CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 20, 2026, at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **New Business:**

   a. **PZSUB2026-00004**
   Preliminary Plat
   Symphony Lakes
   4300 Selvitz Road

   b. **PZZAM2026-00002**
   Zoning Atlas Map Amendment
   Willow Lakes Data Center
   10050 W. Midway Road

   c. **PZSITE2026-00029**
   Minor Site Plan Amendment
   Lawnwood Medical Center
   1700 S. 23rd Street

   d. **PZSITE2026-00028**
   Minor Site Plan
   Quad Plex
   2502 Avenue L

   e. **PZSITE2026-00027**
   Minor Site Plan - Innovative Development
   Two Duplexes
   1603 S. 29th Street

f. **PZSITE2026-00038**
Major Site Plan Amendment
Sandgate Health and Rehabilitation Center
703 S. 29th Street and 702 S. 31st Street

g. **PZSITE2026-00018**
Major Site Plan
Gerber Collison
1893 N. US Highway 1

3. **Adjournment**

Technical Review Committee - 10:00 AM **2. a.**

Meeting Date: 08/20/2026

REQUESTED ACTION

PZSUB2026-00004
Preliminary Plat
Symphony Lakes
4300 Selvitz Road

SUMMARY

Please review and provide comments as appropriate on the Preliminary Plat application, which consists of 286 single-family residential lots, associated rights-of-way, stormwater management areas, a recreation tract, and two parcels reserved for future development.

Please send all comments to kfreeman@cityoffortpierce.com and Planning@cityoffortpierce.com or upload into the system.

LOCATION

4350 SELVITZ RD Fort Pierce, FL 34981

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

TBD

Attachments

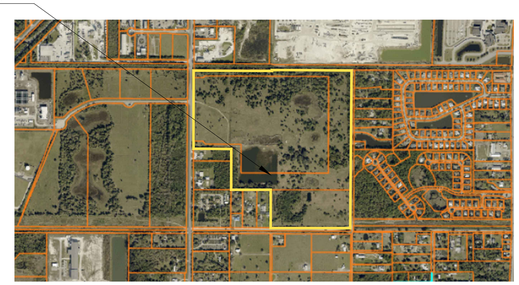
Preliminary Plat
Topographic Survey
Deed
Concurrency Review
Property Map 1

Form Review

Form Started By: Kev Freeman Started On: 08/04/2026 08:29 PM
Final Approval Date: 08/05/2026

SYMPHONY LAKES PRELIMINARY PLAT P.D

PROYECT SITE



OWNER OF RECORD

LAND SURVEYOR

SURVEYFY, LLC

9555SW 175TH
SUITE 220
PALMETO BAY, FLORIDA 33157

DEVELOPER

SELVITZ LLC

631 US HIGHWAY 1, SUITE 409
NORTH PALM BEACH, FLORIDA 33408
PHONE (561) 653-1104
EMAIL: DS@USREX.COM

CIVIL ENGINEER

MILLS, SHORTH & ASSOCIATES

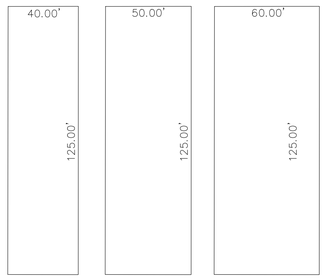
700 22nd PLACE, SUITE 2C & 2D
VERO BEACH, FLORIDA 32960

1) 286 TOTAL LOTS TO BE PLATTED
2) UTILITY EASEMENTS TO BE DETERMINE AT FINAL PLAT
3) DRAINAGE EASEMENTS TO BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL
4) LAKE TRACTS SIZE WILL BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL ON FINAL PLAT
5) THE CENTER LINE OF SELVITZ ROAD IS ASSUMED TO BEARING N00°04'35"E
6) ALL LAKE TRACTS AND PRIVATE ROADS RIGHT-OF-WAYS WILL BE OWNED AND MAINTAINED BT THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT
7) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF 02/19/2020. THIS PROPERTY APPEARS TO LIE WITHIN ZONE AE, OUTSIDE SPECIAL FLOOD HAZARD AREA.
8) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCE AND ARE REFERENCED TO U.S SURVEY FEET.

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF NORTHWEST ONE QUARER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°57'58"E, ALONG THE NORTH LINE OF SAID NORTHWEST ONE QUARER OF SECTION 32 A DISTANCE OF 49.98 FEET, A DISTANCE OF 49.98 FEET TO A POINT "A", THENCE RUN S00°02'02"W, A DISTANCE OF 53.50 FEET TO A POINT OF BEGINNING, THENCE RUN S00°04'35"W, A DISTANCE OF 483.44 FEET, THENCE RUN S89°59'17"E, A DISTANCE OF 1085.48 FEET, THENCE RUN S00°00'45"W, A DISTANCE OF 60 FEET, THENCE RUN N89°59'20"W, A DISTANCE OF 1085.54 FEET, THENCE RUN S00°04'45"W, A DISTANCE OF 650.45 FEET, THENCE RUN N89°56'45"E, A DISTANCE OF 607.35 FEET, THENCE RUN S00°01'23"W, A DISTANCE OF 743.46 FEET, THENCE RUN N89°55'21"E, A DISTANCE OF 658.01 FEET, S00°01'02"E, A DISTANCE OF 616.88 FEET, THENCE RUN N89°53'08"E, A DISTANCE OF 1292.03 FEET, THENCE RUN N00°06'40"W, A DISTANCE OF 2559.70 FEET, THENCE RUN N89°57'58"W, A DISTANCE OF 1287.83, THENCE RUN S00°01'02"E, A DISTANCE OF 11.00 FEET, THENCE RUN N89°57'58"W, A DISTANCE OF 1262.85 FEET TO A POINT OF BEGINNING.

SINGLE FAMILY TYPICAL LOT SIZES
MINIMUM SIZE
(NOT TO SCALE)



PROPOSED SINGLE FAMILY BUILDING LOT SETBACKS:

TYPICAL 40' LOT	TYPICAL 50' LOT	TYPICAL 60' LOT
FRONT 40'	FRONT 50'	FRONT 60'
SIDE 125'	SIDE 125'	SIDE 125'
REAR 40'	REAR 50'	REAR 60'

(SETBACKS MUST BE VERIFIED WITH
THE CITY OF FORT PIERCE BUILDING DEPARTMENT
PIOR TO COMMENCEMENT OF CONSTRUCTION.)

LANDSCAPE ARCHITECT-LAND PLANNER

SHEET 1 OF 09

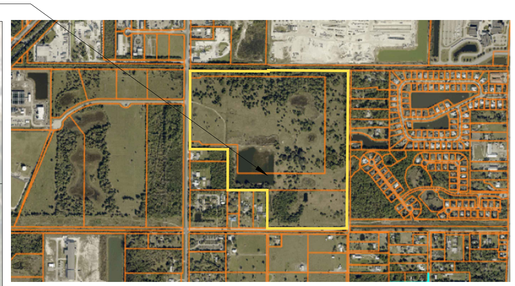
REVISION	BY	DATE

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D
SURVEY PAGE



PROYECT SITE



LOCATION MAP
N.T.S

0 75 150 300

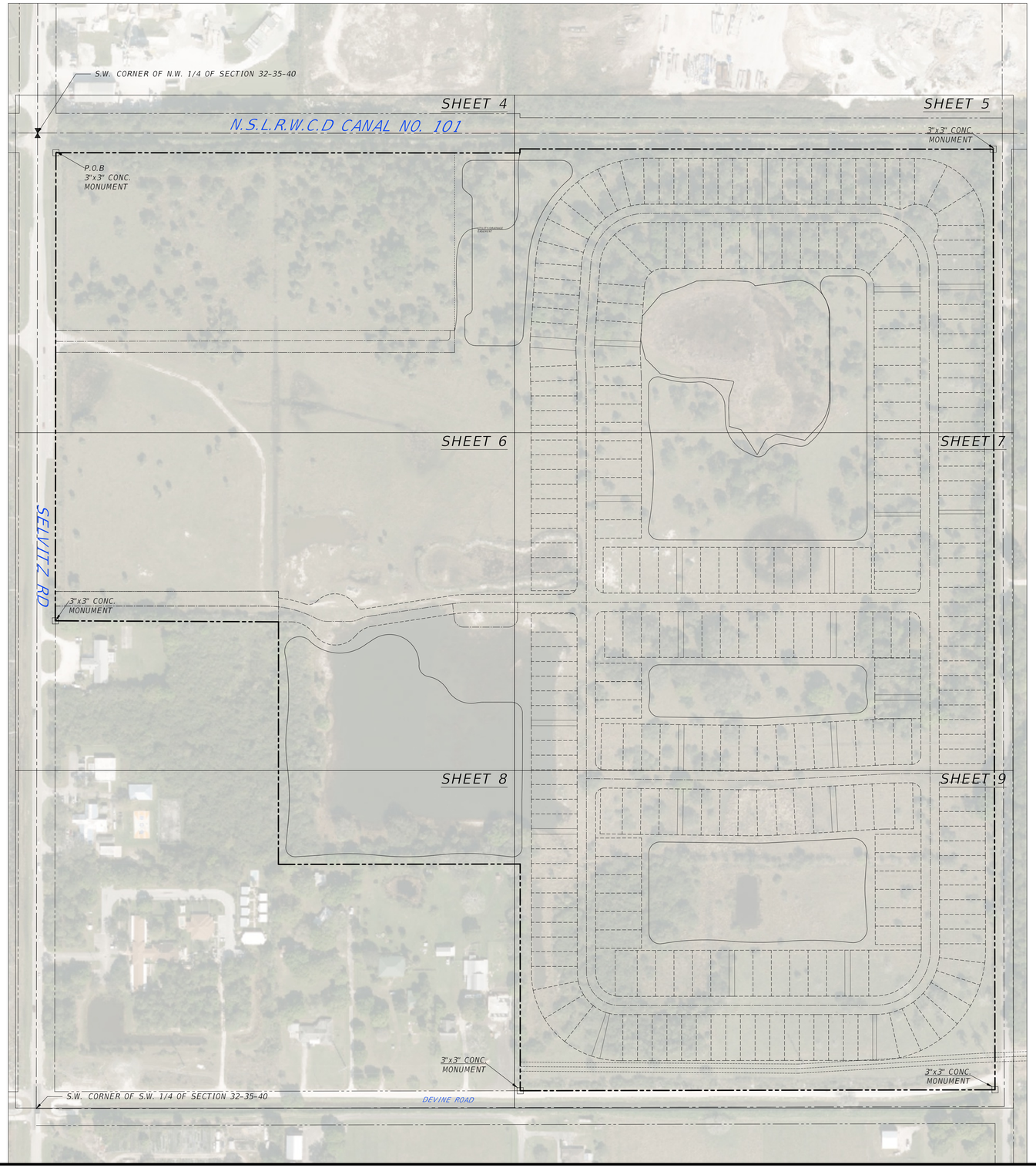
1 INCH = 150 FEET

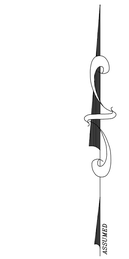
ABBREVIATIONS AND LEGEND

AC	= ACRES
P.L.S	= PROFESSIONAL LAND SURVEYOR
P.R.M	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT OF WAY
T.B.D	= TO BE DETERMINED
P.D	= PLANNED DEVELOPMENT
◎	= IRON ROD
P.O.B	= POINT OF BEGINNING

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D
MASTER PAGE





0 75 150 300

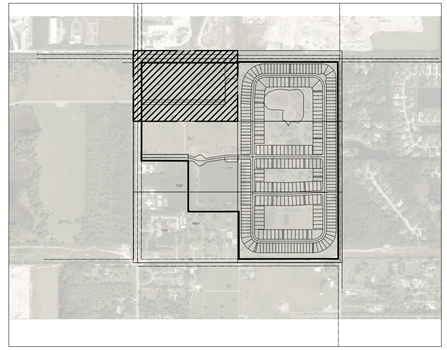
1 INCH = 150 FEET

ABBREVIATIONS AND LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
T.B.D = TO BE DETERMINED
P.D = PLANNED DEVELOPMENT
◎ = IRON ROD
P.O.B = POINT OF BEGINNING

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D



KEY MAP
N.TS

PROSPERITY DR SOUTH LINE OF R/W

CANAL 101 NORTH LINE OF R/W

S.W. CORNER OF N.W. 1/4 OF SECTION 32-35-40

CANAL 101 NORTH LINE OF R/W

P.O.B
3"x3" CONC.
MONUMENT

CANAL 101 SOUTH LINE OF R/W

N 89° 57' 58" W 1262.85'

177.7'

483.0'

UTILITY/DRAINAGE
EASEMENT

TRACT "A"
(4.43 AC)

TRACT "B"
(9.58AC)

LAKE
(2.13 AC)

EAST LINE OF R/W SELVITZ RD

WEST LINE OF SW 1/4 OF SECTION 32-35-40

EAST LINE OF SE 1/4 OF SECTION 31-35-40

WEST LINE OF R/W SELVITZ RD

S 00° 04' 38" W 1273.92'

TRACT "C"
(19.17 AC)

MATCH TO SHEET 5

GRAPHIC SCALE
0 25 50 100
1 INCH = 50 FEET

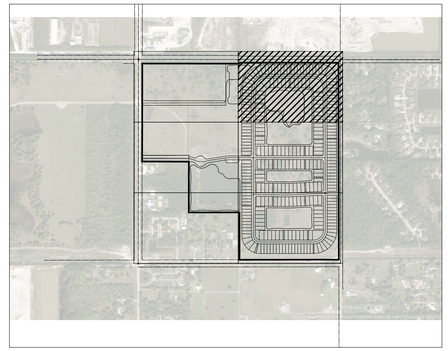
ABBREVIATIONS AND LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
T.B.D = TO BE DETERMINED
P.D = PLANNED DEVELOPMENT
◎ = IRON ROD
P.O.B = POINT OF BEGINNING

MATCH TO SHEET 6

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D



KEY MAP
N.TS

CANAL 101 NORTH LINE OF R/W

CANAL NO. 101

CANAL 101 SOUTH LINE OF R/W

3"x3" CONC. MONUMENT

S 00° 01' 02" E 11.00'

N 89° 57' 58" W 1287.83'

LAKE
(2.13 AC)

HARMONY CIRCLE
(50' PRIVATE R/W)

CHRISTENSEN ROAD

N 00° 06' 40" W 2559.70'

HARMONY CIRCLE
(50' PRIVATE R/W)

HARMONY CIRCLE
(50' PRIVATE R/W)

Conservation Easement
As per O.R.B 3906 PG 573

LAKE
(5.38 AC)

LAKE
(5.38 AC)

MATCH TO SHEET 4

MATCH TO SHEET 7

ASSUMED

0 25 50 100

1 INCH = 50 FEET

ABBREVIATIONS AND LEGEND

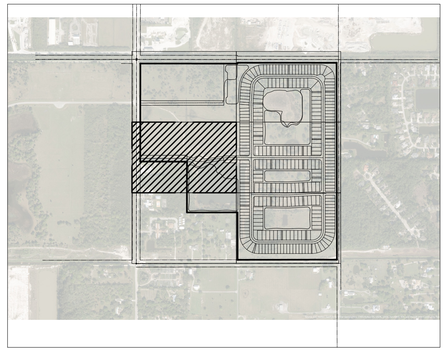
AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
T.B.D = TO BE DETERMINED
P.D = PLANNED DEVELOPMENT
◎ = IRON ROD
P.O.B = POINT OF BEGINNING

SHEET 5 OF 09

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D

MATCH TO SHEET 4



KEY MAP
N.TS

TRACT "C"
(19.17 AC)

606.5'

118.7'

73.2'

37.0'

122.5'

31.4'

242.0'

50.6'

50.5'

221.4'

35.4'

70.8'

53.0'

132.9'

3"x3" CONC. MONUMENT

S 89° 43' 45" E 607.49'

WEST LINE OF R/W SELVITZ RD

EAST LINE OF R/W SELVITZ RD

REC TRACT

LAKE
(7.12 AC)

NOT INCLUDED
IN PROJECT

S 00° 01' 47" W 660.00'

MATCH TO SHEET 7

ASSUMED

0 25 50 100

1 INCH = 50 FEET

MATCH TO SHEET 8

ABBREVIATIONS AND LEGEND

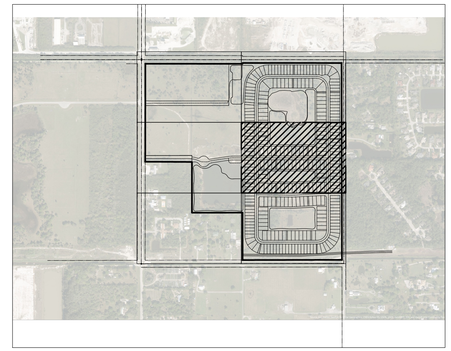
AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
T.B.D = TO BE DETERMINED
P.D = PLANNED DEVELOPMENT
◎ = IRON ROD
P.O.B = POINT OF BEGINNING

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D

MATCH T0 SHEET 5

MATCH TO SHEET 6



KEY MAP
N.TS

HARMONY CIRCLE (50' PRIVATE R/W)

LAKE (5.38 AC)

CHRISTENSEN ROAD

SYMPHONY LAKES BOULEVARD (50' PRIVATE R/W)

HARMONY CIRCLE (50' PRIVATE R/W)

LAKE (1.89 AC)

CHRISTENSEN ROAD

N 00° 06' 40" W 2559.70'

0 25 50 100

1 INCH = 50 FEET

MATCH T0 SHEET 9

ABBREVIATIONS AND LEGEND

AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
T.B.D = T0 BE DETERMINED
P.D = PLANNED DEVELOPMENT
◎ = IRON ROD
P.O.B = POINT OF BEGINNING

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D

MATCH T0 SHEET 6

LAKE
(7.12 AC)

N 89° 55' 21" E 658.01'

NOT INCLUDED
IN PROJECT

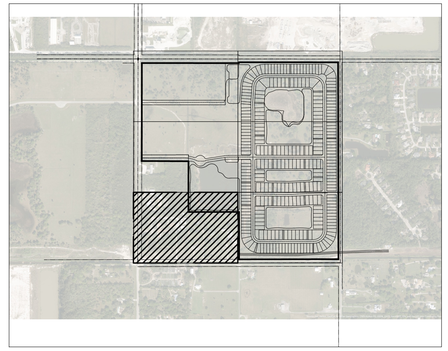
NOT INCLUDED
IN PROJECT

WEST LINE OF SW 1/4 OF SECTION 32-35-40

EAST LINE OF SE 1/4 OF SECTION 31-35-40

S.W. CORNER OF S.W. 1/4 OF SECTION 32-35-40

MATCH TO SHEET 9



KEY MAP
N.TS

GRAPHIC SCALE

0 25 50 100

1 INCH = 50 FEET

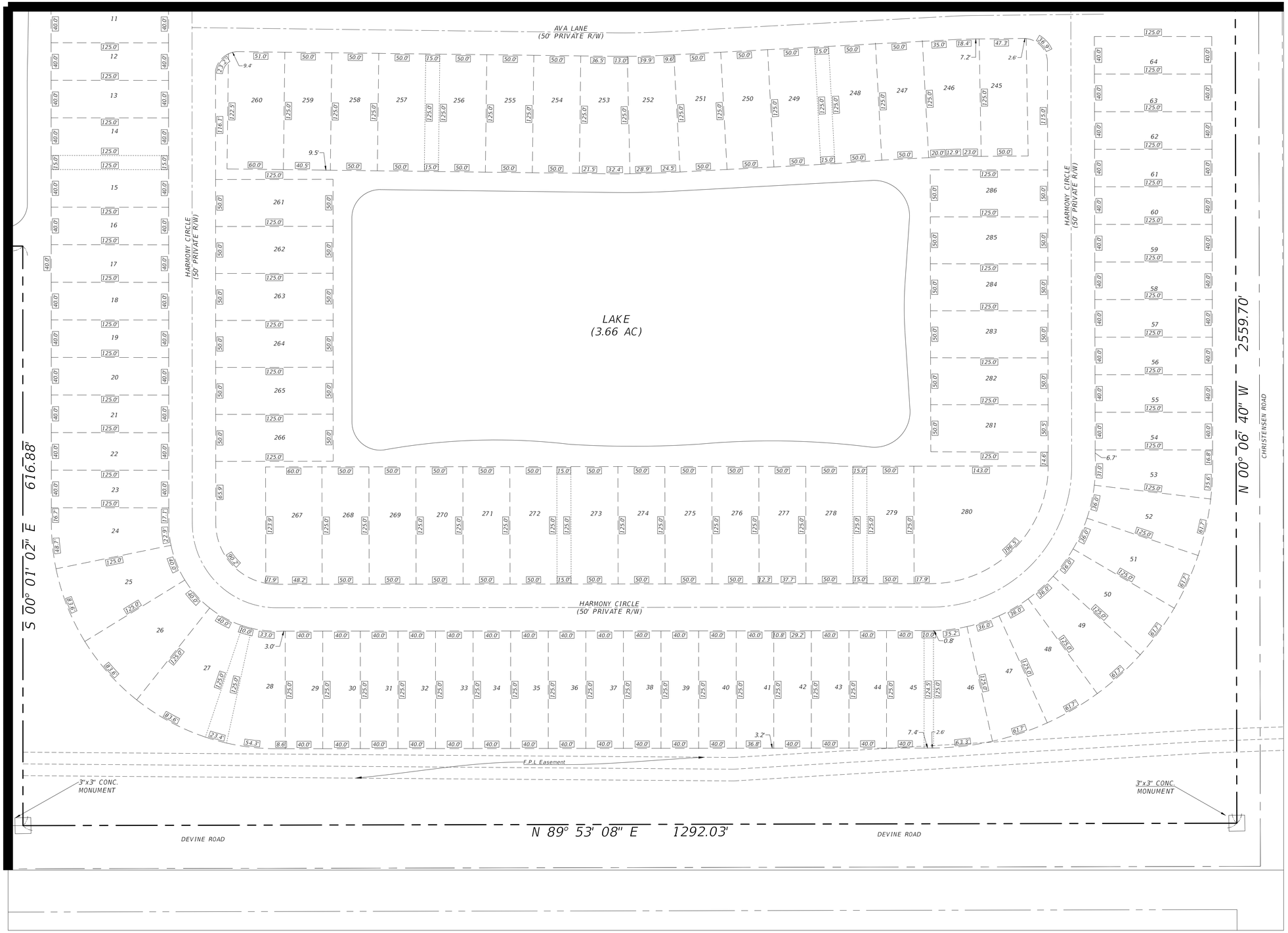
ABBREVIATIONS AND LEGEND

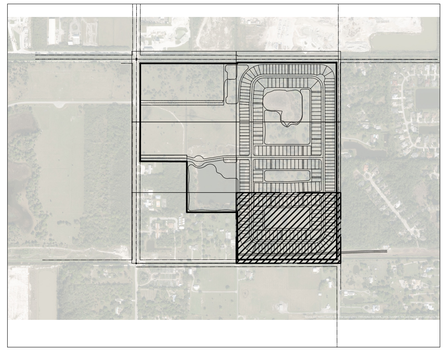
AC = ACRES
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
T.B.D = TO BE DETERMINED
P.D = PLANNED DEVELOPMENT
◎ = IRON ROD
P.O.B = POINT OF BEGINNING

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

SYMPHONY LAKES PRELIMINARY PLAT P.D

MATCH TO SHEET 7





KEY MAP
N.TS

ABBREVIATIONS AND LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- T.B.D = TO BE DETERMINED
- P.D = PLANNED DEVELOPMENT
- ◎ = IRON ROD
- P.O.B = POINT OF BEGINNING

GRAPHIC SCALE

0 25 50 100

1 INCH = 50 FEET

SHEET 9 OF 09

SURVEYFY
REAL ESTATE TOPOGRAPHY

9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594



N
W E
S

1 INCH = 100 FEET

LEGAL DESCRIPTION

That a portion land of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 1

Begin at the south east corner of the northwest quarter Section 32, Township 35 South, Range 40 East, thence run S89°57'58"E along the South line of the northwest ¼ of the said Section a distance of 49.97 feet, thence run S00°07'02"W, a distance of 53.30 feet, to a point of beginning, thence run S89°57'58"E, a distance of 1262.85 feet, thence run S00°01'43"W, a distance of 100.47', thence run S89°58'17", a distance of 924.21', thence run S00°07'08"E, a distance of 1424.33 feet, thence run S89°55'10"w, a distance of 1414.30 feet, thence run N00°01'39"E, a distance of 254.62 feet, thence run S89°57'34"W, a distance of 777.49 feet, thence run N00°04'35"E, a distance of 1273.92 feet, to a point of beginning.

Containing 3051991.146square feet (70.06 ACRES), more or less.

Parcel 2

Begin at the south east corner of the northwest quarter Section 32, Township 35 South, Range 40 East, thence run S00°04'35"W, a distance of 1327.37 feet along the east line of the Southwest 1/4 of said section, thence run S89°55'25"E, a distance of 50.00' to intersection with east line of right of way of Selvitz Road (State Road S-611B), thence run S89°57'34"W, a distance of 607.47 feet to a point of beginning, thence run S00°01'46"W, distance of 663.31 feet, thence run N89°55'20"E, a distance of 1949.13 feet, thence run N00°06'41"W, distance of 1943.65 feet, thence run N89°57'58"W, a distance of 1287.83 feet, thence run S00°01'02", a distance of 111.47 feet, thence run S89°58'17"E, a distance of 924.21 feet, thence run S00°07'08"E, a distance of 1424.33 feet, thence run S89°55'10"W,a distance of 1414.30 feet, thence run N00°01'39"E, a distance of 254.62 feet, thence run S89°57'34"W, a distance of 170.02 feet, to a point of beginning.

Containing 1501017.930 square feet (34.45 ACRES), more or less.

Parcel 3

Begin at the south east corner of the northwest quarter Section 32, Township 35 South, Range 40 East, thence run S00°04'35"W, a distance of 1987.69 feet along the east line of the Southwest 1/4 of said section, thence run along S89°55'25"E, a distance of 1316.03 feet to a point of beginning, thence run N89°55'20"E, a distance of 1291.02 feet, thence run S00°06'41"E, a distance of 616.05 feet, thence run S89°53'07"W, a distance of 1292.03 feet, thence run N00°01'02"W, a distance of 616.88 feet, to a point of beginning.

Containing 796178.404 square feet (18.27 ACRES), more or less.

SURVEYOR'S NOTES:

1) The above captioned property was surveyed and described based on the above Legal Description: Provided by Client.
2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
3) Bearings shown hereon are based on an assumed Meridian and referenced on the center line OF Selvitz Road N00°04'35"E.
4) Ownership subject to opinion of the Title.
5) Underground utilities are not depicted hereon.
6) Underground portions of Footings, Foundations or other improvements were not located.
7) Zoning and Setbacks are not verified by this survey.
8) Fence ownership not determined by this survey.
9) Flood Elevation Information: Community: CITY OF FORT PIERCE/ 120286. FIRM Panel: 12111C0188K Flood Zone: A

Date of FIRM: 02/19/2020 Suffix: K Base Flood Elevation Zone x: N/A

10) Elevation shown hereon are relative to the NORTH AMERICAN VERTICAL DATUM 1988(N.A.V.D.88) based on a Benchmark supplied by the NATIONAL GEODETIC SURVEY, Florida. Benchmark used: STL 4 State/County: FL/ST LUCIE Elevation: 18 Feet
11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
12) Dimensions indicated hereon are field measured by electronic measurement,unless otherwise noted.
13) Roof overhang not located unless otherwise shown.
14) Underground improvements and/or underground encroachments not shown unless otherwise indicated.

CERTIFICATE NOTE:

I HEREBY CERTIFY THAT THE TOPOGRAPICH SURVEY, HEREON WAS COMPLETED UNDER MY DIRECTION ON OCTOBER 31 , 2025 AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO ABOVE GROUND ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES

DATE OF FIELD WORK: 10/31/2025

CERTIFIED TO:

MILLS SHORT & ASSOCIATES

ABBREVIATIONS AND LEGEND

P.B. = PLAT BOOK
F.I.P. = FOUND IRON PIPE
N.T.S. = NOT TO SCALE
R/W = RIGHT OF WAY
CENTER LINE
RIGHT OF WAY
PROPERTY LINE
FLOOD ZONE
EASEMENT

PALM
TREE
18.00 SPOT ELEVATION
℄ CENTER LINE
℄ PROPERTY LINE

OVERHANG UTILITY
IRON FENCE
CHAIN LINK FENCE

POST
MAIL BOX
ELECTRIC BOX
CATCH BASIN
MANHOLE
LIGHT POLE

Guillermo Guerrero

Digitally signed by Guillermo Guerrero
Date: 2026.01.19 12:03:33 -05'00'

SURVEYFY
REAL ESTATE TOPOGRAPHY
8551 118 TH TERRACE
Suite 236
Palmetto Bay
FL 33157
TEL (786)-838-83-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PERSONS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

TOPOGRAPICH SURVEY

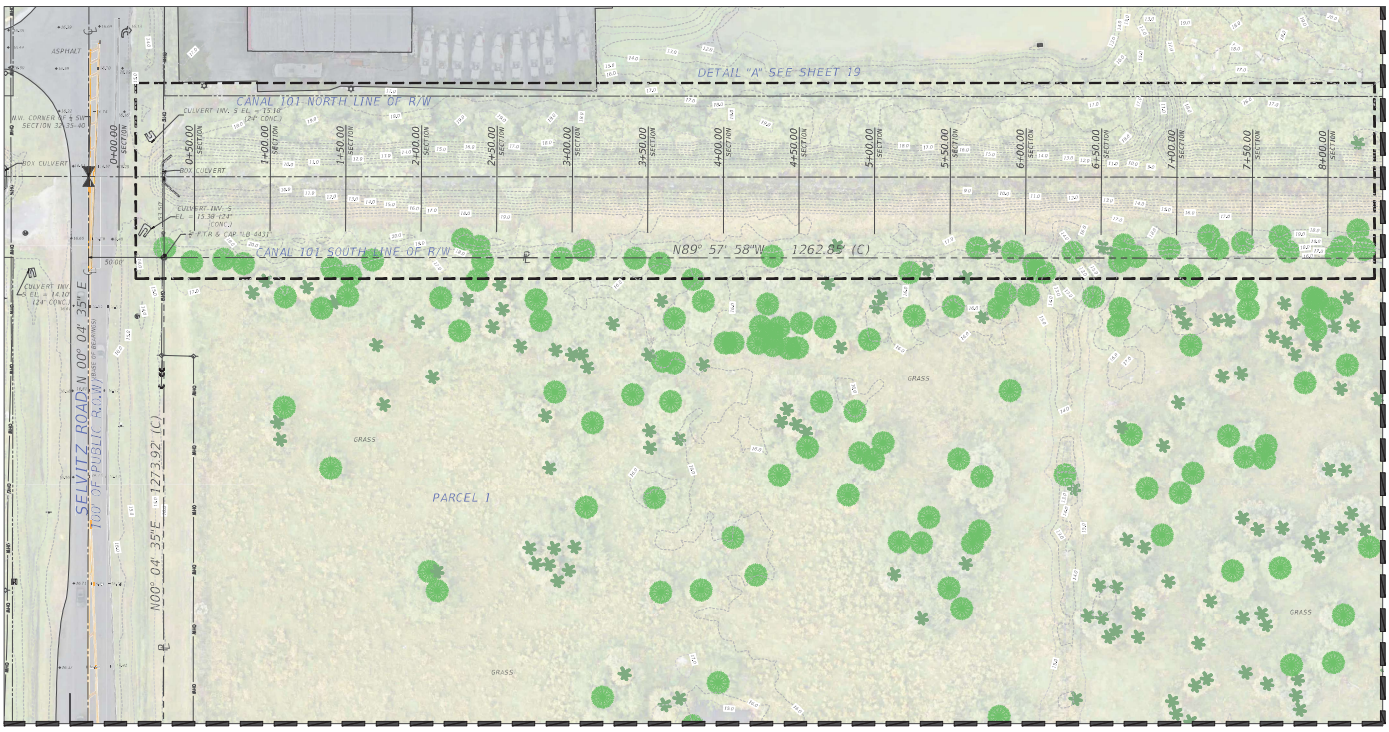
SELVITZ ROAD EAST PARCEL

NAME AND TYPE OF PROJECT:
PROJECT LOCATION:
CLIENT:
CLIENT TELEPHONE:
CLIENT ADDRESS:
FILE PATH:

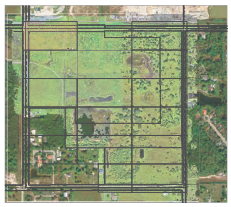
MILLS SHORT & ASSOCIATES

SCALE: AS-SHOWN
DATE: 11-26-2025
DRAWN BY: PA
FIELD BOOK:
PROJECT No:

SHEET: 1
OF 21 SHEETS







KEY MAP
(NOT TO SCALE)

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

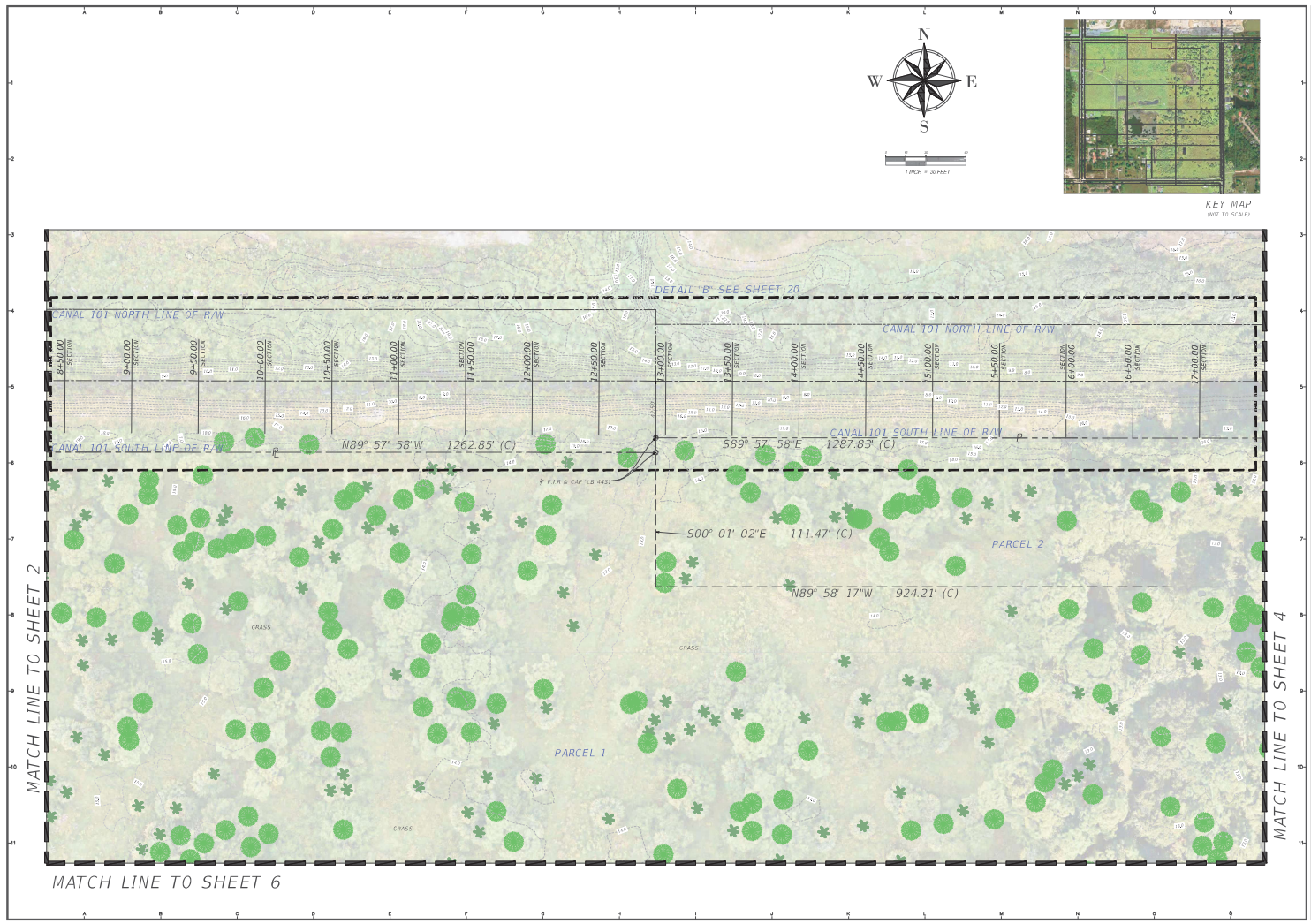
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 2 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

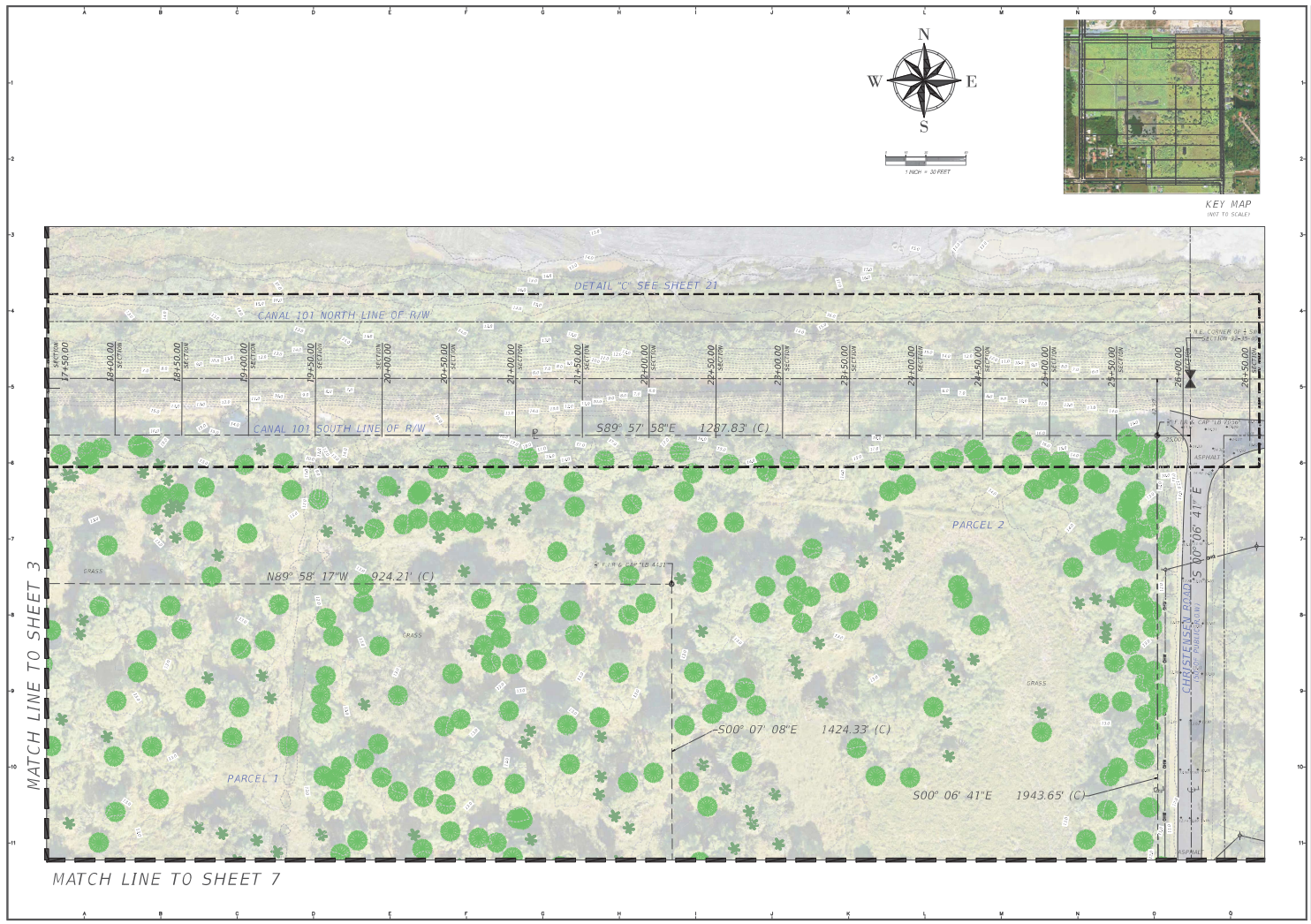
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 3 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
3551 SW 1st St, 1st Floor,
Suite 236,
Palmetto Bay,
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND ARE NOT BE USED BY CLIENT OR OTHER PERSONS WITHOUT THE EXPRESS AGREEMENT OR WRITTEN AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

TOPOGRAPHIC SURVEY

NAME AND TYPE OF PROJECT: SELVITZ ROAD EAST PARCEL

PROJECT LOCATION:

CLIENT:

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

MILLS SHORT & ASSOCIATES

SCALE: AS-SHOWN

DATE: 11-26-2025

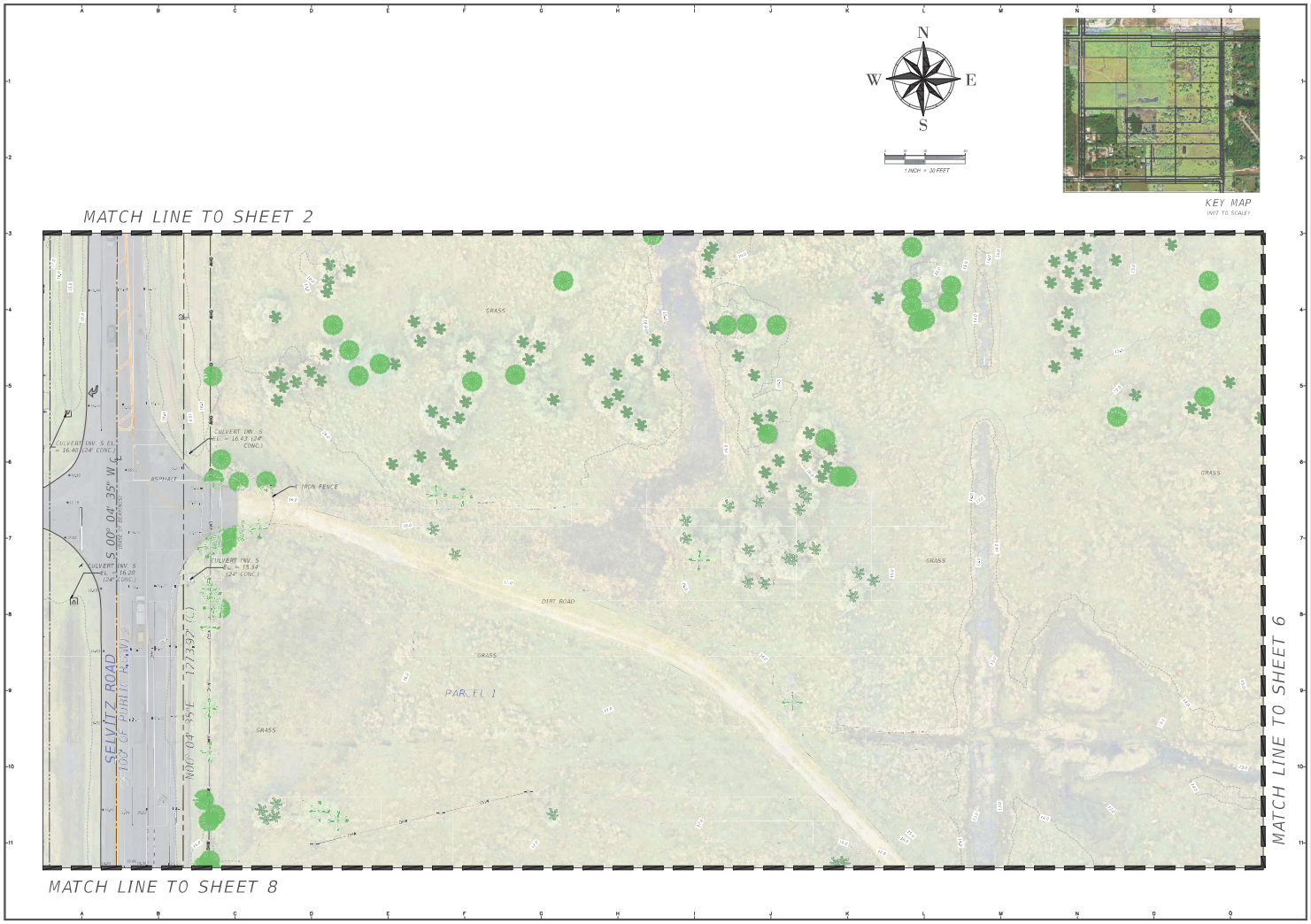
DRAWN BY: PJ

FIELD BOOK:

PROJECT No:

SHEET: 4

OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

DATE: 11-28-2025

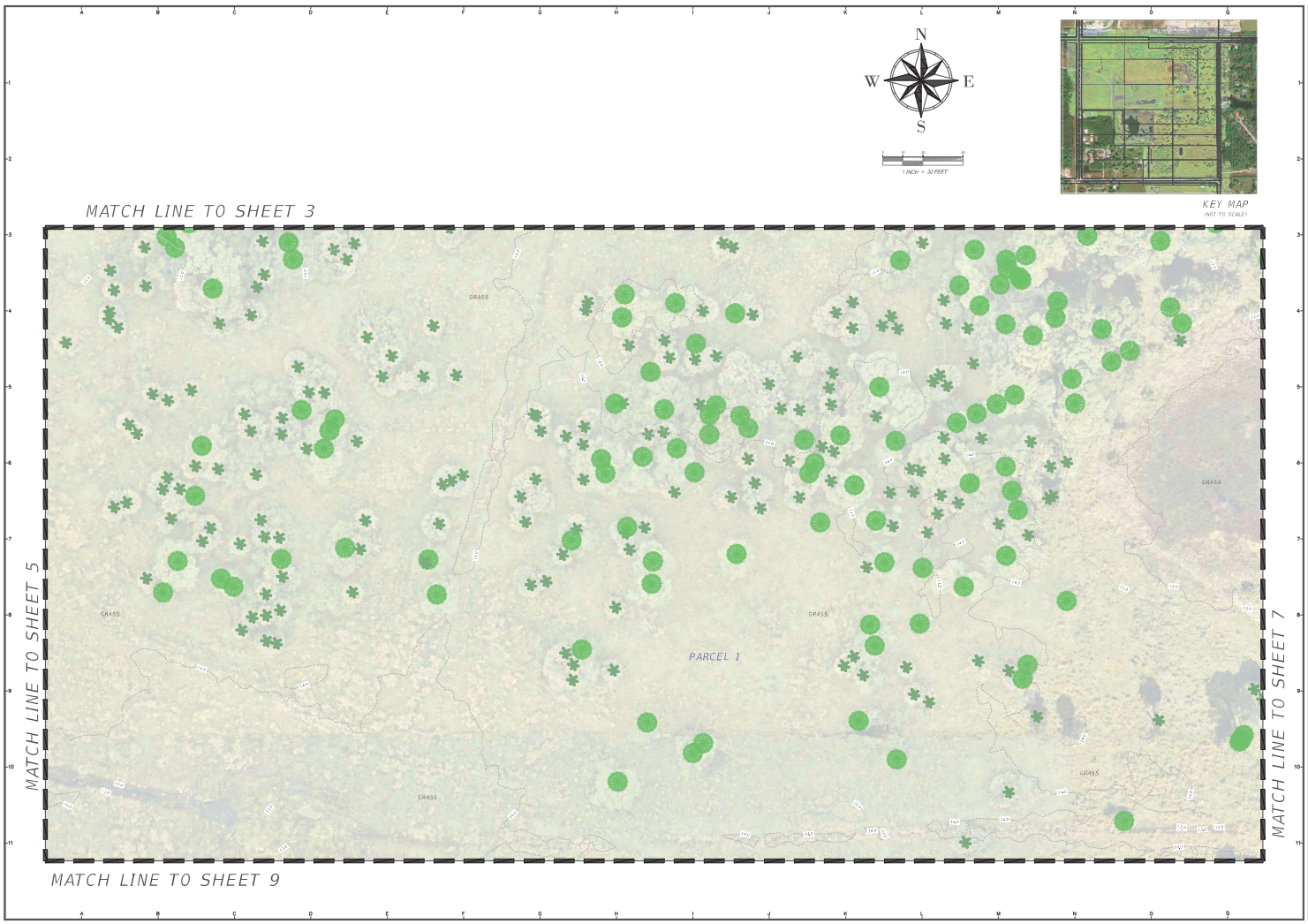
DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 5

OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

DATE: 11-28-2025

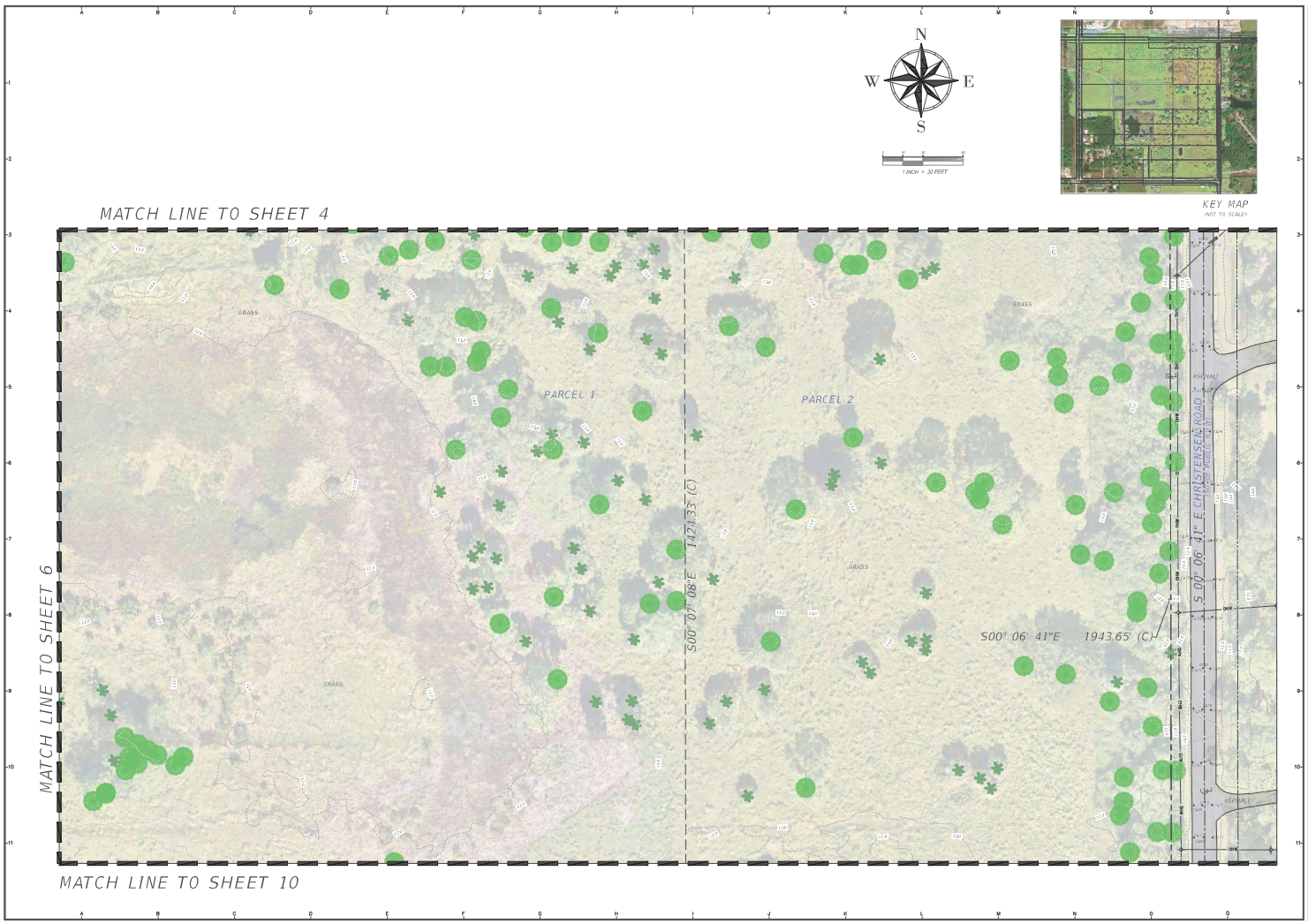
DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 6

OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-49
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

DATE: 11-28-2025

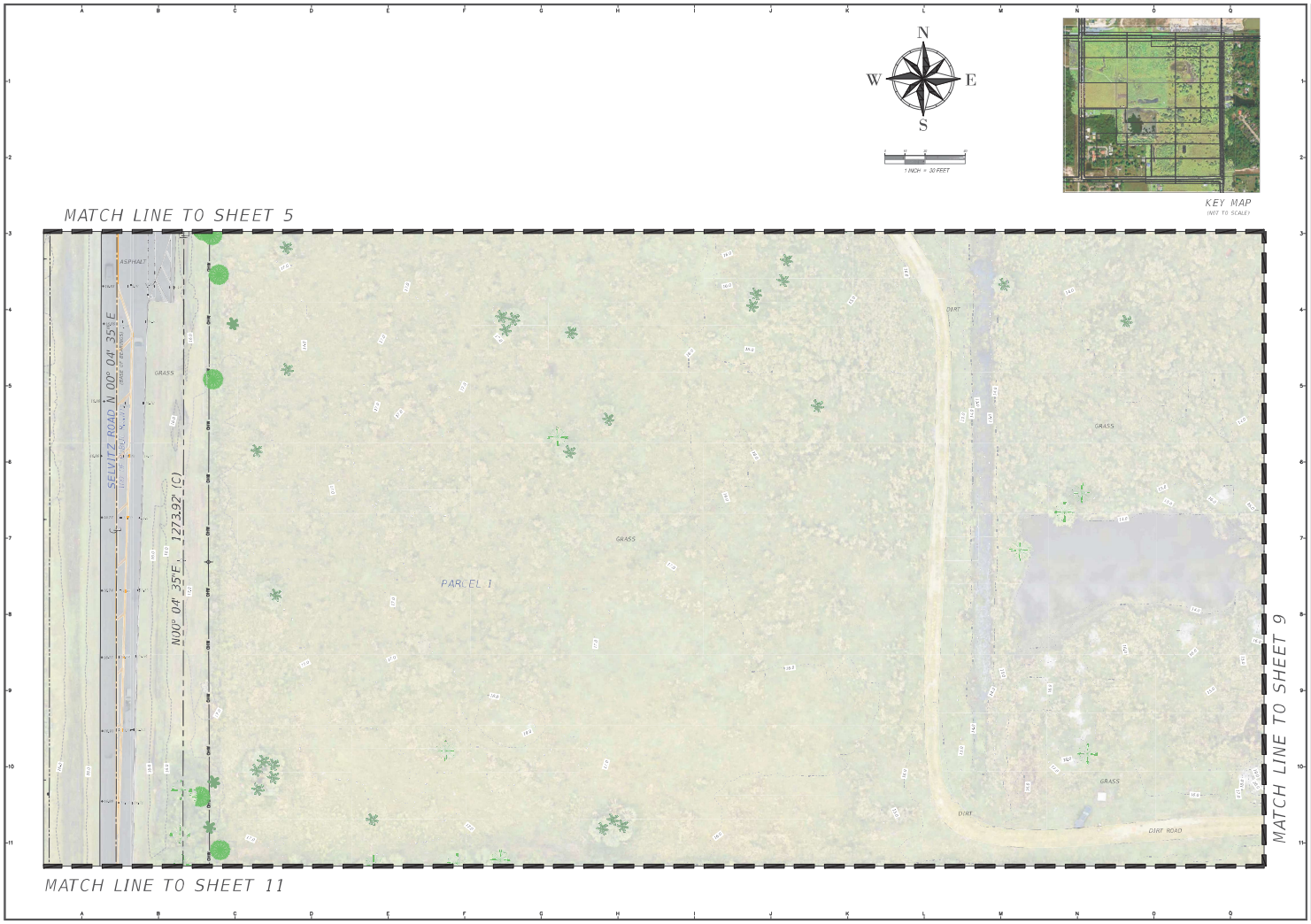
DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 7

OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

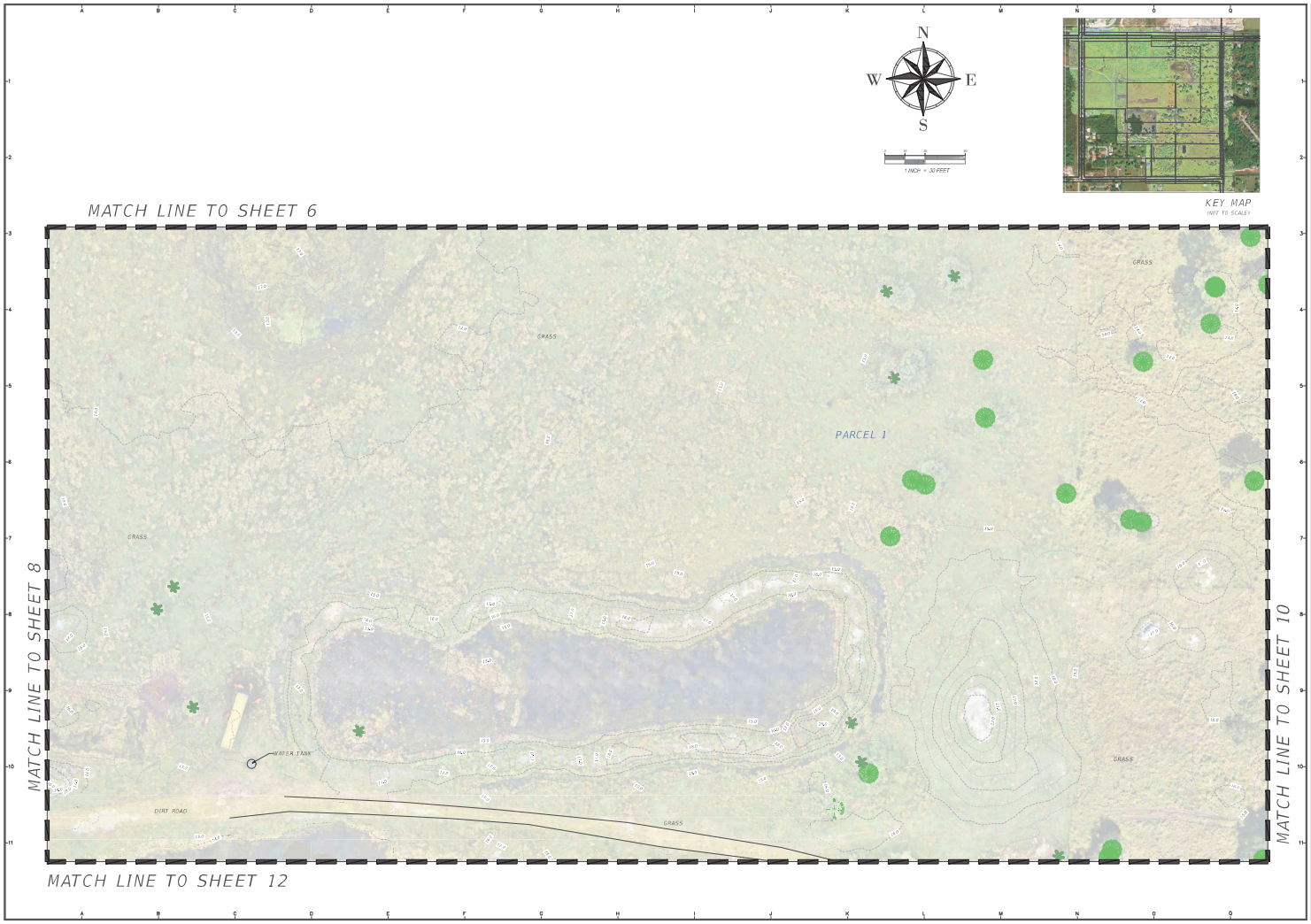
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 8 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-4540
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

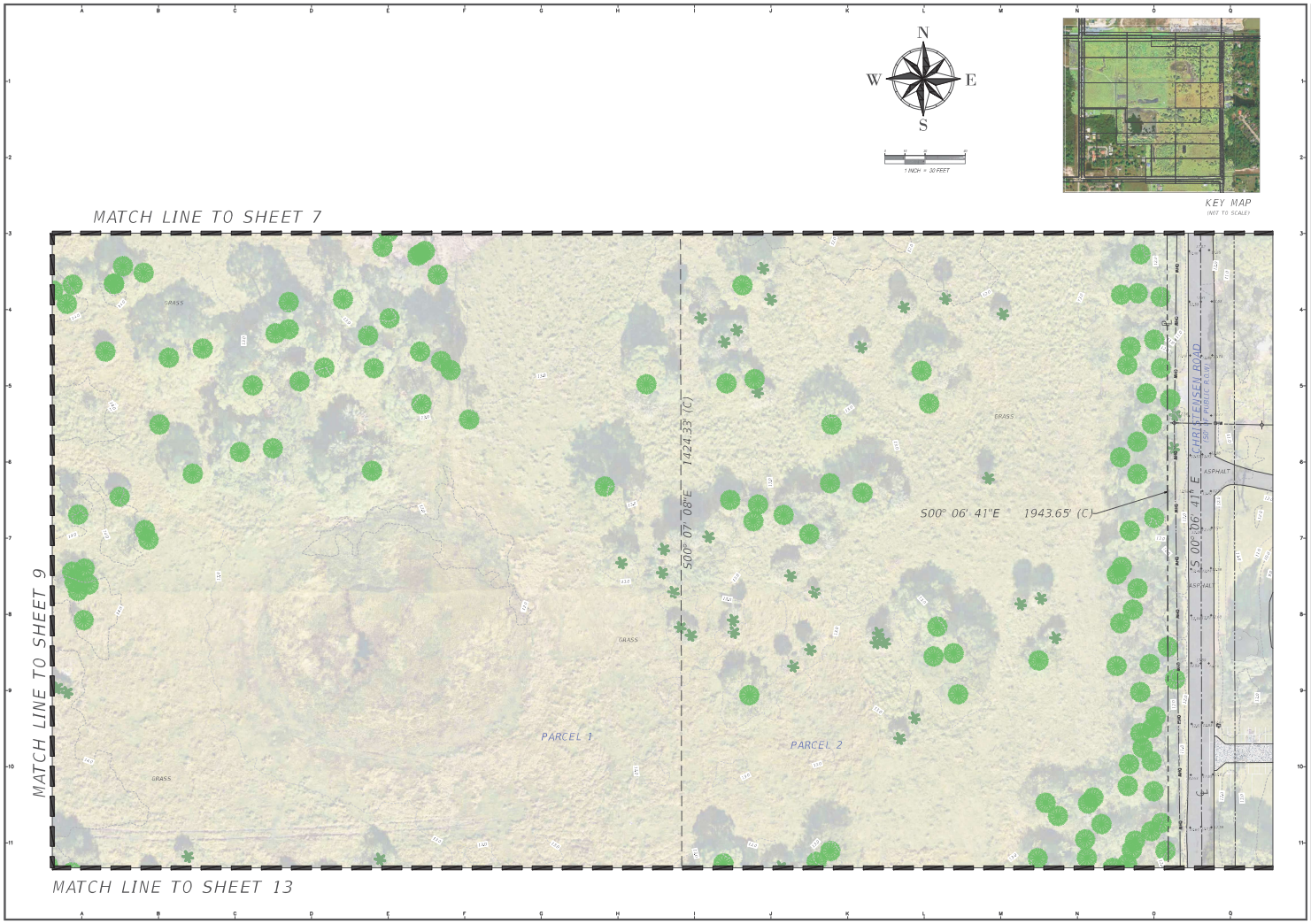
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 8 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 113th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 10 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

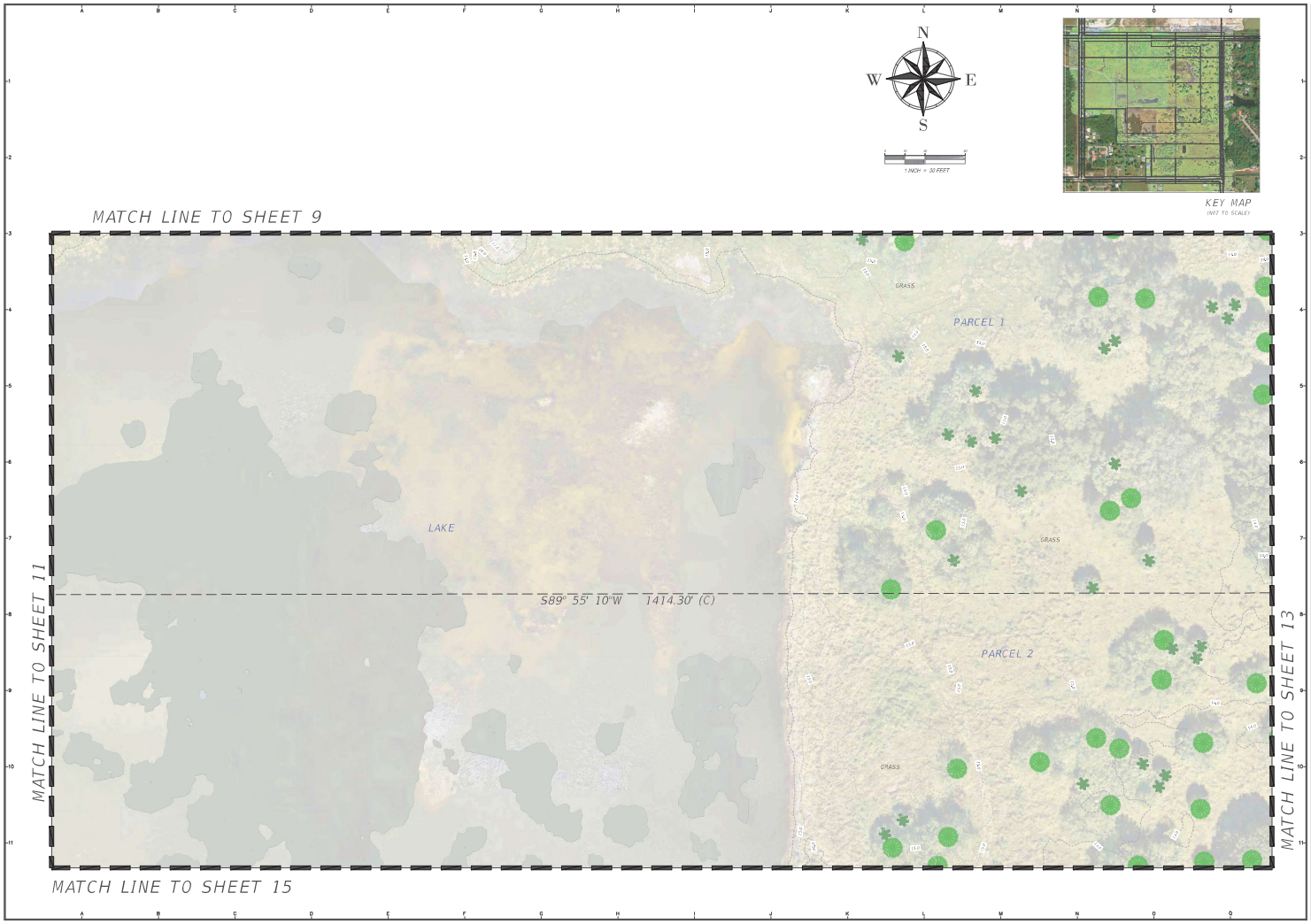
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 11 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 173th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-49
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

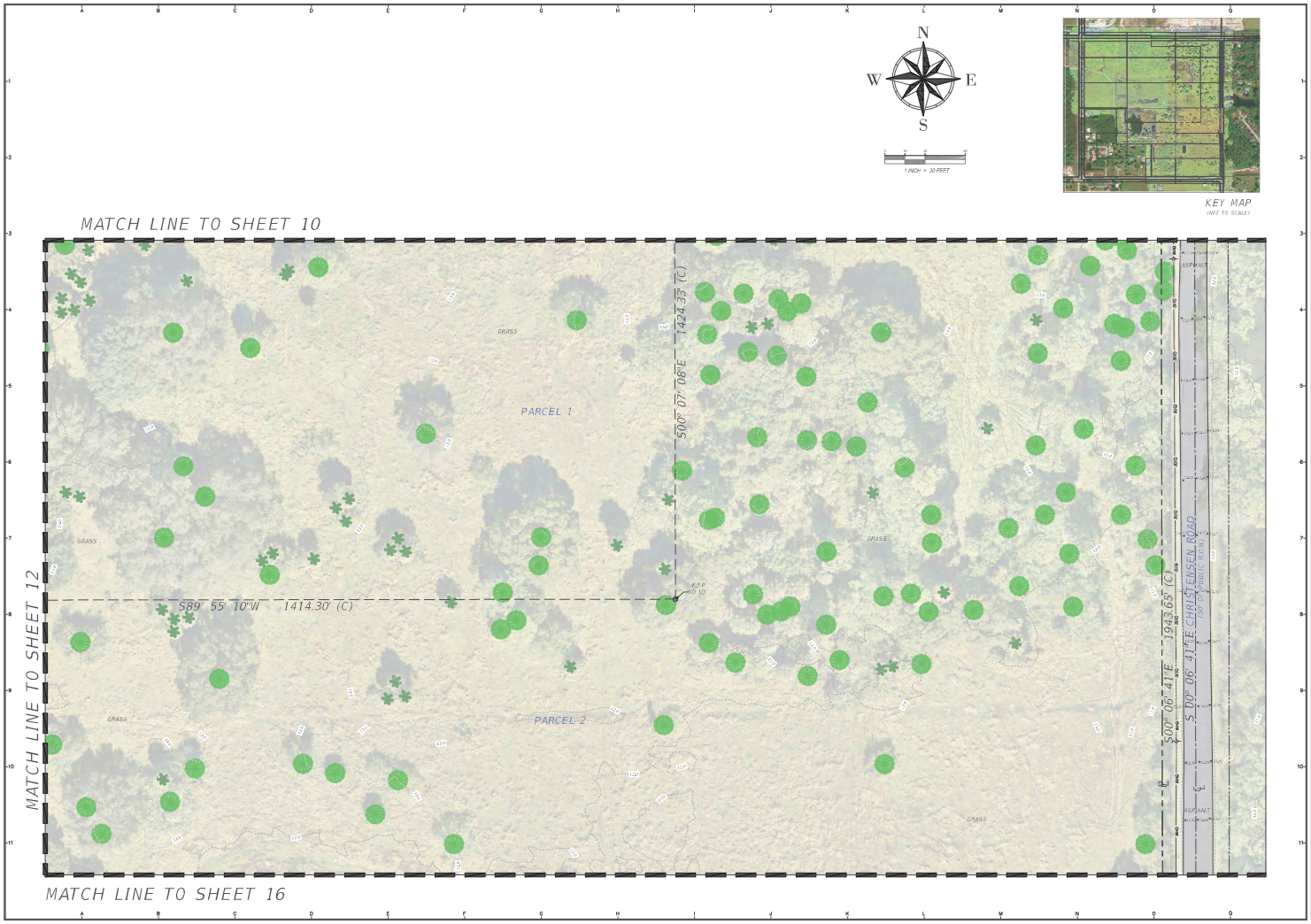
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 12 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

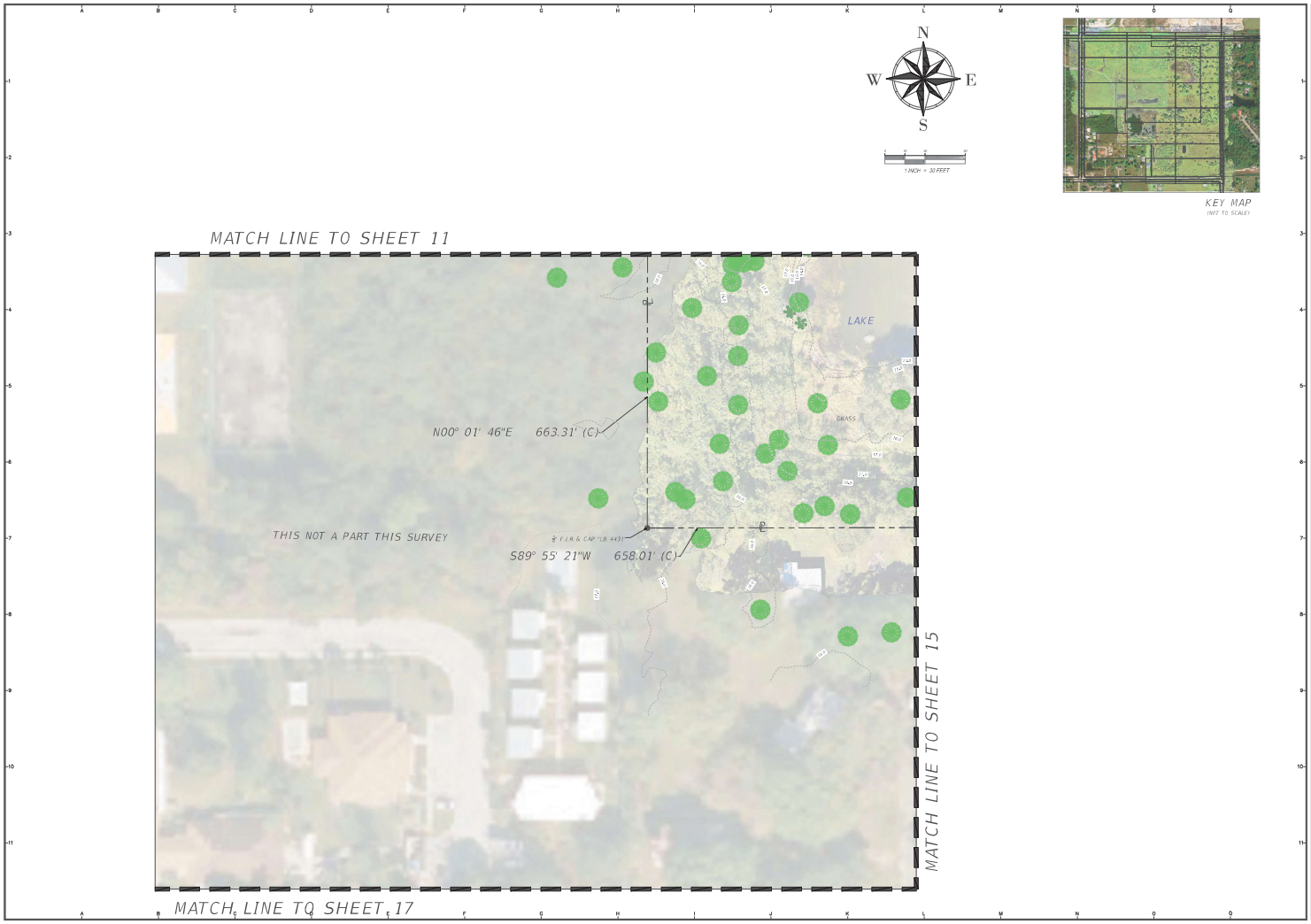
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 13 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

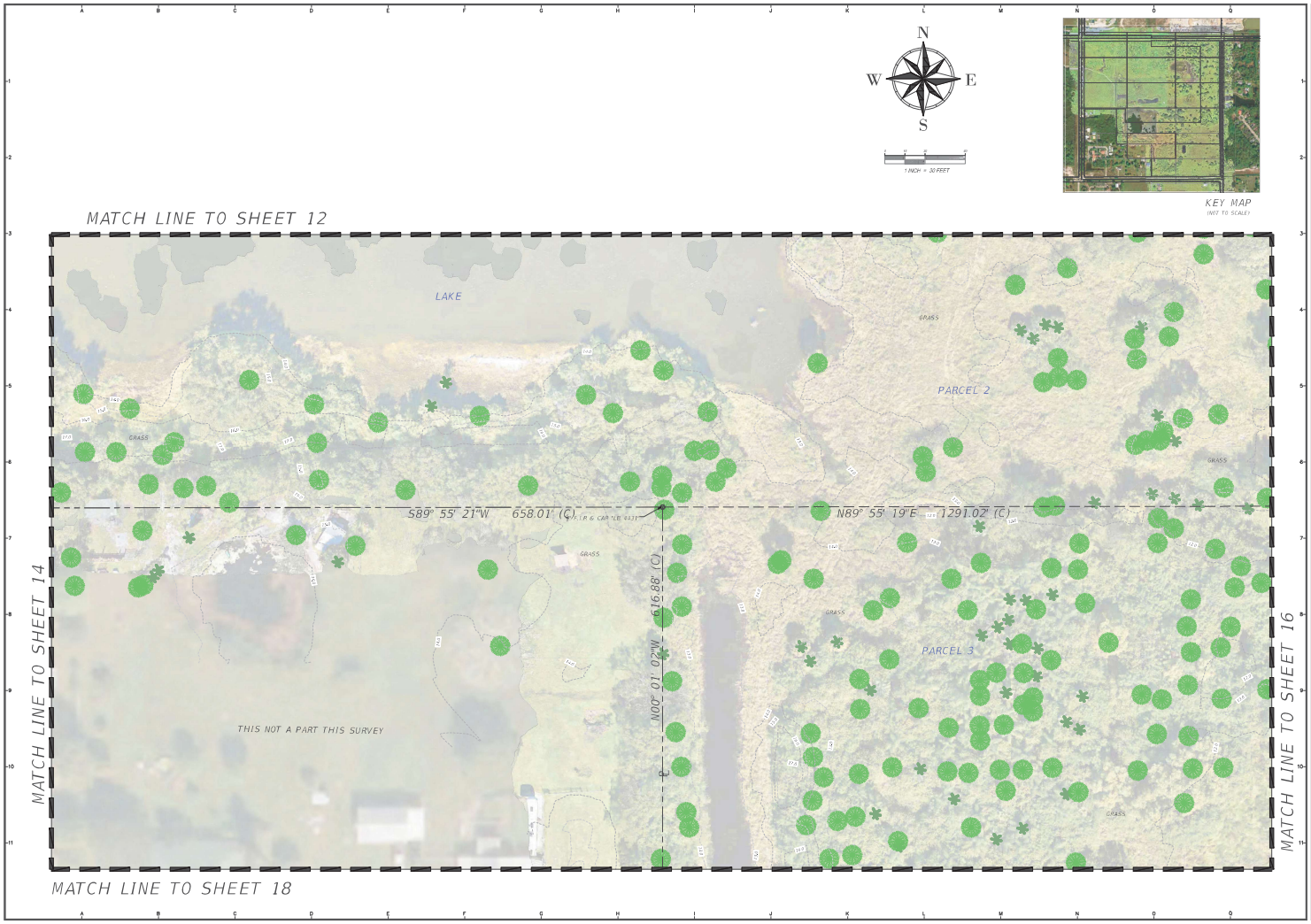
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 14 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-49
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

DATE: 11-28-2025

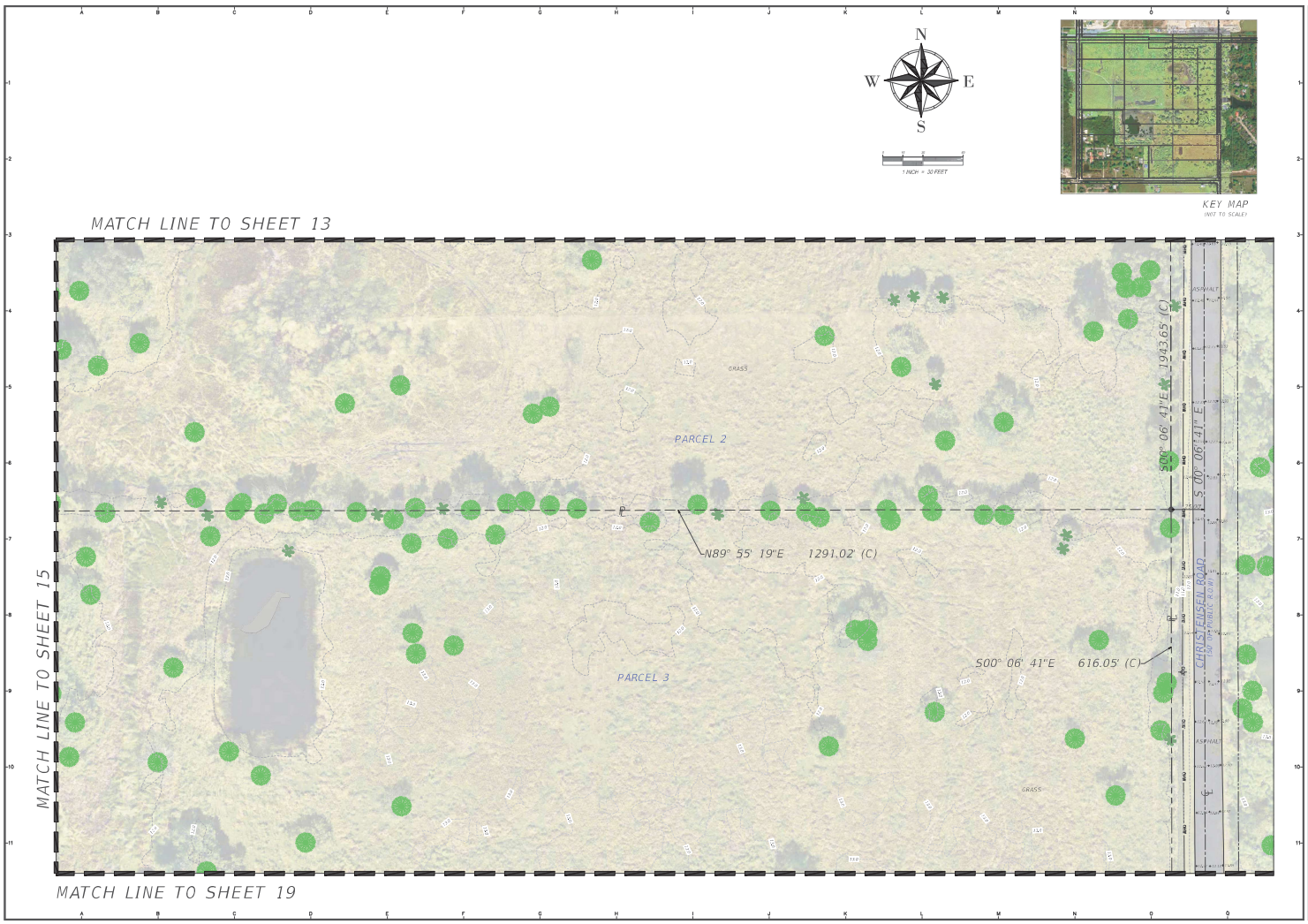
DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 15

OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

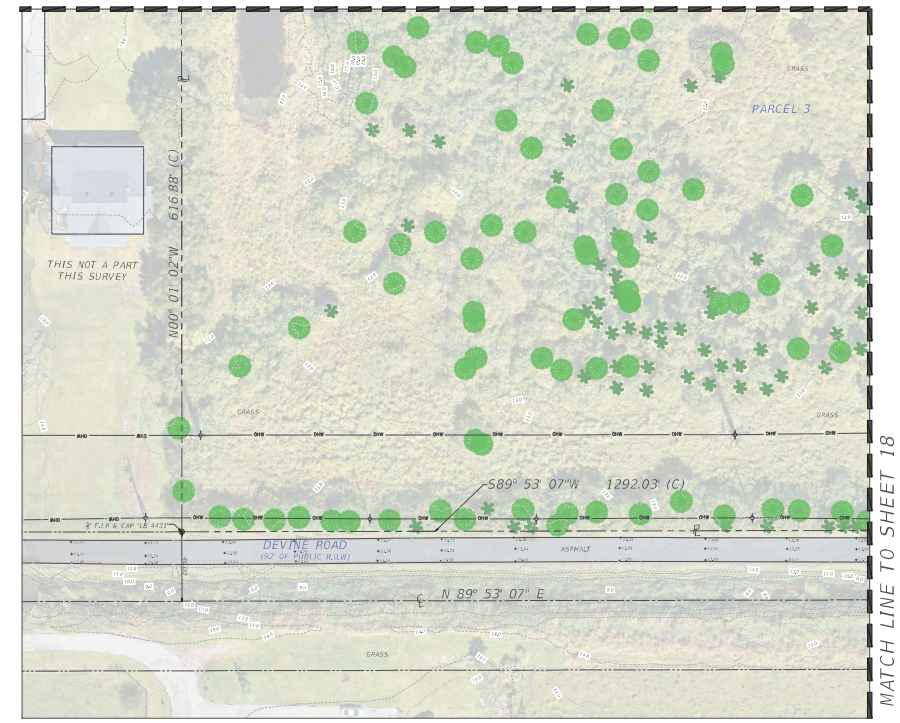
DATE: 11-28-2025

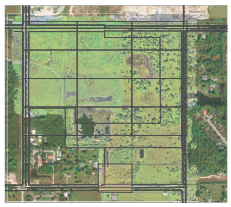
DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 16 OF 21 SHEETS





KEY MAP
(NOT TO SCALE)

SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 117th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

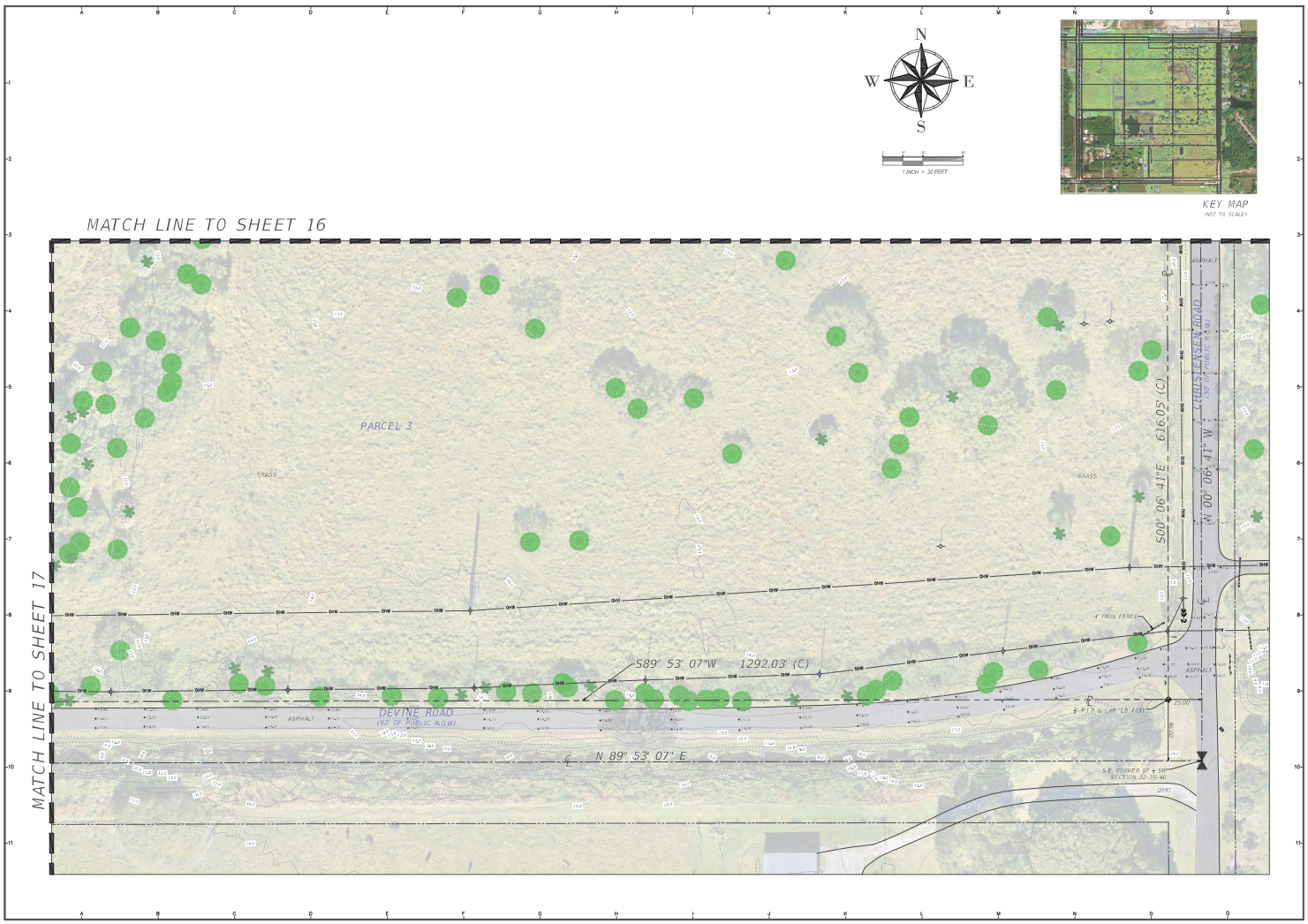
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 17 OF 21 SHEETS



SURVEYFY
REAL ESTATE TOPOGRAPHY
9555 SW 175th Terrace,
Suite 236
Palmetto Bay
FL 33157
TEL 786-936-45-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY

PROJECT LOCATION: SELVITZ ROAD EAST PARCEL

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

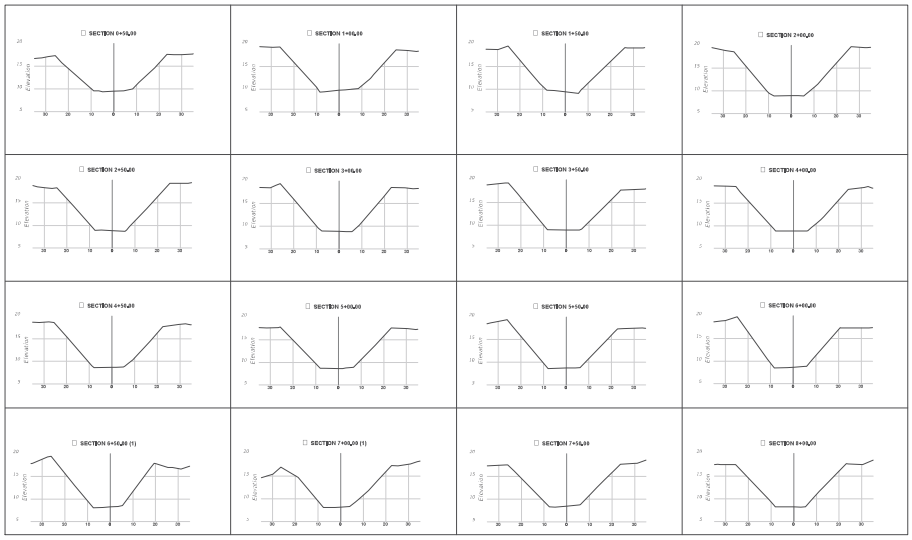
DATE: 11-28-2025

DRAWN BY: P.A

FIELD BOOK:

PROJECT No:

SHEET: 18 OF 21 SHEETS

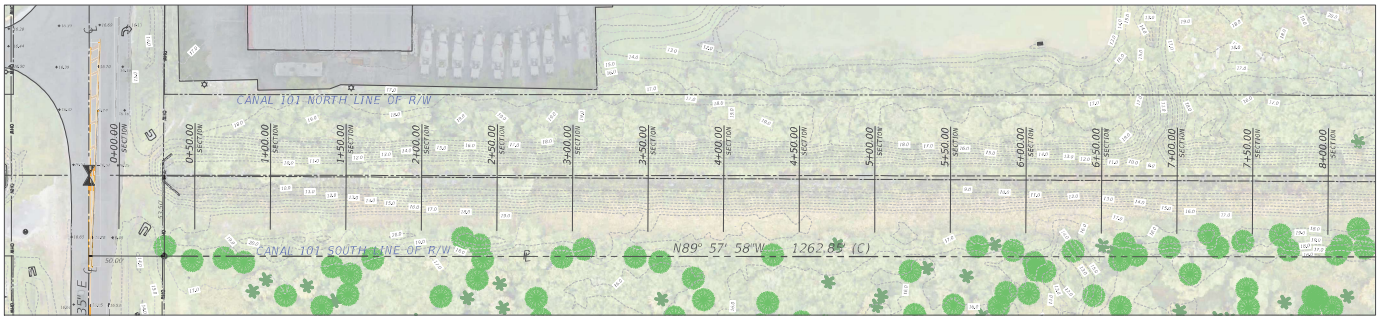


SCALE V. 1:15
SCALE H. 1:30



1 INCH = 30 FEET

DETAIL A



SURVEYFY
REAL ESTATE TOPOGRAPHY
3552 SW 13 Terrace
Suite 2N
Palmetto Bay
FL 33157
TEL 786-336-43-40
LB 8594

DRAWINGS ARE THE PROPERTY OF SURVEYFY AND ARE NOT BE USED BY CLIENT OR OTHER WITHOUT THE CONSENT OF SURVEYFY IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

TOPOGRAPHIC SURVEY

NAME AND TYPE OF PROJECT: SELVITZ ROAD EAST PARCEL

PROJECT LOCATION:

CLIENT: MILLS SHORT & ASSOCIATES

CLIENT TELEPHONE:

CLIENT ADDRESS:

FILE PATH:

SCALE: AS-SHOWN

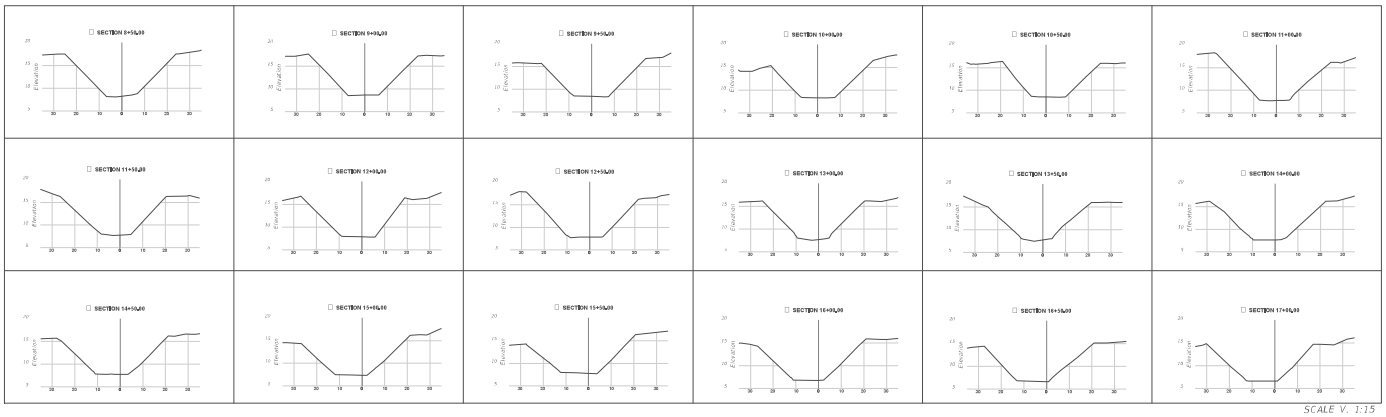
DATE: 11-26-2025

DRAWN BY: PJ

FIELD BOOK:

PROJECT No:

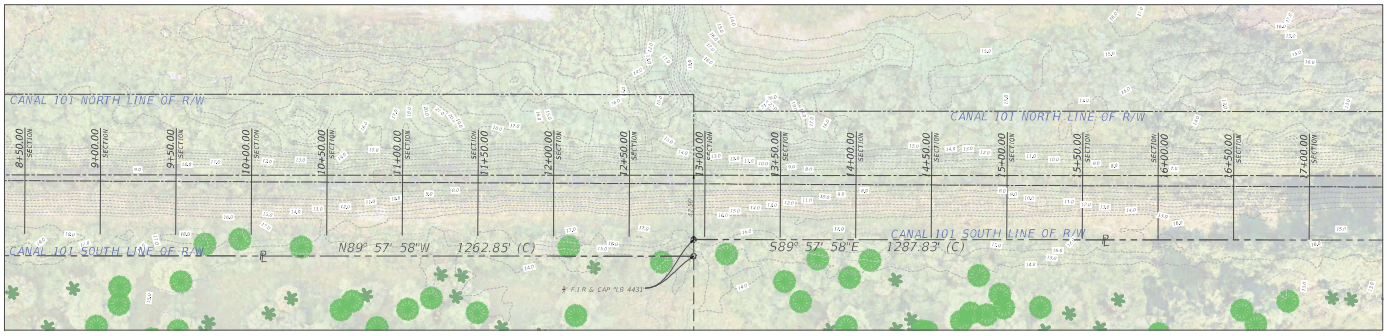
SHEET: 19 OF 21 SHEETS



SCALE V. 1:15
SCALE H. 1:30



DETAIL B



SURVEYFY
REAL ESTATE TOPOGRAPHY
3552 SW 13 St. Terrace
Suite 2N
Palmetta Bay
FL 33157
TEL (786-336-43-40
LB 8594

THIS DRAWING IS THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER WITHOUT THE PRIOR CONSENT OF SURVEYFY IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

TOPOGRAPHIC SURVEY

SELVITZ ROAD EAST PARCEL

CLIENT ADDRESS:

CLIENT TELEPHONE:

CLIENT: MILLS SHORT & ASSOCIATES

PROJECT LOCATION:

NAME AND TYPE OF PROJECT:

FILE PATH:

SCALE: AS-SHOWN

DATE: 11-26-2025

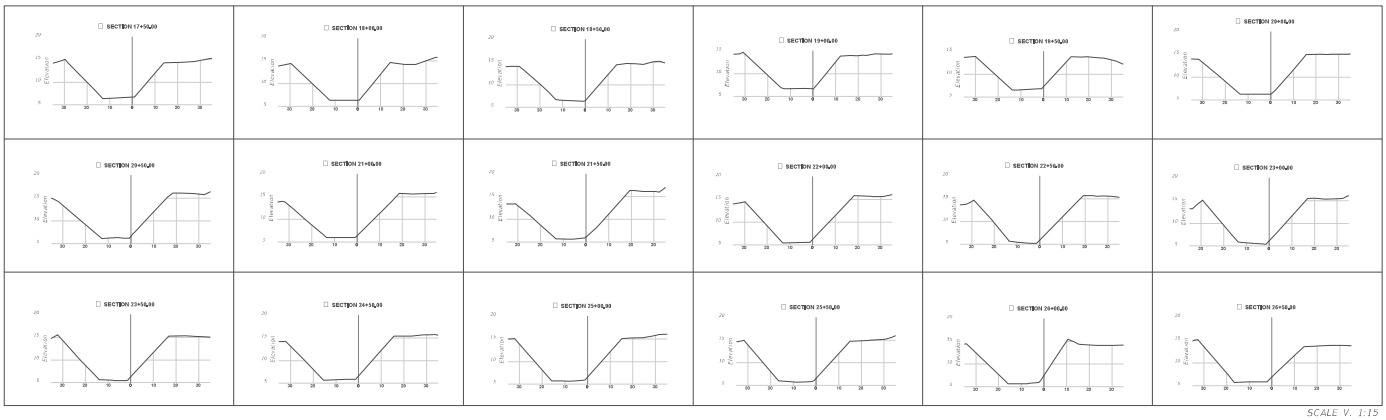
DRAWN BY: PJ

FIELD BOOK:

PROJECT No:

SHEET: 20

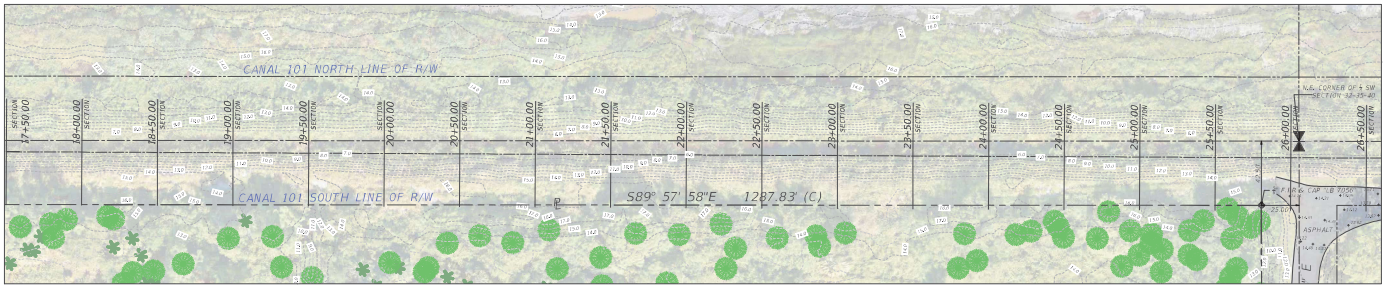
OF 21 SHEETS



SCALE V. 1:15
SCALE H. 1:30



DETAIL C



SURVEYFY
REAL ESTATE TOPOGRAPHY
3552 SW 13 St. Terrace
Suite 2N
Palmetto Bay
FL 33157
TEL 786-336-43-40
LB 8594

THIS PLAN IS THE PROPERTY OF SURVEYFY, AND MAY NOT BE USED BY CLIENT OR OTHER PERSONS WITHOUT THE EXPRESS AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO SURVEYFY.

RECORD OF REVISIONS

DATE	DESCRIPTION

NAME AND TYPE OF PROJECT: TOPOGRAPHIC SURVEY
PROJECT LOCATION: SELVITZ ROAD EAST PARCEL
CLIENT: MILLS SHORT & ASSOCIATES
CLIENT ADDRESS:
CLIENT TELEPHONE:
FILE PATH:

SCALE: AS-SHOWN
DATE: 11-26-2025
DRAWN BY: PJ
FIELD BOOK:
PROJECT No:

SHEET: 21
OF 21 SHEETS

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913062 OR BOOK 4671 PAGE 1135, Recorded 08/23/2021 09:25:32 AM Doc
Tax: $4457.60 Int Tax: $2547.02

Prepared by:
David C. Tassell, Esq.
Joseph C. Kempe, P.A.
941 N. Highway A1A
Jupiter, FL 33477

MORTGAGE, ASSIGNMENT OF LEASES AND SECURITY AGREEMENT

THIS MORTGAGE executed this 10th day of August, 2021 by **SELVITZ I, LLC, a Florida limited liability company**, whose address for notice under this Mortgage is 631 US Highway One, Suite 409, North Palm Beach, FL 33408 (the "Mortgagor") in favor of 675 ASSET HOLDINGCO, LLC, a Delaware limited liability company, whose address is 675 Indiantown Road, Suite 103, Jupiter, FL 33458 (hereinafter referred to as the "Mortgagee").

WITNESSETH:

That for good and valuable consideration and to secure the payment of an indebtedness in the aggregate sum of ONE MILLION TWO HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED TEN DOLLARS AND FIFTY EIGHT CENTS ($1,273,510.58), or so much thereof as may be advanced, to be paid in accordance with a note of even date herewith (the "Note") from Mortgagor (which note has a maturity date of August 10, 2023 unless extended according to the terms thereunder) together with interest thereon and any and all sums due or which may become due from Mortgagor to the Mortgagee, the Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee its successors and assigns, in fee simple, all of that certain tract of land of which the Mortgagor is now seized and possessed and in actual possession, situate in the County of St. Lucie, State of Florida, which is more fully described in Exhibit "A" attached hereto and made a part hereof, together with the buildings and improvements thereon erected or to be erected (hereinafter referred to as the "Premises");

TOGETHER with:

(i) all leasehold estate, and all right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

(ii) all right, title and interest of Mortgagor in and to all options to purchase or lease the Premises or any portion thereof or interest therein, and any greater estate in the Premises owned or hereafter acquired;

(iii) all easements, streets, ways, alleys, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights;

(iv) any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements (sometimes hereinafter referred to as the "Improvements");

(v) all fixtures, appliances, machinery, equipment, furniture, furnishings and articles of personal property now or hereafter affixed to, placed upon or used in connection with the operation of any of said properties all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems, machines, appliances, fixtures, and appurtenances which are now or may hereafter pertain or be used with, in or on said Premises, even though they may be detached or detachable and all building improvement and construction materials, supplies and equipment hereafter delivered to said land contemplating installation or use in the constructions thereon and all rights and interest of Mortgagor in building permits and architectural plans and specifications relating to contemplated constructions or Improvements on said Premises and all rights and interests of Mortgagor in present or future mortgage loan commitments pertaining to any of said Premises or Improvements thereon (sometimes hereinafter referred to as the "Personal Property");

(vi) all awards and proceeds of condemnation for the Premises or any part thereof to which Mortgagor is entitled for any taking of all or any part of the Premises by condemnation or exercise of the right of eminent domain. All such awards and condemnation proceeds are hereby assigned to Mortgagee and the Mortgagee is hereby authorized, subject to the provisions contained in this Mortgage, to apply such awards and condemnation proceeds or any part thereof, after deducting therefrom any expenses incurred by the Mortgagee in the collection or handling thereof, toward the payment, in full or in part, of the Note, notwithstanding the fact that the amount owing thereon may not then be due and payable;

(vii) all rents, issues and profits of the Premises and all the estate, right, title and interest of every nature whatsoever of the Mortgagor in and to the same;

(viii) all accounts (including contract rights) and general intangibles pertaining to or arising from or in connection with all or any part of the Mortgaged Property, as hereinafter defined, including without limitation all proceeds and chooses in action arising under any insurance policies maintained with respect to all or any part of the Mortgaged Property; and,

(ix) all proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing items.

All of the foregoing real and personal property, and all rights, privileges and franchises are collectively referred to as the "Mortgaged Property".

TO HAVE AND TO HOLD all and singular the Mortgaged Property hereby conveyed, and the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest property, possession, claim and demand whatsoever as well in law as in equity of the said Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee in fee simple.

PROVIDED ALWAYS that Mortgagor shall pay to the Mortgagee any and all indebtedness due by Mortgagor to Mortgagee (including the indebtedness evidenced by the Note and any and all renewals of the same) and shall perform, comply with and abide by each and every stipulation, agreement, condition, and covenant of the Note and of this Mortgage; then this Mortgage and the estate hereby created shall cease and be null and void. Provided, it is further covenanted and agreed by the parties hereto that this Mortgage also secures the payment of and includes all future or further advances as hereinafter set forth, to the same extent as if such made on the date of the execution of this Mortgage, and any disbursements made for the payment of tax, levies or insurance on the Mortgaged Property, with interest on such disbursements at the Default Rate as hereinafter defined.

To protect the security of this Mortgage, the Mortgagor further covenants, warrants and agrees with the Mortgagee as follows:

ARTICLE I.
COVENANTS AND AGREEMENTS OF MORTGAGOR

1.1 **Payment of Secured Obligations**. Mortgagor shall pay when due the principal of, and the interest on, the indebtedness evidenced by the Note, and the charges, fees and the principal of, and interest on, any future advances secured by this Mortgage and shall otherwise comply with all of the terms of the Note and this Mortgage.

1.2 **Warranties and Representations**. Mortgagor hereby covenants with Mortgagee that Mortgagor is indefeasibly seized of the Mortgaged Property in fee simple; that the Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagor at all times to peaceably and quietly to enter upon, hold, occupy and enjoy said Mortgaged Property and every part thereof; that Mortgagor will make such further assurances to perfect the lien interest in said Premises in Mortgagee, as may reasonably be required; and that Mortgagor does hereby fully warrant the title to the Mortgaged Property and every part thereof and will defend the same against the lawful claims of all persons whomsoever.

Mortgagor further represents and warrants to Mortgagee that all information, reports, paper, and data given to Mortgagee with respect to Mortgagor, and to the loan evidenced by the Note and Mortgage are accurate and correct in all material respects and complete insofar as may be necessary to give Mortgagee a true and accurate knowledge of the subject matter.

1.3 **Ground Leases, Subleases and Easements**. Mortgagor, at Mortgagor's sole cost and expense, shall maintain and cause to be performed all of the covenants, agreements, terms, conditions and provisions on its part to be kept, observed and performed under any ground lease, lease, sublease or easements which may constitute a portion of or an interest in the Premises, shall require its tenants or subtenants to keep, observe and perform all the covenants, agreements, terms, conditions and provisions on their part to be kept, observed or performed under any and all ground leases, leases, subleases or easements; and shall not suffer or permit any breach or default to occur with respect to the foregoing; and if Mortgagor is in default thereof the Mortgagee shall have the right, after prior notice to Mortgagor, to perform or to require performance of any such covenants, agreements, terms, conditions or provisions of any such ground lease, lease, sublease or easements and to add any expense incurred in connection therewith to the debt secured hereby, which such expense shall bear interest from the date of payment to the date of recovery by the Mortgagee at the Default Rate as hereinafter defined. Any such payment by the Mortgagee with interest thereon shall be immediately due and payable. The Mortgagor shall not, without the consent of the Mortgagee, consent to the modification, amendment, cancellation, termination or surrender of any such ground lease, lease, sublease, or easement, except in the ordinary course of Mortgagor's leasing activities and in the exercise of prudent business judgment.

No release or forbearance of any of the Mortgagor's obligations under any such ground lease, lease, or sublease, shall release Mortgagor from any of its obligations under this Mortgage.

1.4 **Required Insurance**. Mortgagor will, at Mortgagor's sole cost and expense, maintain or cause to be maintained with respect to the Mortgaged Property, and each part thereof, the following insurance:

(a) upon completion of the Improvements, or if such Improvements are already completed, "all-risk" fire and extended coverage hazard insurance in an amount not less than 100% of the agreed upon full insurable replacement value of the Mortgaged Property, including coverage for loss of rents or business interruption;

(b) comprehensive general public liability insurance in an amount satisfactory to Mortgagee;

(c) if the Improvements are located in a special flood hazard area, flood insurance is required in the amount equal to the lesser of the loan amount or maximum available under the National Flood Insurance Program, but in no event should the amount of coverage be less than the value of the Improvements; and

(d) such other insurance, and in such amounts, as may from time to time be required by Mortgagee against the same or other hazards.

All policies of insurance required by the terms of this Mortgage shall contain an endorsement or agreement by the insurer that any loss shall be payable in accordance with the terms of such policy notwithstanding any act or negligence of Mortgagor which might otherwise result in forfeiture of said insurance and the further agreement of the insurer waiving all rights of set off, counterclaim or deductions against Mortgagor.

Mortgagor may affect for its own account any insurance not required under this Section 1.4, but any such insurance effected by Mortgagor on the Mortgaged Property, whether or not so required, shall be for the mutual benefit of Mortgagor and Mortgagee and shall be subject to the other provisions of this Mortgage.

1.5 **Delivery of Policies, Payment of Premiums**. All policies of insurance shall have attached thereto a lender's loss payment endorsement for the benefit of Mortgagee in form satisfactory to Mortgagee. Mortgagor shall furnish Mortgagee with an original policy of all policies of required insurance. If Mortgagee consents to Mortgagor providing any of the required insurance through blanket policies carried by Mortgagor and covering more than one location, then Mortgagor shall furnish Mortgagee with a certificate of insurance for each such policy setting forth the coverage, the limits of liability, the name of the carrier, the policy number, and the expiration date. At least thirty (30) days prior to the expiration of each such policy, Mortgagor shall furnish Mortgagee with evidence satisfactory to Mortgagee of the Payment of premium and the reissuance of a policy continuing insurance in force as required by this Mortgage. All such policies shall contain a provision that such policies will not be canceled or materially amended, which term shall include any reduction in the scope or limits of coverage, without at least thirty (30) days prior written notice to Mortgagee. In the event Mortgagor fails to provide, maintain, keep in force or deliver and furnish to Mortgagee the policies of insurance required by this Section, Mortgagee may procure such insurance or single-interest insurance for such risks covering Mortgagee's interest, and Mortgagor will pay all premiums thereon promptly upon demand by Mortgagee, and until such payment is made by Mortgagor the amount of all such premiums together with interest thereon at the rate of interest after maturity or default provided in the Note or the maximum rate permitted by Florida law, whichever is less (the "Default Rate").

1.6 **Insurance Proceeds**. After the happening of any casualty to the Mortgaged Property or any part thereof, Mortgagor shall give prompt written notice thereof to Mortgagee.

(a) In the event of any damage to or destruction of the Mortgaged Property, Mortgagee shall have the option in its sole discretion of applying or requiring Mortgagor to pay all or part of the insurance proceeds (i) to any indebtedness secured

hereby and in such order as Mortgagee may determine, or (ii) to the restoration of the Improvements, or (iii) to Mortgagor.

(b) Except to the extent that insurance proceeds are applied to the indebtedness secured hereby, nothing herein contained shall be deemed to excuse Mortgagor from repairing or maintaining the Mortgaged Property as provided in this Mortgage or restoring all damage or destruction to the Mortgaged Property, regardless of whether or not there are insurance proceeds available or whether any such proceeds are sufficient in amount, and the application or release of any insurance proceeds shall not cure or waive any default or notice of default under this Mortgage or invalidate any act done pursuant to such notice.

1.7 **Assignment of Policies Upon Foreclosure**. In the event of foreclosure of this Mortgage or other transfer of title or assignment of the Mortgaged Property in extinguishment, in whole or in part, of the debt secured hereby, all right, title and interest of the Mortgagor in and to all policies of insurance required by this Section shall inure to the benefit of and pass the successor in interest to Mortgagor or the purchaser or grantee of the Mortgaged Property. Mortgagor hereby appoints Mortgagee its attorney-in-fact to endorse any checks, draft or other instruments representing any proceeds of such insurance, whether payable by reason of loss thereunder or otherwise.

1.8 **Taxes, Utilities and Impositions**. Mortgagor will pay, or cause to be paid and discharged, on or before the last day on which they may be paid without penalty or interest, all such duties, taxes, sewer rents, charges for water, or for setting or repairing of meters, and all other utilities on the Mortgaged Property or any part thereof, and any assessments and payments, usual or unusual, extraordinary or ordinary, which shall be imposed upon or become due and payable or become a lien upon the Premises or any part thereof and the sidewalks or streets in front thereof and any vaults therein by virtue of any present or future law of the United States or of the State, County, or City wherein the Premises are located (all of the foregoing being herein collectively called "Impositions"). In default of any such payment of any Imposition, Mortgagee may pay the same and the amount so paid by Mortgagee shall, at the mortgagee's option, become immediately due and payable with interest at the Default Rate and shall be deemed part of the indebtedness secured by this Mortgage.

If at any time there shall be assessed or imposed (i) a tax or assessment on the Premises in lieu of or in addition to the Impositions payable by Mortgagor pursuant to this section or (ii) a license fee, tax or assessment imposed on Mortgagee and measured by or based in whole or in part upon the amount of the outstanding obligations secured hereby, then all such taxes, assessments or fees shall be deemed to be included with the term "Impositions" as defined in this Section, and Mortgagor shall pay and discharge the same as herein provided with respect to the payment of Impositions or, at the option of Mortgagee, all obligations secured hereby, together with all accrued interest thereon, shall immediately become due and payable. Anything to the contrary herein notwithstanding, Mortgagor shall have no obligation to pay any franchise, estate, inheritance, income, excess profits or similar tax levied on Mortgagee or on the obligations secured hereby.

Mortgagor will pay all mortgage recording taxes and fees payable with respect to this Mortgage or other mortgage or transfer taxes due on account of this Mortgage or the Note secured hereby.

Mortgagor will exhibit to Mortgagee the original receipts or other reasonably satisfactory proof of the payment of all Impositions which may affect the Mortgaged Property or any part thereof or the lien of the Mortgage promptly following the last date on which each Impositions is payable hereunder.

Notwithstanding the foregoing, Mortgagor shall have the right, after prior written notice to Mortgagee, to contest at its own expense the amount and validity of any Imposition affecting the Mortgaged Property by appropriate proceedings conducted in good faith and with due diligence and to postpone or defer payment thereof, if and so long as:

(a) Such proceedings shall operate to suspend the collection of such Imposition from Mortgagor or the Mortgaged Property; or

(b) Neither the Mortgaged Property nor any part thereof would be in immediate danger of being forfeited or lost by reason of such proceedings, postponement or deferment; and

(c) In the case of any Impositions affecting the Mortgaged Property which might be or become a lien, encumbrance or charge upon or result in any forfeiture or loss of the Mortgaged Property or any part thereof, or which might result in loss or damage to Mortgagor or Mortgagee, Mortgagor, prior to the date such Imposition would become delinquent, shall have furnished Mortgagee with security satisfactory to Mortgagee, and, in the event that such security is furnished, Mortgagee shall not have the right during the period of the contest to pay, remove or discharge the Imposition.

1.9 **Maintenance, Repairs, Alterations**. Mortgagor shall keep the Mortgaged Property, or cause the same to be kept, in good condition and repair and fully protected from the elements to the satisfaction of Mortgagee; Mortgagor shall not commit nor permit to be committed waste thereon and shall not do nor permit to be done any act by which the Mortgaged Property shall become less valuable; Mortgagor will not remove, demolish or structurally alter any of the Improvements except such alterations as may be required by laws, ordinances or regulations) without the prior written permission of the Mortgagee; Mortgagor shall complete promptly and in good and workmanlike manner any building or other improvement which may be constructed on the Premises and promptly restore in like manner any Improvements which may be damaged or destroyed thereon and will pay when due all claims for labor performed and materials furnished therefor; Mortgagor shall use and operate, and shall require its lessees to use or operate, the Mortgaged Property in compliance with all applicable laws, ordinances, regulations, covenants, conditions and restrictions, and with all applicable requirements of any ground lease, lease or sublease now or hereafter affecting the Premises or any part thereof. Unless required by law or

unless Mortgagee has otherwise agreed in writing, Mortgagor shall not allow changes in the stated use of Mortgaged Property from that which was disclosed to Mortgagee at the time of execution hereof. Mortgagor shall not initiate or acquiesce to a zoning change of the Mortgaged Property without the prior notice to and consent of Mortgagee which consent shall not be unreasonably withheld. Mortgagee and its representatives shall have access to the Premises at all reasonable times after reasonable notice to determine whether Mortgagor is complying with its obligations under this Mortgage, including, but not limited to, those set out in this Section.

1.10 **Eminent Domain**. Should the Mortgaged Property, or any part thereof or interest therein, be taken or damaged by reason of any public use improvement or condemnation proceeding, or in any other manner ("Condemnation"), or should Mortgagor receive any notice or other information regarding such Condemnation, Mortgagor shall give prompt written notice thereof to Mortgagee.

(a) Mortgagee shall be entitled to all compensation, awards and other payments or relief granted in connection with such Condemnation, and shall be entitled, at its option, to commence, appear in and prosecute in its own name any action or proceedings relating thereto. Mortgagee shall also be entitled to make any compromise or settlement in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceeds awarded to Mortgagor (the "Proceeds") are hereby assigned to Mortgagee and Mortgagor agrees to execute such further assignments of the Proceeds as Mortgagee may require.

(b) In the event any portion of the Mortgaged Property is so taken or damaged, Mortgagee shall have the option in its sole and absolute discretion, to apply all such Proceeds, after deducting therefrom all reasonable costs and expenses (regardless of the particular nature thereof and whether incurred with or without suit), including attorneys' fees, incurred by it in connection with such Proceeds, upon any indebtedness secured hereby, or to apply all such Proceeds, after such deductions, to the restoration of the Mortgaged Property upon such conditions as Mortgagee may determine. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(c) Any amounts received by Mortgagee hereunder (after payment of any reasonable costs in connection with obtaining same), shall, if retained by Mortgagee, be applied in payment of any accrued interest and then in reduction of the then outstanding principal sum of the note, notwithstanding that same may not then be due and payable. Any amount so applied to principal shall be applied to the payment of installments of principal on the Note in inverse order of their due dates.

1.11 **Actions by Mortgagee to preserve the Security of this Mortgage**. If the Mortgagor fails to make any payment or to do any act as and in the manner provided for in this Mortgage or the Note, the Mortgagee, in its own discretion, without obligation so to do and without notice to or demand upon Mortgagor and without releasing Mortgagor from any obligation, may make or do the same in such manner and to such extent as the

Mortgagee may deem necessary to protect the security hereof. Mortgagor will pay upon demand all reasonable expense incurred or paid by Mortgagee (including, but not limited to, attorneys' fees and arbitration costs) on account of the exercise of any of the aforesaid rights or privileges or on account of any proceeding or arbitration which may arise in connection with this Mortgage or the Note or on account of any attempt, without arbitration, to enforce the terms of this Mortgage or said Note. In case the Mortgaged Property or any part thereof shall be advertised for foreclosure sales and not sold, Mortgagor shall pay all reasonable costs in connection therewith.

In the event that the Mortgagee is called upon to pay any sums of money to protect this Mortgage and the Note as aforesaid, all monies advanced or due hereunder shall become immediately due and payable, together with interest at the Default Rate, computed from the date of such advance to the date of the actual receipt of payment thereof by the Mortgagee.

1.12 **Cost of Collection**. In the event this Mortgage is placed in the hands of an attorney for the collection of any sum payable hereunder, the Mortgagor agrees to pay all costs of collection, including reasonable attorney's fees including those in all arbitration, appellate and bankruptcy proceedings, incurred by the Mortgagee, either with or without the institution of any action or proceeding, and in addition to all costs, disbursements and allowances provided by law. All such costs so incurred shall be deemed to be secured by this Mortgage.

1.13 **Survival of Warranties**. All representations, warranties and covenants of Mortgagor contained herein or incorporated by reference shall survive funding of the loan evidenced by the Note and shall remain continuing obligations, warranties and representations of Mortgagor during any time when any portion of the obligations secured by this Mortgage remain outstanding.

1.14 **Additional Security**. In the event Mortgagee at any time holds additional security for any of the obligations secured hereby, it may enforce the sale thereof or otherwise realize upon the same, at its option, either before or concurrently herewith or after a sale is made hereunder.

1.15 **Inspections**. Mortgagee, or its agents, representatives or workmen, are authorized to enter at any reasonable time after reasonable notice upon or on any part of the Premises for the purpose of inspecting the same, and for the purpose of performing any of the acts it is authorized to perform under the terms of this Mortgage.

1.16 **Liens; Subordinate Financing**. Mortgagor shall pay and promptly discharge, at Mortgagor's cost and expense, all liens, encumbrances and charges upon the Mortgaged Property or any part thereof or interest therein. Mortgagor shall have the right to contest in good faith the validity of any such lien, encumbrance or charge, provided Mortgagor shall first deposit with Mortgagee a bond or other security satisfactory to Mortgagee in such amounts as Mortgagee shall reasonably require, and provided further that Mortgagor shall thereafter diligently proceed to cause such lien, encumbrance or

charge to be removed and discharged. If Mortgagor shall fail to discharge any such lien, encumbrance or charge, then, in addition to any other right or remedy, Mortgagee, may, but shall not be obligated to, discharge the same, either by paying the amount claimed to be due, or by procuring the discharge of such lien by depositing in court a bond for the amount claimed or otherwise giving security for such claim, or in such manner as is or may be prescribed by law. any amount so paid by the Mortgagee shall, at Mortgagee's option, become immediately due and payable with interest at the Default Rate, and shall be deemed part of the indebtedness secured by this Mortgage. Mortgagor shall not incur or permit the incurring of any financing in addition to the Note that is secured by a lien, security interest or encumbrance on any part of the Mortgaged Property without Mortgagee's prior written consent except for the lien with respect to released deposits under the agreement between Mortgagor and Ryan Homes.

1.17 **Future Advances.** This Mortgage is given to secure not only existing indebtedness, but also future advances, whether such advances are obligatory or are to be made at the option of Mortgagee, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances are made on the date of the execution of this Mortgage. The total amount of indebtedness that may be so secured may decrease to a zero amount from time to time, or may increase from time to time, but the total unpaid balance secured at one time shall not exceed twice the face amount of the Note, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Mortgaged Property, with interest on such disbursements at the Default Rate as hereinafter defined.

1.18 **No Limitation of Future Advance Rights.** Mortgagor covenants and agrees with Mortgagee that:

(a) Mortgagor waives and agrees not to assert any right to limit future advances under this Mortgage, and any such attempted limitation shall be null, void and of no force and effect. Any correspondence by Mortgagor regarding the future advances must be sent to Mortgagee at the address set forth above and to Mortgagee's counsel;

(b) An event of default under the Mortgage shall automatically exist (i) if Mortgagor executes any instrument which purports to have or would have the effect of impairing the priority of or limiting any future advance which might ever be made under the Mortgage or (ii) if Mortgagor takes, suffers, or permits any action or occurrence which would adversely affect the priority of any future advance which might ever be made under the Mortgage.

1.19 **Appraisals.** Mortgagor covenants and agrees that Mortgagee may obtain an appraisal of the Mortgaged Property at such times as the Mortgagee may reasonably require, not more frequently than once in a twenty-four month period or at any time that Mortgagor is in default hereunder. Such appraisals shall be performed by an independent third party appraiser selected by the Mortgagee.

ARTICLE II.
ASSIGNMENT OF LEASES, SUBLEASES, FRANCHISES, RENTS, ISSUES AND PROFITS

2.1 **Assignment of Rents**. Mortgagor hereby collaterally assigns and transfers to Mortgagee all the leases, subleases, franchises, rents, issues and profits of the Mortgaged Property, and hereby gives to and confers upon Mortgagee the right, power and authority to collect such rents, issues and profits as herein set forth. Mortgagor irrevocably appoints Mortgagee its true and lawful attorney-in-fact, at the option of Mortgagee, immediately and without further legal action being necessary, to demand, receive and enforce payment, to give receipts, releases and satisfactions, and to sue, in the name of Mortgagor or Mortgagee, for all such rents, issues and profits and apply the same to the indebtedness secured hereby; provided, however, that Mortgagor shall have the right to collect such rents, issues and profits (but not more than one month in advance) at any time there is not an event of default under this Mortgage.

2.2 **Collection Upon Default**. Upon any event of default under this Mortgage, Mortgagee may, at any time without notice, either in person or by agent, and without regard to the adequacy of any security for the indebtedness thereby secured, enter upon and take possession of the Mortgaged Property, or any part thereof, in its own name, collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including attorneys' fees, upon any indebtedness secured hereby, and in such order as Mortgagee may determine. The collection of such rents, issues and profits, or the entering upon and taking possession of the Mortgaged Property, or the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done in response to such default or pursuant to such default.

2.3 **Restriction of Further Assignments, etc.** Except as hereinafter specifically provided, Mortgagor shall not, without the prior written consent of the Mortgagee, assign the rents, issues or profits, or any part thereof, from the Mortgaged Property or any part thereof.

Mortgagor agrees to furnish to the Mortgagee a copy of any modification of any lease presently in effect and copies of all future leases affecting the Mortgaged Property.

All leases or subleases hereafter entered into by Mortgagor with respect to the Mortgaged Property or any part thereof, including but not limited to the Lease, shall be subordinate to the lien of this Mortgage unless expressly made superior to this Mortgage in the manner hereinafter provided. At any time or times Mortgagee may execute and record in the appropriate Office of the Register or County Clerk of the County where the Premises are situated, a Notice of Subordination reciting that the lease or leases therein described shall be superior to the lien of this Mortgage. From and after the recordation of such Notice of Subordination, the lease or leases therein described shall be superior to the lien of this Mortgage and shall not be extinguished by any foreclosure sale hereunder.

ARTICLE III.
ENVIRONMENTAL CONDITION OF PREMISES

3.1 **Environmental Condition of Property**. Mortgagor hereby warrants and represents to Mortgagee after investigation to the satisfaction of Mortgagor that:

(a) the Premises are now and at all times hereafter will continue to be in full compliance with all Federal, State and local environmental laws and regulations, including but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), Public Law No. 96-510, 94 Stat. 2767, and the Superfund Amendments and Reauthorization Act of 1986 (SARA), Public law No. 99-499, 100 Stat. 1513, and

(b) (i) as of the date hereof there are no hazardous materials, substances, waste or other environmentally regulated substances (including without limitation, any materials containing asbestos) located on, in or under the Premises or used in connection therewith, or (ii) Mortgagor has fully disclosed to Mortgagee in writing the existence, extent and nature of any such hazardous material, substance, waste or other environmentally regulated substance, currently present or which Mortgagor is legally authorized and empowered to maintain on, in or under the Premises or use in connection therewith, Mortgagor has obtained and will maintain all licenses, permits and approvals required with respect thereto, and is and will remain in full compliance with all of the terms, conditions and requirements of such licenses, permits and approvals. Mortgagor further warrants and represents that it will promptly notify Mortgagee of any change in the environmental condition of the Premises or in the nature or extent of any hazardous materials, substances or wastes maintained on, in or under the Premises or used in connection therewith, and will transmit to Mortgagee copies of any citations, orders, notices or other material governmental or other communication received with respect to any other hazardous materials, substances, waste or other environmentally regulated substance affecting the Premises. Mortgagee acknowledges that some tenants at the Premises handle and use environmentally regulated substances in the ordinary course of their professions and that the lawful handling and use of such substances shall not be deemed a breach of these warranties and representations.

Mortgagor hereby indemnifies and holds harmless Mortgagee from and against any and all damages, penalties, fines, claims, suits, liabilities, costs, judgments and expenses (including attorneys', consultant's or expert's fees) of every kind and nature incurred, suffered by or asserted against Mortgagee as a direct or indirect result of:

(a) any warranty or representation made by Mortgagor in this paragraph being or becoming false or untrue in any material respect or

(b) any requirement under the law, regulation or ordinance, local, state or federal, regarding the removal or elimination of any hazardous materials, substances, waste or other environmentally regulated substances.

Mortgagor's obligations hereunder shall not be limited to any extent by the term of the Note, and, as to any act or occurrence prior to payment in full and satisfaction of said Note which gives rise to liability hereunder, shall continue, survive and remain in full force and effect notwithstanding foreclosure of this Mortgage, where Mortgagee is the purchaser at the foreclosure sale, or delivery of a deed in lieu of foreclosure to Mortgagee.

ARTICLE IV.
SECURITY AGREEMENT

4.1 **Creation of Security Interest**. Mortgagor hereby grants to Mortgagee a security interest in the personalty more particularly described in Exhibit "B" and attached hereto and all equipment and fixtures owned by Mortgagor and included within or related to Mortgagor's use of the Mortgaged Property (herein the "Personal Property") located on or at the Premises, including without limitation any and all property of similar type or kind hereafter located on or at the Premises for the purposes of securing all obligations of Mortgagor set forth in this Mortgage. Mortgagor also grants Mortgagee a security interest in any contract that may be entered into between Mortgagor and Ryan Homes or any other builder for the sale and purchase of the Property to the extent amount of the Note. This instrument is a self-operative security agreement with respect to the above-described property, but Mortgagor agrees to execute and deliver on demand such other security agreements, financing statements and other instruments as Mortgagee may request.

4.2 **Warranties, Representations and Covenants of Mortgagor**. Mortgagor hereby warrants, represents and covenants as follows:

(a) Except for the security interest granted hereby, Mortgagor is, and as to portions of the Personal Property to be acquired after the date hereof will be, the sole owner of the Personal Property, free from any adverse lien, security interest, encumbrance or adverse claims thereon of any kind whatsoever, Mortgagor shall notify Mortgagee of, and shall defend the Personal Property against, all claims and demands of all persons at any time claiming the same or any interest therein.

(b) Mortgagor shall not sell, convey or in any manner transfer the Personal Property without the prior written consent of Mortgagee.

(c) The Personal Property shall be kept on or at the Premises and Mortgagor will not remove the Personal Property from the Premises without the prior written consent of Mortgagee, except such portions or items of Personal Property which are consumed or worn out in ordinary usage, all of which shall be promptly replaced by Mortgagor.

(d) Mortgagor maintains a place of business in the State of Florida and Mortgagor shall immediately notify Mortgagee in writing of any change in its place of business as set forth in the beginning of this Mortgage.

(e) At the request of the Mortgagee, Mortgagor shall join Mortgagee in executing one or more financing statements and renewals and amendments thereof pursuant to the Uniform Commercial Code of Florida in form satisfactory to Mortgagee, and will pay the cost of filing the same in all public offices wherever filing is deemed by Mortgagee to be necessary or desirable.

(f) All covenants and obligations of Mortgagor contained herein relating to the Mortgaged Property shall be deemed to apply to the Personal Property whether or not expressly referred to herein.

(g) This Mortgage constitutes a security agreement and a financing statement as those terms are used in the Uniform Commercial Code of Florida.

ARTICLE V.
REMEDIES UPON DEFAULT

5.1 **Events Of Default**. Any one or more of the following shall constitute a default (an "Event of Default") under this Mortgage and the Note hereby secured:

(a) Failure of Mortgagor to make one or more payments required by said Note on the due date thereof.

(b) Failure of Mortgagor to pay the amount of any costs, expenses or fees (including counsel fees) of the Mortgagee, with interest thereon, as required by any provision of this Mortgage or the Note.

(c) Failure to exhibit to Mortgagee, within ten (10) days after demand, receipt showing payment of real estate taxes and assessments.

(d) Failure to maintain the Mortgaged Property free of any liens placed or threatened during the term hereof.

(e) Failure to comply with any requirements or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the Mortgaged Property.

(f) Failure of Mortgagor or others to comply with or perform any other warranty, covenant or agreement contained herein, in the Note or in any other document executed by Mortgagor in conjunction with this transaction.

(g) Any breach of any covenant or warranty or material untruth of any representation of Mortgagor contained in this Mortgage, or the Note or any guaranty executed in conjunction herewith.

(h) The institution of any bankruptcy, reorganization or insolvency proceedings against Mortgagor, or the appointment of a receiver or a similar official with respect to all or a substantial part of the properties of Mortgagor and a failure to have such proceedings dismissed or such appointment vacated within a period of forty-five (45) days.

(i) The institution of any voluntary bankruptcy, reorganization or insolvency proceedings by the then owner or Mortgagor in possession of the Mortgaged Property, or Mortgagor, or the appointment of a receiver or a similar official with respect to all or a substantial part of the properties of the then owner or Mortgagor in possession of the Mortgaged Property at the instance of the owner or Mortgagor in possession of the Mortgaged Property, or the death of any Guarantor.

(j) The assertion or making of any levy, seizure, forfeiture action, mechanic's or materialman's lien or attachment on the Mortgaged Property or any part thereof.

(k) A transfer or further encumbrance of the Mortgaged Property, as described in section 6.10 occurs.

(l) Any Guarantor transfers any assets other than in the ordinary course of such Guarantor's business, without the prior written consent of Mortgagee.

(m) Failure of any guarantor or Mortgagor to comply with or perform any warranty, covenant or agreement in any guaranty or other loan document.

(n) Default in payment or performance of any direct or indirect obligation under any other loans, contracts or agreements of Mortgagor, any subsidiary or affiliate of Mortgagor, any general partner of, or the holder(s) of the majority ownership interests of, Mortgagor, or any Guarantor.

As used herein: subsidiary shall mean any corporation, partnership, limited liability company or other entity in which Mortgagor, directly or indirectly, owns more than fifty percent (50%) of the stock, capital, membership, or income interests, or other beneficial interests, or which is effectively controlled by Mortgagor, and an affiliate shall mean (a) any entity or person owning 5% or more of the voting stock or rights of such named entity or any entity in which a named entity or person owns 5% or more of such voting stock or rights; (b) any entity controlling, controlled by or under common control with such named entity; (c) any officer or director of such named entity or of any affiliates of the named entity, and (d) any family member of the named entity or person.

5.2 **Default Rate**. The Default Rate shall be eighteen percent (18%), provided, however that at no time shall any interest or charges in the nature of interest be taken, exacted, received or collected which would exceed the maximum rate permitted by law.

5.3 **Acceleration Upon Default, Additional Remedies, Rights**. In the event that one or more defaults as above provided shall occur, the remedies available to Mortgagee shall include, but not necessarily be limited to, any one or more of the following:

(a) Mortgagee may declare the entire unpaid balance of the Note immediately due and payable without notice.

(b) Without declaring the entire unpaid principal balance due, the Mortgagee may foreclose only as to the sum past due, without injury to this Mortgage or the displacement or impairment of the remainder of the lien thereof, and at such foreclosure sale the Mortgaged Property shall be sold subject to all remaining items of indebtedness; and Mortgagee may again foreclose, in the same manner, as often as there may be any sum past due. Mortgagee, in any action to foreclose this Mortgage, or upon the actual or threatened waste to any part of the Mortgaged Property, or upon an Event of Default under this Mortgage or the Note, shall be at liberty to apply (in an ex parte proceeding, if Mortgagee so elects) for the appointment of a receiver of the rents and profits of the Mortgaged Property without notice, and shall be entitled to the appointment of such receiver as a matter of right, without consideration of the value of the Mortgaged Property as security for the amounts due Mortgagee or the solvency of any person, limited liability company or limited partnership liable for the payment of such amounts.

(c) Mortgagee shall have the right from time to time to enforce any legal or equitable remedy against Mortgagor and to sue to enforce any covenant or undertaking of Mortgagor contained herein; and/or to recover any sums, whether interest, damages for failure to pay principal or any installment thereof, taxes, installments of principal, or any other sums required to be paid under the terms of this Mortgage, as the same become due, without regard to whether or not the principal sum secured or any other sums secured by the Note and Mortgage shall be due and without prejudice to the right of Mortgagee thereafter to enforce any appropriate remedy against Mortgagor, including an action of foreclosure, or any other action, for a default or defaults by Mortgagor existing at the time such earlier action was commenced.

5.4 **Rights Distinct and Cumulative**. The rights of Mortgagee arising under this Mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of the others or any remedy now or hereafter existing at law or in equity or by statute; and no act of Mortgagee shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding. Every power or remedy given by any of the Loan Documents to Mortgagee, or to which Mortgagee may be otherwise entitled, may be exercised concurrently or independently, from time to time and as often as may be deemed expedient by Mortgagee. Mortgagee may pursue inconsistent remedies.

5.5 **Accord and Satisfaction.** The acceptance by Mortgagee of any sum after the same is due shall not constitute a waiver of the right either to require prompt payment, when due, of all other sums hereby secured or to declare a default or Event of Default under this Mortgage or the Note. The acceptance by Mortgagee of any sum in an amount less than the sum then due shall be deemed an acceptance on account only and upon condition that it shall not constitute a waiver of the obligation of Mortgagor to pay the entire sum then due, and failure of Mortgagor to pay such entire sum then due shall be an Event of Default notwithstanding such acceptance of such amount on account, as aforesaid. Mortgagee shall, at all times thereafter and until the entire sum then due shall have been paid, and notwithstanding the acceptance by Mortgagee thereafter of further sums on account, or otherwise, be entitled to exercise all rights in this Mortgage and the Note conferred upon Mortgagee and the right to exercise any rights or remedies hereunder shall in no way be impaired, whether any of such amounts are received prior or subsequent to such proceeding, election or exercise. Consent by Mortgagee to any action or inaction of Mortgagor which is subject to consent or approval of Mortgagee hereunder shall not be deemed a waiver of the right to require such consent or approval to future or successive or actions or inactions.

5.6 **Reservation of Rights.** No failure by Mortgagee to insist upon the strict performance by Mortgagor of any of the terms and provisions hereof shall be deemed to be a waiver of any of the terms and provisions hereof, and Mortgagee, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by Mortgagor of any and all of the terms and provisions of this Mortgage to be performed by Mortgagor. Neither Mortgagor nor any other person now or hereafter obligated for the payment of the whole or any part of the sums now or hereafter secured by this Mortgage shall be relieved of such obligation by reason of the failure of Mortgagee to comply with any request of Mortgagor, or of any other person so obligated, to take action to foreclose this Mortgage, or otherwise enforce any of the provisions of this Mortgage, or by reason of the release, regardless of consideration, of the whole or any part of any security held in accordance with the Note or Mortgage, or by reason of any agreement or stipulation between any subsequent owner or owners of the Mortgaged Property and Mortgagee extending the time of payment or modifying the terms of the Note or Mortgage without first having obtained the consent of Mortgagor or such other person, and in the latter event, Mortgagor and all such other persons shall continue to be liable for the making of such payments according to the terms of any such agreement of extension or modification unless expressly released and discharged in writing by Mortgagee.

5.7 **Indemnification.** In addition to any other indemnifications provided herein or in the Note, Mortgagor shall protect, defend, indemnify and save harmless Mortgagee with respect to the Note, and their respective directors, officers, employees and agents, and the respective successors and assigns of each of the foregoing parties, from and against all liabilities, obligations, claims, demands, damages, penalties, causes of action, losses, fines, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses), imposed upon or incurred by or asserted against Mortgagee by reason of: (i) Mortgagor's ownership and operation of the Mortgaged Property or any

interest therein, including but not limited to any violation of environmental laws deriving from acts or omissions of Mortgagor after the date of acquisition by Mortgagor of the Premises; (ii) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Mortgaged Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding; (iii) any use, nonuse or condition in, on or about the Mortgaged Property or any part thereof or on adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding; (iv) any failure on the part of Mortgagor to perform or comply with any of the terms of this Mortgage or the Note occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding; (v) performance of any labor or services or the furnishing of any materials or other property in respect of the Mortgaged Property or any part thereof occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding; (vi) any representation or warranty made in the this Mortgage or the Note being false or misleading in any material adverse respect as of the date such representation or warranty was made; (vii) any claim by brokers, finders or similar persons claiming to be entitled to a commission in connection with any lease or other transaction involving the Mortgaged Property or any part thereof under any legal requirement or any liability asserted against Mortgagee with respect thereto; and (viii) the claims of any lessee of all or any portion of the Mortgaged Property or any person acting through or under any lessee or otherwise arising under or as a consequence of any lease occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding (except for claims related to breach by Mortgagee of any agreements between Mortgagee and such lessees). Any amounts payable to Mortgagee by reason of the application of this section shall be due and payable within thirty (30) days of written demand therefor, shall be secured by the Mortgage and shall bear interest at the Default Rate from the date loss or damage is sustained by Mortgagee until paid. The obligations and liabilities of Mortgagor under this section shall survive any termination, satisfaction or assignment of this Mortgage or any transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding.

5.8 **Additional Provisions**. Mortgagor expressly agrees, on behalf of itself, the Mortgagor, their respective successors and assigns and any future owner of the Mortgaged Property, or any part thereof or interest therein, as follows:

(a) All remedies available to Mortgagee with respect to this Mortgage shall be cumulative and may be pursued concurrently or successively. No delay by Mortgagee in exercising any such remedy shall operate as a waiver thereof or preclude the exercise thereof during the continuance of that or any subsequent default.

(b) The obtaining of a judgment or decree on the Note, whether in the State of Florida or elsewhere, shall not in any manner affect the lien of this Mortgage upon

the Mortgaged Property covered hereby, and any judgment or decree so obtained shall be secured to the same extent as said Note is now secured.

(c) In the event of any foreclosure sale hereunder, all net proceeds shall be available for application to the indebtedness hereby secured whether or not such proceeds may exceed the value of the Mortgaged Property for unpaid taxes, liens, assessments and any other costs relating to the Mortgaged Property.

(d) The only limitation upon the foregoing agreements as to the exercise of Mortgagee's remedies is that there shall be but one full and complete satisfaction of the indebtedness secured hereby.

ARTICLE VI.
MISCELLANEOUS

6.1 **Legal Existence**. If the Mortgaged Property is owned or held by an entity that is a partnership, corporation or limited liability company, such entity shall at all times maintain its legal existence and shall be fully authorized to do business in the State of Florida and shall maintain in the State of Florida a duly authorized registered agent for the service of process. Failure to comply with such obligations shall be a default under this Mortgage. Within ninety (90) days after the expiration of the time for filing its annual report and the payment of the appropriate corporate taxes in the State of Florida, Mortgagor will furnish to Mortgagee a certificate of good standing or other evidence satisfactory to Mortgagee to show each Mortgagor's compliance with the provisions of this Section.

6.2 **Statements by Mortgagor**. Mortgagor, within three (3) days after request in person or within ten (10) days after request by mail, will furnish to Mortgagee or any person, firm or corporation designated by Mortgagee, a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage, and stating either that no offsets or defenses exist against such debt, or, if such offsets or defenses are alleged to exist, full information with respect to such alleged offsets and/or defenses.

6.3 **Successors and Assigns**. The provisions hereof shall be binding upon and shall inure to the benefit of the Mortgagor, its successors and assigns, including without limitation subsequent owners of the Premises or the leasehold estate of the Premises or any part thereof and shall be binding upon and shall inure to the benefit of Mortgagee, its successors and assigns and any future holder of the Note, and any successors or assigns of any future holder of the Note. The term "Mortgagor" as used in this Mortgage and any other loan documents shall refer to all of the persons and entities so identified on the first page of this Mortgage, collectively and individually. In the event the ownership of the Mortgaged Property or any leasehold estate that may be covered by this Mortgage, becomes vested in a person other than Mortgagor, Mortgagee may, without notice to Mortgagor, deal with such successor or successors in interest with reference to this instrument and the Note in the same manner as with the Mortgagor, and may alter the interest rate and/or alter or extend the terms of payments of the instrument and the Note in the same manner as with the Mortgagor, and may alter the interest rate and/or alter or

extend the terms of payments of the Note without notice to Mortgagor hereunder or under the Note hereby secured or the lien or priority of this Mortgage with respect to any part of the Mortgaged Property covered hereby, but nothing herein contained shall serve to relieve Mortgagor of any liability under the Note or this Mortgage (or any other agreement executed in conjunction therewith) unless Mortgagee shall expressly release Mortgagor in writing. Mortgagor and any transferee or assignee shall be jointly and severally liable for any documentation or intangible taxes imposed as a result of any transfer or assumption.

6.4 **Notices**. All notices, demands and requests given by either partly hereto to the other party shall be in writing and made in accordance with the following:

If to Mortgagor:

Attn: Don Stevenson
Selvitz I, LLC
631 US Highway One, Suite 409
North Palm Beach, FL 33408

With a copy to:

Attn: David C. Tassell, Esq.
Joseph C. Kempe, P.A.
941 N. Highway A1A
Jupiter, FL 33477

If to Mortgagee:

Attn: Richard Sabella
675 Asset HoldingCo, LLC
675 Indiantown Road, Suite 103
Jupiter, FL 33458

The Mortgagor shall deliver to the Mortgagee, promptly upon receipt of same, copies of all notices, certificates, documents and instruments received by it which materially affect any part of the Mortgaged Property covered hereby, including, without limitation, notices, from any lessee or sublessee claiming that the Mortgagor is in default under any terms of any lease or sublease.

6.5 **Modifications in Writing**. This Mortgage may not be changed, terminated or modified orally or in any other manner than by an instrument in writing signed by the party against whom enforcement is sought.

6.6 **Captions**. The captions or headings at the beginning of each Section hereof are for the convenience of the parties and are not a part of this Mortgage.

6.7 **Invalidity of Certain Provisions**. If the lien of this Mortgage is invalid or unenforceable as to any part of the debt, or if the lien is invalid or unenforceable as to any part of the Mortgaged Property, the unsecured portion of the debt shall be completely paid prior to the payments of the secured portion of the debt, and all payments made on the debt, whether voluntarily or otherwise, shall be considered to have been first paid on and applied to the full payment of that portion of the debt which is not secured or fully secured by the lien of this Mortgage.

6.8 **No Merger**. If both the lessor's and lessee's estates under any lease or any portion thereof which constitutes a part of the Mortgaged Property shall at any time become vested in one owner, this Mortgage and the lien created hereby shall not be destroyed or terminated by application of the doctrine of merger and, in such event, Mortgagee shall continue to have and enjoy all of the rights and privileges of Mortgagee as to the separate estates. In addition, upon the foreclosure of the lien created by this Mortgage on the Mortgaged Property pursuant to the provisions hereof, any leases or subleases then existing and created by Mortgagor shall not be destroyed or terminated by application of the law of merger or as a result of such foreclosure sale unless Mortgagee shall so elect. No act by or on behalf of Mortgagee or any such purchaser shall constitute a termination of any lease or sublease unless Mortgagee or such purchaser shall give written notice thereof to such tenant or subtenant.

6.9 **Governing Law and Construction of Clauses; Waiver of Jury Trial; Submission to Jurisdiction**. THIS MORTGAGE SHALL BE GOVERNED AND CONSTRUED BY THE LAWS OF THE STATE OF FLORIDA. NO ACT OF THE MORTGAGEE SHALL BE CONSTRUED AS AN ELECTION TO PROCEED UNDER ANY ONE PROVISION OF THE MORTGAGE OR OF THE APPLICABLE STATUTES OF THE STATE OF FLORIDA TO THE EXCLUSION OF ANY OTHER SUCH PROVISION, ANYTHING HEREIN OR OTHERWISE TO THE CONTRARY NOTWITHSTANDING.

EXCEPT AS PROHIBITED BY LAW, MORTGAGOR AND MORTGAGEE (BY ACCEPTANCE HEREOF) EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION (INCLUDING, BUT NOT LIMITED TO, ANY CLAIMS, CROSS-CLAIMS AND THIRD PARTY CLAIMS) BASED ON, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH, THIS INSTRUMENT OR THE NOTE AND THE TRANSACTIONS CONTEMPLATED THEREIN, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF MORTGAGOR, MORTGAGEE OR ANY GUARANTOR.

MORTGAGOR IRREVOCABLY AND UNCONDITIONALLY (A) AGREES THAT ANY SUIT, ACTION, OR OTHER LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THE NOTE OR THIS MORTGAGE SHALL BE BROUGHT EXCLUSIVELY, AT THE OPTION OF MORTGAGEE, IN A COURT OF RECORD OF THE STATE OF FLORIDA IN AND FOR PALM BEACH COUNTY, THE COUNTY

IN WHICH THE PROPERTY IS LOCATED OR IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF FLORIDA, UNLESS OTHERWISE REQUIRED BY OPERATION OF LAW; (B) CONSENT TO THE JURISDICTION OF EACH SUCH COURT IN ANY SUCH SUIT, ACTING OR PROCEEDING; AND (C) WAIVE ANY OBJECTION WHICH IT OR THEY MAY HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION OR PROCEEDING IN ANY OF SUCH COURTS.

6.10 **Transfer or Further Encumbrance**. In the event all or any part of the property encumbered by this Mortgage, or any interest therein, is sold, conveyed, encumbered or otherwise transferred by the Mortgagor, without Mortgagee's prior written consent, or, if Mortgagor is a partnership, any general partner of Mortgagor ceases to be a general partner, or if Mortgagor is a corporation (including a limited liability company: (i) any shareholder or member of Mortgagor owning directly or indirectly any of the issued and outstanding stock of or membership interests in Mortgagor as of the date hereof transfers, during the term of this Mortgage, any of such stock or interests; or (ii) any additional stock is issued after the date hereof, then, and in the event any of the foregoing events occur, Mortgagee may, in its sole discretion require a modification of the terms of the loan or loans secured hereby including without limitation those related to the rate of interest and terms or schedule or repayment) in a manner satisfactory to Mortgagee, and may charge an "assumption fee" or similar fee in consideration of such modification or approval or accelerate the indebtedness secured hereby and declare the then outstanding balance, with all accrued interest to be immediately due and payable.

6.11 **Financial Statements**. Mortgagor shall comply with the financial reporting requirements of the Loan Agreement.

6.12 **Other Indebtedness Secured**. This Mortgage is also given as security for any and all other sums, indebtedness, obligations and liabilities of any and every kind now or hereafter during the term hereof owing and to become due from Mortgagor to Mortgagee, however created, incurred, evidenced, acquired or arising, whether under the Note or this Mortgage, or any other instrument, obligation, contract, agreement or dealing of any and every kind now or hereafter existing or entered into between Mortgagor and Mortgagee, or otherwise, as amended, modified or supplemented from time to time, and whether direct, indirect, primary, secondary, fixed or contingent, and any and all renewals, modifications or extensions of any or all of the foregoing.

[signatures on following page]

IN WITNESS WHEREOF, Mortgagor has hereunto set hand and seal as of the day and year first hereinbefore written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

"MORTGAGOR"

SELVITZ I, LLC, a Florida limited liability company

By: _____
Donald Stevenson, Manager

_____
Witness Name: _____

_____
Witness Name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, on this 12th day of August, 2021, by Donald Stevenson, as Manager of Selvitz I, LLC, [✓] who is/are personally known to me or [ ] who produced _____ as identification.

_____
Notary Public, State of Florida

(SEAL)

TERESA A. RODGERS
Notary Public - State of Florida
Commission # GG 144907
My Comm. Expires Nov 30, 2021
Bonded through National Notary Assn.

Name: _____

My Commission Expires: _____

EXHIBIT "A"

SELVITZ I

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

Exhibit "B"

All of the following property now or hereafter owned by Mortgagor and located on, or relating to that certain tract of land described on Exhibit "A" attached hereto and made a part hereof, together with the buildings and improvements thereon erected or to be erected (hereinafter referred to as the "Premises").

1. All leasehold estate, and all right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

2. All right, title and interest of Mortgagor in and to all options to purchase or lease the Premises or any portion thereof or interest therein, and any greater estate in the Premises owned or hereafter acquired;

3. All easements, streets, ways, alleys, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights;

4. Any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements (sometimes hereinafter referred to as the "Improvements");

5. All fixtures, appliances, machinery, equipment, furniture, furnishings and articles of personal property now or hereafter affixed to, placed upon or used in connection with the operation of any of said properties all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems, machines, appliances, fixtures, and appurtenances which are now or may hereafter pertain or be used with, in or on said Premises, even though they may be detached or detachable and all building improvement and construction materials, supplies and equipment hereafter delivered to said Premises contemplating installation or use in the constructions thereon and all rights and interest of Mortgagor in building permits and architectural plans and specifications relating to contemplated constructions or Improvements on said Premises and all rights and interests of Mortgagor in present or future mortgage loan commitments pertaining to any of said Premises or Improvements thereon;

6. All awards and proceeds of condemnation for the Premises or any part thereof to which Mortgagor is entitled for any taking of all or any part of the Premises by condemnation or exercise of the right of eminent domain;

7. All rents, issues and profits of the Premises and all the estate, right, title and interest of every nature whatsoever of the Mortgagor in and to the same;

8. All accounts (including contract rights) and general intangibles pertaining to or arising from or in connection with all or any part of the Premises, as hereinafter defined, including

without limitation all proceeds and chooses in action arising under any insurance policies maintained with respect to all or any part of the Premises;

9. All of the contracts and subcontracts including, without limitation, architectural and engineering contracts now or hereafter existing with respect to construction on the Premises, together with all payment and performance bonds securing the obligations thereof;

10. All building permits, surveys, architectural and engineering plans and specifications, shop drawings, governmental approvals, licenses, agreements with any utility companies (together with any deposits, prepaid fees and charges paid thereon) and any other consents, approvals and rights which it may now or hereafter own with respect to or in connection with the Premises;

11. All warranties and guaranties now or hereafter given covering any furniture, furnishings, equipment, machinery, building supplies and materials, business machines, tools, appliances, fixtures and other property now or hereafter located on or placed upon the Premises, including without limitation, air conditioning, heating and other appliances and equipment; and,

12. All proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing items.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913068 OR BOOK 4671 PAGE 1187, Recorded 08/23/2021 09:30:02 AM Doc Tax: $7964.60

Prepared by and return to:
David Carlton Tassell
Counselors Title Company, LLC
941 North Highway A1A
Jupiter, FL 33477
File Number: **6748.740**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **August, 2021** between **Midway St. Lucie LLC, a Foreign limited liability company** whose post office address is **675 W. Indiantown Road, Suite 103, Jupiter, FL 33458**, grantor, and **Selvitz II, LLC, a Florida limited liability company** whose post office address is **631 U.S. Highway One, Suite 409, North Palm Beach, FL 33408**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 2432-211-005-000/6

Subject to taxes for 2021, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020 and matters known to Grantee or of record.**

DoubleTime®

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:

Witness Name: _____

Witness Name: _____

Midway St. Lucie, LLC, a Foreign limited liability company

By: _____
Kay Caliendo, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 16 day of August, 2021 by Kay Caliendo, Manager of Midway St. Lucie, LLC, a Foreign limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

JESSE HAP
Notary Public-State of Florida
Commission # HH 20710
My Commission Expires
July 19, 2024

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

EXHIBIT "A"

SELVITZ II

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING. THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4913079 OR BOOK 4671 PAGE 1247, Recorded 08/23/2021 09:43:48 AM Doc Tax: $691.60 Int Tax: $395.12

Prepared by:
David C. Tassell, Esq.
Joseph C. Kempe, P.A.
941 N. Highway A1A
Jupiter, FL 33477

MORTGAGE, ASSIGNMENT OF LEASES AND SECURITY AGREEMENT

THIS MORTGAGE executed this 10th day of August, 2021 by **SELVITZ III, LLC, a Florida limited liability company**, whose address for notice under this Mortgage is 631 US Highway One, Suite 409, North Palm Beach, FL 33408 (the "Mortgagor") in favor of 675 ASSET HOLDINGCO, LLC, a Delaware limited liability company, whose address is 675 Indiantown Road, Suite 103, Jupiter, FL 33458 (hereinafter referred to as the "Mortgagee").

WITNESSETH:

That for good and valuable consideration and to secure the payment of an indebtedness in the aggregate sum of ONE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED FIFTY SEVEN DOLLARS AND SIX CENTS ($197,557.06), or so much thereof as may be advanced, to be paid in accordance with a note of even date herewith (the "Note") from Mortgagor (which note has a maturity date of August 10, 2023 unless extended according to the terms thereunder) together with interest thereon and any and all sums due or which may become due from Mortgagor to the Mortgagee, the Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee its successors and assigns, in fee simple, all of that certain tract of land of which the Mortgagor is now seized and possessed and in actual possession, situate in the County of St. Lucie, State of Florida, which is more fully described in Exhibit "A" attached hereto and made a part hereof, together with the buildings and improvements thereon erected or to be erected (hereinafter referred to as the "Premises");

TOGETHER with:

(i) all leasehold estate, and all right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

(ii) all right, title and interest of Mortgagor in and to all options to purchase or lease the Premises or any portion thereof or interest therein, and any greater estate in the Premises owned or hereafter acquired;

(iii) all easements, streets, ways, alleys, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights;

(iv) any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements (sometimes hereinafter referred to as the "Improvements");

(v) all fixtures, appliances, machinery, equipment, furniture, furnishings and articles of personal property now or hereafter affixed to, placed upon or used in connection with the operation of any of said properties all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems, machines, appliances, fixtures, and appurtenances which are now or may hereafter pertain or be used with, in or on said Premises, even though they may be detached or detachable and all building improvement and construction materials, supplies and equipment hereafter delivered to said land contemplating installation or use in the constructions thereon and all rights and interest of Mortgagor in building permits and architectural plans and specifications relating to contemplated constructions or Improvements on said Premises and all rights and interests of Mortgagor in present or future mortgage loan commitments pertaining to any of said Premises or Improvements thereon (sometimes hereinafter referred to as the "Personal Property");

(vi) all awards and proceeds of condemnation for the Premises or any part thereof to which Mortgagor is entitled for any taking of all or any part of the Premises by condemnation or exercise of the right of eminent domain. All such awards and condemnation proceeds are hereby assigned to Mortgagee and the Mortgagee is hereby authorized, subject to the provisions contained in this Mortgage, to apply such awards and condemnation proceeds or any part thereof, after deducting therefrom any expenses incurred by the Mortgagee in the collection or handling thereof, toward the payment, in full or in part, of the Note, notwithstanding the fact that the amount owing thereon may not then be due and payable;

(vii) all rents, issues and profits of the Premises and all the estate, right, title and interest of every nature whatsoever of the Mortgagor in and to the same;

(viii) all accounts (including contract rights) and general intangibles pertaining to or arising from or in connection with all or any part of the Mortgaged Property, as hereinafter defined, including without limitation all proceeds and chooses in action arising under any insurance policies maintained with respect to all or any part of the Mortgaged Property; and,

(ix) all proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing items.

All of the foregoing real and personal property, and all rights, privileges and franchises are collectively referred to as the "Mortgaged Property".

TO HAVE AND TO HOLD all and singular the Mortgaged Property hereby conveyed, and the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest property, possession, claim and demand whatsoever as well in law as in equity of the said Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee in fee simple.

PROVIDED ALWAYS that Mortgagor shall pay to the Mortgagee any and all indebtedness due by Mortgagor to Mortgagee (including the indebtedness evidenced by the Note and any and all renewals of the same) and shall perform, comply with and abide by each and every stipulation, agreement, condition, and covenant of the Note and of this Mortgage; then this Mortgage and the estate hereby created shall cease and be null and void. Provided, it is further covenanted and agreed by the parties hereto that this Mortgage also secures the payment of and includes all future or further advances as hereinafter set forth, to the same extent as if such made on the date of the execution of this Mortgage, and any disbursements made for the payment of tax, levies or insurance on the Mortgaged Property, with interest on such disbursements at the Default Rate as hereinafter defined.

To protect the security of this Mortgage, the Mortgagor further covenants, warrants and agrees with the Mortgagee as follows:

ARTICLE I.
COVENANTS AND AGREEMENTS OF MORTGAGOR

1.1 **Payment of Secured Obligations**. Mortgagor shall pay when due the principal of, and the interest on, the indebtedness evidenced by the Note, and the charges, fees and the principal of, and interest on, any future advances secured by this Mortgage and shall otherwise comply with all of the terms of the Note and this Mortgage.

1.2 **Warranties and Representations**. Mortgagor hereby covenants with Mortgagee that Mortgagor is indefeasibly seized of the Mortgaged Property in fee simple; that the Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagor at all times to peaceably and quietly to enter upon, hold, occupy and enjoy said Mortgaged Property and every part thereof; that Mortgagor will make such further assurances to perfect the lien interest in said Premises in Mortgagee, as may reasonably be required; and that Mortgagor does hereby fully warrant the title to the Mortgaged Property and every part thereof and will defend the same against the lawful claims of all persons whomsoever.

Mortgagor further represents and warrants to Mortgagee that all information, reports, paper, and data given to Mortgagee with respect to Mortgagor, and to the loan evidenced by the Note and Mortgage are accurate and correct in all material respects and complete insofar as may be necessary to give Mortgagee a true and accurate knowledge of the subject matter.

1.3 **Ground Leases, Subleases and Easements**. Mortgagor, at Mortgagor's sole cost and expense, shall maintain and cause to be performed all of the covenants, agreements, terms, conditions and provisions on its part to be kept, observed and performed under any ground lease, lease, sublease or easements which may constitute a portion of or an interest in the Premises, shall require its tenants or subtenants to keep, observe and perform all the covenants, agreements, terms, conditions and provisions on their part to be kept, observed or performed under any and all ground leases, leases, subleases or easements; and shall not suffer or permit any breach or default to occur with respect to the foregoing; and if Mortgagor is in default thereof the Mortgagee shall have the right, after prior notice to Mortgagor, to perform or to require performance of any such covenants, agreements, terms, conditions or provisions of any such ground lease, lease, sublease or easements and to add any expense incurred in connection therewith to the debt secured hereby, which such expense shall bear interest from the date of payment to the date of recovery by the Mortgagee at the Default Rate as hereinafter defined. Any such payment by the Mortgagee with interest thereon shall be immediately due and payable. The Mortgagor shall not, without the consent of the Mortgagee, consent to the modification, amendment, cancellation, termination or surrender of any such ground lease, lease, sublease, or easement, except in the ordinary course of Mortgagor's leasing activities and in the exercise of prudent business judgment.

No release or forbearance of any of the Mortgagor's obligations under any such ground lease, lease, or sublease, shall release Mortgagor from any of its obligations under this Mortgage.

1.4 **Required Insurance**. Mortgagor will, at Mortgagor's sole cost and expense, maintain or cause to be maintained with respect to the Mortgaged Property, and each part thereof, the following insurance:

(a) upon completion of the Improvements, or if such Improvements are already completed, "all-risk" fire and extended coverage hazard insurance in an amount not less than 100% of the agreed upon full insurable replacement value of the Mortgaged Property, including coverage for loss of rents or business interruption;

(b) comprehensive general public liability insurance in an amount satisfactory to Mortgagee;

(c) if the Improvements are located in a special flood hazard area, flood insurance is required in the amount equal to the lesser of the loan amount or maximum available under the National Flood Insurance Program, but in no event should the amount of coverage be less than the value of the Improvements; and

(d) such other insurance, and in such amounts, as may from time to time be required by Mortgagee against the same or other hazards.

All policies of insurance required by the terms of this Mortgage shall contain an endorsement or agreement by the insurer that any loss shall be payable in accordance with the terms of such policy notwithstanding any act or negligence of Mortgagor which might otherwise result in forfeiture of said insurance and the further agreement of the insurer waiving all rights of set off, counterclaim or deductions against Mortgagor.

Mortgagor may affect for its own account any insurance not required under this Section 1.4, but any such insurance effected by Mortgagor on the Mortgaged Property, whether or not so required, shall be for the mutual benefit of Mortgagor and Mortgagee and shall be subject to the other provisions of this Mortgage.

1.5 **Delivery of Policies, Payment of Premiums**. All policies of insurance shall have attached thereto a lender's loss payment endorsement for the benefit of Mortgagee in form satisfactory to Mortgagee. Mortgagor shall furnish Mortgagee with an original policy of all policies of required insurance. If Mortgagee consents to Mortgagor providing any of the required insurance through blanket policies carried by Mortgagor and covering more than one location, then Mortgagor shall furnish Mortgagee with a certificate of insurance for each such policy setting forth the coverage, the limits of liability, the name of the carrier, the policy number, and the expiration date. At least thirty (30) days prior to the expiration of each such policy, Mortgagor shall furnish Mortgagee with evidence satisfactory to Mortgagee of the Payment of premium and the reissuance of a policy continuing insurance in force as required by this Mortgage. All such policies shall contain a provision that such policies will not be canceled or materially amended, which term shall include any reduction in the scope or limits of coverage, without at least thirty (30) days prior written notice to Mortgagee. In the event Mortgagor fails to provide, maintain, keep in force or deliver and furnish to Mortgagee the policies of insurance required by this Section, Mortgagee may procure such insurance or single-interest insurance for such risks covering Mortgagee's interest, and Mortgagor will pay all premiums thereon promptly upon demand by Mortgagee, and until such payment is made by Mortgagor the amount of all such premiums together with interest thereon at the rate of interest after maturity or default provided in the Note or the maximum rate permitted by Florida law, whichever is less (the "Default Rate").

1.6 **Insurance Proceeds**. After the happening of any casualty to the Mortgaged Property or any part thereof, Mortgagor shall give prompt written notice thereof to Mortgagee.

(a) In the event of any damage to or destruction of the Mortgaged Property, Mortgagee shall have the option in its sole discretion of applying or requiring Mortgagor to pay all or part of the insurance proceeds (i) to any indebtedness secured

hereby and in such order as Mortgagee may determine, or (ii) to the restoration of the Improvements, or (iii) to Mortgagor.

(b) Except to the extent that insurance proceeds are applied to the indebtedness secured hereby, nothing herein contained shall be deemed to excuse Mortgagor from repairing or maintaining the Mortgaged Property as provided in this Mortgage or restoring all damage or destruction to the Mortgaged Property, regardless of whether or not there are insurance proceeds available or whether any such proceeds are sufficient in amount, and the application or release of any insurance proceeds shall not cure or waive any default or notice of default under this Mortgage or invalidate any act done pursuant to such notice.

1.7 **Assignment of Policies Upon Foreclosure**. In the event of foreclosure of this Mortgage or other transfer of title or assignment of the Mortgaged Property in extinguishment, in whole or in part, of the debt secured hereby, all right, title and interest of the Mortgagor in and to all policies of insurance required by this Section shall inure to the benefit of and pass the successor in interest to Mortgagor or the purchaser or grantee of the Mortgaged Property. Mortgagor hereby appoints Mortgagee its attorney-in-fact to endorse any checks, draft or other instruments representing any proceeds of such insurance, whether payable by reason of loss thereunder or otherwise.

1.8 **Taxes, Utilities and Impositions**. Mortgagor will pay, or cause to be paid and discharged, on or before the last day on which they may be paid without penalty or interest, all such duties, taxes, sewer rents, charges for water, or for setting or repairing of meters, and all other utilities on the Mortgaged Property or any part thereof, and any assessments and payments, usual or unusual, extraordinary or ordinary, which shall be imposed upon or become due and payable or become a lien upon the Premises or any part thereof and the sidewalks or streets in front thereof and any vaults therein by virtue of any present or future law of the United States or of the State, County, or City wherein the Premises are located (all of the foregoing being herein collectively called "Impositions"). In default of any such payment of any Imposition, Mortgagee may pay the same and the amount so paid by Mortgagee shall, at the mortgagee's option, become immediately due and payable with interest at the Default Rate and shall be deemed part of the indebtedness secured by this Mortgage.

If at any time there shall be assessed or imposed (i) a tax or assessment on the Premises in lieu of or in addition to the Impositions payable by Mortgagor pursuant to this section or (ii) a license fee, tax or assessment imposed on Mortgagee and measured by or based in whole or in part upon the amount of the outstanding obligations secured hereby, then all such taxes, assessments or fees shall be deemed to be included with the term "Impositions" as defined in this Section, and Mortgagor shall pay and discharge the same as herein provided with respect to the payment of Impositions or, at the option of Mortgagee, all obligations secured hereby, together with all accrued interest thereon, shall immediately become due and payable. Anything to the contrary herein notwithstanding, Mortgagor shall have no obligation to pay any franchise, estate, inheritance, income, excess profits or similar tax levied on Mortgagee or on the obligations secured hereby.

Mortgagor will pay all mortgage recording taxes and fees payable with respect to this Mortgage or other mortgage or transfer taxes due on account of this Mortgage or the Note secured hereby.

Mortgagor will exhibit to Mortgagee the original receipts or other reasonably satisfactory proof of the payment of all Impositions which may affect the Mortgaged Property or any part thereof or the lien of the Mortgage promptly following the last date on which each Impositions is payable hereunder.

Notwithstanding the foregoing, Mortgagor shall have the right, after prior written notice to Mortgagee, to contest at its own expense the amount and validity of any Imposition affecting the Mortgaged Property by appropriate proceedings conducted in good faith and with due diligence and to postpone or defer payment thereof, if and so long as:

(a) Such proceedings shall operate to suspend the collection of such Imposition from Mortgagor or the Mortgaged Property; or

(b) Neither the Mortgaged Property nor any part thereof would be in immediate danger of being forfeited or lost by reason of such proceedings, postponement or deferment; and

(c) In the case of any Impositions affecting the Mortgaged Property which might be or become a lien, encumbrance or charge upon or result in any forfeiture or loss of the Mortgaged Property or any part thereof, or which might result in loss or damage to Mortgagor or Mortgagee, Mortgagor, prior to the date such Imposition would become delinquent, shall have furnished Mortgagee with security satisfactory to Mortgagee, and, in the event that such security is furnished, Mortgagee shall not have the right during the period of the contest to pay, remove or discharge the Imposition.

1.9 **Maintenance, Repairs, Alterations**. Mortgagor shall keep the Mortgaged Property, or cause the same to be kept, in good condition and repair and fully protected from the elements to the satisfaction of Mortgagee; Mortgagor shall not commit nor permit to be committed waste thereon and shall not do nor permit to be done any act by which the Mortgaged Property shall become less valuable; Mortgagor will not remove, demolish or structurally alter any of the Improvements except such alterations as may be required by laws, ordinances or regulations) without the prior written permission of the Mortgagee; Mortgagor shall complete promptly and in good and workmanlike manner any building or other improvement which may be constructed on the Premises and promptly restore in like manner any Improvements which may be damaged or destroyed thereon and will pay when due all claims for labor performed and materials furnished therefor; Mortgagor shall use and operate, and shall require its lessees to use or operate, the Mortgaged Property in compliance with all applicable laws, ordinances, regulations, covenants, conditions and restrictions, and with all applicable requirements of any ground lease, lease or sublease now or hereafter affecting the Premises or any part thereof. Unless required by law or

unless Mortgagee has otherwise agreed in writing, Mortgagor shall not allow changes in the stated use of Mortgaged Property from that which was disclosed to Mortgagee at the time of execution hereof. Mortgagor shall not initiate or acquiesce to a zoning change of the Mortgaged Property without the prior notice to and consent of Mortgagee, which consent shall not be unreasonably withheld. Mortgagee and its representatives shall have access to the Premises at all reasonable times after reasonable notice to determine whether Mortgagor is complying with its obligations under this Mortgage, including, but not limited to, those set out in this Section.

1.10 **Eminent Domain**. Should the Mortgaged Property, or any part thereof or interest therein, be taken or damaged by reason of any public use improvement or condemnation proceeding, or in any other manner ("Condemnation"), or should Mortgagor receive any notice or other information regarding such Condemnation, Mortgagor shall give prompt written notice thereof to Mortgagee.

(a) Mortgagee shall be entitled to all compensation, awards and other payments or relief granted in connection with such Condemnation, and shall be entitled, at its option, to commence, appear in and prosecute in its own name any action or proceedings relating thereto. Mortgagee shall also be entitled to make any compromise or settlement in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceeds awarded to Mortgagor (the "Proceeds") are hereby assigned to Mortgagee and Mortgagor agrees to execute such further assignments of the Proceeds as Mortgagee may require.

(b) In the event any portion of the Mortgaged Property is so taken or damaged, Mortgagee shall have the option in its sole and absolute discretion, to apply all such Proceeds, after deducting therefrom all reasonable costs and expenses (regardless of the particular nature thereof and whether incurred with or without suit), including attorneys' fees, incurred by it in connection with such Proceeds, upon any indebtedness secured hereby, or to apply all such Proceeds, after such deductions, to the restoration of the Mortgaged Property upon such conditions as Mortgagee may determine. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(c) Any amounts received by Mortgagee hereunder (after payment of any reasonable costs in connection with obtaining same), shall, if retained by Mortgagee, be applied in payment of any accrued interest and then in reduction of the then outstanding principal sum of the note, notwithstanding that same may not then be due and payable. Any amount so applied to principal shall be applied to the payment of installments of principal on the Note in inverse order of their due dates.

1.11 **Actions by Mortgagee to preserve the Security of this Mortgage**. If the Mortgagor fails to make any payment or to do any act as and in the manner provided for in this Mortgage or the Note, the Mortgagee, in its own discretion, without obligation so to do and without notice to or demand upon Mortgagor and without releasing Mortgagor from any obligation, may make or do the same in such manner and to such extend as the

Mortgagee may deem necessary to protect the security hereof. Mortgagor will pay upon demand all reasonable expense incurred or paid by Mortgagee (including, but not limited to, attorneys' fees and arbitration costs) on account of the exercise of any of the aforesaid rights or privileges or on account of any proceeding or arbitration which may arise in connection with this Mortgage or the Note or on account of any attempt, without arbitration, to enforce the terms of this Mortgage or said Note. In case the Mortgaged Property or any part thereof shall be advertised for foreclosure sales and not sold, Mortgagor shall pay all reasonable costs in connection therewith.

In the event that the Mortgagee is called upon to pay any sums of money to protect this Mortgage and the Note as aforesaid, all monies advanced or due hereunder shall become immediately due and payable, together with interest at the Default Rate, computed from the date of such advance to the date of the actual receipt of payment thereof by the Mortgagee.

1.12 **Cost of Collection**. In the event this Mortgage is placed in the hands of an attorney for the collection of any sum payable hereunder, the Mortgagor agrees to pay all costs of collection, including reasonable attorney's fees including those in all appellate and bankruptcy proceedings, incurred by the Mortgagee, either with or without the institution of any action or proceeding, and in addition to all costs, disbursements and allowances provided by law. All such costs so incurred shall be deemed to be secured by this Mortgage.

1.13 **Survival of Warranties**. All representations, warranties and covenants of Mortgagor contained herein or incorporated by reference shall survive funding of the loan evidenced by the Note and shall remain continuing obligations, warranties and representations of Mortgagor during any time when any portion of the obligations secured by this Mortgage remain outstanding.

1.14 **Additional Security**. In the event Mortgagee at any time holds additional security for any of the obligations secured hereby, it may enforce the sale thereof or otherwise realize upon the same, at its option, either before or concurrently herewith or after a sale is made hereunder.

1.15 **Inspections**. Mortgagee, or its agents, representatives or workmen, are authorized to enter at any reasonable time after reasonable notice upon or on any part of the Premises for the purpose of inspecting the same, and for the purpose of performing any of the acts it is authorized to perform under the terms of this Mortgage.

1.16 **Liens; Subordinate Financing**. Mortgagor shall pay and promptly discharge, at Mortgagor's cost and expense, all liens, encumbrances and charges upon the Mortgaged Property or any part thereof or interest therein. Mortgagor shall have the right to contest in good faith the validity of any such lien, encumbrance or charge, provided Mortgagor shall first deposit with Mortgagee a bond or other security satisfactory to Mortgagee in such amounts as Mortgagee shall reasonably require, and provided further that Mortgagor shall thereafter diligently proceed to cause such lien, encumbrance or

charge to be removed and discharged. If Mortgagor shall fail to discharge any such lien, encumbrance or charge, then, in addition to any other right or remedy, Mortgagee, may, but shall not be obligated to, discharge the same, either by paying the amount claimed to be due, or by procuring the discharge of such lien by depositing in court a bond for the amount claimed or otherwise giving security for such claim, or in such manner as is or may be prescribed by law. any amount so paid by the Mortgagee shall, at Mortgagee's option, become immediately due and payable with interest at the Default Rate, and shall be deemed part of the indebtedness secured by this Mortgage. Mortgagor shall not incur or permit the incurring of any financing in addition to the Note that is secured by a lien, security interest or encumbrance on any part of the Mortgaged Property without Mortgagee's prior written consent except for the lien with respect to released deposits under the agreement between Mortgagor and Ryan Homes.

1.17 **Future Advances**. This Mortgage is given to secure not only existing indebtedness, but also future advances, whether such advances are obligatory or are to be made at the option of Mortgagee, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances are made on the date of the execution of this Mortgage. The total amount of indebtedness that may be so secured may decrease to a zero amount from time to time, or may increase from time to time, but the total unpaid balance secured at one time shall not exceed twice the face amount of the Note, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Mortgaged Property, with interest on such disbursements at the Default Rate as hereinafter defined.

1.18 **No Limitation of Future Advance Rights**. Mortgagor covenants and agrees with Mortgagee that:

(a) Mortgagor waives and agrees not to assert any right to limit future advances under this Mortgage, and any such attempted limitation shall be null, void and of no force and effect. Any correspondence by Mortgagor regarding the future advances must be sent to Mortgagee at the address set forth above and to Mortgagee's counsel;

(b) An event of default under the Mortgage shall automatically exist (i) if Mortgagor executes any instrument which purports to have or would have the effect of impairing the priority of or limiting any future advance which might ever be made under the Mortgage or (ii) if Mortgagor takes, suffers, or permits any action or occurrence which would adversely affect the priority of any future advance which might ever be made under the Mortgage.

1.19 **Appraisals**. Mortgagor covenants and agrees that Mortgagee may obtain an appraisal of the Mortgaged Property at such times as the Mortgagee may reasonably require, not more frequently than once in a twenty-four month period or at any time that Mortgagor is in default hereunder. Such appraisals shall be performed by an independent third party appraiser selected by the Mortgagee.

ARTICLE II.
ASSIGNMENT OF LEASES, SUBLEASES, FRANCHISES, RENTS, ISSUES AND PROFITS

2.1 **Assignment of Rents**. Mortgagor hereby collaterally assigns and transfers to Mortgagee all the leases, subleases, franchises, rents, issues and profits of the Mortgaged Property, and hereby gives to and confers upon Mortgagee the right, power and authority to collect such rents, issues and profits as herein set forth. Mortgagor irrevocably appoints Mortgagee its true and lawful attorney-in-fact, at the option of Mortgagee, immediately and without further legal action being necessary, to demand, receive and enforce payment, to give receipts, releases and satisfactions, and to sue, in the name of Mortgagor or Mortgagee, for all such rents, issues and profits and apply the same to the indebtedness secured hereby; provided, however, that Mortgagor shall have the right to collect such rents, issues and profits (but not more than one month in advance) at any time there is not an event of default under this Mortgage.

2.2 **Collection Upon Default**. Upon any event of default under this Mortgage, Mortgagee may, at any time without notice, either in person, or by agent, and without regard to the adequacy of any security for the indebtedness thereby secured, enter upon and take possession of the Mortgaged Property, or any part thereof, in its own name, collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including attorneys' fees, upon any indebtedness secured hereby, and in such order as Mortgagee may determine. The collection of such rents, issues and profits, or the entering upon and taking possession of the Mortgaged Property, or the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done in response to such default or pursuant to such default.

2.3 **Restriction of Further Assignments, etc.** Except as hereinafter specifically provided, Mortgagor shall not, without the prior written consent of the Mortgagee, assign the rents, issues or profits, or any part thereof, from the Mortgaged Property or any part thereof.

Mortgagor agrees to furnish to the Mortgagee a copy of any modification of any lease presently in effect and copies of all future leases affecting the Mortgaged Property.

All leases or subleases hereafter entered into by Mortgagor with respect to the Mortgaged Property or any part thereof, including but not limited to the Lease, shall be subordinate to the lien of this Mortgage unless expressly made superior to this Mortgage in the manner hereinafter provided. At any time or times Mortgagee may execute and record in the appropriate Office of the Register or County Clerk of the County where the Premises are situated, a Notice of Subordination reciting that the lease or leases therein described shall be superior to the lien of this Mortgage. From and after the recordation of such Notice of Subordination, the lease or leases therein described shall be superior to the lien of this Mortgage and shall not be extinguished by any foreclosure sale hereunder.

ARTICLE III.
ENVIRONMENTAL CONDITION OF PREMISES

3.1 **Environmental Condition of Property**. Mortgagor hereby warrants and represents to Mortgagee after investigation to the satisfaction of Mortgagor that:

(a) the Premises are now and at all times hereafter will continue to be in full compliance with all Federal, State and local environmental laws and regulations, including but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), Public Law No. 96-510, 94 Stat. 2767, and the Superfund Amendments and Reauthorization Act of 1986 (SARA), Public law No. 99-499, 100 Stat. 1513, and

(b) (i) as of the date hereof there are no hazardous materials, substances, waste or other environmentally regulated substances (including without limitation, any materials containing asbestos) located on, in or under the Premises or used in connection therewith, or (ii) Mortgagor has fully disclosed to Mortgagee in writing the existence, extent and nature of any such hazardous material, substance, waste or other environmentally regulated substance, currently present or which Mortgagor is legally authorized and empowered to maintain on, in or under the Premises or use in connection therewith, Mortgagor has obtained and will maintain all licenses, permits and approvals required with respect thereto, and is and will remain in full compliance with all of the terms, conditions and requirements of such licenses, permits and approvals. Mortgagor further warrants and represents that it will promptly notify Mortgagee of any change in the environmental condition of the Premises or in the nature or extent of any hazardous materials, substances or wastes maintained on, in or under the Premises or used in connection therewith, and will transmit to Mortgagee copies of any citations, orders, notices or other material governmental or other communication received with respect to any other hazardous materials, substances, waste or other environmentally regulated substance affecting the Premises. Mortgagee acknowledges that some tenants at the Premises handle and use environmentally regulated substances in the ordinary course of their professions and that the lawful handling and use of such substances shall not be deemed a breach of these warranties and representations.

Mortgagor hereby indemnifies and holds harmless Mortgagee from and against any and all damages, penalties, fines, claims, suits, liabilities, costs, judgments and expenses (including attorneys', consultant's or expert's fees) of every kind and nature incurred, suffered by or asserted against Mortgagee as a direct or indirect result of:

(a) any warranty or representation made by Mortgagor in this paragraph being or becoming false or untrue in any material respect or

(b) any requirement under the law, regulation or ordinance, local, state or federal, regarding the removal or elimination of any hazardous materials, substances, waste or other environmentally regulated substances.

Mortgagor's obligations hereunder shall not be limited to any extent by the term of the Note, and, as to any act or occurrence prior to payment in full and satisfaction of said Note which gives rise to liability hereunder, shall continue, survive and remain in full force and effect notwithstanding foreclosure of this Mortgage, where Mortgagee is the purchaser at the foreclosure sale, or delivery of a deed in lieu of foreclosure to Mortgagee.

ARTICLE IV.
SECURITY AGREEMENT

4.1 **Creation of Security Interest**. Mortgagor hereby grants to Mortgagee a security interest in the personalty more particularly described in Exhibit "B" and attached hereto and all equipment and fixtures owned by Mortgagor and included within or related to Mortgagor's use of the Mortgaged Property (herein the "Personal Property") located on or at the Premises, including without limitation any and all property of similar type or kind hereafter located on or at the Premises for the purposes of securing all obligations of Mortgagor set forth in this Mortgage. Mortgagor also grants Mortgagee a security interest in any contract that may be entered into between Mortgagor and Ryan Homes or any other builder for the sale and purchase of the Property to the extent amount of the Note. This instrument is a self-operative security agreement with respect to the above described property, but Mortgagor agrees to execute and deliver on demand such other security agreements, financing statements and other instruments as Mortgagee may request.

4.2 **Warranties, Representations and Covenants of Mortgagor**. Mortgagor hereby warrants, represents and covenants as follows:

(a) Except for the security interest granted hereby, Mortgagor is, and as to portions of the Personal Property to be acquired after the date hereof will be, the sole owner of the Personal Property, free from any adverse lien, security interest, encumbrance or adverse claims thereon of any kind whatsoever, Mortgagor shall notify Mortgagee of, and shall defend the Personal Property against, all claims and demands of all persons at any time claiming the same or any interest therein.

(b) Mortgagor shall not sell, convey or in any manner transfer the Personal Property without the prior written consent of Mortgagee.

(c) The Personal Property shall be kept on or at the Premises and Mortgagor will not remove the Personal Property from the Premises without the prior written consent of Mortgagee, except such portions or items of Personal Property which are consumed or worn out in ordinary usage, all of which shall be promptly replaced by Mortgagor.

(d) Mortgagor maintains a place of business in the State of Florida and Mortgagor shall immediately notify Mortgagee in writing of any change in its place of business as set forth in the beginning of this Mortgage.

(e) At the request of the Mortgagee, Mortgagor shall join Mortgagee in executing one or more financing statements and renewals and amendments thereof pursuant to the Uniform Commercial Code of Florida in form satisfactory to Mortgagee, and will pay the cost of filing the same in all public offices wherever filing is deemed by Mortgagee to be necessary or desirable.

(f) All covenants and obligations of Mortgagor contained herein relating to the Mortgaged Property shall be deemed to apply to the Personal Property whether or not expressly referred to herein.

(g) This Mortgage constitutes a security agreement and a financing statement as those terms are used in the Uniform Commercial Code of Florida.

ARTICLE V.
REMEDIES UPON DEFAULT

5.1 **Events Of Default**. Any one or more of the following shall constitute a default (an "Event of Default") under this Mortgage and the Note hereby secured:

(a) Failure of Mortgagor to make one or more payments required by said Note on the due date thereof.

(b) Failure of Mortgagor to pay the amount of any costs, expenses or fees (including counsel fees) of the Mortgagee, with interest thereon, as required by any provision of this Mortgage or the Note.

(c) Failure to exhibit to Mortgagee, within ten (10) days after demand, receipt showing payment of real estate taxes and assessments.

(d) Failure to maintain the Mortgaged Property free of any liens placed or threatened during the term hereof.

(e) Failure to comply with any requirements or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the Mortgaged Property.

(f) Failure of Mortgagor or others to comply with or perform any other warranty, covenant or agreement contained herein, in the Note or in any other document executed by Mortgagor in conjunction with this transaction.

(g) Any breach of any covenant or warranty or material untruth of any representation of Mortgagor contained in this Mortgage, or the Note or any guaranty executed in conjunction herewith.

(h) The institution of any bankruptcy, reorganization or insolvency proceedings against Mortgagor, or the appointment of a receiver or a similar official with respect to all or a substantial part of the properties of Mortgagor and a failure to have such proceedings dismissed or such appointment vacated within a period of forty-five (45) days.

(i) The institution of any voluntary bankruptcy, reorganization or insolvency proceedings by the then owner or Mortgagor in possession of the Mortgaged Property, or Mortgagor, or the appointment of a receiver or a similar official with respect to all or a substantial part of the properties of the then owner or Mortgagor in possession of the Mortgaged Property at the instance of the owner or Mortgagor in possession of the Mortgaged Property, or the death of any Guarantor.

(j) The assertion or making of any levy, seizure, forfeiture action, mechanic's or materialman's lien or attachment on the Mortgaged Property or any part thereof.

(k) A transfer or further encumbrance of the Mortgaged Property, as described in section 6.10 occurs.

(l) Any Guarantor transfers any assets other than in the ordinary course of such Guarantor's business, without the prior written consent of Mortgagee.

(m) Failure of any guarantor or Mortgagor to comply with or perform any warranty, covenant or agreement in any guaranty or other loan document.

(n) Default in payment or performance of any direct or indirect obligation under any other loans, contracts or agreements of Mortgagor, any subsidiary or affiliate of Mortgagor, any general partner of, or the holder(s) of the majority ownership interests of, Mortgagor, or any Guarantor.

As used herein: subsidiary shall mean any corporation, partnership, limited liability company or other entity in which Mortgagor, directly or indirectly, owns more than fifty percent (50%) of the stock, capital, membership, or income interests, or other beneficial interests, or which is effectively controlled by Mortgagor, and an affiliate shall mean (a) any entity or person owning 5% or more of the voting stock or rights of such named entity or any entity in which a named entity or person owns 5% or more of such voting stock or rights; (b) any entity controlling, controlled by or under common control with such named entity; (c) any officer or director of such named entity or of any affiliates of the named entity, and (d) any family member of the named entity or person.

5.2 **Default Rate**. The Default Rate shall be eighteen percent (18%), provided, however that at no time shall any interest or charges in the nature of interest be taken, exacted, received or collected which would exceed the maximum rate permitted by law.

5.3 **Acceleration Upon Default, Additional Remedies, Rights**. In the event that one or more defaults as above provided shall occur, the remedies available to Mortgagee shall include, but not necessarily be limited to, any one or more of the following:

(a) Mortgagee may declare the entire unpaid balance of the Note immediately due and payable without notice.

(b) Without declaring the entire unpaid principal balance due, the Mortgagee may foreclose only as to the sum past due, without injury to this Mortgage or the displacement or impairment of the remainder of the lien thereof, and at such foreclosure sale the Mortgaged Property shall be sold subject to all remaining items of indebtedness; and Mortgagee may again foreclose, in the same manner, as often as there may be any sum past due. Mortgagee, in any action to foreclose this Mortgage, or upon the actual or threatened waste to any part of the Mortgaged Property, or upon an Event of Default under this Mortgage or the Note, shall be at liberty to apply (in an ex parte proceeding, if Mortgagee so elects) for the appointment of a receiver of the rents and profits of the Mortgaged Property without notice, and shall be entitled to the appointment of such receiver as a matter of right, without consideration of the value of the Mortgaged Property as security for the amounts due Mortgagee or the solvency of any person, limited liability company or limited partnership liable for the payment of such amounts.

(c) Mortgagee shall have the right from time to time to enforce any legal or equitable remedy against Mortgagor and to sue to enforce any covenant or undertaking of Mortgagor contained herein; and/or to recover any sums, whether interest, damages for failure to pay principal or any installment thereof, taxes, installments of principal, or any other sums required to be paid under the terms of this Mortgage, as the same become due, without regard to whether or not the principal sum secured or any other sums secured by the Note and Mortgage shall be due and without prejudice to the right of Mortgagee thereafter to enforce any appropriate remedy against Mortgagor, including an action of foreclosure, or any other action, for a default or defaults by Mortgagor existing at the time such earlier action was commenced.

5.4 **Rights Distinct and Cumulative**. The rights of Mortgagee arising under this Mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of the others or any remedy now or hereafter existing at law or in equity or by statute; and no act of Mortgagee shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding. Every power or remedy given by any of the Loan Documents to Mortgagee, or to which Mortgagee may be otherwise entitled, may be exercised concurrently or independently, from time to time and as often as may be deemed expedient by Mortgagee. Mortgagee may pursue inconsistent remedies.

5.5 **Accord and Satisfaction**. The acceptance by Mortgagee of any sum after the same is due shall not constitute a waiver of the right either to require prompt payment, when due, of all other sums hereby secured or to declare a default or Event of Default under this Mortgage or the Note. The acceptance by Mortgagee of any sum in an amount less than the sum then due shall be deemed an acceptance on account only and upon condition that it shall not constitute a waiver of the obligation of Mortgagor to pay the entire sum then due, and failure of Mortgagor to pay such entire sum then due shall be an Event of Default notwithstanding such acceptance of such amount on account, as aforesaid. Mortgagee shall, at all times thereafter and until the entire sum then due shall have been paid, and notwithstanding the acceptance by Mortgagee thereafter of further sums on account, or otherwise, be entitled to exercise all rights in this Mortgage and the Note conferred upon Mortgagee and the right to exercise any rights or remedies hereunder shall in no way be impaired, whether any of such amounts are received prior or subsequent to such proceeding, election or exercise. Consent by Mortgagee to any action or inaction of Mortgagor which is subject to consent or approval of Mortgagee hereunder shall not be deemed a waiver of the right to require such consent or approval to future or successive or actions or inactions.

5.6 **Reservation of Rights**. No failure by Mortgagee to insist upon the strict performance by Mortgagor of any of the terms and provisions hereof shall be deemed to be a waiver of any of the terms and provisions hereof, and Mortgagee, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by Mortgagor of any and all of the terms and provisions of this Mortgage to be performed by Mortgagor. Neither Mortgagor nor any other person now or hereafter obligated for the payment of the whole or any part of the sums now or hereafter secured by this Mortgage shall be relieved of such obligation by reason of the failure of Mortgagee to comply with any request of Mortgagor, or of any other person so obligated, to take action to foreclose this Mortgage, or otherwise enforce any of the provisions of this Mortgage, or by reason of the release, regardless of consideration, of the whole or any part of any security held in accordance with the Note or Mortgage, or by reason of any agreement or stipulation between any subsequent owner or owners of the Mortgaged Property and Mortgagee extending the time of payment or modifying the terms of the Note or Mortgage without first having obtained the consent of Mortgagor or such other person, and in the latter event, Mortgagor and all such other persons shall continue to be liable for the making of such payments according to the terms of any such agreement of extension or modification unless expressly released and discharged in writing by Mortgagee.

5.7 **Indemnification**. In addition to any other indemnifications provided herein or in the Note, Mortgagor shall protect, defend, indemnify and save harmless Mortgagee with respect to the Note, and their respective directors, officers, employees and agents, and the respective successors and assigns of each of the foregoing parties, from and against all liabilities, obligations, claims, demands, damages, penalties, causes of action, losses, fines, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses), imposed upon or incurred by or asserted against Mortgagee by reason of: (i) Mortgagor's ownership and operation of the Mortgaged Property or any

interest therein, including but not limited to any violation of environmental laws deriving from acts or omissions of Mortgagor after the date of acquisition by Mortgagor of the Premises; (ii) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Mortgaged Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding; (iii) any use, nonuse or condition in, on or about the Mortgaged Property or any part thereof or on adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding; (iv) any failure on the part of Mortgagor to perform or comply with any of the terms of this Mortgage or the Note occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding; (v) performance of any labor or services or the furnishing of any materials or other property in respect of the Mortgaged Property or any part thereof occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding; (vi) any representation or warranty made in the this Mortgage or the Note being false or misleading in any material adverse respect as of the date such representation or warranty was made; (vii) any claim by brokers, finders or similar persons claiming to be entitled to a commission in connection with any lease or other transaction involving the Mortgaged Property or any part thereof under any legal requirement or any liability asserted against Mortgagee with respect thereto; and (viii) the claims of any lessee of all or any portion of the Mortgaged Property or any person acting through or under any lessee or otherwise arising under or as a consequence of any lease occurring prior to a transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding (except for claims related to breach by Mortgagee of any agreements between Mortgagee and such lessees). Any amounts payable to Mortgagee by reason of the application of this section shall be due and payable within thirty (30) days of written demand therefor, shall be secured by the Mortgage and shall bear interest at the Default Rate from the date loss or damage is sustained by Mortgagee until paid. The obligations and liabilities of Mortgagor under this section shall survive any termination, satisfaction or assignment of this Mortgage or any transfer of title to the Mortgaged Property pursuant to a foreclosure sale, deed in lieu of foreclosure, or bankruptcy proceeding.

5.8 **Additional Provisions**. Mortgagor expressly agrees, on behalf of itself, the Mortgagor, their respective successors and assigns and any future owner of the Mortgaged Property, or any part thereof or interest therein, as follows:

(a) All remedies available to Mortgagee with respect to this Mortgage shall be cumulative and may be pursued concurrently or successively. No delay by Mortgagee in exercising any such remedy shall operate as a waiver thereof or preclude the exercise thereof during the continuance of that or any subsequent default.

(b) The obtaining of a judgment or decree on the Note, whether in the State of Florida or elsewhere, shall not in any manner affect the lien of this Mortgage upon

the Mortgaged Property covered hereby, and any judgment or decree so obtained shall be secured to the same extent as said Note is now secured.

(c) In the event of any foreclosure sale hereunder, all net proceeds shall be available for application to the indebtedness hereby secured whether or not such proceeds may exceed the value of the Mortgaged Property for unpaid taxes, liens, assessments and any other costs relating to the Mortgaged Property.

(d) The only limitation upon the foregoing agreements as to the exercise of Mortgagee's remedies is that there shall be but one full and complete satisfaction of the indebtedness secured hereby.

ARTICLE VI.
MISCELLANEOUS

6.1 **Legal Existence**. If the Mortgaged Property is owned or held by an entity that is a partnership, corporation or limited liability company, such entity shall at all times maintain its legal existence and shall be fully authorized to do business in the State of Florida and shall maintain in the State of Florida a duly authorized registered agent for the service of process. Failure to comply with such obligations shall be a default under this Mortgage. Within ninety (90) days after the expiration of the time for filing its annual report and the payment of the appropriate corporate taxes in the State of Florida, Mortgagor will furnish to Mortgagee a certificate of good standing or other evidence satisfactory to Mortgagee to show each Mortgagor's compliance with the provisions of this Section.

6.2 **Statements by Mortgagor**. Mortgagor, within three (3) days after request in person or within ten (10) days after request by mail, will furnish to Mortgagee or any person, firm or corporation designated by Mortgagee, a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage, and stating either that no offsets or defenses exist against such debt, or, if such offsets or defenses are alleged to exist, full information with respect to such alleged offsets and/or defenses.

6.3 **Successors and Assigns**. The provisions hereof shall be binding upon and shall inure to the benefit of the Mortgagor, its successors and assigns, including without limitation subsequent owners of the Premises or the leasehold estate of the Premises or any part thereof and shall be binding upon and shall inure to the benefit of Mortgagee, its successors and assigns and any future holder of the Note, and any successors or assigns of any future holder of the Note. The term "Mortgagor" as used in this Mortgage and any other loan documents shall refer to all of the persons and entities so identified on the first page of this Mortgage, collectively and individually. In the event the ownership of the Mortgaged Property or any leasehold estate that may be covered by this Mortgage, becomes vested in a person other than Mortgagor, Mortgagee may, without notice to Mortgagor, deal with such successor or successors in interest with reference to this instrument and the Note in the same manner as with the Mortgagor, and may alter the interest rate and/or alter or extend the terms of payments of the instrument and the Note in the same manner as with the Mortgagor, and may alter the interest rate and/or alter or

extend the terms of payments of the Note without notice to Mortgagor hereunder or under the Note hereby secured or the lien or priority of this Mortgage with respect to any part of the Mortgaged Property covered hereby, but nothing herein contained shall serve to relieve Mortgagor of any liability under the Note or this Mortgage (or any other agreement executed in conjunction therewith) unless Mortgagee shall expressly release Mortgagor in writing. Mortgagor and any transferee or assignee shall be jointly and severally liable for any documentation or intangible taxes imposed as a result of any transfer or assumption.

6.4 **Notices**. All notices, demands and requests given by either partly hereto to the other party shall be in writing and made in accordance with the following:

If to Mortgagor:

Attn: Don Stevenson
Selvitz I, LLC
631 US Highway One, Suite 409
North Palm Beach, FL 33408

With a copy to:

Attn: David C. Tassell, Esq.
Joseph C. Kempe, P.A.
941 N. Highway A1A
Jupiter, FL 33477

If to Mortgagee:

Attn: Richard Sabella
675 Asset HoldingCo, LLC
675 Indiantown Road, Suite 103
Jupiter, FL 33458

The Mortgagor shall deliver to the Mortgagee, promptly upon receipt of same, copies of all notices, certificates, documents and instruments received by it which materially affect any part of the Mortgaged Property covered hereby, including, without limitation, notices, from any lessee or sublessee claiming that the Mortgagor is in default under any terms of any lease or sublease.

6.5 **Modifications in Writing**. This Mortgage may not be changed, terminated or modified orally or in any other manner than by an instrument in writing signed by the party against whom enforcement is sought.

6.6 **Captions**. The captions or headings at the beginning of each Section hereof are for the convenience of the parties and are not a part of this Mortgage.

6.7 **Invalidity of Certain Provisions**. If the lien of this Mortgage is invalid or unenforceable as to any part of the debt, or if the lien is invalid or unenforceable as to any part of the Mortgaged Property, the unsecured portion of the debt shall be completely paid prior to the payments of the secured portion of the debt, and all payments made on the debt, whether voluntarily or otherwise, shall be considered to have been first paid on and applied to the full payment of that portion of the debt which is not secured or fully secured by the lien of this Mortgage.

6.8 **No Merger**. If both the lessor's and lessee's estates under any lease or any portion thereof which constitutes a part of the Mortgaged Property shall at any time become vested in one owner, this Mortgage and the lien created hereby shall not be destroyed or terminated by application of the doctrine of merger and, in such event, Mortgagee shall continue to have and enjoy all of the rights and privileges of Mortgagee as to the separate estates. In addition, upon the foreclosure of the lien created by this Mortgage on the Mortgaged Property pursuant to the provisions hereof, any leases or subleases then existing and created by Mortgagor shall not be destroyed or terminated by application of the law of merger or as a result of such foreclosure sale unless Mortgagee shall so elect. No act by or on behalf of Mortgagee or any such purchaser shall constitute a termination of any lease or sublease unless Mortgagee or such purchaser shall give written notice thereof to such tenant or subtenant.

6.9 **Governing Law and Construction of Clauses; Waiver of Jury Trial; Submission to Jurisdiction**. THIS MORTGAGE SHALL BE GOVERNED AND CONSTRUED BY THE LAWS OF THE STATE OF FLORIDA. NO ACT OF THE MORTGAGEE SHALL BE CONSTRUED AS AN ELECTION TO PROCEED UNDER ANY ONE PROVISION OF THE MORTGAGE OR OF THE APPLICABLE STATUTES OF THE STATE OF FLORIDA TO THE EXCLUSION OF ANY OTHER SUCH PROVISION, ANYTHING HEREIN OR OTHERWISE TO THE CONTRARY NOTWITHSTANDING.

EXCEPT AS PROHIBITED BY LAW, MORTGAGOR AND MORTGAGEE (BY ACCEPTANCE HEREOF) EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION (INCLUDING, BUT NOT LIMITED TO, ANY CLAIMS, CROSS-CLAIMS AND THIRD PARTY CLAIMS) BASED ON, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH, THIS INSTRUMENT OR THE NOTE AND THE TRANSACTIONS CONTEMPLATED THEREIN, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF MORTGAGOR, MORTGAGEE OR ANY GUARANTOR.

MORTGAGOR IRREVOCABLY AND UNCONDITIONALLY (A) AGREES THAT ANY SUIT, ACTION, OR OTHER LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THE NOTE OR THIS MORTGAGE SHALL BE BROUGHT EXCLUSIVELY, AT THE OPTION OF MORTGAGEE, IN A COURT OF RECORD OF THE STATE OF FLORIDA IN AND FOR PALM BEACH COUNTY, THE COUNTY IN WHICH THE PROPERTY IS LOCATED OR IN THE UNITED STATES DISTRICT

COURT FOR THE SOUTHERN DISTRICT OF FLORIDA, UNLESS OTHERWISE REQUIRED BY OPERATION OF LAW; (B) CONSENT TO THE JURISDICTION OF EACH SUCH COURT IN ANY SUCH SUIT, ACTING OR PROCEEDING; AND (C) WAIVE ANY OBJECTION WHICH IT OR THEY MAY HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION OR PROCEEDING IN ANY OF SUCH COURTS.

6.10 **Transfer or Further Encumbrance**. In the event all or any part of the property encumbered by this Mortgage, or any interest therein, is sold, conveyed, encumbered or otherwise transferred by the Mortgagor, without Mortgagee's prior written consent, or, if Mortgagor is a partnership, any general partner of Mortgagor ceases to be a general partner, or if Mortgagor is a corporation (including a limited liability company: (i) any shareholder or member of Mortgagor owning directly or indirectly any of the issued and outstanding stock of or membership interests in Mortgagor as of the date hereof transfers, during the term of this Mortgage, any of such stock or interests; or (ii) any additional stock is issued after the date hereof, then, and in the event any of the foregoing events occur, Mortgagee may, in its sole discretion require a modification of the terms of the loan or loans secured hereby including without limitation those related to the rate of interest and terms or schedule or repayment) in a manner satisfactory to Mortgagee, and may charge an "assumption fee" or similar fee in consideration of such modification or approval or accelerate the indebtedness secured hereby and declare the then outstanding balance, with all accrued interest to be immediately due and payable.

6.11 **Financial Statements**. Mortgagor shall comply with the financial reporting requirements of the Loan Agreement.

6.12 **Other Indebtedness Secured**. This Mortgage is also given as security for any and all other sums, indebtedness, obligations and liabilities of any and every kind now or hereafter during the term hereof owing and to become due from Mortgagor to Mortgagee, however created, incurred, evidenced, acquired or arising, whether under the Note or this Mortgage, or any other instrument, obligation, contract, agreement or dealing of any and every kind now or hereafter existing or entered into between Mortgagor and Mortgagee, or otherwise, as amended, modified or supplemented from time to time, and whether direct, indirect, primary, secondary, fixed or contingent, and any and all renewals, modifications or extensions of any or all of the foregoing.

[signatures on following page]

IN WITNESS WHEREOF, Mortgagor has hereunto set hand and seal as of the day and year first hereinbefore written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

"MORTGAGOR"

SELVITZ III, LLC, a Florida limited liability company

By: _____
Donald Stevenson, Manager

_____
Witness Name: _____

_____
Witness Name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, on this 12th day of August, 2021, by Donald Stevenson, as Manager of Selvitz III, LLC, [✓] who is/are personally known to me or [ ] who produced _____ as identification.

_____
Notary Public, State of Florida

(SEAL)

TERESA A. RODGERS
Notary Public - State of Florida
Commission # GG 144907
My Comm. Expires Nov 30, 2021
Bonded through National Notary Assn.

Name: _____

My Commission Expires: _____

Exhibit "A"

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

Exhibit "B"

All of the following property now or hereafter owned by Mortgagor and located on, or relating to that certain tract of land described on Exhibit "A" attached hereto and made a part hereof, together with the buildings and improvements thereon erected or to be erected (hereinafter referred to as the "Premises").

1. All leasehold estate, and all right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

2. All right, title and interest of Mortgagor in and to all options to purchase or lease the Premises or any portion thereof or interest therein, and any greater estate in the Premises owned or hereafter acquired;

3. All easements, streets, ways, alleys, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights;

4. Any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements (sometimes hereinafter referred to as the "Improvements");

5. All fixtures, appliances, machinery, equipment, furniture, furnishings and articles of personal property now or hereafter affixed to, placed upon or used in connection with the operation of any of said properties all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems, machines, appliances, fixtures, and appurtenances which are now or may hereafter pertain or be used with, in or on said Premises, even though they may be detached or detachable and all building improvement and construction materials, supplies and equipment hereafter delivered to said Premises contemplating installation or use in the constructions thereon and all rights and interest of Mortgagor in building permits and architectural plans and specifications relating to contemplated constructions or Improvements on said Premises and all rights and interests of Mortgagor in present or future mortgage loan commitments pertaining to any of said Premises or Improvements thereon;

6. All awards and proceeds of condemnation for the Premises or any part thereof to which Mortgagor is entitled for any taking of all or any part of the Premises by condemnation or exercise of the right of eminent domain;

7. All rents, issues and profits of the Premises and all the estate, right, title and interest of every nature whatsoever of the Mortgagor in and to the same;

8. All accounts (including contract rights) and general intangibles pertaining to or arising from or in connection with all or any part of the Premises, as hereinafter defined, including without limitation all proceeds and chooses in action arising under any insurance policies maintained with respect to all or any part of the Premises;

9. All of the contracts and subcontracts including, without limitation, architectural and engineering contracts now or hereafter existing with respect to construction on the Premises, together with all payment and performance bonds securing the obligations thereof;

10. All building permits, surveys, architectural and engineering plans and specifications, shop drawings, governmental approvals, licenses, agreements with any utility companies (together with any deposits, prepaid fees and charges paid thereon) and any other consents, approvals and rights which it may now or hereafter own with respect to or in connection with the Premises;

11. All warranties and guaranties now or hereafter given covering any furniture, furnishings, equipment, machinery, building supplies and materials, business machines, tools, appliances, fixtures and other property now or hereafter located on or placed upon the Premises, including without limitation, air conditioning, heating and other appliances and equipment; and,

12. All proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing items.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	High Industrial	HI	I-3
South	Residential Suburban	RS (SLC)	AR-1 (SLC)
East	Single Family	RL	PD
West	Public Facility	I	I-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	PD	2.7du/ac	88	X
****Proposed**	NA	NA	NA	NA	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 (286 x 2.6) x 100 = 74,360gpd
Current Zoning/FLU	Total gallons per day 74,360gpd
**Proposed Zoning/FLU	Total gallons per day NA
**Change in Demand	Total gallons per day NA

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 (286 x 2.6) x 100 = 74,360gpd
Current Zoning/FLU	Total gallons per day 74,360gpd
**Proposed Zoning/FLU	Total gallons per day NA
**Change in Demand	Total gallons per day NA

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	44,227x20/1000=884.5ac	44,970x20/1000=899.4ac	4.9ac
Urban District	5 acres per 1,000 people	44,227x5/1000=221.1ac	44,970x5/1000=224.9ac	3.8ac
Community	2.5 acres per 1,000 people	44,227x2.5/1000=110.5ac	44,970x2.5/1000=112.4ac	1.9ac
Neighborhood	1.36 acres per 1,000 people	44,227x1.36/1000=60.1ac	44,970x1.36/1000=61.2ac	1.1ac

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	Weatherbee Elementary	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	4.5mi	3.9mi
Current Zoning/FLU Enrollment Demand	(286 x 0.405) x 0.7 = 81	(286 x 0.405) x 0.3 = 35
****Proposed Zoning/FLU Enrollment Demand**	NA	NA
****Change in Demand**	NA	NA

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	38 yards serves 286 units
****Proposed Zoning/FLU**	NA
***Change in Demand**	NA

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	Any increase in runoff will be managed on-site within the stormwater management system. All collected runoff within this system will undergo water quality treatment in compliance with South Florida Water Management District (SFWMD) and North St. Lucie Water Control District (NSLWCD) 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	2,653	194/267
****Proposed Zoning/FLU**	NA	NA
***Change in Demand**	Trips NA	Trips NA
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑ Yes ☐ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 625 Single Family: 300 Multifamily: 325
Non-residential (square footage): 15.74ac / 685,634
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	1	286	88	2025	2027
Single-family, attached	NA	NA	NA	NA	NA
Multi-family	3	325	19	TBD	TBD
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Light Industrial	4	216,929	4.98	TBD	TBD
Light Industrial	5	438,705	10.76	TBD	TBD

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: NA

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

Property Identification

Site Address:	4300 SELVITZ RD
Sec/Town/Range:	32/35S/40E
Parcel ID:	**2432-211-0006-000-3**
Jurisdiction:	Fort Pierce
Land Use Code:	6000 - GRZNG SLD CP
Account #:	**172971**
Map ID:	24/32S
Zoning:	Planned De



Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB-LESS THAT PART IN OR 5463-2880 BEING MPDAF: BEG AT SW COR OF NW 1/4, TH S 00 04 35 W 1721.44 FT ALG W LI OF SW 1/4, TH N 89 55 10 E 827.83 FT TO POB, TH N 89 55 10 E 1414.65 FT, TH N 00 07 08 W 138.74 FT, TH S 89 55 10 W 1414.30 FT, TH S 00 01 39 W 138.74 FT TO POB (65.08 AC - 2,835,099 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	65.08
Land Size (SF):	2,835,099

Map



Powered by Esri

Building Wind Speed

Occupancy Category	**I**	**II**	**III & IV**
Speed	140	150	160

Sources/links:

Ownership

SELVITZ I LLC
631 US Highway 1 Ste 409
North Palm Beach, FL 33408-4621

Current Values

Just/Market value:	$2,818,395
Assessed value:	$19,137
Exemption value:	$0
Taxable value:	$19,137

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
Aug 16, 2021	4671/1132	0001	WD	Midway St Lucie LLC	$2,266,800
Aug 11, 2021	4669/2178	0111	QC	SELVITZ I LLC	$100
Jul 21, 2008	2997/1139	XX01	MS	PVP Midway St Lucie LLC	$0
Nov 5, 2007	2901/2762	XX01	WD	Midway St Lucie LLC	$100
Mar 24, 2005	2202/1580	XX01	WD	New Life Christian Centre Tr C	$7,850,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$2,818,395
Just/Market	$2,818,395
Ag Credit	$2,799,258
Save Our Homes or 10% Cap	$0

Assessed	$19,137
Exemptions	$0
Taxable	$19,137

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
2008	106.07	Fort Pierce Stormwater Charge	$7,318.83
2013	69.58999	North St. Lucie Water Management District	$1,739.75

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

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 2026 Saint Lucie County Property Appraiser. All rights reserved.

Technical Review Committee - 10:00 AM **2. b.**

Meeting Date: 08/20/2026

REQUESTED ACTION

PZZAM2026-00002
Zoning Atlas Map Amendment
Willow Lakes Data Center
10050 W. Midway Road

SUMMARY

Willow Lakes, LLC owns approximately 200 acres of land located at 10050 W. Midway Road, at the northwest corner of the intersection of I-95 and Midway Road (Tax Parcel ID #: 3302-212-0001-000-4). The property is currently entitled for a mixed-use development known as the Willow Lakes Planned Development.

The applicant proposes to rezone the property from Planned Development (PD) to General Commercial (C-3) zoning with respect to approximately 26 acres located along the property's frontage on Midway Road and to Light Industrial (I-1) with respect to the approximately 174 acre balance of the property. The property has a future land use designation of MXD, which allows for the foregoing zoning categories.

The applicant intends to develop a data center on the portion of the property to be zoned Light Industrial. The property has access to electrical power due to two FPL easements crossing the property containing large electrical transmission lines, and a major electrical substation just
south of the property. The property has access to water for a data center cooling system due to a large man-made lake on the site, which was originally excavated for aggregates mining. The applicant proposes placing a restrictive covenant on the land at the time of rezoning approval,
limiting the Light Industrial zoned portion of the property to use as a data center. The portion of the property to be zoned General Commercial is intended for development for commercial retail uses, and could include a hotel, gas station and/or restaurants/fast food.

After obtaining the required rezoning to allow for a data center, the applicant intends to enter into an agreement with a partner company which would develop the data center. The partner company would need to submit to the City a site plan application for the proposed data center and obtain City approval of the site plan.

LOCATION

10050 W. Midway Road
Parcel ID: 3302-212-0001-000-4

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION
TBD

Attachments

Narrative and Justification Statement
Property Record Card
Deed
Survey
Declaration of Restrictive Covenants
Capacity Analysis
Traffic Impact Analysis
Environmental Assessment
Historical Report
Drainage Analysis

Form Review

Form Started By: Vennis Gilmore
Started On: 08/05/2026 09:54 AM
Final Approval Date: 08/05/2026

NARRATIVE FOR ZONING CHANGE

WILLOW LAKES, LLC

Willow Lakes, LLC owns approximately 200 acres of land located at 10050 W. Midway Road, at the northwest corner of the intersection of I-95 and Midway Road (Tax Parcel ID #: 3302-212-0001-000-4). The property is currently entitled for a mixed-use development known as the Willow Lakes Planned Development.

The applicant proposes to rezone the property from Planned Development (PD) to General Commercial (C-3) zoning with respect to approximately 26 acres located along the property's frontage on Midway Road and to Light Industrial (I-1) with respect to the approximately 174 acre balance of the property. The property has a future land use designation of MXD, which allows for the foregoing zoning categories.

The applicant intends to develop a data center on the portion of the property to be zoned Light Industrial. The property has access to electrical power due to two FPL easements crossing the property containing large electrical transmission lines, and a major electrical substation just south of the property. The property has access to water for a data center cooling system due to a large man-made lake on the site, which was originally excavated for aggregates mining. The applicant proposes placing a restrictive covenant on the land at the time of rezoning approval, limiting the Light Industrial zoned portion of the property to use as a data center. The portion of the property to be zoned General Commercial is intended for development for commercial retail uses, and could include a hotel, gas station and/or restaurants/fast food.

After obtaining the required rezoning to allow for a data center, the applicant intends to enter into an agreement with a partner company which would develop the data center. The partner company would need to submit to the City a site plan application for the proposed data center and obtain City approval of the site plan.

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

Property Identification

Site Address: 10050 W MIDWAY RD	Parcel ID: 3302-212-0001-000-4	Account #: 156019	Sec/Town/Range: 02/36S/39E
Map ID: 33/03N	Zoning:	Land Use Code: 6000	Jurisdiction: Fort Pierce

Ownership

Willow Lakes LLC
11501 Green Bayberry DR
Palm Beach Gardens, FL 33418-1514

Legal Description

2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 3 2622 FT TO E R/W LI OF NSLRWCD CANAL NO. 93, TH S 00 02 49 W ALG E R/W LI 52.50 FT TO N R/W LI OF 200 FT FP&L ESMT AND POB,TH S 89 46 35 ALG N R/W LI 1026.62 FT TO E R/W LI OF 60 FT FP&L ESMT,TH S 32 18 17 E ALG E R/W LI 1746.02 FT,TH N 61 15 41 E 335.12 FT,TH N 31 56 28 E 78.35 FT,TH N 02 37 14 E 332.85 FT,TH N 85 17 03 E 146.97 FT,TH N 53 57 44 E 58.71 FT,TH N 01 56 01 E 142.19 FT,TH N 62 33 43 E 139.15 FT TO CURVE CONC NW,R OF 335 FT,TH NELY ALG ARC 365.79 FT,TH N 00 00 00 W 142.46 FT,TH S 89 50 50 E 1811.20 FT TO CURVE CONC SW,R OF 150 FT,TH SELY ALG ARC 308.52 FT,TH S 27 59 51 W 671.72 FT,TH S 56 07 55 E 323.59 FT TO W R/W LI OF I-95,TH S 32 49 14 W ALG W R/W LI 346.97 FT,TH S 44 46 35 W 339.92 FT,TH N 00 04 30 E 99.51 FT,TH S 44 46 35 W 303.05 FT, TH S 50 43 56 W 631.70 FT TO CURVE CONC N,R OF 266 FT,TH WLY ALG ARC 171.53 FT,TH S 87 40 44 W 1027.79 FT,TH S 00 01 50 E 72 FT,TH S 89 58 10 W 1610.26 FT,TH S 00 01 50 E 117.14 FT TO N R/W LI OF MIDWAY RD,TH N 89 52 26 W ALG N R/W LI 786.26 FT TO E R/W LI OF NSLRWCD CANAL NO. 93,TH N 00 02 49 E ALG E R/W LI 2564.70 FT TO N R/W LI OF FP&L ESMT AND POB- (200.30 AC - 8,725,068 SF) (OR 2658-2617: 2035-1421)

Current Values

Just/Market:	$3,396,587	Assessed:	$55,083
Exemptions:	$0	Taxable:	$55,083

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$3,076,908	$55,083	$0	$55,083
2023	$2,871,781	$55,083	$0	$55,083
2022	$1,846,145	$55,083	$0	$55,083

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-30-2004	2035/1421	XX02	SPWD	Hendler Hyman B	$4,333,400
08-01-1981	0365/1624	XX01	CV		$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built:	Quality:	Effective Year:	Primary Wall:
Story Height:	Number of Units: 0	Secondary Wall:	

Interior Data

Bedrooms: 0	A/C %: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heated %:	Heat Type:	Half Baths: 0
Heat Fuel:	Primary Floors:		



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	200.3
Land Size (SF):	8,725,068
Total Building Count:	1

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 2026 Saint Lucie County Property Appraiser. All rights reserved.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2454543 OR BOOK 2035 PAGE 1421
Recorded:08/04/04 14:05

This instrument prepared by:
DOUGLAS E. GONANO, ESQUIRE
Gonano & Harrell, Chartered
1600 S. Federal Highway, Suite 200
Fort Pierce, FL 34950-5178
(772) 464-1032

Parcel I.D. No: _____

Grantee(s) S.S. #(s): _____

* Doc Assump: $ 0.00
* Doc Tax : $ 30,333.80
* Int Tax : $ 0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of July, 2004, by **HYMAN B. HENDLER and ALVIN D. SCHWARTZ, ,: (a) individually and as Co-Trustees under the provisions of an unrecorded Trust Agreement known as The Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated January 2, 1995, and (b) individually and as Co-Trustees under the provisions of an unrecorded Trust Agreement known as The Restated and Amended Revocable Land Trust Agreement for HHHP Properties, dated January 2, 1995, as their respective interests may appear** whose post office address is 900 N.E. Spanish River Boulevard, Unit 4-W, Boca Raton, Florida 33431, hereinafter called the Grantor, to **WILLOW LAKES, LLC, a Florida limited liability company,** whose post office address is 222 South US Highway One, #209, Tequesta, Florida 33469, hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, which is more particularly described on Exhibit "A" as attached hereto and incorporated herein by reference.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. GRANTOR FURTHER WARRANTS THAT THE ABOVE DESCRIBED PROPERTY DOES NOT NOW AND NEVER HAS CONSTITUTED GRANTOR'S HOMESTEAD; IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and subject to: (a) all rights of way for public roads and drainage canals, if any, (b) utility easements of record, (c all other covenants, restrictions, easements, limitations and reservations provided this reference shall not operate to reimpose the same, (d) and taxes accruing subsequent to December 31, 2003, and (e) zoning and governmental regulations.

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

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

Mail - Hale Shaw & Pfaffenberger

Hall

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed, and delivered
in our presence:

Print Name: Douglas E Conard

Print Name:

Print Name: Douglas E Conard

Print Name: Lawrence C. Griffin

x HB Hendler TTEE

HYMAN B. HENDLER, individually and as Co-Trustee under the provisions of the unrecorded Trusts referenced above

x Alvin D. Schwartz

ALVIN D. SCHWARTZ, individually and as Co-Trustee under the provisions of the unrecorded Trusts referenced above

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July, 2004, by **HYMAN B. HENDLER, individually and as Co-Trustee under the unrecorded Trusts referenced above,** who is:
___ personally known to me, or
__X__ who has produced a drivers license as identification
and who __did/__X__ did not take an oath.

[Notary Seal]

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Julie N Krauss
Notary Public, State of
Printed Name:
My Commission Expires:

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July, 2004, by **ALVIN D. SCHWARTZ, individually and as Co-Trustee under the unrecorded Trusts referenced above,** who is:
___ personally known to me, or
__X__ who has produced a drivers license as identification
and who __did/__X__ did not take an oath.

[Notary Seal]

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Julie N Krauss
Notary Public, State of
Printed Name:
My Commission Expires:

WILLOW LAKES PARCEL

EXHIBIT "A"

Parcel 1

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY

OR BOOK 2035 PAGE 1423

LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N89°52'26"W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

CONTAINING 197.90 ACRES, MORE OR LESS

Parcel 2

A PARCEL OF LAND 60.00 FEET IN WIDTH LYING IN THE NE ¼ OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NE ¼ OF SAID SECTION 35 LYING 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) THE WEST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 96 AS RECORDED IN OFFICIAL RECORDS BOOK 396, PAGE 2511, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9)

Parcel 3

A PARCEL OF LAND 60.00 FEET IN WIDTH LYING IN THE NW ¼ OF SECTION 36 TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 35 SOUTH, RANGE 39 EAST, THENCE N89°45'07"E, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 824.95 FEET; THENCE S00°12'26"W A DISTANCE OF 662.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S47°45'46'E A DISTANCE OF 60.00 FEET THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE ROAD 95); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES; S42°14'14"W A DISTANCE OF 83.45 FEET; THENCE S37°39'48"W A DISTANCE OF 200.64 FEET; THENCE S42°14'14"W A DISTANCE OF 955.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF CANAL NO. 96; THENCE N00°08'06"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 89.49 FEET; TO A POINT 60.00 FEET NORTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95; THENCE N42°14'14"E PARALLEL WITH SAID NW RIGHT-OF-WAY LINE A DISTANCE OF 886.45 FEET; THENCE N37°39'48"E A DISTANCE OF 200.54 FEET; THENCE N42°14'14"E A DISTANCE OF 85.85 FEET TO THE POINT OF BEGINNING.

Parcel 4

A PARCEL OF LAND 80.00 FEET IN WIDTH LYING IN SW ¼ OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, THENCE NORTH 89°45'07"EAST, ALONG THE SOUTH LINE OF SAID

UNOFFICIAL

SECTION 25, A DISTANCE OF 824.95 FEET; THENCE N00°12'26"E A DISTANCE OF 871.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE N00°12'26"E A DISTANCE OF 197.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE N23°41'09"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 320.73 FEET TO THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 25; THENCE N89°51'53"W ALONG SAID NORTH LINE A DISTANCE OF 650.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 96; THENCE S00°11'53"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET; THENCE S89°51'53"E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 598.70 FEET TO A POINT 80.00 FEET (AS MEASURED AT RIGHT ANGLES) SOUTHWEST OF THE WESTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY; THENCE S23°41'09"E PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 449.19 FEET TO THE POINT OF BEGINNING.

F:\DMS client files\Bellinger\Willow Lakes\WillowLakesParcel-Legal.doc

Official Copy

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

CAPTEC Engineering, Inc.

SITUATED IN

SECTIONS 2 AND 3
TOWNSHIP 36 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF -WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43". THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 1,346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO I A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY) ; THENCE N89°52'26"W ALONG THE NORTH RIGHT -OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

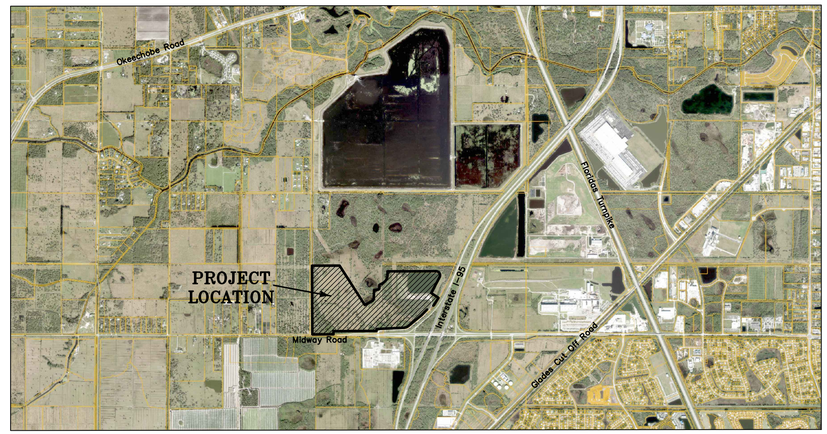
CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;

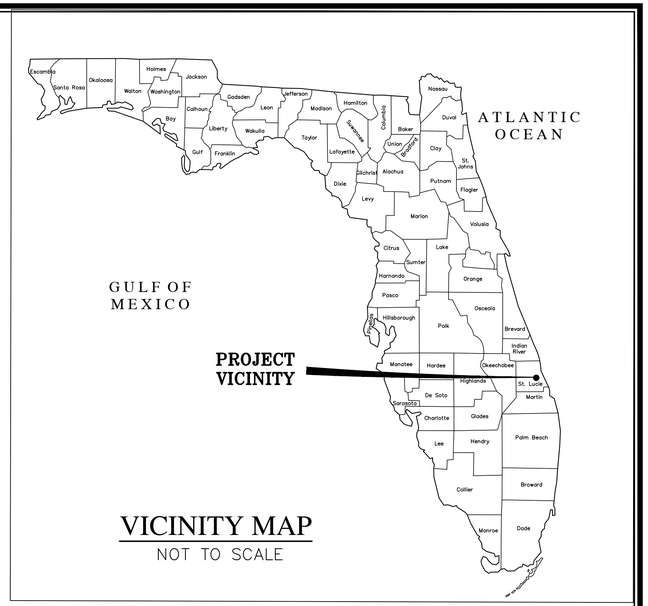
THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR I-95, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.33 ACRES, MORE OR LESS.

SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1) Not valid without the original signature and the raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was 11/13/2019.
4) Overall parcel contains 200.23 Acres, more or less.
5) Bearings shown hereon are relative to the North line of Section 3, Township 36 South, Range 39 East, which bears S89°53'59"W and all other bearings are relative thereto.
6) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
7) The property shown hereon is located within areas having Flood Zone Designations of "X" as shown on Flood Rate Maps No. 12111C0170 J and 12111C0260 J effective dates February 12, 2012, St. Lucie County County, State of Florida, which is the current Flood Insurance Rate Maps for the community in which said premises is situated.
8) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9) All interior improvements were located and are shown hereon.
10) No Jurisdictional or Wetlands were determined or located as part of this survey.
11) Bearings and distances shown hereon are the same as deed unless otherwise stated.
12) Additions Or Deletions To Survey Maps Or Reports By Other Than The Signing Party Or Parties Is Prohibited Without Written Consent Of The Signing Party Or Parties.
13) The horizontal datum for this survey is referenced to Florida State Plane, East Zone, NAD 83(2011) adjustment, as established by Florida Department Of Transportation FPRN.
14) The features shown hereon were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for an expected horizontal accuracy of 0.10'.
15) Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 29). The project benchmark used to establish said elevations is an aluminum disk stamped SLC Vertical Control "Gulfstream" having a published elevation of 21.248' relative to the NAVD 88 datum. A factor of +1.467 was used to convert this to elevation 22.72 relative to NGVD 29 datum.

THOMAS P. KIERNAN DATE
Professional Surveyor & Mapper
Florida Certificate No. 6199

VICINITY MAP, LOCATION MAP, GENERAL NOTES, LEGAL DESCRIPTIONS & CERTIFICATION

COMPUTER FILE REF.	FIELD BK./PG.
19-253 Boundary & Topo	1706/54

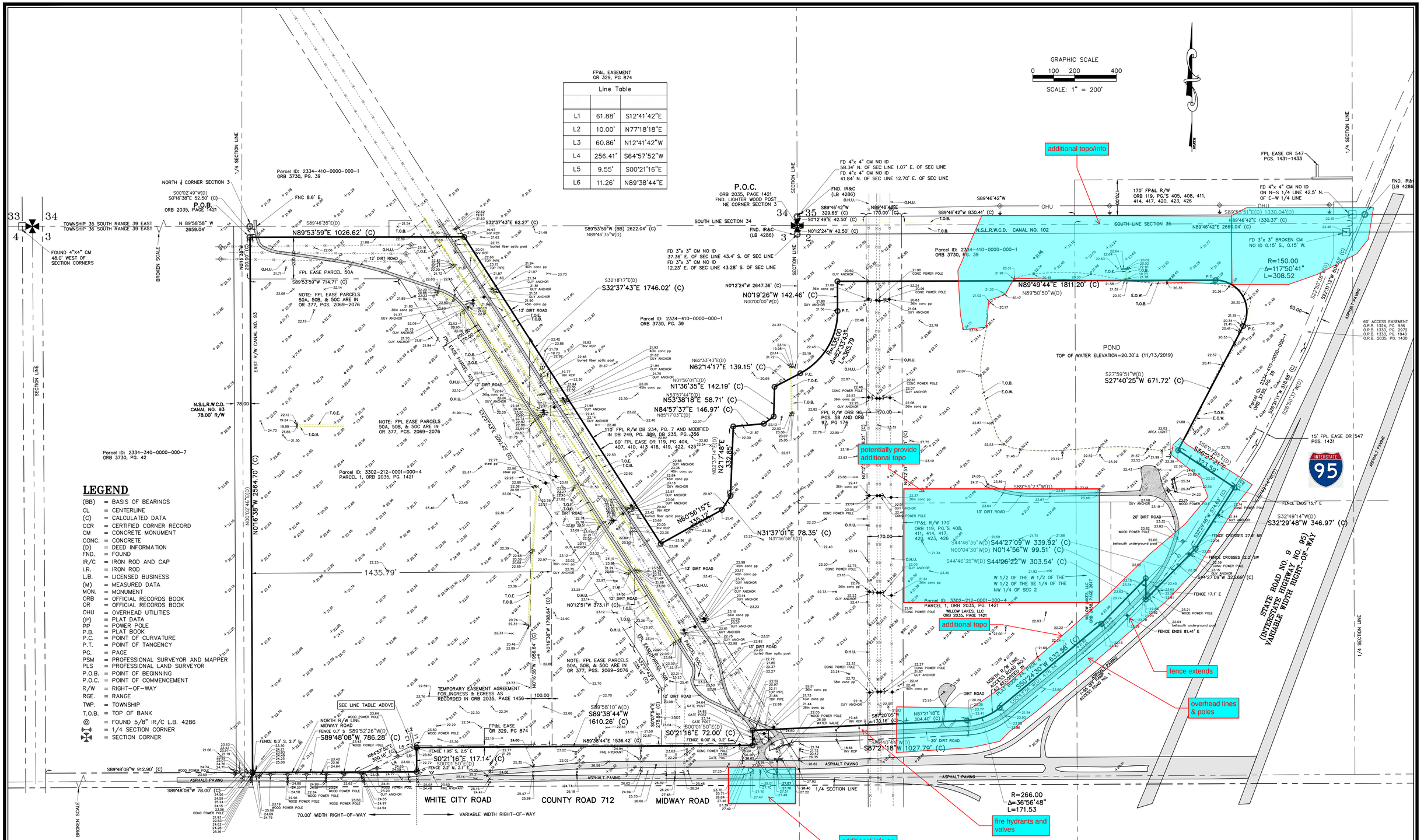
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	11/13/19
CALCS.		
DRAWN	BKH	12/03/19
DETAILED		
CHECKED		
APPROVED		

Boundary & Topographic Survey
PREPARED FOR
CAPTEC Engineering, Inc.

DATE: 12/03/2019
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 19-253
SHEET 1 of 2



GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
19-253 Boundary & Topo	1706/54

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

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	11/13/19
CALCS.		
DRAWN	BKH	12/03/19
DETAILED		
CHECKED		
APPROVED		

Boundary & Topographic Survey

PREPARED FOR

CAPTEC Engineering, Inc.

DATE: 12/03/2019
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 19-253
SHEET 2 of 2

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

DECLARATION OF RESTRICTIVE COVENANTS

WILLOW LAKES, LLC, a Florida limited liability company ("**Willow Lakes**") is the owner of the real property described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**") and does hereby create restrictive covenants as set forth herein (the "**Covenants**") that shall operate as covenants running with the land.

1. Willow Lakes intends to rezone approximately 174 acres of the Property to Light Industrial (I-1). Willow Lakes hereby covenants and agrees that the portion of the Property zoned Light Industrial (I-1) shall only be developed as a data center and supporting ancillary uses.

2. The Covenants set forth herein shall run with the land and shall be binding upon Willow Lakes and all successors-in-title to the Property until fifty (50) years from the date of recording of this Declaration of Restrictive Covenants (the "**Declaration**") has elapsed, at which time this Declaration and the Covenants set forth herein shall automatically terminate.

3. In the event of a violation or breach of the Covenants by Willow Lakes, its successors, assigns or successors-in-title, or any person or entity claiming an interest in the Property by or through them, the City of Fort Pierce (the "**City**") shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach of such Covenants. The failure to enforce the Covenants contained in this Declaration, however long continued, shall not be deemed a waiver of the right to do so thereafter, as to the same breach, or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

4. This Declaration may only be amended or terminated by an instrument approved by the City Commission of the City of Ft. Pierce at a public hearing, duly executed by the City and Willow Lakes or its successors-in-title, and recorded in the Public Records of St. Lucie County.

IN WITNESS WHEREOF, Willow Lakes, LLC, a Florida limited liability company, has caused the execution of this Declaration of Restrictive Covenants by their duly authorized officer as of the date set forth below.

Witnesses:

WILLOW LAKES, LLC, a Florida limited liability company

_____
Print Name: _____
Address: _____
_____

By: _____
Print Name: _____
Its: _____

_____
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 _____, 20___, by _____, as _____ of Willow Lakes, LLC, a Florida limited liability company, who is: [ ] personally known to me, or [ ] who has produced _____ as identification.

_____
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

Legal Description

BOHLER

2150 Post Road, Suite 100
Fairfield, CT 06824
203.604.2900

Memorandum

June 15, 2026
Via Electronic Mail

Devcon Enterprises
298 South Benson Road
Fairfield, CT 06824

Attention: Chad LaBonte

RE: Estimated Water & Sewer Calculations
Proposed Data Center
W. Midway Road
City of Fort Pierce
St. Lucie County, Florida
Bohler Project #CTB260013.00

Dear Mr. LaBonte:

In support of the zoning amendment application for the property located on W. Midway Road in the City of Fort Pierce, Florida, our office has completed a preliminary evaluation of the anticipated potable water demand and sanitary sewer flows associated with the proposed mixed-use development. The estimates presented herein are based on our experience with comparable developments and should be considered preliminary pending tenant selection, final facility design, and detailed engineering.

Our analysis is based on the conceptual site plan prepared by Bohler, entitled *Conceptual Layout Plan, Sheet CP01*, dated March 27, 2026 (attached). The plan depicts a six-building data center campus consisting of six (6) single-story buildings, each containing approximately 220,000 square feet of gross floor area, together with an additional 250,000 square feet of commercial development. The commercial component is currently anticipated to include approximately 80,000 square feet of grocery and food-retail uses, approximately 110,000 square feet of large-format retail uses, and approximately 60,000 square feet of additional retail, restaurant, and complementary commercial uses.

For purposes of this evaluation, it has been assumed that any process or equipment cooling water required for data center operations will be provided through a closed-loop cooling system utilizing water sourced from the proposed on-site pond. Accordingly, the potable water demand estimates associated with the data center component are limited to domestic water consumption by facility personnel.

While the Florida Department of Health sewage flow criteria do not specifically address data centers, the proposed use is most appropriately categorized as a low-water-use commercial/industrial facility. For reference, the Department's criteria assign a design flow rate of 15 gallons per employee per 8-hour shift for factory uses without locker room showers. Recognizing the preliminary nature of the project and providing a conservative planning-level estimate, a substantially higher domestic water usage rate of 50 gallons per employee per day has been assumed.

For planning purposes, each data center building is assumed to accommodate up to 75 employees, consisting of 25 personnel per shift operating over three 8-hour shifts. Based on these assumptions, the estimated domestic potable water demand for each building is approximately 3,750 gallons per day (gpd). For the six-building campus shown on the conceptual plan, the total estimated domestic water demand associated with the data center component is approximately 22,500 gpd.

The commercial component has been evaluated using Florida Department of Health Design Flow criteria applicable to retail, food service, and commercial uses. For planning purposes, the approximately 80,000 square feet of grocery and food-retail uses have been assigned a planning-level flow rate of 0.10 gpd per

square foot, resulting in an estimated demand of 8,000 gpd. The approximately 110,000 square feet of large-format retail uses have also been evaluated at 0.10 gpd per square foot, resulting in an estimated demand of 11,000 gpd. The remaining approximately 60,000 square feet of retail, restaurant, and complementary commercial uses have been conservatively evaluated at an average flow rate of 0.40 gpd per square foot to account for the potential inclusion of higher water-use restaurant tenants and food service establishments, resulting in an estimated demand of 24,000 gpd. Collectively, the commercial component is therefore projected to generate approximately 43,000 gpd of potable water demand.

Based on these assumptions, the total average potable water demand associated with the proposed development is estimated at approximately 65,500 gpd, consisting of approximately 22,500 gpd from the data center campus and approximately 43,000 gpd from the commercial component.

Sanitary sewer flows are anticipated to closely mirror domestic water consumption, as the majority of water use will be associated with restrooms, handwashing facilities, food service operations, break areas, and other occupant-related domestic uses. Accordingly, the estimated average sanitary sewer flow for the proposed development is also projected to be approximately 65,500 gpd.

Based on the assumptions and analysis presented herein, the proposed development is expected to generate an average domestic potable water demand of approximately 65,500 gallons per day and an average sanitary sewer flow of approximately 65,500 gallons per day. These estimates are intended for zoning and utility planning purposes only and may be refined as additional project-specific information becomes available during subsequent phases of design and permitting.

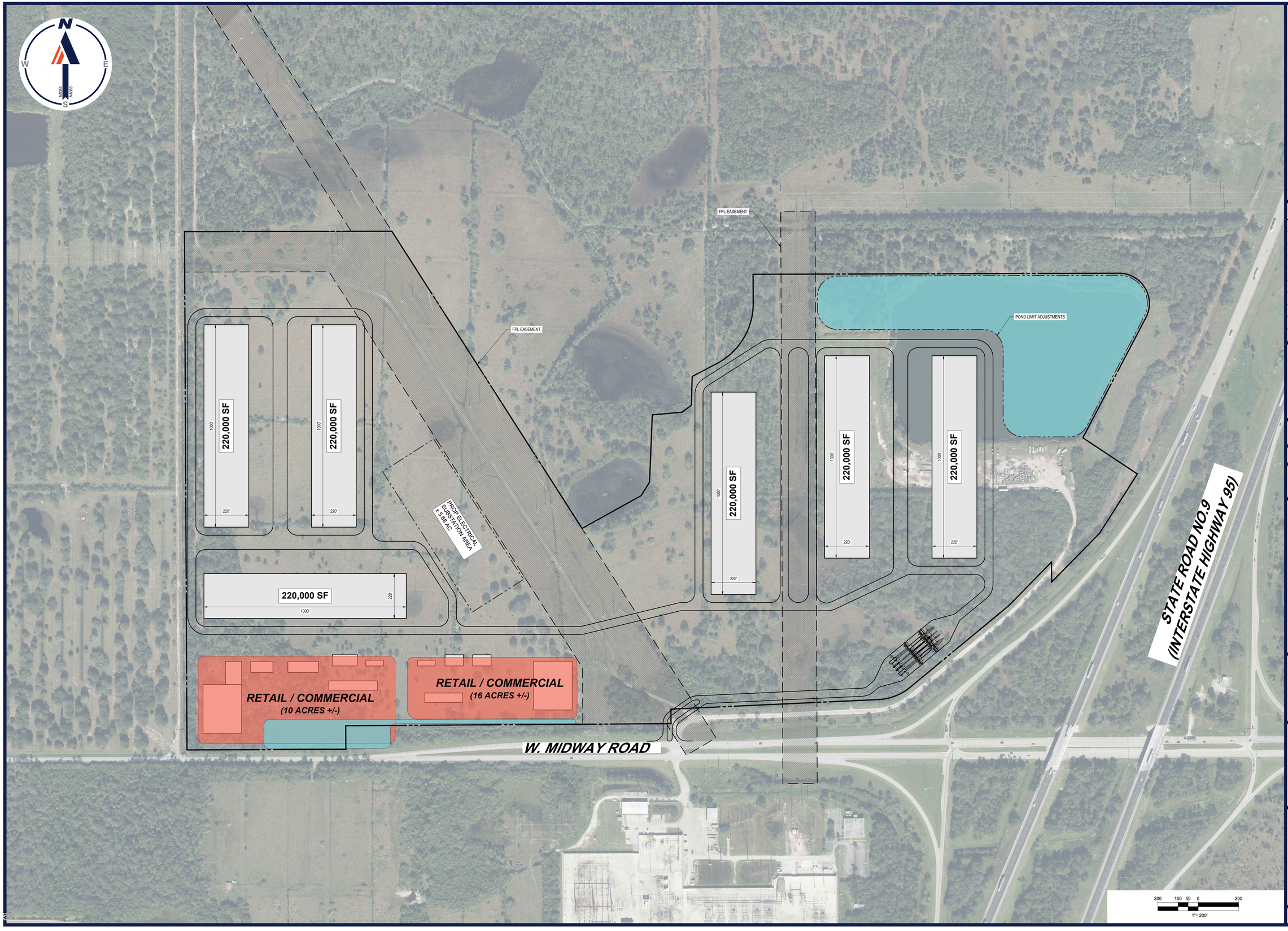
Should you have any questions or need anything additional related to these estimates please don't hesitate to contact me at either nkirschner@bohlereng.com or 203.362.8620.

Sincerely,

BOHLER, LLC

Nate Kirschner, Branch Manager

Enclosure: *Conceptual Layout Plan, Sheet CP01*, dated March 27, 2026



Apr 06, 2026
M:\MA\2026\CTB260013.00\CAD\DRAWINGS\CONCEPTS\CONCEPT PLAN X\P-CPTA-SITE-CTB260013.00-0A——3-LAYOUT: CP01 SITE
WH

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL ESSENTIALS
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLANSET (INCLUDING ANY DIGITAL FILE) IS EXPRESSLY LIMITED FOR USE ONLY FOR THE PURPOSE OF OBTAINING PRELIMINARY APPROVALS FROM THE APPLICABLE GOVERNMENTAL AUTHORITIES AND UTILITY COMPANIES. ANY OTHER USE OR REPRODUCTION WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER (DBA P.W. BOHLER ENGINEERING LLC) IS PROHIBITED. ANY UNAUTHORIZED USE OR REPRODUCTION SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811
Know what's **below.**
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	CTB260013.00-0A
DRAWN BY:	WH
CHECKED BY:	NK
DATE:	03/27/2026
CAD I.D.:	P-CPTA-SITE

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

WILLOW LAKES, LLC

PROPOSED DEVELOPMENT

W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
MAP ID: 33/02N

BOHLER
65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900
www.BohlerEngineering.com

SHEET TITLE:

CONCEPTUAL LAYOUT PLAN

SHEET NUMBER:

CP01

ORG. DATE - 03/27/2026

MEMORANDUM

June 15, 2026

Re: Willow Lakes
Transportation Facilities Analysis
Fort Pierce, Florida
Project № 260191.02.03

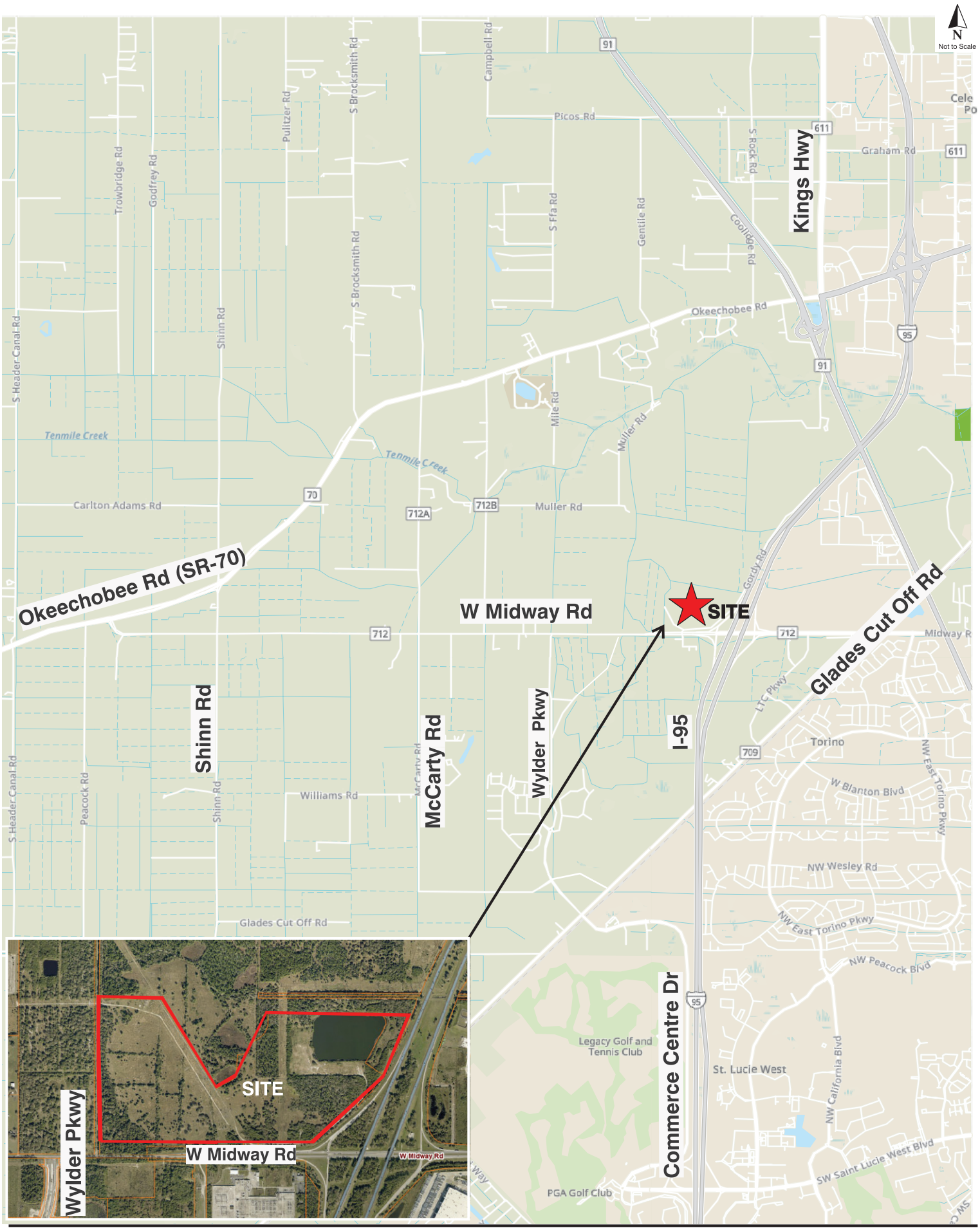
Introduction

This memorandum was prepared at the request of Willow Lakes, LLC for the proposed zoning application of the subject property from Planned Development to General Commercial (C-3) zoning with respect to approximately 26 acres located along the property's frontage on Midway Road and to Light Industrial (I-1) with restrictive covenant on the land at the time of rezoning approval, limiting the Light Industrial zoned portion of the property to use as a data center. The proposed development is located along Midway Road, east of Wylder Parkway and west of Interstate 95, in Fort Pierce, Florida, as illustrated in **Figure 1**. The property is currently entitled for a mixed-use development known as the Willow Lakes Planned Development by *Ordinance No. 22-001*; the document is included in the **Attachments** for reference. A summary of the zoning change is provide in **Table 1**.

Table 1
Zoning Summary

Future Land Use	Jurisdiction	Acres	Max Density	Land Use	Size
Existing					
PUD	Fort Pierce	200.23	--	PUD	200.23 ac
Proposed					
C-3	Fort Pierce	26.00	60% Coverage	Shopping Center	679,536 SF
I-1	Fort Pierce	174.23	60% Coverage	Light Industrial	3,825,788 SF*

*I-1 size calculation less 727,887 square feet of existing utility easement.


N
Not to Scale
Okeechobee Rd (SR-70)
W Midway Rd
SITE
Kings Hwy
Glades Cut Off Rd
Shinn Rd
McCarty Rd
Wylder Pkwy
I-95
Commerce Centre Dr
Okeechobee Rd
Picos Rd
Graham Rd
Carlton Adams Rd
Muller Rd
Williams Rd
Glades Cut Off Rd
Torino
NW Wesley Rd
NW East Torino Pkwy
NW Peacock Blvd
St. Lucie West
SW Saint Lucie West Blvd
Legacy Golf and Tennis Club
PGA Golf Club
Tenmile Creek
SITE
W Midway Rd
Wylder Pkwy

Trip Generation

The development's existing entitlement from *Ordinance No. 22-001* is 37,297 daily trips, 2,381 AM peak hour trips, and 2,486 PM peak hour trips. Potential trip generation was calculated using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 12th Edition* and were based on the most intense allowable use under the existing and proposed zoning categories. For the proposed Commercial zoning use, Shopping Center (>150k) (LUC 820) was used, and for the proposed Light Industrial zoning use, Data Center (LUC 160) was used. The ITE information sheets are included in the **Attachments**. **Table 2** summarizes the resulting trip generation analysis.

Table 2
Trip Generation Comparison

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
Existing FLU												
-	PUD	200.23 ac	-	37,297	-	2,381	1,328	1,053	-	2,486	1,450	1,036
Proposed FLU												
820	Shopping Center (>150k)	679.54 KSF	36.39 (R)	24,728	0.88 (R)	598	371	227	3.26 (R)	2,215	1085	1,130
160	Data Center	3,825.79 KSF	0.73 (R)	2,793	0.07 (R)	268	206	62	0.05 (R)	191	53	138
		Gross Trip Generation		**27,521**		**866**	**577**	**289**		**2,406**	**1,138**	**1,268**
		Pass-by Retail/Commercial		*4,601*		*203*	*126*	*77*		*414*	*207*	*207*
		Total External Trips		**22,920**		**663**	**451**	**212**		**1,992**	**931**	**1,061**
		Net Change in Trips		**-14,377**		**-1,718**	**-877**	**-841**		**-494**	**-519**	**25**

Source: ITE Trip Generation Manual, 12th Edition, and Trip Generation Handbook, 3rd Edition; Existing FLU data are from the 11th Edition.
Fitted curve equeations (E) were used in cases where R2 >=0.75 & have 20 or more studies
Pass-by capped at 10% future traffic volumes

The proposed development is projected to generate 22,920 net external daily trips, which is a reduction of 14,377 net external daily trips, a decrease of 38 percent. 663 trips are projected to occur during the AM peak hour and 1,992 trips occur during the PM peak hour. Both the AM and PM peak hour two-way trips are projected to decrease, with an increase of 25 PM exiting trips projected.

Conclusion

This review of transportation conditions demonstrates a decrease in trips compared to the Willow Lakes Planned Development and therefore further analysis of the zoning change is not required.

- The proposed zoning change would result in a net decrease of 14,377 net external daily trips, 1,718 AM peak hour trips and 494 PM peak hour trips.

- The proposed development of the site will undergo additional review through the development process, where roadway capacity, traffic operations, access, and intersection capacity will be further evaluated in accordance with the requirements of the development approval process. The proposed development will be required to address off-site impacts through the City of Fort Pierce, St. Lucie County, and the Florida Department of Transportation.

Respectfully submitted,

TRAFFIC & MOBILITY CONSULTANTS

PROFESSIONAL ENGINEERING CERTIFICATION

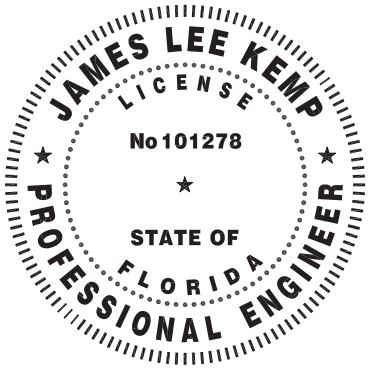
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Willow Lakes

LOCATION: Fort Pierce, Florida

CLIENT: Willow Lakes, LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410C0000019DE40E9E940002FE34, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2026.06.16 10:40:29-04'00'

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.

TRAFFIC & MOBILITY CONSULTANTS LLC
3725 SE OCEAN BOULEVARD, SUITE 201
SEWALL'S POINT, FLORIDA 34996
CERTIFICATE OF AUTHORIZATION CA-30024
JAMES LEE KEMP, P.E. NO. 101278

ATTACHMENTS

ORDINANCE NO. 22-001

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING AND RESTATING ORDINANCE NO. 20-025** TO INCLUDE PHASE 1A SITE PLAN AND ADOPT PLANNED DEVELOPMENT GUIDELINES FOR PROPERTY GENERALLY LOCATED AT OR NEAR **10050 WEST MIDWAY ROAD**; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is generally located at or near 10050 West Midway Road within the City of Fort Pierce, Florida, representing approximately 200.3 acres of land; and

WHEREAS, on October 5, 2020, Ordinance No. 20-025 was approved for rezoning of the subject property generally located at or near 10050 West Midway Road from AG-2.5, Agricultural, 1 du/2.5 ac (Saint Lucie County Zoning) to Planned Development, PD; and

WHEREAS, Ordinance No. 20-025 provided for the development of the subject property in phases; and

WHEREAS, this proposed amended and restated Ordinance is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs and to meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce Planning Board, at their November 8, 2021, meeting, voted to recommend approval of the request to amend Ordinance No. 20-025; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, this proposed amended and restated Ordinance is approved with respect to the following described property:

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF -WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A

DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF- WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AN ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO I A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY) ; THENCE N89°52'26"W ALONG THE NORTH RIGHT -OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF- WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.33 ACRES, MORE OR LESS.

SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS.

SECTION 2. Ordinance No. 20-025 shall remain in full force and effect, except as amended in Sections 3 and 5 of this Ordinance.

SECTION 3.

(a) With respect to the subject property, the Planned Development Guidelines contained in the attached and incorporated Exhibit "A" are hereby approved with this Ordinance.

(b) The Phase 1A Site Plan depicted on the attached and incorporated Exhibit "B" is hereby approved with this Ordinance.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Tanya M. Earley
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-001 was duly advertised by title only in the St. Lucie News Tribune on Sunday, January 2, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on January 18, 2022; and was duly introduced, read by title only, and passed on second and final reading February 7, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of February, 2022.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Planned Development Guidelines

EXHIBIT "A"

Planned Development Guidelines

For

Willow Lakes

A PROPOSED

Resort Village and Community

W. Midway Road
Fort Pierce, Florida
St. Lucie County

Master Developer:
WILLOW LAKES, LLC

Prepared by:

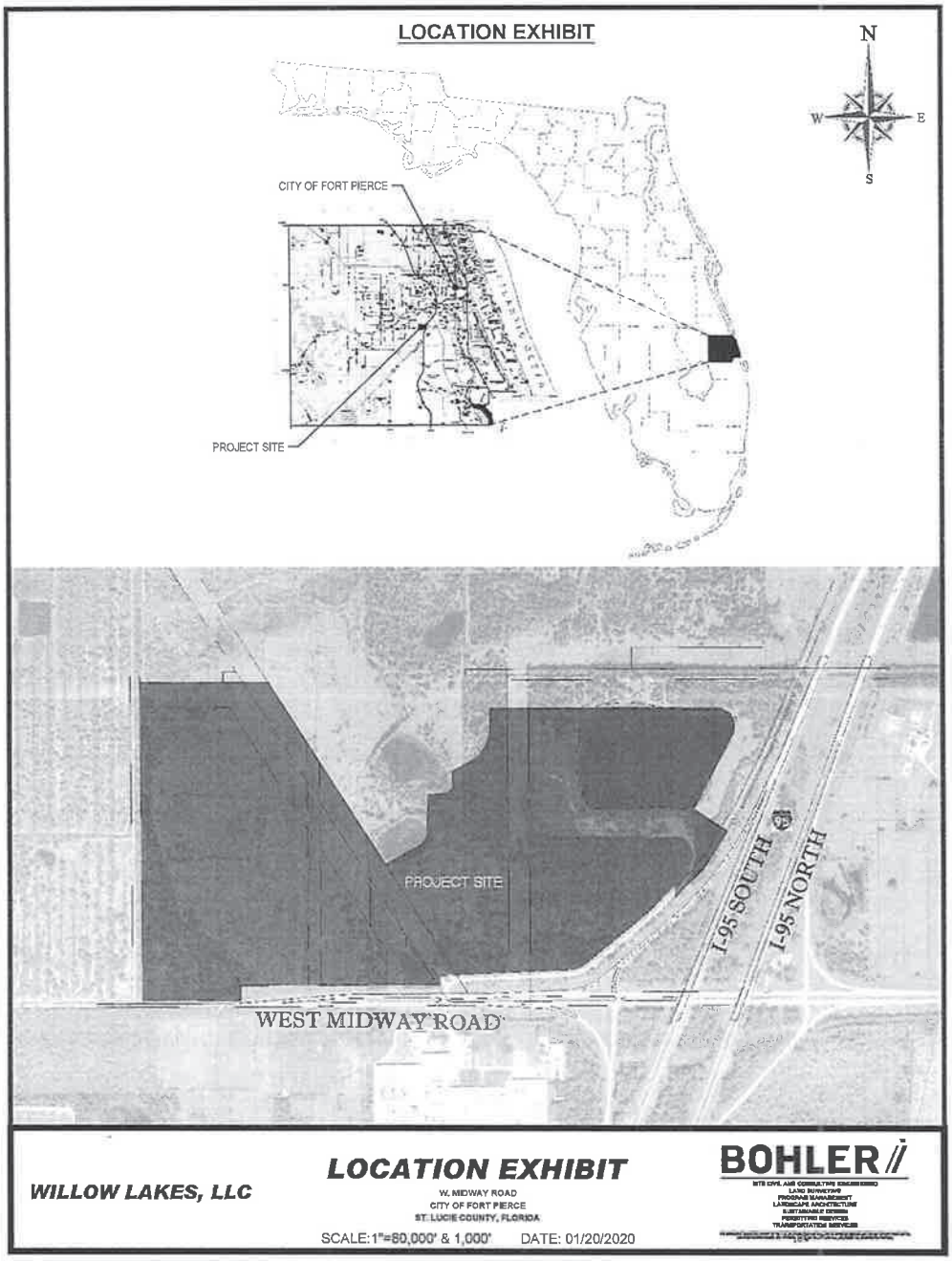
BOHLER
16 Old Forge Road, Suite A
Rocky Hill, CT 06067
(860) 333-8900 TEL.

2255 Glades Road Suite 305E
Boca Raton, FL 33431
561-571-0280

BOHLER //

July 14, 2020
#CT191015

O2806583.v1


LOCATION EXHIBIT
N
W
E
S
CITY OF FORT PIERCE
PROJECT SITE
PROJECT SITE
I-95 SOUTH
I-95 NORTH
WEST MIDWAY ROAD
WILLOW LAKES, LLC
LOCATION EXHIBIT
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
SCALE: 1"=80,000' & 1,000'
DATE: 01/20/2020
BOHLER

BOHLER //

II. LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF -WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF- WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A

BOHLER

DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO I A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY) ; THENCE N89°52'26"W ALONG THE NORTH RIGHT -OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF- WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.33 ACRES, MORE OR LESS.

SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS.

BOHLER //

III. GENERAL SITE DATA

Parcel ID Numbers: 3302-212-0001-000-4

General Location: Northwesterly of the interchange of W. Midway Rd. and I-95 lying in Section 02 and 03, Town 36S, Range 39E.

Overall Site Area: 200.3 acres

Existing Zoning Planned Development (PD)

Future Land Use: Mixed Use (MXD)

Maximum Allowable Residential Density: 15 Dwelling Units per Acre Gross PD Area

Maximum Allowable Floor Area Ratio: 1.5 FAR

Surrounding Zoning, Future Land Use and Existing Use:

	Zoning	Future Land Use	Existing Use
North	PD	MXD	Vacant/Walton
South	TBD(City of PSL approved DRI) & PUD	CG/CH/ROI/CS (City of PSL) MXD & T/U (SL County)	Vacant/LTC Ranch/FPL
East	IL	INST/IND	Tropicana Mfg.
West	PD	MXD	Vacant/Walton

Table 1.0 – Surrounding Zoning, Future Land Use and Existing Use

BOHLER //

IV. QUANTITATIVE DEVELOPMENT DATA

Development Data:

See attached Planned Development Conceptual Master Plan for development data relating to site area calculations.

Proposed Uses and Intensity Allocations:

Please refer to *Table 1.1 – Use and Intensity Allocation* for a list of general uses along with applicable intensities.

Table 1.1 – Use and Intensity Allocation

General Use	Applicable Lot Type(s)	Intensity Allocation
Shopping Center	Commercial	250,000 SF
Entertainment (Indoor)	Commercial	100,000 SF
Neighborhood Bistro/Café/Restaurant/Bar	Commercial	100,000 SF
Fast Food/Coffee Shop	Commercial	25,000 SF
Convenience Store/Pharmacy	Commercial	25,000 SF
Office	Commercial	150,000 SF
Residential - Detached House	Single-Family Residential	150 Units
Residential - Townhouse	High-Density Residential	150 Units
Residential – Multifamily	High-Density Residential	700 Units
Hotel	Commercial	600 Rooms
Surf Park	Commercial	N/A (by total trips/use)
Entertainment (Outdoor)	Commercial	N/A (by total trips/use)

Uses and Intensities listed above in Table 1-1 are derived from the ITE Trip Generation Manual, which provide a baseline intensity by which traffic impacts are analyzed and mitigated for, if applicable. The uses listed in the General Uses column above are general in nature and account for similar uses contained within each general use category. Please refer to Table 1-2 for Lot Types accommodated by the Planned Development along with associated Lot and Dimensional Requirements and Permitted Uses allowed within each Lot Type.

The Traffic Impact Study for the project assumes that the Surf Park will include a 9.5-acre wave pool with ancillary facilities. The Surf Park and its ancillary facilities shall be allocated a Commercial Intensity Allocation of vehicle trips, as set forth in Table 1-1 above and as approved in the Master Traffic Impact Study. If the applicant applies for site plan approval for a Surf Park with a larger pool and facilities than that described in the Master Traffic Impact Report, then the City Planning Director may require an updated Traffic Impact Report and revised conditions of approval, if needed.

To provide flexibility in the build-out of the proposed development, Intensity Allocations provided above in Table 1.1 may be increased or decreased based on the Land Use Conversion Matrix on the following page.

BOHLER //

Table 1.1a: Willow Lakes Land Use Conversion Matrix

Land Use to Increase	Land Use	Peak Hr Rates	Land Use to Decrease: Single Family (1 Unit)	Apartment Low-Rise (1 unit)	Apartment Mid-Rise (1 unit)	Shopping Center (1,000 SF)	Pharmacy/ Drugstore (1,000 SF)	Convience Store (1,000 SF)	Fast Food Restaurant (1,000 SF)	High Turnover Restaurant (1,000 SF)	Hotel (1 room)	General Office (1,000 SF)
		Per Unit	0.427	0.28	0.187	0.956	1.8	13.2	9.32	3.21	0.278	0.79
	Single Family (1 Unit)	0.427	1.000	1.525	2.283	0.447	0.237	0.032	0.046	0.133	1.536	0.541
	Apartment Low-Rise (1 unit)	0.28	0.656	1.000	1.497	0.293	0.156	0.021	0.030	0.087	1.007	0.354
	Apartment Mid-Rise (1 unit)	0.187	0.438	0.668	1.000	0.196	0.104	0.014	0.020	0.058	0.673	0.237
	Shopping Center (1,000 SF)	0.956	2.239	3.414	5.112	1.000	0.531	0.072	0.103	0.298	3.439	1.210
	Pharmacy/Drugstore (1,000 SF)	1.8	4.215	6.429	9.626	1.883	1.000	0.136	0.193	0.561	6.475	2.278
	Convience Store (1,000 SF)	13.2	30.913	47.143	70.588	13.808	7.333	1.000	1.416	4.112	47.482	16.709
	Fast Food Restaurant (1,000 SF)	9.32	21.827	33.286	49.840	9.749	5.178	0.706	1.000	2.903	33.525	11.797
	High Turnover Restaurant (1,000 SF)	3.21	7.518	11.464	17.166	3.358	1.783	0.243	0.344	1.000	11.547	4.063
	Hotel (1 room)	0.278	0.651	0.993	1.487	0.291	0.154	0.021	0.030	0.087	1.000	0.352
	General Office (1,000 SF)	0.79	1.850	2.821	4.225	0.826	0.439	0.060	0.085	0.246	2.842	1.000
	Medical Office (1,000 SF)	1.8	4.215	6.429	9.626	1.883	1.000	0.136	0.193	0.561	6.475	2.278
	Golf Simulator(1 Tee/Hole)	1.553	3.637	5.546	8.305	1.624	0.863	0.118	0.167	0.484	5.586	1.966
	Water Slide Park (1 Acre)	13.263	31.061	47.368	70.925	13.873	7.368	1.005	1.423	4.132	47.709	16.789
	Recreational Facility (1,000 SF)	1.531	3.585	5.468	8.187	1.601	0.851	0.116	0.164	0.477	5.507	1.938

*Rate is based on the highest resultant trip rates of either the AM or PM directional rate calculated as the highest directional trip divided by the units.

Example:

1. If you want to build an 3,000 SF Fast Food Restaurant by decreasing the number of Low-Rise Apartments, how many apartments would need to be cut?

Instruction= Multiply 3 by the number that connects the Fast Food Restaurant row with the Apartment Low-Rise column (33.286).

Result; 3*33.286

You will need to cut 100 Low-Rise Apartments

2. If you want to remove 100 MFDU and figure out how many square feet of shopping center to add you go to Shopping Center along the top of the columns and MFDU on the rows to the left and get the cell with .293.

Multiply 100 x .293 = 29.3. Now can do 29,300 square feet of shopping center.

BOHLER //

V. DESIGN AND DEVELOPMENT GUIDELINES

The following section will govern overall design and development guidelines for development occurring within the Planned Development. *Table 1.2 – Dimensional Requirements* provides dimensional requirements by lot type followed by applicable development standards relating to permitted and restricted uses.

Table 1.2 – Dimensional Requirements

Lot Type	Maximum Gross Density (DU/Ac.)	Min. Lot Size	Min. Lot Width	Min. Road Frontage	Minimum Yard				Max. Bldg. Height	Max. Lot Coverage by Bldg.
					Front	Rear	Side	Side Corner		
Commercial - General	N/A	10,000 sf	50	50'	0'	0'	0'	0'	65' (1)	none
Single-Family Attached Medium Density Residential	N/A (2)	2,500 sf	30'	30'	10'	5'	5'	10'	35'	none
Single-Family Detached Medium Density Residential	N/A (2)	2,500 sf	30'	30'	10'	5'	5'	10'	35'	none
Residential – High-Density/ Mixed Use	N/A (2)	1,500 sf	50	50	0'	10'	0'	0'	65' (1)	none

1. *Maximum height for hotel/lodging buildings shall be a maximum of one hundred (100) feet if adjacent to I-95. If not adjacent to I-95, the sixty-five (65) foot maximum height limit shall apply.*
2. *Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan, 15 units/acre gross Planned Development Area, not restricted. Development may be clustered, so that individual parcels may exceed 15 units/acre, provided that the Planned Development Area in total shall not exceed 15 units /acre and shall not exceed the maximum number of units set forth in Table 1.1.*

Where more than one lot, or parts of more than one lot, are owned by a single owner and subjected to a unity of title, the setbacks between such lots and any platted easements along the lot lines dividing such lots, shall be disregarded, and such lots or parts of lots may be developed pursuant to single unified site plan. In such event, the setbacks and platted lot line easements shall only apply to the outside boundaries of the property subjected to the unity of title, as if it were a single platted lot.

Commercial – General: The purpose of the Commercial General Lot Type is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area. The following uses shall be permitted within the Commercial – General Lot Type:

Permitted Uses:

a. Commercial – General and/or Neighborhood
b. Commercial – Town Center
c. Hotel (minimum 100 units)
d. Office Uses – Professional and/or Medical
e. Institutional

Residential – Medium Density Residential (10): The purpose of this lot type is to provide and protect an environment suitable for single-family, two-family, three-family, and multiple-family dwellings at a maximum density of ten (10) dwelling units per acre, together with such other uses as may be necessary for and compatible with moderate density residential surroundings. The following uses shall be permitted within the Residential – Medium Density Residential Lot Type:

Permitted Uses:

a. Community residential homes
b. Family day care homes
c. Multiple-family dwellings (Four (4) or more units)
d. Single-family detached dwellings
e. Two-family (duplex) dwellings
f. Three-family (triplex) dwellings
g. Townhome attached dwellings
h. Vacation Rentals

Residential – High-Density/Mixed Use: The purpose of this lot type is to provide and protect an environment suitable for a mix of compatible uses, including single-family, two-family, three-family, and multiple-family dwellings along with complementary commercial uses in a walkable, high-density residential and mixed-use village context, with specific building and neighborhood density limited only by building height and form, and by the maximum gross density permitted under the underlying land use in the Fort Pierce comprehensive plan of fifteen (15) dwelling units per acre of the gross Planned Development Area, together with such other uses as may be necessary for and compatible with high-density residential surroundings. The following uses shall be permitted within the Residential – High-Density/Mixed Use Lot Type:

Permitted Uses:

a. Multiple-family dwellings (four (4) or more units)
b. Single-family detached dwellings
c. Two-family (duplex) dwellings
d. Three-family (triplex) dwellings
e. Townhome attached dwellings
f. Multi-Family Apartments/Flats, with or without Commercial first-floor components.
g. Commercial – General and/or Neighborhood
h. Commercial – Town Center
i. Hotel
j. Vacation Rentals

BOHLER //

Agricultural Use: For the purpose of this document, agricultural uses shall be limited to cultivated cropland and/or livestock. Agricultural uses of the property shall be allowed within any phase or phases of this planned development project at any time prior to the commencement of construction of such project phase. Upon commencement of construction of any project phase, agricultural use of such phase shall no longer be permitted.

Open Space: Pursuant of Section 22-40(b)(3) of the City of Fort Pierce Code of Ordinances, a minimum of 20% of the site area of this development is required to be set aside as Open Space (200.3 ac. x 0.2 = 40.06 ac.). Open Space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of the City of Fort Pierce Code of Ordinances; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than thirty (30) per cent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development. This equates to 12.02 acres of the Open Space requirement to be satisfied by stormwater detention and retention facilities. As part of the development for Willow Lakes Resort Village and Community the Open Space requirement will be satisfied by a combination of open green space, streetscape/hardscape tree-lined pedestrian sidewalks, channelized waterways, and stormwater detention and retention. The calculations below delineate the areas associated with each category:

Open Space Provided:

Total SWM: 1,276,750 sf ~ 29.31 ac

Open Green Space:		1,215,032 sf ~ 27.89 ac	
Channelized Waterways:		+150,139 sf ~ 3.45 ac	
Pedestrian-oriented Open Space/Facilities:			
Pier Avenue Pedestrian Walks:	119,189 sf ~ 2.73 ac		
Main Street Pedestrian Walks:	31,966 sf ~ 0.73 ac		
Strand Boulevard Pedestrian Walks:	53,934 sf ~ 1.24 ac		
Walton Pedestrian Walks:	78,666 sf ~ 1.80 ac		
Total Pedestrian-oriented Open Space/Facilities:		+283,755 sf	6.51 ac
30% SWM Facilities:			+12.02 ac
Open Space Provided:			**=49.87 ac**
> 40.06 ac Required			

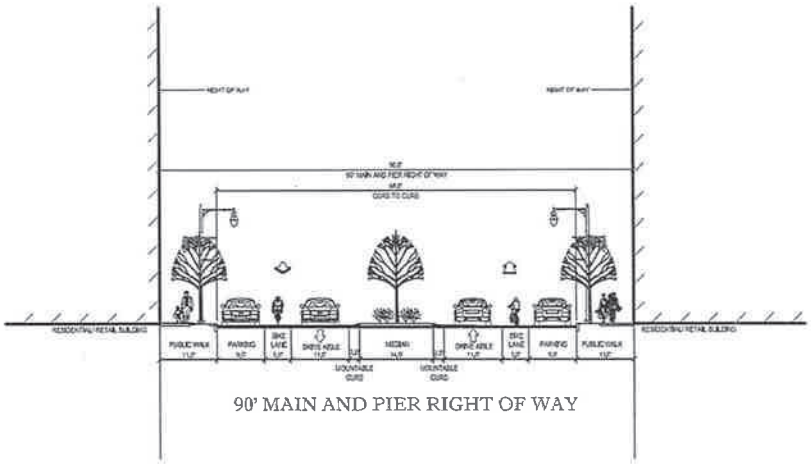
BOHLER //

Site Plan Review: Development proposed on any one (1) or more lots within the Planned Development shall be reviewed in accordance with Section 125-313 – Major and minor site plan application.

Additional Documentation: Prior to the development of each phase, the applicant shall submit for review and approval all documentation then required by City Code to obtain City site plan approval for such phase, including the site plan, landscaping plan, tree mitigation plan, lighting plan, and master sign plan for such phase.

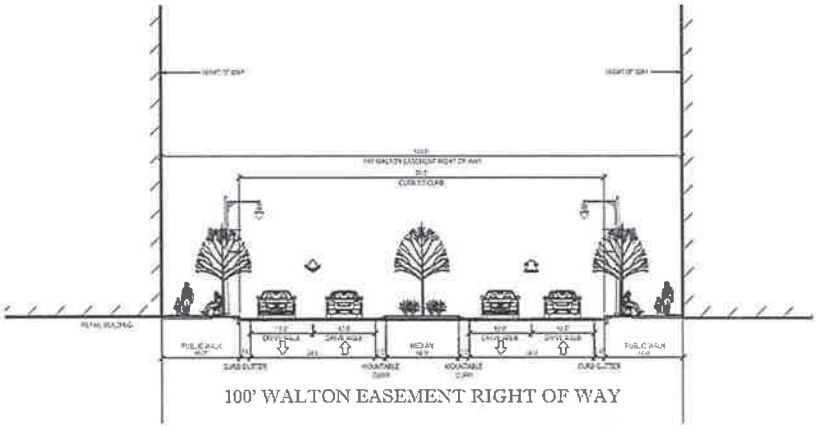
Design Review: The applicant may submit with a future phase of this project, proposed design standards to govern development within the Willow Lakes Resort Village and Community Planned Development. Such proposed design standards shall be subject to review and approval by the City in accordance with applicable City Code provisions at the time of submittal.

Private Access Tract Street Sections:

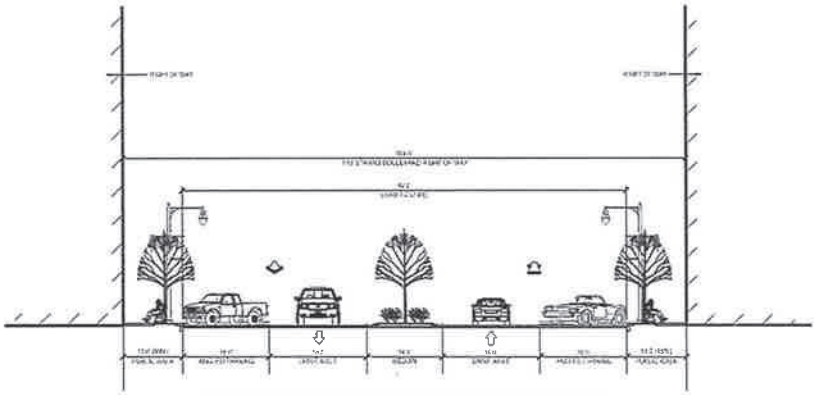


90' MAIN AND PIER RIGHT OF WAY

BOHLER //



100' WALTON EASEMENT RIGHT OF WAY



104' STRAND BOULEVARD R.O.W. WITH
45° ANGLED PARKING

VI. HEALTH AND SAFETY REGULATION FOR SURF PARK

The applicant intends to develop a Surf Pool within Phase 1 of the Project. A "Surf Pool" means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools or other public bathing places. Pursuant to Florida Statute 514.0115, until such time as the Florida Department of Health adopts rules for the supervision and regulation of Surf Pools, the Surf Pool will be exempt from supervision or regulation under Florida Statutes Chapter 514, provided that the Surf Pool is larger than 4 acres, and is permitted by the City pursuant to a special use permit process in which the City asserts regulatory authority over the construction of the Surf Pool and, in consultation with the Florida Department of Health, establishes through the City's special use permitting process the conditions for the Surf Pool's operation, water quality and necessary lifesaving equipment. Therefore, if the Florida Department of Health has not yet adopted rules for the supervision or regulation of Surf Pools, then prior to the issuance of final site plan approval for any Surf Pool larger than 4 acres within the Project, special conditions regulating the construction and operation of the Surf Pool, including its water quality and lifesaving equipment, shall be reviewed and approved by the City, asserting its regulatory authority over the Surf Pool, and such conditions shall be deemed a part of, and incorporated into, these Planned Development Guidelines. The City shall consult with the Florida Department of Health, as required by Florida Statute 514.0115, in reviewing and approving such special conditions relating to the Surf Pool's operation, water quality and necessary lifesaving equipment.

VII. ZONING ORDINANCE EXCEPTIONS

The following deviations from the current City of Fort Pierce Code of Ordinances are proposed within the Willow Lakes Resort Village and Community Planned Development.

Chapter 125 - Zoning

- Hotels shall be permitted to be constructed to a height not to exceed one hundred (100) feet if constructed generally proximate or adjacent to the frontage of I-95, or situated on the lake adjacent to I-95. This 100' height allowance exceeds the sixty-five (65) foot height limit for Hotel uses found in Chapter 125 -Zoning, of the City of Fort Pierce Code of Ordinances.
- A list of permitted and conditional uses has been included herein, which shall govern use allowances within the Planned Development; such permitted and conditional uses included herein may or may not be found within Chapter 125 -Zoning.
- Sec. 123-66. - Tree protection and mitigation: Mitigation shall be provided pursuant to future site plan submittals in the form of excellence in urban village, pedestrian-oriented tree-lined streetscapes, in lieu of the mitigation requirements set forth in the City Code.

Planned Development Guidelines
SUPPORTING DOCUMENTATION

For

Willow Lakes

A PROPOSED

Resort Village and Community

W. Midway Road
Fort Pierce, Florida
St. Lucie County

Master Developer:
WILLOW LAKES, LLC

Prepared by:

BOHLER
16 Old Forge Road, Suite A
Rocky Hill, CT 06067
(860) 333-8900 TEL.

2255 Glades Road Suite 305E
Boca Raton, FL 33431
561-571-0280

BOHLER //

July 14, 2020
#CT191015

O2806583.v1

TABLE OF CONTENTS

I. PROJECT NARRATIVE 2
II. PROJECT PHASING 4
III. TRAFFIC CONCURRENCY (O'Rourke Engineering and Planning) 7

I. PROJECT NARRATIVE

Jennifer Hofmeister, AICP, LCAM
Planning Director
City of Fort Pierce
W. Midway Road
Fort Pierce, FL 34950

Re: Proposed Resort Village and Community

Dear Mrs. Hofmeister,

Willow Lakes Resort Village and Community is envisioned as a vibrant, mixed-use urban village at the crossroads of Florida's Turnpike, Interstate 95, and the City of Fort Pierce. Situated on 200.23 acres of land lying immediately north of Midway Road and west of I-95 within the City of Fort Pierce, Willow Lakes will be an east coast destination that will bring together local residents and regional, national and international visitors in a lively, pedestrian-oriented, and healthy environment of inviting public spaces, walkable streets, and authentic neighborhoods in which to live, work, play and learn.

The vision is that of a typical beach community that celebrates outdoor activity and a healthy lifestyle. A place where residential, retail, and commercial uses will be combined to provide a critical mass of activity that will bring year-round life to the Village. Yet, this community will be one of a kind in Florida, situated not on a lone beach, but around the newest and largest world-class surf park in the country. A joy to simply relax and watch, and a thrill to experience, the Wavegarden at Willow Lakes will deliver high quality waves and authentic surfing experiences year-round for new and existing surfers of all ages, experience and ability. Beyond the Wavegarden. the Village will be comprised of several distinct neighborhoods, knit together by a network of walkable, pedestrian-oriented streets, and navigable floways designed for maximum environmental and recreational purposes. The result will be a natural, honest and inclusive environment where memorable experiences are created daily, and where visitors, residents, and professionals have fun, keep fit and feel part of a community that shares their passion and respect for surfing, the ocean, others and our planet.

Neighborhoods are the traditional building blocks of villages, towns and cities. They provide an organic, localized sense of place, identity and community within the larger fabric of a town. Willow Lakes Resort Village and Community is conceived as a series of small, local places organized in a framework of larger neighborhood types or areas. The primary neighborhoods that make up Willow Lakes will include the Wavegarden surf resort village and hotels, the mixed-use main and village streets immediately surrounding it, a town center plaza, an entertainment retail zone, and two residential areas, accompanied by adjacent undeveloped open space/conservation area. Within the larger, primary areas will be the smaller commercial and residential places that create variety, scale, local identity, and texture. The concentration of this series of neighborhoods will facilitate shared pedestrian accessibility to the many activities and residential options, the creation of vibrant commercial areas, and the simultaneous introduction of a system of recreational floways linking the natural spring-fed lake in the heart of the project to the neighborhoods and open space conservation areas throughout.

The street system proposed in this plan emphasizes connectivity and the importance of the streetscape as a place of value to the community. Where vehicle traffic is envisioned, parking is planned as an essential part of the project and will be encouraged on the streets, contributing to the availability of convenient parking spaces and to a sense of traffic-calming in pedestrian-oriented areas that have concentrated street-front commercial activity. Streets and parking facilities will be designed to support single-trip

visits to Willow Lakes for multiple activities. While the basic accommodation of cars is essential to the life of the project, and any similar project in Florida, Willow Lakes is fundamentally a place for people. The design of all streets and the associated public realm reflects a focus on pedestrians, accommodations for bicycles, and the enduring qualities of livable, active public spaces for human interaction.

The intent of this guideline is to provide flexible development options for the variety of uses proposed by utilizing the Planned Development Zoning District as outlined in Section 22-40 of the City of Fort Pierce Code of Ordinances. As proposed, approval of an overall Planned Development site plan and preliminary plat, along with Planned Development guidelines, will provide the foundation for future tenants to submit detailed development plan proposals for review and approval by the City. This affords all involved, including the City, the master developer and potential tenants a clear, approved plan to provide for the most efficient and flexible development of the overall project.

Design and development parameters by lot type, including, but not limited to: permitted and prohibited uses, applicable setbacks; allowable building area; street cross sections; landscaping, irrigation and signage standards have been provided for. A master Property Owners Association (POA) will be created to provide for continued and long-term maintenance of common areas, such as plazas, floways, open spaces and preserve areas, as well as the master stormwater system, master irrigation system, common area signage, street lighting, and other common improvements and services. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

BOHLER

Geoffrey P. Fitzgerald, PE, AICP, Branch Manager

O2806583.v1

II. PROJECT PHASING

As proposed, initial infrastructure improvements will be constructed by the developer, which include excavation of the storm water management floways and ponds within the Storm Water Management Tracts; clearing and rough grading development tracts; construction of certain roads or segments thereof, and placement of structural fill where deemed necessary or desirable. Installation of common utilities such as water and wastewater lines, fiber optics and telecom among other general infrastructure improvements is yet to be determined. To provide for as much flexibility as possible in accommodating potential end-users, the developer reserves the right to implement construction on any one (1) or more phases at any such time it is deemed appropriate; i.e. based on market demand or other metrics utilized by the developer.

The Phase Schedule below provides for a general outline of the Phases of infrastructure construction. Please note that the timelines provided are estimates only and are subject to market conditions and approval timelines. It is anticipated that a Phase 1 submittal will be made within a year.

PHASE SCHEDULE

Estimated Duration of Construction of Phase	General Description of Improvements
Phase 1A (18 months)*	• Roadwork consisting of a full access signalized intersection at Midway Road and Gordy Road, Gordy Road Improvements, including roundabout at new Main Street. • Construction of pavement and landscaped median for Strand Boulevard Tract, and Main Street Tract from Gordy Road north to the intersection of Pier Avenue Tract. • Drainage associated with roadwork. • Construction of potable water and wastewater service mains and stub-outs for future phases; • Electric and telecom services and stub outs for future phases; • Construction of Pier Avenue subgrade for use as on-site construction haul road. • Rough site grading and excavation of Storm Water Management floways and ponds. • Placement of fill and preparation of subgrade on Wavegarden Surf Park parcel 1A. • Construction of Wavegarden Surf Park and associated commercial buildings, parking, drives, facilities, walks, landscaping and amenities. • Sidewalks and Street lighting along upper Strand Boulevard.
Phase 1B (8 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 1B commercial development.

	• Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities.
Phase 1C (12 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 1C commercial development. • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Strand Boulevard. • Street Trees and Lighting along Strand Boulevard
Phase 2A (12 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2A commercial development. • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2A
Phase 2B (18 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2B commercial development. • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2B
Phase 2C (12 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for parcel 2C mixed-use development. • Construction of mixed-use development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2C

Phase 2D (12 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for Phase 2D mixed-use development. • Construction of mixed-use development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Sidewalks along Frontage of Phase 2D
Phase 3 (12 months)*	• General earthwork, including placement of fill and preparation of subgrade and associated sitework for Phase 3 commercial development. • Construction of commercial development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities. • Improvements along lakefront and shoreline, and completion of eastern floway system. • Completion of Phase 3 and Phase 4 private roads and drives.
Phase 4 (12 months)*	• Construction of Multifamily Residential development and associated buildings, parking, drives, utility and storm water infrastructure, facilities, walks, landscaping, lighting and amenities.
Future Phases TBD*	• Roadwork consisting of a full access signalized intersection at Midway Road and Walton Easement Road, and remaining Pier Avenue Improvements to western limits of Willow Lakes property. • Construction of pavement and landscaped median for Walton Easement Tract, and Pier Avenue Tract. • Completion of western side floway system. • Drainage associated with roadwork. • Construction of potable water and wastewater service mains and stub-outs for future phases; • Electric and telecom services and stub outs for future phases; • Construction of commercial tracts in Phase 5 and 6, and residential tracts in Phases 7 and 8. See PD Conceptual Site Plan.

* Subject to market conditions

III. TRAFFIC CONCURRENCY (O'Rourke Engineering and Planning)

Trip Generation – The project will generate an estimated 37,297 daily trips, 2,381 AM peak hour trips and 2,486 PM peak hour trips.

Analysis/Needs – A detailed analysis of the intersections and link generally within a 5-mile radius that were significantly impacted by the project was conducted. As a result of the analysis, a series of prop share payments were estimated. The total prop share estimate is $7,358,178. These payments, which are creditable against impact fees, as well as additional impact fees collected, would be used to make improvements in the Midway corridor. The impact fees are estimated as $8,696,883, exclusive of the golf and Wave Garden facilities.

Those improvements include widening Midway Road to six lanes from Arterial A through to the northbound on ramps at I-95. Extensive turn lanes would also be required at the driveways along Midway Road. The construction along Midway Road will be coordinated with the developers of LTC Ranch and the Village at Midway, where appropriate.

Test Mix of Land Uses

WILLOW LAKES IMPACT FEES

Land Use	ITE Code	Intensity	St. Lucie County Road Impact fees	Total Fee
Residential Single-Family	210	150 DU	5016	752,250
Multifamily (Low-Rise)	220	150 DU	3875	581,250
Multifamily (High-Rise)	221	700 DU	2874	2,011,800
General Office	710	100,000 SF	3634	363,400
Medical Office	720	50,000 SF	3634	181,700
Commercial/ Retail	820	395,000 SF	7553	2983,435
Gas Station with Convenience Market 3k+	820	16 Pumps	9852	157,632
Movie Theater	760	1,000 Seats	338	338,000
Rec. Facility	710	19,600 SF	1233	24,167
Hotel	310	600 Rooms	2172	1,303,200
TOTAL				**$8,696,834**

Note: This total does not include the Wave Garden or Top Golf facilities

ADDITIONS TO PLANNED DEVELOPMENT GUIDELINES

SURF POOL REGULATIONS:

The surf pool regulations attached hereto, were approved by the City of Fort Pierce in consultation with the Florida Department of Health. The surf pool regulations are incorporated into the Planned Development Guidelines, and thereby establish through the City's Planned Development permitting process the conditions for the surf pool's operation, water quality and necessary life-saving equipment, in accordance with Florida Statutes 514.0115(7).

PARKING STALL AND DRIVE AISLE DIMENSION REGULATIONS.:

The parking stall and drive aisle dimension deviations to the code are shown in the submitted plan set and include 9'x18' parking stalls and 24' wide drive aisles. These deviate from the land development code which state the dimensions for a parking stall and drive aisle to be 9.5'x19' and 26', respectively.

Fort Pierce, Florida Surf Pool – Special Use Permitting

1. Applicable Florida State Regulation: 514.0115 Exemptions from supervision or regulation; variances.

(7) Until such time as the department adopts rules for the supervision and regulation of surf pools, a surf pool that is larger than 4 acres is exempt from supervision under this chapter if the surf pool is permitted by a local government pursuant to a special use permit process in which the local government asserts regulatory authority over the construction of the surf pool and, in consultation with the department, establishes through the local government's special use permitting process the conditions for the surf pool's operation, water quality, and necessary lifesaving equipment.

This subsection does not affect the department's or a county health department's right of entry pursuant to s. 514.04 or its authority to seek an injunction pursuant to s. 514.06 to restrain the operation of a surf pool permitted and operated under this subsection if the surf pool presents significant risks to public health.

For the purposes of this subsection, the term "surf pool" means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools, or other public bathing places.

2. Glossary

"AQUATIC VENUE" means an artificially constructed structure or modified natural structure where the general public is exposed to water intended for recreational or therapeutic purpose and where the primary intended use is not watering livestock, irrigation, water storage, fishing, or habitat for aquatic life. Such structures do not necessarily contain standing water, so water exposure may occur via contact, ingestion, or aerosolization. Examples include swimming pools, wave pools, lazy rivers, surf pools, spas (including spa pools and hot tubs), therapy pools, waterslide landing pools, spray pads, and other interactive water venues.

"SURF POOL": means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools, or other public bathing places.

"BATHYMETRY": means the specific shaping and sloping of the SURF POOL floor in order to create the desired waves.

"SURFER": a person or occupant in a SURF POOL who is partially or fully immersed in SURF POOL water and using a surfboard or other analogous surfing or wave riding device.

3. Guidelines for Surf Pool Special Use Permitting

3.1 Design and Construction

SURF POOLS are identified as different from swimming pools, wave pools and any other AQUATIC VENUES. Therefore, while meeting the intent of any existing Design and Construction codes for public AQUATIC VENUES, SURF POOLS cannot practically be designed to meet existing design and

construction codes and keep the intended use. The following standards shall be applicable to SURF POOLS:

3.1.1 Design for Risk Management:

a. Design of the SURF POOL shall include consultation with and input by the owner, the SURF POOL wave equipment supply company or a surf or aquatic risk management consultant and address safety operational considerations.

3.1.2 Construction Material:

a. SURF POOL shall be constructed of structurally sound material(s), which provide an easily cleaned, watertight structure capable of withstanding the anticipated stresses/loads for full and empty conditions.

3.1.3. Finish:

a. All water-contact surfaces shall have a durable finish suitable for regular scrubbing and cleaning.
b. The areas of access and egress shall be constructed with slip-resistant materials.

3.1.4. Bathymetry:

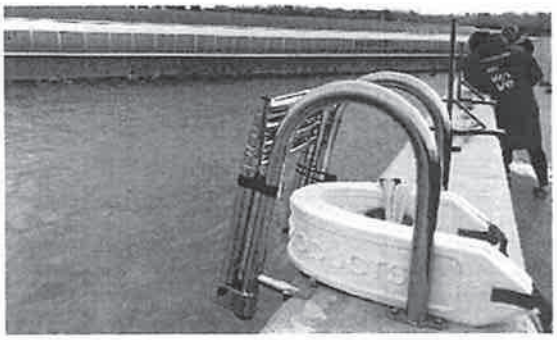
a. The design of the BATHYMETRY and associated slope changes shall be specified by the wave equipment supply company.

3.1.5. Access / Egress

a. SURF POOL shall have a minimum of two means of access and egress at the shallowest end.
b. Access/egress areas to the SURF POOL for disabled persons shall conform to ADA Standards for AQUATIC VENUES.

3.1.6 Wheelchair Accessibility/Emergency Egress

a. SURF POOL shall comply with the Florida Building Code Accessibility 7th edition, Chapter 10, to include in part:
Accessible routes, Loading/Unloading Areas, Slopes, Ride Entry, Transfer Devices, Wheelchair Storage Spaces, etc.
b. Emergency egress shall be provided from the deep end (5 feet or deeper) of the surf pool at intervals of no less than 100 feet along the lateral (outside) walls of the surf pool, but not along the central wall or the central machine building, and the ladders shall be permanently fixed. This requirement may be satisfied by providing retractable emergency ladders similar to the ladder depicted below (product information/spec sheet and locations to be provided with the building plans for the SURF POOL).



3.2 Equipment Standards

3.2.1 Accredited Standards

a. Where applicable, all wave making and water treatment equipment used in the SURF POOL shall be:

   1) Of an engineered design and construction, and
   2) Certified to a specific standard for the specified equipment use by an ANSI-accredited certification organization.

3.3 Operation and Safety

3.3.1 Basic Requirements

a. The SURF POOL design, including shape, materials of construction, appurtenances, etc., shall provide for the safety of SURFERS, the thorough and complete circulation of the water, the ability to clean and maintain the SURF POOL, and be considered when planning for effective supervision and surveillance of SURFERS.
b. The SURF POOL shall be operated in accordance with a water safety program that includes specialized water safety personnel, training, procedures, and equipment. The owner shall deliver to the City a Water Safety Plan for the SURF POOL setting out the proposed lifeguard staffing schedule, standard operating procedures and emergency procedures. All components of the water safety plan shall be in compliance with the most current life safety guidelines appropriate for surfing-related activities from the American Red Cross or other applicable certifying entity.

3.3.2. SURF POOL Lifeguards

a. Lifeguards shall have completed a lifeguard training course intended for waterfront, open water, or surf environments offered by the Red Cross or another recognized training agency.

3.3.3. Lifeguard to SURFER Ratio

a. A 1:20 Lifeguard / SURFER ratio (where SURFERS are partially or fully immersed in the SURF POOL water) is required for water that is clear enough to see the bottom of the SURF POOL while the water is static.
b. A 1:10 LIFEGUARD / SURFER ratio (where SURFERS are partially or fully immersed in the SURF POOL water)is required in the event that water is not sufficiently clear to see the bottom of the SURF POOL while the water is static.

3.3.4. Lifeguard Response Time
a. Lifeguards shall be able to demonstrate competency to reach the furthest edge of SURFER surveillance within 20 seconds.

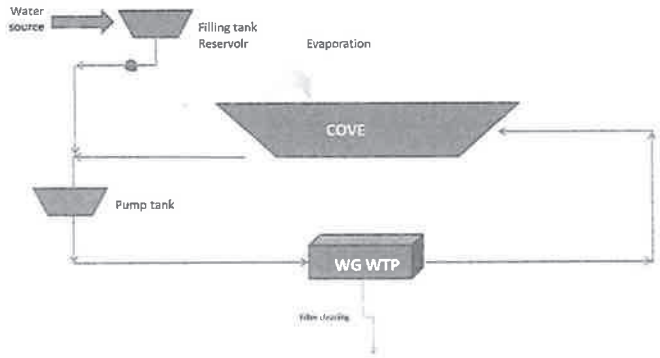
3.3.5. Theoretical Peak Occupancy
a. The specifications for the SURF POOL shall indicate design peak SURFER occupancy for safe operations of surf wave action. Occupancy will be no more than 1 SURFER partially or fully immersed in the SURF POOL water per 1,000 ft² of SURF POOL water surface area.

3.3.7. Water Clarity
a. The water in the SURF POOL shall be sufficiently clear such that resuscitation can be initiated within 2 minutes of identifying a distressed SURFER. Clarity shall be verified using contrasting color markers placed in the deepest sections of the SURF POOL accessible to SURFERS and staff.
b. Ten Feet Deep or Less: For a SURF POOL with the deepest SURFER accessible water being 10 feet deep (3.0 m) or less, a contrasting color marker with an area of 0.40 ft2 (372 cm2) or less shall be placed such that it is visible for verification of water clarity in the deepest section of the SURF POOL.
c. Over Ten Feet Deep: For a SURF POOL with the deepest SURFER accessible water depth over 10 feet deep (3.0 m) the marker size may be increased to 0.50 ft2 (464 cm2).
d. This marker shall be visible in still water from a vantage point above water surface up to 30 ft (9 m) away in a direct line of sight from the marker.
e. Regular turbidity (NTU) measurements are to be taken and logged for correlation to verification by line of sight marker visibility.
f. In the event that the water is not sufficiently clear to see the bottom while the water is static, the following conditions shall apply:
    1) Leash or Tether Requirements: All SURFERS must effectively be attached to a surfboard, bodyboard or other analogous surfing or flotation device.
    2) High Visibility and Reflective Rash Guard Requirements: All SURFERS must wear a high visibility and reflective rash guard.
    3) A Lifeguard shall be able to demonstrate competency to reach the furthest extent of the assigned zone of SURFER surveillance within 15 seconds.

3.4 Water Quality

3.4.1. Water Quality Equipment Specifications
a. The water quality system shall include the following components:
    1) A piping network for water collection, recirculation and distribution.
    2) Flow meters accurate to within +/- 5% of the actual design flow.
    3) Water treatment equipment to include screens, pumps, filters, ozone treatment, UV treatment, chemical dosing and commercial probes for monitoring and control.
    4) An underwater vacuuming system to remove solids.

b. The water recirculation and water treatment system shall follow the following schematic:



c. All equipment used shall be appropriate for use in recreational water treatment either by meeting an accredited standard such as NSF-50/61 listing, UL or international equivalent, manufacturer certification, or other technical justification based on material in contact with water, operational characteristics and benefits to the SURF POOL water quality management system.
d. All chemicals used must be NSF 60 certified.

3.4.2. Water Quality Parameters

a. The SURF POOL shall not have a specified water recirculation and turnover time requirement. The turnover time shall be determined by the water treatment equipment supplier but it must have the ability to meet the following water quality parameters:
   1) Water clarity / Turbidity: Maintain turbidity below 5 NTU with continual monitoring.
   2) Oxidation: maintain minimum ORP of 600 mV in main body of water and maximum of 900 mV in return water
   3) Residual chlorine to be monitored continuously with a minimum allowable FAC of 0.5 ppm (mg/L)
   4) pH maintained between 7.0 to 7.6 and monitored continuously
   5) Total Alkalinity (TA) maintained between 60 to 180 ppm
   6) Other standard water chemistry values as would normally be kept for swimming pools.

3.4.3 Water Quality Testing

a. The SURF POOL operator shall test the following parameters:
   1) Continual Monitoring:
      i. Water Clarity (NTU)
      ii. Residual chlorine (FAC)
      iii. pH
   2) At least once per day during business hours:
      i. Oxidation (ORP)
      ii. Alkalinity (TA)
      iii. Other standard water chemistry values as would normally be kept for swimming pools
   3) At least monthly in winter and bi-weekly for the remainder of the year:
      i. E. coli bacteria testing from three (3) locations in the SURF POOL by a state certified lab. Frequency may be reduced by approval of the City of Fort Pierce

and/or the Florida Department of Health after treatment system proves that turbidity, disinfection and pH tests are within acceptable range.

b. The SURF POOL operator may perform these tests using a properly calibrated automatic chemical monitoring and control system in accordance with the manufacturer's equipment specifications for calibration and directions for proper use.
c. The SURF POOL operator shall maintain a written daily record of all test results, equipment readings, calibrations, and corrective action taken at the SURF POOL.
d. If the SURF POOL operator adds cyanuric acid to the water, the SURF POOL operator shall measure the cyanuric acid concentration in the water a minimum of once every 2 months and shall maintain a written record of these test results and all corrective action taken at the SURF POOL site.
e. The SURF POOL operator shall maintain data and records collected pursuant to this section for at least two years for inspection by the City of Fort Pierce and/or the Florida Department of Health upon request and shall submit all data and records to the City of Fort Pierce and/or the Florida Department of Health upon request. The SURF POOL operator shall also compile data reports on the water quality of the SURF POOL quarterly (four times per year), and shall submit the same to the City Building Official.

3.5 Inspections

3.5.1 Preoperational Inspections

a. The SURF POOL may not be placed in operation until an inspection approved by the City of Fort Pierce shows compliance with the Special Use Permit requirements set forth herein or the City of Fort Pierce otherwise approves opening for operation.

3.5.2. Operational Inspections

a. Upon presenting proper identification, an authorized employee or agent of the City of Fort Pierce or the Florida Department of Health shall have the right to, and be permitted to, enter any SURF POOL area, including the recirculation equipment and piping area, at any reasonable time during the SURF POOL's business hours, for the purpose of inspecting the SURF POOL to do any of the following:
    1) Inspect, investigate, or evaluate for compliance with these Special Use Permit regulations;
    2) Verify compliance with previously written violation orders;
    3) Collect samples or specimens;
    4) Examine, review, and copy relevant water quality records;
    5) Obtain photographic or other evidence needed to enforce these regulations; or
    6) Question any supervisory employee of the operator responsible for the operation of the SURF PARK or water quality.
b. A SURF POOL´s inspection frequency may be amended based on a risk of recreational water injury and illness.
c. The operator of the SURF POOL shall obtain, at its sole cost, quarterly inspections conducted by an independent third party. The independent third party inspector shall inspect the SURF POOL and the water quality test records maintained by the operator in accordance with section 3.4.3.e above, to determine if the SURF POOL is in compliance with these regulations. The independent third party inspector shall then submit a quarterly written report of its findings to the City Building Official.

3.6 Enforcement

3.6.1 Florida Department of Health and County Health Department Enforcement Rights

a. In accordance with the requirements of F.S. 514.0115(7), these special use permit regulations shall not affect the Florida Department of Health's or the county health department's right of entry pursuant to F.S. 514.04 or its authority to seek an injunction pursuant to F.S. 514.06 to restrain

the operation of a SURF POOL permitted and operated under these regulations if the SURF POOL presents significant risks to public health.

3.6.2. City Enforcement Rights

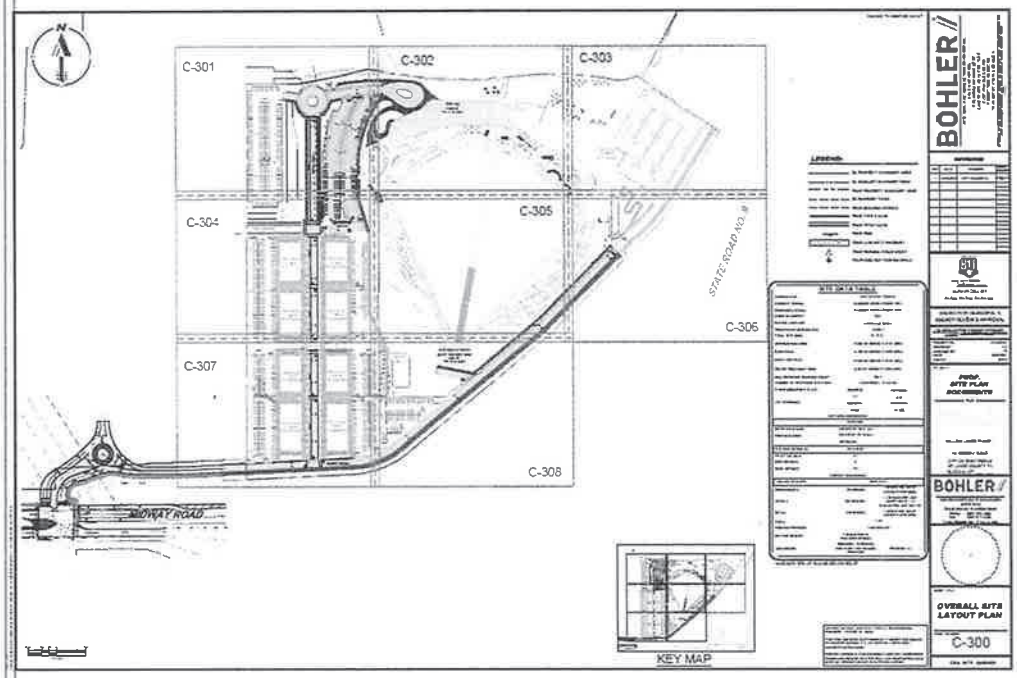
a. Enforcement.
In addition to the enforcement rights of the Florida Department of Health and the county health department, as set forth above, the City may exercise its code enforcement rights, and any other legal rights of the City, to enforce compliance with the regulations set forth herein.

b. Termination of Operation/Notice.
If the operator of the SURF POOL does not comply with all required operational procedures and safety conditions set forth in these regulations, then the City shall have the right to terminate the operation of the SURF POOL, provided however that (i) the City shall first provide the operator of the SURF POOL with written notice of such violation of these regulations, and (ii) the operator of the SURF POOL shall than have ten (10) days from receipt of the written notice to correct such violation. If such violation cannot reasonably be corrected within such ten (10) days, then the operator of the SURF POOL must commence correcting such violation within such ten (10) day period and diligently complete such correction within a reasonable time, not to exceed thirty (30) days after receipt of the written notice. The foregoing notwithstanding, the City shall have the right to seek an injunction to immediately terminate the operation of the SURF POOL in the event that any such violation causes a significant risk of death or serious physical harm to the public.

c. Emergency Measure/Imminent Danger.
When in the opinion of the Building Official, there is imminent danger of failure or that life or health is endangered by the occupation of any part of the facility or premises or when there is actual or potential danger to the occupant or those in proximity to the facility or any structure, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. This enforcement authority, as granted by F.S. 468.604(1); F.S. 553.79 and adopted International Property Maintenance Code, shall not be delegated to any other individual or entity and shall be enforced independently of the need of court injunction. In such event, the Building Official shall cause to be posted at each entrance to such structure or facility a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official." It shall be unlawful for any person to enter the structure or facility without the approval of the Building Official until such repairs have been made or the hazardous condition has been addressed.

d. Hearing.
Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Circuit Court, be afforded a hearing for relief, in accordance with applicable law.

EXHIBIT B
PHASE 1A



Data Center
(160)

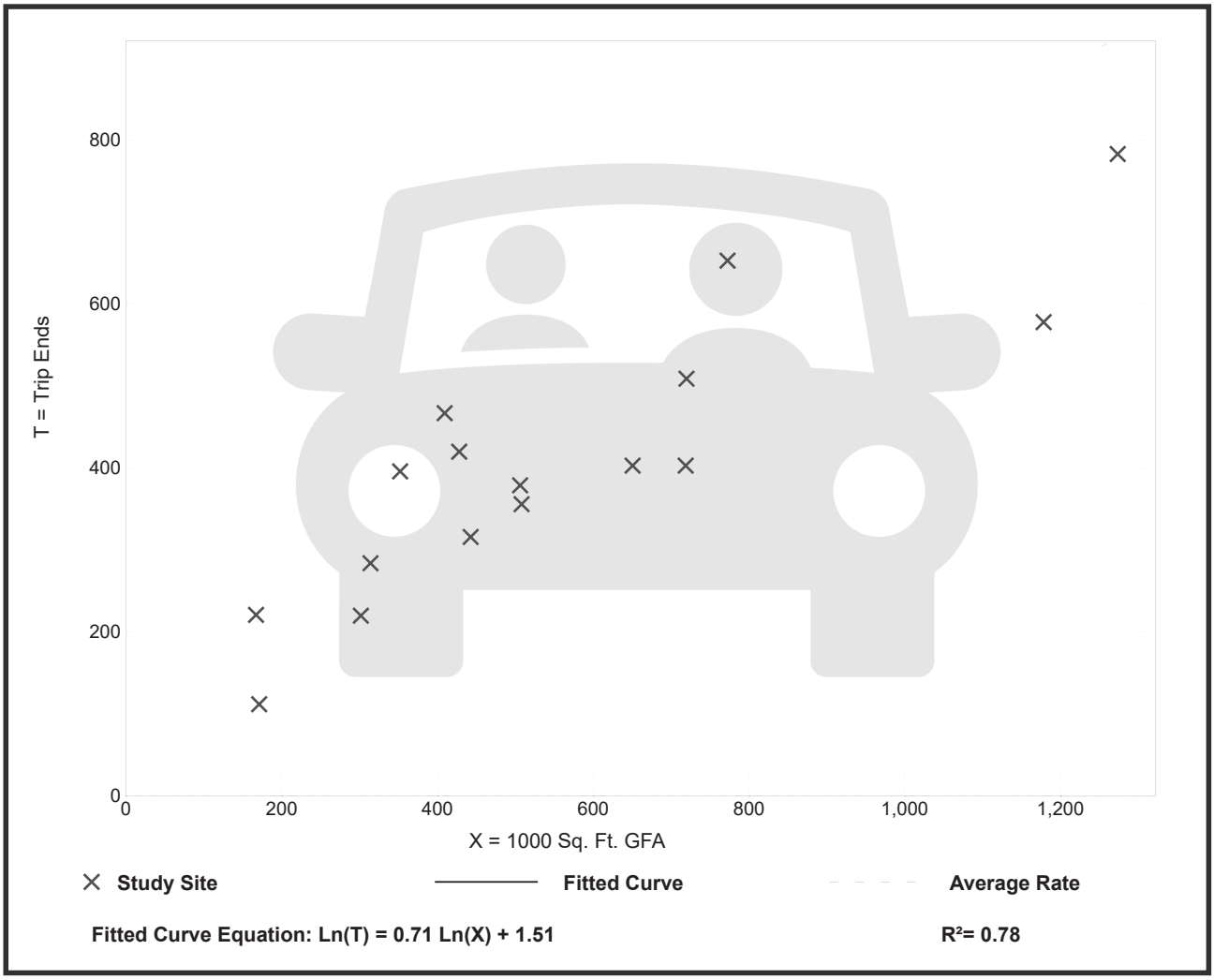
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 557
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.49 - 1.32	0.20

Data Plot and Equation



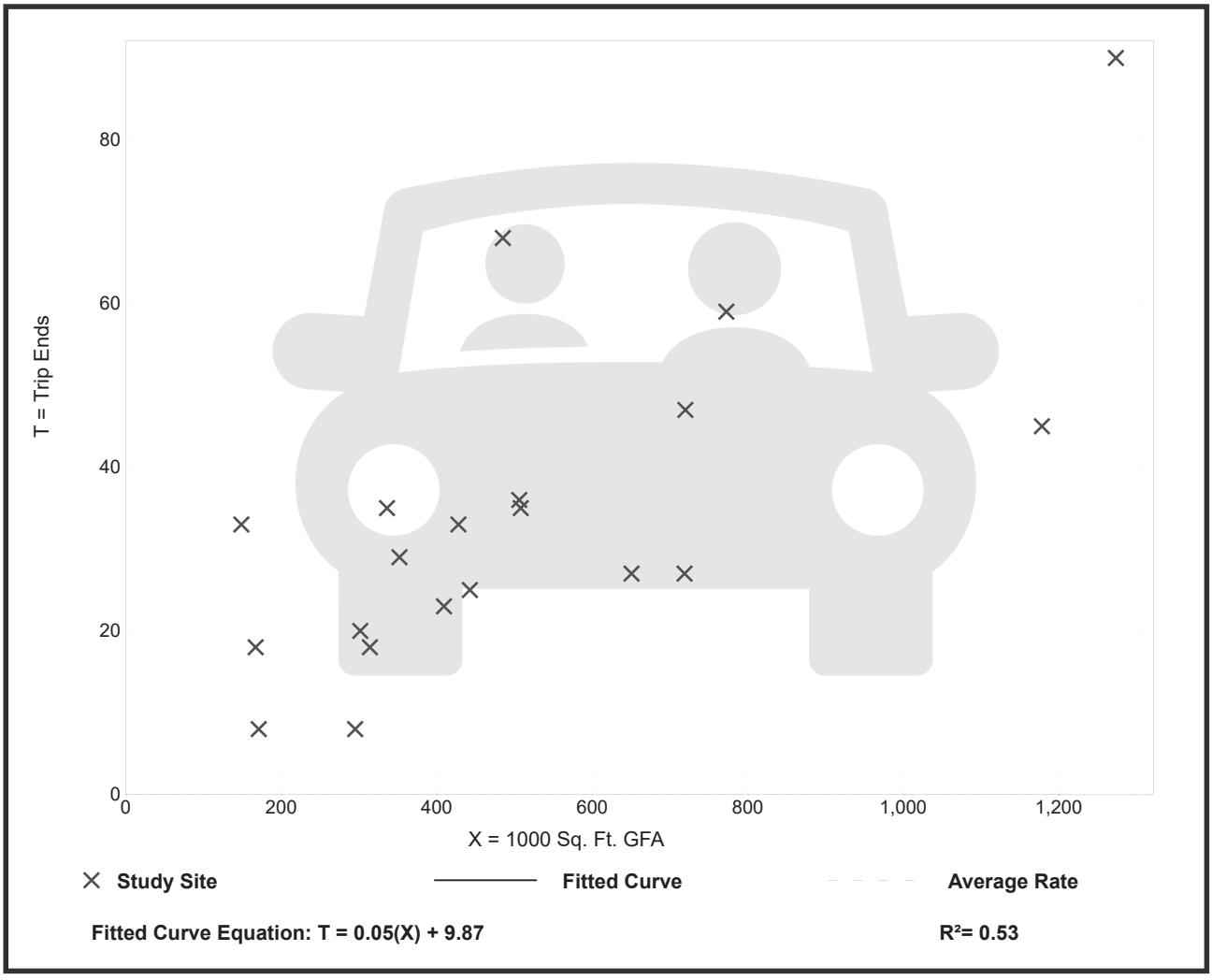
Data Center
(160)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	20
Avg. 1000 Sq. Ft. GFA:	509
Directional Distribution:	71% entering, 29% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.07	0.03 - 0.22	0.03

Data Plot and Equation



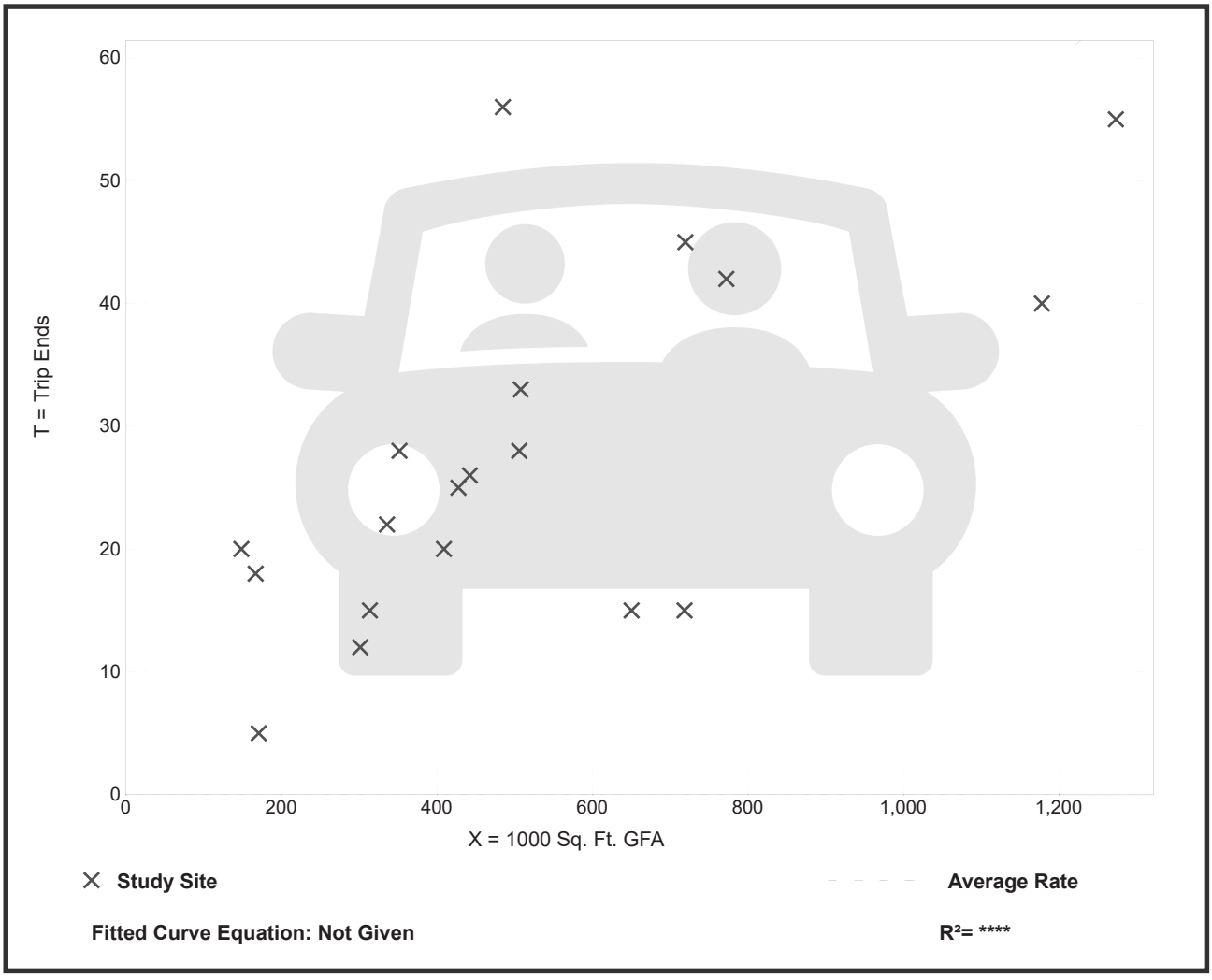
Data Center
(160)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 19
Avg. 1000 Sq. Ft. GFA: 520
Directional Distribution: 19% entering, 81% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.13	0.03

Data Plot and Equation



Shopping Center (>150k)
(820)

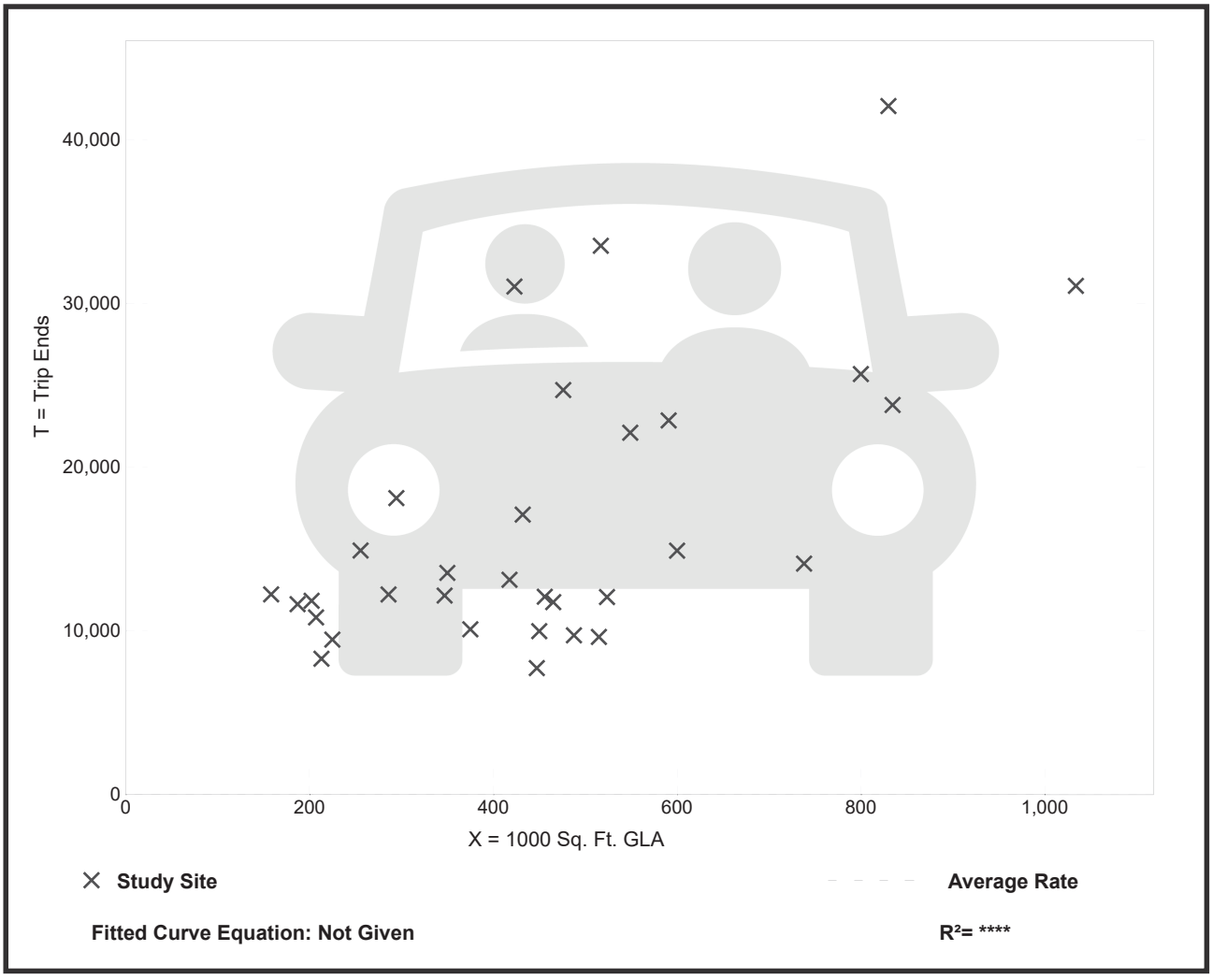
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

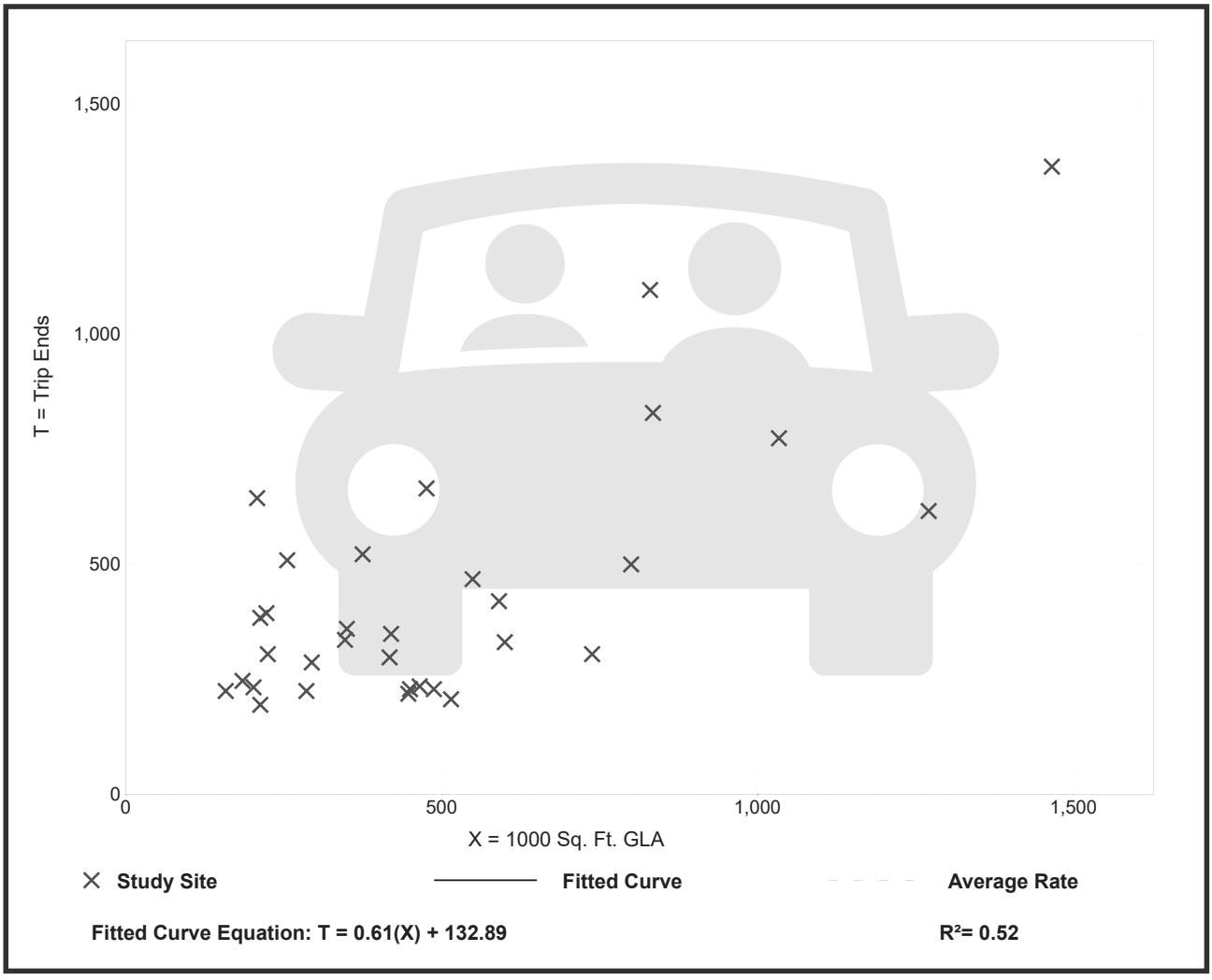
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 32
Avg. 1000 Sq. Ft. GLA: 498
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



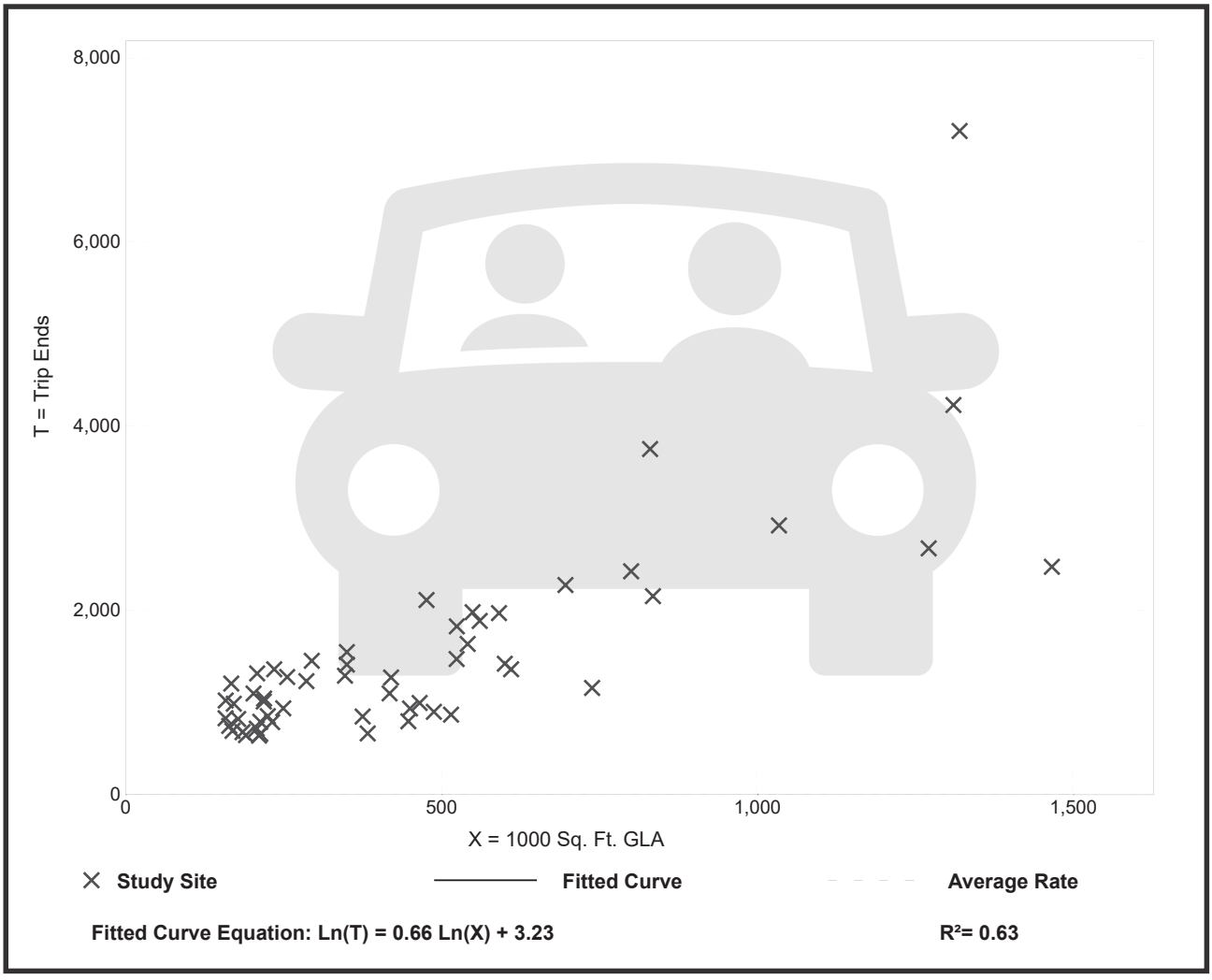
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
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: 55
Avg. 1000 Sq. Ft. GLA: 460
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation



EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

ENVIRONMENTAL ASSESSMENT

WILLOW LAKES

FORT PIERCE, FLORIDA

Prepared for:

Willow Lakes, LLC

Prepared by:

EW Consultants, Inc.

March 2020/May 2026

© 2020/2026 EW Consultants, Inc.

1000 SE Monterey Commons, Suite 208 • Stuart, FL 34996 • 772-287-8771 • Fax 772-287-2988

www.ewconsultants.com

I. INTRODUCTION –

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on a property referred to as Willow Lakes. The project site, as shown on Figure 1, in Appendix A is ± 200.2 acres and is located at the northwest corner of I-95 and Midway Road (S.R. 709). The property lies within Sections 2 & 3, Township 36 South, Range 39 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the north and west by undeveloped lands, to the east by Gordy Road and the southbound I-95 exit ramp to Midway Road, and to the south by Midway Road (please refer to Figure 3, 2026 Aerial Photograph, in Appendix A for existing and surrounding conditions). Since the last Environmental Assessment report in 2020, the land south of Midway Road (within the City of Port St. Lucie) has seen significant development in the form of the LTC Ranch DRI (a.k.a. Wylder) mixed-use project. Wylder Parkway, a.k.a. Arterial A, is now functional at its intersection with Midway Road connecting to Glades Cut-Off Road to the south through the Wylder development. The Wylder Parkway/Midway Road intersection is approximately 800 feet west of the west boundary of Willow Lakes.

The Willow Lakes property is undeveloped and is comprised of a combination of open and wooded pastures, areas dominated by exotic vegetation, man-made surface waters (ditches and a large pond), and freshwater wetlands. Electrical transmission lines are present on the site, as well; one set in a south-to-north orientation and one in a southeast-to-northwest orientation. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES -

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based soils and open water throughout the project site.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetation community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property.

There are several different FLUCCS classifications present on the site based on fieldwork conducted by EW Consultants, Inc. in May of 2026. They include Improved Pastures (code 211); Woodland Pastures (code 213); Pine Flatwoods (code 411); Brazilian Pepper (code 422); Reservoirs larger than 10 acres but less than 100 acres (code 533); and Freshwater Marshes (code 641). The Electrical Transmission Lines on-site (code 832) contain Improved Pasture (211), Woodland Pasture (213), and Freshwater Marsh (641) within their alignments. A graphic of the observed land cover types is included as Figure 4 in Appendix A of this report. The land cover types on the property are described as follows:

211 Improved Pastures

This is a sub-category of the FLUCCS Agriculture classification and includes areas that contain a sparse tree canopy or no tree canopy at all. Dominant vegetation includes a variety of non-native grass species that have been introduced to the property as forage for livestock as well as naturally occurring ruderal grasses and weeds. These species are typical of pasture lands in the region and includes, but is not limited to smut grass, Bahia grass, torpedo grass, Caesar-weed, beggars ticks, and ragweed. Native canopy trees that are present within this land cover type include slash pine, cabbage palm, laurel oak, and live oak. Other native species were also observed in areas where native trees occur and include saw palmetto, gallberry, grape vine, smilax vine, poison ivy, and swamp fern.

213 Woodland Pastures

This agricultural classification and includes areas where woodlands are used for cattle grazing. While the vegetative understory layer has been cleared, native canopy trees remain, and native grasses have partially regenerated. For the 213 areas on the subject site, the tree canopy is dominated by slash pine (*Pinus elliottii*) and can be found generally within the far western and far eastern edges of the site (small patches occur in the south-central portion of the site, as well), typically surrounded by improved pasture. These areas have been impacted by years of cattle grazing activities. Slash pine and various broomsedge and bluestem grasses are the dominant plants species within this land cover category.

411 Pine Flatwoods

This is a sub-category of the FLUCCS Upland Forests classification and includes areas where the tree canopy is dominated by slash pine (*Pinus elliottii*). The soil is typically poorly to moderately well-drained with occasional organic layers associated with the sandy layers. The native areas of pine flatwoods are generally found in the north-central portion of the site. While most of this habitat appears to be in good ecological condition, lack of regular land management activities such as burning and roller-chopping have allowed the understory plants to dominate thus restricting native grasses from spreading. Slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*), and gallberry (*Ilex glabra*) are the dominant plants species within this land cover category.

422 Brazilian Pepper

This area on-site are dominated by the exotic Brazilian pepper tree. This tree tends to dominate a landscape once present, shading out the forest floor and prohibiting desirable native species from establishing. Therefore, these areas provide very little wildlife habitat potential. It is located within the eastern portion of the site adjacent to Gordy Road.

533 Reservoirs Larger Than 10 Acres/Less Than 100 Acres

A man-made reservoir exists within the northeastern portion of the site just west of I-95/Gordy Road. It is generally rectangular in shape, and its banks consist of cattails, Carolina willow, primrose willow, torpedo grass, and other weedy species.

641 Freshwater Marshes

This is a sub-category of the FLUCCS Wetlands classification and includes long-hydroperiod aquatic vegetation generally associated with depressional wetlands. These wetlands may contain water throughout the year or go completely dry during prolonged drought periods. Such habitats provide a variety of wildlife with foraging and nesting opportunities. The marsh wetlands occur throughout the site within the pasture areas (both improved and woodland) and are generally in poor to fair ecological condition due to the historic agricultural use of the site as well as the routine maintenance of the powerline easements. The vegetation in these marshes predominantly includes the following species: chestnut sedge (*Fimbristylis spadicea*), seedbox (*Ludwigia alternifolia*), St. John's wort (*Hypericum brachyphyllum*), pickerelweed (*Pontederia cordata*), bladderwort (*Utricularia* spp.), maidencane (*Panicum hemitomon*), Tracy's beakrush (*Rhynchospora tracy*), spatterdock (*Nuphar* spp.), corkwood (*Stillingia aquatica*), and duck potato (*Sagittaria graminea*). The landward extents of such wetlands were delineated via an informal wetland determination from the South Florida Water Management (SFWMD) in 2020.

832 Electrical Transmission Lines

There are two sets of electrical transmission lines that are present within the project site; one aligned south-to-north within the eastern portion of the property and one aligned southeast-to-northwest located in the central and northwest portions of the project site. The land cover underneath the powerlines (and therefore within the easements of the powerlines) include Improved Pasture (211), woodland pasture (213), and Freshwater Marsh (641) as described above.

V. LISTED SPECIES DISCUSSION –

Because of the various types of land cover found on the property, the project site provides potential foraging and nesting habitat for a variety of state and federally listed wildlife species. In particular, the on-site water resources (wetlands and reservoir) could provide habitat for several listed species, including a myriad of wading birds such as wood stork, roseate spoonbill, sandhill cranes, as well as various ibis and herons. No such species were observed on-site during the May 2026 site visit.

The site is located within the federal consultation area for the threatened Audubon's crested caracara bird which prefers open pasture with scattered and isolated cabbage palms. This type of land cover does exist on the project site necessitating a survey which was conducted several years ago and yielded no caracara nesting activities. In addition, recent caracara surveys performed on nearby sites along Midway Road just west of I-95 did not reveal nesting pairs of this species.

Upland areas, in particular the pine flatwoods and woodland pastures, serve as potential burrowing and foraging habitat for the state threatened gopher tortoise. During the May 2026 site visit, this species was confirmed burrowing within the project's upland areas. A systematic gopher tortoise survey will be required within the entire development footprint's upland areas prior to new construction activities, and tortoises will have to be relocated to a state-approved receiver site per Florida Fish & Wildlife Conservation Commission (FFWCC) guidelines.

While the bald eagle has been delisted, it remains protected under the Bald and Golden Eagle Protection Act. The subject property contains mature slash pines that could provide potential nesting opportunities for bald eagles and is located within a few miles of major foraging areas, such as the St. Lucie River and Indian River Lagoon, and numerous regional and local waterways. No bald eagle nests were observed on-site during the 2020 or 2026 site visits. The closest recorded nests are located to the southwest (SL009) along Glades Cut-Off Road and northeast (SL006) along just east of I-95 at 10-Mile Creek. A map showing bald eagle nests from the Audubon Florida's Eagle Watch program is attached as Figure 5 in Appendix A.

A search of the FFWCC water bird colonies database is shown on Figure 6 in Appendix A. The data reveal that numerous colonies within 20 miles of the project site have been documented, mainly along major waterways and wetland systems in the region. Since the foraging range of a wood stork is generally recognized as 18.6 miles from its colony, the project site is located within a wood stork foraging area. Therefore, aquatic features within the boundaries of the project site may be used as foraging areas by the wood stork as well as other wading birds. It should be noted that as of February of 2026, the wood stork is no longer federally protected under the Endangered Species Act, although it is still listed by the state of Florida.

Non-listed species observed on-site during the recent site visits include red-shouldered hawk, mourning dove, great egret, blue jay, mocking bird, pileated woodpecker, wild turkey, feral hogs (tracks and scat), white-tailed deer (tracks), coyote (scat), among others.

APPENDIX A

Figure 1 – Location Map

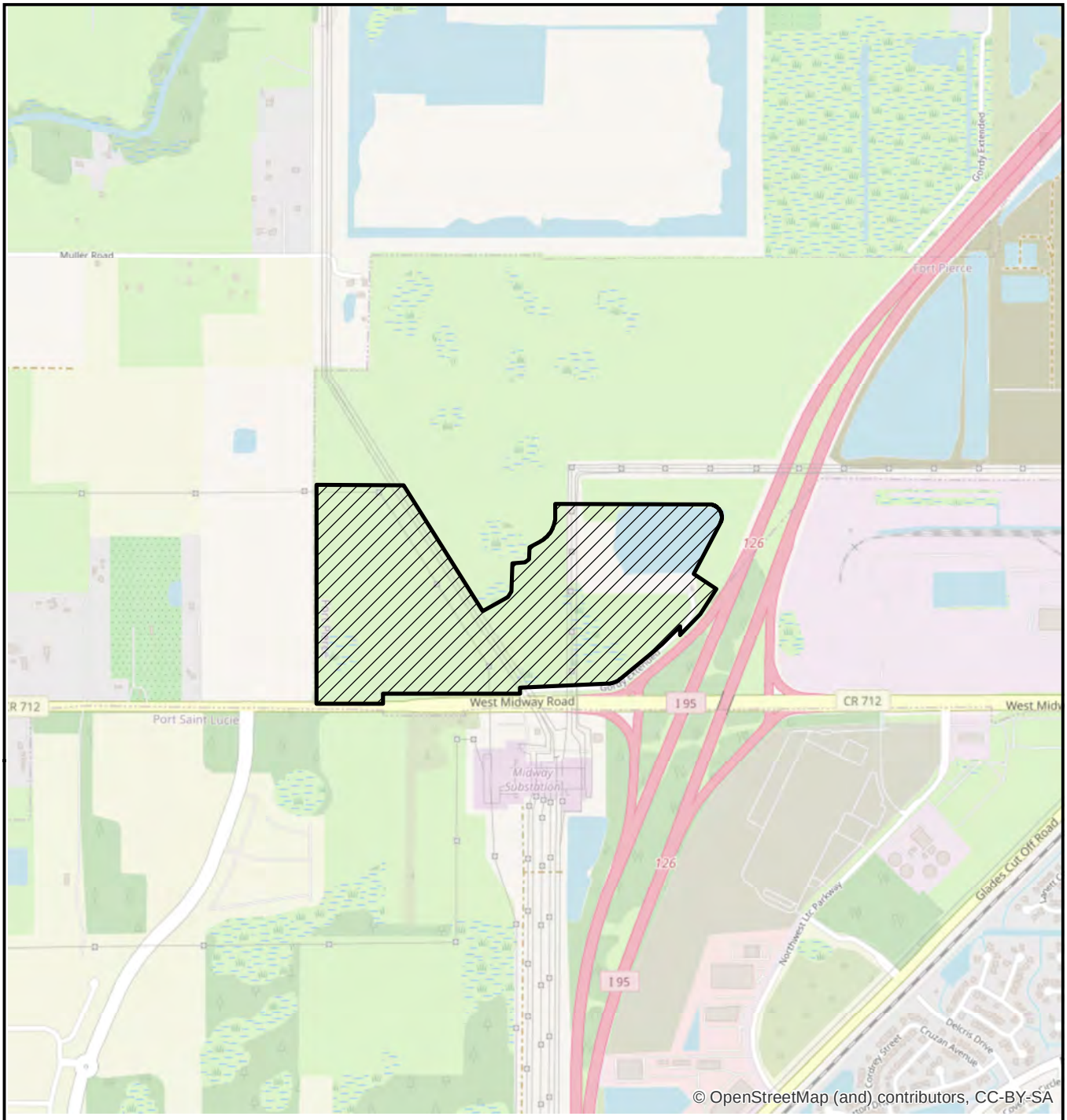
Figure 2 – USGS Quadrangle Map

Figure 3 – 2026 Aerial Photograph

Figure 4 – FLUCCS/Land Cover Map

Figure 5 – Audubon's Eagle Nest Locations

Figures 6 – FFWCC Wading Bird Colonies



LEGEND

▨ - SITE (200.2+/- AC)

0 2,000 Feet

N

WILLOW LAKES
LOCATION MAP

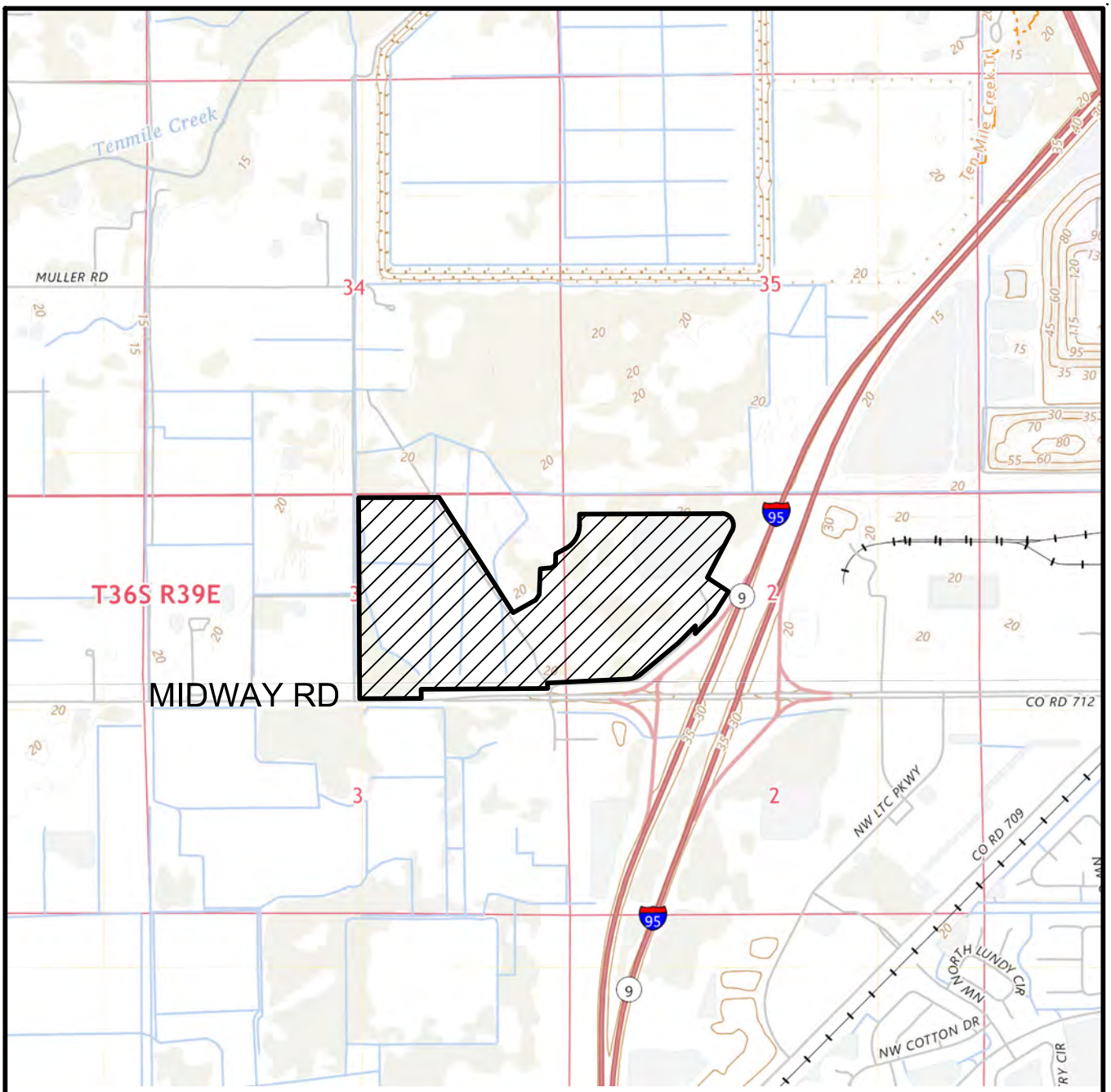
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

MAY 2026

FIGURE

1



USGS QUAD "FORT PIERCE NW", SECTIONS 2 & 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°22'35" LONGITUDE -80°25'04"

LEGEND

▨ - SITE (200.2± AC)

0 2000

SCALE IN FEET

WILLOW LAKES

QUAD

EW CONSULTANTS, INC.

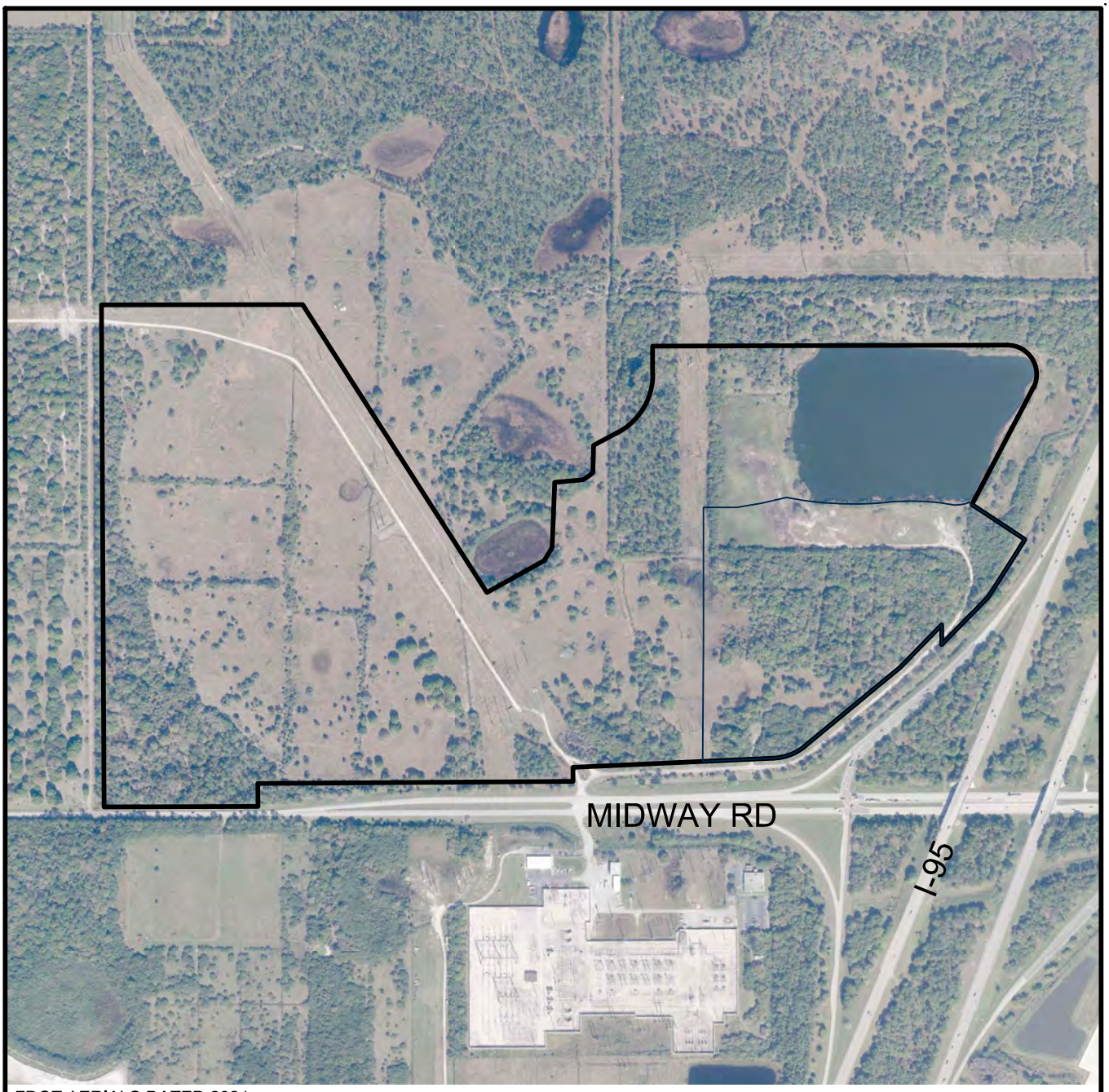
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2026

FIGURE

2

Willow Lakes.dwg QUAD



FDOT AERIALS DATED 2024

0 800
SCALE IN FEET

WILLOW LAKES
AERIAL

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2026

FIGURE
3

Willow Lakes.dwg AERIAL



LEGEND

211 - IMPROVED PASTURE (91.4± AC)
213 - WOODLAND PASTURES (39.6± AC)
411 - PINE FLATWOODS (7.9± AC)
422 - BRAZILIAN PEPPER (1.5± AC)
533 - RESERVOIRS MORE THAN 10ACS (19.6± AC)
641 - FRESHWATER MARSHES (3.7± AC)
832/211 - ELECTRICAL POWER TRANSMISSION LINE/IMPROVED PASTURE (33.1± AC)
832/213 - ELECTRICAL POWER TRANSMISSION LINE/WOODLAND PASTURES (0.8± AC)
832/641 - ELECTRICAL POWER TRANSMISSION LINE/FRESHWATER MARSHES (2.6± AC)
TOTAL SITE (200.2± AC)

GOOGLE EARTH IMAGERY DATED 2026

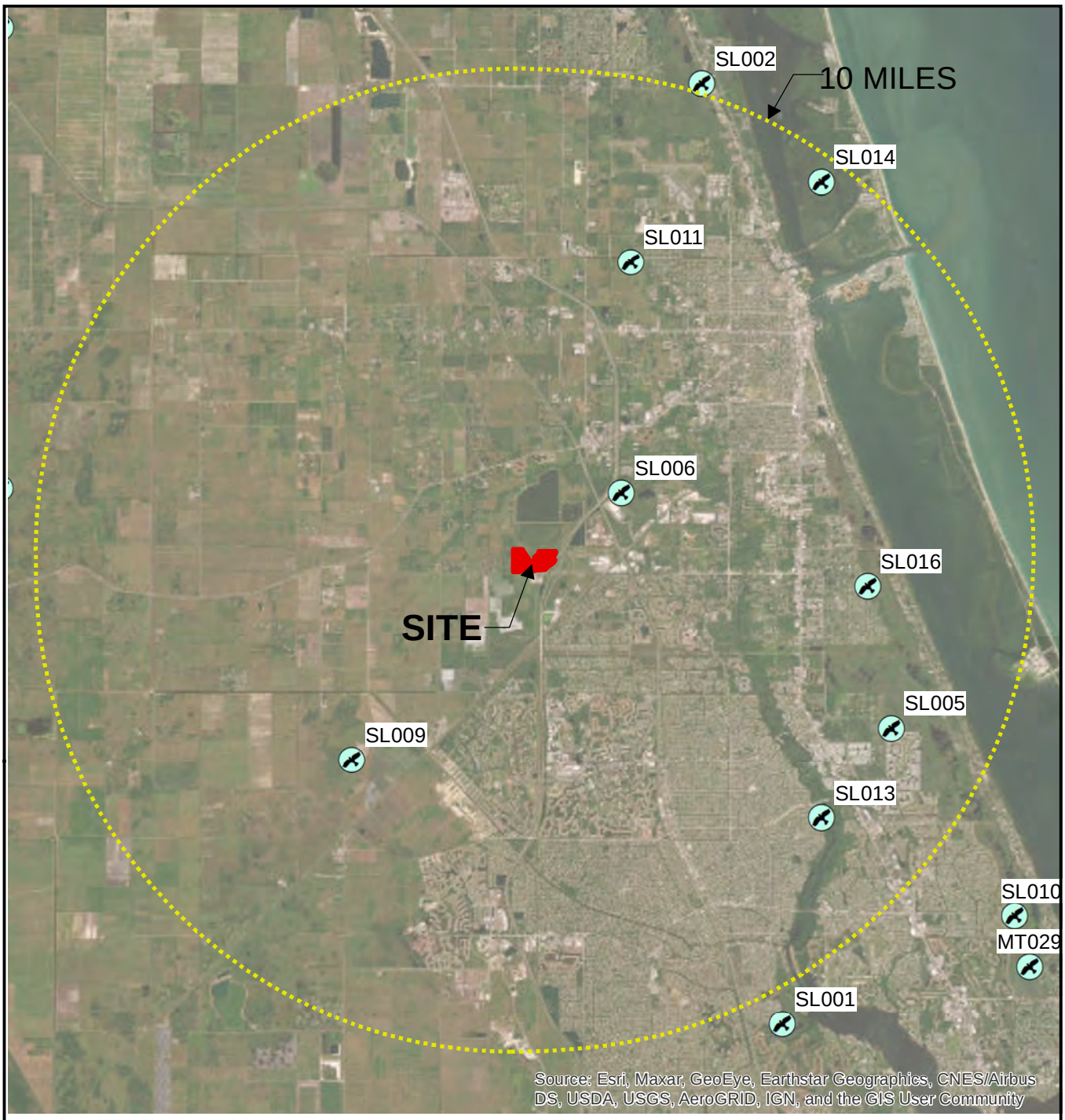
0 500
SCALE IN FEET

WILLOW LAKES FLUCCS

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 · FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2026
FIGURE 4

Willow Lakes.dwg FLUCCS



LEGEND

EAGLE NESTING LOCATIONS 2017

WILLOW LAKES

FL AUDUBON EAGLEWATCH DATABASE

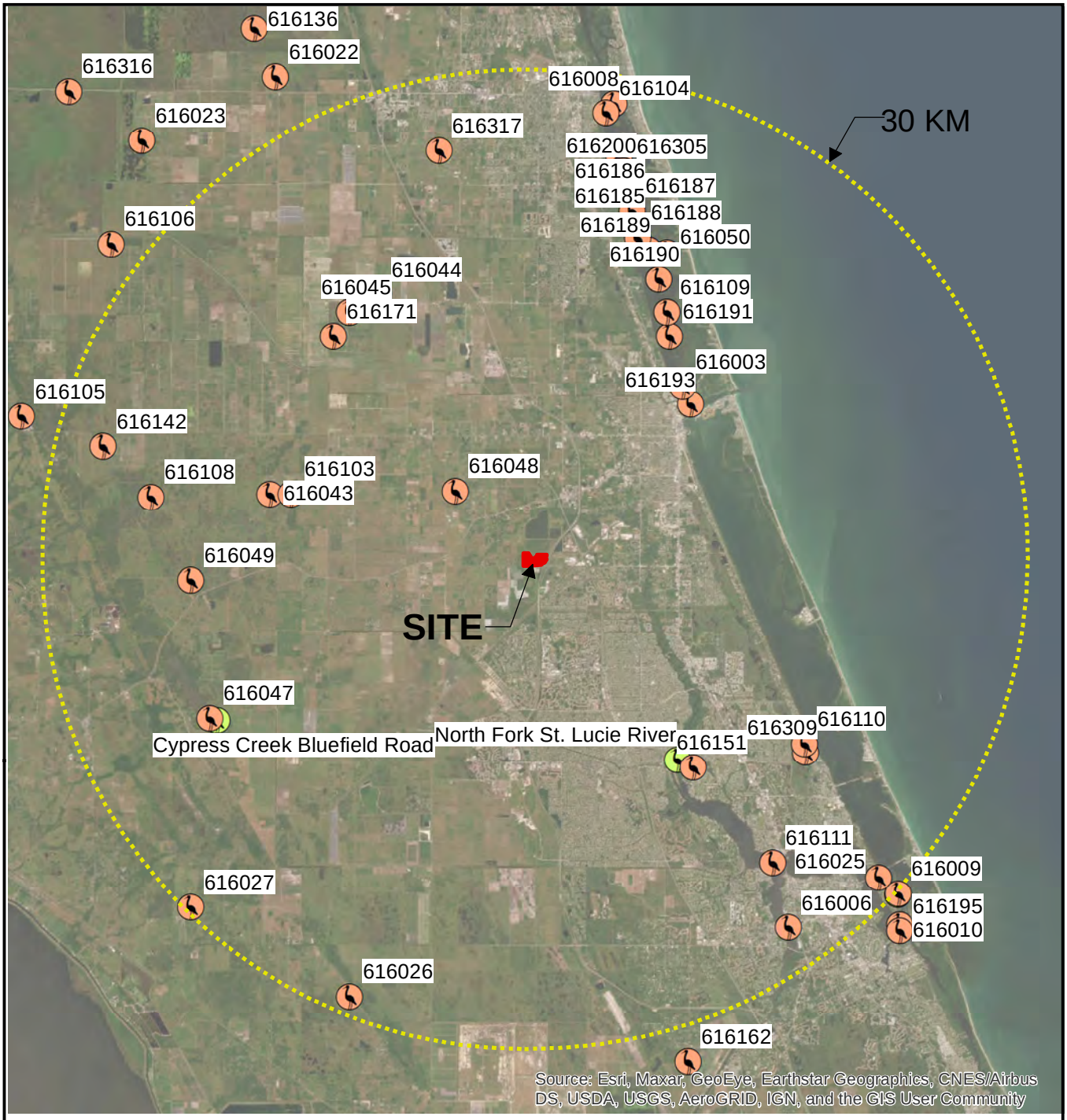
EW CONSULTANTS, INC.

1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MAY 2026

FIGURE

5



LEGEND

- FFWCC WADING BIRD ROOKERIES 1999
- USFWS WOST COLONIES ACTIVE 2009-2018

WILLOW LAKES
WADING BIRDS

EW CONSULTANTS, INC.

EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

MAY 2026

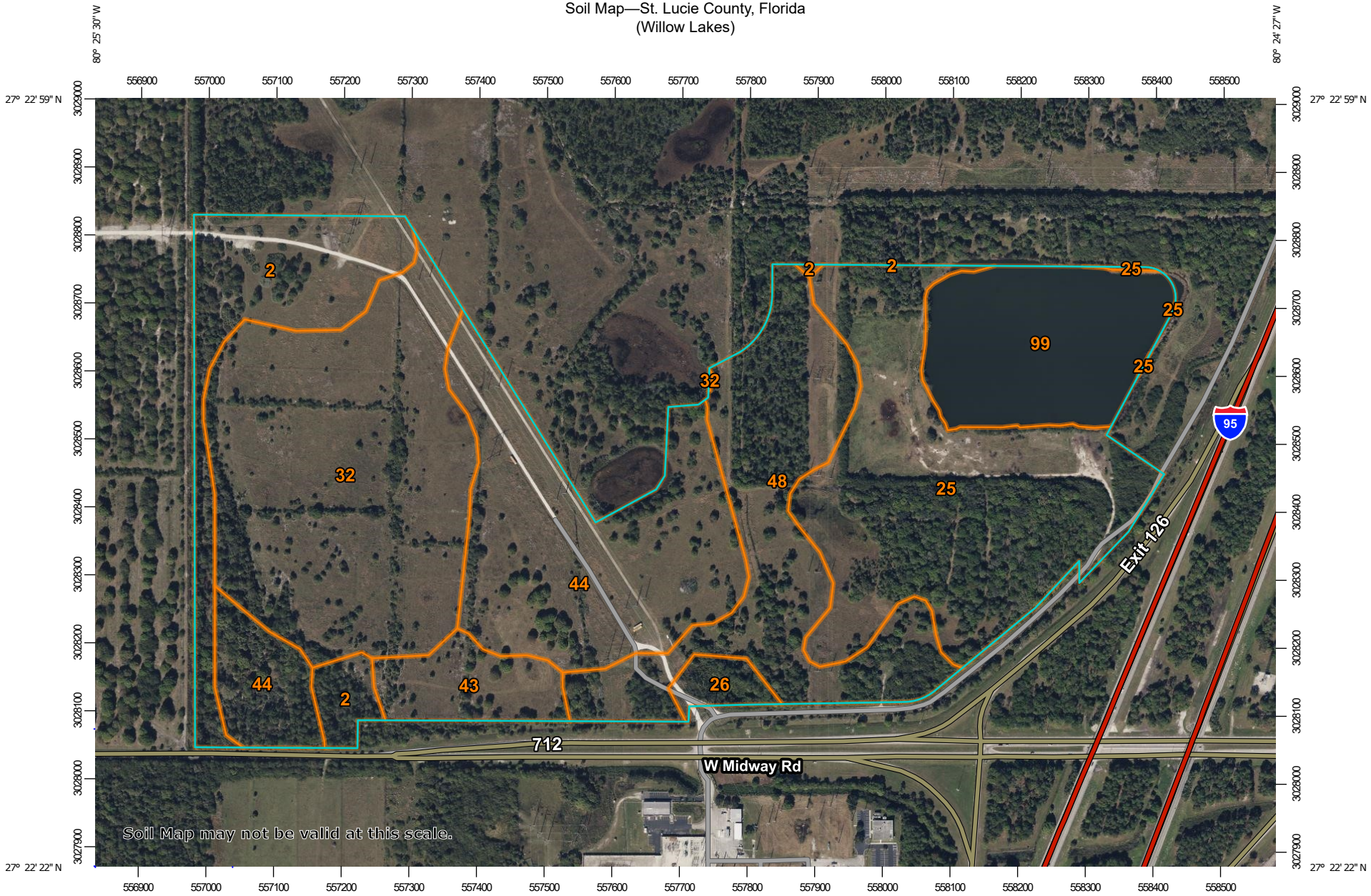
FIGURE

6

APPENDIX B

USDA/NRCS Soils Report

Soil Map—St. Lucie County, Florida
(Willow Lakes)



Map Scale: 1:7,980 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

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 19, Aug 29, 2025

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	19.2	9.6%
25	Nettles and Oldsmar sands	41.0	20.5%
26	Oldsmar sand, depressional	2.3	1.2%
32	Pineda sand, 0 to 2 percent slopes	45.4	22.7%
43	Susanna and Wauchula sands	7.0	3.5%
44	Tantile and Pomona sands	37.3	18.6%
48	Wabasso sand, 0 to 2 percent slopes	29.5	14.7%
99	Water	18.8	9.4%
Totals for Area of Interest		**200.5**	**100.0%**

RECEIVED
CARTER & BURGESS

FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 19, 2006

Mr. Rob Robbins
South Florida Water Management District
P.O. Box 24680
West Palm Beach, Florida 33416-4680

Re: DHR No. 2006-2552B / Received by DHR: March 31, 2006
Application No.: 060323-13
Applicant: Midway Properties, LLC, Willow Lakes, LLC, & Res River, LLC
Project: Provences
St. Lucie County

Dear Mr. Robbins:

Our office received and reviewed the referenced project in accordance with Chapters 267 and 373, *Florida Statutes*, Florida's Coastal Management Program, and implementing state regulations, for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places* (NRHP), or otherwise of historical, architectural or archaeological value. The State Historic Preservation Officer is to advise and assist state and federal agencies when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or minimize adverse effects.

Our review of the Florida Master Site File indicates that no significant archaeological or historical resources are recorded within the project area. This office is rescinding its previous letter dated April 11, 2006 and is no longer requesting a survey be conducted. It was brought to our attention, by Kim Mayer of Carter & Burgess, Inc., that the area has been subjected to a professional cultural resource assessment survey Furthermore, due to the location and/or nature of the project it is unlikely that any such site will be affected.

If there are any questions concerning our comments or recommendations, please contact Scott Sorset, Historic Preservationist, by phone at (850)245-6333, or by electronic mail at srsorset@dos.state.fl.us. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

Frederick P. Gaske

Frederick P. Gaske, Director, and
State Historic Preservation Officer

Xc: Pamela Miller, Carter and Burgess, Inc.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 245-6300 • FAX: 245-6435
☐ Archaeological Research (850) 245-6444 • FAX: 245-6452
☑ Historic Preservation (850) 245-6333 • FAX: 245-6437
☐ Historical Museums (850) 245-6400 • FAX: 245-6433
☐ Palm Beach Regional Office (561) 279-1475 • FAX: 279-1476
☐ St. Augustine Regional Office (904) 825-5045 • FAX: 825-5044
☐ Tampa Regional Office (813) 272-3843 • FAX: 272-2340

Good afternoon, Planning!

There is no current concept plan for the requested drainage analysis.

Technical Review Committee - 10:00 AM **2. c.**

Meeting Date: 08/20/2026

REQUESTED ACTION

PZSITE2026-00029
Minor Site Plan Amendment
Lawnwood Medical Center
1700 S. 23rd Street

SUMMARY

The applicant, Lawnwood Medical Center, Inc., the (“Applicant”), is the fee simple owner of the subject parcel demonstrated by the Warranty Deed as recorded in the public records of St. Lucie County, FL (ORB. 247, PG. 1047). The Applicant, through its Authorized Agent, Kimley-Horn & Associates, Inc., is seeking a Minor Site Plan Amendment for the following:

The proposed improvements consist of upgrades to the hospital's emergency power system to enhance reliability and resiliency. The project includes the installation of a new outdoor emergency generator and associated electrical equipment to replace portions of the existing emergency power infrastructure. A new emergency electrical room will be constructed within the existing building to support the upgraded system. The new generator will be located adjacent to the existing chiller plant and screened to be consistent with existing site features. Work will be completed in multiple phases and coordinated with hospital operations to maintain continuous emergency power service throughout construction. Temporary power measures will be provided as needed during equipment transitions.

LOCATION

1700 S. 23rd Street

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

TBD

Attachments

Narrative
Location Map
Warranty Deed
Property Record Card
Elevations
Capacity Analysis

Form Review

Form Started By: Vennis Gilmore Started On: 08/05/2026 10:29 AM
Final Approval Date: 08/05/2026

PROJECT NARRATIVE

Facility Name: HCA Florida Lawnwood Hospital

Project Name: Generator Replacement

Electrical
The proposed improvements consist of upgrades to the hospital's emergency power system to enhance reliability and resiliency. The project includes the installation of a new outdoor emergency generator and associated electrical equipment to replace portions of the existing emergency power infrastructure. A new emergency electrical room will be constructed within the existing building to support the upgraded system.

The new generator will be located adjacent to the existing chiller plant and screened to be consistent with existing site features. Work will be completed in multiple phases and coordinated with hospital operations to maintain continuous emergency power service throughout construction. Temporary power measures will be provided as needed during equipment transitions.

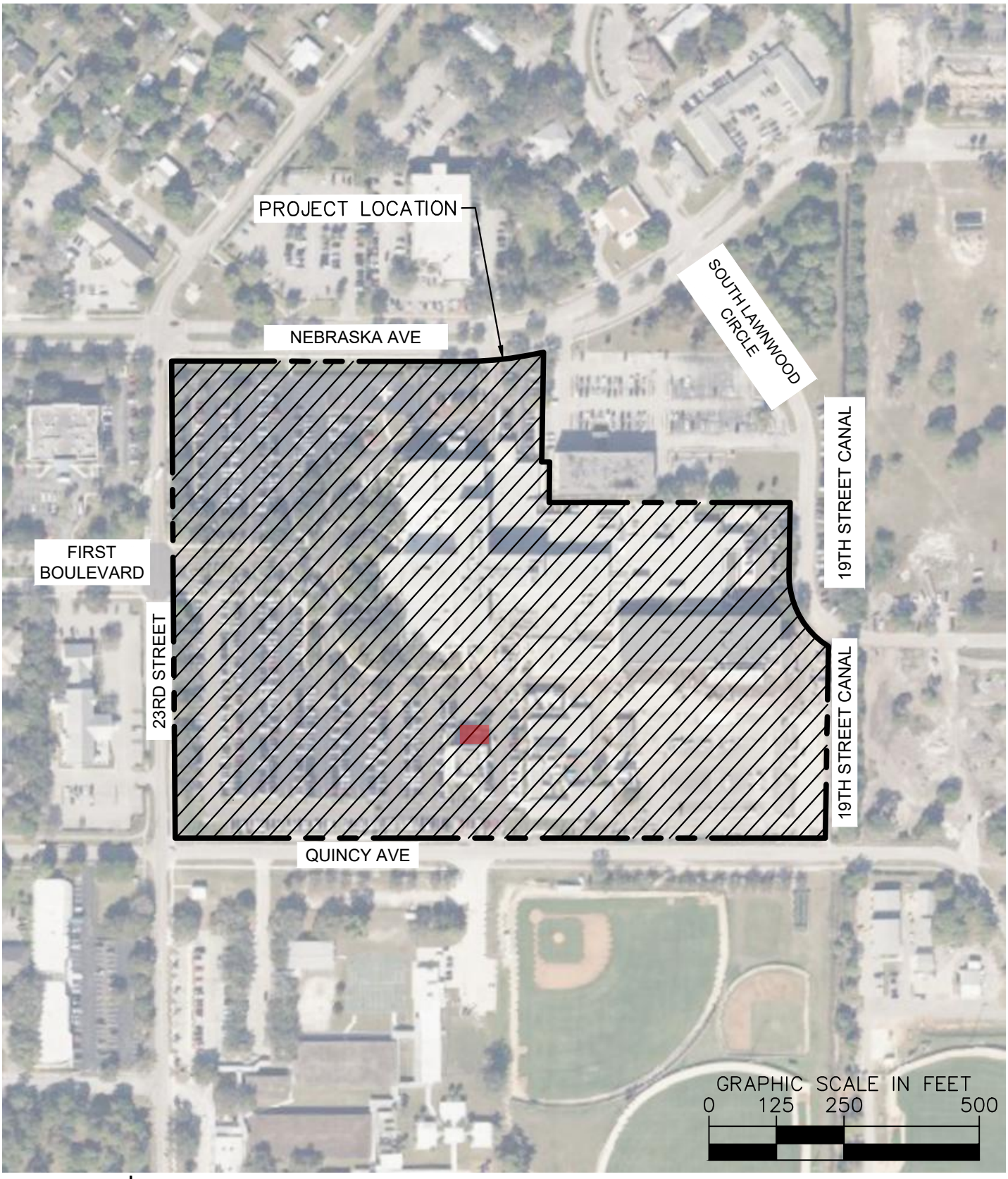
Mechanical
Mechanical improvements are limited to modifications necessary to support the new emergency electrical facilities. This includes relocation of select building utilities and systems to accommodate the new electrical room, as well as extensions of existing heating, cooling, ventilation, and fire protection services. All work will be coordinated to minimize impacts to ongoing hospital operations.

Architectural
The project primarily consists of infrastructure upgrades and does not alter the overall function, occupancy, or operation of the existing hospital. Architectural work is limited to construction of new electrical equipment rooms and associated building modifications required to accommodate the upgraded emergency power system. Minor life safety enhancements, including fire-rated partitions, will be incorporated as required by code.

Structural
Structural improvements are limited to construction of a new foundation to support the proposed emergency generator equipment. The foundation will be designed in accordance with applicable codes and standards. Manufacturer-designed screening structures and their supporting foundations will be provided as part of the generator installation. Structural work will be coordinated with all other disciplines and construction phasing requirements.

Civil
Civil improvements associated with the project are minimal and are limited to supporting the installation of the new emergency generator. Site work includes removal of a portion of an existing landscaped island, minor pavement and curb modifications, utility connections, and installation of underground electrical infrastructure. Associated pavement restoration, striping, and signage adjustments will be completed as needed to maintain required access and circulation.

The proposed improvements are not expected to substantially alter existing drainage patterns or site operations. Minor grading adjustments may be made to maintain positive drainage around the new equipment. Construction activities will be phased and coordinated to maintain continuous access, emergency vehicle circulation, and uninterrupted hospital operations throughout the duration of the project.



NORTH

LEGEND

PROPERTY LINE

HCA FLORIDA LAWNWOOD GENERATOR ADDITION
LOCATION MAP

1700 S. 23RD STREET FORT PIERCE, FL 34950

324316

STATUTORY

Warranty Deed

This instrument prepared by
William H. Beardall
BEARDALL, GRIDLEY, LEWIS, BLANKNER & LEGETTE
ATTORNEYS AT LAW
60 NORTH COURT AVENUE, ORLANDO, FLORIDA

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Indenture *Made this* 5th *day of* January 1976, **Between**

GORDON S. NUTT, a single man,

of the County of Seminole, *State of* Florida, *grantor, and*
HCA-FT. PIERCE, INC., a Florida corporation,

whose post-office address is 1 Park Plaza, Nashville, Tennessee,
of the County of Davidson, *State of* Tennessee, *grantee,*

Witnesseth: *That said grantor, for and in consideration of the sum of* ------ TEN -------- *Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in* St. Lucie *County, Florida, to-wit:*

All of those certain lands described in Schedule "A" attached hereto and made a part hereof.

2416-504-0000-000/0

Subject to easements reserved by the City of Fort Pierce within any vacated alleys, right of way for extension of 19th Street through Blocks 76 and 77, Lawnwood Addition, and rights of way and easements for existing roads and ditches running through said property, and subject to platted streets and alleys shown on the plat of Lawnwood Addition, Plat Book 2, page 16, St. Lucie County Public Records.

FLORIDA DEPT OF REVENUE JAN-6'76 P.B. 10830 DOCUMENTARY SUR TAX 518.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 512.70

STATE OF FLORIDA DOCUMENTARY STAMP TAX REVENUE JAN-6'76 900.00

and said grantor does 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:

William H. Beardall _____ (Seal)
Patricia S. Waring _____ Gordon S. Nutt (Seal)
_____ _____ (Seal)
_____ _____ (Seal)

STATE OF FLORIDA
COUNTY OF ORANGE
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
GORDON S. NUTT, a single man,

D.R. BOOK 247 PAGE 1047

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.
WITNESS my hand and official seal in the County and State last aforesaid, this 5th *day of* January, 1976.

William H. Beardall
Notary Public State of Fla. at Large.
My commission expires: 6/24/78

WHB/pw

LEGAL DESCRIPTION

FROM THE SOUTHWEST CORNER OF BLOCK 95 OF LAWNWOOD ADDITION, RUN NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 88.86 FEET TO POINT OF BEGINNING ON EXCHANGE LINE BETWEEN THE C.E. ALLEN COMPANY AND CITY OF FORT PIERCE, SAID LINE BEING THE SOUTH BOUNDARY OF THE PROPERTY CONVEYED BY DEEDS RECORDED APRIL 3, 1974, IN OFFICIAL RECORDS BOOK 225, PAGE 2154, IN OFFICIAL RECORDS BOOK 225, PAGE 2156, AND IN OFFICIAL RECORDS BOOK 225, PAGE 2159, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE NORTH 0 DEGREES 05'58" EAST A DISTANCE OF 911.28 FEET TO THE NORTHWEST CORNER OF BLOCK 74, THENCE RUN SOUTH 89 DEGREES 25'32" EAST A DISTANCE OF 199.54 FEET TO THE NORTHEAST CORNER OF BLOCK 74, THENCE RUN NORTH 40 DEGREES 29'28" EAST A DISTANCE OF 50 FEET, THENCE RUN NORTH 49 DEGREES 30'32" WEST A DISTANCE OF 199.53 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 75, THENCE RUN NORTH 40 DEGREES 00'13" EAST A DISTANCE OF 425 FEET, THENCE RUN SOUTH 56 DEGREES 29'47" EAST A DISTANCE OF 286 FEET, THENCE RUN SOUTH 26 DEGREES 04' 47" EAST A DISTANCE OF 350.5 FEET, THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT A DISTANCE OF 274.37 FEET, SAID CURVE HAVING A LONG CHORD LENGTH OF 272.35 FEET AND A BEARING OF NORTH 59 DEGREES 45'13" EAST, SAID CURVE HAVING A RADIUS OF 650.50 FEET AND A CENTRAL ANGLE OF 24 DEGREES 10', THENCE RUN NORTH 47 DEGREES 40'13" EAST A DISTANCE OF 161 FEET, THENCE RUN EASTERLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 165.33 FEET TO THE CENTERLINE OF A CANAL, SAID CURVE HAVING A RADIUS OF 260 FEET AND A CENTRAL ANGLE OF 42 DEGREES, 00', THENCE RUN SOUTH 01 DEGREES, 04'23" WEST A DISTANCE OF 1253.42 FEET TO THE AFOREMENTIONED EXCHANGE LINE, THENCE RUN NORTH 89 DEGREES 28'42" WEST A DISTANCE OF 1226.7 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN PLAT OF LAWNWOOD ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED FEBRUARY 20, 1976, RECORDED IN BOOK 248, PAGE 2928 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED FILED MAY 23, 1977, RECORDED IN BOOK 268, PAGE 1540 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JULY 18, 1978, RECORDED IN BOOK 290, PAGE 1616 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO SUN BANK OF ST. LUCIE COUNTY, AS TRUSTEE, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED JANUARY 18, 1979, RECORDED IN BOOK 301, PAGE 2538 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED TO HCA REALTY, INC., A TENNESSEE CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED FILED SEPTEMBER 23, 1988, RECORDED IN BOOK 604, PAGE 1629 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

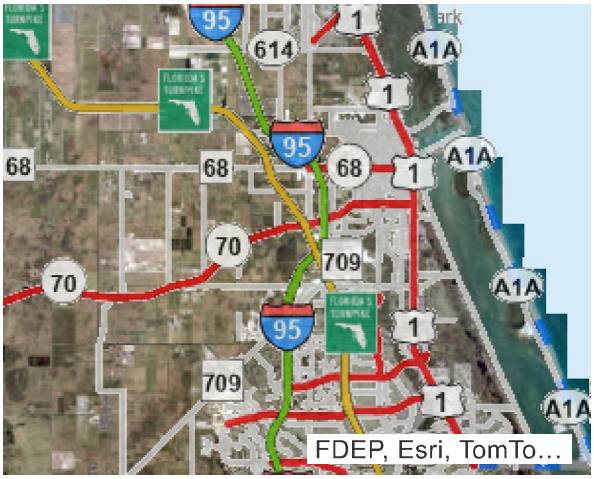
SAID LANDS SITUATE IN THE CITY FORT PIERCE, ST.LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, April 29, 2025

Parcel Report



Unable to find these features on the map.



Parcel

Parcel ID: 2416-504-0200-000-2

Property ID: 25689

Owner 1: Lawnwood Medical Center Inc

Site Address: 1700 S 23RD ST

Owner

Owner 1: Lawnwood Medical Center Inc

Owner 2:

Owner 3:

Mailing Address: HCA c/o DuCharme McMillen & Associates PO Box 80610 Indianapolis, IN 46280-0610

Overview

Primary Land Use: 7300 - PRVTE HOSP

District Group: 0022 - Fort Pierce

Subdivision: Lawnwood Addition

Just/Market Value: $60,838,100

Finished Area: 420,980

Acres: 22.36

Total Area: 974,002

Legal Description

Legal Description: LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: FROM SW COR BLK 95 RUN N 00 DEG 05 MIN 58 SEC E 88.86 FT TO EXCHANGE LI BETWEEN CE ALLEN CO AND CITY OF FT PIERCE AND POB, TH CONT N 00 DEG 05 MIN 58 SEC E 881.28 FT TO SLY R/W NEBRASKA AV, TH ELY ALG SD SLY R/W LI 1340 FT M/L TO W R/W S 19 ST CANAL, TH S 01 DEG 04 MIN 23 SEC W 1231.71 M/L FT TO AFOREMENTIONED EXCHANGE LI, TH N 89 DEG 28 MIN 42 SEC W 1201.7 FT TO POB AND ALL VAC ST RS/W LYG WITHIN AFORE MENTIONED DESC AS IN OR 247-700-LESS ST RS/W DEEDED TO CITY OF FT PIERCE AS IN OR 248 PGS 2926, 2934 AND 268-1540 AND LESS TO SUN BANK AS IN OR 290-1616 AND LESS TO LAWNWOOD MED ASSOC LTD AS IN OR 290-1624 AND LESS TO SUN BANK AS IN OR 301-2538 (22.36 AC) (OR 247-1047)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential
2024	$60,838,100	$54,975,600	$3,896,000	$1,966,500	$60,838,100	$0	$60,838,100	$0
2023	$33,724,300	$27,856,600	$3,896,000	$1,971,700	$33,724,300	$0	$33,724,300	$0
2022	$33,959,600	$28,530,900	$3,896,000	$1,532,700	$33,959,600	$0	$33,959,600	$0
2021	$29,334,600	$25,165,100	$3,896,000	$273,500	$29,334,600	$0	$29,334,600	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2012	335.5	23,149.5

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: HOSP - HOSPITALS AND MEDICAL CARE FACILITIES

Story Height: 5 Story

No of Living Units:

Total Finished Area: 294,468

Gross Sketched Area: 307,098

Year Built: 1977

Effective Year: 1977

Primary Roof Cover: Gypsum

Primary Roof Structure: Steel Conc

Primary Wall: Reinf Conc

A/C %: 100

Building Sequence: 2

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units: 1

Total Finished Area: 1,040

Gross Sketched Area: 1,672

Year Built: 1981

Effective Year: 1985

Primary Roof Cover: Metal

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 3

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 6,172

Gross Sketched Area: 7,028

Year Built: 1989

Effective Year: 1989

Primary Roof Cover: Rolled Memb

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 4

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units: 1

Total Finished Area: 5,000

Gross Sketched Area: 6,500

Year Built: 1989

Effective Year: 1989

Primary Roof Cover: Sheet Metal

Primary Roof Structure: Steel Truss

Primary Wall: Frm Stucco

A/C %: 100

Building Sequence: 5

Bedrooms: 0

Bathrooms: 0

Building Type: LROF - LOW RISE OFFICE-1 STORY

Story Height: 1 Story

No of Living Units:

Total Finished Area: 1,120

Gross Sketched Area: 1,145

Year Built: 2013

Effective Year: 2013

Primary Roof Cover: Mod Bitimun

Primary Roof Structure: BarJst/Rigid

Primary Wall: Tilt Up

A/C %: 100

Building Sequence: 6

Bedrooms: 0

Bathrooms: 0

Building Type: Mechanical - Mechancical-Utilities

Story Height: 20 Ft Add Ht

No of Living Units:

Total Finished Area: 3,364

Gross Sketched Area: 3,364

Year Built: 2021

Effective Year: 2021

Primary Roof Cover: Roll Comp

Primary Roof Structure: BarJst/Rigid

Primary Wall: CB Stucco

A/C %:

Building Sequence: 7

Bedrooms: 0

Bathrooms: 0

Building Type: HOSP - HOSPITALS AND MEDICAL CARE FACILITIES

Story Height: 4 Story

No of Living Units:

Total Finished Area: 109,816

Gross Sketched Area: 113,350

Year Built: 2023

Effective Year: 2023

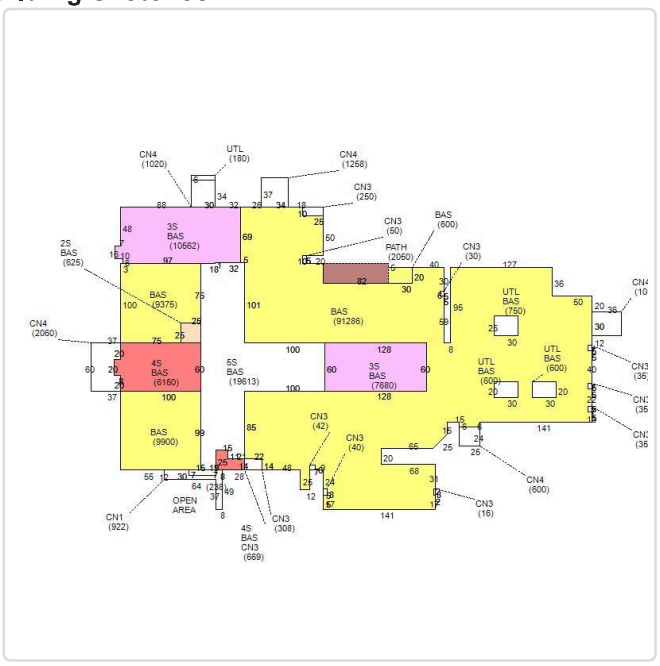
Primary Roof Cover: Mod Bitimun

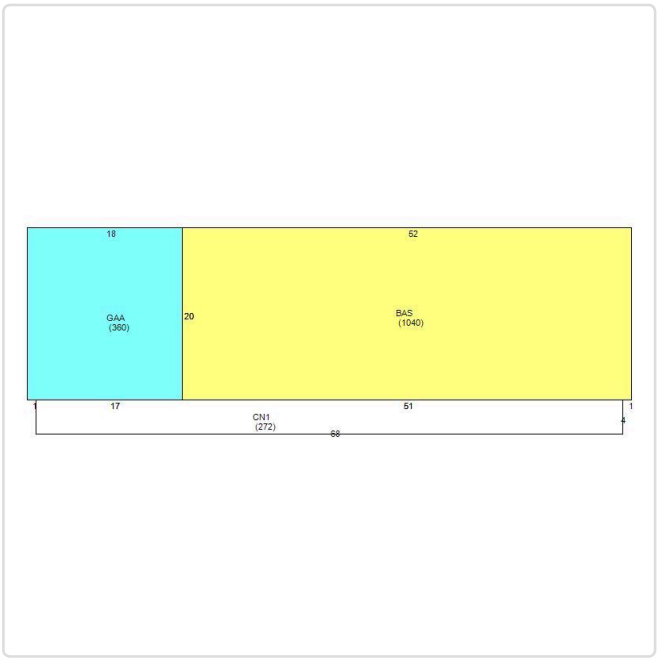
Primary Roof Structure: BarJst/Rigid

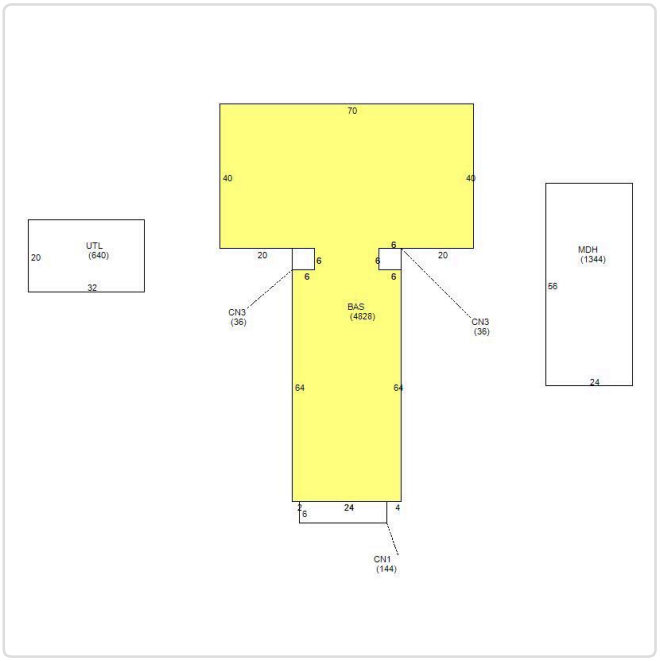
Primary Wall: Tilt Up

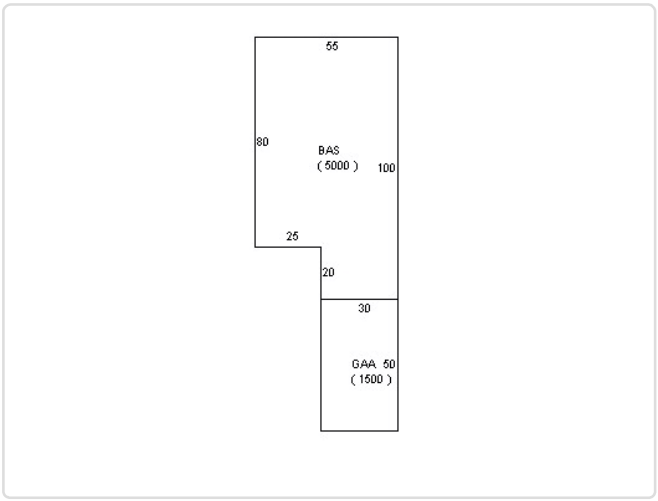
A/C %: 100

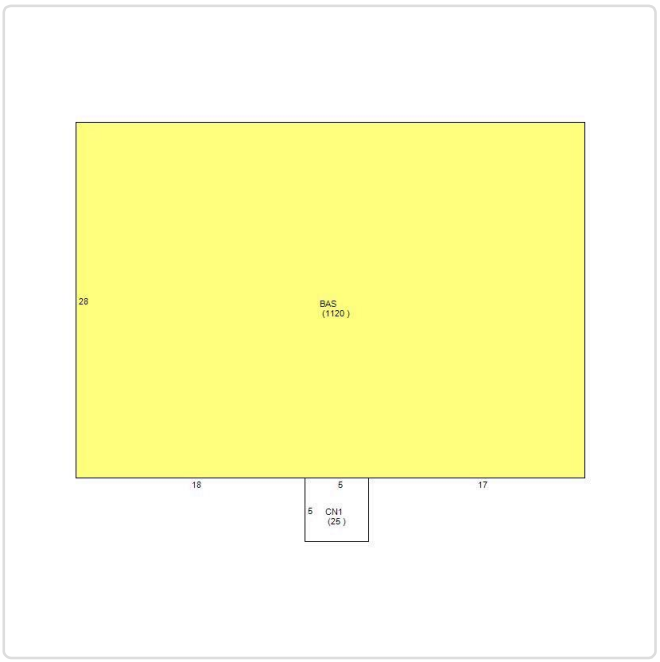
Building Sketches

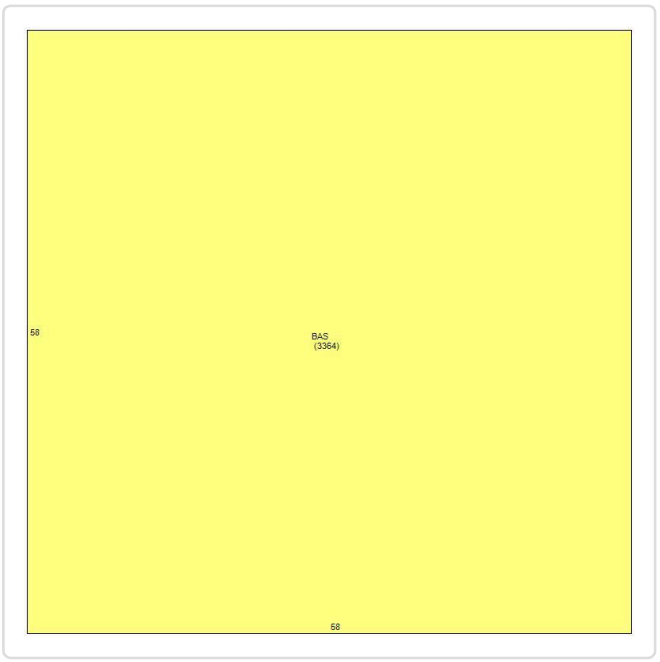


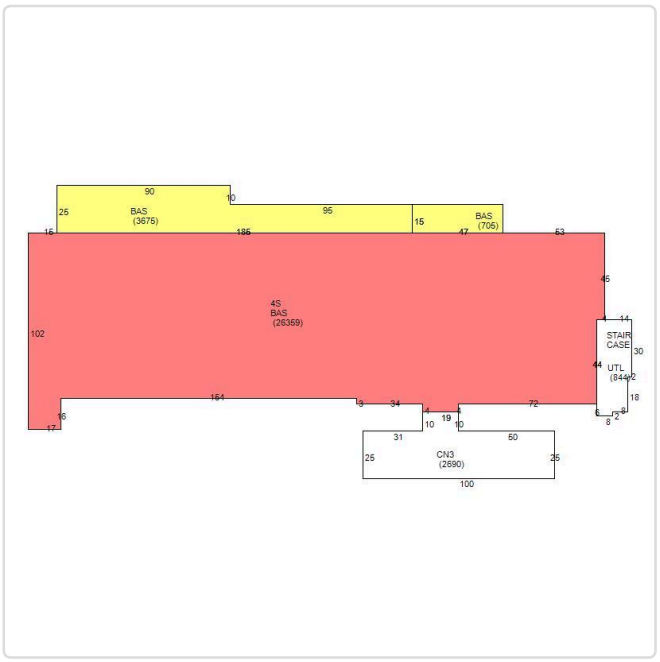







28
BAS
(1120)
18
5
17
5
CN1
(25)


58
BAS
(3364)
58


90
10
25
BAS
(3675)
95
15
BAS
(705)
15
185
47
53
45
4S
BAS
(26359)
102
14
STAIR
CASE
30
44
UTL
(844)
2
18
154
3
34
4
19
1
72
6
8
2
8
16
17
10
10
31
50
25
CN3
(2690)
25
100

Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	UTL	UTILITY ROOM	0	2,130
1	PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	0	2,050
1	CN4	CANOPY	0	6,018
1	CN3	CANOPY	0	1,510
1	CN1	CANOPY	0	922
1	BAS	BASE AREA	158,420	158,420
1	5S	FULL 4 STORIES OVER BASE (5 FLOORS TOTAL)	78,452	19,613
1	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	20,487	6,829
1	3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	36,484	18,242
1	2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	625	625
2	GAA	Garage Attached Average	0	360
2	CN1	CANOPY	0	272
2	BAS	BASE AREA	1,040	1,040
3	UTL	UTILITY ROOM	0	640
3	MDH	MODULE OFFICE BLDG	1,344	1,344
3	CN3	CANOPY	0	72
3	CN1	CANOPY	0	144
3	BAS	BASE AREA	4,828	4,828
4	GAA	Garage Attached Average	0	1,500
4	BAS	BASE AREA	5,000	5,000
5	CN1	CANOPY	0	25
5	BAS	BASE AREA	1,120	1,120
6	BAS	BASE AREA	3,364	3,364
7	UTL	UTILITY ROOM	0	844
7	CN3	CANOPY	0	2,690
7	BAS	BASE AREA	30,739	30,739
7	4S	3 FULL STORIES OVER BASE (TOTAL 4 FLOORS)	79,077	26,359

SFYI

Description	Units	Year Built
ELEVATOR	10,400	2024
COMMERCIAL LIGHT-DOUBLE	25	2022
COMMERCIAL LIGHT- SINGLE	25	2022
Asphalt	72,832	2022
CEMENT CURB	3,160	2022
8 inch block wall with stucco	72	2022
CONCRETE LOW	10,090	2022
CONCRETE LOW	2,578	2021
Asphalt	39,867	2021
CEMENT CURB	900	2021
CONCRET RAMP	780	2021
8 inch block wall with stucco	107	2011
CHAIN LINK FENCE 6' TALL	535	2001
BARB WIRE	230	1988
8 inch block wall with stucco	1,600	1988
CONCRETE LOW	800	1988
CHAIN LINK FENCE 8' TALL	230	1988
COMMERCIAL LIGHT-DOUBLE	9	1977
Asphalt	10,340	1977
COMMERCIAL LIGHT-TRIPLE	1	1977
COMMERCIAL LIGHT- SINGLE	14	1977
Asphalt	440,000	1977
CONCRETE LOW	20,232	1977
COMMERCIAL LIGHT-QUAD	9	1977
ELEVATOR	19,500	1977

Land Lines

Line Number	Units	Unit Type
1	974,002	SqFt

Permits

Permit Number	Issue Date	Description
24-2282	07/01/2024	Electric
24-751	06/20/2024	Repairs
24-1270	06/05/2024	Electric
23-2510	06/03/2024	Repairs
23-2480	05/22/2024	Roof
24-349	02/25/2024	Fence
24-112	02/20/2024	Repairs
24-111	01/30/2024	Plumbing
23-3537	10/25/2023	Electric
23-4178	10/24/2023	Electric
BP23-2510	08/30/2023	Repairs
BP23-3365	08/30/2023	Electric
23-2098	07/19/2023	Repairs
23-2833	07/14/2023	Interior Commercial
BP23-1153	06/28/2023	Repairs
BP23-2480	06/27/2023	Roof
BP23-1110	04/04/2023	Electric
BP22-4468	02/06/2023	Repairs
22-3108	09/21/2022	Additions to existing construction
BP20-3462	05/23/2022	Commercial New Construction
BP20-3463	04/08/2022	Repairs
BP22-0787	03/31/2022	Alterations/Remodeling
BP22-3119	03/30/2022	Electric
BP20-0171	03/01/2022	
BP22-0139	01/31/2022	
BP21-5230	01/30/2022	Electric
BP21-5225	01/30/2022	Electric
BP22-0116	01/26/2022	Commercial New Construction
BP19-3138	06/29/2021	Interior Office Buildout
BP21-3119	05/27/2021	Electric
BP20-3463	04/27/2021	Commercial New Construction
BP20-3462	04/27/2021	Commercial New Construction
BP20-3461	03/07/2021	Site Work
BP20-4302	01/03/2021	Fence
BP19-3138	12/21/2020	Interior Office Buildout
BP20-0783	12/09/2020	Site Work
BP20-0997	12/09/2020	Commercial New Construction
BP20-0447	09/03/2020	
BP20-2212	07/23/2020	Roof
BP19-3918	03/16/2020	
BP19-3286	01/23/2020	Interior Office Buildout
BP19-3624	11/11/2019	Awning/Shutters
BP19-2552	10/15/2019	
BP18-3054	12/16/2018	
BP15-0319	12/05/2018	

Permit Number	Issue Date	Description
BP18-1633	06/14/2018	
BP18-0328	02/08/2018	Enclosure
BP17-0970	06/09/2017	Remodel
BP17-1224	05/31/2017	Additions to existing construction
BP16-0319	10/03/2016	
BP15-3131	06/01/2016	Alterations/Remodeling
BP15-2268	09/03/2015	Electric
BP15-1272	05/27/2015	Electric
BP15-0319	05/14/2015	Alterations/Remodeling
BP15-0288	05/13/2015	Alterations/Remodeling
BP15-0287	05/13/2015	Alterations/Remodeling
BP14-2711	12/08/2014	Electric
BP14-2712	11/03/2014	Electric
BP14-2377	09/17/2014	Roof
BP14-1848	08/20/2014	Additions to existing construction
BP14-0366	03/10/2014	Electric
BP14-0123	01/16/2014	Alterations/Remodeling
BP13-2751	12/01/2013	Electric
BP13-2750	08/23/2013	Electric
BP13-1136	04/02/2013	Awning/Shutters
BP13-0927	03/14/2013	Alterations/Remodeling
BP13-0868	02/27/2013	Roof
BP12-1484	11/15/2012	Commercial New Construction
BP12-1021	06/04/2012	Electric
BP12-0090	06/01/2012	Electric
BP12-0215	02/13/2012	Concrete
BP12-0071	01/29/2012	Electric
BP12-0072	01/29/2012	Electric
BP11-3033	01/10/2012	Electric
BP11-2943	12/12/2011	Electric
BP11-2849	11/21/2011	Electric
BP11-2842	11/20/2011	Electric
BP11-2785	11/17/2011	Electric
BP11-2826	11/17/2011	Electric
BP11-2715	11/17/2011	Electric
P11-1272	09/14/2011	Alterations/Remodeling
BP11-2012	09/13/2011	Roof
BP11-1114	07/15/2011	Alterations/Remodeling
BP11-1152	07/12/2011	Demolition
BP11-1092	07/05/2011	Alterations/Remodeling
BP11-0919	06/17/2011	Electric
BP11-0510	03/28/2011	Electric
BP11-0079	01/31/2011	Electric
BP10-0900	12/12/2010	Additions to existing construction
BP10-1964	09/08/2010	Alterations/Remodeling
BP10-1963	09/08/2010	Alterations/Remodeling
BP10-1962	09/08/2010	Alterations/Remodeling
BP10-0900	08/06/2010	Alterations/Remodeling

Permit Number	Issue Date	Description
BP10-0904	07/30/2010	Alterations/Remodeling
BP10-0900	07/30/2010	Alterations/Remodeling
BP10-0438	03/24/2010	Slab
BP09-2079	12/02/2009	Alterations/Remodeling
BP09-0681	05/12/2009	Alterations/Remodeling
0800000350	06/02/2008	Unknown
0700001861	03/26/2008	Alterations/Remodeling
0700001371	11/28/2007	Unknown
0700001338	09/24/2007	Roof
CR2006137	01/18/2007	Alterations/Remodeling
MP0700001606	12/31/2006	
MP0700000733	12/31/2006	
MPCR2006103	12/31/2006	
MP0700001605	12/31/2006	
TENT200629	12/27/2006	Unknown
DI200624	12/27/2006	Demolition
TENT200524	04/17/2006	Unknown
FE2005235	01/16/2006	Chainlink Fence
CA20059	11/28/2005	Additions to existing construction
SW20059	08/18/2005	Unknown
FD200513	08/18/2005	Foundation
RF20051992	06/13/2005	Roof
TENT20053	02/23/2005	Unknown
CR2003111	01/22/2004	Alterations/Remodeling
RF2003457	01/21/2004	Roof
DI200325	12/11/2003	Demolition
FE2002-11	10/09/2002	Fence
F01-00001328	10/04/2001	Roof
F01-000619	06/07/2001	Alterations/Remodeling
F01-000108	03/28/2001	Commercial New Construction
F01-000108	03/28/2001	Heat and Air Conditioning
F01-000271	03/25/2001	Commercial New Construction
F00-00009	01/16/2001	Fence
F00-0001150	10/05/2000	Alterations/Remodeling
f00-000792	06/28/2000	Roof
F99-000297	03/22/1999	Alterations/Remodeling
F98-000803	06/25/1998	Heat and Air Conditioning
F98-000706	06/05/1998	Roof
F98-01138B	04/28/1998	Sprinkler System
F98-01138A	01/13/1998	Heat and Air Conditioning
F98-001138	01/07/1998	Additions to existing construction
F97-001284	12/02/1997	Alterations/Remodeling
F97-000957	09/05/1997	Demolition
F96-000641	06/11/1996	Sprinkler System
F96-01030A	02/11/1996	Roof
F96-001030	01/18/1996	Sprinkler System
F95-01030B	12/19/1995	Sprinkler System
F95-01030A	11/05/1995	Heat and Air Conditioning

Permit Number	Issue Date	Description
F95-001130	10/30/1995	Additions to existing construction
F95-001030	10/30/1995	Additions to existing construction
F95-000578	05/23/1995	Roof
F92-000404	08/01/1992	Roof
F92-001470	08/01/1992	Alterations/Remodeling
F91-01559I	12/12/1991	Alterations/Remodeling
F910001265	09/26/1991	Roof
F91000405A	06/13/1991	Heat and Air Conditioning
F91000405	04/09/1991	Alterations/Remodeling
F900001141	02/04/1991	Heat and Air Conditioning
F900001451	11/20/1990	Alterations/Remodeling
F89001141	10/25/1990	Commercial New Construction
F89001150A	03/22/1990	Heat and Air Conditioning
F89001150B	10/31/1989	Commercial New Construction
F89000830I	08/01/1989	Additions to existing construction

Sales History

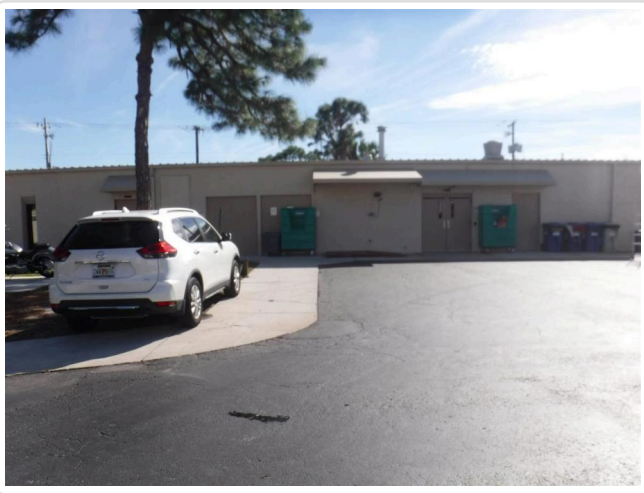
Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/31/1975	$470,900	XX00	CV		247-1047	Clerk of Courts

Photos















v2023-08-17

DESIGN CRITERIA

ENCLOSURE AND FUEL TANK FOR A CUMMINS C1000D5E GENERATOR SET

CONSTRUCTION STANDARD (APPLICABLE TO ENCLOSURE AND FUEL TANK):
- 14GA STEEL ENCLOSURE WITH 12GA STEEL ROOF, 12GA STEEL BASE, AND 12GA STEEL FUEL TANK
- ALL EXTERIOR SURFACES TO BE 20 GAUGE CORRUGATED STEEL WITH A TEXTURED POWDER COAT FINISH (STANDARD OFFER WHITE)
- ALL EXTERIOR HARDWARE TO BE 300 SERIES STAINLESS STEEL
- ALL DOORS INTEGRALLY FOAM INSULATED WITH 2" RIGID INSULATION AND ARE SEALED WITH EPDM WEATHERSTRIPPING
- AIR DISCHARGE LOUVER INTEGRALLY FOAM INSULATED WITH 2" RIGID INSULATION AND ARE SEALED WITH EPDM WEATHERSTRIPPING
- AIR INTAKE LOUVER INTEGRALLY FOAM INSULATED WITH 2" RIGID INSULATION AND ARE SEALED WITH EPDM WEATHERSTRIPPING
- 2" FOAM INTEGRALLY FOAM INSULATED IN THE WALLS, DOORS AND CEILINGS. INSULATION RETAINED WITH 20GA PERFORATED ALUMINUM ENCLOSURE IS DESIGNED TO REDUCE GENERATOR SET NOISE BY 75 DECIBELS
- ALL DOORS ACCESS DOORS WITH 10 GAUGED PANIC RELEASE BARS AND CORROSION RESISTANT HARDWARE.
- ROOF DESIGNED TO SUPPORT 300 LBS/SQ FT
- INTERIOR SUPPORTS FOR EXHAUST & PRECISELY POSITIONED MOUNTED, ACOUSTICALLY INSULATED, CRITICAL GRADE SILENCER.
- INSTALL EXHAUST PIPING FROM GENERATOR SET TO SILENCER
- INSTALL EXHAUST PROVIDED STAINLESS FLEX CONNECTION, STAINLESS GASKETS AND BOLT KITS.
- INSTALL EXHAUST PROVIDED RAIN CAP
- 4000 GALLON AND 5000 GALLON SET BACK RESTRICTION IN EFFECT.
- 4000 GALLON AND 5000 GALLON SET BACK RESTRICTION IN EFFECT.
- OUTSIDE DRAINS AND OVERFLOW, TO MANSION DISCHARGE (IF APPLICABLE)
- FUEL TANK PRIMED WITH ONE PART EPOXY PRIMER
- FUEL TANK PRIMED WITH ONE PART EPOXY PRIMER
- FULL UL 142 DOUBLE WALL WELDED STEEL FUEL TANK WITH 4" SPILL BOX TO UL 2085 STANDARDS
- ENCLOSURE TO BEAR THE SEAL OF A FLORIDA REGISTERED ENGINEER AND SUBMITTED TO THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION TO DOCUMENT COMPLIANCE WITH THE 2020 8TH EDITION FLORIDA BUILDING CODE
- ENCLOSURE CONSTRUCTED TO MEET THE WIND LOAD REQUIREMENT OF SECTION 1609.1.1 OF THE 2018 INTERNATIONAL BUILDING CODE FOR ULTIMATE DESIGN WIND SPEED OF 140 MPH, EXPOSURE CATEGORY C
- ALL CERTIFICATES ARE INCLUDED

PAINTED FINISH:
- PAINTED FINISH AND SPECIFICATIONS:
- TYPE TO PREPARE SURFACE TECHNICIAN TO DEMONSTRATE THE TEST WITH DFT TECHNICIAN TO ASSIST
- TYPE TO PREPARE COLOR TECHNICIAN TO DEMONSTRATE FOR TESTING
- TYPE TO PREPARE FREE FOR PAINTING

GENERATOR ENCLOSURE ELECTRICAL PACKAGE:
- 100 AMP, 120/240 VOLT, 1 PHASE, 3 WIRE
- 100 AMP, 120/240 V PHASE AND 3 WIRE SERVICE ENTRANCE RATED BREAKER, BOARD WITH BOLT-ON BRANCH CIRCUIT BREAKERS.
- 120 VAC DUPLEX GFCI RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE WATCHES LOCATED BY ENTRANCE DOORS.
- 120 VAC LEVY FIXTURES WITH (1) 40 WHITE TWIST SWITCHES LOCATED BY ENTRANCE DOORS.
- 120 VAC LEVY FIXTURES WITH (1) 40 WHITE TWIST SWITCHES LOCATED BY ENTRANCE DOORS.
- (2) 10W 1100 EMERGENCY LIGHT FIXTURES WITH BATTERY BACK UP LOCATED BY ACCESS DOORS.
- (2) 10W 1100 EMERGENCY LIGHT FIXTURES WITH BATTERY BACK UP LOCATED BY ACCESS DOORS.
- (1) E-STOP PUSH BUTTON WITH HINGED COVER (FINAL TERMINATION TO BE DONE BY INSTALLING TECHNICIAN)
- (1) E-STOP PUSH BUTTON WITH HINGED COVER (FINAL TERMINATION TO BE DONE BY INSTALLING TECHNICIAN)
- 4000 AMP/2 WATER HEATERS TO SMALL BUSBAR
- 4000 AMP/2 WATER HEATERS TO SMALL BUSBAR
- MISCELLANEOUS BATTERY CHARGER TO SMALL BUSBAR
- MISCELLANEOUS BATTERY CHARGER TO SMALL BUSBAR AND (3) OUTLET FOR BATTERIES VIA TERMINATION ON STARTER.
- ALL ELECTRICAL TO BE RUN IN EMT OR LFMC TO MEET NFPA 70E

FUEL DELIVERY AND REMOTE FILL SYSTEM:
- 5 GALLON SPILL CONTAINMENT WITH OVERFILL PREVENTION VALVE (MORRISON 9000AH-5000BH EQUIPPED)
- MECHANICAL FUEL LEVEL GAUGE (MOUNTED ON TANK)
- ELECTRONIC FUEL LEVEL SENSOR (MOUNTED ON TANK)
- SUPPLY AND RETURN CONNECTIONS
- 5 GALLON SPILL CONTAINMENT WITH OVERFILL PREVENTION VALVE (MORRISON 9000AH-5000BH EQUIPPED)
- MANUAL FUEL LEVEL GAUGE (MOUNTED ON TANK)
- ELECTRONIC FUEL LEVEL SENSOR (MOUNTED ON TANK)
- SUPPLY AND RETURN CONNECTIONS
- SHIPPED LOOSE FACTORY-SUPPLIED LOW DEFLECTION SWITCH (TYCO/MORRISON LO-DEFLEXN CUB 7302) WIRED TO GENERATOR CONTROL PANEL (FINAL TERMINATION TO TERMINAL STRIP TO BE DONE BY INSTALLING TECHNICIAN)
- 1000 GALLON AST IN BASE TANK CAPACITY WIRED TO GENERATOR CONTROL PANEL (FINAL TERMINATION TO TERMINAL STRIP TO BE DONE BY INSTALLING TECHNICIAN)
- 2000 GALLON AST IN BASE TANK CAPACITY WIRED TO GENERATOR CONTROL PANEL (FINAL TERMINATION TO TERMINAL STRIP TO BE DONE BY INSTALLING TECHNICIAN)
- 3000 GALLON AST IN BASE TANK CAPACITY WIRED TO GENERATOR CONTROL PANEL (FINAL TERMINATION TO TERMINAL STRIP TO BE DONE BY INSTALLING TECHNICIAN)
- 4000 GALLON AST IN BASE TANK CAPACITY WIRED TO GENERATOR CONTROL PANEL (FINAL TERMINATION TO TERMINAL STRIP TO BE DONE BY INSTALLING TECHNICIAN)
- 5000 GALLON AST IN BASE TANK CAPACITY WIRED TO GENERATOR CONTROL PANEL (FINAL TERMINATION TO TERMINAL STRIP TO BE DONE BY INSTALLING TECHNICIAN)
- ENGINEER MOUNTED PACK
- TANK PRIMED WITH ONE PART EPOXY PRIMER
- TANK PRIMED WITH ONE PART EPOXY (2A) BASED PRIMER AND TWO-PART POLYESTER/POLYURETHANE TOPCOAT - GLOSS BLACK.

TANK LEAKAGE SENSORS:
- TANK SHALL BE EQUIPPED WITH SHIPPED LOOSE HELIUM TEST FLORIDA ADMINISTRATIVE CODE CHAPTER 62-762 AND INTERLOC
- TANK SHOULD TO BE VERIFIED AND DOCUMENTED FOR REPAIRS IMMEDIATELY UPON RECEIPT AND PLACEMENT AT THE JOB SITE.

SMALL EQUIPMENT STAIRS AND WALKWAYS:
- STAIRS AND WALKWAYS TO BE CONSTRUCTED WITH RAILINGS AND 1'-6" LONG X 42" WIDE WALKWAY WITH RAILINGS.
- RAILINGS TO BE CONSTRUCTED OF 2" SQ ALUMINUM TUBING
- ENCLOSURE INCLUDES CONSISTING OF EXTENDED ALUMINUM

REMOTE FUEL FILL SYSTEM (IN SEPARATE FENCE AND SECURED ENCLOSURE):
- 5 GALLON SPILL CONTAINMENT WITH OVERFILL PREVENTION VALVE (MORRISON 9000AH-5000BH EQUIPPED)
- 5 GALLON SPILL CONTAINMENT WITH MANUAL HAND PUMP
- MANUAL FUEL LEVEL GAUGE (MOUNTED ON TANK) - 2" NPT DISCONNECT ADAPTOR
- MANUAL BALL VALVE AND DUST CAP/FILLER FOR 2" Fill CONFIGURATION
- FUEL SUCTION (RETURN) LINE (1" NPT) CONFIGURATION
- FUEL SUCTION (RETURN) LINE (1" NPT) CONFIGURATION
- MANUAL FLOWED HAND PUMP (DIFFERENT FROM 7500 AND 10000 TANK)
- FUEL SUCTION (RETURN) LINE (1" NPT) CONFIGURATION
- FUEL SUCTION (RETURN) LINE (1" NPT) CONFIGURATION
- FUEL SUCTION TO DELIVER INTERNATIONAL LINK
- FUEL SUCTION TO DELIVER INTERNATIONAL LINK
- TIES TO CONFIRM TO SITE AND INSTALLED, WIRED, AND PLUMBED BY OTHERS.

DESIGN CRITERIA

SYSTEM INTERFACING SUPPLY OF GFE/ GSA/CO
- REMOTE GENERATOR SET FUEL FILL SYSTEM (TANK AND COMPONENTS FROM TRUCK)
- REMOTE GENERATOR SET FUEL FILL SYSTEM (TANK AND COMPONENTS FROM TRUCK)
- REMOTE FUEL FILL SYSTEM (TANK AND COMPONENTS FROM TRUCK)
- REMOTE CONDUIT MATERIAL BETWEEN ENCLOSURE AND SUBBASE FUEL TANK.
- INSTALL CONDUIT FOR FUEL FILL LINE AND VENT LINE
- INSTALL CONDUIT FOR LEAKAGE SENSOR, SUCTION AND COMPONENTS
- INSTALL CONDUIT FOR LEAKAGE SENSOR, SUCTION AND COMPONENTS FROM BETWEEN TANK AND FAC
- LOAD UNIT DATA CUSTOMER PROVIDED TRUCKS FOR SHIPMENT

CUSTOMER TO PROVIDE:
- CUSTOMER TO PROVIDE 1000 GENERATOR SET PACKAGE WITH FACTORY INSTALLED OPTIONS
-

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Comercial
South	Institutional	Institutional	OS1 / General Recreational Open Space
East	Vacant Residential	RM - Medium Density Residential	PD - Planned Development
West	Medical and Professional Offices	Offices - Professional & Business Services	C1 / Office Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Institutional	Planned Development	601,900 sq. ft. is existing	21.02 acres	N/A
****Proposed**	Institutional	Planned Development	Other: 1400 sq. ft.	21.02	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 N/A
Demand Analysis	Maximum N/A
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**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 N/A
Demand Analysis	Maximum N/A
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	Not a residential project
****Proposed Zoning/FLU**	Not a residential project
***Change in Demand**	Not a residential project

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	Any applicable increase in stormwater discharge due to an increase in the proposed project impervious area will meet and comply with all applicable regulatory standards and requirements.

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	Planned Development	Planned Development
****Proposed Zoning/FLU**	Planned Development	Planned Development
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	This project will not add any trips as no traffic is generated by a generator addition.	

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: N/A Single Family: N/A Multifamily: N/A
Non-residential (square footage): 1400 SF
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total) N/A

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Generator	N/A	1,400 SF	23.0	TBD	TBD

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: N/A

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

Technical Review Committee - 10:00 AM **2. d.**

Meeting Date: 08/20/2026

REQUESTED ACTION

PZSITE2026-00028
Minor Site Plan
Quad Plex
2502 Avenue L

SUMMARY

A site plan for the development of a quadplex has been submitted by applicant Ernest Isidor of IC 6 Investment LLC to place a two-story quadplex (4 dwelling units) consisting of 2bd/2ba in each unit on the subject parcel. The property is located on approximately 0.43 acres, parcel ID:2404-608-0103-000-4. It has a future land use of Medium Density Residential (RM) and zoning classification R-4, Medium Density (R-4).

Please review the attached file and provide comments at least two days before the meeting date by either emailing them to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or direct upload onto Tyler. Should you require additional information, you may contact me at (772) 467-3099.

LOCATION

Address: 2502 Avenue L
Parcel ID: 2404-608-0103-000-4
Legal Description: GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/W AS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT, TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB AND LESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N 62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W 61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)

RESPONSIBLE STAFF

Bridgette Romer--Planner

RECOMMENDATION

N/A

Attachments

Deed
Property Card
Renderings

survey
Written narrative
Site Plan
Color board
Photo
Design Narrative
Landscaping
Floor Plan
Drainage
Site Plan
Site Plan
Site Plan
TRC Review Package

Form Review

Form Started By: Bridgette Romer
Started On: 07/23/2026 03:06 PM
Final Approval Date: 08/05/2026

Document Details

Instrument Number	5362615
Record Date	7/16/2024 12:47:37 PM
Book Type	OR - Official Records
Book/Page	5178/1746
Instrument #	5362615
Number Of Pages	2
Doc Type	DEED - DEED
DirectName	0 AVE L LAND TRUST BOCA REAL ESTATE GROUP LLC TR
ReverseName	K C 6 INVESTMENT LLC
NumberNames	3

Consideration	$32,000.00
Legal	PT TRACT 65 GARDEN CITY FARMS SD

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COUR
FILE # 5362615 OR BOOK 5178 PAGE 1746, Recc
Tax: $224.00

Prepared by and return to:

Acclaim Copyright 1999 - 2026. Harris Recording Solutions. All Rights Reserved.

Ownership

IC 6 Investment LLC
66 W Flagler ST
Ste 900
Miami, FL
33130-1807

Current Values

Just/Market value:	$29,400
Assessed value:	$29,400
Exemption value:	$0
Taxable value:	$29,400

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

Property Identification

Site Address:	2502 AVENUE L
Sec/Town/Range:	05/35S/40E
Parcel ID:	**2404-608-0103-000-4**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**16775**
Map ID:	24/05S
Zoning:	Medium Den

Image or Sketch available for display

Legal Description

GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/W AS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT, TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB AND LESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N 62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W 61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)

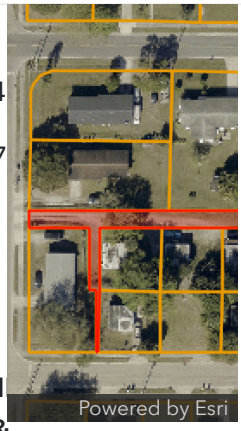
Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area	0

Map

Collector's Office
Download TRIM for this Parcel:
Download PDF File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

(SF):
Land Size (acres): 0.4
Land Size (SF): 18,77



Building Wind Speed

Occupancy Category	I	II	II & IV
Speed	140	150	160

Sources/links:

Sale Hist

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 11, 2024	5178/1746	0001	WD	0 Ave L Land Trust	$32,000
Sep 28, 2015	3795/1824	0001	WD	Boca Real Estate Group LLC (TR)	$6,400
Sep 28, 2015	3794/1025	0111	WD	Smith Ruby	$100
Jul 20, 2015	3791/0144	0111	QC	Smith Ruby	$100
Dec	0526/0750	XX01	CV		$136,800

1, 1986				
Dec 1, 1986	0526/0748	XX01	CV	$136,800
Dec 1, 1986	0526/0746	XX01	CV	$136,800
Dec 1, 1986	0525/1395	XX01	CV	$100
May 1, 1986	0501/1264	XX01	CV	$100,600

Spe Fea and Yar Iten

Type	Qty	Units	Year Blt

Buil Info

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Exterior

Building Type:

Quality:

Number of Units: 0

Year Built:

Effective Year:

Story Height:

Roof Structure:

Roof Cover:

Primary Wall:

Secondary Wall:

View:

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$29,400
Just/Market	$29,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of

Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$29,400
Exemptions	$0
Taxable	$29,400

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.**

Cur Yea Spe Ass Bre

Start Year	Units	Description	Amount
2000	0.7	Fort Pierce Stormwater Charge	$48.30

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**

Per

Number	Issue Date	Description	Amount	Fees

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 2026 Saint Lucie County Property Appraiser. All rights reserved.


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
DESIGN+ 3D + PRINT + WEB
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING



SQUEEGIE STUDIOS
DESIGN - 3D - PAINT - WEB

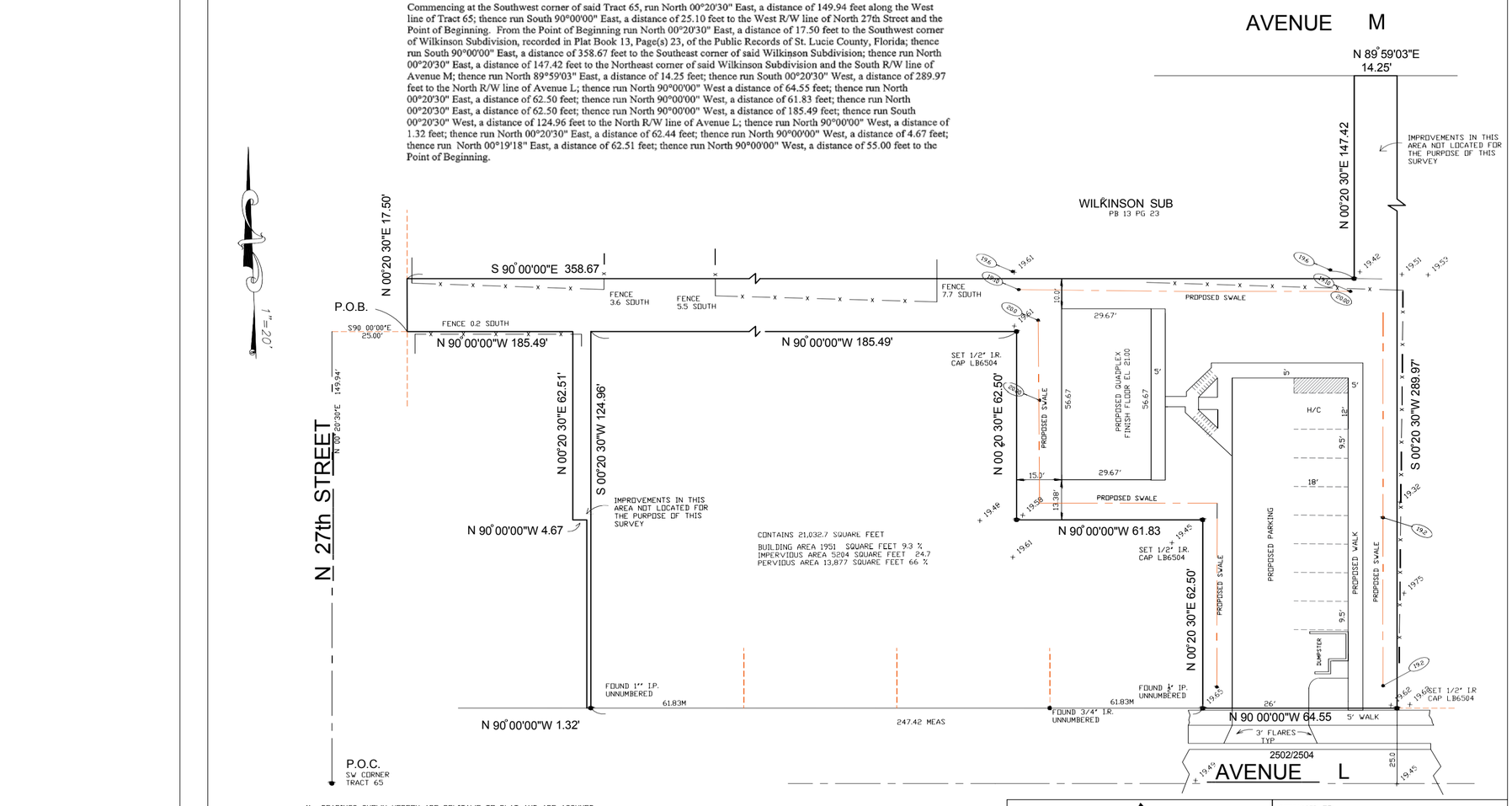
2502 Avenue Fort Pierce, FL

CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING

That part of Tract 65 of Garden City Farms Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page(s) 5, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract 65, run North 00°20'30" East, a distance of 149.94 feet along the West line of Tract 65; thence run South 90°00'00" East, a distance of 25.10 feet to the West R/W line of North 27th Street and the Point of Beginning. From the Point of Beginning run North 00°20'30" East, a distance of 17.50 feet to the Southwest corner of Wilkinson Subdivision, recorded in Plat Book 13, Page(s) 23, of the Public Records of St. Lucie County, Florida; thence run South 90°00'00" East, a distance of 358.67 feet to the Southeast corner of said Wilkinson Subdivision; thence run North 00°20'30" East, a distance of 147.42 feet to the Northeast corner of said Wilkinson Subdivision and the South R/W line of Avenue M; thence run North 89°59'03" East, a distance of 14.25 feet; thence run South 00°20'30" West, a distance of 289.97 feet to the North R/W line of Avenue L; thence run North 90°00'00" West a distance of 64.55 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 61.83 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 185.49 feet; thence run South 00°20'30" West, a distance of 124.96 feet to the North R/W line of Avenue L; thence run North 90°00'00" West, a distance of 1.32 feet; thence run North 00°20'30" East, a distance of 62.44 feet; thence run North 90°00'00" West, a distance of 4.67 feet; thence run North 00°19'18" East, a distance of 62.51 feet; thence run North 90°00'00" West, a distance of 55.00 feet to the Point of Beginning.



1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND 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 NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN HEREON.

D.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

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
x = not field measured
WPF = wood privacy fence
CHATT = chattahoochee
ELEV = elevation

P.B. = plat book
TYP. = typical
R/W = right-of-way
△ = central angle
(B) = 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

reg
801 S.E. 6th Ave., Suite 200
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

CERTIFIED TO:

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH 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 harry a burgess
Date: 2012.08.31

HARRY A BURGESS PLS 5089

FLOOD ZONE X
MAP No 12111C0178J
MAP DATE 2-16-2012
DATE 6-30-2026
JOB NO 7-24-061

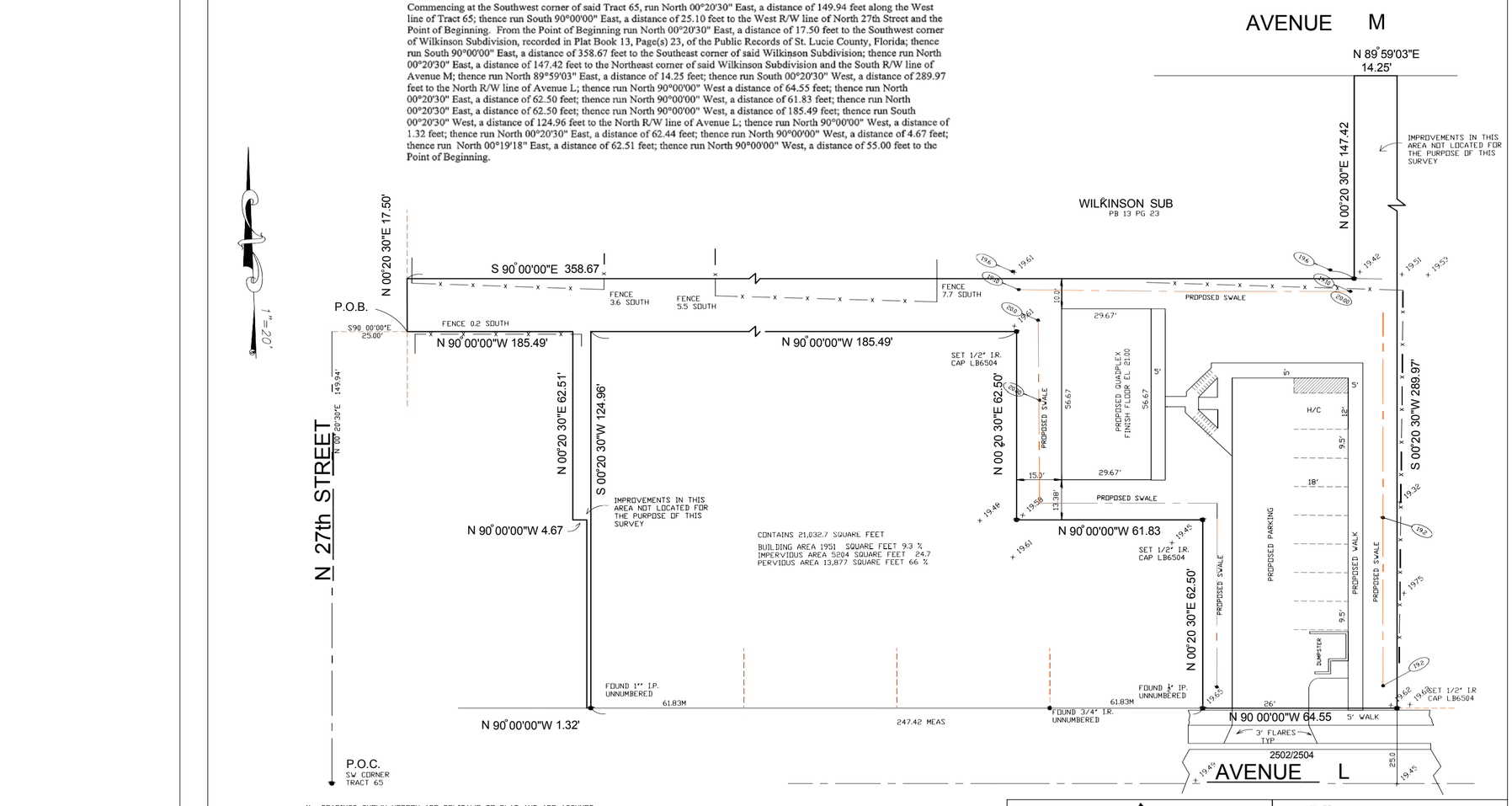
NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

2502 Design review narrative

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. The proposed site consists of a building, sidewalk, parking lot, driveway, green space and landscaping.
The Quad plex will consist of 2/2 units 2 story building

That part of Tract 65 of Garden City Farms Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page(s) 5, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract 65, run North 00°20'30" East, a distance of 149.94 feet along the West line of Tract 65; thence run South 90°00'00" East, a distance of 25.10 feet to the West R/W line of North 27th Street and the Point of Beginning. From the Point of Beginning run North 00°20'30" East, a distance of 17.50 feet to the Southwest corner of Wilkinson Subdivision, recorded in Plat Book 13, Page(s) 23, of the Public Records of St. Lucie County, Florida; thence run South 90°00'00" East, a distance of 358.67 feet to the Southeast corner of said Wilkinson Subdivision; thence run North 00°20'30" East, a distance of 147.42 feet to the Northeast corner of said Wilkinson Subdivision and the South R/W line of Avenue M; thence run North 89°59'03" East, a distance of 14.25 feet; thence run South 00°20'30" West, a distance of 289.97 feet to the North R/W line of Avenue L; thence run North 90°00'00" West a distance of 64.55 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 61.83 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 185.49 feet; thence run South 00°20'30" West, a distance of 124.96 feet to the North R/W line of Avenue L; thence run North 90°00'00" West, a distance of 1.32 feet; thence run North 00°20'30" East, a distance of 62.44 feet; thence run North 90°00'00" West, a distance of 4.67 feet; thence run North 00°19'18" East, a distance of 62.51 feet; thence run North 90°00'00" West, a distance of 55.00 feet to the Point of Beginning.



1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND 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 NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN HEREON.

D.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

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
x = not field measured
WPF = wood privacy fence
CHATT = chattahoochee
ELEV = elevation

P.B. = plat book
TYP. = typical
R/W = right-of-way
△ = central angle
(B) = 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

reg
801 S.E. 6th Ave., Suite 200
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

CERTIFIED TO:

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH 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.

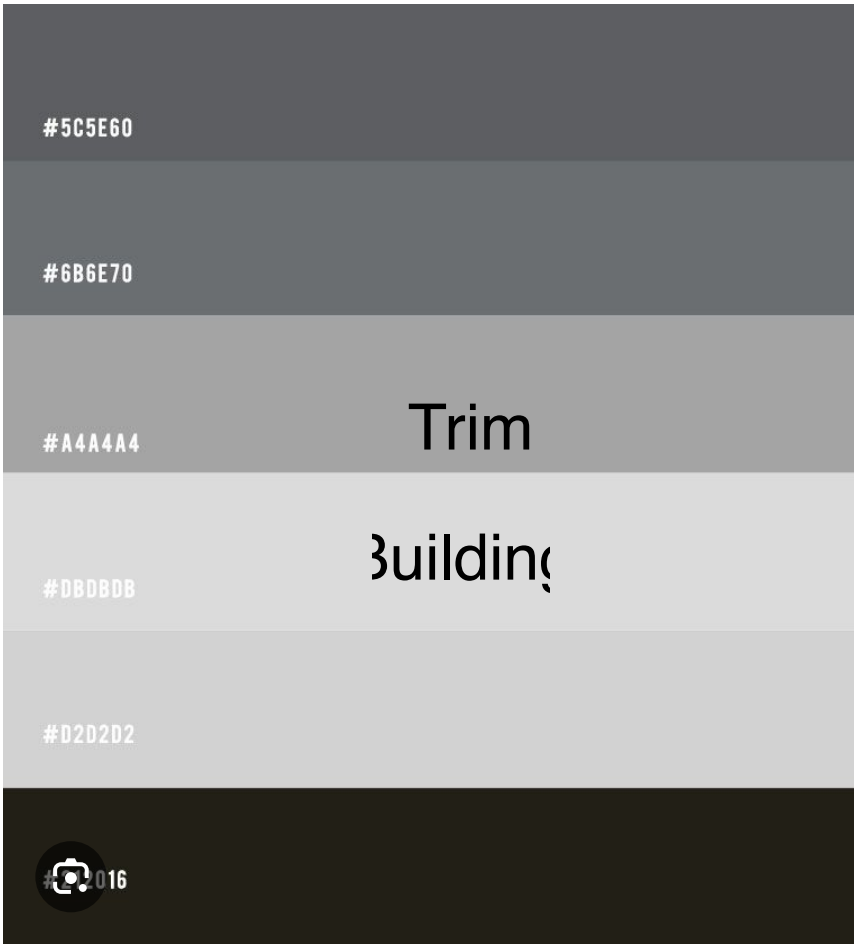
Digitally signed by harry a burgess
Date: 2012.08.31

HARRY A BURGESS PLS 5089

FLOOD ZONE X
MAP No 12111C0178J
MAP DATE 2-16-2012
DATE 6-30-2026
JOB NO 7-24-061

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

Pinterest



Grey colour scheme living room

Visit >

Images may be subject to copyright. **Learn More**

Share

Save

#1d1717

Custom Soil Resource Report
Soil Map



Map Scale: 1:411 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

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

2502 Design review narrative

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. The proposed site consists of a building, sidewalk, parking lot, driveway, green space and landscaping.
The Quad plex will consist of 2/2 units 2 story building

SMALL PALM STAKING PLAN

NTS.

(I.E. FAN PALMS; BOTTLE PALMS; ANY PALM UNDER 8' C.T., ETC.)

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

LARGE PALM STAKING PLAN

NTS.

(I.E. ROYAL PALMS; DATE PALMS; MULTI-TRUNK PALMS)

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY ONE YEAR FOR PALMS.

SHRUB PLANTING DETAIL

NTS.

LARGE TREE STAKING PLAN

NTS.

(I.E. LIVE OAKS; DAHOON HOLLIES; ANY HEAVY CALIPER TREE TRUNKS, ETC.)

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR SHADE TREES.

GROUNDCOVER DETAIL

NTS.

PRESERVED TREE PROTECTION DETAIL

NTS.

PALM PLANTING DETAIL

NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS.

TREE PLANTING DETAIL

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.

SMALL TREE/ PALM WITH ROOT BARRIER

NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

CANOPY TREE / LG. PALM / WITH ROOT BARRIER

ROOT BARRIER

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL.

NTS.

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

TYPICAL PLANTING DIAGRAM

NTS.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

LANDSCAPE SCHEDUL

NATIVE	QTY	CODE	BOTANICAL
*	15	PE	Pinus elliottii
*	15	SP	Sabal palmetto
*	55	CHR	Chrysobalanus icaco
		SOD	Stenotaphrum secun

LANDSCAPE NO

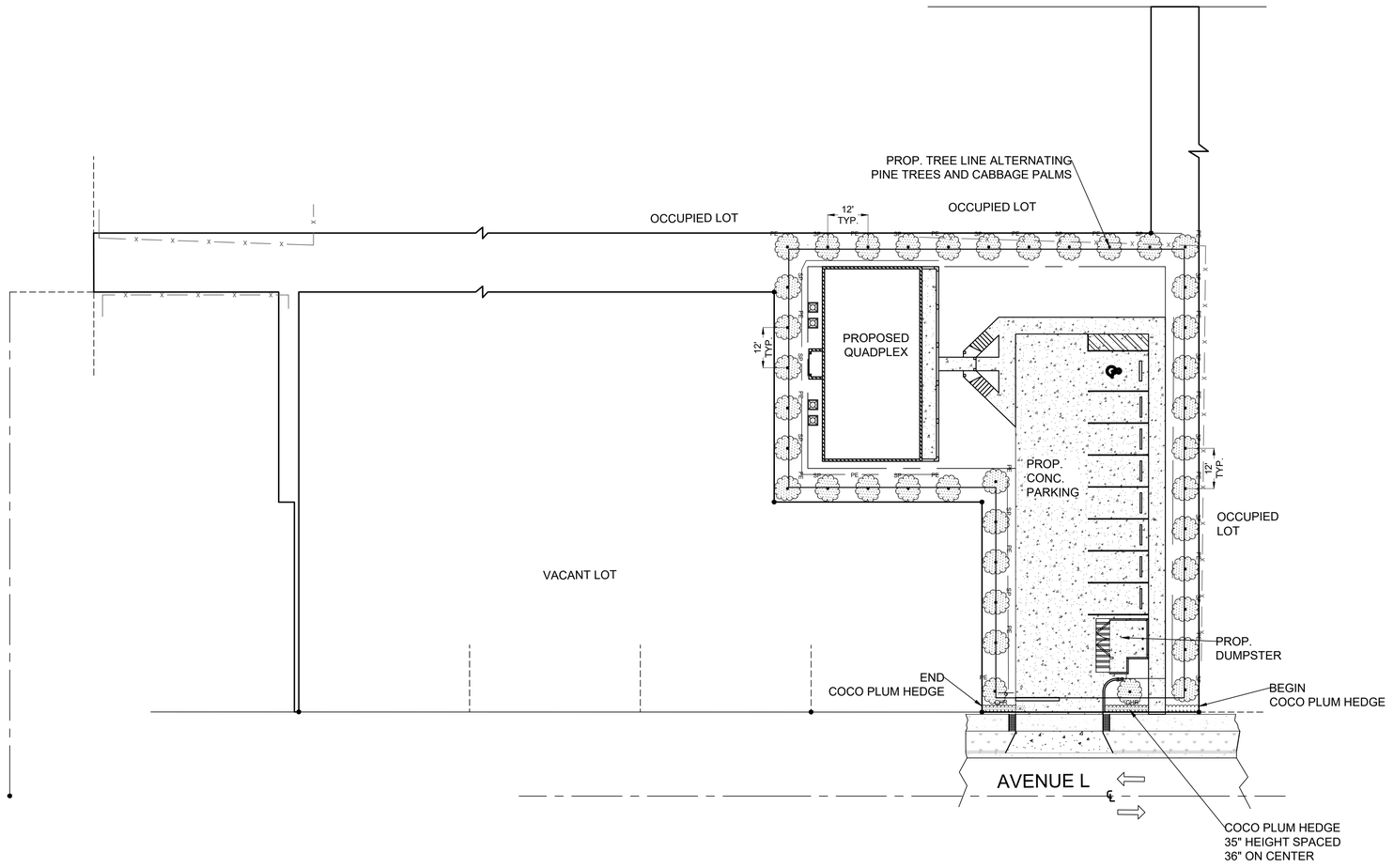
-A PRE-CONSTRUCTION MEETING WITH CITY
-STRUCTURAL ELEMENTS AND HARDSCAPE
TO BE UTILIZED FOR LOCATION OF LIVING PL
ANY STRUCTURAL SITE FEATURES INCLUDIN
-TREE REMOVAL/RELOCATION PERMIT FROM
-CONTRACTOR SHALL ACQUIRE ALL APPLICA
RELOCATION, AND/OR INSTALLATION OF LAN
PRIOR TO STARTING WORK. LANDSCAPE ARC
CONTRACTOR SHALL BE RESPONSIBLE FOR A
PRIOR TO RECEIPT OF PERMIT.
-ANY PLANTING WITHIN THE SIGHT TRIANGLE
-ALL UTILITY BOXES/STRUCTURES INCLUDING
AS PER PARTICULAR MUNICIPALITY REQUIRE
-IRRIGATION IS REQUIRED & SHALL PROVIDE
-ALL PVC RISERS MUST BE PAINTED FLAT BLA
-ALL PROPOSED PLANT MATERIAL SHALL CO
-TREES SHOWN ON THIS PLAN ARE FOR GRAI
ATTEMPT TO ACCOMPLISH THAT SPACING W
* AVOID CONFLICTS WITH DRIVEWAYS AND U
AVOID CONFLICTS WITH DRIVEWAYS AND UN
PLANTING DETAILS SHOWN HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIE
LAKE MAINTENANCE EASEMENTS. REFER TO
-ALL TREES TO BE INSTALLED TEN FEET MIN.
ARISES, LA TO BE CONTACTED PRIOR TO INS
-ALL TREES DESIGNATED AS SINGLE TRUNK
BRANCH DISTRIBUTION. TREES WITH BARK IN
LEADER CIRCLING AND/OR PLUNGING ROOTS
ANY TREE WORK WILL REQUIRE PERMITTING
-ALL PALMS TO BE INSTALLED SIX TO EIGHT F
CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INST
HYDRANTS, AND LIFT STATIONS. IF A TEN FO
BARRIER'S SYSTEM. REFER TO THE ROOT BAR
-LARGE CANOPY TREES, LARGE OR EXOTIC P
MAIN AND/OR SERVICE, HYDRANTS, AND LIFT
WITH AN APPROVED ROOT BARRIER SYSTEM
-IN THE CASE OF DISCREPANCIES, PLANS TA
-ALL PROPOSED HEDGES TO BE CONTINUOU
-LANDSCAPE CONTRACTOR TO CONTACT LA
BE MADE WITHOUT POMPANO BEACH APPRO
-LANDSCAPE CONTRACTOR RESPONSIBLE FO
-REMOVAL OF EXISTING VEGETATION IS RES
-RELOCATION OF EXISTING VEGETATION (IF A
-HEIGHT OF TREES MAY HAVE TO BE LARGER
-CONTAINER SIZE PROVIDED BY LANDSCAPE
SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT C
-ALL TREE TRIMMING SHALL BE DONE IN ACC
OF A BCMA OR ASCA REGISTERED CONSULT
-ALL EXISTING LANDSCAPE INCLUDING BUT N
DURING CONSTRUCTION SHALL BE RESTORE
-ALL OWNERS OF THE LAND OR THEIR AGENT

INSTALLATION N

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA
-ALL TREES IN LAWN AREAS TO HAVE A 24" DI
TREES INSTALLED WITHIN PARKING ISLANDS
-PLANTING SOIL FOR TOPSOIL AND BACKFILL
DEBRIS, WEEDS, ROCKS AND HAVING A pH BE
-TREE & SHRUB PITS WILL BE SUPPLEMENTED
MANUFACTURER'S STANDARD CONTAINERS S
-ALL ROAD ROCK, CONCRETE, ASPHALT AND
AND BE REPLACED WITH PLANTING SOIL PRO
-ALL PLANT MATERIAL SHALL RECEIVE A MINI
-ALL GROUNDCOVER SHALL BE INSTALLED A
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUYI
-ALL PLANTING TO BE DONE IN ACCORDANCE

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED-F
TOPSOIL & CONFORM TO CURBS & PLANTERS
-ALL AREAS MARKED "SOD" SHALL BE SOLID
-PROVIDE A 2" DEEP BLANKET OF PLANTING S
SURFACE. EXCAVATE USING NON-CONFORMI
SOD IN THE CASE OF SOD PATCHING.
-PLACE SOD ON MOISTENED SOIL WITH EDGE
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY
TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER I
-EXCAVATE AND REMOVE EXCESS SOIL SO TO



10' LANDSCAPE BUFFER ALONG AVE L
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 15 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 19 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 19 TOTAL
- GROUND COVER = GRASS / SOD

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

15' LANDSCAPE BUFFER ALONG N 16TH STREET AND AVE M
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 55 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 15 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 15 TOTAL (SEE SPECS NEXT PAGE)
- GROUND COVER = GRASS / SOD

N

Professional Civil Engineering & Drainage Design Since 2020
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
LANDSCAPE PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-106

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***

-APARTMENT BUILDING FOR-
2502 AVENUE L
FORT PIERCE, FL 34947

SHEET INDEX

A0	COVER SHEET
A1	ELEVATIONS, AND WINDLOAD DESIGN CRITERIA
A2	1st LEVEL FLOOR PLAN, WINDOW/DOOR DESIGN PRESSURES, DETAILS, AND NOTES
A3	2nd LEVEL FLOOR PLAN, DETAILS, AND NOTES
A4	LINTEL SCHEDULE, WALL SECTIONS, AND
A5	NOTES WALL SECTIONS
A6	FOUNDATION PLAN, AND FOOTING DETAILS
A7	FIRE RETARDANT SHEATHING LAYOUT, FIRE CAULKING DETAILS, AND ATTIC VENT CALCS.
A8	TRUSS LAYOUTS, REACTION SUMMARY, CONNECTOR SCHEDULE/DETAILS, AND ROOF DESIGN PRESSURES
S1	DETAILS, NOTES, AND ROOF SHEATHING NAIL SCHEDULE
EP1	1st LEVEL ELECTRICAL PLAN, 2nd LEVEL ELECTRICAL PLAN, AND NOTES
EP2	ELECTRICAL LOAD CALCULATIONS, PANEL SCHEDULES, ELECTRICAL RISER DIAGRAM, AND NOTES
EP3	ELECTRICAL LOAD CALCULATIONS, PANEL SCHEDULES, ELECTRICAL RISER DIAGRAM, AND NOTES

BUILDING DESIGN CRITERIA CODES

FBC =	FLORIDA BUILDING CODE 2023 EIGHTH EDITION
FBC EC =	FLORIDA BUILDING CODE ENERGY CONSERVATION 2023 EIGHTH
FBC EX =	EDITION FLORIDA BUILDING CODE EXISTING BUILDING 2023 EIGHTH
FBC RE =	EDITION FLORIDA RESIDENTIAL CODE 2023 EIGHTH EDITION
FBC ME =	FLORIDA BUILDING CODE MECHANICAL 2023 EIGHTH EDITION
NEC =	NFPA 70 2020 EDITION, NATIONAL ELECTRICAL CODE
FS =	FLORIDA STATUTES

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE 8th EDITION AND LATEST ADOPTED SUPPLEMENTS

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

CONSTRUCTION TYPE: TYPE 5B
OCCUPANCY GROUP: R2 (APARTMENT)
OCCUPANT LOAD PER UNIT: 4

UNIT "A" AREA TABULATION

LIVING 860 SQ.FT.

UNIT "B" AREA TABULATION

LIVING 860 SQ.FT.

UNIT "C" AREA TABULATION

LIVING 860 SQ.FT.

UNIT "D" AREA TABULATION

LIVING 860 SQ.FT.

ENTRY #1 AREA TABULATION

TOTAL 290 SQ.FT.

ENTRY #2 AREA TABULATION

TOTAL 290 SQ.FT.

EQUIPMENT ROOM AREA TABULATION

TOTAL 36 SQ.FT.

TOTAL BUILDING 4056 SQ.FT.

Digitally signed by Edward F Shinskie

Date: 2026.05.21 13:54:24 -04'00'

THIS ITEM HAS BEEN DIGITALLY 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.

EDWARD F. SHINSKIE LICENSE No. 47515 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDC ENGINEERING AND DESIGN CONCEPTS, INC
2115 PALM BAY ROAD NE, SUITE A
PALM BAY, FL 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:

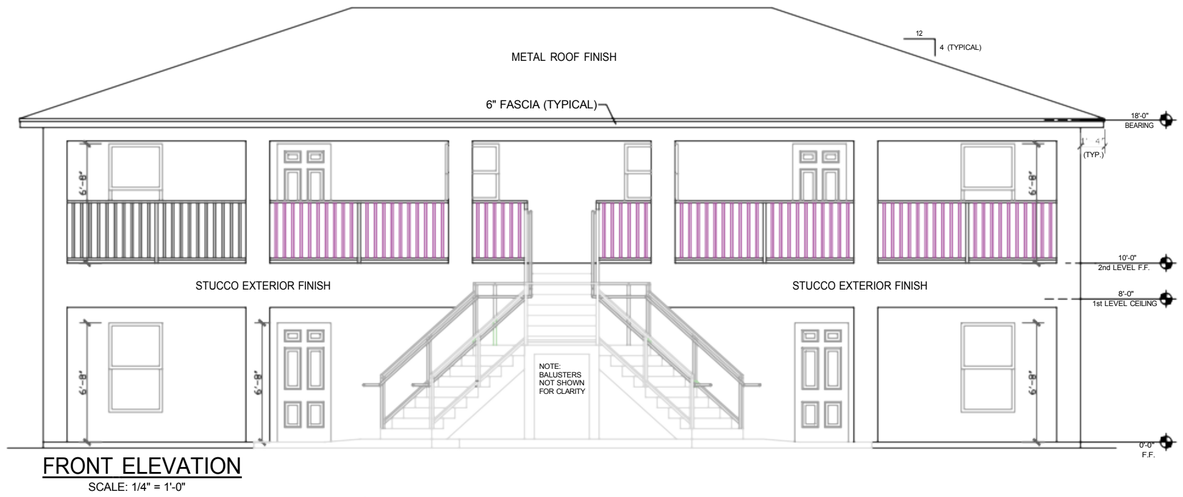
-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A0

sheet 1 of 13

DRAWN BY
DANIEL FRECHETTE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

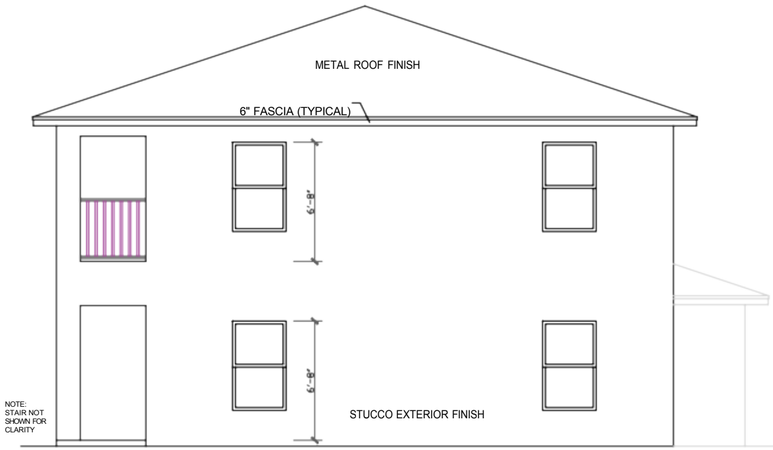
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2023 FLORIDA 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: + 24.8 PSF / - 26.9 PSF

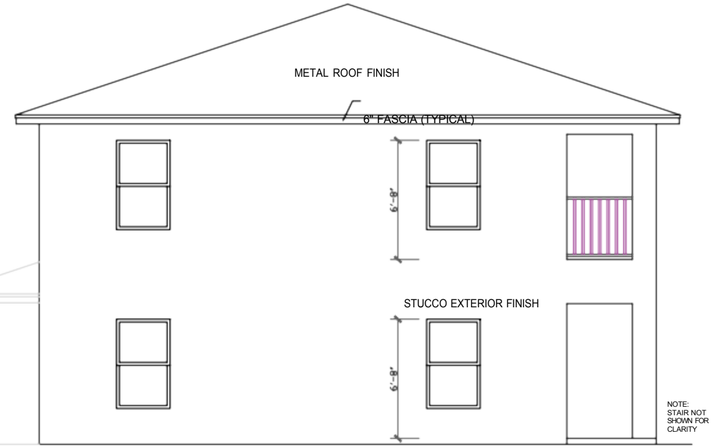
ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

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.



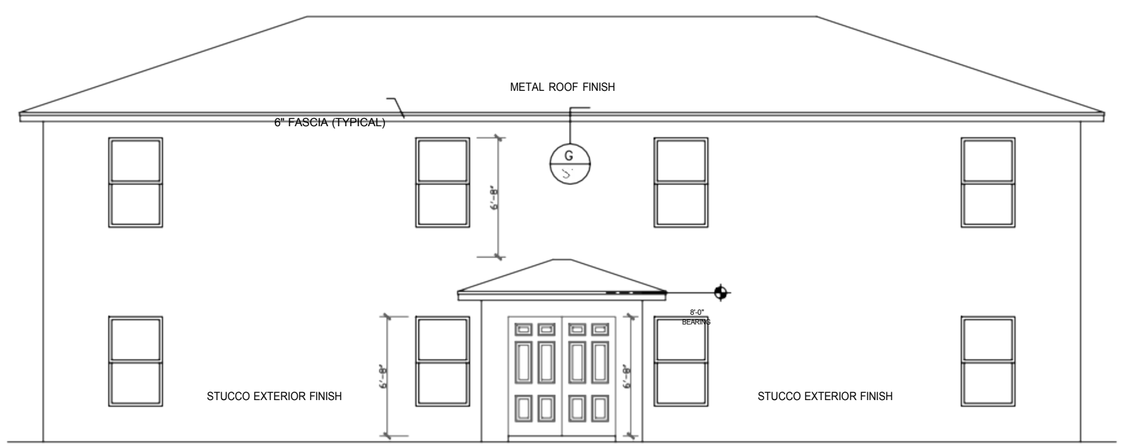
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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

ISSUED: 5-21-26

1 ***

2 ***

3 ***

2115 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.

APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

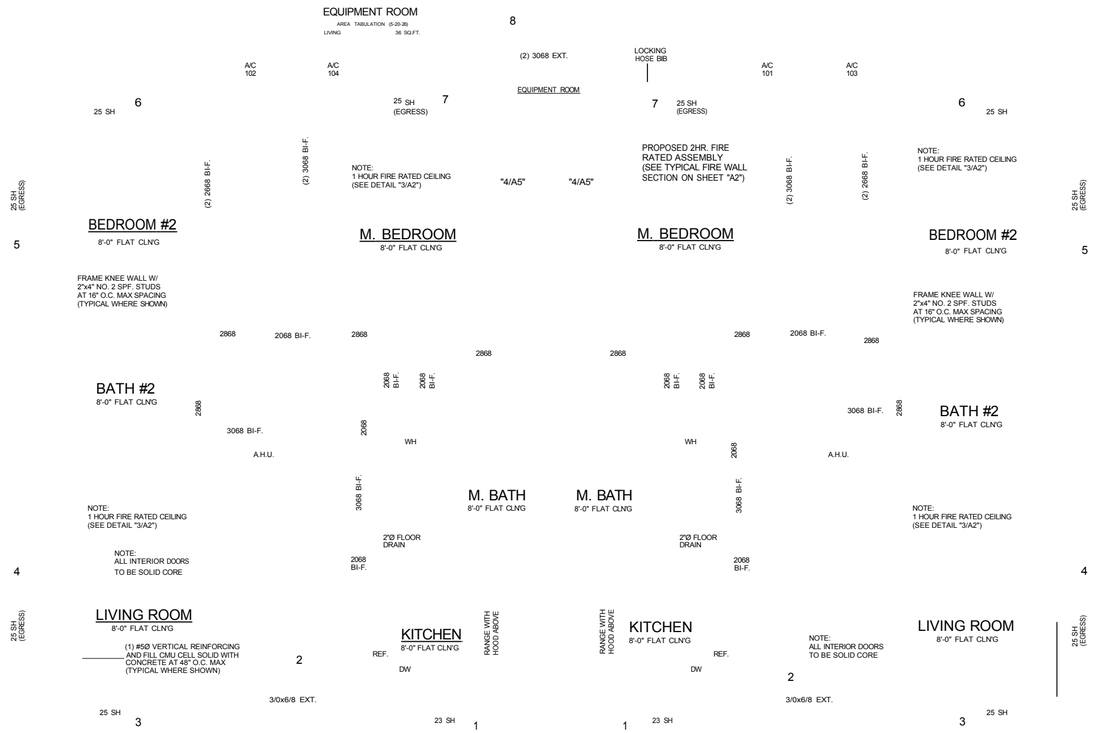
ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
NIMS, FLORIDA 32754
FLORIDA PE# 47515
PH: 321-863-3223

A1

THIS ITEM HAS BEEN DIGITALLY 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.

-DRAWN BY-DANIEL FRECHETTE



8"x16" CMU COLUMN (TYPICAL AT ENTRY PORCH #1)

NOTE: 1 HOUR FIRE RATED CEILING (SEE DETAIL "3/A2") (MOISTURE RESISTANT)

8"x24" FORMED AND POURED CONCRETE BEAM (SEE DETAIL "5/A4")

ENTRY PORCH #1

NOTE: 1 HOUR FIRE RATED CEILING (SEE DETAIL "3/A2") (MOISTURE RESISTANT)

ONE (1) PRE-CAST CONCRETE LINTEL BEAM W/(1) #5Ø REINF. AND (1) COURSE OF 8"x8"x16" BLOCK AND (1) COURSE OF 8"x8"x16" LINTEL BLK. W/(1) #5Ø REINF. AND FILL ALL CELLS AND COURSES SOLID WITH CONCRETE (TYPICAL AT ENTRY PORCH #1 UNLESS NOTED OTHERWISE)

ENTRY PORCH #1

AREA: 290 SQ. FT.

8"x12" FORMED AND POURED CONCRETE BEAM (SEE DETAIL "5/A4")

ONE (1) PRE-CAST CONCRETE LINTEL BEAM W/(1) #5Ø REINF. AND (1) COURSE OF 8"x8"x16" BLOCK AND (1) COURSE OF 8"x8"x16" LINTEL BLK. W/(1) #5Ø REINF. AND FILL ALL CELLS AND COURSES SOLID WITH CONCRETE (TYPICAL AT ENTRY PORCH #1 UNLESS NOTED OTHERWISE)

AREA TABULATION (5-4-26)
LIVING 860 SQ.FT.

UNIT "B"

AREA TABULATION (5-4-26)
LIVING 860 SQ.FT.

UNIT "A"

1st LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

UP

UP

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOROWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
3 ***

2115 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.

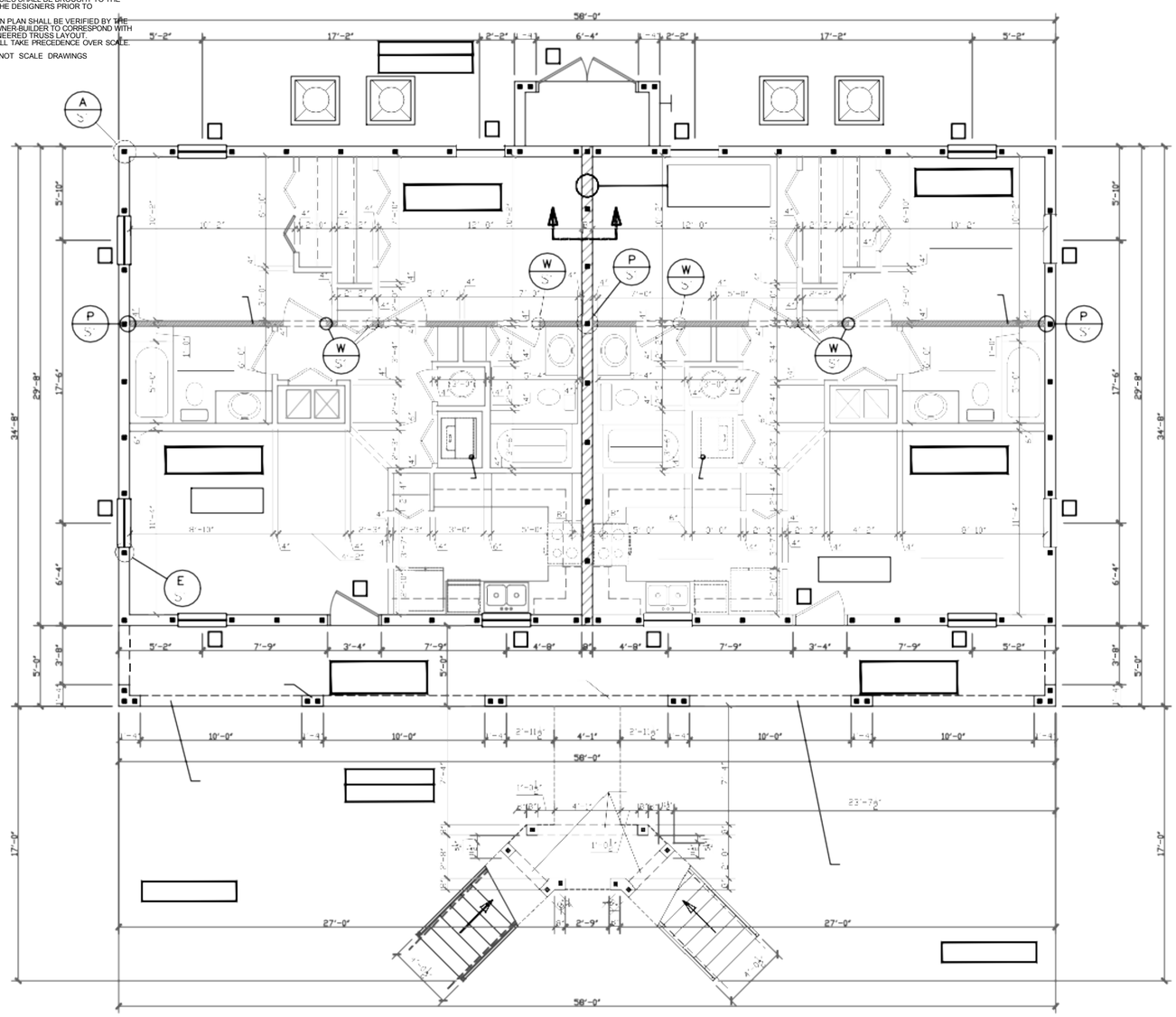
-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A

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

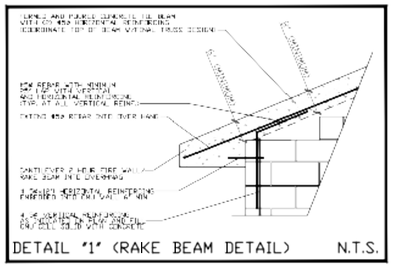


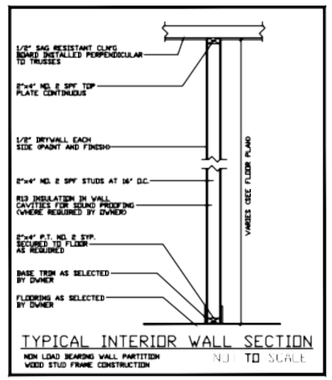
WINDLOAD SOLUTIONS

THIS ITEM HAS BEEN DIGITALLY 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.

Components & Cladding (C&C)

DETAIL '1' (RAKE BEAM DETAIL) N.T.S.



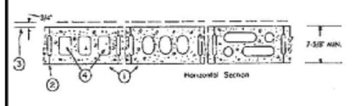


TYPICAL INTERIOR WALL SECTION
NON LOAD BEARING WALL PARTITION WOOD STUD FRAME CONSTRUCTION N.T.S. TO SCALE

UL FIRE RATED

Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.



1. Concrete Blocks* - Various designs, Classification 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 lath 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 chlorine 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).

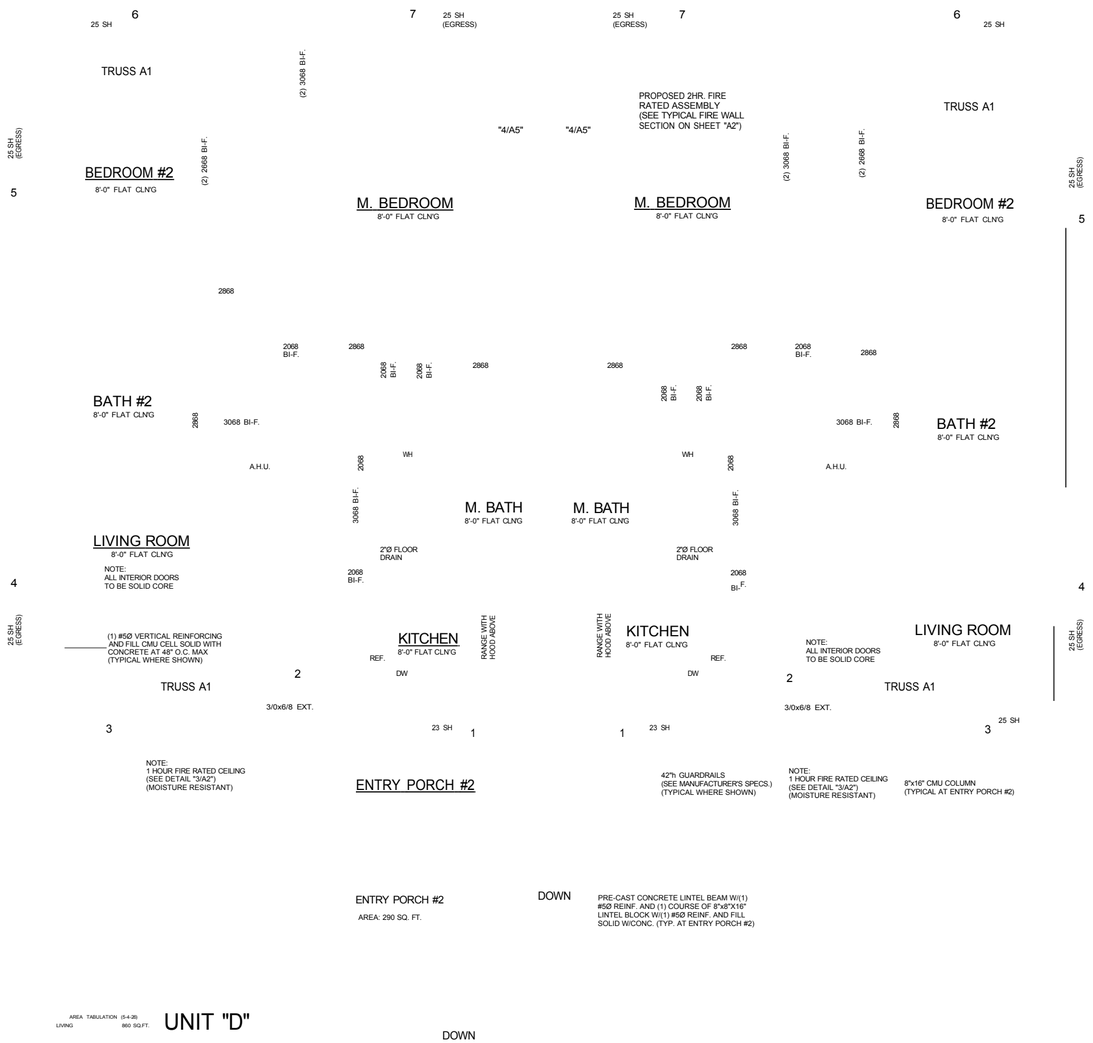
Celotex Corp. - Type Thermax

DETAIL '2'

FLOOR-CEILING SYSTEMS, WOOD I/JOISTS

DETAIL '3'

sheet 3 of 13
-DRAWN BY-
DANIEL FRECHETTE



AREA TABULATION (5-4-26)
LIVING 860 SQ.FT.

UNIT "D"

REVISIONS

ISSUED: 5-21-26

1 ***
2 ***
3 ***

2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
dfrechette1350
@cfl.rr.com

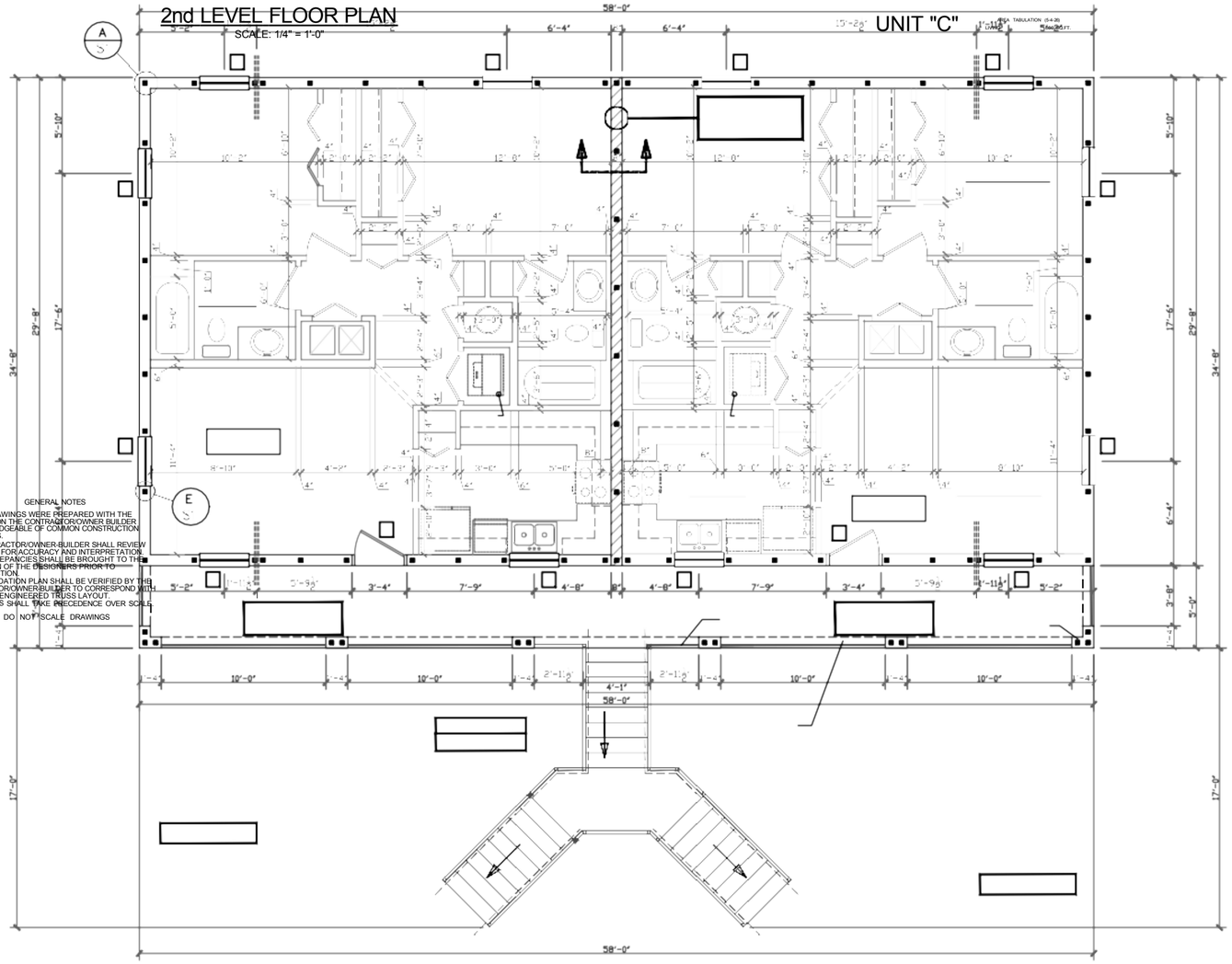
CFD DESIGN CONCEPTS, INC.
ENGINEERING AND

DOWN

2nd LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNIT "C"



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

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA										
GROUND SNOW LOAD	WIND DESIGN SPEED[1] (MPH)	WIND DESIGN TOPOGRAPHIC EFFECTS[2]	SEISMIC DESIGN CATEGORY[3]	SUBJECT TO DAMAGE FROM WEATHERING[4]	FROST LINE DEPTH[5]	TERMITE[6]	WINTER DESIGN TEMP[7]	ICE BARRIER UNDERLAYMENT REQUIRED[8]	FLOOD HAZARDS[9]	AIR FREEZING INDEX[10]	MEAN ANNUAL TEMP[11]
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,I 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.1

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 FIRMS 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 R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE[h, k]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS[e]	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS[g]	200[a]
GUARD IN-FILL COMPONENTS[f]	50[a]
PASSENGER VEHICLE GARAGES[a]	50[a]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40[c]

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM , 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:

1. 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.

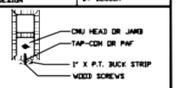
WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PIN'S
ROUGH OPNG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" Ø 1¼" O.C.	.145 Ø 8" O.C.	.120 Ø 6" O.C.
8'-1" TO 10'-0"	3/16" Ø 1⅜" 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

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.

THIS ITEM HAS BEEN DIGITALLY 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.

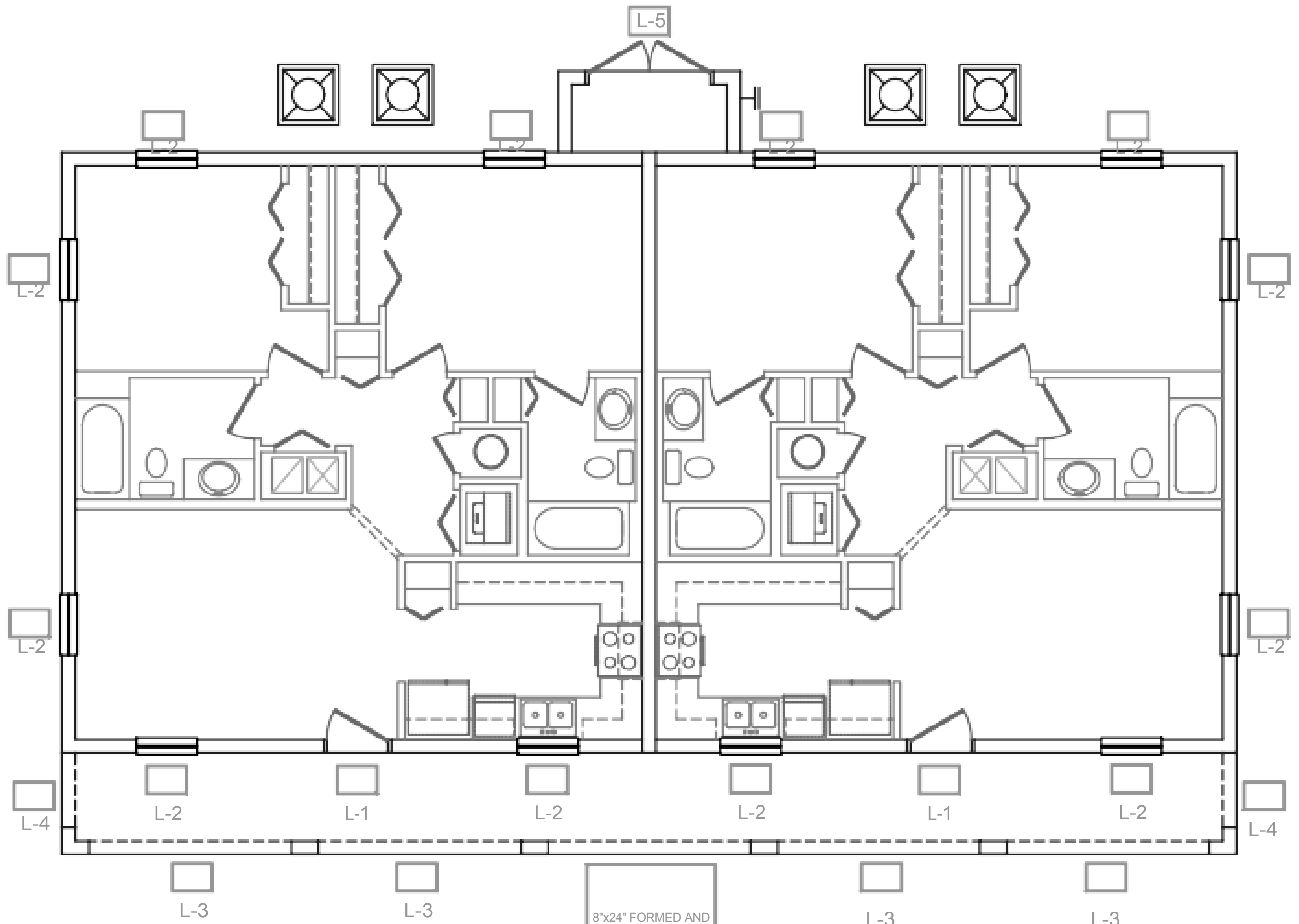
-APARTMENT BUILDING FOR-
IG 6 INVESTMENT, LLC
2504 AVENUE L FORT PIERCE, FL, 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A

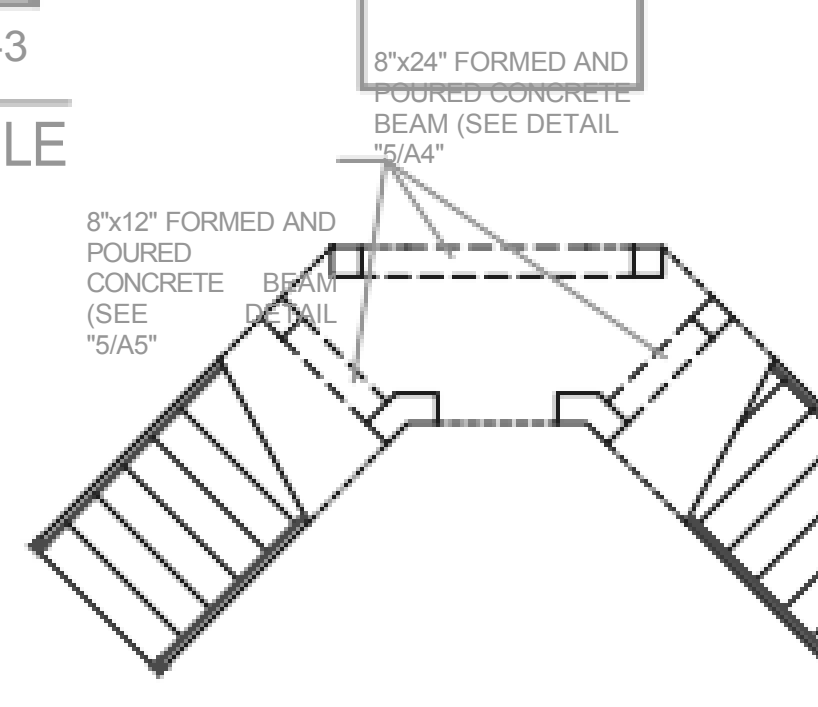
sheet 4 of 13

-DRAWN BY-
DANIEL FRECHETTE



1st LEVEL LINTEL SCHEDULE

NOT TO SCALE



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 = 3500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 6000 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 the 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 rational design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida Nos. [illegible] and [illegible]. Florida Certificate of Product Approval number FL[illegible].
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 (lateral) 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 20 % if bearing length is less than 6-1/2 inches.
2. N.R. = 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 d-away 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 (15) w/ 15% reduction => 6472 (.85) = 5501 plf

SAFE LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

LINTEL I.D.	LENGTH / TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT
	4'-6" (54") PRECAST	[illegible]
L-2	5'-4" (64") PRECAST	[illegible]
L-4	5'-4" (64") PRECAST	[illegible]
L-6	11'-4" (136") PRECAST	[illegible]
L-3	11'-4" (136") PRECAST	[illegible]
L-7		

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LINTEL I.D.	LENGTH / TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT
	4'-7" TO 5'-8" PRECAST	[illegible]
L-1	7'-7" TO 9'-8" PRECAST	[illegible]
L-5		

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

LINTEL I.D. — LINTEL SAFE LOAD

SAFE LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

LINTEL I.D.	LENGTH / TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT
	4'-6" (54") PRECAST	[illegible]
L-2	5'-4" (64") PRECAST	[illegible]
L-4	5'-4" (64") PRECAST	[illegible]
L-6	11'-4" (136") PRECAST	[illegible]
L-3	11'-4" (136") PRECAST	[illegible]
L-7		

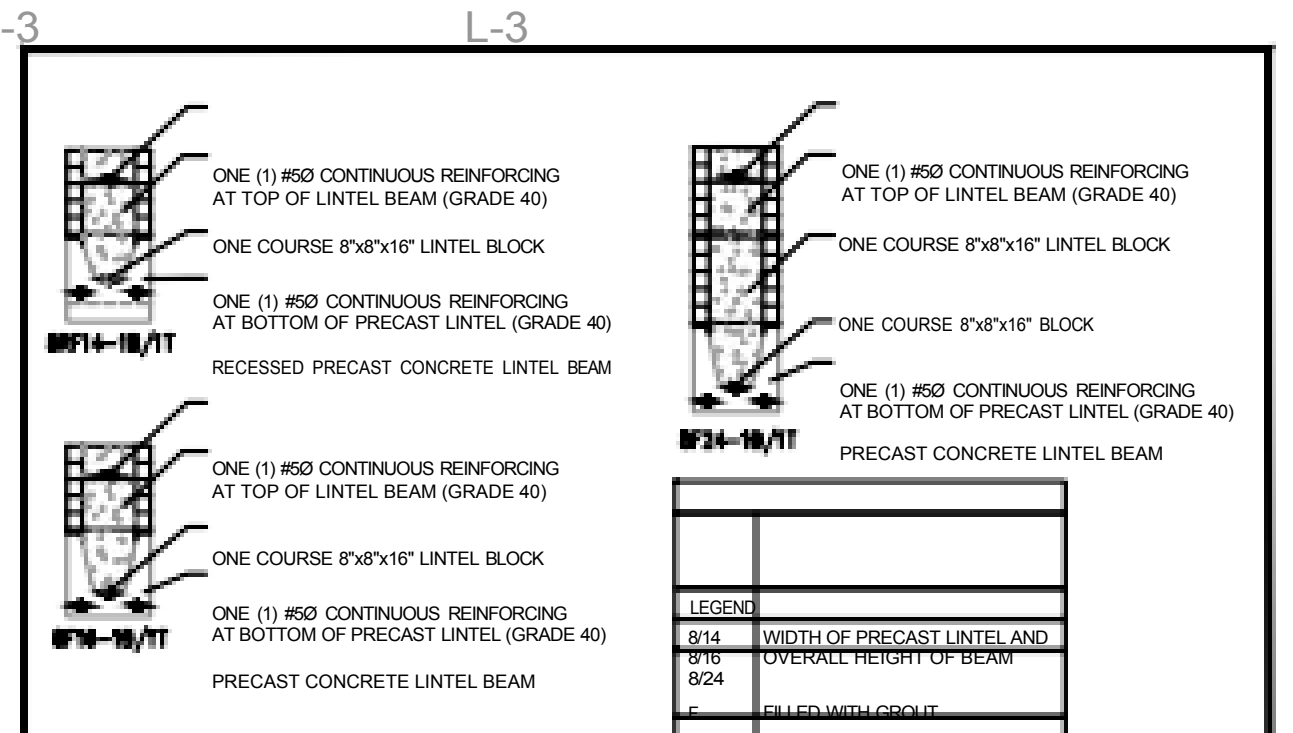
(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

LINTEL I.D.	LENGTH / TYPE	SAFE LOAD - POUNDS PER LINEAR FOOT
	4'-7" TO 5'-8" PRECAST	[illegible]
L-1	7'-7" TO 9'-8" PRECAST	[illegible]
L-5		

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

LINTEL SAFE LOAD — LINTEL I.D.



LEGEND	
8/14 8/16 8/24	WIDTH OF PRECAST LINTEL AND OVERALL HEIGHT OF BEAM
F	FILLED WITH GROUT
R	RECESSED LINTEL
1B	#5Ø FIELD ADDED REINFORCING AT BOTTOM OF PRECAST LINTEL CAVITY (GRADE 40)
1T	#5Ø FIELD ADDED REINFORCING AT TOP OF COMPOSITE BEAM (GRADE 40)

LINTEL SECTIONS N.T.S.

1. 1014.2 HEIGHT.
HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAIL HEIGHT OF ALTERNATING TREAD DEVICES AND SHIP'S LADDERS, MEASURED ABOVE TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 30 INCHES (762 MM) AND NOT MORE THAN 34 INCHES (864 MM).

2. 1014.3.1 HANDRAIL GRASPABILTY TYPE I.
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 21/4 INCHES (57 MM) AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH (25 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

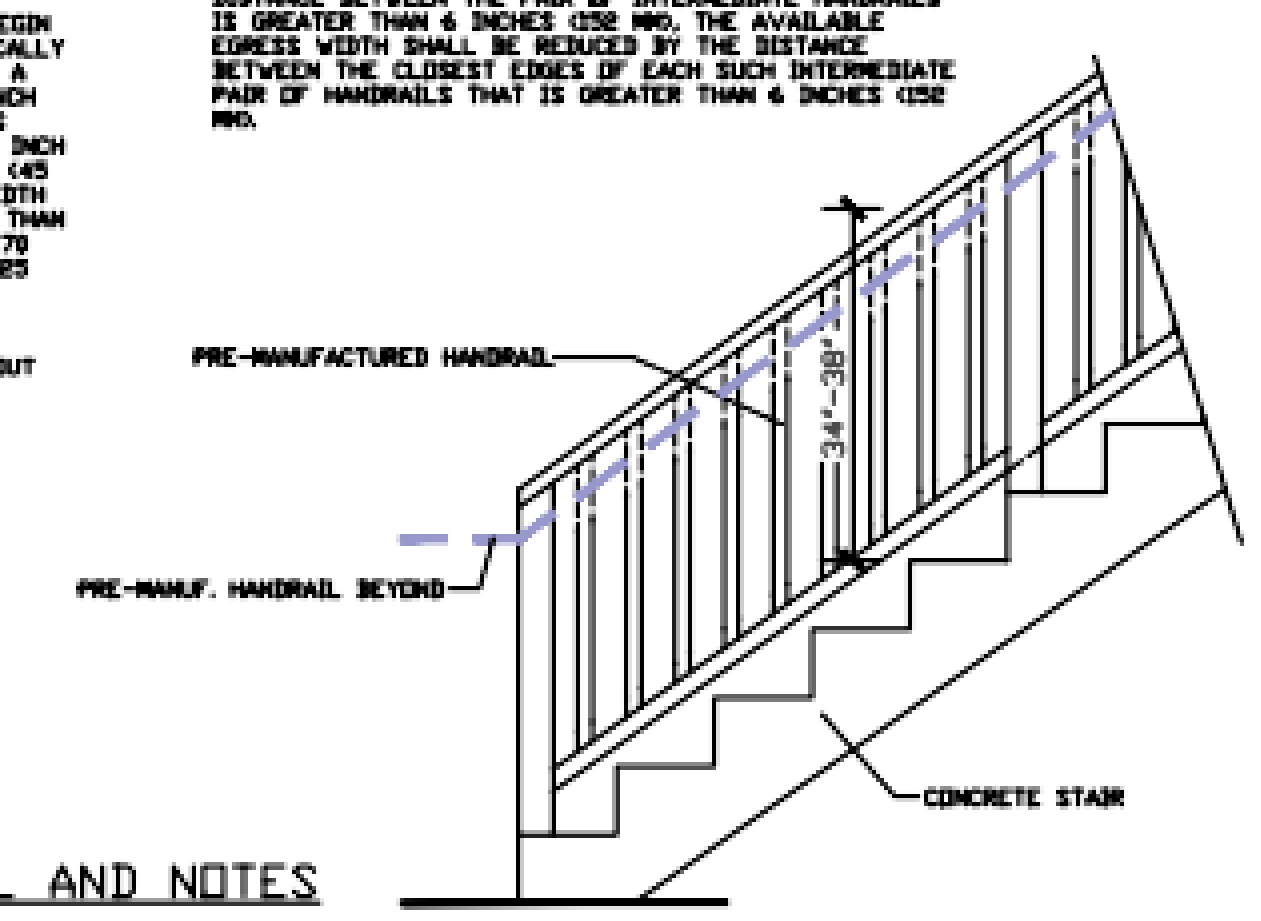
1014.3.2TYPE II.
HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) TO NOT GREATER THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

3. 1014.4 CONTINUITY.
HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

4. 1014.6 HANDRAIL EXTENSIONS.
HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMPS.

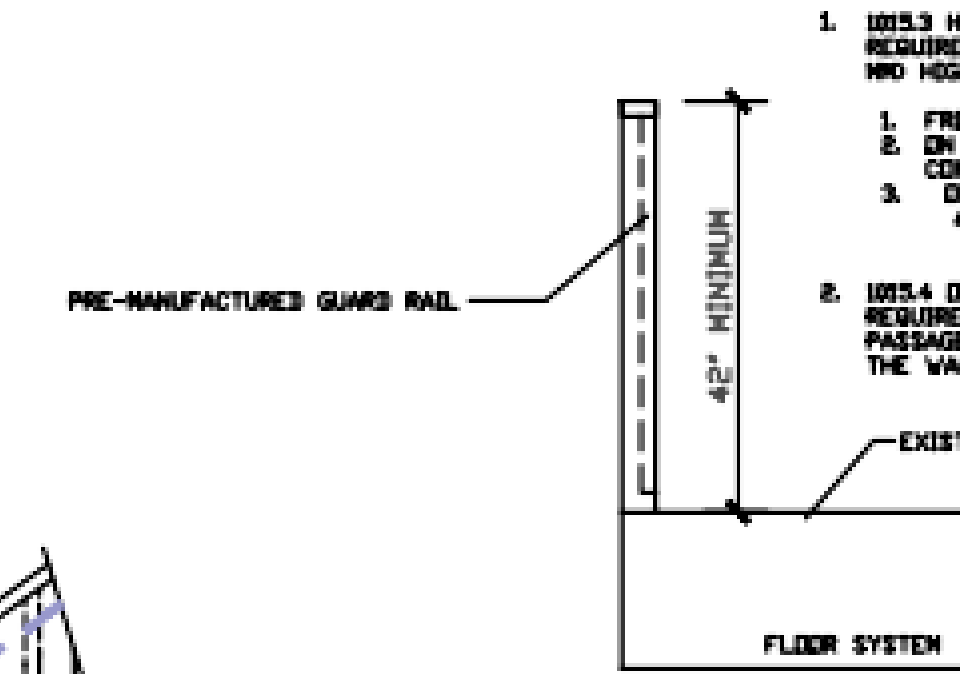
5. 1014.7 CLEARANCE.
CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 11/2 INCHES (38 MM). A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

6. 1014.8 PROJECTIONS.
ON RAMPS AND ON RAMPED AISLES THAT ARE PART OF AN ACCESSIBLE ROUTE, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES (914 MM) MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS AND RAMPS AT EACH SIDE SHALL NOT EXCEED 41/2 INCHES (114 MM) AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1011.3. PROJECTIONS DUE TO INTERMEDIATE HANDRAILS SHALL NOT CONSTITUTE A REDUCTION IN THE EGRESS WIDTH. WHERE A PAIR OF INTERMEDIATE HANDRAILS ARE PROVIDED WITHIN THE STAIRWAY WIDTH WITHOUT A WALKING SURFACE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS AND THE DISTANCE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS IS GREATER THAN 6 INCHES (152 MM), THE AVAILABLE EGRESS WIDTH SHALL BE REDUCED BY THE DISTANCE BETWEEN THE CLOSEST EDGES OF EACH SUCH INTERMEDIATE PAIR OF HANDRAILS THAT IS GREATER THAN 6 INCHES (152 MM).



TYPICAL STAIR HANDRAIL DETAIL AND NOTES

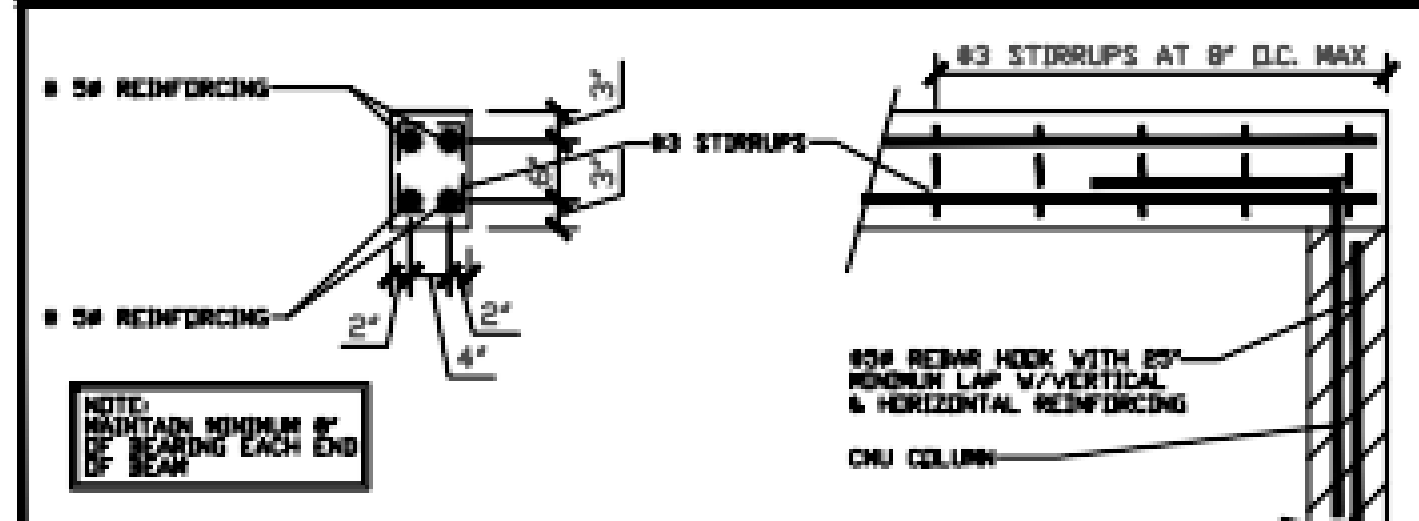
N.T.S.



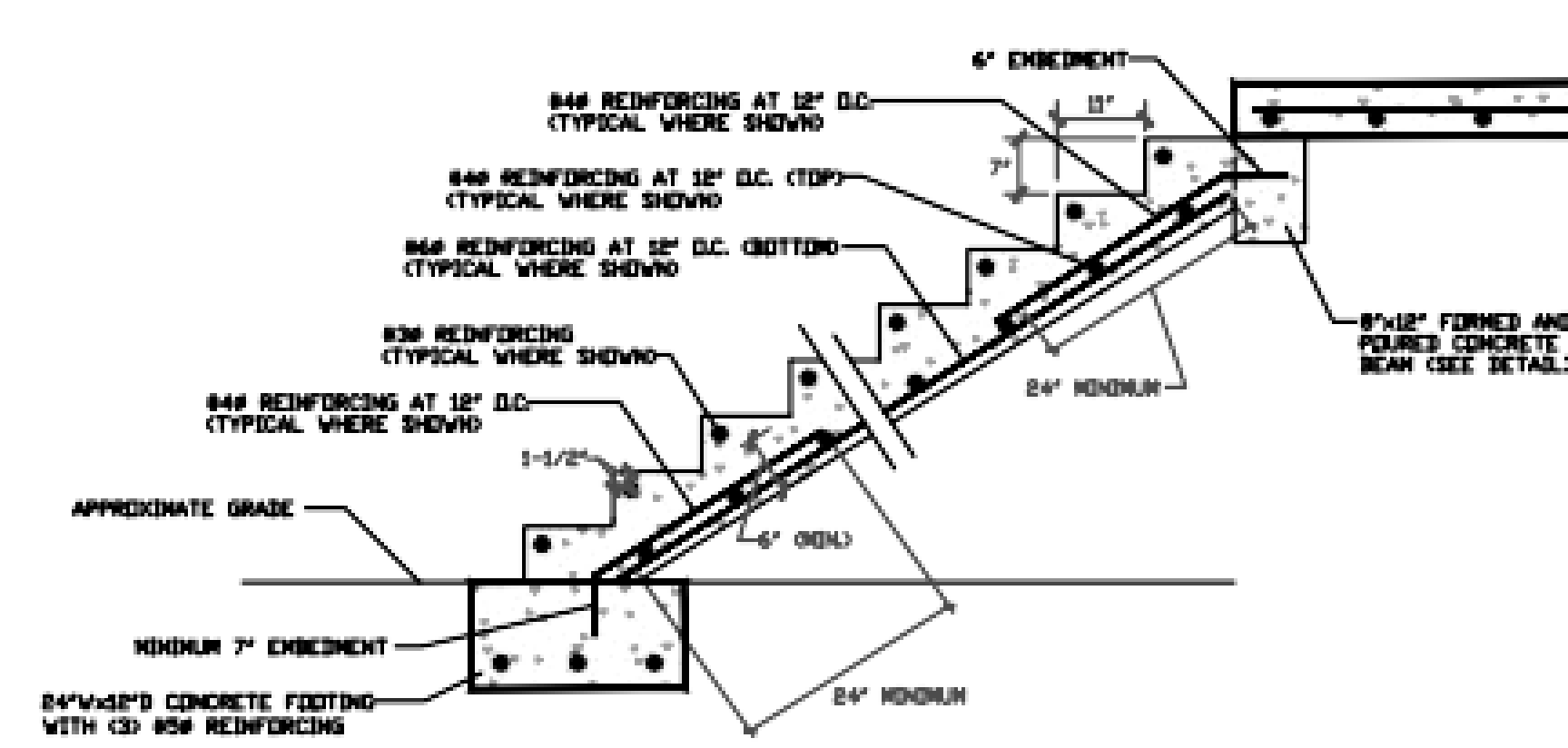
1. 1015.3 HEIGHT.
REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY AS FOLLOWS:
   1. FROM THE ADJACENT WALKING SURFACES.
   2. ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS.
   3. ON RAMPS AND RAMPED AISLES, FROM THE RAMP SURFACE AT THE GUARD.
2. 1015.4 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.

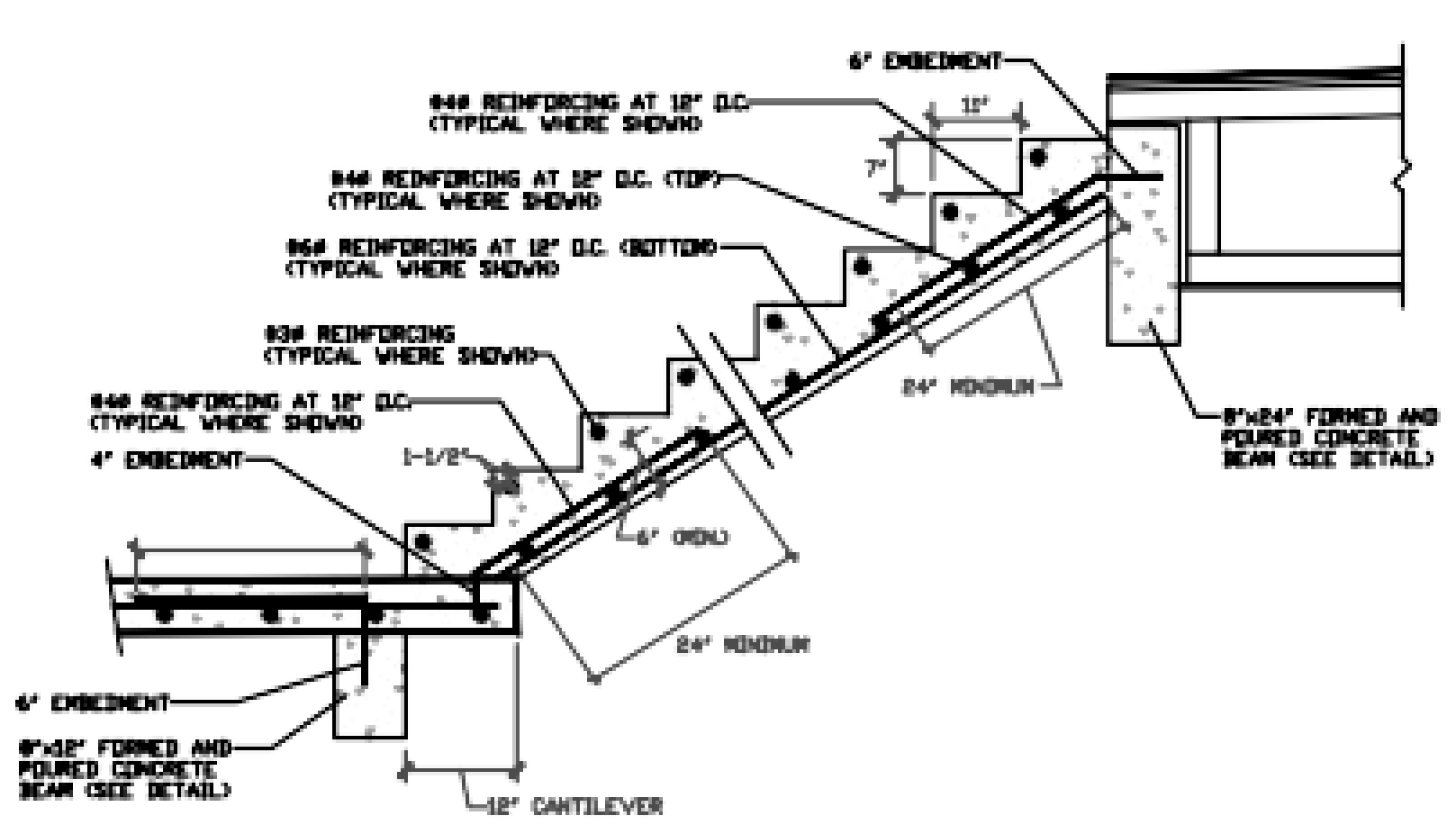
TYPICAL GUARD RAIL DETAIL AND NOTES

N.T.S.



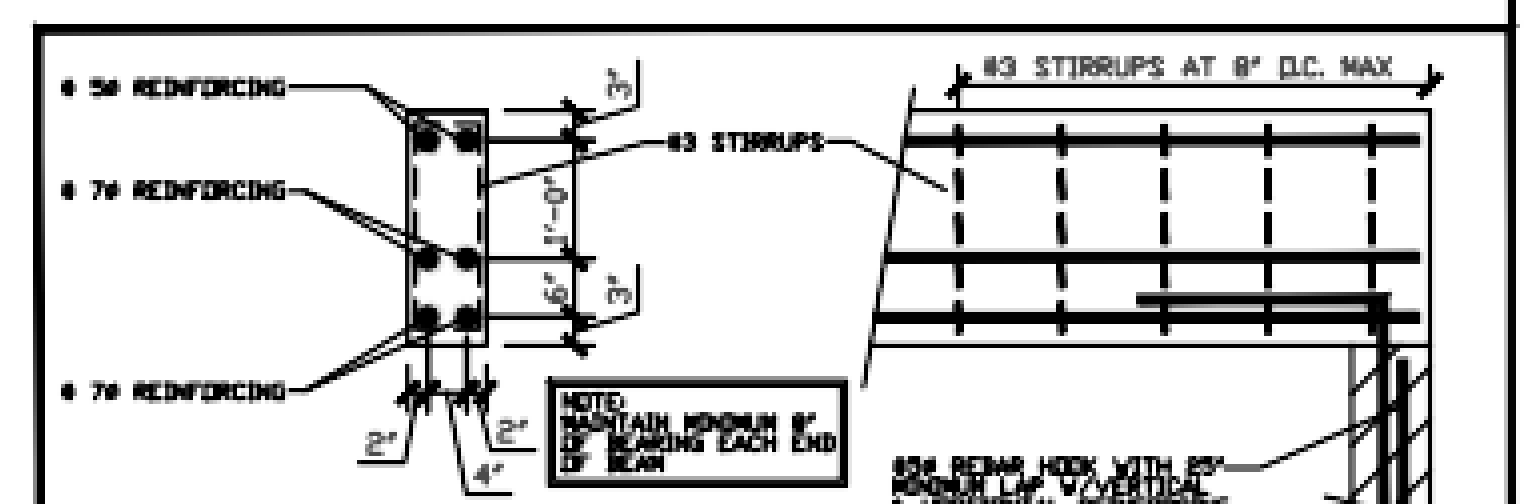
8"x12" FORMED AND POURED CONCRETE BEAM) N.T.S.



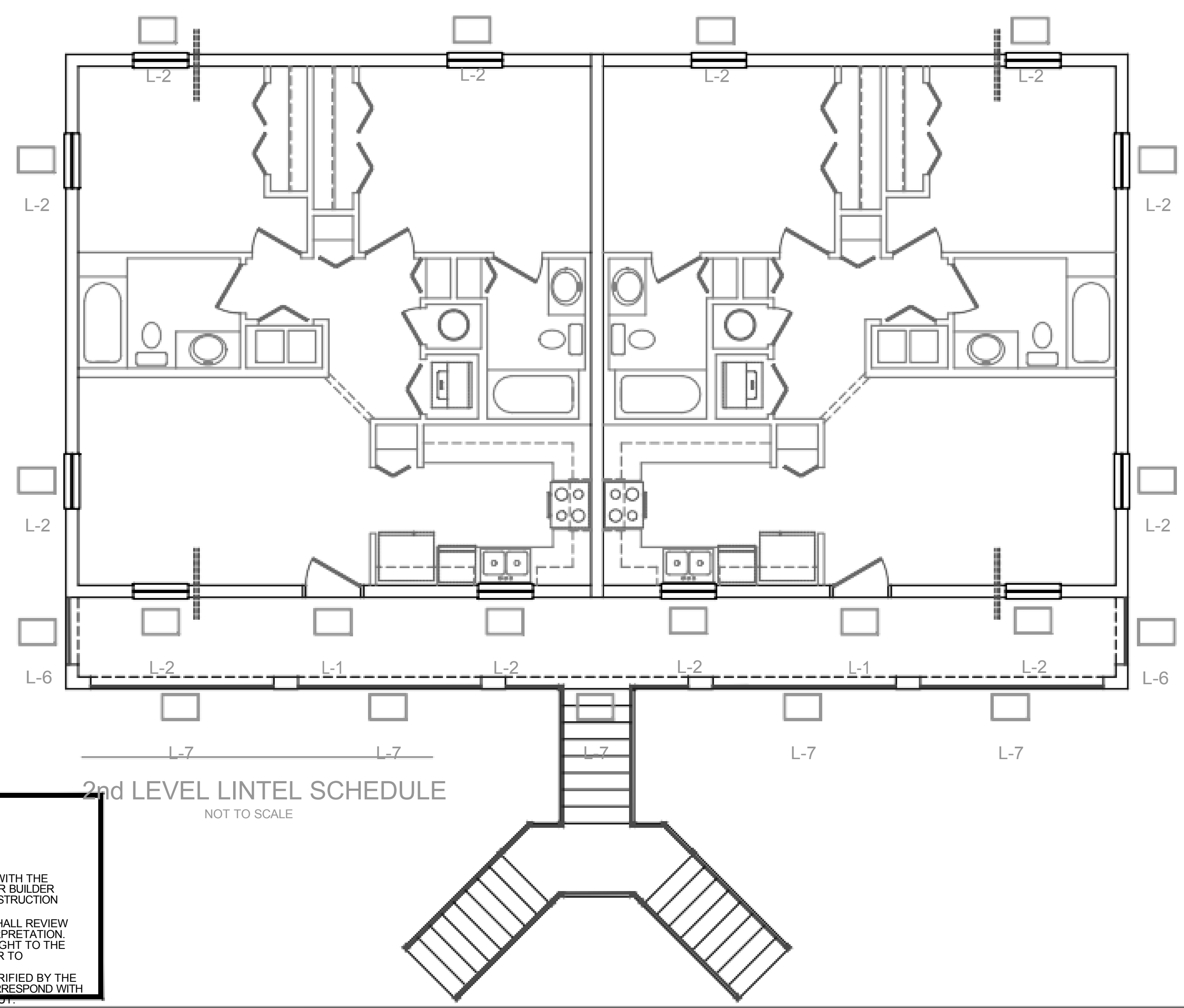


DETAIL "5" (CONCRETE STAIR DETAIL/CONCRETE BEAM DETAIL)

N.T.S.



8"x24" FORMED AND POURED CONCRETE BEAM) N.T.S.



2nd LEVEL LINTEL SCHEDULE

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

	ISSUED: 5-21-26
1	***
2	***
3	***

2115 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.

-APARTMENT BUILDING FOR-
C 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

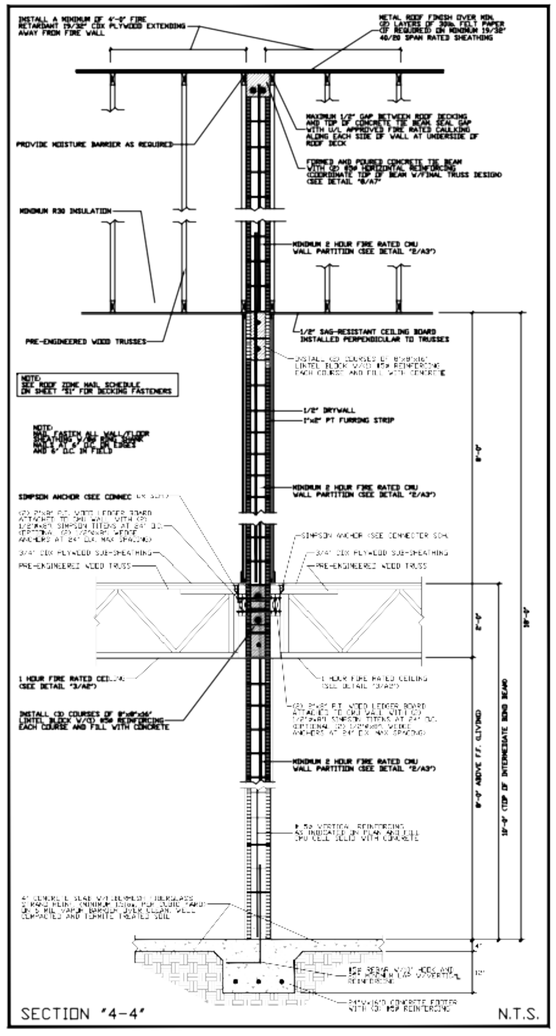
ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
321-863-3223

A4

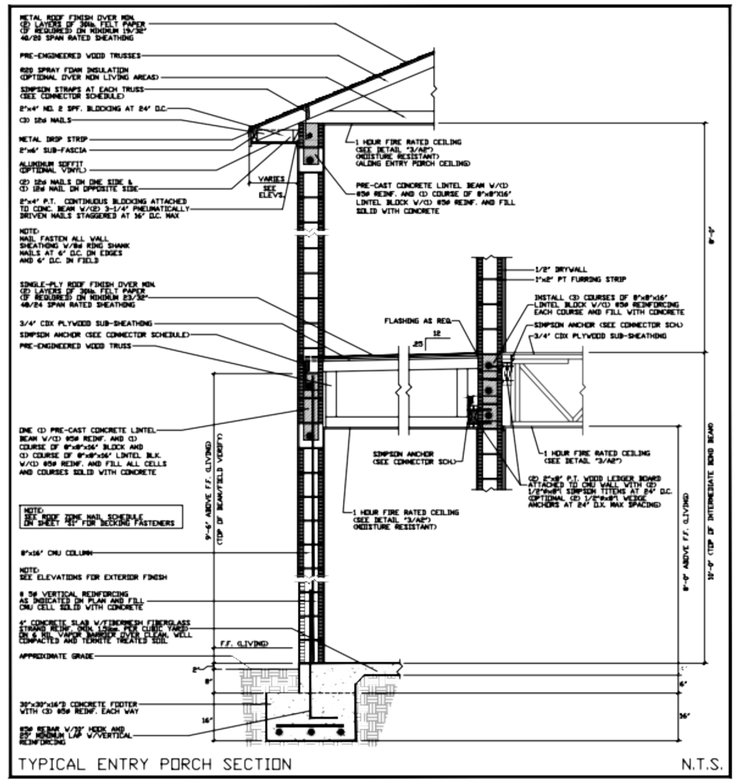
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

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.

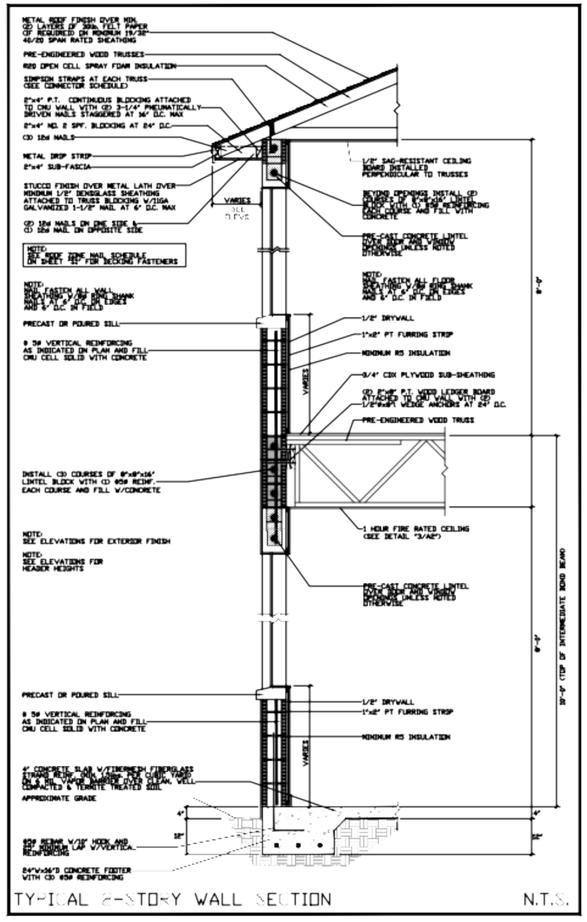
-DRAWN BY-DANIEL FRECHETTE



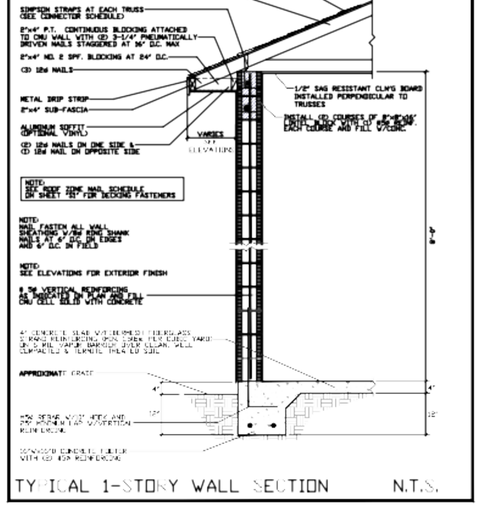
SECTION '4-4' N.T.S.



TYPICAL ENTRY PORCH SECTION N.T.S.



TYPICAL 2-STORY WALL SECTION N.T.S.



TYPICAL 1-STORY WALL SECTION 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 DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

2115 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.

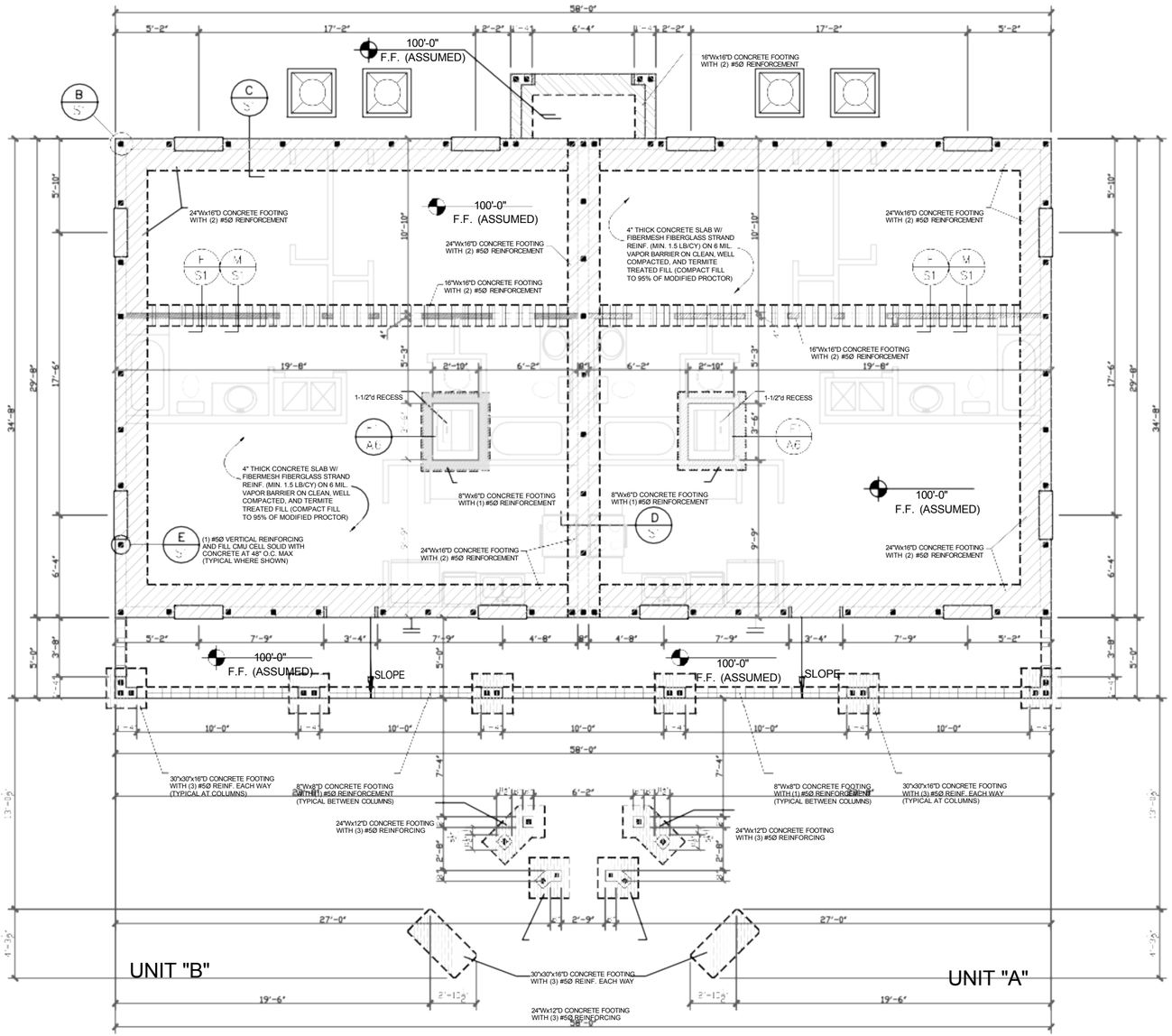
-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
~~2502~~ AVENUE I FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A

sheet 6 of 13

-DRAWN BY-
DANIEL FRECHETTE



FOUNDATION PLAN

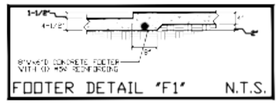
SCALE: 1/4"=1'-0"

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

4. THE FINAL ENGINEERED TRUSS LAYOUT, DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
3 ***

2115 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.

APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH: 321-863-3223

A6

THIS ITEM HAS BEEN DIGITALLY 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.

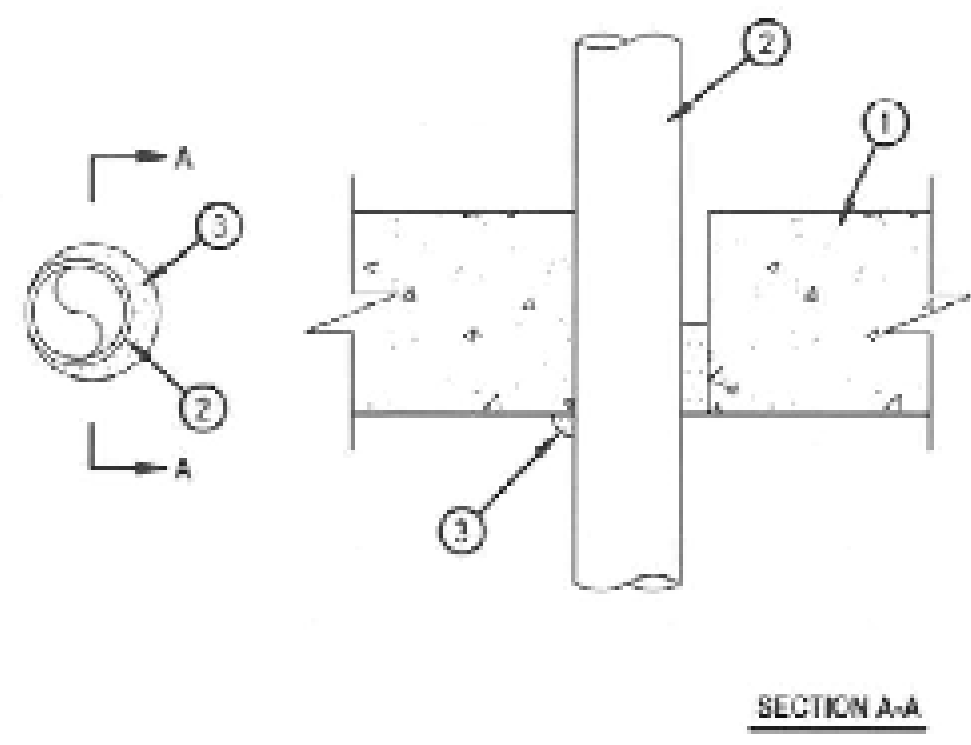
-DRAWN BY-DANIEL FRECHETTE

System No. C-AJ-2167

F Rating -- 2 Hr
T Rating -- 0 Hr

C-AJ 2167

Classified by Underwriters Laboratories, Inc. to UL 1479



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units* having a min 2 in. (51 mm) concrete thickness below the core. Max diam of opening is 3 in. (76 mm).
See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.
2. Through Penetrants — One nonmetallic pipe to be installed concentrically or eccentrically within the firestop system. Annular space between pipe and edge of opening to be min 0 in. (point contact) and max 5/8 in. (16 mm). Pipe to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* — Sealant — Min 2 in. (51 mm) thickness of fill material applied within the annulus, flush with bottom surface of floor or with both surfaces of wall. At point contact location, min 1/2 in. (13 mm) diam bead of sealant applied at pipe/concrete interface on bottom surface of floor or both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

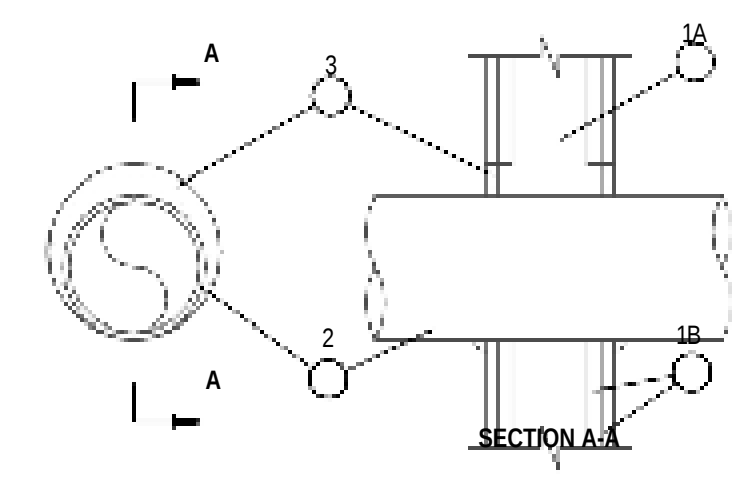
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 09, 2015

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings —1 and 2 Hr (See Items 1 and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Ratings —1 and 2 Hr (See Items 1 and 3)
L Rating at 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
	FTH Rating — 0 Hr
	L Rating at Ambient — Less Than 1 CFM/sq ft L Rating at 400 F — Less Than 1 CFM/sq ft



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. (102 to 152 mm) wider and 4 to 6 in. (102 to 152 mm) higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. (51 to 76 mm) clearance is present between the penetrating item and the framing on all four sides.
   B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. (819 mm) for steel stud walls. Max diam of opening is 14-1/2 in. (368 mm) for wood stud walls.
The F and FH Ratings of the firestop system are equal to the fire rating of the wall assembly.
2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. (57 mm). Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) . diam steel conduit.
   D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 23, 2015

Hilti Firestop Systems
HILTI

HILTI

Product information

FIRESTOP CP 617 PUTTY PADS

Product description
- A moldable firestop putty designed to help protect electrical outlet boxes, junction boxes, and washer / dryer boxes

Applications for use
- Protection of electrical outlet boxes, washer / dryer boxes and junction boxes
- General gypsum wall assemblies with wood or metal studs
- When two outlets are located within a single stud / cavity or within 24" measured horizontally (not back-to-back unless specified by specific UL approval)

Advantages
- Applied by hand, no tools required. Pad can be molded without leaving residue on hands
- No electrical conductivity
- Quick and simple to install
- Can be used for commercial and residential applications
- Asbestos, formaldehyde and CARB free
- Red list compliant
- No oil migration. Putty remains flexible over time
- Excellent adhesion to gypsum, metal and plastic
- Hilti-branded paper has integrated [illegible] on each pad
- No methylene diisocyanate, phthalates, volatile solvents or asbestos fibers
- Paper backing may be left on one side of pad

Installation instructions
- See Hilti literature or third-party listings for complete application and installation details



Technical Data

[illegible]	[illegible]
Color	Red
Recommended application temperature	[illegible]
Storage and transportation temperature range	[illegible]
Density	[illegible]
Temperature resistance range	[illegible]
Mold and mildew performance	Class 1 (ASTM G21-96)
Tested in accordance with	[illegible]
Surface burning characteristics	Flame spread 15 (ASTM E84) [illegible]
LEED v4.1 compliance	Complies with CDPH standard method v1.2-2017
LEED VOC	[illegible]
Dimensions (LxWxH)	[illegible]
Package includes	20 pcs per box
Acoustic performance	[illegible]
Shelf life	Not relevant
Curing time	Non curing

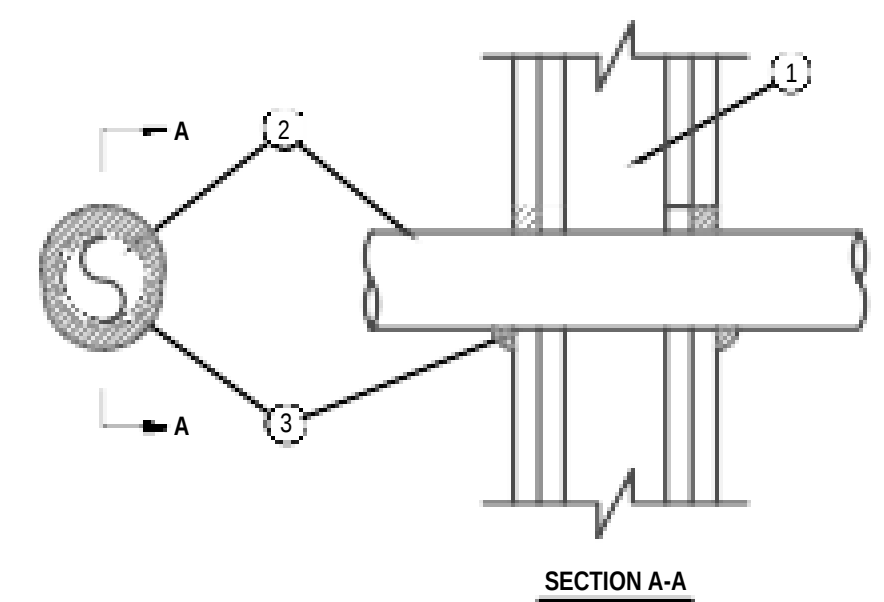
Order designation	Sales pack quantity	Item number
[illegible]	20	[illegible]
[illegible]	20	[illegible]
CP 617 XL 9"x9"	20	[illegible]

Hilti Firestop saving lives through innovation and education

System No. W-L-2244

F Ratings -- 1 and 2 Hr (See Item 1)
T Ratings -- 1 and 2 Hr (See Item 1)
L Rating at Ambient - Less Than 1 CFM/sq ft
L Rating at 400 F - 2 CFM/sq ft

Classified by Underwriters Laboratories, Inc. to UL 1479



1. Wall Assembly — The 1 and 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide by 1-3/8 in. (35 mm) deep channels spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Series Design in the UL Fire Resistance Directory. Max diam of opening is 3 in. (76 mm).
The hourly F and T Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant — One nonmetallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe and periphery of opening shall be min of 0 in. (point contact) to a max 5/8 in. .(16 mm). Pipe to be rigidly supported on both sides of wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) cellular or solid core Schedule 40 (or heavier) pipe for use in closed (process or supply) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) — Nom 2 in. (51 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* - Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. At point contact location, a min 1/2 in. (13 mm) diam bead of fill material shall be applied to the wall/penetrant interface on both surfaces of the wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 22, 2015

ATTIC VENTILATION CALCULATION FOR EACH UNIT

REQUIRED ATTIC VENTILATION IS 1/150 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE CEILING SQUARE FOOTAGE OF 895 SQ. FT. A TOTAL OF 6.0 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

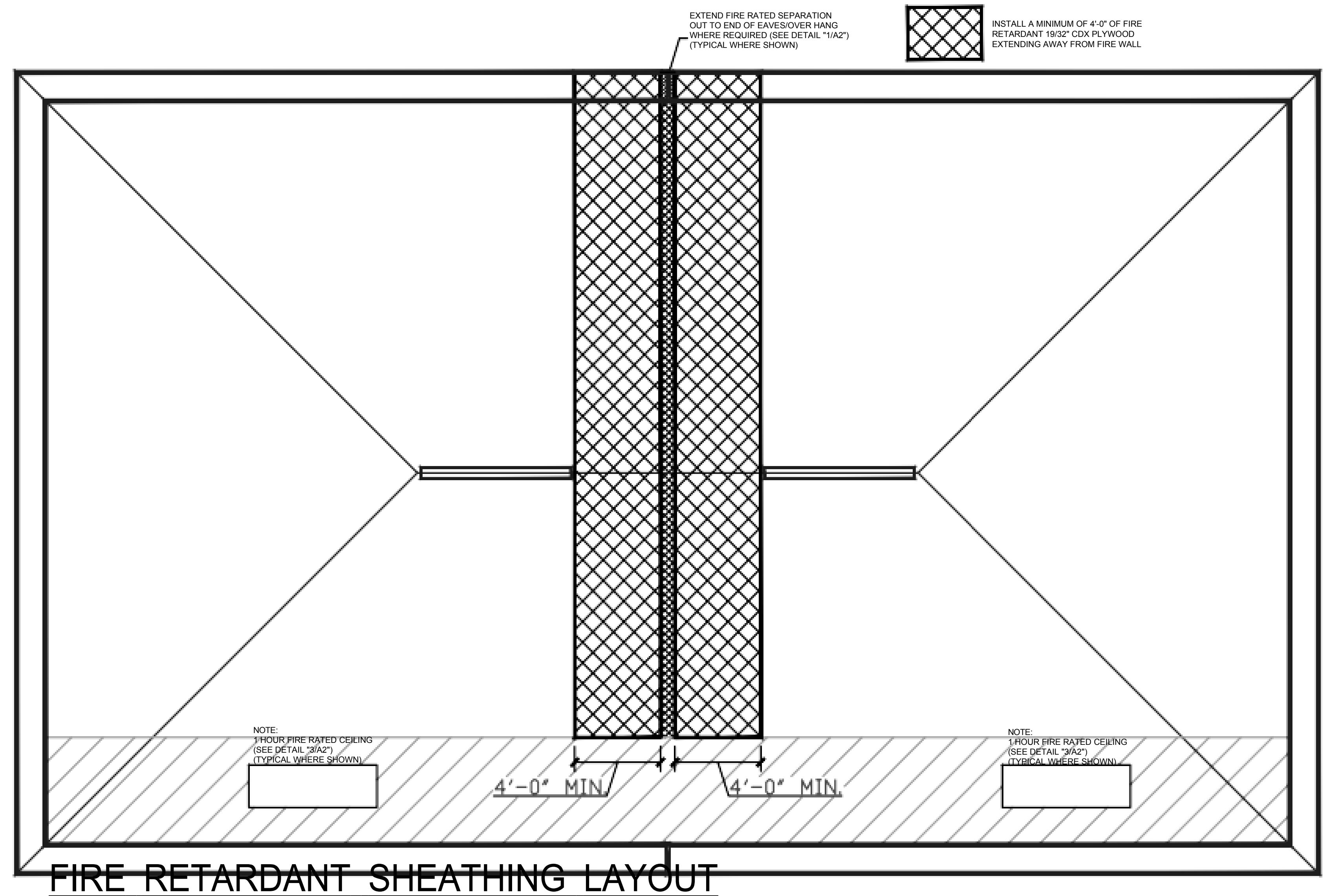
SOFFIT CALCULATIONS:
127.0 x 7.53 SQ. IN. = 956.3 SQ. IN. (6.6 SQ. FT.)

RIDGE VENT CALCULATIONS:
7.0 x 18 SQ. IN. = 126 SQ. IN. (0.9 SQ. FT.)

TOTAL PROVIDED VENTILATION = 7.5 SQ. FT

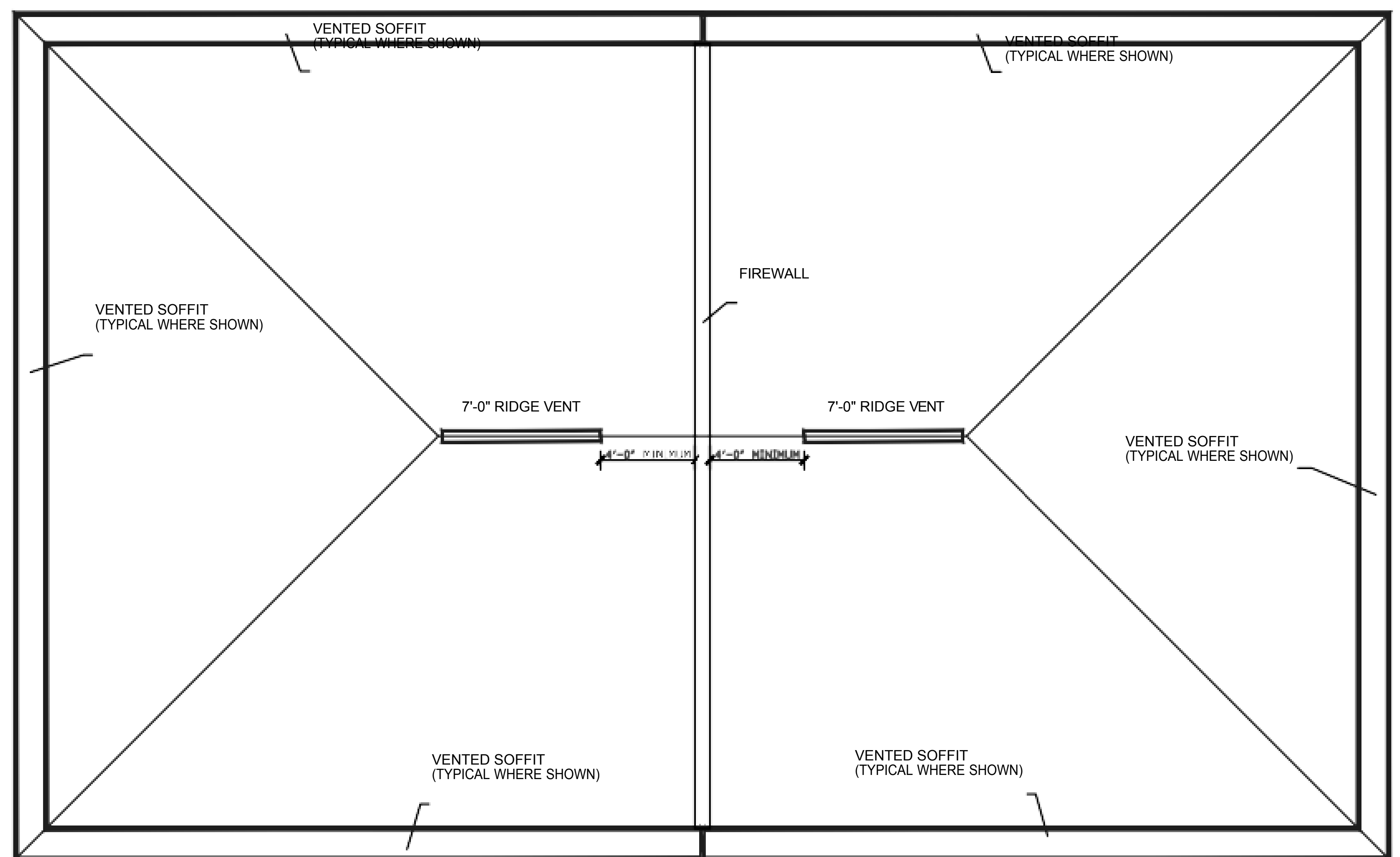
NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED SOFFIT PROVIDING 7.53 SQ. IN. OF VENTILATION PER SQ. FT.

NOTE:
CALCULATIONS FOR RIDGE VENTS IS BASED ON VENT PROVIDING 18 SQ. IN. OF VENTILATION PER LINEAR FOOT.



FIRE RETARDANT SHEATHING LAYOUT

NOT TO SCALE



VENTED SOFFIT/RIDGE VENT PLAN

NOT TO SCALE

GENERAL NOTES

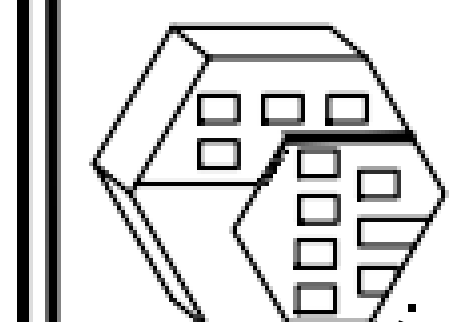
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
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

THIS ITEM HAS BEEN DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
dfrechette1350 @cfl.rr.com



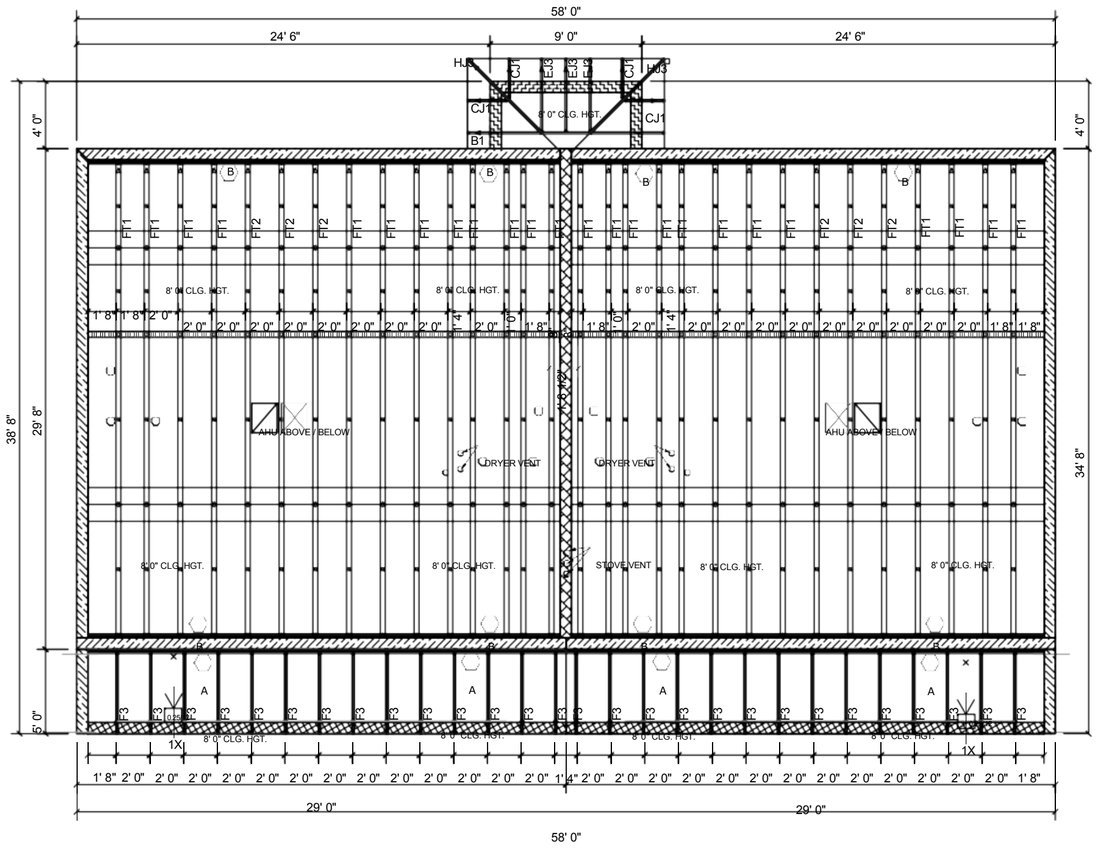
EDC
ENGINEERING AND DESIGNCONCEPTS, INC.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A7

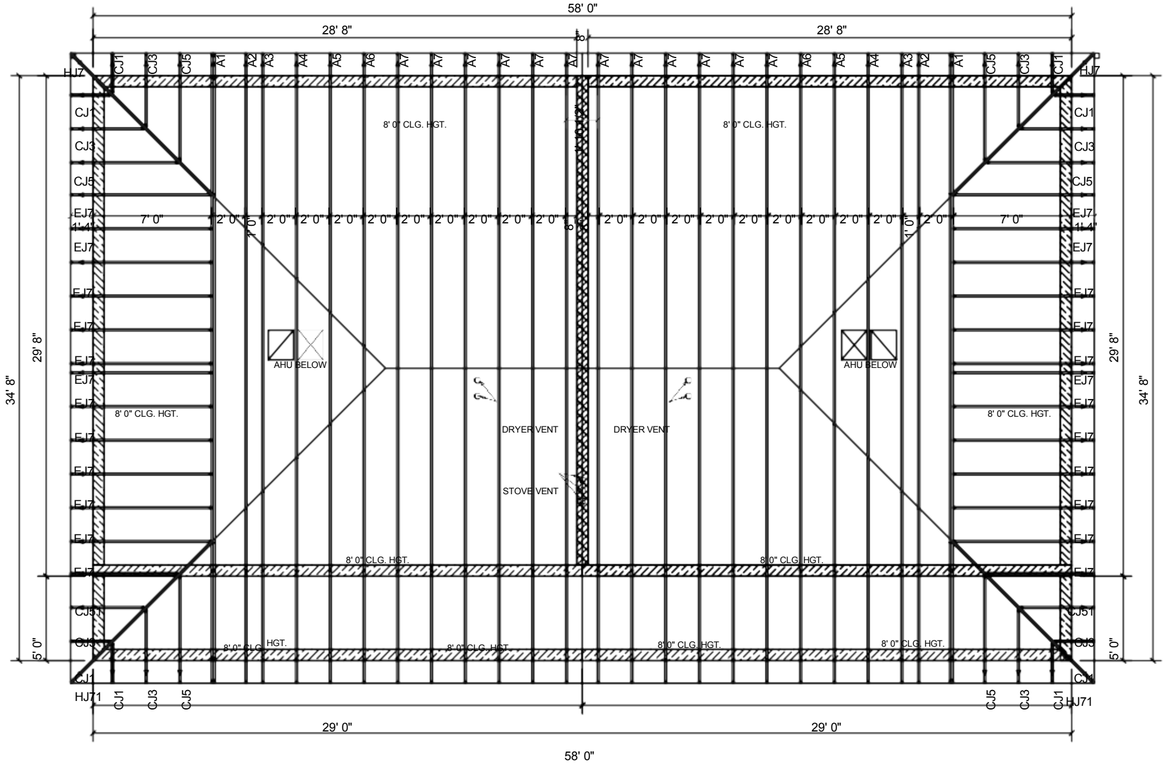
-DRAWN BY-
DANIEL FRECHETTE



1st FLOOR TRUSS LAYOUT - BUILDERS FIRST SOURCE

NOT TO SCALE

NOTES: - 40/10/10 PSF FLOOR LOADS. - 20/7/10 PSF ROOF LOADS. - 2x4 STD HEEL HGT. - 170MPH, B, II.



2nd FLOOR TRUSS LAYOUT - BUILDERS FIRST SOURCE

NOT TO SCALE

Hatch Legend

- 8' 0" A.F.F
- 9' 7 1/4" A.F.F
- 10' 0" A.F.F
- 18' 0" A.F.F

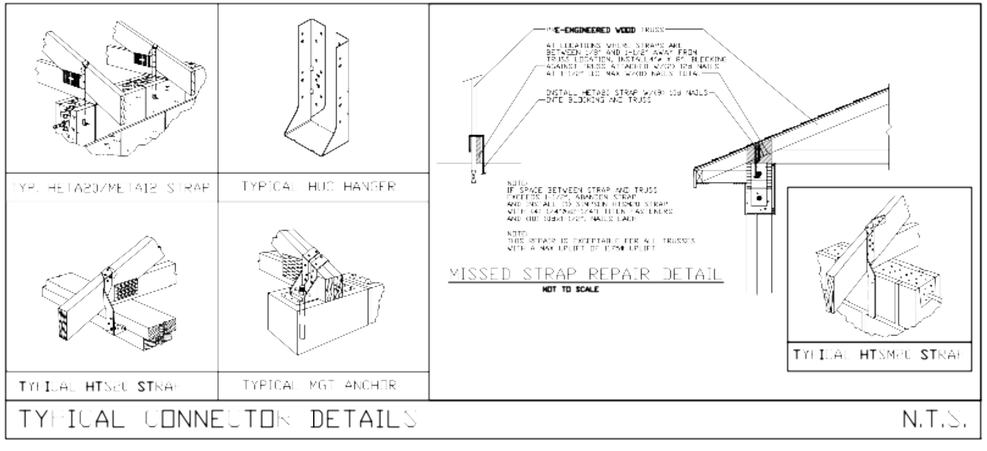
ALL THE WAY UP FIRE WALL

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 CHANGERD SHALL BE PROVIDED BY TRUSS COMPANY.

CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION	CONNECTOR
A8-A7, B1, CJ1, CJ3, CJ5, CJ51, EJ3, EJ7, HJ3, HJ7, HJ71	8.4T TRUSS TO CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(10) 10dx1-1/2"ß NAILS EACH 8.4T TRUSS TO TRUSS BY TRUSS COMPANY
A6	8.4T TRUSS TO FRONT CMU WALL ONE (1) SIMPSON MST 48 ANCHOR WITH (22) 10d NAILS AND (1) 5/8"ø A.B. EPOXY EMBEDED 18" MINIMUM 8.4T TRUSS TO REAR CMU WALL/BEAM ONE (1) SIMPSON METAL STRAP W/(10) 10dx1-1/2"ß NAILS EACH
FT1, FT2	8.4T TRUSS TO WOOD LEDGER ONE (1) SIMPSON H10A ANCHOR WITH (10) 8d NAILS EACH
F3	8.4T TRUSS TO WOOD LEDGER ONE (1) SIMPSON H10A ANCHOR WITH (10) 8d NAILS EACH 8.4T TRUSS TO CMU WALL ONE (1) SIMPSON METAL STRAP W/(7) 10dx1-1/2"ß NAILS EACH
8"x4" FRAME BEARING WALL TOP PLATES TO STUD AND STUD TO BOTTOM PLATE (AT STUD SPACING 16" O.C. MAX)	ONE (1) SIMPSON SP4 ANCHOR AT 32" O.C. MAX WITH (6) 10dx1-1/2"ß NAILS
IN LIEU OF SP4 ANCHORS, THE FOLLOWING MAY BE INSTALLED AS A SUBSTITUTION	ONE (1) SIMPSON SP2 ANCHOR WITH (10) 10d NAILS, INSTALLED AT 32" O.C. MAX AT STUD TO TOP PLATES ONE (1) SIMPSON SP1 ANCHOR WITH (10) 10d NAILS, INSTALLED AT 32" O.C. MAX AT STUD TO BOTTOM PLATE

ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE



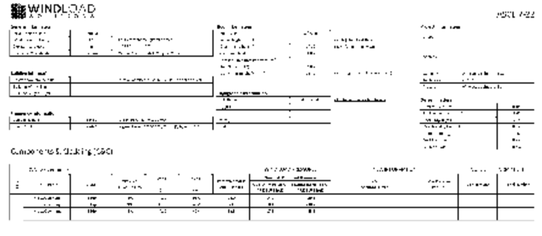
TYPICAL CONNECTION DETAILS N.T.S.

Builder: Cash Tony Conant
Subdivision: Quadplex - 2502-2504 Ave. L
Jurisdiction:
State: FL
Lot: 2502-2504-L
Model: Quadplex - 2502-2504 Ave. L
Shipment: 1st
Roof
Option:

OnLine Job No: 2502-2504-L
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer: Castillo, Carmen
AppWrt JobNo: 5377192

	F3	Int-1 8.0"		Int-7 3.0"		
	28	Gravity: 260 lbs Uplift: 0 lbs		Gravity: 235 lbs Uplift: 0 lbs		
	FT1	Int-1 3.0"		Int-24 4.0"		Int-15 3.0"
	24	Gravity: 528 lbs Uplift: 0 lbs		Gravity: 1896 lbs Uplift: 0 lbs		Gravity: 999 lbs Uplift: 0 lbs
	FT2	Int-1 3.0"		Int-24 4.0"		Int-15 3.0"
	6	Gravity: 466 lbs Uplift: 0 lbs		Gravity: 2378 lbs Uplift: 0 lbs		Gravity: 1123 lbs Uplift: 0 lbs

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.



Builder: Cash Tony Conant
Subdivision: Quadplex - 2502-2504 Ave. L
Jurisdiction:
State: FL
Lot: 2502-2504-L
Model: Quadplex - 2502-2504 Ave. L
Shipment: Roof
Option:

OnLine Job No: 2502-2504-L
Pick Ticket:
Sales No: 86562093
Acct No:
Ship Date:
Designer: Castillo, Carmen
AppWrt JobNo: 5746724

	A1	Int-2 8.0"		Int-10 8.0"		Int-8 8.0"
	2 (2Ply)	Gravity: 1975 lbs Uplift: -1095 lbs		Gravity: 4329 lbs Uplift: -2207 lbs		Gravity: 529 lbs Uplift: -1395 lbs
	A2	Int-2 8.0"		Int-11 8.0"		Int-9 8.0"
	2	Gravity: 1066 lbs Uplift: -603 lbs		Gravity: 1872 lbs Uplift: -1025 lbs		Gravity: 16 lbs Uplift: -376 lbs
	A3	Int-2 8.0"		Int-10 8.0"		Int-8 8.0"
	2	Gravity: 1083 lbs Uplift: -612 lbs		Gravity: 1739 lbs Uplift: -956 lbs		Gravity: 99 lbs Uplift: -256 lbs
	A4	Int-2 8.0"		Int-10 8.0"		Int-8 8.0"
	2	Gravity: 1107 lbs Uplift: -623 lbs		Gravity: 1609 lbs Uplift: -893 lbs		Gravity: 52 lbs Uplift: -189 lbs
	A5	Int-2 8.0"		Int-10 8.0"		Int-8 8.0"
	2	Gravity: 1104 lbs Uplift: -623 lbs		Gravity: 1625 lbs Uplift: -906 lbs		Gravity: 54 lbs Uplift: -202 lbs
	A6	Int-2 8.0"		Int-11 8.0"		Int-9 8.0"
	2	Gravity: 1241 lbs Uplift: -632 lbs		Gravity: 1586 lbs Uplift: -834 lbs		Gravity: 115 lbs Uplift: -213 lbs
	A7	Int-2 8.0"		Int-10 8.0"		Int-8 8.0"
	12	Gravity: 1107 lbs Uplift: -624 lbs		Gravity: 1604 lbs Uplift: -892 lbs		Gravity: 90 lbs Uplift: -184 lbs
	B1	Int-2 8.0"		Int-5 8.0"		
	1	Gravity: 449 lbs Uplift: -449 lbs		Gravity: 449 lbs Uplift: -449 lbs		
	CJ1	Int-2 8.0"		Int-3 3.5"		Int-4 1.5"
	12	Gravity: 157 lbs Uplift: -145 lbs		Gravity: 50 lbs Uplift: -12 lbs		
	CJ3	Int-2 8.0"		Int-3 3.5"		Int-4 1.5"
	8	Gravity: 197 lbs Uplift: -219 lbs		Gravity: 59 lbs Uplift: -58 lbs		Gravity: 48 lbs Uplift: -36 lbs
	CJ5	Int-2 8.0"		Int-3 3.5"		Int-4 1.5"
	6	Gravity: 264 lbs Uplift: -275 lbs		Gravity: 114 lbs Uplift: -114 lbs		Gravity: 84 lbs Uplift: -66 lbs
	CJ51	Int-4 60.0"		Int-2 3.5"		Int-3 1.5"
	2	Gravity: 85 lbs Uplift: 0 lbs		Gravity: 1060 lbs (pf) Uplift: 530 lbs (pf)		Gravity: 114 lbs Uplift: -88 lbs
	EJ3	Int-2 8.0"		Int-4 1.5"		Int-3 1.5"
	3	Gravity: 197 lbs Uplift: -219 lbs		Gravity: 48 lbs Uplift: -36 lbs		Gravity: 59 lbs Uplift: -58 lbs
	EJ7	Int-2 8.0"		Int-3 3.5"		Int-4 1.5"
	24	Gravity: 335 lbs Uplift: -316 lbs		Gravity: 167 lbs Uplift: -167 lbs		Gravity: 120 lbs Uplift: 0 lbs
	HJ3	Int-2 8.0"		Int-4 1.5"		Int-3 1.5"
	2	Gravity: 277 lbs Uplift: -205 lbs		Gravity: 71 lbs Uplift: -12 lbs		Gravity: 83 lbs Uplift: -83 lbs
	HJ7	Int-2 8.0"		Int-4 1.5"		Int-5 1.5"
	2	Gravity: 518 lbs Uplift: -312 lbs		Gravity: 126 lbs Uplift: -135 lbs		Gravity: 332 lbs Uplift: -332 lbs
	HJ71 2 (cont)	Int-2 8.0"		Int-6 8.0"		Int-5 1.5"
		Gravity: 347 lbs Uplift: -282 lbs		Gravity: 651 lbs Uplift: -571 lbs		Gravity: 67 lbs Uplift: -48 lbs
	HJ71 2	Int-4 1.5"				
		Gravity: 61 lbs Uplift: -43 lbs				

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.

1. GENERAL NOTES
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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
3 ***

2116 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.

APARTMENT BUILDING FOR-
LC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A8

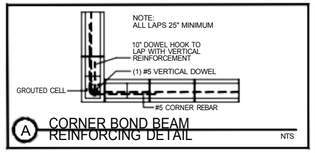
CONTRACTOR/OWNER

4. BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

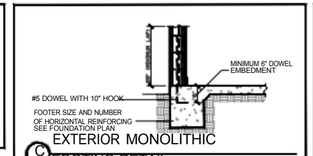
DO NOT SCALE DRAWINGS

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.

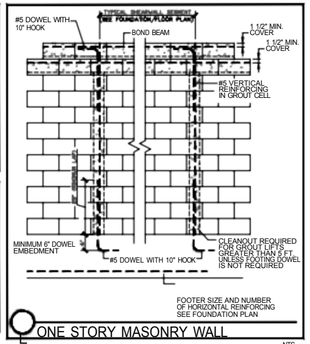
-DRAWN BY-
DANIEL FRECHETTE



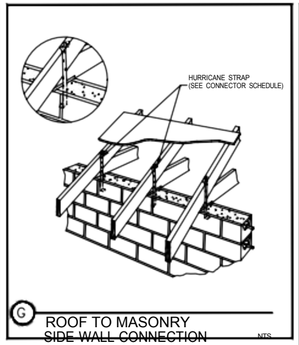
A CORNER BOND BEAM REINFORCING DETAIL NTS



C EXTERIOR MONOLITHIC FOOTING DETAIL NTS



E ONE STORY MASONRY WALL NTS



G ROOF TO MASONRY SIDE WALL CONNECTION 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 (fm) 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 OCCURRING 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

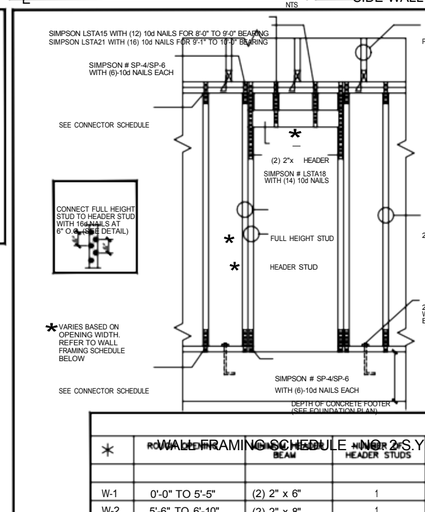
1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

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.

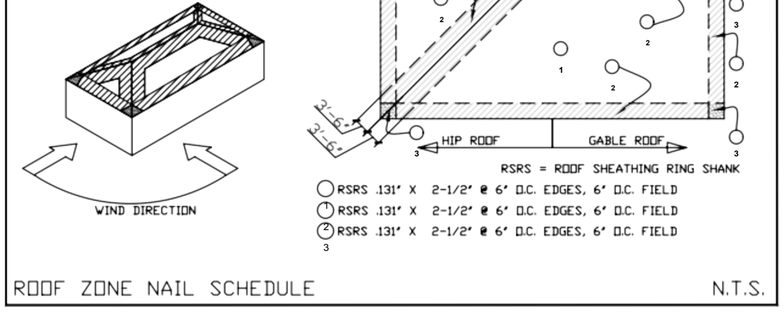
GENERAL NOTES

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 DRAWINGS.
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.



*	WALL TYPE	BEAM	NO. OF HEADER STUDS	NO. OF FULL HEIGHT STUDS
W-1	0'-0" TO 5'-5"	(2) 2" x 6"	1	1
W-2	5'-6" TO 6'-10"	(2) 2" x 8"	1	2
W-3	6'-11" TO 8'-5"	(2) 2" x 10"	1	3
W-4	8'-6" TO 9'-9"	(2) 2" x 12"	2	3
W-5	9'-10" TO 12'-2"	(3) 2" x 12"	2	3

W BEARING WALL DOOR FRAMING DETAIL (UNLESS NOTED OTHERWISE ON PLAN) NTS



ROOF ZONE NAIL SCHEDULE 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
ISSUED: 5-21-26
1 ***
2 ***
3 ***

2115 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.

APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE I, FORT PIERCE, FL 34947

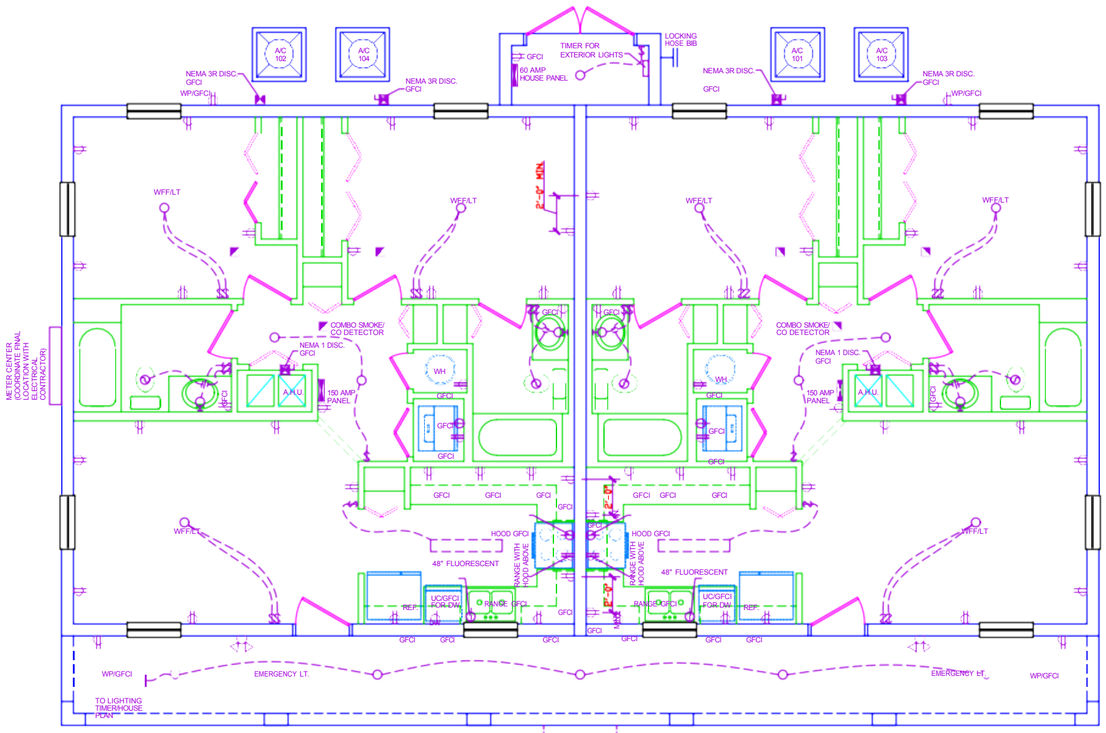
ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
KIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

S1

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD F.

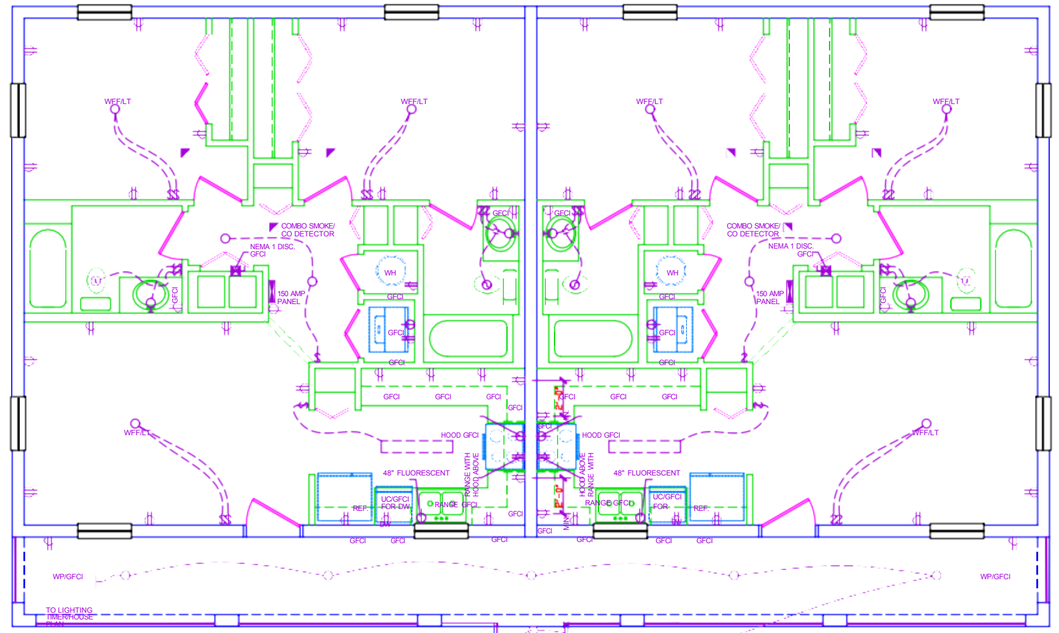
SHINSKIE, PE #47515 ON THE DATE AND/ OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

-DRAWN BY-DANIEL FRECHETTE



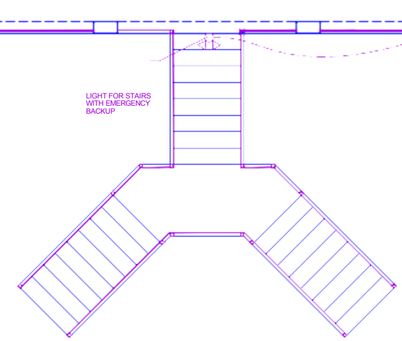
1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'-0"



2nd LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1' 0"



ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- 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
- RECESSED FIXTURE
- EYEBALL FIXTURE
- PULL CHAIN
- TRACK LIGHTING LENGTH AS INDICATED
- FLOOD LIGHTS
- EMERGENCY LIGHT
- FLUORESCENT LENGTH AS INDICATED
- WIRE FOR FAN
- WIRE FOR FAN WITH LIGHT
- INDICATES WATERPROOF
- INDICATES GROUND FAULT CIRCUIT INTERRUPT
- INDICATES ARC FAULT CIRCUIT INTERRUPTER
- INDICATES HEIGHT ABOVE FLOOR
- 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 (8TH ED), 2020 NEC AND 2023 NFPA 70

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
3. THE FOUNDATION PLAN SHALL BE

ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
3 ***

2115 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.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE I FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EP1

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 DIGITALLY 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.

-DRAWN BY-
DANIEL FRECHETTE

PANEL SCHEDULE (UNIT 101, 102, 103, & 104 SINGLE-PHASE

X
120/240V-1ph-3W
___120/208V-1ph-3W

M.C.B. AMPS :_____

M.L.O. BUS AMPS : 150 AMP
INT. AIC : 10,000

CKT #	CIRCUT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUT ID NAME	CKT #	
1	RANGE	40 : 8			40	ACU-1	2	
3	" "	" "		8	" "	" "	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		15	14	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	SMOKE DETECT.	24	*
25				15		EXT. GFCI	26	
*	" " RECEPTS.	" "		15	14			
27	BED #2 LTS./	15 : 14			14 : 15	BATH #2 LTS.	28	
29					12 : 20	BATH #2 GFCI	30	
31							32	
33	SURGE PROTECTOR						34	
35	" "						36	
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 BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

HOUSE PANEL SCHEDULE SINGLE-PHASE

X
120/240V-1ph-3W
___120/208V-1ph-3W

M.C.B. AMPS :_____
AIC :_____

M.L.O. BUS AMPS : 40 AMP
INT. AIC : 10,000

CKT #	CIRCUT ID NAME	BKR:WIRE A/P:SIZE	A PHASE	B PHASE	WIRE:BKR A/P:SIZE	CIRCUT ID NAME	CKT #
1					12 : 20	EXT. GFCI	2
3					12 : 20	EXT. LIGHTING	4
5	GFCI/LTN'G	20 : 12			12 : 20	LIGHT TIMER	6
7	EMERGENCY LTS.	20 : 12					8
9							10
11							12
13	SURGE PROTECTOR						14
15	" "						16
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 BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.

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.

BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN

IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-

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

EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH

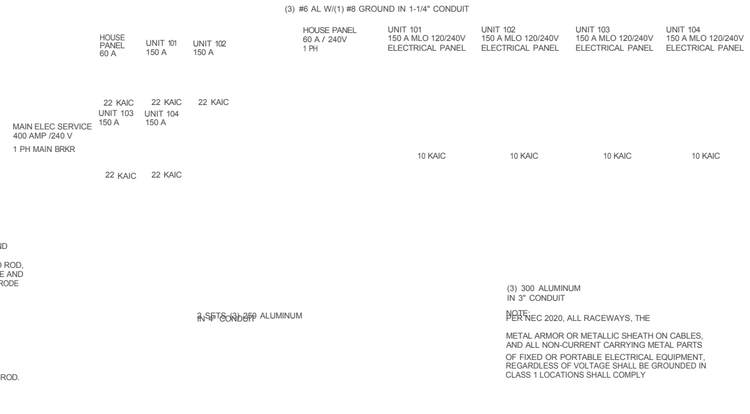
(B) DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT WEATHERPROOF CAP/GRILLE. WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.

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



TOTAL LOAD SUMMARY

UNIT #101:	25,640 VA X 1 = 25,640
UNIT #102:	25,640 VA X 1 = 25,640
UNIT #103:	25,640 VA X 1 = 25,640
UNIT #104:	25,640 VA X 1 = 25,640

TOTAL CONNECTED UNIT LOAD = 102,560 VA

TOTAL DEMAND LOAD PER NEC 2020 TABLE 220.84 = 46,152 VA

TOTAL DEMAND AMPS = 192.3 AMPS (400 AMPS AT 240V, 1PH, 3W SERVICE)

BUILDER SHALL INSTALL NEW 120/240V, 1PH 400 AMP ELECTRICAL SERVICE. SEE RISER DIAGRAM ON SHEET "EP1".

INSTALL 120/240V 1 PHASE 150 AMP ELECTRICAL SERVICE FOR EACH TENANT UNIT

ELECTRICAL SPECIFICATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C), ALL LOCAL CODES, ORDINANCES AND REGULATIONS AND LOCAL POWER COMPANY STANDARDS.
2. ALL WIRE SHALL BE COPPER TYPE " THHN" FOR SIZES UP TO # 8 AND TYPE " THW" FOR # 6 AND LARGER (UNLESS OTHERWISE NOTED) MINIMUM WIRE SIZE SHALL BE # 14 A.W.G.
3. ALL BRANCH AND FEEDER CIRCUITS SHALL CONTAIN A GROUNDING CONDUCTOR AND BE SIZED AND BONDED IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.
4. ALL CONDUIT INSTALLED IN INTERIOR LOCATIONS SHALL BE TYPE E.M.T ALL CONDUIT INSTALLED IN EXTERIOR LOCATIONS, ABOVE GRADE, SHALL BE GALVANIZED RIGID CONDUIT. ELECTRICAL CONTRACTOR MAY UTILIZE " MC" TYPE CABLE IN LIEU OF RIGID CONDUIT, WHERE APPLICABLE.
5. CONTRACTOR TO COORDINATE THE LOCATION OF RECEPTACLES, EQUIPMENT CIRCUITS, COMMUNICATIONS AND DATA OUTLETS, LIGHTING FIXTURES AND DEVICES WITH THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
6. DRAWINGS ARE DIAGRAMMATIC – CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS FOR ALL DIMENSIONS.
7. CONTRACTOR SHALL OBTAIN AND FURNISH ALL PERMITS REQUIRED. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE ELECTRICAL WORK AS SHOWN OR SPECIFIED, YET REQUIRED TO INSURE PROPER AND COMPLETE OPERATION OF ALL SYSTEMS AND TO SATISFY THE DESIGN INTENT IN THE WORK AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
8. THE DRAWINGS INDICATE THE ARRANGEMENT OF CIRCUITS AND OUTLETS, LOCATIONS OF SWITCHES, PANELBOARDS, CONDUITS AND OTHER WORK. PRIOR FIELD VERIFICATIONS OF ALL DIMENSIONS IS REQUIRED.
9. CONDUIT RUNS AND GROUNDING ARE SHOWN DIAGRAMMATICALLY ONLY. FIELD VERIFY ACTUAL ROUTING OF CONDUITS.
10. PROVIDE ALL WIRING DEVICES, COVER PLATES, JUNCTION BOXES AND PLASTER RINGS AS NEEDED TO FACILITATE THE INSTALLATION OF DEVICES FLUSH MOUNTED IN THE WALL OR SURFACE MOUNTED, AS PROJECT CONDITIONS WARRANT.
11. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING FOR FIELD INSPECTION AND PROJECT COORDINATION.
12. CONTRACTOR SHALL VERIFY THE LOCATION OF THE ELECTRICAL SERVICE ENTRANCE TO UNIT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE EXACT ELECTRICAL CHARACTERISTICS OF ALL OWNER SUPPLIED EQUIPMENT, PRIOR TO CIRCUIT INSTALLATION.

REVISIONS
ISSUED: 5-21-26
1 ***
2 ***
3 ***

2116 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.

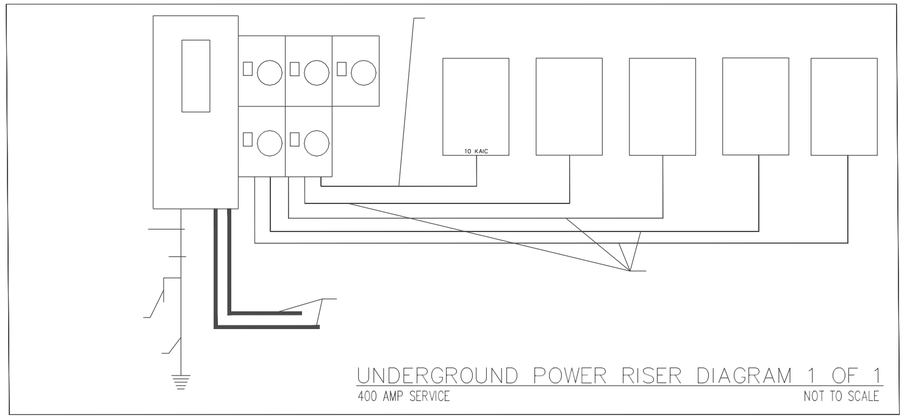
-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EP2

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



UNDERGROUND POWER RISER DIAGRAM 1 OF 1

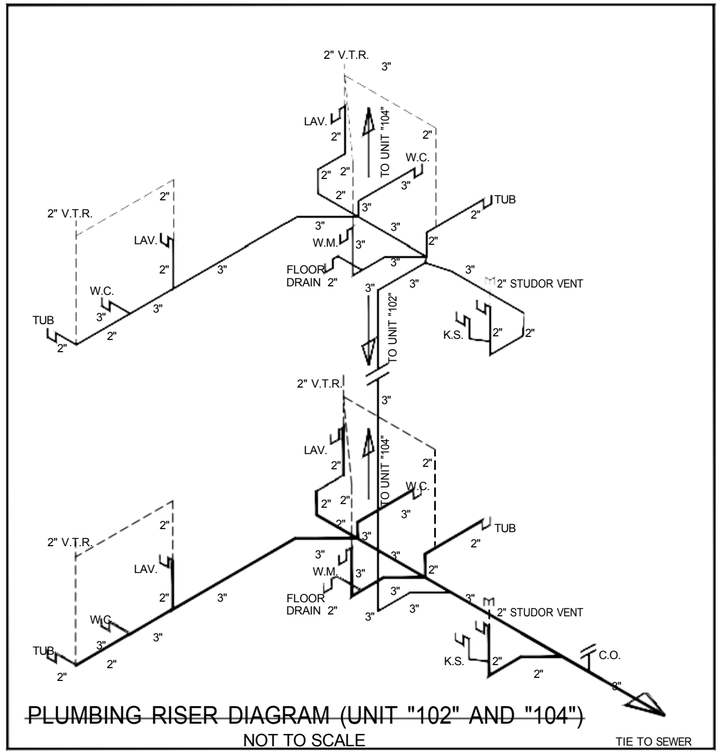
400 AMP SERVICE NOT TO SCALE

UNIT 101, 102, 103, & 104
ELECTRICAL SERVICE LOAD SUMMARY

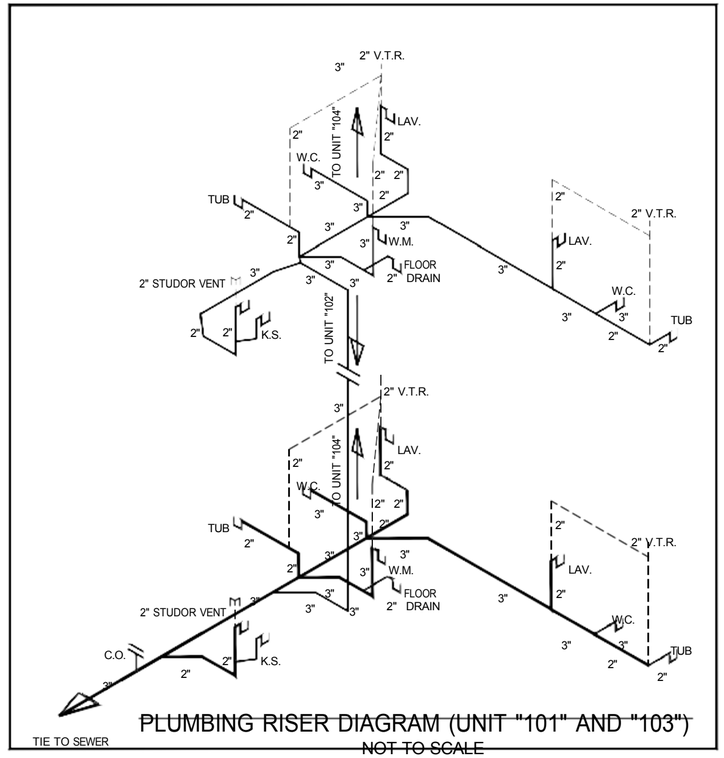
860	SQUARE FT. x 3 VA	=	2,580 VA	(GENERAL LIGHTING/RECEPTACLE LOAD)
1,500	VA x 2	=	3,000 VA	(SMALL APPLIANCE LOAD)
1,500	VA x 1	=	1,500 VA	(WASHING MACHINE)
5,000	VA x 1	=	5,000 VA	(ELECTRIC DRYER)
4,500	VA x 1	=	4,500 VA	(ELECTRIC WATER HEATER)
1,500	VA x 1	=	1,500 VA	(DISHWASHER)
1,200	VA x 1	=	1,200 VA	(DISPOSAL)
840	VA x 1	=	840 VA	(REFRIGERATOR)
10,000	VA x 1	=	10,000 VA	(ELECTRIC RANGE/OVEN)
CONNECTED GENERAL LOAD		=	30,120 VA	
CONNECT HEAT/AC LOAD		=	7,592 VA	(PER NEC 220.82)
TOTAL CONNECTED LOAD		=	37,712 VA	
TOTAL DEMAND LOAD		=	25,640 VA	(PER NEC 220.82)
TOTAL DEMAND AMPS		=	106.83 AMPS	125A @ 240V/1PH SERVICE

THIS ITEM HAS BEIGITALLY 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.

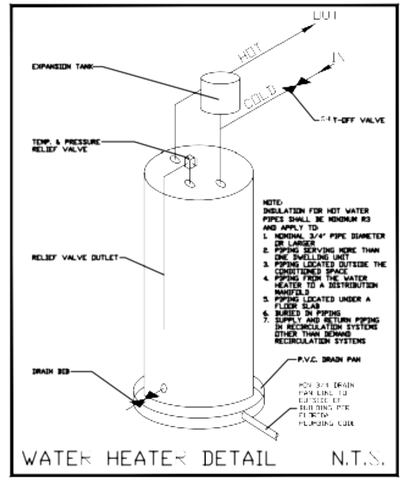
-DRAWN BY-
DANIEL FRECHETTE



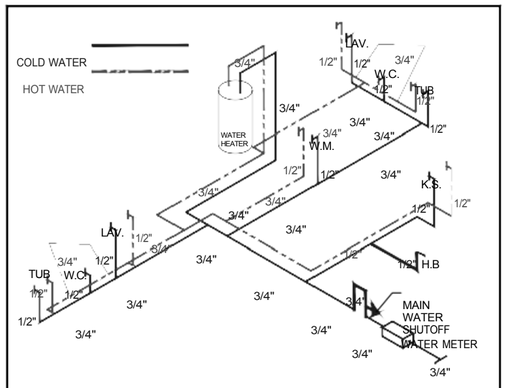
PLUMBING RISER DIAGRAM (UNIT "102" AND "104")
NOT TO SCALE



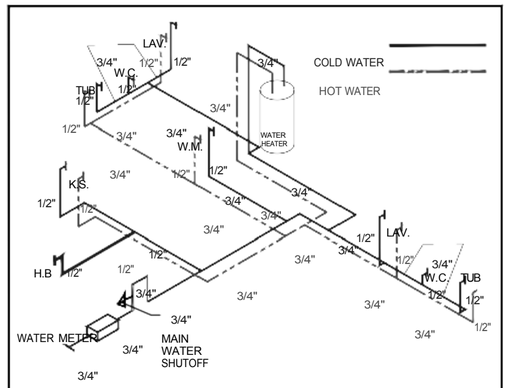
PLUMBING RISER DIAGRAM (UNIT "101" AND "103")
NOT TO SCALE



WATER HEATER DETAIL N.T.S.



PLUMBING WATER SUPPLY DIAGRAM (UNIT "102" AND "104") NOT TO SCALE



PLUMBING WATER SUPPLY DIAGRAM (UNIT "104" AND 103") NOT TO SCALE

MECHANICAL AND PLUMBING SPECIFICATIONS

1.0 GENERAL CONDITIONS
CONTRACTORS SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL HEATING, VENTILATING AND AIR CONDITIONING (HAVC) AND PLUMBING SYSTEM IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES.

2.0 PLUMBING PIPE
PROVIDE THE FOLLOWING PLUMBING PIPE:
DRAINAGE AND VENT SYSTEMS- PVC DRAINAGE PIPE AND FITTINGS CONFORMING TO ASTM D2665.
CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE CONFORMING TO ASTM D 2846; ASTM F 441; ASTM F 442; CSA B137.6
OPTIONAL DOMESTIC WATER PIPE- TYPE L COPPER TUBING, DRAWN TEMPER, CONFORMING TO ASTM B88, SOLDER MATERIAL SHALL BE ASTM B32, 95-5 TIN ANTIMONY (LEAD FREE).
INSTALL PIPING IN ACCORDANCE WITH THE 2023 FLORIDA PLUMBING CODE (8th ED).
NOTE: THE DISCHARGE FROM THE WATER HEATER RELIEF VALVE SHALL BE PIPED FULL SIZE TO THE EXTERIOR OF THE BUILDING PER 2017 FLORIDA PLUMBING CODE (SIXTH ED).

3.0 PLUMBING EXECUTION
USE FITTINGS FOR ALL CHANGES IN DIRECTION AND BRANCH CONNECTIONS.
INSTALL PIPING FREE OF SAGS OR BENDS, TIGHT TO SLABS, BEAMS, JOISTS, COLUMNS, WALLS AND OTHER PERMANENT ELEMENTS OF THE BUILDING. ALLOW SUFFICIENT SPACE ABOVE CEILING PANELS TO ALLOW FOR PANEL REMOVAL. CONCEAL ALL PIPE INSTALLATIONS IN WALLS, PIPE CHASES, ABOVE CEILINGS, BELOW GRADE OR FLOORS, UNLESS INDICATED TO BE EXPOSED TO VIEW.
SEAL PIPE PENETRATIONS THROUGH EXTERIOR WALLS WITH SLEEVES AND MECHANICAL SLEEVE SEALS.
PIPE SLEEVES SHALL BE GALVANIZED STEEL PIPE.
INSTALL STOP VALVE IN AN ACCESSIBLE LOCATION AT EACH WATER SUPPLY FIXTURE.
INSTALL TRAP ON FIXTURE OUTLET EXCEPT FIXTURES HAVING INTEGRAL TRAP.
FLOOR DRAINS (WHERE REQUIRED) SHALL BE EQUIPPED WITH A TRAP PRIMER, CONNECTED TO THE COLD WATER SUPPLY TO A PLUMBING FIXTURE IN THE SAME ROOM, TO MAINTAIN THE WATER SEAL IN THE FLOOR DRAIN TRAP.

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 COMPLY AND WITH

4. THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS

REVISIONS
ISSUED: 2-21-26
1 ***
2 ***
3 ***

2115 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.

APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE I FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4701 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EP3

THIS ITEM HAS BEEN DIGITALLY 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.

-DRAWN BY-DANIEL FRECHETTE

Drainage Report

for

2502 Avenue L
FT. Pierce, Florida 34947

Prepared By:



April 2026

DRAINAGE REPORT

Property Address: 2502 Avenue L, Fort Pierce, Florida 34947

Engineer of Record: Dylan OBerry PE
Art of Engineering Inc
2674 SE Ruffin Ter Port St Lucie, FL 34952

SUMMARY

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. It is within FEMA Flood Zone X. The proposed site consists of a building, sidewalk, parking lot, driveway, dumpster enclosure, green space and landscaping. The building FFE was set to be more than 18" above the adjacent road crown which is also above the 100-yr 1-day storm event. The site drainage is designed to fully contain the water quality treatment volume as well as the 25-yr 3-day storm event. The drainage system consists of side swales as well as perimeter berm to all sides. The following table defines the required and provided on-site retention volumes per SWMD standards.

Storm Event	Required	Provided	Results
Water Quality Treatment	0.04 ac-ft at EL = 19.83	0.04 ac-ft at EL = 19.83	GOOD
10yr-1day (parking lot)	0.10 ac-ft at EL = 20.28	Parking lot EL = 20.28	GOOD
25yr-3day (perimeter)	0.18 ac-ft at EL = 20.62	0.18 ac-ft at EL = 20.62	GOOD
100yr-1day (FFE)	min FFE is EL = 20.87	FFE set at EL = 21.00	GOOD

The results set forth provide the project with sufficient water quality treatment volume as well as storm water retention to fully comply with the requirements of the City of Fort Pierce. Please refer to the following calculations and analysis for reference. Additionally, the Stormwater Management Plan is included at the end of the report.

Fort Pierce, Fla., Code of Ordinances § 119-3(e)(7)

"Rainfall quantities to be used for stormwater management design and calculations shall be as follows:

Ten-year-one-day storm = 6.00 inches (for minimum roadway/parking lot elevation).

Ten-year one-hour storm = 3.20 inches (for exfiltration trench design).

Twenty-five-year-three-day storm = 9.50 inches (for off-site discharge & min. perimeter elevation).

One-hundred-year-three-day storm = 12.23 inches (for minimum floor elevation)."

Pre-Development Land Use Calculations
Project Explanation

Project Name: QUDPLEX 2502 AVENUE L
Project #: 2025-422
Engineer: Landel Smith
Date: 1/26/2026

Engineer:
Revision Date:

Computation Type: Land Use & Stage-Storage
Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 19.54 ft-NAVD Source: Survey
Control Elevation (CE) = 14.90 ft-NAVD Source: USDA Soils Report

Site Land Use

	Open Space	Building	Asphalt	Sidewalk	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	*100.0%*	*0.0%*	*0.0%*	*0.00%*	*0.00%*	*0.0%*	*0.0%*	*0.00%*	*0.00%*	
Total Areas (SF)	*18,778 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*0 SF*	*18,778 SF*
Total Areas (A_t)	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
Bldg. %	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Bldg. Area (A_r)	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Pervious %	*100.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*100.00%*
Pervious Area (A_p)	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
Impervious %	*0.00%*	*100.00%*	*100.00%*	*100.00%*	*100.00%*	*100.00%*	*100.00%*	*100.00%*	*100.00%*	*0.00%*
Impervious Area (A_i)	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Open Water %	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*
Open Water Area (Ac.)	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*

Pre-Development Stage-Storage Calculations
Project Explanation

Storage Type: Stage-Volume
Starting Stage = 19.00
Ending Stage = 21.00
Stage Increment = 0.05

Name	Open Space	Building	Asphalt	Sidewalk	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	19.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	19.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	*Linear*	*Vert*	*Vert*	*Vert*	*Vert*	*Vert*	*Vert*	*Vert*	*Vert*	*Total*
Feet	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*
NAVD	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*
19.00	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.05	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.10	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.15	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.20	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.25	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.30	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.35	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.40	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.45	*0.01*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*
19.50	*0.02*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.02*
19.55	*0.03*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.03*
19.60	*0.04*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.04*
19.65	*0.05*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.05*
19.70	*0.07*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.07*
19.75	*0.09*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.09*
19.80	*0.11*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.11*
19.85	*0.14*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.14*
19.90	*0.16*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.16*
19.95	*0.18*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.18*
20.00	*0.20*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.20*
20.05	*0.22*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.22*
20.10	*0.24*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.24*
20.15	*0.27*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.27*
20.20	*0.29*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.29*
20.25	*0.31*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.31*
20.30	*0.33*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.33*
20.35	*0.35*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.35*
20.40	*0.37*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.37*
20.45	*0.39*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.39*
20.50	*0.42*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.42*
20.55	*0.44*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.44*
20.60	*0.46*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.46*
20.65	*0.48*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.48*
20.70	*0.50*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.50*
20.75	*0.52*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.52*
20.80	*0.55*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.55*
20.85	*0.57*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.57*
20.90	*0.59*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.59*
20.95	*0.61*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.61*
21.00	*0.63*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.63*

Pre-Development Stage-Area Calculations
Project Explanation

Storage Type:	**Stage-Area**
Starting Stage =	**19.00**
Ending Stage =	**21.00**
Stage Increment =	**0.05**

Name	**Open Space**	**Building**	**Asphalt**	**Sidewalk**	**Exist. Area 5**	**Exist. Area 6**	**Exist. Area 7**	**Exist. Area 8**	**Exist. Area 9**	
Area	**0.43**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**19.32**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**19.75**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	*Linear*	*Vert*	*Vert*	*Vert*	*Vert*	*Vert*	*Vert*	*Vert*	*Vert*	*Total*
Feet	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*
NAVD	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*
19.00	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.05	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.10	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.15	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.20	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.25	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.30	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.35	*0.03*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.03*
19.40	*0.08*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.08*
19.45	*0.13*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.13*
19.50	*0.18*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.18*
19.55	*0.23*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.23*
19.60	*0.28*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.28*
19.65	*0.33*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.33*
19.70	*0.38*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.38*
19.75	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
19.80	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
19.85	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
19.90	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
19.95	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.00	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.05	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.10	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.15	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.20	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.25	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.30	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.35	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.40	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.45	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.50	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.55	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.60	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.65	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.70	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.75	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.80	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.85	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.90	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
20.95	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*
21.00	*0.43*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.43*

Art of Engineering, Inc.

PRE-Development Stormwater Calculations

Project Explanation

Revised:

Project: QUDPLEX 2502 AVENUE L **Engineer:** 46048.00

Project #: 2025-422 **Date:** #REF!

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.00	0.00	0.43	0.43
TOTAL =	0.00	0.00	0.43	0.43

Find Curve Number:

Avg. Pervious Ground El. =	19.54
Control Elev. =	14.90
Distance to Water Table =	4.64

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	9.00	inches	
Compaction Factor ($F_{compact}$) =	0%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	9.00	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	9.00	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**53**		$1000 / (S_{avail}+10)$

Notes:

1. *Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.*
2. *Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".*

Post-Development Land Use Calculations
Project Explanation

Project Name:	**QUDPLEX 2502 AVENUE L**		
Project #:	**2025-422**		
Engineer:	**Landel Smith**	**Engineer:**	
Date:	**1/15/2026**	**Revision Date:**	

Computation Type: Land Use & Stage-Storage
Datum: NAVD

Average Ground Elevation (EL_{grnd}) =	**19.66**	**ft-NAVD**	**Source: Survey**
Control Elevation (CE) =	**16.0**	**ft-NAVD**	**Source: USDA Soils**

Site Land Use

	Open Space	Building 1	Asphalt	Sidewalk	AREA	Swale Side	Area 7	Area 8	Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	*36.1%*	*14.2%*	*30.3%*	*7.33%*	*0.00%*	*12.1%*	*0.0%*	*0.00%*	*0.00%*	
Total Areas (SF)	*5,112 SF*	*2,005 SF*	*4,281 SF*	*1,038 SF*	*0 SF*	*1,715 SF*	*0 SF*	*0 SF*	*0 SF*	*14,151 SF*
Total Areas (A_t)	*0.12*	*0.05*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.32*
Bldg. %	*0.00%*	*100.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*14.17%*
Bldg. Area (A_r)	*0.00*	*0.05*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.05*
Pervious %	*100.00%*	*0.00%*	*0.00%*	*0.00%*	*100.00%*	*100.00%*	*100.00%*	*0.00%*	*100.00%*	*48.24%*
Pervious Area (A_p)	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.16*
Impervious %	*0.00%*	*0.00%*	*100.00%*	*100.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*37.59%*
Impervious Area (A_i)	*0.00*	*0.00*	*0.10*	*0.02*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.12*
Open Water %	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*0.00%*	*100.00%*	*0.00%*	*0.00%*
Open Water Area (Ac.)	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*

Post-Development Stage-Storage Calculations
Project Explanation

Storage Type: Stage-Volume
Starting Stage = 19.00
Ending Stage = 21.50
Stage Increment = 0.05

Name	Open Space	Building 1	Asphalt	Sidewalk	AREA	Swale Side	Area 7	Area 8	Area 9	
Area	0.12	0.05	0.10	0.02	0.00	0.04	0.00	0.00	0.00	
Start Elev	19.32	21.00	20.28	20.27	0.00	19.76	0.00	0.00	0.00	
End Elev	19.75	0.00	20.42	20.37	0.00	20.28	0.00	0.00	0.00	
Stage	*Linear*	*Vert*	*Linear*	*Linear*	*Vert*	*Linear*	*Vert*	*Vert*	*Vert*	*Total*
Feet	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*	*Storage*
NAVD	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*	*Ac-ft*
19.00	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.05	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.10	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.15	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.20	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.25	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.30	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.35	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.40	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.45	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.50	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.55	*0.01*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*
19.60	*0.01*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*
19.65	*0.01*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*
19.70	*0.02*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.02*
19.75	*0.03*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.03*
19.80	*0.03*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.03*
19.85	*0.04*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.04*
19.90	*0.04*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.04*
19.95	*0.05*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.05*
20.00	*0.05*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.06*
20.05	*0.06*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.06*
20.10	*0.07*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.07*
20.15	*0.07*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.08*
20.20	*0.08*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.09*
20.25	*0.08*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.09*
20.30	*0.09*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.10*
20.35	*0.10*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.11*
20.40	*0.10*	*0.00*	*0.01*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.12*
20.45	*0.11*	*0.00*	*0.01*	*0.00*	*0.00*	*0.02*	*0.00*	*0.00*	*0.00*	*0.14*
20.50	*0.11*	*0.00*	*0.01*	*0.00*	*0.00*	*0.02*	*0.00*	*0.00*	*0.00*	*0.15*
20.55	*0.12*	*0.00*	*0.02*	*0.01*	*0.00*	*0.02*	*0.00*	*0.00*	*0.00*	*0.17*
20.60	*0.12*	*0.00*	*0.02*	*0.01*	*0.00*	*0.02*	*0.00*	*0.00*	*0.00*	*0.18*
20.65	*0.13*	*0.00*	*0.03*	*0.01*	*0.00*	*0.02*	*0.00*	*0.00*	*0.00*	*0.19*
20.70	*0.14*	*0.00*	*0.03*	*0.01*	*0.00*	*0.03*	*0.00*	*0.00*	*0.00*	*0.21*
20.75	*0.14*	*0.00*	*0.04*	*0.01*	*0.00*	*0.03*	*0.00*	*0.00*	*0.00*	*0.22*
20.80	*0.15*	*0.00*	*0.04*	*0.01*	*0.00*	*0.03*	*0.00*	*0.00*	*0.00*	*0.24*
20.85	*0.15*	*0.00*	*0.05*	*0.01*	*0.00*	*0.03*	*0.00*	*0.00*	*0.00*	*0.25*
20.90	*0.16*	*0.00*	*0.05*	*0.01*	*0.00*	*0.03*	*0.00*	*0.00*	*0.00*	*0.26*
20.95	*0.17*	*0.00*	*0.06*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
21.00	*0.17*	*0.00*	*0.06*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.29*
21.05	*0.18*	*0.00*	*0.07*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.31*

Post-Development Stage-Area Calculations
Project Explanation

Storage Type:	**Stage-Area**
Starting Stage =	**19.00**
Ending Stage =	**21.50**
Stage Increment =	**0.05**

Name	**Open Space**	**Building 1**	**Asphalt**	**Sidewalk**	**AREA**	**Swale Side**	**Area 7**	**Area 8**	**Area 9**	
Area	**0.12**	**0.05**	**0.10**	**0.02**	**0.00**	**0.04**	**0.00**	**0.00**	**0.00**	
Start Elev	**19.32**	**21.00**	**20.28**	**20.27**	**0.00**	**19.76**	**0.00**	**0.00**	**0.00**	
End Elev	**19.75**	**0.00**	**20.42**	**20.37**	**0.00**	**20.28**	**0.00**	**0.00**	**0.00**	
Stage	*Linear*	*Vert*	*Linear*	*Linear*	*Vert*	*Linear*	*Vert*	*Vert*	*Vert*	*Total*
Feet	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*	*Area*
NAVD	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*	*Ac*
19.00	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.05	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.10	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.15	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.20	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.25	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.30	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
19.35	*0.01*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*
19.40	*0.02*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.02*
19.45	*0.04*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.04*
19.50	*0.05*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.05*
19.55	*0.06*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.06*
19.60	*0.08*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.08*
19.65	*0.09*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.09*
19.70	*0.10*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.10*
19.75	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.12*
19.80	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.12*
19.85	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.12*
19.90	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.13*
19.95	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.01*	*0.00*	*0.00*	*0.00*	*0.13*
20.00	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.02*	*0.00*	*0.00*	*0.00*	*0.14*
20.05	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.02*	*0.00*	*0.00*	*0.00*	*0.14*
20.10	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.03*	*0.00*	*0.00*	*0.00*	*0.14*
20.15	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.03*	*0.00*	*0.00*	*0.00*	*0.15*
20.20	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.03*	*0.00*	*0.00*	*0.00*	*0.15*
20.25	*0.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.15*
20.30	*0.12*	*0.00*	*0.01*	*0.01*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.18*
20.35	*0.12*	*0.00*	*0.05*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.22*
20.40	*0.12*	*0.00*	*0.08*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.26*
20.45	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.50	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.55	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.60	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.65	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.70	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.75	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.80	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.85	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.90	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
20.95	*0.12*	*0.00*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.28*
21.00	*0.12*	*0.05*	*0.10*	*0.02*	*0.00*	*0.04*	*0.00*	*0.00*	*0.00*	*0.32*

Post-Development Stormwater Calculations

Project Explanation

Revised:

Project: QUDPLEX 2502 AVENUE L
Engineer: Landel Smith
Project #: 2025-422
Date: 1/15/2026

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.12	0.05	0.16	0.32
TOTAL =	0.12	0.05	0.16	0.32

Find Curve Number:

Avg. Pervious Ground El. =	19.66
Control Elev. =	16.00
Distance to Water Table =	3.66

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	7.76	inches	
Compaction Factor ($F_{compact}$) =	25%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	5.82	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	2.81	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**78**		$1000 / (S_{avail}+10)$

Notes:

1. *Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.*
2. *Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".*

Post-Development Water Quality Calculations

Revised:

Project: QUDPLEX 2502 AVENUE L
Engineer: Landel Smith
Project #: 2025-422
Date: 15-Jan-26

1-inch Over the Project Area

(Treated Volume) *1-inch* * *1-ft/12-in* * *0.32* = *0.03* *ac-ft*

PROJECT AREA **TREATED VOLUME**

Treatment System Type **Retention**
Treatment Volume Required = **0.04** *ac-ft*

Water Quality Elevation (EL_{wq}) = **19.83** *ft NAVD*

Art of Engineering, Inc.

Estimated Required Attenuation

Project Explanation

Revised:

Project: QUDPLEX 2502 AVENUE L **Engineer:** Landel Smith

Project #: 2025-422 **Date:** 1/15/2026

Pre-Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.43

Soil Storage, S (inches) = 9.00

Curve Number, CN = 1000/(S+10)

= 53

10 Year - 1 Day Rainfall, P (inches) = 6 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 1.34

Volume, V (AC-FT) = A * Q

= 0.05

Post Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.32

Soil Storage, S (inches) = 2.81

Curve Number, CN = 1000/(S+10) =

78

10 Year - 1 Day Rainfall, P (inches) = 6 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 3.59

Volume, V (AC-FT) = A * Q

= 0.10

10Y-1D Elevation = **20.28** ft NAVD

Art of Engineering, Inc.

Estimated Required Attenuation

Project Explanation

Project: QUDPLEX 2502 AVENUE L
Project #: 2025-422

Revised:
Engineer: Landel Smith
Date: 1/15/2026

Pre-Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.43
Soil Storage, S (inches) = 9.00
Curve Number, CN = 1000/(S+10)
= 53

25 Year - 3 Day Rainfall, P (inches) = 9.5 *(From NOAA Precipitation Frequency Table)*

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 3.55

Volume, V (AC-FT) = A * Q
= 0.13

Post Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.32
Soil Storage, S (inches) = 2.81
Curve Number, CN = 1000/(S+10) =
78

25 Year - 3 Day Rainfall, P (inches) = 9.5 *(From NOAA Precipitation Frequency Table)*

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 6.80

Volume, V (AC-FT) = A * Q
= 0.18

25Y-3D Elevation = **20.62** *ft NAVD*

Art of Engineering, Inc.

Estimated Required Attenuation

Project Explanation

Revised:

Project: QUDPLEX 2502 AVENUE L
Engineer: Landel Smith
Project #: 2025-422
Date: 1/15/2026

Pre-Developed Runoff

100 Year - 3 Day

Area, A (ac) = 0.43
Soil Storage, S (inches) = 9.00
Curve Number, CN = 1000/(S+10)
= 53

00 Year - 1 Day Rainfall, P (inches) = 12.23 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 5.60

Volume, V (AC-FT) = A * Q
= 0.20

Post Developed Runoff

100 Year - 3 Day

Area, A (ac) = 0.32
Soil Storage, S (inches) = 2.81
Curve Number, CN = 1000/(S+10) =
78

00 Year - 1 Day Rainfall, P (inches) = 12.23 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 9.40

Volume, V (AC-FT) = A * Q
= 0.25

100Y-3D Elevation = **20.87** ft NAVD



Map Scale: 1:411 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

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

MAP LEGEND

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

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

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

Special Line Features

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50	Waveland and Immokalee fine sands	0.0	0.7%
52	Waveland-Urban land complex	0.6	99.3%
Totals for Area of Interest		**0.6**	**100.0%**

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

St. Lucie County, Florida

50—Waveland and Immokalee fine sands

Map Unit Setting

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

Map Unit Composition

Waveland and similar soils: 45 percent
Immokalee and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

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

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

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

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
Cg - 54 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

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

Minor Components

Jonathan

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Ridges on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

Salerno

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

Lawnwood

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

Electra

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

52—Waveland-Urban land complex

Map Unit Setting

National map unit symbol: 1jpwg
Landscape: Coastal plains
Elevation: 0 to 20 feet

Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Waveland

Setting

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

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landscape: Coastal plains

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: Unranked

Minor Components

Ankona

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Tantile

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Pendarvis

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

STORMWATER MANAGEMENT PLAN

Property Address: 2502 Avenue L, FT. Pierce, Florida 34947

Engineer of Record: Dylan OBerry PE
Art of Engineering Inc
2674 SE Ruffin Ter Port St Lucie, FL 34952

OPERATION & MAINTENANCE PLAN

The operation and maintenance apply to the new dry retention area to be constructed. Maintenance of this overall facility will fall under the responsibility of the owner.

OPERATION

GRADING

The runoff from the improved portion of the project will be directed into a dry retention swale and ultimately towards a dry retention area.

STORAGE

The swale area of the Storm Water Management System will store and thus provide water quality treatment and attenuation. The system is designed to have the capacity to provide the required water quality treatment as well as the 25-year 72-hour storm event.

DISCHARGE

The system is designed for zero discharge.

MAINTENANCE

The OWNER will be responsible for the maintenance of the Storm Water Management System and will complete the following tasks yearly, at a minimum:

1. Inspect all surfaces of the detention areas to confirm that erosion has not occurred and that specified ground cover is in good condition. Grassed areas should be mowed on a regular basis, and any areas that have eroded should be repaired with new sod. Other materials may be necessary based on the frequency of erosion.
2. Review the remaining site to ensure that no nuisance exotics have returned to the site. If exotics are found, they should be removed from the site.
3. Although this area is not anticipated to be prone or contain sink holes, the following action should be completed upon the discovery and/or observation of a sink hole within the surface water management system. The Florida Department of Environmental Protection should be contacted within 48 hours after the discovery.
4. File a report for future review as follows:

INSPECTION REPORT

Date of Inspection: _____

Inspector: _____

1. **Culverts and Pipes Inspection** Corrective Action Required: YES NO

   Action taken: _____

_____

2. **Catch Basin Inspection** Corrective Action Required: YES NO

   Action taken: _____

_____

3. **Dry Retention Area Inspection** Corrective Action Required: YES NO

   Action taken: _____

_____

4. **Swales and Berms Inspection** Corrective Action Required: YES NO

   Action taken: _____

_____

5. **Exotics Inspection** Corrective Action Required: YES NO

   Action taken: _____

_____

6. **Sink Hole Inspection** Corrective Action Required: YES NO

   Action taken: _____

_____

Note: If sink hole is discovered within the surface water management system the Florida Department of Environmental Protection shall be contacted within 48 hours of its discovery.

N

SITE LOCATION

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED
QUADPLEX
DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

LOCATION MAP

1"=1000'

SHEET TITLE
LOCATION MAP

DATE
04/24/2026

SCALE



0 1000' 2000'

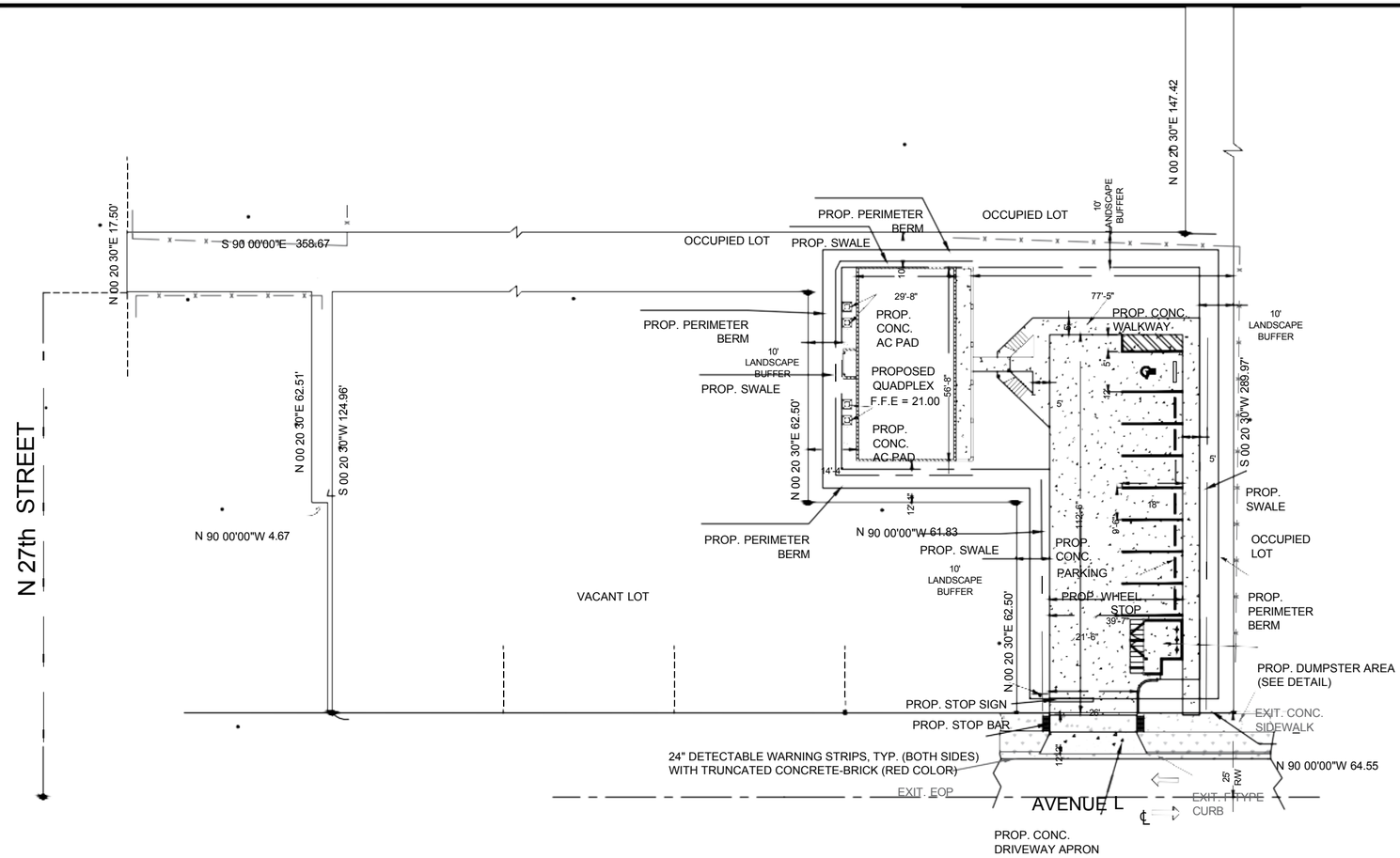
C-101

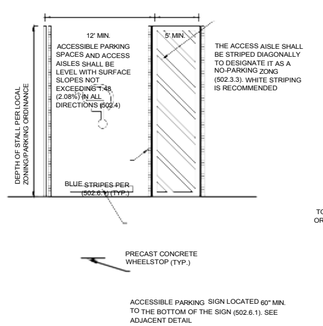
SHEET

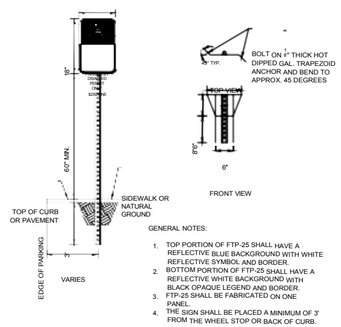
DRAWN BY
L.S

Professional Civil Engineering & Drainage Design Since 2009
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

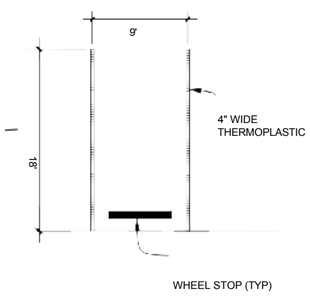
Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://arteengineering.net/
(772) 203-0664
smithlandel@outlook.com







HANDICAP PARKING STALL & SIGN DETAIL
N.T.S.



TYPICAL PARKING DETAIL
N.T.S.

LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY EASEMENT (UE)
- PROPERTY BOUNDARY
- ROAD CENTERLINE ℄
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT
- SODDED AREA
- PROPOSED CONCRETE
- PROPOSED BUILDING

SITE DATA:

STREET ADDRESS: 2502 AVENUE L, FORT PIERCE, FL 34947
LEGAL DESCRIPTION: GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/WAS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT,TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB ANDLESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)
PARCEL ID: 2404-608-0103-000-4
ZONING: MEDIUM DEN R-4
FEMA FLOOD ZONE: X
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

2 STORY BUILDING 25' IN HEIGHT

INTERIOR LOT
MINIMUM BUILDING SETBACK REQUIRED
FRONT: 25 FEET
SIDE YARD: 6 FEET
REAR YARD: 5 FEET

TOTAL AREA	= 0.43 ACR (18,778 SQ FT) (100%)
~~PROP. BUILDING~~	~~= 2,042 SQ FT (0.05 ACR) (10.87%)~~
PAVEMENT/SIDEWALK/CONC.	= 5,200 SQ FT (0.12 ACR) (27.69%)
TOTAL IMPERVIOUS	= 7,242 SQ FT (0.17 ACR) (38.56%)
PERVIOUS	= 11,536 SQ FT (0.26 ACR) (61.44%)

TOTAL PARKING
7 REGULAR SPACES
1 ADA ACESSIBLE SPACE
8 TOTAL

THE PROPOSED CONSTRUCTION HAS BEEN DESIGNED TO BE CONSTRUCTED SO THAT THE DIVERSION OF POST DEVELOPMENT STORMWATER RUNOFF AND OTHER SURFACE WATERS SHALL NOT RESULT IN FLOODING OR DAMAGE TO ADJACENT PROPERTIES, IN ACCORDANCE WITH SECTION 103-203(B), OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

N

Art of Engineering
NO. REVISIONS DATE

Landel A. Smith

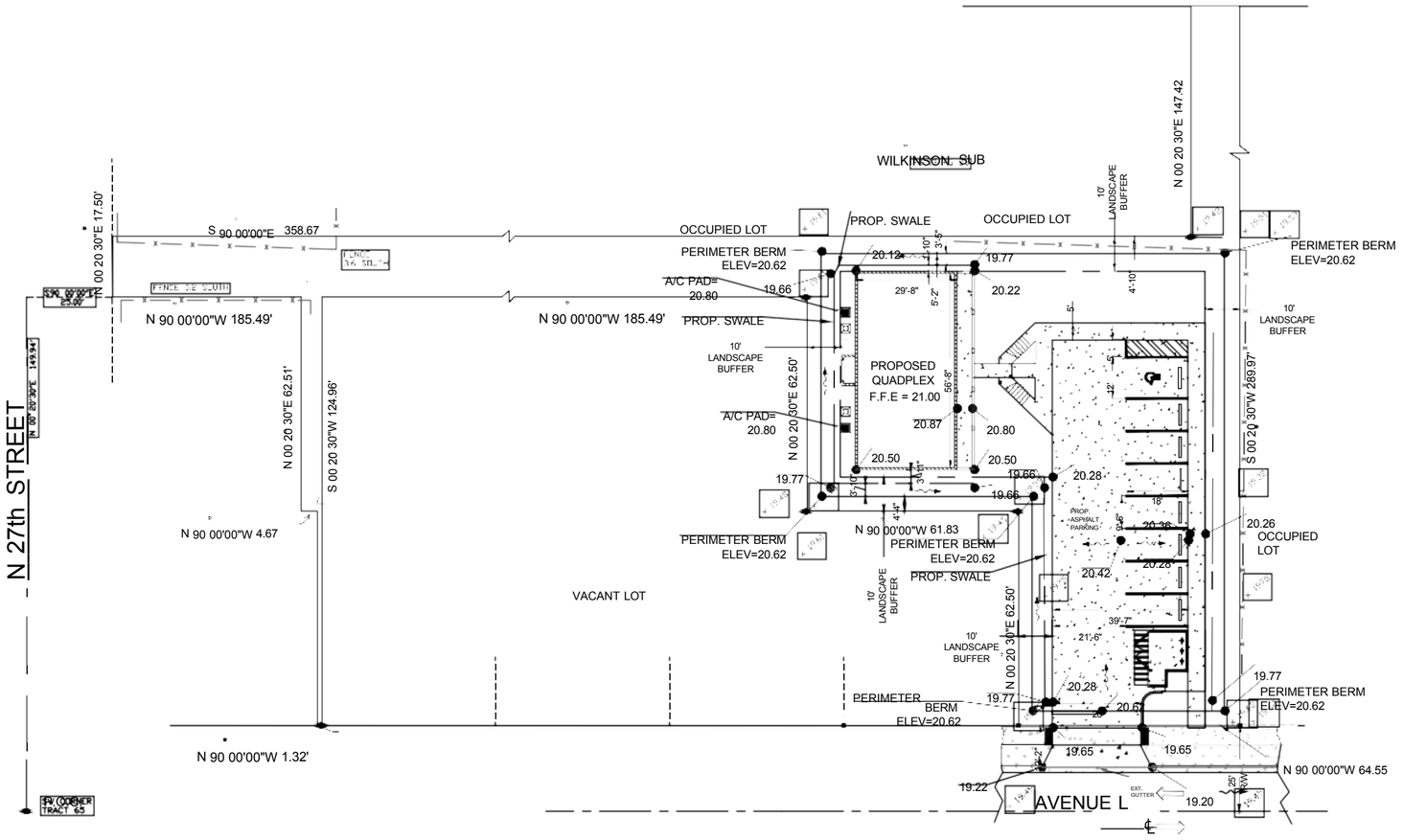
PERMITS REQUIRED
■ CITY OF FORT PIERCE

PERMIT#

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE: PROPOSED SITE PLAN
DATE: 04/24/2026
SCALE: 1"=20'
DRAWN BY: L.S
SHEET: C-102



LEGEND

20.27 PROPOSED GRADES

EXISTING GRADES

PROPOSED DRAINAGE FLOW

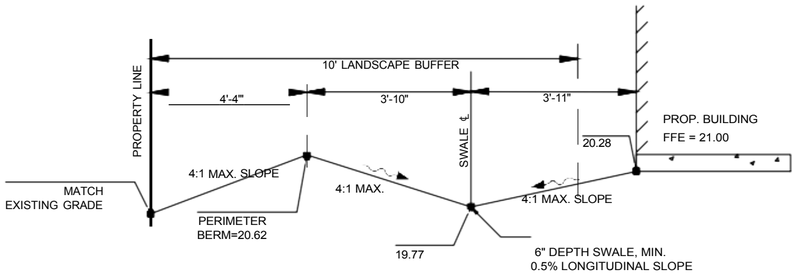
~~DRAINAGE STATEMENT:~~

THIS SITE HAS BEEN DESIGNED TO RETAIN THE RUNOFF GENERATED FROM A 25 YEARS 3-DAY, 0 DISCHARGE, RAIN EVENT. SEE DRAINAGE REPORT FOR CALCULATIONS AND FURTHER DETAILS.

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

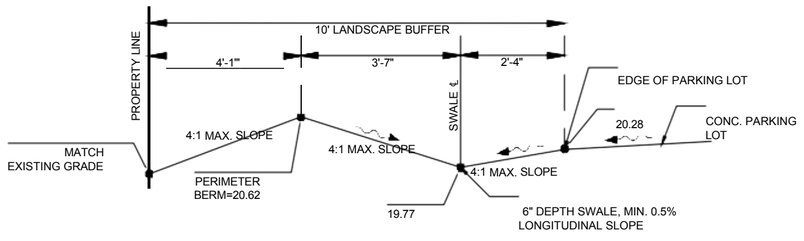
ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

ALL SIDEWALK GRADES ACROSS DRIVEWAY MUST BE ADA COMPLIANT WITH 2% MAX CROSS SLOPE



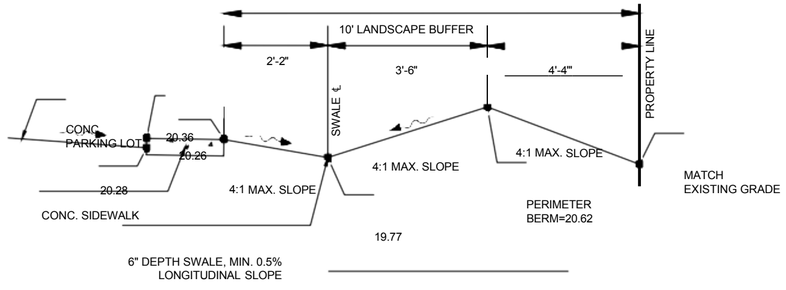
TYPICAL SWALE DETAIL 1

N.T.S



TYPICAL SWALE DETAIL 2

N.T.S



TYPICAL SWALE DETAIL 3

N.T.S

N

Art of Engineering

Landel A. Smith

PERMITS REQUIRED

■ ~~CITY OF FORT PIERCE~~

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

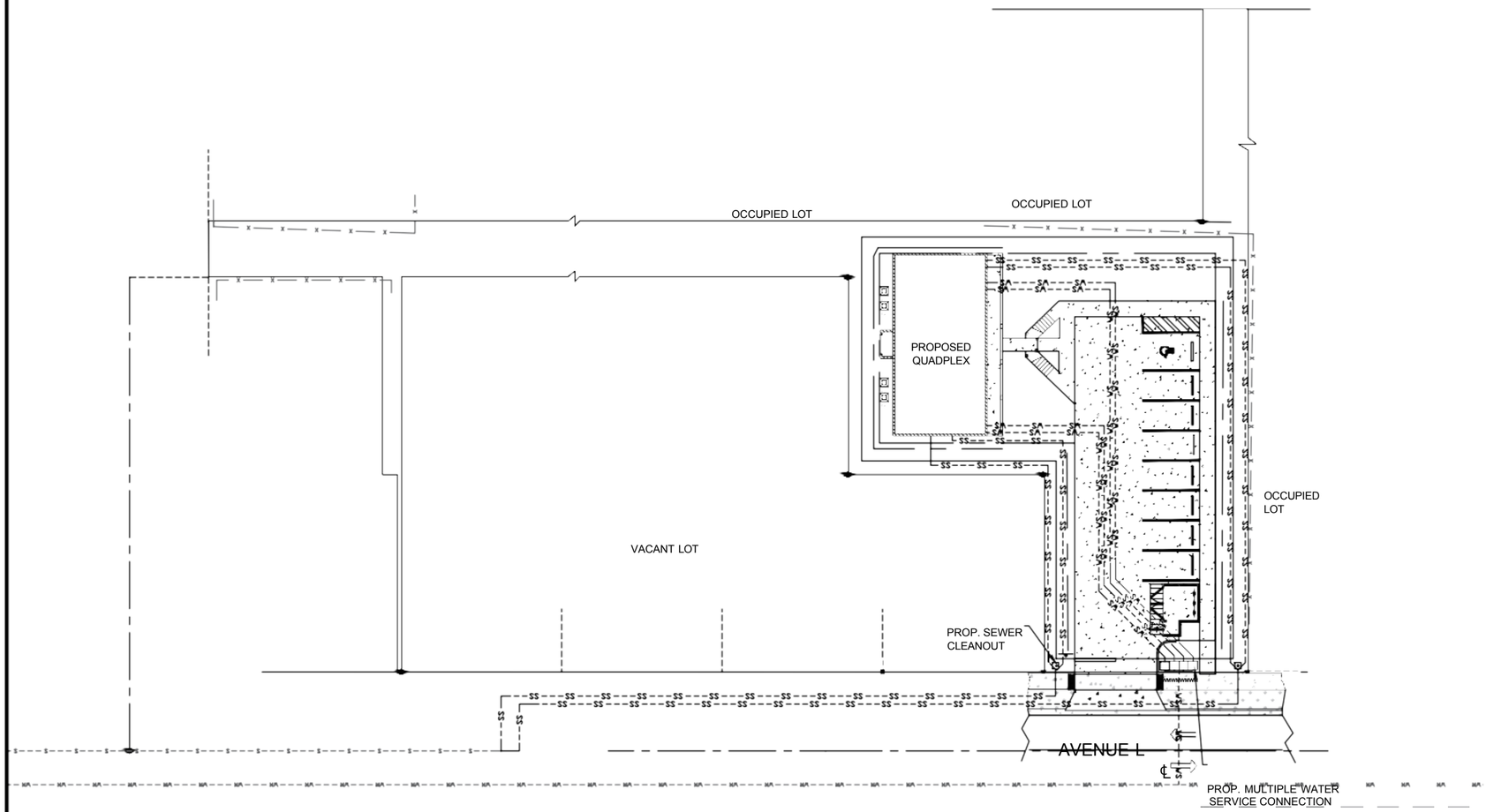
SHEET TITLE
DRAINGE & GRADING PLAN

DATE
04/24/2026

SHEET
C-103

SCALE
1"=20

DRAWN BY
L.S



LEGEND

PROPOSED PVC WATER SERVICE LINE

PROPOSED PVC SANITARY SEWER SERVICE

EXISTING 6" FPUA WATER MAIN

EXISTING 8" FPUA SEWER MAIN

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-5 AND C-6

FPUA ELECTRIC, WATER AND SEWER SERVICE.

NOTE: ELECTRIC CONNECTION SHALL BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH FPUA. SEE ELECTRICAL RISER DIAGRAM (SEE ARCHITECTURAL PLANS)

A CITY OF FORT PIERCE R/W PERMIT SHALL BE OBTAINED FROM THE FORT PIERCE ENGINEERING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE N. 16TH STREET AND AVENUE M R/W.

N

Art of Engineering

Landel A. Smith

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

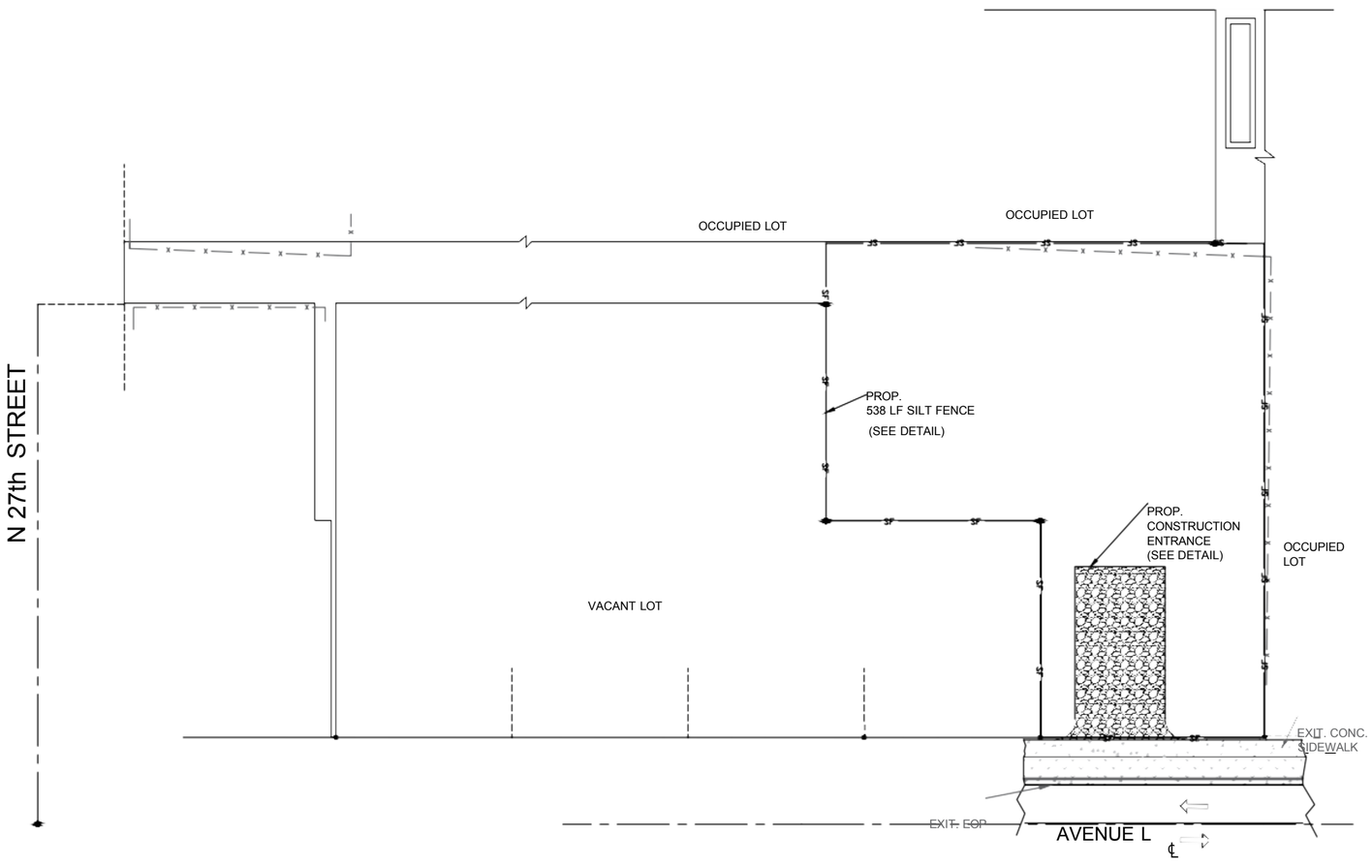
SHEET TITLE
PROPOSED UTILITY PLAN

DATE
04/24/2026

SCALE
1"=20'

SHEET
C-104

DRAWN BY
L.S



SITE DEMOLITION & EROSION CONTROL NOTES

(1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.

(2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.

(3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SJRWMD AND FDOT.

(4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.

(5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.

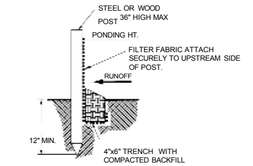
(6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

(7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.

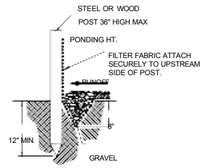
(8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY
CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

(9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.

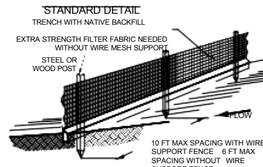
CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.
1- INSTALL SILT FENCE PER DETAIL SHOWN;
2- PROTECT ALL WATER, SEWER MAIN PIPING;
3- THE PERMITTEE SHALL NOTIFY, THE CITY ENGINEERING DEPARTMENT AT LEAST
TWO WORKING DAYS BEFORE THE FOLLOWING:
(1) START OF CONSTRUCTION;
(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;
(3) COMPLETION OF SITE CLEARING;
(4) COMPLETION OF ROUGH GRADING;
(5) COMPLETION OF FINAL GRADING;
(6) CLOSE OF THE CONSTRUCTION SEASON;
(7) COMPLETION OF FINAL LANDSCAPING.



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

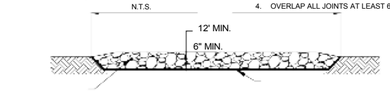


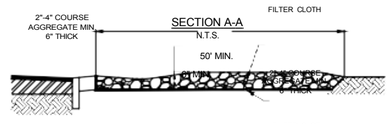
ALTERNATE DETAIL
TRENCH WITH GRAVEL

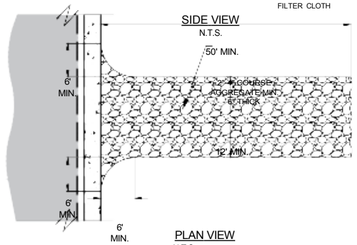


NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE PONDING EFFICIENCY.
4. OVERLAP ALL JOINTS AT LEAST 6 FEET.

SILT FENCE DETAIL
N.T.S.







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 A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE DETAIL
N.T.S.

N

Landel A. Smith
Art of Engineering

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

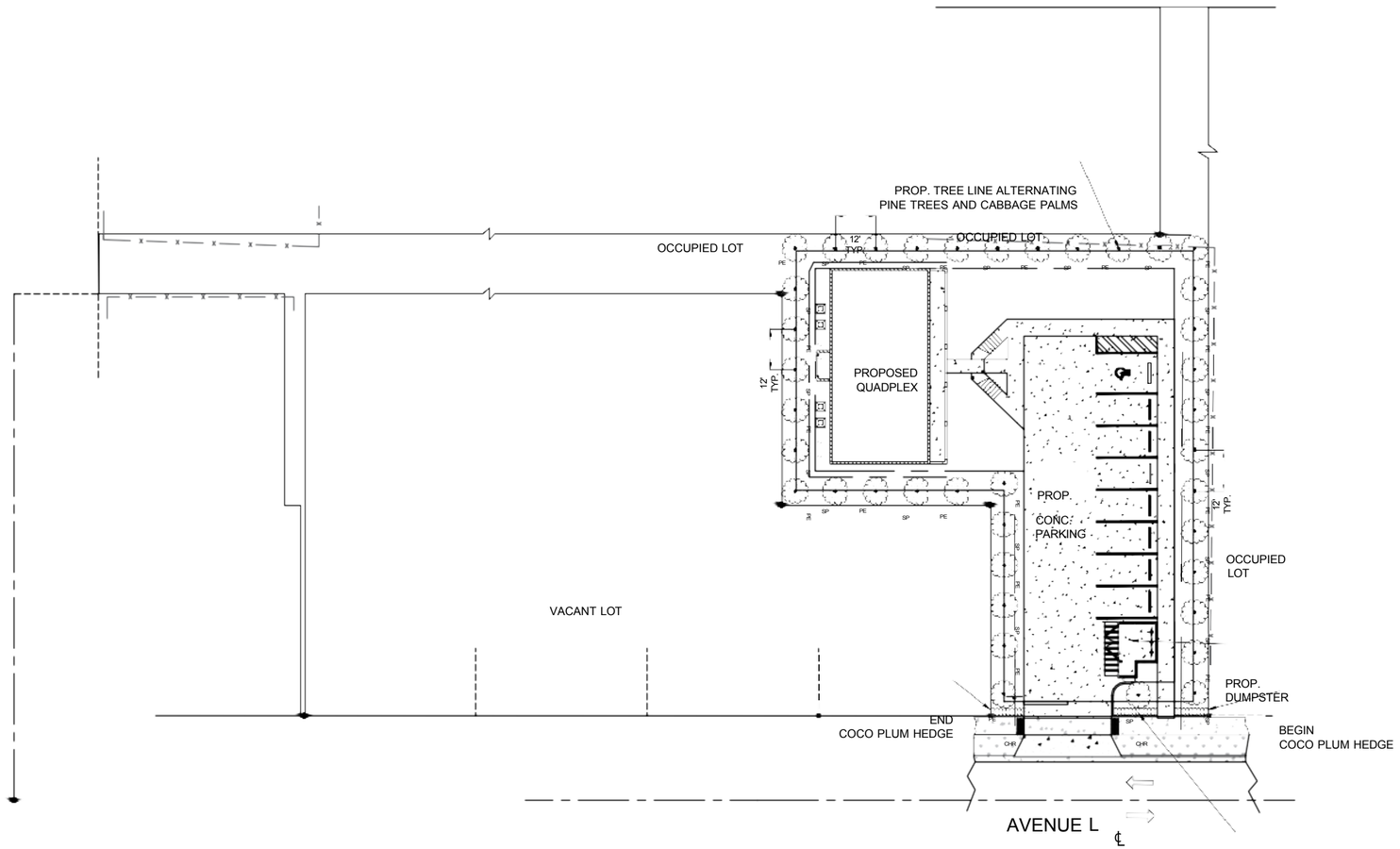
SHEET TITLE
EROSION CONTROL PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-105



COCO PLUM HEDGE
35" HEIGHT SPACED
36" ON CENTER

10' LANDSCAPE BUFFER ALONG AVE L
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:

- COCO PLUM QUANTITY = 15 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 19 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 19 TOTAL
- GROUND COVER = GRASS / SOD

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

15' LANDSCAPE BUFFER ALONG N 16TH STREET AND AVE M
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 55 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 15 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 15 TOTAL (SEE SPECS NEXT PAGE)
- GROUND COVER = GRASS / SOD

N

Art of Engineering
Civil Engineering & Design
Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
LANDSCAPE PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY

SHEET
C-106

L.S

FORT PIERCE UTILITIES AUTHORITY

WATER DISTRIBUTION NOTES

1. ALL CONSTRUCT/ON MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH ANO SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 ANO 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-11O/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 ANO THE CITY, COUNTY, FOOT. 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 DEV/ATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FOOT ENGINEER.
9. THE CONmACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FOOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCT/ON.
10. A PRE-CONSTRUCT/ON CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, ANO CITY/ COUNTY/FOOT 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/FOOT 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 ANO PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED ANO DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.
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, ANO 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 IDENTIFCATION TAPE WITH •wATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UT/LITES 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) ANO 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

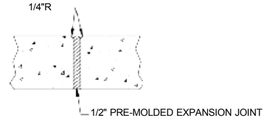
23. PRIOR TO ANY TESTING, ALL MAINS 6• IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENT/ALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAIINTAINED 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 EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 1 0 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MEGHAN/CALLY 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 MEGHAN/CALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

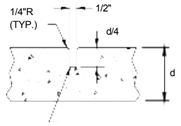
1. ALL CONSTRUCTION MATERIAL, INSTALLATION ANO TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL 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 CONS/SITING 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 MECHAN/CALLY 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/FOOT 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/FOOT 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 COMMMENCING 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-11O/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 UT/LITES 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.

FORT PIERCE UT/

1. ALL CONSTRUCTION **MA** SPECIFICATIONS OF THE
2. GRAVITY SEWER MAIN S GRAVITY SEWER MAIN S AND SHALL CONFORM
3. THE MANHOLE BASE SH COMPACTED BASE FOU A FIRM AND SUITABLE
4. WASTEWATER LINES SH AND CONSTRUCTION SV REQUIRED BY FPUA ENi AREAS FALL WITHIN THE MENTS SHALL NOT BE AGENCY.
5. A 1% MINIMUM SLOPE
6. THE CONTRACTOR SHAL OF PIPE SIZES, LOCATIO ANY FITTINGS, FINAL RIA INFORMATION NECESSAR
7. MAINTAIN SIX FEET ANC AND SEWER MAINS AS ,
8. WASTEWATER FORCE MA UNDER WATER MAINS W THE INVERT OF THE UP POSSIBLE. WHERE THIS ARRANGED SO THAT THI FROM THE POINT OF CR (DIP) AT THE CROSSING. SEPARATION OF 10 FEEJ OF THE CROSSING MUS! MUST BE MAINTAINED AT
9. A PRE-CONSTRUCTION COUNTY/FOOT SHALL BE
10. NO FIELD CHANGES 01 FPUA/CITY/COUNTY/FDC
11. TRAFFIC CONTROL, BARI OF TRANSPORTATION ST.
12. CONTRACTOR SHALL NO COMMMENCING CONSTRL
13. WASTEWATER FORCE MA AND SHALL BE CLASS
14. WASTE.WATER FORCE MA
15. FITTINGS SHALL BE DU AND INTERIOR EPOXY C
16. WASTEWATER FORCE MA WIRE (GREEN IN COLOR TAPE MARKED "SEWER"
17. MINIMUM COVER SHALL REQUIRE PRIOR APPROV IRON PIPE.
18. EACH SERVICE LATERAL 3M CORPORAT/ON, OR A
19. ALL MANHOLES SHALL
20. THE CONTRACTOR SHAL



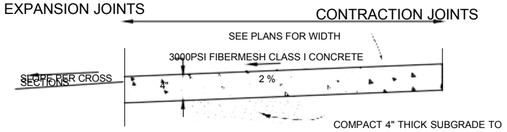
MATERIAL (PROVIDE RECYCLED RUBBER MATERIAL FILLER)



3/16" SAW CUT JOINT MAYBE SUBSTITUTED

EXPANSION JOINTS

CONTRACTION JOINTS



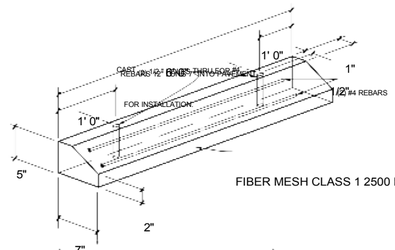
COMPACT 4" THICK SUBGRADE TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99

NOTES:

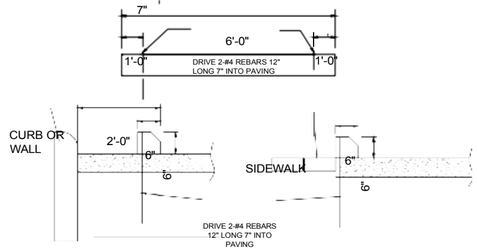
1. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
2. PROVIDE CONTRACTION JOINTS EQUAL TO WIDTH OF 6' SIDEWALK AND 5' CENTER TO CENTER ALL OTHERS.
3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.
4. FIBERMESH TO BE INCLUDED WRITHEN CONCRETE MIX.

TYPICAL SIDEWALK DETAIL

N.T.S.



FIBER MESH CLASS 1 2500 PSI CONCRETE

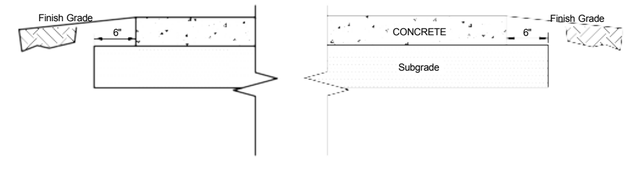


CURB OR WALL PRESENT
(OR PARKING STALL 18' OR GREATER IN LENGTH)

SIDEWALK FLUSH WITH PAVEMENT
(PARKING STALL 16' IN LENGTH)

TYPICAL WHEEL STOP

N.T.S.



MATERIALS

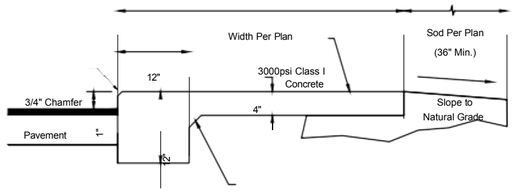
SURFACE COURSE: 6" Concrete Pavement, 4000 PSI Concrete with 10'X10' Construction Joints and "FIBERMESH" as specified by the manufactures recommendations or 6x6x10 wire reinforcement

SUBGRADE: 12" Thick Stablized Subgrade (FBV 75) Density shall be 98% Maximum as Determined by AASHTO T-180 Method

SURFACE COURSE AND SUBGRADE CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL BE ACCORDING TO FDOT STANDARD PLANS INDEX 330-001 AND DESIGN STANDARD INDEX 515/516

TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.





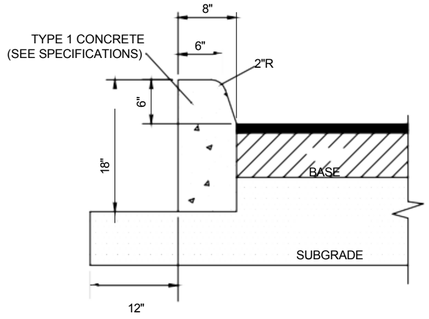
1/2" Pre-molded Expansion Joint Material

3/16" x 1 1/2" Deep Saw Cut Joint Maybe Substituted

NOTES:

1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.

N.T.S.

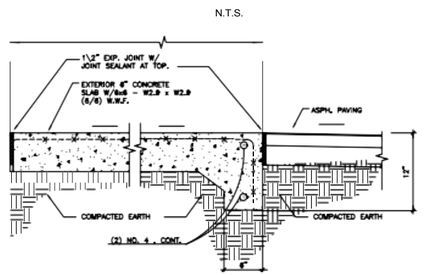


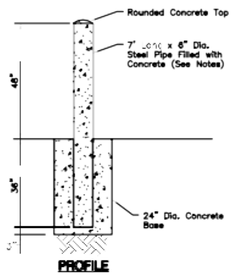
SECTION VIEW

NOTES:

1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

N.T.S.

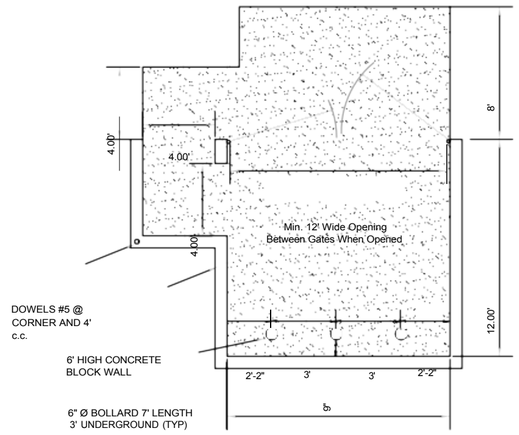




PROFILE

NOTES:

1. The minimum wall thickness of the pipe shall be 0.156".
2. All posts shall have 2 coats of primer and 2 coats of Yell w top coat, unless otherwise noted.
3. The primer c at shall meet the requirements of FDOT 971-5.
4. All concrete shall be FDOT class 1.



DUMPSTER DETAIL

N.T.S.

N

Landel A. Smith

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
SITE DETAILS

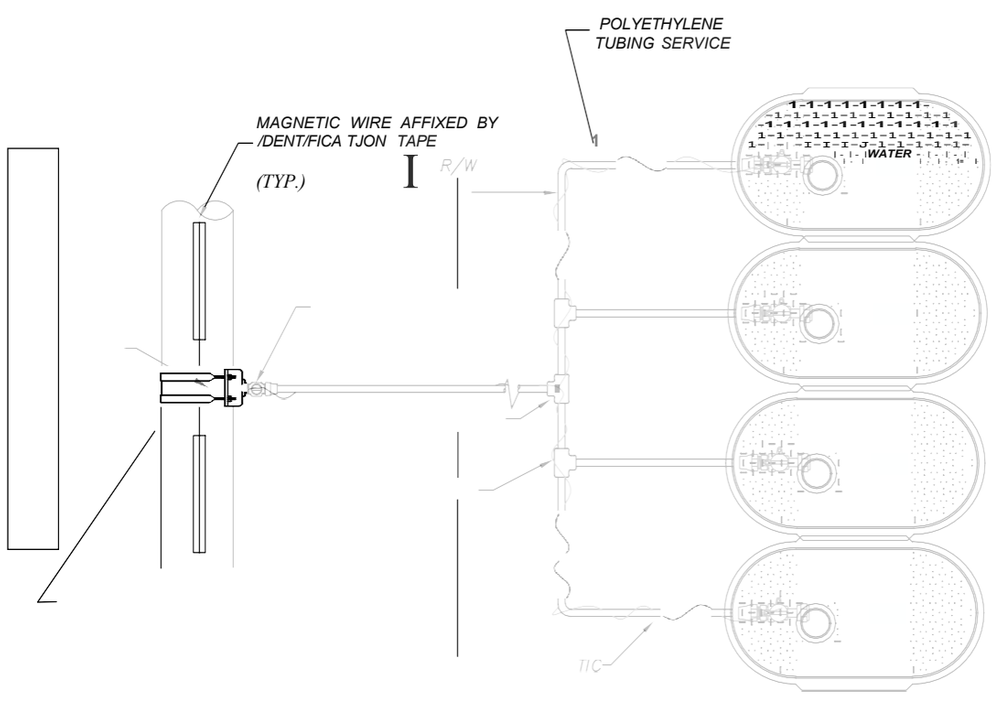
DATE
04/24/2026

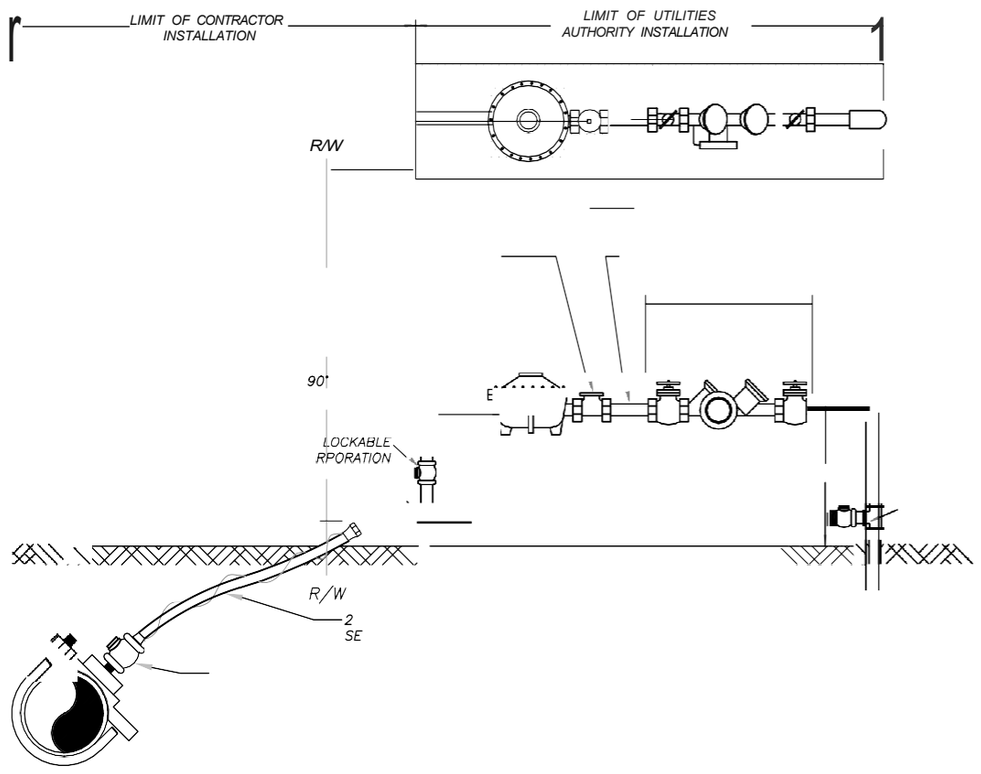
SCALE
N.T.S

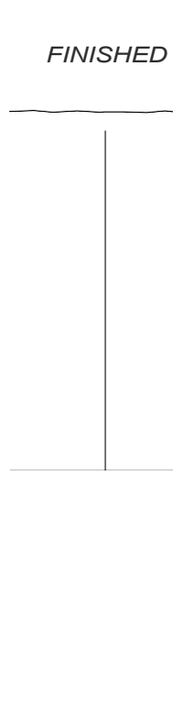
DRAWN BY

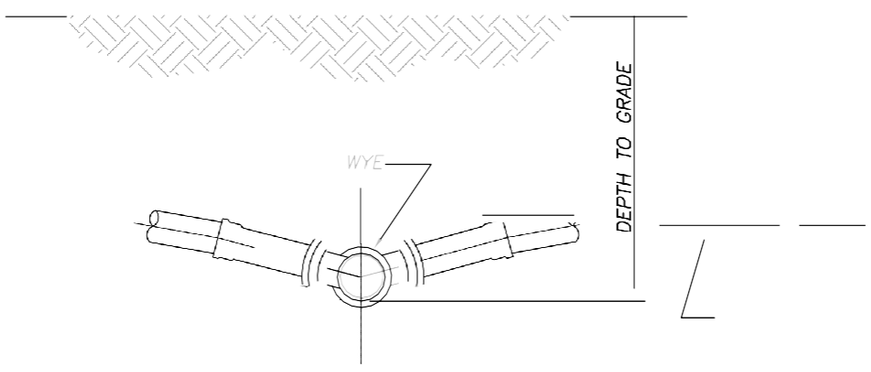
SHEET
C-501

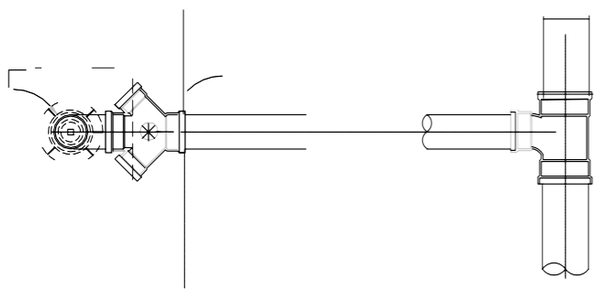
L.S


POLYETHYLENE
TUBING SERVICE
MAGNETIC WIRE AFFIXED BY
/DENT/FICA TJON TAPE
(TYP.)
R/W
WATER
TIC

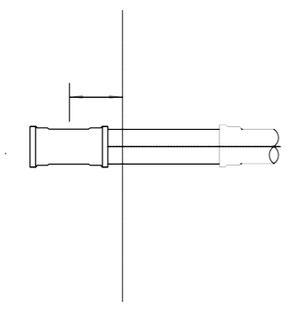

LIMIT OF CONTRACTOR
INSTALLATION
LIMIT OF UTILITIES
AUTHORITY INSTALLATION
R/W
90'
LOCKABLE
RPORATION
R/W
2
SE

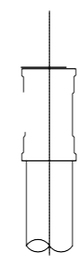

FINISHED

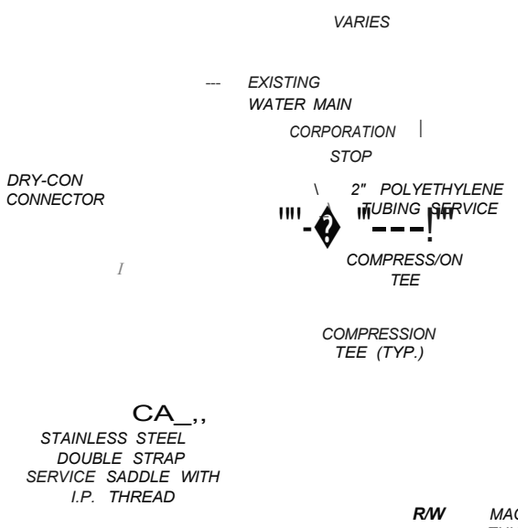

DEPTH TO GRADE
WYE

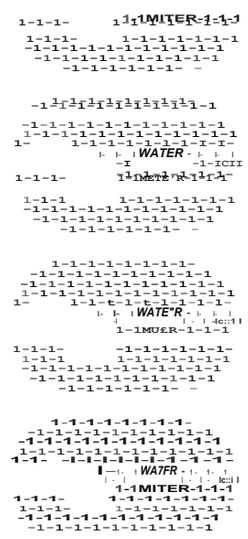












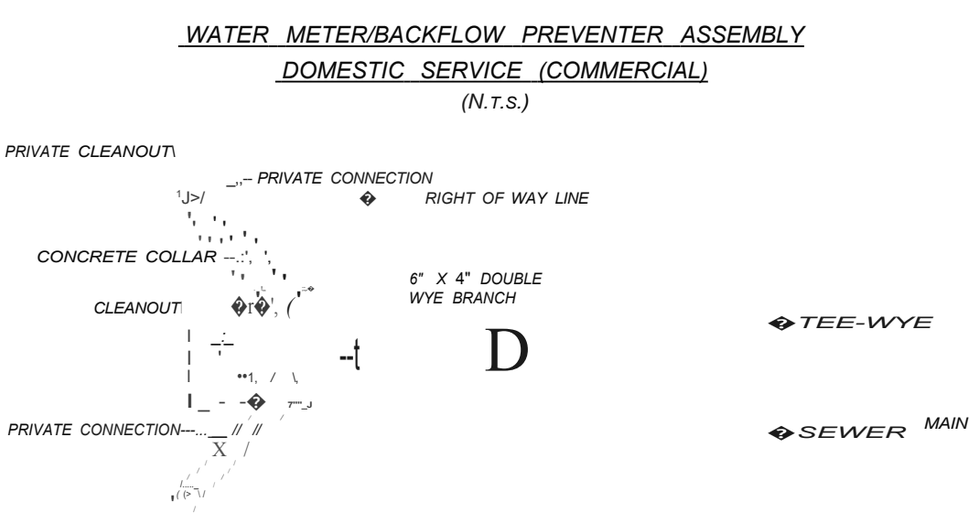
'(-:-;BETER BOX
BY CONTRACTOR
DFW PLASTICS, INC.
DFW1219-10-AF.JMF SMALL

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.
.J. 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.)

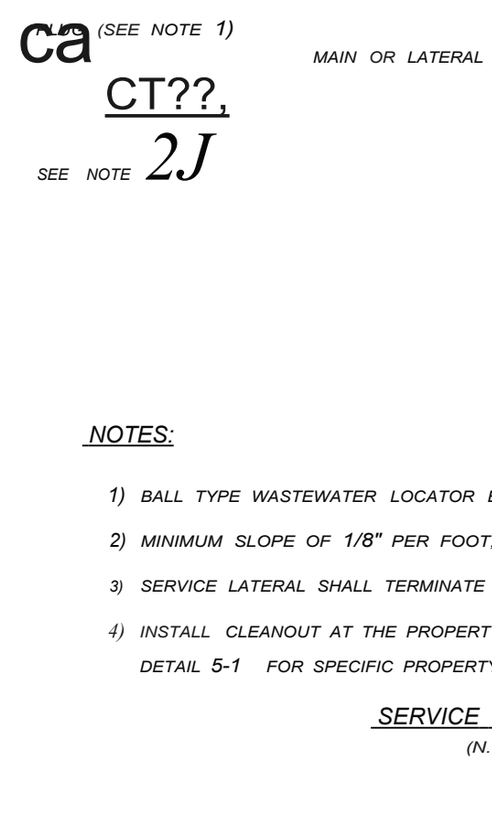


NOTES:

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

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)

(N.T.S.)

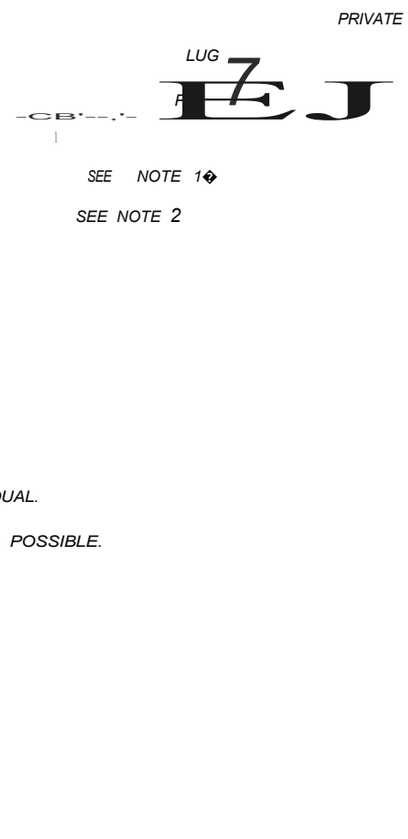


NOTES:

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 5-1 FOR SPECIFIC PROPERTY LAYOUT.

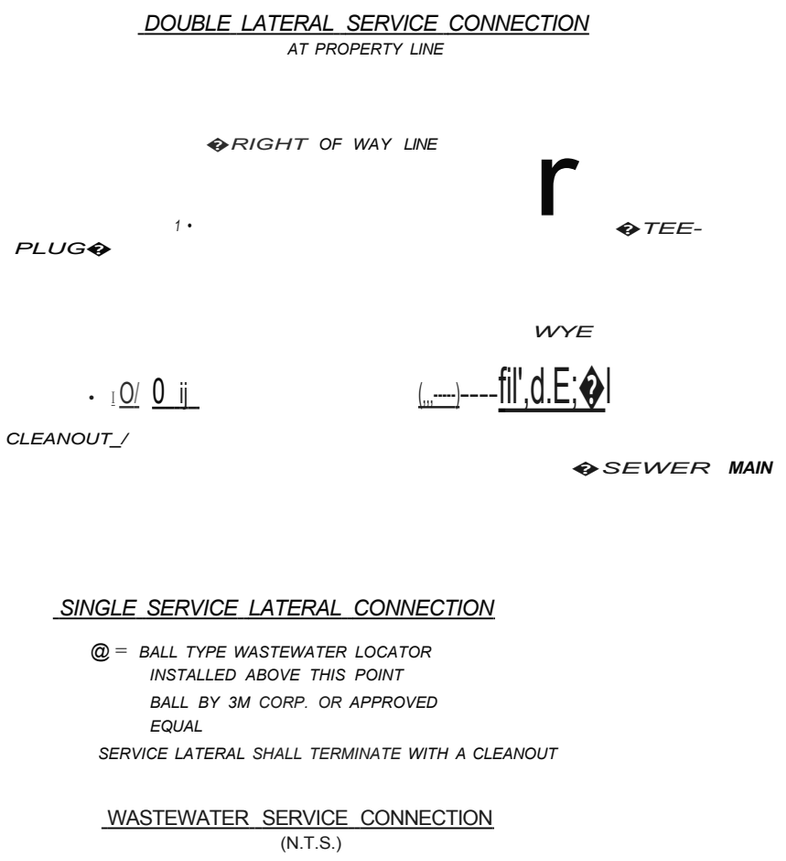
SERVICE CONNECTION

(N.T.S.)



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

WASTEWATER SERVICE CONNECTION

(N.T.S.)



SMALL PALM STAKING PLAN

NTS.

(I.E. FAN PALMS, BOTTLE PALMS, ANY PALM UNDER 8' C.T., ETC.)
NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

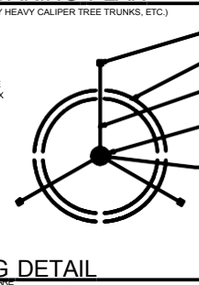
(3) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
OUTSIDE EDGE OF PLANTING SAUCER.
(3)WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
PALM OR TREE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING/LEANING DIRECTIONS EXIST FOR PALMS.

LARGE TREE STAKING PLAN

(I.E. LIVE OAKS, DAHOON HOLLIES, ANY HEAVY CALIPER TREE TRUNKS, ETC.)

NTS.

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES.

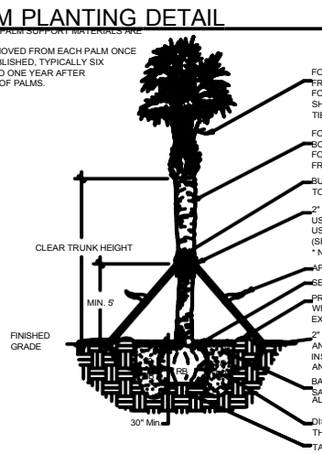


(5) 2" X 2" WOOD STAKES. SET STAKES OUTSIDE PLANTING HOLE ZONE A MIN. OF 2'.
OUTSIDE EDGE OF PLANTING SAUCER.
FLEXIBLE NON-ABRASIVE GUYING MATERIAL TO BE ATTACHED TO STAKE AND TREE.
WRAP TRUNK WITH FLEXIBLE GUYING MATERIAL ABOVE FIRST LATERAL BRANCH. ALLOW FOR NATURAL SWAYING OF TREE.
REE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

PALM PLANTING DETAIL

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS.

NTS.

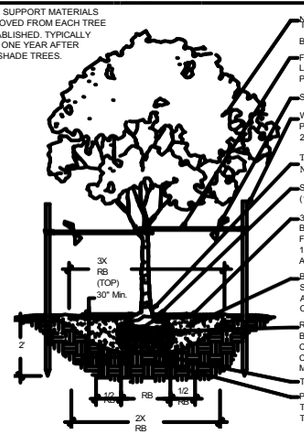


FOR BARE ROOT, FIELD DUG, OR BALL AND BURLAP SPECIMEN PALMS: FRONDS SHALL REMAIN TIED FOR 3 MONTHS AFTER PLANTING. FOR CONTAINER GROWN TREES: SHIPPING FROND TIES MAY BE REMOVED AFTER INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.
FOR BOOTED TRUNK PALMS, TRUNKS SHALL HAVE CLEAN INTACT BOOTS FIRMLY ATTACHED TO THE PALM TRUNK. FOR SLICK TRUNK PALMS, TRUNK SHALL BE CLEAR AND FREE FROM DEFECTS AND SCARS.
BURLAP WRAP TRUNK WITH 5 LAYERS OF BURLAP UNDER BRACES, TO PROTECT TRUNK.
2" X 4" BATTEN BLOCKS WITH 2" X 4" WOOD STAKING BRACES. USE STEEL BANDING TO WRAP BLOCKS AROUND PALM TRUNK. USE 20D NAILS TO NAIL ANCHOR BLOCKS TO STAKING BRACES (SEE STAKING PLANS FOR NUMBER OF REQUIRED BRACES). * NO NAILS SHALL PIERCE THE PALM TRUNK.
APPLY SAFETY FLAGGING TO STAKING.
SET PALM ROOT BALL AT FINISHED GRADE.
PROVIDE A 3" BERMED SAUCER ABOVE THE FINISHED GRADE WITH A 3" LAYER OF MELALEUCA MULCH (OR EQUAL). EXTEND MULCH BEYOND BERM.
2" X 4" X 24" MIN. WOOD STAKES. ANCHOR TREE BRACES WITH WOOD STAKES. INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER AND 3" BELOW GRADE.
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
DISTANCE AROUND THE ROOT BALL SHALL BE 1/2 THE WIDTH OF THE ROOTBALL,OR 12" MIN. CLEARANCE.
TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

TREE PLANTING DETAIL

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.

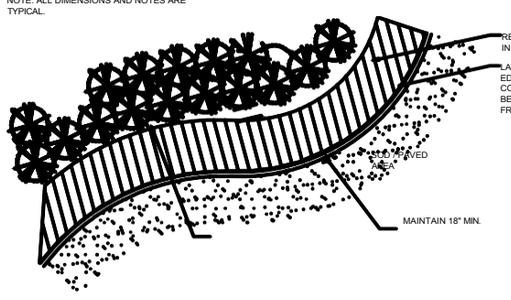


NEVER CUT TERMINAL LEADER. TRIM BRANCHES AND FOLIAGE AS DIRECTED BY LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
FLEXIBLE GUYING MATERIAL. LOCATE ABOVE FIRST LATERAL BRANCH. AVOID OVER-TIGHTENING TIES TO PREVENT NATURAL SWAY OF TREE.
SAFETY FLAGGING
WOODEN STAKES. SET STAKES OUTSIDE OF PLANTING SAUCER AT A MIN. DEPTH OF 2 FEET.
TRUNK FLARE OR TOP ROOT VISIBLE ON SURFACE. DO NOT BURY ROOT IN MULCH.
SET ROOT BALL SLIGHTLY ABOVE GRADE (10% MAXIMUM, OR 2" ABOVE FINISHED GRADE).
3" SHREDDED MELALEUCA MULCH (OR EQUAL) WITH 3" BERMED PLANTING SAUCER (6" TOTAL HEIGHT) ABOVE THE FINISHED GRADE. MULCH ON TOP OF ROOT NOT TO EXCEED 1" MAX. BERM. EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK FLARE A MINIMUM OF 6".
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
REMOVE ROOT BALL COVERING. CUT BACK WIRE BASKETS BELOW TOP HALF OF THE ROOT BALL. FOLD BACK BURLAP COVERING MATERIALS BELOW TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS.
TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.
PROVIDE A PLANTING HOLE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL.

NTS.



REMAINING SHRUBS FILLED IN BEHIND FRONT SHRUBS
LAYOUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. ALLOW BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.

LARGE PALM STAKING PLAN

(I.E. ROYAL PALMS, DATE PALMS, MULTI-TRUNK PALMS)

NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY ONE YEAR FOR PALMS.

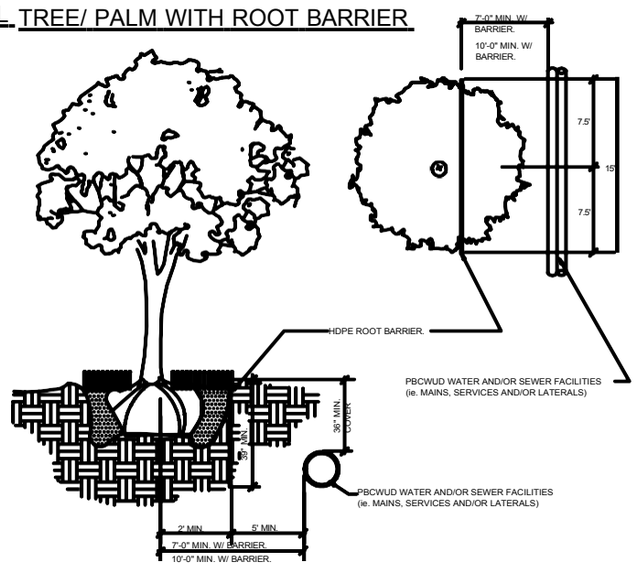
(4) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
OUTSIDE EDGE OF PLANTING SAUCER.
(4) WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
PALM TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

GROUNDCOVER DETAIL

NTS.

1" OF SHREDDED MELALEUCA MULCH (OR EQUAL) PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.
2" OF 1/4" MULCH PLACED ON TOP OF TILLED SOIL. TILL MULCH 2"-4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING.
TILL SOIL TO A MINIMUM DEPTH OF 4" BELOW THE EXISTING SOIL LEVEL.
EXISTING SOIL.

SMALL TREE/ PALM WITH ROOT BARRIER



NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTLITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10') TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

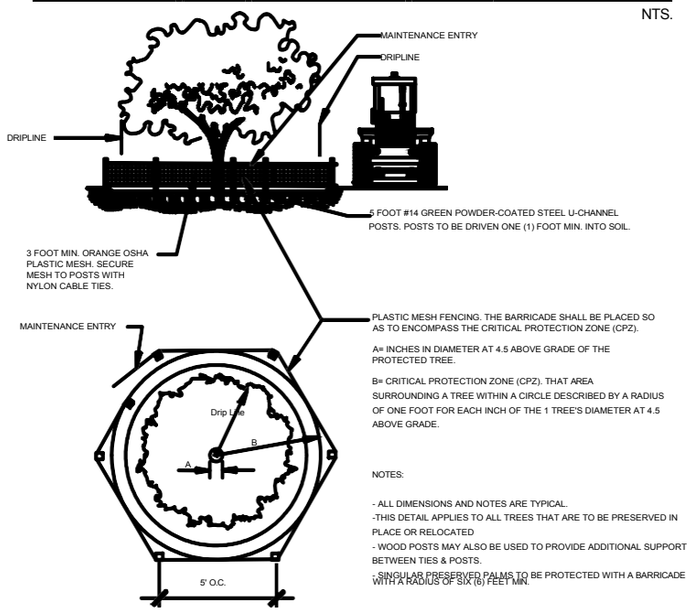
SHRUB PLANTING DETAIL

NTS.

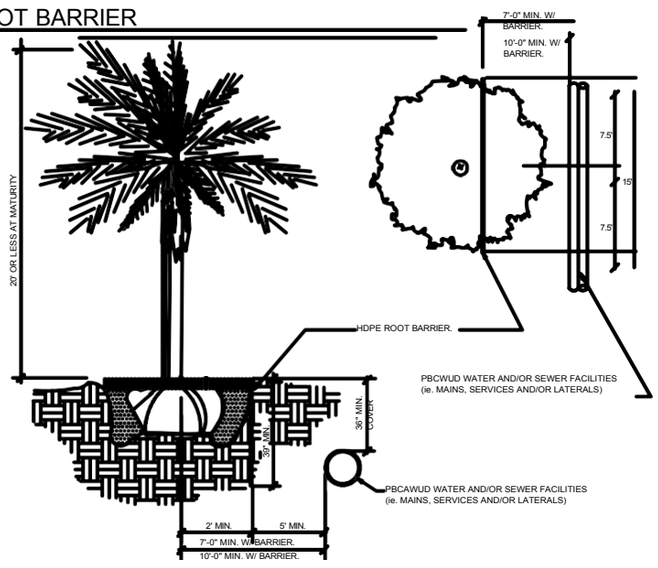
PLANT ROOTBALL MINIMUM OF 1" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE.
REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
COVER WITH 3" MAXIMUM OF MELALEUCA MULCH OR EQUAL. PULL MULCH AWAY FROM STEM OF SHRUB A MINIMUM OF 3".
PROVIDE 3" PLANTING SAUCER.
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
GENTLY COMPACT BOTTOM OF PLANTING HOLE, AND WATER JET TO MINIMIZE PLANT SETTLING.
PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

PRESERVED TREE PROTECTION DETAIL

NTS.



CANOPY TREE / LG. PALM / WITH ROOT BARRIER ROOT BARRIER



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTLITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10') TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

LANDSCAPE SCHEDUL

NATIVE	QTY	CODE	BOTANICAL
*	15	PE	Pinus elliottii
*	15	SP	Sabal palmetto
*	55	CHR	Chrysobalanus icaco
		SOD	Stenotaphrum secun

LANDSCAPE NO

-A PRE-CONSTRUCTION MEETING WITH CITY
-STRUCTURAL ELEMENTS AND HARDSCAPE TO BE UTILIZED FOR LOCATION OF LIVING PL ANY STRUCTURAL SITE FEATURES INCLUDIN
-TREE REMOVAL/RELOCATION PERMIT FROM
-CONTRACTOR SHALL ACQUIRE ALL APPLICA RELOCATION, AND/OR INSTALLATION OF LAN PRIOR TO STARTING WORK. LANDSCAPE ARC CONTRACTOR SHALL BE RESPONSIBLE FOR PRIOR TO RECEIPT OF PERMIT.
-ANY PLANTING WITHIN THE SIGHT TRIANGLE
-ALL UTILITY BOXES/STRUCTURES INCLUDING AS PER PARTICULAR MUNICIPALITY REQUIRE
-IRRIGATION IS REQUIRED & SHALL PROVIDE
-ALL PVC RISERS MUST BE PAINTED FLAT BLA
-ALL PROPOSED PLANT MATERIAL SHALL CON
-TREES SHOWN ON THIS PLAN ARE FOR GRA ATTEMPT TO ACCOMPLISH THAT SPACING W **AVOID CONFLICTS WITH DRIVEWAYS AND AVOID CONFLICTS WITH DRIVEWAYS AND PLANTING DETAILS SHOWN HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIE LAKE MAINTENANCE EASEMENTS. REFER TO
-ALL TREES TO BE INSTALLED TEN FEET MIN. ARISES, LA TO BE CONTACTED PRIOR TO INS
-ALL TREES DESIGNATED AS SINGLE TRUNK BRANCH DISTRIBUTION. TREES WITH BARK LEADER CIRCLING AND/OR PLUNGING ROOTS ANY TREE WORK WILL REQUIRE PERMITTING
-ALL PALMS TO BE INSTALLED SIX TO EIGHT CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INST HYDRANTS, AND LIFT STATIONS. IF A TEN FO BARRIER SYSTEM. REFER TO THE ROOT BAR
-LARGE CANOPY TREES, LARGE OR EXOTIC MAIN AND/OR SERVICE, HYDRANTS, AND LIFT WITH AN APPROVED ROOT BARRIER SYSTEM.
-IN THE CASE OF DISCREPANCIES, PLANS TA
-ALL PROPOSED HEDGES TO BE CONTINUOU
-LANDSCAPE CONTRACTOR TO CONTACT LAN BE MADE WITHOUT POMPANO BEACH APPRO
-LANDSCAPE CONTRACTOR RESPONSIBLE FO
-REMOVAL OF EXISTING VEGETATION IS RES
-RELOCATION OF EXISTING VEGETATION (IF
-HEIGHT OF TREES MAY HAVE TO BE LARGER
-CONTAINER SIZE PROVIDED BY LANDSCAPE SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT
-ALL TREE TRIMMING SHALL BE DONE IN ACC OF A BCMA OR ASCA REGISTERED CONSULTI
-ALL EXISTING LANDSCAPE INCLUDING BUT N DURING CONSTRUCTION SHALL BE RESTORE
-ALL OWNERS OF THE LAND OR THEIR AGENT

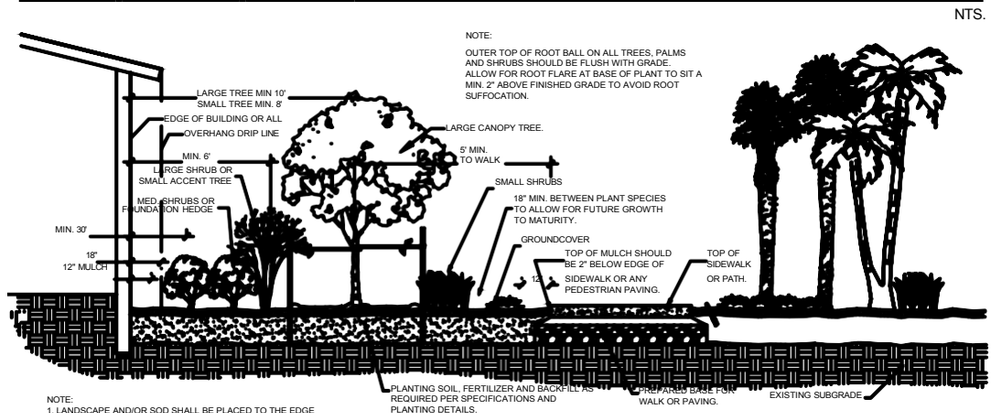
MAINTAIN 12" AT PLANT
BED EDGE

BETWEEN SHRUB MASSES,
AS SHOWN

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

TYPICAL PLANTING DIAGRAM

NTS.



NOTE:
OUTER TOP OF ROOT BALL ON ALL TREES, PALMS AND SHRUBS SHOULD BE FLUSH WITH GRADE. ALLOW FOR ROOT FLARE AT BASE OF PLANT TO SIT A MIN. 2" ABOVE FINISHED GRADE TO AVOID ROOT SUFFOCATION.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

INSTALLATION

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA
-ALL TREES IN LAWN AREAS TO HAVE A 24"
TREES INSTALLED WITHIN PARKING ISLANDS
-PLANTING SOIL FOR TOPSOIL AND BACKFILL
DEBRIS, WEEDS, ROCKS AND HAVING A pH BE
-TREE & SHRUB PITS WILL BE SUPPLEMENTE
MANUFACTURER'S STANDARD CONTAINERS
-ALL ROAD ROCK, CONCRETE, ASPHALT AND
AND BE REPLACED WITH PLANTING SOIL PRI
-ALL PLANT MATERIAL SHALL RECEIVE A MINI
-ALL GROUNDCOVER SHALL BE INSTALLED AT
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUY
-ALL PLANTING TO BE DONE IN ACCORDANCE

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED/P
TOPSOIL & CONFORM TO CURBS & PLANTERS
-ALL AREAS MARKED "SOD" SHALL BE SOLID
-PROVIDE A 2" DEEP BLANKET OF PLANTING
SURFACE. EXCAVATE (SUB) NON-CONFORMI
SOD IN THE CASE OF SOD PATCHING.

-PLACE SOD ON MOISTENED SOIL WITH EDGE
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY
TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER
-EXCAVATE AND REMOVE EXCESS SOIL SO T

N

SITE LOCATION

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED
QUADPLEX
DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

LOCATION MAP

1"=1000'

SHEET TITLE
LOCATION MAP

DATE
04/24/2026

SCALE



0 1000' 2000'

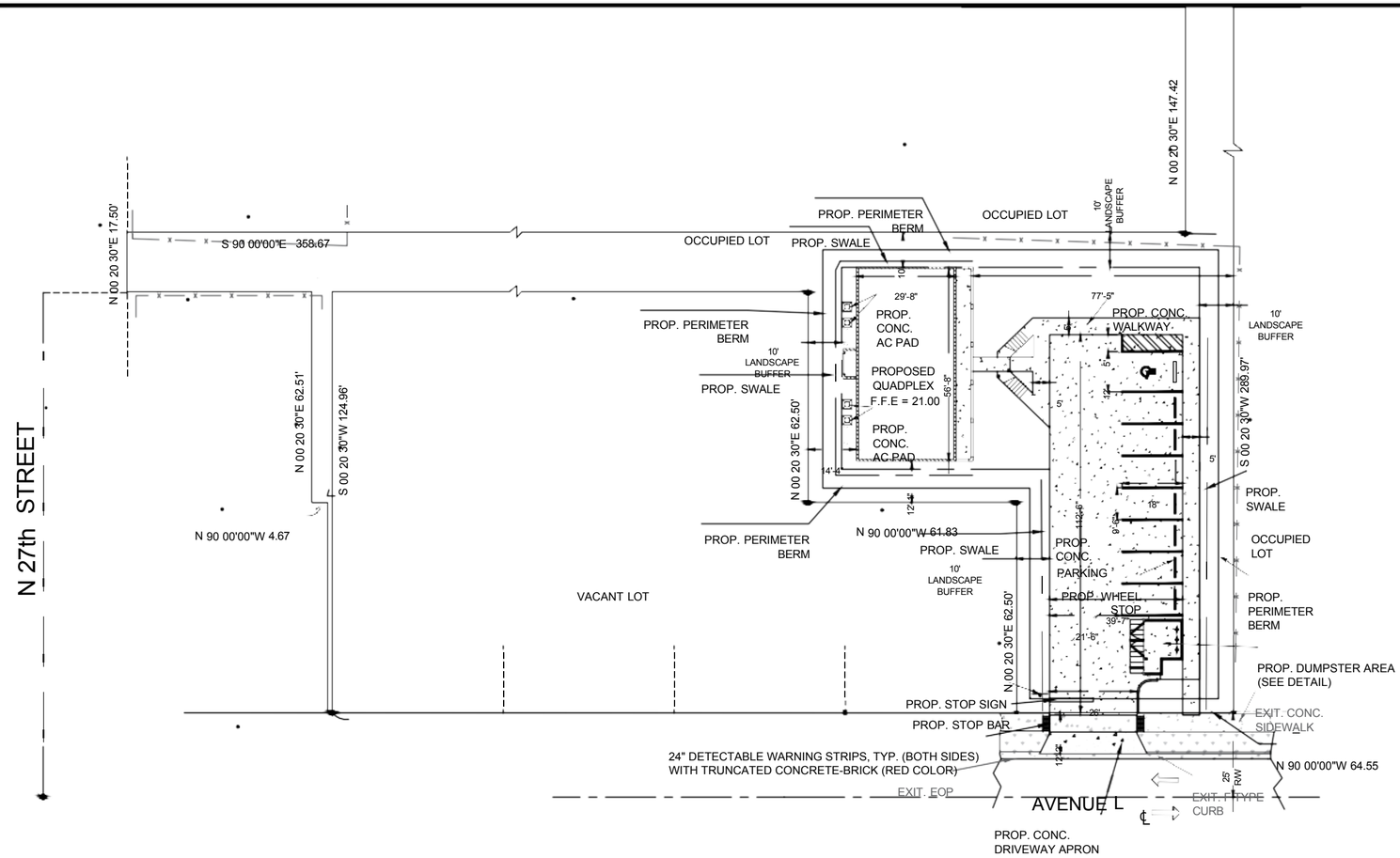
C-101

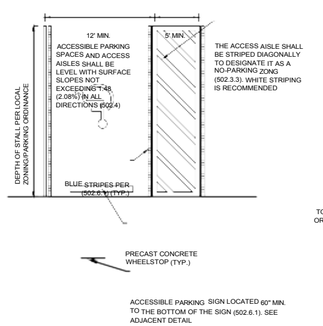
SHEET

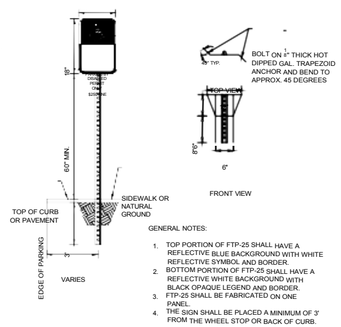
DRAWN BY
L.S

Professional Civil Engineering & Drainage Design Since 2009
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

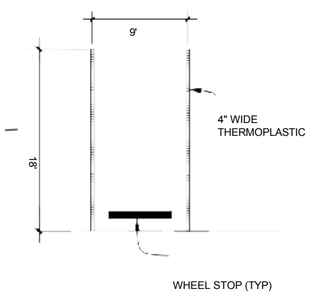
Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://arteengineering.net/
(772) 203-0664
smithlandel@outlook.com







HANDICAP PARKING STALL & SIGN DETAIL
N.T.S.



TYPICAL PARKING DETAIL
N.T.S.

LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY EASEMENT (UE)
- PROPERTY BOUNDARY
- ROAD CENTERLINE ℄
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT
- SODDED AREA
- PROPOSED CONCRETE
- PROPOSED BUILDING

SITE DATA:

STREET ADDRESS: 2502 AVENUE L, FORT PIERCE, FL 34947
LEGAL DESCRIPTION: GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/WAS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT,TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB ANDLESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)
PARCEL ID: 2404-608-0103-000-4
ZONING: MEDIUM DEN R-4
FEMA FLOOD ZONE: X
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

2 STORY BUILDING 25' IN HEIGHT

INTERIOR LOT
MINIMUM BUILDING SETBACK REQUIRED
FRONT: 25 FEET
SIDE YARD: 6 FEET
REAR YARD: 5 FEET

TOTAL AREA	= 0.43 ACR (18,778 SQ FT) (100%)
~~PROP. BUILDING~~	~~= 2,042 SQ FT (0.05 ACR) (10.87%)~~
PAVEMENT/SIDEWALK/CONC.	= 5,200 SQ FT (0.12 ACR) (27.69%)
TOTAL IMPERVIOUS	= 7,242 SQ FT (0.17 ACR) (38.56%)
PERVIOUS	= 11,536 SQ FT (0.26 ACR) (61.44%)

TOTAL PARKING
7 REGULAR SPACES
1 ADA ACESSIBLE SPACE
8 TOTAL

THE PROPOSED CONSTRUCTION HAS BEEN DESIGNED TO BE CONSTRUCTED SO THAT THE DIVERSION OF POST DEVELOPMENT STORMWATER RUNOFF AND OTHER SURFACE WATERS SHALL NOT RESULT IN FLOODING OR DAMAGE TO ADJACENT PROPERTIES, IN ACCORDANCE WITH SECTION 103-203(B), OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

N

Art of Engineering
NO. REVISIONS DATE

Landel A. Smith

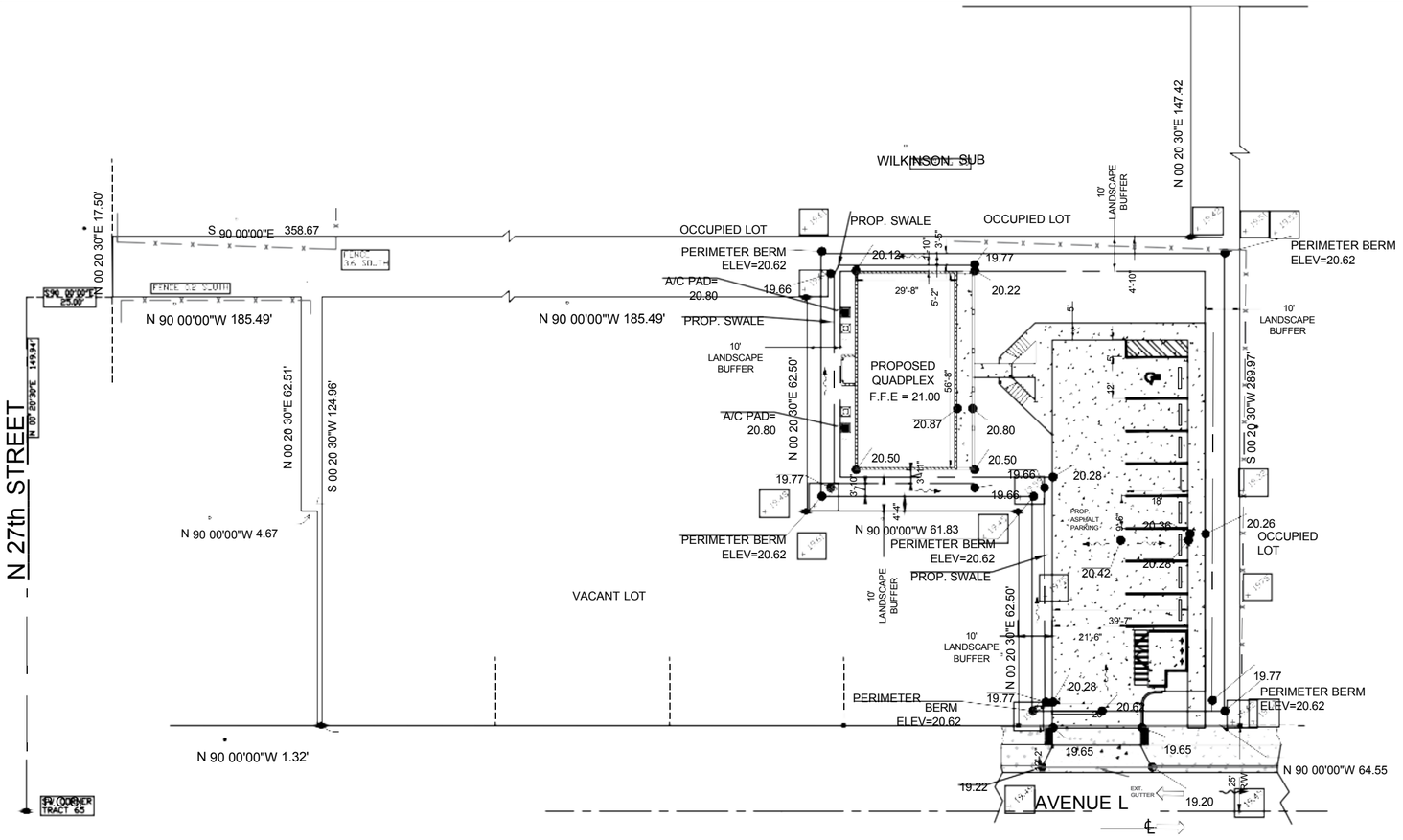
PERMITS REQUIRED
■ CITY OF FORT PIERCE

PERMIT#

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE: PROPOSED SITE PLAN
DATE: 04/24/2026
SCALE: 1"=20'
DRAWN BY: L.S
SHEET: C-102



LEGEND

20.27 PROPOSED GRADES

EXISTING GRADES

PROPOSED DRAINAGE FLOW

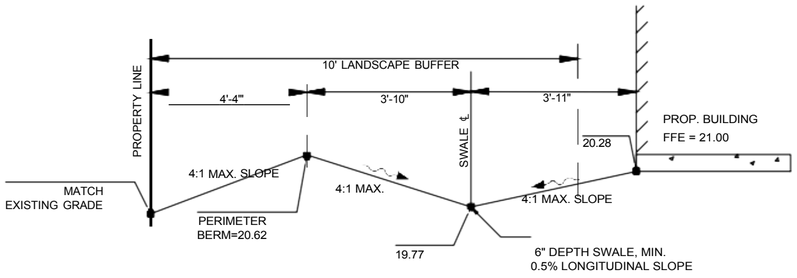
~~DRAINAGE STATEMENT:~~

THIS SITE HAS BEEN DESIGNED TO RETAIN THE RUNOFF GENERATED FROM A 25 YEARS 3-DAY, 0 DISCHARGE, RAIN EVENT. SEE DRAINAGE REPORT FOR CALCULATIONS AND FURTHER DETAILS.

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

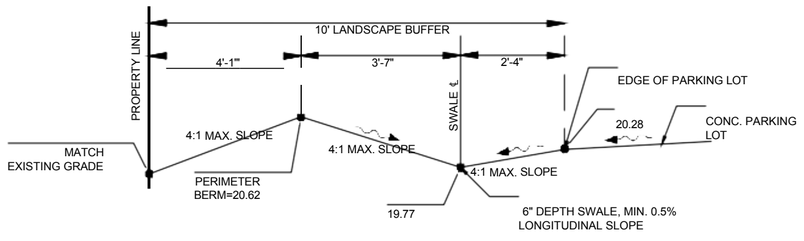
ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

ALL SIDEWALK GRADES ACROSS DRIVEWAY MUST BE ADA COMPLIANT WITH 2% MAX CROSS SLOPE



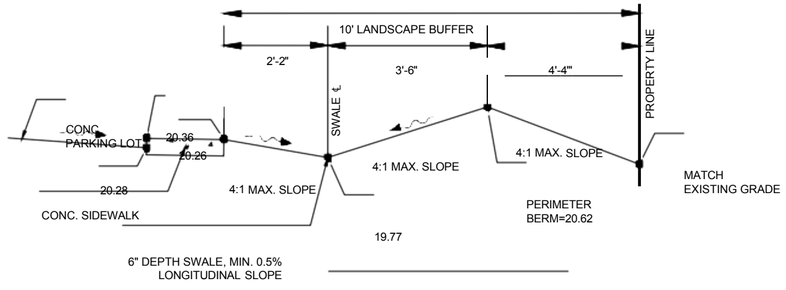
TYPICAL SWALE DETAIL 1

N.T.S



TYPICAL SWALE DETAIL 2

N.T.S



TYPICAL SWALE DETAIL 3

N.T.S

N

Art of Engineering

Landel A. Smith

PERMITS REQUIRED

■ ~~CITY OF FORT PIERCE~~

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

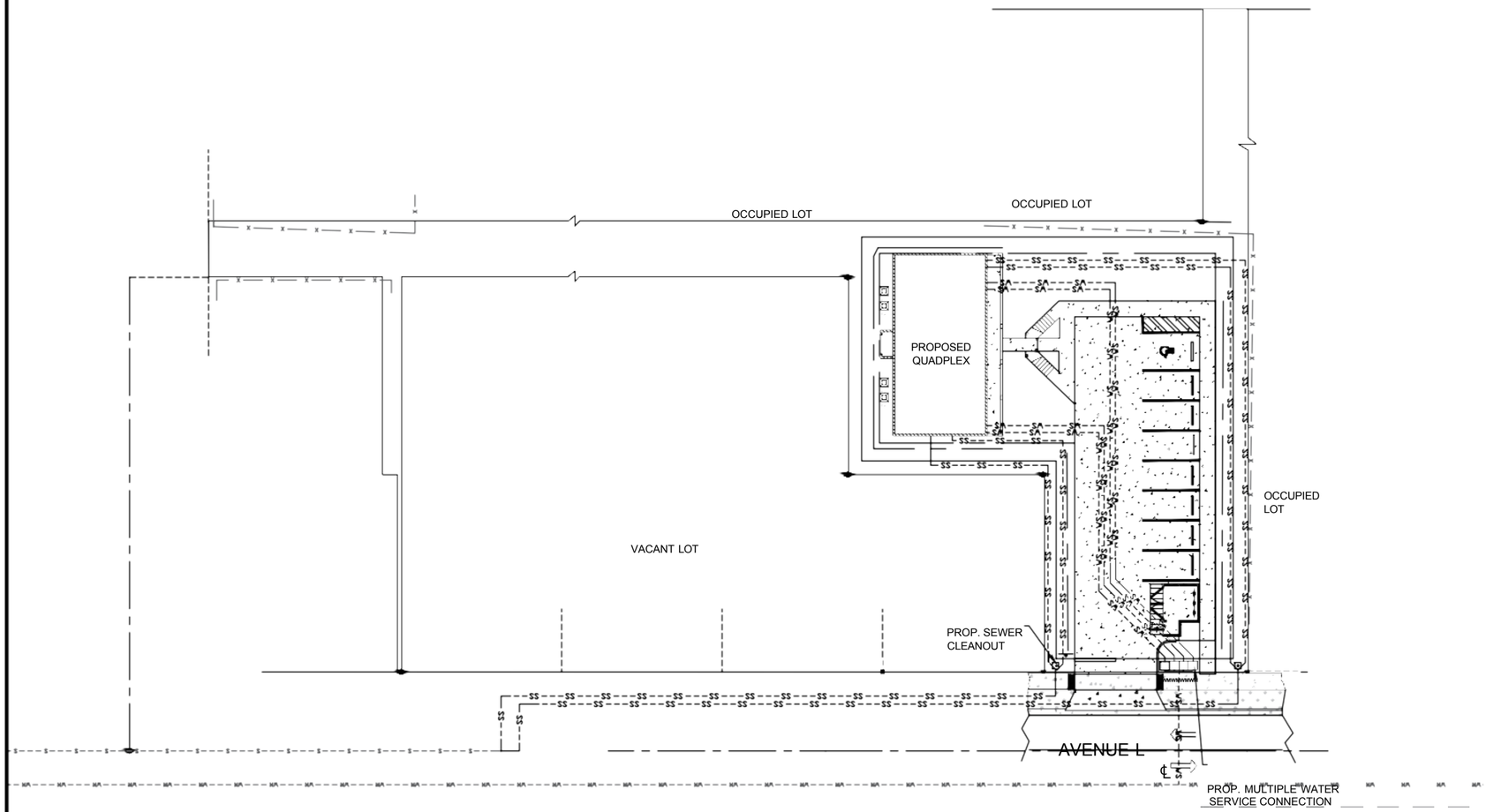
SHEET TITLE
DRAINGE & GRADING PLAN

DATE
04/24/2026

SHEET
C-103

SCALE
1"=20

DRAWN BY
L.S



LEGEND

PROPOSED PVC WATER SERVICE LINE

PROPOSED PVC SANITARY SEWER SERVICE

EXISTING 6" FPUA WATER MAIN

EXISTING 8" FPUA SEWER MAIN

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-5 AND C-6

FPUA ELECTRIC, WATER AND SEWER SERVICE.

NOTE: ELECTRIC CONNECTION SHALL BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH FPUA. SEE ELECTRICAL RISER DIAGRAM (SEE ARCHITECTURAL PLANS)

A CITY OF FORT PIERCE R/W PERMIT SHALL BE OBTAINED FROM THE FORT PIERCE ENGINEERING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE N. 16TH STREET AND AVENUE M R/W.

N

Art of Engineering

Landel A. Smith

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

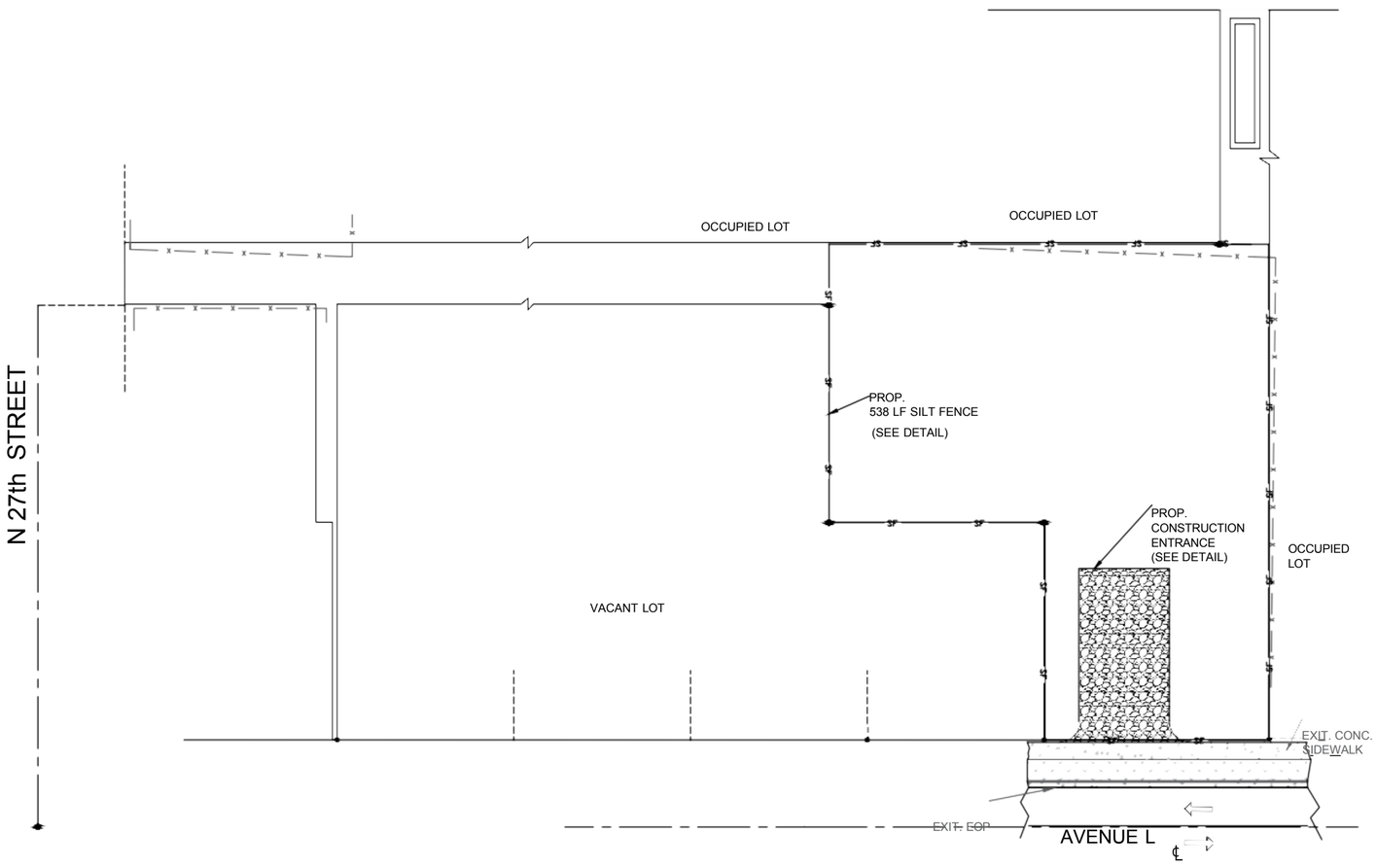
SHEET TITLE
PROPOSED UTILITY PLAN

DATE
04/24/2026

SCALE
1"=20'

SHEET
C-104

DRAWN BY
L.S



SITE DEMOLITION & EROSION CONTROL NOTES

(1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.

(2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.

(3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SJRWMD AND FDOT.

(4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.

(5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.

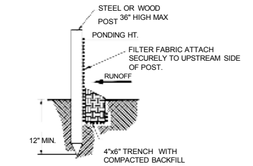
(6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

(7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.

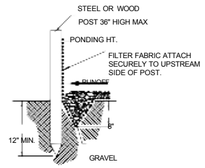
(8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY
CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

(9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.

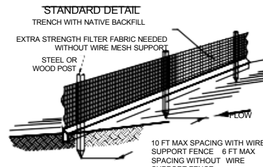
CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.
1- INSTALL SILT FENCE PER DETAIL SHOWN;
2- PROTECT ALL WATER, SEWER MAIN PIPING;
3- THE PERMITTEE SHALL NOTIFY, THE CITY ENGINEERING DEPARTMENT AT LEAST
TWO WORKING DAYS BEFORE THE FOLLOWING:
(1) START OF CONSTRUCTION;
(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;
(3) COMPLETION OF SITE CLEARING;
(4) COMPLETION OF ROUGH GRADING;
(5) COMPLETION OF FINAL GRADING;
(6) CLOSE OF THE CONSTRUCTION SEASON;
(7) COMPLETION OF FINAL LANDSCAPING.



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

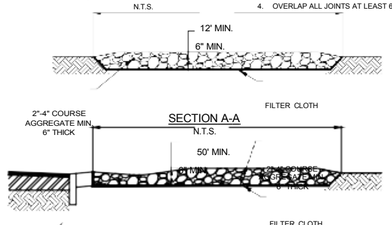


ALTERNATE DETAIL
TRENCH WITH GRAVEL



NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE PONDING EFFICIENCY.
4. OVERLAP ALL JOINTS AT LEAST 6 FEET.

SILT FENCE DETAIL
N.T.S.



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 A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE DETAIL
N.T.S.

N

Landel A. Smith
Art of Engineering

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

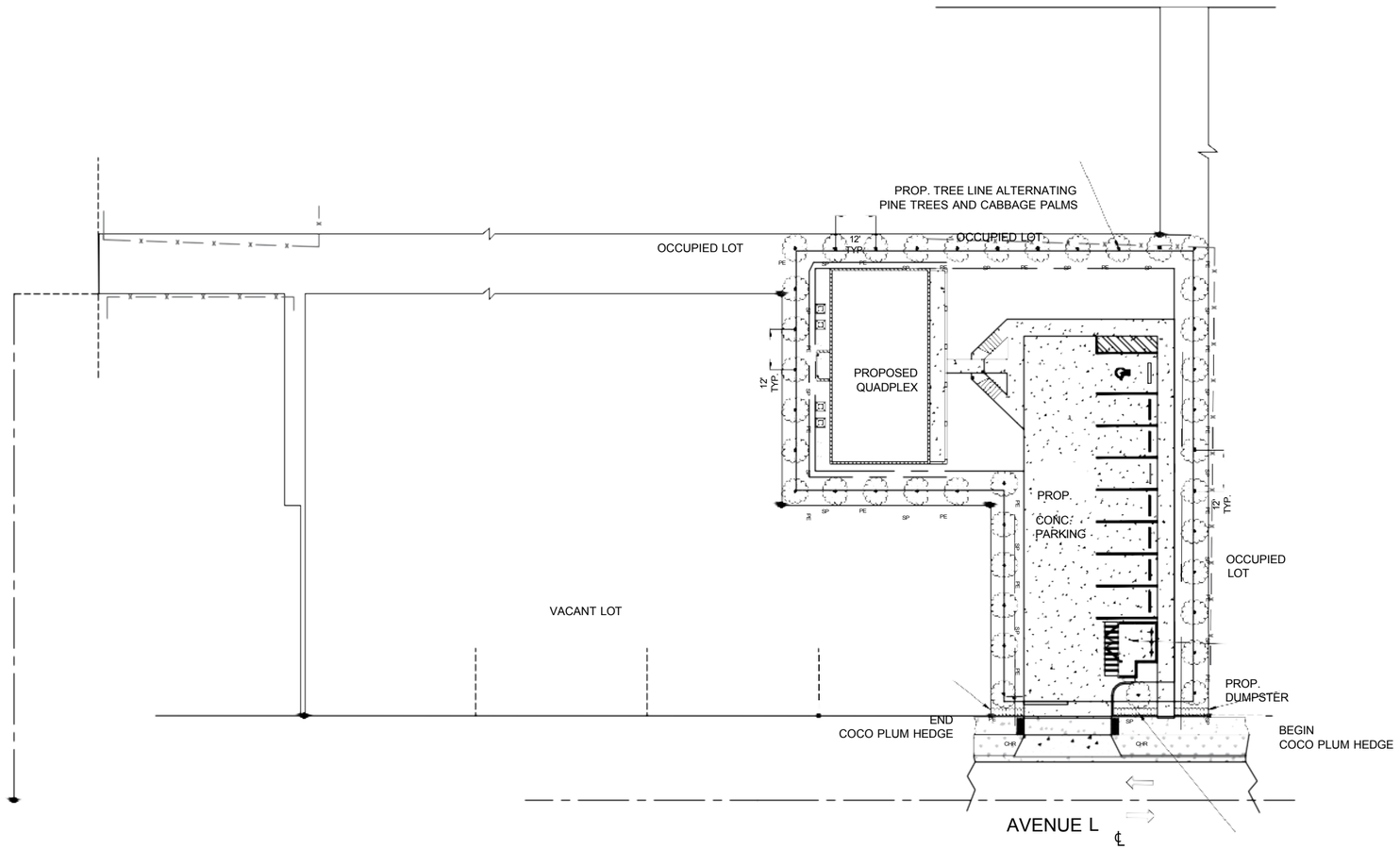
SHEET TITLE
EROSION CONTROL PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-105



COCO PLUM HEDGE
35" HEIGHT SPACED
36" ON CENTER

10' LANDSCAPE BUFFER ALONG AVE L
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:

- COCO PLUM QUANTITY = 15 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 19 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 19 TOTAL
- GROUND COVER = GRASS / SOD

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

15' LANDSCAPE BUFFER ALONG N 16TH STREET AND AVE M
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 55 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 15 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 15 TOTAL (SEE SPECS NEXT PAGE)
- GROUND COVER = GRASS / SOD

N

Art of Engineering
Civil Engineering & Design
Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
LANDSCAPE PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY

SHEET
C-106

L.S

FORT PIERCE UTILITIES AUTHORITY

WATER DISTRIBUTION NOTES

1. ALL CONSTRUCT/ON MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH ANO SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 ANO 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-11O/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 ANO THE CITY, COUNTY, FOOT. 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 DEV/ATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FOOT ENGINEER.
9. THE CONmACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FOOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCT/ON.
10. A PRE-CONSTRUCT/ON CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, ANO CITY/ COUNTY/FOOT 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/FOOT 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 ANO PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED ANO DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.
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, ANO 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 IDENTIFCATION TAPE WITH •wATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UT/LITES 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) ANO 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

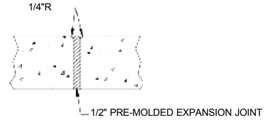
23. PRIOR TO ANY TESTING, ALL MAINS 6• IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENT/ALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAIINTAINED 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 EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 1 0 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MEGHAN/CALLY 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 MEGHAN/CALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

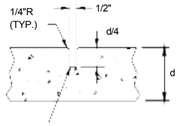
1. ALL CONSTRUCTION MATERIAL, INSTALLATION ANO TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL 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 CONS/SITING 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 MECHAN/CALLY 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/FOOT 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/FOOT 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 COMMMENCING 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-11O/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 UT/LITES 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.

FORT PIERCE UT/

1. ALL CONSTRUCTION **MA** SPECIFICATIONS OF THE
2. GRAVITY SEWER MAIN S GRAVITY SEWER MAIN S AND SHALL CONFORM
3. THE MANHOLE BASE SH COMPACTED BASE FOU A FIRM AND SUITABLE
4. WASTEWATER LINES SH AND CONSTRUCTION SV REQUIRED BY FPUA ENi AREAS FALL WITHIN THE MENTS SHALL NOT BE AGENCY.
5. A 1% MINIMUM SLOPE
6. THE CONTRACTOR SHAL OF PIPE SIZES, LOCATIO ANY FITTINGS, FINAL RIA INFORMATION NECESSAR
7. MAINTAIN SIX FEET ANC AND SEWER MAINS AS ,
8. WASTEWATER FORCE MA UNDER WATER MAINS W THE INVERT OF THE UP POSSIBLE. WHERE THIS ARRANGED SO THAT THI FROM THE POINT OF CR (DIP) AT THE CROSSING. SEPARATION OF 10 FEEJ OF THE CROSSING MUS! MUST BE MAINTAINED AT
9. A PRE-CONSTRUCTION COUNTY/FOOT SHALL BE
10. NO FIELD CHANGES 01 FPUA/CITY/COUNTY/FDC
11. TRAFFIC CONTROL, BARI OF TRANSPORTATION ST.
12. CONTRACTOR SHALL NO COMMMENCING CONSTRL
13. WASTEWATER FORCE MA AND SHALL BE CLASS
14. WASTE.WATER FORCE MA
15. FITTINGS SHALL BE DU AND INTERIOR EPOXY C
16. WASTEWATER FORCE MA WIRE (GREEN IN COLOR TAPE MARKED "SEWER"
17. MINIMUM COVER SHALL REQUIRE PRIOR APPROV IRON PIPE.
18. EACH SERVICE LATERAL 3M CORPORAT/ON, OR A
19. ALL MANHOLES SHALL
20. THE CONTRACTOR SHAL



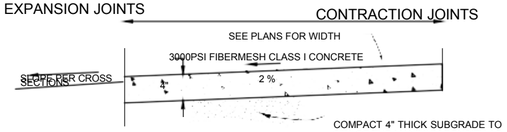
MATERIAL (PROVIDE RECYCLED RUBBER MATERIAL FILLER)



3/16" SAW CUT JOINT MAYBE SUBSTITUTED

EXPANSION JOINTS

CONTRACTION JOINTS



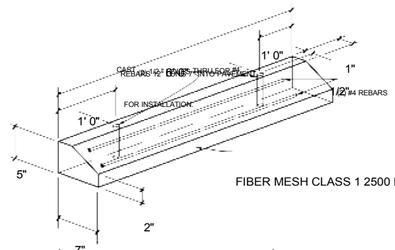
COMPACT 4" THICK SUBGRADE TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99

NOTES:

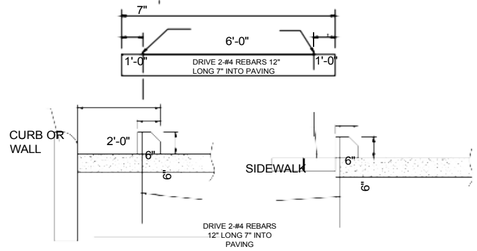
1. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
2. PROVIDE CONTRACTION JOINTS EQUAL TO WIDTH OF 6' SIDEWALK AND 5' CENTER TO CENTER ALL OTHERS.
3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.
4. FIBERMESH TO BE INCLUDED WRITHEN CONCRETE MIX.

TYPICAL SIDEWALK DETAIL

N.T.S.



FIBER MESH CLASS 1 2500 PSI CONCRETE

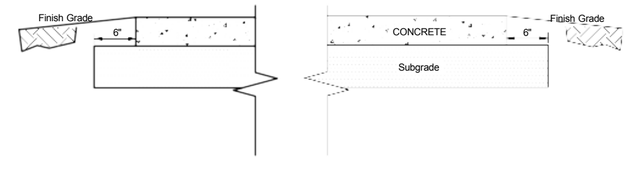


CURB OR WALL PRESENT
(OR PARKING STALL 18' OR GREATER IN LENGTH)

SIDEWALK FLUSH WITH PAVEMENT
(PARKING STALL 16' IN LENGTH)

TYPICAL WHEEL STOP

N.T.S.



MATERIALS

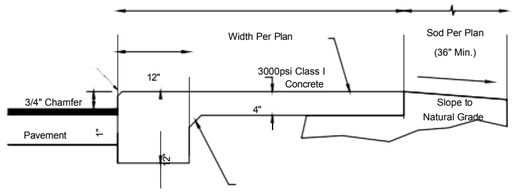
SURFACE COURSE: 6" Concrete Pavement, 4000 PSI Concrete with 10'X10' Construction Joints and "FIBERMESH" as specified by the manufactures recommendations or 6x6x10 wire reinforcement

SUBGRADE: 12" Thick Stablized Subgrade (FBV 75) Density shall be 98% Maximum as Determined by AASHTO T-180 Method

SURFACE COURSE AND SUBGRADE CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL BE ACCORDING TO FDOT STANDARD PLANS INDEX 330-001 AND DESIGN STANDARD INDEX 515/516

TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.





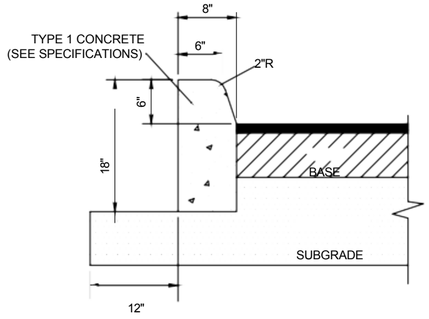
1/2" Pre-molded Expansion Joint Material

3/16" x 1 1/2" Deep Saw Cut Joint Maybe Substituted

NOTES:

1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.

N.T.S.

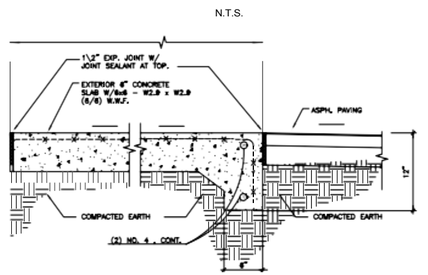


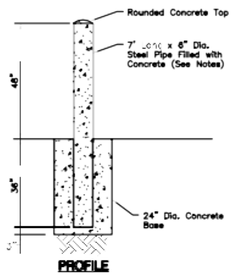
SECTION VIEW

NOTES:

1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

N.T.S.

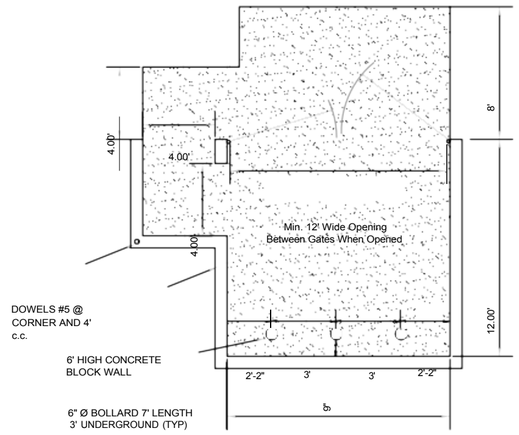




PROFILE

NOTES:

1. The minimum wall thickness of the pipe shall be 0.156".
2. All posts shall have 2 coats of primer and 2 coats of Yell w top coat, unless otherwise noted.
3. The primer c at shall meet the requirements of FDOT 971-5.
4. All concrete shall be FDOT class 1.



DUMPSTER DETAIL

N.T.S.

N

Landel A. Smith

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
SITE DETAILS

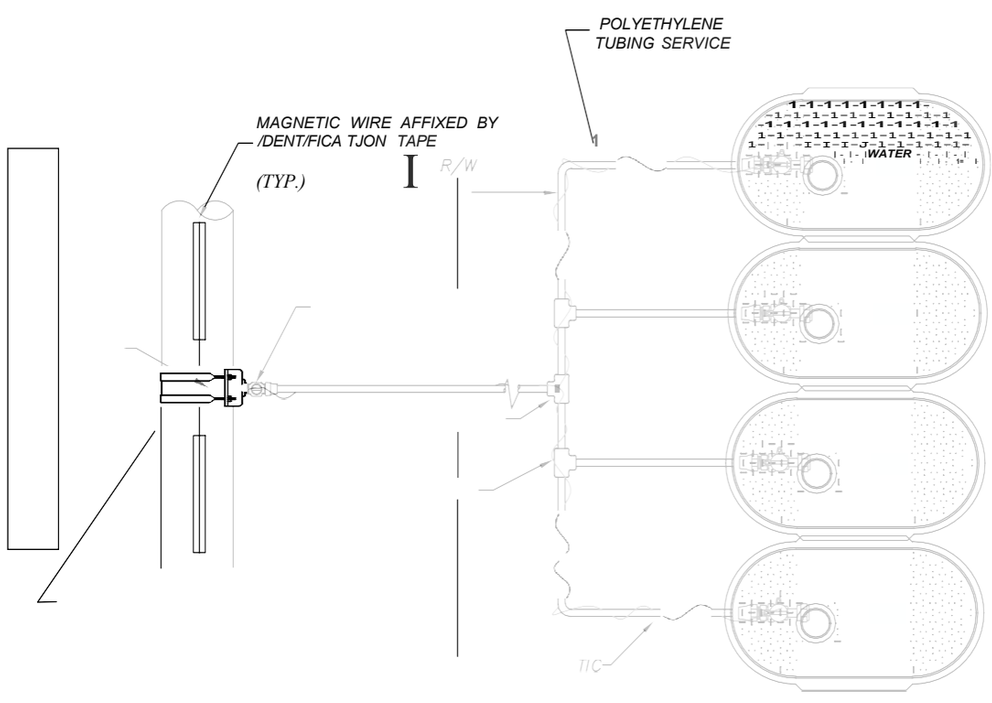
DATE
04/24/2026

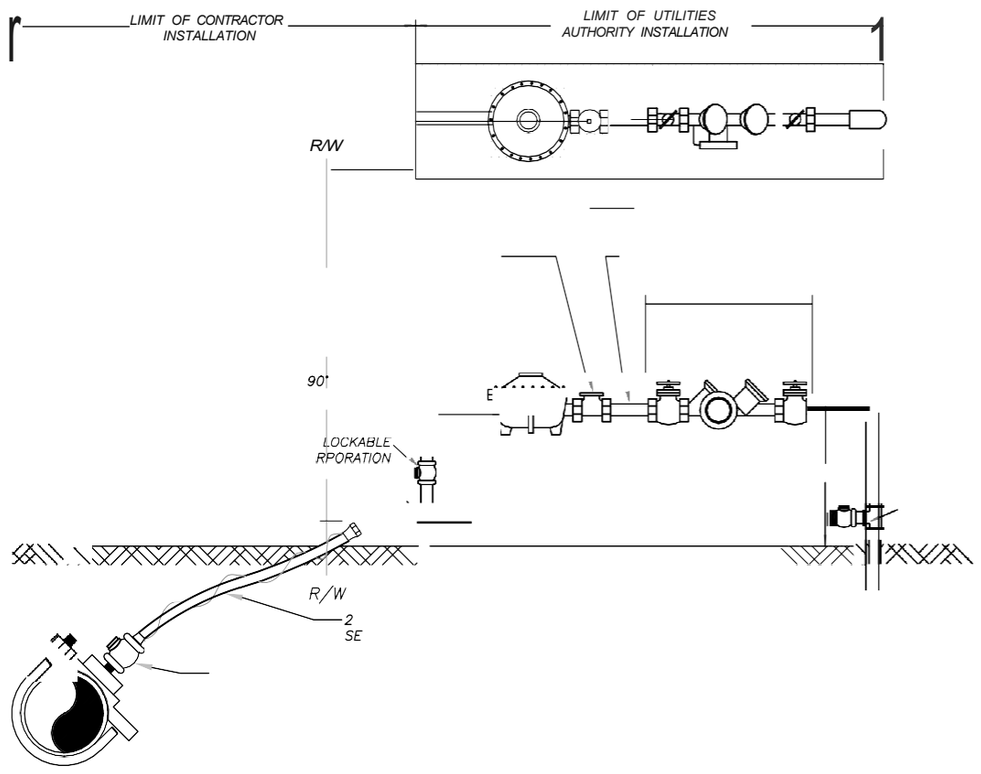
SCALE
N.T.S

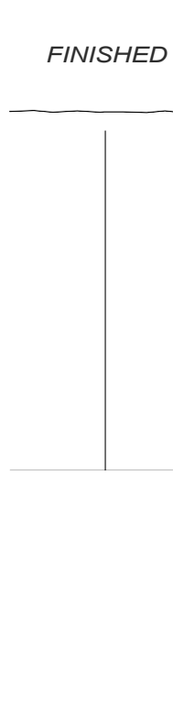
DRAWN BY

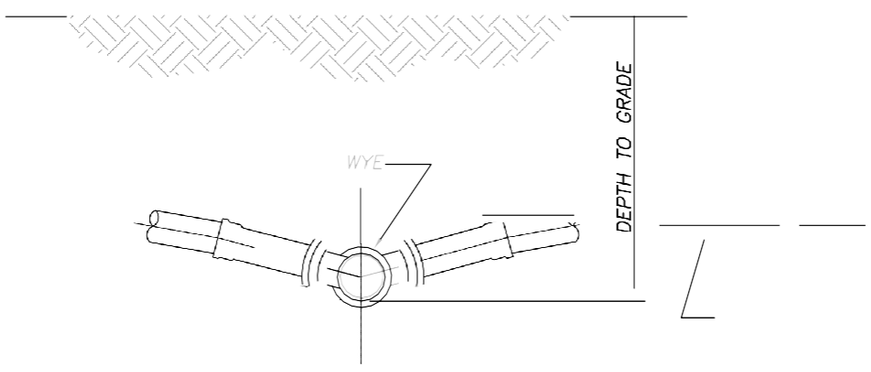
SHEET
C-501

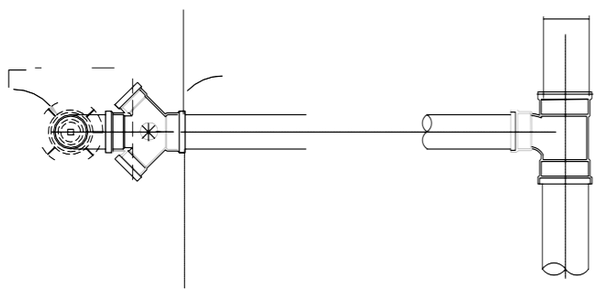
L.S


POLYETHYLENE
TUBING SERVICE
MAGNETIC WIRE AFFIXED BY
/DENT/FICA TJON TAPE
(TYP.)
R/W
WATER
TIC

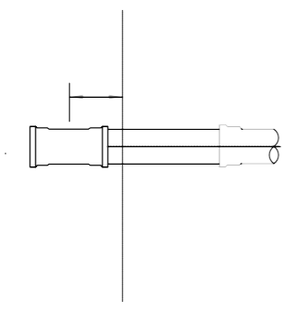

LIMIT OF CONTRACTOR
INSTALLATION
LIMIT OF UTILITIES
AUTHORITY INSTALLATION
R/W
90'
LOCKABLE
RPORATION
R/W
2
SE

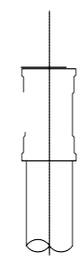

FINISHED

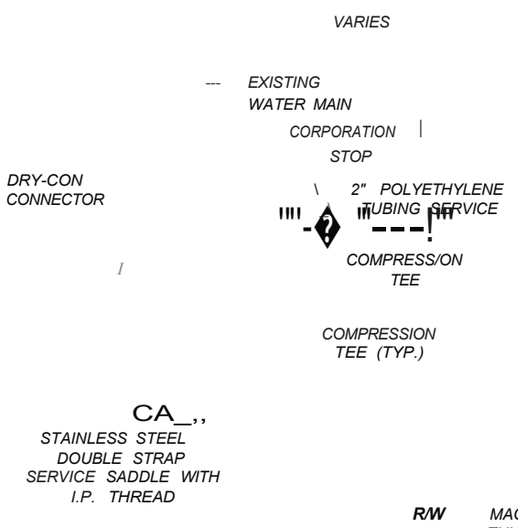

DEPTH TO GRADE
WYE

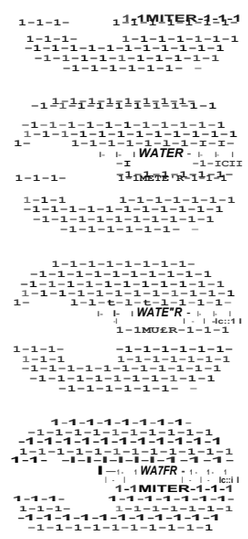












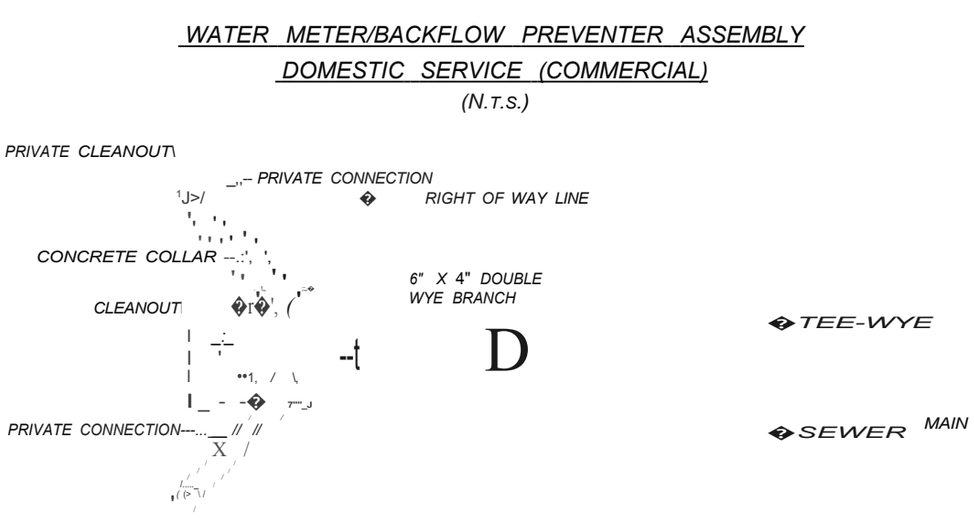
'(-:-;BETER BOX
BY CONTRACTOR
DFW PLASTICS, INC.
DFW1219-10-AF.JMF SMALL

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.
.J. 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.)

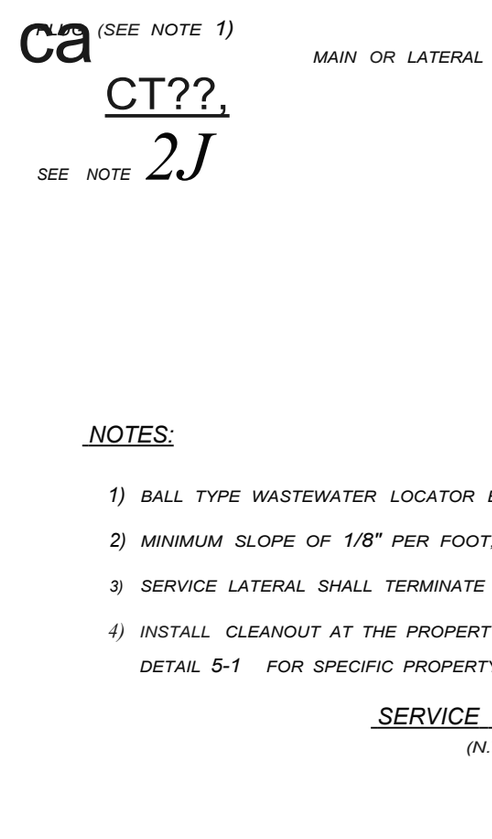


NOTES:

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

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)

(N.T.S.)

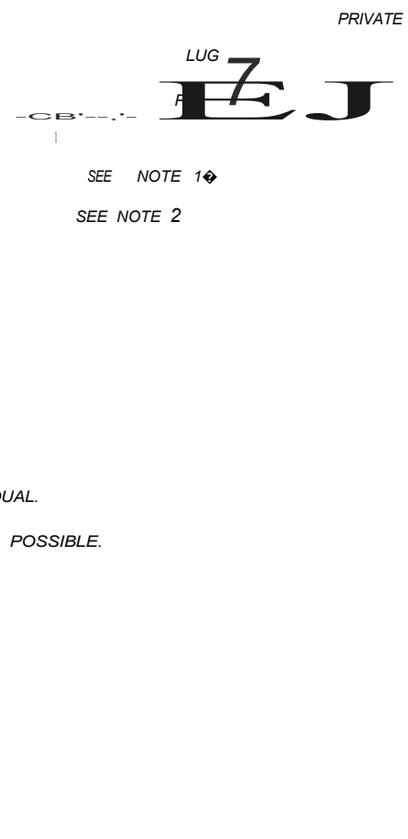


NOTES:

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 5-1 FOR SPECIFIC PROPERTY LAYOUT.

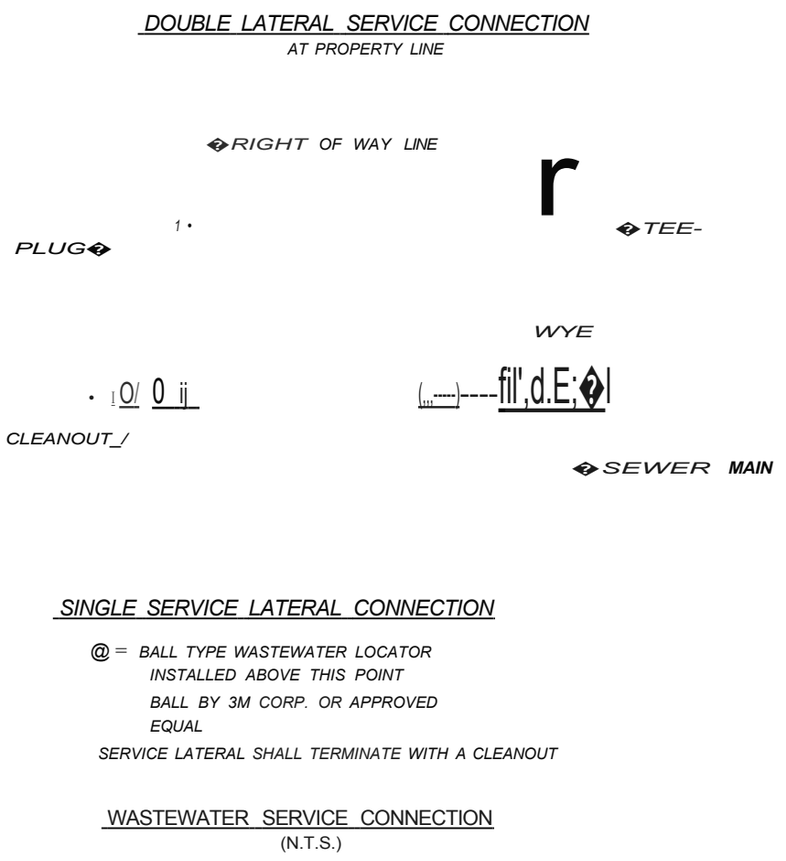
SERVICE CONNECTION

(N.T.S.)



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

WASTEWATER SERVICE CONNECTION

(N.T.S.)



SMALL PALM STAKING PLAN

NTS.

(I.E. FAN PALMS, BOTTLE PALMS, ANY PALM UNDER 8' C.T., ETC.)
NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

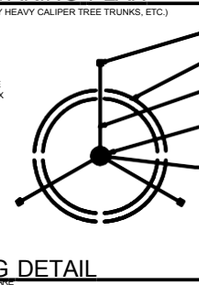
(3) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
OUTSIDE EDGE OF PLANTING SAUCER.
(3)WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
PALM OR TREE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING/LEANING DIRECTIONS EXIST FOR PALMS.

LARGE TREE STAKING PLAN

(I.E. LIVE OAKS, DAHOON HOLLIES, ANY HEAVY CALIPER TREE TRUNKS, ETC.)

NTS.

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES.

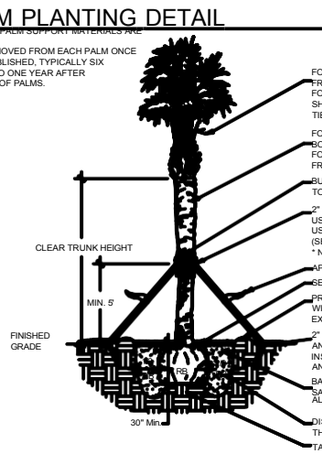


(5) 2" X 2" WOOD STAKES. SET STAKES OUTSIDE PLANTING HOLE ZONE A MIN. OF 2'.
OUTSIDE EDGE OF PLANTING SAUCER.
FLEXIBLE NON-ABRASIVE GUYING MATERIAL TO BE ATTACHED TO STAKE AND TREE.
WRAP TRUNK WITH FLEXIBLE GUYING MATERIAL ABOVE FIRST LATERAL BRANCH. ALLOW FOR NATURAL SWAYING OF TREE.
REE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

PALM PLANTING DETAIL

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS.

NTS.

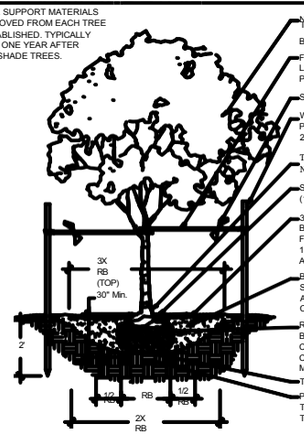


FOR BARE ROOT, FIELD DUG, OR BALL AND BURLAP SPECIMEN PALMS: FRONDS SHALL REMAIN TIED FOR 3 MONTHS AFTER PLANTING. FOR CONTAINER GROWN TREES: SHIPPING FROND TIES MAY BE REMOVED AFTER INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.
FOR BOOTED TRUNK PALMS, TRUNKS SHALL HAVE CLEAN INTACT BOOTS FIRMLY ATTACHED TO THE PALM TRUNK. FOR SLICK TRUNK PALMS, TRUNK SHALL BE CLEAR AND FREE FROM DEFECTS AND SCARS.
BURLAP WRAP TRUNK WITH 5 LAYERS OF BURLAP UNDER BRACES, TO PROTECT TRUNK.
2" X 4" BATTEN BLOCKS WITH 2" X 4" WOOD STAKING BRACES. USE STEEL BANDING TO WRAP BLOCKS AROUND PALM TRUNK. USE 20D NAILS TO NAIL ANCHOR BLOCKS TO STAKING BRACES (SEE STAKING PLANS FOR NUMBER OF REQUIRED BRACES). * NO NAILS SHALL PIERCE THE PALM TRUNK.
APPLY SAFETY FLAGGING TO STAKING.
SET PALM ROOT BALL AT FINISHED GRADE.
PROVIDE A 3" BERMED SAUCER ABOVE THE FINISHED GRADE WITH A 3" LAYER OF MELALEUCA MULCH (OR EQUAL). EXTEND MULCH BEYOND BERM.
2" X 4" X 24" MIN. WOOD STAKES. ANCHOR TREE BRACES WITH WOOD STAKES. INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER AND 3" BELOW GRADE.
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
DISTANCE AROUND THE ROOT BALL SHALL BE 1/2 THE WIDTH OF THE ROOTBALL,OR 12" MIN. CLEARANCE.
TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

TREE PLANTING DETAIL

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.

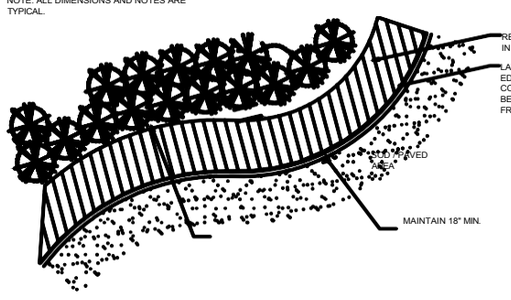


NEVER CUT TERMINAL LEADER. TRIM BRANCHES AND FOLIAGE AS DIRECTED BY LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
FLEXIBLE GUYING MATERIAL. LOCATE ABOVE FIRST LATERAL BRANCH. AVOID OVER-TIGHTENING TIES TO PREVENT NATURAL SWAY OF TREE.
SAFETY FLAGGING
WOODEN STAKES. SET STAKES OUTSIDE OF PLANTING SAUCER AT A MIN. DEPTH OF 2 FEET.
TRUNK FLARE OR TOP ROOT VISIBLE ON SURFACE. DO NOT BURY ROOT IN MULCH.
SET ROOT BALL SLIGHTLY ABOVE GRADE (10% MAXIMUM, OR 2" ABOVE FINISHED GRADE).
3" SHREDDED MELALEUCA MULCH (OR EQUAL) WITH 3" BERMED PLANTING SAUCER (6" TOTAL HEIGHT) ABOVE THE FINISHED GRADE. MULCH ON TOP OF ROOT NOT TO EXCEED 1" MAX. BERM. EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK FLARE A MINIMUM OF 6".
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
REMOVE ROOT BALL COVERING. CUT BACK WIRE BASKETS BELOW TOP HALF OF THE ROOT BALL. FOLD BACK BURLAP COVERING MATERIALS BELOW TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS.
TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.
PROVIDE A PLANTING HOLE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL.

NTS.



REMAINING SHRUBS FILLED IN BEHIND FRONT SHRUBS
LAYOUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. ALLOW BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.

LARGE PALM STAKING PLAN

(I.E. ROYAL PALMS, DATE PALMS, MULTI-TRUNK PALMS)

NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY ONE YEAR FOR PALMS.

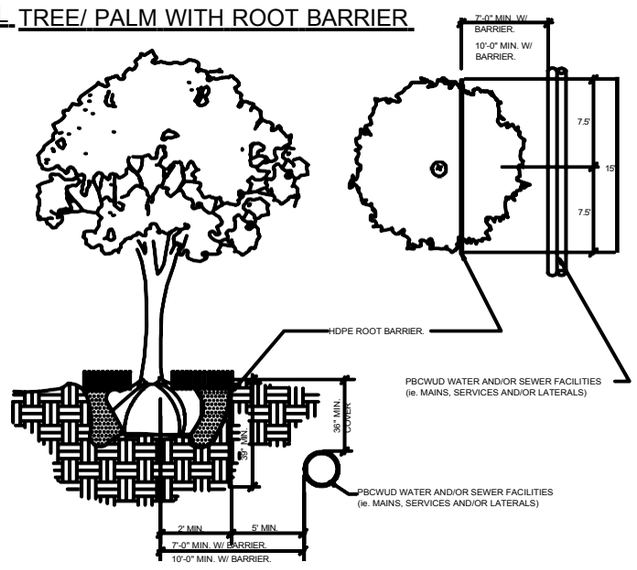
(4) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
OUTSIDE EDGE OF PLANTING SAUCER.
(4) WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
PALM TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

GROUNDCOVER DETAIL

NTS.

1" OF SHREDDED MELALEUCA MULCH (OR EQUAL) PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.
2" OF 1/4" MULCH PLACED ON TOP OF TILLED SOIL. TILL MULCH 2"-4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING.
TILL SOIL TO A MINIMUM DEPTH OF 4" BELOW THE EXISTING SOIL LEVEL.
EXISTING SOIL.

SMALL TREE/ PALM WITH ROOT BARRIER



NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTLITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10') TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

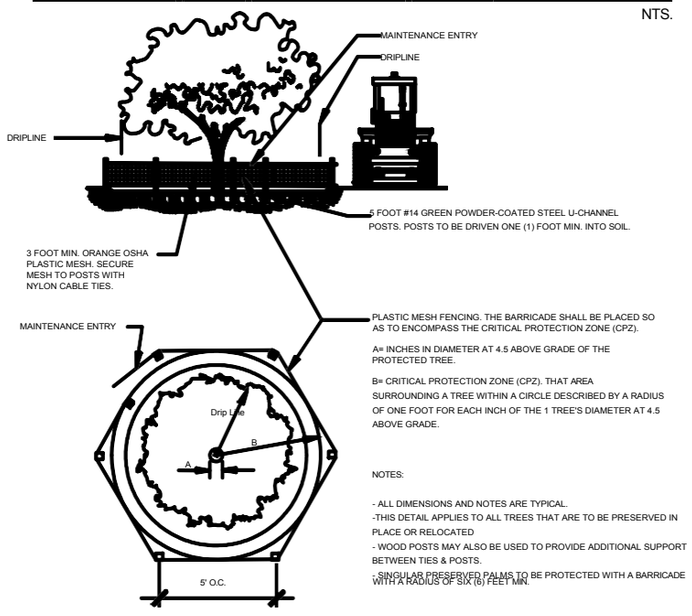
SHRUB PLANTING DETAIL

NTS.

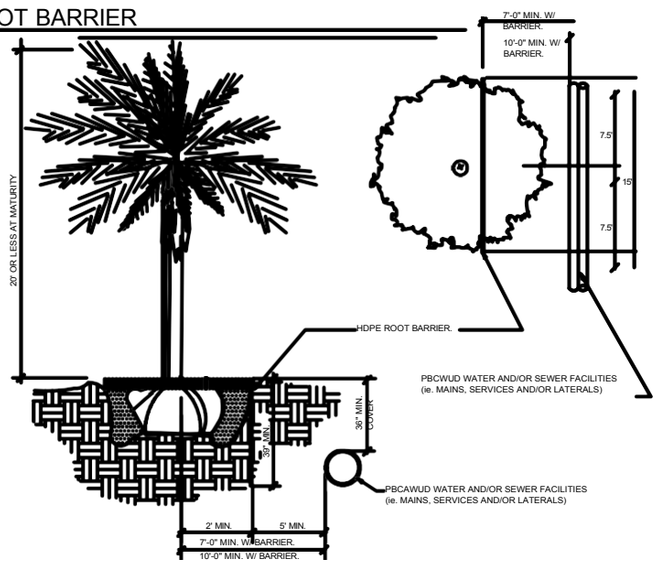
PLANT ROOTBALL MINIMUM OF 1" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE.
REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
COVER WITH 3" MAXIMUM OF MELALEUCA MULCH OR EQUAL. PULL MULCH AWAY FROM STEM OF SHRUB A MINIMUM OF 3".
PROVIDE 3" PLANTING SAUCER.
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
GENTLY COMPACT BOTTOM OF PLANTING HOLE, AND WATER JET TO MINIMIZE PLANT SETTLING.
PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

PRESERVED TREE PROTECTION DETAIL

NTS.



CANOPY TREE / LG. PALM / WITH ROOT BARRIER ROOT BARRIER



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTLITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10') TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

LANDSCAPE SCHEDUL

NATIVE	QTY	CODE	BOTANICAL
*	15	PE	Pinus elliottii
*	15	SP	Sabal palmetto
*	55	CHR	Chrysobalanus icaco
		SOD	Stenotaphrum secun

LANDSCAPE NO

-A PRE-CONSTRUCTION MEETING WITH CITY
-STRUCTURAL ELEMENTS AND HARDSCAPE TO BE UTILIZED FOR LOCATION OF LIVING PL ANY STRUCTURAL SITE FEATURES INCLUDIN
-TREE REMOVAL/RELOCATION PERMIT FROM
-CONTRACTOR SHALL ACQUIRE ALL APPLICA RELOCATION, AND/OR INSTALLATION OF LAN PRIOR TO STARTING WORK. LANDSCAPE ARC CONTRACTOR SHALL BE RESPONSIBLE FOR PRIOR TO RECEIPT OF PERMIT.
-ANY PLANTING WITHIN THE SIGHT TRIANGLE
-ALL UTILITY BOXES/STRUCTURES INCLUDING AS PER PARTICULAR MUNICIPALITY REQUIRE
-IRRIGATION IS REQUIRED & SHALL PROVIDE
-ALL PVC RISERS MUST BE PAINTED FLAT BLA
-ALL PROPOSED PLANT MATERIAL SHALL CON
-TREES SHOWN ON THIS PLAN ARE FOR GRA ATTEMPT TO ACCOMPLISH THAT SPACING W **AVOID CONFLICTS WITH DRIVEWAYS AND AVOID CONFLICTS WITH DRIVEWAYS AND PLANTING DETAILS SHOWN HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIE LAKE MAINTENANCE EASEMENTS. REFER TO
-ALL TREES TO BE INSTALLED TEN FEET MIN. ARISES, LA TO BE CONTACTED PRIOR TO INS
-ALL TREES DESIGNATED AS SINGLE TRUNK BRANCH DISTRIBUTION. TREES WITH BARK LEADER CIRCLING AND/OR PLUNGING ROOTS ANY TREE WORK WILL REQUIRE PERMITTING
-ALL PALMS TO BE INSTALLED SIX TO EIGHT CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INST HYDRANTS, AND LIFT STATIONS. IF A TEN FO BARRIER SYSTEM. REFER TO THE ROOT BAR
-LARGE CANOPY TREES, LARGE OR EXOTIC MAIN AND/OR SERVICE, HYDRANTS, AND LIFT WITH AN APPROVED ROOT BARRIER SYSTEM.
-IN THE CASE OF DISCREPANCIES, PLANS TA
-ALL PROPOSED HEDGES TO BE CONTINUOU
-LANDSCAPE CONTRACTOR TO CONTACT LAN BE MADE WITHOUT POMPANO BEACH APPRO
-LANDSCAPE CONTRACTOR RESPONSIBLE FO
-REMOVAL OF EXISTING VEGETATION IS RES
-RELOCATION OF EXISTING VEGETATION (IF
-HEIGHT OF TREES MAY HAVE TO BE LARGER
-CONTAINER SIZE PROVIDED BY LANDSCAPE SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT
-ALL TREE TRIMMING SHALL BE DONE IN ACC OF A BCMA OR ASCA REGISTERED CONSULTI
-ALL EXISTING LANDSCAPE INCLUDING BUT N DURING CONSTRUCTION SHALL BE RESTORE
-ALL OWNERS OF THE LAND OR THEIR AGENT

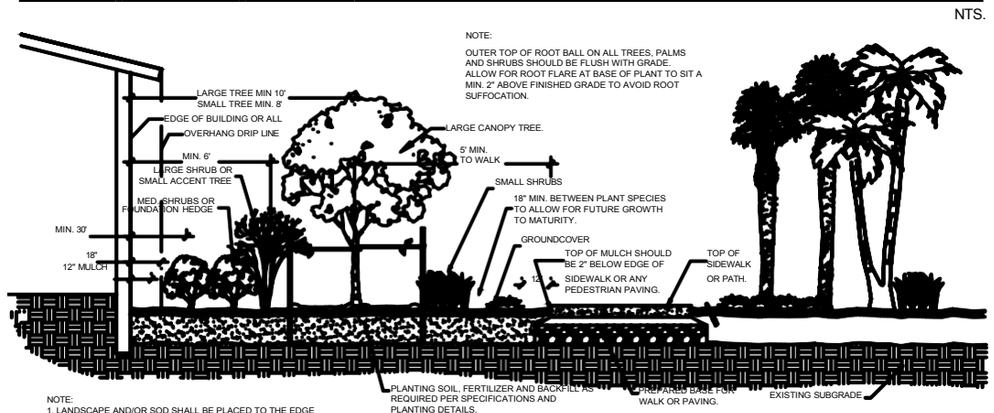
MAINTAIN 12" AT PLANT
BED EDGE

BETWEEN SHRUB MASSES,
AS SHOWN

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

TYPICAL PLANTING DIAGRAM

NTS.



NOTE:
OUTER TOP OF ROOT BALL ON ALL TREES, PALMS AND SHRUBS SHOULD BE FLUSH WITH GRADE. ALLOW FOR ROOT FLARE AT BASE OF PLANT TO SIT A MIN. 2" ABOVE FINISHED GRADE TO AVOID ROOT SUFFOCATION.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

INSTALLATION

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA
-ALL TREES IN LAWN AREAS TO HAVE A 24"
TREES INSTALLED WITHIN PARKING ISLANDS
-PLANTING SOIL FOR TOPSOIL AND BACKFILL
DEBRIS, WEEDS, ROCKS AND HAVING A pH BE
-TREE & SHRUB PITS WILL BE SUPPLEMENTE
MANUFACTURER'S STANDARD CONTAINERS
-ALL ROAD ROCK, CONCRETE, ASPHALT AND
AND BE REPLACED WITH PLANTING SOIL PRI
-ALL PLANT MATERIAL SHALL RECEIVE A MINI
-ALL GROUNDCOVER SHALL BE INSTALLED AT
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUY
-ALL PLANTING TO BE DONE IN ACCORDANCE

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED/P
TOPSOIL & CONFORM TO CURBS & PLANTERS
-ALL AREAS MARKED "SOD" SHALL BE SOLID
-PROVIDE A 2" DEEP BLANKET OF PLANTING
SURFACE. EXCAVATE (SUB) NON-CONFORMI
SOD IN THE CASE OF SOD PATCHING.

-PLACE SOD ON MOISTENED SOIL WITH EDGE
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY
TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER
-EXCAVATE AND REMOVE EXCESS SOIL SO T

N

SITE LOCATION

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED
QUADPLEX
DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

LOCATION MAP

1"=1000'

SHEET TITLE
LOCATION MAP

DATE
04/24/2026

SCALE



0 1000' 2000'

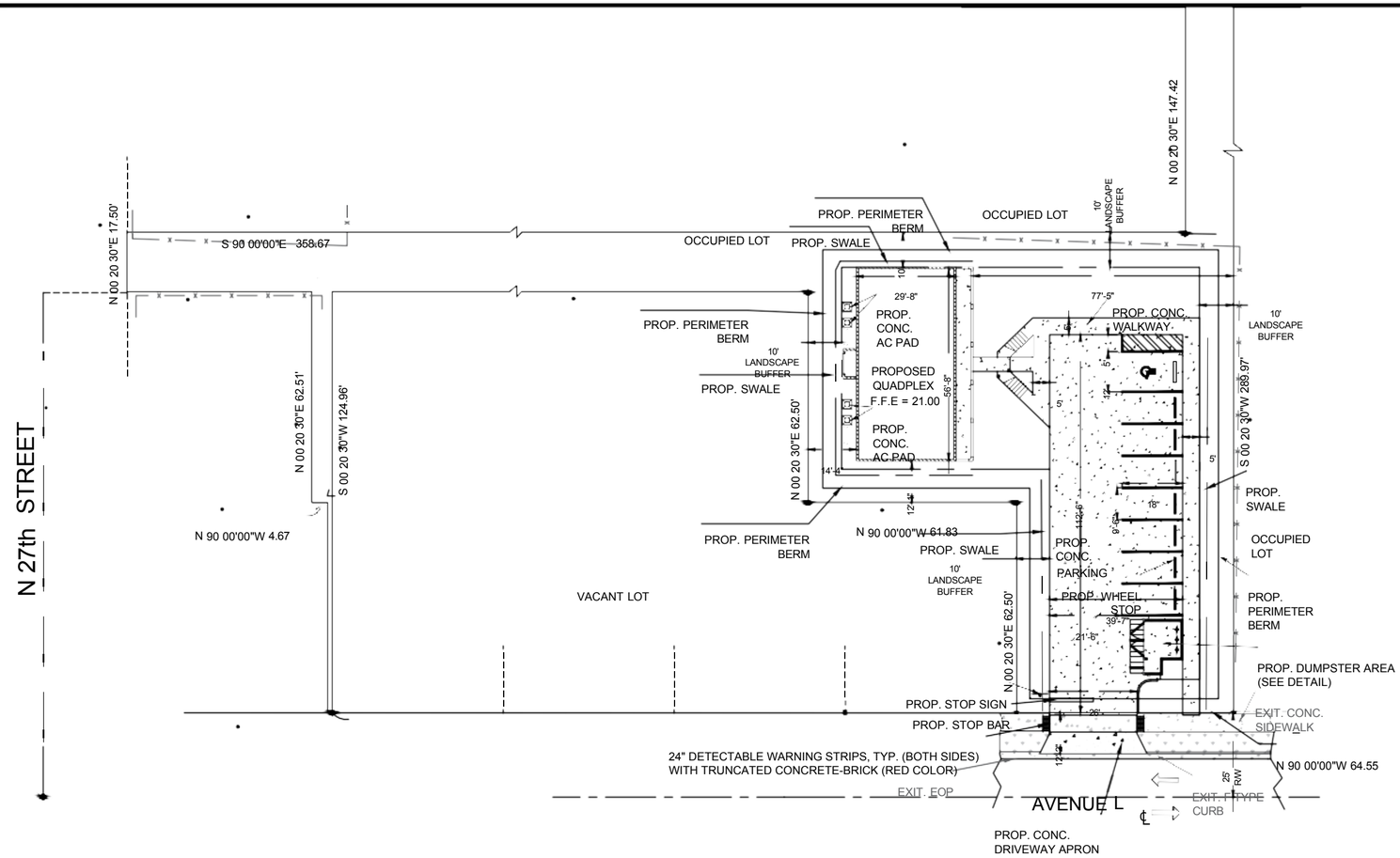
C-101

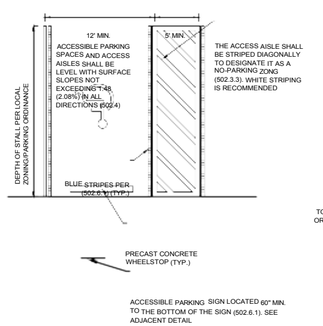
SHEET

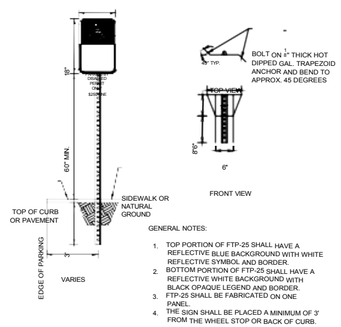
DRAWN BY
L.S

Professional Civil Engineering & Drainage Design Since 2009
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

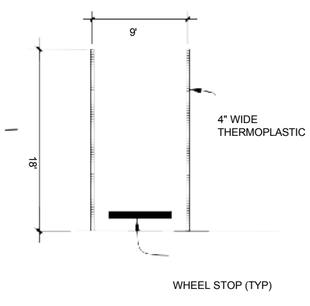
Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://arteengineering.net/
(772) 203-0664
smithlandel@outlook.com







HANDICAP PARKING STALL & SIGN DETAIL
N.T.S.



TYPICAL PARKING DETAIL
N.T.S.

LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY EASEMENT (UE)
- PROPERTY BOUNDARY
- ROAD CENTERLINE ℄
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT
- SODDED AREA
- PROPOSED CONCRETE
- PROPOSED BUILDING

SITE DATA:

STREET ADDRESS: 2502 AVENUE L, FORT PIERCE, FL 34947
LEGAL DESCRIPTION: GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/WAS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT,TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB ANDLESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)
PARCEL ID: 2404-608-0103-000-4
ZONING: MEDIUM DEN R-4
FEMA FLOOD ZONE: X
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

2 STORY BUILDING 25' IN HEIGHT

INTERIOR LOT
MINIMUM BUILDING SETBACK REQUIRED
FRONT: 25 FEET
SIDE YARD: 6 FEET
REAR YARD: 5 FEET

TOTAL AREA	= 0.43 ACR (18,778 SQ FT) (100%)
~~PROP. BUILDING~~	~~= 2,042 SQ FT (0.05 ACR) (10.87%)~~
PAVEMENT/SIDEWALK/CONC.	= 5,200 SQ FT (0.12 ACR) (27.69%)
TOTAL IMPERVIOUS	= 7,242 SQ FT (0.17 ACR) (38.56%)
PERVIOUS	= 11,536 SQ FT (0.26 ACR) (61.44%)

TOTAL PARKING
7 REGULAR SPACES
1 ADA ACESSIBLE SPACE
8 TOTAL

THE PROPOSED CONSTRUCTION HAS BEEN DESIGNED TO BE CONSTRUCTED SO THAT THE DIVERSION OF POST DEVELOPMENT STORMWATER RUNOFF AND OTHER SURFACE WATERS SHALL NOT RESULT IN FLOODING OR DAMAGE TO ADJACENT PROPERTIES, IN ACCORDANCE WITH SECTION 103-203(B), OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

N

Art of Engineering
NO. REVISIONS DATE

Landel A. Smith

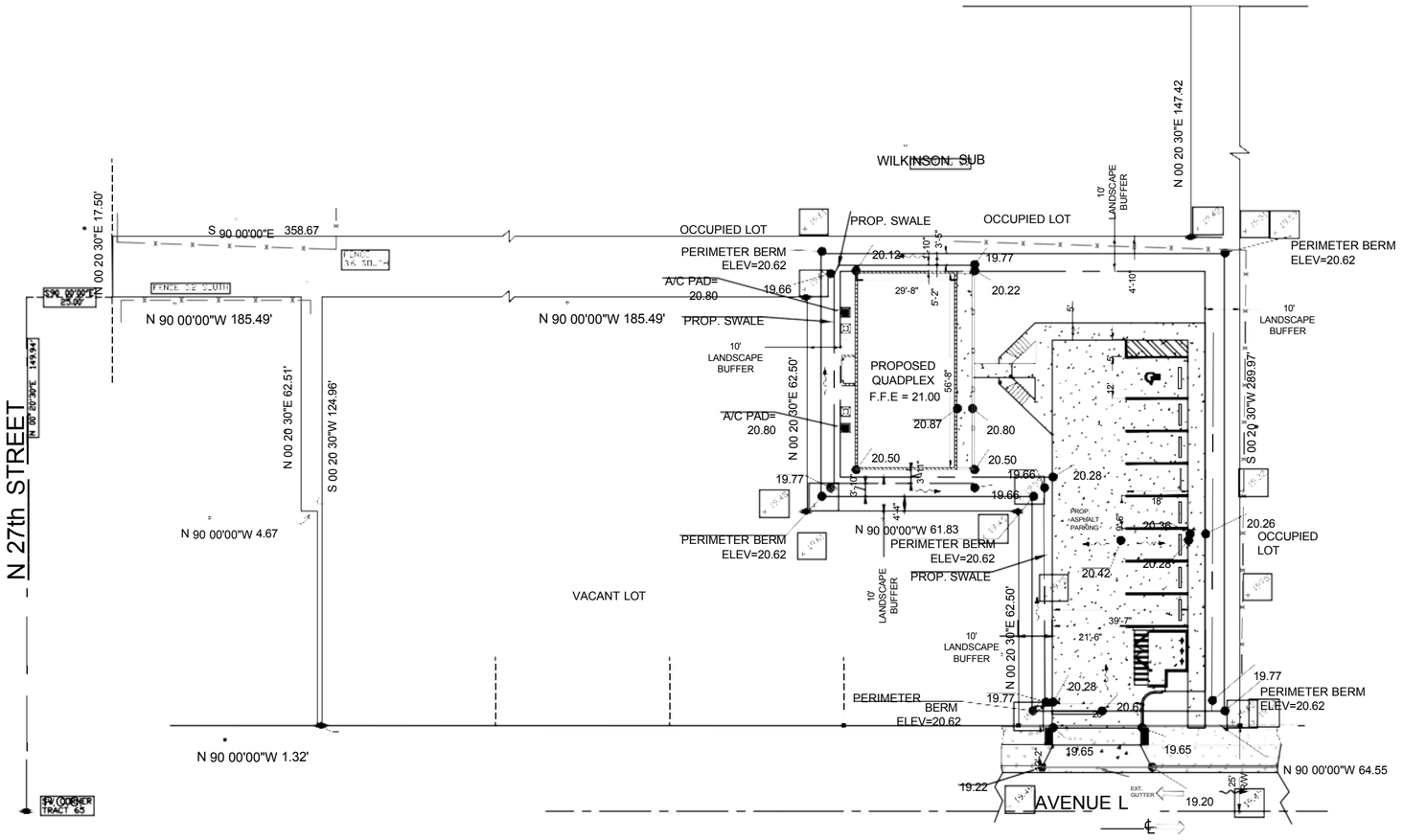
PERMITS REQUIRED
■ CITY OF FORT PIERCE

PERMIT#

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE: PROPOSED SITE PLAN
DATE: 04/24/2026
SCALE: 1"=20'
DRAWN BY: L.S
SHEET: C-102



LEGEND

20.27 PROPOSED GRADES

EXISTING GRADES

PROPOSED DRAINAGE FLOW

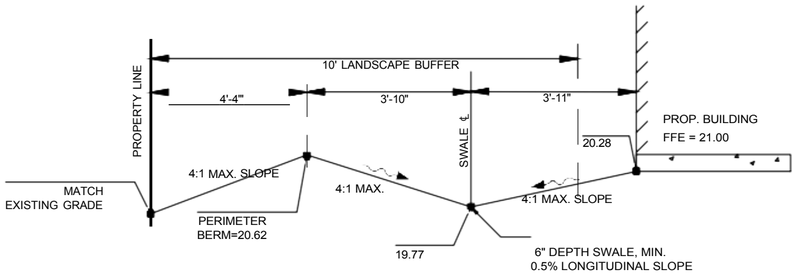
~~DRAINAGE STATEMENT:~~

THIS SITE HAS BEEN DESIGNED TO RETAIN THE RUNOFF GENERATED FROM A 25 YEARS 3-DAY, 0 DISCHARGE, RAIN EVENT. SEE DRAINAGE REPORT FOR CALCULATIONS AND FURTHER DETAILS.

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

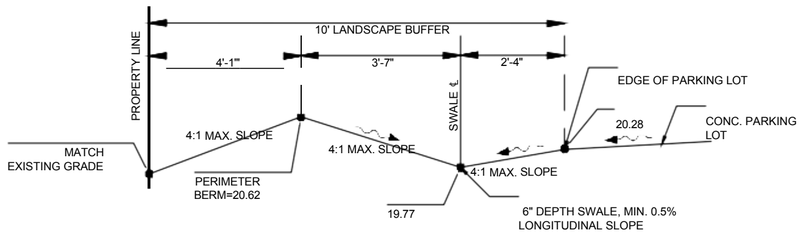
ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

ALL SIDEWALK GRADES ACROSS DRIVEWAY MUST BE ADA COMPLIANT WITH 2% MAX CROSS SLOPE



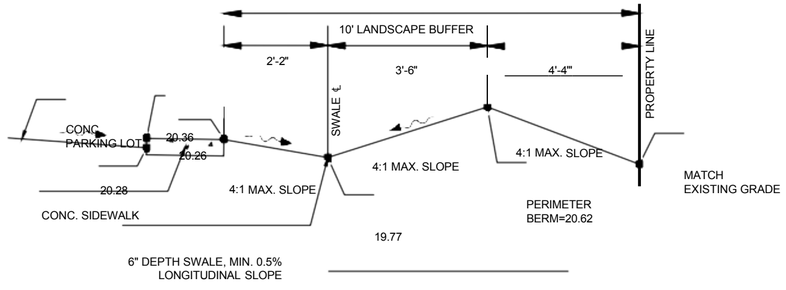
TYPICAL SWALE DETAIL 1

N.T.S



TYPICAL SWALE DETAIL 2

N.T.S



TYPICAL SWALE DETAIL 3

N.T.S

N

Art of Engineering

Landel A. Smith

PERMITS REQUIRED

■ ~~CITY OF FORT PIERCE~~

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

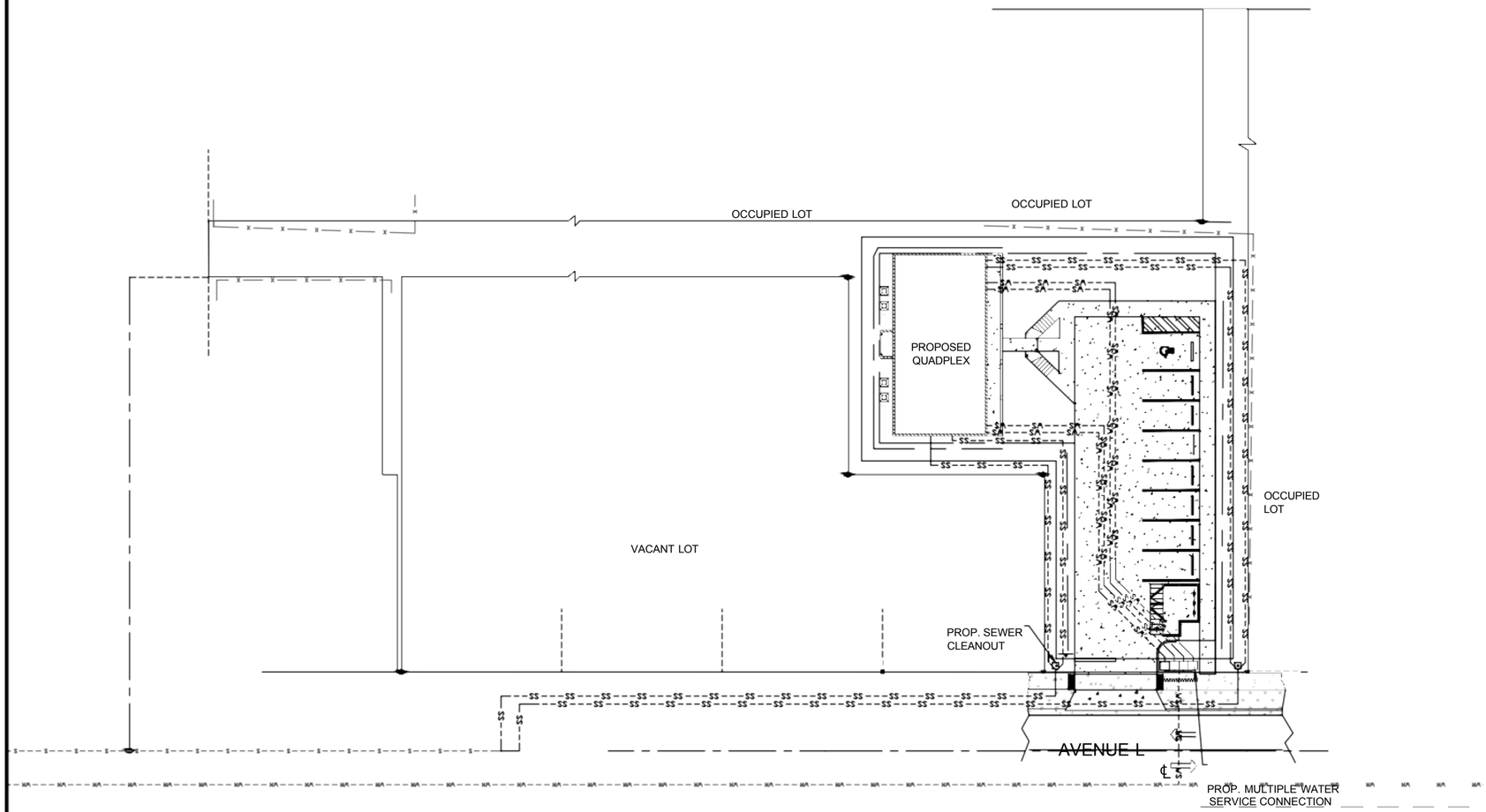
SHEET TITLE
DRAINGE & GRADING PLAN

DATE
04/24/2026

SHEET
C-103

SCALE
1"=20

DRAWN BY
L.S



LEGEND

PROPOSED PVC WATER SERVICE LINE

PROPOSED PVC SANITARY SEWER SERVICE

EXISTING 6" FPUA WATER MAIN

EXISTING 8" FPUA SEWER MAIN

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-5 AND C-6

FPUA ELECTRIC, WATER AND SEWER SERVICE.

NOTE: ELECTRIC CONNECTION SHALL BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH FPUA. SEE ELECTRICAL RISER DIAGRAM (SEE ARCHITECTURAL PLANS)

A CITY OF FORT PIERCE R/W PERMIT SHALL BE OBTAINED FROM THE FORT PIERCE ENGINEERING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE N. 16TH STREET AND AVENUE M R/W.

N

Art of Engineering

Landel A. Smith

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

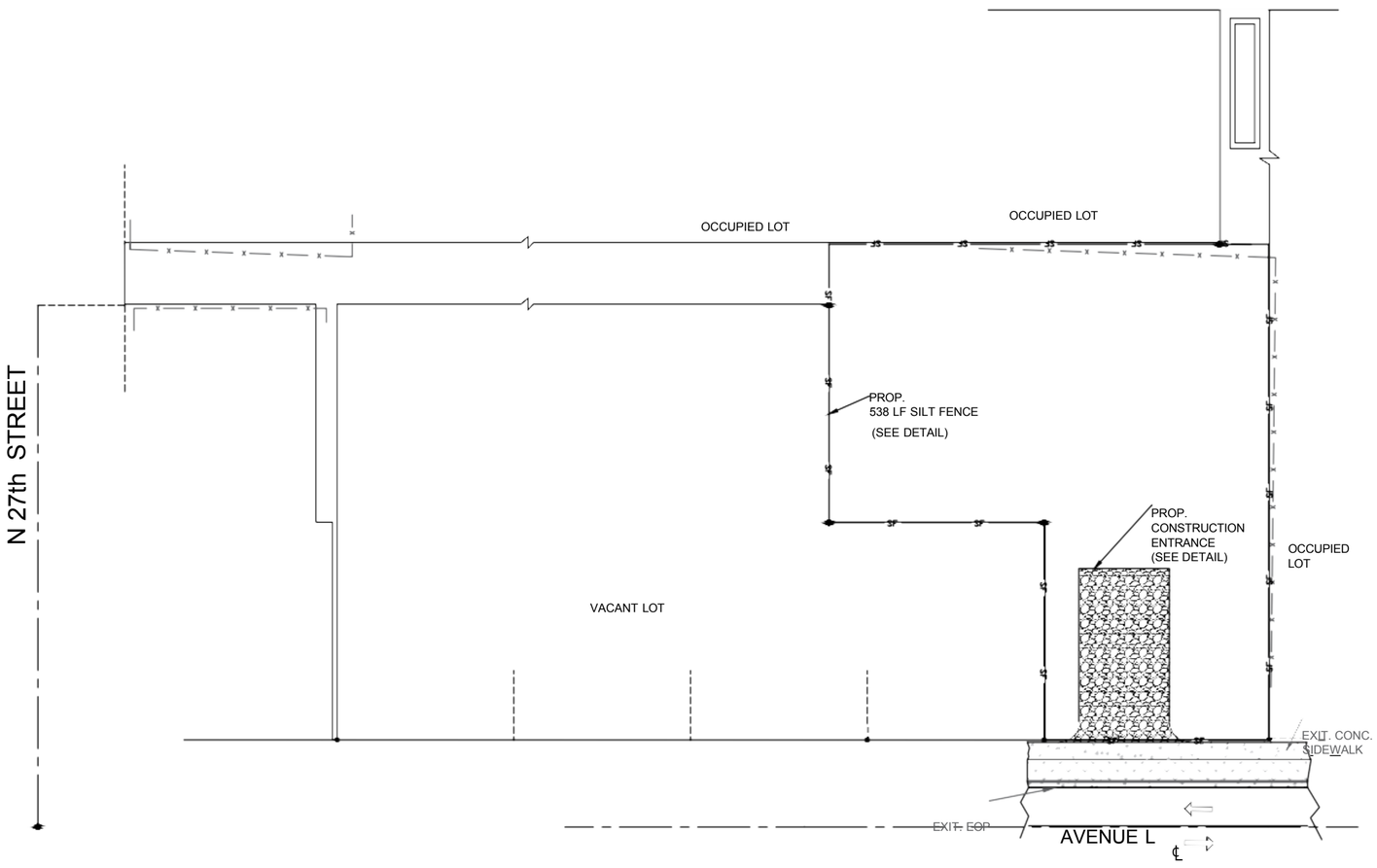
SHEET TITLE
PROPOSED UTILITY PLAN

DATE
04/24/2026

SCALE
1"=20'

SHEET
C-104

DRAWN BY
L.S



SITE DEMOLITION & EROSION CONTROL NOTES

(1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.

(2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.

(3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SJRWMD AND FDOT.

(4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.

(5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.

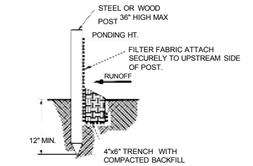
(6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

(7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.

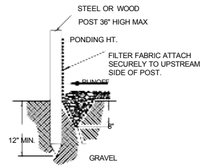
(8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY
CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

(9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.

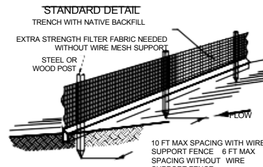
CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.
1- INSTALL SILT FENCE PER DETAIL SHOWN;
2- PROTECT ALL WATER, SEWER MAIN PIPING;
3- THE PERMITTEE SHALL NOTIFY, THE CITY ENGINEERING DEPARTMENT AT LEAST
TWO WORKING DAYS BEFORE THE FOLLOWING:
(1) START OF CONSTRUCTION;
(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;
(3) COMPLETION OF SITE CLEARING;
(4) COMPLETION OF ROUGH GRADING;
(5) COMPLETION OF FINAL GRADING;
(6) CLOSE OF THE CONSTRUCTION SEASON;
(7) COMPLETION OF FINAL LANDSCAPING.



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

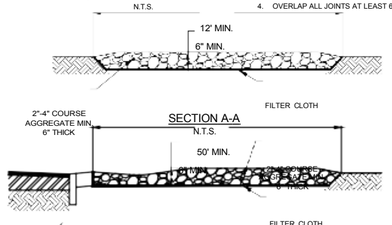


ALTERNATE DETAIL
TRENCH WITH GRAVEL



NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE PONDING EFFICIENCY.
4. OVERLAP ALL JOINTS AT LEAST 6 FEET.

SILT FENCE DETAIL
N.T.S.



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 A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE DETAIL
N.T.S.

N

Landel A. Smith
Art of Engineering

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

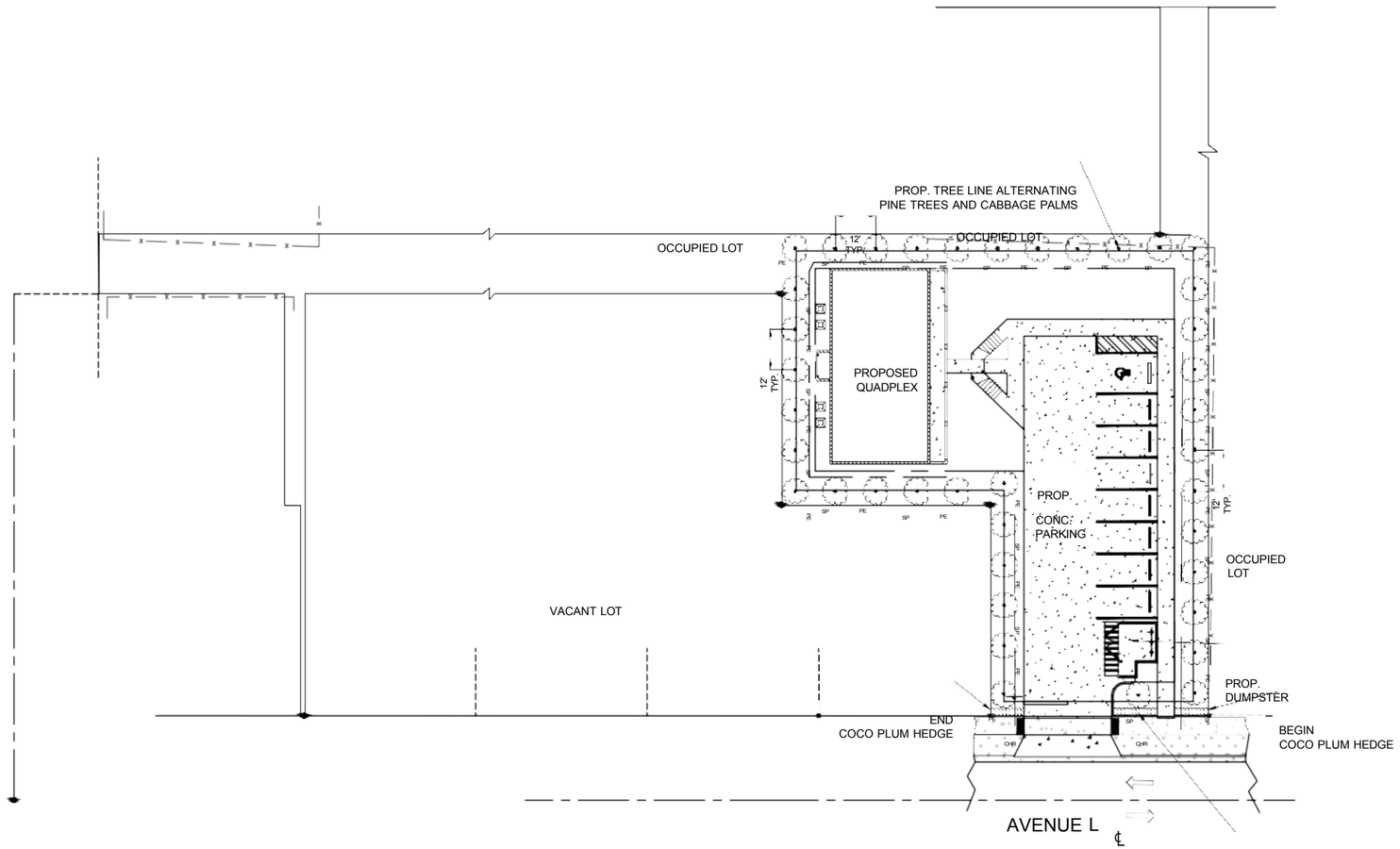
SHEET TITLE
EROSION CONTROL PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-105



COCO PLUM HEDGE
35" HEIGHT SPACED
36" ON CENTER

10' LANDSCAPE BUFFER ALONG AVE L
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:

- COCO PLUM QUANTITY = 15 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 19 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 19 TOTAL
- GROUND COVER = GRASS / SOD

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

15' LANDSCAPE BUFFER ALONG N 16TH STREET AND AVE M
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 55 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 15 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 15 TOTAL (SEE SPECS NEXT PAGE)
- GROUND COVER = GRASS / SOD

N

Art of Engineering
Civil Engineering & Design
Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
LANDSCAPE PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY

SHEET
C-106

L.S

FORT PIERCE UTILITIES AUTHORITY

WATER DISTRIBUTION NOTES

1. ALL CONSTRUCT/ON MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH ANO SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 ANO 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-11O/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 ANO THE CITY, COUNTY, FOOT. 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 DEV/ATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FOOT ENGINEER.
9. THE CONmACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FOOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCT/ON.
10. A PRE-CONSTRUCT/ON CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, ANO CITY/ COUNTY/FOOT 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/FOOT 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 ANO PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED ANO DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.
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, ANO 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 IDENTIFCATION TAPE WITH •wATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UT/LITES 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) ANO 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

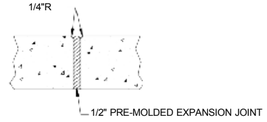
23. PRIOR TO ANY TESTING, ALL MAINS 6• IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENT/ALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAIINTAINED 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 EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 1 0 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MEGHAN/CALLY 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 MEGHAN/CALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

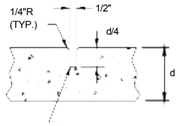
1. ALL CONSTRUCTION MATERIAL, INSTALLATION ANO TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL 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 CONS/SITING 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 MECHAN/CALLY 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/FOOT 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/FOOT 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 COMMMENCING 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-11O/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 UT/LITES 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.

FORT PIERCE UT/

1. ALL CONSTRUCTION **MA** SPECIFICATIONS OF THE
2. GRAVITY SEWER MAIN S GRAVITY SEWER MAIN S AND SHALL CONFORM
3. THE MANHOLE BASE SH COMPACTED BASE FOU A FIRM AND SUITABLE
4. WASTEWATER LINES SH AND CONSTRUCTION SV REQUIRED BY FPUA ENi AREAS FALL WITHIN THE MENTS SHALL NOT BE AGENCY.
5. A 1% MINIMUM SLOPE
6. THE CONTRACTOR SHAL OF PIPE SIZES, LOCATIO ANY FITTINGS, FINAL RIA INFORMATION NECESSAR
7. MAINTAIN SIX FEET ANC AND SEWER MAINS AS ,
8. WASTEWATER FORCE MA UNDER WATER MAINS W THE INVERT OF THE UP POSSIBLE. WHERE THIS ARRANGED SO THAT THI FROM THE POINT OF CR (DIP) AT THE CROSSING. SEPARATION OF 10 FEEJ OF THE CROSSING MUS! MUST BE MAINTAINED AT
9. A PRE-CONSTRUCTION COUNTY/FOOT SHALL BE
10. NO FIELD CHANGES 01 FPUA/CITY/COUNTY/FDC
11. TRAFFIC CONTROL, BARI OF TRANSPORTATION ST.
12. CONTRACTOR SHALL NO COMMMENCING CONSTRL
13. WASTEWATER FORCE MA AND SHALL BE CLASS
14. WASTE.WATER FORCE MA
15. FITTINGS SHALL BE DU AND INTERIOR EPOXY C
16. WASTEWATER FORCE MA WIRE (GREEN IN COLOR TAPE MARKED "SEWER"
17. MINIMUM COVER SHALL REQUIRE PRIOR APPROV IRON PIPE.
18. EACH SERVICE LATERAL 3M CORPORAT/ON, OR A
19. ALL MANHOLES SHALL
20. THE CONTRACTOR SHAL



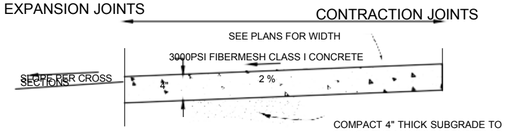
MATERIAL (PROVIDE RECYCLED RUBBER MATERIAL FILLER)



3/16" SAW CUT JOINT MAYBE SUBSTITUTED

EXPANSION JOINTS

CONTRACTION JOINTS



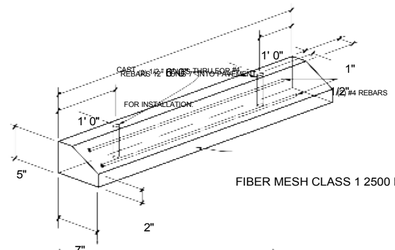
COMPACT 4" THICK SUBGRADE TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99

NOTES:

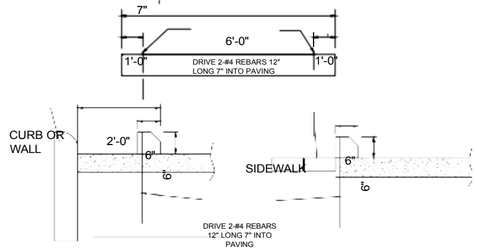
1. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
2. PROVIDE CONTRACTION JOINTS EQUAL TO WIDTH OF 6' SIDEWALK AND 5' CENTER TO CENTER ALL OTHERS.
3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.
4. FIBERMESH TO BE INCLUDED WRITHEN CONCRETE MIX.

TYPICAL SIDEWALK DETAIL

N.T.S.



FIBER MESH CLASS 1 2500 PSI CONCRETE

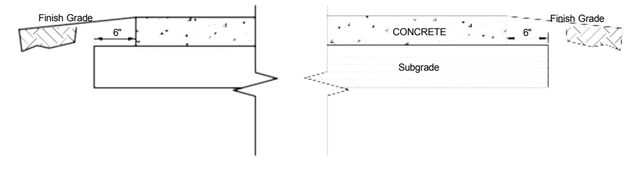


CURB OR WALL PRESENT
(OR PARKING STALL 18' OR GREATER IN LENGTH)

SIDEWALK FLUSH WITH PAVEMENT
(PARKING STALL 16' IN LENGTH)

TYPICAL WHEEL STOP

N.T.S.



MATERIALS

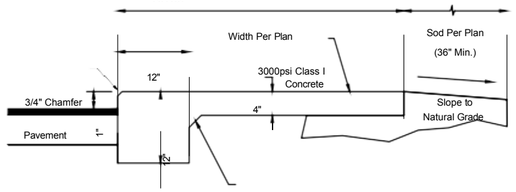
SURFACE COURSE: 6" Concrete Pavement, 4000 PSI Concrete with 10'X10' Construction Joints and "FIBERMESH" as specified by the manufactures recommendations or 6x6x10 wire reinforcement

SUBGRADE: 12" Thick Stablized Subgrade (FBV 75) Density shall be 98% Maximum as Determined by AASHTO T-180 Method

SURFACE COURSE AND SUBGRADE CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL BE ACCORDING TO FDOT STANDARD PLANS INDEX 330-001 AND DESIGN STANDARD INDEX 515/516

TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.





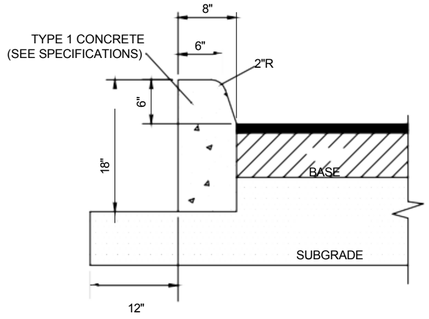
1/2" Pre-molded Expansion Joint Material

3/16" x 1 1/2" Deep Saw Cut Joint Maybe Substituted

NOTES:

1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.

N.T.S.

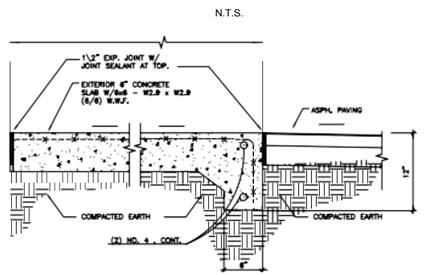


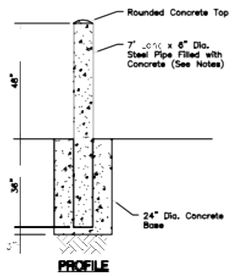
SECTION VIEW

NOTES:

1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

N.T.S.

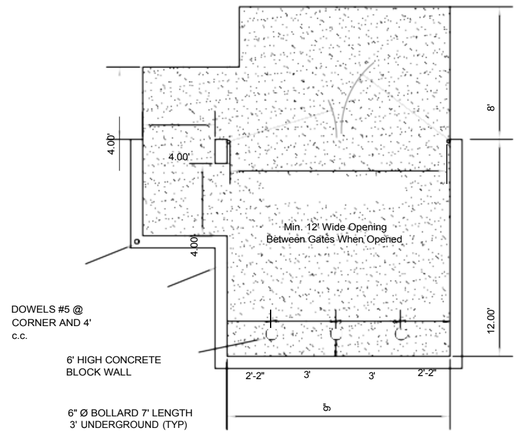




PROFILE

NOTES:

1. The minimum wall thickness of the pipe shall be 0.156".
2. All posts shall have 2 coats of primer and 2 coats of Yell w top coat, unless otherwise noted.
3. The primer c at shall meet the requirements of FDOT 971-5.
4. All concrete shall be FDOT class 1.



DUMPSTER DETAIL

N.T.S.

N

Landel A. Smith

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
SITE DETAILS

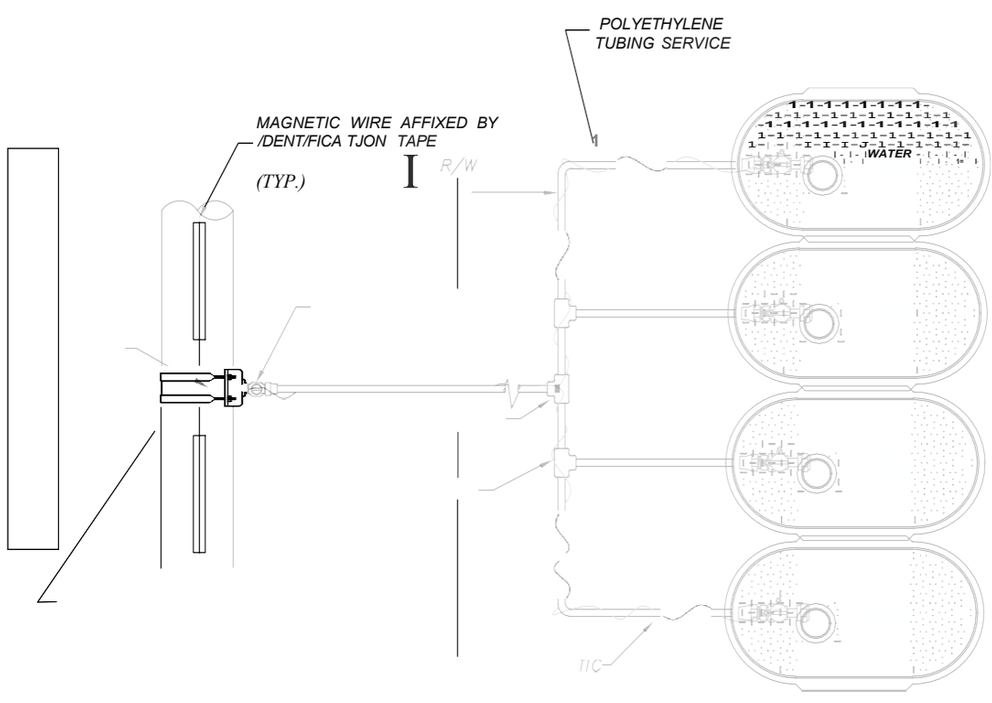
DATE
04/24/2026

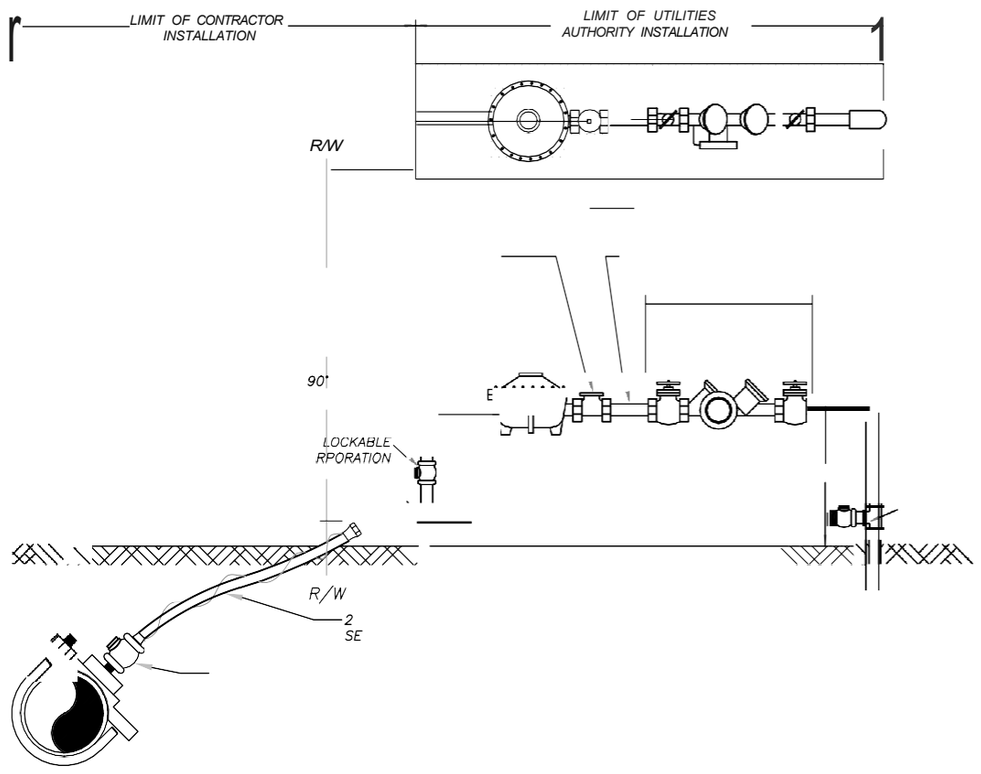
SCALE
N.T.S

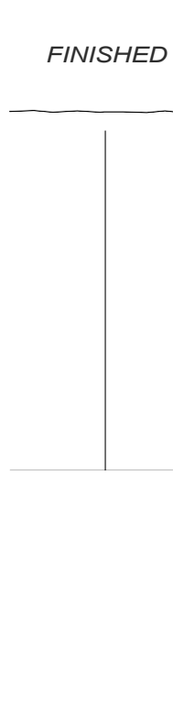
DRAWN BY

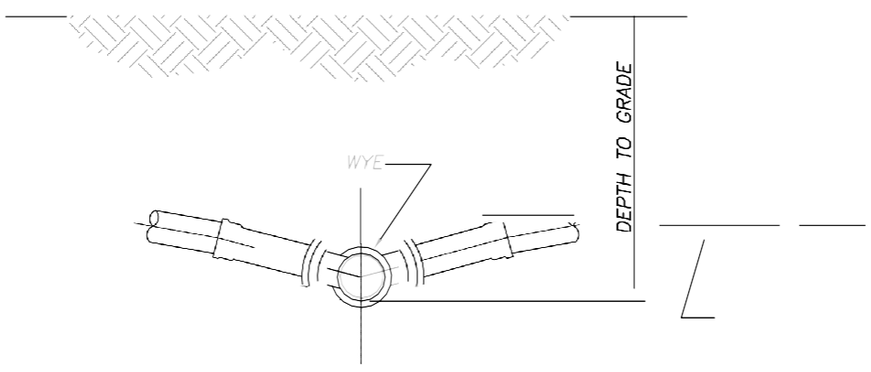
SHEET
C-501

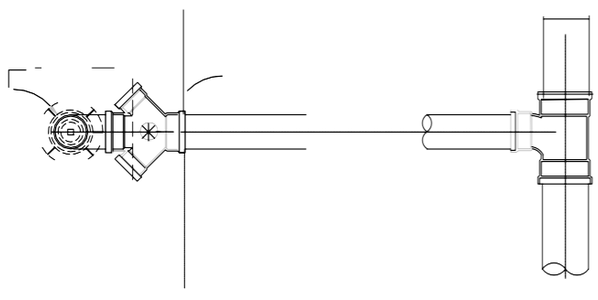
L.S


POLYETHYLENE
TUBING SERVICE
MAGNETIC WIRE AFFIXED BY
/DENT/FICA TJON TAPE
(TYP.)
R/W
WATER
TIC

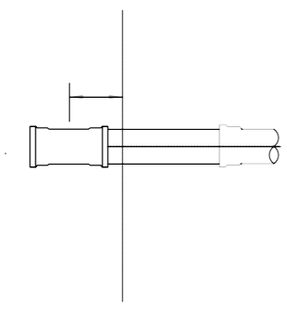

LIMIT OF CONTRACTOR
INSTALLATION
LIMIT OF UTILITIES
AUTHORITY INSTALLATION
R/W
90'
LOCKABLE
RPORATION
R/W
2
SE

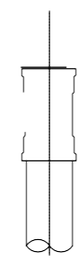

FINISHED

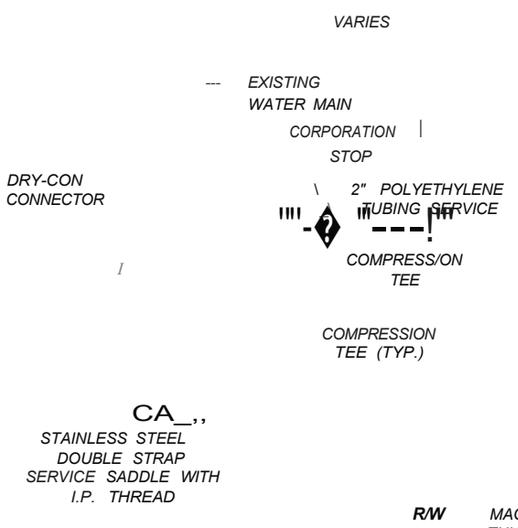

DEPTH TO GRADE
WYE

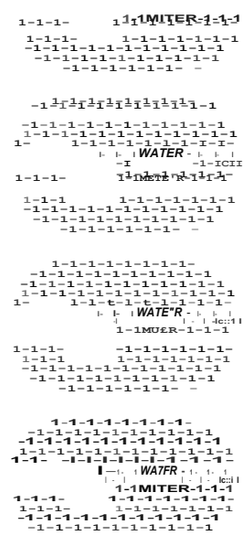












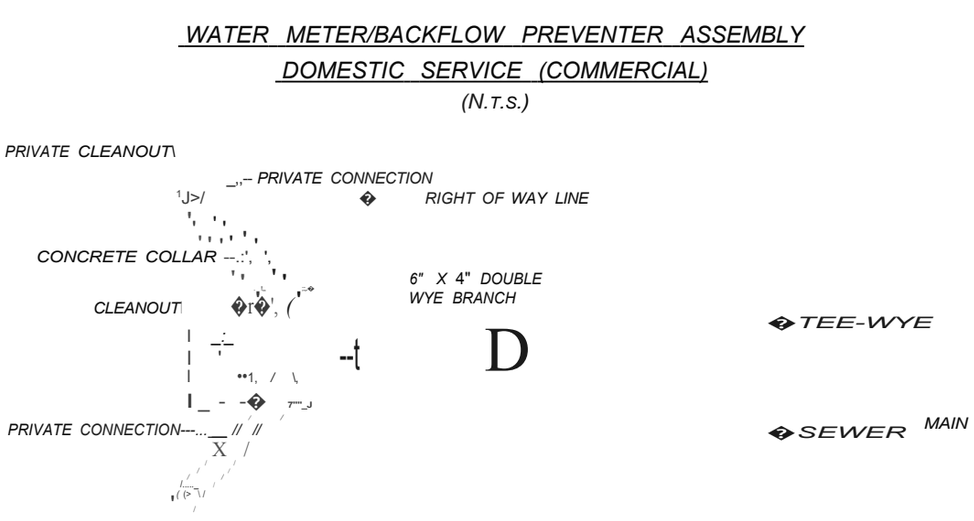
'(-:-;BETER BOX
BY CONTRACTOR
DFW PLASTICS, INC.
DFW1219-10-AF.JMF SMALL

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.
.J. 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.)

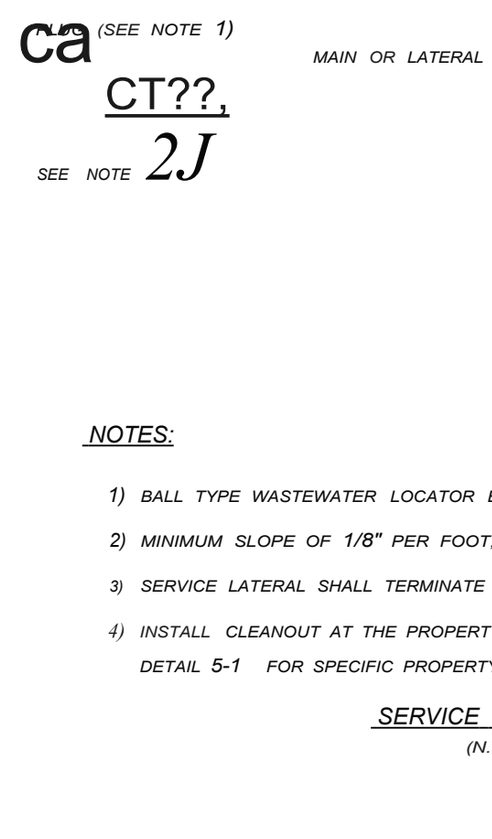


NOTES:

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

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)

(N.T.S.)

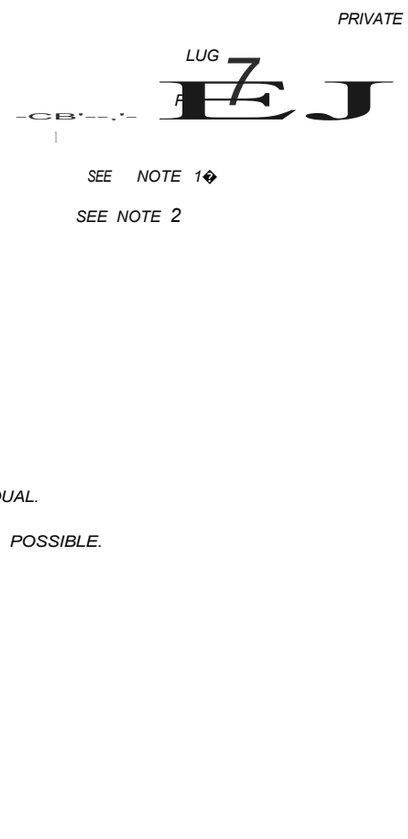


NOTES:

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 5-1 FOR SPECIFIC PROPERTY LAYOUT.

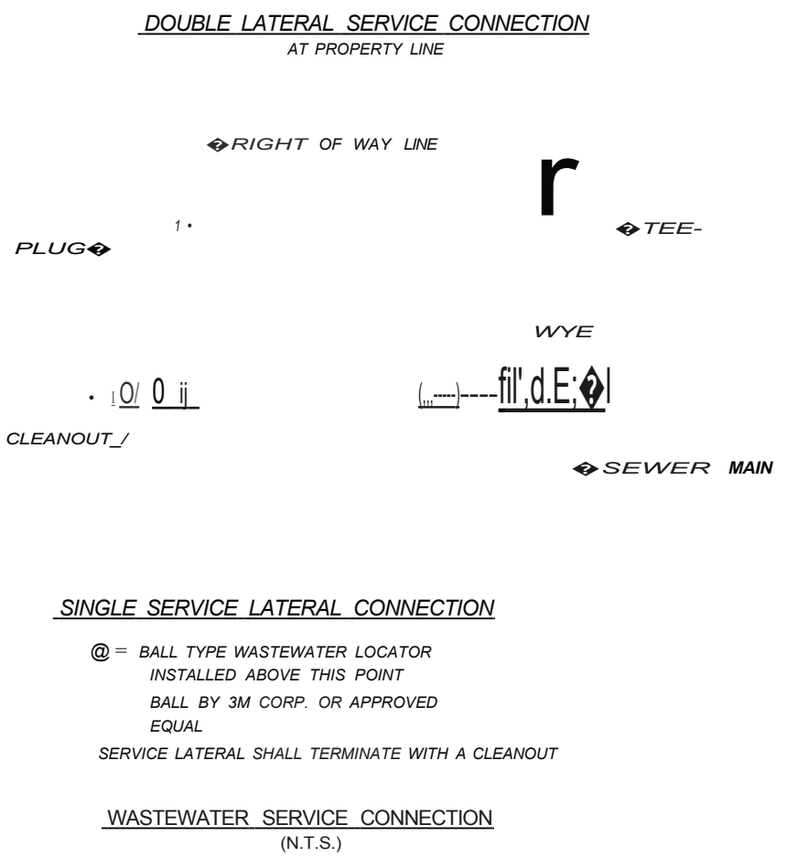
SERVICE CONNECTION

(N.T.S.)



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

WASTEWATER SERVICE CONNECTION

(N.T.S.)



SMALL PALM STAKING PLAN

NTS.

(I.E. FAN PALMS, BOTTLE PALMS, ANY PALM UNDER 8' C.T., ETC.)
NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

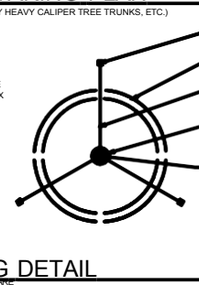
(3) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
OUTSIDE EDGE OF PLANTING SAUCER.
(3)WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
PALM OR TREE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING/LEANING DIRECTIONS EXIST FOR PALMS.

LARGE TREE STAKING PLAN

(I.E. LIVE OAKS, DAHOON HOLLIES, ANY HEAVY CALIPER TREE TRUNKS, ETC.)

NTS.

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES.

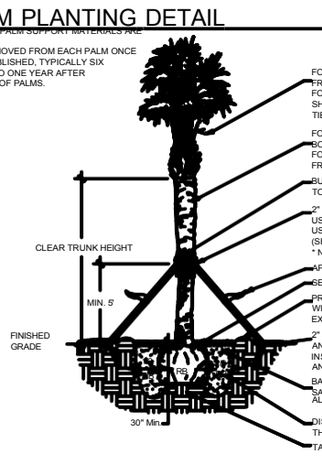


(5) 2" X 2" WOOD STAKES. SET STAKES OUTSIDE PLANTING HOLE ZONE A MIN. OF 2'.
OUTSIDE EDGE OF PLANTING SAUCER.
FLEXIBLE NON-ABRASIVE GUYING MATERIAL TO BE ATTACHED TO STAKE AND TREE.
WRAP TRUNK WITH FLEXIBLE GUYING MATERIAL ABOVE FIRST LATERAL BRANCH. ALLOW FOR NATURAL SWAYING OF TREE.
REE TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

PALM PLANTING DETAIL

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS.

NTS.

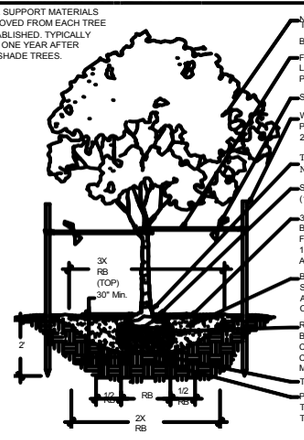


FOR BARE ROOT, FIELD DUG, OR BALL AND BURLAP SPECIMEN PALMS: FRONDS SHALL REMAIN TIED FOR 3 MONTHS AFTER PLANTING. FOR CONTAINER GROWN TREES: SHIPPING FROND TIES MAY BE REMOVED AFTER INSTALLATION. TIES SHALL BE ORGANIC TWINE ONLY.
FOR BOOTED TRUNK PALMS, TRUNKS SHALL HAVE CLEAN INTACT BOOTS FIRMLY ATTACHED TO THE PALM TRUNK. FOR SLICK TRUNK PALMS, TRUNK SHALL BE CLEAR AND FREE FROM DEFECTS AND SCARS.
BURLAP WRAP TRUNK WITH 5 LAYERS OF BURLAP UNDER BRACES, TO PROTECT TRUNK.
2" X 4" BATTEN BLOCKS WITH 2" X 4" WOOD STAKING BRACES. USE STEEL BANDING TO WRAP BLOCKS AROUND PALM TRUNK. USE 20D NAILS TO NAIL ANCHOR BLOCKS TO STAKING BRACES (SEE STAKING PLANS FOR NUMBER OF REQUIRED BRACES). * NO NAILS SHALL PIERCE THE PALM TRUNK.
APPLY SAFETY FLAGGING TO STAKING.
SET PALM ROOT BALL AT FINISHED GRADE.
PROVIDE A 3" BERMED SAUCER ABOVE THE FINISHED GRADE WITH A 3" LAYER OF MELALEUCA MULCH (OR EQUAL). EXTEND MULCH BEYOND BERM.
2" X 4" X 24" MIN. WOOD STAKES. ANCHOR TREE BRACES WITH WOOD STAKES. INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER AND 3" BELOW GRADE.
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
DISTANCE AROUND THE ROOT BALL SHALL BE 1/2 THE WIDTH OF THE ROOTBALL,OR 12" MIN. CLEARANCE.
TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

TREE PLANTING DETAIL

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.

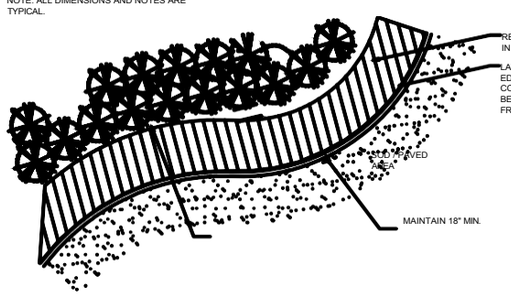


NEVER CUT TERMINAL LEADER. TRIM BRANCHES AND FOLIAGE AS DIRECTED BY LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
FLEXIBLE GUYING MATERIAL. LOCATE ABOVE FIRST LATERAL BRANCH. AVOID OVER-TIGHTENING TIES TO PREVENT NATURAL SWAY OF TREE.
SAFETY FLAGGING
WOODEN STAKES. SET STAKES OUTSIDE OF PLANTING SAUCER AT A MIN. DEPTH OF 2 FEET.
TRUNK FLARE OR TOP ROOT VISIBLE ON SURFACE. DO NOT BURY ROOT IN MULCH.
SET ROOT BALL SLIGHTLY ABOVE GRADE (10% MAXIMUM, OR 2" ABOVE FINISHED GRADE).
3" SHREDDED MELALEUCA MULCH (OR EQUAL) WITH 3" BERMED PLANTING SAUCER (6" TOTAL HEIGHT) ABOVE THE FINISHED GRADE. MULCH ON TOP OF ROOT NOT TO EXCEED 1" MAX. BERM. EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK FLARE A MINIMUM OF 6".
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
REMOVE ROOT BALL COVERING. CUT BACK WIRE BASKETS BELOW TOP HALF OF THE ROOT BALL. FOLD BACK BURLAP COVERING MATERIALS BELOW TOP HALF OF ROOT BALL. COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS.
TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.
PROVIDE A PLANTING HOLE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL.

NTS.



REMAINING SHRUBS FILLED IN BEHIND FRONT SHRUBS
LAYOUT SHRUBS AT BED EDGE FIRST TO ESTABLISH CONTINUOUS LINE. ALLOW BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.

LARGE PALM STAKING PLAN

(I.E. ROYAL PALMS, DATE PALMS, MULTI-TRUNK PALMS)

NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY ONE YEAR FOR PALMS.

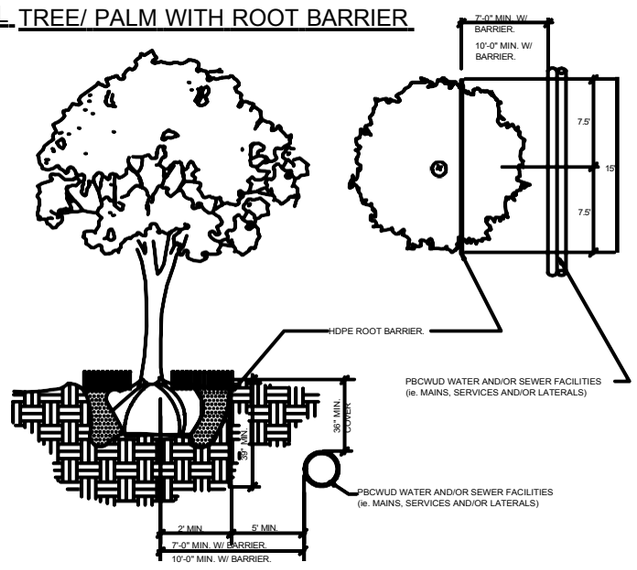
(4) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE.
OUTSIDE EDGE OF PLANTING SAUCER.
(4) WOOD BATTENS STRAPPED TO TRUNK WITH METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK DAMAGE.
WRAP TRUNK WITH 5 LAYERS OF BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.
PALM TRUNK (SET VERTICAL AND PLUMB, TYP.). * SEE PLAN IF SPECIAL SETTING OR LEANING DIRECTIONS EXIST FOR TREES.

GROUNDCOVER DETAIL

NTS.

1" OF SHREDDED MELALEUCA MULCH (OR EQUAL) PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.
2" OF 1/4" MULCH PLACED ON TOP OF TILLED SOIL. TILL MULCH 2"-4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING.
TILL SOIL TO A MINIMUM DEPTH OF 4" BELOW THE EXISTING SOIL LEVEL.
EXISTING SOIL.

SMALL TREE/ PALM WITH ROOT BARRIER



NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTLITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10') TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

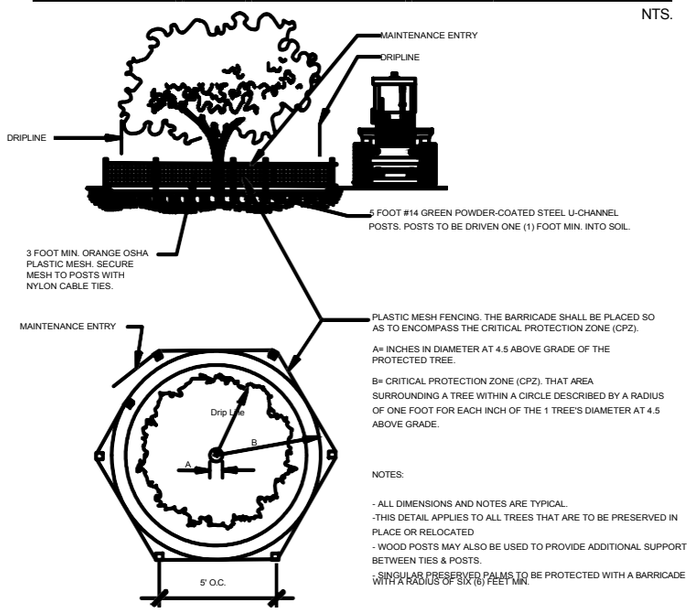
SHRUB PLANTING DETAIL

NTS.

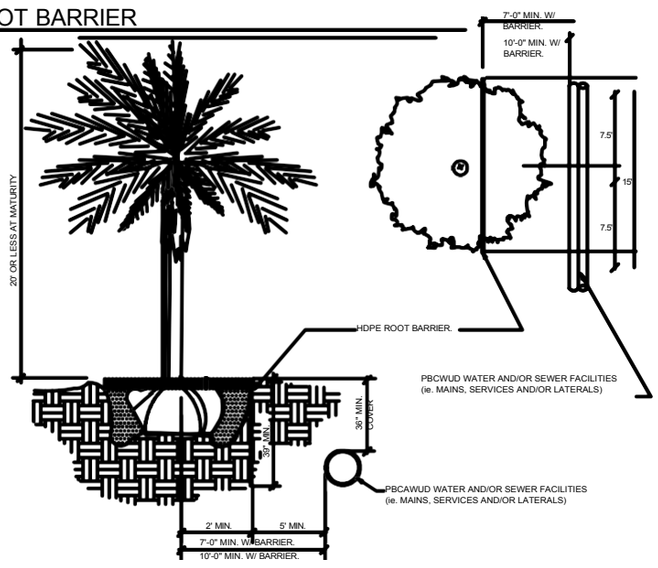
PLANT ROOTBALL MINIMUM OF 1" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE.
REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
COVER WITH 3" MAXIMUM OF MELALEUCA MULCH OR EQUAL. PULL MULCH AWAY FROM STEM OF SHRUB A MINIMUM OF 3".
PROVIDE 3" PLANTING SAUCER.
BACKFILL SHALL BE 1/3 NATIVE SOIL, 1/3 CLEAN, SALT FREE SAND AND 1/3 COW MANURE OR EQUAL MIXTURE. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.
GENTLY COMPACT BOTTOM OF PLANTING HOLE, AND WATER JET TO MINIMIZE PLANT SETTLING.
PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

PRESERVED TREE PROTECTION DETAIL

NTS.



CANOPY TREE / LG. PALM / WITH ROOT BARRIER ROOT BARRIER



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTLITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10') TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

LANDSCAPE SCHEDUL

NATIVE	QTY	CODE	BOTANICAL
*	15	PE	Pinus elliottii
*	15	SP	Sabal palmetto
*	55	CHR	Chrysobalanus icaco
		SOD	Stenotaphrum secun

LANDSCAPE NO

-A PRE-CONSTRUCTION MEETING WITH CITY
-STRUCTURAL ELEMENTS AND HARDSCAPE TO BE UTILIZED FOR LOCATION OF LIVING PL ANY STRUCTURAL SITE FEATURES INCLUDIN
-TREE REMOVAL/RELOCATION PERMIT FROM
-CONTRACTOR SHALL ACQUIRE ALL APPLICA RELOCATION, AND/OR INSTALLATION OF LAN PRIOR TO STARTING WORK. LANDSCAPE ARC CONTRACTOR SHALL BE RESPONSIBLE FOR PRIOR TO RECEIPT OF PERMIT.
-ANY PLANTING WITHIN THE SIGHT TRIANGLE
-ALL UTILITY BOXES/STRUCTURES INCLUDING AS PER PARTICULAR MUNICIPALITY REQUIRE
-IRRIGATION IS REQUIRED & SHALL PROVIDE
-ALL PVC RISERS MUST BE PAINTED FLAT BLA
-ALL PROPOSED PLANT MATERIAL SHALL CON
-TREES SHOWN ON THIS PLAN ARE FOR GRA ATTEMPT TO ACCOMPLISH THAT SPACING W **AVOID CONFLICTS WITH DRIVEWAYS AND AVOID CONFLICTS WITH DRIVEWAYS AND PLANTING DETAILS SHOWN HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIE LAKE MAINTENANCE EASEMENTS. REFER TO
-ALL TREES TO BE INSTALLED TEN FEET MIN. ARISES, LA TO BE CONTACTED PRIOR TO INS
-ALL TREES DESIGNATED AS SINGLE TRUNK BRANCH DISTRIBUTION. TREES WITH BARK LEADER CIRCLING AND/OR PLUNGING ROOTS ANY TREE WORK WILL REQUIRE PERMITTING
-ALL PALMS TO BE INSTALLED SIX TO EIGHT CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INST HYDRANTS, AND LIFT STATIONS. IF A TEN FO BARRIER SYSTEM. REFER TO THE ROOT BAR
-LARGE CANOPY TREES, LARGE OR EXOTIC MAIN AND/OR SERVICE, HYDRANTS, AND LIFT WITH AN APPROVED ROOT BARRIER SYSTEM.
-IN THE CASE OF DISCREPANCIES, PLANS TA
-ALL PROPOSED HEDGES TO BE CONTINUOU
-LANDSCAPE CONTRACTOR TO CONTACT LAN BE MADE WITHOUT POMPANO BEACH APPRO
-LANDSCAPE CONTRACTOR RESPONSIBLE FO
-REMOVAL OF EXISTING VEGETATION IS RES
-RELOCATION OF EXISTING VEGETATION (IF
-HEIGHT OF TREES MAY HAVE TO BE LARGER
-CONTAINER SIZE PROVIDED BY LANDSCAPE SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT
-ALL TREE TRIMMING SHALL BE DONE IN ACC OF A BCMA OR ASCA REGISTERED CONSULTI
-ALL EXISTING LANDSCAPE INCLUDING BUT N DURING CONSTRUCTION SHALL BE RESTORE
-ALL OWNERS OF THE LAND OR THEIR AGENT

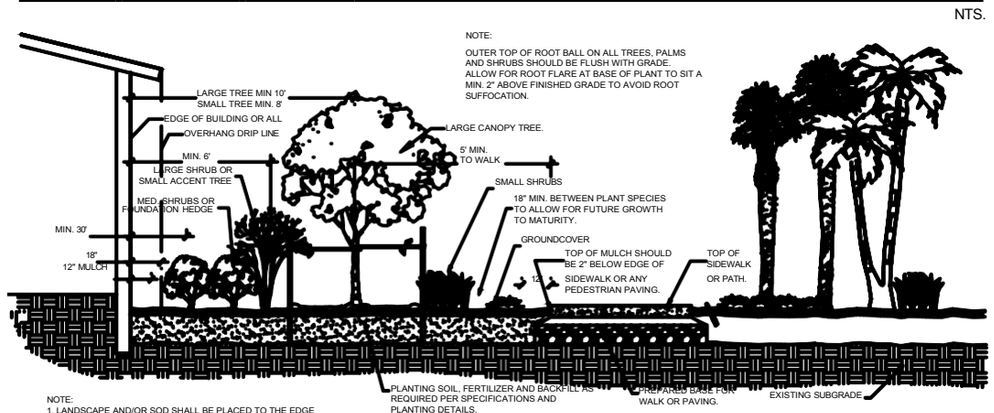
MAINTAIN 12" AT PLANT
BED EDGE

BETWEEN SHRUB MASSES,
AS SHOWN

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

TYPICAL PLANTING DIAGRAM

NTS.



NOTE:
OUTER TOP OF ROOT BALL ON ALL TREES, PALMS AND SHRUBS SHOULD BE FLUSH WITH GRADE. ALLOW FOR ROOT FLARE AT BASE OF PLANT TO SIT A MIN. 2" ABOVE FINISHED GRADE TO AVOID ROOT SUFFOCATION.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

INSTALLATION

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA
-ALL TREES IN LAWN AREAS TO HAVE A 24"
TREES INSTALLED WITHIN PARKING ISLANDS
-PLANTING SOIL FOR TOPSOIL AND BACKFILL
DEBRIS, WEEDS, ROCKS AND HAVING A pH BE
-TREE & SHRUB PITS WILL BE SUPPLEMENTE
MANUFACTURER'S STANDARD CONTAINERS
-ALL ROAD ROCK, CONCRETE, ASPHALT AND
AND BE REPLACED WITH PLANTING SOIL PRI
-ALL PLANT MATERIAL SHALL RECEIVE A MINI
-ALL GROUNDCOVER SHALL BE INSTALLED AT
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUY
-ALL PLANTING TO BE DONE IN ACCORDANCE

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED/P
TOPSOIL & CONFORM TO CURBS & PLANTERS
-ALL AREAS MARKED "SOD" SHALL BE SOLID
-PROVIDE A 2" DEEP BLANKET OF PLANTING
SURFACE. EXCAVATE (SUB) NON-CONFORMI
SOD IN THE CASE OF SOD PATCHING.

-PLACE SOD ON MOISTENED SOIL WITH EDGE
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY
TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER
-EXCAVATE AND REMOVE EXCESS SOIL SO T

Ownership

IC 6 Investment LLC
66 W Flagler ST
Ste 900
Miami, FL
33130-1807

Current Values

Just/Market value:	$29,400
Assessed value:	$29,400
Exemption value:	$0
Taxable value:	$29,400

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

Property Identification

Site Address:	2502 AVENUE L
Sec/Town/Range:	05/35S/40E
Parcel ID:	**2404-608-0103-000-4**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**16775**
Map ID:	24/05S
Zoning:	Medium Den

Image or Sketch available for display

Legal Description

GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/W AS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT, TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB AND LESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N 62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W 61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)

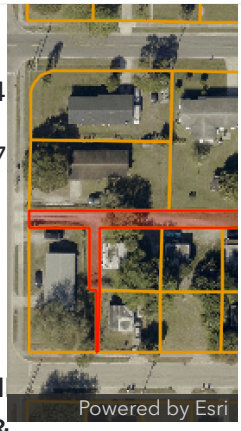
Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area	0

Map

Collector's Office
Download TRIM for this Parcel:
Download PDF File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

(SF):
Land Size (acres): 0.4
Land Size (SF): 18,77



Building Wind Speed

Occupancy Category	I	II	II & IV
Speed	140	150	160

Sources/links:

Sale Hist

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 11, 2024	5178/1746	0001	WD	0 Ave L Land Trust	$32,000
Sep 28, 2015	3795/1824	0001	WD	Boca Real Estate Group LLC (TR)	$6,400
Sep 28, 2015	3794/1025	0111	WD	Smith Ruby	$100
Jul 20, 2015	3791/0144	0111	QC	Smith Ruby	$100
Dec	0526/0750	XX01	CV		$136,800

1, 1986				
Dec 1, 1986	0526/0748	XX01	CV	$136,800
Dec 1, 1986	0526/0746	XX01	CV	$136,800
Dec 1, 1986	0525/1395	XX01	CV	$100
May 1, 1986	0501/1264	XX01	CV	$100,600

Spe Fea and Yar Iten

Type	Qty	Units	Year Blt

Buil Info

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF

Exterior

Building Type:

Quality:

Number of Units: 0

Year Built:

Effective Year:

Story Height:

Roof Structure:

Roof Cover:

Primary Wall:

Secondary Wall:

View:

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$29,400
Just/Market	$29,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of

Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$29,400
Exemptions	$0
Taxable	$29,400

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.**

Cur Yea Spe Ass Bre

Start Year	Units	Description	Amount
2000	0.7	Fort Pierce Stormwater Charge	$48.30

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**

Per

Number	Issue Date	Description	Amount	Fees

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 2026 Saint Lucie County Property Appraiser. All rights reserved.

Document Details

Instrument Number	5362615
Record Date	7/16/2024 12:47:37 PM
Book Type	OR - Official Records
Book/Page	5178/1746
Instrument #	5362615
Number Of Pages	2
Doc Type	DEED - DEED
DirectName	0 AVE L LAND TRUST BOCA REAL ESTATE GROUP LLC TR
ReverseName	K C 6 INVESTMENT LLC
NumberNames	3

Consideration	$32,000.00
Legal	PT TRACT 65 GARDEN CITY FARMS SD

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COUR
FILE # 5362615 OR BOOK 5178 PAGE 1746, Recc
Tax: $224.00

Prepared by and return to:

Acclaim Copyright 1999 - 2026. Harris Recording Solutions. All Rights Reserved.



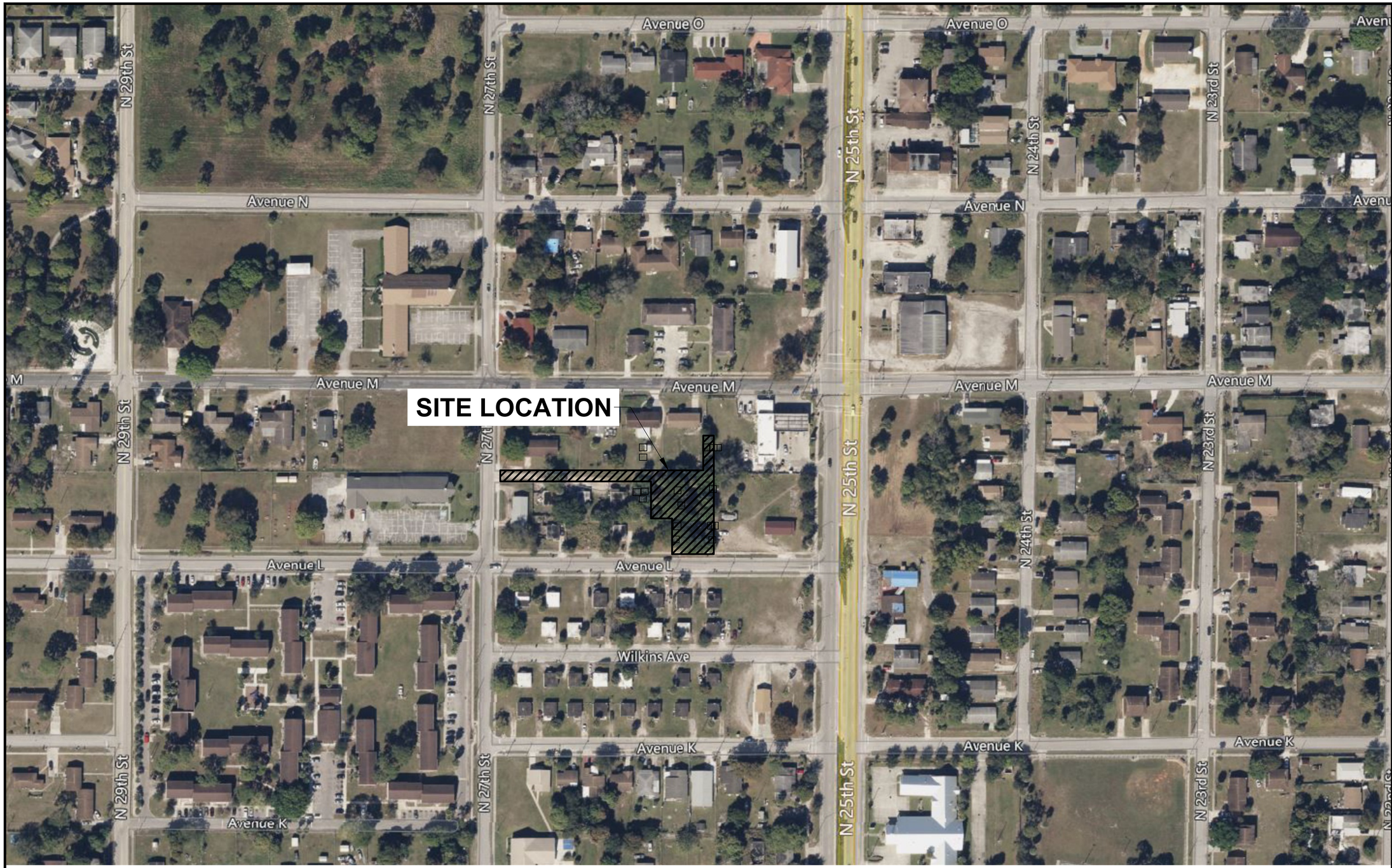
Map Scale: 1:411 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

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



LOCATION MAP

0 1000' 2000'

N

Professional Civil Engineering & Drainage Design Since 2009
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

☑ CITY OF FORT PIERCE

PERMIT#

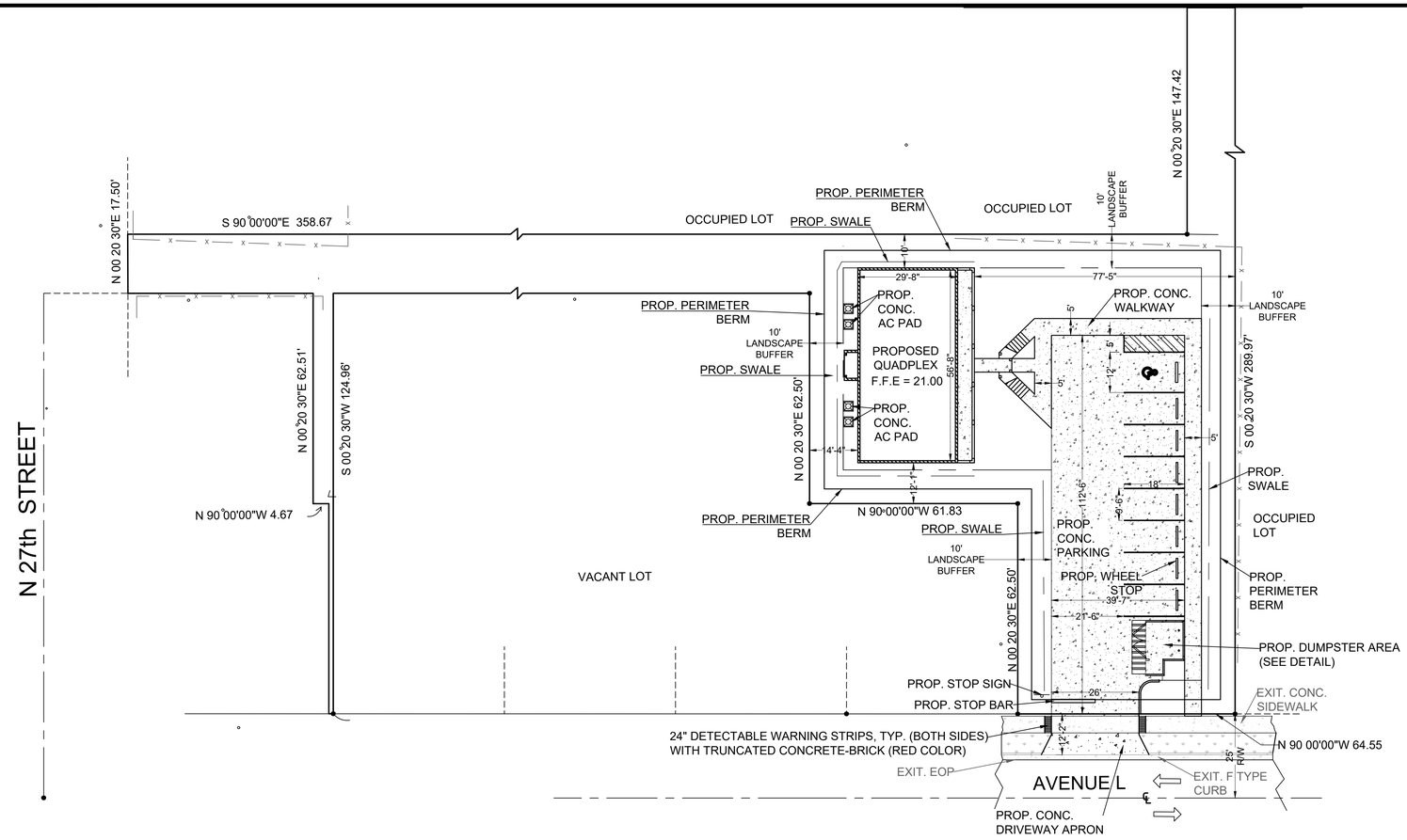
NO.	REVISIONS	DATE

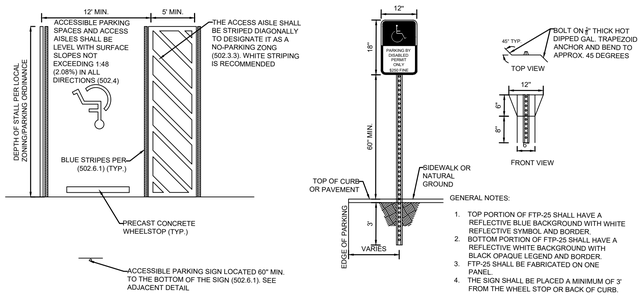
PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

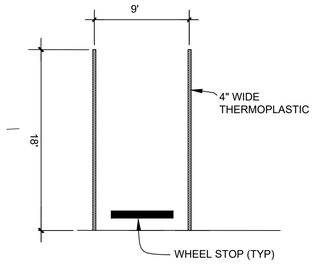
SHEET TITLE: LOCATION MAP

DATE	SHEET
04/24/2026	C-101
SCALE: 1"=1000'	
DRAWN BY: L.S	





HANDICAP PARKING STALL & SIGN DETAIL
N.T.S.



TYPICAL PARKING DETAIL
N.T.S.

LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY EASEMENT (UE)
- PROPERTY BOUNDARY
- ROAD CENTERLINE ℄
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT
- SODDED AREA
- PROPOSED CONCRETE
- PROPOSED BUILDING

SITE DATA:

STREET ADDRESS: 2502 AVENUE L, FORT PIERCE, FL 34947
LEGAL DESCRIPTION: GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/WAS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT,TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB ANDLESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)
PARCEL ID: 2404-608-0103-000-4
ZONING: MEDIUM DEN R-4
FEMA FLOOD ZONE: X
PROPOSED LAND USE: RESIDENTIAL
BUILDING TYPE OF CONSTRUCTION: TWO (B)

2 STORY BUILDING 25' IN HEIGHT

INTERIOR LOT
MINIMUM BUILDING SETBACK REQUIRED
FRONT: 25 FEET
SIDE YARD: 6 FEET
REAR YARD: 5 FEET

TOTAL AREA	= 0.43 ACR (18,778 SQ FT) (100%)
PROP. BUILDING	= 2,042 SQ FT (0.05 ACR) (10.87%)
PAVEMENT/SIDEWALK/CONC.	= 5,200 SQ FT (0.12 ACR) (27.69%)
TOTAL IMPERVIOUS	= 7,242 SQ FT (0.17 ACR) (38.56%)
PERVIOUS	= 11,536 SQ FT (0.26 ACR) (61.44%)

TOTAL PARKING
7 REGULAR SPACES
1 ADA ACESSIBLE SPACE
8 TOTAL

THE PROPOSED CONSTRUCTION HAS BEEN DESIGNED TO BE CONSTRUCTED SO THAT THE DIVERSION OF POST DEVELOPMENT STORMWATER RUNOFF AND OTHER SURFACE WATERS SHALL NOT RESULT IN FLOODING OR DAMAGE TO ADJACENT PROPERTIES, IN ACCORDANCE WITH SECTION 103-203(B), OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

N

Professional Civil Engineering & Drainage Design Since 2000
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 263-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

☑ CITY OF FORT PIERCE

PERMIT#

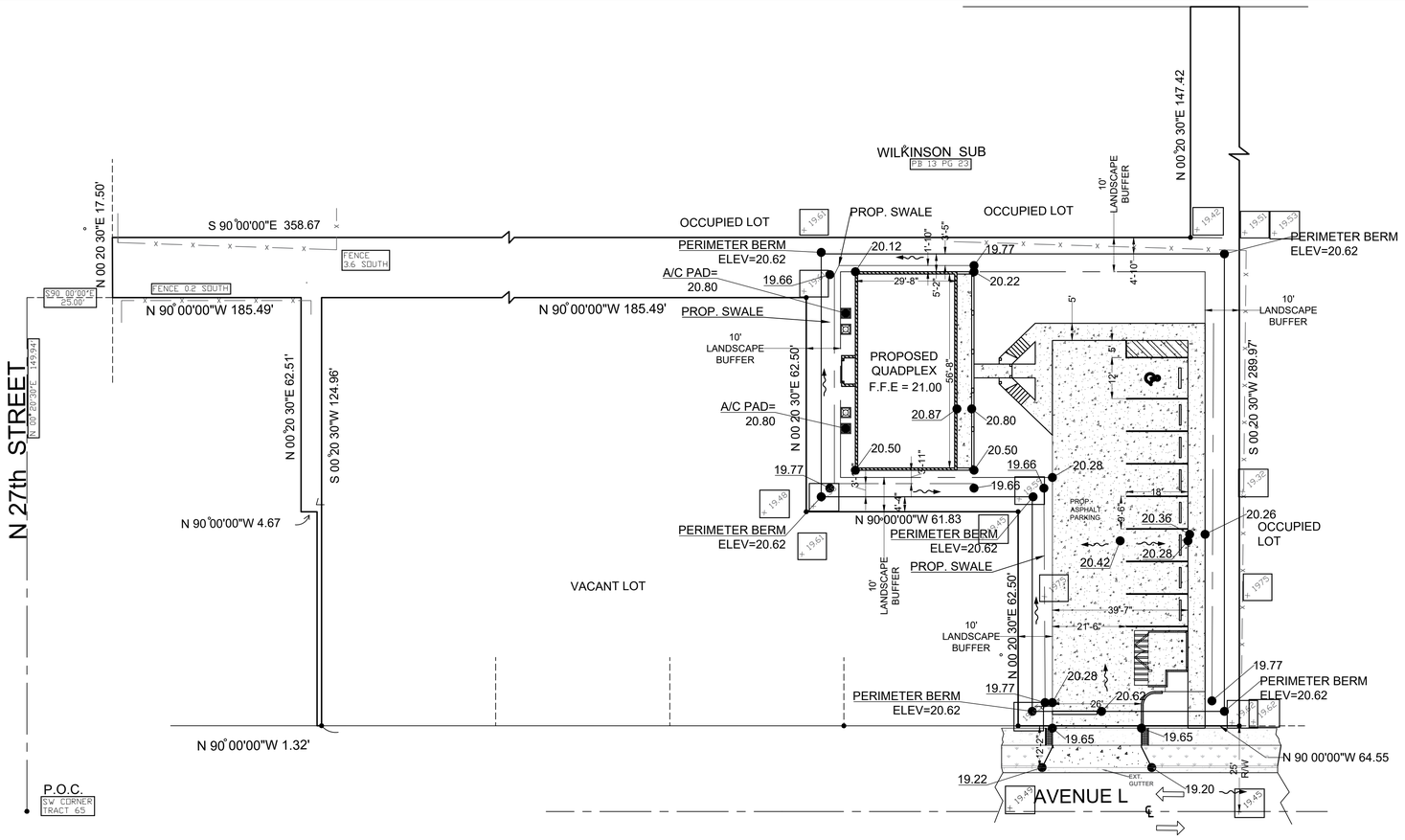
NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
PROPOSED SITE PLAN

DATE	SHEET
04/24/2026	C-102
SCALE: 1"=20'	
DRAWN BY: L.S	



LEGEND

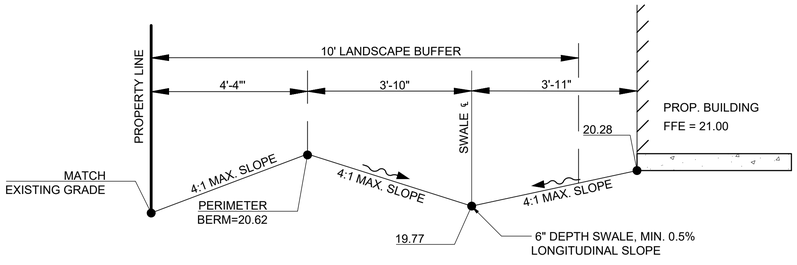
- 20.27 — PROPOSED GRADES
- + 19.55 — EXISTING GRADES
- PROPOSED DRAINAGE FLOW

DRAINAGE STATEMENT:
THIS SITE HAS BEEN DESIGNED TO RETAIN THE RUNOFF GENERATED FROM A 25 YEARS 3-DAY, 0 DISCHARGE, RAIN EVENT. SEE DRAINAGE REPORT FOR CALCULATIONS AND FURTHER DETAILS.

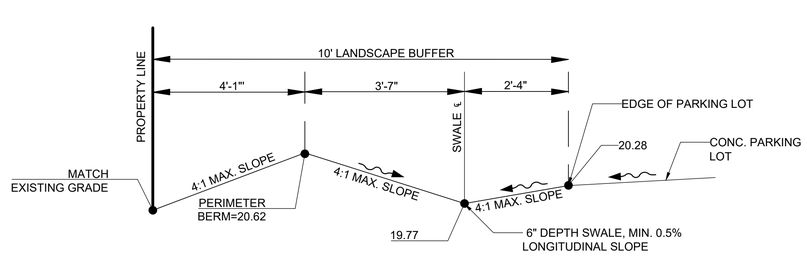
PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

ALL CONSTRUCION SHALL COMPLY WITH THE CITY OF FORT PIRECE CODE OF ORDINANCES SECTIONS 119 AND 125

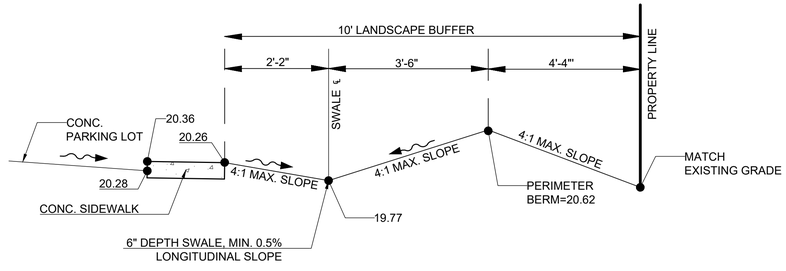
ALL SIDEWALK GRADES ACROSS DRIVEWAY MUST BE ADA COMPLIANT WITH 2% MAX CROSS SLOPE



TYPICAL SWALE DETAIL 1
N.T.S



TYPICAL SWALE DETAIL 2
N.T.S



TYPICAL SWALE DETAIL 3
N.T.S

N

Professional Civil Engineering & Drainage Design Since 2020
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 263-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

- ■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

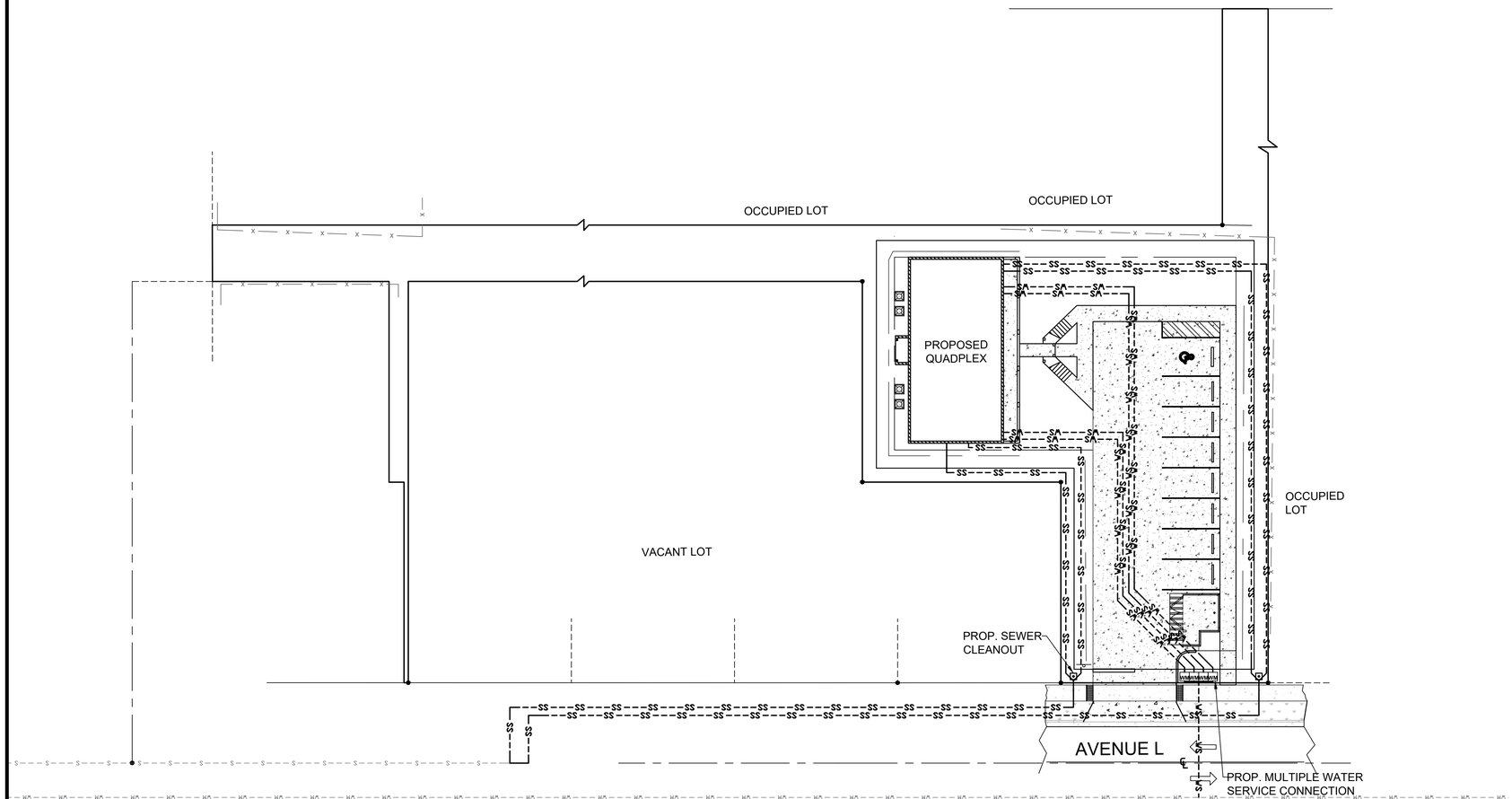
SHEET TITLE
DRAINGE & GRADING PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-103



LEGEND

—WS—WS—WS—WS—	PROPOSED PVC WATER SERVICE LINE
—SS—SS—SS—SS—	PROPOSED PVC SANITARY SEWER SERVICE
—WM—WM—WM—WM—	EXISTING 6" FPUA WATER MAIN
—S—S—S—S—S—	EXISTING 8" FPUA SEWER MAIN

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-5 AND C-6

FPUA ELECTRIC, WATER AND SEWER SERVICE.

NOTE: ELECTRIC CONNECTION SHALL BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH FPUA. SEE ELECTRICAL RISER DIAGRAM (SEE ARCHITECTURAL PLANS)

A CITY OF FORT PIERCE R/W PERMIT SHALL BE OBTAINED FROM THE FORT PIERCE ENGINEERING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE N. 16TH STREET AND AVENUE M R/W.

N

Professional Civil Engineering & Drainage Design Since 2009
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

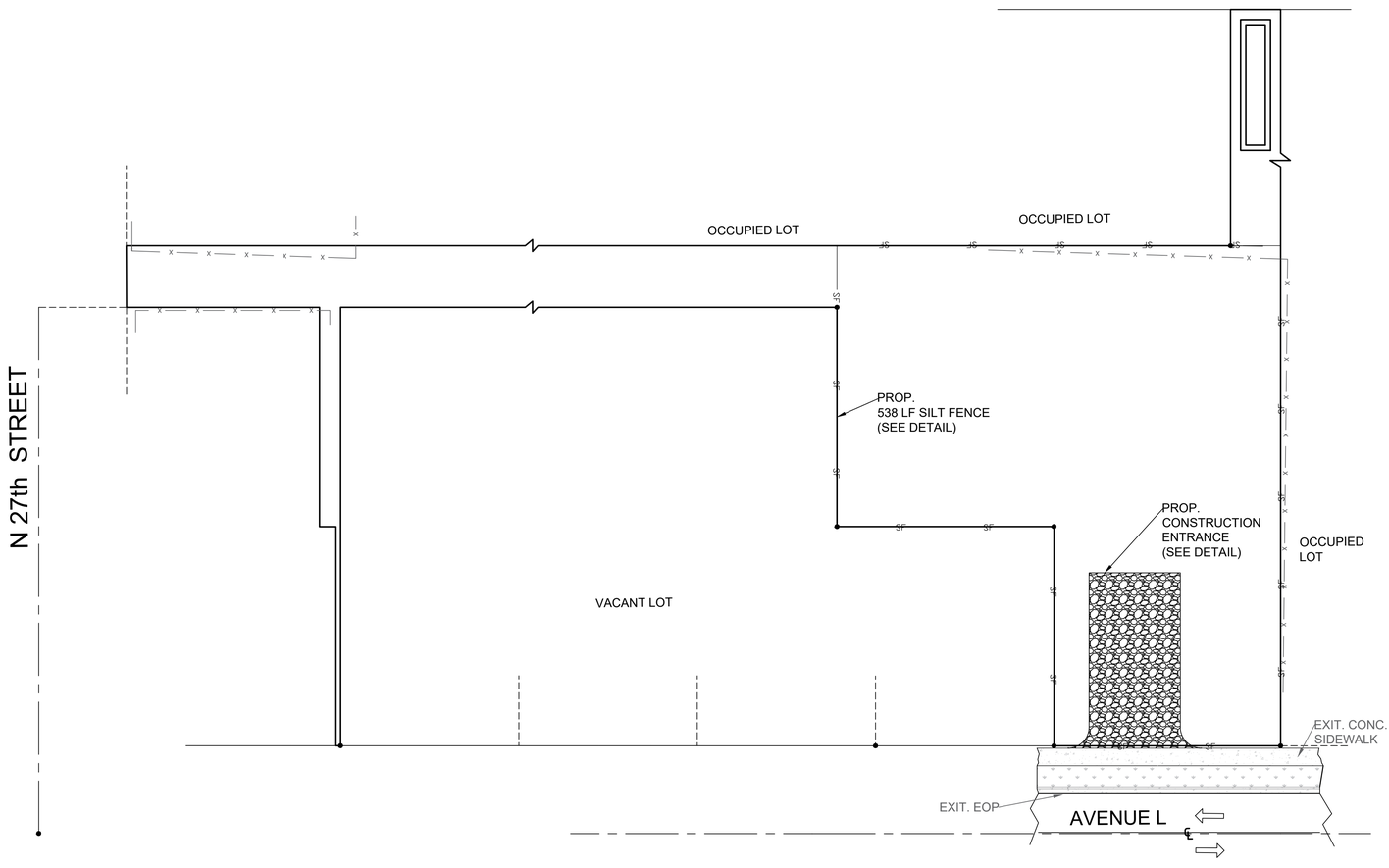
SHEET TITLE
PROPOSED UTILITY PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-104



SITE DEMOLITION & EROSION CONTROL NOTES

(1) CONTRACTOR SHALL FIELD VERIFY THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCENT OF DEMOLITION AND CONSTRUCTION ACTIVITIES.

(2) EROSION AND SEDIMENT CONTROL DEVICES AND OTHER NECESSARY MEASURES ARE TO BE IMPLEMENTED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED.

(3) ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS OF CITY, COUNTY, SJRWMD AND FDOT.

(4) SOIL MATERIAL FROM THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.

(5) DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS AND TO MAKE ADJUSTMENTS AS NECESSARY.

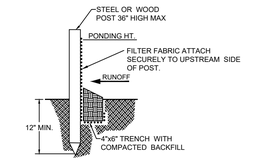
(6) ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE, COUNTY, CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

(7) EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL, INDEX 102.

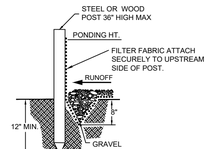
(8) SILT FENCE LOCATION SHOWN ON PLAN IS THE MINIMUM EROSION AND SEDIMENTARY
CONTROL MEASURE TO BE CONSTRUCTED. ADDITIONAL EROSION CONTROL MEASURES MUST BE LOCATED AS NEEDED DEPENDING ON THE ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

(9) CONTRACTOR SHALL OBTAIN PHOTOGRAPHIC RECORDS OF THE EXISTING SITE AND PERIMETER FACILITIES CONDITION PRIOR TO BEGINNING ANY SITE WORK.

CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.
1- INSTALL SILT FENCE PER DETAIL SHOWN;
2- PROTECT ALL WATER, SEWER MAIN PIPING;
3- THE PERMITTEE SHALL NOTIFY. THE CITY ENGINEERING DEPARTMENT AT LEAST
TWO WORKING DAYS BEFORE THE FOLLOWING:
(1) START OF CONSTRUCTION;
(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;
(3) COMPLETION OF SITE CLEARING;
(4) COMPLETION OF ROUGH GRADING;
(5) COMPLETION OF FINAL GRADING;
(6) CLOSE OF THE CONSTRUCTION SEASON;
(7) COMPLETION OF FINAL LANDSCAPING.



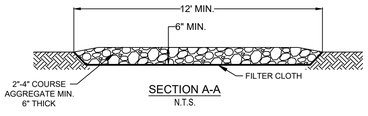
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL



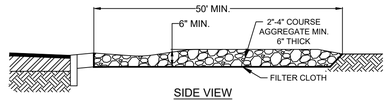
ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE PONDING EFFICIENCY.
4. OVERLAP ALL JOINTS AT LEAST 6 FEET.

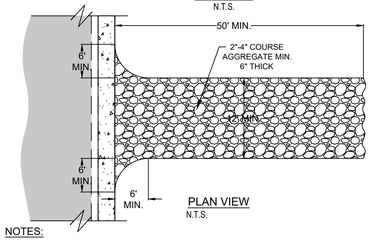
SILT FENCE DETAIL
N.T.S.



SECTION A-A
N.T.S.



SIDE VIEW
N.T.S.



PLAN VIEW
N.T.S.

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 A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE DETAIL
N.T.S.

N

Professional Civil Engineering & Drainage Design Since 2009
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

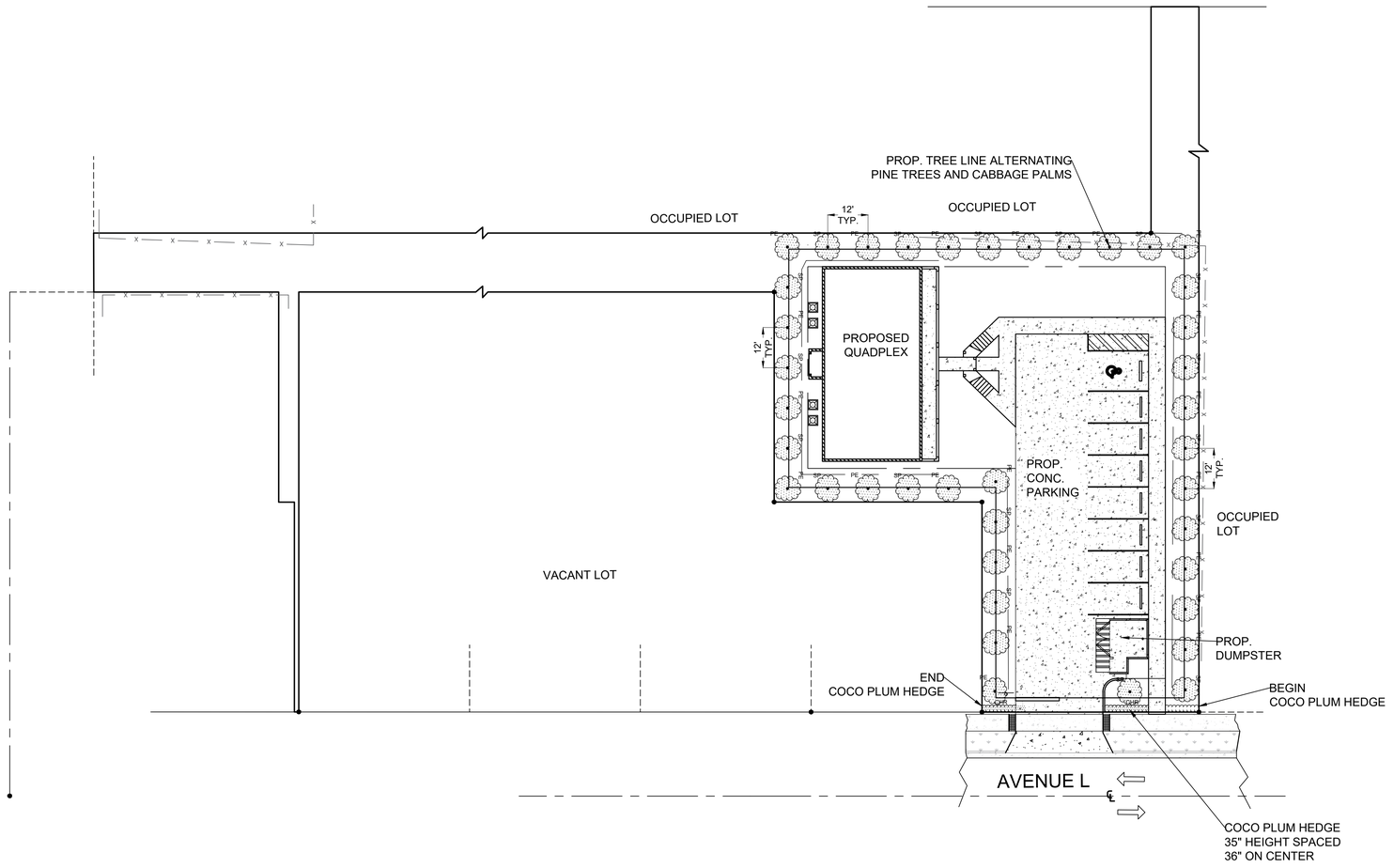
SHEET TITLE
EROSION CONTROL PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-105



10' LANDSCAPE BUFFER ALONG AVE L
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 15 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 19 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 19 TOTAL
- GROUND COVER = GRASS / SOD

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

15' LANDSCAPE BUFFER ALONG N 16TH STREET AND AVE M
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 55 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 15 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 15 TOTAL (SEE SPECS NEXT PAGE)
- GROUND COVER = GRASS / SOD

N

Professional Civil Engineering & Drainage Design Since 2020
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
LANDSCAPE PLAN

DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-106

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.

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 IDENTIFCATION 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 MAIINTAINED 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 EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS 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.

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 REQUIRE-MENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.

5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.

6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.

7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.

8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,

11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING 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.

FORT PIERCE UTI

1. ALL CONSTRUCTION MA
SPECIFICATIONS OF THE

2. GRAVITY SEWER MAIN S
GRAVITY SEWER MAIN S
AND SHALL CONFORM

3. THE MANHOLE BASE SH
COMPACTED BASE FOUN
A FIRM AND SUITABLE M

4. WASTEWATER LINES SHA
AND CONSTRUCTION STA
REQUIRED BY FPUA ENG
AREAS FALL WITHIN THE
MENTS SHALL NOT BE L
AGENCY.

5. A 1% MINIMUM SLOPE

6. THE CONTRACTOR SHAL
OF PIPE SIZES, LOCATIO
ANY FITTINGS, FINAL RIM
INFORMATION NECESSAR

7. MAINTAIN SIX FEET AND
AND SEWER MAINS AS A

8. WASTEWATER FORCE MA
UNDER WATER MAINS W
THE INVERT OF THE UP
POSSIBLE. WHERE THIS
ARRANGED SO THAT THE
FROM THE POINT OF CR
(DIP) AT THE CROSSING.
SEPARATION OF 10 FEET
OF THE CROSSING MUST
MUST BE MAINTAINED AT

9. A PRE-CONSTRUCTION
COUNTY/FDOT SHALL BE

10. NO FIELD CHANGES OF
FPUA/CITY/COUNTY/FDO

11. TRAFFIC CONTROL, BARI
OF TRANSPORTATION STA

12. CONTRACTOR SHALL NO
COMMMENCING CONSTRU

13. WASTEWATER FORCE MA
AND SHALL BE CLASS 1

14. WASTEWATER FORCE MA

15. FITTINGS SHALL BE DUC
AND INTERIOR EPOXY C

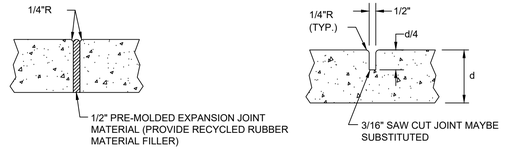
16. WASTEWATER FORCE MA
WIRE (GREEN IN COLOR,
TAPE MARKED "SEWER"

17. MINIMUM COVER SHALL
REQUIRE PRIOR APPROV
IRON PIPE.

18. EACH SERVICE LATERAL
3M CORPORATION, OR A

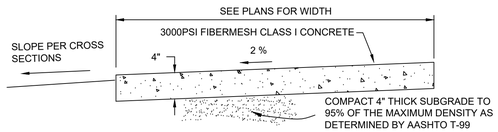
19. ALL MANHOLES SHALL H

20. THE CONTRACTOR SHALL



EXPANSION JOINTS

CONTRACTION JOINTS

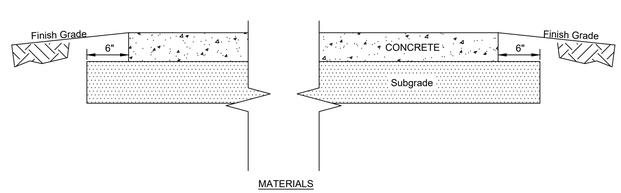


NOTES:

1. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
2. PROVIDE CONTRACTION JOINTS EQUAL TO WIDTH OF 6' SIDEWALK AND 5' CENTER TO CENTER ALL OTHERS.
3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.
4. FIBERMESH TO BE INCLUDED WRITHEN CONCRETE MIX.

TYPICAL SIDEWALK DETAIL

N.T.S.



MATERIALS

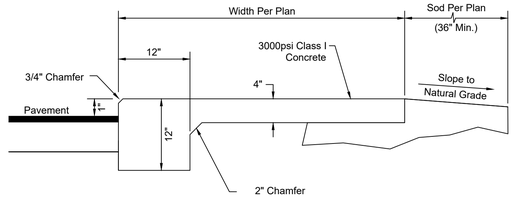
SURFACE COURSE: 6" Concrete Pavement, 4000 PSI Concrete with 10'X10' Construction Joints and "FIBERMESH" as specified by the manufactures recommendations or 6x6x10 wire reinforcement

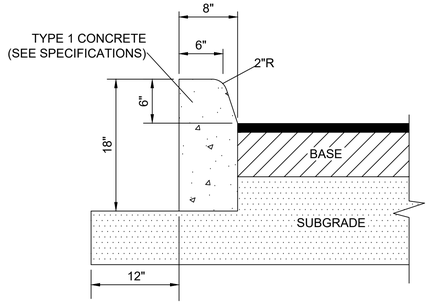
SUBGRADE: 12" Thick Stablized Subgrade (FBV 75) Density shall be 98% Maximum as Determined by AASHTO T-180 Method

SURFACE COURSE AND SUBGRADE CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL BE ACCORDING TO FDOT STANDARD PLANS INDEX 330-001 AND DESIGN STANDARD INDEX 515/516

TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.



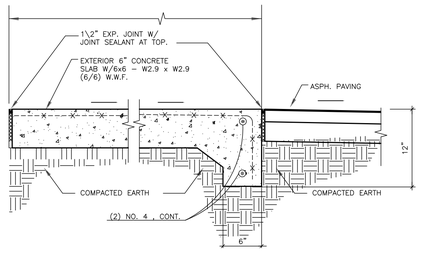


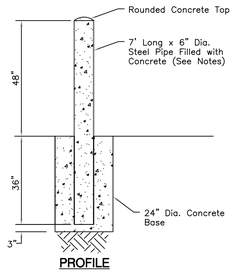
SECTION VIEW

NOTES:

1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

N.T.S.

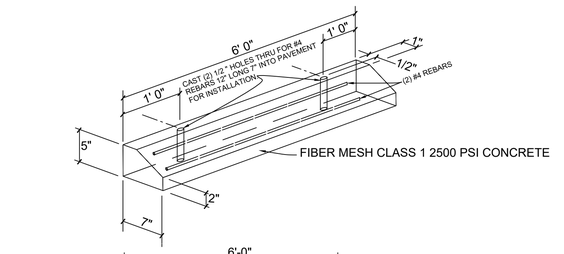


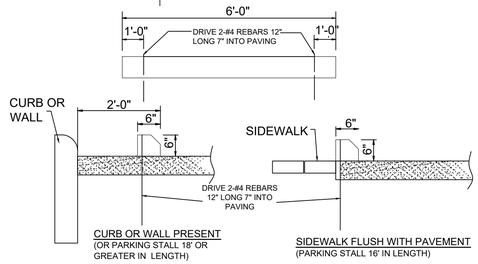


PROFILE

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 Yell·w top coat, unless otherwise noted.
3. The primer c·at shall meet the requirements of FDOT 971–5.
4. All concrete shall be FDOT class 1.





TYPICAL WHEEL STOP

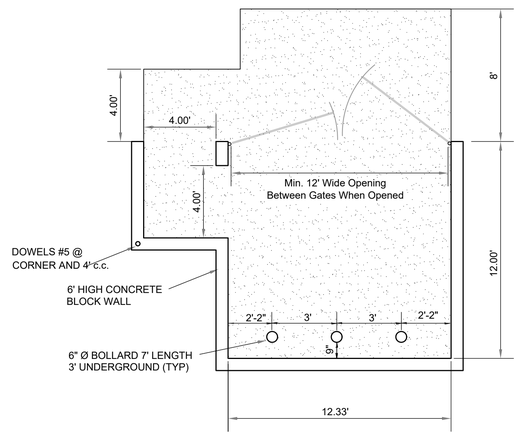
N.T.S.



NOTES:

1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.

N.T.S.



DUMPSTER DETAIL

N.T.S.

N

Professional Civil Engineering & Drainage Design Since 2000
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 263-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

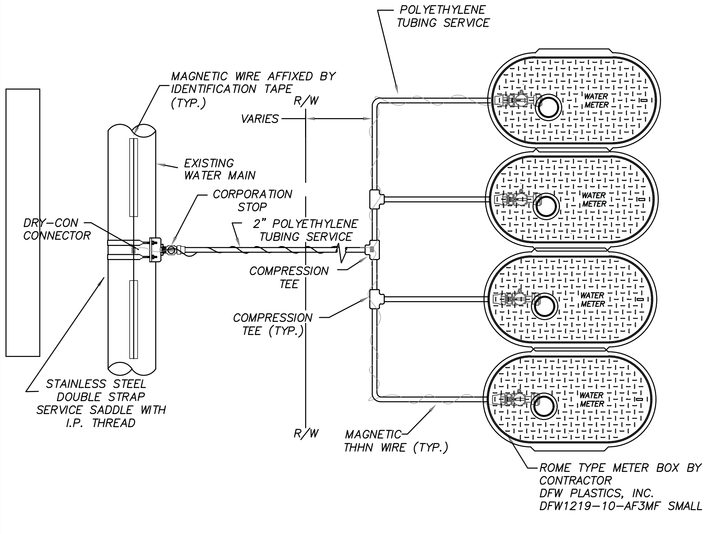
SHEET TITLE
SITE DETAILS

DATE
04/24/2026

SCALE
N.T.S

DRAWN BY
L.S

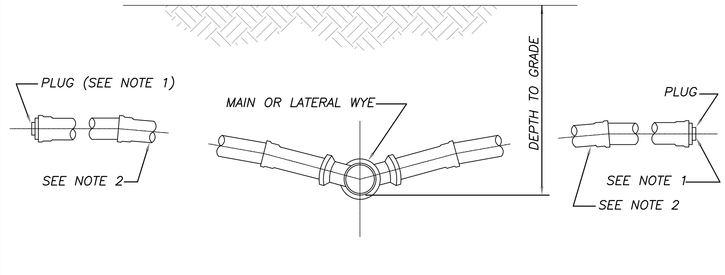
SHEET
C-501



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.

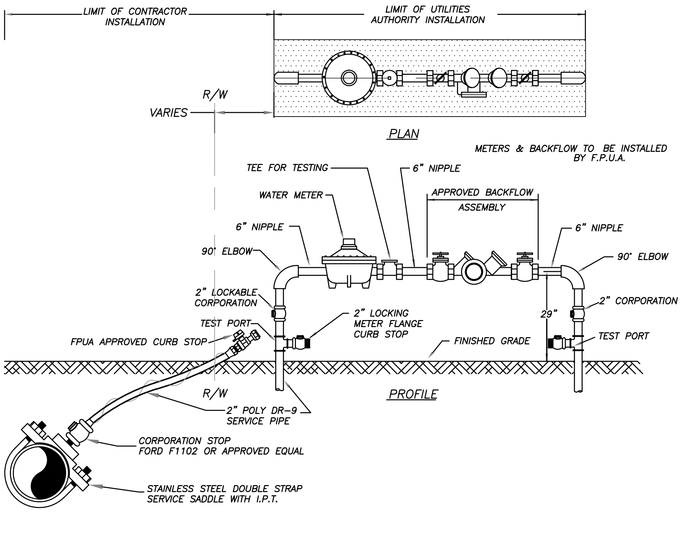
TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)



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.

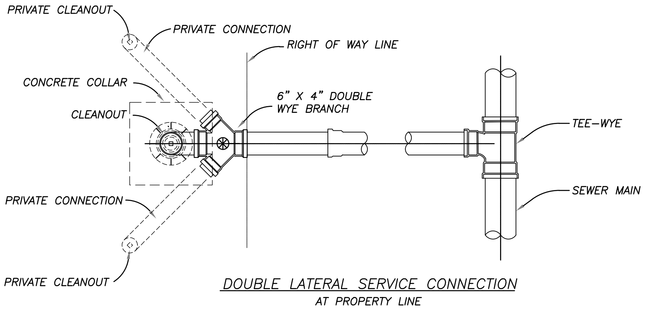
SERVICE CONNECTION
(N.T.S.)



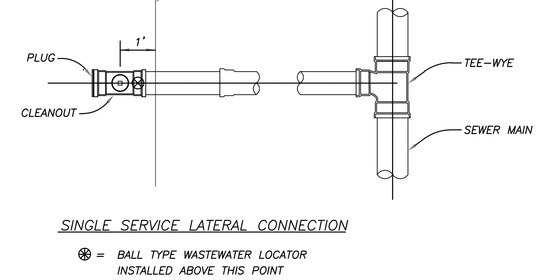
NOTES:

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

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



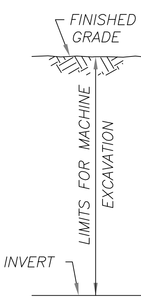
DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE



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

WASTEWATER SERVICE CONNECTION
(N.T.S.)



HAND PLACE
SELECT MATER

NOTES:

1) THE CONTRACTOR
SAFETY ACT.
2) INITIAL BACKFILL
SHALL BE MECHA
DETERMINED BY

SPRING LINE OF PIPE

NOTES:

1) IN CERTAIN
2) BEDDING IS
BEDDING MA
SUPPORT U
3) HAUNCHING
MATERIAL S
ADEQUATE
4) INITIAL BAC
PIPE. THE S
5) BACKFILL S
TO A POINT
30" OF BAC
T-180.
6) DENSITY TE
ENGINEER C
7) CONTRACTO
REGULATION

SMALL PALM STAKING PLAN

NTS.

(I.E. FAN PALMS; BOTTLE PALMS; ANY PALM UNDER 8' C.T., ETC.)

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

LARGE PALM STAKING PLAN

NTS.

(I.E. ROYAL PALMS; DATE PALMS; MULTI-TRUNK PALMS)

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY ONE YEAR FOR PALMS.

SHRUB PLANTING DETAIL

NTS.

LARGE TREE STAKING PLAN

NTS.

(I.E. LIVE OAKS; DAHOON HOLLIES; ANY HEAVY CALIPER TREE TRUNKS, ETC.)

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR SHADE TREES.

GROUNDCOVER DETAIL

NTS.

PRESERVED TREE PROTECTION DETAIL

NTS.

PALM PLANTING DETAIL

NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS.

TREE PLANTING DETAIL

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.

SMALL TREE/ PALM WITH ROOT BARRIER

NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

CANOPY TREE / LG. PALM / WITH ROOT BARRIER

ROOT BARRIER

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL.

NTS.

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

TYPICAL PLANTING DIAGRAM

NTS.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

LANDSCAPE SCHEDUL

NATIVE	QTY	CODE	BOTANICAL
*	15	PE	Pinus elliottii
*	15	SP	Sabal palmetto
*	55	CHR	Chrysobalanus icaco
		SOD	Stenotaphrum secun

LANDSCAPE NO

-A PRE-CONSTRUCTION MEETING WITH CITY
-STRUCTURAL ELEMENTS AND HARDSCAPE
TO BE UTILIZED FOR LOCATION OF LIVING PL
ANY STRUCTURAL SITE FEATURES INCLUDIN
-TREE REMOVAL/RELOCATION PERMIT FROM
-CONTRACTOR SHALL ACQUIRE ALL APPLICA
RELOCATION, AND/OR INSTALLATION OF LAN
PRIOR TO STARTING WORK. LANDSCAPE ARC
CONTRACTOR SHALL BE RESPONSIBLE FOR A
PRIOR TO RECEIPT OF PERMIT.
-ANY PLANTING WITHIN THE SIGHT TRIANGLE
-ALL UTILITY BOXES/STRUCTURES INCLUDING
AS PER PARTICULAR MUNICIPALITY REQUIRE
-IRRIGATION IS REQUIRED & SHALL PROVIDE
-ALL PVC RISERS MUST BE PAINTED FLAT BLA
-ALL PROPOSED PLANT MATERIAL SHALL CO
-TREES SHOWN ON THIS PLAN ARE FOR GRAI
ATTEMPT TO ACCOMPLISH THAT SPACING W
* AVOID CONFLICTS WITH DRIVEWAYS AND U
AVOID CONFLICTS WITH DRIVEWAYS AND UN
PLANTING DETAILS SHOWN HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIE
LAKE MAINTENANCE EASEMENTS. REFER TO
-ALL TREES TO BE INSTALLED TEN FEET MIN.
ARISES, LA TO BE CONTACTED PRIOR TO INS
-ALL TREES DESIGNATED AS SINGLE TRUNK
BRANCH DISTRIBUTION. TREES WITH BARK IN
LEADER CIRCLING AND/OR PLUNGING ROOTS
ANY TREE WORK WILL REQUIRE PERMITTING
-ALL PALMS TO BE INSTALLED SIX TO EIGHT F
CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INST
HYDRANTS, AND LIFT STATIONS. IF A TEN FO
BARRIER'S SYSTEM. REFER TO THE ROOT BAR
-LARGE CANOPY TREES, LARGE OR EXOTIC P
MAIN AND/OR SERVICE, HYDRANTS, AND LIFT
WITH AN APPROVED ROOT BARRIER SYSTEM
-IN THE CASE OF DISCREPANCIES, PLANS TA
-ALL PROPOSED HEDGES TO BE CONTINUOU
-LANDSCAPE CONTRACTOR TO CONTACT LA
BE MADE WITHOUT POMPANO BEACH APPRO
-LANDSCAPE CONTRACTOR RESPONSIBLE FO
-REMOVAL OF EXISTING VEGETATION IS RES
-RELOCATION OF EXISTING VEGETATION (IF A
-HEIGHT OF TREES MAY HAVE TO BE LARGER
-CONTAINER SIZE PROVIDED BY LANDSCAPE
SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT C
-ALL TREE TRIMMING SHALL BE DONE IN ACC
OF A BCMA OR ASCA REGISTERED CONSULT
-ALL EXISTING LANDSCAPE INCLUDING BUT N
DURING CONSTRUCTION SHALL BE RESTORE
-ALL OWNERS OF THE LAND OR THEIR AGENT

INSTALLATION N

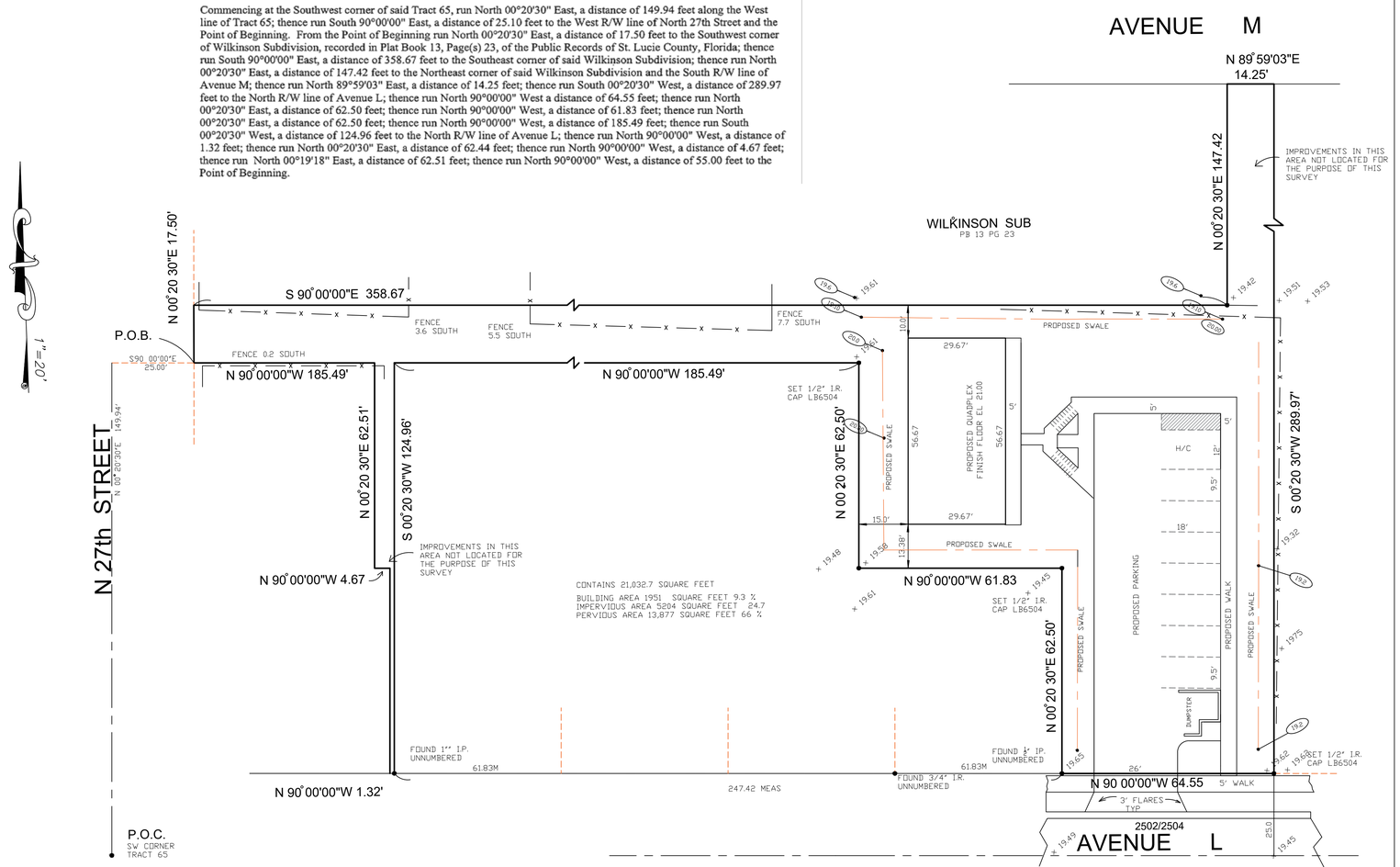
-ALL PLANT MATERIAL TO BE FLORIDA #1 OR
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA
-ALL TREES IN LAWN AREAS TO HAVE A 24" DI
TREES INSTALLED WITHIN PARKING ISLANDS
-PLANTING SOIL FOR TOPSOIL AND BACKFILL
DEBRIS, WEEDS, ROCKS AND HAVING A pH BE
-TREE & SHRUB PITS WILL BE SUPPLEMENTED
MANUFACTURER'S STANDARD CONTAINERS S
-ALL ROAD ROCK, CONCRETE, ASPHALT AND
AND BE REPLACED WITH PLANTING SOIL PRO
-ALL PLANT MATERIAL SHALL RECEIVE A MINI
-ALL GROUNDCOVER SHALL BE INSTALLED A
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUYI
-ALL PLANTING TO BE DONE IN ACCORDANCE

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED-F
TOPSOIL & CONFORM TO CURBS & PLANTERS
-ALL AREAS MARKED "SOD" SHALL BE SOLID
-PROVIDE A 2" DEEP BLANKET OF PLANTING S
SURFACE. EXCAVATE USING NON-CONFORMI
SOD IN THE CASE OF SOD PATCHING.
-PLACE SOD ON MOISTENED SOIL WITH EDGE
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY
TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER I
-EXCAVATE AND REMOVE EXCESS SOIL SO TO

That part of Tract 65 of Garden City Farms Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page(s) 5, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract 65, run North 00°20'30" East, a distance of 149.94 feet along the West line of Tract 65; thence run South 90°00'00" East, a distance of 25.10 feet to the West R/W line of North 27th Street and the Point of Beginning. From the Point of Beginning run North 00°20'30" East, a distance of 17.50 feet to the Southwest corner of Wilkinson Subdivision, recorded in Plat Book 13, Page(s) 23, of the Public Records of St. Lucie County, Florida; thence run South 90°00'00" East, a distance of 358.67 feet to the Southeast corner of said Wilkinson Subdivision; thence run North 00°20'30" East, a distance of 147.42 feet to the Northeast corner of said Wilkinson Subdivision and the South R/W line of Avenue M; thence run North 89°59'03" East, a distance of 14.25 feet; thence run South 00°20'30" West, a distance of 289.97 feet to the North R/W line of Avenue L; thence run North 90°00'00" West a distance of 64.55 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 61.83 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 185.49 feet; thence run South 00°20'30" West, a distance of 124.96 feet to the North R/W line of Avenue L; thence run North 90°00'00" West, a distance of 1.32 feet; thence run North 00°20'30" East, a distance of 62.44 feet; thence run North 90°00'00" West, a distance of 4.67 feet; thence run North 00°19'18" East, a distance of 62.51 feet; thence run North 90°00'00" West, a distance of 55.00 feet to the Point of Beginning.



1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND 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 NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

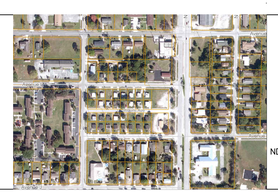
O.R.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.O.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
C.M.P. = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business

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
△ = central angle
⊕ = bearing basis line
ASPH = asphalt
M.H. = manhole
U/E = utility easement
CLF = chain link fence
P.R.M. = permanent reference nonument

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 200
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH 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.

HARRY A BURGESS PLS 5089

CERTIFIED TO:

FLOOD ZONE X
MAP No 12111C0178J
MAP DATE 2-16-2012

DATE 6-30-2026
JOB NO 7-24-061

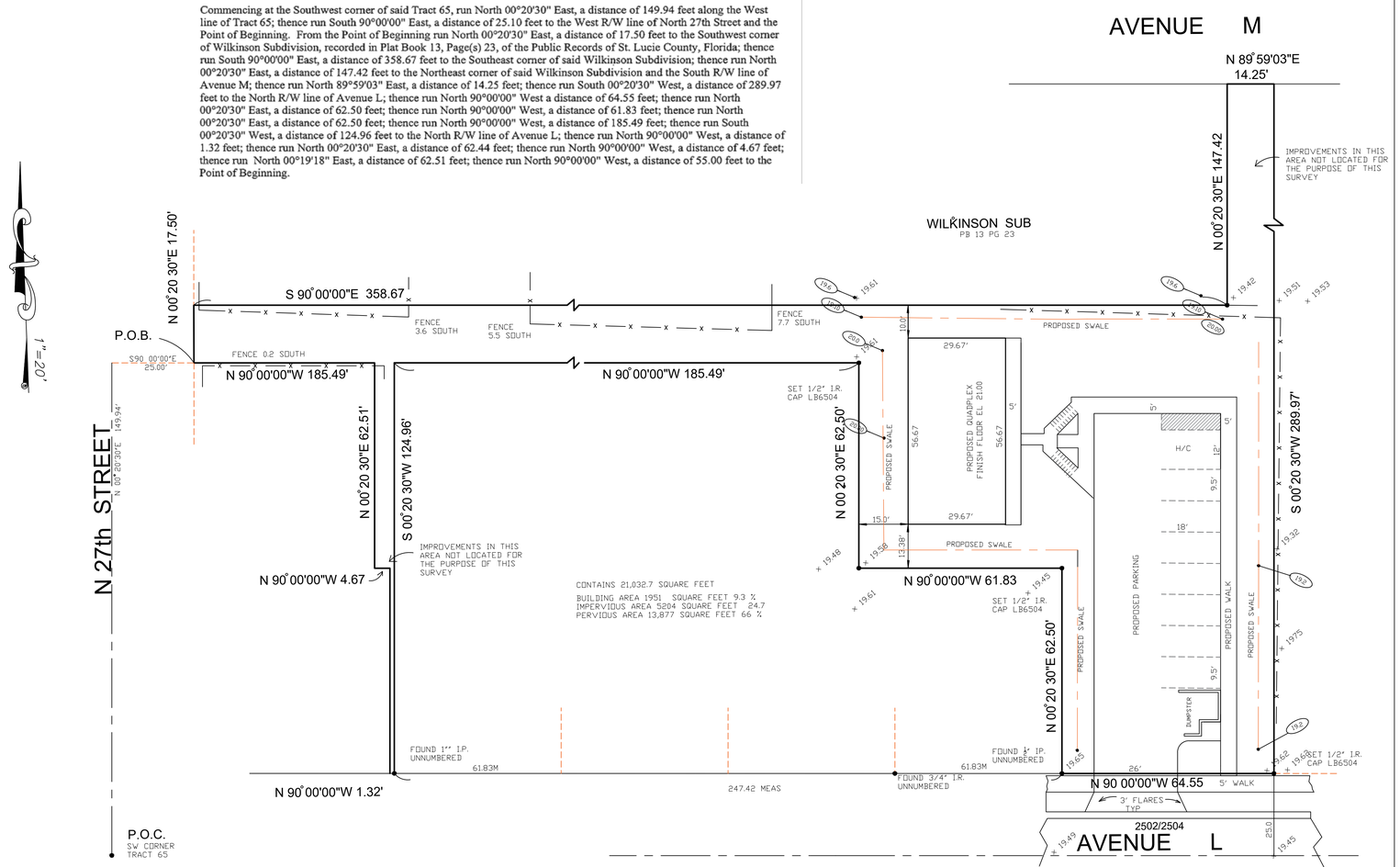
NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

2502 Design review narrative

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. The proposed site consists of a building, sidewalk, parking lot, driveway, green space and landscaping.
The Quad plex will consist of 2/2 units 2 story building

That part of Tract 65 of Garden City Farms Subdivision, according to the Plat thereof as recorded in Plat Book 2, Page(s) 5, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Tract 65, run North 00°20'30" East, a distance of 149.94 feet along the West line of Tract 65; thence run South 90°00'00" East, a distance of 25.10 feet to the West R/W line of North 27th Street and the Point of Beginning. From the Point of Beginning run North 00°20'30" East, a distance of 17.50 feet to the Southwest corner of Wilkinson Subdivision, recorded in Plat Book 13, Page(s) 23, of the Public Records of St. Lucie County, Florida; thence run South 90°00'00" East, a distance of 358.67 feet to the Southeast corner of said Wilkinson Subdivision; thence run North 00°20'30" East, a distance of 147.42 feet to the Northeast corner of said Wilkinson Subdivision and the South R/W line of Avenue M; thence run North 89°59'03" East, a distance of 14.25 feet; thence run South 00°20'30" West, a distance of 289.97 feet to the North R/W line of Avenue L; thence run North 90°00'00" West a distance of 64.55 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 61.83 feet; thence run North 00°20'30" East, a distance of 62.50 feet; thence run North 90°00'00" West, a distance of 185.49 feet; thence run South 00°20'30" West, a distance of 124.96 feet to the North R/W line of Avenue L; thence run North 90°00'00" West, a distance of 1.32 feet; thence run North 00°20'30" East, a distance of 62.44 feet; thence run North 90°00'00" West, a distance of 4.67 feet; thence run North 00°19'18" East, a distance of 62.51 feet; thence run North 90°00'00" West, a distance of 55.00 feet to the Point of Beginning.



1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND 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 NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

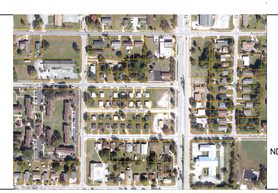
O.R.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.O.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
C.M.P. = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business

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
△ = central angle
⊕ = bearing basis line
ASPH = asphalt
M.H. = manhole
U/E = utility easement
CLF = chain link fence
P.R.M. = permanent reference nonument

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 200
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH 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.

HARRY A BURGESS PLS 5089

CERTIFIED TO:

FLOOD ZONE X
MAP No 12111C0178J
MAP DATE 2-16-2012

DATE 6-30-2026
JOB NO 7-24-061

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

-APARTMENT BUILDING FOR-
2502 AVENUE L
FORT PIERCE, FL 34947

SHEET INDEX	
A0	COVER SHEET
A1	ELEVATIONS, AND WINDLOAD DESIGN CRITERIA
A2	1ST LEVEL FLOOR PLAN, WINDOW/DOOR DESIGN PRESSURES, DETAILS, AND NOTES
A3	2ND LEVEL FLOOR PLAN, DETAILS, AND NOTES
A4	LINTEL SCHEDULE, WALL SECTIONS, AND NOTES
A5	WALL SECTIONS
A6	FOUNDATION PLAN, AND FOOTING DETAILS
A7	FIRE RETARDANT SHEATHING LAYOUT, FIRE CAULKING DETAILS, AND ATTIC VENT CALCS.
A8	TRUSS LAYOUTS, REACTION SUMMARY, CONNECTOR SCHEDULE/DETAILS, AND ROOF DESIGN PRESSURES
S1	DETAILS, NOTES, AND ROOF SHEATHING NAIL SCHEDULE
EP1	1ST LEVEL ELECTRICAL PLAN, 2ND LEVEL ELECTRICAL PLAN, AND NOTES
EP2	ELECTRICAL LOAD CALCULATIONS, PANEL SCHEDULES, ELECTRICAL RISER DIAGRAM, AND NOTES
EP3	ELECTRICAL LOAD CALCULATIONS, PANEL SCHEDULES, ELECTRICAL RISER DIAGRAM, AND NOTES

BUILDING DESIGN CRITERIA CODES	
FBC =	FLORIDA BUILDING CODE 2023 EIGHTH EDITION
FBC EC =	FLORIDA BUILDING CODE ENERGY CONSERVATION 2023 EIGHTH EDITION
FBC EX =	FLORIDA BUILDING CODE EXISTING BUILDING 2023 EIGHTH EDITION
FBC RE =	FLORIDA RESIDENTIAL CODE 2023 EIGHTH EDITION
FBC ME =	FLORIDA BUILDING CODE MECHANICAL 2023 EIGHTH EDITION
NEC =	NFPA 70 2020 EDITION, NATIONAL ELECTRICAL CODE
FS =	FLORIDA STATUTES

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS

CONSTRUCTION TYPE: TYPE 5B
OCCUPANCY GROUP: R2 (APARTMENT)
OCCUPANT LOAD PER UNIT: 4

UNIT "A" AREA TABULATION	
LIVING	860 SQ.FT.
UNIT "B" AREA TABULATION	
LIVING	860 SQ.FT.
UNIT "C" AREA TABULATION	
LIVING	860 SQ.FT.
UNIT "D" AREA TABULATION	
LIVING	860 SQ.FT.
ENTRY #1 AREA TABULATION	
TOTAL	290 SQ.FT.
ENTRY #2 AREA TABULATION	
TOTAL	290 SQ.FT.
EQUIPMENT ROOM AREA TABULATION	
TOTAL	36 SQ.FT.
TOTAL BUILDING	4056 SQ.FT.

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

THIS ITEM HAS BEEN DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

2115 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.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A0

SHEET 1 OF 13

-DRAWN BY-
DANIEL FRECHETTE



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

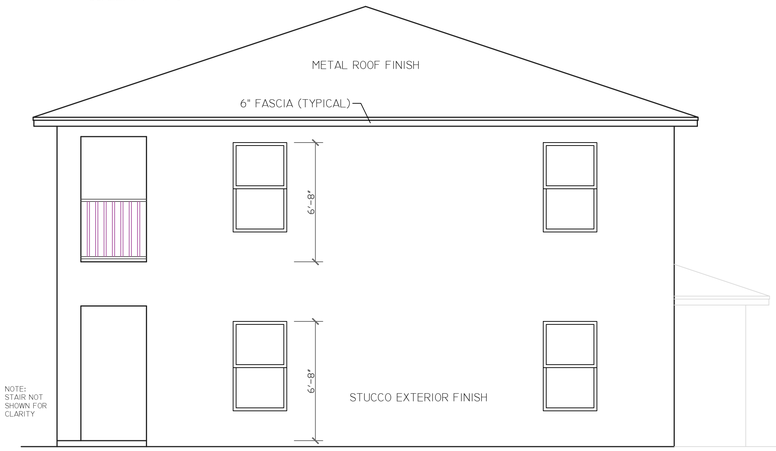
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2023 FLORIDA 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: + 24.8 PSF / - 26.9 PSF

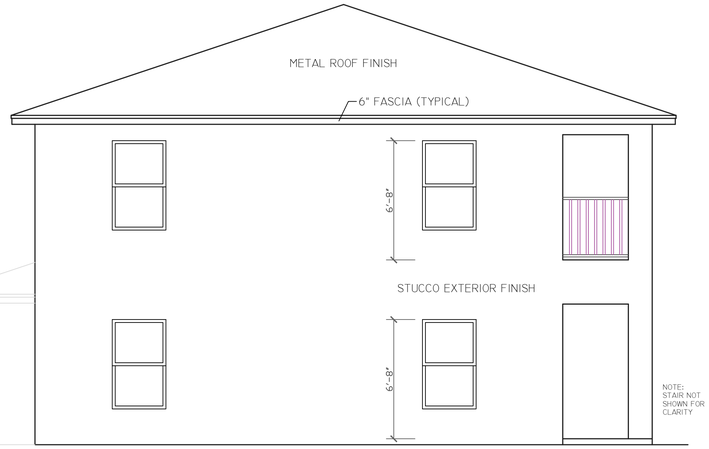
ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

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.



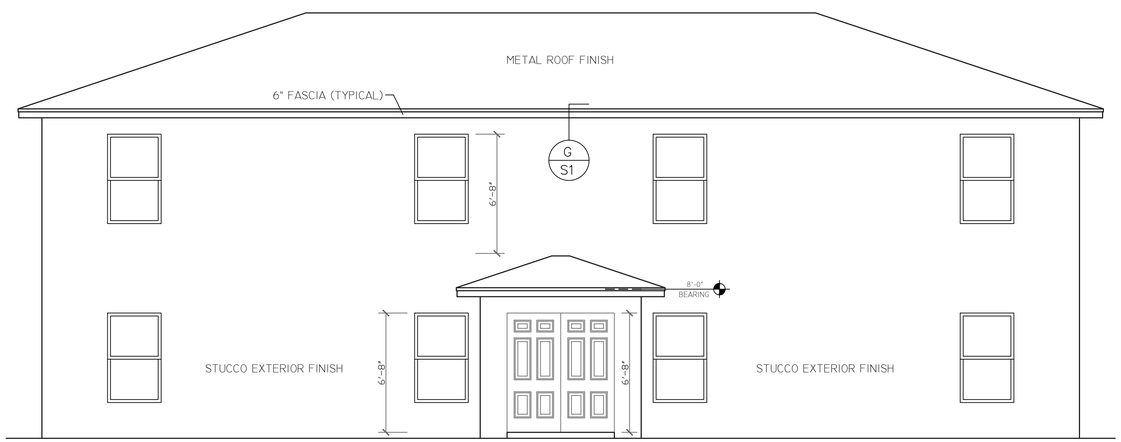
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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 DIGITALLY 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: 5-21-26

1 ***

2 ***

3 ***

2115 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.

-APARTMENT BUILDING FOR-

IC 6 INVESTMENT, LLC.

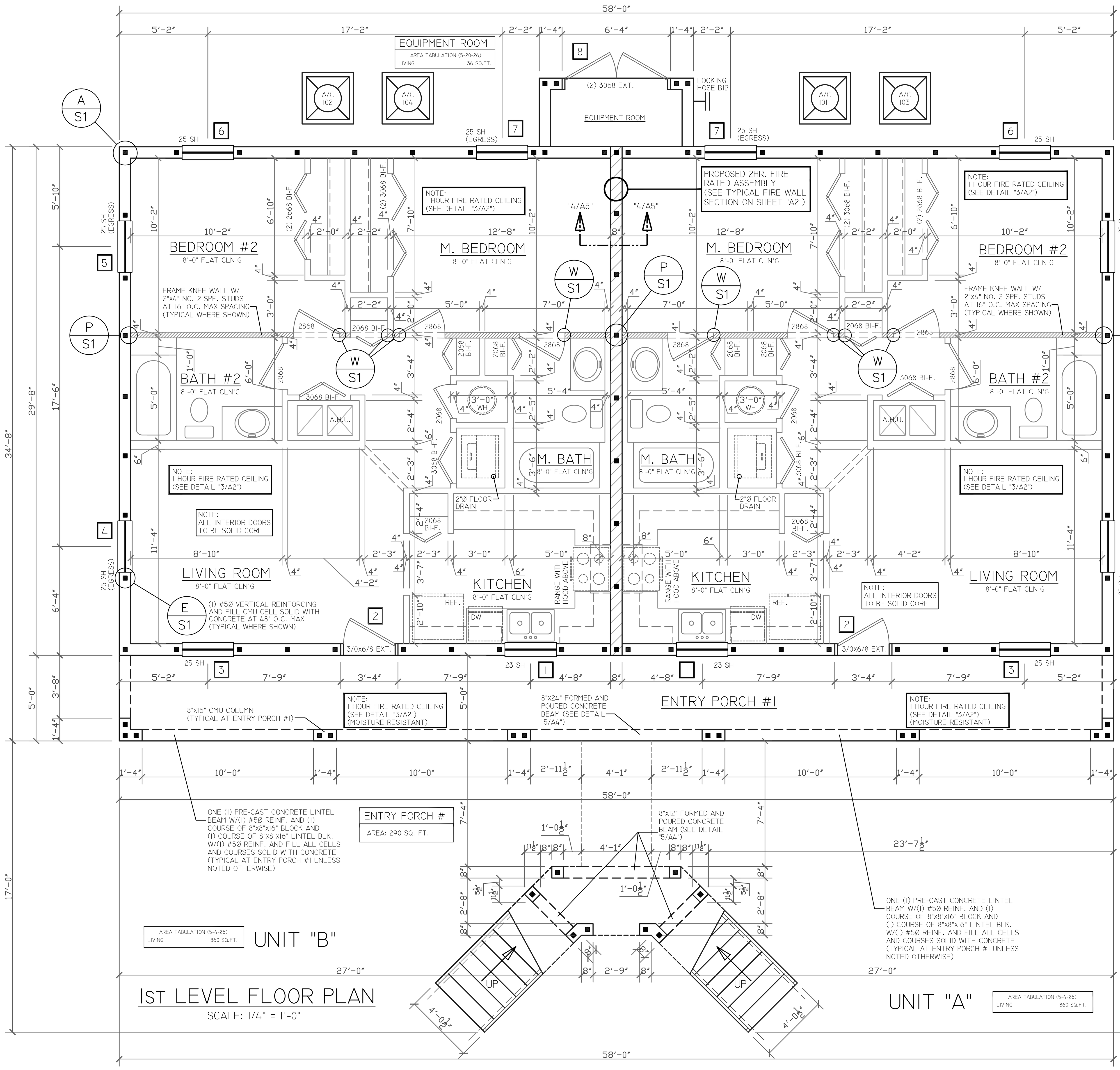
2502 AVENUE L FORT PIERCE, FL 34947

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 13

-DRAWN BY-
DANIEL FRECHETTE



1ST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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)	58.00	-
Building Length, L (ft)	34.67	-

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 = Ct*h(3/4), and f = 1/T)

Roof Information

Roof Type	Hip w/Overhang	
Ridge Height, h_r (ft)	24.33	($h_r \ge h_e$), Roof Peak Height
Eave Height, he (ft.)	17.67	($h_e \le h_r$), Roof Edge @ Wall
Overhang, ho (ft.)	1.00	
Parapet Along Roof Perimeter (ft.)		
Roof Slope (x:12)	4.00	
Mean Roof Height (h) - (ft.)	21.90	(h=(h_r+h_e)/2, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill	Click to view Topographic Diagram
H, (ft.)		
L_h, (ft.)		
x, (ft.)		
z, (ft.)		

Project Information

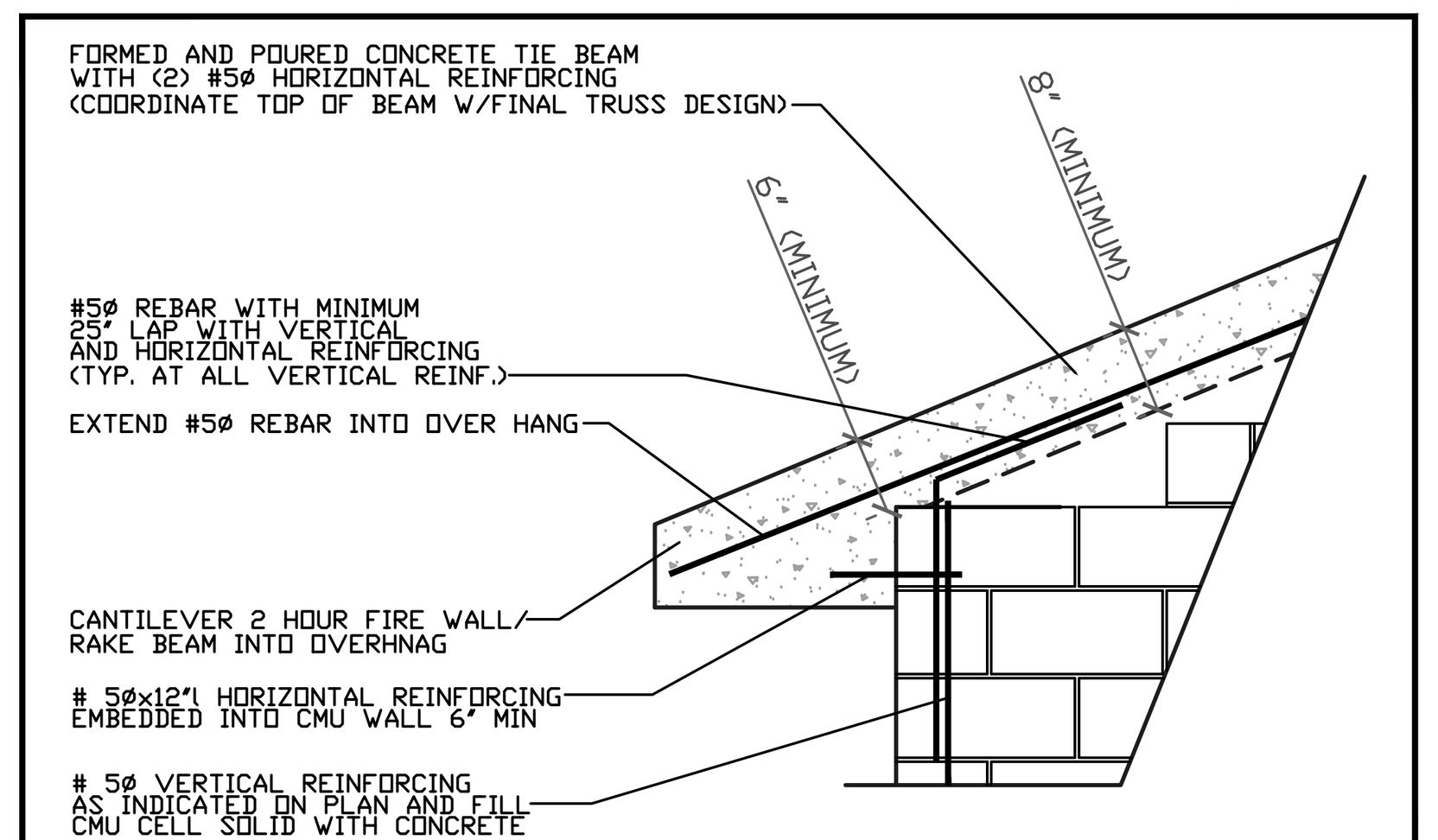
Client	
Address	
Company	Wind Load Solutions, LLC
Job Number	20230115
Preparer	Wind Load Solutions, LLC

Determinations

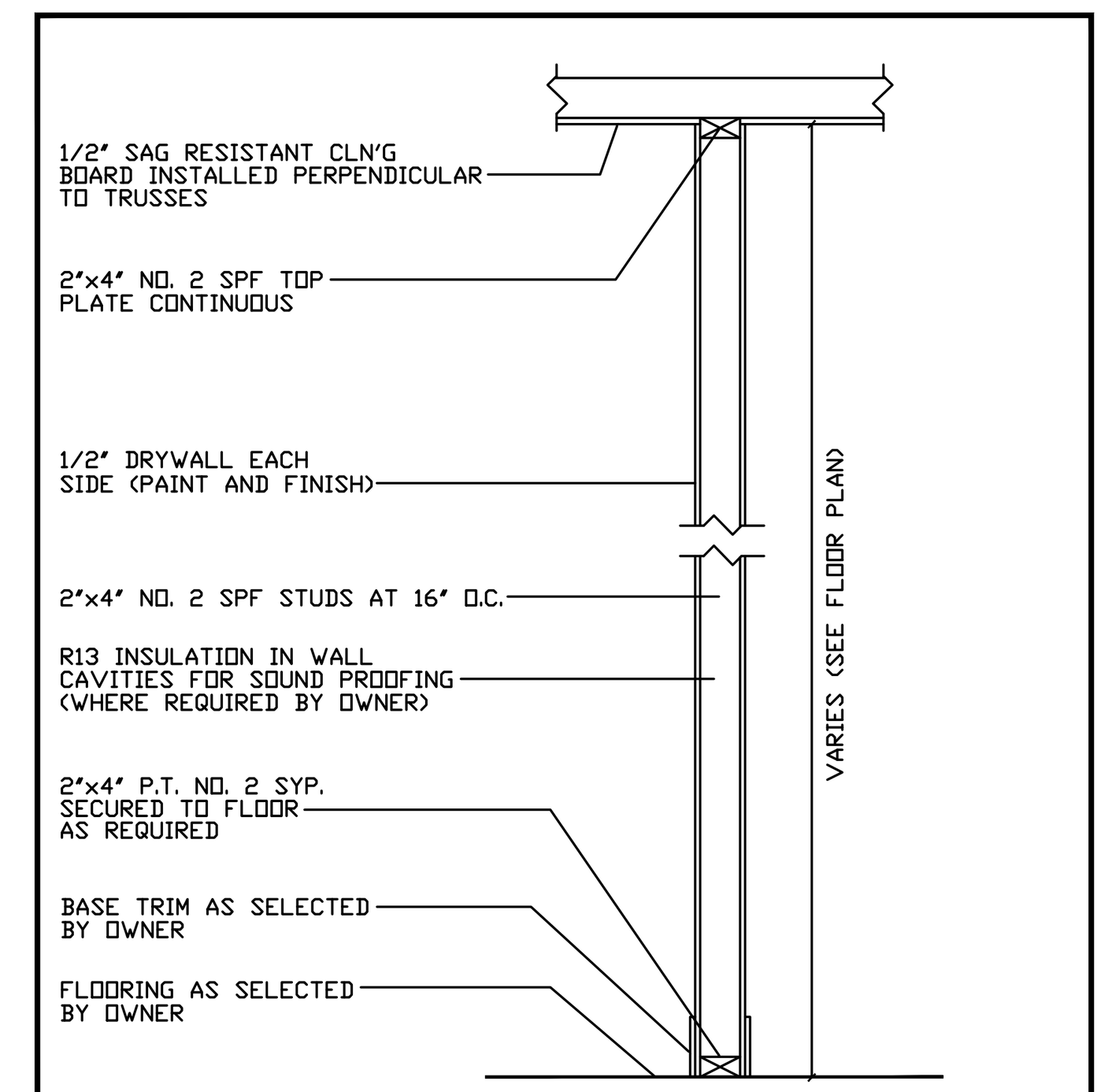
Internal Pressure	0.18
Roof Angle, θ (degrees)	18.43
Edge Strip, a (ft.)	3.47
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

WALL OPENINGS - user entry							WIND LOAD PRESSURES		NOA INFORMATION		VENDOR INFORMATION	
							Nominal Wind Load Pressures					
INFO.	DESCRIPTION	ZONE	OPENING ELEVATION (ft.)	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
INFORMATION	1	4	4	36.0	62.0	15.5	**24.8**	**-26.9**				
	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**				
	8	4	4	72.0	80.0	40.0	**23.2**	**-25.4**				



DETAIL "1" (RAKE BEAM DETAIL) N.T.S.



TYPICAL INTERIOR WALL SECTION

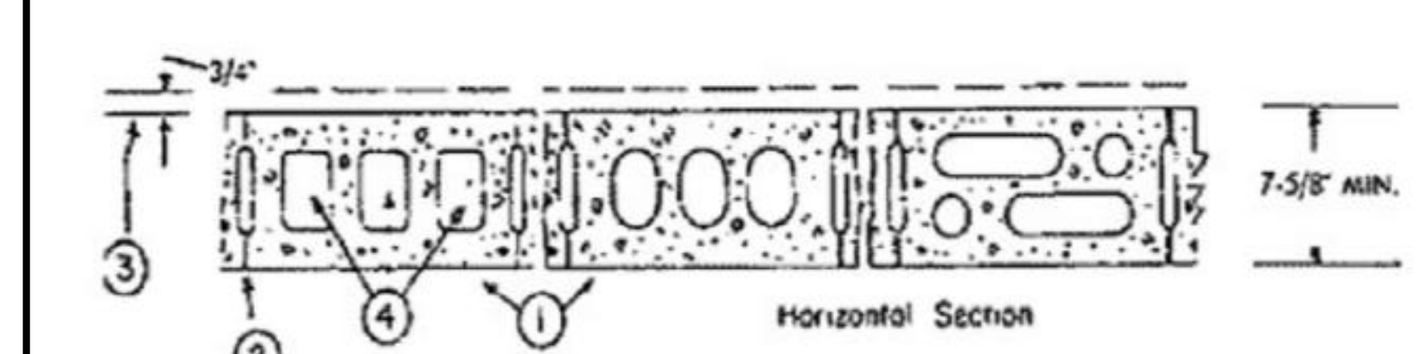
NON LOAD BEARING WALL PARTITION
WOOD STUD FRAME CONSTRUCTION

NOT TO SCALE

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"

FLOOR-CEILING SYSTEMS, WOOD FRAMED

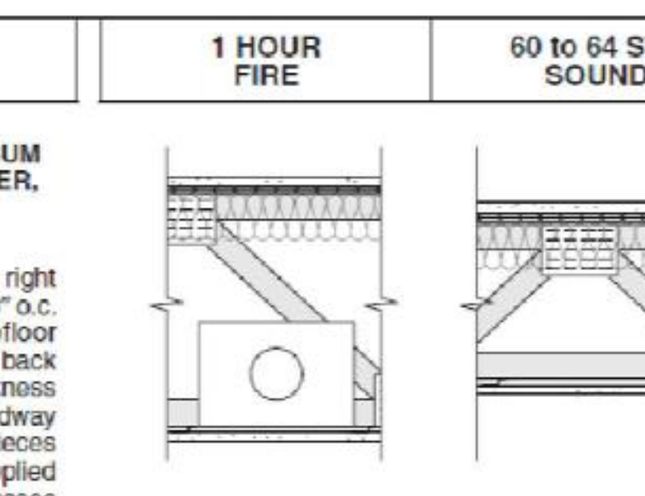
GA FILE NO. FC 5012	PROPRIETARY	1 HOUR FIRE	60 to 64 STC SOUND

WOOD TRUSSES, WOOD STRUCTURAL PANELS, GYPSUM TOPPING, RESILIENT CHANNELS, INSULATION, DAMPER, GYPSUM PANELS

Fire Design:
One layer 5/8" proprietary type X gypsum panel applied at right angles to resilient channels 16" o.c. with 1" Type S screws 8" o.c. when maximum 3-1/2" thick insulation secured to subfloor (resilient channels 12" o.c. when insulation applied to the back of the ceiling membrane or when greater than 3-1/2" thickness secured to subfloor). Gypsum panel end joints located midway between continuous channels and attached to additional pieces of channel 60" long with screws 8" o.c. Resilient channels applied at right angles to minimum 18" deep parallel chord wood trusses 24" o.c. with 1-1/4" Type S screws. Wood trusses supporting 23/32" wood structural panel subfloor applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. 3/4" proprietary gypsum floor topping applied over subfloor.
Optional ceiling damper - Where constructed without optional ceiling damper, minimum 12" deep trusses.

Sound Design:
Sound tested with 12" deep wood trusses spaced 24" o.c., 3-1/2" glass fiber insulation against the floor side in joist spaces, 1" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of sheet vinyl, cushioned sheet vinyl, carpet & pad, ceramic tile, and engineered wood laminate. (STC 61 when engineered wood laminate is applied to floor; STC 62 when tested with sheet vinyl, cushioned sheet vinyl, carpet & pad, or ceramic tile applied to floor.)

PROPRIETARY GYPSUM COMPONENTS
United States Gypsum Company
– 5/8" Sheetrock® Brand Firecode® C Panels
– Levelrock® Brand Floor Underlayment



Approx. Ceiling Weight: 2.5 psf (Fire and Sound)

Fire Test: UL R1319, 97NK28582, 11-20-97, UL R5698, 04NK16820, 6-29-04, UL Design L521, UL R9660, 99NK7096, 5-17-99, UL R1319, 99NK7095, 5-17-99, UL Design L550, UL R15858, 02NK24136, 3-20-03, UL Design L563, UL R13446, 10CA05196, 10-21-10, 4787948264, 5-25-17, UL Design M508

Sound Test: RAL OT04-01, 1-19-04, RAL OT04-03, 1-20-04, RAL OT04-05, 1-21-04, RAL OT04-07, 1-26-04, RAL OT04-11, 4-16-04

IIC & Test: (81 generic C&P), RAL OT04-06, 1-21-04, (55 cushion sheet vinyl) RAL OT04-04, 1-20-04, (55 engineered wood laminate) RAL OT04-08, 1-26-04, (54 ceramic tile) RAL OT04-12, 4-16-04, (53 generic sheet vinyl) RAL OT04-02, 1-19-04

DETAIL "3"

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 DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

2115 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.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A2

SHEET 3 OF 13

-DRAWN BY-
DANIEL FRECHETTE

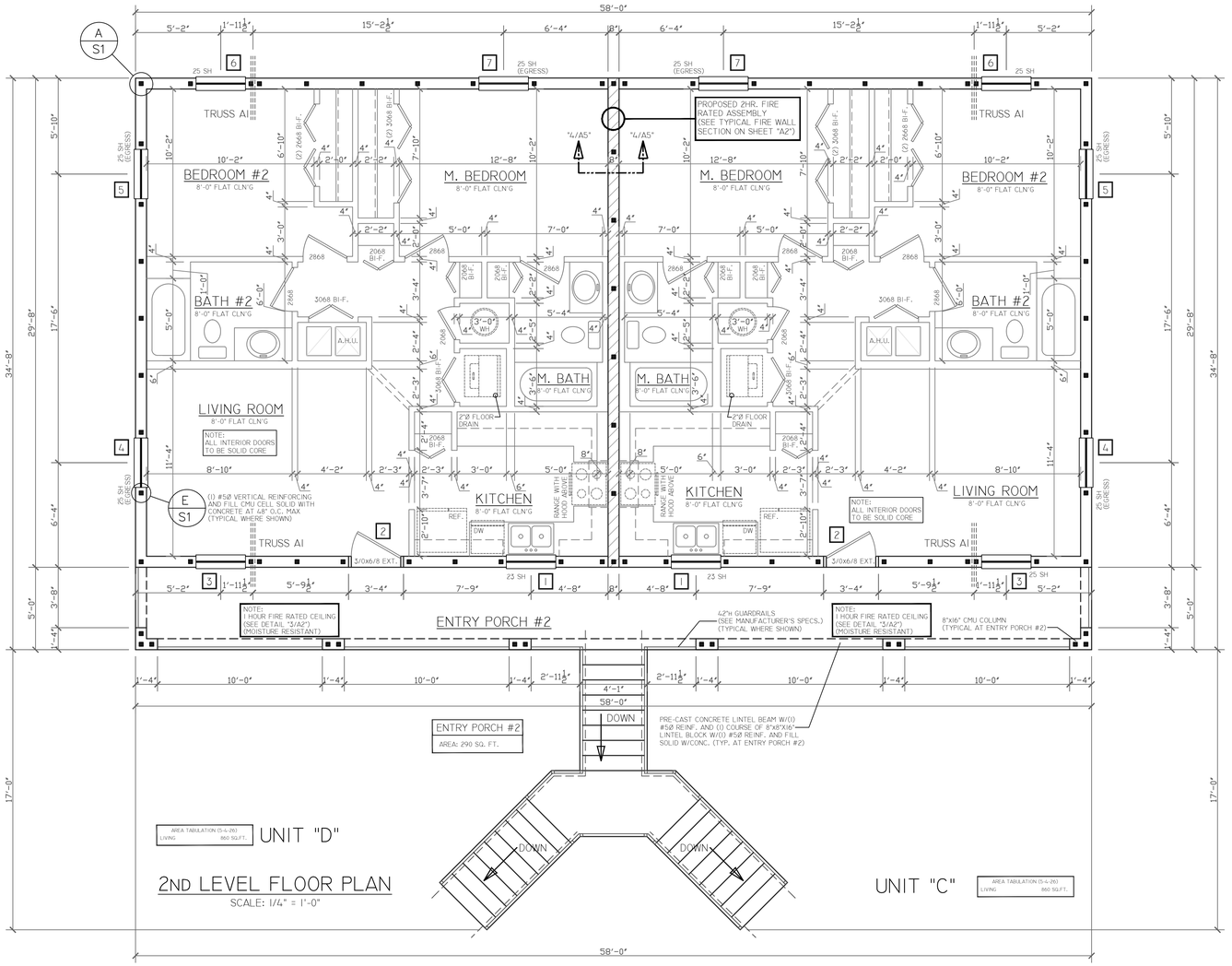


TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA										
GROUND SNOW LOAD	WIND DESIGN SPEED[D] (MPH)	TOPOGRAPHIC EFFECTS[K]	SEISMIC DESIGN CATEGORY[F]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.[E]	ICE BARRIER UNDERLAYMENT REQUIRED[H]	FLOOD HAZARDS[G]	AIR FREEZING INDEX[I]	MEAN ANNUAL TEMP.[J]
				WEATHERING[A]	FROST LINE DEPTH[B]	TERMITE[C]					
NA	SEE FIG. R301.2(4)	NA	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(2). 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 R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE[A, G]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS[E]	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS[B]	200[H]
GUARD IN-FILL COMPONENTS[F]	50[H]
PASSENGER VEHICLE GARAGES[A]	50[A]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40[C]

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM , ; 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:

1. 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.

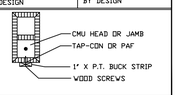
WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PDN'S
ROUGH OP'NG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" @ 16" O.C.	.145 @ 8" O.C.	.120 @ 6" O.C.
8'-1" TO 10'-0"	3/16" @ 12" O.C.	.145 @ 6" O.C.	.120 @ 6" O.C.
10'-1" TO 12'-0"	3/16" @ 8" O.C.	.145 @ 4" O.C.	.120 @ 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PDN = 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

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.

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 DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

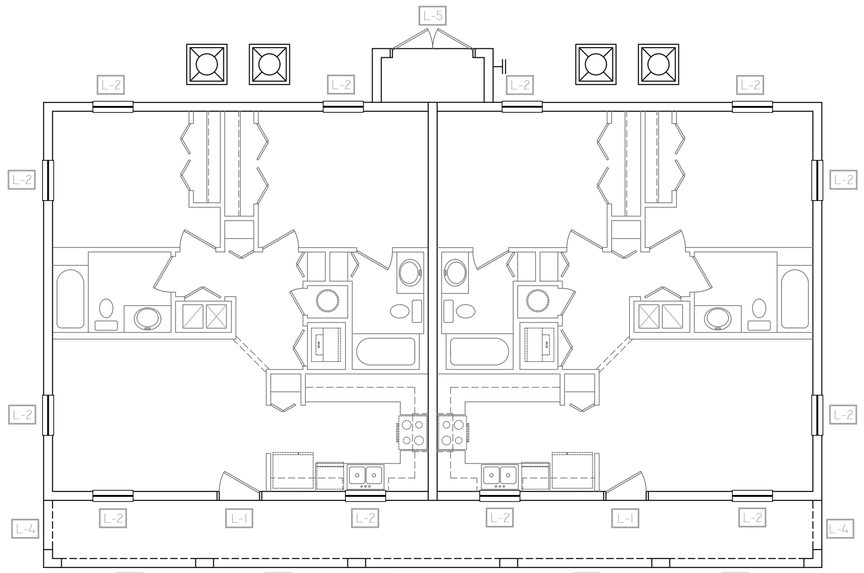
2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

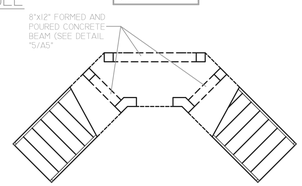
ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

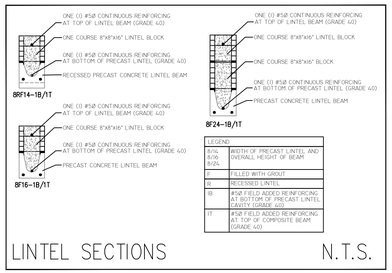
A3
SHEET 4 OF 13
-DRAWN BY-
DANIEL FRECHETTE



1ST LEVEL LINTEL SCHEDULE

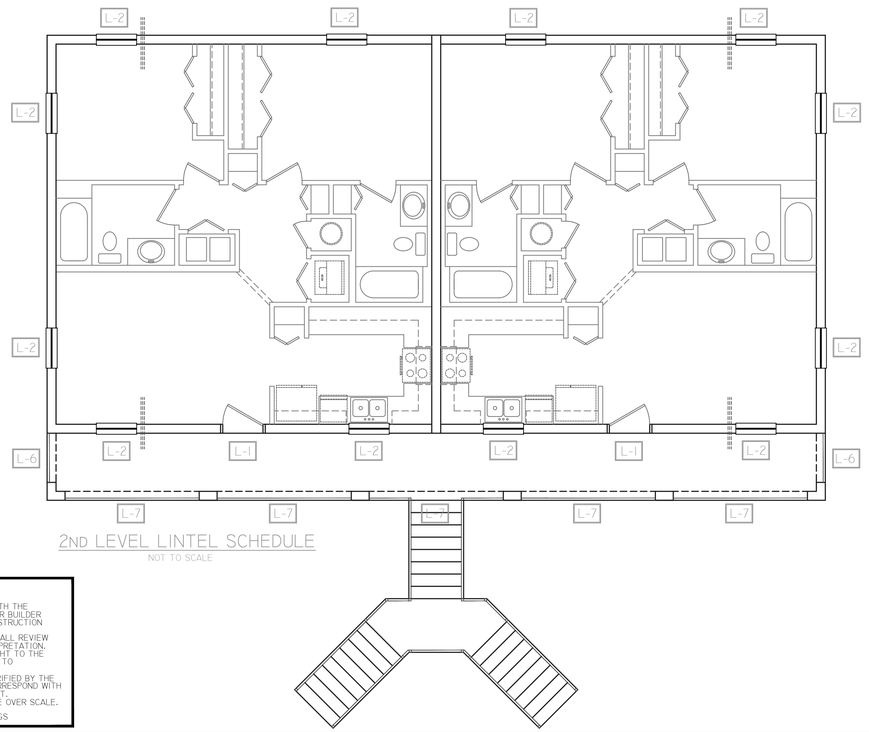
NOT TO SCALE





LEGEND:	
8/16/8/24	WIDTH OF PRECAST LINTEL AND OVERALL HEIGHT OF BEAM
F	FILLED WITH GROUT
R	RECESSED LINTEL
1B	#5@ FIELD ADDED REINFORCING AT BOTTOM OF PRECAST LINTEL CAVITY (GRADE 60)
1T	#5@ FIELD ADDED REINFORCING AT TOP OF COMPOSITE BEAM (GRADE 60)

LINTEL SECTIONS N.T.S.



2ND LEVEL LINTEL SCHEDULE

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

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 = 3500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 6000 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 the 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 rational design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida Nos. 03-0605.05 and 03-0605.04. Florida Certificate of Product Approval number FL1158.
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 (lateral) 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 20 % if 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 evolute concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away 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 (15) w/ 15% reduction => 6472 (.85) = 5501 plf

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE

LENGTH	TYPE	8F16-1B	8F24-1B
L-2	4'-6" (54") PRECAST	6113	
L-4	5'-4" (64") PRECAST		7342 (15)
L-6	5'-4" (64") PRECAST	5305	
L-3	11'-4" (136") PRECAST		2423
L-7	11'-4" (136") PRECAST	1366	

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

CAST-CRETE

LENGTH	TYPE	8RF14-1B
L-1	4'-7" TO 5'-8" PRECAST	4567
L-5	7'-7" TO 9'-8" PRECAST	1568

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.



SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE

LENGTH	TYPE	8F16-1T	8F24-1T
L-2	4'-6" (54") PRECAST	2224	
L-4	5'-4" (64") PRECAST		3607
L-6	5'-4" (64") PRECAST	2290	
L-3	11'-4" (136") PRECAST		1272 (15)
L-7	11'-4" (136") PRECAST	798 (15)	

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

CAST-CRETE

LENGTH	TYPE	8RF14-1T
L-1	4'-7" TO 5'-8" PRECAST	1727
L-5	7'-7" TO 9'-8" PRECAST	884 (15)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.



1. 1014.2 HEIGHT.
HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM). HANDRAIL HEIGHT OF ALTERNATING TREAD DEVICES AND SHIP'S LADDERS, MEASURED ABOVE TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 30 INCHES (762 MM) AND NOT MORE THAN 34 INCHES (864 MM).

2. 1014.3.1 HANDRAIL GRASPABILITY TYPE I.
HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2 1/4 INCHES (57 MM) AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH (25 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

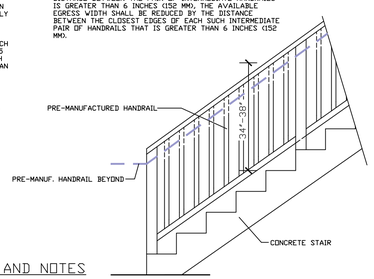
1014.3.2 TYPE II.
HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) TO NOT GREATER THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

3. 1014.4 CONTINUITY.
HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

4. 1014.6 HANDRAIL EXTENSIONS.
HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMPS.

5. 1014.7 CLEARANCE.
CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 11/2 INCHES (38 MM). A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

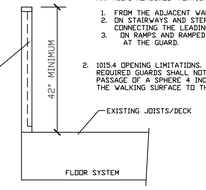
6. 1014.8 PROJECTIONS.
ON RAMPS AND ON RAMPED AISLES THAT ARE PART OF AN ACCESSIBLE ROUTE, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES (914 MM) MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS AND RAMPS AT EACH SIDE SHALL NOT EXCEED 41/2 INCHES (114 MM) AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1011.3. PROJECTIONS DUE TO INTERMEDIATE HANDRAILS SHALL NOT CONSTITUTE A REDUCTION IN THE EGRESS WIDTH WHERE A PAIR OF INTERMEDIATE HANDRAILS ARE PROVIDED WITHIN THE STAIRWAY WIDTH WITHOUT A WALKING SURFACE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS AND THE DISTANCE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS IS GREATER THAN 6 INCHES (152 MM), THE AVAILABLE EGRESS WIDTH SHALL BE REDUCED BY THE DISTANCE BETWEEN THE CLOSEST EDGES OF EACH SUCH INTERMEDIATE PAIR OF HANDRAILS THAT IS GREATER THAN 6 INCHES (152 MM).



TYPICAL STAIR HANDRAIL DETAIL AND NOTES

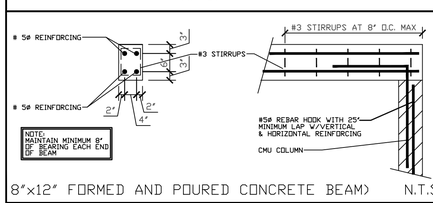
N.T.S.

1. 1015.3 HEIGHT.
REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES (1067 MM) HIGH, MEASURED VERTICALLY AS FOLLOWS:
   1. FROM THE ADJACENT WALKING SURFACES.
   2. ON STAIRWAYS AND STEPPED AISLES, FROM THE LINE CONNECTING THE LEADING EDGES OF THE TREAD NOSINGS.
   3. ON RAMPS AND RAMPED AISLES, FROM THE RAMP SURFACE AT THE GUARD.
2. 1015.4 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.

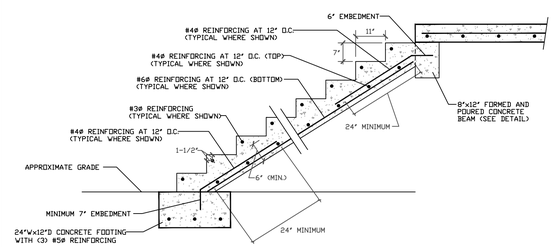


TYPICAL GUARD RAIL DETAIL AND NOTES

N.T.S.

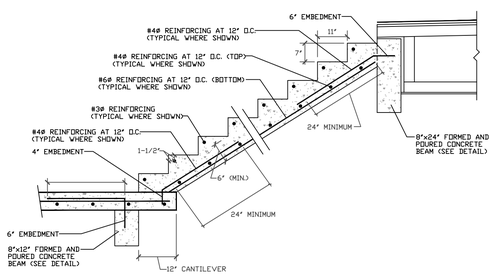


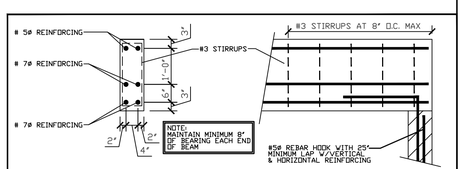
8"x12" FORMED AND POURED CONCRETE BEAM) N.T.S.



DETAIL "5" (CONCRETE STAIR DETAIL/CONCRETE BEAM DETAIL)

N.T.S.





8"x24" FORMED AND POURED CONCRETE BEAM) N.T.S.

THIS ITEM HAS BEEN DIGITALLY 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: 5-21-26

1 ***

2 ***

3 ***

2115 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.

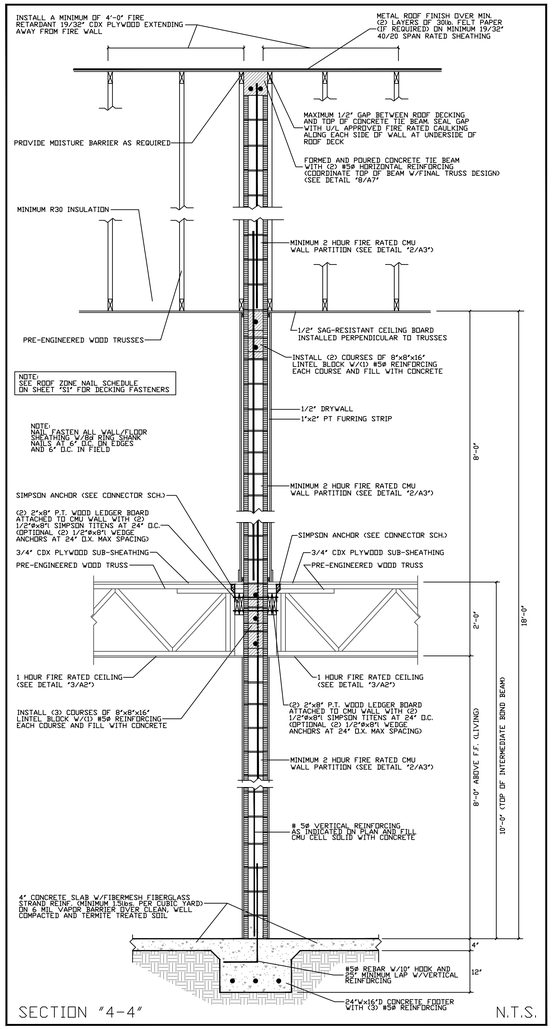
-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

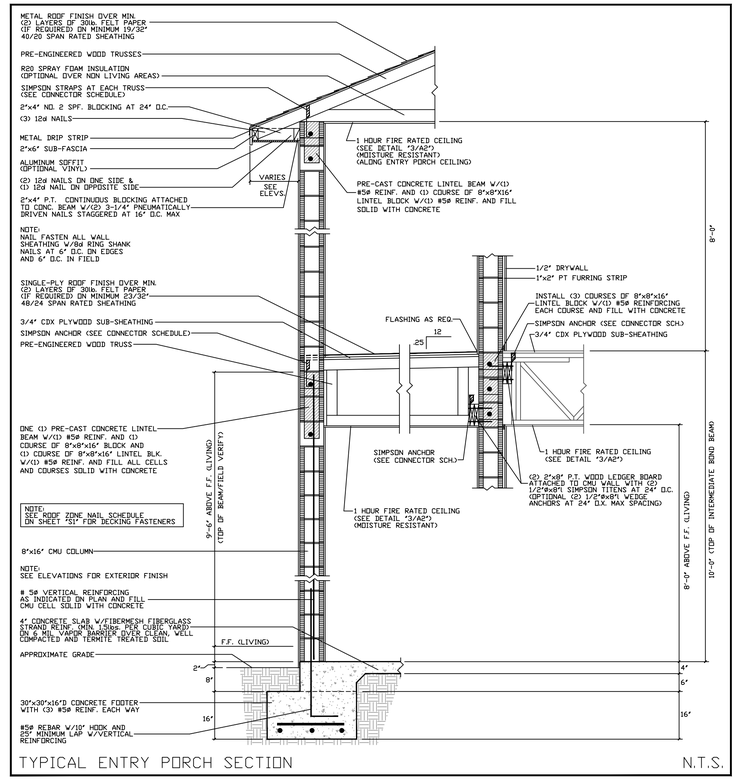
A4

SHEET 5 OF 13

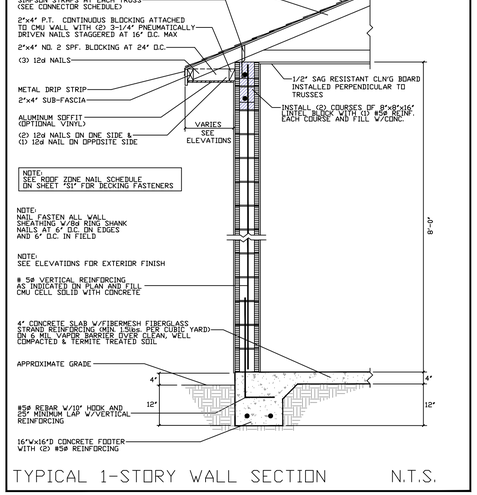
-DRAWN BY-
DANIEL FRECHETTE



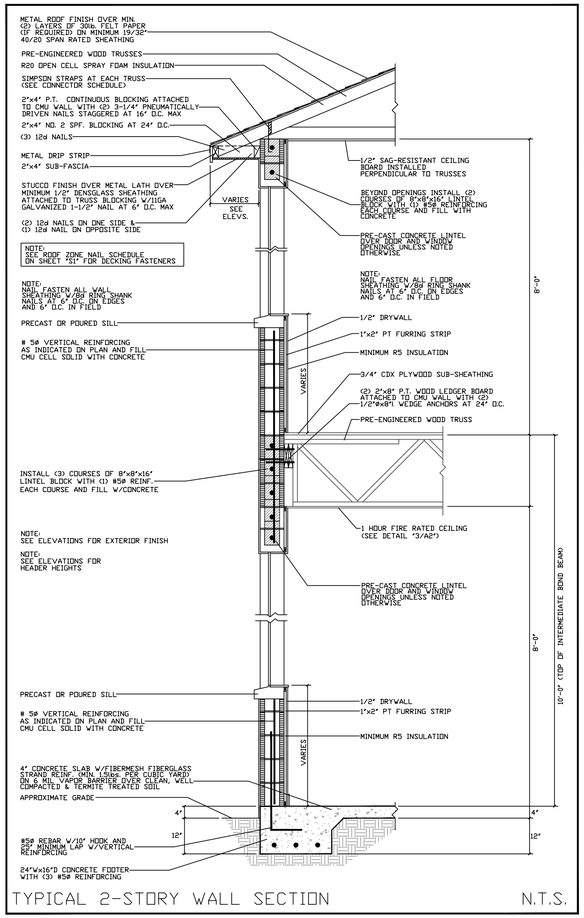
SECTION "4-4" N.T.S.



TYPICAL ENTRY PORCH SECTION N.T.S.



TYPICAL 1-STORY WALL SECTION N.T.S.



TYPICAL 2-STORY WALL SECTION 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 DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

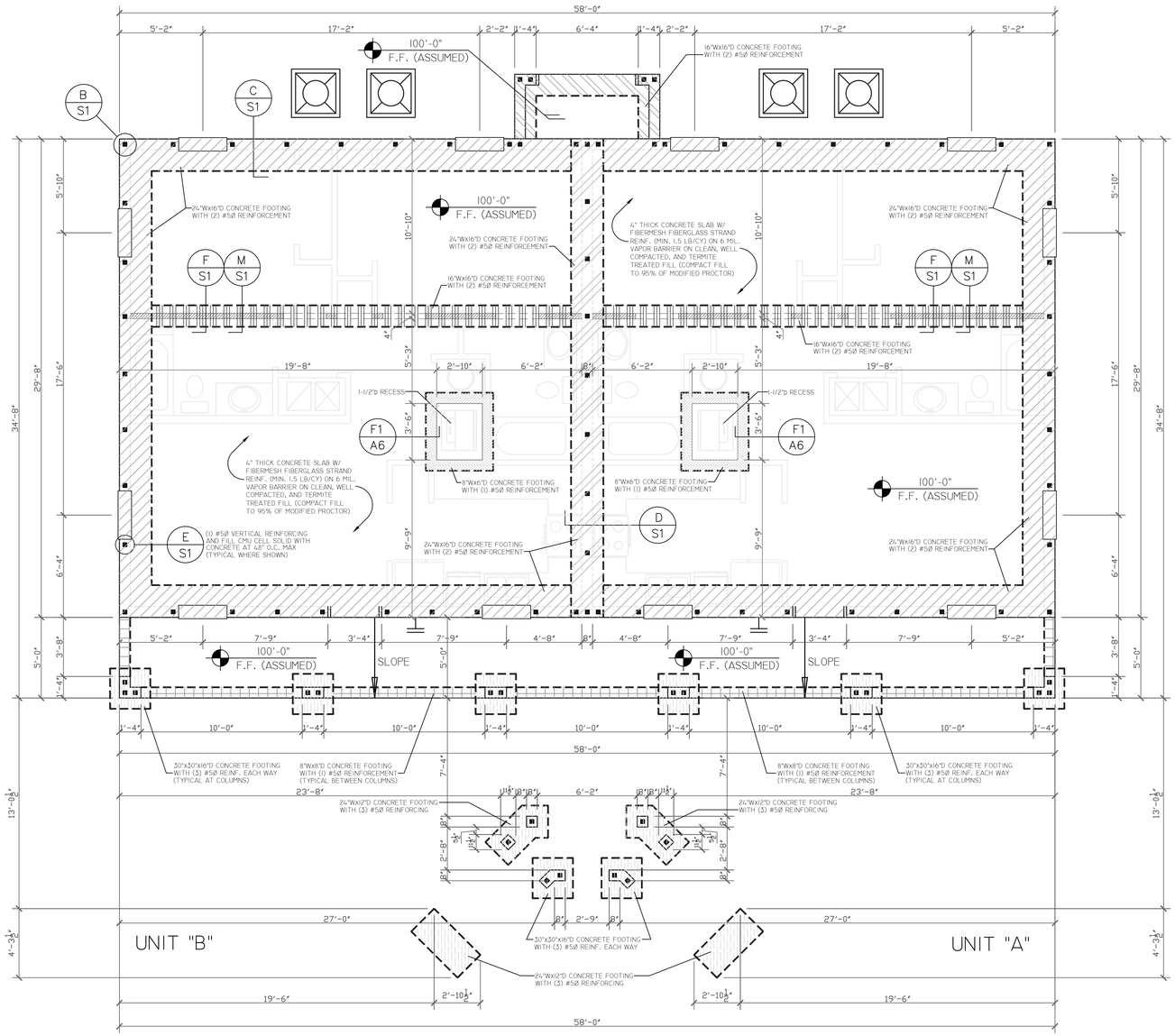
2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL: DFRECHETTE350@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A5
SHEET 6 OF 13
-DRAWN BY-
DANIEL FRECHETTE



FOUNDATION PLAN

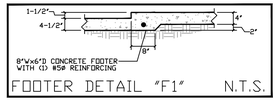
SCALE: 1/4"=1'-0"

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 DIGITALLY 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: 5-21-26

1 ***

2 ***

3 ***

2115 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.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A6

SHEET 7 OF 13

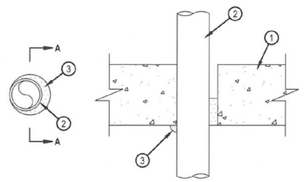
-DRAWN BY-
DANIEL FRECHETTE

System No. C-AJ-2167

F Rating -- 2 Hr
T Rating -- 0 Hr

CAJ 2167

Classified by Underwriters Laboratories, Inc. to UL 1479



SECTION A-A

1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow core Precast Concrete Units* having a min 2 in. (51 mm) concrete thickness below the core. Max diam of opening is 3 in. (76 mm). See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.
2. Through-Penetrants — One nonmetallic pipe to be installed concentrically or eccentrically within the firestop system. Annular space between pipe and edge of opening to be min 0 in. (point contact) and max 5/8 in. (16 mm). Pipe to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipes may be used.
   A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* — Sealant — Min 2 in. (51 mm) thickness of fill material applied within the annulus, flush with bottom surface of floor or with both surfaces of wall. At point contact location, min 1/2 in. (13 mm) diam bead of sealant applied at pipe/concrete interface on bottom surface of floor or both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

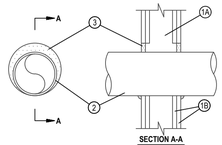
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 09, 2015

Classified by Underwriters Laboratories, Inc to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings —1 and 2 Hr (See Items 1 and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Ratings —1 and 2 Hr (See Items 1 and 3)
L Rating at 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
	FTH Rating — 0 Hr
	L Rating at Ambient — Less Than 1 CFM/sq ft L Rating at 400 F — Less Than 1 CFM/sq ft



SECTION A-A

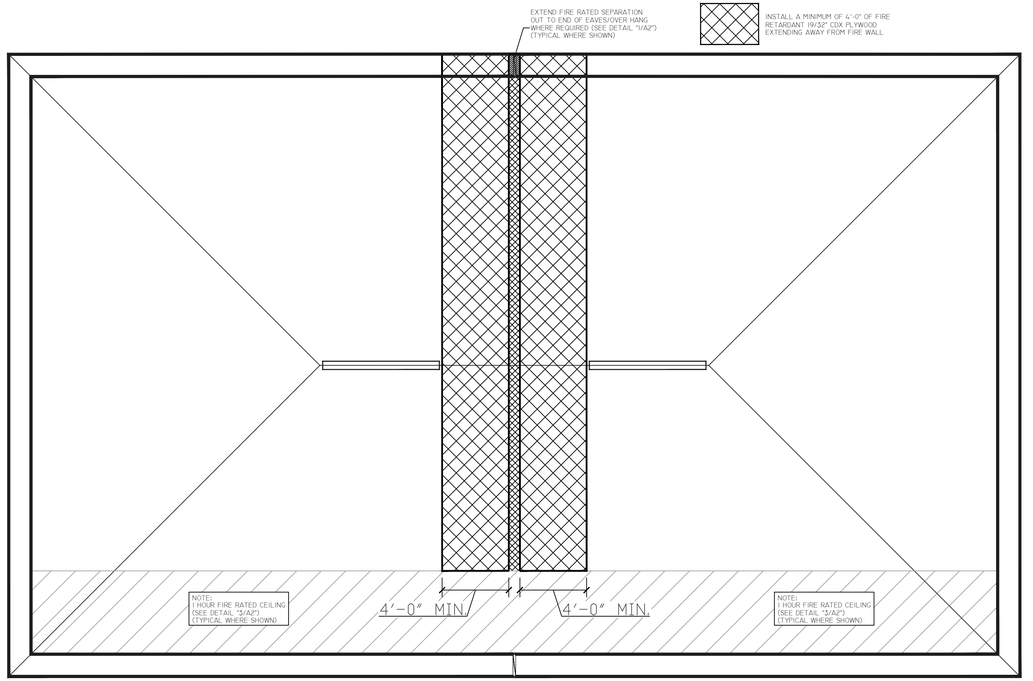
1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. (102 to 152 mm) wider and 4 to 6 in. (102 to 152 mm) higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. (51 to 76 mm) clearance is present between the penetrating item and the framing on all four sides.
   B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. (819 mm) for steel stud walls. Max diam of opening is 14-1/2 in. (368 mm) for wood stud walls.

   The F and FH Ratings of the firestop system are equal to the fire rating of the wall assembly.
2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. (57 mm). Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) . diam steel conduit.
   D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 23, 2015



FIRE RETARDANT SHEATHING LAYOUT

NOT TO SCALE

HILTI

Product information

FIRESTOP CP 617 PUTTY PADS

Product description

- A moldable firestop putty designed to help protect electrical outlet boxes, junction boxes, and washer / dryer boxes

Applications for use

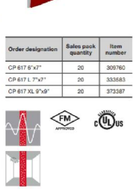
- Protection of electrical outlet boxes, washer / dryer boxes and junction boxes
- General gypsum wall assemblies with wood or metal studs
- When two outlets are located within a single stud / cavity or within 24" measured horizontally (not back-to-back unless specified by specific UL approval)

Advantages

- Applied by hand, no tools required. Pad can be molded without leaving residue on hands
- No electrical conductivity
- Quick and simple to install
- Can be used for commercial and residential applications
- Asbestos, formaldehyde and LABS free
- Red list compliant
- No oil migration. Putty remains flexible over time
- Excellent adhesion to gypsum, metal and plastic
- Hilti-branded paper has integrated IFU on each pad
- No methylene diisocyanate, phthalates, volatile solvents or abestos fibers
- Paper backing may be left on one side of pad

Installation instructions

- See Hilti literature or third-party listings for complete application and installation details



Technical Data

Chemical basis	Butyl rubber
Color	Red
Recommended application temperature	32° to 104° F
Storage and transportation temperature range	23° to 104° F
Density	1.6 g/cm³
Temperature resistance range	-4° to 140° F
Mold and mildew performance	Class 0 (ASTM G21-96)
Tested in accordance with	UL 263, UL 1479, CAN / ULC-S115, ASTM E814
Surface burning characteristics	Flame spread 15 (ASTM E84) Smoke development 10 (ASTM E84)
LEED v4.1 compliance	Complies with CDPH standard method v1.2-2017
LEED VOC	4.5 g/L
Dimensions (LxWxH)	CP 617 6"x7": 6"x7"x1/8" (15x18x0.3 cm) CP 617 S: 7"x7": 7"x7"x1/8" (18x18x0.3 cm) CP 617 XL 9"x9": 9"x9"x1/8" (2x23x0.3 cm)
Package includes	20 pcs per box
Acoustics performance	59 (relates to specific construction) ASTM E90
Shelf life	Not relevant
Curing time	Non-curing

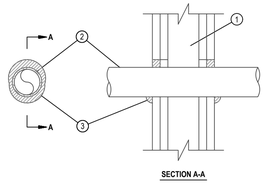
Order designation	Bales pack quantity	Item number
CP 617 6"x7"	20	305760
CP 617 L 7"x7"	20	333583
CP 617 XL 9"x9"	20	373387

Hilti Firestop
Stacking bales through innovation and education

System No. W-L-2244

F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 1 and 2 Hr (See Item 1)
L Rating at Ambient - Less Than 1 CFM/sq ft
L Rating at 400 F - 2 CFM/sq ft

Classified by Underwriters Laboratories, Inc to UL 1479



SECTION A-A

1. Wall Assembly — The 1 and 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide by 1-3/8 in. (35 mm) deep channels spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Series Design in the UL Fire Resistance Directory. Max diam of opening is 3 in. (76 mm).

   The hourly F and T Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant — One nonmetallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe and periphery of opening shall be min of 0 in. (point contact) to a max 5/8 in. (16 mm). Pipe to be rigidly supported on both sides of wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) cellular or solid core Schedule 40 (or heavier) pipe for use in closed (process or supply) piping systems.
   B. Chlorinated Polyvinyl Chloride (CPVC) — Nom 2 in. (51 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* - Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. At point contact location, a min 1/2 in. (13 mm) diam bead of fill material shall be applied to the wall/penetrant interface on both surfaces of the wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 22, 2015

ATTIC VENTILATION CALCULATION FOR EACH UNIT

REQUIRED ATTIC VENTILATION IS 1/150 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE; BASED ON AN APPROXIMATE CEILING SQUARE FOOTAGE OF 895 SQ. FT. A TOTAL OF 6.0 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

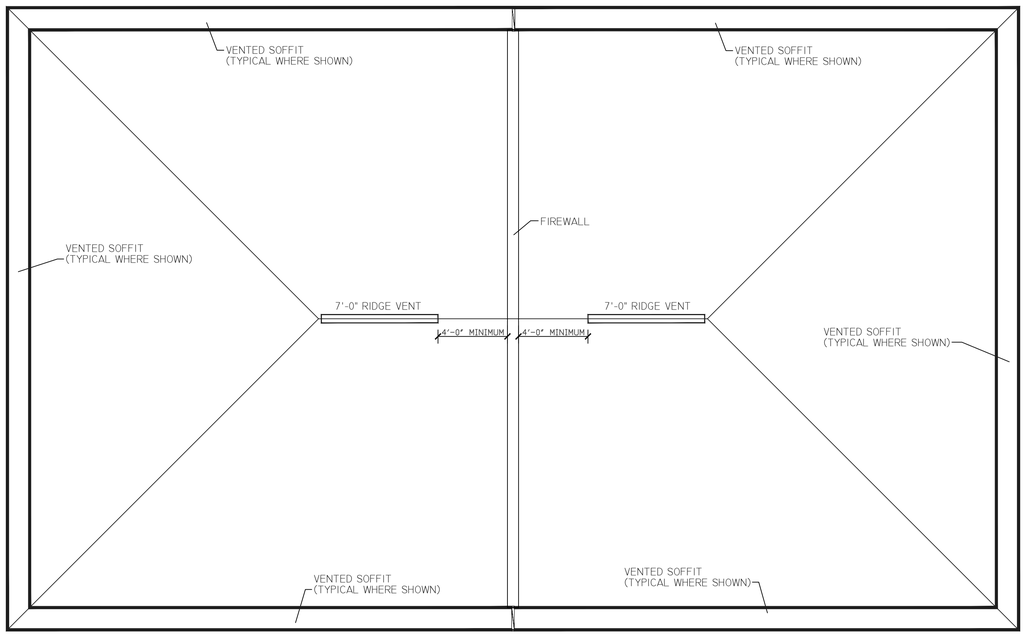
SOFFIT CALCULATIONS:
(27.0 x 7.53 SQ. IN. = 956.3 SQ. IN. (6.6 SQ. FT.)

RIDGE VENT CALCULATIONS:
7.0 x 18 SQ. IN. = 126 SQ. IN. (0.9 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.



VENTED SOFFIT/RIDGE VENT PLAN

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

THIS ITEM HAS BEEN DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

2115 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.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

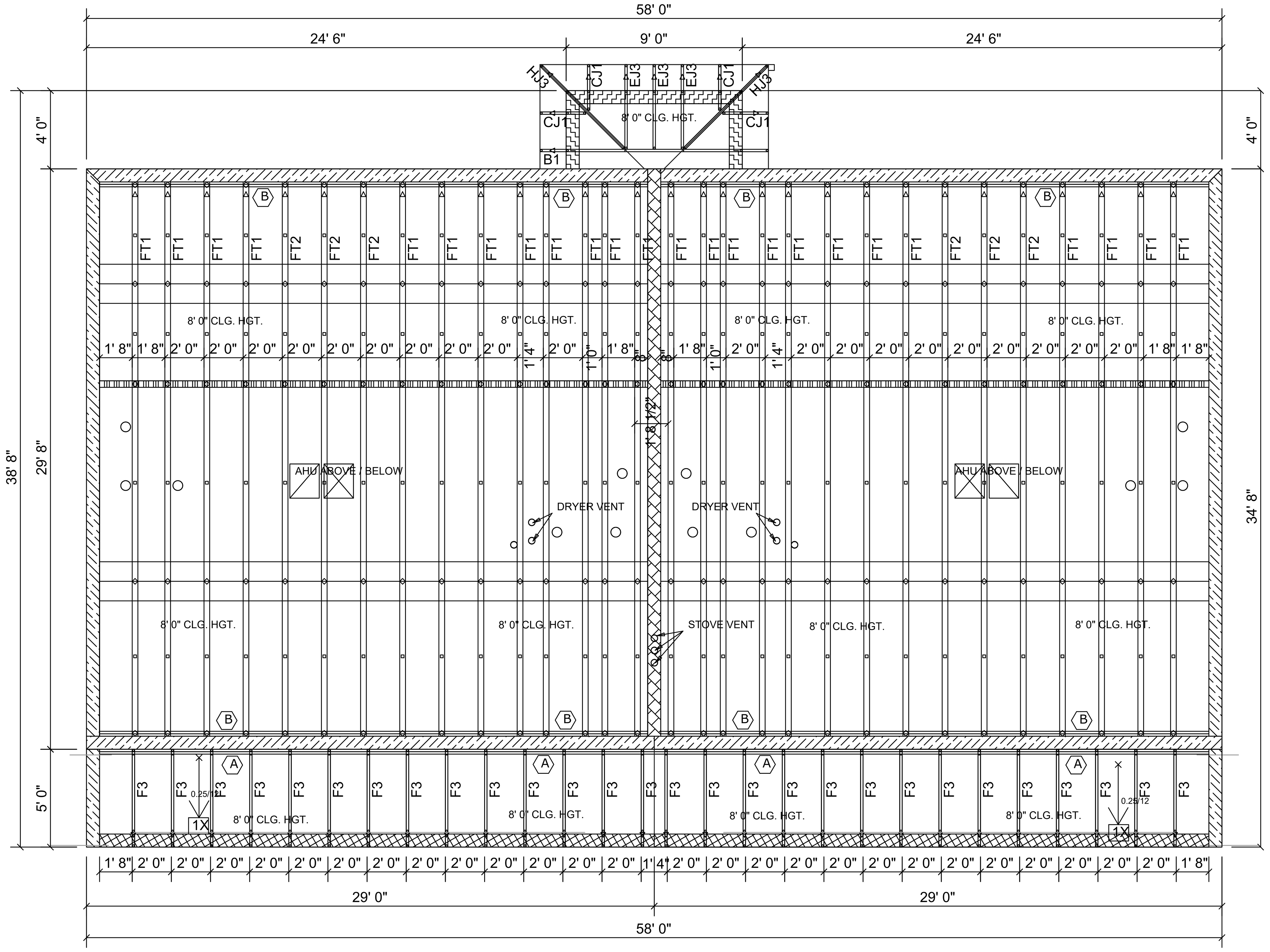
ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A7

SHEET 8 OF 13

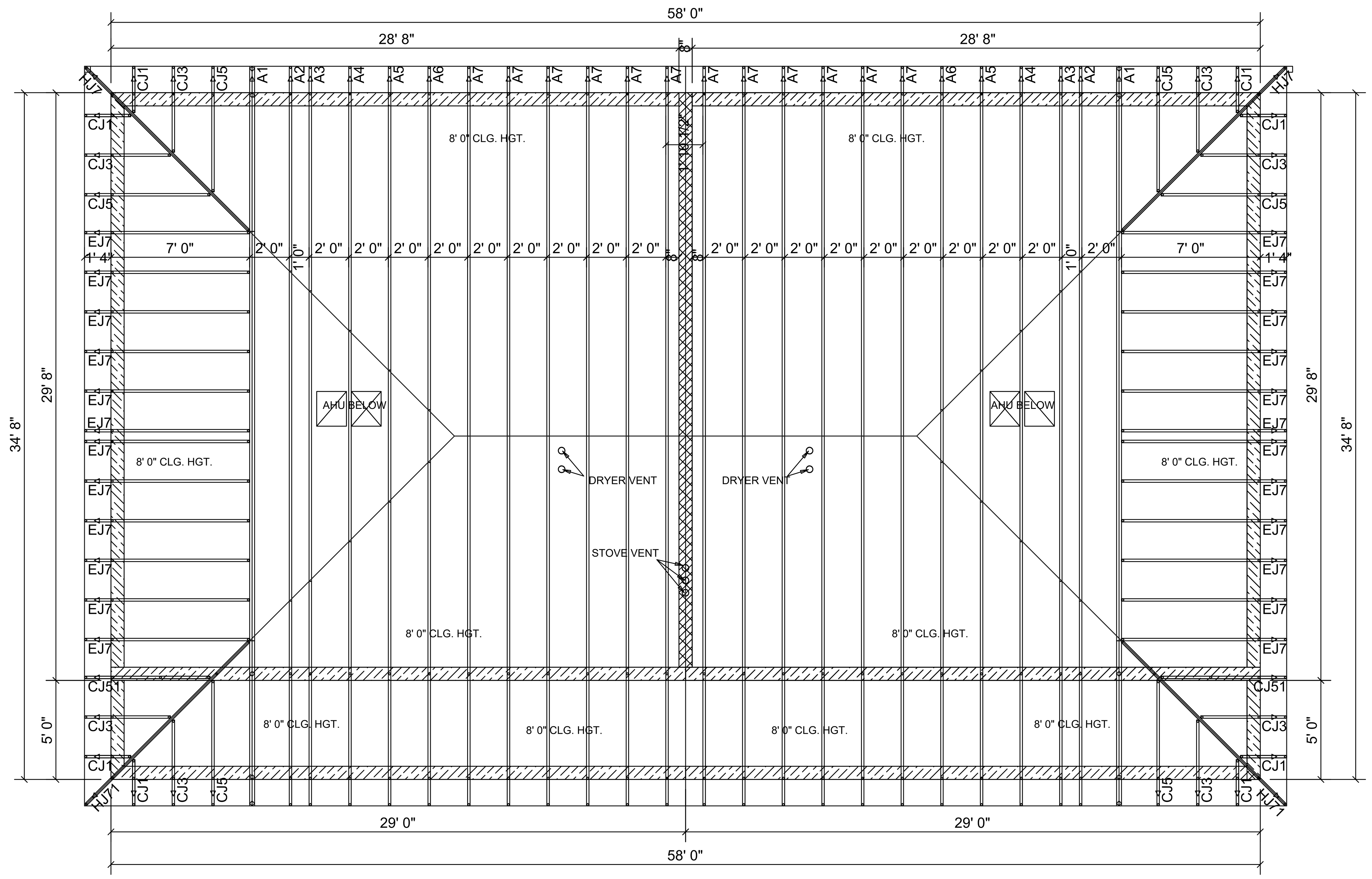
-DRAWN BY-
DANIEL FRECHETTE

NOTES: - 40/10/10 PSF FLOOR LOADS. - 20/7/10 PSF ROOF LOADS. - 2x4 STD HEEL HGT. - 170MPH, B, II.



IST FLOOR TRUSS LAYOUT - BUILDERS FIRST SOURCE

NOT TO SCALE



2ND FLOOR TRUSS LAYOUT - BUILDERS FIRST SOURCE

NOT TO SCALE

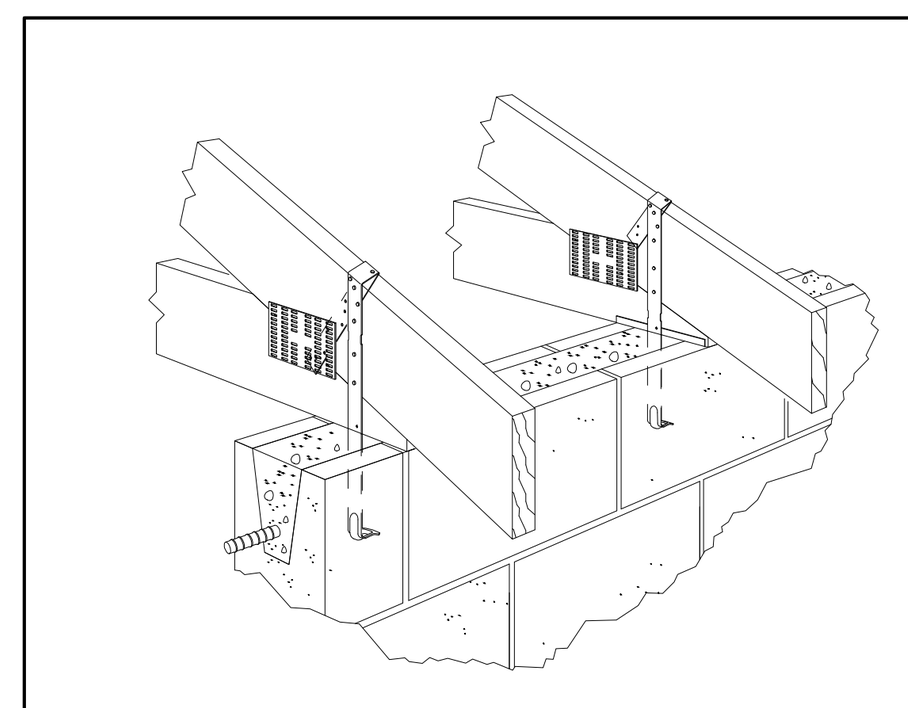
Hatch Legend

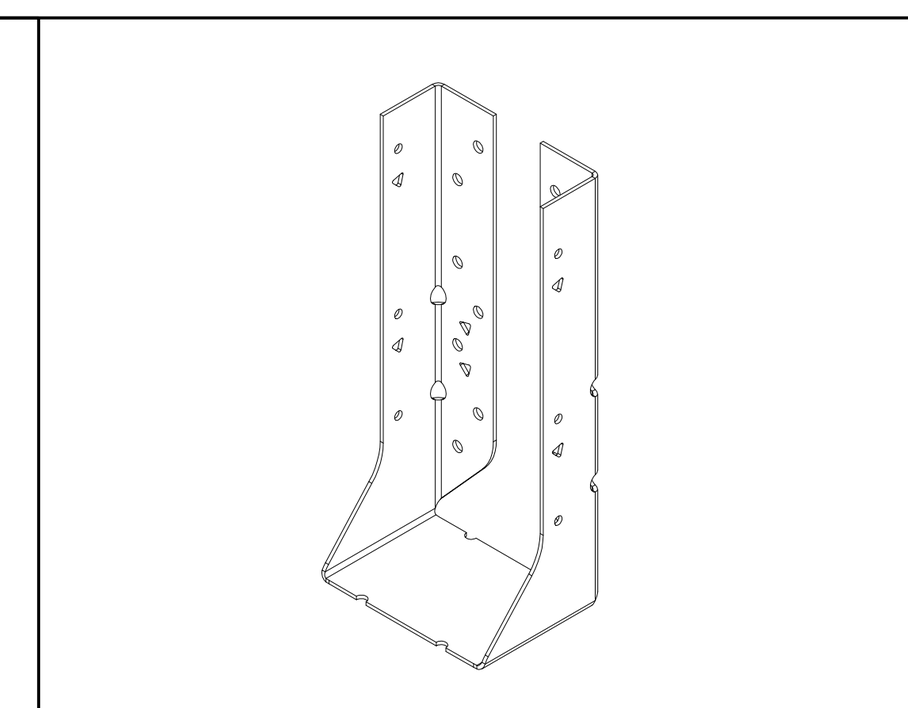
- 8' 0" A.F.F
- 9' 7 1/4" A.F.F
- 10' 0" A.F.F
- 18' 0" A.F.F
- ALL THE WAY UP FIRE WALL

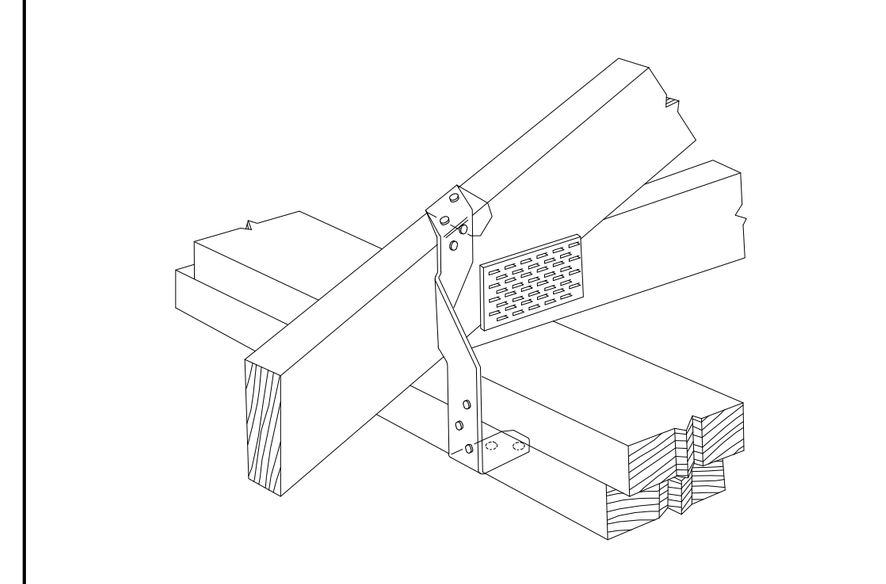
NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED ON THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS (HANGERS) SHALL BE PROVIDED BY TRUSS COMPANY.

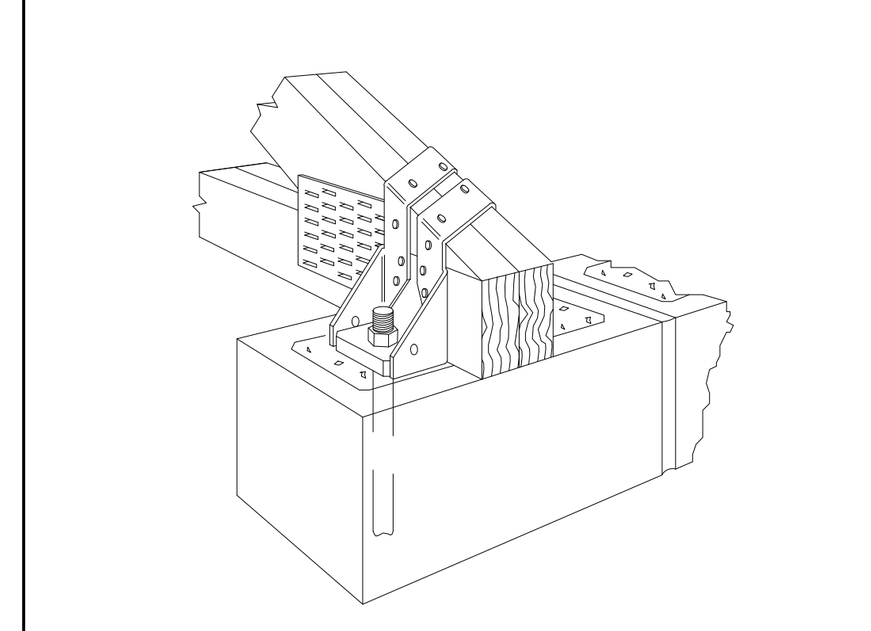
CONNECTOR SCHEDULE

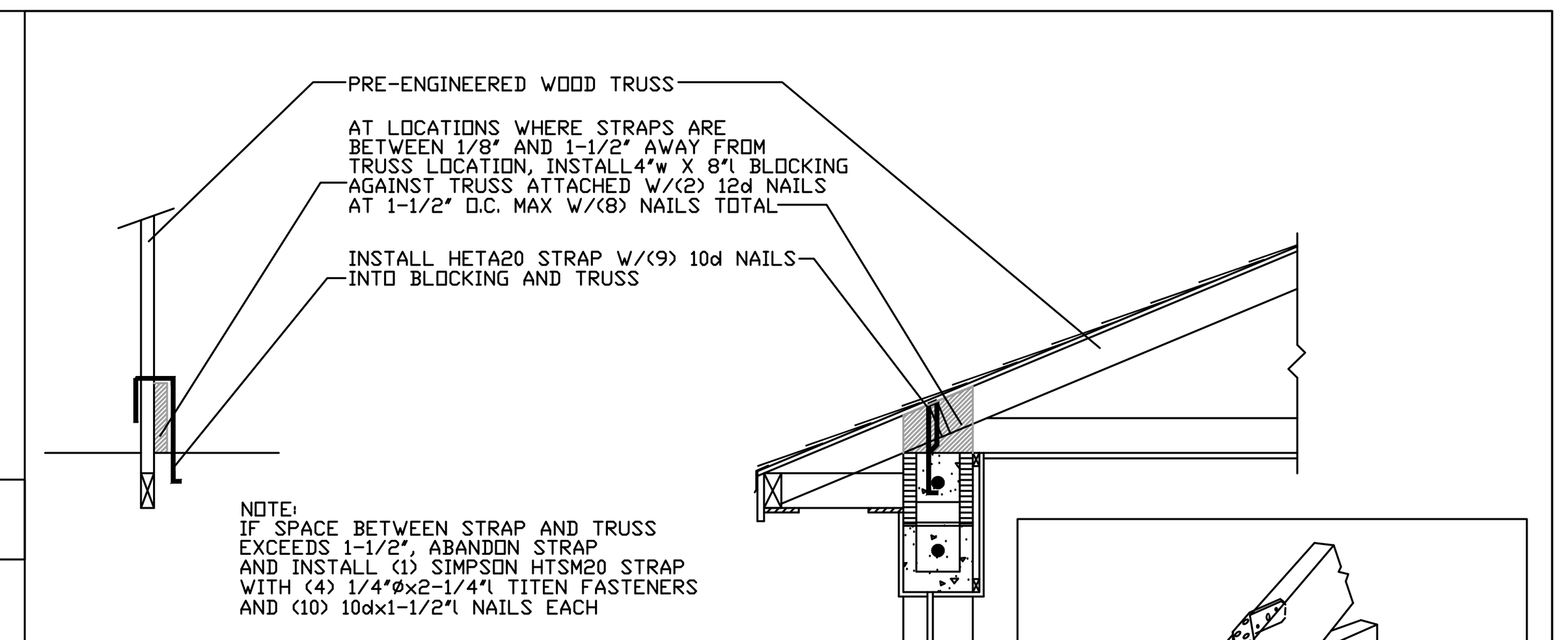
TRUSS ID/DESCRIPTION:	CONNECTOR
A2-A7, B1, CJ1, CJ3, CJ5, CJ51, EJ3, EJ7, HJ3, HJ7, HJ71	* AT TRUSS TO CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(9) 10dx1-1/2"l NAILS EACH
	* AT TRUSS TO TRUSS BY TRUSS COMPANY
A1	* AT TRUSS TO FRONT CMU WALL ONE (1) SIMPSON MGT ANCHOR WITH (22) 10d NAILS AND (1) 5/8"ø A.T.R. EPOXY EMBEDDED 12" MINIMUM
	* AT TRUSS TO REAR CMU WALL/BEAM ONE (1) SIMPSON HETA20 STRAP W/(9) 10dx1-1/2"l NAILS EACH
FT1, FT2	* AT TRUSS TO WOOD LEDGER ONE (1) SIMPSON H2.5A ANCHOR WITH (10) 8d NAILS EACH
F3	* AT TRUSS TO WOOD LEDGER ONE (1) SIMPSON H2.5A ANCHOR WITH (10) 8d NAILS EACH
	* AT TRUSS TO CMU WALL ONE (1) SIMPSON META12 STRAP W/(7) 10dx1-1/2"l NAILS EACH
2"x4" FRAME BEARING WALL TOP PLATES TO STUD AND STUD TO BOTTOM PLATE (AT STUD SPACING 16" O.C. MAX)	ONE (1) SIMPSON SP4 ANCHOR AT 32" O.C. MAX WITH (6) 10dx1-1/2"l NAILS
IN LIEU OF SP4 ANCHORS, THE FOLLOWING MAY BE INSTALLED AS A SUBSTITUTION	ONE (1) SIMPSON SP2 ANCHOR WITH (12) 10d NAILS, INSTALLED AT 32" O.C. MAX AT STUD TO TOP PLATES
	ONE (1) SIMPSON SP1 ANCHOR WITH (10) 10d NAILS, INSTALLED AT 32" O.C. MAX AT STUD TO BOTTOM PLATE
ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE	


TYP. HETA20/META12 STRAP


TYPICAL HUC HANGER


TYPICAL HTS20 STRAP


TYPICAL MGT ANCHOR

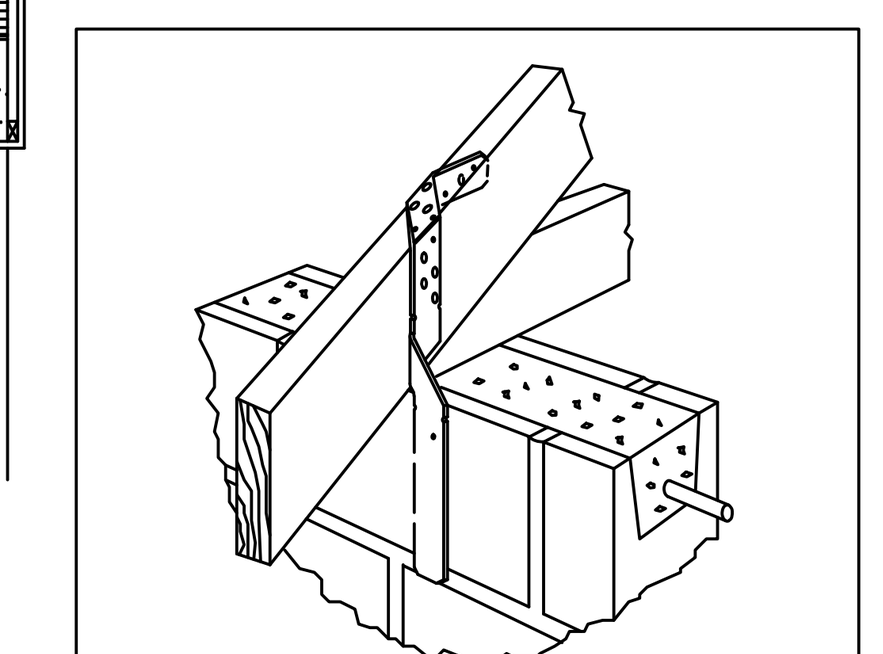


NOTE:
IF SPACE BETWEEN STRAP AND TRUSS EXCEEDS 1-1/2", ABANDON STRAP AND INSTALL (1) SIMPSON HTSM20 STRAP WITH (4) 1/4"øx2-1/4"l TITEN FASTENERS AND (10) 10dx1-1/2"l NAILS EACH

NOTE:
THIS REPAIR IS EXCEPTABLE FOR ALL TRUSSES WITH A MAX UPLIFT OF 1175# UPLIFT

MISSED STRAP REPAIR DETAIL

NOT TO SCALE


TYPICAL HTSM20 STRAP

TYPICAL CONNECTOR DETAILS

N.T.S.

Builder: Cash Tony Conant
Subdivision: Quadplex - 2502-2504 Ave. L
Jurisdiction:
State: FL
Lot: 2502-2504-L
Model: Quadplex - 2502-2504 Ave. L
Shipment: Roof
Elevation:
Option:

OnLine Job No: 2502-2504-L
Pick Ticket:
Sales No: 86562093
Acct No:
Ship Date:
Designer: Castillo, Carmen
AppWrt JobNo: 5246724

Truss / Qty	Joint	Gravity	Uplift	Joint	Gravity	Uplift	Joint	Gravity	Uplift
A1 2 (2Ply)	Jnt-2 8.0"	1975 lbs	-1095 lbs	Jnt-10 8.0"	4329 lbs	-2207 lbs	Jnt-8 8.0"	529 lbs	-1389 lbs
A2 2	Jnt-2 8.0"	1066 lbs	-603 lbs	Jnt-11 8.0"	1872 lbs	-1025 lbs	Jnt-9 8.0"	16 lbs	-376 lbs
A3 2	Jnt-2 8.0"	1083 lbs	-612 lbs	Jnt-10 8.0"	1739 lbs	-956 lbs	Jnt-8 8.0"	-36 lbs	-256 lbs
A4 2	Jnt-2 8.0"	1107 lbs	-623 lbs	Jnt-10 8.0"	1609 lbs	-893 lbs	Jnt-8 8.0"	52 lbs	-189 lbs
A5 2	Jnt-2 8.0"	1104 lbs	-623 lbs	Jnt-10 8.0"	1625 lbs	-896 lbs	Jnt-8 8.0"	54 lbs	-202 lbs
A6 2	Jnt-2 8.0"	1241 lbs	-632 lbs	Jnt-11 8.0"	1586 lbs	-834 lbs	Jnt-9 8.0"	115 lbs	-212 lbs
A7 12	Jnt-2 8.0"	1107 lbs	-624 lbs	Jnt-10 8.0"	1604 lbs	-890 lbs	Jnt-8 8.0"	90 lbs	-184 lbs
B1 1	Jnt-2 8.0"	449 lbs	-449 lbs	Jnt-5 8.0"	449 lbs	-449 lbs			
CJ1 12	Jnt-2 8.0"	157 lbs	-185 lbs	Jnt-3 1.5"	50 lbs	-12 lbs			
CJ3 8	Jnt-2 8.0"	197 lbs	-219 lbs	Jnt-3 1.5"	59 lbs	-58 lbs	Jnt-4 1.5"	48 lbs	-36 lbs
CJ5 6	Jnt-2 8.0"	264 lbs	-275 lbs	Jnt-3 1.5"	114 lbs	-114 lbs	Jnt-4 1.5"	84 lbs	-66 lbs
CJ51 2	Jnt-4 60.0"	85 lbs	0 lbs	Jnt-2 3.5"	1060 lbs (plf)	530 lbs (plf)	Jnt-3 1.5"	114 lbs	-98 lbs
EJ3 3	Jnt-2 8.0"	197 lbs	-219 lbs	Jnt-4 1.5"	48 lbs	-36 lbs	Jnt-3 1.5"	59 lbs	-58 lbs
EJ7 24	Jnt-2 8.0"	335 lbs	-216 lbs	Jnt-3 1.5"	167 lbs	-147 lbs	Jnt-4 1.5"	120 lbs	0 lbs
HJ3 2	Jnt-2 8.0"	277 lbs	-205 lbs	Jnt-4 1.5"	71 lbs	-32 lbs	Jnt-3 1.5"	83 lbs	-43 lbs
HJ7 2	Jnt-2 8.0"	518 lbs	-297 lbs	Jnt-4 1.5"	126 lbs	-135 lbs	Jnt-5 1.5"	332 lbs	-253 lbs
HJ71 2	Jnt-2 8.0"	347 lbs	-282 lbs	Jnt-6 8.0"	651 lbs	-571 lbs	Jnt-5 1.5"	67 lbs	-48 lbs
(cont) HJ71 2	Jnt-4 1.5"	61 lbs	-43 lbs						

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.

Builder: Cash Tony Conant
Subdivision: Quadplex - 2502-2504 Ave. L
Jurisdiction:
State: FL
Lot: 2502-2504-L
Model: Quadplex - 2502-2504 Ave. L
Shipment: 1st
Elevation:
Option:

OnLine Job No: 2502-2504-L
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer: Castillo, Carmen
AppWrt JobNo: 5377192

Truss / Qty	Joint	Gravity	Uplift	Joint	Gravity	Uplift	Joint	Gravity	Uplift
F3 28	Jnt-1 8.0"	260 lbs	0 lbs	Jnt-7 3.0"	235 lbs	0 lbs			
FT1 24	Jnt-1 3.0"	528 lbs	0 lbs	Jnt-24 4.0"	1896 lbs	0 lbs	Jnt-15 3.0"	999 lbs	0 lbs
FT2 6	Jnt-1 3.0"	466 lbs	0 lbs	Jnt-24 4.0"	2378 lbs	0 lbs	Jnt-15 3.0"	1123 lbs	0 lbs

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.

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)	58.00	-
Building Length, L (ft)	34.67	-

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 = Ct*h(3/4), and f = 1/T)

Roof Information

Roof Type	Hip w/Overhang	
Ridge Height, h_r (ft)	24.33	($h_r \geq h_e$), Roof Peak Height
Eave Height, he (ft)	17.67	($h_e \leq h_r$), Roof Edge @ Wall
Overhang, ho (ft.)	1.00	
Parapet Along Roof Perimeter (ft.)		
Roof Slope (x:12)	4.00	
Mean Roof Height (h) - (ft.)	21.90	(h=(hr+he)/2, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill	Click to view Topographic Diagram
H, (ft.)		
L_h, (ft.)		
x, (ft.)		
z, (ft.)		

Project Information

Client	
Address	
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.)	3.47
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

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 INFORMATION NOA Approval Number	Max Pressure Per NOA	VENDOR INFORMATION Manufacturer	Model Number
Hip w/Overhang	1 Hip	N/A	42.0	96.0	28.0	14.9	-59.1				
Hip w/Overhang	2 Hip	N/A	492.0	42.0	143.5	10.4	-30.7				
Hip w/Overhang	3 Hip	N/A	42.0	42.0	12.3	17.8	-83.3				

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 DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@CFL.RR.COM

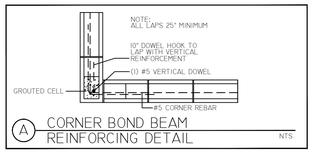
EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

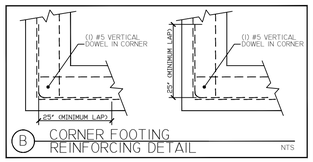
ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A8

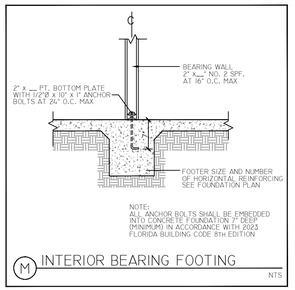
-DRAWN BY-
DANIEL FRECHETTE



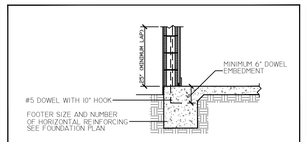
A CORNER BOND BEAM REINFORCING DETAIL NTS



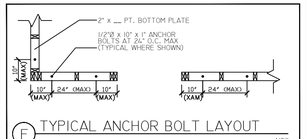
B CORNER FOOTING REINFORCING DETAIL NTS



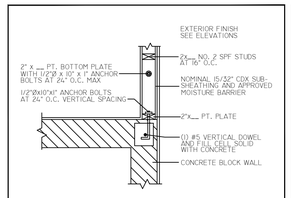
M INTERIOR BEARING FOOTING NTS



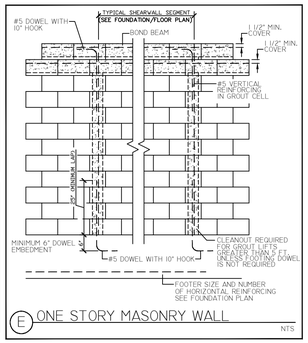
C EXTERIOR MONOLITHIC FOOTING DETAIL NTS



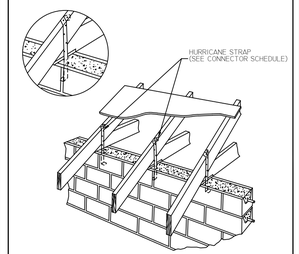
F TYPICAL ANCHOR BOLT LAYOUT NTS



P FRAME WALL TO BLOCK WALL CONNECTION NTS



E ONE STORY MASONRY WALL NTS



G ROOF TO MASONRY SIDE-WALL CONNECTION 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 ORDINARILLY 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

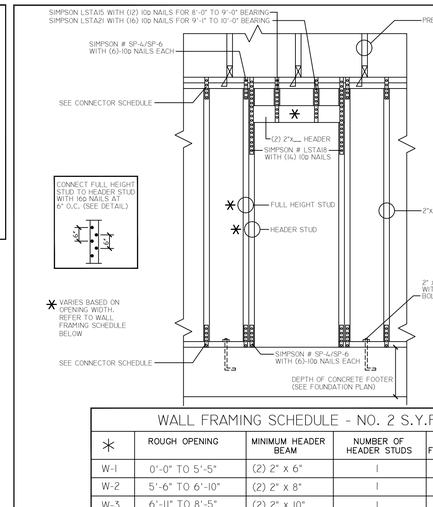
1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

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

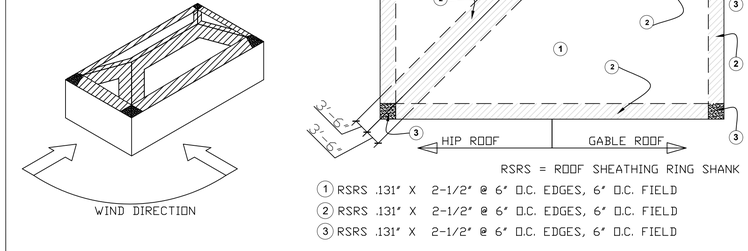
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
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 DRAWINGS.
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.



WALL FRAMING SCHEDULE - NO. 2 S.Y.P.

✱	ROUGH OPENING	MINIMUM HEADER BEAM	NUMBER OF HEADER STUDS	NUMBER OF FULL HEIGHT STUDS
W-1	0'-0" TO 5'-5"	(2) 2" x 6"	1	1
W-2	5'-6" TO 6'-10"	(2) 2" x 8"	1	2
W-3	6'-11" TO 8'-5"	(2) 2" x 10"	1	3
W-4	8'-6" TO 9'-9"	(2) 2" x 12"	2	3
W-5	9'-10" TO 12'-2"	(3) 2" x 12"	2	3

W BEARING WALL DOOR FRAMING DETAIL (UNLESS NOTED OTHERWISE ON PLAN) NTS



ROOF ZONE NAIL SCHEDULE 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 DIGITALLY 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: 5-21-26
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.

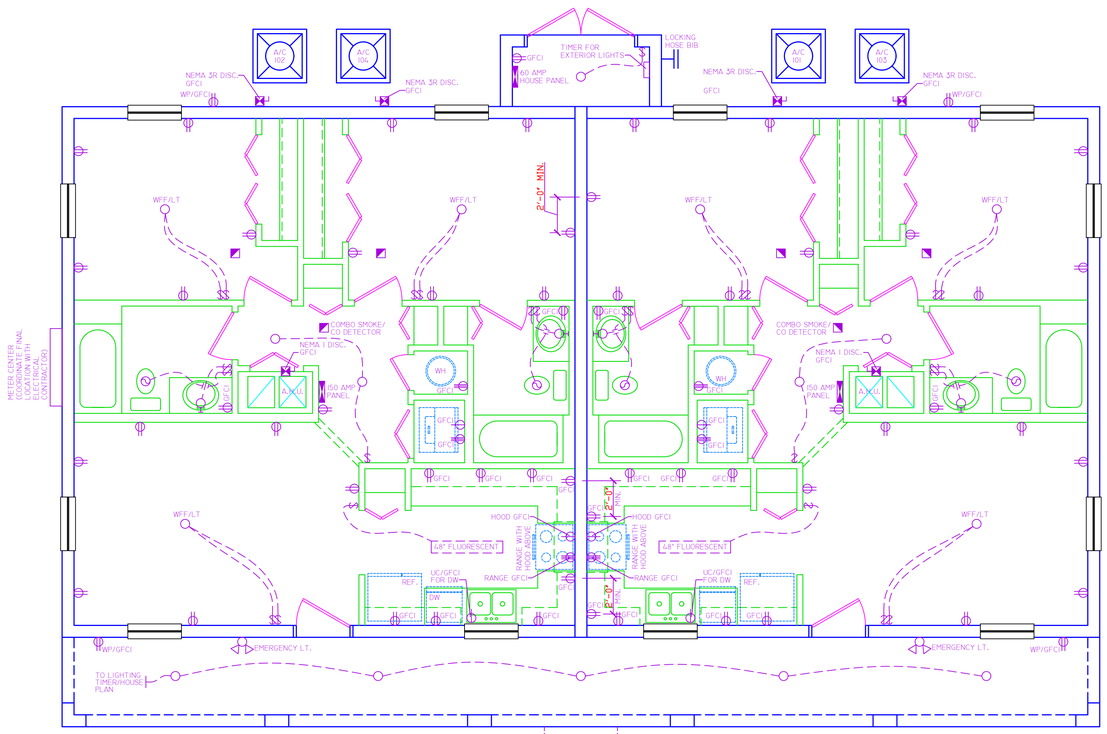
-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

SI

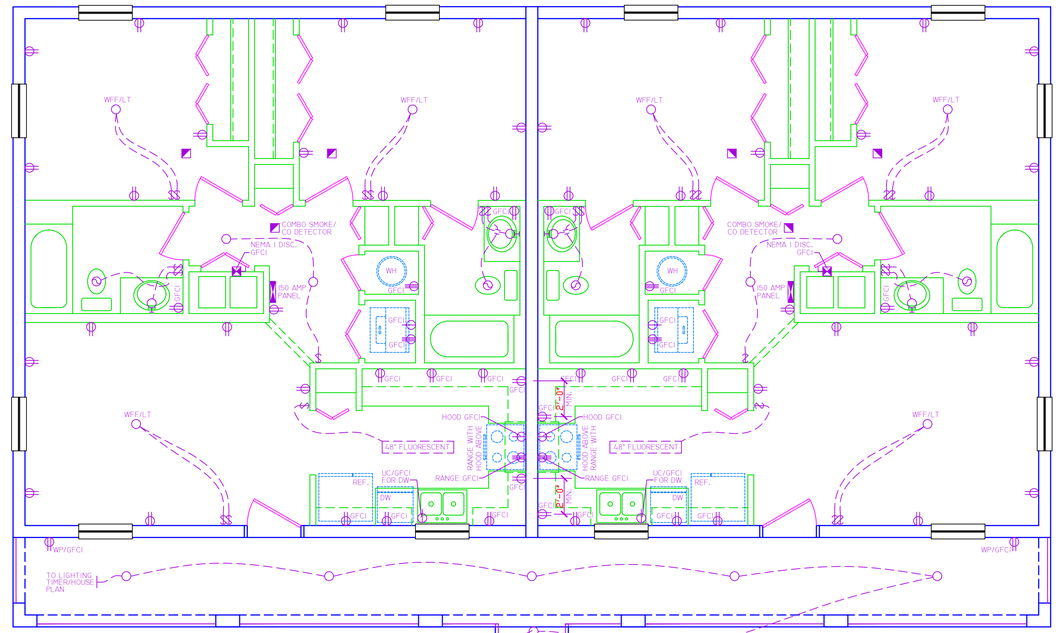
SHEET 10 OF 13

-DRAWN BY-
DANIEL FRECHETTE



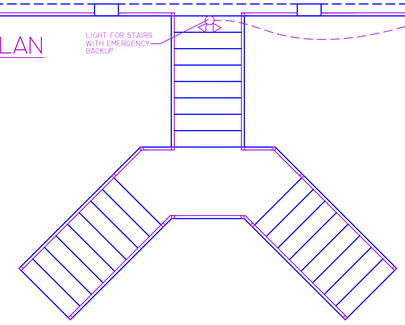
1ST LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'-0"



2ND LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'-0"



ELECTRICAL SYMBOLS

SINGLE POLE SWITCH	LIGHT FIXTURE
THREE POLE SWITCH	WALL MOUNT FIXTURE
FOUR POLE SWITCH	RECESSED FIXTURE
DIMMER SWITCH	EYEBALL FIXTURE
SINGLE OUTLET	PULL CHAIN
DUPLEX OUTLET	TRACK LIGHTING LENGTH AS INDICATED
SWITCHED DUPLEX	FLOOD LIGHTS
220 OUTLET	EMERGENCY LIGHT
QUAD OUTLET	FLUORESCENT LENGTH AS INDICATED
TELEPHONE	WIRE FOR FAN
TELEVISION	WIRE FOR FAN WITH LIGHT
SMOKE DETECTOR	INDICATES WATERPROOF
ELECTRICAL PANEL	INDICATES GROUND FAULT CIRCUIT INTERRUPT
EXHAUST FAN	INDICATES ARC FAULT CIRCUIT INTERRUPTER
THERMOSTAT	INDICATES HEIGHT ABOVE FLOOR
INTERCOM	GARAGE DOOR OPENER
DOOR BELL BUTTON	
DISCONNECT	
ELECTRICAL METER	

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 (8TH ED), 2020 NEC AND 2023 NFPA 70

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 DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

2115 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.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EPI

SHEET 11 OF 13

-DRAWN BY-
DANIEL FRECHETTE

PANEL SCHEDULE (UNIT 101, 102, 103, & 104 — SINGLE-PHASE)

X 120/240V-1PH-3W
___ 120/208V-1PH-3W

M.C.B. AMPS: _____ AIC: _____

M.L.O. BUS AMPS: 150 AMP INT. AIC: 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	SURGE PROTECTOR			▬			34	
35	" "		▬				36	
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 BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

HOUSE PANEL SCHEDULE — SINGLE-PHASE

X 120/240V-1PH-3W
___ 120/208V-1PH-3W

M.C.B. AMPS: _____ AIC: _____

M.L.O. BUS AMPS: 40 AMP INT. AIC: 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				▬	12 : 20	EXT. GFCI	2
3			▬		12 : 20	EXT. LIGHTING	4
5	GFCI/LTN'G	20 : 12		▬	12 : 20	LIGHT TIMER	6
7	EMERGENCY LTS.	20 : 12	▬				8
9				▬			10
11			▬				12
13	SURGE PROTECTOR			▬			14
15	" "		▬				16
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 BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

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.

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.

LIGHTING NOTE

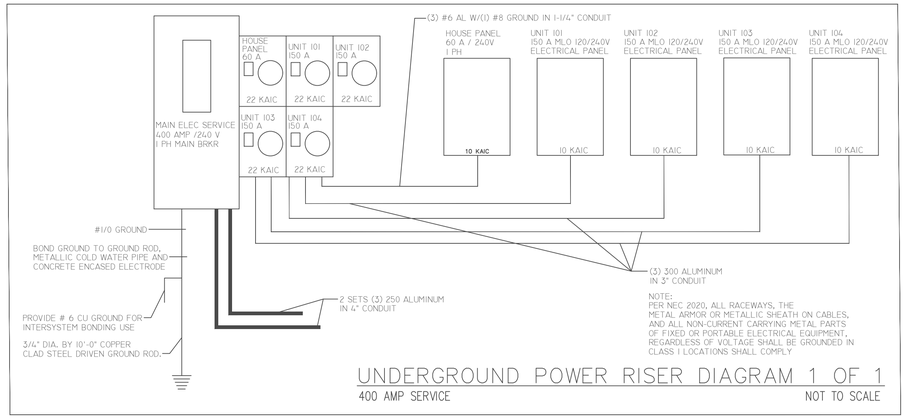
ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICIENCY OF AT LEAST 65 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT

ENERGY CODE COMPLIANCE PATH

PERFORMANCE METHOD

ELECTRICAL SPECIFICATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C), ALL LOCAL CODES, ORDINANCES AND REGULATIONS AND LOCAL POWER COMPANY STANDARDS.
2. ALL WIRE SHALL BE COPPER TYPE " THHN" FOR SIZES UP TO # 8 AND TYPE " THW" FOR # 6 AND LARGER (UNLESS OTHERWISE NOTED) MINIMUM WIRE SIZE SHALL BE # 14 A.W.G.
3. ALL BRANCH AND FEEDER CIRCUITS SHALL CONTAIN A GROUNDING CONDUCTOR AND BE SIZED AND BONDED IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.
4. ALL CONDUIT INSTALLED IN INTERIOR LOCATIONS SHALL BE TYPE E.M.T. ALL CONDUIT INSTALLED IN EXTERIOR LOCATIONS, ABOVE GRADE, SHALL BE GALVANIZED RIGID CONDUIT. ELECTRICAL CONTRACTOR MAY UTILIZE " MC" TYPE CABLE IN LIEU OF RIGID CONDUIT, WHERE APPLICABLE.
5. CONTRACTOR TO COORDINATE THE LOCATION OF RECEPTACLES, EQUIPMENT CIRCUITS, COMMUNICATIONS AND DATA OUTLETS, LIGHTING FIXTURES AND DEVICES WITH THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
6. DRAWINGS ARE DIAGRAMMATIC - CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS FOR ALL DIMENSIONS.
7. CONTRACTOR SHALL OBTAIN AND FURNISH ALL PERMITS REQUIRED. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND TOOLS TO PERFORM ALL WORK NECESSARY FOR THE COMPLETE EXECUTION OF THE ELECTRICAL WORK AS SHOWN OR SPECIFIED, YET REQUIRED TO INSURE PROPER AND COMPLETE OPERATION OF ALL SYSTEMS AND TO SATISFY THE DESIGN INTENT IN THE WORK AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
8. THE DRAWINGS INDICATE THE ARRANGEMENT OF CIRCUITS AND OUTLETS, LOCATIONS OF SWITCHES, PANELBOARDS, CONDUITS AND OTHER WORK. PRIOR FIELD VERIFICATIONS OF ALL DIMENSIONS IS REQUIRED.
9. CONDUIT RUNS AND GROUNDING ARE SHOWN DIAGRAMMATICALLY ONLY. FIELD VERIFY ACTUAL ROUTING OF CONDUITS.
10. PROVIDE ALL WIRING DEVICES, COVER PLATES, JUNCTION BOXES AND PLASTER RINGS AS NEEDED TO FACILITATE THE INSTALLATION OF DEVICES FLUSH MOUNTED IN THE WALL OR SURFACE MOUNTED, AS PROJECT CONDITIONS WARRANT.
11. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING FOR FIELD INSPECTION AND PROJECT COORDINATION.
12. CONTRACTOR SHALL VERIFY THE LOCATION OF THE ELECTRICAL SERVICE ENTRANCE TO UNIT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE EXACT ELECTRICAL CHARACTERISTICS OF ALL OWNER SUPPLIED EQUIPMENT, PRIOR TO CIRCUIT INSTALLATION.



UNDERGROUND POWER RISER DIAGRAM 1 OF 1
400 AMP SERVICE — NOT TO SCALE

TOTAL LOAD SUMMARY

UNIT #101: 25,640 VA X 1 = 25,640
UNIT #102: 25,640 VA X 1 = 25,640
UNIT #103: 25,640 VA X 1 = 25,640
UNIT #104: 25,640 VA X 1 = 25,640

TOTAL CONNECTED UNIT LOAD = 102,560 VA

TOTAL DEMAND LOAD PER NEC 2020 TABLE 220.84 = 46,152 VA

TOTAL DEMAND AMPS = 192.3 AMPS (400 AMPS AT 240V, 1PH, 3W SERVICE)

BUILDER SHALL INSTALL NEW 120/240V, 1PH 400 AMP ELECTRICAL SERVICE. SEE RISER DIAGRAM ON SHEET "EP1".

INSTALL 120/240V 1 PHASE 150 AMP ELECTRICAL SERVICE FOR EACH TENANT UNIT

UNIT 101, 102, 103, & 104 ELECTRICAL SERVICE LOAD SUMMARY

860	SQUARE FT x 3 VA	=	2,580 VA	(GENERAL LIGHTING/RECEPTACLE LOAD)
1,500	VA x 2	=	3,000 VA	(SMALL APPLIANCE LOAD)
1,500	VA x 1	=	1,500 VA	(WASHING MACHINE)
5,000	VA x 1	=	5,000 VA	(ELECTRIC DRYER)
4,500	VA x 1	=	4,500 VA	(ELECTRIC WATER HEATER)
1,500	VA x 1	=	1,500 VA	(DISHWASHER)
1,200	VA x 1	=	1,200 VA	(DISPOSAL)
840	VA x 1	=	840 VA	(REFRIGERATOR)
10,000	VA x 1	=	10,000 VA	(ELECTRIC RANGE/OVEN)
CONNECTED GENERAL LOAD		=	30,120 VA	
CONNECT HEAT/AC LOAD		=	7,592 VA	(PER NEC 220.82)
TOTAL CONNECTED LOAD		=	37,712 VA	
TOTAL DEMAND LOAD		=	25,640 VA	(PER NEC 220.82)
TOTAL DEMAND AMPS		=	106.83 AMPS	125A @ 240V/1PH SERVICE

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 DIGITALLY 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: 5-21-26
1 ***
2 ***
3 ***

2115 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.

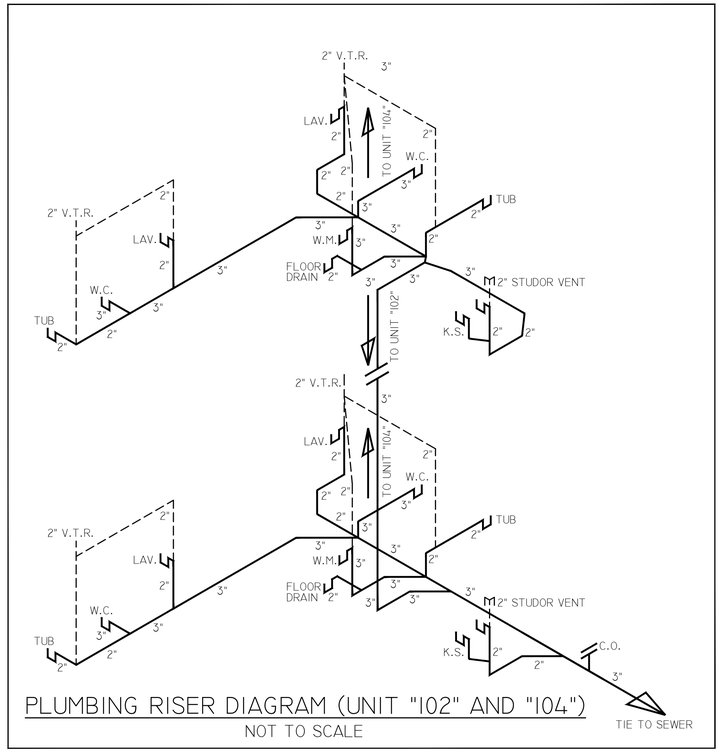
-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

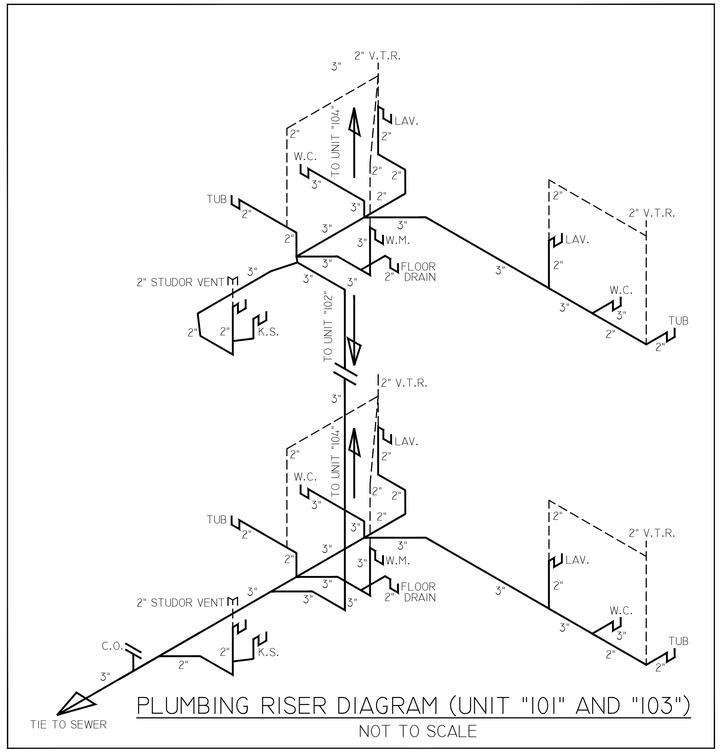
EP2

SHEET 12 OF 13

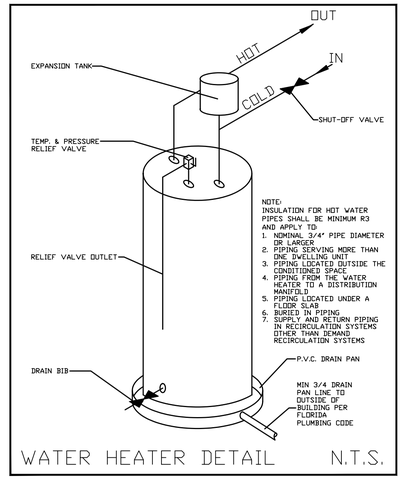
-DRAWN BY-
DANIEL FRECHETTE



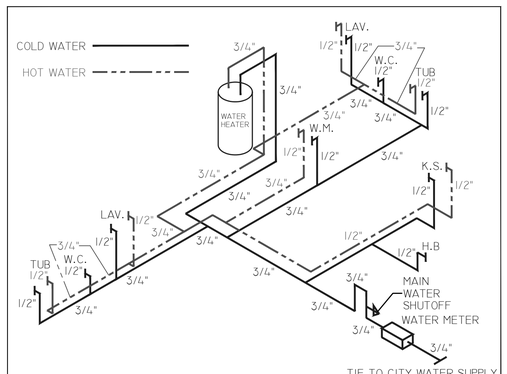
PLUMBING RISER DIAGRAM (UNIT "102" AND "104")
NOT TO SCALE



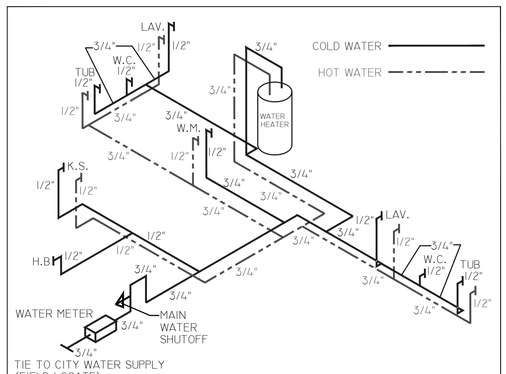
PLUMBING RISER DIAGRAM (UNIT "101" AND "103")
NOT TO SCALE



WATER HEATER DETAIL N.T.S.



PLUMBING WATER SUPPLY DIAGRAM (UNIT "102" AND "104")
NOT TO SCALE



PLUMBING WATER SUPPLY DIAGRAM (UNIT "101" AND 103")
NOT TO SCALE

MECHANICAL AND PLUMBING SPECIFICATIONS

1.0 GENERAL CONDITIONS
CONTRACTORS SHALL PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL HEATING, VENTILATING AND AIR CONDITIONING (HAVC) AND PLUMBING SYSTEM IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES.

2.0 PLUMBING PIPE
PROVIDE THE FOLLOWING PLUMBING PIPE:
DRAINAGE AND VENT SYSTEMS- PVC DRAINAGE PIPE AND FITTINGS CONFORMING TO ASTM D2665.
CHLORINATED POLYVINYL CHLORIDE (CPVC) PLASTIC PIPE CONFORMING TO ASTM D 2846; ASTM F 441; ASTM F 442; CSA B137.6
OPTIONAL DOMESTIC WATER PIPE- TYPE L COPPER TUBING, DRAWN TEMPER, CONFORMING TO ASTM B88, SOLDER MATERIAL SHALL BE ASTM B32, 95-5 TIN ANTIMONY (LEAD FREE).
INSTALL PIPING IN ACCORDANCE WITH THE 2023 FLORIDA PLUMBING CODE (8TH ED).
NOTE: THE DISCHARGE FROM THE WATER HEATER RELIEF VALVE SHALL BE PIPED FULL SIZE TO THE EXTERIOR OF THE BUILDING PER 2017 FLORIDA PLUMBING CODE (SIXTH ED).

3.0 PLUMBING EXECUTION
USE FITTINGS FOR ALL CHANGES IN DIRECTION AND BRANCH CONNECTIONS.
INSTALL PIPING FREE OF SAGS OR BENDS, TIGHT TO SLABS, BEAMS, JOISTS, COLUMNS, WALLS AND OTHER PERMANENT ELEMENTS OF THE BUILDING. ALLOW SUFFICIENT SPACE ABOVE CEILING PANELS TO ALLOW FOR PANEL REMOVAL.
CONCEAL ALL PIPE INSTALLATIONS IN WALLS, PIPE CHASES, ABOVE CEILINGS, BELOW GRADE OR FLOORS, UNLESS INDICATED TO BE EXPOSED TO VIEW.
SEAL PIPE PENETRATIONS THROUGH EXTERIOR WALLS WITH SLEEVES AND MECHANICAL SLEEVE SEALS.
PIPE SLEEVES SHALL BE GALVANIZED STEEL PIPE.
INSTALL STOP VALVE IN AN ACCESSIBLE LOCATION AT EACH WATER SUPPLY FIXTURE.
INSTALL TRAP ON FIXTURE OUTLET EXCEPT FIXTURES HAVING INTEGRAL TRAP.
FLOOR DRAINS (WHERE REQUIRED) SHALL BE EQUIPPED WITH A TRAP PRIMER, CONNECTED TO THE COLD WATER SUPPLY TO A PLUMBING FIXTURE IN THE SAME ROOM, TO MAINTAIN THE WATER SEAL IN THE FLOOR DRAIN TRAP.

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 DIGITALLY 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: 2-21-26
1 ***
2 ***
3 ***

2115 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.

-APARTMENT BUILDING FOR-
IC 6 INVESTMENT, LLC.
2502 AVENUE L FORT PIERCE, FL 34947

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

EP3

SHEET 13 OF 13

-DRAWN BY-
DANIEL FRECHETTE

2502 Design review narrative

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. The proposed site consists of a building, sidewalk, parking lot, driveway, green space and landscaping.
The Quad plex will consist of 2/2 units 2 story building


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
DESIGN+ 3D + PRINT + WEB
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING



SQUEEGIE STUDIOS
DESIGN - 3D - PAINT - WEB

2502 Avenue Fort Pierce, FL

CONCEPTUAL RENDERING


SQUEEGIE
STUDIOS
2502 Avenue Fort Pierce, FL
CONCEPTUAL RENDERING

SMALL PALM STAKING PLAN

NTS.

(I.E. FAN PALMS; BOTTLE PALMS; ANY PALM UNDER 8' C.T., ETC.)

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR PALMS.

LARGE PALM STAKING PLAN

NTS.

(I.E. ROYAL PALMS; DATE PALMS; MULTI-TRUNK PALMS)

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY ONE YEAR FOR PALMS.

SHRUB PLANTING DETAIL

NTS.

LARGE TREE STAKING PLAN

NTS.

(I.E. LIVE OAKS; DAHOON HOLLIES; ANY HEAVY CALIPER TREE TRUNKS, ETC.)

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS FOR SHADE TREES.

GROUNDCOVER DETAIL

NTS.

PRESERVED TREE PROTECTION DETAIL

NTS.

PALM PLANTING DETAIL

NTS.

NOTE: ALL PALM SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH PALM ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING OF PALMS.

TREE PLANTING DETAIL

NOTE: ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED, TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.

SMALL TREE/ PALM WITH ROOT BARRIER

NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

CANOPY TREE / LG. PALM / WITH ROOT BARRIER

ROOT BARRIER

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.
4. SOD CAN ONLY BE INSTALLED WITHIN (5') FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NOTE: ALL DIMENSIONS AND NOTES ARE TYPICAL.

NTS.

NOTE:
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

TYPICAL PLANTING DIAGRAM

NTS.

NOTE:
1. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

LANDSCAPE SCHEDUL

NATIVE	QTY	CODE	BOTANICAL
*	15	PE	Pinus elliottii
*	15	SP	Sabal palmetto
*	55	CHR	Chrysobalanus icaco
		SOD	Stenotaphrum secun

LANDSCAPE NO

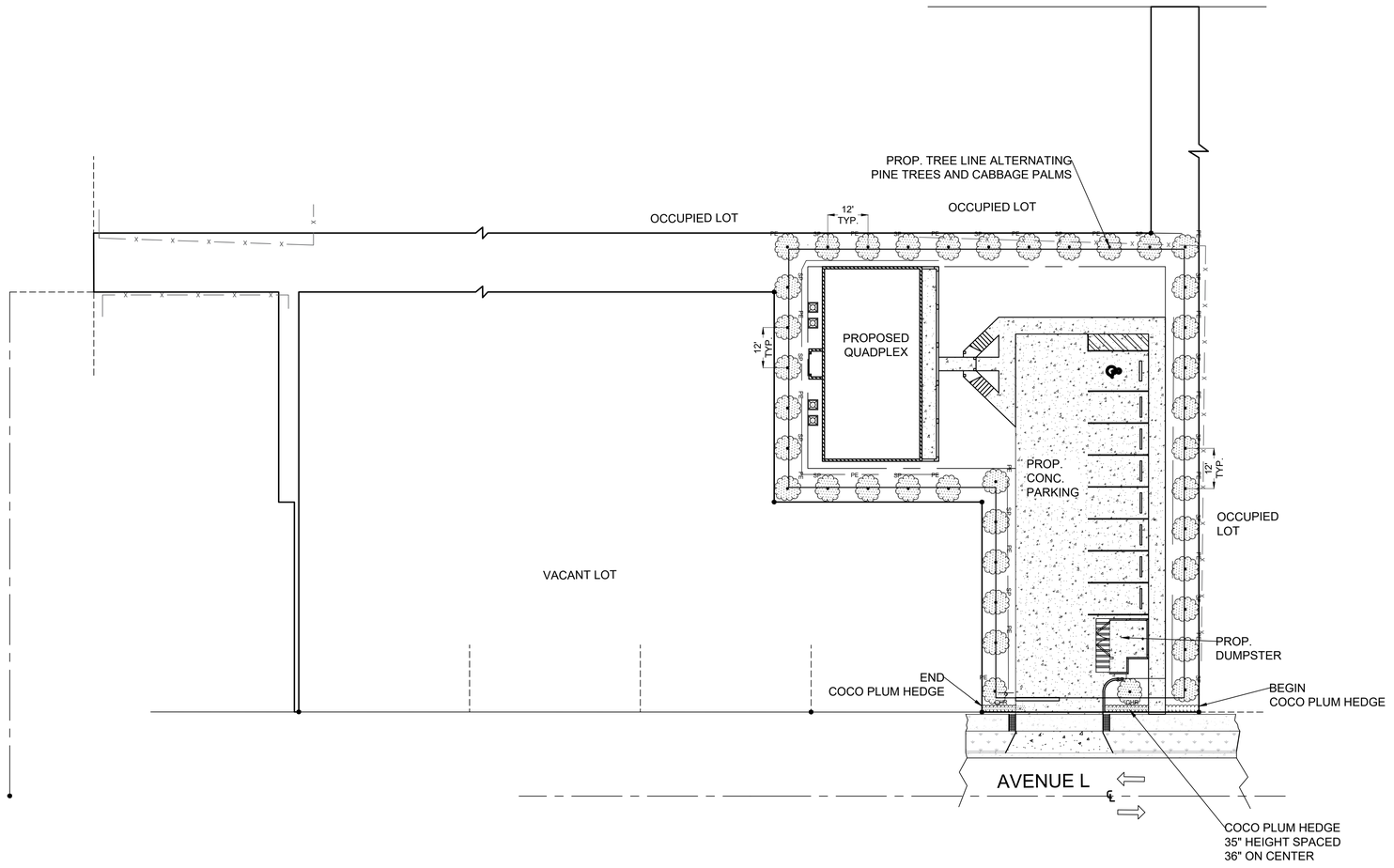
-A PRE-CONSTRUCTION MEETING WITH CITY
-STRUCTURAL ELEMENTS AND HARDSCAPE
TO BE UTILIZED FOR LOCATION OF LIVING PL
ANY STRUCTURAL SITE FEATURES INCLUDIN
-TREE REMOVAL/RELOCATION PERMIT FROM
-CONTRACTOR SHALL ACQUIRE ALL APPLICA
RELOCATION, AND/OR INSTALLATION OF LAN
PRIOR TO STARTING WORK. LANDSCAPE ARC
CONTRACTOR SHALL BE RESPONSIBLE FOR A
PRIOR TO RECEIPT OF PERMIT.
-ANY PLANTING WITHIN THE SIGHT TRIANGLE
-ALL UTILITY BOXES/STRUCTURES INCLUDING
AS PER PARTICULAR MUNICIPALITY REQUIRE
-IRRIGATION IS REQUIRED & SHALL PROVIDE
-ALL PVC RISERS MUST BE PAINTED FLAT BLA
-ALL PROPOSED PLANT MATERIAL SHALL CO
-TREES SHOWN ON THIS PLAN ARE FOR GRAI
ATTEMPT TO ACCOMPLISH THAT SPACING W
* AVOID CONFLICTS WITH DRIVEWAYS AND U
AVOID CONFLICTS WITH DRIVEWAYS AND UN
PLANTING DETAILS SHOWN HEREON.
-ALL TREES AND LANDSCAPING SHALL BE FIE
LAKE MAINTENANCE EASEMENTS. REFER TO
-ALL TREES TO BE INSTALLED TEN FEET MIN.
ARISES, LA TO BE CONTACTED PRIOR TO INS
-ALL TREES DESIGNATED AS SINGLE TRUNK
BRANCH DISTRIBUTION. TREES WITH BARK IN
LEADER CIRCLING AND/OR PLUNGING ROOTS
ANY TREE WORK WILL REQUIRE PERMITTING
-ALL PALMS TO BE INSTALLED SIX TO EIGHT F
CURBS, DRIVEWAYS, PATIOS, ETC.
-SMALL PALMS AND SMALL TREES TO BE INST
HYDRANTS, AND LIFT STATIONS. IF A TEN FO
BARRIER'S SYSTEM. REFER TO THE ROOT BAR
-LARGE CANOPY TREES, LARGE OR EXOTIC P
MAIN AND/OR SERVICE, HYDRANTS, AND LIFT
WITH AN APPROVED ROOT BARRIER SYSTEM
-IN THE CASE OF DISCREPANCIES, PLANS TA
-ALL PROPOSED HEDGES TO BE CONTINUOU
-LANDSCAPE CONTRACTOR TO CONTACT LA
BE MADE WITHOUT POMPANO BEACH APPRO
-LANDSCAPE CONTRACTOR RESPONSIBLE FO
-REMOVAL OF EXISTING VEGETATION IS RES
-RELOCATION OF EXISTING VEGETATION (IF A
-HEIGHT OF TREES MAY HAVE TO BE LARGER
-CONTAINER SIZE PROVIDED BY LANDSCAPE
SPECIFICATIONS.
-PLANT SPACING SHALL SUPERSEDE PLANT C
-ALL TREE TRIMMING SHALL BE DONE IN ACC
OF A BCMA OR ASCA REGISTERED CONSULT
-ALL EXISTING LANDSCAPE INCLUDING BUT N
DURING CONSTRUCTION SHALL BE RESTORE
-ALL OWNERS OF THE LAND OR THEIR AGENT

INSTALLATION N

-ALL PLANT MATERIAL TO BE FLORIDA #1 OR
-ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA
-ALL TREES IN LAWN AREAS TO HAVE A 24" DI
TREES INSTALLED WITHIN PARKING ISLANDS
-PLANTING SOIL FOR TOPSOIL AND BACKFILL
DEBRIS, WEEDS, ROCKS AND HAVING A pH BE
-TREE & SHRUB PITS WILL BE SUPPLEMENTED
MANUFACTURER'S STANDARD CONTAINERS S
-ALL ROAD ROCK, CONCRETE, ASPHALT AND
AND BE REPLACED WITH PLANTING SOIL PRO
-ALL PLANT MATERIAL SHALL RECEIVE A MINI
-ALL GROUNDCOVER SHALL BE INSTALLED A
AT TIME OF PLANTING.
-ALL TREES & PALMS TO BE BRACED OR GUYI
-ALL PLANTING TO BE DONE IN ACCORDANCE

SOD NOTES:

-ALL SOD TO BE GRADE "A" HEALTHY WEED-F
TOPSOIL & CONFORM TO CURBS & PLANTERS
-ALL AREAS MARKED "SOD" SHALL BE SOLID
-PROVIDE A 2" DEEP BLANKET OF PLANTING S
SURFACE. EXCAVATE USING NON-CONFORMI
SOD IN THE CASE OF SOD PATCHING.
-PLACE SOD ON MOISTENED SOIL WITH EDGE
-KEEP EDGE OF SOD A MINIMUM OF 18" AWAY
TRUNK.
-SOD TO BE WATERED IMMEDIATELY AFTER I
-EXCAVATE AND REMOVE EXCESS SOIL SO TO



10' LANDSCAPE BUFFER ALONG AVE L
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 15 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 19 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 19 TOTAL
- GROUND COVER = GRASS / SOD

PLANTING NOTES:

(SEE CITY OF FORT PIERCE ORDINANCES SECTIONS 119 AND 125)

1. ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 AS PROVIDED IN THE MOST CURRENT OPTIONS OF THE GRADES AND STANDARDS FOR NURSERY PLANTS. PARTS I & II PREPARED BY THE STATE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES.
2. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE OF THE SIZE AS SPECIFIED IN THE PLANT LIST.
3. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPSOIL, FERTILIZER. ETC. SHALL BE INCLUDED IN THE UNIT COST.
4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES PLANT NAMES, SIZE OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED BARK OF EUCALYPTUS OR FLORAMULCH GRADE B OR BETTER. REFER TO THE PLANT LIST FOR THE SPECIFIED MULCH TYPE. ALTERNATIVE MULCH MATERIAL IS REQUIRED TO BE APPROVED LANDSCAPE DESIGNER.

6. THE PLANTING PLAN SHALL BE REINSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREA.

8. PLANTING SOIL SHALL BE WEED-FREE MIXTURE OF 50% SAND AND 50% MULCH OR OTHER ORGANIC PLANTING MATERIAL SUITABLE TO DADE COUNTY FLORIDA.

9. ALL PLANTING HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DRAINAGE UTILITIES OR IMPROVEMENTS. SEE NOTE 7.

10. NO PLUGGING OF ANY TREES OR PALMS WILL BE PERMITTED NOR ACCEPTED. ALL PLANTS SHALL BE PLANTED AT THERE NURSERY GRADE OR SLIGHTLY HIGHER.

11. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCKS FOREIGN INORGANIC MATERIAL REMOVED AND DISPOSED OF PROPERTY OFF SITE.

12. FERTILIZER IS REQUIRED FOR PLANTING AND SHALL BE NPK 16-4-8 AT 12.5lbs/1000 SF. OR 345 lbs/ ACRES NITROGEN 50% SHOWING RELEASE FORM AND FERTILIZER TO INCLUDE SECONDARY MINOR MICRONUTRIENTS.

13. WATERING: ALL PLANTS MATERIALS SHALL BE WATERED AT TIME OF PLANTING ACCORDING WITH STANDARD NURSERY PRACTICE AND SHALL CONTINUE WATERING FOR TWO MONTHS THERE AFTER.

14. NO PLANT MATERIAL WILL BE ACCEPTABLE SHOWING EVIDENCE OF CABLE, CHAIN MARKING EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

15. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING IT'S ROOTS THAT HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

16. ROOT PRUNE ALL FIELD GROWN TREES A MINIMUM OF 6 WEEKS PRIOR PLANTING.

15' LANDSCAPE BUFFER ALONG N 16TH STREET AND AVE M
REQUIREMENTS:
- 1 TREE PER 300 SQ FT
- SCREENED AT 36"

PROVIDED:
- COCO PLUM QUANTITY = 55 TOTAL FOR HEDGE 36" HT (165 LF)
- PINE TREES = 15 TOTAL 12' TALL WITH 2.5" MIN DBH AND 5' CT
- CABBAGE PALMS = 15 TOTAL (SEE SPECS NEXT PAGE)
- GROUND COVER = GRASS / SOD

N

Professional Civil Engineering & Drainage Design Since 2020
Consultation Services
Art of Engineering
Civil Engineering & Design
Treasure Coast, Florida
(772) 203-0664 | www.ArtofEngineering.net

Landel A. Smith
AutoCad Civil Design Services
Art Of Engineering
https://artofengineering.net/
(772) 203-0664
smithlandel@outlook.com

PERMITS REQUIRED

■ CITY OF FORT PIERCE

PERMIT#

NO.	REVISIONS	DATE

PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L
FORT PIERCE, FL 34947

SHEET TITLE
LANDSCAPE PLAN

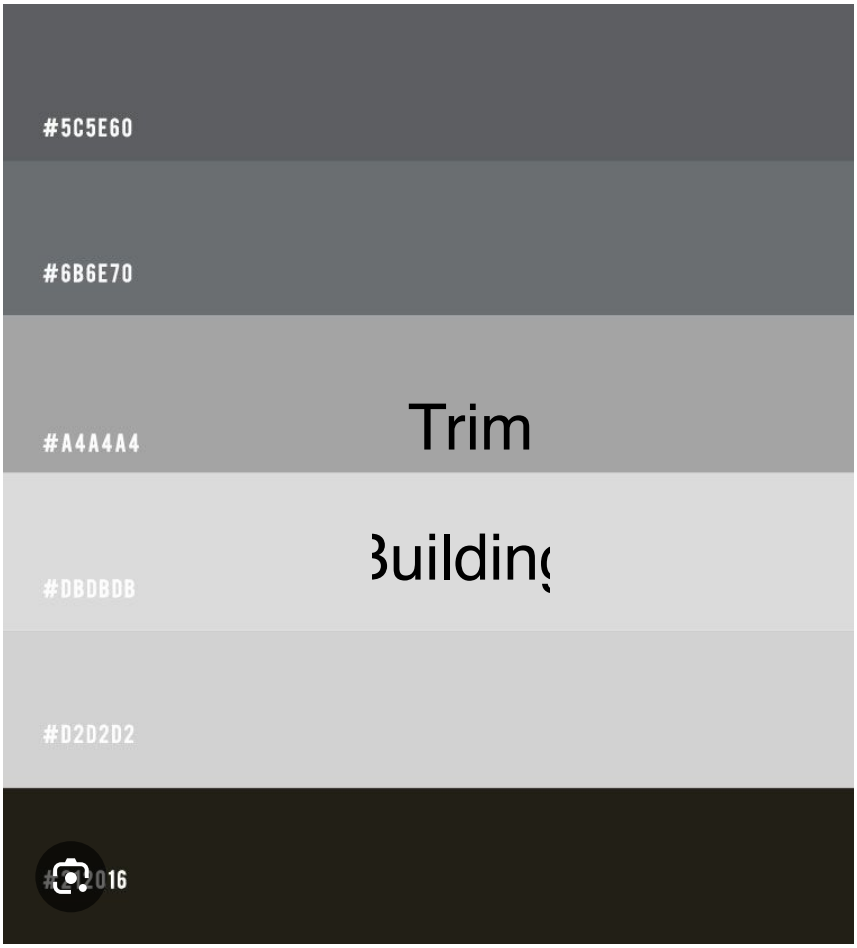
DATE
04/24/2026

SCALE
1"=20'

DRAWN BY
L.S

SHEET
C-106

Pinterest



Grey colour scheme living room

Visit >

Images may be subject to copyright. **Learn More**

Share

Save

#1d1717

Drainage Report

for

2502 Avenue L
FT. Pierce, Florida 34947

Prepared By:



April 2026

DRAINAGE REPORT

Property Address: 2502 Avenue L, Fort Pierce, Florida 34947

Engineer of Record: Dylan OBerry PE
Art of Engineering Inc
2674 SE Ruffin Ter Port St Lucie, FL 34952

SUMMARY

The existing site is a vacant (0.43 ac) lot. Aerial maps indicate no structure on the property in the past. The site is located along Avenue L with surrounding residential development. It is within FEMA Flood Zone X. The proposed site consists of a building, sidewalk, parking lot, driveway, dumpster enclosure, green space and landscaping. The building FFE was set to be more than 18" above the adjacent road crown which is also above the 100-yr 1-day storm event. The site drainage is designed to fully contain the water quality treatment volume as well as the 25-yr 3-day storm event. The drainage system consists of side swales as well as perimeter berm to all sides. The following table defines the required and provided on-site retention volumes per SWMD standards.

Storm Event	Required	Provided	Results
Water Quality Treatment	0.04 ac-ft at EL = 19.83	0.04 ac-ft at EL = 19.83	GOOD
10yr-1day (parking lot)	0.10 ac-ft at EL = 20.28	Parking lot EL = 20.28	GOOD
25yr-3day (perimeter)	0.18 ac-ft at EL = 20.62	0.18 ac-ft at EL = 20.62	GOOD
100yr-1day (FFE)	min FFE is EL = 20.87	FFE set at EL = 21.00	GOOD

The results set forth provide the project with sufficient water quality treatment volume as well as storm water retention to fully comply with the requirements of the City of Fort Pierce. Please refer to the following calculations and analysis for reference. Additionally, the Stormwater Management Plan is included at the end of the report.

Fort Pierce, Fla., Code of Ordinances § 119-3(e)(7)

"Rainfall quantities to be used for stormwater management design and calculations shall be as follows:

Ten-year-one-day storm = 6.00 inches (for minimum roadway/parking lot elevation).

Ten-year one-hour storm = 3.20 inches (for exfiltration trench design).

Twenty-five-year-three-day storm = 9.50 inches (for off-site discharge & min. perimeter elevation).

One-hundred-year-three-day storm = 12.23 inches (for minimum floor elevation)."

Art of Engineering, Inc.

Pre-Development Land Use Calculations
Project Explanation

Project Name: QUDPLEX 2502 AVENUE L
Project #: 2025-422
Engineer: Landel Smith
Date: 1/26/2026

Engineer:
Revision Date:

Computation Type: Land Use & Stage-Storage
Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 19.54 ft-NAVD **Source:** Survey
Control Elevation (CE) = 14.90 ft-NAVD **Source:** USDA Soils Report

Site Land Use

	Open Space	Building	Asphalt	Sidewalk	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	Total
	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)	(ac)
Percentage of On-Site	100.0%	0.0%	0.0%	0.00%	0.00%	0.0%	0.0%	0.00%	0.00%	
Total Areas (SF)	18,778 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	18,778 SF
Total Areas (A_t)	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
Bldg. %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bldg. Area (A_r)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pervious %	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Pervious Area (A_p)	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
Impervious %	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
Impervious Area (A_i)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Pre-Development Stage-Storage Calculations
Project Explanation

Storage Type: Stage-Volume
Starting Stage = 19.00
Ending Stage = 21.00
Stage Increment = 0.05

Name	Open Space	Building	Asphalt	Sidewalk	Exist. Area 5	Exist. Area 6	Exist. Area 7	Exist. Area 8	Exist. Area 9	
Area	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Start Elev	19.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
End Elev	19.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.45	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.50	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
19.55	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
19.60	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
19.65	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
19.70	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
19.75	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
19.80	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
19.85	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
19.90	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16
19.95	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
20.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
20.05	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22
20.10	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24
20.15	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27
20.20	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29
20.25	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31
20.30	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33
20.35	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35
20.40	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37
20.45	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39
20.50	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42
20.55	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44
20.60	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46
20.65	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.48
20.70	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50
20.75	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52
20.80	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55
20.85	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.57
20.90	0.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59
20.95	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61
21.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63

Pre-Development Stage-Area Calculations
Project Explanation

Storage Type:	**Stage-Area**
Starting Stage =	**19.00**
Ending Stage =	**21.00**
Stage Increment =	**0.05**

Name	**Open Space**	**Building**	**Asphalt**	**Sidewalk**	**Exist. Area 5**	**Exist. Area 6**	**Exist. Area 7**	**Exist. Area 8**	**Exist. Area 9**	
Area	**0.43**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Start Elev	**19.32**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
End Elev	**19.75**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.35	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
19.40	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
19.45	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13
19.50	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
19.55	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23
19.60	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28
19.65	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33
19.70	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38
19.75	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
19.80	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
19.85	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
19.90	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
19.95	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.05	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.10	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.15	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.20	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.25	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.30	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.35	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.40	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.45	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.50	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.55	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.60	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.65	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.70	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.75	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.80	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.85	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.90	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
20.95	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43
21.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43

Art of Engineering, Inc.

PRE-Development Stormwater Calculations

Project Explanation

Revised:

Project: QUDPLEX 2502 AVENUE L
Engineer: 46048.00
Project #: 2025-422
Date: #REF!

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.00	0.00	0.43	0.43
TOTAL =	0.00	0.00	0.43	0.43

Find Curve Number:

Avg. Pervious Ground El. =	19.54
Control Elev. =	14.90
Distance to Water Table =	4.64

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	9.00	inches	
Compaction Factor ($F_{compact}$) =	0%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	9.00	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	9.00	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**53**		$1000 / (S_{avail}+10)$

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Post-Development Land Use Calculations

Project Explanation

Project Name:	QUDPLEX 2502 AVENUE L		
Project #:	2025-422		
Engineer:	Landel Smith	**Engineer:**	
Date:	1/15/2026	**Revision Date:**	

Computation Type: Land Use & Stage-Storage

Datum: NAVD

Average Ground Elevation (EL_{grnd}) = 19.66 ft-NAVD **Source:** Survey

Control Elevation (CE) = 16.00 ft-NAVD **Source:** USDA Soils

Site Land Use

	Open Space (ac)	Building 1 (ac)	Asphalt (ac)	Sidewalk (ac)	AREA (ac)	Swale Side (ac)	Area 7 (ac)	Area 8 (ac)	Area 9 (ac)	Total (ac)
Percentage of On-Site	36.1%	14.2%	30.3%	7.33%	0.00%	12.1%	0.0%	0.00%	0.00%	
Total Areas (SF)	5,112 SF	2,005 SF	4,281 SF	1,038 SF	0 SF	1,715 SF	0 SF	0 SF	0 SF	14,151 SF
Total Areas (A_t)	0.12	0.05	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.32
Bldg. %	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	14.17%
Bldg. Area (A_r)	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Pervious %	100.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	0.00%	100.00%	48.24%
Pervious Area (A_p)	0.12	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.16
Impervious %	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	37.59%
Impervious Area (A_i)	0.00	0.00	0.10	0.02	0.00	0.00	0.00	0.00	0.00	0.12
Open Water %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
Open Water Area (Ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Post-Development Stage-Storage Calculations
Project Explanation

Storage Type: Stage-Volume
Starting Stage = 19.00
Ending Stage = 21.50
Stage Increment = 0.05

Name	Open Space	Building 1	Asphalt	Sidewalk	AREA	Swale Side	Area 7	Area 8	Area 9	
Area	0.12	0.05	0.10	0.02	0.00	0.04	0.00	0.00	0.00	
Start Elev	19.32	21.00	20.28	20.27	0.00	19.76	0.00	0.00	0.00	
End Elev	19.75	0.00	20.42	20.37	0.00	20.28	0.00	0.00	0.00	
Stage Feet NAVD	Linear Storage Ac-ft	Vert Storage Ac-ft	Linear Storage Ac-ft	Linear Storage Ac-ft	Vert Storage Ac-ft	Linear Storage Ac-ft	Vert Storage Ac-ft	Vert Storage Ac-ft	Vert Storage Ac-ft	Total Storage Ac-ft
19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.55	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.60	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.65	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.70	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
19.75	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
19.80	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
19.85	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
19.90	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
19.95	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
20.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
20.05	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
20.10	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07
20.15	0.07	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.08
20.20	0.08	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.09
20.25	0.08	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.09
20.30	0.09	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.10
20.35	0.10	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.11
20.40	0.10	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.12
20.45	0.11	0.00	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.14
20.50	0.11	0.00	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.15
20.55	0.12	0.00	0.02	0.01	0.00	0.02	0.00	0.00	0.00	0.17
20.60	0.12	0.00	0.02	0.01	0.00	0.02	0.00	0.00	0.00	0.18
20.65	0.13	0.00	0.03	0.01	0.00	0.02	0.00	0.00	0.00	0.19
20.70	0.14	0.00	0.03	0.01	0.00	0.03	0.00	0.00	0.00	0.21
20.75	0.14	0.00	0.04	0.01	0.00	0.03	0.00	0.00	0.00	0.22
20.80	0.15	0.00	0.04	0.01	0.00	0.03	0.00	0.00	0.00	0.24
20.85	0.15	0.00	0.05	0.01	0.00	0.03	0.00	0.00	0.00	0.25
20.90	0.16	0.00	0.05	0.01	0.00	0.03	0.00	0.00	0.00	0.26
20.95	0.17	0.00	0.06	0.02	0.00	0.04	0.00	0.00	0.00	0.28
21.00	0.17	0.00	0.06	0.02	0.00	0.04	0.00	0.00	0.00	0.29
21.05	0.18	0.00	0.07	0.02	0.00	0.04	0.00	0.00	0.00	0.31

Post-Development Stage-Area Calculations
Project Explanation

Storage Type:	**Stage-Area**
Starting Stage =	**19.00**
Ending Stage =	**21.50**
Stage Increment =	**0.05**

Name	**Open Space**	**Building 1**	**Asphalt**	**Sidewalk**	**AREA**	**Swale Side**	**Area 7**	**Area 8**	**Area 9**	
Area	**0.12**	**0.05**	**0.10**	**0.02**	**0.00**	**0.04**	**0.00**	**0.00**	**0.00**	
Start Elev	**19.32**	**21.00**	**20.28**	**20.27**	**0.00**	**19.76**	**0.00**	**0.00**	**0.00**	
End Elev	**19.75**	**0.00**	**20.42**	**20.37**	**0.00**	**20.28**	**0.00**	**0.00**	**0.00**	
Stage	Linear	Vert	Linear	Linear	Vert	Linear	Vert	Vert	Vert	Total
Feet	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
NAVD	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
19.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19.35	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
19.40	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
19.45	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
19.50	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
19.55	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
19.60	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08
19.65	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
19.70	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10
19.75	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
19.80	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
19.85	0.12	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.12
19.90	0.12	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.13
19.95	0.12	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.13
20.00	0.12	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.14
20.05	0.12	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.14
20.10	0.12	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.14
20.15	0.12	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.15
20.20	0.12	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.15
20.25	0.12	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.15
20.30	0.12	0.00	0.01	0.01	0.00	0.04	0.00	0.00	0.00	0.18
20.35	0.12	0.00	0.05	0.02	0.00	0.04	0.00	0.00	0.00	0.22
20.40	0.12	0.00	0.08	0.02	0.00	0.04	0.00	0.00	0.00	0.26
20.45	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.50	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.55	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.60	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.65	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.70	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.75	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.80	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.85	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.90	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
20.95	0.12	0.00	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.28
21.00	0.12	0.05	0.10	0.02	0.00	0.04	0.00	0.00	0.00	0.32

Art of Engineering, Inc.

Post-Development Stormwater Calculations

Project Explanation

Revised:

Project: QUDPLEX 2502 AVENUE L
Engineer: Landel Smith
Project #: 2025-422
Date: 1/15/2026

Land Use Table

Use	Imp. (ac)	Bldg. (ac)	Pervious (ac)	Total (ac)
Basin =	0.12	0.05	0.16	0.32
TOTAL =	0.12	0.05	0.16	0.32

Find Curve Number:

Avg. Pervious Ground El. =	19.66
Control Elev. =	16.00
Distance to Water Table =	3.66

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
0.0	0.0	0.0	0.0
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T.".

Soil Type =	Flatwoods		
Max. Available Soil Storage (S_{max}) =	7.76	inches	
Compaction Factor ($F_{compact}$) =	25%		(Use 25% for developed site)
Compacted Soil Storage ($S_{compact}$) =	5.82	inches	$(S_{max})(F_{compact})$
Available Soil Storage (S_{avail}) =	2.81	inches	$(A_p)(S_{compact})/(A_t)$
Curve Number (CN) =	**78**		$1000 / (S_{avail}+10)$

Notes:
1. Soil Storage Table taken from Section 5.7.4.2 of the SFWMD ERP Applicant's Handbook Volume II.
2. Curve Number determination based on method presented in USDA NRCS Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds".

Art of Engineering, Inc.

Post-Development Water Quality Calculations

Revised:

Project: QUDPLEX 2502 AVENUE L **Engineer:** Landel Smith

Project #: 2025-422 **Date:** 15-Jan-26

1-inch Over the Project Area

(Treated Volume) 1-inch * 1-ft/12-in * 0.32 = 0.03 ac-ft

PROJECT AREA TREATED VOLUME

Treatment System Type Retention

Treatment Volume Required = **0.04** ac-ft

Water Quality Elevation (EL_{wq}) = **19.83** ft NAVD

Art of Engineering, Inc.

Estimated Required Attenuation

Project Explanation

Revised:

Project: QUDPLEX 2502 AVENUE L Engineer: Landel Smith

Project #: 2025-422 Date: 1/15/2026

Pre-Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.43

Soil Storage, S (inches) = 9.00

Curve Number, CN = 1000/(S+10)

= 53

10 Year - 1 Day Rainfall, P (inches) = 6 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 1.34

Volume, V (AC-FT) = A * Q

= 0.05

Post Developed Runoff

10 Year - 1 Day

Area, A (ac) = 0.32

Soil Storage, S (inches) = 2.81

Curve Number, CN = 1000/(S+10) =

78

10 Year - 1 Day Rainfall, P (inches) = 6 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$

= 3.59

Volume, V (AC-FT) = A * Q

= 0.10

10Y-1D Elevation = **20.28** ft NAVD

Art of Engineering, Inc.

Estimated Required Attenuation

Project Explanation

Revised:
Project: QUDPLEX 2502 AVENUE L
Engineer: Landel Smith
Project #: 2025-422
Date: 1/15/2026

Pre-Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.43
Soil Storage, S (inches) = 9.00
Curve Number, CN = 1000/(S+10)
= 53

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 3.55

Volume, V (AC-FT) = A * Q
= 0.13

Post Developed Runoff

25 Year - 3 Day

Area, A (ac) = 0.32
Soil Storage, S (inches) = 2.81
Curve Number, CN = 1000/(S+10) =
78

25 Year - 3 Day Rainfall, P (inches) = 9.5 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 6.80

Volume, V (AC-FT) = A * Q
= 0.18

25Y-3D Elevation = **20.62** ft NAVD

Art of Engineering, Inc.

Estimated Required Attenuation

Project Explanation

Revised:
Project: QUDPLEX 2502 AVENUE L Engineer: Landel Smith
Project #: 2025-422 Date: 1/15/2026

Pre-Developed Runoff

100 Year - 3 Day

Area, A (ac) = 0.43
Soil Storage, S (inches) = 9.00
Curve Number, CN = 1000/(S+10)
= 53

100 Year - 1 Day Rainfall, P (inches) = 12.23 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 5.60

Volume, V (AC-FT) = A * Q
= 0.20

Post Developed Runoff

100 Year - 3 Day

Area, A (ac) = 0.32
Soil Storage, S (inches) = 2.81
Curve Number, CN = 1000/(S+10) =
78

100 Year - 1 Day Rainfall, P (inches) = 12.23 (From NOAA Precipitation Frequency Table)

Depth of Runoff, Q (inches) = $(P - 0.2S)^2/(P + 0.8S)$
= 9.40

Volume, V (AC-FT) = A * Q
= 0.25

100Y-3D Elevation = **20.87** ft NAVD



Map Scale: 1:411 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50	Waveland and Immokalee fine sands	0.0	0.7%
52	Waveland-Urban land complex	0.6	99.3%
Totals for Area of Interest		**0.6**	**100.0%**

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

St. Lucie County, Florida

50—Waveland and Immokalee fine sands

Map Unit Setting

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

Map Unit Composition

Waveland and similar soils: 45 percent
Immokalee and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waveland

Setting

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

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D

Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Immokalee

Setting

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

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 54 inches: fine sand
Cg - 54 to 72 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

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

Minor Components

Jonathan

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Ridges on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)
Hydric soil rating: No

Salerno

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

Lawnwood

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

Electra

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

52—Waveland-Urban land complex

Map Unit Setting

National map unit symbol: 1jpwg
Landscape: Coastal plains
Elevation: 0 to 20 feet

Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Waveland

Setting

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

Typical profile

A - 0 to 4 inches: fine sand
Eg - 4 to 32 inches: sand
Bh1 - 32 to 40 inches: loamy sand
Bh2 - 40 to 53 inches: sand
Cg1 - 53 to 66 inches: sand
Cg2 - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landscape: Coastal plains

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156BC999FL)
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: Unranked

Minor Components

Ankona

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Tantile

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

Pendarvis

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)
Hydric soil rating: No

STORMWATER MANAGEMENT PLAN

Property Address: 2502 Avenue L, FT. Pierce, Florida 34947

Engineer of Record: Dylan OBerry PE
Art of Engineering Inc
2674 SE Ruffin Ter Port St Lucie, FL 34952

OPERATION & MAINTENANCE PLAN

The operation and maintenance apply to the new dry retention area to be constructed. Maintenance of this overall facility will fall under the responsibility of the owner.

OPERATION

GRADING

The runoff from the improved portion of the project will be directed into a dry retention swale and ultimately towards a dry retention area.

STORAGE

The swale area of the Storm Water Management System will store and thus provide water quality treatment and attenuation. The system is designed to have the capacity to provide the required water quality treatment as well as the 25-year 72-hour storm event.

DISCHARGE

The system is designed for zero discharge.

MAINTENANCE

The OWNER will be responsible for the maintenance of the Storm Water Management System and will complete the following tasks yearly, at a minimum:

1. Inspect all surfaces of the detention areas to confirm that erosion has not occurred and that specified ground cover is in good condition. Grassed areas should be mowed on a regular basis, and any areas that have eroded should be repaired with new sod. Other materials may be necessary based on the frequency of erosion.
2. Review the remaining site to ensure that no nuisance exotics have returned to the site. If exotics are found, they should be removed from the site.
3. Although this area is not anticipated to be prone or contain sink holes, the following action should be completed upon the discovery and/or observation of a sink hole within the surface water management system. The Florida Department of Environmental Protection should be contacted within 48 hours after the discovery.
4. File a report for future review as follows:

INSPECTION REPORT

Date of Inspection: _____

Inspector: _____

1. **Culverts and Pipes Inspection** Corrective Action Required: YES NO

   Action taken: _____

2. **Catch Basin Inspection** Corrective Action Required: YES NO

   Action taken: _____

3. **Dry Retention Area Inspection** Corrective Action Required: YES NO

   Action taken: _____

4. **Swales and Berms Inspection** Corrective Action Required: YES NO

   Action taken: _____

5. **Exotics Inspection** Corrective Action Required: YES NO

   Action taken: _____

6. **Sink Hole Inspection** Corrective Action Required: YES NO

   Action taken: _____

Note: If sink hole is discovered within the surface water management system the Florida Department of Environmental Protection shall be contacted within 48 hours of its discovery.

Technical Review Committee - 10:00 AM **2. e.**

Meeting Date: 08/20/2026

REQUESTED ACTION

PZSITE2026-00027
Minor Site Plan - Innovative Development
Two Duplexes
1603 S. 29th Street

SUMMARY

A minor site plan: innovative application has been submitted by applicant Abraham Chabab on behalf of owner, Antonio Garcia to develop two duplex residential buildings. T The future land use is General Commercial (GC) and has a zoning of General Commercial (C-3).

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so, as Tyler does not provide notifications of new uploads. Should you require additional information, please do not hesitate to reach me via email or by dialing 772-467-3739.

LOCATION

Address: 1603 S. 29th Street
Parcel ID: 2417-506-0012-000-6
Legal Description: FAIRLAWN S/D BLK 1 LOTS 12 AND 13-LESS E 5 FT AS IN OR 344-2517-

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

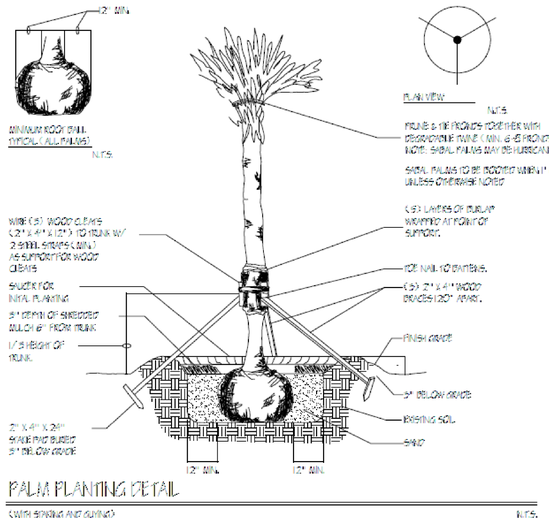
Attachments

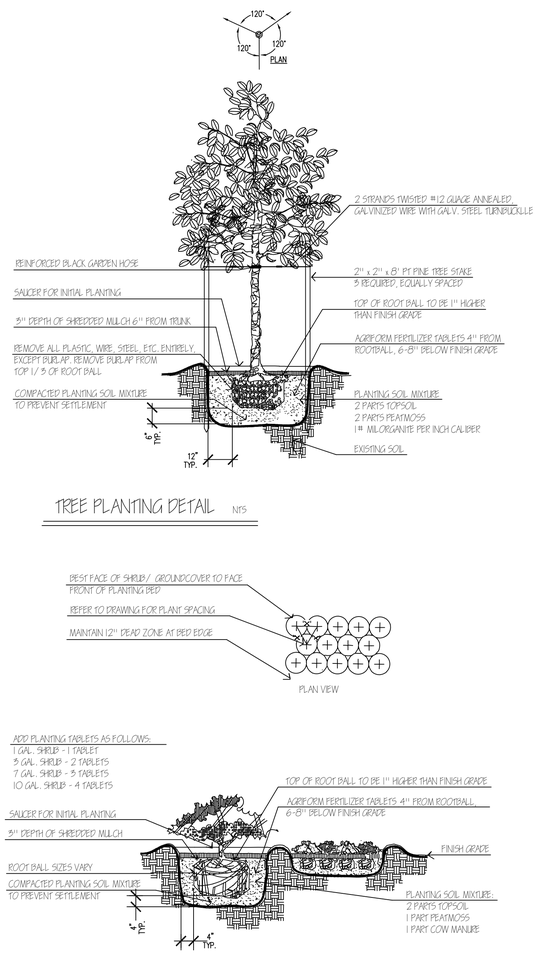
Landscape Plan
General Location
Capacity Concurrency
Color Rendering
Warranty Deed
Drainage Plan
Floor Plan
Lighting Plan

Property Card
Site Plan
Survey
Authorized Agent
Color Board
Environmental Report
Sign
Contextual Photos
Design Review
Photo
Project Narrative
Traffic Statement
Justification Statement

Form Review

Form Started By: Kerry Driver
Started On: 07/30/2026 05:01 PM
Final Approval Date: 08/05/2026





TREE PLANTING DETAIL N.T.S.

SHRUB/ GROUNDCOVER PLANTING DETAIL N.T.S.

LANDSCAPE REQUIRMENTS

	MINIMUM	
DROUGHT LOTERANT PLANT MATERIALS	50%	ALL PROVIDED
NATIVE TREE SPECIES	50%	ALL PROVIDED
NATIVE SHRUB SPECIES	50%	ALL PROVIDED
FLOWERING TREES	50%	ALL PROVIDED
EVERGREEN TREES IN LANDSCAPE ISLANDS	50%	ALL PROVIDED
SOD AREAS	<50% SITE	ALL PROVIDED
PALM TREE TOTAL	<50%	ALL PROVIDED
TREE SPECIES MIX	4 SPECIES	ALL PROVIDED

TREE KEY

	Trees Counts	Height/Caliper/Spread
ACCENT PLANT	0	
SABAL PALM	0	
LAIGUSTRUM TREE (SMALL)	0	
CRAPE MYRTLE (SMALL)	0	
MAHOGANY TREE (CANOPY)	0	
LIVE OAK TREE (CANOPY)	9	12' / 2.5'' / 20'
MAGNOLIA TREE (CANOPY)	0	
LAUREL OAK TREE (CANOPY)	8	12' / 2.5'' / 20'
DAHOON HOLLY (MEDIUM)	0	
CABBAGE PALM	7	12' / 2.5'' / 20'

VEHICULAR USE AREA

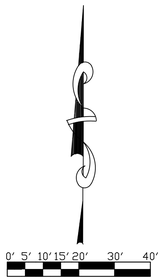
TOTAL VEHICULAR USE AREA (VUA) : 2,853 SF
REQUIRED INTERIOR LANDSCAPE AREA (VUA/ 18) : 158 SF
REQUIRED SHADE TREES (LANDSCAPE AREA/ 180) : 1 SHADE TREE

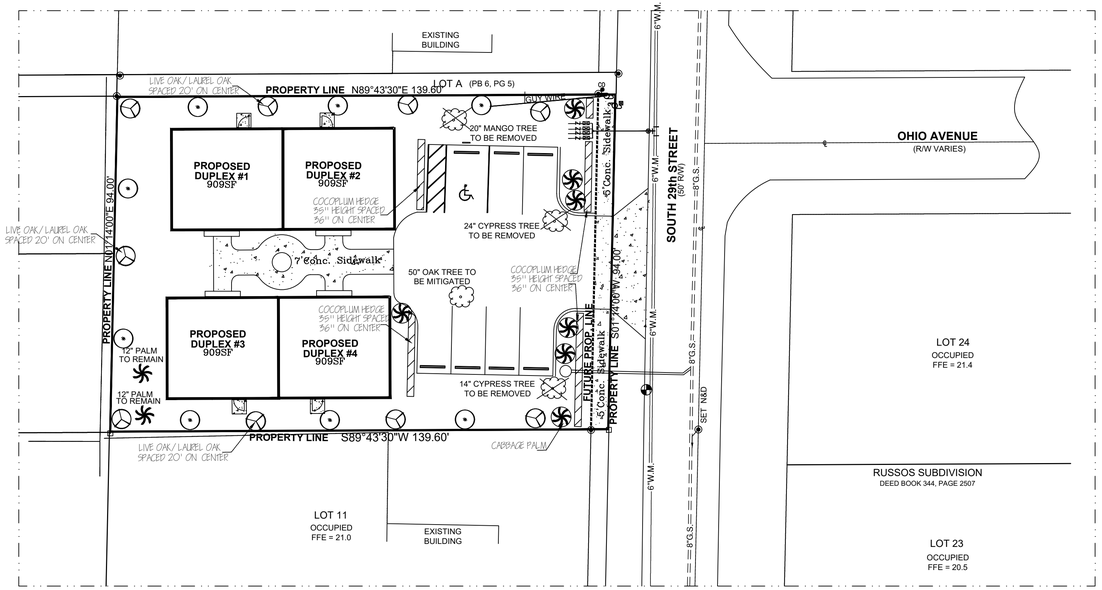
TREE MITIGATION

OAK TREE TO BE REPLACED : 50 INCHES
REQUIRED REPLACEMENT (50 IN/ 2.5 IN/ TREE) : 20 TREES
PROVIDED : 25 TREES

LANDSCAPE NOTES

- ALL PLANTS ARE FLORIDA NO.1 GRADE MATERIAL OR BETTER
- ALL CATEGORY I INVASIVE PLANTS SHALL BE ERADICATED FROM THE SITE
- ALL BERMS AND SLOPES SHALL HAVE SOD. ALL FLAT AND RETENTION AREAS TO BE SEEDED
- MAINTAIN 10' SEPARATION BETWEEN TREES AND UTILITIES
- A MINIMUM OF THREE (3) INCHES OF NON-CYPRESS MULCH SHALL BE APPLIED TO ALL NON PLANTING BED
- ALL HEDGES SHALL MEASURE AT LEAST 24'' IN HEIGHT IMMEDIATELY AFTER
- PLANTING AND FORM A CONTINUOUS VISUAL SCREEN WITHIN (18) MONTHS
- TREES SHALL BE 12 ft TALL 2 1/ 2 DBH 5FT CT





Date	Revision

ANTONIO GARCIA
1162 SABINA LN
PORT ST LUCIE, FL 34983
PHONE (772) 672-9540
E-MAIL : tony0724@outlook.com

29th STREET DUPLEX
29th STREET
Fort Pierce, FL

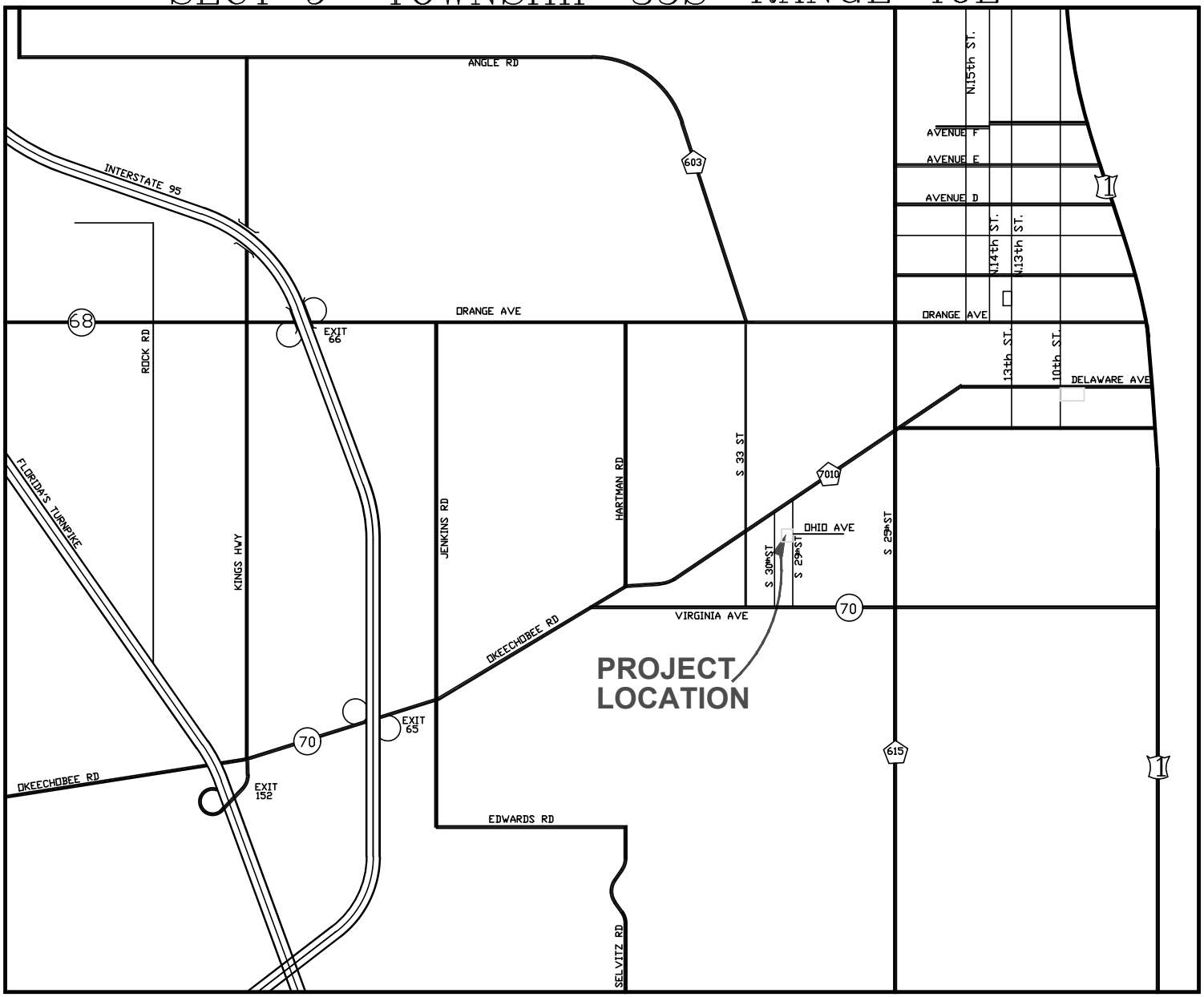
LANDSCAPE PLAN

DATE : 6.17.2026
SCALE : 1'' = 20'

SHEET L-1 OF 1

LOCATION MAP

SECT 9 TOWNSHIP 35S RANGE 40E



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	General Commercial	GC	GC
South	Low Density Residential	RL	RL
East	Low Density Residential	RL	RL
West	General Commercial	GC	G C

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	C-3	GC			X
****Proposed**	C-3	GC	4 dwellings/ 3636SF	0.08	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	
Current Zoning/FLU	Total gallons per day	0 GPD
**Proposed Zoning/FLU	Total gallons per day	1040 GPD
**Change in Demand	Total gallons per day	1040 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
Current Zoning/FLU	Total gallons per day 0 GPD
**Proposed Zoning/FLU	Total gallons per day 1040 GPD
**Change in Demand	Total gallons per day 1040 GPD +

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	884.54 acres	884.75 acres	0.21 acres
Urban District	5 acres per 1,000 people	221.14 acres	221.19 acres	0.05 acres
Community	2.5 acres per 1,000 people	110.57 acres	110.59 acres	0.02 acres
Neighborhood	1.36 acres per 1,000 people	60.15 acres	60.16 acres	0.01 acres

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	N/A	N/A
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**	4x.207x.7= 0.6	4x.207x.3= 0.25
****Change in Demand**	0.6	0.25

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	0 yards
****Proposed Zoning/FLU**	0.5 Yards
***Change in Demand**	0.5 Yards

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

Impact	Stormwater drainage system will be designed to meet the requirements of the city of Fort Pierce Chapter 119, section 119-2. it will also be designed to comply with 25-year storm Pre vs. Post runoff. and 10-year storm event for parking areas.

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	0 Trips/Day		0 Trips/Hour	
****Proposed Zoning/FLU**	14.5 Trips/Day		3 Trips/Hour	
***Change in Demand**	Trips	14.5 Trips/Day	Trips	3 Trips/Hour
Impact to Capacity	Less than 1% De Minimus Impact			

**Assumes full build-out as a small office. Please note, the owner is not proposing to develop the subject site at this time. The lot has access to the regional transportation network.*

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: 0 Single Family: Multifamily:
Non-residential (square footage): *0 planned at this time.*
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	*n/a*				
Single-family, attached	*n/a*				
Multi-family	*n/a*				
Other (specify)	*n/a*				

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





MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5597858 OR BOOK 5448 PAGE 1363, Recorded 03/24/2026 08:14:30 AM Doc Tax: $210.00

Prepared by and return to:
This instrument prepared by: **Courtney Bodine**
Fairwater Title Company, LLC
466 SW Port St. Lucie Blvd
Suite 108
Port Saint Lucie, FL 34953
(772) 877-3636
File No.: **2026-4106**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this **16th day of March, 2026** by **Adrian Morales, Married and Jorge L. Morales, single** hereinafter called the grantor, whose post office address is: **1011 Grandview Blvd, Fort Pierce, FL 34982**

to: **Antonio Garcia, Married** whose post office address is: **1162 SE Sabina Ln, Port Saint Lucie, FL 34983** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of $30,000.00, 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 situated in **St. Lucie County, Florida**, viz:

Lots 12 and 13, Block 1, FAIRLAWN, a subdivision, according to the plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2417-506-0012-000/6

This property is not the homestead of the Grantor (s).

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

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Witness
Printed Name: Courtney Bodine
P.O. Address: 466 SW Port St Lucie Blvd, Ste 108
Port St Lucie, FL 34953

Adrian Morales
Adrian Morales

Jorge L. Morales

Witness
Printed Name: Pamela Williams
P.O. Address: 466 SW Port St Lucie Blvd, Ste 108
Port St Lucie, FL 34953

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 16th day of March, 2026 by Adrian Morales and Jorge L. Morales who [ ] are personally known or [X] have produced drivers' licenses as identification.

[Seal]

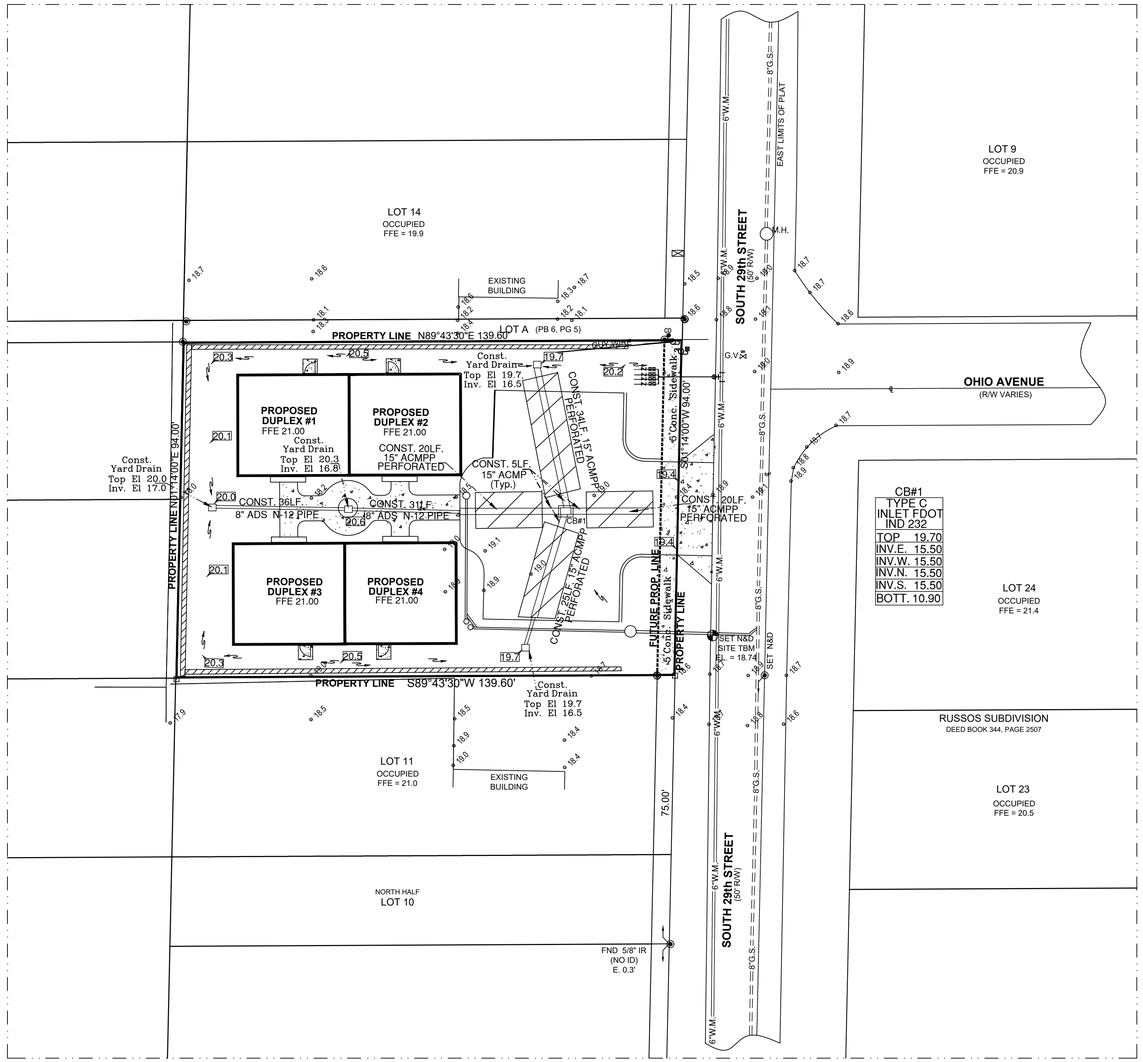
COURTNEY BODINE
Notary Public - State of Florida
Commission # HH 460537
My Comm. Expires Dec 1, 2027
Bonded through National Notary Assn.

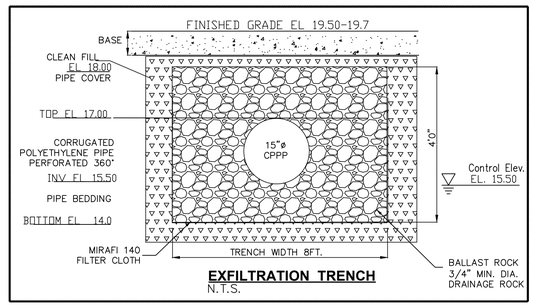
Notary Public
Print Name:
My Commission Expires:

Office Copy

0' 5' 10' 15' 20' 30' 40'

LEGEND	
18.5	EXISTING GRADE ELEVATION
HP	HIGH POINT
T/CURB 16.10 G/F 15.75 B/CURB	PROPOSED ELEVATION
	RUNOFF FLOW DIRECTION
	FDOT MITERED END SECTION
22.0	PIPE INVERT
CPP	CORRUGATED POLYETHYLENE PIPE (N12) MANUF. BY ADS
CPPP	CORRUGATED POLYETHYLENE PIPE PERFORATED (N12) MANUF. BY ADS





EXFILTRATION TRENCH
N.T.S.

This item has been digitally signed & sealed by **Abraham Chabab, PE**

ABRAHAM F. CHABAB LICENSE No 47165 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed & sealed & the signature must be verified on any electronic copies

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

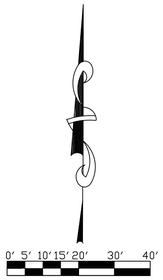
ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
5019 NW Rugby Drive
PORT ST. LUCIE FL. 34983
Email agchabab1@msn.com
Ph: 772-475-6630

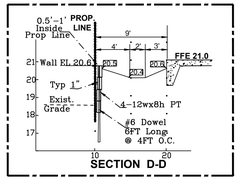
29th STREET DUPLEX

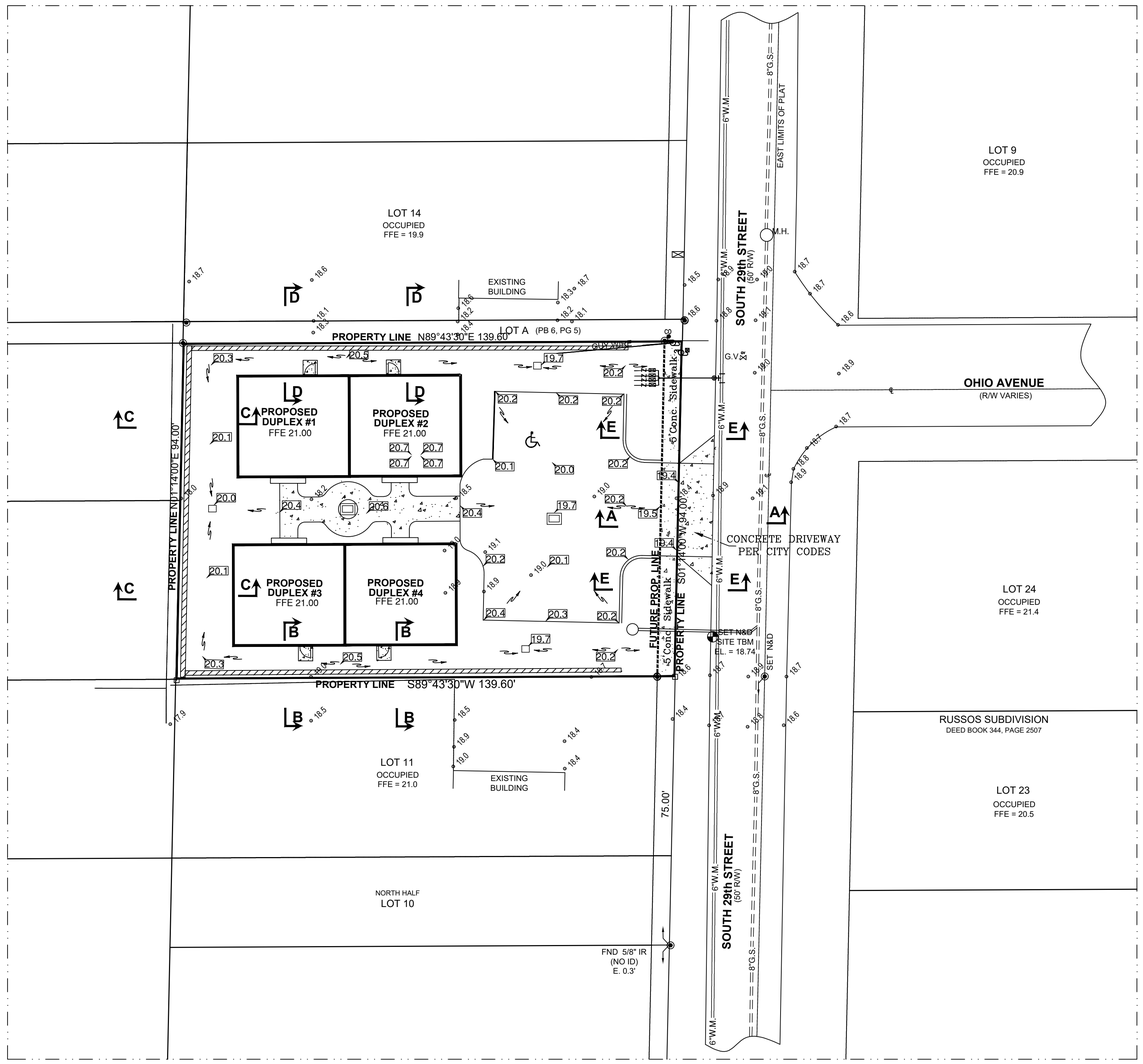
STORM SEWER PLAN

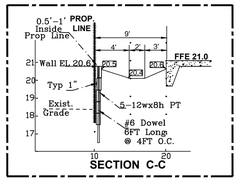
DESIGNED BY AC
DRAWN BY AC
DATE Jun 12, 2026
SHEET 2 OF 4

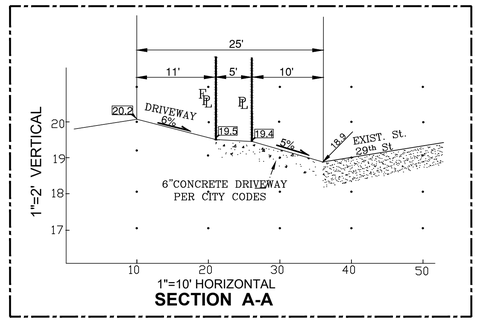
REVISIONS	DATE

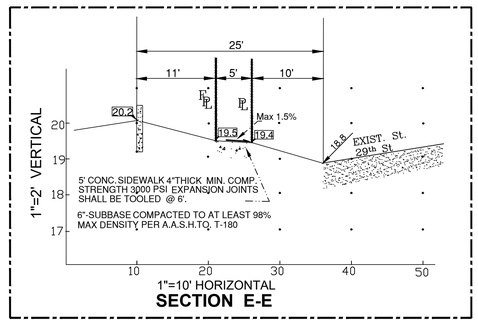




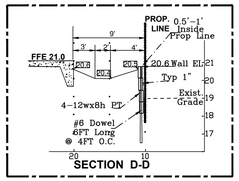








LEGEND	
18.5	EXISTING GRADE ELEVATION
HP	HIGH POINT
T/CURB 25.10 25.75 B/CURB	PROPOSED ELEVATION
	RUNOFF FLOW DIRECTION
	FDOT MITERED END SECTION
22.0	PIPE INVERT
CPP	CORRUGATED POLYETHYLENE PIPE (N12) MANUF. BY ADS
CPPP	CORRUGATED POLYETHYLENE PIPE PERFORATED (N12) MANUF. BY ADS



This item has been digitally signed & sealed by **Abraham Chabab, PE**

ABRAHAM F. CHABAB LICENSE No 47165 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed & sealed & the signature must be verified on any electronic copies

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

ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
5019 NW Rugby Drive
PORT ST. LUCIE FL. 34983
Email agchabab1@msn.com
Ph: 772-475-6630

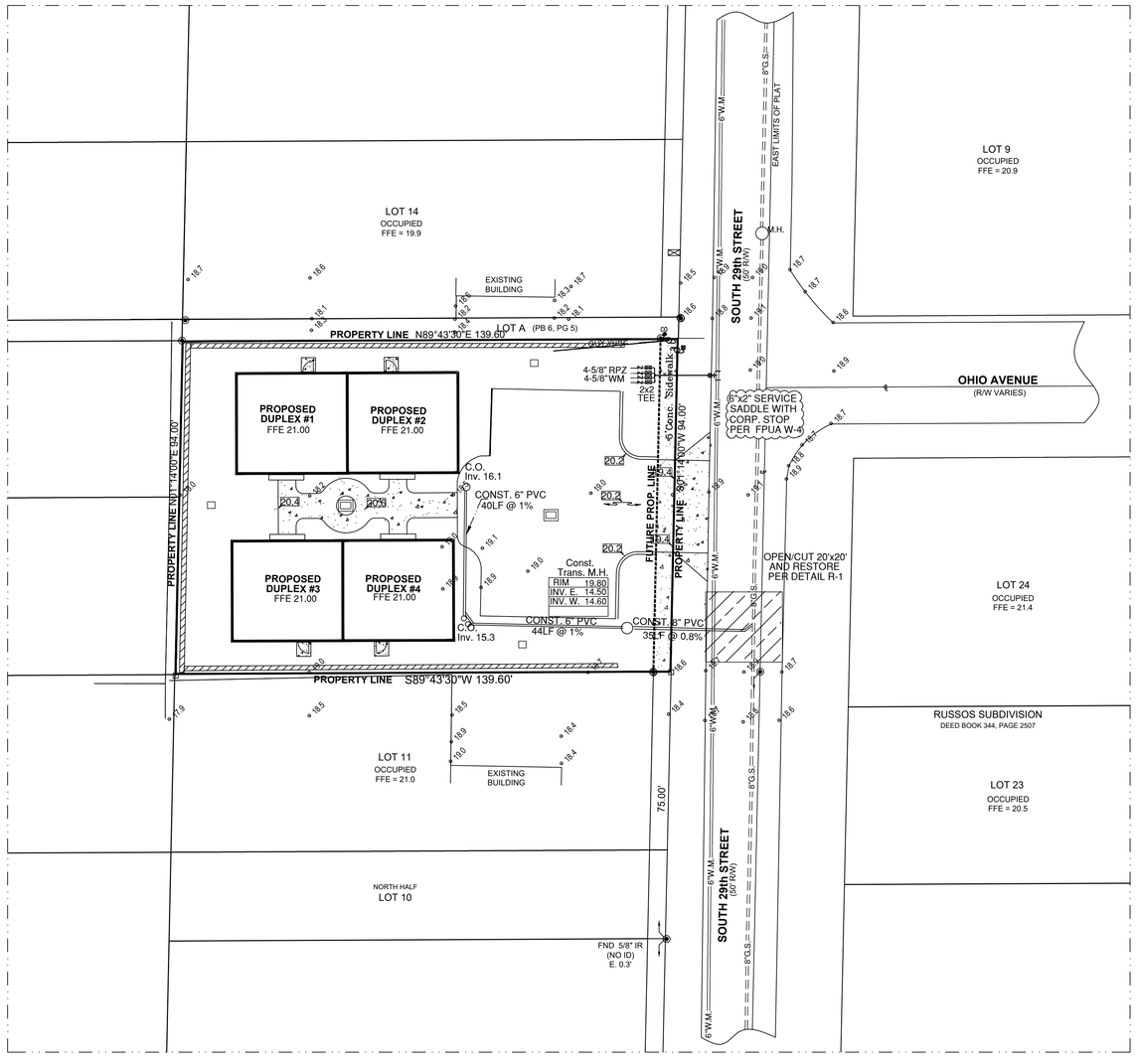
29th STREET DUPLEX

GRADING & PAVING PLAN

DESIGNED BY AC
DRAWN BY AC
DATE Jun 12, 2026
SHEET 3 OF 4

REVISIONS	DATE

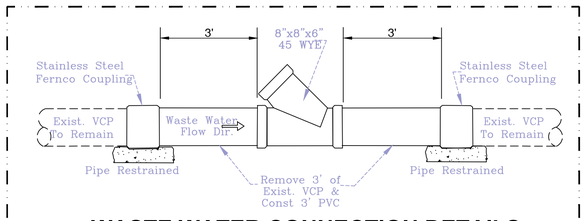
0' 5' 10' 15' 20' 30' 40'



NOTE :

- All existing water, sewer lines and force mains must be field verified prior to the commencement of any construction activity.
- Any discrepancy that is discovered during the construction phase shall be reported and resolved prior to the installation of affected line.
- Tie-in connection points for water and sewer are based on as-built information that is provided by a third party and may not completely reflect the actual location and depth of the lines. It is the responsibility of the Contractor/Owner to verify and notify the engineer of record of item that must be resolved prior to installation.
- All shop drawings must be reviewed by the utility agency and the engineer of record.
- Must contact the engineer of record to schedule a pre-construction meeting prior to the start of any construction activity.

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



WASTE WATER CONNECTION DETAILS

N.T.S.

This item has been digitally signed & sealed by **Abraham Chabab, PE**

ABRAHAM F. CHABAB LICENSE No 47165 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed & sealed & the signature must be verified on any electronic copies

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

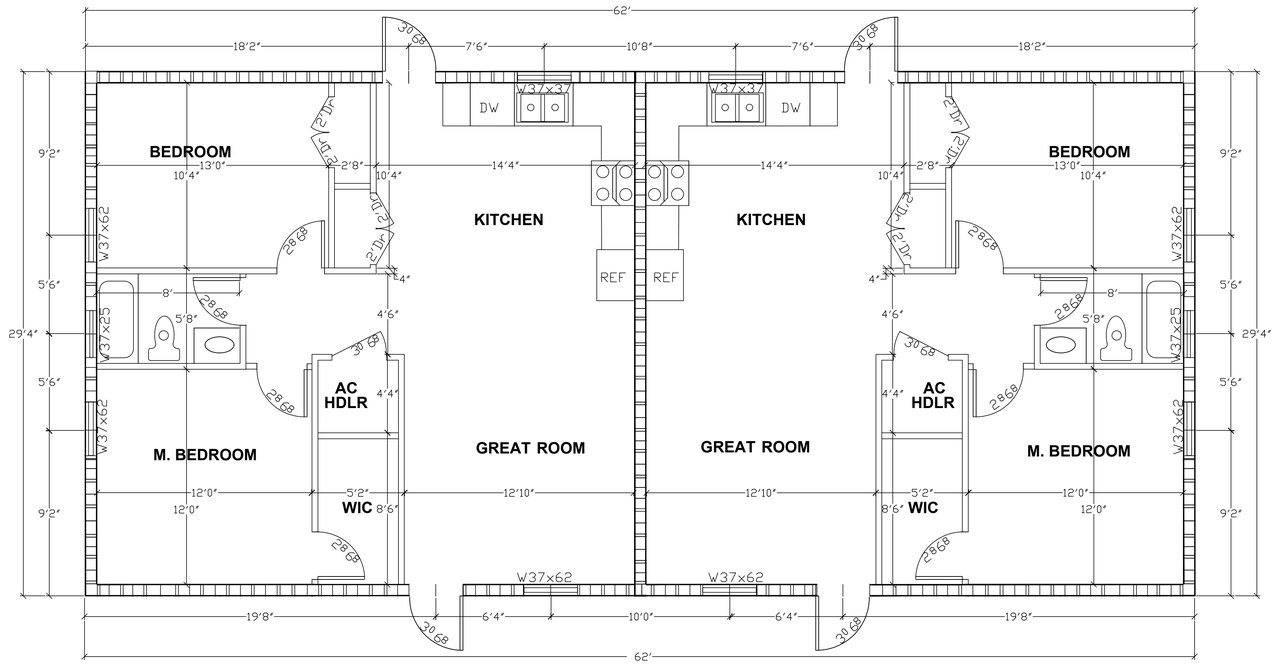
ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
5019 NW Rugby Drive
PORT ST. LUCIE FL. 34983
Email agchabab1@msn.com
Ph: 772-475-6630

29th STREET DUPLEX

WATER & SEWER PLAN

DESIGNED BY AC
DRAWN BY AC
DATE Jun 12, 2026
SHEET 4 OF 4

REVISIONS	DATE



1603 S. 29th Street

TABULATION AREA

DUPLEX#1	
LIVING AREA	909 SF
TOTAL	909 SF
DUPLEX#2	
LIVING AREA	909 SF
TOTAL	909 SF
DUPLEX#3	
LIVING AREA	909 SF
TOTAL	909 SF
DUPLEX#4	
LIVING AREA	909 SF
TOTAL	909 SF

ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790

5019 NW RUGBY DR
PORT ST. LUCIE FL. 34983

Email agchabab1@msn.com
Ph 772 878-5079

29th STREET DUPLEX

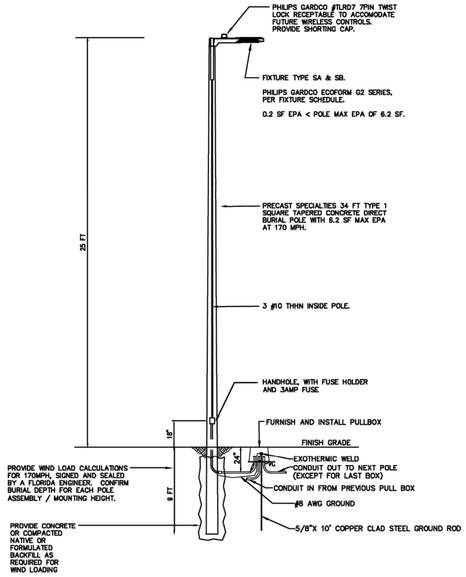
FLOOR PLAN

DESIGNED BY AC

DRAWN BY AC

DATE 6/11/26

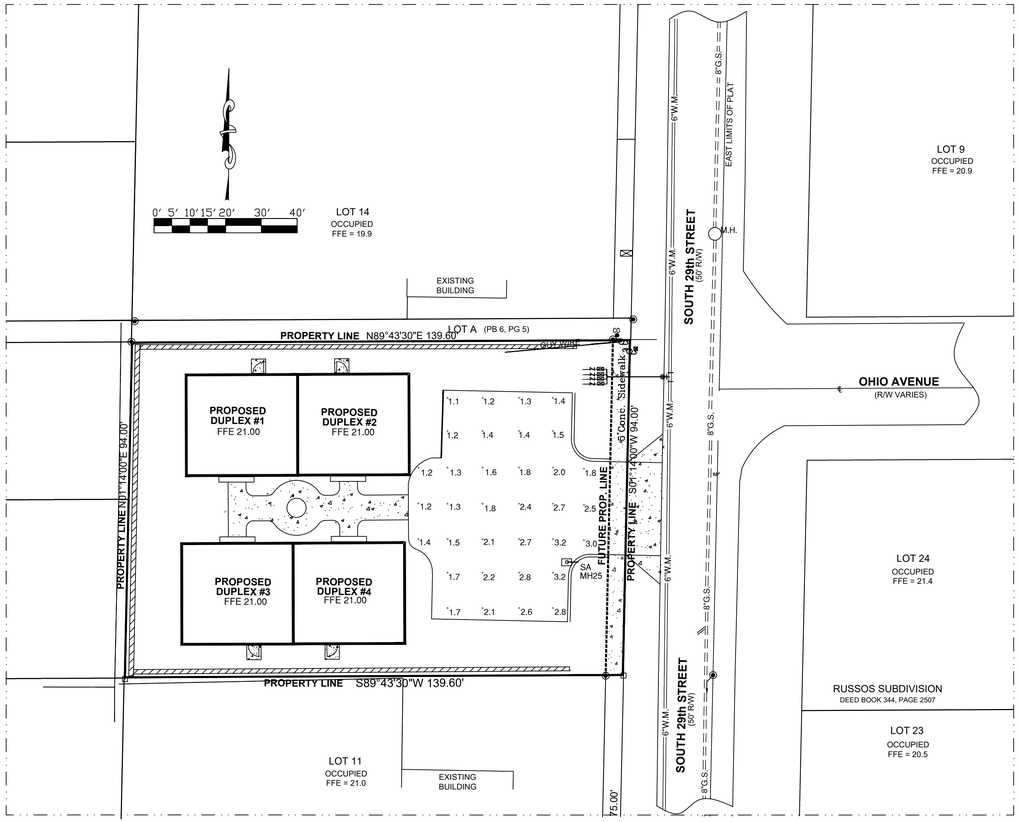
SHEET 1 OF 1



LIGHT POLE DETAIL "SA" & "SB"
N.T.S.

Calculation Summary								
Project: OLD DIXIE AIR TRANSPORT WAREHOUSE FORT PIERCE 15-09-2018								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EGRESS	Illuminance	Fc	1.40	3.1	0.8	1.75	3.88
PROPERTY LINE	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	1.62	3.1	0.6	2.70	5.17
PARKING	Illuminance	Fc	2.60	3.3	1.3	2.00	2.54

Luminaire Schedule										
Project: OLD DIXIE AIR TRANSPORT WAREHOUSE FORT PIERCE 15-09-2018										
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	2	SA	PHILIPS GARDCO ECF-S-4S-1A-NW-G2-4-HS POLE MOUNT 25' AFG	N.A.	0.900	0.890	1.000	0.810	161	322
	1	SB	PHILIPS GARDCO ECF-S-3Z-1A-NW-G2-4-HS POLE MOUNT 25' AFG	N.A.	0.900	0.890	1.000	0.810	170.7	170.7
	1	SC	PHILIPS GARDCO 121-1S-700-NW-G3-3 WALL MOUNT 12' AFG	N.A.	0.900	0.890	1.000	0.810	38.4	38.4



ECF EcoForm LED luminaire

EcoForm Accessories (order separately)

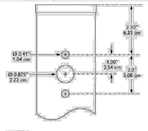
FSIR-100
IMI hand held programmer
For use with "MR" motion response when field programming is required. If desired, only one is needed per job.

MS-A-120V
120V Input Area Motion Sensor
For MRSO (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

MS-A-277V
277V Input Area Motion Sensor
For MRSO (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MRSO or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color matches White, ERW and APD-MRI luminaires (Includes an integral motion sensor.

EcoForm Drill Template (standard arm mount)



EcoForm Wireless Controls Accessories (for wall or pole mount) [1,2,3,4]

LLCR2-(F)
Standalone wall or pole wireless controller with #2 Lens.

LLCR3-(F)
Standalone wall or pole wireless controller with #3 Lens.

LLCR4-(F)
Standalone wall or pole wireless controller with #4 Lens.

1. When using the wireless remote accessory option (LLCR4-F) in a pole mount application, specify pole option (EA) Coupling Internal Threads 3/4" size.
2. 120-277V only.
3. Must specify lens (F) specify matching finish.
4. Luminaire configurations must include 0-10V Dimming. ECF-UNV luminaires when Wireless Controls Accessories are specified.

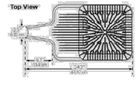
LED Wattage and Lumen Values (standard EcoForm luminaire)

Ordering Code	No. of LED Modules (16 LEDs per Module)	Total LEDs	LED Current (mA)	Average System Watts[5]	Color Temp.	Type 2 Delivered Lumens[6]	Type 2 Efficacy (LPW)	Type 2 BUG Rating	Type 3 Delivered Lumens[6]	Type 3 Efficacy (LPW)	Type 3 BUG Rating	Type 4 Delivered Lumens[6]	Type 4 Efficacy (LPW)	Type 4 BUG Rating	Type 5 Delivered Lumens[6]	Type 5 Efficacy (LPW)	Type 5 BUG Rating
30LA-1253	2	32	530	53	4000K	6,294	122	B1-U0-G1	6,193	120	B2-U0-G2	6,106	118	B1-U0-G2	5,857	114	B3-U0-G2
70LA-3270	2	32	700	69	4000K	7,754	112	B2-U0-G2	7,595	110	B2-U0-G2	7,659	111	B2-U0-G2	7,421	107	B3-U0-G2
75LA-4853	3	48	530	77	4000K	9,344	121	B2-U0-G2	9,181	119	B2-U0-G2	9,086	117	B2-U0-G2	8,792	113	B3-U0-G2
105LA-1214	2	32	1050	107	4000K	10,709	100	B2-U0-G2	10,518	102	B3-U0-G2	10,575	99	B2-U0-G2	10,220	96	B4-U0-G2
105LA-4870	3	48	700	104	4000K	11,513	111	B2-U0-G2	11,312	114	B3-U0-G2	11,373	110	B2-U0-G2	11,018	106	B4-U0-G2
105LA-6453	4	64	530	103	4000K	12,491	121	B2-U0-G2	12,281	119	B3-U0-G2	12,129	118	B2-U0-G2	11,649	113	B4-U0-G2
135LA-0470	4	64	700	139	4000K	15,390	111	B3-U0-G2	15,253	110	B3-U0-G2	15,192	110	B3-U0-G2	14,729	106	B4-U0-G2
165LA-4836	5	80	1050	198	4000K	19,576	99	B3-U0-G3	19,340	98	B3-U0-G3	19,406	98	B3-U0-G3	18,918	96	B4-U0-G3
215LA-6816	6	84	1050	201	4000K	20,225	101	B3-U0-G3	21,260	100	B4-U0-G3	20,984	99	B3-U0-G3	20,874	98	B5-U0-G3

5. System input wattage may vary based on input voltage, for up to +/-10%, and based on manufacturer's tolerance.
6. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
Note: Some data may be rounded based on tests of similar, but not identical, luminaires.

Dimensions – Standard EcoForm luminaire

Top View



Side View



End View



EPA (ft²/m²)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

Approximate Luminaire Weight:
20 Lbs (9.07 Kg)

SITE PHOTOMETRIC ANALYSIS
N.T.S.

29th STREET DUPLEX
29th STREET
Fort Pierce ,FL

PARKING LOT LIGHTING PLAN

ANTONIO GARCIA
1162 SABINA LN
PORT ST LUCIE, FL 34983

PHONE (772) 672-9540
E-MAIL : tony0724@outlook.com



Property Identification

Site Address:	1603 S 29TH ST
Sec/Town/Range:	17/35S/40E
Parcel ID:	**2417-506-0012-000-6**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**26689**
Map ID:	24/17S
Zoning:	General Co



Legal Description

FAIRLAWN S/D BLK 1 LOTS 12 AND 13-LESS E 5 FT AS IN OR 344-

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.31
Land Size (SF):	13,400

Map



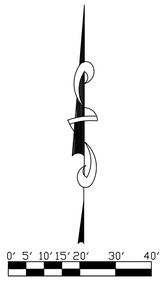
Building Wind Speed

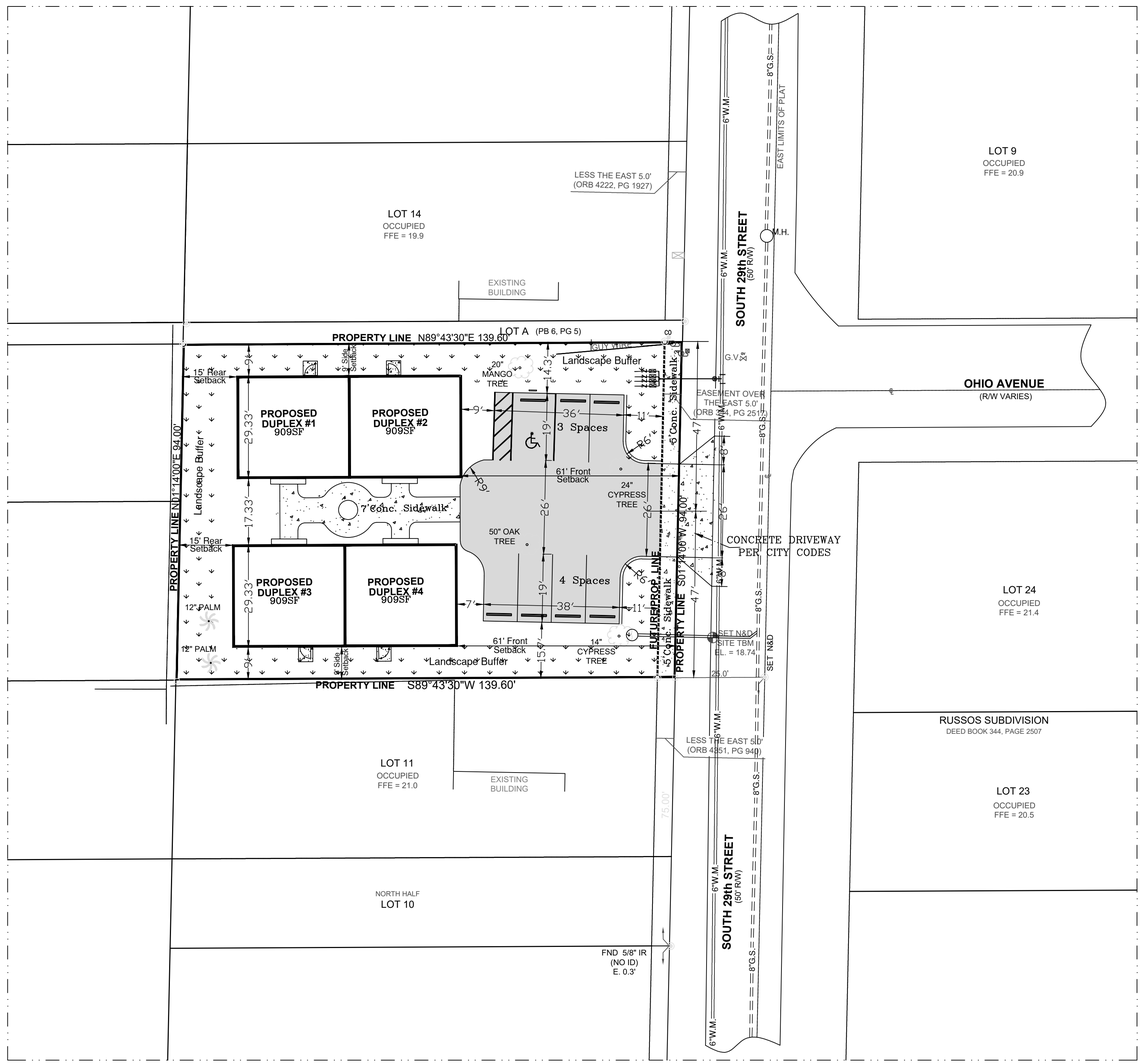
Occupancy Category	**I**	**II**	**III & IV**
Speed	140	150	160

Sources/links:

Ownership

Antonio Garcia
1162 SE Sabina LN
Port St Lucie, FL 34983-3228





GENERAL NOTES

PROJECT NAME	: **APARTMENTS**
OWNER	: **ANTONIO GARCIA** **1162 SABINA LN** **PORT ST LUCIE, FL 34983**
LOCATION	: **1603 S. 29th STREET, FORT PIERCE FL 34947**
LAND USE	: R-11 RESIDENTIAL
LAND ZONING	: GC GENERAL COMMERCIAL
LEGAL DESCRIPTION	: LOTS 12 & 13 BOOK 1,OF FAIRLAWN SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 0.30 ACRES, MORE OR LESS.
PIN	: 2417-506-0012-0006
BUILDING HEIGHT	: 20.00 FEET
NUMBER OF STORIES	: ONE

UTILITIES:

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

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	%OF SITE
PROPOSED STORAGE BUILDING	0.0835	3,636	27.71
BUILDING TOTAL	0.0835	3,636	27.71
PROPOSED SIDEWALKS/PADS	0.0275	1,200	9.14
PROPOSED PAVED AREA	0.0655	2,853	21.74
TOTAL PAVEMENT	0.0930	4,053	30.88
TOTAL IMPERVIOUS BLDG & PVM'T	0.1765	7,689	58.60
GREEN AREA/OPEN SPACE	0.1247	5,433	41.40
TOTAL	0.3012	13,122	100.00

PARKING CALCULATIONS :

PARKING SPACES REQUIRED :

1.5 PKG SPACE / UNIT : 4 UNITS x 1.5 PKG / UNIT= 6 PKG SPACES
TOTAL REQUIRED = 6 PKG SPACES

PARKING PROVIDED : 6 REGULAR PKG & 1 H.C. = 7 PKG SPACES

BUILDING SETBACKS:

	REQUIRED SETBACK	PROVIDED SETBACK DUPLEX 1&2	PROVIDED SETBACK DUPLEX 3&4
FRONT	: 25.00 FT	61.00 FT	61.00 FT
REAR	: 15.00 FT	15.00 FT	15.00 FT
LEFT SIDE	: 7.50 FT	55.66 FT	9.00 FT
RIGHT SIDE	: 7.50 FT	9.00 FT	55.66 FT

FLOOD ZONE MAP:

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C-0186 J (2-16-2012)

DRAINAGE STATEMENT :

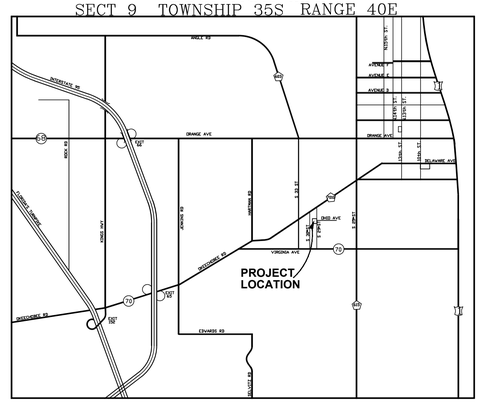
ALL DRAINAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF FORT PIERCE.

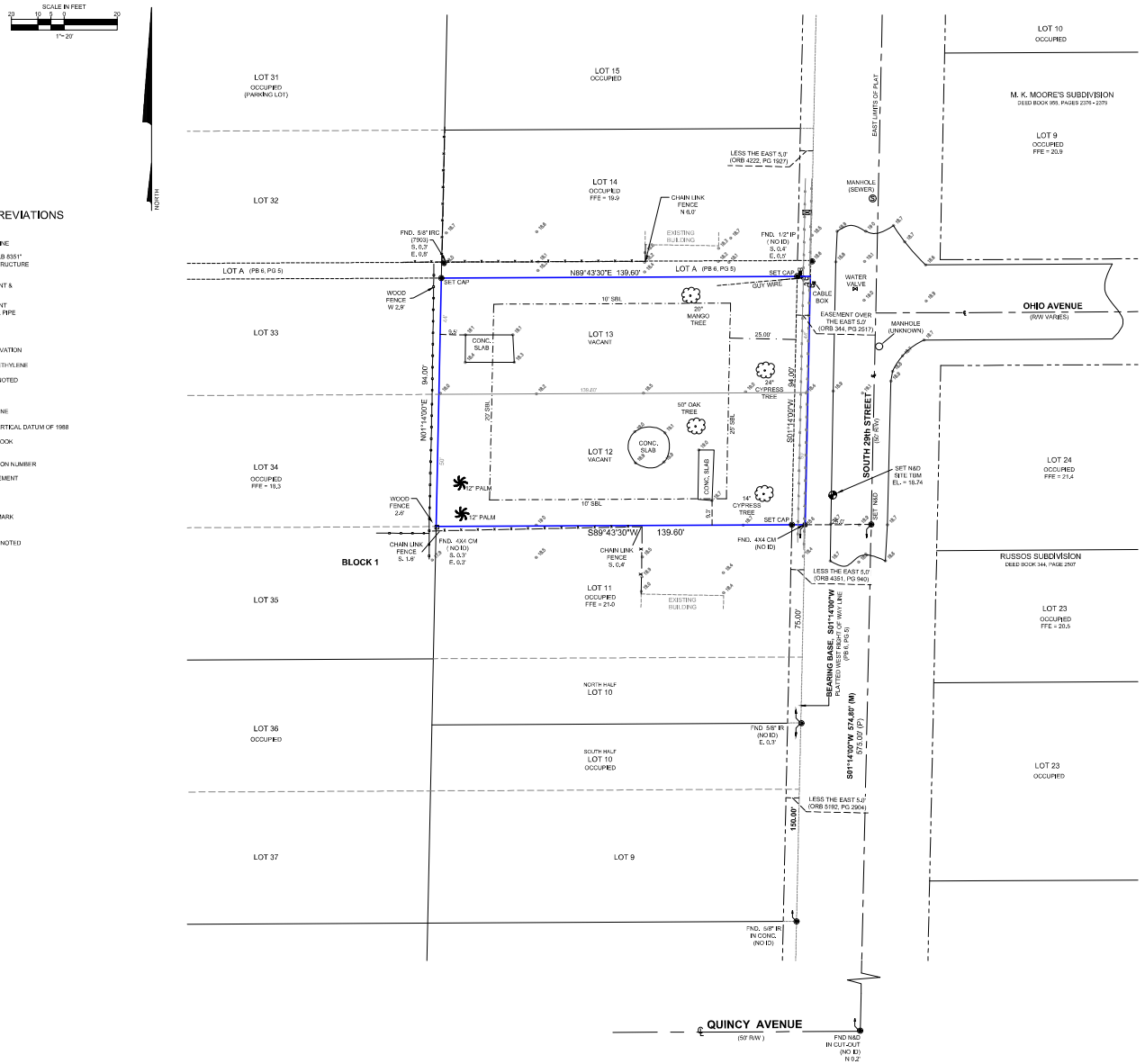
HAZARDOUS WASTE STATEMENT:

ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL , STATE AND FEDERAL REGULATIONS

LOCATION MAP

SECT 9 TOWNSHIP 35S RANGE 40E


PROJECT LOCATION
OKEECHOBEE RD
ORANGE AVE
VIRGINIA AVE
EDWARDS RD
JENKINS RD
JOHNS RD
INDIAN RIVER DR
SUNRISE BLVD
DELAWARE AVE
AVENUE A
AVENUE B
AVENUE C
AVENUE D
AVENUE E
AVENUE F
AVENUE G
AVENUE H
AVENUE I
AVENUE J
AVENUE K
AVENUE L
AVENUE M
AVENUE N
AVENUE O
AVENUE P
AVENUE Q
AVENUE R
AVENUE S
AVENUE T
AVENUE U
AVENUE V
AVENUE W
AVENUE X
AVENUE Y
AVENUE Z
23RD ST
25TH ST
27TH ST
29TH ST
31ST ST
33RD ST
35TH ST
37TH ST
39TH ST
41ST ST
43RD ST
45TH ST
47TH ST
49TH ST
51ST ST
53RD ST
55TH ST
57TH ST
59TH ST
61ST ST
63RD ST
65TH ST
67TH ST
69TH ST
71ST ST
73RD ST
75TH ST
77TH ST
79TH ST
81ST ST
83RD ST
85TH ST
87TH ST
89TH ST
91ST ST
93RD ST
95TH ST
97TH ST
99TH ST
101ST ST
103RD ST
105TH ST
107TH ST
109TH ST
111TH ST
113TH ST
115TH ST
117TH ST
119TH ST
121ST ST
123RD ST
125TH ST
127TH ST
129TH ST
131ST ST
133RD ST
135TH ST
137TH ST
139TH ST
141ST ST
143RD ST
145TH ST
147TH ST
149TH ST
151ST ST
153RD ST
155TH ST
157TH ST
159TH ST
161ST ST
163RD ST
165TH ST
167TH ST
169TH ST
171ST ST
173RD ST
175TH ST
177TH ST
179TH ST
181ST ST
183RD ST
185TH ST
187TH ST
189TH ST
191ST ST
193RD ST
195TH ST
197TH ST
199TH ST
201ST ST
203RD ST
205TH ST
207TH ST
209TH ST
211TH ST
213TH ST
215TH ST
217TH ST
219TH ST
221ST ST
223RD ST
225TH ST
227TH ST
229TH ST
231ST ST
233RD ST
235TH ST
237TH ST
239TH ST
241ST ST
243RD ST
245TH ST
247TH ST
249TH ST
251ST ST
253RD ST
255TH ST
257TH ST
259TH ST
261ST ST
263RD ST
265TH ST
267TH ST
269TH ST
271ST ST
273RD ST
275TH ST
277TH ST
279TH ST
281ST ST
283RD ST
285TH ST
287TH ST
289TH ST
291ST ST
293RD ST
295TH ST
297TH ST
299TH ST
301ST ST
303RD ST
305TH ST
307TH ST
309TH ST
311TH ST
313TH ST
315TH ST
317TH ST
319TH ST
321ST ST
323RD ST
325TH ST
327TH ST
329TH ST
331ST ST
333RD ST
335TH ST
337TH ST
339TH ST
341ST ST
343RD ST
345TH ST
347TH ST
349TH ST
351ST ST
353RD ST
355TH ST
357TH ST
359TH ST
361ST ST
363RD ST
365TH ST
367TH ST
369TH ST
371ST ST
373RD ST
375TH ST
377TH ST
379TH ST
381ST ST
383RD ST
385TH ST
387TH ST
389TH ST
391ST ST
393RD ST
395TH ST
397TH ST
399TH ST
401ST ST
403RD ST
405TH ST
407TH ST
409TH ST
411TH ST
413TH ST
415TH ST
417TH ST
419TH ST
421ST ST
423RD ST
425TH ST
427TH ST
429TH ST
431ST ST
433RD ST
435TH ST
437TH ST
439TH ST
441ST ST
443RD ST
445TH ST
447TH ST
449TH ST
451ST ST
453RD ST
455TH ST
457TH ST
459TH ST
461ST ST
463RD ST
465TH ST
467TH ST
469TH ST
471ST ST
473RD ST
475TH ST
477TH ST
479TH ST
481ST ST
483RD ST
485TH ST
487TH ST
489TH ST
491ST ST
493RD ST
495TH ST
497TH ST
499TH ST
501ST ST
503RD ST
505TH ST
507TH ST
509TH ST
511TH ST
513TH ST
515TH ST
517TH ST
519TH ST
521ST ST
523RD ST
525TH ST
527TH ST
529TH ST
531ST ST
533RD ST
535TH ST
537TH ST
539TH ST
541ST ST
543RD ST
545TH ST
547TH ST
549TH ST
551ST ST
553RD ST
555TH ST
557TH ST
559TH ST
561ST ST
563RD ST
565TH ST
567TH ST
569TH ST
571ST ST
573RD ST
575TH ST
577TH ST
579TH ST
581ST ST
583RD ST
585TH ST
587TH ST
589TH ST
591ST ST
593RD ST
595TH ST
597TH ST
599TH ST
601ST ST
603RD ST
605TH ST
607TH ST
609TH ST
611TH ST
613TH ST
615TH ST
617TH ST
619TH ST
621ST ST
623RD ST
625TH ST
627TH ST
629TH ST
631ST ST
633RD ST
635TH ST
637TH ST
639TH ST
641ST ST
643RD ST
645TH ST
647TH ST
649TH ST
651ST ST
653RD ST
655TH ST
657TH ST
659TH ST
661ST ST
663RD ST
665TH ST
667TH ST
669TH ST
671ST ST
673RD ST
675TH ST
677TH ST
679TH ST
681ST ST
683RD ST
685TH ST
687TH ST
689TH ST
691ST ST
693RD ST
695TH ST
697TH ST
699TH ST
701ST ST
703RD ST
705TH ST
707TH ST
709TH ST
711TH ST
713TH ST
715TH ST
717TH ST
719TH ST
721ST ST
723RD ST
725TH ST
727TH ST
729TH ST
731ST ST
733RD ST
735TH ST
737TH ST
739TH ST
741ST ST
743RD ST
745TH ST
747TH ST
749TH ST
751ST ST
753RD ST
755TH ST
757TH ST
759TH ST
761ST ST
763RD ST
765TH ST
767TH ST
769TH ST
771ST ST
773RD ST
775TH ST
777TH ST
779TH ST
781ST ST
783RD ST
785TH ST
787TH ST
789TH ST
791ST ST
793RD ST
795TH ST
797TH ST
799TH ST
801ST ST
803RD ST
805TH ST
807TH ST
809TH ST
811TH ST
813TH ST
815TH ST
817TH ST
819TH ST
821ST ST
823RD ST
825TH ST
827TH ST
829TH ST
831ST ST
833RD ST
835TH ST
837TH ST
839TH ST
841ST ST
843RD ST
845TH ST
847TH ST
849TH ST
851ST ST
853RD ST
855TH ST
857TH ST
859TH ST
861ST ST
863RD ST
865TH ST
867TH ST
869TH ST
871ST ST
873RD ST
875TH ST
877TH ST
879TH ST
881ST ST
883RD ST
885TH ST
887TH ST
889TH ST
891ST ST
893RD ST
895TH ST
897TH ST
899TH ST
901ST ST
903RD ST
905TH ST
907TH ST
909TH ST
911TH ST
913TH ST
915TH ST
917TH ST
919TH ST
921ST ST
923RD ST
925TH ST
927TH ST
929TH ST
931ST ST
933RD ST
935TH ST
937TH ST
939TH ST
941ST ST
943RD ST
945TH ST
947TH ST
949TH ST
951ST ST
953RD ST
955TH ST
957TH ST
959TH ST
961ST ST
963RD ST
965TH ST
967TH ST
969TH ST
971ST ST
973RD ST
975TH ST
977TH ST
979TH ST
981ST ST
983RD ST
985TH ST
987TH ST
989TH ST
991ST ST
993RD ST
995TH ST
997TH ST
999TH ST
1001ST ST
1003RD ST
1005TH ST
1007TH ST
1009TH ST
1011TH ST
1013TH ST
1015TH ST
1017TH ST
1019TH ST
1021ST ST
1023RD ST
1025TH ST
1027TH ST
1029TH ST
1031ST ST
1033RD ST
1035TH ST
1037TH ST
1039TH ST
1041ST ST
1043RD ST
1045TH ST
1047TH ST
1049TH ST
1051ST ST
1053RD ST
1055TH ST
1057TH ST
1059TH ST
1061ST ST
1063RD ST
1065TH ST
1067TH ST
1069TH ST
1071ST ST
1073RD ST
1075TH ST
1077TH ST
1079TH ST
1081ST ST
1083RD ST
1085TH ST
1087TH ST
1089TH ST
1091ST ST
1093RD ST
1095TH ST
1097TH ST
1099TH ST
1101ST ST
1103RD ST
1105TH ST
1107TH ST
1109TH ST
1111TH ST
1113TH ST
1115TH ST
1117TH ST
1119TH ST
1121ST ST
1123RD ST
1125TH ST
1127TH ST
1129TH ST
1131ST ST
1133RD ST
1135TH ST
1137TH ST
1139TH ST
1141ST ST
1143RD ST
1145TH ST
1147TH ST
1149TH ST
1151ST ST
1153RD ST
1155TH ST
1157TH ST
1159TH ST
1161ST ST
1163RD ST
1165TH ST
1167TH ST
1169TH ST
1171ST ST
1173RD ST
1175TH ST
1177TH ST
1179TH ST
1181ST ST
1183RD ST
1185TH ST
1187TH ST
1189TH ST
1191ST ST
1193RD ST
1195TH ST
1197TH ST
1199TH ST
1201ST ST
1203RD ST
1205TH ST
1207TH ST
1209TH ST
1211TH ST
1213TH ST
1215TH ST
1217TH ST
1219TH ST
1221ST ST
1223RD ST
1225TH ST
1227TH ST
1229TH ST
1231ST ST
1233RD ST
1235TH ST
1237TH ST
1239TH ST
1241ST ST
1243RD ST
1245TH ST
1247TH ST
1249TH ST
1251ST ST
1253RD ST
1255TH ST
1257TH ST
1259TH ST
1261ST ST
1263RD ST
1265TH ST
1267TH ST
1269TH ST
1271ST ST
1273RD ST
1275TH ST
1277TH ST
1279TH ST
1281ST ST
1283RD ST
1285TH ST
1287TH ST
1289TH ST
1291ST ST
1293RD ST
1295TH ST
1297TH ST
1299TH ST
1301ST ST
1303RD ST
1305TH ST
1307TH ST
1309TH ST
1311TH ST
1313TH ST
1315TH ST
1317TH ST
1319TH ST
1321ST ST
1323RD ST
1325TH ST
1327TH ST
1329TH ST
1331ST ST
1333RD ST
1335TH ST
1337TH ST
1339TH ST
1341ST ST
1343RD ST
1345TH ST
1347TH ST
1349TH ST
1351ST ST
1353RD ST
1355TH ST
1357TH ST
1359TH ST
1361ST ST
1363RD ST
1365TH ST
1367TH ST
1369TH ST
1371ST ST
1373RD ST
1375TH ST
1377TH ST
1379TH ST
1381ST ST
1383RD ST
1385TH ST
1387TH ST
1389TH ST
1391ST ST
1393RD ST
1395TH ST
1397TH ST
1399TH ST
1401ST ST
1403RD ST
1405TH ST
1407TH ST
1409TH ST
1411TH ST
1413TH ST
1415TH ST
1417TH ST
1419TH ST
1421ST ST
1423RD ST
1425TH ST
1427TH ST
1429TH ST
1431ST ST
1433RD ST
1435TH ST
1437TH ST
1439TH ST
1441ST ST
1443RD ST
1445TH ST
1447TH ST
1449TH ST
1451ST ST
1453RD ST
1455TH ST
1457TH ST
1459TH ST
1461ST ST
1463RD ST
1465TH ST
1467TH ST
1469TH ST
1471ST ST
1473RD ST
1475TH ST
1477TH ST
1479TH ST
1481ST ST
1483RD ST
1485TH ST
1487TH ST
1489TH ST
1491ST ST
1493RD ST
1495TH ST
1497TH ST
1499TH ST
1501ST ST
1503RD ST
1505TH ST
1507TH ST
1509TH ST
1511TH ST
1513TH ST
1515TH ST
1517TH ST
1519TH ST
1521ST ST
1523RD ST
1525TH ST
1527TH ST
1529TH ST
1531ST ST
1533RD ST
1535TH ST
1537TH ST
1539TH ST
1541ST ST
1543RD ST
1545TH ST
1547TH ST
1549TH ST
1551ST ST
1553RD ST
1555TH ST
1557TH ST
1559TH ST
1561ST ST
1563RD ST
1565TH ST
1567TH ST
1569TH ST
1571ST ST
1573RD ST
1575TH ST
1577TH ST
1579TH ST
1581ST ST
1583RD ST
1585TH ST
1587TH ST
1589TH ST
1591ST ST
1593RD ST
1595TH ST
1597TH ST
1599TH ST
1601ST ST
1603RD ST
1605TH ST
1607TH ST
1609TH ST
1611TH ST
1613TH ST
1615TH ST
1617TH ST
1619TH ST
1621ST ST
1623RD ST
1625TH ST
1627TH ST
1629TH ST
1631ST ST
1633RD ST
1635TH ST
1637TH ST
1639TH ST
1641ST ST
1643RD ST
1645TH ST
1647TH ST
1649TH ST
1651ST ST
1653RD ST
1655TH ST
1657TH ST
1659TH ST
1661ST ST
1663RD ST
1665TH ST
1667TH ST
1669TH ST
1671ST ST
1673RD ST
1675TH ST
1677TH ST
1679TH ST
1681ST ST
1683RD ST
1685TH ST
1687TH ST
1689TH ST
1691ST ST
1693RD ST
1695TH ST
1697TH ST
1699TH ST
1701ST ST
1703RD ST
1705TH ST
1707TH ST
1709TH ST
1711TH ST
1713TH ST
1715TH ST
1717TH ST
1719TH ST
1721ST ST
1723RD ST
1725TH ST
1727TH ST
1729TH ST
1731ST ST
1733RD ST
1735TH ST
1737TH ST
1739TH ST
1741ST ST
1743RD ST
1745TH ST
1747TH ST
1749TH ST
1751ST ST
1753RD ST
1755TH ST
1757TH ST
1759TH ST
1761ST ST
1763RD ST
1765TH ST
1767TH ST
1769TH ST
1771ST ST
1773RD ST
1775TH ST
1777TH ST
1779TH ST
1781ST ST
1783RD ST
1785TH ST
1787TH ST
1789TH ST
1791ST ST
1793RD ST
1795TH ST
1797TH ST
1799TH ST
1801ST ST
1803RD ST
1805TH ST
1807TH ST
1809TH ST
1811TH ST
1813TH ST
1815TH ST
1817TH ST
1819TH ST
1821ST ST
1823RD ST
1825TH ST
1827TH ST
1829TH ST
1831ST ST
1833RD ST
1835TH ST
1837TH ST
1839TH ST
1841ST ST
1843RD ST
1845TH ST
1847TH ST
1849TH ST
1851ST ST
1853RD ST
1855TH ST
1857TH ST
1859TH ST
1861ST ST
1863RD ST
1865TH ST
1867TH ST
1869TH ST
1871ST ST
1873RD ST
1875TH ST
1877TH ST
1879TH ST
1881ST ST
1883RD ST
1885TH ST
1887TH ST
1889TH ST
1891ST ST
1893RD ST
1895TH ST
1897TH ST
1899TH ST
1901ST ST
1903RD ST
1905TH ST
1907TH ST
1909TH ST
1911TH ST
1913TH ST
1915TH ST
1917TH ST
1919TH ST
1921ST ST
1923RD ST
1925TH ST
1927TH ST
1929TH ST
1931ST ST
1933RD ST
1935TH ST
1937TH ST
1939TH ST
1941ST ST
1943RD ST
1945TH ST
1947TH ST
1949TH ST
1951ST ST
1953RD ST
1955TH ST
1957TH ST
1959TH ST
1961ST ST
1963RD ST
1965TH ST
1967TH ST
1969TH ST
1971ST ST
1973RD ST
1975TH ST
1977TH ST
1979TH ST
1981ST ST
1983RD ST
1985TH ST
1987TH ST
1989TH ST
1991ST ST
1993RD ST
1995TH ST
1997TH ST
1999TH ST
2001ST ST
2003RD ST
2005TH ST
2007TH ST
2009TH ST
2011TH ST
2013TH ST
2015TH ST
2017TH ST
2019TH ST
2021ST ST
2023RD ST
2025TH ST
2027TH ST
2029TH ST
2031ST ST
2033RD ST
2035TH ST
2037TH ST
2039TH ST
2041ST ST
2043RD ST
2045TH ST
2047TH ST
2049TH ST
2051ST ST
2053RD ST
2055TH ST
2057TH ST
2059TH ST
2061ST ST
2063RD ST
2065TH ST
2067TH ST
2069TH ST
2071ST ST
2073RD ST
2075TH ST
2077TH ST
2079TH ST
2081ST ST
2083RD ST
2085TH ST
2087TH ST
2089TH ST
2091ST ST
2093RD ST
2095TH ST
2097TH ST
2099TH ST
2101ST ST
2103RD ST
2105TH ST
2107TH ST
2109TH ST
2111TH ST
2113TH ST
2115TH ST
2117TH ST
2119TH ST
2121ST ST
2123RD ST
2125TH ST
2127TH ST
2129TH ST
2131ST ST
2133RD ST
2135TH ST
2137TH ST
2139TH ST
2141ST ST
2143RD ST
2145TH ST
2147TH ST
2149TH ST
2151ST ST
2153RD ST
2155TH ST
2157TH ST
2159TH ST
2161ST ST
2163RD ST
2165TH ST
2167TH ST
2169TH ST
2171ST ST
2173RD ST
2175TH ST
2177TH ST
2179TH ST
2181ST ST
2183RD ST
2185TH ST
2187TH ST
2189TH ST
2191ST ST
2193RD ST
2195TH ST
2197TH ST
2199TH ST
2201ST ST
2203RD ST
2205TH ST
2207TH ST
2209TH ST
2211TH ST
2213TH ST
2215TH ST
2217TH ST
2219TH ST
2221ST ST
2223RD ST
2225TH ST
2227TH ST
2229TH ST
2231ST ST
2233RD ST
2235TH ST
2237TH ST
2239TH ST
2241ST ST
2243RD ST
2245TH ST
2247TH ST
2249TH ST
2251ST ST
2253RD ST
2255TH ST
2257TH ST
2259TH ST
2261ST ST
2263RD ST
2265TH ST
2267TH ST
2269TH ST
2271ST ST
2273RD ST
2275TH ST
2277TH ST
2279TH ST
2281ST ST
2283RD ST
2285TH ST
2287TH ST
2289TH ST
2291ST ST
2293RD ST
2295TH ST
2297TH ST
2299TH ST
2301ST ST
2303RD ST
2305TH ST
2307TH ST
2309TH ST
2311TH ST
2313TH ST
2315TH ST
2317TH ST
2319TH ST
2321ST ST
2323RD ST
2325TH ST
2327TH ST
2329TH ST
2331ST ST
2333RD ST
2335TH ST
2337TH ST
2339TH ST
2341ST ST
2343RD ST
2345TH ST
2347TH ST
2349TH ST
2351ST ST
2353RD ST
2355TH ST
2357TH ST
2359TH ST
2361ST ST
2363RD ST
2365TH ST
2367TH ST
2369TH ST
2371ST ST
2373RD ST
2375TH ST
2377TH ST
2379TH ST
2381ST ST
2383RD ST
2385TH ST
2387TH ST
2389TH ST
2391ST ST
2393RD ST
2395TH ST
2397TH ST
2399TH ST
2401ST ST
2403RD ST
2405TH ST
2407TH ST
2409TH ST
2411TH ST
2413TH ST
2415TH ST
2417TH ST
2419TH ST
2421ST ST
2423RD ST
2425TH ST
2427TH ST
2429TH ST
2431ST ST
2433RD ST
2435TH ST
2437TH ST
2439TH ST
2441ST ST
2443RD ST
2445TH ST
2447TH ST
2449TH ST
2451ST ST
2453RD ST
2455TH ST
2457TH ST
2459TH ST
2461ST ST
2463RD ST
2465TH ST
2467TH ST
2469TH ST
2471ST ST
2473RD ST
2475TH ST
2477TH ST
2479TH ST
2481ST ST
2483RD ST
2485TH ST
2487TH ST
2489TH ST
2491ST ST
2493RD ST
2495TH ST
2497TH ST
2499TH ST
2501ST ST
2503RD ST
2505TH ST
2507TH ST
2509TH ST
2511TH ST
2513TH ST
2515TH ST
2517TH ST
2519TH ST
2521ST ST
2523RD ST
2525TH ST
2527TH ST
2529TH ST
2531ST ST
2533RD ST
2535TH ST
2537TH ST
2539TH ST
2541ST ST
2543RD ST
2545TH ST
2547TH ST
2549TH ST
2551ST ST
2553RD ST
2555TH ST
2557TH ST
2559TH ST
2561ST ST
2563RD ST
2565TH ST
2567TH ST
2569TH ST
2571ST ST
2573RD ST
2575TH ST
2577TH ST
2579TH ST
2581ST ST
2583RD ST
2585TH ST
2587TH ST
2589TH ST
2591ST ST
2593RD ST
2595TH ST
2597TH ST
2599TH ST
2601ST ST
2603RD ST
2605TH ST
2607TH ST
2609TH ST
2611TH ST
2613TH ST
2615TH ST
2617TH ST
2619TH ST
2621ST ST
2623RD ST
2625TH ST
2627TH ST
2629TH ST
2631ST ST
2633RD ST
2635TH ST
2637TH ST
2639TH ST
2641ST ST
2643RD ST
2645TH ST
2647TH ST
2649TH ST
2651ST ST
2653RD ST
2655TH ST
2657TH ST
2659TH ST
2661ST ST
2663RD ST
2665TH ST
2667TH ST
2669TH ST
2671ST ST
2673RD ST
2675TH ST
2677TH ST
2679TH ST
2681ST ST
2683RD ST
2685TH ST
2687TH ST
2689TH ST
2691ST ST
2693RD ST
2695TH ST
2697TH ST
2699TH ST
2701ST ST
2703RD ST
2705TH ST
2707TH ST
2709TH ST
2711TH ST
2713TH ST
2715TH ST
2717TH ST
2719TH ST
2721ST ST
2723RD ST
2725TH ST
2727TH ST
2729TH ST
2731ST ST
2733RD ST
2735TH ST
2737TH ST
2739TH ST
2741ST ST
2743RD ST
2745TH ST
2747TH ST
2749TH ST
2751ST ST
2753RD ST
2755TH ST
2757TH ST
2759TH ST
2761ST ST
2763RD ST
2765TH ST
2767TH ST
2769TH ST
2771ST ST
2773RD ST
2775TH ST
2777TH ST
2779TH ST
2781ST ST
2783RD ST
2785TH ST
2787TH ST
2789TH ST
2791ST ST
2793RD ST
2795TH ST
2797TH ST
2799TH ST
2801ST ST
2803RD ST
2805TH ST
2807TH ST
2809TH ST
2811TH ST
2813TH ST
2815TH ST
2817TH ST
2819TH ST
2821ST ST
2823RD ST
2825TH ST
2827TH ST
2829TH ST
2831ST ST
2833RD ST
2835TH ST
2837TH ST
2839TH ST
2841ST ST
2843RD ST
2845TH ST
2847TH ST
2849TH ST
2851ST ST
2853RD ST
2855TH ST
2857TH ST
2859TH ST
2861ST ST
2863RD ST
2865TH ST
2867TH ST
2869TH ST
2871ST ST
2873RD ST
2875TH ST
2877TH ST
2879TH ST
2881ST ST
2883RD ST
2885TH ST
2887TH ST
2889TH ST
2891ST ST
2893RD ST
2895TH ST
2897TH ST
2899TH ST
2901ST ST
2903RD ST
2905TH ST
2907TH ST
2909TH ST
2911TH ST
2913TH ST
2915TH ST
2917TH ST
2919TH ST
2921ST ST
2923RD ST
2925TH ST
2927TH ST
2929TH ST
2931ST ST
2933RD ST
2935TH ST
2937TH ST
2939TH ST
2941ST ST
2943RD ST
2945TH ST
2947TH ST
2949TH ST
2951ST ST
2953RD ST
2955TH ST
2957TH ST
2959TH ST
2961ST ST
2963RD ST
2965TH ST
2967TH ST
2969TH ST
2971ST ST
2973RD ST
2975TH ST
2977TH ST
2979TH ST
2981ST ST
2983RD ST
2985TH ST
2987TH ST
2989TH ST
2991ST ST
2993RD ST
2995TH ST
2997TH ST
2999TH ST
3001ST ST
3003RD ST
3005TH ST
3007TH ST
3009TH ST
3011TH ST
3013TH ST
3015TH ST
3017TH ST
3019TH ST
3021ST ST
3023RD ST
3025TH ST
3027TH ST
3029TH ST
3031ST ST
3033RD ST
3035TH ST
3037TH ST
3039TH ST
3041ST ST
3043RD ST
3045TH ST
3047TH ST
3049TH ST
3051ST ST
3053RD ST
3055TH ST
3057TH ST
3059TH ST
3061ST ST
3063RD ST
3065TH ST
3067TH ST
3069TH ST
3071ST ST
3073RD ST
3075TH ST
3077TH ST
3079TH ST
3081ST ST
3083RD ST
3085TH ST
3087TH ST
3089TH ST
3091ST ST
3093RD ST
3095TH ST
3097TH ST
3099TH ST
3101ST ST
3103RD ST
3105TH ST
3107TH ST
3109TH ST
3111TH ST
3113TH ST
3115TH ST
3117TH ST
3119TH ST
3121ST ST
3123RD ST
3125TH ST
3127TH ST
3129TH ST
3131ST ST
3133RD ST
3135TH ST
3137TH ST
3139TH ST
3141ST ST
3143RD ST
3145TH ST
3147TH ST
3149TH ST
3151ST ST
3153RD ST
3155TH ST
3157TH ST
3159TH ST
3161ST ST
3163RD ST
3165TH ST
3167TH ST
3169TH ST
3171ST ST
3173RD ST
3175TH ST
3177TH ST
3179TH ST
3181ST ST
3183RD ST
3185TH ST
3187TH ST
3189TH ST
3191ST ST
3193RD ST
3195TH ST
3197TH ST
3199TH ST
3201ST ST
3203RD ST
3205TH ST
3207TH ST
3209TH ST
3211TH ST
3213TH ST
3215TH ST
3217TH ST
3219TH ST
3221ST ST
3223RD ST
3225TH ST
3227TH ST
3229TH ST
3231ST ST
3233RD ST
3235TH ST
3237TH ST
3239TH ST
3241ST ST
3243RD ST
3245TH ST
3247TH ST
3249TH ST
3251ST ST
3253RD ST
3255TH ST
3257TH ST
3259TH ST
3261ST ST
3263RD ST
3265TH ST
3267TH ST
3269TH ST
3271ST ST
3273RD ST
3275TH ST
3277TH ST
3279TH ST
3281ST ST
3283RD ST
3285TH ST
3287TH ST
3289TH ST
3291ST ST
3293RD ST
3295TH ST
3297TH ST
3299TH ST
3301ST ST
3303RD ST
3305TH ST
3307TH ST
3309TH ST
3311TH ST
3313TH ST
3315TH ST
3317TH ST
3319TH ST
3321ST ST
3323RD ST
3325TH ST
3327TH ST
3329TH ST
3331ST ST
3333RD ST
3335TH ST
3337TH ST
3339TH ST
3341ST ST
3343RD ST
3345TH ST
3347TH ST
3349TH ST
3351ST ST
3353RD ST
3355TH ST
3357TH ST
3359TH ST
3361ST ST
3363RD ST
3365TH ST
3367TH ST
3369TH ST
3371ST ST
3373RD ST
3375TH ST
3377TH ST
3379TH ST
3381ST ST
3383RD ST
3385TH ST
3387TH ST
3389TH ST
3391ST ST
3393RD ST
3395TH ST
3397TH ST
3399TH ST
3401ST ST
3403RD ST
3405TH ST
3407TH ST
3409TH ST
3411TH ST
3413TH ST
3415TH ST
3417TH ST
3419TH ST
3421ST ST
3423RD ST
3425TH ST
3427TH ST
3429TH ST
3431ST ST
3433RD ST
3435TH ST
3437TH ST
3439TH ST
3441ST ST
3443RD ST
3445TH ST
3447TH ST
3449TH ST
3451ST ST
3453RD ST
3455TH ST
3457TH ST
3459TH ST
3461ST ST
3463RD ST
3465TH ST
3467TH ST
3469TH ST
3471ST ST
3473RD ST
3475TH ST
3477TH ST
3479TH ST
3481ST ST
3483RD ST
3485TH ST
3487TH ST
3489TH ST
3491ST ST
3493RD ST
3495TH ST
3497TH ST
3499TH ST
3501ST ST
3503RD ST
3505TH ST
3507TH ST
3509TH ST
3511TH ST
3513TH ST
3515TH ST
3517TH ST
3519TH ST
3521ST ST
3523RD ST
3525TH ST
3527TH ST
3529TH ST
3531ST ST
3533RD ST
3535TH ST
3537TH ST
3539TH ST
3541ST ST
3543RD ST
3545TH ST
3547TH ST
3549TH ST
3551ST ST
3553RD ST
3555TH ST
3557TH ST
3559TH ST
3561ST ST
3563RD ST
3565TH ST
3567TH ST
3569TH ST
3571ST ST
3573RD ST
3575TH ST
3577TH ST
3579TH ST
3581ST ST
3583RD ST
3585TH ST
3587TH ST
3589TH ST
3591ST ST
3593RD ST
3595TH ST
3597TH ST
3599TH ST
3601ST ST
3603RD ST
3605TH ST
3607TH ST
3609TH ST
3611TH ST
3613TH ST
3615TH ST
3617TH ST
3619TH ST
3621ST ST
3623RD ST
3625TH ST
3627TH ST
3629TH ST
3631ST ST
3633RD ST
3635TH ST
3637TH ST
3639TH ST
3641ST ST
3643RD ST
3645TH ST
3647TH ST
3649TH ST
3651ST ST
3653RD ST
3655TH ST
3657TH ST
3659TH ST
3661ST ST
3663RD ST
3665TH ST
3667TH ST
3669TH ST
3671ST ST
3673RD ST
3675TH ST
3677TH ST
3679TH ST
3681ST ST
3683RD ST
3685TH ST
3687TH ST
3689TH ST
3691ST ST
3693RD ST
3695TH ST
3697TH ST
3699TH ST
3701ST ST
3703RD ST
3705TH ST
3707TH ST
3709TH ST
3711TH ST
3713TH ST
3715TH ST
3717TH ST
3719TH ST
3721ST ST
3723RD ST
3725TH ST
3727TH ST
3729TH ST
3731ST ST
3733RD ST
3735TH ST
3737TH ST
3739TH ST
3741ST ST
3743RD ST
3745TH ST
3747TH ST
3749TH ST
3751ST ST
3753RD ST
3755TH ST
3757TH ST
3759TH ST
3761ST ST
3763RD ST
3765TH ST
3767TH ST
3769TH ST
3771ST ST
3773RD ST
3775TH ST
3777TH ST
3779TH ST
3781ST ST
3783RD ST
3785TH ST
3787TH ST
3789TH ST
3791ST ST
3793RD ST
3795TH ST
3797TH ST
3799TH ST
3801ST ST
3803RD ST
3805TH ST
3807TH ST
3809TH ST
3811TH ST
3813TH ST
3815TH ST
3817TH ST
3819TH ST
3821ST ST
3823RD ST
3825TH ST
3827TH ST
3829TH ST
3831ST ST
3833RD ST
3835TH ST
3837TH ST
3839TH ST
3841ST ST
3843RD ST
3845TH ST
3847TH ST
3849TH ST
3851ST ST
3853RD ST
3855TH ST
3857TH ST
3859TH ST
3861ST ST
3863RD ST
3865TH ST
3867TH ST
3869TH ST
3871ST ST
3873RD ST
3875TH ST
3877TH ST
3879TH ST
3881ST ST
3883RD ST
3885TH ST
3887TH ST
3889TH ST
3891ST ST
3893RD ST
3895TH ST
3897TH ST
3899TH ST
3901ST ST
3903RD ST
3905TH ST
3907TH ST
3909TH ST
3911TH ST
3913TH ST
3915TH ST
3917TH ST
3919TH ST
3921ST ST
3923RD ST
3925TH ST
3927TH ST



LEGEND OF ABBREVIATIONS

A/C	AIR CONDITIONER
B.M.	BENCH MARK
BSL	BUILDING SETBACK LINE
CAP	5/8" IRON ROD & CAP STAMPED "KMA LB 8351"
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CMD	CONCRETE MONUMENT & DISK (AS NOTED)
℄	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
(D)	DEED
DB	DEED BOOK
EL.	ELEVATION
EQUIP.	EQUIPMENT
FFE	FINISHED FLOOR ELEVATION
FND.	FOUND
HDPE	HIGH-DENSITY POLYETHYLENE
IR	IRON ROD
IRC	IRON ROD & CAP AS NOTED
ID	IDENTIFICATION
INV	INVERT
(M)	MEASURED
M.H.W.L.	MEAN HIGH WATER LINE
N&D	NAIL & DISK
NAVD'88	NORTH AMERICAN VERTICAL DATUM OF 1988
No.	NUMBER
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PB	PLAT BOOK
PID	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SBL	SETBACK LINE
SQ.FT.	SQUARE FEET
T.B.M.	TEMPORARY BENCHMARK
T.B.D.	TO BE DETERMINED
TOB	TOP OF BANK
●	MONUMENTATION AS NOTED
● W	WELL
● UP	UTILITY POLE
● WV	WATER VALVE
● SV	SEWER VALVE
● FH	HYDRANT
● WM	WATER METER
● CO	CLEAN-OUT
○18.5	EXISTING ELEVATION

LEGAL DESCRIPTION

LOTS 12 AND 13, BLOCK 1 OF FAIRLAWN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUICE COUNTY, FLORIDA.

CONTAINING 0.30 ACRES MORE OR LESS.

ADDRESS:

1603 SOUTH 29TH STREET
FORT PIERCE, FLORIDA 34947

SURVEY NOTES

1. THE BEARINGS SHOWN HEREON ARE GRID NORTH AND REFERENCED TO THE THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE BEARING OF S01°14'00"W IS REFERENCED TO THE WEST RIGHT OF WAY LINE OF SOUTH 29th STREET, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

2. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS. REFERENCE BENCHMARK IS ST. LUCIE COUNTY BENCHMARK "VR 3-10", HAVING A PUBLISHED ELEVATION= 17.47 NAVD '88 (NORTH AMERICAN VERTICAL DATUM OF 1988). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

3. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111 C 0186 J, DATED 02/16/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

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

5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

6. THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

7. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

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

9. LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2282, PAGE 524, PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA.

10. SUBJECT PARCEL CONTAINS 13,118 SQUARE FEET.

11. HORIZONTAL LOCATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

12. ALL SET CAPS LABELED KMA LB 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR, ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP OR 4"X4" CONCRETE MONUMENT ON AS LABELED SURVEY.

13. ALL DIMENSIONS ARE PER PLAT AND FIELD MEASURED UNLESS OTHERWISE NOTED.

DATE OF FIELD DATA ACQUISITION (BOUNDARY SURVEY): 04/02/2026.
FILE NO. 26-2037 PNTS GPS.
DATA COLLECTOR-SPECTRA RANGER 5, S/N JAJ212511
LAST DATE OF FIELD DATA ACQUISITION (TREE SURVEY): 05/21/26
FILE NO. 26-2037 PNTS GPS.
DATA COLLECTOR-SPECTRA RANGER 5, S/N JAJ212511

CERTIFICATIONS:

NORTHWIND CONSTRUCTION INC.

SURVEYOR CERTIFICATION:

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

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

Francis N Guettler
2026.06.01 16:13:45-04'00'

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

KMA
ENGINEERING & SURVEYING, L.L.C.
1176 26th STREET
VERO BEACH, FL 32960
PH/FAX: (772) 696-1656
L.B. NO. 8351

REVISIONS	DATE	BY
TREE SURVEY	05/22/26	AM

BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR

NORTHWIND CONSTRUCTION INC.

DRAWN BY:	SC
APPROVED BY:	F. GUETTLER
SCALE:	1" = 20'
DATE:	4/21/2026
FIELD BOOK/PAGES	SURVEY MAP
JOB NUMBER	26-2037
SHEET:	1 OF 1

ANTONIO GARCIA
1162 Sabina Lane
Port St Lucie, FL 34983
Ph: 772-672-9540
Email: tony0724@outlook.com

June 23, 2026

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

RE : Four-Duplex, Minor Site Plan Application
Location: 1603 S. 29th Street, Fort Pierce FL.

Dear Mr. Freeman:

This letter is to inform you that Abraham Chabab is the authorized owner's agent for the above-mentioned property. Issues regarding site plan application and related items shall be addressed to his office with the following contacts:

Abraham Chabab, P.E.
5019 NW Rugby Drive
Port. St. Lucie, FL 34983
Ph: 772.475.6630
Email: agchabab1@msn.com

Please be advised that the owner is requesting courtesy copies be sent to owner's address of all correspondences. Should you have any questions or require any additional information, please contact us at your convenience.

Signature

Antonio Garcia
Print name





ENVIRONEMTAL REPORT

N/A

SIGN

N/A

CONTEXTUAL PHOTO

N/A

DESIGN REVIEW

N/A

1609 S 29th St



Abraham Chabab, Inc.
5019 NW Rugby Drive
Port St. Lucie, FL 34983

June 23, 2026

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

RE : 29th Duplex, Minor Site Plan Application
Location: 1603 S. 29th Street, Fort Pierce FL.

Dear Mr. Freeman:

Attached is the Minor Site Plan application for the property located at 1603 S. 29th Street, consisting of approximately 0.33 acres (13,122 square feet). The proposed development includes the construction of four duplex dwelling units within two residential buildings, totaling 3,636 square feet, along with a parking area consisting of seven parking spaces and approximately 2,853 square feet of pavement. Enclosed for your review are the floor plans, building elevations, color renderings, site plan, civil engineering plans, landscape plan, and all other supporting documents required to initiate the review process.

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

Sincerely Abraham Chabab Digitally signed by Abraham Chabab
Date: 2026.07.01 06:13:20 -04'00'

Abraham Chabab, P.E.

cc: Antonio Garcia

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

Abraham Chabab, Inc.
5019 NW Rugby Drive
Port St. Lucie, FL 34983

June 20, 2026

City of Fort Pierce
Planning Department
100 US Hwy1
Fort Pierce, FL 34982

RE : Traffic Statement, 29th Street Duplex
Location: 1603 S. 29th Street, Fort Pierce, FL

The proposed development includes the construction of four duplex dwelling units within two residential buildings that will driveway connection to 29th Street and then to Okeechobee Road.

Existing Traffic Conditions:
Current level of service is "C" for most streets within 1 mile radius.

Traffic Distribution From The Facility:
Trips associated with the proposed buildings are estimated to generate 3 trips during the peak hour and 14.5 trips per day. Vehicles exiting the site are expected to travel north on S. 29th Street and merge with traffic on Okeechobee Road.

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

Abraham Chabab
Digitally signed by Abraham Chabab
Date: 2026.07.01 06:14:20 -04'00'

ABRAHAM F. CHABAB
LICENSE
No 47165
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

Abraham Chabab, Inc.
5019 NW Rugby Drive
Port St. Lucie, FL 34983

June 23, 2026

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

RE : 29th Duplex, Minor Site Plan Application
Location: 1603 S. 29th Street, Fort Pierce FL.

Dear Mr. Freeman:

Attached is the Minor Site Plan application for the property located at 1603 S. 29th Street, consisting of approximately 0.33 acres (13,122 square feet). The proposed development includes the construction of four duplex dwelling units within two residential buildings, totaling 3,636 square feet, along with a parking area consisting of seven parking spaces and approximately 2,853 square feet of pavement. Enclosed for your review are the floor plans, building elevations, color renderings, site plan, civil engineering plans, landscape plan, and all other supporting documents required to initiate the review process.

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

Sincerely Abraham Chabab Digitally signed by Abraham Chabab
Date: 2026.07.01 06:13:20 -04'00'

Abraham Chabab, P.E.

cc: Antonio Garcia

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

Technical Review Committee - 10:00 AM **2. f.**

Meeting Date: 08/20/2026

REQUESTED ACTION

PZSITE2026-00038
Major Site Plan Amendment
Sandgate Health and Rehabilitation Center
703 S. 29th Street and 702 S. 31st Street

SUMMARY

A **major site plan amendment to an existing conditional use** application has been submitted by the applicant, B.S.E. Consultants, Inc. an LJA Company, on behalf of owner, Leopold Friedman to **develop a 31,885 sf building**. The proposed building will be an expansion of the existing facility, providing an additional 39 beds. The future land use is Institutional (INST) and has a zoning of Medium Density (R-4).

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 and 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 (1): 703 S. 29th Street
Parcel ID: 2408-434-0003-000-2
Legal Description: 8 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 LI 321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT TO POB AND W R/W S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT, TH N 00 DEG 04 MIN 22 SEC E 312 FT TO A CONCRETE MONU, TH N 89 DEG 55 MIN 36 SEC E 398.98 FT TO CONCRETE MONU ON W R/W OF S 29THST, TH S 00 DEG 07 MIN 19 SEC E ALG SD R/W 312 FT TO POB (2.86 AC)

Address (2): 702 S. 31st Street
Parcel ID: 2408-434-0002-000-5
Legal Description: 8 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 LI 321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT ON W R/W OF S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT TO POB, TH S 89 DEG 55 MIN 36 SEC W 200.33 FT TO E R/W OF S 31ST ST, TH ALG SD R/W NLY 312 FT, TH ELY 201.56 FT, TH S 00 DEG 04 MIN 22 SEC W 312 FT TO POB (1.44 AC)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

Deed Legal Description
General Location Map
Stormwater Design
Property ID Card
Property ID Card #2
Justification Statement
Floorplan
Renderings
Lighting Plan
Landscape Plan
Environmental Report
Contextual Photos
Concurrency Capacity Analysis
Contextual Neighborhood Photos
Elevations
Color Board
Letter
Trip Generation
Site Plan
Stormwater Plan
Site Plan
Narrative

Form Review

Form Started By: Kerry Driver
Started On: 08/04/2026 01:09 PM
Final Approval Date: 08/05/2026

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4455273 OR BOOK 4154 PAGE 119, Recorded 07/06/2018 01:32:14 PM Doc Tax: $56584.50

This instrument prepared by:

Return to:

Tax Folio No. **24-08-434-0003-0002**

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and entered into this 27 day of June, 2018, between **703 South 29th Street, SPE, LLC**, a Florida limited liability company, whose mailing address is: c/o Skyline Healthcare, 505 Marlborough Road, Woodridge, New Jersey 07075, hereinafter referred to as the "Grantor" and **703 South 29th St Realty, LLC** a Florida limited liability company, whose mailing address is: 1000 Gates Avenue, Brooklyn NY 11221 hereinafter referred to as the "Grantee". Wherever used herein, the terms "Grantor" and "Grantee include all the parties to this instrument and the successors and assigns.

(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 said Grantor, for and in consideration of the sum of $10 Dollars 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 said Grantee forever, the following described land located in the County of Indian River, State of Florida, more particularly described in Exhibit A hereto:

AND the grantor hereby covenants with the grantee that the grantor is lawfully seized of the property described herein in fee simple; that grantor has good right and lawful authority to sell and convey said property; that grantor warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under grantor but no other; and that said property is free of all encumbrances except for (a) real property taxes for the year 2018 not yet due and payable and subsequent years, (b) all laws, ordinances, and governmental regulations, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations, and (c) all covenants, restrictions and easements of record, if any, but this reference shall not operate to reimpose same.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Saadia Shapiro
Print Name

Witness Signature

Jacob Schindelheim
Print Name

703 South 29th Street, SPE, LLC,
a Florida limited liability company

By: _____
Joseph Schwartz

Its: Manager

STATE OF NEW YORK)
) ss:
COUNTY OF New York)

This instrument was acknowledged before me on this 27 day of June, 2018, by Joseph Schwartz, Manager.

Notary Public

ALLEN V. KOSS
NOTARY PUBLIC, State of New York
No. 02KO6052091
Qualified in Kings County
Commission Expires December 11, 20[illegible]

Official Copy

EXHIBIT A

LEGAL DESCRIPTION

A portion of the North 342 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, (LESS existing right-of-way for streets on the North and East boundaries), more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East; and run North 00 degrees 07 minutes 19 seconds, West along said quarter line, a distance of 321.13 feet; THENCE South 89 degrees 55 minutes 36 seconds West, 30.00 feet to a Point of Beginning on the West right-of-way line of 29th Street; THENCE South 89 degrees 55 minutes 36 seconds West, 400.04 feet; THENCE North 00 degrees 04 minutes 22 seconds East, 312.00 feet to a concrete monument; THENCE North 89 degrees 55 minutes 36 seconds East, 398.98 feet to a concrete monument on the West right-of-way of 29th Street; THENCE South 00 degrees 07 minutes 19 seconds East along said right-of-way, 312.00 feet to the Point of Beginning, lying and being in St. Lucie County, Florida.

Common Address: 703 South 29th Street, Ft. Pierce, Florida

Tax Parcel No.: 2408-434-0003-000-2

Unofficial Copy

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4595705 OR BOOK 4297 PAGE 2613, Recorded 07/22/2019 10:10:30 AM Doc
Tax: $525.00

Prepared by and Return to:
Kim Cordisco , an employee of
First International Title, Inc.
201 SW Port St. Lucie Blvd.
Suite 205
Port St. Lucie, FL 34984

File No.: 145515-40

WARRANTY DEED

This indenture made on July 19, 2019, by **New Beginning Church of God, Inc., a Florida corporation** whose address is: 1343 SW Hebner Ave., Port St. Lucie, FL 34953 hereinafter called the "grantor",

to **702 South 31st Street, LLC, a Delaware limited liability company,** whose address is: 1000 Gates Ave., Brooklyn, NY 11221 , hereinafter called the "grantee":

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

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

The South 12 feet of the North 342 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS the East 30 feet thereof; and

The North 330 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida.

LESS AND EXCEPT:
A portion of the North 342 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida, less existing right-of-way for streets on the North and East boundaries, more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida, and run North 00°07'19" West along said quarter quarter line a distance of 321.13 feet; thence South 89°55'36" West, 30.00 feet to a Point of Beginning on the West right-of-way of 29th Street; thence South 89°55'36" West, 400.04 feet; thence North 00°04'22" East 312.00 feet to a concrete monument; thence North 89°55'36" East 398.98 feet to a concrete monument on the West right-of-way of 29th Street; thence South 00°07'19" East, along said right-of-way, 312.00 feet to the Point of Beginning, lying and being in St. Lucie County, Florida.

Parcel Identification Number: 2408-434-0002-000/5

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

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

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

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

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

New Beginning Church of God, Inc., a Florida corporation

Paulette Walton, as President

Vincent Walton, as Director

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Kimberly Cordisco

Witness Signature

Print Name: DOREEN LAWRENCE

State of Florida

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on the 17th day of July, 2019, by **Paulette Walton, as President and Vincent Walton, as Director of New Beginning Church of God, Inc., a Florida corporation** who is/are personally known to me or who has/have produced the following as identification: Drivers License.

Notary Public

Printed Name:

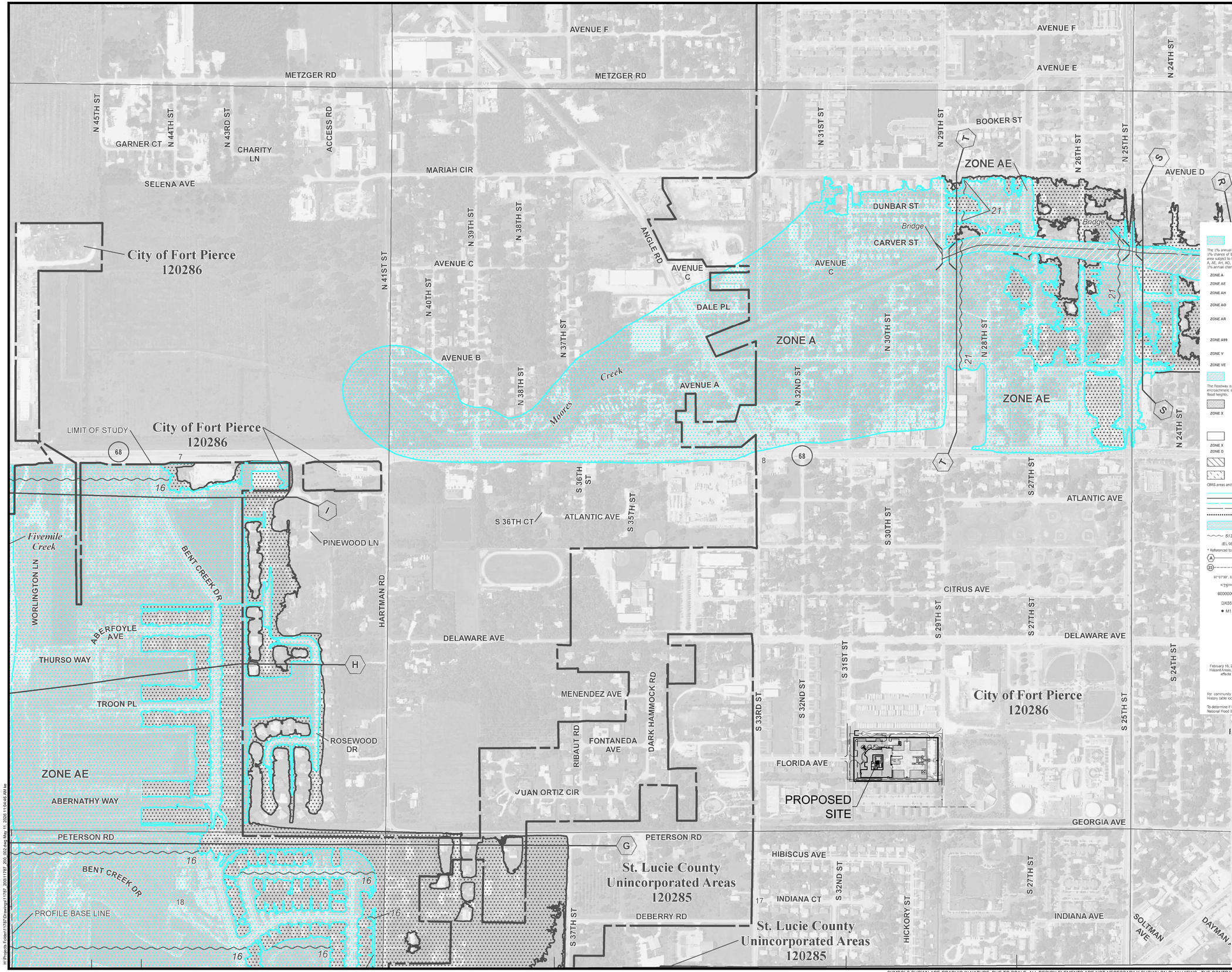
My Commission expires:

Notary Public State of Florida
Kimberly D Cordisco
My Commission GG 208844
Expires 05/26/2022

OFFICIAL COPY

Sandgate Health and Rehabilitation

Please see Legal Description on Survey



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment, so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- 513 (EL 987) — Base Flood Elevation line and value; elevation in feet* / Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line

97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

4275000mN — 1000-meter Universal Transverse Mercator grid ticks, zone 17

6000000 FT — 5000-foot grid values: Florida State Plane coordinate system, East Zone (FIPSZONE = 0901), Transverse Mercator projection

DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 19, 1991

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 4, 1992
June 30, 1999
February 16, 2012 - to update corporate limits, to add Base Flood Elevations, to add Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add roads and road names, to update the effects of wave action, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0178J

FIRM

FLOOD INSURANCE RATE MAP

ST. LUCIE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 178 OF 420

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT PIERCE, CITY OF	120288	0178	J
ST. LUCIE COUNTY	120285	0178	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12111C0178J

MAP REVISED
FEBRUARY 16, 2012

Federal Emergency Management Agency

300 0 150 300

(IN FEET)

VERTICAL DATUM:

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE:	5/11/26
DESIGN/DRAWN:	HAK/KB

PROJECT TITLE

SANDGATE HEALTH & REHAB - 39 BED ADDITION

SHEET TITLE

GENERAL LOCATION MAP

PROJECT NO. 11787

DRAWING NO. 11787_200_002

SHEET 1 of 1

H:\Projects Folder\11787\Drawings\11787_200_002.dwg May 11, 2026 11:04:49 AM ks

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

PROJECT REVIEW SHEET (MORE THAN 5,000 S.F. IMPERVIOUS)

Project Name:	Sandgate ALF	Received:	
Project Description:	Expansion of existing ALF	Reviewed:	
Project Location:	702 S 31th Street	By:	
Developer's Engineer:	BSE Consultants	APPROVED:	
Developer (Owner):		Re- submittal Dates:	
Contractor:			

REVIEW ITEMS

DESCRIPTION	Received	Approved
Detailed Location Sketch:		
Existing Site Information Required – *Provide Property & Topography Survey, with adjacent properties within fifty (50) feet of the Project boundaries showing all existing utilities, easements, perimeter streets and intersections with R/W's widths, one benchmark (NGVD) for each control structure with one benchmark minimum per project, location and topography of off-site areas that presently drain through, into and from the project, water table elevation(s). Identify if the project is in a known flow way of a natural drainage feature, identify flooding areas. The One Hundred Year Flood Elevation (FEMA) and Wetland Jurisdiction delineated. Location of all existing water bodies with cross-sectional details. If the existing conditions of the site is such that some of drainage features above are non-existent, it must be noted on the survey.*		
Recent aerial photograph of the project area with boundaries delineated:		
Proposed Stormwater Management Features – *Provide location of all proposed water bodies, control structures, lakes, retention and detention ponds, and other stormwater management facilities all pertinent elevations, and cross-sectional details in sufficient extent to justify the Stage/Storage and routing calculations, R/W and easement locations for the proposed drainage system, including areas to be reserved for water management purposes. Legal documentation and/or notes on plans must be provided delineating the future ownership and jurisdiction of the maintaining entity.*		
Other Proposed Development Information Required – *Location of all proposed buildings, roads, parking and recreational facilities. Provide acreage tabulation to include total project area, pervious and impervious areas.*		
Provide a description of measures to implement during construction to mitigate adverse effects to water quantity and quantity of the project and off-site areas and bodies of water.		
Calculations – Site storage, minimum floor, roads, parking lot, top of weir and weir crest elevations based on the SCS runoff formula and the Stage-Storage Chart. Runoff Routing for 10-yr and 25-yr one day storm events. Runoff Routing for 100-yr and 25-yr 3-day storm events. Provide control structure details including weir size dimensions and elevations.		
All plans and calculations signed and sealed by a Florida Registered Engineer.		
COMMENTS:		

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

SWM DESIGN INFORMATION FORM
(Projects more than 5,000 S.F. Impervious)

Project Name: Sandgate ALF

Date: 06/10/26

Owner/Contractor: 703 S 29th St Realty LLC

I. GENERAL PROJECT DESIGN INFORMATION

A) Acreage Tabulation

Total Project Area:	4.30	Ac.
Building Roof Area	1.46	Ac.
Roadway and/or Parking Area:	0.82	Ac.
Water Detention (Lake) Area:	0.00	C.F
Other Impervious Area:	0.28	Ac.
Percent Impervious	59.53%	
Dry Water Table Elevation:	12.40	Ft. NGVD
Wet Water Table Elevation:	12.90	Ft. NGVD
Average Water Table Elevation	12.65	Ft. NGVD
Site Control Elevation	17.50	Ft. NGVD

B) Proposed Minimum Elevations

Roadway and/or Parking:	17.00-18.50	Ft. NGVD
Finished Floor:	19.09	Ft. NGVD
Maximum Site Elevation:	19.15	Ft. NGVD
Minimum Site Elevation:	13.50	Ft. NGVD
Average Site Elevation:	18.00	Ft. NGVD
Average Depth to GWT:	5.60	Ft

SWM DESIGN INFORMATION FORM
(Projects more than 5,000 S.F. Impervious)

Project No.: _____ Project Name: Sandgate ALF

C) Rainfall Amounts

Roads and/or Parking (10 Yr.-One Day):	6.00 In.
Design (25 Yr.-Three Day):	9.51 In.
Floors (100 Yr. – Three Day)	12.23.In.

D) Soil Storage Capacity

Natural Soil Capacity:	2	In.
Compacted Soil Capacity	1.5	In.
Site Wide Soil Storage	1.75	In.

II. COMPUTATIONS

A) Pre-Development Runoff (Allowable Discharge)

25 Year, 3 day Rainfall:	9.51	In.
Pre-Development Runoff (SCS):	9.51	In.
Runoff Volume:	1.74	AF.
Pre-Development Discharge:	1.127	CFS
Allowable Discharge:	1.127	CFS

B) Detention, Retention or Exfiltration Required

Percent Impervious:	59.53%	%
First Inch of Runoff:	0.18	AF
2.5" x Percent Impervious:	1.49	In.
Wet Det. Vol. Req. (100%):		AF
Dry Det. Vol. Req. (75%):		AF
Ret. Vol. Req. (50%):		AF
Wet Det Vol. Provided:		AF
Dry Det. Vol. Provided:		AF
Ret. Vol. Provided:		AF

New FDEQ regulations require 87% TP and 93% TN removal due to impaired waters. See Stormwater Report.

SWM DESIGN INFORMATION FORM
(Projects more than 5,000 S.F. Impervious)

Project No.: _____ Project Name: Sandgate ALF

C Stage – Storage Computations (Computer print-out acceptable)

STAGE (Ft. NGVD)	AREA ____ ___ AC.	AREA ____ ____AC.	AREA ____ ____AC.	TOTAL STORAGE (AF)
15.00	0.07			
16.00	0.10			0.09
17.00	0.13			0.21
18.00	0.16			0.36

SWM DESIGN INFORMATION FORM
(Projects more than 5,000 S.F. Impervious)

Project No.: _____ Project Name: Sandgate ALF

D) Minimum Floor Elevations

100 Year, 3 Day Rainfall:	12.23	In.
Site Wide Soil Storage:	1.75	In
Post Development Runoff:	0.381	NP
Min. Floor Elev. Req.:	17.83	NGVD

E) Minimum Road (or parking) Elevation

10 Year, 24 Hour Rainfall:	6.00	In.
Site Wide Soil Storage:	1.75	In.
Post Development Runoff:	4.25	In.
Volume of Runoff:	0.78	AF
Min Rd (or Parking) Elev. Req.:	17.49	Ft. NGVD

F) Top of Weir Elevation required

25 Year, 3 Day Runoff:	9.51	In.
Runoff Volume:	1.74	AF
Zero Discharge Stage:	17.5	Ft. NGVD

G) Weir Crest Elevation Required/Design Head

Det. Vol. Provided (Wet) (Dry):	0.36	AF
Weir Crest Elevation Required:	17.5	Ft. NGVD
Design Head:	0.5	Ft.

SWM DESIGN INFORMATION FORM
(Projects more than 5,000 S.F. Impervious)

Project No.: _____ Project Name: Sandgate ALF

H) Weir Length Required:

Allowable Discharge:	1.127	CFS
Weir Design Head:	2	Ft.
Weir Length:	23.16	Ft.

I) Bleeder Size (V-Notch)

½" of Det. Vol.:		In.
Design Head (W.C.E. – C.E.):		Ft.
V-Notch Angle:		Degrees
V-Notch Width:		Ft.

J) Bleeder Size (Circ. Orifice, if applicable)

Orifice Diameter: _____ Ft.

K) Bleeder Size (Rectangular, if applicable)

Calculated Length (Width): _____ Ft.

L) Bleeder Size (Inv. Triangle, if applicable)

Calculated Base of Triangle: _____ Ft.

SWM DESIGN INFORMATION FORM
(Projects more than 5,000 S.F. Impervious)

Project No.: _____ Project Name: Sandgate ALF

Stage vs. Discharge Tabulation

Weir Coefficient: 3.2

Type of Bleeder Slot: _____ Bleeder Invert Elevation: _____ Ft. NGVD

Pipe Dimensions: Diameter: 1.5 Ft. Length: 23 Ft.
N. Value: 0.013

Weir and Pipe Flow in CFS (Computer print-out acceptable)

See Link Report in Storm Water Report

STAGE	WEIR	BLEEDER	TOTAL	PIPE

Property Identification

Site Address:	703 S 29TH ST
Sec/Town/Range:	08/35S/40E
Parcel ID:	**2408-434-0003-000-2**
Jurisdiction:	Fort Pierce
Land Use Code:	7400 - HMS AGED
Account #:	**135487**
Map ID:	24/08S
Zoning:	Medium Den



Legal Description

8 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 LI 321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT TO POB AND W R/W S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT, TH N 00 DEG 04 MIN 22 SEC E 312 FT TO A CONCRETE MONU, TH N 89 DEG 55 MIN 36 SEC E 398.98 FT TO CONCRETE MONU ON W R/W OF S 29THST, TH S 00 DEG 07 MIN 19 SEC E ALG SD R/W 312 FT TO POB (2.86 AC)

Total Areas

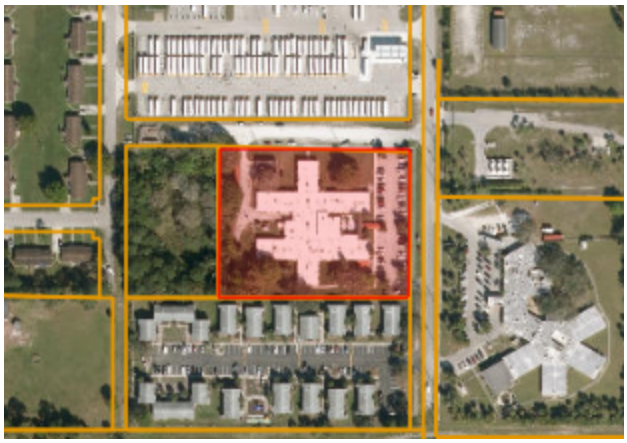
Finished/Under Air (SF):	31,915
Gross Sketched Area (SF):	34,228
Land Size (acres):	2.86
Land Size (SF):	124,581.6

Building Wind Speed

Occupancy Category	**I**	**II**	**III & IV**
Speed	140	150	160

Sources/links:

Map



State of Florida, Vantor

Powered by Esri

Ownership

703 South 29th St Realty LLC
1000 Gates AVE
Brooklyn, NY 11221-6295

Current Values

Just/Market value:	$10,235,400

Assessed value:	$10,235,400
Exemption value:	$0
Taxable value:	$10,235,400

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
Jun 27, 2018	4154/0119	0138	SPWD	703 South 29th Street SPE LLC	$8,083,500
Nov 10, 2015	3809/1274	0002	SPWD	Sabra Health Care Holdings III LLC	$11,500,000
Feb 26, 2014	3610/2495	0002	WD	703 South 29th Street LLC	$10,077,400
Dec 11, 2012	3475/1588	0001	SPWD	Health Care REIT Inc	$5,292,900
Jun 28, 2005	2355/2898	XX00	SPWD	Monarch Properties Lp	$3,000,000
Dec 31, 1998	1196/2774	XX00	WD	INTEGRATED HEALTH SERVICES AT	$3,700,000
Dec 22, 1993	0875/2257	XX01	WD		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	324	1985
SINGLE LIGHT	2	22	1985

Type	Qty	Units	Year Blt
CONCRETE LOW	1	22386	1985
DOUBLE LIGHT	2	22	1985
UTILITY AVG	1	36	2000

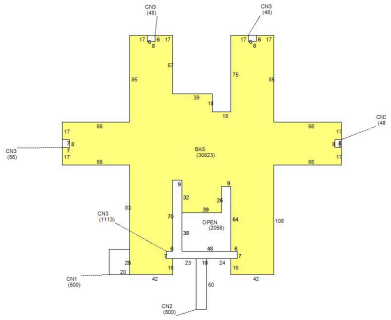
Building Information

(1 of 2)

Finished Area: 30,823 SF

Gross Area: 33,136 SF





Exterior

Building Type:	NURH
Quality:	Y_D
Number of Units:	108
Year Built:	1980
Effective Year:	2000
Story Height:	1 Story
Roof Structure:	BarJst/Rigid
Roof Cover:	Mod Bitimun
Primary Wall:	Brk/Masonry
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	Vinyl Tiles

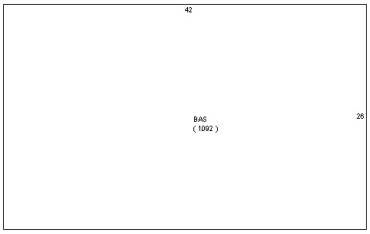
Building Information

(2 of 2)

Finished Area: 1,092 SF

Gross Area: 1,092 SF





Exterior

Building Type:	DGAR
Quality:	Y_D
Number of Units:	1
Year Built:	1980
Effective Year:	1980
Story Height:	1 Story
Roof Structure:	BarJst/WdDk
Roof Cover:	Mod Bitimun
Primary Wall:	CB Stucco
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	100%
Electric:	AVERAGE
Heat Type:	FrcdHotAir
Heat Fuel:	Electric
Heated %:	100%
Primary Int Wall:	Drywall
Primary Floors:	CONC GRD

Values Breakdown

2025

Building	$9,864,000
SFYI	$87,400
Land	$284,000
Just/Market	$10,235,400
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$10,235,400
Exemptions	$0
Taxable	$10,235,400

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
1999	26.4	Fort Pierce Stormwater Charge	$1,821.60

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
F00-000959	Aug 22, 2000	Additions to existing construction	$6,895	$0
F94-1083	Sep 7, 1994	Roof	$180,000	$180,000
F98-000514	May 26, 1998	Alterations/Remodeling	$212,000	$212,000
F98-000966	Jul 29, 1998	Heat and Air Conditioning	$4,889	$4,889
F01-1659	Jan 9, 2002	Alterations/Remodeling	$7,198	$247
BP10-2650	Nov 30, 2010	Electric	$7,000	$155
BP11-1766	Aug 3, 2011	Plumbing	$5,200	$154
BP11-1421	Jul 13, 2011	Electric	$20,000	$297
BP11-2944	Dec 9, 2011	Electric	$1,560	$154
BP13-0383	Feb 6, 2013	Air Conditioning Only	$5,365	$154
BP13-1681	May 1, 2013	Air Conditioning Only	$5,365	$155
BP14-0322	Feb 7, 2014	Air Conditioning Only	$6,925	$170

Number	Issue Date	Description	Amount	Fees
BP14-2193	Aug 26, 2014	Air Conditioning Only	$4,985	$170
BP15-3297	Dec 9, 2015	Re Roof Permit	$169,675	$2,273
BP17-1475	May 25, 2017	Plumbing	$6,500	$0
BP18-3710	Nov 24, 2018	Air Conditioning Only	$41,977	$0
BP19-1756	Mar 6, 2020	Concrete	$150,000	$0
BP21-3467	Jul 15, 2022	Plumbing	$8,980	$0
BP22-1729	May 9, 2022	Air Conditioning Only	$6,800	$0
24-2465	Jul 15, 2024	Air Conditioning Only	$35,215	$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.

Map Exhibit



11/12/2025, 3:13:28 PM

1:4,082

0 170 340 680 ft

0 50 100 200 m

Property Identification

Site Address:	702 S 31ST ST
Sec/Town/Range:	08/35S/40E
Parcel ID:	**2408-434-0002-000-5**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**20134**
Map ID:	24/08S
Zoning:	Medium Den



Legal Description

8 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 LI 321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT ON W R/W OF S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT TO POB, TH S 89 DEG 55 MIN 36 SEC W 200.33 FT TO E R/W OF S 31ST ST, TH ALG SD R/W NLY 312 FT, TH ELY 201.56 FT, TH S 00 DEG 04 MIN 22 SEC W 312 FT TO POB (1.44 AC)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.44
Land Size (SF):	62,712

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Map



State of Florida, Vantor

Powered by Esri

Ownership

702 South 31st Street LLC
1000 Gates AVE
Brooklyn, NY 11221-6295

Current Values

Just/Market value:	$143,900
Assessed value:	$95,590

Exemption value:	$0
Taxable value:	$95,590

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
Jul 17, 2019	4297/2613	0117	WD	New Beginning Church Of God Inc	$75,000
Oct 20, 2008	3084/1426	XX01	QC	Walton Vincent G	$100
Jun 20, 2007	2839/0457	XX00	TRUST	Carlson (TR) Kenneth D	$100,000
Jan 25, 2006	2472/1255	XX01	SPWD	Fort Pierce Care Center Inc	$100
Mar 1, 1979	0304/2245	XX00	CV		$75,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$143,900
Just/Market	$143,900
Ag Credit	$0
Save Our Homes or 10% Cap	$48,310
Assessed	$95,590
Exemptions	$0
Taxable	$95,590

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
2020	2.3	Fort Pierce Stormwater Charge	$158.70

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
F99-0001281	Nov 1, 1999	Alterations/Remodeling	$52,000	$0
0700001011	Aug 29, 2007	Unknown	$8,000	$75
0800000388	Mar 7, 2008	Air Conditioning Only	$4,820	$75
BP11-2959	Dec 14, 2011	Air Conditioning Only	$9,100	$170

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.

Map Exhibit



11/12/2025, 3:13:04 PM

1:4,082

0 170 340 680 ft

0 50 100 200 m

P: 321.725.3674
F: 321.723.1159
www.bseconsult.com
312 South Harbor City Boulevard, Suite #4, Melbourne, Florida 32901

July 8, 2026

Via City Portal (Energov)
City of For Pierce
Planning & Zoning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Re: Sandgate Health and Rehabilitation
Major Site Plan Application – Commercial
Justification Statement
File #11787

To Whom It May Concern:

The proposed Sandgate and Rehabilitation project is intended to facilitate the redevelopment and enhancement of an existing property to support rehabilitation and healthcare-related services within the City of Fort Pierce. The project represents an investment in the continued improvement of community healthcare infrastructure by providing facilities designed to serve residents in a safe, functional, and professionally managed environment.

The proposed site improvements have been designed to support the intended use while maintaining compatibility with surrounding development patterns. The project will provide appropriate utilities, drainage, and site infrastructure necessary to accommodate the proposed operations and improve overall site functionality.

The development is consistent with the goals and objectives of the City's Comprehensive Plan, which encourages reinvestment, redevelopment, and the provision of services that enhance the health, welfare, and quality of life of residents. Approval of this Major Site Plan Application will allow the applicant to move forward with a project that provides a meaningful community benefit, improves the subject property, and supports the continued growth and enhancement of healthcare services within the City of Fort Pierce.

Should you have any questions, please feel free to contact me.

Very truly yours,

Hassan Kamal, P.E.

Hassan Kamal, P.E.
President
B.S.E. Consultants, Inc. an LJA Company

HK/kd
11787.city.corr.26-hk21937.jul

Sandgate Health and Rehabilitation

NOT APPLICABLE

Sandgate Health and Rehabilitation

NOT APPLICABLE

Sandgate Health and Rehabilitation

NOT APPLICABLE

Sandgate Health and Rehabilitation

NOT APPLICABLE

Sandgate Health and Rehabilitation

NOT APPLICABLE

Sandgate Health and Rehabilitation

NOT APPLICABLE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	8300 - PBL CTY SCH	INST - Institutional	Office Co
South	0300 - M-F >= 10U	INST - Institutional	Medium Den
East	7400 - HMS AGED	INST - Institutional	Medium Den
West	8900 - Mncpal Prop	RM - 8900 - Medium Density Residential	Medium Den

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	INST - Institutional	R-4	12 DU	4.30	X
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 3,147 & 3,268 = 6,415
Demand Analysis	Maximum 5,902.5 & 6127.5 = 12,030 GPD (Peaking Factor = 1.5)
Current Zoning/FLU	Total gallons per day 12,030 (Existing and proposed addition)
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 3,147 & 3,268 = 6,415
Demand Analysis	Maximum 9,441 + 9,804 =19,245 (Peaking Factor = 3)
Current Zoning/FLU	Total gallons per day 19,245 (Existing and proposed addition)
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

Impact	A dry detention pond is proposed on-site to collect the stormwater and outlet it in the post condition at a rate less than the pre condition via a control structure.

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**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage): 32,680
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**
Assisted Living Facility	1	32,680	2.86	December, 2026	July, 2026

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? 1,102 SF

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

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

Sandgate Health and Rehabilitation

NOT APPLICABLE

Sandgate Health and Rehabilitation

NOT APPLICABLE

Sandgate Health and Rehabilitation

NOT APPLICABLE

P: 321.725.3674
F: 321.723.1159
www.bseconsult.com
312 South Harbor City Boulevard, Suite #4, Melbourne, Florida 32901

July 8, 2026

Via City Portal (Energov)
City of For Pierce
Planning & Zoning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Re: Sandgate Health and Rehabilitation
Major Site Plan Application – Commercial
Design Review Narrative
File #11787

To Whom It May Concern:

For your review, enclosed please find our Major Site Plan Submittal for the Sandgate Health and Rehabilitation project. Sangate Health and Rehabilitation is a proposed 32,680 sf (39 bed) expansion of an existing 31,478 sf (107 bed) assisted living facility located in Ft. Pierce, Florida. The project is more specifically located south of Florida Ave, west of S 31st Street and east of S 29th Street. The 4.30-acre site will undergo 2.20 acres of disturbance for the expansion as well as proposed hardscape and landscape improvements. Included in this submittal are the following documents:

1. Concurrency Review Application
2. General Location Map
3. Justification Statement
4. Site Plan with Conceptual Drainage Plan
5. Survey with Legal Description
6. Traffic Impact Report
7. Stormwater Management Report
8. Stormwater Design Information Form

Should you have any questions, please feel free to contact me.

Very truly yours,

Hassan Kamal, P.E.

Hassan Kamal, P.E.
President
B.S.E. Consultants, Inc. an LJA Company

HK/kd
11787.city.corr.26-hk21928.jul
cc: Ken Tobin, Architectural Concepts, Inc. (*via E-mail*)
Enclosures

LJA33-2501
www.LJA.com
407-707-4020
220 E. Central Parkway, Suite 1010, Altamonte Springs, FL 32701

Technical Memorandum

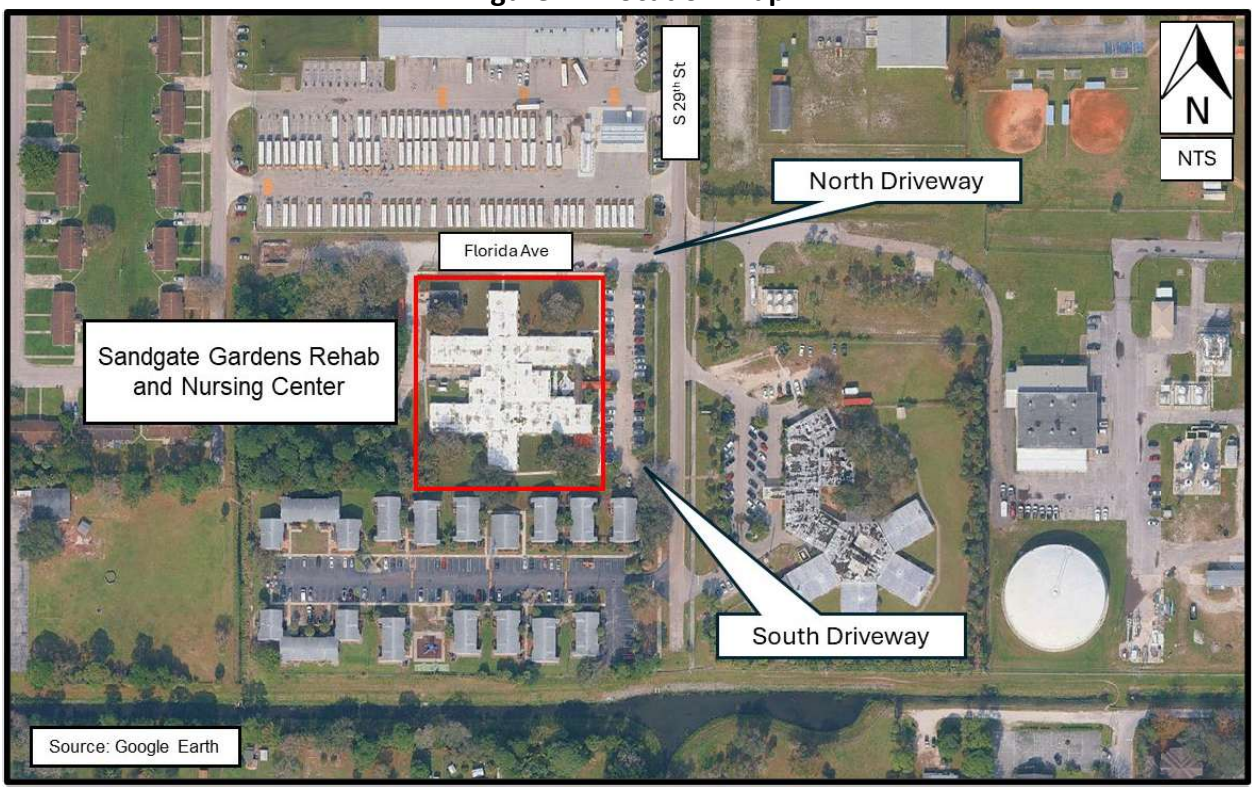
To: Mr. Kori Benton, AICP, Planning & Zoning Manager, St. Lucie County

Subject: Sandgate Gardens Rehab and Nursing Center Proposed Expansion, Fort Pierce

Date: June 29, 2026

LJA Engineering, Inc. was tasked to prepare a trip generation summary for the proposed expansion of the Sandgate Gardens Rehab and Nursing Center located at 703 S. 29th Street in Fort Pierce (St. Lucie County), Florida. The facility currently operates as a combination nursing home and a rehabilitation facility. A total of 107 beds are currently provided at the existing facility. The proposed expansion consists of an additional 39 beds, consisting of 32,261 square feet (sf) with new rehab areas, a new kitchen, a new entrance, a new lobby, and office space. Additionally, 3,000 sf of the existing building will be renovated and repurposed for new laundry operations, in which the existing 1,100 sf laundry building will be removed from the current site. 29 new parking spaces will also be included with this expansion. Plans for the proposed project are included in the ***Appendix***. A general location aerial of the existing facility and its location is provided below as ***Figure 1***.

Figure 1 – Location Map



Existing Turning Movement Counts

12-hour turning movement counts (TMC's) were collected from 7:00 AM to 7:00 PM on February 25, 2026, at the existing facility's driveways (provided in the ***Appendix***). Peak hours were identified as 7:45 to 8:45 AM and 2:45 to 3:45 PM.

Over the 12-hour count period, 360 total trips (180 entering, 180 exiting) were counted. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition) land use code 620 for nursing homes, an estimated 327 daily trips are expected for a 107-bed nursing home. Given the facility operates as a hybrid nursing home/rehab facility and the existing traffic volumes are higher than those projected from ITE trip generation, the existing volumes were used to determine the actual trip rates for the expansion (peak hour and daily trips).

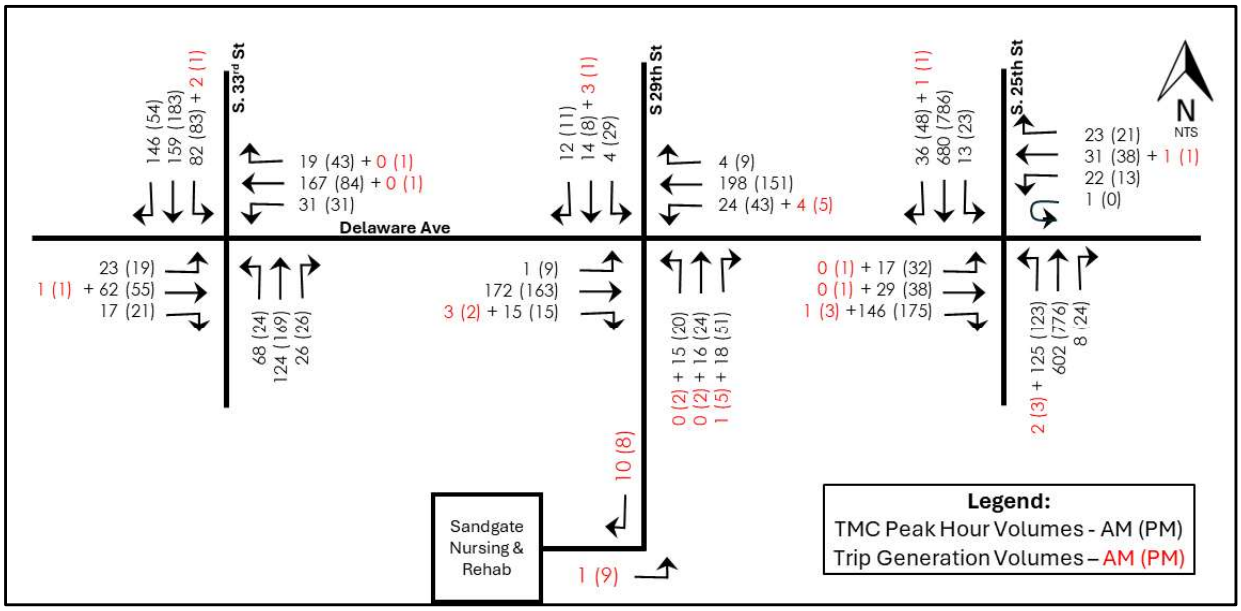
Trip generation volumes were calculated by establishing a total trip generation rate and the entering/exiting percentages for the existing 107-bed facility. This trip rate was then multiplied by 39 (proposed new beds) to establish the additional trips generated by the expansion. An additional 131 trips (66 entering, 65 exiting) can be expected over a 12-hour period and 11/17 generated trips for the AM/PM peak hours from the 39-bed expansion. The existing traffic volumes as well as those proposed (based on the trip generation) for the AM peak hour, PM peak hour, and 12-hour period are summarized below.

Summary of Existing Volumes & Trip Generation

Time Period	Existing Volumes (vph)						Total Trips (vph)	Trip Generation					
	Northern Driveway		Southern Driveway		Driveway Totals			Existing Rate (107 Beds)			Proposed Trips (39 Beds)		
	SBR (Enter)	EBL (Exit)	SBR (Enter)	EBL (Exit)	SBR (Enter)	EBL (Exit)		Total Rate	Enter	Exit	Total Trips (vph)	Enter (vph)	Exit (vph)
AM (7:45 - 8:45 AM)	24	2	2	2	26	4	30	0.28	87%	13%	11	9	1
PM (2:45 - 3:45 PM)	14	13	8	12	22	25	47	0.44	47%	53%	17	8	9
12-Hour Total	152	115	28	65	180	180	360	3.36	50%	50%	131	66	65

TMC's were also collected at three intersections along Delaware Avenue at S. 33rd Street, S. 29th Street, and S. 25th Street. ***Figure 2*** provides a summary of the existing turning movement counts and the trip distribution of the new project trips based on the facility expansion. The trip generation volumes from the proposed expansion were distributed to/from the facility based on current volume distributions at each intersection and are shown in red text.

Figure 2 – Existing TMC's and Trip Distribution



Based on the St. Lucie County Transportation Planning Organization (TPO) 2025 Traffic Counts and Level of Service Report (provided in the ***Appendix***), the segment of Delaware Avenue from S. 33rd Street to S. 25th Street (Station #500) has peak hour volumes of 145/151 vehicles per hour (vph) for the AM/PM peak hours. The peak hour service capacity is 1,710 vph and is currently operating at Level of Service (LOS) C for both peak hours.

With the projected 11 AM and 17 PM peak hour trips from the expansion, a maximum volume of 10 vph (entering and exiting) is expected to be distributed onto Delaware Avenue (between S. 29th Street and S. 25th Street). This project volume is less than 1% of the service volume of Delaware Avenue. ***Given this low trip generation, the facility expansion be considered de minimis and exempt from a traffic impact analysis.***

Parking Evaluation

At the request of County staff, a high-level parking analysis was completed for this project site. From a historical aerial review (and also TMC videos), occasional overflow parking occurs in the grass area. A maximum of 2 handicap spaces were used and a max of 6 cars exceeded the capacity of the existing parking lot (historical aerials. Overflow was less than 6 in the 12-hour TMC video. Based on the current facility size and 50 parking spaces (41 existing spaces plus max of 9 overflow), the parking ratio is 0.47 spaces per bed. Using that same ratio, adding 39 beds equates to the need for 18 additional spaces for the expansion. The expansion is proposing 29 additional spaces; therefore, the additional parking spaces are deemed in excess of what will be needed to support the facility.

Signal Warrant Analysis

At the request of County staff, a high-level signal warrant analysis was conducted at the intersection of Delaware Avenue and S. 29th Street based on the following general assumptions:

- From existing turning movement counts for Delaware Avenue at 29th Street (westbound approach) and 25th Street (eastbound approach), the total volumes (eastbound and westbound) are 418 vph in the AM peak hour and 448 in the PM peak hour. These volumes are higher than those provided in the TPO's 2025 Traffic Count and Level of Service Report and were used in the analysis.
- From the peak hour TMC at 29th Street, the existing northbound approach volumes are 49 vph in the AM peak hour and 95 vph in the PM peak hour. Adding in the trip generation volumes from the proposed expansion results in 50 vph in the AM peak hour and 102 vph in the PM peak hour. From our 12-hour TMC conducted at the northern site driveway, the maximum northbound volume is 81 vph (all remaining hours are 66 vph or less with an average hourly volume of 51 vph). Due to the right-turn movement being predominant on the approach, it's common practice to remove a portion of the right turn volumes from the warrant analysis. To be conservative, we've assumed worst case and included right turn volumes in this analysis. Based on existing counts and trip generation, one hour will be 102 vph, a second hour will be 81 vph and all remaining hours will be 51 vph.
- With a posted speed limit of 35 mph on Delaware Street, the 100% criteria are used in the warrant analysis.

Summary of the warrant analysis (warrants that apply to this specific location):

- Warrant 1 (8-hour Vehicular Volume): Volume thresholds to meet the warrant are 600 vph on the mainline and 150 vph on the sidestreet approach, which must be met for 8 hours of the day. The existing volumes do not meet the warranting threshold for any hour of the day, noting neither the mainline nor the sidestreet volumes exceed the minimum volume. <u>This warrant would not be met.</u>

- Warrant 2 (4-hour Vehicular Volume): Thresholds to meet the warrant are 1,000 vph on the mainline and 80 vph on the sidestreet approach, which must be met for 4 hours of the day. While the sidestreet volume would meet two hours (95 vph and 81 vph), the mainline volumes are too low to meet the threshold of this warrant for any hours of the day. This warrant would not be met.
- Warrant 7 (Crash Experience): The warrant requires three criteria be met: 1) Adequate trials for alternatives has failed, 2) Meeting minimum crash criteria, and 3) Meeting the minimum volume threshold (80% of the Warrant 1 and 2 volume thresholds). The volumes do not meet the thresholds of this warrant and the number of crashes also does not meet the threshold. This warrant would not be met. While a review of the crashes over 5 years does show 15 angle crashes (8 northbound and 7 southbound), the current volumes do not warrant a traffic signal and the additional trips generated by the proposed expansion (1 vph in the AM peak hour and 7 vph in the PM peak hour) do not exceed the warranting thresholds either. Also worth noting, the crash occurrence (per calendar year) appears to be trending down, with 3 crashes in 2021, 6 crashes in 2022, 3 crashes in 2023, 2 crashes in 2024, and 1 crash in 2025 (none in 2026 so far).

It is noted the School Board bus depot is just north of the Sangate Gardens Rehab and Nursing Center and houses a minimum of 131 busses in their lot (and drivers for these busses), with signage on one driveway on 29th Street indicating it is an "exit only". Additionally, the Performance Based Preparatory Academy (high school) is just north of the bus depot and has a driveway onto 29th Street. It is unknown of these land uses contributed to any of the angle crashes that have occurred.

Based on current traffic volumes and the added trip generation due to the facility expansion, **no warrants are met for signalization, and a traffic signal is not recommended for the intersection of Delaware Avenue and S. 29th Street as a result of the proposed expansion of the Sangate Gardens Rehab and Nursing Center.** St. Lucie County staff have suggested post-development monitoring of actual project trips for the intersections of Delaware Avenue at S. 29th Street and S. 25th Street intersection.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Colleen T Crigger
2026.06.29 09:31:45 -04'00'

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.

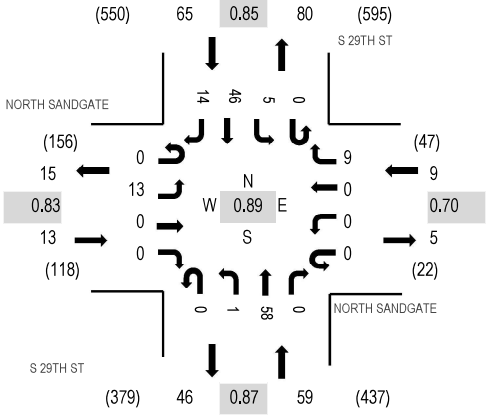


APPENDIX

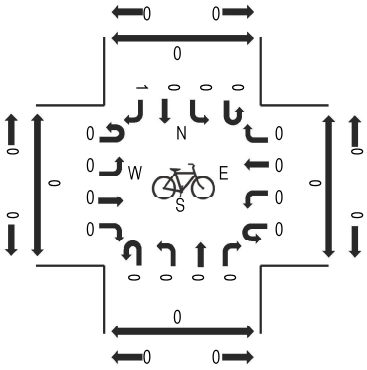
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 S 29TH ST & NORTH SANDGATE AM
Date: Wednesday, February 25, 2026
Peak Hour: 02:45 PM - 03:45 PM
Peak 15-Minutes: 03:00 PM - 03:15 PM

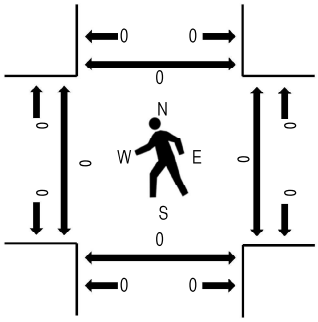
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	NORTH SANDGATE Eastbound				NORTH SANDGATE Westbound				S 29TH ST Northbound				S 29TH ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	0	0	0	0	0	0	0	0	5	0	0	0	7	7	20	89	0	0	0	0
7:15 AM	0	7	0	0	0	0	0	0	0	0	5	0	0	1	7	2	22	90	2	0	0	0
7:30 AM	0	4	0	0	0	0	0	3	0	0	4	0	0	0	6	2	19	89	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	5	0	0	8	0	0	1	8	6	28	97	1	0	0	0
8:00 AM	0	1	0	0	0	0	0	3	0	0	5	0	0	1	6	5	21	95	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	3	0	0	7	0	0	0	5	6	21	96	0	0	0	0
8:30 AM	0	1	0	0	0	0	0	0	0	0	10	0	0	2	7	7	27	98	0	0	0	0
8:45 AM	0	1	0	0	0	0	0	2	0	0	6	0	0	1	8	8	26	82	1	0	0	0
9:00 AM	0	2	0	0	0	0	0	2	0	0	7	0	0	0	8	3	22	70	0	0	0	0
9:15 AM	0	2	0	0	0	0	0	1	0	0	8	0	0	2	7	3	23	63	1	0	0	0
9:30 AM	0	1	0	0	0	0	0	2	0	0	4	0	0	0	2	2	11	49	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	1	0	0	6	0	0	0	4	3	14	63	0	0	0	0
10:00 AM	0	4	0	1	0	0	0	0	0	1	2	0	0	1	4	2	15	68	0	3	0	0
10:15 AM	0	0	0	0	0	0	0	1	0	0	4	0	0	0	4	0	9	70	0	0	0	0
10:30 AM	0	1	0	0	0	0	0	0	0	0	14	0	0	0	8	2	25	82	0	0	0	0
10:45 AM	0	3	0	0	0	0	0	0	0	0	5	0	0	2	9	0	19	79	2	0	0	0
11:00 AM	0	1	0	0	0	0	0	2	0	0	6	0	0	3	4	1	17	85	0	0	0	0
11:15 AM	0	2	0	0	0	0	0	1	0	0	6	0	0	0	7	5	21	91	0	0	0	0
11:30 AM	0	2	0	0	0	0	0	0	0	0	10	0	0	0	7	3	22	96	0	0	0	0
11:45 AM	0	2	0	0	0	0	0	0	0	0	9	0	0	0	10	4	25	100	1	1	0	0
12:00 PM	0	1	0	0	0	0	0	2	0	1	7	0	0	1	5	6	23	96	0	0	0	0
12:15 PM	0	3	0	0	0	0	0	1	0	1	8	0	0	0	10	3	26	100	0	0	0	0
12:30 PM	0	4	0	2	0	0	0	0	0	0	8	0	0	0	9	3	26	109	2	0	0	0
12:45 PM	0	2	0	0	0	0	0	0	0	0	5	0	0	0	13	1	21	106	1	0	0	0
1:00 PM	0	6	0	0	0	0	0	0	0	0	12	0	0	0	6	3	27	112	0	0	0	0
1:15 PM	0	1	0	0	0	0	0	2	0	0	13	0	0	1	11	7	35	107	0	0	0	0
1:30 PM	0	2	0	0	0	0	0	0	0	0	11	0	0	0	8	2	23	93	0	0	0	0
1:45 PM	0	3	0	0	0	0	0	1	0	0	14	0	0	0	6	3	27	98	0	0	0	0
2:00 PM	0	1	0	0	0	0	0	0	0	0	8	0	0	0	11	2	22	104	0	0	0	0
2:15 PM	0	2	0	0	0	0	0	0	0	0	10	0	0	0	6	3	21	123	0	0	0	0
2:30 PM	0	2	0	0	0	0	0	0	0	0	9	0	0	1	13	3	28	133	1	1	0	1
2:45 PM	0	0	0	0	0	0	0	2	0	1	13	0	0	1	12	4	33	146	0	0	0	0
3:00 PM	0	4	0	0	0	0	0	0	0	0	17	0	0	1	13	6	41	139	0	0	0	0
3:15 PM	0	5	0	0	0	0	0	0	0	0	12	0	0	3	10	1	31	132	0	0	0	0

3:30 PM	0	4	0	0	0	0	0	7	0	0	16	0	0	0	11	3	41	127	0	0	0	0
3:45 PM	0	3	0	0	0	0	0	1	0	0	12	0	0	0	8	2	26	115	0	0	0	0
4:00 PM	0	3	0	0	0	0	0	3	0	0	15	0	0	0	8	5	34	113	2	0	0	0
4:15 PM	0	4	0	0	0	0	0	0	0	0	13	0	0	0	5	4	26	111	0	0	0	0
4:30 PM	0	6	0	0	0	0	0	0	0	0	7	0	0	0	12	4	29	115	0	0	0	0
4:45 PM	0	4	0	0	0	0	0	1	0	0	10	0	0	0	6	3	24	112	0	0	0	0
5:00 PM	0	6	0	0	0	0	0	1	0	0	13	0	0	0	9	3	32	111	0	0	0	0
5:15 PM	0	2	0	0	0	0	0	0	0	0	9	0	0	0	16	3	30	108	0	0	0	0
5:30 PM	0	1	0	0	0	0	0	0	0	0	14	0	0	0	11	0	26	93	0	0	0	0
5:45 PM	0	4	0	0	0	0	0	0	0	0	10	0	0	0	7	2	23	78	0	0	0	0
6:00 PM	0	2	0	0	0	0	0	0	0	0	16	0	0	0	10	1	29	70	1	0	0	0
6:15 PM	0	1	0	0	0	0	0	0	0	0	8	0	0	0	6	0	15		1	1	1	0
6:30 PM	0	2	0	0	0	0	0	0	0	0	5	0	0	0	1	3	11		1	0	0	0
6:45 PM	0	2	0	0	0	0	0	0	0	0	7	0	0	0	5	1	15		0	0	0	0

Peak Rolling Hour Flow Rates

	Eastbound				Westbound				Northbound				Southbound				
Vehicle Type	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total
Articulated Trucks	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	2
Lights	0	13	0	0	0	0	0	8	0	1	57	0	0	4	46	13	142
Mediums	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
Total	0	13	0	0	0	0	0	9	0	1	58	0	0	5	46	14	146

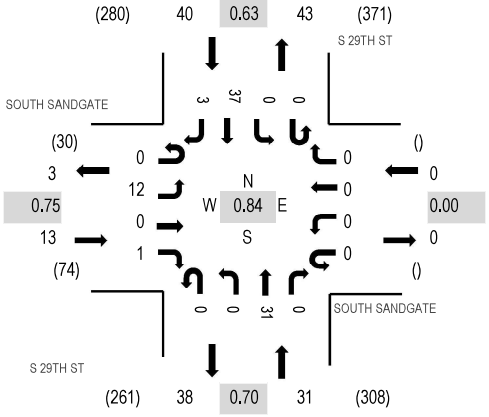
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total
Heavy Vehicle %		0.0%				11.1%				1.7%				3.1%			2.7%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.1%	0.0%	0.0%	1.7%	0.0%	0.0%	20.0%	0.0%	7.1%	2.7%
Peak Hour Factor		0.83				0.70				0.87				0.85			0.89
Peak Hour Factor	0.00	0.83	0.00	0.25	0.00	0.00	0.00	0.70	0.00	0.50	0.85	0.00	0.00	0.50	0.92	0.81	0.89

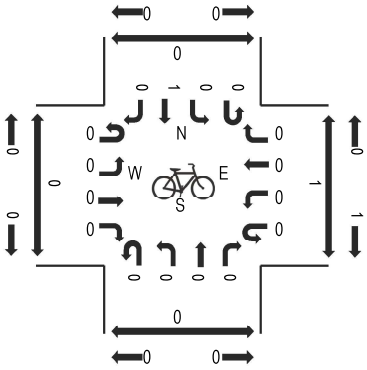
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 5 S 29TH ST & SOUTH SANDGATE AM
Date: Wednesday, February 25, 2026
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

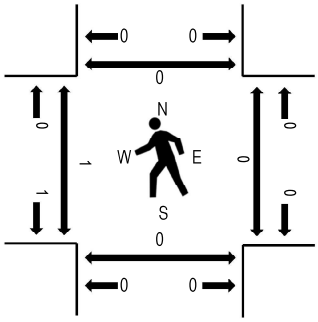
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SOUTH SANDGATE Eastbound				SOUTH SANDGATE Westbound				S 29TH ST Northbound				S 29TH ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	6	30	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	0	5	32	2	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	4	1	8	34	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	1	11	40	1	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	0	8	39	1	0	0	0
8:15 AM	0	0	0	1	0	0	0	0	0	0	4	0	0	0	2	0	7	45	2	0	0	0
8:30 AM	0	2	0	0	0	0	0	0	0	0	8	0	0	0	3	1	14	49	0	0	0	0
8:45 AM	0	2	0	0	0	0	0	0	0	0	3	0	0	0	5	0	10	40	1	0	0	0
9:00 AM	0	1	0	0	0	0	0	0	0	0	7	0	0	0	6	0	14	38	0	0	0	0
9:15 AM	0	2	0	0	0	0	0	0	0	0	4	0	0	0	5	0	11	29	1	0	0	0
9:30 AM	0	1	0	0	0	0	0	0	0	0	3	0	0	0	1	0	5	24	0	0	0	0
9:45 AM	0	1	0	0	0	0	0	0	0	0	5	0	0	0	2	0	8	38	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	0	5	39	0	3	0	1
10:15 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	2	0	6	43	0	0	0	0
10:30 AM	0	2	0	0	0	0	0	0	0	0	11	0	0	0	6	0	19	48	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	5	0	9	46	2	1	0	1
11:00 AM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	3	0	9	55	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	4	1	11	58	0	0	0	0
11:30 AM	0	1	0	0	0	0	0	0	0	0	9	0	0	0	6	1	17	64	1	1	0	0
11:45 AM	0	0	0	1	0	0	0	0	0	1	8	0	0	0	7	1	18	58	0	1	0	1
12:00 PM	0	3	0	0	0	0	0	0	0	0	4	0	0	0	4	1	12	56	0	0	0	0
12:15 PM	0	1	0	0	0	0	0	0	0	0	7	0	0	0	7	2	17	61	0	0	0	0
12:30 PM	0	2	0	0	0	0	0	0	0	0	5	0	0	0	3	1	11	63	2	0	0	0
12:45 PM	0	1	0	0	0	0	0	0	0	0	4	0	0	0	10	1	16	67	2	0	0	0
1:00 PM	0	3	0	0	0	0	0	0	0	0	9	0	0	0	5	0	17	68	2	0	0	0
1:15 PM	0	4	0	0	0	0	0	0	0	0	6	0	0	0	7	2	19	65	3	0	0	0
1:30 PM	0	2	0	1	0	0	0	0	0	0	8	0	0	0	4	0	15	62	0	2	0	0
1:45 PM	0	2	0	1	0	0	0	0	0	0	8	0	0	0	6	0	17	62	0	0	0	0
2:00 PM	0	1	0	0	0	0	0	0	0	0	3	0	0	0	9	1	14	68	2	0	0	0
2:15 PM	0	1	0	0	0	0	0	0	0	0	8	0	0	0	6	1	16	75	3	0	0	0
2:30 PM	0	1	0	1	0	0	0	0	0	0	7	0	0	0	6	0	15	77	2	1	0	0
2:45 PM	0	3	0	1	0	0	0	0	0	0	10	0	0	0	6	3	23	82	1	0	0	0
3:00 PM	0	3	0	1	0	0	0	0	0	0	8	0	0	0	6	3	21	73	0	0	0	0
3:15 PM	0	4	0	1	0	0	0	0	0	0	7	0	0	0	4	2	18	71	5	0	0	0

3:30 PM	0	2	0	0	0	0	0	0	0	0	11	0	0	0	7	0	20	66	0	0	0	0
3:45 PM	0	1	0	0	0	0	0	0	0	1	7	0	0	0	5	0	14	59	0	0	0	0
4:00 PM	0	3	0	0	0	0	0	0	0	0	8	0	0	0	8	0	19	62	2	0	0	0
4:15 PM	0	2	0	0	0	0	0	0	0	0	7	0	0	0	3	1	13	64	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	7	0	13	76	0	0	0	0
4:45 PM	0	2	0	1	0	0	0	0	0	0	8	0	0	0	6	0	17	84	0	0	0	0
5:00 PM	0	3	0	0	0	0	0	0	0	0	9	0	0	0	8	1	21	82	1	0	0	0
5:15 PM	0	5	0	0	0	0	0	0	0	0	4	0	0	0	15	1	25	84	0	0	0	0
5:30 PM	0	2	0	0	0	0	0	0	0	0	10	0	0	0	8	1	21	72	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	9	0	0	0	6	0	15	56	0	0	0	0
6:00 PM	0	0	0	0	0	0	0	0	0	0	14	0	0	0	9	0	23	52	1	0	2	0
6:15 PM	0	1	0	0	0	0	0	0	0	0	6	0	0	0	6	0	13		1	1	0	1
6:30 PM	0	1	0	0	0	0	0	0	0	0	3	0	0	0	1	0	5		1	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	4	1	11		0	0	0	0

Peak Rolling Hour Flow Rates

	Eastbound				Westbound				Northbound				Southbound				
Vehicle Type	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	10	0	1	0	0	0	0	0	0	31	0	0	0	37	3	82
Mediums	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	12	0	1	0	0	0	0	0	0	31	0	0	0	37	3	84

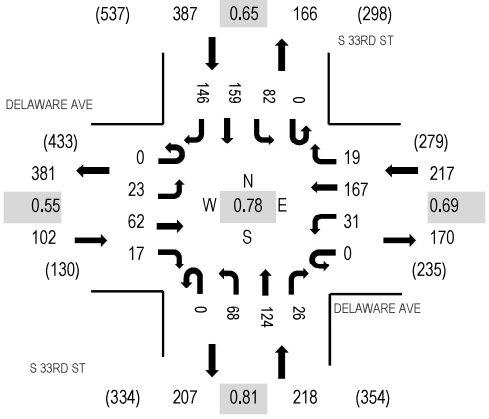
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total
Heavy Vehicle %		15.4%				0.0%				0.0%				0.0%			2.4%
Heavy Vehicle %	0.0%	16.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%
Peak Hour Factor		0.75				0.00				0.70				0.63			0.84
Peak Hour Factor	0.00	0.60	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.25	0.70	0.00	0.00	0.00	0.63	0.67	0.84

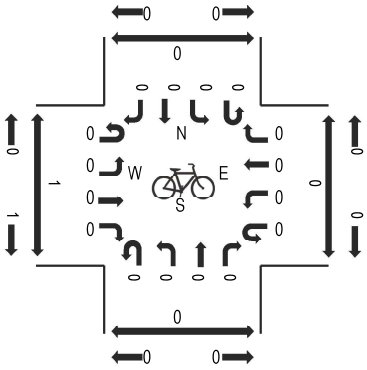
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 S 33RD ST & DELAWARE AVE AM
Date: Wednesday, February 25, 2026
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

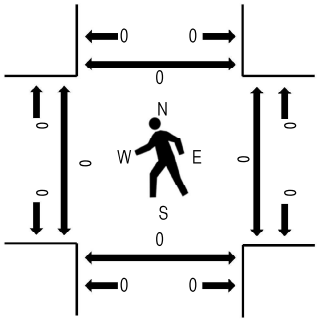
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DELAWARE AVE Eastbound				DELAWARE AVE Westbound				S 33RD ST Northbound				S 33RD ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	3	1	0	8	7	2	0	2	28	2	0	6	18	7	84	848	0	0	0	0
7:15 AM	0	2	13	3	0	6	44	3	0	11	26	4	0	14	25	29	180	924	0	0	0	0
7:30 AM	0	13	26	7	0	9	64	6	0	27	33	7	0	18	38	50	298	851	0	0	0	0
7:45 AM	0	5	14	5	0	10	41	3	0	21	32	7	0	37	67	44	286	652	0	0	0	0
8:00 AM	0	3	9	2	0	6	18	7	0	9	33	8	0	13	29	23	160	452	0	0	0	0
8:15 AM	0	0	4	3	0	3	11	5	0	2	31	5	0	7	30	6	107		0	0	0	0
8:30 AM	0	1	2	4	0	4	4	5	0	1	29	5	0	10	30	4	99		0	0	0	0
8:45 AM	0	1	9	0	0	5	4	4	0	1	26	4	0	8	21	3	86		0	0	1	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
Lights	0	23	62	17	0	29	167	17	0	67	122	26	0	80	155	144	909
Mediums	0	0	0	0	0	2	0	2	0	0	2	0	0	1	4	2	13
Total	0	23	62	17	0	31	167	19	0	68	124	26	0	82	159	146	924

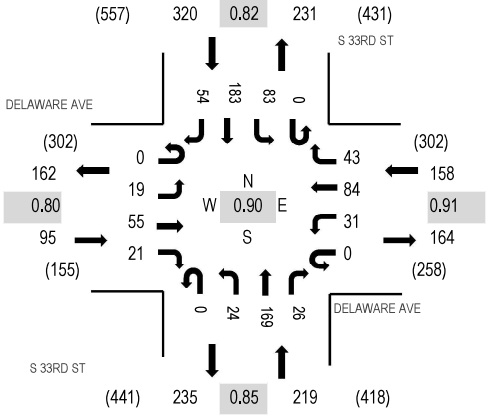
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				1.8%				1.4%				2.1%			1.6%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	6.5%	0.0%	10.5%	0.0%	1.5%	1.6%	0.0%	0.0%	2.4%	2.5%	1.4%	1.6%
Peak Hour Factor		0.55				0.69				0.81				0.65			0.78
Peak Hour Factor	0.00	0.44	0.60	0.61	0.00	0.83	0.65	0.75	0.00	0.63	0.98	0.84	0.00	0.55	0.61	0.73	0.78

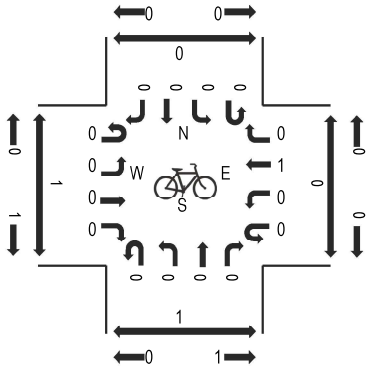
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 S 33RD ST & DELAWARE AVE PM
Date: Wednesday, February 25, 2026
Peak Hour: 03:00 PM - 04:00 PM
Peak 15-Minutes: 03:15 PM - 03:30 PM

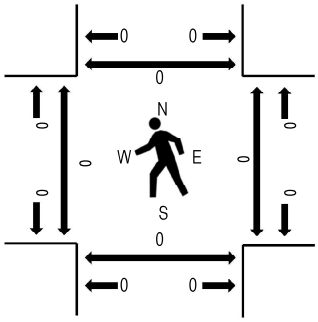
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DELAWARE AVE Eastbound				DELAWARE AVE Westbound				S 33RD ST Northbound				S 33RD ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
2:30 PM	0	2	7	3	0	5	17	8	0	8	37	6	0	9	24	21	147	732	0	0	0	0
2:45 PM	0	2	15	2	0	10	19	8	0	4	31	7	0	10	30	9	147	762	0	0	0	0
3:00 PM	0	7	20	5	0	5	19	14	0	10	36	10	0	26	45	20	217	792	0	0	0	0
3:15 PM	0	8	15	9	0	8	28	9	0	5	36	6	0	33	47	17	221	739	0	0	0	0
3:30 PM	0	3	11	6	0	11	18	14	0	5	45	4	0	11	43	6	177	700	0	0	0	0
3:45 PM	0	1	9	1	0	7	19	6	0	4	52	6	0	13	48	11	177		0	0	0	0
4:00 PM	0	4	9	2	0	12	21	9	0	1	34	6	0	4	55	7	164		0	0	0	0
4:15 PM	0	2	8	4	0	9	15	11	0	7	52	6	0	7	50	11	182		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Lights	0	19	55	21	0	30	84	43	0	24	166	26	0	82	181	54	785
Mediums	0	0	0	0	0	1	0	0	0	0	2	0	0	1	2	0	6
Total	0	19	55	21	0	31	84	43	0	24	169	26	0	83	183	54	792

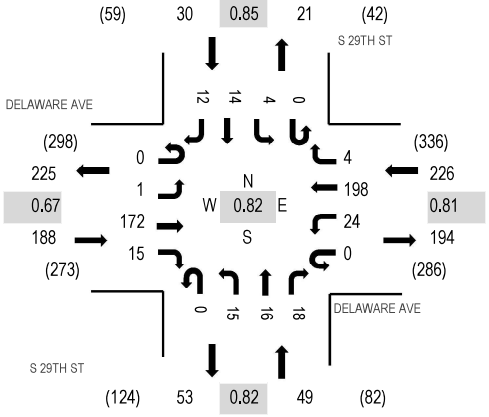
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.0%				0.6%				1.4%				0.9%			0.9%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	1.2%	1.1%	0.0%	0.9%
Peak Hour Factor		0.80				0.91				0.85				0.82			0.90
Peak Hour Factor	0.00	0.63	0.76	0.61	0.00	0.81	0.77	0.80	0.00	0.68	0.88	0.73	0.00	0.63	0.89	0.80	0.90

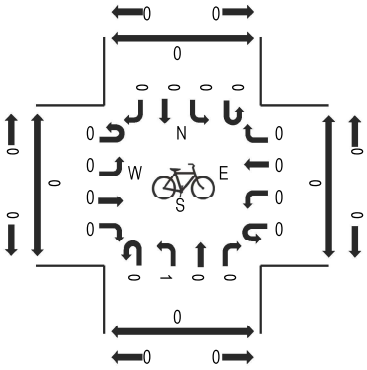
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 S 29TH ST & DELAWARE AVE AM
Date: Wednesday, February 25, 2026
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

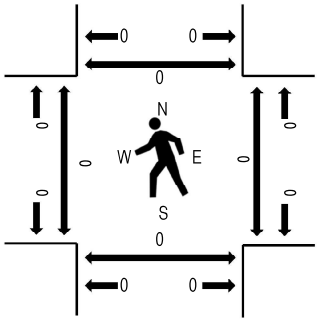
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DELAWARE AVE Eastbound				DELAWARE AVE Westbound				S 29TH ST Northbound				S 29TH ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	11	4	0	8	17	0	0	0	2	4	0	1	3	1	52	457	0	0	0	0
7:15 AM	0	1	30	0	0	7	56	1	0	3	4	4	0	0	3	1	110	493	0	0	0	0
7:30 AM	0	0	50	3	0	3	66	1	0	6	2	3	0	1	4	5	144	452	0	0	0	0
7:45 AM	0	0	65	5	0	7	50	1	0	4	8	3	0	1	4	3	151	370	0	0	0	0
8:00 AM	0	0	27	7	0	7	26	1	0	2	2	8	0	2	3	3	88	293	0	0	0	0
8:15 AM	0	0	17	3	0	10	19	2	0	3	3	4	0	4	2	2	69		0	0	0	0
8:30 AM	0	1	12	7	0	8	11	4	0	2	3	5	0	4	4	1	62		0	0	0	0
8:45 AM	0	1	24	4	0	14	14	3	0	3	1	3	0	3	4	0	74		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2
Lights	0	1	170	15	0	23	197	4	0	14	15	18	0	4	13	12	486
Mediums	0	0	1	0	0	1	1	0	0	1	1	0	0	0	0	0	5
Total	0	1	172	15	0	24	198	4	0	15	16	18	0	4	14	12	493

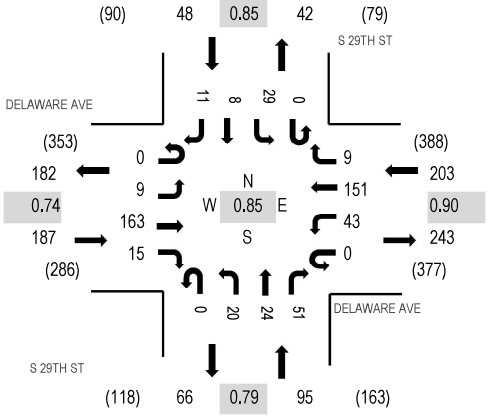
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.1%				0.9%				4.1%				3.3%			1.4%
Heavy Vehicle %	0.0%	0.0%	1.2%	0.0%	0.0%	4.2%	0.5%	0.0%	0.0%	6.7%	6.3%	0.0%	0.0%	0.0%	7.1%	0.0%	1.4%
Peak Hour Factor		0.67				0.81				0.82				0.85			0.82
Peak Hour Factor	0.00	0.50	0.66	0.79	0.00	0.70	0.75	0.63	0.00	0.63	0.50	0.63	0.00	0.81	0.88	0.65	0.82

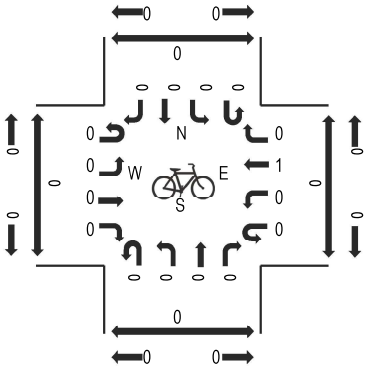
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 S 29TH ST & DELAWARE AVE PM
Date: Wednesday, February 25, 2026
Peak Hour: 02:45 PM - 03:45 PM
Peak 15-Minutes: 03:00 PM - 03:15 PM

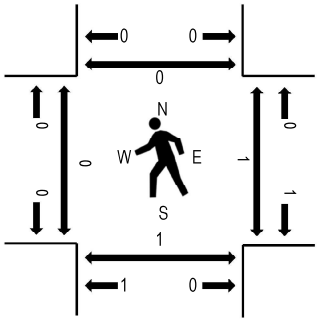
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DELAWARE AVE Eastbound				DELAWARE AVE Westbound				S 29TH ST Northbound				S 29TH ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
2:30 PM	0	1	20	2	0	13	34	2	0	2	5	5	0	5	3	3	95	508	2	0	1	1
2:45 PM	0	4	24	8	0	8	34	2	0	3	5	13	0	3	2	2	108	533	0	1	1	0
3:00 PM	0	1	58	4	0	16	36	5	0	6	7	11	0	9	2	2	157	524	0	0	0	0
3:15 PM	0	3	52	3	0	6	48	1	0	3	5	12	0	9	2	4	148	481	0	0	0	0
3:30 PM	0	1	29	0	0	13	33	1	0	8	7	15	0	8	2	3	120	419	0	0	0	0
3:45 PM	0	1	25	2	0	7	32	3	0	5	10	4	0	7	1	2	99		0	0	0	1
4:00 PM	0	2	23	2	0	10	42	2	0	6	8	9	0	7	0	3	114		2	0	0	0
4:15 PM	0	2	16	3	0	6	34	0	0	5	0	9	1	4	3	3	86		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Lights	0	9	162	14	0	41	148	8	0	20	24	48	0	29	8	11	522
Mediums	0	0	1	1	0	2	3	1	0	0	0	2	0	0	0	0	10
Total	0	9	163	15	0	43	151	9	0	20	24	51	0	29	8	11	533

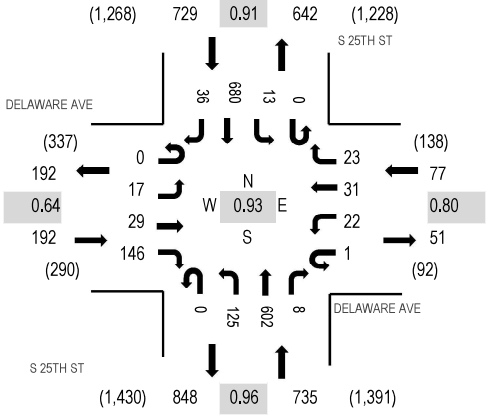
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.1%				3.0%				3.2%				0.0%			2.1%
Heavy Vehicle %	0.0%	0.0%	0.6%	6.7%	0.0%	4.7%	2.0%	11.1%	0.0%	0.0%	0.0%	5.9%	0.0%	0.0%	0.0%	0.0%	2.1%
Peak Hour Factor		0.74				0.90				0.79				0.85			0.85
Peak Hour Factor	0.00	0.56	0.71	0.53	0.00	0.67	0.81	0.50	0.00	0.75	0.75	0.85	0.25	0.92	0.75	0.75	0.85

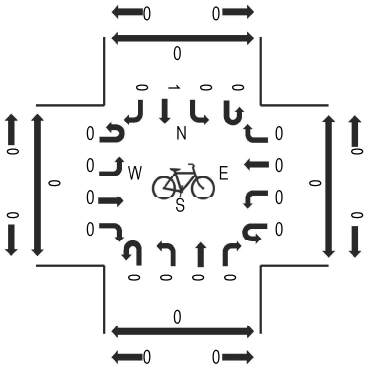
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 S 25TH ST & DELAWARE AVE AM
Date: Wednesday, February 25, 2026
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

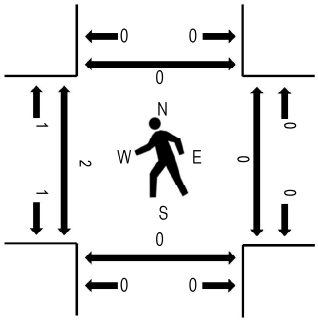
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DELAWARE AVE Eastbound				DELAWARE AVE Westbound				S 25TH ST Northbound				S 25TH ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	3	2	11	0	2	5	9	0	17	135	4	0	1	97	5	291	1,576	0	0	0	0
7:15 AM	0	3	3	24	0	3	8	6	0	45	147	1	0	2	109	11	362	1,731	0	0	0	0
7:30 AM	0	3	8	37	0	9	8	7	0	50	133	0	0	4	181	15	455	1,733	0	0	0	0
7:45 AM	0	5	13	57	0	3	7	4	0	34	155	3	0	3	170	14	468	1,630	1	0	0	0
8:00 AM	0	7	4	29	0	4	7	7	0	24	174	2	0	3	181	4	446	1,511	0	0	0	0
8:15 AM	0	2	4	23	1	6	9	5	0	17	140	3	0	3	148	3	364		1	0	0	0
8:30 AM	0	2	3	14	0	6	4	7	0	14	142	3	0	5	147	5	352		0	0	0	0
8:45 AM	0	5	10	18	0	1	5	5	0	23	122	3	0	4	150	3	349		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	1	0	0	0	0	0	0	2	0	0	1	2	0	6
Lights	0	17	28	145	1	22	31	23	0	123	581	8	0	12	661	36	1,688
Mediums	0	0	1	0	0	0	0	0	0	2	19	0	0	0	17	0	39
Total	0	17	29	146	1	22	31	23	0	125	602	8	0	13	680	36	1,733

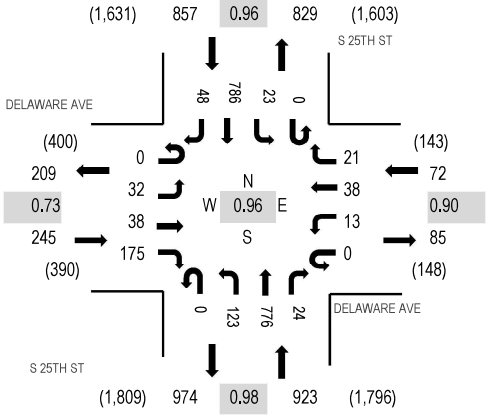
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.0%				0.0%				3.1%				2.7%			2.6%
Heavy Vehicle %	0.0%	0.0%	3.4%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	3.5%	0.0%	0.0%	7.7%	2.8%	0.0%	2.6%
Peak Hour Factor		0.64				0.80				0.96				0.91			0.93
Peak Hour Factor	0.00	0.64	0.56	0.64	0.25	0.61	0.86	0.72	0.00	0.77	0.88	0.92	0.00	0.75	0.94	0.75	0.93

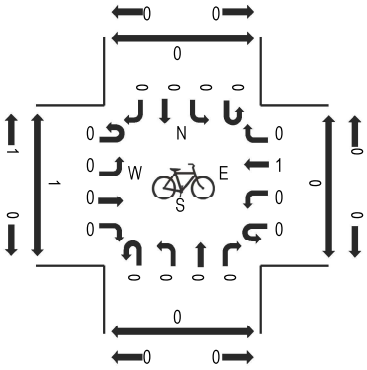
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 S 25TH ST & DELAWARE AVE PM
Date: Wednesday, February 25, 2026
Peak Hour: 03:00 PM - 04:00 PM
Peak 15-Minutes: 03:15 PM - 03:30 PM

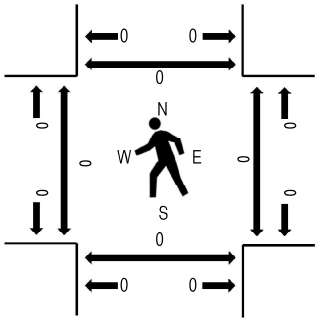
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	DELAWARE AVE Eastbound				DELAWARE AVE Westbound				S 25TH ST Northbound				S 25TH ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
2:30 PM	0	4	9	19	0	3	9	6	0	32	159	4	0	2	174	9	430	1,946	0	0	0	0
2:45 PM	0	4	8	30	0	2	8	4	0	32	180	5	0	5	175	5	458	2,036	0	0	0	0
3:00 PM	0	7	9	55	0	2	13	5	0	35	186	2	0	8	177	13	512	2,097	0	0	0	0
3:15 PM	0	16	15	53	0	2	5	5	0	40	193	2	0	5	198	12	546	2,065	0	0	0	0
3:30 PM	0	6	9	34	0	4	11	7	0	28	187	13	0	4	209	8	520	2,014	0	0	0	0
3:45 PM	0	3	5	33	0	5	9	4	0	20	210	7	0	6	202	15	519		0	0	0	0
4:00 PM	0	5	4	30	0	8	5	8	0	35	189	4	0	8	171	13	480		1	0	0	0
4:15 PM	0	4	7	21	0	3	10	5	0	25	206	2	0	5	199	8	495		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	1	0	0	1	0	0	0	1	0	0	0	3	0	6
Lights	0	32	37	173	0	13	36	21	0	120	761	24	0	22	763	48	2,050
Mediums	0	0	1	1	0	0	1	0	0	3	14	0	0	1	20	0	41
Total	0	32	38	175	0	13	38	21	0	123	776	24	0	23	786	48	2,097

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		1.2%				2.8%				2.0%				2.8%			2.2%
Heavy Vehicle %	0.0%	0.0%	2.6%	1.1%	0.0%	0.0%	5.3%	0.0%	0.0%	2.4%	1.9%	0.0%	0.0%	4.3%	2.9%	0.0%	2.2%
Peak Hour Factor		0.73				0.90				0.98				0.96			0.96
Peak Hour Factor	0.00	0.52	0.68	0.80	0.00	0.63	0.73	0.75	0.00	0.87	0.94	0.50	0.00	0.72	0.94	0.80	0.96

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
COMMERCE CENTER DR	END OF 4 LANES to GLADES CUT-OFF RD	732	6,300	2024	630	453	C	0.72	423	C	0.67
CORTEZ BLVD	35TH ST to 25TH ST	767	3,100	2025	750	215	C	0.29	230	C	0.31
CORTEZ BLVD	25TH ST to SUNRISE BLVD	648	3,025	2023	750	212	C	0.28	193	C	0.26
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	7,390	2023	1,710	535	C	0.31	506	C	0.30
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	19,924	2021	3,170	948	C	0.30	1,014	C	0.32
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	39,646	2024	3,170	2,339	C	0.74	2,238	C	0.71
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	37,715	2024	3,170	2,138	C	0.67	2,199	C	0.69
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	37,546	2024	3,170	2,102	C	0.66	2,018	C	0.64
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	45,694	2024	3,170	2,370	C	0.75	2,351	C	0.74
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	35,146	2024	3,170	1,928	C	0.61	1,863	C	0.59
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	18,627	2021	3,170	902	C	0.28	967	C	0.31
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	30,000	2025	3,170	1,910	C	0.60	1,702	C	0.54
CROSSTOWN PKWY	FLORESTA DR to US 1	66	36,000	2025	3,170	2,314	C	0.73	2,176	C	0.69
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,313	2022	790	121	C	0.15	128	C	0.16
CROSSTOWN PKWY	VILLAGE PKWY to COMMERCE CENTER DR	733	27,500	2024	2,100	1,550	C	0.74	1,498	C	0.71
DARWIN BLVD	BECKER RD to PAAR DR	235	8,972	2024	630	775	F	1.23	682	F	1.08
DARWIN BLVD	PAAR DR to TULIP BLVD	235	8,972	2024	920	775	C	0.84	682	C	0.74
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	10,941	2023	920	576	C	0.63	537	C	0.58
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,500	2025	920	614	C	0.67	529	C	0.58
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	5,602	2022	880	330	C	0.38	350	C	0.40
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,286	2021	880	281	C	0.32	285	C	0.32
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,566	2022	600	306	D	0.51	236	C	0.39
DELAWARE AVE	33RD ST to 25TH ST	500	1,942	2022	1,710	145	C	0.08	151	C	0.09
DELAWARE AVE	25TH ST to OKEECHOBEE RD	772	2,300	2025	1,220	135	C	0.11	125	C	0.10
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,644	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	7,780	2024	750	450	D	0.60	418	D	0.56
DELAWARE AVE	10TH ST to 7TH ST	664	7,780	2024	600	450	D	0.75	418	D	0.70
DELAWARE AVE	7TH ST to US 1	665	6,512	2023	750	421	D	0.56	380	D	0.51
DISCOVERY WAY	COMMUNITY BLVD to VILLAGE PKWY	778	6,500	2025	920	370	C	0.40	373	C	0.41
DISCOVERY WAY	RANGE LINE RD to COMMUNITY BLVD	778	6,500	2025	790	370	C	0.47	373	C	0.47
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	12,026	2024	830	746	C	0.90	766	C	0.92
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,000	2025	880	938	F	1.07	836	D	0.95

* **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

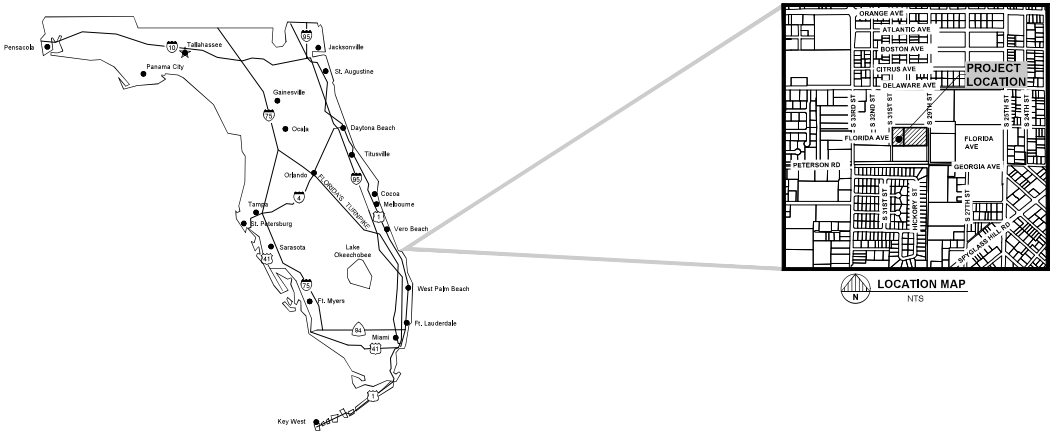
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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

SANDGATE HEALTH AND REHABILITATION

SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

Sheet List Table		
SHEET	DRAWING #	SHEET TITLE
1	11787_400_001	COVER SHEET
2	11787_400_002	SYMBOLS AND ABBREVIATIONS
3	11787_400_003	GENERAL NOTES
4	11787_400_004	EXISTING CONDITIONS & DEMOLITION PLAN
5	11787_400_005	SITE PLAN
6	11787_400_006	PAVING, GRADING AND DRAINAGE PLAN
7	11787_400_007	UTILITY PLAN
8	11787_400_008	TYPICAL CROSS SECTIONS
9	11787_400_009	PAVEMENT MARKING AND SIGNAGE
10	11787_400_010	DETAILS
11	11787_400_011	SURFACE WATER POLLUTION PREVENTIONPLAN (SWPPP)
BOUNDARY SURVEY		
1	1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	2	BOUNDARY AND TOPOGRAPHIC SURVEY



702 SOUTH 31TH ST REALTY LLC
1000 GATES AVE
BROOKLYN, NY 11221
PHONE: (772) 446-3322

- PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 / FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33859 No. 4151

Digitally signed by Hassan Kamal
Date: 2026.07.08 15:22:13 -04'00'

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

VERTICAL DATUM: NGVD

DATE:	07/06/26
DESIGN/DRAWN:	HAK/AF

PROJECT TITLE
SANDGATE HEALTH AND REHABILITATION

SHEET TITLE
COVER SHEET

PROJECT NO.
11787

DRAWING NO.
11787_400_001

SHEET
1 of 11

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

LANDSCAPE SYMBOL LEGEND

- CABBAGE PALM TREE
- PALM TREE
- PINE TREE
- OAK TREE
- TREE LINE
- SHRUB 1
- SHRUB 2

IRRIGATION SYMBOL LEGEND

- SPRINKLER
- RAINBIRD 1/4
- RAINBIRD 1/2
- RAINBIRD 3/4
- RAINBIRD FULL

LINE TYPES

- EXISTING BURIED ELECTRIC (BEL)
- EXISTING BURIED TELEPHONE (BTL)
- EXISTING CABLE TV (CATV)
- FENCE (TYPE, HEIGHT AS NOTED) (X)
- EXISTING FORCE MAIN (SIZE, TYPE AS NOTED) (FM)
- EXISTING FIBER OPTIC (FO)
- EXISTING GAS LINE (GAS)
- EXISTING IRRIGATION (SIZE, TYPE AS NOTED) (IRR)
- EXISTING OVERHEAD ELECTRIC (OHE)
- EXISTING OVERHEAD UTILITY (OHU)
- EXISTING REUSE MAIN (SIZE, TYPE AS NOTED) (RM)
- SILT FENCE (SF)
- EXISTING SANITARY SEWER (SIZE, TYPE AS NOTED) (SS)
- EXISTING WATER MAIN (SIZE, TYPE AS NOTED) (WM)
- CENTERLINE
- BASIN BOUNDARY
- COLUMN / WALL
- GUARD RAIL
- TREE LINE
- DRAINAGE PIPE (SIZE, TYPE AS NOTED)

SYMBOL LEGEND

- EXISTING SANITARY MANHOLE (S)
- EXISTING MANHOLE (TYPE NOTED)
- PROPOSED MANHOLE
- TYPE 2 INLET
- TYPE 3 INLET
- TYPE 4 INLET
- TYPE 5 INLET
- CATCH BASIN
- YARD DRAIN
- FLARED END SECTION
- MITERED END SECTION
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING BLOW-OFF
- PROPOSED BLOW-OFF ASSEMBLY WITH GATE VALVE
- EXISTING FIRE DEPT. CONNECTION
- PROPOSED FIRE DEPT. CONNECTION
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING REUSE SERVICE
- PROPOSED REUSE SERVICE
- SANITARY SERVICE
- STUB OUT
- EXISTING AIR RELEASE VALVE
- AIR RELEASE VALVE
- EXISTING CLEAN OUT
- CLEAN OUT
- CROSS TEE
- TEE
- BACK FLOW PREVENTION DEVICE
- REDUCER
- POST INDICATOR VALVE
- UTILITY RISER
- CONCRETE POWER POLE
- WOOD UTILITY POLE
- GUY WIRE
- GUY POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING SIGN
- PROPOSED SIGN
- DIRT PAD ELEVATION
- FINISHED FLOOR ELEVATION
- TYPE A LOT DRAINAGE
- TYPE B LOT DRAINAGE
- (12) LOT NUMBER
- FLOW ARROW

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
(C)	CALCULATED DIMENSION
(D)	DEED DIMENSION
(F)	FIELD MEASURED DIMENSION
(M)	METER(S)
(NR)	NOT RADIAL
(P)	PLAT DIMENSION
A/C	AIR CONDITIONER
AC	ACRES
ADS	ADVANCED DRAINAGE SYSTEMS (CPP)
AL	ARC LENGTH
ARV	AIR RELEASE VALVE
AVE	AVENUE
BLVD	BOULEVARD
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
C/L	CENTERLINE
C/O	CLEAN OUT
CA	CENTRAL ANGLE
CATV	CABLE TELEVISION
CB	CHORD BEARING
CBS	CONCRETE BLOCK STRUCTURE
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
CPP	CORRUGATED PLASTIC PIPE
DE	DRAINAGE EASEMENT
DEL	DELTA/CENTRAL ANGLE
DI	DITCH INLET/ CATCH BASIN
DIP	DUCTILE IRON PIPE
DS	DRAINAGE STRUCTURE
E	EAST
EG	EXISTING GROUND
ELEC	ELECTRIC
EL/ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
EX	EXISTING
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FPL	FLORIDA POWER AND LIGHT
FT	FEET
GLO	GENERAL LAND OFFICE
GR	GROUND
GV	GATE VALVE(S)
H/C	HANDICAP
HP	HIGH POINT
HWY	HIGHWAY
ID#	IDENTIFICATION NUMBER
INV	INVERT
IP	IRON PIPE
IPC	IRON PIPE AND CAP
IR	IRON ROD
IRC	IRON ROD AND CAP
JCT	JUNCTION
LF	LINEAR FEET
L	LEFT
LP	LOW POINT

ABBREVIATIONS

LS	LANDSCAPE
LWP	LIGHTER WOOD POST
MAX	MAXIMUM
MES	MITERED END SECTION
MH	MANHOLE
MHW	MEAN HIGH WATER
MI	MILE(S)
MIN	MINIMUM
N	NORTH
N&D	NAIL AND DISK
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM 1929
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
OHE	OVERHEAD ELECTRIC/ UTILITY
OR/ORB	OFFICIAL RECORDS BOOK
P/L	PROPERTY LINE
PAVT	PAVEMENT
PB	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PD&UE	PUBLIC DRAINAGE AND UTILITY EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
PGL	PROPOSED GRADE LINE
PK	PARKER-KALEN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PP	POWER/UTILITY POLE
PR	PRIVATE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS/RIGHT
R/W	RIGHT-OF-WAY
RAD	RADIAL
RB	RADIAL BEARING
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RGE	RANGE
RM	REUSE MAIN
RND	ROUND
RPB	ROAD PLAT BOOK
RR	RAILROAD
S	SOUTH
SEC	SECTION
SF	SQUARE FOOT
SMH	SEWER MANHOLE
SPK	SPIKE
SS	SANITARY SEWER
ST	STREET
STA	STATION
SVC	SERVICE
SW	SIDEWALK
TEL	TELEPHONE
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
UE	UTILITY EASEMENT
UG	UNDERGROUND
UTIL	UTILITY
W	WEST
WM	WATER MAIN

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

B.S.E. CONSULTANTS, INC.
CONSULTING • ENGINEERING • LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 724-0474 • FAX: (321) 724-1159
CERTIFICATE OF PROFESSIONAL ENGINEER'S BUSINESS AUTHORIZATION #606
CERTIFICATE OF LAND SURVEYOR'S BUSINESS AUTHORIZATION LB5946/05

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE:	07/06/26
DESIGN/DRAWN:	HAK/AF

PROJECT TITLE

SANDGATE HEALTH AND REHABILITATION

SHEET TITLE

SYMBOLS AND ABBREVIATIONS

PROJECT NO. 11787

DRAWING NO. 11787_400_002

SHEET 2 of 11

GENERAL

1. THE REQUIREMENTS OF FORT PIERCE UTILITIES AUTHORITY SHALL GOVERN ALL UTILITIES WORK IN THEIR RESPECTIVE AREAS. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF FORT PIERCE UTILITIES AUTHORITY SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
2. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS, ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS,SPECIFICATIONS AND SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PUBLIC ROADWAYS, EASEMENTS, CURBS, SIDEWALKS, DRAINAGE SYSTEM, OR UTILITIES AS A DIRECT RESULT OF CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR REPLACEMENT OF ALL SURVEY MONUMENTATION WITHIN THE PROJECT. ANY SUCH WORK MUST BE DONE BY A SURVEYOR LICENSED IN THE STATE OF FLORIDA.
5. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN RECORD DRAWINGS OF ALL CONSTRUCTION ACTIVITIES DOCUMENTING CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, DETAILED PHOTOGRAPHS AND MEASUREMENTS AT ALL UTILITY CROSSINGS OF SUFFICIENT CLARITY AND DETAIL TO CONFIRM CONSISTENCY WITH THE APPROVED. SUCH RECORD DATA SHALL BE SUBMITTED TO THE ENGINEER AND SHALL ACCOMPANY MONTHLY PAY APPLICATIONS. FAILURE TO SUBMIT SAID RECORD DATA WILL DELAY PROCESSING OF ANY PAY APPLICATION.
6. REGARDLESS OF PRIVATE OR PUBLIC DEDICATION, THERE WILL BE NO UTILITY CONNECTIONS, METER BOXES OR VALVE BOXES IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAY AREAS.

SEWER COLLECTION SYSTEM

1. GRAVITY SEWER PIPE (4"-12" IN SIZE) SHALL BE SDR-35 PVC, AWWA C900 PVC DR-18 PIPE, PRESSURE CLASS 150 OR APPROVED EQUAL.
2. UTILITY SERVICES RESERVES THE RIGHT TO MANDATE CERTAIN MATERIALS TO BE USED WHERE DEEMED NECESSARY. SPECIAL MATERIALS WILL BE SPECIFIED DURING THE REVIEW PROCESS WHEN POSSIBLE. THE UTILITY INTENDS TO ALLOW PVC, HDPE, OR DUCTILE IRON PIPE FOR CONSTRUCTION OF POTABLE WATER, RECLAIMED WATER, AND FORCE MAINS 4 INCHES IN DIAMETER TO 12 INCHES IN DIAMETER. PIPE LARGER THAN 12 INCHES IN DIAMETER SHALL BE DUCTILE IRON.
3. JOINTS FOR PVC SEWER SHALL BE COMPRESSION TYPE, SIMILAR TO THE JOHNS-MANVILLE, CERTAINTEED OR APPROVED EQUAL.
4. ALL PVC SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5.
5. ALL SEWER MAINS TO HAVE A MINIMUM COVER OF 3'-0" UNLESS OTHERWISE NOTED.
6. THE FOLLOWING BREVARD COUNTY UTILITY SERVICE CRITERIA 1.1.15 PIPE SEPARATION ARE TO BE USED WHEN WATER AND SANITARY SEWER GRAVITY MAINS DO NOT MEET THE VERTICAL OR HORIZONTAL SEPARATION REQUIREMENTS.

PIPE SEPARATION TABLE 1		UPPER PIPE (or at same elevation)				
		WATER	GRAVITY SEWER	FORCE MAIN	RECLAIMED WATER	STORM WATER
LOWER PIPE	WATER	H) 3 ft Note H	H) 10 ft Note A	H) 10 ft Note A	H) 3 ft Note D	H) 3 ft Note D
			V) 18 in Note G	V) 12 in Note D	V) 12 in Note D	V) 2 ft Note E
	GRAVITY SEWER	H) 10 ft Notes A,B	H) 3 ft Note H	H) 3 ft Note H	H) 6 ft Note F	H) 3 ft Note H
		V) 12 in Note C		V) 6 in Note J	V) 6 in Note J	V) 2 ft Note E
	FORCE MAIN	H) 10 ft Note A	H) 3 ft Note H	H) 3 ft Note H	H) 3 ft Note G	H) 3 ft Note H
		V) 12 in Note D	V) 6 in Note J		V) 6 in Note J	V) 2 ft Note E
	RECLAIMED WATER	H) 3 ft Note D	H) 3 ft Note G	H) 3 ft Note G	H) 3 ft Note H	H) 3 ft Note H
		V) 12 in Note D	V) 6 in Note G	V) 6 in Note G		V) 2 ft Note E
	STORM WATER	H) 3 ft Note D	H) 3 ft Note H	H) 3 ft Note H	H) 3 ft Note H	
		V) 12 in Note C	V) 6 in Note J	V) 6 in Note J	V) 6 in Note J	

Legend:

H – Denotes minimum horizontal clearance between pipes (outside to outside)
V – Denotes minimum vertical clearance between pipes (outside to outside)

Notes:

A. 6 foot minimum separation (62–555.314 FAC)
B. May be 3 feet if the water line is 6 inches above the gravity sewer (62–555.314 FAC)
C. 6 inch minimum separation (62–555.314 FAC)
D. 62–555.314 FAC
E. If less than 2 feet clearance is provided, support cradles are required (US–66)
F. May be 3 feet if the reclaim line is 12 inches above the gravity sewer.
G. Section 62–604.400 (2) (h), (i) FAC
H. Or best engineering judgment.
J. Minimum for repair purposes

7. UNLESS OTHERWISE NOTED, MANHOLE TOP ELEVATIONS SHALL BE:
   PAVED AREA – FLUSH WITH PAVEMENT
   UNPAVED AREA – THE TOP OR RIM ELEVATION OF ALL LIFT STATIONS, VALVE VAULTS, GRAVITY SEWER MANHOLES, AND AIR RELEASE VALVE STRUCTURES THAT ARE CONSTRUCTED WITHIN REAR OR SIDE LOT EASEMENTS SHALL BE AT LEAST EQUAL TO THE CENTERLINE ELEVATION OF THE NEAREST ROADWAY OR OTHERWISE DESIGNED SO STORM WATER RUNOFF WILL BE DIRECTED AWAY FROM THE STRUCTURES, PER BREVARD COUNTY UTILITY SERVICE CRITERIA 2.1.7 RIM ELEVATION.
8. AIR RELEASE VALVES SHALL BE INSTALLED AT ALL HIGH POINTS ALONG FORCE MAIN.
9. SERVICE CONNECTIONS SHALL BE 6" DIAMETER MINIMUM, LOCATE EACH SERVICE CONNECTION FROM THE CENTER OF THE DOWNSTREAM MANHOLE AND RECORD THEIR LOCATION.
10. INSTALL MAGNETIC MARKERS AT THE END OF EACH SERVICE LINE OR OPPOSITE WYES AND RECORD THEIR LOCATION.
11. THE SEWER COLLECTION SYSTEM SHALL NOT BE PLACED IN SERVICE UNTIL THE SYSTEM HAS BEEN VISUALLY INSPECTED AND FLUSHED OF SEDIMENT AND DEBRIS.
12. THE SEWER LINES SHALL BE TESTED BY ONE OF THE FOLLOWING METHODS – WATER INFILTRATION, WATER EXFILTRATION OR LOW PRESSURE AIR EXFILTRATION AS DIRECTED BY OWNER'S REPRESENTATIVE.
13. FORCE MAIN SEWER PIPE FITTINGS SHALL BE OF DUCTILE IRON. DUCTILE IRON FITTINGS SHALL BE FLANGED OR MECHANICAL JOINT WITH A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE "POLYBOND" OR EPOXY COATED, OR APPROVED EQUAL INSIDE. ALL FITTINGS SHALL BE PER SECTION 12.16 OF THE 2005 CODE.

WATER DISTRIBUTION SYSTEM

1. PVC PIPE SHALL MEET REQUIREMENTS OF AWWA C900-81. THE APPROPRIATE CLASS SHALL BE AS FOLLOWS:
   CLASS 150 DR18 - (4" - 12") CLASS 200 SDR21 - (LESS THAN 4")
2. DUCTILE IRON PIPE SHALL BE CEMENT - MORTAR LINED, CLASS 50 MECHANICAL OR PUSH-ON JOINT AND SHALL MEET ALL THE REQUIREMENTS OF THE FOLLOWING ANSI/AWWA C 104/A.21.4; ANSI/AWWA
   C 111/A 21.11 (FOR RUBBER GASKET JOINTS); ANSI/AWWA C 150/21.50 (FOR THICKNESS DESIGN)
   AND ANSI/AWWA C 151/A 21.51 (FOR D.I.P. MOLDS).
3. FITTINGS FOR P.V.C. PRESSURE PIPE AND D.I.P. SHALL BE OF DUCTILE IRON, MECHANICAL JOINT, CEMENT MORTAR LINED IN ACCORDANCE WITH ANSI 21.4 RATED AT 350 PSI AND SHALL COMPLY WITH ANSI/AWWA C110/A21.10 AND C111/A21.11.
4. INSTALLATIONS OF WATER LINES SHALL BE IN ACCORDANCE WITH ANSI/AWWA C900 (MANUAL M23) FOR P.V.C. PRESSURE PIPE, AND C 600 FOR DUCTILE IRON PIPE.
5. ALL WATER MAINS TO HAVE MINIMUM COVER OF 36".
6. WATER SUPPLY FACILITIES INCLUDING MAINS SHALL BE INSTALLED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE, IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS AND THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION RULES.
7. HYDROSTATIC TESTING (PRESSURE AND LEAKAGE TESTS) SHALL MEET THE REQUIREMENTS OF THE ANSI/AWWA C 600, OR M23.
8. DISINFECTIONS OF WATER MAINS SHALL COMPLY WITH ANSI/AWWA C 651.
9. DUCTILE IRON PIPE TO BE WRAPPED WITH POLYETHYLENE.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOD TO MATCH EXISTING SOD TYPE UNLESS NOTED OTHERWISE ON THE PLANS.
4. STREET OR HIGHWAY RESTORATION TO BE DONE AS PER LOCAL OR STATE AGENCY HAVING JURISDICTION.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS 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.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND DOCUMENT THE ACTUAL LOCATION AND EXTENT OF ALL EXISTING UTILITIES WHICH MAY AFFECT CONSTRUCTION. EXISTING UTILITIES SHOWN ARE BASED UPON THE BEST AVAILABLE INFORMATION SUPPLIED TO THE OWNER/ENGINEER AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY.
8. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
10. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
11. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
12. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL ENTITY.
13. ALL SLOPES STEEPER THAN 5:1 SHALL BE SODDED.
14. ALL MUCK OR OTHER SUCH UNSUITABLE MATERIAL ENCOUNTERED WITHIN ROAD RIGHT-OF-WAYS AND LOT AREAS SHALL BE FULLY EXCAVATED AND REPLACED WITH CLEAN, ON-SITE FILL MATERIAL COMPACTED TO 95% MAXIMUM DENSITY. ACTUAL EXTENT AND QUANTITY OF EXCAVATION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION BY APPROPRIATE FIELD MEASUREMENT. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE AS DIRECTED BY OWNER OR OWNER'S ENGINEER.
15. ALL STORM SEWER CULVERTS ARE TO BE WRAPPED WITH FILTER FABRIC
16. ALL STORMWATER PIPING WITHIN THE ROAD RIGHT-OF-WAY, REGARDLESS OF PUBLIC OR PRIVATE, OR THAT CONVEYS STORMWATER UNDER THE ROADWAY BETWEEN STORMWATER TREATMENT PONDS, SHALL BE INSPECTED PER THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTIONS 430.4.8, 430-4.8.1 AND 430-4.8.2. A COPY OF THE PIPE VIDEO SHALL BE PROVIDED TO THE COUNTY PRIOR TO THE SCHEDULING OF A FINAL INSPECTION FOR THE PROJECT.
17. WHERE NEW PAVEMENT IS CONSTRUCTED ADJACENT TO EXISTING PAVEMENT, THE ASPHALT SHALL BE SAW CUT AND REMOVED 12 INCHES FROM THE EDGE OF THE TRAVEL LANE TO OFFSET THE ASPHALT/BASE COURSE JOINT.

EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN FULL CONFORMANCE WITH ALL APPLICABLE SJRWMD PERMITS AND REGULATIONS.
2. ALL EROSION CONTROL DEVICES SHALL BE PER CURRENT FDOT / FDEP EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, LATEST EDITION.
3. AS A MINIMUM, ALL EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL VEGETATIVE COVER IS REESTABLISHED IN THE UPLAND CONTRIBUTING DRAINAGE AREA.
4. CONTRACTOR SHALL UTILIZE SYNTHETIC BALED HAY AND OR SILT BARRIERS AS APPROPRIATE AT ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS.
5. THROUGHOUT THE CONSTRUCTION OF THE SITE THE CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TRANSPORT OF SEDIMENTS INTO PRESERVED WETLANDS AND DOWNSTREAM RECEIVING WATERS.
6. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS OF FINAL GRADING, UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED

6.1 MINIMUM STANDARDS

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ONTO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. BREVARD COUNTY CODE CHAPTER 14 SECTION 20.17 SHOULD BE CONSULTED FOR PROTECTION OF STOCKPILES FROM WIND.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN, CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER, AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
14. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   (A) NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
   (B) EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
   (C) EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOTE ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
   (D) RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
15. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
17. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
18. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.

UTILITY COMPANIES

FLORIDA POWER & LIGHT COMPANY 7901 ELLIS ROAD MELBOURNE, FLORIDA 32904 (321) 726-4831	FORT PIERCE UTILITIES AUTHORITY 206 S 6TH STREET FOR PIERCE, FLORIDA 34950 (772) 446-1600	AT&T 712 FLORIDA AVENUE COCOA, FLORIDA 32922 (321) 690-2088

ALL SEWER AND RECLAIM WATER LINE CONSTRUCTION SHALL CONFORM TO THE CRITERIA FOR WATER AND SANITARY SEWERAGE SYSTEMS WITHIN BREVARD COUNTY, LATEST EDITION.

(1) Horizontal Separation Between Underground Water Mains and Sanitary and Storm Sewers, Wastewater or Stormwater Force Mains, Reclaimed Water Pipelines, and On-site Sewage Treatment and Disposal Systems.

(a) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed storm sewer, stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.

(b) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary sewer.

(c) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer.

(d) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least ten feet between the outside of the water main and all parts of any existing or proposed "on-site sewage treatment and disposal system" as defined in Section 381.0065(2), F.S., and Rule 64E-6.002, F.A.C.

(2) Vertical Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains and Reclaimed Water Pipelines.

(a) New or relocated, underground water mains crossing any existing or proposed gravity- or vacuum-type sanitary sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

(b) New or relocated, underground water mains crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12 inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

(c) At the utility crossings described in paragraphs (a) and (b), one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, 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.

DISCLAIMER - This information is provided for your convenience only. Please refer to F.A.C. rule 62-555.314 for additional construction requirements.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT PREFERRED 3 FT MINIMUM	WATER MAIN 12 INCHES IS PREFERRED 6 INCHES MINIMUM	ALTERNATE 6 FT MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT PREFERRED 6 FT MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT MINIMUM	–	–

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

DISCLAIMER - THIS INFORMATION IS PROVIDED FOR YOUR CONVENIENCE ONLY. PLEASE REFER TO F.A.C. RULE 62-555.314 FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.

B.S.E. an LJA company
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE: 07/06/26
DESIGN/DRAWN: HAK/AF

PROJECT TITLE
SANDGATE HEALTH AND REHABILITATION

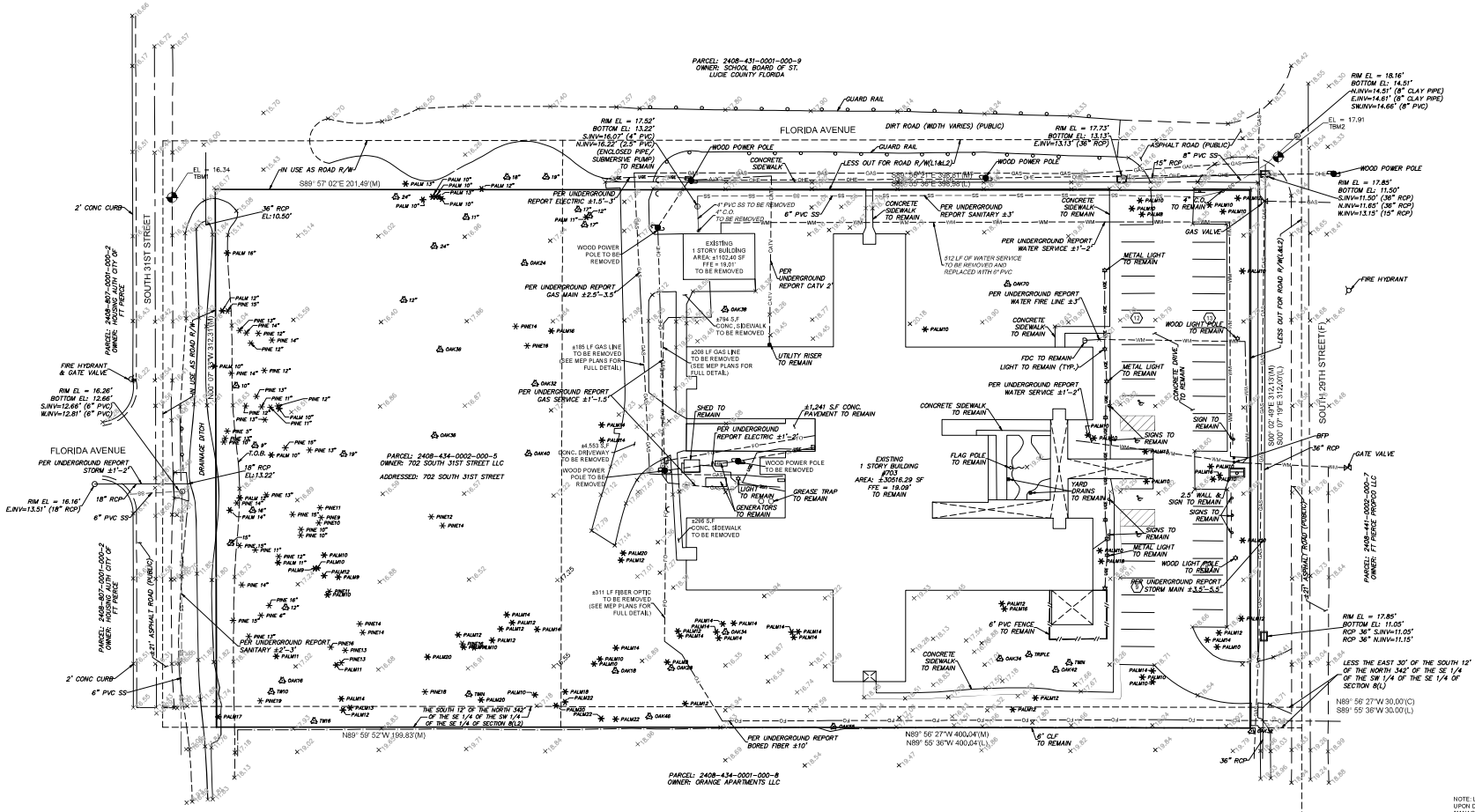
SHEET TITLE
GENERAL NOTES

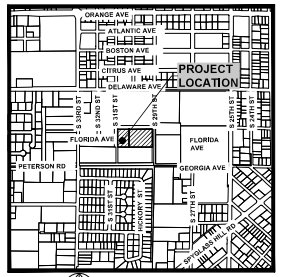
PROJECT NO. 11787

DRAWING NO. 11787_400_003

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

H:\Projects Folder\11787\Drawings\11787_400\11787_400_001-003.dwg July 8, 2026 8:25:35 AM af





LOCATION MAP
NTS

	PROJECT BENCHMARKS	
BENCHMARK #	NGVD 29 ELEVATION	DESCRIPTION
1	EL=16.34	COUNTY BENCHMARK 1 EL=16.34 (NAVD 14.96) N=1130371.15 E=885028.57
2	EL=17.91	COUNTY BENCHMARK 2 EL=17.91 (NAVD 16.53) N=1130394.77 E=885670.22

LEGEND

- WM — UNDERGROUND WATER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- SS — UNDERGROUND SANITARY LINE
- DR — UNDERGROUND DRAINAGE LINE
- FO — UNDERGROUND FIBER LINE
- CATV — UNDERGROUND CATV LINE
- GAS — UNDERGROUND GAS LINE

30 0 15 30
(IN FEET)
VERTICAL DATUM: NGVD

NOTE: LIMITS OF EXISTING 100 YEAR FLOODPLAIN AREAS ARE BASED UPON DATA OBTAINED FROM THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ST. LUCIE COUNTY	12111	0178	J

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

B.S.E. CONSULTANTS, INC.
CONSULTING • ENGINEERING • LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 724-2674 FAX: (321) 724-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4006
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB5004405

SCOTT M. GLAUBITZ, P.E.& P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE:	07/06/26
DESIGN/DRAWN:	HAK/AF

PROJECT TITLE

SANDGATE HEALTH AND REHABILITATION

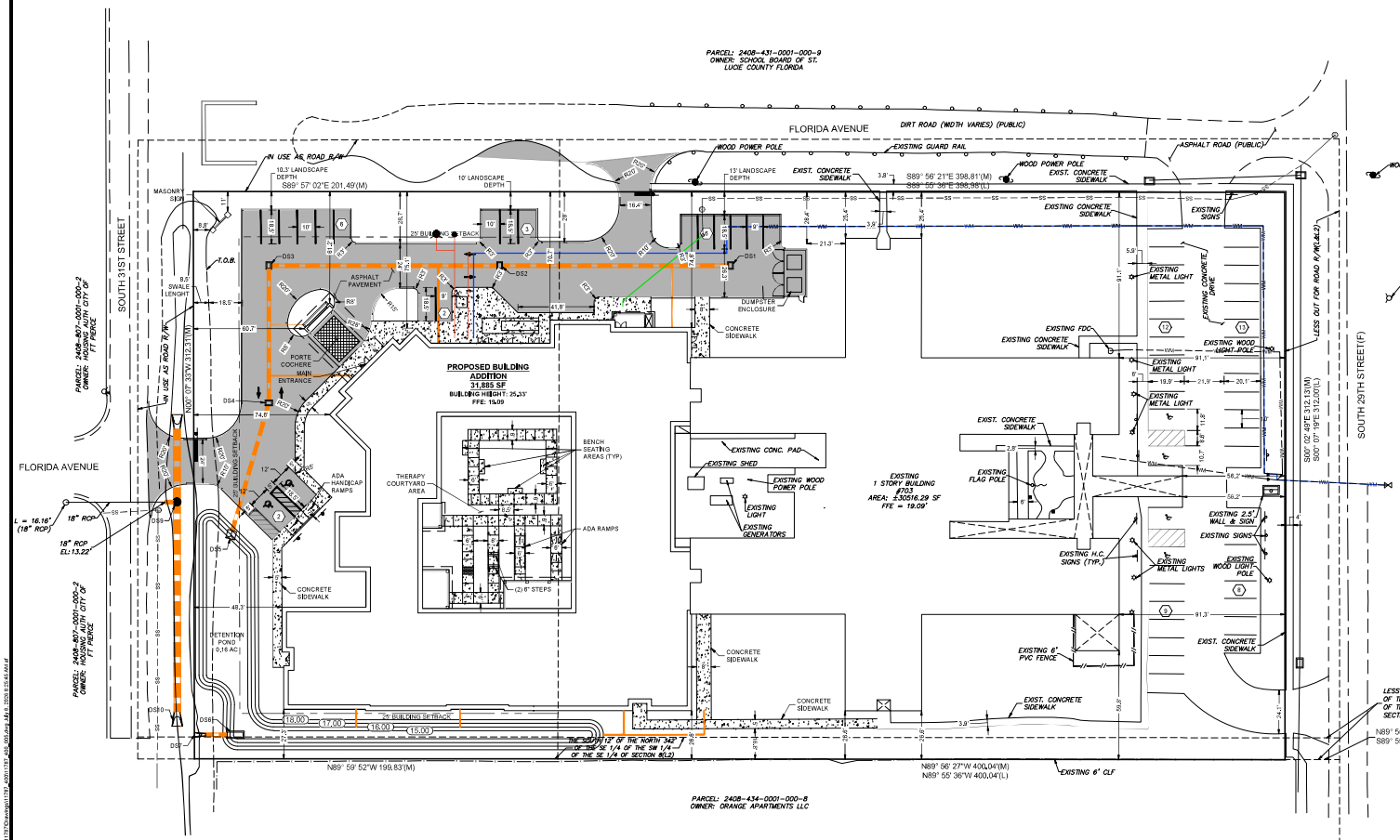
SHEET TITLE

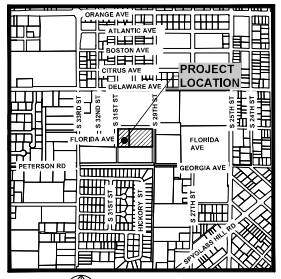
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 11787

DRAWING NO. 11787_400_004

SHEET 4 of 11





LOCATION MAP
NTS

PROJECT INFORMATION:

PARCEL ID #: 2408-434-0003-000-2
2408-434-0002-000-5

PROJECT NAME: SANDGATE HEALTH AND REHABILITATION

OWNERSHIP: 702 SOUTH 31TH ST REALTY LLC
1000 GATES AVE
BROOKLYN, NY 11221-6295

FUTURE LAND USE: INST
ZONING: R-4
LAND SIZE: 187,328 S.F. (4.30 ACRES)

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: FPUA
SOLID WASTE: AUTHORIZED AUTHORITY

BUILDING DATA

NURSING FACILITY
107 BED: 30,516 SQ.FT
36 BED: 31,885 SQ.FT

BUILDING SETBACKS

	REQUIRED	PROVIDED
SIDE (NORTH)	25 FT.	25.4 FT.
FRONT (EAST)	25 FT.	58.2 FT.
REAR (WEST)	25 FT.	48.3 FT.
SIDE (SOUTH)	25 FT.	28.8 FT.

PARKING CALCULATIONS

PARKING REQUIRED
NURSING FACILITY: 1 SPACE PER THREE BEDS.

(39 BED / 1) = 13 SPACES REQUIRED*
*INCLUDES A MINIMUM OF ONE (1) HANDICAP SPACE

PARKING PROVIDED
19 SPACES (INCLUDES 2 HANDICAP SPACES)
EXISTING SPACES = 42 (INCLUDES 4 HANDICAP SPACES)
TOTAL SPACES PROVIDED = 61 SPACES

SITE AREA DATA	**187,328 S.F.**	**4.30 AC**	**100.00%**
DISTURBED AREA:		**2.20 AC**	
IMPREVIOUS DATA	**111,437 S.F.**	**2.56 AC**	**59.53%**
EXISTING BUILDING	31,620 S.F.	0.73 AC	16.88%
PROPOSED BUILDING	31,885 S.F.	0.73 AC	17.02%
EXISTING LAUNDRY REMOVED	1,104 S.F.	0.03 AC	0.59%
EXISTING PAVEMENT	21,906 S.F.	0.50 AC	11.69%
PROPOSED PAVEMENT	17,937 S.F.	0.42 AC	9.77%
EXISTING PAVEMENT REMOVED	4,338 S.F.	0.10 AC	2.42%
EXISTING PAD/SIDEWALK	6,943 S.F.	0.16 AC	3.71%
PROPOSED SIDEWALK	7,885 S.F.	0.18 AC	4.21%
EXISTING PAD/SIDEWALK REMOVED	1,087 S.F.	0.03 AC	0.58%
PERVIOUS DATA	**75,891 S.F.**	**1.74 AC**	**40.47%**
OPEN SPACE	72,806 S.F.	1.67 AC	38.84%
PROPOSED DRY DETENTION	2,985 S.F.	0.07 AC	1.63%

LEGAL DESCRIPTION

S 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 L1321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT TO POB AND LY R/W S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT, TH N 00 DEG 04 MIN 22 SEC E 312 FT TO A CONCRETE MONU, TH N 89 DEG 55 MIN 36 SEC E 398.98 FT TO CONCRETE MONU ON W R/W OF S 29TH ST, TH S 00 DEG 07 MIN 19 SEC E ALG SD R/W 312 FT TO POB (2.86 AC)

AND

S 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 L1321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT ON W R/W OF S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT TO POB, TH S 89 DEG 55 MIN 36 SEC W 200.33 FT TO E R/W OF S 31ST ST, TH ALG SD R/W N LY 312 FT, TH ELY 201.56 FT, TH S 00 DEG 04 MIN 22 SEC W 312 FT TO POB (1.44 AC).

F.I.R.M PANEL:
12111C0178J
FEBRUARY 16, 2012

FLOOD ZONE: X

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT SECTION, SEE DETAIL SHEET 10
- PROPOSED CONCRETE SIDEWALK
- (2) PARKING SPACE COUNTER
- BUILDING SETBACK
- PROPERTY LINE

B.S.E. CONSULTANTS, INC.
CONSULTING • ENGINEERING • LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 724-2674 FAX: (321) 724-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION #4906
CERTIFICATE OF LAND SURVEYORS BUSINESS AUTHORIZATION LB#6905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

30 0 15 30
(IN FEET)
VERTICAL DATUM: NGVD

DATE:	7/8/26
DESIGN/DRAWN:	HAK/KB

PROJECT TITLE

SANDGATE HEALTH AND REHABILITATION

SHEET TITLE

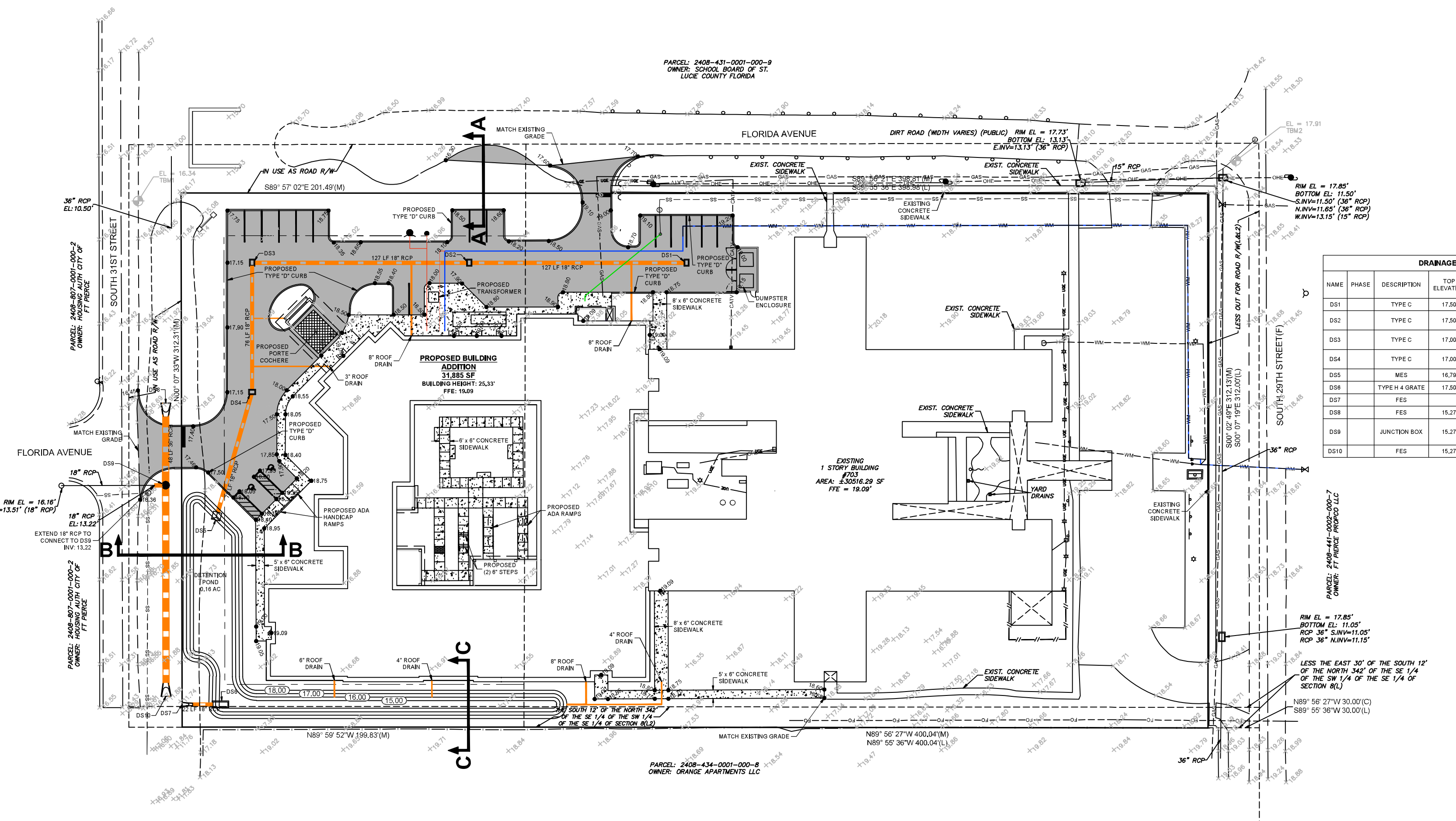
SITE PLAN

PROJECT NO. 11787

DRAWING NO. 11787_400_005

SHEET 5 of 11

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

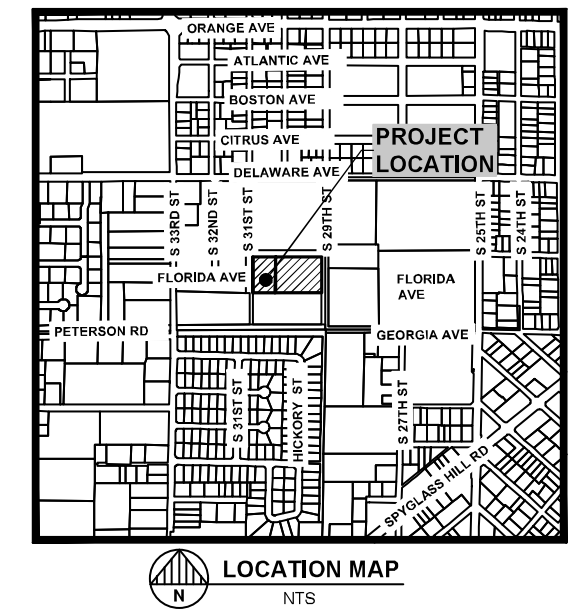


DRAINAGE STRUCTURE TABLE

NAME	PHASE	DESCRIPTION	TOP ELEVATION	INVERTS	SIZE	PIPE LENGTH (FEET)	TO	COMMENT
DS1		TYPE C	17.50	W =15.00	18" RCP	127	DS2	
DS2		TYPE C	17.50	E =15.00 W =15.00	18" RCP 18" RCP	127 127	DS1 DS3	
DS3		TYPE C	17.00	E =15.00 S =15.00	18" RCP 18" RCP	127 76	DS2 DS4	
DS4		TYPE C	17.00	N =15.00 S =15.00	18" RCP 18" RCP	76 78	DS3 DS5	
DS5		MES	16.79	N =15.00	18" RCP	78	DS4	
DS6		TYPE H 4 GRATE	17.50	W =15.00	18" RCP	22	DS7	
DS7		FES		E =15.00	18" RCP	22	DS6	
DS8		FES	15.27	S =11.85	36" RCP	48	DS9	
DS9		JUNCTION BOX	15.27	N =11.85 S =11.85 W =13.22	36" RCP 36" RCP 18" RCP	48 123 7	DS8 DS10	
DS10		FES	15.27	N =11.85	36" RCP	123	DS9	

PROJECT BENCHMARKS

BENCHMARK #	NGVD 29 ELEVATION	DESCRIPTION
1	EL=16.34	COUNTY BENCHMARK 1 EL=16.34 (NAVD 14.96) N=1130371.15' E=865028.57'
2	EL=17.91	COUNTY BENCHMARK 2 EL=17.91 (NAVD 16.53) N=1130394.77' E=865670.52'



LOCATION MAP
NTS

0 15 30
(IN FEET)
VERTICAL DATUM: NGVD

B.S.E. CONSULTANTS, INC.
an LJA company
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE: 7/8/26
DESIGN/DRAWN: HAK/KB

PROJECT TITLE
SANDGATE HEALTH AND REHABILITATION

SHEET TITLE
PAVING, GRADING AND DRAINAGE PLAN

PROJECT NO.
11787

DRAWING NO.
11787_400_006

SHEET
6 of 11

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

BUILDING FIRE FLOW CALCULATIONS

BUILDING: II-B PROTECTED-SPRINKLER

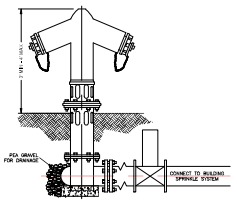
TOTAL = 31,885 SQ.FT

BASE FIRE FLOW (GPM) = 3,750 GPM

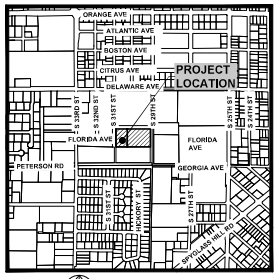
COMPLETE AUTOMATIC SPRINKLER (-75% BASE GPM)
75% X 3,750 = 2,812.5
REDUCED FLOW: 3,750 - 2,812.5 = 937.5 GPM

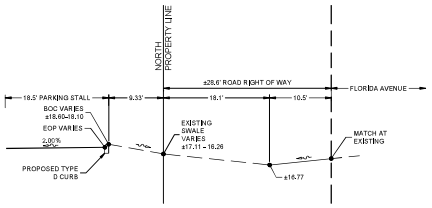
MINIMUM FIRE FLOW REQUIRED: 1,000 GPM

NUMBER OF REQUIRED HYDRANTS = 1

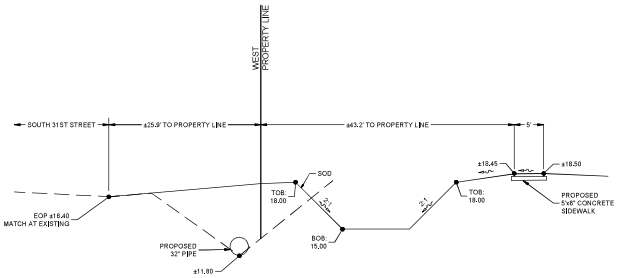


FIRE DEPARTMENT CONNECTOR
N.T.S.

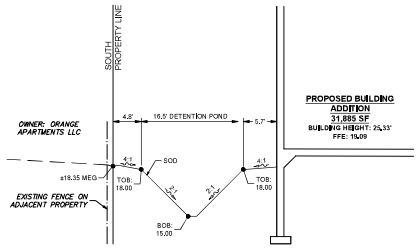

ORANGE AVE
ATLANTIC AVE
BOSTON AVE
CITRUS AVE
DELAWARE AVE
PROJECT LOCATION
FLORIDA AVE
PETERSON RD
GEORGIA AVE
SOUTH 31ST ST
SOUTH 29TH ST
SOUTH 27TH ST
SOUTH 25TH ST
SOUTH 23RD ST
SOUTH 21ST ST
SOUTH 19TH ST
SOUTH 17TH ST
SOUTH 15TH ST
SOUTH 13TH ST
SOUTH 11TH ST
SOUTH 9TH ST
SOUTH 7TH ST
SOUTH 5TH ST
SOUTH 3RD ST
SOUTH 1ST ST
SOUTH 35TH ST
SOUTH 37TH ST
SOUTH 39TH ST
SOUTH 41ST ST
SOUTH 43RD ST
SOUTH 45TH ST
SOUTH 47TH ST
SOUTH 49TH ST
SOUTH 51ST ST
SOUTH 53RD ST
SOUTH 55TH ST
SOUTH 57TH ST
SOUTH 59TH ST
SOUTH 61ST ST
SOUTH 63RD ST
SOUTH 65TH ST
SOUTH 67TH ST
SOUTH 69TH ST
SOUTH 71ST ST
SOUTH 73RD ST
SOUTH 75TH ST
SOUTH 77TH ST
SOUTH 79TH ST
SOUTH 81ST ST
SOUTH 83RD ST
SOUTH 85TH ST
SOUTH 87TH ST
SOUTH 89TH ST
SOUTH 91ST ST
SOUTH 93RD ST
SOUTH 95TH ST
SOUTH 97TH ST
SOUTH 99TH ST
SOUTH 101ST ST
SOUTH 103RD ST
SOUTH 105TH ST
SOUTH 107TH ST
SOUTH 109TH ST
SOUTH 111TH ST
SOUTH 113TH ST
SOUTH 115TH ST
SOUTH 117TH ST
SOUTH 119TH ST
SOUTH 121ST ST
SOUTH 123RD ST
SOUTH 125TH ST
SOUTH 127TH ST
SOUTH 129TH ST
SOUTH 131ST ST
SOUTH 133RD ST
SOUTH 135TH ST
SOUTH 137TH ST
SOUTH 139TH ST
SOUTH 141ST ST
SOUTH 143RD ST
SOUTH 145TH ST
SOUTH 147TH ST
SOUTH 149TH ST
SOUTH 151ST ST
SOUTH 153RD ST
SOUTH 155TH ST
SOUTH 157TH ST
SOUTH 159TH ST
SOUTH 161ST ST
SOUTH 163RD ST
SOUTH 165TH ST
SOUTH 167TH ST
SOUTH 169TH ST
SOUTH 171ST ST
SOUTH 173RD ST
SOUTH 175TH ST
SOUTH 177TH ST
SOUTH 179TH ST
SOUTH 181ST ST
SOUTH 183RD ST
SOUTH 185TH ST
SOUTH 187TH ST
SOUTH 189TH ST
SOUTH 191ST ST
SOUTH 193RD ST
SOUTH 195TH ST
SOUTH 197TH ST
SOUTH 199TH ST
SOUTH 201ST ST
SOUTH 203RD ST
SOUTH 205TH ST
SOUTH 207TH ST
SOUTH 209TH ST
SOUTH 211TH ST
SOUTH 213TH ST
SOUTH 215TH ST
SOUTH 217TH ST
SOUTH 219TH ST
SOUTH 221ST ST
SOUTH 223RD ST
SOUTH 225TH ST
SOUTH 227TH ST
SOUTH 229TH ST
SOUTH 231ST ST
SOUTH 233RD ST
SOUTH 235TH ST
SOUTH 237TH ST
SOUTH 239TH ST
SOUTH 241ST ST
SOUTH 243RD ST
SOUTH 245TH ST
SOUTH 247TH ST
SOUTH 249TH ST
SOUTH 251ST ST
SOUTH 253RD ST
SOUTH 255TH ST
SOUTH 257TH ST
SOUTH 259TH ST
SOUTH 261ST ST
SOUTH 263RD ST
SOUTH 265TH ST
SOUTH 267TH ST
SOUTH 269TH ST
SOUTH 271ST ST
SOUTH 273RD ST
SOUTH 275TH ST
SOUTH 277TH ST
SOUTH 279TH ST
SOUTH 281ST ST
SOUTH 283RD ST
SOUTH 285TH ST
SOUTH 287TH ST
SOUTH 289TH ST
SOUTH 291ST ST
SOUTH 293RD ST
SOUTH 295TH ST
SOUTH 297TH ST
SOUTH 299TH ST
SOUTH 301ST ST
SOUTH 303RD ST
SOUTH 305TH ST
SOUTH 307TH ST
SOUTH 309TH ST
SOUTH 311TH ST
SOUTH 313TH ST
SOUTH 315TH ST
SOUTH 317TH ST
SOUTH 319TH ST
SOUTH 321ST ST
SOUTH 323RD ST
SOUTH 325TH ST
SOUTH 327TH ST
SOUTH 329TH ST
SOUTH 331ST ST
SOUTH 333RD ST
SOUTH 335TH ST
SOUTH 337TH ST
SOUTH 339TH ST
SOUTH 341ST ST
SOUTH 343RD ST
SOUTH 345TH ST
SOUTH 347TH ST
SOUTH 349TH ST
SOUTH 351ST ST
SOUTH 353RD ST
SOUTH 355TH ST
SOUTH 357TH ST
SOUTH 359TH ST
SOUTH 361ST ST
SOUTH 363RD ST
SOUTH 365TH ST
SOUTH 367TH ST
SOUTH 369TH ST
SOUTH 371ST ST
SOUTH 373RD ST
SOUTH 375TH ST
SOUTH 377TH ST
SOUTH 379TH ST
SOUTH 381ST ST
SOUTH 383RD ST
SOUTH 385TH ST
SOUTH 387TH ST
SOUTH 389TH ST
SOUTH 391ST ST
SOUTH 393RD ST
SOUTH 395TH ST
SOUTH 397TH ST
SOUTH 399TH ST
SOUTH 401ST ST
SOUTH 403RD ST
SOUTH 405TH ST
SOUTH 407TH ST
SOUTH 409TH ST
SOUTH 411TH ST
SOUTH 413TH ST
SOUTH 415TH ST
SOUTH 417TH ST
SOUTH 419TH ST
SOUTH 421ST ST
SOUTH 423RD ST
SOUTH 425TH ST
SOUTH 427TH ST
SOUTH 429TH ST
SOUTH 431ST ST
SOUTH 433RD ST
SOUTH 435TH ST
SOUTH 437TH ST
SOUTH 439TH ST
SOUTH 441ST ST
SOUTH 443RD ST
SOUTH 445TH ST
SOUTH 447TH ST
SOUTH 449TH ST
SOUTH 451ST ST
SOUTH 453RD ST
SOUTH 455TH ST
SOUTH 457TH ST
SOUTH 459TH ST
SOUTH 461ST ST
SOUTH 463RD ST
SOUTH 465TH ST
SOUTH 467TH ST
SOUTH 469TH ST
SOUTH 471ST ST
SOUTH 473RD ST
SOUTH 475TH ST
SOUTH 477TH ST
SOUTH 479TH ST
SOUTH 481ST ST
SOUTH 483RD ST
SOUTH 485TH ST
SOUTH 487TH ST
SOUTH 489TH ST
SOUTH 491ST ST
SOUTH 493RD ST
SOUTH 495TH ST
SOUTH 497TH ST
SOUTH 499TH ST
SOUTH 501ST ST
SOUTH 503RD ST
SOUTH 505TH ST
SOUTH 507TH ST
SOUTH 509TH ST
SOUTH 511TH ST
SOUTH 513TH ST
SOUTH 515TH ST
SOUTH 517TH ST
SOUTH 519TH ST
SOUTH 521ST ST
SOUTH 523RD ST
SOUTH 525TH ST
SOUTH 527TH ST
SOUTH 529TH ST
SOUTH 531ST ST
SOUTH 533RD ST
SOUTH 535TH ST
SOUTH 537TH ST
SOUTH 539TH ST
SOUTH 541ST ST
SOUTH 543RD ST
SOUTH 545TH ST
SOUTH 547TH ST
SOUTH 549TH ST
SOUTH 551ST ST
SOUTH 553RD ST
SOUTH 555TH ST
SOUTH 557TH ST
SOUTH 559TH ST
SOUTH 561ST ST
SOUTH 563RD ST
SOUTH 565TH ST
SOUTH 567TH ST
SOUTH 569TH ST
SOUTH 571ST ST
SOUTH 573RD ST
SOUTH 575TH ST
SOUTH 577TH ST
SOUTH 579TH ST
SOUTH 581ST ST
SOUTH 583RD ST
SOUTH 585TH ST
SOUTH 587TH ST
SOUTH 589TH ST
SOUTH 591ST ST
SOUTH 593RD ST
SOUTH 595TH ST
SOUTH 597TH ST
SOUTH 599TH ST
SOUTH 601ST ST
SOUTH 603RD ST
SOUTH 605TH ST
SOUTH 607TH ST
SOUTH 609TH ST
SOUTH 611TH ST
SOUTH 613TH ST
SOUTH 615TH ST
SOUTH 617TH ST
SOUTH 619TH ST
SOUTH 621ST ST
SOUTH 623RD ST
SOUTH 625TH ST
SOUTH 627TH ST
SOUTH 629TH ST
SOUTH 631ST ST
SOUTH 633RD ST
SOUTH 635TH ST
SOUTH 637TH ST
SOUTH 639TH ST
SOUTH 641ST ST
SOUTH 643RD ST
SOUTH 645TH ST
SOUTH 647TH ST
SOUTH 649TH ST
SOUTH 651ST ST
SOUTH 653RD ST
SOUTH 655TH ST
SOUTH 657TH ST
SOUTH 659TH ST
SOUTH 661ST ST
SOUTH 663RD ST
SOUTH 665TH ST
SOUTH 667TH ST
SOUTH 669TH ST
SOUTH 671ST ST
SOUTH 673RD ST
SOUTH 675TH ST
SOUTH 677TH ST
SOUTH 679TH ST
SOUTH 681ST ST
SOUTH 683RD ST
SOUTH 685TH ST
SOUTH 687TH ST
SOUTH 689TH ST
SOUTH 691ST ST
SOUTH 693RD ST
SOUTH 695TH ST
SOUTH 697TH ST
SOUTH 699TH ST
SOUTH 701ST ST
SOUTH 703RD ST
SOUTH 705TH ST
SOUTH 707TH ST
SOUTH 709TH ST
SOUTH 711TH ST
SOUTH 713TH ST
SOUTH 715TH ST
SOUTH 717TH ST
SOUTH 719TH ST
SOUTH 721ST ST
SOUTH 723RD ST
SOUTH 725TH ST
SOUTH 727TH ST
SOUTH 729TH ST
SOUTH 731ST ST
SOUTH 733RD ST
SOUTH 735TH ST
SOUTH 737TH ST
SOUTH 739TH ST
SOUTH 741ST ST
SOUTH 743RD ST
SOUTH 745TH ST
SOUTH 747TH ST
SOUTH 749TH ST
SOUTH 751ST ST
SOUTH 753RD ST
SOUTH 755TH ST
SOUTH 757TH ST
SOUTH 759TH ST
SOUTH 761ST ST
SOUTH 763RD ST
SOUTH 765TH ST
SOUTH 767TH ST
SOUTH 769TH ST
SOUTH 771ST ST
SOUTH 773RD ST
SOUTH 775TH ST
SOUTH 777TH ST
SOUTH 779TH ST
SOUTH 781ST ST
SOUTH 783RD ST
SOUTH 785TH ST
SOUTH 787TH ST
SOUTH 789TH ST
SOUTH 791ST ST
SOUTH 793RD ST
SOUTH 795TH ST
SOUTH 797TH ST
SOUTH 799TH ST
SOUTH 801ST ST
SOUTH 803RD ST
SOUTH 805TH ST
SOUTH 807TH ST
SOUTH 809TH ST
SOUTH 811TH ST
SOUTH 813TH ST
SOUTH 815TH ST
SOUTH 817TH ST
SOUTH 819TH ST
SOUTH 821ST ST
SOUTH 823RD ST
SOUTH 825TH ST
SOUTH 827TH ST
SOUTH 829TH ST
SOUTH 831ST ST
SOUTH 833RD ST
SOUTH 835TH ST
SOUTH 837TH ST
SOUTH 839TH ST
SOUTH 841ST ST
SOUTH 843RD ST
SOUTH 845TH ST
SOUTH 847TH ST
SOUTH 849TH ST
SOUTH 851ST ST
SOUTH 853RD ST
SOUTH 855TH ST
SOUTH 857TH ST
SOUTH 859TH ST
SOUTH 861ST ST
SOUTH 863RD ST
SOUTH 865TH ST
SOUTH 867TH ST
SOUTH 869TH ST
SOUTH 871ST ST
SOUTH 873RD ST
SOUTH 875TH ST
SOUTH 877TH ST
SOUTH 879TH ST
SOUTH 881ST ST
SOUTH 883RD ST
SOUTH 885TH ST
SOUTH 887TH ST
SOUTH 889TH ST
SOUTH 891ST ST
SOUTH 893RD ST
SOUTH 895TH ST
SOUTH 897TH ST
SOUTH 899TH ST
SOUTH 901ST ST
SOUTH 903RD ST
SOUTH 905TH ST
SOUTH 907TH ST
SOUTH 909TH ST
SOUTH 911TH ST
SOUTH 913TH ST
SOUTH 915TH ST
SOUTH 917TH ST
SOUTH 919TH ST
SOUTH 921ST ST
SOUTH 923RD ST
SOUTH 925TH ST
SOUTH 927TH ST
SOUTH 929TH ST
SOUTH 931ST ST
SOUTH 933RD ST
SOUTH 935TH ST
SOUTH 937TH ST
SOUTH 939TH ST
SOUTH 941ST ST
SOUTH 943RD ST
SOUTH 945TH ST
SOUTH 947TH ST
SOUTH 949TH ST
SOUTH 951ST ST
SOUTH 953RD ST
SOUTH 955TH ST
SOUTH 957TH ST
SOUTH 959TH ST
SOUTH 961ST ST
SOUTH 963RD ST
SOUTH 965TH ST
SOUTH 967TH ST
SOUTH 969TH ST
SOUTH 971ST ST
SOUTH 973RD ST
SOUTH 975TH ST
SOUTH 977TH ST
SOUTH 979TH ST
SOUTH 981ST ST
SOUTH 983RD ST
SOUTH 985TH ST
SOUTH 987TH ST
SOUTH 989TH ST
SOUTH 991ST ST
SOUTH 993RD ST
SOUTH 995TH ST
SOUTH 997TH ST
SOUTH 999TH ST
SOUTH 1001ST ST
SOUTH 1003RD ST
SOUTH 1005TH ST
SOUTH 1007TH ST
SOUTH 1009TH ST
SOUTH 1011TH ST
SOUTH 1013TH ST
SOUTH 1015TH ST
SOUTH 1017TH ST
SOUTH 1019TH ST
SOUTH 1021ST ST
SOUTH 1023RD ST
SOUTH 1025TH ST
SOUTH 1027TH ST
SOUTH 1029TH ST
SOUTH 1031ST ST
SOUTH 1033RD ST
SOUTH 1035TH ST
SOUTH 1037TH ST
SOUTH 1039TH ST
SOUTH 1041ST ST
SOUTH 1043RD ST
SOUTH 1045TH ST
SOUTH 1047TH ST
SOUTH 1049TH ST
SOUTH 1051ST ST
SOUTH 1053RD ST
SOUTH 1055TH ST
SOUTH 1057TH ST
SOUTH 1059TH ST
SOUTH 1061ST ST
SOUTH 1063RD ST
SOUTH 1065TH ST
SOUTH 1067TH ST
SOUTH 1069TH ST
SOUTH 1071ST ST
SOUTH 1073RD ST
SOUTH 1075TH ST
SOUTH 1077TH ST
SOUTH 1079TH ST
SOUTH 1081ST ST
SOUTH 1083RD ST
SOUTH 1085TH ST
SOUTH 1087TH ST
SOUTH 1089TH ST
SOUTH 1091ST ST
SOUTH 1093RD ST
SOUTH 1095TH ST
SOUTH 1097TH ST
SOUTH 1099TH ST
SOUTH 1101ST ST
SOUTH 1103RD ST
SOUTH 1105TH ST
SOUTH 1107TH ST
SOUTH 1109TH ST
SOUTH 1111TH ST
SOUTH 1113TH ST
SOUTH 1115TH ST
SOUTH 1117TH ST
SOUTH 1119TH ST
SOUTH 1121ST ST
SOUTH 1123RD ST
SOUTH 1125TH ST
SOUTH 1127TH ST
SOUTH 1129TH ST
SOUTH 1131ST ST
SOUTH 1133RD ST
SOUTH 1135TH ST
SOUTH 1137TH ST
SOUTH 1139TH ST
SOUTH 1141ST ST
SOUTH 1143RD ST
SOUTH 1145TH ST
SOUTH 1147TH ST
SOUTH 1149TH ST
SOUTH 1151ST ST
SOUTH 1153RD ST
SOUTH 1155TH ST
SOUTH 1157TH ST
SOUTH 1159TH ST
SOUTH 1161ST ST
SOUTH 1163RD ST
SOUTH 1165TH ST
SOUTH 1167TH ST
SOUTH 1169TH ST
SOUTH 1171ST ST
SOUTH 1173RD ST
SOUTH 1175TH ST
SOUTH 1177TH ST
SOUTH 1179TH ST
SOUTH 1181ST ST
SOUTH 1183RD ST
SOUTH 1185TH ST
SOUTH 1187TH ST
SOUTH 1189TH ST
SOUTH 1191ST ST
SOUTH 1193RD ST
SOUTH 1195TH ST
SOUTH 1197TH ST
SOUTH 1199TH ST
SOUTH 1201ST ST
SOUTH 1203RD ST
SOUTH 1205TH ST
SOUTH 1207TH ST
SOUTH 1209TH ST
SOUTH 1211TH ST
SOUTH 1213TH ST
SOUTH 1215TH ST
SOUTH 1217TH ST
SOUTH 1219TH ST
SOUTH 1221ST ST
SOUTH 1223RD ST
SOUTH 1225TH ST
SOUTH 1227TH ST
SOUTH 1229TH ST
SOUTH 1231ST ST
SOUTH 1233RD ST
SOUTH 1235TH ST
SOUTH 1237TH ST
SOUTH 1239TH ST
SOUTH 1241ST ST
SOUTH 1243RD ST
SOUTH 1245TH ST
SOUTH 1247TH ST
SOUTH 1249TH ST
SOUTH 1251ST ST
SOUTH 1253RD ST
SOUTH 1255TH ST
SOUTH 1257TH ST
SOUTH 1259TH ST
SOUTH 1261ST ST
SOUTH 1263RD ST
SOUTH 1265TH ST
SOUTH 1267TH ST
SOUTH 1269TH ST
SOUTH 1271ST ST
SOUTH 1273RD ST
SOUTH 1275TH ST
SOUTH 1277TH ST
SOUTH 1279TH ST
SOUTH 1281ST ST
SOUTH 1283RD ST
SOUTH 1285TH ST
SOUTH 1287TH ST
SOUTH 1289TH ST
SOUTH 1291ST ST
SOUTH 1293RD ST
SOUTH 1295TH ST
SOUTH 1297TH ST
SOUTH 1299TH ST
SOUTH 1301ST ST
SOUTH 1303RD ST
SOUTH 1305TH ST
SOUTH 1307TH ST
SOUTH 1309TH ST
SOUTH 1311TH ST
SOUTH 1313TH ST
SOUTH 1315TH ST
SOUTH 1317TH ST
SOUTH 1319TH ST
SOUTH 1321ST ST
SOUTH 1323RD ST
SOUTH 1325TH ST
SOUTH 1327TH ST
SOUTH 1329TH ST
SOUTH 1331ST ST
SOUTH 1333RD ST
SOUTH 1335TH ST
SOUTH 1337TH ST
SOUTH 1339TH ST
SOUTH 1341ST ST
SOUTH 1343RD ST
SOUTH 1345TH ST
SOUTH 1347TH ST
SOUTH 1349TH ST
SOUTH 1351ST ST
SOUTH 1353RD ST
SOUTH 1355TH ST
SOUTH 1357TH ST
SOUTH 1359TH ST
SOUTH 1361ST ST
SOUTH 1363RD ST
SOUTH 1365TH ST
SOUTH 1367TH ST
SOUTH 1369TH ST
SOUTH 1371ST ST
SOUTH 1373RD ST
SOUTH 1375TH ST
SOUTH 1377TH ST
SOUTH 1379TH ST
SOUTH 1381ST ST
SOUTH 1383RD ST
SOUTH 1385TH ST
SOUTH 1387TH ST
SOUTH 1389TH ST
SOUTH 1391ST ST
SOUTH 1393RD ST
SOUTH 1395TH ST
SOUTH 1397TH ST
SOUTH 1399TH ST
SOUTH 1401ST ST
SOUTH 1403RD ST
SOUTH 1405TH ST
SOUTH 1407TH ST
SOUTH 1409TH ST
SOUTH 1411TH ST
SOUTH 1413TH ST
SOUTH 1415TH ST
SOUTH 1417TH ST
SOUTH 1419TH ST
SOUTH 1421ST ST
SOUTH 1423RD ST
SOUTH 1425TH ST
SOUTH 1427TH ST
SOUTH 1429TH ST
SOUTH 1431ST ST
SOUTH 1433RD ST
SOUTH 1435TH ST
SOUTH 1437TH ST
SOUTH 1439TH ST
SOUTH 1441ST ST
SOUTH 1443RD ST
SOUTH 1445TH ST
SOUTH 1447TH ST
SOUTH 1449TH ST
SOUTH 1451ST ST
SOUTH 1453RD ST
SOUTH 1455TH ST
SOUTH 1457TH ST
SOUTH 1459TH ST
SOUTH 1461ST ST
SOUTH 1463RD ST
SOUTH 1465TH ST
SOUTH 1467TH ST
SOUTH 1469TH ST
SOUTH 1471ST ST
SOUTH 1473RD ST
SOUTH 1475TH ST
SOUTH 1477TH ST
SOUTH 1479TH ST
SOUTH 1481ST ST
SOUTH 1483RD ST
SOUTH 1485TH ST
SOUTH 1487TH ST
SOUTH 1489TH ST
SOUTH 1491ST ST
SOUTH 1493RD ST
SOUTH 1495TH ST
SOUTH 1497TH ST
SOUTH 1499TH ST
SOUTH 1501ST ST
SOUTH 1503RD ST
SOUTH 1505TH ST
SOUTH 1507TH ST
SOUTH 1509TH ST
SOUTH 1511TH ST
SOUTH 1513TH ST
SOUTH 1515TH ST
SOUTH 1517TH ST
SOUTH 1519TH ST
SOUTH 1521ST ST
SOUTH 1523RD ST
SOUTH 1525TH ST
SOUTH 1527TH ST
SOUTH 1529TH ST
SOUTH 1531ST ST
SOUTH 1533RD ST
SOUTH 1535TH ST
SOUTH 1537TH ST
SOUTH 1539TH ST
SOUTH 1541ST ST
SOUTH 1543RD ST
SOUTH 1545TH ST
SOUTH 1547TH ST
SOUTH 1549TH ST
SOUTH 1551ST ST
SOUTH 1553RD ST
SOUTH 1555TH ST
SOUTH 1557TH ST
SOUTH 1559TH ST
SOUTH 1561ST ST
SOUTH 1563RD ST
SOUTH 1565TH ST
SOUTH 1567TH ST
SOUTH 1569TH ST
SOUTH 1571ST ST
SOUTH 1573RD ST
SOUTH 1575TH ST
SOUTH 1577TH ST
SOUTH 1579TH ST
SOUTH 1581ST ST
SOUTH 1583RD ST
SOUTH 1585TH ST
SOUTH 1587TH ST
SOUTH 1589TH ST
SOUTH 1591ST ST
SOUTH 1593RD ST
SOUTH 1595TH ST
SOUTH 1597TH ST
SOUTH 1599TH ST
SOUTH 1601ST ST
SOUTH 1603RD ST
SOUTH 1605TH ST
SOUTH 1607TH ST
SOUTH 1609TH ST
SOUTH 1611TH ST
SOUTH 1613TH ST
SOUTH 1615TH ST
SOUTH 1617TH ST
SOUTH 1619TH ST
SOUTH 1621ST ST
SOUTH 1623RD ST
SOUTH 1625TH ST
SOUTH 1627TH ST
SOUTH 1629TH ST
SOUTH 1631ST ST
SOUTH 1633RD ST
SOUTH 1635TH ST
SOUTH 1637TH ST
SOUTH 1639TH ST
SOUTH 1641ST ST
SOUTH 1643RD ST
SOUTH 1645TH ST
SOUTH 1647TH ST
SOUTH 1649TH ST
SOUTH 1651ST ST
SOUTH 1653RD ST
SOUTH 1655TH ST
SOUTH 1657TH ST
SOUTH 1659TH ST
SOUTH 1661ST ST
SOUTH 1663RD ST
SOUTH 1665TH ST
SOUTH 1667TH ST
SOUTH 1669TH ST
SOUTH 1671ST ST
SOUTH 1673RD ST
SOUTH 1675TH ST
SOUTH 1677TH ST
SOUTH 1679TH ST
SOUTH 1681ST ST
SOUTH 1683RD ST
SOUTH 1685TH ST
SOUTH 1687TH ST
SOUTH 1689TH ST
SOUTH 1691ST ST
SOUTH 1693RD ST
SOUTH 1695TH ST
SOUTH 1697TH ST
SOUTH 1699TH ST
SOUTH 1701ST ST
SOUTH 1703RD ST
SOUTH 1705TH ST
SOUTH 1707TH ST
SOUTH 1709TH ST
SOUTH 1711TH ST
SOUTH 1713TH ST
SOUTH 1715TH ST
SOUTH 1717TH ST
SOUTH 1719TH ST
SOUTH 1721ST ST
SOUTH 1723RD ST
SOUTH 1725TH ST
SOUTH 1727TH ST
SOUTH 1729TH ST
SOUTH 1731ST ST
SOUTH 1733RD ST
SOUTH 1735TH ST
SOUTH 1737TH ST
SOUTH 1739TH ST
SOUTH 1741ST ST
SOUTH 1743RD ST
SOUTH 1745TH ST
SOUTH 1747TH ST
SOUTH 1749TH ST
SOUTH 1751ST ST
SOUTH 1753RD ST
SOUTH 1755TH ST
SOUTH 1757TH ST
SOUTH 1759TH ST
SOUTH 1761ST ST
SOUTH 1763RD ST
SOUTH 1765TH ST
SOUTH 1767TH ST
SOUTH 1769TH ST
SOUTH 1771ST ST
SOUTH 1773RD ST
SOUTH 1775TH ST
SOUTH 1777TH ST
SOUTH 1779TH ST
SOUTH 1781ST ST
SOUTH 1783RD ST
SOUTH 1785TH ST
SOUTH 1787TH ST
SOUTH 1789TH ST
SOUTH 1791ST ST
SOUTH 1793RD ST
SOUTH 1795TH ST
SOUTH 1797TH ST
SOUTH 1799TH ST
SOUTH 1801ST ST
SOUTH 1803RD ST
SOUTH 1805TH ST
SOUTH 1807TH ST
SOUTH 1809TH ST
SOUTH 1811TH ST
SOUTH 1813TH ST
SOUTH 1815TH ST
SOUTH 1817TH ST
SOUTH 1819TH ST
SOUTH 1821ST ST
SOUTH 1823RD ST
SOUTH 1825TH ST
SOUTH 1827TH ST
SOUTH 1829TH ST
SOUTH 1831ST ST
SOUTH 1833RD ST
SOUTH 1835TH ST
SOUTH 1837TH ST
SOUTH 1839TH ST
SOUTH 1841ST ST
SOUTH 1843RD ST
SOUTH 1845TH ST
SOUTH 1847TH ST
SOUTH 1849TH ST
SOUTH 1851ST ST
SOUTH 1853RD ST
SOUTH 1855TH ST
SOUTH 1857TH ST
SOUTH 1859TH ST
SOUTH 1861ST ST
SOUTH 1863RD ST
SOUTH 1865TH ST
SOUTH 1867TH ST
SOUTH 1869TH ST
SOUTH 1871ST ST
SOUTH 1873RD ST
SOUTH 1875TH ST
SOUTH 1877TH ST
SOUTH 1879TH ST
SOUTH 1881ST ST
SOUTH 1883RD ST
SOUTH 1885TH ST
SOUTH 1887TH ST
SOUTH 1889TH ST
SOUTH 1891ST ST
SOUTH 1893RD ST
SOUTH 1895TH ST
SOUTH 1897TH ST
SOUTH 1899TH ST
SOUTH 1901ST ST
SOUTH 1903RD ST
SOUTH 1905TH ST
SOUTH 1907TH ST
SOUTH 1909TH ST
SOUTH 1911TH ST
SOUTH 1913TH ST
SOUTH 1915TH ST
SOUTH 1917TH ST
SOUTH 1919TH ST
SOUTH 1921ST ST
SOUTH 1923RD ST
SOUTH 1925TH ST
SOUTH 1927TH ST
SOUTH 1929TH ST
SOUTH 1931ST ST
SOUTH 1933RD ST
SOUTH 1935TH ST
SOUTH 1937TH ST
SOUTH 1939TH ST
SOUTH 1941ST ST
SOUTH 1943RD ST
SOUTH 1945TH ST
SOUTH 1947TH ST
SOUTH 1949TH ST
SOUTH 1951ST ST
SOUTH 1953RD ST
SOUTH 1955TH ST
SOUTH 1957TH ST
SOUTH 1959TH ST
SOUTH 1961ST ST
SOUTH 1963RD ST
SOUTH 1965TH ST
SOUTH 1967TH ST
SOUTH 1969TH ST
SOUTH 1971ST ST
SOUTH 1973RD ST
SOUTH 1975TH ST
SOUTH 1977TH ST
SOUTH 1979TH ST
SOUTH 1981ST ST
SOUTH 1983RD ST
SOUTH 1985TH ST
SOUTH 1987TH ST
SOUTH 1989TH ST
SOUTH 1991ST ST
SOUTH 1993RD ST
SOUTH 1995TH ST
SOUTH 1997TH ST
SOUTH 1999TH ST
SOUTH 2001ST ST
SOUTH 2003RD ST
SOUTH 2005TH ST
SOUTH 2007TH ST
SOUTH 2009TH ST
SOUTH 2011TH ST
SOUTH 2013TH ST
SOUTH 2015TH ST
SOUTH 2017TH ST
SOUTH 2019TH ST
SOUTH 2021ST ST
SOUTH 2023RD ST
SOUTH 2025TH ST
SOUTH 2027TH ST
SOUTH 2029TH ST
SOUTH 2031ST ST
SOUTH 2033RD ST
SOUTH 2035TH ST
SOUTH 2037TH ST
SOUTH 2039TH ST
SOUTH 2041ST ST
SOUTH 2043RD ST
SOUTH 2045TH ST
SOUTH 2047TH ST
SOUTH 2049TH ST
SOUTH 2051ST ST
SOUTH 2053RD ST
SOUTH 2055TH ST
SOUTH 2057TH ST
SOUTH 2059TH ST
SOUTH 2061ST ST
SOUTH 2063RD ST
SOUTH 2065TH ST
SOUTH 2067TH ST
SOUTH 2069TH ST
SOUTH 2071ST ST
SOUTH 2073RD ST
SOUTH 2075TH ST
SOUTH 2077TH ST
SOUTH 2079TH ST
SOUTH 2081ST ST
SOUTH 2083RD ST
SOUTH 2085TH ST
SOUTH 2087TH ST
SOUTH 2089TH ST
SOUTH 2091ST ST
SOUTH 2093RD ST
SOUTH 2095TH ST
SOUTH 2097TH ST
SOUTH 2099TH ST
SOUTH 2101ST ST
SOUTH 2103RD ST
SOUTH 2105TH ST
SOUTH 2107TH ST
SOUTH 2109TH ST
SOUTH 2111TH ST
SOUTH 2113TH ST
SOUTH 2115TH ST
SOUTH 2117TH ST
SOUTH 2119TH ST
SOUTH 2121ST ST
SOUTH 2123RD ST
SOUTH 2125TH ST
SOUTH 2127TH ST
SOUTH 2129TH ST
SOUTH 2131ST ST
SOUTH 2133RD ST
SOUTH 2135TH ST
SOUTH 2137TH ST
SOUTH 2139TH ST
SOUTH 2141ST ST
SOUTH 2143RD ST
SOUTH 2145TH ST
SOUTH 2147TH ST
SOUTH 2149TH ST
SOUTH 2151ST ST
SOUTH 2153RD ST
SOUTH 2155TH ST
SOUTH 2157TH ST
SOUTH 2159TH ST
SOUTH 2161ST ST
SOUTH 2163RD ST
SOUTH 2165TH ST
SOUTH 2167TH ST
SOUTH 2169TH ST
SOUTH 2171ST ST
SOUTH 2173RD ST
SOUTH 2175TH ST
SOUTH 2177TH ST
SOUTH 2179TH ST
SOUTH 2181ST ST
SOUTH 2183RD ST
SOUTH 2185TH ST
SOUTH 2187TH ST
SOUTH 2189TH ST
SOUTH 2191ST ST
SOUTH 2193RD ST
SOUTH 2195TH ST
SOUTH 2197TH ST
SOUTH 2199TH ST
SOUTH 2201ST ST
SOUTH 2203RD ST
SOUTH 2205TH ST
SOUTH 2207TH ST
SOUTH 2209TH ST
SOUTH 2211TH ST
SOUTH 2213TH ST
SOUTH 2215TH ST
SOUTH 2217TH ST
SOUTH 2219TH ST
SOUTH 2221ST ST
SOUTH 2223RD ST
SOUTH 2225TH ST
SOUTH 2227TH ST
SOUTH 2229TH ST
SOUTH 2231ST ST
SOUTH 2233RD ST
SOUTH 2235TH ST
SOUTH 2237TH ST
SOUTH 2239TH ST
SOUTH 2241ST ST
SOUTH 2243RD ST
SOUTH 2245TH ST
SOUTH 2247TH ST
SOUTH 2249TH ST
SOUTH 2251ST ST
SOUTH 2253RD ST
SOUTH 2255TH ST
SOUTH 2257TH ST
SOUTH 2259TH ST
SOUTH 2261ST ST
SOUTH 2263RD ST
SOUTH 2265TH ST
SOUTH 2267TH ST
SOUTH 2269TH ST
SOUTH 2271ST ST
SOUTH 2273RD ST
SOUTH 2275TH ST
SOUTH 2277TH ST
SOUTH 2279TH ST
SOUTH 2281ST ST
SOUTH 2283RD ST
SOUTH 2285TH ST
SOUTH 2287TH ST
SOUTH 2289TH ST
SOUTH 2291ST ST
SOUTH 2293RD ST
SOUTH 2295TH ST
SOUTH 2297TH ST
SOUTH 2299TH ST
SOUTH 2301ST ST
SOUTH 2303RD ST
SOUTH 2305TH ST
SOUTH 2307TH ST
SOUTH 2309TH ST
SOUTH 2311TH ST
SOUTH 2313TH ST
SOUTH 2315TH ST
SOUTH 2317TH ST
SOUTH 2319TH ST
SOUTH 2321ST ST
SOUTH 2323RD ST
SOUTH 2325TH ST
SOUTH 2327TH ST
SOUTH 2329TH ST
SOUTH 2331ST ST
SOUTH 2333RD ST
SOUTH 2335TH ST
SOUTH 2337TH ST
SOUTH 2339TH ST
SOUTH 2341ST ST
SOUTH 2343RD ST
SOUTH 2345TH ST
SOUTH 2347TH ST
SOUTH 2349TH ST
SOUTH 2351ST ST
SOUTH 2353RD ST
SOUTH 2355TH ST
SOUTH 2357TH ST
SOUTH 2359TH ST
SOUTH 2361ST ST
SOUTH 2363RD ST
SOUTH 2365TH ST
SOUTH 2367TH ST
SOUTH 2369TH ST
SOUTH 2371ST ST
SOUTH 2373RD ST
SOUTH 2375TH ST
SOUTH 2377TH ST
SOUTH 2379TH ST
SOUTH 2381ST ST
SOUTH 2383RD ST
SOUTH 2385TH ST
SOUTH 2387TH ST
SOUTH 2389TH ST
SOUTH 2391ST ST
SOUTH 2393RD ST
SOUTH 2395TH ST
SOUTH 2397TH ST
SOUTH 2399TH ST
SOUTH 2401ST ST
SOUTH 2403RD ST
SOUTH 2405TH ST
SOUTH 2407TH ST
SOUTH 2409TH ST
SOUTH 2411TH ST
SOUTH 2413TH ST
SOUTH 2415TH ST
SOUTH 2417TH ST
SOUTH 2419TH ST
SOUTH 2421ST ST
SOUTH 2423RD ST
SOUTH 2425TH ST
SOUTH 2427TH ST
SOUTH 2429TH ST
SOUTH 2431ST ST
SOUTH 2433RD ST
SOUTH 2435TH ST
SOUTH 2437TH ST
SOUTH 2439TH ST
SOUTH 2441ST ST
SOUTH 2443RD ST
SOUTH 2445TH ST
SOUTH 2447TH ST
SOUTH 2449TH ST
SOUTH 2451ST ST
SOUTH 2453RD ST
SOUTH 2455TH ST
SOUTH 2457TH ST
SOUTH 2459TH ST
SOUTH 2461ST ST
SOUTH 2463RD ST
S



SECTION "A-A"NORTH PROPERTY LINE
SCALE: 1"=10'



SECTION "B-B" WEST PROPERTY LINE
SCALE: 1"=10'



SECTION "C-C" SOUTH PROPERTY LINE
SCALE: 1"=10'

B.S.E. CONSULTANTS, INC.
CONSULTING • ENGINEERING • LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 724-2014 FAX: (321) 724-1158
CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: 4906
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33859 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE:	07/06/26
DESIGN/DRAWN:	HAK/AF

PROJECT TITLE

SANDGATE HEALTH AND REHABILITATION

SHEET TITLE

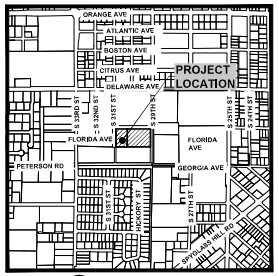
TYPICAL CROSS SECTIONS

PROJECT NO.
11787

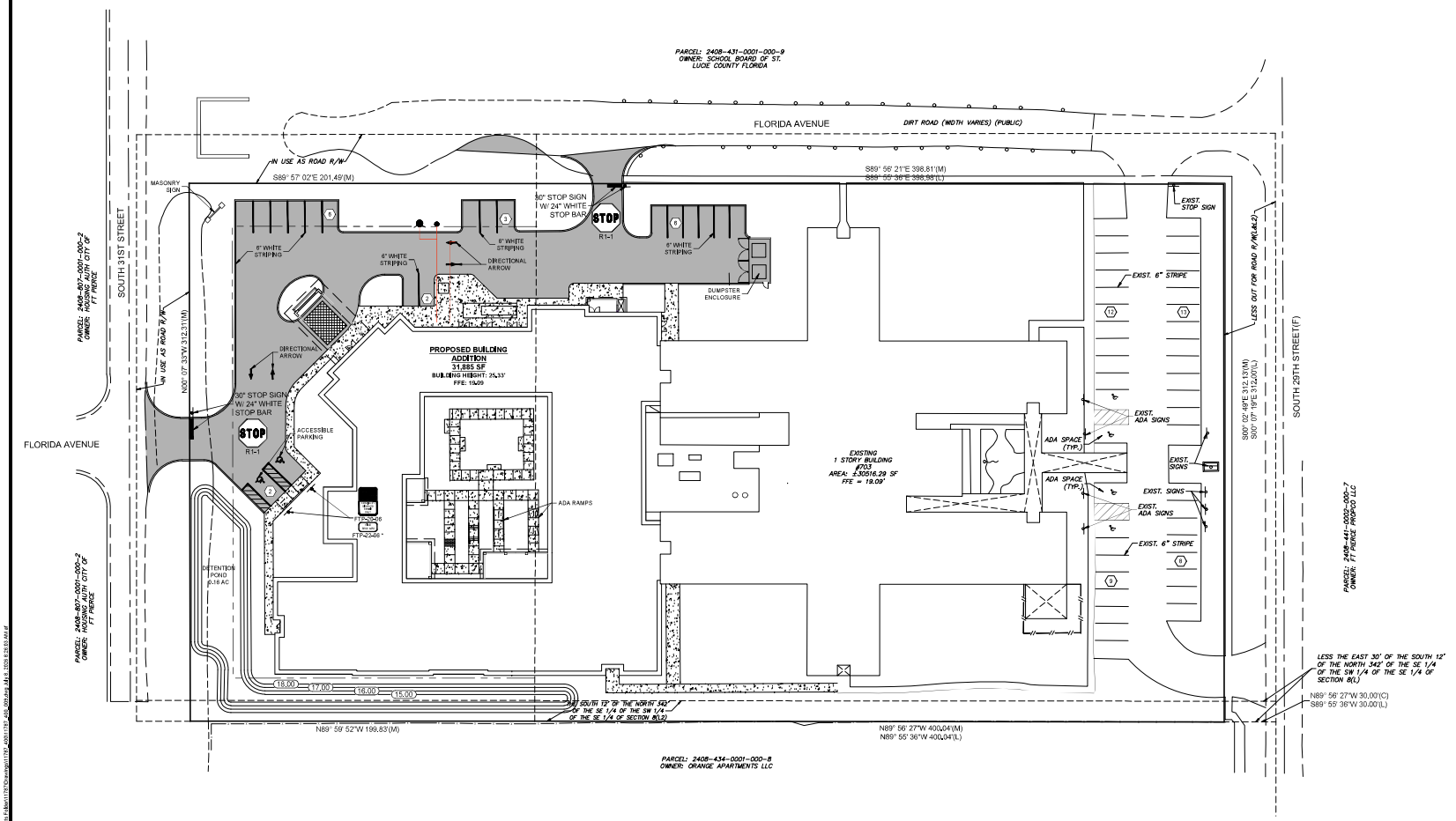
DRAWING NO.
11787_400_008

SHEET
8 of 11

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.



LOCATION MAP
NTS



LEGEND

STOP — TYPICAL WHERE SHOWN R-1 (30"x 30") STOP SIGN 24" STOP BAR;

FTP-20-06 (12"x 18")

FTP-22-06 * (12"x 6") (*) $100 FINE

30 0 15 30
(IN FEET)
VERTICAL DATUM: NGVD

DATE:	7/8/26
DESIGN/DRAWN:	HAK/KB

PROJECT TITLE
SANDGATE HEALTH AND REHABILITATION

SHEET TITLE
PAVEMENT MARKING AND SIGNAGE

PROJECT NO.
11787

DRAWING NO.
11787_400_009

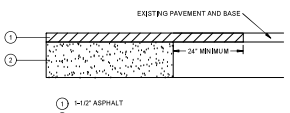
SHEET
9 of 11

B.S.E. CONSULTANTS, INC.
CONSULTING • ENGINEERING • LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 725-1118
CERTIFICATE OF PROFESSIONAL ENGINEERS
BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING
BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33859 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

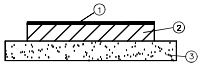


NOTE:
THE EXISTING ASPHALT WEARING SURFACE SHALL BE SAW CUT AND REMOVED 24" FROM THE EDGE OF THE TRAVEL LANE WHERE NEW PAVEMENT SHALL ABUTT THE EXISTING PAVEMENT.

PAVEMENT TRANSITION / CONNECTION

NTS

(DETAIL APPLIES TO IVANHOE DRIVE CONNECTIONS)



PAVEMENT STRUCTURE APPLIES TO ALL INTERNAL PARKING & DRIVEWAY AREAS (UNLESS OTHERWISE NOTED)

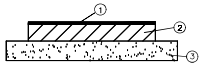
1. 1.5" SP 12.5 ASPHALT
2. 8" BASE MIN. LBR 100 LIMEROCK OR CEMENTED COQUINA SHELL; OR 16" CRUSHED CONCRETE, PER FDOT SECTION 911 FOR RECYCLED CONCRETE AGGREGATE BASE
3. 8" STABILIZED SUBGRADE, MIN. LBR 40

NOTE:
1.) BASE & SUBGRADE SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AASHTO T-180 METHOD AND SUBGRADE STABILIZATION TO 50 PSI FLORIDA BEARING VALUE.

2.) ALL MATERIALS AND PAVEMENT CONSTRUCTION SHALL BE IN CONFORMANCE WITH BREVARD COUNTY CRITERIA.

STANDARD PAVEMENT STRUCTURE

NTS



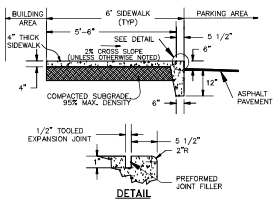
1. 2" SP 12.5 ASPHALT
2. 8" BASE MIN. LBR 100 LIMEROCK OR CEMENTED COQUINA SHELL; OR 16" CRUSHED CONCRETE, PER FDOT SECTION 911 FOR RECYCLED CONCRETE AGGREGATE BASE
3. 10" STABILIZED SUBGRADE, MIN. LBR 40

NOTE:
1.) BASE & SUBGRADE SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AASHTO T-180 METHOD AND SUBGRADE STABILIZATION TO 50 PSI FLORIDA BEARING VALUE.

2.) ALL MATERIALS AND PAVEMENT CONSTRUCTION SHALL BE IN CONFORMANCE WITH BREVARD COUNTY CRITERIA.

HEAVY DUTY PAVEMENT STRUCTURE

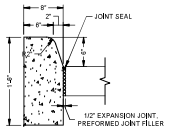
NTS



NOTES:
1. CONCRETE SIDEWALK SHALL BE 3000 PSI WITH JOINT SPACING 6' O.C.

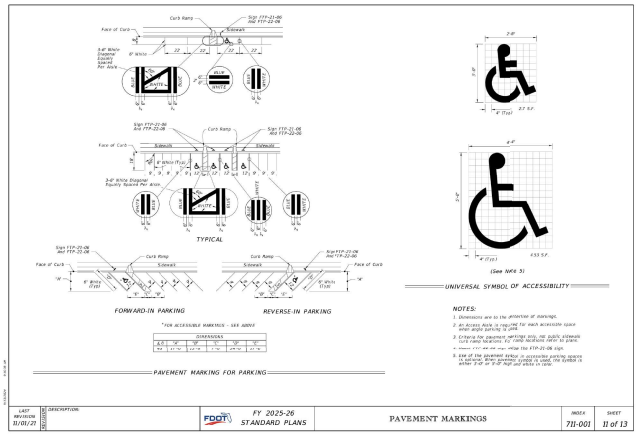
SIDEWALK ADJACENT TO PARKING AREAS

NTS

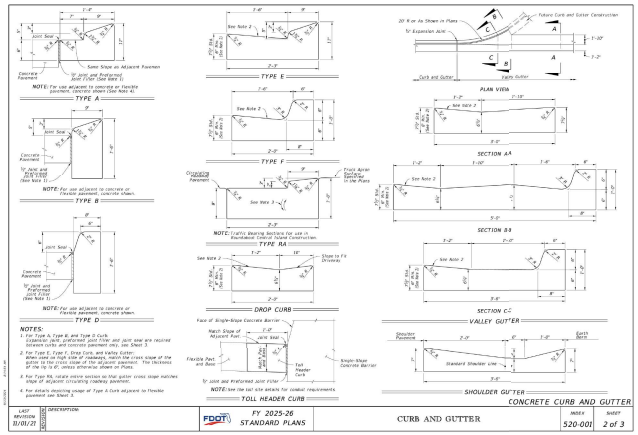


TYPE D CURB

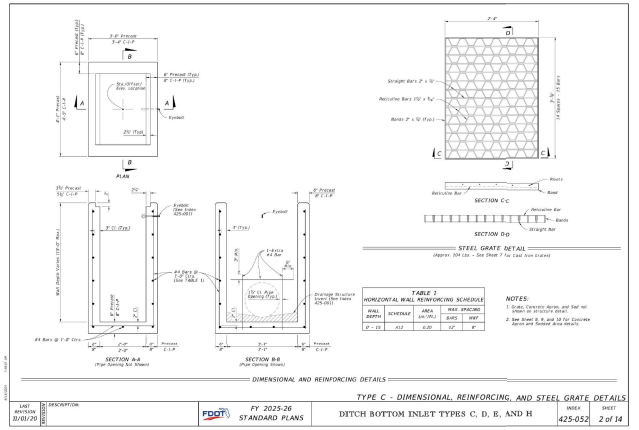
NTS



LAST REVISION	DESCRIPTION	FDOT FY 2025-26 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/25				711-001	11 of 13



LAST REVISION	DESCRIPTION	FDOT FY 2025-26 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/25				520-001	2 of 3



LAST REVISION	DESCRIPTION	FDOT FY 2025-26 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
11/01/25				425-052	2 of 14

B.S.E. CONSULTANTS, INC.
CONSULTING • ENGINEERING • LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 724-2974 • FAX: (321) 724-1119
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION #000
CERTIFICATE OF LANDSCAPE ARCHITECTS BUSINESS AUTHORIZATION LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE:	07/06/26
DESIGN/DRAWN:	HAK/AF

PROJECT TITLE

SANDGATE HEALTH AND REHABILITATION

SHEET TITLE

DETAILS

PROJECT NO.

11787

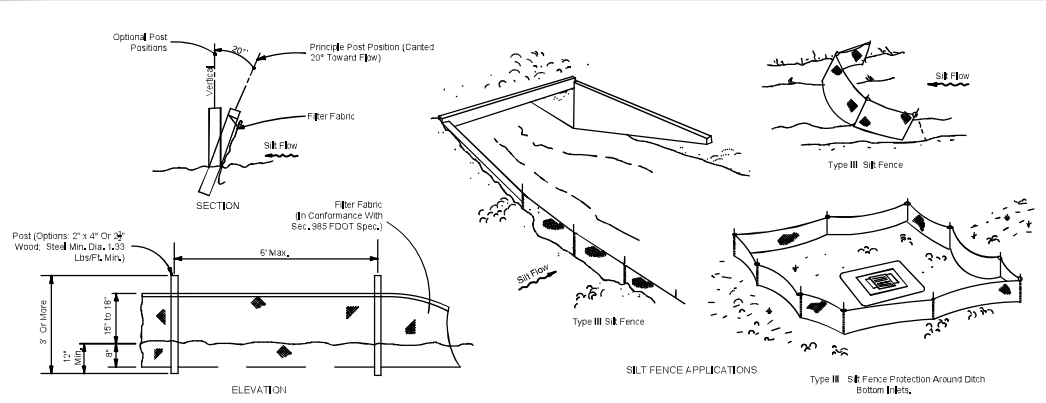
DRAWING NO.

11787_400_010

SHEET

10 of 11

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.



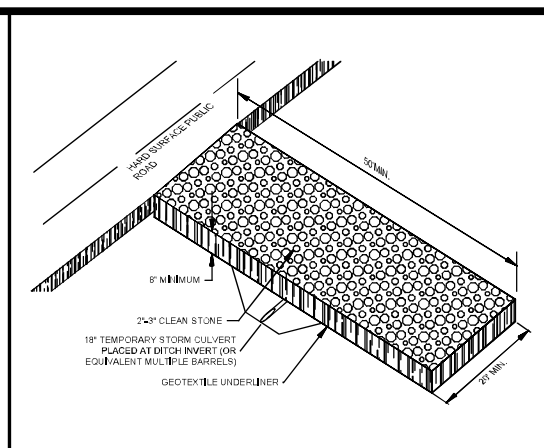
TYPICAL SILT FENCE

N.T.S.

FIGURE 1

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.

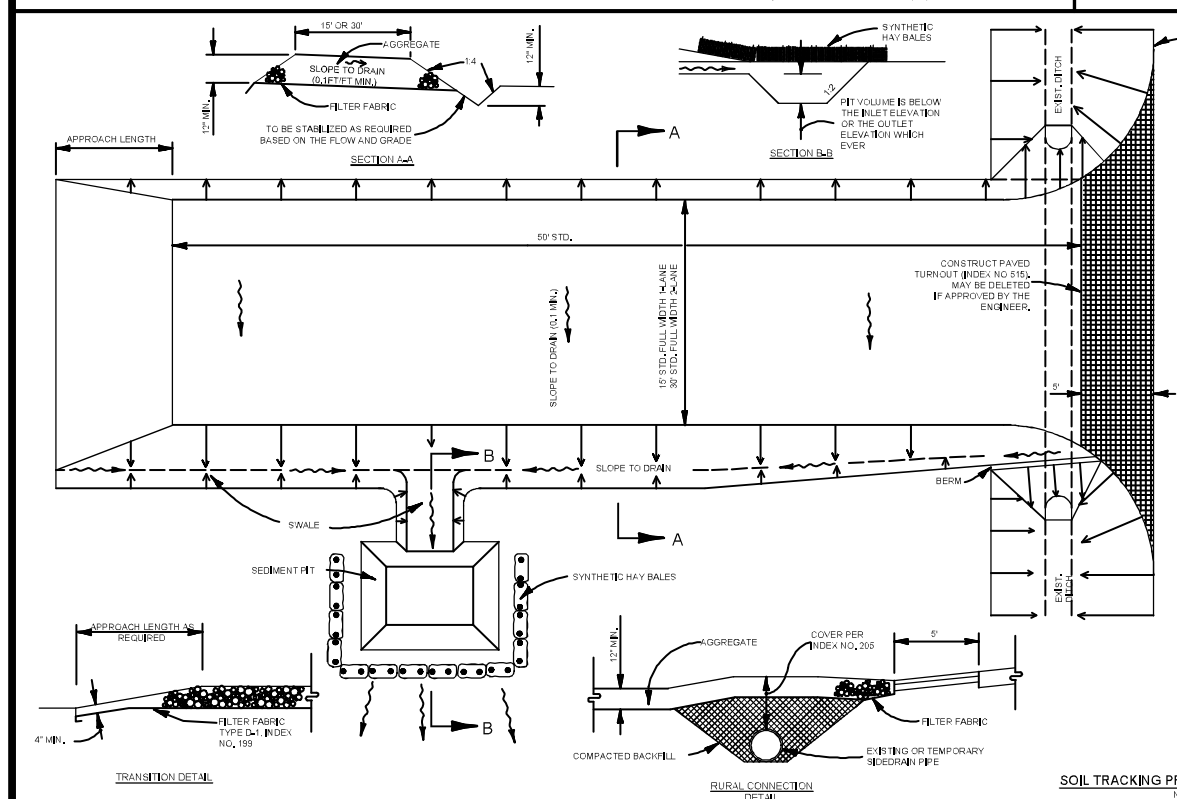
Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).



CONSTRUCTION ENTRANCE

NTS

FIGURE 2



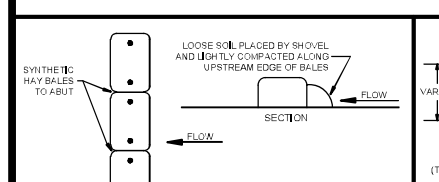
GENERAL NOTES

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT LOCATION DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A STPD. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TP LIMIT AND DIRECT VEHICULAR EGRESS ACROSS STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT.
WHEN THE STPD IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
15' X 50' = 100 CU. FT.   30' X 50' = 200 CU. FT.
6. AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HAS BEEN REDUCED TO ONE HALF. IT SHALL BE CLEANED. WHEN THE SWALE IS USED, SYNTHETIC HAY BALES OR SILT FENCE SHALL BE PLACED ALONG THE ENTIRE LENGTH.
7. THE SWALE DITCH DRAINING THE STPD SHALL HAVE A 0.2% MINIMUM AND A 0.1% MAXIMUM GRADE ALONG THE STPD AND TO THE SEDIMENT PIT.
8. MITERED AND SECTIONS ARE NOT REQUIRED WHEN THE SIDEDRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
9. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
10. A STPD SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE STPD; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING MES WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL, WATER, RINSING AND CLEANING OF THE STPD AND CLEANING OF THE PUBLIC ROADS, GRASSING AND SOD, SYNTHETIC HAY BALES SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR HAY OR STRAW BAILED, EA, SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, LF.
11. THE NOMINAL SIZE OF A STANDARD STPD IS 15' X 50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUMES OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH STPD MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') STPD IS USED. THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.

SOIL TRACKING PREVENTION DEVICE

NTS

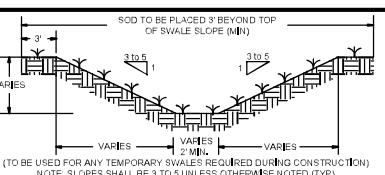
FIGURE 2A



SYNTHETIC HAY BALE BARRIER

NTS

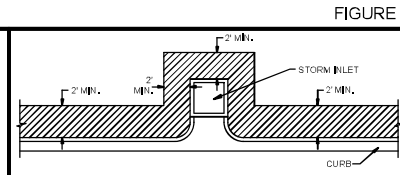
FIGURE 3



TYPICAL SWALE SECTION

N.T.S.

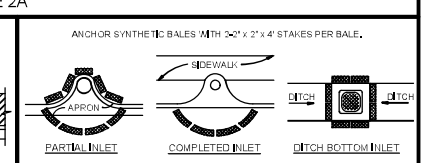
FIGURE 4



SOD ALONG CURB AND AROUND INLET

N.T.S.

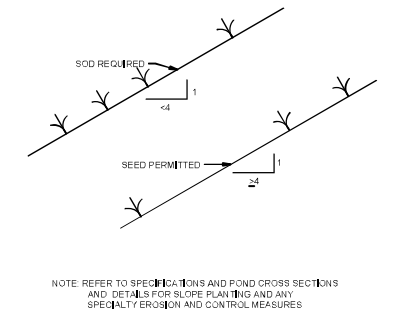
FIGURE 5



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES:SYNTHETIC HAY BALES

N.T.S.

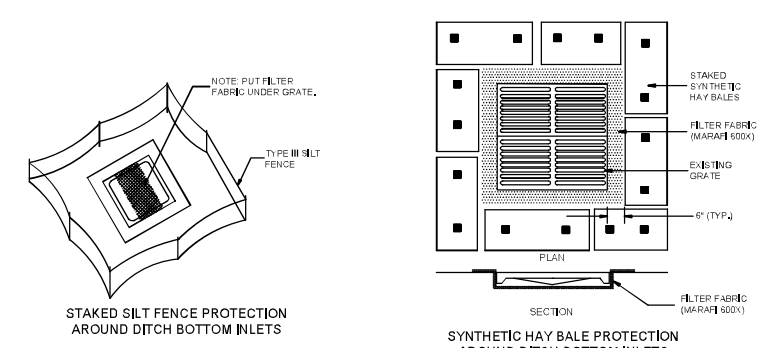
FIGURE 6



GRASS SLOPES

N.T.S.

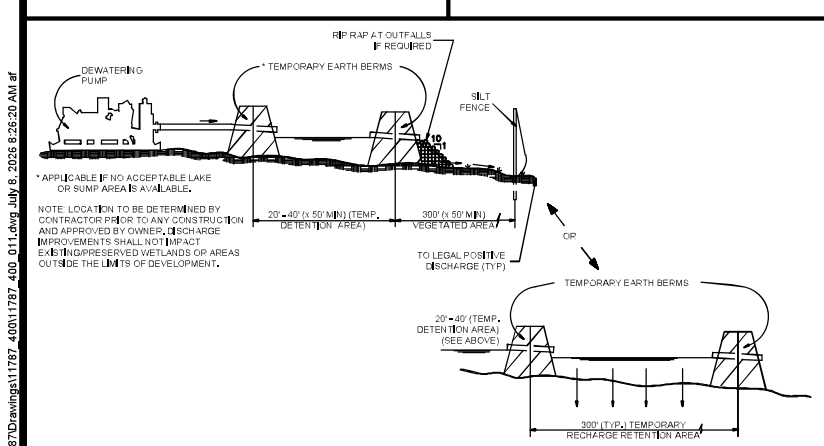
FIGURE 7



SEDIMENT CONTROL DETAIL

NTS

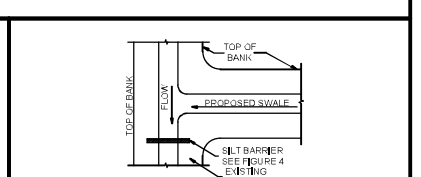
FIGURE 8



TYPICAL DEWATERING DISCHARGE PLAN

NTS

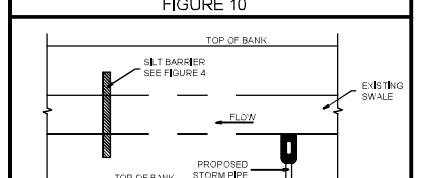
FIGURE 9



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE

N.T.S.

FIGURE 10



SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE

N.T.S.

FIGURE 11

NOTE: SEE ** STORMWATER MANAGEMENT CRITERIA FOR MINIMUM STANDARDS.

THIS PLAN IS INTENDED TO COMPLY WITH APPROPRIATE CONDITIONS OF ~~THE BREVARD COUNTY LAND DEVELOPMENT REGULATIONS~~, THE RULES OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25, F.A.C., AND ~~THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT~~ DURING ALL CONSTRUCTION ACTIVITIES. THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

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 REQUIRED BY NPDES AND AS NECESSARY FOR EACH SPECIFIC APPLICATION.

SECTION 1 GENERAL EROSION CONTROL

GENERAL EROSION CONTROL BMP'S 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 ACTIVITIES.

CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVER SEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUND COVER.

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 UNLESS SPECIFIED OTHERWISE.

SOD SHALL BE PLACED IN A MINIMUM OF A 2- FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS AS SHOWN IN FIGURE 5 OR AS REQUIRED BY THE LANDSCAPE PLAN OR CONTRACT DOCUMENTS. SOD SHALL BE PLACED BEFORE SILT BARRIERS, SHOWN IN FIGURE 8, ARE REMOVED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.

SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING, AT A MINIMUM, THE FOLLOWING BMP'S AND OTHER MEASURES AS REQUIRED IN THE PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

WHERE PRACTICAL, STORM WATER SHALL BE CONVEYED BY SWALES.

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, THE FOLLOWING MEASURES SHALL BE UTILIZED AS A MINIMUM.

IN GENERAL EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

STORM WATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN IN FIGURES 5,6, AND 8. 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 OR AS OTHERWISE REQUIRED.

HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORM WATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTOR SHALL PROVIDE BROAD DIKES, SYNTHETIC 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 OR OTHER METHODS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

SILT BARRIERS SHALL BE ERECTED AS SHOWN PRIOR THE INITIATION OF CLEARING OR EARTHWORK AND SHALL REMAIN UNTIL VEGETATIVE COVER OR ALL DISTURBED AREAS HAVE BEEN ESTABLISHED OR AS REQUIRED BY THE OWNER. SILT BARRIERS SHALL BE CONTINUOUSLY MAINTAINED FOR ENTIRE PROJECT DURATION. SILT BARRIERS SHALL NOT BE REMOVED UNTIL APPROVED BY THE OWNER. 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.

WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE AND IN THE ABSENCE OF AN ACCEPTABLE TEMPORARY LAKE OR SUMP AREA, A TEMPORARY SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

SECTION 3 CONTROL OF WIND EROSION

WIND EROSION SHALL BE CONTROLLED BY EMPLOYING BMP'S WHICH SHALL INCLUDE THE FOLLOWING AND/OR OTHER METHODS AS A MINIMUM:

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.

AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

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 MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE SHOWN IN FIGURE 1 EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

SWPPP COORDINATOR DUTIES

THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING AND ALL OTHER REQUIREMENTS OF ~~THE EPA, FDEP, SJRWMD, AND BREVARD COUNTY REGULATIONS~~.

1. MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING:
   DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.
   DATES WHEN CONSTRUCTION ACTIVATES TEMPORARILY CEASE ON A PORTION OF THE SITE.
   DATES WHEN STABILIZATION MEASURES ARE INITIATED ON SITE.
   RECORDS MUST BE MAINTAINED AT THE JOB SITE.
2. PREPARE INSPECTION REPORTS SUMMARIZING:
   QUALIFICATIONS OF INSPECTOR.
   DAILY RAINFALL TOTALS.
   MEASURES/AREAS INSPECTED.
   CHANGES NECESSARY TO THE SWPPP.
   INSPECTIONS SHALL BE COMPLETED ON A WEEKLY BASIS; AND AFTER RAINFALL EVENTS EXCEEDING 1/2" INTENSITY.
3. A SAMPLE INSPECTION FORM SHALL BE SUPPLIED TO THE CONTRACTOR FOR HIS USE. CONTRACTOR MUST UTILIZE THIS INSPECTION FORM OR AN APPROVED EQUIVALENT.
4. CONTRACTOR MUST EXECUTE NPDES CERTIFICATION FORM AND INSURE THAT ALL SUBCONTRACTORS RESPONSIBLE FOR EROSION CONTROL MEASURES EXECUTE THE NPDES CERTIFICATION FORM. COPIES OF THIS CERTIFICATION MUST BE PROVIDED TO THE OWNER PRIOR TO THE START OF ANY NEW CONSTRUCTION, AND COPIES SHALL BE MAINTAINED AT THE JOB SITE.
5. REPORT RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS (IF THEY OCCUR):
   NOTIFY NATIONAL RESPONSE CENTER @ 1-800-424-8802.
   NOTIFY PERMITTING AUTHORITY IN WRITING WITHIN 14 DAYS.
   MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE IMPROVED MANAGEMENT CONTROLS.
6. MODIFY THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS NECESSARY TO:
   COMPLY WITH MINIMUM PERMIT REQUIREMENTS WHEN NOTIFIED BY THE EPA, ADDRESS CHANGES IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE WHICH HAVE AN AFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS INTO STATE WATERS.
   PREVENT REOCCURRENCE OF REPORTABLE QUANTITY RELEASES HAZARDOUS MATERIAL, OIL, AND OR FUEL.
7. AT THE COMPLETION OF THE PROJECT AND AS A CONDITION OF FINAL PAYMENT, CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE THE ABOVE DESCRIBED REPORTS IN A CONSOLIDATED REPORT FORMAT; THREE RING BINDERS OR EQUIVALENT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING AND MAINTAINING A COPY OF DEP DOCUMENT NO. 62-621.300(4)(A). THIS PERMIT IS THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND.
9. ALL FERTILIZERS, HERBICIDES, AND PESTICIDES TO BE APPLIED, STORED, AND DISPOSED OF PER THE MANUFACTURER RECOMMENDATIONS.
10. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTE ARE PROPERLY CONTROLLED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS.

GENERAL MAINTENANCE PLAN

THE FOLLOWING MAINTENANCE PLAN IS GENERAL IN NATURE AND IS INTENDED TO PROVIDE A GUIDELINE FOR THE CONTRACTOR. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETE THE PROJECT IN CONFORMANCE WITH THE NPDES STANDARDS AND APPROVED PLANS AND PERMITS.

SHORT TERM:

1. ALL EROSION CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ALL NEEDED REPAIRS WILL BE RECORDED AND MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT BUILDUP WILL BE CLOSELY MONITORED AND REMOVED FROM INLET PROTECTION DEVICES TO ENSURE PROPER MANAGEMENT AND STORAGE CAPACITIES. SEDIMENT CONTROL DEVICES SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT CONTROL NO LONGER WORKS EFFECTIVELY AS DESIGNED.
3. THE SEDIMENT CONTROLLING SILT FENCE SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL SEEDED AREAS SHALL BE RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VEGETATIVE COVER, ADEQUATE TO PREVENT EROSION TO OFFSITE AREAS.
5. AS NEEDED, NEW OR ADDITIONAL WORKERS WILL BE INFORMED OF THE PLAN DETAILS IN THE OPERATION AND MAINTENANCE OF PLAN FEATURES.

LONG TERM:

1. ALL VEGETATED AREAS WILL BE MAINTAINED IN ADEQUATE CONDITION TO PROVIDE PROPER GROUND COVER, THEREBY REDUCING EROSION POTENTIAL.
2. AREAS WHERE VEGETATION IS LOST WILL BE RESTABILIZED AND MAINTAINED AS NECESSARY TO RESTORE PROPER GROUND COVER.
3. STRUCTURAL MEASURES WILL BE EXAMINED AT LEAST ANNUALLY AND MAINTENANCE PERFORMED AS NEEDED.

GENERAL CONSTRUCTION SEQUENCING PLAN

THE FOLLOWING CONSTRUCTION SEQUENCING IS GENERAL IN NATURE AND IS INTENDED TO PROVIDE A GUIDELINE FOR THE CONTRACTOR. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COMPLETE THE PROJECT IN CONFORMANCE WITH THE NPDES STANDARDS AND APPROVED PLANS AND PERMITS.

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMITS OF CONSTRUCTION AND IDENTIFY AREAS NOT TO BE DISTURBED.
3. HOLD PRE CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION. WEEKLY REVIEWS OF EROSION, SEDIMENT, AND STORM WATER CONTROLS WILL BE CONDUCTED. REVIEWS WILL ALSO BE CONDUCTED WITHIN 24 HOURS FOLLOWING ALL RAIN EVENTS EXCEEDING 1/2" INTENSITY.
4. INSTALL SEDIMENT CONTROLS AS THE FIRST CONSTRUCTION ACTIVITY.
5. INSTALL STORM DRAIN WITH STABILIZED INLET PROTECTION AT THE CONSTRUCTION ENTRANCE/EXIT.
6. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE/EXIT.
7. COMPLETE SITE CLEARING EXCEPT FOR AREAS DESIGNATED NOT TO BE DISTURBED.
8. ROUGH GRADE SITE, STOCKPILE TOPSOIL, CONSTRUCT WATERWAYS, INSTALL CULVERTS AND OUTLET PROTECTION (INSTALL SEDIMENT CONTROLS AND SILT FENCING AS NEEDED).
   BARE AREAS OF EXPOSED LAND SHALL BE MULCHED AND SEEDED ONCE GRADING HAS BEEN COMPLETED.
9. FINISH THE SLOPES AROUND BUILDING DIRT PADS AS SOON AS ROUGH GRADING IS COMPLETE.
10. COMPLETE FINAL GRADING FOR ROADS AND STABILIZE WITH APPROVED MATERIAL.
11. COMPLETE FINAL GRADING OF GROUNDS, TOPSOIL CRITICAL AREAS, AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.
12. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND FOLLOWING 1/2" RAINFALL EVENTS. NEEDED REPAIRS WILL BE RECORDED WITHIN 24 HOURS, AND CORRECTED IMMEDIATELY.
13. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

SPECIAL NOTICE:

THE CERTIFICATIONS BELOW ARE INCLUDED FOR INFORMATIONAL PURPOSES ONLY, OFFICIAL EXECUTED CERTIFICATIONS ARE KEPT IN THE PROJECT FILE.

CONTRACTORS CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME:
TITLE:
COMPANY NAME:
COMPANY ADDRESS:

COMPANY PHONE #:
PROJECT SITE DESCRIPTION:

SIGNATURE:

DATE OF CERTIFICATION:

ENGINEERS CERTIFICATION

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

NAME: Scott M. Glaubitz, P.E./Hassan Kamal, P.E.
TITLE: President/Vice President
COMPANY NAME: B.S.E. Consultants, Inc.
COMPANY ADDRESS: 312 S. Harbor City Blvd., Suite 4
Melbourne, Florida 32901
COMPANY PHONE #: (321) 725-3674
PROJECT SITE DESCRIPTION:

SIGNATURE:

DATE OF CERTIFICATION:

CORPORATE OFFICERS CERTIFICATION

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

NAME:
TITLE:
COMPANY NAME:
COMPANY ADDRESS:

COMPANY PHONE #:
PROJECT SITE DESCRIPTION:

SIGNATURE:

DATE OF CERTIFICATION:

NON-SYNTHETIC HAY BALES SHALL NOT BE PERMITTED

GENERAL SITE INFORMATION

SITE DESCRIPTION:
DEVELOPMENT OF AN BUILDING ADDITION / NURSING FACILITY SANDGATE HEALTH AND REHABILITATION

TOTAL AREA AND DISTURBED AREA:
4.30 ACRES TOTAL / 2.20 ACRES DISTURBED.

QUALITY RECEIVING SURFACE WATERS AND WETLANDS:
FT. PIERCE CANAL NO. 7

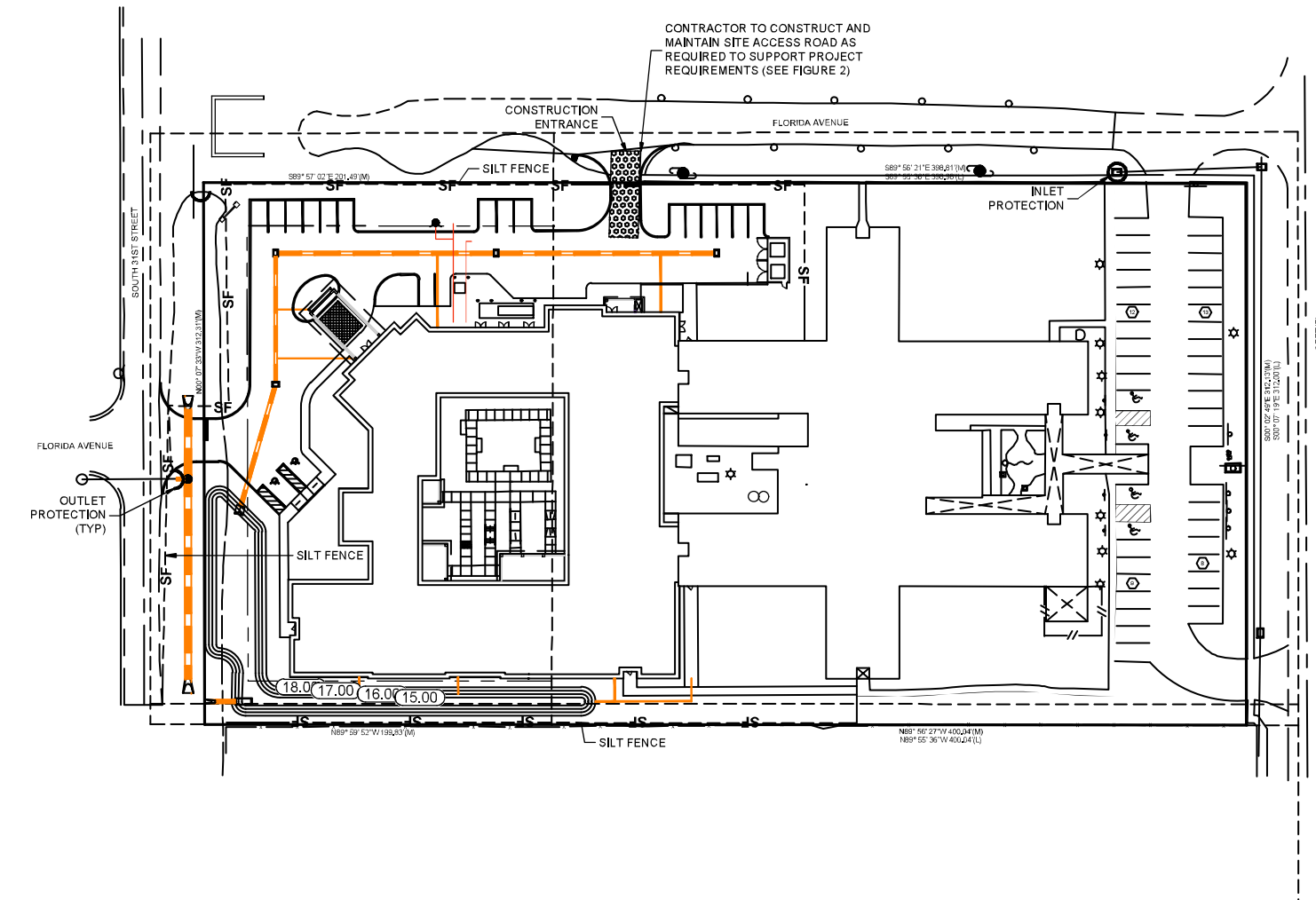
EXISTING SOIL TYPES:
ANKONA AND FARMTON SANDS

STORM WATER POLLUTION PREVENTION MEASURES & CONTROLS:
THERE ARE A VARIETY OF CONTROLS PROPOSED FOR THIS SITE. SOME CONTROLS ARE INTENDED TO FUNCTION TEMPORARILY AND WILL BE USED AS NEEDED FOR POLLUTANT CONTROL. THESE INCLUDE TEMPORARY SEDIMENT BARRIERS AND SILT FENCES. FOR MOST DISTURBED AREAS, PERMANENT STABILIZATION WILL BE ACCOMPLISHED BY COVERING THE SOIL WITH PAVEMENT OR VEGETATION.

SOIL STABILIZATION:
THE PURPOSE OF SOIL STABILIZATION IS TO PREVENT SOIL FROM LEAVING THE SITE. IN THE NATURAL CONDITION, SOIL IS STABILIZED BY NATIVE VEGETATION. THE PRIMARY TECHNIQUES TO BE USED AT THIS PROJECT FOR STABILIZATION AFTER CONSTRUCTION WILL BE TO PROVIDE PROTECTIVE TURF GRASS OR PAVEMENT.

NOTES:
ACCESS SHALL BE PROVIDED BY AN UNOBSTRUCTED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE LOADS IMPOSED BY RESPONDING APPARATUS OF NOT LESS THAN 20 FEET AND SHALL BE MAINTAINED DURING CONSTRUCTION (SEE FIGURE 2). THE LOCATION OF EROSION CONTROL FEATURES SHOWN ON THIS PLAN REPRESENTS MINIMUM REQUIREMENTS, DEPENDING UPON THE CONTRACTORS OPERATIONS, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN ANY NECESSARY EROSION CONTROL FACILITIES NEEDED TO CONTROL EROSION OR THE DISCHARGE OF TURBIDITY INTO DOWNSTREAM WATERS OR ADJACENT PROPERTY.

NOTE: SILT FENCE LOCATION IS SCHEMATIC REPRESENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SILT FENCE AT THE LOCATION NEEDED TO PREVENT THE TRANSPORT OF SEDIMENT OFFSITE AND NOT INTERFERE WITH THE REQUIRED ONSITE CONSTRUCTION. CONTRACTOR MAY NEED TO RELOCATE/REPLACE/ADJUST SILT FENCE LOCATIONS TO ACCOMMODATE CONSTRUCTION SEQUENCING.



PLAN VIEW

1" = 60'

B.S.E. CONSULTANTS, INC.
an LJA company
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

60 0 30 60
(IN FEET)
VERTICAL DATUM: NGVD

DATE:	7/8/26
DESIGN/DRAWN:	HAK/KB

PROJECT TITLE

SANDGATE HEALTH AND REHABILITATION

SHEET TITLE

SURFACE WATER POLLUTION PREVENTIONPLAN (SWPPP)

PROJECT NO.
11787

DRAWING NO.
11787_400_011

SHEET

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

H:\Projects Folder\11787\Drawings\11787_400\11787_400_011.dwg July 8, 2026 8:26:20 AM af

Significant Observations

A– 6' CLF CROSSES THE SOUTH BOUNDARY LINE AS SHOWN HEREON

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120286, WHICH BEARS AN EFFECTIVE DATE OF 02/16/2012 AND IS NOT IN A SPECIAL FLOOD ZONE AREA, FLOOD MAP 12111C0178J.

Surveyor's Notes

1. The Survey as shown hereon, was made with the benefit of abstract of Title. The undersigned and Terminus Surveying LLC, makes no guarantees or representations regarding easements, claims of Boundary line disputes, agreements, reservations or any other similar matters which may appear in the public records of the local county courthouse.
2. This survey was prepared for the exclusive use and benefit of the parties listed hereon. Liability to third parties may not be transferred or assigned. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
3. Additions or deletions to survey map or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4. This Survey does not depict ownership. The purpose of this American Land Title Association (ALTA Survey) is to establish the perimeter Boundary lines of the land or lands described in the legal description as shown on this Survey and is not to establish ownership.
5. This Survey by no means represents a determination on whether properties will or will not flood. The Land within the Boundaries of this American Land Title Association survey may or may not be subject to flooding. The local County/City Building Department has information regarding flooding and restrictions on development.
6. No underground foundations, Installations or Improvements have been located except as shown.
7. There are no visible encroachments other than shown.
8. Ownership of fences were not verified at time of survey.
9. All measurements are in feet and tenths, unless otherwise noted.
10. Mean high water line was not determined at time of survey. (only applicable when abutting bodies of water)
11. All rules of Florida code 5J–17 boundary survey were applied and used in the creation of this American Land Title Association survey.

ALTA\NSPS LAND TITLE SURVEY

JOB # 25000873	
CREW CHIEF: JT	
DRAWN BY: EHD	
REVIEWED BY: JSM	
BOOK/PG: PAGE: 286	
REVISIONS	
EHD 9/25/25 COMMENTS	

PREPARED BY:

TERMINUS SURVEYING LLC.

2752 Jason Street
Tampa, Florida 33619
(813) 681-4481
www.TerminusSurveying.com

COPYRIGHT 2025 BY TERMINUS SURVEYING, LLC. LICENSE BUSINESS 8207

SECTION 8 – TOWNSHIP 35 SOUTH – RANGE 40 EAST
SAINT LUCIE COUNTY – FLORIDA

Notes Corresponding to Schedule B

Old Republic National Title Insurance Company under File No. LAAFL581C dated June 27, 2024 at 08:00am.

(10) Easement in favor of Fort Pierce Utilities Authority recorded in Official Records Book 333, page 1616. DOES NOT AFFECT; FALLS OFF PROPERTY

Fidelity National Title Insurance Company under File No. 145515–40 dated May 24, 2019, 8:00 am.

NO SCHEDULE B–IIS ARE SURVEY MATTERS

STRIPED PARKING	
REGULAR:	38
HANDICAP:	04
TOTAL:	42



Vicinity Map

(NOT TO SCALE)

Miscellaneous Notes

1. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM FLORIDA AVENUE AND SOUTH 29TH STREET, BOTH DEDICATED PUBLIC RIGHT–OF–WAYS.
2. THE ADDRESS OF THE SITE IS 703 SOUTH 29TH STREET AND 702 SOUTH 31ST STREET, FORT PIERCE, FLORIDA 34947. PHYSICAL PROPERTY ADDRESS IS POSTED ON BUILDING AT TIME OF SURVEY.
3. WITH REGARD TO TABLE A ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. IF ANY UNDERGROUND UTILITY IS DAMAGED THE SURVEYOR IS HELD HARMLESS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND LOCATE INFORMATION PER BLOOD HOUND UNDERGROUND UTILITY LOCATOR PER WORK ORDER #D2288401 DATED 9/5/2025 @ 12:21:41 PM.
4. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF ANY CHANGES IN THE STREET RIGHT–OF–WAY LINES, EITHER COMPLETED OR PROPOSED.
6. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE THAT THE SUBJECT PROPERTY IS BEING USED AS A SOLID WASTE DUMP, SUMP, OR AS A SANITARY LANDFILL.
7. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR ISOLATED GRAVESITES ON THE SUBJECT PROPERTY OBSERVED IN THE FIELD.
8. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
9. DURING THE PROCESS OF PROVIDING MATCH LINE SHEETS SOME OVERLAPPING IS UNAVOIDABLE IN ORDER TO KEEP THE SURVEY LEGIBLE.
10. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
11. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES OR REAL ESTATE TRANSACTIONS OTHER THAN THOSE RELATED TO SALE OR TRANSFER OF THE NOTE EITHER BY PURCHASE OR OPERATION OF LAW TO THE SUCCESSORS AND/OR ASSIGNS AS IDENTIFIED IN THE CERTIFICATION.
12. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE TITLE COMPANY. EASEMENTS, BUILDING SETBACK LINES, ETC. SHOWN ARE AS IDENTIFIED IN THE TITLE COMMITMENT SUPPLIED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY UNDER FILE NO. LAAFL581C DATED JUNE 27, 2024 AT 08:00AM AND THE COMMITMENT SUPPLIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER FILE NO. 145515–40 DATED MAY 24, 2019, 8:00 AM.
13. THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURES AND ARE CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT–OF–WAY AND/OR ADJOINING PARCELS AND/OR APPURTENANT EASEMENTS WITH NO OVERLAPS, GAPS OR GORES.
14. THE FINDINGS AND OPINIONS OF TERMINUS SURVEYING, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF TERMINUS SURVEYING, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. TERMINUS SURVEYING, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
15. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B–II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
16. BENCHMARK: ELEVATIONS DERIVED FROM DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM NETWORK, NORTH AMERICAN VERTICAL DATUM 1988. FIELD CHECKED INTO NATIONAL GEODETIC SURVEY (NGS) BENCHMARK: "SYC INCORPORATED" (PID: AA7679) EL=16.56' NORTH AMERICAN VERTICAL DATUM 1988.
17. TREE NOTE: TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE, EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE IS DETERMINED AT DIAMETER BREAST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREES LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
18. NO PARTY WALLS WERE OBSERVED AT TIME OF SURVEY.

Record Legal Description

The Land is described as follows:

A portion of the North 342 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, (LESS existing right–of–way for streets on the North and East boundaries), more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East; and run North 00 degree 07 minutes 19 seconds, West along said quarter line, a distance of 321.13 feet; THENCE South 89 degrees 55 minutes 36 seconds West, 35.00 feet to a Point of Beginning on the West right–of–way line of 29th Street; THENCE South 89 degrees 55 minutes 36 seconds West, 400.04 feet; THENCE North 00 degrees 04 minutes 22 seconds East, 312.00 feet to a concrete monument; THENCE North 89 degrees 55 minutes 36 seconds East, 398.98 feet to a concrete monument on the West right–of–way of 29th Street; THENCE South 00 degrees 07 minutes 19 seconds East along said right–of–way, 312.00 feet to the Point of Beginning, lying and being in St. Lucie County, Florida.

CONTAINING 124676.48 S.F., 2.86 ACRES MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE Old Republic National Title Insurance Company under File No. LAAFL581C dated June 27, 2024 at 08:00am.

The South 12 feet of the North 342 feet of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS the East 30 feet thereof; and

The North 330 feet of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida.

LESS AND EXCEPT:
A portion of the North 342 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida, less existing right–of–way for streets on the North and East boundaries, more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 35 South, Range 40 East, St. Lucie County, Florida, and run North 00°07'19" West along said quarter quarter line a distance of 321.13 feet; thence South 89°55'36" West, 35.00 feet to a Point of Beginning on the West right–of–way of 29th Street; thence South 89°55'36" West, 400.04 feet; thence North 00°04'22" East 312.00 feet to a concrete monument; thence North 89°55'36" East 398.98 feet to a concrete monument on the West right–of–way of 29th Street; thence South 00°07'19" East, along said right–of–way, 312.00 feet to the Point of Beginning, lying and being in St. Lucie County, Florida.

CONTAINING 62051.44 S.F., 1.44 ACRES MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE Fidelity National Title Insurance Company under File No. 145515–40 dated May 24, 2019, 8:00 am.

TOTAL LANDS CONTAINING 187327.92 S.F., 4.30 ACRES MORE OR LESS.

ALTA/NSPS Land Title Survey

Sandgate Health and Rehabilitation
Project # 25-32626-Site #001
703 South 29th Street
Fort Pierce, FL 34947

County of St. Lucie County
Surveyor Certification

Fidelity National Title Insurance Company, CREtelligent, Inc

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10, 11a, 11b, 13, 14, 16, 17, 18, 19, 20 of Table A thereof. The field work was completed on 9/17/2025. Date if Plat or Map: 9/23/2025

PRELIMINARY

THIS PRELIMINARY SURVEY IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

MICHAEL P. MOONEY

Professional Surveyor & Mapper #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA SURVEYOR & MAPPER.

MICHAEL P. MOONEY
2752 JASON STREET
TAMPA, FL 33619
(813)–681–4481
Date of last revision:

Sheet 1 of 2

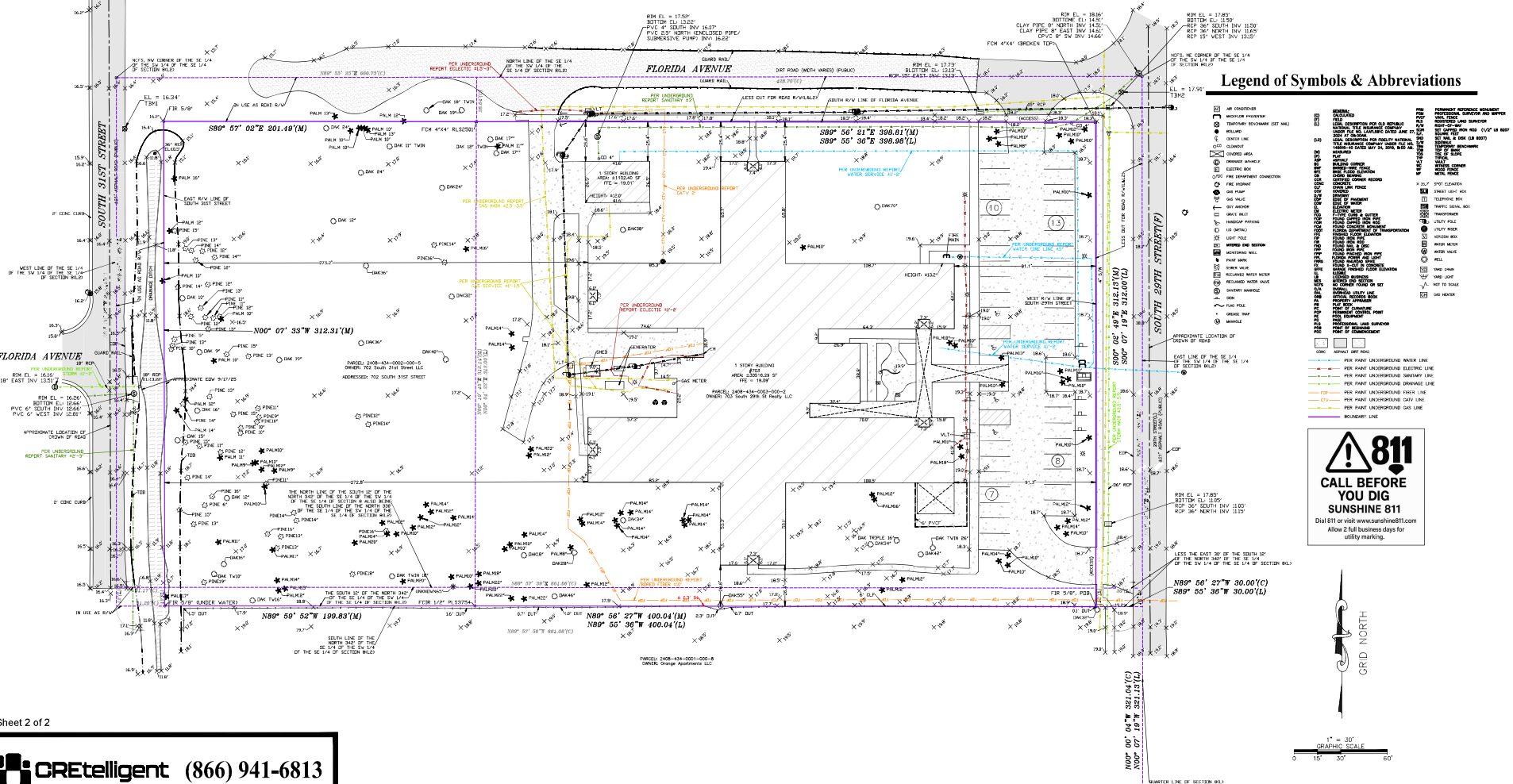
CREtelligent (866) 941-6813

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CREtelligent
EMAIL: landservices@cretelligent.com
PHONE: (866) 941-6813
2717 S. Arlington Road, Suite C, Akron, OH 44312

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 8, HAVING A GRID BEARING OF N89° 55' 25"E THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 (FLORIDA WEST ZONE) ADJUSTED NATIONAL GEODETIC SURVEY 2018

SECTION 8 – TOWNSHIP 35 SOUTH – RANGE 40 EAST
SAINT LUCIE COUNTY – FLORIDA



Legend of Symbols & Abbreviations

811 CALL BEFORE YOU DIG
SUNSHINE 811
Dial 811 or visit www.sunshine811.com
Allow 2 full business days for utility marking.

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'
GRID NORTH

Sheet 2 of 2

CREtelligent (866) 941-6813

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CREtelligent
EMAIL: landservices@cretelligent.com
PHONE: (866) 941-6813
2717 S. Arlington Road, Suite C, Akron, OH 44312

JOB #: 25000873	
CREW: G-HDT-JT	
DRAWN BY: DJD	
REVIEWED BY: JSM	
BOOK: 175	PAGE: 286

ALTA\NSPS LAND TITLE SURVEY

PREPARED BY:

TERMINUS SURVEYING LLC.
2752 Jason Street
Tampa, Florida 33619
(813) 681-4481
www.TerminusSurveying.com

COPYRIGHT 2025 BY TERMINUS SURVEYING, LLC. LICENSE BUSINESS 8207

STORMWATER MANAGEMENT DESIGN REPORT
SANDGATE HEALTH AND REHABILITATION

SUBMITTED TO:

South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

And

City of Fort Pierce
Engineering Department
100 N. U.S. Highway 1
Fort Pierce, FL 34954

PREPARED FOR:

702 South 31st St Realty LLC
1000 Gates Ave
Brooklyn, NY 11221

PREPARED BY:

B.S.E. Consultants, Inc. an LJA company
312 South Harbor City Boulevard, Suite 4
Melbourne, FL 32901

July 2026
File #11738

HASSAN KAMAL LICENSE No. 41951 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Hassan Kamal
Date: 2026.07.08 15:44:10 -04'00'

SANDGATE HEALTH AND REHABILITATION
STORMWATER MANAGEMENT CALCULATIONS
TABLE OF CONTENTS

REPORT

Project Narrative ..... Page 1

Stormwater Quality ..... Page 1

Stormwater Quantity ..... Page 2

Summary ..... Page 2

APPENDICES

Drainage Basin Exhibits ..... A

Paving, Grading and Drainage Plan

Storm Sewer Basin Exhibit

BMPTrain Calculations ..... B

ICPR Storm Water Modeling C

Geotechnical Report ..... D

SANDGATE HEALTH AND REHABILITATION
STORMWATER MANAGEMENT CALCULATIONS

Project Narrative

Sangate Health and Rehabilitation is a proposed 32,680 sf (39 bed) expansion of an existing 31,478 sf (107 bed) assisted living facility located in Ft. Pierce, Florida. The project is more specifically located south of Florida Ave, west of S 31th Street and east of S 29th Street. The 4.30-acre site will undergo 2.20 acres of disturbance for the expansion as well as proposed hardscape and landscape improvements.

In the existing condition, the expansion site is undeveloped and heavily vegetated. There is also a 1,102 sf shed and concrete driveway on the west side of the existing facility to be demolished. Stormwater from the undeveloped parcel currently sheet flows west to an existing swale along the western property boundary line heading south where it ultimately outfalls into Fort Pierce Canal No. 7.

This project proposes a 32,680 sf building expansion, a proposed parking lot with hardscape, and drainage and utility improvements, to service the site. Appendix A includes Overall Paving, Grading and Drainage Plan and Storm Sewer Basin Exhibit as described above. A dry detention pond and associated stormwater sewer systems are among the drainage improvement proposed to meet both stormwater quality and quantity.

This project shall be designed under the City of Fort Pierce and South Florida Water Management District (SFWMD) requirements. The following design information was used to prepare a design based on the Site Plan.

Stormwater Quality

Due to the proposed site improvements and associated impervious area, the stormwater management system has been evaluated to ensure compliance with the water quality treatment criteria of the City of Fort Pierce, SFWMD and Florida Department of Environmental Protection (FDEP). The site and ultimate outfall, Canal No.7 are within the Fivemile Creek Stream HUC-12, which is currently impaired. Because the project is upstream of impaired water, but does not contain an Outstanding Florida Water, either an 80% TN and TP reduction from the post development load before treatment and a net improvement of the impaired pollutant must occur or the percent reduction so that post-development after treatment would equal pre-development must occur, whichever is greater. BMP Train calculations for the pre and post development without treatment are summarized in the table on the next page:

Phase:	Total Nitrogen (kg/y):	Total Phosphorus (kg/y):
Pre-Development	1.265	0.121
Post-Development	9.793	1.629

% TN Required = (1 – 1.265 / 9.793) x 100 = 87 % Removal
% TP Required = (1 - 0.121 / 1.629) x 100 = 93 % Removal

To achieve a 87% TN and 93% TP removal, a 2.2" retention depth over the 2.20 acres of disturbed area and site must be captured and treated by the stormwater dry pond which outfalls into the existing swale on property. This results in a required retention volume of 0.36 ac-ft (See BMP Train Results for Treatment Calculations).

BMP Train calculations for the pre and post development with treatment are summarized below:

Phase:	Total Nitrogen (kg/y):	Total Phosphorus (kg/y):
Pre-Development	1.27	0.12
Post-Development	0.71	0.11

Stormwater Quantity

Due to the proposed site improvements, the stormwater management system has been evaluated to ensure compliance with the water quantity criteria of the SFWMD and City of Ft. Pierce. This project proposes to collect stormwater within the proposed dry detention pond and use a control structure to reduce the 25-year 3-day storm events below the pre-development condition as well as manage the 10-year 1-day storm event. The existing site currently sheet flows to the existing swale west of the site. The 10-year, 1-day and 25-year, 3-day storm events at the ultimate outfall point are 0.383 and 1.127 cfs, respectively. By capturing and routing the proposed site stormwater to the dry detention pond, the 10-year 1-day and 25-year 3-day storm events at the ultimate outfall are 0.431, and 0.263 cfs respectfully. Please see the table below summarizing events:

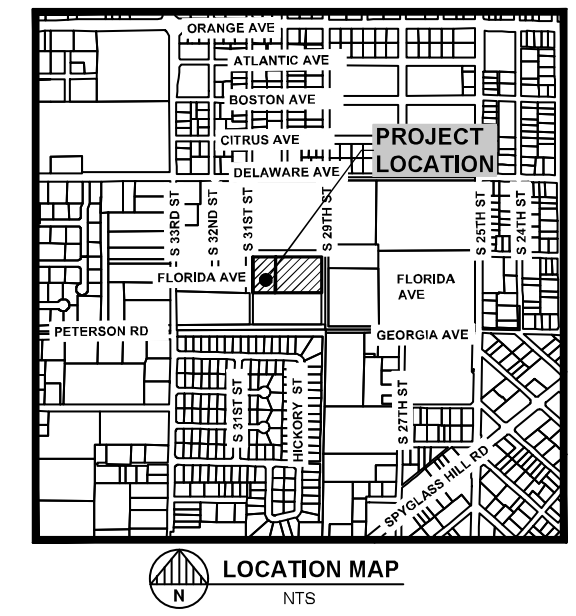
Phase:	10-year, 72 hour (cfs)	25-year, 72 hour (cfs)
Pre-Development	0.383	1.127
Post-Development	0.431	0.263

APPENDIX A
DRAINAGE BASIN EXHIBITS

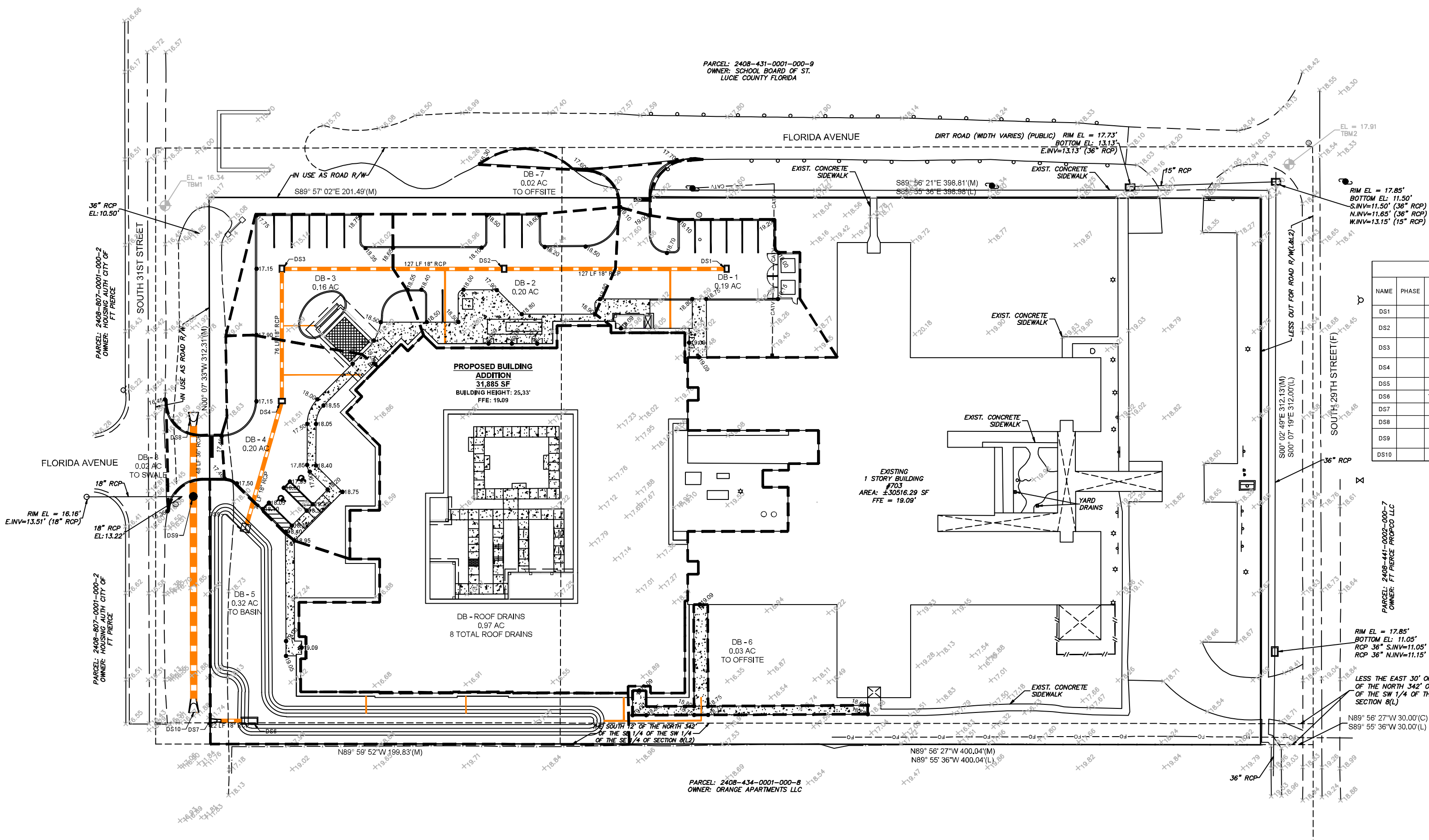
B.S.E. CONSULTANTS, INC.
an LJA company
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 725-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951



LOCATION MAP
NTS



DRAINAGE STRUCTURE TABLE

NAME	PHASE	DESCRIPTION	TOP ELEVATION	INVERTS	SIZE	PIPE LENGTH (FEET)	TO	COMMENT
DS1		TYPE C	17.50	W =15.00	18" RCP	127	DS2	
DS2		TYPE C	17.50	E =15.00 W =15.00	18" RCP 18" RCP	127 127	DS1 DS3	
DS3		TYPE C	17.00	E =15.00 S =15.00	18" RCP 18" RCP	127 76	DS2 DS4	
DS4		TYPE C	17.00	N =15.00 S =15.00	18" RCP 18" RCP	76 78	DS3 DS5	
DS5		MES	16.79	N =15.00	18" RCP	78	DS4	
DS6		TYPE H 4 GRATE	17.50	W =15.00	18" RCP	22	DS7	
DS7		FES		E =15.00	18" RCP	22	DS6	
DS8		FES	15.27	S =11.85	36" RCP	48	DS9	
DS9		JUNCTION BOX	15.27	N =11.85 S =11.85	36" RCP 36" RCP	48 123	DS8 DS10	W INV: +/-13.22
DS10		FES	15.27	N =11.85	36" RCP	123	DS9	

PROJECT BENCHMARKS

BENCHMARK #	NGVD 29 ELEVATION	DESCRIPTION
1	EL=16.34	COUNTY BENCHMARK 1 EL=16.34 (NAVD 14.96) N=1130371.15' E=865028.57'
2	EL=17.91	COUNTY BENCHMARK 2 EL=17.91 (NAVD 16.53) N=1130394.77' E=865670.52'

30 0 15 30
(IN FEET)
VERTICAL DATUM: NGVD

DATE: 7/6/26
DESIGN/DRAWN: HAK/AJF

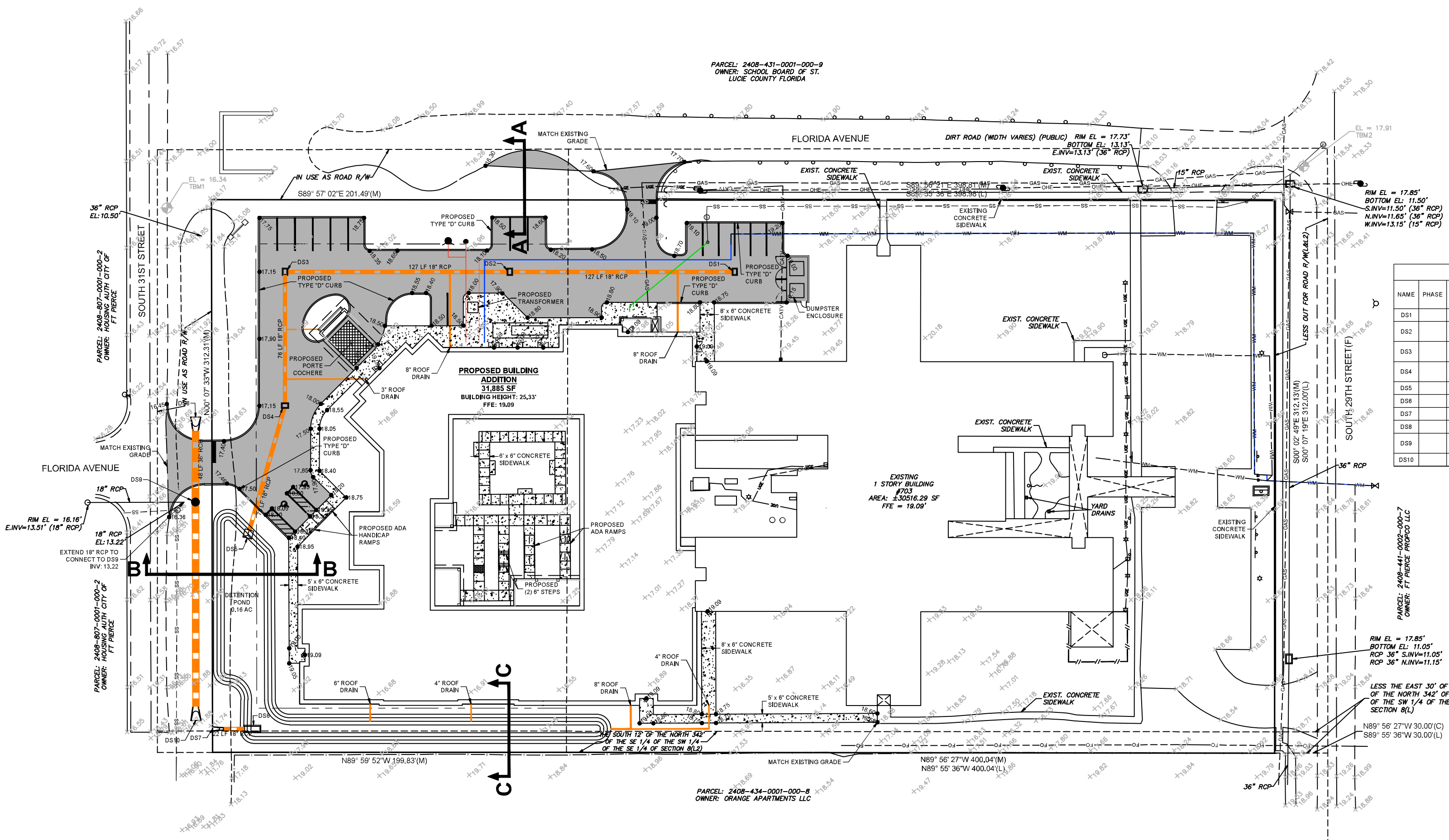
PROJECT TITLE
SANDGATE HEALTH AND REHABILITATION

SHEET TITLE
DRAINAGE BASIN EXHIBIT

PROJECT NO. 11787
DRAWING NO. 11787_200_003
SHEET 1 of 1

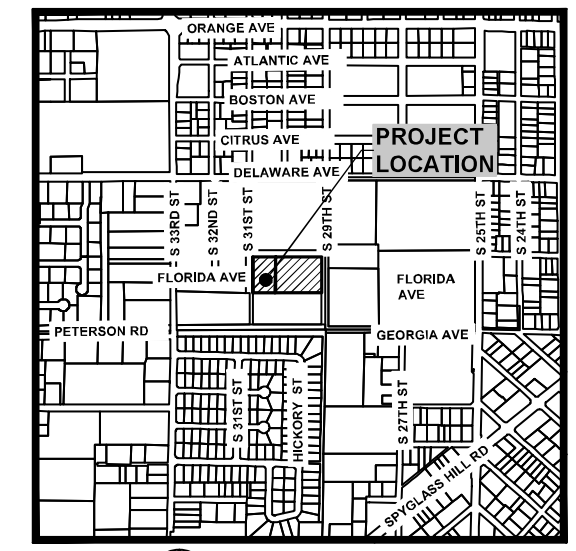
SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

H:\Projects Folder\11787\Drawings\11787_200\11787_200_003.dwg July 6, 2026 11:35:33 AM af



DRAINAGE STRUCTURE TABLE								
NAME	PHASE	DESCRIPTION	TOP ELEVATION	INVERTS	SIZE	PIPE LENGTH (FEET)	TO	COMMENT
DS1		TYPE C	17.50	W =15.00	18" RCP	127	DS2	
DS2		TYPE C	17.50	E =15.00 W =15.00	18" RCP 18" RCP	127 127	DS1 DS3	
DS3		TYPE C	17.00	E =15.00 S =15.00	18" RCP 18" RCP	127 76	DS2 DS4	
DS4		TYPE C	17.00	N =15.00 S =15.00	18" RCP 18" RCP	76 78	DS3 DS5	
DS5		MES	16.79	N =15.00	18" RCP	78	DS4	
DS6		TYPE H 4 GRATE	17.50	W =15.00	18" RCP	22	DS7	
DS7		FES		E =15.00	18" RCP	22	DS6	
DS8		FES	15.27	S =11.85	36" RCP	48	DS9	
DS9		JUNCTION BOX	15.27	N =11.85 S =11.85	36" RCP 36" RCP	48 123	DS8 DS10	W INV: +/-13.22
DS10		FES	15.27	N =11.85	36" RCP	123	DS9	

PROJECT BENCHMARKS		
BENCHMARK #	NGVD 29 ELEVATION	DESCRIPTION
1	EL=16.34	COUNTY BENCHMARK 1 EL=16.34 (NAVD 14.96) N=1130371.15' E=865028.57'
2	EL=17.91	COUNTY BENCHMARK 2 EL=17.91 (NAVD 16.53) N=1130394.77' E=865670.52'



LOCATION MAP
NTS

0 15 30
(IN FEET)
VERTICAL DATUM: NGVD

B.S.E. CONSULTANTS, INC. an LJA company
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

DATE: 7/6/26
DESIGN/DRAWN: HAK/KB

PROJECT TITLE
SANDGATE HEALTH AND REHABILITATION

SHEET TITLE
PAVING, GRADING AND DRAINAGE PLAN

PROJECT NO. 11787

DRAWING NO. 11787_400_006

SHEET
6 of 11

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

H:\Projects Folder\11787\Drawings\11787_400\11787_400_006.dwg July 6, 2026 11:22:45 AM af

APPENDIX B
BMPTRAIN CALCULATIONS

Complete Report (not including cost) Ver 4.3.5

Project: Sandgate ALF
Date: 7/6/2026 9:04:30 AM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Site
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	59.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Ruderal/Upland Pine: TN=1.694 TP=0.162
Area (acres)	2.20
Rational Coefficient (0-1)	0.06
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	5.00
Nitrogen EMC (mg/l)	1.694
Phosphorus EMC (mg/l)	0.162
Runoff Volume (ac-ft/yr)	0.606
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	1.265
Phosphorus Loading (kg/yr)	0.121

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	2.20
Rational Coefficient (0-1)	0.65
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	80.00
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	7.029
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000

Nitrogen Loading (kg/yr)	9.793
Phosphorus Loading (kg/yr)	1.629

Catchment Number: 1 Name: Site

Project: Sandgate ALF
Date: 7/6/2026

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Retention

Retention Depth (in)	2.000
Retention Volume (ac-ft)	0.367

BMP in Series Number: 2
BMP Type: Swale

Swale Top Width for Flood Conditions - **W** (ft)	32.000
Swale Bottom Width - **B** (ft)	10.000
Swale Length - **L** (ft)	400.000
Average Impervious Length (ft)	0.000
Average Impervious Width (ft)	0.000
Average Pervious Width (ft)	32.000
Swale Slope (foot drop/foot length) - **S**	0.100
Mannings N	0.050
Soil Infiltration Rate (in/hr)	1.500
Side Slope of Swale horizontal/vertical - **Z**	4.000
Average Height of Swale Block - **H**	0.000
Length of Berm Upstream of Crest - $\mathbf{L_b}$	0.000
Runoff Area (acres)	0.000
Number of Swale Blocks	

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

Watershed Characteristics

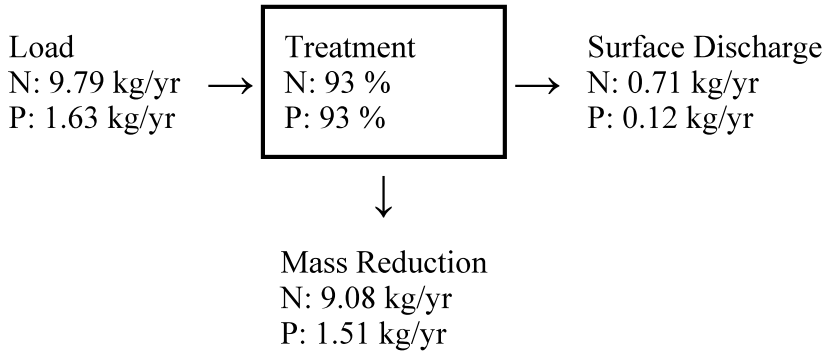
Catchment Area (acres)	2.20
Contributing Area (acres)	2.200
Non-DCIA Curve Number	39.00
DCIA Percent	80.00

Rainfall Zone	Florida Zone 5
Rainfall (in)	59.00

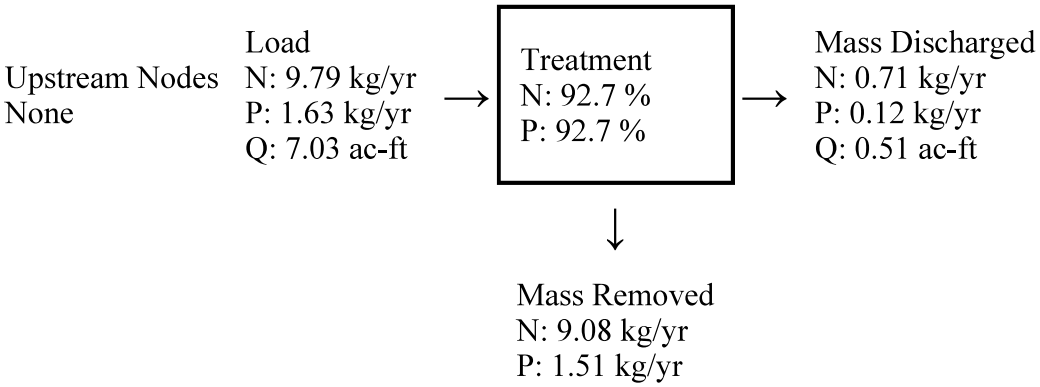
Surface Water Discharge

Required TN Treatment Efficiency (%)	87
Provided TN Treatment Efficiency (%)	93
Required TP Treatment Efficiency (%)	93
Provided TP Treatment Efficiency (%)	93

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: Sandgate ALF

Analysis Type: Specified Removal

Date:7/6/2026

Efficiency

BMP Types:

Catchment 1 - (Site) Multiple BMP

Based on % removal values to the nearest percent

Routing Summary

Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge		
Total N pre load	1.27 kg/yr	
Total N post load	9.79 kg/yr	
Target N load reduction	87 %	
Target N discharge load	1.27 kg/yr	
Percent N load reduction	93 %	
Provided N discharge load	.71 kg/yr	1.57 lb/yr
Provided N load removed	9.08 kg/yr	20.02 lb/yr

Phosphorus

Surface Water Discharge		
Total P pre load	.121 kg/yr	
Total P post load	1.629 kg/yr	
Target P load reduction	93 %	
Target P discharge load	.114 kg/yr	
Percent P load reduction	93 %	
Provided P discharge load	.119 kg/yr	.26 lb/yr
Provided P load removed	1.51 kg/yr	3.331 lb/yr

APPENDIX C
ICPR STORM WATER MODELING

Simple Basin: DB-2

Scenario:	Scenario1
Node:	DS2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00000 min
Max Allowable Q:	0.000 cfs
Time Shift:	0.00000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.20000 ac
Curve Number:	75.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DB-3

Scenario:	Scenario1
Node:	DS3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00000 min
Max Allowable Q:	0.000 cfs
Time Shift:	0.00000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.16000 ac
Curve Number:	75.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DB-4

Scenario:	Scenario1
Node:	DS4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number

Time of Concentration:	10.00000 min
Max Allowable Q:	0.000 cfs
Time Shift:	0.00000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.20000 ac
Curve Number:	75.0
Ia/S:	0.00
% Impervious:	80.00
% DCIA:	80.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DB-5

Scenario:	Scenario1
Node:	Post-Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00000 min
Max Allowable Q:	0.000 cfs
Time Shift:	0.00000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.14000 ac
Curve Number:	75.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DB-Roof Drains

Scenario:	Scenario1
Node:	Post-Detention
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00000 min
Max Allowable Q:	0.000 cfs
Time Shift:	0.00000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0

Area:	0.98000 ac
Curve Number:	98.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: DB1

Scenario:	Scenario1
Node:	DS1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00000 min
Max Allowable Q:	0.000 cfs
Time Shift:	0.00000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.19000 ac
Curve Number:	75.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre-Site to Swale

Scenario:	Scenario1
Node:	Pre-Site to Swale
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.00000 min
Max Allowable Q:	0.000 cfs
Time Shift:	0.00000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.20000 ac
Curve Number:	39.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00

% Direct: 0.00
Rainfall Name:

Comment:

Node: DS1

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.000 cfs
Initial Stage: 17.000 ft
Warning Stage: 0.000 ft
Alert Stage: 0.000 ft

Stage [ft]	Area [ac]	Area [ft2]
17.000	0.19000	8276.40
17.100	0.19000	8276.40

Comment:

Node: DS2

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.000 cfs
Initial Stage: 17.000 ft
Warning Stage: 0.000 ft
Alert Stage: 0.000 ft

Stage [ft]	Area [ac]	Area [ft2]
17.000	0.20000	8712.00
17.100	0.20000	8712.00

Comment:

Node: DS3

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.000 cfs
Initial Stage: 17.000 ft
Warning Stage: 0.000 ft
Alert Stage: 0.000 ft

Stage [ft]	Area [ac]	Area [ft2]
17.000	0.16000	6969.60
17.100	0.16000	6969.60

Comment:

Node: DS4

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.000 cfs
Initial Stage: 17.000 ft
Warning Stage: 0.000 ft
Alert Stage: 0.000 ft

Stage [ft]	Area [ac]	Area [ft2]
17.000	0.20000	8712.00
17.100	0.20000	8712.00

Comment:

Node: Post-Detention

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.000 cfs
Initial Stage: 17.000 ft
Warning Stage: 0.000 ft
Alert Stage: 0.000 ft

Stage [ft]	Area [ac]	Area [ft2]
15.000	0.20000	8712.00
17.000	0.70000	30492.00

Comment:

Node: Post-Swale

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.000 cfs
Initial Stage: 13.000 ft
Warning Stage: 0.000 ft
Alert Stage: 0.000 ft

Stage [ft]	Area [ac]	Area [ft2]
13.000	0.50000	21780.00
17.000	1.00000	43560.00

Comment:

Node: Pre-Site to Swale

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.000 cfs
Initial Stage: 13.000 ft
Warning Stage: 0.000 ft
Alert Stage: 0.000 ft

Stage [ft]	Area [ac]	Area [ft2]
17.000	2.20000	95832.00
17.100	2.20000	95832.00

Comment:

Pipe Link: DS1 to DS2

Scenario: Scenario1
From Node: DS1
To Node: DS2
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Length: 127.00 ft
FHWA Code: 0
Entr Loss Coef: 0
Exit Loss Coef: 0
Bend Loss Coef: 0
Bend Location: 0.00 dec
Energy Switch: Energy

Upstream		Downstream	
Invert:	15.000 ft	Invert:	15.000 ft
Manning's N:	0.0130	Manning's N:	0.0130
Geometry: Circular		Geometry: Circular	
Max Depth:	1.500 ft	Max Depth:	1.500 ft
Bottom Clip			
Default:	0.000 ft	Default:	0.000 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000
Top Clip			
Default:	0.000 ft	Default:	0.000 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: DS2 to DS3

Scenario: Scenario1
From Node: DS2
To Node: DS3
Link Count: 1

Upstream		Downstream	
Invert:	15.000 ft	Invert:	15.000 ft
Manning's N:	0.0130	Manning's N:	0.0130
Geometry: Circular		Geometry: Circular	
Max Depth:	1.500 ft	Max Depth:	1.500 ft

Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.000 ft	Default:	0.000 ft
Length:	127.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.000 ft	Default:	0.000 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: DS3 to DS4		Upstream		Downstream	
Scenario:	Scenario1	Invert:	15.000 ft	Invert:	15.000 ft
From Node:	DS3	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	DS4	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.500 ft	Max Depth:	1.500 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.000 ft	Default:	0.000 ft
Length:	76.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.000 ft	Default:	0.000 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: DS4 To Dentention		Upstream		Downstream	
Scenario:	Scenario1	Invert:	15.000 ft	Invert:	15.000 ft
From Node:	DS4	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Post-Detention	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.500 ft	Max Depth:	1.500 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.000 ft	Default:	0.000 ft
Length:	180.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0	Top Clip			
Bend Loss Coef:	0	Default:	0.000 ft	Default:	0.000 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Drop Structure Link: Post-Detention to Post-Swale		Upstream Pipe		Downstream Pipe	
Scenario:	Scenario1	Invert:	15.000 ft	Invert:	15.000 ft
From Node:	Post-Detention	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Post-Swale	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.500 ft	Max Depth:	1.500 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.000 ft	Default:	0.000 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	20.00 ft	Top Clip			
FHWA Code:	0	Default:	0.000 ft	Default:	0.000 ft
Entr Loss Coef:	0	Op Table:		Op Table:	
Exit Loss Coef:	0	Ref Node:		Ref Node:	
Bend Loss Coef:	0	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	17.500 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Broad Crested Vertical	Default:	18.000 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	17.500 ft	Ref Node:	
Control Elevation:	17.500 ft	Discharge Coefficients	
Max Depth:	1.000 ft	Weir Default:	3.200
Max Width:	23.00 ft	Weir Table:	
Fillet:	0.000 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Simulation: 100Y-72H	
Scenario:	Scenario1
Run Date/Time:	7/8/2026 8:42:39 AM
Program Version:	StormWise 4.08.03

General				
Run Mode:	Normal			
	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00000

End Time:	0	0	0	40.00000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.00000	0.05000
Max Calculation Time:		30.00000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00000	15.00000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00000	15.00000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 100Y-24H
Extern Hydrograph Set: 100Y24H
Curve Number Set: CN
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: IMP

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0001 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.00000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 12.230 in
Storm Duration: 72.00000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100.00 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 10Y-24H

Scenario: Scenario1
Run Date/Time: 7/8/2026 8:42:42 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00000
End Time:	0	0	0	40.00000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.00000	0.05000
Max Calculation Time:		30.00000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00000	10.00000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00000	10.00000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 010Y-24H
Extern Hydrograph Set: 10Y24H
Curve Number Set: CN
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: IMP

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.00000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec	Ia/S:	0.20 dec
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FLMOD
		Rainfall Amount:	6.000 in
		Storm Duration:	24.00000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100.00 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 25Y-72H

Scenario: Scenario1
Run Date/Time: 7/8/2026 8:42:46 AM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.00000
End Time:	0	0	0	40.00000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	30.00000	0.05000
Max Calculation Time:		30.00000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00000	10.00000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.00000	10.00000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 025Y-24H
Extern Hydrograph Set: 25Y24H
Curve Number Set: CN
Green-Ampt Set:
Vertical Layers Set:
Impervious Set: IMP

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0001 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.00000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 9.090 in
Storm Duration: 72.00000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100.00 ft2
Energy Switch (1D): Energy

Comment:

Simple Basin : Multi Item | (sim, name) : Runoff Summary [Scenario1]

Sim Name	Basin Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]
100Y-72H	DB-2	0.543	36.00000	9.49	6.39	0.20000
100Y-72H	DB-3	0.435	36.00000	9.49	6.39	0.16000
100Y-72H	DB-4	0.602	36.00000	9.49	8.86	0.20000
100Y-72H	DB-5	0.380	36.00000	9.49	6.39	0.14000
100Y-72H	DB-Roof Drains	3.019	36.00000	9.49	9.24	0.98000
100Y-72H	DB1	0.516	36.00000	9.49	6.39	0.19000
100Y-72H	Pre-Site to Swale	2.438	36.02500	9.49	1.83	2.20000
10Y-24H	DB-2	0.590	12.03333	6.00	3.29	0.20000
10Y-24H	DB-3	0.472	12.03333	6.00	3.29	0.16000
10Y-24H	DB-4	0.823	12.01667	6.00	5.47	0.20000
10Y-24H	DB-5	0.413	12.03333	6.00	3.29	0.14000
10Y-24H	DB-Roof Drains	4.303	12.01667	6.00	5.77	0.98000
10Y-24H	DB1	0.561	12.03333	6.00	3.29	0.19000
10Y-24H	Pre-Site to Swale	0.383	12.30000	6.00	0.45	2.20000
25Y-72H	DB-2	0.376	36.00833	7.05	4.18	0.20000
25Y-72H	DB-3	0.301	36.00833	7.05	4.18	0.16000
25Y-72H	DB-4	0.442	36.00000	7.05	6.47	0.20000
25Y-72H	DB-5	0.263	36.00833	7.05	4.18	0.14000
25Y-72H	DB-Roof Drains	2.242	36.00000	7.05	6.80	0.98000
25Y-72H	DB1	0.357	36.00833	7.05	4.18	0.19000
25Y-72H	Pre-Site to Swale	1.127	36.03333	7.05	0.78	2.20000

Node Max Conditions : Multi Item | (sim, name) [Scenario1]

Sim Name	Node Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
100Y-72H	DS1	0.000	0.000	17.821	0.0001	0.673	0.000	8278.30
100Y-72H	DS2	0.000	0.000	17.822	0.0001	0.865	0.163	8715.81
100Y-72H	DS3	0.000	0.000	17.823	0.0001	0.894	0.335	6972.65
100Y-72H	DS4	0.000	0.000	17.824	0.0001	1.170	0.472	8715.84
100Y-72H	Post-Detention	0.000	0.000	17.825	0.0001	3.019	0.571	30494.70
100Y-72H	Post-Swale	0.000	0.000	13.146	0.0000	0.380	0.000	22576.61
100Y-72H	Pre-Site to Swale	0.000	0.000	17.152	0.0000	2.438	0.000	95832.00
10Y-24H	DS1	0.000	0.000	17.492	0.0010	0.850	0.001	8278.30
10Y-24H	DS2	0.000	0.000	17.492	0.0010	1.186	0.293	8715.81
10Y-24H	DS3	0.000	0.000	17.492	0.0010	1.318	0.602	6972.65
10Y-24H	DS4	0.000	0.000	17.492	0.0010	1.754	0.850	8715.84
10Y-24H	Post-Detention	0.000	0.000	17.493	0.0010	4.302	0.950	30494.70
10Y-24H	Post-Swale	0.000	0.000	13.076	0.0002	0.413	0.000	22193.93
10Y-24H	Pre-Site to Swale	0.000	0.000	17.037	0.0001	0.383	0.000	95832.00
25Y-72H	DS1	0.000	0.000	17.587	0.0001	0.489	0.000	8278.30
25Y-72H	DS2	0.000	0.000	17.588	0.0001	0.648	0.141	8715.81
25Y-72H	DS3	0.000	0.000	17.589	0.0001	0.693	0.289	6972.65
25Y-72H	DS4	0.000	0.000	17.590	0.0001	0.911	0.408	8715.84
25Y-72H	Post-Detention	0.000	0.000	17.591	0.0001	2.242	0.474	30494.70
25Y-72H	Post-Swale	0.000	0.000	13.096	0.0000	0.263	0.000	22305.02
25Y-72H	Pre-Site to Swale	0.000	0.000	17.065	0.0000	1.127	0.000	95832.00

Link Min/Max Conditions : Multi Item | (sim, name) [Scenario1]

Sim Name	Link Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
100Y-72H	DS1 to DS2	0.000	-0.163	-0.001	-0.092	-0.092	-0.092
100Y-72H	DS2 to DS3	0.000	-0.335	-0.002	-0.189	-0.189	-0.189
100Y-72H	DS3 to DS4	0.000	-0.472	-0.003	-0.267	-0.267	-0.267
100Y-72H	DS4 To Dentention	0.005	-0.571	-0.004	-0.323	-0.323	-0.323
100Y-72H	Post-Detention to Post-Swale - Pipe	0.000	0.000	0.000	0.000	0.000	0.000
100Y-72H	Post-Detention to Post-Swale - Weir: 1	0.000	0.000	0.000	0.000	0.000	0.000
10Y-24H	DS1 to DS2	0.001	-0.293	-0.007	-0.166	-0.166	-0.166
10Y-24H	DS2 to DS3	0.001	-0.602	-0.015	-0.341	-0.341	-0.341
10Y-24H	DS3 to DS4	0.001	-0.850	-0.022	-0.481	-0.481	-0.481
10Y-24H	DS4 To Dentention	0.007	-0.950	-0.024	-0.537	-0.537	-0.537
10Y-24H	Post-Detention to Post-Swale - Pipe	0.000	0.000	0.000	0.000	0.000	0.000
10Y-24H	Post-Detention to Post-Swale - Weir: 1	0.000	0.000	0.000	0.000	0.000	0.000
25Y-72H	DS1 to DS2	0.000	-0.141	-0.001	-0.080	-0.080	-0.080
25Y-72H	DS2 to DS3	0.000	-0.289	-0.002	-0.164	-0.164	-0.164
25Y-72H	DS3 to DS4	0.000	-0.408	-0.003	-0.231	-0.231	-0.231
25Y-72H	DS4 To Dentention	0.004	-0.474	-0.003	-0.268	-0.268	-0.268
25Y-72H	Post-Detention to Post-Swale - Pipe	0.000	0.000	0.000	0.000	0.000	0.000
25Y-72H	Post-Detention to Post-Swale - Weir: 1	0.000	0.000	0.000	0.000	0.000	0.000

APPENDIX D
GEOTECHNICAL REPORT – SUBSURFACE EXPLORATION

June 17, 2026
KSM Project No. 2603525-b

Architectural Concepts, Inc.
Kenneth L. Tobin, AIA
2401 West Bay Dr., Ste 503
Largo, FL 33770

Re: Geotechnical Engineering Report
Sandgate Health and Rehabilitation Center
703 S. 29th Street & 702 S. 31st Street
Fort Pierce, St. Lucie County, Florida

Dear Mr. Tobin:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the above referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Scope of Work and Professional Service Agreement:

The scope of work for our services provided is based upon KSM Proposal No. 250872, dated November 20, 2025, which was authorized and returned to us on May 18, 2026.

Site Description:

The two subject sites comprise approximately 4.3± acres and are located to the west of South 29th Street and to the east of South 31st Street in Fort Pierce, St Lucie County, Florida. At the time of our explorations, the developed parcel had an existing single-story structure with an approximate "footprint" of 31,915± square feet, which was reportedly built in 1980. The adjacent parcel was undeveloped and consisted mostly of dense underbrush and many trees.

Project Description:

The following information is based on conversations with the client, our assumptions with respect to the site and the project, and on our review of the provided architectural site plan sheet, by Architectural Concepts, Inc., dated September 25, 2025. If this document has been superseded, or if any changes have been made to this plan sheet, please contact KSM to submit the current plan sheets, so we can make any adjustments and revise this report, if necessary.

Based on conversations with the client, it is our understanding that the project entails the design and construction of a 32,261± square feet, 39-bed addition. The 39-bed addition is planned to be constructed on the western side of the existing structure. KSM assumes that the anticipated loading conditions will range from 2 to 2.5 kips per linear foot along load bearing walls, and that the maximum column loads, if applicable, will be less than 50 kips per column. The development of the site will also include the construction of pavement and drainage areas, however, at the request of the client, the recommendations contained within this report are limited to the addition area only. Additionally, analyzing the existing structure was not included within the scope of our investigation.

KSM also understands that the rough graded building pad elevation will lie up to approximately 2 to 3 feet above existing grade.

At the time of this report, KSM has not been furnished with design structural loading conditions, a foundation plan, or foundation settlement tolerances. Once finalized, this information should be provided to KSM so that we may review and amend our recommendations and opinions as necessary.

Geotechnical Scope of Service:

1. Performed our field exploration throughout the site.

2. Measured the depth to the observed groundwater level at each boring location.

3. Reviewed the soil samples and field soil boring logs in our laboratory and performed laboratory testing on selected samples.

4. Evaluated the discovered subsurface conditions and prepared this report to document our findings and summarize our conclusions and recommendations.

Site Investigation:

Subsurface Testing – KSM's site investigation program consisted of performing the following exploration operations:

- Five (5) Standard Penetration Test (SPT) borings, which were terminated at approximate depths of 10 and 25 feet below the existing ground surface. The borings were performed within the approximate limits of the proposed addition.

- One (1) Dynamic Cone Penetrometer (DCP) sounding, which was terminated at an approximate depth of 10 feet below the existing ground surface. In addition, one (1) Hand Auger (HA) boring was performed in conjunction with the DCP sounding and terminated at an approximate depth of 6 feet below the existing ground surface. The DCP sounding and hand auger boring were performed at a location where the presence of nearby underground utilities limited access for conventional drilling equipment.

The approximate locations of the borings and sounding are presented on the attached Location Plan. These locations were determined in the field by estimating distances from existing site features and other points of reference and should be considered accurate only to the degree implied by the method of measurement used. If more accurate boring locations are required, we recommend that the locations be surveyed by a licensed surveyor.

Soil Classification – The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples were performed under the supervision of a geotechnical engineer to identify the engineering classification of the soil samples that were

obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current Unified Soil Classification System (ASTM D 2487).

General Soil Profile – The following table outlines the general subsurface conditions that were encountered during our investigation. For specific information at each boring and sounding location, refer to the attached boring and sounding logs.

Generalized Soil Profile	
Approximate Depth Below Grade (Feet)	**Discovered Subsurface Conditions**
0 to 25	Loose to medium dense sand and slightly silty sand

The stratification of the boring profiles represents our interpretation of the field boring logs and the laboratory test results of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

Soil Boring Sampling and Testing Methods - The Standard Penetration Test (SPT) is a widely accepted method of in-situ testing of foundation soils. In brief, a standard split barrel sampler is driven into the ground by successive blows of a hammer freely dropping on the drill rod. The number of hammer blows needed to advance the sampler for each 6-inch increment is recorded. The total number of hammer blows required to advance the sampler during the second and third 6-inch increments constitutes the N-value (blows per foot) at that depth. After driving the sampler, it is extracted from the borehole and is opened to allow visual description of the retained soil sample in the field, which is also documented on the field soil boring logs for the depth sampled.

The SPT N-value has been empirically correlated with various soil properties, allowing for an estimate of the behavior of soils under a load. The table below relates the SPT N-values to a qualitive description of soil density for cohesionless soils.

SPT N-Value Description	
Relative Density	**N-Value (Safety Hammer)**
Very Loose	0 – 4
Loose	4 – 10
Medium Dense	10 – 30
Dense	30 – 50
Very Dense	>50

Hand Auger Boring – The hand auger boring was performed by manually turning and advancing a bucket auger into the ground, typically in 6-inch increments until the desired termination depth

was reached or cave-in of the borehole. Representative portions of these soil samples were sealed and transferred to our laboratory for visual classification and testing.

Dynamic Cone Penetrometer (DCP) Sounding – The DCP sounding was completed in accordance with procedures described in ASTM D6951 and related to the equivalent SPT "N"-values using the methods described in ASTM STP399.

Groundwater Depths – Following the completion of each soil boring, the groundwater was allowed to attain a stabilized level, and the approximate depth to the observed groundwater was measured from the existing ground surface and recorded on the field log. The observed groundwater levels were measured at approximate depths ranging from 4.4 to 4.6 feet below existing grade.

It should be noted that fluctuations of the groundwater table will occur between and away from our boring locations as well as due to seasonal variations in the amount of rainfall, runoff, and other factors not evident at the time the borings were performed. Therefore, groundwater levels during construction or at other times in the future may be higher or lower than the levels indicated on the boring logs.

The records of the soils encountered, the penetration resistances, DCP Sounding, and groundwater levels are documented on the attached boring logs.

All of our field explorations were performed in general accordance with applicable ASTM Standards and/or industry standards with a standard practice of care.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluations:

Analysis and Opinions: Existing Foundation – Based on the approximate age of the existing structure, we believe the existing structure has already experienced a significant portion of the settlement it will experience during its service life. The proposed attached addition will be constructed on subgrade soils that, to the best of our knowledge, have not experienced similar loading conditions. It is especially important to follow the "Site Preparation" sections of this report, as settlement of the subsurface soils will occur in reaction to the newly applied loads from the additions. We anticipate that the effects of differential settlement will be most noticeable where the existing structure abuts the proposed additions.

Existing Footing Investigation – Performing an inspection on the existing structure's foundation system was not within our scope of work therefore, it is recommended the structural engineer of record determine if the existing foundation can adequately support the proposed loading conditions.

Foundation System Evaluation – It is our professional opinion that the proposed structure can be supported on conventional shallow foundations, provided the site is prepared, the soils are

compacted, and the foundations are designed in accordance with recommendations presented below.

The following sections provide recommendations for site preparation and provide design recommendations for the shallow foundation.

Site Preparation:

Compaction Equipment – KSM recommends using caution with heavy vibratory equipment on this site, due to the proximity of the neighboring structures and the potential that ground vibrations created by the compaction machinery might be transmitted and cause damage to the nearby structures. In the event that the operations are found to transmit such harmful vibrations, KSM recommends that non-vibratory compaction methods be substituted to execute the recommended earthwork procedures delineated below.

Site Subgrade Preparation – KSM recommends that the site subgrade be prepared for construction of the foundations and floor slab-on-grade by improving the in-place density of the near surface soils that will support the structure within the zone where the stress from the structure will be primarily distributed. The following earthwork procedures are recommended:

1. Clearing and Grubbing – The proposed construction area, plus a minimum margin of five feet beyond the proposed limits of construction, should be prepared by removing any construction debris, including underground utilities, and organic materials including roots and surface vegetation. The roots of the trees should be removed in their entirety. Stump grinding as a means of removing the root systems is not recommended.

   All existing pipes or any collapsible or leak prone utilities shall be removed or completely filled with grout or concrete, as they might serve as conduits for subsurface erosion. Over-excavated areas resulting from the removal of underground structures and unsuitable materials should be backfilled in accordance with this report.

2. Building Pad Subgrade Compaction – The exposed surface, created in the step above, should be graded level, moisture conditioned, then proof-rolled and compacted. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density to a minimum depth of 1 foot below the exposed surface. Testing should be done to confirm that the specified level of compaction has been achieved.

   Any areas that deflect or yield during proof-rolling operations should be delineated and reviewed by the Geotechnical Engineer or their representative. In addition, excessively wet or dry material should either be removed, remediated, or moisture conditioned and recompacted.

3. Grading – Upon completion of the compaction operation, the exposed surface should be filled to produce the desired line and grades. Within 2 feet of structural components and final grades, structural fill containing less than 10% material that passes through

the U.S. Standard No. 200 sieve that is free of debris and organic material. Structural fill should be placed in level lifts not more than 12-inches in loose thickness, moisture conditioned, and compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density. Testing should be performed on each lift prior to additional lifts being placed to confirm that the specified level of compaction has been achieved.

Each lift of compacted fill should be tested, evaluated, and reworked, as necessary, until approved by the KSM Geotechnical Engineer, or their representative, prior to placement of additional lifts.

4. Footing Excavation and Subgrade Compaction – At the footing locations, excavate the compacted subgrade soils to the proposed design elevations. The exposed footing subgrade soils should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density, to a minimum depth of 1 foot below the bottom of the footing. Testing should be done to confirm that the specified level of compaction has been achieved.

5. Utility, Foundation, Slab on Grade – Upon completion of the previous steps, the foundation forms (if used) and steel reinforcement can be installed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations, as well as backfill placed in utility trench excavations within the building pad, should be likewise compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D 1557) maximum dry density. Testing should be done to confirm that the specified level of compaction has been achieved.

Compaction Testing – It is KSM's recommendation that compaction tests in the excavations and footing trenches be conducted prior to placement of any backfill, steel, or concrete. The in-place density tests should be conducted at every column footing and at a frequency of one test for every 100 linear feet in the footing trench excavations. The subgrade and each lift (12-inch max loose thickness) of fill should be tested for compaction at a frequency of no less than one test per 2,500 sf of building area, per lift, with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the Geotechnical Engineer. In-place density of the compacted soil can be measured using an ASTM approved method to determine percent compaction.

Temporary Dewatering – Given the recorded depths to the groundwater levels encountered in our borings, and the expected scope of earthwork operations and utility installation, temporary dewatering may be a necessary part of the earthwork operations, particularly for utility excavations. Depending on the time of the year and final site grades, groundwater control may also be required for foundation excavations. In the event that compaction operations are performed within 2 feet of the prevailing groundwater levels, temporary dewatering may become necessary. The actual method of dewatering should be determined by the contractor. We recommend drawing down the groundwater to a level that is not less than 2 feet below the exposed bottom of excavations to avoid compaction related issues.

Excavation Stability and Protection of Adjacent Structures – It is recommended that the contractor design and execute excavations to be in compliance with OSHA standards. If required, lateral excavation support and/or underpinning the foundations of the proposed structure should be performed to protect the proposed structure from damage. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor. It is important for the contractor to take all necessary precautions to ensure that the foundations that support any adjacent structures are not undermined at any point during construction. If required, lateral excavation support and/or underpinning the foundations of the adjacent structures should be performed.

The earthwork efforts should be monitored under the direction of the KSM Geotechnical Engineer or their representative.

Shallow Foundation:

The adoption of the following recommended design parameters are predicated on the execution of the Site Preparation recommendations given herein above, and on KSM's experience with similarly loaded structures, as stated in the "Project Description" section of this report. If the size of the designed foundations, based on the parameters provided, exceed the recommended maximum dimensions, the structural engineer should notify KSM so that we can review the design foundation and loading conditions, and provide additional site preparation recommendations, foundation recommendations, and settlement calculations, as needed.

Design Parameters			
Description	**Isolated Footing**	**Continuous Footing**	**Monolithic Slab**
Estimated Allowable Bearing Pressure	2,500 psf	2,500 psf	2,500 psf
Minimum Embedment Below Finished Grade	16 inches	18 inches	18 inches
Minimum Width	24 inches	18 inches	18 inches
Maximum Width	60 inches	30 inches	30 inches
Approximate Total Settlement	< 1 inch	< 1 inch	< 1 inch
Approximate Differential Settlement	< ½ of an inch between similarly loaded columns	< ½ of an inch over 40 feet	< ½ of an inch over 40 feet

Based on the expected response of the discovered subsurface conditions to applied foundation loads, KSM expects that the majority of the settlement will occur as the weight of the structure's components are applied to the foundations during construction.

It is the contractor's responsibility to maintain the integrity of foundation during construction and after, this includes, but is not limited to, ensuring that surface water runoff is diverted away from the foundation.

Floor Slabs:

A conventional slab-on-grade ground floor can be used in the "at grade" portion of the structure. We recommend the disturbed subgrade below the floor slab be re-compacted to meet or exceed 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) prior to placement of the steel and concrete. We recommend that control joints be installed in the slab at frequent intervals to reduce the potential for the development of shrinkage cracks at unintended locations in the finished floor surface.

The installation of a moisture barrier is recommended between the floor slab and the soils, to prevent moisture migration from the underlying soils, which could lead to dampness of the slab and the potential poor performance of floor finishes (carpet, tile, etc.).

Closure:

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement in reviewing design plans and performing/monitoring construction testing services. Any design professional utilizing the information within this report are responsible for confirming the accuracy of the project information and assumptions stated in our report and that the soil parameters presented are adequate for the design of the proposed project. If additional parameters are required, KSM is to be notified so that our recommendations can be amended as required.

Standard of Care – This report has been prepared in accordance with generally accepted soil and engineering practices and is based on our evaluation of our geotechnical investigation and our stated understanding and assumptions of the proposed project. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between or away from the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Limitations – Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

KSM Engineering and Testing should be retained to perform and/or monitor Construction Testing services. If Client elects to not have KSM provide Construction Testing services, the Client shall indemnify and hold KSM and its consultants harmless from and against damages, losses, and judgments arising from claims by Client or any third parties.

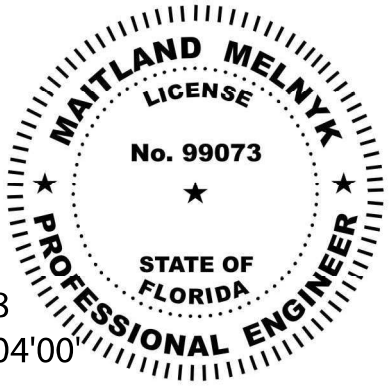
We are pleased to have been of assistance to you in this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,

This item has been digitally signed and sealed by Maitland Melnyk, PE 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.

Digitally signed by Maitland Melnyk
Date: 2026.06.18 12:32:59 -04'00'

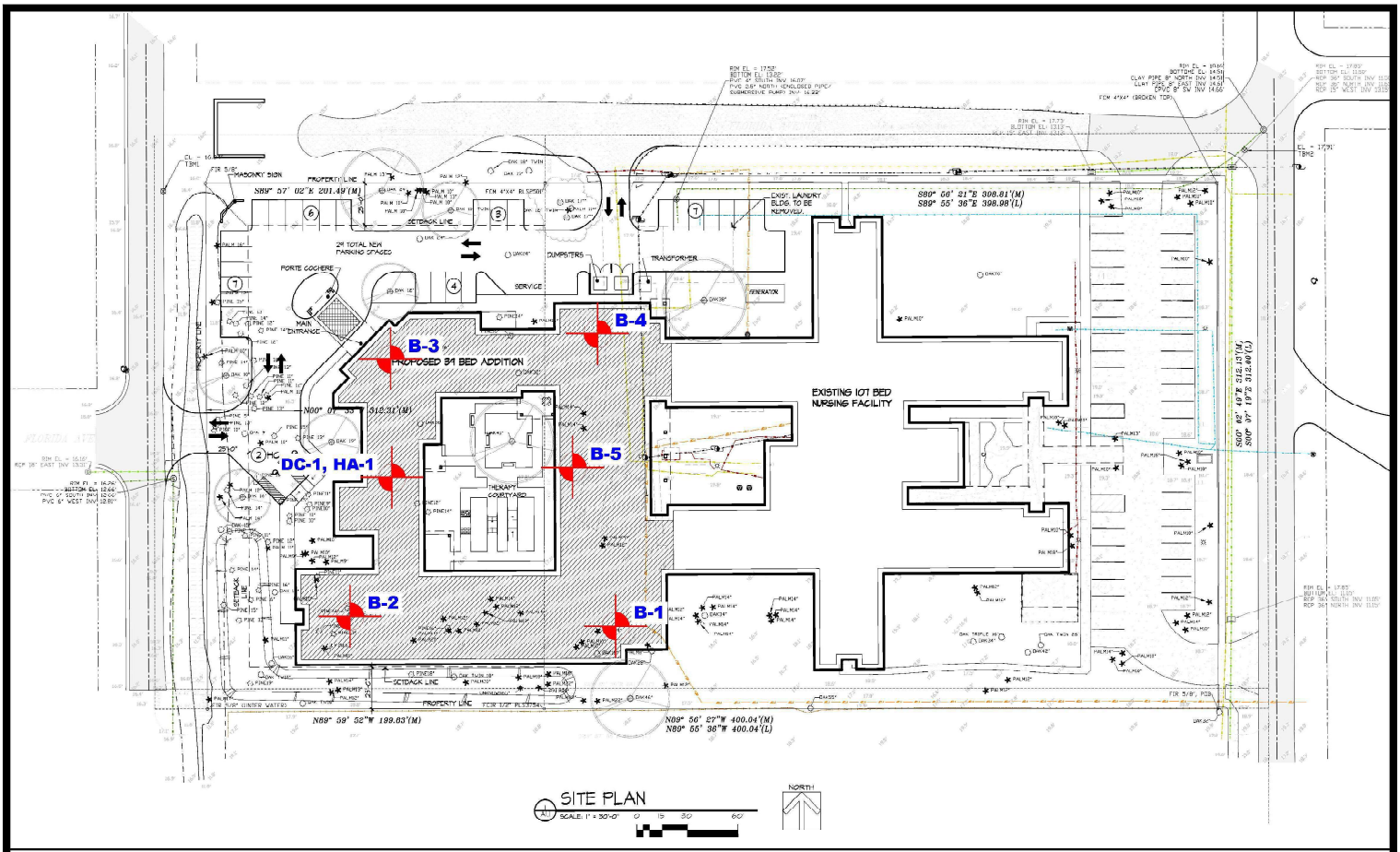


Maitland D. Melnyk, P.E.
Geotechnical Engineer
Florida Lic. No. 99073

Alexis Alba
Geotechnical Project Manager

AMA/cv/MDM

Email to: ktobin@archconcept.com; boruss@archconcept.com; AClarke@archconcept.com



APPROXIMATE LOCATION OF SOIL TESTING

PROJECT: Sandgate Health and Rehabilitation Center, 703 S. 29th Street & 702 S. 31st Street, Fort Pierce, Florida

SHEET 1 OF 1
PERMIT #: N/A
PROJECT #: 2603525-b

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DATE: 20260610
SCALE: NOT TO SCALE

BORING NUMBER B-1

CLIENT Architectural Concepts, Inc.
PROJECT NAME Sandgate Health and Rehabilitation Center
PROJECT NUMBER 2603525-b
PROJECT LOCATION 703 S. 29th Street & 702 S. 31st Street, Fort Pierce
DATE STARTED 6/5/26 **COMPLETED** 6/5/26
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 4.6 ft
LOGGED BY BS/LD
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Brown Sand	1-3-3 (6)								
			3-4-5 (9)								
5		▽ Brown Slightly Silty Sand	5-8-6 (14)		14.9	9.3					NP
		Light Brown Sand	3-4-4 (8)								
			3-5-4 (9)								
10		Bottom of borehole at 10.0 feet.									

COPY NEW LOGS 2024 -1 - DATA TEMPLATE FOR TESTING.GDT - 6/11/26 15:37 - K:\KSM FILES\26 DOCS (KSM-SERVER)\2603525\SOIL INVESTIGATION\2603525-B.GPJ

BORING NUMBER B-2

CLIENT Architectural Concepts, Inc.
PROJECT NAME Sandgate Health and Rehabilitation Center
PROJECT NUMBER 2603525-b
PROJECT LOCATION 703 S. 29th Street & 702 S. 31st Street, Fort Pierce
DATE STARTED 6/5/26 **COMPLETED** 6/5/26
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 4.5 ft
LOGGED BY BS/LD
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS PLASTIC LIMIT	ATTERBERG LIMITS LIQUID LIMIT	ATTERBERG LIMITS PLASTIC INDEX
0		Light Brown Sand	3-4-6 (10)								
			6-7-7 (14)								
5		▽ Brown Slightly Silty Sand	6-5-6 (11)								
		Light Brown Sand	4-6-7 (13)								
			7-8-7 (15)								
10											
		Dark Brown Sand	1-3-4 (7)								
15											
			2-2-3 (5)		21.4	4.6					NP
20											
			3-2-3 (5)								
25		Bottom of borehole at 25.0 feet.									

COPY NEW LOGS 2024 -1 - DATA TEMPLATE FOR TESTING.GDT - 6/11/26 15:37 - K:\KSM FILES\26 DOCS (KSM-SERVER)\2603525\SOIL INVESTIGATION\2603525-B.GPJ

BORING NUMBER B-3

KSM

CLIENT Architectural Concepts, Inc.
PROJECT NAME Sandgate Health and Rehabilitation Center
PROJECT NUMBER 2603525-b
PROJECT LOCATION 703 S. 29th Street & 702 S. 31st Street, Fort Pierce
DATE STARTED 6/5/26 **COMPLETED** 6/5/26
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 4.6 ft
LOGGED BY BS/LD
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Brown Sand	2-3-5 (8)								
		Light Brown Sand	3-5-6 (11)								
5		▽ Brown Slightly Silty Sand	5-5-7 (12)								
		Light Brown Sand	5-6-6 (12)								
			3-5-6 (11)								
10											
		Dark Brown Sand	2-2-3 (5)		22.3	4.4					
15											
		Brown Slightly Silty Sand	1-3-3 (6)								
20											
		Dark Brown Slightly Silty Sand	2-3-4 (7)								
25											
		Bottom of borehole at 25.0 feet.									

COPY NEW LOGS 2024 -1 - DATA TEMPLATE FOR TESTING.GDT - 6/11/26 15:37 - K:\KSM FILES\26 DOCS (KSM-SERVER)\2603525\SOIL INVESTIGATION\2603525-B.GPJ

BORING NUMBER B-4

CLIENT Architectural Concepts, Inc.
PROJECT NAME Sandgate Health and Rehabilitation Center
PROJECT NUMBER 2603525-b
PROJECT LOCATION 703 S. 29th Street & 702 S. 31st Street, Fort Pierce
DATE STARTED 6/5/26 **COMPLETED** 6/5/26
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 4.5 ft
LOGGED BY BS/LD
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Brown Sand	1-2-3 (5)		6.3	1.7					
			4-6-6 (12)								
5		▽ Brown Slightly Silty Sand	5-6-7 (13)								
		Light Brown Sand	6-7-6 (13)								
			3-5-4 (9)								
10		Bottom of borehole at 10.0 feet.									

COPY NEW LOGS 2024 -1 - DATA TEMPLATE FOR TESTING.GDT - 6/11/26 15:37 - K:\KSM FILES\26 DOCS (KSM-SERVER)\2603525\SOIL INVESTIGATION\2603525-B.GPJ

BORING NUMBER B-5

CLIENT Architectural Concepts, Inc.
PROJECT NAME Sandgate Health and Rehabilitation Center
PROJECT NUMBER 2603525-b
PROJECT LOCATION 703 S. 29th Street & 702 S. 31st Street, Fort Pierce
DATE STARTED 6/5/26 **COMPLETED** 6/5/26
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD SPT Safety Hammer
▽ **AT TIME OF DRILLING** 4.6 ft
LOGGED BY BS/LD
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Brown Sand	1-2-3 (5)								
			4-6-6 (12)								
5		▽ Brown Slightly Silty Sand	4-4-4 (8)								
		Brown Sand	3-5-3 (8)								
			2-3-3 (6)								
10											
		Dark Brown Sand	1-2-3 (5)								
15											
			2-2-3 (5)								
20											
			3-3-3 (6)		21.2	3.2					
25		Bottom of borehole at 25.0 feet.									

COPY NEW LOGS 2024 -1 - DATA TEMPLATE FOR TESTING.GDT - 6/11/26 15:37 - K:\KSM FILES\26 DOCS (KSM-SERVER)\2603525\SOIL INVESTIGATION\2603525-B.GPJ

WILDCAT DYNAMIC CONE LOG

Company Name: KSM Engineering & Testing
Company Street #: 11345 Hwy. U.S. 1
Company City, State, Zip: Sebastian, Florida 32958

PROJECT NUMBER: 2603525-b
DATE STARTED: 06-05-2026
DATE COMPLETED: 06-05-2026

HOLE #: DC-1, See Loc Plan
CREW: BS/LD
PROJECT: Architectural Concepts, Inc.
ADDRESS: Sandgate Health and Rehabilitation Center
LOCATION: 703 S. 29th Street & 702 S. 31st Street, Fort Pierce

SURFACE ELEVATION: N/A
WATER ON COMPLETION:
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

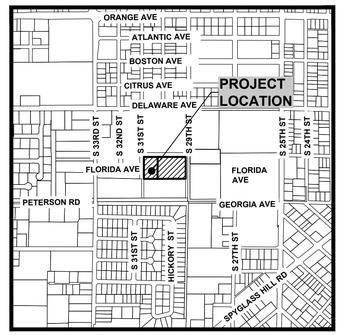
DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY NON-COHESIVE	COHESIVE
-	3	13.3	••••	3	VERY LOOSE	SOFT
-	3	13.3	••••	3	VERY LOOSE	SOFT
- 1 ft	5	22.2	••••••••	6	LOOSE	MEDIUM STIFF
-	5	22.2	••••••••	6	LOOSE	MEDIUM STIFF
-	7	31.1	••••••••••	8	LOOSE	MEDIUM STIFF
- 2 ft	13	57.7	••••••••••••••••••	16	MEDIUM DENSE	VERY STIFF
-	18	79.9	••••••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
-	18	79.9	••••••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
- 3 ft	15	66.6	••••••••••••••••••••••	19	MEDIUM DENSE	VERY STIFF
- 1 m	16	71.0	••••••••••••••••••••••••	20	MEDIUM DENSE	VERY STIFF
-	12	46.3	••••••••••••••••	13	MEDIUM DENSE	STIFF
- 4 ft	10	38.6	•••••••••••••	11	MEDIUM DENSE	STIFF
-	10	38.6	•••••••••••••	11	MEDIUM DENSE	STIFF
-	10	38.6	•••••••••••••	11	MEDIUM DENSE	STIFF
- 5 ft	11	42.5	••••••••••••••	12	MEDIUM DENSE	STIFF
-	12	46.3	••••••••••••••••	13	MEDIUM DENSE	STIFF
-	12	46.3	••••••••••••••••	13	MEDIUM DENSE	STIFF
- 6 ft	11	42.5	••••••••••••••	12	MEDIUM DENSE	STIFF
-	11	42.5	••••••••••••••	12	MEDIUM DENSE	STIFF
- 2 m	15	57.9	••••••••••••••••••	16	MEDIUM DENSE	VERY STIFF
- 7 ft	14	47.9	•••••••••••••••••	13	MEDIUM DENSE	STIFF
-	12	41.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	10	34.2	••••••••••••	9	LOOSE	STIFF
- 8 ft	11	37.6	•••••••••••••	10	LOOSE	STIFF
-	10	34.2	••••••••••••	9	LOOSE	STIFF
-	9	30.8	•••••••••••	8	LOOSE	MEDIUM STIFF
- 9 ft	11	37.6	•••••••••••••	10	LOOSE	STIFF
-	10	34.2	••••••••••••	9	LOOSE	STIFF
-	12	41.0	••••••••••••••	11	MEDIUM DENSE	STIFF
- 3 m 10 ft	13	44.5	••••••••••••••••	12	MEDIUM DENSE	STIFF
-						
-						
-						
- 11 ft						
-						
-						
- 12 ft						
-						
-						
- 4 m 13 ft						

BORING NUMBER HA-1

CLIENT Architectural Concepts, Inc.
PROJECT NAME Sandgate Health and Rehabilitation Center
PROJECT NUMBER 2603525-b
PROJECT LOCATION 703 S. 29th Street & 702 S. 31st Street, Fort Pierce
DATE STARTED 6/5/26 **COMPLETED** 6/5/26
GROUND ELEVATION
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 4.4 ft
LOGGED BY BS/LD
NOTES See Attached Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	BLOW COUNTS (N VALUE)	SCP VALUE	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)	PERMEABILITY RATE (IN/HR)	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC INDEX
0		Brown Sand									
		Light Brown Sand									
		▽ Gray Sand									
5					19.4	4.1					
		Bottom of borehole at 6.0 feet.									

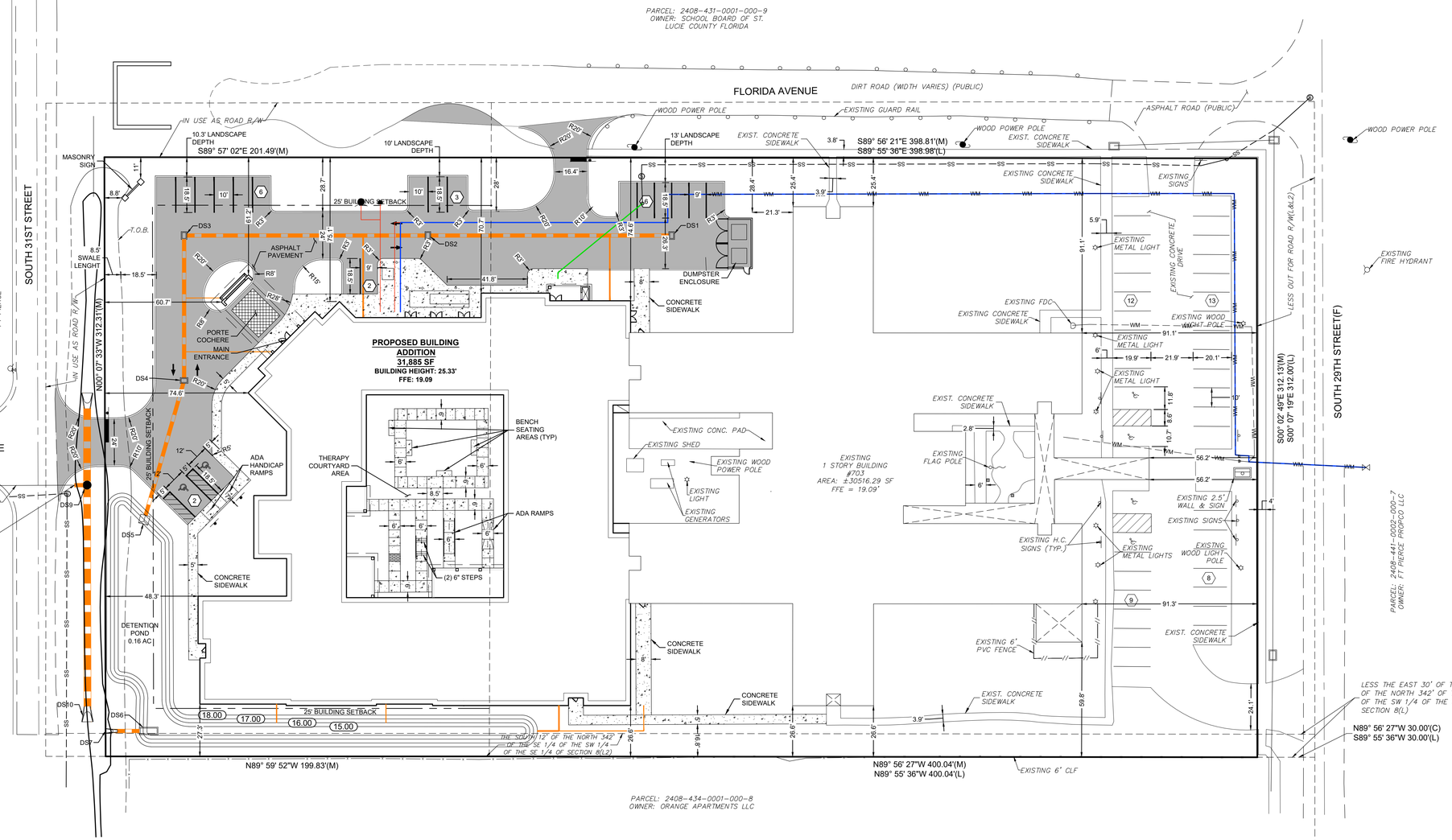
COPY NEW LOGS 2024 -1 - DATA TEMPLATE FOR TESTING.GDT - 6/11/26 15:37 - K:\KSM FILES\26 DOCS (KSM-SERVER)\2603525\SOIL INVESTIGATION\2603525-B.GPJ



N

LOCATION MAP

NTS



PROJECT INFORMATION:

PARCEL ID #: 2408-434-0003-000-2
2408-434-0002-000-5

PROJECT NAME: SANDGATE HEALTH AND REHABILITATION

OWNERSHIP: 702 SOUTH 31TH ST REALTY LLC
1000 GATES AVE
BROOKLYN, NY 11221-6295

FUTURE LAND USE: INST
ZONING: R-4
LAND SIZE: 187,328 S.F. (4.30 ACRES)

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: FPUA
SOLID WASTE: AUTHORIZED AUTHORITY

BUILDING DATA

NURSING FACILITY
107 BED: 30,516 SQ.FT
39 BED: 31,885 SQ.FT

BUILDING SETBACKS

	REQUIRED	PROVIDED
SIDE (NORTH)	25 FT.	25.4 FT.
FRONT (EAST)	25 FT.	56.2 FT.
REAR (WEST)	25 FT.	48.3 FT.
SIDE (SOUTH)	25 FT.	26.6 FT.

PARKING CALCULATIONS

PARKING REQUIRED

NURSING FACILITY: 1 SPACE PER THREE BEDS.

(39 BED / 1) = 13 SPACES REQUIRED*
*INCLUDES A MINIMUM OF ONE (1) HANDICAP SPACE

PARKING PROVIDED

19 SPACES (INCLUDES 2 HANDICAP SPACES)
EXISTING SPACES = 42 (INCLUDES 4 HANDICAP SPACES)
TOTAL SPACES PROVIDED = 61 SPACES

SITE AREA DATA	187,328 S.F.	4.30 AC	100.00%
DISTURBED AREA:		2.20 AC	
IMPREVIOUS DATA	111,437 S.F.	2.56 AC	59.53%
EXISTING BUILDING	31,620 S.F.	0.73 AC	16.88%
PROPOSED BUILDING	31,885 S.F.	0.73 AC	17.02%
EXISTING LAUNDRY REMOVED	1,104 S.F.	0.03 AC	0.59%
EXISTING PAVEMENT	21,906 S.F.	0.50 AC	11.69%
PROPOSED PAVEMENT	17,937 S.F.	0.42 AC	9.77%
EXISTING PAVEMENT REMOVED	4,538 S.F.	0.10 AC	2.42%
EXISTING PAD/SIDEWALK	6,943 S.F.	0.16 AC	3.71%
PROPOSED SIDEWALK	7,885 S.F.	0.18 AC	4.21%
EXISTING PAD/SIDEWALK REMOVED	1,097 S.F.	0.03 AC	0.58%
PERVIOUS DATA	75,891 S.F.	1.74 AC	40.47%
OPEN SPACE	72,906 S.F.	1.67 AC	38.84%
PROPOSED DRY DETENTION	2,985 S.F.	0.07 AC	1.63%

LEGAL DESCRIPTION

8 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 LI 321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT TO POB AND W R/W S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT, TH N 00 DEG 04 MIN 22 SEC E 312 FT TO A CONCRETE MONU, TH N 89 DEG 55 MIN 36 SEC E 398.98 FT TO CONCRETE MONU ON W R/W OF S 29THST, TH S 00 DEG 07 MIN 19 SEC E ALG SD R/W 312 FT TO POB (2.86 AC)

AND

8 35 40 FROM SE COR OF SW 1/4 OF SE 1/4 RUN N 00 DEG 07 MIN 19 SEC W ALG SD 1/4 LI 321.13 FT, TH S 89 DEG 55 MIN 36 SEC W 30 FT ON W R/W OF S 29TH ST, TH S 89 DEG 55 MIN 36 SEC W 400.04 FT TO POB, TH S 89 DEG 55 MIN 36 SEC W 200.33 FT TO E R/W OF S 31ST ST, TH ALG SD R/W NLY 312 FT, TH ELY 201.56 FT, TH S 00 DEG 04 MIN 22 SEC W 312 FT TO POB (1.44 AC).

F.I.R.M PANEL:
12111C0178J
FEBRUARY 16, 2012

FLOOD ZONE: X

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT SECTION, SEE DETAIL SHEET 10
- PROPOSED CONCRETE SIDEWALK
- (2) PARKING SPACE COUNTER
- BUILDING SETBACK
- PROPERTY LINE

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

30 0 15 30
(IN FEET)
VERTICAL DATUM: NGVD

6	
5	
4	
3	
2	
1	
DATE:	7/8/26
DESIGN/DRAWN:	HAK/KB

PROJECT TITLE

SANDGATE HEALTH AND REHABILITATION

SHEET TITLE

SITE PLAN

PROJECT NO.
11787

DRAWING NO.
11787_400_005

SHEET
5 of 11

H:\Projects Folder\11787\Drawings\11787_400\11787_400_005.dwg July 8, 2026 8:25:45 AM af

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

P: 321.725.3674
F: 321.723.1159
www.bseconsult.com
312 South Harbor City Boulevard, Suite #4, Melbourne, Florida 32901

August 5, 2026

Via City Portal (Energov)
City of For Pierce
Planning & Zoning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Re: Sandgate Health and Rehabilitation
Major Site Plan Amendment Application with Conditional Use– Commercial Design Review Narrative
File #11787

To Whom It May Concern:

For your review, enclosed please find our Major Site Plan Submittal for the Sandgate Health and Rehabilitation project. Sangate Health and Rehabilitation is a proposed 31,885 sf (39 bed) expansion of an existing 30,516 sf (107 bed) assisted living facility located in Ft. Pierce, Florida. The project is more specifically located south of Florida Ave, west of S 31st Street and east of S 29th Street. The 4.30-acre site will undergo 2.20 acres of disturbance for the expansion as well as proposed hardscape and landscape improvements. Included in this submittal are the following documents:

1. Concurrency Review Application
2. General Location Map
3. Justification Statement
4. Site Plan with Conceptual Drainage Plan
5. Survey with Legal Description
6. Traffic Impact Report
7. Stormwater Management Report
8. Stormwater Design Information Form

Should you have any questions, please feel free to contact me.

Very truly yours,

Hassan Kamal, P.E.

Hassan Kamal, P.E.
President
B.S.E. Consultants, Inc. an LJA Company

HK/kd
11787.city.corr.26-hk21980.aug
cc: Ken Tobin, Architectural Concepts, Inc. (*via E-mail*)
Enclosures

Technical Review Committee - 10:00 AM **2. g.**

Meeting Date: 08/20/2026

REQUESTED ACTION

PZSITE2026-00018
Major Site Plan
Gerber Collison
1893 N. US Highway 1

SUMMARY

The applicant has requested review and approval of a Major Site Plan (Development and Design Review) by owner, Scavello Management, LLC, represented by ER MA Partners, LLC, and Aspire Engineering, Inc. to construct a 16,500 sq. ft. automotive repair facility is associated site improvements on 5.55 acres located at 1893 N US Highway 1. The land has a Future Land Use designation of GC, General Commercial and is zoned C-3, General Commercial. Parcel ID: 1433-431-0001-000-4.

LOCATION

1893 N US Highway 1
Parcel ID: 1433-431-0001-000-4

RESPONSIBLE STAFF

Chris Suneson, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

Location Map
Property Card
Warranty Deed
Agent Authorization
Agent Authorization
Project Narrative
Justification Statement
Neighborhood Photos
Site Photos
Concurrency Analysis
Environmental Impact Report
Traffic Impact Analysis
Parking Justification

Survey
Site Plan
Floor Plan
Photometric Plan
Landscape Plan
Design Review Narrative
Elevations
Color Board
Signage Renderings
Drainage Report

Form Review

Form Started By: Christopher Suneson
Started On: 07/24/2026 01:58 PM
Final Approval Date: 07/24/2026

LOCATION MAP



Property Identification

Site Address:	1893 N US HIGHWAY 1
Sec/Town/Range:	33/34S/40E
Parcel ID:	**1433-431-0001-000-4**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**139631**
Map ID:	14/33S
Zoning:	General Co



Legal Description

33 34 40 COM AT NE COR SECTION 4-35-40 RUN S 88 DEG 21 MIN 15 SEC W 109.28 FT, TH S 89 DEG 11 MIN 58 SEC W ALG S LI OF SEC 33-34-40 996.14 FT TO ELY R/W LI OF SFWMD CANAL C-25 AND FPFWCD CANAL C-1, TH N 20 DEG 50 MIN 01 SEC W 31.57 FT TO POB, TH CONT N 20 DEG 50 MIN 01 SEC W 75.75 FT, TH N 34 DEG 11 MIN 17 SEC W 349.49 FT, TH N 23 DEG 35 MIN 16 SEC W 248.22 FT, TH N 00 DEG 30 MIN 17 SEC W 44.47 FT, TH N 89 DEG 07 MIN 15 SEC E 575.97 FT TO PT ON CURVE CONCAVE TO NW ON WLY R/W LI OF SANDRIDGE RD (NOW ABANDONED PER OR 5086-945), TH CONT E 33 FT TO CENTERLINE OF ABANDONED SANDRIDGE RD / US1. TH FOLLOW CENTERLINE ALG CURVE CONCAVE TO SE WITH CH OF S 89 DEG 07 MIN 15 SEC W WITH ARC LEN OF 128FT TO ABANDONOED CUL-DE-SAC OF SANDRIDGE RD, TH ALG CUL-DE-SAC 53.03 FT, TH S 40 DEG 55 MIN 58 SEC W 251.56 FT TO POB (OR 520-2412) (5.553 AC / 241,886 SQFT)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.55
Land Size (SF):	241,886

Map



State of Florida, Vantor Powered by Esri

Building Wind Speed

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

Sources/links:

Ownership

Scavello Management LLC
101 City Island AVE

Bronx, NY 10464-1616

Current Values

Just/Market value:	$597,600
Assessed value:	$454,410
Exemption value:	$0
Taxable value:	$454,410

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 2026 Saint Lucie County Property Appraiser. All rights reserved.

FILE # 4743621 OR BOOK 4463 PAGE 1079, Recorded 08/18/2020 01:57:11 PM Doc Tax: $0.70

UNOFFICIAL COPY

Prepared by and return to:

Timothy H. Kenney, Esq.
120 BUTLER ST SUITE B
WEST PALM BEACH, FL 33407

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: 233 CITY ISLAND LLC, a New York limited liability company
101 City Island Avenue
Bronx, NY 10464

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: SCAVELLO MANAGEMENT LLC, a Florida limited liability company
101 City Island Avenue
Bronx, NY 10464

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

No documentary stamps are due and owing as there was no consideration. This is a transfer to a wholly-owned LLC.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for the year 2020 and subsequent years.

The Property Appraiser's Parcel Identification Number is 1433-431-0001-000-4.

5. CONSIDERATION

There is no consideration. This is a transfer from a wholly-owned LLC to another wholly-owned LLC.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record.

Executed on this 6th day of August, 2020.

233 CITY ISLAND LLC, a New York limited liability company

By: Paul Scavello
PAUL SCAVELLO, Manager

Signed in the presence of:

Mike Scavello
Print Name: Mike Scavello
Witness

Signed in the presence of:

Martha C. Castro
Print Name: MARTHA C CASTRO
Witness

UNOFFICIAL COPY

STATE OF NEW YORK

COUNTY OF Queens

The foregoing instrument was acknowledged before me by means of ☐ physical appearance or ☐ online notarization on this 6th day of August, 2020, by PAUL SCAVELLO, as Manager of 233 CITY ISLAND LLC, a New York limited liability company, who is personally known to me or has produced his Driver's License as identification and did take an oath and state: he is the individual described in and who executed the foregoing for the purposes therein expressed.

Martha C. Castro

Notary Public, State of New York
My Commission Expires:

MARTHA C. CASTRO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6306597
Qualified in Queens County
My Commission Expires June 23, 2022

Official Copy

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCE AT THE NE CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A 1 INCH IRON PIPE; THENCE RUN S. 88°21'15" W. A DISTANCE OF 109.28 FEET TO THE SE CORNER OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S. 89°11'58" W. ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 996.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. C-25 (BELCHER CANAL) AND FORT PIERCE FARMS WATER CONTROL DISTRICT CAL NO. I; THENCE, MEANDERING ALONG SAID EASTERLY RIGHT OF WAY LINES OF CANAL NO. C-25 AND CANAL NO. 1, RUN N. 20°50'01" W. A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N. 20°50'01" W. A DISTANCE OF 75.75 FEET THENCE RUN N. 34°11'17" W. A DISTANCE OF 349.49 FEET; THENCE RUN N. 23°35'16" W. A DISTANCE OF 248.22 FEET; THENCE RUN N. 00°30'17" W.A DISTANCE OF 44.47 FEET; THENCE, LEAVING THE SAID EAST RIGHT OF WAY LINE OF CANAL NO. 1, RUN N. 89°07'15" E. A DISTANCE OF 575.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NW, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SANDRIDGE ROAD (FORMERLY OLD U.S. I AND STATE ROAD NO. 4, BEING 66 FEET WIDE); THENCE RUN SOUTHWESTERLY ALONG THE SAID CURVE, HAVING AN INTERIOR ANGLE OF 67°04'31", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 29.27 FEET AND A LONG CHORD OF S. 38°30'35" W. A DISTANCE OF 27.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY, ALONG THE SAID CURVE, HAVING IN INTERIOR ANGLE OF 137°17'08", A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 143.77 FEETAND A LONG CHORD OF S. 04°35'44" E. A DISTANCE OF 11.78 FEET TO A POINT OF CURVATURE; THENCE RUN S. 07°20'00" W. A DISTANCE OF 184.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 33°35'57", A RADIUS OF 251.60 FEET AND AN ARC LENGTH OF 147.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 40°55'58" W. A DISTANCE OF 251.56 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AGENT OF RECORD LETTER

I William McCall, Registered Agent, ER MA Partners LLC, (Print) hereby designate and appoint RAVI ALUR AND MARIA GARCIA, ASPIRE ENGINEERING INC. as my Agent of Record for the purposes of representing me during the Development Review Process or for the purpose of utilities service connection application/FDEP permitting reviews and approvals with regard to: (Project Name GERBER COLLISON -FT. PIERCE

and No._____.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 13th day of April, 2026

William McCall
PRINTED NAME OF APPLICANT/OWNER

APPLICANT/OWNER'S SIGNATURE

RAVI ALUR, P.E., LEED AP
PRINTED NAME OF APPLICANT'S(S') REPRESENTATIVE

ASPIRE ENGINEERING, INC.
APPLICANT'S(S') REPRESENTATIVE

1023 PROFESSIONAL PARK DRIVE
REPRESENTATIVE'S ADDRESS

BRANDON, FL 33511
CITY, STATE, ZIP CODE

(813) - 571 - 2850
TELEPHONE NUMBER

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Fulton

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 13th day of April, 2026.

Tasha-Gaye White
NOTARY PUBLIC
State of ~~Florida at Large~~ Georgia

My Commission Expires: July 27, 2027

TASHA-GAYE WHITE
My Commission Expires
NOTARY PUBLIC
July 27, 2027
FULTON COUNTY, GEORGIA

AGENT OF RECORD LETTER

I **PAUL SCAVELLO, MANAGER, SCAVELLO MANAGEMENT LLC** (Print) hereby designate and appoint **RAVI ALUR AND MARIA GARCIA, ASPIRE ENGINEERING INC.** as my Agent of Record for the purposes of representing me during the Development Review Process or for the purpose of utilities service connection application/FDEP permitting reviews and approvals with regard to (Project Name **GERBER COLLISON -FT. PIERCE**

and No _____

My Agent of Record is hereby vested with authority to make any representations, agreements or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 14th day of April 2026

PAUL SCAVELLO
PRINTED NAME OF APPLICANT/OWNER

Paul Scavello
APPLICANT/OWNER'S SIGNATURE

RAVI ALUR, P.E., LEED AP
PRINTED NAME OF APPLICANT'S(S) REPRESENTATIVE

ASPIRE ENGINEERING, INC.
APPLICANT'S(S) REPRESENTATIVE

1023 PROFESSIONAL PARK DRIVE
REPRESENTATIVE'S ADDRESS

BRANDON, FL 33511
CITY, STATE, ZIP CODE

(813) 571 2850
TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 14th day of April 2026

NOTARY PUBLIC
State of Florida at Large

My Commission Expires

MARTHA C. CASTRO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6306597
Qualified in Suffolk County
Commission Expires September 21, 2026

ASPIRE ENGINEERING, INC.
Engineering Excellence Delivered

1023 Professional Park Drive
Brandon, FL 33511
Phone: (813) 571-2850
Fax: (813) 571-1753
E-mail: aspireeng@yahoo.com

NARRATIVE FOR GERBER COLLISION –FT PIERCE

The property is currently vacant and we are proposing to construct 16,570 SF Gerber Collision Center. Gerber Collision & Glass provides collision auto body repair and windshield auto glass repair and replacement services.

The property is zoned C-3. Surrounding Properties to the North, South and East are zoned C-3 with commercial uses and the West property is right of way. This zoning district is suitable for uses related to motor vehicle repairs; hence the proposed use is allowed in the zoning district.

As the parent parcel is a large parcel, we are carving out the required area (meeting all the C-3 zoning standards) from the parent parcel for the proposed use.

The Water and Sewer Services are from FPUA and are currently being reviewed.

50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342
www.edenrockrep.com

June 30th, 2026

City of Fort Pierce
Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

Justification Letter (Gerber Collision – Fort Pierce)

Dear Planning & Zoning Staff,

Please accept this request to approve the proposed development of a new Gerber Collision Center on property zoned C-3 Commercial and designated for commercial use under the City's Future Land Use Map. The proposed use is consistent with the property's existing zoning and land use designation and is appropriate for this commercial corridor.

The proposed project will consist of an approximately 16,570 SF collision repair facility with customer reception/office space, parts storage, enclosed repair bays, a dedicated paint/prep area, secured vehicle storage, customer and employee parking, stormwater management, landscaping, utilities, and associated site improvements. The facility will operate as a professional automotive collision repair center serving customers, insurance carriers, fleet operators, and the surrounding community. This use is appropriate for the subject property for several reasons:

First, the proposed Gerber Collision Center is a commercial service use that is consistent with the intent of the C-3 zoning district. The C-3 district is intended to accommodate more intensive commercial uses along major corridors, including automotive-related services and other uses that serve the traveling public and surrounding community. The subject property is located along a commercial roadway where the proposed use is compatible with the existing and planned development pattern.

Second, the proposed use will provide a needed service to the City of Fort Pierce and the surrounding market. Collision repair is an essential commercial service, particularly along major transportation corridors where residents, businesses, insurers, and fleet users require convenient access to repair facilities. The project will provide a modern, professionally operated facility in a location that is well-suited for this type of service.

Third, the proposed facility has been designed to minimize potential impacts on surrounding properties. Collision repair work will occur within the enclosed building. Customer-facing activities will be handled through the reception/office area, while vehicle repair, parts storage, paint preparation, and related activities will be located within controlled areas of the site. Any vehicle storage areas will be secured and screened as required by City code. The project will also include landscaping, buffering,

EDEN ROCK
REAL ESTATE PARTNERS

50 Old Ivy Road NE, Suite 250 Atlanta, Georgia 30342
www.edenrockrep.com

stormwater management, paved parking and drive aisles, and utility improvements consistent with City standards.

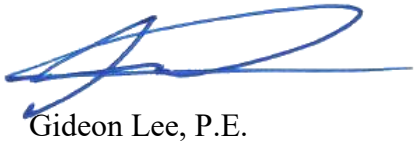
Fourth, the project is not expected to create the same intensity of traffic as many other commercial uses that could otherwise be developed on a C-3-zoned property, such as restaurants, convenience stores, or high-turnover retail uses. Collision repair facilities generally operate through scheduled appointments, insurance-directed repairs, customer drop-offs, and tow/flatbed deliveries rather than continuous high-volume customer turnover. As a result, the proposed use is appropriate for the corridor and can be accommodated through the proposed access, circulation, parking, and site design.

Fifth, the project will improve the subject property by converting it into an active, code-compliant commercial development with a new building, site infrastructure, landscaping, and stormwater facilities. The development will increase the taxable value of the property, create construction activity, support permanent jobs, and generate additional commercial activity within the City.

Finally, the proposed Gerber Collision Center is a long-term commercial investment by a nationally recognized, publicly traded collision repair operator. The project will provide a professionally managed use that is compatible with the surrounding commercial corridor, consistent with the City's zoning and future land use framework, and beneficial to the local economy.

For these reasons, the applicant respectfully submits that the proposed Gerber Collision Center is an appropriate and justified use of the subject property and requests the City's approval of the proposed development.

Best regards,



Gideon Lee, P.E.
Director of Development
gideon@edenrockre.com






Coming Soon 2023


Coming Soon 2023
Available for Lease
Retail, Restaurant, Drive Thru,
41,000 Sq ft available




SPEED LIMIT
20






























FAMILY DOLLAR


DOLLAR























































THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	**COMMERICAL**	**GC**	**C-3**
South	**COMMERCIAL**	**GC**	**C-3**
East	**COMMERCIAL**	**GC**	**C-3**
West	**RESIDENTIAL**	**RL**	**R-1**

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	**GC**	**C-3**	**0**	**2.2**	**X**
****Proposed**	**GC**	**C-3**	**16,570**	**2.2**	X

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 g allons per day per pe rson (du x 2. 6= pe rsons x 100 gpd = demand) 0.125*16,570 = 2,071.3 GPD Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum **2,071.3*4 = 8,285.2 GPD**
Current Zoning/FLU	Total gallons per day **0**
**Proposed Zoning/FLU	Total gallons per day **2,071.3 GPD**
**Change in Demand	Total gallons per day **2,071.3 GPD**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) 0.1*16,570 = 1,657 GPD Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum **(1,657*4) = 6,628 GPD**
Current Zoning/FLU	Total gallons per day **0**
**Proposed Zoning/FLU	Total gallons per day **1,657 GPD**
**Change in Demand	Total gallons per day **1,657 GPD**

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	NA	NA	
Urban District	5 acres per 1,000 people	NA	NA	
Community	2.5 acres per 1,000 people	NA	NA	
Neighborhood	1.36 acres per 1,000 people	NA	NA	

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	NA	NA
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	**0**
****Proposed Zoning/FLU**	**12 YDS/WEEK**
***Change in Demand**	**12 YDS/WEEK**

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	**STORM POST PEAK FLOW (CFS)** **10 YR – 1 DAY -0.6** **10 YR -3 DAY -2.4** **25 YR -3 DAY -3.4** **100 YR -3 DAY -4.9**

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	**0**	**0**
****Proposed Zoning/FLU**	**562**	**64/81**
***Change in Demand**	Trips **562**	Trips **64/81**
Impact to Capacity		

IV. Project Description

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
AUTO REPAIR AND SERVICE	1	16,570	2.2	1/1/2027	10/1/2027

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? _____
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

GERBER COLLISION CENTER

1893 N U.S. HWY 1, FORT PIERCE, FL 34946

ST. LUCIE COUNTY, FLORIDA



ENVIRONMENTAL IMPACT REPORT

Prepared for:

City of Fort Pierce
Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Mr. Gideon Lee, P.E.
Eden Rock Real Estate Partner
50 Old Ivy Road N.E.
Atlanta, GA 30342

Prepared by:

Stillwater Environmental, Inc.
971 Smokerise Blvd.
Port Orange, Florida 32127
File No. 1398.01.26

May 15, 2026

TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	NATURAL RESOURCE ANALYSIS	4
2.1	Topography	4
2.2	Soils	5
2.3	Vegetative Community Analysis	5
3.0	THREATENED AND ENDANGERED SPECIES	6
3.1	Regulatory Review	7
3.2	Avian Species	8
3.3	Amphibians, Reptiles, and Mammals	12
3.3.1	Gopher Tortoise	12
3.3.2	Florida Sand Skink	13
3.3.3	Eastern Indigo Snake	13
3.3.4	Florida Pine Snake	14
3.3.5	Short-Tailed Snake	15
3.3.6	Florida Bonneted Bat	15
3.4	Flora	16
4.0	REGULATORY CONSIDERATIONS	16
4.1.	South Florida Water Management District	16
4.2	U.S. Army Corps of Engineers	17
5.0	WETLAND/SURFACE WATER ANALYSIS	17
6.0	SUMMARY AND RECOMMENDATIONS	17

LIST OF FIGURES

FIGURE 1: Site Location Map
FIGURE 2: Aerial Photograph
FIGURE 3: USGS Topography Map
FIGURE 4: USDA-NRCS Soils Map
FIGURE 5: Florida Land Use, Cover and Forms Classification System Map
FIGURE 6: Listed Species Survey Routes
FIGURE 7: Wildlife Proximity Map
FIGURE 8: *Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2009-2018 in Florida*

LIST OF TABLES

Table 1: Protected Fauna Found in St. Lucie County, Florida and Their Expected Occurrence on the Gerber Collision Center Project Site

Table 2: Protected Flora Found in St. Lucie County, Florida and Their Expected Occurrence on the Gerber Collision Project Site

APPENDICES

Appendix A: St. Lucie County Property Appraiser's Record Cards

Appendix B: National Wetlands Inventory Map

Appendix C: Photographs of the Subject Property

GERBER COLLISION CENTER
1893 N U.S. HWY 1, FORT PIERCE, FL 34946
ST. LUCIE COUNTY, FLORIDA

ENVIRONMENTAL IMPACT REPORT

1.0 INTRODUCTION

The Gerber Collision Center property is approximately 2.15 +/- acres in size. The St. Lucie County Property Appraiser's website lists the Parcel ID Number as 1433-431-0001-000-4 (Appendix A). The project is located approximately 0.2 miles west of the intersection of N US Hwy 1 and Jimmy Buffett Memorial Hwy in Section 33, Township 34 South, Range 40 East at latitude 27.470087 North and longitude -80.336457 West, Fort Pierce, St. Lucie County, Florida 34946 (Figure 1). An aerial image of the property is provided on Figure 2.

Review of historical and current aerial photography, the Natural Resources Conservation Service/National Cooperative Soil Report for St. Lucie County, National Wetland Inventory maps, and examination of existing site conditions revealed that the site historically has remained undeveloped. Historic aerials were researched back to 1958 and USGS topographic maps were researched back to 1960. The early aerial photographs reveal the entire property to be undeveloped. Over time, natural vegetation recruitment has occurred resulting in the upland shrub and bushland groundcover that currently occupies the site. During the field surveys conducted for this report, review of historical topographic maps, and National Wetlands Inventory Map (Appendix B), areas classified as wetland/surface waters were not identified within, or immediately adjacent to the subject property.

The project site was reviewed to determine the geological features of the landscape (e.g. soils and topography), to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary.

2.0 NATURAL RESOURCE ANALYSIS

2.1 Topography

According to the U.S.G.S. 7.5 Minute Topographic Map, "Fort Pierce FL" Quadrangle 2012, the project area elevation is approximately 15' feet msl to 20' feet msl (Figure 3). The elevation appears to be higher in the eastern portions with the lower elevations located near the Belcher Canal in the western portions.

2.2 Soils

Soil composition information for the subject property was obtained from the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey for St. Lucie County (Figure 4). Two (2) soil types lie within the subject property boundary. A brief description of these soil types are presented below.

28) Paola Sand, 0 to 5 percent slopes (0.77 ac/35.81%)

The Paola series consists of very deep, excessively drained soils that formed in sandy marine sediments. Paola soils are on hills, ridges, and flats on marine terraces. Slopes are linear to convex and range from 0 to 20 percent. Mean annual precipitation is 55 inches and the mean annual temperature is about 72 degrees F. Under natural conditions Paola soils are used for recreation and wildlife habitat, some areas are used for urban land. Potential native vegetation consists of sand pine, slash pine, longleaf pine, scrub live oak, scattered turkey oak, and bluejack oak. The undergrowth consists of cacti, mosses, lichens, creeping dodder, rosemary, and scattered saw palmetto. This soil is located in the northeast portion of the site.

27) *Pendarvis and Pomello fine sand, 0 to 5 percent slopes (1.38 ac /64.19%)*

Pendarvis and Pomello fine sands consists of deep, moderately well to somewhat poorly drained, moderately permeable soils found in the South-Central Florida Ridge, Southern Florida Flatwoods, and associated areas. Slopes range from 0 to 5 percent. The seasonally high-water table is at depths of approximately 24 to 42 inches for 1 to 4 months. Pendarvis soils are sandy throughout with a seasonal high water table. Pomello soils are primarily used for range and forest production, with some areas used for pasture. In the northern extent of occurrence, many areas are used for urban development. Native vegetation is dominated by scrub oak (Quercus inopina), dwarf live oak (Quercus minima), saw palmetto, longleaf pine (Pinus palustris), slash pine (Pinus elliottii), and pineland threeawn (Aristida stricta). This soil type is found throughout the northeastern and southern portions of the subject property.

2.3 Vegetative Community Analysis – Habitat Characterizations

Pedestrian surveys of the subject property were conducted May 11, 2026 to qualitatively document the existing vegetation and to assess the present land use patterns according to the *Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT). One (1) land-use type was determined for the subject property (Figure 5). A brief description of the FLUCFCS community follows. Photographs are provided in Appendix C:

FLUCFCS No. 320 – Upland Shrub and Brushland (2.15 ac/100%)

This category describes areas dominated by woody shrubs, bushes, and small trees growing on non-wetland (upland) soils. These areas are typically

characterized by dense, low-growing vegetation with sparse or absent mature tree canopy. This community is found throughout the entire subject property. Canopy vegetation in this area may include saw palmetto (*Serenoa repens*), wax myrtle, blackberry, gallberry, and young pines or oaks. This category often represents abandoned agricultural land, utility corridors, early successional habitat, or areas recovering from disturbance such as fire or clearing.

3.0 THREATENED AND ENDANGERED SPECIES

Preliminary ecological investigations included review of published and unpublished literature concerning the subject property and surrounding areas, solicitation of databases on protected species, field investigations to generally delineate and characterize the habitats, and a preliminary field survey for the occurrence of protected flora and fauna.

The following is a list of all wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
Brown anole (*Norops sagrei*)
Gopher Tortoise (*Gopherus polyphemus*)

Birds
Northern Cardinal (*Cardinalis cardinalis*)
Mourning Dove (*Zenaida macroura*)

Mammals
None

Using methodologies outlined in the *Florida's Fragile Wildlife (Wood,2001)*; *Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 – revised January 2017*); an assessment for "listed" floral and faunal species was most recently conducted on the subject property on May 11, 2026. This assessment included direct observations and indirect evidence, such as tracks, burrows, tree markings, and birdcalls. The assessment focused on species that are "listed" by the *FFWCC's Official Lists - Florida's Endangered Species, Threatened Species, and Species of Special Concern (May 2017)* that have the potential to occur in St. Lucie County.

Pedestrian transects were established throughout the site to assess the occurrence, or potential for occurrence of flora and fauna listed as a species of special concern (SSC), threatened, or endangered by the Florida Fish and Wildlife Conservation Commission (FFWCC), the United State Fish and Wildlife Service (USFWS) and the Florida Department

of Agriculture (FDA) (Figure 6). The results of these surveys are presented in the following sections.

Table No. 1 and Table No. 2 list those species that were surveyed for based on their probability of occurrence in St. Lucie County.

3.1 Regulatory Review

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has the responsibility for terrestrial and freshwater species. The Department of Commerce, National Marine Fisheries Service has the responsibility for marine and estuarine species. In Florida, approximately 60 species of animals and 65 species of plants are federally listed by the USFWS as threatened or endangered.

Florida Fish and Wildlife Conservation Commission

Article IV, Section 9 of the Florida Constitution authorizes the FFWCC to "exercise the regulatory and executive powers in the state with regard to wild animal life and freshwater aquatic life." In addition, the FFWCC regulates the taking of species listed as endangered, threatened, or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code. The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife, and their habitat. The FFWCC's direct regulatory role is currently restricted to protecting animals, not their habitats. However, current FFWCC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FFWCC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, The Department of Environmental Protection, the U.S. Army Corps of Engineers, the state of Florida Water Management Districts, regional planning councils and local governments.

Florida Department of Agriculture and Consumer Services

In Section 581.185, F.S. the Florida Legislature delegated to the Florida Department of Agriculture and Consumer Service (FDACS) authority to designate and regulate plants listed as "endangered", "commercially exploited", and "threatened". FDACS protection of listed plant species centers around preventing the illegal collection, transport and sale of "listed species". FDACS only issues a permit for collection purposes and neither regulates nor prohibits the destruction of state-listed flora species as a result of development activities. With respect to

the USFWS, an endangered/threatened plant on private property belongs to the landowner so long as it continues to grow on his land. The only exception is if the landowner uses federal funds to develop the land. Then the federal agency participation in the action must ensure that federal funds are not being used to destroy a federally listed plant. If private money is being utilized, there is no such requirement. Otherwise, the endangered species law means little unless/until the plant is moved from the land to be sold, or traded. At that point the plant is no longer part of the land and may be protected by the endangered species law. Additionally, it is illegal to collect or maliciously harm listed plants on Federal land.

3.2 Avian Species

A survey to indicate the presence of listed wading birds such as little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), tricolored heron (*Egretta tricolor*), and Florida sandhill crane (*Grus Canadensis pratensis*) was performed on the project site. Habitat available for foraging or nesting was not identified within the boundaries of the subject property. None of these species were observed during field surveys conducted for this report.

Red-cockaded Woodpecker (Leuconotopicus borealis)
Federally listed as "Endangered" by the USFWS

No suitable habitat for red-cockaded woodpeckers (*Picoides borealis*) (RCW's) was identified on the project site during the field surveys. The property is considered to be unsuitable for RCW's because of the lack of old growth pine trees necessary for nest cavity construction. The general onsite conditions preclude the establishment of RCW's. No further action is required pertaining to the red-cockaded woodpecker.

Sandhill Crane (Grus Canadensis pratensis)
State Listed as "Threatened" by the FFWCC

FFWCC developed the *Imperiled Species Management Plan* to address the needs of state listed species that did not already have a management plan or specific program in place. These species also have Commission approved Species *Conservation Measures and Permitting Guidelines* that have been developed to clarify what is needed for conservation and permitting of these species. Nesting habitat in the form of a freshwater marsh was not located within the limits of the project site. Cranes typically nest from February through April. When nesting habitat is present, a survey during this time including pedestrian transects and aerial reconnaissance by drone would be conducted to confirm that no breeding pairs of this species are nesting within the project site boundaries or the adjacent properties. The survey methodology prescribed by the FFWCC would be employed. No sandhill cranes were observed during the surveys for this report. No further action is required pertaining to the Florida sandhill crane at this time.

Bald Eagle (Haliaeetus leucocephalus)
Protected Under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.
In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*). In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

The Southeastern American kestrel (Falco sparverius paulus), Everglade snail kite (Rostrhamus sociabilis plumbeus), and other listed birds of prey were not observed on the project site. Two sources were consulted to identify any bald eagle nests in the vicinity of the project site: the FWC Historical Bald Eagle Nesting Areas database, which provides the years of first and last observation, and the Audubon Florida EagleWatch Nest App, which includes nest identification numbers along with latitude and longitude coordinates. The closest nest located to the subject property that has been located by these sources is nest No: SL011 located 2.75 miles to the west at latitude 27.46833 and longitude -80.383500 (Figure 7). It was first observed 2004-2012 and listed as occupied for the 2025 season. Current USFWS Bald Eagle Management Guidelines state that if there is sufficient natural or man-made landscape buffers between the proposed construction site and the nest preventing a visual connection between the two and the clearing and external construction that is to occur is more than 660 feet from the location of the nest, then there are no restrictions during breeding season (October 1 through March 15). Nest No. SL011 is approximately 2.75 miles from the proposed project, in addition to the natural vegetative buffer that exists. As a result, it is not necessary to submit a Bald Eagle Management Plan for this nest.

Wood Stork (Mycteria Americana)
Federally Listed as "Threatened" by USFWS and the FFWCC
Wood Storks are also listed as Threatened by FFWCC and USFWS. According to the *FWC Wood Stork Introduction*, due to loss of wetlands, which the storks rely on

for foraging, a decline in range and numbers was evident in the early to mid 1990's. Based on statewide surveys conducted by FFWCC personnel, stork colonies increased from 32 colonies during 1976-78 to 52 colonies during 1986-87, but decreased to 34 colonies in 1999. The most recent survey indicated about 7,216 nesting pairs in Florida during 2005. According to the *Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2009-2018 in Florida*, the subject property is located outside a core foraging area for this species but inside the USFWS consultation area (Figure 8). No wood storks were observed foraging on the subject property and potential nesting habitat was not identified on the project site. No further action pertaining to the wood stork is required at this time.

Everglade Snail Kite (Rostrhamus socialbilis)
Federally Listed as "Endangered" by USFWS and FFWCC

The Everglade Snail Kite (*Rostrhamus socialbilis*) is listed as Endangered by the USFWS and the FFWCC. The subject property falls inside the USFWS Consultation Area for the Everglade Snail Kite. Everglade Snail Kites are similar in size to Red-Shouldered Hawks. They have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown. The females always have white on their chin. Kites vocalize mainly during courtship and nesting. Snail kites nest year round in shallow marshes and along grassy shorelines of lakes. They typically nest over water to reduce opportunities for predators to sneak up on them. A survey of any suitable habit is necessary to confirm no nesting activities are present within the project sites boundaries. At the time of the survey, potential habitat for foraging and/or nesting was not observed. No further action is required pertaining to the Everglade Snail Kite.

Florida Scrub-Jay (Aphelocoma coerulescens)
Federally Listed as "Threatened" by USFWS and FFWCC

Currently the Florida scrub-jay (*Aphelocoma c. coerulescens*) is listed as "threatened" at state and federal levels. Florida scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal scrub-jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy over (Fitzpatrick et al. 1991).

Habitat suitable for scrub-jay nesting and foraging was identified on the subject property. The property is located within the known distribution area for Florida

scrub-jays in St. Lucie County, as mapped by the U.S. Fish and Wildlife Service (USFWS). Surveys will be required for this species in accordance with the guidelines outlined in Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, Nongame Wildlife Program Technical Report No. 8. No further action is required regarding the Florida scrub-jay.

Audubon's Crested Caracara (Polyborus plancus audubonii)
Federally Listed as "Threatened" by USFWS and FFWCC

The subject site falls outside the U.S. Fish and Wildlife Service (USFWS) Consultation Area for Audubon's crested caracara (Polyborus plancus audubonii). This species is currently listed as threatened by both the USFWS and the Florida Fish and Wildlife Conservation Commission (FWC), primarily due to habitat loss. Audubon's crested caracara typically occurs in dry or wet prairie habitats with scattered cabbage palm, as well as lightly wooded areas with saw palmetto, scrub oaks, and cypress. The species also utilizes improved or semi-improved pasture with seasonal wetlands. Caracaras construct a new nest each breeding season, often using the same tree as in previous years. No crested caracaras were observed during the field surveys, and suitable foraging habitat is not present within the project boundaries. Therefore, no further action is required pertaining to this species.

Florida Grasshopper Sparrow (Ammodramus savannarum floridanus)
Federally Listed as "Endangered" by USFWS and FFWCC

The subject property is located outside the U.S. Fish and Wildlife Service (USFWS) Consultation Area for the Florida grasshopper sparrow (Ammodramus savannarum floridanus). This species is currently listed as endangered by both the USFWS and the Florida Fish and Wildlife Conservation Commission (FWC). The Florida grasshopper sparrow is a small, drab-colored bird that reaches approximately five inches (13 centimeters) in length with a wingspan of about eight inches (20 centimeters) (Smithsonian National Zoological Park, n.d.). It is characterized by a pale median stripe on its flattened head and a light brown breast. Florida grasshopper sparrows inhabit dry, open prairies with bunch grasses, low shrubs, and saw palmetto. Adults are sedentary and often use the same territory across successive years. Nests are dome-shaped, made of grass, and typically located in slight depressions in the ground, well-concealed by clumps of dwarf live oak, wiregrass, or saw palmetto. Grasshopper sparrows are bimodal breeders, meaning they breed multiple times throughout the year (Vickery 1996). They are primarily found in south-central Florida, including Polk, Osceola, Highlands, and Okeechobee counties (Florida Natural Areas Inventory, 2001). Suitable foraging and nesting habitat for this species is not present within the project boundaries. Therefore, no further action is required pertaining to this species.

Eastern Black Rail (Laterallus jamaicensis jamaicensis)
Federally Listed as "Threatened" by USFWS and FFWCC

The eastern black rail is a wetland dependent bird found in a variety of salt, brackish, and freshwater wetland habitats and is currently listed threatened by the USFWS and FFWCC. An adult eastern black rail is gray-black in coloration, with white speckled upperparts, and has a grayish crown, a chestnut-colored nape of the neck, and a short tail, as described by Cornell University in 2019. These secretive birds have red eyes, black bills and dusty pink or wine-colored legs. This species requires dense overhead cover and soils that are moist to saturated (occasionally dry) and interspersed with or adjacent to very shallow water to support its resource needs. Potential habitat was not identified within the boundaries of the subject property and no signs or individuals were observed during field investigations for this report. No further action is required pertaining to this species.

3.3 Amphibians, Reptiles, and Mammals

About thirty (30) species of Florida's amphibians and reptiles are protected. Only a few could occur on this site. A survey was conducted for the presence of these species throughout the habitat of their known distribution (Figure 6). On May 11, 2026, SEI biologists surveyed linear transects throughout portions of the upland habitats in the project area. The project site was surveyed in accordance with the guidelines set forth by the FFWCC and the USFWS. Ms. Jessica Azpurua FWC Authorized Gopher Tortoise Permit No. GTA-22-00073 participated in all of the surveys including the gopher tortoise surveys. There were three (3) "potentially occupied" gopher tortoise burrows located within the project boundary. The presence of gopher tortoise burrows increases the potential for the commensal species, the Florida mouse (*Podomys floridanus*), the gopher frog (*Rana areolata*), and the Eastern indigo snake (*Drymarchon corais couperi*), federally listed as "Threatened", to occur on the property.

3.3.1 Gopher Tortoises

Gopher Tortoise (Gopherus polyphemus)
State Listed as "Threatened" by the FFWCC

Gopher tortoises are listed as threatened by the FFWCC and are protected by state law Chapter 68A-27 and Chapter 39-27.002(4) Florida Administrative Code. The gopher tortoise is found throughout Florida and is generally associated with longleaf pine and xeric oak sand hills but is also found in scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands, and dunes. If the gopher tortoise is observed, or signs of the tortoise such as burrows are observed, their presence must be addressed prior to on-site construction activities. The FFWCC is the state agency responsible for overseeing the management of this species.

At the time of the survey conducted for this report, there were three (3) "potentially occupied" burrows located onsite (Figure 6). It is recommended that a 100% survey be performed before the initiation of any construction activities to determine the number of gopher tortoise burrows that occur within the subject property.

Currently there are four (4) options to conduct activities that may adversely impact tortoises and they are as follows:

1. Avoid developing the areas occupied by the tortoises.
2. Avoid individual burrow entrances to ensure the protection of the burrow. A radius of 25' surrounding each burrow is required.
3. Capture and relocate each tortoise to a FFWCC Long Term Protected Recipient Site.
4. If ten (10) or fewer burrows are affected and some habitat will exist on the site following construction, tortoises may be captured and released back onto the site.

Based on the future plans for the subject property, option no. 3 is the most viable option should any gopher tortoises be found. If some burrows are located prior to the initiation of any development activities, an application for a relocation permit will need to be prepared and submitted to the FFWCC. Once the permit has been issued and received, relocation efforts would be scheduled. The tortoises would then be excavated and relocated to a FFWCC Long Term Protected Recipient Site.

3.3.2 Florida Sand Skink

Sand Skink (Plestiodon reynoldsi)
Federally Listed as "Threatened" by USFWS
St. Lucie County does not fall within the U.S. Fish and Wildlife Service (USFWS) Consultation Area for the Florida sand skink. The three primary factors in determining the potential presence of sand skinks are location, elevation, and soil suitability. Skinks are found typically at elevations of 80 feet or more above sea level in excessively drained, well-drained, and moderately well-drained sandy soils. The subject property does not occur within the USFWS consultation area for this species, therefore a coverboard survey will not be required.

3.3.3 Eastern Indigo Snake

Eastern indigo snake (*Drymarchon couperi*)
Federally Listed as "Threatened" by USFWS & FFWCC
The Eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. The Eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the

glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they prefer uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles (USFWS Florida Ecological Services Field Office Species Survey Guidelines - Eastern Indigo Snake).

The U.S. Fish and Wildlife Service's Standard Protection Measures for the Eastern Indigo Snake state that 30 days prior to any clearing/land alteration activities, the appropriate USFWS Field Office will require notification that an eastern indigo snake protection/education plan will be implemented during the development process. The Plan materials should consist of 1) a combination of posters and pamphlets; and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated. On the date of onsite evaluation, potential habitat was identified, although no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.4 Florida Pine Snake

Florida pine snake (Pituophis melanoleucus mugitus)
State Listed as "Threatened" by FFWCC
The Florida pine snake is one of the largest snakes in eastern North America (*Bartlett and Bartlett 2003*). This species can reach a length of up to 84 inches (213 centimeters). It has a brown back with dark blotches, white belly, ridged scales, small head, and pointed snout (*Florida Natural Areas Inventory 2001*).

The Florida pine snake inhabits areas that feature well-drained sandy soils with a moderate to open canopy (*Franz 1992, Ernst and Ernst 2003).* This species can be found from southwest South Carolina, west to Mobile Bay in Alabama, south to Florida (excluding the Everglades) (*Conant and Collins 1991, Ernst and Ernst 2003, Florida Natural Areas Inventory 2001*).

Habitat loss has been an issue for the Florida pine snake. By 1987, 88% of scrub habitat in Florida had been lost to development (*Kautz et al. 1993*). Other habitat for this species includes the longleaf pine community, of which 97% has been converted to agriculture, pine plantations, and urban areas (*Noss et al. 1995*). Habitat loss and fragmentation is a result of commercial and residential development, silviculture (controlling the growth and quality of forests through timber management), mining, and road construction. The alteration of its fire-

dependent habitat can cause less favorable living conditions for the Florida pine snake due to the encroachment of hardwoods (*Means 2005*).

On the date of the onsite assessment, suitable habitat for this species was not identified, and no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.5 Short-Tailed Snake

Short-tailed snake (Lampropeltis extenuate)
State Listed as "Threatened" by FFWCC
The short-tailed snake (also called the short-tailed kingsnake) is a small, slender fossorial (adapted to digging and living underground) snake. It can reach a length of up to 20 inches (51 centimeters). Its body is gray colored with 50-80 brown spots that are separated by yellow to red sections. This species has a small head that is indistinct from its body, smooth scales, and a tail that makes up less than 10% of the body (*Florida Natural Areas Inventory 2001, Campbell and Moler 1992*).

Short-tailed snakes can primarily be found burrowed in sandy soils, particularly longleaf pine and xeric (habitat that needs little water) oak sandhills, but they may also be found in scrub and xeric hammock habitats (*Van Duyn 1939, Carr 1940, Campbell and Moler 1992, Enge 1997*). This species is endemic to Florida, as they can only be found from the Suwannee River south to Highlands County (*records from museums, FNAI, and the literature*).

Alterations and destruction of xeric uplands seem to be the biggest threat to the short-tailed snake. The clear cutting of longleaf pine and turkey oak in their habitat is thought to seriously affect the short-tailed snake (*Campbell and Moler 1992*). Crowned snakes are abundant in xeric habitats and this loss of habitat affects their main food supply (*Mushinsky and Witz 1993, Enge 1997*). Increased predation from red fire ants is also a potential threat to the short-tailed snake (*Mount 1981*).

On the date of the onsite assessment, suitable habitat for this species was not identified, and no signs or individuals were observed. No further action pertaining to this species is required at this time.

3.3.6 Florida Bonneted Bat

Florida bonneted bat (*Eumops floridanus*)
Federally Listed as "Endangered" by USFWS and FFWCC
Also known as the Florida mastiff bat, this species is the largest bat found in Florida (Belwood, 1992). It can reach a length of 6.5 inches (16.5 centimeters) and a wingspan of 20 inches (51 centimeters). The pelage (hair) color ranges from black to brown to grayish or cinnamon brown (Belwood, 1992; Best, 1997; Timm and

Genoways, 2004; J. Gore, pers. comm., 2011). Florida bonneted bats are thought to be exceedingly rare, only occurring in a handful of counties in south Florida, and have one of the most restrictive ranges of any bat species in the U.S. To date, only a few bonneted bat nursery roosts have been documented. Bonneted bats have been detected foraging in a variety of habitats including semitropical forests with tropical hardwood, pineland, and mangrove habitats, as well as man-made areas such as golf courses and neighborhoods (Robson, 1989). They are thought to have unusual roosting habits in that one male will roost with several different females at one time (Belwood 1981; Belwood 1992; Best 1997). The subject property does not occur within the USFWS consultation area for this species. At this time, no further action is required.

3.4 Flora

There were no protected plant species found on the project site. Currently, there are no technical reports available by the USFWS mentioned in this report for the survey of protected plant species. None of the agencies require relocation or mitigation for protected plant species. Please see Table 2 for a list of plant species that are "listed" for St. Lucie County.

4.0 REGULATORY CONSIDERATIONS

4.1 South Florida Water Management District

The South Florida Water Management District (SFWMD) regulates wetlands that are isolated and those considered within or connected to "Waters of the State" pursuant to Chapter 403 of the Florida Statutes, Rules 62-302 and 62-330 of the Florida Administrative Code (F.A.C.). Development activities altering wetlands and/or drainage will require an Environmental Resource Permit (ERP) from the St. Johns River Water Management District. Different ERP Permits for various activities, General Permits, and exemptions can be found in the State of Florida Environmental Resource Permit Applicant's Handbook, Volume I. Specific design standards, basin specific criteria and procedures can be found in the State of Florida Environmental Resource Permit Applicant's Handbook, Volume II. The U.S Environmental Protection Agency (EPA) requires coverage under the National Pollutant Discharge Elimination System (NPDES) generic permit for discharge from large and small construction activities for any project that results in the clearing of one or more acres, pursuant to 40 CFR parts 122 and 124. The EPA has delegated responsibility to the SJRWMD to administer the NPDES permits for the State of Florida. The primary functions of the NPDES requirements are to ensure that sediment and erosion during construction of the project is controlled. The NPDES usually requires the use of Best Management Practices to ensure compliance with water quality standards. In addition, coverage under the generic permit for discharge of produced ground water from a non-contaminated site

activity must be secured for any construction-related dewatering activity pursuant to Rule 62-621.302.

4.2 U.S. Army Corps of Engineers

The USACE regulates wetlands connected to “Waters of the United States” and “Adjacent Waters” under Section 404 of the Clean Water Act. Following recent regulatory changes, jurisdiction over Section 404 permitting has been transferred back to the USACE, in part due to the U.S. Supreme Court decision in Sackett v. Environmental Protection Agency, 598 U.S. 651 (2023). This decision significantly narrowed the definition of "waters of the United States" by restricting federal regulatory reach over wetlands that do not have a continuous surface connection to larger, navigable waters. Based on previous Supreme Court rulings, such as Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers, No. 99-1178 (2001) (SWANCC), and Rapanos v. United States and Carabell v. United States, 126 S. Ct. 2208 (2006), isolated wetlands are non-jurisdictional, and the USACE must demonstrate a physical, biological, or chemical nexus to navigable waters to claim jurisdiction. A consultation with USACE staff may be necessary to confirm that no Waters of the United States (WOTUS) occur on the subject property.

5.0 WETLAND/SURFACE WATER ANALYSIS

Areas classified as wetlands or surface waters were not observed immediately within the boundaries of the subject property. A review of available mapping resources, including the National Wetlands Inventory and aerial imagery, along with the results of the onsite assessment, confirm the absence of jurisdictional wetlands or other surface water features on the property.

6.0 SUMMARY AND RECOMMENDATIONS

The Gerber Collision Center property is approximately 2.15 +/- acres in size. The St. Lucie County Property Appraiser’s website lists the Parcel ID Number as 1433-431-0001-000-4 (Appendix A). The project is located approximately 0.2 miles west of the intersection of N US Hwy 1 and Jimmy Buffett Memorial Hwy in Section 33, Township 34 South, Range 40 East at latitude 27.470087 North and longitude -80.336457 West, Fort Pierce, St. Lucie County, Florida 34946 (Figure 1). An aerial image of the property is provided on Figure 2.

The Gerber Collision Center Property project site was surveyed for the presence of flora and fauna protected by county, state, and federal agencies, as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise and its commensal species, along with the avian species discussed in Section 3.2. The surveys did identify three (3) “potentially occupied” gopher tortoise burrows; it is recommended that a 100% survey be conducted prior to construction activities to ensure no new burrows have been established within the project boundary. The survey is valid for 90 days but can be

updated at any time, if needed. Additionally, no wetlands or surface waters were identified within the boundaries of the project site during the assessment.

Habitat suitable for scrub-jay nesting and foraging was identified on the subject property. The property is located within the known distribution area for Florida scrub-jays in St. Lucie County, as mapped by the U.S. Fish and Wildlife Service (USFWS). Surveys will be required for this species.

The environmental limitations described in this document are based on observations and technical information on the date of the on-site evaluation. Failure to detect a listed species does not necessarily infer species absence as wildlife is mobile and exhibit seasonality of occurrence. It is recommended that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes related to the listed flora and fauna species found in St. Lucie County.

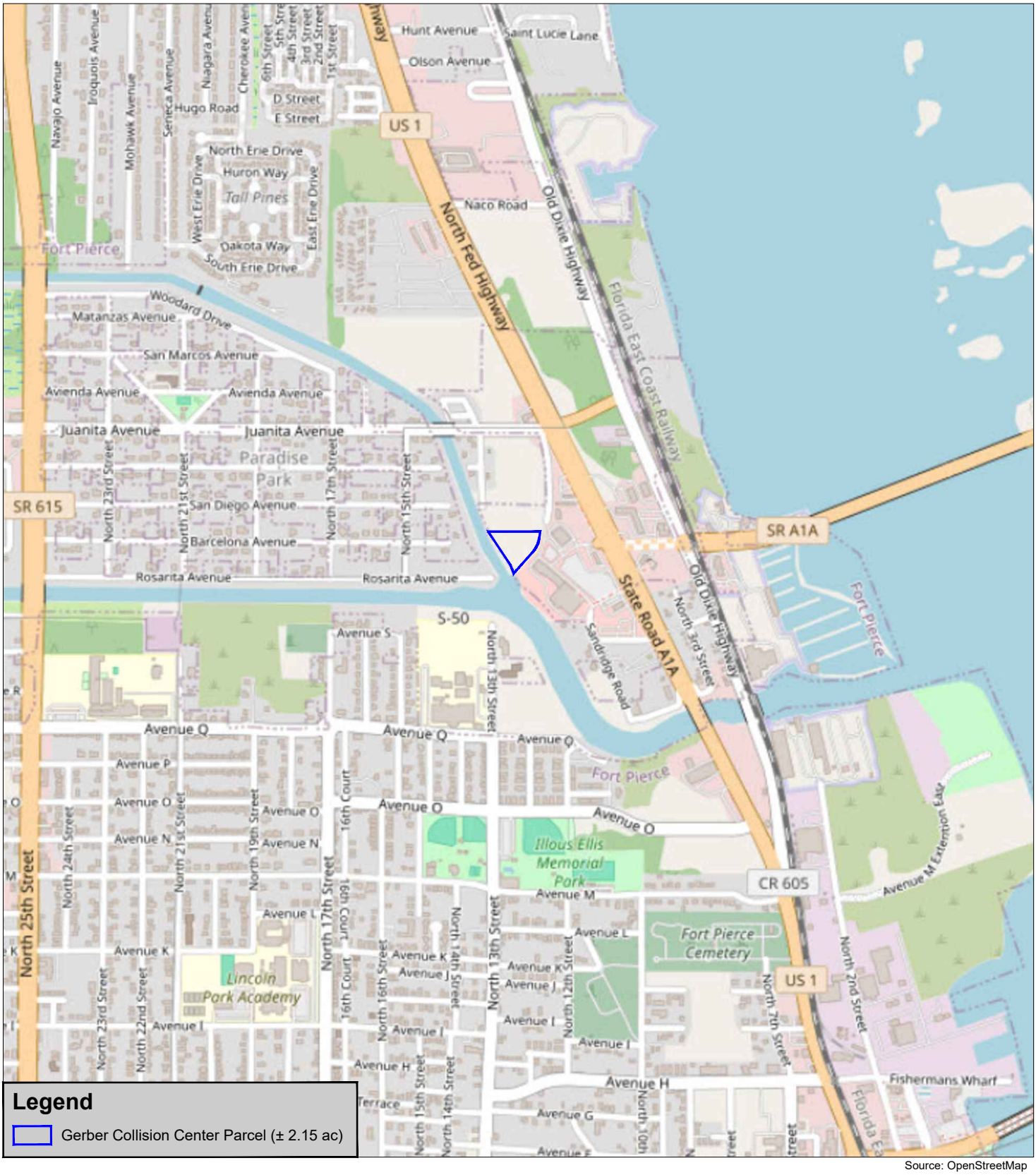
Should you have any questions or require any additional information, please do not hesitate to contact us at (407) 489-6898. Thank you.

Regards,

Rachel Melton
Environmental Specialist

Timothy J. Talbot
President

FIGURES



Legend

Gerber Collision Center Parcel (± 2.15 ac)

Source: OpenStreetMap

Stillwater Environmental

971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Figure #1

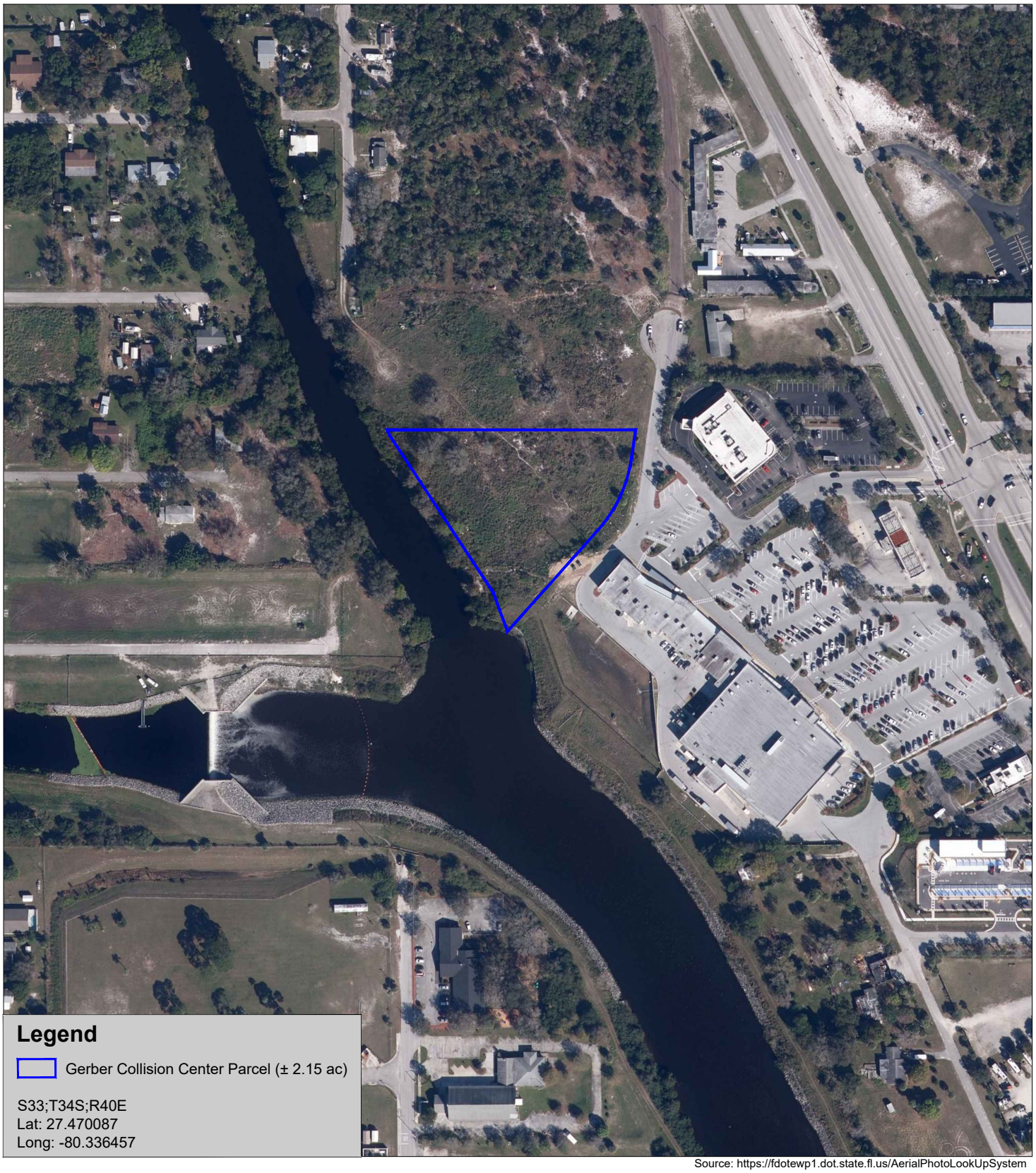
Location Map

Environmental Impact Report

1000 Feet

N

Project # 1398.01.26
Produced By: MLP
Date: 05/07/2026



Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Figure #2

Aerial Photograph (2023)

Environmental Impact Report

250 Feet

N

Project # 1398.01.26
Produced By: MLP
Date: 05/07/2026



Source: Fort Pierce, Florida, U.S.G.S Quadrangle Map; Topozone.com

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Figure #3

U.S.G.S. Topographic Map

Environmental Impact Report

800 Feet

Project # 1398.01.26
Produced By: MLP
Date: 05/07/2026



Source: https://websoilsurvey.sc.egov.usda.gov

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Figure #4

USDA - NRCS Soil Map

Environmental Impact Report

250 Feet

N

Project # 1398.01.26
Produced By: MLP
Date: 05/14/2026



Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

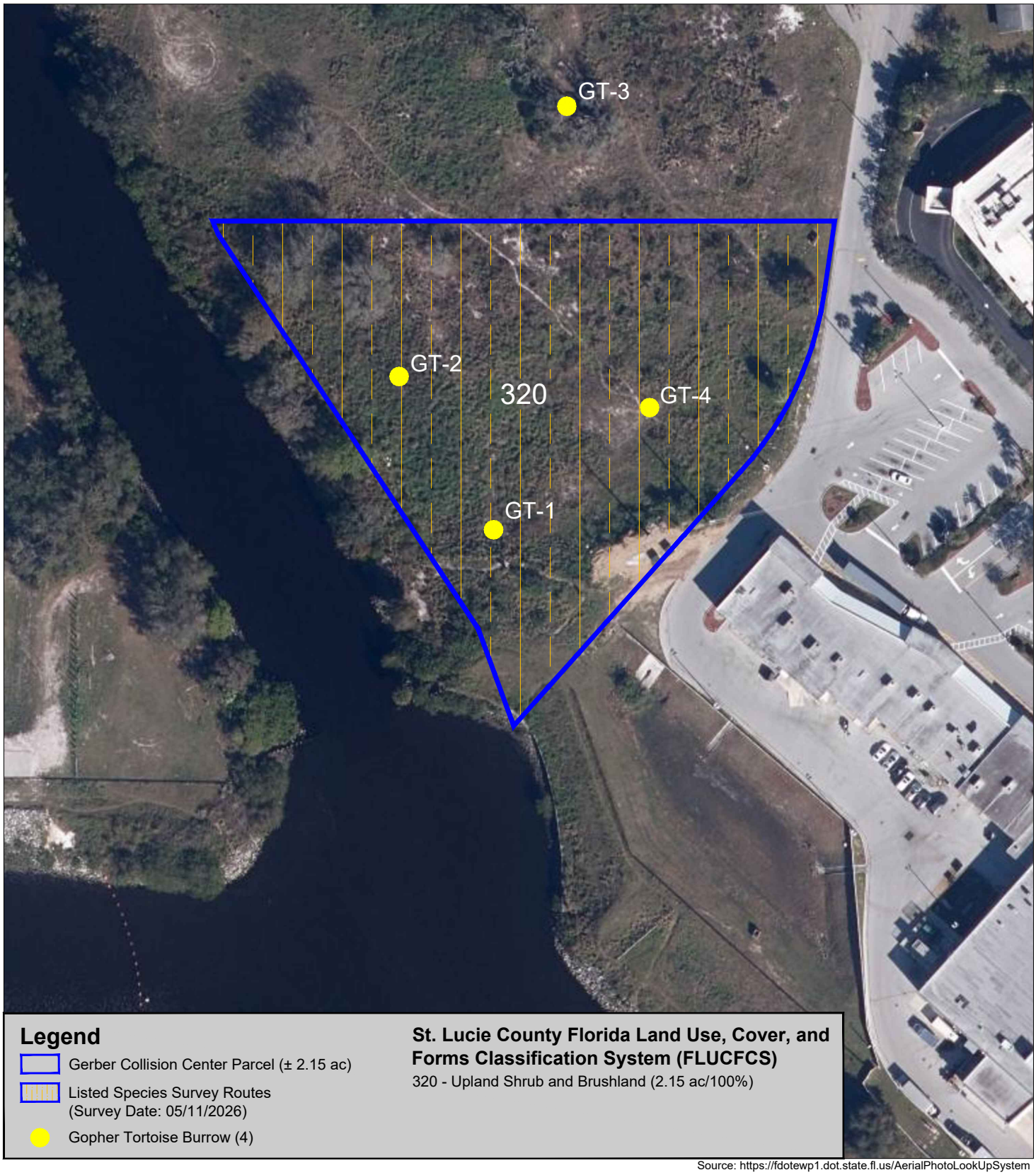
Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Figure #5
FLUCFCS Map
Environmental Impact Report

100 Feet

N

Project # 1398.01.26
Produced By: MLP
Date: 05/14/2026



Legend

- Gerber Collision Center Parcel (± 2.15 ac)
- Listed Species Survey Routes (Survey Date: 05/11/2026)
- Gopher Tortoise Burrow (4)

St. Lucie County Florida Land Use, Cover, and Forms Classification System (FLUCFCS)

320 - Upland Shrub and Brushland (2.15 ac/100%)

Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Figure #6

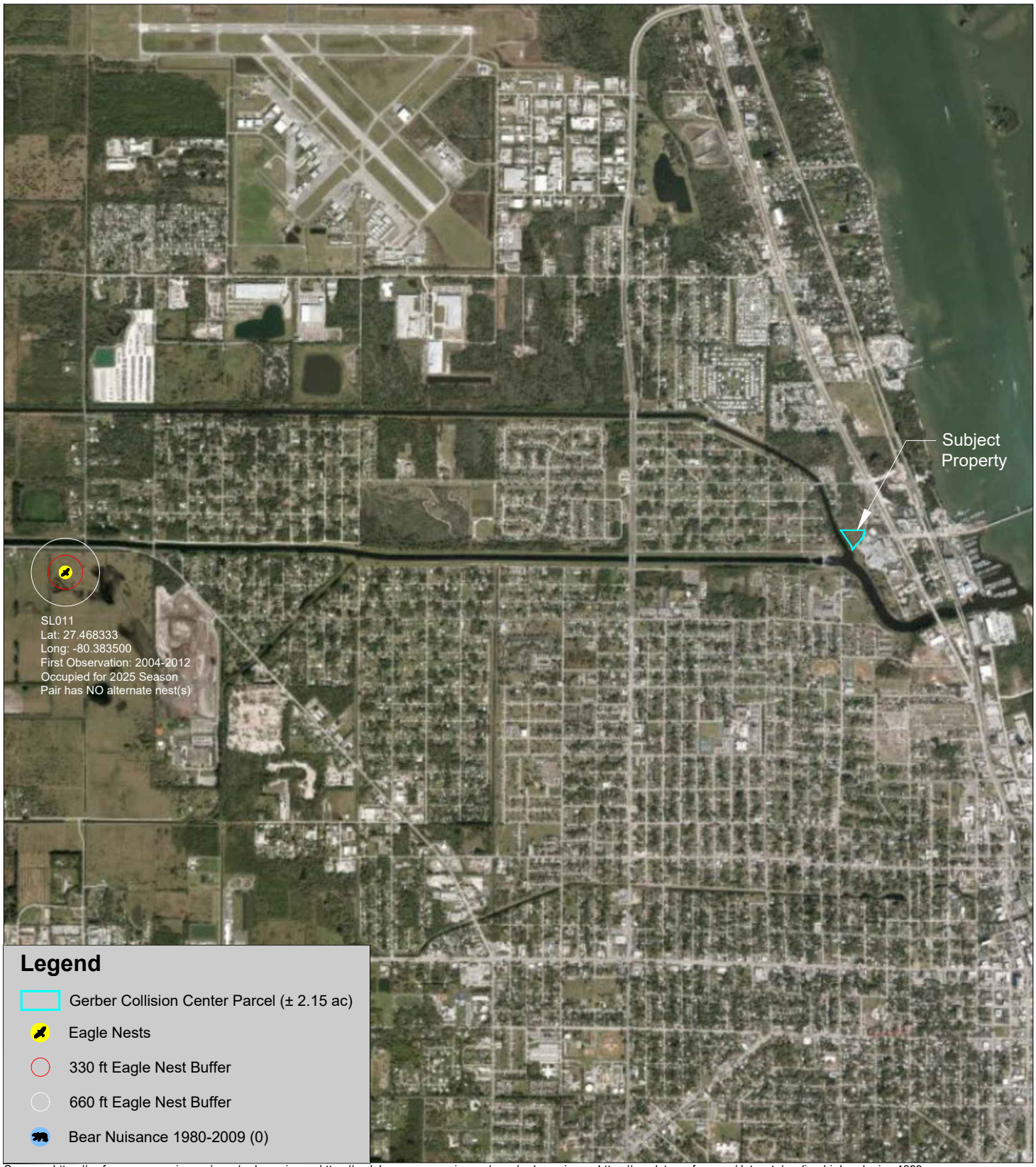
Listed Species Survey Routes

Environmental Impact Report

100 Feet

N

Project # 1398.01.26
Produced By: MLP
Date: 05/14/2026



Sources: https://myfwc.maps.arcgis.com/apps/webappviewer; https://audubon.maps.arcgis.com/apps/webappviewer; https://geodata.myfwc.com/datasets/wading-bird-rookeries-1999; https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=0c634d5ba4cc47baa82de0ed2782426c

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Figure #7

Wildlife Proximity Map

Environmental Impact Report

0.5 Miles

N

Project # 1398.01.26
Produced By: MLP
Date: 05/07/2026



Source: WOST colonies update 2019 USFWS Jacksonville, FL https://www.fws.gov/northflorida/

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Figure #8

Wood Stork Foraging Areas

Environmental Impact Report

58 Miles

Project # 1398.01.26
Produced By: MLP
Date: 05/07/2026

TABLES

TABLE 1

TABLE 1: PROTECTED FAUNA FOUND IN ST. LUCIE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE GERBER COLLISION CENTER PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
REPTILES				
Alligator mississippiensis American alligator	FT(S/A)	T	Vegetated lakes and deepwater swamps	Low: No habitat available, none sighted
Drymarchon corais couperi Eastern indigo snake	FT	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Med: habitat available, none sighted
Gopherus polyphemus Gopher tortoise	ST	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	Med: habitat available, no burrows located
Pituophis melanoleucus mugitus Florida pine snake	ST	_	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: No habitat available, none sighted
Plestiodon reynoldsi Sand skink	FT	T	Xeric habitats along sandy Florida ridges. Found in Osceola, Polk, Lake, Highlands, Putnam, Orange and Marion counties.	Low: No habitat available, none sighted
Stilosoma extenuatum Short-tailed snake	ST	_	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: No habitat available, none sighted
AMPHIBIANS				
Rana capito Florida gopher frog	SSC	_	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: no habitat available, none sighted
BIRDS				
Aphelocoma coerulescens Florida scrub jay	FT	T	Level, sterile, white sand with low, xeric oak scrub	Med: xeric habitat available, none sighted
Athene cunicularia floridana Florida Burrowing Owl	ST	_	These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Low: no habitat available, none sighted
Egretta caerulea Little blue heron	ST	_	Lake littorus; shallow ponds and marshes	Low: No habitat available, none sighted

TABLE 1: PROTECTED FAUNA FOUND IN ST. LUCIE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE GERBER COLLISION CENTER PROJECT SITE

SPECIES	FWC STATUS	USFWS STATUS	PREFERRED HABITAT	PROBABLILITY OF OCCURANCE
BIRDS (cont.)				
Egretta tricolor Tricolored heron	ST	_	Lake littorus; shallow ponds and marshes	Low: No habitat available, none sighted
Falco sparverius paulus Southeastern American kestrel	ST	_	Forest edges, and clearings; nests in mature pines	Low: No habitat available, none sighted
Grus canadensis pratensis Florida sandhill crane	ST	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: No habitat available, none sighted
Haliaeetus leucocephalus * Bald eagle	_	_	Open (<60% canopy cover), mature pine forests <2 km from expansive open waters	Low: No habitat available, no nests or birds sighted
Mycteria Americana Wood stork	FT	T	Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: No habitat available, none sighted
Picoides borealis Red-cockaded Woodpecker	FE	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: No habitat available, none sighted
Rostrhamus sociabilis plumbeus Everglade snail kite	FE	E	Shallow freshwater marshes; shallow grassy shorelines of lakes.	Low: No habitat available, none sighted
Laterallus jamaicensis jamaicensis Eastern Black Rail	FT	T	Wetland dependent; requires dense overhead cover and soils that are moist to saturated (occasionally dry).	Low: no habitat available, outside of known range, no signs or individuals observed sighted
Ammodramus savannarum floridanus Florida grasshopper sparrow	FE	E	Large treeless grasslands dominated by bunch grasses, low shrubs, and saw palmetto	Low: No habitat available, none sighted

MAMMALS				
Trichechus manatus West Indian manatee (Florida manatee)	FT	T	Coastal waters, rivers and springs.	Low: No habitat available, none sighted
Puma concolor coryi Florida Panther	FE	E	Pinelands, tropical hardwood hammocks, and mixed freshwater swamp forests	Low: No habitat available, none sighted

*Protected under the Bald and Golden Eagle Protection Act (BGEPA), and the Migratory Bird Treaty Act (MBTA).

KEY TO ABBREVIATIONS

FWC Florida Fish and Wildlife Conservation Commission

- FE Federally-designated Endangered
- FT Federally-designated Threatened
- FXN Federally-designated Threatened Nonessential Experimental Population
- FT(S/A) Federally-designated Threatened species due to similarity of appearance
- ST State-designated Threatened
- SSC State Species of Special Concern

TABLE 2

TABLE 2: PROTECTED FLORA FOUND IN ST. LUCIE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE GERBER COLLISION CENTER PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABLILITY OF OCCURANCE (4)
Calopogon barbatus – Bearded grass pink	T	-	Damp pinelands	Low: no habitat available, none found
Calopogon multiflorus – Many flowered grass pink	E	-	Open, damp, occasionally recently burned pinelands and meadows	Low: No habitat available, none found
Deerinfothamnus rugelii – Rugel's pawpaw	E	E	Mesic flatwoods	Low: No habitat available, none found
Dennstaedtia bipinnata – Hayscented Fern	E	-	Rare on mucky soil in shaded forests in Seminole, Dunal, and Palm Beach counties	Low: Not found in the area; none found
Encyclia tampensis – Butterfly orchid	CE	-	Cypress swamps, hardwood swamps and hammocks	Low: No habitat available, none found
Epidendrum conopseum – Greenfly orcid	CE	_	Cypress swamps, hardwood swamps, and hammocks	Low: No habitat available, none found
Hartwrightia floridiana – Florida Hartwrightia	T	-	Wet, open areas, moist grasslands, and sphagnum bogs	Low: No habitat available, none found
Lilium catesbael – Southern red lily	T	_	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: No habitat available onsite, none found
Listera australis – southern tway blade	T	_	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: No habitat available, none found
Nemastylis floridana	E	_	Marshes, grassy openings of wet hammocks moist flatwoods	Low: No habitat available, none found

TABLE 2: PROTECTED FLORA FOUND IN ST. LUCIE COUNTY, FLORIDA, AND THEIR EXPECTED OCCURRENCE ON THE GERBER COLLISION CENTER PROJECT SITE

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABLILITY OF OCCURANCE (4)
Platanthera blephariglottis – Large white fringed orchid	T	_	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: No habitat available, none found
Platanthera cristata – Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: No habitat available, none found
Platanthera flava – Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick black mud	Low: No habitat available, none found
Platanthera integra – Southern yellow fringeless orchid	E	_	Marshes and wet pine flatwoods	Low: No habitat available, none found
Platanthera nivea – Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: No habitat available, none found
Pogonia ophioglossoides – Rose pogonia	T	-	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: No habitat available, none found
Polygala lewtonii – Scrub (Lewtons's) milkwort	E	E	Dry oak woodlands and scrub	Low: No habitat available, none found
Rhapidophyluum hystrix – Needle palm	CE	-	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: No habitat available, none found
Spiranthes breyilabris floridana – Florida Ladies' tresses	E	_	Open meadows and damp pinelands, road shoulders, ditches	Low: No habitat available, none found
Spiranthes laciniata – Lace-tip ladies tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: No habitat available, none found
Spiranthes longilabirs – Long-tip ladies tresses	T	_	Marshes and prairies	Low: No habitat available, none found

APPENDICES

APPENDIX A

Ownership

Scavello Management LLC
101 City Island AVE
Bronx, NY 10464-1616

Current Values

Just/Market value:	$597,600
Assessed value:	$454,410
Exemption value:	$0
Taxable value:	$454,410

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.

Property Identification

Site Address:	1893 N US HIGHWAY 1
Sec/Town/Range:	33/34S/40E
Parcel ID:	**1433-431-0001-000-4**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**139631**
Map ID:	14/33S
Zoning:	General Co



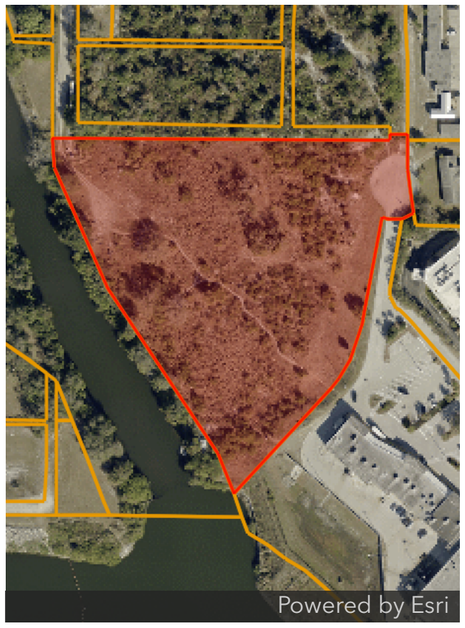
Legal Description

33 34 40 COM AT NE COR SECTION 4-35-40 RUN S 88 DEG 21 MIN 15 SEC W 109.28 FT, TH S 89 DEG 11 MIN 58 SEC W ALG S LI OF SEC 33-34-40 996.14 FT TO ELY R/W LI OF SFWMD CANAL C-25 AND FPFWCD CANAL C-1, TH N 20 DEG 50 MIN 01 SEC W 31.57 FT TO POB, TH CONT N 20 DEG 50 MIN 01 SEC W 75.75 FT, TH N 34 DEG 11 MIN 17 SEC W 349.49 FT, TH N 23 DEG 35 MIN 16 SEC W 248.22 FT, TH N 00 DEG 30 MIN 17 SEC W 44.47 FT, TH N 89 DEG 07 MIN 15 SEC E 575.97 FT TO PT ON CURVE CONCAVE TO NW ON WLY R/W LI OF SANDRIDGE RD (NOW ABANDONED PER OR 5086-945), TH CONT E 33 FT TO CENTERLINE OF ABANDONED SANDRIDGE RD / US1. TH FOLLOW CENTERLINE ALG CURVE CONCAVE TO SE WITH CH OF S 89 DEG 07 MIN 15 SEC W WITH ARC LEN OF 128FT TO ABANDONOED CUL-DE-SAC OF SANDRIDGE RD, TH ALG CUL-DE-SAC 53.03 FT, TH S 40 DEG 55 MIN 58 SEC W 251.56 FT TO POB (OR 520-2412) (5.553 AC / 241,886 SQFT)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.55
Land Size (SF):	241,886

Map



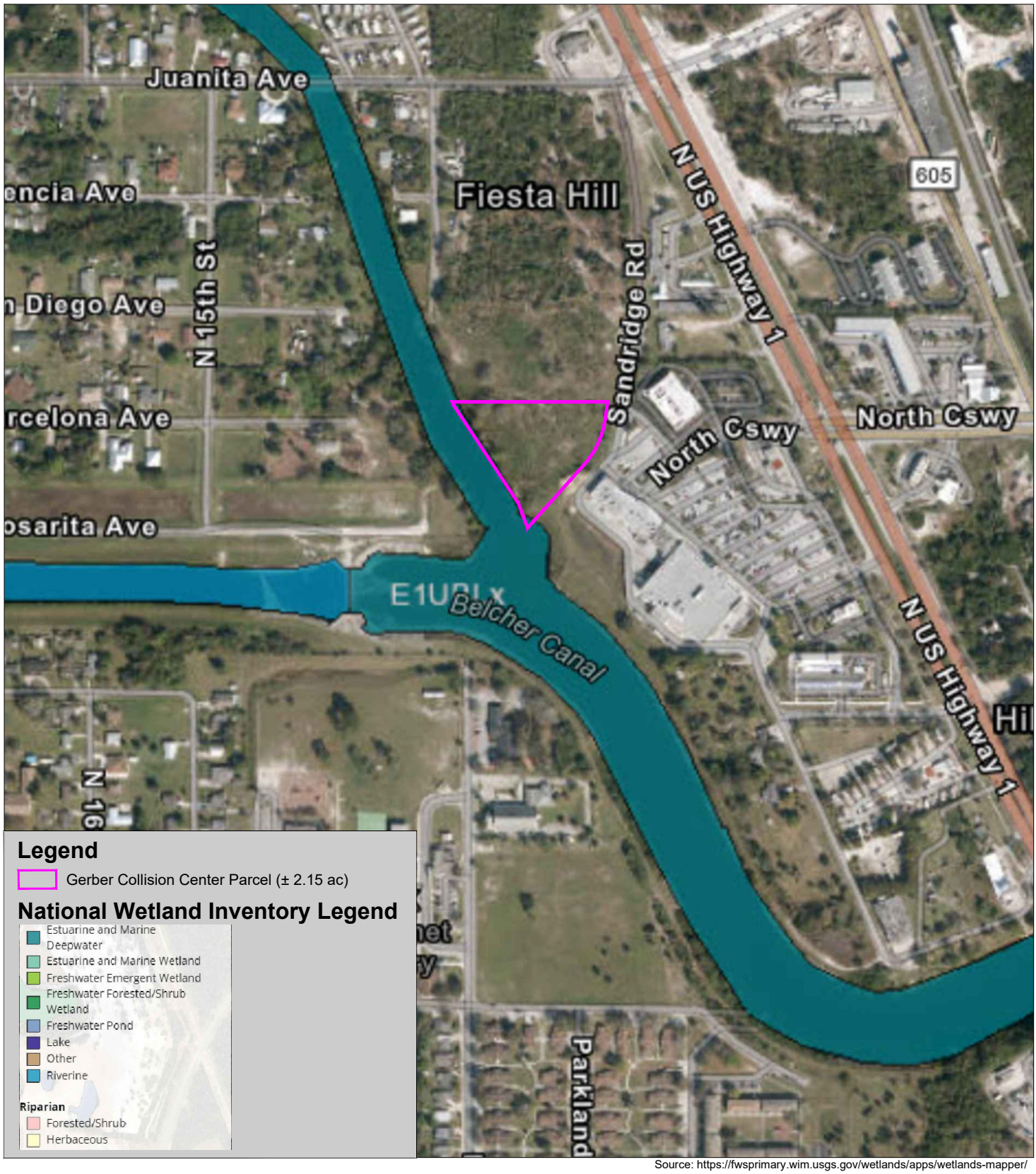
Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2026 Saint Lucie County Property Appraiser. All rights reserved.

APPENDIX B



Source: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Gerber Collision Center
1893 N U.S. Hwy 1
Fort Pierce, Florida 34946

Appendix B

National Wetland Inventory Map

Environmental Impact Report

400 Feet

Project # 1398.01.26
Produced By: MLP
Date: 05/07/2026

APPENDIX C



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property



Subject Property

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647

June 16, 2026

TO WHOM IT MAY CONCERN:

RE: Ft. Pierce Gerber Collision – Trip Generation - Parcel ID (portion of) 1433-431-0001-000-4

This letter is to document the trip generation of the referenced project. The Site Plan and Location Map area attached.

The trip generation presented is based on Land Use Code 942 (automobile care center).

Per the Twelfth Edition of the ITE's *Trip Generation Manual* (See attached trip generation software output.), the trip generation is illustrated in **Table 1,** below:

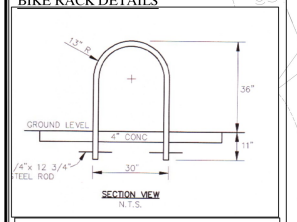
TABLE 1: Trip Generation

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
942	Auto Care Center	16,570	562	42	22	37	44
	TOTAL	**-**	**562**	**42**	**22**	**37**	**44**

Please contact me at 813.545.3316, if you have any comments or questions.

Sincerely,
Elizabeth Rodriguez (electronic signature)
Elizabeth Rodriguez

BIKE RACK DETAILS



SECTION VIEW
N.T.S.

THE BICYCLE RACK SHALL BE AN INVERTED "U" TYPE, P.V.C. COATED, METAL PIPE RACK.

CYCLE SAFE PUBLIC BIKE REPAIR STAND



EX. LEGEND AND ABBREVIATIONS:

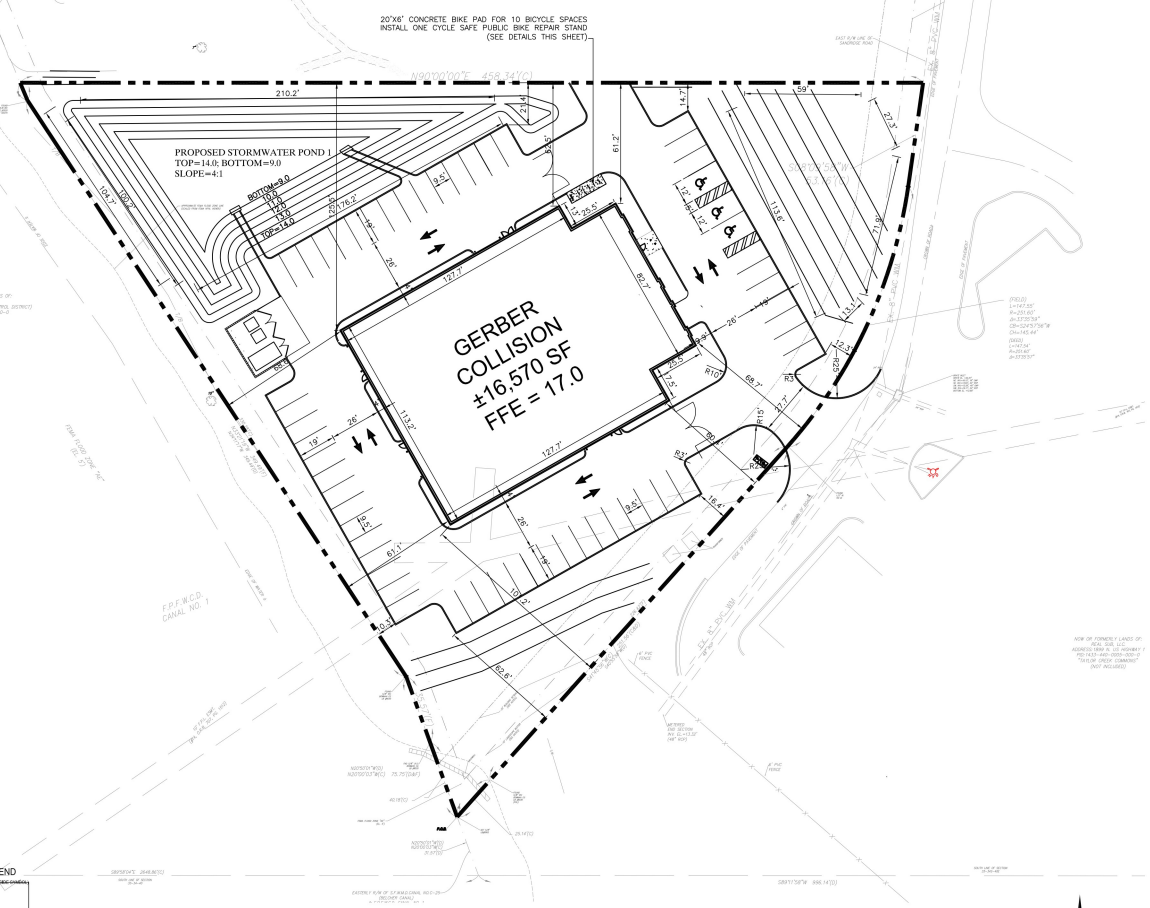
±	MORE OR LESS
EL.	ELEVATION
INV.	INVERT
S.F.	SQUARE FEET
AC.	ACRE(S)
LB	LICENSED BUSINESS
NO	NUMBER
LS	LAND SURVEYOR
ID	IDENTIFICATION
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CONC.	CONCRETE
NAVD	NORTH AMERICAN VERTICAL DATUM
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
NFHL	NATIONAL FLOOD HAZARD LAYER
PB	PLAT BOOK
PID	PARCEL IDENTIFICATION NUMBER
ORB	OFFICIAL RECORDS BOOK
ORI	OFFICIAL RECORDS INSTRUMENT
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
(C)	CALCULATED DIMENSION
(F)	FIELD DIMENSION
(D)	DEED DIMENSION
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
⊙	FOUND NAIL & DISK AS NOTED
⊛	SET NAIL & DISK (LB 8182)
●	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED
⊛	SET 5/8" IRON ROD & CAP (LB 8182)
	CONTROL/BENCHMARK AS DESCRIBED
	CATCH BASIN
	SANITARY MANHOLE
	BACKFLOW PREVENTER
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	GAS METER
	GAS LINE MARKER
	LIGHT POLE
	ELECTRIC TRANSFORMER
	BOLLARD
	WIRE PULLBOX
	LINE BREAK
X	6' PVC FENCE LINE AS NOTED
TB	APPROXIMATE TOP OF BANK
TS	APPROXIMATE TOE OF SLOPE
CL	APPROXIMATE CENTERLINE OF DITCH
± 6.42	SPOT ELEVATION (HARD SURFACE)
± 6.4	SPOT ELEVATION (GROUND)
	CONCRETE AREA
	BUILDING / WALL
	DIRT PATHWAY

EX. TREE LEGEND

	OAK
	PALM

LEGEND: (AS APPLICABLE)

⑩	PROPOSED PARKING SPACE COUNT
14.00	EXISTING ELEVATION
14.00	PROPOSED GRADE
	PROPOSED SURFACE DRAINAGE FLOW ARROW
	PROPOSED HIGH POINT IN PAVEMENT
	EXISTING SILT SCREENING (EROSION CONTROL)
	EX. TREE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
	SOIL BORING LOCATION
	TOP OF WALK
	REMOVE EXISTING TREE
	FLOOD ZONE LINE



BICYCLE RACK REQUIREMENTS:
(a) All standard bicycle racks shall comply with the following performance standards: (1) Bicycle racks shall be an inverted "U"/hoop rack, post and ring rack, or similar device that accommodates two (2) bicycle parking spaces per rack and enables users to lock the frame and both wheels. (2) Bicycle racks shall have a minimum tube diameter of 1.9 inches and be powder coated, galvanized, or coated with another weather-proof surface as may be approved by the zoning manager. (3) Bicycle racks shall be a maximum height of three (3) feet, a minimum of three (3) feet on center between horizontal rows, and a minimum of three (3) feet from any parallel building wall and four (4) feet from any perpendicular building wall. They shall be anchored to a common base or mounting surface of concrete or pavement large enough to support bicycles locked to the rack. If more than one (1) row of bicycle racks is installed to create the required bike parking area, the installation shall provide a minimum of five (5) feet in an aisle in each row, assuming additional spacing for parked bicycles.

CITY OF FT PIERCE NOTES:
All construction shall comply with the City of Fort Pierce Code of Ordinance Section 107, 119 and 125.



SITE PLAN NOTES:

1. All utility construction shall comply with the FPUA Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.

2. All on-site water and sewer facilities shall be owned and maintained by the owner-developer.

3. Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.

4. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.

5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.

6. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.

7. All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly sign and stripe in accordance with applicable standards.

8. The owner/developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved FDOT Right-of-way Use Permit.

9. All clear-site areas shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.

10. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.

11. The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD and Conditional use Permit conditions.

12. All structures, including buffer walls, retaining walls, signage, etc. require building permits.

13. All ramps outside the building foot print shall require construction of "CAST IN PLACE" Detectable warnings.

CONSTRUCTION NOTES:

1. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and City of FT. PIERCE shall be notified within two working days of the resources found on the site.

2. If during construction activities any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop and City of FT. PIERCE shall be notified within two working days of the plant and/or animal species found on the site

CONSTRUCTION NOTES:

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY AND SFWMD AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SFWMD

I. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACT-VIT IES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTI. THE COUNTY AND SFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
II. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS
III. VISUALLY INSPECT THE AFFECTED AREA.
IV. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED FILL ING THE AFFECTED AREA AND PREVENTING FURTHER SUBS IDENCE
V. USE SOIL REINFORCEMENT MATER A. S IN THE BACKFILLING OPERATION WHEN APPROPRIATE.
VI. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MIN MUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF T- E IME-ROCK OR KARST CONNECTION
VII. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STAB- IZE THE COLLAPSE RELOCATE THE RETENT ON AREA.
VIII. DISCHARGE OF STORMWATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDAN AQU FER SHALL BE PROH BITED.

TRAFFIC CONTROL AND MARKINGS NOTES:

1. ALL TRAFFIC CONTROL AND MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

LIGHTING NOTES:

1. ANY LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHT-OF-WAY.

NO.	REVISIONS	DATE:
1.	SUBMIT TO CITY, FDEP, KSUMWD & FPUA	5/1/26

RAM S.V. ALBA P.E. #50583
DATE:

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL. 33511
TEL: (813)571-2850, FAX: (813)571-7753; E-mail: aspireeng@yahoo.com

GERBER COLLISION -FT. PIERCE

SECTION 33, TOWNSHIP 34 S., RANGE 40 E. CITY OF FT. PIERCE, FLORIDA

SITE GEOMETRY PLAN

DATE:	03/30/2026
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	26005SITE
PROJECT #:	26-005
SHEET:	C-4

LOCATION MAP



Automobile Care Center
(942)

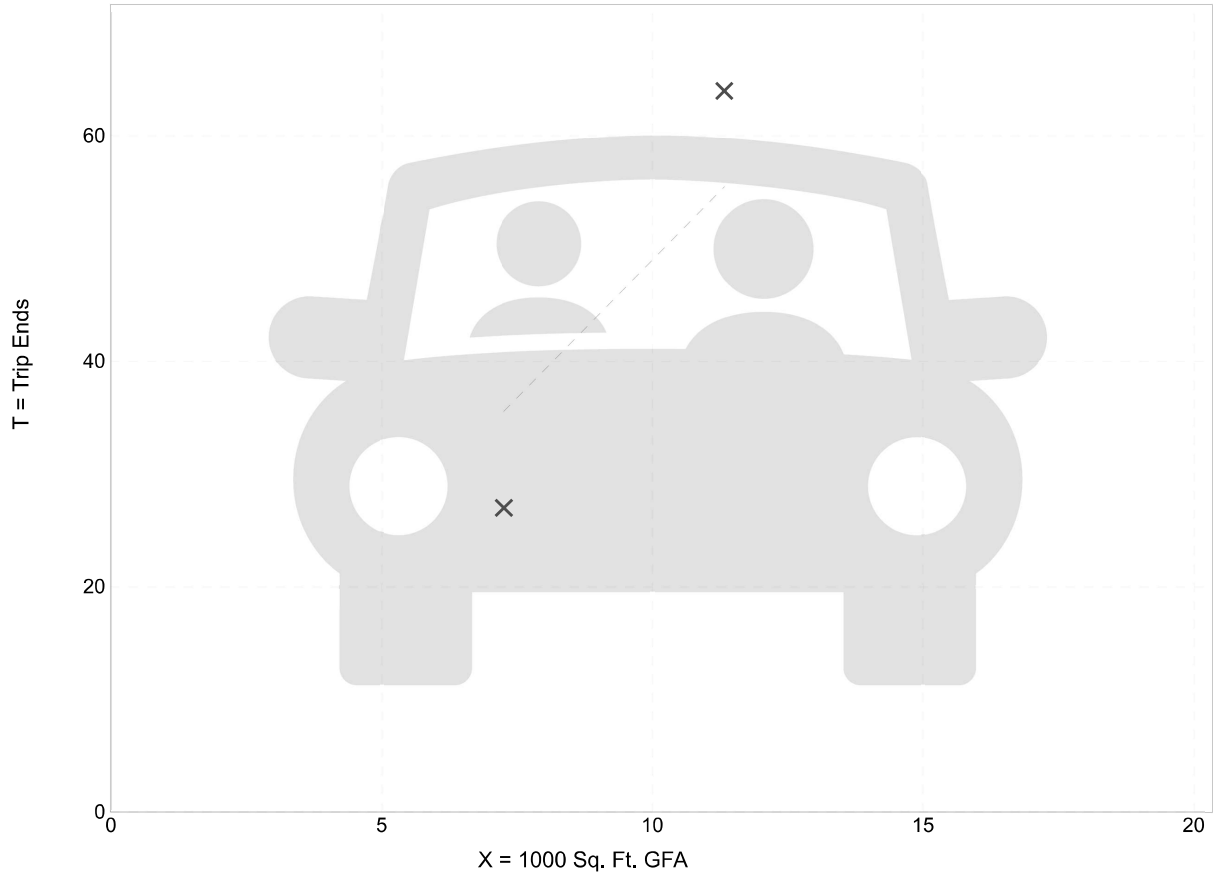
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.90	3.72 - 5.65	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Automobile Care Center
(942)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

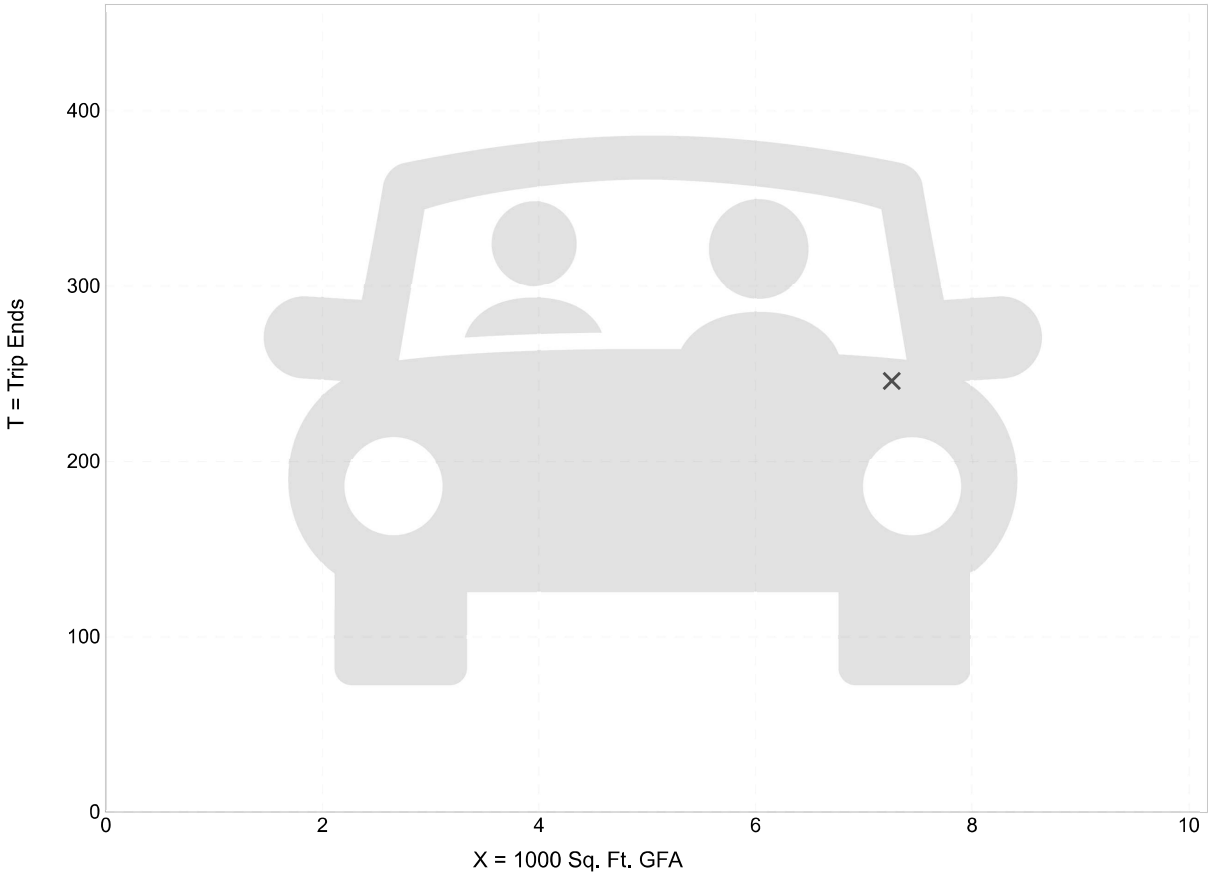
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 7
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.89	33.89 - 33.89	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Automobile Care Center
(942)

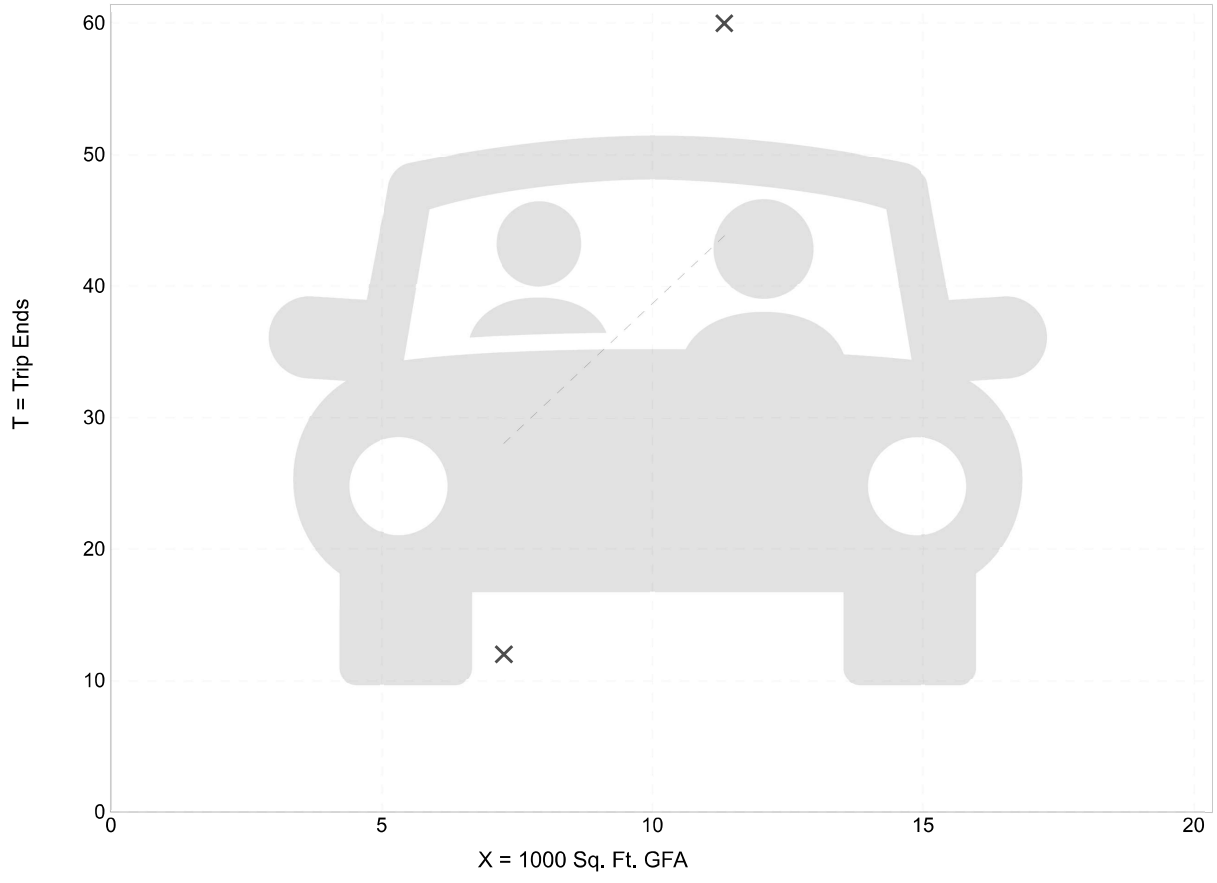
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.87	1.65 - 5.30	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

ELIZABETH RODRIGUEZ & ASSOCIATES, INC.

18156 Sandy Pointe Drive, Tampa, Florida 33647 813.545.3316 April 2026

GERBER BODY SHOP – OLD US 1, FT. PIERCE, FLORIDA

PARKING STUDY

April 2026

1.0 INTRODUCTION

A Gerber Auto Body Repair Shop is proposed to be constructed on Old US Highway 1 in Ft. Pierce, Florida. See Site Plan in **Appendix A.**

The Ft. Pierce Land Development Code (LDC) requires 83 parking spaces, and 56 parking spaces are proposed. A reduction in the required number of parking spaces is being requested, and this Parking Study serves as a basis for the request.

2.0 DATA ANALYSIS

2.1 Inside Parking Spaces - Unlike most land uses, many of the vehicles associated with this land use will be parked inside the building. The **Site Plan** in **Appendix A** indicates that there are 56 parking spaces *outside* the building. However, it should be noted that the vehicles being worked on at the body shop will be inside the building. These inside parking spaces are not quantified, but the fact that they exist is being documented as part of the justification for requesting that only 56 parking spaces be required rather than the 83 spaces required by the LDC.

2.2 LDC Parking Reduction

The Ft. Pierce Land Development Code (LDC) requires 83 parking spaces and 56 parking spaces are proposed. Note also that the required number of bike parking spaces is 9, and 10 are being provided close to NE corner of the building.

The **Site Plan (Appendix A)** also indicates that there will be a permanent, mounted bicycle repair station adjacent to the aforementioned bike parking with tethered bicycle repair tools. This entitles the developer to a reduction in his parking requirement. The required number of parking spaces is reduced by 2 spaces from 83 spaces to 81 spaces, per LDC Section 125-315.g, below:

(g)

Sec. 125-315.g.

"*Bicycle facility improvement program (BFIP). New development or redevelopment projects that participate in the city's BFIP program and incorporate fix-it repair stations, covered bike parking stations, and or mobility commuter tracking stations can further reduce the number of off-street parking requirements by the following amounts:*

(1)

(1) Fix-it repair station: two parking spaces;"

2.3 ITE Parking Rates

Output from the Sixth Edition of the ITE Parking Generation is included in **Appendix B** of this report. This information indicates that the 85th percentile parking rate for this facility is 3.08 spaces per 1,000 square feet. It should be noted that this is up-to-date information from the recently released Sixth Edition.

Per the **Site Plan (Appendix A),** a 16,570 square foot facility is planned. Thus, the required number of parking spaces is 16.570 * 3.08, or 51 parking spaces. Since 56 parking spaces are proposed, the proposed parking at this facility is adequate.

2.4 Urban Density

Section 2.3 of this report indicates that, according to the ITE Parking Generation Manual – Sixth Edition, the number of parking spaces shown in the **Site Plan** is adequate to meet parking demand on the site. It is important to recognize that too *much* parking can be just as detrimental as too little parking. Parking in excess of what is required creates:

- Urban heat,
- Lower density, which is detrimental to transit usage and walkability,
- Impervious area, creating drainage/flooding concern.

For these reasons, adequate – but not excessive – parking should be encouraged.

3.0 CONCLUSIONS

This is a parking study for a planned Gerber Auto Body Repair Shop, to be constructed on Old US Highway 1 in Ft. Pierce, Florida.

The Ft. Pierce Land Development Code (LDC) requires 83 parking spaces, and 56 parking spaces are proposed. However, per the code, the requirement can be reduced from 83 to 81 spaces because a permanent bike “fix-it” station will be installed on site.

The study shows that the 56 proposed parking spaces are actually adequate because, per the ITE Parking Generation Manual, only 51 parking spaces are actually needed to provide adequate parking for this facility.

Furthermore, the study explains that too *much* parking can be just as detrimental as too little parking. Parking in excess of what is required creates:

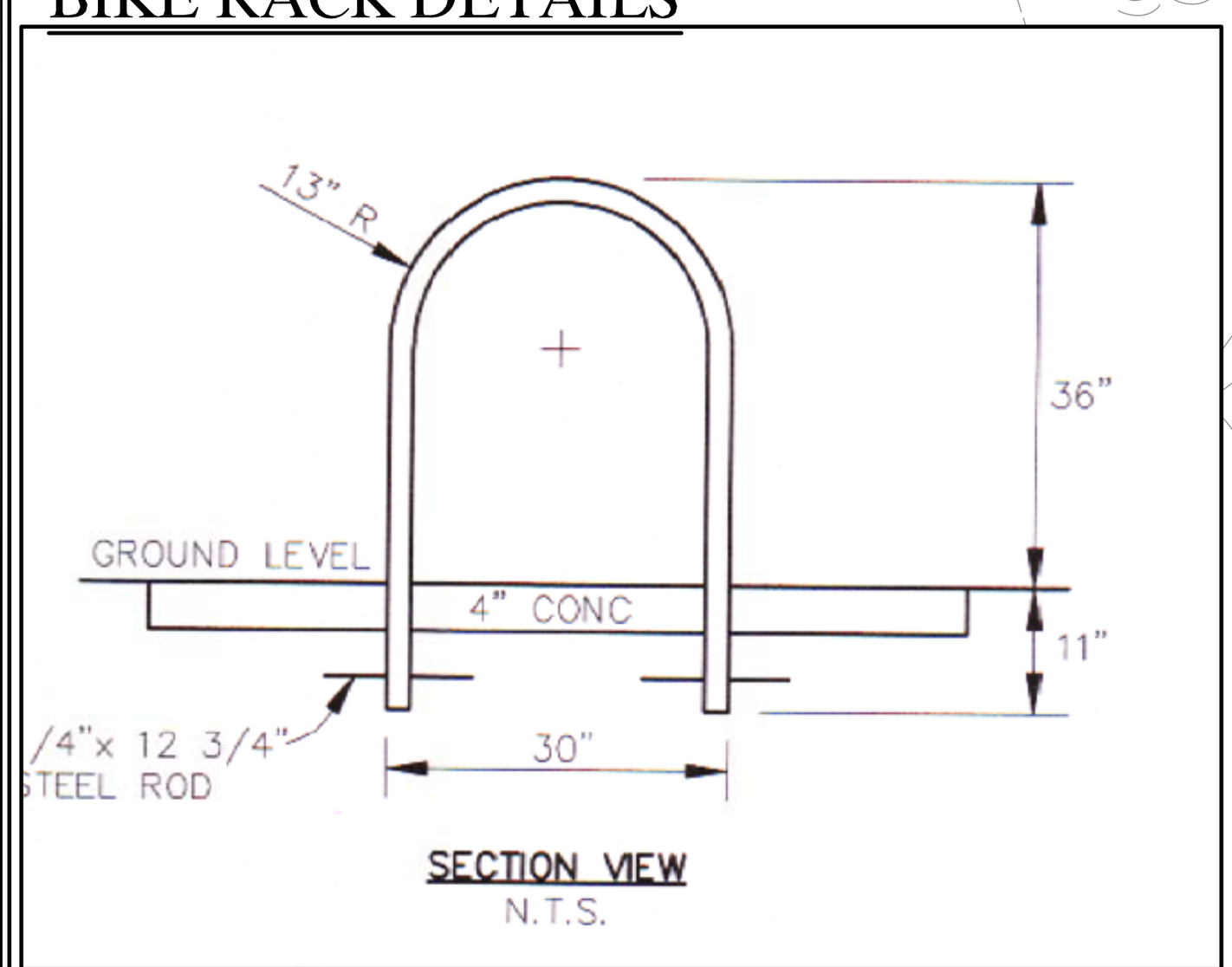
- Urban heat,
- Lower density, which is detrimental to transit usage and walkability,
- Impervious area, creating drainage/flooding concern.

For these reasons, adequate – but not excessive – parking should be encouraged.

APPENDIX A

SITE PLAN

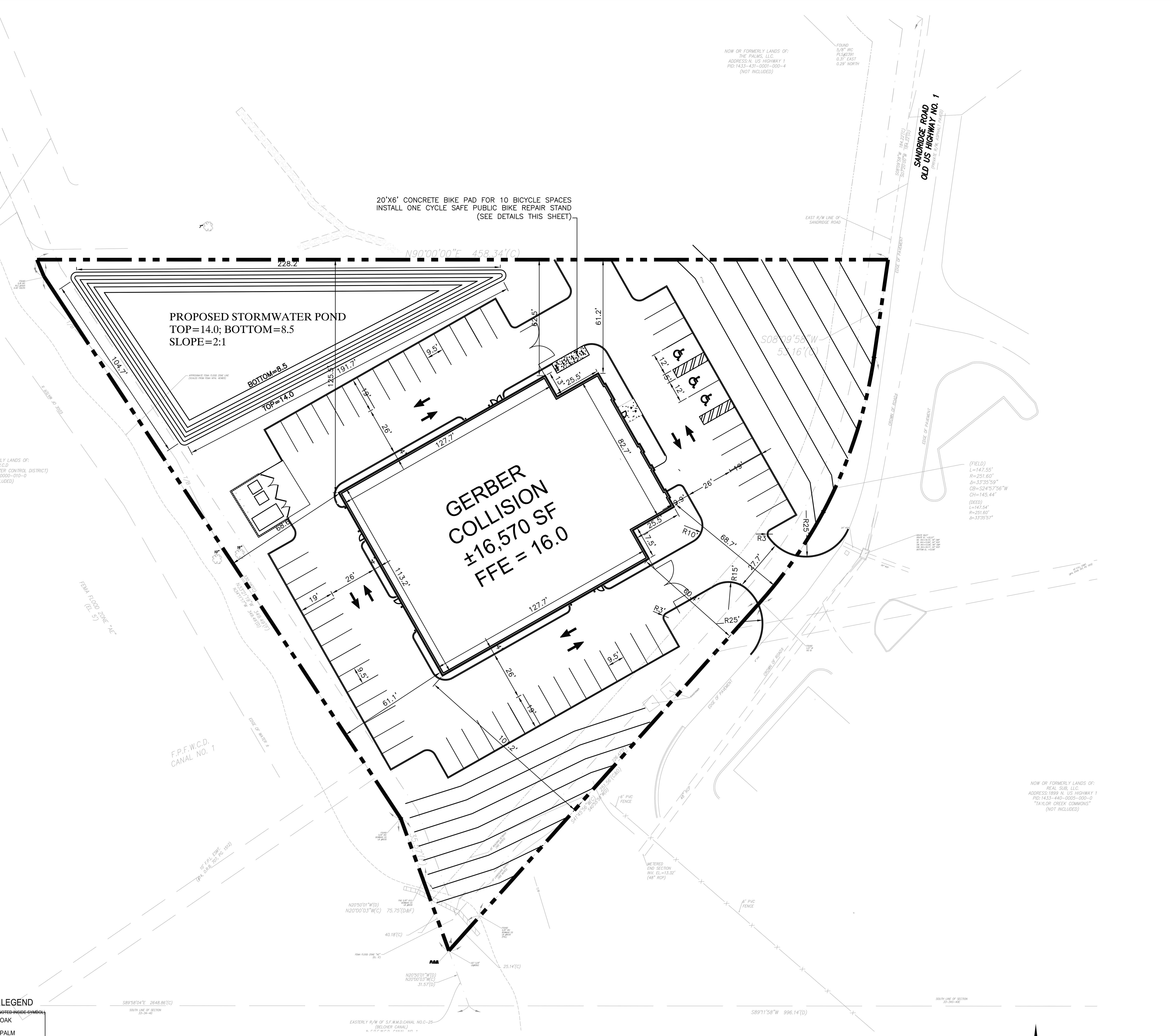
BIKE RACK DETAILS



THE BICYCLE RACK SHALL BE AN INVERTED "U" TYPE, P.V.C. COATED, METAL PIPE RACK.

CYCLE SAFE PUBLIC BIKE REPAIR STAND





EX. LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- EL. ELEVATION
- INV. INVERT
- S.F. SQUARE FEET
- AC. ACRE(S)
- LB LICENSED BUSINESS
- NO NUMBER
- LS LAND SURVEYOR
- ID IDENTIFICATION
- ℄ CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- CH CHORD LENGTH
- CB CHORD BEARING
- POL POINT ON LINE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- CONC. CONCRETE
- NAVD NORTH AMERICAN VERTICAL DATUM
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- NFHL NATIONAL FLOOD HAZARD LAYER
- PB PLAT BOOK
- PID PARCEL IDENTIFICATION NUMBER
- ORB OFFICIAL RECORDS BOOK
- ORI OFFICIAL RECORDS INSTRUMENT
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- (C) CALCULATED DIMENSION
- (F) FIELD DIMENSION
- (D) DEED DIMENSION
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- FOUND NAIL & DISK AS NOTED
- SET NAIL & DISK (LB 8562)
- FOUND IRON ROD & CAP AS NOTED
- FOUND IRON ROD AS NOTED
- SET 5/8" IRON ROD & CAP (LB 8562)
- CONTROL/BENCHMARK AS DESCRIBED
- CATCH BASIN
- SANITARY MANHOLE
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- GAS METER
- GAS LINE MARKER
- LIGHT POLE
- ELECTRIC TRANSFORMER
- BOLLARD
- WIRE PULLBOX
- LINE BREAK
- X 6' PVC FENCE LINE AS NOTED
- T/B APPROXIMATE TOP OF BANK
- T/S APPROXIMATE TOE OF SLOPE
- C/L APPROXIMATE CENTERLINE OF DITCH
- x 6.42 SPOT ELEVATION (HARD SURFACE)
- x 6.4 SPOT ELEVATION (GROUND)
- CONCRETE AREA
- BUILDING / WALL
- DIRT PATHWAY

EX. TREE LEGEND

(SIZE (INCHES) DENOTED INSIDE SYMBOL)

- OAK
- PALM

LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

BICYCLE RACK REQUIREMENTS:
(a) All standard bicycle racks shall comply with the following performance standards: (1) Bicycle racks shall be an inverted "U"/hoop rack, post and ring rack, or similar device that accommodates two (2) bicycle parking spaces per rack and enables users to lock the frame and both wheels. (2) Bicycle racks shall have a minimum tube diameter of 1.9 inches and be powder coated, galvanized, or coated with another weather-proof surface as may be approved by the zoning manager. (3) Bicycle racks shall be a maximum height of three (3) feet, a minimum of three (3) feet on center between horizontal rows, and a minimum of three (3) feet from any parallel building wall and four (4) feet from any perpendicular building wall. They shall be anchored to a common base or mounting surface of concrete or pavement large enough to support bicycles locked to the rack. If more than one (1) row of bicycle racks is installed to create the required bike parking area, the installation shall provide a minimum of five (5) feet in an aisle in each row, assuming additional spacing for parked bicycles.

CITY OF FT PIERCE NOTES:
All construction shall comply with the City of Fort Pierce Code of Ordinance Section 107, 119 and 125.

0' 30' 60'
SCALE: 1" = 30'

SITE PLAN NOTES:

1. All utility construction shall comply with the FPUA Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.

2. All on-site water and sewer facilities shall be owned and maintained by the owner-developer.

3. Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.

4. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.

5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.

6. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.

7. All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly sign and stripe in accordance with applicable standards.

8. The owner/developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved FDOT Right-of-way Use Permit.

9. All clear-site areas shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.

10. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.

11. The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD and Conditional use Permit conditions.

12. All structures, including buffer walls, retaining walls, signage, etc. require building permits.

13. All ramps outside the building foot print shall require construction of "CAST IN PLACE" Detectable warnings.

CONSTRUCTION NOTES:

1. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and City of FT. PIERCE shall be notified within two working days of the resources found on the site.

2. If during construction activities any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop and City of FT. PIERCE shall be notified within two working days of the plant and/or animal species found on the site

CONSTRUCTION NOTES:

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY AND SFWMD AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SFWMD

I. IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE COUNTY AND SFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
II. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS
III. VISUALLY INSPECT THE AFFECTED AREA.
IV. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED FILLING THE AFFECTED AREA AND PREVENTING FURTHER SUBSIDENCE.
V. USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION WHEN APPROPRIATE.
VI. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF THE LIME-ROCK OR KARST CONNECTION.
VII. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE RELOCATE THE RETENTION AREA.
VIII. DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDAN AQUIFER SHALL BE PROHIBITED.

TRAFFIC CONTROL AND MARKINGS NOTES:

1. ALL TRAFFIC CONTROL AND MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

LIGHTING NOTES:

1. ANY LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHT-OF-WAY.

NO.	REVISIONS	DATE:
1.	SUBMIT TO COFP, FDEP, NSLRWCD & FPUA	5/1/26

RAVI S.V. ALUR P.E. #50583
DATE:

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #9256 · ENGINEERING EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

GERBER COLLISION -FT. PIERCE

SECTION 33, TOWNSHIP 34 S., RANGE 40 E. CITY OF FT. PIERCE, FLORIDA

SITE GEOMETRY PLAN

DATE:	03/30/2026
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	26005SITE
PROJECT #:	26-005
SHEET:	C-4

APPENDIX B

ITE PARKING SOFTWARE OUTPUT

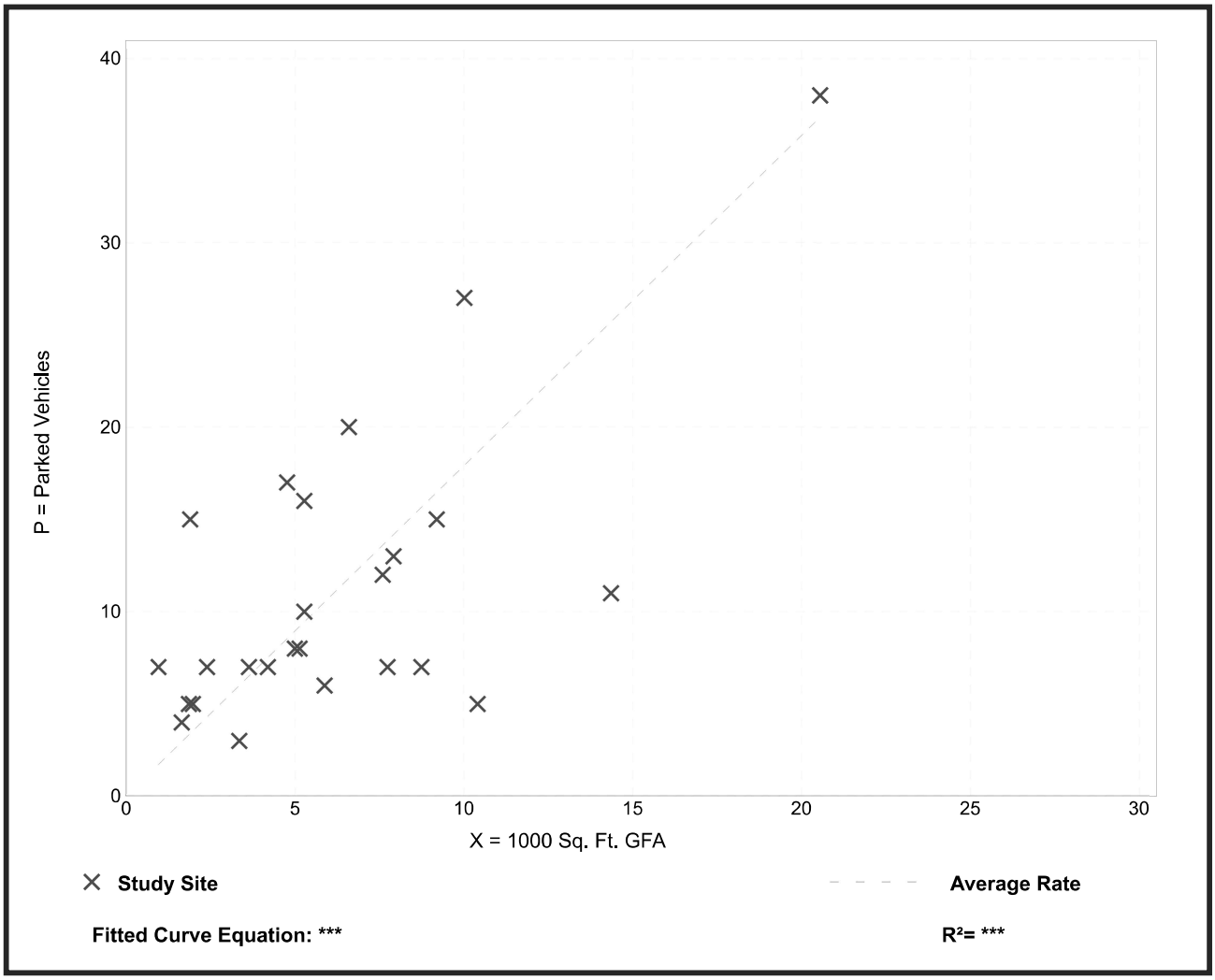
Automobile Parts and Service Center
(943)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GFA: 6.2

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.79	0.48 - 7.89	1.59 / 3.08	1.34 - 2.24	1.16 (65%)

Data Plot and Equation



ALTA/ NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

ADDRESS: 1893 N US HIGHWAY 1, ST. LUCIE COUNTY, FLORIDA, 34946

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST

LEGAL DESCRIPTION:

(PREPARED BY SURVEYOR SURVEYOR)

A PORTION OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4463, PAGE 1079, OFFICIAL RECORDS OF SAINT LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S. 88°21'15" W., A DISTANCE OF 109.28 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE RUN S. 89°11'58" W., ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 996.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. C-25 (BELCHER CANAL) AND FORT PIERCE FARMS WATER CONTROL DISTRICT CANAL NO. I; THENCE, MEANDERING ALONG SAID EASTERLY RIGHT OF WAY LINES OF SAID CANAL NO. C-25 AND CANAL NO. 1, RUN N. 20°50'01" W., A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N. 20°50'01" W., A DISTANCE OF 75.75 FEET; THENCE RUN N. 33°11'17" W., A DISTANCE OF 349.49 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF CANAL NO. 1; THENCE N.23°35'16"W., A DISTANCE OF 9.76 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF CANAL NO.1, RUN N. 90°00'00" E., A DISTANCE OF 458.54 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SANDRIDGE ROAD (FORMERLY OLD U.S. 1 AND STATE ROAD NO.4, BEING 66 FEET WIDE); THENCE S.07°20'00"W., ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 53.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 33°35'57", AND AN ARC LENGTH OF 147.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 40°55'58" W., A DISTANCE OF 251.56 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST,ST. LUCIE COUNTY, FLORIDA.

CONTAINING 93,657 SQUARE FEET OR 2.150 ACRES, MORE OR LESS.

SCHEDULE B2 EXCEPTIONS:

(AS FURNISHED FROM TITLE COMMITMENT REFERENCED IN NOTES)

1. - 7. STANDARD EXCEPTIONS

8. DECLARATION OF RESTRICTIONS AND GRANTS OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 712, PAGE 83, AS AMENDED IN OFFICIAL RECORDS BOOK 733, PAGE 2912, WAIVER OF APPROVAL RIGHTS AS TO CONSTRUCTION RECORDED IN OFFICIAL RECORDS BOOK 1982, PAGE 949 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, BLANKET IN NATURE.

9. INTENTIONALLY DELETED .

10. EASEMENT AGREEMENT RECORDED I OFFICIAL RECORDS BOOK 665, PAGE 2459 OF THE PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA. DOES NOT AFFECT SUBJECT PARCEL.

11. COVENANTS, EASEMENTS, TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN INSTRUMENT FILED IN OFFICIAL RECORDS 665, PAGE 407 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, BLANKET IN NATURE.

12. UTILITY EASEMENT GRANTED TO FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA RECORDED I OFFICIAL RECORDS BOOK 698, PAGE 769 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DOES NOT AFFECT SUBJECT PARCEL.

13. ORDINANCE NO. 1-36 RECORDED IN OFFICIAL RECORDS BOOK 690, PAGE 1413 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, BLANKET IN NATURE.

14. AGREEMENT BETWEEN TAYLOR CREEK COMMONS AND FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 707, PAGE 1512 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.

15. UTILITY EASEMENT GRANTED TO FT. PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 755, PAGE 2738 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DOES NOT AFFECT SUBJECT PARCEL.

16. AGREEMENT FOR CROSS-ACCESS EASEMENT, SIGNAGE AND USE RESTRICTIONS RECORDED IN O.R. BOOK 5172, PAGE 1907 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS SUBJECT PARCEL, NOT DEFINED , SCALED FROM EXHIBIT, LOCATION SHOWN IS APPROXIMATE IN NATURE.

17. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

18. THOSE PORTIONS OF THE PROPERTY HEREIN DESCRIBED BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS, ARE SUBJECT TO THE RIGHT OF THE UNITED STATES GOVERNMENT ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE.

19. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS.

20. THIS POLICY DOES NOT INSURE ANY PORTION OF THE INSURED PARCEL LYING WATERWARD OF THE MEAN-HIGH WATER LINE OF CANAL.

21. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.

REPORT OF SURVEY

ACCURACY:
HORIZONTAL - THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.

VERTICAL - THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WAS DERIVED FROM REDUNDANT REAL TIME KINIEMATIC GPS OBSERVATIONS UTILIZING NATIONAL GEODETIC SURVEY BENCHMARK #872 2207 H TIDAL (PID:AF7538), HAVING A PUBLISHED ELEVATION OF 34.58 FEET. VERTICAL ACCURACY OF 0.2 FEET.

DATA SOURCES:

1. WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4463, PAGE 1079, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

2. TITLE COMMITMENT PROVIDED BY CLIENT AND ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF DECEMBER 29TH, 2025 AT 5:00 PM, COMMITMENT NUMBER 26001515.

3. ST. LUCIE COUNTY PROPERTY APPRAISER WEBSITE.

4. BENCHMARK DATA WAS RESEARCHED FROM THE LAND BOUNDARY INFORMATION SYSTEMS WEBSITE (WWW.LABINS.ORG)

5. PREVIOUS SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD, DIGITALLY SIGNED BY RICHARD E. BARNES, JR., LB#5173, DATED 1-20-2021,

6. CLIENT PROVIDED CONCEPT PLAN BY QUICK CONCEPTS GROUP, PROJECT NUMBER 25.1641 / CONCEPT 1, DATED 10/15/2025, THE BUILDING SETBACK LINE AND LANDSCAPE BUFFER LINE SHOWN ON THIS SURVEY ARE BASED FROM SAID CONCEPT PLAN.

7. AERIAL UNDERLAY FURNISHED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AERIAL PHOTO LOOK UP SYSTEM. IMAGE FILE NAME: STL2024_281541.SID.

NO OTHER INFORMATION WAS RESEARCHED OR FURNISHED.

APPARENT PHYSICAL USE:
VACANT

EASEMENTS
1. 10 FOOT WIDE F.P.L. EASEMENT IS DESCRIBED AND SHOWN ON THE CLIENT PROVIDED TITLE REPORT.

2. NO OTHER EASEMENTS WERE RESEARCHED OR FURNISHED OUTSIDE OF THE PROVIDED CLIENT INFORMATION.

SETBACKS
FRONT: 25'
SIDE: 0' OR 15' (ROW /RESID.)
REAR: 0' OR 15' (ROW /RESID.)
BUFFERS: 10' ROW
10' VUA



VICINITY MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS A GRAPHIC DEPICTION OF THE BOUNDARY, TOPOGRAPHY, TREES AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE CLIENT PROVIDED TITLE REPORT SHOWN HEREON DOES NOT REFLECT OWNERSHIP.
2. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.
3. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS. NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N 89°58'04" W ALONG THE SOUTH LINE OF SECTION 33-34-40.
5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. XXXXXXXXX, XXXXXX COUNTY, FLORIDA, EFFECTIVE DATE OF X/XX/20XX, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "AE" (BASE FLOOD ELEVATION XX FEET) "A", "X" (0.2% CHANCE ANNUAL FLOOD HAZARD) AND "X" (AREA OF MINIMAL FLOOD HAZARD). FLOOD ZONE INFORMATION SHALL BE VERIFIED BY A LOCAL FEMA OFFICIAL PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. UNDERGROUND FOUNDATIONS, OVERHANGS, IRRIGATION, TREES AND INACCESSIBLE, NON-VISIBLE, OR UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS SPECIFICALLY STATED OTHERWISE.
7. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 29, 2025 COMMITMENT NUMBER 26001515, FILE NUMBER 4-06132.
8. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
9. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
10. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE IS DETERMINED AT THE DIAMETER BREAST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE VERIFIED IF CRITICAL TO DESIGN. ALL TREE SPECIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT MAY BE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
11. THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THIS PLAT IS NOT A TIDAL PROPERTY BOUNDARY, WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE "COASTAL MAPPING ACT OF 1974" (CHAPTER 177, PART II OF THE FLORIDA STATUTES), AND THE "RULES OF THE DEPARTMENT OF NATURAL RESOURCES" (CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE) AND IS NOT TO BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TIDAL PROPERTY LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW. THE APPROXIMATE MEAN HIGH WATER LINE HAS BEEN USED DUE TO IT BEING INCIDENTAL TO THE PURPOSE TO WHICH THIS PLAT HAS BEEN PREPARED.
12. THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
13. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR AND MAPPER, WILL BE DONE SO AT THE SOLE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
14. "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
15. UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ATHCA SURVEYING INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
16. THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY). THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
17. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH THE SIGNATURE AND RAISED OR VALID ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
18. THIS SURVEY IS NOT VALID UNLESS ALL SHEETS (SHEET 1 THRU 2) ARE PRESENT.

SURVEYOR'S CERTIFICATE:
TO ER MA PARTNERS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (1, 2, 3, 4, 8, 13, AND 16) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04-08-2026.

DATE OF PLAT OR MAP: 02-20-2026

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

Digitally signed by ATHCA Surveying Inc.
Date: 2026.04.23 15:08:17 -04'00'

RUSSELL S. STRAYER — 04/17/2026
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6890 — DATE
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

ATHCA SURVEYING INC.
Mapping Our Future
4813 ANDREW AVENUE
SARASOTA, FLORIDA 34233
PHONE 941.650.5400
WWW.ATHCASURVEYING.COM
LB 8562

A PARCEL OF LAND LYING AND LOCATED IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
-FOR-
ER MA PARTNERS, LLC

FB/PG	FIELD DATE
36/28	04/08/2026
36/27	01/30/2026
	01/29/2026

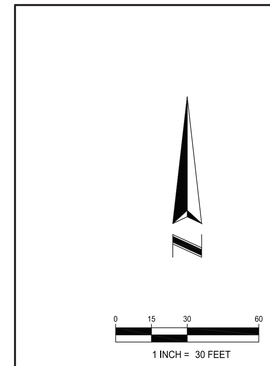
DRAWING DATE	BY	APPROVED
04/17/2026	MJC	RSS

PROJECT NO. #501803

SCALE N/A

SHEET 1 OF 2

This document 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 adoption by ATHCA Surveying Inc. shall be without liability to ATHCA Surveying Inc.



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
INV.	INVERT
S.F.	SQUARE FEET
AC.	ACRE(S)
LB	LICENSED BUSINESS
NO	NUMBER
LS	LAND SURVEYOR
ID	IDENTIFICATION
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CONC.	CONCRETE
NAVD	NORTH AMERICAN VERTICAL DATUM
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
NFHL	NATIONAL FLOOD HAZARD LAYER
PB	PLAT BOOK
PID	PARCEL IDENTIFICATION NUMBER
ORB	OFFICIAL RECORDS BOOK
ORI	OFFICIAL RECORDS INSTRUMENT
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
(C)	CALCULATED DIMENSION
(F)	FIELD DIMENSION
(D)	DEED DIMENSION
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE

- FOUND NAIL & DISK AS NOTED
- SET NAIL & DISK (LB 8562)
- FOUND IRON ROD & CAP AS NOTED
- FOUND IRON ROD AS NOTED
- SET 5/8" IRON ROD & CAP (LB 8562)
- CONTROL/BENCHMARK AS DESCRIBED
- CATCH BASIN
- SANITARY MANHOLE
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- GAS METER
- GAS LINE MARKER
- LIGHT POLE
- ELECTRIC TRANSFORMER
- BOLLARD
- WIRE PULLBOX
- LINE BREAK
- X — 6' PVC FENCE LINE AS NOTED
- T/B — APPROXIMATE TOP OF BANK
- T/S — APPROXIMATE TOE OF SLOPE
- C/L — APPROXIMATE CENTERLINE OF DITCH
- x 6.42 SPOT ELEVATION (HARD SURFACE)
- x 6.4 SPOT ELEVATION (GROUND)
- CONCRETE AREA
- BUILDING / WALL
- DIRT PATHWAY

TREE LEGEND
(SIZE (INCHES) DENOTED INSIDE SYMBOL)
- OAK
- PALM

FOUND 5/8" IRC BOWMAN,CG LB #8030 0.10' NORTH

NOW OR FORMERLY LANDS OF: THE PALMS, LLC. ADDRESS:N. US HIGHWAY 1 PID:1433-431-0001-000-4 (NOT INCLUDED)

N22°45'18"W 248.22'(F)
N23°35'16"W 248.22'(D)

WEST LINE OF LANDS DESORBED IN ORB 4463, PG 1079

SCALED (APPROXIMATE) "FUTURE" CROSS ACCESS EASEMENT OR BOOK 5127, PAGE 1907 (SEE NOTE)

SCALED (APPROXIMATE) CROSS ACCESS EASEMENT OR BOOK 5127, PAGE 1907 (SEE NOTE)

SET 5/8" LB#8562

N90°00'00"E 458.34'(C)

N22°45'18"W 9.76'(F)

APPARENT DIRT PATHWAY

FOUND 5/8 IRC RLS #3520 0.45' SOUTH

CLSTR 22" 20" 14"

APPROXIMATE FEMA FLOOD ZONE LINE (SCALED FROM FEMA NFHL VIEWER)

EDGE OF WATER ±

NOW OR FORMERLY LANDS OF: FORT PIERCE FARMS WATER CONTROL DISTRICT (FORT PIERCE FARMS WATER CONTROL DISTRICT) PID: 1433-431-0002-010-0 (NOT INCLUDED)

EAST R/W LINE OF CANAL NO. 1

FEMA FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD)

SUBJECT PARCEL CONTAINS ±93,657 S.F. OR ±2.150 AC.

SCALED (APPROXIMATE) CROSS ACCESS EASEMENT OR BOOK 5127, PAGE 1907 (SEE NOTE)

SITE BENCHMARK(800)
FOUND 5/8" IRC BOWMAN CG LB #8030 EL.=18.79' (NAVD 88')

APPARENT DIRT PATHWAY

SITE BENCHMARK(803)
SET NAIL & DISK LB #8562 EL.=22.48' (NAVD 88')

FEMA FLOOD ZONE "AE" (EL. 5')

N33°27'19"W 349.49'(F)
N33°11'17"W 349.49'(D)

FEMA FLOOD ZONE "AE" (EL. 5')

F.P.F.W.C.D. CANAL NO. 1

EDGE OF WATER ±

10' F.P.L. ESMT. (#14, O.R.B. 707, PG. 1512)

FND 5/8" I.R.C. BOWMAN CG LB #8030

FOUND 5/8" IRC BOWMAN CG LB #8030

25' BUILDING SETBACK (SEE NOTES)

10' LANDSCAPE BUFFER (SEE NOTES)

N20°50'01"W(D)
N20°00'03"W(C) 75.75'(D&F)
40.18'(C)

P.O.B.
N20°50'01"W(D)
N20°00'03"W(C)
31.57'(D)

25.14'(C)

SET 5/8" LB#8562

EASTERLY R/W OF S.F.W.M.D.CANAL NO.C-25 (BELCHER CANAL) & F.P.F.W.C.D. CANAL NO. 1

N.QUARTER CORNER OF SECTION 4 TOWNSHIP 35 SOUTH RANGE 40 EAST C.C.R. NO. 0029433 (NOT FOUND)

SOUTH LINE OF SECTION 33-34-40
S89°58'04"E 2648.86'(C)

S08°09'58"W 194.22'(C)
S07°30'00"W 184.22'(D)

SANDRIDGE ROAD
OLD US HIGHWAY NO. 1
(PRIVATE R/W, ASPHALT PAVED)

FOUND 5/8" IRC PLS#2391 0.31' EAST 0.29' NORTH

NOW OR FORMERLY LANDS OF: THE PALMS, LLC. ADDRESS:N. US HIGHWAY 1 PID:1433-431-0001-000-4 (NOT INCLUDED)

SANITARY MANHOLE RIM EL=== 21.68' NLY = 9.24' (C-12.44) SLY = 9.24' (C-12.33)

EAST R/W LINE OF SANDRIDGE ROAD

EDGE OF PAVEMENT

SET 5/8" LB#8562

S08°09'58"W 53.16'(C)

FOUND 1/2" IRC (ILLEGIBLE)

CROWN OF ROADS

(FIELD)
L=147.55'
R=251.60'
Δ=33°35'59"
CB=S24°57'56"W
CH=145.44'
(DEED)
L=147.54'
R=251.60'
Δ=33°35'57"

10' F.P.L. ESMT. (#14, O.R.B. 707, PG. 1512)

GRATE INLET
GRATE EL. =22.27'
NE. INV.=16.15', 18" CMP
SE. INV.=13.84', 24" RCP
SW. INV.=13.58', 48" CMP
NW. INV.=16.11', 24" RCP
BOTTOM EL. =12.68'

24" RCP

SANITARY MANHOLE RIM = 22.95'
N. INV.=10.36', 8" PVC
SE. INV.=10.40', 8" PVC
SW. INV.=10.76', 6" PVC

SANITARY MANHOLE RIM EL.=22.38'
N. INV.=10.76', 6" PVC
S. INV.=10.82', 6" PVC

FOUND 1/2" IR NO ID

TRANSFORMER

ONE STORY STRUCTURE

SANITARY MANHOLE RIM EL.=22.72'

SANITARY MANHOLE RIM EL.=22.14'

METERED END SECTION INV. EL.=13.32' (48" RCP)

6" PVC FENCE

APPARENT DRAINAGE POND

NOW OR FORMERLY LANDS OF: REAL SUB, LLC. ADDRESS:1899 N. US HIGHWAY 1 PID:1433-440-0005-000-0 "TAYLOR CREEK COMMONS" (NOT INCLUDED)

S89°11'58"W 996.14'(D)

SOUTH LINE OF SECTION 33-34S-40E

S.E. CORNER OF SECTION 33 TOWNSHIP 34 SOUTH RANGE 40 EAST C.C.R. NO. 097644 (NOT FOUND)

33 34

P.O.C.
N.E. CORNER SECTION 4 TOWNSHIP 35 SOUTH RANGE 40 EAST C.C.R.NO. 0115784 (NOT FOUND)

S88°21'15"W 109.28'(D)

4 3

This document 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 adoption by ATHCA Surveying Inc. shall be without liability to ATHCA Surveying Inc.

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD

ATHCA SURVEYING INC.
Mapping Our Future
4813 ANDREW AVENUE
SARASOTA, FLORIDA 34233
PHONE 941.650.5400
WWW.ATHCASURVEYING.COM
LB 8562

A PARCEL OF LAND LYING AND LOCATED IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
-FOR-
ER MA PARTNERS, LLC

FB/PG	FIELD DATE
XX/XX	04/08/2026
36/28	01/30/2026
36/27	01/29/2026

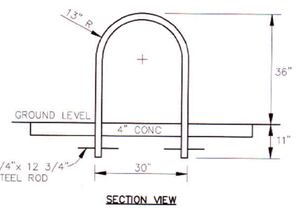
DRAWING DATE	BY	APPROVED
04/17/2026	MJC	RSS

PROJECT NO. #501803

SCALE 1" = 30'

SHEET 2 OF 2

BIKE RACK DETAILS



SECTION VIEW
N.T.S.

THE BICYCLE RACK SHALL BE AN INVERTED "U" TYPE, P.V.C. COATED, METAL PIPE RACK.

CYCLE SAFE PUBLIC BIKE REPAIR STAND



EX. LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
INV.	INVERT
S.F.	SQUARE FEET
AC.	ACRE(S)
LB	LICENSED BUSINESS
NO	NUMBER
LS	LAND SURVEYOR
ID	IDENTIFICATION
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
CB	CHORD BEARING
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
CONC.	CONCRETE
NAVD	NORTH AMERICAN VERTICAL DATUM
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
NFHL	NATIONAL FLOOD HAZARD LAYER
PB	PLAT BOOK
PID	PARCEL IDENTIFICATION NUMBER
ORB	OFFICIAL RECORDS BOOK
ORI	OFFICIAL RECORDS INSTRUMENT
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
(C)	CALCULATED DIMENSION
(F)	FIELD DIMENSION
(D)	DEED DIMENSION
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
⊕	FOUND NAIL & DISK AS NOTED
⊕	SET NAIL & DISK (LB 8562)
⊕	FOUND IRON ROD & CAP AS NOTED
●	FOUND IRON ROD AS NOTED
⊕	SET 5/8" IRON ROD & CAP (LB 8562)
⊕	CONTROL/BENCHMARK AS DESCRIBED
▦	CATCH BASIN
Ⓢ	SANITARY MANHOLE
⟹	BACKFLOW PREVENTER
⋈	IRRIGATION CONTROL VALVE
⊠	WATER METER
⋈	WATER VALVE
▦	GAS METER
▲	GAS LINE MARKER
☼	LIGHT POLE
▽	ELECTRIC TRANSFORMER
•	BOLLARD
▨	WIRE PULLBOX
	LINE BREAK
——X——	6' PVC FENCE LINE AS NOTED
——T/B——	APPROXIMATE TOP OF BANK
——T/S——	APPROXIMATE TOE OF SLOPE
——C/L——	APPROXIMATE CENTERLINE OF DITCH
x 6.42	SPOT ELEVATION (HARD SURFACE)
x 6.4	SPOT ELEVATION (GROUND)
	CONCRETE AREA
	BUILDING / WALL
	DIRT PATHWAY

EX. TREE LEGEND

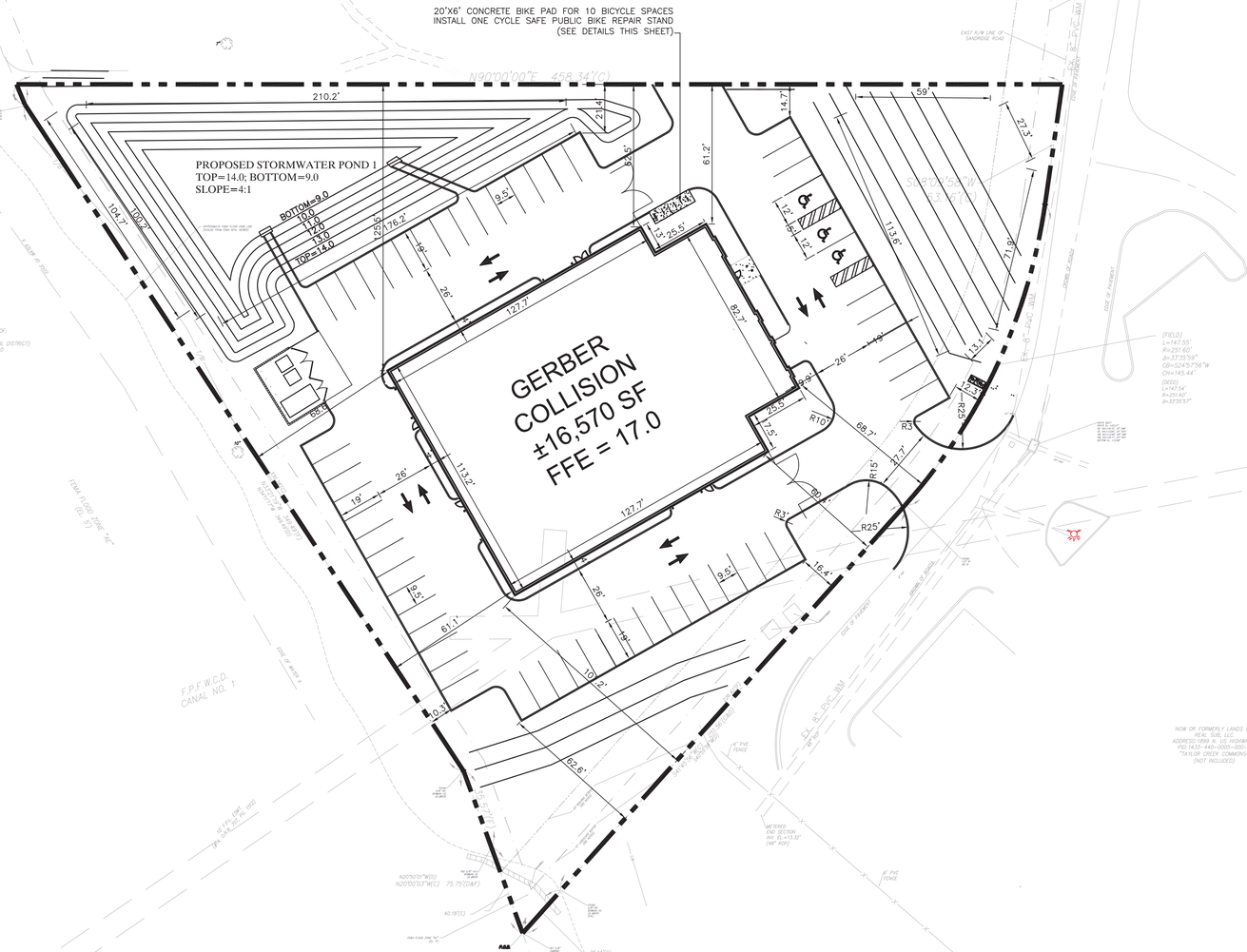
(SEE SYMBOLS DENOTED INSIDE SYMBOL)

OAK

PALM

LEGEND: (AS APPLICABLE)

Ⓝ	PROPOSED PARKING SPACE COUNT
64.15	EXISTING ELEVATION
	PROPOSED GRADE
	PROPOSED SURFACE DRAINAGE FLOW ARROW
	PROPOSED HIGH POINT IN PAVEMENT
	EXISTING
	SILT SCREENING (EROSION CONTROL)
	EX. TREE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
	SOIL BORING LOCATION
	TOP OF WALK
	REMOVE EXISTING TREE
	FLOOD ZONE LINE



LOCATION MAP



NTS

SITE DATA TABLE

PARCEL ID: PORTION OF 1433-431-0001-000-4 ACCOUNT: PORTION OF 139631

LATITUDE: 27° 28' 12"; LONGITUDE: 80° 20' 11"

FLOOD ZONE: ZONE X
COMMUNITY PANEL NO. 12111C0177K
MAP REVISED: 02/19/2020

PROJECT SUMMARY & SITE DATA:

		PROPOSED
TOTAL BUILDING AREA	=	16,570 SF (17.7%)
TOTAL ASPHALT/CONCRETE AREA	=	34,376 SF (36.7%)
TOTAL IMPERVIOUS AREA	=	50,946 SF (54.4%)
TOTAL GREEN AREA	=	42,712 SF (45.6%)
TOTAL SITE AREA	=	93,658 SF (2.2 ACRES)

BUILDING COVERAGE=FAR= 16,570/93,658 = 0.177=17.7%

MINIMUM LOT SIZE REQUIRED FOR C-3 ZONING = 10,000 SF; PROPOSED=93,658 SF
MINIMUM LOT WIDTH REQUIRED FOR C-3 ZONING = 70 FT; PROPOSED > 400 FT
MINIMUM LOT DEPTH REQUIRED FOR C-3 ZONING = 90 FT; PROPOSED > 300 FT
MAXIMUM LOT COVERAGE ALLOWED = 60%; PROPOSED = 17.7%
MAXIMUM FAR ALLOWED = NA

ZONING: C-3 FUTURE LAND USE: GC PROPOSED USE: AUTOMOBILE REPAIR SHOP

SETBACK:	REQUIRED	PROPOSED
FRONT (SANDRIDGE ROAD)	25.0 FT	60.4 FT
SIDE (NORTH)	0 FT	61.2 FT
SIDE (SOUTH)	0 FT	101.2 FT
REAR (WEST)	0 FT	61.1 FT

MAXIMUM BUILDING HEIGHTS PROPOSED: 30 FEET (1-STORY); ALLOWED MAXIMUM=65 FEET

PARKING CALCULATIONS:
PARKING REQUIRED = 1 SPACE PER 200 SF = (1/200*16,570 = 83 SPACES
PARKING PROVIDED = 56 SPACES (INCLUDING 3 ADA SPACES)

BIKE SPACES REQUIRED = 1 SPACE/10 PARKING SPACES = 1/10*83 = 9 SPACES
BIKE SPACES PROVIDED = 10 SPACES
(SEE ATTACHED PARKING STUDY FOR JUSTIFICATION FOR PARKING REDUCTION)

LADING SPACE REQUIRED = 1 FOR 16,570 SF;
LADING SPACE PROVIDED = ONE OF THE PARKING SPACES WILL BE USED AS THERE WILL BE NO LARGE TRUCK DELIVERIES

DUMPSTERS NOTES: 1. DUMPSTER WILL BE IN ACCORDANCE WITH CITY OF FT. PIERCE LDC.
2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY AN ENCLOSURE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PRIMARY BUILDING.

DEVELOPMENT INFORMATION

OWNER: – Scavello Management LLC
101 City Island AVE
Bronx, NY 10464-1616

ENGINEER – RAVI ALUR, PE
ASPIRE ENGINEERING INC.
1023 PROFESSIONAL PARK DRIVE
BRANDON, FL 33511
PHONE: 813-571-2850
E-MAIL: aspireeng@yahoo.com

SURVEYOR – RUSSELL S. STRAYER
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6890
ATHCA SURVEYING INC.
4813 ANDREW AVENUE
SARASOTA, FLORIDA 34233
PHONE 941.650.5400

LEGAL DESCRIPTION

(PREPARED BY SURVEYOR)

A PORTION OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4463, PAGE 1079, OFFICIAL RECORDS OF SAINT LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN S. 88°21'15" W., A DISTANCE OF 109.28 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE RUN S. 89°11'58" W., ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 996.14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NO. C-25 (BELCHER CANAL) AND FORT PIERCE FARMS WATER CONTROL DISTRICT CANAL NO. 1; THENCE, MEANDERING ALONG SAID EASTERLY RIGHT OF WAY LINES OF SAID CANAL NO. C-25 AND CANAL NO. 1, RUN N. 20°50'01" W., A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING;THENCE CONTINUE N. 20°50'01" W., A DISTANCE OF 75.75 FEET; THENCE RUN N. 33°11'17" W., A DISTANCE OF 330.29 FEET ALONG SAID EAST RIGHT OF WAY LINE OF CANAL NO. 1; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N. 47°14'03" E., A DISTANCE OF 207.37 FEET; THENCE RUN S. 46°41'15" E., A DISTANCE OF 94.78 FEET; THENCE RUN N. 33°11'17" W., A DISTANCE OF 261.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SANDRIDGE ROAD (FORMERLY OLD U.S. 1 AND STATE ROAD NO.4, BEING 66 FEET WIDE); THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING AN INTERIOR ANGLE OF 13°35'11", A RADIUS OF 251.60 FEET, A LONG CHORD OF S. 34°08'22" W., AND A CHORD DISTANCE OF 59.52 FEET AND AN ARC LENGTH 59.66 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 40°55'58" W., A DISTANCE OF 251.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 94,542 SQUARE FEET OR 2.170 ACRES, MORE OR LESS.

CITY OF FT PIERCE NOTES:
All construction shall comply with the City of Fort Pierce Code of Ordinance Section 107, 119 and 125.

OWNER

Scavello Management LLC
101 City Island AVE
Bronx, NY 10464-1616

UTILITY PROVIDERS

SANITARY SEWER, WATER AND ELECTRIC SERVICE – FT. PIERCE UTILITY AUTHORITY
1701 S 37TH STREET
FORT PIERCE, FL 34984
PHONE: 772-466-1600
FAX: 772-468-2414

FIRE SERVICE – ST LUCIE COUNTY FIRE DISTRICT
5160 NW Milner Drive
Port St. Lucie, FL 34983
Phone: 772-621-3400
E-Mail: info@slcfd.org

TELEPHONE SERVICE – Charter Spectrum
2251 Town Center Ave Suite 117,
Melbourne, FL 32940
PHONE: 1-888-508-9082

N

0' 30' 60'
SCALE: 1" = 30'

NO.	REVISIONS	DATE:
1.	SUBMIT TO CORP, FDEP, NSLRWCD & FPUA	5/1/26

RAVI S. ALUR P.E. #50583 DATE:

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #8591
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

GERBER COLLISION -FT. PIERCE

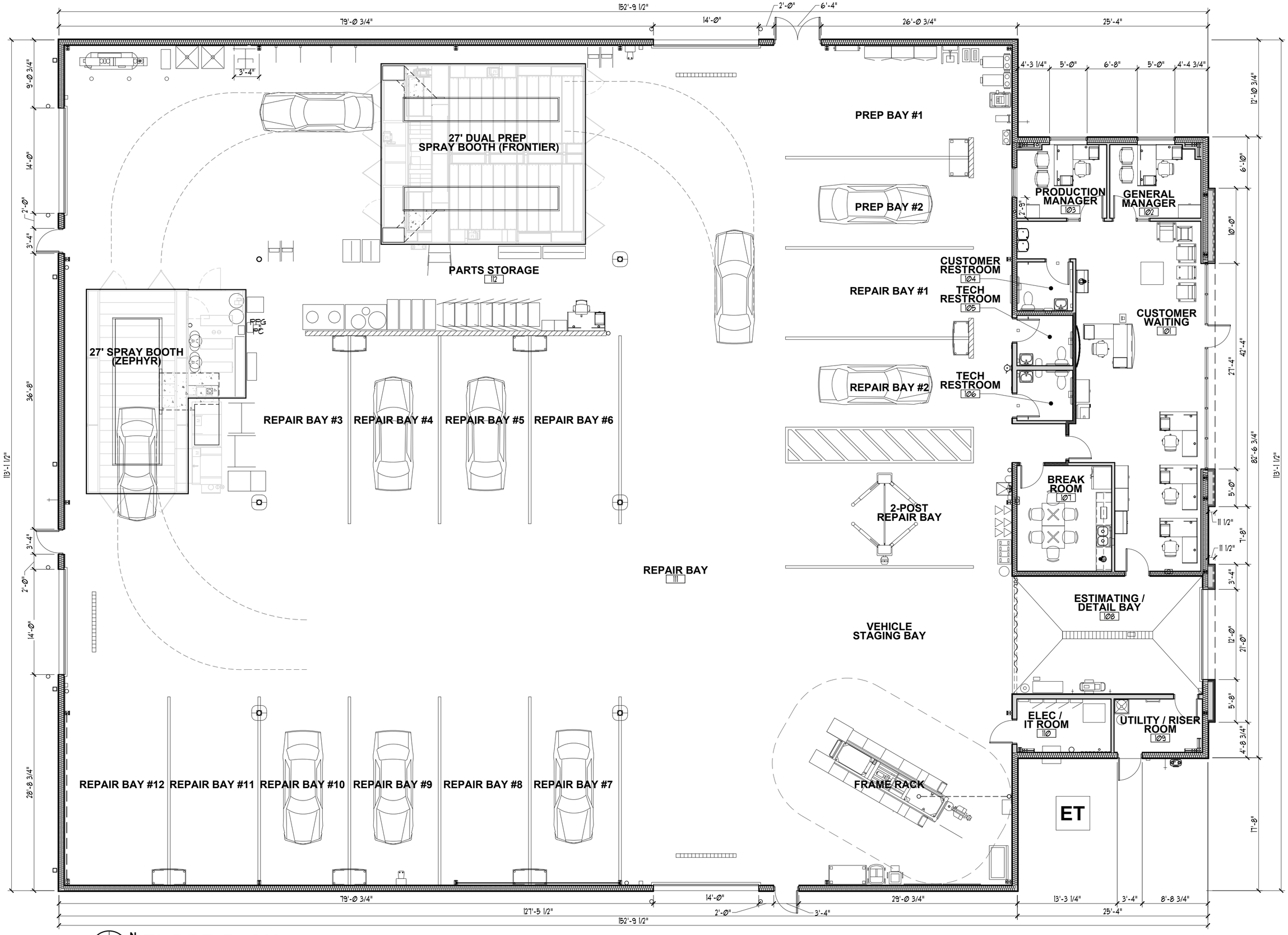
SECTION 33, TOWNSHIP 34 S., RANGE 40 E. CITY OF FT. PIERCE, FLORIDA

SITE PLAN

DATE: 03/30/2026
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 2600SITE
PROJECT #: 26-005
SHEET: SITE

RAVI S ALUR

Digitally signed by RAVI S ALUR
DN: c=US, o=ASPIRE ENGINEERING INC, dnQualifier=A01410C00000199F39B4E9C00051677, cn=RAVI S ALUR
Date: 2026.07.07 20:06:38 -04'00'



N

FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

Eden Rock Real Estate Partners
Gerber Collision & Glass
1893 N OLD US HWY 1 - Ft. Pierce, FL
May 11, 2026 | project 2025-272

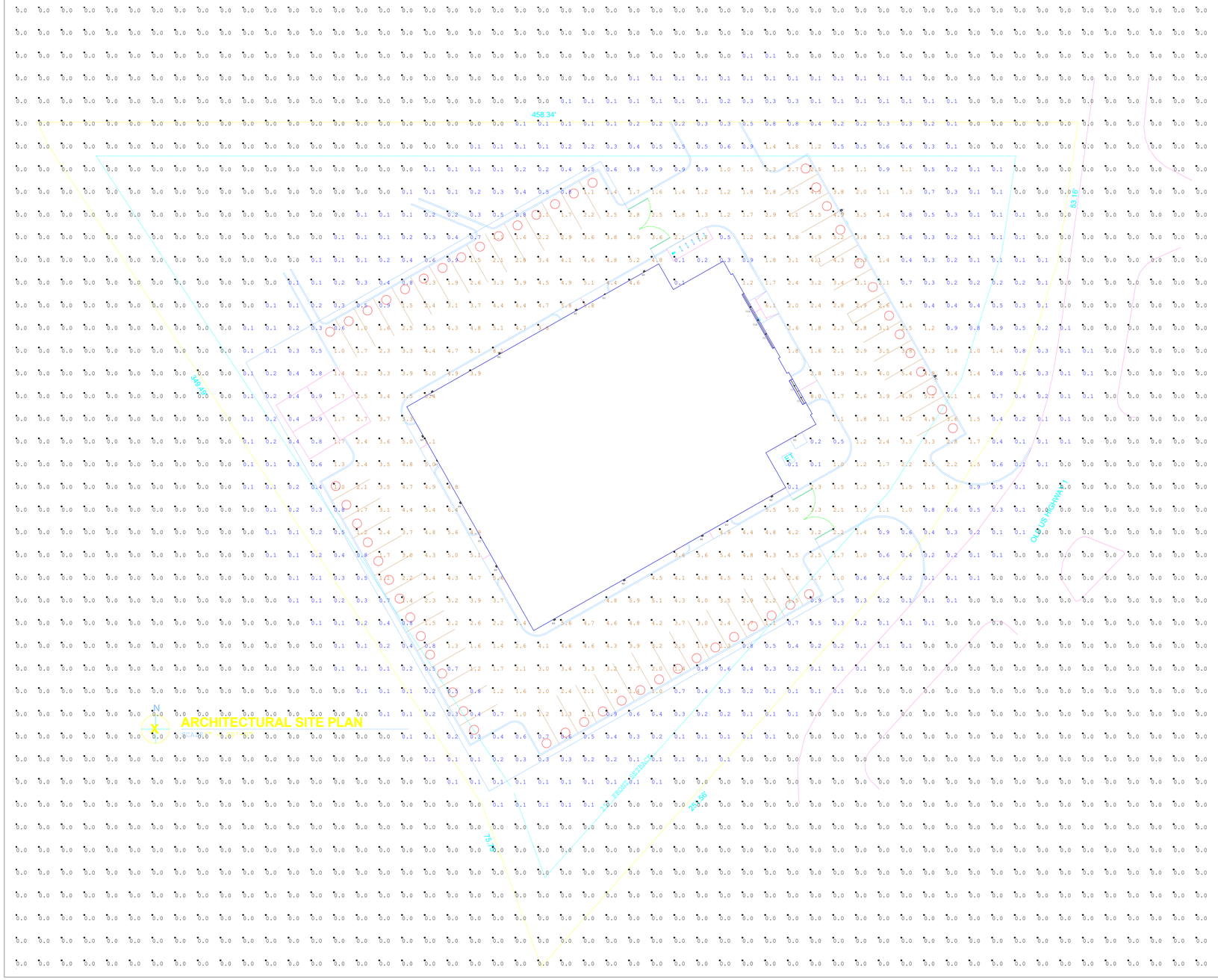
charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 ▪ Naperville, IL 60563
P: 630.357.2023 ▪ cvgarchitects.com

Gerber Luminaire Schedule

Symbol	Tag	Qty	Mfg	Part#	Description	Lum Lumens	Lum Watts	Total Watts	MH
⊕	CL	3	KT	KT-RDLED16PS-4B-9CSF	4in Can Light	1487	16.38	49.14	10
⊕	CLE	2	KT	KT-RDLED16PS-4B-9CSF-EM	4in Can Light, EM BB	1487	16.38	32.76	10
▯	EU	5	Current	PGB	Outdoor Emergency Light	481	7.1	35.5	10
—▭	PL	2	ILP	SAS-15L-U-50-T4	Skyline Area Light Small, Type 4	16954	108.1	216.2	23
▭	WP	11	ILP	SWM-9L-U-50-T4FT	Skyline Wallpack Medium, Type 4 Forward Throw	8512	63.3	696.3	16

Calculation Summary

Label	Units	Avg	Max	Min
Property Line	Fc	0.13	1.3	0.0
Parking Lot	Fc	2.93	6.4	0.3



SOURCEONE SOLUTIONS

#	Date	Comments

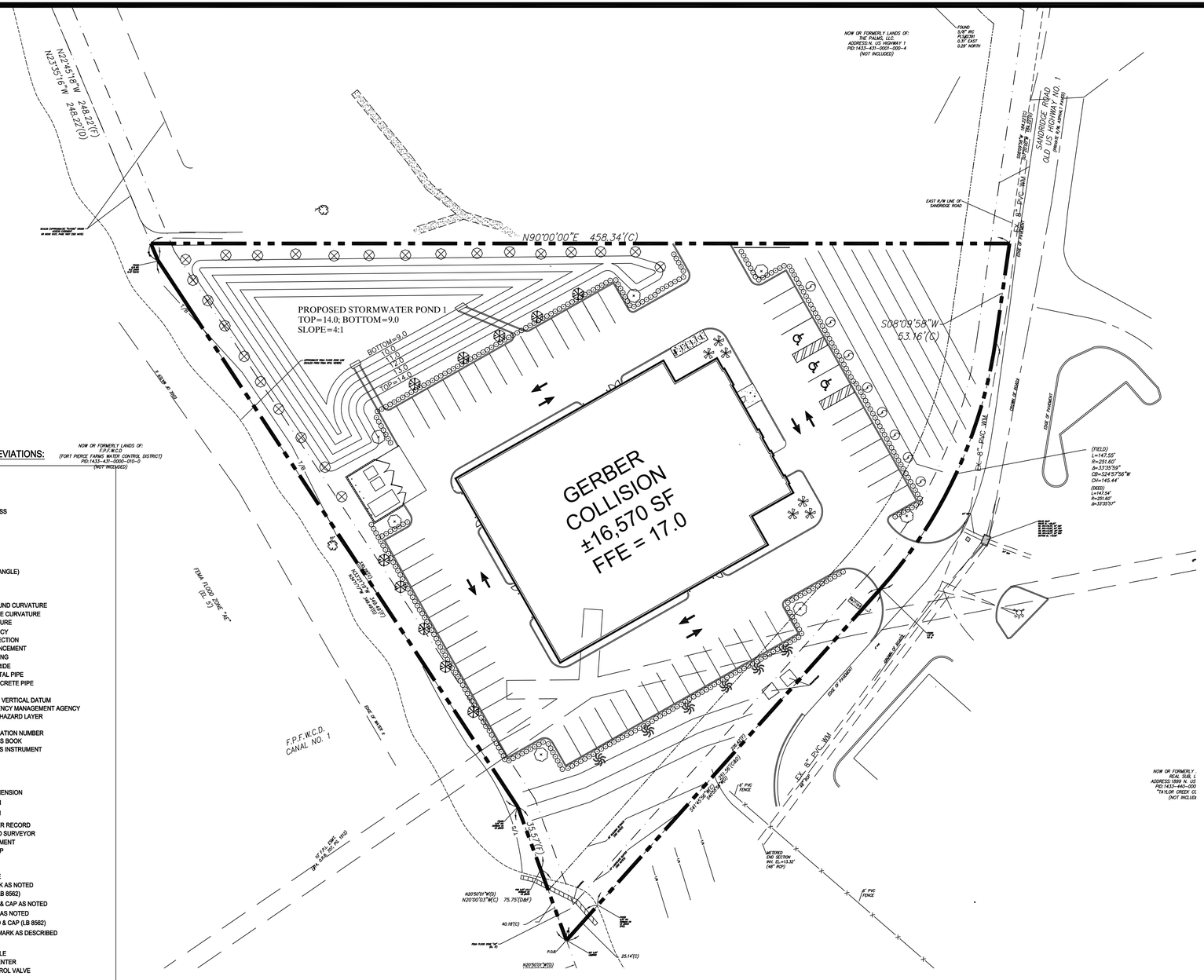
Revisions

Drawn By:

Date:6/23/2026

Gerber Project #2025-272

Gerber Collision & Glass
Fort Pierce, FL


N22°45'18"W
N23°35'16"W
248.22'(F)
248.22'(D)
N90°00'00"E 458.34'(C)
NOW OR FORMERLY LANDS OF:
THE PALMS, LLC
ADDRESS: N. US HIGHWAY 1
PID:1433-431-0001-000-4
(NOT INCLUDED)
FOUND 5/8" IRC FLUSH 0.3' EAST 0.25' NORTH
SANDRIDGE ROAD
OLD US HIGHWAY NO. 1
(PRIVATE ROADWAY)
EAST R/W LINE OF SANDRIDGE ROAD
EX. 8" PVC WM
EDGE OF PAVEMENT
S08°09'58"W
53.16'(C)
PROPOSED STORMWATER POND 1
TOP=14.0; BOTTOM=9.0
SLOPE=4:1
BOTTOM=9.0
10.0
11.0
12.0
13.0
TOP=14.0
GERBER
COLLISION
±16,570 SF
FFE = 17.0
(FIELD)
L=147.55'
R=251.60'
Δ=33°35'59"
CB=S24°37'56"W
CH=145.44'
(DEED)
L=147.54'
R=251.60'
Δ=33°35'57"
EX. 8" PVC WM
EX. 6" PVC WM
8" PVC FENCE
NOW OR FORMERLY:
REAL SUB. (
ADDRESS: 1899 N. US
PID:1432-440-000
"TAYLOR CREEK CL
(NOT INCLUD
NOW OR FORMERLY LANDS OF:
F.P.W.M.C.D.
(FORT PIERCE FARMS WATER CONTROL DISTRICT)
PID:1433-431-0000-010-0
(NOT INCLUDED)
F.P.F.W.C.D.
CANAL NO. 1
EDGE OF WATER
FEMA FLOOD ZONE "AE"
(EL. 21')
S41°45'38"W
48.05'(C)
S41°45'38"W
48.05'(D&F)
35.57'(C)
N20°50'01"W(D)
N20°00'03"W(C)
75.75'(D&F)
40.18'(C)
25.14'(C)
N20°50'01"W(D)
WETLAND
WETLAND
WETLAND

charles vincent george
ARCHITECTS

Gerber Collision & Glass | Design Review Narrative 06/25/2026

Gerber Collision & Glass operates 1,200 + collision centers throughout the US with state-of-the-art facilities, highly trained technicians and professionalism. As with any national company, brand recognition is an important factor in marketing as well as identity which is prevalent in the design and materials used in the proposed facility

The design of the building is composed of two elements; the Customer/Office Space and Collision Repair Space, which are denoted by two uniquely different masses in the façade design. The Customer/Office Space utilizes is smaller in scale to offer a more approachable character and uses an EIFS Tower element in Gerber Blue along with signage to designate the main building entry. The large glass area spans much of this facade to allow natural light into the space while also providing visibility for staff to greet customers when they approach. The primary vehicle entrance is also on this façade and is clad by a complimentary all-glass overhead door and is offset by a smaller EIFS Portal also in Gerber Blue. The remainder of the Customer/Office Space is clad in Gerber Gray vertical metal panel offering a durable and color fast finish capable of withstanding the harshest climates.

The Collision Repair Space is a significantly larger component of the building design which is represented by a larger building mass situated behind the Customer/Office structure. The size is not only necessary to allow for the activities within, but also to create a juxtaposition between the two uniquely different spaces. Access is provided on each of the three exterior walls via insulated overhead doors with glass-lites to allow natural light into the area and is also clad by two distinctly different vertical metal panels separated by a horizontal trim band to break up the verticality of the structure; all colored in Gerber Gray.

The property is situated on the US-1 Corridor, tucked behind a retail center and convenience store. Throughout the adjacent corridor, the overall majority of the existing structures utilize a similar design character and materiality for their facades which is exhibited by the photographs included at the end of this narrative. The design of the new Gerber Collision & Glass facility is complimentary to the other structures of the area while also making use of building mass, material and texture to add additional detail to the overall aesthetic.



1921 US-1



1921 US-1



1889 US-1



1801 US-1



2001 US-1

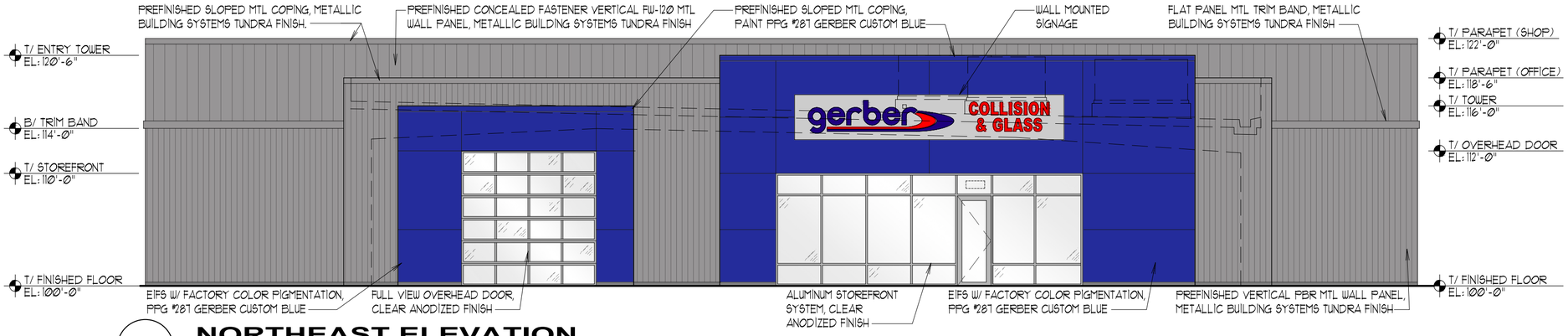


1405 US-1

charles vincent george
ARCHITECTS



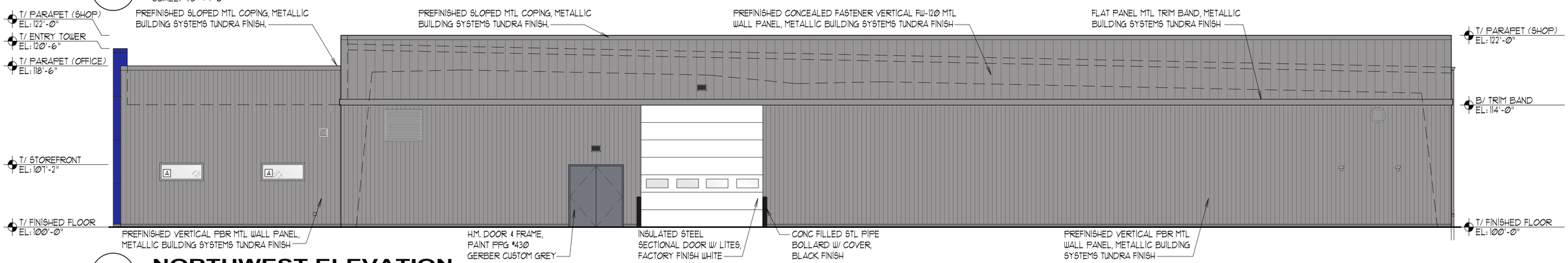
1699 US-1



1 NORTHEAST ELEVATION

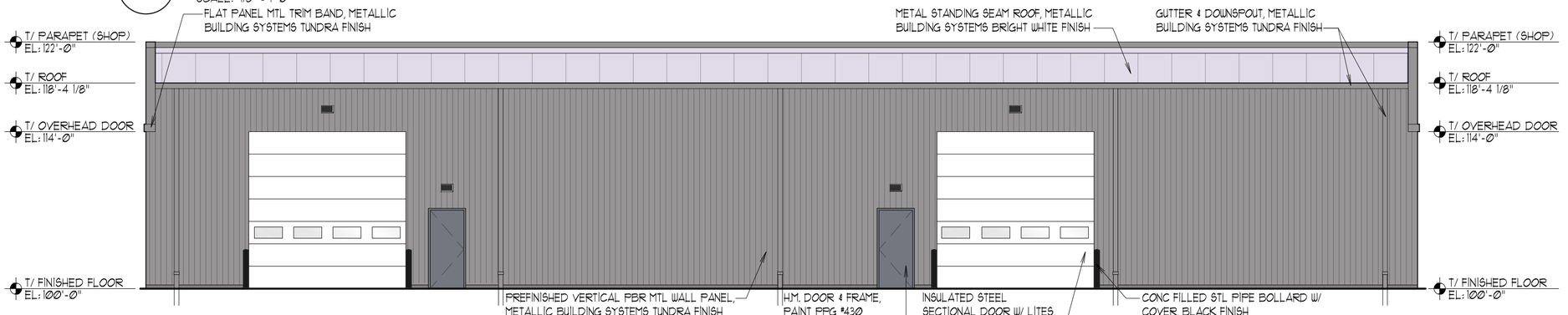
SCALE: 1/8" = 1'-Ø"

EXTERIOR MATERIAL LEGEND	
FINISH	**IMAGE**
MATERIAL: METAL COPING, TRIM & PANELS COMPANY: METALLIC BUILDING SYSTEMS FINISH: TUNDRA	
MATERIAL: EIFS & METAL COPING COMPANY: STOTHERM CI XPS FINISH: PPG #287 GERBER CUSTOM BLUE	
MATERIAL: DOORS & FRAMES, PAINT FINISH COMPANY: PPG PAINT FINISH: PPG #43Ø GERBER CUSTOM GREY	
MATERIAL: METAL STANDING SEAM ROOF COMPANY: METALLIC BUILDING SYSTEMS FINISH: BRIGHT WHITE	



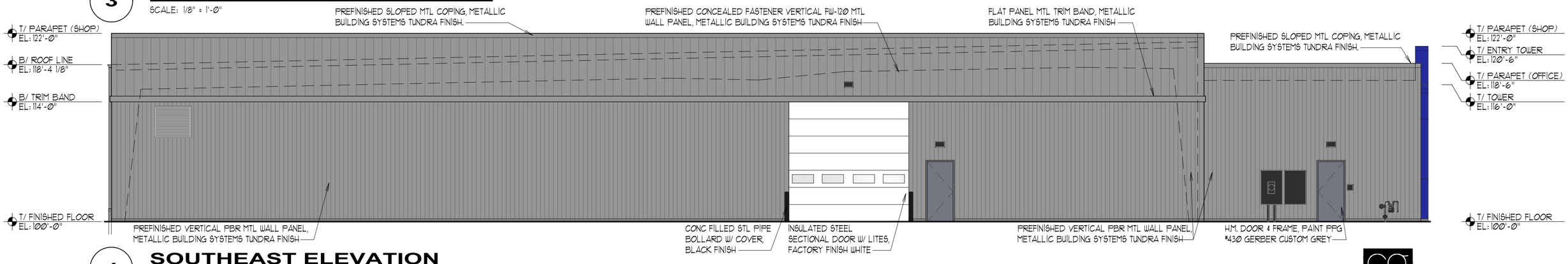
2 NORTHWEST ELEVATION

SCALE: 1/8" = 1'-Ø"



3 SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-Ø"

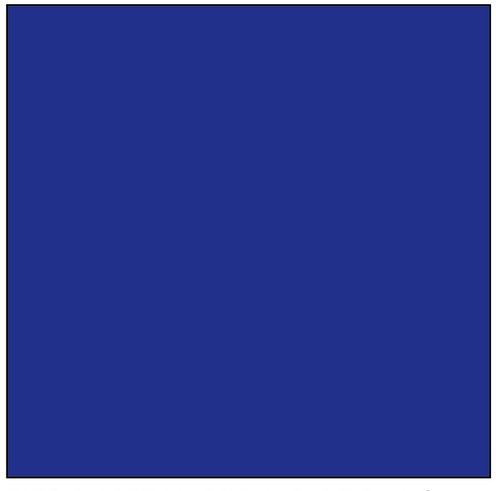


4 SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-Ø"

Eden Rock Real Estate Partners
Gerber Collision & Glass
1893 N OLD US HWY 1 - Ft. Pierce, FL
May 11, 2026 | project 2025-272

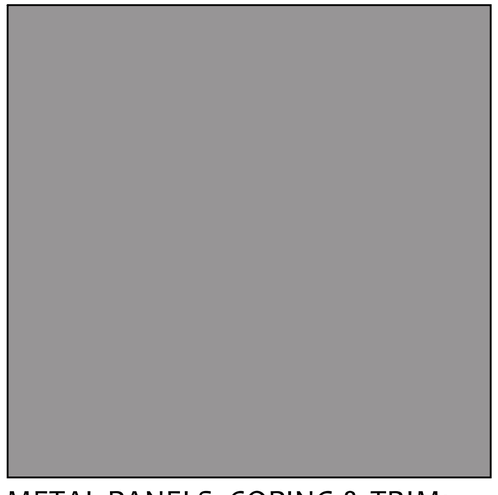
charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • cvgarchitects.com



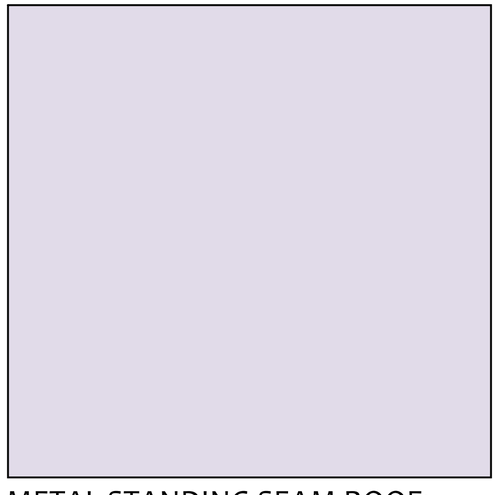
EIFS & METAL COPING: PPG, #287 GERBER CUSTOM BLUE



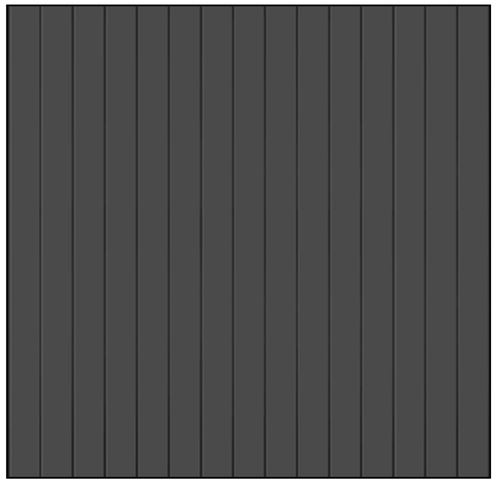
PAINTED HM DOORS, FRAMES, LINTELS, JAMBS, ETC: PPG, #430 GERBER CUSTOM GREY



METAL PANELS, COPING & TRIM: METALLIC, TUNDRA



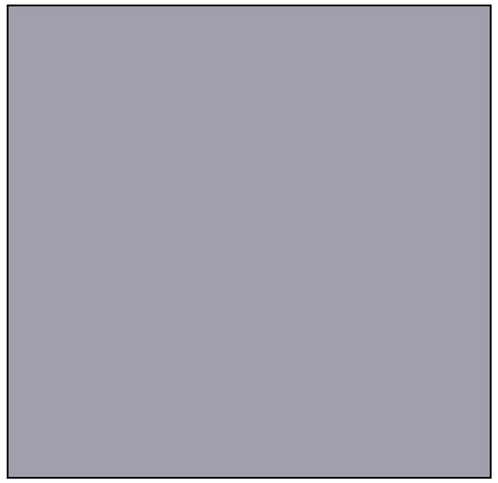
METAL STANDING SEAM ROOF: METALLIC, BRIGHT WHITE



SITE FENCE: BLACKLINE, SMOOTH EXTRUDED, BLACK



PAINTED DUMPSTER GATE POSTS & BOLLARDS: PPG, 1001-7 BLACK MAGIC



TRASH ENCLOSURE PAINTED CMU WALLS: PPG, #429 GERBER CUSTOM LT. GREY



TRASH ENCLOSURE CAST STONE CAP: EDWARDS, 18-031 SMOOTH FINISH

Eden Rock Real Estate Partners
Gerber Collision & Glass
1893 N OLD US HWY 1 - Ft. Pierce, FL
May 11, 2026 | project 2025-272

charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • cvgarchitects.com

DESIGNS PREPARED FOR:

gerber

COLLISION & GLASS

SITE ADDRESS:
1893 US ROUTE 1
FORT PIERCE, FL 34950

JOB NUMBER:
313464

SALES REPRESENTATIVE:
S. BERRYMAN / R. WALKER

PROJECT MANAGER:
J. MATSUOKA

JONES

DESIGN REVISIONS:

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
1	00.00.00	XX	XXX			
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						

JONES

JOB #: **313464_R0**
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

- ☐ FIELD SURVEY
- ☐ VECTOR ARTWORK
- ☐ PAINT COLOR
- ☐ CLIENT PMS COLOR
- ☐ FONTS
- ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

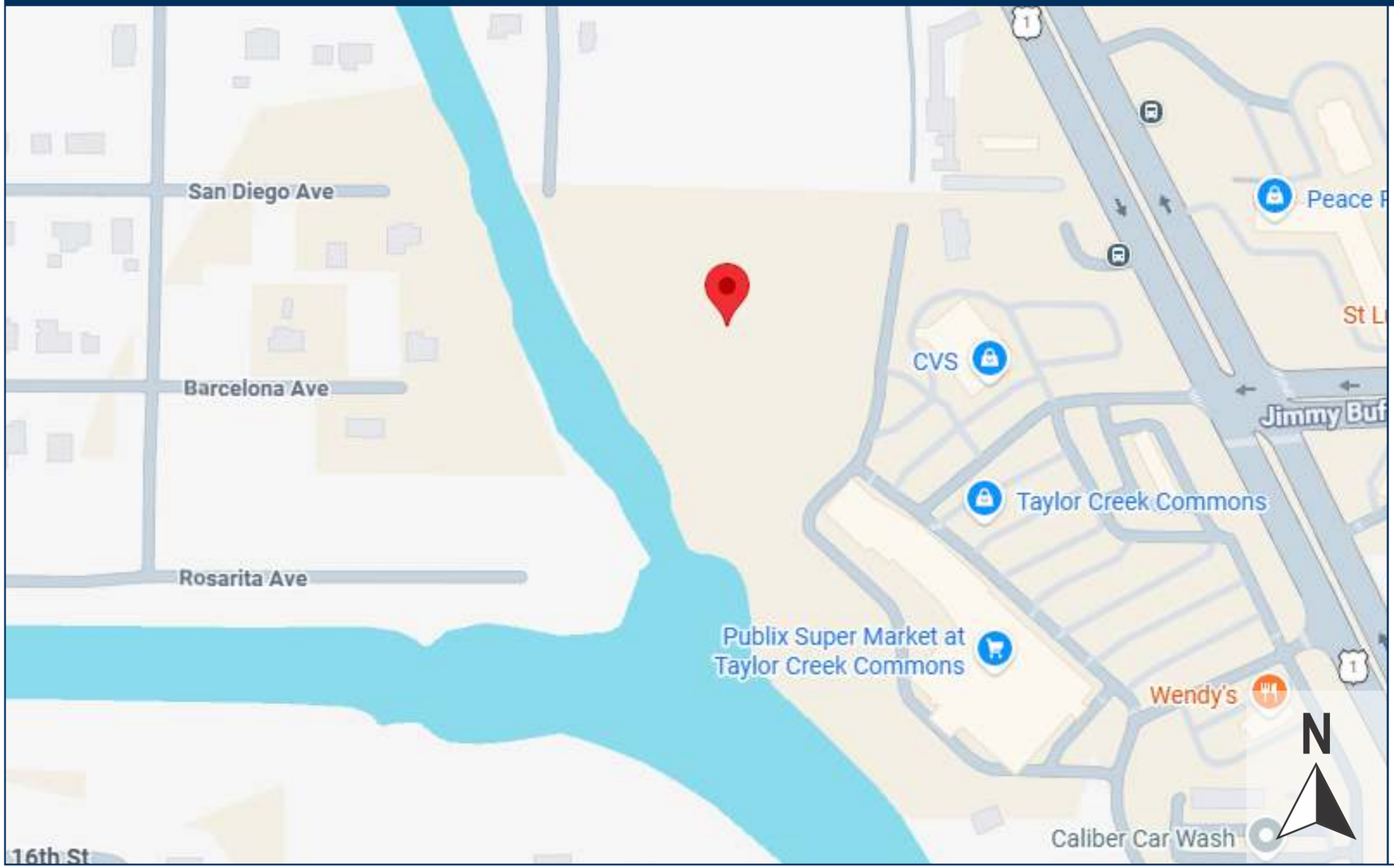
Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
1.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

gerber COLLISION & GLASS

VICINITY MAP



SCALE: NTS

SIGN CODE REVIEW

Wall Signs: Photocells Required on all Signs Per the Customer
Code: One wall sign or one projecting sign per tenant, which shall not exceed a sign area equal to 20 percent of the total wall face area fronting on the main street.
Shall be located on the main street wall face of the establishment or building they identify except that up to 50 percent of such permitted sign area may be located on other wall faces.
One rear entrance wall sign per tenant, which shall not exceed six square feet in sign area

Ground Signs: Photocells Required on all Signs Per the Customer
Code: 1 Per Lot. Notes:
Sites that are less than or equal to three acres shall have a maximum height of ten feet in height.
1.Sites that are greater than three acres and less than or equal to five acres shall have a maximum height of 12 feet.
2.Sites that are greater than five acres and less than or equal to ten acres shall have a maximum height of 15 feet.
3.Sites that are greater than ten acres and less than or equal to 20 acres shall have a maximum height of 18 feet.
4.Sites that are greater than 20 acres shall have a maximum height of 20 feet.
Shall provide a vertical clearance of not less than nine feet over any pedestrian walkway or 14 feet over any vehicular driveway
Any establishment, or group of establishments, which has a main street lot frontage of 60 linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three linear feet of main street lot frontage, up to a maximum of 200 square feet.
Setback: Behind all property lines and outside of any easements
Visibility Triangle: 20' x 20' Triangle

JONES

JOB #: **313464_R0**
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

- ☐ FIELD SURVEY
- ☐ VECTOR ARTWORK
- ☐ PAINT COLOR
- ☐ CLIENT PMS COLOR
- ☐ FONTS
- ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

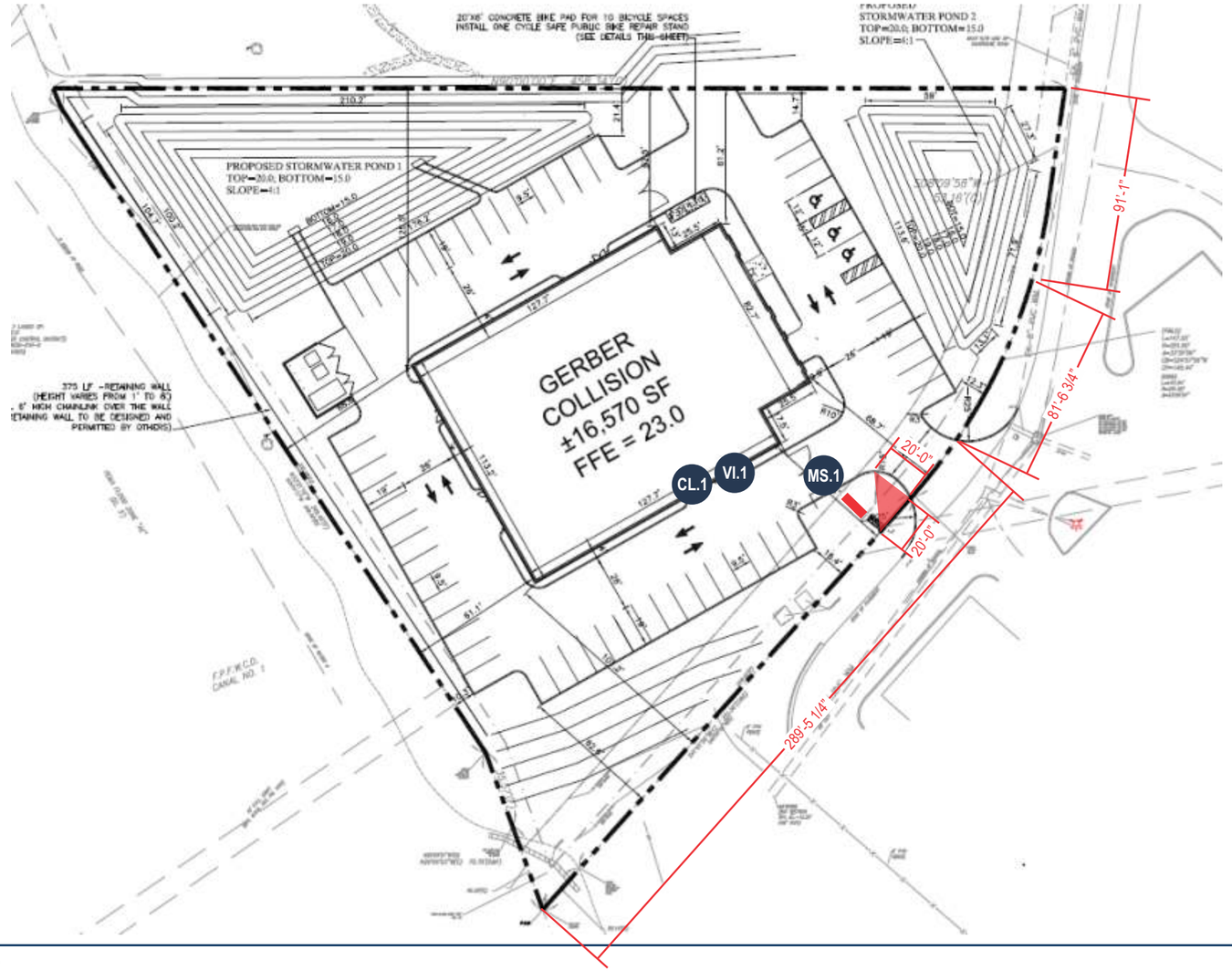
Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
2.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

gerber COLLISION & GLASS

SITEPLAN



N

SCOPE OF WORK

EXTERIOR SIGNS		QTY
CL.1	FACE-LIT CHANNEL LETTERS W/ BACKER	1
MS.1	D/F INTERNALLY LIT MONUMENT	1
VI.1	DOOR VINYL	1
BA.1	TEMPORARY BANNER	1
PP.1	D/F NON-ILLUMINATED POST & PANEL SIGN	1

INTERIOR SIGNS		QTY
WS.1	NON-ILLUMINATED WALL SIGN	1
WS.2	INTERIOR SERVICE BOARD	1

SCALE: NTS

JONES

JOB #: **313464_R0**
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

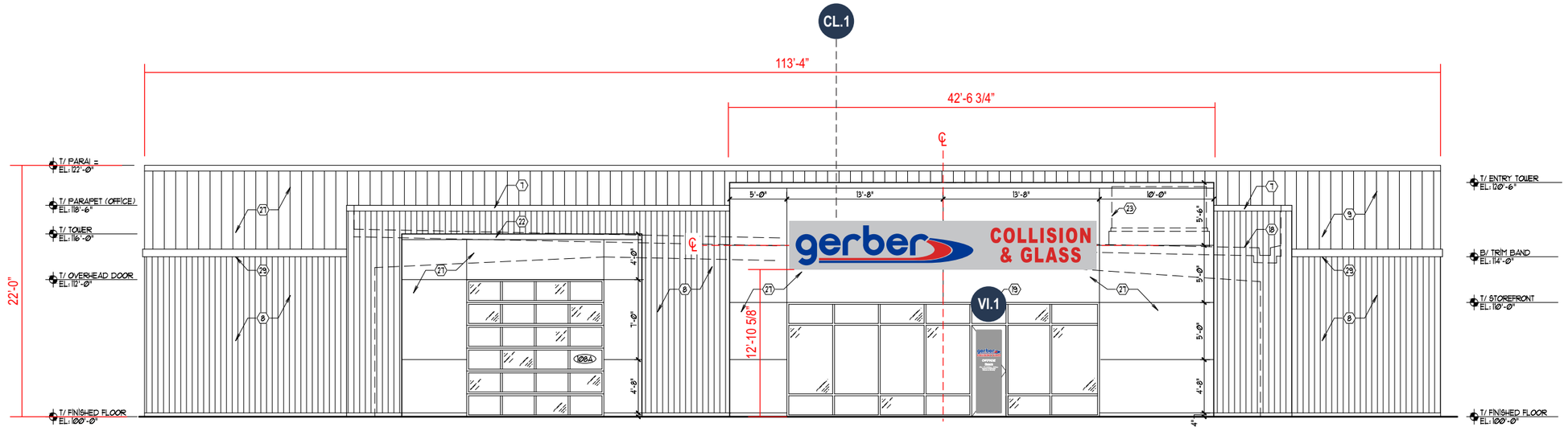
gerber COLLISION & GLASS

Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
3.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

EAST ELEVATION



EAST ELEVATION - PROPOSED SIGNAGE
SCALE: 3/32" = 1'-0"

PROPOSED REPRESENTATION IS NOT TO SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

JONES

JOB #: **313464_R0**
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

- ☐ FIELD SURVEY
- ☐ PAINT COLOR
- ☐ FONTS
- ☐ VECTOR ARTWORK
- ☐ CLIENT PMS COLOR
- ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

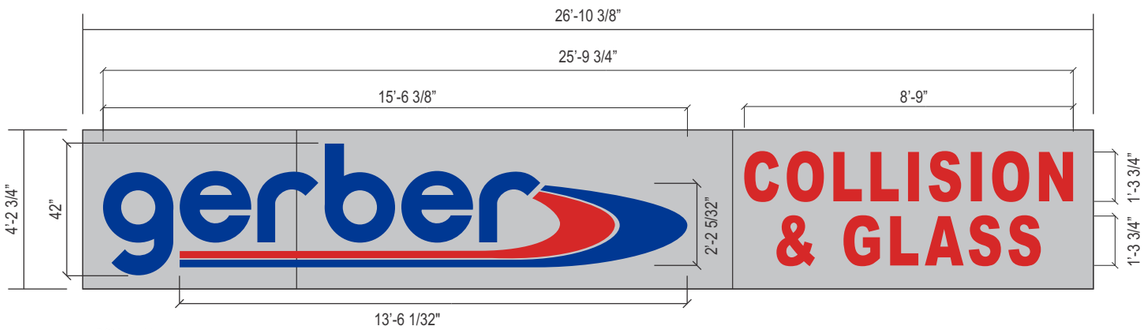
Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
4.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

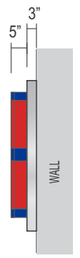
CL.1 FACE-LIT CHANNEL LETTERS (QTY 1) - LINEAR W/ BACKER

SQUARE FOOTAGE: 90 SF

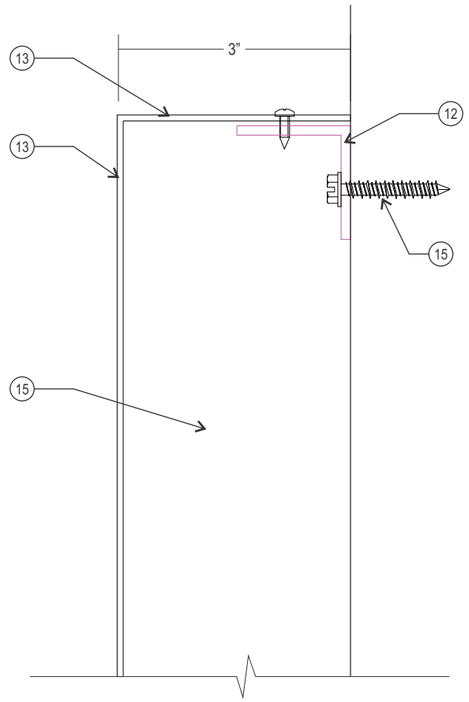


FRONT VIEW
SCALE: 1/4" = 1'-0"

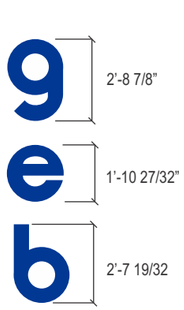
SEAM IN BACKER
(LOCATION DETERMINED AT TIME OF FABRICATION)



SIDE VIEW
SCALE: 1/4" = 1'-0"

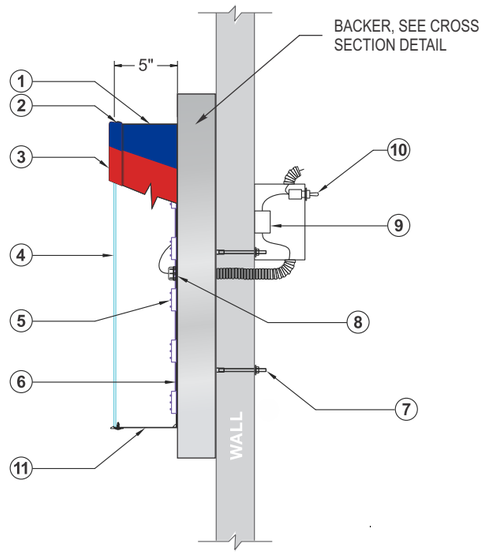


CROSS SECTION VIEW
SCALE: 6" = 1'-0"





NIGHT VIEW
SCALE: NTS



REMOTE WIRED SECTION DETAIL
SCALE: NTS **STANDARD**

SPECIFICATIONS:

1. .040" X 5" PRE-FINISHED ALUMINUM COIL (WHITE INSIDE) P-1, P-2
2. #8 PAN HEAD SCREWS
3. 1" JEWELITE TRIM CAP CHEMICALLY BONDED TO FACES P-1, P-2
4. 3/16" ACRYLIC A-1, WITH FIRST SURFACE VINYL V-1, V-2
5. 6500k WHITE LEDs
6. ACM BACK
7. MOUNTING HARDWARE: (T.B.D. BY WALL CONSTRUCTION)
8. ELECTRICAL HOLE / COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
9. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
10. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
11. 1/4" DIA. WEEP HOLES (EXTERIOR APPLICATIONS ONLY)
12. 1 1/2" X 1 1/2" X 1/8" ALUMINUM ANGLE WALL FRAME ALONG TOP & BTM EDGES ONLY
13. .125 ALUMINUM FACE WITH BREAK TO CREATE TOP & BTM RETURNS, RETURNS RETURNS SCREWED TO ALUMINUM ANGLE WALL FRAME P-4
14. .090 ALUMINUM SIDE RETURNS WELDED IN P-4
15. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS

NOTES:
- UL, MANUFACTURER & VOLTAGE/AMPERAGE TAGS ON TOP OF LETTER
- TYPICAL ELECTRICAL LEAD / WHIP LENGTH IS 6'-0"
- VOLTAGE: 120V
- PHOTOCELL REQUIRED

COLORS / FINISHES:

	P-1	PAINT TO MATCH 3M-3630-157 "SULTAN BLUE"(PMS 287)
	P-2	PAINT TO MATCH 3M 3630-33 RED(PMS 1797)
	V-1	3M 3630-157 SULTAN BLUE
	V-2	3M 3630-33 RED
	A-1	7328 WHITE
	P-4	MP TO MATCH PMS 877C

JONES

JOB #: **313464_R0**
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:
☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING
OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

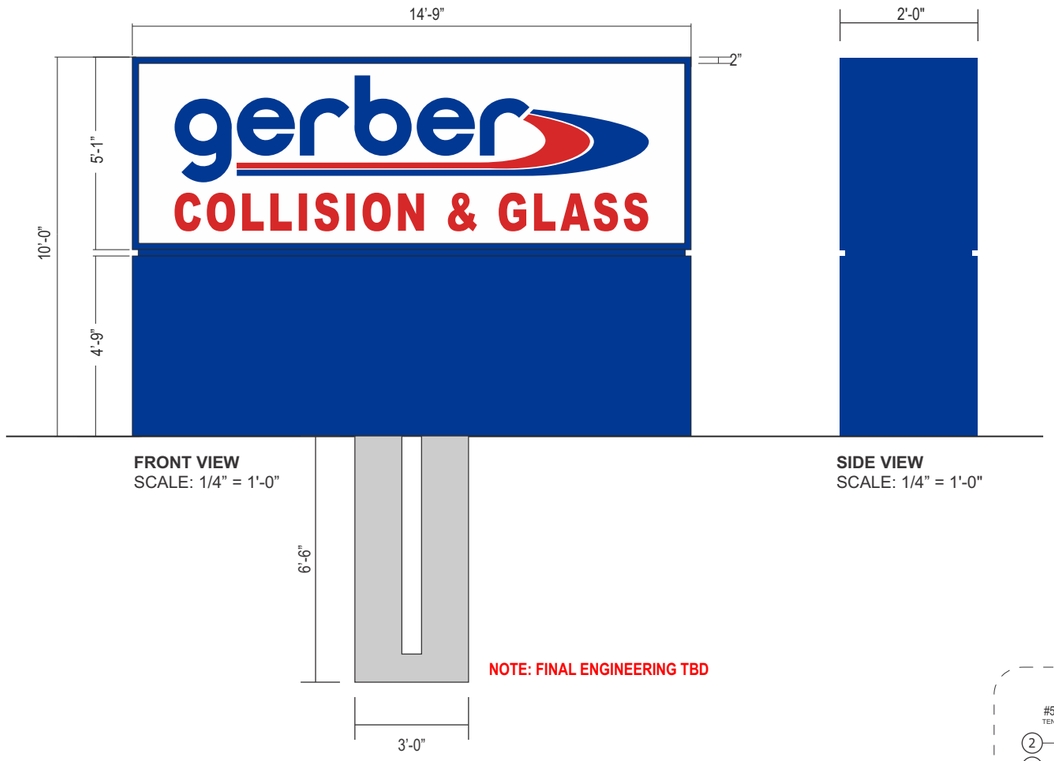
Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
5.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

MS.1 D/F INTERNALLY LIT MONUMENT- FLEX FACE (Qty 1)

OVERALL SQUARE FOOTAGE: 75

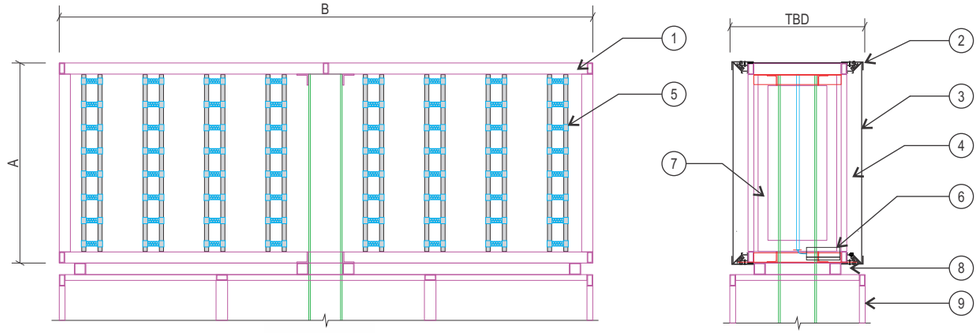


FRONT VIEW
SCALE: 1/4" = 1'-0"

SIDE VIEW
SCALE: 1/4" = 1'-0"

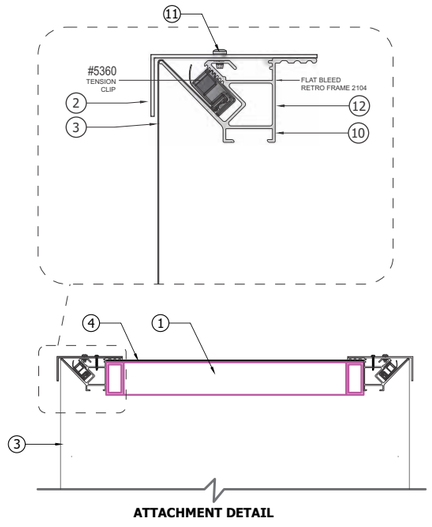
NOTE: FINAL ENGINEERING TBD

NO ACCESS DOOR THIS SIZE



FRONT VIEW
SCALE: NTS

SIDE VIEW
SCALE: NTS



ATTACHMENT DETAIL

SPECIFICATIONS:

1. 1" X 2" X .125" ALUMINUM TUBE FRAME
2. ALUMINUM RETAINER P-1
3. FLEX FACE WITH VINYL APPLIED 1ST SURFACE V-1, V-2
4. .063 ALUMINUM SKIN, RIVETED P-1
5. INTERNALLY LIT WITH WHITE SLOAN SIGN BOX 3
6. LED POWER SUPPLY
7. .080" ALUMINUM SERVICE ACCESS DOOR P-1
8. X" REVEAL PAINTED P-1
9. FRAMED BASE WITH ALUMINUM SKIN P-1
10. SIGNCOMP 2104 FLAT BLEED RETRO FRAME
11. COVER SCREW P-1
12. SIGNCOMP 5354 RETRO FRAME BRACE WITH 5360 TENSION CLIPS

NOTES:
1. ETL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND
2. PHOTOCELL REQUIRED

COLORS / FINISHES:

- P-1 MP TO MATCH PMS 287
- V-1 3M 3630-157
- V-2 3M 3630-33

JONES

JOB #: 313464_R0
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☒ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
6.0

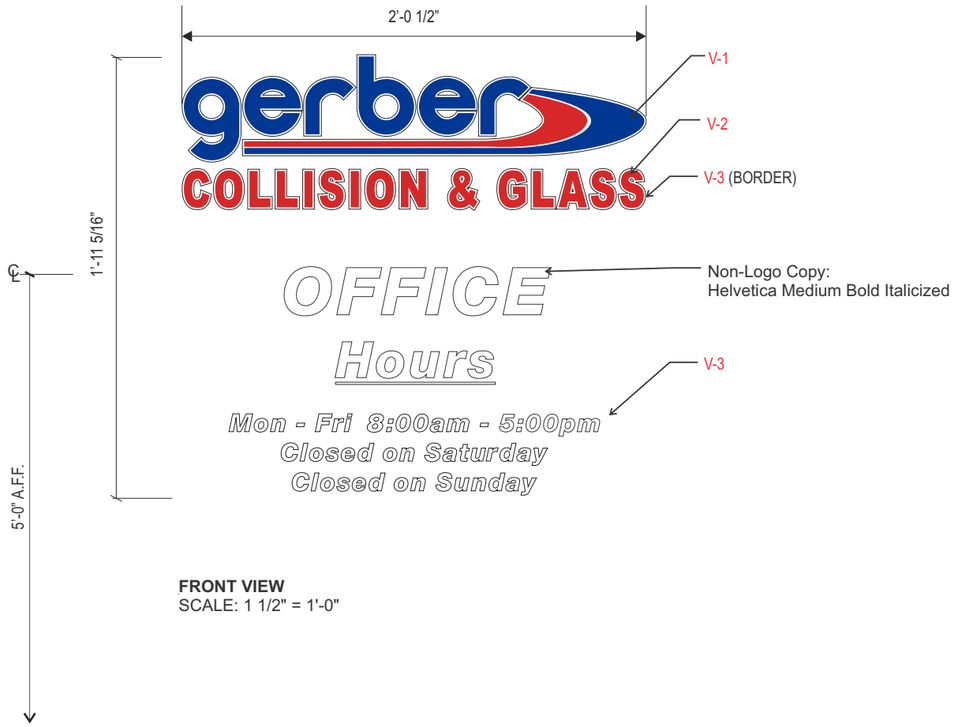
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

VI.1 DOOR VINYL (QTY 1)

GREY ON GLASS SHOWN FOR VISIBILITY PURPOSES ONLY



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



FRONT VIEW
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS:

1. VINYL GRAPHICS APPLIED 1ST SURFACE V-1, V-2, V-3

NOTES:

-CLEAN SURFACE PRIOR TO APPLYING VINYL GRAPHICS

COLORS / FINISHES:

- V-1 3M 3630-157 BLUE
- V-2 3M 3630-33 RED
- V-3 3M 7725-10 OPAQUE WHITE

FONTS
HELVETICA MEDIUM BOLD ITALICIZED

JONES

JOB #: 313464_R0
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
7.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

BA.1 TEMPORARY BANNER (Qty 1)

SQUARE FOOTAGE: 32



FRONT VIEW
SCALE: 1" = 1'-0"



OPTIONAL LAYOUT
SCALE: 1/2" = 1'-0"



OPTIONAL LAYOUT
SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

SPECIFICATIONS

1. 13 OZ BANNER WHITE SUBSTRATE
2. DIRECT DIGITAL PRINT V-1, V-2
3. EDGES SEAMED W/ GROMMETS

COLORS / FINISHES:

COLORS/FINISHES

- V-1 3M 3630-157 SULTAN BLUE
- V-2 3M 3630-33 RED

JONES

JOB #: 313464_R0
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
8.0

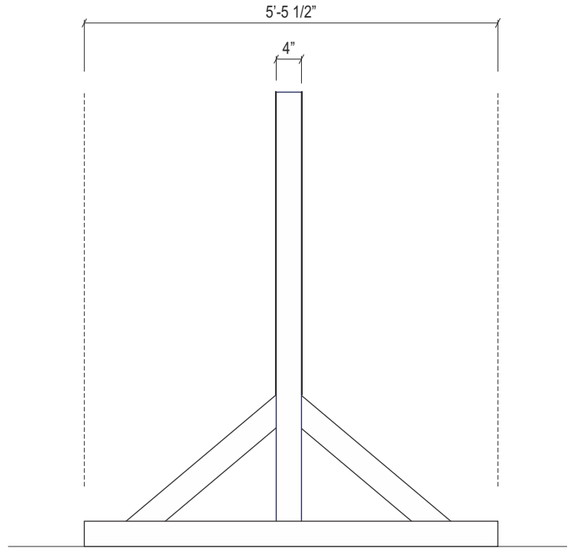
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

PP.1 D/F NON-ILLUMINATED FREE STANDING POST & PANEL SIGN (QTY 1)

SQUARE FOOTAGE: 32



FRONT VIEW
SCALE: 1/2" = 1'-0"



SIDE VIEW
SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

1. ALUMINUM PANEL(S) / PAINTED P-1
2. WOOD POSTS / PAINTED P-1
3. 1ST SURFACE APPLIED VINYL V-1, V-2
4. PANELS COUNTERSUNK SCREWED TO POSTS

NOTES
- ALL VISIBLE FASTENERS PAINTED TO MATCH PANELS
- OVERLAY WITH UV LAMINATION

COLORS / FINISHES:

	P-1	MP WHITE
	V-1	3M 3630-157
	V-2	3M 3630-33

JONES

JOB #: **313464_R0**
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

- ☐ FIELD SURVEY
- ☐ VECTOR ARTWORK
- ☐ PAINT COLOR
- ☐ CLIENT PMS COLOR
- ☐ FONTS
- ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
9.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

WS.1 NON-ILLUMINATED WALL SIGN - LOBBY (Qty 1) - INTERIOR

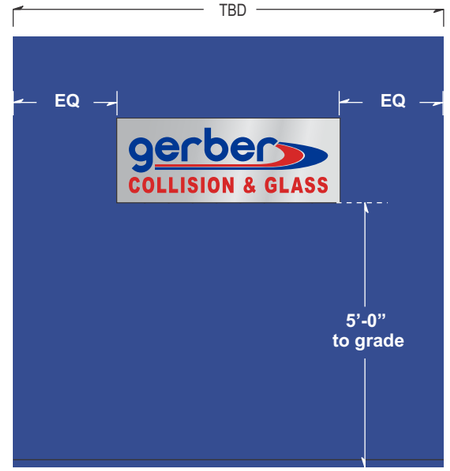
SQUARE FOOTAGE: 11.46



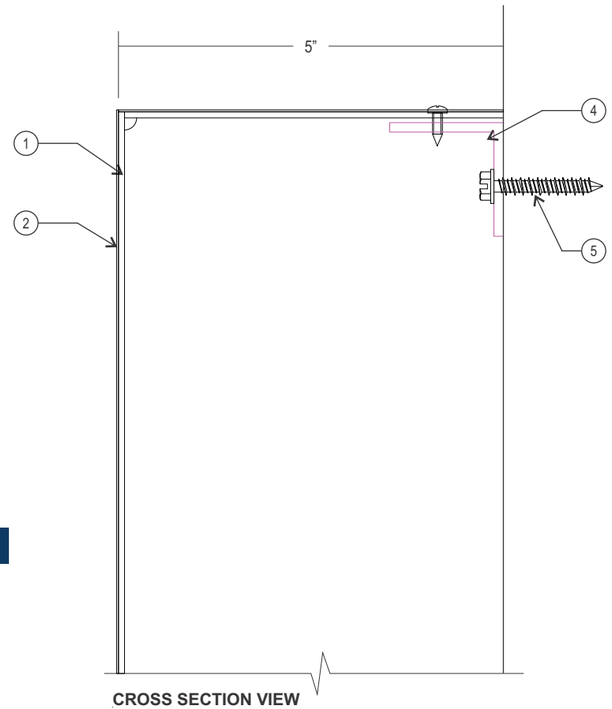
TOP VIEW
SCALE: 1" = 1'-0"



FRONT VIEW
SCALE: 1" = 1'-0"



* Interior sign to be installed on Gerber Blue wall.
* Install with bottom of sign 5' to grade, as able.
* Contact the Project Manager with any questions.



CROSS SECTION VIEW
SCALE: 6" = 1'-0"

SPECIFICATIONS:

1. .090" FABRICATED ALUMINUM CABINET
2. CHEMETAL *902.025" BRUSHED ALUMINUM SHEET TO BE LAMINATED TO ALUMINUM FACE AND RETURNS P-3
3. VINYL APPLIED FIRST SURFACE TO ALUMINUM SIGN FACE V-1, V-2
4. 1-1/2" X 1-1/2" X 1/8" ALUMINUM ANGLE WALL FRAME ALONG TOP AND BOTTOM EDGES ONLY
5. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS

COLORS / FINISHES:

- P-3 CHEMETAL 902 BRUSHED ALUMINUM
- V-1 3M 3630-157 SULTAIN BLUE - OPAQUE VINYL
- V-2 3M 3630-33 RED - OPAQUE VINYL

JONES

JOB #: **313464_R0**
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
10.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

WS.2 INTERIOR SERVICE BOARD

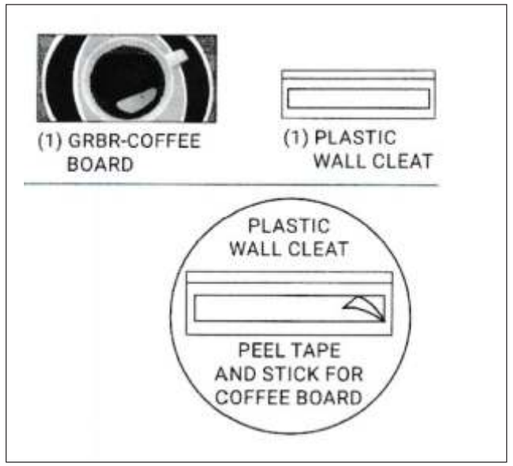
SQUARE FOOTAGE: 4.5



FRONT VIEW
SCALE: 3" = 1'-0"



SIDE VIEW
SCALE: 3" = 1'-0"



SPECIFICATIONS:

1. 1/2" THICK ULTRABOARD - CLASSIC PANEL WITH DIGITALLY PRINTED VINYL WRAP DP-1
2. VINYL TO WRAP ON ALL EDGES OF PANEL

INSTALL NOTE:
INSTALL THE BOTTOM OF THE COFFEE SIGN 5'-0" ABOVE FINISHED FLOOR IN FRONT OF THE STAPLES COFFEE STATION FURNITURE

COLORS / FINISHES:

DP-1 DIGITALLY PRINTED GRAPHICS WITH 3M SCOTCHCAL 8520 SATIN OVERLAMINATE

JONES

JOB #: 313464_R0
DATE: 05.15.2026
DESIGNER: L. HOLTON
SALES REP: S. Berryman / R. Walker
PROJ MGR: J. Matsuoka

REQUIRED:

☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

gerber COLLISION & GLASS

Gerber Collision & Glass
1893 US Route 1
Fort Pierce, FL 34950

SHEET NUMBER
11.0

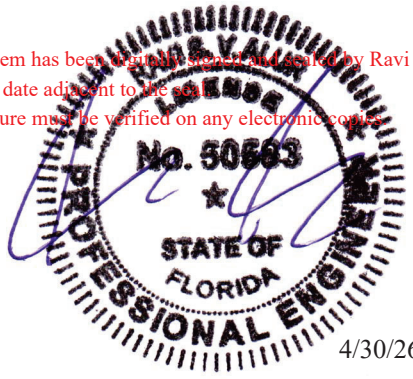
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

DRAINAGE CALCULATIONS

FOR

GERBER COLLISON –FT. PIERCE
CITY OF FT PIERCE, FLORIDA

This item has been digitally signed and sealed by Ravi S V Alur
on the date adjacent to the seal.
Signature must be verified on any electronic copies.



4/30/26

APRIL 2026

RAVI S
ALUR

Digitally signed by RAVI S ALUR
DN: c=US, o=ASPIRE ENGINEERING INC, dnQualifier=A01410C00000199F39B4E9C00051677, cn=RAVI S ALUR
Date: 2026.04.30 18:03:02 -04'00'

Prepared By
Aspire Engineering, Inc.
1023 Professional Park Drive
Brandon, FL 33511
Phone: (813) 571-2850
Fax: (813) 571-1753
E-mail: aspireeng@yahoo.com

TABLE OF CONTENTS

I	INTRODUCTION
II	PRE-DEVELOPED BASIN ANALYSIS
III	POST-DEVELOPED BASIN ANALYSIS
IV	CONCLUSIONS
V	FIGURES
VI	POND STAGE-STORAGE & WATER QUALITY DRAWDOWN CALCULATION
VII	ICPR REPORT
VIII	GEOTECHNICAL REPORT
IX	WARRANTY DEED/CONTRACT FOR SALE

INTRODUCTION

INTRODUCTION

Gerber Collison –Ft Pierce is located in Section 33, Township 34 South and Range 40 East on Sandridge Road as shown on Figures 1 through 2. The site is currently vacant. The total site area is 2.2 acres.

The site is in the Flood Zone "X" as shown on Figure 3. The Soils on the property consists mainly of Paola, Pendarvis, Pomello and St. Lucis Sands with good drainage characteristics, as shown on Figure 4.

PRE-DEVELOPED BASIN ANALYSIS

PRE-DEVELOPED BASIN ANALYSIS

In the pre-developed condition, existing TOPO (Figure 5), portion of the site drains to back to Existing Canal on the West Side. The time of concentration was assumed to be 10.

EXISTING AREA DRAINING TO CANAL CN:

PRE CN = 49.0

POST-DEVELOPED BASIN ANALYSIS

POST-DEVELOPED BASIN ANALYSIS

The proposed water management system is being routed through dry pond. The pond discharges to the canal on the West Side of the property through Control Structure. See Figure 6 for post drainage area.

Note that the SHGW and infiltration rates were taken from the attached Geotechnical Report. The Seasonal High ground water was set at 6.5 (Average 7' below existing grade). The infiltration rate was set at 29.15 inches/hour (58.3 ft/day) (Lowest of the DRIs).

ALL THE ELEVATIONS REFERRED TO IN THIS REPORT AND THE PLANS ARE IN NAVD 1988 DATUM.

CN CALCULATIONS FOR POST ANALYSIS:

ITEM	AREA (SF)	CN
Asphalt /Bldg.	50,946	98
Grass	28,664	49
Pond @DHW	14,048	100

POST CN = 83.3

WATER QUALITY:

Water Quality Treatment Required (Per SFWMD) = 75% of the (max of 1" or 2.5"*percent Impervious) = 0.75*2.5*1.17 = 2.2"

Water Quality Volume = 2.2"*93,658 SF *1/12 = 17,170 CF –provided at Elevation=17.7

Please see attached drawdown calculations showing the ENTIRE Water Quality drawdown within 36 hours.

The Site is in the WBID 3190 and is impaired for Bacteria only, hence NO impaired water quality analysis was conducted.

CONCLUSIONS

CONCLUSIONS

The project has been designed to meet the SFWMD, NSLRWCD and City of Ft Pierce requirements. Below is the table showing the peak flows and peak stages in the pond.

STORM	PRE PEAK FLOW (CFS)	POST PEAK FLOW (CFS)	POST STAGE	NOTES
10 YR -1 DAY	1.2	0.6	18.1	MINIMUM PARKING LOT ELEVATION PROPOSED=21.0
10 YR -3 DAY	3.2	2.4	18.4	
25 YR –3 DAY	4.5	3.4	19.1	MINIMUM PERIMETER ELEVATION PROPOSED=20.0
100 YR –3 DAY	7.0	4.9	19.5	MINIMUM FFE PROPOSED=23.0

FIGURES

SCALE: NTS



Ravi S.V. Alur
FL. ENG. REG'N # 50583

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS . PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

FIGURE 1. LOCATION MAP
GERBER COLLISON -FT PIERCE

PROJECT #	26-005
DATE:	04/26/2026
SCALE:	NTS

SCALE: NTS



Ravi S.V. Alur
FL. ENG. REG'N # 50583

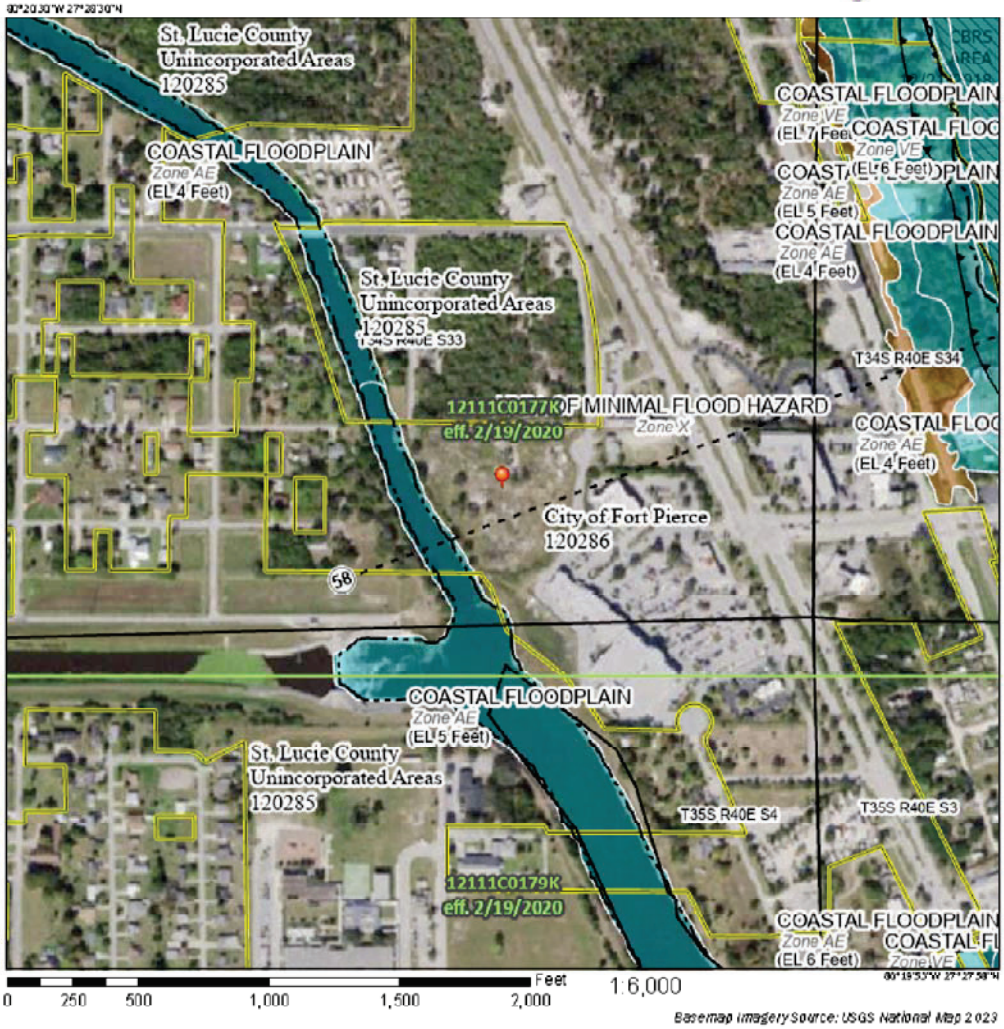
ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS . PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

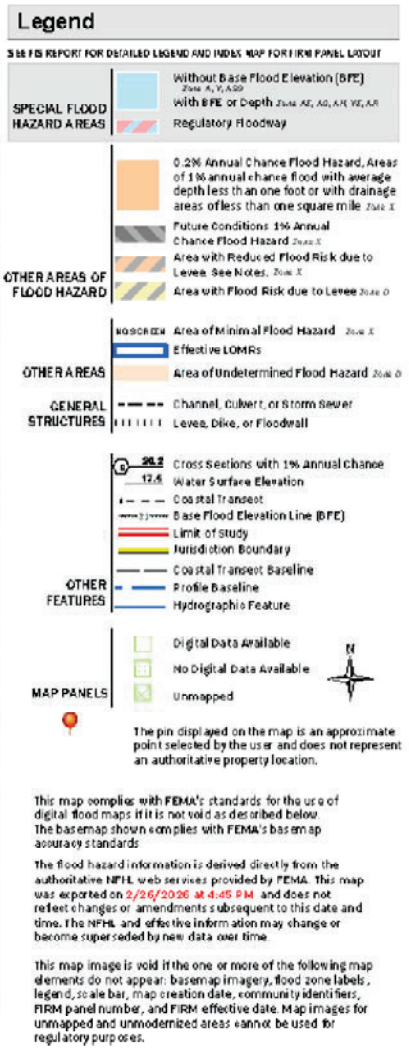
FIGURE 2. AERIAL MAP
GERBER COLLISON -FT PIERCE

PROJECT #	26-005
DATE:	04/26/2026
SCALE:	NTS

SCALE: NTS

National Flood Hazard Layer FIRMette





Ravi S.V. Alur
FL. ENG. REG'N # 50583

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS . PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

FIGURE 3. FEMA MAP
GERBER COLLISON -FT PIERCE

PROJECT #	26-005
DATE:	04/26/2026
SCALE:	NTS

SCALE: NTS



Map Unit Legend

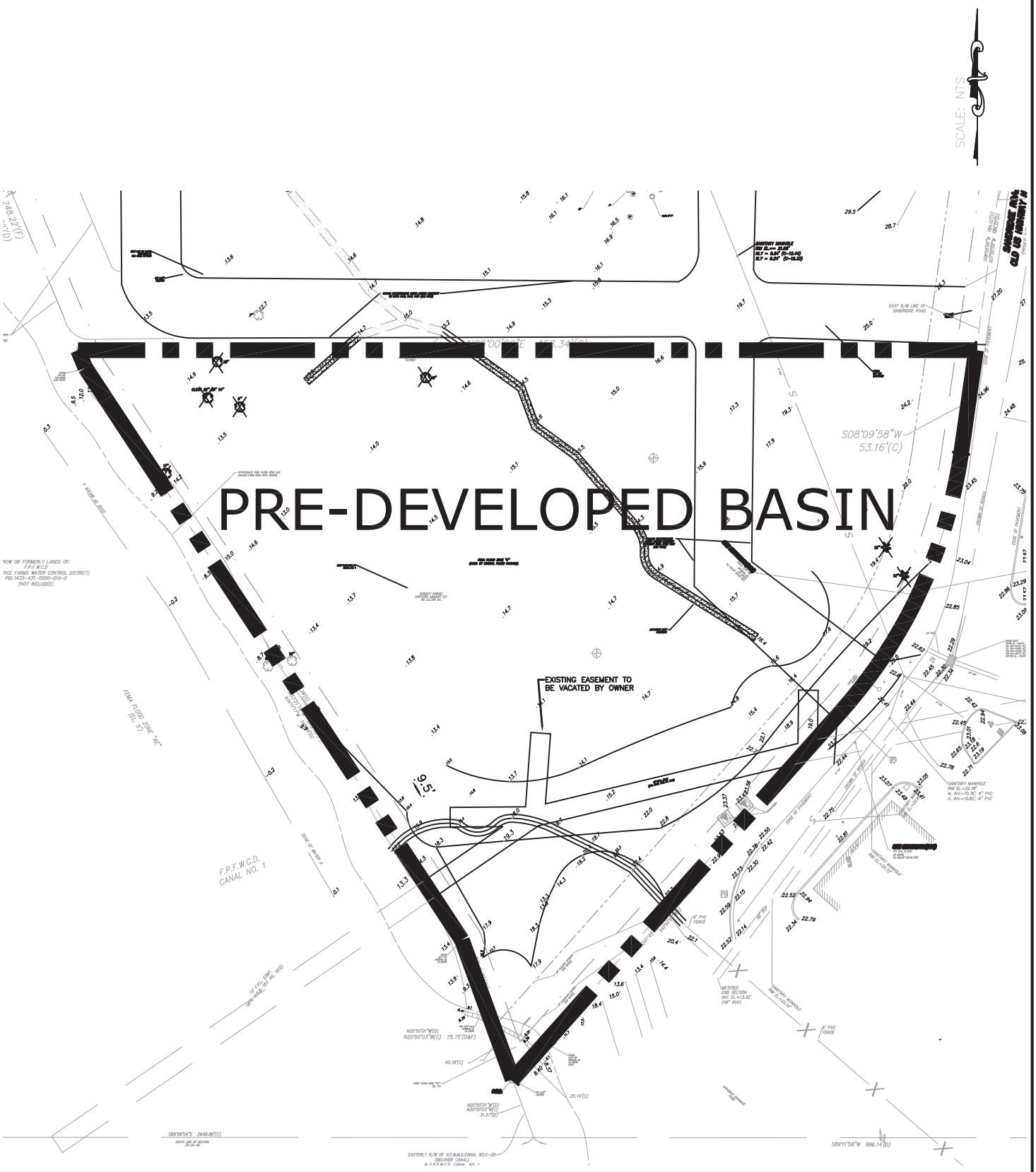
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Pacla sand, 0 to 5 percent slopes	1.0	29.6%
29	Pendarvis and Pomello sands, 0 to 5 percent slopes	2.1	63.1%
42	St. Lucie sand, 0 to 8 percent slopes	0.2	7.3%
Totals for Area of Interest		**3.3**	**100.0%**

Ravi S.V. Alur
FL. ENG. REG'N # 50583

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS . PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

FIGURE 3. SCS MAP
GERBER COLLISON -FT PIERCE

PROJECT # 26-005
DATE: 04/26/2026
SCALE: NTS

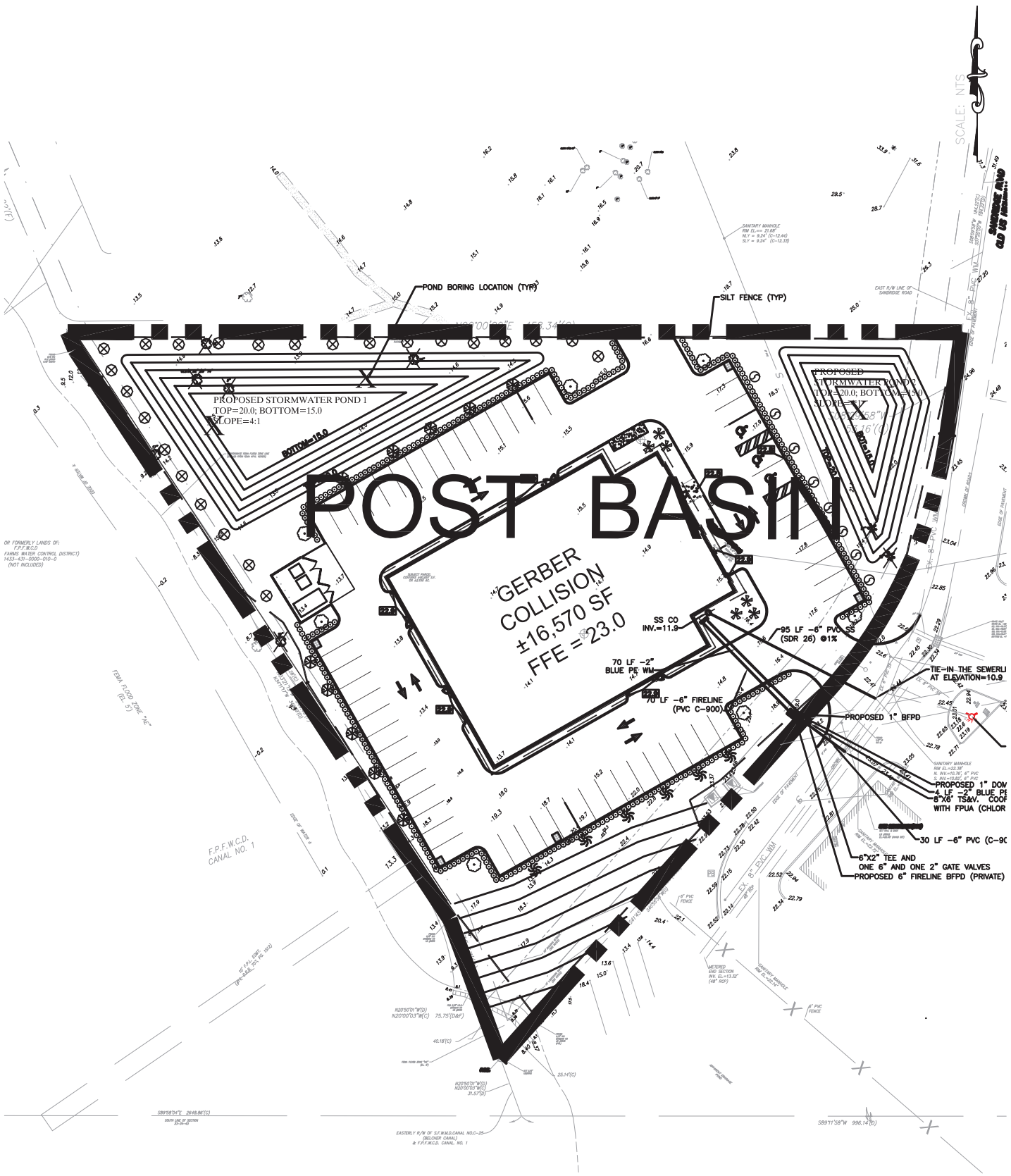


Ravi S.V. Alur
FL. ENG. REG'N # 50583

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #6635 ENGINEERING EXCELLENCE DELIVERED
CONSULTING ENGINEERS . PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL:(813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

FIGURE 5. PRE-DEV BASIN
GERBER COLLISON -FT PIERCE

PROJECT #	26-005
DATE:	04/26/2026
SCALE:	NTS



Ravi S.V. Alur
FL. ENG. REG'N # 50583

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #6005 ENGINEERING EXCELLENCE DELIVERED
CONSULTING ENGINEERS . PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

FIGURE 6. POST-DEV BASIN
GERBER COLLISON -FT PIERCE

PROJECT #	26-005
DATE:	04/26/2026
SCALE:	NTS

POND STAGE STORAGE AND WATER QUALITY DRAWDOWN CALCULATIONS

LICENSED TO: ASPIRE ENGINEERING, INC.
STAGE - STORAGE

PROJECT NAME GERBER COLLISON -FT PIERCE
PROJECT NUMBER 26-005
DESIGNER RA
DATE 04/29/26

COMMENTS: SUBMIT TO CITY OF FT PIERCE AND NSLRWCD

AREA @ T.O.B.	15267	EL.....	20.00
AREA @ DHW	14048	EL.....	19.50
AREA @ DLW	9658	EL.....	17.70
AREA @ BOTTOM\NWL	3073	EL.....	15.00

STAGE	AREA SQ\FT	VOLUME CU\FT	STAGE	AREA SQ\FT	VOLUME CU\FT
15.00	3073	0	17.55	9290	15756
15.10	3312	313	17.65	9529	16679
15.20	3551	649	17.75	9768	17625
15.29	3790	1009	17.84	10007	18594
15.39	4029	1393	17.94	10246	19587
15.49	4268	1799	18.04	10485	20603
15.59	4508	2230	18.14	10724	21643
15.69	4747	2683	18.24	10963	22706
15.78	4986	3160	18.33	11202	23792
15.88	5225	3661	18.43	11441	24902
15.98	5464	4185	18.53	11681	26036
16.08	5703	4732	18.63	11920	27193
16.18	5942	5303	18.73	12159	28373
16.27	6181	5897	18.82	12398	29577
16.37	6420	6515	18.92	12637	30804
16.47	6659	7156	19.02	12876	32054
16.57	6899	7821	19.12	13115	33328
16.67	7138	8509	19.22	13354	34626
16.76	7377	9220	19.31	13593	35947
16.86	7616	9955	19.41	13832	37291
16.96	7855	10714	19.51	14072	38659
17.06	8094	11496	19.61	14311	40050
17.16	8333	12301	19.71	14550	41465
17.25	8572	13129	19.80	14789	42903
17.35	8811	13982	19.90	15028	44365
17.45	9050	14857	20.00	15267	45850

SUMMARY

ATTENUATION VOLUME	21335	CU\FT
DER RETENTION VOLUME	17187	CU\FT
TOTAL VOLUME	38521	CU\FT

|::

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : GERBER COLLISON -FT PIERCE
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	3,073.00 ft²
Pond Volume between Bottom & DHWL	17,187.00 ft³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	-6.00 ft
Elevation of Seasonal High Groundwater Table	7.00 ft
Elevation of Starting Water Level	15.00 ft
Elevation of Pond Bottom	15.00 ft
Design High Water Level Elevation	19.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.16
Unsaturated Vertical Hydraulic Conductivity	58.30 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	87.45 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.22
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: GERBER COLLISON -FT PIERCE

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft^3)
Unsat	0.00	0.00
1	1.00	17,187.00
2	8.88	0.00
3	8.88	0.00
4	8.88	0.00
5	8.88	0.00
6	8.88	0.00
7	8.88	0.00
8	8.88	0.00
9	8.88	0.00

MODRET

SUMMARY OF RESULTS

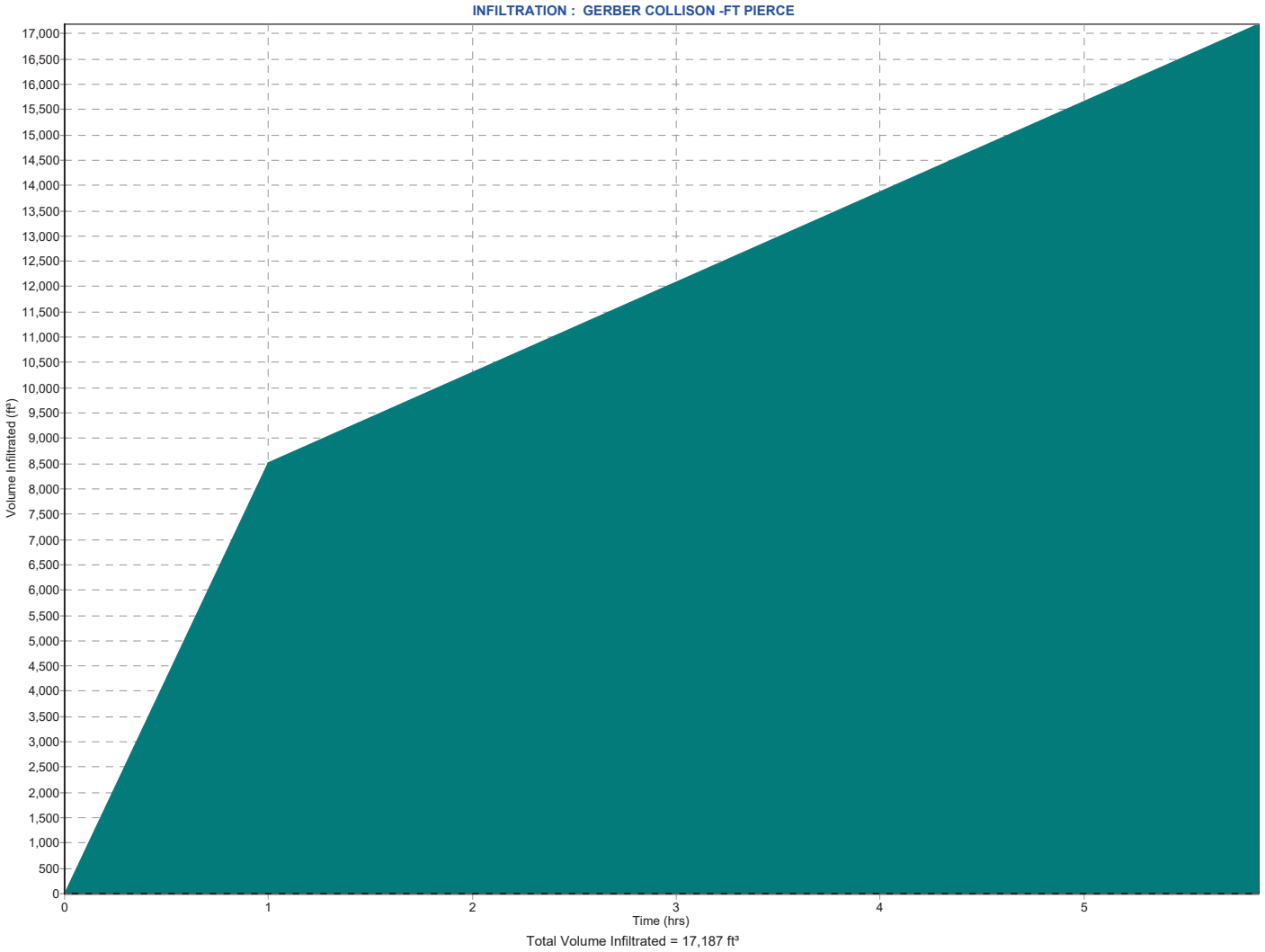
PROJECT NAME : GERBER COLLISON -FT PIERCE

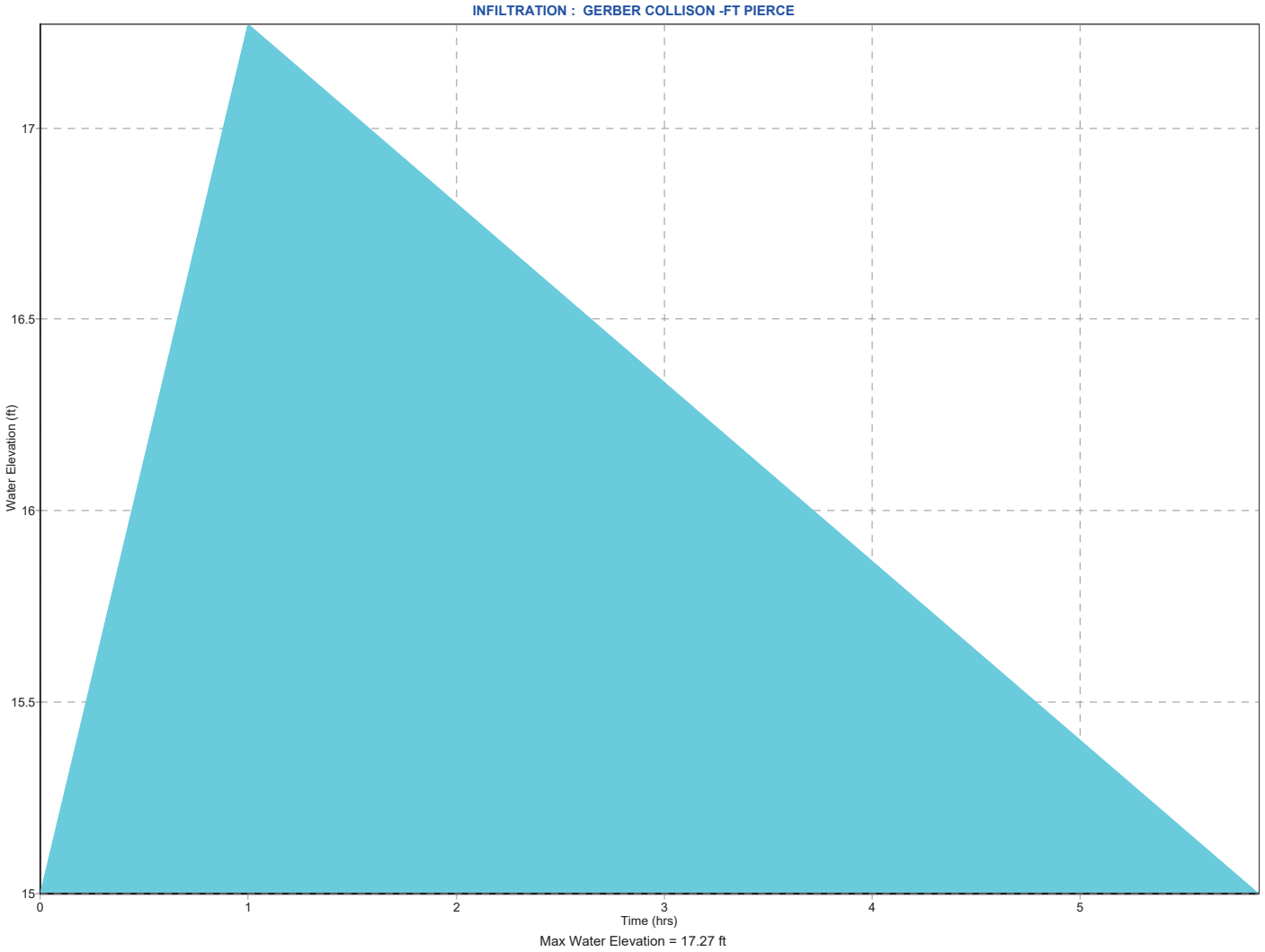
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
00.00 - 0.00	7.000	0.000 *		
			0.00000	
0.00	7.000	2.55352		
			2.36434	
1.00	17.271	2.17517		0.00
			0.49628	
5.86	15.000	0.35416		0.00
			0.21204	
18.75	11.346	0.16602		0.00
			0.11999	
27.63	10.342	0.09871		0.00
			0.07743	
36.50	9.695	0.06570		0.00
			0.05398	
45.38	9.243	0.04681		0.00
			0.03963	
54.25	8.912	0.03494		0.00
			0.03025	
63.13	8.658	0.02699		0.00
			0.02372	
72.00	8.460			0.00

Maximum Water Elevation: 17.271 feet @ 1.00 hours Recovery @ 5.856 hours

* Time increment when there is no runoff

WARNING Maximum Infiltration Rate: 53.486 ft/day Exceeds Vertical Permeability: 29.150 ft/day


INFILTRATION : GERBER COLLISON -FT PIERCE
Volume Infiltrated (ft³)
17,000
16,500
16,000
15,500
15,000
14,500
14,000
13,500
13,000
12,500
12,000
11,500
11,000
10,500
10,000
9,500
9,000
8,500
8,000
7,500
7,000
6,500
6,000
5,500
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
0
1
2
3
4
5
Time (hrs)
Total Volume Infiltrated = 17,187 ft³


INFILTRATION : GERBER COLLISON -FT PIERCE
17
16.5
16
15.5
15
Water Elevation (ft)
0
1
2
3
4
5
Time (hrs)
Max Water Elevation = 17.27 ft

ICPR REPORT

==========
==== Basins ====
==========

Name: Post Basin Node: POND Status: Onsite
Group: Post Developmen 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): 2.200 Time Shift(hrs): 0.00
Curve Number: 83.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: Pre Basin Node: PreTail Status: Onsite
Group: Pre Development 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): 2.200 Time Shift(hrs): 0.00
Curve Number: 49.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==========
==== Nodes ====
==========

Name: POND Base Flow(cfs): 0.000 Init Stage(ft): 15.000
Group: Post Developmen Warn Stage(ft): 20.000
Type: Stage/Area

Stage(ft)	Area(ac)
15.000	0.0700
16.000	0.1300
17.000	0.1800
18.000	0.2400
19.000	0.2900
20.000	0.3500

Name: PostTail Base Flow(cfs): 0.000 Init Stage(ft): 4.000
Group: Post Developmen Warn Stage(ft): 8.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	4.000
59.00	8.000
72.00	4.000

Name: PreTail Base Flow(cfs): 0.000 Init Stage(ft): 4.000
Group: Pre Development Warn Stage(ft): 8.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	7.000
59.00	13.330
72.00	7.000

Cross Sections

Name: Group: BASE
Encroachment: No

Station(ft)	Elevation(ft)	Manning's N

Operating Tables

Name: Group: BASE
Type: Bottom Clip
Function: Time vs. Depth of Clip

Time(hrs)	Clip Depth(in)

Channels

Name: From Node: Length(ft): 0.00
Group: BASE To Node: Count: 1

	UPSTREAM	DOWNSTREAM
Geometry:	Trapezoidal	Trapezoidal
Invert(ft):	0.000	0.000
TClpInitZ(ft):	9999.000	9999.000
Manning's N:	0.000000	0.000000

Friction Equation: Average Conveyance
Solution Algorithm: Automatic
Flow: Both
Contraction Coef: 0.000
Expansion Coef: 0.000

```
  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 dn
     Aux XSec1:                                         Stabilizer Option: None
  AuxElev2(ft):
     Aux XSec2:
 Top Width(ft):
     Depth(ft):
 Bot Width(ft): 0.000          0.000
  LtSdSlp(h/v): 0.00           0.00
  RtSdSlp(h/v): 0.00           0.00


================================================================================================
==== Drop Structures ===========================================================================
================================================================================================

         Name: DROPSTR1            From Node: POND               Length(ft): 55.00
        Group: Post Developmen       To Node: PostTail                Count: 1

               UPSTREAM       DOWNSTREAM                 Friction Equation: Automatic
     Geometry: Circular       Circular                  Solution Algorithm: Most Restrictive
     Span(in): 18.00          18.00                                Flow: Both
     Rise(in): 18.00          18.00                    Entrance Loss Coef: 0.500
   Invert(ft): 8.200          8.000                        Exit Loss Coef: 1.000
  Manning's N: 0.012000       0.012000                   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                         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 1 for Drop Structure DROPSTR1 ***
                                                                                  TABLE
                  Count: 1                        Bottom Clip(in): 0.000
                   Type: Vertical: Mavis             Top Clip(in): 0.000
                   Flow: Both                     Weir Disc Coef: 3.200
               Geometry: Rectangular            Orifice Disc Coef: 0.600

               Span(in): 7.50                          Invert(ft): 17.700
               Rise(in): 21.60                  Control Elev(ft): 17.700


================================================================================================
==== Weirs =====================================================================================
================================================================================================

         Name:                     From Node:
        Group: BASE                  To Node:
```

```
         Flow: Both                    Count: 1
         Type: Horizontal           Geometry: Circular

                   Span(in): 0.00
                   Rise(in): 0.00
                 Invert(ft): 0.000
       Control Elevation(ft): 0.000
                                        TABLE
              Bottom Clip(in): 0.000
                 Top Clip(in): 0.000
           Weir Discharge Coef: 3.200
      Orifice Discharge Coef: 0.600



================================================================================================
==== Rating Curves =============================================================================
================================================================================================

         Name:                      From Node:                          Count: 1
        Group: BASE                   To Node:                           Flow: Both

               TABLE           ELEV ON(ft)     ELEV OFF(ft)
            #1:                 0.000           0.000
            #2:                 0.000           0.000
            #3:                 0.000           0.000
            #4:                 0.000           0.000



================================================================================================
==== Percolation Links =========================================================================
================================================================================================

         Name:                      From Node:                           Flow: Both
        Group: BASE                   To Node:                          Count: 1

         Surface Area Option: Use 1st Point in Stage/Area Table
    Vertical Flow Termination: Horizontal Flow Algorithm
        Aquifer Base Elev(ft): 0.000                        Perimeter 1(ft): 0.000
         Water Table Elev(ft): 0.000                        Perimeter 2(ft): 0.000
   Ann Recharge Rate(in/year): 0.000                        Perimeter 3(ft): 0.000
   Horiz Conductivity(ft/day): 0.000                   Distance 1 to 2(ft): 0.000
    Vert Conductivity(ft/day): 0.000                   Distance 2 to 3(ft): 0.000
      Effective Porosity(dec): 0.000                      Num Cells 1 to 2: 0
              Suction Head(in): 0.000                     Num Cells 2 to 3: 0
          Layer Thickness(ft): 0.000



================================================================================================
==== Hydrology Simulations =====================================================================
================================================================================================

         Name: 100Y3D
```

Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\100Y3D.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 12.23

Time(hrs)	Print Inc(min)
100.000	5.00

Name: 10Y1D
Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\10Y1D.R32

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

Time(hrs)	Print Inc(min)
36.000	5.00

Name: 10Y3D
Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\10Y3D.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 8.00

Time(hrs)	Print Inc(min)
100.000	5.00

Name: 25Y3D
Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\25Y3D.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 9.50

Time(hrs)	Print Inc(min)
100.000	5.00

==========
==== Routing Simulations ==========
==========

Name: 100Y3D Hydrology Sim: 100Y3D
Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\100Y3D.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): 100.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
100.000         60.000

Group           Run
--------------- -----
Post Developmen Yes


-------------------------------------------------------------------------------------------------
        Name: 10Y1D              Hydrology Sim: 10Y1D
    Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\10Y1D.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): 30.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
100.000         60.000

Group           Run
--------------- -----
Post Developmen Yes


-------------------------------------------------------------------------------------------------
        Name: 10Y3D              Hydrology Sim: 10Y3D
    Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\10Y3D.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): 100.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
```

Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
100.000	60.000

Group	Run
Post Developmen	Yes

Name: 25Y3D Hydrology Sim: 25Y3D
Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\25Y3D.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): 100.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
100.000	60.000

Group	Run
Post Developmen	Yes

GERBER COLLISON -FT PIERCE -BASIN MAX

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
100Y3D	Post Basin	Post Developmen	60.02	11.413	10.111	80748.359
100Y3D	Pre Basin	Pre Development	60.02	7.039	5.008	39995.921
10Y1D	Post Basin	Post Developmen	12.04	6.352	4.121	32913.662
10Y1D	Pre Basin	Pre Development	12.07	1.228	1.071	8555.553
10Y3D	Post Basin	Post Developmen	60.02	7.127	6.011	48000.896
10Y3D	Pre Basin	Pre Development	60.04	3.178	2.145	17126.962
25Y3D	Post Basin	Post Developmen	60.02	8.655	7.454	59524.403
25Y3D	Pre Basin	Pre Development	60.02	4.484	3.086	24644.586

```
            Basin Name: Post Basin
            Group Name: Post Developmen
            Simulation: 100Y3D
             Node Name: POND
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
   Spec Time Inc (min): 1.33
   Comp Time Inc (min): 1.33
         Rainfall File: Sfwmd72
  Rainfall Amount (in): 12.230
  Storm Duration (hrs): 72.00
                Status: Onsite
    Time of Conc (min): 10.00
      Time Shift (hrs): 0.00
              Area (ac): 2.200
  Vol of Unit Hyd (in): 1.000
          Curve Number: 83.300
              DCIA (%): 0.000

        Time Max (hrs): 60.02
        Flow Max (cfs): 11.413
    Runoff Volume (in): 10.111
   Runoff Volume (ft3): 80748.359


--------------------------------------------------------------------------------

            Basin Name: Pre Basin
            Group Name: Pre Development
            Simulation: 100Y3D
             Node Name: PreTail
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
   Spec Time Inc (min): 1.33
   Comp Time Inc (min): 1.33
         Rainfall File: Sfwmd72
  Rainfall Amount (in): 12.230
  Storm Duration (hrs): 72.00
                Status: Onsite
    Time of Conc (min): 10.00
      Time Shift (hrs): 0.00
              Area (ac): 2.200
  Vol of Unit Hyd (in): 1.000
          Curve Number: 49.000
              DCIA (%): 0.000

        Time Max (hrs): 60.02
        Flow Max (cfs): 7.039
    Runoff Volume (in): 5.008
   Runoff Volume (ft3): 39995.921


--------------------------------------------------------------------------------

            Basin Name: Post Basin
            Group Name: Post Developmen
            Simulation: 10Y1D
             Node Name: POND
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
   Spec Time Inc (min): 1.33
   Comp Time Inc (min): 1.33
         Rainfall File: Flmod
  Rainfall Amount (in): 6.000
  Storm Duration (hrs): 24.00
                Status: Onsite
    Time of Conc (min): 10.00
      Time Shift (hrs): 0.00
              Area (ac): 2.200
  Vol of Unit Hyd (in): 1.000
          Curve Number: 83.300
```

```
              DCIA (%): 0.000

         Time Max (hrs): 12.04
         Flow Max (cfs): 6.352
     Runoff Volume (in): 4.121
    Runoff Volume (ft3): 32913.662


--------------------------------------------------------------------------------

            Basin Name: Pre Basin
            Group Name: Pre Development
            Simulation: 10Y1D
             Node Name: PreTail
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Flmod
   Rainfall Amount (in): 6.000
   Storm Duration (hrs): 24.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.200
   Vol of Unit Hyd (in): 1.000
           Curve Number: 49.000
               DCIA (%): 0.000

         Time Max (hrs): 12.07
         Flow Max (cfs): 1.228
     Runoff Volume (in): 1.071
    Runoff Volume (ft3): 8555.553


--------------------------------------------------------------------------------

            Basin Name: Post Basin
            Group Name: Post Developmen
            Simulation: 10Y3D
             Node Name: POND
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Sfwmd72
   Rainfall Amount (in): 8.000
   Storm Duration (hrs): 72.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.200
   Vol of Unit Hyd (in): 1.000
           Curve Number: 83.300
               DCIA (%): 0.000

         Time Max (hrs): 60.02
         Flow Max (cfs): 7.127
     Runoff Volume (in): 6.011
    Runoff Volume (ft3): 48000.896


--------------------------------------------------------------------------------

            Basin Name: Pre Basin
            Group Name: Pre Development
            Simulation: 10Y3D
             Node Name: PreTail
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
```

```
    Comp Time Inc (min): 1.33
          Rainfall File: Sfwmd72
   Rainfall Amount (in): 8.000
   Storm Duration (hrs): 72.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.200
   Vol of Unit Hyd (in): 1.000
           Curve Number: 49.000
               DCIA (%): 0.000

         Time Max (hrs): 60.04
         Flow Max (cfs): 3.178
     Runoff Volume (in): 2.145
    Runoff Volume (ft3): 17126.962


--------------------------------------------------------------------------------

             Basin Name: Post Basin
             Group Name: Post Developmen
             Simulation: 25Y3D
              Node Name: POND
             Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Sfwmd72
   Rainfall Amount (in): 9.500
   Storm Duration (hrs): 72.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.200
   Vol of Unit Hyd (in): 1.000
           Curve Number: 83.300
               DCIA (%): 0.000

         Time Max (hrs): 60.02
         Flow Max (cfs): 8.655
     Runoff Volume (in): 7.454
    Runoff Volume (ft3): 59524.403


--------------------------------------------------------------------------------

             Basin Name: Pre Basin
             Group Name: Pre Development
             Simulation: 25Y3D
              Node Name: PreTail
             Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Sfwmd72
   Rainfall Amount (in): 9.500
   Storm Duration (hrs): 72.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.200
   Vol of Unit Hyd (in): 1.000
           Curve Number: 49.000
               DCIA (%): 0.000

         Time Max (hrs): 60.02
         Flow Max (cfs): 4.484
     Runoff Volume (in): 3.086
    Runoff Volume (ft3): 24644.586
```

GERBER COLLISON -FT PIERCE -NODE MAX/MIN

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
PONDPost	Developmen	100Y3D	60.40	19.515	20.000	0.0050	13978	60.00	11.375	60.40	4.882
PONDPost	Developmen	10Y1D	13.98	18.123	20.000	0.0050	10721	12.08	6.154	13.98	0.549
PONDPost	Developmen	10Y3D	60.56	18.813	20.000	0.0050	12226	60.00	7.097	60.56	2.349
PONDPost	Developmen	25Y3D	60.45	19.133	20.000	0.0050	12980	60.00	8.618	60.45	3.430
PostTailPost	Developmen	100Y3D	59.00	8.000	8.000	-0.0051	0	60.40	4.882	0.00	0.000
PostTailPost	Developmen	10Y1D	29.99	6.033	8.000	0.0011	0	13.98	0.549	0.00	0.000
PostTailPost	Developmen	10Y3D	59.00	8.000	8.000	-0.0051	0	60.56	2.349	0.00	0.000
PostTailPost	Developmen	25Y3D	59.00	8.000	8.000	-0.0051	0	60.45	3.430	0.00	0.000

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
100Y3D	PONDPost	Developmen	0.00	15.000	20.000	3049	0.000	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	1.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	2.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	3.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	4.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	5.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	6.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	7.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	8.02	15.001	20.000	3051	0.003	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	9.02	15.008	20.000	3070	0.009	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	10.02	15.022	20.000	3106	0.015	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	11.02	15.041	20.000	3158	0.020	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	12.02	15.067	20.000	3223	0.025	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	13.02	15.097	20.000	3301	0.029	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	14.02	15.130	20.000	3390	0.034	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	15.02	15.168	20.000	3487	0.037	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	16.02	15.208	20.000	3592	0.041	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	17.02	15.250	20.000	3702	0.045	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	18.02	15.294	20.000	3818	0.048	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	19.02	15.340	20.000	3938	0.051	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	20.02	15.387	20.000	4061	0.054	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	21.02	15.435	20.000	4187	0.056	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	22.02	15.484	20.000	4314	0.059	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	23.02	15.533	20.000	4443	0.061	0.000	0.0	0.0
100Y3D	PONDPost	Developmen	24.02	15.583	20.000	4574	0.064	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	25.02	15.651	20.000	4750	0.096	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	26.02	15.724	20.000	4941	0.100	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	27.02	15.797	20.000	5132	0.104	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	28.02	15.870	20.000	5323	0.108	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	29.02	15.943	20.000	5513	0.111	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	30.02	16.015	20.000	5695	0.114	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	31.02	16.087	20.000	5852	0.117	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	32.02	16.159	20.000	6009	0.120	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	33.02	16.230	20.000	6164	0.122	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	34.02	16.301	20.000	6319	0.124	0.000	0.1	0.0
100Y3D	PONDPost	Developmen	35.02	16.372	20.000	6473	0.126	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	36.02	16.442	20.000	6625	0.129	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	37.02	16.512	20.000	6778	0.132	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	38.02	16.582	20.000	6930	0.134	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	39.02	16.651	20.000	7080	0.135	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	40.02	16.719	20.000	7230	0.137	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	41.02	16.787	20.000	7377	0.138	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	42.02	16.855	20.000	7524	0.140	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	43.02	16.921	20.000	7669	0.141	0.000	0.2	0.0
100Y3D	PONDPost	Developmen	44.02	16.987	20.000	7813	0.143	0.000	0.3	0.0
100Y3D	PONDPost	Developmen	45.02	17.053	20.000	7978	0.144	0.000	0.3	0.0
100Y3D	PONDPost	Developmen	46.02	17.117	20.000	8147	0.145	0.000	0.3	0.0
100Y3D	PONDPost	Developmen	47.02	17.181	20.000	8313	0.146	0.000	0.3	0.0
100Y3D	PONDPost	Developmen	48.02	17.244	20.000	8478	0.148	0.000	0.3	0.0
100Y3D	PONDPost	Developmen	49.02	17.311	20.000	8653	0.165	0.000	0.3	0.0
100Y3D	PONDPost	Developmen	50.02	17.380	20.000	8834	0.170	0.000	0.3	0.0
100Y3D	PONDPost	Developmen	51.02	17.458	20.000	9038	0.202	0.000	0.3	0.0
100Y3D	PONDPost	Developmen	52.02	17.543	20.000	9260	0.224	0.000	0.4	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
100Y3D	PONDPost	Developmen	53.02	17.648	20.000	9534	0.293	0.000	0.4	0.0
100Y3D	PONDPost	Developmen	54.02	17.772	20.000	9859	0.365	0.039	0.4	0.0
100Y3D	PONDPost	Developmen	55.02	17.888	20.000	10161	0.440	0.162	0.4	0.0
100Y3D	PONDPost	Developmen	56.02	17.980	20.000	10403	0.518	0.297	0.5	0.0
100Y3D	PONDPost	Developmen	57.02	18.056	20.000	10577	0.612	0.426	0.5	0.1
100Y3D	PONDPost	Developmen	58.02	18.131	20.000	10740	0.787	0.567	0.6	0.1
100Y3D	PONDPost	Developmen	59.02	18.227	20.000	10949	1.164	0.766	0.7	0.2
100Y3D	PONDPost	Developmen	60.00	19.162	20.000	13056	11.362	3.536	1.2	0.3
100Y3D	PONDPost	Developmen	61.00	19.255	20.000	13299	1.662	3.879	1.7	0.6
100Y3D	PONDPost	Developmen	62.01	18.753	20.000	12094	0.919	2.161	1.8	0.9
100Y3D	PONDPost	Developmen	63.01	18.451	20.000	11436	0.594	1.301	1.9	1.0
100Y3D	PONDPost	Developmen	64.02	18.292	20.000	11090	0.577	0.911	1.9	1.1
100Y3D	PONDPost	Developmen	65.02	18.171	20.000	10827	0.349	0.647	2.0	1.2
100Y3D	PONDPost	Developmen	66.02	18.099	20.000	10670	0.352	0.504	2.0	1.2
100Y3D	PONDPost	Developmen	67.02	18.061	20.000	10586	0.352	0.433	2.0	1.3
100Y3D	PONDPost	Developmen	68.02	18.040	20.000	10541	0.349	0.396	2.1	1.3
100Y3D	PONDPost	Developmen	69.02	18.004	20.000	10463	0.233	0.335	2.1	1.3
100Y3D	PONDPost	Developmen	70.02	17.977	20.000	10394	0.233	0.291	2.1	1.4
100Y3D	PONDPost	Developmen	71.02	17.962	20.000	10354	0.235	0.268	2.1	1.4
100Y3D	PONDPost	Developmen	72.02	17.953	20.000	10331	0.228	0.254	2.1	1.4
100Y3D	PONDPost	Developmen	73.02	17.896	20.000	10183	0.000	0.174	2.1	1.4
100Y3D	PONDPost	Developmen	74.02	17.846	20.000	10053	0.000	0.112	2.1	1.4
100Y3D	PONDPost	Developmen	75.02	17.813	20.000	9966	0.000	0.076	2.1	1.4
100Y3D	PONDPost	Developmen	76.02	17.790	20.000	9905	0.000	0.054	2.1	1.5
100Y3D	PONDPost	Developmen	77.02	17.773	20.000	9861	0.000	0.039	2.1	1.5
100Y3D	PONDPost	Developmen	78.02	17.760	20.000	9828	0.000	0.030	2.1	1.5
100Y3D	PONDPost	Developmen	79.02	17.751	20.000	9803	0.000	0.023	2.1	1.5
100Y3D	PONDPost	Developmen	80.02	17.743	20.000	9784	0.000	0.018	2.1	1.5
100Y3D	PONDPost	Developmen	81.02	17.737	20.000	9768	0.000	0.014	2.1	1.5
100Y3D	PONDPost	Developmen	82.02	17.733	20.000	9755	0.000	0.012	2.1	1.5
100Y3D	PONDPost	Developmen	83.02	17.729	20.000	9745	0.000	0.010	2.1	1.5
100Y3D	PONDPost	Developmen	84.02	17.725	20.000	9737	0.000	0.008	2.1	1.5
100Y3D	PONDPost	Developmen	85.02	17.723	20.000	9729	0.000	0.007	2.1	1.5
100Y3D	PONDPost	Developmen	86.02	17.720	20.000	9723	0.000	0.006	2.1	1.5
100Y3D	PONDPost	Developmen	87.02	17.718	20.000	9718	0.000	0.005	2.1	1.5
100Y3D	PONDPost	Developmen	88.02	17.717	20.000	9714	0.000	0.004	2.1	1.5
100Y3D	PONDPost	Developmen	89.02	17.715	20.000	9710	0.000	0.004	2.1	1.5
100Y3D	PONDPost	Developmen	90.02	17.714	20.000	9706	0.000	0.003	2.1	1.5
100Y3D	PONDPost	Developmen	91.02	17.713	20.000	9703	0.000	0.003	2.1	1.5
100Y3D	PONDPost	Developmen	92.02	17.712	20.000	9701	0.000	0.003	2.1	1.5
100Y3D	PONDPost	Developmen	93.02	17.711	20.000	9699	0.000	0.002	2.1	1.5
100Y3D	PONDPost	Developmen	94.02	17.710	20.000	9697	0.000	0.002	2.1	1.5
100Y3D	PONDPost	Developmen	95.02	17.709	20.000	9695	0.000	0.002	2.1	1.5
100Y3D	PONDPost	Developmen	96.02	17.709	20.000	9693	0.000	0.002	2.1	1.5
100Y3D	PONDPost	Developmen	97.02	17.708	20.000	9692	0.000	0.001	2.1	1.5
100Y3D	PONDPost	Developmen	98.02	17.708	20.000	9690	0.000	0.001	2.1	1.5
100Y3D	PONDPost	Developmen	99.02	17.707	20.000	9689	0.000	0.001	2.1	1.5
100Y3D	PONDPost	Developmen	100.01	17.707	20.000	9688	0.000	0.001	2.1	1.5
100Y3D	PostTailPost	Developmen	0.00	4.000	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	1.02	4.069	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	2.02	4.137	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	3.02	4.204	8.000	0	0.000	0.000	0.0	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
100Y3D	PostTailPost	Developmen	4.02	4.272	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	5.02	4.340	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	6.02	4.408	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	7.02	4.476	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	8.02	4.543	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	9.02	4.611	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	10.02	4.679	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	11.02	4.747	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	12.02	4.815	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	13.02	4.882	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	14.02	4.950	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	15.02	5.018	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	16.02	5.086	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	17.02	5.154	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	18.02	5.221	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	19.02	5.289	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	20.02	5.357	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	21.02	5.425	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	22.02	5.493	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	23.02	5.560	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	24.02	5.628	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	25.02	5.696	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	26.02	5.764	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	27.02	5.832	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	28.02	5.899	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	29.02	5.967	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	30.02	6.035	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	31.02	6.103	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	32.02	6.171	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	33.02	6.238	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	34.02	6.306	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	35.02	6.374	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	36.02	6.442	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	37.02	6.510	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	38.02	6.577	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	39.02	6.645	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	40.02	6.713	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	41.02	6.781	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	42.02	6.849	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	43.02	6.916	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	44.02	6.984	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	45.02	7.052	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	46.02	7.120	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	47.02	7.188	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	48.02	7.255	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	49.02	7.323	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	50.02	7.391	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	51.02	7.459	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	52.02	7.527	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	53.02	7.594	8.000	0	0.000	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	54.02	7.662	8.000	0	0.039	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	55.02	7.730	8.000	0	0.162	0.000	0.0	0.0
100Y3D	PostTailPost	Developmen	56.02	7.798	8.000	0	0.297	0.000	0.0	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
100Y3D	PostTailPost	Developmen	57.02	7.866	8.000	0	0.426	0.000	0.1	0.0
100Y3D	PostTailPost	Developmen	58.02	7.933	8.000	0	0.567	0.000	0.1	0.0
100Y3D	PostTailPost	Developmen	59.02	7.995	8.000	0	0.766	0.000	0.2	0.0
100Y3D	PostTailPost	Developmen	60.00	7.692	8.000	0	3.536	0.000	0.3	0.0
100Y3D	PostTailPost	Developmen	61.00	7.384	8.000	0	3.879	0.000	0.6	0.0
100Y3D	PostTailPost	Developmen	62.01	7.075	8.000	0	2.161	0.000	0.9	0.0
100Y3D	PostTailPost	Developmen	63.01	6.766	8.000	0	1.301	0.000	1.0	0.0
100Y3D	PostTailPost	Developmen	64.02	6.456	8.000	0	0.911	0.000	1.1	0.0
100Y3D	PostTailPost	Developmen	65.02	6.149	8.000	0	0.647	0.000	1.2	0.0
100Y3D	PostTailPost	Developmen	66.02	5.841	8.000	0	0.504	0.000	1.2	0.0
100Y3D	PostTailPost	Developmen	67.02	5.533	8.000	0	0.433	0.000	1.3	0.0
100Y3D	PostTailPost	Developmen	68.02	5.226	8.000	0	0.396	0.000	1.3	0.0
100Y3D	PostTailPost	Developmen	69.02	4.918	8.000	0	0.335	0.000	1.3	0.0
100Y3D	PostTailPost	Developmen	70.02	4.610	8.000	0	0.291	0.000	1.4	0.0
100Y3D	PostTailPost	Developmen	71.02	4.303	8.000	0	0.268	0.000	1.4	0.0
100Y3D	PostTailPost	Developmen	72.02	4.000	8.000	0	0.254	0.000	1.4	0.0
100Y3D	PostTailPost	Developmen	73.02	4.000	8.000	0	0.174	0.000	1.4	0.0
100Y3D	PostTailPost	Developmen	74.02	4.000	8.000	0	0.112	0.000	1.4	0.0
100Y3D	PostTailPost	Developmen	75.02	4.000	8.000	0	0.076	0.000	1.4	0.0
100Y3D	PostTailPost	Developmen	76.02	4.000	8.000	0	0.054	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	77.02	4.000	8.000	0	0.039	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	78.02	4.000	8.000	0	0.030	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	79.02	4.000	8.000	0	0.023	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	80.02	4.000	8.000	0	0.018	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	81.02	4.000	8.000	0	0.014	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	82.02	4.000	8.000	0	0.012	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	83.02	4.000	8.000	0	0.010	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	84.02	4.000	8.000	0	0.008	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	85.02	4.000	8.000	0	0.007	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	86.02	4.000	8.000	0	0.006	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	87.02	4.000	8.000	0	0.005	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	88.02	4.000	8.000	0	0.004	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	89.02	4.000	8.000	0	0.004	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	90.02	4.000	8.000	0	0.003	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	91.02	4.000	8.000	0	0.003	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	92.02	4.000	8.000	0	0.003	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	93.02	4.000	8.000	0	0.002	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	94.02	4.000	8.000	0	0.002	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	95.02	4.000	8.000	0	0.002	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	96.02	4.000	8.000	0	0.002	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	97.02	4.000	8.000	0	0.001	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	98.02	4.000	8.000	0	0.001	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	99.02	4.000	8.000	0	0.001	0.000	1.5	0.0
100Y3D	PostTailPost	Developmen	100.01	4.000	8.000	0	0.001	0.000	1.5	0.0
10Y1D	PONDPost	Developmen	0.00	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	1.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	2.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	3.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	4.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	5.02	15.000	20.000	3050	0.002	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	6.02	15.014	20.000	3087	0.024	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	7.02	15.060	20.000	3206	0.054	0.000	0.0	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
10Y1D	PONDPost	Developmen	8.02	15.141	20.000	3418	0.092	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	9.02	15.267	20.000	3746	0.159	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	10.02	15.446	20.000	4216	0.247	0.000	0.0	0.0
10Y1D	PONDPost	Developmen	11.01	15.725	20.000	4944	0.472	0.000	0.1	0.0
10Y1D	PONDPost	Developmen	12.00	16.814	20.000	7437	6.120	0.000	0.3	0.0
10Y1D	PONDPost	Developmen	13.01	18.061	20.000	10588	1.017	0.435	0.6	0.0
10Y1D	PONDPost	Developmen	14.01	18.123	20.000	10721	0.546	0.549	0.7	0.1
10Y1D	PONDPost	Developmen	15.01	18.098	20.000	10668	0.396	0.503	0.7	0.1
10Y1D	PONDPost	Developmen	16.01	18.061	20.000	10587	0.322	0.433	0.8	0.1
10Y1D	PONDPost	Developmen	17.01	18.024	20.000	10507	0.271	0.369	0.8	0.2
10Y1D	PONDPost	Developmen	18.01	17.994	20.000	10438	0.227	0.319	0.8	0.2
10Y1D	PONDPost	Developmen	19.01	17.969	20.000	10373	0.203	0.279	0.8	0.2
10Y1D	PONDPost	Developmen	20.01	17.950	20.000	10324	0.200	0.250	0.8	0.2
10Y1D	PONDPost	Developmen	21.01	17.930	20.000	10272	0.172	0.221	0.9	0.3
10Y1D	PONDPost	Developmen	22.01	17.917	20.000	10237	0.173	0.202	0.9	0.3
10Y1D	PONDPost	Developmen	23.01	17.907	20.000	10210	0.152	0.188	0.9	0.3
10Y1D	PONDPost	Developmen	24.01	17.894	20.000	10176	0.125	0.170	0.9	0.3
10Y1D	PONDPost	Developmen	25.01	17.853	20.000	10069	0.000	0.119	0.9	0.3
10Y1D	PONDPost	Developmen	26.01	17.817	20.000	9977	0.000	0.080	0.9	0.3
10Y1D	PONDPost	Developmen	27.01	17.793	20.000	9913	0.000	0.057	0.9	0.3
10Y1D	PONDPost	Developmen	28.01	17.775	20.000	9867	0.000	0.041	0.9	0.3
10Y1D	PONDPost	Developmen	29.01	17.762	20.000	9833	0.000	0.031	0.9	0.3
10Y1D	PONDPost	Developmen	30.00	17.752	20.000	9807	0.000	0.024	0.9	0.4
10Y1D	PostTailPost	Developmen	0.00	4.000	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	1.02	4.069	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	2.02	4.137	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	3.02	4.204	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	4.02	4.272	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	5.02	4.340	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	6.02	4.408	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	7.02	4.476	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	8.02	4.543	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	9.02	4.611	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	10.02	4.679	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	11.01	4.746	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	12.00	4.814	8.000	0	0.000	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	13.01	4.882	8.000	0	0.435	0.000	0.0	0.0
10Y1D	PostTailPost	Developmen	14.01	4.950	8.000	0	0.549	0.000	0.1	0.0
10Y1D	PostTailPost	Developmen	15.01	5.018	8.000	0	0.503	0.000	0.1	0.0
10Y1D	PostTailPost	Developmen	16.01	5.085	8.000	0	0.433	0.000	0.1	0.0
10Y1D	PostTailPost	Developmen	17.01	5.153	8.000	0	0.369	0.000	0.2	0.0
10Y1D	PostTailPost	Developmen	18.01	5.221	8.000	0	0.319	0.000	0.2	0.0
10Y1D	PostTailPost	Developmen	19.01	5.289	8.000	0	0.279	0.000	0.2	0.0
10Y1D	PostTailPost	Developmen	20.01	5.357	8.000	0	0.250	0.000	0.2	0.0
10Y1D	PostTailPost	Developmen	21.01	5.424	8.000	0	0.221	0.000	0.3	0.0
10Y1D	PostTailPost	Developmen	22.01	5.492	8.000	0	0.202	0.000	0.3	0.0
10Y1D	PostTailPost	Developmen	23.01	5.560	8.000	0	0.188	0.000	0.3	0.0
10Y1D	PostTailPost	Developmen	24.01	5.628	8.000	0	0.170	0.000	0.3	0.0
10Y1D	PostTailPost	Developmen	25.01	5.696	8.000	0	0.119	0.000	0.3	0.0
10Y1D	PostTailPost	Developmen	26.01	5.763	8.000	0	0.080	0.000	0.3	0.0
10Y1D	PostTailPost	Developmen	27.01	5.831	8.000	0	0.057	0.000	0.3	0.0
10Y1D	PostTailPost	Developmen	28.01	5.899	8.000	0	0.041	0.000	0.3	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
10Y1D	PostTailPost	Developmen	29.01	5.967	8.000	0	0.031	0.000	0.3	0.0
10Y1D	PostTailPost	Developmen	30.00	6.033	8.000	0	0.024	0.000	0.4	0.0
10Y3D	PONDPost	Developmen	0.00	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	1.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	2.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	3.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	4.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	5.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	6.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	7.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	8.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	9.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	10.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	11.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	12.02	15.001	20.000	3051	0.002	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	13.02	15.004	20.000	3060	0.004	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	14.02	15.010	20.000	3077	0.007	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	15.02	15.020	20.000	3101	0.009	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	16.02	15.032	20.000	3132	0.011	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	17.02	15.046	20.000	3170	0.014	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	18.02	15.063	20.000	3213	0.016	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	19.02	15.081	20.000	3262	0.018	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	20.02	15.102	20.000	3315	0.020	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	21.02	15.124	20.000	3373	0.021	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	22.02	15.148	20.000	3435	0.023	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	23.02	15.173	20.000	3500	0.025	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	24.02	15.199	20.000	3569	0.027	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	25.02	15.235	20.000	3664	0.041	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	26.02	15.277	20.000	3773	0.044	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	27.02	15.320	20.000	3885	0.047	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	28.02	15.364	20.000	4000	0.050	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	29.02	15.409	20.000	4119	0.052	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	30.02	15.455	20.000	4239	0.055	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	31.02	15.502	20.000	4361	0.057	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	32.02	15.549	20.000	4484	0.059	0.000	0.0	0.0
10Y3D	PONDPost	Developmen	33.02	15.596	20.000	4608	0.061	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	34.02	15.644	20.000	4732	0.063	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	35.02	15.692	20.000	4857	0.065	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	36.02	15.740	20.000	4982	0.066	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	37.02	15.788	20.000	5109	0.069	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	38.02	15.836	20.000	5235	0.070	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	39.02	15.884	20.000	5361	0.072	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	40.02	15.932	20.000	5486	0.073	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	41.02	15.980	20.000	5611	0.074	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	42.02	16.028	20.000	5724	0.076	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	43.02	16.076	20.000	5827	0.077	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	44.02	16.123	20.000	5931	0.078	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	45.02	16.170	20.000	6034	0.079	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	46.02	16.218	20.000	6137	0.080	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	47.02	16.265	20.000	6239	0.081	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	48.02	16.312	20.000	6341	0.083	0.000	0.1	0.0
10Y3D	PONDPost	Developmen	49.02	16.362	20.000	6451	0.093	0.000	0.1	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
10Y3D	PONDPost	Developmen	50.02	16.414	20.000	6566	0.096	0.000	0.2	0.0
10Y3D	PONDPost	Developmen	51.02	16.474	20.000	6695	0.115	0.000	0.2	0.0
10Y3D	PONDPost	Developmen	52.02	16.540	20.000	6838	0.128	0.000	0.2	0.0
10Y3D	PONDPost	Developmen	53.02	16.621	20.000	7015	0.169	0.000	0.2	0.0
10Y3D	PONDPost	Developmen	54.02	16.721	20.000	7234	0.211	0.000	0.2	0.0
10Y3D	PONDPost	Developmen	55.02	16.840	20.000	7493	0.257	0.000	0.2	0.0
10Y3D	PONDPost	Developmen	56.02	16.977	20.000	7791	0.305	0.000	0.2	0.0
10Y3D	PONDPost	Developmen	57.02	17.133	20.000	8188	0.363	0.000	0.3	0.0
10Y3D	PONDPost	Developmen	58.02	17.315	20.000	8664	0.472	0.000	0.3	0.0
10Y3D	PONDPost	Developmen	59.02	17.543	20.000	9260	0.705	0.000	0.4	0.0
10Y3D	PONDPost	Developmen	60.00	18.432	20.000	11396	7.097	1.253	0.7	0.1
10Y3D	PONDPost	Developmen	61.01	18.712	20.000	12006	1.043	2.038	1.0	0.2
10Y3D	PONDPost	Developmen	62.01	18.439	20.000	11410	0.582	1.270	1.1	0.3
10Y3D	PONDPost	Developmen	63.01	18.252	20.000	11003	0.378	0.820	1.1	0.4
10Y3D	PONDPost	Developmen	64.01	18.146	20.000	10772	0.369	0.595	1.2	0.5
10Y3D	PONDPost	Developmen	65.01	18.061	20.000	10587	0.222	0.433	1.2	0.5
10Y3D	PONDPost	Developmen	66.01	18.007	20.000	10469	0.224	0.340	1.2	0.5
10Y3D	PONDPost	Developmen	67.01	17.976	20.000	10392	0.225	0.290	1.2	0.6
10Y3D	PONDPost	Developmen	68.01	17.959	20.000	10346	0.223	0.263	1.2	0.6
10Y3D	PONDPost	Developmen	69.01	17.932	20.000	10276	0.149	0.223	1.2	0.6
10Y3D	PONDPost	Developmen	70.01	17.911	20.000	10222	0.149	0.194	1.3	0.6
10Y3D	PONDPost	Developmen	71.01	17.899	20.000	10190	0.150	0.177	1.3	0.6
10Y3D	PONDPost	Developmen	72.01	17.891	20.000	10170	0.147	0.167	1.3	0.7
10Y3D	PONDPost	Developmen	73.01	17.852	20.000	10069	0.000	0.119	1.3	0.7
10Y3D	PONDPost	Developmen	74.01	17.817	20.000	9977	0.000	0.080	1.3	0.7
10Y3D	PONDPost	Developmen	75.01	17.793	20.000	9913	0.000	0.056	1.3	0.7
10Y3D	PONDPost	Developmen	76.01	17.775	20.000	9867	0.000	0.041	1.3	0.7
10Y3D	PONDPost	Developmen	77.01	17.762	20.000	9833	0.000	0.031	1.3	0.7
10Y3D	PONDPost	Developmen	78.01	17.752	20.000	9806	0.000	0.024	1.3	0.7
10Y3D	PONDPost	Developmen	79.01	17.744	20.000	9786	0.000	0.019	1.3	0.7
10Y3D	PONDPost	Developmen	80.01	17.738	20.000	9770	0.000	0.015	1.3	0.7
10Y3D	PONDPost	Developmen	81.01	17.733	20.000	9757	0.000	0.012	1.3	0.7
10Y3D	PONDPost	Developmen	82.01	17.729	20.000	9747	0.000	0.010	1.3	0.7
10Y3D	PONDPost	Developmen	83.01	17.726	20.000	9738	0.000	0.008	1.3	0.7
10Y3D	PONDPost	Developmen	84.01	17.723	20.000	9730	0.000	0.007	1.3	0.7
10Y3D	PONDPost	Developmen	85.01	17.721	20.000	9724	0.000	0.006	1.3	0.7
10Y3D	PONDPost	Developmen	86.01	17.719	20.000	9719	0.000	0.005	1.3	0.7
10Y3D	PONDPost	Developmen	87.01	17.717	20.000	9714	0.000	0.004	1.3	0.7
10Y3D	PONDPost	Developmen	88.01	17.715	20.000	9710	0.000	0.004	1.3	0.7
10Y3D	PONDPost	Developmen	89.01	17.714	20.000	9707	0.000	0.003	1.3	0.7
10Y3D	PONDPost	Developmen	90.01	17.713	20.000	9704	0.000	0.003	1.3	0.7
10Y3D	PONDPost	Developmen	91.01	17.712	20.000	9701	0.000	0.003	1.3	0.7
10Y3D	PONDPost	Developmen	92.01	17.711	20.000	9699	0.000	0.002	1.3	0.7
10Y3D	PONDPost	Developmen	93.01	17.710	20.000	9697	0.000	0.002	1.3	0.7
10Y3D	PONDPost	Developmen	94.01	17.709	20.000	9695	0.000	0.002	1.3	0.7
10Y3D	PONDPost	Developmen	95.01	17.709	20.000	9693	0.000	0.002	1.3	0.7
10Y3D	PONDPost	Developmen	96.01	17.708	20.000	9692	0.000	0.001	1.3	0.7
10Y3D	PONDPost	Developmen	97.01	17.708	20.000	9690	0.000	0.001	1.3	0.7
10Y3D	PONDPost	Developmen	98.01	17.707	20.000	9689	0.000	0.001	1.3	0.7
10Y3D	PONDPost	Developmen	99.01	17.707	20.000	9688	0.000	0.001	1.3	0.7
10Y3D	PONDPost	Developmen	100.00	17.706	20.000	9687	0.000	0.001	1.3	0.7
10Y3D	PostTailPost	Developmen	0.00	4.000	8.000	0	0.000	0.000	0.0	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
10Y3D	PostTailPost	Developmen	1.02	4.069	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	2.02	4.137	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	3.02	4.204	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	4.02	4.272	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	5.02	4.340	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	6.02	4.408	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	7.02	4.476	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	8.02	4.543	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	9.02	4.611	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	10.02	4.679	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	11.02	4.747	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	12.02	4.815	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	13.02	4.882	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	14.02	4.950	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	15.02	5.018	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	16.02	5.086	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	17.02	5.154	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	18.02	5.221	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	19.02	5.289	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	20.02	5.357	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	21.02	5.425	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	22.02	5.493	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	23.02	5.560	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	24.02	5.628	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	25.02	5.696	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	26.02	5.764	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	27.02	5.832	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	28.02	5.899	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	29.02	5.967	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	30.02	6.035	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	31.02	6.103	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	32.02	6.171	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	33.02	6.238	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	34.02	6.306	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	35.02	6.374	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	36.02	6.442	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	37.02	6.510	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	38.02	6.577	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	39.02	6.645	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	40.02	6.713	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	41.02	6.781	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	42.02	6.849	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	43.02	6.916	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	44.02	6.984	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	45.02	7.052	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	46.02	7.120	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	47.02	7.188	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	48.02	7.255	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	49.02	7.323	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	50.02	7.391	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	51.02	7.459	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	52.02	7.527	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	53.02	7.594	8.000	0	0.000	0.000	0.0	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
10Y3D	PostTailPost	Developmen	54.02	7.662	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	55.02	7.730	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	56.02	7.798	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	57.02	7.866	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	58.02	7.933	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	59.02	7.995	8.000	0	0.000	0.000	0.0	0.0
10Y3D	PostTailPost	Developmen	60.00	7.692	8.000	0	1.253	0.000	0.1	0.0
10Y3D	PostTailPost	Developmen	61.01	7.381	8.000	0	2.038	0.000	0.2	0.0
10Y3D	PostTailPost	Developmen	62.01	7.073	8.000	0	1.270	0.000	0.3	0.0
10Y3D	PostTailPost	Developmen	63.01	6.766	8.000	0	0.820	0.000	0.4	0.0
10Y3D	PostTailPost	Developmen	64.01	6.458	8.000	0	0.595	0.000	0.5	0.0
10Y3D	PostTailPost	Developmen	65.01	6.150	8.000	0	0.433	0.000	0.5	0.0
10Y3D	PostTailPost	Developmen	66.01	5.843	8.000	0	0.340	0.000	0.5	0.0
10Y3D	PostTailPost	Developmen	67.01	5.535	8.000	0	0.290	0.000	0.6	0.0
10Y3D	PostTailPost	Developmen	68.01	5.227	8.000	0	0.263	0.000	0.6	0.0
10Y3D	PostTailPost	Developmen	69.01	4.919	8.000	0	0.223	0.000	0.6	0.0
10Y3D	PostTailPost	Developmen	70.01	4.612	8.000	0	0.194	0.000	0.6	0.0
10Y3D	PostTailPost	Developmen	71.01	4.304	8.000	0	0.177	0.000	0.6	0.0
10Y3D	PostTailPost	Developmen	72.01	4.000	8.000	0	0.167	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	73.01	4.000	8.000	0	0.119	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	74.01	4.000	8.000	0	0.080	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	75.01	4.000	8.000	0	0.056	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	76.01	4.000	8.000	0	0.041	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	77.01	4.000	8.000	0	0.031	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	78.01	4.000	8.000	0	0.024	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	79.01	4.000	8.000	0	0.019	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	80.01	4.000	8.000	0	0.015	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	81.01	4.000	8.000	0	0.012	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	82.01	4.000	8.000	0	0.010	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	83.01	4.000	8.000	0	0.008	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	84.01	4.000	8.000	0	0.007	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	85.01	4.000	8.000	0	0.006	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	86.01	4.000	8.000	0	0.005	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	87.01	4.000	8.000	0	0.004	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	88.01	4.000	8.000	0	0.004	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	89.01	4.000	8.000	0	0.003	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	90.01	4.000	8.000	0	0.003	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	91.01	4.000	8.000	0	0.003	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	92.01	4.000	8.000	0	0.002	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	93.01	4.000	8.000	0	0.002	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	94.01	4.000	8.000	0	0.002	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	95.01	4.000	8.000	0	0.002	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	96.01	4.000	8.000	0	0.001	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	97.01	4.000	8.000	0	0.001	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	98.01	4.000	8.000	0	0.001	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	99.01	4.000	8.000	0	0.001	0.000	0.7	0.0
10Y3D	PostTailPost	Developmen	100.00	4.000	8.000	0	0.001	0.000	0.7	0.0
25Y3D	PONDPost	Developmen	0.00	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost	Developmen	1.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost	Developmen	2.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost	Developmen	3.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost	Developmen	4.02	15.000	20.000	3049	0.000	0.000	0.0	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
25Y3D	PONDPost Developmen		5.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost Developmen		6.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost Developmen		7.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost Developmen		8.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost Developmen		9.02	15.000	20.000	3049	0.000	0.000	0.0	0.0
25Y3D	PONDPost Developmen		10.02	15.000	20.000	3050	0.001	0.000	0.0	0.0
25Y3D	PONDPost Developmen		11.02	15.004	20.000	3060	0.005	0.000	0.0	0.0
25Y3D	PONDPost Developmen		12.02	15.012	20.000	3081	0.009	0.000	0.0	0.0
25Y3D	PONDPost Developmen		13.02	15.024	20.000	3112	0.012	0.000	0.0	0.0
25Y3D	PONDPost Developmen		14.02	15.040	20.000	3153	0.015	0.000	0.0	0.0
25Y3D	PONDPost Developmen		15.02	15.059	20.000	3203	0.018	0.000	0.0	0.0
25Y3D	PONDPost Developmen		16.02	15.081	20.000	3260	0.021	0.000	0.0	0.0
25Y3D	PONDPost Developmen		17.02	15.105	20.000	3323	0.024	0.000	0.0	0.0
25Y3D	PONDPost Developmen		18.02	15.132	20.000	3393	0.026	0.000	0.0	0.0
25Y3D	PONDPost Developmen		19.02	15.160	20.000	3468	0.029	0.000	0.0	0.0
25Y3D	PONDPost Developmen		20.02	15.191	20.000	3548	0.031	0.000	0.0	0.0
25Y3D	PONDPost Developmen		21.02	15.223	20.000	3632	0.033	0.000	0.0	0.0
25Y3D	PONDPost Developmen		22.02	15.256	20.000	3719	0.035	0.000	0.0	0.0
25Y3D	PONDPost Developmen		23.02	15.291	20.000	3809	0.037	0.000	0.0	0.0
25Y3D	PONDPost Developmen		24.02	15.326	20.000	3901	0.039	0.000	0.0	0.0
25Y3D	PONDPost Developmen		25.02	15.375	20.000	4029	0.060	0.000	0.0	0.0
25Y3D	PONDPost Developmen		26.02	15.429	20.000	4170	0.063	0.000	0.0	0.0
25Y3D	PONDPost Developmen		27.02	15.484	20.000	4314	0.066	0.000	0.0	0.0
25Y3D	PONDPost Developmen		28.02	15.540	20.000	4460	0.069	0.000	0.0	0.0
25Y3D	PONDPost Developmen		29.02	15.596	20.000	4607	0.072	0.000	0.1	0.0
25Y3D	PONDPost Developmen		30.02	15.653	20.000	4755	0.075	0.000	0.1	0.0
25Y3D	PONDPost Developmen		31.02	15.709	20.000	4903	0.077	0.000	0.1	0.0
25Y3D	PONDPost Developmen		32.02	15.766	20.000	5052	0.080	0.000	0.1	0.0
25Y3D	PONDPost Developmen		33.02	15.823	20.000	5200	0.082	0.000	0.1	0.0
25Y3D	PONDPost Developmen		34.02	15.880	20.000	5348	0.084	0.000	0.1	0.0
25Y3D	PONDPost Developmen		35.02	15.936	20.000	5496	0.086	0.000	0.1	0.0
25Y3D	PONDPost Developmen		36.02	15.992	20.000	5643	0.088	0.000	0.1	0.0
25Y3D	PONDPost Developmen		37.02	16.049	20.000	5769	0.091	0.000	0.1	0.0
25Y3D	PONDPost Developmen		38.02	16.105	20.000	5892	0.092	0.000	0.1	0.0
25Y3D	PONDPost Developmen		39.02	16.162	20.000	6015	0.094	0.000	0.1	0.0
25Y3D	PONDPost Developmen		40.02	16.218	20.000	6137	0.095	0.000	0.1	0.0
25Y3D	PONDPost Developmen		41.02	16.273	20.000	6258	0.097	0.000	0.1	0.0
25Y3D	PONDPost Developmen		42.02	16.329	20.000	6379	0.098	0.000	0.1	0.0
25Y3D	PONDPost Developmen		43.02	16.384	20.000	6500	0.100	0.000	0.2	0.0
25Y3D	PONDPost Developmen		44.02	16.439	20.000	6620	0.101	0.000	0.2	0.0
25Y3D	PONDPost Developmen		45.02	16.494	20.000	6739	0.102	0.000	0.2	0.0
25Y3D	PONDPost Developmen		46.02	16.548	20.000	6857	0.103	0.000	0.2	0.0
25Y3D	PONDPost Developmen		47.02	16.602	20.000	6974	0.104	0.000	0.2	0.0
25Y3D	PONDPost Developmen		48.02	16.656	20.000	7091	0.106	0.000	0.2	0.0
25Y3D	PONDPost Developmen		49.02	16.713	20.000	7217	0.118	0.000	0.2	0.0
25Y3D	PONDPost Developmen		50.02	16.773	20.000	7347	0.122	0.000	0.2	0.0
25Y3D	PONDPost Developmen		51.02	16.841	20.000	7494	0.146	0.000	0.2	0.0
25Y3D	PONDPost Developmen		52.02	16.915	20.000	7655	0.162	0.000	0.2	0.0
25Y3D	PONDPost Developmen		53.02	17.007	20.000	7859	0.213	0.000	0.3	0.0
25Y3D	PONDPost Developmen		54.02	17.119	20.000	8153	0.266	0.000	0.3	0.0
25Y3D	PONDPost Developmen		55.02	17.251	20.000	8498	0.322	0.000	0.3	0.0
25Y3D	PONDPost Developmen		56.02	17.402	20.000	8890	0.380	0.000	0.3	0.0
25Y3D	PONDPost Developmen		57.02	17.572	20.000	9335	0.452	0.000	0.4	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
25Y3D	PONDPost	Developmen	58.02	17.768	20.000	9849	0.584	0.036	0.4	0.0
25Y3D	PONDPost	Developmen	59.02	17.967	20.000	10369	0.868	0.276	0.5	0.0
25Y3D	PONDPost	Developmen	60.00	18.803	20.000	12204	8.618	2.318	0.9	0.1
25Y3D	PONDPost	Developmen	61.00	18.956	20.000	12538	1.271	2.817	1.3	0.3
25Y3D	PONDPost	Developmen	62.00	18.575	20.000	11708	0.704	1.638	1.3	0.5
25Y3D	PONDPost	Developmen	63.00	18.337	20.000	11189	0.455	1.018	1.4	0.6
25Y3D	PONDPost	Developmen	64.01	18.205	20.000	10902	0.444	0.719	1.4	0.7
25Y3D	PONDPost	Developmen	65.01	18.105	20.000	10683	0.267	0.516	1.5	0.7
25Y3D	PONDPost	Developmen	66.01	18.043	20.000	10548	0.270	0.402	1.5	0.8
25Y3D	PONDPost	Developmen	67.01	18.009	20.000	10473	0.270	0.343	1.5	0.8
25Y3D	PONDPost	Developmen	68.01	17.989	20.000	10427	0.268	0.312	1.5	0.8
25Y3D	PONDPost	Developmen	69.01	17.959	20.000	10348	0.179	0.264	1.5	0.9
25Y3D	PONDPost	Developmen	70.01	17.936	20.000	10287	0.179	0.229	1.6	0.9
25Y3D	PONDPost	Developmen	71.01	17.922	20.000	10252	0.180	0.210	1.6	0.9
25Y3D	PONDPost	Developmen	72.01	17.914	20.000	10230	0.177	0.198	1.6	0.9
25Y3D	PONDPost	Developmen	73.01	17.869	20.000	10112	0.000	0.139	1.6	0.9
25Y3D	PONDPost	Developmen	74.01	17.828	20.000	10006	0.000	0.092	1.6	0.9
25Y3D	PONDPost	Developmen	75.01	17.801	20.000	9933	0.000	0.064	1.6	1.0
25Y3D	PONDPost	Developmen	76.01	17.781	20.000	9882	0.000	0.046	1.6	1.0
25Y3D	PONDPost	Developmen	77.01	17.766	20.000	9844	0.000	0.034	1.6	1.0
25Y3D	PONDPost	Developmen	78.01	17.755	20.000	9815	0.000	0.026	1.6	1.0
25Y3D	PONDPost	Developmen	79.01	17.747	20.000	9793	0.000	0.020	1.6	1.0
25Y3D	PONDPost	Developmen	80.01	17.740	20.000	9776	0.000	0.016	1.6	1.0
25Y3D	PONDPost	Developmen	81.01	17.735	20.000	9762	0.000	0.013	1.6	1.0
25Y3D	PONDPost	Developmen	82.01	17.731	20.000	9750	0.000	0.011	1.6	1.0
25Y3D	PONDPost	Developmen	83.01	17.727	20.000	9741	0.000	0.009	1.6	1.0
25Y3D	PONDPost	Developmen	84.01	17.724	20.000	9733	0.000	0.007	1.6	1.0
25Y3D	PONDPost	Developmen	85.01	17.721	20.000	9726	0.000	0.006	1.6	1.0
25Y3D	PONDPost	Developmen	86.01	17.719	20.000	9721	0.000	0.005	1.6	1.0
25Y3D	PONDPost	Developmen	87.01	17.717	20.000	9716	0.000	0.005	1.6	1.0
25Y3D	PONDPost	Developmen	88.01	17.716	20.000	9712	0.000	0.004	1.6	1.0
25Y3D	PONDPost	Developmen	89.01	17.714	20.000	9708	0.000	0.003	1.6	1.0
25Y3D	PONDPost	Developmen	90.01	17.713	20.000	9705	0.000	0.003	1.6	1.0
25Y3D	PONDPost	Developmen	91.01	17.712	20.000	9702	0.000	0.003	1.6	1.0
25Y3D	PONDPost	Developmen	92.01	17.711	20.000	9700	0.000	0.002	1.6	1.0
25Y3D	PONDPost	Developmen	93.01	17.710	20.000	9698	0.000	0.002	1.6	1.0
25Y3D	PONDPost	Developmen	94.01	17.710	20.000	9696	0.000	0.002	1.6	1.0
25Y3D	PONDPost	Developmen	95.01	17.709	20.000	9694	0.000	0.002	1.6	1.0
25Y3D	PONDPost	Developmen	96.01	17.708	20.000	9692	0.000	0.002	1.6	1.0
25Y3D	PONDPost	Developmen	97.01	17.708	20.000	9691	0.000	0.001	1.6	1.0
25Y3D	PONDPost	Developmen	98.01	17.707	20.000	9690	0.000	0.001	1.6	1.0
25Y3D	PONDPost	Developmen	99.01	17.707	20.000	9688	0.000	0.001	1.6	1.0
25Y3D	PONDPost	Developmen	100.00	17.707	20.000	9687	0.000	0.001	1.6	1.0
25Y3D	PostTailPost	Developmen	0.00	4.000	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	1.02	4.069	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	2.02	4.137	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	3.02	4.204	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	4.02	4.272	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	5.02	4.340	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	6.02	4.408	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	7.02	4.476	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	8.02	4.543	8.000	0	0.000	0.000	0.0	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
25Y3D	PostTailPost	Developmen	9.02	4.611	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	10.02	4.679	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	11.02	4.747	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	12.02	4.815	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	13.02	4.882	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	14.02	4.950	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	15.02	5.018	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	16.02	5.086	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	17.02	5.154	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	18.02	5.221	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	19.02	5.289	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	20.02	5.357	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	21.02	5.425	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	22.02	5.493	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	23.02	5.560	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	24.02	5.628	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	25.02	5.696	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	26.02	5.764	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	27.02	5.832	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	28.02	5.899	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	29.02	5.967	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	30.02	6.035	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	31.02	6.103	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	32.02	6.171	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	33.02	6.238	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	34.02	6.306	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	35.02	6.374	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	36.02	6.442	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	37.02	6.510	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	38.02	6.577	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	39.02	6.645	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	40.02	6.713	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	41.02	6.781	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	42.02	6.849	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	43.02	6.916	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	44.02	6.984	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	45.02	7.052	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	46.02	7.120	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	47.02	7.188	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	48.02	7.255	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	49.02	7.323	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	50.02	7.391	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	51.02	7.459	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	52.02	7.527	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	53.02	7.594	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	54.02	7.662	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	55.02	7.730	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	56.02	7.798	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	57.02	7.866	8.000	0	0.000	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	58.02	7.933	8.000	0	0.036	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	59.02	7.995	8.000	0	0.276	0.000	0.0	0.0
25Y3D	PostTailPost	Developmen	60.00	7.692	8.000	0	2.318	0.000	0.1	0.0
25Y3D	PostTailPost	Developmen	61.00	7.384	8.000	0	2.817	0.000	0.3	0.0

GERBER COLLISON -FT PIERCE -NODE TIME SERIES

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
25Y3D	PostTailPost Developmen		62.00	7.076	8.000	0	1.638	0.000	0.5	0.0
25Y3D	PostTailPost Developmen		63.00	6.769	8.000	0	1.018	0.000	0.6	0.0
25Y3D	PostTailPost Developmen		64.01	6.458	8.000	0	0.719	0.000	0.7	0.0
25Y3D	PostTailPost Developmen		65.01	6.150	8.000	0	0.516	0.000	0.7	0.0
25Y3D	PostTailPost Developmen		66.01	5.843	8.000	0	0.402	0.000	0.8	0.0
25Y3D	PostTailPost Developmen		67.01	5.535	8.000	0	0.343	0.000	0.8	0.0
25Y3D	PostTailPost Developmen		68.01	5.227	8.000	0	0.312	0.000	0.8	0.0
25Y3D	PostTailPost Developmen		69.01	4.920	8.000	0	0.264	0.000	0.9	0.0
25Y3D	PostTailPost Developmen		70.01	4.612	8.000	0	0.229	0.000	0.9	0.0
25Y3D	PostTailPost Developmen		71.01	4.304	8.000	0	0.210	0.000	0.9	0.0
25Y3D	PostTailPost Developmen		72.01	4.000	8.000	0	0.198	0.000	0.9	0.0
25Y3D	PostTailPost Developmen		73.01	4.000	8.000	0	0.139	0.000	0.9	0.0
25Y3D	PostTailPost Developmen		74.01	4.000	8.000	0	0.092	0.000	0.9	0.0
25Y3D	PostTailPost Developmen		75.01	4.000	8.000	0	0.064	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		76.01	4.000	8.000	0	0.046	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		77.01	4.000	8.000	0	0.034	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		78.01	4.000	8.000	0	0.026	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		79.01	4.000	8.000	0	0.020	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		80.01	4.000	8.000	0	0.016	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		81.01	4.000	8.000	0	0.013	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		82.01	4.000	8.000	0	0.011	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		83.01	4.000	8.000	0	0.009	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		84.01	4.000	8.000	0	0.007	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		85.01	4.000	8.000	0	0.006	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		86.01	4.000	8.000	0	0.005	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		87.01	4.000	8.000	0	0.005	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		88.01	4.000	8.000	0	0.004	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		89.01	4.000	8.000	0	0.003	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		90.01	4.000	8.000	0	0.003	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		91.01	4.000	8.000	0	0.003	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		92.01	4.000	8.000	0	0.002	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		93.01	4.000	8.000	0	0.002	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		94.01	4.000	8.000	0	0.002	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		95.01	4.000	8.000	0	0.002	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		96.01	4.000	8.000	0	0.002	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		97.01	4.000	8.000	0	0.001	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		98.01	4.000	8.000	0	0.001	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		99.01	4.000	8.000	0	0.001	0.000	1.0	0.0
25Y3D	PostTailPost Developmen		100.00	4.000	8.000	0	0.001	0.000	1.0	0.0

GEOTECHNICAL REPORT

GEOTECHNICAL EXPLORATION

GERBER COLLISION CENTER
1893 N. US HIGHWAY 1
FORT PIERCE, FL

UES PROJECT NO. A26153.00025.001

PREPARED FOR:

Eden Rock Real Estate Partners
50 Old Ivy Road NE
Atlanta, GA 30342

Attn: Gideon Lee

PREPARED BY:

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

February 24, 2026

February 24, 2026

Gideon Lee
Eden Rock Real Estate Partners
50 Old Ivy Road NE
Atlanta, GA 30342

Subject: Report of Geotechnical Exploration
Gerber Collision Center
1893 N. US Highway 1, Fort Pierce, FL
UES Project No. A26153.00025.001

Dear Gideon Lee:

In accordance with your authorization, **UES Professional Solutions, LLC (UES)** has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with UES's Geotechnical Engineering Proposal No. A26153.00025.001 dated January 20, 2026, planned in conjunction with and authorized by you.

The purpose of the subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of the subsurface exploration and UES's engineering interpretations of these with respect to the project characteristics described to UES, including providing recommendations for foundation design, pavement section and site preparation.

EXECUTIVE SUMMARY

UES understands that this project consists of a proposed 16,570 ft^2 collision center, retention pond, and parking spaces located at 1893 N. US Highway 1 in Fort Pierce, FL. UES was provided with two (2) conceptual site plans prepared by Quick Concepts Group, dated 10/15/2025, showing the layout of the proposed construction. No structural information was provided at this time. UES understands the exploration as described below is part of a due diligence process.

For the foundation recommendations presented in this report, UES understands that the proposed structure will consist of a pre-engineered metal building (PEMB) supported on conventional shallow footing foundations. For purposes of this report and analysis, UES has estimated foundation loading at **80 kips** for any isolated column footings and **5 kips per linear foot** for continuous footings.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that recommendations with respect to any modifications may be reviewed.

As part of the exploration, UES performed:

- Four (4) Standard Penetration Test (SPT) borings (ASTM D-1586) advanced to depths of approximately 20 feet below ground surface (BGS) within the footprint of the proposed building. (B-1 through B-4)
- One (1) Standard Penetration Test (SPT) boring (ASTM D-1586) advanced to a depth of approximately 10 feet below ground surface (BGS) within the proposed retention area. (B-5)
- Two (2) Standard Penetration Test (SPT) borings (ASTM D-1586) advanced to depths of approximately 6 feet below ground surface (BGS) within the proposed parking areas. (B-6 and B-7)

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to loose fine grained sand (SP) from the ground surface to the termination depths of the borings at 6, 10 and 20 feet below ground surface (BGS). Boring B-5 encountered loose fine grained sand with little clay (SP-SC) from 8.0 to 10 feet BGS. SPT N-values in these layers ranged from 3 to 10 blows per foot.

On the date of UES's field exploration (February 2026), groundwater was not encountered within the upper 10 feet below ground surface in the test borings.

Following proper site preparation as described in this report, it is UES's professional opinion that the proposed structures can be supported on a shallow foundation system bearing on properly compacted existing soils or on properly compacted engineered fill. A net allowable soil bearing pressure of **2,500 pounds per square foot (psf)** may be used for the design of shallow isolated spread footings and/or continuous strip footings.

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

Respectfully Submitted,

UES Professional Solutions, LLC
Florida Registry No. 549

This item has been digitally signed and sealed by Estela G. León Aguilar, M.S., P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

Estela G. León Aguilar, M.S., P.E.
Senior Geotechnical Engineer
Florida Registration No. 83307

Gabriel Georgakopoulos, E.I.
Staff Engineer

Distribution: Gideon Lee – Eden Rock Real Estate Partners 1 pdf

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Project Description 1
1.2 Scope of Services 1

2.0 OBSERVATIONS 2

2.1 Site Description and Historical Data 2
2.2 Laboratory Testing and Procedures 2
2.3 Field Exploration 2

3.0 SUBSURFACE CONDITIONS 3

3.1 Hydrogeological Conditions 4

4.0 ENGINEERING EVALUATION AND RECOMMENDATIONS 4

4.1 General 4
4.2 Site Preparation Recommendations 5
4.3 Slab-on-Grade Design 7

5.0 PAVEMENT AND ROADWAY RECOMMENDATIONS 7

5.1 Pavement Site Preparation 7
5.2 General Components 9
5.3 Compacted Subgrade or Embankment Fill 9
5.4 Stabilized Subgrade 10
5.5 Base Course 10
5.6 Surface Course 10
5.7 Concrete Pavement 11
5.8 Effects of Water 12
5.9 Construction Traffic 12
5.10 Pipe Bedding and Backfill 12

6.0 SITE EXCAVATIONS 13

7.0 REPORT LIMITATIONS 13

8.0 BASIS FOR RECOMMENDATIONS 14

Appendix A - Site Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Borings
Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Project Description

UES understands that this project consists of a proposed 16,570 ft^2 collision center, retention pond, and parking spaces located at 1893 N. US Highway 1 in Fort Pierce, FL. UES was provided with two (2) conceptual site plans prepared by Quick Concepts Group, dated 10/15/2025, showing the layout of the proposed construction. No structural information was provided at this time. UES understands the exploration as described below is part of a due diligence process.

For the foundation recommendations presented in this report, UES understands that the proposed structure will consist of a pre-engineered metal building (PEMB) supported on conventional shallow footing foundations. For purposes of this report and analysis, UES has estimated foundation loading at **80 kips** for any isolated column footings and **5 kips per linear foot** for continuous footings.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that recommendations with respect to any modifications may be reviewed.

1.2 Scope of Services

The objective of the geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during the field exploration.

2. Review the soil samples obtained during the field exploration for classification and additional testing if necessary.

3. Evaluate the existing soil conditions found during UES's exploration with respect to foundation support for the proposed construction.

4. Provide recommendations with respect to foundation support of the proposed construction, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.

5. Provide recommendations with respect to pavement design and site preparation criteria for the proposed construction.

2.0 OBSERVATIONS

2.1 Site Description and Historical Data

The project site is located at 1893 N. US Highway in Fort Pierce, FL as illustrated on the Site Vicinity Map in **Appendix A**. At the time of UES's exploration, the site was vacant and characterized by moderate vegetation and variable surface slopes across the property. The subject property is bounded by a water canal along the western and southern boundaries, Old U.S. Highway 1 along the southern and eastern boundaries, and undeveloped land to the north.

UES reviewed historic aerial between 1958 and 2023. Aerial imagery from 1958 to 1984 indicates the property was vacant and undeveloped with moderate vegetation. Between 1984 and 2019, the site appeared to be more densely vegetated, and an apparent unpaved path developed across the property. Based on imagery from 2022 to 2023, vegetation cover had significantly decreased, and the previously observed path was no longer visible.

2.2 Laboratory Testing and Procedures

Soil samples recovered from the field exploration were returned to UES's laboratory. A geotechnical engineer visually examined and reviewed the field descriptions of the recovered soils in general accordance with Unified Soil Classification System (ASTM D-2488). Samples were visually examined to accurately evaluate the subsurface soil properties and site geomorphic conditions. Upon reviewing the samples, no laboratory testing was deemed necessary.

The soil samples will be retained in UES's laboratory for 30 days and then discarded unless UES is notified otherwise in writing. The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

2.3 Field Exploration

As part of the exploration, UES performed:

- Four (4) Standard Penetration Test (SPT) borings (ASTM D-1586) advanced to depths of approximately 20 feet below ground surface (BGS) within the footprint of the proposed building. (B-1 through B-4)
- One (1) Standard Penetration Test (SPT) boring (ASTM D-1586) advanced to a depth of approximately 10 feet below ground surface (BGS) within the proposed retention area. (B-5)
- Two (2) Standard Penetration Test (SPT) borings (ASTM D-1586) advanced to depths of approximately 6 feet below ground surface (BGS) within the proposed parking areas. (B-6 and B-7)

The boring depths were established based upon UES's knowledge of vicinity soils and confined to the zone of soil likely to be influenced by the planned construction. The locations of the borings are illustrated on the Test Location Plan in **Appendix B**.

The SPT boring method was used as the investigative tool within the borings. Penetration tests were performed in substantial accordance with ASTM Procedure D-1586, "Penetration Test and Split-Barrel Sampling of Soils". This test procedure consists of driving a 1.4-inch I.D. split-tube sampler into the soil profile using a 140-pound automatic/manual hammer falling 30 inches. The number of blows per foot for the second and third 6-inch increments is an indication of soil strength. The SPT borings were performed using a Diedrich D-25, a track-mounted drill rig equipped with an automatic hammer. The soil samples recovered from the soil borings were classified and stratified by a geotechnical engineer. Following completion of the field services, all boreholes were backfilled with excavated soil/rock, and the site generally cleaned, as required.

The results of the classification and stratification are encountered during UES's exploration are presented in **Appendix D** "Log of Boring Records". It should be noted that soil conditions might vary between what is depicted on the attached log and other areas of the site. The soil boring data reflect information from a specific test location only. Site specific survey staking for the test location was not provided for UES's field exploration. The boring location was determined in the field by a project engineer by measuring distances and estimating right angles from existing site features. The latitude, longitude, and elevation noted in UES's boring logs were taken from Google Earth. Google Earth uses WGS-84 or Local Mean Sea Level (MSL) as datum. It should be noted that elevations may not always be correct if fill is added or site grades change to a site after Google captures the image. The boring location and elevations noted should, therefore, be considered approximate. The boring depths were confined to the zone of soil likely to be stressed by the proposed construction.

The boring log depicts the observed soils in graphic detail. The Standard Penetration Test boring indicates the penetration resistance, or N-values logged during the drilling and sampling activities. Please refer to **Appendix C** "Notes Related to the Test Borings" for further clarification of UES's field exploration. The classifications and descriptions shown on the log are generally based upon visual characterizations of the recovered soil samples. All soil samples reviewed have been depicted and classified in accordance with the Unified Soil Classification System symbols (i.e. SP, SP-SM, SC, etc.). See in **Appendix E** "Discussion of Soil Groups", for a detailed description of various soil groups.

3.0 SUBSURFACE CONDITIONS

The geology of the site, as mapped on the USDA Soil Survey website, consists of *Paola sand, 0 to 5 percent slopes (28), Pendarvis and Pomello sands, 0 to 5 percent slopes (29) and St. Lucie sand, 0 to 8 percent slopes (42)*. Note that the Soil Survey generally extends to a maximum depth of 80 inches below the ground surface and is not indicative of deeper soil conditions.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to loose fine grained sand (SP) from the ground surface to the termination depths of the borings at 6, 10 and 20 feet below ground surface (BGS). Boring B-5 encountered loose fine grained sand with little clay (SP-SC) from 8.0 to 10 feet BGS. SPT N-values in these layers ranged from 3 to 10 blows per foot.

3.1 Hydrogeological Conditions

On the date of UES's field exploration (February 2026), groundwater was not encountered within the upper 10 feet below ground surface in the test borings. At this depth, drilling mud is introduced to maintain the borehole open and therefore, a water table could not be established. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in UES's scope of work in relation to the wet seasonal high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact UES for additional guidance.

4.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

4.1 General

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements within tolerable limits for the structure type, and resist environmental forces, which the foundation may be subjected to over the life of the structure. Environmental forces in Florida can include sinkholes, shrinking and swelling soils, and soil consolidation, among others. It is UES's opinion that these specific environmental forces have a low risk (on a scale of low, moderate, high) of detrimentally affecting shallow foundation performance at this site.

The soil bearing capacity is the soil's ability to support loads without punching into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic. Based on the scope of the proposed project, it is UES's opinion that the soils at the site are generally suitable for shallow foundations to support the proposed structure once ground improvement techniques discussed herein have been completed.

The allowable amount of settlement that a structure may tolerate is dependent on several factors including uniformity of settlement, time rate of settlement, structural dimensions and properties of the structural materials. Generally, total, or uniform settlement does not damage a structure but may affect drainage and utility connections. These can generally tolerate movements of several inches for building construction. In contrast, differential settlement affects a structure's frame and is limited by the structural flexibility.

Shallow foundations appear to be suitable for the proposed project and can be used to support the proposed structures at this site, provided that the existing soils and any fill soils are properly prepared as discussed herein. Shallow foundations can consist of conventional shallow continuous strip footings and isolated spread footings, or a monolithic turned down footing and slab type foundation. A maximum allowable soil bearing pressure of **2,500 psf** may be used for foundation design.

4.2 Site Preparation Recommendations

UES recommends the following compaction requirements for this project:

- Proof Roll..... 98 percent of modified Proctor
- Building Pad Fill..... 98 percent of modified Proctor
- Footing..... 98 percent of modified Proctor

The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). All density tests should be performed to a depth of 1 foot below stripped surface and bottom of the footings. Density testing should be performed using the nuclear method (ASTM D 6938).

UES's recommendations for the preparation of the site for the use of shallow foundation systems and on-grade slabs are contained herein. This approach to improving and maintaining the site soil has been found to be successful on projects with similar soil conditions.

The following steps shall be incorporated into the construction plans in order to prepare the subgrade soils for the construction of spread footings and/or isolated footings to support the proposed structures. The earthwork and testing required herein should be performed under the supervision of UES personnel:

1. Initial site preparation for the proposed construction should consist of clearing the vegetation and stripping and removal of the topsoil to expose clean granular soils. Disposal of these materials shall be accomplished in accordance with local and municipal guidelines.

2. Existing underground drainage/utility pipes (if any) to be relocated shall be abandoned by either complete removal and subsequent soil backfilling in accordance with the recommendation provided herein, or left in-place and filled with "flowable fill".

3. Following the site stripping, areas of surficial sand should be compacted prior to the placement of any fill. UES recommends a steel drum vibratory roller with a minimum static weight of 20,000 lbs. and minimum vibratory impact energy of 50,000 lbs to proof roll the entire building area. The roller should be operated at 2 mph making at least 10 perpendicular overlapping passes. Densification of the soils should be performed within the proposed development areas plus a 5-foot-wide perimeter extending beyond the outside edge of the same, where practical.

Densification operations should continue until the subgrade soils are firm and unyielding. Any area of the exposed surface that deflects excessively under the weight of the compaction equipment should be excavated approximately 24 inches and be replaced with compacted structural fill. No section of the subgrade should receive less than 4 passes of the roller or until at least 98% maximum density (ASTM D 1557) is achieved for a depth of at least 1 foot below the excavated surface. Upon completion of the proof rolling, backfill shall be placed in maximum 12-inch loose lifts and compacted to a minimum density of **98 percent** of the Modified Proctor maximum dry density (ASTM D-1557). Fill to be compacted with a vibratory plate tamper or a small walk behind vibratory roller should be placed in lifts not exceeding six inches in loose thickness.

4. The bottom of footing excavations shall be compacted with a steel drum vibratory roller with a minimum static weight of 20,000 lbs. and minimum vibratory impact energy of 36,000 lbs.; (Dynapac CA-250D or equivalent) or equivalent equipment. The roller should be operated at 2 mph. Additional passes may be necessary if acceptable compaction is not achieved. Density tests shall be completed at footing subgrade to confirm that the soils have achieved a minimum degree of compaction of 95 percent of modified proctor maximum density (ASTM D-1557). The bottom of all footings shall be examined by the engineer or his representative to determine if the soil is free of all organic and/or deleterious materials, and if the required compaction and soil pressures are achieved or if additional compaction is required.

5. Fill material placement (if needed) should be inorganic (classified as SP/SW) containing not more than 5 percent (by weight) fibrous organic materials. Fill materials with silt-size soil fines in excess of 10% should not be used, this includes cyclone sand material. Place fill in maximum 12-inch lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density (ASTM D-1557) with a vibratory roller. Perform compliance tests within the fill at a frequency of not less than one test per 2,500 square feet per lift in the building areas, or a minimum of 2 test locations per lift, whichever is greater.

6. If site preparation work is performed during the rainy season (May through October), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the “dry” season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures evaporate ponded water. Therefore, the contractor should practice wet weather means and methods for earthwork during the “dry” season as well. Groundwater and surface water control, use of granular fill material and aeration are typical means to accomplish wet weather grading.

7. It is likely that proof-rolling and any subsequent backfill compaction with the aforementioned equipment may induce ground vibrations that can affect the existing nearby structures. A representative from UES’s office can monitor the vibration disturbance using seismograph equipment capable of recording ground velocities that can be used to determine if construction activity at the site is

exceeding tolerable vibration levels on adjacent structures as established by the project structural engineer.

8. The contractor shall take into account the final contours and grades as established by the plan when executing his backfilling and compaction operations.

Provided the column/wall footing subgrade is prepared in accordance with the above guidelines, UES recommends a **net allowable soil bearing pressure of 2,500 psf** for the foundation design. In addition, column footings bearing on the recommended subgrade will yield settlement values less than 1-inch total and ½-inch differential between adjacent columns or a horizontal distance of 20 feet. Because of the granular nature of the subsurface soils, the majority of the settlements should occur during construction; post-construction settlement should be minimal. Footing dimensions shall be determined in accordance with the aforementioned soil bearing capacity, the Florida Building Code (latest edition), and any local municipal ordinance.

Shallow foundations should be embedded a minimum of 12 inches into the bearing soil in accordance with Section 1809.4 of the Florida Building Code (latest ed.). The embedment shall be measured from the lowest adjacent exterior grade. Isolated column footings should be at least 30 inches in width and continuous strip footings should have a width of at least 18 inches, regardless of contact pressure. All footings and columns should be structurally separated from the floor slab so that minor differential foundation settlement can occur without causing damage to the slab-on-grade floor unless a monolithic slab-on-grade foundation is planned.

4.3 Slab-on-Grade Design

Slab-on-grade construction may be used for the ground floor provided the soils are prepared as recommended in this report. A modulus of subgrade reaction of 150 pounds per cubic inch (pci) may be used in the design of grade level slabs bearing on well-compacted, granular fill. To minimize localized cracking under non-uniform loading, the slab should be adequately reinforced. Cracking can be further minimized by liberally jointing the slabs and by structurally separating them from the building walls and columns. In UES's opinion, a highly porous base course underground slabs are not needed. UES does recommend using plastic vapor barriers at least 6 mils thick.

5.0 PAVEMENT AND ROADWAY RECOMMENDATIONS

5.1 Pavement Site Preparation

UES's recommendations for the preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soil has been found to be successful with similar soil conditions.

1. Initial site preparation should consist of performing dewatering operations (if necessary) prior to any earthwork.

2. The proposed construction limits should be cleared, stripped, and grubbed of all construction debris and existing topsoil, vegetation, and associated root systems to a depth of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.

3. Prior to initiating fill operations, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

4. If the roadway subgrade soils become wet and unstable due to excessive rainfall, groundwater intrusion, or the presence of silty/clayey soils, the unsuitable soils may be undercut and replaced using FDOT No. 57 stone, a sand/rock mixture, or equivalent backfill. Alternatively, it may be possible to place fill until a stable unyielding condition is achieved, and the fill is compacted to meet the density criteria. However, if the fill areas remain unstable and compaction cannot be achieved, then the fill should be removed, and underlying soils excavated and replaced with clean sand to such a depth required to achieve a stable, unyielding condition that also meets the compaction criteria.

5. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 12 percent should not be used, including cyclone sand material.** The fill should be placed in a maximum 12-inch-thick lift. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

6. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

7. Representative samples of both on-site and imported materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.

8. The contractor should consider the final contours and grades as established by the site grading, paving, and drainage plans when executing backfilling and compaction operations.

5.2 General Components

Flexible pavement structures in this geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade. In addition, concrete pavements can also be utilized and constructed directly on top of prepared grades or on top of a base course and stabilized subgrade for heavier loads. Based on actual conditions found, UES's experience in the area and the anticipated traffic weights, a flexible pavement structure is recommended after the placement of geogrids. The typical pavement section thicknesses are provided in table below:

Typical Pavement Section Recommendations

Type of Pavement	Layer	Material Description	Layer Thickness		
			Light Duty	Heavy Duty*	FDOT ROW
Flexible	(A)	FDOT Type S (non FDOT) or SP (FDOT)	1.5	2.5	3
	(B)	Crushed Base with minimum LBR of 100, compacted to 98% of the modified Proctor maximum dry density	6	8	15
	(SG)	Stabilized sub-grade fill, compacted to 98% of the modified Proctor maximum dry density	12	12	12
	STRUCTURAL NUMBER (SN)		**2.70**	**3.50**	**4.98**
Rigid	(C)	Florida DOT Portland Cement Concrete	NA	8**	NA
	(B)	Crushed Limerock with minimum LBR OF 100, compacted to 98% of the modified Proctor maximum dry density	NA	6	NA
	(CG)	Compacted sub-grade fill, compacted to 98% of the modified Proctor maximum dry density	NA	12	NA

A = Asphaltic Concrete (Layer Coefficient = 0.44 per inch)
B = Base Course (Layer Coefficient = 0.18 per inch) (**note: Minimum LBR for recycled concrete is 150 for an equivalent layer coefficient of 0.18 per inch**)
SG = Stabilized Subgrade (Layer Coefficient = 0.08 per inch)
CG = Compacted Subgrade (Layer Coefficient = 0.00 per inch)
C = Concrete (based on 4,000 psi compressive strength)

* Based on Table 3.4 from ACI 330, Category "D" – Tractor Trailer Units with one or more trailers
** Can be reduced by 1.0 inch if dowels are used at transverse joints.

It should be noted that these are the minimum requirements, and the final pavement thickness design should be provided by the project civil engineer based on anticipated traffic loadings. Asphalt pavements should be constructed in accordance with the latest edition of the Florida Department of Transportation Flexible Pavement Design Manual.

5.3 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be compacted and in compliance to specifications presented in the pavement site preparation procedure section mentioned above in this report.

5.4 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade or embankment fill and the base course. UES recommends subgrade material be compacted to 98 percent of the Modified Proctor maximum dry density value (AASHTO T-180). The subgrade material should be stabilized to a minimum Limerock Bearing Ratio (LBR) of 40. Perform compliance tests on the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

5.5 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade.

In areas where separation of at least 1½ feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, UES recommends the base course be limerock minimum (LBR=100). Limerock material should be mined from an approved source. The limerock should be placed in lifts no greater than 6-inches and compacted to at least 98 percent of the Modified Proctor maximum dry density value (AASHTO T-180).

If separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1½ feet, UES recommends that crushed limerock not be used. The base course should be of an asphaltic base (ABC-3 with a minimum Marshall Stability of 1,000 pounds). In addition, to minimize the potential for perching of the groundwater table, UES does not recommend the use of chemically stabilized subgrade (i.e. sludge). Instead, the subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of the soil's Modified Proctor maximum dry density value (AASHTO T-180). Perform compliance tests on the base course to its respective depth (6” or 8”) at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

5.6 Surface Course

The surface course is usually the portion of the pavement section, which is exposed directly to traffic. In the light duty areas where there is occasional truck traffic, but predominantly passenger cars, UES recommends using asphaltic concrete, which has a stability of 1,500 pounds. Heavy-duty areas where truck traffic is predominant, UES recommends using asphaltic concrete, which has a minimum stability of 1,500 pounds. Asphaltic concrete mixes shall consist of the materials actually used and should concur to a current approved design.

Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications. Asphalt should be compacted to a minimum of 95 percent of the laboratory density.

Perform compliance tests on the surface course, by coring to evaluate the material thickness and to perform laboratory densities, at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

5.7 Concrete Pavement

The minimum rigid pavement thickness recommended in this report is based upon concrete with a minimum compressive strength of 4,000 psi. Fill that may be required to raise grades in slab areas should be compacted to at least **98 percent** of the Modified Proctor maximum dry density (ASTM D-1557).

The pavement slabs should be reinforced to make them as rigid a practical. Proper joints should be provided at the junctions of slabs and foundation systems so that a small amount of independent movement can without causing structural damage. Construction and control joints should be accordance with ACI and Industry practices. The ACI 330R guidelines recommend contraction joints based on the thickness of the slab. A contraction joint predetermines the location of cracks caused by restrained shrinkage of the concrete and be the effects of loads and warping and curling.

Table 3.13—Spacing between contraction joints

Pavement thickness, in. (mm)	Maximum spacing, ft (m)
3-1/2 (90)	8-1/2 (2.5)
4, 4-1/2 (100, 110)	10 (3)
5, 5-1/2 (125, 140)	12-1/2 (4)
6 or greater (150 or greater)	15 (4.5)

The depth of the *contraction joint* should be at least ¼ of the slab thickness. The width of the cut depends on whether the joint will be sealed. A narrow joint, generally 1/10 to 1/8 in. wide, is common for unsealed joints. Cuts at least ¼ in. wide are required for sealed joints. Joint sealant manufacturers' recommendations should be followed for the depth and width of joints that are to be sealed. For this project, all joints should be sealed. Sawing operations should be done within 4 to 12 hours after the localized finishing of an area.

Construction joints provide the interface between areas of concrete placed at different times during the course of a project. Due to the high traffic loads, load transfer across construction joints is recommended. Keyways are not recommended due to poor performance histories. UES recommends the use of dowels across construction joints in accordance with the requirements of ACI 330R.

Expansion (isolation) joints are recommended at pavement areas that will move independently of each other. Such areas include where aisles intersect or near fixed structures such as inlets, light poles, manholes and buildings. These full depth joints should contain a compressible filler to prevent the adjacent slabs from bonding to each other.

UES recommends distributed steel reinforcement to control the opening of intermediate cracks between the joints. The sole function of the distributed steel is to hold together the fracture faces of cracks form. The size of the steel (welded wire fabric) should be sized in accordance with section 3.8.1 of ACI 330R.

Lastly, actual pavement section thickness should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The above section represents the minimum thickness representative of typical local construction procedures and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to the FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

5.8 Effects of Water

Many roadways have prematurely deteriorated due to intrusion of the wet seasonal high groundwater table or surface runoff mitigation. UES recommends the roadways be constructed with a minimum separation of 1½ feet between the wet seasonal high groundwater table and the base course, independent of the type of base material used.

In addition, UES recommends that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

5.9 Construction Traffic

Incomplete pavement sections or areas of pavement designed for light duty traffic will not perform satisfactory under construction traffic loadings. UES recommends all construction traffic (i.e. construction equipment, etc.) be re-routed away from these areas or the pavement sections be design to support these loading conditions.

5.10 Pipe Bedding and Backfill

Pipe bedding and backfill requirements to one (1) foot above the crown of pipe should be specified by the civil engineer. UES suggests the use of a "self" compacting material such as coarse aggregate (i.e. FDOT No. 57 stone) for backfill material placed below the groundwater table. A filter fabric (geotextile) should be used to avoid migration of the existing soils into the newly placed backfill. "Self" compacting material placed below the groundwater should consist of inorganic, non-plastic material, free of any man-made debris, limerock with a three (3) inch maximum particle size with ASTM classification (USCS) of GP, GW or FDOT 57 Stone with less than 5% material finer than the No. 200 Sieve and a maximum particle size of 3 inches. The No. 57 stone should not be placed more than one foot above the groundwater.

Fill placed in one (1) foot above the crown of the pipe shall consist of select material having no more than 12 percent passing the No. 200 sieve, with a maximum particle size of 3 inches. The trench backfill shall be placed in maximum loose lifts of 12 inches and compacted to at least 95% of the Modified Proctor (ASTM D1557) maximum dry density or as specified by the civil engineer.

6.0 SITE EXCAVATIONS

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P." This document was issued to better ensure the safety of workers entering trenches or excavations. It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavations, or footing excavations, be constructed in accordance with the OSHA guidelines. It is the UES's understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable temporary excavations and should shore, slope, or bench the sides of any excavations deeper than 4 feet as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

UES is providing this information solely as a service to UES's clients. UES is not assuming responsibility for construction site safety or the contractor's activities. Such responsibility is not being implied and should not be inferred.

7.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Eden Rock Real Estate Partners and other members of the design team for the proposed construction located at 1893 N. US Highway 1 in Fort Pierce, FL. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. This report does not reflect any variations which may occur between borings. While the borings represent the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils within the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent the interpretation of the subsurface conditions at the designated boring locations on the specific dates performed.

In the event changes are made in the nature, design, or location of the proposed structures, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by UES.

UES should be provided with the opportunity to review the final foundation plans and specifications to determine if UES's recommendations have been properly interpreted, communicated, and implemented. If UES is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of UES's recommendations made in this report or in a report addendum for foundation performance.

The monitoring and inspection of construction procedures and the supervision of the implementation of the recommendations given herein shall be made by UES. Otherwise, the retained firm shall study this report, perform additional tests as they deem necessary, and submit their own recommendations or assume full responsibility for the outlined recommendations in their entirety.

8.0 BASIS FOR RECOMMENDATIONS

The recommendations presented in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent UES's interpretation of the subsurface conditions at the designated boring locations on the specific date drilled.

Any third-party reliance of UES's geotechnical report or parts thereof is strictly prohibited without the express written consent of UES. The applicable SPT methodology (ASTM D 1586) used in performing the borings and for determining penetration resistance and soil relative density is specific to the sampling tools utilized and does not reflect the ease or difficulty of advancing other tools or materials.

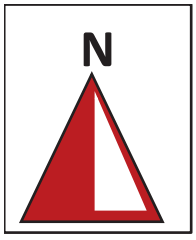
Appendix A - Vicinity Map

Site Vicinity Map

Gerber Collision Center
1893 N. US Highway 1, Fort Pierce, FL

Project No. A26153.00025.001	Drafted by: MH	Reviewed By: DS	Date: February 10, 2026





Appendix B - Test Location Plan

Test Location Plan

Gerber Collision Center
1893 N. US Highway 1, Fort Pierce, FL

Project No. A26153.00025.001	Drafted by: MH	Reviewed By: DS	Date: February 10, 2026



N

Legend

- Approximate 20’ Standard Penetration Test Boring Locations
- Approximate 10’ Standard Penetration Test Boring Location
- Approximate 6’ Standard Penetration Test Boring Locations

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

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

UES

Appendix D - Log of Boring Records

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-1

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	-
Driller:	S. Commander	Date Drilled:	02/05/2026		
Logged By:	R. Lopez	Boring Depth:	20.00'		
Equipment:	Diedrich D-25	Boring Elevation:	14.02'		
Hammer Type:	Auto	Coordinates:	27.470027, -80.336713		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
			Very loose, gray, fine grained sand, (SP)	1		1-1-2-3	90	3	0-2
			2						
			Loose, gray, fine grained sand, (SP)	2		3-3-2-3	90	5	2-4
5	10			3		3-4-4-4	90	8	4-6
				4		3-4-4-4	90	8	6-8
10	5			5		5-4-4-5	90	8	8-10
			13.5						
	0		Loose, light gray, fine grained sand, (SP)	6		4-5-5	90	10	13.5-15
15									
	-5		20	7		5-5-4	90	9	18.5-20
20									
	-10								
25									
	-15								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-2

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	-
Driller:	S. Commander	Date Drilled:	02/05/2026		
Logged By:	R. Lopez	Boring Depth:	20.00'		
Equipment:	Diedrich D-25	Boring Elevation:	15.43'		
Hammer Type:	Auto	Coordinates:	27.470216, -80.336498		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
	15		Very loose, gray, fine grained sand, (SP) 2	1		2-2-2-2	90	4	0-2
			Loose, gray, fine grained sand, (SP) 4	2		3-3-2-3	90	5	2-4
5	10		Loose, light gray, fine grained sand, (SP)	3		3-3-4-4	90	7	4-6
				4		3-3-4-4	90	7	6-8
				5		5-4-5-5	90	9	8-10
10	5								
				6		3-4-4	90	8	13.5-15
15	0								
			20	7		4-4-4	90	8	18.5-20
20	-5								
25	-10								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-3

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	-
Driller:	S. Commander	Date Drilled:	02/05/2026		
Logged By:	R. Lopez	Boring Depth:	20.00'		
Equipment:	Diedrich D-25	Boring Elevation:	14.96'		
Hammer Type:	Auto	Coordinates:	27.469930, -80.336229		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
				Samples					
			Very loose, light gray, fine grained sand, (SP)	1		2-1-2-2	90	3	0-2
				2		2-2-2-4	90	4	2-4
			4						
5	10		Loose, light gray, fine grained sand, (SP)	3		4-3-4-4	90	7	4-6
				4		3-3-3-4	90	6	6-8
				5		5-4-4-4	90	8	8-10
10	5								
				6		3-4-4	90	8	13.5-15
15	0								
				7		4-4-5	90	9	18.5-20
20	-5		20						
25	-10								
	-15								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-4

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	-
Driller:	S. Commander	Date Drilled:	02/05/2026		
Logged By:	R. Lopez	Boring Depth:	20.00'		
Equipment:	Diedrich D-25	Boring Elevation:	14.25'		
Hammer Type:	Auto	Coordinates:	27.469798, -80.336369		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
			Very loose, light gray, fine grained sand, (SP)	1		1-1-2-2	90	3	0-2
	12		2						
			Loose, light gray, fine grained sand, (SP)	2		2-3-4-3	90	7	2-4
5	10			3		3-3-4-4	90	7	4-6
				4		4-4-4-4	90	8	6-8
10	5			5		3-4-4-5	90	8	8-10
15	0			6		5-4-5	90	9	13.5-15
20	-5		20	7		4-4-4	90	8	18.5-20
25	-10								
	-15								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-5

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks: -
Driller:	S. Commander	Date Drilled:	02/05/2026	
Logged By:	R. Lopez	Boring Depth:	10.00'	
Equipment:	Diedrich D-25	Boring Elevation:	14.28'	
Hammer Type:	Auto	Coordinates:	27.470350, -80.336832	
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth -

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
				Samples					
0	14		Very loose, light gray, fine grained sand, (SP)	1		1-1-3-3	90	4	0-2
2	12		Loose, light gray, fine grained sand, (SP)	2		3-4-3-3	90	7	2-4
5	10			3		3-3-4-3	90	7	4-6
8	6			4		3-3-4-4	90	7	6-8
10	4		Loose, brown, fine grained sand, little clay (SP-SC)	5		4-5-5-4	90	10	8-10
15	0								
20	-5								
25	-10								
	-15								

Graphics Legend

SP

SP-SC

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-6

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks: -
Driller:	S. Commander	Date Drilled:	02/05/2026	
Logged By:	R. Lopez	Boring Depth:	6.00'	
Equipment:	Diedrich D-25	Boring Elevation:	15.77'	
Hammer Type:	Auto	Coordinates:	27.470201, -80.336273	
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth -

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
0	15		Very loose, light gray, fine grained sand, (SP) 2	1		2-2-2-2	90	4	0-2
5	10		Loose, light gray, fine grained sand, (SP) 6	2		3-2-3-4	90	5	2-4
				3		3-3-4-4	90	7	4-6
10	5								
15	0								
20	-5								
25	-10								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-7

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks: -
Driller:	S. Commander	Date Drilled:	02/05/2026	
Logged By:	R. Lopez	Boring Depth:	6.00'	
Equipment:	Diedrich D-25	Boring Elevation:	14.01'	
Hammer Type:	Auto	Coordinates:	27.469828, -80.336693	
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth -

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
0	14		Very loose, light gray, fine grained sand, (SP)	1		1-2-2-2	90	4	0-2
2	12		Loose, light gray, fine grained sand, (SP)	2		3-2-3-3	90	5	2-4
5	9			3		4-3-3-4	90	6	4-6
6	8								
10	4								
15	-1								
20	-6								
25	-11								
	-16								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

April 17, 2026

Gideon Lee
Eden Rock Real Estate Partners
50 Old Ivy Road NE
Atlanta, GA 30342

Subject: **Addendum #2 – Geotechnical Exploration**
Gerber Collision Center
1893 N US Highway 1, Fort Pierce, FL
UES Project No.: A26153.00025.001

Re: **Report of Geotechnical Exploration for Gerber Collision Center (UES Project No. A26153.00025.001) dated February 24, 2026**

Addendum #1 to Geotechnical Exploration for Gerber Collision Center (UES Project No. A26153.00025.001) dated March 11, 2026

Dear Gideon Lee:

UES Professional Solutions LLC (UES) issued a Geotechnical Report dated February 24, 2026, for the originally planned scope of work for this project. On February 27, 2026, UES was requested by the client to perform additional analysis for the stormwater pond and to determine the seasonal high groundwater table elevation. An addendum addressing these items was subsequently issued on March 11, 2026.

Based on the client's request dated March 30, 2026, it is understood that design changes have been made to the stormwater pond locations, requiring additional geotechnical scope of work. The additional scope consisting of Standard Penetration Test (SPT) borings to evaluate subsurface conditions at the revised pond locations.

This addendum presents the results of the additional borings performed by UES and summarizes the subsurface conditions encountered.

Project Background

UES understands that this project consists of a proposed 16,570 ft^2 collision center, retention pond, and parking spaces located at 1893 N. US Highway 1 in Fort Pierce, FL. On March 30, 2026, UES was provided with the site plan prepared by Aspire Engineering, Inc. dated 3/30/2026, showing the layout of the construction and the proposed test locations.

Field Exploration

As part of the exploration, UES performed:

- Three (3) Standard Penetration Test (SPT) borings advanced to a depth of approximately 20 feet below ground surface (BGS) within the proposed stormwater pond.

The locations of the borings are illustrated on the Test Location Plan in **Appendix A**.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot for the second and third 6-inch increments is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength. Please refer to **Appendix B** - Notes Related to Borings for further clarification of UES's field exploration.

Geomorphic Conditions

The geology of the site, as mapped on the USDA Soil Survey website, consists of *Paola sand, 0 to 5 percent slopes (28), Pendarvis and Pomello sands, 0 to 5 percent slopes (29) and St. Lucie sand, 0 to 8 percent slopes (42).* Note that the Soil Survey generally extends to a maximum depth of 80 inches below the ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from field exploration are presented in **Appendix C** - Log of Boring Records. The logs contain the soil descriptions and the standard penetration test (SPT) N-values logged during the drilling and sampling activities.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP) to the termination depths of the borings.

Hydrogeological Conditions

On the date of UES's field exploration (April 2026), groundwater was not encountered within the upper 10 feet below ground surface in the test borings. At this depth, drilling mud is introduced to maintain the borehole open and therefore, a water table could not be established. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in UES's scope of work in relation to the wet seasonal high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact UES for additional guidance.

Closure

UES appreciates the opportunity to assist you during this phase of the project. Please contact UES if you have any questions or require additional information.

Respectfully Submitted,
UES
Florida Registry No. 549

This item has been digitally signed and sealed by Estela G. León Aguilar, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

Estela G. León Aguilar, P.E.
Senior Geotechnical Engineer
Florida Registration No. 83307

Dhanuhasini Subramaniam, E.I
Project Engineer

Distribution: Gideon Lee – Eden Rock Real Estate Partners 1 pdf

Attachments: Appendix A : Test Location Plan
Appendix B : Notes Related to Borings
Appendix C : Log of Boring Records

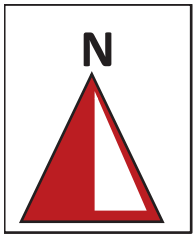
Appendix A - Vicinity Map

Site Vicinity Map

Gerber Collision Center
1893 N. US Highway 1, Fort Pierce, FL

Project No. A26153.00025.001	Drafted by: BG	Reviewed By: DS	Date: April 14, 2026



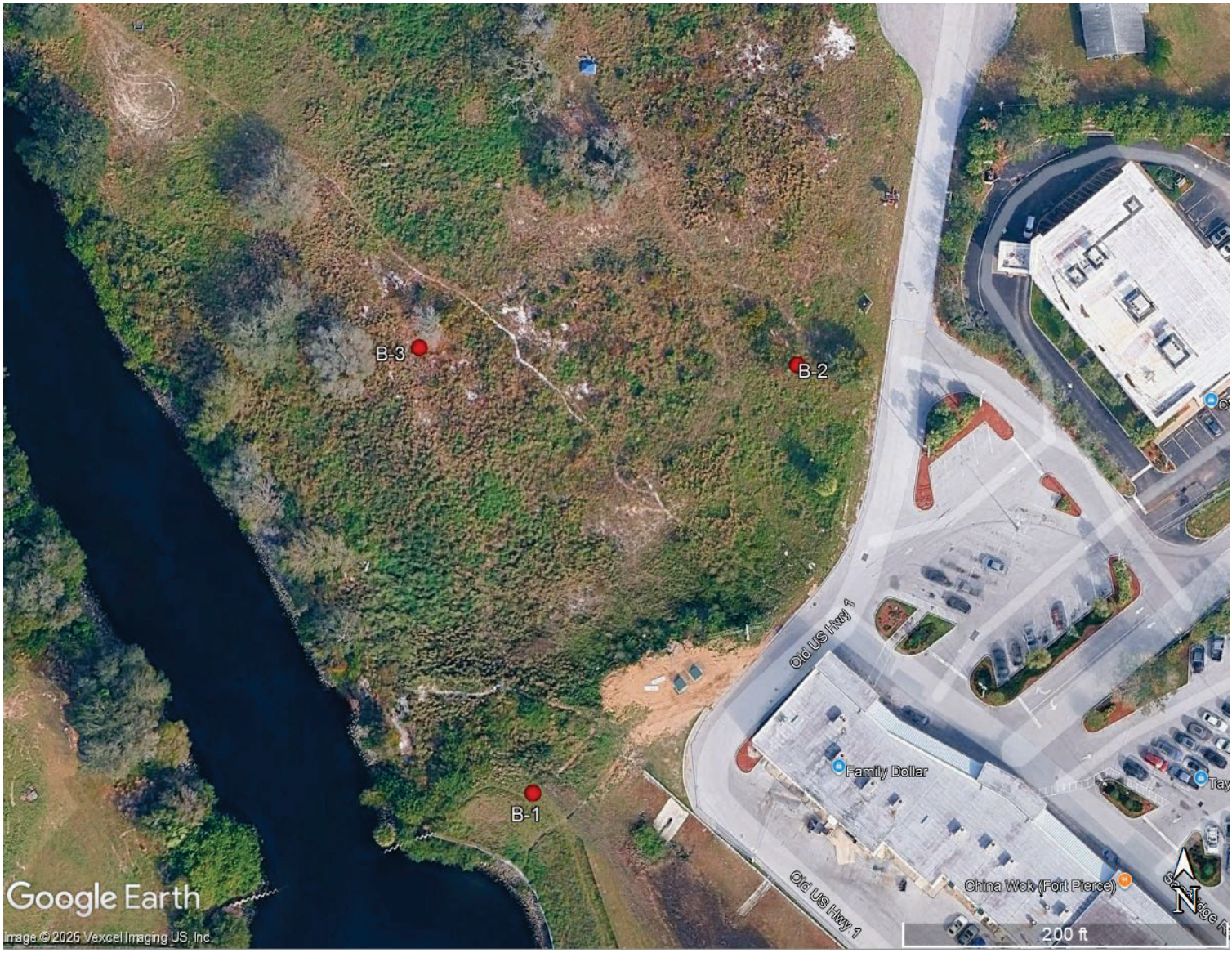


Appendix B - Test Location Plan

Test Location Plan

Gerber Collision Center
1893 N. US Highway 1, Fort Pierce, FL

Project No. A26153.00025.001	Drafted by: BG	Reviewed By: DS	Date: April 14, 2026



N

Legend

Approximate 20’ Standard Penetration Test Boring Locations

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

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

UES

Appendix D - Log of Boring Records

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-01

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	
Driller:	J. Baker	Date Drilled:	04/08/2026		
Logged By:	J. Baker	Boring Depth:	20'		
Equipment:	Diedrich D-25	Boring Elevation:	19.69'		
Hammer Type:	Auto	Coordinates:	27.469514, -80.336449		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
				Samples					
			Light gray, fine grained sand, (SP) 2	1	⊠	1-2-2-3	90	4	0-2
			Light gray, fine grained sand, (SP)	2	⊠	2-3-3-3	90	6	2-4
5	15			3	⊠	4-4-3-4	90	7	4-6
			8	4	⊠	4-5-5-7	90	10	6-8
			Light gray, fine grained sand, (SP)	5	⊠	5-6-7-6	90	13	8-10
10	10		13						
			Dark brown, fine grained organically stained sand, (SP)	6	⊠	8-10-10-12	90	20	13-15
15	5		18						
			Dark brown, fine grained sand, trace clay (SP)	7	⊠	7-8-9-11	90	17	18-20
20	0		20						
25	-5								
	-10								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-02

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	
Driller:	J. Baker	Date Drilled:	04/08/2026		
Logged By:	J. Baker	Boring Depth:	20'		
Equipment:	Diedrich D-25	Boring Elevation:	22.34'		
Hammer Type:	Auto	Coordinates:	27.470243, -80.335939		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
	22		Very loose, light brown, fine grained sand, (SP) 2	1		1-2-2-2	90	4	0-2
	20		Loose, brown, fine grained sand, (SP) 4	2		2-3-2-3	90	5	2-4
5			Very loose, light brown, fine grained sand, (SP) 6	3		2-2-2-3	90	4	4-6
	15		Loose, light brown, fine grained sand, (SP)	4		3-2-3-3	90	5	6-8
10				5		3-3-3-4	90	6	8-10
	10		13						
			Loose, light gray, fine grained sand, (SP)	6		4-4-5-6	90	9	13-15
15									
	5		18						
			Medium dense, dark brown, fine grained organically stained sand, (SP)	7		9-11-11-13	90	22	18-20
20			20						
	0								
25									
	-5								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-03

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	
Driller:	J. Baker	Date Drilled:	04/08/2026		
Logged By:	J. Baker	Boring Depth:	20'		
Equipment:	Diedrich D-25	Boring Elevation:	14.78'		
Hammer Type:	Auto	Coordinates:	27.470276, -80.336675		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
				Samples					
			Very loose, light gray, fine grained sand, (SP) 2	1	⊠	1-2-2-2	90	4	0-2
			Loose, gray, fine grained sand, (SP) 4	2	⊠	2-3-3-4	90	6	2-4
5	10		Loose, light gray, fine grained sand, (SP)	3	⊠	4-4-4-5	90	8	4-6
				4	⊠	4-4-4-6	90	8	6-8
10	5			5	⊠	4-4-6-7	90	10	8-10
			13						
			Medium dense, dark brown, fine grained sand, trace clay (SP)	6	⊠	9-11-13-13	90	24	13-15
15	0		18						
			Medium dense, dark brown, fine grained sand, (SP) 20	7	⊠	8-8-10-11	90	18	18-20
20	-5								
25	-10								
	-15								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

GEOTECHNICAL EXPLORATION

GERBER COLLISION CENTER
1893 N. US HIGHWAY 1
FORT PIERCE, FL

UES PROJECT NO. A26153.00025.001

PREPARED FOR:

Eden Rock Real Estate Partners
50 Old Ivy Road NE
Atlanta, GA 30342

Attn: Gideon Lee

PREPARED BY:

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

February 24, 2026

February 24, 2026

Gideon Lee
Eden Rock Real Estate Partners
50 Old Ivy Road NE
Atlanta, GA 30342

Subject: Report of Geotechnical Exploration
Gerber Collision Center
1893 N. US Highway 1, Fort Pierce, FL
UES Project No. A26153.00025.001

Dear Gideon Lee:

In accordance with your authorization, **UES Professional Solutions, LLC (UES)** has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with UES's Geotechnical Engineering Proposal No. A26153.00025.001 dated January 20, 2026, planned in conjunction with and authorized by you.

The purpose of the subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of the subsurface exploration and UES's engineering interpretations of these with respect to the project characteristics described to UES, including providing recommendations for foundation design, pavement section and site preparation.

EXECUTIVE SUMMARY

UES understands that this project consists of a proposed 16,570 ft^2 collision center, retention pond, and parking spaces located at 1893 N. US Highway 1 in Fort Pierce, FL. UES was provided with two (2) conceptual site plans prepared by Quick Concepts Group, dated 10/15/2025, showing the layout of the proposed construction. No structural information was provided at this time. UES understands the exploration as described below is part of a due diligence process.

For the foundation recommendations presented in this report, UES understands that the proposed structure will consist of a pre-engineered metal building (PEMB) supported on conventional shallow footing foundations. For purposes of this report and analysis, UES has estimated foundation loading at **80 kips** for any isolated column footings and **5 kips per linear foot** for continuous footings.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that recommendations with respect to any modifications may be reviewed.

As part of the exploration, UES performed:

- Four (4) Standard Penetration Test (SPT) borings (ASTM D-1586) advanced to depths of approximately 20 feet below ground surface (BGS) within the footprint of the proposed building. (B-1 through B-4)
- One (1) Standard Penetration Test (SPT) boring (ASTM D-1586) advanced to a depth of approximately 10 feet below ground surface (BGS) within the proposed retention area. (B-5)
- Two (2) Standard Penetration Test (SPT) borings (ASTM D-1586) advanced to depths of approximately 6 feet below ground surface (BGS) within the proposed parking areas. (B-6 and B-7)

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to loose fine grained sand (SP) from the ground surface to the termination depths of the borings at 6, 10 and 20 feet below ground surface (BGS). Boring B-5 encountered loose fine grained sand with little clay (SP-SC) from 8.0 to 10 feet BGS. SPT N-values in these layers ranged from 3 to 10 blows per foot.

On the date of UES's field exploration (February 2026), groundwater was not encountered within the upper 10 feet below ground surface in the test borings.

Following proper site preparation as described in this report, it is UES's professional opinion that the proposed structures can be supported on a shallow foundation system bearing on properly compacted existing soils or on properly compacted engineered fill. A net allowable soil bearing pressure of **2,500 pounds per square foot (psf)** may be used for the design of shallow isolated spread footings and/or continuous strip footings.

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

Respectfully Submitted,

UES Professional Solutions, LLC
Florida Registry No. 549

This item has been digitally signed and sealed by Estela G. León Aguilar, M.S., P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

Estela G. León Aguilar, M.S., P.E.
Senior Geotechnical Engineer
Florida Registration No. 83307

Gabriel Georgakopoulos, E.I.
Staff Engineer

Distribution: Gideon Lee – Eden Rock Real Estate Partners 1 pdf

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Project Description 1
1.2 Scope of Services 1

2.0 OBSERVATIONS 2

2.1 Site Description and Historical Data 2
2.2 Laboratory Testing and Procedures 2
2.3 Field Exploration 2

3.0 SUBSURFACE CONDITIONS 3

3.1 Hydrogeological Conditions 4

4.0 ENGINEERING EVALUATION AND RECOMMENDATIONS 4

4.1 General 4
4.2 Site Preparation Recommendations 5
4.3 Slab-on-Grade Design 7

5.0 PAVEMENT AND ROADWAY RECOMMENDATIONS 7

5.1 Pavement Site Preparation 7
5.2 General Components 9
5.3 Compacted Subgrade or Embankment Fill 9
5.4 Stabilized Subgrade 10
5.5 Base Course 10
5.6 Surface Course 10
5.7 Concrete Pavement 11
5.8 Effects of Water 12
5.9 Construction Traffic 12
5.10 Pipe Bedding and Backfill 12

6.0 SITE EXCAVATIONS 13

7.0 REPORT LIMITATIONS 13

8.0 BASIS FOR RECOMMENDATIONS 14

Appendix A - Site Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Borings
Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Project Description

UES understands that this project consists of a proposed 16,570 ft^2 collision center, retention pond, and parking spaces located at 1893 N. US Highway 1 in Fort Pierce, FL. UES was provided with two (2) conceptual site plans prepared by Quick Concepts Group, dated 10/15/2025, showing the layout of the proposed construction. No structural information was provided at this time. UES understands the exploration as described below is part of a due diligence process.

For the foundation recommendations presented in this report, UES understands that the proposed structure will consist of a pre-engineered metal building (PEMB) supported on conventional shallow footing foundations. For purposes of this report and analysis, UES has estimated foundation loading at **80 kips** for any isolated column footings and **5 kips per linear foot** for continuous footings.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that recommendations with respect to any modifications may be reviewed.

1.2 Scope of Services

The objective of the geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during the field exploration.

2. Review the soil samples obtained during the field exploration for classification and additional testing if necessary.

3. Evaluate the existing soil conditions found during UES's exploration with respect to foundation support for the proposed construction.

4. Provide recommendations with respect to foundation support of the proposed construction, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.

5. Provide recommendations with respect to pavement design and site preparation criteria for the proposed construction.

2.0 OBSERVATIONS

2.1 Site Description and Historical Data

The project site is located at 1893 N. US Highway in Fort Pierce, FL as illustrated on the Site Vicinity Map in **Appendix A**. At the time of UES's exploration, the site was vacant and characterized by moderate vegetation and variable surface slopes across the property. The subject property is bounded by a water canal along the western and southern boundaries, Old U.S. Highway 1 along the southern and eastern boundaries, and undeveloped land to the north.

UES reviewed historic aerial between 1958 and 2023. Aerial imagery from 1958 to 1984 indicates the property was vacant and undeveloped with moderate vegetation. Between 1984 and 2019, the site appeared to be more densely vegetated, and an apparent unpaved path developed across the property. Based on imagery from 2022 to 2023, vegetation cover had significantly decreased, and the previously observed path was no longer visible.

2.2 Laboratory Testing and Procedures

Soil samples recovered from the field exploration were returned to UES's laboratory. A geotechnical engineer visually examined and reviewed the field descriptions of the recovered soils in general accordance with Unified Soil Classification System (ASTM D-2488). Samples were visually examined to accurately evaluate the subsurface soil properties and site geomorphic conditions. Upon reviewing the samples, no laboratory testing was deemed necessary.

The soil samples will be retained in UES's laboratory for 30 days and then discarded unless UES is notified otherwise in writing. The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

2.3 Field Exploration

As part of the exploration, UES performed:

- Four (4) Standard Penetration Test (SPT) borings (ASTM D-1586) advanced to depths of approximately 20 feet below ground surface (BGS) within the footprint of the proposed building. (B-1 through B-4)
- One (1) Standard Penetration Test (SPT) boring (ASTM D-1586) advanced to a depth of approximately 10 feet below ground surface (BGS) within the proposed retention area. (B-5)
- Two (2) Standard Penetration Test (SPT) borings (ASTM D-1586) advanced to depths of approximately 6 feet below ground surface (BGS) within the proposed parking areas. (B-6 and B-7)

The boring depths were established based upon UES's knowledge of vicinity soils and confined to the zone of soil likely to be influenced by the planned construction. The locations of the borings are illustrated on the Test Location Plan in **Appendix B**.

The SPT boring method was used as the investigative tool within the borings. Penetration tests were performed in substantial accordance with ASTM Procedure D-1586, "Penetration Test and Split-Barrel Sampling of Soils". This test procedure consists of driving a 1.4-inch I.D. split-tube sampler into the soil profile using a 140-pound automatic/manual hammer falling 30 inches. The number of blows per foot for the second and third 6-inch increments is an indication of soil strength. The SPT borings were performed using a Diedrich D-25, a track-mounted drill rig equipped with an automatic hammer. The soil samples recovered from the soil borings were classified and stratified by a geotechnical engineer. Following completion of the field services, all boreholes were backfilled with excavated soil/rock, and the site generally cleaned, as required.

The results of the classification and stratification are encountered during UES's exploration are presented in **Appendix D** "Log of Boring Records". It should be noted that soil conditions might vary between what is depicted on the attached log and other areas of the site. The soil boring data reflect information from a specific test location only. Site specific survey staking for the test location was not provided for UES's field exploration. The boring location was determined in the field by a project engineer by measuring distances and estimating right angles from existing site features. The latitude, longitude, and elevation noted in UES's boring logs were taken from Google Earth. Google Earth uses WGS-84 or Local Mean Sea Level (MSL) as datum. It should be noted that elevations may not always be correct if fill is added or site grades change to a site after Google captures the image. The boring location and elevations noted should, therefore, be considered approximate. The boring depths were confined to the zone of soil likely to be stressed by the proposed construction.

The boring log depicts the observed soils in graphic detail. The Standard Penetration Test boring indicates the penetration resistance, or N-values logged during the drilling and sampling activities. Please refer to **Appendix C** "Notes Related to the Test Borings" for further clarification of UES's field exploration. The classifications and descriptions shown on the log are generally based upon visual characterizations of the recovered soil samples. All soil samples reviewed have been depicted and classified in accordance with the Unified Soil Classification System symbols (i.e. SP, SP-SM, SC, etc.). See in **Appendix E** "Discussion of Soil Groups", for a detailed description of various soil groups.

3.0 SUBSURFACE CONDITIONS

The geology of the site, as mapped on the USDA Soil Survey website, consists of *Paola sand, 0 to 5 percent slopes (28), Pendarvis and Pomello sands, 0 to 5 percent slopes (29) and St. Lucie sand, 0 to 8 percent slopes (42)*. Note that the Soil Survey generally extends to a maximum depth of 80 inches below the ground surface and is not indicative of deeper soil conditions.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to loose fine grained sand (SP) from the ground surface to the termination depths of the borings at 6, 10 and 20 feet below ground surface (BGS). Boring B-5 encountered loose fine grained sand with little clay (SP-SC) from 8.0 to 10 feet BGS. SPT N-values in these layers ranged from 3 to 10 blows per foot.

3.1 Hydrogeological Conditions

On the date of UES's field exploration (February 2026), groundwater was not encountered within the upper 10 feet below ground surface in the test borings. At this depth, drilling mud is introduced to maintain the borehole open and therefore, a water table could not be established. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in UES's scope of work in relation to the wet seasonal high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact UES for additional guidance.

4.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

4.1 General

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements within tolerable limits for the structure type, and resist environmental forces, which the foundation may be subjected to over the life of the structure. Environmental forces in Florida can include sinkholes, shrinking and swelling soils, and soil consolidation, among others. It is UES's opinion that these specific environmental forces have a low risk (on a scale of low, moderate, high) of detrimentally affecting shallow foundation performance at this site.

The soil bearing capacity is the soil's ability to support loads without punching into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic. Based on the scope of the proposed project, it is UES's opinion that the soils at the site are generally suitable for shallow foundations to support the proposed structure once ground improvement techniques discussed herein have been completed.

The allowable amount of settlement that a structure may tolerate is dependent on several factors including uniformity of settlement, time rate of settlement, structural dimensions and properties of the structural materials. Generally, total, or uniform settlement does not damage a structure but may affect drainage and utility connections. These can generally tolerate movements of several inches for building construction. In contrast, differential settlement affects a structure's frame and is limited by the structural flexibility.

Shallow foundations appear to be suitable for the proposed project and can be used to support the proposed structures at this site, provided that the existing soils and any fill soils are properly prepared as discussed herein. Shallow foundations can consist of conventional shallow continuous strip footings and isolated spread footings, or a monolithic turned down footing and slab type foundation. A maximum allowable soil bearing pressure of **2,500 psf** may be used for foundation design.

4.2 Site Preparation Recommendations

UES recommends the following compaction requirements for this project:

- Proof Roll..... 98 percent of modified Proctor
- Building Pad Fill..... 98 percent of modified Proctor
- Footing..... 98 percent of modified Proctor

The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). All density tests should be performed to a depth of 1 foot below stripped surface and bottom of the footings. Density testing should be performed using the nuclear method (ASTM D 6938).

UES's recommendations for the preparation of the site for the use of shallow foundation systems and on-grade slabs are contained herein. This approach to improving and maintaining the site soil has been found to be successful on projects with similar soil conditions.

The following steps shall be incorporated into the construction plans in order to prepare the subgrade soils for the construction of spread footings and/or isolated footings to support the proposed structures. The earthwork and testing required herein should be performed under the supervision of UES personnel:

1. Initial site preparation for the proposed construction should consist of clearing the vegetation and stripping and removal of the topsoil to expose clean granular soils. Disposal of these materials shall be accomplished in accordance with local and municipal guidelines.

2. Existing underground drainage/utility pipes (if any) to be relocated shall be abandoned by either complete removal and subsequent soil backfilling in accordance with the recommendation provided herein, or left in-place and filled with "flowable fill".

3. Following the site stripping, areas of surficial sand should be compacted prior to the placement of any fill. UES recommends a steel drum vibratory roller with a minimum static weight of 20,000 lbs. and minimum vibratory impact energy of 50,000 lbs to proof roll the entire building area. The roller should be operated at 2 mph making at least 10 perpendicular overlapping passes. Densification of the soils should be performed within the proposed development areas plus a 5-foot-wide perimeter extending beyond the outside edge of the same, where practical.

Densification operations should continue until the subgrade soils are firm and unyielding. Any area of the exposed surface that deflects excessively under the weight of the compaction equipment should be excavated approximately 24 inches and be replaced with compacted structural fill. No section of the subgrade should receive less than 4 passes of the roller or until at least 98% maximum density (ASTM D 1557) is achieved for a depth of at least 1 foot below the excavated surface. Upon completion of the proof rolling, backfill shall be placed in maximum 12-inch loose lifts and compacted to a minimum density of **98 percent** of the Modified Proctor maximum dry density (ASTM D-1557). Fill to be compacted with a vibratory plate tamper or a small walk behind vibratory roller should be placed in lifts not exceeding six inches in loose thickness.

4. The bottom of footing excavations shall be compacted with a steel drum vibratory roller with a minimum static weight of 20,000 lbs. and minimum vibratory impact energy of 36,000 lbs.; (Dynapac CA-250D or equivalent) or equivalent equipment. The roller should be operated at 2 mph. Additional passes may be necessary if acceptable compaction is not achieved. Density tests shall be completed at footing subgrade to confirm that the soils have achieved a minimum degree of compaction of 95 percent of modified proctor maximum density (ASTM D-1557). The bottom of all footings shall be examined by the engineer or his representative to determine if the soil is free of all organic and/or deleterious materials, and if the required compaction and soil pressures are achieved or if additional compaction is required.

5. Fill material placement (if needed) should be inorganic (classified as SP/SW) containing not more than 5 percent (by weight) fibrous organic materials. Fill materials with silt-size soil fines in excess of 10% should not be used, this includes cyclone sand material. Place fill in maximum 12-inch lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density (ASTM D-1557) with a vibratory roller. Perform compliance tests within the fill at a frequency of not less than one test per 2,500 square feet per lift in the building areas, or a minimum of 2 test locations per lift, whichever is greater.

6. If site preparation work is performed during the rainy season (May through October), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the “dry” season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures evaporate ponded water. Therefore, the contractor should practice wet weather means and methods for earthwork during the “dry” season as well. Groundwater and surface water control, use of granular fill material and aeration are typical means to accomplish wet weather grading.

7. It is likely that proof-rolling and any subsequent backfill compaction with the aforementioned equipment may induce ground vibrations that can affect the existing nearby structures. A representative from UES’s office can monitor the vibration disturbance using seismograph equipment capable of recording ground velocities that can be used to determine if construction activity at the site is

exceeding tolerable vibration levels on adjacent structures as established by the project structural engineer.

8. The contractor shall take into account the final contours and grades as established by the plan when executing his backfilling and compaction operations.

Provided the column/wall footing subgrade is prepared in accordance with the above guidelines, UES recommends a **net allowable soil bearing pressure of 2,500 psf** for the foundation design. In addition, column footings bearing on the recommended subgrade will yield settlement values less than 1-inch total and ½-inch differential between adjacent columns or a horizontal distance of 20 feet. Because of the granular nature of the subsurface soils, the majority of the settlements should occur during construction; post-construction settlement should be minimal. Footing dimensions shall be determined in accordance with the aforementioned soil bearing capacity, the Florida Building Code (latest edition), and any local municipal ordinance.

Shallow foundations should be embedded a minimum of 12 inches into the bearing soil in accordance with Section 1809.4 of the Florida Building Code (latest ed.). The embedment shall be measured from the lowest adjacent exterior grade. Isolated column footings should be at least 30 inches in width and continuous strip footings should have a width of at least 18 inches, regardless of contact pressure. All footings and columns should be structurally separated from the floor slab so that minor differential foundation settlement can occur without causing damage to the slab-on-grade floor unless a monolithic slab-on-grade foundation is planned.

4.3 Slab-on-Grade Design

Slab-on-grade construction may be used for the ground floor provided the soils are prepared as recommended in this report. A modulus of subgrade reaction of 150 pounds per cubic inch (pci) may be used in the design of grade level slabs bearing on well-compacted, granular fill. To minimize localized cracking under non-uniform loading, the slab should be adequately reinforced. Cracking can be further minimized by liberally jointing the slabs and by structurally separating them from the building walls and columns. In UES's opinion, a highly porous base course underground slabs are not needed. UES does recommend using plastic vapor barriers at least 6 mils thick.

5.0 PAVEMENT AND ROADWAY RECOMMENDATIONS

5.1 Pavement Site Preparation

UES's recommendations for the preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soil has been found to be successful with similar soil conditions.

1. Initial site preparation should consist of performing dewatering operations (if necessary) prior to any earthwork.

2. The proposed construction limits should be cleared, stripped, and grubbed of all construction debris and existing topsoil, vegetation, and associated root systems to a depth of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.

3. Prior to initiating fill operations, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

4. If the roadway subgrade soils become wet and unstable due to excessive rainfall, groundwater intrusion, or the presence of silty/clayey soils, the unsuitable soils may be undercut and replaced using FDOT No. 57 stone, a sand/rock mixture, or equivalent backfill. Alternatively, it may be possible to place fill until a stable unyielding condition is achieved, and the fill is compacted to meet the density criteria. However, if the fill areas remain unstable and compaction cannot be achieved, then the fill should be removed, and underlying soils excavated and replaced with clean sand to such a depth required to achieve a stable, unyielding condition that also meets the compaction criteria.

5. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 12 percent should not be used, including cyclone sand material.** The fill should be placed in a maximum 12-inch-thick lift. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

6. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

7. Representative samples of both on-site and imported materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.

8. The contractor should consider the final contours and grades as established by the site grading, paving, and drainage plans when executing backfilling and compaction operations.

5.2 General Components

Flexible pavement structures in this geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade. In addition, concrete pavements can also be utilized and constructed directly on top of prepared grades or on top of a base course and stabilized subgrade for heavier loads. Based on actual conditions found, UES's experience in the area and the anticipated traffic weights, a flexible pavement structure is recommended after the placement of geogrids. The typical pavement section thicknesses are provided in table below:

Typical Pavement Section Recommendations

Type of Pavement	Layer	Material Description	Layer Thickness		
			Light Duty	Heavy Duty*	FDOT ROW
Flexible	(A)	FDOT Type S (non FDOT) or SP (FDOT)	1.5	2.5	3
	(B)	Crushed Base with minimum LBR of 100, compacted to 98% of the modified Proctor maximum dry density	6	8	15
	(SG)	Stabilized sub-grade fill, compacted to 98% of the modified Proctor maximum dry density	12	12	12
	STRUCTURAL NUMBER (SN)		**2.70**	**3.50**	**4.98**
Rigid	(C)	Florida DOT Portland Cement Concrete	NA	8**	NA
	(B)	Crushed Limerock with minimum LBR OF 100, compacted to 98% of the modified Proctor maximum dry density	NA	6	NA
	(CG)	Compacted sub-grade fill, compacted to 98% of the modified Proctor maximum dry density	NA	12	NA

A = Asphaltic Concrete (Layer Coefficient = 0.44 per inch)
B = Base Course (Layer Coefficient = 0.18 per inch) (**note: Minimum LBR for recycled concrete is 150 for an equivalent layer coefficient of 0.18 per inch**)
SG = Stabilized Subgrade (Layer Coefficient = 0.08 per inch)
CG = Compacted Subgrade (Layer Coefficient = 0.00 per inch)
C = Concrete (based on 4,000 psi compressive strength)

* Based on Table 3.4 from ACI 330, Category "D" – Tractor Trailer Units with one or more trailers
** Can be reduced by 1.0 inch if dowels are used at transverse joints.

It should be noted that these are the minimum requirements, and the final pavement thickness design should be provided by the project civil engineer based on anticipated traffic loadings. Asphalt pavements should be constructed in accordance with the latest edition of the Florida Department of Transportation Flexible Pavement Design Manual.

5.3 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be compacted and in compliance to specifications presented in the pavement site preparation procedure section mentioned above in this report.

5.4 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade or embankment fill and the base course. UES recommends subgrade material be compacted to 98 percent of the Modified Proctor maximum dry density value (AASHTO T-180). The subgrade material should be stabilized to a minimum Limerock Bearing Ratio (LBR) of 40. Perform compliance tests on the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

5.5 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade.

In areas where separation of at least 1½ feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, UES recommends the base course be limerock minimum (LBR=100). Limerock material should be mined from an approved source. The limerock should be placed in lifts no greater than 6-inches and compacted to at least 98 percent of the Modified Proctor maximum dry density value (AASHTO T-180).

If separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1½ feet, UES recommends that crushed limerock not be used. The base course should be of an asphaltic base (ABC-3 with a minimum Marshall Stability of 1,000 pounds). In addition, to minimize the potential for perching of the groundwater table, UES does not recommend the use of chemically stabilized subgrade (i.e. sludge). Instead, the subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of the soil's Modified Proctor maximum dry density value (AASHTO T-180). Perform compliance tests on the base course to its respective depth (6” or 8”) at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

5.6 Surface Course

The surface course is usually the portion of the pavement section, which is exposed directly to traffic. In the light duty areas where there is occasional truck traffic, but predominantly passenger cars, UES recommends using asphaltic concrete, which has a stability of 1,500 pounds. Heavy-duty areas where truck traffic is predominant, UES recommends using asphaltic concrete, which has a minimum stability of 1,500 pounds. Asphaltic concrete mixes shall consist of the materials actually used and should concur to a current approved design.

Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications. Asphalt should be compacted to a minimum of 95 percent of the laboratory density.

Perform compliance tests on the surface course, by coring to evaluate the material thickness and to perform laboratory densities, at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

5.7 Concrete Pavement

The minimum rigid pavement thickness recommended in this report is based upon concrete with a minimum compressive strength of 4,000 psi. Fill that may be required to raise grades in slab areas should be compacted to at least **98 percent** of the Modified Proctor maximum dry density (ASTM D-1557).

The pavement slabs should be reinforced to make them as rigid a practical. Proper joints should be provided at the junctions of slabs and foundation systems so that a small amount of independent movement can without causing structural damage. Construction and control joints should be accordance with ACI and Industry practices. The ACI 330R guidelines recommend contraction joints based on the thickness of the slab. A contraction joint predetermines the location of cracks caused by restrained shrinkage of the concrete and be the effects of loads and warping and curling.

Table 3.13—Spacing between contraction joints

Pavement thickness, in. (mm)	Maximum spacing, ft (m)
3-1/2 (90)	8-1/2 (2.5)
4, 4-1/2 (100, 110)	10 (3)
5, 5-1/2 (125, 140)	12-1/2 (4)
6 or greater (150 or greater)	15 (4.5)

The depth of the *contraction joint* should be at least ¼ of the slab thickness. The width of the cut depends on whether the joint will be sealed. A narrow joint, generally 1/10 to 1/8 in. wide, is common for unsealed joints. Cuts at least ¼ in. wide are required for sealed joints. Joint sealant manufacturers' recommendations should be followed for the depth and width of joints that are to be sealed. For this project, all joints should be sealed. Sawing operations should be done within 4 to 12 hours after the localized finishing of an area.

Construction joints provide the interface between areas of concrete placed at different times during the course of a project. Due to the high traffic loads, load transfer across construction joints is recommended. Keyways are not recommended due to poor performance histories. UES recommends the use of dowels across construction joints in accordance with the requirements of ACI 330R.

Expansion (isolation) joints are recommended at pavement areas that will move independently of each other. Such areas include where aisles intersect or near fixed structures such as inlets, light poles, manholes and buildings. These full depth joints should contain a compressible filler to prevent the adjacent slabs from bonding to each other.

UES recommends distributed steel reinforcement to control the opening of intermediate cracks between the joints. The sole function of the distributed steel is to hold together the fracture faces of cracks form. The size of the steel (welded wire fabric) should be sized in accordance with section 3.8.1 of ACI 330R.

Lastly, actual pavement section thickness should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The above section represents the minimum thickness representative of typical local construction procedures and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to the FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

5.8 Effects of Water

Many roadways have prematurely deteriorated due to intrusion of the wet seasonal high groundwater table or surface runoff mitigation. UES recommends the roadways be constructed with a minimum separation of 1½ feet between the wet seasonal high groundwater table and the base course, independent of the type of base material used.

In addition, UES recommends that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

5.9 Construction Traffic

Incomplete pavement sections or areas of pavement designed for light duty traffic will not perform satisfactory under construction traffic loadings. UES recommends all construction traffic (i.e. construction equipment, etc.) be re-routed away from these areas or the pavement sections be design to support these loading conditions.

5.10 Pipe Bedding and Backfill

Pipe bedding and backfill requirements to one (1) foot above the crown of pipe should be specified by the civil engineer. UES suggests the use of a "self" compacting material such as coarse aggregate (i.e. FDOT No. 57 stone) for backfill material placed below the groundwater table. A filter fabric (geotextile) should be used to avoid migration of the existing soils into the newly placed backfill. "Self" compacting material placed below the groundwater should consist of inorganic, non-plastic material, free of any man-made debris, limerock with a three (3) inch maximum particle size with ASTM classification (USCS) of GP, GW or FDOT 57 Stone with less than 5% material finer than the No. 200 Sieve and a maximum particle size of 3 inches. The No. 57 stone should not be placed more than one foot above the groundwater.

Fill placed in one (1) foot above the crown of the pipe shall consist of select material having no more than 12 percent passing the No. 200 sieve, with a maximum particle size of 3 inches. The trench backfill shall be placed in maximum loose lifts of 12 inches and compacted to at least 95% of the Modified Proctor (ASTM D1557) maximum dry density or as specified by the civil engineer.

6.0 SITE EXCAVATIONS

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P." This document was issued to better ensure the safety of workers entering trenches or excavations. It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavations, or footing excavations, be constructed in accordance with the OSHA guidelines. It is the UES's understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable temporary excavations and should shore, slope, or bench the sides of any excavations deeper than 4 feet as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

UES is providing this information solely as a service to UES's clients. UES is not assuming responsibility for construction site safety or the contractor's activities. Such responsibility is not being implied and should not be inferred.

7.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Eden Rock Real Estate Partners and other members of the design team for the proposed construction located at 1893 N. US Highway 1 in Fort Pierce, FL. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. This report does not reflect any variations which may occur between borings. While the borings represent the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils within the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent the interpretation of the subsurface conditions at the designated boring locations on the specific dates performed.

In the event changes are made in the nature, design, or location of the proposed structures, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by UES.

UES should be provided with the opportunity to review the final foundation plans and specifications to determine if UES's recommendations have been properly interpreted, communicated, and implemented. If UES is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of UES's recommendations made in this report or in a report addendum for foundation performance.

The monitoring and inspection of construction procedures and the supervision of the implementation of the recommendations given herein shall be made by UES. Otherwise, the retained firm shall study this report, perform additional tests as they deem necessary, and submit their own recommendations or assume full responsibility for the outlined recommendations in their entirety.

8.0 BASIS FOR RECOMMENDATIONS

The recommendations presented in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent UES's interpretation of the subsurface conditions at the designated boring locations on the specific date drilled.

Any third-party reliance of UES's geotechnical report or parts thereof is strictly prohibited without the express written consent of UES. The applicable SPT methodology (ASTM D 1586) used in performing the borings and for determining penetration resistance and soil relative density is specific to the sampling tools utilized and does not reflect the ease or difficulty of advancing other tools or materials.

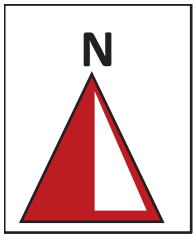
Appendix A - Vicinity Map

Site Vicinity Map

Gerber Collision Center
1893 N. US Highway 1, Fort Pierce, FL

Project No. A26153.00025.001	Drafted by: MH	Reviewed By: DS	Date: February 10, 2026





Appendix B - Test Location Plan

Test Location Plan

Gerber Collision Center
1893 N. US Highway 1, Fort Pierce, FL

Project No. A26153.00025.001	Drafted by: MH	Reviewed By: DS	Date: February 10, 2026



N

Legend

- Approximate 20’ Standard Penetration Test Boring Locations
- Approximate 10’ Standard Penetration Test Boring Location
- Approximate 6’ Standard Penetration Test Boring Locations

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

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

UES

Appendix D - Log of Boring Records

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-1

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	-
Driller:	S. Commander	Date Drilled:	02/05/2026		
Logged By:	R. Lopez	Boring Depth:	20.00'		
Equipment:	Diedrich D-25	Boring Elevation:	14.02'		
Hammer Type:	Auto	Coordinates:	27.470027, -80.336713		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
			Very loose, gray, fine grained sand, (SP)	1		1-1-2-3	90	3	0-2
			2						
			Loose, gray, fine grained sand, (SP)	2		3-3-2-3	90	5	2-4
5	10			3		3-4-4-4	90	8	4-6
				4		3-4-4-4	90	8	6-8
10	5			5		5-4-4-5	90	8	8-10
			13.5						
	0		Loose, light gray, fine grained sand, (SP)	6		4-5-5	90	10	13.5-15
15									
	-5		20	7		5-5-4	90	9	18.5-20
20									
	-10								
25									
	-15								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-2

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	-
Driller:	S. Commander	Date Drilled:	02/05/2026		
Logged By:	R. Lopez	Boring Depth:	20.00'		
Equipment:	Diedrich D-25	Boring Elevation:	15.43'		
Hammer Type:	Auto	Coordinates:	27.470216, -80.336498		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
	15		Very loose, gray, fine grained sand, (SP) 2	1		2-2-2-2	90	4	0-2
			Loose, gray, fine grained sand, (SP) 4	2		3-3-2-3	90	5	2-4
5	10		Loose, light gray, fine grained sand, (SP)	3		3-3-4-4	90	7	4-6
				4		3-3-4-4	90	7	6-8
				5		5-4-5-5	90	9	8-10
10	5								
				6		3-4-4	90	8	13.5-15
15	0								
			20	7		4-4-4	90	8	18.5-20
20	-5								
25	-10								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-3

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	-
Driller:	S. Commander	Date Drilled:	02/05/2026		
Logged By:	R. Lopez	Boring Depth:	20.00'		
Equipment:	Diedrich D-25	Boring Elevation:	14.96'		
Hammer Type:	Auto	Coordinates:	27.469930, -80.336229		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
				Samples					
			Very loose, light gray, fine grained sand, (SP)	1		2-1-2-2	90	3	0-2
				2		2-2-2-4	90	4	2-4
			4						
5	10		Loose, light gray, fine grained sand, (SP)	3		4-3-4-4	90	7	4-6
				4		3-3-3-4	90	6	6-8
				5		5-4-4-4	90	8	8-10
10	5								
				6		3-4-4	90	8	13.5-15
15	0								
				7		4-4-5	90	9	18.5-20
20	-5		20						
25	-10								
	-15								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-4

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks:	-
Driller:	S. Commander	Date Drilled:	02/05/2026		
Logged By:	R. Lopez	Boring Depth:	20.00'		
Equipment:	Diedrich D-25	Boring Elevation:	14.25'		
Hammer Type:	Auto	Coordinates:	27.469798, -80.336369		
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth	-

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
			Very loose, light gray, fine grained sand, (SP)	1		1-1-2-2	90	3	0-2
	12		2						
			Loose, light gray, fine grained sand, (SP)	2		2-3-4-3	90	7	2-4
5	10			3		3-3-4-4	90	7	4-6
				4		4-4-4-4	90	8	6-8
10	5			5		3-4-4-5	90	8	8-10
15	0			6		5-4-5	90	9	13.5-15
20	-5		20	7		4-4-4	90	8	18.5-20
25	-10								
	-15								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-5

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks: -
Driller:	S. Commander	Date Drilled:	02/05/2026	
Logged By:	R. Lopez	Boring Depth:	10.00'	
Equipment:	Diedrich D-25	Boring Elevation:	14.28'	
Hammer Type:	Auto	Coordinates:	27.470350, -80.336832	
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth -

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
				Samples					
0	14		Very loose, light gray, fine grained sand, (SP)	1		1-1-3-3	90	4	0-2
2	12		Loose, light gray, fine grained sand, (SP)	2		3-4-3-3	90	7	2-4
5	10			3		3-3-4-3	90	7	4-6
8	6			4		3-3-4-4	90	7	6-8
10	4		Loose, brown, fine grained sand, little clay (SP-SC)	5		4-5-5-4	90	10	8-10
15	0								
20	-5								
25	-10								
	-15								

Graphics Legend

SP

SP-SC

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-6

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks: -
Driller:	S. Commander	Date Drilled:	02/05/2026	
Logged By:	R. Lopez	Boring Depth:	6.00'	
Equipment:	Diedrich D-25	Boring Elevation:	15.77'	
Hammer Type:	Auto	Coordinates:	27.470201, -80.336273	
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth -

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
0	15		Very loose, light gray, fine grained sand, (SP) 2	1		2-2-2-2	90	4	0-2
5	10		Loose, light gray, fine grained sand, (SP) 6	2		3-2-3-4	90	5	2-4
				3		3-3-4-4	90	7	4-6
10	5								
15	0								
20	-5								
25	-10								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Gerber Collision Center

1893 N. US Highway 1, Fort Pierce, FL

B-7

Drilling Co.:	UES	Project No.:	A26153.00025.001	Remarks: -
Driller:	S. Commander	Date Drilled:	02/05/2026	
Logged By:	R. Lopez	Boring Depth:	6.00'	
Equipment:	Diedrich D-25	Boring Elevation:	14.01'	
Hammer Type:	Auto	Coordinates:	27.469828, -80.336693	
Drilling Method:	SPT	▽ Water Level at Time of Drilling	N/A	Refusal Depth -

Depth (ft)	Elevation (ft)	Soil Graphic	Visual Classification and Remarks	Samples: Sample Number	Sample Graphic	Blow Counts	% Recovery	Uncorrected N-Value	Sample Interval (ft)
0	14		Very loose, light gray, fine grained sand, (SP)	1		1-2-2-2	90	4	0-2
2	12		Loose, light gray, fine grained sand, (SP)	2		3-2-3-3	90	5	2-4
5	9			3		4-3-3-4	90	6	4-6
6	8								
10	4								
15	-1								
20	-6								
25	-11								
	-16								

Graphics Legend

SP

SPT - Standard

Water Levels

▽ -

▼ -

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

WARRANTY DEED/ CONTRACT FOR SALE

CERTAIN TERMS REDACTED FOR CONFIDENTIALITY.
PROVIDED SOLELY AS EVIDENCE OF SITE CONTROL.

Site:
1893 N US Hwy 1, Fort Pierce, FL 34949

CONTRACT FOR THE PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT made and entered into by and between Seavello Management LLC ("Seller"), and ER MA Partners, LLC.; a Georgia limited liability company ("Purchaser"),

WITNESSETH: THAT

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable considerations, paid by each party to the other, the receipt and sufficiency of which are herewith acknowledged, and in consideration of the mutual covenants contained herein, the parties hereto do hereby agree as follows:

1. Purchase and Sale. Subject to and in accordance with the terms and provisions hereof, Seller agrees to sell and Purchaser agrees to purchase the real estate described as +/- 2.17 acres and buildings at 1893 N US Hwy 1, Fort Pierce, FL 34949 as more particularly described on Exhibit "A" and made a part hereof (the "Premises" or "Property"); all buildings, structures, improvements, and fixtures, if any, now situated on the Premises; all right, title and interest of the Seller, including any after-acquired title or reversion, in and to the beds of the ways, roads, streets, avenues and alleys adjoining the Premises; all and singular the tenements, hereditaments, easements, appurtenances, licenses, passages, waters, water rights, water courses, riparian rights, other rights, liberties and privileges thereof or in any way now or hereafter appertaining, including homestead or any other claim at law or in equity as well as any after-acquired title, franchise or license and the reversion and reversions, remainder and remainders thereof; and all alley rights, drainage rights and all other rights appertaining to the use or enjoyment of the Premises and improvements located in or upon the Premises; (all of the foregoing property being hereinafter referred to collectively as the "Property").

2. Within five (5) business days following the date of the full execution and delivery of this Contract by Seller and Purchaser (which execution and delivery date is set forth on the signature page hereof and is referred to herein as the "Contract Date"), Purchaser will deliver to Calloway Title and Escrow as Escrow Agent, the amount of [redacted] said sum, together with interest earned thereon, to be held by said Escrow Agent as earnest money (the "Earnest Money"), pursuant to the terms and provisions of this Contract. Earnest Money shall be fully refundable to Purchaser until the end of the Due Diligence Period. After the Due Diligence Period, the Earnest Money becomes non-refundable but applicable to the purchase price, unless (i) a Seller default occurs, (ii) Seller failure to meet contingencies and obligations listed herein or (iii) failure of Purchaser to obtain the Municipal Approvals suitable to Purchaser in its sole discretion. All Earnest Money shall be applicable to Purchase Price.

3. Purchase Price. The purchase price (the "Purchase Price") for the Property, [redacted] Dollars to be paid in readily available or in certified funds or by title company or attorney trust or escrow account check at Closing inclusive of all Earnest Money paid.

4. Representations and Warranties. Seller hereby warrants and represents to Purchaser, and agrees that the following matters are now true and shall be true as of the Closing Date:

(a) That Seller has no actual knowledge, nor has Seller received any notice of, any actual or threatened action, litigation or proceeding (including any condemnation or eminent domain proceedings) by any organization, person, individual, or governmental agency against either Seller or the Property, or with respect thereto, nor does Seller know of any basis for any such action;

(b) That Seller owns and will convey to Purchaser at Closing unencumbered fee simple title to the Property, with title to the Property insurable by a title insurance company designated by Purchaser (the "Title Insurer") in the full amount of the Purchase Price, in ALTA Form B-1992, at standard published rates, free and clear of all restrictions, liens, encumbrances, assessments, leases, options, and other exceptions of every kind and character except for (collectively the "Permitted Exceptions"): (i) all matters recorded and indexed in the real estate records of the County in which the Property is located as of the Contract Date, except for security interests, mortgages, and other monetary liens encumbering the Property, and except for leases and other occupancy agreements encumbering the Property, which monetary liens and occupancy agreements shall not be deemed to be Permitted Exceptions and (ii) real estate taxes relating to the Property which are liens but not yet due and payable. Purchaser shall, at Purchaser's expense, cause an accurate survey (the "Survey") to be made of the Property by a registered Florida land surveyor of Purchaser's choice, and the legal description of the Property contained in the deed from Seller and insured by Title Insurer shall be based upon and conform to said Survey. Seller shall receive a copy of the Survey free of charge, but without representation or warranty from Purchaser as to the accuracy of such Survey;

(c) That Seller has received no notice of any disputes concerning the location of the lines and corners of the Property;

(d) That Seller has received no notice of action, contemplated action, or plans: to close any public street adjoining the Premises; to terminate, modify, or change any curb cut or street opening permit, license, approval with respect to vehicular or pedestrian access between the Premises and any adjoining public street; or to erect a median or similar barrier within any public street adjoining the Premises that would restrict or limit access between the Premises and such street; or to change the zoning classification or regulations applicable to the Premises or any adjoining property;

(e) That Seller has received no notice of action, contemplated action, or plans for a moratorium on the issuance of utility, development, or building permits, licenses, or approvals necessary to utilize the Property pursuant to the Plans (as said term is hereinafter defined), nor is Seller aware of any moratorium or threat of a moratorium on applications to rezone or to seek variances with respect to the Property;

(f) That Seller has received no notice of violations or alleged violations of any governmental rules and/or regulations with reference to the Property, or with reference to public or private easements for utilities which serve and inure to the benefit of the Property;

(g) Seller has received no notice of and has no knowledge of any Contaminants (as said term is hereinafter defined), that have been deposited, discharged, placed or disposed of at, on, under or near the Premises, nor has any portion of the Premises been used as a landfill or for the disposal, storage, sale, treatment, processing or other handling of any Contaminants. For purposes of this Agreement, the term "Contaminants" shall mean pollutants, contaminants, toxic waste and other substances (including but not limited to asbestos and to petroleum and petroleum-based products and related constituents), the removal of which is required or the disposal or use of which is regulated, restricted, prohibited or penalized by any Federal, State, or local law or ordinance applicable to the Premises relating to pollution or protection of the environment, including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 and all State laws relating to underground storage tank facilities.

(h) That to Seller's best knowledge no part of the Property is located in a flood zone as such is identified by Federal, State or local agencies; and

5. Conditions Precedent. The obligation of Purchaser to consummate this Agreement, and the purchase and sale contemplated hereby in accordance with the terms and provision of this Agreement, is subject to the fulfillment and satisfaction of each of the following: (i) on or prior to Closing as to the

CERTAIN TERMS REDACTED FOR CONFIDENTIALITY.
PROVIDED SOLELY AS EVIDENCE OF SITE CONTROL.

conditions described in Subparagraphs (a) and (b), (ii) on or before [redacted] from the Contract Date (the "Due Diligence Period") as to the conditions described in Subparagraph (c) of this Paragraph, and on or before [redacted] from the expiration of the Due Diligence Period (the "Municipal Approvals Period") as to the conditions described in Subparagraph (d) of this Paragraph (the "Other Conditions, or the waiver thereof by Purchaser:

(a) Each and all agreements and covenants of Seller as provided in this Agreement shall have been fully and duly performed in accordance with the terms and provisions of this Agreement;

(b) Each and all warranties and representations of Seller as contained in this Agreement shall be true and correct as of Closing:

(c) Approval by Purchaser of the suitability and economic feasibility of the Property, the physical condition of the Property, and the Title to the Property, or any other aspects of the Property, in the Purchaser's sole discretion, for the Purchaser's intended uses of the Property.

Purchaser, its agents and representatives, shall, at Purchaser's sole expense, have the right to enter upon the Premises for the purpose of examining, inspecting, testing, and surveying the Premises. Purchaser hereby agrees to indemnify, defend, and hold Seller harmless from and against any and all Losses arising out of or resulting from the entry on the Property and the conduct of any due diligence by Purchaser or any of Purchaser's Representatives at any time prior to the Closing; provided, however, that Purchaser's obligations under this clause shall not apply to the discovery of any pre-existing environmental or physical condition of the Property. Upon the expiration of the Due Diligence Period, the Earnest Money shall be non-refundable to purchaser, but contingent on receipt of Municipal Approvals. Before entering the Premises, Purchaser shall provide a certificate of Insurance.

(d) Receipt by Purchaser of all building permits, municipal and zoning approvals for retail and commercial buildings on the Property (the "Municipal Approvals") acceptable in the sole discretion of Purchaser. All applications to procure said authorizations and permits shall be obtained at the expense of the Purchaser, but Seller shall cooperate with Purchaser to obtain same, and shall execute all applications, petitions and consents necessary for such purposes. Purchaser shall submit application for all permits and rezoning at Purchaser's sole cost. The rezoning of the Property shall be deemed "Final" at such time as the rezoning has been granted by any and all of applicable government authorities, without any change or condition which is unacceptable to Purchaser, and any and all appeal periods as provided by law have expired with no appeal having been filed, or if filed, rejected or terminated finally and conclusively in favor of the rezoning of the Property. Upon the expiration of the Municipal Approvals Period, all Earnest Money shall be non-refundable to Purchaser, and applicable to the Purchase Price. Purchaser shall have the right to extend the Municipal Approvals Period for [redacted] for an additional Earnest Money Deposit of [redacted] which shall be non-refundable to Purchaser contingent only on receipt of Municipal Approvals.

Seller agrees with Purchaser, as follows: (i) Seller authorizes Purchaser to file all zoning, planning, development, subdivision and compilation applications, petitions, variances, plats and similar instruments (and amendments thereto) (the "Zoning Documents") necessary or appropriate in Purchaser's sole discretion to construct, use and operate the Proposed Improvements; and (ii) Seller shall cooperate with Purchaser in any manner reasonably requested by Purchaser in order to zone or rezone the Property (if necessary) so as to permit the construction, use and operation of the Proposed Improvements, such cooperation to include Seller's execution of any and all Zoning Documents and Seller's attendance at public hearings and proceedings for the purpose of upon the receipt of Final approved zoning.

In the event Purchaser provides Seller with written notice within the Due Diligence Period that it shall be unable to satisfy one or more of the conditions set forth above within such stipulated period(s), this Contract shall be deemed terminated without the necessity of further documentation, all Earnest Money shall be promptly refunded to Purchaser, and neither party to this Contract shall thereafter have

CERTAIN TERMS REDACTED FOR CONFIDENTIALITY.
PROVIDED SOLELY AS EVIDENCE OF SITE CONTROL.

any further right or claim against the other hereunder.

6. Closing.

(a) Purchaser and Seller shall consummate and close the sale contemplated by this Contract (the "Closing") at the offices of Escrow Agent at a time and date designated by Purchaser upon written notice to Seller, provided: (i) Purchaser shall provide Seller with not less than [redacted] prior notice, and (ii) the Closing shall [redacted] from the expiration of the Municipal Approvals Period (the "Closing Date"). In lieu of making a personal appearance at said place of Closing, a party may cause the documents and the proceeds to be delivered by such party at Closing to be delivered and tendered in escrow at said place for Closing at or prior to the time and date for Closing.

(b) City, state and county ad valorem taxes and special assessments for the calendar year of Closing shall be prorated between the Seller and the Purchaser as of the date of Closing, provided that if the tax bill for such calendar year has not been issued as of Closing, such proration shall be based upon the tax bill for the prior calendar year with the parties hereby agreeing following the Closing to adjust between themselves the difference between such tax bills;

(c) [redacted]

(d) At the Closing, Seller will deliver to Purchaser all documents reasonably necessary to fulfill its obligations herein, including but not limited to the following documents (all of which shall be duly executed and acknowledged where required and shall be in a form acceptable to Purchaser):

(i) Limited Warranty Deed, conveying good and marketable fee simple title to the Property, subject to the Permitted Exceptions;

(ii) Intentionally left blank:

(iii) An Owner's Affidavit executed by the Seller containing such representations as the Title Insurer shall reasonably require;

(iv) Such other documents as shall be required by the Title Insurer as a condition to insuring Purchaser's title to the Property, free of exceptions, except for the Permitted Exceptions;

(v) Reaffirmation of the truth and accuracy of Sellers representations and warranties set forth in this Contract, and a representation that all of Seller's agreements contained in this Contract are completely satisfied and discharged; and

(vi) Affidavits and other documentation necessary to satisfy State of Florida and United States income tax withholding requirements.

7. Default. In the event the purchase and sale of the Property pursuant to this Contract is not closed and consummated through default by Purchaser, then the Earnest Money shall be retained by or delivered to Seller, as the case may be, as the full and only liquidated damages for such default of Purchaser and as the sole remedy of Seller for any such default by Purchaser, it being acknowledged and agreed that Seller's actual damages would be difficult (if not impossible) to ascertain, and thereupon neither of the parties hereto shall have any rights, duties, obligations, or liabilities hereunder whatsoever. In the event of a default by Seller hereunder, all Earnest Money shall be immediately refunded to Purchaser, and Purchaser may pursue an action against Seller for specific performance in addition to the other remedies of Purchaser at law, in equity, or under this Contract. The terms of this Paragraph shall

survive the termination of this Contract notwithstanding anything contained in this Contract to the contrary.

8. Notices. Whenever any notice is required or permitted hereunder, such notice shall be in writing and shall be delivered in person, or transmitted by facsimile communication, email or sent by U.S. Registered or Certified Mail, Return Receipt Requested, postage prepaid, or by Federal Express, Express Mail, or other reputable overnight delivery service, to the addresses set forth below or at such other addresses as or specified by written notice delivered in accordance herewith:

SELLER:

Seavello Management LLC
101 City Island AVE
Bronx NY 10464-1616
Email: michael@verocapitalgroup.com
Email: _____

PURCHASER: ER MA Partners
50 Old Ivy Rd NE Ste 250
Atlanta, GA 30342

Notices mailed as hereinabove provided shall be deemed effectively given on the postmarked date of such notice if mailed, on the date delivered to the reputable overnight delivery service if sent by overnight delivery, the date delivered to a commercial courier service if personal delivery is made by a commercial courier, and, otherwise, on the date actually received at the address or facsimile number provided above.

9. [redacted]

10. Miscellaneous.

(a) This agreement shall be construed and interpreted under the laws of the state where the Property is located, without giving effect to principals of conflicts of law.

(b) Except as otherwise provided herein, all rights, powers and privileges conferred hereunder upon the parties shall be cumulative and not restrictive to those given by law.

(c) The failure of either party to exercise any power given either party hereunder or to insist upon strict compliance by either party of its obligations hereunder shall not constitute a waiver of either party's right to demand exact compliance with the terms hereof.

(d) This Contract contains the entire agreement of the parties hereto with respect to the subject matter of this Agreement, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. This provision may not be orally waived.

(e) This Contract shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns.

CERTAIN TERMS REDACTED FOR CONFIDENTIALITY.
PROVIDED SOLELY AS EVIDENCE OF SITE CONTROL.

(f) No amendment to this Contract shall be binding on any of the parties to this Contract unless such amendment is in writing, and such amendment is executed by all of the parties to this Contract. This provision may not be orally waived.

(g) No waiver or consent permitted or contemplated by this Contract shall be effective or binding on any of the parties hereto unless the same is in writing and delivered and received from one party to the other.

(h) The captions and headings of the paragraphs contained in this Contract are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope or intent of such paragraphs, or in any way affect this Contract.

(i) Time shall be of the essence in this Contract.

(j) Possession of the Property shall be delivered by Seller to Purchaser no later than the date of Closing.

(k) This Contract may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument.

(l) All representation, warranties, and agreements which are contained in this Contract shall survive the Closing, and any investigation made by or any actual or constructive notice of Purchaser, and shall not be deemed to be merged into the Warranty Deed or into any of the other documents executed and delivered at the time of Closing.

(m) In the event that any notice or performance date hereunder shall be required to be performed on a weekend or legal holiday, then such date shall automatically be extended to the next regular business day.

(n) Purchaser shall have the right to assign this Contract, and its rights hereunder, in whole or in part, prior to closing, to a to-be-formed entity; in such instance, such assignee shall assume all obligations of Purchaser hereunder, and shall agree to execute all documents which Purchaser is obligated to execute pursuant to the terms and provisions of this Contract; upon such assignment as herein authorized and permitted, Purchaser shall be fully and completely discharged of all of Purchaser's duties, obligations, and liabilities hereunder to the extent of such assignment.

(o) Seller covenants and agrees that Seller, its affiliates, directors, officers, employees, advisors, and agents will keep any information disclosed by Purchaser relating to this Contract or the Property, including the Purchase Price and other business terms contained within this Contract, strictly confidential for a period of one (1) year from the earlier of the date of the termination of this Contract or the Closing except Seller shall be entitled to disclose any information to its attorneys, accountants, financial and tax advisers as long as Seller advises such individuals of the confidentiality provisions of this Agreement and receives their agreement to be bound by same. During the term of this Contract, Purchaser will have an exclusive right to purchase the Property as long as Purchase abides by the terms of the Contract. During the term of the Contract and as long as Purchaser is not in default, Seller covenants and agrees not to seek any other proposal concerning the purchase, lease, or the acquisition of any other interest in the Property by any third party. As long as Purchaser is not in default, Seller is hereby agreeing to refer all inquiries with respect to the acquisition of an interest, leasehold, fee simple or other interest, in the Property to the Purchaser during the term of the Contract.

(p) The risk of loss or damage to the Property by fire or other casualty up to the Closing is assumed by the Seller.

(q) Within ten (10) days of the Contract Date, the Seller shall deliver to the Purchaser copies

of all rent roll, surveys, civil documents, test reports, and environmental assessments relating to the Property that are within the Seller's possession or control. Seller will also deliver within ten (10) days of the Contract Date any leases that are in effect for the property at the Contract Date.

(r) In the event of litigation to enforce the rights and obligations under the Contract, the prevailing party shall be entitled to recover against the other party the prevailing party's reasonable attorneys' fees and costs arising out of such litigation.

If any paragraph, section, provision, sentence, clause, or portion of this Contract is determined to be illegal, invalid, or unenforceable, such determination shall in no way affect the legality, validity, or enforceability of any other paragraph, section, provision, sentence, clause, or portion of this Contract, and any such affected portion or provision shall be modified, amended, or deleted to the extent possible and permissible to give the fullest effect to the purposes of the parties to this Contract.

(s) If, prior to Closing, all or any portion of the Property is subject to an eminent domain proceeding, the threat of an eminent domain proceeding, or transportation right of way taking, Seller shall promptly provide Purchaser with written notice thereof. After receiving such notice, Purchaser shall have the option of purchasing the Property subject to such proceedings, without reduction of the Purchase Price, whereupon any awards attributable to the Property shall be paid to Purchaser, or canceling this Contract without further obligation hereunder, in which event the Earnest Money shall be returned forthwith to Purchaser.

(t) Purchaser shall provide Seller with 48 hr notice and to cooperate with Seller's reasonable schedule prior to entering the property for Due Diligence studies. Purchaser and Seller understand most Due Diligence studies must be performed during regular business hours.

(u) Existing Tenants: Seller warrants that there will be no leases in place on the subject Property at the contemplated time of closing. At Closing, Seller shall deliver the Property free and clear of all tenants.

IN WITNESS WHEREOF, each of the parties have hereunto set their hands and affixed their seals the day and year written above.

SELLER:
Scavello Management LLC

By: Paul Scavello
Its: Owner

Date: 11/25/25.

PURCHASER:
ER MA Partners, LLC.

By: [signature]
Its: Manager

Date:
11/25/25,