City of Stuart

AGENDA

COMMUNITY REDEVELOPMENT BOARD
SEPTEMBER 15, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Mark Brechbill
Vice Chair - Bonnie Moser
Board Member - Frederick James
Board Member - Will Laughlin
Board Member - Jeff Manera
Board Member - Clay Scherer
Board Member - Scott Whalen

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

Agenda items are available on our website at http://www.cityofstuart.us
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 07/01/2025 CRB MINUTES

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. SEACOAST BANK HEADQUARTERS MAJOR CONDITIONAL USE & MAJOR SITE PLAN LOCATED AT 815 S. COLORADO AVENUE (QJ)(RC):

RESOLUTION No. 85-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR CREEK DISTRICT CODE CONDITIONAL USE APPROVAL AND MAJOR DEVELOPMENT PLAN FOR THE SEACOAST BANK HEADQUARTERS PROJECT LOCATED ON THE SOUTHEAST CORNER OF COLORADO AVENUE AND KINDRED STREET; GRANTING APPROVAL TO CONSTRUCT AN APPROXIMATELY 58,647 SQUARE FOOT THREE-STORY HEADQUARTERS OFFICE BUILDING WITH DRIVE-THRU BANK TELLER LANES AND DRIVE-THRU ATM, A DETACHED 90,762 SQUARE FOOT THREE-STORY PRIVATE PARKING GARAGE, AND MAINTAIN THE EXISTING OUTBUILDING STRUCTURES OUTSIDE THE REDEVELOPMENT AFFECTED AREA; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING PARKING REQUIREMENTS AND ARCHITECTURAL STANDARDS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

3. CRA BUDGET AND CIP FOR FY 2026 (RC):

RESOLUTION No. 06-2025 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND APPROPRIATING CAPITAL BUDGET FOR FY 2026 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 9/15/2025 **Prepared by:** Susej Meleqi

Title of Item:
APPROVAL OF 07/01/2025 CRB MINUTES

Summary Explanation/Background Information on Agenda Request:
07/01/2025 CRB MINUTES APPROVAL

Funding Source:
N/A

Recommended Action:
Approve Minutes

ATTACHMENTS:
1. 07012025 CRB Minutes

MINUTES
COMMUNITY REDEVELOPMENT BOARD OF THE CITY OF STUART
JULY 1, 2025
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT BOARD

Chair - Mark Brechbill
Vice Chair - Bonnie Moser
Board Member - Frederick James
Board Member - Will Laughlin
Board Member - Jeff Manera
Board Member - Clay Scherer
Board Member - Scott Whalen

ADMINISTRATIVE

CRA Executive Director - Pinal Gandhi-Savdas
Board Secretary - Susej T. Meleqi

CALL TO ORDER

4:11 PM

ROLL CALL

PRESENT: Chair Brechbill, Board Member James, Board Member Laughlin, Board Member Manera, Board Member Scherer, Board Member Whalen
ABSENT: Vice Chair Moser

PLEDGE OF ALLEGIANCE

New Board Member William Laughlin was sworn in by Lee Baggett, City Attorney.

APPROVAL OF AGENDA

4:13 PM MOTION: Approve.
MOVED BY: William Laughlin
SECONDED BY: Frederick James
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 06/03/2025 CRB MINUTES

4:17 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Jeff Manera
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Scherer

- Commented who would not like to live, work, and play in the same City. Stated he believes everyone would like to live in a nice environment, whether it be the Duany plan or not.

Board Members all continued to discuss the vision of the City and what can be done to analyze the needs and wants of residents.

ACTION ITEMS

2. PRESENTATION OF THE APPLICATIONS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FOR FY 2025 CYCLE #2 (RC):

RESOLUTION No. 05-2025 CRA; A RESOLUTION OF THE BOARD OF COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING AWARD TO APPLICANTS FROM THE BUSINESS IMPROVEMENT GRANT PROGRAM FOR FISCAL YEAR 2025 CYCLE #2; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Jordan Pinkston, CRA Program Manager, presented the program description, program goals, FY 2025 Cycle #2 applications - Avonlea Commerce Center Association Inc and Seacoast Service Partners, staff recommends approval of both applications, offered three options as the remaining funds are less than both award amounts.

Nancy Albert, Avonlea Representative, provided a brief background of the businesses that are in the building.

Board Member Manera asked what funding line this would come from. Ms. Pinkston stated we have additional funding in this fiscal year so no budget transfer would be needed.

Board Members Scherer asked how staff scored the match ration if both projects were putting in their own money. Ms. Pinkston stated that they did not provide a score because these applicants did not have to go above and beyond in their match versus other projects do spend over $100,000.00 and only receive $10,000.00.

Board Member Scherer and Ms. Pinkston continued discussing the rating scale.

John Feenan, Seacoast Partner representative, provided background information on his business and why he chose Downtown Stuart.

Board Member Scherer asked to clarify if they were tenants of the building. Mr. Feenan stated they are tenants.

Board Member Laughlin asked what the funding source is for these types of projects and how businesses learn about these programs.

Ms. Pinkston stated the CRA is TIF generated and the businesses in the CRA contribute annually to this fund which is why the funds can only be spent within the CRA. She stated these programs are sent out in flyers, social media, door hangers by Code Enforcement, and word of mouth.

Board Members continued discussing the funding of BIRP.

4:57 PM MOTION: Approve the Avonlea application.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

4:58 PM MOTION: Approve the Seacoast application.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

5:02 PM MOTION: Approve Resolution and option number 3, fully fund both projects.
MOVED BY: Clay Scherer
SECONDED BY: Scott Whalen
Motion approved unanimously.

STAFF UPDATE

None.

ADJOURNMENT

5:04 PM

Susej T. Meleqi, Board Secretary **Mark Brechbill, Chair**

Minutes to be approved at the CRB Meeting this 15th day of September, 2025.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 9/15/2025 **Prepared by:**

Title of Item:
SEACOAST BANK HEADQUARTERS MAJOR CONDITIONAL USE & MAJOR SITE PLAN LOCATED AT 815 S. COLORADO AVENUE (QJ)(RC):

RESOLUTION No. 85-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR CREEK DISTRICT CODE CONDITIONAL USE APPROVAL AND MAJOR DEVELOPMENT PLAN FOR THE SEACOAST BANK HEADQUARTERS PROJECT LOCATED ON THE SOUTHEAST CORNER OF COLORADO AVENUE AND KINDRED STREET; GRANTING APPROVAL TO CONSTRUCT AN APPROXIMATELY 58,647 SQUARE FOOT THREE-STORY HEADQUARTERS OFFICE BUILDING WITH DRIVE-THRU BANK TELLER LANES AND DRIVE-THRU ATM, A DETACHED 90,762 SQUARE FOOT THREE-STORY PRIVATE PARKING GARAGE, AND MAINTAIN THE EXISTING OUTBUILDING STRUCTURES OUTSIDE THE REDEVELOPMENT AFFECTED AREA; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING PARKING REQUIREMENTS AND ARCHITECTURAL STANDARDS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
On March 5, 2025, Seacoast National, LLC (owner), and George Missimer. AICP, Cotleur & Hearing (representative) submitted a Major Code Conditional Use and Major Development Plan application for the project, known as “Seacoast Bank Headquarters.” The proposed development includes a new Seacoast Bank Headquarters Office Building, detached structure parking garage, and freestanding drive-through. The three-story headquarters office will be approximately 58,647 square feet in total. The redeveloped area consists of approximately four-acres of the total 8.13-acre site. The two existing office buildings on the subject property will remain operational during the construction of the new proposed headquarters building. Upon completion of the new Headquarters Office Building, the existing building, including the bank branch location, totaling more than 70,000 square feet, will be demolished for the construction of the proposed parking structure.
The submitted Major Code Conditional Use petition is required, as the applicant is seeking relief from the following sections outlined under the City of Stuart’s Land Development Code (LDC):

1.LDC Section 3.04.03. – Permitted uses. (Figure CD-08 – Permitted uses in the Creek District): To allow private parking garages and lots are permitted through approval of a conditional use within the Creek South District.

2. LDC Section 3.04.05.A.1. – Frontage types. (Figure CD-07 – Thoroughfare Plan): Relief from the strict interpretation in requiring a primary frontage type located on an “A” street as identified the frontage facing US-1 (Federal Highway) and Colorado Avenue.

3. LDC Section 3.04.06. – Thoroughfare standards. (Figure CD-23 – Thoroughfare, Access and Parking Standards): Relief from requiring a 10-foot sidewalk along US-1 (Federal Highway) and Colorado Avenue

4. LDC Section 3.04.04.D. – Development standards. – Building massing: Relief to allow the parking structure to exceed the 200 feet horizontal length to 246-feet overall length; and

Funding Source:
N/A

Recommended Action:
Staff have reviewed the petition for a Major Urban Code Conditional Use and concurrent Major Development Plan application and recommends the City's Community Redevelopment Board *(CRB)* forward a recommendation for approval to the City Commission to allow for new Seacoast Bank Headquarters Office Building, detached private parking garage structure, and freestanding drive-through, and other site improvements.

ATTACHMENTS:
1. CRB Resolution 85-2025-final draft
2. CRB Staff Report - Seacoast Bank
3. Major Urban Conditional Use Application
4. Major Development Plan Application
5. Conditional Use Design Deviation Summary
6. Site Plan
7. Boundary & Topographic Survey
8. Vehicle Tracking Exhibit
9. Landscape Plan
10. Building Elevations Rendering
11. Master Signage Plan Program
12. Construction Plans
13. Drainage Report
14. Traffic Impact Analysis
15. Zoning Map
16. Public Notice Affidavit
17. Neighborhood Meeting Notice
18. Neighborhood Meeting Notes

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

RESOLUTION NUMBER 85-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, GRANTING A MAJOR CREEK DISTRICT CODE CONDITIONAL USE APPROVAL AND MAJOR DEVELOPMENT PLAN FOR THE SEACOAST BANK HEADQUARTERS PROJECT LOCATED ON THE SOUTHEAST CORNER OF COLORADO AVENUE AND KINDRED STREET; GRANTING APPROVAL TO CONSTRUCT AN APPROXIMATELY 58,647 SQUARE FOOT THREE-STORY HEADQUARTERS OFFICE BUILDING WITH DRIVE-THRU BANK TELLER LANES AND DRIVE-THRU ATM, A DETACHED 90,762 SQUARE FOOT THREE-STORY PRIVATE PARKING GARAGE, AND MAINTAIN THE EXISTING OUTBUILDING STRUCTURES OUTSIDE THE REDEVELOPMENT AFFECTED AREA; REQUIRING SPECIFIC POLICIES TO BE CONSIDERED INCLUDING PARKING REQUIREMENTS AND ARCHITECTURAL STANDARDS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A TIMETABLE OF DEVELOPMENT; PROVIDING FOR CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on February 13, 2023, the City Commission granted a text amendment to the Land Development Code Chapter III – Special Zoning, via Ordinance 2498-2023, and adopted the "Creek District" Form Based Code; and

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WHEREAS, Major Development Projects and certain deviations from the Creek District Code may be permitted through the Major Conditional Use Procedure and Process as described in Section 3.04.01 (I.) & (J.) of the City of Stuart Land Development Code; and

WHEREAS, pursuant to Section 3.04.01 (I.) of the Land Development Code, Major Development Projects, including any non-residential development over 35,000 square feet in floor area, are subject to the major development plan approval process described in Section 11.01.02 of the Land Development Code; and

WHEREAS, pursuant to Section 3.04.01 (J.) of the Land Development Code, requests for conditional use approvals are subject to the procedures for major conditional use review described in Section 11.01.11 of the Land Development Code; and

WHEREAS, on March 5, 2025, Seacoast National, LLC ("Owner), and George Missimer, AICP, Cotleur & Hearing ("Representative"), (collectively "Applicant") submitted applications for a Major Creek District Code Conditional Use and a Major Development Plan for a project known as "Seacoast Bank Headquarters," which is located in the Creek District South Zoning Code; and

WHEREAS, the proposed development in the Major Development Plan includes a new three-story Seacoast Bank Headquarters Office Building approximately 58,647 square feet in size, detached private parking garage, and free-standing drive-through teller;

WHEREAS, the redeveloped area consists of approximately 4 acres of the total 8.13-acre site; and

WHEREAS, the two existing office buildings, including a building in excess of 70,000 square feet in total, on the subject property will remain operational until the construction of the new proposed headquarters building is completed at which time the two existing office buildings will be demolished for the construction of the proposed parking structure; and

WHEREAS, the Major Conditional Use procedure and process is necessary to allow design relief from architectural standards and parking in accordance with the Creek District South Zoning Code; and

WHEREAS, the Applicant is seeking the following deviations the Creek District Code: (1) the Frontage Type Design requirements as described in Section 3.04.05 of the Land

Development Code, (2) the perimeter sidewalk width requirement as described in Section 3.04.06, (3) the horizontal length or width of building requirement as described in Section 3.04.04, and (4) the excess parking being pervious requirement as described in Section 3.04.09; and

WHEREAS, pursuant to Section 11.02.00 of the Land Development Code, the Applicant posted on the subject property displaying the public hearing dates and mailed notices to those within 300 feet on the subject property on August 27, 2025; and

WHEREAS, on September 15, 2025, the Community Redevelopment Board (CRB) held a properly noticed public hearing to consider the applications for a Major Creek District Code Conditional Use and a Major Development Plan by the Applicant Seacoast Bank Headquarters Project, and voted to forward a recommendation of approval to the City Commission; and

WHEREAS, on September 22, 2025, the City Commission held a properly noticed public hearing to consider the applications for a Major Creek District Code Conditional Use and a Major Development Plan by the Applicant Seacoast Bank Headquarters Project; and

WHEREAS, the Applicant has committed to the City that its development will comply with all development codes, plans, standards, and conditions approved by the City Commission, and that it will bind its successors in title to any such commitments made upon approval of the applications for a Major Development Plan and a Major Creek District Code Conditional Use; and

WHEREAS, the Applicant has committed to the City that its development will comply with all codes, plans, standards, and conditions approved by the City Commission, and that it will bind its successors in title to any such commitments made upon this Resolution; and

WHEREAS, at the hearing, the Applicant showed by substantial competent evidence that the applications for a Major Creek District Code Conditional Use and a Major Development Plan are consistent with the City of Stuart Comprehensive Plan and Land Development Code, and with the procedural requirements of law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as if fully set forth herein.

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SECTION 2: The legal description of the property, reflecting the 8.13-acre parcel, is set forth in **Exhibit "A"** attached hereto and made a part hereof by reference. A map depicting the property is attached hereto as **Exhibit "B"** and made a part hereof by reference. The Conditions of Approval for the development are attached hereto as **Exhibit "C"** and made a part hereof by reference.

SECTION 3: The following identified **Development Documents** (1 through 10) which will be kept on file as public records of the City of Stuart, at the City Clerk's office in City Hall, and collectively referred to as **Exhibit "D"** and shall be deemed a part of the conditions applicable to the Seacoast Bank Headquarters development:

1. Conditional Use Design Deviations Justification Statement (Pages 1-17) prepared by Cotleur & Hearing, dated August 27, 2025, and revised September 4, 2025.
2. Landscape Plan (Pages LP-1, LP-2, LP-3, LP-4) prepared by Cotleur & Hearing, dated July 3, 2025, and revised date August 6, 2025.
3. Drainage Report Project No. 2104 (Pages 1-256) prepared by Captec Engineering, Inc., dated August 7, 2025.
4. Construction Plans and Specifications (Sheets 1– 15) prepared by Captec Engineering, Inc., dated December 19, 2024.
5. Fire Truck Vehicle Tracking Exhibit (Sheet 1 of 1) prepared by Captec Engineering, Inc., dated December 19, 2024.
6. Architectural Exterior Elevations (Pages 1-10) prepared by Baker Barrios, dated July 15, 2025.
7. Boundary & Topographic Survey (Pages 1-3) prepared by Michael T. Owen, Professional Surveyor and Mapper, Florida Registration, Engineers #5556, EDC, dated June 4, 2024.
8. Seacoast Bank Master Signage Program (Pages 1-7) prepared by Cotleur & Hearing and Baker Barrios, dated February 16, 2025.
9. Site Plan (SP 1- 4) prepared by Cotleur & Hearing, dated July 3, 2024, and revised date August 26, 2025, and September 4, 2025.
10. Traffic Impact Analysis (Pages 1-28) prepared by Shaun G. MacKenzie, P.E. Number 61751, MacKenzie Engineering & Planning, Inc., dated August 2024, and revised June 2025.

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SECTION 4: The Applicant is requesting Major Development Plan approval to construct a 58,647 square three-story headquarters bank/office building, detached three-story private parking garage structure and maintain the existing outbuildings and concurrent approval for Major Creek District Code Conditional Use to provide relief from certain design provisions of the Land Development Code (LDC), Creeks District Code South including:

1. LDC Section 3.04.05.A.1. – Frontage types. (Figure CD-07 – Thoroughfare Plan): Relief from the strict interpretation in requiring a primary frontage type located on an "A" street as identified the frontage facing US-1 (Federal Highway) and Colorado Avenue;
2. LDC Section 3.04.06. – Thoroughfare standards. (Figure CD-23 – Thoroughfare, Access and Parking Standards): Relief from requiring a 10-foot sidewalk along US-1 (Federal Highway) and Colorado Avenue;
3. LDC Section 3.04.04.D. – Development standards. – Building massing: Relief to allow the parking structure to exceed the 200 feet horizontal length to 246-feet overall length; and
4. LDC Section 3.04.09.D.3. – Landscape and site standards (Excess Parking lot spaces): Relief to maintain the existing surface parking spaces outside of the affected redevelopment area of the site plan.

SECTION 5: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City except in compliance with the City's Land Development Code.

SECTION 6: All Resolutions, or parts of Resolutions, in conflict with this Resolution or any part thereof is hereby repealed to the extent of such conflict. If any provision outlined within this Resolution conflicts with any contractual provision between the City and the applicant, developer, or successor, this Resolution shall prevail.

SECTION 7: If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared severable.

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SECTION 8: Following the adoption and acceptance of this Resolution by the owner, developer, or successor, and in addition to any other action for failure to otherwise comply with the Approved Documents, the City Development Director may obtain a hearing before the City Commission and shall thereupon give at least five (5) days written notice of the time, date, and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the owner, developer, or successor may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Approved Documents and therefore, the Resolution(s) adopting the same, the City Commission may impose or do any or all of the following:

a. Initiate the process to amend or repeal this or any other Resolution pertaining to the development.

b. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this Major Development Plan or Major Creek District Code Conditional Use Resolution by the Applicant, owner, developer, or successor shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation found continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 9: This Resolution shall be effective upon adoption by the City Commission, and proper execution and acceptance by the Owners.

SECTION 10: The City Clerk is directed to record a Certified Copy of this Resolution in the Public Records of Martin County, Florida, within thirty (30) days of City Commission approval.

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Passed on the __ day of _____, 2025.

Commissioner _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, MAYOR				
CHRISTOPHER COLLINS, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
SEAN REED, COMMISSIONER				

ATTEST:

_____ _____

MARY R. KINDEL
CITY CLERK

CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____

LEE BAGGETT, ESQ.
CITY ATTORNEY

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Exhibit "A" Legal Description

A PARCEL OF LAND BEING LOTS 5 THROUGH 15 (INCLUSIVE) AND LOTS 32 THROUGH 36 (INCLUSIVE) OF THE PLAT OF "THE SEVENJEM ADDITION" AS RECORDED IN PLAT BOOK 3, PAGE 140 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH THAT ADJACENT UNPLATTED PORTION OF THE SOUTH THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING EAST OF COLORADO AVENUE, WEST OF JOHNSON AVENUE, NORTH OF HUDSON COURT, AND NORTH OF U.S. HIGHWAY NUMBER 1, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE NORTH 00°27'35" EAST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 659.43 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTH 175.00 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°49'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 49.83 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH THE EASTERLY LIMITS OF COLORADO AVENUE (AN EIGHTY-FOOT-WIDE RIGHT-OF-WAY ACCORDING TO SAID PLAT OF THE SEVENJEM ADDITION) AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°49'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 300.11 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF THE SEVENJEM ADDITION PLAT; THENCE NORTH 00°27'35" EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 145.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KINDRED STREET (A SEVENTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PLATTED AS KINDRED AVENUE, AS RECORDED IN SAID PLAT OF THE SEVENJEM ADDITION); THENCE SOUTH 89°49'10" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KINDRED STREET (ALSO BEING THE NORTH LINE OF LOTS 5 THROUGH 14, INCLUSIVE, OF SAID PLAT OF THE SEVENJEM ADDITION), A DISTANCE OF 460.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.43 FEET, SAID CURVE BEING THE NORTHERLY LIMITS OF LOTS 14 AND 15 OF SAID PLAT OF THE SEVENJEM ADDITION; THENCE SURVEYOR: EDC 10250 SW VILLIAGE PARKWAY SUITE 201, PORT SAINT LUCIE, FL 34987 772.462.2455 TRAFFIC ENGINEER: MACKENZIE ENGINEERING & PLANNING 1172 SW 30TH ST, PALM CITY, FL 34990 772.286.8030 KINDRED AVE. HUDSON CT. U.S. NO.1 COLORADO AVE. JOHNSON AVE. UTILITY STATEMENT SEACOAST BANK'S CORPORATE HEADQUARTERS BUILDING IS LOCATED AT THE NE CORNER OF US NO 1 AND COLORADO AVENUE. THE OVERALL SITE IS BOUNDED BY COLORADO AVENUE ON THE WEST SIDE, US NO 1 ON THE SOUTH SIDE, HUDSON COURT AND JOHNSON AVENUE ON THE EAST SIDE, AND KINDRED STREET ON THE NORTH SIDE. CITY OF STUART WATER LINES PROVIDE SERVICE TO THE FIRE HYDRANTS SURROUNDING THE SITE BOTH ON-SITE AND OFF-SITE. POTABLE WATER AND FIRE PROTECTION SERVICES TO THE EXISTING BUILDING ARE PROVIDED VIA

CONNECTION TO THE EXISTING WATER MAIN ON HUDSON COURT. THE PROPOSED BUILDING WILL ALSO CONNECT TO THIS MAIN FOR POTABLE WATER AND FIRE PROTECTION SERVICES. WATER FOR FIRE PROTECTION SERVICES TO THE PROPOSED PARKING GARAGE WILL BE VIA CONNECTION TO THE EXISTING WATER MAIN ON HUDSON COURT. IRRIGATION FOR THE SITE IS PROVIDED VIA CONNECTION TO THE CITY OF STUART'S EXISTING IQ WATER MAIN WITH THE COLORADO AVENUE RIGHT-OF-WAY. THE PROPOSED PROJECT WILL CONTINUE TO USE THE EXISTING IQ WATER MAIN FOR IRRIGATION. SANITARY SEWER SERVICE TO THE EXISTING SEACOAST BANK BUILDING IS PROVIDED BY AN 8" SEWER MAIN IN HUDSON COURT. THE PROPOSED BUILDING WILL UTILIZE AN EXISTING SANITARY SEWER LINE ON COLORADO AVENUE. THE SANITARY SEWER FOR THIS SITE IS SERVED BY THE LIFT STATION AT THE NE CORNER OF COLORADO AVENUE AND KINDRED STREET. WE UNDERSTAND THAT THIS LIFT STATION HAS THE CAPACITY FOR THIS PROJECT AND NO FURTHER IMPROVEMENTS TO THE LIFT STATION ARE NEEDED. THE PROPOSED PARKING GARAGE SHOULD NOT REQUIRE SANITARY SEWER SERVICE. FPL POWER, AND COMCAST AND ATT'S COMMUNICATION SERVICES LIE WITHIN THE COLORADO AVENUE RIGHT-OF-WAY AND WILL PROVIDE SERVICE TO THE SITE. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°17'20", AN ARC DISTANCE OF 142.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°28'10" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF JOHNSON AVENUE (A SEVENTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN SAID PLAT OF THE SEVENJEM ADDITION), A DISTANCE OF 294.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°42'40", AN ARC DISTANCE OF 39.14 FEET TO A POINT OF TANGENT INTERSECTION WITH THE NORTH LINE OF HUDSON COURT (A FIFTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN SAID PLAT OF THE SEVENJEM ADDITION); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HUDSON COURT THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 89°49'10" WEST, A DISTANCE 374.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 215.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'25", AN ARC DISTANCE OF 235.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27°32'25" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 62°27'35" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 1 (A ONE-HUNDRED-FOOT-WIDE RIGHT-OF-WAY, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89010-2501), A DISTANCE OF 253.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°25'15", AN ARC DISTANCE OF 28.11 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,227.17 FEET, SAID CURVE

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ALSO BEING THE AFOREMENTIONED EASTERLY LIMITS OF COLORADO AVENUE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°53’55”, AN ARC DISTANCE OF 212.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,307.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°14’56”, AN ARC DISTANCE OF 96.94 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8.125 ACRES, MORE OR LESS

PARCEL I.D. NUMBER(S): 04-28-41-000-000-00380-6
04-38-41-018-000-00050-5

PARCEL ADDRESS: 815 S. COLORADO AVENUE, STUART, FL 34994
50 SE KINDRED STREET, STUART, FL 34994

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Exhibit "B" Map:

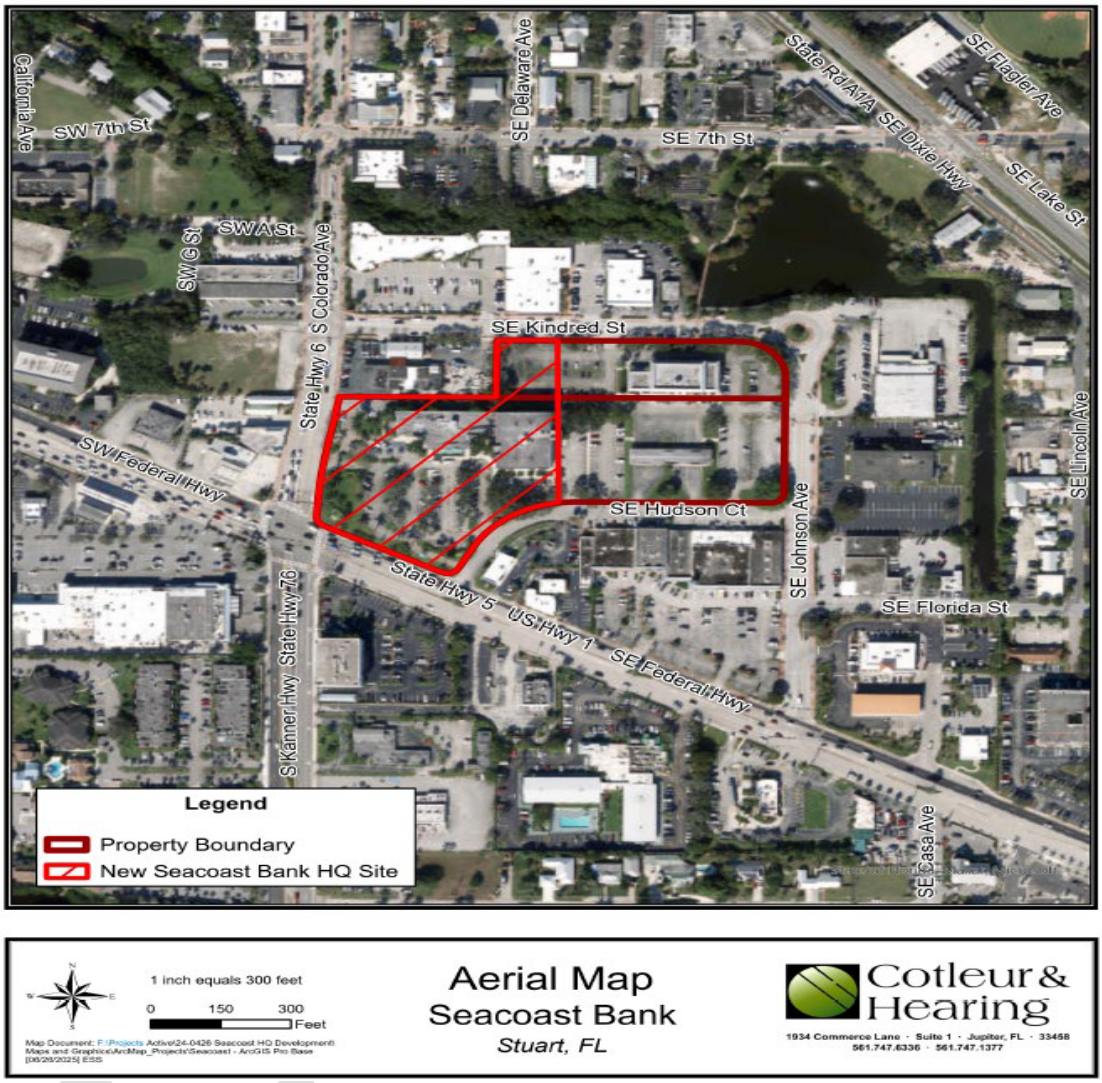

Exhibit "C" Conditions of Approval

1. All plans shall be routed through the Permit Technician in the City of Stuart Development Department. Approval of the Creek District Code Conditional Use shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of the City Code. Approval shall not prevent the City of Stuart from requiring a correction of errors in plans, construction, or violation of City Code.

2. The Architectural plans and elevations approved under this Major Creek District Code Conditional Use and Major Development Plan shall be utilized within the development design. A deviation of more than 5% of the approved architectural plans shall require the submittal of a Minor Amendment to the Major Creek District Code Conditional Use application and review by the Community Redevelopment Board (CRB) and final approval from the City Commission.

3. Except as otherwise set forth in the Seacoast Bank Headquarters Major Creek District Code Conditional Use & Major Development Plan Approval, all development shall comply with the City Land Development Code. Any modifications to the Master Site Plan or Architectural Plan which exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, architecture, or location of landscaping, may be approved under an Administrative Variance approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval at a public hearing.

4. All applicable State or Federal permits must be obtained before the commencement of any development activities. Issuance of this development order/permit/approval by the City of Stuart does not in any way create any right on the part of an applicant to obtain a permit from a State or Federal agency and does not create any liability on the part of the City of Stuart for the issuance of this order/permit/approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law.

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5. Erosion and dust control measures to be implemented during construction shall be provided on the civil engineering plans and submitted at time of site permit review. Water trucks may be required and necessary during construction to reduce dust generated on-site.

6. All regulatory agency permits required for the development, including but not limited to the South Florida Water Management District, Department of Environmental Protection, and Army Corp of Engineers, shall be obtained by the applicant, developer, or successor, and copies provided to the City of Stuart Development Department prior to the commencement of any upland site improvements and/or development activities.

7. Regulatory agency permits pertaining to improvements within submerged lands and below the mean high-water line, including but not limited to the South Florida Water Management District, Department of Environmental Protection, and Army Corp of Engineers, shall be obtained by the applicant, developer, or successor, and copies provided to the City of Stuart Development Department prior to the commencement of any development activities taking place within submerged lands and below the mean high-water line.

8. All Construction shall be installed, inspected, and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition, and the City of Stuart Specifications and Ordinances, where applicable. In case of discrepancies between the construction plans and afore mentioned manuals, the most restrictive shall apply.

9. Prior to issuance of the site and/or buildign permits, the applicant shall submit a Unity of Title combining the two (2) parcels. The Unity of Title must be recorded with the Martin County Clerk of Courts.

10. Prior to the issuance of site and/or building permits, the applicant shall submit final engineering plans and construction drawings for review and approval by the City of Stuart Development Department.

11. The applicant, developer, or successor must submit a vegetation removal permit with the City of Stuart Permitting Department for the removal of any on-site vegetation and/or trees and any tree mitigation fee must be paid prior to issuance of tree removal permit.

12. The site permit and dumpster permit both require a separate building permit from the City of Stuart Building Department.

13. On-site lighting shall not negatively impact or create a visual nuisance to adjacent properties. The Applicant, developer, or successor shall submit a Photometric Lighting Plan for on-site and parking garage lighting improvements to the City of Stuart Building Department upon the submittal of a site permit. The Photometric Lighting Plan shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.

14. Any sidewalks or roads damaged during construction shall be repaired and/or replaced by the Applicant, developer, or successor, as per the City's specifications.

15. Prior to the issuance of a site permit and/or building permit, the applicant, developer, or successor shall receive approval for the development's required public art, pursuant to Section 3.01.08. The Applicant shall be required to apply for a separate Minor Creek District Code Conditional Use, for review and approval required by the Community Redevelopment Board (CRB).

16. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.

17. A Landscape Maintenance Agreement, executed in accordance with the City Land Development Regulations, shall be submitted for review and approval prior to the issuance of a Certificate of Occupancy.

18. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited on the property.

19. All on-site and off-site signage shall be approved under separate building permits and must comply with the City of Stuart Land Development Code Section 6.11.00.

20. Any right-of-way improvements shall be maintained and operated by the applicant, developer, or successor, in perpetuity or until alternative maintenance arrangements are signed off by the City's Public Works director.

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21. No temporary or modular buildings are permitted on the property except for a permitted temporary construction trailer.

22. Billboards are prohibited on the property.

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Exhibit "D"
Development Document
On File with the
City of Stuart Clerk's Office

1. Conditional Use Design Deviations Justification Statement (Pages 1-17) prepared by Cotleur & Hearing, dated August 27, 2025, and revised Spetmber 4, 2025.
2. Landscape Plan (Pages LP-1, LP-2, LP-3, LP-4) prepared by Cotleur & Hearing, dated July 3, 2025, and revised date August 6, 2025.
3. Drainage Report Project No. 2104 (Pages 1-256) prepared by Captec Engineering, Inc., dated August 7, 2025.
4. Construction Plans and Specifications (Sheets 1– 15) prepared by Captec Engineering, Inc., dated December 19, 2024.
5. Fire Truck Vehicle Tracking Exhibit (Sheet 1 of 1) prepared by Captec Engineering, Inc., dated December 19, 2024.
6. Architectural Exterior Elevations (Pages 1-10) prepared by Baker Barrios, dated July 15, 2025.
7. Boundary & Topographic Survey (Pages 1-3) prepared by Michael T. Owen, Professional Surveyor and Mapper, Florida Registration, Engineers #5556, EDC, dated June 4, 2024.
8. Seacoast Bank Master Signage Program (Pages 1-7) prepared by Cotleur & Hearing and Baker Barrios, dated February 16, 2025.
9. Site Plan (SP 1- 4) prepared by Cotleur & Hearing, dated July 3, 2024, and revised date August 26, 2025, and revised September 4, 2025.
10. Traffic Impact Analysis (Pages 1-28) prepared by Shaun G. MacKenzie, P.E. Number 61751, MacKenzie Engineering & Planning, Inc., dated August 2024, and revised June 2025.

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City of Stuart

To: Community Redevelopment Board *(CRB)*

From: Jodi Kugler, Development Director

Meeting Date: September 15, 2025

Subject: **Seacoast Bank Headquarters:**

- ***Major Code Conditional Use***
- ***Major Development Plan***

GENERAL INFORMATION:

Property Owner:	Seacoast National Bank Administrative Services PO Box 9012 Stuart, FL 34995-9012
Agent of Record:	Goerge Missimer, AICP Cotleur & Hearing 1934 Commerce Lane, Suite 1 Jupiter, FL 33458
Location:	815 S. Colorado Avenue, Stuart, FL 34994 50 SE Kindred Street, 101, Stuart. FL 34994
Parcel I.D.:	04-38-41-018-000-00050-5 04-38-41-000-000-00380-6
Existing Zoning:	Creek South *(CS)*
Existing Land Use:	Downtown
Parcel Size:	+/- 8.13-acres
Redeveloped Area:	4.10-acres (remaining existing 4.03-acres development as a future phase)
Existing Use:	Bank/Professional Offices & Detached accessory structures
Proposed Use:	Bank/Professional Offices, private structured parking garage & drive-thru tellers
Overlay District:	The Creek District Overlay District & Community Redevelopment Area (*CRA*)
Public Notice:	The property was posted with three signs and mailers within 300 feet of the subject site on Wednesday, August 27, 2025.

A. Project Description

On March 5, 2025, Seacoast National, LLC (owner), and George Missimer. AICP, Cotleur & Hearing (representative), submitted a Major Code Conditional Use and Major Development Plan applications for the project known as "Seacoast Bank Headquarters." The proposed development includes a new Seacoast Bank Headquarters Office Building, detached structure parking garage, and free-standing drive-through. The three-story headquarters office will be approximately 58,647 square feet in total. The redeveloped area consists of approximately four-acres of the total 8.13-acre site. The two exiting office buildings on the subject property will remain operational during the construction of the new proposed headquarters building. Upon completion of the new Headquarters Office Building, the existing building includes the bank branch location totaling more than 70,000 square feet, will be demolished for the construction of the proposed private parking garage structure.

The submitted Major Conditional Use petition is required, as the applicant is seeking relief from the following sections outlined under the City of Stuart's Land Development Code (LDC):

1. **LDC Section 3.04.03. – Permitted uses. (Figure CD-08 – Permitted uses in the Creek District): To allow private parking garages and lots are permitted through an approval of a conditional use within the Creek South District.**

   The applicant is requesting conditional use to allow a detached private parking garage/structure as the primary parking for the customers and employees for the Seacoast Bank Headquarters/Office Building.

   "The LDC defines a parking garage means a private or government provided public structure or portion thereof composed of one or more levels of floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in underground parking garage) or either partially or totally above grade with those levels being either open or enclosed. Notwithstanding the four story limit provided for in section 1.04.02, a parking garage, as defined herein, may be built without regard to the number of stories provided all Florida Building Code and Life Safety Code requirements are met and the structure does not exceed 45 feet in height to the top surface of the uppermost roof deck, which may be used for parking".

2. **LDC Section 3.04.05.A.1. – Frontage types. (Figure CD-07 – Thoroughfare Plan): Relief from the strict interpretation in requiring a primary frontage type located on an "A" street as identified the frontage facing US-1 (Federal Highway) and Colorado Avenue.**

   The applicant is requesting relief from the requirements to not include access or primary entrance facing US-1 or Colorado Avenue due to security purposes. The front entrance to the building is proposed facing an interior neighborhood open space, the design of the neighborhood open space meets the intent of a pedestrian plaza, connecting the building entrance to a street and a pedestrian passageway.

3. **LDC Section 3.04.06. – Thoroughfare standards. (Figure CD-23 – Thoroughfare, Access and Parking Standards): Relief from requiring a 10-foot sidewalk along US-1 (Federal Highway) and Colorado Avenue.**

   The applicant is requesting relief to maintain the existing sidewalk widths of seven feet along US-1 and S. Colorado Avenue until such time that the existing infrastructure within the rights-of-way can be adjusted for meaningful addition to the pedestrian sidewalk. In conclusion the applicant is proposing improvements to include a new 10-foot-wide multi-use path connecting US-1 to Kindred Street at the intersection of Colorado & US-1.

4. **LDC Section 3.04.04.D. – Development standards. – Building massing: Relief to allow the parking structure to exceed the 200 feet horizontal length to 246-feet overall length; and**

The applicant is requesting relief to allow the parking structure to exceed the 200 feet horizontal length to 246-feet overall length. The proposed parking garage is purposefully kept to a 25-foot heigh to limit the mass of the structure; the longer garage allows for gentle slopping ramps and a safer scenario for users.

B. Project Background

The subject parcel is located at the southeast corner of S. Colorado Avenue & Kindred Street. The parcel is situated within the Creek District Overlay and is zoned Creek South *(CS)*, with a Downtown Future Land Use designation, and is located within the City of Stuart's Community Redevelopment Agency *(CRA)*.

On February 13, 2023, the City Commission granted a text amendment to the Land Development Code Chapter III – Special Zoning, via Ordinance 2498-2023, and adopted the "Creek District" Form Based Code

Location & Aerial Map

Exhibit "D"

Adjacent Land Use & Zoning:

Location		Zoning District	Future Land Use	Existing Land Use
Subject Property		Creek South *(CS)*	Downtown	Bank & office buildings
Adjacent Parcels	**North**	Creek South *(CS)*	Downtown	Retail shopping plaza
	South	Creek South *(CS)*	Downtown	Professional office building
	East	Creek South *(CS)*	Downtown	Car sales
	West	B-2: Business - General	Commercial	Bank & office buildings

C. Major Code Conditional Use – Permitted Uses & Design Objectives Land Development Code Section 3.04.01

The submitted Major Urban Code Conditional Use petition has been reviewed in accordance with the permitted uses and design objections outlined under Land Development Code Section 3.04.01.(2)(b)., certain permitted uses and design objectives are established to promote superior site and building design and must be applied by the City in the review of a development plan.

The review of conditional use shall follow the procedures set forth in section 11.01.10 for major conditional use shall be ***GRANTED*** if the applicant can demonstrate that the request:

- Is consistent with this Code and the City's Comprehensive plan.
- Will further the improvements of the CRA redevelopment plan.
- Will measurably improve the form and function of traditional neighborhood characteristics, and
- Has satisfied site qualitative design development standards set forth in section 6.00.04.

A major conditional use process shall be required where conditional use is required for: *permitted uses*, density, *structured parking*, and location of a formula business.

a. ***Review:*** Unless a longer timetable is granted by city commission, a building permit shall be obtained no later than 12 months from the approval date of major conditional use. A certificate of occupancy shall be obtained no later than 30 months from the issuance of a building permit.

b. ***Design objectives:*** The city commission may impose development conditions and operational requirements in order to satisfy the design objectives.

i. ADDITIONAL SETBACK REQUIREMENTS.

Staff Findings: According to the applicant, the proposed parking structure is not equivalent to a three-story building and therefore, the proposed parking structure has greater setback than the minimum required. The proposed parking structure is 21 feet to the roof deck and 25 feet to the top of the parapet wall. The roof of the elevator and stairs is about 31 feet six inches. This height is below the maximum height of the district and limits visibility and the massing of the proposed parking structure. The surrounding area is predominately developed with both one-, two-, and three-story buildings. These structures range in height from 15 feet to 40 feet in height.

ii. ***PEDESTRIAN AMENITIES.*** **Pedestrian amenities in the form of benches, courtyards, shared-use paths, pedestrian lighting, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.**

Staff Findings: According to the applicant, the proposed redevelopment plan includes numerous benches and landscape areas, as well as an expansive public plaza which provides a landscape shaded amenity along S. Colorado Avenue. The proposed parking garage is part of a redevelopment plan which includes planters, and a wide variety of landscape materials that enhance the site well beyond the minimum code requirements. Additional Public Art is proposed.

iii. ***GREEN DEVELOPMENT:*** **On-site renewable energy generation, indoor and outdoor water use reduction or green development as outlined in section 6.06.00.**

Staff Findings: According to the applicant, the proposed development plan preserves an expansive amount of open space on the property. Approximately twice the minimum requirement for open/space is provided in the affected area of the site plan.

iv. ***ENHANCED LANDSCAPING.*** **Planting over and above code requirements with respect to size, quantity, and quality.**

Staff Findings: According to the applicant, the provided landscape buffers far exceed the minimum requirements of the district, and the proposed landscape material is being provided at sizes that exceed minimum requirements. The affected area of the redevelopment plan includes nearly twice the required amount of green space.

v. ***IMPROVEMENTS TO THE SURROUNDING NEIGHBORHOOD.*** **Improvements to the surrounding neighborhood. The applicant proposes to make improvements such as replacing existing sidewalks with integral color concrete or pavers in the surrounding neighborhood.**

Staff Findings: According to the applicant, the proposed development plan proposes to create expansive pedestrian spaces including a large paver plaza at the building's entrance which will protect pedestrians from the perimeter roadways. Additionally, a sidewalk cut through the property is being proposed to provide an avenue for pedestrians to avoid the busy S. Colorado Avenue and US-1 right-a-ways.

vi. ***REQUIRE EXISTING OVERHEAD UTITILIES TO BE PLACED UNDERGROUND.***

Staff Findings: The applicant has demonstrated as depicted on the conceptual engineering plans; they will meet this requirement for the redeveloped affected area.

vii. ***NEIGHBORHOOD OPEN SPACE.*** **Neighborhood open space as provided by as described in section 3.04.04.F.2.**

Staff Findings: According to the applicant, the proposed development plan proposes to create expansive pedestrian spaces including a large paver plaza at the building's entrance which will protect pedestrians from the perimeter roadways. Additionally, a sidewalk cut through the property is being proposed to provide an

avenue for pedestrians to avoid the busy S. Colorado Avenue and US-1 right-a-ways.

viii. ***HISTORIC PRESERVATION:*** **Preservation, relocation or a monetary contribution is made to the relocation of historic buildings fund for historic structure as defined with section 5.09.00.A.**

Staff Findings: According to the applicant, the existing Seacoast Bank Headquarters Building is not referenced or designated in any of the historic building studies within the City of Stuart. At the time of its construction the building was designed to be extremely modern and was not received particularly well by Stuart residents. At the time buildings were under construction, the space age was in full swing, and Seacoast Bank intended to demonstrate their innovation in the industry.

D. Major Development in the Creek District Land Development Code Section 3.04.01

Major development projects shall be subject to the major development plan approval process described in section 11.01.02. Major development projects matrix (Figure CD-05 – Major Development Projects Matrix). In addition to the requirements of section 11.01.02, a presentation to the CRB shall be required.

- A non-residential development over 35,000 square feet in floor area.

LDC Section 3.04.12 – Architectural standards.

A. ***Historic preservation.*** **Structures identified as historical and architecturally contributing shall be candidates for historic protection as set forth in section 5.09.00.**

Staff Findings: According to the applicant, the existing Seacoast Bank Headquarters Building is not referenced or designated in any of the historic building studies within the City of Stuart. At the time of its construction the building was designed to be extremely modern and was not received particularly well by Stuart residents. At the time buildings were under construction, the space age was in full swing, and Seacoast Bank intended to demonstrate their innovation in the industry.

B. ***Building Additions.*** **The exterior appearance of additions to an existing building shall be compatible with the overall building type. For example, exterior walls should be the same or compatible materials and finished in the same manner as the structure. Windows should also be of the same type or be complementary with the existing windows.**

Staff Findings: The proposed detached private parking garage structure and drive-thru teller building will incorporate the same materials and architectural elements as the primary structure.

C. Architectural character.

1. ***Building colors and finishes.*** **All exterior building wall colors used within the Creek District shall be restricted to muted pastel, whites, neutrals tones, or earth-toned shades. The use of black or florescent colors is prohibited as a predominant exterior building color. Exterior colors shall be approved by the development director.**

Staff Findings: The applicant is proposing an aluminum window wall system with blue tint glazing and the window frames to be gray. The exterior architectural elements include longboard woodgrain finish (Italian Rosewood), metal screening, longboard (spandrel panel – venus smoothe satin metallic and longboard – alabaster ALB texture matte speckle.

2. ***Architectural features.*** **The ground floor shall be differentiated from upper floors through the use of**

strong cornice lines, awning, district but compatible exterior colors or materials, exterior lighting, colonnades or overhangs that cover the sidewalk, increased setback for upper floors, or similar treatments. Architectural treatments on the principal façade shall extend to all faces of the building adjacent to a public right-of-way, with the exclusion of alleys.

Staff Findings: The primary building incorporates pre-cast walls on the first and second story, and wood cladding pillars attached to blue tint glass glazing that wraps around the entire third floor. The detached private parking garage structures will be constructed on the pre-cast walls and open space for each floor. The building will include the blue/turquoise wave along the frontage and all sides visible to the public view.

i. ***Blank walls*. Long windowless, uninterrupted walls are not permitted. Blank wall areas shall not exceed 20 feet in horizontal direction of any façade adjacent to public right-of-way, with the excluding of alleys**.

Staff Findings: According to the applicant, the proposed paring has extensive openings that limit the preserve of length uninterrupted blank walls. Additionally, the artistic wave decorative elements extend along the entirety of the west and south elevations.

3. Roofs and gutters.

a. Exposed gutters shall be half-round metal gutters.

b. For buildings which are located not more than five feet from the front property line, gutters must be shielded and shall not drain onto hardscape. Downspouts may be enclosed within a column or other architectural feature. Rain-barriers, cisterns, and other low impact development strategies are encouraged.

c. Clay or cement barrel, s-shaped, flat cement, or mission tiles shall be a shade of "red", "ochre," "cream" and "white" color shades provided that such coloring is integral to the clay or cement. No glazed or painted clay or cement tiles shall be allowed. No other shape of clay or cement tiles shall be permitted.

d. Flat roofs shall have a parapet.

e. Pitch roofs shall not have a ratio less than 3-12.

f. Aluminum fascia and soffits are not permitted.

g. Heat island effect. In order to reduce urban, heat islands for roofed areas, it is recommended to use Energy Star roof-compliant, high-reflectance-and high emissivity roofing or install a "green" (vegetated) roof for at least 50 percent of the roof area.

Staff Findings: The applicant has met all the above requirements.

4. Windows and doors. **The following window and door types are encouraged:**

a. Operable windows.

b. Operable shutters which are sized to match openings.

c. Bahama shutters.

d. Operable Paris balconies.

e. Bird friendly glazing for structures three stories and greater.

Staff Findings: The proposed primary building incorporates bird friendly glazing for all three-stories.

D. Development Reviews

The following review comments must be addressed prior to scheduling for a public hearing before the City Commission.

Traffic Impacts

As per Land Development Code Section 4.04.01, developments located within the Transportation Concurrency Exception Area *(TCEA)* which require Major Development Plan approval are not exempt from the standards and requirements for transportation concurrency review.

Land Development Code Section 4.04.01 - Properties within the Traffic Concurrency Exception Area

Except for proposed developments which do not require Major Development Plan approval or Planned Unit Development approval, development which is proposed on properties located within the boundaries of the Transportation Concurrency Exception Area *(TCEA)* and which is consistent with the City's Community Redevelopment Plan shall be exempt from concurrency review. A concurrency review exception certificate shall be issued for such developments. For proposed development within the TCEA that requires Major Development Plan Approval or Planned Unit Development Approval, the following shall be required.

1. A traffic statement shall be required for proposed developments that have the potential to generate 19 or fewer peak-hour trips; and
2. A traffic study shall be required for proposed developments that have the potential to generate 20 or more new peak-hour trips.
3. On-site and off-site mitigation of traffic impacts *(e.g., traffic signals, turn lanes, curb cuts)* may be required for either type of development.

On July 22, 2025, Kimely-Horn reviewed the traffic impact study (dated June 2025) prepared by MacKenzie Engineering & Planning Inc. related to the Seacoast Bank Headquarters project. The proposed site includes 58,647 square feet of new general office space, a 2,500-square-foot drive-in bank, and an existing 27,529-square-foot-office building. The project site is located at the southeast corner of S. Colorado Avenue & Kindred Street.

It is anticipated that the proposed trip generation potential for the site is as follows: 169 (142 entering / 27 exiting) AM peak hour trips, and 196 (51 entering / 145 exiting) PM peak hour trips. The analysis compared the proposed trip generation with that of the previous use. Results indicate a net reduction in trips generated by the proposed development.

City of Stuart Building Department:

The Building Department has reviewed and conceptually approved the Major Urban Code Conditional Use and Major Development Plan applications.

- All plans shall comply with the Florida Building Code *(FBC)* and Florida Fire Protection Code *(FFPC)* in effect at the time permit application*(s)* are submitted.
- The applicant shall schedule a pre-construction meeting prior to the issuance of building permits.

City of Stuart Fire Rescue:

The City of Stuart Fire Rescue has reviewed and conceptually approved the Major Urban Code Conditional Use and Major Development Plan applications.

Stormwater/Drainage Statement:

Stormwater for the proposed Seacoast Bank Headquarters site will be collected via a system of inlets and culverts and will be routed to a proposed on-site exfiltration system. The exfiltration system will provide the required water quality treatment/nutrient reduction as well as Pre-vs. Post-Development discharge attenuation before ultimately discharging into Fraizer Creek via the existing Bruner Pond stormwater treatment area. All calculations will be performed by City of Stuart and South Florida Water Management District criteria. The proposed site's pavement, perimeter berm, and finished floor elevations will be set at or above the 5-year / 1-day, 25-year / 3-day, and 100-year / 3-day (zero discharge) storm events.

City of Stuart Public Works - Utilities:

The Public Works Department has reviewed the Major Urban Code Conditional Use and Major Development Plan applications and is awaiting the resubmittal of a revised utility plan. Prior to scheduling a public hearing before the City Commission, all outstanding utility comments must be reviewed and approved by the Public Works Department.

City of Stuart Police Department:

Prior to the issuance of a site permit, the City of Stuart Police Department must review and approve a signed and sealed photometric plan.

Kimley-Horn Engineering:

Kimle-Horn has reviewed the submittal of the Major Development applicant and Major Conditional Use application both included supporting documents provided to Kimely-Horn on July 8, 2025, prepared by Cotleur & Hearing for the proposed redeveloped Seacoast National Bank Headquarters in Stuart, Florida. Please find below our review comments pertaining to the following items listed within the application.

Advisory Comments:

1. Thank you for providing the adjacent crown of road elevation on the plans. This is an advisory comment that the survey provided did not contain adjacent road topography to confirm the adjacent crown of road elevations.
2. Approval from South Florida Water Management District (SFWMD) for the ERP will be required prior to construction permit issuance.
3. The drainage report was given a courtesy review and will be reviewed in depth against the construction plans at the time of the construction permit.
4. Demonstrate that the Section 6.03.02. of the Stuart Land Development Code that reads the following is met. Parking lots. Parking lots served by exfiltration trenches shall have a minimum elevation above the five-year, one-hour flood stage in accordance with South Florida Water Management District Permit Information Manual, Volume IV (as amended). Provide the 5-year – 1 hour storm event to show compliance when submitted for site work permit review.

Environmental/Landscape Review:

Kimley-Horn has reviewed the submittal of the Major Development Plan application, Major Conditional Use Application and associated documents, provided to Kimley-Horn on August 8th, 2025, prepared by Cotleur & Hearing for the proposed Seacoast Bank Headquarters 815 South Colorado Avenue in Stuart Florida.

All comments have been addressed, no further comments at this time.

E. Staff Recommendation

Staff have reviewed the petition for a Major Code Conditional Use and concurrent Major Development Plan applications and recommend the City's Community Redevelopment Board *(CRB)* forward a recommendation for approval to the City Commission to allow for new Seacoast Bank Headquarters Office Building, detached private parking garage structure, and free-standing drive-through, and other site improvements.

City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: KM
Reviewed by: KM
Approved by: _____

Application for Conditional Use Permit

Project ID# ~~P24080001~~ KM Z25030002
(Staff Entry)

Pre-App Conference Date: 9/6/2024	Application Date:

SITE INFORMATION

Project Name: Seacoast HQ	Parcel ID#: 04-38-41-000-000-00380-6
Site Address: 815 S Colorado Ave, Stuart, Florida 34994	
Subdivision:	Lot(s):
Site Acreage: 8.08-acres	Flood Zone/Base Flood Elevation: X/NA
Current Zoning District / CRA Subdistrict (if applicable): CS (Creek South)	
Current Comprehensive Plan Future Land Use Designation: Downtown	
Existing Land Use: Downtown	Proposed Land Use: Downtown
Proposed Square Footage (if applicable):	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Seacoast National Bank	Phone Number / Email Address: Tracey.dexter@seacoast.com / 772-403-0461
Property Owner's Mailing Address: 815 S Colorado Ave, Stuart, FL 34994	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Daniel Sorrow	Phone Number / Email Address: Dsorrow@cotleur-hearing.com / 561-406-1012
Agent's Mailing Address: 1934 Commerce Lane, Suite 1 Jupiter, FL 33458	
Architect: Baker Barrios Architects	Engineer: CAPTEC Engineering Inc.
Planner: Daniel Sorrow, Cotleur & Hearing	Landscape Architect: Daniel Sorrow, Cotleur & Hearing

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Tracey Dexter

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a Conditional Use Permit in the City of Stuart, FL.
3. That he/she has appointed Cotleur & Hearing to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Tracey Dexter

Signature of Owner

By: Name/Title: Chief financial officer

815 S Colorado Ave

Street Address

Stuart FL 34994

City, State, Zip Code

P.O. Box

City, State, Zip Code

772.403.0461

Telephone Number

772.288.6012

Fax Number

tracey.dexter@seacoastbank.com

Email Address:

STATE OF FLORIDA, COUNTY OF St Lucie

Sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization, this

29 day of July, 2024 By Tracey Dexter.

Personally Known OR Produced Identification

~~Type of Identification~~ Produced:

Notary Public

COURTNEY M. DIPIERRO
Commission # HH 049128
Expires October 25, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission expires:

October 25, 2024

Financial Responsibility Form

(Please Print or Type)

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Tracey Dexter	City/State/Zip Code: Stuart FL 34994
Title: Chief financial officer	Telephone Number: 772 403 0461
Company: SeaCoast Bank	Facsimile Number: 772 288 6012
Company Address: 815 S Colorado Ave	Email Address (optional): tracey.dexter@seacoastbank.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 29th day of July, 2024.

Signature of ~~Property Owner~~, Lessee, Contract Purchaser or Applicant (circle one)

COURTNEY M. DIPIERRO
Commission # HH 049128
Expires October 25, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Application Requirements

Fee: $1,598.00 – Conditional Use Permit *(this does not include fees that may be charged as a result of application reviews by the City's consultants or any required recording fees.)*

Submittal Requirements: A completed application form, the payment of fees, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and a site plan. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit). The data requirements for a site plan and a concept plan are available at the Development Department. *Note:* An application for a Conditional Use Permit may not be filed if the City Commission has denied an application for a Conditional Use Permit for the subject property within the previous two years.

The applicant has the burden of proof to demonstrate to the City Commission that the following standards are met:

1. The proposed use is not contrary to the established land uses in the immediate area;
2. The proposed use would not significantly depart from the densities or intensities of use in the surrounding area and thereby increase or overtax the load on public facilities such as schools, utilities, and streets and other public infrastructure.
3. The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies and objectives of the Comprehensive Plan;
4. The existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
5. The proposed use will not create or excessively increase traffic congestion or otherwise affect Public Safety;
6. The proposed use will not create drainage or a storm water quality problem;
7. The proposed use will not significantly reduce light or air to adjacent areas;
8. The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district;
9. The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood; and
10. There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the City.

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application for the City Commission public hearing.

Justification: Please provide justification supporting the request for a Conditional Use Permit *(include additional pages if needed)*:

Please see attached letter providing justification.

(over)

City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: KM
Reviewed by: KM

Major Development Plan Application

Z25030003 Project ID# ~~P24080001~~ KM
(Staff Entry)

RECEIVED MAR 5 2025 BY:

Pre-App Conference Date: 9/6/2024	Application Date:

SITE INFORMATION

Project Name: Seacoast HQ	Parcel ID#: 04-38-41-000-000-00380-6
Site Address: 815 S Colorado Ave, Stuart, Florida 34994	
Subdivision:	Lot(s):
Site Acreage: 8.08-acres	Flood Zone/Base Flood Elevation: X/NA
Existing Zoning District / CRA Subdistrict (if applicable): CS (Creek South)	
Proposed Zoning District / CRA Subdistrict (if applicable): CS (Creek South)	
Current Comprehensive Plan Future Land Use Designation: Downtown	
Proposed Comprehensive Plan Future Land Use Designation: Downtown	
Existing Land Use: Downtown	Proposed Land Use: Downtown
Proposed Square Footage (if applicable):	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Seacoast National Bank	Phone Number / Email Address: Tracey.dexter@seacoast.com / 772-403-0461
Property Owner's Mailing Address: 815 S Colorado Ave, Stuart, FL 34994	
Applicant (if not Owner):	Phone Number / Email Address:
Applicant's Mailing Address:	
Agent/Contact Person: Daniel Sorrow	Phone Number / Email Address: Dsorrow@cotleur-hearing.com / 561-406-1012
Agent's Mailing Address: 1934 Commerce Lane, Suite 1 Jupiter, FL 33458	
Architect: Baker Barrios Architects	Engineer: CAPTEC Engineering Inc.
Planner: Daniel Sorrow, Cotleur & Hearing	Landscape Architect: Daniel Sorrow, Cotleur & Hearing

RECEIVED
MAR 05 2025
By: .....

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Tracey Dexter

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a Major Development Plan Application in the City of Stuart, FL.
3. That he/she has appointed Cotleur & Hearing to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Tracey Dexter

Signature of Owner

By: Name/Title: Chief Financial Officer

815 S Colorado Ave
Street Address

Stuart FL 34994
City, State, Zip Code

P.O. Box

City, State, Zip Code

772.403.0461
Telephone Number

772.288.6012
Fax Number

tracey.dexter@seacoastbank.com
Email Address:

STATE OF FLORIDA, COUNTY OF St. Lucie

Sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization, this

29 day of July, 2024 By Tracey Dexter.

Personally Known OR Produced Identification
Type of Identification Produced:

Notary Public

COURTNEY M. DIPIERRO
Commission # HH 049128
Expires October 25, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission expires:
October 25, 2024

RECEIVED
MAR 0 5 2025
By: .....

Financial Responsibility Form

(Please Print or Type)

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Tracey Dexter	City/State/Zip Code: Stuart FL 34994
Title: Chief financial officer	Telephone Number: 772 . 403 . 0461
Company: Seacoast Bank	Facsimile Number: 772 . 288 . 6012
Company Address: 815 S Colorado Ave	Email Address (optional): tracey.dexter@seacoastbank.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 29th day of July, 2024

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

COURTNEY M. DIPIERRO
Commission # HH 049128
Expires October 25, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Application Requirements

RECEIVED
MAR 05 2025
By: .....

Fee:

- ○ Major Development Plan - $2,130.00; or
- ○ Amendment to Approved Site Plan - $852.00

(This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)

A Major Development Plan is one which is:

- A residential project which exceeds 35 total dwelling units.
- A non-residential development over 50,000 square feet in area.
- A mixed-use development over 50,000 square feet in area.
- A public or private institutional development exceeding one acre in land area.

Submittal Requirements: A completed application form, the payment of fees, a site plan, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) One (1) copy of all documents on a PDF formatted disc electronically signed and sealed.

(The data requirements for a site plan and a concept plan are available at the Development Department)

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. The Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. The City Commission is also required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Please provide justification supporting the application and demonstrating how the application:

- Is consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses and
- Complies with the relevant development standards of the City of Stuart Land Development Code.

(over)

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

September 4, 2025

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994

Seacoast Bank Headquarters
Conditional Use Design Deviations
Justification

Description:
City Pre-Application ID: P24080001
Major Site Plan: Z2503-0003
Conditional Use: Z25030002
Parcel ID: 04-28-41-000-000-00380-6, 04-38-41-018-000-00050-5
Site Address: 815 S Colorado Ave, Stuart, FL 34994, 50 SE Kindred Street, Stuart, FL 34994
Current Land Use: Downtown
Current Zoning: Creek District South

On behalf of the applicant, please accept this Justification and narrative of the request design deviations to the Creek District Land Development Code as part of the Conditional Use application for the proposed Seacoast Bank Headquarters, located at 815 S Colorado Ave, Stuart, FL 34994, parcel ID (04-28-41-000-000-00380-6). The property currently operates as the existing Seacoast Bank Headquarters offices and a Seacoast Bank branch, and has since the early 1960s. The property is proposed to be redeveloped as the new Seacoast Bank Headquarters offices and a flagship bank branch, continuing the legacy of Seacoast Bank within the City of Stuart. Seacoast Bank was established in 1926 and has a significant history within the City of Stuart. Their commitment to remaining within the City and redeveloping their property to suit their current and future needs is a significant investment into the Stuart community and will act as a gateway into the Stuart Downtown area. With a strong reputation for integrity and stability, Seacoast Bank has been a part of the City of Stuart for four generations, providing the community with important financial services.

The subject property has a Future Land Use Designation of Downtown and Zoning Designation of the Creek District South, as shown in Figures 1 and 2 of this document.

The proposed development includes a new Seacoast Bank headquarters, free standing drive-through, and structured parking garage. The three-story headquarters office will be approximately 58,647 square feet in total. The total areas of Seacoast property is more than 8 acres, and the proposed redevelopment plan has an affected area of about 4 acres. There are two existing office buildings on the subject property that will remain operational during the construction of the new proposed headquarters building. Following the completion of the new Headquarters building, the existing main office building, which includes the bank branch location (totaling more than 71,000 SF) will be demolished for the construction of the proposed parking structure. In order to support

customer activity and ensure uninterrupted services and operations of the bank, it is essential that these facilities remain open until offices can be relocated to the new building.

Seacoast Bank History:
Seacoast Bank arrived in Stuart during a crucial time, nearly 100 years ago, as the local community was grappling with the aftermath of the 1920s land crash that left the economy in ruins. The city had not had a bank in town for over two years. During the 1930s and 1940s, Seacoast, then operating as Citizen's Bank of Stuart, was the only bank between Fort Pierce and West Palm Beach, sharing space in the Feroe Building in Downtown Stuart with Stuart City Hall and the Police and Fire Departments.

The evolution of Seacoast Bank's headquarters on the current site began in the 1950s. Seacoast was known for bringing innovative new services to the area, including one of the first drive-thru teller windows in the state. In September of 1961, Seacoast celebrated the grand opening of its new two-story bank building – the building they still occupy today. It was the dawn of the space age, and the modern building, designed by Stuart architects Armstrong, Pryor and Associates, reflected Seacoast's reputation for innovation. It featured anodized aluminum gold-finished solar screen, and a unique towering sign with colored lights and a rotating top. In the 1960s and 1970s, Seacoast offered Stuart residents the first bank credit card available in the area, and one of the first ATMs in the country.

Today, Seacoast is one of the largest banks in Florida, with over 1,500 employees across the state, including 225 in Stuart. Seacoast continues to proudly earn its reputation for integrity and stability with Stuart residents and local businesses, as evidenced by its leading market share on the Treasure Coast.

The proposed project revives and refreshes Seacoast's facilities and serves as an affirmation of the bank's commitment to the area. This will continue to be the company's headquarters, will continue to host its executive team and a flagship branch, and will continue to be the largest of any of its locations. The proposed project is a modern and dynamic building that stands as a distinctive representation of Seacoast's legacy and its future, and will serve both the company and the community for many years to come.

Conditional Use:
Seacoast Bank is requesting approval of a parking garage as part of the proposed redevelopment of the Seacoast Bank Headquarters. The parking garage is a critical part of the redevelopment plan for the future of Seacoast Bank. A true Class A office space simply must have covered and structured parking for the employees of the building and for visitors, and the garage supports Seacoast Banks sustainability goals. The sustainable design of a parking structure allows parking to be consolidated to a smaller area, increasing greenspace and reducing large open areas of asphalt. Without the structured parking, employees of the office building would be forced to potentially walk long distances each day to their vehicles unprotected from the elements. This condition would be extremely detrimental to current Seacoast employees and potentially prevent Seacoast Bank from attracting top-tier talent due to the working condition.

Proposed Design Deviations:
The proposed site plan and building design reflect an immense amount of time and effort in creating a thoughtful design the meets the intent of the Creek District code and considers the site specific conditions and the needs of one of the City's most significant employers and historic partnerships. As a result of this time and effort, there

have been several design decisions made that do not fall within the exact requirements of the Creek District code. It is very important to note that these deviations are not detrimental to the project. The proposed design responds to this specific property, is consistent with the design intents of the adopted Creek District Land Development Code, and is made better by the proposed design deviations. The proposed deviations are permitted as part of the major conditional use application process, with the specific intent of creating good design based on real world conditions.

PROPOSED DESIGN DEVIATIONS				
#	CODE SECTION	REQUIREMENT	PROPOSAL	ALTERNATIVE DESIGN
1	SECTION 3.04.04, 3.04.05	FRONTAGE TYPES: A FORECOURT IS AN OPEN AREA IN FRONT OF THE MAIN BUILDING ENTRANCE(S) DESIGNED AS A SMALL GARDEN OR PLAZA. LOW WALLS OR BALUSTRADES NO HIGHER THAN THREE FEET SIX INCHES IN HEIGHT WHEN SOLID MAY ENCLOSE THE FORECOURT. DEPTH, CLEAR: 20-FOOT MAXIMUM. WIDTH, LENGTH OF FACADE: 12-FEET MINIMUM, 50% OF FACADE MAXIMUM.	PROPOSED BUILDING MEETS AND EXCEEDS THE FRONTAGE DESIGN REQUIREMENTS, BUT DOES NOT INCLUDE AN ACCESS OR PRIMARY ENTRANCE FACING EITHER US-1 OR COLORADO AVENUE DUE TO SECURITY NEEDS.	THE FRONT ENTRANCE TO THE BUILDING IS PROPOSED TO BE FACING AN INTERIOR NEIGHBORHOOD OPEN SPACE, THE DESIGN OF THE NEIGHBORHOOD OPEN SPACE MEETS THE INTENT OF A PEDESTRIAN PLAZA, CONNECTING THE BUILDING ENTRANCE TO A STREET AND A PEDESTRIAN PASSAGEWAY.
2	SECTION 3.04.06	THOROUGHFARE STANDARDS: 10-FOOT SHARED USE PATH ALONG US-1 AND COLORADO AVENUE	MAINTAIN THE EXISTING SIDEWALK WIDTHS OF 7-FEET ALONG US-1 AND COLORADO UNTIL SUCH A TIME THAT THE EXISTING INFRASTRUCTURE WITHIN THE ROWS CAN BE ADJUSTED FOR A MEANINGFUL ADDITION TO THE PEDSTRIAN SIDEWALK.	PROPOSED IMPROVEMENTS INCLUDE PROVIDING A NEW 10-FOOT WIDE MULTI-USE PATH CONNECTING US-1 TO KINDRED STREET. AND A 5-FOOT BYPASS SIDEWALK AT THE INTERSECITON OF COLORADO/US-1. 3-FEET ADJACENT TO THE EXISTING SIDEWALK ON US-1 AND COLORADO WILL BE KEPT CLEAR.

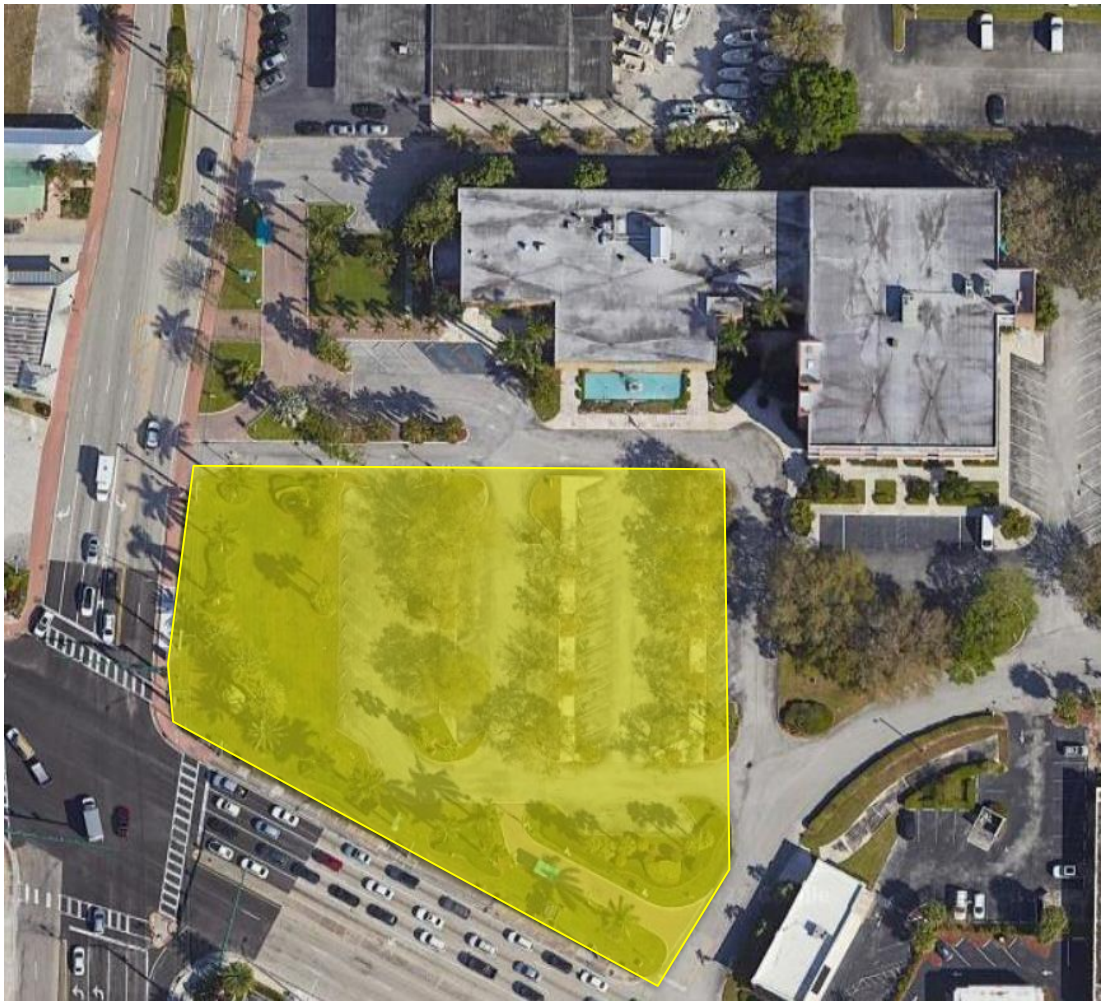
3	SECTION 3.04.04	BUILDING MASSING, BUILDINGS SHALL NOT HAVE A HORIZONTAL LENGTH OR WIDTH OF 200 FEET WITHOUT A STREET, ALLEY OR VIA.	PROPOSED PARKING STRUCTURE IS 246-FEET IN LENGTH	THE PROPOSED PARKING GARAGE IS PURPOSFULLY KEPT TO A 25-FOOT HEIGHT TO LIMIT THE MASS OF THE STRUCTURE, THE LONGER GARAGE ALLOWS FOR GENTLE SLOPPING RAMPS AND A SAFER SCENARIO FOR USERS.

Design Deviation #1: Frontage Type Design.
Section 3.04.05 of the Stuart Land Development Code outlines the requirements for frontage type design for buildings within the Creek District. As noted in Section 3.04.05, "frontage types shall be located on the primary façade. Primary facades shall be located on an "A" street when identified in the Figure CD-07, Thoroughfare plan.". Per Figure CD-07, both Colorado Avenue and US-1 are A streets. Strict interpretation of this code section would require a frontage type as listed within Section 3.04.05 on both the façades facing US-1 and Colorado Avenue. It is very important to consider the type of use being proposed when assessing the impact of certain design requirements. The new Creek District code does not seem to consider the possibility of a financial institution's corporate headquarters development being a possibility within the design considerations. The proposed building architectural design is based in the Florida vernacular style and truly enhances the area consistent with the design styles within the Creek District code.

The proposed frontage design is consistent with the Forecourt design as described in Section 3.04.05. The frontage design elements are only being proposed along US-1 and along the internal pedestrian plaza. The position of the building and its dimensions do not support the inclusion of additional treatment along Colorado Avenue and their inclusions would detract from the building aesthetic. Additionally, the proposed building design provides public access from the internal pedestrian plaza, a neighborhood open space.

There are several very important design considerations that have encouraged and continue to support this proposed design. The existing Seacoast Bank headquarters facilities, the security protocols for banks and offices for financial institutions, and the proximity to a major thoroughfare road are the three most important factors when discussing this proposed design deviation.

- Existing Seacoast Headquarters: The existing Seacoast Bank facilities are the current headquarters for the bank and have been since 1961. With more than 225 employees at this location, there is not another office location within the County that could be utilized in the interim while the new headquarters building is being constructed. Therefore, both the bank branch location and the existing bank headquarters offices have to remain operational during the construction of the new building. The Creek District land development code also requires that buildings be located adjacent to the corner of the property when adjacent to the intersection of two streets. The code requires that parking be placed behind the building, which requires that an entrance be provided in the rear of the building.



Available Development Area for the new headquarters building.

- Security Protocols: As previously noted, the frontage façade requirements of the Creek District require that a primary entrance to the building be located adjacent to the street. When combined with the location of the necessary parking, behind the building, this means there would have to be two (2) main entrances to the building (when applying a strict interpretation of the Creek District code it would also require an entrance on Colorado Ave. effectively three (3) main entrances). This is a specific security concern for banks and offices containing significant and confidential information about customers. Limiting risk is a fundamental factor when designing a facility such as the Seacoast Bank Headquarters. An alternate solution to this security issue in other buildings around the City including the existing Seacoast Bank building is to have exterior doors that are not functional. This is usually a result of designing buildings without knowledge of the end user and results in confusing building entrances and confused patrons. For this reason, we do not believe it is a valid solution in this development. The proposed solution is to provide an expansive pedestrian plaza that invites pedestrians from the street edge into the property and to the main entrance, which is secure with lighting, surveillance, and provides for protection from the busy perimeter roadways (US-1 and Colorado Avenue).

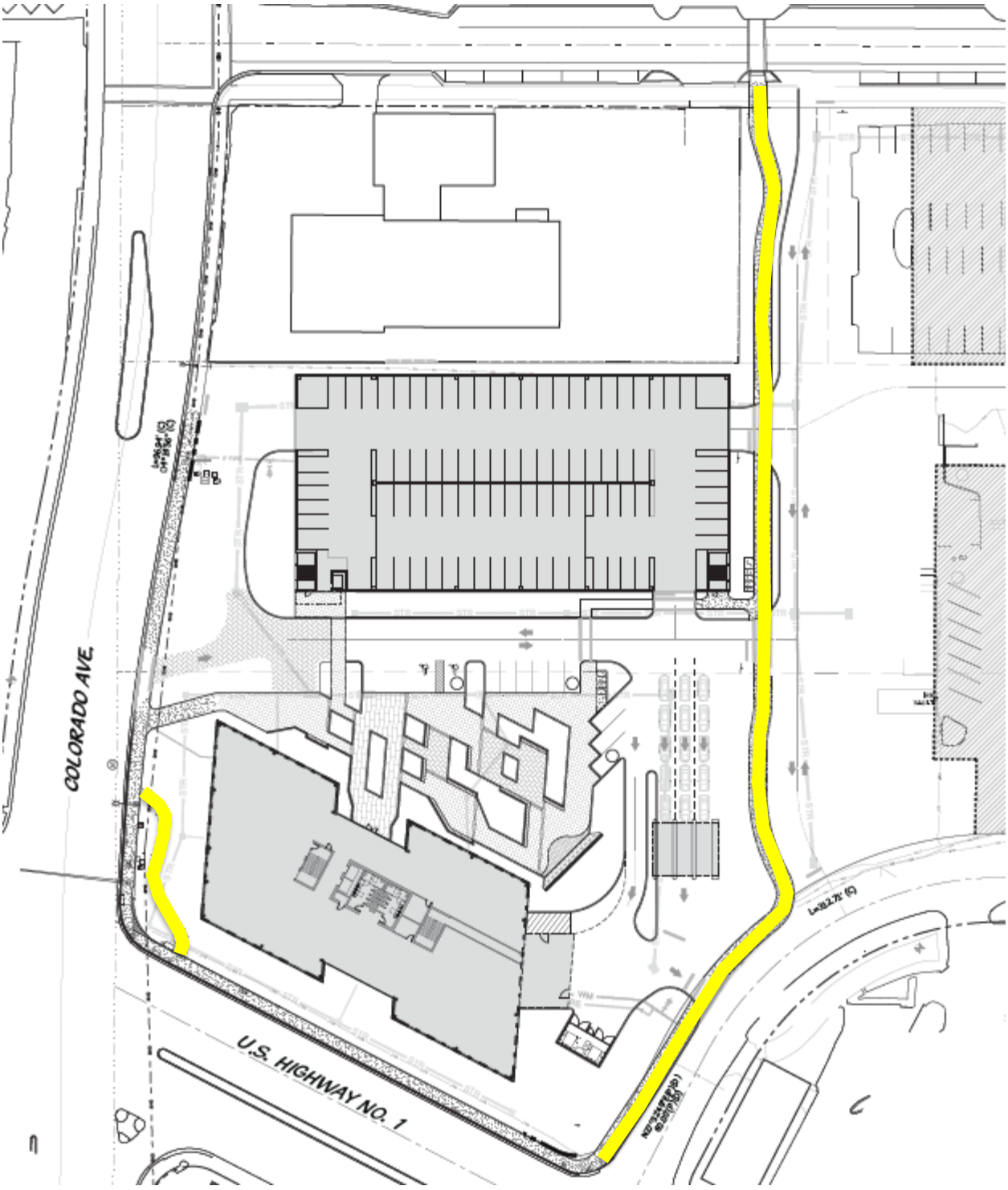
- Proximity to Perimeter Thoroughfare Rights-of-way: As previously noted, the design intent for the main entrance of the proposed Seacoast Bank headquarters is to create a pedestrian experience that invites pedestrians off of the perimeter right-of-way and protects them from the busy and uncomfortable setting along both US-1 and Colorado Avenue. One of the design considerations contemplated within the Creek District code is the inclusion of neighborhood open spaces. Providing a neighborhood open space can improve the pedestrian environment and provide an acceptable alternate design to specific frontage criteria. However, there are very specific options for what can be considered a neighborhood open space. The "Plaza" description is most in line with the proposed pedestrian plaza included within the development plans, but it is required to be at the intersection of the two streets (in this case US-1 and Colorado Avenue). When creating an attractive and usable neighborhood open space, placing it at the busiest intersection in the City of Stuart does not encourage its use. Our proposed design places the plaza in a protected location away from the intersection. In this configuration the plaza is protected by the building from the noise of the busy intersection, the exhaust of vehicles, and from the heat generated by the large expanse of asphalt and running automobiles.

Design Deviation #2: Perimeter Sidewalk Width.

The right-of-way standards as outlined within the Creek District code require a 10-foot sidewalk along US-1 and Colorado Avenue. Existing today are 7-foot sidewalks along both rights-of-way. The proposed development plan is to preserve the existing sidewalks in their current configuration due to the existing infrastructure within the adjacent Rights-of-way, which includes traffic lights, electric panels, control boxes, street lights, street trees, street signs, underground water lines, crosswalk controls, and power poles. These existing infrastructure items cannot be relocated or removed from their current locations. As a result, creating the additional paved surface would not increase the width of the path of travel along the exterior sidewalks along US-1 and Colorado Avenue. Additionally, any new sidewalk extension would not aesthetically match the current sidewalks. The proposed solution provides for a 5-foot wide bypass sidewalk that takes pedestrians away from the most cramped portion of public sidewalk at the intersection. This combined with a proposed 3-foot clear areas directly adjacent to the existing sidewalks meets the intent of the 10-foot wide multi-use paths and does not create unusable hardscape. In the future, the provided 3-foot clear area could be utilized to expand the sidewalk as part of a comprehensive street scape improvement plan.

Street view of the intersection of US-1 and Colorado Avenue.

As another public benefit and alternate design element, the proposed redevelopment plan provides a 10-foot wide multi-use path east of the proposed Seacoast Bank headquarters, which connects US-1 to Kindred Street. This is a much more pedestrian friendly and safe option for improving connectivity. The proposed connection will shorten the block length of the current development tract and direct pedestrians and bicycles away from potential conflicts along the main vehicular corridor of US-1 and the busiest intersection in the City of Stuart.



Proposed 10-foot Multi-use Path. And 5-foot wide bypass sidewalk.

Design Deviation #3: Building length
The proposed 3 level parking structure is 246-feet in overall length. This exceeds the maximum building length of 200-feet within the district. The proposed parking structure is the most efficient and comfortable design for a parking structure of this size. A gentle slope for the ramps provides a safe and comfortable experience for drivers. Due to the dimensional requirements of the parking spaces, drive aisles, and the sloped ramps, the parking structure must exceed the maximum building length. The proposed parking structure is positioned in the most optimum location for the development which prevents the building from potentially causing an obstruction to pedestrian or vehicular traffic flow. Additionally, the proposed location minimizes views to the garage by locating the shortest façade length as the only portion adjacent to a public right-of-way. Any reduction in the length of the parking garage would require the garage to increase in height, which would create a more dominate presence along Colorado Avenue, and increase the buildings visible mass. The current design is low profile and efficient. As a result of shortening the parking garage, speed ramps would also be required which would result in an uncomfortable design which is not the safest design option.

Conclusion:
On behalf of the applicant and property owner, Seacoast Bank, we formally present this Major Development plan for property located within the Creek District South, Downtown Redevelopment Area of the City of Stuart. The redevelopment plan proposes a new Seacoast Bank Headquarters and is a significant investment in the community by a long-standing business within the community. The proposed headquarters is 58,647 SF and is located at the northeast corner of Colorado Avenue and SE Federal Highway (located at 815 S Colorado Ave, Stuart, FL 34994, parcel ID (04-28-41-000-000-00380-6). The proposed development meets and exceeds the land development regulations of the City of Stuart and represents a substantial improvement to an important gateway to the City.

Compatibility with City of Stuart Comprehensive Plan
Policy 1.A5.6 The City shall maintain a height limitation of the greater of 45 feet or four stories of occupiable space for all buildings. The City shall require landscaping of all new development and redevelopment to promote an aesthetic streetscape. The City shall require landscape buffers between single family residential and non-residential uses.

Objective 1.B1. Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve compact urban form.

Policy 1.B1.1 The City shall continue to market itself as a hub for commercial, social, and institutional governmental activities in Martin County. Provide for commercial opportunities within Stuart beyond the historical conditions in order to provide alternatives to urban sprawl.

Policy 1.B1.5 As resources permit, the City shall study the application of aesthetic design policies for Colorado Avenue, Monterey Road, East Ocean, the Willoughby Corridor, Palm Beach Road, U.S. 1/Federal Highway, SR 707, and other significant arterial corridors.

Policy 1.B2.2 No approval for new development or redevelopment shall cause facilities or services to fall below adopted local level-of-service standards as contained in the Capital Improvements Element of the

Comprehensive Plan except for temporary reductions allowed by capital improvements policies. Public facilities and services necessary to serve the proposed development or redevelopment must be available at the adopted local levels-of-service, concurrent with the impacts of development or must meet the requirements specified in Capital Improvements Element policies.

Policy 1.B3.2 All Development shall be compatible with and complementary to surrounding land uses and shall not unduly affect existing approved activities.

Policy 1.B3.7 Open spaces are relatively undeveloped areas used to enhance natural resource conservation, recreation, or aesthetic functions or an urban environment. Open spaces may include preserved wetlands, landscaped stormwater facilities, landscaped areas, playgrounds, parks, and golf courses. Within the CRA, urban plazas may be considered open space, e.g. public fountains, courtyards, gazebos, and amphitheaters. Parking areas shall not constitute open space. Open spaces do not include parking areas.

Policy 1.B3.9 The City shall implement architectural and site design requirements for commercial development that utilize “Crime Prevention through Environmental Design” principles including natural surveillance and defensible space. This shall include site designs that provide for unobstructed supervision of public activity areas and access points by occupants and law enforcement while conducting routine activities and thereby discouraging criminal activity.

Policy 1.B3.10 All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and promote the architectural heritage of the City. Buildings shall include architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce building massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian. Corner lots at an intersection of two or more arterial or collector roads shall be designed with additional architectural embellishments, such as corner towers or other design features, to emphasize their location as gateways and transition points within the community.

Policy 1.C1.1 The City of Stuart shall continue to implement the Architectural Regulations and the Stuart Urban Code in the CRA to regulate building size, height, and orientation.

Policy 1.C1.2 The City of Stuart shall continue to implement the Stuart Architectural Regulations which have been adopted based on the Stuart Urban Code for the CRA to regulate materials, colors, and landscaping for buildings. These regulations shall encourage traditional, durable construction with materials that age well and fit with the existing architectural heritage of Stuart.

Policy 1.C2.2 The City shall support and cooperate with efforts to inventory, designate, and preserve buildings, sites, and other resources of historic significance in Stuart.

Policy 1.C3.11 The City shall require commercial development in the URA to utilize urban design features consistent with the FLUE Policy 1.B3.10 so as to create a more attractive and distinctive environment promote pedestrian friendly design and establish a “sense of place” and character unique to Stuart that will attract complementary non-residential uses.

Policy 1.C3.8 The City shall implement the regulations of the Stuart Urban Code Overlay Zone consistent with the direction under Objective 1.C1 and its associated policies in order to promote desirable development and redevelopment in the URA.

Policy 1.C3.10. The City shall encourage development and redevelopment in the URA by reducing crime by implementing FLUE Policy 1.B3.9.

Policy 1.C3.11. The City shall require commercial development in the URA to utilize urban design features consistent with FLUE Policy 1.B3.10 so as to create a more attractive and distinctive environment, promote pedestrian friendly design and establish a "sense of place" and character unique to Stuart that will attract complementary non-residential uses.

On behalf of the applicant, please accept this **Justification** as part of the application for Conditional Use Permit for the project known as Seacoast Bank headquarters. located at 815 S Colorado Ave, Stuart, FL 34994, parcel ID (04-38-41-000-000-00380-6). The Conditional Use Permit is being requested to allow the project to utilize structured parking to meet most of the project’s parking needs and Seacoast Bank’s needs for their corporate headquarters and flagship branch location.

Sec. 3.04.07 in the newly adopted Creek District Code states that structured parking may be permitted through Conditional Use Approval in the Creek South District, where the project is located. In accordance with the application for Conditional Use Permit, this justification will explain how the project meets the following criteria.

Conditional Use Design Objectives:

A major Urban Code conditional use may be granted only when an applicant presents clear and convincing evidence that the proposed development will result in a superior product that is compatible with the surrounding neighborhood and achieves substantial conformance with the design objectives outlined in this section.

1. ***Building height.*** **The proposed building is proportional and complimentary to surrounding buildings in the area.**
   Response: The proposed parking structure is 21’ to the roof deck and 25’ to the top of the parapet wall. The roof of the elevator and stairs is about 31’6”. This height is well below the maximum height of the district and limits visibility and the massing of the proposed parking structure. The surrounding area is predominantly developed with both one, two, and three story buildings. These structures range in height from 15’ to 40’ in height.

2. ***Additional building setbacks.*** **Three- and four-story buildings have an additional five-foot setback on each side.**

Response: The proposed parking structure is not equivalent to a 3 story building. Despite this, the proposed parking structure has a setback 5-times greater than the minimum required.

3. ***Mixed residential unit types.*** **The proposed development includes a mix of one- and two-bedroom rental apartments 1,000 square feet or less of gross floor area.**
   Response: The proposed development does not contain any residential units.
4. ***Architectural treatments.*** **Architectural treatments on the principal building facade should be continued around all sides of the building that are visible from the public realm.**
   Response: The architectural treatments of the garage are continued around all sides of the building visible from the public realm. The buildings orientation limit its exposure to the south and west facades. Both of which are proposed to be enhanced with architectural details and artistic cladding.

5. ***Architectural features for mixed-use buildings.*** **In mixed-use buildings, the ground floor shall be differentiated from upper floors through the use of strong cornice lines, awnings, distinct but compatible exterior colors or materials, exterior lighting, colonnades or overhangs that cover the sidewalk, increased setback for upper floors or similar treatments.**
   Response: The proposed parking structure is not mixed use and is providing parking only for the proposed commercial development.

6. ***Defined entrance.*** **The primary building entrance is a prominent feature that is well lit and visible and directly accessible from a public street. To the extent possible, the primary building entrance should be defined and articulated with pediments, pilasters, columns, porticoes, porches, overhangs, railings, or other architecturally compatible elements.**
   Response: The proposed parking garage does not have additional use besides parking. The primary entrance to the garage is articulated with a taller element providing an architectural variation. The entrance is proposed to be visible and well lit.

7. ***Pedestrian amenities.*** **Pedestrian amenities in the form of benches, potted plants, flower boxes, outdoor patio area, murals, or other acceptable forms of amenities located adjacent to a public sidewalk and/or right-of-way.**
   Response: The proposed redevelopment plan includes numerous benches and landscape areas, as well as an expansive public plaza which provides a landscape shaded amenity along Colorado Ave. Additional Public Art is proposed.

8. ***Patio gardens.*** **The proposed structure incorporates gardens which include a mixture of flower boxes, arbors, trellis, flowering vines, and other landscaping materials.**
   Response: The proposed parking garage is part of a redevelopment plan which includes planters, and a wide variety of landscape materials that enhance the site well beyond the code minimum requirements.

9. ***Varying roof lines.*** **Roofs shall have three or more roof slope planes per primary facade, sloping roofs or have vertical roof changes with a minimum change in elevation of two feet.**
   Response: This requirement is not applicable to parking structures. However, the proposed structure does have varying roof lines and is consistent with other buildings in the area.

10. ***Elevation plane variation.*** **The elevation plane variation is identified as the exterior wall of a structure or building. For planes 50 feet or less, the secondary plane shall project at least two feet from the primary plane and make up at least five percent of the entire elevation. For planes larger than 50 feet, the secondary plane shall project at least two feet from the primary plane and make up at least 30 percent of the entire elevation.**
Response: The proposed parking garage includes architectural articulation along the entire west and south elevations. This articulation is decorative and artistic which elevates the design of the building. The articulation may vary as much as 2-feet from the exterior wall.

11. ***Blank walls.*** **Long, windowless, uninterrupted walls shall be avoided. Transparent windows or faux windows or shutters shall comprise at least 30 percent of street and water side exterior elevations and blank wall areas shall not exceed ten feet in vertical direction and 20 feet in horizontal direction of any facade.**
Response: The proposed parking structure has extensive openings that limit the presence of long un-interrupted blank walls. Additionally, the artistic wave decorative elements extend along the entirety of the west and south elevations.

12. ***Solar hot water, electric, or air.*** **Installation of solar water heaters, photovoltaic panels, and/or solar space heating (either passive or active) systems. Solar facility shall be installed for each individual residential or non-residential unit through a common system supplying each residential or non-residential unit. The solar unit shall be designed to be the primary heat or electrical source for the residential or non-residential unit being served.**
Response: There are many passive design elements incorporated into the proposed parking structure and the redevelopment as a whole. The parking structure is proposed to have a roof coated in a material with a high solar reflective index as well as a large shade covering over the center of the roof for additional solar reflectance and heat dissipation. Additionally, minor solar panels may be utilized in a variety of ancillary electric equipment.
13. ***Enhanced landscaping.*** **Landscaping shall be planted over and above city code requirements with respect to size, quantity, and quality.**
Response: The provided landscape buffers far exceed the minimum requirements of the district and the proposed landscape material is being provided at sizes that exceed minimum requirements. The affected area of the redevelopment plan includes nearly twice the required amount of green space.

14. ***Improvements to the surrounding neighborhood.*** **The applicant proposes to make improvements such as; burying utility lines, replacing existing sidewalks with stamped concrete or pavers, providing pedestrian walkways constructed of stamped concrete or pavers, or other improvements.**
Response: The proposed development plan proposes to create expansive pedestrian spaces including a large paver plaza at the buildings entrance which will protect pedestrians from the perimeter roadways. Additionally, a sidewalk cut through the property is being proposed to provide an avenue for pedestrians to avoid the busy Colorado Ave and US-1 ROWs.

15. ***Green Space.*** **The development preserves open space,**
a. A tot lot or park is provided on site.

b. Land is donated to the city to use as public green space.
c. A monetary contribution is made to the city public enhancement fund.
d. An additional vista(s) of at least five feet is provided in the Urban Waterfront Subdistrict.
Response: The proposed redevelopment plan preserves an expansive amount of open space on the property. Approximately twice the minimum requirement for open/green space is being provided within the affected area of the site plan.

15. ***Decorative paving.*** **The development includes the use of brick pavers or stamped or color concrete, in accordance with city specifications, on the site.**
Response: The proposed redevelopment includes the use of pavers in a variety of different applications, including vehicular areas and pedestrian areas.

17. *Historic preservation.* For buildings identified in the City of Stuart update to the 1991 historic property survey dated April 2003 and any subsequent updates thereof; or any other structure which has local architectural, historical, or cultural significance, the following shall apply:
a. The existing facades of historic structures are preserved and incorporated into the overall design of the proposed development.
b. Any expansion of an existing building is historically or architecturally consistent with the existing building.
c. Historic structures are relocated within the city limits, within Martin County, or outside Martin County.
d.A monetary contribution is made to the relocation of historic buildings fund.
Response: The existing Seacoast Bank Headquarter Building is not referenced or designated in any of the historic building studies within the City of Stuart. At the time of its construction the building was designed to be extremely modern and was not received particularly well by Stuart residents. At the time of the buildings construction, the space age was in full swing and Seacoast Bank intended to demonstrate their innovation in the industry.

Additional Conditional Use Criteria:

1. ***The proposed use is not contrary to the established land uses in the immediate area;***
Structured Parking: The proposed use is in line with the established uses in the immediate area. The site is adjacent to commercial development along Colorado Avenue. The proposed use is consistent with the surrounding area and does not impact any adjacent properties.

2. ***The proposed use would not significantly depart from the densities and intensities of use in the surrounding area and thereby increase or overtax on the load on public facilities such as schools, utilities, and streets and other public infrastructure;***
Structured Parking: The proposed use will not depart from the densities and intensities of use in the surrounding area. The parking structure will not overburden the public facilities or infrastructure.

3. ***The proposed use will not be contrary to the proposed land use plan and will not have an adverse effect on the goals, policies and objectives of the Comprehensive Plan;***
Structured Parking: The proposed structure parking garage is aligned with the goals, policies, and objectives of the comprehensive plan and is consistent with the proposed and existing land use. The parking structure is a more sustainable option for parking in the downtown area and will greatly reduce

the urban heat island effect due to additional landscape provided as a result of the garage and due to the more efficient parking design.

4. ***The existing district boundaries are illogically drawn in relation to the existing conditions on the property proposed for change;***
   Structured Parking: This criterion is not applicable to this specific request. The Creek District as a whole is a valuable addition to the City of Stuart zoning code.

5. ***The proposed use will not create or excessively increase traffic congestion or otherwise affect Public Safety;***
   Structured Parking: The request to use Structured Parking to satisfy the parking needs of the project will have no effect on traffic congestion and will improve public safety. The proposed parking structure will greatly improve the circulation and traffic flow in and around the project site.

6. ***The proposed use will not create drainage or a storm water quality problem;***
   Structured Parking: The proposed use will not create drainage or a storm water quality problem. Stormwater for the proposed Seacoast Bank Headquarters Site will be collected via a system of inlets and culverts, and will be routed to a proposed on-site exfiltration system. Prior to discharging into Frazier Creek via the existing Bruner Pond stormwater treatment area, the exfiltration system will provide the required water quality treatment/nutrient reduction as well as pre and post development discharge attenuation. In addition, a unique bioswale is proposed to be implemented as part of the water quality treatment for the site. The proposed parking structure will provide for a more efficient stormwater design with much less impervious areas necessary for parking the proposed use.

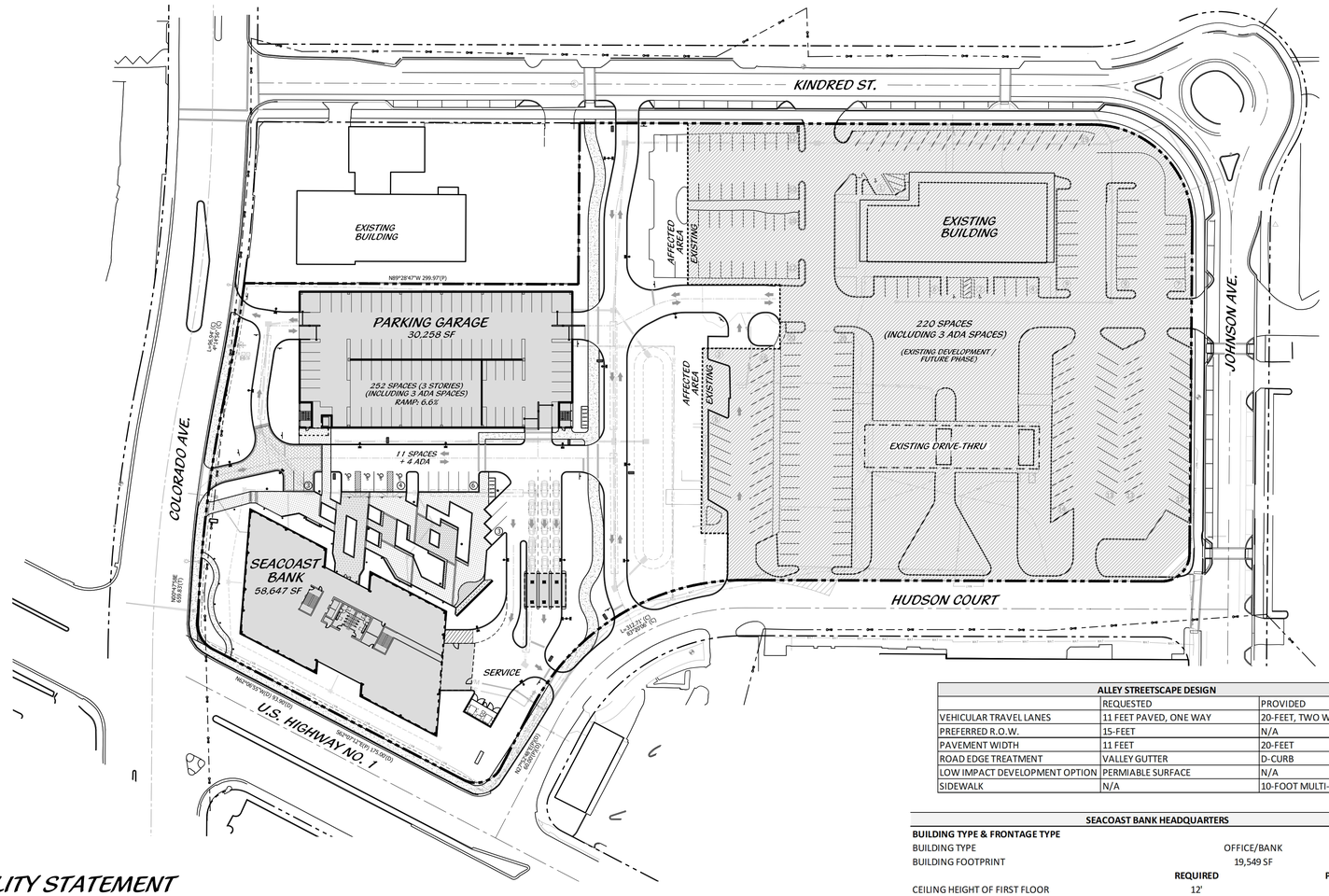
7. ***The proposed use will not significantly reduce light or air to adjacent areas;***
   Structured Parking: The request to use Structured Parking will not significantly reduce light or air to adjacent areas. The location of the Structured Parking allows additional space for landscaping and pedestrian amenities. Structured Parking means the pedestrian path from the garage to Seacoast Bank and other surrounding properties will be well-lit and include safety features outlined in the Stuart Comprehensive Plan Policy 1.B3.9. The parking garage will leave additional room for landscaping and pedestrian amenities.

8. ***The proposed use is less burdensome on neighboring properties and on public infrastructure than uses permitted by right in the district;***
   Structured Parking: The proposed use is less burdensome on neighboring properties and on public infrastructure. The proposed parking structure will have no demand itself on neighboring properties or public infrastructure. The design for structured parking is a more sustainable development option and more suitable for this subject site. Additional uses could be built on the site that would require greater burden on neighboring properties and public infrastructure.

9. ***The proposed use is not out of scale with the uses permitted by right in the district and with the existing uses in the neighborhood; and***

Structured Parking: The proposed parking garage is not out of scale with other uses permitted within the district and with existing uses. The structure is only 2 stories in height and will allow for significantly more landscaping and open space around the proposed structure.

10. ***There are no other adequate sites for the proposed use in districts in which the proposed use is permitted by right within the City.***
    Structured Parking: The proximity of the proposed structured parking to the project site makes it the most logical solution to serving the parking needs for the proposed project. The parking structure is within 100 feet of the proposed Bank, complying with Sec. 3.04.07 of the Stuart Creek District Code. A safe and convenient pedestrian route will be provided to ensure people visiting the site will be safe when walking from the structured parking to the bank. We feel this is the most appropriate solution to meet the parking requirements due to the size of the subject property with the proposed use.



LOCATION MAP

SITE DATA

NAME OF PROJECT	SEACOAST BANK HQ
PARCEL NUMBERS	04-38-41-000-000-00380-6 04-38-41-018-000-00050-5
EXISTING LAND USE DESIGNATION	Downtown Redevelopment
EXISTING ZONING DISTRICT	Creek South
FEMA FLOOD ZONE	Zone X

REDEVELOPMENT AREA	**4.10 AC**	**178,624 SF**
EXISTING SITE AREA	**4.02 AC**	**175,314 SF**
TOTAL SITE AREA	**8.13 AC**	**353,938 SF**

BUILDING DATA

	HEIGHT (MAX. 45')	STORIES (MAX. 4)	1ST FLOOR SF	TOTAL SF
BANK (HEIGHT: 44')	44'	3	19,549	58,647
GARAGE (HEIGHT: 25'-31')	25'-31'	3	30,264	90,762
EXISTING BUILDING (KINDRED BLDG) (HEIGHT: 25'-44')	25'-44'	3	11,896	27,529
EXISTING DRIVE-THRU BUILDINGS (HEIGHT: +/- 15')	~15'	1	838	838

LAND USE (TOTAL SITE)	**SF**	**AC**	**% SITE**
BUILDING COVERAGE	62,547	1.44	17.7%
VEHICULAR USE AREA	164,966	3.79	46.6%
SIDEWALKS, PAVERS, HARDSCAPE	21,989	0.50	6.2%
OPEN/GREEN SPACE (20% REQ.)	104,436	2.40	29.5%
TOTAL	**353,938**	**8.13**	**100.0%**

LAND USE (REDEVELOPMENT AREA)	**SF**	**AC**	**% REDEV. AREA**
PROPOSED BUILDING COVERAGE	49,813	1.14	27.9%
PROPOSED VEHICULAR USE AREA	42,941	0.99	24.0%
PROPOSED SIDEWALKS, PAVERS, HARDSCAPE	17,198	0.39	9.6%
PROPOSED OPEN/GREEN SPACE (20% REQ.)	68,672	1.58	38.4%
TOTAL	**178,624**	**4.10**	**100.0%**

LOT COVERAGE

IMPERVIOUS AREA (TOTAL SITE)	**SF**	**AC**	**% SITE**
BUILDING LOT COVERAGE	62,547	1.44	17.7%
VEHICULAR USE AREA	164,966	3.79	46.6%
SIDEWALKS, PAVERS, HARDSCAPE	21,989	0.50	6.2%
TOTAL IMPERVIOUS AREA	**249,502**	**5.73**	**70.5%**
PERVIOUS AREA (TOTAL SITE)			
OPEN SPACE	104,436	2.40	29.5%
TOTAL PERVIOUS AREA	**104,436**	**2.40**	**29.5%**
TOTAL SITE AREA	**353,938**	**8.13**	**100.0%**

IMPERVIOUS AREA (REDEVELOPMENT AREA)	**SF**	**AC**	**% REDEV. AREA**
BUILDING LOT COVERAGE	49,813	1.14	27.9%
VEHICULAR USE AREA	42,941	0.99	24.0%
SIDEWALKS & HARDSCAPE	17,198	0.39	9.6%
TOTAL IMPERVIOUS AREA	**109,952**	**2.52**	**61.6%**
PERVIOUS AREA (REDEVELOPMENT AREA)			
OPEN SPACE	68,672	1.58	38.4%
TOTAL PERVIOUS AREA	**68,672**	**1.58**	**38.4%**
TOTAL REDEVELOPMENT AREA	**178,624**	**4.10**	**100.0%**

PARKING DATA (TOTAL SITE)

	REQ	PROV
SEACOAST BANK (1 SPACE PER 300 SF: CREEK DISTRICT CODE) (58,647/300 = 195)	195 SPACES	268 SPACES *7 SPACES = ADA
EXISTING DRIVE THRU (1 SPACE PER 300 SF: CREEK DISTRICT CODE)	3 SPACES	3 SPACES
EXISTING BUILDING TO REMAIN (1 SPACE PER 300 SF: CREEK DISTRICT CODE)	92 SPACES	217 SPACES *3 SPACES = ADA
TOTAL PARKING SPACES	**290 SPACES**	**488 SPACES**
STRUCTURED PARKING		252 SPACES
ON-SITE SURFACE PARKING		237 SPACES
OFF-SITE STREET PARKING (NOT INCLUDED IN TOTAL)		27 SPACES

BIKE PARKING (AFFECTED AREA)

	REQUIRED	PROPOSED
TOTAL BIKE SPACES	20	20
FIRST 10 SPACES (2 RACKS)	2	2
EVERY ADDITIONAL 30 SPACES (2 RACKS)	18	18
(267-10)/30 = 8.57 || 8.57*2= 17.4		

SETBACK

	REQUIRED	PROPOSED
FRONT WEST (COLORADO STREET)	0'-20'	38.8'
FRONT SOUTH (U.S. HWY 1)	20'-40'	23.3'
SIDE SOUTHEAST (HUDSON COURT)	10'	63.2'
SIDE NORTH	5'	5'

ALLEY STREETSCAPE DESIGN		
	REQUESTED	PROVIDED
VEHICULAR TRAVEL LANES	11 FEET PAVED, ONE WAY	20-FEET, TWO WAY
PREFERRED R.O.W.	15-FEET	N/A
PAVEMENT WIDTH	11 FEET	20-FEET
ROAD EDGE TREATMENT	VALLEY GUTTER	D-CURB
LOW IMPACT DEVELOPMENT OPTION	PERMIABLE SURFACE	N/A
SIDEWALK	N/A	10-FOOT MULTI-USE PATH

SEACOAST BANK HEADQUARTERS		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	OFFICE/BANK	
BUILDING FOOTPRINT	19,549 SF	
	REQUIRED	**PROVIDED**
CEILING HEIGHT OF FIRST FLOOR	12'	16'
BUILDING HEIGHT (MAX.)	4-STORIES/ 45'	3 STORIES/ 44'
FRONTAGE TYPE	FORECOURT	
FRONTAGE REGULATIONS		
DEPTH CLEAR (H)	20' MAX.	11'
WIDTH, LENGTH OF FAÇADE (K)	12' MIN, 50% OF FAÇADE MAX.	44' (22%)
FRONT DOOR	FACING PRIMARY FRONTAGE (A STREET)	FACING INTERIOR
FAÇADE TRANSPARENCY (%)	1ST FLOOR 40% MIN.	>40%
	2ND FLOOR 15% MIN.	>15%
BUILDING PLACEMENT	**REQUIRED**	**PROVIDED**
FRONTAGE (%)	60%	67% (US-1)
FRONT BUILD-TO-ZONE	0' MIN., 20' MAX.	38.8' (COLORADO AVE.)
FRONT BUILD-TO-ZONE (US-1)	20' MIN. 40' MAX.	23.3' (US-1)
SIDE AT STREET MIN.	10' MIN.	63.2'
SIDE AT PROPERTY LINE SETBACK	0' OR 5'+	5'
REAR YARD SETBACK	0' OR 10'	NA

LEGEND

HC	HANDICAP
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

- HC SIGN
- STOP SIGN
- PARKING LIGHT
- PARKING LIGHT TYPE 2
- BOLLARD LIGHT
- DECORATIVE LIGHT POLE
- ATM LIGHT
- DIRECTIONAL SIGNAGE

UTILITY STATEMENT

SEACOAST BANK'S CORPORATE HEADQUARTERS BUILDING IS LOCATED AT THE NE CORNER OF US NO 1 AND COLORADO AVENUE. THE OVERALL SITE IS BOUNDED BY COLORADO AVENUE ON THE WEST SIDE, US NO 1 ON THE SOUTH SIDE, HUDSON COURT AND JOHNSON AVENUE ON THE EAST SIDE, AND KINDRED STREET ON THE NORTH SIDE.

CITY OF STUART WATER LINES PROVIDE SERVICE TO THE FIRE HYDRANTS SURROUNDING THE SITE BOTH ON-SITE AND OFF-SITE.

POTABLE WATER AND FIRE PROTECTION SERVICES TO THE EXISTING BUILDING ARE PROVIDED VIA CONNECTION TO THE EXISTING WATER MAIN ON HUDSON COURT. THE PROPOSED BUILDING WILL ALSO CONNECT TO THIS MAIN FOR POTABLE WATER AND FIRE PROTECTION SERVICES.

WATER FOR FIRE PROTECTION SERVICES TO THE PROPOSED PARKING GARAGE WILL BE VIA CONNECTION TO THE EXISTING WATER MAIN ON HUDSON COURT.

IRRIGATION FOR THE SITE IS PROVIDED VIA CONNECTION TO THE CITY OF STUART'S EXISTING IQ WATER MAIN WITH THE COLORADO AVENUE RIGHT-OF-WAY. THE PROPOSED PROJECT WILL CONTINUE TO USE THE EXISTING IQ WATER MAIN FOR IRRIGATION.

SANITARY SEWER SERVICE TO THE EXISTING SEACOAST BANK BUILDING IS PROVIDED BY AN 8" SEWER MAIN IN HUDSON COURT. THE PROPOSED BUILDING WILL UTILIZE AN EXISTING SANITARY SEWER LINE ON COLORADO AVENUE.

THE SANITARY SEWER FOR THIS SITE IS SERVED BY THE LIFT STATION AT THE NE CORNER OF COLORADO AVENUE AND KINDRED STREET. WE UNDERSTAND THAT THIS LIFT STATION HAS THE CAPACITY FOR THIS PROJECT AND NO FURTHER IMPROVEMENTS TO THE LIFT STATION ARE NEEDED. THE PROPOSED PARKING GARAGE SHOULD NOT REQUIRE SANITARY SEWER SERVICE.

FPL POWER, AND COMCAST AND ATT'S COMMUNICATION SERVICES LIE WITHIN THE COLORADO AVENUE RIGHT-OF-WAY AND WILL PROVIDE SERVICE TO THE SITE.

SURVEYOR'S LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOTS 5 THROUGH 15 (INCLUSIVE) AND LOTS 32 THROUGH 36 (INCLUSIVE) OF THE PLAT OF "THE SEVENJEM ADDITION" AS RECORDED IN PLAT BOOK 3, PAGE 140 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH THAT ADJACENT UNPLATTED PORTION OF THE SOUTH THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING EAST OF COLORADO AVENUE, WEST OF JOHNSON AVENUE, NORTH OF HUDSON COURT, AND NORTH OF U.S. HIGHWAY NUMBER 1, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE NORTH 00°27'35" EAST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 659.43 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTH 175.00 FEET OF THE NORTH THREE-QUARTERS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°49'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 49.83 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH THE EASTERLY LIMITS OF COLORADO AVENUE (AN EIGHTY-FOOT-WIDE RIGHT-OF-WAY ACCORDING TO SAID PLAT OF THE SEVENJEM ADDITION) AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°49'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 300.11 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF THE SEVENJEM ADDITION PLAT; THENCE NORTH 00°27'35" EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 145.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KINDRED STREET (A SEVENTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, PLATTED AS KINDRED AVENUE, AS RECORDED IN SAID PLAT OF THE SEVENJEM ADDITION); THENCE SOUTH 89°49'10" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KINDRED STREET (ALSO BEING THE NORTH LINE OF LOTS 5 THROUGH 14, INCLUSIVE, OF SAID PLAT OF THE SEVENJEM ADDITION), A DISTANCE OF 460.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.43 FEET, SAID CURVE BEING THE NORTHERLY LIMITS OF LOTS 14 AND 15 OF SAID PLAT OF THE SEVENJEM ADDITION; THENCE

SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°17'20", AN ARC DISTANCE OF 142.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°28'10" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF JOHNSON AVENUE (A SEVENTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN SAID PLAT OF THE SEVENJEM ADDITION), A DISTANCE OF 294.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°42'40", AN ARC DISTANCE OF 39.14 FEET TO A POINT OF TANGENT INTERSECTION WITH THE NORTH LINE OF HUDSON COURT (A FIFTY-FOOT-WIDE PUBLIC RIGHT-OF-WAY, AS RECORDED IN SAID PLAT OF THE SEVENJEM ADDITION); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HUDSON COURT THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 89°49'10" WEST, A DISTANCE 374.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 215.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'25", AN ARC DISTANCE OF 235.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27°32'25" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 62°27'35" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 1 (A ONE-HUNDRED-FOOT-WIDE RIGHT-OF-WAY, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89010-2501), A DISTANCE OF 253.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°25'15", AN ARC DISTANCE OF 28.11 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,227.17 FEET, SAID CURVE ALSO BEING THE AFOREMENTIONED EASTERLY LIMITS OF COLORADO AVENUE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°53'55", AN ARC DISTANCE OF 212.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,307.17 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°14'56", AN ARC DISTANCE OF 96.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.125 ACRES, MORE OR LESS.

DRAINAGE STATEMENT

STORMWATER FOR THE PROPOSED SEACOAST BANK HEADQUARTERS SITE WILL BE COLLECTED VIA A SYSTEM OF INLETS AND CULVERTS AND WILL BE ROUTED TO A PROPOSED ON-SITE EXFILTRATION SYSTEM. THE EXFILTRATION SYSTEM WILL PROVIDE THE REQUIRED WATER QUALITY TREATMENT/NUTRIENT REDUCTION AS WELL AS PRE- VS. POST-DEVELOPMENT DISCHARGE ATTENUATION BEFORE ULTIMATELY DISCHARGING INTO FRAZIER CREEK VIA THE EXISTING BRUNER POND STORMWATER TREATMENT AREA. ALL CALCULATIONS WILL BE PERFORMED PER CITY OF STUART AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA. THE PROPOSED SITE'S PAVEMENT, PERIMETER BERM, AND FINISHED FLOOR ELEVATIONS WILL BE SET AT OR ABOVE THE 5-YEAR / 1-DAY, 25-YEAR / 3-DAY, AND 100-YEAR / 3-DAY (ZERO DISCHARGE) STORM EVENTS, RESPECTIVELY.

PROJECT TEAM

OWNER/CLIENT:
SEACOAST BANK
815 S COLORADO AVE,
STUART, FL 34994

OWNER'S REPRESENTATIVE:
TAMBONE COMPANIES
3710 BUCKEYE ST #100,
PALM BEACH GARDENS,
FL 33410

PLANNER / LANDSCAPE ARCHITECT:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

ARCHITECT:
BAKER BARRIOS ARCHITECTS
189 S ORANGE AVE SUITE 1700
ORLANDO, FL 32801
407.926.3000

ENGINEER:
CAPTEC ENGINEERING
301 NW FLAGLER AVE SUITE 201
STUART, FL 34994
772.692.4344

SURVEYOR:
EDC
10250 SW VILLIAGE PARKWAY SUITE 201,
PORT SAINT LUCIE, FL 34987
772.462.2455

TRAFFIC ENGINEER:
MACKENZIE ENGINEERING & PLANNING
1172 SW 30TH ST,
PALM CITY, FL 34990
772.286.8030

SITE PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'

North

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Environmental Consultants
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www.cotleurhearing.com
Lic# LC-26000535

Seacoast Bank HQ

Stuart, Florida

DESIGNED	ACE/GM
DRAWN	ACE
APPROVED	DEH
JOB NUMBER	24-0426
DATE	07-03-24
REVISIONS	02-19-25
	07-01-25
	07-29-25
	08-26-25

SHEET
SP_1 OF 4

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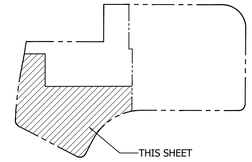
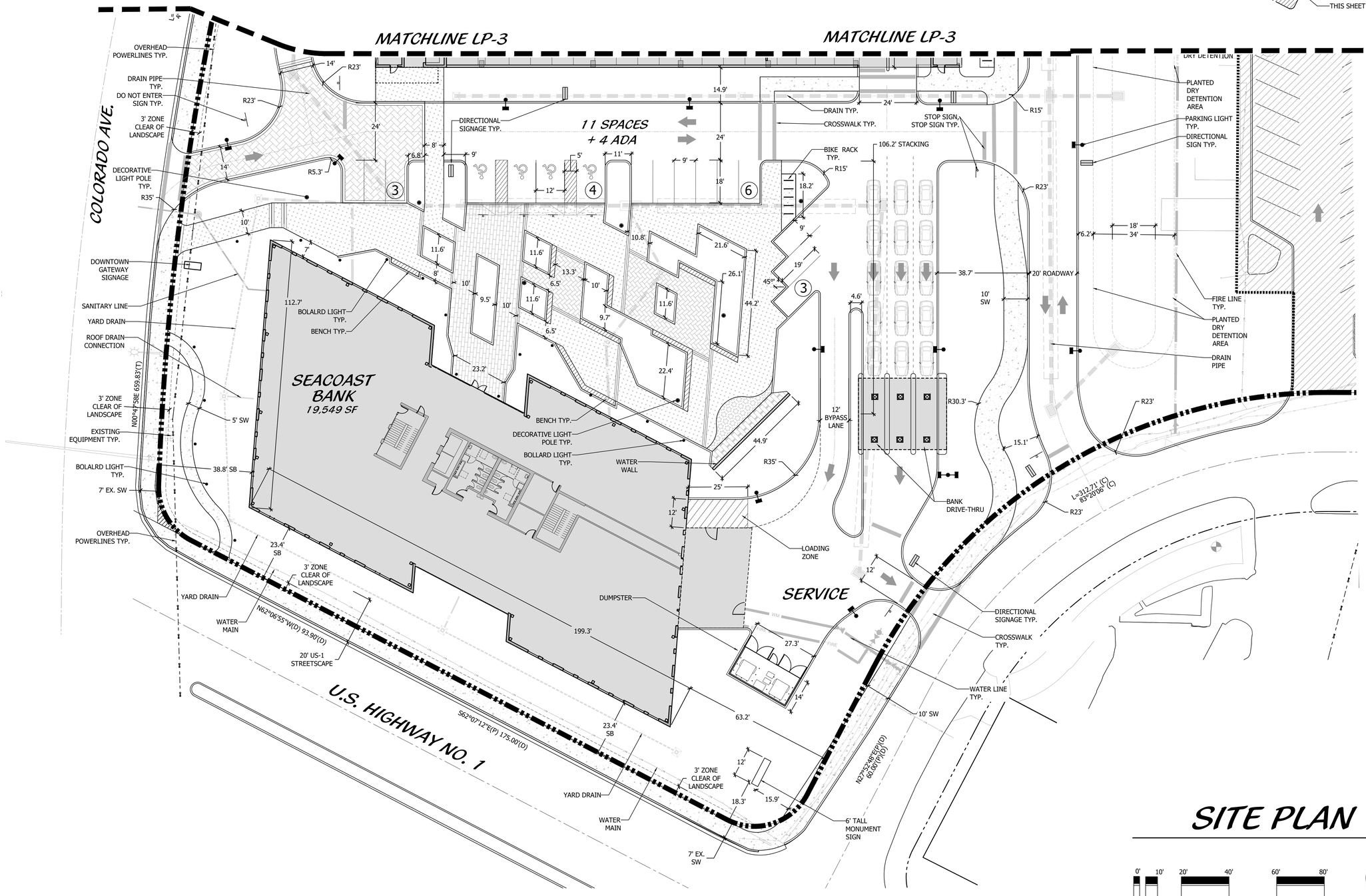
LEGEND

HC	HANDICAP
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

- HC SIGN
- STOP SIGN
- PARKING LIGHT
- PARKING LIGHT TYPE 2
- BOLLARD LIGHT
- DECORATIVE LIGHT POLE
- ATM LIGHT
- DIRECTIONAL SIGNAGE

KEY MAP





SITE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

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Seacoast Bank HQ

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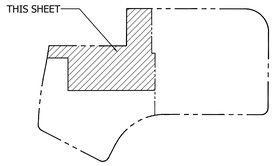
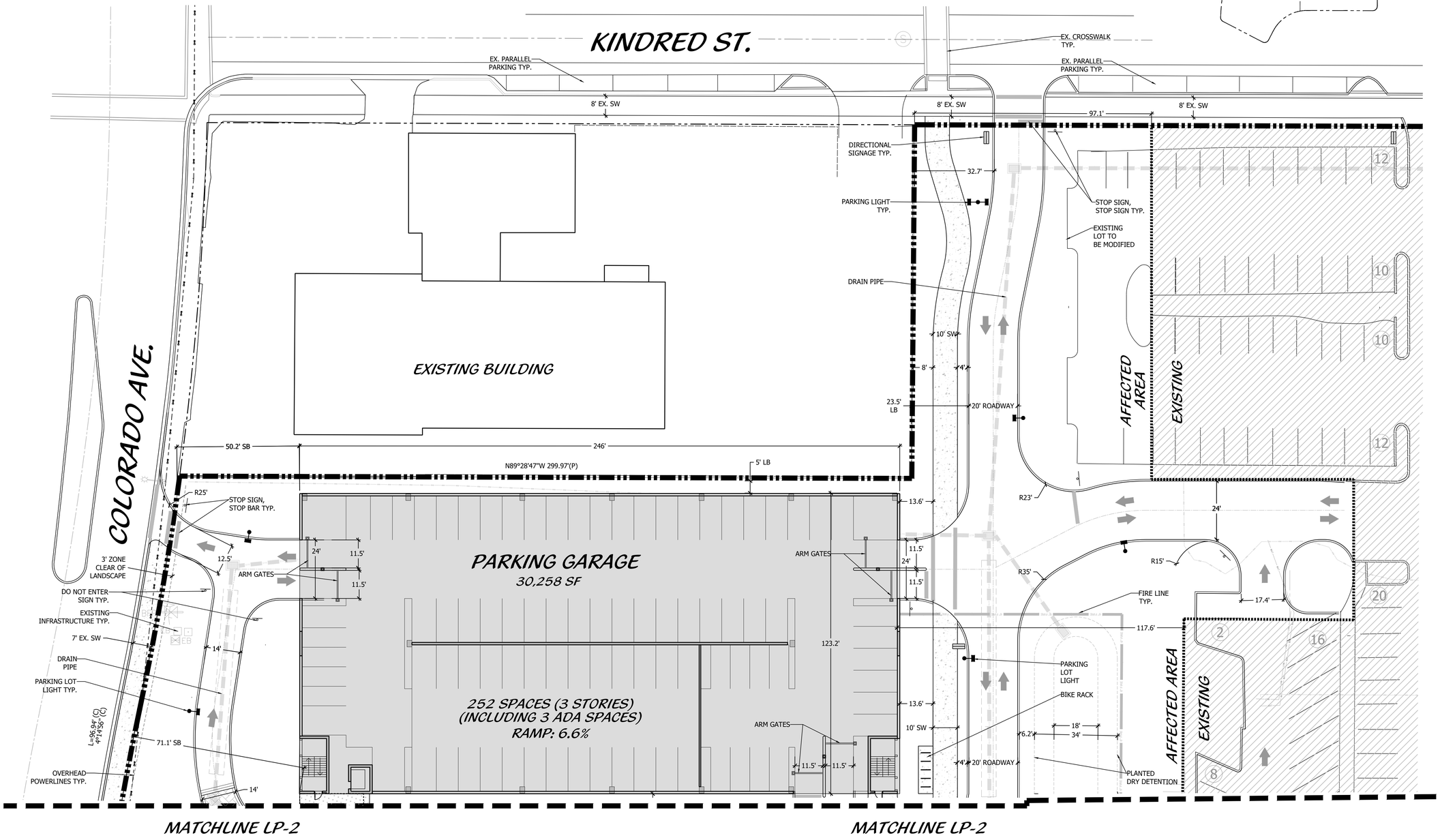
KEY MAP





LEGEND

HC	HANDICAP
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

- HC SIGN
- STOP SIGN
- PARKING LIGHT
- PARKING LIGHT TYPE 2
- BOLLARD LIGHT
- DECORATIVE LIGHT POLE
- ATM LIGHT
- DIRECTIONAL SIGNAGE

SITE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

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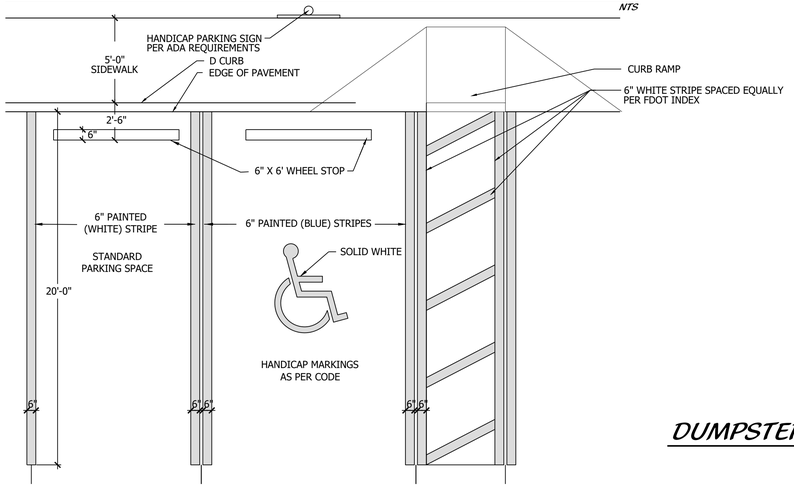
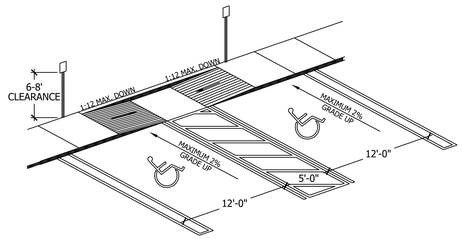
TYPICAL GUEST AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

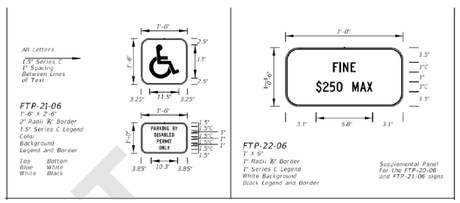


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

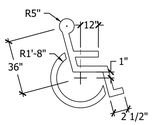
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

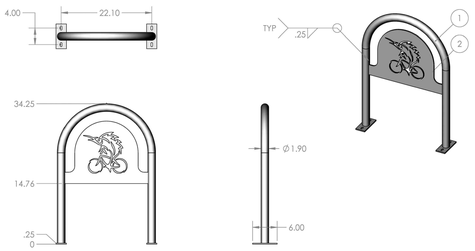
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

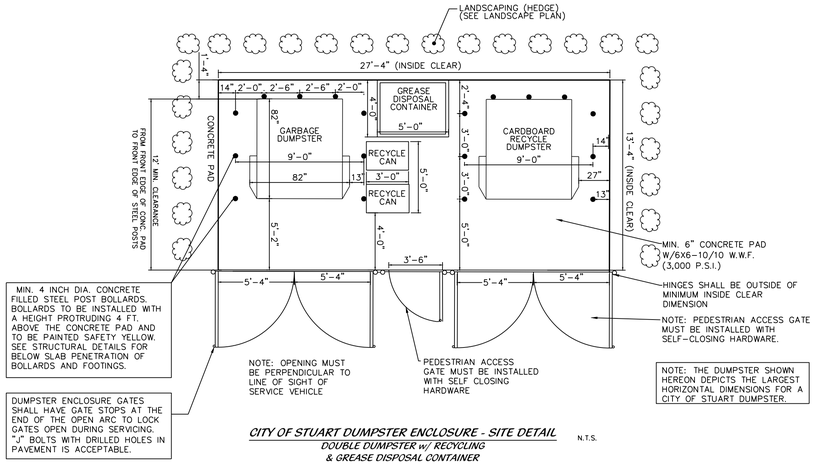
BIKE RACK DETAIL

NTS



DUMPSTER DETAIL

NTS

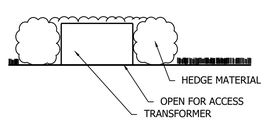


CITY OF STUART DUMPSTER ENCLOSURE - SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING & GREASE DISPOSAL CONTAINER
N.T.S.

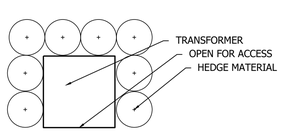
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

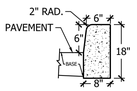


PLAN VIEW



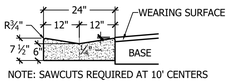
D CURB DETAIL

NTS



VALLEY CURB DETAIL

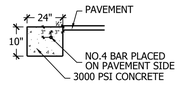
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

HEADER CURB DETAIL

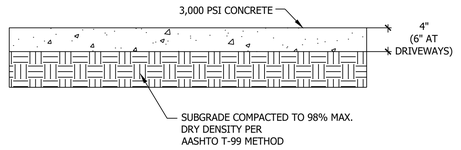
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

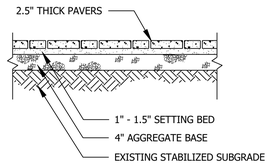
SIDEWALK DETAIL

NTS



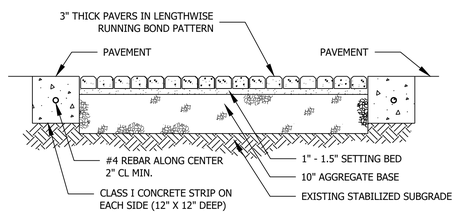
PEDESTRIAN PAVER DETAIL

NTS



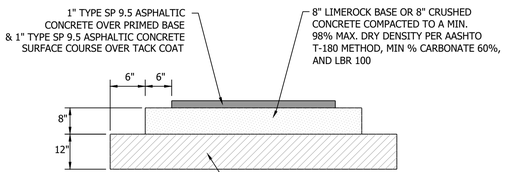
VEHICULAR PAVER DETAIL

NTS



VEHICULAR PAVEMENT DETAIL

NTS



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

SITE DETAILS

Cotleur & Hearing
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Lic# LC-26000535

Seacoast Bank HQ

Stuart, Florida

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DRAWN	ACE
APPROVED	DEH
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SHEET
SD_4 OF 4

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BOUNDARY & TOPOGRAPHIC SURVEY

SEACOAST BANK

LEGAL DESCRIPTION:

PARCEL 1:
START AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST, RUN NORTH 00 DEGREES, 47 MINUTES, 58 SECONDS EAST, ALONG THE WEST LINE OF SECTION 4, 475.45 FEET; THENCE DUE EAST 19.86 FEET TO POINT OF BEGINNING; THENCE SOUTH 62 DEGREES, 06 MINUTES, 55 SECONDS EAST 148.55 FEET; THENCE SOUTH 27 DEGREES, 53 MINUTES 05 SECONDS WEST 125 FEET; THENCE NORTH 62 DEGREES 06 MINUTES, 55 SECONDS WEST ALONG NORTHEASTERLY RIGHT–OF–WAY OF U.S. HIGHWAY NO. 1, 93.9 FEET; THENCE ALONG EASTERLY RIGHT–OF–WAY OF COLORADO AVENUE 136.75 FEET TO POINT OF BEGINNING. LYING AND BEING SITUATE IN MARTIN COUNTY, FLORIDA.

PARCEL 2:
START AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00° 47' 58" EAST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 342.99' TO THE EASTERLY RIGHT OF WAY OF U. S. HIGHWAY NO. 1; THENCE RUN SOUTH 62° 07' 12" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 105.80' TO THE SOUTHEAST CORNER OF LANDS CONVEYED TO JOSEPH JOHNSON IN DEED BOOK 70, ON PAGE 28, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 62° 07' 12" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 175'; THENCE BY CURVE TO THE LEFT, OF RADIUS 25'; RUN A DISTANCE OF 39.27' ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°; THENCE RUN NORTH 27° 52' 48" EAST, A DISTANCE OF 60'; THENCE BY CURVE TO THE RIGHT, OF RADIUS 215'; RUN A DISTANCE OF 312.73' ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 83° 20' 15"; THENCE RUN NORTH 27° 52' 48" EAST, A DISTANCE OF 117. 29' TO THE SOUTH LINE OF THE NORTH 175' OF THE NORTH 3/4THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH 89° 28' 47" WEST, ALONG THIS LASTLY SAID LINE, A DISTANCE OF 609.81' TO THE EASTERLY RIGHT OF WAY OF COLORADO AVENUE; THENCE RUN SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY OF COLORADO AVENUE, A DISTANCE OF 9.02' TO THE NORTHWEST CORNER OF SAID LANDS CONVEYED TO JOSEPH JOHNSON; THENCE RUN SOUTH 62° 07' 12" EAST, ALONG THE NORTH LINE OF SAID LANDS CONVEYED TO JOSEPH JOHNSON A DISTANCE OF 148. 55'; THENCE RUN SOUTH 27° 52' 48" WEST, ALONG THE EAST LINE OF SAID LANDS CONVEYED TO JOSEPH JOHNSON, A DISTANCE OF 127.23' TO THE POINT OF BEGINNING.

PARCEL 3:
BEGIN AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00°47'58" EAST, ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 659.83 FEET FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89°29', EAST A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE RUN SOUTH 00°31' EAST, A DISTANCE OF 175 FEET TO A POINT; THENCE RUN NORTH 89°29' WEST A DISTANCE OF 1323.91 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 4; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE RIGHT OF WAY OF SOUTH COLORADO AVENUE. LYING AND BEING SITUATE IN MARTIN COUNTY, FLORIDA.

PARCEL 4:
LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, SEVENJEM ADDITION TO THE CITY OF STUART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 140, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 5:
LOTS 32, 33, 34, 35 AND 36, SEVENJEM ADDITION TO THE TOWN OF STUART, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 140, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 10872002
COMMITMENT DATE: FEBRUARY 28, 2024, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
3. STANDARD EXCEPTIONS:
A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
SHOWN ON SURVEY.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE SEVENJEM ADDITION TO THE CITY OF STUART, RECORDED IN PLAT BOOK 3, PAGE 140, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
SHOWN ON SURVEY.
7. THIS COMMITMENT/POLICY DOES NOT INSURE ANY PORTION OF THE LAND LYING WITHIN THE RIGHT–OF–WAY.
SHOWN ON SURVEY.
8. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER
9. TERMS AND PROVISIONS OF EASEMENT(S) AND RESERVATION(S) AS SET FORTH IN DEED BOOK 70, PAGE 28; AND DEED BOOK 79, PAGE 12.
SHOWN ON SURVEY
10. TERMS AND PROVISIONS OF EASEMENT(S) AND RESTRICTIVE COVENANT CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 336.
SHOWN ON SURVEY.
11. RESOLUTION NUMBER 10–2019 CRA OF THE COMMUNITY REDEVELOPMENT AGENCY AS RECORDED NOVEMBER 5, 2019 IN OFFICIAL RECORDS BOOK 3093, PAGE 17 AND OFFICIAL RECORDS BOOK 3093, PAGE 22.
AFFECTS SUBJECT PROPERTY; NOT PLOTTABLE.

LOCATION MAP

SYMBOL & ABBREVIATION LEGEND:

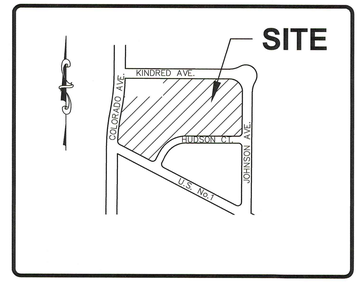
Ⓐ	AIR RELEASE VALVE	Δ	DELTA/CENTRAL ANGLE	⟵	GUY WIRE ANCHOR	PK/D	PARKER–KALON NAIL & DISK	┼	STREET SIGN
AL	ARC LENGTH	Ⓓ	DRAINAGE MANHOLE	♿	HANDICAP	PCP	PERMANENT CONTROL POINT	TELE RISER ☐	TELEPHONE RISER BOX
ASPH	ASPHALT	DIP	DUCTILE IRON PIPE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PRM	PERMANENT REFERENCE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

SUBSURFACE NOTES AND REPORT:

1. SUBSURFACE LOCATIONS SHOWN HEREON WERE MARKED BY THE CITY OF STUART UTILITY SYSTEMS DEPARTMENT AND FIELD LOCATED BY EDC–INC.
2. SUBSURFACE LOCATIONS WERE COMPLETED ON MAY 22, 2024.
3. SUBSURFACE MAPPING WAS COMPLETED ON JUNE 04, 2024.
4. LOCATIONS REFLECTED ARE THOSE THAT WERE ACCESSIBLE AT TIME OF WORK.
5. CLIENT TO BE ADVISED AND AWARE THAT LIMITATIONS EXIST IN LOCATING NON–METALLIC MATERIALS AND UTILITIES WITHOUT TRACEABLE WIRE ATTACHED (MATERIALS SUCH AS, BUT NOT LIMITED TO, PLASTICS, POLYVINYL CHLORIDE, FIBERGLASS AND FIBER–OPTIC.
6. DUE TO VARIANCES IN EQUIPMENT, SOIL AND SITE CONDITIONS, NO DEPTHS WERE PROVIDED.
7. THE CITY STUART UTILITY SYSTEMS DEPARTMENT IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THE UTILITY MARKINGS.

NOTE: THE SUBSURFACE UTILITY MARKS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AS DESIGNATED BY A SUB–CONSULTANT. EDC–INC MAKES NO WARRANTIES OR GUARANTEES REGARDING THE SUBSURFACE ACCURACY. SEE THE NOTES SECTION OF THIS SURVEY FOR MORE INFORMATION.

SUBSURFACE GAS LINE — GAS
SUBSURFACE SANITARY LINE — SAN
SUBSURFACE STORM – DRAINAGE — DRN
SUBSURFACE SINGLE CONDUIT COMMUNICATION LINE — COMM
SUBSURFACE WATER/FIRE LINE — WAT
SUBSURFACE IRRIGATION — IRR
SUBSURFACE ELECTRICAL — ELEC



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JUNE 6, 2024. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS JUNE 6, 2024.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE EXHIBIT "A" FROM FIDELITY NATIONAL TITLE INSURANCE COMMITMENT No. 10872002, REVISED REVISED MARCH 6, 2024
5. THE SUBJECT PARCELS CONTAIN A TOTAL OF 8.125 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY..
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE NGS BENCHMARK I–95 A–13 HAVING A PUBLISHED ELEVATION OF 8.84'.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12085C0134H HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012.
15. IT IS THE OPINION OF THIS SURVEYOR THAT A PORTION OF PARCEL 3, HATCHED IN RED, DESCRIBES LAND OUTSIDE THE BOUNDARY'S & SHOULD BE LESS AND EXCEPTED FROM THE DESCRIPTION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON APRIL 16, 2024 UTILIZING A DJI MATRICE 300 UAS.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2132.0, OR PIX4DMAPPER VERSION 4.8.4 ON APRIL 16, 2024.
3. SENSOR(S) USED: ZENMUSE P1 35MP OR FC6310 18MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445 (MICHAEL)
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83–EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND–BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.15 IN./PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X: 0.009554 FT – Y: 0.011418 FT – Z: 0.007204 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 12 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.009 FT
   - CAMERA CALIBRATION/OPTIMIZATION: 0.47% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 441,011,366 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 1469.21 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

CERTIFICATION'S:

- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- MCCARTHY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ, P.A.
- GULF STREAM VENTURE PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
SIGNATURE DATE: 6/6/2024

STATE OF FLORIDA — MICHAEL T. OWEN — License Number 5556

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

RJBAY — DRAWN BY
MTO — CHECKED BY
TG — FIELD CREW
24-164 – FIELD COAST BANK – ALTA NSPS.dwg — FILENAME
1"=60' — SCALE
June 4, 2024 — DATE

REVISION COMMENTS — DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: SEACOAST BANK
RECORD INFORMATION
SEC. 04&09, TWNSHP.38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

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

24-164

1 OF 3

Z:\EDC-02\24\24-164 - Seacoast Bank - 615 Colorado Ave Stuart\SURVEY\Dwg - PID\DWG\24-164 - SEACOAST BANK - ALTA NSPS.dwg, 6/6/2024 1:59 PM
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BOUNDARY & TOPOGRAPHIC SURVEY

SEACOAST BANK

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Z:\EDC-24\24-164 - Seacoast Bank - 815 S Colorado Ave - Stuart\SURVEY\Dwg - PSP\DWG\24-164 - SEACOAST BANK - ALTA NSPS.dwg, 6/6/2024 1:44 PM

N:1039916.52
E:899569.54

KINDRED ST.
(70.00' PUBLIC RIGHT-OF-WAY)
(P.B.3, P.G.140)

(BEARING BASIS) N89°49'10"W(C) 460.23'(C)
N89°28'47"W(P) 460.23'(P)

FOUND CONCRETE MONUMENT 5/8" IRON ROD N 0.22'

SET 5/8" IRON ROD/CAP LB 8098

FOUND MAG NAIL/DISC KARNER LB7357 W 0.83'

SEACOAST NATIONAL BANK
04-38-41-018-000-00050-5
50 SE KINDRED ST 101 STUART FL

DEED
(O.R.B. 797, PG. 1759)

UNPLATTED LANDS

P.O.B.
PARCEL 3
(TITLE COMMITMENT #10872002)

WEST LINE OF SEC. 4

N00°47'58"E(P) 145.00'(P)
S00°27'35"W(C) 145.00'(C)

LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15

PARCEL 4

SET 5/8" IRON ROD/CAP LB 8098

FOUND CONCRETE MONUMENT 5/8" IRON ROD E 0.12'

N89°28'47"W 299.97'(P)
N89°49'10"W(C) 300.11'(C)

S89°49'10"E(C) 1322.40'(C)
S89°29'E 1322.73'(T)

7.5' UTILITY EASEMENT

L=142.50'(C)
R=90.43'(C)
Δ=90°17'20"(C)

EXCEPTING THE RIGHT-OF-WAY FOR S COLORADO AVE

PARCEL 3

SEACOAST NATIONAL BANK
04-38-41-000-000-00380-6
815 S COLORADO AVE STUART FL

UNPLATTED LANDS

THE NORTH 175' OF THE NORTH 3/4THS OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 4 (O.R.B. 79, PG. 12)

THE SEVEN JEM ADDITION TO THE CITY OF STUART (P.B. 03, P.G. 140)

AREA OF QUESTIONABLE OWNERSHIP SEE NOTE #15

SITE BENCHMARK
SET M/D(EDC2124)
STAMPED LB8098
EL=7.52'
N:1039619.50
E:899924.71

JOHNSON AVE.
(60.00' PUBLIC RIGHT-OF-WAY)
(P.B. 3, P.G.140)

N00°28'10"E(C) 294.54'(C)

E. COLORADO AVE.
(80.00' PUBLIC RIGHT-OF-WAY)
(P.B. 3, P.G. 140)

SITE BENCHMARK
SET M/D(EDC2133)
STAMPED LB8098
EL=7.79'
N:1039541.88
E:898956.07

L=96.94'(C)
R=1307.17'(C)
Δ=4°14'58"(C)

RIGHT-OF-WAY MAP SECTION NO. 88010-2501 SHEET 2 OF 7

NORTH 175.00'(T)

SET 5/8" IRON ROD/CAP LB 8098

L=11.18'(C)
R=1227.17'(C)
Δ=0°31'19"(C)
SOUTH 9.02'(TITLE)

EASTERLY R/W LINE

L=95.53'55"(C)

40.00'

FOUND MAG NAIL/DISC LB6018 TRAV W 0.59'

S83°38'37"E(C)
19.55'(C)
EAST 19.86'(D)

P.O.B.
PARCEL 1
(O.R.B. 70, PG. 28)

S62°07'12"E(P) 148.55'(T)
S62°08'55"E(D) 148.55'(D)

PARCEL 2

UNPLATTED LANDS

L=212.01'(C) R=1227.17'(C) Δ=9°53'55"(C)

L=136.01'(C) R=1227.17'(C) Δ=6°21'00"(C)
ALONG EASTERLY R/W

N00°47'58"E(P) 658.43'(T)
N00°27'35"E(C) 658.43'(C)
WEST LINE OF SEC. 4

PARCEL 1
DEED
(O.R.B. 70, PG. 28)

US1
ROAD MAP#2501
RWAY DEDICATION

40.00' 40.00'

SET 5/8" IRON ROD/CAP LB 8098

S27°53'05"W(D) 125.00'(D)
S27°52'46"W 125.00'(C)

P.O.B.
SOUTHEAST CORNER
LANDS CONVEYED TO JOSEPH JOHNSON
(O.R.B. 70, PG. 28)
CONVEYANCE
(O.R.B. 60, PG. 336)
PARCEL 2
(TITLE COMMITMENT #10872002)

N62°27'35"W(D) 93.80'(D)
S62°27'35"E(C) 94.46'(C)
S62°07'12"E(D) 105.88'(D)

L=28.11'(C)
R=25.00'(C)
Δ=64°25'15"(C)

S62°27'35"E(C) 253.82'(C)

L=39.27'(C)(D)
R=25.00'(C)(D)
Δ=90°00'00"(C)(D)

U.S. HIGHWAY No.1
(100.00' PUBLIC RIGHT-OF-WAY)
RIGHT-OF-WAY MAP SECTION NO. 88010-2501 SHEET 2 OF 7

EASTERLY R/W LINE

N00°47'58"E(D) 475.46'(D)
N00°27'35"W(C) 475.45'(C)
S00°27'35"E(C) 342.99'(C)
N00°47'58"E(D) 342.99'(D)

67.00' 33.00'

N62°23'36"W 347.28'

SET 5/8" IRON ROD/CAP LB 8098

FOUND 5/8" IRON ROD S 0.10'

FOUND 5/8" IRON ROD/CAP PSM 4049 SJ BROWN N 0.13' W 0.15'

P.O.C.
CCR #0031721
SOUTHWEST CORNER
SECTION 4
TOWNSHIP 38S
RANGE 41E
PARCEL 1
(O.R.B. 70, PG. 28)
CONVEYANCE
(O.R.B. 60, PG. 336)
PARCEL 2 & 3
(TITLE COMMITMENT #10872002)

5 4 8 9

N89°29'W 1323.91'(T)
N89°49'10"W(C) 1322.37'(C)

N89°49'10"W(C) 609.93'(C)
N89°28'47"W(P) 609.81'(T)

P.O.B.
CONVEYANCE DEED
(O.R.B. 60, PG. 336)

FOUND PK NAIL/DISC GCY LB4108 N 0.36' W 0.16'

N27°32'25"E(C) 101.67'(C)
N27°32'48"E(P) 101.68'(P)
129.01'(T)

PARCEL 5

LOT 36 LOT 35 LOT 34 LOT 33 LOT 32

FOUND NAIL/CAP LB7463 N 1.63'

N89°28'47"W(P) 83.15'(P)(D)
N89°49'10"W(C) 83.16'(C)

56.30'(P) 56.30'(P) 56.30'(P) 56.30'(P) 56.30'(P) 45.00'(P) 91.49'(P)

FOUND PK-NAIL/DISC KARNER LB7357 N 1.82' E 2.44'

SET 5/8" IRON ROD/CAP LB 8098

L=39.14'(C)
R=25.00'(C)
Δ=89°42'40"(C)

S89°49'10"E(C) 374.75'(C)

N27°48'52"W(D) 15.62'(D)
N27°32'25"E(C) 15.62'(C)

FOUND 1/2" NAIL/CAP LB7463 N 3.55'(ALONG PROP LINE) NW 1.02'(PERP. TO PROP LINE)

FOUND PK NAIL/DISC S 0.18' E 0.21'

Δ=62°38'25"(C)(P)(D)
L=235.06'(C)(P)(D)
R=215.00'(C)(P)(D)

L=312.71'(C)
R=215.00'(C)(TITLE)
Δ=83°20'06"(C)(TITLE)

L=77.66'(C)(D)
R=215.00'(C)(D)
Δ=20°41'41"(C)(D)

HUDSON COURT
(50.00' PUBLIC RIGHT-OF-WAY)
(P.B.3, PG 140)

ORB 60 PG 336 CONVEYANCE

FOUND 4"X4" CONCRETE MONUMENT (BROKEN) S 0.11' E 0.14

SITE BENCHMARK
SET M/D(EDC2142)
STAMPED LB8098
EL=9.77'
N:1039390.37
E:899469.01

N27°32'25"E(C) 60.00'(C)

SET 5/8" IRON ROD/CAP LB 8098

FOUND PK NAIL/DISC PSM 4049 S 5.41'(ALONG PROP LINE) NW 0.25'(PERP. TO PROP LINE)

N00°28'10"E(C) 294.54'(C)

S00°31'E(P) 175.00'(P)
S00°48'32"E(C) 175.00'(C)

E LINE OF SOUTHWEST 1/4, SOUTHWEST 1/4, SECTION 4

NORTH

GRAPHIC SCALE
40 0 20 40 80 320
(IN FEET)
1 inch = 40 ft.

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

DRAWN BY	RB
CHECKED BY	MTD
FIELD CREW	TG
FILENAME	24-164 - SEACOAST BANK - 815 S COLORADO
SCALE	1"=40'
DATE	June 4, 2024

REVISION COMMENTS

DATE

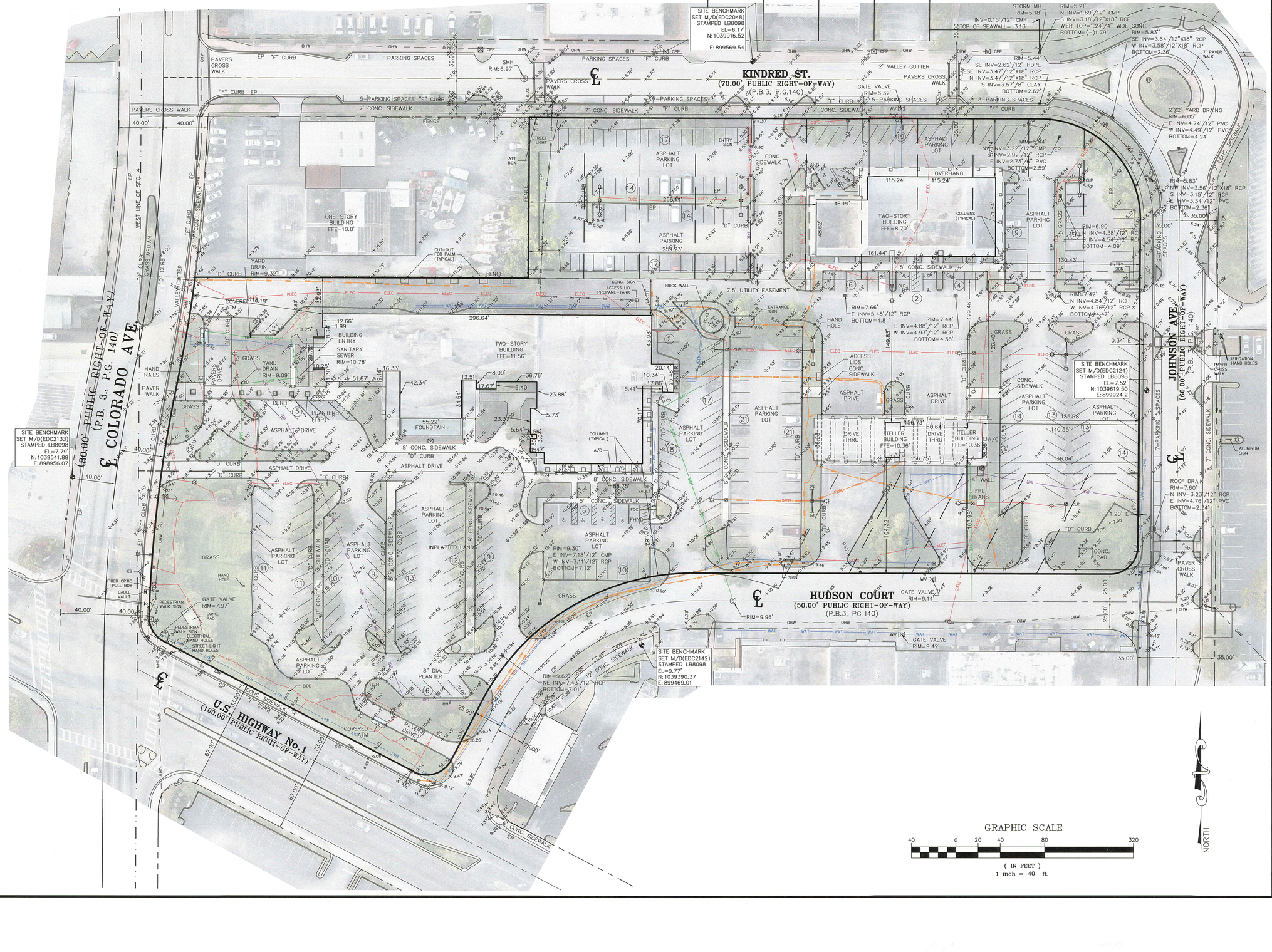
BOUNDARY & TOPOGRAPHIC SURVEY
FOR: SEACOAST BANK

RECORD INFORMATION
SEC. 04&09, TWNSHP.38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

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

24-164

2 OF 3



Z:\EDC-SD\24-164 - Seacoast Bank - 916 Colorado Ave, Stuart\SURVEY\Dwg - PDT\DWG\24-164 - SEACOAST BANK - ALTA NSPS.dwg, 6/6/2024 1:48 PM, Zachary Hall
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DRAWN BY	BB
CHECKED BY	MPD
FIELD CREW	TG
FILENAME	24-164 - SEACOAST BANK - ALTA NSPS.dwg
SCALE	1"=80'
DATE	June 4, 2024

REVISION COMMENTS | DATE

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: SEACOAST BANK

RECORD INFORMATION
SEC. 04&09, TWNSHP.38 SOUTH, RGE. 41 EAST
MARTIN COUNTY, FLORIDA

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UNIT 201
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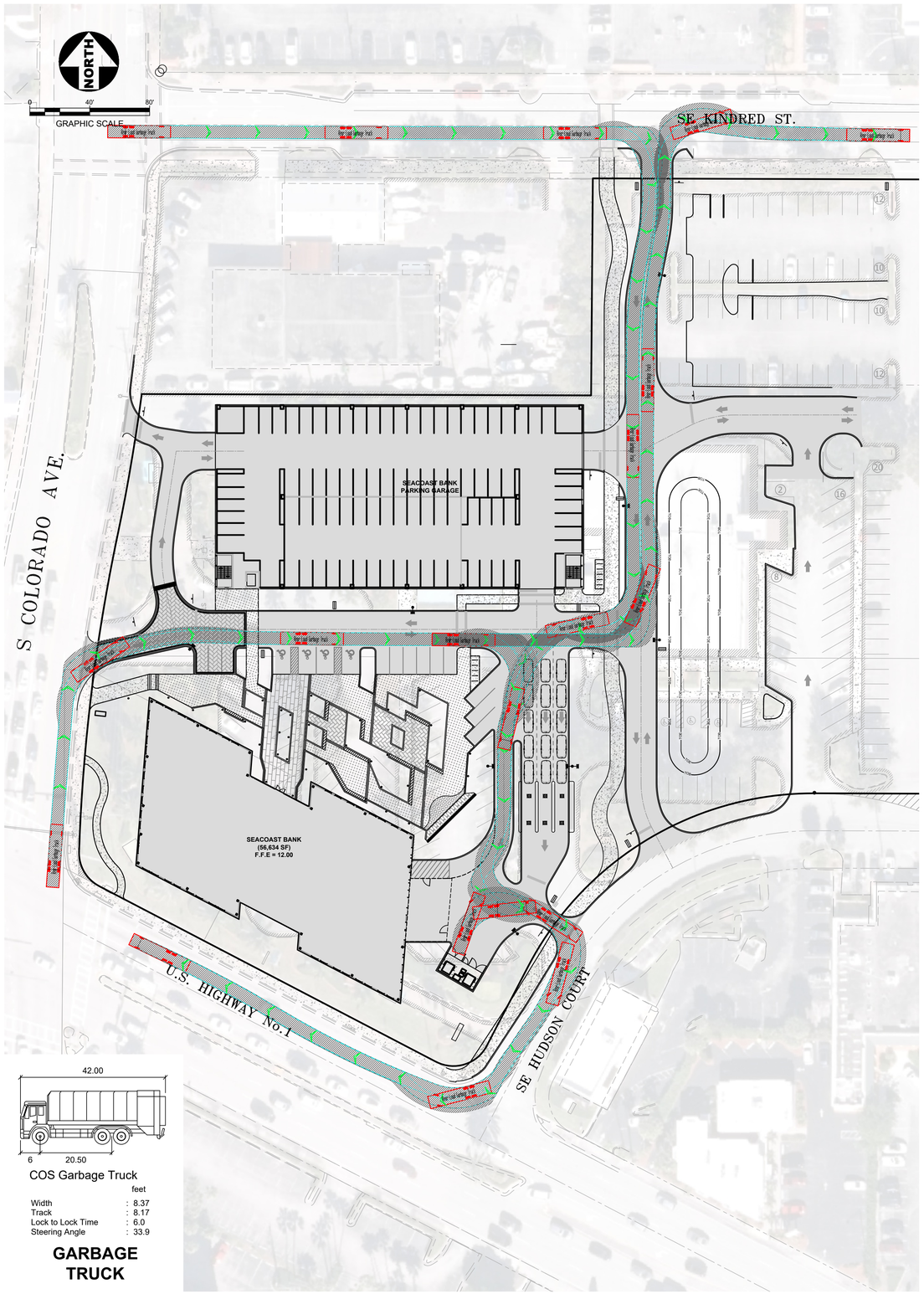
24-164

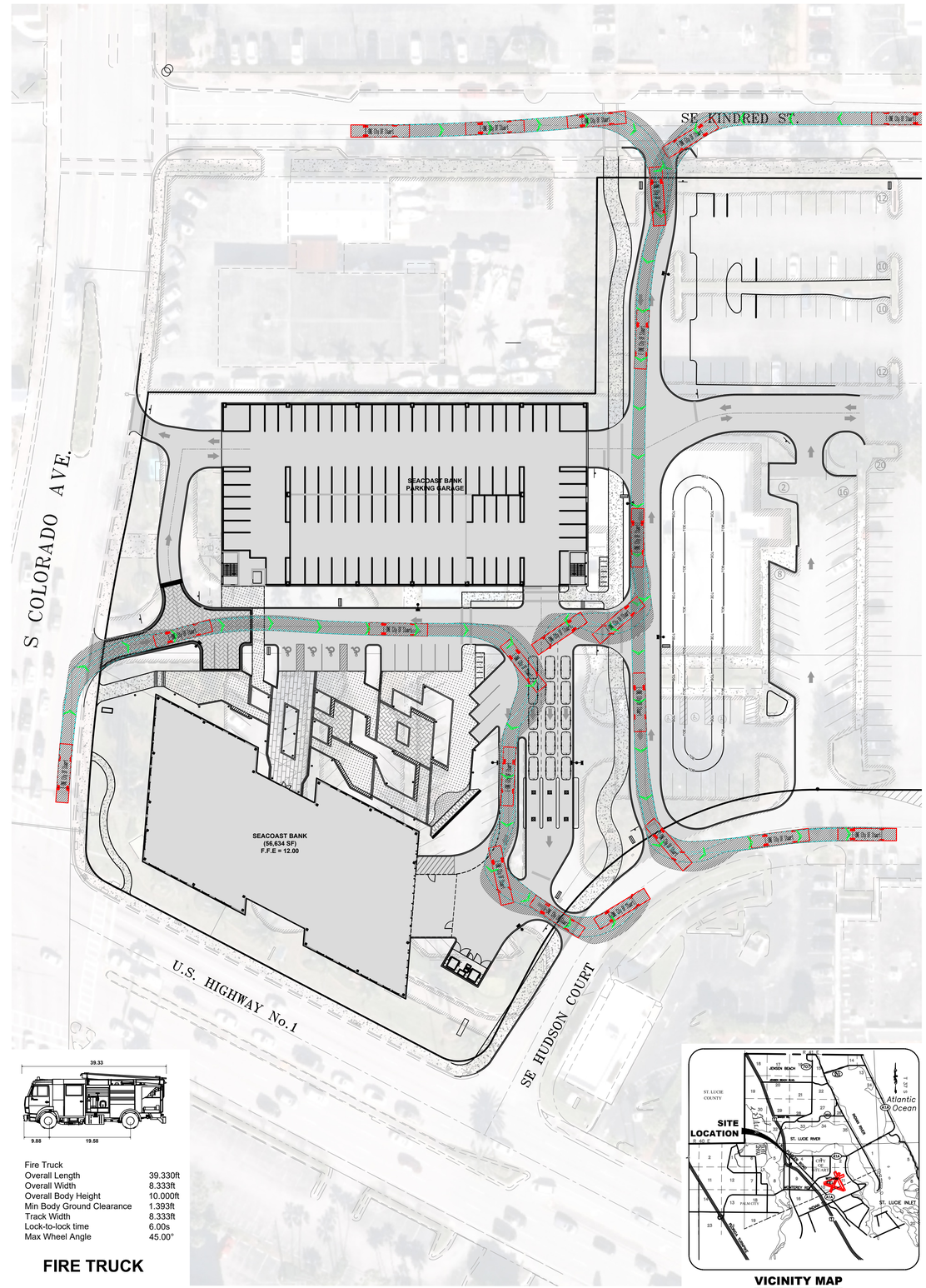
3 OF 3



COS Garbage Truck

	feet
Width	: 8.37
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

GARBAGE TRUCK



Fire Truck	
Overall Length	39.330ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK

VICINITY MAP
NTS

CAPTEC Engineering, Inc.
Civil Engineering Professionals
• 301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-3007557

DATE: 12/19/24
DRAWN BY: RC
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
CADD FILE: P:\04-Vero\Civil Tracking

NO.	DATE	BY	REVISIONS
1	6/26/26	RC	PERMIT SET

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALES ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

VEHICLE TRACKING EXHIBIT

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 1 OF 1

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P:\2100\2104 Seacoast Bank HQ\DWG\2104-Vechicle Tracking.dwg, 8/7/2025 2:18:31 PM

NOTES:

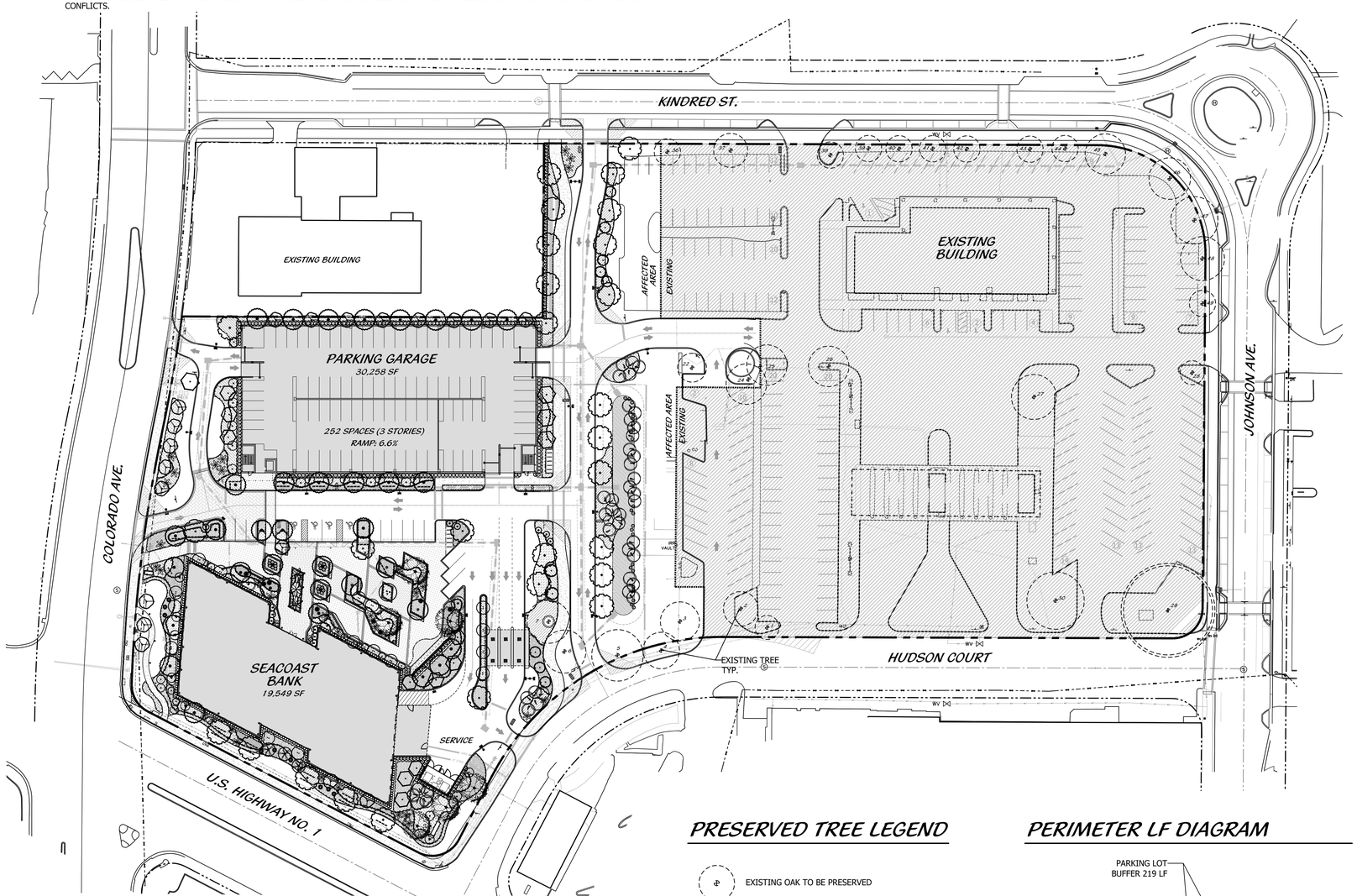
1. ALL REQUIRED SHADE TREES SHALL BE 14 FEET IN HEIGHT AT INSTALLATION AND HAVE A DBH OF NOT LESS THAN 2½ INCHES.

2. AT LEAST 50 PERCENT OF ALL REQUIRED LANDSCAPING IN THE FORM OF TREES, SHRUBS, GROUND COVER AND GRASS SHALL COLLECTIVELY CONSIST OF NATIVE VEGETATION.

3. NOT LESS THAN 50 PERCENT OF ALL TREES USED TO MEET LANDSCAPING REQUIREMENTS SHALL BE SHADE OR CANOPY TREES.

4. PALM TREES MAY BE SUBSTITUTED FOR ANY NUMBER OF THE REMAINING TREES PROVIDED THAT TWO PALM TREES SHALL BE COUNTED AS ONE TREE. REQUIREMENTS OF SHADE OR CANOPY TREES SHALL BE MITIGATED WHEN PROPOSED LOCATIONS WILL CONFLICT WITH OVERHEAD POWER LINES. FORMS OF MITIGATION MAY INCLUDE: THE REPLACEMENT OF EACH SHADE OR CANOPY TREE WITH THREE SMALL ACCENT TREES, THE PLANTING OF SHADE OR CANOPY TREES AT AN ALTERNATE SITE AS DETERMINED BY THE STUART BEAUTIFICATION COMMITTEE, THE REQUIREMENT OF ADDITIONAL EXISTING NATIVE TREES, OR OTHER MITIGATION METHODS AS DETERMINED BY THE CITY DEVELOPMENT DIRECTOR.

5. YARD DRAIN LINES WILL BE COORDINATED WITH PROPOSED LANDSCAPE AND FIELD ADJUSTMENTS WILL BE MADE TO BOTH TO ENSURE THERE ARE NO CONFLICTS.



LOCATION MAP

LANDSCAPE DATA

NAME OF PROJECT	SEACOAST BANK	
PARCEL NUMBERS	04-38-41-000-000-00380-6 04-38-41-018-000-00050-5	
	AC	**SF**
TOTAL SITE AREA	8.13	353,938
REDEVELOPMENT AREA	**4.10**	**178,624**
EXISTING SITE AREA	4.02	175,314

CITY OF STUART LANDSCAPE CODE

**NOTE: QUANITIES PER AFFECTED AREA*

OVERALL TREES REQUIRED: ONE EXISTING OR PLANTED TREE PER 2,500 SF

178,624/ 2,500 = 71.45

	# TREES	% SHADE	% NATIVE
REQUIRED:	72	50%	50%
PROVIDED:	122	61%	95%

SPECIES: 9 EXISTING OAKS
SPECIES: 3 BA2, 14 BS, 4 CLDS, 10 CD2, 19 CES, 3 ED, 2 MLG, 14 QV2, 6 QV
SPECIES: 16 (32 PALMS) RE, 22 (43 PALMS) SS2

**NOTE: (6.04.02.A) NO SPECIES MAY COUNT FOR > 25% REQUIRED TOTAL OR (>17 TREES)*
NEITHER EXISTING TREES NOR TREES IN EXCESS OF THE MIN.NUMBER REQUIRED SHALL BE SUBJECT TO THIS LIMIT
**NOTE: 2 PALMS TO COUNT AS 1 CANOPY TREE EQUIVALENT*

OVERALL LANDSCAPE AREA: 20% OF SITE (AFFECTED SITE AREA)

*178,624 * 0.2 = 35,724.8*

	SF	AC	% SITE
REQUIRED:	35,725	0.82	20%
PROVIDED:	66,366	1.52	37%

CREEKSIDE SOUTH LANDSCAPE CODE

PERIMETER/ BUFFER TREES REQUIRED: 1 PER 30 LF OF LOT FRONTAGE

	# TREES	# SHRUBS / GROUNDCOVERS
HUDSON (237 LF) - REQUIRED:	8	-
HUDSON (237 LF) - PROVIDED:	10	499

TREE SPECIES: 3 EXISTING OAKS, 1 QV2, 2 CD2, 4 SS2 (9 PALMS) - 100% NATIVE
SHRUB/GROUNDCOVERS: 147 TF, 146 CID, 56 SER, 150 MUH - 100% NATIVE
:

	# TREES	# SHRUBS / GROUNDCOVERS
US - 1 (287 LF) - REQUIRED:	10	-
US - 1 (287 LF) - PROVIDED:	10	479

TREE SPECIES: 5 QV2, 2 QV, 1 CD2, 2 CES - 100% NATIVE
SHRUB/GROUNDCOVERS: 108 CID, 108 TF, 84 HP2, 103 TF, 76 CID - 100% NATIVE
:

	# TREES	# SHRUBS / GROUNDCOVERS
COLORADO (245 LF) - REQUIRED:	9	-
COLORADO (245 LF) - PROVIDED:	15	472

TREE SPECIES: 1 QV2, 2 RE (4 PALMS), 3 CD2, 8 CES, 1 CLDS - 82% NATIVE
SHRUB/GROUNDCOVERS: 94 IV, 105 CID, 26 ERL, 167 MUH2, 28 SB, 52 ERL
:

	# TREES	# SHRUBS / GROUNDCOVERS
NORTH GARAGE (299 LF) - REQUIRED:	10	-
NORTH GARAGE (299 LF) - PROVIDED:	18	406

TREE SPECIES: 8 RE, 1 QV2, 8 CES, 1 BS - 100% NATIVE
SHRUB/GROUNDCOVERS: 148 MUH2, 62 CID, 34 HP2, 54 SB, 80 CID - 100% NATIVE
: 28 CI7 - 100% NATIVE

	# TREES	# SHRUBS / GROUNDCOVERS
PARKING LOT (219 LF) - REQUIRED:	8	-
PARKING LOT (219 LF) - PROVIDED:	8	322

TREE SPECIES: 6 BS, 2 RE (5 PALMS) - 100% NATIVE
SHRUB/GROUNDCOVERS: 224 SB - 100% NATIVE
: 98 CI7 - 100% NATIVE

PARKING LOT INTERIOR LANDSCAPE: 1 TREE PER 500 SF OF INTERIOR VUA

	SF	# TREES	# GROUNDCOVERS
REQUIRED:	2,120	5	-
PROVIDED:	2,120	5	280

SPECIES: 2 QV2, 2 BS, 1 CES - 100% NATIVE
SHRUB/GROUNDCOVERS: 65 ERL, 52 ERL, 17 MUH2, 48 MUH2, 36 MUH2, 62 CID
: - 100 % NATIVE

LANDSCAPE POINT CHART

TO OBTAIN A DEVELOPMENT PERMIT, AN APPLICANT SHALL ATTAIN A MINIMUM OF 50 POINTS FROM THE FOLLOWING TABLE OF DESIGN OPTIONS.

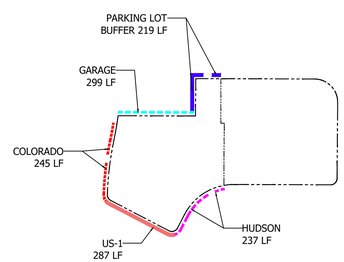
OPTION		POINTS	UTILIZED
1	UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH	5	5
2	PLAN IS SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN	5	
3	GRASS:		
	25%-50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	5
	51% OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	
4	SHRUBS:		
	25%-50% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	5
	51% OR MORE OF THE SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	
5	TREES:		
	25%-50% OF THE REQUIRED TREES ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	5	
	51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT TOLERANT SPECIES FROM THE LIST	10	10
6	EXTRA SHADE TREES IN VEHICULAR USE AREAS:		
	25% MORE THAN THE REQUIRED SHADE TREES	5	5
	50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA	10	
7	SOD AREA LESS THAN 50% OF LANDSCAPE AREA	10	10
8	UTILIZATION OF COMPACTED MULCHED PLANTING BEDS AT LEAST THREE INCHES DEEP	10	10
	TOTAL:		**50**

PRESERVED TREE LEGEND

EXISTING OAK TO BE PRESERVED

EXISTING BANYAN TO BE PRESERVED

PERIMETER LF DIAGRAM



LEGEND

HC	HANDICAP
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
	DIRECTIONAL SIGNAGE
	HC SIGN
	STOP SIGN
	PARKING LIGHT
	PARKING LIGHT TYPE 2
	BOLLARD LIGHT
	DECORATIVE LIGHT POLE
	ATM LIGHT
	ROOT BARRIER TYP.

LANDSCAPE PLAN

0' 25' 50' 100' 150' 200'

Scale: 1" = 50'

North

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

Seacoast Bank HQ

Stuart, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	DEH
JOB NUMBER	24-0426
DATE	07-03-24
REVISIONS	02-18-25
	07-07-25
	08-06-25

SHEET
LP-1 OF 4

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PRESERVED TREE LEGEND

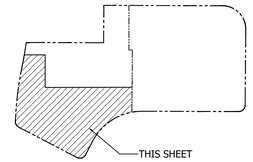
EXISTING OAK TO BE PRESERVED

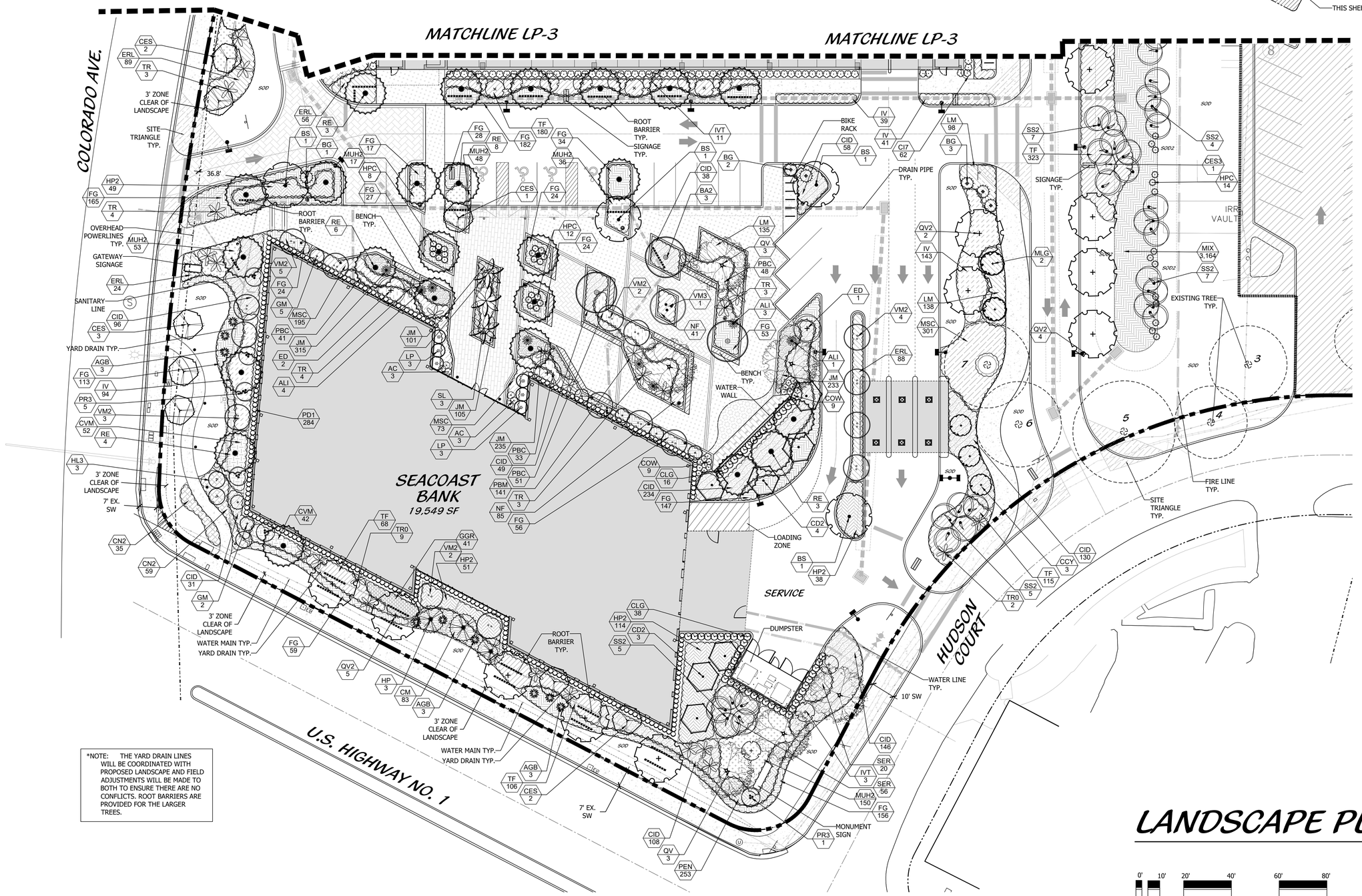
EXISTING BANYAN TO BE PRESERVED

LEGEND

HC	HANDICAP
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
	DIRECTIONAL SIGNAGE
	HC SIGN
	STOP SIGN
	PARKING LIGHT
	PARKING LIGHT TYPE 2
	BOLLARD LIGHT
	DECORATIVE LIGHT POLE
	ATM LIGHT
	ROOT BARRIER TYP.

KEY MAP





*NOTE: THE YARD DRAIN LINES WILL BE COORDINATED WITH PROPOSED LANDSCAPE AND FIELD ADJUSTMENTS WILL BE MADE TO BOTH TO ENSURE THERE ARE NO CONFLICTS. ROOT BARRIERS ARE PROVIDED FOR THE LARGER TREES.

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

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

Seacoast Bank HQ

Stuart, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	DEH
JOB NUMBER	24-0426
DATE	07-03-24
REVISIONS	02-18-25
	07-07-25
	08-06-25

SHEET
LP-2 OF 4

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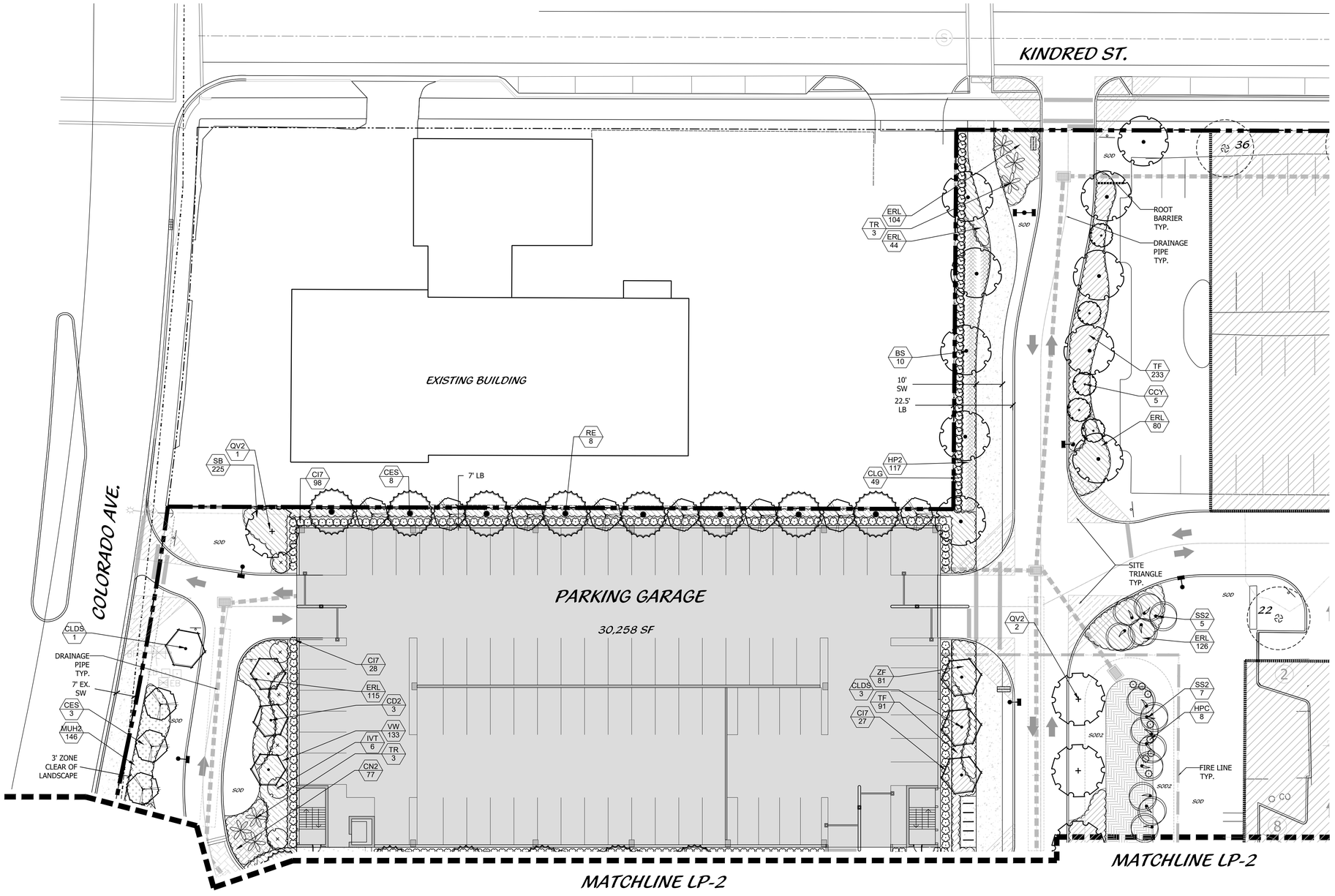
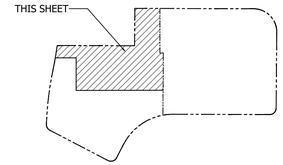


KEY MAP



LEGEND

HC	HANDICAP		HC SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
R	RADIUS		PARKING LIGHT
SB	SETBACK		PARKING LIGHT TYPE 2
SW	SIDEWALK		BOLLARD LIGHT
TYP	TYPICAL		DECORATIVE LIGHT POLE
	DIRECTIONAL SIGNAGE		ATM LIGHT
			ROOT BARRIER TYP.

PRESERVED TREE LEGEND

EXISTING OAK TO BE PRESERVED

EXISTING BANYAN TO BE PRESERVED

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'

North

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Land Planners
Environmental Consultants
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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

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

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

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

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

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

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

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

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

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

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

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

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

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

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

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

3. PLANTING SHRUBS

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

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

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

4. PLANTING GROUND COVER

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

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

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

5. PLANTING LAWNS

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

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

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

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

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

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

LANDSCAPE WARRENTY

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

LANDSCAPE NOTES

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

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

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

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

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

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO THE CITY OF STUART'S LAND DEVELOPMENT CODE.

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

LANDSCAPE NOTES

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

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

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

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

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

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

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

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

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

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

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

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF STUART. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

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

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

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

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF STUART CODE PRIOR TO THE ISSUANCE OF A C.O.

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

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

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

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

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

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
TREES								
BA2	3	BULNESIA ARBOREA	VERAWOOD	100 GAL	3.5 DBH	14` HT X 8` SPRD	N	FULL CANOPY; STRAIGHT TRUNK
* BS	14	BURSERA SIMARUBA	GUMBO LIMBO	FIELD GROWN	4.5" DBH	14`-16` HT, 6`-8` SPRD	Y	FULL EVEN CANOPY
* CLDS	4	CLUSIA ROSEA	CLUSIA TREE	45 GAL. MIN.	2.5" DBH MIN.	14` HT X 6` SPRD	Y	FULL CANOPY, STANDARD, 4` CT
* CD2	10	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL. MIN.	2.5" DBH MIN.	14` HT X 6` SPRD	Y	FULL CANOPY, STANDARD, 4` CT
CES3	1	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	30 GAL.	1.5" CAL. EA. 3 TRK MIN.	6` HT X 5-6` SPRD	Y	FULL CANOPY, MULTI-TRUNK, LIMB UP 2.5'
* CES	19	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL. MIN.	2.5" DBH MIN.	14` HT X 6` SPRD	Y	FULL CANOPY, STANDARD, SINGLE TRUNK, FF
ED	3	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2.5" DBH MIN.	14` HT X 6` SPRD	N	CONICAL, MATCHED; 4' C.T.
MLG	2	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM MAGNOLIA	FIELD GROWN	3" CAL	8` HT X 5` SPRD		FULL CANOPY, SOUTH GROWN
* QV2	14	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	45 GAL OR F.G.	4.5" DBH	14`-16` HT, 6`-8` SPRD	Y	SINGLE DOMINANT LEADER; FF
* QV	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FIELD GROWN	6" DBH	18` - 20` HT X 10` SPRD	Y	FF, DOUBLE DUG ROOT BALL
PALM TREES								
HP	3	DICTYOSPERMA ALBUM	HURRICANE PALM	FIELD GROWN	NA	4`-5` CT	N	SINGLE, STRAIGHT TRUNK, FF
* RE	32	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	NA	18` GW	Y	FULL CANOPY, FF
* SS2	43	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	NA	14' CT., 18' CT., 22' CT.	Y	STAGGERED; STRONG, UNIQUE CURVES
SL	3	SATAKENTIA LIUKIUENSIS	SATAKE PALM	FIELD GROWN	NA	8` C.T.	N	FULL CANOPY, SINGLE TRUNK, FF
VM2	16	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FIELD GROWN	NA	14` C.T.	N	FULL & THICK, TWO STEMS
VM3	1	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FIELD GROWN	NA	16` C.T.	N	3 TRUNKS; FULL CANOPY
UNDERSTORY								
GM	7	GARCINIA MACROPHYLLA	GARCINIA	FIELD GROWN	2" CAL	7`-8` HT	N	FULL CANOPY
CCY	8	CAPPARIS CYNOPHALLOPHORA	JAMACIAN CAPER	30 GAL. MIN.	2"CAL	7`-8` HT X 3`-4` SPRD	Y	FULL CANOPY, STANDARD; MATCHED
HL3	3	HYOPHORBE LAGENICAULIS	TRIPLE BOTTLE PALM	25 GAL	NA	7` HT. X 7` SPRD.	N	3 STEMS; FULL & THICK; MATCHED
IVT	20	ILEX VOMITORIA	YAUPON HOLLY	30 GAL	1.5" CAL. EA. 3 TRK MIN.	5` HT X 5` SPRD	Y	FULL CANOPY, UPRIGHT
PR3	6	PHOENIX ROBELLINI	ROBELLINI PALM	FIELD GROWN	MULTI TRUNK	7`-8` O.A	N	TRIPLE STEM; MATCHED; FULL
LP	6	RHAPIS EXCELSA	LADY PALM	30 GAL. MIN.	NA	5`-6` HT	N	FULL CLUMP, FF
TR0	11	THRINAX RADIATA	THATCH PALM	FIELD GROWN	N.A.	5` OA	Y	FULL & THICK. MATCHED.
TR	22	THRINAX RADIATA	THATCH PALM	FIELD GROWN	N.A.	7`-8` O.A	Y	FULL & THICK. MATCHED.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SHRUBS								
BG	6	BOUGAINVILLEA `SUNDOWN ORANGE'	ORANGE BOUGAINVILLEA	30 GAL	5` - 6` X 3` SPRD.	3` OC	N	FULL, SPECIMEN, DENSE FOILAGE ONLY
* CI7	215	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	7 GAL	2` X 2`	3` OC	Y	FULL & THICK
CLG	103	CLUSIA FLAVA	CLUSIA	15 GAL	3` X 3`	3` OC	Y	FULL & THICK
* HPC	42	HAMELIA PATENS 'COMPACTA'	COMPACT FIREBUSH	7 GAL	3` X 3`	3` OC	Y	FULL & THICK
PD1	284	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL	2` X 2`	2` OC	N	FULL & THICK
ACCENT PLANTS								
AGB	9	AGAVE 'GAINESVILLE BLUE'	GAINESVILLE BLUE AGAVE	15 GAL.	3` HT X 3` SPRD	3` O.C.	Y	FULL & THICK, SUN GROWN
ALI	8	ALCANTEREA IMPERIALIS	IMPERIAL BROMELIAD	15 GAL.	3` HT X 3` SPRD	3` O.C.	N	FULL & THICK, SUN GROWN
AC	6	ALOCASIA ODORA 'CALIFORNIA'	DWARF ELEPHANT EAR	7 GAL	3` HT X 2` SPRD	2` O.C	N	FULL CLUMP
COW	18	COSTUS WOODSONII	RED BUTTON GINGER	7 GAL	3` HT X 2` SPRD	2.5` OC	N	FULL CLUMP
GROUND COVERS								
CM	83	CARISSA MACROCARPA `EMERALD BLANKET`	EMERALD BLANKET NATAL PLUM	3 GAL	1` X 1.5`	2` OC	N	FULL & THICK
* CID	890	CHRYSOBALANUS ICACO `HORIZONTALIS`	DWARF COCOPLUM	3 GAL.	12" X 18"	24" O.C.	Y	FULL & THICK
CN2	171	CLUSIA ROSEA `NANA`	DWARF PITCH APPLE	3 GAL.	4` X 3`	2` OC	N	FULL CLUMP
CVM	94	CODIAEUM VARIEGATUM 'MANGO'	MANGO CROTON	3 GAL	15" X 15"	24" O.C.	N	FULL & THICK
* ERL	726	ERNODEA LITTORALIS	BEACH CREEPER	3 GAL.	12" X 18"	24" O.C.	Y	FULL & THICK
FG	1,109	FICUS MICROCARPA `GREEN ISLAND`	GREEN ISLAND FICUS	7 GAL	2` X 2`	2` OC	N	FULL & THICK
GGR	41	GALPHIMIA GRACILIS	THYRALLIS	3 GAL	18" X18"	2` O.C.	N	FULL & THICK
* HP2	369	HAMELIA PATENS COMPACTA	DWARF FIREBUSH	3 GAL.	2` X 2`	2.5` O.C.	Y	FULL & THICK
* IV	317	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	12" X 12"	24" O.C.	Y	FULL & THICK
LM	371	LIRIOPE MUSCARI `EV. GIANT`	LIRIOPE	1 GAL	12" X 12"	18" O.C.	N	FULL & THICK
MSC	569	MICROSORUM SCOLOPENDRIUM	WART FERN	3 GAL	12" X 12"	18" O.C.	N	FULL
* MUH2	450	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL	18" X 12"	24" OC	Y	FULL & THICK
MIX	3,164	NATIVE BIOSWALE MIX	SEE NOTES	PLUG	NA	30" O.C.	Y	50% SPARTINA SPP., 30% MUHLENBERGIA SPP., 10% COREOPSIS SPP., 10% IRIS VERSICOLOR
NF	126	NEOREGELIA `FIREBALL`	FIREBALL BROMELIAD	1 GAL.	6" X 12"	18" O.C.	N	FULL
PEN	253	PENTAS LANCEOLATA	PINK PENTAS	3 GAL.	12" X 12"	1` OC	N	FULL CLUMP
PBM	207	PHILODENDRON X `BURLE MARX`	BURLE MARX PHILODENDRON	3 GAL	12" X 12"	18" O.C.	N	FULL AND THICK
PBC	173	PHILODENDRON `ROJO CONGO`	ROJO CONGO PHILODENDRON	3 GAL	18" X 18"	24" OC	N	FULL & THICK
* SER	76	SERENOA REPENS 'CINERA'	SILVER SAW PALMETTO	7 GAL.	2` X 2`	2.5` OC	Y	FULL & THICK
* SB	225	SPARTINA BAKERI	SAND CORD GRASS	3 GAL.	1` X 1.5`	2.5` OC	Y	FULL & THICK
JM	989	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL	8" X 8"	12" O.C.	N	FULL & THICK; MULTIPLE RUNNERS
* TF	1,116	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	18" X 18"	2.5` O.C.	Y	FULL & THICK
* VW	133	VIBURNUM OBOVATUM `WHORLED CLASS`	DWARF WALTERS VIBURNUM	3 GAL.	15" X 15"	24" O.C.	Y	FULL & THICK
* ZF	81	ZAMIA FLORIDANA	COONTIE	3 GAL	2` X 2`	2` OC	Y	FULL & THICK

NOTE: CONTAINER SIZE IS TO BE USED AS A GUIDE. PLANT SPECS MUST MEET ALL OF THE REQUIRED MINIMUMS.

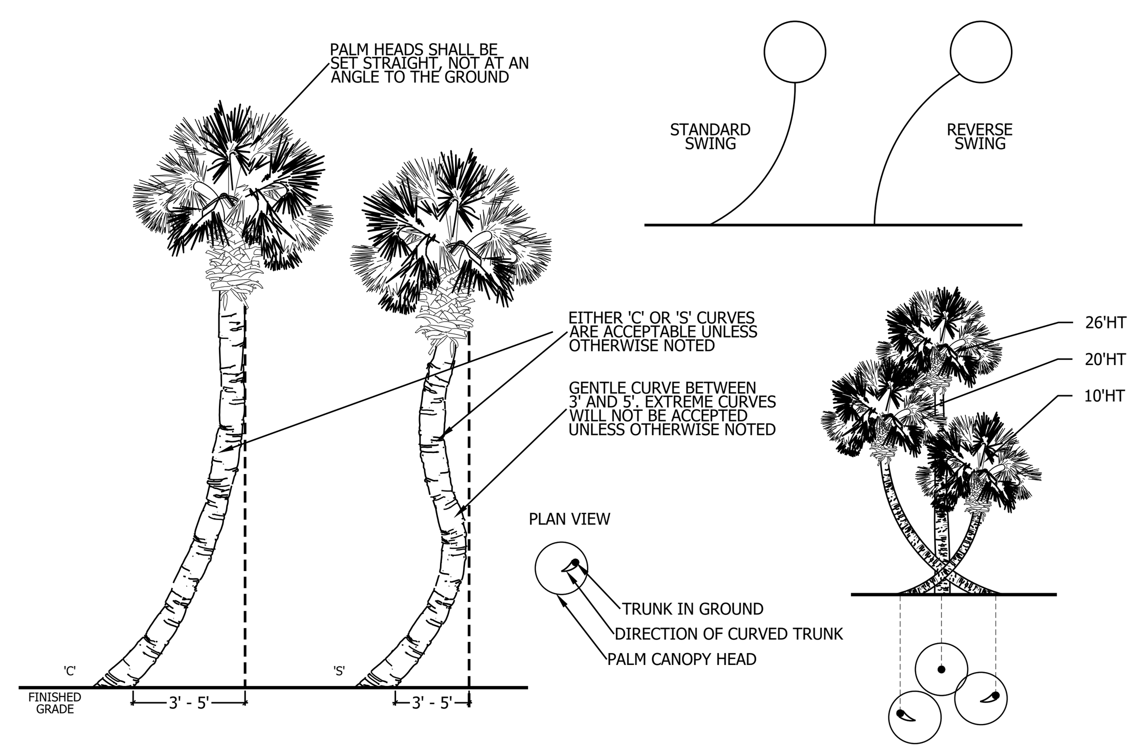
SOD TO BE ST. AUGUSTINE

SOD2 TO BE BAHIA

MULCH TO BE EITHER PINE BARK,
PINE STRAW, OR EUCALYPTUS.

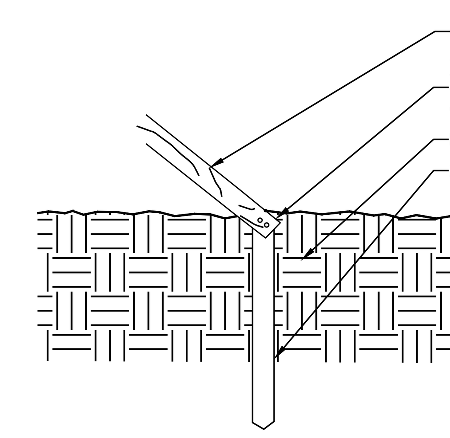
* REFERS TO PLANT LISTED IN LANDSCAPE DATA

PLANTING DETAILS



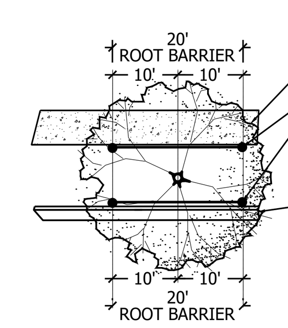
CURVED PALM TRUNK DETAIL

NTS



STAKING DETAIL

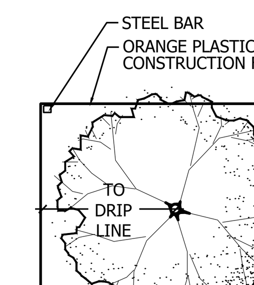
NTS



ROOT BARRIER DETAIL
PLAN VIEW

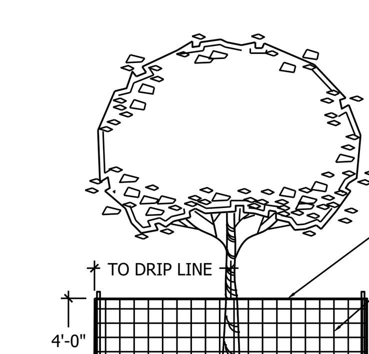
NTS

PLANTING DETAILS



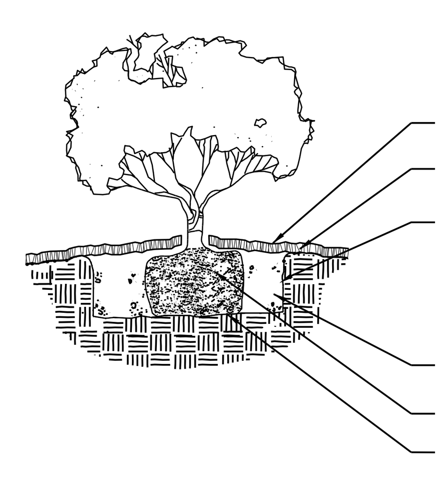
TREE PROTECTION DETAIL
PLAN VIEW

NTS



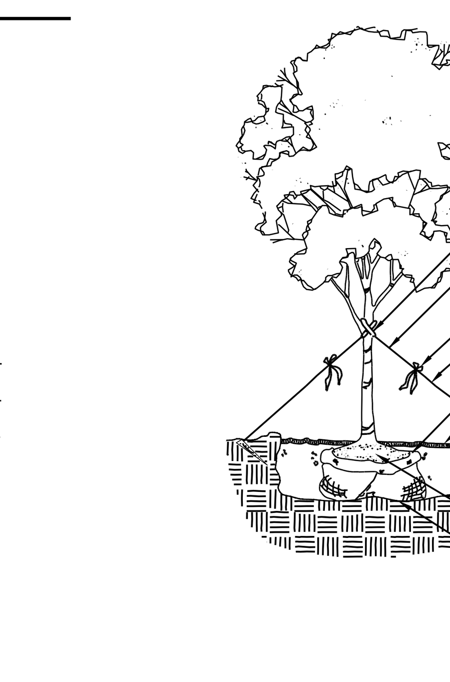
TREE PROTECTION DETAIL
SECTION VIEW

NTS



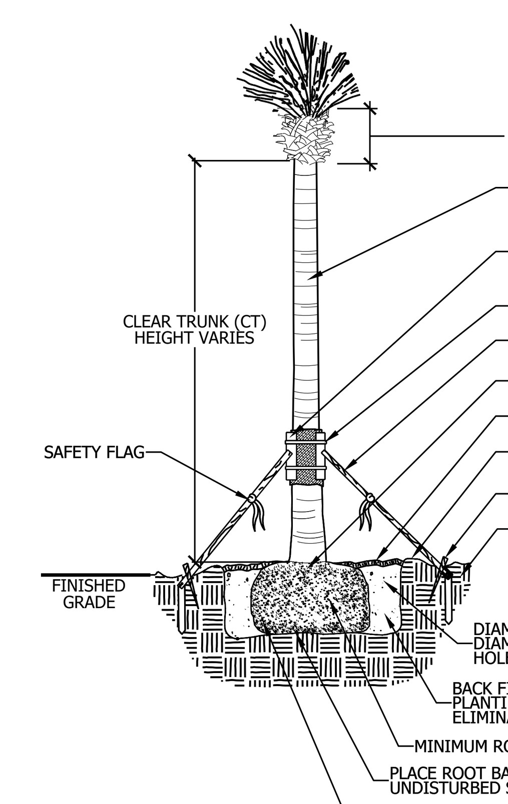
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



SABAL PALM PLANTING DETAIL

NTS

Landscape Details

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

Seacoast Bank HQ

Stuart, Florida

DESIGNED	ACE
DRAWN	ACE
APPROVED	DEH
JOB NUMBER	24-0426
DATE	07-03-24
REVISIONS	02-18-25
	07-07-25
	08-06-25

SHEET
LP-4 OF 4

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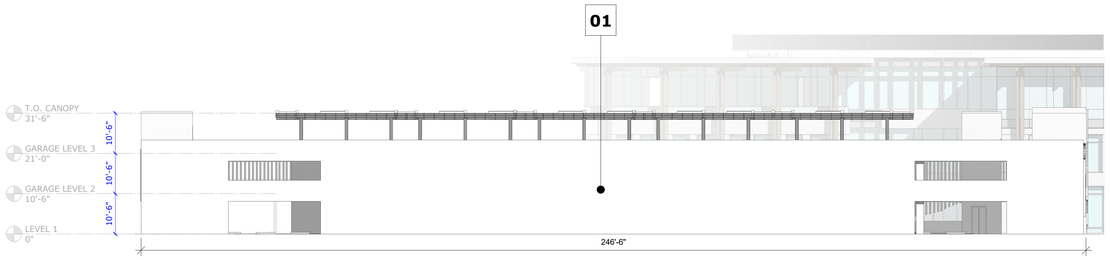
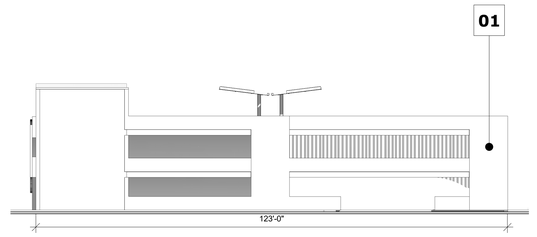
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

ELEVATION KEYNOTES

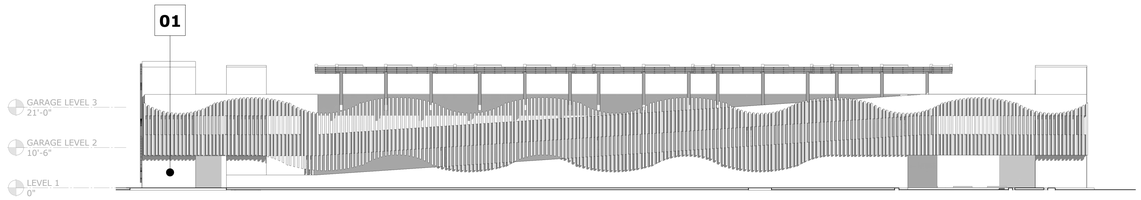
MARK	DESCRIPTION
01	PRECAST - PAINTED SW7006 EXTRA WHITE
02	ALUMINUM WINDOW WALL SYSTEM; GLAZING: BLUE TINT; FRAME: GRAY
03	LONGBOARD WOODGRAIN FINISH - ITALIAN ROSEWOOD
04	METAL SCREENING
05	LONGBOARD - SPANDREL PANEL - VENUS SMOOTH SATIN METALLIC
06	LONGBOARD - ALABASTER ALB TEXTURE MATTE SPECKLE



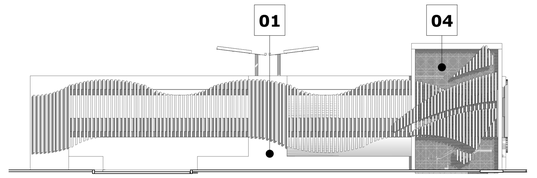
1 GARAGE - NORTH ELEVATION
1/16" = 1'-0"



3 GARAGE - EAST ELEVATION
1/16" = 1'-0"



2 GARAGE - SOUTH ELEVATION
1/16" = 1'-0"



4 GARAGE - WEST ELEVATION
1/16" = 1'-0"

SEACOAST BANK

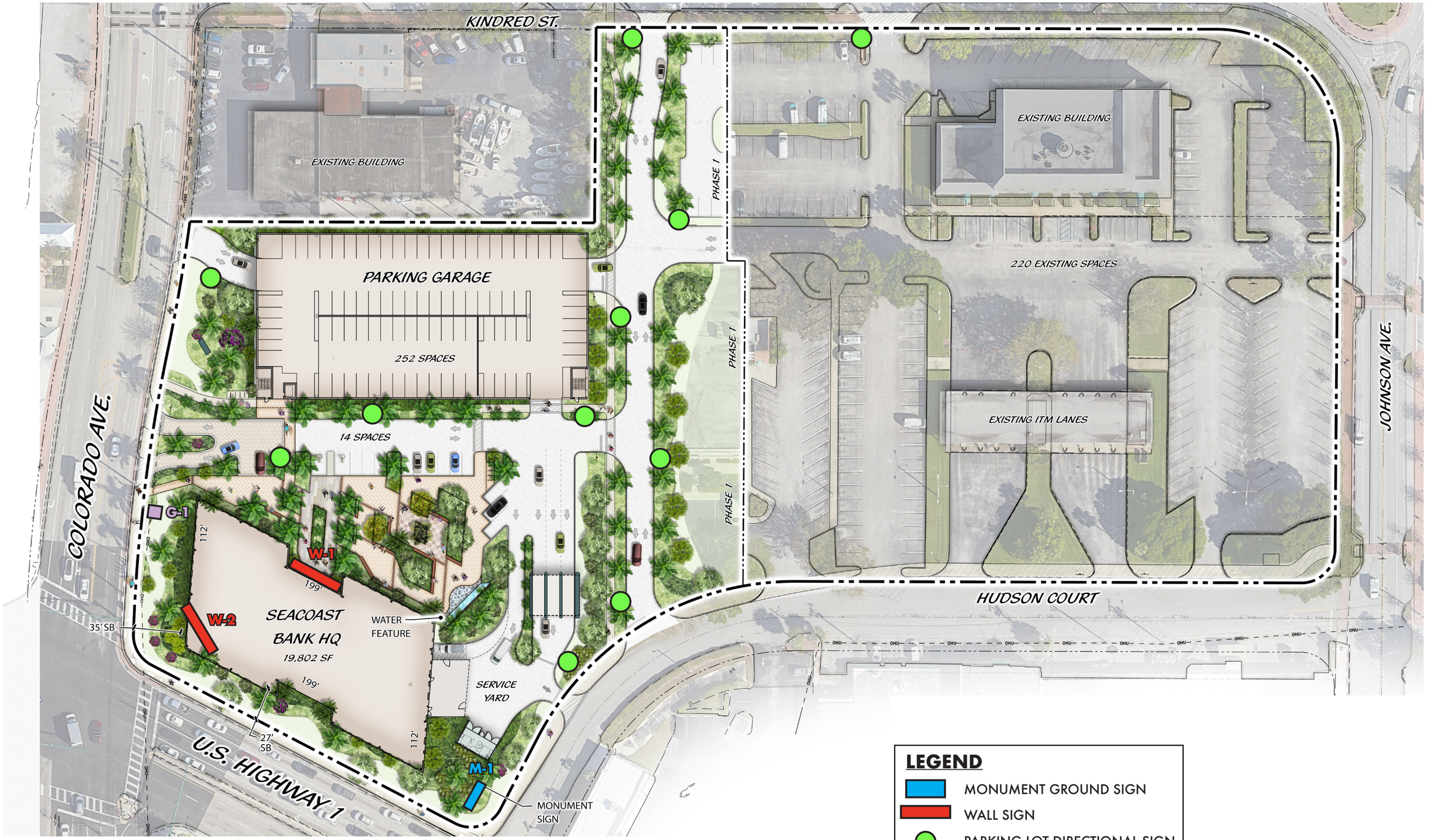
CREEKSIDE DISTRICT - **STUART, FLORIDA**

FEBRUARY 18, 2025

Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE

Baker Barrios
The shape of things to come.

MASTER SIGNAGE PROGRAM



Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE

SIGN LOCATION MAP

WOOD FINISH

DARK METAL BRACKETS

WHITE STUCCO FINISH

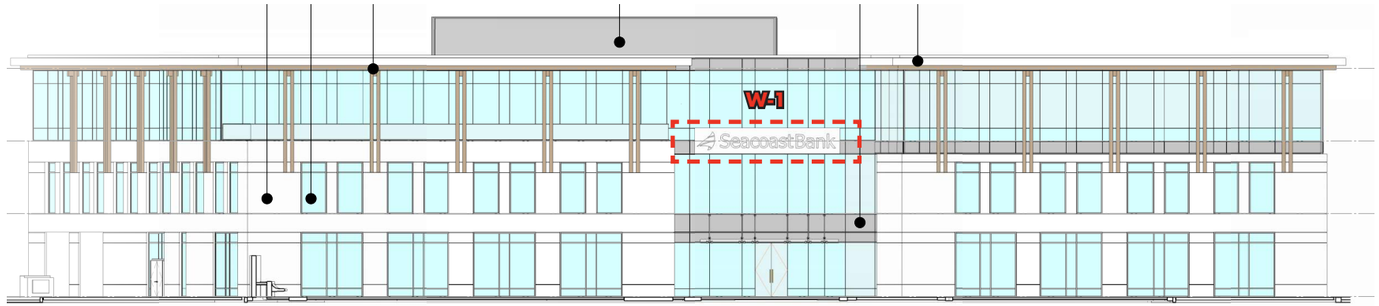
SEACOAST LOGO INSPIRED
COLOR TILE FINISH

Monument Sign

LEGEND

WALL SIGN

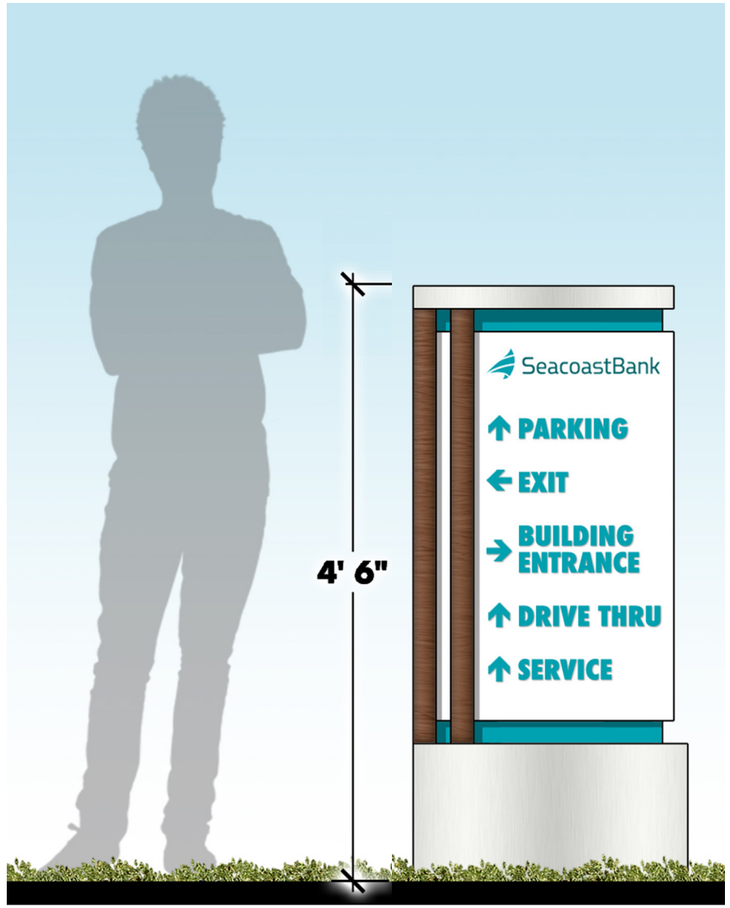
NORTH ELEVATION



SOUTH ELEVATION

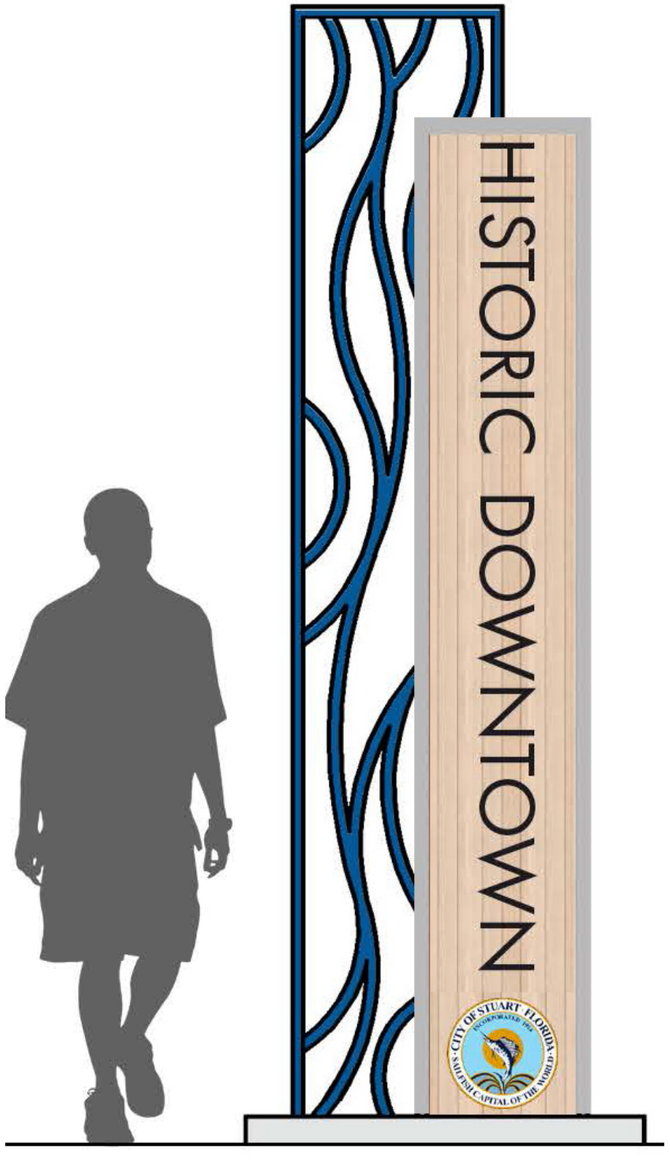
Wall Sign - North Facing Interior

Wall Sign - Southwest Corner Facing Intersection US-1/Colorado Street



Directional Sign

DIRECTIONAL SIGN



Gateway Sign Concept

Cotleur & Hearing
LAND PLANNING + LANDSCAPE ARCHITECTURE

GATEWAY SIGNAGE

CONSTRUCTION PLANS AND SPECIFICATIONS

FOR

SEACOAST BANK HEADQUARTERS

CITY OF STUART - FLORIDA

LYING IN

SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA

LOCATION MAP

NOTES:
THESE PLANS ARE IN ENGLISH UNITS
ALL ELEVATIONS HEREIN REFERENCE N.A.V.D. 1988 DATUM. ADD 1.48 FEET TO CONVERT TO N.G.V.D. 1929 DATUM. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

CITY OF STUART OFFICIALS

MAYOR	**CAMPBELL RICH**
VICE MAYOR	**CHRISTOPHER COLLINS**
COMMISSIONER	**EULA CLARKE**
COMMISSIONER	**LAURA GIOBBI**
COMMISSIONER	**SEAN REED**

OWNER

SEACOAST NATIONAL BANK
ADMINISTRATIVE SERVICES
PO BOX 9012
STUART FL 34995

ENGINEER

MR. JOSEPH W. CAPRA, P.E.
CAPTEC ENGINEERING, INC.
301 NW FLAGLER AVENUE
P.E. NO. 37638
STUART, FLORIDA 34994
PHONE: (772) 692-4344
FAX: (772) 692-4341

PLANNER

COTLEUR & HEARING
1934 COMMERCE LANE SUITE 1
JUPITER, FLORIDA 33458
PHONE: (561) 747-6336
FAX: (561) 747-1377

ARCHITECT

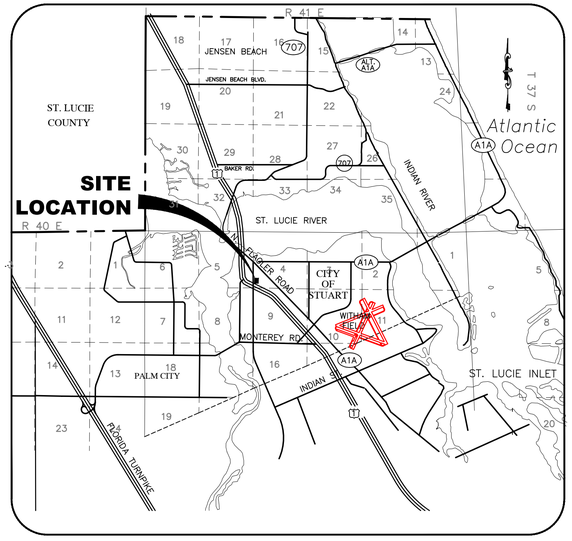
BAKER BARRIOS ARCHITECTS
189 S ORANGE AVENUE, SUITE 1700
ORLANDO, FL 32801

SURVEYOR

EDC, A DIVISION OF HALEY WARD, INC.
10250 VILLAGE PARKWAY
PORT ST. LUCIE FL 34987

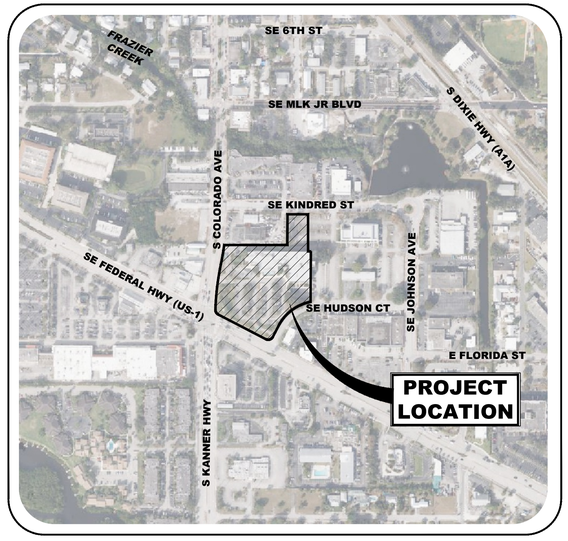
CAPTEC Engineering, Inc.
Civil Engineering Professionals

Engineering Business
No. EB-0007657



VICINITY MAP

NTS



LOCATION MAP

NTS

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

SHEET INDEX

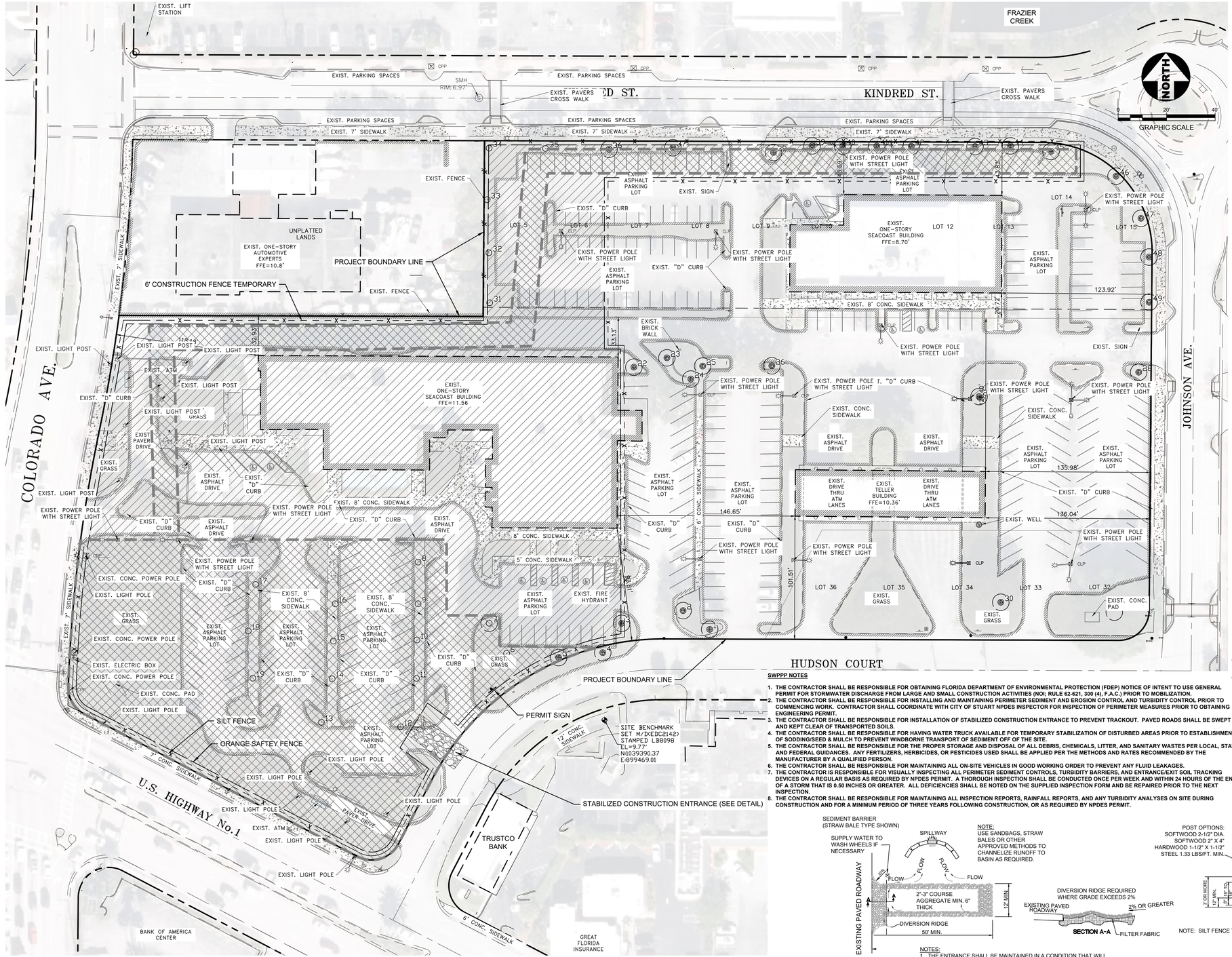
SHEET NUMBER	SHEET TITLE/DESCRIPTION
	SITE PLAN APPLICATION SHEETS
1	COVER
2	EXISTING SURVEY SITE
3	CIVIL SITE PLAN
4	PHASING PLAN
5	OVERALL STORM PLAN
	30% CONSTRUCTION PLAN SHEETS
6	SITE IMPROVEMENT PLAN
7	SITE IMPROVEMENT PLAN
8	SITE IMPROVEMENT PLAN
9	SITE IMPROVEMENT PLAN
10	PGD DETAILS
11	UTILITY DETAILS
12	UTILITY DETAILS
13	UTILITY DETAILS
14	UTILITY DETAILS
15	GENERAL NOTES

PERMIT SET
8/6/26

SEACOAST BANK HEADQUARTERS - PROJECT NO. 2104

SEACOAST BANK HEADQUARTERS - PROJECT NO. 2104

P:\21000\2104 Seacoast Bank HQ\DWG\2104-Cover.dwg, 8/7/2025 3:46:27 PM



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE (FDOT)
- EXIST. DIRT GRAVEL ROAD
- EXIST. VEGETATION LINE
- EXIST. TREES (SEE TABLE)
- EXIST. SIDEWALK
- PROPOSED SAFETY FENCE
- PROPOSED SILT FENCE
- PROPOSED 6' CONSTRUCTION FENCE
- CLEARING LIMITS
- EXIST. GRASS
- PHASE 1

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO CITY OF STUART, MARTIN COUNTY, SFWMD, FDEP AND FDOT STANDARD SPECIFICATIONS AND REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. ELEVATIONS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
3. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ONSITE IN THE PERMIT BOX, ITS LOCATION IS SHOWN IN THE PLAN VIEW ON THIS PAGE AT THE PROJECT ENTRANCE ON HUDSON CT.
4. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
5. CLEARING LIMITS ARE APPROXIMATE AND WILL BE ADJUSTED ON SITE TO PRESERVE EXISTING PROTECTED TREES.
6. ANY EXISTING UTILITY CONNECTIONS (WATER / SEWER) NOT USED MUST BE CUT & CAPPED AT THE MAIN.
7. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND SHALL BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
8. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION ACTIVITIES CAUSING VEGETATION REMOVAL. TEMPORARY SEED AND MULCH AND/OR SOD SHALL BE APPLIED TO ALL CLEARED AREAS.
9. THE PROPOSED LAND CLEARING DEBRIS METHOD SHALL BE CHIPPED ON SITE FOR OFF-SITE DISPOSAL.
10. CONTRACTOR WILL MAKE EVERY EFFORT TO UTILIZE EXISTING DISTURBED AND/OR CLEARED AREAS ON SITE.
11. ANY PROTECTED TREES WILL BE IDENTIFIED AND MITIGATED FOR ON THE LANDSCAPE PLANS
12. PRIOR TO SCHEDULING A FINAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
13. CONTRACTOR SHALL OBTAIN A CITY OF STUART RIGHT-OF-WAY USE PERMIT FOR ALL WORK PERFORMED WITHIN THE ROAD RIGHT-OF-WAY.

SWPPP NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT TO USE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NOI; RULE 62-621, 300 (4), F.A.C.) PRIOR TO MOBILIZATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PERIMETER SEDIMENT AND EROSION CONTROL AND TURBIDITY CONTROL PRIOR TO COMMENCING WORK. CONTRACTOR SHALL COORDINATE WITH CITY OF STUART NPDES INSPECTOR FOR INSPECTION OF PERIMETER MEASURES PRIOR TO OBTAINING ENGINEERING PERMIT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKOUT. PAVED ROADS SHALL BE SWEPT AND KEPT CLEAR OF TRANSPORTED SOILS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING WATER TRUCK AVAILABLE FOR TEMPORARY STABILIZATION OF DISTURBED AREAS PRIOR TO ESTABLISHMENT OF SODDING/SEED & MULCH TO PREVENT WINDBORNE TRANSPORT OF SEDIMENT OFF OF THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER STORAGE AND DISPOSAL OF ALL DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES PER LOCAL, STATE AND FEDERAL GUIDANCES. ANY FERTILIZERS, HERBICIDES, OR PESTICIDES USED SHALL BE APPLIED PER THE METHODS AND RATES RECOMMENDED BY THE MANUFACTURER BY A QUALIFIED PERSON.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ON-SITE VEHICLES IN GOOD WORKING ORDER TO PREVENT ANY FLUID LEAKAGES.
7. THE CONTRACTOR IS RESPONSIBLE FOR VISUALLY INSPECTING ALL PERIMETER SEDIMENT CONTROLS, TURBIDITY BARRIERS, AND ENTRANCE/EXIT SOIL TRACKING DEVICES ON A REGULAR BASIS AS REQUIRED BY NPDES PERMIT. A THOROUGH INSPECTION SHALL BE CONDUCTED ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. ALL DEFICIENCIES SHALL BE NOTED ON THE SUPPLIED INSPECTION FORM AND BE REPAIRED PRIOR TO THE NEXT INSPECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL INSPECTION REPORTS, RAINFALL REPORTS, AND ANY TURBIDITY ANALYSES ON SITE DURING CONSTRUCTION AND FOR A MINIMUM PERIOD OF THREE YEARS FOLLOWING CONSTRUCTION, OR AS REQUIRED BY NPDES PERMIT.

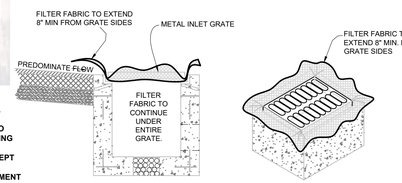
EXISTING OAK TREE LOCATIONS

#	TYPE	DBH	6	LI OAK	19.8	12	LA OAK	16	18	LI OAK	20	24	LI OAK	36.8	30	LA OAK	33.3	36	LI OAK	21.8	42	LI OAK	14.8	48	LI OAK	26.1
1	LI OAK	21.8	7	LI OAK	27.4	13	LA OAK	19.1	19	LI OAK	20.5	25	LA OAK	24.3	31	LA OAK	38.6	37	LI OAK	25	43	LI OAK	24.7	49	LI OAK	24.4
2	LI OAK	21.8	8	LI OAK	18	14	LI OAK	15	20	TRUMPET	11.2	26	LA OAK	25.9	32	LI OAK	24.3	38	LI OAK	13.9	44	LI OAK	19.1			
3	LI OAK	17.3	9	LI OAK	22.2	15	LI OAK	12.5	21	POINC	13.1	27	LI OAK	19.9	33	LI OAK	22.8	39	LI OAK	23.5	45	LI OAK	31			
4	LI OAK	17.3	10	LI OAK	13.5	16	LI OAK	18.3	22	LI OAK	21.2	28	LI OAK	25.6	34	LI OAK	23.6	40	LI OAK	15.8	46	LI OAK	32			
5	LI OAK	34.6	11	LI OAK	15.1	17	LI OAK	28.3	23	LI OAK	24.1	29	BANYAN	80	35	LI OAK	18.4	41	LI OAK	20	47	LI OAK	31			

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 RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT BASIN.

TEMPORARY SOIL TRACKING PREVENTION STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

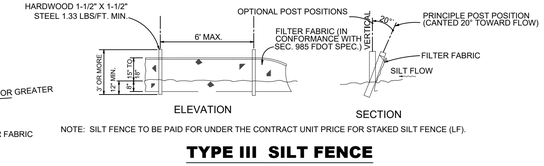


GENERAL NOTES

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

FILTER FABRIC DETAIL

INLET PROTECTION



POST OPTIONS:
SOFTWOOD 2-1/2" DIA.
SOFTWOOD 2" X 4"
HARDWOOD 1-1/2" X 1-1/2"
STEEL 1.33 LBS/FT. MIN.

NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE III SILT FENCE

N.T.S.

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ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007657

DATE:	12/19/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORZ. SCALE:	AS SHOWN
VERT. SCALE:	N/A
CADD FILE(M:\Edson Const\Pro	

NO	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION
0 1"
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALES ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

EXISTING SURVEY SITE

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 2 OF 15

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.

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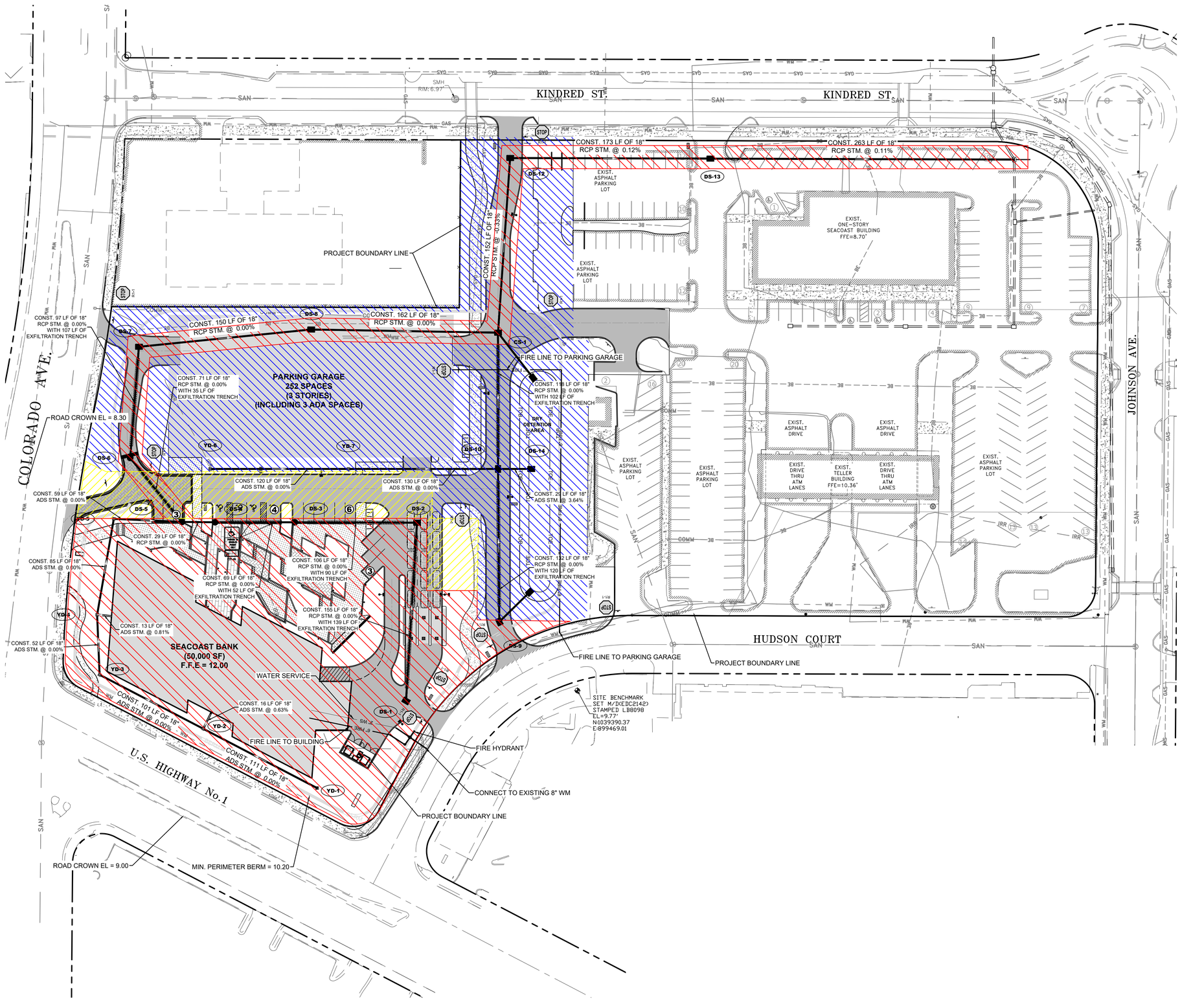

NORTH

0 40' 80'

GRAPHIC SCALE

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- DRIVING AISLE CENTERLINE
- PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION PIPE
- DS-1 PROPOSED STRUCTURE NUMBER
- PROPOSED ASPHALT
- PROPOSED SWALE
- PROPOSED SIDEWALK
- WM PROPOSED WATER MAIN
- 6" FIRE PROPOSED FIRE LINE
- EXISTING ROAD
- EXISTING SIDEWALK
- SAN EXISTING SANITARY
- WM EXISTING WATER MAIN
- GAS EXISTING GAS
- IRR EXISTING IRRIGATION
- BE EXISTING BURIED ELECTRICAL
- COMM EXISTING COMMUNICATION LINES
- EXISTING STORM DRAINAGE
- 10 PROPOSED PARKING SPACES (176)
- PROPOSED TRAFFIC FLOW
- STOP BAR / WITH STOP SIGN
- PARKING STALL
  266 PARKING STALLS
  7 ADA PARKING STALLS
- TOB / TOE / TOE / TOB PROPOSED AREA FOR DRAINAGE
- PHASE A LIMITS
- PHASE B LIMITS
- PHASE C LIMITS

ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

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CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-3007657

DATE:	12/19/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
CADD FILE:	2104-Civil Site.dwg

NO.	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION
0 1"
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SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

CIVIL SITE PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 3 OF 15

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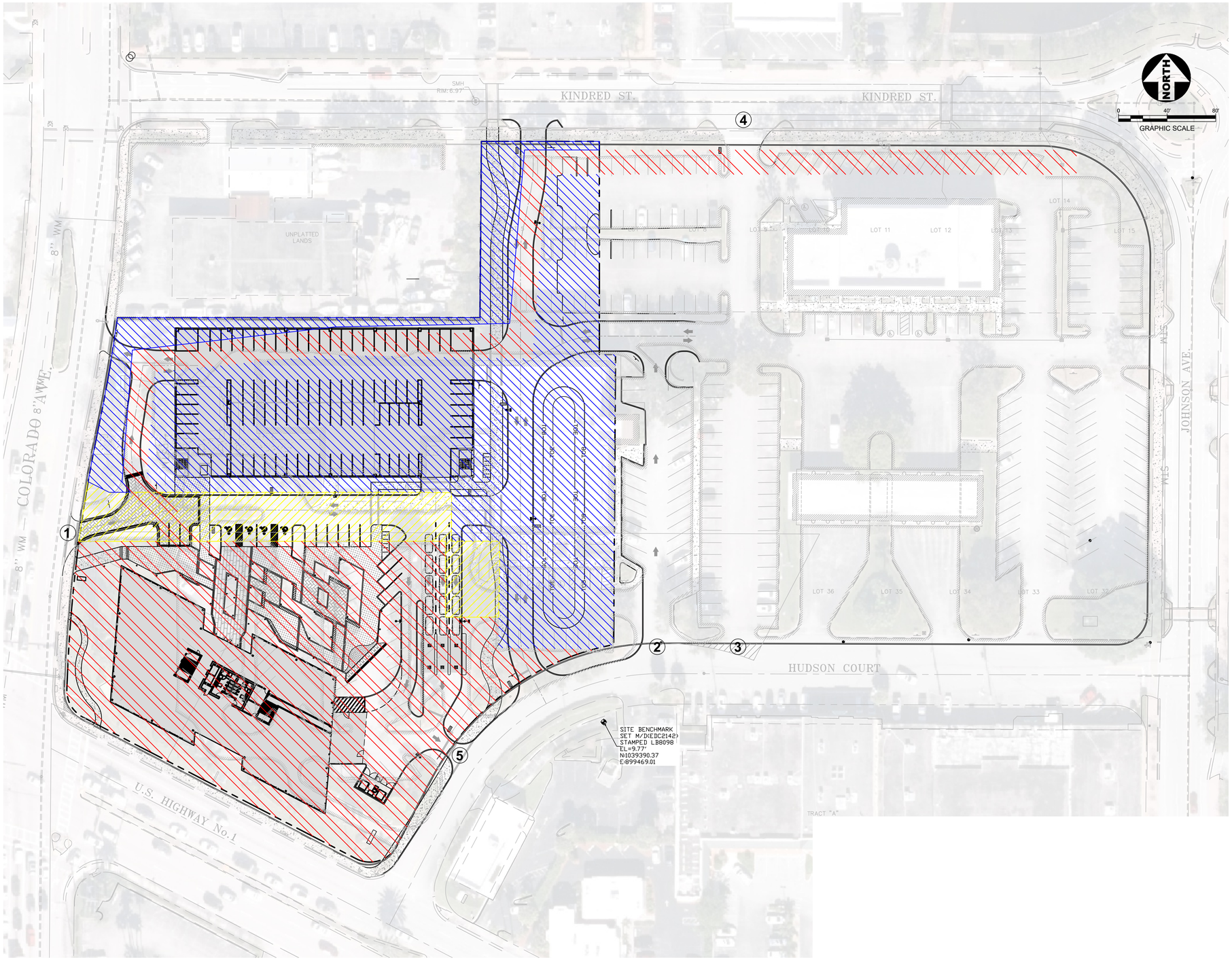

LEGEND

- PROJECT BOUNDARY LINE
- PHASE A LIMITS
- PHASE B LIMITS
- PHASE C LIMITS

CONSTRUCTION PHASING NOTES

CONSTRUCTION OF RE-DEVELOPMENT TO OCCUR IN THREE PHASES:

PHASE A - SHOWN IN RED

1. PHASE A CONSISTS OF THE DEMOLITION OF THE EXISTING SOUTHWESTERN PARKING LOT FOR SITE WORK PREPARATION FOR NEW SEACOAST HEADQUARTERS BUILDING.
2. CONTRACTOR TO MAINTAIN ACCESS BY PUBLIC TO EXISTING SEACOAST BANK BUILDING DURING PHASE A.
3. CUSTOMERS/CLIENTS TO UTILIZE EXISTING EASTERN PARKING LOTS DURING PHASE A FOR ACCESS TO THE EXISTING BUILDING.
4. CONTRACTOR TO KEEP ACCESS DRIVE OFF COLORADO OPEN TO PUBLIC DURING PHASE A.
5. ALL STORMWATER AND UTILITY INFRASTRUCTURE FOR THE NEW SEACOAST BUILDING TO BE CONSTRUCTED IN PHASE A.
6. PHASE A WILL REQUIRE STORMWATER PIPE TO BE INSTALLED TO ULTIMATE OUTFALL IN NORTHEAST CORNER OF THE SITE - A TEMPORARY CLOSING OF THE COLORADO DRIVEWAY WILL BE REQUIRED FOR THIS CROSSING.
7. PHASE A TO CONCLUDE WITH THE CONSTRUCTION OF THE NEW SEACOAST BANK HEADQUARTERS BUILDING.

PHASE B - SHOWN IN YELLOW

1. PHASE B CONSISTS OF THE DEMOLITION OF THE EXISTING COLORADO AVENUE DRIVEWAY AND CONSTRUCTION OF NEW DRIVE AISLE AND PARKING STALLS.
2. CONTRACTOR TO MAINTAIN ACCESS BY PUBLIC TO EXISTING SEACOAST BANK BUILDING DURING PHASE B.
3. CUSTOMERS/CLIENTS TO UTILIZE EXISTING EASTERN PARKING LOTS DURING PHASE B.
4. PHASE B WILL CONCLUDE IN SYNC WITH THE COMPLETION OF PHASE A.
5. THE NEW SEACOAST BANK HEADQUARTERS BUILDING WILL BE OPEN TO THE PUBLIC AT THE CONCLUSION OF PHASE A AND B.

PHASE C - SHOWN IN BLUE

1. PHASE C CONSISTS OF THE DEMOLITION OF THE EXISTING SEACOAST BANK HEADQUARTERS BUILDING AND THE CONSTRUCTION OF THE PROPOSED PARKING GARAGE.
2. ALL REMAINING SITE WORK TO BE COMPLETED WITHIN THE PROJECT BOUNDARY SHOWN DURING PHASE C, INCLUDING THE NORTH-SOUTH DRIVEWAY ACCESS FROM HUDSON COURT TO KINDRED STREET.

DRIVEWAY PHASING NOTES

DRIVEWAY CLOSURES:

PHASE A - SHOWN IN RED

1. DRIVEWAYS 1, 2, 3, & 4 WILL BE OPEN FOR INGRESS TO THE SITE.
2. DRIVEWAY 3 AND 4 WILL BE OPEN FOR EGRESS FROM THE SITE.
   - NOTE - DRIVEWAY 1 & 4 TO HAVE TEMPORARY CLOSURE DURING THE STORM PIPE INSTALLATION.

PHASE B - SHOWN IN YELLOW

1. DRIVEWAYS 2, 3, & 4 WILL BE OPEN FOR INGRESS TO THE SITE.
2. DRIVEWAY 3 AND 4 WILL BE OPEN FOR EGRESS FROM THE SITE.

PHASE C - SHOWN IN BLUE

1. DRIVEWAYS 1, 2, 3, & 4 WILL BE OPEN FOR INGRESS TO THE SITE.
2. DRIVEWAY 3, 4, & 5 WILL BE OPEN FOR EGRESS FROM THE SITE.

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ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC Engineering, Inc.
Civil Engineering Professionals

Engineering Business No. EB-0007657

DATE: 12/19/24
DRAWN BY: RC
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
CADD FILE: 2104Phasing Plan

NO.	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION
0 1
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SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

PHASING PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 4 OF 15

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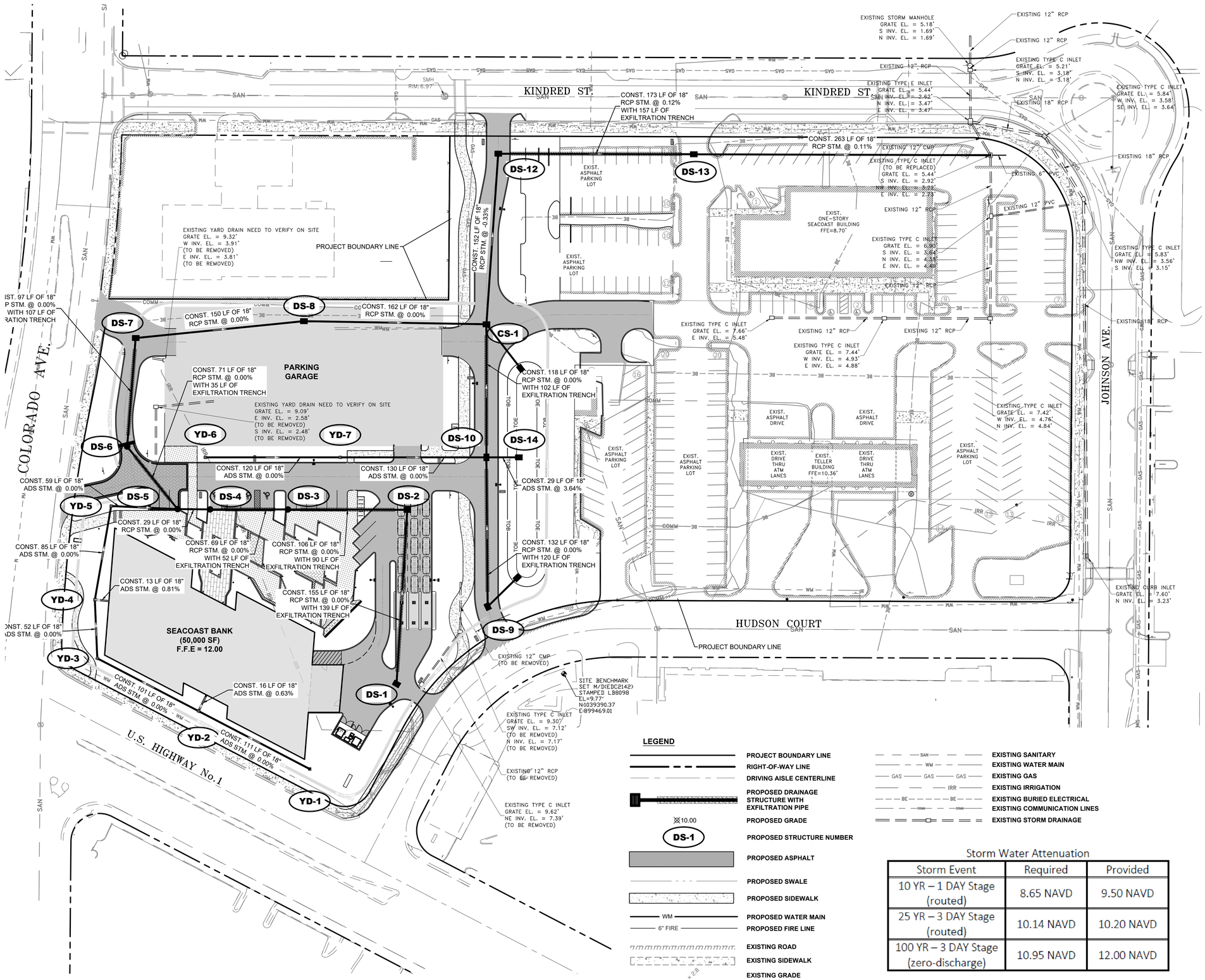

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- DRIVING AISLE CENTERLINE
- PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION PIPE
- 10.00 PROPOSED GRADE
- DS-1 PROPOSED STRUCTURE NUMBER
- PROPOSED ASPHALT
- PROPOSED SWALE
- PROPOSED SIDEWALK
- WM PROPOSED WATER MAIN
- 6" FIRE PROPOSED FIRE LINE
- EXISTING ROAD
- EXISTING SIDEWALK
- +2.0 EXISTING GRADE
- SAN EXISTING SANITARY
- WM EXISTING WATER MAIN
- GAS EXISTING GAS
- IRR EXISTING IRRIGATION
- BE EXISTING BURIED ELECTRICAL
- COMM EXISTING COMMUNICATION LINES
- EXISTING STORM DRAINAGE

Storm Water Attenuation

Storm Event	Required	Provided
10 YR – 1 DAY Stage (routed)	8.65 NAVD	9.50 NAVD
25 YR – 3 DAY Stage (routed)	10.14 NAVD	10.20 NAVD
100 YR – 3 DAY Stage (zero-discharge)	10.95 NAVD	12.00 NAVD

ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

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Civil Engineering Professionals
301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-3007657

DATE: 12/19/24
DRAWN BY: RC
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
CADD FILE: P:\2100\2104-Master Drainage Plan.dwg

NO.	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION
0 1
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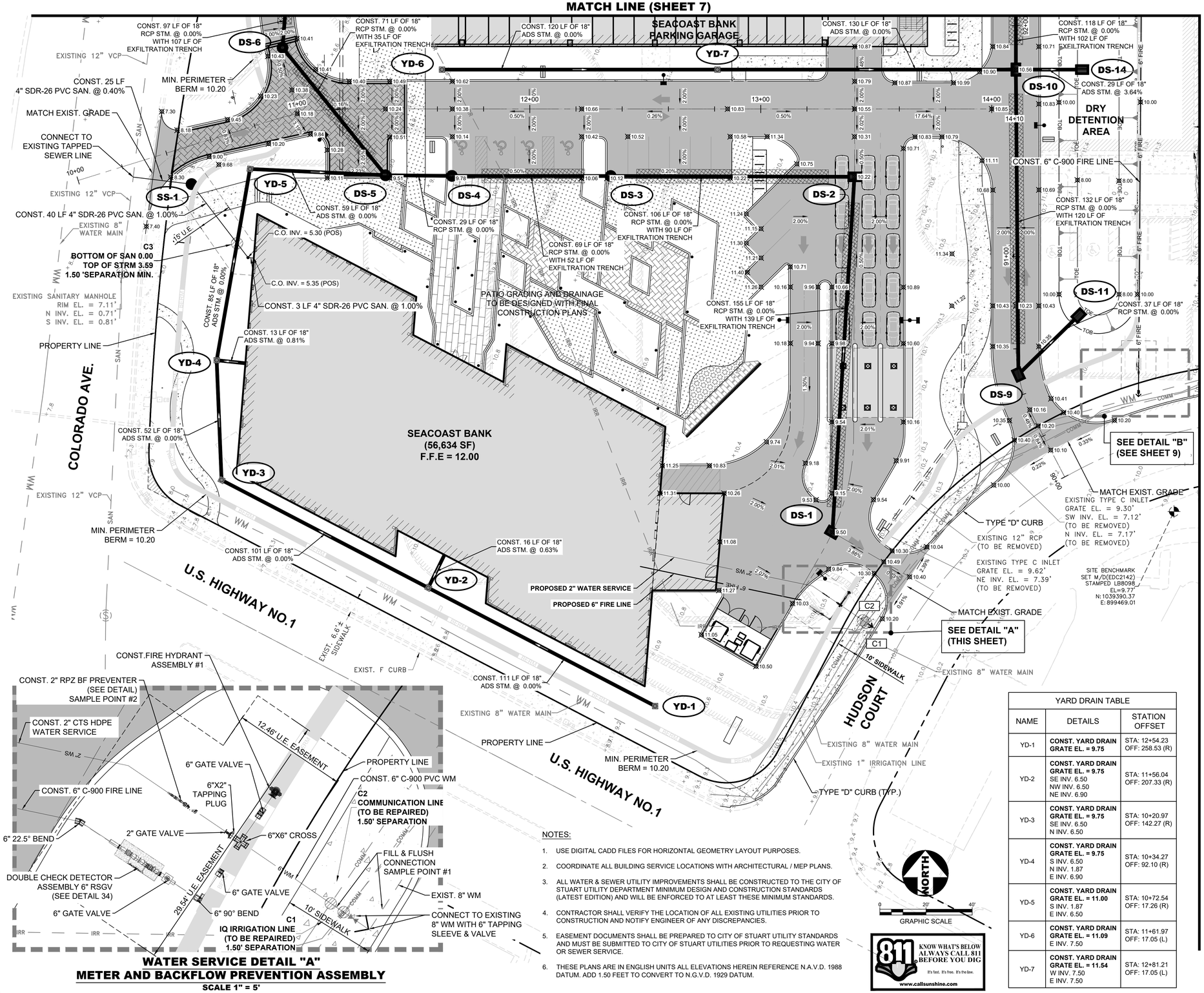
SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA
OVERALL STORM PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 5 OF 15

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- DRIVING AISLE CENTERLINE
- PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION TRENCH
- PROPOSED GRADE
- PROPOSED STRUCTURE NUMBER
- PROPOSED ASPHALT
- PROPOSED BERM
- PROPOSED SIDEWALK
- PROPOSED WATER MAIN
- PROPOSED FIRE LINE
- CONFLICT POTHOLE
- CONFLICT LABEL
- SANITARY SEWER MANHOLE
- EXISTING ROAD
- EXISTING SIDEWALK
- EXISTING GRADE
- EXISTING SANITARY
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING IRRIGATION
- EXISTING BURIED ELECTRICAL
- EXISTING COMMUNICATION LINES
- EXISTING STORM DRAINAGE

INLETS TABLE	
NAME	DETAILS
DS-1	**CONST. TYPE E INLET** **GRATE EL. = 9.50** N INV. 5.75
DS-2	**CONST. TYPE E INLET** **GRATE EL. = 10.22** W INV. 5.75 S INV. 5.75
DS-3	**CONST. TYPE 9 INLET** **GRATE EL. = 10.17** W INV. 5.75 E INV. 5.75
DS-4	**CONST. TYPE 9 INLET** **GRATE EL. = 9.83** W INV. 5.75 E INV. 5.75
DS-5	**CONST. TYPE 9 INLET** **GRATE EL. = 9.59** E INV. 5.75 NW INV. 5.75 W INV. 6.50
DS-6	**CONST. TYPE 7 MANHOLE** **GRATE EL. = 10.28** N INV. 5.75 SE INV. 5.75
DS-7	**CONST. TYPE E INLET** **GRATE EL. = 9.80** E INV. 5.75 S INV. 5.75
DS-9	**CONST. TYPE E INLET** **GRATE EL. = 10.09** N INV. 5.75 NE INV. 5.75
DS-10	**CONST. TYPE E INLET** **GRATE EL. = 10.56** S INV. 5.75 N INV. 5.75 W INV. 7.50 E INV. 5.65
DS-11	**CONST. INDEX NO. 425-052 - DITCH BOTTOM INL** **GRATE EL. = 8.91** SW INV. 5.75
DS-14	**CONST. TYPE E INLET** **GRATE EL. = 8.00** W INV. 4.61

YARD DRAIN TABLE		
NAME	DETAILS	STATION OFFSET
YD-1	**CONST. YARD DRAIN** **GRATE EL. = 9.75**	STA: 12+54.23 OFF: 258.53 (R)
YD-2	**CONST. YARD DRAIN** **GRATE EL. = 9.75** SE INV. 6.50 NW INV. 6.50 NE INV. 6.90	STA: 11+56.04 OFF: 207.33 (R)
YD-3	**CONST. YARD DRAIN** **GRATE EL. = 9.75** SE INV. 6.50 N INV. 6.50	STA: 10+20.97 OFF: 142.27 (R)
YD-4	**CONST. YARD DRAIN** **GRATE EL. = 9.75** S INV. 6.50 N INV. 1.87 E INV. 6.90	STA: 10+34.27 OFF: 92.10 (R)
YD-5	**CONST. YARD DRAIN** **GRATE EL. = 11.00** S INV. 1.87 E INV. 6.50	STA: 10+72.54 OFF: 17.26 (R)
YD-6	**CONST. YARD DRAIN** **GRATE EL. = 11.09** E INV. 7.50	STA: 11+61.97 OFF: 17.05 (L)
YD-7	**CONST. YARD DRAIN** **GRATE EL. = 11.54** W INV. 7.50 E INV. 7.50	STA: 12+81.21 OFF: 17.05 (L)

SANITARY MANHOLE TABLE		
NAME	DETAILS	STATION OFFSET
SS-1	CONST. SANITARY MANHOLE DROP MANHOLE RIM EL. = 9.01 SE INV. 4.90 W INV. 0.98	STA: 10+46.45 OFF: 16.04 (R)

ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

MATCH LINE (SHEET 9)

NOTES:

1. USE DIGITAL CADD FILES FOR HORIZONTAL GEOMETRY LAYOUT PURPOSES.
2. COORDINATE ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL / MEP PLANS.
3. ALL WATER & SEWER UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF STUART UTILITY DEPARTMENT MINIMUM DESIGN AND CONSTRUCTION STANDARDS (LATEST EDITION) AND WILL BE ENFORCED TO AT LEAST THESE MINIMUM STANDARDS.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. EASEMENT DOCUMENTS SHALL BE PREPARED TO CITY OF STUART UTILITY STANDARDS AND MUST BE SUBMITTED TO CITY OF STUART UTILITIES PRIOR TO REQUESTING WATER OR SEWER SERVICE.
6. THESE PLANS ARE IN ENGLISH UNITS ALL ELEVATIONS HEREIN REFERENCE N.A.V.D. 1988 DATUM. ADD 1.50 FEET TO CONVERT TO N.G.V.D. 1929 DATUM.

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CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007557

DATE:	12/19/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORZ. SCALE:	AS SHOWN
VERT. SCALE:	N/A
CADD FILE:	2104PSD

NO.	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION
0 1"
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALING ASSUMPTIONS ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

SITE IMPROVEMENT PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 6 OF 15

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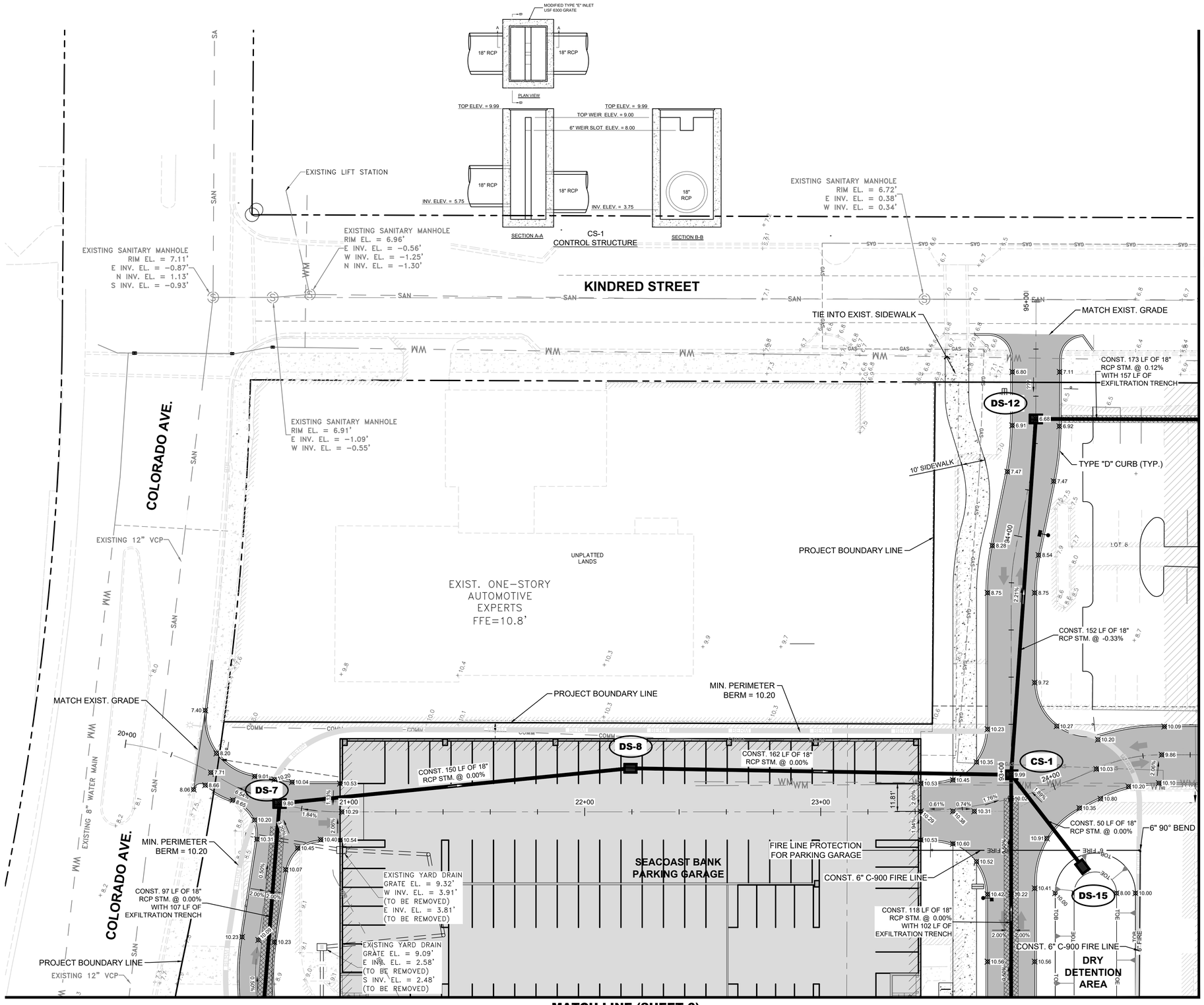

NORTH

0 20' 40'

GRAPHIC SCALE

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- DRIVING AISLE CENTERLINE
- PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION TRENCH
- 10.00 PROPOSED GRADE
- DS-1 PROPOSED STRUCTURE NUMBER
- PROPOSED ASPHALT
- BERM PROPOSED BERM
- PROPOSED SIDEWALK
- WM PROPOSED WATER MAIN
- 6" FIRE PROPOSED FIRE LINE
- CONFLICT POTHOLE
- C1 CONFLICT LABEL
- SS-1 SANITARY SEWER MANHOLE
- EXISTING ROAD
- EXISTING SIDEWALK
- EXISTING GRADE
- SAN EXISTING SANITARY
- WM EXISTING WATER MAIN
- GAS EXISTING GAS
- IRR EXISTING IRRIGATION
- COMM EXISTING BURIED ELECTRICAL / EXISTING COMMUNICATION LINES
- EXISTING STORM DRAINAGE

INLETS TABLE		
NAME	DETAILS	STATION OFFSET
CS-1	**CONST. TYPE E INLET GRATE EL. = 9.99** W INV. 5.75 N INV. 3.50 S INV. 5.75 SE INV. 5.75	STA: 23+83.62 OFF: 9.78 (L)
DS-7	**CONST. TYPE E INLET GRATE EL. = 9.80** E INV. 5.75 S INV. 5.75	STA: 20+70.40 OFF: 0.00 ()
DS-8	**CONST. TYPE E INLET GRATE EL. = 10.35** W INV. 5.75 E INV. 5.75	STA: 22+19.38 OFF: 18.46 (L)
DS-12	**CONST. TYPE E INLET GRATE EL. = 6.68** S INV. 4.00 E INV. 3.50	STA: 94+50.38 OFF: 0.00 ()
DS-15	**CONST. TYPE E INLET GRATE EL. = 8.88** NW INV. 5.75	STA: 92+59.63 OFF: 30.16 (R)

ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

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SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

SITE IMPROVEMENT PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 7 OF 15

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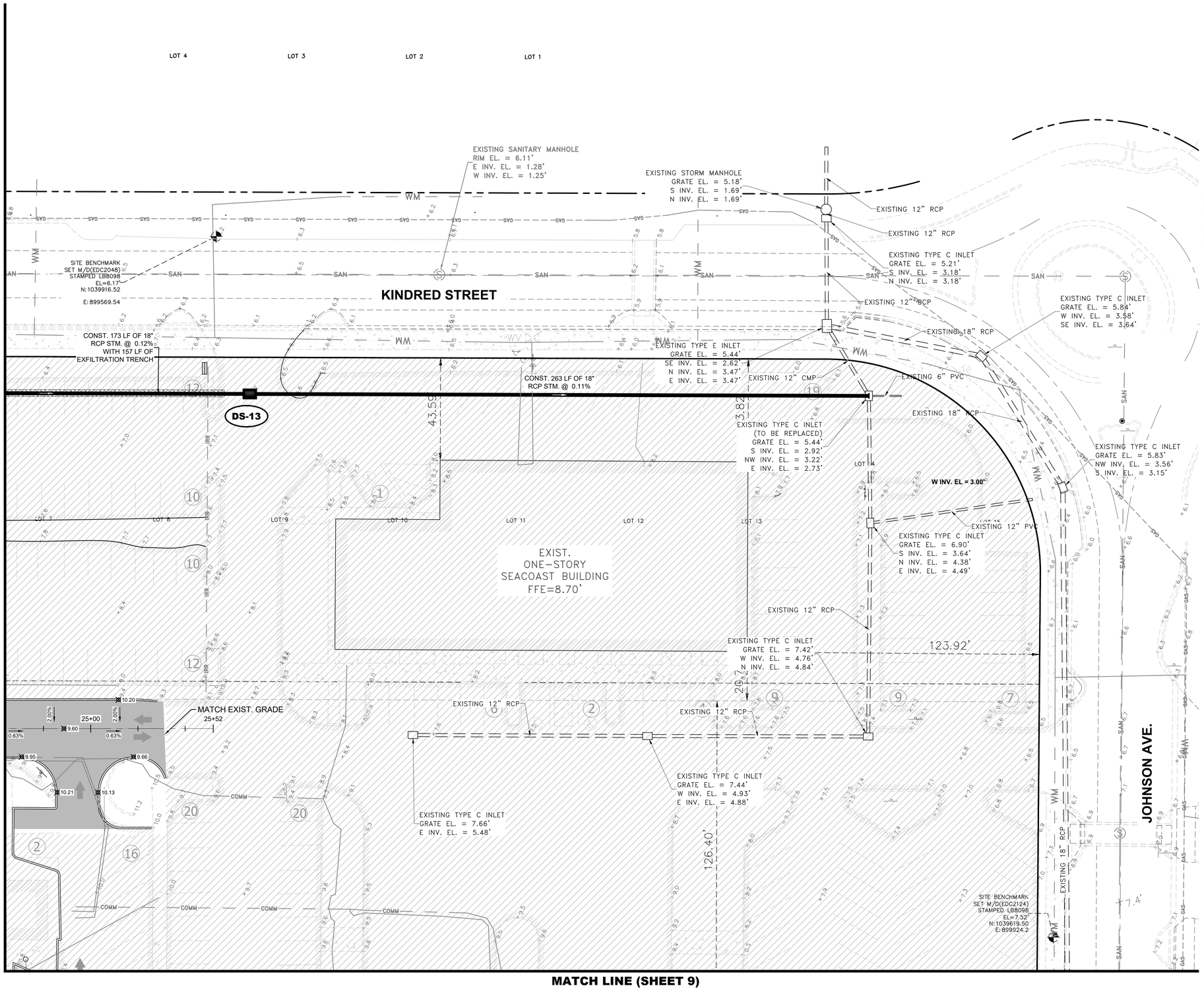

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Stuart, Florida 34994
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VERT. SCALE:	N/A
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SCALE VERIFICATION

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SEACOAST BANK HEADQUARTERS

CITY OF STUART, FLORIDA

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301 N.W. Flagler Ave.
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P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 8 OF 15

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MATCH LINE (SHEET 8)

MATCH LINE (SHEET 6)

EXIST. TELLER BUILDING FFE=10.36'

146.65'

135.98'

136.04'

101.51'

LOT 36 LOT 35 LOT 34 LOT 33 LOT 32

JOHNSON AVE.

EXISTING CURB INLET
GRATE EL. = 7.60'
N INV. EL. = 3.33'

HUDSON COURT

STUART SHOPPING CENTER

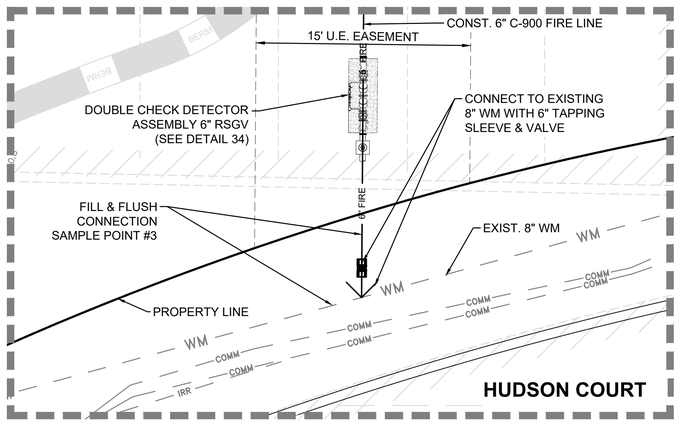
NORTH

0 20' 40'

GRAPHIC SCALE

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- DRIVING AISLE CENTERLINE
- PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION TRENCH
- ⊠10.00 PROPOSED GRADE
- DS-1 PROPOSED STRUCTURE NUMBER
- PROPOSED ASPHALT
- PROPOSED BERM
- PROPOSED SIDEWALK
- WM PROPOSED WATER MAIN
- 6" FIRE PROPOSED FIRE LINE
- CONFLICT POTHOLE
- C1 CONFLICT LABEL
- SS-1 SANITARY SEWER MANHOLE
- EXISTING ROAD
- EXISTING SIDEWALK
- +2.8 EXISTING GRADE
- SAN EXISTING SANITARY
- WM EXISTING WATER MAIN
- GAS EXISTING GAS
- IRR EXISTING IRRIGATION
- COMM EXISTING BURIED ELECTRICAL / EXISTING COMMUNICATION LINES
- EXISTING STORM DRAINAGE



FIRE LINE CONNECTION DETAIL "B"
(SEE SHEET 6)
SCALE 1" = 5'

ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

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• 301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

Engineering Business No. EB-0007557

CAPTEC Engineering, Inc.
Civil Engineering Professionals

DATE: 12/19/24
DRAWN BY: RC
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ. SCALE: AS SHOWN
VERT. SCALE: N/A
CADD FILE: 2104PGD

NO.	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALES ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

SITE IMPROVEMENT PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 9 OF 15

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.

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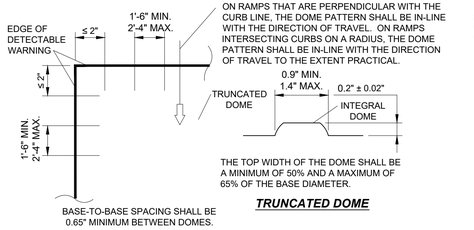


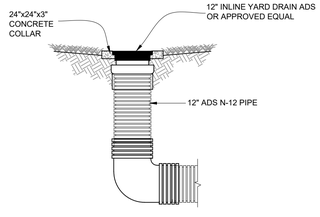
PLAN VIEW

TRUNCATED DOME

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING DETAIL

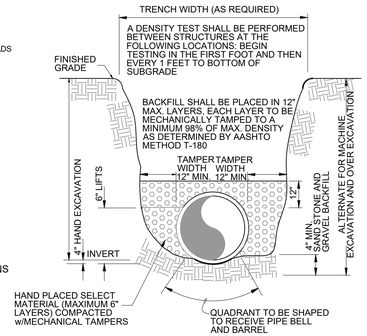
N.T.S.



INSTALLATION PER MANUFACTURER'S SPECIFICATIONS

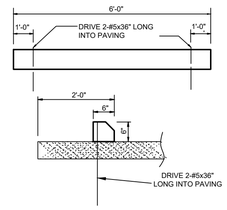
TYPICAL YARD DRAIN DETAIL

N.T.S.



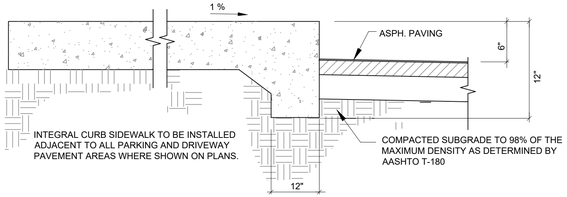
TYPICAL TRENCH DETAIL

N.T.S.



TYPICAL WHEELSTOP

N.T.S.



INTEGRAL CURB SIDEWALK

N.T.S.

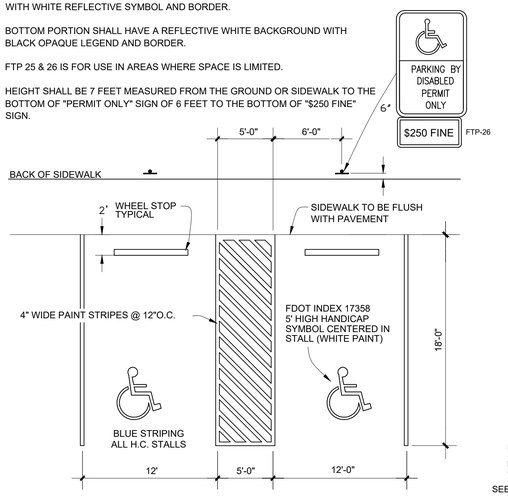
NOTES:

TOP PORTION OF FTP 25& 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.

BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

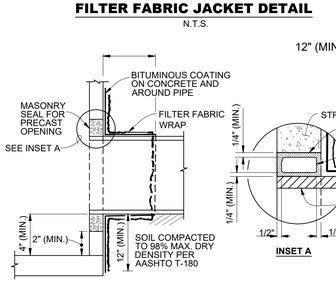
FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OF 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.



HANDICAP PARKING DETAIL

N.T.S.



FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS

ALL STORM PIPE JOINTS SHALL BE WRAPPED

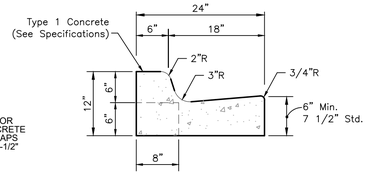
STORM PIPE JOINTS SHALL BE WRAPPED ACCORDING TO THIS DETAIL. COMPLETELY WRAP THE OUTSIDE OF EACH JOINT WITH EITHER A WOVEN OR NON-WOVEN FILTER FABRIC WHICH PROVIDES AN AOS OF A NO. 70 TO NO. 100 SIEVE (150 TO 212 um), A MINIMUM OF 24 INCHES (600 mm) IN WIDTH AND A LENGTH TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 mm). SECURE FILTER FABRIC AGAINST THE OUTSIDE OF THE PIPE BY STEEL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED BY THE ENGINEER. (REF: F.D.O.T. INDEX 280 FOR DETAILS OF CONSTRUCTION).

FILTER FABRIC JACKET DETAIL

N.T.S.

FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT

N.T.S.



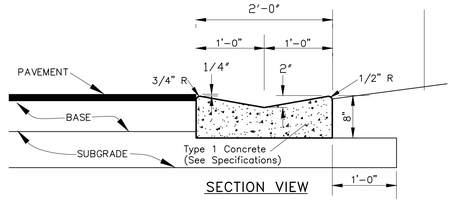
SECTION VIEW

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.
3. WHEN USED ON HIGH SIDE OF ROAD, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

FDOT INDEX 300 TYPE F CURB & GUTTER

N.T.S.



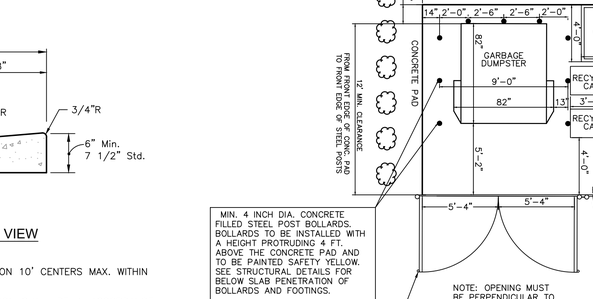
SECTION VIEW

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.

2'-0" VALLEY GUTTER

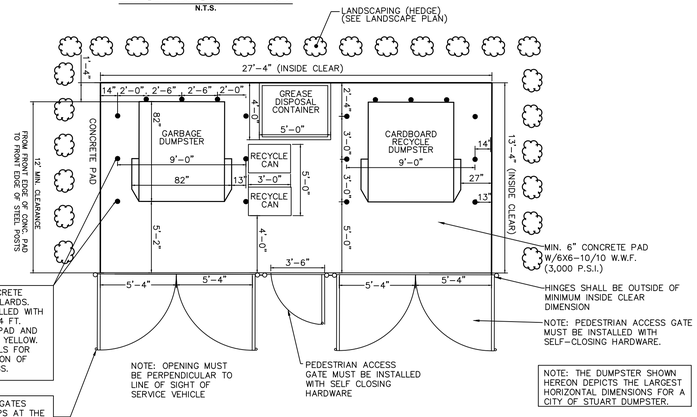
N.T.S.



SECTION B-B

EXFILTRATION TRENCH

N.T.S.



CITY OF STUART DUMPSTER ENCLOSURE – SITE DETAIL N.T.S.

DOUBLE DUMPSTER w/ RECYCLING & GREASE DISPOSAL CONTAINER

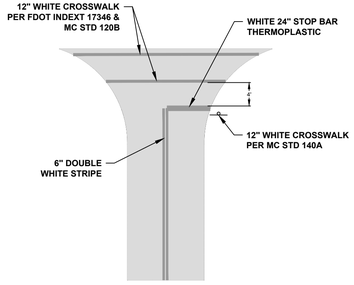
NOTES:

1. PROVIDE EXPANSION JOINTS 120' 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.

SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

TYPICAL SIDEWALK

N.T.S.



TYPICAL STOP BAR & STOP SIGN

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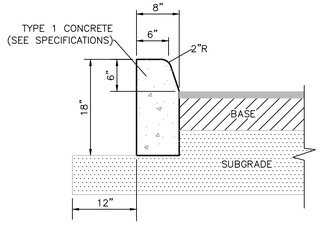


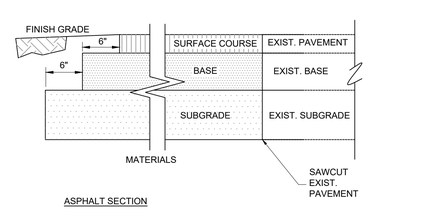
NOTES:

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.

SECTION VIEW

FDOT INDEX 300 TYPE "D" CURB

N.T.S.



ASPHALT SECTION

SURFACE COURSE: 2" TYPE SP-9.5 ASPHALT PAVEMENT

BASE: 8" COQUINA BASE, LBR 100, UNIFORMLY COMPACTED TO 98% OF THE T-180 MAX. DRY DENSITY

SUBGRADE: 12" STABILIZED SUBGRADE, LBR 40, TYPICAL (TYPE B STABILIZATION) COMPACTED TO 98% OF THE T-180 MAX. DRY DENSITY OR 24" COMPACTED SUBGRADE (SEE UES GEOTECHNICAL REPORT)

TYPICAL PAVEMENT SECTION

N.T.S.

ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

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• 301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC Engineering, Inc.
Civil Engineering Professionals

Engineering Business No. EB-0007457

DATE:	12/19/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORZ. SCALE:	AS SHOWN
VERT. SCALE:	N/A
CAD'D FILE:	2104PGDDetails

NO.	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION

0 — 1

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALES AND DIMENSIONS ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

PGD DETAILS

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 10 OF 15

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CITY OF STUART
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150 OR 235, DR (18).
3. MIN. CLASS 50 WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C-150/A-21.50 OR ANSI/AWWA C-151/A-21.51 AND SHALL BE PRESSURE CLASS 350 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR. ALL PIPE REQUIRES THHN TRACER WIRE.
5. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
6. GATE VALVES SHALL BE RESILIENT WEDGE SEAT. VALVES SHALL CONFORM TO AWWA C-509, AS WELL AS THE CITY OF STUART'S APPROVED PRODUCTS LIST.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CITY OF STUART'S DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY, THE COUNTY AND 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 ENGINEER AND CITY/COUNTY/FDOT.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, CITY OF STUART AND COUNTY/FDOT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, THE CITY, COUNTY/FDOT AND ANY OTHER APPLICABLE AGENCIES 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" FOR MAINS 8" IN DIAMETER OR LESS AND 48" FOR MAINS 10" IN DIAMETER OR MORE, EXCEPT AS APPROVED BY THE ENGINEER AND CITY/COUNTY/FDOT.
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-601 FOR DISINFECTION.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER DISTRIBUTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 1

CITY OF STUART
WATER DISTRIBUTION NOTES
(CONTINUED)

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE CITY OF STUART ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING SLEEVE AND VALVE. REVERSE TAPS ARE STRICTLY PROHIBITED (TAPS ON MAIN ARE TO BE ON THE SAME SIDE AS THE PROPSED METER LOCATION).
19. SAMPLE POINT TAPS SHALL BE PLACED APPROXIMATELY 3 FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINES, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS, AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
20. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND CITY OF STUART REQUIREMENTS, MORE STRINGENT SHALL APPLY.
21. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600.

$$L = \frac{SD(P)^{1/2}}{133,200}$$ OR CURRENT AWWA STANDARD

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

22. PRIOR TO ANY TESTING, ALL MAINS 3 INCHES IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THROUGH 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.
23. 10 FEET MINIMUM HORIZONTAL AND 12 INCHES MINIMUM VERTICAL SEPARATION 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 LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) 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.
24. 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.
25. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER DISTRIBUTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 2

CITY OF STUART
WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF STUART.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) SDR-26, GREEN IN COLOR.
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 THE CITY OF STUART DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY THE CITY. IN CASES WHERE 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.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN 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 EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) 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, CITY OF STUART UTILITIES & ENGINEERING DEPT., COUNTY/FDOT AND ANY OTHER NECESSARY AGENCY SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER, CITY, OR COUNTY/FDOT.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY THE CITY OF STUART 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18 (12" AND SMALLER), OR DR-21, AWWA C-905 (14" AND LARGER).
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR. WASTEWATER FORCE MAIN SHALL HAVE THHN WIRE & LOCATOR TAPE WITH "SEWER" MARKED ON TAPE.
15. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS COPPER WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER CONSTRUCTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 3

CITY OF STUART
WASTEWATER CONSTRUCTION NOTES
(CONTINUED)

17. MINIMUM COVER SHALL BE 48 INCHES, PIPES WITH LESS COVER REQUIRE PRIOR APPROVAL OF THE ENGINEER AND CITY OF STUART AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED.
19. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.
20. PRIOR TO ANY TESTING, ALL MAINS 3 INCHES IN DIA. AND LARGER SHALL HAVE A LINE SIZE SWAB PASSED THROUGH 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.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER CONSTRUCTION NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 4

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

   WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN LESS THAN 12 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DIP AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARENCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

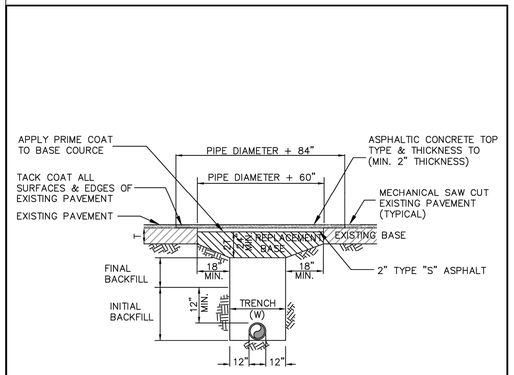
   ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

   WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 12 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

   IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
3. ALL DIP SHALL BE PRESSURE CLASS 350, MINIMUM. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WATER & SEWER CONFLICT NOTES	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 5



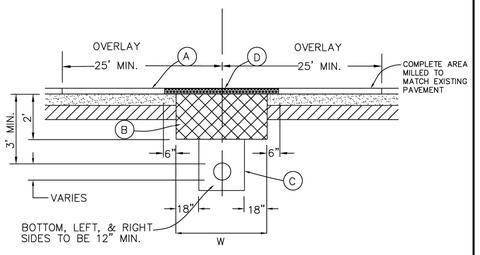
LIMEROCK, SAND-CLAY, SHELL, ETC:
6" LAYERS, COMPACTED THICKNESS.

DENSITY REQUIREMENTS:
98% UNDER ROADWAY / WITHIN 3' OF E.O.P.
95% SHOULDER PAVEMENT.
(METHOD: AASHTO T-180)

NOTES:

PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ARTERIAL STREETS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	UTILITY ROAD CUT PAVEMENT RESTORATION	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 6



(A) OVERLAY SHALL EXTEND 25' BEYOND TRENCH WALL ON BOTH SIDES OF ROAD CUT. MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

(B) CONSTRUCT 2.0' DEEP x WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK. SEE NOTE #2 BELOW FOR COMPACTION REQUIREMENTS.

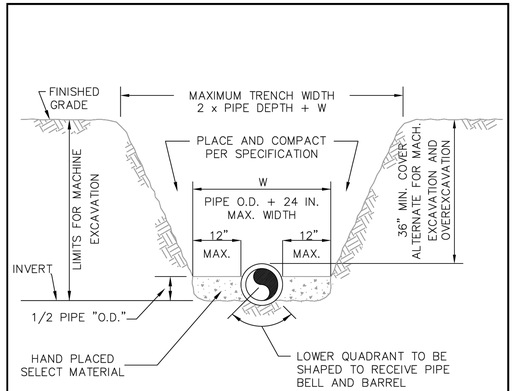
(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 98% DENSITY AS DETERMINED BY AASHTO T-180.

(D) DITCH WIDTH (W)+12", MATCH EXISTING TYPE AND THICKNESS OF D. ASPHALT OR TYPE S-III.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180.
3. FINAL ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MILLED TO MATCH EXISTING ASPHALT.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED 90°.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO (2) DENSITY TESTS SHALL BE TAKEN FOR EACH 6" LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN 6-1/2" THE BASE SHALL BE CONSTRUCTED IN TWO (2) OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE UTILITIES & ENGINEERING DEPT. AND/OR THE ENGINEER OF RECORD.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	PAVEMENT RESTORATION (ASPHALT)	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 8



NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2. INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-180.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	TYPICAL TRENCH CONSTRUCTION	
	DATE: OCTOBER 2021 FILE NAME: 2021 COS Std Details.dwg	SHEET NUMBER 10

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Phone: (772) 692-4344
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Engineering Business No. EB-0007557

DATE: 12/19/24
DRAWN BY: RC
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ. SCALE: AS SHOWN
VERT. SCALE: N/A
CADD FILE: 2104\09\Details

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301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 11 OF 15

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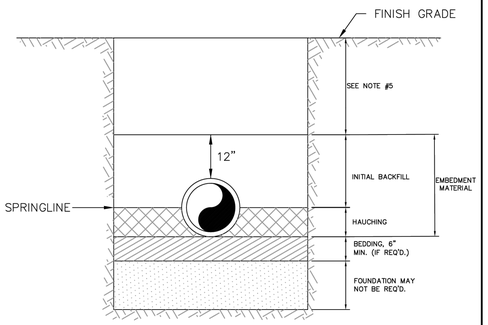

NOTES:

1. IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4. INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE AND BE COMPACTED USING A HAND OPERATED TAMPING DEVICE.
5. BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6. DENSITY TEST SHALL BE PREFORMED AT AREAS DETERMINED BY THE DESIGN ENGINEER OR PERMIT AGENCY HAVING JURISDICTION.

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BACKFILLING REQUIREMENTS

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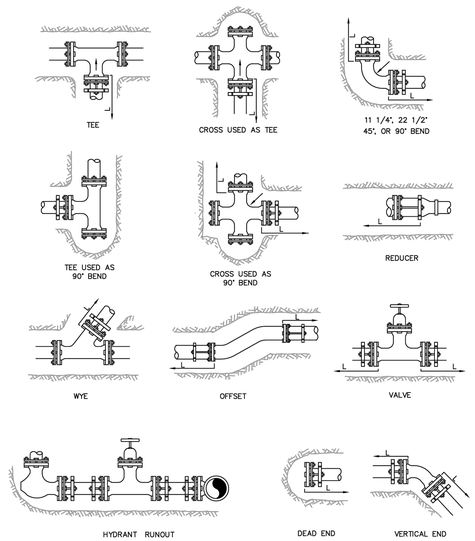

L- RESTRAINT LENGTH (SEE SHEET #13)

STANDARD UTILITY DETAILS
City of Stuart
Utilities & Engineering Department
121 S.W. Flagler Avenue, Stuart, Florida 34994

MECHANICAL JOINT ANCHORING REQUIREMENTS

DATE: OCTOBER 2021 | SHEET NUMBER 12
FILE NAME: 2021 COS Std Details.dwg

MIN. LENGTH (IN FEET) OF PIPE TO BE RESTRAINED

(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	16"	20"	24"
90° HORIZ. BEND		14	20	25	30	35	45	54	62
45° HORIZ. BEND		6	8	11	13	15	19	22	26
22.5° HORIZ. BEND		3	4	5	6	7	9	11	12
11.25° HORIZ. BEND		1	2	3	3	4	4	5	6
90° VERT. OFFSET	UPPER BEND	29	41	53	64	74	95	115	134
	LOWER BEND	7	10	13	16	19	25	30	35
45° VERT. OFFSET	UPPER BEND	12	19	24	29	34	39	48	56
	LOWER BEND	3	4	6	7	8	10	12	15
22.5° VERT. OFFSET	UPPER BEND	6	9	12	14	17	19	23	27
	LOWER BEND	1	2	4	4	4	5	6	7
11.25° VERT. OFFSET	UPPER BEND	3	4	6	7	8	9	11	13
	LOWER BEND	1	1	1	2	2	2	3	3
PLUG (DEAD END)		32	45	59	70	83	107	129	151
IN-LINE VALVE		32	45	45	45	55	65	80	
TEE (BRANCH RESTRAINT)	4"X ø	23	–	–	–	–	–	–	–
	6"X ø	21	35	–	–	–	–	–	–
	8"X ø	18	34	47	–	–	–	–	–
	10"X ø	16	32	46	58	–	–	–	–
	12"X ø	13	30	44	57	69	–	–	–
	16"X ø	7	26	41	55	67	90	–	–
	20"X ø	1	21	38	52	65	88	109	–
	24"X ø	1	16	34	49	62	86	108	129
	30"X ø	1	8	28	44	58	83	106	127
	36"X ø	1	1	22	39	54	80	103	124
	42"X ø	1	1	15	33	49	77	100	122
	48"X ø	1	1	7	27	44	73	97	120
REDUCER (LARGER PIPE RESTRAINT)	6"X ø	23	–	–	–	–	–	–	–
	8"X ø	38	25	–	–	–	–	–	–
	10"X ø	57	43	24	–	–	–	–	–
	12"X ø	72	60	44	41	–	–	–	–
	16"X ø	99	90	78	75	45	–	–	–
	20"X ø	123	116	107	105	81	45	–	–
	24"X ø	146	140	132	131	111	82	45	–

NOTES :

1. THE DATA IN THE ABOVE TABLE IS BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE: SAND — SAFETY FACTOR: 1.5 — MIN. PIPE LENGTH ALONG TEE
   TRENCH TYPE: 3 — DEPTH OF BURY: 3' — RUN: 5'
   TEST PRESSURE: 150 PSI — VERTICAL OFFSET: 3'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DIP AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.

STANDARD UTILITY DETAILS
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MECHANICAL JOINT REQUIREMENTS NOTES

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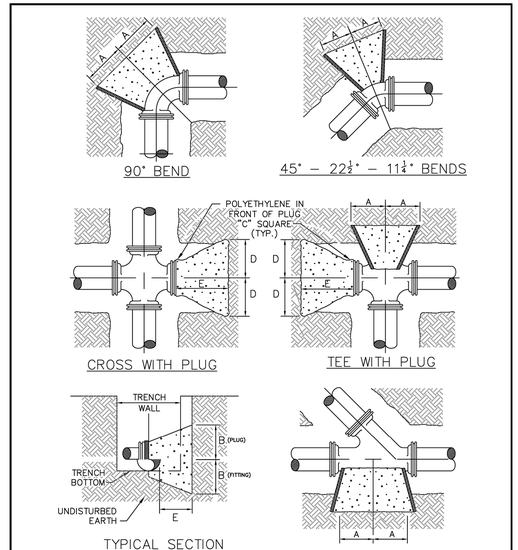

NOTE:

POLYETHYLENE (VISQUEEN OR EQUAL) SHALL BE PLACED BETWEEN CONCRETE AND PIPE. (MILLAGE TO BE DETERMINED BY IRCDUS).

STANDARD UTILITY DETAILS
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THRUST BLOCK CONSTRUCTION

DATE: OCTOBER 2021 | SHEET NUMBER 15
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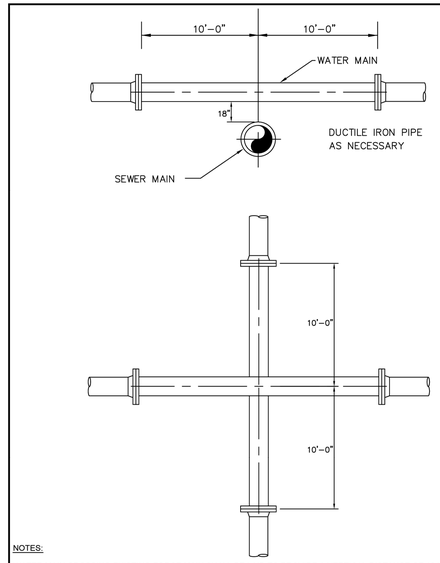

NOTES:

WATER MAIN CROSSING EXISTING FORCE MAIN SHALL BE LAID TO PROVIDE A VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUAL DISTANCE FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). IN ALL CASES AN 18" VERTICAL SEPERATION SHALL BE REQUIRED.

STANDARD UTILITY DETAILS
City of Stuart
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UTILITY CROSSING

DATE: OCTOBER 2021 | SHEET NUMBER 16
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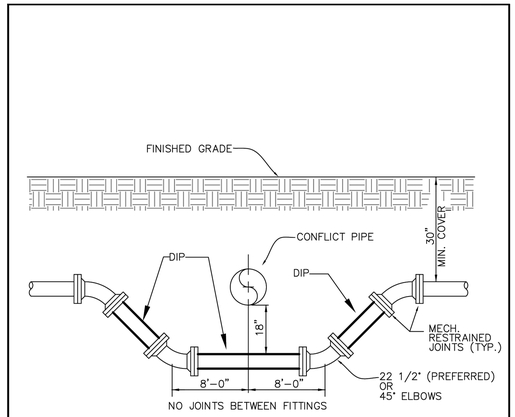

NOTES:

1. THESE METHODS ARE TO BE USED WHEN INSUFFICIENT COVER EXISTS TO ALLOW PRESSURE PIPE TO CROSS ABOVE CONFLICT PIPE MEETING FDEP VERTICAL SEPARATION GUIDLINES.
2. FITTINGS SHALL BE RESTRAINED WITH RETAINER GLANDS AND OR GRAVITY BLOCKS.

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PRESSURE PIPE CONFLICT

DATE: OCTOBER 2021 | SHEET NUMBER 17
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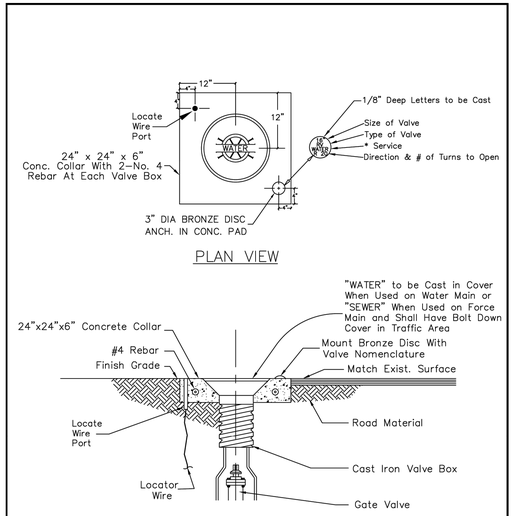

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CONCRETE VALVE COLLAR

DATE: OCTOBER 2021 | SHEET NUMBER 18
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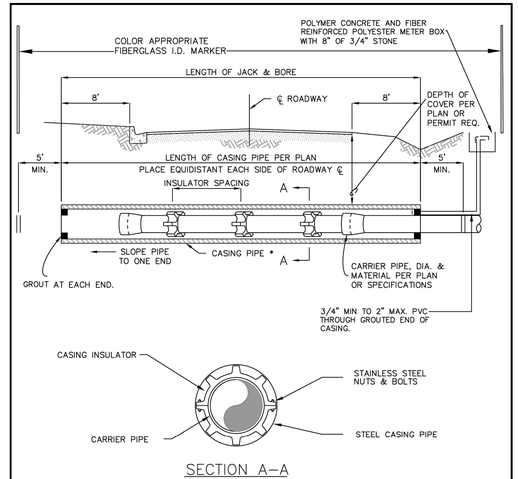

NOTES

1. CASING INSULATORS SHALL BE MADE WITH SPECIAL RUNNER HEIGHTS SO AS NOT TO INTERFERE WITH PIPE JOINTS.
2. ALL CARRIER PIPES MUST HAVE MECHANICALLY RESTRAINED JOINTS.
3. INSULATOR SPACING SHALL BE AS REQUIRED BY THE MANUFACTURER, HOWEVER, NO LESS THAN FOUR (4) CASING INSULATORS SHALL BE INSTALLED PER LENGTH OF PIPE.
4. CASING LENGTH SHALL EXTEND A MINIMUM OF 8 FEET BEYOND THE EDGE OF PAVEMENT OR CURBING.
5. LOCATOR WIRE MUST BE INSTALLED THROUGH CASING.

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Engineering Business No. EB-0007557

DATE: 12/19/24
DRAWN BY: RC
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ. SCALE: AS SHOWN
VERT. SCALE: N/A
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P.E. No. 37638

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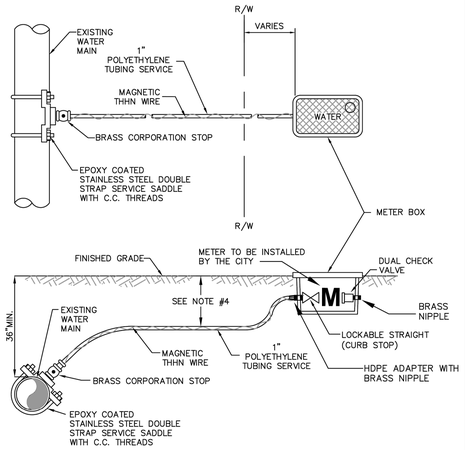
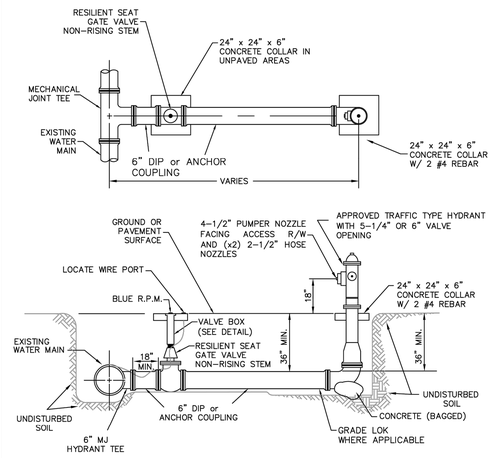


NOTES:

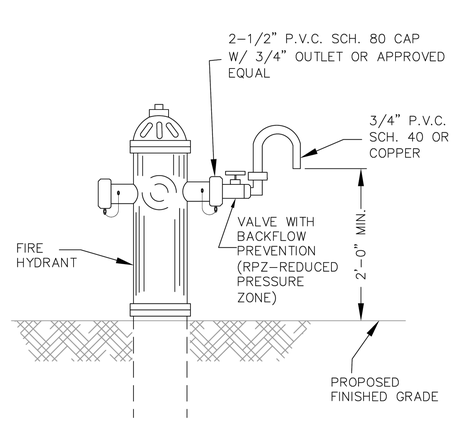
1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE A LOCKABLE CURB STOP.
4. MINIMUM COVER IN UNPAVED AREAS IS 18", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. REVERSE TAPS ARE STRICTLY PROHIBITED.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**SINGLE WATER SERVICE CONNECTION**	
	DATE: OCTOBER 2021	SHEET NUMBER 23
	FILE NAME: 2021 COS Std Details.dwg	



1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED FROM FACTORY.
3. FOOT TO REST IN UNDISTURBED SOIL.
4. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
5. ALL FITTINGS TO BE MECHANICAL JOINT.
6. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
7. ALL HYDRANTS ARE TO UTILIZE ANCHOR COUPLINGS, WHEN APPLICABLE.

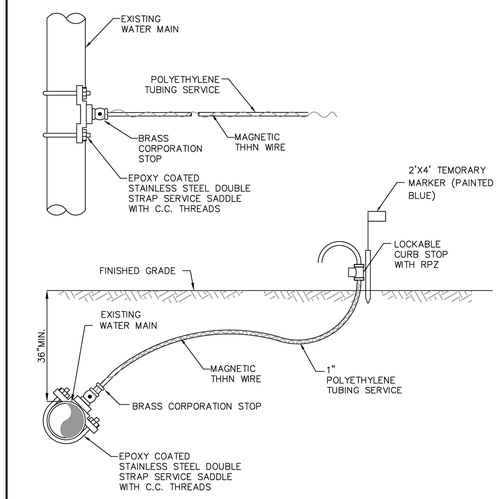
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**FIRE HYDRANT ASSEMBLY**	
	DATE: OCTOBER 2021	SHEET NUMBER 26
	FILE NAME: 2021 COS Std Details.dwg	



NOTE:

ADD LAMINATED SIGN NOTING THAT "TESTING IS IN PROGRESS" WHILE SAMPLEPOINT IS IN SERVICE.

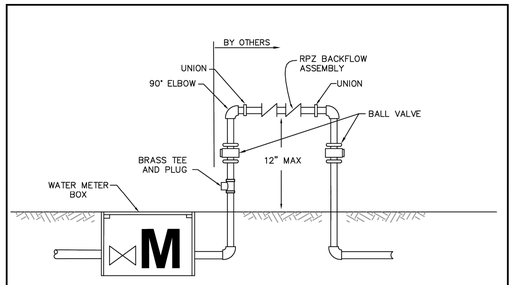
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**BACTERIOLOGICAL SAMPLE POINT @ FIRE HYDRANT**	
	DATE: OCTOBER 2021	SHEET NUMBER 27
	FILE NAME: 2021 COS Std Details.dwg	



NOTE:

1. ADD LAMINATED SIGN NOTING THAT "TESTING IS IN PROGRESS - DO NOT DISTURB" WHILE SAMPLE POINT IS IN SERVICE.
2. AFTER TESTING, REMOVE THE 1" PE LINE AND CAP WITH BRASS PLUG/CAP AT CORPORATION STOP.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**BACTERIOLOGICAL SAMPLE POINT**	
	DATE: OCTOBER 2021	SHEET NUMBER 29
	FILE NAME: 2021 COS Std Details.dwg	

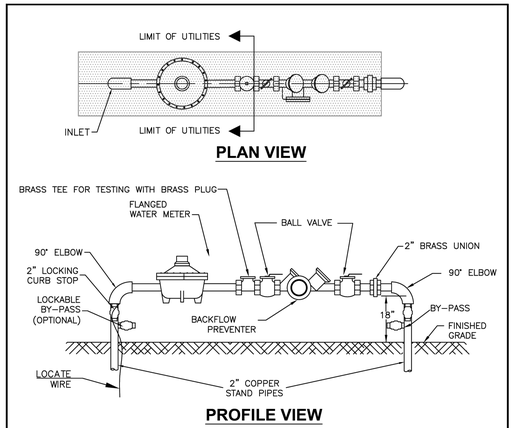


TYPICAL POTABLE / RECLAIMED WATER METER WITH BACKFLOW PREVENTION ASSEMBLY
5/8" - 3/4"
(COMMERCIAL / IRRIGATON)

NOTES:

1. RECLAIMED WATER BACKFLOW PREVENTION ASSEMBLY MUST BE PAINTED PURPLE PANTONE 522.
2. METER TO BE SUPPLIED BY THE CITY OF STUART.
3. BACKFLOW PREVENTION ASSEMBLY MUST BE COVERED BY LANDSCAPE.
4. NO TAPS OR CONNECTION ALLOWED BETWEEN THE METER AND BACKFLOW PREVENTION DEVICE.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**BACKFLOW PREVENTION ASSEMBLY**	
	DATE: OCTOBER 2021	SHEET NUMBER 30
	FILE NAME: 2021 COS Std Details.dwg	



PLAN VIEW

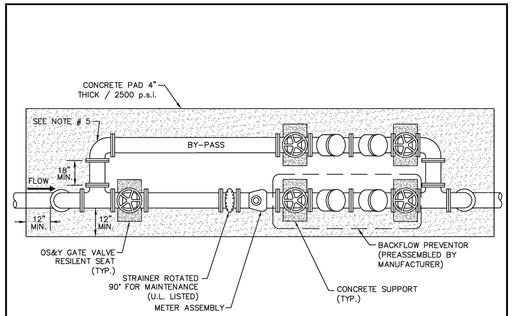
PROFILE VIEW

1",1.5" & 2" POTABLE / RECLAIMED WATER METER & BACKFLOW PREVENTION ASSEMBLY SERVICE (COMMERCIAL)

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF STUART ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS. MUST BE SCREENED. NO GROW IN PERIOD.
2. ASSEMBLY TO BE 18" FROM FINISH GRADE TO CENTERLINE OF THE 90° BEND.
3. RECLAIMED WATER METER ASSEMBLY MUST BE PAINTED PANTONE PURPLE 522.
4. NO SOLDER JOINTS.
5. NO TAPS OR CONNECTIONS ALLOWED BETWEEN METER AND BACKFLOW PREVENTION DEVICE
6. METERS 1.5" OR LARGER ARE TO BE PROVIDED BY THE DEVELOPER PER CITY'S APPROVED PRODUCTS LIST.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**BACKFLOW PREVENTION ASSEMBLY**	
	DATE: OCTOBER 2021	SHEET NUMBER 31
	FILE NAME: 2021 COS Std Details.dwg	

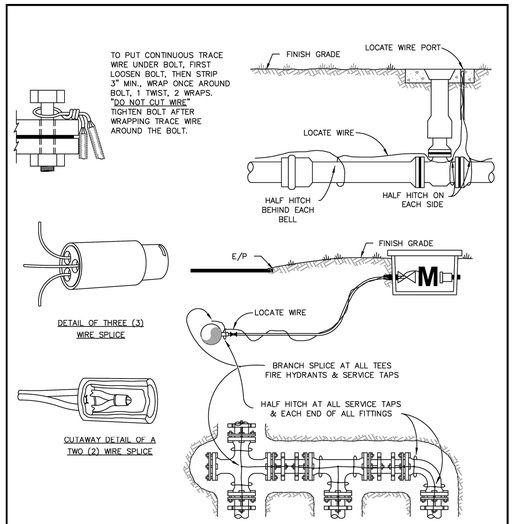


PLAN VIEW

NOTES:

1. ALL PIPE AND FITTINGS SHALL BE CLASS 53 DUCTILE IRON.
2. ALL UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE & ALL ABOVE GROUND FITTINGS SHALL BE FLANGE JOINTS, FULL FACE NEOPRENE GASKETS WITH STAINLESS STEEL BOLTS.
3. METER BY-PASS TO BE HALF THE SIZE OF SERVICE SIDE ASSEMBLY (POTABLE WATER SERVICE ONLY).
4. METER BY-PASS TO BE SAME SIZE AS SUPPLY TO METER (POTABLE WATER SERVICE WITH FIRE SERVICE).
5. 12" MIN. / 16" MAX. CLEARANCE IS REQUIRED FROM THE TOP OF THE CONCRETE PAD TO THE BOTTOM OF THE RELIEF VALVE.
6. ASSEMBLY MUST BE SCREENED. LANDSCAPING MUST SCREEN AT PLANT HEIGHT, NO GROW IN PERIOD. A 18" CLEAR ZONE SHALL BE MAINTIANED AROUND ASSEMBLY.
7. ALL SPOOL PIECES TO BE AT LEAST 18" IN LENGTH.
8. PROVIDE CHAINS & LOCKS FOR THE VALVES AS REQUIRED BY THE UTILITY.
9. OS&Y GATE VALVES NEEDED IF SERVICES FIRE SYSTEM.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**BACKFLOW PREVENTION ASSEMBLY**	
	DATE: OCTOBER 2021	SHEET NUMBER 32
	FILE NAME: 2021 COS Std Details.dwg	



NOTES:

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

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	**LOCATE WIRE**	
	DATE: OCTOBER 2021	SHEET NUMBER 35
	FILE NAME: 2021 COS Std Details.dwg	

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Civil Engineering Professionals
• 301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007657

DATE: 12/19/24
DRAWN BY: RC
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ. SCALE: AS SHOWN
VERT. SCALE: N/A
CADD FILE: 2104-Utility Details

NO.	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALES ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

UTILITY DETAILS

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 12 OF 15

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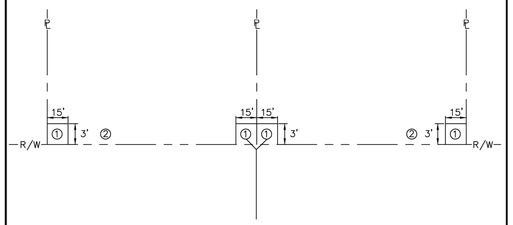
GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE CITY TO PROVIDE WATER AND SEWER SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE CITY.



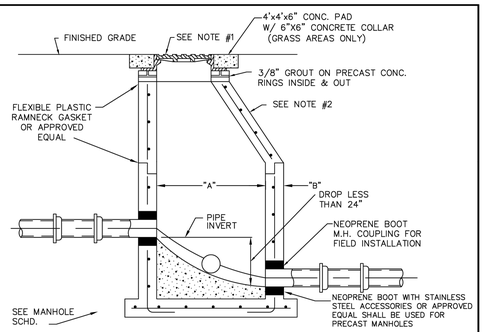
① THE PREFERRED POINT OF CONNECTION TO THE CITY SEWER LATERAL, AREA ① , SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE CITY AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE CITY SEWER LATERAL, WITHIN AREA ① , THE CITY ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② .

NOTES:

1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 10 FEET.
2. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT-OF-WAY AND TERMINATE AT THE PROPERTY LINE.
3. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTE- WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CON- NECTION.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	WASTEWATER SERVICE PLACEMENT POLICY	
	DATE: OCTOBER 2021	SHEET NUMBER 36
	FILE NAME: 2021 COS Std Details.dwg	



PIPE DIA.	"A"	"B"	BOT. SLAB "T"
8"–24"	4'–0"	"8"	8"
30"–36"	5'–0"	"8"	10"
42"–48"	6'–0"	"8"	12"

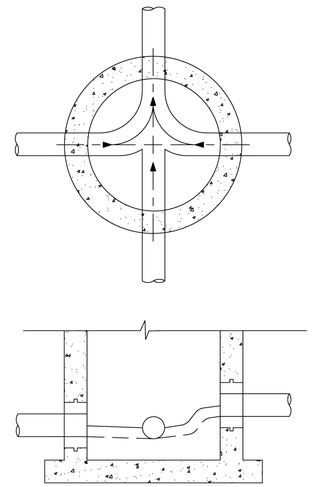
TYPICAL MANHOLE DIMENSIONS

MANHOLE w/ INSIDE LOOP

NOTES:

1. MANHOLE FRAME & COVER SAHLL BE GRAY CAST IRON, TRAFFIC RATED, HEAVY DUTY ASTM A48, CLASS 30 WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2. ALL CONCRETE MANHOLES TO BE 4000 P.S.I. AFTER TWENTY-EIGHT (28) DAYS TO MEET OR EXCEED ASTM C478. ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A185.
3. A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4. RAIN GUARDS SHALL BE INSTALLED IN MANHOLES.
5. ALL MANHOLES SHALL RECEIVE TWO (2) COATS, INSIDE AND OUTSIDE, W/ 4-5 MILS EACH OF 100% WATER BASED EPOXY.

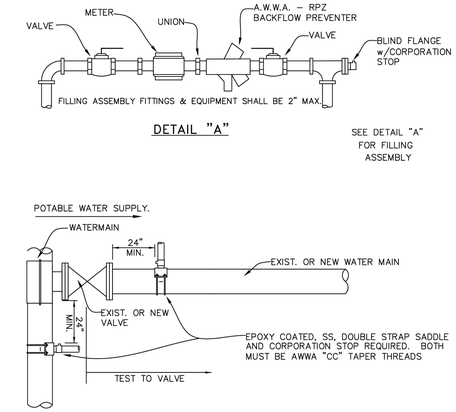
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	STANDARD MANHOLE	
	DATE: OCTOBER 2021	SHEET NUMBER 39
	FILE NAME: 2021 COS Std Details.dwg	



NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. BRICK AND CONCRETE RUBBLE PERMITTED AS FLOW CHANNEL BUILDUP.
4. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.

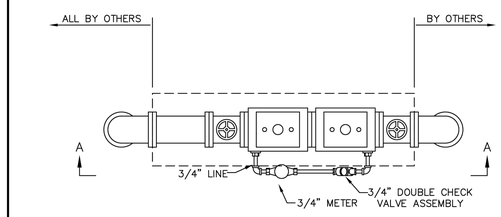
STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	INVERT FLOW CHANNEL	
	DATE: OCTOBER 2021	SHEET NUMBER 41
	FILE NAME: 2021 COS Std Details.dwg	



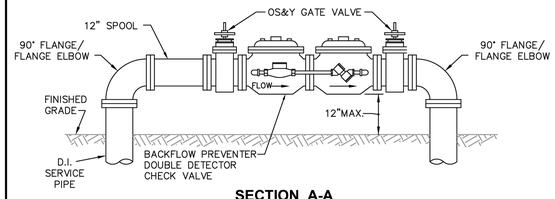
NOTES:

1. GATE VALVE SHALL BE KEPT CLOSED.
2. DEPARTMENT SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING.
3. AFTER BACTERIOLOGICAL CLEARANCE, GATE VALVE IS TO BE OPEN WITH VALVE BOX.
4. PRESSURE TEST PUMP CONNECTS TO SERVICE LINE OR BLOWOFF. NO EXTRA TAPS ARE PERMITTED.
5. PRESSURE GAUGE TO BE LOCATED IN VICINITY OF TEST PUMP CONNECTION.
6. GAUGE AND RISER TO BE REMOVED AFTER PRESSURE TEST.
7. REMOVE TEMPORARY CONNECTION AT CORPORATION STOPS AFTER FILLING & FLUSHING HAS BEEN COMPLETED.
8. INJECT CHLORINE ON PROJECT SIDE OF BACKFLOW PREVENTER.
9. MUST OBTAIN METER AND BACKFLOW ASSEMBLY FROM CITY OF STUART. PRIOR TO INSTALLATION.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	FILLING & FLUSHING CONNECTION	
	DATE: OCTOBER 2021	SHEET NUMBER 50
	FILE NAME: 2021 COS Std Details.dwg	



PLAN VIEW



SECTION A-A

DOUBLE CHECK VALVE
w/ DETECTOR CHECK ASSEMBLY / FIRE SERVICE

NOTE:

LANDSCAPING IS REQUIRED PER CITY OR COUNTY ORDINANCE. PLANTINGS MUST SCREEN AT PLANT HEIGHT,NO GROW IN PERIOD.

STANDARD UTILITY DETAILS City of Stuart Utilities & Engineering Department 121 S.W. Flagler Avenue, Stuart, Florida 34994	BACKFLOW PREVENTION ASSEMBLY	
	DATE: OCTOBER 2021	SHEET NUMBER 34
	FILE NAME: 2021 COS Std Details.dwg	

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Engineering Business No. EB-0007557

DATE: 12/19/24
DRAWN BY: RC
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ. SCALE: AS SHOWN
VERT. SCALE: N/A
CADD FILE: 2104-Utility Details

NO.	DATE	BY	REVISIONS
1	8/6/26	RC	PERMIT SET

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CITY OF STUART, FLORIDA

UTILITY DETAILS

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
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GENERAL NOTES

1. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGE OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
2. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
3. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
4. PROJECT SUPERINTENDENT: THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO REMAIN ON THE JOB SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. THE SUPERINTENDENT SHALL BE PRESENT AT THE PRE- CONSTRUCTION MEETING. THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY COMPANY BY LETTER PRIOR TO THE PRECONSTRUCTION MEETING APPOINTING THE SUPERINTENDENT FOR THIS PROJECT INCLUDING A FORMAL RESUME SHOWING QUALIFICATIONS.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE HIS COMPLETE FAMILIARITY WITH THE PROJECT SITE AND COMPONENTS TO INCLUDE SUBSURFACE CONDITIONS OF SOIL AND GROUNDWATER TABLE. BY SUBMITTAL OF A BID FOR THIS PROJECT, THE CONTRACTOR ACKNOWLEDGES HIS COMPLETE UNDERSTANDING AND RESPONSIBILITIES WITH RESPECT TO THE CONSTRUCTION ACTIVITIES REQUIRED UNDER THE SCOPE OF THIS PROJECT.
6. THE "TRENCH SAFETY ACT" SHALL BE INCORPORATED INTO THIS CONTRACT AS ENCHANCED BY THE LEGISLATURE OF THE STATE OF FLORIDA TO BE IN EFFECT AS OF OCTOBER 1, 1990.
7. AS-BUILT PLANS: AS-BUILT REQUIREMENTS WILL BE PER THE CITY OF STUART SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ONE (1) REPRODUCIBLE PDF, THREE (3) BLACK LINE COPIES AND ONE (1) DIGITAL FORMAT OF A CERTIFIED AS-BUILT SURVEY. DRAWINGS SHALL BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR AND SHALL BE SUBMITTED AFTER THE COMPLETION OF CONSTRUCTION, BUT PRIOR TO FINAL APPROVAL. THE AS-BUILT SURVEY SHALL BE PREPARED IN PLAN AND PROFILE FORMAT BY A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472 OF THE FLORIDA STATUES. THE DRAWINGS SHALL BE AT A SCALE COMPARABLE TO THE DESIGN DRAWINGS PREPARED BY THE ENGINEER AND SHALL REFERENCE THE BASE LINE OF SURVEY APPEARING ON THE ENGINEERING DRAWINGS. THE HORIZONTAL AND VERTICAL LOCATION OF THE ROADWAYS, DRAINAGE FACILITIES AND ALL APPURTENANCES SHALL BE ACCURATELY DEPICTED TO SCALE AND SHALL BE IDENTIFIED RELATIVE TO THE BASE LINE AND TO READILY IDENTIFIABLE PERMANENT OR SEMI-PERMANENT REFERENCE POINTS EXISTING AFTER THE COMPLETION OF CONSTRUCTION. LOCATIONS SHALL BE DETERMINED FOR ALL DRAINAGE FACILITIES AT CHANGES IN HORIZONTAL AND VERTICAL DIRECTION, AND AT A MINIMUM OF AN INTERVAL NOT EXCEEDING ONE HUNDRED FEET (100'). THE PROFILE SHALL ACCURATELY REFLECT THE VERTICAL PIPE LOCATION AND THE FINISHED GRADE OVER THE PIPE.
8. THE CONTRACTOR SHALL PREPARE A PLAN SHOWING THE SCHEDULE OF WORK, INCLUDING A HIGHLIGHTED PLAN SHOWING THE ORDER OF CONSTRUCTION WHICH WILL FACILITATE MAINTAINING EXISTING SERVICES DURING CONSTRUCTION. THIS PLAN SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE OF TRAFFIC AND STAGING PLAN REQUIREMENTS.
9. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
10. ALL CONSTRUCTION PERTINENT TO THIS DEPARTMENT SHALL BE INSTALLED, INSPECTED, AND TESTED IN ACCORDANCE WITH THE CITY OF STUART MINIMUM DESIGN AND CONSTRUCTION STANDARDS LATEST EDITION AND THE CITY OF STUART SPECIFICATIONS AND ORDINANCES WHERE APPLICABLE. IN CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND MANUALS, THE MOST RESTRICTIVE SHALL APPLY.
11. ALL AT&T, FPL, LOCAL CABLE, AND ALL LOCAL UTILITY COMPANY LOCATIONS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY THAT UTILITY COMPANY. THESE LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXPOSE ALL CROSSINGS WITH AT&T, CABLES/CATV, FIBER OPTIC (FO) AND FLORIDA POWER AND LIGHT (FPL) CONDUITS PRIOR TO BEGINNING CONSTRUCTION AND DELIVERY OF PIPE. THE CONTRACTOR IS TO USE EXTREME CAUTION WITHIN THE VICINITY OF PRIVATE UTILITY FACILITIES. THE CONTRACTOR WILL REQUEST A PRIVATE UTILITY REPRESENTATIVES PRESENCE DURING CONSTRUCTION IN THE VICINITY OF THEIR FACILITIES. A PROFILE OF THE PRIVATE UTILITY FACILITIES ARE NOT PROVIDED IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PRIVATE UTILITIES AND OBTAINING THE APPROXIMATE LOCATION OF THESE FACILITIES. FIBER OPTIC CONDUIT PART OF MARTIN HEALTH SYSTEM.
12. ANY NGVD-'29 OR NAVD-'88 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHOULD NOTIFY:

    GEODETIC INFORMATION CENTER
    ATTN: CHARLIE NOVICE
    ATTN: M/CG - 162
    6001 EXECUTIVE BOULEVARD
    ROCKVILLE, MARYLAND 20852
    TELEPHONE: (301) 443-8319

12. BENCH MARK DATA IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) '88.
13. CONTRACTOR TO UTILIZE "APPROVED FOR CONSTRUCTION PLANS" ONLY.
14. ALL WORKERS MUST WEAR HIGH VISIBILITY SAFETY VESTS WHILE ON SITE. ALL WORKERS MUST HAVE THEIR COMPANY LOGO UPON THEIR SAFETY VEST, T-SHIRT OR HARD HAT WHILE ON SITE.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M 145, FOUND SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 12 INCH LIFTS COMPACTED TO NOT LESS THAN 98% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-180. THICKNESS OF LAYERS MAY BE INCREASED, PROVIDED THAT THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING AND CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON, OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF ONE (1) FOOT. ITEMS DESIGNATED TO REMAIN, TO BE RELOCATED, OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 10% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE AND HAVE AN ORGANIC CONTENT LESS THAN 1%.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC. DENSITY TESTS SHALL BE PERFORMED AT THREE (3) LOCATIONS AROUND ANY STRUCTURE. BEGIN TESTING IN THE FIRST FOOT ABOVE THE BOTTOM OF THE STRUCTURE AND THEN EVERY TWO FEET TO WITHIN TWO FEET OF THE FINISH GRADE.
5. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEMS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE. ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI.
6. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.

SOIL RECOMMENDATION AND REQUIREMENTS

FILL REPLACEMENT:

1. WHERE FILLS TO BE PLACED ON NATURAL GROUND, THE FILL SHOULD BE A UNIFORM FREE DRAINING GRANULAR SOIL (CLEAN SAND) AND BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES LOOSE MEASURE AND COMPACTED AS OUTLINED ABOVE. SUFFICIENT COMPACTIVE EFFORT SHOULD BE APPLIED TO OBTAIN A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 (ASTM D-1557).

EXCAVATION AND BACKFILLING:

1. WHERE EXCAVATION AND BACKFILLING ARE REQUIRED, THE SOILS SHOULD BE REMOVED TO THE SPECIFIED DEPTH. SUFFICIENT COMPACTIVE EFFORT MUST THEN BE APPLIED TO THE EXCAVATED SURFACE TO OBTAIN A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 (ASTM D-1557).
2. BACKFILL SHALL BE UNIFORM FREE DRAINING GRANULAR SOIL (CLEAN SAND) AND BE PLACED IN LAYERS NOT TO EXCEED 15 INCHES LOOSE MEASURE. SUFFICIENT COMPACTIVE EFFORT SHOULD BE APPLIED TO EACH LAYER TO OBTAIN A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY FOR THE ENTIRE DEPTH OF THE FILL AS DETERMINED BY AASHTO T-180 (ASTM D-1557). THE EXCAVATED SURFACE AND EACH LAYER OF BACKFILL SHOULD BE COMPACTED WITH A SELF-PROPELLED STEEL DRUM VIBRATORY ROLLER HAVING A MINIMUM TOTAL APPLIED FORCE OF 10 TONS.
3. CONTRACTOR TO OVER EXCAVATE ALL DETENTION / SWALE AREAS TO REMOVE HARD PAN LAYER.
4. IN ORDER TO VERIFY THE CONTRACTOR'S COMPLIANCE WITH THE ABOVE RECOMMENDATIONS, ALL PROOFROLLING AND PLACEMENT OF COMPACTED FILL AND BACKFILL SHOULD BE OBSERVED AND TESTED AS REQUIRED HEREIN.

GROUNDWATER:

1. HEAVY RAINFALL AND/OR A HIGH WATER TABLE MAY OCCUR BEFORE THE EARTHWORK COMMENCES, OR DURING THE EARTHWORK OPERATION. WHEN THESE CONDITIONS OCCUR AND THE SITE PREPARATION CANNOT BE ACHIEVED AS SPECIFIED, AN EXCAVATION OF THE EXISTING CONDITIONS SHOULD BE CONDUCTED AND THE SPECIFICATIONS REVISED ACCORDINGLY. ANY DEWATERING FOR THE SITE MUST REMAIN WITHIN THE DETENTION AREAS AND RECHARGE TRENCHES. NO ADDITIONAL OFFSITE DISCHARGE IS ALLOWED.

COMPACTION:

1. WHERE THERE IS EXISTING STRUCTURES ADJACENT TO THE SITE THAT MAY BE AFFECTED BY THE SELF-PROPELLED STEEL DRUM VIBRATORY EQUIPMENT, DENSIFICATION MUST BE PERFORMED USING EQUIPMENT THAT WILL SATISFY THE REQUIRED DENSIFICATION WITHOUT THE RISK OF DAMAGE TO THE EXISTING STRUCTURE(S). LOADERS AND HEAVY PLATE COMPACTORS ARE TWO TYPES OF EQUIPMENT THAT HAVE BEEN USED SUCCESSFULLY. DENSIFICATION PROCEDURES MUST COMPLY WITH THE CAPABILITY OF THE EQUIPMENT EMPLOYED.
2. WHEN SELF-PROPELLED STEEL DRUM VIBRATORY EQUIPMENT CANNOT BE USED AS SPECIFIED, VIBRATORY PLATE COMPACTORS MAY BE USED. WHEN THIS CONDITION OCCURS, THE OVERALL DENSIFICATION PROCEDURE MUST BE REVISED TO COMPLY WITH THE CAPABILITY OF THE EQUIPMENT EMPLOYED. IN GENERAL, SMALL PLATE COMPACTORS WILL BE EFFECTIVE TO A MAXIMUM DEPTH OF 6 TO 8 INCHES.

STORM SEWER NOTES

1. ALL DISTURBED OUTFALL DRAINAGE AREAS SHALL BE SODDED UPON COMPLETION OF GRADING AFTER AS-BUILT GRADE ELEVATIONS ARE APPROVED BY THE ENGINEER.
2. PRIOR TO FINAL PAYMENT OF RETENTION, DETENTION, AND DRAINAGE DITCH QUANTITIES, ALL SLOPES AND SWALES SHALL BE SODDED TO AVOID EROSION.
3. BACKFILL SHALL BE COMPACTED IN NO GREATER THAN ONE (1) FOOT LIFTS TO THE DENSITY OF THE UNDISTURBED ADJACENT SOILS.
4. THERE IS TO BE NO OFF-SITE HAULING WITHOUT PRIOR APPROVAL AND ALL EXCAVATED MATERIAL SHALL BE USED ON-SITE.
5. THE CONTRACTOR SHALL CONSTRUCT THE STORMWATER MANAGEMENT SYSTEM IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES AND WATER QUALITY ON OR OFF-SITE. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
6. WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE CONTRACTOR SHALL ASSIST THE DESIGN ENGINEER TO PROVIDE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE CONSTRUCTION COMPLETION CERTIFICATION MUST INCLUDE, AT A MINIMUM EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. SEE AS-BUILT REQUIREMENTS.
7. A STABLE PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED FEET (100') OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION TO THE WATER MANAGEMENT DISTRICT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITHIN THE CERTIFICATION REPORT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION OR SHOALING OF THE WATER QUALITY MANAGEMENT SYSTEM.
9. INLETS (425/430): INCLUDES THE LIST OF MATERIALS/INSTALLATION/DEWATERING STABILIZATION/AS BUILT/TESTING. ALL STRUCTURES WILL REQUIRE THREE (3) COMPACTION TESTS AT DIFFERENT LOCATION AROUND STRUCTURES.
10. PIPE CULVERTS AND STORM SEWERS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SECTION 430 F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
11. HDPE (HIGH DENSITY POLYETHYLENE) CULVERT SHALL BE N-12 INSTALLED PER MANUFACTURERS RECOMMENDATIONS. MANUFACTURER IS ADS (ADVANCED DRAINAGE SYSTEMS, INC.). AIR ENTRENCHED PIPE

BASIS OF PAYMENT

1. THE PRICE AND PAYMENT FOR THIS PROJECT SHALL INCLUDE ALL LABOR, MATERIALS, EXCAVATION, INCIDENTALS, MECHANICAL RESTRAINT, CLEANING & FLUSHING, PIPE BEDDING, SPECIAL BACKFILL, DEWATERING, CLEAN-UP, DISPOSAL OF EXCESS MATERIAL, TESTING, TRENCH SAFETY AND SHORING, MOBILIZATION, MAINTENANCE OF TRAFFIC, CLEARING & GRUBBING, AND ANY OTHER ITEMS OF WORK REQUIRED FOR THE COMPLETED INSTALLATION OF THE PROJECT.

TRAFFIC

1. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY RULES AND REGULATIONS GOVERNING THE USE OF STREETS FOR PROTECTION OF THE WORK AND PUBLIC SAFETY. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED BY CONTRACTOR IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - LATEST EDITION.

CLEAN-UP

1. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A NEAT CONDITION AT ALL TIMES AND SHALL RESTORE/REPAIR ALL DRIVEWAYS, SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION SYSTEMS, ETC., AFFECTED BY CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, DEBRIS, EQUIPMENT, ETC., FROM THE JOBSITE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION OPERATIONS.
3. FOR FURTHER SITE MAINTENANCE REQUIREMENTS THE CONTRACTOR IS REFERRED TO THE "AGREEMENT BETWEEN OWNER AND CONTRACTOR.
4. UNLESS OTHERWISE SPECIFIED OR NOTED; ALL DISTURBED AREAS TO BE RESTORED BY CONTRACTOR TO PRE-CONSTRUCTION CONDITION OR BETTER PRIOR TO ACCEPTANCE BY CITY OF STUART / OWNER.

10 DAYS PRIOR TO CROSSING EXISTING UTILITIES, THE CONTRACTOR WILL POT HOLE THE LOCATION OF THE EXISTING UTILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION.

WATER QUALITY NOTES

1. ALL ACTIVITIES SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS, AND PERFORMANCE CRITERIA.
2. THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AUTHORIZED STAFF, UPON PROPER IDENTIFICATION, MUST BE GRANTED PERMISSION TO ENTER, INSPECT, AND OBSERVE THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
3. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES (BEST MANAGEMENT PRACTICES) REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. ALL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL. A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATIONS 1988), WHICH ARE HEREBY INCORPORATED BY REFERENCE, UNLESS A PROJECT SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE SFWMD PERMIT, IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, BEYOND THOSE SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES AS NECESSARY, IN ACCORDANCE WITH THE SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988). THE CONTRACTOR SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES.
4. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
5. THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE IN ACCORDANCE WITH THE PLANS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE.
6. IF DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION OR THEREAFTER AND THE SURFACE WATER PUMP(S), WELLS, OR FACILITIES ARE CAPABLE OF WITHDRAWING ONE MILLION GALLONS OF WATER PER DAY OR MORE, OR AN AVERAGE OF 100,000 GALLONS PER DAY OR MORE OVER A YEAR, AND ANY DISCHARGE IS TO BE OFF-SITE, THE CONTRACTOR MUST APPLY FOR AND OBTAIN A CONSUMPTIVE USE PERMIT (40C-2) FROM THE DISTRICT IF YOU NEED ADDITIONAL INFORMATION OR APPLICATION MATERIALS. ANY DEWATERING FOR THE SITE MUST REMAIN ONSITE.

SITE PREPARATION AND GRADING :

1. PREPARATION OF THE SITE FOR CONSTRUCTION WILL REQUIRE GRUBBING AND STRIPPING OF VEGETATION AND ROOT SYSTEMS THROUGHOUT AREAS TO BE COVERED BY NEW CONSTRUCTION. TRUNKS AND ROOT BALLS FOR TREES SHOULD BE REMOVED. SITE PREPARATION AT FORMER LOCATIONS OF LARGER SHRUBS AND TREES MAY REQUIRE EXCAVATION TO GREATER DEPTHS.
2. FILL MATERIAL MAY BE REQUIRED. FILL SHOULD BE FREE FROM DEBRIS OR OTHER DELETERIOUS MATTER, AND SHOULD CONSIST OF CLEAN GRANULAR MATERIAL THAT HAS A MAXIMUM PARTICLE SIZE NOT GREATER THAN SIX INCHES. IT SHOULD CONTAIN NOT MORE THAN 10% PASSING THE U.S. STANDARD NUMBER 200 SIEVE, AND HAVE AN ORGANIC CONTENT LESS THAN ONE PERCENT.
3. FILL SHOULD BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS LESS THAN 12 INCHES IN UNCOMPACTED THICKNESS, HAVE A MAXIMUM PARTICLE SIZE NOT GREATER THAN 6 INCHES, BE MOISTURE CONDITIONED AS NECESSARY, AND UNIFORMLY COMPACTED TO AT LEAST 98 PERCENT RELATIVE COMPACTION AS DETERMINED BY THE MODIFIED PROCTOR PROCEDURE (ASTM D1557).
4. AFTER COMPLETION OF THE GENERAL SITE PLAN PREPARATION, WHEN EXCAVATIONS FOR THE CONSTRUCTION OF FOUNDATIONS ARE MADE THROUGH THE COMPACTED NATURAL GROUND, FILL OR BACKFILL, THE BOTTOMS OF THE EXCAVATIONS ARE TO BE TAMPED SO AS TO DENSIFY SOILS LOOSENED DURING OR AFTER THE EXCAVATION PROCESS, OR WASHED OR SLOUGHED INTO THE EXCAVATION PRIOR TO THE PLACEMENT OF FORMS. A PLATE TAMPER CAN BE USED FOR THIS FINAL DENSIFICATION IMMEDIATELY PRIOR TO THE PLACEMENT OF REINFORCING STEEL, WITH PREVIOUSLY DESCRIBED DENSITY REQUIREMENTS TO BE MAINTAINED BELOW THE FOUNDATION LEVEL.
5. AFTER FOUNDATION FORMS ARE REMOVED, BACKFILL AROUND FOUNDATIONS SHOULD BE PLACED IN LIFTS SIX INCHES OR LESS IN THICKNESS, WITH EACH LIFT INDIVIDUALLY COMPACTED WITH A PLATE TAMPER. THE BACKFILL SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.

SOIL EROSION PLAN

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A SPECIFIC SOIL EROSION PLAN. IN GENERAL THE SOIL EROSION PLAN SHALL REQUIRE THAT ALL ON-SITE SOILS WILL REMAIN ON-SITE AND WILL NOT ERODE INTO THE ADJACENT ROADSIDE SWALES, ADJACENT PROPERTIES, OR RETENTION DITCHES. ALL EXISTING SWALES SHALL REMAIN SODDED DURING CONSTRUCTION. THE CONTRACTOR SHALL SCARIFY ONLY AS NECESSARY TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL SCARIFY AREAS TO PLACE VARIOUS PIPE WORK. AFTER PLACEMENT OF THE PIPE, THESE TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A 98% DENSITY. PRIOR TO DISCHARGE FROM THE SITE, SILTATION BARRIERS AND HAY BALES SHALL BE UTILIZED AS PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 102. THE DRAINAGE WHICH OUTFALLS TO THE RETENTION AREAS SHALL BE STABILIZED AND SODDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. UPON COMPLETION OF THE SITE WORK, ALL AREAS SHALL BE SODDED TO AVOID EROSION. CONTRACTOR IS REQUIRED TO COMPLY WITH ALL STATE WATER QUALITY CRITERIA. SPECIFICALLY, NO OFF-SITE DISCHARGES WILL BE ALLOWED WHICH EXCEED THE STATE TURBIDITY CRITERIA.

ADDENDUM NOTES

1. PRIOR TO RELOCATING ANY STREET LIGHTS, CONTRACTOR MUST COORDINATE WITH THE CITY OF STUART / OWNER.
2. ACCESS TO FDC'S AND FIRE HYDRANTS MUST BE MAINTAINED AT ALL TIMES.
3. INLET GRADES WILL HAVE TRANSFERABLE SLOTS FOR PEDESTRIAN / BICYCLE TRAFFIC. INLET GRATES TO BE GALVANIZED STEEL.
4. CONTRACTOR TO NOTE PIPING AND DDCV'S TO BE RESTRAINED AS PER CITY OF STUART UTILITY STANDARDS - SEE DETAIL SHEETS.

CULVERT / CONDUIT LEGEND:

RCP - REINFORCED CONCRETE PIPE
RCPE - REINFORCED CONCRETE PIPE ELLIPTICAL
HDPE - HIGH DENSITY POLYETHYLENE
CAP - CORRUGATED ALUMINUM PIPE
MES - MITERED END SECTION
FO - FIBER OPTIC CONDUIT

PERMITS:

1. SFWMD ERP: PENDING
2. CONTRACTOR TO OBTAIN CITY OF STUART BUILDING PERMIT.
3. CONTRACTOR MUST SUBMIT NPDES PERMIT.
4. CONTRACTOR TO NOTIFY SFWMD PRIOR TO CONSTRUCTION.

ENGINEER OF RECORD INSPECTION REQUIREMENTS

	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING		MAX. SPACING	
COMPACTED OR STABILIZED GRADE	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET	LINEAR FEET	SQUARE FEET
200		5,000	200	5,000	200	5,000	300	10,000
---- ROCK BASE		----	300	10,000	300	10,000	300	10,000
---- SHELL ROCK		----	300	10,000	----	----	300	10,000
---- ASPHALT		----	----	----	----	----	PER INSP.	PER INSP.

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

GEOTECHNICAL NOTES

SITE PREPARATION RECOMMENDATIONS

AACE FILE NO. 25-101

7.2 SITE PREPARATION RECOMMENDATIONS

THE SITE PREPARATION WE RECOMMEND FOR THIS SITE CONSISTS OF THE FOLLOWING:

- CLEAR, GRUB AND STRIP THE BUILDING AREAS WITHIN TEN FEET OUTSIDE CONSTRUCTION PERIMETERS OF ALL SURFACE VEGETATION, TOPSOIL AND PAVEMENT SECTIONS.
- REMOVE ALL UNDERGROUND UTILITIES AND DRAINAGE FEATURES, AND BACKFILL THESE AREAS WITH GRANULAR MATERIALS PLACED IN INDIVIDUALLY COMPACTED LIFTS.
- FILL AND LEVEL THE CONSTRUCTION AREAS AS NEEDED.
- DENSIFY DEEP FOUNDATION SOILS USING THE VIBRO-REPLACEMENT TECHNIQUE (VRT) TO DEPTHS OF 35 FEET BELOW THE FOUNDATION BEARING LEVEL.
- AFTER THE VRT IMPLEMENTATION, PREPARE SUITABLE BEARING SURFACES AND SLAB AREAS USING A VIBRATORY ROLLER.

7.2.1 VIBRO-REPLACEMENT TECHNIQUE (VRT)

THE SOILS BENEATH THE LOAD-BEARING WALL AND COLUMN FOUNDATIONS FOR THE PROPOSED THREE-STORY OFFICE BUILDING SHOULD BE IMPROVED USING THE VIBRO-REPLACEMENT TECHNIQUE (VRT) TO DEPTHS OF 35 FEET BELOW THE FOUNDATION BEARING LEVEL. IF HARD RESISTANCE TO THE VRT PROBE ADVANCEMENT IS ENCOUNTERED AT SHALLOWER DEPTHS FEET, THE DEPTH OF IMPROVEMENT MAY BE SHORTENED, BASED ON THE GEOTECHNICAL ENGINEER'S FIELD OBSERVATIONS.

THE VRT GROUND IMPROVEMENT PROCESS IS A HIGHLY SPECIALIZED TECHNIQUE, AND ITS SUCCESSFUL COMPLETION DEPENDS ON THE EXPERIENCE OF THE SPECIALTY CONTRACTOR, THE SIZE AND ENERGY OF THE EQUIPMENT USED, AND THE SPACING OF THE PROBE LOCATIONS. A SITE SPECIFIC VRT GROUND IMPROVEMENT PROGRAM WILL BE DESIGNED AND PERFORMED BY THE SPECIALTY CONTRACTOR SELECTED FOR THE PROJECT. THE DESIGN WILL INCLUDE POST-IMPROVEMENT DESIGN SOIL BEARING PRESSURES AS WELL AS ANTICIPATED TOTAL AND DIFFERENTIAL SETTLEMENTS. THE GROUND IMPROVEMENT PLAN SHOULD BE REVIEWED BY AACE PRIOR TO INITIATION OF THE VRT PROGRAM. WE EMPHASIZE THAT THE REVIEW AND APPROVAL OF THE VRT PLAN BY AACE SHOULD NOT BE CONSIDERED AS A WARRANTY OR GUARANTEE THAT THE INTENDED IMPROVEMENTS WILL BE ACHIEVED. THE RESPONSIBILITY FOR ACHIEVING THE REQUIRED SOIL IMPROVEMENT IS THE SOLE RESPONSIBILITY OF THE SPECIALTY CONTRACTOR.

THE EFFECTIVENESS OF THE VRT IMPLEMENTATION SHOULD BE CONFIRMED BY PERFORMING STANDARD PENETRATION TEST (SPT) BORINGS (ASTM D1586) AFTER THE GROUND IMPROVEMENT HAS BEEN COMPLETED. QUALITY ASSURANCE CRITERIA SHOULD BE ESTABLISHED FOR CONFIRMING THAT THE REQUIRED LEVEL OF SOIL IMPROVEMENT HAS BEEN ACHIEVED. WE RECOMMEND THAT FOR SPT BORINGS, THE MEAN N-VALUE WITHIN THE IMPROVED SOIL ZONE BE AT LEAST 18 BLOWS PER FOOT, WITH NO SINGLE N-VALUE LESS THAN 15 BLOWS PER FOOT. NOTE THAT THE SPECIALTY CONTRACTOR WILL REVIEW THE RESULTS OF THE CONFIRMATION SPT BORINGS AND EVALUATE THE EFFECTIVENESS OF THE VRT GROUND IMPROVEMENT WITH REGARDS TO DESIGN BEARING PRESSURE AND ANTICIPATED SETTLEMENTS. THE POST GROUND IMPROVEMENT BORINGS SHOULD NOT BE PERFORMED UNTIL AT LEAST 48 HOURS FOLLOWING COMPLETION OF THE VRT POINTS IN ORDER TO ALLOW SUFFICIENT TIME FOR DISSIPATION OF ANY EXCESS PORE WATER PRESSURE IN THE SOILS.

IN ADDITION, THE PRODUCTION OF THE VRT POINTS SHOULD BE MONITORED CONTINUOUSLY TO CONFIRM THE DEPTH OF EACH PROBE AND THAT THE DESIRED PRESSURES ARE ACHIEVED AS THE PROBE IS ADVANCED BACK TO THE GROUND SURFACE.

7.2.2 VIBRATORY ROLLER COMPACTION

THE VRT GROUND IMPROVEMENT METHOD DOES NOT GENERALLY DENSIFY SOILS IN THE UPPER 3 TO 5 FEET OF THE SUBSURFACE PROFILE DUE TO LACK OF OVERBURDEN PRESSURE AND CONFINEMENT. HENCE, FOLLOWING THE IMPLEMENTATION AND VERIFICATION OF THE VRT SOIL IMPROVEMENT PROGRAM, THE BUILDING AREA SHOULD BE COMPACTED WITH AN 10 TON VIBRATORY ROLLER. ANY SOFT, YIELDING SOILS DETECTED SHOULD BE EXCAVATED AND REPLACED WITH CLEAN, COMPACTED BACKFILL THAT CONFORMS WITH THE RECOMMENDATIONS BELOW. SUFFICIENT PASSES SHOULD BE MADE DURING THE PROOFROLLING OPERATIONS TO PRODUCE DRY DENSITIES NOT LESS THAN 95 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY OF THE COMPACTED MATERIAL TO DEPTHS OF 2 FEET BELOW THE COMPACTED SURFACE, OR 2 FEET BELOW THE BOTTOM OF FOOTINGS, WHICHEVER IS LOWER. IN ANY CASE, THE BUILDING AREAS SHOULD RECEIVE NOT LESS THAN 10 OVERLAPPING PASSES, HALF OF THEM IN EACH OF TWO PERPENDICULAR DIRECTIONS.

AFTER THE EXPOSED SURFACE HAS BEEN PROOFROLLED AND TESTED TO VERIFY THAT THE DESIRED DRY DENSITY HAS BEEN OBTAINED, THE BUILDING AREAS MAY BE FILLED TO THE FINAL GRADES. ALL FILL MATERIAL SHOULD CONFORM TO THE RECOMMENDATIONS BELOW. IT SHOULD BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. EACH LAYER SHOULD BE COMPACTED TO A DRY DENSITY NOT LESS THAN 95 PERCENT OF ITS MODIFIED PROCTOR (ASTM D1557) MAXIMUM VALUE.

NOTE THAT AFTER COMPLETION OF THE GENERAL SITE PREPARATION, WHEN EXCAVATIONS FOR THE CONSTRUCTION OF FOUNDATIONS ARE MADE THROUGH THE COMPACTED NATURAL GROUND, FILL OR BACKFILL, THE BOTTOMS OF THE EXCAVATIONS ARE TO BE TAMPED SO AS TO DENSIFY SOILS LOOSENED DURING OR AFTER THE EXCAVATION PROCESS, OR WASHED OR SLOUGHED INTO THE EXCAVATION PRIOR TO THE PLACEMENT OF FORMS. A PLATE TAMPER CAN BE USED FOR THIS FINAL DENSIFICATION IMMEDIATELY PRIOR TO THE PLACEMENT OF REINFORCING STEEL, WITH PREVIOUSLY DESCRIBED DENSITY REQUIREMENTS TO BE MAINTAINED BELOW THE FOUNDATION LEVEL.

AFTER FOUNDATION FORMS ARE REMOVED, BACKFILL AROUND FOUNDATIONS SHOULD BE PLACED IN LIFTS SIX INCHES OR LESS IN THICKNESS, WITH EACH LIFT INDIVIDUALLY COMPACTED WITH A PLATE TAMPER. THE BACKFILL SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

7.2.3 OFF-SITE VIBRATIONS

WE RECOMMEND THAT THE SITE PREPARATION CONTRACTOR CLOSELY MONITOR THE VIBRATIONS PRODUCED DURING THE VRT AND THE VIBRATORY ROLLER OPERATIONS SO THAT THEY DO NOT ADVERSELY AFFECT ANY NEARBY STRUCTURES. SHOULD THERE BE CONCERN ABOUT VIBRATION LEVELS PRODUCED BY THE SITE PREPARATION OPERATIONS, A SEISMOGRAPH WITH A SUITABLE INDICATOR RANGE MAY BE ARRANGED ON THE SITE WHILE THIS WORK IS UNDERTAKEN. WE REMAIN AVAILABLE FOR PERFORMING THESE SERVICES AND FOR FURTHER CONSULTATION IN THIS REGARD.

7.2.4 FILL MATERIAL

- GENERAL SITE FILL:

  ALL GENERAL SITE FILL MATERIALS SHOULD CONSIST OF CLEAN SANDS OR FRAGMENTED LIMEROCK, FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS. THE FILL MATERIALS SHOULD HAVE NO MORE THAN 10-12 PERCENT BY DRY WEIGHT PASSING THE U.S. NO. 200 SIEVE, AND NO PARTICLE LARGER THAN 3 INCHES IN DIAMETER.
- VRT DEPRESSIONS:

  THE USE OF RECYCLED CONCRETE IN LIEU OF NATURAL, CRUSHED LIMEROCK GRAVEL AS BACKFILL TO THE VRT DEPRESSIONS IS NOT RECOMMENDED. FREQUENTLY, FINES, DEBRIS OR POORLY GRADED MINOR PARTICLES ARE INCLUDED IN THE FINAL CRUSHED CONCRETE PRODUCT. WE HAVE IN THE PAST REJECTED SUCH MATERIALS DUE TO THE PRESENCE OF EXCESSIVE AMOUNTS OF THESE CONCRETE CRUSHING BYPRODUCTS, RESULTING IN LOST PRODUCTION TIME. HENCE, IT IS RECOMMENDED THAT THE CHOSEN VRT CONTRACTOR UTILIZE FDOT #57 LIMEROCK STONE.

7.2.5 GROUNDWATER CONTROL AND EXCAVATIONS

DEWATERING MEASURES MAY BE REQUIRED FOR UNDERGROUND UTILITY INSTALLATIONS (PARTICULARLY GRAVITY SEWER PIPES AND STRUCTURES), AND POTENTIALLY ALSO FOR UNDERGROUND STORMWATER/DRAINAGE SYSTEMS. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR DESIGNING AND MAINTAINING THE PROPOSED DEWATERING SYSTEMS. WE DO NOT RECOMMEND BACKFILLING IN WET CONDITIONS; ALL WORK SHOULD TAKE PLACE "IN-THEDRY".

TO PREVENT TRENCH INSTABILITY, GROUNDWATER SHOULD BE DRAWN DOWN PRIOR TO EXCAVATION AND SHOULD BE MAINTAINED AT LEAST 2 FEET BELOW THE TRENCH/EXCAVATION BOTTOM UNTIL DIGGING, PLACEMENT AND COMPACTION OF FILL AND BACKFILL SOILS IS COMPLETE, AND SUFFICIENT DEADWEIGHT EXISTS ON PIPES AND BURIED/EMBEDDED STRUCTURES TO PREVENT UPLIFT. DECOMMISSIONING OF DEWATERING SYSTEMS SHOULD BE ADDRESSED IN THE CONTRACTOR'S DEWATERING SUBMITTAL. WATER FROM DEWATERING PUMPS SHOULD BE DISCHARGED AS FAR AS PRACTICALLY POSSIBLE AWAY FROM THE WORK AREAS TO PREVENT RETURN FLOW AND/OR EROSION. WE NOTE THAT THE ENCOUNTERED CLAYEY SOILS MAY BE DIFFICULT TO DEWATER.

IF WET WEATHER CONDITIONS ARE EXPERIENCED DURING CONSTRUCTION, THE CONTRACTOR SHOULD LIMIT THE DURATION OF OPEN CUTS, SLOPE THE EXCAVATION BOTTOM TO FACILITATE DRAINAGE AND/OR PROVIDE BERMS TO LIMIT RUNOFF INTO THE EXCAVATIONS. THE CONTRACTOR SHOULD HAVE PUMPS AVAILABLE TO INTERCEPT AND REMOVE ANY LOCALIZED INFLOWS. IN ADDITION, EXCAVATED SOILS SHOULD BE STOCKPILED TO PROMOTE RUNOFF AND LIMIT WETTING OF THE SOILS.

ANY EXCAVATION SHOULD BE MADE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS AND GUIDELINES. THE RECOMMENDATIONS AND DEFINITIONS IN OSHA 29 C.F.R. PART 1926 SUBPART P "EXCAVATIONS" AND THE FLORIDA TRENCH SAFETY ACT SHOULD BE REVIEWED AND UTILIZED FOR ANY SUBSURFACE EXCAVATION EFFORTS. EXCAVATED MATERIALS SHOULD NOT BE STOCKPILED AT THE EDGE OF THE EXCAVATION WITHIN A HORIZONTAL DISTANCE EQUAL TO THE EXCAVATION DEPTH. TRENCH BOXES OR ENGINEERED SHORING SYSTEM MAY BE REQUIRED; THE DESIGN AND IMPLEMENTATION OF TEMPORARY SLOPES AND SHORING SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. FURTHER, THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE INTEGRITY OF ADJACENT PROPERTY, PROTECTING ADJACENT ROADWAY ROW, AND FOR IMPLEMENTING ALL NECESSARY SAFETY MEASURES.

7.3 SHALLOW FOUNDATIONS AND GROUND FLOOR SLAB

FOLLOWING THE PREPARATION OF THE FOUNDATION SOILS IN ACCORDANCE WITH THE ABOVE SITE PREPARATION RECOMMENDATIONS, INCLUDING VRT IMPLEMENTATION, THE SITE SHOULD BE SUITABLE FOR SUPPORTING THE PROPOSED THREE-STORY OFFICE BUILDING ON CONVENTIONAL SHALLOW FOUNDATIONS PROPORTIONED FOR AN ALLOWABLE BEARING STRESS OF 5,000 POUNDS PER SQUARE FOOT [PSF], OR LESS. ALL CONTINUOUS FOUNDATIONS SHOULD BE AT LEAST 24 INCHES WIDE, AND ALL INDIVIDUAL COLUMN FOOTINGS SHOULD HAVE A MINIMUM WIDTH OF 36 INCHES. EXTERIOR FOUNDATIONS SHOULD BEAR AT LEAST 18 INCHES BELOW ADJACENT OUTSIDE FINAL GRADES.

BASED UPON THE BORING INFORMATION AND THE PROVIDED LOADING CONDITIONS, WE ESTIMATE THAT THE RECOMMENDED ALLOWABLE BEARING STRESS WILL PROVIDE A MINIMUM FACTOR OF SAFETY IN EXCESS OF TWO AGAINST BEARING CAPACITY FAILURE. WITH THE SITE PREPARED AND THE FOUNDATIONS DESIGNED AND CONSTRUCTED AS RECOMMENDED, WE ANTICIPATE TOTAL SETTLEMENTS OF ONE INCH OR LESS, AND DIFFERENTIAL SETTLEMENT BETWEEN ADJACENT SIMILARLY LOADED FOOTINGS LESS THAN ONE-HALF INCH. BECAUSE OF THE GRANULAR NATURE OF THE SUBSURFACE SOILS, THE MAJORITY OF THE SETTLEMENTS SHOULD OCCUR DURING CONSTRUCTION; POST-CONSTRUCTION SETTLEMENT SHOULD BE MINIMAL.

WE RECOMMEND THAT AACE INSPECT ALL FOOTING EXCAVATIONS IN ORDER TO VERIFY THAT FOOTING BEARING CONDITIONS ARE CONSISTENT WITH EXPECTATIONS.

AFTER THE GROUND SURFACE IS PROOFROLLED AND FILLED AS RECOMMENDED IN THIS REPORT, THE GROUND FLOOR SLAB CAN BE PLACED DIRECTLY ON THE VIBRATORY ROLLER COMPACTED SUBGRADE. IN OUR OPINION, A HIGHLY POROUS BASE MATERIAL IS NOT NECESSARY. WE RECOMMEND TO USE A MINIMUM OF 10 MIL POLYOLEFIN FILM AS THE MAIN COMPONENT OF A VAPOR BARRIER SYSTEM. WE RECOMMEND ISOLATING THE GROUND FLOOR SLAB FROM COLUMN AND WALL FOUNDATIONS. CARE MUST BE EXERCISED IN INSTALLING CONTROL JOINTS SHORTLY AFTER PLACING THE CONCRETE, AND IN PLACING AND MAINTAINING THE STEEL REINFORCEMENT AT ITS DESIGNATED ELEVATION WITHIN THE FLOOR SLAB.

UTILITY CONTACTS:

ATT	DANIEL KOENIG	(772) 971-7136
BLUE STREAM CABLE	TERRY DAY	(772) 345-6000 EXTENSION 384
CITY OF STUART	MARC ROGOLINO	(772) 221-4700
COMCAST	WISON LOPEZ	(772) 940-9310
CROWN CASTLE	DANNY HASKETT	(786) 246-7827
FPL	MARTIN MIKHAIL	(561) 993-6825
HOTWIRE	WALTER SANCHO-DAVILLA	(954) 699-0900
LUMEN	LESLIE DINGMAN	LESLIE.DINGMAN@LUMEN.COM
MC TRAFFIC DIVISION	DAMIAN BONO	(772) 288-5927
MC FIBER	CHRIS DOTY	(772) 288-5400 EXTENSION 8213
TECO GAS	MAX CHARMORRO	(954) 453-0812

ENGINEER OF RECORD INSPECTION REQUIREMENTS CONTRACTOR TO CALL CONTRACT ENGINEER OF RECORD 48 HOURS ADVANCE FOR FOLLOWING INSPECTIONS:

1. *PRECONSTRUCTION MEETING*
2. *DRAINAGE PIPE (UNCOVERED)*
3. *WATER / SANITARY SEWER LINES (UNCOVERED)*
4. *PAVEMENT BASE / CONCRETE*
5. *BUILDING CONSTRUCTION*
6. *SIDEWALK FORMS*
7. *FINAL*

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.

CAPTEC Engineering, Inc.
Civil Engineering Professionals
301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007657

DATE:	12/19/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORZ. SCALE:	N/A
VERT. SCALE:	N/A
CADD FILE:	2104-General Notes

REVISIONS

NO.	DATE	BY	
1	8/6/26	RC	PERMIT SET

SCALE VERIFICATION

0 1

SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING, ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

GENERAL NOTES

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: **2104**
SHEET **15** OF **15**

P:\2100\2104 Seacoast Bank HQ\DWG\2104-General Notes.dwg, 8/7/2025 3:47:20 PM

Seacoast Bank
Headquarters

Project No. 2104

Drainage Report

PREPARED FOR:
City of Stuart &
South Florida Water Management District

BY:
CAPTEC Engineering, Inc.
301 NW Flagler Avenue
Stuart, Florida 34994
(772) 692-4344
EB-0007657

August 7, 2025

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Exhibits

Exhibit 1 – Aerial Map
Exhibit 2 – Location Map
Exhibit 3 – USGS Quad Map
Exhibit 4 – FEMA Flood Map
Exhibit 5A-5F – SFWMD Rainfall Maps
Exhibit 6 – Existing Basin Map
Exhibit 7 – Redevelopment Map
Exhibit 8 – Proposed Basin Map

Appendix

Appendix 1 – Drainage Calculations with BMPTrains
Appendix 2 – Existing Stormwise Model Reports
Appendix 3 – Proposed Stormwise Model Reports
Appendix 4 – Recovery Analysis Model Reports
Appendix 5 – Geotechnical Engineering Evaluation Report (*AACE, February 2025*)
Appendix 6 – SFWMD ERP 43-00008-D (Frazier Creek Water Quality Structure Permit)

JOSEPH W. CAPRA, P.E.
FLORIDA P.E. LICENSE NO. 37638

1. Introduction

The purpose of this report is to present the design of the surface water management system to serve the proposed re-development of approximately 3.98 acres of the existing Seacoast Bank Headquarters. The project area is located in the City of Stuart within Martin County, Florida. This report also describes related information discovered during site reconnaissance and project research.

2. Background

2.1. Project Location

Please see the attached Location Map (***Exhibit 1***). The longitude of the project site is 80°15'5.93" West. Latitude of the project site is 27°11'30.25" North. The site is located in the City of Stuart off S. Colorado Avenue at the intersection of US-1 (***Exhibit 2***).

2.2. Project Description

The proposed project will be a redevelopment of the existing Seacoast Bank Headquarters on the 8.13-acre parcel. The proposed improvements will include the construction of a new 56,634 square foot Seacoast Bank Headquarters, with drive-thru bank teller lanes and drive-thru ATM. The proposed area of redevelopment is 4.10 acres, and the remainder of the site will not be disturbed (approximately 4.03 acres). The existing building on-site will be demolished once construction of the Seacoast Bank Headquarters and drive-thru bank teller lanes are complete. After demolition of the existing bank building, a parking garage will be constructed to provide the necessary parking for employees and customers. A summary table of the proposed land use for the proposed redevelopment area can be found below.

Proposed Land Use Table (Redevelopment Area)		
Impervious Area	Building / Parking Garage	1.14 Ac.
	Pavement / Curb	0.99 Ac.
	Sidewalk / Hardscape	0.39 Ac.
	Subtotal	**2.52 Ac.**
Pervious Area	Open Space	1.43 Ac.
	Dry Retention Pond	0.15 Ac.
	Subtotal	**1.58 Ac.**
	TOTAL	**4.10 Ac.**

3. Existing Conditions

3.1. Topography

All elevations referenced below are in North American Vertical Datum of 1988 (NAVD '88). According to the topographic survey provided by EDC, the site elevations range from approximately 8.00 to 11.00 NAVD throughout the property. The USGS Quad Map has been included as ***Exhibit 3*** showing contours of elevation 10 running through the site which is consistent with the survey. The site is currently developed with two buildings, a drive-thru bank teller and asphalt parking lot. The eastern half of the site currently drains south to north to the existing Bruner Pond (Frazier Creek) located near the northeastern corner of the property. The western half of the project has no discharge point and collects runoff in several small dry retention areas.

3.2. Flood Zone

The project area lies entirely within FEMA Flood Zone "X" as shown on FEMA Map Number 12085C0134H, updated February 19, 2020 (***Exhibit 4)***. Properties located within FEMA Flood Zone "X" lie outside the boundary of the 100-year frequency flood.

3.3. Soils

The Site's Geotechnical Report (***Appendix 5***) found the depth to the water table varied between 5.5-8.5 feet below existing ground elevation (8.00-11.00 NAVD), and the seasonal high-water table can be found approximately 2' above the normal water table, or approximately 4.50 NAVD. Additionally, the Geotechnical Report provided hydraulic conductivity rates for the site were on average 3.67 x 10^{-4} cfs/sf-ft.

4. Surface Water Management

4.1. Proposed Drainage Basin and Control Elevation

The proposed redevelopment area lies adjacent to the 38.50-acre Frazier Creek Basin 10 (***Appendix 6 – ERP 43-00008-D***) which drains via sheetflow and a system of limited drainage pipes before discharging across SE Kindred Street through a baffle box and into Bruner Pond to the northeast, which discharges via sheet pile weir into Frazier Creek and ultimately to the St. Lucie River. The majority of the redevelopment area retains all runoff within the existing green spaces and pavement. This area has been known to cause adverse effects to the neighboring Colorado Ave and US-1 intersection. The Existing Basin Map is included as ***Exhibit 6***.

The proposed improvements lie within the southwest corner of the overall site. The proposed Seacoast Bank Drainage Basin consists of 3.63-acres of site improvements. The remainder of the site improvements (0.47-acres) lie within Frazier Creek Basin 10 and will continue to drain to the existing Bruner Pond outfall. There is no proposed water quality for the improvements lying within Frazier Creek Basin 10 as there is a net decrease in impervious area (see ***Exhibit 7 – Redevelopment Map***).

The proposed drainage system includes a system of stormwater pipe, exfiltration trenches, and dry detention pond to provide water quality volume and attenuation for the proposed improvements and convey the stormwater to the existing outfall into Bruner Pond (Frazier Creek). The proposed exfiltration trench bottoms will be set 0.5' above the seasonal high-water elevation (4.50 NAVD) at 5.00 NAVD. The Proposed Basin Map is included as ***Exhibit 8***.

4.2. Stormwater Modeling

A Stormwise Model was created utilizing the previously permitted Frazier Creek ICPR Model (ERP 43-00008-D). The Existing Model does not include the Seacoast Bank Headquarters southwestern portion of the site as it has no outfall structure. The Existing Stormwise Model Node Map and Reports can be found as ***Appendix 2***.

The Proposed Stormwise Model includes the southwestern portion of the Seacoast Bank Headquarters and has been added to the simulation. The Seacoast Basin is proposed to drain through Frazier Creek Basin 10 and into Bruner Pond and Frazier Creek. Simulations were run for the 3-year 1-day, 5-year 1-day, 10-year 1-day, 10-year 3-day, 25-year 3-day, and 100-year 3-day storm events. The Proposed Stormwise Model Node Map and Reports can be found as ***Appendix 3***.

4.3. Water Quality Treatment

A system of exfiltration pipe and a bioswale is proposed to provide treatment volume for water quality on the project site. The SFWMD Required Water Quality Volume is the greater of 1" over the entire site, 2.5" over the percent impervious area, or the volume required to meet the nutrient load reduction volume as determined by BMPTrains Calculations (80% Nitrogen reduction, and 55% Phosphorus reduction for a proposed redevelopment project). Also, an additional 50% of the water quality volume is required due to discharging to the St. Lucie River which is an Impaired Water Body Basin. The Drainage Calculations are attached as ***Appendix 1.*** The Tables below provide a summary of the water quality required and provided.

Required Water Quality Treatment

1" Over Basin Area	2.5" Over % Impervious	BMPTrains Nutrient Analysis
0.30 ac-ft.	0.38 ac-ft.	0.21 ac.-ft.

Provided Water Quality Treatment

Exfiltration Retention Volume
0.82 Ac-Ft.

4.4. Stormwater Attenuation and Allowable Discharge

The proposed system will utilize the adjacent Bruner Pond (Frazier Creek) for storage volume to maintain the proposed pavement above the 10-year 1-day storm stage. The perimeter berm shall be constructed to contain the 25-year 3-day storm stage (with discharge). The Finished Floor Elevation of the proposed building shall be constructed 2' above the FEMA Flood Elevation, above the 100-year 3-day zero discharge stage, and 18" above the crown of the adjacent roadways (US-1 = 9.00 NAVD, Colorado Ave = 8.30 NAVD), whichever is highest. Attenuation will be controlled by the on-site dry detention pond as well as Bruner Pond (Frazier Creek) control structure. Rainfall from specified storm events for this project area was derived using SFWMD Rainfall Maps (***Exhibits 5A-5F***). Attenuation will be controlled within the onsite stormwater system and Bruner Pond. The Table below summarizes the design storm stages for the project's basin.

Storm Water Attenuation

Storm Event	Required	Provided
10 YR – 1 DAY Stage (routed)	8.65 NAVD	9.50 NAVD
25 YR – 3 DAY Stage (routed)	10.14 NAVD	10.20 NAVD
100 YR – 3 DAY Stage (zero-discharge)	10.95 NAVD	12.00 NAVD

Please see the enclosed Drainage Calculations for additional details.

Additionally, the parking lot's exfiltration system has been designed to have the capacity to store the 5-year 1-hour storm event (2.74") over the Basin Area, for an approximate volume of 0.82 ac-ft.

The City of Stuart CRA will allow the site to discharge offsite after water quality volume has been met. A discharge rate was determined by prorating the existing flow over the Frazier Creek weir from the entire Frazier Creek Basin (184.25 Ac.). A summary of the required allowable discharge rate storm events for the City of Stuart can be found below.

Allowable Discharge for Seacoast Bank (3.63 acres)

Storm Event	Existing Flow Over Weir (cfs)	Allowable Rate (Frazier Creek 184.25 Ac.)	Allowable Discharge (cfs)	Proposed Discharge (cfs)
3 YR – 1 DAY (routed)	84.79	0.46 cfs / acre	1.67	0.02
5 YR – 1 DAY (routed)	118.48	0.64 cfs / acre	2.32	0.52
10 YR – 3 DAY (routed)	189.07	1.03 cfs / acre	3.74	2.73
25 YR – 3 DAY (routed)	259.74	1.41 cfs / acre	5.12	3.08

Please see the enclosed Stormwise Reports for additional details.

4.5. Recovery Analysis

A proposed Stormwise Simulation was completed to ensure the stormwater system recovers the 25-year Storm Event within the allowable 12 days per SFWMD and City of Stuart Criteria. The model utilized the peak 25-year storm stages for each of the nodes in the model. A single percolation link was created using the on-site geotechnical percolation rates and the Seacoast Bank exfiltration stormwater system recovers in 120 hours. Please see ***Appendix 4*** for the Stormwise Recovery Analysis Reports.

5. Conclusion

Please see the attached Drainage Calculations and the construction plans. As described above, the proposed design meets or exceeds the South Florida Water Management District and City of Stuart criteria for Storm Water Management.

6. Reference Material

1. Soil Survey of the Martin County Area, Florida (USDA, NRCS)
2. SFWMD ERP Applicant's Handbook Vol. I & II

Seacoast Bank Headquarters

Project No. 2104

EXHIBITS

CAPTEC Engineering, Inc.
Civil Engineering Professionals

CAPTEC Engineering, Inc.
Civil Engineering Professionals

EXHIBIT 1 – AERIAL MAP
2104 – Seacoast Bank HQ

CAPTEC Engineering, Inc.
Civil Engineering Professionals

EXHIBIT 2 – LOCATION MAP
2104 – Seacoast Bank HQ

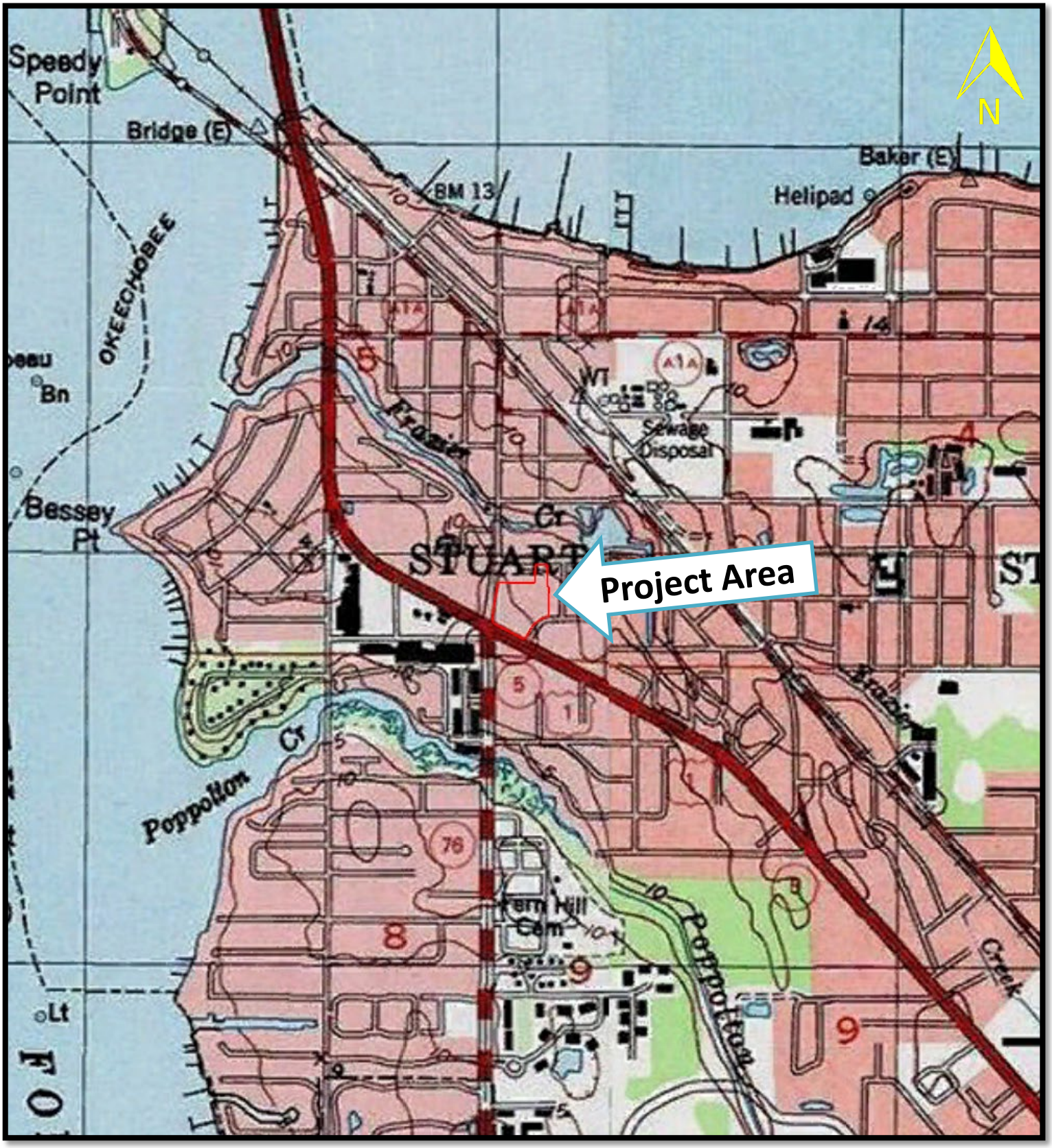
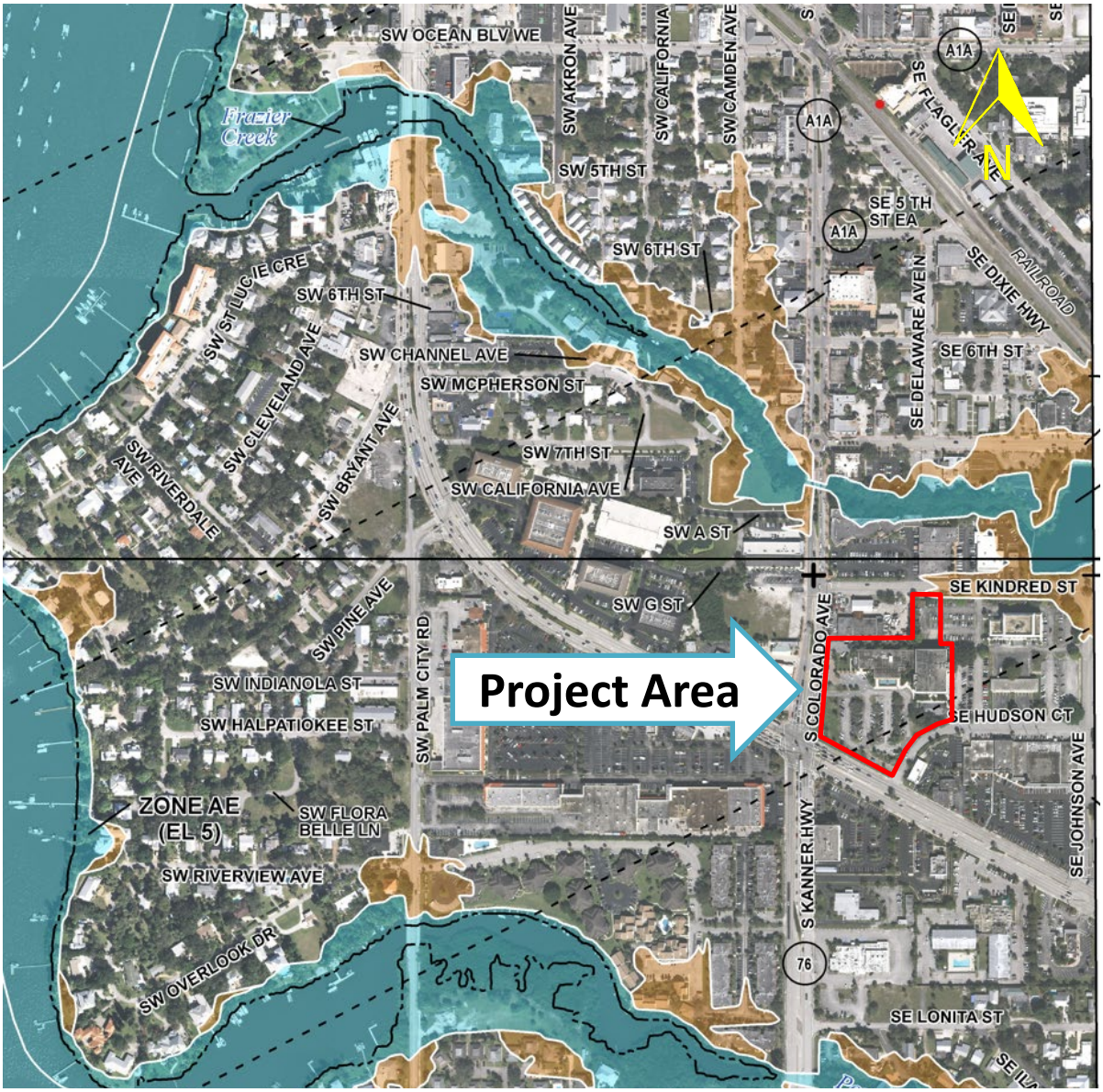


EXHIBIT 3 – USGS QUAD MAP
2104 – Seacoast Bank HQ



FLOOD HAZARD INFORMATION

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

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

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

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

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

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

OTHER FEATURES
- E 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to 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.

Base map information shown on this FIRM was provided in digital format by the Martin County Information Technology Services Department, dated 2003, 2012 and 2015; the Florida Department of Transportation, dated 2014, 2015 and 2016; the U.S. Geological Survey, dated 2006; and the U.S. Department of Agriculture, dated 2016.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LiMWA (or between the shoreline and the LiMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

Limit of Moderate Wave Action (LiMWA)

SCALE

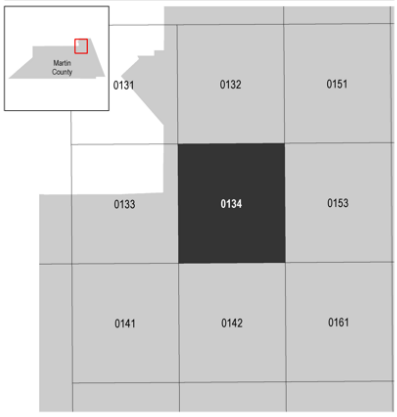
Map Projection: State Plane Transverse Mercator, Florida East Zone 0901; North American Datum 1983; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

MARTIN COUNTY, FLORIDA and Incorporated Areas

PANEL 134 OF 527

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARTIN COUNTY	120161	0134	H
STUART, CITY OF	120165	0134	H

VERSION NUMBER 2.3.3.2

MAP NUMBER 12085C0134H

MAP REVISED FEBRUARY 19, 2020

CAPTEC Engineering, Inc. Civil Engineering Professionals

EXHIBIT 4 – FEMA FLOOD MAP
2104 – Seacoast Bank HQ

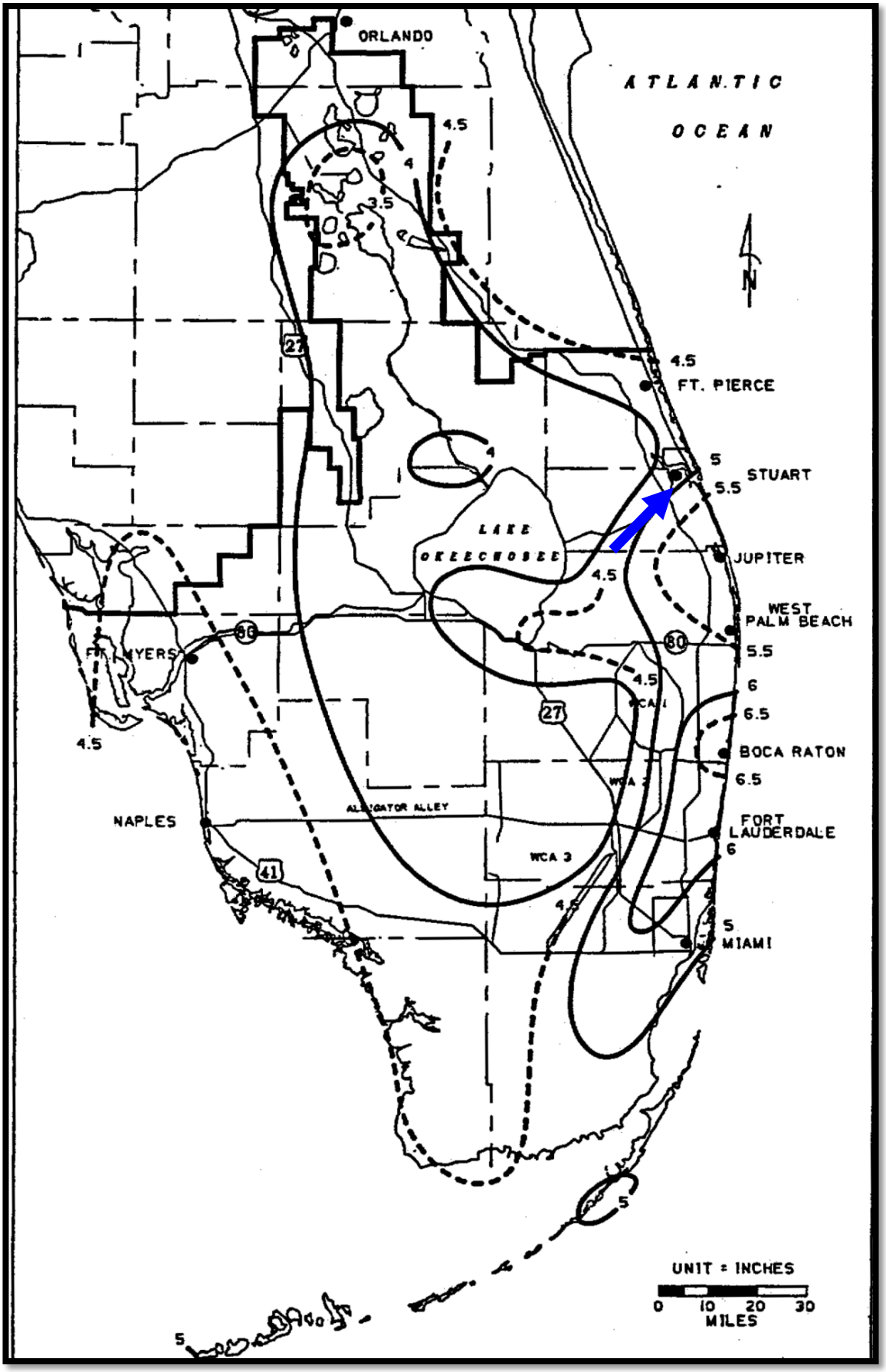


EXHIBIT 5A – SFWMD 1-DAY RAINFALL, 3-YEAR RETURN PERIOD
2104 – Seacoast Bank HQ

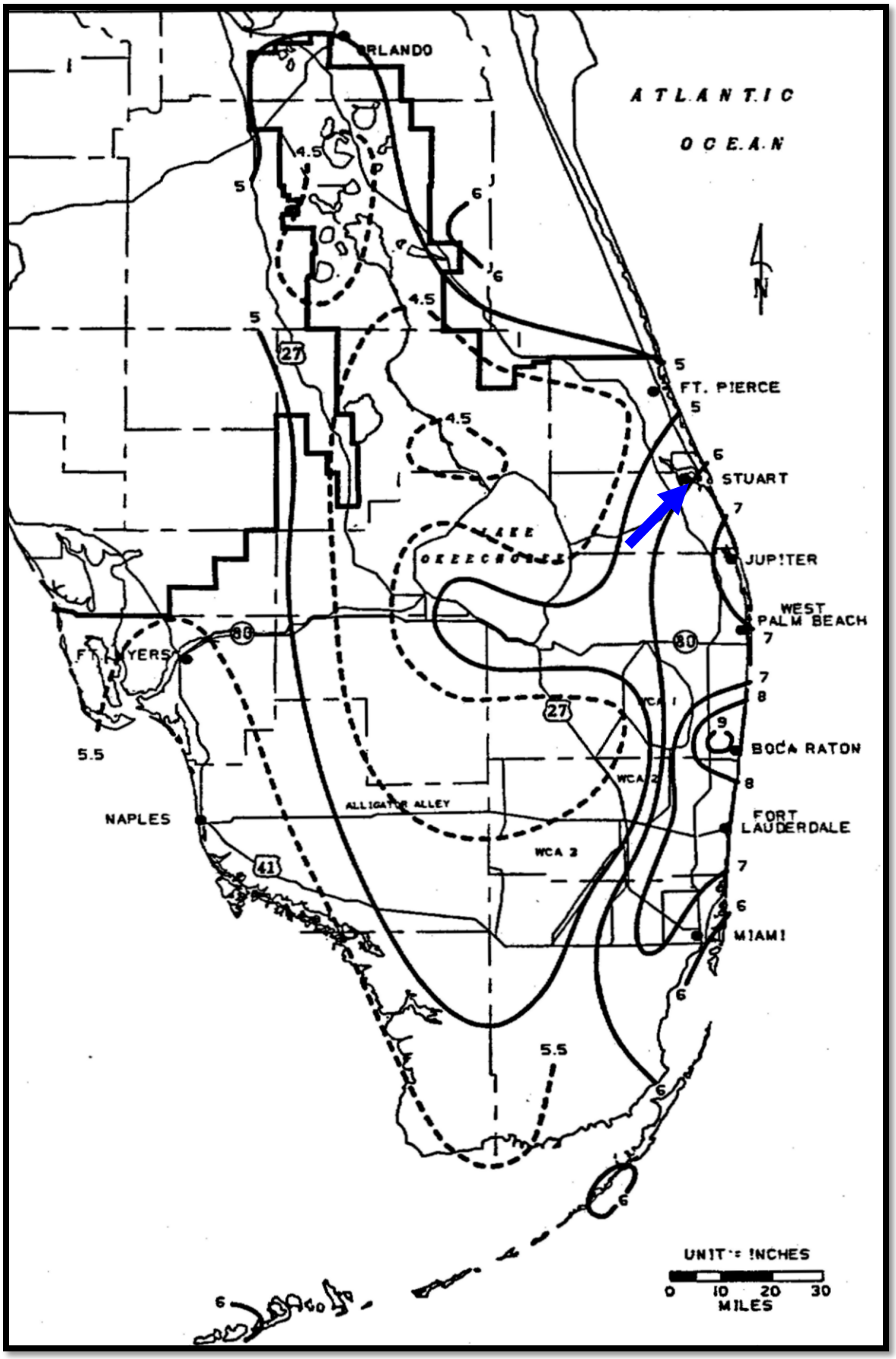


EXHIBIT 5B – SFWMD 1-DAY RAINFALL, 5-YEAR RETURN PERIOD
2104 – Seacoast Bank HQ

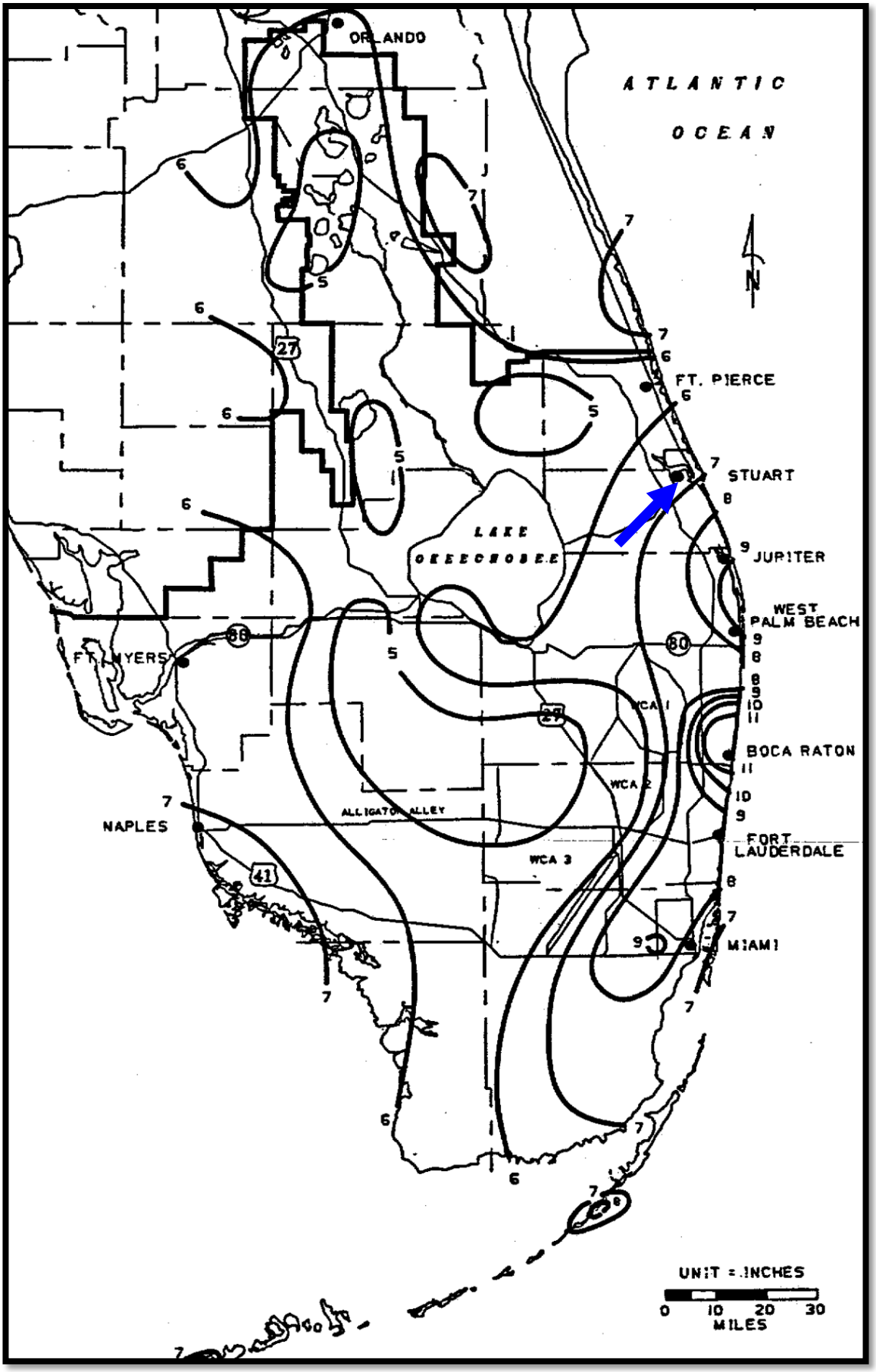


EXHIBIT 5C – SFWMD 1-DAY RAINFALL, 10-YEAR RETURN PERIOD
2104 – Seacoast Bank HQ

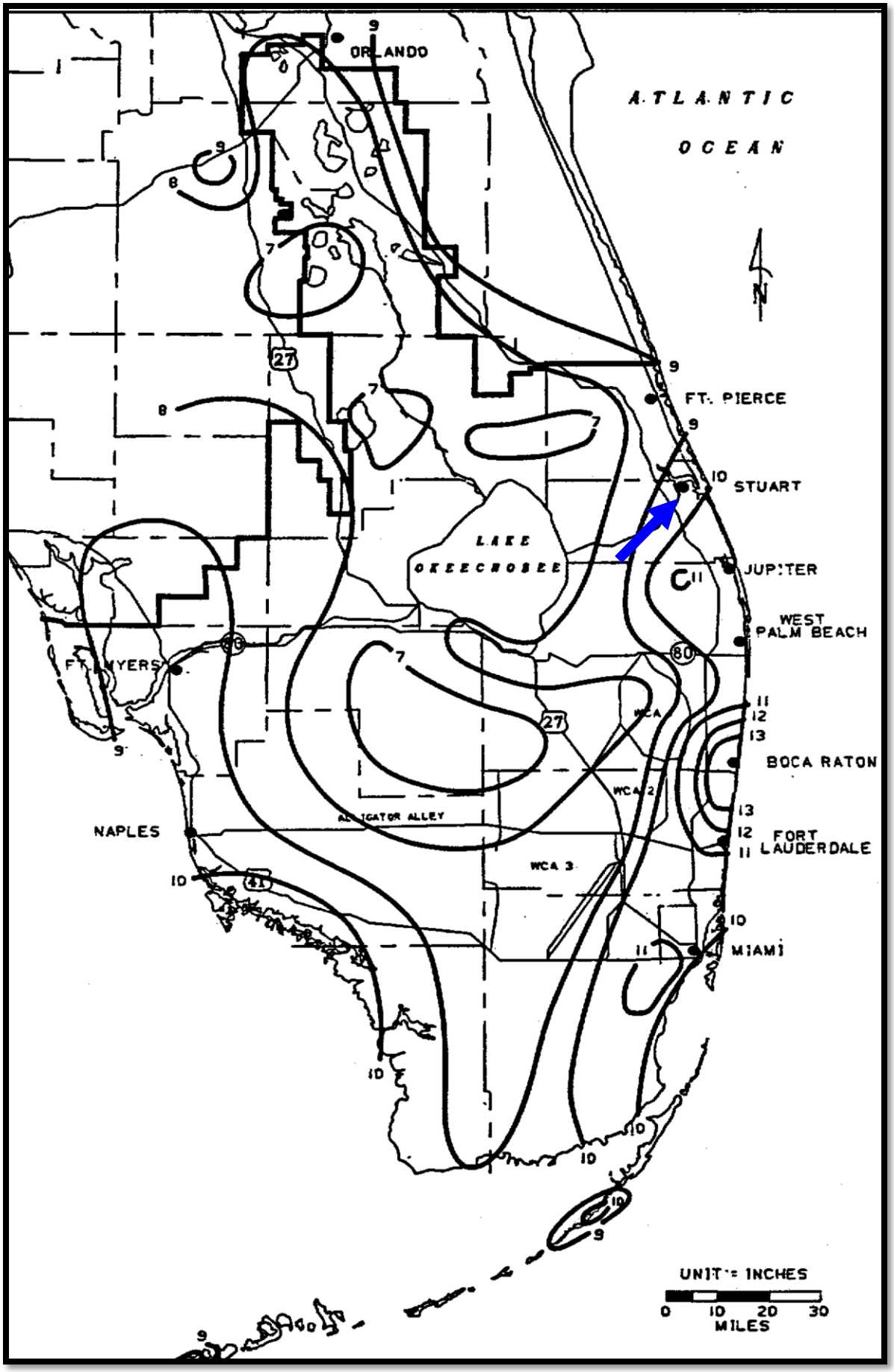


EXHIBIT 5D – SFWMD 3-DAY RAINFALL, 10-YEAR RETURN PERIOD
2104 – Seacoast Bank HQ

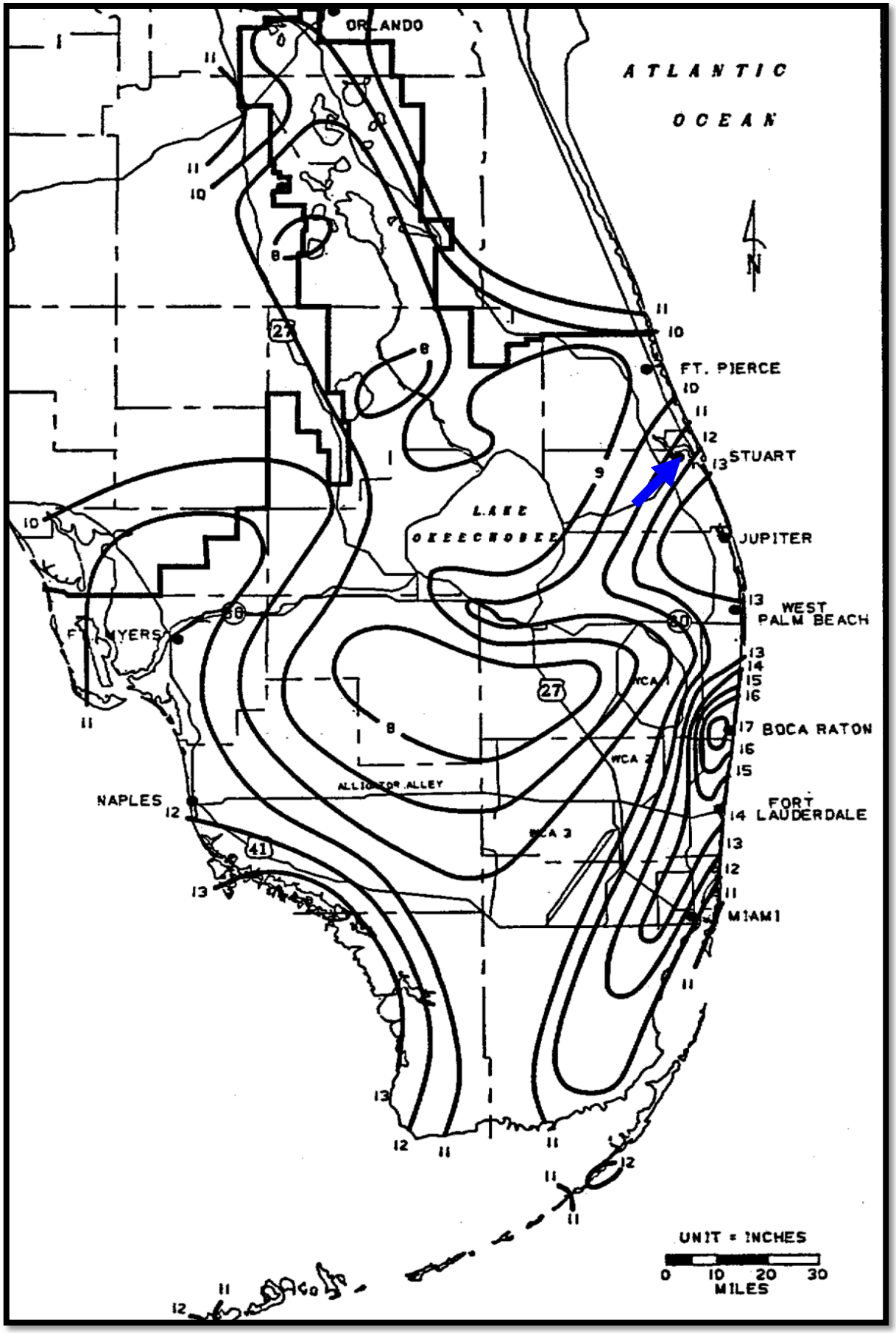


EXHIBIT 5E – SFWMD 3-DAY RAINFALL, 25-YEAR RETURN PERIOD
2104 – Seacoast Bank HQ

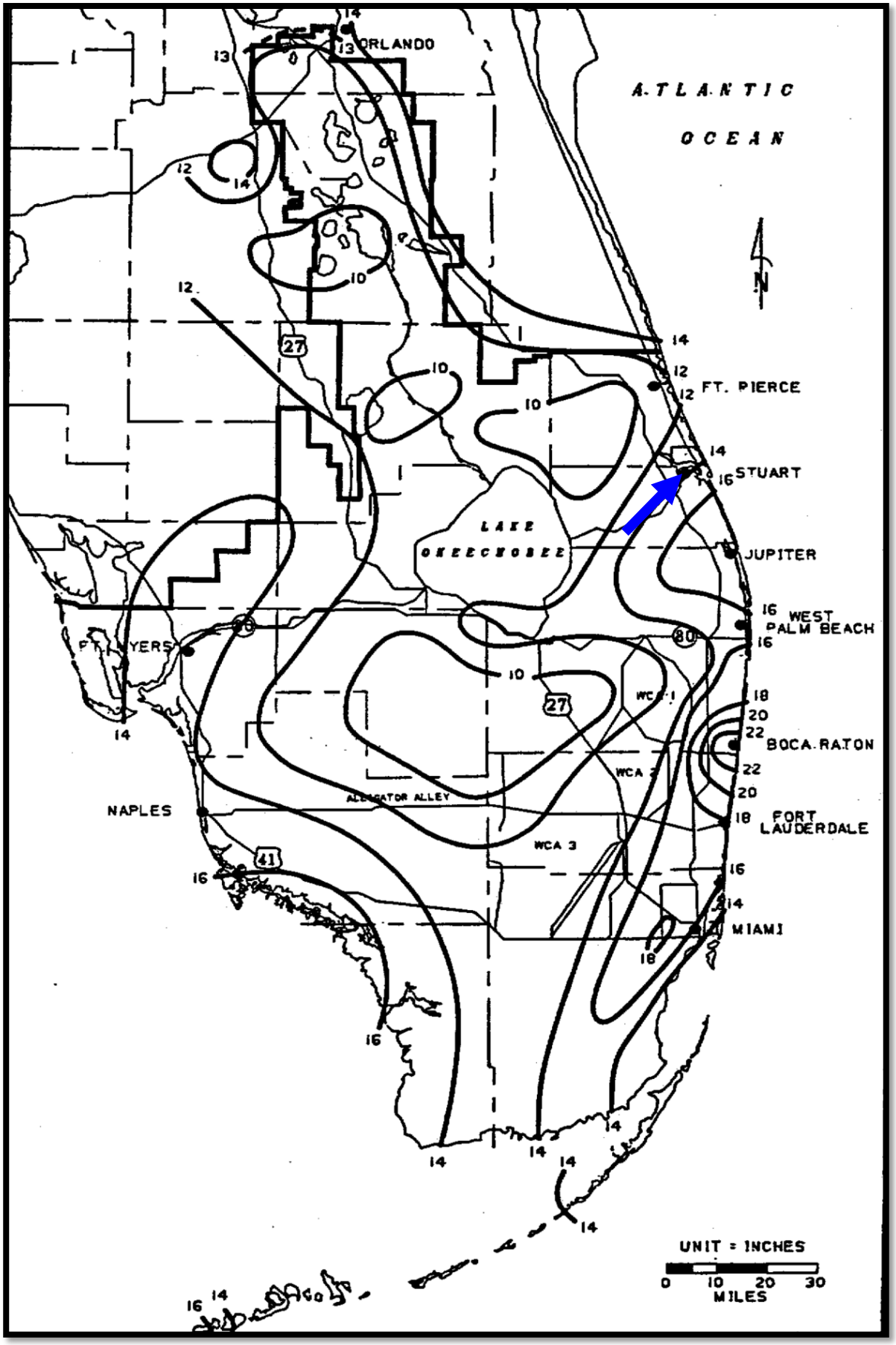
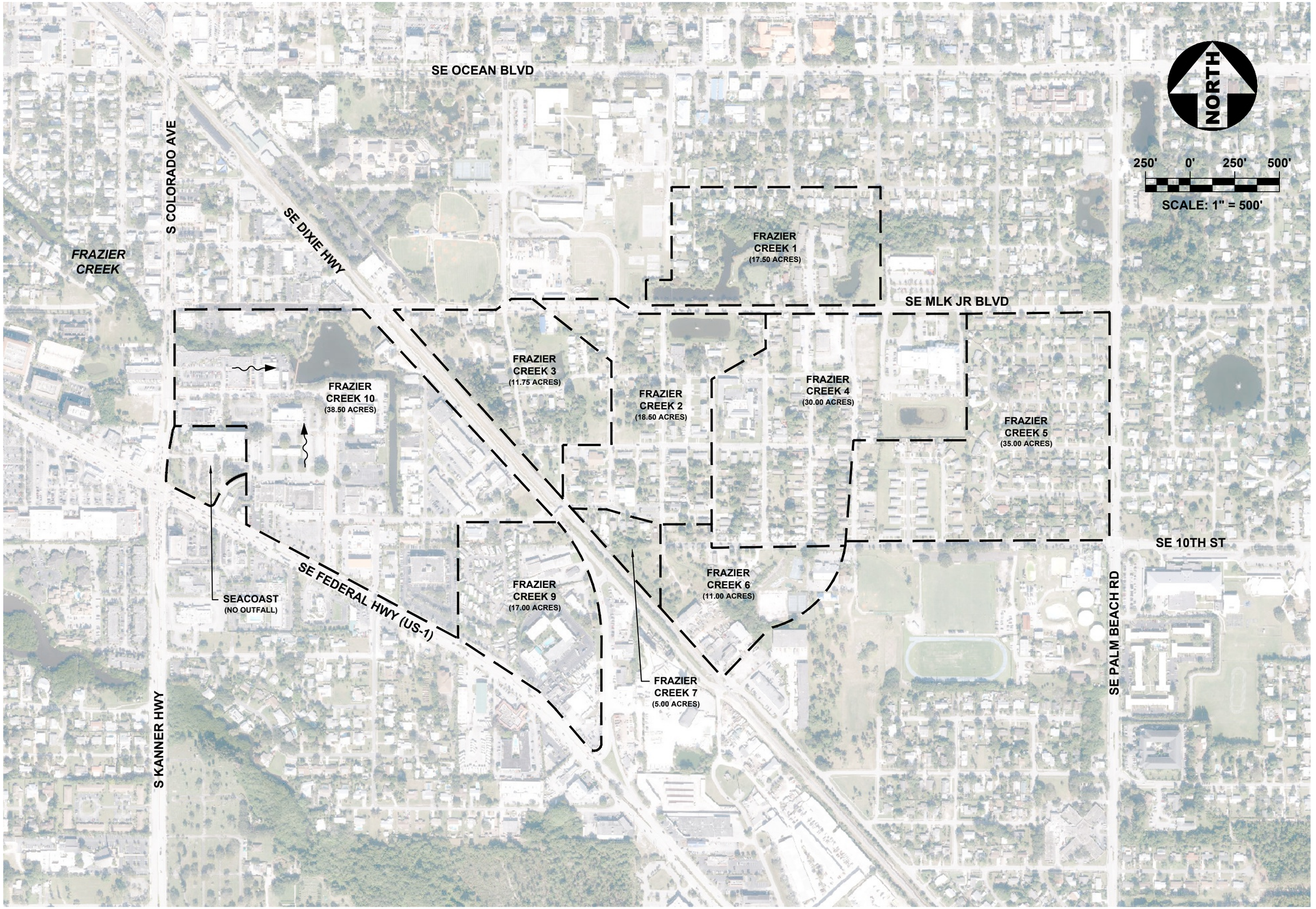


EXHIBIT 5F – SFWMD 3-DAY RAINFALL, 100-YEAR RETURN PERIOD
2104 – Seacoast Bank HQ



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• 301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC Engineering, Inc.
Civil Engineering Professionals

Engineering Business
No. EB-0007657

DATE: 2/28/25
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ SCALE: 1" = 500'
VERT. SCALE: N/A
CADD FILE: 2104-BASIN MAP

NO.	DATE	BY	REVISIONS

SCALE VERIFICATION
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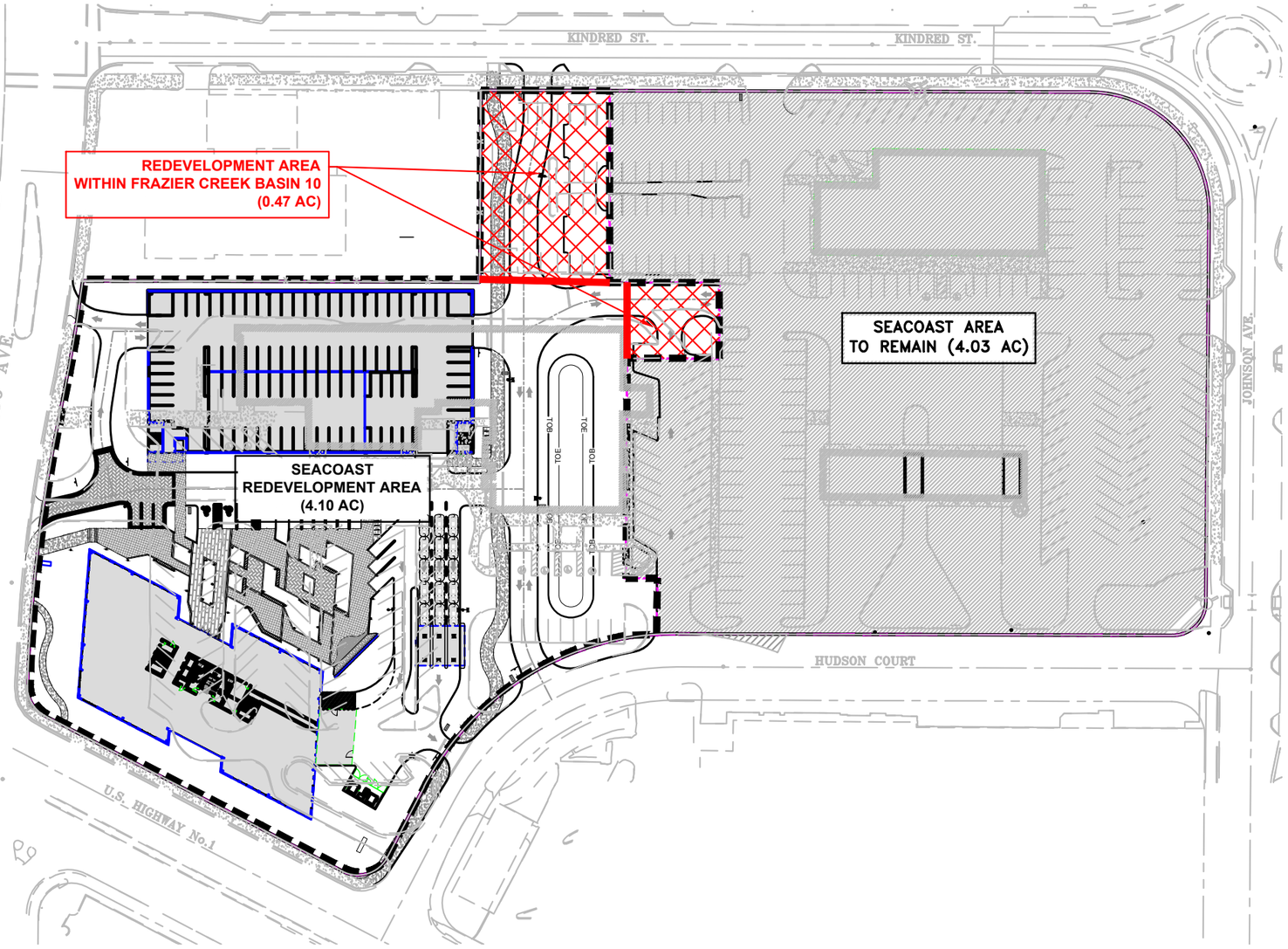
SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

EXHIBIT 6
EXISTING BASIN MAP

Joseph W. Capra
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 1 OF 1



NORTH

50' 0' 50' 100'

SCALE: 1" = 100'

REDEVELOPMENT AREA ANALYSIS

AREA WITHIN SEACOAST BANK BASIN	= 3.63 AC
AREA WITHIN FRAZIER CREEK BASIN 10	= 0.47 AC
TOTAL REDEVELOPMENT AREA	= 4.10 AC
EXISTING AREA TO REMAIN	= 4.03 AC
TOTAL SITE AREA	= 8.13 AC

REDEVELOPMENT IMPERVIOUS AREA ANALYSIS (FRAZIER CREEK BASIN 10)

IMPERVIOUS AREA REMOVED	= 0.14 AC
IMPERVIOUS AREA PROPOSED	= 0.08 AC
NET IMPERVIOUS AREA	= - 0.06 AC

THEREFORE, NO WATER QUALITY VOLUME REQUIRED FOR AREA WITHIN FRAZIER CREEK BASIN 10

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PROJECT No.: 2104
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VERT. SCALE: N/A
CADD FILE: 2104-BASIN MAP

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SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

EXHIBIT 7
REDEVELOPMENT AREA MAP

Joseph W. Capra
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

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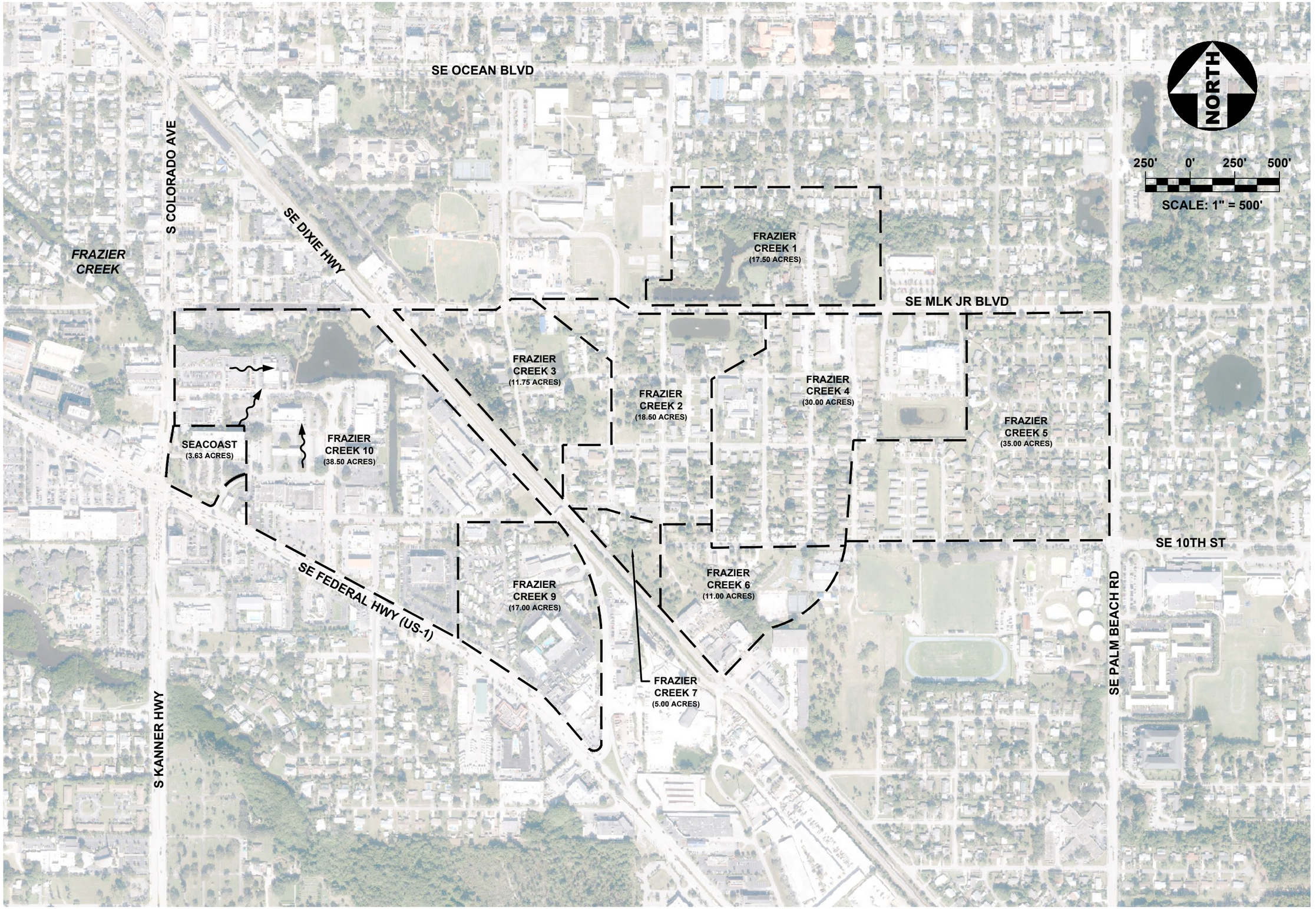

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CAPTEC Engineering, Inc.
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Engineering Business
No. EB-0007657

DATE: 2/28/25
DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: JWC
PROJECT No.: 2104
HORZ SCALE: 1" = 500'
VERT. SCALE: N/A
CADD FILE: 2104-BASIN MAP

NO.	DATE	BY	REVISIONS

SCALE VERIFICATION
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SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

EXHIBIT 8
PROPOSED BASIN MAP

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Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 2104
SHEET 1 OF 1

Seacoast Bank
Headquarters

Project No. 2104

APPENDIX 1

Drainage Calculations with BMPTrains

CAPTEC Engineering, Inc.
Civil Engineering Professionals

Basin Data

Calculate Basin Area

Total Redevelopment Area	=	*4.10 Ac.*
Area to Continue to Drain to FC-10	=	*0.47 Ac.*
Total Redevelopment Basin Area	=	*3.63 Ac.*

Calculate Impervious Area

Buildings	=	*1.14 Ac.*
Pavement / Curb	=	*0.86 Ac.*
Sidewalks / Hardscape	=	*0.38 Ac.*
Dry Detention	=	*0.15 Ac.*
Total Impervious Area	=	*2.53 Ac.*
Total Pervious Area	=	*1.10 Ac.*

Calculate CN

The proposed DCIA area	=	*1.24 Ac.*
Remaining Site Area	=	*2.39 Ac.*

Land Type	Hydrologic Soil Group	Area	CN
Green Area	*A*	*1.10 Ac.*	39
Buildings		*1.14 Ac.*	98
Pavement / Curb		*0.86 Ac.*	98
Sidewalks / Hardscape		*0.38 Ac.*	98
Dry Detention		*0.15 Ac.*	98
Total Composite CN			*80*

CAPTEC Engineering, Inc.
Seacoast Bank HQ
Project No. 2104 Drainage Calculations

Water Quality Storage for Basin

South Florida Water Management District Criteria

1.) Required Pre-Treatment Volume

a) One half inch over Basin Area

Va = 3.63 * 0.5 In. * (1 Ft./12 In.) = **0.15 Ac.-Ft.**

2.) Required Water Quality Treatment Volume

a) First inch of runoff

Va = 3.63 * 1 In. * (1 Ft./12 In.) = **0.30 Ac.-Ft.**

b) Runoff from 2.5 * % net impervious

Site Area for Water Quality (S_{WQ}) = Basin - Building - Wtr Mgmt =

= 3.63 - 1.14 - 0.15 = **2.34 Ac.**

Impervious Area for Water Quality (I_{WQ})= S_{WQ} - Pervious Area =

= 2.34 - 1.10 = **1.24 Ac.**

% Impervious Area for Water Quality = I_{WQ} / S_{WQ}

= 1.24 / 2.34 = **52.99%**

Vb (SFWMD) = % Impervious Area for WQ * (Total Basin Area - Wtr Mgmt) =

2.5 * 0.53 * (3.63 - 0.15) * (1 Ft./12 In.) = **0.38 Ac.-Ft.**

c) Since Vb (SFWMD) > Va the water quality volume required = **0.38 Ac.-Ft.**

d) Treatment Volume Required by BMP Trains = **0.21 Ac.-Ft.**

Water Quality Volume Required	=	**0.38 Ac.-Ft.**
150% Impaired Waterbody	=	**0.58 Ac.-Ft.**

2.) Provided Water Quality Treatment Volume

Dry Retention	=	**0.82 Ac.-Ft.**	50% Credit	=	**1.64 Ac.-Ft.**
Total Provided	=	**0.82 Ac.-Ft.**	**Total Credited**	=	**1.64 Ac.-Ft.**

	Elevation (NAVD)	
	Required	**Provided**
Finished Floor (100 yr. 3 day - zero discharge)	**10.95**	**12.00**
Perimeter Berm (25 yr. 3 day - ICPR Routed)	**10.14**	**10.20**
Parking / Pavement (10 yr. 1 day - ICPR Routed)	**8.65**	**9.50**
Water Quality Elevation	**8.00**	
Water Quality Provided		**0.82 Ac.-Ft.**

CAPTEC Engineering, Inc.
Seacoast Bank HQ
Project No. 2104 *Drainage Calculations*

Soil Storage[1] Basin

Depth to Water Table		~	*6.00 Ft.*
Soil Storage (6.0 depth to Water Table) for	Coastal	=	*19.50 In.*
Compaction Reduction (25%) For Developed Area		=	*14.63 In.*
Pervious Area (Developed)		=	*1.10 Ac.*
S = 14.63 * (Dev. Perv. / 3.63)		=	*4.43 In.*

1.) South Florida Water Management District Volume IV Basis of Review July 2008 Cumulative Water Storage pages E-1 to E-3

Design Storm (Zero Discharge)

3 Yr. - 1 Day P = *4.75*

V=(((4.8-.2*4.43)^2)/(4.8+.8*4.43))*1'/12"*3.63 = *0.54 Ac.-Ft.*

#N/A

5 Yr. - 1 Day P = *6.00*

V=(((6.0-.2*4.43)^2)/(6.0+.8*4.43))*1'/12"*3.63 = *0.83 Ac.-Ft.*

Elev. 8.10

10 Yr. - 1 Day P = *6.50*

V=(((6.5-.2*4.43)^2)/(6.5+.8*4.43))*1'/12"*3.63 = *0.95 Ac.-Ft.*

Elev. 9.20

10 Yr. - 3 Day P = *9.50*

V=(((9.5-.2*4.43)^2)/(9.5+.8*4.43))*1'/12"*3.63 = *1.72 Ac.-Ft.*

Elev. 10.30

25 Yr. - 3 Day P = *11.50*

V=(((11.5-.2*4.43)^2)/(11.5+.8*4.43))*1'/12"*3.63 = *2.26 Ac.-Ft.*

Elev. 10.65

100 Yr. - 3 Day P = *13.50*

V=(((13.5-.2*4.43)^2)/(13.5+.8*4.43))*1'/12"*3.63 = *2.82 Ac.-Ft.*

Elev. 10.95

Water Quality Storage for Basin 1

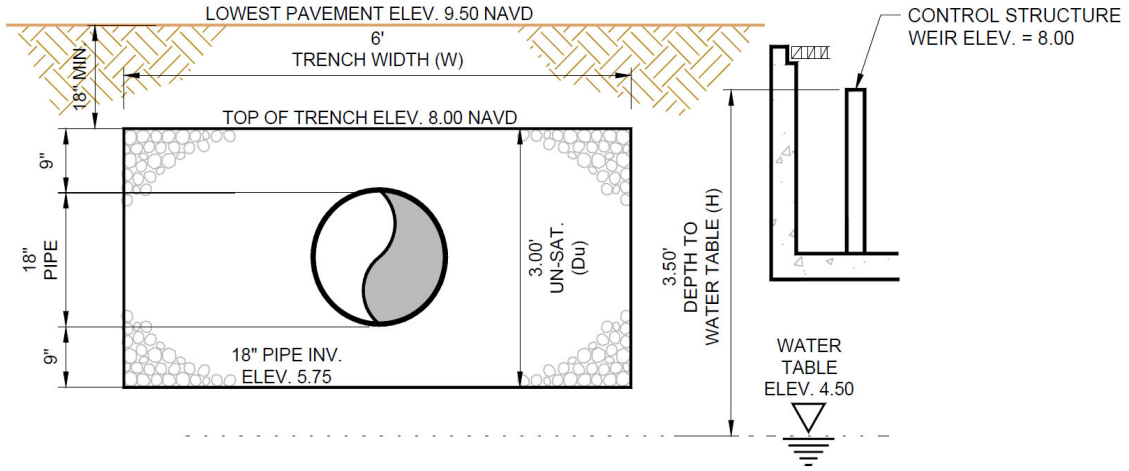
	Exfiltration	Dry Det	Dry Det		Pavement	Green Area	Total
Stage		0.07 Ac.	0.08 Ac.	Total	0.86 Ac.	1.10 Ac.	
Feet	Storage	Storage	Storage	Storage		Storage	Storage
NAVD	Ac-Ft.	Ac-Ft.	Ac-Ft.	Ac-Ft.		Ac-Ft.	Ac-Ft.
	***** 8.00	*****	* 10.00		* 11.00	* 11.00	
	*****	*****	**		**	**	
	*****	*****	***		***	***	
	*****	*****	****		****	****	
	***** 5.00	***** 8.00	***** 8.00		***** 9.50	***** 9.00	
8.00	0.820	0.000	0.000	0.820	0.000	0.000	0.820
8.10	0.820	0.007	0.000	0.828	0.000	0.000	0.828
8.20	0.820	0.015	0.001	0.836	0.000	0.000	0.836
8.30	0.820	0.022	0.002	0.844	0.000	0.000	0.844
8.40	0.820	0.030	0.003	0.853	0.000	0.000	0.853
8.50	0.820	0.037	0.005	0.862	0.000	0.000	0.862
8.60	0.820	0.044	0.007	0.871	0.000	0.000	0.871
8.70	0.820	0.052	0.009	0.881	0.000	0.000	0.881
8.80	0.820	0.059	0.012	0.891	0.000	0.000	0.891
8.90	0.820	0.067	0.015	0.902	0.000	0.000	0.902
9.00	0.820	0.074	0.019	0.913	0.000	0.000	0.913
9.10	0.820	0.081	0.023	0.924	0.000	0.003	0.927
9.20	0.820	0.089	0.027	0.936	0.000	0.011	0.947
9.30	0.820	0.096	0.032	0.948	0.000	0.025	0.973
9.40	0.820	0.103	0.037	0.961	0.000	0.044	1.005
9.50	0.820	0.111	0.042	1.084	0.000	0.069	1.153
9.60	0.820	0.118	0.048	0.987	0.003	0.099	1.088
9.70	0.820	0.126	0.055	1.000	0.011	0.135	1.146
9.80	0.820	0.133	0.061	1.014	0.026	0.176	1.216
9.90	0.820	0.140	0.068	1.029	0.046	0.223	1.297
10.00	0.820	0.148	0.076	1.043	0.072	0.275	1.390
10.10	0.820	0.155	0.083	1.058	0.103	0.333	1.494
10.20	0.820	0.163	0.091	1.073	0.140	0.396	1.610
10.30	0.820	0.170	0.098	1.088	0.183	0.465	1.736
10.40	0.820	0.177	0.106	1.103	0.232	0.539	1.874
10.50	0.820	0.185	0.113	1.118	0.287	0.619	2.024
10.60	0.820	0.192	0.121	1.133	0.347	0.704	2.184
10.70	0.820	0.200	0.128	1.148	0.413	0.795	2.356
10.80	0.820	0.207	0.136	1.163	0.484	0.891	2.538
10.90	0.820	0.214	0.144	1.178	0.562	0.993	2.733
11.00	0.820	0.222	0.151	1.193	0.645	1.100	2.938
11.10	0.820	0.229	0.159	1.208	0.731	1.210	3.149
11.20	0.820	0.237	0.166	1.223	0.817	1.320	3.360
11.30	0.820	0.244	0.174	1.238	0.903	1.430	3.571
11.40	0.820	0.251	0.181	1.253	0.989	1.540	3.782
11.50	0.820	0.259	0.189	1.268	1.075	1.650	3.993
11.60	0.820	0.266	0.196	1.283	1.161	1.760	4.204
11.70	0.820	0.274	0.204	1.297	1.247	1.870	4.414
11.80	0.820	0.281	0.212	1.312	1.333	1.980	4.625
11.90	0.820	0.288	0.219	1.327	1.419	2.090	4.836
12.00	0.820	0.296	0.227	1.342	1.505	2.200	5.047

Exfiltration Design

$$** L = \frac{FS*[(\%WQ)*(V_q) + V_{add})]}{k*(H_2*W + 2*H_2*D_u - D_u^2 + 2*H_2*D_s) + (1.39 \text{ X } 10^{-4})*W*D_u}$$

$$V_q = \frac{L*(k*(H_2*W + 2*H_2*D_u - D_u^2 + 2*H_2*D_s) + (1.39 \text{ X } 10^{-4})*W*D_u) - (FS*V_{add})}{FS*(\%WQ)}$$

** Equation EQ-7 from SFWMD Handbook Volume 2 Part 3.G (page G-4) for trenches where the non-saturated depth is not greater than the saturated depth and the trench width is not greater than two times the trench depth.



Where:

FS = Factor of Safety (Minimum = 2)	=	***2***
V_q = Volume (Ac.-In.)	=	***Solve For***
V_{add} = Additional Volume (Ac.-In.)	=	***0.00 Ac.-In.***
%WQ = City of Stuart Credit (50% for Retention)	=	***50%***
L = Length of Exfiltration (Ft.)	=	***670.00 Ft.***
k = Hydraulic Conductivity (cfs/Ft^2-Ft-Hd) *	=	***3.67E-04***
H_2 = Water Table Depth (Head on Saturated Surface) (Ft.)	=	***3.50 Ft.***
W = Width of Trench (Ft.)	=	***6.00 Ft.***
D_U = Unsaturated Depth (Ft.)	=	***3.00 Ft.***
D_S = Saturated Depth (Ft.)	=	***0.00 Ft.***
V = (670*(0.000367*(3.5*6 + 2*3.5*3 - 3^2 + 2*3.5*0) + (0.000139*6*3)) - 2*0.00) / (2*50%)	=	***9.79 Ac.-In.***
V_q = Exfiltration Trench Volume Provided for First Hour of Storm:	=	***0.82 Ac.-Ft.***

* Based on on-site soils test

Complete Report (not including cost) Ver 2.0.2

Project: Seacoast Bank HQ
Date: 6/27/2025 8:21:09 AM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Seacoast Bank
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	57.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	3.63
Rational Coefficient (0-1)	0.48
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	59.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	8.338
Nitrogen Loading (kg/yr)	11.618
Phosphorus Loading (kg/yr)	1.933

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	3.63
Rational Coefficient (0-1)	0.29
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	34.20
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	4.951
Nitrogen Loading (kg/yr)	6.898
Phosphorus Loading (kg/yr)	1.148

Catchment Number: 1 Name: Seacoast Bank

Project: Seacoast Bank HQ
Date: 6/27/2025

Retention Design

Retention Depth (in)	0.700
Retention Volume (ac-ft)	0.212

Watershed Characteristics

Catchment Area (acres)	3.63
Contributing Area (acres)	3.630
Non-DCIA Curve Number	39.00
DCIA Percent	34.20
Rainfall Zone	Florida Zone 5
Rainfall (in)	57.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	80
Provided TN Treatment Efficiency (%)	80
Required TP Treatment Efficiency (%)	55
Provided TP Treatment Efficiency (%)	80

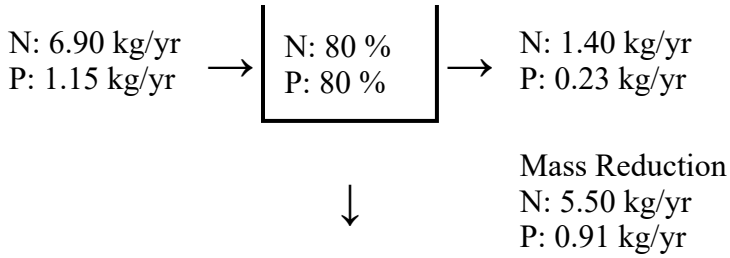
Media Mix Information

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

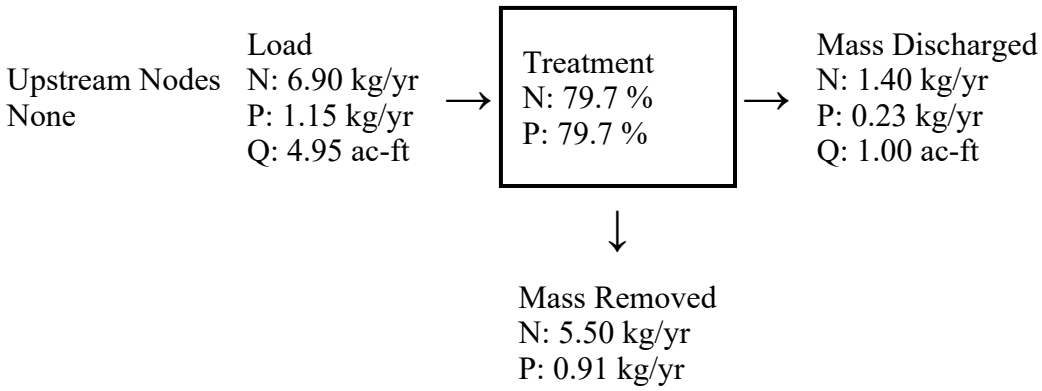
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	5.499
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.915
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 2.0.2

Project: Seacoast Bank HQ

Date:6/27/2025

Analysis Type: Specified Removal Efficiency

BMP Types:

Catchment 1 - Retention

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	11.62 kg/yr	
Total N post load	6.9 kg/yr	
Target N load reduction	80 %	
Target N discharge load	1.38 kg/yr	
Percent N load reduction	80 %	
Provided N discharge load	1.4 kg/yr	3.08 lb/yr

Provided N load removed	5.5 kg/yr	12.13 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	1.933 kg/yr	
Total P post load	1.148 kg/yr	
Target P load reduction	55 %	
Target P discharge load	.516 kg/yr	
Percent P load reduction	80 %	
Provided P discharge load	.233 kg/yr	.51 lb/yr
Provided P load removed	.915 kg/yr	2.017 lb/yr

From Pre-Condition Loads

Existing N Discharge	1.38 (kg/yr)
Existing P Discharge	.516 (kg/yr)

Seacoast Bank Headquarters

Project No. 2104

APPENDIX 2

Existing Stormwise Model Reports

Node Map

Existing Input Report

Existing Node Max Report

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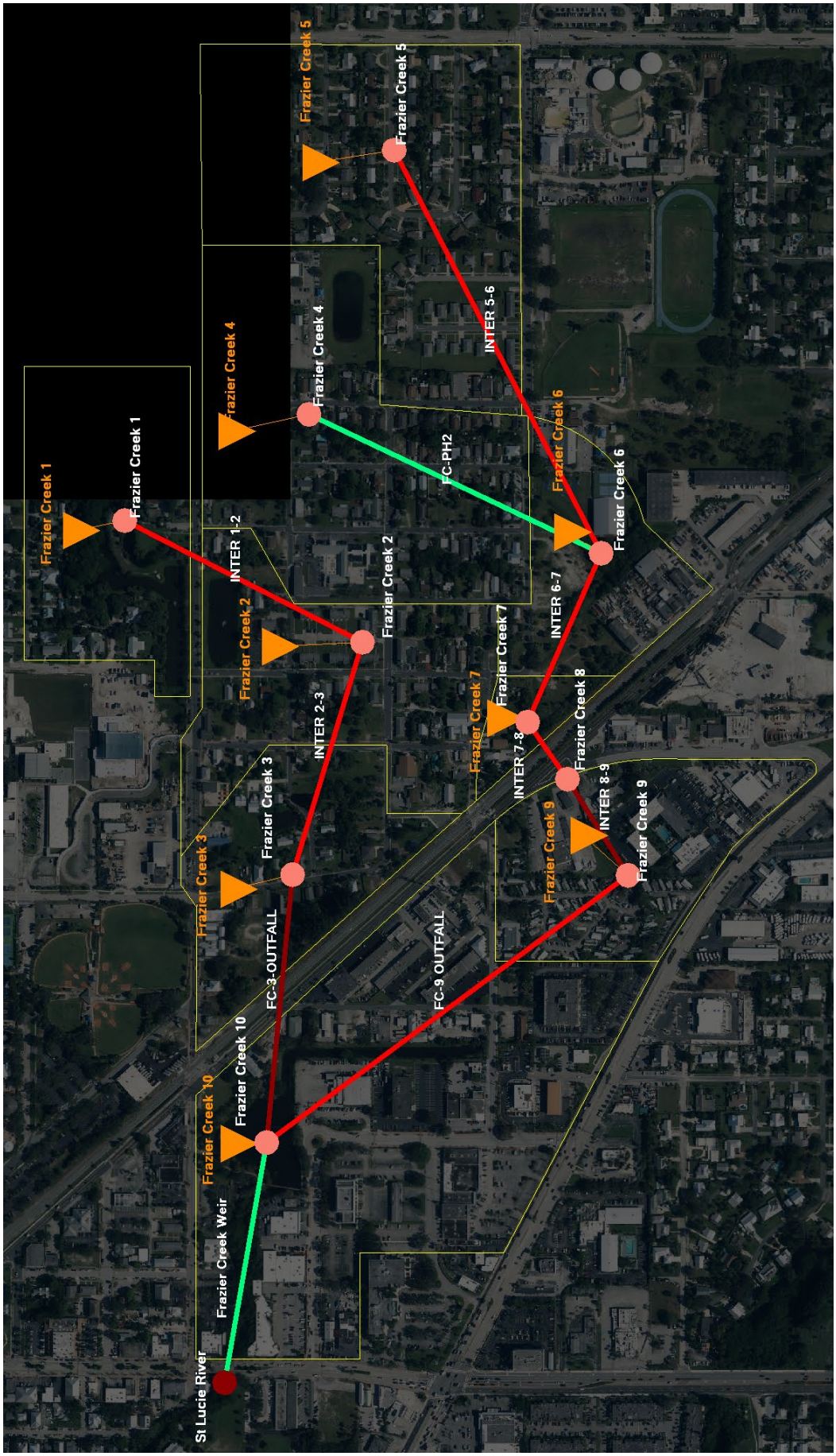

Frazier Creek 5
Frazier Creek 5
Frazier Creek 4
Frazier Creek 4
Frazier Creek 1
Frazier Creek 1
INTER 5-6
FC-PH2
Frazier Creek 6
Frazier Creek 6
INTER 1-2
Frazier Creek 2
Frazier Creek 2
Frazier Creek 7
INTER 6-7
Frazier Creek 7
Frazier Creek 8
INTER 2-3
Frazier Creek 3
Frazier Creek 3
INTER 7-8
INTER 8-9
Frazier Creek 9
Frazier Creek 9
FC-3-OUTFALL
FC-9 OUTFALL
Frazier Creek 10
Frazier Creek 10
Frazier Creek Weir
St Lucie River

Simple Basin: Frazier Creek 1

Scenario:	Existing
Node:	Frazier Creek 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.5000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 10

Scenario:	Existing
Node:	Frazier Creek 10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	38.5000 ac
Curve Number:	85.4
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 2

Scenario:	Existing
Node:	Frazier Creek 2
Hydrograph Method:	NRCS Unit Hydrograph

Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	18.5000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 3

Scenario:	Existing
Node:	Frazier Creek 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	11.7500 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 4

Scenario:	Existing
Node:	Frazier Creek 4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr

Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	30.0000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 5

Scenario:	Existing
Node:	Frazier Creek 5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	35.0000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 6

Scenario:	Existing
Node:	Frazier Creek 6
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	11.0000 ac
Curve Number:	73.6

Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 7

Scenario:	Existing
Node:	Frazier Creek 7
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	5.0000 ac
Curve Number:	69.8
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 9

Scenario:	Existing
Node:	Frazier Creek 9
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.0000 ac
Curve Number:	85.4
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00

Rainfall Name:

Comment:

Node: Frazier Creek 1

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 8.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	2.50	108900
5.00	7.00	304920
6.00	13.50	588060
7.00	22.00	958320
8.00	32.50	1415700

Comment:

Node: Frazier Creek 10

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 4.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-1.50	0.00	0
-0.50	0.58	25265
0.50	1.35	58806
1.50	2.31	100624
2.50	3.47	151153
3.50	5.01	218236
4.50	6.75	294030

Comment:

Node: Frazier Creek 2

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 8.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	1.83	79715
5.00	4.93	214751
6.00	9.28	404237
7.00	14.91	649480
8.00	21.79	949172
9.00	29.94	1304186
10.00	39.35	1714086
11.00	50.02	2178871
12.00	61.96	2698978
12.50	68.40	2979504

Comment:

Node: Frazier Creek 3

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 9.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	0.93	40511
5.00	3.31	144184
6.00	7.15	311454
7.00	12.44	541886
8.00	19.18	835481
8.50	23.10	1006236

Comment:

Node: Frazier Creek 4

Scenario: Existing

Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 5.50 ft
Warning Stage: 10.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.50	21780
6.50	1.75	76230
7.50	3.00	130680
8.50	4.25	185130
9.50	5.50	239580
10.50	6.75	294030
11.50	11.33	493535
12.50	22.58	983585
13.50	40.50	1764180

Comment:

Node: Frazier Creek 5

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 6.10 ft
Warning Stage: 10.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
6.00	0.01	436
6.50	0.02	871
8.50	0.03	1307
10.50	0.04	1742
11.50	2.88	125453
12.50	28.00	1219680

Comment:

Node: Frazier Creek 6

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 9.00 ft

Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.05	2178
6.50	0.22	9583
7.50	0.50	21780
8.50	0.89	38768
9.50	1.39	60548
10.50	2.00	87120
11.50	2.73	118919

Comment:

Node: Frazier Creek 7

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 9.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.20	8712
6.50	1.42	61855
7.50	3.76	163786
8.50	7.20	313632
9.50	9.40	409464

Comment:

Node: Frazier Creek 8

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 9.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.25	10890
6.50	0.55	23958

Stage [ft]	Volume [ac-ft]	Volume [ft3]
7.50	0.85	37026
8.50	1.50	65340
9.00	2.00	87120

Comment:

Node: Frazier Creek 9

Scenario: Existing
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 1.20 ft
Warning Stage: 6.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
1.20	0.01	436
2.50	0.02	871
3.50	0.35	15246
4.50	0.53	23087
5.50	0.83	36155
6.00	1.12	48787
6.50	2.00	87120

Comment:

Node: St Lucie River

Scenario: Existing
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.50 ft
Warning Stage: 999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.50
0	0	0	999.0000	0.50

Comment:

Drop Structure Link: FC-3-OUTFALL		Upstream Pipe		Downstream Pipe	
Scenario:	Existing	Invert:	2.65 ft	Invert:	-0.99 ft
From Node:	Frazier Creek 3	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 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:	400.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	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:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Trapezoidal	Op Table:	
Invert:	3.00 ft	Ref Node:	
Control Elevation:	3.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Extrapolation Method:	Normal Projection	Weir Table:	
Bottom Width:	0.00 ft	Orifice Default:	0.600
Left Slope:	5.670 (h:v)	Orifice Table:	
Right Slope:	5.670 (h:v)		

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	5.00 ft	Ref Node:	
Control Elevation:	5.00 ft	Discharge Coefficients	
Max Depth:	3.50 ft	Weir Default:	3.200
Max Width:	4.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: FC-9 OUTFALL		Upstream		Downstream	
Scenario:	Existing	Invert:	-0.25 ft	Invert:	-0.25 ft
From Node:	Frazier Creek 9	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Frazier Creek 10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	6.00 ft	Max Depth:	6.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	100.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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:

Weir Link: FC-PH2			
Scenario:	Existing	Bottom Clip	
From Node:	Frazier Creek 4	Default:	0.00 ft
To Node:	Frazier Creek 6	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	5.50 ft	Discharge Coefficients	
Control Elevation:	5.50 ft	Weir Default:	2.800
Cross Section:	FC-PH2	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Weir Link: Frazier Creek Weir			
Scenario:	Existing	Bottom Clip	
From Node:	Frazier Creek 10	Default:	0.00 ft
To Node:	St Lucie River	Op Table:	

Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	1.00 ft
Control Elevation:	1.00 ft
Cross Section:	FC-Weir

Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Pipe Link: INTER 1-2		Upstream		Downstream	
Scenario:	Existing	Invert:	1.50 ft	Invert:	1.50 ft
From Node:	Frazier Creek 1	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	90.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 2-3		Upstream		Downstream	
Scenario:	Existing	Invert:	3.00 ft	Invert:	3.00 ft
From Node:	Frazier Creek 2	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	480.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 5-6		Upstream		Downstream	
Scenario:	Existing	Invert:	6.10 ft	Invert:	6.10 ft
From Node:	Frazier Creek 5	Manning's N:	0.0240	Manning's N:	0.0240
To Node:	Frazier Creek 6	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	1200.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 6-7		Upstream		Downstream	
Scenario:	Existing	Invert:	5.25 ft	Invert:	5.25 ft
From Node:	Frazier Creek 6	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 7	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	48.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 7-8		Upstream		Downstream	
Scenario:	Existing	Invert:	4.50 ft	Invert:	4.50 ft
From Node:	Frazier Creek 7	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Frazier Creek 8	Geometry: Circular		Geometry: Circular	

Link Count:	3	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	50.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 8-9		Upstream Pipe		Downstream Pipe	
Scenario:	Existing	Invert:	2.40 ft	Invert:	2.10 ft
From Node:	Frazier Creek 8	Manning's N:	0.0240	Manning's N:	0.0240
To Node:	Frazier Creek 9	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	5.70 ft	Max Depth:	5.70 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 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:	100.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	8.50 ft	Op Table:	
Control Elevation:	8.50 ft	Ref Node:	
Max Depth:	999.00 ft	Discharge Coefficients	
Max Width:	50.00 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Simulation: 003yr24hr

Scenario: Existing
Run Date/Time: 6/27/2025 12:15:33 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Folder:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 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:	4.75 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005yr24hr

Scenario: Existing
Run Date/Time: 6/27/2025 12:16:29 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 010yr24hr

Scenario: Existing
Run Date/Time: 6/27/2025 12:17:20 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 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:	6.90 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010yr72hr

Scenario: Existing
Run Date/Time: 6/27/2025 12:18:08 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 9.50 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 025yr72hr

Scenario: Existing
Run Date/Time: 6/27/2025 12:19:25 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Fact:			
dZ Tolerance:	0.0010 ft		
Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~SFWMD-72
		Rainfall Amount:	11.50 in
		Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100yr72hr

Scenario: Existing
Run Date/Time: 6/27/2025 12:20:32 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 14.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 1	003yr24hr	8.00	0.00	4.08	0.0003	20.27	1.03	159828
Frazier Creek 1	005yr24hr	8.00	0.00	4.41	0.0004	30.09	1.54	188531
Frazier Creek 1	010yr24hr	8.00	0.00	4.66	0.0004	37.40	1.77	209985
Frazier Creek 1	010yr72hr	8.00	0.00	5.24	0.0010	49.19	2.28	260222
Frazier Creek 1	025yr72hr	8.00	0.00	5.64	0.0009	61.99	2.66	295163
Frazier Creek 1	100yr72hr	8.00	0.00	6.09	0.0008	77.90	3.06	334629

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 10	003yr24hr	4.50	0.00	3.25	0.0008	90.67	84.79	68535
Frazier Creek 10	005yr24hr	4.50	0.00	3.44	0.0008	125.10	118.48	70966
Frazier Creek 10	010yr24hr	4.50	0.00	3.56	0.0009	149.69	142.24	72286
Frazier Creek 10	010yr72hr	4.50	0.00	3.79	-0.0009	197.76	189.07	74256
Frazier Creek 10	025yr72hr	4.50	0.00	4.10	-0.0009	270.15	259.74	76939
Frazier Creek 10	100yr72hr	4.50	0.00	4.33	-0.0009	328.95	317.72	78956

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 2	003yr24hr	8.00	0.00	4.07	0.0004	20.23	2.62	111395
Frazier Creek 2	005yr24hr	8.00	0.00	4.38	0.0004	30.34	4.08	128269
Frazier Creek 2	010yr24hr	8.00	0.00	4.61	0.0004	37.75	4.95	141211

Node Name	Sim 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]
Frazier Creek 2	010yr72hr	8.00	0.00	5.17	0.0010	49.76	6.41	171843
Frazier Creek 2	025yr72hr	8.00	0.00	5.57	0.0010	63.06	7.27	193876
Frazier Creek 2	100yr72hr	8.00	0.00	6.03	0.0010	79.61	8.24	219122

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 3	003yr24hr	9.00	0.00	3.80	0.0003	12.59	5.60	59844
Frazier Creek 3	005yr24hr	9.00	0.00	4.04	0.0003	18.90	8.63	74679
Frazier Creek 3	010yr24hr	9.00	0.00	4.19	-0.0008	23.64	10.79	84544
Frazier Creek 3	010yr72hr	9.00	0.00	4.49	-0.0005	34.36	15.14	102962
Frazier Creek 3	025yr72hr	9.00	0.00	4.70	-0.0007	43.46	18.51	116657
Frazier Creek 3	100yr72hr	9.00	0.00	4.95	-0.0007	54.36	22.49	132266

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 4	003yr24hr	10.50	0.00	8.62	0.0010	33.04	4.41	54450
Frazier Creek 4	005yr24hr	10.50	0.00	8.98	0.0010	49.38	10.32	54450
Frazier Creek 4	010yr24hr	10.50	0.00	9.58	0.0010	60.37	15.67	60535
Frazier Creek 4	010yr72hr	10.50	0.00	10.65	-0.0010	80.69	26.92	160236
Frazier Creek 4	025yr72hr	10.50	0.00	11.06	0.0010	102.25	31.60	247965
Frazier Creek 4	100yr72hr	10.50	0.00	11.40	-0.0010	129.09	35.55	322075

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 5	003yr24hr	10.50	0.00	10.74	-0.0010	37.49	9.36	194204
Frazier Creek 5	005yr24hr	10.50	0.00	11.00	0.0010	56.31	10.74	336943
Frazier Creek 5	010yr24hr	10.50	0.00	11.14	0.0010	70.43	11.10	414584
Frazier Creek 5	010yr72hr	10.50	0.00	11.38	0.0010	94.14	10.16	541386
Frazier Creek 5	025yr72hr	10.50	0.00	11.60	-0.0010	119.29	10.60	709625
Frazier Creek 5	100yr72hr	10.50	0.00	11.83	-0.0010	150.61	11.03	926625

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 6	003yr24hr	9.00	0.00	8.58	0.0010	19.32	17.61	19819
Frazier Creek 6	005yr24hr	9.00	0.00	8.71	0.0010	27.36	26.19	20434
Frazier Creek 6	010yr24hr	9.00	0.00	8.78	0.0010	35.26	34.28	20757
Frazier Creek 6	010yr72hr	9.00	0.00	9.34	0.0008	57.59	51.13	23451
Frazier Creek 6	025yr72hr	9.00	0.00	9.98	-0.0010	69.27	58.39	26590
Frazier Creek 6	100yr72hr	9.00	0.00	10.50	0.0010	80.62	63.77	29213

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 7	003yr24hr	9.50	0.00	8.58	0.0010	20.51	4.80	125954
Frazier Creek 7	005yr24hr	9.50	0.00	8.69	0.0010	30.18	15.33	125954
Frazier Creek 7	010yr24hr	9.50	0.00	8.74	0.0010	38.45	21.83	125945

Node Name	Sim 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]
Frazier Creek 7	010yr72hr	9.50	0.00	9.02	0.0008	60.56	55.39	125954
Frazier Creek 7	025yr72hr	9.50	0.00	9.11	0.0008	70.85	66.95	125955
Frazier Creek 7	100yr72hr	9.50	0.00	9.17	0.0008	80.13	75.53	125955

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 8	003yr24hr	9.00	0.00	8.58	0.0010	4.80	3.58	38363
Frazier Creek 8	005yr24hr	9.00	0.00	8.69	0.0010	15.33	13.40	41778
Frazier Creek 8	010yr24hr	9.00	0.00	8.74	0.0010	21.83	18.83	43264
Frazier Creek 8	010yr72hr	9.00	0.00	8.99	-0.0010	55.39	55.12	50927
Frazier Creek 8	025yr72hr	9.00	0.00	9.06	-0.0010	66.95	66.80	51188
Frazier Creek 8	100yr72hr	9.00	0.00	9.11	0.0010	75.53	75.37	51188

Node Max Conditions [Existing]

Node Name	Sim 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]
Frazier Creek 9	003yr24hr	6.50	0.00	3.25	-0.0066	27.79	25.56	10480
Frazier Creek 9	005yr24hr	6.50	0.00	3.45	-0.0066	37.83	35.41	11217
Frazier Creek 9	010yr24hr	6.50	0.00	3.58	-0.0066	45.08	42.38	11398
Frazier Creek 9	010yr72hr	6.50	0.00	3.84	-0.0066	80.80	81.74	11398
Frazier Creek 9	025yr72hr	6.50	0.00	4.20	-0.0066	116.84	115.52	11399
Frazier Creek 9	100yr72hr	6.50	0.00	4.47	-0.0066	140.92	139.35	11399

Node Max Conditions [Existing]

Node Name	Sim 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]
St Lucie River	003yr24hr	999.00	0.00	0.50	0.0000	84.79	0.00	0
St Lucie River	005yr24hr	999.00	0.00	0.50	0.0000	118.48	0.00	0
St Lucie River	010yr24hr	999.00	0.00	0.50	0.0000	142.24	0.00	0
St Lucie River	010yr72hr	999.00	0.00	0.50	0.0000	189.07	0.00	0
St Lucie River	025yr72hr	999.00	0.00	0.50	0.0000	259.74	0.00	0
St Lucie River	100yr72hr	999.00	0.00	0.50	0.0000	317.72	0.00	0

Seacoast Bank Headquarters

Project No. 2104

APPENDIX 3

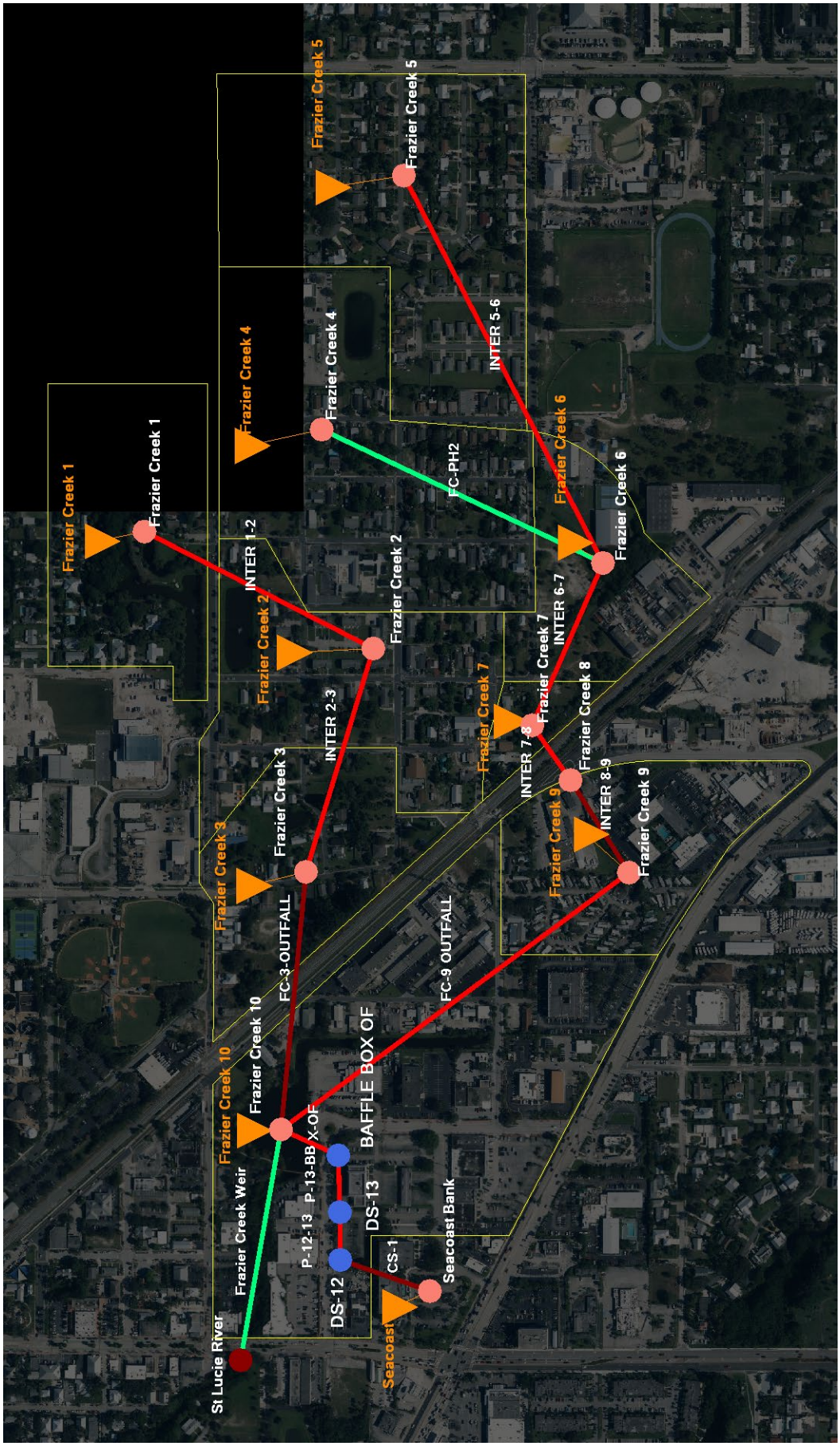
Proposed Stormwise Model Reports

Node Map

Proposed Input Report

Proposed Node Max Report

CAPTEC Engineering, Inc.
Civil Engineering Professionals



APPENDIX 3.1 – Proposed Node Map
2104 – Seacoast Bank HQ

Simple Basin: Frazier Creek 1

Scenario:	Proposed
Node:	Frazier Creek 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.5000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 10

Scenario:	Proposed
Node:	Frazier Creek 10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	38.5000 ac
Curve Number:	85.4
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 2

Scenario:	Proposed
Node:	Frazier Creek 2
Hydrograph Method:	NRCS Unit Hydrograph

Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	18.5000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 3

Scenario:	Proposed
Node:	Frazier Creek 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	11.7500 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 4

Scenario:	Proposed
Node:	Frazier Creek 4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr

Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	30.0000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 5

Scenario:	Proposed
Node:	Frazier Creek 5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	35.0000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 6

Scenario:	Proposed
Node:	Frazier Creek 6
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	11.0000 ac
Curve Number:	73.6

Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 7

Scenario:	Proposed
Node:	Frazier Creek 7
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	5.0000 ac
Curve Number:	69.8
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 9

Scenario:	Proposed
Node:	Frazier Creek 9
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.0000 ac
Curve Number:	85.4
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00

Rainfall Name:

Comment:

Simple Basin: Seacoast

Scenario:	Proposed
Node:	Seacoast Bank
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.6300 ac
Curve Number:	80.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: BAFFLE BOX OF

Scenario:	Proposed
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	3.22 ft
Warning Stage:	5.44 ft
Alert Stage:	0.00 ft

Comment:

Node: DS-12

Scenario:	Proposed
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	3.50 ft
Warning Stage:	6.69 ft

Alert Stage: 0.00 ft

Comment:

Node: DS-13

Scenario: Proposed
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.30 ft
Warning Stage: 6.70 ft
Alert Stage: 0.00 ft

Comment:

Node: Frazier Creek 1

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 8.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	2.50	108900
5.00	7.00	304920
6.00	13.50	588060
7.00	22.00	958320
8.00	32.50	1415700

Comment:

Node: Frazier Creek 10

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 1.00 ft
Warning Stage: 4.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-1.50	0.00	0
-0.50	0.58	25265
0.50	1.35	58806
1.50	2.31	100624
2.50	3.47	151153
3.50	5.01	218236
4.50	6.75	294030

Comment:

Node: Frazier Creek 2

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 8.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	1.83	79715
5.00	4.93	214751
6.00	9.28	404237
7.00	14.91	649480
8.00	21.79	949172
9.00	29.94	1304186
10.00	39.35	1714086
11.00	50.02	2178871
12.00	61.96	2698978
12.50	68.40	2979504

Comment:

Node: Frazier Creek 3

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 3.00 ft
Warning Stage: 9.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	0.93	40511
5.00	3.31	144184
6.00	7.15	311454
7.00	12.44	541886
8.00	19.18	835481
8.50	23.10	1006236

Comment:

Node: Frazier Creek 4

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 5.50 ft
Warning Stage: 10.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.50	21780
6.50	1.75	76230
7.50	3.00	130680
8.50	4.25	185130
9.50	5.50	239580
10.50	6.75	294030
11.50	11.33	493535
12.50	22.58	983585
13.50	40.50	1764180

Comment:

Node: Frazier Creek 5

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 6.10 ft
Warning Stage: 10.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
6.00	0.01	436
6.50	0.02	871

Stage [ft]	Volume [ac-ft]	Volume [ft3]
8.50	0.03	1307
10.50	0.04	1742
11.50	2.88	125453
12.50	28.00	1219680

Comment:

Node: Frazier Creek 6

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 9.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.05	2178
6.50	0.22	9583
7.50	0.50	21780
8.50	0.89	38768
9.50	1.39	60548
10.50	2.00	87120
11.50	2.73	118919

Comment:

Node: Frazier Creek 7

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 9.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.20	8712
6.50	1.42	61855
7.50	3.76	163786
8.50	7.20	313632
9.50	9.40	409464

Comment:

Node: Frazier Creek 8

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 9.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.25	10890
6.50	0.55	23958
7.50	0.85	37026
8.50	1.50	65340
9.00	2.00	87120

Comment:

Node: Frazier Creek 9

Scenario: Proposed
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 1.20 ft
Warning Stage: 6.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
1.20	0.01	436
2.50	0.02	871
3.50	0.35	15246
4.50	0.53	23087
5.50	0.83	36155
6.00	1.12	48787
6.50	2.00	87120

Comment:

Node: Seacoast Bank

Scenario: Proposed

Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 11.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
5.00	0.00	0
5.50	0.14	5955
6.00	0.27	11892
6.50	0.41	17847
7.00	0.55	23801
7.50	0.68	29756
8.00	0.82	35719
8.50	0.86	37549
9.00	0.91	39770
9.50	1.15	50225
10.00	1.39	60548
10.50	2.02	88165
11.00	2.94	127979
11.50	3.99	173935
12.00	5.05	219847
12.50	6.10	265803
13.00	7.16	311759

Comment:

Node: St Lucie River

Scenario: Proposed
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.50 ft
Warning Stage: 999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.50
0	0	0	999.0000	0.50

Comment:

Drop Structure Link: CS-1

Scenario: Proposed

Upstream Pipe
Invert: 5.00 ft

Downstream Pipe
Invert: 5.00 ft

From Node:	Seacoast Bank	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	DS-12	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 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:	436.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	8.00 ft	Op Table:	
Control Elevation:	8.00 ft	Ref Node:	
Max Depth:	1.00 ft	Discharge Coefficients	
Max Width:	0.50 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	None	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	9.00 ft	Op Table:	
Control Elevation:	9.00 ft	Ref Node:	
Max Depth:	1.00 ft	Discharge Coefficients	
Max Width:	4.50 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: FC-3-OUTFALL		Upstream Pipe		Downstream Pipe	
Scenario:	Proposed	Invert:	2.65 ft	Invert:	-0.99 ft
From Node:	Frazier Creek 3	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 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:	400.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Trapezoidal	Default:	0.00 ft
Invert:	3.00 ft	Op Table:	
Control Elevation:	3.00 ft	Ref Node:	
Max Depth:	999.00 ft	Discharge Coefficients	
Extrapolation Method:	Normal Projection	Weir Default:	3.200
Bottom Width:	0.00 ft	Weir Table:	
Left Slope:	5.670 (h:v)	Orifice Default:	0.600
Right Slope:	5.670 (h:v)	Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	5.00 ft	Op Table:	
Control Elevation:	5.00 ft	Ref Node:	
Max Depth:	3.50 ft	Discharge Coefficients	

Max Width:	4.00 ft		
Fillet:	0.00 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: FC-9 OUTFALL		Upstream		Downstream	
Scenario:	Proposed	Invert:	-0.25 ft	Invert:	-0.25 ft
From Node:	Frazier Creek 9	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Frazier Creek 10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	6.00 ft	Max Depth:	6.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	100.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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:

Weir Link: FC-PH2			
Scenario:	Proposed	Bottom Clip	
From Node:	Frazier Creek 4	Default:	0.00 ft
To Node:	Frazier Creek 6	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	5.50 ft	Discharge Coefficients	
Control Elevation:	5.50 ft	Weir Default:	2.800
Cross Section:	FC-PH2	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Weir Link: Frazier Creek Weir			
Scenario:	Proposed	Bottom Clip	
From Node:	Frazier Creek 10	Default:	0.00 ft
To Node:	St Lucie River	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	1.00 ft	Discharge Coefficients	
Control Elevation:	1.00 ft	Weir Default:	2.800
Cross Section:	FC-Weir	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Pipe Link: INTER 1-2		Upstream		Downstream	
Scenario:	Proposed	Invert:	1.50 ft	Invert:	1.50 ft
From Node:	Frazier Creek 1	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	90.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 2-3		Upstream		Downstream	
Scenario:	Proposed	Invert:	3.00 ft	Invert:	3.00 ft
From Node:	Frazier Creek 2	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	480.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			

Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 5-6		Upstream		Downstream	
Scenario:	Proposed	Invert:	6.10 ft	Invert:	6.10 ft
From Node:	Frazier Creek 5	Manning's N:	0.0240	Manning's N:	0.0240
To Node:	Frazier Creek 6	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	1200.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 6-7		Upstream		Downstream	
Scenario:	Proposed	Invert:	5.25 ft	Invert:	5.25 ft
From Node:	Frazier Creek 6	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 7	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	48.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 7-8	Upstream	Downstream

Scenario:	Proposed	Invert:	4.50 ft	Invert:	4.50 ft
From Node:	Frazier Creek 7	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Frazier Creek 8	Geometry: Circular		Geometry: Circular	
Link Count:	3	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	50.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 8-9		Upstream Pipe		Downstream Pipe	
Scenario:	Proposed	Invert:	2.40 ft	Invert:	2.10 ft
From Node:	Frazier Creek 8	Manning's N:	0.0240	Manning's N:	0.0240
To Node:	Frazier Creek 9	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	5.70 ft	Max Depth:	5.70 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 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:	100.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	8.50 ft	Op Table:	
Control Elevation:	8.50 ft	Ref Node:	
Max Depth:	999.00 ft	Discharge Coefficients	
Max Width:	50.00 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	

Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: P-12-13		Upstream		Downstream	
Scenario:	Proposed	Invert:	3.50 ft	Invert:	3.30 ft
From Node:	DS-12	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	DS-13	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	173.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: P-13-BB		Upstream		Downstream	
Scenario:	Proposed	Invert:	3.30 ft	Invert:	3.00 ft
From Node:	DS-13	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BAFFLE BOX OF	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	263.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: X-OF		Upstream		Downstream	
Scenario:	Proposed	Invert:	3.22 ft	Invert:	1.69 ft
From Node:	BAFFLE BOX OF	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Frazier Creek 10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	108.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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:

Simulation: 003yr24hr

Scenario: Proposed
Run Date/Time: 8/7/2025 1:28:47 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 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:	4.75 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 005yr24hr

Scenario: Proposed
Run Date/Time: 8/7/2025 1:29:38 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Max dZ:	1.0000 ft	Smp/Man Basin Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft		
		Rainfall Name:	~FLMOD
		Rainfall Amount:	6.00 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010yr24hr

Scenario: Proposed
Run Date/Time: 8/7/2025 1:55:15 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	120.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	30.0000
0	0	0	5.0000	15.0000
0	0	0	15.0000	30.0000
0	0	0	30.0000	30.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 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:	6.50 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 010yr72hr

Scenario: Proposed
Run Date/Time: 8/7/2025 2:24:23 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 9.50 in

Storm Duration:	72.0000 hr
Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 025yr72hr

Scenario: Proposed
Run Date/Time: 8/7/2025 3:40:35 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 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:	~SFWMD-72
		Rainfall Amount:	11.50 in
		Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100yr72hr

Scenario:	Proposed
Run Date/Time:	8/7/2025 4:00:44 PM
Program Version:	StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	240.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 13.50 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Node Max Conditions [Proposed]

Node Name	Sim 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]
BAFFLE BOX OF	003yr24hr	5.44	0.00	3.28	0.0007	0.02	0.02	182
BAFFLE BOX OF	005yr24hr	5.44	0.00	3.62	0.0010	0.52	0.52	242
BAFFLE BOX OF	010yr24hr	5.44	0.00	3.75	0.0010	0.83	0.83	245
BAFFLE BOX OF	010yr72hr	5.44	0.00	4.37	0.0010	2.73	2.73	242
BAFFLE BOX OF	025yr72hr	5.44	0.00	4.64	0.0010	3.08	3.08	242
BAFFLE BOX OF	100yr72hr	5.44	0.00	4.91	0.0010	3.28	3.28	242

Node Max Conditions [Proposed]

Node Name	Sim 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]
DS-12	003yr24hr	6.69	0.00	3.58	0.0006	0.02	0.02	100
DS-12	005yr24hr	6.69	0.00	3.87	0.0010	0.52	0.52	113
DS-12	010yr24hr	6.69	0.00	3.98	0.0010	0.83	0.83	122
DS-12	010yr72hr	6.69	0.00	4.61	0.0010	2.73	2.73	130
DS-12	025yr72hr	6.69	0.00	4.90	0.0010	3.08	3.09	130
DS-12	100yr72hr	6.69	0.00	5.21	0.0010	3.26	3.26	130

Node Max Conditions [Proposed]

Node Name	Sim 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]
DS-13	003yr24hr	6.70	0.00	3.39	0.0007	0.02	0.02	173
DS-13	005yr24hr	6.70	0.00	3.72	0.0009	0.52	0.52	298
DS-13	010yr24hr	6.70	0.00	3.85	0.0010	0.83	0.83	317
DS-13	010yr72hr	6.70	0.00	4.50	0.0009	2.73	2.73	326
DS-13	025yr72hr	6.70	0.00	4.81	0.0010	3.09	3.08	326
DS-13	100yr72hr	6.70	0.00	5.09	0.0010	3.26	3.28	326

Node Max Conditions [Proposed]

Node Name	Sim Name	Warning	Alert Stage	Max Stage	Min/Max	Max Total	Max Total	Max Surface

Node Name	Sim 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]
Frazier Creek 1	003yr24hr	8.00	0.00	4.08	0.0003	20.27	1.03	159828
Frazier Creek 1	005yr24hr	8.00	0.00	4.41	0.0004	30.09	1.54	188531
Frazier Creek 1	010yr24hr	8.00	0.00	4.55	0.0004	34.14	1.71	200521
Frazier Creek 1	010yr72hr	8.00	0.00	5.24	0.0010	49.19	2.28	260222
Frazier Creek 1	025yr72hr	8.00	0.00	5.64	0.0009	61.99	2.66	295163
Frazier Creek 1	100yr72hr	8.00	0.00	6.00	0.0009	74.73	2.98	327038

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 10	003yr24hr	4.50	0.00	3.25	0.0008	90.67	84.79	68542
Frazier Creek 10	005yr24hr	4.50	0.00	3.44	0.0008	125.11	118.44	70963
Frazier Creek 10	010yr24hr	4.50	0.00	3.51	0.0009	138.77	131.61	71811
Frazier Creek 10	010yr72hr	4.50	0.00	3.80	-0.0009	199.55	190.86	74329
Frazier Creek 10	025yr72hr	4.50	0.00	4.11	-0.0009	272.49	262.13	77026
Frazier Creek 10	100yr72hr	4.50	0.00	4.30	-0.0009	320.10	309.03	78664

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 2	003yr24hr	8.00	0.00	4.07	0.0004	20.23	2.62	111395
Frazier Creek 2	005yr24hr	8.00	0.00	4.38	0.0004	30.34	4.08	128269
Frazier Creek 2	010yr24hr	8.00	0.00	4.51	0.0004	34.47	4.60	135584
Frazier	010yr72hr	8.00	0.00	5.17	0.0010	49.76	6.41	171843

Node Name	Sim 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]
Creek 2								
Frazier Creek 2	025yr72hr	8.00	0.00	5.57	0.0010	63.06	7.27	193876
Frazier Creek 2	100yr72hr	8.00	0.00	5.94	0.0010	76.30	8.06	214259

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 3	003yr24hr	9.00	0.00	3.80	0.0003	12.59	5.60	59844
Frazier Creek 3	005yr24hr	9.00	0.00	4.04	0.0003	18.90	8.63	74679
Frazier Creek 3	010yr24hr	9.00	0.00	4.12	-0.0005	21.52	9.84	80262
Frazier Creek 3	010yr72hr	9.00	0.00	4.49	-0.0005	34.36	15.14	102962
Frazier Creek 3	025yr72hr	9.00	0.00	4.70	-0.0007	43.46	18.51	116657
Frazier Creek 3	100yr72hr	9.00	0.00	4.90	-0.0007	52.20	21.72	129290

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 4	003yr24hr	10.50	0.00	8.62	0.0010	33.04	4.41	54450
Frazier Creek 4	005yr24hr	10.50	0.00	8.98	0.0010	49.38	10.32	54450
Frazier Creek 4	010yr24hr	10.50	0.00	9.32	0.0010	55.37	13.22	54450
Frazier Creek 4	010yr72hr	10.50	0.00	10.65	0.0010	80.69	26.92	160236
Frazier Creek 4	025yr72hr	10.50	0.00	11.06	-0.0010	102.25	31.60	247963
Frazier Creek 4	100yr72hr	10.50	0.00	11.33	-0.0010	123.74	34.81	308293

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 5	003yr24hr	10.50	0.00	10.74	-0.0010	37.49	9.36	194204
Frazier Creek 5	005yr24hr	10.50	0.00	11.00	-0.0010	56.31	10.74	336943
Frazier Creek 5	010yr24hr	10.50	0.00	11.08	-0.0010	64.11	10.96	381043
Frazier Creek 5	010yr72hr	10.50	0.00	11.38	-0.0010	94.14	10.16	541381
Frazier Creek 5	025yr72hr	10.50	0.00	11.60	0.0010	119.30	10.60	709620
Frazier Creek 5	100yr72hr	10.50	0.00	11.79	-0.0010	144.36	10.95	886593

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 6	003yr24hr	9.00	0.00	8.58	0.0010	19.32	17.61	19819
Frazier Creek 6	005yr24hr	9.00	0.00	8.71	0.0010	27.36	26.19	20434
Frazier Creek 6	010yr24hr	9.00	0.00	8.74	0.0010	31.45	30.63	20571
Frazier Creek 6	010yr72hr	9.00	0.00	9.34	0.0009	57.59	51.13	23451
Frazier Creek 6	025yr72hr	9.00	0.00	9.98	-0.0010	69.27	58.39	26590
Frazier Creek 6	100yr72hr	9.00	0.00	10.41	-0.0010	78.56	62.85	28749

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 7	003yr24hr	9.50	0.00	8.58	0.0010	20.51	4.80	125954
Frazier Creek 7	005yr24hr	9.50	0.00	8.69	0.0010	30.18	15.06	125954
Frazier Creek 7	010yr24hr	9.50	0.00	8.72	0.0010	34.63	21.81	125950

Node Name	Sim 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]
Frazier Creek 7	010yr72hr	9.50	0.00	9.02	0.0009	60.57	55.39	125955
Frazier Creek 7	025yr72hr	9.50	0.00	9.11	0.0009	70.85	66.95	125954
Frazier Creek 7	100yr72hr	9.50	0.00	9.15	0.0008	78.36	73.96	125954

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 8	003yr24hr	9.00	0.00	8.58	0.0010	4.80	3.59	38365
Frazier Creek 8	005yr24hr	9.00	0.00	8.69	0.0010	15.06	13.39	41777
Frazier Creek 8	010yr24hr	9.00	0.00	8.71	0.0010	21.81	15.80	42451
Frazier Creek 8	010yr72hr	9.00	0.00	8.99	0.0009	55.39	55.12	50926
Frazier Creek 8	025yr72hr	9.00	0.00	9.06	-0.0010	66.95	66.80	51188
Frazier Creek 8	100yr72hr	9.00	0.00	9.10	-0.0010	73.96	73.81	51188

Node Max Conditions [Proposed]

Node Name	Sim 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]
Frazier Creek 9	003yr24hr	6.50	0.00	3.25	-0.0066	27.79	25.55	10480
Frazier Creek 9	005yr24hr	6.50	0.00	3.45	-0.0066	37.83	35.42	11216
Frazier Creek 9	010yr24hr	6.50	0.00	3.52	-0.0066	41.86	39.27	11398
Frazier Creek 9	010yr72hr	6.50	0.00	3.85	-0.0066	80.79	81.71	11398
Frazier Creek 9	025yr72hr	6.50	0.00	4.21	-0.0066	116.84	115.50	11398
Frazier Creek 9	100yr72hr	6.50	0.00	4.43	-0.0066	136.34	134.73	11398

Node Max Conditions [Proposed]

Node Name	Sim 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]
Seacoast Bank	003yr24hr	11.00	0.00	8.06	0.0008	5.00	0.02	11927
Seacoast Bank	005yr24hr	11.00	0.00	8.47	0.0009	7.08	0.52	11927
Seacoast Bank	010yr24hr	11.00	0.00	8.65	0.0010	7.93	0.83	11927
Seacoast Bank	010yr72hr	11.00	0.00	9.79	0.0010	10.55	2.73	30786
Seacoast Bank	025yr72hr	11.00	0.00	10.14	0.0010	13.14	3.08	46336
Seacoast Bank	100yr72hr	11.00	0.00	10.34	0.0010	15.71	3.26	57991

Node Max Conditions [Proposed]

Node Name	Sim 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]
St Lucie River	003yr24hr	999.00	0.00	0.50	0.0000	84.79	0.00	0
St Lucie River	005yr24hr	999.00	0.00	0.50	0.0000	118.43	0.00	0
St Lucie River	010yr24hr	999.00	0.00	0.50	0.0000	131.60	0.00	0
St Lucie River	010yr72hr	999.00	0.00	0.50	0.0000	190.86	0.00	0
St Lucie River	025yr72hr	999.00	0.00	0.50	0.0000	262.13	0.00	0
St Lucie River	100yr72hr	999.00	0.00	0.50	0.0000	309.03	0.00	0

Seacoast Bank Headquarters

Project No. 2104

APPENDIX 4

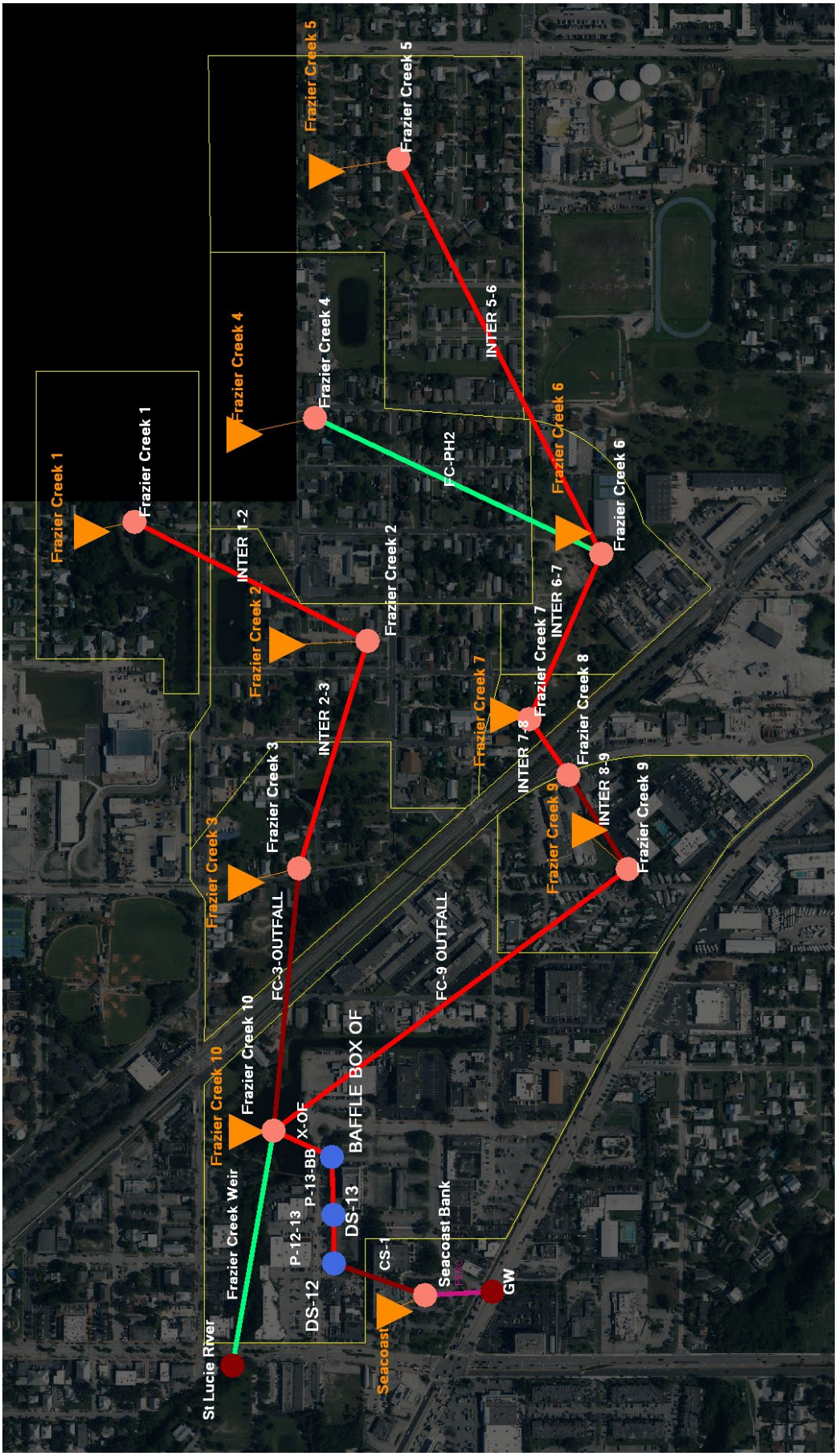
Recovery Analysis Stormwise Model Reports

Node Map

Recovery Analysis Input Report

Recovery Analysis Node Max Report

CAPTEC Engineering, Inc.
Civil Engineering Professionals


Frazier Creek 1
Frazier Creek 1
Frazier Creek 2
Frazier Creek 2
Frazier Creek 3
Frazier Creek 3
Frazier Creek 4
Frazier Creek 4
Frazier Creek 5
Frazier Creek 5
Frazier Creek 6
Frazier Creek 6
Frazier Creek 7
Frazier Creek 7
Frazier Creek 8
Frazier Creek 9
Frazier Creek 9
Frazier Creek 10
Frazier Creek 10
Seacoast
INTER 1-2
INTER 2-3
INTER 5-6
INTER 6-7
INTER 7-8
INTER 8-9
FC-PH2
FC-3-OUTFALL
FC-9 OUTFALL
BAFFLE BOX OF
X-OF
P-13-BB
DS-13
P-12-13
DS-12
CS-1
Seacoast Bank
GW
Frazier Creek Weir
St Lucie River

Simple Basin: Frazier Creek 1

Scenario:	Recovery
Node:	Frazier Creek 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.5000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 10

Scenario:	Recovery
Node:	Frazier Creek 10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	38.5000 ac
Curve Number:	85.4
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 2

Scenario:	Recovery
Node:	Frazier Creek 2
Hydrograph Method:	NRCS Unit Hydrograph

Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	18.5000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 3

Scenario:	Recovery
Node:	Frazier Creek 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	11.7500 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 4

Scenario:	Recovery
Node:	Frazier Creek 4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr

Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	30.0000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 5

Scenario:	Recovery
Node:	Frazier Creek 5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	35.0000 ac
Curve Number:	73.6
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 6

Scenario:	Recovery
Node:	Frazier Creek 6
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	11.0000 ac
Curve Number:	73.6

Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 7

Scenario:	Recovery
Node:	Frazier Creek 7
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	5.0000 ac
Curve Number:	69.8
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Frazier Creek 9

Scenario:	Recovery
Node:	Frazier Creek 9
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.0000 ac
Curve Number:	85.4
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00

Rainfall Name:

Comment:

Simple Basin: Seacoast

Scenario:	Recovery
Node:	Seacoast Bank
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.6300 ac
Curve Number:	80.0
Ia/S:	0.00
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: BAFFLE BOX OF

Scenario:	Recovery
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	4.66 ft
Warning Stage:	5.44 ft
Alert Stage:	0.00 ft

Comment:

Node: DS-12

Scenario:	Recovery
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	4.92 ft
Warning Stage:	6.69 ft

Alert Stage: 0.00 ft

Comment:

Node: DS-13

Scenario: Recovery
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 4.82 ft
Warning Stage: 6.70 ft
Alert Stage: 0.00 ft

Comment:

Node: Frazier Creek 1

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 5.64 ft
Warning Stage: 8.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	2.50	108900
5.00	7.00	304920
6.00	13.50	588060
7.00	22.00	958320
8.00	32.50	1415700

Comment:

Node: Frazier Creek 10

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.11 ft
Warning Stage: 4.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
-1.50	0.00	0
-0.50	0.58	25265
0.50	1.35	58806
1.50	2.31	100624
2.50	3.47	151153
3.50	5.01	218236
4.50	6.75	294030

Comment:

Node: Frazier Creek 2

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 5.57 ft
Warning Stage: 8.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	1.83	79715
5.00	4.93	214751
6.00	9.28	404237
7.00	14.91	649480
8.00	21.79	949172
9.00	29.94	1304186
10.00	39.35	1714086
11.00	50.02	2178871
12.00	61.96	2698978
12.50	68.40	2979504

Comment:

Node: Frazier Creek 3

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.70 ft
Warning Stage: 9.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
3.00	0.00	0
4.00	0.93	40511
5.00	3.31	144184
6.00	7.15	311454
7.00	12.44	541886
8.00	19.18	835481
8.50	23.10	1006236

Comment:

Node: Frazier Creek 4

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.06 ft
Warning Stage: 10.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.50	21780
6.50	1.75	76230
7.50	3.00	130680
8.50	4.25	185130
9.50	5.50	239580
10.50	6.75	294030
11.50	11.33	493535
12.50	22.58	983585
13.50	40.50	1764180

Comment:

Node: Frazier Creek 5

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 11.60 ft
Warning Stage: 10.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
6.00	0.01	436
6.50	0.02	871

Stage [ft]	Volume [ac-ft]	Volume [ft3]
8.50	0.03	1307
10.50	0.04	1742
11.50	2.88	125453
12.50	28.00	1219680

Comment:

Node: Frazier Creek 6

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.98 ft
Warning Stage: 9.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.05	2178
6.50	0.22	9583
7.50	0.50	21780
8.50	0.89	38768
9.50	1.39	60548
10.50	2.00	87120
11.50	2.73	118919

Comment:

Node: Frazier Creek 7

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.11 ft
Warning Stage: 9.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.20	8712
6.50	1.42	61855
7.50	3.76	163786
8.50	7.20	313632
9.50	9.40	409464

Comment:

Node: Frazier Creek 8

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.06 ft
Warning Stage: 9.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
5.50	0.25	10890
6.50	0.55	23958
7.50	0.85	37026
8.50	1.50	65340
9.00	2.00	87120

Comment:

Node: Frazier Creek 9

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 4.21 ft
Warning Stage: 6.50 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
1.20	0.01	436
2.50	0.02	871
3.50	0.35	15246
4.50	0.53	23087
5.50	0.83	36155
6.00	1.12	48787
6.50	2.00	87120

Comment:

Node: GW

Scenario: Recovery

Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 4.50 ft
Warning Stage: 4.50 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	4.50
0	0	0	999.0000	4.50

Comment:

Node: Seacoast Bank

Scenario: Recovery
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 10.14 ft
Warning Stage: 11.00 ft
Alert Stage: 0.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
5.00	0.00	0
5.50	0.14	5955
6.00	0.27	11892
6.50	0.41	17847
7.00	0.55	23801
7.50	0.68	29756
8.00	0.82	35719
8.50	0.86	37549
9.00	0.91	39770
9.50	1.15	50225
10.00	1.39	60548
10.50	2.02	88165
11.00	2.94	127979
11.50	3.99	173935
12.00	5.05	219847
12.50	6.10	265803
13.00	7.16	311759

Comment:

Node: St Lucie River

Scenario: Recovery

Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 0.50 ft
Warning Stage: 999.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	0.50
0	0	0	999.0000	0.50

Comment:

Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	Recovery	Invert:	5.00 ft	Invert:	5.00 ft
From Node:	Seacoast Bank	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	DS-12	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 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:	436.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	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:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	8.00 ft	Ref Node:	
Control Elevation:	8.00 ft	Discharge Coefficients	
Max Depth:	1.00 ft	Weir Default:	3.200
Max Width:	0.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	None	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	9.00 ft	Ref Node:	
Control Elevation:	9.00 ft	**Discharge Coefficients**	
Max Depth:	1.00 ft	Weir Default:	3.200
Max Width:	4.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: FC-3-OUTFALL		Upstream Pipe		Downstream Pipe	
Scenario:	Recovery	Invert:	2.65 ft	Invert:	-0.99 ft
From Node:	Frazier Creek 3	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 10	**Geometry: Circular**		**Geometry: Circular**	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Pipe Flow Direction:	Both	**Bottom Clip**			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 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:	400.00 ft	**Top Clip**			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	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:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Trapezoidal	Op Table:	
Invert:	3.00 ft	Ref Node:	
Control Elevation:	3.00 ft		

Max Depth:	999.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	0.00 ft
Left Slope:	5.670 (h:v)
Right Slope:	5.670 (h:v)

Discharge Coefficients

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

Weir Comment:

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	5.00 ft
Control Elevation:	5.00 ft
Max Depth:	3.50 ft
Max Width:	4.00 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

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

Weir Comment:

Drop Structure Comment:

Pipe Link: FC-9 OUTFALL

Scenario:	Recovery
From Node:	Frazier Creek 9
To Node:	Frazier Creek 10
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Length:	100.00 ft
FHWA Code:	1
Entr Loss Coef:	0.00
Exit Loss Coef:	0.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream

Invert:	-0.25 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	6.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Downstream

Invert:	-0.25 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	6.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Comment:

Weir Link: FC-PH2

Scenario:	Recovery
From Node:	Frazier Creek 4
To Node:	Frazier Creek 6
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	5.50 ft
Control Elevation:	5.50 ft
Cross Section:	FC-PH2

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Link: Frazier Creek Weir

Scenario:	Recovery
From Node:	Frazier Creek 10
To Node:	St Lucie River
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	1.00 ft
Control Elevation:	1.00 ft
Cross Section:	FC-Weir

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Pipe Link: INTER 1-2

Scenario:	Recovery
From Node:	Frazier Creek 1
To Node:	Frazier Creek 2
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Length:	90.00 ft
FHWA Code:	1
Entr Loss Coef:	0.00
Exit Loss Coef:	0.00
Bend Loss Coef:	0.00

Upstream		Downstream	
Invert:	1.50 ft	Invert:	1.50 ft
Manning's N:	0.0130	Manning's N:	0.0130
Geometry: Circular		**Geometry: Circular**	
Max Depth:	1.25 ft	Max Depth:	1.25 ft
Bottom Clip			
Default:	0.00 ft	Default:	0.00 ft
Op Table:		Op Table:	
Ref Node:		Ref Node:	
Manning's N:	0.0000	Manning's N:	0.0000
Top Clip			
Default:	0.00 ft	Default:	0.00 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: INTER 2-3		Upstream		Downstream	
Scenario:	Recovery	Invert:	3.00 ft	Invert:	3.00 ft
From Node:	Frazier Creek 2	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	480.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 5-6		Upstream		Downstream	
Scenario:	Recovery	Invert:	6.10 ft	Invert:	6.10 ft
From Node:	Frazier Creek 5	Manning's N:	0.0240	Manning's N:	0.0240
To Node:	Frazier Creek 6	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	1200.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 6-7		Upstream		Downstream	
Scenario:	Recovery	Invert:	5.25 ft	Invert:	5.25 ft

From Node:	Frazier Creek 6	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	Frazier Creek 7	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	48.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 7-8		Upstream		Downstream	
Scenario:	Recovery	Invert:	4.50 ft	Invert:	4.50 ft
From Node:	Frazier Creek 7	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Frazier Creek 8	Geometry: Circular		Geometry: Circular	
Link Count:	3	Max Depth:	3.00 ft	Max Depth:	3.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	50.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: INTER 8-9		Upstream Pipe		Downstream Pipe	
Scenario:	Recovery	Invert:	2.40 ft	Invert:	2.10 ft
From Node:	Frazier Creek 8	Manning's N:	0.0240	Manning's N:	0.0240
To Node:	Frazier Creek 9	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	5.70 ft	Max Depth:	5.70 ft
Pipe Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 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:	100.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft

Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	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:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	8.50 ft	Ref Node:	
Control Elevation:	8.50 ft	**Discharge Coefficients**	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	50.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Pipe Link: P-12-13		Upstream		Downstream	
Scenario:	Recovery	Invert:	3.50 ft	Invert:	3.30 ft
From Node:	DS-12	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	DS-13	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	173.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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: P-13-BB		Upstream		Downstream	
Scenario:	Recovery	Invert:	3.30 ft	Invert:	3.00 ft

From Node:	DS-13	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	BAFFLE BOX OF	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	263.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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:

Percolation Link: PERC

Scenario:	Recovery	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Seacoast Bank		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	1224.00 ft
Flow Direction:	Both	Perimeter 2:	1896.00 ft
Aquifer Base Elevation:	-50.00 ft	Perimeter 3:	5481.00 ft
Water Table Elevation:	4.50 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	16.000 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	10.000 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.200		
Layer Thickness:	0.50 ft		

Comment: K = 3.67 x 10-4
Kh = K * 3600 * 24
Kv = 2/3 * Kh

Pipe Link: X-OF		Upstream		Downstream	
Scenario:	Recovery	Invert:	3.22 ft	Invert:	1.69 ft
From Node:	BAFFLE BOX OF	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Frazier Creek 10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	108.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	0.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 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:

Simulation: Recovery Analysis

Scenario: Recovery
Run Date/Time: 8/7/2025 4:29:02 PM
Program Version: StormWise 4.08.03

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	288.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000
0	0	0	30.0000	30.0000
0	0	0	50.0000	15.0000
0	0	0	70.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

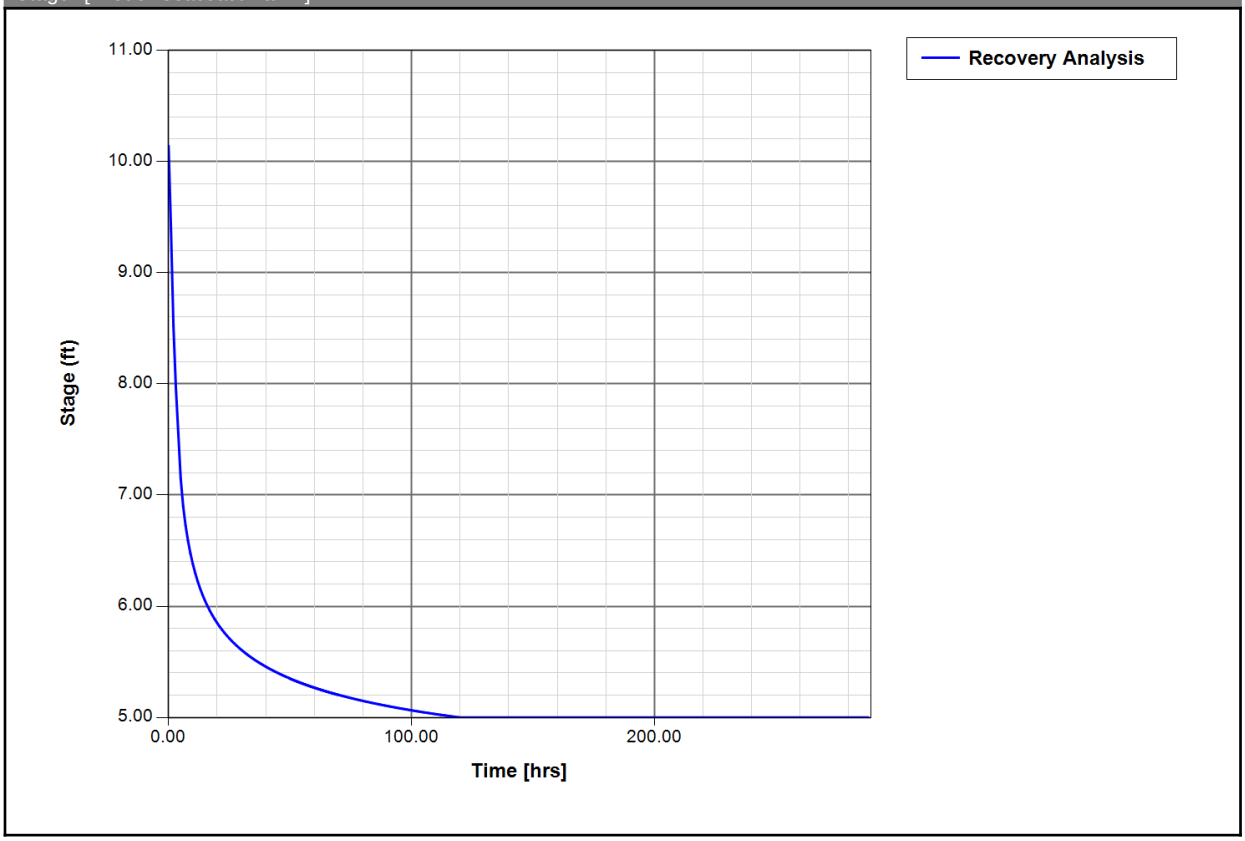
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 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:	No Rainfall
Link Optimizer Tol:	0.0001 ft		
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Stage [Node: Seacoast Bank]



Seacoast Bank Headquarters

Project No. 2104

APPENDIX 5

Geotechnical Engineering Evaluation Report

Andersen Andre Consulting Engineering, Inc. (February 2025)

CAPTEC Engineering, Inc.
Civil Engineering Professionals

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION SEACOAST BANK NEW HEADQUARTERS STUART, MARTIN COUNTY, FLORIDA

AACE FILE NO. 25-101

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SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION SEACOAST BANK NEW HEADQUARTERS STUART, MARTIN COUNTY, FLORIDA

AACE FILE NO. 25-101

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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 25-101
February 11, 2025

Seacoast Banking Corporation of Florida
815 South Colorado Avenue
Stuart, FL 34994

Attention: Ms. Tracey Dexter
EVP, CFO

SUBSURFACE SOIL EXPLORATION AND
GEOTECHNICAL ENGINEERING EVALUATION
SEACOAST BANK NEW HEADQUARTERS
STUART, MARTIN COUNTY, FLORIDA

1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a subsurface exploration and geotechnical engineering analyses for the above referenced project. The purpose of performing this exploration was to explore shallow soil types and groundwater levels as they relate to the proposed three-story office building construction, and restrictions which these soil and groundwater conditions may place on the proposed site development. Our work included Standard Penetration Test (SPT) borings, hand auger borings, soil hydraulic conductivity (exfiltration) testing, pavement coring, laboratory testing, and engineering analyses. This report documents our explorations and tests, presents our findings, and summarizes our conclusions and recommendations.

2.0 EXECUTIVE SUMMARY

The following summary is intended to provide a brief overview of our findings and recommendations, however, the report should be read in its entirety by the project design team members.

- The proposed building site, at the locations and depths explored, was found to be underlain by very loose to moderately dense fine sands (SP) and occasionally slightly clayey to clayey fine sands (SP-SC/SC) to depths of about 35 to 40 feet below grade, followed by medium dense to very dense fine sands (SP) with shell and cemented fragments reaching the termination depths of our borings.

- The groundwater table was encountered at depths of about 5.5 to about 8.5 feet below the existing grades.

- Settlement computations using the loads for the proposed three-story office building provided by the project Structural Engineer indicate that shallow foundations proportioned for an allowable bearing pressure of 2,500 pounds per square foot (psf) and bearing on conventionally prepared soils would result in total settlements in excess of 2 inches.

- To increase the soil stiffness, reduce foundation settlements and reduce foundation sizes, the foundation soils for the proposed building should be improved using the Vibro-Replacement Technique (VRT) to depths of about 35 feet below the foundation bearing level. VRT is a deep foundation improvement method typically used to densify loose strata of mixed silt-clay/sand soil matrices. It is performed by inserting a vibratory probe into the ground under its own weight as water is injected through the probe tip. Loose sand around the vibrating probe liquefies and is displaced laterally. The excess water is expelled at the ground surface and clean gravel (FDOT #57 stone) is added to the formed depression to maintain the desired ground elevation and to fill the space occupied by the probe as it is retrieved. The result is a column of densified sand and gravel ("stone columns") with a diameter of 5 to 6 feet. Shallow foundations supported on soils improved with VRT can be proportioned for a maximum allowable bearing pressure of 5,000 psf.

- For foundations designed and constructed as recommended herein we expect maximum settlements less than 1 inch and maximum differential settlements less than 0.5 inches. Due to the granular nature of the subsurface soils present in the area, the settlements due to the dead load of the structures should occur rapidly as they are erected and should have virtually ceased by the time construction is completed.

- Typical pavement sections consisting of an asphaltic wearing surface atop a calcareous base, followed by a stabilized subgrade on compacted natural soils is considered appropriate for the project.

- Aside from the recommended VRT ground improvement, site preparation procedures will include clearing, stripping and grubbing of all surface vegetation and organic topsoil, pavement sections, removal of underground utilities and drainage, followed by proofrolling of building and pavement areas.

3.0 SITE INFORMATION AND PROJECT UNDERSTANDING

3.1 Site Location and Description

The subject Seacoast Bank branch is located at 815 South Colorado Avenue in Stuart, Martin County, Florida (within Section 4, Township 38 South, Range 41 East). The location of the subject site is graphically depicted on the Site Vicinity Map (2024 aerial photograph) as well as on a reproduction of the USGS Topographic Quadrangle Map of "Palm City, Florida", both presented on Figure No. 1. The USGS Quadrangle Map depicts the subject property as being relatively level with an average surface elevation of about 10 feet relative to the National Geodetic Vertical Datum (NGVD) of 1929.

The site is currently occupied by two 2- and 3-story office buildings, a single-story drive-thru facility, paved surface parking and a shallow retention area.

3.2 Review of USDA Soil Survey

According to the USDA NRCS Web Soil Survey, the predominant surficial soil type within the subject site is Urban land (USDA NRCS Map Unit 23). Per the 1981 USDA Soil Survey Manuscript for Martin County, this miscellaneous area is more than 70 percent covered by shopping centers, parking lots, large buildings, houses, streets, sidewalks, airports, and related facilities. The natural soil cannot be observed. Unoccupied areas, mostly lawns, vacant lots, playgrounds, and parks, consist mainly of St. Lucie, Paola, Pomello, and Waveland soils. These soils have been generally altered by grading and shaping, or have been covered with 5 to 12 inches of sandy fill materials.

The approximate location of the subject site is shown superimposed on an aerial photograph obtained from the USDA Web Soil Survey on Figure No. 1. Further, excerpts from the USDA Web Soil Survey summary report are included in Appendix I.

3.3 Project Understanding

Based on our review of the provided project-related information, we understand that it is proposed to redevelop the following two parcels which comprise the Seacoast Bank Colorado Avenue campus in downtown Stuart, Martin County, Florida:

- Parcel ID 04-38-41-000-000-00380-6 (6.2964 acres)
- Parcel ID 04-38-41-018-000-00050-5 (1.7821 acres)

Based on our review of the provided conceptual Phase 1 site plan, the proposed development will consist of a three-story office building. Additional site development features will include paved surface paving and drainage improvements.

Based on our cursory review of the Structural Narrative (prepared by McNamara-Silva Structural Engineers), we understand that the proposed three-story office building will be constructed with structural steel framing and CMU walls, with maximum column loads of 275 kips and maximum wall loads of 10 kips per foot.

We note that a potential future three-level parking garage may be constructed about 100 feet to the northeast of the proposed office building. This report does not include geotechnical engineering explorations or analysis for the potential future parking garage.

4.0 FIELD EXPLORATION PROGRAM

To explore subsurface conditions at the site, the exploration program summarized in Table 1 below was completed:

Table 1 - Field Exploration Program

Field Work Type	Standard	# of Borings	Depth Below Grade [feet]	Location
Standard Penetration Test (SPT) borings	ASTM D1586	5	60	Refer to Figure No. 2
Auger borings	ASTM D1452	10	7	Refer to Figure No. 2
Soil Hydraulic Conductivity Test	SFWMD ERPIM(1)	3	6	Refer to Figure No. 2
Pavement Cores	N/A	5	2	Refer to Figure No. 2

Note to Table 1: (1) SFWMD Environmental Resource Permit Information Manual

Our site visits and field work were completed during the month of January 2025. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided site plan, aerial photographs, existing site features, and a hand-held GPS unit. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 15 feet of those shown on Figure No. 2.

Summaries of AACE's field procedures are included in Appendix II and the individual boring profiles are presented on the attached Sheets No. 1 through 3. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

5.0 OBSERVED SUBSURFACE CONDITIONS

5.1 General Soil Conditions

Detailed subsurface conditions are illustrated on the soil boring profiles presented on the attached Sheets No. 1 through 3. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, the soils on the site at the location and depths explored consist generally of a thin mantle of topsoil (borings TB-1 and TB-2) or a pavement section (borings TB-3, TB-4 and TB-5) followed by very loose to moderately dense fine sands (SP) and occasionally slightly clayey to clayey fine sands (SP-SC/SC) to depths of about 35 to 40 feet below grade, in turn followed by medium dense to very dense fine sands (SP) with shell and cemented fragments reaching the termination depths of our borings.

The above soil profile is outlined in general terms only; please refer to the attached Sheets No. 1 through 3 for individual soil profile details.

5.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 through 3. As can be seen, the groundwater table was generally encountered at depths of about 5.5 to about 8.5 feet below the existing ground surface. The shallower groundwater table was encountered in borings TB-1 and TB-2 which were completed within a shallow retention area.

Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

5.3 Soil Hydraulic Conductivity Testing

Three (3) soil hydraulic conductivity tests were performed at the approximate locations shown on Figure No. 2. Table 2 below summarizes the results of these tests, and the individual test reports are included in Appendix III.

Table 2 - Soil Hydraulic Conductivity Test Results

Test No.	Groundwater Depth (ft-bls)	Flow Rate, Q (cfs)	Hydraulic Conductivity, K (cfs/sqf - ft head)
EX-1	Not Encountered (>6')	9.1×10^{-3}	3.1×10^{-4}
EX-2	Not Encountered (>6')	1.0×10^{-2}	3.5×10^{-4}
EX-3	Not Encountered (>6')	1.3×10^{-2}	4.4×10^{-4}

5.4 Pavement Coring

To explore the existing pavement section at select locations, five (5) 4-inch diameter pavement cores and shallow auger borings were completed at the approximate locations shown on Figure No. 2. The auger boreholes were backfilled with accumulated soil cuttings upon completion of the borings, and the pavement core holes were restored using asphalt cold-patch material. Table 3 below summarizes the findings from the pavement coring efforts.

Table 3 - Pavement Core Summary

Core ID	Location	Depth (inches below top-of-asphalt)	Material Description
PC-1	Refer to Figure No. 1	0 - 1 1 - 2½ 2½ - 10½ 10½ - 24 EOB	Asphalt Black Base Limerock Base Brown fine sand (SP) GWT not encountered
PC-2	Refer to Figure No. 1	0 - 1 1 - 10 10 - 24 EOB	Asphalt Limerock Base Gray-brown fine sand (SP) GWT not encountered
PC-3	Refer to Figure No. 1	0 - 3¼ 3¼ - 12 12 - 21 21 - 24 EOB	Asphalt Limerock Base Light brown fine sand (SP) w. rock Brown fine sand (SP) GWT not encountered
PC-4	Refer to Figure No. 1	0 - 1 1 - 4 4 - 7 7 - 24 EOB	Asphalt Black Base Brown fine sand (SP) Gray-brown fine sand (SP) GWT not encountered
PC-5	Refer to Figure No. 1	0 - 1 1 - 9 9 - 24 EOB	Asphalt Limerock Base Gray-brown fine sand (SP) GWT not encountered

Based on our visual observations and our experience with roadway construction and testing, the encountered limerock base course materials appear to be of a suitable quality and would likely exhibit a Limerock Bearing Ratio (LBR) value in excess of 100, if tested.

6.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the SPT sampler and auger buckets, placed the recovered soil samples in moisture-proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in accordance with the Unified Soil Classification System, USCS.

Further, representative samples were selected for limited soil index property laboratory testing, consisting of moisture content tests (ASTM D2216), percent fines tests (ASTM D1140) and organic content tests (ASTM D2974). These tests were performed to aid in classifying the soils and to help evaluate the general engineering characteristics of the site soils. The results of our classifications and laboratory analyses are presented in Appendix IV and shown on the soil boring profiles (Sheets No. 1 through 3).

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7.0 GEOTECHNICAL ENGINEERING EVALUATION

7.1 General

Based on the findings of our site exploration, our evaluation of subsurface conditions, and judgment based on our experience with similar projects, it is our opinion that the foundation soils below the load-bearing wall and column foundations for the proposed three-story office building should be improved with the Vibro-Replacement Technique (VRT) so as to increase the soil stiffness and reduce foundation settlements. The VRT treatment depth should be about 35 feet below the foundation bearing level. Shallow foundations supported on soils improved with VRT can be proportioned for an allowable bearing pressure of 5,000 psf, or less.

Following are specific recommendations for site preparation procedures, foundation design, and pavement systems for the project.

7.2 Site Preparation Recommendations

The site preparation we recommend for this site consists of the following:

- Clear, grub and strip the building areas within ten feet outside construction perimeters of all surface vegetation, topsoil and pavement sections.
- Remove all underground utilities and drainage features, and backfill these areas with granular materials placed in individually compacted lifts.
- Fill and level the construction areas as needed.
- Densify deep foundation soils using the Vibro-Replacement Technique (VRT) to depths of 35 feet below the foundation bearing level.
- After the VRT implementation, prepare suitable bearing surfaces and slab areas using a vibratory roller.

7.2.1 Vibro-Replacement Technique (VRT)

The soils beneath the load-bearing wall and column foundations for the proposed three-story office building should be improved using the Vibro-Replacement Technique (VRT) to depths of 35 feet below the foundation bearing level. If hard resistance to the VRT probe advancement is encountered at shallower depths feet, the depth of improvement may be shortened, based on the Geotechnical Engineer's field observations.

The VRT ground improvement process is a highly specialized technique, and its successful completion depends on the experience of the specialty contractor, the size and energy of the equipment used, and the spacing of the probe locations. A site specific VRT ground improvement program will be designed and performed by the specialty contractor selected for the project. The design will include post-improvement design soil bearing pressures as well as anticipated total and differential settlements. The ground improvement plan should be reviewed by AACE prior to initiation of the VRT program. We emphasize that the review and approval of the VRT plan by AACE should not be considered as a warranty or guarantee that the intended improvements will be achieved. The responsibility for achieving the required soil improvement is the sole responsibility of the specialty contractor.

The effectiveness of the VRT implementation should be confirmed by performing Standard Penetration Test (SPT) borings (ASTM D1586) after the ground improvement has been completed. Quality assurance criteria should be established for confirming that the required level of soil improvement has been achieved. We recommend that for SPT borings, the mean N-value within the improved soil zone be at least 18 blows per foot, with no single N-value less than 15 blows per foot. Note that the specialty contractor will review the results of the confirmation SPT borings and evaluate the effectiveness of the VRT ground improvement with regards to design bearing pressure and anticipated settlements. The post ground improvement borings should not be performed until at least 48 hours following completion of the VRT points in order to allow sufficient time for dissipation of any excess pore water pressure in the soils.

In addition, the production of the VRT points should be monitored continuously to confirm the depth of each probe and that the desired pressures are achieved as the probe is advanced back to the ground surface.

7.2.2 Vibratory Roller Compaction

The VRT ground improvement method does not generally densify soils in the upper 3 to 5 feet of the subsurface profile due to lack of overburden pressure and confinement. Hence, following the implementation and verification of the VRT soil improvement program, the building area should be compacted with an 10 ton vibratory roller. Any soft, yielding soils detected should be excavated and replaced with clean, compacted backfill that conforms with the recommendations below. Sufficient passes should be made during the proofrolling operations to produce dry densities not less than 95 percent of the modified Proctor (ASTM D1557) maximum dry density of the compacted material to depths of 2 feet below the compacted surface, or 2 feet below the bottom of footings, whichever is lower. In any case, the building areas should receive not less than 10 overlapping passes, half of them in each of two perpendicular directions.

After the exposed surface has been proofrolled and tested to verify that the desired dry density has been obtained, the building areas may be filled to the final grades. All fill material should conform to the recommendations below. It should be placed in uniform layers not exceeding 12 inches in loose thickness. Each layer should be compacted to a dry density not less than 95 percent of its modified Proctor (ASTM D1557) maximum value.

Note that after completion of the general site preparation, when excavations for the construction of foundations are made through the compacted natural ground, fill or backfill, the bottoms of the excavations are to be tamped so as to densify soils loosened during or after the excavation process, or washed or sloughed into the excavation prior to the placement of forms. A plate tamper can be used for this final densification immediately prior to the placement of reinforcing steel, with previously described density requirements to be maintained below the foundation level.

After foundation forms are removed, backfill around foundations should be placed in lifts six inches or less in thickness, with each lift individually compacted with a plate tamper. The backfill should be compacted to a dry density of at least 95 percent of the modified Proctor maximum dry density.

7.2.3 Off-Site Vibrations

We recommend that the site preparation contractor closely monitor the vibrations produced during the VRT and the vibratory roller operations so that they do not adversely affect any nearby structures. Should there be concern about vibration levels produced by the site preparation operations, a seismograph with a suitable indicator range may be arranged on the site while this work is undertaken. We remain available for performing these services and for further consultation in this regard.

7.2.4 Fill Material

- General Site Fill:
  All general site fill materials should consist of clean sands or fragmented limerock, free of organics and other deleterious materials. The fill materials should have no more than 10-12 percent by dry weight passing the U.S. No. 200 sieve, and no particle larger than 3 inches in diameter.

- VRT Depressions:
  The use of recycled concrete in lieu of natural, crushed limerock gravel as backfill to the VRT depressions is not recommended. Frequently, fines, debris or poorly graded minor particles are included in the final crushed concrete product. We have in the past rejected such materials due to the presence of excessive amounts of these concrete crushing by-products, resulting in lost production time. Hence, it is recommended that the chosen VRT contractor utilize FDOT #57 limerock stone.

7.2.5 Groundwater Control and Excavations

Dewatering measures may be required for underground utility installations (particularly gravity sewer pipes and structures), and potentially also for underground stormwater/drainage systems. The Contractor should be responsible for designing and maintaining the proposed dewatering systems. We do not recommend backfilling in wet conditions; all work should take place "in-the-dry".

To prevent trench instability, groundwater should be drawn down prior to excavation and should be maintained at least 2 feet below the trench/excavation bottom until digging, placement and compaction of fill and backfill soils is complete, and sufficient deadweight exists on pipes and buried/embedded structures to prevent uplift. Decommissioning of dewatering systems should be addressed in the contractor's dewatering submittal. Water from dewatering pumps should be discharged as far as practically possible away from the work areas to prevent return flow and/or erosion. We note that the encountered clayey soils may be difficult to dewater.

If wet weather conditions are experienced during construction, the contractor should limit the duration of open cuts, slope the excavation bottom to facilitate drainage and/or provide berms to limit runoff into the excavations. The contractor should have pumps available to intercept and remove any localized inflows. In addition, excavated soils should be stockpiled to promote runoff and limit wetting of the soils.

Any excavation should be made in accordance with applicable State and Federal requirements and guidelines. The recommendations and definitions in OSHA 29 C.F.R. Part 1926 Subpart P "Excavations" and the Florida Trench Safety Act should be reviewed and utilized for any subsurface excavation efforts. Excavated materials should not be stockpiled at the edge of the excavation within a horizontal distance equal to the excavation depth. Trench boxes or engineered shoring system may be required; the design and implementation of temporary slopes and shoring systems is the responsibility of the Contractor. Further, the Contractor is to be responsible for the integrity of adjacent property, protecting adjacent roadway ROW, and for implementing all necessary safety measures.

7.3 Shallow Foundations and Ground Floor Slab

Following the preparation of the foundation soils in accordance with the above site preparation recommendations, including VRT implementation, the site should be suitable for supporting the proposed three-story office building on conventional shallow foundations proportioned for an allowable bearing stress of 5,000 pounds per square foot [psf], or less. All continuous foundations should be at least 24 inches wide, and all individual column footings should have a minimum width of 36 inches. Exterior foundations should bear at least 18 inches below adjacent outside final grades.

Based upon the boring information and the provided loading conditions, we estimate that the recommended allowable bearing stress will provide a minimum factor of safety in excess of two against bearing capacity failure. With the site prepared and the foundations designed and constructed as recommended, we anticipate total settlements of one inch or less, and differential settlement between adjacent similarly loaded footings less than one-half inch. Because of the granular nature of the subsurface soils, the majority of the settlements should occur during construction; post-construction settlement should be minimal.

We recommend that AACE inspect all footing excavations in order to verify that footing bearing conditions are consistent with expectations.

After the ground surface is proofrolled and filled as recommended in this report, the ground floor slab can be placed directly on the vibratory roller compacted subgrade. In our opinion, a highly porous base material is not necessary. We recommend to use a minimum of 10 mil polyolefin film as the main component of a vapor barrier system. We recommend isolating the ground floor slab from column and wall foundations. Care must be exercised in installing control joints shortly after placing the concrete, and in placing and maintaining the steel reinforcement at its designated elevation within the floor slab.

If needed for the foundation design, we recommend using the following conservative estimates of pertinent engineering properties of well-compacted granular materials.

Table 4: Soil Parameters

Depth [feet]	Soil Description	Dry Unit Weight [pcf]	Submerged Unit Weight [pcf]	Friction Angle [degrees]	Cohesion [psf]
0-5	Well-compacted granular materials	115	65	35	0

The concrete-soil interaction friction angle ϕ_f is estimated to be 26° for well-compacted fill material. To obtain the coefficient of friction between the concrete foundations and the soil, use the following equation:

$$\mu = \tan(\phi_f)$$

where μ is the coefficient of friction.

The Rankine coefficients of lateral pressures can be obtained from the following equations:

Active pressure: $K_a = \tan^2(45 - \phi/2)$
Passive pressure: $K_p = \tan^2(45 + \phi/2)$
where ϕ is the friction angle of the soil (see Table 3).

A coefficient of earth pressure at rest (K_0) of 0.47 may be used in the design. In addition, for the design of ground floor slabs a modulus of subgrade reaction of 150 pounds per cubic inch can be used provided that the slabs are underlain by at least 18 inches of well-compacted granular materials.

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8.0 PAVEMENT RECOMMENDATIONS

8.1 General

Actual pavement section thickness should be provided by the design Civil Engineer based on traffic loads, volume, and the owners design life requirements. The following sections presents minimum thicknesses representative of typical load and construction practices. In addition, recommendations for a rigid pavement design are presented for use in delivery areas, dumpster pads, etc.

We recommend that the pavement sections be installed late in construction when most heavy construction traffic has ceased. If base material is placed during construction to provide a working surface it should be proofrolled, leveled, and thickened as required prior to paving at the end of construction.

8.2 Flexible Pavement Sections

We recommend a pavement section consisting of an asphaltic concrete wearing surface on a calcareous base course supported on stabilized subbase over well-compacted subgrade. After clearing and proofrolling the site surface as previously recommended, the surficial soils should be suitable to support the pavement sections. The embankment material should be compacted to a dry density of 98 percent of the modified Proctor (ASTM D1557/AASHTO T-180) maximum dry density of the compacted soil to a depth of one foot below the surface.

- The subbase material to a depth of 12 inches should have a minimum Limerock Bearing Ratio (LBR) value (FDOT FM 5-515) of 40 and it should be compacted to at least 98 percent of its modified Proctor (ASTM D1557 or AASHTO T-180) maximum dry density.

- The base course may consist of crushed limerock or coquina and should have a minimum Limerock Bearing Ratio (LBR) value (FDOT FM 5-515) of 100. We recommend a base course at least 6 inches thick for standard pavements and a base course of 10 inches for heavy-duty pavements. The 6-inch base course may be placed and compacted in a single layer, however, the 10-inch base course should be placed and compacted in two layers. All base course material should be compacted to at least 98 percent of its modified Proctor maximum dry density.

- We recommend an FDOT Type SP-9.5 or SP-12.5 asphaltic wearing surface. We recommend a wearing surface 1.5 inches thick on standard pavement and 2.5 inches thick on heavy-duty pavement. The 2.5-inch wearing surface should be placed and compacted in two layers. Care must be exercised to place the asphalt over dry, well primed base material.

Table 5 summarizes the recommended flexible pavement sections.

Table 5 - Flexible Pavement Summary

Traffic Group	Thickness [inches]			Structural Number
	Stabilized Subgrade	Base Course	Asphalt Surface	
Light Duty (interior roads): Auto parking area, light panel and pickup trucks; average gross vehicle weight of 4,000 lbs.	12	6	1.5	2.7
Heavy Duty: Bus drop-off areas, delivery trucks; average gross vehicle weight of 25,000 lbs	12	10	2.5	3.8

8.3 Rigid Pavement Sections

After clearing and proofrolling the site surface as previously recommended, the surficial soils should be suitable to support the pavement sections. The subgrade material should be compacted to a dry density of 98 percent of the modified Proctor (ASTM D1557 or AASHTO T-180) maximum dry density of the compacted soil to a depth of two feet below the surface. The subgrade surface should be saturated immediately prior to concrete placement to provide adequate moisture for curing of the concrete.

We recommend a six-inch thick pavement section of Portland cement concrete. The concrete should have a minimum 28-day compressive strength of 4,000 psi. Construction control joints should be placed no more than 15 feet apart in either direction and should be at least one-quarter of the thickness of the concrete. They should be cut as soon as the concrete will support the crew and equipment (8 to 12 hours). The concrete should be cured by moist curing or by application of a liquid curing compound. Steel reinforcement within the concrete pavement (if needed) should be designed by the project civil or structural engineer.

8.4 Curbing

The curbing around landscaped areas adjacent to pavement should be constructed with full-depth curb sections. Use of extruded curb sections that lie directly above the final asphalt surface, or omission of the curbing, can allow migration of irrigation water from the landscaped areas. The excess water often causes separation of the asphalt wearing surface from the base and softening of the base material, resulting in early deterioration of the pavement.

9.0 QUALITY CONTROL PROGRAM

We recommend establishing a robust quality control program to verify that all site preparation, VRT implementation, foundation construction and pavement construction is conducted in accordance with the appropriate plans and specifications. Materials testing and inspection services should be provided by Andersen Andre Consulting Engineers, Inc.

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10.0 CLOSURE

The geotechnical evaluation submitted herein is based on the data obtained from the soil boring profiles presented on Sheets No. 1 through 3, and our understanding of the project as previously described. Limitations and conditions to this report are presented in Appendix V.

This report has been prepared in accordance with generally accepted soil and foundation engineering practices for the exclusive use of Seacoast Banking Corporation of Florida. No other warranty, expressed or implied, is made.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

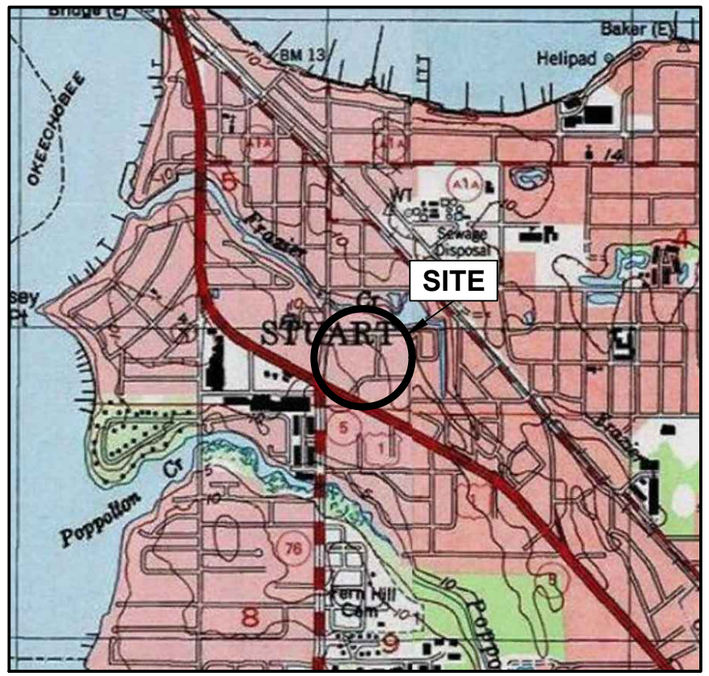
Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956

David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969

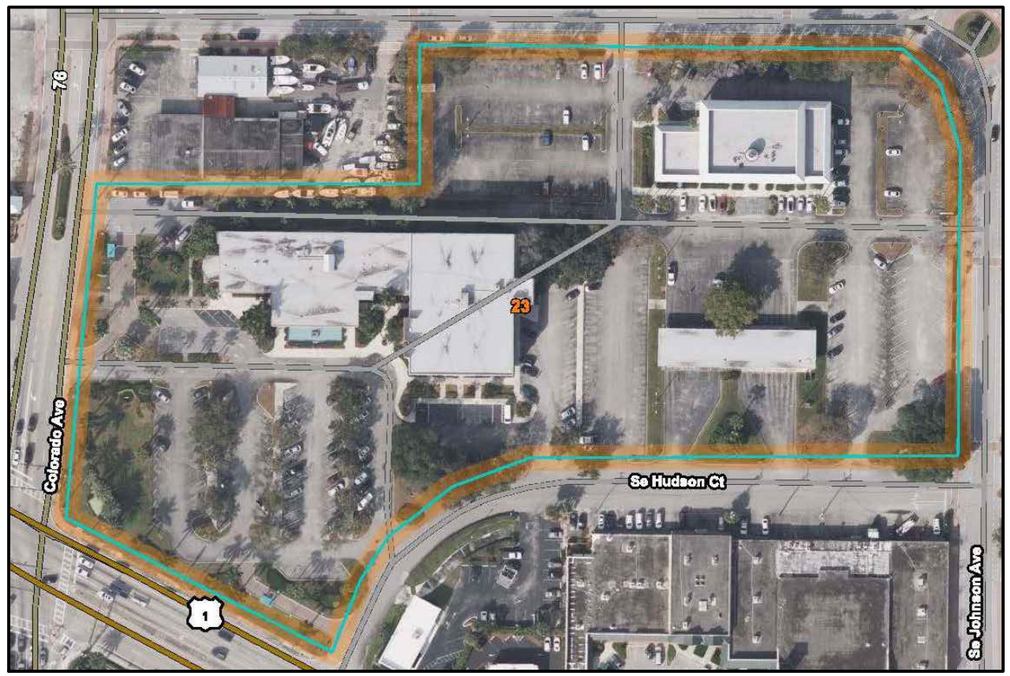
This report has been digitally signed by Peter G. Andersen, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2024 AERIAL PHOTOGRAPH

USGS TOPOGRAPHIC QUADRANGLE MAP OF "PALM CITY, FL"



USDA SOIL SURVEY MAP



PUBLIC LAND SURVEY SYSTEM

Section 4, Township 38 South, Range 41 East

MARTIN COUNTY PROPERTY APPRAISER

PARCEL ID 04-38-41-000-000-00380-6 (6.3 ac)
PARCEL ID 04-38-41-018-000-00050-5 (1.8 ac)

USDA NRCS SOIL TYPE WITHIN SITE

23: Urban land

NORTH

NOT TO SCALE

Sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey

AACE

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com

SITE VICINITY MAPS

SUBSURFACE SOIL EXPLORATION AND
GEOTECHNICAL ENGINEERING EVALUATION
SEACOAST BANK NEW HEADQUARTERS
STUART, MARTIN COUNTY, FLORIDA

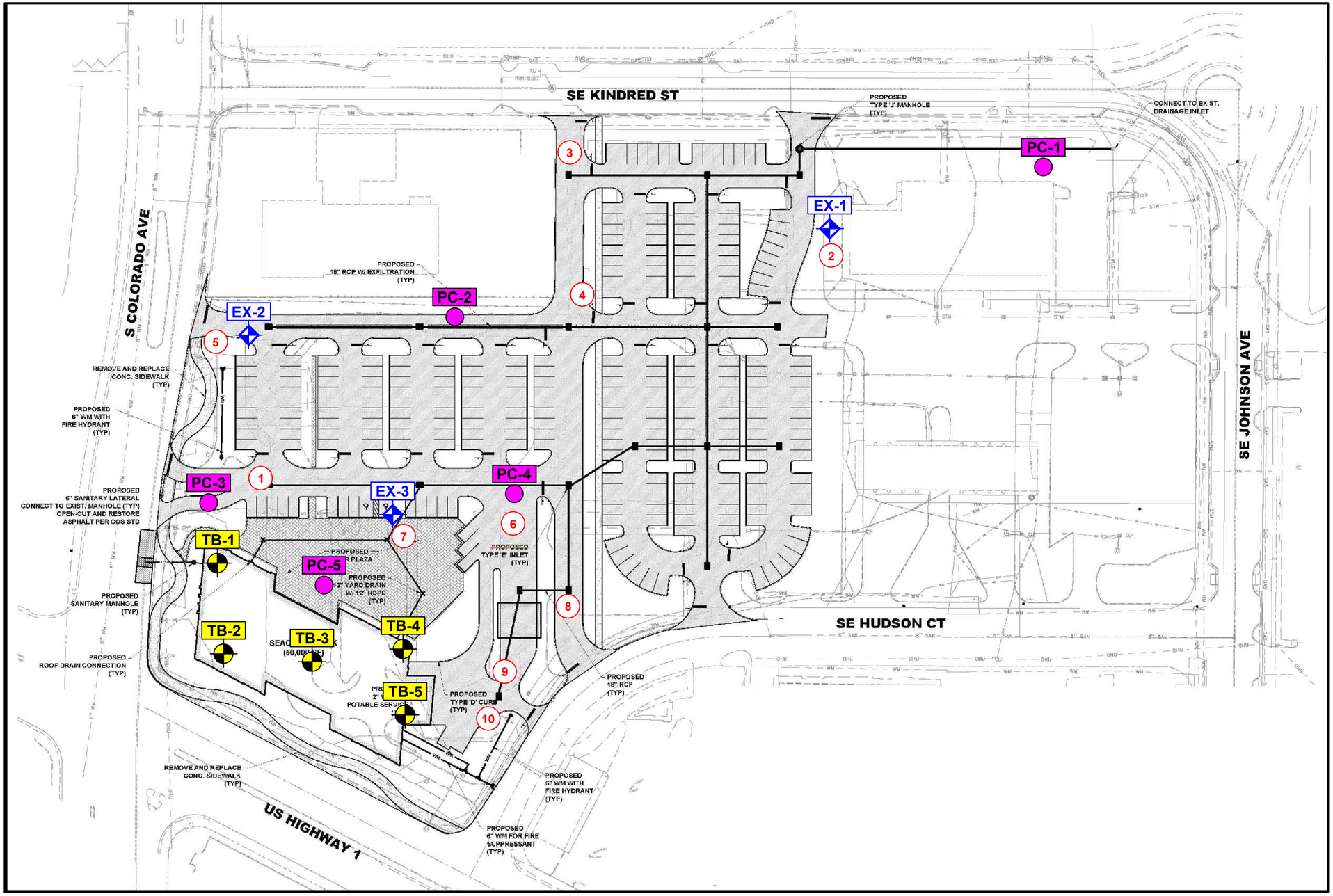
Drawn by: PGA	Date: February 2025
Checked by: DPA	Date: February 2025
AACE File No: 25-101	**Figure No. 1**

LEGEND

- **TB-#** — Standard Penetration Test Boring
- **#** — Hand Auger Boring (HAB-#)
- **EX-#** — Exfiltration Test
- **PC-#** — Pavement Core

NOTES

Shown and noted boring locations are approximate. All locations were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS unit. Atmospheric disturbances and local weather conditions may affect the accuracy of the GPS instrument readings. The shown boring locations should be considered accurate only to the degree implied by the method of measurement used.

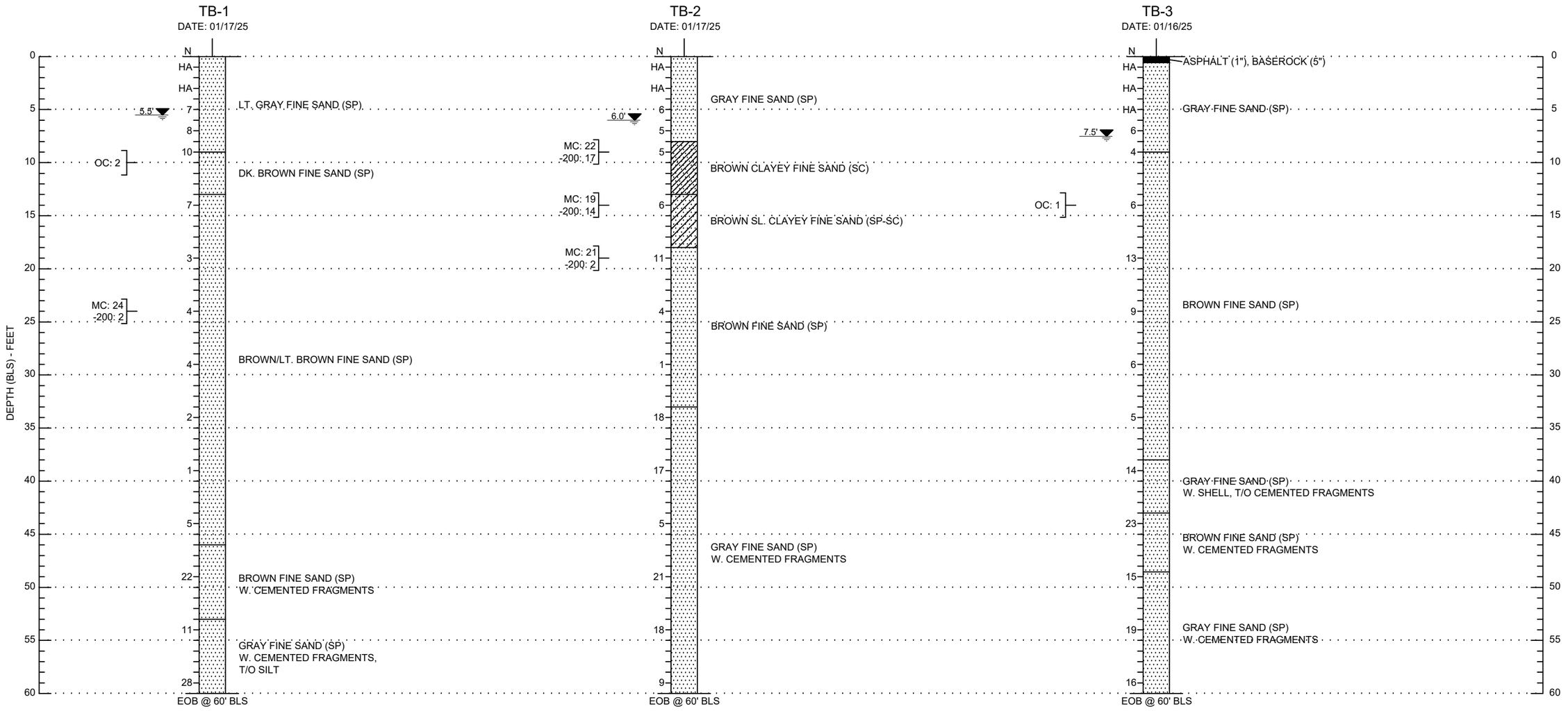


NORTH

NOT TO SCALE

Source: Site Plan by CAPTEC Engineering, Inc.

ANDERSEN ANDRE CONSULTING ENGINEERS, INC. 834 SW Swan Avenue, Port St. Lucie, FL 34983 772-807-9191 www.AACEinc.com	**FIELD WORK LOCATION PLAN**	SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION SEACOAST BANK NEW HEADQUARTERS STUART, MARTIN COUNTY, FLORIDA	**Drawn by: PGA** / **Date: February 2025** **Checked by: DPA** / **Date: February 2025** **AACE File No: 25-101** / **Figure No. 2**



SOIL GRAPHICAL LEGEND:

- PAVEMENT SECTION (AS NOTED)
- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)

NOTE: 3"-8" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

DRILLING NOTES:

TB-#	STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586)
N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
▽ XX'	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED
EOB	END OF BORING
BLS	BELOW LAND SURFACE
HA	HAND AUGER FOR UTILITY CLEARANCE
SP, SP-SC, SC,	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
MC	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216)
-200	PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140)
OC	ORGANIC CONTENT IN PERCENT (ASTM D2974)

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
INSIDE DIAMETER: 1.375"
OUTSIDE DIAMETER: 2.0"
LENGTH: 24"
SPT HAMMER:
AVERAGE DROP: 30"
WEIGHT: 140 LBS
TYPE: SAFETY/MANUAL

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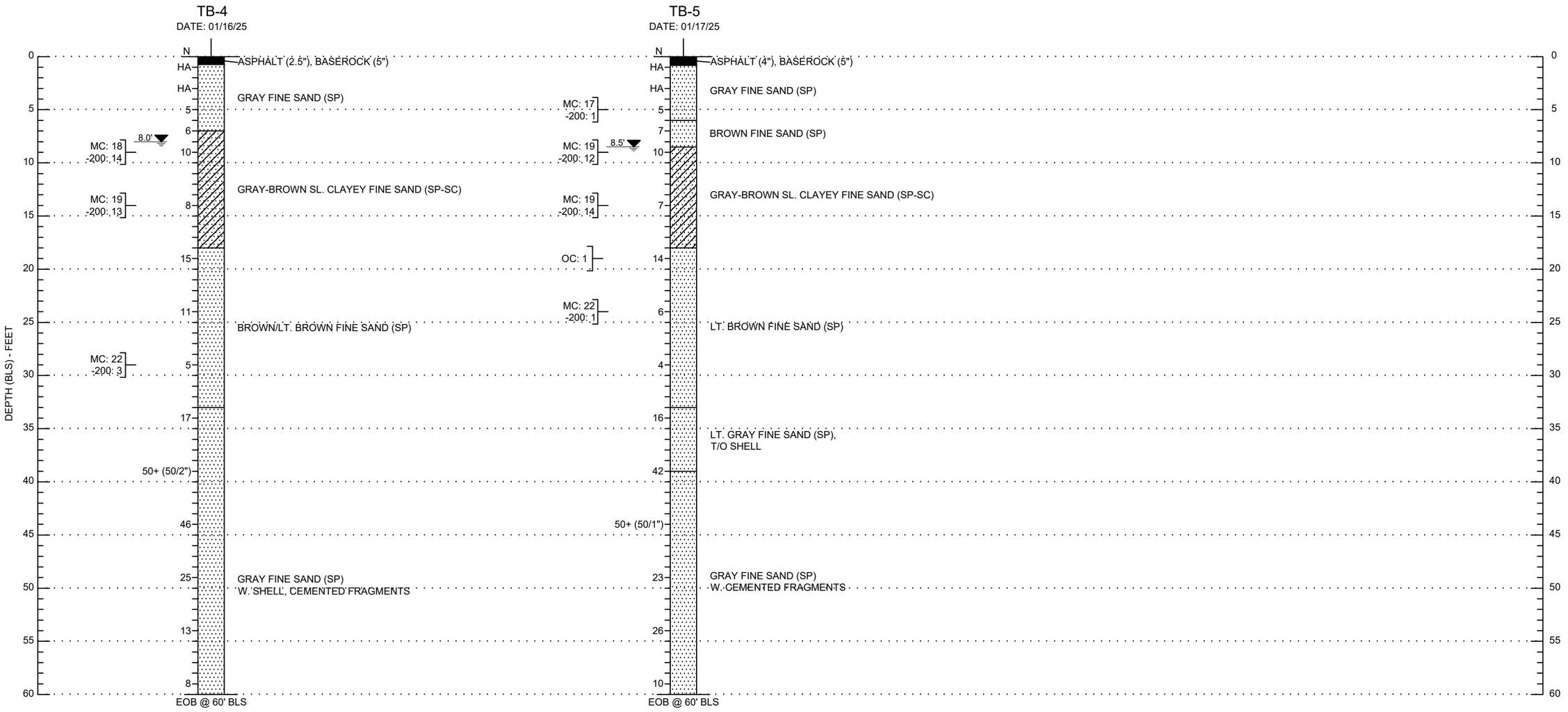
SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION SEACOAST BANK NEW HEADQUARTERS STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA	Date: February 2025
Checked by: DPA	Date: February 2025
AACE File No: 25-101	**Sheet No. 1**



SOIL GRAPHICAL LEGEND:

- PAVEMENT SECTION (AS NOTED)
- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)

NOTE: 3"-8" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

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HAB	HAND AUGER BORING (ASTM D1452)
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GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED
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HA	HAND AUGER FOR UTILITY CLEARANCE
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DRILL RIG: CME-45
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- INSIDE DIAMETER: 1.375"
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- LENGTH: 24"

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- AVERAGE DROP: 30"
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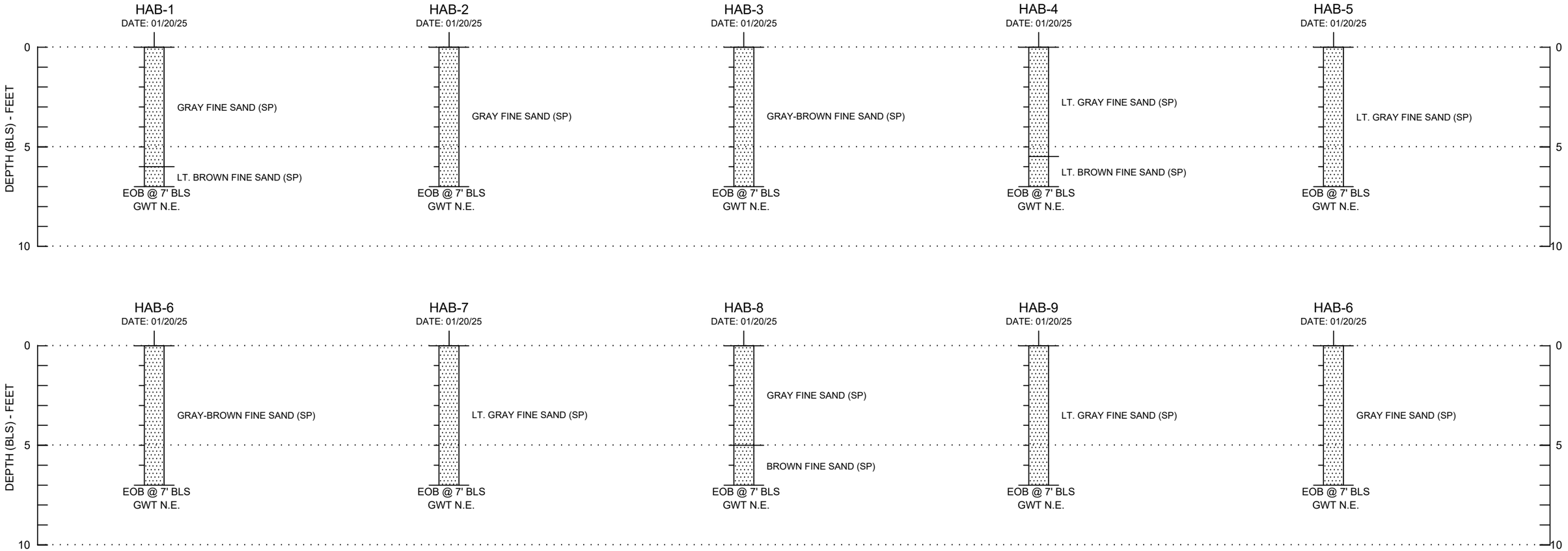
Checked by: DPA	Date: February 2025
AACE File No: 25-101	**Sheet No. 2**



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DRILLING NOTES:

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N	SPT RESISTANCE IN BLOWS PER FOOT
HAB	HAND AUGER BORING (ASTM D1452)
X.X' ▼	GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING
GWT N.E.	GROUNDWATER TABLE NOT ENCOUNTERED
EOB	END OF BORING
BLS	BELOW LAND SURFACE
HA	HAND AUGER FOR UTILITY CLEARANCE
SP, SP-SC, SC,	UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS
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SOIL BORING PROFILES

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION
SEACOAST BANK NEW HEADQUARTERS
STUART, MARTIN COUNTY, FLORIDA

Drawn by: PGA	Date: February 2025
Checked by: DPA	Date: February 2025
AACE File No: 25-101	**Sheet No. 3**

APPENDIX I

USDA Soil Survey Information

United States Department of Agriculture

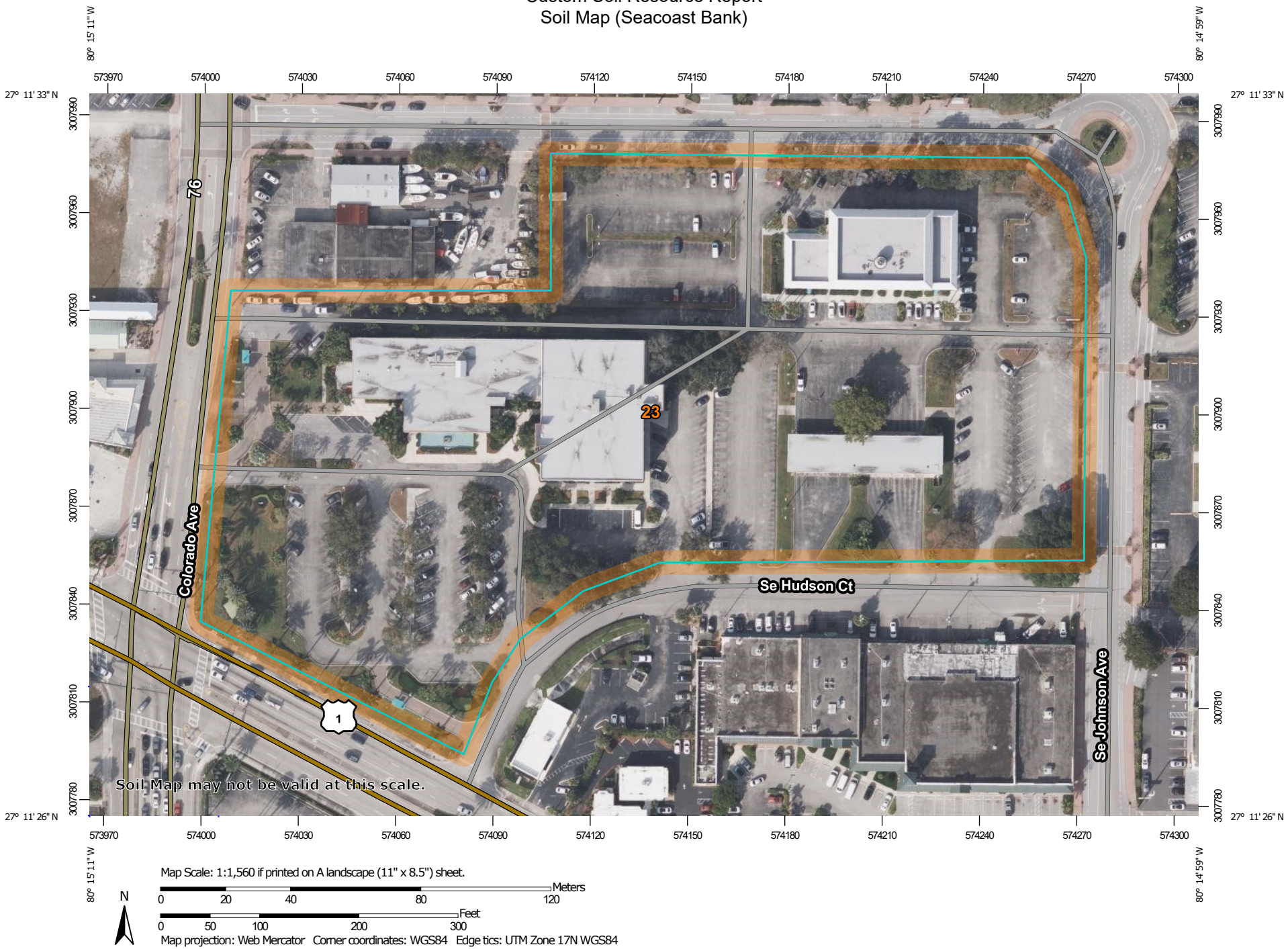
NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Martin County, Florida

Seacoast Bank


80° 15' 11" W
80° 14' 59" W
573970
574000
574030
574060
574090
574120
574150
574180
574210
574240
574270
574300
27° 11' 33" N
27° 11' 26" N
3007990
3007960
3007930
3007900
3007870
3007840
3007810
3007780
76
Colorado Ave
Se Hudson Ct
Se Johnson Ave
23
1
Soil Map may not be valid at this scale.
Map Scale: 1:1,560 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 20 40 80 120
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Martin County, Florida
Survey Area Data: Version 23, Aug 21, 2024

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

Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

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 (Seacoast Bank)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Urban land, 0 to 2 percent slopes	8.2	100.0%
Totals for Area of Interest		**8.2**	**100.0%**

Map Unit Descriptions (Seacoast Bank)

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.

Martin County, Florida

23—Urban land, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fc
Elevation: 0 to 200 feet
Mean annual precipitation: 40 to 68 inches
Mean annual air temperature: 68 to 79 degrees F
Frost-free period: 345 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Hills on marine terraces, knolls on marine terraces, ridges on marine terraces, rises on marine terraces, flatwoods on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser, rise, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Matlacha

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

St. augustine

Percent of map unit: 3 percent
Landform: Marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Linear
Across-slope shape: Convex
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)

Hydric soil rating: No

Paola

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Adamsville

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Tread, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Upland Hardwood Hammock (R155XY008FL)
Hydric soil rating: No

Eaugallie

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Immokalee

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Myakka

Percent of map unit: 1 percent
Landform: Drainageways on flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pomello

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Convex, linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G155XB131FL), Sand Pine Scrub (R155XY001FL)
Hydric soil rating: No

Apopka

Percent of map unit: 1 percent
Landform: Hills on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope, riser
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on ridges and dunes of xeric uplands (G155XB111FL), Longleaf Pine-Turkey Oak Hills (R155XY002FL)
Hydric soil rating: No

Brynwood

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Cypress lake

Percent of map unit: 1 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

APPENDIX II

General Notes
(Soil Borings, Sampling and Testing Methods)

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SOIL BORING, SAMPLING AND TESTING METHODS

GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Qu):

Cohesionless Soils:	**N-Value**	**Description**
	0 to 4	Very loose
	4 to 10	Loose
	10 to 30	Medium dense
	30 to 50	Dense
	Above 50	Very dense

Cohesive Soils:	N-Value	Description	Qu
	0 to 2	Very soft	Below 0.25 tsf (25 kPa)
	2 to 4	Soft	0.25 to 0.50 tsf (25 to 50 kPa)
	4 to 8	Medium stiff	0.50 to 1.0 tsf (50 to 100 kPa)
	8 to 15	Stiff	1.0 to 2.0 tsf (100 to 200 kPa)
	15 to 30	Very stiff	2.0 to 4.0 tsf (200 to 400 kPa)
	Above 30	Hard	Above 4.0 tsf (400 kPa)

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

POWER AUGER BORINGS

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger our of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

HAND AUGER BORINGS

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

UNDISTURBED SAMPLING

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

ROCK CORING

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

SFWMD EXFILTRATION TESTS

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recordedand the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

LABORATORY TEST METHODS

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

GRAVEL: Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

0 - 5%	– no mention of gravel in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– gravelly (shell, limerock, cemented sands)

SANDS:

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
MEDIUM SAND: No. 40 (425 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND: No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

0 - 5%	– no mention of sand in description
5 - 15%	– trace
15 - 29%	– some
30 - 49%	– sandy

SILT/CLAY: < #200 (75µM) Sieve

SILTY OR SILT: $PI < 4$
SILTY CLAYEY OR SILTY CLAY: $4 \leq PI \leq 7$
CLAYEY OR CLAY: $PI > 7$

Descriptive adjectives:

< - 5%	– clean (no mention of silt or clay in description)
5 - 15%	– slightly
16 - 35%	– clayey, silty, or silty clayey
36 - 49%	– very

ORGANIC SOILS:

Organic Content	**Descriptive Adjectives**	**Classification**
0 - 2.5%	Usually no mention of organics in description	See Above
2.6 - 5%	slightly organic	add “with organic fines” to group name
5 - 30%	organic	SM with organic fines
		Organic Silt (OL)
		Organic Clay (OL)
		Organic Silt (OH)

Organic Clay (OH)

HIGHLY ORGANIC SOILS AND MATTER:

Organic Content	**Descriptive Adjectives**	**Classification**
30 - 75%	sandy peat	Peat (PT)
	silty peat	Peat (PT)
> 75%	amorphous peat	Peat (PT)
	fibrous peat	Peat (PT)

STRATIFICATION AND STRUCTURE:

Descriptive Term		**Thickness**
with interbedded		
seam	--	less than ½ inch (13 mm) thick
layer	--	½ to 12-inches (300 mm) thick
stratum	--	more than 12-inches (300 mm) thick
pocket	--	small, erratic deposit, usually less than 1-foot
lens	--	lenticular deposits
occasional	--	one or less per foot of thickness
frequent	--	more than one per foot of thickness
calcareous	--	containing calcium carbonate (reaction to diluted HCL)
hardpan	--	spodic horizon usually medium dense
marl	--	mixture of carbonate clays, silts, shells and sands

ROCK CLASSIFICATION (FLORIDA) CHART:

Symbol	Typical Description
LS	Hard Bedded Limestone or Caprock
WLS	Fractured or Weathered Limestone
LR	Limerock (gravel, sand, silt and clay mixture)
SLS	Stratified Limestone and Soils

THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

LEGEND FOR BORING LOGS

N:	Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches
R:	Refusal (less than six inches advance of the split spoon after 50 hammer blows)
MC:	Moisture content (percent of dry weight)
OC:	Organic content (percent of dry weight)
PL:	Moisture content at the plastic limit
LL:	Moisture content at the liquid limit
PI:	Plasticity index (LL-PL)
qu:	Unconfined compressive strength (tons per square foot, unless otherwise noted)
-200:	Percent passing a No. 200 sieve (200 wash)
+40:	Percent retained above a No. 40 sieve
US:	Undisturbed sample obtained with a thin-wall Shelby tube
k:	Permeability (feet per minute, unless otherwise noted)
DD:	Dry density (pounds per cubic foot)
TW:	Total unit weight (pounds per cubic foot)

APPENDIX III

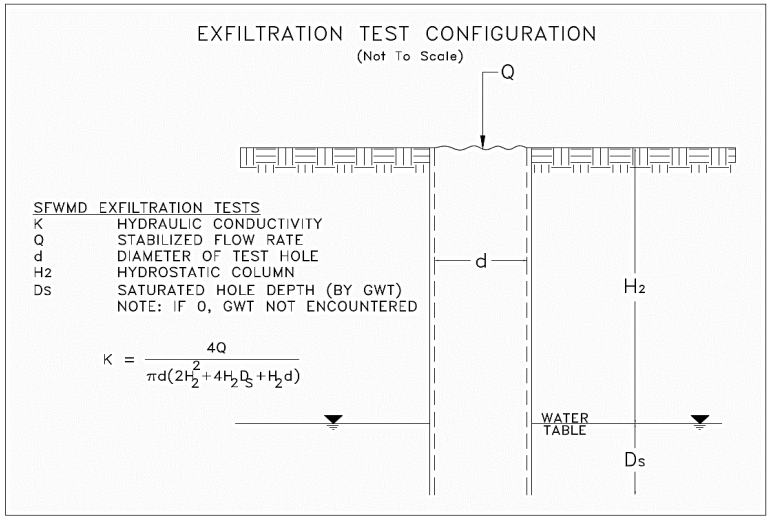
Exfiltration Test Reports

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-1**	**Project Name**	**Seacoast Bank, Stuart**	**Weather Conditions**	Overcast
		Project Number	**25-101**	**Temperature**	58F
		Test Location	**Refer to Figure No. 2**	**Technician**	TM/EG
		Date	**1/20/2025**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	+
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	40.8	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	4.08	
"STABILIZED" FLOW RATE (CFS): Q =	**9.1E-03**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**3.1E-04**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 6	Topsoil
6 - 48	Gray fine sand (SP)
Groundwater not encountered	

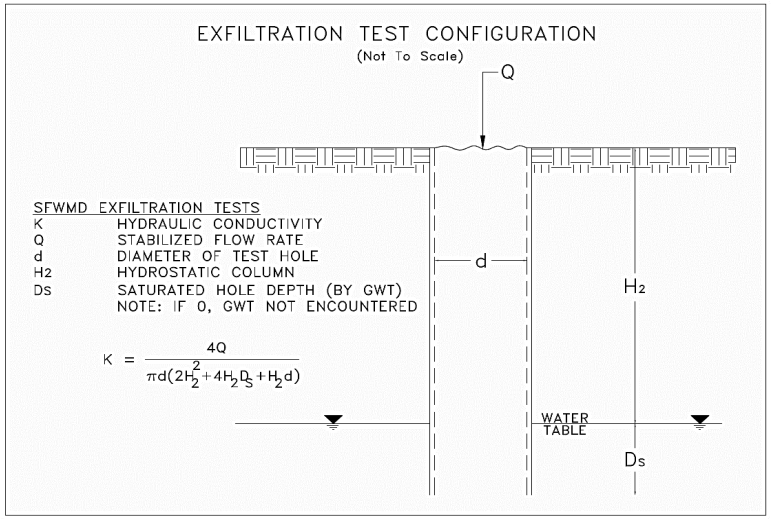
NOTES:
The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
The K-value was calculated based on the exfiltration test procedure as shown hereon.
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-2**	**Project Name**	**Seacoast Bank, Stuart**	**Weather Conditions**	Overcast
		Project Number	**25-101**	**Temperature**	56F
		Test Location	**Refer to Figure No. 2**	**Technician**	TM/EG
		Date	**1/20/2025**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	+
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	45.9	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	4.59	
"STABILIZED" FLOW RATE (CFS): Q =	**1.0E-02**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**3.5E-04**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 8	Topsoil
8 - 48	Gray fine sand (SP)
Groundwater not encountered	

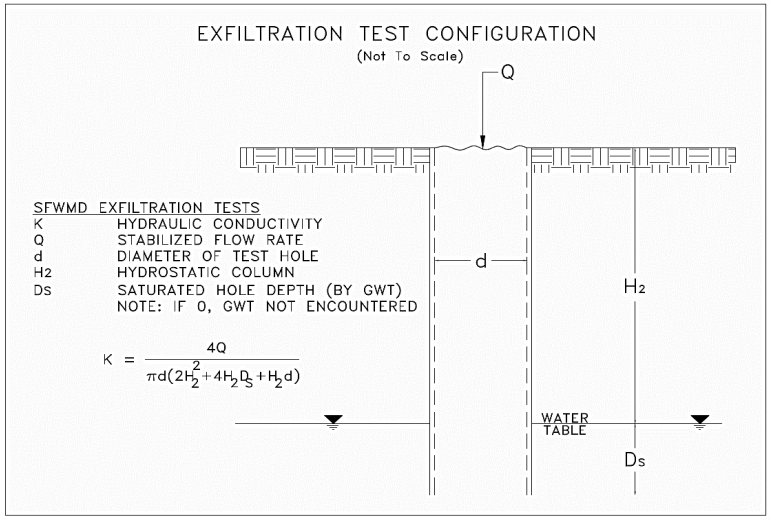
NOTES:
The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
The K-value was calculated based on the exfiltration test procedure as shown hereon.
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-3**	**Project Name**	**Seacoast Bank, Stuart**	**Weather Conditions**	Overcast
		Project Number	**25-101**	**Temperature**	56F
		Test Location	**Refer to Figure No. 2**	**Technician**	TM/EG
		Date	**1/20/2025**	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	+
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_i =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	58.8	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	5.88	
"STABILIZED" FLOW RATE (CFS): Q =	**1.3E-02**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**4.4E-04**	



Soil Profile	
Depth (in-bls)	**Description**
0 - 5	Topsoil
5 - 48	Gray fine sand (SP)
Groundwater not encountered	

NOTES:
The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
The K-value was calculated based on the exfiltration test procedure as shown hereon.
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

APPENDIX IV

Laboratory Test Results

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue, Port St. Lucie, FL 34983
Phone (772) 807-9191 www.AACEinc.com

MOISTURE CONTENT (ASTM D2216) and PERCENT FINES PASSING US No. 200 SIEVE (ASTM D1140)

Project: Seacoast Bank
Client: Seacoast Bank
AACE File No: 25-101

Sample Date: January 16-17, 2025
Sampled By: DTH/DT
Sample Location: As Noted
Sample Description: Refer to Sheets 1 and 2

Report No: 1
Report Date: 01/27/25
Test Date: 01/23/25
Tested By: BS

Sample ID	*Pan #*	*Tare weight [grams]*	*Wet Weight Before Wash*	*Dry Weight Before wash*		*Water Weight [grams]*	*Dry Weight After wash*		***Moisture (%)***	***Fines (%)***
			Soil + tare weight [grams]	*Soil + tare weight [grams]*	*Soil weight [grams]*		*Soil + tare weight [grams]*	*Soil weight [grams]*		
TB-1 (23-25)	T2	86.2	321.9	275.7	189.5	46.2	271.3	185.1	**24.4**	**2.3**
TB-2 (8-10)	T14	85.4	240.8	214.0	128.6	26.8	192.0	106.6	**20.8**	**17.1**
TB-2 (13-15)	T12	87.2	397.1	348.0	260.8	49.1	312.7	225.5	**18.8**	**13.5**
TB-2 (18-20)	P44	87.0	375.2	325.2	238.2	50.0	320.4	233.4	**21.0**	**2.0**
TB-4 (8-10)	T17	88.2	366.4	324.5	236.3	41.9	291.3	203.1	**17.7**	**14.0**
TB-4 (13-15)	P7	87.8	418.2	364.9	277.1	53.3	328.8	241.0	**19.2**	**13.0**
TB-4 (28-30)	P71	86.9	355.9	307.9	221.0	48.0	302.1	215.2	**21.7**	**2.6**
TB-5 (4-6)	P31	86.9	360.9	321.5	234.6	39.4	318.3	231.4	**16.8**	**1.4**
TB-5 (8-10)	P23	87.5	398.2	349.3	261.8	48.9	319.0	231.5	**18.7**	**11.6**
TB-5 (13-15)	P36	86.5	337.3	296.6	210.1	40.7	268.3	181.8	**19.4**	**13.5**
TB-5 (23-25)	P82	87.6	349.2	302.2	214.6	47.0	297.1	209.5	**21.9**	**2.4**

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

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Phone (772) 807-9191 www.AACEinc.com

Organic Content Work Sheet (AASHTO T-267 / ASTM D2974)

Project: Seacoast Bank
Client: Seacoast Bank
Sample Date: January 16-17, 2025
Sampled By: DTH/DT
Sample Location: As Noted
Sample Description: Refert to Sheets No. 1 and 2

AACE File No: 25-101
Report No: 1
Report Date: 01/28/25

Test Date: 01/27/25
Tested By: RL

Loss On Ignition (LO) Test

	Sample ID	TB-1
	Sample Location	See log
	Depth	10'
	Tare Number	T15
	Wt. Of Tare (g) - A	23.2
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	53.0
a.i.	Wt. Tare+Soil (g) - C	52.4
	% Organics: 100x(B-C)/(B-A)	1.9

Loss On Ignition (LO) Test

	Sample ID	TB-3
	Sample Location	See log
	Depth	14'
	Tare Number	T11
	Wt. Of Tare (g) - A	22.9
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	56.9
a.i.	Wt. Tare+Soil (g) - C	56.5
	% Organics: 100x(B-C)/(B-A)	1.2

Loss On Ignition (LO) Test

	Sample ID	TB-5
	Sample Location	See log
	Depth	19'
	Tare Number	T42
	Wt. Of Tare (g) - A	24.3
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	62.2
a.i.	Wt. Tare+Soil (g) - C	61.7
	% Organics: 100x(B-C)/(B-A)	1.3

Loss On Ignition (LO) Test

	Sample ID	
	Sample Location	
	Depth	
	Tare Number	
	Wt. Of Tare (g) - A	
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	
a.i.	Wt. Tare+Soil (g) - C	
	% Organics: 100x(B-C)/(B-A)	

Loss On Ignition (LO) Test

	Sample ID	
	Sample Location	
	Depth	
	Tare Number	
	Wt. Of Tare (g) - A	
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	
a.i.	Wt. Tare+Soil (g) - C	
	% Organics: 100x(B-C)/(B-A)	

Loss On Ignition (LO) Test

	Sample ID	
	Sample Location	
	Depth	
	Tare Number	
	Wt. Of Tare (g) - A	
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	
a.i.	Wt. Tare+Soil (g) - C	
	% Organics: 100x(B-C)/(B-A)	

Loss On Ignition (LO) Test

	Sample ID	
	Sample Location	
	Depth	
	Tare Number	
	Wt. Of Tare (g) - A	
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	
a.i.	Wt. Tare+Soil (g) - C	
	% Organics: 100x(B-C)/(B-A)	

Loss On Ignition (LO) Test

	Sample ID	
	Sample Location	
	Depth	
	Tare Number	
	Wt. Of Tare (g) - A	
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	
a.i.	Wt. Tare+Soil (g) - C	
	% Organics: 100x(B-C)/(B-A)	

Loss On Ignition (LO) Test

	Sample ID	
	Sample Location	
	Depth	
	Tare Number	
	Wt. Of Tare (g) - A	
b.i.	Wt. Of Tare+Soil+Orgn (g) - B	
a.i.	Wt. Tare+Soil (g) - C	
	% Organics: 100x(B-C)/(B-A)	

Notes: b.i - before ignition, a.i - after ignition
report organics to 0.1%

APPENDIX V

AACE Project Limitations and Conditions

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

Project Limitations and Conditions

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by an Andersen Andre Consulting Engineers, Inc. representative.

SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata's changes may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. is not intended to be an evaluation for sinkhole potential.

MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

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IIGER03135.0MRP

Seacoast Bank Headquarters

Project No. 2104

APPENDIX 6

SFWMD ERP 43-00008-D

FRAZIER CREEK WATER QUALITY STRUCTURE

CAPTEC Engineering, Inc.
Civil Engineering Professionals

B. GONSALUS

LAST DATE FOR GOVERNING BOARD ACTION:
November 10, 1994

DRAFT
Subject to Governing Board Approval

WETLAND RESOURCE STAFF REPORT

I. ADMINISTRATIVE Permit No. 43-00008-D

PERMIT APPLICATION NUMBER: 940527-1-D

APPLICATION TYPE: SHORT FORM

PERMIT DURATION: 5 YEARS

PROJECT NAME: FRAZIER CREEK WATER QUALITY STRUCTURE

LOCATION: STUART, MARTIN COUNTY
S4/T38S/R41E

APPLICANT'S NAME AND ADDRESS:

CITY OF STUART
121 SE FLAGLER AVENUE
STUART, FL 34994

ENGINEER/AGENT:

RICHARD T. CREECH, INC.

II. PROJECT DESCRIPTION

PROJECT AREA: 3.72 acres (of works in jurisdictional waters)

JURISDICTIONAL/RECEIVING WATER BODY(S): ST. LUCIE RIVER

CLASSIFICATION: CLASS III

AUTHORITY: Chapter 373, F.S.; Chapter 403 F.S., Title 17 F.A.C.

GENERAL DESCRIPTION:

The intent of this project is to refit an existing creek/drainage system to provide water quality treatment, flood attenuation and sediment removal. The applicant proposes to construct a control structure and retain stormwater behind the structure to provide sedimentation removal, water quality and flood attenuation. Construction of the water quality structure will sever upstream waters from waters of the state, pursuant to Chapter 403.812, F.S.

EXISTING LAND USE/FACILITIES:

Frazier Creek is a natural water body extending from the St. Lucie River to approximately 1000' south of Colorado Avenue. From that point, Frazier Creek becomes a man-made drainage ditch. From Colorado Avenue to the commencement of the man-made portion of the creek, mangrove and Brazilian pepper is the dominant vegetation. The man-mae portions of the creek contain some scattered mangroves. However, the dominant vegetation is Brazilian pepper.

III. PROJECT EVALUATION

DREDGE AND FILL ACTIVITIES

The intent of this project is to refit an existing drainage system to provide water quality treatment, flood attenuation and sediment removal. The proposed work involves the severance of 1.63 acres of Brazilian pepper dominated ditch, 0.07 acre of open water and 0.2 acre of mangrove wetland from waters of the state, upstream of the water control structure. The applicant proposes to construct a water quality structure and sedimentation pond within the existing ditch/creek. The invert of the bleeder in the structure is being set at elevation 2.5' NGVD. This will cause the ditch areas above the control structure to become a freshwater system. Placement of the water quality structure will sever upstream waters from waters of the state, pursuant to Chapter 403.812, F.S.

The construction of the control structure and the installation of rip-rap at the toe of the structure will involve the filling of 0.02 acre of existing open water area. The rip-rap is being provided to reduce the velocity of the water going over the structure and prevent erosion under the structure.

This project has been recognized and funded as a Surface Water Improvement and Management project to provide improved water quality and regulate freshwater quantities entering the St. Lucie River Estuary.

WATER QUALITY

The applicant has provided reasonable assurances that water quality standards will not be violated, pursuant to subsection 373.414(1)(a), F.S. (formerly subsection 403.918(1), F.S.). Best Management Practices (BMP's) will be implemented and turbidity screens will be utilized as shown in Exhibit 9.

TOTAL WATERS OF THE STATE	CYPRESS	MARSH	MIXED FOREST	OPEN WATER	TOTAL
ACREAGE ON PROJECT SITE	0	0	0.62	3.10	3.72
DREDGED-LOST	0	0	0	0	0
FILLED-LOST	0	0	0	0.02	0.02
LOST-SEVERED	0	0	0.20	1.70	1.90
DISTURBED	0	0	0	0	0
PRESERVED	0	0	0	0	0
CREATED	0	0	0	0	0
UNDISTURBED	0	0	0	0	0
IMPROVED	0	0	0.42	1.38	1.80

PROPOSED COMPENSATION

The project contains mangrove and willow wetland areas totaling 0.62 acre scattered among the Brazilian pepper which is the dominant vegetation within the creek. The proposed construction of the structure and the excavation of the sedimentation pond will impact 0.2 acre of mangroves. A cluster of live oaks are also present on the existing creek bank.

Compensation for the mangrove impacts is being provided by shoreline restoration of the natural portion of the creek located between the proposed water quality structure and Colorado Avenue, a total distance of approximately 700 feet.

The restoration will consist of the removal of the Brazilian pepper and other exotic species which form the dominant canopy along the 700' section of the creek (1.8 acres). The existing mangrove, willow and oaks will remain intact. Brazilian pepper and other exotic plant species and trash will be removed from the 1.8 acre downstream area. A total of 500, 1-gallon red mangrove seedlings will be planted at 3' on center. Plantings will occur from elevation -1.0' NGVD to 1.0' NGVD. Any remaining unvegetated portions of the creek banks will be planted with bahia sod for stabilization (refer to Exhibit 5 for the location of the mitigation area).

The creek bank restoration will be monitored for five years. A survival rate of 80% is the target goal for the mitigation project. Additional plantings may be required to maintain the 80% coverage through the monitoring period (refer to Special Condition #19).

Time zero monitoring will be conducted immediately after the exotic vegetation has been removed and the planting has been completed. The time zero monitoring will note any changes to the material planted, the hydrologic regime or the number and density of plantings. Photo documentation of the mitigation will also be provided with the time zero monitoring (refer to Special Condition #18).

The mitigation project will be monitored on a regular basis and the permittee will submit annual monitoring report to the District for five years.

The mitigation project will be maintained free of exotic vegetation (zero percent coverage) throughout the monitoring period. Nuisance vegetation will be maintained so that total coverage does not exceed 10% of the total vegetation coverage (refer to Special Condition #20).

STAFF SUMMARY

Following the evaluation of the proposed encroachments, staff has determined that the project meets the criteria for issuance as specified in Section 373.414, F.S. (formerly subsections 403.918(1) and (2)(a), F.S.) and Section 17-312.080, F.A.C.

SYSTEM OPERATION:

The City of Stuart will own and operate the proposed structure and sedimentation settling pond and the City will be responsible for the implementation and success of the mitigation, monitoring and maintenance programs.

STATUS OF OTHER SFWMD PERMITS

Surface Water Management Permit: Application No. 931129-3 is currently being processed by staff.

Water Use Permit: Any proposed dewatering may require a water use permit from this agency.

Right-of-Way Occupancy Permit: No Right-of-way permit is required for this project.

Lake Okeechobee SWIM Permit: The project is not located within a Lake Okeechobee SWIM basin. The project is located within the Indian River Lagoon SWIM basin. .

EAA Works of the District Permit: This project is not located in the EAA.

DRI STATUS:

This project is not located within a Development of Regional Impact.

SAVE OUR RIVERS:

The project is not within or adjacent to lands under consideration by the Save Our Rivers program.

ENFORCEMENT ACTIVITY:

There has been no enforcement activity associated with this application.

THIRD PARTY INTEREST:

No third party has contacted the District with concerns about this application.

PRIMARY ISSUES RESOLVED:

Implementation of a SWIM funded water quality improvement project, Wetland Impacts, Wetland Mitigation, Water Quality.

IV. STAFF RECOMMENDATION

The staff recommends that the following be issued:

X Authorization for the severance of 1.92 acres of existing jurisdictional canal by the installation of a water control structure.

Based on the information provided, Chapters 373 and 403, F.S., statutory requirements and implementing rules have been adhered to.

Staff recommendation is for approval subject to the attached General Conditions, Special Conditions and Exhibits.

V. STAFF REVIEW

NATURAL RESOURCE MANAGEMENT DIVISION:

APPLICATION REVIEWER

Scott McNabb

SUPERVISING PROFESSIONAL

Robert G. Robbins

DIVISION DIRECTOR

for Terrie A. Bates

DATE: 9/13/94

AREA MANAGER

Anthony M. Waterhouse, P.E.

DATE: 9/14/94

DRAFT
Subject to Governing Board Approval

GENERAL CONDITIONS

1. THE TERMS, CONDITIONS, REQUIREMENTS, LIMITATIONS AND RESTRICTIONS SET FORTH IN THIS PERMIT, ARE "PERMIT CONDITIONS" AND ARE BINDING AND ENFORCEABLE PURSUANT TO SECTIONS 373.043 AND 373.129, F.S. AND THE OPERATING AGREEMENT CONCERNING MANAGEMENT AND STORAGE OF SURFACE WATERS REGULATION AND WETLAND RESOURCE REGULATION BETWEEN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE PERMITTEE IS PLACED ON NOTICE THAT THE SFWMD WILL REVIEW THIS PERMIT PERIODICALLY AND MAY INITIATE ENFORCEMENT ACTION FOR ANY VIOLATION OF THESE CONDITIONS.

2. THIS PERMIT IS VALID ONLY FOR THE SPECIFIC PROCESSES AND OPERATIONS APPLIED FOR AND INDICATED ON THE APPROVED DRAWINGS OR EXHIBITS. ANY UNAUTHORIZED DEVIATION FROM THE APPROVED DRAWINGS, EXHIBITS, SPECIFICATIONS, OR CONDITIONS OF THIS PERMIT MAY CONSTITUTE GROUNDS FOR REVOCATION AND ENFORCEMENT ACTION BY THE SFWMD.

3. AS PROVIDED IN SUBSECTIONS 403.087(6) AND 403.722(5), F.S., AND CHAPTER 373, F.S. THE ISSUANCE OF THIS PERMIT DOES NOT CONVEY ANY VESTED RIGHTS OR ANY EXCLUSIVE PRIVILEGES. NEITHER DOES IT AUTHORIZE ANY INJURY TO PUBLIC OR PRIVATE PROPERTY OR ANY INVASION OF PERSONAL RIGHTS, NOR ANY INFRINGEMENT OF FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS. THIS PERMIT IS NOT A WAIVER OF OR APPROVAL OF ANY OTHER FDEP OR SFWMD PERMIT THAT MAY BE REQUIRED FOR OTHER ASPECTS OF THE TOTAL PROJECT WHICH ARE NOT ADDRESSED IN THIS PERMIT.

4. THIS PERMIT CONVEYS NO TITLE TO LAND OR WATER, DOES NOT CONSTITUTE STATE RECOGNITION OR ACKNOWLEDGMENT OF TITLE, AND DOES NOT CONSTITUTE AUTHORITY FOR THE USE OF SUBMERGED LANDS UNLESS HEREIN PROVIDED AND THE NECESSARY TITLE OR LEASEHOLD INTERESTS HAVE BEEN OBTAINED FROM THE STATE. ONLY THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND MAY EXPRESS STATE OPINION AS TO TITLE.

5. THIS PERMIT DOES NOT RELIEVE THE PERMITTEE FROM LIABILITY FOR HARM OR INJURY TO HUMAN HEALTH OR WELFARE, ANIMAL, OR PLANT LIFE, OR PROPERTY CAUSED BY THE CONSTRUCTION OR OPERATION OF THIS PERMITTED SOURCE, OR FROM THE PENALTIES THEREFORE; NOR DOES IT ALLOW THE PERMITTEE TO CAUSE POLLUTION IN CONTRAVENTION OF FLORIDA STATUTES AND FDEP OR SFWMD RULES, UNLESS SPECIFICALLY AUTHORIZED BY AN ORDER FROM THE FDEP OR SFWMD.

6. THE PERMITTEE SHALL PROPERLY OPERATE AND MAINTAIN THE FACILITY AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) THAT ARE INSTALLED AND USED BY THE PERMITTEE TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT, ARE REQUIRED BY FDEP OR SFWMD RULES. THIS PROVISION INCLUDES THE OPERATION OF BACKUP OR AUXILIARY FACILITIES OR SIMILAR SYSTEMS WHEN NECESSARY TO ACHIEVE COMPLIANCE WITH THE CONDITIONS OF THE PERMIT AND WHEN REQUIRED BY FDEP OR SFWMD RULES.

7. THE PERMITTEE, BY ACCEPTING THIS PERMIT, SPECIFICALLY AGREES TO ALLOW AUTHORIZED SFWMD PERSONNEL, UPON PRESENTATION OF CREDENTIALS OR OTHER DOCUMENTS AS MAY BE REQUIRED BY LAW AND AT REASONABLE TIMES, ACCESS TO THE PREMISES WHERE THE PERMITTED ACTIVITY IS LOCATED OR CONDUCTED TO:

   (A) HAVE ACCESS TO AND COPY ANY RECORDS THAT MUST BE KEPT UNDER THE CONDITIONS OF THIS PERMIT;
   (B) INSPECT THE FACILITY, EQUIPMENT, PRACTICES, OR OPERATIONS REGULATED OR REQUIRED UNDER THIS PERMIT; AND
   (C) SAMPLE OR MONITOR ANY SUBSTANCE OR PARAMETERS AT ANY LOCATION REASONABLE TO ASSURE COMPLIANCE WITH THIS PERMIT OR FDEP OR SFWMD RULES.

   REASONABLE TIME MAY DEPEND ON THE NATURE OF THE CONCERN BEING INVESTIGATED.

8. IF, FOR ANY REASON, THE PERMITTEE DOES NOT COMPLY WITH OR WILL BE UNABLE TO COMPLY WITH ANY CONDITION OR LIMITATION SPECIFIED IN THIS PERMIT, THE PERMITTEE SHALL IMMEDIATELY PROVIDE THE SFWMD WITH THE FOLLOWING INFORMATION:

   (A) A DESCRIPTION AND CAUSE OF NONCOMPLIANCE; AND
   (B) THE PERIOD OF NONCOMPLIANCE, INCLUDING DATES AND TIMES; OR, IF NOT CORRECTED, THE ANTICIPATED TIME THE NONCOMPLIANCE IS EXPECTED TO CONTINUE, AND STEPS BEING TAKEN TO REDUCE, ELIMINATE, AND PREVENT RECURRENCE OF THE NON-COMPLIANCE.

   THE PERMITTEE SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY RESULT AND WHICH MAY BE SUBJECT TO ENFORCEMENT ACTION BY THE SFWMD FOR PENALTIES OR FOR REVOCATION OF THIS PERMIT.

GENERAL CONDITIONS (CONT'D)

9. IN ACCEPTING THIS PERMIT, THE PERMITTEE UNDERSTANDS AND AGREES THAT ALL RECORDS, NOTES, MONITORING DATA AND OTHER INFORMATION RELATING TO THE CONSTRUCTION OR OPERATION OF THIS PERMITTED SOURCE WHICH ARE SUBMITTED TO THE SFWMD MAY BE USED BY THE SFWMD AS EVIDENCE IN ANY ENFORCEMENT CASE INVOLVING THE PERMITTED SOURCE ARISING UNDER THE FLORIDA STATUTES OR FDEP OR SFWMD RULES, EXCEPT WHERE SUCH IS PRESCRIBED BY SECTION 403.111, F.S. WITH THE FLORIDA RULES OF CIVIL PROCEDURE AND APPROPRIATE EVIDENTIARY -RULES.

10. THE PERMITTEE AGREES TO COMPLY WITH THE CHANGES IN FDEP OR SFWMD RULES AND FLORIDA STATUTES AFTER A REASONABLE TIME FOR COMPLIANCE; PROVIDED, HOWEVER, THE PERMITTEE DOES NOT WAIVE ANY OTHER RIGHTS GRANTED BY FLORIDA STATUTES OR FDEP OR SFWMD RULES. A REASONABLE TIME FOR COMPLIANCE WITH NEW OR AMENDED SURFACE WATER QUALITY STANDARD, OTHER THAN THOSE STANDARDS ADDRESSED IN RULE 17-302.500, F.A.C., SHALL INCLUDE A REASONABLE TIME TO OBTAIN OR BE DENIED A MIXING ZONE FOR THE NEW OR AMENDED STANDARD.

11. THIS PERMIT IS TRANSFERABLE ONLY UPON SFWMD APPROVAL IN ACCORDANCE WITH RULE 17-4.120, F.A.C., AS APPLICABLE. THE PERMITTEE SHALL BE LIABLE FOR ANY NON-COMPLIANCE OF THE PERMITTED ACTIVITY UNTIL THE TRANSFER IS APPROVED BY THE SFWMD.

12. THIS PERMIT OR A COPY THEREOF SHALL BE KEPT AT THE WORK SITE OF THE PERMITTED ACTIVITY.

13. THIS PERMIT ALSO CONSTITUTES CERTIFICATION OF COMPLIANCE WITH STATE WATER QUALITY STANDARDS (SECTION 401, PL 92-500).

14. THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING:

A. UPON REQUEST, THE PERMITTEE SHALL FURNISH ALL RECORDS AND PLANS REQUIRED UNDER FDEP OR SFWMD RULES. DURING ENFORCEMENT ACTIONS, THE RETENTION PERIOD FOR ALL RECORDS WILL BE EXTENDED AUTOMATICALLY UNLESS OTHERWISE STIPULATED BY THE SFWMD.

B. THE PERMITTEE SHALL HOLD AT THE FACILITY OR OTHER LOCATION DESIGNATED BY THIS PERMIT RECORDS OF ALL MONITORING INFORMATION (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS RECORDING INSTRUMENTATION) REQUIRED BY THE PERMIT, COPIES OF ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE APPLICATION FOR THIS PERMIT. THESE MATERIALS SHALL BE RETAINED AT LEAST THREE YEARS FROM THE DATE OF THE SAMPLE, MEASUREMENT, REPORT, OR APPLICATION UNLESS OTHERWISE SPECIFIED BY FDEP OR SFWMD RULE.

C. RECORDS OF MONITORING INFORMATION SHALL INCLUDE:

1. THE DATE, EXACT PLACE, AND TIME OF SAMPLING OR MEASUREMENTS;
2. THE PERSON RESPONSIBLE FOR PERFORMING THE SAMPLING OR MEASUREMENTS;
3. THE DATES ANALYSES WERE PERFORMED;
4. THE PERSON RESPONSIBLE FOR THE ANALYSES;
5. THE ANALYTICAL TECHNIQUES OR METHODS USED; AND
6. THE RESULTS OF SUCH ANALYSES.

15. WHEN REQUESTED BY THE SFWMD, THE PERMITTEE SHALL WITHIN A REASONABLE TIME FURNISH ANY INFORMATION REQUIRED BY LAW WHICH IS NEEDED TO DETERMINE COMPLIANCE WITH THE PERMIT. IF THE PERMITTEE BECOMES AWARE THE RELEVANT FACTS WERE NOT SUBMITTED OR WERE INCORRECT IN THE PERMIT APPLICATION OR IN ANY REPORT TO THE SFWMD, SUCH FACTS OR INFORMATION SHALL BE CORRECTED PROMPTLY.

SPECIAL CONDITIONS

1. ALL CORRESPONDENCE, SUBMITTALS AND NOTIFICATIONS REQUIRED BY THE FOLLOWING PERMIT CONDITIONS MUST BE SUBMITTED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT IN THE WEST PALM BEACH OFFICE.

2. THIS PERMIT FOR CONSTRUCTION WILL EXPIRE 5 YEARS FROM THE DATE OF ISSUANCE.

3. THE PROJECT MUST COMPLY WITH APPLICABLE STATE WATER QUALITY STANDARDS, INCLUDING:

   A. 17-302.500 - MINIMUM CRITERIA FOR ALL SURFACE WATERS AT ALL PLACES AND AT ALL TIMES;

   B. 17-302.510 - SURFACE WATERS: GENERAL CRITERIA;

   C. 17-302.560 - CLASS III WATERS: RECREATION, PROPAGATION AND MAINTENANCE OF A HEALTHY, WELL BALANCED POPULATION OF FISH AND WILDLIFE;

   D. 17-302.510(5)(R) - TURBIDITY SHALL NOT EXCEED 29 NEPHELOMETRIC TURBIDITY UNITS ABOVE NATURAL BACKGROUND.

4. THE PERMITTEE SHALL TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATERBODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE PERMITTEE MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE STATE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

5. GRASS SEED AND MULCH OR SOD MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADE, AND AT OTHER TIMES AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES INTO WATERS OF THE STATE.

6. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF THE WORK AUTHORIZED BY THIS PERMIT, THE PERMITTEE MUST PROVIDE TWO COPIES OF WRITTEN NOTIFICATION OF THE SCHEDULED DATE OF COMMENCEMENT TO THE APPROPRIATE SFWMD OFFICE.

7. ALL CONTRACTORS MUST BE PROVIDED WITH A COPY OF THE STAFF REPORT AND PERMIT CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8. PRIOR TO THE PERMITTEE INSTITUTING ANY CHANGES NOT AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE SFWMD OF SUCH INTENTIONS FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.

9. THE PERMITTEE SHALL PROSECUTE THE WORK AUTHORIZED IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACT OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES, AND WATER QUALITY. THE PERMITTEE SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES, TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.

10. THE PERMITTEE IS HEREBY ADVISED THAT PURSUANT TO SECTION 373.422, F.S. (FORMERLY 403.922, F.S.), NO PERSON SHALL COMMENCE ANY EXCAVATION, CONSTRUCTION, OR OTHER ACTIVITY INVOLVING THE USE OF SOVEREIGN OR OTHER LANDS OF THE STATE, TITLE TO WHICH IS VESTED IN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OR THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 253, F.S., UNTIL SUCH PERSON HAS RECEIVED FROM THE BOARD OF TRUSTEES THE REQUIRED LEASE, LICENSE, EASEMENT, OR OTHER FORM OF CONSENT AUTHORIZING THE PROPOSED ACTIVITY. PURSUANT TO CHAPTER 18-14, FLORIDA ADMINISTRATIVE CODE, IF SUCH WORK IS DONE WITHOUT CONSENT, OR IF A PERSON OTHERWISE WILLFULLY DAMAGES STATE LAND OR WILLFULLY DAMAGES OR REMOVES PRODUCTS OF STATE LAND IN VIOLATION OF STATE OR FEDERAL LAW, THE BOARD OF TRUSTEES MAY LEVY ADMINISTRATIVE FINES UP TO $10,000 PER OFFENSE.

11. THE PERMITTEE SHALL HOLD AND SAVE THE SFWMD HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY FACILITY AUTHORIZED BY THE PERMIT.

12. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO OBTAIN ALL OTHER NECESSARY FEDERAL, STATE, LOCAL AND SPECIAL DISTRICT AUTHORIZATIONS FOR THE WORK DESCRIBED HEREIN, INCLUDING MUNICIPAL OR COUNTY BUILDING PERMITS.

13. TURBIDITY SCREENS (OR OTHER MEANS OF TURBIDITY CONTROL) SHALL BE UTILIZED AS NECESSARY DURING CONSTRUCTION AND SHORELINE STABILIZATION SUCH THAT TURBIDITY LEVELS IN THE PROJECT AREA DO NOT EXCEED 29 N.T.U.'S ABOVE NATURAL BACKGROUND.

SPECIAL CONDITIONS (CONT'D)

14. IF HISTORICAL OR ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED AT ANY TIME WITHIN THE PROJECT SITE, THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE BUREAU OF HISTORICAL PRESERVATION, DIVISION OF ARCHIVES, HISTORY, AND RECORDS MANAGEMENT, R.A. GRAY BUILDING, TALLAHASSEE, FLORIDA 32301.

15. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE EXISTING MANGROVES, WILLOW AND OAKS SHALL BE LOCATED, STAKED AND ROPED TO PREVENT ENCROACHMENT INTO THESE AREAS. THE PERMITTEE SHALL NOTIFY THE SFWMD'S ENVIRONMENTAL COMPLIANCE STAFF IN WRITING UPON COMPLETION OF ROPING AND STAKING AND SCHEDULE AN INSPECTION OF THIS WORK. THE ROPING AND STAKING SHALL BE SUBJECT TO SFWMD STAFF APPROVAL. THE PERMITTEE SHALL MODIFY THE STAKING AND ROPING IF SFWMD STAFF DETERMINES IT IS INSUFFICIENT OR IS NOT IN CONFORMANCE WITH THE INTENT OF THIS PERMIT. STAKING AND ROPING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT CONSTRUCTION ACTIVITIES ARE COMPLETE.

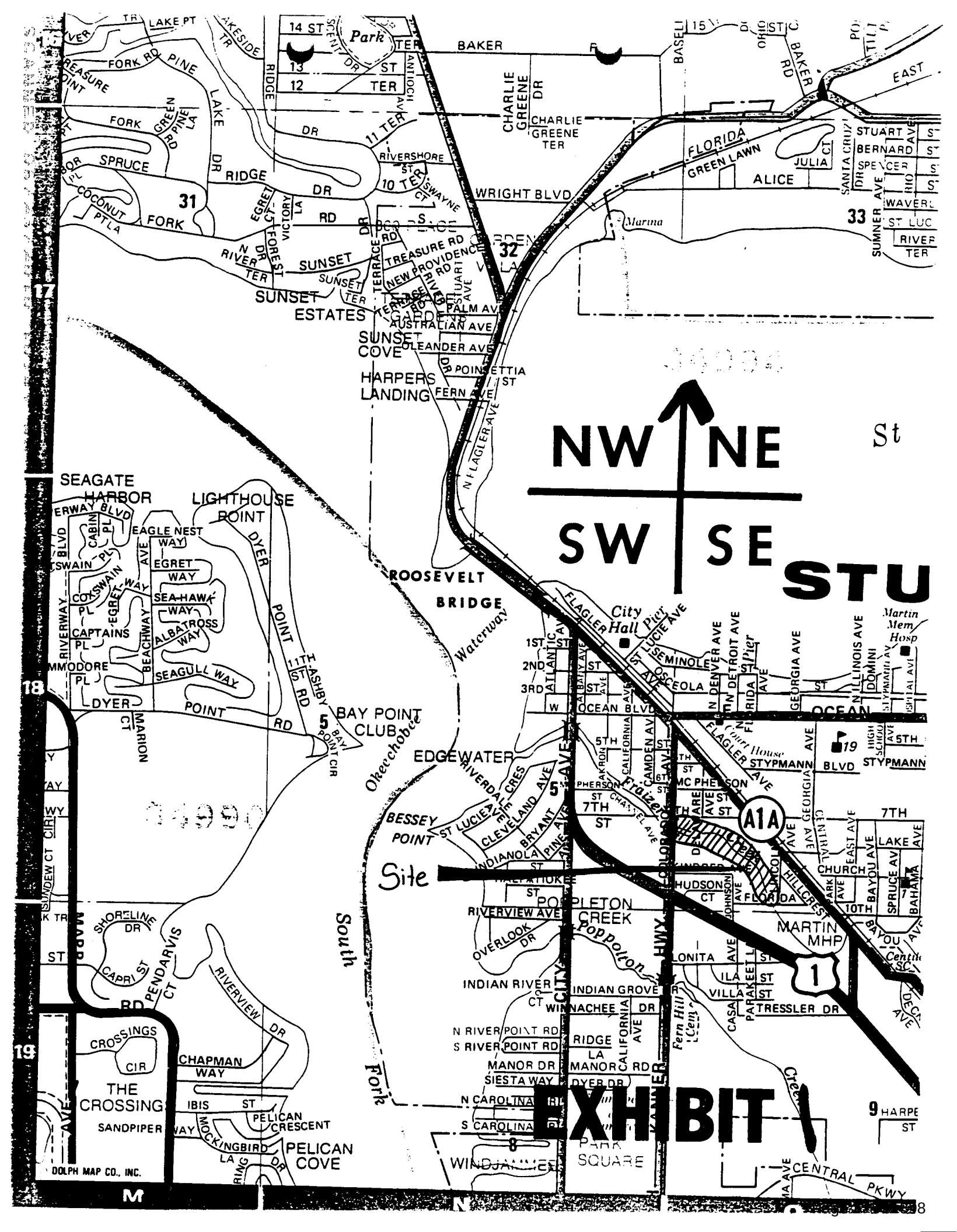
16. THE SFWMD RESERVES THE RIGHT TO REQUIRE REMEDIAL MEASURES TO BE TAKEN BY THE PERMITTEE IF WETLAND AND/OR UPLAND MONITORING OR OTHER INFORMATION DEMONSTRATES THAT ADVERSE IMPACTS TO PROTECTED, CONSERVED, INCORPORATED OR MITIGATED WETLANDS OR UPLANDS HAVE OCCURRED DUE TO PROJECT RELATED ACTIVITIES.

17. A WETLAND MITIGATION PROGRAM FOR FRAZIER CREEK SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 5 THROUGH 9. THE PERMITTEE SHALL ENHANCE 0.42 ACRE AND RESTORE 1.38 ACRE OF FRAZIER CREEK.

18. A TIME ZERO WETLAND MONITORING REPORT FOR FRAZIER CREEK SHALL BE CONDUCTED IN ACCORDANCE WITH EXHIBIT(S) 5 THROUGH 9.

19. A WETLAND MONITORING AND MAINTENANCE PROGRAM FOR FRAZIER CREEK SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 5 THROUGH 9. THE MONITORING PROGRAM SHALL EXTEND FOR A PERIOD OF 5 YEARS WITH ANNUAL REPORTS SUBMITTED TO SFWMD STAFF. AT THE END FIRST MONITORING PERIOD THE MITIGATION AREA AS SHOWN ON EXHIBIT 8 SHALL HAVE AN 80% SURVIVAL OF PLANTED VEGETATION. THE 80% SURVIVAL RATE SHALL BE MAINTAINED THROUGHOUT THE REMAINDER OF THE MONITORING PROGRAM. AT THE END OF THE 5 YEAR MONITORING PROGRAM THE VEGETATION ENHANCEMENT MITIGATION AREA(S) SHALL CONTAIN AN 80% COVERAGE OF PLANTED OR RECRUITED DESIRABLE OBLIGATE AND FACULTATIVE WETLAND SPECIES.

20. A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 5 THROUGH 9 FOR THE RESTORED WETLAND AREAS ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREA(S) AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE MITIGATION AREAS ARE MAINTAINED FREE FROM EXOTIC VEGETATION (BRAZILIAN PEPPER, MELALEUCA, AND AUSTRALIAN PINE) AND THAT OTHER NUISANCE SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.


NW
NE
SW
SE
STU
EXHIBIT
Site
Park
BAKER
CHARLIE GREENE DR
CHARLIE GREENE TER
FLORIDA
GREEN LAWN
ALICE
JULIA
STUART
BERNARD
SPENCER
WAVERL
ST LUC
RIVER TER
WRIGHT BLVD
Marina
SUNSET ESTATES
SUNSET COVE
HARPERS LANDING
TREASURE RD
NEW PROVIDENCE RD
PALM AVE
AUSTRALIAN AVE
OLEANDER AVE
POINSETTIA ST
FERN AVE
N FLAGLER AVE
SEAGATE HARBOR
LIGHTHOUSE POINT
EAGLE NEST WAY
EGRET WAY
SEA-HAWK WAY
ALBATROSS WAY
SEAGULL WAY
CAPTAINS PL
COMMODORE PL
DYER POINT RD
BAY POINT CLUB
BAY POINT CIR
ROOSEVELT BRIDGE
Waterway
Okeechobee
EDGEWATER
BESSEY POINT
RIVERDALE CRES
CLEVELAND AVE
BRYANT AVE
INDIANOLA ST
HALPATIOKEE ST
POPPLETON CREEK
Poppolton
RIVERVIEW AVE
OVERLOOK DR
INDIAN RIVER CT
INDIAN GROVE DR
WINNACHEE DR
N RIVER POINT RD
S RIVER POINT RD
RIDGE LA
MANOR DR
MANOR RD
SIESTA WAY
DYER DR
N CAROLINA
S CAROLINA
WINDJAMMER
PARK SQUARE
City Hall
Pier
FLAGLER AVE
SEMINOLE
OSCEOLA
OCEAN BLVD
OCEAN
Court House
STYPMANN BLVD
MC PHERSON
7TH ST
A1A
HUDSON CT
FLORIDA
MARTIN MHP
LONITA
ILA ST
VILLA ST
TRESSLER DR
Fern Hill Cem
Martin Mem Hosp
CHURCH
LAKE AVE
BAYOU AVE
SPRUCE AVE
BAHAMA
CENTRAL PKWY
HARPE ST
South Fork
SHORELINE DR
CAPRI ST
PENDARVIS CT
RIVERVIEW DR
CROSSINGS CIR
THE CROSSINGS
CHAPMAN WAY
IBIS ST
PELICAN CRESCENT
SANDPIPER WAY
MOCKINGBIRD LA
PELICAN COVE
DOLPH MAP CO., INC.
17
18
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5
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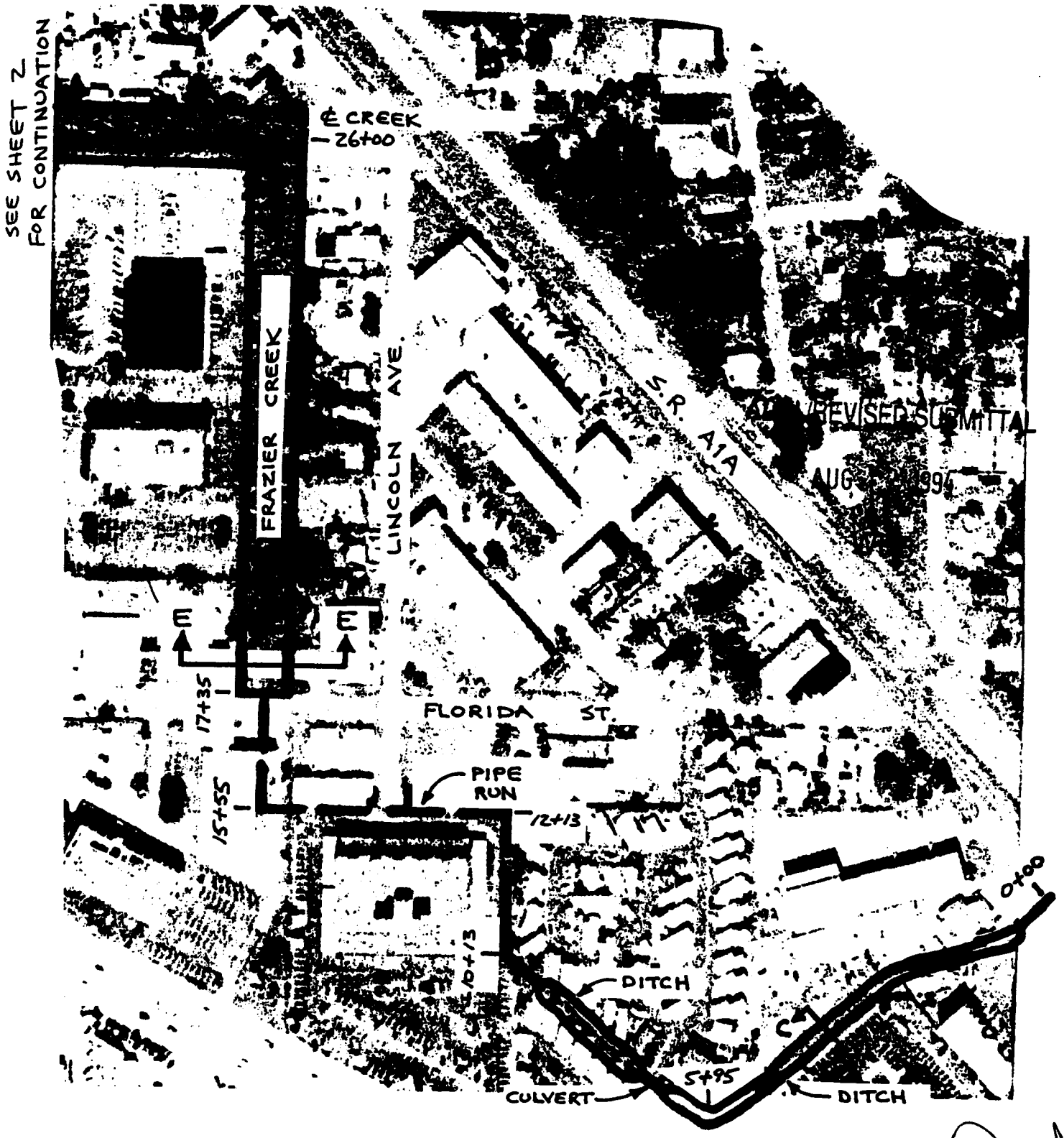
1



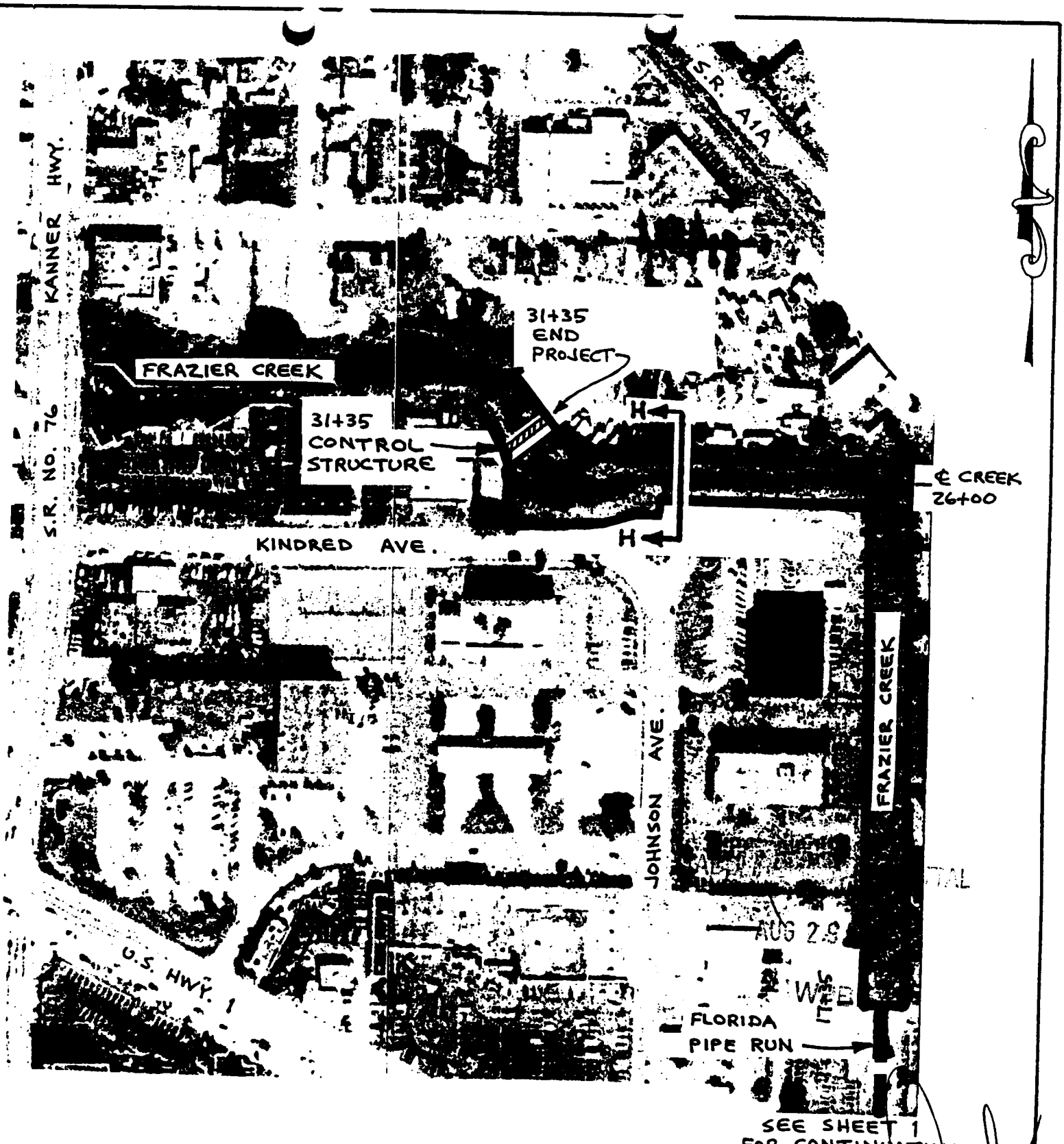
AERIAL PLAN VIEW

PREPARED BY:
RICHARD T. CREECH, INC.
CONSULTING ENGINEERS

Applicant: CITY OF STUART, FLORIDA
Water Body: FRAZIER CREEK
County: MARTIN
Datum: NGVD

Purp[illegible]
Origi[illegible]ance
Sheet No.: 1 of 6
Date: MAY 25, 1994

EXHIBIT 2



AERIAL PLAN VIEW

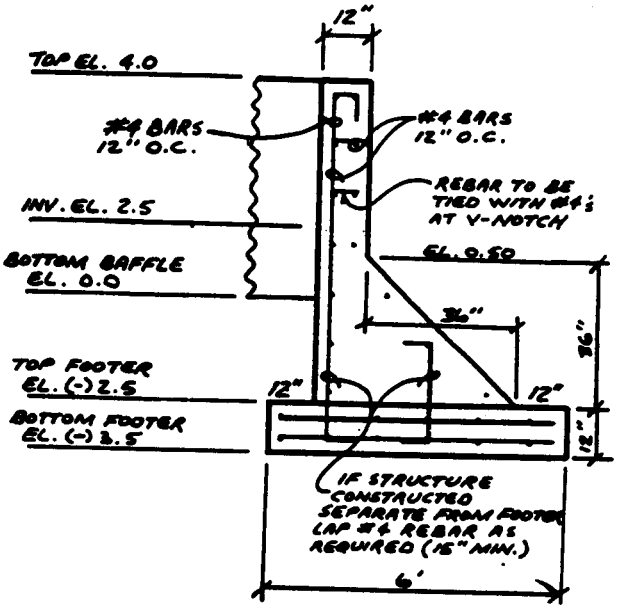
SCALE: 1" = 200'

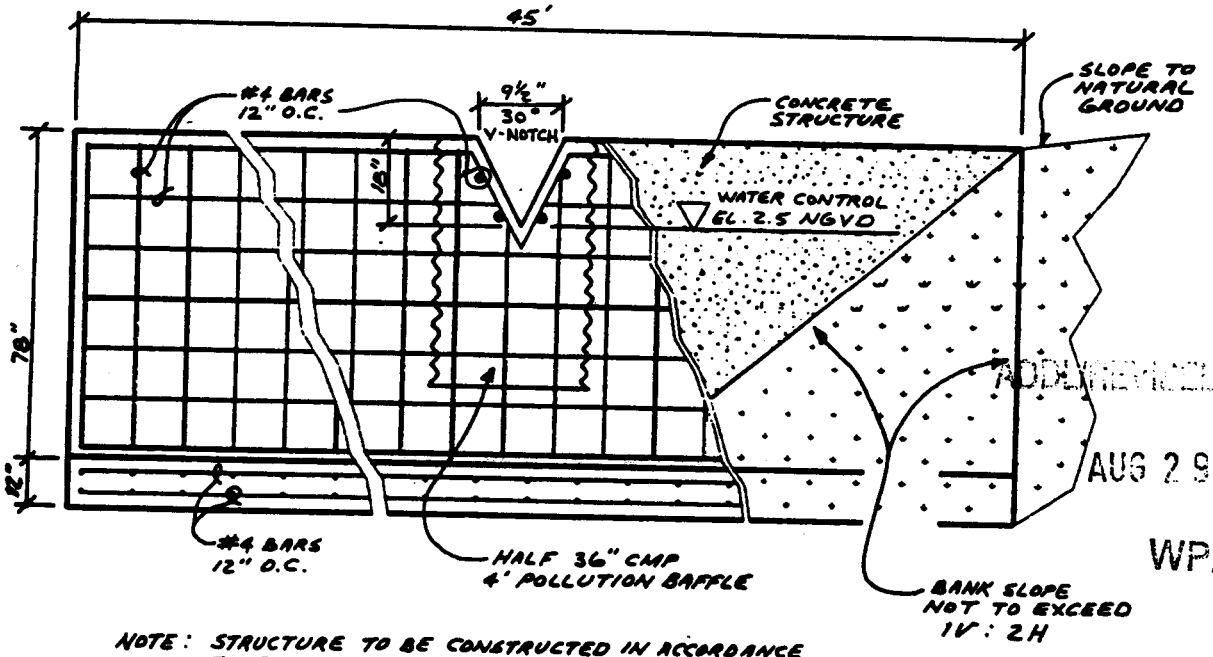
PREPARED BY:
RICHARD T. CREECH, INC.
CONSULTING ENGINEERS

Applicant: CITY OF STUART, FLORIDA
Water Body: FRAZIER CREEK
County: MARTIN
Datum: NGVD

Purpose:
Original
Sheet No.: 2 of 6
Date: MAY 25, 1994

EXHIBIT 3





NOTE: STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE TO ACI 318 AND ALL OTHER APPLICABLE CODES.
SHOP DRAWINGS TO BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.

CONTROL STRUCTURE DETAIL

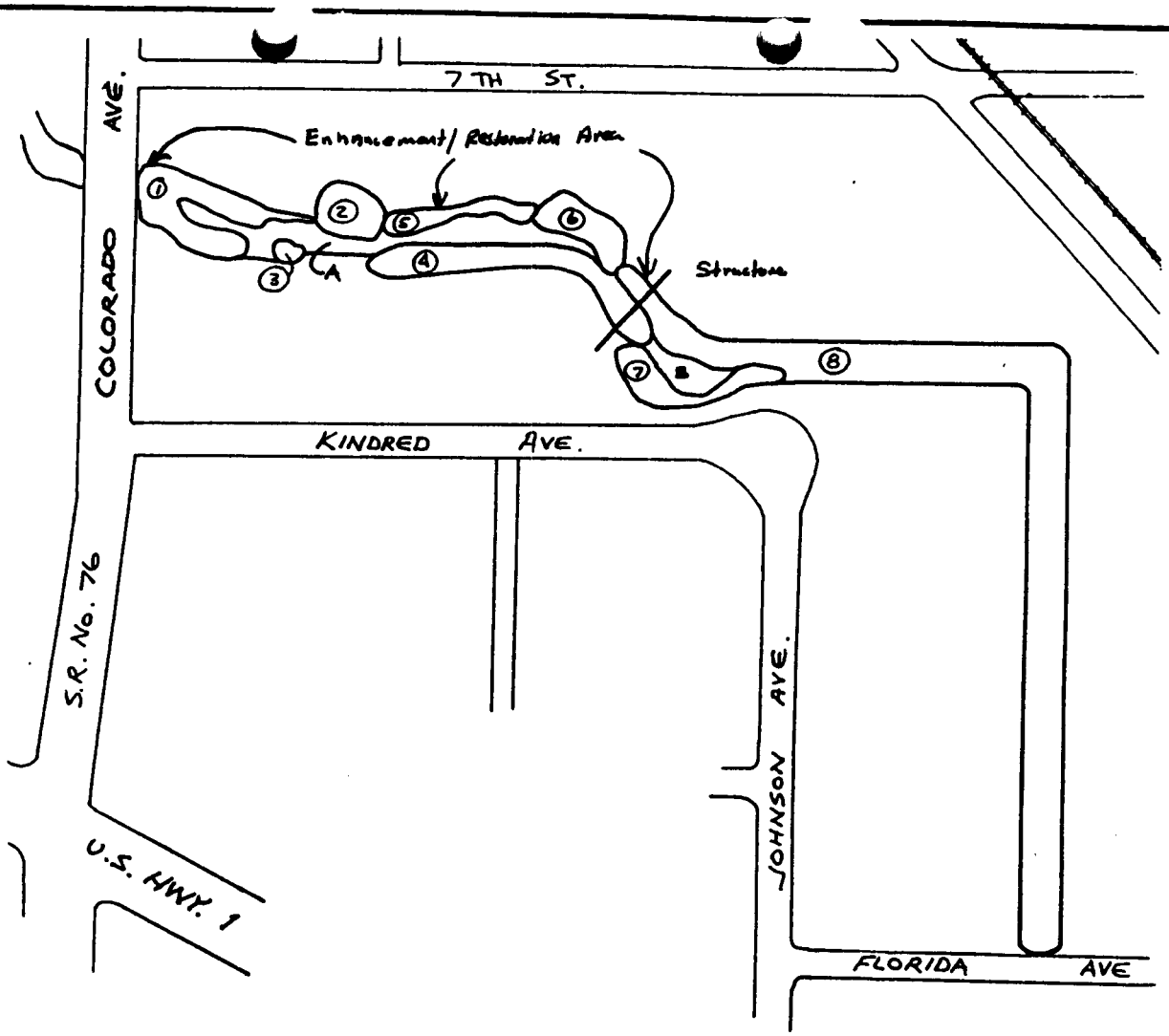
ADDITIONAL SUBMITTAL
AUG 29 1994
WPB

PREPARED BY:
RICHARD T. CREECH, INC.
CONSULTING ENGINEERS

Applicant: CITY OF STUART, FLORIDA
Water Body: FRAZIER CREEK
County: MARTIN
Datum: NGVD

Purp... Fill
Orig... Maintenance
Sheet No.: 3 of 6

EXHIBIT 4



Map Section	Pecent of Mangrove	Percent of Brazilian Pepper	Total Square Feet Mangrove	Total Square Feet	Square Feet Loss of Mangrove	Square Feet Gain of Mangrove *
1	40%	50%	5,920	14,800	0	7,400
2	100% Oaks	0%	0	6,200	0	0
3	100% Willow	0%	1,900	1,900	0	0
4	20%	80%	2,980	14,900	750	11,920
5	75%	25%	4,650	6,200	0	1,550
6	100% Oaks	0%	0	6,820	0	0
7	40%	50%	3,720	9,300	2,800	0
8	10%	50%	8,250	82,500	8,250	0
A	0%	0%	0	16,700	0	0
B	0%	0%	0	3,100	0	0
Totals			27,420	162,420	11,800	20,870

AUG 29 94

* Note: Gain of Mangrove indicates potential gain by exotic removal.

Based on field inspection conducted by Evergreen Engineering, Inc. on June 18, 1994.

Table revised by Creech Engineers, Inc. on August 16, 1994.

PREPARED BY:
RICHARD T. CREECH, INC.
CONSULTING ENGINEERS

8/23/94

Applicant: CITY OF STUART, FLORIDA
Water Body: FRAZIER CREEK
County: MARTIN
Datum: NGVD

Purpose: VEGETATIVE SURVEY
Origin: W... Difference
Sheet No.: 2 of 2
Date: AUG. 16 1994

EXHIBIT 5

RICHARD T. CREECH, INC.
CONSULTING ENGINEERS
P.O. BOX 1488, PALM CITY, FL 34990
TELEPHONE (407) 283-1413

Frazier Creek
Mitigation, Monitoring, and Maintenance Plan
August 22, 1994

ADDL/REVISED SUBMITTAL
AUG 29 1994
WPB

Project Background

The proposed Frazier Creek Water Quality Improvement Project will provide additional flood protection and water quality treatment for a large, previously developed urban area within the City of Stuart. Currently, there is no water quality treatment provided for the contributing drainage areas which discharge into Frazier Creek. The untreated stormwater discharges directly into the St. Lucie River through the Frazier Creek tributary.

The proposed Frazier Creek Water Quality Improvement Project consists of the regrading of the side slopes to allow for regular maintenance by the City of Stuart, the removal of exotic vegetation such as Melaleuca and Brazilian Pepper, the construction of a sedimentation basin to provide additional water quality, and the construction of a control structure to provide water quality and flood protection. The structure will be constructed in a tidally influenced area of Frazier Creek.

The natural channel of Frazier Creek is no longer discernible due to the extent of urban development surrounding the creek. It is evident that much of the original creek channel has been altered or relocated. A long section of the creek has been filled and routed through culverts. Much of the historic floodplain of the creek has been filled or otherwise altered, creating steep side slopes and erosion problems. Several buildings extend over the creek and are supported on pilings.

Existing Vegetation

The existing creek channel is vegetated primarily by Brazilian Pepper. Red Mangroves and Leather Fern can be found scattered among the Brazilian Pepper. There are also several clumps of Red and White Mangroves along the shoreline between Colorado Avenue and Florida Street.

Construction and Replanting Areas

The total project area covers approximately 3.7 acres, from Florida Street to Colorado Avenue. Construction and regrading will occur in the approximately 1.9 acres of existing creek and bank area located from Florida Street to the proposed control structure. Exotic removal and mangrove planting will occur in the remaining 1.8 acres located downstream of the control structure to Colorado Avenue.

The total mangrove coverage in the project area is estimated to be 0.6 acres. Of the 0.6 acres, 0.2 acres of mangroves are located upstream of the proposed water quality structure. It is anticipated that all of the mangroves located upstream of the structure will

P.O. BOX 1488, PALM CITY, FL 34990
TELEPHONE (407) 283-1413

be lost due to bank regrading, construction of the control structure, and equipment damage. Compensation for the impact to the mangroves is being provided in the enhancement of the 1.8 acre area downstream of the control structure. The enhancement to the downstream portion of the creek will consist of the removal of all exotic vegetation (Brazilian Pepper, Australian Pine and other listed exotic species) and the replanting of Red Mangrove seedlings (approximately 500 mangroves in 1-gallon pots, 3' on-center. The mangrove quantity was determined based on a 25% planting rate of the 0.5 acre area that will experience exotic removal and that has been deemed suitable for mangrove gain.

According to information obtained from tidal information, the mean high water in the area of the proposed mitigation is ± 1.0, NGVD. Based on the tidal information, the plantings will be made from elevation -1.0 NGVD to +1.0 NGVD. Existing native wetland vegetation (mangroves, Leather Fern, etc.) will be preserved to the extent possible and will be field located and flagged prior to the commencement of the enhancement project. A total area of 0.5 acre will be planted with Red Mangrove seedlings, if possible, depending on site conditions and expectation of viability. Where it appears that erosion of the regraded bank will be a problem, Bahia sod or other stabilization material acceptable to the South Florida Water Management District will be utilized to minimize any erosion.

Monitoring

Immediately upon completion of the enhancement project, time zero monitoring will be conducted. The time zero monitoring will record the location of the planted areas, record the number and size of plantings and the planted density. Also any changes to the grading, hydrologic regime of the plantings, or species changes will be noted as well as any anticipated work schedule modifications. A time zero monitoring report will be submitted to the district upon completion.

The enhancement area will be monitored for a minimum period of five years or until the coverage of the desirable mangrove vegetation achieves 80% of the total cover within the mitigation area. It is anticipated that an 80% coverage will be achieved.

Monitoring will consist of data obtained through a photo station. The permanent photo station will be located at the intersection of Colorado Avenue and Frazier Creek. Photos will be taken from the center of the East edge of the box culvert bridge structure, looking due East down Frazier Creek. Monitoring will be conducted on an annual basis to ascertain the progress of the enhancement project. Annual monitoring reports will be submitted to the South Florida Water Management District as outlined in the attached work schedule.

The enhancement area will be maintained free of exotic vegetation and nuisance vegetation such as Cattail, Primrose Willow, and the like, and will be maintained so that the coverage does not exceed 10% of the total vegetation coverage in the enhancement

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area. Removal of exotic and nuisance vegetation from the areas of the creek which are upstream of the enhancement area will also be conducted on a regular basis. Regular exotic and nuisance vegetation maintenance in the enhancement area will be accomplished by hand methods (saws, chain saws, hatchets, etc.). Spot application of approved herbicides may also be used to maintain the exotic and nuisance vegetation at or below the coverages outlined above. The success or failure of the maintenance effort will be critiqued in the annual monitoring reports.

Work Schedule

Date	Task
Installation of water quality structure	10/1/94
Exotic vegetation removal	10/15/94
Planting of enhancement area	10/15/09
Establishment of photo station	11/1/94
Time zero monitoring	11/1/94
First annual monitoring report	11/1/95
Second annual monitoring report	11/1/96
Third annual monitoring report	11/1/97
Fourth annual monitoring report	11/1/98
Fifth annual monitoring report	11/1/99

EXHIBIT 8

JRT/jrt
92018mp.doc

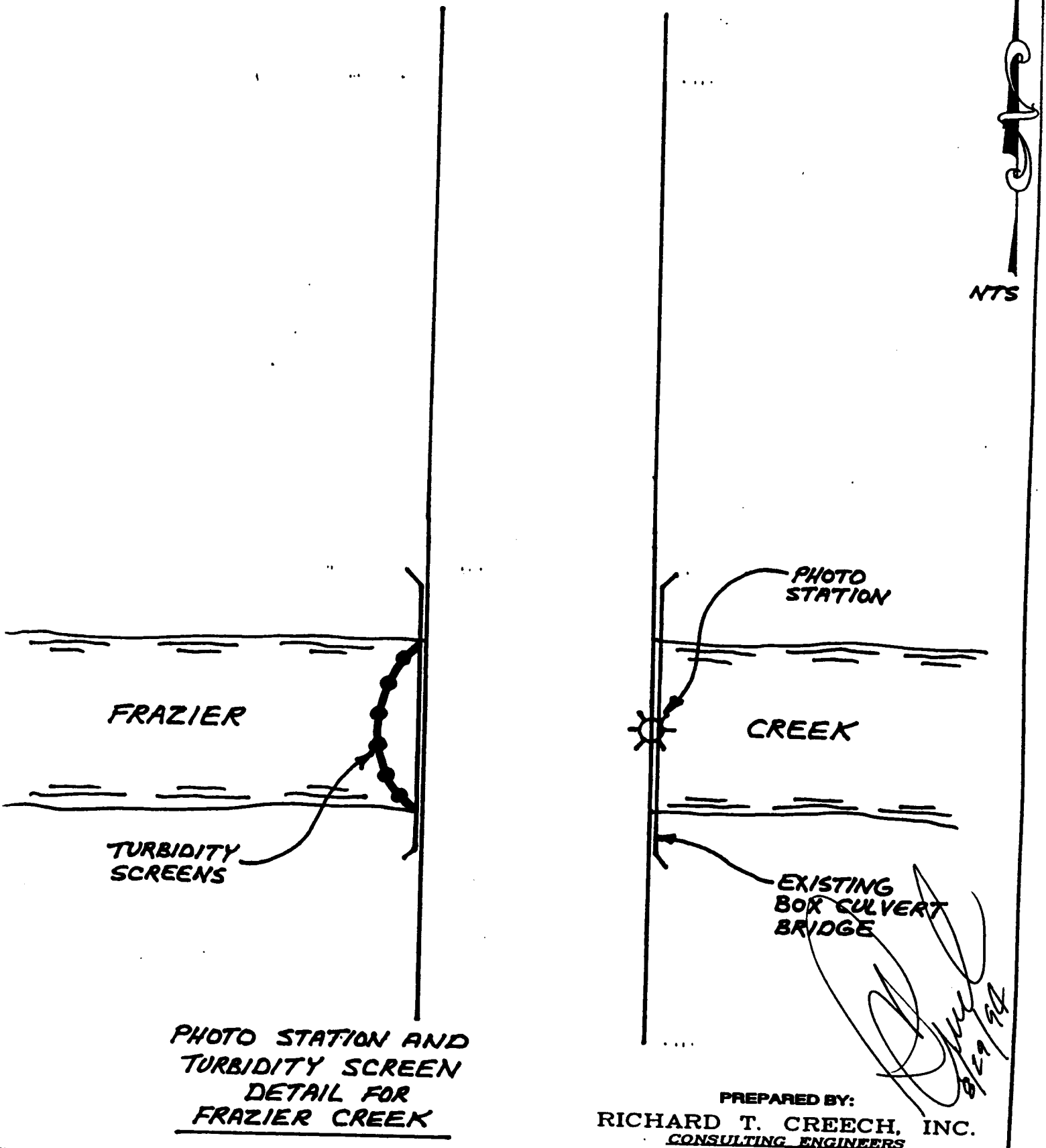


PHOTO STATION AND TURBIDITY SCREEN DETAIL FOR FRAZIER CREEK

PREPARED BY:
RICHARD T. CREECH, INC.
CONSULTING ENGINEERS

Applicant: CITY OF STUART, FLORIDA
Water Body: FRAZIER CREEK
County: MARTIN
Datum: NGVD

Purpose:
Original ☐ Revised ☐ Maintena.
Sheet No.: of 3
Date: August 26 1994

EXHIBIT 9

WETLAND RESOURCE PERMIT DISTRIBUTION LIST

PROJECT: Frazier Creek Water Quality Structure

APPLICATION NUMBER: 940527-1-D

INTERNAL DISTRIBUTION:

Reviewer:

X Scott McNabb
X Robert G. Robbins
D. Goss
X Robert Brown
X T. Bates
X B. Colavecchio
X Area Engineer
X Enforcement
X Field Representative
X Office of Counsel
X Permit File
X Day File
X Right-of-Way Division
X Surface Water Mgmt Division
X A. Waterhouse
A. Goldstein
B. Pratt
J. Show
R. Miller
X B. Gonsalus
X P. Miller
X J. Needle
X F. Lund

EXTERNAL DISTRIBUTION:

X Applicant:
City of Stuart
X Applicant's Consultant:
Richard T. Creech, Inc.
X Local Government
Martin County

DEPT. OF ENVIRONMENTAL PROTECTION:

X West Palm Beach
Fort Myers
Orlando
Tallahassee

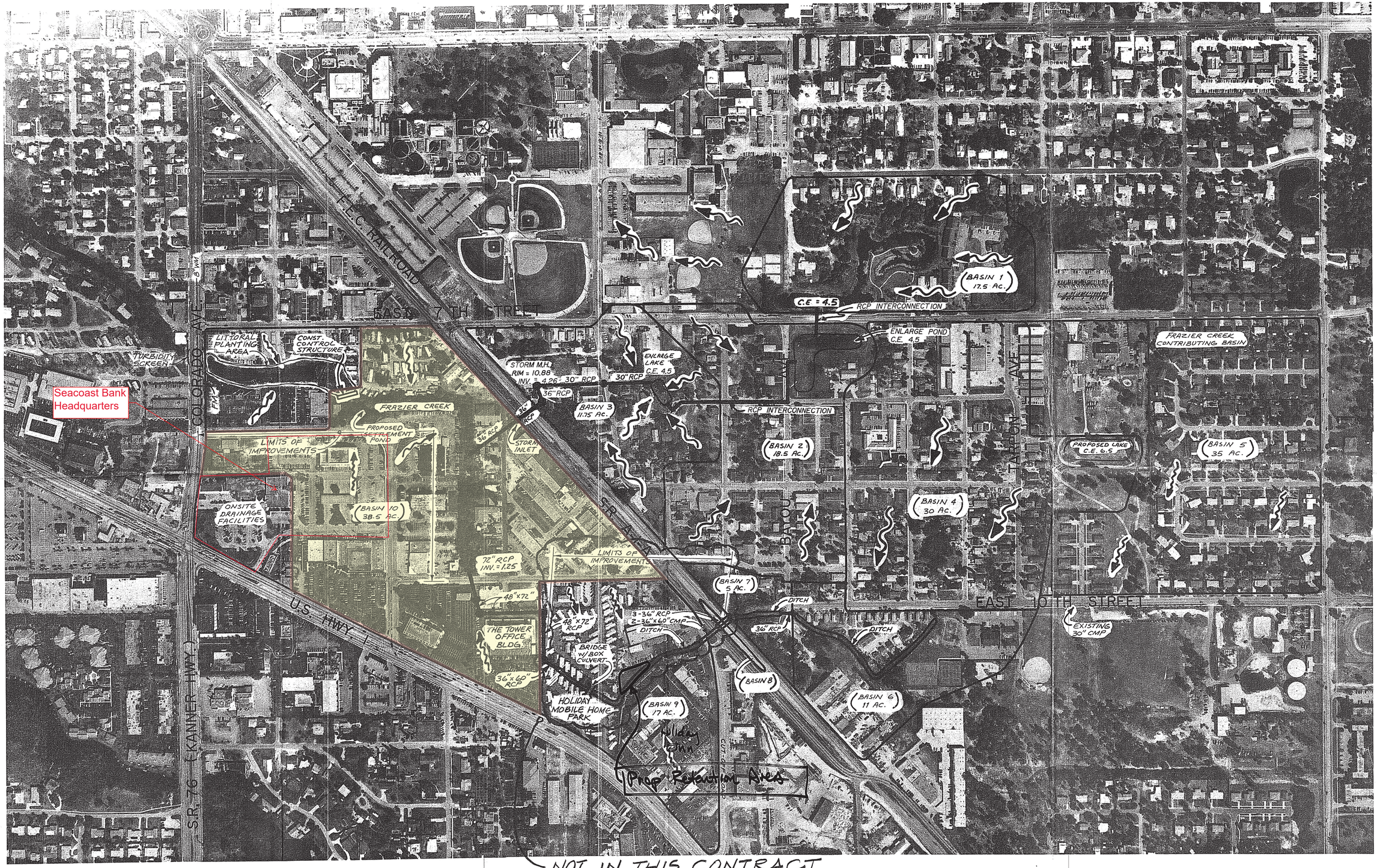
GOVERNING BOARD MEMBERS:

Ms. Annie Betancourt
Ms. Valerie Boyd
Mr. Allan Milledge
Mr. Eugene K. Pettis
X Ms. Leah Schad
Mr. Frank Williamson, Jr.
Mr. William Hammond
Ms. Elizabeth Krant
Mr. Nathaniel Reed

OTHER

FGFWFC
Sierra Club
X US Army Corps of Engineers
US Fish & Wildlife Service

EXHIBIT 10



DATE	BY	REVISION
12-15-95	BB	REV PER BID & CONSTRUCTION CONTRACT
11-10-95	BB	REV PER PRE-BID REVIEW
2/17/94	DTS	REVISED CONTROL STRUCTURE LOCATION, 36" RCP TO 30" AT OUTFALL TO LAKE IN BASIN 3
2/8/94	DTS	ADDED FRAZIER CREEK DRAINAGE BASINS

BOSWORTH AERIAL SURVEYS, INC

DESIGNED:

DRAWN:

CHECKED:

APPROVED:

DATE

REGISTERED ENGINEER NO.:

STATE OF FLORIDA

CREECH ENGINEERS INC.
CIVILIZATION ENGINEERED
203 WEST 3rd STREET
STUART, FLORIDA 34994
PHONE (407)283-1413
FAX (407)220-7881
600 S. PARROTT AVE.
OKEECHOBEE, FLORIDA 33472
PHONE (813)763-5050

EAST STUART INFRASTRUCTURE REHABILITATION

ITEM II - 3A

DRAINAGE BASIN EXHIBIT

SCALE: 1" = 200'

DRAWING NUMBER: 95-129

SHEET 5A OF 7

Post-Project 3-year, 1-day Flood Routing

PROJECT NAME . . . . . Frazier Creek / East Stuart
REVIEWER . . . . : Thomas
PROJECT NUMBER - 92-016

THE ROUTING IS COMPLETE WHEN THE DISCHARGE FOR BASIN 11 IS REDUCED TO 2.00CFS

********** BASIN 1 **********
AREA - 17.50 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL - 5.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	2.50
6.50	7.00
7.50	13.50
8.50	22.00
9.50	32.50

********** BASIN 2 **********
AREA - 18.50 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL - 5.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	1.83
6.50	4.93
7.50	9.28
8.50	14.91
9.50	21.79
10.50	29.94
11.50	39.35
12.50	50.02
13.50	61.96
14.00	68.48

********** BASIN 3 **********
AREA - 11.75 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL - 5.00 INCHES

5.50	.93
6.50	3.31
7.50	7.15
8.50	12.44
9.50	19.18
10.00	23.10

********** BASIN 4 **********

AREA - 30.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL -

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.50
8.00	1.75
9.00	3.00
10.00	4.25
11.00	5.50
12.00	6.75
13.00	11.33
14.00	22.50
15.00	40.50

********** BASIN 5 **********

AREA - 35.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL - 5

STAGE (FT)	STORAGE (AF)
7.60	.01
8.00	.01
10.00	.01
12.00	.01
13.00	2.00
13.50	11.50
14.00	22.00

********** BASIN 6 **********

AREA - 11.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.06
8.00	.22
9.00	.50
10.00	.89
11.00	1.39
12.00	2.00
13.00	2.73

********** BASIN 7 **********

AREA - 5.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL - 5.00 INC

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.20
8.00	1.42
9.00	3.76
10.00	7.20
11.00	9.40

********** BASIN 8 **********

AREA - .20 ACRES GROUND STORAGE - 14.00 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL - 5.00 INCHE

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.25
8.00	.55
9.00	.35
10.00	1.50
10.50	2.00

********** BASIN 9 **********

AREA - 17.00 ACRES GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL - 5.00 INCHES

2.70	.01
4.00	.01
5.00	.35
6.00	.53
7.00	.88
7.50	1.12
8.00	2.00

********** BASIN 10 **********

AREA - 39.50 ACRES GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 3.00 YEARS RAINFALL DISTRIBUTION : 1- DAY 24-HOUR RAINFALL - 5.00

STAGE (FT)	STORAGE (AF)
.00	.00
1.00	.58
2.00	1.35
3.00	2.31
4.00	3.47
5.00	5.01
6.00	6.75

STRUCT NO.	PIPE SLOPE (%)	DIAMETER (FT)	ROUGHNESS	LENGTH (FT)	WEIR WEIR CREST TYPE/ELEV	WEIR LENGTH	HEAD INVERT ELEVATION	TAIL INVERT ELEVATION	
1	.000	1.3	.013	90.00	NO RISER INCLUDED WITH PIPE				BASIN 1 TO BA
2	.000	1.5	.013	480.00	NO RISER INCLUDED WITH PIPE				BASIN 2 TO BA
3	.009	3.0	.013	400.00	NO RISER INCLUDED WITH PIPE				BASIN 3 TO BA
7	.000	2.5	.024	1200.00	NO RISER INCLUDED WITH PIPE				BASIN 5 TO B
8	.000	3.0	.013	48.00	NO RISER INCLUDED WITH PIPE				BASIN 6 TO B
9	.008	5.3	.013	50.00	NO RISER INCLUDED WITH PIPE				BASIN 7 TO B
10	.003	5.7	.024	100.00	BROAD/ 10.00	50.00	3.90	3.60	BASIN 8 TO B
11	.009	4.0	.013	22.00	NO RISER INCLUDED WITH PIPE				BASIN 9 TO B
12	NO PIPE				SHARP/ 4.0	45.00			BASIN10 TO B

STRUCT NO.	BLEEDER TYPE	DIAMETER OR WIDTH (FT)	INVERT ELEVATION (FT-NGVD)	AREA (FT2)	ANGLE (DEG)	INVERT ELEVATION (FT-NGVD)	TOP ELEVATION (FT-NGVD)
1	NO BLEEDER INCLUDED IN STRUCTURE						
2	NO BLEEDER INCLUDED IN STRUCTURE						
3	V-NOTCH	NA	NA	NA	90.0	4.5	6.5
4	RECTANGLE	4.0	8.3	14.0			
5	V-NOTCH	NA	NA	NA	30.0	7.0	9.5
6	RECTANGLE	1.5	11.3	5.3			
7	NO BLEEDER INCLUDED IN STRUCTURE						
8	NO BLEEDER INCLUDED IN STRUCTURE						
9	NO BLEEDER INCLUDED IN STRUCTURE						
10	NO BLEEDER INCLUDED IN STRUCTURE						
11	NO BLEEDER INCLUDED IN STRUCTURE						
12	V-NOTCH	NA	NA	NA	30.0	1.0	4.0

TIME(HR)	STAGE(FT-NGVD)
.00	.91
24.00	1.70
120.00	.91

TIME (HR)	STRUCT NO	BASIN NO	RAINFALL (INCHES)	RUNOFF (INCHES)	RUNOFF (CFS)	HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT)	FROM	TO
.0	1	1	.0	.0	.0	.0	.00	4.50	1	
	2	2	.0	.0	.0	.0	.00	4.50	2	
	3	3	.0	.0	.0	.0	.00	4.50	3	1
	4	3	.0	.0	.0	.0	.00	4.50	3	1
	5	4	.0	.0	.0	.0	.00	6.00	4	
	6	4	.0	.0	.0	.0	.00	6.00	4	
	7	5	.0	.0	.0	.0	.00	7.60	5	
	8	6	.0	.0	.0	.0	.00	6.00	6	
	9	7	.0	.0	.0	.0	.00	6.00	7	
	10	8	.0	.0	.0	.0	.00	6.00	8	
	11	9	.0	.0	.0	.0	.00	2.70	9	10
	12	10	.0	.0	.0	.0	.00	.00	10	11
12.0	1	1	3.3	.2	13.6	6.0	-.47	4.53	1	2
	2	2	3.3	.2	14.3	6.3	.00	4.54	2	3
	3	3	3.3	.2	9.1	4.0	.00	4.55	3	10
	4	3	3.3	.2	9.1	4.0	.00	4.55	3	10
	5	4	3.3	.2	23.3	10.2	-.01	6.25	4	6
	6	4	3.3	.2	23.3	10.2	.00	6.25	4	6
	7	5	3.3	.2	27.1	11.9	4.74	12.03	5	6
	8	6	3.3	.2	8.5	3.8	3.71	7.19	6	7
	9	7	3.3	.2	3.9	1.7	.00	6.21	7	8
	10	8	3.3	.0	.0	.0	.00	6.00	8	9
	11	9	3.3	.7	29.7	18.7	12.48	4.35	9	10
	12	10	3.3	.7	67.3	42.4	.66	2.00	10	11
OFFSITE STAGE IS 1.30 FT.NGVD										
24.0	1	1	5.0	.7	.5	.4	.06	5.01	1	2
	2	2	5.0	.7	.5	.5	.22	5.01	2	3
	3	3	5.0	.7	.3	.3	.41	4.98	3	10
	4	3	5.0	.7	.3	.3	.00	4.98	3	10
	5	4	5.0	.7	.8	.8	-.42	8.28	4	6
	6	4	5.0	.7	.8	.8	.00	8.28	4	6
	7	5	5.0	.7	.9	.9	.00	7.60	5	6
	8	6	5.0	.7	.3	.3	4.52	8.31	6	7
	9	7	5.0	.7	.1	.1	32.16	8.29	7	8
	10	8	5.0	.3	.0	.0	.00	7.60	8	9
	11	9	5.0	1.7	.7	.7	.00	2.70	9	10
	12	10	5.0	1.7	1.6	1.6	3.07	2.06	10	11
OFFSITE STAGE IS 1.70 FT.NGVD										

2	.2	24.0	5.0	24.0
3	.4	24.0	5.0	24.0
4	.0	.0	5.0	24.0
5	.4	24.0	6.3	24.0
6	.0	.0	8.3	24.0
7	22.7	12.2	12.1	12.4
8	13.9	12.8	8.4	12.8
9	32.2	24.0	8.3	24.0
10	.0	.0	9.2	23.9
11	14.4	12.6	4.5	12.4
12	14.5	13.1	4.1	13.1

1	.00	1.09	-.20	24.02	5.61	1.28
2	-.20	1.15	.00	24.02	5.01	.94
3	.00	.73	.27	24.02	4.99	.45
4	.00	1.87	-.25	24.02	8.20	2.10
5	.00	2.18	2.16	24.02	7.60	.60
6	1.91	.69	2.29	24.02	8.29	.29
7	2.29	.31	.57	24.02	8.27	2.93
8	.57	.00	.00	24.02	7.95	.58
9	.00	2.47	2.46	24.02	2.70	.00
10	2.74	5.60	6.12	24.02	2.84	2.18

Post-Project 10-year, 3-day Flood Routing

PROJECT NAME . . . . : Frazier Creek / East Stuart
REVIEWER . . . . : Thomas
PROJECT NUMBER - 92-010

THE ROUTING IS COMPLETE WHEN THE DISCHARGE FOR BASIN 11 IS REDUCED TO 2.00CFS

********** BASIN 1 **********
AREA - 17.50 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 10.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.50 IN

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	2.50
6.50	7.00
7.50	13.50
8.50	22.00
9.50	32.50

********** BASIN 2 **********
AREA - 10.50 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 10.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.50 INC

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	1.83
6.50	4.93
7.50	9.28
8.50	14.91
9.50	21.79
10.50	29.94
11.50	39.35
12.50	50.02
13.50	61.96
14.00	68.40

********** BASIN 3 **********
AREA 11.75 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 10.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.50 INCH

4.50	.00
5.50	.93
6.50	3.31
7.50	7.15
8.50	12.44
9.50	19.18
10.00	23.10

********** BASIN 4 **********

AREA - 30.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 10.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.56 INCH

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.50
8.00	1.75
9.00	3.00
10.00	4.25
11.00	5.50
12.00	6.75
13.00	11.33
14.00	22.38
15.00	40.59

********** BASIN 5 **********

AREA - 35.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 10.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.56 INCHES

STAGE (FT)	STORAGE (AF)
7.60	.01
8.00	.01
10.00	.01
12.00	.01
13.00	2.88
13.50	11.50
14.00	23.00

********** BASIN 6 **********

AREA - 11.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.06
8.00	.22
9.00	.50
10.00	.89
11.00	1.39
12.00	2.00
13.00	2.73

********** BASIN 7 **********

AREA = 5.00 ACRES GROUND STORAGE = 9.60 INCHES

TIME STEP = 12.00 HOURS TIME OF CONCENTRATION = .33 HOURS

RETURN FREQUENCY = 10.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL = 6.50 INCH

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.20
8.00	1.42
9.00	3.76
10.00	7.20
11.00	9.40

********** BASIN 8 **********

AREA = .20 ACRES GROUND STORAGE = 14.00 INCHES

TIME STEP = 12.00 HOURS TIME OF CONCENTRATION = .33 HOURS

RETURN FREQUENCY = 10.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL = 6.50 INCH

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.25
8.00	.55
9.00	.35
10.00	1.50
10.50	2.00

********** BASIN 9 **********

AREA = 17.00 ACRES GROUND STORAGE = 3.10 INCHES

TIME STEP = 12.00 HOURS TIME OF CONCENTRATION = .33 HOURS

RETURN FREQUENCY = 10.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL = 6.50 INCH

(FT)	(AF)
2.70	.01
4.00	.01
5.00	.35
6.00	.53
7.00	.88
7.50	1.12
8.00	2.00

********** BASIN 10 **********

AREA - 38.50 ACRES

GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS

TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 10.00 YEARS

RAINFALL DISTRIBUTION : 3- DAY

24-HOUR RAINFALL - 6.50

STAGE (FT)	STORAGE (AF)
.00	.00
1.00	.59
2.00	1.35
3.00	2.31
4.00	3.47
5.00	5.01
6.00	6.75

STRUCT NO.	PIPE SLOPE (%)	DIAMETER (FT)	ROUGHNESS	LENGTH (FT)	WEIR WEIR CREST TYPE/ELEV	WEIR LENGTH	HEAD INVERT ELEVATION	TAIL INVERT ELEVATION	
1	.000	1.3	.013	99.00	NO RISER INCLUDED WITH PIPE				BASIN 1 TO FAS
2	.000	1.5	.013	480.00	NO RISER INCLUDED WITH PIPE				BASIN 2 TO BAS
3	.009	3.0	.013	400.00	NO RISER INCLUDED WITH PIPE				BASIN 3 TO BAS
7	.000	2.5	.024	1200.00	NO RISER INCLUDED WITH PIPE				BASIN 5 TO BASI
8	.009	3.0	.013	48.00	NO RISER INCLUDED WITH PIPE				BASIN 6 TO BASI
9	.009	5.3	.013	50.00	NO RISER INCLUDED WITH PIPE				BASIN 7 TO BASI
10	.003	5.7	.024	100.00	BROAD/ 10.00	50.00	3.90	3.60	BASIN 8 TO BASI
11	.009	4.0	.013	22.00	NO RISER INCLUDED WITH PIPE				BASIN 9 TO BASI
12	NO PIPE				SHARP/ 4.0	45.00			BASIN10 TO BASI

STRUCT NO.	BLEEDER TYPE	OR WIDTH (FT)	ELEVATION (FT-NGVD)	(FT2)	(DEG)	ELEVATION (FT-NGVD)	ELEVATION (FT-NGVD)
1	NO BLEEDER INCLUDED IN STRUCTURE						
2	NO BLEEDER INCLUDED IN STRUCTURE						
3	V-NOTCH	NA	NA	NA	90.0	4.5	6.5
4	RECTANGLE	4.0	8.3	14.0			
5	V-NOTCH	NA	NA	NA	30.0	7.0	9.5
6	RECTANGLE	1.5	11.3	5.3			
7	NO BLEEDER INCLUDED IN STRUCTURE						
8	NO BLEEDER INCLUDED IN STRUCTURE						
9	NO BLEEDER INCLUDED IN STRUCTURE						
10	NO BLEEDER INCLUDED IN STRUCTURE						
11	NO BLEEDER INCLUDED IN STRUCTURE						
12	V-NOTCH	NA	NA	NA	30.0	1.0	4.0

TIME(HR)	STAGE(FT-NGVD)
.00	.91
24.00	1.70
120.00	.91

(HR)	NO	NO	(INCHES)	(INCHES)	(CFS)	(CFS)	DISCHARGE (CFS)	STAGE (FT)	FROM	TO
.0	1	1	.0	.0	.0	.0	.00	4.50	1	2
	2	2	.0	.0	.0	.0	.00	4.50	2	3
	3	3	.0	.0	.0	.0	.00	4.50	3	10
	4	3	.0	.0	.0	.0	.00	4.50	3	10
	5	4	.0	.0	.0	.0	.00	6.00	4	6
	6	4	.0	.0	.0	.0	.00	6.00	4	6
	7	5	.0	.0	.0	.0	.00	7.60	5	6
	8	6	.0	.0	.0	.0	.00	6.00	6	7
	9	7	.0	.0	.0	.0	.00	6.10	7	8
	10	8	.0	.0	.0	.0	.00	6.00	8	9
	11	9	.0	.0	.0	.0	.00	2.70	9	10
	12	10	.0	.0	.0	.0	.00	.00	10	11
12.0	1	1	.5	.0	.0	.0	.00	4.50	1	2
	2	2	.5	.0	.0	.0	.00	4.50	2	3
	3	3	.5	.0	.0	.0	.00	4.50	3	10
	4	3	.5	.0	.0	.0	.00	4.50	3	10
	5	4	.5	.0	.0	.0	.00	6.00	4	6
	6	4	.5	.0	.0	.0	.00	6.00	4	6
	7	5	.5	.0	.0	.0	.00	7.60	5	6
	8	6	.5	.0	.0	.0	.00	6.00	6	7
	9	7	.5	.0	.0	.0	.00	6.00	7	8
	10	8	.5	.0	.0	.0	.00	6.00	8	9
	11	9	.5	.0	.0	.0	.00	2.70	9	10
	12	10	.5	.0	.0	.0	-.03	.01	10	11
OFFSITE STAGE IS 1.30 FT.MGVD										
24.0	1	1	.9	.0	.0	.0	.00	4.50	1	2
	2	2	.9	.0	.0	.0	.00	4.50	2	3
	3	3	.9	.0	.0	.0	.00	4.50	3	10
	4	3	.9	.0	.0	.0	.00	4.50	3	10
	5	4	.9	.0	.0	.0	.00	6.00	4	6
	6	4	.9	.0	.0	.0	.00	6.00	4	6
	7	5	.9	.0	.0	.0	.00	7.60	5	6
	8	6	.9	.0	.0	.0	.00	6.00	6	7
	9	7	.9	.0	.0	.0	.00	6.00	7	8
	10	8	.9	.0	.0	.0	.00	6.00	8	9
	11	9	.9	.0	.0	.0	.00	2.70	9	10
	12	10	.9	.0	.0	.0	-.27	.24	10	11
OFFSITE STAGE IS 1.70 FT.MGVD										
36.0	1	1	1.6	.0	.0	.0	.00	4.50	1	2

	2	2	1.6	.0	.0	.0	.00	4.50	2	3
	3	3	1.6	.0	.0	.0	.00	4.50	3	10
	4	3	1.6	.0	.0	.0	.00	4.50	3	10
	5	4	1.6	.0	.0	.0	.00	6.00	4	6
	6	4	1.6	.0	.0	.0	.00	6.00	4	6
	7	5	1.6	.0	.0	.0	.00	7.69	5	6
	8	6	1.6	.0	.0	.0	.00	6.00	6	7
	9	7	1.6	.0	.0	.0	.00	6.00	7	8
	10	8	1.6	.0	.0	.0	.00	6.00	8	9
	11	9	1.6	.1	.2	.2	.00	2.70	9	10
	12	10	1.6	.1	.5	.4	-.19	1.09	10	11
OFFSITE STAGE IS			1.60 FT.NGVD							
48.0	1	1	2.3	.0	.1	.1	-.01	4.51	1	2
	2	2	2.3	.0	.1	.1	.00	4.51	2	3
	3	3	2.3	.0	.1	.1	.00	4.52	3	10
	4	3	2.3	.0	.1	.1	.00	4.52	3	10
	5	4	2.3	.0	.1	.1	.00	6.08	4	6
	6	4	2.3	.0	.1	.1	.00	6.08	4	6
	7	5	2.3	.0	.2	.2	.00	7.60	5	6
	8	6	2.3	.0	.1	.0	.28	6.62	6	7
	9	7	2.3	.0	.0	.0	.00	6.12	7	8
	10	8	2.3	.0	.0	.0	.00	6.00	8	9
	11	9	2.3	.3	.4	.4	1.71	4.00	9	10
	12	10	2.3	.3	.8	.8	.70	2.05	10	11
OFFSITE STAGE IS			1.50 FT.NGVD							
60.0	1	1	6.6	1.5	42.2	29.9	-1.81	5.12	1	2
	2	2	6.6	1.5	44.6	31.6	-.90	5.23	2	3
	3	3	6.6	1.5	28.3	20.1	1.83	5.39	3	10
	4	3	6.6	1.5	28.3	20.1	.00	5.39	3	10
	5	4	6.6	1.5	72.3	51.2	-5.16	8.58	4	6
	6	4	6.6	1.5	72.3	51.2	.00	8.58	4	6
	7	5	6.6	1.5	84.3	59.7	35.85	12.30	5	6
	8	6	6.6	1.5	26.5	18.8	29.55	9.41	6	7
	9	7	6.6	1.5	12.0	8.5	23.82	8.19	7	8
	10	8	6.6	.8	.3	.2	.00	7.99	8	9
	11	9	6.6	2.9	57.8	43.7	37.20	5.81	9	10
	12	10	6.6	2.9	131.0	99.0	113.34	4.78	10	11
OFFSITE STAGE IS			1.40 FT.NGVD							
72.0	1	1	8.8	2.9	.9	.9	.91	5.89	1	2

(HE)	NO	NO	(INCHES)	(INCHES)	(CFS)	(CFS)	(CFS)	(FT)		
2	2	8.8	2.9	.9	1.0	1.89	5.86	2	3
3	3	8.8	2.9	.6	.6	2.69	5.53	3	10
4	3	8.8	2.9	.6	.6	.00	5.53	3	10
5	4	8.8	2.9	1.5	1.6	.89	10.13	4	6
6	4	8.8	2.9	1.5	1.6	.60	10.13	4	6
7	5	8.8	2.9	1.7	1.8	7.17	12.00	5	6
8	6	8.8	2.9	.5	.6	6.81	10.12	6	7
9	7	8.8	2.9	.2	.3	-13.18	10.09	7	8
10	8	8.8	1.8	.0	.0	5.14	10.10	8	9
11	9	8.8	4.7	1.1	1.1	3.36	4.08	9	10
12	10	8.8	4.7	2.4	2.6	11.56	4.00	10	11

OFFSITE STAGE IS 1.30 FT.MSVD

1	.9	72.0	5.9	71.5
2	1.9	72.0	5.9	68.5
3	3.9	61.5	5.7	61.5
4	.0	.0	5.7	61.5
5	5.1	61.4	10.5	61.4
6	3.6	61.4	10.5	61.4
7	45.7	60.3	12.5	61.1
8	42.9	60.3	10.3	63.5
9	30.5	60.5	10.2	63.5
10	11.5	63.5	10.3	63.5
11	40.5	60.1	5.9	60.0
12	126.3	60.1	4.9	60.1

BASIN NO.	TOTAL INFLOW (AC-FT)	TOTAL RUNOFF (AC-FT)	TOTAL OUTFLOW (AC-FT)	FINAL TIME (HOURS)	FINAL STAGE (FT-NGVD)	FINAL STORAGE (AC-FT)
1	.00	4.12	-.05	72.00	5.89	4.25
2	-.05	4.46	1.44	72.00	5.86	2.95
3	1.44	2.03	3.25	72.00	5.53	1.00
4	.00	7.24	2.78	72.00	10.13	4.41
5	.00	8.44	8.39	72.00	12.00	.00
6	11.17	2.65	12.86	72.00	10.12	.95
7	12.86	1.21	6.63	72.00	10.09	7.43
8	6.63	.73	5.08	72.00	10.10	1.58
9	5.08	6.70	11.70	72.00	4.09	.04
10	14.96	15.17	28.59	72.00	4.00	3.45

Post-Project 25-year, 3-day Flood Routing

SANTA BARBARA METHOD USED FOR ROUTING

PROJECT NAME . . . . : Frazier Creek / East Stuart
REVIEWER . . . . : Thomas
PROJECT NUMBER - 97-014

THE ROUTING IS COMPLETE WHEN THE DISCHARGE FOR BASIN 11 IS REDUCED TO 2.00CFS

********** BASIN 1 **********
AREA - 17.50 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	2.50
6.50	7.00
7.50	13.50
8.50	22.00
9.50	32.50

********** BASIN 2 **********
AREA - 18.50 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	1.83
6.50	4.93
7.50	9.28
8.50	14.91
9.50	21.79
10.50	29.94
11.50	39.35
12.50	50.02
13.50	61.96
14.00	68.42

********** BASIN 3 **********
AREA - 11.75 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	.93
6.50	3.31
7.50	7.15
8.50	12.44
9.50	19.18
10.00	23.10

********** BASIN 4 **********

AREA - 30.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.50
8.00	1.75
9.00	3.00
10.00	4.25
11.00	5.50
12.00	6.75
13.00	11.33
14.00	22.50
15.00	40.50

********** BASIN 5 **********

AREA - 35.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)
7.00	.01
8.00	.01
10.00	.01
12.00	.01
13.00	2.00
13.50	11.50
14.00	23.00

********** BASIN 6 **********

AREA - 11.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.06
8.00	.22
9.00	.50
10.00	.89
11.00	1.39
12.00	2.00
13.00	2.73

********** BASIN 7 **********

AREA - 5.00 ACRES GROUND STORAGE - 9.[illegible] INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - [illegible]3 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.20
8.00	1.12
9.00	3.76
10.00	7.20
11.00	9.60

********** BASIN 8 **********

AREA - [illegible].28 ACRES GROUND STORAGE - 14.00 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.25
8.00	.55
9.00	.35
10.00	1.50
10.50	2.00

********** BASIN 9 **********

AREA - 17.00 ACRES GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 6.00 INCHES

STAGE (FT)	STORAGE (AF)
2.70	.01
4.00	.01
5.00	.35
6.00	.53
7.00	.88
7.50	1.12
8.00	2.09

********** BASIN 10 **********

AREA - 38.50 ACRES GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)
.00	.00
1.00	.58
2.00	1.35
3.00	2.31
4.00	3.47
5.00	5.01
6.09	6.75

DISCHARGE STRUCTURE INFORMATION

STRUCT NO.	PIPE SLOPE (%)	DIAMETER (FT)	ROUGHNESS	LENGTH (FT)	WEIR WEIR CREST TYPE/ELEV	WEIR LENGTH	HEAD INVERT ELEVATION	TAIL INVERT ELEVATION	
1	.000	1.3	.013	90.00	NO RISER INCLUDED WITH PIPE				BASIN 1 TO BASIN 2
2	.000	1.5	.013	480.00	NO RISER INCLUDED WITH PIPE				BASIN 2 TO BASIN 3
3	.009	3.0	.013	400.00	NO RISER INCLUDED WITH PIPE				BASIN 3 TO BASIN10
7	.000	2.5	.024	1200.00	NO RISER INCLUDED WITH PIPE				BASIN 5 TO BASIN 6
8	.000	3.0	.013	40.00	NO RISER INCLUDED WITH PIPE				BASIN 6 TO BASIN 7
9	.009	5.3	.013	50.00	NO RISER INCLUDED WITH PIPE				BASIN 7 TO BASIN 8
10	.003	5.7	.024	100.00	BROAD/ 10.00	50.00	3.90	3.60	BASIN 8 TO BASIN 9
11	.009	4.0	.013	22.00	NO RISER INCLUDED WITH PIPE				BASIN 9 TO BASIN10
12	NO PIPE				SHARP/ 4.0	45.00			BASIN10 TO BASIN11

BLEEDER INFORMATION

STRUCT NO.	BLEEDER TYPE	ORIFICE DIAMETER OR WIDTH (FT)	ORIFICE INVERT ELEVATION (FT-NGVD)	ORIFICE AREA (FT2)	V-NOTCH ANGLE (DGS)	V-NOTCH INVERT ELEVATION (FT-NGVD)	V-NOTCH TOP ELEVATION (FT-NGVD)
1	NO BLEEDER INCLUDED IN STRUCTURE						
2	NO BLEEDER INCLUDED IN STRUCTURE						
3	V-NOTCH	NA	NA	NA	90.0	4.5	6.5
4	RECTANGLE	4.0	8.3	14.0			
5	V-NOTCH	NA	NA	NA	30.0	7.0	9.5
6	RECTANGLE	1.5	11.3	5.3			
7	NO BLEEDER INCLUDED IN STRUCTURE						
8	NO BLEEDER INCLUDED IN STRUCTURE						
9	NO BLEEDER INCLUDED IN STRUCTURE						
10	NO BLEEDER INCLUDED IN STRUCTURE						
11	NO BLEEDER INCLUDED IN STRUCTURE						
12	V-NOTCH	NA	NA	NA	30.0	1.0	4.0

OFFSITE RECEIVING WATER

TIME(HR)	STAGE(FT-MSVD)
.00	.91
24.00	1.70
120.00	.91

SUMMARY REPORT

TIME (HR)	STRUCT NO	BASIN NO	CUMULATIVE RAINFALL (INCHES)	CUMULATIVE RUNOFF (INCHES)	INSTANT. RUNOFF (CFS)	RUNOFF HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT)	FROM	TO	STRUCTURE CONTROL
.0	1	1	.0	.0	.0	.0	.00	4.50	1	2	
	2	2	.0	.0	.0	.0	.00	4.50	2	3	
	3	3	.0	.0	.0	.0	.00	4.50	3	10	
	4	3	.0	.0	.0	.0	.00	4.50	3	10	
	5	4	.0	.0	.0	.0	.00	6.00	4	6	
	6	4	.0	.0	.0	.0	.00	6.00	4	6	
	7	5	.0	.0	.0	.0	.00	7.60	5	6	
	8	6	.0	.0	.0	.0	.00	6.00	6	7	
	9	7	.0	.0	.0	.0	.00	6.00	7	8	
	10	8	.0	.0	.0	.0	.00	6.00	8	9	
	11	9	.0	.0	.0	.0	.00	2.70	9	10	
	12	10	.0	.0	.0	.0	.00	.00	10	11	
12.0	1	1	.6	.0	.0	.0	.00	4.50	1	2	NO FLOW
	2	2	.6	.0	.0	.0	.00	4.50	2	3	NO FLOW
	3	3	.6	.0	.0	.0	.00	4.50	3	10	NO FLOW
	4	3	.6	.0	.0	.0	.00	4.50	3	10	NO FLOW
	5	4	.6	.0	.0	.0	.00	6.00	4	6	NO FLOW
	6	4	.6	.0	.0	.0	.00	6.00	4	6	NO FLOW
	7	5	.6	.0	.0	.0	.00	7.60	5	6	NO FLOW
	8	6	.6	.0	.0	.0	.00	6.00	6	7	NO FLOW
	9	7	.6	.0	.0	.0	.00	6.00	7	8	NO FLOW
	10	8	.6	.0	.0	.0	.00	6.00	8	9	NO FLOW
	11	9	.6	.0	.0	.0	.00	2.70	9	10	NO FLOW
	12	10	.6	.0	.0	.0	-.03	.01	10	11	BLEEDER
OFFSITE STAGE IS 1.30 FT.,NGVD											
24.0	1	1	1.2	.0	.0	.0	.00	4.50	1	2	NO FLOW
	2	2	1.2	.0	.0	.0	.00	4.50	2	3	NO FLOW
	3	3	1.2	.0	.0	.0	.00	4.50	3	10	NO FLOW
	4	3	1.2	.0	.0	.0	.00	4.50	3	10	NO FLOW
	5	4	1.2	.0	.0	.0	.00	6.00	4	6	NO FLOW
	6	4	1.2	.0	.0	.0	.00	6.00	4	6	NO FLOW
	7	5	1.2	.0	.0	.0	.00	7.60	5	6	NO FLOW
	8	6	1.2	.0	.0	.0	.00	6.00	6	7	NO FLOW
	9	7	1.2	.0	.0	.0	.00	6.00	7	8	NO FLOW
	10	8	1.2	.0	.0	.0	.00	6.00	8	9	NO FLOW
	11	9	1.2	.0	.0	.0	.00	2.70	9	10	NO FLOW
	12	10	1.2	.0	.1	.1	-.27	.26	10	11	BLEEDER
OFFSITE STAGE IS 1.70 FT.,NGVD											
36.0	1	1	2.0	.0	.0	.0	-.02	4.50	1	2	PIPE4

SUMMARY REPORT

TIME (HR)	STRUCT NO	BASIN NO	CUMULATIVE RAINFALL (INCHES)	CUMULATIVE RUNOFF (INCHES)	INSTANT. RUNOFF (CFS)	RUNOFF HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT)	FROM	TO	STRUCTURE CONTROL
	2	2	2.0	.0	.0	.0	.00	4.50	2	3	PIPE3
	3	3	2.0	.0	.0	.0	.00	4.50	3	10	BLEEDER
	4	3	2.0	.0	.0	.0	.00	4.50	3	10	NO FLOW
	5	4	2.0	.0	.0	.0	.00	6.00	4	6	NO FLOW
	6	4	2.0	.0	.0	.0	.00	6.00	4	6	NO FLOW
	7	5	2.0	.0	.1	.0	.00	7.60	5	6	NO FLOW
	8	6	2.0	.0	.0	.0	.00	6.01	6	7	NO FLOW
	9	7	2.0	.0	.0	.0	.00	6.00	7	8	NO FLOW
	10	8	2.0	.0	.0	.0	.00	6.00	8	9	NO FLOW
	11	9	2.0	.2	.4	.4	.00	2.70	9	10	NO FLOW
	12	10	2.0	.2	.8	.8	.11	1.64	10	11	BLEEDER
OFFSITE STAGE IS 1.60 FT.RGVD											
48.0	1	1	2.9	.1	.2	.2	-.04	4.56	1	2	PIPE4
	2	2	2.9	.1	.2	.2	-.01	4.55	2	3	PIPE3
	3	3	2.9	.1	.1	.1	.00	4.55	3	10	BLEEDER
	4	3	2.9	.1	.1	.1	.00	4.55	3	10	NO FLOW
	5	4	2.9	.1	.4	.4	.00	6.41	4	6	NO FLOW
	6	4	2.9	.1	.4	.4	.00	6.41	4	6	NO FLOW
	7	5	2.9	.1	.4	.4	.00	7.60	5	6	NO FLOW
	8	6	2.9	.1	.1	.1	.10	6.67	6	7	PIPE3
	9	7	2.9	.1	.1	.1	.10	6.67	7	8	PIPE3
	10	8	2.9	.0	.0	.0	.00	6.67	8	9	NO FLOW
	11	9	2.9	.5	.6	.6	.00	2.70	9	10	NO FLOW
	12	10	2.9	.5	1.3	1.3	1.50	2.40	10	11	BLEEDER
OFFSITE STAGE IS 1.50 FT.RGVD											
60.0	1	1	8.1	2.4	59.8	43.5	-1.79	5.53	1	2	PIPE4
	2	2	8.1	2.4	53.2	46.0	.14	5.64	2	3	PIPE3
	3	3	8.1	2.4	40.2	29.2	3.25	5.63	3	10	BLEEDER
	4	3	8.1	2.4	40.2	29.2	.00	5.63	3	10	NO FLOW
	5	4	8.1	2.4	102.5	74.6	-2.46	9.96	4	6	BLEEDER
	6	4	8.1	2.4	102.5	74.6	-1.13	9.96	4	6	BLEEDER
	7	5	8.1	2.4	119.6	87.0	30.81	12.44	5	6	EQUALIZE
	8	6	8.1	2.4	37.4	27.3	5.04	10.06	6	7	EQUALIZE
	9	7	8.1	2.4	17.1	12.4	35.48	9.02	7	8	EQUALIZE
	10	8	8.1	1.5	.5	.4	.06	7.06	8	9	NO FLOW
	11	9	8.1	4.1	76.1	58.3	58.93	6.42	9	10	EQUALIZE
	12	10	8.1	4.1	172.4	132.1	156.59	5.00	10	11	WEIR
OFFSITE STAGE IS 1.40 FT.RGVD											
72.0	1	1	10.9	4.3	1.2	1.2	1.38	6.34	1	2	PIPE4

SUMMARY REPORT

TIME (HR)	STRUCT NO	BASIN NO	CUMULATIVE RAINFALL (INCHES)	CUMULATIVE RUNOFF (INCHES)	INSTANT. RUNOFF (CFS)	RUNOFF HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT)	FROM	TO	STRUCTURE CONTROL
	2	2	10.9	4.3	1.2	1.3	2.83	6.27	2	3	PIPE3
	3	3	10.9	4.3	.8	.8	3.92	5.70	3	10	BLEEDER
	4	3	10.9	4.3	.9	.8	.00	5.70	3	10	NO FLOW
	5	4	10.9	4.3	2.0	2.1	1.83	10.21	4	6	BLEEDER
	6	4	10.9	4.3	2.0	2.1	1.19	10.21	4	6	BLEEDER
	7	5	10.9	4.3	2.3	2.5	.00	7.60	5	6	PIPE2
	8	6	10.9	4.3	.7	.8	6.30	10.16	6	7	PIPE4
	9	7	10.9	4.3	.3	.4	10.69	10.14	7	8	PIPE3
	10	8	10.9	3.0	.0	.0	7.74	10.14	8	9	WEIR
	11	9	10.9	6.5	1.4	1.5	9.48	5.29	9	10	EQUALIZE
	12	10	10.9	6.5	3.1	3.3	17.53	4.11	10	11	WEIR

OFFSITE STAGE IS 1.30 FT.NGVD

MULTI-BASIN ROUTING MODEL - OUTPUT

STRUCTURE NO.	PEAK DISCHARGE (CFS)	TIME OF QPEAK	PEAK STAGE (FT-NGVD)	TIME OF HPEAK
1	1.4	72.0	6.3	68.9
2	2.8	68.7	6.3	68.2
3	6.9	61.3	6.0	61.3
4	.0	.0	6.0	61.3
5	8.6	60.7	11.5	60.8
6	11.5	60.8	11.5	60.6
7	46.0	60.0	13.1	61.9
8	44.7	60.4	10.6	62.0
9	50.0	60.0	10.3	62.4
10	25.1	62.4	10.3	62.4
11	71.4	60.1	6.9	60.1
12	163.2	60.0	5.0	60.0

BASIN NO.	TOTAL INFLOW (AC-FT)	TOTAL RUNOFF (AC-FT)	TOTAL OUTFLOW (AC-FT)	FINAL TIME (HOURS)	FINAL STAGE (FT-NGVD)	FINAL STORAGE (AC-FT)
1	.00	6.30	.01	72.00	6.34	6.26
2	.01	6.66	2.01	72.00	6.27	4.22
3	2.41	4.23	5.22	72.00	5.70	1.40
4	.00	10.80	6.23	72.00	10.21	4.51
5	.00	12.60	12.52	72.00	7.60	.01
6	18.75	3.96	21.72	72.00	10.16	.97
7	21.72	1.80	15.00	72.00	10.14	7.51
8	16.00	.05	14.41	72.00	10.14	1.64
9	14.4[illegible]	9.20	23.16	72.00	5.29	.40
10	28.39	20.93	45.48	72.00	4.11	3.64

Post-Project 100-year, 3-day Flood Routing

MULTI-BASIN ROUTING MODEL - OUTPUT

SANTA BARBARA METHOD USED FOR ROUTING

PROJECT NAME . . . . : Frazier Creek / East Stuart
REVIEWER . . . . : Thomas
PROJECT NUMBER - 92-018

THE ROUTING IS COMPLETE WHEN THE DISCHARGE FOR BASIN 11 IS REDUCED TO 2.00CFS

********** BASIN 1 **********
AREA - 17.50 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	2.50
6.50	7.00
7.50	13.50
8.50	22.00
9.50	32.50

********** BASIN 2 **********
AREA - 18.50 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	1.83
6.50	4.93
7.50	9.28
8.50	14.91
9.50	21.79
10.50	29.96
11.50	39.35
12.50	50.02
13.50	61.96
14.00	68.40

********** BASIN 3 **********
AREA - 11.75 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	.93
6.50	3.31
7.50	7.15
8.50	12.44
9.50	19.18
10.00	23.10

********** BASIN 4 **********

AREA - 30.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.60
7.00	.50
8.00	1.75
9.00	3.00
10.00	4.25
11.00	5.50
12.00	6.75
13.00	11.33
14.00	22.50
15.00	40.50

********** BASIN 5 **********

AREA - 35.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
7.40	.01
8.00	.01
10.00	.01
12.00	.01
13.00	2.00
13.50	11.50
14.00	23.00

********** BASIN 6 **********

AREA - 11.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.06
8.00	.22
9.00	.50
10.00	.89
11.00	1.39
12.00	2.00
13.00	2.73

********** BASIN 7 **********

AREA - 5.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.20
8.00	1.42
9.00	3.76
10.00	7.20
11.00	9.40

********** BASIN 8 **********

AREA - .20 ACRES GROUND STORAGE - 14.00 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.25
8.00	.55
9.00	.35
10.00	1.50
10.50	2.00
11.00	3.50

********** BASIN 9 **********

AREA - 17.00 ACRES GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
2.70	.01
4.00	.01
5.00	.35
6.00	.53
7.00	.89
7.50	1.12
8.00	2.00

********** BASIN 10 **********

AREA - 38.50 ACRES GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 100.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 10.00 INCHES

STAGE (FT)	STORAGE (AF)
.00	.00
1.00	.58
2.00	1.35
3.00	2.31
4.00	3.47
5.00	5.01
6.00	6.75

DISCHARGE STRUCTURE INFORMATION

STRUCT NO.	PIPE SLOPE (%)	DIAMETER (FT)	ROUGHNESS	LENGTH (FT)	WEIR WEIR CREST TYPE/ELEV	WEIR LENGTH	HEAD INVERT ELEVATION	TAIL INVERT ELEVATION	
1	.000	1.3	.013	90.00	NO RISER INCLUDED WITH PIPE				BASIN 1 TO BASIN 2
2	.000	1.5	.013	400.00	NO RISER INCLUDED WITH PIPE				BASIN 2 TO BASIN 3
3	.009	3.0	.013	400.00	NO RISER INCLUDED WITH PIPE				BASIN 3 TO BASIN10
7	.000	2.5	.024	1200.00	NO RISER INCLUDED WITH PIPE				BASIN 5 TO BASIN 6
8	.000	3.0	.013	48.00	NO RISER INCLUDED WITH PIPE				BASIN 6 TO BASIN 7
9	.008	5.3	.013	50.00	NO RISER INCLUDED WITH PIPE				BASIN 7 TO BASIN 8
10	.003	5.7	.024	100.00	BROAD/ 10.00	50.00	3.90	3.60	BASIN 8 TO BASIN 9
11	.009	4.0	.013	22.00	NO RISER INCLUDED WITH PIPE				BASIN 9 TO BASIN10
12	NO PIPE				SHARP/ 4.0	45.00			BASIN10 TO BASIN11

BLEEDER INFORMATION

STRUCT NO.	BLEEDER TYPE	ORIFICE DIAMETER OR WIDTH (FT)	ORIFICE INVERT ELEVATION (FT-NGVD)	ORIFICE AREA (FT2)	V-NOTCH ANGLE (DEG)	V-NOTCH INVERT ELEVATION (FT-NGVD)	V-NOTCH TOP ELEVATION (FT-NGVD)
1	NO BLEEDER INCLUDED IN STRUCTURE						
2	NO BLEEDER INCLUDED IN STRUCTURE						
3	V-NOTCH	NA	NA	NA	90.0	4.5	6.5
4	RECTANGLE	4.0	8.3	14.0			
5	V-NOTCH	NA	NA	NA	30.0	7.0	9.5
6	RECTANGLE	1.5	11.3	5.3			
7	NO BLEEDER INCLUDED IN STRUCTURE						
8	NO BLEEDER INCLUDED IN STRUCTURE						
9	NO BLEEDER INCLUDED IN STRUCTURE						
10	NO BLEEDER INCLUDED IN STRUCTURE						
11	NO BLEEDER INCLUDED IN STRUCTURE						
12	V-NOTCH	NA	NA	NA	30.0	1.0	4.0

OFFSITE RECEIVING WATER

TIME(HR)	STAGE(FT-NGVD)
.00	.91
24.00	1.70
120.00	.91

SUMMARY REPORT

TIME (HR)	STRUCT NO	BASIN NO	CUMULATIVE RAINFALL (INCHES)	CUMULATIVE RUNOFF (INCHES)	INSTANT. RUNOFF (CFS)	RUNOFF HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT)	FROM	TO	STRUCTURE CONTROL
.0	1	1	.0	.0	.0	.0	.00	4.50	1	2	
	2	2	.0	.0	.0	.0	.00	4.50	2	3	
	3	3	.0	.0	.0	.0	.00	4.50	3	10	
	4	3	.0	.0	.0	.0	.00	4.50	3	10	
	5	4	.0	.0	.0	.0	.00	6.00	4	6	
	6	4	.0	.0	.0	.0	.00	6.00	4	6	
	7	5	.0	.0	.0	.0	.00	7.60	5	6	
	8	6	.0	.0	.0	.0	.00	6.00	6	7	
	9	7	.0	.0	.0	.0	.00	6.00	7	8	
	10	8	.0	.0	.0	.0	.00	6.00	8	9	
	11	9	.0	.0	.0	.0	.00	2.70	9	10	
	12	10	.0	.0	.0	.0	.00	.00	10	11	
12.0	1	1	.7	.0	.0	.0	.00	4.50	1	2	NO FLOW
	2	2	.7	.0	.0	.0	.00	4.50	2	3	NO FLOW
	3	3	.7	.0	.0	.0	.00	4.50	3	10	NO FLOW
	4	3	.7	.0	.0	.0	.00	4.50	3	10	NO FLOW
	5	4	.7	.0	.0	.0	.00	6.00	4	6	NO FLOW
	6	4	.7	.0	.0	.0	.00	6.00	4	6	NO FLOW
	7	5	.7	.0	.0	.0	.00	7.60	5	6	NO FLOW
	8	6	.7	.0	.0	.0	.00	6.00	6	7	NO FLOW
	9	7	.7	.0	.0	.0	.00	6.00	7	8	NO FLOW
	10	8	.7	.0	.0	.0	.00	6.00	8	9	NO FLOW
	11	9	.7	.0	.0	.0	.00	2.70	9	10	NO FLOW
	12	10	.7	.0	.0	.0	-.03	.01	10	11	BLEEDER
OFFSITE STAGE IS 1.30 FT.NGVD											
24.0	1	1	1.5	.0	.0	.0	.00	4.50	1	2	NO FLOW
	2	2	1.5	.0	.0	.0	.00	4.50	2	3	NO FLOW
	3	3	1.5	.0	.0	.0	.00	4.50	3	10	NO FLOW
	4	3	1.5	.0	.0	.0	.00	4.50	3	10	NO FLOW
	5	4	1.5	.0	.0	.0	.00	6.00	4	6	NO FLOW
	6	4	1.5	.0	.0	.0	.00	6.00	4	6	NO FLOW
	7	5	1.5	.0	.0	.0	.00	7.60	5	6	NO FLOW
	8	6	1.5	.0	.0	.0	.00	6.00	6	7	NO FLOW
	9	7	1.5	.0	.0	.0	.00	6.00	7	8	NO FLOW
	10	8	1.5	.0	.0	.0	.00	6.00	8	9	NO FLOW
	11	9	1.5	.0	.0	.0	.00	2.70	9	10	NO FLOW
	12	10	1.5	.0	.2	.2	-.27	.48	10	11	BLEEDER
OFFSITE STAGE IS 1.70 FT.NGVD											
36.0	1	1	2.5	.6	.2	.2	-.03	4.52	1	2	PIPE4

SUMMARY REPORT

TIME (HR)	STRUCT NO	BASIN NO	CUMULATIVE RAINFALL (INCHES)	CUMULATIVE RUNOFF (INCHES)	INSTANT. RUNOFF (CFS)	RUNOFF HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT	FROM	TO	STRUCTURE CONTROL
	2	2	2.5	.0	.2	.2	.00	6.52	2	3	PIPE3
	3	3	2.5	.0	.1	.1	.00	4.53	3	10	BLEEDER
	4	3	2.5	.0	.1	.1	.00	4.53	3	10	NO FLOW
	5	4	2.5	.0	.3	.3	.00	6.16	4	6	NO FLOW
	6	4	2.5	.0	.3	.3	.00	6.16	4	6	NO FLOW
	7	5	2.5	.0	.4	.3	.00	7.60	5	6	NO FLOW
	8	6	2.5	.0	.1	.1	.69	6.68	6	7	PIPE3
	9	7	2.5	.0	.1	.0	.03	6.46	7	8	PIPE1
	10	8	2.5	.0	.0	.0	.00	6.00	8	9	NO FLOW
	11	9	2.5	.3	.6	.6	.00	2.70	9	10	NO FLOW
	12	10	2.5	.3	1.4	1.4	1.04	2.23	10	11	BLEEDER
OFFSITE STAGE IS 1.60 FT.NGVD											
48.0	1	1	3.6	.2	.4	.4	-.11	4.67	1	2	PIPE4
	2	2	3.6	.2	.5	.4	-.06	4.67	2	3	PIPE3
	3	3	3.6	.2	.3	.3	.05	4.71	3	10	BLEEDER
	4	3	3.6	.2	.3	.3	.00	4.71	3	10	NO FLOW
	5	4	3.6	.2	.7	.7	-.03	7.08	4	6	BLEEDER
	6	4	3.6	.2	.7	.7	.00	7.08	4	6	NO FLOW
	7	5	3.6	.2	.9	.8	6.39	12.00	5	6	EQUALIZE
	8	6	3.6	.2	.3	.3	-1.04	7.29	6	7	PIPE3
	9	7	3.6	.2	.1	.1	2.66	7.30	7	8	PIPE3
	10	8	3.6	.0	.0	.0	.00	7.29	8	9	NO FLOW
	11	9	3.6	.9	.8	.8	.00	2.70	9	10	NO FLOW
	12	10	3.6	.9	1.9	1.9	2.58	2.73	10	11	BLEEDER
OFFSITE STAGE IS 1.50 FT.NGVD											
60.0	1	1	10.1	3.8	90.2	62.6	-2.23	5.88	1	2	PIPE4
	2	2	10.1	3.8	57.0	66.2	1.59	6.05	2	3	PIPE3
	3	3	10.1	3.8	56.5	42.0	5.70	5.92	3	10	BLEEDER
	4	3	10.1	3.8	56.5	42.0	.09	5.92	3	10	NO FLOW
	5	4	10.1	3.8	144.4	107.3	7.67	11.64	4	6	BLEEDER
	6	4	10.1	3.8	144.4	107.3	11.74	11.64	4	6	BLEEDER
	7	5	10.1	3.8	168.4	125.2	9.34	12.90	5	6	PIPE4
	8	6	10.1	3.8	52.9	39.4	46.16	10.73	6	7	PIPE4
	9	7	10.1	3.8	24.1	17.9	15.34	9.70	7	8	PIPE3
	10	8	10.1	2.5	.8	.6	.00	9.69	8	9	NO FLOW
	11	9	10.1	5.9	100.6	78.0	30.06	7.60	9	10	EQUALIZE
	12	10	10.1	5.9	223.7	176.6	188.19	5.14	10	11	WEIR
OFFSITE STAGE IS 1.40 FT.NGVD											
72.0	1	1	13.6	6.4	1.6	1.7	1.03	6.86	1	2	PIPE4

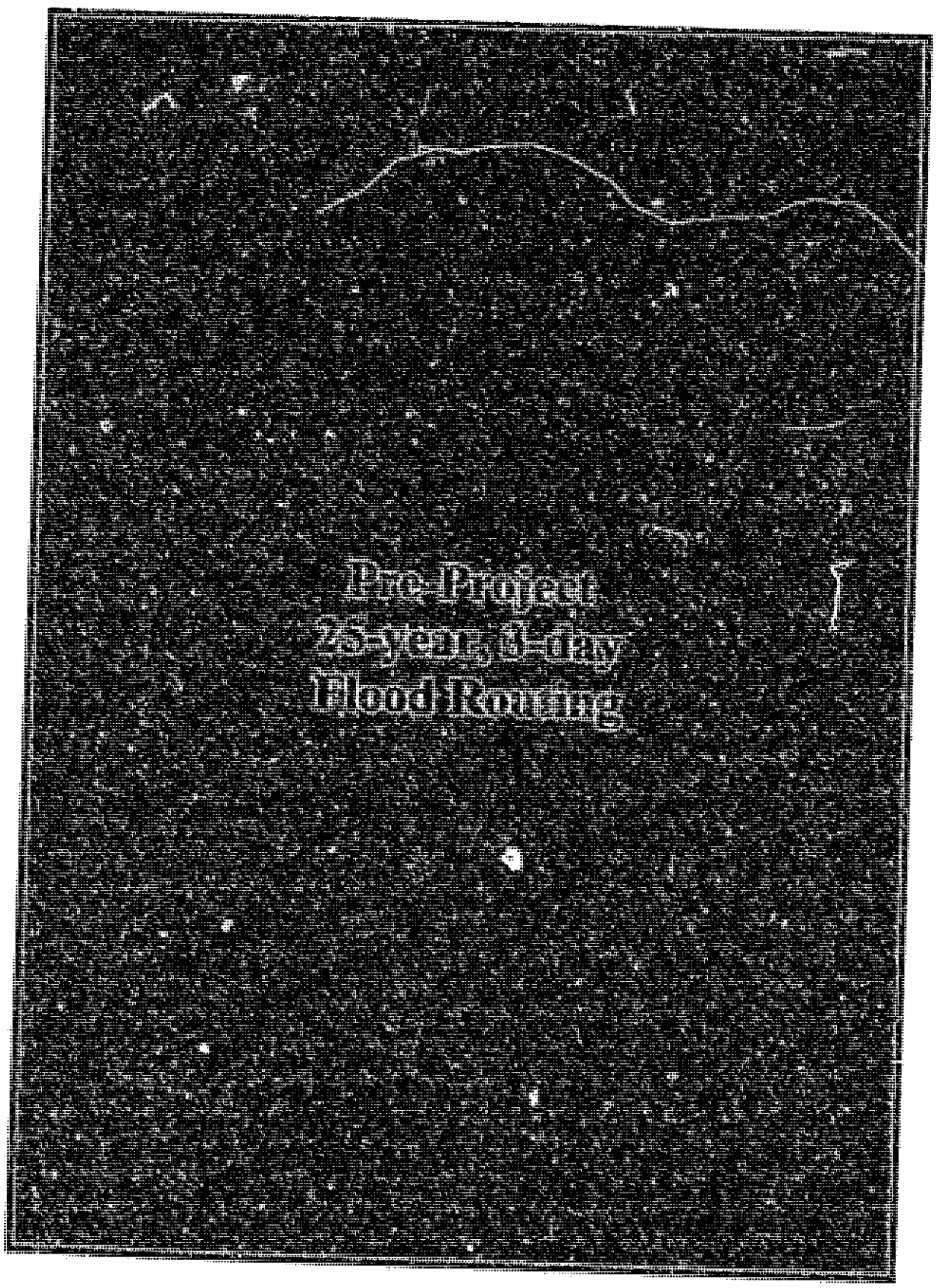
SUMMARY REPORT

TIME (HR)	STRUCT NO	BASIN NO	CUMULATIVE RAINFALL (INCHES)	CUMULATIVE RUNOFF (INCHES)	INSTANT. RUNOFF (CFS)	RUNOFF HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT)	FROM	TO	STRUCTURE CONTROL
	2	2	13.6	6.4	1.7	1.8	3.67	6.75	2	3	PIPE3
	3	3	13.6	6.4	1.1	1.1	5.32	5.85	3	10	BLEEDER
	4	3	13.6	6.4	1.1	1.1	.00	5.85	3	10	NO FLOW
	5	4	13.6	6.4	2.7	2.9	1.27	10.76	4	6	BLEEDER
	6	4	13.6	6.4	2.7	2.9	1.70	10.76	4	6	BLEEDER
	7	5	13.6	6.4	2.2	3.4	9.72	13.09	5	6	PIPE4
	8	6	13.6	6.4	1.0	1.1	13.78	10.73	6	7	PIPE4
	9	7	13.6	6.4	.5	.5	14.35	10.64	7	8	PIPE3
	10	8	13.6	4.7	.0	.0	14.47	10.63	8	9	EQUALIZE
	11	9	13.6	8.9	1.8	1.9	16.37	6.19	9	10	EQUALIZE
	12	10	13.6	8.9	4.0	4.3	26.08	4.21	10	11	WEIR

OFFSITE STAGE IS 1.30 FT.NGVD

STRUCTURE NO.	PEAK DISCHARGE (CFS)	TIME OF QPEAK	PEAK STAGE (FT-NGVD)	TIME OF HPEAK
1	3.9	60.7	6.9	68.5
2	10.2	65.8	6.8	62.6
3	12.0	61.0	6.4	61.0
4	.0	.0	6.4	61.0
5	8.4	60.2	12.4	60.9
6	17.5	61.0	12.6	60.9
7	43.0	59.6	13.3	62.8
8	52.2	60.4	11.5	60.4
9	52.3	58.7	10.9	62.2
10	46.6	61.0	10.8	62.1
11	82.1	60.6	7.8	60.4
12	206.3	60.1	5.2	60.1

BASIN NO.	TOTAL INFLOW (AC-FT)	TOTAL RUNOFF (AC-FT)	TOTAL OUTFLOW (AC-FT)	FINAL TIME (HOURS)	FINAL STAGE (FT-NGVD)	FINAL STORAGE (AC-FT)
1	.00	9.34	-.05	72.00	6.86	9.34
2	-.05	9.87	3.77	72.00	6.75	6.00
3	3.77	6.27	8.24	72.00	5.85	1.77
4	.00	16.01	10.73	72.00	10.76	5.19
5	.00	18.60	14.24	72.00	13.09	4.34
6	24.97	5.87	29.56	72.00	10.73	1.25
7	29.56	2.67	23.60	72.00	10.64	8.61
8	23.60	.0[illegible]	21.29	72.00	10.63	2.39
9	21.29	12.67	33.31	72.00	6.19	.59
10	41.55	28.69	66.34	72.00	4.21	3.78


Pre-Project
25-year, 6-day
Flood Routing

MULTI-BASIN ROUTING MODEL - OUTPUT

SANTA BARBARA METHOD USED FOR ROUTING

PROJECT NAME . . . . : Frazier Creek / East Stuart
REVIEWER . . . . : Thomas
PROJECT NUMBER - 92-018

THE ROUTING IS COMPLETE WHEN THE DISCHARGE FOR BASIN 9 IS REDUCED TO 2.00 CFS

********** BASIN 1 **********
AREA - 17.50 ACRES — GROUND STORAGE - 9.60 INCHES
TIME STEP - 12.00 HOURS — TIME OF CONCENTRATION - .33 HOURS
RETURN FREQUENCY - 25.00 YEARS — RAINFALL DISTRIBUTION : 3- DAY — 24-HOUR RAINFALL - 0.00 INCHES

STAGE (FT)	STORAGE (AF)
4.50	.00
5.50	2.50
6.50	7.00
7.50	13.50
8.50	22.00
9.50	32.50
10.00	38.50

********** BASIN 2 **********
AREA - 30.25 ACRES — GROUND STORAGE - 9.60 INCHES
TIME STEP - 12.00 HOURS — TIME OF CONCENTRATION - .33 HOURS
RETURN FREQUENCY - 25.00 YEARS — RAINFALL DISTRIBUTION : 3- DAY — 24-HOUR RAINFALL - 0.00 INCHES

STAGE (FT)	STORAGE (AF)
5.00	.00
6.00	1.68
7.00	6.72
8.00	15.13
9.00	26.89
10.00	42.01
11.00	60.50
12.00	82.35
13.00	107.56
14.00	136.13

********** BASIN 3 **********
AREA - 30.00 ACRES — GROUND STORAGE - 9.60 INCHES
TIME STEP - 12.00 HOURS — TIME OF CONCENTRATION - .33 HOURS
RETURN FREQUENCY - 25.00 YEARS — RAINFALL DISTRIBUTION : 3- DAY — 24-HOUR RAINFALL - 0.00 INCHES

STAGE (FT)	STORAGE (AF)
10.00	4.25
11.00	5.50
12.00	6.75
13.00	11.33
14.00	22.58
15.00	40.50

********** BASIN 4 **********

AREA - 35.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)
7.60	.01
8.00	.01
10.00	.01
12.00	.01
13.00	2.88
13.50	11.50
14.00	23.00

********** BASIN 5 **********

AREA - 11.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.06
8.00	.22
9.00	.50
10.00	.89
11.00	1.39
12.00	2.00
13.00	2.73

********** BASIN 6 **********

AREA - 5.00 ACRES GROUND STORAGE - 9.60 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 8.00 INCHES

STAGE (FT)	STORAGE (AF)

6.00	.00
7.00	.20
8.00	1.42
9.00	3.76
10.00	7.20
11.00	9.40
12.00	10.50

********** BASIN 7 **********

AREA - .20 ACRES GROUND STORAGE - 16.00 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 0.00 INCHES

STAGE (FT)	STORAGE (AF)
6.00	.00
7.00	.25
8.00	.55
9.00	.35
10.00	1.50
10.50	2.00

********** BASIN 8 **********

AREA - 17.00 ACRES GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 0.00 INCHES

STAGE (FT)	STORAGE (AF)
2.70	.01
4.00	.01
5.00	.35
6.00	.53
7.00	.88
7.50	1.12
8.00	2.00

********** BASIN 9 **********

AREA - 30.50 ACRES GROUND STORAGE - 5.10 INCHES

TIME STEP - 12.00 HOURS TIME OF CONCENTRATION - .33 HOURS

RETURN FREQUENCY - 25.00 YEARS RAINFALL DISTRIBUTION : 3- DAY 24-HOUR RAINFALL - 0.00 INCHES

STAGE (FT)	STORAGE (AF)
1.00	.58
2.00	1.35

3.00	2.31
4.00	3.47
5.00	5.01
6.00	6.75

DISCHARGE STRUCTURE INFORMATION

STRUCT NO.	PIPE SLOPE (%)	DIAMETER (FT)	ROUGHNESS	LENGTH (FT)	WEIR WEIR CREST TYPE/ELEV	WEIR LENGTH	HEAD INVERT ELEVATION	TAIL INVERT ELEVATION	
1	-.015	1.0	.000	90.00	NO RISER INCLUDED WITH PIPE				BASIN 1 TO BASIN 2
2	.009	3.0	.013	400.00	NO RISER INCLUDED WITH PIPE				BASIN 2 TO BASIN10
3	NO PIPE				BROAD/ 11.0	100.00			BASIN 3 TO BASIN 2
4	NO PIPE				BROAD/ 13.0	100.00			BASIN 3 TO BASIN 5
5	.009	2.5	.024	1200.00	NO RISER INCLUDED WITH PIPE				BASIN 4 TO BASIN 5
6	.000	2.0	.024	48.00	NO RISER INCLUDED WITH PIPE				BASIN 5 TO BASIN 6
7	.008	5.3	.013	50.00	NO RISER INCLUDED WITH PIPE				BASIN 6 TO BASIN 7
8	.003	5.7	.024	100.00	BROAD/ 10.00	50.00	3.99	3.60	BASIN 7 TO BASIN 8
9	.009	4.0	.013	22.00	NO RISER INCLUDED WITH PIPE				BASIN 8 TO BASIN 9
10	NO PIPE				SHARP/ .0	45.00			BASIN 9 TO BASIN10

BLEEDER INFORMATION

STRUCT NO.	BLEEDER TYPE	ORIFICE DIAMETER OR WIDTH (FT)	ORIFICE INVERT ELEVATION (FT-NGVD)	ORIFICE AREA (FT2)	V-NOTCH ANGLE (DEG)	V-NOTCH INVERT ELEVATION (FT-NGVD)	V-NOTCH TOP ELEVATION (FT-NGVD)
1	NO BLEEDER INCLUDED IN STRUCTURE						
2	NO BLEEDER INCLUDED IN STRUCTURE						
3	NO BLEEDER INCLUDED IN STRUCTURE						
4	NO BLEEDER INCLUDED IN STRUCTURE						
5	NO BLEEDER INCLUDED IN STRUCTURE						
6	NO BLEEDER INCLUDED IN STRUCTURE						
7	NO BLEEDER INCLUDED IN STRUCTURE						
8	NO BLEEDER INCLUDED IN STRUCTURE						
9	NO BLEEDER INCLUDED IN STRUCTURE						
10	NO BLEEDER INCLUDED IN STRUCTURE						

OFFSITE RECEIVING WATER

TIME(HR)	STAGE(FT-RSVD)
.00	.91
24.00	1.70
120.00	.91

SUMMARY REPORT

TIME (HR)	STRUCT NO	BASIN NO	CUMULATIVE RAINFALL (INCHES)	CUMULATIVE RUNOFF (INCHES)	INSTANT. RUNOFF (CFS)	RUNOFF HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT)	FROM	TO	STRUCTURE CONTROL
.0	1	1	.0	.0	.0	.0	.00	4.50	1	2	
	2	2	.0	.0	.0	.0	.00	5.00	2	10	
	3	3	.0	.0	.0	.0	.00	10.00	3	2	
	4	3	.0	.0	.0	.0	.00	10.00	3	5	
	5	4	.0	.0	.0	.0	.00	7.60	4	5	
	6	5	.0	.0	.0	.0	.00	6.00	5	6	
	7	6	.0	.0	.0	.0	.00	6.00	6	7	
	8	7	.0	.0	.0	.0	.00	6.00	7	8	
	9	8	.0	.0	.0	.0	.00	2.70	8	9	
	10	9	.0	.0	.0	.0	.00	1.00	9	10	
12.0	1	1	.6	.0	.0	.0	.00	4.50	1	2	NO FLOW
	2	2	.6	.0	.0	.0	3.77	5.00	2	10	PIPE1
	3	3	.6	.0	.0	.0	.00	10.00	3	2	NO FLOW
	4	3	.6	.0	.0	.0	.00	10.00	3	5	NO FLOW
	5	4	.6	.0	.0	.0	.00	7.60	4	5	NO FLOW
	6	5	.6	.0	.0	.0	.00	6.00	5	6	NO FLOW
	7	6	.6	.0	.0	.0	.00	6.00	6	7	NO FLOW
	8	7	.6	.0	.0	.0	.00	6.00	7	8	NO FLOW
	9	8	.6	.0	.0	.0	.00	2.70	8	9	NO FLOW
	10	9	.6	.0	.0	.0	-83.57	1.22	9	10	WEIR
OFFSITE STAGE IS 1.30 FT.MSVD											
24.0	1	1	1.2	.0	.0	.0	.00	[illegible]		2	NO FLOW
	2	2	1.2	.0	.0	.0	3.77			10	PIPE1
	3	3	1.2	.0	.0	.0	.00	[illegible]		2	NO FLOW
	4	3	1.2	.0	.0	.0	.00	[illegible]	3	5	NO FLOW
	5	4	1.2	.0	.0	.0	.00	7.60	4	5	NO FLOW
	6	5	1.2	.0	.0	.0	.00	6.00	5	6	NO FLOW
	7	6	1.2	.0	.0	.0	.00	6.00	6	7	NO FLOW
	8	7	1.2	.0	.0	.0	.00	6.00	7	8	NO FLOW
	9	8	1.2	.0	.0	.0	.00	2.70	8	9	NO FLOW
	10	9	1.2	.0	.1	.1	-135.72	1.57	9	10	WEIR
OFFSITE STAGE IS 1.70 FT.MSVD											
36.0	1	1	2.0	.0	.0	.0	.00	4.50	1	2	NO FLOW
	2	2	2.0	.0	.0	.0	3.77	5.00	2	10	PIPE1
	3	3	2.0	.0	.0	.0	.00	10.00	3	2	NO FLOW
	4	3	2.0	.0	.0	.0	.00	10.00	3	5	NO FLOW
	5	4	2.0	.0	.1	.0	.00	7.60	4	5	NO FLOW
	6	5	2.0	.0	.0	.0	.00	6.01	5	6	NO FLOW
	7	6	2.0	.0	.0	.0	.00	6.00	6	7	NO FLOW

MULTI-BASIN ROUTING MODEL - OUTPUT

SUMMARY REPORT

TIME (HR)	STRUCT NO	BASIN NO	CUMULATIVE RAINFALL (INCHES)	CUMULATIVE RUNOFF (INCHES)	INSTANT. RUNOFF (CFS)	RUNOFF HYDROGRAPH (CFS)	DISCHARGE (CFS)	INSTANT. STAGE (FT)	FROM	TO	STRUCTURE CONTROL
	8	7	2.0	.0	.0	.0	.00	6.00	7	8	NO FLOW
	9	8	2.0	.2	.4	.4	7.33	4.00	8	9	PIPE1
	10	9	2.0	.2	.8	.8	-120.82	1.48	9	10	WEIR
OFFSITE STAGE IS		1.60 FT.MSVD									
48.0	1	1	2.9								
	2	2	2.9	.1	.2	.2	.00	4.55	1	2	NO FLOW
	3	3	2.9	.1	.4	.4	3.78	5.00	2	10	PIPE1
	4	3	2.9	.1	.4	.4	.00	10.00	3	2	NO FLOW
	5	4	2.9	.1	.4	.4	.00	10.00	3	5	NO FLOW
	6	5	2.9	.1	.4	.4	.00	7.60	4	5	NO FLOW
	7	6	2.9	.1	.1	.1	.66	6.76	5	6	PIPE3
	8	7	2.9	.1	.1	.1	.40	6.66	6	7	PIPE3
	9	8	2.9	.0	.0	.0	.00	6.66	7	8	NO FLOW
	10	9	2.9	.5	.6	.6	.00	2.70	8	9	NO FLOW
OFFSITE STAGE IS		1.50 FT.MSVD		.5	1.3	1.3	-107.04	1.40	9	10	WEIR
60.0	1	1	8.1								
	2	2	8.1	2.4	59.0	43.5	.00	5.43	1	2	NO FLOW
	3	3	8.1	2.4	133.4	75.2	16.46	6.02	2	10	PIPE1
	4	3	8.1	2.4	102.5	74.6	.00	10.00	3	2	NO FLOW
	5	4	8.1	2.4	102.5	74.6	.00	10.00	3	5	NO FLOW
	6	5	8.1	2.4	119.6	87.0	8.94	12.58	4	5	PIPE4
	7	6	8.1	2.4	37.6	27.3	18.64	10.59	5	6	PIPE4
	8	7	8.1	2.4	17.1	12.4	48.06	8.83	6	7	PIPE3
	9	8	8.1	1.5	.5	.4	.00	7.97	7	8	NO FLOW
	10	9	8.1	4.1	76.1	58.3	45.92	6.64	8	9	EQUALIZE
OFFSITE STAGE IS		1.40 FT.MSVD		4.1	172.4	132.1	171.85	1.67	9	10	WEIR
72.0	1	1	10.9								
	2	2	10.9	4.3	1.2	1.2	.00	6.34	1	2	NO FLOW
	3	3	10.9	4.3	2.0	2.1	4.78	5.11	2	10	PIPE1
	4	3	10.9	4.3	2.0	2.1	2.12	11.04	3	2	WEIR
	5	4	10.9	4.3	2.0	2.1	.00	11.04	3	5	NO FLOW
	6	5	10.9	4.3	2.3	2.5	7.99	12.16	4	5	PIPE4
	7	6	10.9	4.3	.7	.8	8.97	10.57	5	6	PIPE4
	8	7	10.9	4.3	.3	.4	9.43	10.16	6	7	PIPE3
	9	8	10.9	3.0	.0	.0	9.40	10.16	7	8	WEIR
	10	9	10.9	6.5	1.4	1.5	11.02	4.26	8	9	PIPE1
OFFSITE STAGE IS		1.30 FT.MSVD		6.5	3.1	3.3	98.60	1.41	9	10	WEIR

MULTI-BASIN ROUTING MODEL - OUTPUT

STRUCTURE NO.	PEAK DISCHARGE (CFS)	TIME OF QPEAK	PEAK STAGE (FT-NGVD)	TIME OF HPEAK
1	.0	.0	6.3	72.0
2	25.5	61.3	6.6	61.3
3	33.3	60.5	11.2	60.5
4	.0	.0	11.2	60.5
5	44.4	59.8	13.1	62.0
6	20.5	60.3	11.3	60.5
7	51.9	60.1	10.2	65.2
8	11.3	65.3	10.2	65.3
9	49.8	60.1	6.8	60.1
10	177.6	60.0	1.8	25.0

MULTI-BASIN ROUTING MODEL - OUTPUT

BASIN NO.	TOTAL INFLOW (AC-FT)	TOTAL RUNOFF (AC-FT)	TOTAL OUTFLOW (AC-FT)	FINAL TIME (HOURS)	FINAL STAGE (FT-MSVD)	FINAL STORAGE (AC-FT)
1	.00	6.30	.00	72.02	6.34	6.27
2	5.20	10.89	32.61	72.02	5.11	.18
3	.00	10.80	5.20	72.02	11.04	5.54
4	.00	12.60	12.08	72.02	12.16	.45
5	12.08	3.96	14.85	72.02	10.57	1.17
6	14.85	1.80	9.08	72.02	10.16	7.56
7	9.08	.05	7.48	72.02	10.16	1.66
8	7.48	9.20	16.54	72.02	6.26	.10
9	16.54	20.83	46.92	72.02	1.25	.89

TRAFFIC IMPACT ANALYSIS

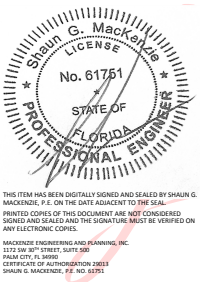
Seacoast Bank Headquarters
Stuart, FL

Prepared for:
CAPTEC Engineering, Inc.
Stuart, Florida

Prepared by:

MacKenzie
Engineering & Planning, Inc.

1172 SW 30th Street
Palm City, FL 34990
(772) 286-8030



Digitally signed by Shaun G MacKenzie
Date: 2025.02.20 08:10:09 -05'00'

Shaun G. MacKenzie P.E.
PE Number 61751

086023
August 2024
Revised February 2025
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CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts for the proposed redevelopment of the Seacoast Bank Headquarters. The project proposes to demolish the detached drive-through, bank and office buildings totaling 72,617 square feet (SF), maintain the existing 27,529 SF Kindred building and construct a 50,000 SF office building and 2,500 SF bank with a drive-through. The proposed project is located at the southeast corner of Colorado Avenue & Kindred Street, Stuart, Florida. The project proposes to demolish three existing points of access and construct three access points and one egress only driveway. The buildout year is 2029.

The resulting net change in trips is:

- -186 daily, -27 AM peak hour (-24 in/-3 out), and -26 PM peak hour (-4 in/-22 out) trips.

The proposed project is expected to generate the following driveway trips:

- 1,181 daily, 159 AM peak hour (133 in/26 out), and 187 PM peak hour (50 in/137 out) trips.

The traffic analysis was performed in accordance with the City of Stuart's Land Development Code. The proposed development is a project with de minimis impact (Chapter IV Sec. 4.04.02.), the project satisfies transportation concurrency. No improvements are needed.

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Exhibit 1 Trip Generation

A. FDOT 5-Year Work Program
B. Institute of Traffic Engineers' (ITE) report, *Trip Generation (11th Edition*
C. Martin County Pass-by Rate
D. City of Stuart, Land Development Code
E. Site Plan

INTRODUCTION

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts for the proposed redevelopment of the Seacoast Bank Headquarters. The proposed project is located at the southeast corner of Colorado Avenue & Kindred Street, Stuart, Florida. The project proposes to demolish the detached drive-through, bank and office buildings totaling 72,617 square feet (SF), maintain the existing 27,529 SF Kindred building and construct a 50,000 SF office building and 2,500 SF bank with a drive-through. The analysis was performed for projected 2029 roadway conditions. Figure 1 shows the site location.

Figure 1. Site Location Map

INVENTORY AND PLANNING DATA

Data was acquired relative to the most current information available from the following sources:

- *Trip Generation, 11th Edition,* an ITE Manual
- Martin County Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc.
- MEP Traffic Counts

PROJECT TRAFFIC

Traffic Generation

The study uses trip generation rates for General Office Building (ITE Land Use 710) and Drive-in Bank (ITE Land Use 912) published in the Institute of Traffic Engineers' (ITE) report, *Trip Generation (11th Edition)*. The 27,529 SF Kindred Building is not anticipated to be used after construction of the new Seacoast Bank Facility. However, it will not be demolished at this time. Therefore, its potential traffic impact is included in the proposed use traffic. The proposed development plan consists of the following:

Existing Use

- 97,646 SF General Office Building (ITE Land Use 710)
- 2,500 SF Drive-in Bank (ITE Land Use 912)

The existing site generates the following net external trips:

- 1,156 daily, 161 AM peak hour (138 in/23 out), and 175 PM peak hour (39 in/136 out) trips.

The existing site generates the following driveway trips:

- 1,388 daily, 189 AM peak hour (159 in/30 out), and 216 PM peak hour (55 in/161 out) trips.

Proposed Use

- 77,529 SF General Office Building (ITE Land Use 710)
- 2,500 SF Drive-in Bank (ITE Land Use 912)

The proposed project is expected to generate the following net external trips:

- 970 daily, 134 AM peak hour (114 in/20 out), and 149 PM peak hour (35 in/114 out) trips.

The proposed project is expected to generate the following driveway trips:

- 1,181 daily, 159 AM peak hour (133 in/26 out), and 187 PM peak hour (50 in/137 out) trips.

Net Change

The resulting net change in trips is:

- -186 daily, -27 AM peak hour (-24 in/-3 out), and -26 PM peak hour (-4 in/-22 out) trips.

The resulting net change in driveway trips is:

- -207 daily, -30 AM peak hour (-26 in/-4 out), and -29 PM peak hour (-5 in/-24 out) trips.

Internal Capture

Internal capture is 0.

Pass-by Trip Capture

Pass-by rates are based on the Martin County Impact Fee Technical Memorandum, as shown in Table 1. The study uses 10 percent pass-by rate for Office under 100,000 SF and 47 percent pass-by rate for Drive-in Bank with Martin County's Impact Fee Technical Memorandum.

Table 1 presents the proposed project's trip generation.

Table 1. Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing Site Traffic									
General Office Building	97.646	1000 SF	1,137	164	144	20	163	28	135
Drive-in Bank	2.500	1000 SF	251	25	15	10	53	27	26
Subtotal			1,388	189	159	30	216	55	161
Pass-By Traffic	AM	PM/Daily							
General Office Building	10.0%	10.0%	114	16	14	2	16	3	13
Drive-in Bank	47.0%	47.0%	118	12	7	5	25	13	12
NET EXISTING TRIPS			***1,156***	***161***	***138***	***23***	***175***	***39***	***136***
Total Existing Driveway Volumes			***1,388***	***189***	***159***	***30***	***216***	***55***	***161***
Proposed Traffic Use									
General Office Building	77.529	1000 SF	930	134	118	16	134	23	111
Drive-in Bank	2.500	1000 SF	251	25	15	10	53	27	26
Subtotal			1,181	159	133	26	187	50	137
Pass-By Traffic	AM	PM							
General Office Building	10.0%	10.0%	93	13	12	1	13	2	11
Drive-in Bank	47.0%	47.0%	118	12	7	5	25	13	12
NET PROPOSED TRIPS			***970***	***134***	***114***	***20***	***149***	***35***	***114***
Total Proposed Driveway Volumes			***1,181***	***159***	***133***	***26***	***187***	***50***	***137***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			**(186)**	**(27)**	**(24)**	**(3)**	**(26)**	**(4)**	**(22)**
NET CHANGE IN DRIVEWAY VOLUMES			**(207)**	**(30)**	**(26)**	**(4)**	**(29)**	**(5)**	**(24)**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
General Office Building	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	10%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Drive-in Bank	912	1000 SF	100.35	47%	58/42	9.95	50/50	21.01

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ASSURED AND PROGRAMMED CONSTRUCTION

A review conducted of the Five-Year Plans of Martin County and FDOT, as well as those improvements committed by the developers of projects in the area include:

- SR 76/Kanner Highway & SW South River Drive – Add Right Turn Lane(s)
- SR 5/US 1 & SR 76/Kanner Highway – Intersection Improvement

TRAFFIC DISTRIBUTION AND ASSIGNMENT

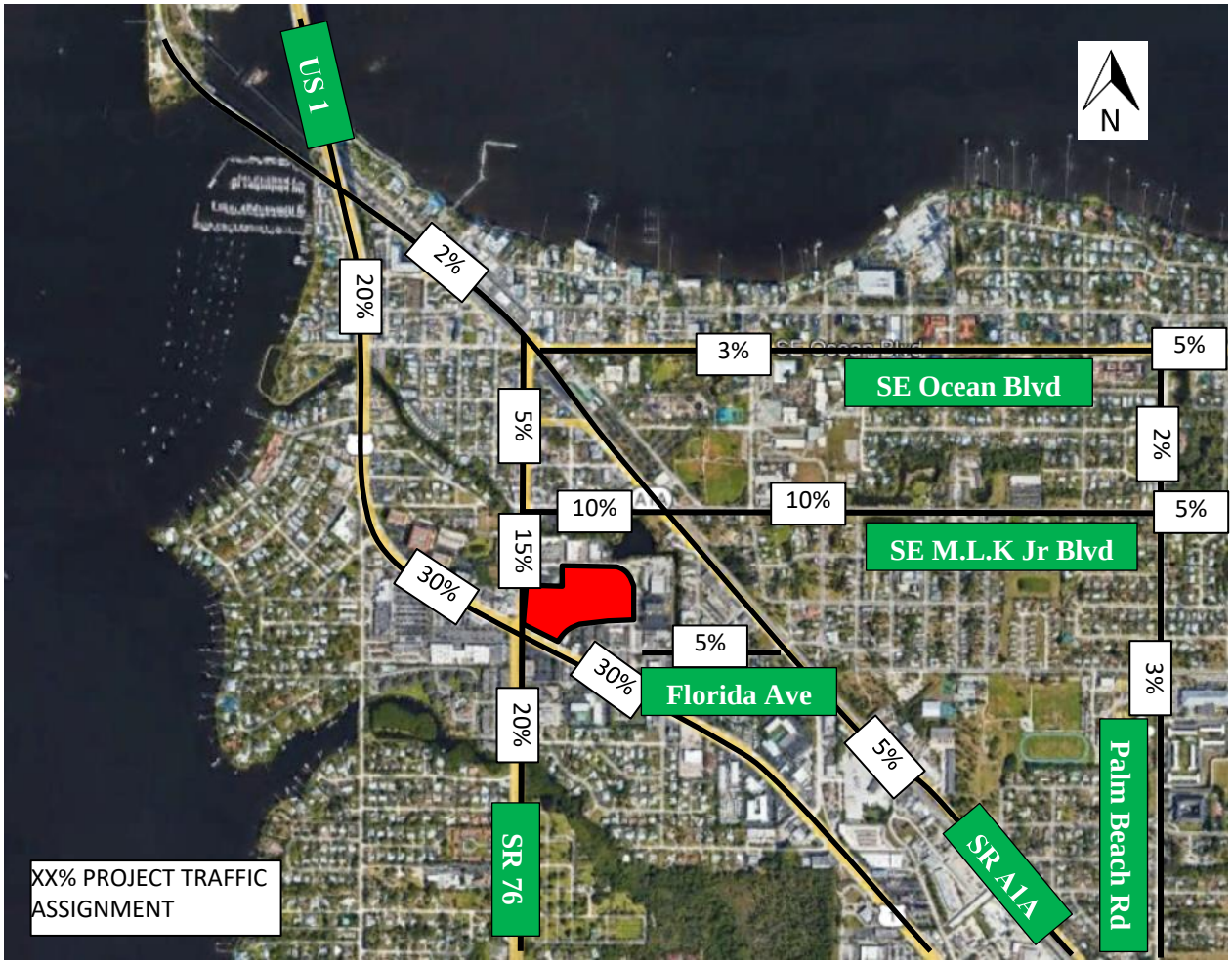
Traffic distribution and assignment were determined based on surrounding residential uses similar to the County's Transportation Model. The overall distribution is summarized by general directions.

NORTH	-	15 percent
SOUTH	-	20 percent
WEST	-	30 percent
EAST	-	35 percent

TRAFFIC ASSIGNMENT

The distributed external trips for the project were assigned to the roadway network within the radius of influence based on the distribution. The traffic assignment is illustrated in Figure 2.

Figure 2. Traffic Assignment



SIGNIFICANCE

The project results in a decrease in impacts based on the projected decrease of 186 daily, 27 AM peak hour and 26 PM peak hour trips. The proposed development is a project with de minimis impact (Chapter IV Sec. 4.04.02.).

DRIVEWAYS

The project proposes to demolish three existing points of access and construct three access points and one egress only driveway. Seven existing driveways on the east side of the site are proposed to remain. The project also proposes a new access on Kindred Street to be constructed in the future consistent with the Creek District Thoroughfare Plan. The proposed accesses are as follows:

- D/W 1 – SE Hudson Court (North) – Full Opening
- D/W 2 – SE Hudson Court (South) – Right-out/Left-out
- D/W 3 – Colorado Avenue (South) – Right-in/Right-out
- D/W 4 – Colorado Avenue (North) – Right-in/Right-out

Figure 3 displays the driveway volumes.

D/W 1 – SE Hudson Court (North)

SE Hudson Court is a local two-lane road and B Street in the Creek District Code. Turn lanes are not necessary on low speed local streets.

D/W 2 – SE Hudson Court (South)

This driveway is egress only and serves as the exit for the bank drive-through. No turn lanes are needed.

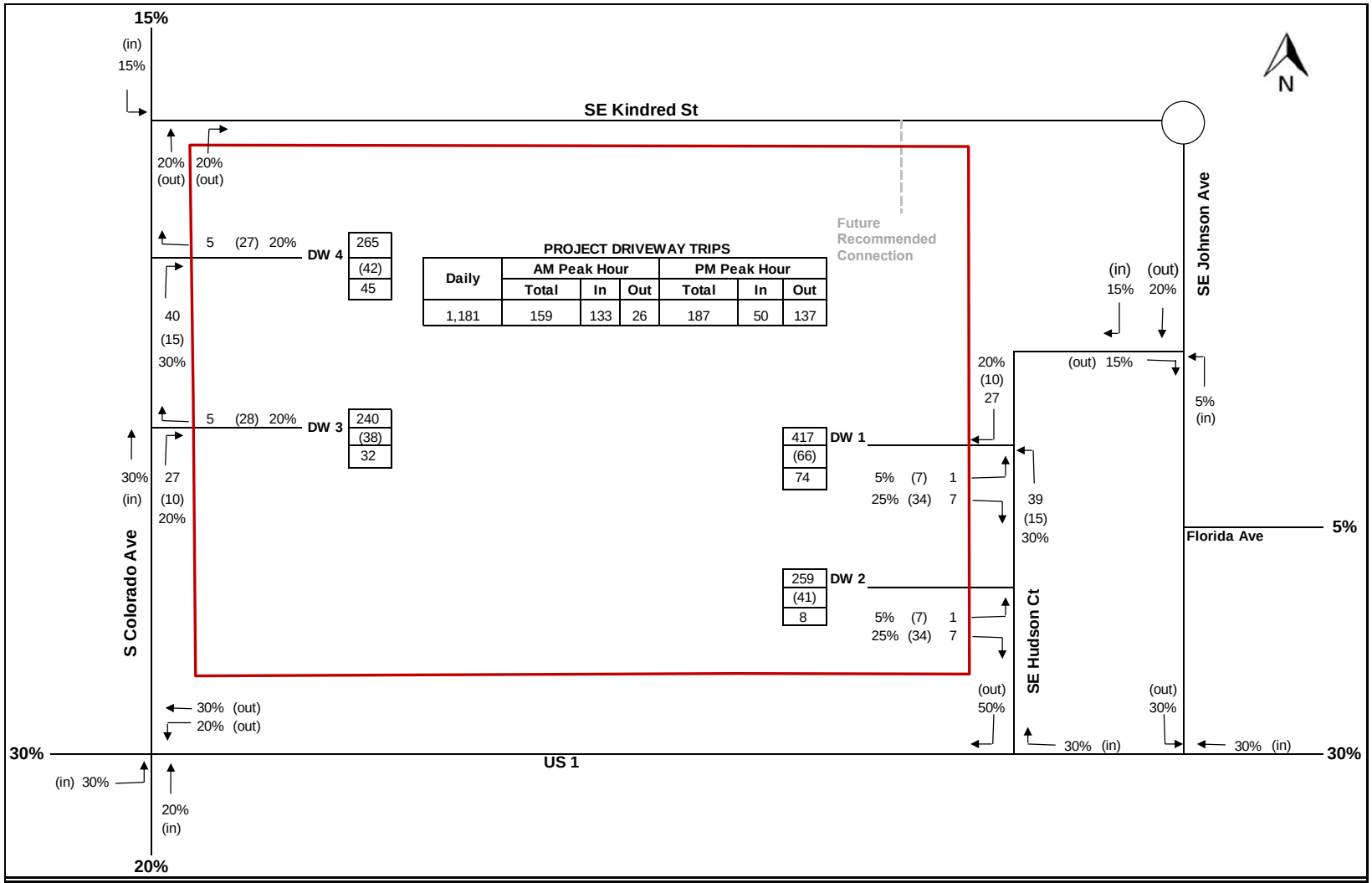
D/W 3 – Colorado Avenue (South)

Based on the analysis a right-turn is not required because the projected peak hour right-turn volume is 27, which is less than the FDOT threshold of 80.

D/W 4 – Colorado Avenue (North)

The existing right-in/right-out driveway is proposed to be reconstructed to and will primarily serve the employees parking in the parking garage. Based on the analysis a right-turn is not required because the projected peak hour right-turn volume is 40, which is less than the FDOT threshold of 80.

Figure 3. Project Volumes



1,181	Total daily driveway trips
(187)	PM peak hour driveway trips
159	AM peak hour directional driveway trips

Seacoast Bank Headquarters
PROPOSED PROJECT DRIVEWAY TRAFFIC

MacKenzie Engineering & Planning, Inc.

CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare an analysis of the traffic impacts for the proposed redevelopment of the Seacoast Bank Headquarters. The project proposes to demolish the detached drive-through, bank and office buildings totaling 72,617 square feet (SF), maintain the existing 27,529 SF Kindred building and construct a 50,000 SF office building and 2,500 SF bank with a drive-through. The proposed project is located at the southeast corner of Colorado Avenue & Kindred Street, Stuart, Florida. The project proposes to demolish three existing points of access and construct three access points and one egress only driveway. The buildout year is 2029.

The resulting net change in trips is:

- -186 daily, -27 AM peak hour (-24 in/-3 out), and -26 PM peak hour (-4 in/-22 out) trips.

The proposed project is expected to generate the following driveway trips:

- 1,181 daily, 159 AM peak hour (133 in/26 out), and 187 PM peak hour (50 in/137 out) trips.

The traffic analysis was performed in accordance with the City of Stuart's Land Development Code. The proposed development is a project with de minimis impact (Chapter IV Sec. 4.04.02.), the project satisfies transportation concurrency. No improvements are needed.

APPENDICES

Exhibit 1 Trip Generation

A. FDOT 5-Year Work Program
B. Institute of Traffic Engineers' (ITE) report, *Trip Generation (11th Edition*
C. Martin County Pass-by Rate
D. City of Stuart, Land Development Code
E. Site Plan

Exhibit 1

Seacoast Bank Headquarters

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing Site Traffic									
General Office Building	97.646	1000 SF	1,137	164	144	20	163	28	135
Drive-in Bank	2.500	1000 SF	251	25	15	10	53	27	26
Subtotal			1,388	189	159	30	216	55	161
Pass-By Traffic	AM	PM/Daily							
General Office Building	10.0%	10.0%	114	16	14	2	16	3	13
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NET EXISTING TRIPS			***1,156***	***161***	***138***	***23***	***175***	***39***	***136***
Total Existing Driveway Volumes			***1,388***	***189***	***159***	***30***	***216***	***55***	***161***
Proposed Traffic Use									
General Office Building	77.529	1000 SF	930	134	118	16	134	23	111
Drive-in Bank	2.500	1000 SF	251	25	15	10	53	27	26
Subtotal			1,181	159	133	26	187	50	137
Pass-By Traffic	AM	PM							
General Office Building	10.0%	10.0%	93	13	12	1	13	2	11
Drive-in Bank	47.0%	47.0%	118	12	7	5	25	13	12
NET PROPOSED TRIPS			***970***	***134***	***114***	***20***	***149***	***35***	***114***
Total Proposed Driveway Volumes			***1,181***	***159***	***133***	***26***	***187***	***50***	***137***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			**(186)**	**(27)**	**(24)**	**(3)**	**(26)**	**(4)**	**(22)**
NET CHANGE IN DRIVEWAY VOLUMES			**(207)**	**(30)**	**(26)**	**(4)**	**(29)**	**(5)**	**(24)**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
General Office Building	710	1000 SF	Ln(T) = 0.87 Ln(X) + 3.05	10%	88/12	Ln(T) = 0.86 Ln(X) + 1.16	17/83	Ln(T) = 0.83 Ln(X) + 1.29
Drive-in Bank	912	1000 SF	100.35	47%	58/42	9.95	50/50	21.01

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Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 8/4/2024

Five Year Work Program

Selection Criteria	
District 04 **Martin County** **Phase:**Construction	**2025-2029 AD** **Category:**Highways **Item Number:**446257-1

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY — District 04 - Martin County
Description: SR-5/US-1 @ SR-76/KANNER HIGHWAY
Type of Work: INTERSECTION IMPROVEMENT — View Scheduled Activities
Item Number: 446257-1
Length: 0.128 — View Map of Item

Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Preliminary Engineering					***(On-Going)***
Amount:	$40,661				
Highways/Right of Way					
Amount:		$861,680	$1,820,000	$1,404,380	$1,404,381
Highways/Construction					
Amount:				$3,964,864	
Item Total:	**$40,661**	**$861,680**	**$1,820,000**	**$5,369,244**	**$1,404,381**

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399.

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

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Florida Department of Transportation

Consistent, Predictable, Repeatable

Land Use: 710
General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

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

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN)Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building
(710)

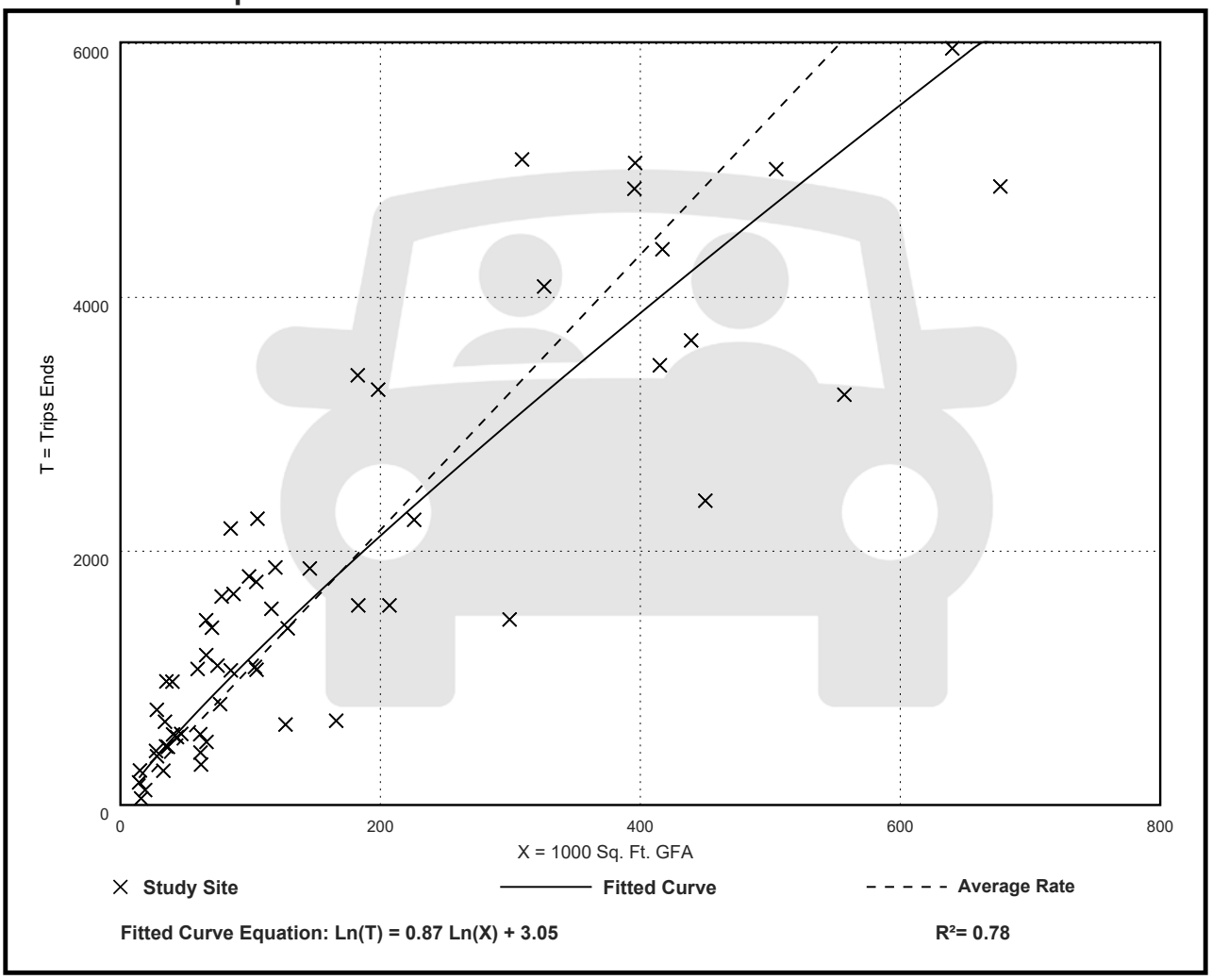
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

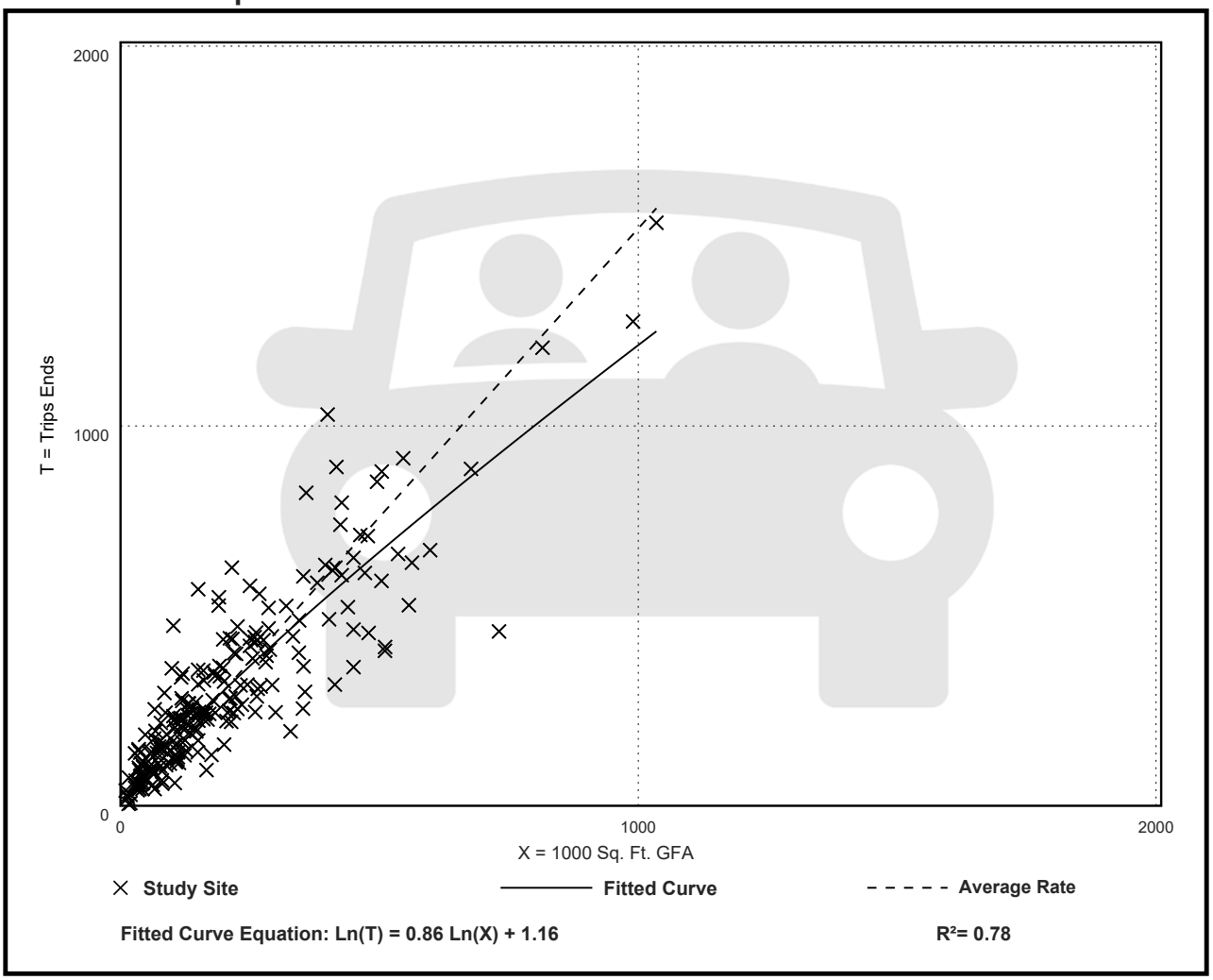
General Office Building
(710)

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: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



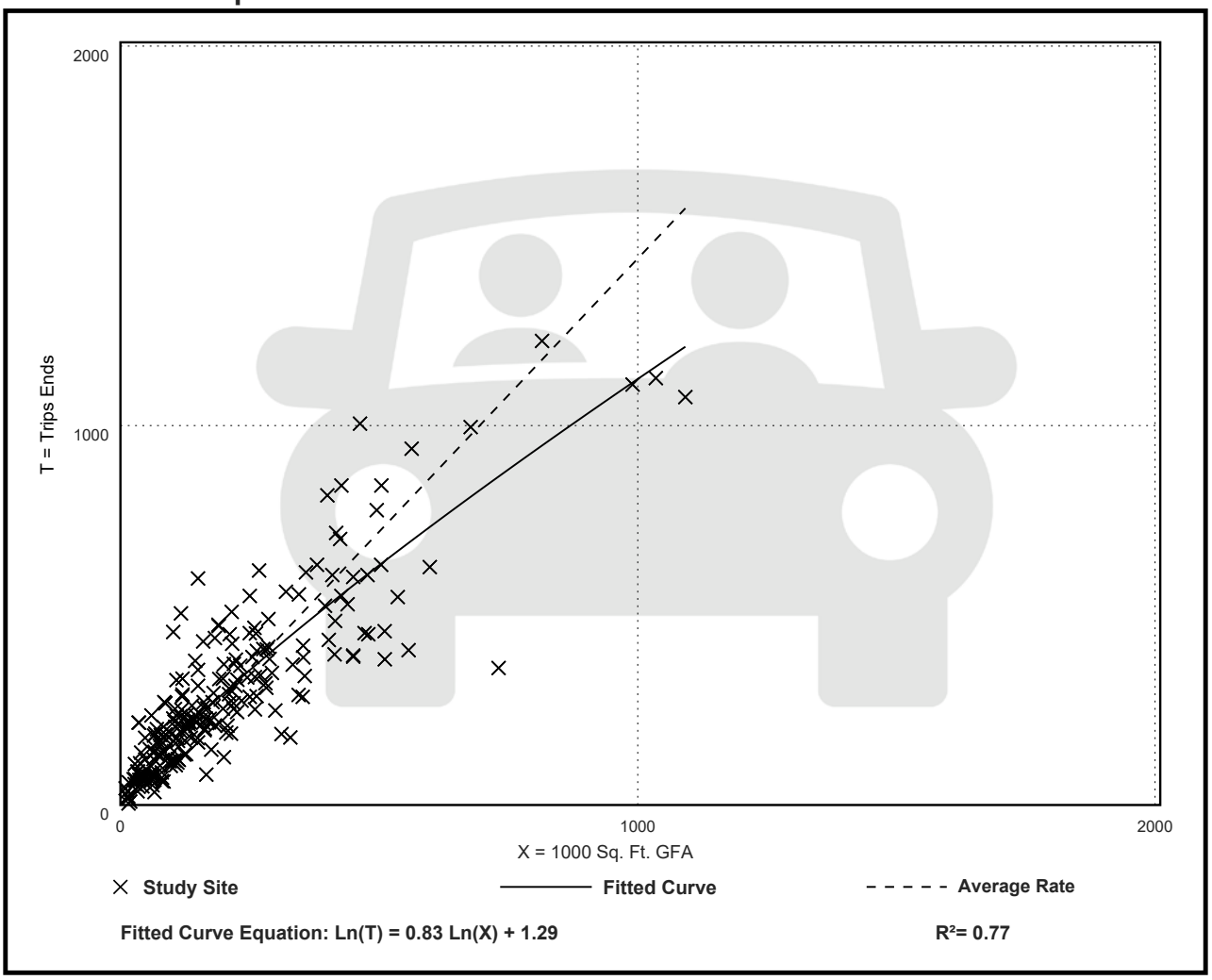
General Office Building
(710)

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: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 1.29

R^2= 0.77

Land Use: 912
Drive-in Bank

Description

A bank is a financial institution that can offer a wide variety of financial services. A drive-in bank provides banking services for a motorist through a teller station. A drive-in bank may also serve patrons who walk into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable—drive-in lanes—refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

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

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961, 1047

Drive-in Bank
(912)

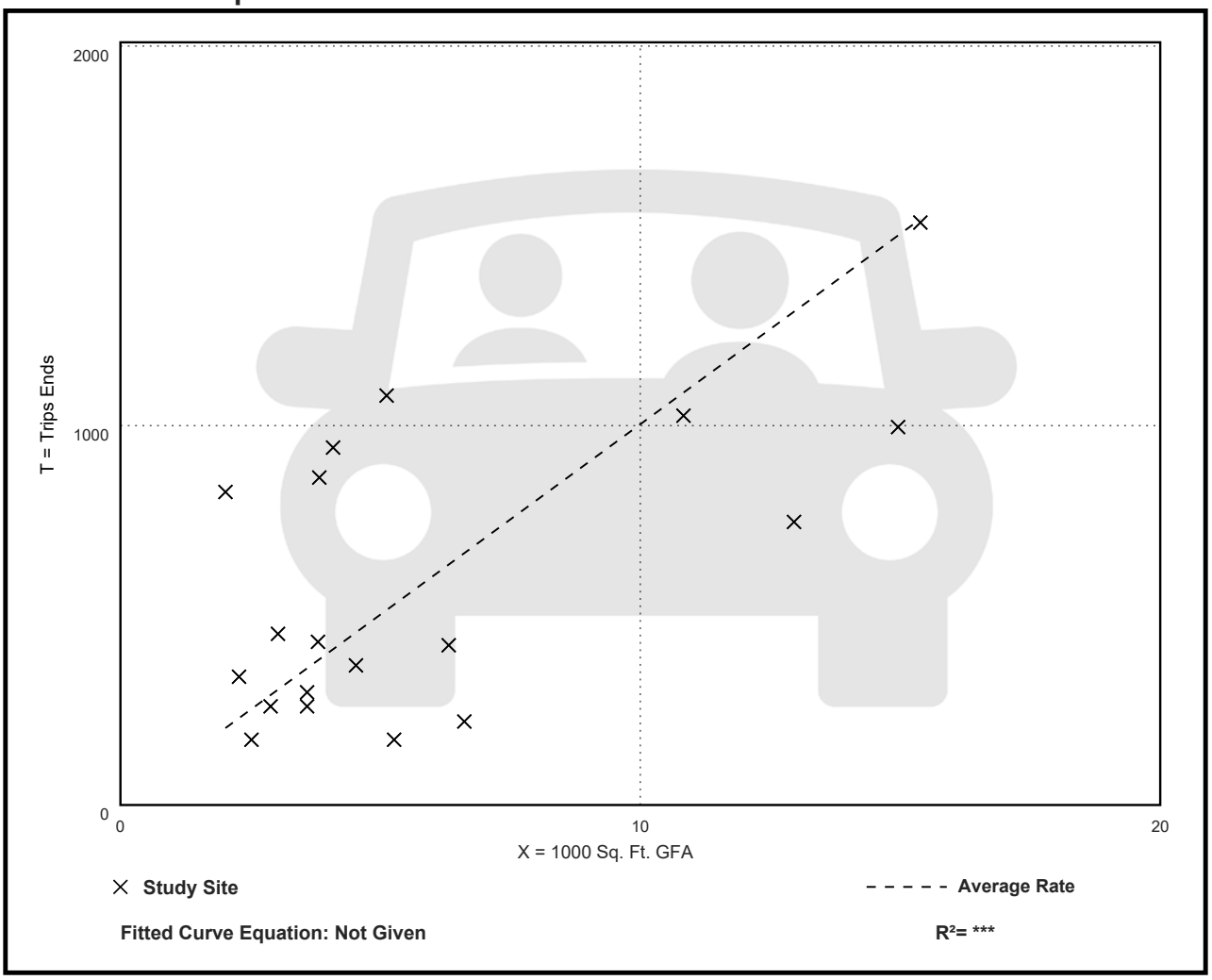
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



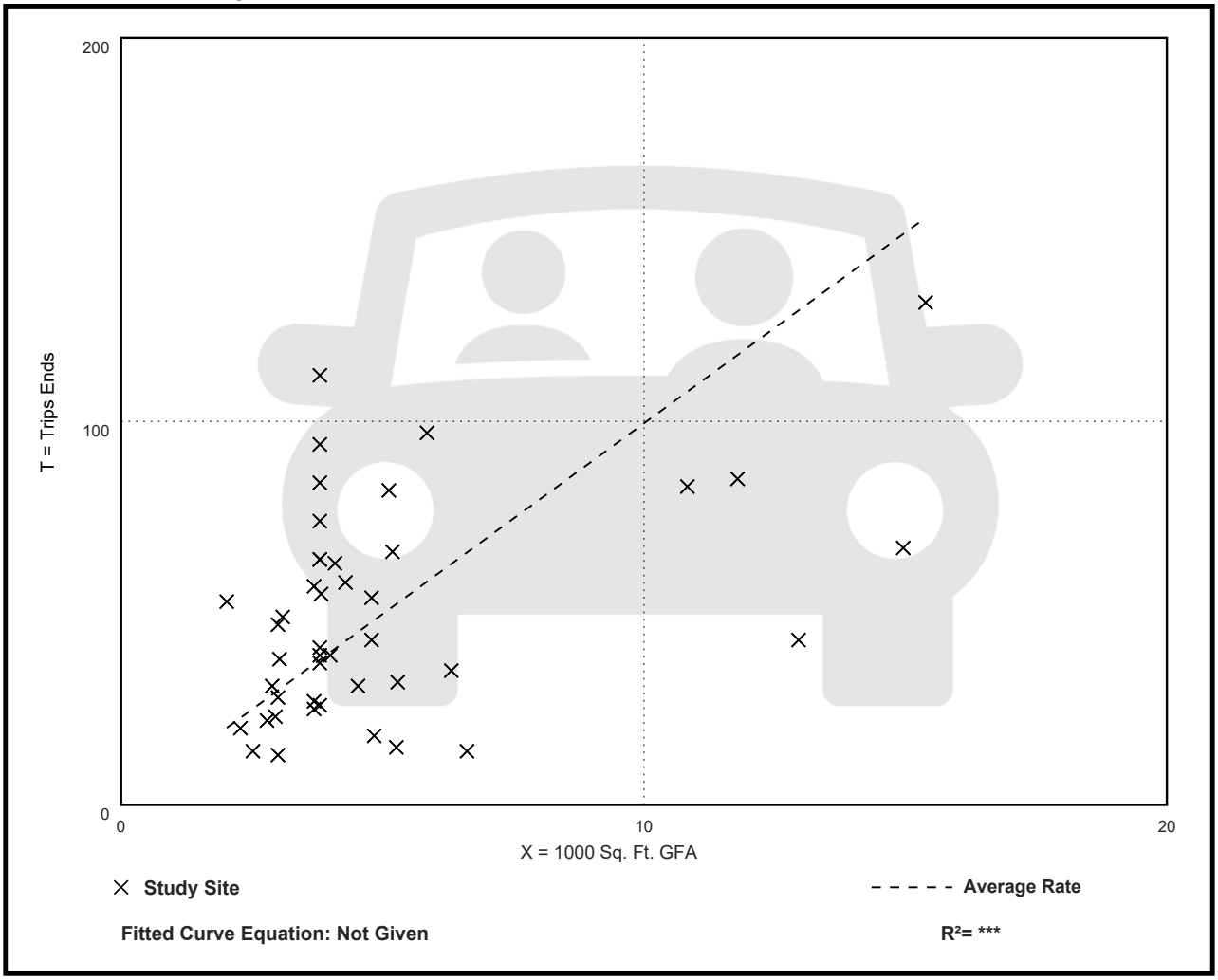
Drive-in Bank
(912)

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: 44
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

Data Plot and Equation



Drive-in Bank
(912)

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: 114
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

Data Plot and Equation

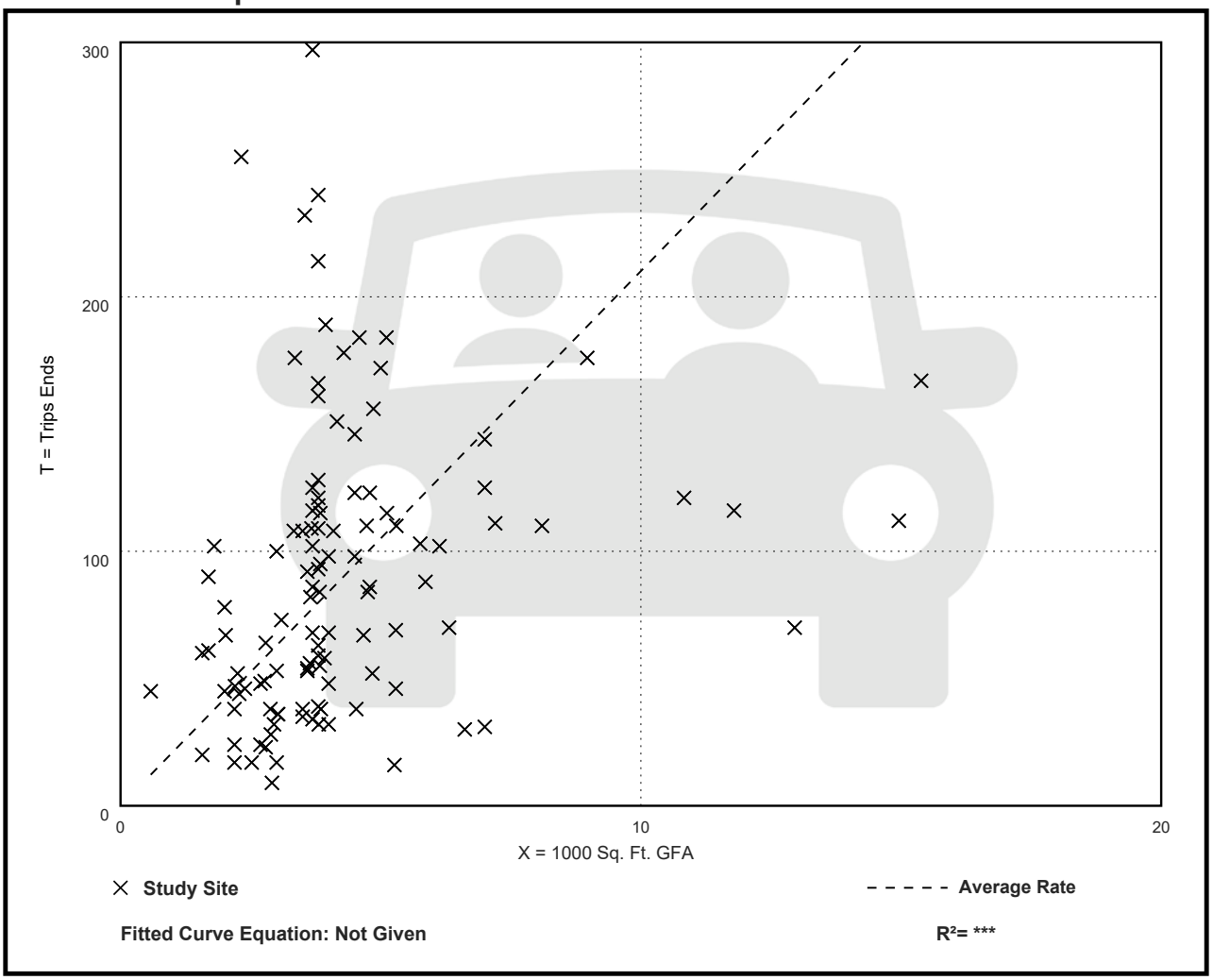


Table 13 – Road Improvement Needs by Land Use Type

Land Use	Unit	Trips	Trip Length	% New	Adj %	VMT	New Rds (Ln Ft)
Residential:							
800 FT² & Under	Dwelling	5.34	5.63	100%	35%	10.66	6.13
801 to 1,100	Dwelling	5.40	5.63	100%	35%	10.78	6.19
1,101 to 2,300	Dwelling	6.63	5.63	100%	35%	13.23	7.60
2,301 & Over	Dwelling	9.57	5.63	100%	35%	19.10	10.98
Non-Residential:							
Hotel/Motel	Room	8.17	5.57	90%	35%	14.52	8.34
RV Park	Per Lot	4.00	5.57	90%	35%	7.11	4.09
Nursing Home	1000 s.f.	7.58	3.46	100%	35%	9.30	5.34
ACLF	1000 s.f.	2.66	3.46	100%	35%	3.26	1.88
Medical Office	1000 s.f.	36.13	3.46	90%	35%	39.88	22.92
Bank Walk In	1000 s.f.	69.60	3.46	53%	35%	45.25	26.00
Bank w/Drive In	1000 s.f.	148.15	3.46	53%	35%	96.31	55.35
Office Under 100,000 FT²	1000 s.f.	13.34	5.63	90%	35%	23.96	13.77
Office 100,000 to 199,999 FT²	1000 s.f.	11.38	5.63	90%	35%	20.44	11.75
Office 200,000 to 399,999 FT²	1000 s.f.	11.44	5.63	90%	35%	20.55	11.81
Office 400,000 TO 599,999 FT²	1000 s.f.	11.10	5.63	90%	35%	19.94	11.46
Office 600,000 TO 799,999 FT²	1000 s.f.	10.93	5.63	90%	35%	19.63	11.28
Office 800,000 TO 999,999 FT²	1000 s.f.	10.83	5.63	90%	35%	19.45	11.18
Office 1,000,000 Ft² or Larger	1000 s.f.	10.75	5.63	90%	35%	19.31	11.10
Manufacturing	1000 s.f.	3.82	5.63	90%	35%	6.86	3.94
Warehouse	1000 s.f.	3.56	5.63	90%	35%	6.40	3.68
Mini-Warehouse	1000 s.f.	2.50	5.63	90%	35%	4.49	2.58
Gen. Industrial	1000 s.f.	6.97	5.63	90%	35%	12.52	7.20
Retail Under 50,000 FT²	1000 s.f.	84.76	1.50	52%	35%	23.44	13.47
Retail 50,000 to 99,999 FT²	1000 s.f.	67.92	2.50	52%	35%	31.30	17.99
Retail 100,000 to 199,999 FT²	1000 s.f.	53.28	3.00	61%	35%	34.57	19.87
Retail 200,000 to 399,999 FT²	1000 s.f.	41.80	4.00	74%	35%	43.86	25.21
Retail 400,000 TO 599,999 FT²	1000 s.f.	36.27	5.73	77%	35%	56.73	32.60
Retail 600,000 TO 799,999 FT²	1000 s.f.	32.80	6.87	79%	35%	63.11	36.27
Retail 800,000 TO 999,999 FT²	1000 s.f.	30.33	8.00	80%	35%	68.81	39.55
Retail 1,000,000 Ft² or Larger	1000 s.f.	28.06	8.00	81%	35%	64.46	37.05
Gasoline/Service Station	Fuel Pstn	168.56	1.50	50%	35%	44.82	25.76
Auto Sales & Repair	1000 s.f.	33.34	3.46	85%	35%	34.76	19.98
Restaurant	1000 s.f.	89.95	3.29	56%	35%	58.75	33.76
Fast Food Restaurant	1000 s.f.	496.12	1.50	51%	35%	134.54	77.33
Car Wash	1000 s.f.	108.00	3.46	100%	35%	132.47	76.13
Convenience Store w/o Gas	1000 s.f.	737.99	1.50	39%	35%	153.05	87.96
Convenience Store w/Gas	1000 s.f.	845.60	1.50	39%	35%	175.36	100.79
Pharmacy w/Drive Thru	1000 s.f.	88.16	3.46	50%	35%	54.07	31.07
Golf Course	Hole	35.74	3.21	95%	35%	38.64	22.21
Racquet Club	1000 s.f.	14.03	3.21	95%	35%	15.17	8.72
Parks	Acre	2.28	3.21	95%	35%	2.47	1.42
Tennis Court	Court	31.04	3.21	95%	35%	33.56	19.29
Marina	Slip	2.96	3.37	95%	35%	3.36	1.93
Boat Storage	Slip	2.96	3.37	95%	35%	3.36	1.93
Post Office	1000 s.f.	108.19	3.21	90%	35%	110.80	63.68
Library	1000 s.f.	56.24	5.63	90%	35%	101.02	58.06
Day Care Center	1000 s.f.	79.26	3.46	50%	35%	48.61	27.94
Hospital	1000 s.f.	16.50	5.63	90%	35%	29.64	17.03
House of Worship	1000 s.f.	9.11	5.36	95%	35%	16.45	9.45
Movie Theatre	1000 s.f.	78.06	3.21	95%	35%	84.39	48.50
Elem School	1000 s.f.	15.43	5.36	100%	35%	29.32	16.85
Middle School	1000 s.f.	13.78	5.36	100%	35%	26.18	15.05
High School	1000 s.f.	12.89	5.36	100%	35%	24.49	14.08
Fitness Center	1000 s.f.	32.93	3.46	95%	35%	38.37	22.05

Source: Institute of Transporation Engineers Trip Generation - 8th Edition
Palm Beach County Trip Generation Rates - September 1, 2011
Walter H. Keller, Inc.

Sec. 4.04.02. - De minimis.

If a proposed development relates to land use in such a low intensity as to have a de minimis effect, if any, upon the levels of service as adopted, the development shall be exempt from concurrency review. A concurrency review exception certificate shall be issued for the de minimis development. The following types of development shall be considered to have a de minimis effect:

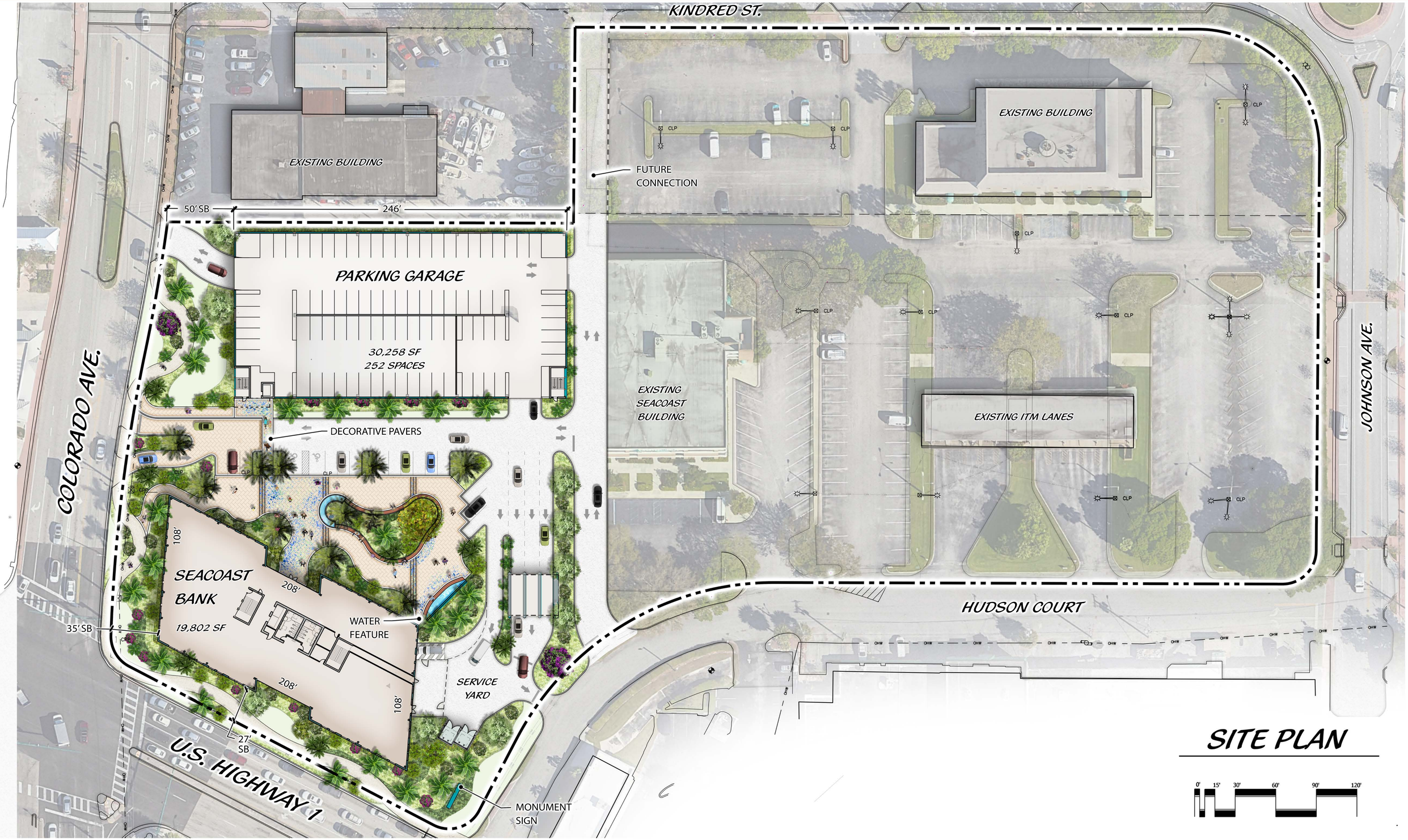
1. New single-family or new duplex residential construction on a legal lot of record existing prior to July 23, 1990; and
2. Development proposals which do not require major site plan approval or planned unit development approval and which do not have the potential to create 20 or more net peak-hour trips.

(Ord. No. 1811-02, § 1, 5-13-02)

SEACOAST BANK HEADQUARTERS

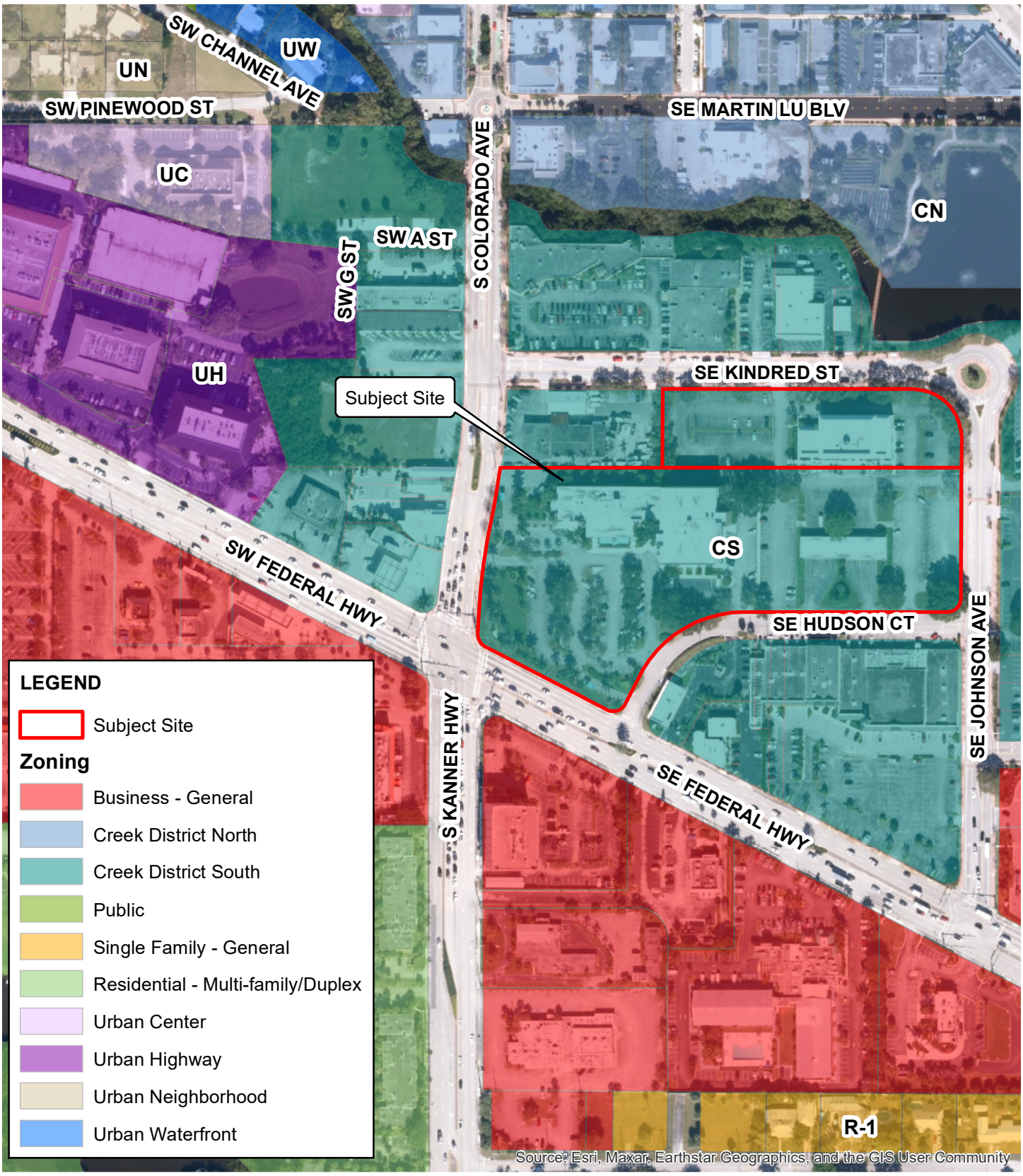
Creekside District - Stuart, Florida

Cotleur & Hearing



SITE PLAN

0' 15' 30' 60' 90' 120'



1 inch equals 250 feet

0 150 300 Feet

Map Document:
(24-0426)
06/20/2024 -- 1:30:00 PM (MNW)

Zoning Map

Seacoast Bank

Stuart, FL 34994

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

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

George Missimer , being first duly sworn, depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described property which constitutes the location for which notification is required:

Seacoast Bank HQ
Project # MJCU-25-2 & Project # 50

That a copy of the notice was sent by regular U.S. Mail on (**August 27th, 2025**) to the property owners within 300 feet of the subject property; and

A list of the property owners and their addresses is on file with the City of Stuart; and

That a photograph showing the placement of the notification sign be made a part of this Affidavit; and

That notice was sent, and the property was posted 15+ days before the scheduled public hearing(s) for this item.

_____
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

_____
SIGNED (PROPERTY OWNER / AUTHORIZED AGENT)

STATE OF FLORIDA, COUNTY OF Palm Beach
Sworn and subscribed before me by means of X physical presence or ___ online notarization, this 27 day of August, 2025 By George Missimer.
Personally Known OR Produced Identification
_____
Type of Identification Produced: N/A

Notary Public, State of FL
(Notary Seal)

My Commission expires:

SANDRA BRUORTON
Notary Public - State of Florida
Commission # HH 693006
My Comm. Expires Oct 24, 2029
Bonded through National Notary Assn.

STUART
PUBLIC PARKING
SHARE THE ROAD
NOTICE OF PUBLIC HEARING
MAJOR URBAN CONDITIONAL USE
WITH CONCURRENT MAJOR SITE PLAN
Parcel I.D.:04-38-41-000-000-00380-6,
04-38-41-018-000-00050-5
SEACOAST NATIONAL BANK
The proposed development includes a new office headquarters, bank with drive through & detached structured parking garage. The four story headquarters office will be approximately 58,647 square-feet in total.
COMMUNITY REDEVELOPMENT AGENCY
MONDAY, SEPTEMBER 15, 2025, at 4:00 PM
CITY COMMISION
MONDAY, SEPTEMBER 22, 2025, at 5:30 PM
STUART CITY HALL 121 SW FLAGLER AVE
772-288-5336 8:30AM - 4:00 PM
VISIT WWW.CITYSTUARTUS FOR MORE INFORMATION
Seacoast Bank
815
COLORADO

NOTICE OF PUBLIC HEARING
MAJOR URBAN CONDITIONAL USE
WITH CONCURRENT MAJOR SITE PLAN
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15
MPH

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VISIT WWW.CITYSTUART.US FOR MORE INFORMATION

SE HUDSON CT
RUSTCO BANK
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VISIT WWW.CITYSTUART.US FOR MORE INFORMATION
ATM
ATM

Seacoast Bank Headquarters Redevelopment

Neighborhood Meeting Notice

Stuart, Florida

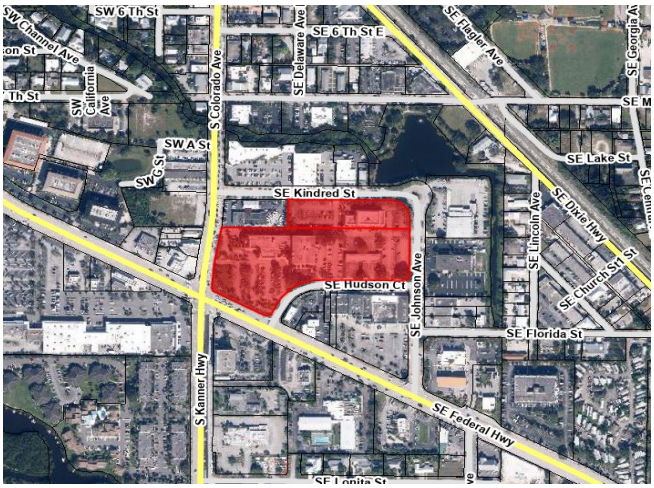
Location and Context

The project site is located at 815 S Colorado Avenue, Stuart, FL 34994.

Seacoast Bank is considering the submission of a Major Development Plan Application to the City of Stuart regarding the redevelopment of their current Headquarters.

All adjacent property owners within 300-feet of the subject site are receiving this notice and are invited to attend and participate in this meeting. Documents and plans discussed are conceptual and may be subject to change as we progress through the development process.

Location Map of Redevelopment



815 S Colorado Avenue, Stuart, FL 34994

We seek your input and discussions

Please join us on Wednesday, **July 31st** from **5:30 PM to 7:30 PM** for a neighborhood meeting. You may come and go as you please and interact with the project team to share your thoughts and experiences and learn about our exciting plans for the site. The meeting will be held at the Stuart City Hall Chambers, located at:

121 SW Flagler Avenue, Stuart, FL 34994

Questions?

Please contact Daniel Sorrow at Dsorrow@cotleur-hearing.com

Location Map of Neighborhood Meeting

121 SW Flagler Avenue, Stuart, FL 34994

From: James DeSantis <James.DeSantis@seacoastbank.com>
Date: August 1, 2024 at 8:23:51 AM EDT
To: Dan Sorrow <dsorrow@cotleur-hearing.com>

Subject: Seacoast - Community Meeting comments

Good morning – I believe that the community mee ng last night was a success and it allowed us to get some early feedback from some of the city officials who were in a endance before our formal permit applica on process. These are the comments that we got from Jodi from the Community Redevelopment Agency.

Would like to see the City of Stuart's "Welcome to Downtown Stuart" signage on the site plan and 3D plan near the corner of US1 and Colorado Ave. She indicted that they have drawings of the protype sign that they can send to us.
Wanted to make sure that we had reviewed the City of Stuart Landscaping plan to make sure certain types of trees and landscaping is shown on the future plan.
Would like a sidewalk added to the new road that connects Kindred Street to Hudson Court

Would like some type of "pedestrian engagement" along the front sidewalks on US1 and Colorado Ave. It was not exactly clear what this engagement items could be, but she did say art work could work.
She would like to eliminate our northern entrance/exit on Colorado Ave into the Parking garage in order to make the sidewalk more inviting to pedestrians.
When she was asked about a list names of local artist to use for this HQ project, she indicated that the city was working on that. She did say that they have contacts for mosaic type artists.

Those were the only comments that I heard, but if there were any others or any clarifications to the ones listed above, please share with the group. Once again, thank you everyone's attendance and effort for last night's meeting.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Board

Meeting Date: 9/15/2025 **Prepared by:** Pinal Gandhi-Savdas

Title of Item:
CRA BUDGET AND CIP FOR FY 2026 (RC):

RESOLUTION No. 06-2025 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND APPROPRIATING CAPITAL BUDGET FOR FY 2026 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The proposed FY 2026 CRA budget is prepared using the proposed millage rate of 6.5614 for the County and 4.9000 for the City of Stuart. The CRA has the responsibility to budget and appropriate funds for capital improvement projects it proposes to implement within the CRA boundaries. The CRA has appropriated funds for capital projects as set forth in the Five-year Capital Improvement Plan (CIP) for capital projects within the CRA boundaries.

The CRA's taxable value is $940,533,368 million for FY 2026, which represents a $56,580,022 million increase in the CRA incremental value from FY 2025. The current estimate of combined ad valorem revenues generated from the incremental tax base throughout the CRA will be approximately $6,986,712 million for FY 2026 compared to $6,332,516 in FY 2025.

Staff seeks approval of Resolution No. 06-2025 CRA adopting the FY 2026 CRA budget based on a preliminary budget prepared and presented and the CRA Capital Improvement Plan for Fiscal Years 2026-2030. The plan is consistent with current and ongoing projects, as well as future potential projects that would be funded from Tax Increment Revenues.

Funding Source:
Tax Increment Financing (TIF) Revenue and Grants

Recommended Action:
Approve Resolution No. 06-2025, adopting the CRA budget for FY 2026 and Capital Improvement Plan (CIP) for Fiscal Years 2026-2030.

ATTACHMENTS:
1. R06-2025 CRA - Adopt Budget for FY 2026
2. 2026 CRA Budget - Revenues and Appropriations
3. Capital Improvement Plan (CIP) FY 2026

BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA

RESOLUTION No. 06-2025 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF STUART, FLORIDA ADOPTING THE CRA BUDGET OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR (FY) BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND APPROPRIATING CAPITAL BUDGET FOR FY 2026 AND PROVIDING FOR A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR PROJECTS WITHIN THE COMMUNITY REDEVELOPMENT AREA BOUNDARIES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, it is necessary and proper, and in some instances required by Florida law, to establish the budgetary spending plans (annual budgets) for the CRA funds of the City of Stuart for the fiscal year beginning October 1, 2025, and ending September 30, 2026, to properly reflect anticipated revenues and required appropriations.

WHEREAS, CRA has the responsibility for financial planning of comprehensive five-year Capital Improvement Plan for capital projects within the Community Redevelopment Area boundaries.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA that:

RESOLUTION No. 06-2025 CRA
ADOPT CRA BUDGET for FY 2026 AND CIP

SECTION 1: The CRA of the City of Stuart hereby adopts the budget, attached hereto, for the FY beginning October 1, 2025, and ending September 30, 2026, as follows:

(a) There is hereby appropriated from the CRA of the City of Stuart for the above-described FY the total sum of Twenty Million, Three Hundred Eleven Thousand, and Three Hundred Seventy-Nine ($20,311,379) Dollars to provide for the annual budget of the CRA Fund.

SECTION 2: The CRA hereby adopts its FY 2026 capital budget setting forth a Five-Year Capital Improvement Plan for projects within the Community Redevelopment Area boundaries.

SECTION 3: This Resolution shall be effective immediately upon adoption.

Board Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _____and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, CHAIRPERSON				
EULA R. CLARKE, BOARD MEMBER				
CHRISTOPHER COLLINS, BOARD MEMBER				
LAURA GIOBBI, BOARD MEMBER				
SEAN REED, BOARD MEMBER				
FREDERICK JAMES, EX-OFFICIO BOARD MEMBER				
MARK BRECHBILL, EX-OFFICIO BOARD MEMBER				

ADOPTED this _____ day of _____, 2025.

RESOLUTION No. 06-2025 CRA
ADOPT CRA BUDGET for FY 2026 AND CIP

ATTEST:

MARY KINDEL
CITY CLERK

CAMPBELL RICH
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY

Account Name	Proposed 2026 Budget	Itemization	Description
Permits, Fees, and Special Assessments	$ 2,700.00		
Other Local Revenues	$ 4,001,558.00		MC BOCC @ 6.5614 Mills
Interest	$ 35,000.00		
Other Sources	$ 13,286,967.00		
Other Sources		$ 1,423,094.00	FDOT TAP Grant (Riverside Park Neighborhood Streetscape Improvements)
Other Sources		$ 353,992.00	DEP EPA 319 Water Quality Grant (Seminole Street Project)
Other Sources		$ 500,000.00	State Appropriation for Guy Davis Park construction
Other Sources		$ 8,373,399.47	CDBG-CV - Project Lift (received reimb of $1,917,600.53 as of 05/13/2025)
Other Sources		$ 667,190.05	CDBG - Housing Rehabilitation (received reimb in the amount of $82,809.95 as of 05/13/2025)
Other Sources		$ 1,674,285.00	DEP Water Quality Grant - Stypmann Drainage Improvements
Other Sources		$ 295,006.00	From Fund Balance
Interfund Transfers In	$ 2,985,154.00		General Fund @4.9000 Mills
Revenue Total	**$ 20,311,379.00**		
Regular Salaries/Wages	$ 212,610.00		
Special Pay	$ 6,840.00		
FICA Taxes	$ 16,321.00		
Retirement Contributions	$ 57,980.00		
Life and Health Insurances	$ 8,764.00		
Workers' Compensation	$ 368.00		
Professional Services	$ 230,000.00		
Professional Services		$ 50,000.00	Professional Services - Planning and Design Services for CRA Small-Scale Projects
Professional Services		$ 30,000.00	Stypmann Neighborhood Drainage Improvements Final Design (additional appropriation for grant deliverables)
Professional Services		$ 150,000.00	Tree canopy Enhancement Program - Evaluation, Data Collection, and Master Plan for ROW; Landscape Plan by areas
Travel and Per Diem	$ 3,000.00		
Communication Services	$ 150.00		AT&T
Freight & Postage Services	$ 2,000.00		
Utility Services	$ 8,400.00		Electric
Rentals and Leases	$ 500.00		CM Add - Copier Lease
Insurance - General Liability	$ 3,737.00		
Repair & Maintenance	$ 214,488.00		
Repair & Maintenance		$ 204,488.00	Miscellaneous R&M in the CRA
Repair & Maintenance		$ 10,000.00	Replace Pavillion Roof at Smith/Turner Park
Printing and Binding	$ 15,000.00		Outreach, Public Notices/Ads in Newspaper
Promotional Activities	$ 16,000.00		
Promotional Activities		$ 3,000.00	Miscellaneous community involvement programs
Promotional Activities		$ 13,000.00	East Stuart Promotional Activities
Other Current Charges	$ 320,750.00		
Other Current Charges		$ 10,000.00	Arts & Entertainment Creek District (Mosaic Artwork, Misc.)
Other Current Charges		$ 2,500.00	Chamber Welcome Guide
Other Current Charges		$ 8,000.00	Shop Local/Misc
Other Current Charges		$ 300,000.00	REDA Agreements (Avonlea, Atlantic Point Marina, Elizabeth)
Other Current Charges		$ 250.00	Adobe Acrobat

Office Supplies	$ 2,086.00		
Operating Supplies	$ 20,000.00		Miscellaneous Community Improvements
Books and Memberships	$ 2,975.00		
Books and Memberships		$ 500.00	APA Membership Fees
Books and Memberships		$ 175.00	District Fees for CRA
Books and Memberships		$ 1,000.00	FL Redevelopment Association Conference
Books and Memberships		$ 1,200.00	FRA Membership Fees
Books and Memberships		$ 100.00	Young Professional of Martin County Membership
Training	$ 1,000.00		
Indirect Costs	$ 47,803.00		
Infrastructure Expense	$ 17,805,530.00		
Infrastructure Expense		$ 1,896,649.72	Project LIFT at 710 SE MLK Blvd; Demo and Construction Reimbursed for acquisition; engineering; appraisals, environmental; admin fees; PO issued for contractor in FY 2025 with BA
Infrastructure Expense		$ 10,000,000.00	Guy Davis Community Park CM increase from $7M to $10M
Infrastructure Expense		$ 4,000,000.00	Stypmann Neighborhood Drainage and Sidewalk Improvements/CEI Services
Infrastructure Expense		$ 100,000.00	Tree Canopy Enhancement Program within ROW - Installation
Infrastructure Expense		$ 498,821.46	Downtown Undergrounding Project - Unspent budget from FY 2025 (Utilities fees - AT&T, Comcast, permits)
Infrastructure Expense		$ 410,058.36	CDBG Housing Rehab (5 homes completed, paid, and Reimb requested; admin fees, environmental)
Infrastructure Expense		$ 700,000.00	CM Add Skateboard Park
Infrastructure Expense		$ 200,000.00	CM Add - Memorial Park Phase 4 Completion Costs
Aids to Private Organizations	$ 261,500.00		
Aids to Private Organizations		$ 50,000.00	Business Improvement Reimb Program (BIRP)
Aids to Private Organizations		$ 20,000.00	Brush With Kindness/SELF Program
Aids to Private Organizations		$ 20,000.00	Mural Matching Grant Program
Aids to Private Organizations		$ 20,000.00	Residential Street Tree Program
Aids to Private Organizations		$ 20,000.00	Residential Facade Improvement/Paint Up Program
Aids to Private Organizations		$ 25,000.00	Heirs' Property Assistance Program
Aids to Private Organizations		$ 25,000.00	Landscape Improvement Grant Program
Aids to Private Organizations		$ 10,000.00	Stuart Training School Documentary
Aids to Private Organizations		$ 70,000.00	Stuart Mainstreet Agreement
Aids to Private Organizations		$ 1,500.00	NAACP
Intragovernmental Transfers	$ 962,195.00		
Intragovernmental Transfers		$ 224,880.00	Tram Service CM Adjust from $194,860 to $224,880 to match 2026
Intragovernmental Transfers		$ 23,000.00	Parking Management System Software Support - Recurring Expense
Intragovernmental Transfers		$ 35,000.00	FEC RR Crossing Leases to 001-230
Intragovernmental Transfers		$ 2,791.00	FEC Ad Valorem 2 of 2 Parts to 001-230
Intragovernmental Transfers		$ 4,636.00	FEC Parking Property Tax 1 of 2 Parts to 001-230
Intragovernmental Transfers		$ 100,000.00	Safety Zones Design to 001-230
Intragovernmental Transfers		$ 56,388.00	FEC Crossing Maintenance and Leases in General Fund
Intragovernmental Transfers		$ 90,500.00	Various projects in 001-220 and 001-230, downtown urns, landscaping, mangrove trimming, paver brick, sidewalk staining, decorative street globes, et al.

Intragovernmental Transfers		$ 425,000.00	Courtesy Dock Wave Attenuator PPW00394 (Transporation Impact/FIND Grant/CRA) after $30,000 from FIND, 50/50 Impact Fees and CRA
Contingencies	$ 91,382.00		
Appropriations Total	**$ 20,311,379.00**		

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Guy Davis Community Park 21045901											
Phase I Site Plan		$344,517									
Phase II Final Design				$370,000							
Park Construction							$10,000,000				
Skate Park							$700,000				
Downtown Undergrounding											
Phase I Design - Seminole Street - 20038901	$49,991										
Phase II Design - Osceola - 22038902			$174,554								
Construction of Phase I and II - 22038903						$6,042,620					
CEI						$313,620					
Building Permit and Utiltieis Fees						$53,151	$498,821				
Riverside Park NBHD Improv 20041801											
Conceptual	$21,500										
Design	$100,000										
Construction (TAP Grant Reimb)					$2,506,450		$193,550				
Gateway Markers/Features 20040901											
Conceptual	$29,600										
Design			$75,000								
Construction					$228,895		$120,000				
Willie Gary Prop Acq., Demo, New Const.											
Acquisition (CDBG-CV Grant Reimb) - 048901					$1,617,476						
Appraisals, Environ, Eng, Admin, Demo, Const. (CDBG-CV Grant Reimb) - 048902				$30,700	$269,424	$6,805,624	$1,896,649				

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Stypmann Drainage and Sidewalk Improvements/Balbao Park Extension											
Design				$152,000			$30,000				
Construction							$4,000,000				
Tree Canopy Enhancement Program Within ROW											
Evaluation/Data/Master Plan							$100,000				
Landscape Plan by Planning Area							$50,000	$50,000	$50,000	$50,000	$50,000
Construction							$100,000	$100,000	$100,000	$100,000	$100,000
Triangle District 21046801											
SE Dixie Highway Conceptual			$44,500								
SE Dixie Highway Design			$60,500			$30,000					
SE Dixie Highway Construction (TAP Grant Reimb)								$1,500,000			
Osceola Street Extension											
Design								$100,000			
Construction									$1,000,000		
MLK Blvd Complete Street 21045001											
Conceptual	$20,000										
Design			$450,000								
Construction									$5,000,000		
Bayou Pedestrian Bridge											
Design								$100,000			
Construction									$2,000,000		

Capital Improvement Projects (CIP) Budget Summary

PROJECTS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Triangle District Streetscape - Phasing											
Design								$400,000			
Construction										$4,000,000	$4,000,000
East Stuart Neighborhood Streetscape - Phasing											
Design								$400,000			
Construction										$2,000,000	$2,000,000
10th Street Community Center - Rehab											
Design									$150,000		
Construction											$2,000,000
10th Street Streetscape/Gateway Signage											
Design									$200,000		
Construction											$3,000,000