City of Cocoa

65 Stone Street
Cocoa, FL 32922

Meeting Agenda

Tuesday, December 19, 2023

6:00 PM

Cocoa City Council Chambers

City Council

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

II.1 23-792 Approval of the December 19, 2023 Special City Council meeting agenda as written or with amendments.

Attachments: 12-19-23 Short Agenda.pdf

MINUTES:

III. AWARDS AND PRESENTATIONS:

III.1 23-791 Presentation of the Food Drive Trophy to the City of Cocoa from the Brevard Sharing Center.

IV. DELEGATIONS:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), and water and sewer customers (on matters related to the City's water and/or sewer system), may address the City Council under Delegations on items not on the printed agenda by filling out a speaker card.

Speaker cards are located outside the Council meeting room and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. CONSENT AGENDA:

VI. PUBLIC HEARINGS:

VI.1 23-786 Adopt on Second and Final Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling).

Attachments:
- Ordinance No. 23-2023 _ Rezoning Matthews Hope _ Institutional to RU-2-15.d
- Mathews Hope Area of Rezoning.pdf
- Mathews Hope Zoning.pdf
- Mathews Hope Location.pdf
- Mathews Hope FLU.pdf
- Fl ad 9542285.pdf
- Application Package for Matthews Hope Rezone.pdf
- 120623 - PORCHLIGHT FDN 825 FORREST REZONING_R1.pdf
- Attachment to Email to City Clerk.pdf
- Email to City Clerk.pdf
- Signed Petitions.pdf
- 23-2023 Business Impact Estimate Cocoa.docx

VI.2 23-787 Adopt on Second and Final Reading of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve with conditions outlined in the Staff Report.

Attachments:

Ordinance No 22-2023__Rezoning Windward Preserve GU to PUD.pdf
Windward Preserve Location.pdf
Windward Preserve FLU.pdf
Windward Preserve Zoning.pdf
Appendix A - Prelim Plat Submittal 3 v2.pdf
Appendix B - PUD_Submittal 3 v2.pdf
Full Engineering Plans.pdf
Landscape Plans.pdf
Amenity Plan Set.pdf
Full Survey.pdf
Windward Preserve - Draft Plat.pdf
Windward Preserve School Concurrency Letter-SCADL-2023-25-Cocoa.pdf
Wetland SJRWMD - RAI Response Windward Preserve 5.17.23.pdf
Stormwater Report 6-REVISED.pdf
Revised Potable Water Report 3.pdf
Exhibit B-Beachline Prelim Site Plan 09-28-2021.pdf
Development Timeline.pdf
Recorded Beachline Partners Settlement Implementation Agreement.pdf
Cocoa vs Brevard - Stipulated Settlement Agreement - December 11, 2007.pdf
Cocoa Hagen-Nicholson Properties DA - March 8, 2005.pdf
Cocoa Barrera Shores LLC DA - November 7, 2006.pdf
Assessment Report Windward Preserve Environmental .pdf
5799.16 - Silvestri Property - Traffic Calming Study - Response to City Commen
2023-11-20_Windward Preserve_Trail and Park exhibit.pdf
23-00300001 Amelia Unit Landscape.pdf
23-00300001 Amelia_Master.pdf
23-00300001 Aruba Unit Landscape.pdf
23-00300001 Aruba_Master.pdf
23-00300001 Barbados Unit Landscape.pdf
23-00300001 Barbados_Master_9.20.23.pdf
23-00300001 Bonaire Unit Landscape.pdf
23-00300001 Bonaire_Master.pdf
23-00300001 Grenada (FKA Antigua) Master Landscape (Tampa-Orlando).pdf
23-00300001 Grenada_Master.pdf
23-00300001 Saint Croix Unit Landscape.pdf
23-00300001 Saint Croix_Master_08.14.23.pdf
23-00300001 Saint Thomas Unit Landscape.pdf
23-00300001 Saint Thomas_Master.pdf

23-00300001 Sand Key Unit Landscape.pdf

23-00300001 Sand Key_Master_10.13.23.pdf

23-00300001 Traffic Study Windward Preserve (2023.04.03) S&S.pdf

Legal Ad.pdf

22-2023 Business Impact Estimate Cocoa.docx

VI.3 23-790 Approval of the Amended and Restated Settlement Implementation Agreement with Mountain Cove Homes at Lakes at Cocoa Grove, LLC, related to the development north of State Road 528 and east of I-95, Tax Parcel ID # 24-35-10-00-3.

Attachments: Mountain Cove Homes Amended and Restated Settlement Agreement - Final

Exhibit B - Concept Plan Amended and Restated Mountain Cove Homes

VI.4 23-789 Adopt on Second and Final Reading proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, *Kava and Kratom,* establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

Attachments: Ordinance No. 25-2023 _ Regulating Kava and Kratom _ PZ.docx

FI ad 9542285.pdf

25-2023 Business Impact Estimate Cocoa.pdf

VI.5 23-788 Adopt on Second and Final Reading Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date.

Attachments: Ordinance No. 26-2023 _ Amending Article XIX _ P&Z Board Meeting Schedule

26-2023 Business Impact Estimate Cocoa.docx

FI ad 9542285.pdf

VI.6 23-785 Adopt on Second and Final Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, *Advertising and Signs,* Sections 3-5 and 3-23 of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date.

Attachments: Ordinance 24-2034 Revising Sign Code Flags CC Second Reading
Camping World Letter of Intent.pdf
Legal Ad Affidavit 9542285.pdf
24-2023 Business Impact Estimate Cocoa.pdf

VII. COUNCIL BUSINESS:

VIII. CITY BUSINESS:

MULTI-YEAR CONTRACTS:

IX. INFORMATIONAL AGENDA:

X. REPORTS:

XI. ADJOURNMENT

XII. NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, Interim City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at marsenault@cocoafl.gov.

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:
(1) https://tinyurl.com/s5e875r or
(2) https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda. Any electronic comments submitted will be made part of the meeting record. Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.
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A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

Legislation Details (With Text)

File #:	23-792	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/15/2023			**In control:**	City Council
On agenda:	12/19/2023			**Final action:**	
Title:	Approval of the December 19, 2023 Special City Council meeting agenda as written or with amendments.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	12-19-23 Short Agenda.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 15, 2023
Agenda Date: December 19, 2023
Prepared By: Monica Arsenault, Interim City Clerk
Through: Stockton Whitten, City Manager
Requested Action:
Approval of the December 19, 2023 Special City Council meeting agenda as written or with amendments.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approval of the December 19, 2023 Special City Council meeting agenda as written or with amendments.

Agenda
City of Cocoa
Regular Meeting of The City Council

Date: December 19, 2023
Time: 6:00 pm
Location: 65 Stone Street Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Special Meeting of December 12, 2023. (23-792).

III. Awards and Presentations:

1. Presentation of the Food Drive Trophy to the City of Cocoa from the Brevard Sharing Center. (23-791). (David Brubaker)

IV. Delegations:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), water and sewer customers (on matters related to the City's water and/or sewer system), and any person on any item on the agenda (except *Emergency items, Ministerial items, Quasi-judicial items, and Public Hearing items),* may address the City Council under Delegations by filling out a speaker card.

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under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. Consent Agenda:

(A) General Consent Items:

(B) Multi-Year Contracts:

VI. Public Hearings:

1. Adopt on Second and Final Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling). (23-786). (Planning Consultant).

2. Adopt on Second and Final Reading of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve with conditions outlined in the Staff Report. (23-787). (Planner)

3. Approval of the Amended and Restated Settlement Implementation Agreement with Mountain Cove Homes at Lakes at Cocoa Grove, LLC, related to the development north of State Road 528 and east of I-95, Tax Parcel ID # 24-35-10-00-3. (23-790). (City Attorney)

4. Adopt on Second and Final Reading proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date. (23-789). (City Planner)

5. Adopt on Second and Final Reading Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date. (23-788). (City Planner)

6. Adopt on Second and Final Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, Advertising and Signs, Sections 3-5 and 3-23 of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date. (23-785). (City Planner)

VII. Council Business:

VIII. City Business:

IX. Informational Agenda:

X. Reports:

XI. Adjournment:

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(1) https://tinyurl.com/s5e875r or

(2) https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody

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Legislation Details (With Text)

File #:	23-791	**Version:**	1	**Name:**	
Type:	Awards/Presentations			**Status:**	Agenda Ready
File created:	12/15/2023			**In control:**	City Council
On agenda:	12/19/2023			**Final action:**	
Title:	Presentation of the Food Drive Trophy to the City of Cocoa from the Brevard Sharing Center. (David Brubaker)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 15, 2023
Agenda Date: December 19, 2023
Prepared By: Monica Arsenault, Interim City Clerk
Through: Samantha Senger, Comm. & ED Director
Requested Action:
Presentation of the Food Drive Trophy to the City of Cocoa from the Brevard Sharing Center.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

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N/A

Legislation Details (With Text)

File #:	23-786	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/12/2023			**In control:**	City Council
On agenda:	12/19/2023			**Final action:**	
Title:	Adopt on Second and Final Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling). (Planning Consultant)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance No. 23-2023 _ Rezoning Matthews Hope _ Institutional to RU-2-15.pdf Mathews Hope Area of Rezoning.pdf Mathews Hope Zoning.pdf Mathews Hope Location.pdf Mathews Hope FLU.pdf Fl ad 9542285.pdf Application Package for Matthews Hope Rezone.pdf 120623 - PORCHLIGHT FDN 825 FORREST REZONING_R1.pdf Attachment to Email to City Clerk.pdf Email to City Clerk.pdf Signed Petitions.pdf 23-2023 Business Impact Estimate Cocoa.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 13, 2023
Agenda Date: December 19, 2023
Prepared By: Stephen Noto - Planning Consultant
Through: Stockton Whitten - City Manager
Requested Action:
Adopt on Second and Final Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling).

BACKGROUND:

The applicant, Ms. Hannah French of The Porchlight Foundation Inc., on behalf of the property owner, Mr. Paul Thonnard of Charity Properties, LLC., is requesting to amend the Zoning Map designation of property located at 825 Forrest Ave. The rezoning amendment is for +/- 1.002-acres of the +/- 5.88-acre Subject Property from INST, Institutional, to RU-2-15, Multiple Family Dwelling. The Brevard County Parcel ID of the Subject Property is 24-36-28-76-A. The Subject Property is located

at the northwest intersection of Grimes St., and Forrest Ave., and the northeast intersection of US HWY 1 and Hillcrest Dr. On July 25, 2023, the City Council adopted Ordinance 06-2023, which amended the Future Land Use Map (FLUM) designation of the Subject Property from COMM, Commercial, to HDR, High Density Residential. The purpose of the FLUM amendment was to complete the first step of regulatory amendments prior to submittal of this rezoning request. During that process, it was noted that an eventual rezoning request to RU-2-25 would occur on a portion of the project, generally stated as the “western portion” of the site. This request, however, is to rezone to RU-2-15.

The reason for the request is that the Applicant wishes to expand the existing Matthew’s Hope facilities on-site to include multi-family units in the +/-1.002 acres of the +/- 5.88-acre Subject Property and to include the existing day care facility, which received Special Exception approval from the Board of Adjustment on February 1, 2023, within the partial rezoning area. The specific location of the rezoning area is more centrally located on the site as opposed to being on the “western portion”, as shown in the exhibits attached to this staff report. The planned use for the rezoning area is to provide low-income multi-family units as part of the Matthew’s Hope organization that currently operates on the Subject Property. The multi-family units would be constructed within a portion of the existing structure in space that previously was utilized as classrooms for the former church.

The existing zoning of Institutional permits religious institutions and associated educational and recreational facilities. The Subject Property was previously zoned RU-2-15 on the eastern portion of the property, and RU-2-25 on the western portion. The purpose of the previous zoning change to Institutional in 2016 was to provide for an electronic sign, which are not permitted in residential zoning districts.

Future Land Use Designation: Current: High Density Residential

Zoning District: Current: INST (Institutional)

Proposed: City of Cocoa RU-2-15 (Multiple Family Residential)

Existing Land Use: Religious / Social Service Area

Council District: District 2 - Deputy Mayor Hearn

Legal Ad Date: November 20, 2023

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	COMM, Commercial	C-N, Neighborhood Commercial	Financial Institution

South	COMM, Commercial	RU-2-15, Multiple-Family Dwelling	Single-Family Residences; Mixed-Use Commercial Property
East	NCOMM, Neighborhood Commercial; COMM, Commercial.	C-N, Neighborhood Commercial	Improved County Land; Retail Stores; Single-Family Residences; Warehousing, Distribution, and Trucking Terminal
West	COMM, Commercial	C-W, Wholesale Commercial	Mini-Warehousing

I. Rezoning Analysis

The Planning & Zoning Division staff have reviewed the criteria contained in Appendix A of the City of Cocoa, Article XXI, Section 1(G) as follows:

a. *The proposed change is contrary to the established land use pattern.*

Staff Finding: The surrounding land areas consist of a mixture of residential, non-residential, and institutional uses. The residential uses consist of land zoned RU-2-15, with Commercial Future Land Use, developed as single-family homes.
The proposed RU-2-15 zoning district is not contrary to the established land use pattern. The Applicant will be required to comply with the development standards of the RU-2-15, Multiple-Family Dwelling District of the Code of Ordinances. The proposed partial rezoning area would encompass 1 acre of the subject property which currently includes the day care center and classroom buildings, which are located on the northern portion of the site and buffered from the single-family homes to the south on Hilcrest Drive.

b. *The proposed change would create an isolated district unrelated to adjacent and nearby districts.*

Staff Finding: As noted in the table above, the surrounding zoning districts are a mixture of C-N, RU-2-15, C-N, C-W, and INST. The area of the Subject Property that will be designated as RU-2-15 will not be isolated or unrelated to the adjacent and nearby districts.

c. *The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.*

Staff Finding: The area to be rezoned is +/- 1.002-acres in size. The proposed R-2-15 zoning district allows for a maximum of 15 dwelling units per acre for multi-storied structure, or 10 units per acre for single-story structures. Both densities are less than what is allowed by the current FLU of HDR (High Density Residential), which has a maximum of 25 units per acre. As a result, the maximum number of units that may be developed across the +/- 1.002-acres proposed for rezoning is 15. Per the Applicant, their plan is to build six (6) dwelling units by converting the existing classrooms into multi-family dwellings. The proposed change will not materially alter the population density pattern given the surrounding FLU and zoning

categories and will have minimal impact on public facilities given the maximum units within the +/- one acre proposed for rezoning. The proposed rezoning constitutes a smaller area of the property than was previously zoned RU-2-15 and RU-2-25 prior to 2016.

d. *Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*

Staff Finding: The Subject Property was previously zoned RU-2-15 on the eastern property, and RU-2-25 on the western portion. The purpose of the previous zoning change to Institutional was to provide for an electronic sign. The existing district boundaries are illogically drawn based on the conditions of the area proposed for change which already includes a day care facility, as the proposed RU-2-15 area is only +/-1.002 of the Subject Property's +/-5.88 total acres. The area to be changed currently acts as a day care facility, classroom building, green space and small portion of the existing building that is adjacent to the north side of Hillcrest Dr.

e. *The proposed change would be contrary to the Future Land Use Map and would have an adverse effect on the Comprehensive Plan.*

Staff Finding: The existing FLUM designation of the subject property is HDR. The proposed rezoning is consistent with Future Land Use Element Policy 1.1.2.3. Further, Figure FLU-1, Standards for Future Land Use Categories, showed that RU-2-15 is an applicable zoning district for the HDR FLU category.

f. *Changed or changing conditions make the passage of the proposed amendment necessary.*

Staff Finding: The Applicant has stated that "as the needs of the community have changed" they have proposed the partial rezoning in order to support their low-income housing initiative and to accommodate the low-cost day care facility on site. Any additional uses beyond what are allowed by the existing Institutional zoning, which is a limited number, requires a rezoning.. The proposed rezoning will accommodate the existing daycare use on site and will be consistent with the surrounding zoning districts and mix of residential, commercial, and institutional uses.

g. *The proposed change will adversely influence living conditions in the neighborhood.*

Staff Finding: The maximum density allowed by the FLU designation is 25 units per acre. The proposed rezoning to RU-2-15 will limit the +/- 1.002-acres to a maximum of 15 dwelling units. The applicant is proposing to provide six dwelling units. In either case of six or fifteen dwelling units, the proposed change will not adversely influence living conditions in the neighborhood as the partial rezoning area is buffered from the single-family residences on Hilcrest by the existing parking lot and former church/Matthew's Hope buildings. The form of the Subject Property is not anticipated to change, in that access points and building footprint are anticipated to remain the same. The intended use of the area to be rezoned is expected to improve the living conditions of those that are unable to currently house themselves as they transition to stable housing.

h. *The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*

Staff Finding: It is not anticipated that the proposed rezoning would create or excessively increase traffic congestion or otherwise affect public safety. As noted above, the maximum density of 15 dwelling units per acre is less than what is allowed under the MDR Future Land Use designation. Police protection is provided by the City of Cocoa Police Department. They indicate that they will be able to provide crime prevention and police protection services at the same level of service provided to other City residents and businesses with existing resources. Fire Protection is provided by the City of Cocoa's Fire Station No. 2 (300 Brunson Avenue) which is located south of the subject parcel. All stations will continue to provide Enhanced BLS (Basic Life Support) services and fire prevention and protection services.

i. *The proposed change will create a drainage problem.*

Staff Finding: The applicant will be required to provide full engineering design as part of the site plan review process. That plan will be required to meet all relevant City standards related to site plans, to include drainage. It is not anticipated that the project will create a drainage problem as any potential issues will be reviewed and address by Staff during the site plan review process.

j. *The proposed change will seriously reduce light and air to adjacent areas.*

Staff Finding: Any new construction is required to meet the requirements of the City Code to ensure light and air to adjacent areas are not reduced. It is not anticipated that this project will reduce light and air to adjacent areas.

k. *The proposed change will adversely affect property values in the adjacent areas.*

Staff Finding: It is not anticipated that property values would be affected by the proposed rezoning. As previously mentioned, the area to be rezoned is +/-1.002-acres of the total +/-5.88 acre that make up the Subject Property. It is not anticipated that the zoning change will adversely affect property values in the adjacent areas.

l. *The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.*

Staff Finding: It is not anticipated that the proposed rezoning would be a deterrent to the improvement or development of adjacent property. None of the surrounding properties are vacant, and the rezoning is not anticipated to functionally impact any surrounding parcel.

m. *The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Staff Finding: The proposed change will not constitute a grant of special privilege to the property owner of the subject property as contrasted with the public welfare. The proposed zoning designation meets the requirements of the Comprehensive Plan and is consistent with the residential zoning districts in the surrounding area.

n. *There are substantial reasons why the property cannot be used in accord with existing zoning.*

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Staff Finding: As previously mentioned, the zoning district of Institutional allows a limited number of uses:

1) Public and semipublic buildings such as government administrative offices, public safety buildings and uses of a similar nature.
2) Public and private schools and learning centers.
3) Religious institutions and associated educational and recreational facilities.
4) Health institutions, including but not limited to hospitals, clinics, nursing and convalescent homes.
5) Cultural institutions, including but not limited to museums, libraries, community centers, and art galleries.
6) Public parks and playgrounds.
7) Utilities and associated equipment facilities; public and private.

Residential uses are not a permitted, accessory, or special exception use. As a result of this limitation, the property cannot be used as proposed by the Applicant, without a rezoning.

o. *Whether the change suggested is out of scale with the needs of the neighborhood of the city.*

Staff Finding: The proposed rezoning is not out of scale with the needs of the area and would complement the existing residential scale in the immediate area.

p. *It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Staff Finding: It is not impossible to find other adequate sites in the city for the proposed use, however the Subject Property currently operates as Matthew's Hope Ministries, and this rezoning request is due in part to the expansion of their services on the Subject Property.

Consistency with Comprehensive Plan Policies and Objectives

The proposed RU-2-15 zoning designation is consistent with the allowable uses under the "High Density Residential" Future Land Use per the City of Cocoa Comprehensive Plan.

Housing Element

- Objective 3.1.1: Housing Supply. Assist the private sector to create additional units and preserve existing units to satisfy the projected demand of dwelling units of various types, sizes, and costs which will be needed to house the City's anticipated population through the planning horizon.
- Policy 3.1.1.3: The City shall continue to utilize local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.
- Policy 3.1.6.2: The City shall ensure supporting infrastructure and public facilities are available and maintained to support the location of very low income, low income, and moderate income households as well as for mobile and manufactures homes.

- Policy 3.3.2.7: The City may, through the land development regulations, encourage the development/redevelopment of housing that will integrate a variety of housing types and styles in all neighborhoods.

Concurrency Management/Adequate Public Facilities

Section 15-22 of the City Code provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction. However, because the maximum density remains unchanged and is in fact less than prior density permitted on the property, no further impact to public facilities is anticipated.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

PZ-23-00000001 -02/01/23 A Special Exception was approved for the Matthews Hope daycare.

PZ-00500002 -07/25/23 - Ordinance 06-2023 - Future Land Use (Comprehensive Plan Amendment) changing the FLU designation from Commercial to High Density Residential.

On December 6, 2023 the Planning and Zoning Board recommended APPROVAL to City Council of the Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of a portion of one parcel, that portion totaling +/-1.002-acres, from INST (Institutional) to RU-2-15 (Multiple Family Dwelling).

On December 12, 2023, City Council passed the ordinance on First Reading of the Zoning Map Amendment.

RECOMMENDED MOTION:
Adopt on Second and Final Reading of a Zoning Map Amendment for a +/- 1.002-acre portion of the property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling)

ORDINANCE NO. 23-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF A PORTION OF ONE (1) PARCEL OF REAL PROPERTY, THAT PORTION TOTALING 1.002 ACRES, MORE OR LESS, AND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF GRIMES STREET AND FORREST AVENUE AT 825 FORREST AVENUE, COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM INSTITUTIONAL (INST) TO MULTIPLE-FAMILY DWELLING (RU-2-15); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Cocoa have recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, the Planning and Zoning Board, citizens, and all interested parties submitting comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2. **Zoning Map Amendment.** That the Official Zoning Map of the City of Cocoa, as described in the City of Cocoa Code, Article VIII, Section 1, is hereby amended to include a change of classification from Institutional (INST) to Multiple-Family Dwelling (RU-2-15) for the portion of the real property depicted and legally described on **Exhibit "A**," attached hereto and incorporated herein by this reference. City Staff are hereby directed to promptly amend the Official Zoning Map upon the effective date of this Ordinance.

Section 3. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent Ordinances and Resolutions adopted by the City Council, or parts of prior Ordinances and Resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. **Severability.** If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 5. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2023.

_____
MICHAEL C. BLAKE, Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Second Reading: _____

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION

Legal Description of Subject Property:

LEGAL DESCRIPTION:

AN EASEMENT ACROSS A PART OF PARCEL 24–36–28–76–A, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

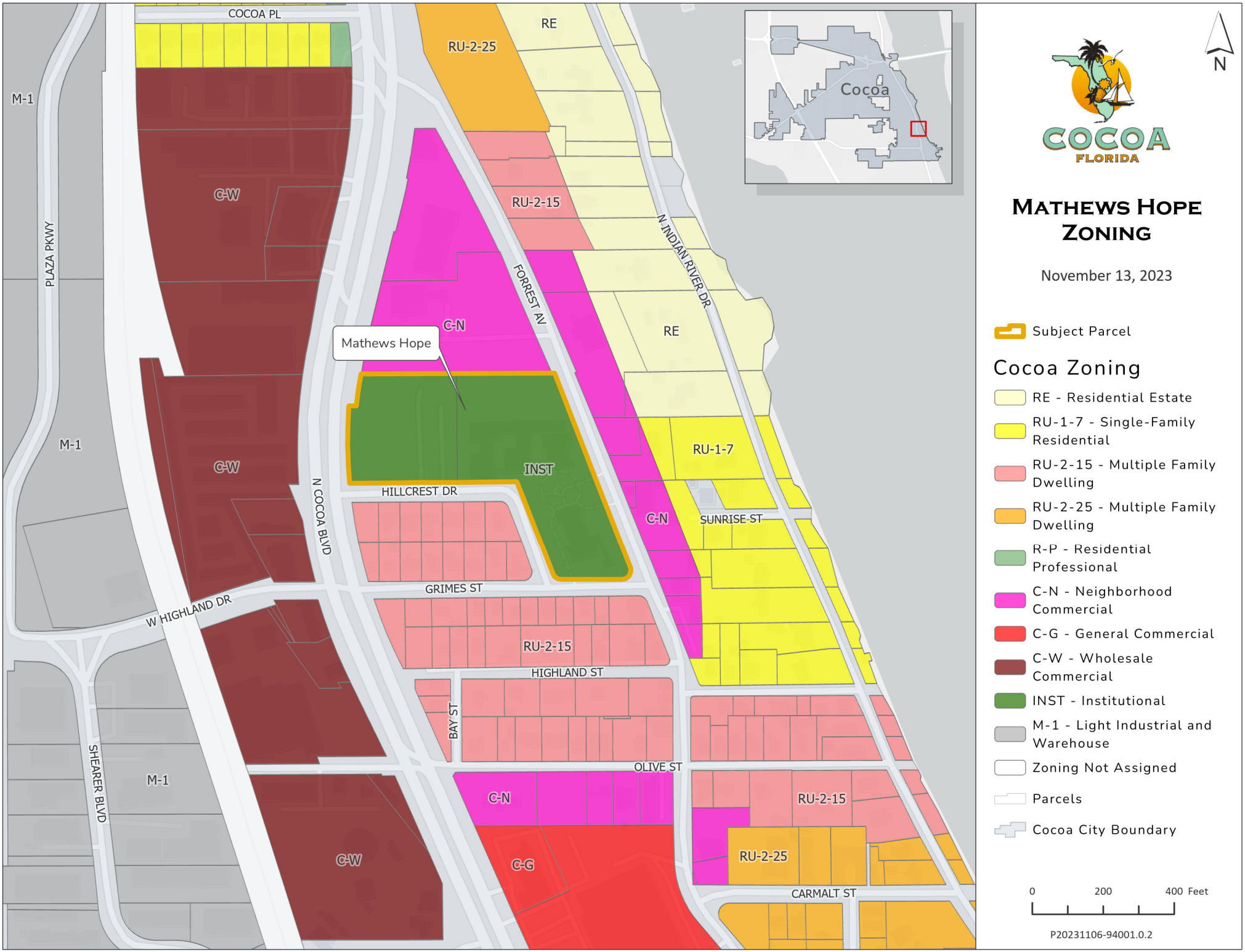
BEGIN AT THE NORTHEAST CORNER OF LOT 27, FOREST HILL SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 48, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDMA; THENCE N 89°23'10" E ALONG THE NORTH LINE OF PARCEL 24–36–28–76–A, A DISTANCE OF 216.54'; THENCE S 00°42'55" E A DISTANCE OF 165.49'; THENCE S 88°34'37" W A DISTANCE OF 52.41'; THENCE S 00°42'55" E A DISTANCE OF 103.20'; THENCE S 88°34'37" W A DISTANCE OF 72.47'; THENCE N 00°42'55" W A DISTANCE OF 103.20'; THENCE S 88°34'37" W A DISTANCE OF 91.68'; THENCE N 00°42'55" W A DISTANCE OF 168.55 TO THE POINT OF BEGINNING.

HAVING AN AREA OF 43644.4 SQUARE FEET, 1.002 ACRES

BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

Depiction of Subject Property:


COCOA PL
PLAZA PKWY
FORREST AV
N INDIAN RIVER DR
Area of Rezoning
HILLCREST DR
N COCOA BLVD
SUNRISE ST
GRIMES ST
W HIGHLAND DR
HIGHLAND ST
BAY ST
SHEARER BLVD
OLIVE ST
CARMALT ST
Cocoa
N
COCOA
FLORIDA
MATHEWS HOPE
AREA OF REZONING
November 13, 2023
Area of Rezoning
Subject Parcel
Parcels
Cocoa City Boundary
0
200
400 Feet
P20231106-94001.0.4


COCOA PL
RU-2-25
RE
M-1
C-W
RU-2-15
N INDIAN RIVER DR
PLAZA PKWY
FORREST AV
C-N
Mathews Hope
RE
INST
RU-1-7
M-1
C-W
HILLCREST DR
N COCOA BLVD
C-N
SUNRISE ST
GRIMES ST
W HIGHLAND DR
RU-2-15
HIGHLAND ST
BAY ST
SHEARER BLVD
M-1
OLIVE ST
C-N
RU-2-15
C-W
C-G
RU-2-25
CARMALT ST
Cocoa
N
COCOA
FLORIDA
MATHEWS HOPE ZONING
November 13, 2023
Subject Parcel
Cocoa Zoning
RE - Residential Estate
RU-1-7 - Single-Family Residential
RU-2-15 - Multiple Family Dwelling
RU-2-25 - Multiple Family Dwelling
R-P - Residential Professional
C-N - Neighborhood Commercial
C-G - General Commercial
C-W - Wholesale Commercial
INST - Institutional
M-1 - Light Industrial and Warehouse
Zoning Not Assigned
Parcels
Cocoa City Boundary
0
200
400 Feet
P20231106-94001.0.2



Mathews Hope Location

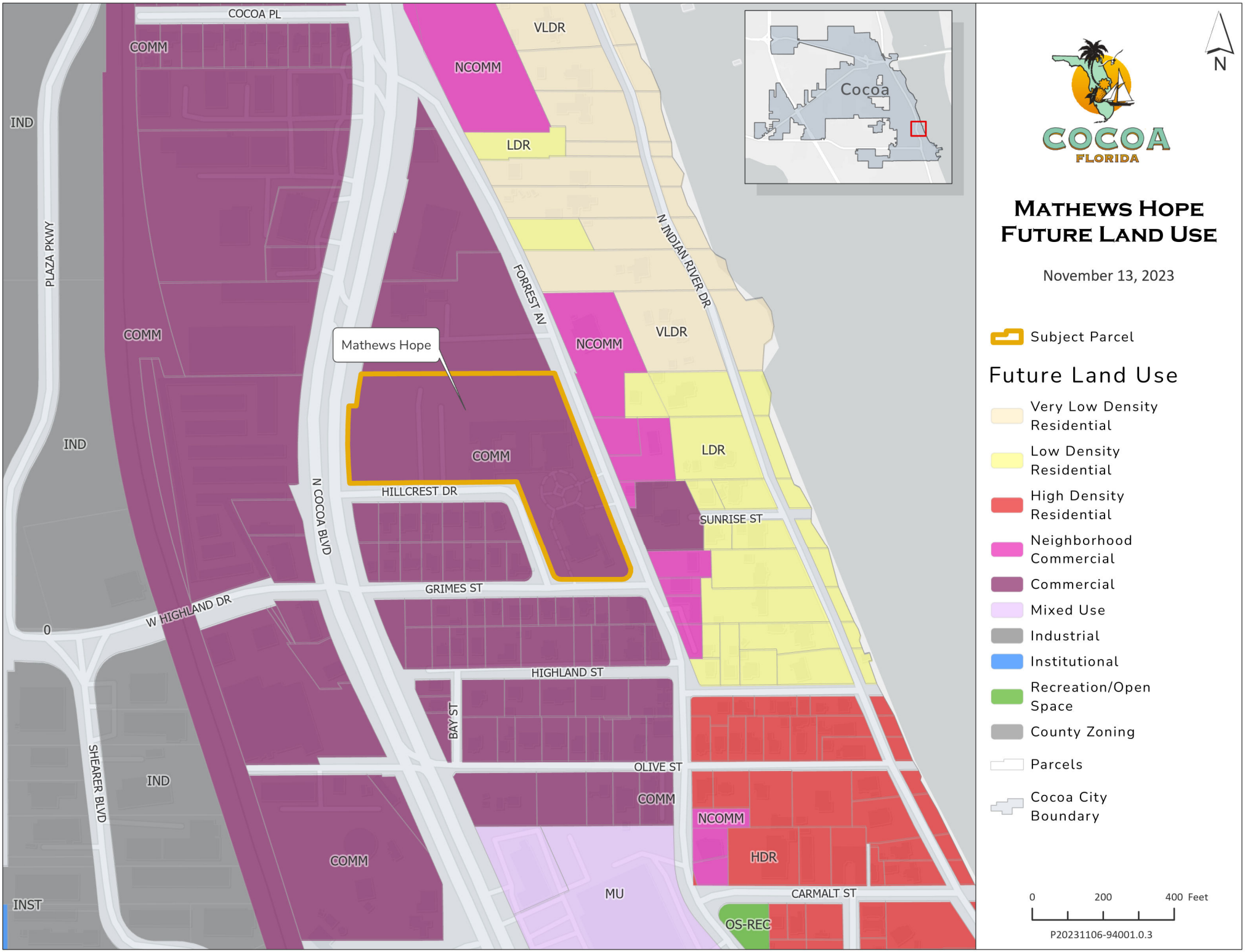
November 13, 2023

- Subject Parcel
- Parcels
- Cocoa City Boundary

N

0 200 400 Feet

P20231106-94001.0.1


COCOA PL
COMM
NCOMM
VLDR
LDR
IND
PLAZA PKWY
COMM
Mathews Hope
NCOMM
VLDR
FORREST AV
N INDIAN RIVER DR
IND
COMM
LDR
HILLCREST DR
N COCOA BLVD
SUNRISE ST
GRIMES ST
W HIGHLAND DR
0
HIGHLAND ST
BAY ST
SHEARER BLVD
IND
OLIVE ST
COMM
NCOMM
HDR
COMM
MU
CARMALT ST
INST
OS-REC
Cocoa
N
COCOA
FLORIDA
MATHEWS HOPE
FUTURE LAND USE
November 13, 2023
Subject Parcel
Future Land Use
Very Low Density Residential
Low Density Residential
High Density Residential
Neighborhood Commercial
Commercial
Mixed Use
Industrial
Institutional
Recreation/Open Space
County Zoning
Parcels
Cocoa City Boundary
0
200
400 Feet
P20231106-94001.0.3

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

11/21/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/21/2023

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

My commision expires

Publication Cost:	$463.61	
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PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD AND CITY COUNCIL PROPOSES TO CONSIDER THE FOLLOWING:

PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of one (1) parcel of real property, totaling 212.10 acres, more or less, and generally located near the southeast corner of Interstate 95 and State Road 528, in Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID 24-35-10-00-502.
B. Consideration of the WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN consistent with Chapter18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, Windward Preserve PUD, a subdivision containing 385 single-family homes and common space tracts.
PZ-23-02100009 – Partial Rezoning Matthews Hope – Institutional to RU-2-15 | Ordinance 23-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of a portion of one (1) parcel of real property, that portion totaling 1 acre, more or less, and generally located northwest of the intersection of Grimes St and Forrest Ave at 825 Forrest Ave, Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Institutional (INST) to Multiple-Family Dwelling (RU-2-15); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Portion of Tax Parcel ID 24-36-28-76-a
PZ-23-02000009 – Text Amendment - Revising the Sign Code for Flags | Ordinance 24-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending Chapter 3, advertising and signs, section 3-23, general regulations, of the code of the City of Cocoa regarding flags; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.
PZ-23-00200013 – Text Amendment - Kava, Kratom, Smoke shops| Ordinance 25-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Smoke Shops, Kava, and Kratom; establishing distancing requirements between smoke shops, establishments selling kava beverages and kratom products, and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-23-00200012 – Text Amendment - Amending Article XIX Section 2, P&Z Board Meeting Schedule | Ordinance 26-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Zoning Ordinance of the City of Cocoa, Appendix A, Article XIX, Section 2, relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

THE PLANNING & ZONING BOARD
WILL CONSIDER THESE ITEMS ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE

COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.
The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.
Public Participation Information:
Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:
• City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx
Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.
Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.
Viewing in Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:
• City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

THE PORCHLIGHT FOUNDATION

September 8, 2023

VIA FEDEX
City of Cocoa
Planning & Zoning Division
Attn: Lucilene Ribeiro
65 Stone Street
Cocoa, FL 32922

Re: Rezoning Application Package for 825 Forrest Avenue
Parcel ID# 24-36-28-76-A

Ms. Ribeiro:

Attached please find an application to rezone the above referenced property. As part of the application package, enclosed please find the following documents:

- Notarized Application, including Property Owner Letter of Authorization
- Application Fee, check for $1,250 payable to the City of Cocoa
- List of Owners within 500'
- Warranty Deed
- Corporate Documents
- Sketch & Legal
- Legal Description

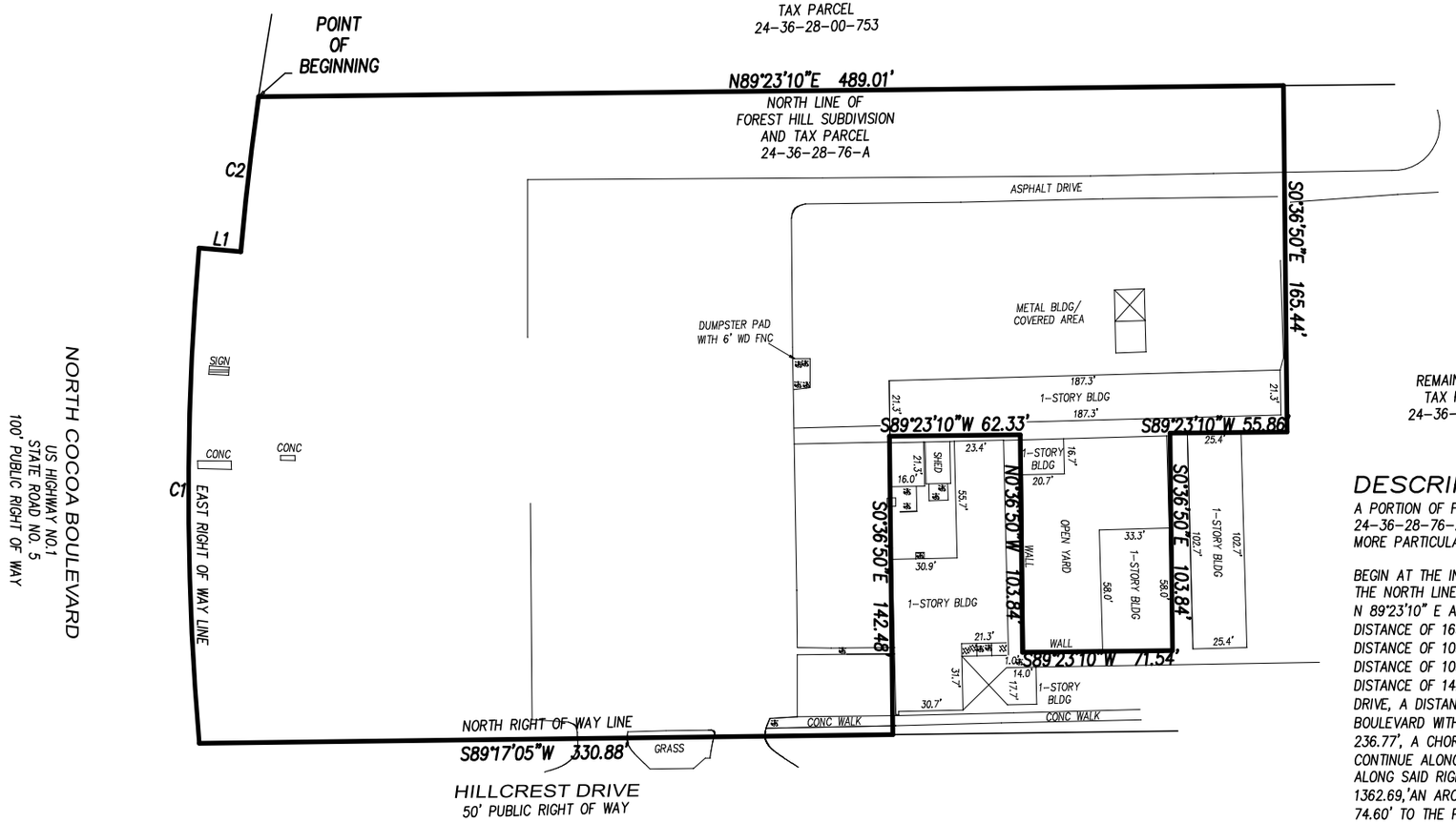
Your acknowledgement of this request is appreciated. As always, your attention in this matter is appreciated. If you would like any additional information, please do not hesitate to contact me.

Sincerely,

Hannah French

Enclosures

MAP OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY



DESCRIPTION:

A PORTION OF FOREST HILL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 48 AND TAX PARCEL 24-36-28-76-A, PUBLIC RERECORDS OF BREVARD COUNTY, FLORIDA;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD AND THE NORTH LINE OF FOREST HILL SUBDIVISION AND TAX PARCEL 24-36-28-76-A; THENCE N 89°23'10" E ALONG SAID NORTH LINE, A DISTANCE OF 489.01'; THENCE THENCE S 00°36'50" E A DISTANCE OF 165.44'; THENCE S 89°23'10" W A DISTANCE OF 55.86'; THENCE S 00°36'50" E A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 71.54'; THENCE N 00°36'50" W A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 62.33.'THENCE S 00°36'50" E A DISTANCE OF 142.48'; THENCE S 89°17'05" W ALONG THE NORTH RIGHT OF WAY LINE OF HILLCREST DRIVE, A DISTANCE OF 330.88';THENCE ALONG THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1382.69', AN ARC LENGTH OF 236.77', A CHORD BEARING OF N 00°01'57" W, WITH A CHORD LENGTH OF 236.48',; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S 84°57'06" E A DISTANCE OF 20.00'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1362.69,'AN ARC LENGTH OF 74.61', A CHORD BEARING OF N 06°32'56" E, WITH A CHORD LENGTH OF 74.60' TO THE POINT OF BEGINNING. HAVING AN AREA OF 3.199 ACRES MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S84°57'06"E	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1382.69'	236.77'	236.48'	N0°01'57"W	9°48'40"
C2	1362.69'	74.61'	74.60'	N6°32'56"E	3°08'13"

BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

CERTIFIED TO:

TO CHARITY PROPERTIES, LLC
CHARITY CAPITAL, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CIPPARONE & CIPPARONE, P.A.

LEGAL DATE: 1JUNE 23

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5363

GAI SURVEYORS
L.B. No. 7928

A. EARL GORDON, JR, PSM No. LS 2866
EARL K. GORDON, PSM No. LS 5363

1 OLEANDER ST. COCOA, FL 32922
(321) 806-3908 GAI@CFL.RR.COM

ZONING MAP AMENDMENT APPLICATION (MAP ONLY)

Community Services Department
Planning and Zoning Division
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: http://www.cocoafl.org

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. **Existing Zoning Category:** Institutional
2. **Proposed Zoning Category:** RU-2-15 (western portion of the site)
3. **Existing Future Land Use Category:** Commercial (High Density Residential amendment in process)
4. **Proposed Future Land Use Category (*if applicable*):** High Density Residential in process
5. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

   Company (if applicable): The Porchlight Foundation, Inc.

   Name: Hannah French

   Mailing Address: 1211 N. Westshore Blvd, Suite 802

   City: Tampa State: FL Zip Code: 33607

   Phone #: 813-725-3911 Fax #:

   Mobile #: E-mail: hfrench@theporchlightfoundation.org

6. **Property Owner Information:** ** Check here if same as Applicant* → ☐
   ** If more than one owner, attach additional sheet with names and addresses.*

   Company (if applicable): Charity Properties, LLC

   Name: Paul Thonnard

   Mailing Address: 11861 Westline Industrial Drive, Suite 150

   City: St. Louis State: MO Zip Code: 63146

   Phone #: Fax #:

   Mobile #: E-mail:

7. **Property Information:**

Street Address and Location: 825 Forrest Avenue, Cocoa, FL 32922

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

24-36-28-76-A☐☐☐☐.☐-☐☐☐☐.☐☐

☐☐-☐☐-☐☐-☐☐-☐☐☐☐☐.☐-☐☐☐☐.☐☐

Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

☐☐☐☐☐☐☐ ☐☐☐☐☐☐☐

Land Area: _____ square feet or 5.88 acres

Existing Use(s) on Property: Matthew's Hope facility, Firm Foundation Preschool

Proposed Use(s) on Property: Matthew's Hope facility, Firm Foundations Preschool, multi-family residential units

8. **Please submit the following items in order complete the application:**

a. ☑ **Notarized application.**

b. ☑ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to **servicedesk@brevardfl.gov** and forwarded to the **City of Cocoa Planning and Zoning Department** when available.

c. ☑ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.

d. ☑ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.

e. ☑ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.

f. ☐ **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (http://www.sunbiz.org/corpweb/inquiry/search.html).

g. ☑ **Certified boundary survey.** Submit a certified survey showing all existing structures and all proposed structures.

h. ☑ **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.

i. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include a site plan drawing, photos, sketches, elevations, or letters from adjoining property owners.

9. **Application filing deadline.** The application filing deadline is on the first day of each month at 5:00 pm for public hearings that are held in the following month. For Zoning Map Amendment applications that are submitted concurrently with other applications, the earlier filing deadline shall apply.

10. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

11. **Dates and locations of public hearings.** All zoning map amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.

12. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.

13. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

14. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.

15. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

16. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
    a. The witness has personal knowledge of the fact in which the witness will testify; and/or
    b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
        1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
            - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
            - The opinions and inferences do not require any special knowledge, skill experience or training.
        2. *Expert witness*. Testimony of an expert witness is qualified only if:
            - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
            - The witness is adequately qualified to express an opinion on the matter.

17. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

18. **In order to approve a zoning map amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(1) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council. Use extra sheets if necessary.**

a. **Whether or not the proposed change is contrary to the established land use pattern.**

The overall site is currently zoned Institutional with a Special Exception. This application seeks to rezone a portion of the site to allow for applicant's proposed renovation of a portion of the existing facility and conversion to residential use.

b. **Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.**

The proposed rezoning is consistent with the adjacent properties' RU-2-15 designation.

c. **Whether or not the proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.**

Rezoning a portion of the site to RU-2-15 would not disproportionately impact public facilities as the zoning is less intense than the current designation.

d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The site and proposed zoning is consistent with the surrounding area zoning designation and uses.

e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

The proposed rezoning is consistent with the proposed comprehensive plan designation. In addition, the property recently obtained a future land use amendment from Commercial to High Density Residential.

f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

As the needs of the community have changed, the applicant is proposing to add low income housing to the property, and a partial rezoning is required to support this initiative.

g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

The proposed rezoning will not adversly affect living conditions in the neighborhood because the adjacent properties have the same zoning designation.

h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed rezoning will not create excessive traffic congestion or public safety concerns as the proposed rezoning is less intense than currently allowed.

i. Whether or not the proposed change will create a drainage problem.

The proposed rezoning and resulting use will not create a drainage problem and a site plan will be submitted to staff for review. The planned work does not affect the footprint of the existing building.

j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

The proposed rezoning will not impact light or air to adjacent areas.

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

The proposed rezoning will not negatively impact property values as the zoning will be consistent with adjacent areas.

l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed rezoning will not impact adjacent properties.

m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed rezoning is being submitted through the established City procedures, including public notification process.

n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

The proposed rezoning is necessary for the proposed additional use of multi-family housing.

o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

The proposed rezoning is consistent with the zoning designation of the adjacent properties.

p. Whether or not the it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The property is already in operation by a non-profit organization which seeks to offer multi-family housing on the existing premises because it makes the most sense financially and operationally.

19. Signatures and Notarization.

STATE OF Florida COUNTY OF Hillsborough. I, Hannah French being first duly sworn, depose and say that:

☑ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Hannah French
(APPLICANT SIGNATURE)

Katherine Cowley
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced _____

Notary Public State of Florida
Katherine Cowley
My Commission HH 400881
Expires 5/21/2027

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF ~~BREVARD~~ HILLSBOROUGH

Sworn and subscribed to before me this 25th day of August, 20 23

FOR OFFICE USE ONLY

Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____

PROPERTY OWNER
LETTER OF AUTHORIZATION

COCOA
FLORIDA

APPLICATION REQUEST:

Rezoning of property to RU-2-15 (western portion of the site)

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

24-36-28-76-A□□□□.□-□□□□.□□

□□-□□-□□-□□-□□□□.□-□□□□.□□

□□-□□-□□-□□-□□□□.□-□□□□.□□

□□-□□-□□-□□-□□□□.□-□□□□.□□

STATE OF FLORIDA COUNTY OF BREVARD

I, PAUL THONNARD of Charity Properties, LLC. being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Hannah French of The Porchlight Foundation, Inc. to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

(OWNER SIGNATURE)

(Print, Type, or Stamp Commissioned Name of Notary Public)

BARBARA WIENHOFF
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Aug. 20, 2025
Commission #13535555

Personally Known ✓ OR Produced Identification ✓

Type of I.D. Produced Drivers License

(NOTARY PUBLIC SIGNATURE)

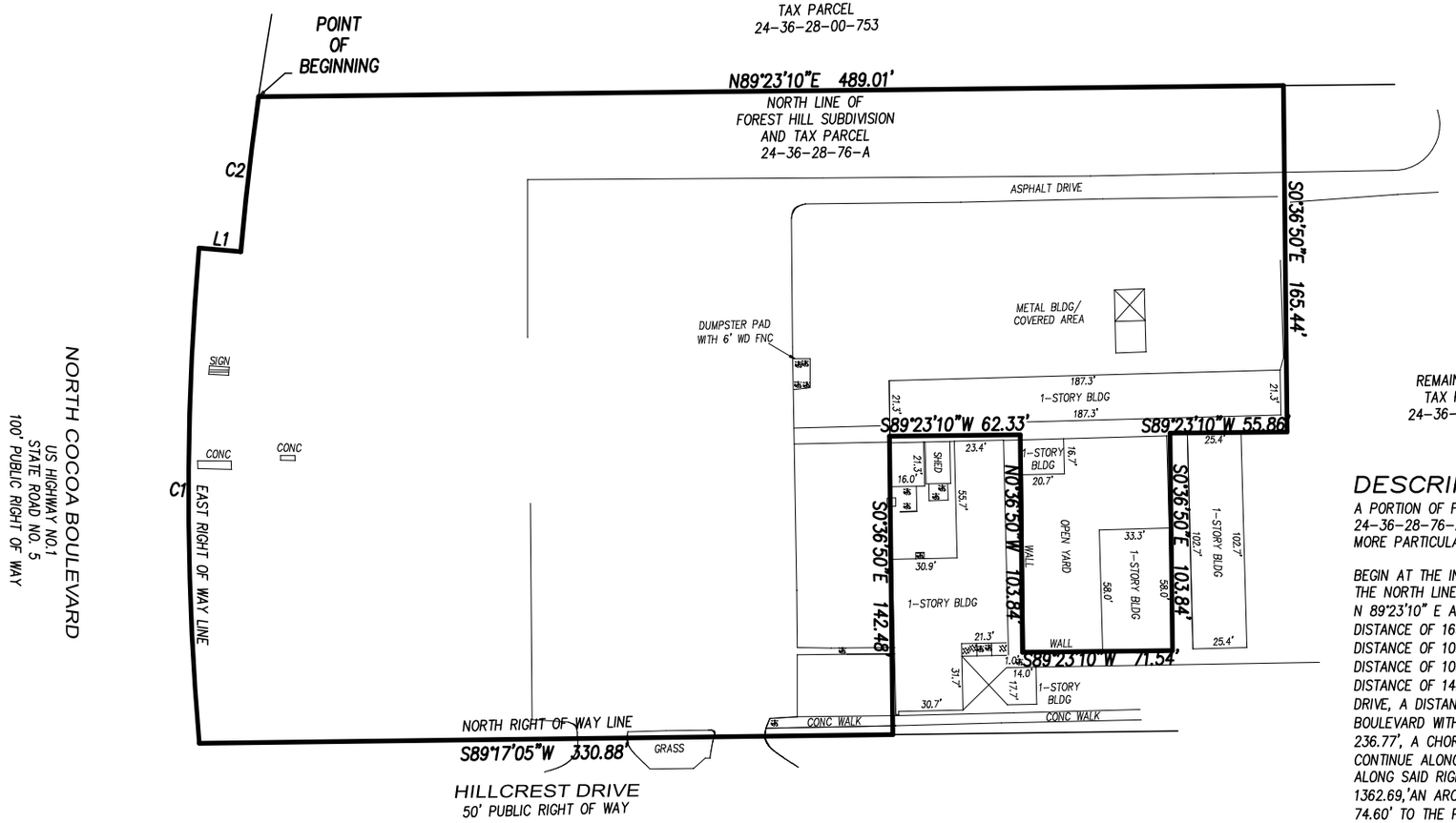
STATE OF Missouri
} ss:
COUNTY OF St. Louis

The foregoing instrument was acknowledged, subscribed, and sworn to before me this 25th day of July, 2023 by Paul Thonnard of Charity Capital, LLC, a Florida limited liability company

A PORTION OF THE FOREST HILL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 48 AND TAX PARCEL 24-36-28-76-A, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD AND THE NORTH LINE OF FOREST HILL SUBDIVISION AND TAX PARCEL 24-36-18-76-A; THENCE N 89°23'10" E ALONG SAID NORTH LINE, A DISTANCE OF 489.01'; THENCE S 00°36'50" E A DISTANCE OF 165.44'; THENCE S 89°23'10W A DISTANCE OF 55.86'; THENCE S 00°36'50"E A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 71.54'; THENCE N 00°36'50" W A DISTANCE OF 103.84'; THENCE S A DISTANCE OF 62.33'; THENCE S 00°36'50" E A DISTANCE OF 142.48'; THENCE S 89°17'05" W ALONG THE NORTH RIGHT OF WAY LINE OF HILLCREST DRIVE, A DISTANCE OF 330.88'; THENCE ALONG THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1382.69', AN ARC LENGTH OF 236.77', A CHORD BEARING OF N 00°01'57" W, WITH A CHORD LENGTH OF 236.48'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S 84°57'06" E A DISTANCE OF 20.00'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1362.69', AN ARC LENGTH OF 74.61', A CHORD BEARING OF N 06°32'56" E, WITH A CHORD LENGTH OF 74.60' TO THE POINT OF BEGINNING. HAVING AN AREA OF 3.199 ACRES MORE OR LESS.

MAP OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY



DESCRIPTION:

A PORTION OF FOREST HILL SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 48 AND TAX PARCEL 24-36-28-76-A, PUBLIC RERECORDS OF BREVARD COUNTY, FLORIDA;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD AND THE NORTH LINE OF FOREST HILL SUBDIVISION AND TAX PARCEL 24-36-28-76-A; THENCE N 89°23'10" E ALONG SAID NORTH LINE, A DISTANCE OF 489.01'; THENCE THENCE S 00°36'50" E A DISTANCE OF 165.44'; THENCE S 89°23'10" W A DISTANCE OF 55.86'; THENCE S 00°36'50" E A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 71.54'; THENCE N 00°36'50" W A DISTANCE OF 103.84'; THENCE S 89°23'10" W A DISTANCE OF 62.33.'THENCE S 00°36'50" E A DISTANCE OF 142.48'; THENCE S 89°17'05" W ALONG THE NORTH RIGHT OF WAY LINE OF HILLCREST DRIVE, A DISTANCE OF 330.88';THENCE ALONG THE EAST RIGHT OF WAY LINE OF NORTH COCOA BOULEVARD WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1382.69', AN ARC LENGTH OF 236.77', A CHORD BEARING OF N 00°01'57" W, WITH A CHORD LENGTH OF 236.48',; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S 84°57'06" E A DISTANCE OF 20.00'; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1362.69,'AN ARC LENGTH OF 74.61', A CHORD BEARING OF N 06°32'56" E, WITH A CHORD LENGTH OF 74.60' TO THE POINT OF BEGINNING. HAVING AN AREA OF 3.199 ACRES MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S84°57'06"E	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1382.69'	236.77'	236.48'	N0°01'57"W	9°48'40"
C2	1362.69'	74.61'	74.60'	N6°32'56"E	3°08'13"

BEARINGS BASED ON NORTH AMERICAN DATUM OF 1983

CERTIFIED TO:

TO CHARITY PROPERTIES, LLC
CHARITY CAPITAL, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CIPPARONE & CIPPARONE, P.A.

LEGAL DATE: 1JUNE 23

CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

EARL K. GORDON PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA NO. LS 5363

GAI SURVEYORS
L.B. No. 7928

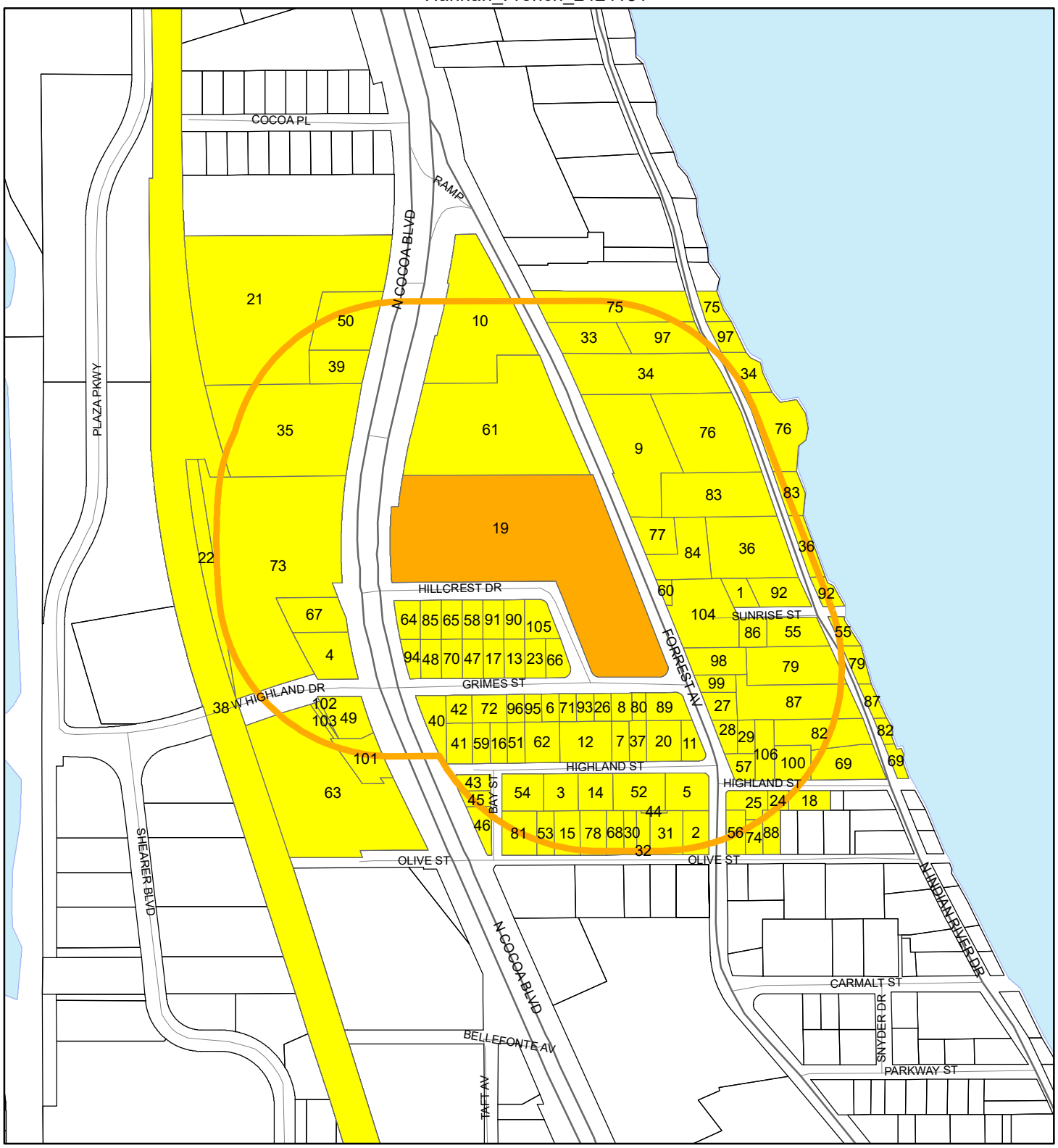
A. EARL GORDON, JR, PSM No. LS 2866
EARL K. GORDON, PSM No. LS 5363

1 OLEANDER ST. COCOA, FL 32922
(321) 806-3908 GAI@CFL.RR.COM

RADIUS MAP

CHARITY PROPERTIES LLC

Hannah_French_2421181



N

W E

S

1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/28/2023

- Buffer
- Subject Property
- Notify Property
- Parcels

711 FORREST AVENUE LAND TRUST
10402 POINTVIEW CT
ORLANDO FL 32836-3739

AKRIDGE, PHILIP K II
AKRIDGE, CRYSTAL L
1855 SPICEBERRY CIR E
JACKSONVILLE FL 32246-7002

ALLISON, KEITH
705 N COCOA BLVD
COCOA FL 32922-7508

B Z BOOKS LLC
PO BOX 873
COCOA FL 32923-0873

BENNETT, MOLLIE
117 GRIMES ST
COCOA FL 32922-7518

BENNETT, STEVEN R
2702 DIXIE CT
COCOA FL 32922-7021

BOLES, PENNY J
109 GRIMES ST
COCOA FL 32922-

BREVARD PROFESSIONAL 3 LLC
626 OLD DIXIE SW HWY
VERO BEACH FL 32962-4536

BRINTLE, JACOB SPENCER
100 HIGHLAND ST
COCOA FL 32922-7523

BRUNEL, ANNIE
631 N INDIGO RD
ALTAMONTE SPRINGS FL 32714-3112

CALDERON, EDUARDO
120 GRIMES ST
COCOA FL 32922-

CANNON, CHRISTOPHER W
121 HIGHLAND ST
COCOA FL 32922-

CARMICLE, LINDA
2229 SALEM DR
COCOA FL 32926-5626

CARVER, ALONZO III
146 HIGHLAND ST
COCOA FL 32922-

CASILLAS, BASILIO
124 GRIMES ST
COCOA FL 32922-7519

CATALFAMO, ANDREW PHILIP
CATALFAMO, BARBARA SUE
21 HIGHLAND ST
COCOA FL 32922-7520

CHARITY PROPERTIES LLC
11861 WESTLINE INDUSTRIAL
DR, STE 150
SAINT LOUIS MO 63146-3300

CHILTON, CAROLYN L
DANFORD, TERRY A
104 HIGHLAND ST
COCOA FL 32922-

COCOA SE INDUSTRIAL LLC
2303 W MOREHEAD ST, STE 200
C/O SAFENEST STORAGE HOLDINGS LLC
CHARLOTTE NC 28208-5185

COCOA, CITY OF
65 STONE ST
COCOA FL 32922-7982

COLEMAN INVESTMENTS LLC
1311 BEDFORD DR
MELBOURNE FL 32940-1975

DELANEY & SON INC
25 OLIVE ST
COCOA FL 32922-7555

DRAKE, GARY L
DRAKE, SUSAN E
111 GRIMES ST
COCOA FL 32922-

DRAKENSBERG HOLDINGS LLC
1085 W MORSE BLVD, STE 200
WINTER PARK FL 32789-3796

DUDLEY, TERRY M
DUDLEY, KATHLEEN M
111 OLIVE ST
COCOA FL 32922-7557

DUDLEY, TERRY M
DUDLEY, KATHLEEN M TRUSTEES
111 OLIVE ST
COCOA FL 32922-

ELLINGTON, DOROTHY W
ELLINGTON, FRANCES C CO-TRUSTEES
PO BOX 001048
COCOA FL 32923-1048

ELLINGTON, DOROTHY W TRUSTEE
ELLINGTON, FRANCES C TRUSTEE
837 N INDIAN RIVER DR
COCOA FL 32922-

EXTRA CLOSET OF BOYNTON DELRAY LTD, THE
807 N COCOA BLVD
COCOA FL 32922-7599

FADELY, VERA HUGHLETT
809 INDIAN RIVER DR N
COCOA FL 32922-

FAGG, CHARLES O JR TRUSTEE
112 HIGHLAND ST
COCOA FL 32922-

FLORIDA EAST COAST RAILWAY LLC
7150 PHILIPS HWY
JACKSONVILLE FL 32256-6802

FLORIDA RENTALS LLC
C/O DAVID BURTON
313 CLERMONT DR
KISSIMMEE FL 34759-

FLORIDA, STATE OF (DOT)
719 S WOODLAND BLVD
DELAND FL 32720-6834

FLORIDA, STATE OF (DOT)
R/W RECORDS MGMT MS 551 ATTN: S FORGUSON
719 S WOODLAND BLVD - MS 551
DELAND FL 32720-6834

FLORIDA, STATE OF (DOT)
719 S WOODLAND BLVD
DELAND FL 32720-

FLORIDA, STATE OF (DOT)
ATTN: S FORGUSON R/W RECORDS MGMT - MS 5
719 S WOODLAND BLVD
DELAND FL 32720-6834

FORD, THOMAS A
128 GRIMES ST
COCOA FL 32922-

G J F INVESTMENTS LLC
PO BOX 562774
ROCKLEDGE FL 32956-2774

GJF INVESTMENTS LLC
941 WHETSTONE PL
ROCKLEDGE FL 32955-4414

GLENN'S TIRE & REPAIR SERVICE OF COCOA INC
811 N COCOA BLVD
COCOA FL 32922-7510

GOLDMINE INVESTMENT ENTERPRISES LLC
4730 S FORT APACHE RD STE 300
LAS VEGAS NV 89147-7947

GORDON, WADE E
113 HIGHLAND ST
COCOA FL 32922-

GREENWOOD, ALECK
PO BOX 1077
COCOA FL 32923-1077

GREENWOOD, ALECK JAMES
PO BOX 1077
COCOA FL 32923-1077

HARRIMAN, MARJORIE M TRUSTEE
717 N INDIAN RIVER DR
COCOA FL 32922-7529

HARRIS, AMANDA
1324 CLYDE MEMORIAL AVE
LAKELAND FL 33805-3927

HARTMAN, CHRISTIAN
HARTMAN, DAVID NELSON
600 MANATEE BAY DR
CAPE CANAVERAL FL 32920-4321

HOARD, DAVID D
127 HILLCREST DR
COCOA FL 32922-7524

HOLLAND, HAILEY
LACEY, BRIAN
1814 LANKCASHIRE CT
ROCKLEDGE FL 32955-6722

HOLMQUIST, MAX A
HOLMQUIST, JOHN P
385 ISLAND OAKS PL
MERRITT ISLAND FL 32953-4834

IBRAHIM & HAROON REALESTATE INC
1910 ROCKLEDGE BLVD
ROCKLEDGE FL 32955-

INDIAN RIVER OAKS LLC
211 N INDIAN RIVER DR
COCOA FL 32922-7732

INLAND PLYWOOD COMPANY
107 W FRANKLIN ST
ELKHART IN 46516-3214

JACKSON, NICOLE MARIE
26 S FERNWOOD DR
ROCKLEDGE FL 32955-2912

JUDY C HOWERY TRUST
131 HILLCREST DR
COCOA FL 32922-7524

JUST FOR YOUR CREATIVE DESIGN LLC
111 HILLCREST DR
COCOA FL 32922-7524

KADROVACH, PATRICIA L
KADROVACH, DAVID F
535 SUNRISE DR
CASSELBERRY FL 32707-

KAMUS, PAUL AL
KAMUS, MARY KATHERINE
116 OLIVE ST
COCOA FL 32922-

KLEBS, BRADLEY W
KLEBS, VIVIAN
702 SW COLEWOOD LN
NORMANDY PARK WA 98166-3938

KNIGHT, VERNON L
KNIGHT, RAYMOND N JR
651 BIRD ISLAND DR
COCOA FL 32926-

KOSSIVER, DAVID G
KOSSIVER, LINDA S
115 GRIMES ST
COCOA FL 32922-7518

LACEY, HAILEY HOLLAND
LACEY, BRIAN
127 GRIMES ST
COCOA FL 32922-7518

LIFE STORAGE LP
6467 MAIN ST
WILLIAMSVILLE NY 14221-5856

LINDA S MOORE TRUST
38 OLIVE ST
COCOA FL 32922-7556

MADSEN, ERIK
COLLINS, MADISON
453 E 14TH ST, APT 3B
NEW YORK NY 10009-2826

MARY EVELYN COWART TRUST
JOE A COWART JR TRUST
450 JILLOTUS ST
MERRITT ISLAND FL 32952-5241

MINCEY, DARRAYL
2365 COX RD
COCOA FL 32926-3523

MOSRIE, MONA TRUSTEE
1291 TROON WAY
ROCKLEDGE FL 32955-

NEFF, PAUL
NEFF, MARY JANE
713 INDIAN RIVER DR N
COCOA FL 32922-

NIEDDU, GRANT RYAN
NIEDDU, MARISSA ELENA
PO BOX 2115
LAKELAND FL 33806-2115

PAVALOCK, JILL
138 OLIVE ST
COCOA FL 32922-7558

PERRY MELVIN ROGERS & BETTY
STARNES ROGERS REVOCABLE TRUST
709 N INDIAN RIVER DR
COCOA FL 32922-7529

PETERSON, DENNIS M
PETERSON, DIANE
817 INDIAN RIVER DR N
COCOA FL 32922-

POMAR, ALDO M
SOLIS-POMAR, NILDA C
828 FORREST AVE
COCOA FL 32922-7517

PRINCE, DTOINE
PRINCE, CRYSTAL
135 HILLCREST DR
COCOA FL 32922-7524

PRUSAS, BARBARA J
7 SUNRISE ST
COCOA FL 32922-

PULLIAM, MEGAN
711 N INDIAN RIVER DR
COCOA FL 32922-7529

RACHIELE, MARIA
32 OLIVE ST
COCOA FL 32922-

RAFAEL FAMILY TRUST II
2511 N HOWARD AVE
TAMPA FL 33607-2616

REID, ORAL CHARLES
481 RILEY NE AVE NE
PALM BAY FL 32907-2317

RENSHAW, LESLIE LEE
8406 CANAVERAL BLVD
CAPE CANAVERAL FL 32920-2614

RIDDLE, SETH A
RIDDLE, MARIA A
1757 CROGHAN DR
MELBOURNE FL 32940-6014

ROBERT A MAJEWSKI & DEBORAH
C MAJEWSKI REVOCABLE TRUST
2 VERMONT AVE
ROCKLEDGE FL 32955-2920

ROBINSON, SHERA
2979 W KING ST
COCOA FL 32926-

ROMANO, LEE A
ROMANO, PATRICIA
1410 WEKIVA DR
MELBOURNE FL 32940-6981

ROMANO, LEE ALAN
ROMANO, PATRICIA
1410 WEKIVA DR
MELBOURNE FL 32940-6981

SALE, JOYCE M
SALE, GERALD F
841 N INDIAN RIVER DR
COCOA FL 32922-7530

SPACE COAST RENTAL LLC
PO BOX 0549
SHARPES FL 32959-0549

SWINSON, ROY CHARLES
430 BREAKWATER DR, APT 26
MERRITT ISLAND FL 32952-3337

THISTLE, JAMES R TRUSTEE
PO BOX 561131
ROCKLEDGE FL 32956-1131

WEISBERG, MATTHEW M
ALIANO, KAITLYN MARY
12 SUNRISE ST
COCOA FL 32922-7536

WELCH, MICHAEL BERNARD
WELCH, MARK ANDREW
115 HILLCREST DR
COCOA FL 32922-7524

WILSON, JACKIE
WILSON, GEORGE S
34 HIGHLAND ST
COCOA FL 32922-

CFN 2022119621, OR BK 9502 Page 2921, Recorded 05/11/2022 at 03:34 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: $10150.00

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Calvin F. Harding, Jr., Esquire
Cipparone & Cipparons, P.A.
1525 International Parkway, Suite 1071
Lake Mary, FL 32746

Parcel ID: 24-36-28-76-A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective the 5th day of May, 2022 by **GRACE UNITED METHODIST CHURCH OF MERRITT ISLAND, INC.**, a Florida not for profit corporation, whose address is 65 Needle Boulevard, Merritt Island, Florida 32953 (hereinafter called "Grantor") to **CHARITY PROPERTIES, LLC**, a Florida limited liability company, whose address is 11861 Westline Industrial Drive, Suite 150, St. Louis, Missouri 63146 (hereinafter called "Grantee"):

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

WITNESSETH that the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, more fully described as follows:

See Exhibit "A" attached hereto and incorporated herein

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

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

THE GRANTOR hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor. This conveyance is subject to taxes for the year 2022 and thereafter and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness#1 Signature
Print Name: Alan Looney

Witness #2 Signature
Print Name: Alexis Mitchell

GRACE UNITED METHODIST CHURCH OF MERRITT ISLAND, INC.,
a Florida not for profit corporation

By: Charlotte Ort
Charlotte Ort, President and Director

STATE OF CALIFORNIA §
§
COUNTY OF _____ §

This instrument was acknowledged before me, by means of [_] physical presence or [_] online notarization on this _____ day of _____, 2022, by Charlotte Ort, as President and Director of Grace United Methodist Church of Merritt Island, Inc., a Florida not for profit corporation, on behalf of said corporation, who [_] is personally known or [_] has produced a driver's license as identification..

[S E A L]

SEE ATTACHED CALIFORNIA CERTIFICATE

Notary Public, State of _____

_____
Printed Name of Notary

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On 5/3/2022 (Date) before me, Alan Leong (Here Insert Name and Title of the Officer) Notary Public,

personally appeared Charlotte Ort (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALAN LEONG
Notary Public - California
San Francisco County
Commission # 2239177
My Comm. Expires May 19, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A

Legal Description

All of Block A, Lots 1 through 4, Lots 23 through 36, LESS AND EXCEPT Highway right of way, FOREST HILL SUBDIVISION, according to the plat thereof as recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida, AND part of vacated Dyal Road, as described in Official Records Book 618, Page 1049, Public Records of Brevard County, Florida.

AND

Part of Tract 1, Park Hill, according to the plat thereof as recorded in Plat Book 8, Page 25, Public Records of Brevard County, Florida, and described in Official Records Book 720, Page 366, Public Records of Brevard County, Florida, being more particularly described as follows:

Part of Government Lot 4, Section 28, Township 24 South, Range 36 East, more particularly described as follows: Commence at the Northwest corner of said Government Lot 4 and run South on the West line of said Government Lot 4 a distance of 398.7 feet to a point which is the Point of Beginning of the land herein described; thus for a first course run North 89 degrees 40 minutes 20 seconds East a distance of 273.08 feet, more or less, to the West line of Forrest Avenue; thus run South 21 degrees 20 minutes East on the West line of Forrest Avenue a distance of 136.04 feet to a point; thus run South 89 degrees 40 minutes 20 seconds West a distance of 321.83 feet, more or less to the West line of said Government Lot 4; thus run North on the West line of said Government Lot 4 a distance of 127 feet, more or less to the Point of Beginning.

AND

Tract 2, Park Hill, according to the plat thereof as recorded in Plat Book 8, Page 25, Public Records of Brevard County, Florida, and described in Official Records Book 114, Page 449, Public Records of Brevard County, Florida, being more particularly described as follows:

Begin on the West line of Government Lot 4, Section 28, Township 24 South, Range 36 East, 525.75 Feet South of the Northwest corner of said Government Lot 4; thence run East 321.83 feet to the West line of the right of way of U.S. Highway #1; thence run South 21 degrees 20 minutes 00 seconds East along said U.S. Highway #1 right of way to the Northeast corner of Block A, Forest Hill Subdivision, according to plat thereof recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida; thence run South 89 degrees 40 minutes, 20 seconds West 389.08 feet to the west line of said Government Lot 4; thence run North along said West line of Government Lot 4, 176.40 feet to the Point of Beginning; all lying and being in Government Lot 4, Section 28, Township 24 South, Range 36 East, in Brevard County, Florida.

AND

Commence at the Southeast corner of Lot 23, FOREST HILL SUBDIVISION, according to plat thereof recorded in Plat Book 10, Page 48, Public Records of Brevard County, Florida, and for a first course, run Easterly along the North line of Hillcrest Drive, according to said plat, a distance of 165.55

feet to the Westerly line of Lot 4 of said subdivision; thence, for a second course, run Northwesterly along the Westerly line of said Lot 4 a distance of 4.45 feet to the Northwesterly corner of said Lot 4; thence, for a third course, run South 89 degrees 40 minutes 20 seconds West a distance of 164.13 feet to the East line of said Lot 23; thence for a fourth course, run South along the East line of said Lot 23 a distance of 4.25 feet to the Point of Beginning.

CONSENT OF PASTOR

I, William Stephen Hart, Co- Pastor of **GRACE UNITED METHODIST CHURCH OF MERRITT ISLAND, INC., a Florida not for profit corporation**, hereby consent to the above conveyance.

William Stephen Hart

Co- Pastor

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of March, 2022, by William S Hart, as Co- Pastor of **Grace United Methodist Church of Merritt Island, Inc., a Florida not for profit corporation**, who is personally known to me or has produced _____ as identification.

Christi Jackson

Notary Signature
Print Name: Christi Jackson
My Commission Expires: 5/20/2024

Notary Public State of Florida
Christi Jackson
My Commission HH 002411
Expires 05/20/2024

CONSENT OF DISTRICT SUPERINTENDENT

I, REVEREND DIONNE C. HAMMOND, as District Superintendent of the Atlantic Central District of the Florida Annual Conference of the United Methodist Church hereby consent to the above conveyance and certify that such conveyance is in compliance with the requirements of the *Book of Discipline* of the United Methodist Church.

Rev. [signature]

REVEREND DIONNE C. HAMMOND
District Superintendent

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of March, 2022, by REVEREND DIONNE C. HAMMOND, as District Superintendent of the Atlantic Central District of the Florida Annual Conference of the United Methodist Church, who is personally known to me or has produced _____ as identification.

LOUIS A. WEBER IV
MY COMMISSION # GG 196207
EXPIRES: July 10, 2022
Bonded Thru Notary Public Underwriters

[signature]

Notary Signature
Print Name: Louis A. Weber
My Commission Expires: July 10, 2022

Detail by Entity Name

Florida Limited Liability Company
CHARITY PROPERTIES, LLC

Filing Information

Document Number	L22000022836
FEI/EIN Number	87-4619263
Date Filed	01/21/2022
State	FL
Status	ACTIVE

Principal Address

11861 WESTLINE INDUSTRICAL DR STE 150
ST. LOUIS, MO 63146

Mailing Address

11861 WESTLINE INDUSTRICAL DR STE 150
ST. LOUIS, MO 63146

Registered Agent Name & Address

CIPPARONE & CIPPARONE, PA
1525 INTERNATIONAL PKWY STE 1071
LAKE MARY, FL 32746

Authorized Person(s) Detail

Name & Address

Title MGR

THONNARD, PAUL
11861 WESTLINE INDUSTRICAL DR STE 150
ST. LOUIS, MO 63146

Annual Reports

Report Year	Filed Date
2023	02/27/2023

Document Images

02/27/2023 -- ANNUAL REPORT	View image in PDF format
01/21/2022 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Not For Profit Corporation
THE PORCHLIGHT FOUNDATION, INC.

Filing Information

Document Number	N20000000322
FEI/EIN Number	84-4281642
Date Filed	01/13/2020
State	FL
Status	ACTIVE

Principal Address

1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Changed: 02/18/2022

Mailing Address

1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Changed: 02/18/2022

Registered Agent Name & Address

SMITH, PHILLIP A
1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Address Changed: 02/18/2022

Officer/Director Detail

Name & Address

Title D

SMITH, PHILLIP A
1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Title D

SMITH, COLLEEN L
1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Title D

HERRING, NICK
1211 N Westshore Blvd
Suite 802
TAMPA, FL 33607

Annual Reports

Report Year	Filed Date
2021	04/09/2021
2022	02/18/2022
2023	01/24/2023

Document Images

01/24/2023 -- ANNUAL REPORT	View image in PDF format
02/18/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- Domestic Non-Profit	View image in PDF format

THE PORCHLIGHT FOUNDATION

MATTHEW'S HOPE 25

ZONING AMENDMENT
825 FORREST AVENUE

CITY OF COCOA PLANNING & ZONING
DECEMBER 6, 2023

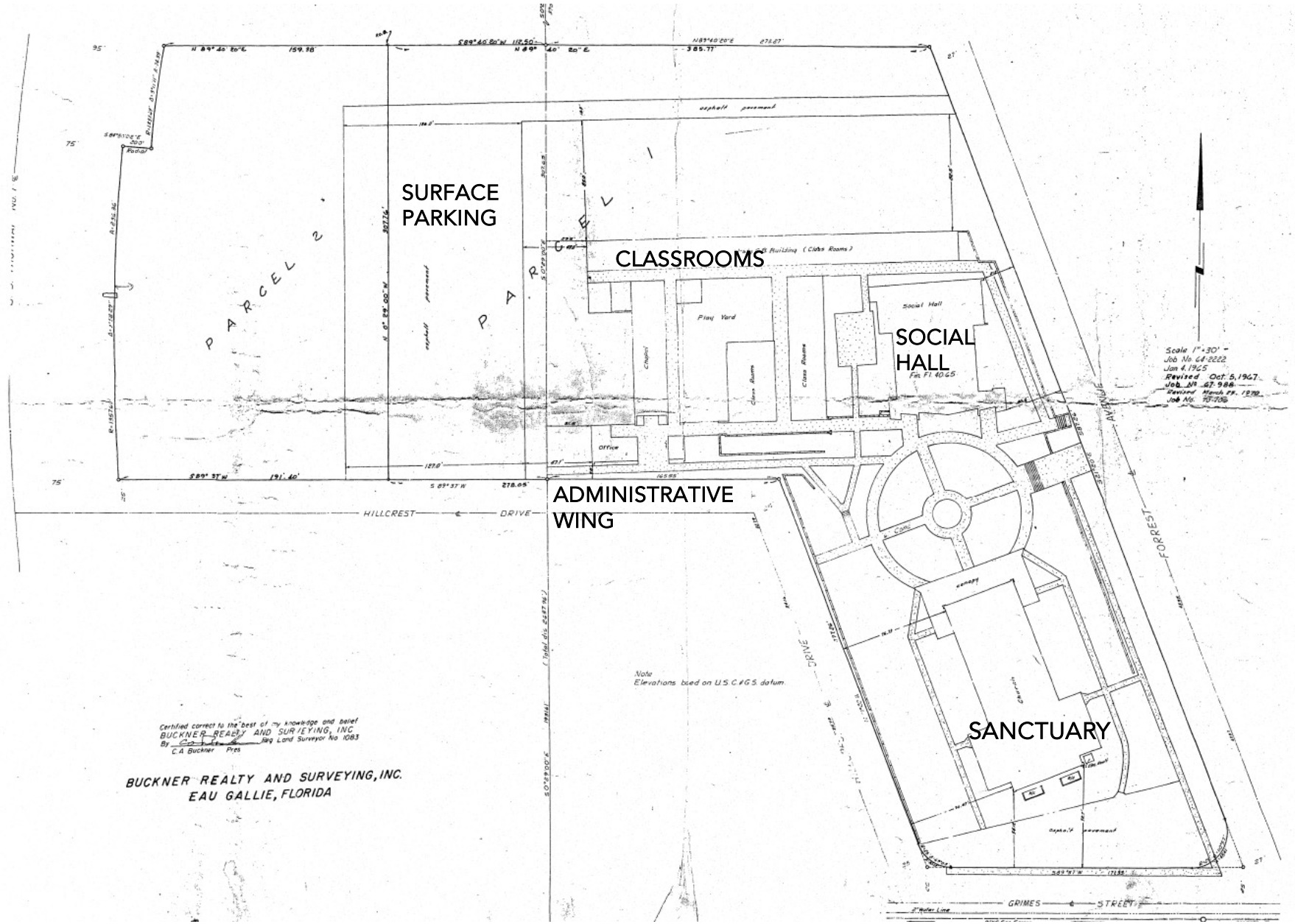
825 FORREST SITE PLAN – 6 ACRES
REQUESTING TO RE-ZONE 1 ACRE TO MEDIUM-DENSITY RESIDENTIAL (RU-2-15)



THE PORCHLIGHT FOUNDATION

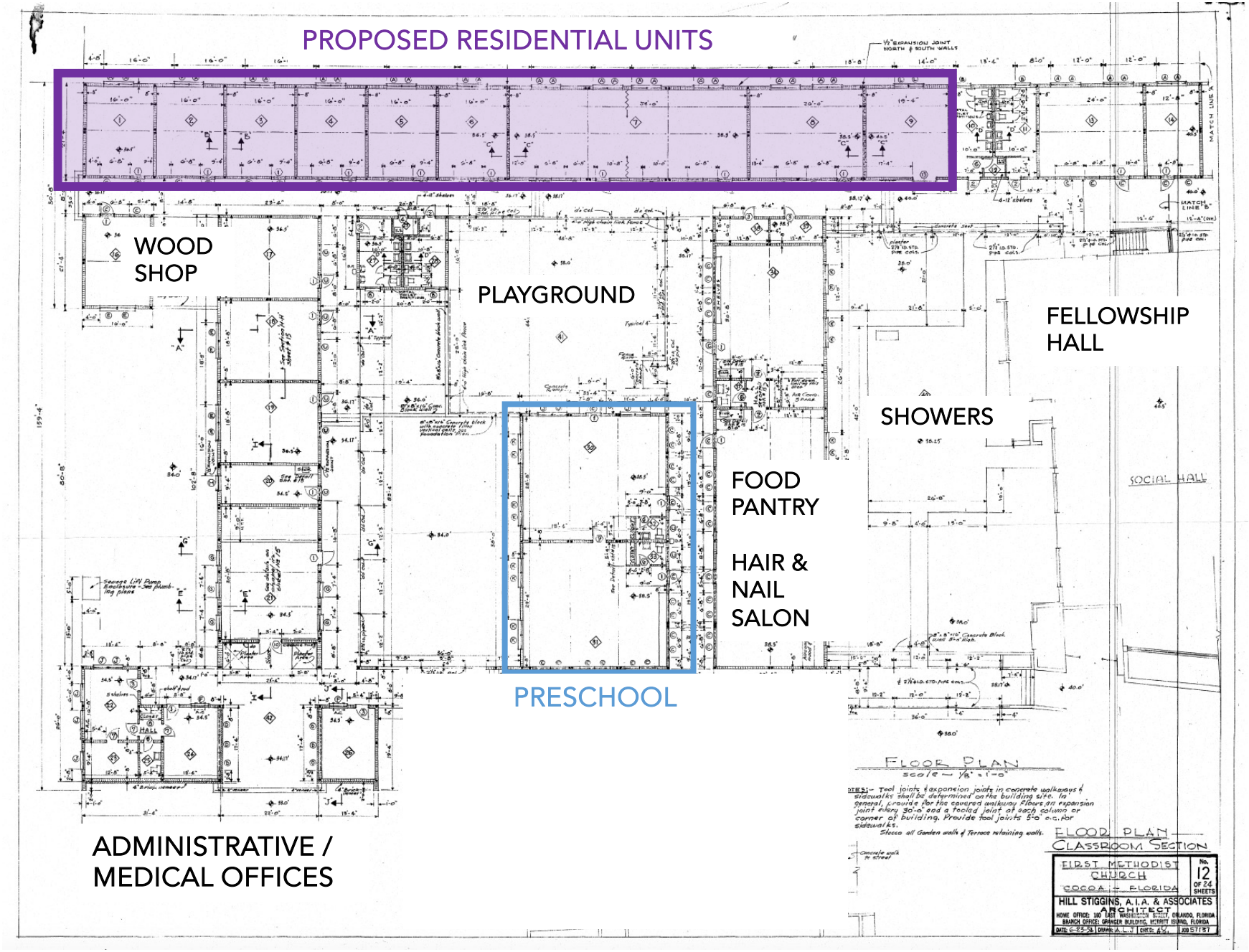
825 FORREST SITE PLAN

US-1



THE PORCHLIGHT FOUNDATION

MATTHEW'S HOPE OPERATIONS & PROPOSED AREA OF IMPACT





KEY PLAN

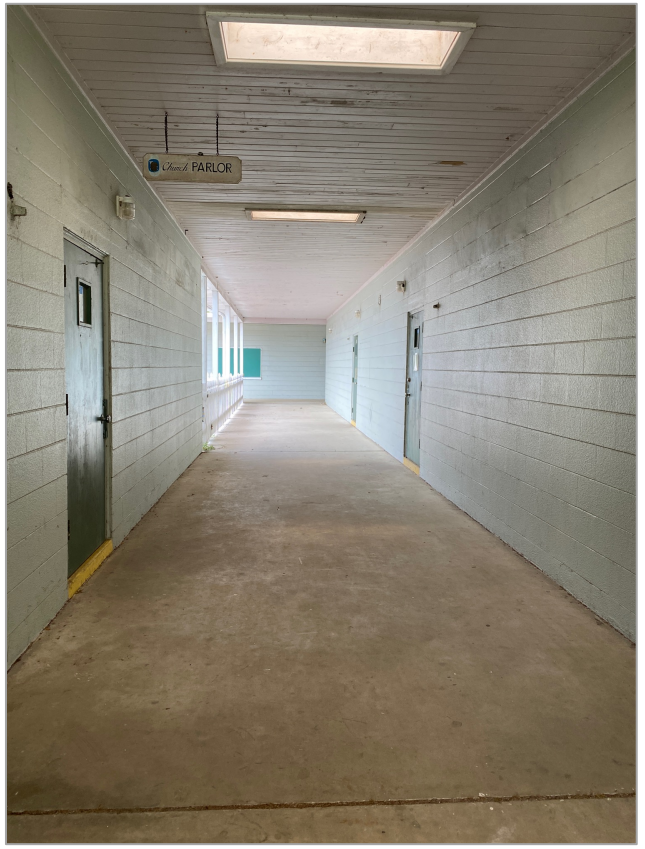
THE PORCHLIGHT FOUNDATION

EXISTING CONDITIONS OF 825 FORREST AVE FACILITY









MATTHEW'S HOPE TRANSITIONAL HOUSING IN WINTER GARDEN, FL









THE PORCHLIGHT FOUNDATION

HOW THIS PROGRAM IS UNIQUE

Matthew's Hope Ministries is not an emergency shelter.

This program involves more resident accountability and "hands on" support, which ensures participants' successful transition to lives of self-sustainability and independence.

	Traditional Affordable Housing	Matthew's Hope Moving Forward Program
Applications open to the public	✓	
Employment & income qualifications	✓	✓
Rent / fee charged	✓	✓
Rental term limits		✓
Drug testing		✓
Weekly life skills classes		✓
Monthly inspections for repairs, cleanliness		✓

SUCCESS STORIES

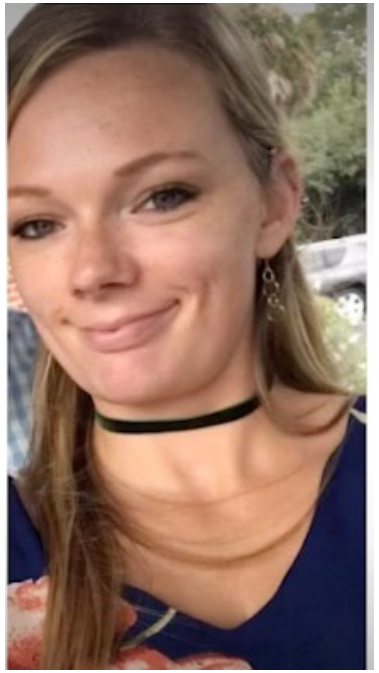










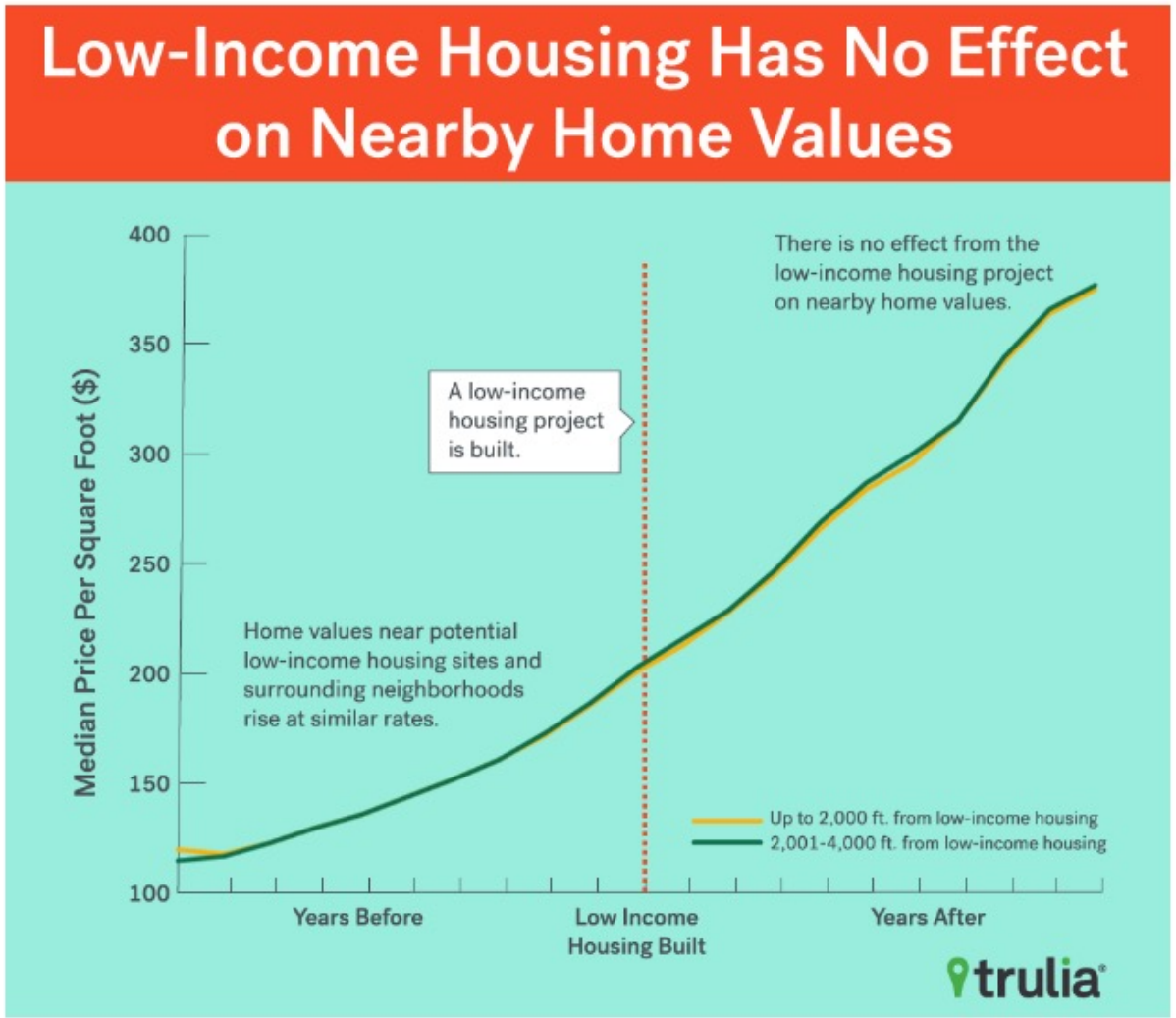


DATA ON COMMUNITY IMPACTS OF AFFORDABLE HOUSING

- A 2022 Urban Institute study based in Alexandria, VA found that affordable housing developments *increase* property values within 1/16 of a mile (the distance of an average city block): https://www.urban.org/research/publication/assessing-impact-affordable-housing-nearby-property-values-alexandria-virginia

- Another 2022 study similarly found *positive spillover effects* on surrounding property values in Chicago, IL and Cook County, IL: https://taahp.org/wp-content/uploads/2022/05/1-s2.0-S1051137722000134-main.pdf

- A University of Minnesota study from 1996 analyzed the impact of twenty-three multi-family affordable housing developments in Minneapolis and found that property values actually go up next to nonprofit community development corporations, *crime goes down*, and the developments improve stability of the neighborhood: https://conservancy.umn.edu/handle/11299/204427



https://www.trulia.com/research/low-income-housing/

18. **In order to approve a zoning map amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(1) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council. Use extra sheets if necessary.**

a. **Whether or not the proposed change is contrary to the established land use pattern.**

The overall site is currently zoned Institutional with a Special Exception. This application seeks to rezone a portion of the site to allow for applicant's proposed renovation of a portion of the existing facility and conversion to residential use.

The proposed change is QUITE contrary to the established land use pattern. The land and buildings have been historically used as a church, not as a housing facility.

b. **Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.**

The proposed rezoning is consistent with the adjacent properties' RU-2-15 designation.

Yes, this proposed change does create a very isolated district that is unrelated to adjacent districts. First, the proposed area of rezoning is SOLELY surrounded (east, south, & west) by the Institutional property it is currently a part of, and to the north it is adjoined by a commercial (financial institution) zone. Second, the proposed use is NOT consistent with the neighborhood of nearly ALL Single Family Homes (exception of a few duplexes).

c. **Whether or not the proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.**

Rezoning a portion of the site to RU-2-15 would not disproportionately impact public facilities as the zoning is less intense than the current designation.

Obviously this proposal would alter the population density pattern! Rather than periodic daytime use of the facilities, if housing is added, neighboring residents would be exposed to considerably more traffic, including before and after normal business hours.

d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The site and proposed zoning is consistent with the surrounding area zoning designation and uses.

The proposed change uses illogically drawn boundaries, creating zero lot lines within existing structures on the property, encompassing an interior courtyard, with boundaries cutting through existing buildings that remain on the larger lot (zoned institutional). (Note that there is a discrepancy between the area detailed and described by survey on the application and the area described in the provisional ordnance attached to the agenda item.)

e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

The proposed rezoning is consistent with the proposed comprehensive plan designation. In addition, the property recently obtained a future land use amendment from Commercial to High Density Residential.

This proposal is CERTAINLY contrary to the current use of primarily Single Family Homes in this neighborhood.

f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

As the needs of the community have changed, the applicant is proposing to add low income housing to the property, and a partial rezoning is required to support this initiative.

The conditions which brought this organization to Cocoa have not changed in the short time they have been here. This former local church property has already been dramatically altered to provide services to the homeless, and we are still trying to assess its impact in the surrounding areas. Perhaps the applicant might better coordinate with other similar local ministries who already provide housing for the homeless, before claiming that they need to expand their operations to provide housing.

g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

The proposed rezoning will not adversely affect living conditions in the neighborhood because the adjacent properties have the same zoning designation.

h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

The proposed rezoning will not create excessive traffic congestion or public safety concerns as the proposed rezoning is less intense than currently allowed.

Yes, the proposal does create public safety concerns. Whether we as neighbors call in to complain or not (it gets old), whether the Cocoa Police will confirm this or not, the neighborhood has definitely had an increase in our public safety concerns since this ministry opened. The proposed change will not ease those concerns but rather increase them.

i. Whether or not the proposed change will create a drainage problem.

The proposed rezoning and resulting use will not create a drainage problem and a site plan will be submitted to staff for review. The planned work does not affect the footprint of the existing building.

They say that the planned work will not affect the footprint of the existing building? When shall we then expect the next request for additions? More Special Exceptions? Variances?

j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

The proposed rezoning will not impact light or air to adjacent areas.

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

The proposed rezoning will not negatively impact property values as the zoning will be consistent with adjacent areas.

The question does not ask about zoning. The proposed change ~~WILL most likely affect property values adversely in the adjacent~~ neighborhood areas. These historical neighborhoods have been increasing in value and prestige partially due to their proximity to both the Indian River and to Cocoa Village. This proposal will certainly not help with renting (long-term or vacation) or selling ~~values.~~

l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

The proposed rezoning will not impact adjacent properties.

The proposed rezoning WILL be a deterrent to the improvement and development of neighborhood properties.

m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The proposed rezoning is being submitted through the established City procedures, including public notification process.

The applicant has already been granted a "Special" Exception, then (just in August 2023) a "future use" concession. Now, just four months later, with this application, they are claiming that the "future" is now. This is certainly seeking "special privilege". The welfare of the majority neighboring Single Family properties has not been adequately considered and addressed. MANY neighbors have had negative interactions with the applicant's "focus group".

n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

The proposed rezoning is necessary for the proposed additional use of multi-family housing.

The applicant has already been given considerable privilege and leeway in its use of the "Institutional" property with Special Variances and concessions. They already operate as a feeding center with commercial kitchen, hair salon, shower house, medical provider, thrift store, etc. There are other local long-time ministries which already address the need for housing. For example, Housing for Homeless (HfH), established in 1989, has numerous units AND is JUST completing a brand new facility in Cocoa (Orchid Lake off Michigan Blvd), which will have 90 new units that include 156 bedrooms - opening in Spring of 2024.

o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

The proposed rezoning is consistent with the zoning designation of the adjacent properties.

The question does not ask about zoning. The change suggested IS out of scale with the needs of these neighborhoods! The neighbors have not asked for, nor do they need, housing for the homeless.

p. Whether or not the it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The property is already in operation by a non-profit organization which seeks to offer multi-family housing on the existing premises because it makes the most sense financially and operationally. It IS possible to find other land that is already zoned for multi-family use. Furthermore, there are many other ministries and non-profits with more experience providing adequate sites to address homelessness (go to the Brevard Homeless Coalition to see), like "New Life Mission" (for homeless women with children), "Transforming Homeless Families in Brevard County", "Crosswinds Youth Services" (opened in 1974 for homeless & runaway youth), etc. And again, "Housing for Homeless" (HfH) , established in 1989, has numerous units AND is JUST completing a brand new facility in Cocoa (Orchid Lake off Michigan Blvd), which will have 90 new units that include 156 bedrooms - opening in Spring of 2024.

19. Signatures and Notarization.

STATE OF Florida COUNTY OF Hillsborough. I, Hannah French being first duly sworn, depose and say that:

☑ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Hannah French
(APPLICANT SIGNATURE)

Katherine Cowley
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☑ OR Produced Identification ☐

Type of I.D. Produced

Notary Public State of Florida
Katherine Cowley
My Commission HH 400881
Expires 5/21/2027

(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF ~~BREVARD~~ HILLSBOROUGH

Sworn and subscribed to before me this 25th day of August, 20 23

FOR OFFICE USE ONLY

Fee of $ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:

_____

Lori Chabot

From: Colleen O'Donnell
Sent: Wednesday, December 6, 2023 4:30 PM
To: Kristin Eick
Cc: Lori Chabot
Subject: FW: Citizens' input for Dec. 6 planning meeting re agenda item 23-755
Attachments: 23-755 - Neighbor feedback.pdf

Importance: High

Please see the below plus the attachment.

From: Florida Refuge <fadelym@gmail.com>
Sent: Wednesday, December 6, 2023 4:22 PM
To: Monica Arsenault <marsenault@cocoafl.gov>; Colleen O'Donnell <codonnell@cocoafl.gov>
Subject: Citizens' input for Dec. 6 planning meeting re agenda item 23-755

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

(Dear Ms. Arsenault and Ms. O'Donnell,

The message below was sent to the e-mail address <meetings@cocoafl.org>. An auto-response came back from Ms. Carie Shealy saying that she was on leave and to communicate with the two of you.)

Dear members of the Cocoa City Planning and Zoning Board,

In preparation for your meeting on Wednesday, December 6, regarding agenda item 23-755 ("Consideration of a Zoning Map Amendment for a +/- 1.002-acre
portion of property located at 825 Forrest Ave., from INST (Institutional) to RU-2-15 (Multiple Family Dwelling)"), we, as neighbors of Matthew's Hope, respectfully submit the attached document for your review.

As you will see, the document is the main section of the application by The Porchlight Foundation (on behalf of Matthew's Hope) for a change in zoning on a portion of their property at 825 Forrest Ave. Following the answers submitted by the applicant, we have added (in red font) our perspective on the given question and applicant's response.

We ask that you read and consider our input as you process this application.

With kind regards,

Neighbors of Matthew's Hope

23-755

Petition Regarding a Re-Zoning Request

With our natural beauty, wildlife, lovely weather, quaint community, and ample opportunity, Cocoa has drawn tourists and new residents for over a hundred and fifty years. We chose Cocoa and committed to it by working here, volunteering here, investing here, starting our businesses here, renting & buying our homes here, raising our children here....and recognize the quality of life it returns.

We bought or rented our properties with a quiet church in the neighborhood that impacted us with a bit of extra traffic on Sunday mornings. Unfortunately, the church closed. Their property was sold to this Charity Properties LLC, City of Cocoa allowed "Special Exception" to the use as a church, and we are still figuring out how to peacefully co-exist. We are asking that no further zoning changes or Special Exceptions be made at this time.

We are greatly concerned by the current proposal from Matthew's Hope for a zoning change that would allow housing on a portion of their property. As law abiding, contributing, and peaceful citizens, we do not approve of this request.

Name	Address
Linda Moore	38 Olive St Cocoa, FL 32922
Molly Smyth	22 Olive St Cocoa FL 32922
[illegible]	16 Olive St. Cocoa, FL 32922
[illegible]	11 Olive St. Cocoa, FL 32922
[illegible]	601 N Indian River Dr Cocoa FL 32922
Mandy Ball	32 Olive St. Cocoa, FL 32922
Jim M. Delaney	25 Olive st. cocoa, FL 32922
Rosalie Sabandal	250 Olive St Cocoa FL 32922
Mary Lundy	238 olive st Cocoa FL 32922
Carol S Weir	214 Forrest Ave, Cocoa, FL 32922
Robert Musser	407 N Indian Drive, Cocoa, FL 32922
Gina Dodely	211 N. Indian River Drive, Cocoa, FL 32922
Leslie Renshaw	123 Hillcrest Dr. Cocoa FL 32922

Petition Regarding a Re-Zoning Request

With our natural beauty, wildlife, lovely weather, quaint community, and ample opportunity, Cocoa has drawn tourists and new residents for over a hundred and fifty years. We chose Cocoa and committed to it by working here, volunteering here, investing here, starting our businesses here, renting & buying our homes here, raising our children here....and recognize the quality of life it returns.

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We are greatly concerned by the current proposal from Matthew's Hope for a zoning change that would allow housing on a portion of their property. As law abiding, contributing, and peaceful citizens, we do not approve of this request.

Name	Address
George	
George Gary Bellamy	113 Olive St. Cocoa Fla
Kathy Ramus	116 Olive st Cocoa Fl, 32922
Paul Ramus	116 Olive St Cocoa, FL 32922
Devin Jordan	126 Olive St cocoa,
JESSE ERDOS	139 olive St Cocoa 32922
JILL PAVALOCK	139 OLIVE ST. COCOA, FL 32922
Garrett Steen	138 Olive St. Cocoa, FL 32922
	119 Highland Cocoa FL 32922
CHARLES FAGG	112 HIGHLAND ST. COCOA FL 32922
Jerry Ray	104 Highland St.
Jacob Brantley	100 Highland ST.
	29 Highland St. Cocoa
Andrew R. Catalfamo	21 Highland St, Cocoa

Petition Regarding a Re-Zoning Request

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Name	Address
Ed Rankin	606 Forrest St.
Handyman Business Owner	
Amy Poulin (823) N. Cocoa Blvd (Business)	
Heather Hall 823 " " Business	
C. Crouch	(Business) 809. N. Cocoa Blvd
William Rumbaugh	807 N Cocoa Blvd (Business)
David Hall	711 N Cocoa Blvd Auto shop
Todd Morgan	711 N. Cocoa Blvd
James [illegible]	615 N Cocoa Blvd Auto Shop
Son Hastie	615 North Cocoa Blvd Extreme Motors
Bryant Johnson	806 Forrest Ave.
Luther Johnson	806 Forrest Ave
Christine Coody	806 Forrest Ave
A Ellington	837 Indian River Rd.

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Name	Address
Joyce M Scaff	841 N Indian River Dr Cocoa 32922
Gerald S Scaff	841 N Indian River Dr Cocoa 32922
DENNIS PETERSON Dennis Peterson	817 INDIAN RIVER DR COCOA, FL 32922
Diane Peterson Diane Peterson	817 INDIAN RIVER DR COCOA FL 32922
Diane Stahm	819 Indian River Dr.; Cocoa, FL 32922
Esperanza Torres	823 N Indian River Dr Cocoa FL 32922
Nicholas Blankenship	8 Sunrise St. Cocoa, FL 32922
Susan Blankenship	8 Sunrise St. Cocoa FL 32922
Barbara Pace	7 Sunrise St Cocoa 32922
Kaitlyn Aliano Kaitlyn Aliano	12 Sunrise St, Cocoa, FL 32922
Matthew Weisberg	12 Sunrise St Cocoa FL 32922

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Name	Address
Thomas H Zimmerman	509 North Indian River DR
Matthew Clark	829 Indian River DR
Ashley C Hancock	829 Ind. Riv. Dr.
Logan Drake	111 Grimes St. Cocoa FL 32922
[illegible]	111 GRIMES STREET, COCOA VILLAGE, FL
Valencia Lucins	1116 Grimes street Cocoa, Fl 32922
Cheryl Preacher	115 Grimes Street Cocoa, FL 32922
Molly Truett	117 Grimes St. Cocoa, FL 32922
Dale Bennett	117 Grimes St. Cocoa, Fl 32922
Alyssa Adkins	119 Grimes st Cocoa FL 32922
Pietro Olivo	" " "
Basilio Casillo	124 CRIMENS

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Name	Address
J. Darrin Farley	3935 Newport st, Cocoa FL 32927
[illegible]	115 HILLCREST DR COCOA FL 32922
Mark Wells	115 Hillcrest Dr. Cocoa FL 32922
[illegible]	119 Hillcrest Dr Cocoa FL 32922
[illegible]	135 Hillcrest Dr. Cocoa FL 32922
Marjorie Preston	123 Hillcrest Dr. Cocoa, FL 32922
Neena Bobo	123 Hillcrest Dr Cocoa FL 32922
Taylor Bobo	193 Hillcrest Dr Cocoa FL 32922
Gretchen Gale	123 Hillcrest Dr Cocoa FL 32922
KEITH PRESTON	123 HILLCREST DR COCOA FL 32922
Judy Howery	131 Hillcrest Dr. Cocoa FL 32922
Della M Howery	131 Hillcrest Dr Cocoa FL 32922
[illegible]	131 Hillcrest dr. cocoa FL, 32922

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Name	Address
[signature]	120 Grimes St
Rosa Calderon	" " "
Adam Peters	121 Grimes St
Penny Hall	109 Grimes St.
Sarah Parker	307 N. Indian River Drive Cocoa FL
[signature]	241 N. Indian River Dr. 32922
Kim Stone	241 N Indian River Dr. Cocoa, FL 32922
Mark Fadely	211 Indian River Dr.
→ For Indian River Oaks LLC	134 Highland St
" " " " "	15-A Parkway St
" " " " "	15-B Parkway St.

Petition Regarding a Re-Zoning Request

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Name	Address
Stephen Klebs	11 Parkway St., Cocoa, FL 32922
Cassandra Klebs	11 Parkway St., Cocoa, FL 32922
Amy Elkavich	19 Parkway St. Cocoa FL 32922
Ashley Fraham	334 Palm Ave Cocoa FL 32922
Billie Simmons	115 N. Indian R. Jon Dr. Unit #19 Cocoa, FL. 32922

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Name	Address
Terry Dudley	111 Olive St. Cocoa Fl. 32922
Kathy Dudley	111 Olive St Cocoa Fl. 32922
[illegible]	146 Highland St. Cocoa Fla. 32922
[illegible]	150 Highland St
[illegible]	150 Highland St COCOA 32922

Petition Regarding a Re-Zoning Request

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Name	Address
Hannah Dabbin	317 N. Indian River Dr.
Lori Musser	407 N. Indian River Dr.
Robert Musser	(signed on another sheet !!)
Natasha Rose	211 North Indian River Dr 32922

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Name	Address	
Erik Madsen	843 N Indian River Dr. Cocoa, FL 32922	Erik Madsen
Madison Collins	843 N Indian River Dr. Cocoa, FL 32922	M Collins

December 4, 2023

To Whom it May Concern,

As a father and physician in our community, I would like to offer my perspective on the current special exception and proposed zoning changes for Matthew's Hope.

Sadly, there is a large number of unhoused members in our community. The underlying cause to their circumstances is often complex and multi factorial, but frequently coincident with addiction and substance abuse along with mental illness. Unfortunately, without adequate mental health or substance use disorder treatment services many of these individuals are never able to overcome their illness and remain unhoused or in poor living conditions.

In the short time that I have lived in the city, I have witnessed the following incidents:

1. Trespassing and burglary on my property
2. Drug use on the side walk adjacent to my property.
3. Loitering and drug use at the Catherine Schweinsburg library
4. Harassment on multiple occasions in Cocoa Village
5. Drug use at Lee Wenner Park
6. Squatting on my neighbors property

These encounters have raised my concern about safety in my community and prompted modifications to our family's routines. For instance, I no longer feel safe with my pregnant wife and daughter walking to our local library. I am genuinely concerned for the safety of my family should the proposed housing be created across the street from our home. I think other families looking to move to the area will be as well, and likely consider other safer neighboring communities to raise their families .

Based on my experience living in other parts of the country including Southern California and Manhattan and seeing various approaches to the management of unhoused populations, I am deeply concerned that adding more supportive resources locally including a shelter for the unhoused population will not ameliorate the

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Name	Address	C
Vivian S. Klebe	703 N. Indian River	
Bradley W. Klebe	703 N. Indian River	

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Name	Address
Lee Johnson	6125 Windover Way
Lee Johnson	Titusville, FL 32780
Owner of	119 Highland st. Cocoa, FL

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Name	Address
Fred Dicke	133 Jackson St. Titusville, FL 32780
Owner of	119 Highland st Cocoa, FL

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Name	Address
Alexander Mister Alex Mist	1620 Watrous Dr. Titusville, FL 32780
Tenant of	119 Highland St. Cocoa, FL

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Name	Address
WASIM NIAZI, MD	834 N Cocoa Blvd. Cocoa 32922

Zoning action for housing is not compatible and appropriate for neighboring business. As a business owner this will be detrimental to Bank and dance studio

DR. Wasim Niazi
owner of commercial property at
834 N. Cocoa Blvd, Cocoa
with Wells Fargo bank and Dance Studio

★ NOTE: Starred entries have also signed new petition.

Copy

We are petitioning the City of Cocoa to reconsider their plan to change the zoning requirements to allow Matthew's Hope located off Forrest Ave, Cocoa to provide housing for the homeless. By signing the below petition you are against changing the zoning.

	Date	Printed Name	Address	Contact Info	Signature
	7/14/23	Walter Smith	220 Olive St. Cocoa	636-7498	Walter B Smith
★	7/14/23	Molly Smith	220 Olive St Cocoa	636-7498	Molly Smith
	7/14/23	Bruce Tate	230 Olive St. Cocoa	321-258-3344	
★	7/14/23	Mary Lundy	23B Olive St	407 608 3160	Mary Lundy
	7/14/23	Rosalie Sabarese	35 Olive St. Cocoa	321-684-2853	Rosalie Sabarese
	7/15/23	Gerri Henderson	507 INDIAN RIV. DR	321-636-5705	Gerri Henderson
★	7/15/23	Tom Summerville	509 N INDIAN RIVER DR	828-243-3	Tom Summerville
	7/15/2023	DONNA Doan	509 N Indian River Dr	321 693-7023	Donna Doan
★	7/15/2023	Gina Fadely	211 N. Indian River	321-[illegible]-4342	Gina Fadely
★	7/15/23	Mark Fadely	211 Indian River Dr	321 961 2572	Mark J. Fadely
	07/15/2023	Jack Curtis	829 Indian River Dr	—	Jack
★	07/15/2023	Lee Fadely	153 Parkway St.	321-405-2405	Lee Fadely
	7/15/23	Tom Harrity	941 INDIAN RIVER	321-5065969	Tom Harrity
★	7/16/23	Karol Stahl	214A Forrest Ave	772-344-4791	Karol A Stahl
★	7/18/23	Alan M. Delaney	250 Olive St	321 595 3041	Alan M Delaney
	7/22/23	Richard Reddington	100 Riverside Dr #501 Cocoa	321.432.7389	
★	7/15/2023	Indian River Oaks LLC	134 Highland St	—	for IRO LLC
★	7/15/2023	Joseph Fadely	15A Parkway St		Joseph Fadely
	7/21/23	Scott Fussell	625 beard Ave	321 528 4205	
	7/21/23	GIUSEPPE PALERMO	845 INDIAN RIVER	321 [illegible]	
★	7/22/23	KEITH PRESTON	123 HILLCREST DR		

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Date	Printed Name	Address	Contact Info	Signature
7/18/23	Robert Musser Jr.	407 N Indian River Dr.	727-686-9778	
7/18/23	Tara DaSilva	29 Parkway St	321-474-2714	Tara DaSilva
7/18/23	Joaquim DaSilva	29 Parkway St	407 764 3216	
7-19-23	Frank Theilacker	42 Parkway St	321 [illegible] 8842	Frank F Theilacker
7-19-23	Cindy Theilacker	42 Parkway St.	321-720-1379	Cindy Theilacker
7-19-23	Brent Theilacker	48 Parkway St.	321-480-1571	Brent Theilacker
7-19-23	Rachel Rotondo	41 Parkway St.	315-717-4195	Rachel A. Rotondo
7/24/23	Jacqueline Sass	20 Parkway St	8215386041	Jacqueline Sass
7/24/23	JARED P. SASS	20 Parkway St.	321-480-1292	Jared P Sass
7/24/23	Amy Ekenvich	19 Parkway St.	770-367-1848	
7/24/23	Merryseth Burgess	19 Parkway St.	404-683-0860	
7/24/23	Lori Musser	407 N. Indian River Dr.	813-310-7027	

7/22/23	MARK DAVIDSON	607 N INDIAN RIVER	632-2573	
7/22/2023	[illegible]	713 W. INDIAN	RIVER DR	
7/22/2023	Mary Jane Moff	713 N Indian River	Dr. Cocoa FL	
7/22/2023	Marjorie Harriman	717 Indian River	Dr Cocoa FL	Marjorie Harriman
7/22/2023	Matthew Wagstaff	12 Sunrise St	Cocoa FL	
7/22/2023	Dennis Pierson	817 Indian River	Cocoa FL	
7/22/2023	Tress Fraen	205 N Indian R	321-431-7487	

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Date	Printed Name	Address	Contact Info	Signature
7-21-23	Barbara Catalfamo	21 Highland St		Barbara Catalfamo
7-21-23	A. Phil Catalfamo	21 Highland St		A. Phil Catalfamo
7-22-23	Nicholas Blankenship	8 Sunrise St	321-302-1071	N. Blankenship
7-24	Colette Farrell	1175 N. Indian Riv	407-619-0651	C Farrell
7-24	Jeanette Lee	1175 N Indian Riv	407-492-2081	J. Lee
7-24	Tim Quigley	1198 N. Indian Riv.	954-562-7764	T Quigley
7-24	Carla Quigley	1198 N. Ind. Riv.	954-593-4701	C Quigley

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Date	Printed Name	Address	Contact Info	Signature
7/22/23	Susie Blankenship	8 Sunrise St.	321-302-3124	
7/22/23	B. Pruss	7 Sunrise St	321-636-5621	
7/22/23	Mette Meier	517 N. Tropical Trl	321-427-4351	

THE CITY OF COCOA

BUSINESS IMPACT ESTIMATE
PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published pursuant to Section 166.041(3)(a), Florida Statutes.

City Council Meeting Dates: ___December 12 and 19, 2023___
Ordinance Number: _____23-2023_____
Posted To Webpage: _____12/13/2023_____

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF A PORTION OF ONE (1) PARCEL OF REAL PROPERTY, THAT PORTION TOTALING 1.002 ACRES, MORE OR LESS, AND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF GRIMES STREET AND FORREST AVENUE AT 825 FORREST AVENUE, COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM INSTITUTIONAL (INST) TO MULTIPLE-FAMILY DWELLING (RU-2-15); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Parts I-IV below are <u>not</u> required to be completed if the ordinance involves any one of the following types of exemptions. Please check if applicable:

__1. Ordinances required for compliance with federal or state law or regulation;

__2. Ordinances relating to the issuance or refinancing of debt;

__3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

__4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

__5. Emergency ordinances;

__6. Ordinances relating to procurement; or

_X_7. Ordinances enacted to implement the following:

_x_a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;

__b. Sections 190.005 and 190.046;

__c. Section 553.73, relating to the Florida Building Code; or

__d. Section 633.202, relating to the Florida Fire Prevention Code.

Part I.

Summary of the proposed ordinance and statement of public purpose:
(Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Cocoa.)

[INSERT SUMMARY]

Part II.

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Cocoa: (*fill out subsections a-c as applicable, if not applicable write "not applicable")*

(a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

_____
_____

(b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

_____
_____

(c) An estimate of the City of Cocoa's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

_____
_____

Part III.

Good faith estimate of the number of businesses likely to be impacted by the ordinance:

_____
_____

Part IV. Additional Information the City Council may find useful (if any):

_____
_____
_____
_____

This Business Impact Estimate may be revised following its initial posting.

Legislation Details (With Text)

File #:	23-787	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/12/2023			**In control:**	City Council
On agenda:	12/19/2023			**Final action:**	

Title: Adopt on Second and Final Reading of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve with conditions outlined in the Staff Report. (Contract Planner)

Sponsors:

Indexes:

Code sections:

Attachments:
Ordinance No 22-2023__Rezoning Windward Preserve GU to PUD.pdf
Windward Preserve Location.pdf
Windward Preserve FLU.pdf
Windward Preserve Zoning.pdf
Appendix A - Prelim Plat Submittal 3 v2.pdf
Appendix B - PUD_Submittal 3 v2.pdf
Full Engineering Plans.pdf
Landscape Plans.pdf
Amenity Plan Set.pdf
Full Survey.pdf
Windward Preserve - Draft Plat.pdf
Windward Preserve School Concurrency Letter-SCADL-2023-25-Cocoa.pdf
Wetland SJRWMD - RAI Response Windward Preserve 5.17.23.pdf
Stormwater Report 6-REVISED.pdf
Revised Potable Water Report 3.pdf
Exhibit B-Beachline Prelim Site Plan 09-28-2021.pdf
Development Timeline.pdf
Recorded Beachline Partners Settlement Implementation Agreement.pdf
Cocoa vs Brevard - Stipulated Settlement Agreement - December 11, 2007.pdf
Cocoa Hagen-Nicholson Properties DA - March 8, 2005.pdf
Cocoa Barrera Shores LLC DA - November 7, 2006.pdf
Assessment Report Windward Preserve Environmental .pdf
5799.16 - Silvestri Property - Traffic Calming Study - Response to City Comments (2023.11.16).pdf
2023-11-20_Windward Preserve_Trail and Park exhibit.pdf
23-00300001 Amelia Unit Landscape.pdf
23-00300001 Amelia_Master.pdf
23-00300001 Aruba Unit Landscape.pdf
23-00300001 Aruba_Master.pdf
23-00300001 Barbados Unit Landscape.pdf

23-00300001 Barbados_Master_9.20.23.pdf
23-00300001 Bonaire Unit Landscape.pdf
23-00300001 Bonaire_Master.pdf
23-00300001 Grenada (FKA Antigua) Master Landscape (Tampa-Orlando).pdf
23-00300001 Grenada_Master.pdf
23-00300001 Saint Croix Unit Landscape.pdf
23-00300001 Saint Croix_Master_08.14.23.pdf
23-00300001 Saint Thomas Unit Landscape.pdf
23-00300001 Saint Thomas_Master.pdf
23-00300001 Sand Key Unit Landscape.pdf
23-00300001 Sand Key_Master_10.13.23.pdf
23-00300001 Traffic Study Windward Preserve (2023.04.03) S&S.pdf
Legal Ad.pdf
22-2023 Business Impact Estimate Cocoa.pdf

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 13, 2023
Agenda Date: December 19, 2023
Prepared By: Eric Raasch, AICP - Inspire Placemaking Collective, Inc.; Contract Planner to the City of Cocoa
Through: Stockton Whitten - City Manager
Requested Action:
Adopt on Second and Final Reading of a PUD / Rezoning (Ordinance 22-2023) for one (1) parcel from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD), a Large-Scale Site Plan, and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for Windward Preserve with conditions outlined in the Staff Report.

BACKGROUND:

Project Information:

The proposed Windward Preserve PUD is located south of State Road 528 (Beachline) and east of Interstate 95. Windward Preserve includes one parcel of land identified by the Brevard County Property Appraiser as parcel identification number 24-35-10-00-502. The proposed project will be accessed through two access points off of James Road.

History:

This project dates back to 2004, at which time the City approved Ordinance 31-2004 to annex the subject property into the City of Cocoa. Later in 2004, Brevard County filed a Petition for Writ of Certiorari to challenge the annexation. In 2005, the City entered into the City of Cocoa / Hagen-Nicolson Properties, LLC Preceding Development Agreement, which contemplated the exchange of development rights and City services in exchange for the annexation. This agreement was amended in 2006 to replace Hagen-Nicolson Properties, LLC with a new development entity, Barrera Shores, LLC. In 2008, Brevard County and City of Cocoa entered into a Stipulated Settlement Agreement to

resolve the outstanding litigation associated with the annexation. This agreement included certain provisions related to density, buffering, access, and traffic calming for the project. In 2022, the City and Beachline Partners, LLC entered into a Settlement Implementation Agreement to further outline the responsibilities of the City and the developer as it relates to the development of the property.

Project Details:

The proposed Windward Preserve PUD contains 212.20 gross acres, of which 177.18 are proposed for development. The remaining 34.92 acres will be placed into a conservation easement as shown in the Preliminary Plat. This project is proposed to include 385 detached single-family dwelling units, which will be completed in two phases. The first phase will consist of 185 detached single-family dwelling units, the primary amenity center, and both entrances off James Road. The second phase will include 200 detached single-family dwelling units and the park area. The project will include a multi-use trail throughout the community. The project is consistent with the prior agreements between the current and previous owners and the City.

Future Land Use Designation: Very Low Density Residential / Conservation

Zoning District: Brevard County General Use (GU)

Existing Land Use: Vacant Land

Council District: District 3 - Councilmember Matthew Barringer

Legal Ad Date: November 21, 2023

Overview of Surrounding Area:

	Future Land Use Des	Zoning Districts	Land Uses
North	Very Low Density Res Conservation (City)	General Use (Brevard County)	Retention Ponds / Brightline Railroad Tracks
South	RES 1 (Brevard Count	RR-1 Rural Residential (Brevard County)	Single-Family Residential
East	RES 1 (Brevard Count	RR-1 Rural Residential (Brevard County)	Single-Family Residential / Vacant Land
West	RES 1:2.5 (Brevard Co	AU Agricultural Residential and GU General Use (Brevard County)	Interstate 95 / Vacant Land / Single-Family Residential (West of I -95)

Preliminary Subdivision / Large Scale Site Plan Analysis
Consistency with Code of the City of Cocoa

The submitted application and plans have been reviewed by City staff for consistency with Chapter 18 - Subdivisions and Appendix A - Zoning of the City of Cocoa Code, and the development agreements that were previously approved by the City of Cocoa. Staff has found the applications to be in substantial compliance, with the exception of the items found in Appendix A within this report.

PUD Analysis:

The decision of the Planning and Zoning Board of the City of Cocoa on the preliminary / final development plan application shall include the findings of fact that serve as a basis for its recommendation. In making its recommendation, the Planning and Zoning Board of the City of Cocoa shall consider the following facts:

1. Degree of departure of proposed planned unit development from surrounding areas in terms of character and density.

Staff Finding:
The proposed Windward Preserve PUD is bordered by I-95 to the west and stormwater ponds associated with the Brightline rail system to the north. The site is bordered to the south and the east by larger-lot single-family development and undeveloped land that that has a maximum density of one (1) dwelling unit per acre within unincorporated Brevard County. The subject property has a Future Land Use Map (FLUM) designation of Very Low Density Residential, which allows for consideration of densities of up to four (4) dwelling units per acre. The proposed gross density for the project is 1.82 dwelling units per acre and the proposed net density is 2.1 dwelling units per acre, consistent with the underlying FLUM designation. While the proposal is slightly more dense than the surrounding communities to the south and the east, the applicant is proposing compatibility measures to provide a transition from this project and the adjacent communities. First, wetlands have been preserved adjacent to the eastern property line and there is no proposed access from the east of the site on Friday Road. Second, the applicant has located stormwater ponds, open space tracts, and preserved wetlands adjacent to the southern property line as a transition to the community to the south.
Additionally, the property is subject to the Stipulated Settlement Agreement between Brevard County and the City of Cocoa that was recorded in Brevard County Records on January 9, 2008. That agreement restricts the gross density of the property to 2.3 dwelling units per acre or a maximum of 600 total residential units. The Settlement Implementation Agreement, recorded in Brevard County Records on July 28, 2022, further restricts the density of the subject property down to 418 single-family residential units. The proposed PUD has a gross density of 1.82 dwelling units per acre and 385 dwelling units, well under the maximum allowable under the prior development agreements.

2. Compatibility within the planned unit development and relationship with surrounding neighborhoods.

Staff Finding:
Both the Stipulated Settlement Agreement and the Settlement Implementation Agreement include provisions for compatibility with the surrounding area, specifically the existing residential communities located to the south and east of the property. These provisions include a cap on the number of units, minimum home sizes, the location of open spaces and preservation on the eastern and southern borders of the property, prohibition of access from Friday Road, the installation of traffic calming devices along James Road, the provision of various recreational amenities, and enhanced landscaping at the project's entrance. Additionally, the site is bordered by I-95 to the east and stormwater ponds associated with the Brightline system to the north. The applicant's proposal is in

compliance with these compatibility measures, as previously approved by the City of Cocoa in the respective agreements.

3. Prevention of erosion and degrading of surrounding area.

Staff Finding:
The Final Development Plan has been subject to certified analysis from licensed professionals (to include engineered site drawings, as well as relevant environmental conditions, topographical data and development impacts) to ensure that all applicable local, regional, state, and federal laws, with regard to the prevention of land erosion and degradation, are met. Over half (28.4 out of 54.11 acres) of the on-site wetlands will be preserved, and these wetlands and their upland buffers will aid in controlling and minimizing potential environmental impacts to the surrounding areas. Moreover, the project will be required to accommodate stormwater runoff onsite, thereby reducing impacts to the surrounding area.

4. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

Staff Finding:
A review of the level of service for public facilities is provided below under the Concurrency Management section heading.

5. The nature, intent and compatibility of common space, including the proposed method for the maintenance and conservation of said common space.

Staff Finding:

Windward Preserve will have an amenity center, a park, and a multi-use trail system throughout the entirety of the development. The amenity center area (Tract F) will include a clubhouse, multi-purpose field, pool, and dog park and be part of Phase 1 of the development, which also includes a portion of the multi-use trail. The neighborhood park (Tract G) includes playground equipment, a trail, and a grilling area. The rest of the multi-use pathway and park area will be included with Phase 2 of the project. The amenity center and park areas are both consistent with the Settlement Implementation Agreement, which detail the minimum requirements for those facilities. The homeowner's association or Community Development District, as applicable, will own and maintain the recreational amenities within the project.

6. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.

Staff Finding:
Windward Preserve is proposed to be constructed in two phases. The first phase will include both access points from James Road, necessary infrastructure improvements, the amenity center, and 185 single-family dwelling units primarily located along the south and western portion of the development. Phase 2 will include the remaining infrastructure, the neighborhood park, and the remaining 200 single-family dwelling units along the north and eastern portions of the property. Each phase will be able to stand alone, with the access being provided in Phase 1.

7. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.

Staff Finding:
Per the Traffic Impact Study conducted by LTG Engineering & Planning dated April 2023, the project will generate an average of 3,488 daily trips at project build out. As part of LTG's analysis, segments of SR 524, Friday Road, James Road, Cox Road, and Westminster Drive were evaluated for peak-hour, two-way level of service at projected buildout. The analysis found that the segment of SR 524 from Cox Road to Industry Road is expected to exceed the peak hour two-way capacity at build out. However, Ordinance 14-2023 removed concurrency requirements for SR 524, and staff notes that the engineering and design for the widening of SR 524 is programmed in the Florida Department of Transportation (FDOT) tentative work program for fiscal year 2024 / 2025.

As stated further below, James Road is a Brevard County owned and maintained roadway. The road will be improved at the applicant's expense, and the applicant has been coordinating with the County regarding the road design and associated traffic calming measures.

8. The availability and adequacy of water and sewer service to support the proposed planned unit development.

Staff Finding:
As detailed in the Concurrency Management / Adequate Public Facilities section of this report, water, sewer and reclaimed water for the project will be serviced by City of Cocoa. Capacity is currently available to serve this project.

9. The benefits within the proposed development and to the general public to justify the requested departure from standard land use requirements inherent to a Planned Unit Development classification.

Staff Finding:
The PUD zoning classification is a concept that encourages and permits variations in development standards by allowing for the deviation in lot size, bulk or type of dwellings, density, lot coverage, and open space from that typically required under zoning district regulations. The purpose of a PUD is to encourage the development of planned residential neighborhoods that provide a range of uses designed to serve the residents of the community.

The PUD designation provides flexibility from conventional zoning standards to allow for conservation, wetland preservation, and efficient land use management; thus, securing open space for parks and recreational uses. Windward Preserve is proposed to include the preservation of over 34 ± acres of on-site wetlands and wetland buffers, which will be placed into conservation easements.

Further, the proposed development will have a favorable effect on the City's budget, and thus, a favorable effect upon its residents. There is an expected increase in ad valorem tax revenue from the build-out of the PUD, an increase in state and federal intergovernmental transfers based on population (e.g. sales and fuel surcharge taxes), and an increase in water and sewer revenues.

10. The conformity and compatibility of the planned unit development with any adopted development plan of the City of Cocoa.

Staff Finding:

The proposed PUD is consistent and compatible with the goals, objectives, and policies of the City of Cocoa's Comprehensive Plan.
Additionally, the proposed PUD meets the requirements set forth in the Stipulated Settlement Agreement and the Settlement Implementation Agreement, both of which have been approved by the City of Cocoa. The Settlement Implementation Agreement includes an exhibit showing the proposed community layout and the maximum number of dwelling units. The proposed PUD is generally consistent with that layout and represents a reduction of 33 lots from Preliminary Site Plan that was included as Exhibit A of the Settlement Implementation Agreement.
Additionally, the PUD code provides additional requirements for building setbacks, landscape buffers, minimum floor area per dwelling unit, maximum length of structures, off-street parking, lighting, trash enclosures, and preservation of trees/landscape requirements. These have been reviewed and found to be in compliance.

11. The conformity and compatibility of the proposed common space, primary residential and nonresidential uses within the proposed planned unit development.

Staff Finding:

Section 17(F)(3) of Article XI, Appendix A, Zoning, Code of the City of Cocoa, establishes the minimum common recreation and open space regulations for residential PUDs. The code defines common recreation and open space, related to a residential planned unit development, as improved usable area designed and intended for the use or enjoyment of residents of the PUD. Moreover, "such usable space may be in the form of active or passive recreational areas including but not limited to playgrounds…nature trails and lakes." The proposed PUD provides a trail system throughout the development that connects to the amenity center and to the park/ tot lot. This trail system connects to sidewalks and open spaces throughout the community. The common space and residential use within the proposed PUD have been designed to provide contiguous areas of open space throughout the community with the goal of preserving large wetlands throughout the development. Per code, the community is required to include 35.44 acres of open space and the applicant is proposing 35.52 acres of open space in addition to the preserved wetlands.

Site Plan Analysis:

The submitted application and plans have been reviewed by City staff for consistency with Chapter 18 - Subdivisions and Appendix A - Zoning of the City of Cocoa Code, and the development agreements that were previously approved by the City of Cocoa. Staff has found the applications to be in substantial compliance, with the exception of the items found in Appendix B within this report.

Consistency with Comprehensive Plan Policies and Objectives

Future Land Use Element

Policy 1.1.2.2: Very Low Density Residential (VLDR). Very low density residential areas consist of neighborhoods of single family detached housing. The following criteria shall be used for determining appropriate locations for very low density residential areas.

a. Very low density residential areas shall be buffered from the nuisance effects of agricultural uses, higher intensity uses and major traffic corridors.

b. Very low density residential developments should be located in areas where more intensive development would be unwarranted due to environmental constraints.

Policy 1.1.10.3: Innovative land use development patterns, including PUDs and Cluster Zoning shall be permitted and encouraged in appropriate areas, as defined in the land development regulations.

Objective 1.2.1: Smart Growth Principles. New development in the City shall incorporate “Smart Growth” principles that will lead to compact development standards as opposed to conventional development standards that encourage urban sprawl.

Future Land Use Element

Policy 1.1.2.13: The Conservation Future Land Use Category is intended to protect environmentally sensitive natural resource systems as defined in Chapter 163 Part II F.S.

B. The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a wetland jurisdictional line determination by the SJRWMD without the need for a comprehensive plan amendment. In those areas initially presumed but later determined not to be classified as a wetland will take on the future land use category assigned to the upland portion of the development site.

Staff Response: A portion of the wetlands within the project area are being proposed to be impacted through this request. The applicant has submitted an Environmental Resource Permit (ERP) through the St. Johns Water Management District (SJRWMD) that states that the quality of the wetlands that are proposed to be impacted are either low or average quality, with no wetland being identified as having high ecological value. SJRWMD issued Uniform Mitigation Assessment Method (UMAM) scores for the impacted wetlands, which ranged from 0-6, on a scale of 0 to 10. Should these wetland impacts be approved by the SJRWMD, this request will be consistent with FLU Policy 1.1.2.13.

Recreation and Open Space Element

Policy 10.1.2.2: All new development of recreational facilities in the City shall be required to meet the Florida Accessibility Code.

Staff Response: The proposed trails will be constructed with ADA compliant materials and maintenance will fall under the CDD or HOA, as applicable. The appropriate entity will be required to maintain the trail in accordance with ADA standards.

Concurrency Management / Adequate Public Facilities

Wastewater
The Windward Preserve project is going to generate 115,500 gallons per day. The Sellers Plant is currently permitted to treat 3.5 mgd of wastewater. The maximum peak flow over the past three months was 3.83 mgd with typical daily average flows of 2.0 mgd. Thus, there is sufficient capacity for wastewater.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event”	25-year frequency/24-hour duration event
On-site Stormwater Management:	Retention of the first one inch of rainfall for areas of more than one acre.
Stormwater Quantity:	Post development stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.
Stormwater Quality:	No significant degradation of water quality in receiving water bodies.

The applicant has submitted a permit to the St. Johns River Water Management District and is not proposing any deviations from the City of Cocoa’s above requirements or Water Management District standards.

Potable Water

Per Comprehensive Plan Potable Water policy 7.1.1.1, the City’s level of service (LOS) standard for potable water is 122 gallons per capita per day (gpcpd) per Equivalent Residential Connection (ERC), or 340 gallons per day per ERC. The applicant’s potable water analysis is based on a rate of 350 gallons per day per ERC, which is estimated to generate 64,983 gallons per day on average, when including the recreational amenity.

The Dyal Plant provides potable for the City of Cocoa service area and it is currently permitted to operate at 48 million gallons per day (mgd). The maximum provision over the past twelve months is 34 mgd. Thus, there is sufficient capacity for potable water available to serve the project.

Solid Waste

The LOS standard for solid waste capacity within the City of Cocoa is 1.2 tons of solid waste disposal per capita per year. The residential collection LOS shall be two times per week per household with green waste and recyclables once per week. The City contracts with Waste Management for the provision of solid waste, and the projected solid waste generated will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

Access to the project will be provided through the extension of James Road. James Road is a Brevard County owned and maintained roadway. The road will be improved at the applicant’s expense, and the applicant has been coordinating with the County regarding the road design and associated traffic calming measures.

Per the Traffic Impact Study conducted by LTG Engineering & Planning dated April 2023, the project will generate an average of 3,488 daily trips at project build out. As part of LTG’s analysis, segments of SR 524, Friday Road, James Road, Cox Road, and Westminster Drive were evaluated for peak-hour, two-way level of service at projected buildout. The analysis found that the segment of SR 524 from Cox Road to Industry Road is expected to exceed the peak hour two-way capacity at build out. The design for the widening of SR 524 is programmed in the Florida Department of Transportation (FDOT) tentative work program for fiscal year 2024 / 2025.

Recreation

Per Comprehensive Plan Recreation Policy 10.1.1.3, the LOS standard for recreation facilities is 1.25 acres per 1,000 population.
Pursuant to the City of Cocoa Comprehensive Plan Evaluation and Appraisal Report (October 2010) Data and Analysis, Cocoa has a surplus of 118.34 acres of parks, which was determined to be more than sufficient to meet the needs of the citizens through 2020. Per the U.S. Census, the City's estimated 2022 population was 19,559, which requires 24.45 acres of park and recreation facilities within the City. The EAR identified the City as having 323.58 acres (including the 165.09 acres Cocoa Conservation Area) available for residents. Per the U.S. Census, the City has an average of 2.4 persons per household, which would yield a population of 925 people at buildout. Based on the City's LOS, the project will require 0.925 acres of recreation to accommodate the proposed population. The applicant is proposing 35.52 acres of open space and recreation within the project. Thus, the City has sufficient recreation and parks to support the project and maintain the adopted LOS.
Schools
A School Capacity Determination was filed with Brevard Public Schools for this project. The applicant will be required to comply with all applicable standards in terms of capacity and concurrency.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

Based on a 2.4 persons per dwelling unit multiplier, the project can be expected to add 925 persons to the City's population base. An increase in population will positively affect intergovernmental revenues received where the distribution formula is population based, such as gasoline and sales taxes.

In addition to the direct fiscal impact to the City's General Fund, the development project will increase the economic attractiveness of the City by increasing its market and trade area potential, an important factor to corporate site selectors as well as retail and dining establishments.

PREVIOUS ACTION:

The City of Cocoa has taken the following previous actions related to the subject property:

- **April 28, 2005**: City of Cocoa / Hagen - Nicholson Properties, LLC Preceding Development Agreement recorded in Brevard County Records
- **November 21, 2006**: City of Cocoa / Barrera Shores, LLC Preceding Development Agreement recorded in Brevard County Records
- **January 1, 2008:** Stipulated Settlement Agreement between Brevard County and the City of Cocoa recorded in Brevard County Records
- **July 28, 2022:** Settlement Implementation Agreement between City of Cocoa and Beachline Partners, LLC recorded in Brevard County Records
- **December 6, 2023** Planning and Zoning Board recommended approval to City Council.
- **December 12, 2023** City Council approved Ordinance 22-2023 on First Reading.

RECOMMENDED MOTION:

Adopt on Second and Final Reading the Final PUD and Preliminary Subdivision and Large-Scale Site Plan for Windward Preserve with the conditions set forth below:

1. The project shall comply with the Planned Unit Development Plans for Windward Preserve.
2. The provided Development Schedule shall be binding upon the development of Windward Preserve. Amenities proposed for Phase One shall be completed prior to issuance of the 150th Certificate of Occupancy for Phase One. Amenities proposed for Phase Two shall be completed prior to the issuance of the 150th Certificate of Occupancy for Phase Two.
3. The Applicant shall satisfy all remaining review comments contained in Appendix A and B.
4. The clubhouse facility shall be an enclosed structure under heat and air.
5. Residential driveways shall be constructed of stone or brick pavers, or stamped and stained concrete.
6. All utilities constructed on the property including, but not limited to, electric, water, sewer, reclaimed water, cable, phone, fiber optics, natural gas, and other similar kinds of utilities to service the property constructed underground unless otherwise necessary to be above ground and approved by the City.
7. Each lot and all common landscaped areas shall be equipped with in-ground reclaimed water irrigation systems.
8. The project shall incorporate the use of energy efficient lighting systems, insulation, ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, and the ability for roof top solar panels.
9. The applicant shall coordinate with Brevard County and surrounding property owners to determine the applicable traffic calming devices for James Road and shall construct the traffic calming devices as approved by Brevard County. All traffic calming devices along James Road shall be constructed and completed following land clearing of the property but prior to any further construction or site work being completed.
10. Single-family living area shall be a minimum of 1,500 square feet, with an average of 1,800 square feet, and a minimum building footprint of 2,400 square feet.
11. The same architectural elevation shall not be built on a lot that is adjacent to or directly across the street from, or diagonal to the lot.
12. The developer shall comply with tree protection and preservation requirements found within Sec. 22 of the City of Cocoa Code, and shall be permitted to further supplement the Final Development Plan with revisions to the landscaping plans, a tree preservation survey, and request for additional preservation or other credits in compliance with the Code prior to land clearing commencement.
13. The developer shall comply and address all comments by the City Surveyor prior to submittal of any application for final plat approval.
14. If a Community Development District is formed for this community, the applicant shall update and provide notice to the City regarding ownership and maintenance obligations for the common areas and infrastructure within the community.
15. The Applicant shall be required to produce approvals from St. John's River Water Management District permitting the proposed wetland mitigation plans such that the boundaries of the Conservation Area may be adjusted pursuant to Comprehensive Plan Policy 1.1.2.13.
16. The Developer shall ensure adequate access to the Project exists via the James Road extension west of the intersection with Friday Road. Brevard County has indicated that it does

not intend to maintain the James Road extension. Accordingly, PUD approval shall be contingent upon the County transferring jurisdiction of the James Road right-of-way to the City of Cocoa via Interlocal Agreement. Further, if the City of Cocoa accepts jurisdiction of the right -of-way via the Interlocal Agreement, the Community Development District that is anticipated to be formed shall be required to enter into a separate Interlocal Agreement with the City of Cocoa, in a form acceptable to the City Attorney, that requires the Community Development District to permit, construct, and maintain in perpetuity the James Road extension improvements in accordance with terms and conditions required by the City of Cocoa. Further, the Developer shall make all necessary adjustments to the Final Development Plan to ensure that the James Road extension right-of-way and utility improvements are located solely within the James Road right-of-way transferred to the City of Cocoa or on the PUD property.

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ORDINANCE NO. 22-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 212.10 ACRES, MORE OR LESS, AND GENERALLY LOCATED NEAR THE SOUTHEAST CORNER OF INTERSTATE 95 AND STATE ROAD 528, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY GENERAL USE (GU) TO CITY OF COCOA PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City of Cocoa annexed the subject property via Ordinance 31-2004 on August 24, 2004; and

WHEREAS, the City of Cocoa approved Ordinance 10-2005 to rezone the subject property from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD) in May 2005, which expired on its own terms because a final development plan was never approved by the City Council as required by Appendix A, Zoning, Article XI, Section 17; and

WHEREAS, the Planning and Zoning Board and City Staff of the City of Cocoa have recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, the Planning and Zoning Board, citizens, and all interested parties submitting comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2. **Zoning Map Amendment.** That the Official Zoning Map of the City of Cocoa, as described in City of Cocoa Code, Article VIII, Section 1, is hereby amended to include a change of classification from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD) for the real property depicted and legally described on **Exhibit A**, attached hereto and incorporated herein by this reference, in accordance with the final development plan as kept on file with the City of Cocoa in File No. _____ and the Settlement Implementation Agreement dated July 26, 2022, recorded in the Official Records of Brevard County at Book 9571, Page 2808. City Staff is hereby directed to promptly amend the Official Zoning Map upon the effective date of this Ordinance.

Section 3. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. **Severability.** If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 5. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2023.

_____
MICHAEL C. BLAKE, Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

EXHIBIT A

Legal Description of Real Property

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING ARADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Depiction of Real Property



COCOA
FLORIDA

N

Windward Preserve Location

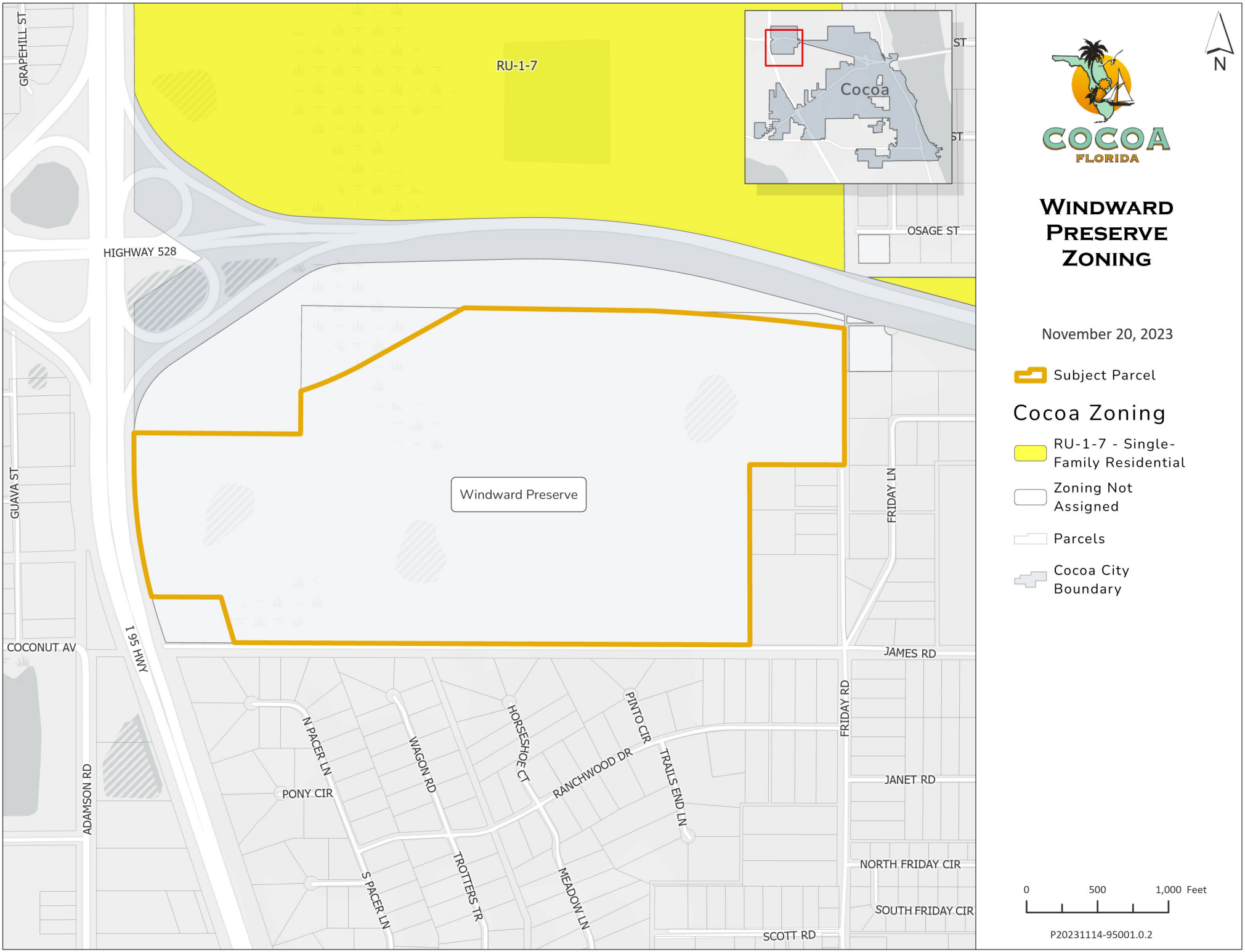
November 20, 2023

- Subject Parcel
- Parcels
- Cocoa City Boundary

0 500 1,000 Feet

P20231114-95001.0.1


GRAPEHILL ST
CONS
VLDR
Cocoa
ST
OSAGE ST
HIGHWAY 528
VLDR
CONS
VLDR
VLDR
Windward Preserve
CONS
CONS
GUAVA ST
FRIDAY LN
COCONUT AV
I 95 HWY
JAMES RD
ADAMSON RD
N PACER LN
WAGON RD
HORSESHOE CT
PINTO CIR
FRIDAY RD
PONY CIR
RANCHWOOD DR
TRAILS END LN
JANET RD
S PACER LN
TROTTERS TR
MEADOW LN
NORTH FRIDAY CIR
SOUTH FRIDAY CIR
SCOTT RD
N
COCOA
FLORIDA
WINDWARD PRESERVE FUTURE LAND USE
November 20, 2023
Subject Parcel
Future Land Use
Very Low Density Residential
Conservation
Parcels
Cocoa City Boundary
0
500
1,000 Feet
P20231114-95001.0.3


RU-1-7
Cocoa
GRAPEHILL ST
HIGHWAY 528
OSAGE ST
Windward Preserve
GUAVA ST
COCONUT AV
I 95 HWY
ADAMSON RD
FRIDAY LN
JAMES RD
FRIDAY RD
PINTO CIR
HORSESHOE CT
N PACER LN
WAGON RD
RANCHWOOD DR
TRAILS END LN
PONY CIR
JANET RD
NORTH FRIDAY CIR
S PACER LN
TROTTERS TR
MEADOW LN
SOUTH FRIDAY CIR
SCOTT RD
N
COCOA
FLORIDA
WINDWARD PRESERVE ZONING
November 20, 2023
Subject Parcel
Cocoa Zoning
RU-1-7 - Single-Family Residential
Zoning Not Assigned
Parcels
Cocoa City Boundary
0
500
1,000 Feet
P20231114-95001.0.2

Planning and Zoning Division
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8535

November 28, 2023

Taylor Morrison of Florida, Inc.
c/o Heather Isaacs, Vice President
2600 Lucien Drive, Suite 350
Maitland, FL 32751

Re: PZ-23-00300001 – Windward Preserve Preliminary Plat

Dear Ms. Isaacs,

City staff has completed its review of your application. We have made the following comments based on the plans that were resubmitted for the above-referenced case. Please contact me before resubmitting to discuss the number of plans needed based on changes.

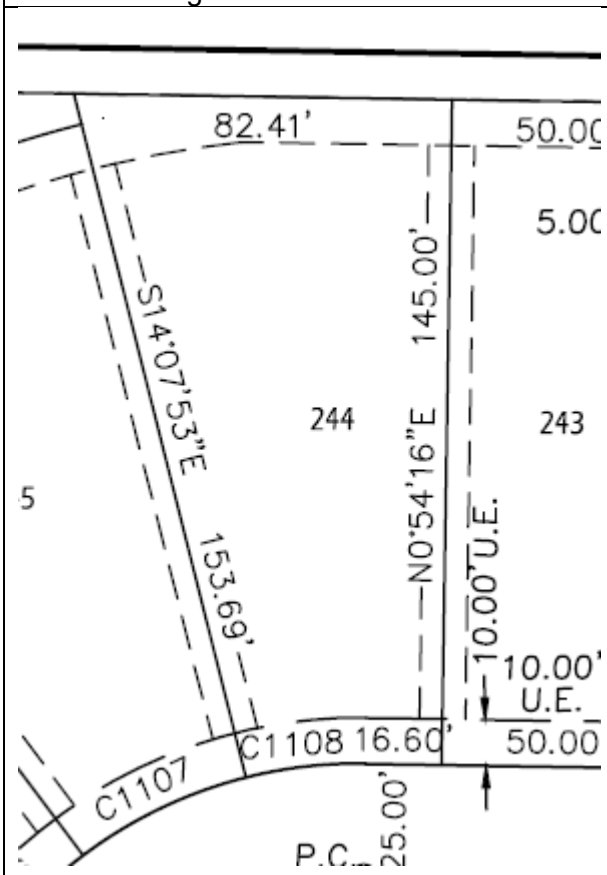
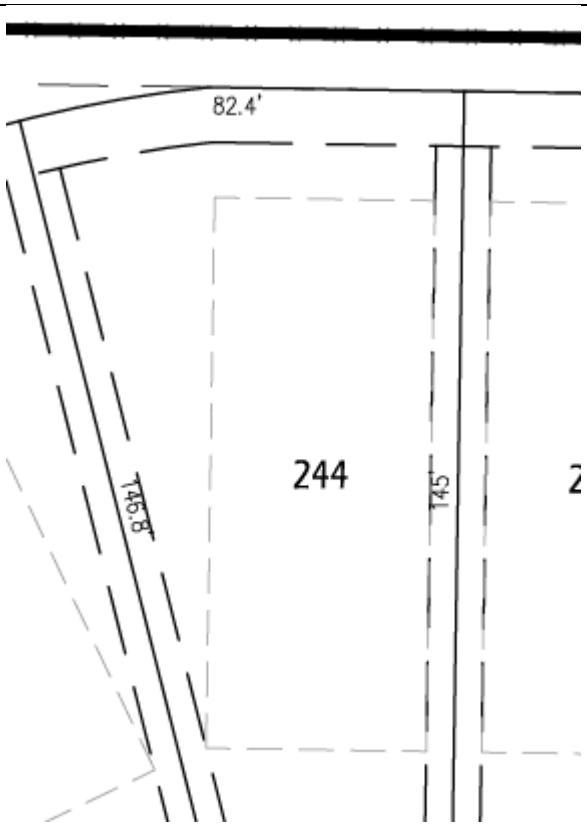
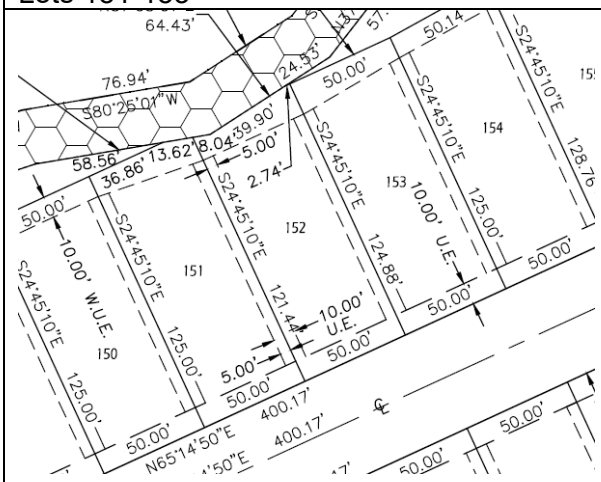
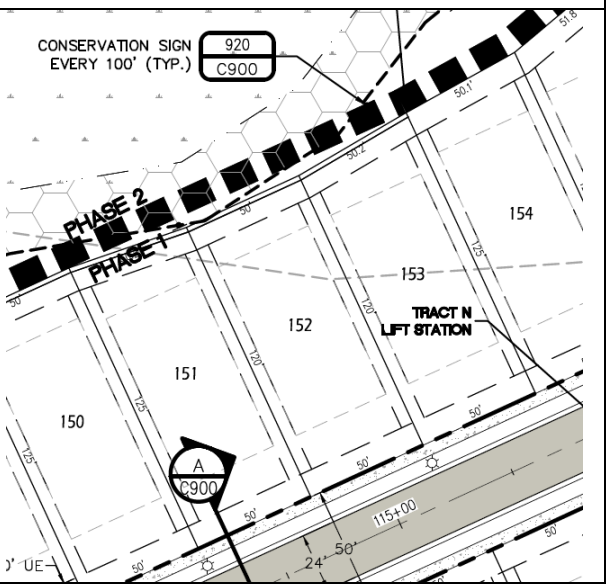
Planning Division, Eric Raasch (Inspire Placemaking Collective, Inc.) (407) 683-6939

General

1. On sheet 2, the plat is still showing encroachments into upland buffer tracts adjacent to wetland tracts W1, W3/W4, and W5. *Please revise sheet 2 to eliminate the landscape buffer encroachments from the upland buffer tracts.*
2. On sheet 2, Tract J shows a line south of lot 93 that has been removed from the plat. *Please remove the line and ensure sheet 2 matches the individual sheets.*
3. On the landscape plans and engineering plans, Tract LB1 extends to the middle of Tract G. *Please extend the landscape buffer on the plat to Tract G, consistent with the landscape plans and engineering plans.*
4. *Please remove tract lot names PD6 and PD1 from the preliminary plat, as those tracts are not included on the engineering plans.*
5. On sheet 5, the rear lot line was not shown for lots 129 and 130. *Please revise the plat to show the rear lot lines.*
6. The rear lot line dimensions of lots 6, 24,111,127-128, 203,210, 269-271, 310-312, 324-326 are either inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the rear lot line dimensions, consistent with the engineering plans.*
7. The lot length dimensions of lots 11, 111, and 127 are either inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the lot length dimensions, consistent with the engineering plans.*
8. The front lot line dimensions of lots 75, 163, 171, 203, 260, 287, and 375 are inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the front lot line dimensions, consistent with the engineering plans.*

9. *On sheet 10, C1033 was not listed on the curve table, however it is shown on the plat. Please revise the table to list the curve.*

10. The following is a list of discrepancies found between the plat and the engineering plans. *Please revise the plat for consistency with the engineering plans.*

Plat	**Engineering Plans**
Lot 244 configuration	
	
Lots 151-153	
	

Comprehensive Plan

11. **Policy 12.1.6.15.E.1** states that upland buffers shall not be developed, cleared, or landscaped and shall not include turfed, landscaped, or impervious surfaces. The proposed engineering plans, landscape plans, and plat show a landscape buffer through the required upland buffer around Wetland 5. Please remove the landscape buffer through the required upland buffer area. With the resubmittal, the landscape buffer is still shown going through the wetland buffer on the landscape plan (sheet 402) and on the cover sheet of the plat (sheet 2). *Please update the plat to remove the landscape buffer from the required upland buffer area.*

City Legal, Assistant City Attorney, Kristin Eick

Preliminary Plat

12. No further comments.

The City Surveyor will be provided the preliminary plat for review upon corrections being made as described above. Comments from the City's surveyor will be provided under separate cover.

Please contact the City of Cocoa Planning and Zoning Division at (321) 433-8535 if you have any questions.

Regards,



Eric Raasch, AICP, Inspire Placemaking Collective, Inc.

Planning and Zoning Division
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8535

November 28, 2023

Taylor Morrison of Florida, Inc.
c/o Heather Isaacs, Vice President
2600 Lucien Drive, Suite 350
Maitland, FL 32751

Re: PZ-23-00300001 – Windward Preserve Planned Unit Development

Dear Ms. Isaacs,

City staff has completed its review of the resubmittal for the above-referenced project. We have made the following comments based on the plans that were submitted with your resubmittal. Please contact me before resubmitting to discuss the number of plans needed based on changes.

Planning Division, Eric Raasch (Inspire Placemaking Collective, Inc.) (407) 683-6939

General

1. Please note that the City has completed its portion of the Brevard County School Concurrency application. (Informational comment)

Land Development Code

Chapter 18 Subdivisions

2. **Section 18-84** states that block lengths shall not exceed 1,800 feet. The approved settlement implementation agreement shows a block that exceeds 1,800 feet within Phase 2 surrounding pond 7. Therefore, the layout is consistent with the concept plan that was approved under the settlement implementation agreement. (Informational comment)

Appendix A- Zoning

Article XII - Off-street Parking and Loading Regulations

3. **Section 3(l)** provides the dimensions of parking aisle widths. With the resubmittal, the amenity drive aisle were shown at 20'. Per the LDC, drive aisles shall have a minimum width of 24'. *Please revise the plans to show a 24' width drive aisle at the amenity.*

Article XI – Schedule of Districts / Section 17 – Planned Unit Development District

4. **Section 17-J(1)l** states that a floodplain development permit application may be applicable. The proposed development is within flood zone A. *Inspire defers to the floodplain reviewer to determine if a floodplain development permit will be required.*

STIPULATED SETTLEMENT AGREEMENT - OR BOOK 5837 / PAGE 226

5. **Section 3(7)** states that development will pay for traffic calming devices along James Road prior to construction or site work. *Please coordinate with the County regarding traffic calming devices to be installed along James Road.*

SETTLEMENT IMPLEMENTATION AGREEMENT - OR BOOK 9571 / PAGE 2808

6. **Exhibit B** appears to show 45.5 acres of preserved wetlands within the property. However, the Final Engineering Plans show 28.43 acres of preserved wetlands. *Inspire defers to the City regarding the proposed wetland impacts.*

Fire Department, Fire Plans Examiner, Timothy Robles (PDCS, LLC), (321) 297-5357

7. Single family Home Occupancy: The above Plans have been reviewed for fire code compliance under the Florida Fire Prevention Code 7th Edition:

   Here are the codes used by the City of Cocoa Florida
   Florida Fire Prevention Code (FFPC) 7th edition, Florida Administrative Code (FAC), Florida State Statute (FSS)

   The following are all the PBFR specific requirements that I am aware of.

   Civil Plans comments were also made on the plans and highlighted.

   Fire Flow
   Fire Flow Test must be within the last year of (2023) per NFPA #13 2016 Ed.
   If fire flow test is older than a year: please contact the Utility and Fire Dept. present, contact Utility Dept. for fire flow application.

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   Fire flow—enough water per hydrant flow test report.

   Site Plans
   Roadways

   The attached fire truck turn radius specs found satisfactory.

Public Works Department, Streets/Stormwater/Grounds Director, Abigail Morgan (321) 433-8910

8. *Provide Brevard County approval of Traffic Calming Study and recommended traffic calming strategies on James Rd.*

9. Tree mitigation review is being conducted by staff and will be discussed at a future meeting.

Utilities Department, Utilities Director, Jack Walsh (321) 433-8710

10. Could you please include the Public/Private right of way in the utility pages as well.
11. Could you please call out all appurtenances related to City of Cocoa utilities. (i.e. 45 bends, 90 bends, gate valves, any conflicts with other appurtenances if any etc.)
12. Response 28 calls for a 1" meter for potable irrigation but on the plans it still calls out for a 2" meter. Please revise and clarify the correct size.
13. Please provide the meter sizing calculations for the 2" or 1" meter that will be used for the amenity center.
14. Could you please call out the lift station in the utility plans. As well as the meter that will be used for this lift station. Please call it out as private/public as well.
15. Plans call out 1" RWM Meter but response 29 states a 1.5" meter. Please revise and resubmit with correct meter sizes desired for project.
16. Please be advised that force main tie in pressures have been sent. Please send and update the sewer calculations for the project with this information.
17. Could you please call out and label the phases in the overall utility plan and the utility pages as well.
18. Could you please clarify how 42 psi under NFF+Max day was determined. This does not reflect the pump curve that is developed using the hydrant flow test. Please revise accordingly.
19. Could you please clarify the use of 65 psi as the static head for the pump curve. Number does not reflect the test results that were provided by the City of Cocoa.

Utilities Department, Environmental Control Coordinator, Wendell W. Ripoll (321) 433-8749

20. No further comments.

Transportation Consultant, Myra Monreal, PE, AICP

21. Review pending.

Engineering Review, David King, PE (Mead & Hunt) (386) 761-6810

22. Review pending.

Floodplain Review, Tom Amstadt, PE, CFM (Geosyntec Consultants, Inc.) (321) 249-9361

23. Comment 3e: Comment 3e was addressed and can be closed.

24. Comment 3c: Comment *3c* was partially addressed. Based on page 14 of the response letter, the response to Comment 3c didn't change. However, time-stage data for model node JAM-120 was provided, but no information was provided to support the other two tailwater nodes, "beachline cd-13" and "528 pipe crossing". The previous comment under 3c still applies, "Construction plans are not an adequate source to establish 100-year tailwater elevations." The review indicates that an attempt to address this comment was made. But at this point, it seems that would not accomplish much until comment 3c is fully addressed.

25. Comments 4 and 5: Comments 4 and 5 were closed but need to be reviewed because the model results may still change pending a complete response to 3c.

Please contact the City of Cocoa Planning and Zoning Division at (321) 433-8535 if you have any questions.

Regards,



Eric Raasch, AICP, Inspire Placemaking, Collective, Inc.

FINAL ENGINEERING PLANS
FOR
WINDWARD PRESERVE AMENITY

PARCEL: 24-35-10-00-502
SECTION 10 TOWNSHIP 24 SOUTH RANGE 35 EAST
BREVARD COUNTY, FLORIDA

FOR

TAYLOR MORRISON, INC.

2600 LAKE LUCIEN DR, SUITE 350
MAITLAND, FLORIDA 32751

PROJECT TEAM MEMBERS:

OWNER:
BEACHLINE PARTNERS LLC
402A HIGH POINT DRIVE
COCOA, FL 32926

DEVELOPER:
TAYLOR MORRISON
2600 LAKE LUCIEN DR. SUITE 350
MAITLAND, FL 32751

ENGINEER:
MADDEN, MOORHEAD, & STOKES, LLC
431 E HORATIO AVENUE, SUITE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330
CONTACT: CHAD MOORHEAD, PE

TRAFFIC:
LTG ENGINEERING AND PLANNING
1450 W GRANADA BLVD #2
ORMOND BEACH, FL 32174

NOTES:
- RIGHT-OF-WAY REVIEW AND APPROVAL DOES NOT CONSTITUTE COUNTY APPROVAL OR REVIEW OF ANY PRIVATE PARTY DEED RESTRICTIONS, COVENANTS, PRIVATE EASEMENTS, OR OTHER PRIVATE AGREEMENTS. ANY CHANGES TO THE APPROVED PLAN MUST BE COORDINATED THROUGH THE PUBLIC WORKS ENGINEERING PROGRAM. THE APPLICATION ASSUMES THE RISK THAT THE RIGHT-OF-WAY PERMIT MAY REQUIRE ADDITIONAL COUNTY REVIEWS INCLUDING ENGINEERING REVISIONS OR OTHER APPLICABLE COUNTY REVIEW PROCESSES SHOULD ANY ACTION TO ENFORCE ANY SUCH RESTRICTIONS REQUIRE REDESIGN OF THE PROJECT.

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY , TOWNSHIP 24 SOUTH, RANGE 35 EAST,BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THEEND OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11'53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

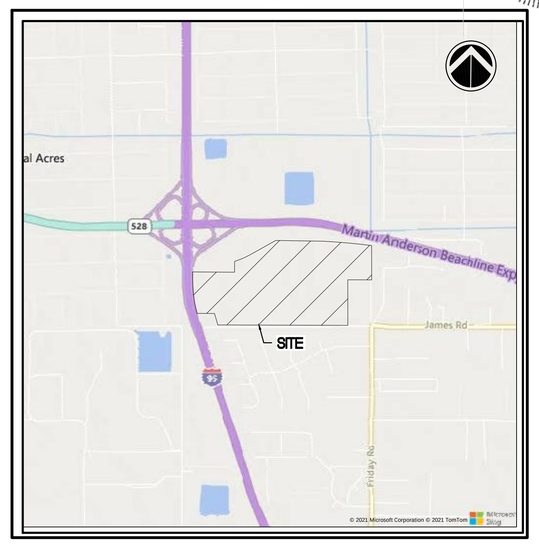
INDEX OF SHEETS

C001	COVER SHEET
C002	SYMBOLS AND ABBREVIATIONS
C003	GENERAL NOTES
C100	OVERALL SITE PLAN
C101-C102	SITE PLANS
L400 - L430	LANDSCAPE PLANS

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

ASHLEY STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
DAVID ASHLEY STOKES, P.E. No. 66527
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

VICINITY MAP
1" = 2,000'



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ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HOA	HOME OWNERS ASSOCIATION
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
NAWTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POLYPROPYLENE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81 / 80)
- RAILROAD TRACKS
- GAS MAIN (GAS)
- UNDERGROUND ELECTRIC (UE)
- UNDERGROUND TELEPHONE (UGT)
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND CABLE TELEVISION (CTV)
- EASEMENT

SANITARY

- SANITARY SEWER LINE (S)
- CLEANOUT
- FORCE MAIN (EX. FM)
- MANHOLE (S)

WATER & REUSE WATER

- WATER MAIN DIP PIPE (EX. WM)
- REUSE WATER MAIN (EX. RM)
- BACKFLOW PREVENTOR (B.F.P.)
- WATER VALVE (WV)
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE (D)
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- STATE ROADS (50)
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- SECTION CORNER (16 / 15 / 21 / 22)
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATELLITE DISH
- GUY WIRE
- HANDICAP PARKING
- SPOT ELEVATION (99.50)
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- PROPERTY LINE
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR (81 / 80)
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FORCE MAIN PVC PIPE
- MANHOLE

WATER & REUSE WATER

- WATER MAIN PVC PIPE
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- METER (M)
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER (BFP)
- SAMPLE POINT (SP)
- CEANOUT
- RECLAIM WATER MAIN
- DOUBLE RECLAIM WATER SERVICE

STORM DRAIN

- 100 LF STS 24 HDPE @ 0.20% — 100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHELENE PIPE @ 0.20%
- UNDERDRAIN 6" HDPE PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 000.00 — SPOT ELEVATION
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 — COUNTY ROADS
- 711-001 / C900 — DETAIL REFERENCE
- DUMPSTER
- FF=98.76 TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 — INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 / 15 / 21 / 22 — SECTION CORNER
- 50 — STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 901 / 24 — CROSS SECTION DETAIL

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
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SYMBOLS AND ABBREVIATIONS
FOR
WINDWARD PRESERVE AMENITY
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEERING LICENSE No. 66527 STATE OF FLORIDA — PROFESSIONAL ENGINEER — DANIEL J. STOKES
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

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JOB #	21074
DATE:	9/26/22
SCALE:	N/A
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

C002

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST LOCAL AGENCY DETAILS, THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE FDOT "DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.

2. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT DESIGN STANDARDS, LATEST EDITION.

3. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC., AS SHOWN ON THE PLANS, WITH THE EXCEPTION OF THE LOCATIONS OF EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO AND AT ALL AREAS OF CONFLICT WITH UTILITY PROVIDER MAINS, WHICH HAVE BEEN FIELD VERIFIED, HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.

3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP DREDGE AND FILL
   - FDEP NPDES GENERIC PERMIT FOR STORMWATERDISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES
   - FDOT DRIVEWAY CONNECTION
   - FDOT UTILITY
   - FDOT STORMWATER DISCHARGE CONNECTION
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION PERMIT FOR IMPACTS TO PROTECTED SPECIES
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)

4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.

5. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A LICENSED FLORIDA PROFESSIONAL LAND SURVEYOR (P.L.S.) AT CONTRACTOR'S EXPENSE.

6. DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS TO THE ENGINEER AND OWNER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.

9. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE PRELIMINARY SUBDIVISION PLAN / DEVELOPMENT PLAN AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.

10. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.

11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FDOT, AND LOCAL AGENCY APPROVED PROCEDURES.

12. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

13. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.

14. CONTRACTOR SHALL COMPLY WITH ALL LOCAL AGENCY REQUIREMENTS FOR INSPECTION AND TESTING.

15. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER LOOP SENSORS PULL BOXES, CONDUIT TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

17. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.

18. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO, WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.

19. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE ENGINEER WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.

20. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER/OWNER'S REPRESENTATIVE SHALL BE REPORTED TO ENGINEER/OWNER/OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK THAT IS NOT AUTHORIZED BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE.

21. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

22. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS BY ENGINEER/OWNER/OWNER'S REPRESENTATIVE IN WRITING.

23. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE PLAT(S), ROAD CENTERLINE GEOMETRY, AND BUILDING COORDINATES PROVIDED IN THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION.

24. CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS SHOWN HEREIN WITH THOSE IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKEOUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.

25. CONTRACTOR IS TO COPY THE CITY WITH ALL MATERIALS TESTING PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

26. CONTRACTOR TO VIDEO OR OTHERWISE DOCUMENT THE EXISTING CONDITIONS ON RIGHT-OF-WAYS AND ADJACENT PARCELS TO AVOID HAVING TO REPAIR DAMAGES NOT CAUSED DURING CONSTRUCTION.

PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND LOCAL AGENCY SPECIFICATIONS. THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE GRADING PLAN.

2. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).

3. EXCAVATION, PAVING, AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH FDOT "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, AND LOCAL AGENCY SPECIFICATIONS.

4. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.

5. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.

6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF ENGINEER. ENGINEER HAS RELIED ON THE GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER /OWNER'S REPRESENTATIVE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF GEOTECHNICAL INFORMATION.

7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED. BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE.

8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.

9. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT, UNLESS OTHERWISE SPECIFIED.

10. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN STORM PIPES AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.

11. ALL PUBLIC STORM PIPE MATERIALS SHALL BE REINFORCED CONCRETE PIPE (RCP) ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

12. ALL PRIVATE STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
    - 12.1. DIAMETERS LESS THAN OR EQUAL TO 12-INCH SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE
    - 12.2. DIAMETERS GREATER THAN OR EQUAL TO 15-INCH SHALL BE HIGH PERFORMANCE POLYPROPYLENE (HP) PIPE.

13. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

14. ALL STORM SYSTEM MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.

15. THE CONTRACTOR SHALL USE CONCRETE WITH A MINIMUM 28 DAY STRENGTH OF 3,000 P.S.I..

16. ALL SIDEWALK WIDTHS SHALL BE AS NOTED ON THE SITE PLAN AND SHALL HAVE 1-INCH DEEP CONTRACTION JOINTS EVERY 5-FEET AND AN EXPANSION JOINT EVERY 20-FEET (MINIMUM). MAXIMUM SIDEWALK CROSS SLOPES SHALL BE 2.00% AND MAXIMUM SIDEWALK RUNNING SLOPES SHALL BE 5.00% EXCEPT AT RAMP LOCATIONS. MAXIMUM RAMP SLOPES SHALL BE 8.33%.

17. PROVIDE FDOT TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.

18. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO THE LOCAL AGENCY AS SOON AS THEY ARE GENERATED. CLEARANCE FROM THE LOCAL AGENCY SHALL BE RECEIVED PRIOR TO PAVING.

19. THE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED TO AND APPROVED BY THE LOCAL AGENCY'S ENGINEER.

20. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.

21. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER BASE COMPLETION.

22. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.

23. ROADWAY MARKING, STRIPING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), INCLUDING SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY THE USDOT FEDERAL HIGHWAY ADMINISTRATION AS WELL AS FDOT AND LOCAL AGENCY STANDARDS AND SPECIFICATIONS.

24. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.

25. PAVEMENT RETURN RADII SHALL BE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

26. POND SLOPES AND BERMS SHALL BE SODDED TO TWO (2) FEET BELOW THE NORMAL WATER LINE (N.W.L.). IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.

27. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.

28. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO LANDSCAPE ARCHITECT.

29. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS, OR APPROVED EQUAL, WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS. DOMED GRATES SHALL BE PROVIDED IN NON-SODDED AREAS.

30. ALL FIRE HYDRANT LOCATIONS SHALL BE MARKED BY PLACING BLUE REFLECTIVE PAVEMENT MARKERS IN THE CENTER OF THE NEAREST TRAVEL LANE.

31. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.

32. FINISHED FLOOR ELEVATION IS TYPICALLY 8" INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.

33. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.

34. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET TOPS AND TYPE 'J' OR 'P' STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.

35. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

36. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. THE FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX 199, TYPE D-3, A.O.S. 70-100. INSTALL PER FDOT INDEX 280. PROVIDE A MINIMUM 12" OVERLAP

37. CLEAN THE SURFACE TO BE PRIMED AND ENSURE THAT THE MOISTURE OF THE BASE DOES NOT EXCEED 90% OF THE OPTIMUM MOISTURE. ENSURE THAT THE TEMPERATURE OF THE PRIME COAT IS AT 150 DEGREES. APPLY THE PRIME COAT WITH A PRESSURE DISTRIBUTOR. THE PROPER APPLICATION SPREAD RATE WILL BE AT 1% WHICH IS SUFFICIENT TO COAT THE BASE MATERIAL UNIFORMLY WITH NO EXCESS. ALSO, SECTION 311-5.2: APPLY SAND UNIFORMLY AND FREE OF FOREIGN MATERIALS. THEN ROLL THE ENTIRE PRIMED AND SANDED AREA WITH A RUBBER TIRE TRAFFIC ROLLER. PRIOR TO PUTTING DOWN THE ASPHALT, SWEEP THE ENTIRE AREA OF EXCESS SAND TO PREPARE FOR PAVING.

SANITARY SEWER

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

2. GRAVITY SEWER PIPE SHALL BE SDR35 PVC AND SHALL MEET ASTM D3034, UNLESS OTHERWISE SPECIFIED.

3. ALL SANITARY SERVICE LATERALS SHALL BE 6-INCH DIAMETER PVC AND SHALL END WITH A CLEAN OUT.

4. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.

5. ALL SANITARY SEWER MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48-INCHES AND A MINIMUM ACCESS DIAMETER OF 24-INCHES.

6. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

7. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/ LATERALS AND WATER MAINS/SERVICES, SEE WATER NOTES ON THIS SHEET AND FDEP SEPARATION TABLE ON UTILITY PLAN.

8. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH, AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.

9. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. INFILTRATION SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF LENGTH, OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS OF TIME. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES, AND ORDINANCES OF THE WASTEWATER TRANSMISSION AUTHORITY INCLUDING ADVANCED NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.

10. MADDEN, MOORHEAD & STOKES, INC. SHALL BE NOTIFIED A MINIMUM OF FIVE (5) FULL WORKING DAYS PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER, PHONE (407)-629-8330.

11. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF COMPLETION OF SEWER CONSTRUCTION.

12. CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF BASE COURSE.

13. MINIMUM SLOPE ON ALL SANITARY SEWER GRAVITY MAINS SHALL BE IN ACCORDANCE WITH UTILITY PROVIDER'S STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.

14. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.

15. MARK RESIDENTIAL LATERALS WITH 6-FOOT HIGH PIECE OF 2"x4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRESSED IN THE CURB.

16. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.

17. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EVEN TRANSITION IS MAINTAINED WHERE ASPHALT PAVING ABUTS MANHOLE/VALVE COVERS IN PAVED AREAS. AT EACH OF THESE LOCATIONS THE CONTRACTOR SHALL POUR AN 8-INCH THICK CONCRETE APRON AROUND THE MANHOLE/VALVE COVER A MINIMUM OF 4'x4' AT MANHOLES, AND 2'x2' AT VALVE COVERS LEVEL WITH THE FINAL LIFT OF ASPHALT.

18. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.

19. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.

20. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SLOPES SHALL BE IN ACCORDANCE WITH THE GREATER OF FDEP OR THE UTILITY PROVIDER'S MINIMUM CRITERIA. ANY LINE NOT MEETING MINIMUM SLOPES SHALL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.

21. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SHALL BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.

22. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.

23. WATER-TIGHT MANHOLE COVERS SHALL BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.

WATER

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH LOCAL AGENCY STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS.

2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH LOCAL AGENCY STANDARDS.

3. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.

4. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.

5. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.

6. SITE UTILITY WORK SHALL TERMINATE 5-FEET FROM BUILDINGS UNLESS OTHERWISE STATED.

7. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

8. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS, WHERE POSSIBLE.

9. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
   - 9.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   - 9.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

10. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
    - 10.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    - 10.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
    - 10.3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
    - 10.4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

11. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 8 AND 9 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

12. WATER LINES 2-INCHES, OR LESS, IN DIAMETER SHALL BE POLYETHYLENE TUBING.

13. WATER LINES 4-INCH TO 12-INCH IN DIAMETER SHALL BE NSF LOGO PVC PIPE CONFORMING TO AWWA C-900 AND BE DR-18.

14. ALL FITTINGS SHALL BE DUCTILE IRON (D.I.) OR GRAY IRON MECHANICAL JOINTS WITH A MINIMUM PRESSURE RATING OF 250 P.S.I. CONFORMING TO ANSI A-21.10 / AWWA C-110, OR D.I. COMPACT FITTINGS FOR DIAMETERS 4-INCH TO 12-INCH CONFORMING TO ANSI A-21.53 / AWWA C-153.

15. FROM THE POINT OF SERVICE (P.O.S.) FORWARD AS DESIGNATED BY F.S. 633, FIRE SUPPLY PIPE SHALL BE DR-14 AND TESTED AT 200 PSI FOR TWO HOURS.

16. GATE VALVES SHALL CONFORM TO AWWA C-509-87, WITH WRENCH NUT EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED AND SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.

17. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.

18. SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, LATEST EDITION.

19. NEW FIRE HYDRANTS SHALL BE INSTALLED SO THAT 5-1/4" INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANTS SHALL BE POSITIONED NOT MORE THAN 5 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.

20. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.

21. THE CONTRACTOR SHALL SUPPLY COMPLETE AS-BUILT INFORMATION RELATIVE TO LOCATION AND ELEVATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE WATER LINE CONSTRUCTION.

22. CONTRACTOR SHALL COORDINATE ALL UTILITIES SYSTEMS TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE PROVIDING MINIMUM NOTICE OF FIVE (5) WORKING DAYS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.

23. NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DUTILITY PROVIDERMENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. (I.E. FIRE FLOW TEST SHALL BE PERFORMED)

24. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THE LESSOR OF THOSE RECOMMENDED BY THE PIPE MANUFACTURER OR UTILITY PROVIDER'S CONSTRUCTION SPECIFICATIONS.

25. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(21)(B)3, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

26. MARK RESIDENTIAL SERVICES WITH 6-FOOT HIGH PIECE OF 2"x4" PLANK PAINTED BLUE WITH LOT NUMBER CLEARLY MARKED AND A 'W' IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS PROVIDED WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.

27. PIPE MATERIALS:
    PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 P.S.I. AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.
    PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.
    DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.
    DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.

28. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITY PROVIDER. ALL VALVES SHALL BE OPERATED BY UTILITY PROVIDER PERSONNEL ONLY.

29. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.

30. NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6-INCH AND SHALL INCLUDE AN AUXILIARY VALVE.

31. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF A LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

32. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.

33. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION OF PAYMENT FOR ANY PORTION OF THE UTILITIES PIPE WORK WHICH HAS NOT BEEN TESTED, OBSERVED BY ENGINEER, AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

RECLAIMED WATER

1. POLYVINYL CHLORIDE PLASTIC PIPE (PVC) 4-INCH THROUGH 12-INCH SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C900 (LATEST EDITION) AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE A DR (DIMENSION RATIO) OF 18. PIPE SHALL BE PURPLE AND LABELED "RECLAIMED WATER" OR "NON POTABLE WATER" PROMINENTLY ON EACH PIPE JOINT. JOINTS SHALL BE OF THE PUSH-ON TYPE AND COUPLINGS SHALL CONFORM TO ASTM D3139 DR18 PIPE.

2. DUCTILE IRON PIPE (DIP) SHALL BE STANDARD PRESSURE CLASS 350 IN SIZES 4-INCH THROUGH 12-INCH AND CONFORM TO ANSI/AWWA C150/A21.50 (LATEST EDITION). ALL DUCTILE IRON PIPE SHALL HAVE CEMENT MORTAR LINING AS SPECIFIED IN ANSI/AWWA C104/A21.4 (LATEST EDITION). PIPE JOINTS SHALL BE OF THE PUSH-ON RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA C111/A21.11 (LATEST EDITION).

3. PIPE SIZES GREATER THAN 12" IN BOTH PVC AND DUCTILE IRON SHALL BE SEPARATELY SPECIFIED ON THE PLANS; WITH THICKNESS CLASSES TO BE SHOWN BASED ON WORKING PRESSURES, PIPE DEPTH AND TRENCH CONDITIONS.

4. COMPACT FITTINGS FOR DUCTILE IRON PIPE AND PVC C900 PIPE SHALL BE DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/A21.53 (LATEST EDITION) AND SHALL BE CEMENT LINED IN CONFORMANCE WITH ANSI/AWWA C104/A21.4 (LATEST EDITION). 350 PSI MINIMUM PRESSURE RATING.

5. GATE VALVES SHALL BE RESILIENT SEAT AND SHALL CONFORM TO ANSI/AWWA C509 (LATEST EDITION) WITH 2-INCH SQUARE WRENCH NUT, EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. MANUFACTURER'S CERTIFICATION OF THE VALVES' COMPLIANCE WITH AWWA C509 (LATEST EDITION) AND TESTS LISTED THEREIN WILL BE REQUIRED. VALVES SHALL BE CLOW, MUELLER, KENNEDY, M&H, AMERICAN DARLING, OR APPROVED EQUAL.

6. VALVE BOX PADS SHALL BE 18"x18"x4" THICK CONCRETE WITH FOUR (4) REINFORCING BARS. PAD IS TO BE SET AT FINISH GRADE.

7. UNDERGROUND VALVE IDENTIFICATION (UVI) MARKERS SHALL BE PROVIDED AT EACH VALVE LOCATION. MARKERS SHALL BE 3-INCH DIAMETER AND 1/8-INCH THICK SOLID HARD BRASS WITH 1/4-INCH ROD ANCHOR WITH "TAMPER-PROOF" HOOK END. SURFACE SHALL BE ENGRAVED WITH 1/4-INCH TO 3/8-INCH CAPITAL LETTERS APPROXIMATELY .015-INCH DEEP - HAND PUNCHED LETTERS NOT ACCEPTABLE. FOR MARKER TEXT, REFER TO UNDERGROUND VALVE MARKER DETAIL. SURFACE GROUND SMOOTH AND EPOXY COATED TO PREVENT TARNISHING. MARKERS ARE TO BE WAGCO MARKERS, OR APPROVED EQUAL.

8. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504 (LATEST EDITION), CLASS 150. VALVES SHALL BE DUCTILE IRON, RESILIENT SEAT, AND BE MANUFACTURED BY KENNEDY, MUELLER, M&H, AMERICAN DARLING, OR APPROVED EQUAL. BUTTERFLY VALVES TO BE USED FOR SIZES GREATER THAN 12-INCH.

9. AIR RELEASE VALVES SHALL BE PLACED AT HIGH POINTS OF THE TRANSMISSION MAIN TO PERMIT ESCAPE OF TRAPPED AIR. THE VALVE SIZE, LOCATION, AND METHOD OF INSTALLATION SHALL BE INDICATED ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER. AIR RELEASE VALVES SHALL BE VALMATIC OR APPROVED EQUAL.

10. VALVE BOXES ON BURIED RECLAIMED WATER SHALL BE ADJUSTABLE, CAST IRON CONSTRUCTION, WITH A MINIMUM INTERIOR DIAMETER OF 5-INCH WITH COVERS CAST WITH THE INSCRIPTION IN LEGIBLE LETTERING ON THE TOP: RECLAIMED WATER. BOXES SHALL BE SUITABLE FOR THE APPLICABLE SURFACE LOADING AND VALVE SIZE, AND SHALL BE MANUFACTURED BY MUELLER COMPANY, MODEL 10364, OR APPROVED EQUAL.

11. PIPE INSTALLATION OF PVC RECLAIMED WATER MAIN SHALL BE IN CONFORMANCE WITH ASTM D2774 (LATEST EDITION). INSTALLATION OF DUCTILE IRON PIPE RECLAIMED WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C600 (LATEST EDITION).

12. RECLAIMED WATER SYSTEM PIPES SHALL BE INSTALLED SO AS TO GIVE A MINIMUM HORIZONTAL SEPARATION OF 5 FEET (CENTER OF PIPE TO CENTER OF PIPE) FROM POTABLE WATER LINES AND MINIMUM 3-FOOT SEPARATION FORM OUTSIDE WALL TO OUTSIDE WALL AS WELL AS 18-INCH VERTICAL SEPARATION. IN THE CASE OF A CONFLICT WHERE THESE SEPARATIONS CANNOT BE MAINTAINED THE REUSE MAIN SHALL BE UPGRADED TO DIP.

13. COMPACTED BACKFILL SHALL BE TO 98 % MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVEMENTS WITH 12-INCH MAXIMUM LIFT THICKNESS. OTHER COMPACTION OF BACKFILL SHALL BE TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH 12-INCH MAXIMUM LIFT THICKNESS. SEE PIPE TRENCHING DETAILS.

14. MINIMUM COVER OVER ALL PIPE SHALL BE 36-INCHES FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

15. INDICATOR TAPE SHALL BE BURIED IN THE RECLAIMED WATER MAIN TRENCH 18-INCH DIRECTLY ABOVE THE MAIN. A CONTINUOUS COPPER DETECTOR WIRE SHALL BE ATTACHED AS SHOWN ON THE PIPE DETECTOR WIRE MARKER DETAIL. INDICATOR TAPE SHALL CALL OUT THAT A RECLAIMED OR NON POTABLE SYSTEM IS BELOW. PIPE SHALL BE COLOR CODED PURPLE IN ADDITION TO MARKINGS. SIGNS IN ENGLISH, SPANISH, AND INTERNATIONAL SYMBOLS SHALL BE INSTALLED NOTING THAT NO DRINKING IS ALLOWED. CONTINUITY CHECK WILL BE PERFORMED AND MUST BE ACCEPTABLE.

16. ALLOWABLE LEAKAGE FOR PVC PRESSURE MAINS WILL BE IN ACCORDANCE WITH AWWA M23.

17. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC AND LEAKAGE TESTING. CONTRACTOR SHALL CONTACT LOCAL AGENCY, UTILITY PROVIDER, AND ENGINEER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION. NO TESTING WILL BE SCHEDULED ON A MONDAY OR FRIDAY.

18. THE RECLAIMED WATER SYSTEM SHALL BE TESTED FOR LEAKAGE AT 150 PSI FOR TWO (2) HOURS PER UTILITY PROVIDER STANDARDS.

19. ALL RECLAIMED WATER PIPES SHALL BE INSTALLED USING WATER PIPE CRITERIA. MAINS SHALL BE CLASS 52 D.I. PIPE. IF 24-INCHES TO 30-INCHES OF COVER IS PROVIDED AND CLASS 51 IF 30-NICHES TO 36-INCHES OF COVER IS PROVIDED.

20. SIGNS SHALL BE POSTED IN THE VICINITY OF PUBLIC RECLAIMED WATER RECLAIMED WATER IRRIGATION SYSTEMS, ADVISING THE PUBLIC THAT RECLAIMED WATER IS PRACTICED.

FDOT

1. MAINTENANCE OF TRAFFIC SHALL BE PER 2022-23 FDOT STANDARD PLANS INDEX Nos. 102-601 AND 102-602.

2. ALL STRIPING AND MARKING TO BE INSTALLED PER 2022-23 FDOT STANDARD PLANS INDEX No. 711-001. ALL STRIPING SHALL BE THERMOPLASTIC.

3. CONCRETE SIDEWALKS, CURBS, AND CURB RAMPS TO BE INSTALLED PER 2022-23 FDOT STANDARD PLANS INDEX Nos. 520-001, 522-001, 522-002.

4. CONTRACTOR TO INSTALL SOD AT ALL AREAS DISTURBED BY CONSTRUCTION WITHIN RIGHT OF WAY.

5. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS ARE TO BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

6. INTERSECTION CLEAR SIGHT AREAS ARE DESIGNED PER 2022 FDOT DESIGN MANUAL SEC. 212.11.

7. REMOVE EXISTING STRIPING AS NEEDED TO ACCOMODATE FOR NEW STRIPING

8. PEDESTRIAN MOT SIGNAGE TO BE PROVIDED PER 2022-23 FDOT STANDARD PLANS INDEX NO. 102-660.

9. ALL CONSTRUCTION IN THE FDOT RIGHT OF WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDICES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

FIRE

PLANS SHALL BE IN ACCORDANCE WITH
THE 6TH EDITION OF THE FLORIDA FIRE PREVENTION
CODE;
NFPA 101, 2015 EDITION
NFPA 1, 2015 EDITION
NFPA 14, 2013 EDITION
NFPA 24, 2013 EDITION
NFPA 13, 2013 EDITION

1. FIRE HYDRANT(S) AND A STABILIZED WEATHER RESISTANT ROAD BASE SHALL BE REQUIRED BEFORE GOING VERTICAL WITH CONSTRUCTION. THERE SHALL BE NO CONCERNS FOR FIRE APPARATUS TO BE ABLE TO DRIVE THROUGH THE SITE EVEN DURING RAINY CONDITIONS. ROAD WIDTH SHALL BE AT LEAST 20 FEET WIDE AND 14 FEET ABOVE WITH NO OVERHEAD OBSTRUCTIONS.

2. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE ANGLE OF APPROACH AND DEPARTURE FOR ANY MEANS OF FIRE DEPARTMENT ACCESS ROAD SHALL NOT EXCEED 1 FT DROP IN 20 FT OR THE DESIGN LIMITATIONS OF THE FIRE APPARATUS OF THE FIRE DEPARTMENT AND SHALL BE SUBJECT TO APPROVAL BY THE FIRE DEPARTMENT.

3. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150 FT FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. WHEN BUILDINGS ARE PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THAT IS INSTALLED IN ACCORDANCE WITH NFPA 13, NFPA 13D, OR NFPA 13R, THE DISTANCE IN SHALL BE PERMITTED TO BE INCREASED TO 450 FT.

4. ALL FIRE SPRINKLER SYSTEMS INSTALLED IN ANY AREA THAT IS SUBJECT TO TEMPERATURES OF 40 DEGREES OR LOWER SHALL BE INSTALLED AS A DRY PIPE OR ANTIFREEZE SYSTEM PER NFPA. APPROVALS WILL NOT BE GIVEN TO NON-CLIMATE-CONTROLLED FIRE SPRINKLER SYSTEM INSTALLS THAT DO NOT MEET THESE REQUIREMENTS. FIRE SPRINKLER SYSTEMS SHALL ALSO HAVE FLOOR ISOLATION CONTROL VALVES INSTALLED FOR EVERY MULTI-STORY STRUCTURE.

SPECIAL PURPOSE

1. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

DEMOLITION NOTES:

1. THE SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR, PRIOR TO COMMENCEMENT OF THE WORK, TO DETERMINE THE FULL SCOPE OF WORK INVOLVED AND ITS RELATION TO ANY OTHER WORK IN THE AREA, PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING POSSIBLE INTERFERENCE FROM OTHER SIDE ACTIVITIES.

2. ALL ACTIONS REQUIRED BY LAW SHALL BE ACCOMPLISHED PRIOR TO PERMITTING AND ALL PERMITS REQUIRED BY LAW SHALL BE ACQUIRED, AT THE EXPENSE OF THE CONTRACTOR, PRIOR TO DEMOLITION. ALL PERMITS SHALL BE PROMINENTLY POSTED OR DISPLAYED DURING THE DEMOLITION PROCESS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY AND ALL DEBRIS FROM THE JOB SITE DURING AND AFTER THE PERFORMANCE OF THE WORK. DEBRIS REMOVAL IS DEFINED AS THE REMOVAL, FROM A DEMOLITION SITE, OF DEBRIS RESULTING DIRECTLY FROM THE DEMOLITION. SUCH DEBRIS MAY CONSIST, BUT NOT BE LIMITED TO, PILES OF TRASH, BOARDS, SHINGLES, FALLEN TREES, WOODPILES, ETC. THE CHARGE FOR REMOVING SUCH DEBRIS SHALL INCLUDE ALL EXPENSES ASSOCIATED WITH ITS REMOVAL.

4. ALL MATERIALS DEEMED NON-HAZARDOUS SHALL BE TRANSPORTED AND DISPOSED OF BY THE CONTRACTOR AT AN APPROVED LANDFILL FACILITY.

5. THE CONTRACTOR SHALL ASSURE THAT ALL UTILITIES HAVE BEEN DISCONNECTED AND ALL UTILITY LINES ARE REMOVED FROM THE PROPERTY, IF APPLICABLE, PRIOR TO COMMENCEMENT OF ANY WORK.

6. THE CONTRACTOR SHALL PROVIDE FLAGMAN'S TRAFFIC CONTROL AND SAFETY AT ANY TIME THE DEMOLITION REQUIRES THE BLOCKING OF ANY ROAD OR HIGHWAY FOR ANY LENGTH OF TIME. THIS SHALL INCLUDE THE LOADING AND UNLOADING OF HEAVY EQUIPMENT. A COUNTY OR STATE R/W USE PERMIT IS REQUIRED FOR ANY WORK, INCLUDING EQUIPMENT CIRCULATION, ETC. WITHIN THE APPROPRIATE JURISDICTIONAL AREAS.

7. SALVAGING OF ANY PROPERTY SHALL BE THE PRIVILEGE OF THE CONTRACTOR; HOWEVER NO PERSON OR PERSONS OTHER THAN THE CONTRACTOR MAY SALVAGE ANY PROPERTY WHILE DEMOLITION IS IN PROCESS.

8. THE CONTRACTOR SHALL ASSUME ANY AND ALL LIABILITY FOR PERSONS AND PROPERTY DIRECTLY ON THE DEMOLITION SITE DURING THE DEMOLITION PROCESS.

9. ANY KNOWN WATER WELL LOCATED ON THE PROPERTY SHALL BE HANDLED BY ALL APPLICABLE CODES AND REGULATIONS.

10. THE CONTRACTOR SHALL FILL THE PROPERTY WITH CLEAN FILL DIRT IN ORDER TO MAINTAIN A LEVELED AND GRADED APPEARANCE. THE COST FOR FILL DIRT SHALL INCLUDE ALL COSTS ASSOCIATED WITH PROVIDING THE FILL DIRT.

11. ALL FILL DIRT REMAINING AFTER DEMOLITION SHALL BE LEFT ON SITE FOR FINAL DISPOSITION.

12. THE CONTRACTOR SHALL LOCATE, DRAIN AND CRUSH IN PLACE ANY SEPTIC TANK(S) ON SITE. THE SEPTIC TANK DEBRIS SHALL BE COMPLETELY REMOVED. SEPTIC TANK(S) REMOVAL SHALL INCLUDE PUMPING OF DRAIN FIELD. THIS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS, CODES AND ORDINANCES.

13. THE CONTRACTOR SHALL ENSURE THAT NO RUBBLE IS BURIED ON SITE.

14. ALL STRUCTURES SHALL BE DEMOLISHED USING THE "WET METHOD" WITHOUT EXCEPTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND/ OR FURNISH THE NECESSARY WATER TO ACCOMPLISH THIS REQUIREMENT.

15. THE BOARDING UP OF STRUCTURES SHALL CONSIST OF THE BOARDING OF DOORS, WINDOWS AND ANY OTHER ENTRANCE/EGRESS POINT(S) INCLUDING, BUT NOT LIMITED TO, GARAGE DOOR OPENINGS, SLIDING GLASS DOORS, ETC.

16. THE BOARDING UP OF STRUCTURES SHALL BE ACCOMPLISHED BY AFFIXING THE PLYWOOD BOARDS, (CUT TO OPTIMUM SIZE) TO ALL AREAS AS SPECIFIED ABOVE, AND SHALL BE SCREWED INTO DOOR/ WINDOW FRAMES IN SUCH A MANNER AS TO PREVENT/ HINDER ENTRANCE TO THE STRUCTURE. EACH PLYWOOD BOARD (SHEET) SHALL BE AT LEAST (3) PLY, FOUR (4') FOOT BY EIGHT (8') FOOT AND ONE HALF (1/2) INCH THICK. THE BOARDING UP OF STRUCTURES SHALL TAKE PLACE IN ACCORDANCE WITH ALL STATE, COUNTY, AND LOCAL LAWS, REGULATIONS AND ORDINANCES.

17. IT IS UNDERSTOOD THAT ACTIONS MAY BE TAKEN BY A PERSON OR PERSONS TO ACCESS THE STRUCTURE AFTER IT IS BOARDED UP. THE BOARDING UP OF STRUCTURES SHALL BE ACCOMPLISHED SO AS TO MAKE THIS POSSIBILITY AS DIFFICULT AS POSSIBLE. SHOULD A BOARDED UP AREA BE BREACHED, THE CONTRACTOR, UPON NOTIFICATION BY THE OWNER/ DEVELOPER, SHALL RETURN TO THE STRUCTURE AND AFFIX NEW BOARDS TO THE AREA OR AREAS AFFECTED. IF DEEMED NECESSARY OR PRUDENT BY THE CONTRACTOR, THE APPROPRIATE LAW ENFORCEMENT AGENCY SHALL BE NOTIFIED IN ORDER TO ASSURE THAT THE STRUCTURE IS NOT OCCUPIED PRIOR TO THE RE-BOARDING PROCESS.

18. IF REQUESTED BY THE OWNER/ DEVELOPER, THE CONTRACTOR SHALL AFFIX, AT NO ADDITIONAL COST. "NO TRESPASSING" SIGNAGE TO THE BOARDED UP STRUCTURE SO AS TO ACHIEVE MAXIMUM VISIBILITY.

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GENERAL NOTES
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

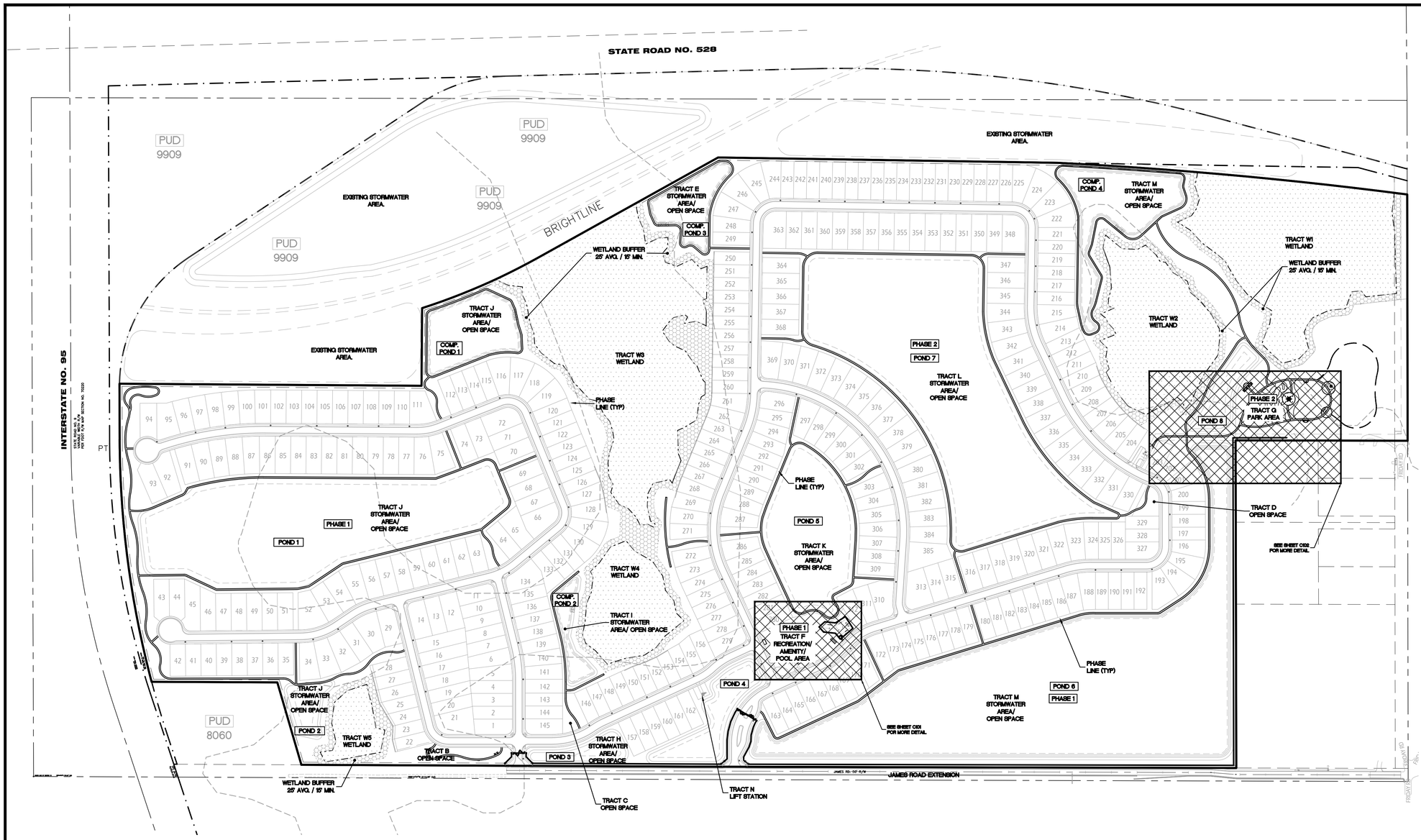
TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER IN CHARGE: DAVID A. STOKES, P.E. No. 66527
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

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JOB #: 21074
DATE: 9/26/22
SCALE: N/A
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

C003



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

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CIVIL ENGINEERS
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Maitland, Florida 32751
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OVERALL SITE PLAN
FOR
WINDWARD PRESERVE AMENITY
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

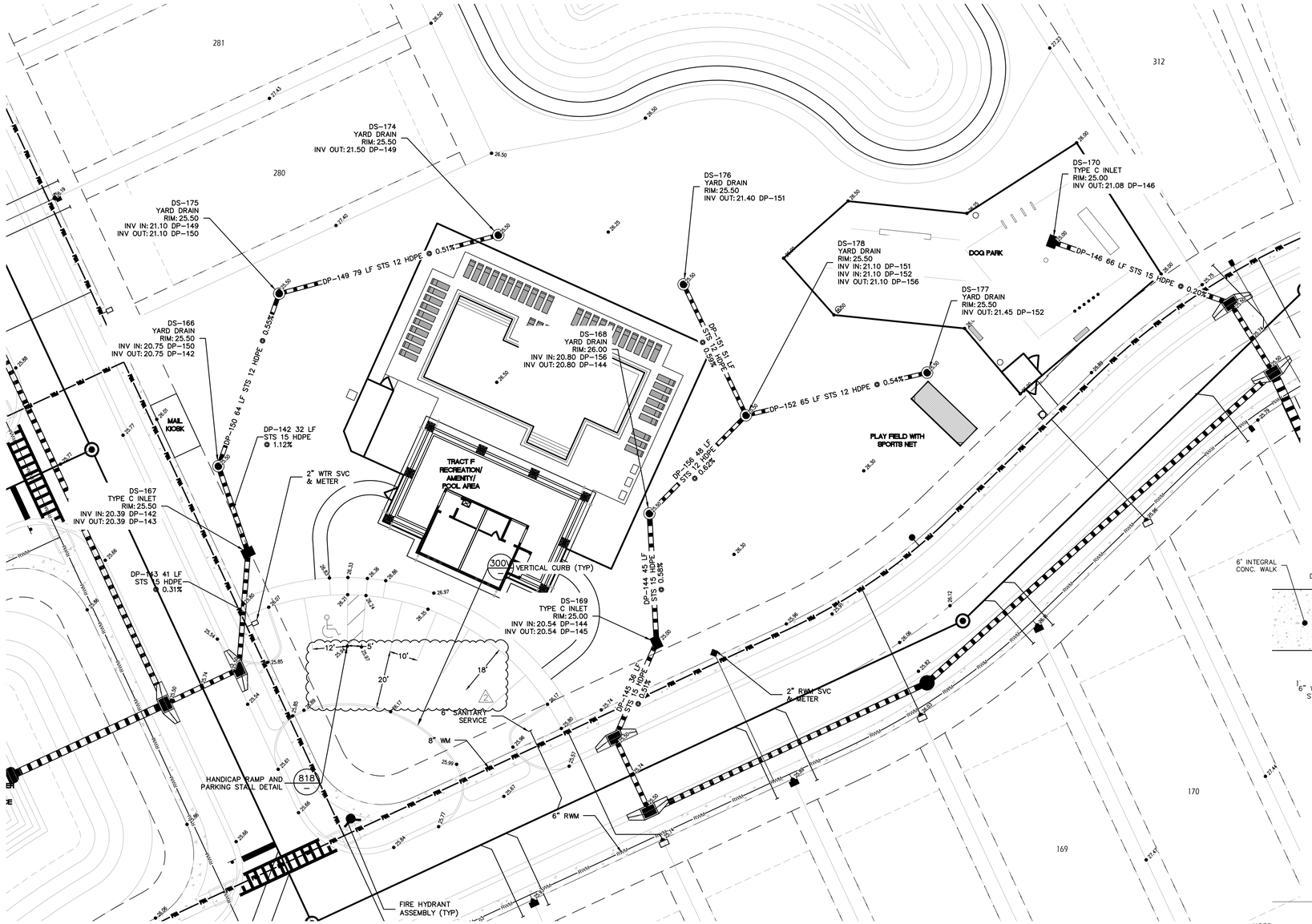
ENGINEER: JOSHUA D. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007223

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DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

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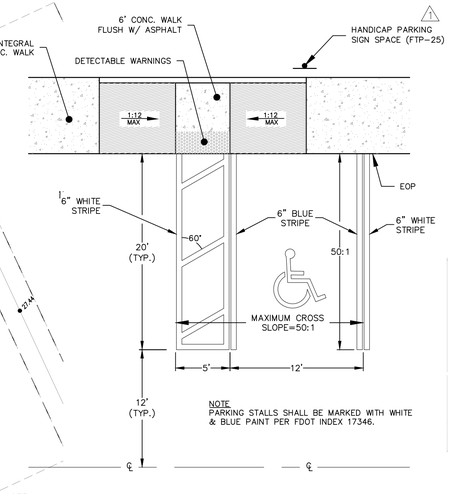
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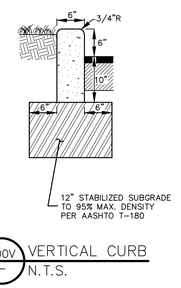
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



NOTE
PARKING STALLS SHALL BE MARKED WITH WHITE & BLUE PAINT PER FDOT INDEX 17346.



300V — VERTICAL CURB
N.T.S.

NOTE:
1. ACCESSIBILITY:
   A. IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 4.1.3 SECTION (1), DATED OCT. 1997 AT LEAST ONE ACCESSIBLE ROUTE COMPLYING WITH 4.3 SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY. DOORS ACCESSING THE BUILDING MUST BE DEPICTED ON SITE PLAN. RAMP DETAILS WITH SLOPE INFORMATION SHALL BE DEPICTED ON SITE PLAN.
   B. THE LOCATION OF HANDICAPPED PARKING STALLS, LOADING ZONES, SIDEWALKS AND RAMPS ON SITE SHALL MEET CHAPTER 316.1955 OF THE FLORIDA ACCESSIBILITY CODE. RAMPS SHALL NOT EXCEED 12:1 SLOPES PARKING SPACE AND AISLE SHALL NOT EXCEED 50:1 CROSS-SLOPE. (TLO 11-16-96) 12-11-96

NOTE: (HANDICAP SIGN ONLY)
1. ALL LETTERS SHALL BE BLACK AND SHALL CONFORM TO FDOT "DESIGN STANDARDS".
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. BOTTOM OF SIGN SHALL BE 7' ABOVE GROUND IN ACCORDANCE WITH FDOT "DESIGN STANDARDS".



818 — HANDICAP RAMP AND PARKING STALL DETAIL
N.T.S.

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SITE PLAN
FOR
WINDWARD PRESERVE AMENITY
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2800 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER: DANIEL J. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1	10/27/23	REVISED PER CITY COMMENTS
2	11/20/23	REVISED PER CITY COMMENTS
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JOB #	21074
DATE:	9/26/22
SCALE:	1" = 20'
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

C101

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

N

DS-182
YARD DRAIN
RIM: 23.50
INV IN: 19.40 DP-159
INV OUT: 19.40 DP-160

DS-181
YARD DRAIN
RIM: 23.50
INV IN: 20.05 DP-158
INV OUT: 20.05 DP-159

DP-159 120 LF STS 12 HDPE @ 0.54%

DS-180
YARD DRAIN
RIM: 23.50
INV IN: 20.35 DP-157
INV OUT: 20.35 DP-158

DP-158 75 LF STS 12 HDPE @ 0.53%

DS-183
YARD DRAIN
RIM: 23.50
INV IN: 18.95 DP-160
INV OUT: 18.95 DP-161

DP-160 89 LF STS 12 HDPE @ 0.51%

DS-164
TYPE C INLET
RIM: 24.50
INV IN: 18.45 DP-167
INV IN: 18.45 DP-161
INV OUT: 15.00 DP-141

DP-161 93 LF STS 12 HDPE @ 0.54%

DP-141 76 LF STS 24 HDPE @ 2.63%

DP-157 75 LF STS 12 HDPE @ 0.53%

PARK TO INCLUDE PLAY STRUCTURES FOR ALL AGE RANGES.

DS-188
YARD DRAIN
RIM: 23.50
INV OUT: 20.25 DP-166

DS-179
YARD DRAIN
RIM: 23.60
INV OUT: 20.75 DP-157

TRACT Q
PARK AREA

DP-167 70 LF STS 12 HDPE @ 1.00%

DP-166 80 LF STS 12 HDPE @ 1.57%

DS-185
YARD DRAIN
RIM: 23.60
INV OUT: 20.75 DP-163

POND 8

TRACT M
STORMWATER AREA/ OPEN SPACE

DP-165 215 LF STS 12 HDPE @ 0.51%

DP-163 75 LF STS 12 HDPE @ 0.73%

DP-164 140 LF STS 12 HDPE @ 0.50%

DP-162 106 LF STS 12 HDPE @ 0.52%

DS-184
YARD DRAIN
RIM: 23.60
INV OUT: 20.75 DP-162

12" WM

6" RWM

6" FM

25' UTILITY EASEMENT

DS-189
YARD DRAIN
RIM: 23.50
INV IN: 19.15 DP-165
INV IN: 19.15 DP-166
INV OUT: 19.15 DP-167

DS-187
YARD DRAIN
RIM: 23.50
INV IN: 19.50 DP-164
INV OUT: 19.50 DP-165

DS-186
YARD DRAIN
RIM: 23.50
INV IN: 20.20 DP-162
INV IN: 20.20 DP-163
INV OUT: 20.20 DP-164

TRACT M
STORMWATER AREA/ OPEN SPACE

POND 6

20'

R20'

204 203 202 201 200

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SITE PLAN
FOR
WINDWARD PRESERVE AMENITY
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
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407-629-0077

ENGINEER'S SEAL: DAVID R. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

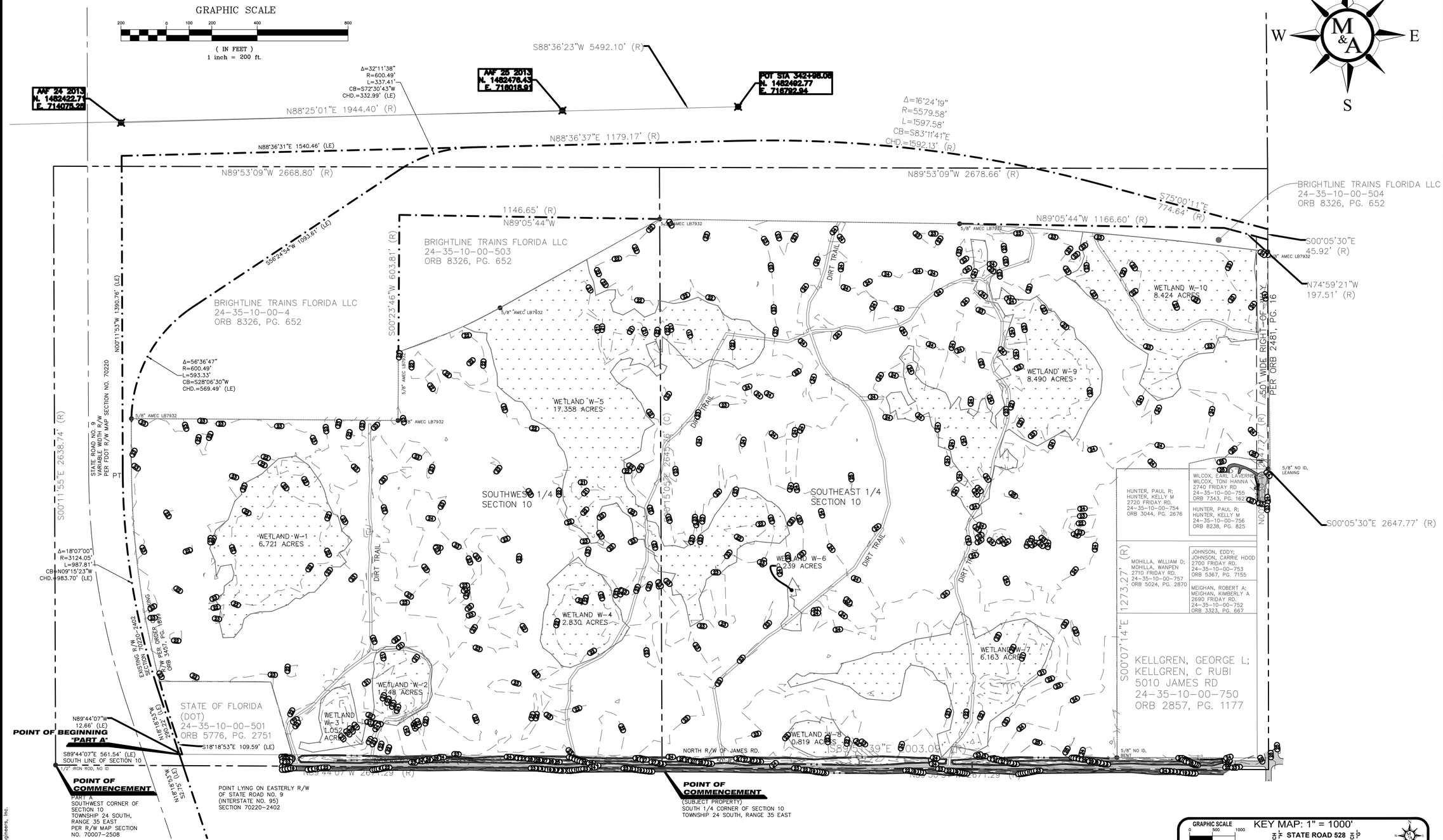
	DATE	REVISIONS
1	10/27/23	REVISED PER CITY COMMENTS
2	11/20/23	REVISED PER CITY COMMENTS
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JOB # 21074
DATE: 9/26/22
SCALE: 1" = 30'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

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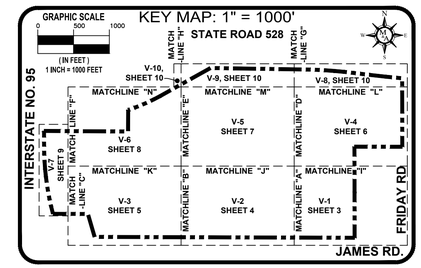
PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY



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GRAPHIC SCALE
0 500 1000
(IN FEET)
1 INCH = 1000 FEET

KEY MAP: 1" = 1000'



Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN &Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 : L.B. #7040
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG
Scale:
Horiz. 1" = 200'
Vert. N/A
Sheet #:
BOUNDARY & TOPO
SHEET 2 OF 10

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CHRISTOPHER S. BOWERS, FL.
PROFESSIONAL SURVEYOR &
MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "A" - SEE SHEET 4

MATCHLINE "I" - SEE SHEET 6

DIRT TRAIL

WETLAND W-7
6.163 ACRES

6' CHAINLINK

MOHILLA, WILLIAM D;
MOHILLA, WANPEN
2710 FRIDAY RD.
24-35-10-00-757
ORB 5024, PG. 2870

JOHNSON, EDDY;
JOHNSON, CARRIE HOOD
2700 FRIDAY RD.
24-35-10-00-753
ORB 5367, PG. 7155

MEIGHAN, ROBERT A;
MEIGHAN, KIMBERLY A
2690 FRIDAY RD.
24-35-10-00-752
ORB 3323, PG. 667

KELLGREN, GEORGE L;
KELLGREN, C RUBI
5010 JAMES RD
24-35-10-00-750
ORB 2857, PG. 1177

5/8" NO ID, BENT

ABANDONED WOOD UTILITY POLE
GUY ANCHOR
WOOD UTILITY POLE
GUY ANCHOR
ABANDONED WOOD UTILITY POLE
WOOD UTILITY POLE

DIRT TRAIL

POWER LINE

ASPHALT

JAMES RD

FRIDAY RD

N
W E
S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

KEY MAP: 1" = 1000'

GRAPHIC SCALE 0 500 1000
(IN FEET)
1 INCH = 1000 FEET

STATE ROAD 528

INTERSTATE NO. 95

MATCHLINE "N" — V-10, SHEET 10
MATCHLINE "M" — V-9, SHEET 10
MATCHLINE "L" — V-8, SHEET 10
MATCHLINE "K" — V-6 SHEET 8
MATCHLINE "J" — V-5 SHEET 7
MATCHLINE "I" — V-4 SHEET 6
MATCHLINE "H" — V-7 SHEET 9
MATCHLINE "G" — V-3 SHEET 5
MATCHLINE "F" — V-2 SHEET 4
MATCHLINE "E" — V-1 SHEET 3

FRIDAY RD.
JAMES RD.

Revision	Date
Drawn: J. HUSSEY	10/11/2021
Checked: C. BOWERS	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 : L.B. #7040
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Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:
V-1
SHEET 3 OF 10

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CHRISTOPHER S. BOWERS, FL.
PROFESSIONAL SURVEYOR &
MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "J" - SEE SHEET 7

MATCHLINE "B" - SEE SHEET 5

MATCHLINE "A" - SEE SHEET 3

WETLAND W-5
17.358 ACRES

WETLAND W-4
2.830 ACRES

WETLAND W-6
0.239 ACRES

WETLAND W-7
6.163 ACRES

WETLAND W-8
0.819 ACRES

DIRT TRAIL

NORTH R/W
JAMES RD

JAMES RD
50' R/W

KEY MAP: 1" = 1000'

GRAPHIC SCALE
0 500 1000
(IN FEET)
1 INCH = 1000 FEET

STATE ROAD 528

INTERSTATE NO. 95

FRIDAY RD

JAMES RD.

MATCH LINE "H"

MATCH LINE "G"

V-10, SHEET 10

V-9, SHEET 10

V-8, SHEET 10

MATCHLINE "N"

MATCHLINE "M"

MATCHLINE "L"

MATCH LINE "F"

MATCHLINE "E"

MATCHLINE "D"

V-6 SHEET 8

V-5 SHEET 7

V-4 SHEET 6

MATCH LINE "C"

SHEET 9

MATCH LINE "C"

MATCHLINE "K"

MATCHLINE "J"

MATCHLINE "I"

MATCHLINE "B"

MATCHLINE "A"

V-3 SHEET 5

V-2 SHEET 4

V-1 SHEET 3

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N
W M&A E
S

REVISION	Drawn: J. HUSSEY	10/11/2021
	Checked: C. BOWERS	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:
V-2
SHEET 4 OF 10

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CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "K" - SEE SHEET 8

WETLAND W-1
6.721 ACRES

WETLAND W-2
1.748 ACRES

WETLAND W-3
1.052 ACRES

WETLAND W-4
2.830 ACRES

DIRT TRAIL

6' CHAINLINK

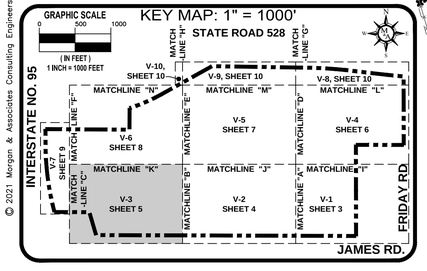
STATE OF FLORIDA (DOT)
24-35-10-00-501
ORB 5776, PG. 2751

N89°44'07"W 2213.38' (LE)

N89°44'07"W 2213.38' (LE)

MATCHLINE "C" - SEE SHEET 9

MATCHLINE "B" - SEE SHEET 4



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG
Scale:
Horiz. 1" = 50'
Vert. N/A
Sheet #:
V-3
SHEET 5 OF 10

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CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "L" - SEE SHEET 10

MATCHLINE "D" - SEE SHEET 7

DIRT TRAIL

WETLAND W-9
8.490 ACRES

WETLAND W-10
8.424 ACRES

50' WIDE R/W ORB 2481, PG. 16

4" HOG WIRE

4 STRAND BARB WIRE

6' CHAINLINK

GUARDRAIL

GRAVEL/MILLINGS DRIVEWAY

3-PIN REFLECTOR SIGN

20±LF 15" CMP

CONCRETE HEADWALL

GRATE

SWALE

ASPHALT

WOOD UTILITY POLE & LIGHT

GUY ANCHOR

HUNTER, PAUL R;
HUNTER, KELLY M
2720 FRIDAY RD.
24-35-10-00-754
ORB 3044, PG. 2676

WILCOX, EARL LAVERNE;
WILCOX, TONI HANNA
2740 FRIDAY RD
24-35-10-00-755
ORB 7343, PG. 1627

HUNTER, PAUL R;
HUNTER, KELLY M
24-35-10-00-756
ORB 8238, PG. 825

N
W
M&A
E
S

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

KEY MAP: 1" = 1000'

GRAPHIC SCALE
0 500 1000
(IN FEET)
1 INCH = 1000 FEET

STATE ROAD 528

INTERSTATE NO. 95

FRIDAY RD.

JAMES RD.

MATCH LINE "H"

MATCH LINE "G"

MATCH LINE "F"

MATCH LINE "C"

V-10, SHEET 10

V-9, SHEET 10

V-8, SHEET 10

MATCHLINE "N"

MATCHLINE "M"

MATCHLINE "L"

MATCHLINE "E"

MATCHLINE "D"

V-6 SHEET 8

V-5 SHEET 7

V-4 SHEET 6

V-9 SHEET 9

MATCHLINE "K"

MATCHLINE "J"

MATCHLINE "I"

MATCHLINE "B"

MATCHLINE "A"

V-3 SHEET 5

V-2 SHEET 4

V-1 SHEET 3

MATCHLINE "I" - SEE SHEET 3

Revision	Drawn: J. HUSSEY	10/11/2021
	Checked: C. BOWERS	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

MORGAN & Associates
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504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055

Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:

V-4

SHEET 6 OF 10

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CHRISTOPHER S. BOWERS, FL
PROFESSIONAL SURVEYOR &
MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE "M" - SEE SHEET 10

MATCHLINE "E" - SEE SHEET 8

MATCHLINE "D" - SEE SHEET 6

WETLAND W-5
17.358 ACRES

WETLAND W-9
8.490 ACRES

WETLAND W-5
17.358 ACRES

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

DIRT TRAIL

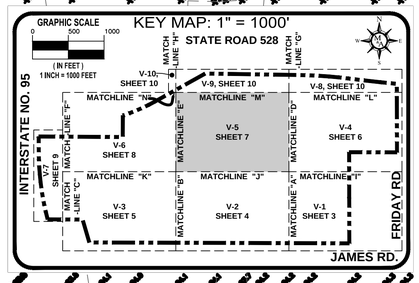
S00°15'05"E 1645.15' (C)

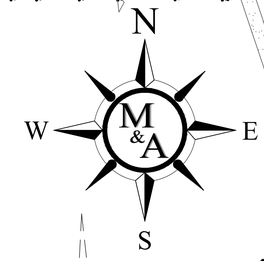
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

KEY MAP: 1" = 1000'





MATCHLINE "J" - SEE SHEET 4

Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:

V-5

SHEET 7 OF 10

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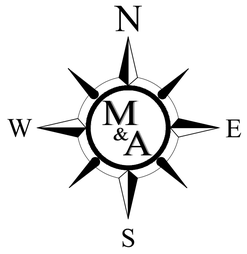
CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

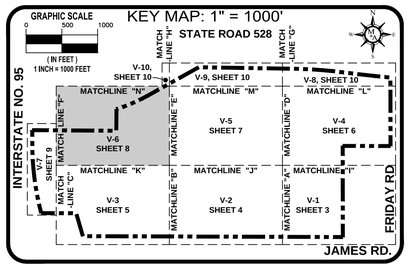
PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.





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MATCHLINE "F" - SEE SHEET 9

BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

MATCHLINE "N" - SEE SHEET 10

S00°23'46"W 603

HOG WIRE & 2 STRAND BARB WIRE

5/8" AMEC LB7932

WETLAND W-5
17.358 ACRES

WETLAND W-1
6.721 ACRES

DIRT TRAIL

MATCHLINE "E" - SEE SHEET 7

MATCHLINE "K" - SEE SHEET 5

Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
10/11/2021	10/11/2021	

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7040
504 North Harbor City Blvd. Melbourne, FL. 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

Sheet #:
V-6
SHEET 8 OF 10

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CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

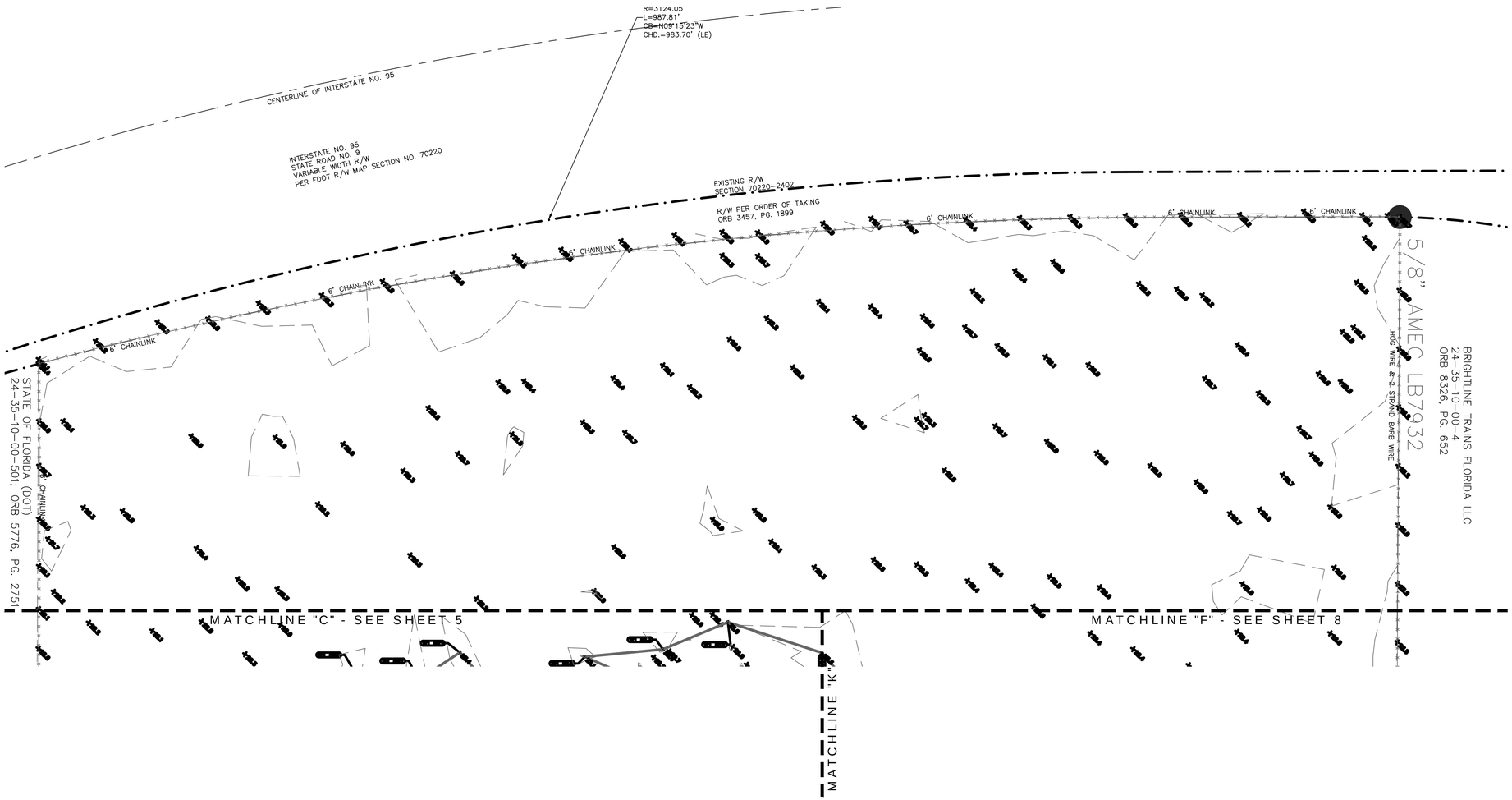
PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY

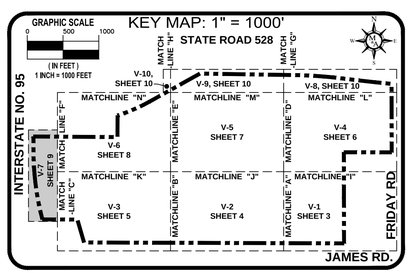
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

W
S M&A N
E





Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG

Scale:
Horiz. 1" = 50'
Vert. N/A

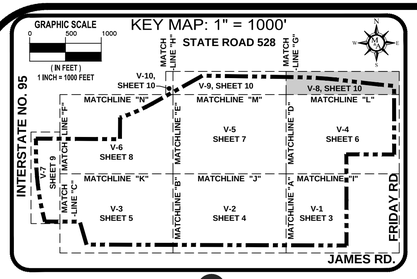
Sheet #:
V-9
SHEET 9 OF 10

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CHRISTOPHER S. BOWERS, FL. PROFESSIONAL SURVEYOR & MAPPER #5990
10/11/2021
SURVEY DATE

PARCEL 502 BOUNDARY & TOPOGRAPHIC SURVEY



BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

N89°05'44"W 1166.60' (R)

774.64' (R)

5/8" AMEC LB7932

HOG WIRE & 2 STRAND BARB WIRE

DIRT TRAIL

WETLAND W-9
8.490 ACRES

BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-504
ORB 8326, PG. 652

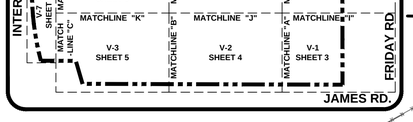
WETLAND W-10
8.424 ACRES

5/8" A

4" HOG WIRE

MATCHLINE "G" - THIS SHEET

MATCHLINE "L" - SEE SHEET 6



BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

HOG WIRE & 2 STRAND BARB WIRE

5/8" AMEC LB7932

DIRT TRAIL

MATCHLINE "H" - THIS SHEET

MATCHLINE "G" - THIS SHEET

WETLAND W-5
17.358 ACRES

HOG WIRE & 2 STRAND BARB WIRE

MATCHLINE "H" - THIS SHEET

MATCHLINE "N" - SEE SHEET 8

MATCHLINE "M" - SEE SHEET 7

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N
W M&A E
S

Revision	Drawn: J. HUSSEY	Checked: C. BOWERS
	10/11/2021	10/11/2021

PARCEL 502
BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST
CITY OF COCOA
BREVARD COUNTY, FLORIDA

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Project #: 2021-055
Drawing #: 2021-055 SILVESTRI COCOA TOPO.DWG
Scale:
Horiz. 1" = 50'
Vert. N/A
Sheet #:
V-8
SHEET 10 OF 10

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CHRISTOPHER S. BOWERS, FL
PROFESSIONAL SURVEYOR &
MAPPER #5990
10/11/2021
SURVEY DATE

PLAT BOOK_____ PAGE _____

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING ARADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

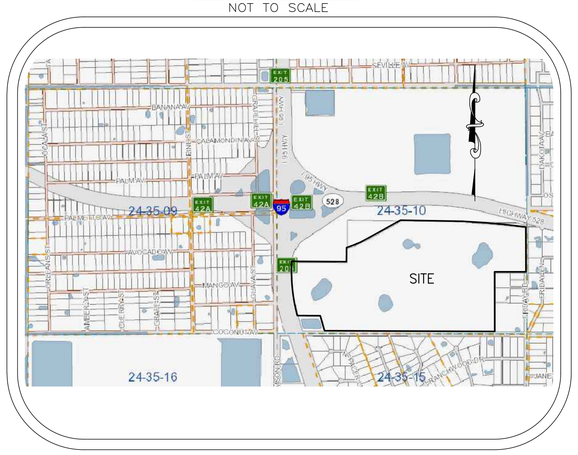
LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINS 212.10 ACRES, MORE OR LESS.

LOCATION MAP:

NOT TO SCALE



SHEET INDEX
Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

DALE STOCKSTILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
801 International Parkway, Ste. 500
Lake Mary, FL 32746
407-926-0333

JOINDERS RECORDED AT:
O.R. BOOK _____ PAGE _____

COVENANTS/RESTRICTIONS RECORDED AT:
O.R. BOOK _____ PAGE _____

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE WITH THE REFERENCE BEARING BEING THE EAST LINE OF SECTION 10-24-35 AS BEING SOUTH 00°04'37" EAST.
2. PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATIONS OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
4. TRACT A IS A RIGHT-OF-WAY TRACT AND SHALL BE OWNED AND MAINTAINED BY THE WINDWARD PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"). THE PLAT SHALL ACT AS CONVEYANCE.
5. TRACT LB1, TRACT LB2, TRACT LB3, TRACT LB4 AND TRACT LB5 ARE BUFFER TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WINDWARD PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION). THE PLAT SHALL ACT AS CONVEYANCE.
6. TRACT B, TRACT C AND TRACT D ARE OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WINDWARD PRESERVE HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION) THE PLAT SHALL ACT AS CONVEYANCE.
7. TRACT F IS AN AMENITY/RECREATION TRACT AND SHALL BE OWNED AND MAINTAINED BY THE WINDWARD PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION). THE PLAT SHALL ACT AS CONVEYANCE.
8. TRACT E, TRACT H, TRACT I, TRACT J, TRACT K, TRACT L AND TRACT M ARE STORMWATER AREA AND OPEN SPACE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE WINDWARD PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION). THE PLAT SHALL ACT AS CONVEYANCE.
9. TRACT G IS A PARK TRACT AND SHALL BE OWNED AND MAINTAINED BY THE WINDWARD PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION). THE PLAT SHALL ACT AS CONVEYANCE.
10. TRACT N IS A LIFT STATION TRACT AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF COCOA.
11. TRACT W1, TRACT W2, TRACT W3/W4 AND TRACT W5 ARE WETLAND TRACTS, AND THE WETLAND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE WINDWARD PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION). THE PLAT SHALL ACT AS CONVEYANCE.
12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION) AND ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD MAP NUMBER 12009C0320H WITH A REVISION DATE OF 1/29/2021.
13. THE CITY OF COCOA, FLORIDA, BREVARD COUNTY, FLORIDA, THE STATE OF FLORIDA, AND THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA SHALL BE ALLOWED ACCESS ON THE PRIVATE DRIVES, PEDESTRIAN WAYS, EASEMENTS, AND COMMON OPEN SPACES TO ENSURE AND PROVIDE FOR THE POLICE AND FIRE PROTECTION OF THE AREA, THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND FOR INGRESS AND EGRESS FOR LAW ENFORCEMENT AND EMERGENCY VEHICLES, MAIL AND PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, AND TO ENSURE THE HEALTH, WELFARE, AND SAFETY OF THE RESIDENTS AND GUESTS OF RESIDENTS.
14. AT THE TIME OF RECORDING, THIS PLAT IS SUBJECT TO THE FOLLOWING:
    - 14.1. ORDINANCE NO. 31-2004 RECORDED AUGUST 31, 2004 IN OFFICIAL RECORDS BOOK 5355, PAGE 2621, AS AFFECTED BY STIPULATED AGREEMENT RECORDED JANUARY 9, 2008 IN OFFICIAL RECORDS BOOK 5837, PAGE 2226 AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - 14.2. PRECEDING DEVELOPMENT AGREEMENT RECORDED APRIL 28, 2005 IN OFFICIAL RECORDS BOOK 5458, PAGE 5467, AS AFFECTED BY PRECEDING DEVELOPMENT AGREEMENT SECOND AMENDED DEVELOPMENT AGREEMENT RECORDED NOVEMBER 21, 2006 IN OFFICIAL RECORDS BOOK 5721, PAGE 8205; ORDINANCE NO. 10-2005 RECORDED NOVEMBER 5, 2007 OF OFFICIAL RECORDS BOOK 5823, PAGE 798; AND ASSIGNMENT OF DEVELOPMENT RIGHTS TO BEACHLINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JULY 14, 2021 IN OFFICIAL RECORDS BOOK 9189, PAGE 1053; SETTLEMENT IMPLEMENTATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9571, PAGE 2808 AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
15. THERE IS A 10.00' WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES. THERE IS A 5.00' WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE LOT LINES.
16. THE CITY OF COCOA AND BREVARD COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, THE DRAINAGE EASEMENTS AND STORMWATER TRACTS SHOWN ON THIS PLAT, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON, AND THE UNDERGROUND STORMWATER DRAINAGE PIPES AND ABOVE GROUND INLET STRUCTURES TO BE CONSTRUCTED IN OR ON SUCH DRAINAGE EASEMENTS AND STORMWATER TRACTS IN THE EVENT OF AN EMERGENCY AND IS GRANTED AN EASEMENT FOR SUCH PURPOSES. TO THE EXTENT THAT THE CITY OR COUNTY OPTS TO MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, THE DRAINAGE EASEMENTS AND STORMWATER TRACTS SHOWN ON THIS PLAT, AND THE DRAINAGE SYSTEMS CONSTRUCTED THEREON, THE FREQUENCY, QUALITY OR EXTENT OF SUCH MAINTENANCE, REPAIR, REPLACEMENT, AND CARE WILL BE SUBJECT TO THE CITY OR COUNTY'S DISCRETION. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF THE CITY OF COCOA AND BREVARD COUNTY FOR SAID PURPOSE OVER THE STORMWATER TRACTS SHOWN ON THIS PLAT.
17. THE PROPERTY IN THIS PLAT IS SUBJECT TO THE COMMUNITY DECLARATION FOR WINDWARD PRESERVE TO BE RECORDED IN THE OFFICIAL RECORDS OF BREVARD COUNTY FLORIDA, AND ANY SUPPLEMENT AND/OR AMENDMENT(S) THERETO. THE PUBLIC EASEMENTS CONTAINED IN THE COMMUNITY DECLARATION FOR WINDWARD PRESERVE ARE HEREBY DEDICATED TO THE PUBLIC.
18. THERE MAY BE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WINDWARD PRESERVE (THE 'DECLARATION') THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION WILL BE RECORDED IN THE PUBLIC RECORDS AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON ANY ADDITIONAL EASEMENTS.
19. CONSERVATION EASEMENTS OVER THE WETLANDS TRACTS AND WETLAND BUFFERS SHALL BE DEDICATED TO THE CITY OF COCOA AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____.

WINDWARD PRESERVE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Grantor named below, being the owner in fee simple of the lands described in hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates to the perpetual use of the public and to the City of Cocoa, Florida, all easements specifically designated hereon and in the plat notes as public. The owner further hereby dedicates to the public and the City of Cocoa, Florida, a perpetual public easement over and across the private rights-of-way of Tract A for installation and maintenance of public utilities and for ingress and egress for law enforcement and emergency vehicles, mail and package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services. Tract A and private drainage facilities within the subdivision shall not be dedicated to, nor the responsibility of, the City of Cocoa, Florida.

IN WITNESS WHEREOF
TAYLOR MORRISON OF FLORIDA, Inc., a Florida corporation has caused these presents to be signed and attested to by the officers named below and its corporate seal affixed hereto on

By _____Date_____
Heather Isaacs, Vice President

TAYLOR MORRISON OF FLORIDA, Inc., a Florida corporation
2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

Signed and sealed in the presence of:

WITNESSES:

_____

PRINT NAME:_____

_____

PRINT NAME:_____

STATE OF FLORIDA,
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS __ DAY OF ____, 2023, BY HEATHER ISAACS, VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

PRINTED NAME:_____

COMMISSION EXPIRES:_____

COMMISSION NUMBER_____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____the city council of the City of Cocoa, Florida approved the foregoing plat.

_____
Michael C. Blake, Mayor

_____
Carie Shealy, City Clerk

CERTIFICATE OF SURVEYOR

Known all men by these presents, that the undersigned being a licensed and registered land surveyor and mapper, does hereby certify that on August 14, 2018 he completed the survey of the lands as shown on the foregoing plat; that said plat is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that Permanent Control Points (P.C.P.'s), and Monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Brevard County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.

_____
Billy Alan Chavers, P.S.M. Registration No. 7086

DALE STOCKSTILL AND ASSOCIATES L.B. # 8052
801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FL 32746
PHONE : (407) 926-0333

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF COCOA

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

_____
Andrew Perry, P.S.M. and Registered Florida Surveyor and Mapper #____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on

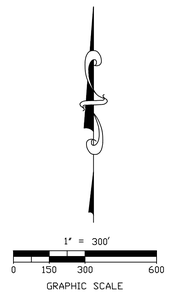
_____ at _____.

File No. _____.

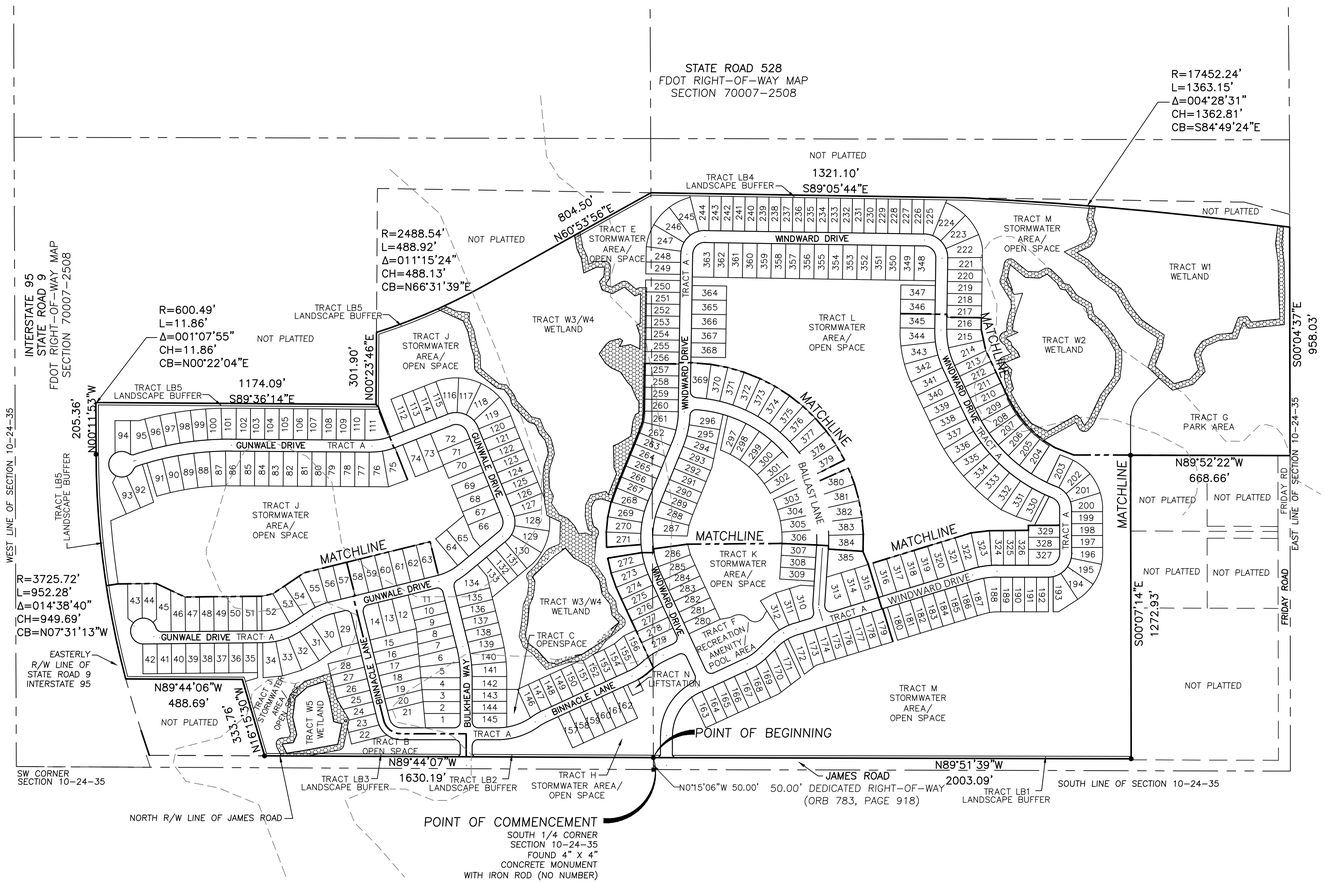
_____
Clerk of the Circuit Court
in and for Brevard County, FL

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



TRACT TABLE					
TRACT NAME	USE	OWNERSHIP	MAINTENANCE	ACRE (%)	
TRACT A	ROW	H.O.A.	H.O.A.	16.31	7.69%
TRACT B	OPEN SPACE	H.O.A.	H.O.A.	0.85	0.40%
TRACT C	OPEN SPACE	H.O.A.	H.O.A.	0.25	0.12%
TRACT D	OPEN SPACE	H.O.A.	H.O.A.	0.24	0.11%
TRACT E	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	1.88	0.89%
TRACT F	RECREATION/AMENITY POOL AREA	H.O.A.	H.O.A.	1.26	0.59%
TRACT G	PARK AREA	H.O.A.	H.O.A.	6.28	2.96%
TRACT H	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	2.95	1.39%
TRACT I	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	2.4	1.13%
TRACT J	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	20.4	9.62%
TRACT K	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	5.1	2.40%
TRACT L	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	15.9	7.50%
TRACT M	STORMWATER AREA/ OPEN SPACE	H.O.A.	H.O.A.	29.79	14.05%
TRACT N	LIFT STATION	CITY	CITY	0.06	0.03%
TRACT LB1	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.44	0.21%
TRACT LB2	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.17	0.08%
TRACT LB3	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.13	0.06%
TRACT LB4	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.5	0.24%
TRACT LB5	LANDSCAPE BUFFER	H.O.A.	H.O.A.	0.87	0.41%
TRACT W1	WETLAND PRESERVATION	H.O.A.	H.O.A.	9.61	4.53%
TRACT W2	WETLAND PRESERVATION	H.O.A.	H.O.A.	6.11	2.88%
TRACT W3/W4	WETLAND PRESERVATION	H.O.A.	H.O.A.	13.6	6.41%
TRACT W5	WETLAND PRESERVATION	H.O.A.	H.O.A.	1.64	0.77%
SINGLE FAMILY LOTS:				75.39	35.54%
TOTAL PROJECT AREA:				212.1	100%



LEGEND

■	SET 4"X4" CONCRETE MONUMENT LB #8052
◉	SET 5/8" IRC LB #8052
IRC	IRON ROD AND CAP
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
NAD 83	NORTH AMERICAN DATUM 1983
℄	CENTERLINE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CB	CHORD BEARING
CH	CHORD
N.R.	NON-RADIAL
	WETLAND BUFFER

(C)	CALCULATED
(D)	DESCRIBED
(M)	MEASURED
LB	LICENSED BUSINESS
NTC	NON-TANGENT CURVE
PC	POINT OF CURVATURE
NTS	NOT TO SCALE
FEMA	FEDERAL EMEREGENCY MANAGEMENT AGENCY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
- - - -	6' CHAIN LINK FENCE
—//—	LIMITED ACCESS RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
W.U.E.	WALL AND UTILITY EASEMENT

SHEET INDEX

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407-926-0333

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



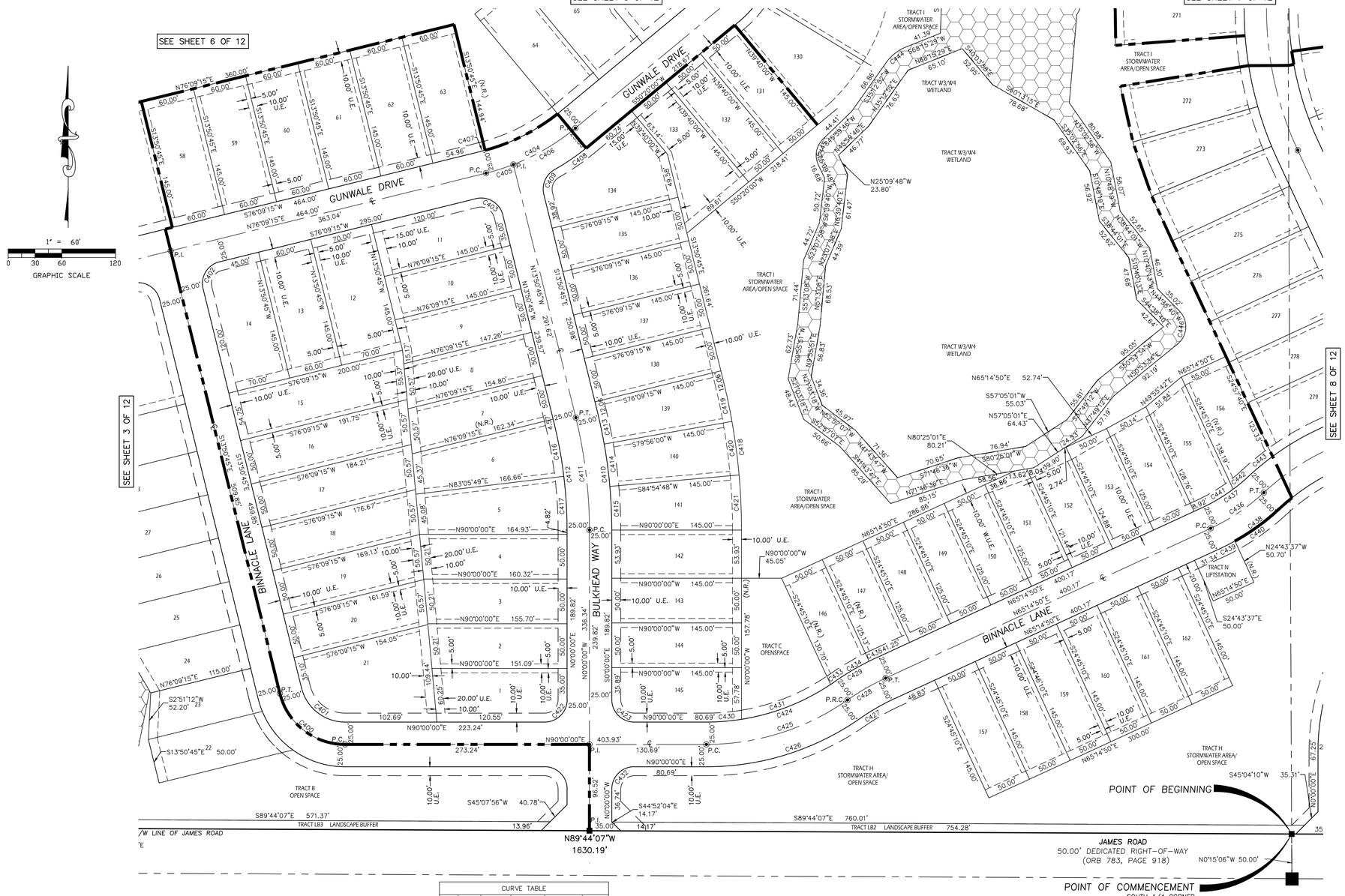
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C300	99.69'	75.00'	76°09'15"	S51°55'23"E	92.51'
C301	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C302	132.91'	100.00'	76°09'15"	S51°55'23"E	123.34'
C303	14.96'	100.00'	8°34'09"	S18°07'50"E	14.94'
C304	55.67'	100.00'	31°53'50"	S38°21'49"E	54.96'
C305	62.29'	100.00'	35°41'16"	S72°09'22"E	61.28'
C306	39.27'	25.00'	90°00'00"	N58°50'45"W	35.36'
C307	87.22'	250.00'	19°59'21"	S66°09'34"W	86.78'
C308	78.50'	225.00'	19°59'21"	S66°09'34"W	78.10'
C309	95.94'	275.00'	19°59'21"	S66°09'34"W	95.46'
C310	31.04'	275.00'	6°27'58"	S59°23'53"W	31.02'
C311	54.86'	275.00'	11°25'50"	S68°20'47"W	54.77'
C312	10.04'	275.00'	2°05'32"	S75°06'29"W	10.04'
C313	145.04'	250.00'	33°14'31"	N72°47'09"E	143.02'
C314	159.55'	275.00'	33°14'31"	N72°47'09"E	157.32'
C315	130.54'	225.00'	33°14'31"	N72°47'09"E	128.72'
C316	49.49'	275.00'	10°18'40"	N84°15'04"E	49.42'
C317	54.86'	275.00'	11°25'50"	N73°22'49"E	54.77'
C318	55.20'	275.00'	11°30'00"	N61°54'54"E	55.10'
C319	114.09'	225.00'	29°03'08"	N74°52'51"E	112.87'
C320	16.45'	225.00'	4°11'23"	N58°15'35"E	16.45'
C321	24.53'	50.00'	28°06'49"	S76°32'11"E	24.29'
C322	32.54'	25.00'	74°35'03"	S53°18'04"E	30.29'
C323	239.94'	54.00'	254°35'03"	S36°41'56"W	85.92'
C324	122.49'	54.00'	129°57'54"	S25°36'39"E	97.87'
C325	43.31'	54.00'	45°57'17"	S62°20'57"W	42.16'
C326	49.38'	54.00'	52°23'45"	N68°28'32"W	47.68'
C327	24.76'	54.00'	26°16'07"	N29°08'36"W	24.54'
C328	3.29'	54.00'	3°29'23"	S88°50'54"E	3.29'
C329	10.73'	25.00'	24°35'57"	S59°57'47"W	10.65'
C330	17.47'	25.00'	40°02'51"	S27°38'22"W	17.12'
C331	8.98'	25.00'	20°34'44"	S02°40'25"E	8.93'
C332	47.68'	25.00'	109°16'28"	S27°49'11"W	40.78'
C333	29.82'	25.00'	68°19'56"	N45°24'43"E	28.08'

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Sheets 3 through 12 of 12 – boundary, lot & tract geometry

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



SHEET INDEX
Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
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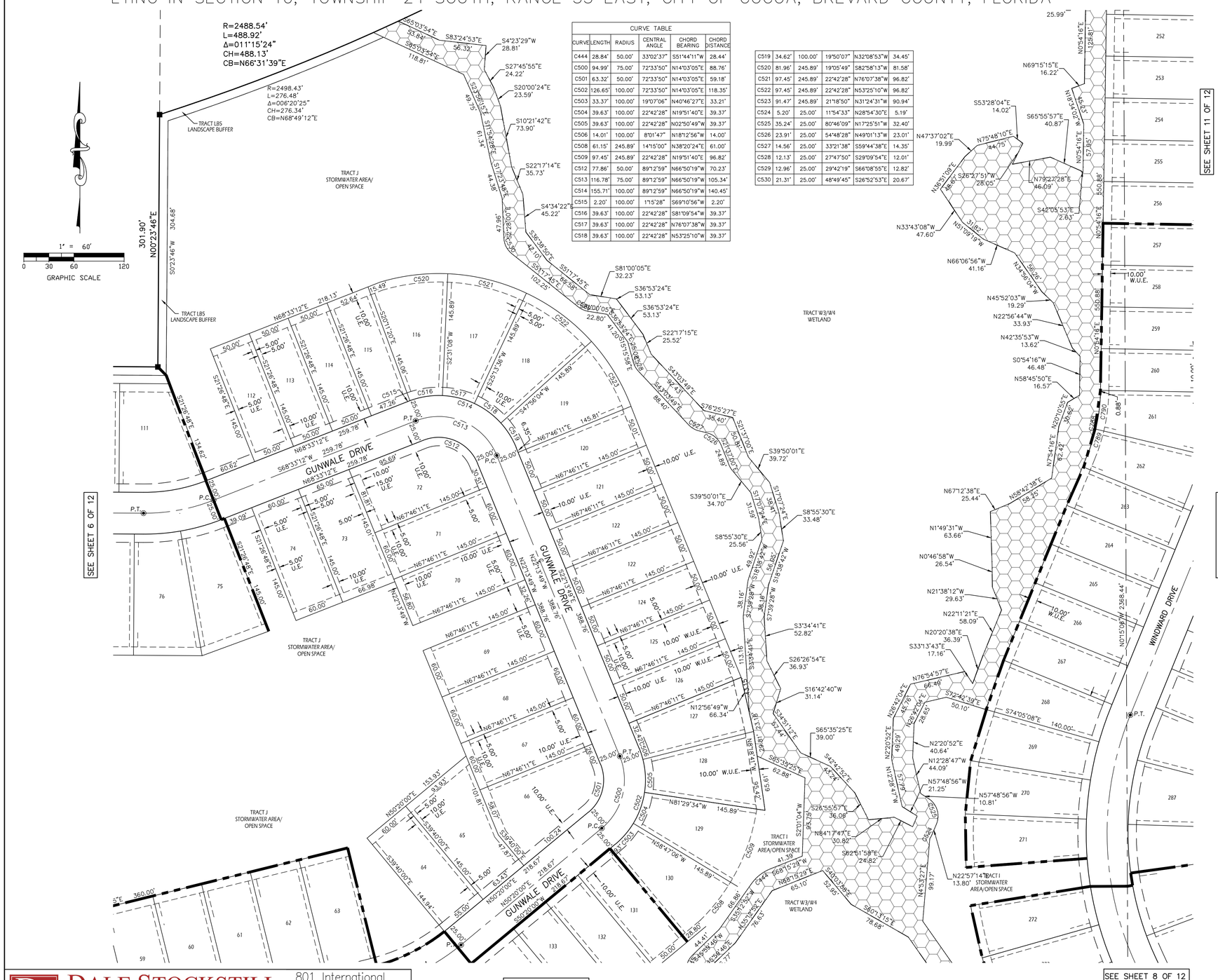
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C400	99.69'	75.00'	76°09'15"	S51°55'23"E	92.51'
C401	66.46'	50.00'	76°09'15"	S51°55'23"E	61.67'
C402	39.27'	25.00'	90°00'00"	S31°09'15"W	35.36'
C403	39.27'	25.00'	90°00'00"	N58°50'45"W	35.36'
C404	112.66'	250.00'	25°49'15"	N63°14'38"E	111.71'
C405	32.05'	250.00'	7°20'40"	N72°28'55"E	32.02'
C406	80.62'	250.00'	18°28'35"	N59°34'18"E	80.27'
C407	5.04'	225.00'	1°17'01"	N75°30'44"E	5.04'
C408	47.84'	275.00'	9°57'59"	N55°18'59"E	47.77'
C409	32.35'	25.00'	74°08'44"	S23°13'37"W	30.14'
C410	132.91'	550.00'	13°50'45"	N06°55'23"W	132.59'
C411	126.87'	525.00'	13°50'45"	N06°55'23"W	126.56'
C412	120.83'	500.00'	13°50'45"	N06°55'23"W	120.53'
C413	36.28'	550.00'	3°46'45"	N11°57'23"W	36.27'
C414	47.81'	550.00'	4°58'48"	N07°34'36"W	47.79'
C415	48.83'	550.00'	5°05'12"	N02°32'36"W	48.81'
C416	60.59'	500.00'	6°56'34"	N10°22'28"W	60.55'
C417	60.24'	500.00'	6°54'11"	N03°27'06"W	60.21'
C418	167.95'	695.00'	13°50'45"	N06°55'23"W	167.54'
C419	45.84'	695.00'	3°46'45"	N11°57'23"W	45.83'
C420	60.41'	695.00'	4°58'48"	N07°34'36"W	60.39'
C421	61.70'	695.00'	5°05'12"	N02°32'36"W	61.68'
C422	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C423	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C424	152.68'	250.00'	34°59'32"	N72°30'14"E	150.32'
C425	167.95'	275.00'	34°59'32"	N72°30'14"E	165.35'
C426	183.22'	300.00'	34°59'32"	N72°30'14"E	180.38'
C427	44.68'	250.00'	10°14'22"	S60°07'39"W	44.62'
C428	49.15'	275.00'	10°14'22"	S60°07'39"W	49.08'
C429	53.61'	300.00'	10°14'22"	S60°07'39"W	53.54'
C430	39.47'	250.00'	9°02'48"	N85°28'36"E	39.43'
C431	107.71'	250.00'	24°41'10"	N68°36'37"E	106.88'
C432	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C433	5.50'	250.00'	1°15'34"	N55°38'15"E	5.50'
C434	44.87'	300.00'	8°34'07"	S59°17'32"W	44.82'
C435	8.75'	300.00'	1°40'14"	S64°24'43"W	8.75'
C436	71.86'	225.00'	18°18'01"	N56°05'49"E	71.56'
C437	63.88'	200.00'	18°18'01"	N56°05'49"E	63.61'
C438	79.85'	250.00'	18°18'01"	N56°05'49"E	79.51'
C439	18.67'	250.00'	4°16'47"	N63°06'26"E	18.67'
C440	61.18'	250.00'	14°01'13"	N53°57'26"E	61.02'
C441	41.37'	200.00'	11°51'10"	N59°19'15"E	41.30'
C442	22.51'	200.00'	6°26'50"	N50°10'14"E	22.49'
C443	34.93'	300.00'	6°40'18"	S50°16'58"W	34.91'
C444	28.84'	50.00'	33°02'37"	S51°44'11"W	28.44'
C445	31.05'	25.00'	71°09'34"	S10°24'59"W	29.09'
C446	41.66'	25.00'	95°29'13"	N03°08'57"E	37.01'

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WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C444	28.84'	50.00'	33°02'37"	S51°44'11"W	28.44'
C500	94.99'	75.00'	72°33'50"	N14°03'05"E	88.76'
C501	63.32'	50.00'	72°33'50"	N14°03'05"E	59.18'
C502	126.65'	100.00'	72°33'50"	N14°03'05"E	118.35'
C503	33.37'	100.00'	19°07'06"	N40°46'27"E	33.21'
C504	39.63'	100.00'	22°42'28"	N19°51'40"E	39.37'
C505	39.63'	100.00'	22°42'28"	N02°50'49"W	39.37'
C506	14.01'	100.00'	8°01'47"	N18°12'56"W	14.00'
C508	61.15'	245.89'	14°15'00"	N38°20'24"E	61.00'
C509	97.45'	245.89'	22°42'28"	N19°51'40"E	96.82'
C512	77.86'	50.00'	89°12'59"	N66°50'19"W	70.23'
C513	116.78'	75.00'	89°12'59"	N66°50'19"W	105.34'
C514	155.71'	100.00'	89°12'59"	N66°50'19"W	140.45'
C515	2.20'	100.00'	1°15'28"	S69°10'56"W	2.20'
C516	39.63'	100.00'	22°42'28"	S81°09'54"W	39.37'
C517	39.63'	100.00'	22°42'28"	N76°07'38"W	39.37'
C518	39.63'	100.00'	22°42'28"	N53°25'10"W	39.37'
C519	34.62'	100.00'	19°50'07"	N32°08'53"W	34.45'
C520	81.96'	245.89'	19°05'49"	S82°58'13"W	81.58'
C521	97.45'	245.89'	22°42'28"	N76°07'38"W	96.82'
C522	97.45'	245.89'	22°42'28"	N53°25'10"W	96.82'
C523	91.47'	245.89'	21°18'50"	N31°24'31"W	90.94'
C524	5.20'	25.00'	11°54'33"	N28°54'30"E	5.19'
C525	35.24'	25.00'	80°46'09"	N17°25'51"W	32.40'
C526	23.91'	25.00'	54°48'28"	N49°01'13"W	23.01'
C527	14.56'	25.00'	33°21'38"	S59°44'38"E	14.35'
C528	12.13'	25.00'	27°47'50"	S29°09'54"E	12.01'
C529	12.96'	25.00'	29°42'19"	S66°08'55"E	12.82'
C530	21.31'	25.00'	48°49'45"	S26°52'53"E	20.67'



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Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

PLAT BOOK____ PAGE_____

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

1" = 60'
0 30 60 120
GRAPHIC SCALE

INTERSTATE 95
STATE ROAD 9
FDOT RIGHT-OF-WAY MAP
SECTION 70007-2508

205.36'
N00°11'53"W

S01°12'25"E 207.16'

R=600.49'
L=11.86'
Δ=001°07'55"
CH=11.86'
CB=N00°22'04"E

NOT PLATTED

1174.09'
S89°36'14"E

N89°36'14"W 1173.91'

TRACT LBS LANDSCAPE BUFFER

TRACT PD6 STORMWATER

GUNWALE DRIVE

TRACT J STORMWATER AREA/ OPEN SPACE

SEE SHEET 5 OF 12

R=3725.72'
L=952.28'
Δ=014°38'40"
CH=949.69'
CB=N07°31'13"W

N89°24'24"E 159.76'
S84°48'02"E 133.28'
N89°24'24"E 300.56'
S66°09'54"W 158.69'
S76°09'15"W 543.06'
N76°09'15"E 360.00'

R=3723.84'
L=942.01'
Δ=014°29'38"
CH=939.50'
CB=S07°27'14"E

EASTERLY R/W LINE OF STATE ROAD 9 INTERSTATE 95

GUNWALE DRIV

SEE SHEET 3 OF 12

SEE SHEET 4 OF 12

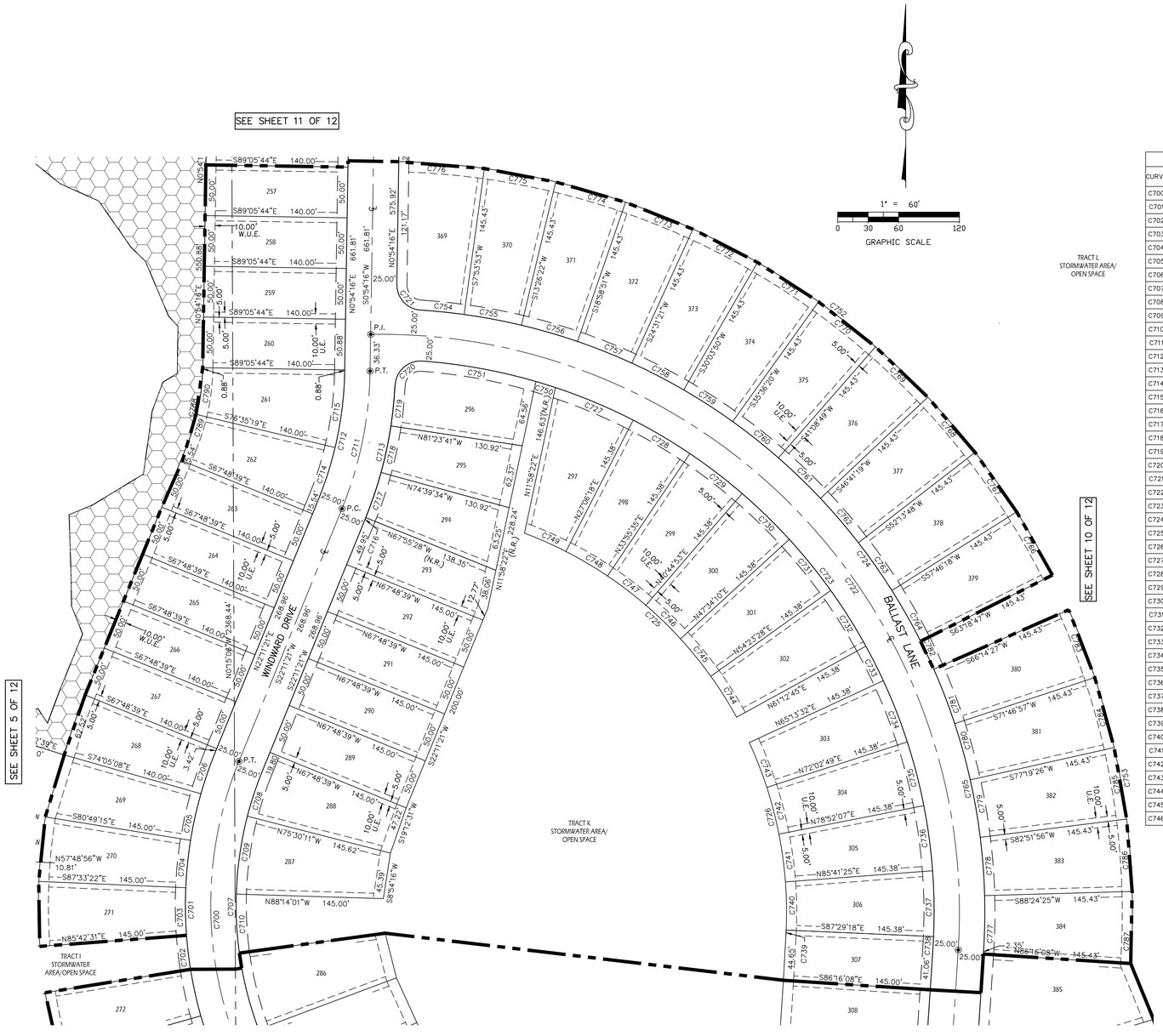
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C600	85.78'	225.00'	21°50'34"	N79°28'29"E	85.26'
C601	76.25'	200.00'	21°50'34"	N79°28'29"E	75.78'
C602	95.31'	250.00'	21°50'34"	N79°28'29"E	94.73'
C603	44.62'	250.00'	10°13'36"	N85°16'58"E	44.56'
C604	50.69'	250.00'	11°36'58"	N74°21'41"E	50.60'
C605	407.03'	1238.00'	18°50'16"	S80°58'38"W	405.20'
C606	401.54'	1213.00'	18°58'00"	S80°54'46"W	399.71'
C607	412.97'	1263.00'	18°44'04"	S81°01'44"W	411.14'
C608	20.81'	25.00'	47°41'11"	S47°35'10"W	20.21'
C609	265.17'	54.00'	281°21'06"	S15°34'53"E	68.44'
C610	23.31'	25.00'	53°25'59"	S81°37'19"E	22.48'
C611	308.36'	1067.74'	16°32'49"	S81°46'00"W	307.29'
C612	23.69'	1213.00'	1°07'09"	S71°59'20"W	23.69'
C613	20.00'	1213.00'	0°56'41"	S73°01'15"W	20.00'
C614	66.90'	1213.00'	3°09'35"	S75°04'23"W	66.89'
C615	66.90'	1213.00'	3°09'35"	S78°13'59"W	66.89'
C616	66.90'	1213.00'	3°09'35"	S81°23'34"W	66.89'
C617	66.90'	1213.00'	3°09'35"	S84°33'10"W	66.89'
C618	66.90'	1213.00'	3°09'35"	S87°42'45"W	66.89'
C619	23.36'	1213.00'	1°06'13"	S89°50'39"W	23.36'
C620	13.93'	1067.74'	0°44'52"	S89°39'59"W	13.93'
C621	58.89'	1067.74'	3°09'35"	S87°42'45"W	58.88'
C622	58.89'	1067.74'	3°09'35"	S84°33'10"W	58.88'
C623	58.89'	1067.74'	3°09'35"	S81°23'34"W	58.88'
C624	58.89'	1067.74'	3°09'35"	S78°13'59"W	58.88'
C625	58.89'	1067.74'	3°09'35"	S75°04'23"W	58.88'
C626	10.62'	200.00'	3°02'29"	N73°04'45"E	10.62'
C627	79.75'	1263.00'	3°37'05"	S73°28'14"W	79.74'
C628	58.83'	1263.00'	2°40'07"	S76°36'50"W	58.82'
C629	58.83'	1263.00'	2°40'07"	S79°16'58"W	58.82'
C630	58.83'	1263.00'	2°40'07"	S81°57'05"W	58.82'
C631	58.83'	1263.00'	2°40'07"	S84°37'12"W	58.82'
C632	58.83'	1263.00'	2°40'07"	S87°17'19"W	58.82'
C633	39.08'	1263.00'	1°46'23"	S89°30'34"W	39.08'
C634	64.88'	1393.00'	2°40'07"	S87°17'19"W	64.88'
C635	64.88'	1393.00'	2°40'07"	S84°37'12"W	64.88'
C636	64.88'	1393.00'	2°40'07"	S81°57'05"W	64.88'
C637	64.88'	1393.00'	2°40'07"	S79°16'58"W	64.88'
C638	64.88'	1393.00'	2°40'07"	S76°36'50"W	64.88'
C639	23.04'	1393.00'	0°56'52"	S74°48'21"W	23.04'
C640	15.92'	25.00'	36°28'31"	N89°53'57"E	15.65'
C641	7.40'	25.00'	16°57'28"	S63°23'03"E	7.37'
C642	61.80'	54.00'	65°34'04"	N87°41'21"W	58.48'
C643	115.97'	54.00'	123°02'46"	S01°59'46"E	94.93'
C644	46.99'	54.00'	49°51'24"	S88°26'51"E	45.52'
C645	40.41'	54.00'	42°52'53"	N45°11'01"E	39.48'

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CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C700	308.41'	375.00'	47°07'19"	S01°22'19"E	299.79'
C701	328.97'	400.00'	47°07'19"	S01°22'19"E	319.78'
C702	33.75'	400.00'	4°50'05"	S06°42'31"E	33.74'
C703	47.02'	400.00'	6°44'07"	S00°55'25"E	46.99'
C704	47.02'	400.00'	6°44'07"	S05°48'41"W	46.99'
C705	47.02'	400.00'	6°44'07"	S12°32'48"W	46.99'
C706	43.81'	400.00'	6°16'29"	S19°03'06"W	43.78'
C707	287.85'	350.00'	47°07'19"	S01°22'19"E	279.81'
C708	46.99'	350.00'	7°41'32"	S18°20'35"W	46.95'
C709	77.58'	350.00'	12°42'01"	S08°07'00"W	77.42'
C710	58.37'	350.00'	9°33'17"	S03°00'40"E	58.30'
C711	139.31'	375.00'	21°17'05"	N11°32'48"E	138.51'
C712	130.02'	350.00'	21°17'05"	N11°32'48"E	129.27'
C713	135.19'	400.00'	19°21'52"	N12°30'25"E	134.55'
C714	53.62'	350.00'	8°46'39"	N17°48'01"E	53.57'
C715	76.40'	350.00'	12°30'25"	N07°09'29"E	76.25'
C716	0.79'	400.00'	0°06'48"	N22°07'57"E	0.79'
C717	47.02'	400.00'	6°44'07"	N18°42'29"E	46.99'
C718	47.02'	400.00'	6°44'07"	N11°58'22"E	46.99'
C719	40.36'	400.00'	5°46'50"	N05°42'54"E	40.34'
C720	39.90'	25.00'	91°26'25"	S48°32'42"W	35.80'
C721	38.03'	25.00'	87°09'35"	S42°40'32"E	34.47'
C722	942.76'	570.00'	94°45'54"	N43°39'05"W	838.91'
C723	851.01'	545.00'	89°27'58"	N41°00'07"W	767.15'
C724	934.48'	595.00'	89°59'12"	N41°15'44"W	841.36'
C725	282.53'	399.62'	40°30'30"	N49°02'30"W	276.68'
C726	195.23'	399.62'	27°59'28"	N10°46'44"W	193.29'
C727	83.15'	545.00'	8°44'29"	N67°15'57"W	83.07'
C728	64.89'	545.00'	6°49'18"	N59°29'03"W	64.85'
C729	64.89'	545.00'	6°49'18"	N52°39'46"W	64.85'
C730	64.89'	545.00'	6°49'18"	N45°50'28"W	64.85'
C731	64.89'	545.00'	6°49'18"	N39°01'11"W	64.85'
C732	64.89'	545.00'	6°49'18"	N32°11'53"W	64.85'
C733	38.17'	545.00'	4°00'47"	N26°46'51"W	38.16'
C734	64.89'	545.00'	6°49'18"	N21°21'49"W	64.85'
C735	64.89'	545.00'	6°49'18"	N14°32'32"W	64.85'
C736	64.89'	545.00'	6°49'18"	N07°43'14"W	64.85'
C737	64.89'	545.00'	6°49'18"	N00°53'57"W	64.85'
C738	11.60'	545.00'	1°13'10"	N03°07'17"E	11.60'
C739	4.92'	399.62'	0°42'18"	N02°51'51"E	4.92'
C740	47.58'	399.62'	6°49'18"	N00°53'57"W	47.55'
C741	47.58'	399.62'	6°49'18"	N07°43'14"W	47.55'
C742	47.58'	399.62'	6°49'18"	N14°32'32"W	47.55'
C743	47.58'	399.62'	6°49'18"	N21°21'49"W	47.55'
C744	47.58'	399.62'	6°49'18"	N32°11'53"W	47.55'
C745	47.58'	399.62'	6°49'18"	N39°01'11"W	47.55'
C746	47.58'	399.62'	6°49'18"	N45°50'28"W	47.55'
C747	47.58'	399.62'	6°49'18"	N52°39'46"W	47.55'
C748	47.58'	399.62'	6°49'18"	N59°29'03"W	47.55'
C749	44.64'	399.62'	6°24'02"	N66°05'43"W	44.62'
C750	20.09'	545.00'	2°06'43"	N72°41'33"W	20.09'
C751	114.02'	545.00'	11°59'12"	N79°44'30"W	113.81'
C752	800.79'	740.43'	61°57'57"	N57°40'12"W	762.33'
C753	357.61'	740.43'	27°40'20"	N09°55'22"W	354.14'
C754	43.13'	595.00'	4°09'12"	N84°10'43"W	43.12'
C755	57.55'	595.00'	5°32'29"	N79°19'53"W	57.52'
C756	57.55'	595.00'	5°32'29"	N73°47'23"W	57.52'
C757	57.55'	595.00'	5°32'29"	N68°14'54"W	57.52'
C758	57.55'	595.00'	5°32'29"	N62°42'24"W	57.52'
C759	57.55'	595.00'	5°32'29"	N57°09'55"W	57.52'
C760	58.07'	595.00'	5°35'29"	N51°38'55"W	58.04'
C761	57.55'	595.00'	5°32'29"	N46°04'56"W	57.52'
C762	57.55'	595.00'	5°32'29"	N40°32'27"W	57.52'
C763	57.55'	595.00'	5°32'29"	N34°59'57"W	57.52'
C764	57.55'	595.00'	5°32'29"	N29°27'28"W	57.52'
C765	315.88'	595.00'	30°25'05"	N11°28'40"W	312.19'
C766	71.61'	740.43'	5°32'29"	N29°27'28"W	71.59'
C767	71.61'	740.43'	5°32'29"	N34°59'57"W	71.59'
C768	71.61'	740.43'	5°32'29"	N40°32'27"W	71.59'
C769	71.61'	740.43'	5°32'29"	N46°04'56"W	71.59'
C770	71.61'	740.43'	5°32'29"	N51°37'25"W	71.59'
C771	71.61'	740.43'	5°32'29"	N57°09'55"W	71.59'
C772	71.61'	740.43'	5°32'29"	N62°42'24"W	71.59'
C773	71.61'	740.43'	5°32'29"	N68°14'54"W	71.59'
C774	71.61'	740.43'	5°32'29"	N73°47'23"W	71.59'
C775	71.61'	740.43'	5°32'29"	N79°19'53"W	71.59'
C776	84.66'	740.43'	6°33'03"	N85°22'39"W	84.61'
C777	55.29'	595.00'	5°19'27"	N01°04'09"E	55.27'
C778	57.55'	595.00'	5°32'29"	N04°21'50"W	57.52'
C779	57.55'	595.00'	5°32'29"	N09°54'19"W	57.52'
C780	57.55'	595.00'	5°32'29"	N15°26'48"W	57.52'
C781	57.55'	595.00'	5°32'29"	N20°59'18"W	57.52'
C782	30.41'	595.00'	2°55'40"	N25°13'23"W	30.40'
C783	71.61'	740.43'	5°32'29"	N20°59'18"W	71.59'
C784	71.61'	740.43'	5°32'29"	N15°26'48"W	71.59'
C785	71.61'	740.43'	5°32'29"	N09°54'19"W	71.59'
C786	71.61'	740.43'	5°32'29"	N04°21'50"W	71.59'
C787	71.16'	740.43'	5°30'23"	N01°09'36"E	71.13'
C788	78.01'	210.00'	21°17'05"	N11°32'48"E	77.56'
C789	32.17'	210.00'	8°46'39"	N17°48'01"E	32.14'
C790	45.84'	210.00'	12°30'25"	N07°09'29"E	45.75'

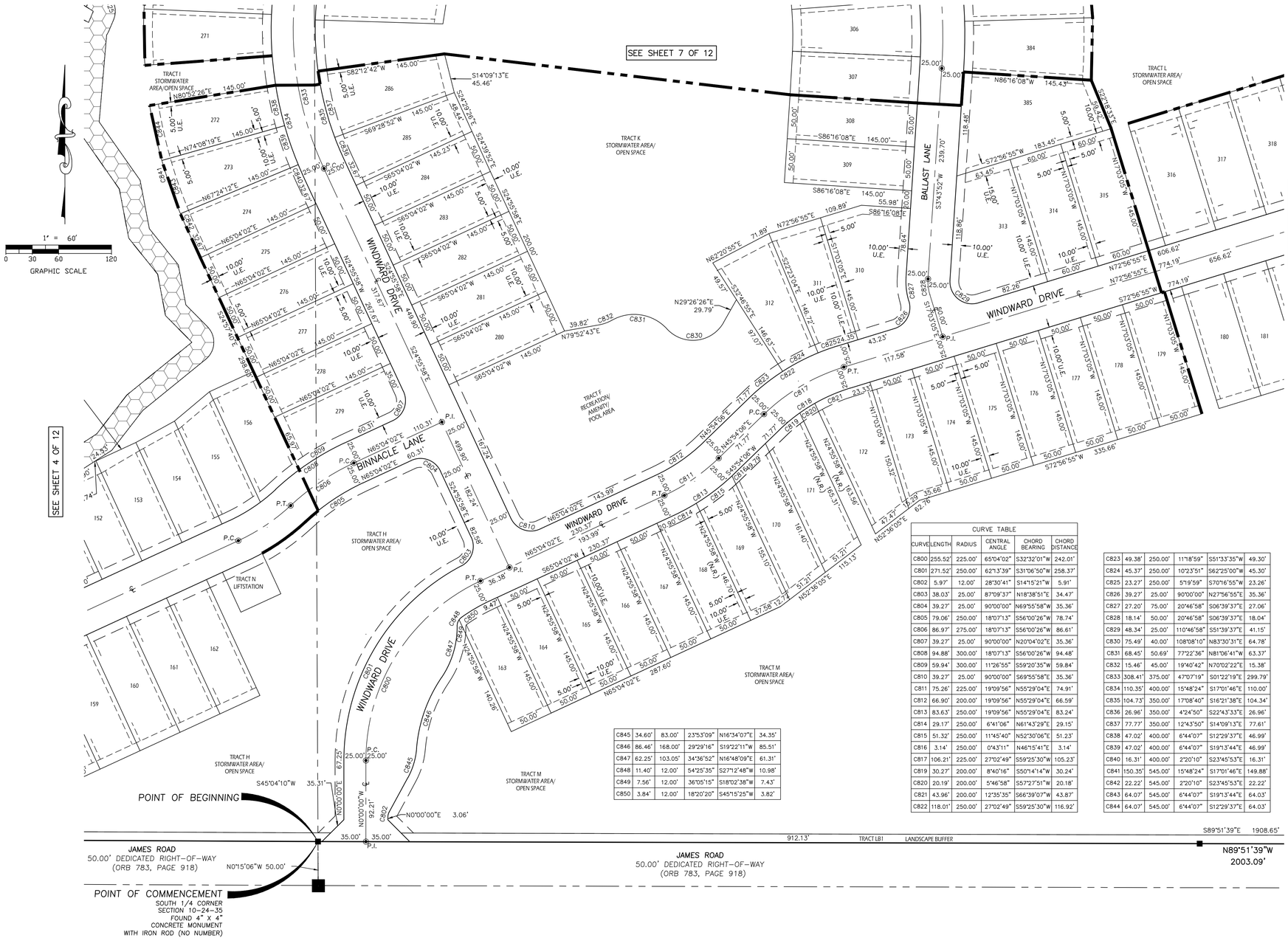
SHEET INDEX
Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

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PLAT BOOK____ PAGE _____

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



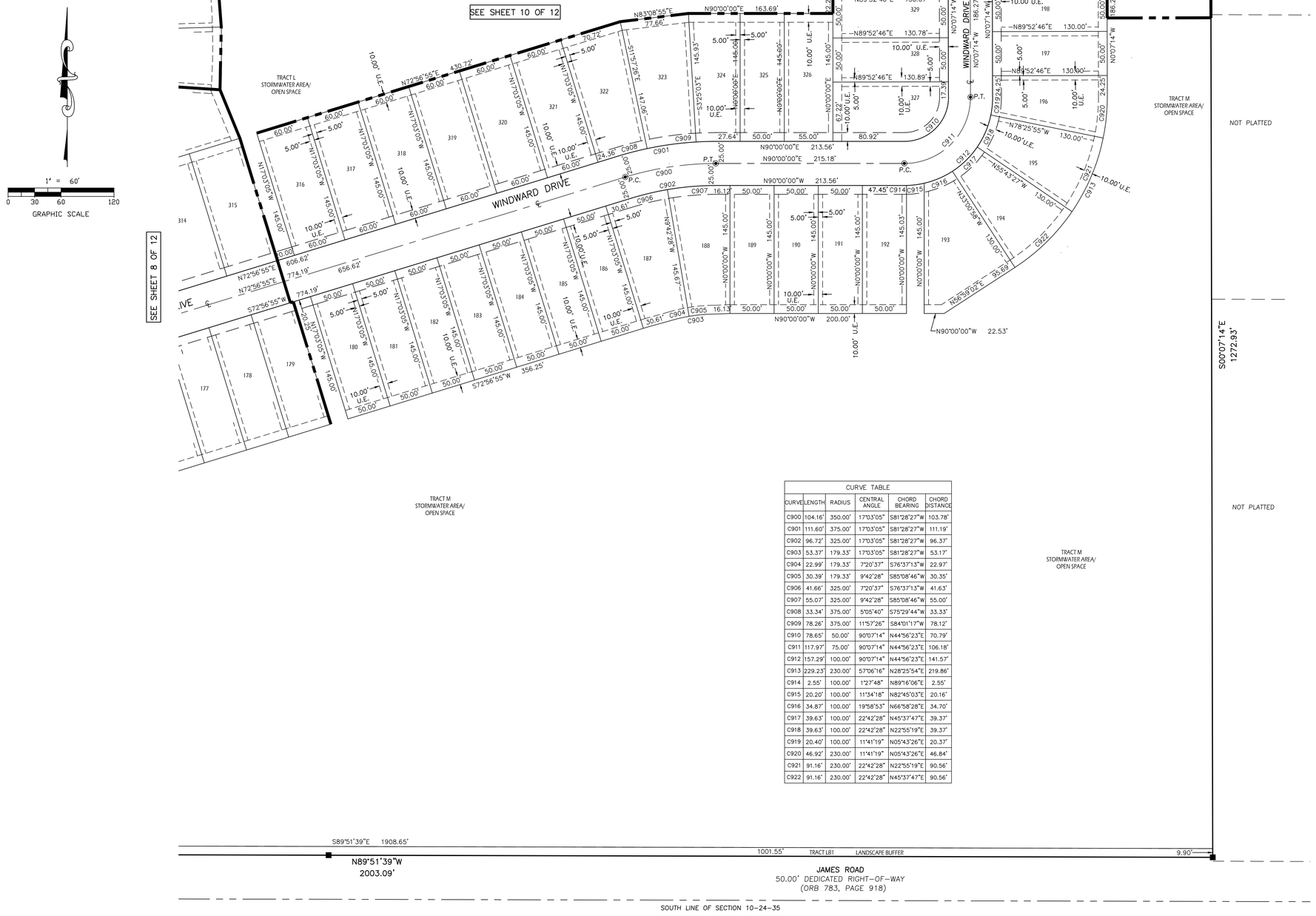
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C800	255.52'	225.00'	65°04'02"	S32°32'01"W	242.01'
C801	271.52'	250.00'	62°13'39"	S31°06'50"W	258.37'
C802	5.97'	12.00'	28°30'41"	S14°15'21"W	5.91'
C803	38.03'	25.00'	87°09'37"	N18°38'51"E	34.47'
C804	39.27'	25.00'	90°00'00"	N69°55'58"W	35.36'
C805	79.06'	250.00'	18°07'13"	S56°00'26"W	78.74'
C806	86.97'	275.00'	18°07'13"	S56°00'26"W	86.61'
C807	39.27'	25.00'	90°00'00"	N20°04'02"E	35.36'
C808	94.88'	300.00'	18°07'13"	S56°00'26"W	94.48'
C809	59.94'	300.00'	11°26'55"	S59°20'35"W	59.84'
C810	39.27'	25.00'	90°00'00"	S69°55'58"E	35.36'
C811	75.26'	225.00'	19°09'56"	N55°29'04"E	74.91'
C812	66.90'	200.00'	19°09'56"	N55°29'04"E	66.59'
C813	83.63'	250.00'	19°09'56"	N55°29'04"E	83.24'
C814	29.17'	250.00'	6°41'06"	N61°43'29"E	29.15'
C815	51.32'	250.00'	11°45'40"	N52°30'06"E	51.23'
C816	3.14'	250.00'	0°43'11"	N46°15'41"E	3.14'
C817	106.21'	225.00'	27°02'49"	S59°25'30"W	105.23'
C819	30.27'	200.00'	8°40'16"	S50°14'14"W	30.24'
C820	20.19'	200.00'	5°46'58"	S57°27'51"W	20.18'
C821	43.96'	200.00'	12°35'35"	S66°39'07"W	43.87'
C822	118.01'	250.00'	27°02'49"	S59°25'30"W	116.92'
C823	49.38'	250.00'	11°18'59"	S51°33'35"W	49.30'
C824	45.37'	250.00'	10°23'51"	S62°25'00"W	45.30'
C825	23.27'	250.00'	5°19'59"	S70°16'55"W	23.26'
C826	39.27'	25.00'	90°00'00"	N27°56'55"E	35.36'
C827	27.20'	75.00'	20°46'58"	S06°39'37"E	27.06'
C828	18.14'	50.00'	20°46'58"	S06°39'37"E	18.04'
C829	48.34'	25.00'	110°46'58"	S51°39'37"E	41.15'
C830	75.49'	40.00'	108°08'10"	N83°30'31"E	64.78'
C831	68.45'	50.69'	77°22'36"	N81°06'41"W	63.37'
C832	15.46'	45.00'	19°40'42"	N70°02'22"E	15.38'
C833	308.41'	375.00'	47°07'19"	S01°22'19"E	299.79'
C834	110.35'	400.00'	15°48'24"	S17°01'46"E	110.00'
C835	104.73'	350.00'	17°08'40"	S16°21'38"E	104.34'
C836	26.96'	350.00'	4°24'50"	S22°43'33"E	26.96'
C837	77.77'	350.00'	12°43'50"	S14°09'13"E	77.61'
C838	47.02'	400.00'	6°44'07"	S12°29'37"E	46.99'
C839	47.02'	400.00'	6°44'07"	S19°13'44"E	46.99'
C840	16.31'	400.00'	2°20'10"	S23°45'53"E	16.31'
C841	150.35'	545.00'	15°48'24"	S17°01'46"E	149.88'
C842	22.22'	545.00'	2°20'10"	S23°45'53"E	22.22'
C843	64.07'	545.00'	6°44'07"	S19°13'44"E	64.03'
C844	64.07'	545.00'	6°44'07"	S12°29'37"E	64.03'
C845	34.60'	83.00'	23°53'09"	N16°34'07"E	34.35'
C846	86.46'	168.00'	29°29'16"	S19°22'11"W	85.51'
C847	62.25'	103.05'	34°36'52"	N16°48'09"E	61.31'
C848	11.40'	12.00'	54°25'35"	S27°12'48"W	10.98'
C849	7.56'	12.00'	36°05'15"	S18°02'38"W	7.43'
C850	3.84'	12.00'	18°20'20"	S45°15'25"W	3.82'

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SHEET INDEX
Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C900	104.16'	350.00'	17°03'05"	S81°28'27"W	103.78'
C901	111.60'	375.00'	17°03'05"	S81°28'27"W	111.19'
C902	96.72'	325.00'	17°03'05"	S81°28'27"W	96.37'
C903	53.37'	179.33'	17°03'05"	S81°28'27"W	53.17'
C904	22.99'	179.33'	7°20'37"	S76°37'13"W	22.97'
C905	30.39'	179.33'	9°42'28"	S85°08'46"W	30.35'
C906	41.66'	325.00'	7°20'37"	S76°37'13"W	41.63'
C907	55.07'	325.00'	9°42'28"	S85°08'46"W	55.00'
C908	33.34'	375.00'	5°05'40"	S75°29'44"W	33.33'
C909	78.26'	375.00'	11°57'26"	S84°01'17"W	78.12'
C910	78.65'	50.00'	90°07'14"	N44°56'23"E	70.79'
C911	117.97'	75.00'	90°07'14"	N44°56'23"E	106.18'
C912	157.29'	100.00'	90°07'14"	N44°56'23"E	141.57'
C913	229.23'	230.00'	57°06'16"	N28°25'54"E	219.86'
C914	2.55'	100.00'	1°27'48"	N89°16'06"E	2.55'
C915	20.20'	100.00'	11°34'18"	N82°45'03"E	20.16'
C916	34.87'	100.00'	19°58'53"	N66°58'28"E	34.70'
C917	39.63'	100.00'	22°42'28"	N45°37'47"E	39.37'
C918	39.63'	100.00'	22°42'28"	N22°55'19"E	39.37'
C919	20.40'	100.00'	11°41'19"	N05°43'26"E	20.37'
C920	46.92'	230.00'	11°41'19"	N05°43'26"E	46.84'
C921	91.16'	230.00'	22°42'28"	N22°55'19"E	90.56'
C922	91.16'	230.00'	22°42'28"	N45°37'47"E	90.56'

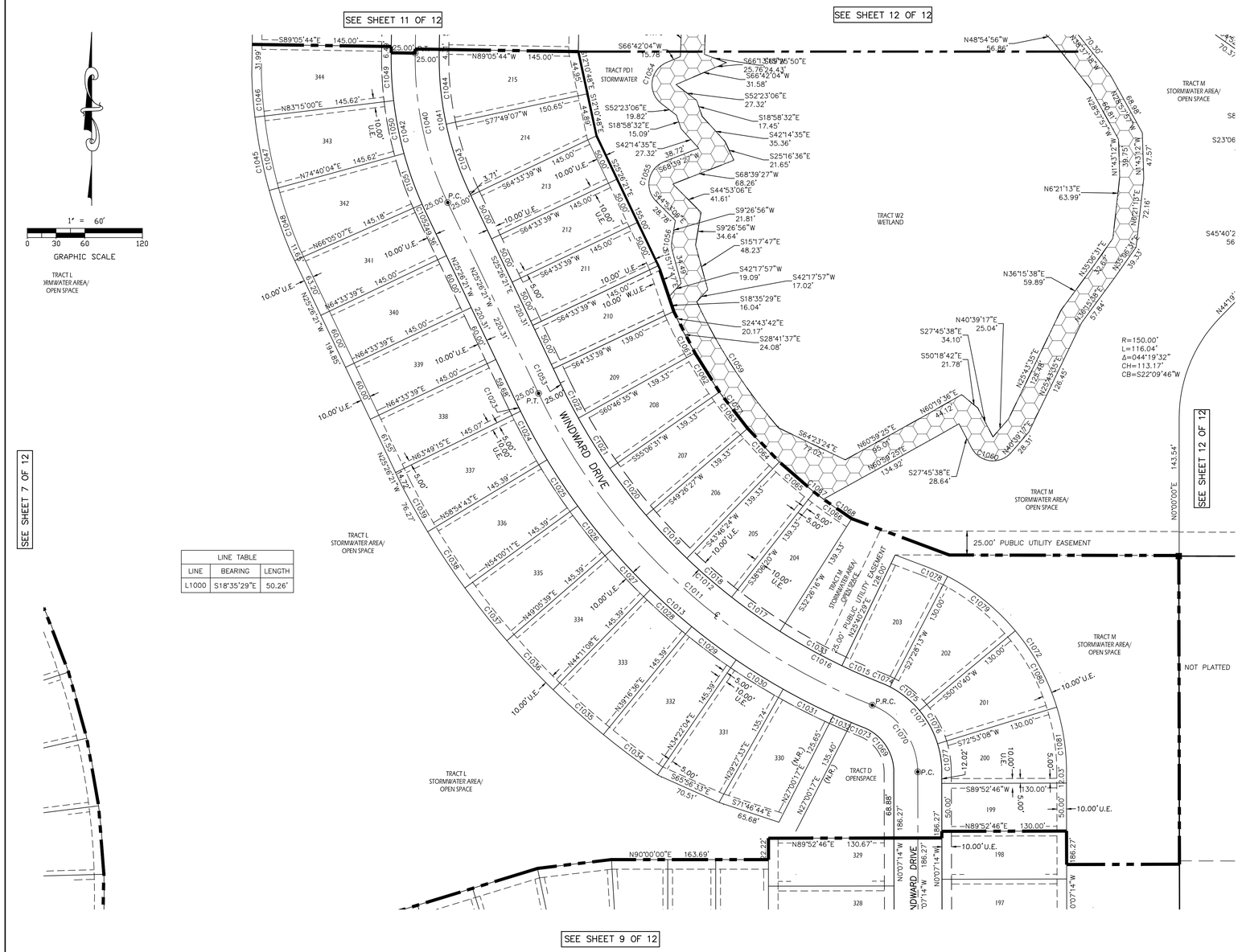
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SHEET INDEX

Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1000	S18°35'29"E	50.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1011	487.61'	650.00'	42°58'53"	S46°55'48"E	476.25'
C1012	468.81'	625.00'	42°58'37"	S46°55'40"E	457.89'
C1013	506.31'	675.00'	42°58'37"	S46°55'40"E	494.52'
C1015	8.47'	625.00'	0°46'35"	S68°01'41"E	8.47'
C1016	109.93'	625.00'	10°04'40"	S62°36'04"E	109.79'
C1017	61.83'	625.00'	5°40'04"	S54°43'42"E	61.80'
C1018	61.82'	625.00'	5°40'04"	S49°03'38"E	61.80'
C1019	61.82'	625.00'	5°40'04"	S43°23'35"E	61.80'
C1020	61.82'	625.00'	5°40'03"	S37°43'31"E	61.80'
C1021	61.83'	625.00'	5°40'04"	S32°03'27"E	61.80'
C1022	37.88'	625.00'	3°28'23"	S27°29'14"E	37.88'
C1023	8.72'	675.00'	0°44'24"	S25°48'33"E	8.72'
C1024	57.83'	675.00'	4°54'32"	S28°38'01"E	57.81'
C1025	57.83'	675.00'	4°54'32"	S33°32'33"E	57.81'
C1026	57.83'	675.00'	4°54'32"	S38°27'05"E	57.81'
C1027	57.83'	675.00'	4°54'32"	S43°21'36"E	57.81'
C1028	57.83'	675.00'	4°54'32"	S48°16'08"E	57.81'
C1029	57.83'	675.00'	4°54'32"	S53°10'40"E	57.81'
C1030	57.83'	675.00'	4°54'32"	S58°05'12"E	57.81'
C1031	59.12'	675.00'	5°01'06"	S63°03'00"E	59.10'
C1032	20.04'	675.00'	1°42'03"	S66°24'34"E	20.04'
C1034	70.29'	820.39'	4°54'32"	S53°10'40"E	70.27'
C1035	70.29'	820.39'	4°54'32"	S48°16'08"E	70.27'
C1036	70.29'	820.39'	4°54'32"	S43°21'36"E	70.27'
C1037	70.29'	820.39'	4°54'32"	S38°27'05"E	70.27'
C1038	70.29'	820.39'	4°54'32"	S33°32'33"E	70.27'
C1039	55.57'	820.39'	3°52'51"	S29°08'51"E	55.56'
C1040	160.92'	350.00'	26°20'37"	S12°16'03"E	159.51'
C1041	149.43'	325.00'	26°20'37"	S12°16'03"E	148.12'
C1042	172.42'	375.00'	26°20'37"	S12°16'03"E	170.90'
C1043	75.20'	325.00'	13°15'28"	S18°48'37"E	75.03'
C1044	74.23'	325.00'	13°05'09"	S05°38'19"E	74.07'
C1045	188.36'	520.62'	20°43'48"	S12°16'03"E	187.34'
C1046	44.05'	520.62'	4°50'51"	S04°19'34"E	44.03'
C1047	77.98'	520.62'	8°34'56"	S11°02'28"E	77.91'
C1048	66.33'	520.62'	7°18'00"	S18°58'56"E	66.29'
C1049	50.10'	375.00'	7°39'16"	S02°55'22"E	50.06'
C1050	56.17'	375.00'	8°34'56"	S11°02'28"E	56.12'
C1051	56.17'	375.00'	8°34'56"	S19°37'24"E	56.12'
C1052	8.12'	375.00'	1°14'29"	S24°49'07"E	8.12'
C1053	3.40'	625.00'	0°18'41"	S25°35'42"E	3.40'
C1054	51.96'	25.00'	119°05'10"	S07°09'29"W	43.10'
C1055	49.54'	25.00'	113°32'33"	S11°53'10"W	41.82'
C1056	10.80'	25.00'	24°44'43"	S02°55'25"E	10.71'
C1057	208.95'	485.67'	24°39'00"	S41°01'07"E	207.34'
C1058	48.69'	25.00'	111°35'05"	S83°33'11"E	41.35'
C1059	157.25'	558.99'	16°07'03"	S32°57'04"E	156.73'
C1060	48.69'	25.00'	111°35'05"	S83°33'11"E	41.35'
C1061	4.49'	485.67'	0°31'49"	S28°57'31"E	4.49'
C1062	48.04'	485.67'	5°40'04"	S32°03'27"E	48.02'
C1063	48.04'	485.67'	5°40'03"	S37°43'31"E	48.02'
C1064	48.04'	485.67'	5°40'04"	S43°23'35"E	48.02'
C1065	48.04'	485.67'	5°40'04"	S49°03'38"E	48.02'
C1066	48.04'	485.67'	5°40'04"	S54°43'42"E	48.02'
C1067	12.28'	485.67'	1°26'57"	S52°37'09"E	12.28'
C1068	35.76'	485.67'	4°13'07"	S55°27'11"E	35.75'
C1069	59.60'	50.00'	68°17'44"	N34°16'06"W	56.13'
C1070	89.40'	75.00'	68°17'44"	N34°16'06"W	84.20'
C1071	119.20'	100.00'	68°17'44"	N34°16'06"W	112.27'
C1072	277.19'	230.00'	69°03'06"	N34°38'47"W	260.72'
C1073	13.62'	675.00'	1°09'23"	S67°50'17"E	13.62'
C1074	10.27'	100.00'	5°53'11"	N65°28'23"W	10.27'
C1075	39.63'	100.00'	22°42'28"	N51°10'34"W	39.37'
C1076	39.63'	100.00'	22°42'28"	N28°28'06"W	39.37'
C1077	29.66'	100.00'	16°59'38"	N08°37'03"W	29.55'
C1078	26.66'	230.00'	6°38'33"	N65°51'04"W	26.65'
C1079	91.15'	230.00'	22°42'28"	N51°10'34"W	90.56'
C1080	91.15'	230.00'	22°42'28"	N28°28'06"W	90.56'
C1081	68.22'	230.00'	16°59'38"	N08°37'03"W	67.97'

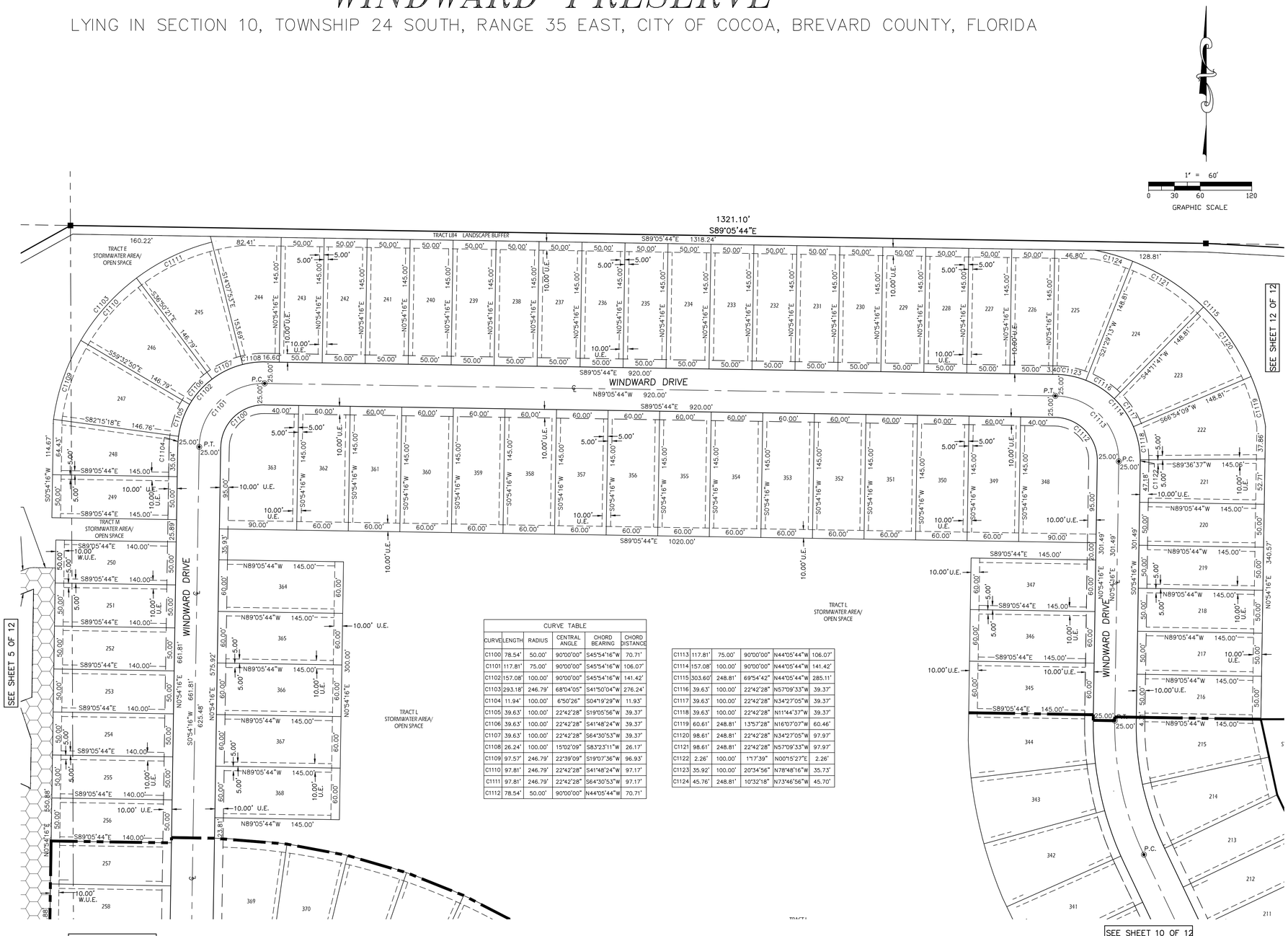
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SHEET INDEX
Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

PLAT BOOK____ PAGE _____

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1100	78.54'	50.00'	90°00'00"	S45°54'16"W	70.71'
C1101	117.81'	75.00'	90°00'00"	S45°54'16"W	106.07'
C1102	157.08'	100.00'	90°00'00"	S45°54'16"W	141.42'
C1103	293.18'	246.79'	68°04'05"	S41°50'04"W	276.24'
C1104	11.94'	100.00'	6°50'26"	S04°19'29"W	11.93'
C1105	39.63'	100.00'	22°42'28"	S19°05'56"W	39.37'
C1106	39.63'	100.00'	22°42'28"	S41°48'24"W	39.37'
C1107	39.63'	100.00'	22°42'28"	S64°30'53"W	39.37'
C1108	26.24'	100.00'	15°02'09"	S83°23'11"W	26.17'
C1109	97.57'	246.79'	22°39'09"	S19°07'36"W	96.93'
C1110	97.81'	246.79'	22°42'28"	S41°48'24"W	97.17'
C1111	97.81'	246.79'	22°42'28"	S64°30'53"W	97.17'
C1112	78.54'	50.00'	90°00'00"	N44°05'44"W	70.71'
C1113	117.81'	75.00'	90°00'00"	N44°05'44"W	106.07'
C1114	157.08'	100.00'	90°00'00"	N44°05'44"W	141.42'
C1115	303.60'	248.81'	69°54'42"	N44°05'44"W	285.11'
C1116	39.63'	100.00'	22°42'28"	N57°09'33"W	39.37'
C1117	39.63'	100.00'	22°42'28"	N34°27'05"W	39.37'
C1118	39.63'	100.00'	22°42'28"	N11°44'37"W	39.37'
C1119	60.61'	248.81'	13°57'28"	N16°07'07"W	60.46'
C1120	98.61'	248.81'	22°42'28"	N34°27'05"W	97.97'
C1121	98.61'	248.81'	22°42'28"	N57°09'33"W	97.97'
C1122	2.26'	100.00'	1°17'39"	N00°15'27"E	2.26'
C1123	35.92'	100.00'	20°34'56"	N78°48'16"W	35.73'
C1124	45.76'	248.81'	10°32'18"	N73°46'56"W	45.70'

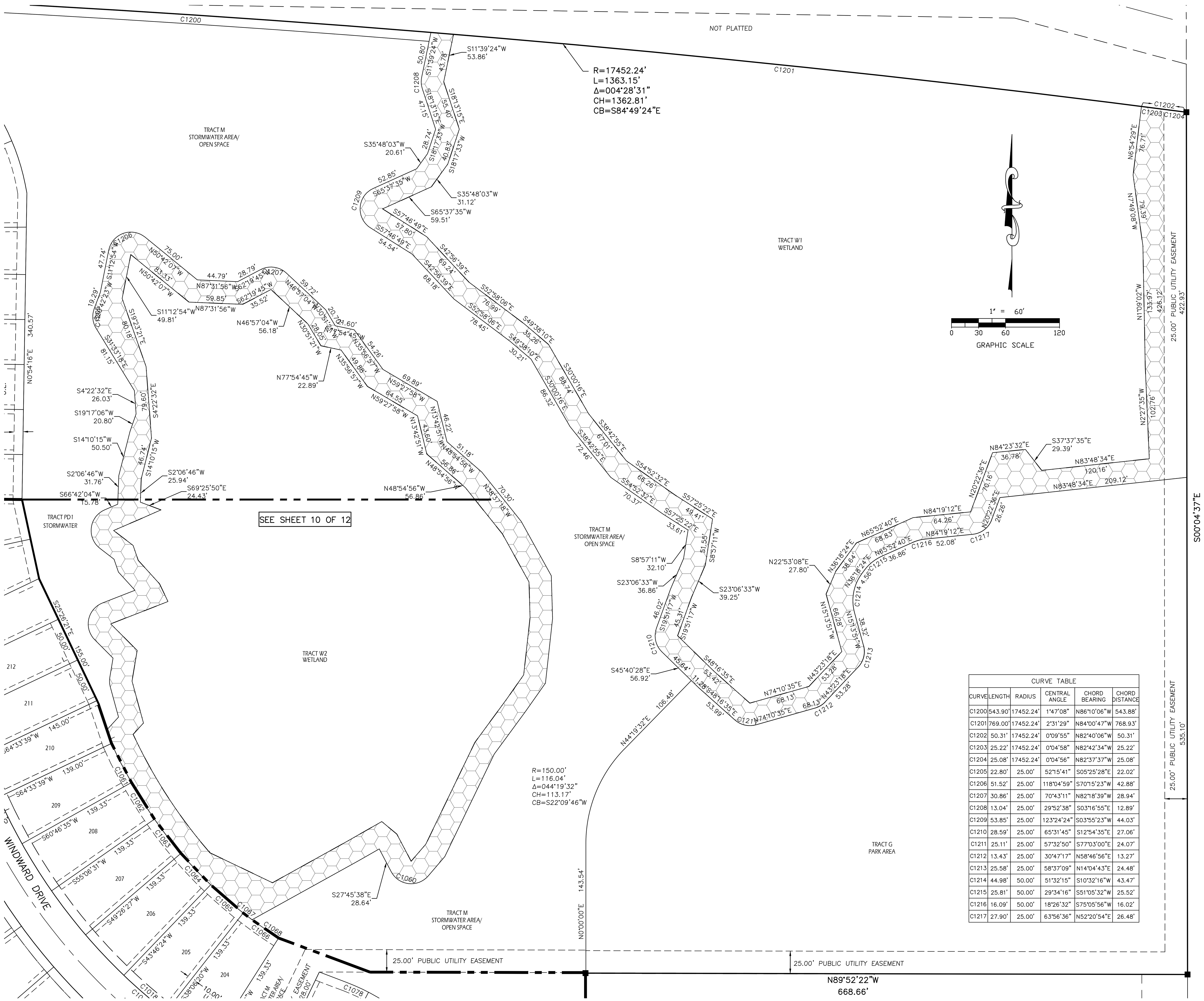
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PROFESSIONAL LAND SURVEYORS
801 International Parkway, Ste. 500
Lake Mary, FL 32746
407-926-0333

SHEET INDEX

Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1200	543.90'	17452.24'	1°47'08"	N86°10'06"W	543.88'
C1201	769.00'	17452.24'	2°31'29"	N84°00'47"W	768.93'
C1202	50.31'	17452.24'	0°09'55"	N82°40'06"W	50.31'
C1203	25.22'	17452.24'	0°04'58"	N82°42'34"W	25.22'
C1204	25.08'	17452.24'	0°04'56"	N82°37'37"W	25.08'
C1205	22.80'	25.00'	52°15'41"	S05°25'28"E	22.02'
C1206	51.52'	25.00'	118°04'59"	S70°15'23"W	42.88'
C1207	30.86'	25.00'	70°43'11"	N82°18'39"W	28.94'
C1208	13.04'	25.00'	29°52'38"	S03°16'55"E	12.89'
C1209	53.85'	25.00'	123°24'24"	S03°55'23"W	44.03'
C1210	28.59'	25.00'	65°31'45"	S12°54'35"E	27.06'
C1211	25.11'	25.00'	57°32'50"	S77°03'00"E	24.07'
C1212	13.43'	25.00'	30°47'17"	N58°46'56"E	13.27'
C1213	25.58'	25.00'	58°37'09"	N14°04'43"E	24.48'
C1214	44.98'	50.00'	51°32'15"	S10°32'16"W	43.47'
C1215	25.81'	50.00'	29°34'16"	S51°05'32"W	25.52'
C1216	16.09'	50.00'	18°26'32"	S75°05'56"W	16.02'
C1217	27.90'	25.00'	63°56'36"	N52°20'54"E	26.48'

SHEET INDEX
Sheet 1 of 12 – Surveyor's notes, legal description and dedication
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School Board of Brevard County
2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Mark J. Rendell, Ed.D., Superintendent

Brevard Public Schools

November 28, 2023

City of Cocoa
Eric P. Raasch, Jr., AICP
Planning & Zoning Department
65 Stone Street
Cocoa, Florida 32922

RE: Proposed Windward Preserve Development
School Impact Analysis – School Concurrency SCADL-2023-25

Dear Eric P. Raasch, Jr.,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account number 2462086 (Parcel ID number: 24-35-10-00-502 containing a total of approximately 216.21 acres in the City of Cocoa, Florida. The proposed development includes 385 single-family homes. The School Concurrency Determination of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 and Amended Appendix "A"-School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014).* The following capacity analysis is performed using capacities/projected students as shown in years 2023-24 to 2027-28 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2022-23 to 2027-28 which* is attached for reference.

Single-Family Homes	385		
Students Generated	**Student Generation Rates**	**Calculated Students Generated**	**Rounded Number of Students Generated**
Elementary	0.24	92.4	92
Middle	0.07	26.95	27
High	0.12	46.2	46
Total	0.43		**165**

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x11418 • FAX: (321) 633-4646

An Equal Opportunity Employer

FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2023-24 to 2027-28

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	998	998	998	998	998
Cocoa	2,097	2,097	2,097	2,097	2,097
Cocoa	2,097	2,097	2,097	2,097	2,097

Projected Student Membership

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	649	677	821	794	786
Cocoa	1,536	1,555	1,525	1,518	1,470
Cocoa	1,536	1,555	1,525	1,518	1,470

Students Generated by Newly Issued SCADL Reservations Since FFP

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	-	17	34	34	34
Cocoa	-	3	6	6	6
Cocoa	-	8	16	16	16

Cumulative Students Generated by Proposed Development

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	-	23	46	69	92
Cocoa	-	7	13	20	27
Cocoa	-	12	23	35	46

Total Projected Student Membership (includes Cumulative Impact of Proposed Development)

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	649	717	901	897	912
Cocoa	1,536	1,565	1,544	1,544	1,503
Cocoa	1,536	1,575	1,564	1,569	1,532

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	349	281	97	101	86
Cocoa	561	532	553	553	594
Cocoa	561	522	533	528	565

At this time, **there is projected to be sufficient capacity at every school level for the proposed Windward Preserve development.**

This letter is the official ***School Concurrency Availability Determination Letter (SCADL)*** for the Windward Preserve development. In accordance with Section 13.2(e) of the *Interlocal Agreement for Public School Facility Planning and School Concurrency (ILA).* This letter will become binding, and capacity will be reserved in Brevard Public Schools for the projected student membership impact of this development as of the date of this letter.

The School Capacity Reservation at the above schools is valid for 24 months from the date of this letter. At that time, if the project has not received the Certificate of Completion approval from The City of Cocoa, a Time Extension application can be submitted to the School Board through The City of Cocoa. A maximum of 2 additional years can be requested. If the final planning approval has not been completed after the 2-year Time Extension is granted, a new application for School Concurrency must be submitted.

Also, in accordance with Section 13.2(f) of the ILA, so that the school district can track capacity reservations, please provide notification:

1. When this residential development has received a Concurrency Evaluation Finding of Nondeficiency or functional equivalent.
2. The date the development order expires, is extended, or is revoked.
3. When the concurrency reservations become vested.
4. When the school impact fees have been paid.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,

Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years 2022-23 to 2027-28*

Copy: Susan Hann, AICP, Assistant Superintendent of Facility Services
File SCADL-2023-25

David G. Lindemann, AICP, Director of Planning & Project Management, Facilities Services
File SCADL-2023-25

Windward Preserve Development Location Map

Brevard Public Schools

N

Windward Preserve Development
SCADL-2023-25
385 Single-Family Units

Schools Affected by Development:
Saturn Elementary School
Cocoa Jr./Sr. High School

Drawn By:
Planning & Project Management
Karen M. Black
November 28, 2023

0 0.5 1 2 Miles

Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service

Data and Analysis for School Years 2022-23 to 2027-28

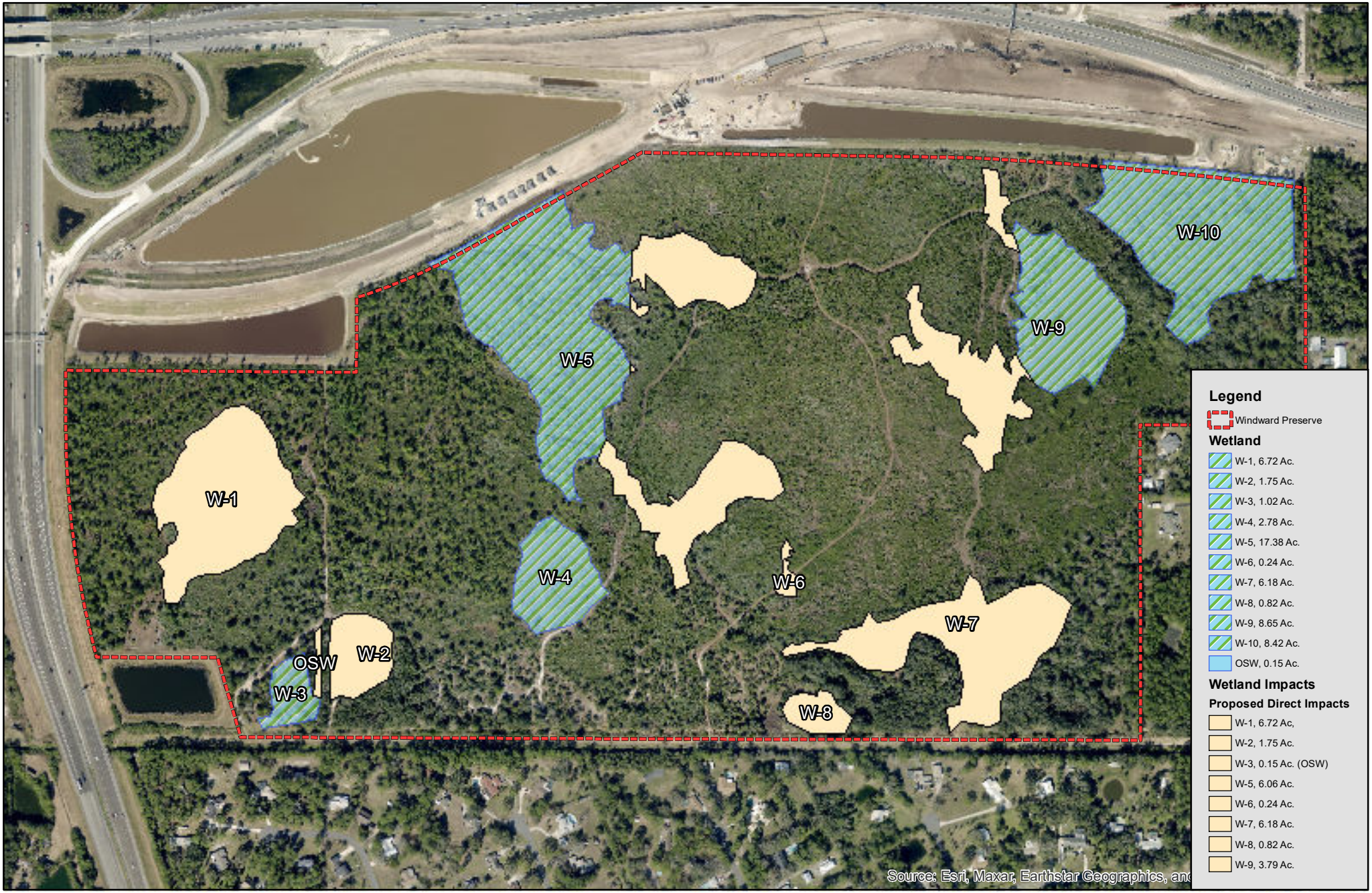
Summary	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Highest Utilization Elementary Schools:	93%	99%	100%	99%	99%	100%
Highest Utilization Middle Schools:	88%	88%	94%	92%	91%	100%
Highest Utilization Jr / Sr High Schools:	83%	83%	81%	78%	77%	76%
Highest Utilization High Schools:	107%	99%	97%	98%	100%	100%

				School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
School	Type	Grades	Utilization Factor	FISH Capacity	10/14/22 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	751	598	80%	751	598	80%	751	635	85%	751	704	94%	751	720	96%	773	766	99%
Andersen	Elementary	K-6	100%	884	568	64%	884	568	64%	884	549	62%	884	537	61%	884	530	60%	884	501	57%
Apollo	Elementary	K-6	100%	902	731	81%	902	731	81%	902	749	83%	902	753	83%	902	736	82%	902	718	80%
Atlantis	Elementary	PK-6	100%	739	620	84%	739	620	84%	739	608	82%	739	596	81%	739	585	79%	739	572	77%
Audubon	Elementary	PK-6	100%	761	450	59%	761	450	59%	761	435	57%	761	422	55%	761	419	55%	761	426	56%
Cambridge	Elementary	PK-6	100%	787	495	63%	787	495	63%	787	511	65%	787	505	64%	787	510	65%	787	524	67%
Cape View	Elementary	PK-6	100%	570	305	54%	570	288	51%	570	309	54%	570	314	55%	570	315	55%	570	329	58%
Carroll	Elementary	K-6	100%	751	626	83%	751	633	84%	751	643	86%	751	623	83%	751	619	82%	751	628	84%
Challenger 7	Elementary	PK-6	100%	573	503	88%	573	503	88%	573	474	83%	573	462	81%	573	433	76%	573	413	72%
Columbia	Elementary	PK-6	100%	751	506	67%	751	512	68%	751	531	71%	751	522	70%	751	538	72%	751	538	72%
Coquina	Elementary	K-6	100%	711	560	79%	711	560	79%	711	565	79%	711	602	85%	711	590	83%	711	585	82%
Creel	Elementary	PK-6	100%	1,114	626	56%	1,114	660	59%	1,114	668	60%	1,114	668	60%	1,114	667	60%	1,114	658	59%
Croton	Elementary	PK-6	100%	795	488	61%	795	488	61%	795	514	65%	795	528	66%	795	542	68%	795	542	68%
Discovery	Elementary	PK-6	100%	980	643	66%	980	664	68%	980	675	69%	980	671	68%	980	720	73%	980	761	78%
Endeavour	Elementary	PK-6	100%	968	719	74%	968	750	77%	968	717	74%	968	707	73%	968	674	70%	968	671	69%
Enterprise	Elementary	K-6	100%	729	597	82%	729	597	82%	729	578	79%	729	552	76%	729	538	74%	729	529	73%
Fairglen	Elementary	PK-6	100%	789	617	78%	789	617	78%	789	617	78%	789	632	80%	789	635	80%	789	625	79%
Gemini	Elementary	K-6	100%	711	468	66%	711	477	67%	711	465	65%	711	468	66%	711	455	64%	711	457	64%
Golfview	Elementary	PK-6	100%	777	441	57%	777	441	57%	777	460	59%	777	481	62%	777	489	63%	777	503	65%
Harbor City	Elementary	PK-6	100%	629	403	64%	629	405	64%	629	457	73%	629	474	75%	629	494	79%	629	509	81%
Holland	Elementary	PK-6	100%	605	432	71%	605	450	74%	605	451	75%	605	444	73%	605	442	73%	605	431	71%
Imperial Estates	Elementary	K-6	100%	729	659	90%	729	684	94%	729	712	98%	729	724	99%	751	742	99%	795	779	98%
Indialantic	Elementary	K-6	100%	798	686	86%	798	686	86%	798	685	86%	798	671	84%	798	676	85%	798	651	82%
Jupiter	Elementary	PK-6	100%	930	729	78%	930	735	79%	930	801	86%	930	882	95%	974	940	97%	1,040	1,030	99%
Lockmar	Elementary	PK-6	100%	892	585	66%	892	585	66%	892	569	64%	892	552	62%	892	558	63%	892	559	63%
Longleaf	Elementary	PK-6	100%	790	631	80%	790	637	81%	790	613	78%	790	590	75%	790	563	71%	790	528	67%
Manatee	Elementary	K-6	100%	998	898	90%	998	910	91%	998	889	89%	998	845	85%	998	888	89%	998	881	88%
McAuliffe	Elementary	PK-6	100%	838	621	74%	838	621	74%	838	580	69%	838	568	68%	838	553	66%	838	528	63%
Meadowlane Intermediate	Elementary	3-6	100%	1,114	825	74%	1,114	825	74%	1,114	779	70%	1,114	773	69%	1,114	805	72%	1,114	843	76%
Meadowlane Primary	Elementary	K-6	100%	824	651	79%	824	666	81%	824	660	80%	824	630	76%	824	618	75%	824	613	74%
Mila	Elementary	PK-6	100%	707	435	62%	707	435	62%	707	439	62%	707	396	56%	707	383	54%	707	362	51%
Mims	Elementary	PK-6	100%	725	464	64%	725	464	64%	725	481	66%	725	512	71%	725	525	72%	725	513	71%
Oak Park	Elementary	PK-6	100%	968	505	52%	968	505	52%	968	471	49%	968	478	49%	968	475	49%	968	447	46%
Ocean Breeze	Elementary	PK-6	100%	654	554	85%	654	550	84%	654	542	83%	654	533	81%	654	534	82%	654	531	81%
Palm Bay Elem	Elementary	PK-6	100%	983	586	60%	983	613	62%	983	610	62%	983	627	64%	983	630	64%	983	636	65%
Pinewood	Elementary	PK-6	100%	569	521	92%	591	521	88%	591	541	92%	613	572	93%	613	598	98%	613	600	98%
Port Malabar	Elementary	PK-6	100%	852	640	75%	852	640	75%	852	683	80%	852	746	88%	852	760	89%	852	795	93%
Quest	Elementary	PK-6	100%	932	693	74%	932	693	74%	932	684	73%	932	681	73%	932	685	73%	932	697	75%
Riviera	Elementary	PK-6	100%	777	699	90%	777	714	92%	777	718	92%	799	780	98%	843	827	98%	887	866	98%
Roosevelt	Elementary	K-6	100%	599	288	48%	599	298	50%	599	269	45%	599	256	43%	599	239	40%	599	220	37%
Sabal	Elementary	PK-6	100%	785	500	64%	785	500	64%	785	503	64%	785	516	66%	785	534	68%	785	535	68%
Saturn	Elementary	PK-6	100%	998	649	65%	998	649	65%	998	677	68%	998	821	82%	998	794	80%	998	786	79%
Sea Park	Elementary	PK-6	100%	461	337	73%	461	337	73%	461	327	71%	461	321	70%	461	326	71%	461	329	71%
Sherwood	Elementary	PK-6	100%	609	459	75%	609	459	75%	609	458	75%	609	459	75%	609	450	74%	609	441	72%
Sunrise	Elementary	PK-6	100%	913	759	83%	913	767	84%	913	836	92%	935	908	97%	1,023	1,004	98%	1,067	1,067	100%
Suntree	Elementary	K-6	100%	755	600	79%	755	602	80%	755	561	74%	755	541	72%	755	516	68%	755	480	64%
Surfside	Elementary	K-6	100%	541	442	82%	541	442	82%	541	425	79%	541	418	77%	541	417	77%	541	407	75%
Tropical	Elementary	K-6	100%	910	669	74%	910	669	74%	910	614	67%	910	600	66%	910	572	63%	910	545	60%
Turner	Elementary	PK-6	100%	874	555	64%	874	564	65%	874	589	67%	874	647	74%	874	675	77%	874	691	79%
University Park	Elementary	PK-6	100%	811	487	60%	811	487	60%	811	545	67%	811	592	73%	811	642	79%	811	658	81%
Viera Elem	Elementary	K-6	100%	1,030	695	67%	1,030	717	70%	1,030	759	74%	1,030	857	83%	1,030	926	90%	1,074	1,061	99%
Westside	Elementary	K-6	100%	857	799	93%	857	846	99%	923	922	100%	989	974	98%	1,033	988	96%	1,099	1,100	100%
Williams	Elementary	PK-6	100%	715	451	63%	715	450	63%	715	443	62%	715	414	58%	715	411	57%	715	415	58%
Elementary Totals				**42,215**	**30,468**		**42,237**	**30,778**		**42,303**	**30,996**		**42,435**	**31,549**		**42,677**	**31,905**		**43,007**	**32,280**	

School	Type	Grades	Utilization Factor	School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
				FISH Capacity	10/14/22 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,129	75%	1,514	1,129	75%	1,514	1,158	76%	1,514	1,228	81%	1,514	1,289	85%	1,514	1,377	91%
DeLaura	Middle	7-8	90%	960	842	88%	960	844	88%	960	902	94%	960	820	85%	960	789	82%	960	826	86%
Hoover	Middle	7-8	90%	680	505	74%	680	505	74%	680	534	79%	680	574	84%	680	577	85%	680	588	86%
Jackson	Middle	7-8	90%	660	550	83%	660	550	83%	660	545	83%	660	538	82%	660	555	84%	660	588	89%
Jefferson	Middle	7-8	90%	873	608	70%	873	608	70%	873	600	69%	873	609	70%	873	563	64%	873	548	63%
Johnson	Middle	7-8	90%	1,064	610	57%	1,064	610	57%	1,064	650	61%	1,064	698	66%	1,064	753	71%	1,064	825	78%
Kennedy	Middle	7-8	90%	869	671	77%	869	671	77%	869	687	79%	869	670	77%	869	669	77%	869	677	78%
Madison	Middle	7-8	90%	781	446	57%	781	453	58%	781	484	62%	781	452	58%	781	476	61%	781	593	76%
McNair	Middle	7-8	90%	616	365	59%	616	369	60%	616	346	56%	616	354	57%	616	337	55%	616	347	56%
Southwest	Middle	7-8	90%	1,230	920	75%	1,230	920	75%	1,230	1,024	83%	1,230	1,127	92%	1,289	1,174	91%	1,289	1,285	100%
Stone	Middle	7-8	90%	1,076	668	62%	1,076	708	66%	1,076	799	74%	1,076	823	76%	1,076	890	83%	1,076	977	91%
Middle Totals				**10,323**	**7,314**		**10,323**	**7,367**		**10,323**	**7,729**		**10,323**	**7,893**		**10,382**	**8,072**		**10,382**	**8,631**	
Junior / Senior High School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	2,097	1,545	74%	2,097	1,536	73%	2,097	1,555	74%	2,097	1,525	73%	2,097	1,518	72%	2,097	1,470	70%
Cocoa Beach	Jr / Sr High	7-12	90%	1,445	983	68%	1,445	1,000	69%	1,445	1,000	69%	1,445	941	65%	1,445	928	64%	1,445	867	60%
Space Coast	Jr / Sr High	7-12	90%	1,852	1,534	83%	1,852	1,534	83%	1,852	1,505	81%	1,852	1,450	78%	1,852	1,428	77%	1,852	1,402	76%
Jr / Sr High Totals				**5,394**	**4,062**		**5,394**	**4,070**		**5,394**	**4,060**		**5,394**	**3,916**		**5,394**	**3,874**		**5,394**	**3,739**	
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,451	1,109	76%	1,451	1,109	76%	1,451	1,123	77%	1,451	1,129	78%	1,451	1,164	80%	1,451	1,158	80%
Bayside	High	9-12	95%	2,263	1,851	82%	2,263	1,885	83%	2,263	2,023	89%	2,263	2,099	93%	2,263	2,175	96%	2,382	2,371	100%
Eau Gallie	High	PK, 9-12	95%	2,221	1,582	71%	2,221	1,582	71%	2,221	1,597	72%	2,221	1,625	73%	2,221	1,631	73%	2,221	1,693	76%
Heritage	High	9-12	95%	2,314	2,033	88%	2,314	2,055	89%	2,314	2,065	89%	2,314	2,057	89%	2,314	2,099	91%	2,314	2,171	94%
Melbourne	High	9-12	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,248	95%	2,370	2,284	96%	2,370	2,345	99%
Merritt Island	High	PK, 9-12	95%	1,962	1,546	79%	1,962	1,546	79%	1,962	1,512	77%	1,962	1,457	74%	1,962	1,437	73%	1,962	1,454	74%
Palm Bay	High	PK, 9-12	95%	2,657	1,483	56%	2,657	1,495	56%	2,657	1,581	60%	2,657	1,683	63%	2,657	1,704	64%	2,657	1,700	64%
Rockledge	High	9-12	95%	1,836	1,559	85%	1,836	1,559	85%	1,836	1,640	89%	1,836	1,699	93%	1,836	1,693	92%	1,836	1,620	88%
Satellite	High	PK, 9-12	95%	1,527	1,518	99%	1,551	1,536	99%	1,551	1,433	92%	1,551	1,413	91%	1,551	1,359	88%	1,551	1,299	84%
Titusville	High	9-12	95%	1,813	1,313	72%	1,813	1,333	74%	1,813	1,335	74%	1,813	1,351	75%	1,813	1,316	73%	1,813	1,322	73%
Viera	High	PK, 9-12	95%	2,141	2,289	**107%**	2,474	2,319	94%	2,474	2,391	97%	2,474	2,417	98%	2,569	2,579	**100%**	2,664	2,660	100%
High Totals				**22,555**	**18,528**		**22,912**	**18,664**		**22,912**	**18,945**		**22,912**	**19,178**		**23,007**	**19,441**		**23,221**	**19,793**	
Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	403	85%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Stevenson	Elementary	K-6	100%	569	506	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%
South Lake	Elementary	K-6	100%	481	434	90%	657	453	69%	657	471	72%	657	489	74%	657	507	77%	657	529	81%
West Melbourne	Elementary	K-6	100%	618	549	89%	618	552	89%	794	570	72%	794	588	74%	794	606	76%	794	624	79%
Edgewood	Jr / Sr High	7-12	90%	1,077	938	87%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%
West Shore	Jr / Sr High	7-12	90%	1,264	930	74%	1,264	950	75%	1,264	950	75%	1,264	950	75%	1,264	950	75%	1,264	950	75%
Schools of Choice				**4,484**	**3,760**		**4,660**	**3,827**		**4,836**	**3,863**		**4,836**	**3,899**		**4,836**	**3,935**		**4,836**	**3,975**	
Brevard Totals				**84,971**	**64,132**		**85,526**	**64,706**		**85,768**	**65,593**		**85,900**	**66,435**		**86,296**	**67,227**		**86,840**	**68,418**	

Notes

1. FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2022-23 are reported from the FISH database as of October 14, 2022.
2. Student Membership is reported from the Fall Final Membership Count (10/14/2022).
3. Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
   - Development Projections from Brevard County Local Government Jurisdictions
   - Brevard County School Concurrency Student Generation Multipliers (SGM)
   - Fall Membership student addresses and corresponding concurrency service areas
   - Student Mobility Rates / Cohort Survival Rates
   - Brevard County Birth rates by zip code
4. Davis Demographics estimates are then adjusted using the following factors:
   - PK (Pre-Kindengarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
   - Current From/To attendance patterns are assumed to remain constant.
   - Nongeocoded student addresses are assumed to continue in their attendance schools.
   - Charter School Growth.
5. In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.
6. If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established.
   If only relocatable classrooms are used for the next 5 years, the following changes would be needed to accommodate projected growth. These schools are being analyzed for the best options to accommodate additional students.
   - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
   For school year 2023-24, no additional capacity is needed.
   For school year 2024-25, a total of 3 intermediate classrooms are projected for Westside Elementary School
   For school year 2025-26, a total of 6 intermediate classrooms are projected for Pinewood (1), Riveria (1), Sunrise (1) and Westside (3) Elementary Schools.
   For school year 2026-27, a total of 14 intermediate classrooms are projected for Imperial Estates (1), Jupiter (2), Riviera (2), Sunrise (4), Westside (2) Elementary Schools, and Southwest Middle School (3). 4 High School relocatable classrooms are proposed for Viera High School.
   For school year 2027-28, a total of 15 intermediate classrooms are projected for Roy Allen (1), Imperial Estates (2), Jupiter (3), Riveria (2), Viera El (2), Sunrise (2), and Westside (3) Elementary Schools. 9 High School relocatable classrooms are proposed for Bayside (5) and Viera (4) High.
7. A classroom addition is planned for construction at Viera High School for 2023-24. The factored capacity is adjusted for the proposed 350 student stations.
8. A classroom addition is planned for construction at South Lake Elementary School for 2023-24. The factored capacity is adjusted for the proposed 176 student stations.
9. A classroom addition is planned for construction at West Melbourne School of Science for 2024-25. The factored capacity is adjusted for the proposed 176 student stations.
10. Capacity adjusted for Board approved addition of one relocatable each at Pinewood Elementary and Satellite High Schools for school year 2024-25 forward.



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Environmental and Permitting Services
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Ph: 407-894-5969 Fax: 407-894-5970
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Windward Preserve
Brevard County, Florida
Figure
Proposed Direct Impacts

N
W E
S

575
Feet

Project #:183-79
Produced By:KLG
Date: 5/12/2023



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Windward Preserve
Brevard County, Florida
Figure
Secondary Impacts & Upland Buffers

N
W E
S

570
Feet

Project #:183-79
Produced By:KLG
Date: 5/12/2023

Project: Windward Preserve						Date: 5/12/2023				
Impacts:	Habitat Type	Location Landscape		Water Environment		Community Structure		Acres	Functional Units Lost	Total Impact Acres (D/S)
		before	after	before	after	before	after			
										13.92
W1	630/641	5	0	5	0	5	0	6.72	3.36	
W2	641	5	0	5	0	5	0	1.75	0.88	
W3 (OSW)	530	5	0	5	0	4	0	0.15	0.07	
W5	630	6	0	6	0	6	0	6.06	3.64	
W6	641	0	0	0	0	0	0	0.24	0.00	
W7	641	5	0	5	0	5	0	6.18	3.09	
W8	618	5	0	5	0	5	0	0.82	0.41	
W9	641	6	0	6	0	5	0	3.79	2.15	
Secondary - 100'	630	6	5	5	5	5	3	1.22	0.12	
Secondary - 200'	641	6	5	5	5	5	3	2.13	0.21	
								29.06	**13.92**	

TABLE 1. PROJECT WETLAND (WL) AND OTHER SURFACE WATER (SW) SUMMARY

WL & SW ID	WL & SW TYPE	WL & SW SIZE	WL & SW NOT IMPACTED	TEMPORARY WL & SW IMPACTS			PERMANENT WL & SW IMPACTS			MITIGATION
				WL & SW	IMPACT	IMPACT	WL & SW	IMPACT	IMPACT	ID
				TYPE	SIZE	CODE	TYPE	SIZE	CODE	
W1	**630/641**	**6.72**	**0.00**					**6.72**	**F**	**MB**
W2	**641**	**1.75**	**0.00**					**1.75**	**F**	**MB**
W3	**641**	**1.17**	**1.02**					**0.15 (OSW)**	**F**	**MB**
W4	**641**	**2.78**	**2.78**					**0.00**		**N/A**
W5	**630/641**	**17.38**	**11.32**					**6.06**	**F**	**MB**
W6	**641**	**0.24**	**0.00**					**0.24**	**F**	**N/A**
W7	**641**	**6.18**	**0.00**					**6.18**	**F**	**MB**
W8	**618**	**0.82**	**0.00**					**0.82**	**F**	**MB**
W9	**641**	**8.65**	**4.86**					**3.79**	**F**	**MB**
W10	**625/630/641**	**8.42**	**8.42**					**0.00**		
PROJECT TOTALS		**54.110**	**28.40**					**25.56**		

Comments: FLUCFCS - Florida Land Use, Cover and Forms Classification System

CODES (multiple entries per cell not allowed):
Wetland Type: from an established wetland classification system (see Section E, 111b.)
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Reviewer: _____

TABLE 2: PROJECT ON-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TARGET	AREA	TARGET
			0		0		0		0		0	

CODES (multiple entries per cell not allowed):
Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Reviewer: _____

TABLE 3: PROJECT OFF-SITE MITIGATION SUMMARY

MITIGATION ID	CREATION		RESTORATION		ENHANCEMENT		WETLAND PRESERVATION		UPLAND PRESERVATION		OTHER	
	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TARGET TYPE	AREA	TYPE	AREA	TARGET	AREA	TARGET
MB											**13.92**	**UMAM**

MITIGATION TO BE PROVIDED FOR AN APPROVED MITIGATION BANK

CODES (multiple entries per cell not allowed):
Target Type or Type = target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Reviewer: _____

Windward Preserve

Stormwater Management Report

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

Prepared by:

Madden, Moorhead, and Stokes, LLC.
431 East Horatio Avenue, Suite 260
Maitland, FL 32751

Original Issue: November 4, 2022
Revision 1: March 3, 2023
Revision 2: August 11, 2023
Revision 3: October 4, 2023
Revision 4: November 20, 2023

David A. Stokes, P.E.# 66527
Certificate of Authorization No. CA-0007723

TABLE OF CONTENTS

Table of Contents **2**
Executive Summary **3**
Pre-Development Conditions **3**
Proposed Development **4**

Appendix A – Exhibits
Appendix B - Predevelopment Basin Map
Appendix C – Predevelopment Hydrology Calculations & Data
Appendix D – Predevelopment ICPR Node Diagram
Appendix E – Predevelopment ICPR Input Data
Appendix F – Predevelopment ICPR Basin Max
Appendix G – Predevelopment ICPR Node Max
Appendix H – Post-development Basin Map
Appendix I – Post-development Hydrology Calculations & Data
Appendix J – Post-development ICPR Node Diagram
Appendix K – Post-development ICPR Input Data
Appendix L – Post-development ICPR Basin Max
Appendix M – Post-development ICPR Node Max
Appendix N – Post-development ICPR Node Time Series
Appendix O – Pre/Post Nutrient Analysis
Appendix P – Floodplain Compensating Storage Analysis.
Appendix Q – Storm Sewer Design
Appendix R – Tailwater Node Information
Appendix S- County Provided Information

EXECUTIVE SUMMARY

Madden, Moorhead, & Stokes LLC. has been retained by Taylor Morrison to design the stormwater system for the proposed Windward Preserve subdivision. The proposed project is located at the SE corner of the intersection of I-95 and the 528. The project is also bordered on the east by Friday Road, and on the south by James Road. The proposed subdivision will contain approximately 385 residential lots with associated utilities, roadways, and stormwater ponds.

The purpose of this application is to obtain the permits necessary for the construction of the stormwater system defined in this report.

PRE-DEVELOPMENT CONDITIONS

In the pre-development condition, the project site contains several wetlands which receive stormwater runoff from the on-site areas, and three discharge points that flow off-site. The three main discharge points are as follows; near the NW corner between the proposed beachline/528 retention ponds, near the NE corner to the existing culvert under the 528, and the downstream node JAM-120 at the end of the James Road ditch. The existing property has various wetlands, vegetation, floodplain Zone A, and is currently vacant. The southern property line along James Rd has been disturbed previously by the placement of spoil piles assumed to have been created when the County was performing maintenance of the James Rd ditch. Since the site is bordered by roadways, and the James Rd ditch flows westerly, the project site does not receive stormwater runoff from adjacent properties.

100 Year Floodplain

The project site is in Zone A and X per the FEMA FIRM maps. This report includes the 100-year storm event modeling in the predevelopment and post-development conditions to show that no floodplain impacts are proposed. It should be noted that the proposed floodplain mapped by FEMA is not accurate as it has previously been severed by I-95, 528, James Road, and other previous improvements performed by previous municipalities, agencies, and/or developers. Based on the past changes to this area, the on-site flood zones solely receive runoff from the on-site contributing areas, therefore due to this no off-site properties are affected.

Wetlands

The project site contains several wetlands, of which several are proposed to be impacted, please refer to the enclosed site plans which include a wetland impact map identifying the wetlands to be impacted and to remain.

PROPOSED DEVELOPMENT

Stormwater Management

The project's design criteria is governed by both the City of Cocoa and SJRWMD, please see appendices enclosed for detailed calculations. The post-development drainage will be handled in the on-site ponds, which discharge to the on-site wetlands prior to off-site discharge. The on-site wet retention ponds provide water quality and attenuation for the proposed improvements.

Routing

Routing calculations for pond peak stages were performed by Interconnected Pond Routing Program (v4) by Streamline Technologies, Inc.

Tailwater Determination

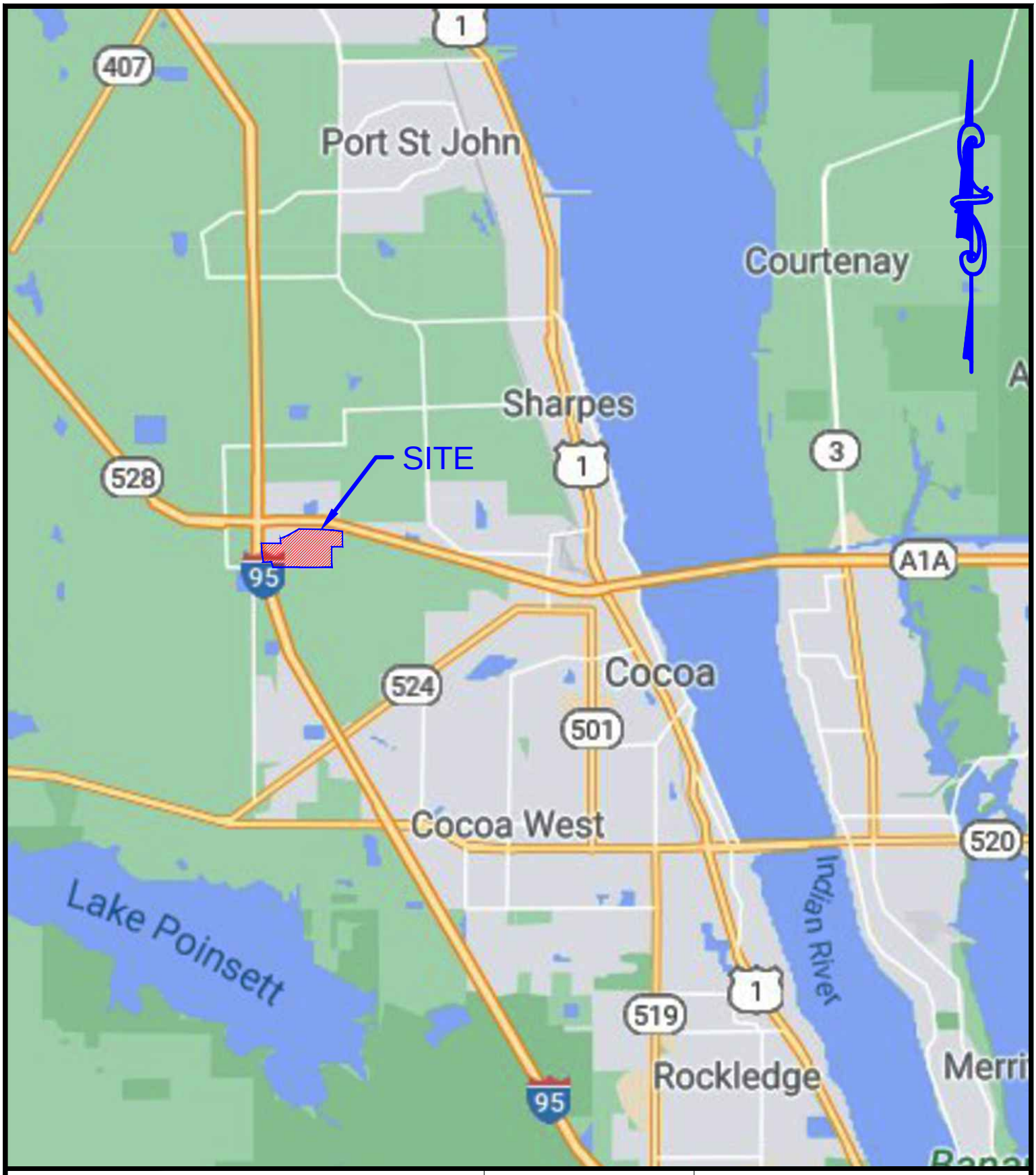
The on-site wetlands discharge to three tailwater nodes. JAM-120, Beachline CD-13 and 528 Pipe Crossing. Beachline CD-13 and 528 Pipe Crossing are both pipes that head north. JAM-120 is the end of the James Road ditch system before it crosses under I-95. Tailwater Design information for Beachline CD-13 and 528 Pipe Crossing are in Appendix R.

Summary of Results

Discharge Rate Summary						
	Predevelopment		Postdevelopment		Difference	
	MA-24	25-24	MA-24	25-24	MA-24	25-24
Beachline CD-13	16.66	158.65	9.80	31.49	-6.86	-127.16
528 Culvert	7.37	51.23	0	3.46	-7.37	-47.77
JAM-120	4.68	22.23	0	0	-4.68	-22.23

The above table shows that the post-development discharge is equal or less than the predevelopment rates for each discharge location, and each required design storm.

Appendix A
Exhibits



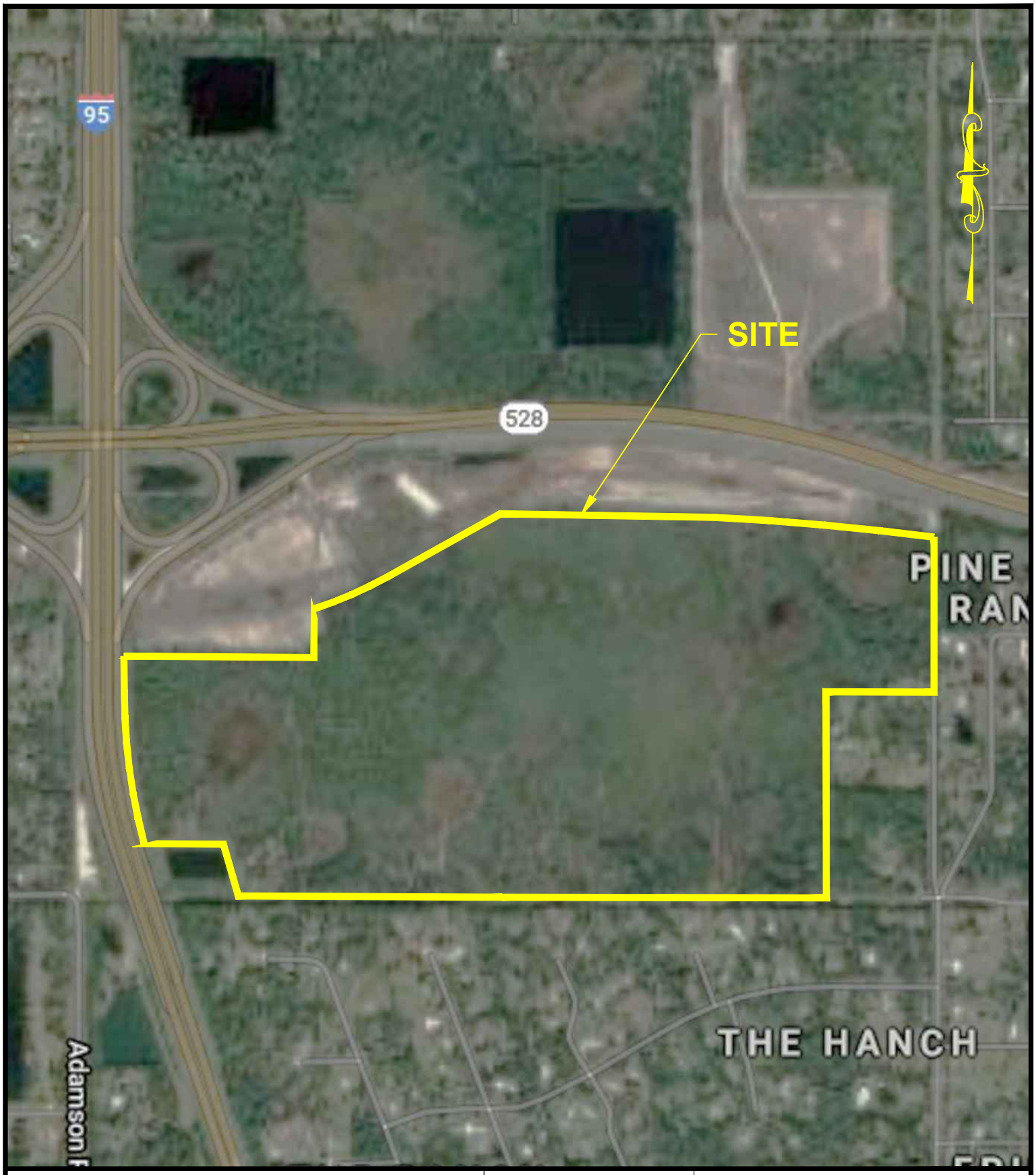
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	1" = 5000'

SILVESTRI COCOA

LOCATION MAP

GOOGLE MAPS



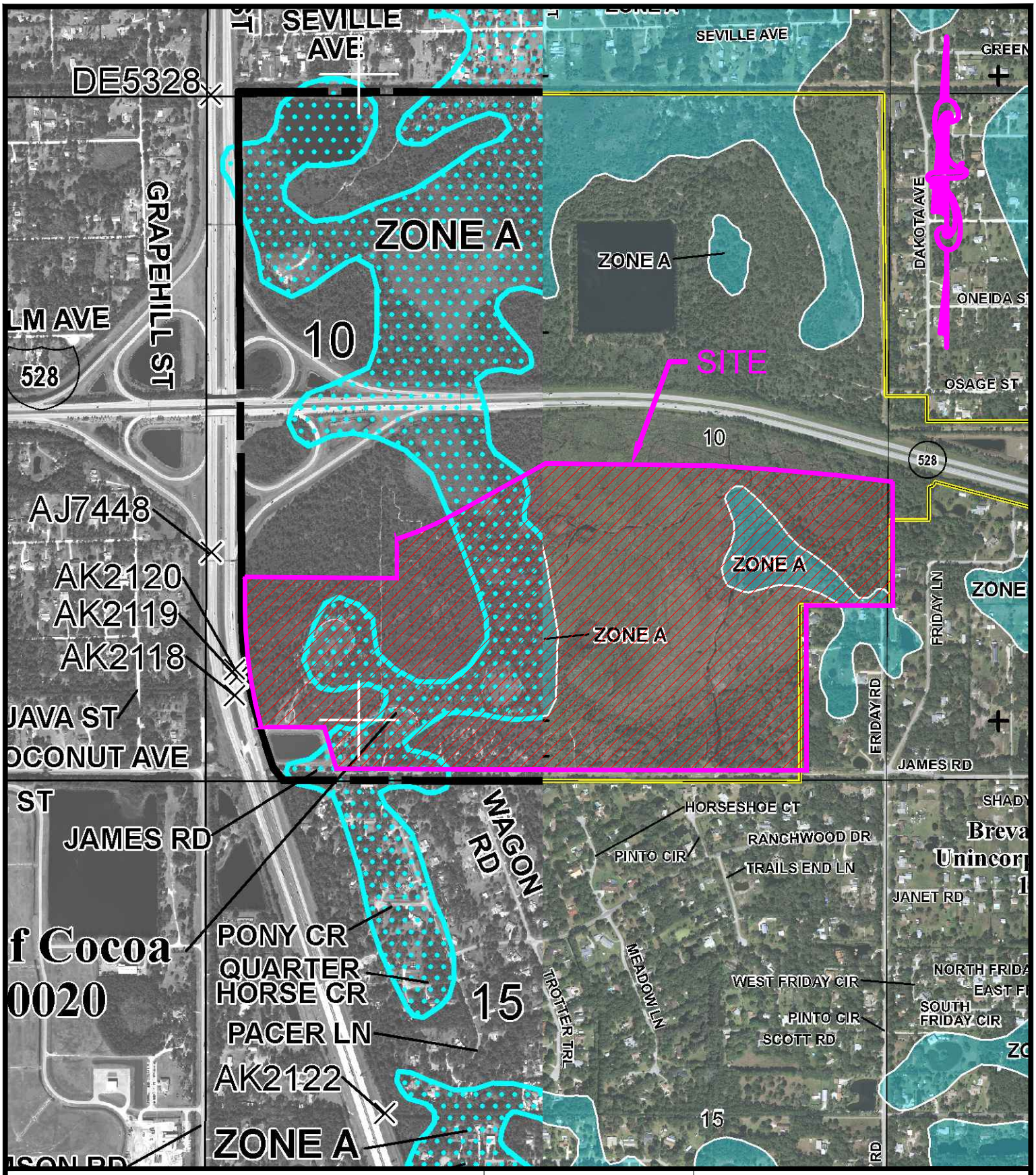
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CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
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APPROVED BY:	CHM
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Scale:	1" = 800'

SILVESTRI COCOA

AERIAL MAP

GOOGLE MAPS



MADDEN
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SEC. 24, TWP. 35S, RANGE 10E	
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APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	1" = 1000'

SILVESTRI COCOA

FLOOD INSURANCE RATE MAP
BREVARD COUNTY, FLORIDA
MAP #12009C0325G
EFFECTIVE DATE MARCH 17, 2014
MAP #12009C0320H
EFFECTIVE DATE JAN. 29, 2021

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0325G

FIRM

FLOOD INSURANCE RATE MAP

BREVARD COUNTY, FLORIDA

AND INCORPORATED AREAS

PANEL 325 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

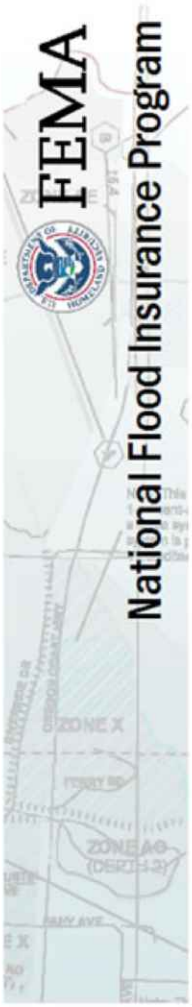
COMMUNITY	NUMBER	PANEL	SUFFIX
BREVARD COUNTY	125092	0325	G
COCOA, CITY OF	120020	0325	G
TITUSVILLE, CITY OF	125152	0325	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12009C0325G

MAP REVISED
MARCH 17, 2014

Federal Emergency Management Agency



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

BREVARD COUNTY, FLORIDA
and Incorporated Areas

PANEL 320 OF 825

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BREVARD COUNTY	125092	0320	H
COCOA, CITY OF	120020	0320	H

VERSION NUMBER
2.3.3.2

MAP NUMBER
12009C0320H

MAP REVISED
JANUARY 29, 2021

MADDEN
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CIVIL ENGINEERS
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JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	N.T.S.

SILVESTRI COCOA

FLOOD INSURANCE RATE MAP
BREVARD COUNTY, FLORIDA
MAP #12009C0325G
EFFECTIVE DATE MARCH 17, 2014
MAP #12009C0320H
EFFECTIVE DATE JAN. 29, 2021

Appendix B
Predevelopment Basin Map

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PRE BASIN MAP
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER: DAVID R. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. CA-0007123

	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 21074
DATE: 9/26/22
SCALE: 1"=200'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

H:\Data\21074\Stormwater\predevelopment basin map.dwg November 16, 2023 9:54 AM

1
1 OF 1

Appendix C
Predevelopment Hydrology Calculations & Data

Basin: **PRE 1**
Basin Area: **19.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
19.90	*brush, HSG-A/D*	*83*
		83

Time of Concentration, per TR-55:

Sheet Flow		
Surface description (table 3-1)	dense Grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour
Shallow Concentrated Flow		
Surface description (paved or unpaved)	unpaved	
Flow length, L	293.000	ft
Watercourse slope, s	0.001	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.081	hour
Total Time of Concentration:	66.1	minutes

Basin: **PRE 2**
Basin Area: **11.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
11.90	*brush, HSG-A/D*	*83*
		83

Time of Concentration, per TR-55:

Sheet Flow

Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour

Shallow Concentrated Flow

Surface description (paved or unpaved)	unpaved	
Flow length, L	659.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.183	hour

Total Time of Concentration: 72.2 minutes

Basin: **PRE 3**
Basin Area: **20.99 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
5.25	*Woods, HSG-A/D*	*86*
15.74	*brush, HSG-A/D*	*83*
		84

Time of Concentration, per TR-55:

Sheet Flow		
Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour
Shallow Concentrated Flow		
Surface description (paved or unpaved)	unpaved	
Flow length, L	729.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.203	hour
Total Time of Concentration:	73.4	minutes

Basin: **PRE 4**
Basin Area: **43.16 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
10.79	*Woods, HSG-A/D*	*86*
18.89	*brush, HSG-A/D*	*83*
13.48	*brush, HSG-B/D*	*83*
		84

Time of Concentration, per TR-55:

Sheet Flow

Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour

Shallow Concentrated Flow

Surface description (paved or unpaved)	unpaved	
Flow length, L	585.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.163	hour

Total Time of Concentration: 71.0 minutes

Basin: **PRE 5**
Basin Area: **26.37 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
4.40	*Woods, HSG-A/D*	*86*
8.38	*brush, HSG-A/D*	*83*
5.27	*Woods, HSG-B/D*	*86*
8.31	*brush, HSG-B/D*	*83*
		84

Time of Concentration, per TR-55:

Sheet Flow

Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour

Shallow Concentrated Flow

Surface description (paved or unpaved)	unpaved	
Flow length, L	241.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.067	hour

Total Time of Concentration: 65.2 minutes

Basin: **PRE 6**
Basin Area: **29.44 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*	soil
4.92	*Woods, HSG-A/D*	*86*	
9.43	*brush, HSG-A/D*	*83*	
5.89	*Woods, HSG-B/D*	*86*	
9.21	*brush, HSG-B/D*	*83*	
		84	

Time of Concentration, per TR-55:

Sheet Flow

Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour

Shallow Concentrated Flow

Surface description (paved or unpaved)	unpaved	
Flow length, L	331.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.092	hour

Total Time of Concentration: 66.7 minutes

Basin: **PRE 7**
Basin Area: **6.64 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
2.19	*Woods, HSG-A/D*	*86*
3.91	*brush, HSG-A/D*	*83*
0.54	*brush, HSG-B/D*	*83*
		84

Time of Concentration, per TR-55:

Sheet Flow		
Surface description (table 3-1)	dense grass	
Manning's roughness coefficient, n (table 3-1)	0.24	
Flow length, L (total L≤300 ft)	300	ft
Two-year, 24-hour rainfall, P_2	4.6	in
Land slope, s	0.003	ft/ft
Tt = (0.007 (nL)^0.8) / (P_2^0.5 s^0.4)	1.020	hour
Shallow Concentrated Flow		
Surface description (paved or unpaved)	unpaved	
Flow length, L	213.000	ft
Watercourse slope, s	0.003	ft/ft
Average velocity, V (figure 3-1)	1.00	ft/s
Tt = L / 3600V	0.059	hour
Total Time of Concentration:	64.8	minutes

Predevelopment Wetland Stage/Storage Data

W-1

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	4.30	0	0.00
23	6.72	5.51	5.51
24	8.10	7.41	12.92

W-2-3

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
20	0.24	0	0.00
21	1.60	0.92	0.92
22	2.50	2.05	2.97
23	2.80	2.65	5.62

W-4

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	1.35	0	0.00
23	2.83	2.09	2.09
24	3.20	3.02	5.11

W-5-6

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	3.50	0	0.00
22	17.35	10.43	10.43
23	19.10	18.23	28.65

W-7-8

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	0.60	0	0.00
22	2.10	1.35	1.35
23	6.16	4.13	5.48
24	8.50	7.33	12.81

W-9

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	4.90	0	0.00
23	8.49	6.70	6.70
24	9.50	9.00	15.69

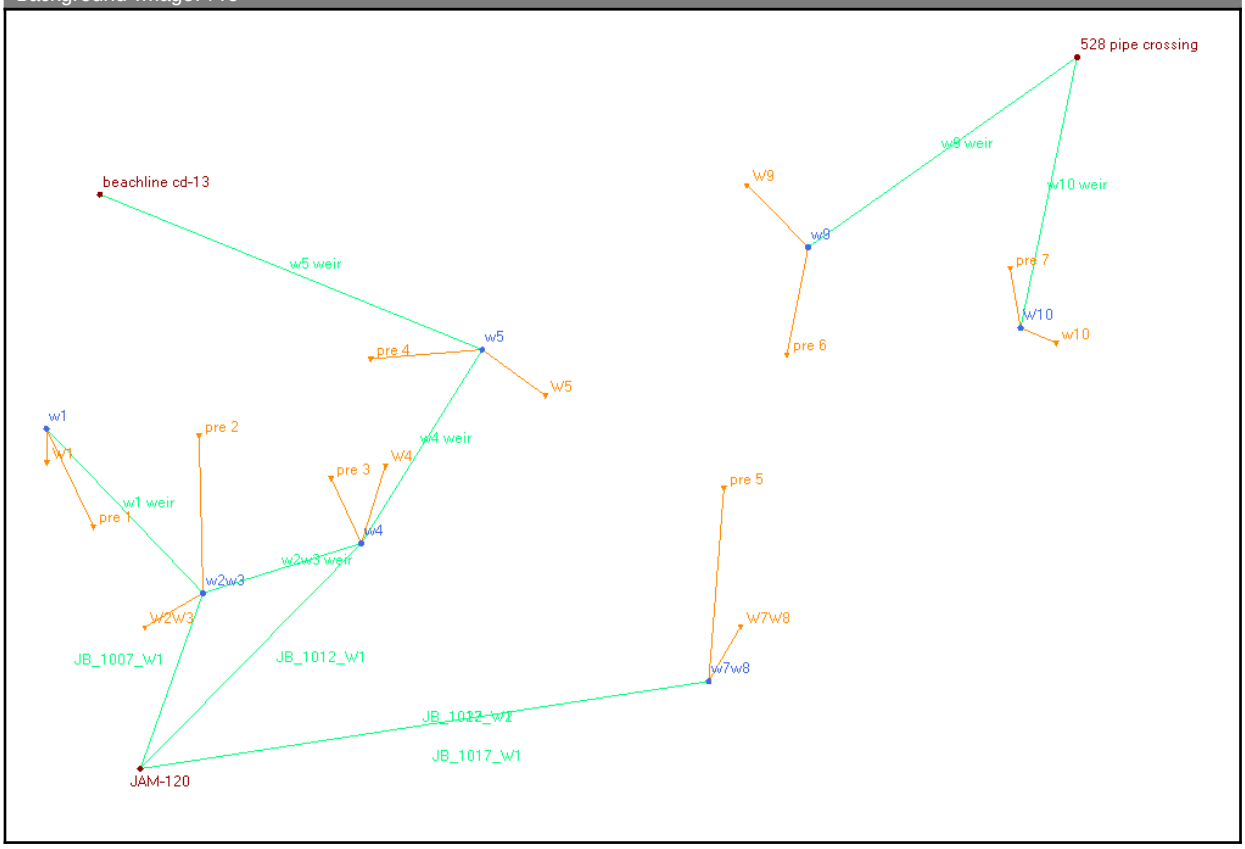
W-10

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	6.80	0	0.00
23	8.42	7.61	7.61
24	10.40	9.41	17.02

Appendix D
Predevelopment ICPR Node Diagram

Background Image: Pre



Appendix E
Predevelopment ICPR Input Data

Simple Basin: W1

Scenario:	Pre
Node:	w1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	6.7200 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W2W3

Scenario:	Pre
Node:	w2w3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.8000 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W4

Scenario:	Pre
Node:	w4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.8300 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W5

Scenario:	Pre
Node:	w5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	17.3500 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W7W8

Scenario:	Pre
Node:	w7w8
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	6.9800 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W9

Scenario:	Pre
Node:	w9
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	8.4900 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: jones rd

Scenario:	Pre
Node:	JAM-120
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.9000 ac
Curve Number:	48.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 1

Scenario:	Pre
Node:	w1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	66.4000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	19.9000 ac
Curve Number:	83.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 2

Scenario:	Pre
Node:	w2w3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	72.2000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	11.9000 ac
Curve Number:	83.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 3

Scenario:	Pre
Node:	w4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	73.4000 min
Max Allowable Q:	999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	20.9900 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 4

Scenario:	Pre
Node:	w5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	71.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	43.1600 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 5

Scenario:	Pre
Node:	w7w8
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	65.2000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	26.3700 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 6

Scenario:	Pre
Node:	w9
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	66.7000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	29.4400 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: pre 7

Scenario:	Pre
Node:	W10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	64.8000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	6.6400 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: w10

Scenario:	Pre
Node:	W10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	8.4200 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: 528 pipe crossing

Scenario:	Pre
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	20.00 ft
Warning Stage:	21.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	20.00
0	0	0	12.0000	21.00
0	0	0	360.0000	21.00

Comment:

Node: JAM-120

Scenario:	Pre
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	15.00 ft
Warning Stage:	0.00 ft
Boundary Stage:	JAM-120

Comment:

Node: W10

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	6.8000	296208
23.00	8.4200	366775
24.00	10.4000	453024

Comment:

Node: beachline cd-13

Scenario: Pre
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 22.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	21.00
0	0	0	12.0000	21.00
0	0	0	360.0000	21.00

Comment:

Node: w1

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	4.3000	187308
23.00	6.7200	292723
24.00	8.1000	352836

Comment:

Node: w2w3

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 20.00 ft
Warning Stage: 23.00 ft

Stage [ft]	Area [ac]	Area [ft2]
20.00	0.2400	10454
21.00	1.6000	69696
22.00	2.5000	108900
23.00	2.8000	121968

Comment:

Node: w4

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	1.3500	58806
23.00	2.8300	123275
24.00	3.2000	139392

Comment:

Node: w5

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 23.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	3.5000	152460
22.00	17.3500	755766
23.00	19.1000	831996

Comment:

Node: w7w8

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	0.6000	26136
22.00	2.1000	91476
23.00	6.1600	268330
24.00	8.5000	370260

Comment:

Node: w9

Scenario: Pre
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	4.9000	213444
23.00	8.4900	369824
24.00	9.5000	413820

Comment:

Weir Link: JB_1007_W1

Scenario: Pre
From Node: w2w3
To Node: JAM-120
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 22.73 ft
Control Elevation: 22.73 ft
Cross Section: JB_1007_W1_X

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: Pulled from Brevard County information

Weir Link: JB_1012_W1

Scenario:	Pre
From Node:	w4
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Irregular
Invert:	24.85 ft
Control Elevation:	24.85 ft
Cross Section:	JB_1012_W1_X

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: Pulled from Brevard County information

Weir Link: JB_1017_W1

Scenario:	Pre
From Node:	w7w8
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	23.87 ft
Control Elevation:	23.87 ft
Cross Section:	JB_1017_W1_X

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: Pulled from Brevard County information

Weir Link: JB_1017_W2

Scenario:	Pre
From Node:	w7w8
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	24.09 ft
Control Elevation:	24.09 ft
Cross Section:	JB_1017_W2_X

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: Pulled from Brevard County information

Weir Link: JB_1022_W1

Scenario:	Pre
From Node:	w7w8
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	24.21 ft
Control Elevation:	24.21 ft
Cross Section:	JB_1022_W1_X

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: Pulled from Brevard County information

Weir Link: w1 weir

Scenario:	Pre
From Node:	w1
To Node:	w2w3
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	23.00 ft
Control Elevation:	23.00 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	300.00 ft
Left Slope:	50.000 (h:v)
Right Slope:	50.000 (h:v)

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: w10 weir

Scenario:	Pre
From Node:	W10
To Node:	528 pipe crossing

Bottom Clip	
Default:	0.00 ft
Op Table:	

Link Count:	1		
Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Broad Crested Vertical	Default:	0.00 ft
Geometry Type:	Trapezoidal	Op Table:	
Invert:	23.00 ft	Ref Node:	
Control Elevation:	23.00 ft	Discharge Coefficients	
Max Depth:	1.00 ft	Weir Default:	2.800
Extrapolation Method:	Normal Projection	Weir Table:	
Bottom Width:	240.00 ft	Orifice Default:	0.600
Left Slope:	100.000 (h:v)	Orifice Table:	
Right Slope:	100.000 (h:v)		

Comment:

Weir Link: w2w3 weir

Scenario:	Pre	Bottom Clip	
From Node:	w2w3	Default:	0.00 ft
To Node:	w4	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:	Trapezoidal	Ref Node:	
Invert:	22.60 ft	Discharge Coefficients	
Control Elevation:	22.60 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	166.00 ft	Orifice Table:	
Left Slope:	40.000 (h:v)		
Right Slope:	50.000 (h:v)		

Comment:

Weir Link: w4 weir

Scenario:	Pre	Bottom Clip	
From Node:	w4	Default:	0.00 ft
To Node:	w5	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	Discharge Coefficients	
Control Elevation:	23.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600

Bottom Width:	346.00 ft		
Left Slope:	100.000 (h:v)	Orifice Table:	
Right Slope:	100.000 (h:v)		

Comment:

Weir Link: w5 weir

Scenario:	Pre	**Bottom Clip**	
From Node:	w5	Default:	0.00 ft
To Node:	beachline cd-13	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:	Trapezoidal	Ref Node:	
Invert:	22.00 ft	**Discharge Coefficients**	
Control Elevation:	22.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	600.00 ft	Orifice Table:	
Left Slope:	150.000 (h:v)		
Right Slope:	100.000 (h:v)		

Comment:

Weir Link: w9 weir

Scenario:	Pre	**Bottom Clip**	
From Node:	w9	Default:	0.00 ft
To Node:	528 pipe crossing	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	**Discharge Coefficients**	
Control Elevation:	23.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	81.00 ft	Orifice Table:	
Left Slope:	40.000 (h:v)		
Right Slope:	30.000 (h:v)		

Comment:

Simulation: 10024

Scenario: Pre
Run Date/Time: 11/16/2023 9:57:49 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 100Y-24H
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
Smp/Man Basin Rain Opt: Global

Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSII-24
		Rainfall Amount:	12.90 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 2524

Scenario: Pre
Run Date/Time: 11/16/2023 9:58:25 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Lookup Tables

Rainfall Folder:		Boundary Stage Set:	025Y-24H
		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		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSII-24
		Rainfall Amount:	9.29 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: mean ann

Scenario:	Pre
Run Date/Time:	11/16/2023 9:58:55 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 010Y-24H
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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 4.68 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Appendix F
Predevelopment ICPR Basin Max

Simple Basin Runoff Summary [Pre]

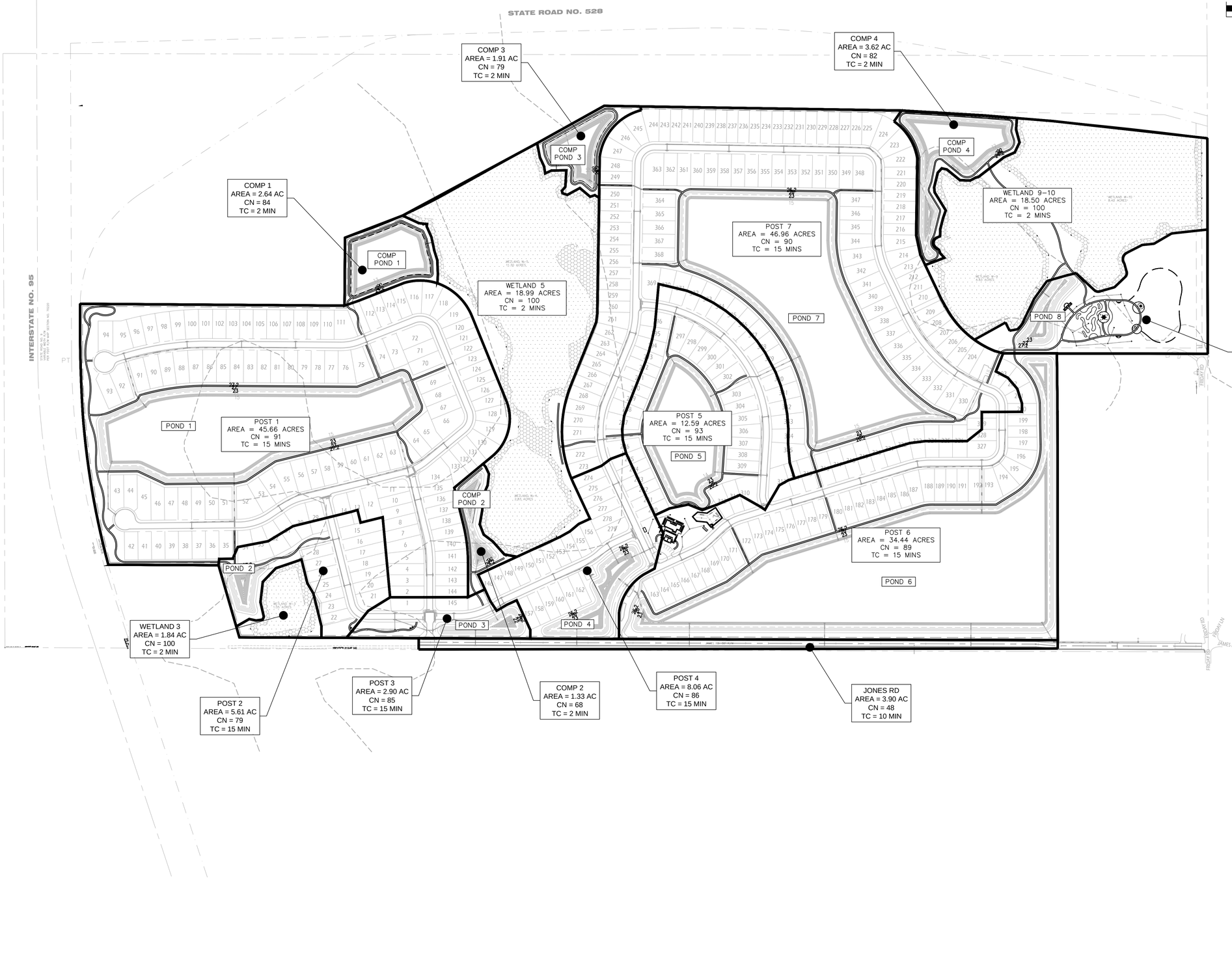
Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
W1	10024	71.23	12.0333	12.90	12.89	6.7200	100.0	0.00	0.00
W2W3	10024	29.68	12.0333	12.90	12.89	2.8000	100.0	0.00	0.00
W4	10024	30.00	12.0333	12.90	12.89	2.8300	100.0	0.00	0.00
W5	10024	183.90	12.0333	12.90	12.89	17.3500	100.0	0.00	0.00
W7W8	10024	73.98	12.0333	12.90	12.89	6.9800	100.0	0.00	0.00
W9	10024	89.99	12.0333	12.90	12.89	8.4900	100.0	0.00	0.00
jones rd	10024	20.23	12.0500	12.90	5.34	3.9000	48.0	0.00	0.00
pre 1	10024	59.53	12.6667	12.90	10.73	19.9000	83.0	0.00	0.00
pre 2	10024	33.45	12.7333	12.90	10.73	11.9000	83.0	0.00	0.00
pre 3	10024	58.88	12.7500	12.90	10.86	20.9900	84.0	0.00	0.00
pre 4	10024	124.08	12.7333	12.90	10.86	43.1600	84.0	0.00	0.00
pre 5	10024	80.75	12.6500	12.90	10.86	26.3700	84.0	0.00	0.00
pre 6	10024	88.65	12.6667	12.90	10.86	29.4400	84.0	0.00	0.00
pre 7	10024	20.43	12.6500	12.90	10.86	6.6400	84.0	0.00	0.00
w10	10024	89.25	12.0333	12.90	12.89	8.4200	100.0	0.00	0.00
W1	2524	51.30	12.0333	9.29	9.28	6.7200	100.0	0.00	0.00
W2W3	2524	21.37	12.0333	9.29	9.28	2.8000	100.0	0.00	0.00
W4	2524	21.60	12.0333	9.29	9.28	2.8300	100.0	0.00	0.00
W5	2524	132.44	12.0333	9.29	9.28	17.3500	100.0	0.00	0.00
W7W8	2524	53.28	12.0333	9.29	9.28	6.9800	100.0	0.00	0.00
W9	2524	64.81	12.0333	9.29	9.28	8.4900	100.0	0.00	0.00
jones rd	2524	10.23	12.0667	9.29	2.82	3.9000	48.0	0.00	0.00
pre 1	2524	40.40	12.6833	9.29	7.21	19.9000	83.0	0.00	0.00
pre 2	2524	22.69	12.7500	9.29	7.21	11.9000	83.0	0.00	0.00
pre 3	2524	40.15	12.7667	9.29	7.34	20.9900	84.0	0.00	0.00
pre 4	2524	84.63	12.7333	9.29	7.34	43.1600	84.0	0.00	0.00
pre 5	2524	55.10	12.6667	9.29	7.34	26.3700	84.0	0.00	0.00
pre 6	2524	60.49	12.6833	9.29	7.34	29.4400	84.0	0.00	0.00
pre 7	2524	13.94	12.6500	9.29	7.34	6.6400	84.0	0.00	0.00
w10	2524	64.27	12.0333	9.29	9.28	8.4200	100.0	0.00	0.00
W1	mean ann	25.84	12.0333	4.68	4.67	6.7200	100.0	0.00	0.00
W2W3	mean ann	10.77	12.0333	4.68	4.67	2.8000	100.0	0.00	0.00
W4	mean ann	10.88	12.0333	4.68	4.67	2.8300	100.0	0.00	0.00
W5	mean ann	66.72	12.0333	4.68	4.67	17.3500	100.0	0.00	0.00
W7W8	mean ann	26.84	12.0333	4.68	4.67	6.9800	100.0	0.00	0.00
W9	mean ann	32.65	12.0333	4.68	4.67	8.4900	100.0	0.00	0.00
jones rd	mean ann	0.97	12.0833	4.68	0.47	3.9000	48.0	0.00	0.00
pre 1	mean ann	16.13	12.7000	4.68	2.89	19.9000	83.0	0.00	0.00
pre 2	mean ann	9.05	12.7667	4.68	2.88	11.9000	83.0	0.00	0.00
pre 3	mean ann	16.30	12.7833	4.68	2.98	20.9900	84.0	0.00	0.00
pre 4	mean ann	34.38	12.7500	4.68	2.98	43.1600	84.0	0.00	0.00
pre 5	mean ann	22.42	12.6833	4.68	2.98	26.3700	84.0	0.00	0.00
pre 6	mean ann	24.60	12.7000	4.68	2.98	29.4400	84.0	0.00	0.00
pre 7	mean ann	5.67	12.6833	4.68	2.98	6.6400	84.0	0.00	0.00
w10	mean ann	32.38	12.0333	4.68	4.67	8.4200	100.0	0.00	0.00

Appendix G
Predevelopment ICPR Node Max

Node Max Conditions [Pre]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
528 pipe crossing	10024	21.00	21.00	0.0007	114.46	0.00	0
JAM-120	10024	0.00	22.61	0.0042	60.20	0.00	0
W10	10024	24.00	23.11	0.0005	97.90	23.83	375879
beachline cd-13	10024	22.00	21.00	0.0000	288.40	0.00	0
w1	10024	24.00	23.31	-0.0005	95.86	67.71	311063
w2w3	10024	23.00	23.29	0.0010	105.29	104.98	121968
w4	10024	24.00	23.27	0.0010	141.91	141.55	127572
w5	10024	23.00	22.30	-0.0005	296.81	288.40	778563
w7w8	10024	24.00	24.55	0.0010	108.33	42.07	370260
w9	10024	24.00	23.49	-0.0008	126.88	92.16	391556
528 pipe crossing	2524	21.00	21.00	0.0007	51.23	0.00	0
JAM-120	2524	0.00	21.92	0.0043	22.23	0.00	0
W10	2524	24.00	23.05	0.0004	69.98	6.58	370689
beachline cd-13	2524	22.00	21.00	0.0000	158.65	0.00	0
w1	2524	24.00	23.21	0.0005	67.41	36.94	305051
w2w3	2524	23.00	23.19	0.0010	73.71	58.09	121968
w4	2524	24.00	23.18	0.0010	78.29	78.01	126200
w5	2524	23.00	22.20	0.0005	164.93	158.65	771230
w7w8	2524	24.00	24.36	0.0010	75.92	13.71	370260
w9	2524	24.00	23.34	0.0006	89.09	51.23	384968
528 pipe crossing	mean ann	21.00	21.00	0.0007	7.37	0.00	0
JAM-120	mean ann	0.00	21.30	0.0051	4.68	0.00	0
W10	mean ann	24.00	22.67	0.0004	34.44	0.00	343562
beachline cd-13	mean ann	22.00	21.00	0.0000	16.66	0.00	0
w1	mean ann	24.00	23.04	0.0005	31.49	4.39	294964
w2w3	mean ann	23.00	23.03	0.0010	28.26	6.04	121968
w4	mean ann	24.00	23.03	0.0010	18.25	17.66	123785
w5	mean ann	23.00	22.05	0.0006	78.31	16.66	759269
w7w8	mean ann	24.00	23.56	0.0010	34.98	0.00	324971
w9	mean ann	24.00	23.10	0.0006	41.40	7.37	374208

Appendix H
Post-development Basin Map



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

POST BASIN MAP
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

DANIEL STOKES ★ LICENSE ★ No. 66527 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
ENGINEER'S SEAL
KOMAR
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB #	21074
DATE:	9/26/22
SCALE:	1" = 200'
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

PBM

H:\Data\21074\Stormwater\postdevelopment basin map.dwg October 25, 2023 10:00 AM

Appendix I
Post-development Hydrology Calculations & Data

Basin: **Post 1**
Pond: **Pond 1**
Basin Area: **45.66 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
18.26	Lot Impervious	98
2.28	Sidewalk	98
6.85	Pavement	98
9.45	Pervious	61
8.82	Pond	100
Composite CN		91

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	3.07 AF
2.5" over impervious:	5.71 AF
Treatment Volume:	5.71 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	7.26	0	0.00
21	8.10	46.08	46.08
23.0 NWL	8.82	16.93	63.00
24.0	9.19	9.01	9.01
25.0	9.56	9.37	18.38
26.0	9.93	9.75	28.13
27.0	10.31	10.12	38.25

Water Quality Volume Required:	
Retention Volume Required	5.71 AF
Treatment vol elev.	23.63
Weir Elev.	23.63
Permanent Pool Volume Calculation	
Compound C Value*	0.60
Wet Season Rainfall	34.00 IN
PPV Required	23.63 AF
PPV Provided	63.00 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	7.1 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	124.0 DAYS

Basin: **Post 2**
Pond: **Pond 2**
Basin Area: **5.61 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.68	Lot Impervious	98
0.28	Sidewalk	98
0.56	Pavement	98
2.86	Pervious	61
0.23	Pond	100
Composite CN		79

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.45 AF
2.5" over impervious:	0.53 AF
Treatment Volume:	0.53 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.01	0	0.00
21	0.13	0.78	0.78
23.0 NWL	0.23	0.37	1.15
24.0	0.29	0.26	0.26
25.0	0.36	0.32	0.58
26.0	0.43	0.39	0.97
27.0	0.50	0.46	1.44

Water Quality Volume Required:	
Retention Volume Required	0.53 AF
Treatment vol elev.	24.84
Weir Elev.	24.84
Permanent Pool Volume Calculation	
Compound C Value*	0.50
Wet Season Rainfall	34.00 IN
PPV Required	2.43 AF
PPV Provided	1.15 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	5.0 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	22.0 DAYS

Basin: **Post 3**
Pond: **Pond 3**
Basin Area: **2.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.16	Lot Impervious	98
0.15	Sidewalk	98
0.44	Pavement	98
0.99	Pervious	61
0.16	Pond	100
Composite CN		85

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.23 AF
2.5" over impervious:	0.36 AF
Treatment Volume:	0.36 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.00	0	0.00
20	0.07	0.36	0.36
22.0 NWL	0.16	0.23	0.59
23.0	0.22	0.19	0.19
24.0	0.31	0.26	0.45
25.0	0.40	0.35	0.81
26.0	0.50	0.45	1.25

Water Quality Volume Required:	
Retention Volume Required	0.36 AF
Treatment vol elev.	23.65
Weir Elev.	24.40
Permanent Pool Volume Calculation	
Compound C Value*	0.62
Wet Season Rainfall	34.00 IN
PPV Required	1.56 AF
PPV Provided	0.59 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	3.8 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	17.6 DAYS

Basin: **Post 4**
Pond: **Pond 4**
Basin Area: **8.06 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
3.22	Lot Impervious	98
0.40	Sidewalk	98
1.21	Pavement	98
2.75	Pervious	61
0.48	Pond	100
Composite CN		86

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.63 AF
2.5" over impervious:	1.01 AF
Treatment Volume:	1.01 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
11	0.08	0.00	0.00
21.00	0.48	2.83	2.83
23.0 NWL	0.76	1.24	4.07
24.0	0.91	0.83	0.83
25.0	1.06	0.98	1.82
26.0	1.21	1.14	2.95

Water Quality Volume Required:	
Retention Volume Required	1.01 AF
Treatment vol elev.	24.18
Weir Elev.	24.18
Permanent Pool Volume Calculation	
Compound C Value*	0.62
Wet Season Rainfall	34.00 IN
PPV Required	4.31 AF
PPV Provided	2.83 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	3.7 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	30.6 DAYS

Basin: **Post 5**
Pond: **Pond 5**
Basin Area: **12.59 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
5.04	Lot Impervious	98
0.63	Sidewalk	98
1.89	Pavement	98
1.74	Pervious	61
3.29	Pond	100
Composite CN		93

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.77 AF
2.5" over impervious:	1.58 AF
Treatment Volume:	1.58 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
14	2.48	0	0.00
21	2.94	18.95	18.95
23.0 NWL	3.29	6.23	25.18
24.0	3.48	3.38	3.38
25.0	3.66	3.57	6.95
26.0	3.85	3.76	10.71

Water Quality Volume Required:	
Retention Volume Required	1.58 AF
Treatment vol elev.	23.47
Weir Elev.	23.47
Permanent Pool Volume Calculation	
Compound C Value*	0.59
Wet Season Rainfall	34.00 IN
PPV Required	6.41 AF
PPV Provided	25.18 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	7.6 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	182.7 DAYS

Basin: **Post 6**
Pond: **Pond 6**
Basin Area: **34.44 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
6.89	Lot Impervious	98
0.69	Sidewalk	98
3.44	Pavement	98
8.76	Pervious	61
14.66	Pond	100
Composite CN		89

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	1.65 AF
2.5" over impervious:	2.30 AF
Treatment Volume:	2.30 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	13.45	0.00	0.00
21.00	14.66	84.34	84.34
23.0 NWL	16.09	30.75	115.09
24.0	16.74	16.42	16.42
25.0	17.40	17.07	33.49
26.0	18.06	17.73	51.22

Water Quality Volume Required:	
Retention Volume Required	2.30 AF
Treatment vol elev.	23.14
Weir Elev.	24.50
Permanent Pool Volume Calculation	
Compound C Value*	0.34
Wet Season Rainfall	34.00 IN
PPV Required	10.15 AF
PPV Provided	84.34 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	5.2 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	386.5 DAYS

Basin: **Post 7**
Pond: **Pond 7**
Basin Area: **46.96 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
14.09	Lot Impervious	98
2.35	Sidewalk	98
7.04	Pavement	98
11.36	Pervious	61
12.12	Pond	100
Composite CN		90

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	2.90 AF
2.5" over impervious:	4.89 AF
Treatment Volume:	4.89 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	10.29	0	0.00
21	11.27	64.69	64.69
23.0 NWL	12.12	23.39	88.08
24.0	12.55	12.34	12.34
25.0	12.99	12.77	25.11
26.0	13.44	13.22	38.33

Water Quality Volume Required:	
Retention Volume Required	4.89 AF
Treatment vol elev.	23.40
Weir Elev.	24.50
Permanent Pool Volume Calculation	
Compound C Value*	0.51
Wet Season Rainfall	34.00 IN
PPV Required	20.68 AF
PPV Provided	88.08 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	7.3 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	198.1 DAYS

Pond: **Pond 6 and Pond 7**
Basin Area: **81.40 ac**

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	5.77 AF
2.5" over impervious:	7.19 AF
Treatment Volume:	7.19 AF

Pond 7 Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	10.29	0	0.00
21	11.27	64.69	64.69
23.0 NWL	12.12	23.39	88.08
24.0	12.55	12.34	12.34
25.0	12.99	12.77	25.11
26.0	13.44	13.22	38.33

Pond 6 Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	13.45	0.00	0.00
21.00	14.66	84.34	84.34
23.0 NWL	16.09	30.75	30.75
24.0	16.74	16.42	16.42
25.0	17.40	17.07	33.49
26.0	18.06	17.73	51.22

Pond 6/7 Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	23.74	0.00	0.00
21.00	25.94	149.03	149.03
23.0 NWL	28.21	54.14	203.17
24.0	29.30	28.75	28.75
25.0	30.40	29.85	58.60
26.0	31.51	30.95	89.55

Water Quality Volume Required:	
Retention Volume Required	7.19 AF
Treatment vol elev.	23.25
Weir Elev.	24.50
Permanent Pool Volume Calculation	
Compound C Value*	0.47
Wet Season Rainfall	34.00 IN
PPV Required	32.72 AF
PPV Provided In Pond 7 Only	88.08 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	7.3 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	125.2 DAYS

Basin: **Post 8**
Pond: **Pond 8**
Basin Area: **6.99 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.40	Misc Impervious	98
0.35	Sidewalk	98
0.35	Roof Impervious	98
4.60	Pervious	61
0.29	Pond	100
Composite CN		74

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.56 AF
2.5" over impervious:	0.44 AF
Treatment Volume:	0.56 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
14	0.03	0	0.00
21	0.16	0.66	0.66
23.0 NWL	0.29	0.45	1.10
24.0	0.38	0.33	0.33
25.0	0.47	0.42	0.76
26.0	0.57	0.52	1.28
27.0	0.67	0.62	1.90

Water Quality Volume Required:	
Retention Volume Required	0.56 AF
Treatment vol elev.	24.54
Weir Elev.	24.54
Permanent Pool Volume Calculation	
Compound C Value*	0.38
Wet Season Rainfall	34.00 IN
PPV Required	2.31 AF
PPV Provided	1.10 AF
Mean Depth Calculation	
Mean Depth (between 2-8 feet, ok)	3.8 FT
Residence Time Calculation	
Required Residence Time	31.0 DAYS
Provided Residence Time	22.2 DAYS

Basin: **Jones Rd Post**
Pond: **Pond 6**
Basin Area: **3.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.87	Roadway	98
2.03	Pervious	48
Composite CN		72

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.33 AF
2.5" over impervious:	0.39 AF
Treatment Volume:	0.39 AF

Basin: **Comp 1**
Pond: **Comp Pond 1**
Basin Area: **2.64 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.80	Pervious	48
1.84	Pond	100
Composite CN		84

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
13	1.12	0	0.00
22.0 NWL	1.64	12.42	12.42
23.00	1.84	1.74	1.74
24	2.01	1.93	3.66

Permanent Pool Volume Calculation

Compound C Value*	0.71
Wet Season Rainfall	34.00 IN
PPV Required	1.61 AF
PPV Provided	12.42 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.6 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	358.8 DAYS

Basin: **Comp 2**
Pond: **Comp Pond 2**
Basin Area: **1.33 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.82	Pervious	48
0.51	Pond	100
Composite CN		68

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.02	0	0.00
22.0 NWL	0.34	2.16	2.16
23.00	0.51	0.42	0.42
24	0.60	0.56	0.98

Permanent Pool Volume Calculation

Compound C Value*	0.46
Wet Season Rainfall	34.00 IN
PPV Required	0.53 AF
PPV Provided	2.16 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	6.4 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	191.4 DAYS

Basin: **Comp 3**
Pond: **Comp Pond 3**
Basin Area: **1.91 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.77	Pervious	48
1.14	Pond	100
Composite CN		79

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.25	0	0.00
22.0 NWL	0.95	7.18	7.18
23.00	1.14	1.04	1.04
24	1.31	1.23	2.27

Permanent Pool Volume Calculation

Compound C Value*	0.63
Wet Season Rainfall	34.00 IN
PPV Required	1.03 AF
PPV Provided	7.18 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.6 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	323.0 DAYS

Basin: **Comp 4**
Pond: **Comp Pond 4**
Basin Area: **3.62 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.29	Pervious	48
2.33	Pond	100
Composite CN		82

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
12	1.04	0	0.00
22.0 NWL	1.94	14.90	14.90
23.00	2.33	2.14	2.14
24	2.62	2.48	4.62

Permanent Pool Volume Calculation

Compound C Value*	0.67
Wet Season Rainfall	34.00 IN
PPV Required	2.08 AF
PPV Provided	14.90 AF

Mean Depth Calculation

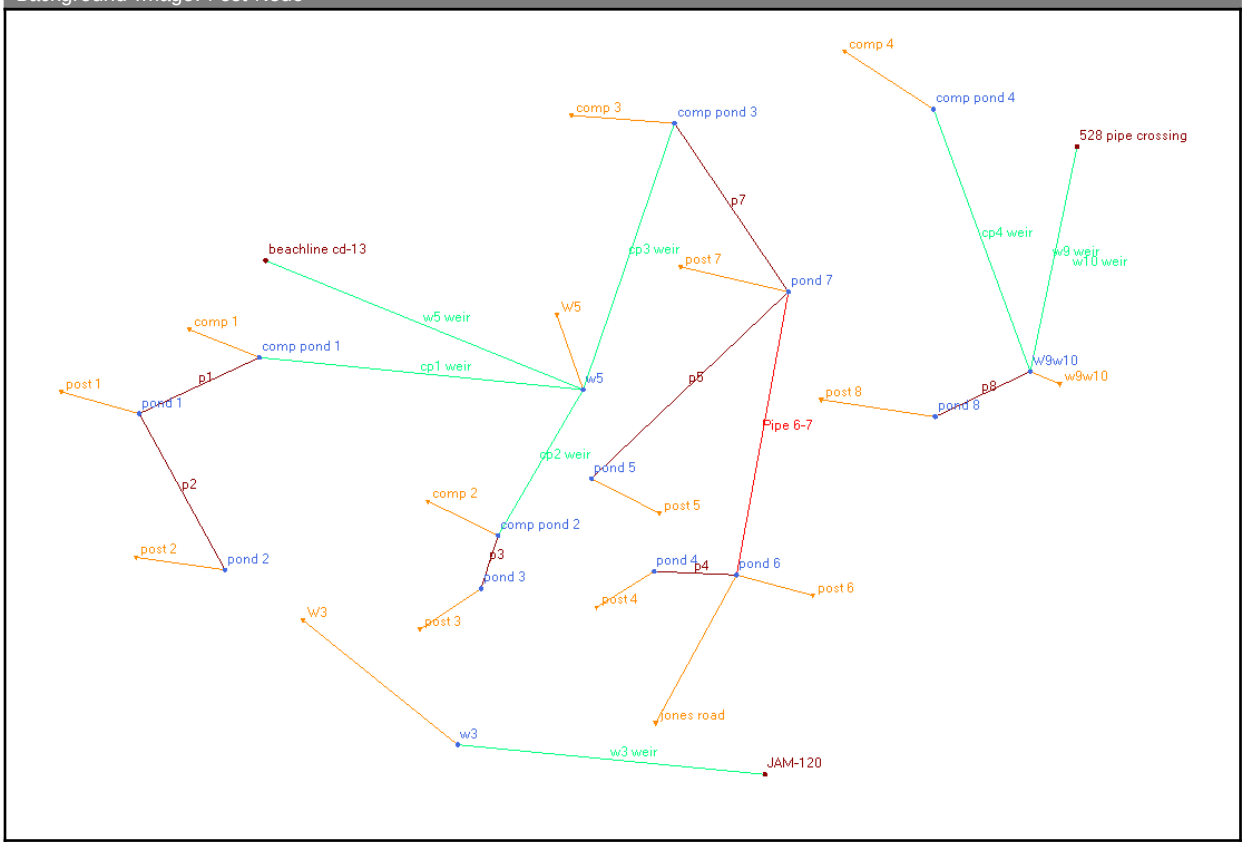
Mean Depth (between 2-8 feet, ok)	7.7 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	333.8 DAYS

Appendix J
Post-development ICPR Node Diagram

Background Image: Post Node



Appendix K
Post-development ICPR Input Data

Simple Basin: W3

Scenario:	post
Node:	w3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	2.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.8400 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: W5

Scenario:	post
Node:	w5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	2.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	18.9900 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: comp 1

Scenario:	post
Node:	comp pond 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.6400 ac
Curve Number:	84.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: comp 2

Scenario:	post
Node:	comp pond 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.3300 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: comp 3

Scenario:	post
Node:	comp pond 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.9100 ac
Curve Number:	79.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: comp 4

Scenario:	post
Node:	comp pond 4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.6200 ac
Curve Number:	82.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: jones road

Scenario:	post
Node:	pond 6
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	3.9000 ac
Curve Number:	72.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 1

Scenario:	post
Node:	pond 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	45.6600 ac
Curve Number:	91.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 2

Scenario:	post
Node:	pond 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	5.6100 ac
Curve Number:	79.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 3

Scenario:	post
Node:	pond 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.9000 ac
Curve Number:	85.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 4

Scenario:	post
Node:	pond 4
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	8.0600 ac
Curve Number:	86.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 5

Scenario:	post
Node:	pond 5
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	12.5900 ac
Curve Number:	93.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 6

Scenario:	post
Node:	pond 6
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	34.4400 ac
Curve Number:	89.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 7

Scenario:	post
Node:	pond 7
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	46.9600 ac
Curve Number:	90.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: post 8

Scenario:	post
Node:	pond 8
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	6.9900 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: w9w10

Scenario:	post
Node:	W9w10
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	2.0000 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:	95.5
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: 528 pipe crossing

Scenario:	post
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	20.00 ft
Warning Stage:	21.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	20.00
0	0	0	12.0000	21.00
0	0	0	360.0000	21.00

Comment:

Node: JAM-120

Scenario: post
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 0.00 ft
Boundary Stage: JAM-120

Comment:

Node: W9w10

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	11.7000	509652
23.00	16.9100	736600
24.00	18.5000	805860

Comment:

Node: beachline cd-13

Scenario: post
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 22.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	21.00
0	0	0	12.0000	21.00
0	0	0	360.0000	21.00

Comment:

Node: comp pond 1

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	1.6400	71438
23.00	1.7400	75794
24.00	1.8400	80150

Comment:

Node: comp pond 2

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	0.3400	14810
23.00	0.4200	18295
24.00	0.5600	24394

Comment:

Node: comp pond 3

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	0.9500	41382
23.00	1.0700	46609
24.00	1.1900	51836

Comment:

Node: comp pond 4

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 24.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	1.9400	84506
23.00	2.1400	93218
24.00	2.3300	101495

Comment:

Node: pond 1

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 27.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	8.8200	384199
24.00	9.1900	400316
25.00	9.5600	416434
26.00	9.9300	432551
27.00	10.3100	449104

Comment:

Node: pond 2

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft

Warning Stage: 27.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	0.2800	12197
24.00	0.3300	14375
25.00	0.3800	16553
26.00	0.4400	19166
27.00	0.5000	21780

Comment:

Node: pond 3

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 22.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
22.00	0.1600	6970
23.00	0.2200	9583
24.00	0.3100	13504
25.00	0.4000	17424
26.00	0.5000	21780

Comment:

Node: pond 4

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	0.7600	33106
24.00	0.9100	39640
25.00	1.0600	46174
26.00	1.2100	52708

Comment:

Node: pond 5

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	3.2900	143312
24.00	3.4800	151589
25.00	3.6600	159430
26.00	3.8500	167706

Comment:

Node: pond 6

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	16.0900	700880
24.00	16.7400	729194
25.00	17.4000	757944
26.00	18.0600	786694

Comment:

Node: pond 7

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 26.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	12.1200	527947
24.00	12.5500	546678
25.00	12.9900	565844
26.00	13.4400	585446

Comment:

Node: pond 8

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 23.00 ft
Warning Stage: 27.00 ft

Stage [ft]	Area [ac]	Area [ft2]
23.00	0.2900	12632
24.00	0.3800	16553
25.00	0.4700	20473
26.00	0.5700	24829
27.00	0.6700	29185

Comment:

Node: w3

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 20.00 ft
Warning Stage: 23.00 ft

Stage [ft]	Area [ac]	Area [ft2]
20.00	0.2400	10454
21.00	0.6000	26136
22.00	1.5000	65340
23.00	1.8400	80150

Comment:

Node: w5

Scenario: post
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 21.00 ft
Warning Stage: 23.00 ft

Stage [ft]	Area [ac]	Area [ft2]
21.00	3.5000	152460
22.00	17.2000	749232
23.00	18.9900	827204

Comment:

Pipe Link: Pipe 6-7		Upstream		Downstream	
Scenario:	post	Invert:	17.00 ft	Invert:	17.00 ft
From Node:	pond 6	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	pond 7	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	448.00 ft	Op Table:		Op Table:	
FHWA Code:	0	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: cp1 weir			
Scenario:	post	Bottom Clip	
From Node:	comp pond 1	Default:	0.00 ft
To Node:	w5	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	Discharge Coefficients	
Control Elevation:	23.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	20.00 ft	Orifice Table:	
Left Slope:	10.000 (h:v)		
Right Slope:	10.000 (h:v)		

Comment:

Weir Link: cp2 weir			
Scenario:	post	Bottom Clip	
From Node:	comp pond 2	Default:	0.00 ft
To Node:	w5	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	Discharge Coefficients	

Control Elevation:	23.00 ft		
Max Depth:	1.00 ft	Weir Default:	2.800
Extrapolation Method:	Normal Projection	Weir Table:	
Bottom Width:	20.00 ft	Orifice Default:	0.600
Left Slope:	10.000 (h:v)	Orifice Table:	
Right Slope:	10.000 (h:v)		

Comment:

Weir Link: cp3 weir

Scenario:	post	**Bottom Clip**	
From Node:	comp pond 3	Default:	0.00 ft
To Node:	w5	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:	Trapezoidal	Ref Node:	
Invert:	23.00 ft	**Discharge Coefficients**	
Control Elevation:	23.00 ft	Weir Default:	2.800
Max Depth:	1.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	20.00 ft	Orifice Table:	
Left Slope:	10.000 (h:v)		
Right Slope:	10.000 (h:v)		

Comment:

Weir Link: cp4 weir

Scenario:	post	**Bottom Clip**	
From Node:	comp pond 4	Default:	0.00 ft
To Node:	W9w10	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:	Trapezoidal	Ref Node:	
Invert:	22.00 ft	**Discharge Coefficients**	
Control Elevation:	22.00 ft	Weir Default:	2.800
Max Depth:	2.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	20.00 ft	Orifice Table:	
Left Slope:	10.000 (h:v)		
Right Slope:	10.000 (h:v)		

Comment:

Drop Structure Link: p1		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	15.00 ft	Invert:	13.00 ft
From Node:	pond 1	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	comp pond 1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
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:	445.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	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:	4	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:	Circular	Op Table:	
Invert:	23.00 ft	Ref Node:	
Control Elevation:	22.50 ft	Discharge Coefficients	
Max Depth:	0.45 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: 4- 5.4" orifices

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:	23.63 ft	Ref Node:	
Control Elevation:	23.63 ft	Discharge Coefficients	
Max Depth:	3.00 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: p2		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	15.90 ft	Invert:	15.00 ft
From Node:	pond 2	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	pond 1	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.50 ft	Max Depth:	3.50 ft
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:	442.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	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:	Circular	Op Table:	
Invert:	23.00 ft	Ref Node:	
Control Elevation:	22.50 ft	Discharge Coefficients	
Max Depth:	0.50 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: 1- 6" orifice

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:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	24.84 ft	Ref Node:	
Control Elevation:	24.84 ft		

Max Depth:	6.58 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: Type H Inlet

Drop Structure Comment:

Drop Structure Link: p3		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	15.00 ft	Invert:	13.00 ft
From Node:	pond 3	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	comp pond 2	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
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:	316.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	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
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	23.00 ft
Control Elevation:	22.50 ft
Max Depth:	0.23 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: 1- 2.75" orifice

Weir Component	
Weir:	2

Bottom Clip

Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	24.40 ft
Control Elevation:	24.40 ft
Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

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: Type C Inlet

Drop Structure Comment:

Drop Structure Link: p4

Scenario:	post
From Node:	pond 4
To Node:	pond 6
Link Count:	1
Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	215.00 ft
FHWA Code:	0
Entr Loss Coef:	1.00
Exit Loss Coef:	1.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream Pipe

Invert:	15.50 ft
Manning's N:	0.0130

Geometry: Circular

Max Depth:	3.50 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 Pipe

Invert:	15.00 ft
Manning's N:	0.0130

Geometry: Circular

Max Depth:	3.50 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

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	23.00 ft
Control Elevation:	22.50 ft
Max Depth:	0.50 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: 1- 6" orifice

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	24.18 ft
Control Elevation:	24.18 ft
Max Depth:	6.58 ft
Max Width:	3.00 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: Type H Inlet

Drop Structure Comment:

Drop Structure Link: p5

Scenario:	post
From Node:	pond 5
To Node:	pond 7
Link Count:	1
Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	435.00 ft
FHWA Code:	0
Entr Loss Coef:	1.00
Exit Loss Coef:	1.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream Pipe

Invert:	15.90 ft
Manning's N:	0.0130

Geometry: Circular

Max Depth:	2.00 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 Pipe

Invert:	15.00 ft
Manning's N:	0.0130

Geometry: Circular

Max Depth:	2.00 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

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	3
Weir Flow Direction:	Both

Bottom Clip

Default:	0.00 ft
Op Table:	

Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	23.00 ft
Control Elevation:	22.50 ft
Max Depth:	0.50 ft

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: 1- 6" Orifice

Weir Component

Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	23.47 ft
Control Elevation:	23.47 ft
Max Depth:	2.00 ft
Max Width:	3.00 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: Type C Inlet

Drop Structure Comment:

Drop Structure Link: p7		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	15.00 ft	Invert:	14.00 ft
From Node:	pond 7	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	comp pond 3	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	3.00 ft	Max Depth:	3.00 ft
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:	475.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	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:	5	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	23.00 ft	Ref Node:	
Control Elevation:	22.50 ft	**Discharge Coefficients**	
Max Depth:	0.75 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: 5- 9" Orifices

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:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	24.50 ft	Ref Node:	
Control Elevation:	24.50 ft	**Discharge Coefficients**	
Max Depth:	3.00 ft	Weir Default:	3.200
Max Width:	6.58 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment: Type H (2 or 3 Grate Inlet)

Drop Structure Comment:

Drop Structure Link: p8		Upstream Pipe		Downstream Pipe	
Scenario:	post	Invert:	22.50 ft	Invert:	22.00 ft
From Node:	pond 8	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	W9w10	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
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:	65.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	1.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	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:	Circular	Default:	0.00 ft
Invert:	23.00 ft	Op Table:	
Control Elevation:	22.50 ft	Ref Node:	
Max Depth:	0.23 ft	Discharge Coefficients	
		Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment: 1- 2.75" Orifice

Weir Component

Weir:	2	Bottom Clip	
Weir Count:	2	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:	24.54 ft	Op Table:	
Control Elevation:	24.54 ft	Ref Node:	
Max Depth:	1.53 ft	Discharge Coefficients	
Max Width:	3.00 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component

Weir:	3	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Horizontal	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	26.00 ft	Op Table:	
Control Elevation:	26.00 ft	Ref Node:	

Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment: Type C Inlet

Drop Structure Comment:

Weir Link: w10 weir

Scenario:	post
From Node:	W9w10
To Node:	528 pipe crossing
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	23.00 ft
Control Elevation:	23.00 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	240.00 ft
Left Slope:	100.000 (h:v)
Right Slope:	100.000 (h:v)

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: w3 weir

Scenario:	post
From Node:	w3
To Node:	JAM-120
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	22.60 ft
Control Elevation:	22.60 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	150.00 ft
Left Slope:	10.000 (h:v)
Right Slope:	20.000 (h:v)

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: w5 weir

Scenario:	post
From Node:	w5
To Node:	beachline cd-13
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	22.50 ft
Control Elevation:	22.50 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	600.00 ft
Left Slope:	150.000 (h:v)
Right Slope:	100.000 (h:v)

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: w9 weir

Scenario:	post
From Node:	W9w10
To Node:	528 pipe crossing
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Trapezoidal
Invert:	23.00 ft
Control Elevation:	23.00 ft
Max Depth:	1.00 ft
Extrapolation Method:	Normal Projection
Bottom Width:	81.00 ft
Left Slope:	40.000 (h:v)
Right Slope:	30.000 (h:v)

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:

Simulation: 10024

Scenario:	post
Run Date/Time:	11/16/2023 10:07:20 AM
Program Version:	ICPR4 4.07.08

General

Run Mode:	Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 100Y-24H
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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 12.90 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: 1024

Scenario: post
Run Date/Time: 11/16/2023 10:07:56 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	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	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 010Y-24H
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		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSII-24
		Rainfall Amount:	7.30 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 2524

Scenario: post
Run Date/Time: 11/16/2023 10:08:28 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	360.0000

	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	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 025Y-24H
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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 9.29 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: mean ann

Scenario: post
Run Date/Time: 11/16/2023 10:15:02 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000

End Time:	0	0	0	30.0000

	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	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 010Y-24H
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
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSII-24
Rainfall Amount: 4.68 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Appendix L
Post-development ICPR Basin Max

Simple Basin Runoff Summary [post]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
W3	10024	27.48	12.0000	12.90	12.89	1.8400	100.0	0.00	0.00
W5	10024	283.64	12.0000	12.90	12.89	18.9900	100.0	0.00	0.00
comp 1	10024	26.33	12.0500	12.90	10.85	2.6400	84.0	0.00	0.00
comp 2	10024	11.08	12.0500	12.90	8.57	1.3300	68.0	0.00	0.00
comp 3	10024	18.25	12.0500	12.90	10.17	1.9100	79.0	0.00	0.00
comp 4	10024	35.54	12.0500	12.90	10.58	3.6200	82.0	0.00	0.00
jones road	10024	46.71	12.0167	12.90	9.20	3.9000	72.0	0.00	0.00
post 1	10024	571.70	12.0667	12.90	11.81	45.6600	91.0	0.00	0.00
post 2	10024	64.88	12.0667	12.90	10.20	5.6100	79.0	0.00	0.00
post 3	10024	35.17	12.0667	12.90	11.02	2.9000	85.0	0.00	0.00
post 4	10024	98.38	12.0667	12.90	11.15	8.0600	86.0	0.00	0.00
post 5	10024	158.77	12.0667	12.90	12.06	12.5900	93.0	0.00	0.00
post 6	10024	427.40	12.0667	12.90	11.55	34.4400	89.0	0.00	0.00
post 7	10024	585.49	12.0667	12.90	11.68	46.9600	90.0	0.00	0.00
post 8	10024	59.93	12.0833	12.90	9.49	6.9900	74.0	0.00	0.00
w9w10	10024	275.38	12.0000	12.90	12.34	18.5000	95.5	0.00	0.00
W3	1024	15.55	12.0000	7.30	7.30	1.8400	100.0	0.00	0.00
W5	1024	160.51	12.0000	7.30	7.30	18.9900	100.0	0.00	0.00
comp 1	1024	13.65	12.0500	7.30	5.42	2.6400	84.0	0.00	0.00
comp 2	1024	4.77	12.0500	7.30	3.65	1.3300	68.0	0.00	0.00
comp 3	1024	9.01	12.0500	7.30	4.85	1.9100	79.0	0.00	0.00
comp 4	1024	18.08	12.0500	7.30	5.19	3.6200	82.0	0.00	0.00
jones road	1024	21.67	12.0333	7.30	4.10	3.9000	72.0	0.00	0.00
post 1	1024	313.64	12.0667	7.30	6.25	45.6600	91.0	0.00	0.00
post 2	1024	32.19	12.0667	7.30	4.87	5.6100	79.0	0.00	0.00
post 3	1024	18.46	12.0667	7.30	5.55	2.9000	85.0	0.00	0.00
post 4	1024	52.08	12.0667	7.30	5.67	8.0600	86.0	0.00	0.00
post 5	1024	88.09	12.0667	7.30	6.48	12.5900	93.0	0.00	0.00
post 6	1024	231.42	12.0667	7.30	6.01	34.4400	89.0	0.00	0.00
post 7	1024	319.17	12.0667	7.30	6.13	46.9600	90.0	0.00	0.00
post 8	1024	27.84	12.0833	7.30	4.32	6.9900	74.0	0.00	0.00
w9w10	1024	154.82	12.0000	7.30	6.76	18.5000	95.5	0.00	0.00
W3	2524	19.79	12.0000	9.29	9.28	1.8400	100.0	0.00	0.00
W5	2524	204.26	12.0000	9.29	9.28	18.9900	100.0	0.00	0.00
comp 1	2524	18.18	12.0500	9.29	7.33	2.6400	84.0	0.00	0.00
comp 2	2524	6.97	12.0500	9.29	5.33	1.3300	68.0	0.00	0.00
comp 3	2524	12.30	12.0500	9.29	6.71	1.9100	79.0	0.00	0.00
comp 4	2524	24.31	12.0500	9.29	7.08	3.6200	82.0	0.00	0.00
jones road	2524	30.50	12.0333	9.29	5.86	3.9000	72.0	0.00	0.00
post 1	2524	405.83	12.0667	9.29	8.22	45.6600	91.0	0.00	0.00
post 2	2524	43.84	12.0667	9.29	6.73	5.6100	79.0	0.00	0.00
post 3	2524	24.44	12.0667	9.29	7.48	2.9000	85.0	0.00	0.00
post 4	2524	68.64	12.0667	9.29	7.60	8.0600	86.0	0.00	0.00
post 5	2524	113.31	12.0667	9.29	8.46	12.5900	93.0	0.00	0.00
post 6	2524	301.50	12.0667	9.29	7.97	34.4400	89.0	0.00	0.00
post 7	2524	414.37	12.0667	9.29	8.09	46.9600	90.0	0.00	0.00

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
post 8	2524	39.16	12.0833	9.29	6.11	6.9900	74.0	0.00	0.00
w9w10	2524	197.74	12.0000	9.29	8.74	18.5000	95.5	0.00	0.00
W3	mean ann	9.97	12.0000	4.68	4.68	1.8400	100.0	0.00	0.00
W5	mean ann	102.90	12.0000	4.68	4.68	18.9900	100.0	0.00	0.00
comp 1	mean ann	7.67	12.0500	4.68	2.98	2.6400	84.0	0.00	0.00
comp 2	mean ann	2.10	12.0500	4.68	1.65	1.3300	68.0	0.00	0.00
comp 3	mean ann	4.74	12.0500	4.68	2.53	1.9100	79.0	0.00	0.00
comp 4	mean ann	9.91	12.0500	4.68	2.79	3.6200	82.0	0.00	0.00
jones road	mean ann	10.52	12.0333	4.68	1.96	3.9000	72.0	0.00	0.00
post 1	mean ann	190.82	12.0667	4.68	3.68	45.6600	91.0	0.00	0.00
post 2	mean ann	17.05	12.0667	4.68	2.53	5.6100	79.0	0.00	0.00
post 3	mean ann	10.54	12.0667	4.68	3.08	2.9000	85.0	0.00	0.00
post 4	mean ann	30.08	12.0667	4.68	3.18	8.0600	86.0	0.00	0.00
post 5	mean ann	54.55	12.0667	4.68	3.89	12.5900	93.0	0.00	0.00
post 6	mean ann	138.07	12.0667	4.68	3.47	34.4400	89.0	0.00	0.00
post 7	mean ann	192.34	12.0667	4.68	3.58	46.9600	90.0	0.00	0.00
post 8	mean ann	13.56	12.0833	4.68	2.12	6.9900	74.0	0.00	0.00
w9w10	mean ann	98.04	12.0000	4.68	4.16	18.5000	95.5	0.00	0.00

Appendix M
Post-development ICPR Node Max

Node Max Conditions [post]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
528 pipe crossing	10024	21.00	21.00	0.0007	33.85	0.00	0
JAM-120	10024	0.00	22.61	0.0034	0.00	0.42	0
W9w10	10024	24.00	23.11	0.0005	296.40	33.85	744200
beachline cd-13	10024	22.00	21.00	0.0000	66.32	0.00	0
comp pond 1	10024	24.00	23.44	0.0004	36.98	19.46	77726
comp pond 2	10024	24.00	23.46	0.0010	24.99	20.91	21119
comp pond 3	10024	24.00	23.62	0.0010	35.93	33.80	49833
comp pond 4	10024	24.00	23.11	0.0005	42.20	15.26	94159
pond 1	10024	27.00	26.75	0.0010	604.10	15.58	445029
pond 2	10024	27.00	26.76	0.0010	64.88	32.86	21155
pond 3	10024	26.00	25.75	0.0010	35.17	14.76	20706
pond 4	10024	26.00	25.77	-0.0010	98.38	44.75	51205
pond 5	10024	26.00	25.58	-0.0008	158.77	5.40	164266
pond 6	10024	26.00	25.36	0.0009	521.85	8.24	768363
pond 7	10024	26.00	25.30	0.0007	588.45	37.04	571670
pond 8	10024	27.00	26.62	-0.0010	59.93	32.96	27542
w3	10024	23.00	22.34	0.0008	27.48	0.00	70311
w5	10024	23.00	22.61	0.0005	301.05	66.32	797148
528 pipe crossing	1024	21.00	21.00	0.0007	0.00	0.00	0
JAM-120	1024	0.00	21.30	0.0045	0.00	0.00	0
W9w10	1024	24.00	22.88	0.0004	155.05	8.78	708688
beachline cd-13	1024	22.00	21.00	0.0000	21.57	0.00	0
comp pond 1	1024	24.00	23.29	0.0010	18.23	9.66	77050
comp pond 2	1024	24.00	23.15	0.0010	9.05	3.45	19211
comp pond 3	1024	24.00	23.31	0.0008	16.95	10.81	48225
comp pond 4	1024	24.00	22.88	0.0003	25.01	6.88	92141
pond 1	1024	27.00	25.01	0.0009	328.31	9.18	416558
pond 2	1024	27.00	25.37	0.0010	32.19	24.31	17522
pond 3	1024	26.00	24.74	0.0010	18.46	6.47	16386
pond 4	1024	26.00	24.80	-0.0008	52.08	30.18	44836
pond 5	1024	26.00	24.39	0.0006	88.09	3.16	154674
pond 6	1024	26.00	24.33	0.0008	274.37	4.26	738721
pond 7	1024	26.00	24.27	0.0006	322.28	15.02	551775
pond 8	1024	27.00	25.33	0.0010	27.84	13.68	21911
w3	1024	23.00	21.75	0.0009	15.55	0.00	55405
w5	1024	23.00	22.55	0.0010	160.51	21.57	792470
528 pipe crossing	2524	21.00	21.00	0.0007	3.89	0.00	0
JAM-120	2524	0.00	21.92	0.0032	0.00	0.00	0
W9w10	2524	24.00	23.03	0.0004	204.67	10.10	738440
beachline cd-13	2524	22.00	21.00	0.0000	31.49	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
comp pond 1	2524	24.00	23.34	0.0007	25.60	12.72	77284
comp pond 2	2524	24.00	23.34	0.0010	19.07	12.89	20397
comp pond 3	2524	24.00	23.39	0.0010	20.14	15.75	48647
comp pond 4	2524	24.00	23.03	0.0003	31.14	9.34	93454
pond 1	2524	27.00	25.63	0.0010	435.83	11.94	426562
pond 2	2524	27.00	25.74	0.0010	43.84	30.83	18487
pond 3	2524	26.00	25.03	0.0010	24.44	13.47	17550
pond 4	2524	26.00	25.11	-0.0010	68.64	39.82	46905
pond 5	2524	26.00	24.83	0.0007	113.31	3.70	158130
pond 6	2524	26.00	24.74	0.0006	371.00	5.14	750381
pond 7	2524	26.00	24.67	0.0007	417.62	19.88	559478
pond 8	2524	27.00	25.79	-0.0010	39.16	21.95	23897
w3	2524	23.00	21.97	0.0008	19.79	0.00	64120
w5	2524	23.00	22.57	0.0010	214.08	31.49	793681
528 pipe crossing	mean ann	21.00	21.00	0.0007	0.00	0.00	0
JAM-120	mean ann	0.00	21.30	0.0053	0.00	0.00	0
W9w10	mean ann	24.00	22.53	0.0003	98.18	6.77	630518
beachline cd-13	mean ann	22.00	21.00	0.0000	9.80	0.00	0
comp pond 1	mean ann	24.00	23.19	0.0010	9.58	4.87	76609
comp pond 2	mean ann	24.00	23.02	0.0006	2.19	0.21	18443
comp pond 3	mean ann	24.00	23.23	0.0010	11.51	6.94	47834
comp pond 4	mean ann	24.00	22.53	0.0002	16.34	3.06	89139
pond 1	mean ann	27.00	24.19	0.0005	191.50	4.90	403447
pond 2	mean ann	27.00	24.92	0.0010	17.05	2.20	16372
pond 3	mean ann	26.00	24.32	0.0010	10.54	0.22	14744
pond 4	mean ann	26.00	24.35	0.0007	30.08	5.30	41946
pond 5	mean ann	26.00	23.81	0.0004	54.55	2.80	150034
pond 6	mean ann	26.00	23.74	0.0004	152.78	3.20	721839
pond 7	mean ann	26.00	23.70	0.0003	193.41	13.53	541141
pond 8	mean ann	27.00	24.76	0.0010	13.56	2.20	19521
w3	mean ann	23.00	21.38	0.0010	9.97	0.00	41211
w5	mean ann	23.00	22.53	0.0006	102.90	9.80	790741

Appendix N
Post-development ICPR Node Time Series

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	0.0000	23.00
pond 1	0.2511	23.00
pond 1	0.5050	23.00
pond 1	0.7527	23.00
pond 1	1.0027	23.00
pond 1	1.2527	23.00
pond 1	1.5027	23.00
pond 1	1.7527	23.00
pond 1	2.0027	23.00
pond 1	2.2527	23.00
pond 1	2.5027	23.00
pond 1	2.7527	23.00
pond 1	3.0027	23.00
pond 1	3.2527	23.01
pond 1	3.5027	23.01
pond 1	3.7527	23.01
pond 1	4.0027	23.02
pond 1	4.2527	23.02
pond 1	4.5027	23.03
pond 1	4.7527	23.04
pond 1	5.0027	23.04
pond 1	5.2527	23.05
pond 1	5.5027	23.06
pond 1	5.7527	23.07
pond 1	6.0027	23.08
pond 1	6.2527	23.09
pond 1	6.5027	23.10
pond 1	6.7527	23.11
pond 1	7.0027	23.12
pond 1	7.2527	23.13
pond 1	7.5027	23.15
pond 1	7.7527	23.16
pond 1	8.0027	23.17
pond 1	8.2525	23.19
pond 1	8.5002	23.21
pond 1	8.7503	23.23
pond 1	9.0005	23.25
pond 1	9.2502	23.27
pond 1	9.5010	23.29
pond 1	9.7513	23.32
pond 1	10.0022	23.35
pond 1	10.2518	23.37

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	10.5023	23.41
pond 1	10.7511	23.45
pond 1	11.0001	23.50
pond 1	11.2504	23.56
pond 1	11.5009	23.64
pond 1	11.7501	23.80
pond 1	12.0001	24.32
pond 1	12.2503	25.08
pond 1	12.5001	25.32
pond 1	12.7507	25.41
pond 1	13.0012	25.47
pond 1	13.2516	25.51
pond 1	13.5004	25.55
pond 1	13.7518	25.57
pond 1	14.0030	25.59
pond 1	14.2534	25.61
pond 1	14.5037	25.61
pond 1	14.7521	25.62
pond 1	15.0035	25.62
pond 1	15.2518	25.63
pond 1	15.5018	25.63
pond 1	15.7518	25.63
pond 1	16.0018	25.63
pond 1	16.2518	25.62
pond 1	16.5018	25.62
pond 1	16.7518	25.62
pond 1	17.0018	25.62
pond 1	17.2518	25.61
pond 1	17.5018	25.61
pond 1	17.7518	25.60
pond 1	18.0018	25.60
pond 1	18.2518	25.59
pond 1	18.5018	25.58
pond 1	18.7518	25.57
pond 1	19.0018	25.56
pond 1	19.2518	25.55
pond 1	19.5018	25.55
pond 1	19.7518	25.54
pond 1	20.0018	25.53
pond 1	20.2518	25.52
pond 1	20.5018	25.51
pond 1	20.7518	25.49

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	21.0018	25.48
pond 1	21.2518	25.47
pond 1	21.5018	25.46
pond 1	21.7518	25.45
pond 1	22.0018	25.44
pond 1	22.2518	25.43
pond 1	22.5018	25.41
pond 1	22.7518	25.40
pond 1	23.0018	25.39
pond 1	23.2518	25.38
pond 1	23.5018	25.37
pond 1	23.7518	25.36
pond 1	24.0018	25.35
pond 1	24.2518	25.33
pond 1	24.5018	25.31
pond 1	24.7518	25.29
pond 1	25.0018	25.27
pond 1	25.2518	25.25
pond 1	25.5018	25.23
pond 1	25.7518	25.21
pond 1	26.0018	25.19
pond 1	26.2518	25.16
pond 1	26.5018	25.14
pond 1	26.7518	25.12
pond 1	27.0018	25.10
pond 1	27.2518	25.08
pond 1	27.5018	25.06
pond 1	27.7518	25.04
pond 1	28.0018	25.03
pond 1	28.2518	25.01
pond 1	28.5018	24.99
pond 1	28.7518	24.97
pond 1	29.0018	24.95
pond 1	29.2518	24.93
pond 1	29.5018	24.91
pond 1	29.7518	24.89
pond 1	30.0018	24.88
pond 1	30.2518	24.86
pond 1	30.5018	24.84
pond 1	30.7518	24.82
pond 1	31.0018	24.81
pond 1	31.2518	24.79

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	31.5018	24.77
pond 1	31.7518	24.75
pond 1	32.0018	24.74
pond 1	32.2518	24.72
pond 1	32.5018	24.71
pond 1	32.7518	24.69
pond 1	33.0018	24.67
pond 1	33.2518	24.66
pond 1	33.5018	24.64
pond 1	33.7518	24.63
pond 1	34.0018	24.61
pond 1	34.2518	24.60
pond 1	34.5018	24.58
pond 1	34.7518	24.57
pond 1	35.0018	24.55
pond 1	35.2518	24.54
pond 1	35.5018	24.52
pond 1	35.7518	24.51
pond 1	36.0018	24.50
pond 1	36.2518	24.48
pond 1	36.5018	24.47
pond 1	36.7518	24.46
pond 1	37.0018	24.44
pond 1	37.2518	24.43
pond 1	37.5018	24.42
pond 1	37.7518	24.40
pond 1	38.0018	24.39
pond 1	38.2518	24.38
pond 1	38.5018	24.37
pond 1	38.7518	24.35
pond 1	39.0018	24.34
pond 1	39.2518	24.33
pond 1	39.5018	24.32
pond 1	39.7518	24.31
pond 1	40.0018	24.30
pond 1	40.2518	24.29
pond 1	40.5018	24.27
pond 1	40.7518	24.26
pond 1	41.0018	24.25
pond 1	41.2518	24.24
pond 1	41.5018	24.23
pond 1	41.7518	24.22

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	42.0018	24.21
pond 1	42.2518	24.20
pond 1	42.5018	24.19
pond 1	42.7518	24.18
pond 1	43.0018	24.17
pond 1	43.2518	24.16
pond 1	43.5018	24.15
pond 1	43.7518	24.14
pond 1	44.0018	24.13
pond 1	44.2518	24.12
pond 1	44.5018	24.11
pond 1	44.7518	24.10
pond 1	45.0018	24.10
pond 1	45.2518	24.09
pond 1	45.5018	24.08
pond 1	45.7518	24.07
pond 1	46.0018	24.06
pond 1	46.2518	24.05
pond 1	46.5018	24.04
pond 1	46.7518	24.04
pond 1	47.0018	24.03
pond 1	47.2518	24.02
pond 1	47.5018	24.01
pond 1	47.7518	24.00
pond 1	48.0018	24.00
pond 1	48.2518	23.99
pond 1	48.5018	23.98
pond 1	48.7518	23.97
pond 1	49.0018	23.97
pond 1	49.2518	23.96
pond 1	49.5018	23.95
pond 1	49.7518	23.94
pond 1	50.0018	23.94
pond 1	50.2518	23.93
pond 1	50.5018	23.92
pond 1	50.7518	23.92
pond 1	51.0018	23.91
pond 1	51.2518	23.90
pond 1	51.5018	23.89
pond 1	51.7518	23.89
pond 1	52.0018	23.88
pond 1	52.2518	23.87

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	52.5018	23.87
pond 1	52.7518	23.86
pond 1	53.0018	23.86
pond 1	53.2518	23.85
pond 1	53.5018	23.84
pond 1	53.7518	23.84
pond 1	54.0018	23.83
pond 1	54.2518	23.82
pond 1	54.5018	23.82
pond 1	54.7518	23.81
pond 1	55.0018	23.81
pond 1	55.2518	23.80
pond 1	55.5018	23.79
pond 1	55.7518	23.79
pond 1	56.0018	23.78
pond 1	56.2518	23.78
pond 1	56.5018	23.77
pond 1	56.7518	23.77
pond 1	57.0018	23.76
pond 1	57.2518	23.76
pond 1	57.5018	23.75
pond 1	57.7518	23.75
pond 1	58.0018	23.74
pond 1	58.2518	23.73
pond 1	58.5018	23.73
pond 1	58.7518	23.72
pond 1	59.0018	23.72
pond 1	59.2518	23.71
pond 1	59.5018	23.71
pond 1	59.7518	23.70
pond 1	60.0018	23.70
pond 1	60.2518	23.70
pond 1	60.5018	23.69
pond 1	60.7518	23.69
pond 1	61.0018	23.68
pond 1	61.2518	23.68
pond 1	61.5018	23.67
pond 1	61.7518	23.67
pond 1	62.0018	23.66
pond 1	62.2518	23.66
pond 1	62.5018	23.65
pond 1	62.7518	23.65

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	63.0018	23.64
pond 1	63.2518	23.64
pond 1	63.5018	23.64
pond 1	63.7518	23.63
pond 1	64.0018	23.63
pond 1	64.2518	23.62
pond 1	64.5018	23.62
pond 1	64.7518	23.61
pond 1	65.0018	23.61
pond 1	65.2518	23.61
pond 1	65.5018	23.60
pond 1	65.7518	23.60
pond 1	66.0018	23.59
pond 1	66.2518	23.59
pond 1	66.5018	23.59
pond 1	66.7518	23.58
pond 1	67.0018	23.58
pond 1	67.2518	23.57
pond 1	67.5018	23.57
pond 1	67.7518	23.57
pond 1	68.0018	23.56
pond 1	68.2518	23.56
pond 1	68.5018	23.55
pond 1	68.7518	23.55
pond 1	69.0018	23.55
pond 1	69.2518	23.54
pond 1	69.5018	23.54
pond 1	69.7518	23.53
pond 1	70.0018	23.53
pond 1	70.2518	23.53
pond 1	70.5018	23.52
pond 1	70.7518	23.52
pond 1	71.0018	23.52
pond 1	71.2518	23.51
pond 1	71.5018	23.51
pond 1	71.7518	23.51
pond 1	72.0018	23.50
pond 1	72.2518	23.50
pond 1	72.5018	23.50
pond 1	72.7518	23.49
pond 1	73.0018	23.49
pond 1	73.2518	23.49

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	73.5018	23.48
pond 1	73.7518	23.48
pond 1	74.0018	23.48
pond 1	74.2518	23.47
pond 1	74.5018	23.47
pond 1	74.7518	23.47
pond 1	75.0018	23.46
pond 1	75.2518	23.46
pond 1	75.5018	23.46
pond 1	75.7518	23.46
pond 1	76.0018	23.45
pond 1	76.2518	23.45
pond 1	76.5018	23.45
pond 1	76.7518	23.44
pond 1	77.0018	23.44
pond 1	77.2518	23.44
pond 1	77.5018	23.44
pond 1	77.7518	23.43
pond 1	78.0018	23.43
pond 1	78.2518	23.43
pond 1	78.5018	23.43
pond 1	78.7518	23.42
pond 1	79.0018	23.42
pond 1	79.2518	23.42
pond 1	79.5018	23.41
pond 1	79.7518	23.41
pond 1	80.0018	23.41
pond 1	80.2518	23.41
pond 1	80.5018	23.40
pond 1	80.7518	23.40
pond 1	81.0018	23.40
pond 1	81.2518	23.40
pond 1	81.5018	23.39
pond 1	81.7518	23.39
pond 1	82.0018	23.39
pond 1	82.2518	23.39
pond 1	82.5018	23.39
pond 1	82.7518	23.38
pond 1	83.0018	23.38
pond 1	83.2518	23.38
pond 1	83.5018	23.38
pond 1	83.7518	23.37

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	84.0018	23.37
pond 1	84.2518	23.37
pond 1	84.5018	23.37
pond 1	84.7518	23.36
pond 1	85.0018	23.36
pond 1	85.2518	23.36
pond 1	85.5018	23.36
pond 1	85.7518	23.36
pond 1	86.0018	23.35
pond 1	86.2518	23.35
pond 1	86.5018	23.35
pond 1	86.7518	23.35
pond 1	87.0018	23.35
pond 1	87.2518	23.34
pond 1	87.5018	23.34
pond 1	87.7518	23.34
pond 1	88.0018	23.34
pond 1	88.2518	23.34
pond 1	88.5018	23.33
pond 1	88.7518	23.33
pond 1	89.0018	23.33
pond 1	89.2518	23.33
pond 1	89.5018	23.33
pond 1	89.7518	23.32
pond 1	90.0018	23.32
pond 1	90.2518	23.32
pond 1	90.5018	23.32
pond 1	90.7518	23.32
pond 1	91.0018	23.32
pond 1	91.2518	23.31
pond 1	91.5018	23.31
pond 1	91.7518	23.31
pond 1	92.0018	23.31
pond 1	92.2518	23.31
pond 1	92.5018	23.31
pond 1	92.7518	23.30
pond 1	93.0018	23.30
pond 1	93.2518	23.30
pond 1	93.5018	23.30
pond 1	93.7518	23.30
pond 1	94.0018	23.30
pond 1	94.2518	23.29

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	94.5018	23.29
pond 1	94.7518	23.29
pond 1	95.0018	23.29
pond 1	95.2518	23.29
pond 1	95.5018	23.29
pond 1	95.7518	23.29
pond 1	96.0018	23.28
pond 1	96.2518	23.28
pond 1	96.5018	23.28
pond 1	96.7518	23.28
pond 1	97.0018	23.28
pond 1	97.2518	23.28
pond 1	97.5018	23.28
pond 1	97.7518	23.27
pond 1	98.0018	23.27
pond 1	98.2518	23.27
pond 1	98.5018	23.27
pond 1	98.7518	23.27
pond 1	99.0018	23.27
pond 1	99.2518	23.27
pond 1	99.5018	23.26
pond 1	99.7518	23.26
pond 1	100.0018	23.26
pond 1	100.2518	23.26
pond 1	100.5018	23.26
pond 1	100.7518	23.26
pond 1	101.0018	23.26
pond 1	101.2518	23.26
pond 1	101.5018	23.25
pond 1	101.7518	23.25
pond 1	102.0018	23.25
pond 1	102.2518	23.25
pond 1	102.5018	23.25
pond 1	102.7518	23.25
pond 1	103.0018	23.25
pond 1	103.2518	23.25
pond 1	103.5018	23.25
pond 1	103.7518	23.24
pond 1	104.0018	23.24
pond 1	104.2518	23.24
pond 1	104.5018	23.24
pond 1	104.7518	23.24

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	105.0018	23.24
pond 1	105.2518	23.24
pond 1	105.5018	23.24
pond 1	105.7518	23.24
pond 1	106.0018	23.23
pond 1	106.2518	23.23
pond 1	106.5018	23.23
pond 1	106.7518	23.23
pond 1	107.0018	23.23
pond 1	107.2518	23.23
pond 1	107.5018	23.23
pond 1	107.7518	23.23
pond 1	108.0018	23.23
pond 1	108.2518	23.23
pond 1	108.5018	23.22
pond 1	108.7518	23.22
pond 1	109.0018	23.22
pond 1	109.2518	23.22
pond 1	109.5018	23.22
pond 1	109.7518	23.22
pond 1	110.0018	23.22
pond 1	110.2518	23.22
pond 1	110.5018	23.22
pond 1	110.7518	23.22
pond 1	111.0018	23.22
pond 1	111.2518	23.21
pond 1	111.5018	23.21
pond 1	111.7518	23.21
pond 1	112.0018	23.21
pond 1	112.2518	23.21
pond 1	112.5018	23.21
pond 1	112.7518	23.21
pond 1	113.0018	23.21
pond 1	113.2518	23.21
pond 1	113.5018	23.21
pond 1	113.7518	23.21
pond 1	114.0018	23.20
pond 1	114.2518	23.20
pond 1	114.5018	23.20
pond 1	114.7518	23.20
pond 1	115.0018	23.20
pond 1	115.2518	23.20

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	115.5018	23.20
pond 1	115.7518	23.20
pond 1	116.0018	23.20
pond 1	116.2518	23.20
pond 1	116.5018	23.20
pond 1	116.7518	23.20
pond 1	117.0018	23.20
pond 1	117.2518	23.19
pond 1	117.5018	23.19
pond 1	117.7518	23.19
pond 1	118.0018	23.19
pond 1	118.2518	23.19
pond 1	118.5018	23.19
pond 1	118.7518	23.19
pond 1	119.0018	23.19
pond 1	119.2518	23.19
pond 1	119.5018	23.19
pond 1	119.7518	23.19
pond 1	120.0018	23.19
pond 1	120.2518	23.19
pond 1	120.5018	23.19
pond 1	120.7518	23.18
pond 1	121.0018	23.18
pond 1	121.2518	23.18
pond 1	121.5018	23.18
pond 1	121.7518	23.18
pond 1	122.0018	23.18
pond 1	122.2518	23.18
pond 1	122.5018	23.18
pond 1	122.7518	23.18
pond 1	123.0018	23.18
pond 1	123.2518	23.18
pond 1	123.5018	23.18
pond 1	123.7518	23.18
pond 1	124.0018	23.18
pond 1	124.2518	23.18
pond 1	124.5018	23.18
pond 1	124.7518	23.17
pond 1	125.0018	23.17
pond 1	125.2518	23.17
pond 1	125.5018	23.17
pond 1	125.7518	23.17

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	126.0018	23.17
pond 1	126.2518	23.17
pond 1	126.5018	23.17
pond 1	126.7518	23.17
pond 1	127.0018	23.17
pond 1	127.2518	23.17
pond 1	127.5018	23.17
pond 1	127.7518	23.17
pond 1	128.0018	23.17
pond 1	128.2518	23.17
pond 1	128.5018	23.17
pond 1	128.7518	23.17
pond 1	129.0018	23.16
pond 1	129.2518	23.16
pond 1	129.5018	23.16
pond 1	129.7518	23.16
pond 1	130.0018	23.16
pond 1	130.2518	23.16
pond 1	130.5018	23.16
pond 1	130.7518	23.16
pond 1	131.0018	23.16
pond 1	131.2518	23.16
pond 1	131.5018	23.16
pond 1	131.7518	23.16
pond 1	132.0018	23.16
pond 1	132.2518	23.16
pond 1	132.5018	23.16
pond 1	132.7518	23.16
pond 1	133.0018	23.16
pond 1	133.2518	23.16
pond 1	133.5018	23.16
pond 1	133.7518	23.16
pond 1	134.0018	23.15
pond 1	134.2518	23.15
pond 1	134.5018	23.15
pond 1	134.7518	23.15
pond 1	135.0018	23.15
pond 1	135.2518	23.15
pond 1	135.5018	23.15
pond 1	135.7518	23.15
pond 1	136.0018	23.15
pond 1	136.2518	23.15

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	136.5018	23.15
pond 1	136.7518	23.15
pond 1	137.0018	23.15
pond 1	137.2518	23.15
pond 1	137.5018	23.15
pond 1	137.7518	23.15
pond 1	138.0018	23.15
pond 1	138.2518	23.15
pond 1	138.5018	23.15
pond 1	138.7518	23.15
pond 1	139.0018	23.15
pond 1	139.2518	23.15
pond 1	139.5018	23.14
pond 1	139.7518	23.14
pond 1	140.0018	23.14
pond 1	140.2518	23.14
pond 1	140.5018	23.14
pond 1	140.7518	23.14
pond 1	141.0018	23.14
pond 1	141.2518	23.14
pond 1	141.5018	23.14
pond 1	141.7518	23.14
pond 1	142.0018	23.14
pond 1	142.2518	23.14
pond 1	142.5018	23.14
pond 1	142.7518	23.14
pond 1	143.0018	23.14
pond 1	143.2518	23.14
pond 1	143.5018	23.14
pond 1	143.7518	23.14
pond 1	144.0018	23.14
pond 1	144.2518	23.14
pond 1	144.5018	23.14
pond 1	144.7518	23.14
pond 1	145.0018	23.14
pond 1	145.2518	23.14
pond 1	145.5018	23.14
pond 1	145.7518	23.13
pond 1	146.0018	23.13
pond 1	146.2518	23.13
pond 1	146.5018	23.13
pond 1	146.7518	23.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	147.0018	23.13
pond 1	147.2518	23.13
pond 1	147.5018	23.13
pond 1	147.7518	23.13
pond 1	148.0018	23.13
pond 1	148.2518	23.13
pond 1	148.5018	23.13
pond 1	148.7518	23.13
pond 1	149.0018	23.13
pond 1	149.2518	23.13
pond 1	149.5018	23.13
pond 1	149.7518	23.13
pond 1	150.0018	23.13
pond 1	150.2518	23.13
pond 1	150.5018	23.13
pond 1	150.7518	23.13
pond 1	151.0018	23.13
pond 1	151.2518	23.13
pond 1	151.5018	23.13
pond 1	151.7518	23.13
pond 1	152.0018	23.13
pond 1	152.2518	23.13
pond 1	152.5018	23.13
pond 1	152.7518	23.12
pond 1	153.0018	23.12
pond 1	153.2518	23.12
pond 1	153.5018	23.12
pond 1	153.7518	23.12
pond 1	154.0018	23.12
pond 1	154.2518	23.12
pond 1	154.5018	23.12
pond 1	154.7518	23.12
pond 1	155.0018	23.12
pond 1	155.2518	23.12
pond 1	155.5018	23.12
pond 1	155.7518	23.12
pond 1	156.0018	23.12
pond 1	156.2518	23.12
pond 1	156.5018	23.12
pond 1	156.7518	23.12
pond 1	157.0018	23.12
pond 1	157.2518	23.12

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	157.5018	23.12
pond 1	157.7518	23.12
pond 1	158.0018	23.12
pond 1	158.2518	23.12
pond 1	158.5018	23.12
pond 1	158.7518	23.12
pond 1	159.0018	23.12
pond 1	159.2518	23.12
pond 1	159.5018	23.12
pond 1	159.7518	23.12
pond 1	160.0018	23.12
pond 1	160.2518	23.12
pond 1	160.5018	23.12
pond 1	160.7518	23.12
pond 1	161.0018	23.12
pond 1	161.2518	23.11
pond 1	161.5018	23.11
pond 1	161.7518	23.11
pond 1	162.0018	23.11
pond 1	162.2518	23.11
pond 1	162.5018	23.11
pond 1	162.7518	23.11
pond 1	163.0018	23.11
pond 1	163.2518	23.11
pond 1	163.5018	23.11
pond 1	163.7518	23.11
pond 1	164.0018	23.11
pond 1	164.2518	23.11
pond 1	164.5018	23.11
pond 1	164.7518	23.11
pond 1	165.0018	23.11
pond 1	165.2518	23.11
pond 1	165.5018	23.11
pond 1	165.7518	23.11
pond 1	166.0018	23.11
pond 1	166.2518	23.11
pond 1	166.5018	23.11
pond 1	166.7518	23.11
pond 1	167.0018	23.11
pond 1	167.2518	23.11
pond 1	167.5018	23.11
pond 1	167.7518	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	168.0018	23.11
pond 1	168.2518	23.11
pond 1	168.5018	23.11
pond 1	168.7518	23.11
pond 1	169.0018	23.11
pond 1	169.2518	23.11
pond 1	169.5018	23.11
pond 1	169.7518	23.11
pond 1	170.0018	23.11
pond 1	170.2518	23.11
pond 1	170.5018	23.11
pond 1	170.7518	23.11
pond 1	171.0018	23.11
pond 1	171.2518	23.10
pond 1	171.5018	23.10
pond 1	171.7518	23.10
pond 1	172.0018	23.10
pond 1	172.2518	23.10
pond 1	172.5018	23.10
pond 1	172.7518	23.10
pond 1	173.0018	23.10
pond 1	173.2518	23.10
pond 1	173.5018	23.10
pond 1	173.7518	23.10
pond 1	174.0018	23.10
pond 1	174.2518	23.10
pond 1	174.5018	23.10
pond 1	174.7518	23.10
pond 1	175.0018	23.10
pond 1	175.2518	23.10
pond 1	175.5018	23.10
pond 1	175.7518	23.10
pond 1	176.0018	23.10
pond 1	176.2518	23.10
pond 1	176.5018	23.10
pond 1	176.7518	23.10
pond 1	177.0018	23.10
pond 1	177.2518	23.10
pond 1	177.5018	23.10
pond 1	177.7518	23.10
pond 1	178.0018	23.10
pond 1	178.2518	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	178.5018	23.10
pond 1	178.7518	23.10
pond 1	179.0018	23.10
pond 1	179.2518	23.10
pond 1	179.5018	23.10
pond 1	179.7518	23.10
pond 1	180.0018	23.10
pond 1	180.2518	23.10
pond 1	180.5018	23.10
pond 1	180.7518	23.10
pond 1	181.0018	23.10
pond 1	181.2518	23.10
pond 1	181.5018	23.10
pond 1	181.7518	23.10
pond 1	182.0018	23.10
pond 1	182.2518	23.10
pond 1	182.5018	23.10
pond 1	182.7518	23.10
pond 1	183.0018	23.10
pond 1	183.2518	23.09
pond 1	183.5018	23.09
pond 1	183.7518	23.09
pond 1	184.0018	23.09
pond 1	184.2518	23.09
pond 1	184.5018	23.09
pond 1	184.7518	23.09
pond 1	185.0018	23.09
pond 1	185.2518	23.09
pond 1	185.5018	23.09
pond 1	185.7518	23.09
pond 1	186.0018	23.09
pond 1	186.2518	23.09
pond 1	186.5018	23.09
pond 1	186.7518	23.09
pond 1	187.0018	23.09
pond 1	187.2518	23.09
pond 1	187.5018	23.09
pond 1	187.7518	23.09
pond 1	188.0018	23.09
pond 1	188.2518	23.09
pond 1	188.5018	23.09
pond 1	188.7518	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	189.0018	23.09
pond 1	189.2518	23.09
pond 1	189.5018	23.09
pond 1	189.7518	23.09
pond 1	190.0018	23.09
pond 1	190.2518	23.09
pond 1	190.5018	23.09
pond 1	190.7518	23.09
pond 1	191.0018	23.09
pond 1	191.2518	23.09
pond 1	191.5018	23.09
pond 1	191.7518	23.09
pond 1	192.0018	23.09
pond 1	192.2518	23.09
pond 1	192.5018	23.09
pond 1	192.7518	23.09
pond 1	193.0018	23.09
pond 1	193.2518	23.09
pond 1	193.5018	23.09
pond 1	193.7518	23.09
pond 1	194.0018	23.09
pond 1	194.2518	23.09
pond 1	194.5018	23.09
pond 1	194.7518	23.09
pond 1	195.0018	23.09
pond 1	195.2518	23.09
pond 1	195.5018	23.09
pond 1	195.7518	23.09
pond 1	196.0018	23.09
pond 1	196.2518	23.09
pond 1	196.5018	23.09
pond 1	196.7518	23.09
pond 1	197.0018	23.09
pond 1	197.2518	23.09
pond 1	197.5018	23.09
pond 1	197.7518	23.08
pond 1	198.0018	23.08
pond 1	198.2518	23.08
pond 1	198.5018	23.08
pond 1	198.7518	23.08
pond 1	199.0018	23.08
pond 1	199.2518	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	199.5018	23.08
pond 1	199.7518	23.08
pond 1	200.0018	23.08
pond 1	200.2518	23.08
pond 1	200.5018	23.08
pond 1	200.7518	23.08
pond 1	201.0018	23.08
pond 1	201.2518	23.08
pond 1	201.5018	23.08
pond 1	201.7518	23.08
pond 1	202.0018	23.08
pond 1	202.2518	23.08
pond 1	202.5018	23.08
pond 1	202.7518	23.08
pond 1	203.0018	23.08
pond 1	203.2518	23.08
pond 1	203.5018	23.08
pond 1	203.7518	23.08
pond 1	204.0018	23.08
pond 1	204.2518	23.08
pond 1	204.5018	23.08
pond 1	204.7518	23.08
pond 1	205.0018	23.08
pond 1	205.2518	23.08
pond 1	205.5018	23.08
pond 1	205.7518	23.08
pond 1	206.0018	23.08
pond 1	206.2518	23.08
pond 1	206.5018	23.08
pond 1	206.7518	23.08
pond 1	207.0018	23.08
pond 1	207.2518	23.08
pond 1	207.5018	23.08
pond 1	207.7518	23.08
pond 1	208.0018	23.08
pond 1	208.2518	23.08
pond 1	208.5018	23.08
pond 1	208.7518	23.08
pond 1	209.0018	23.08
pond 1	209.2518	23.08
pond 1	209.5018	23.08
pond 1	209.7518	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	210.0018	23.08
pond 1	210.2518	23.08
pond 1	210.5018	23.08
pond 1	210.7518	23.08
pond 1	211.0018	23.08
pond 1	211.2518	23.08
pond 1	211.5018	23.08
pond 1	211.7518	23.08
pond 1	212.0018	23.08
pond 1	212.2518	23.08
pond 1	212.5018	23.08
pond 1	212.7518	23.08
pond 1	213.0018	23.08
pond 1	213.2518	23.08
pond 1	213.5018	23.08
pond 1	213.7518	23.08
pond 1	214.0018	23.08
pond 1	214.2518	23.08
pond 1	214.5018	23.08
pond 1	214.7518	23.08
pond 1	215.0018	23.08
pond 1	215.2518	23.08
pond 1	215.5018	23.08
pond 1	215.7518	23.08
pond 1	216.0018	23.08
pond 1	216.2518	23.07
pond 1	216.5018	23.07
pond 1	216.7518	23.07
pond 1	217.0018	23.07
pond 1	217.2518	23.07
pond 1	217.5018	23.07
pond 1	217.7518	23.07
pond 1	218.0018	23.07
pond 1	218.2518	23.07
pond 1	218.5018	23.07
pond 1	218.7518	23.07
pond 1	219.0018	23.07
pond 1	219.2518	23.07
pond 1	219.5018	23.07
pond 1	219.7518	23.07
pond 1	220.0018	23.07
pond 1	220.2518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	220.5018	23.07
pond 1	220.7518	23.07
pond 1	221.0018	23.07
pond 1	221.2518	23.07
pond 1	221.5018	23.07
pond 1	221.7518	23.07
pond 1	222.0018	23.07
pond 1	222.2518	23.07
pond 1	222.5018	23.07
pond 1	222.7518	23.07
pond 1	223.0018	23.07
pond 1	223.2518	23.07
pond 1	223.5018	23.07
pond 1	223.7518	23.07
pond 1	224.0018	23.07
pond 1	224.2518	23.07
pond 1	224.5018	23.07
pond 1	224.7518	23.07
pond 1	225.0018	23.07
pond 1	225.2518	23.07
pond 1	225.5018	23.07
pond 1	225.7518	23.07
pond 1	226.0018	23.07
pond 1	226.2518	23.07
pond 1	226.5018	23.07
pond 1	226.7518	23.07
pond 1	227.0018	23.07
pond 1	227.2518	23.07
pond 1	227.5018	23.07
pond 1	227.7518	23.07
pond 1	228.0018	23.07
pond 1	228.2518	23.07
pond 1	228.5018	23.07
pond 1	228.7518	23.07
pond 1	229.0018	23.07
pond 1	229.2518	23.07
pond 1	229.5018	23.07
pond 1	229.7518	23.07
pond 1	230.0018	23.07
pond 1	230.2518	23.07
pond 1	230.5018	23.07
pond 1	230.7518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	231.0018	23.07
pond 1	231.2518	23.07
pond 1	231.5018	23.07
pond 1	231.7518	23.07
pond 1	232.0018	23.07
pond 1	232.2518	23.07
pond 1	232.5018	23.07
pond 1	232.7518	23.07
pond 1	233.0018	23.07
pond 1	233.2518	23.07
pond 1	233.5018	23.07
pond 1	233.7518	23.07
pond 1	234.0018	23.07
pond 1	234.2518	23.07
pond 1	234.5018	23.07
pond 1	234.7518	23.07
pond 1	235.0018	23.07
pond 1	235.2518	23.07
pond 1	235.5018	23.07
pond 1	235.7518	23.07
pond 1	236.0018	23.07
pond 1	236.2518	23.07
pond 1	236.5018	23.07
pond 1	236.7518	23.07
pond 1	237.0018	23.07
pond 1	237.2518	23.07
pond 1	237.5018	23.07
pond 1	237.7518	23.07
pond 1	238.0018	23.07
pond 1	238.2518	23.07
pond 1	238.5018	23.07
pond 1	238.7518	23.07
pond 1	239.0018	23.07
pond 1	239.2518	23.07
pond 1	239.5018	23.07
pond 1	239.7518	23.07
pond 1	240.0018	23.07
pond 1	240.2518	23.06
pond 1	240.5018	23.06
pond 1	240.7518	23.06
pond 1	241.0018	23.06
pond 1	241.2518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	241.5018	23.06
pond 1	241.7518	23.06
pond 1	242.0018	23.06
pond 1	242.2518	23.06
pond 1	242.5018	23.06
pond 1	242.7518	23.06
pond 1	243.0018	23.06
pond 1	243.2518	23.06
pond 1	243.5018	23.06
pond 1	243.7518	23.06
pond 1	244.0018	23.06
pond 1	244.2518	23.06
pond 1	244.5018	23.06
pond 1	244.7518	23.06
pond 1	245.0018	23.06
pond 1	245.2518	23.06
pond 1	245.5018	23.06
pond 1	245.7518	23.06
pond 1	246.0018	23.06
pond 1	246.2518	23.06
pond 1	246.5018	23.06
pond 1	246.7518	23.06
pond 1	247.0018	23.06
pond 1	247.2518	23.06
pond 1	247.5018	23.06
pond 1	247.7518	23.06
pond 1	248.0018	23.06
pond 1	248.2518	23.06
pond 1	248.5018	23.06
pond 1	248.7518	23.06
pond 1	249.0018	23.06
pond 1	249.2518	23.06
pond 1	249.5018	23.06
pond 1	249.7518	23.06
pond 1	250.0018	23.06
pond 1	250.2518	23.06
pond 1	250.5018	23.06
pond 1	250.7518	23.06
pond 1	251.0018	23.06
pond 1	251.2518	23.06
pond 1	251.5018	23.06
pond 1	251.7518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	252.0018	23.06
pond 1	252.2518	23.06
pond 1	252.5018	23.06
pond 1	252.7518	23.06
pond 1	253.0018	23.06
pond 1	253.2518	23.06
pond 1	253.5018	23.06
pond 1	253.7518	23.06
pond 1	254.0018	23.06
pond 1	254.2518	23.06
pond 1	254.5018	23.06
pond 1	254.7518	23.06
pond 1	255.0018	23.06
pond 1	255.2518	23.06
pond 1	255.5018	23.06
pond 1	255.7518	23.06
pond 1	256.0018	23.06
pond 1	256.2518	23.06
pond 1	256.5018	23.06
pond 1	256.7518	23.06
pond 1	257.0018	23.06
pond 1	257.2518	23.06
pond 1	257.5018	23.06
pond 1	257.7518	23.06
pond 1	258.0018	23.06
pond 1	258.2518	23.06
pond 1	258.5018	23.06
pond 1	258.7518	23.06
pond 1	259.0018	23.06
pond 1	259.2518	23.06
pond 1	259.5018	23.06
pond 1	259.7518	23.06
pond 1	260.0018	23.06
pond 1	260.2518	23.06
pond 1	260.5018	23.06
pond 1	260.7518	23.06
pond 1	261.0018	23.06
pond 1	261.2518	23.06
pond 1	261.5018	23.06
pond 1	261.7518	23.06
pond 1	262.0018	23.06
pond 1	262.2518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	262.5018	23.06
pond 1	262.7518	23.06
pond 1	263.0018	23.06
pond 1	263.2518	23.06
pond 1	263.5018	23.06
pond 1	263.7518	23.06
pond 1	264.0018	23.06
pond 1	264.2518	23.06
pond 1	264.5018	23.06
pond 1	264.7518	23.06
pond 1	265.0018	23.06
pond 1	265.2518	23.06
pond 1	265.5018	23.06
pond 1	265.7518	23.06
pond 1	266.0018	23.06
pond 1	266.2518	23.06
pond 1	266.5018	23.06
pond 1	266.7518	23.06
pond 1	267.0018	23.06
pond 1	267.2518	23.06
pond 1	267.5018	23.06
pond 1	267.7518	23.06
pond 1	268.0018	23.06
pond 1	268.2518	23.06
pond 1	268.5018	23.06
pond 1	268.7518	23.06
pond 1	269.0018	23.06
pond 1	269.2518	23.06
pond 1	269.5018	23.06
pond 1	269.7518	23.06
pond 1	270.0018	23.06
pond 1	270.2518	23.06
pond 1	270.5018	23.06
pond 1	270.7518	23.06
pond 1	271.0018	23.06
pond 1	271.2518	23.06
pond 1	271.5018	23.06
pond 1	271.7518	23.06
pond 1	272.0018	23.06
pond 1	272.2518	23.06
pond 1	272.5018	23.06
pond 1	272.7518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	273.0018	23.05
pond 1	273.2518	23.05
pond 1	273.5018	23.05
pond 1	273.7518	23.05
pond 1	274.0018	23.05
pond 1	274.2518	23.05
pond 1	274.5018	23.05
pond 1	274.7518	23.05
pond 1	275.0018	23.05
pond 1	275.2518	23.05
pond 1	275.5018	23.05
pond 1	275.7518	23.05
pond 1	276.0018	23.05
pond 1	276.2518	23.05
pond 1	276.5018	23.05
pond 1	276.7518	23.05
pond 1	277.0018	23.05
pond 1	277.2518	23.05
pond 1	277.5018	23.05
pond 1	277.7518	23.05
pond 1	278.0018	23.05
pond 1	278.2518	23.05
pond 1	278.5018	23.05
pond 1	278.7518	23.05
pond 1	279.0018	23.05
pond 1	279.2518	23.05
pond 1	279.5018	23.05
pond 1	279.7518	23.05
pond 1	280.0018	23.05
pond 1	280.2518	23.05
pond 1	280.5018	23.05
pond 1	280.7518	23.05
pond 1	281.0018	23.05
pond 1	281.2518	23.05
pond 1	281.5018	23.05
pond 1	281.7518	23.05
pond 1	282.0018	23.05
pond 1	282.2518	23.05
pond 1	282.5018	23.05
pond 1	282.7518	23.05
pond 1	283.0018	23.05
pond 1	283.2518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	283.5018	23.05
pond 1	283.7518	23.05
pond 1	284.0018	23.05
pond 1	284.2518	23.05
pond 1	284.5018	23.05
pond 1	284.7518	23.05
pond 1	285.0018	23.05
pond 1	285.2518	23.05
pond 1	285.5018	23.05
pond 1	285.7518	23.05
pond 1	286.0018	23.05
pond 1	286.2518	23.05
pond 1	286.5018	23.05
pond 1	286.7518	23.05
pond 1	287.0018	23.05
pond 1	287.2518	23.05
pond 1	287.5018	23.05
pond 1	287.7518	23.05
pond 1	288.0018	23.05
pond 1	288.2518	23.05
pond 1	288.5018	23.05
pond 1	288.7518	23.05
pond 1	289.0018	23.05
pond 1	289.2518	23.05
pond 1	289.5018	23.05
pond 1	289.7518	23.05
pond 1	290.0018	23.05
pond 1	290.2518	23.05
pond 1	290.5018	23.05
pond 1	290.7518	23.05
pond 1	291.0018	23.05
pond 1	291.2518	23.05
pond 1	291.5018	23.05
pond 1	291.7518	23.05
pond 1	292.0018	23.05
pond 1	292.2518	23.05
pond 1	292.5018	23.05
pond 1	292.7518	23.05
pond 1	293.0018	23.05
pond 1	293.2518	23.05
pond 1	293.5018	23.05
pond 1	293.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	294.0018	23.05
pond 1	294.2518	23.05
pond 1	294.5018	23.05
pond 1	294.7518	23.05
pond 1	295.0018	23.05
pond 1	295.2518	23.05
pond 1	295.5018	23.05
pond 1	295.7518	23.05
pond 1	296.0018	23.05
pond 1	296.2518	23.05
pond 1	296.5018	23.05
pond 1	296.7518	23.05
pond 1	297.0018	23.05
pond 1	297.2518	23.05
pond 1	297.5018	23.05
pond 1	297.7518	23.05
pond 1	298.0018	23.05
pond 1	298.2518	23.05
pond 1	298.5018	23.05
pond 1	298.7518	23.05
pond 1	299.0018	23.05
pond 1	299.2518	23.05
pond 1	299.5018	23.05
pond 1	299.7518	23.05
pond 1	300.0018	23.05
pond 1	300.2518	23.05
pond 1	300.5018	23.05
pond 1	300.7518	23.05
pond 1	301.0018	23.05
pond 1	301.2518	23.05
pond 1	301.5018	23.05
pond 1	301.7518	23.05
pond 1	302.0018	23.05
pond 1	302.2518	23.05
pond 1	302.5018	23.05
pond 1	302.7518	23.05
pond 1	303.0018	23.05
pond 1	303.2518	23.05
pond 1	303.5018	23.05
pond 1	303.7518	23.05
pond 1	304.0018	23.05
pond 1	304.2518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	304.5018	23.05
pond 1	304.7518	23.05
pond 1	305.0018	23.05
pond 1	305.2518	23.05
pond 1	305.5018	23.05
pond 1	305.7518	23.05
pond 1	306.0018	23.05
pond 1	306.2518	23.05
pond 1	306.5018	23.05
pond 1	306.7518	23.05
pond 1	307.0018	23.05
pond 1	307.2518	23.05
pond 1	307.5018	23.05
pond 1	307.7518	23.05
pond 1	308.0018	23.05
pond 1	308.2518	23.05
pond 1	308.5018	23.05
pond 1	308.7518	23.05
pond 1	309.0018	23.05
pond 1	309.2518	23.05
pond 1	309.5018	23.05
pond 1	309.7518	23.05
pond 1	310.0018	23.05
pond 1	310.2518	23.05
pond 1	310.5018	23.05
pond 1	310.7518	23.05
pond 1	311.0018	23.05
pond 1	311.2518	23.05
pond 1	311.5018	23.05
pond 1	311.7518	23.05
pond 1	312.0018	23.05
pond 1	312.2518	23.05
pond 1	312.5018	23.05
pond 1	312.7518	23.05
pond 1	313.0018	23.05
pond 1	313.2518	23.05
pond 1	313.5018	23.05
pond 1	313.7518	23.05
pond 1	314.0018	23.05
pond 1	314.2518	23.05
pond 1	314.5018	23.05
pond 1	314.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	315.0018	23.05
pond 1	315.2518	23.05
pond 1	315.5018	23.05
pond 1	315.7518	23.05
pond 1	316.0018	23.05
pond 1	316.2518	23.05
pond 1	316.5018	23.05
pond 1	316.7518	23.05
pond 1	317.0018	23.05
pond 1	317.2518	23.05
pond 1	317.5018	23.05
pond 1	317.7518	23.05
pond 1	318.0018	23.05
pond 1	318.2518	23.05
pond 1	318.5018	23.05
pond 1	318.7518	23.05
pond 1	319.0018	23.05
pond 1	319.2518	23.05
pond 1	319.5018	23.05
pond 1	319.7518	23.05
pond 1	320.0018	23.04
pond 1	320.2518	23.04
pond 1	320.5018	23.04
pond 1	320.7518	23.04
pond 1	321.0018	23.04
pond 1	321.2518	23.04
pond 1	321.5018	23.04
pond 1	321.7518	23.04
pond 1	322.0018	23.04
pond 1	322.2518	23.04
pond 1	322.5018	23.04
pond 1	322.7518	23.04
pond 1	323.0018	23.04
pond 1	323.2518	23.04
pond 1	323.5018	23.04
pond 1	323.7518	23.04
pond 1	324.0018	23.04
pond 1	324.2518	23.04
pond 1	324.5018	23.04
pond 1	324.7518	23.04
pond 1	325.0018	23.04
pond 1	325.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	325.5018	23.04
pond 1	325.7518	23.04
pond 1	326.0018	23.04
pond 1	326.2518	23.04
pond 1	326.5018	23.04
pond 1	326.7518	23.04
pond 1	327.0018	23.04
pond 1	327.2518	23.04
pond 1	327.5018	23.04
pond 1	327.7518	23.04
pond 1	328.0018	23.04
pond 1	328.2518	23.04
pond 1	328.5018	23.04
pond 1	328.7518	23.04
pond 1	329.0018	23.04
pond 1	329.2518	23.04
pond 1	329.5018	23.04
pond 1	329.7518	23.04
pond 1	330.0018	23.04
pond 1	330.2518	23.04
pond 1	330.5018	23.04
pond 1	330.7518	23.04
pond 1	331.0018	23.04
pond 1	331.2518	23.04
pond 1	331.5018	23.04
pond 1	331.7518	23.04
pond 1	332.0018	23.04
pond 1	332.2518	23.04
pond 1	332.5018	23.04
pond 1	332.7518	23.04
pond 1	333.0018	23.04
pond 1	333.2518	23.04
pond 1	333.5018	23.04
pond 1	333.7518	23.04
pond 1	334.0018	23.04
pond 1	334.2518	23.04
pond 1	334.5018	23.04
pond 1	334.7518	23.04
pond 1	335.0018	23.04
pond 1	335.2518	23.04
pond 1	335.5018	23.04
pond 1	335.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	336.0018	23.04
pond 1	336.2518	23.04
pond 1	336.5018	23.04
pond 1	336.7518	23.04
pond 1	337.0018	23.04
pond 1	337.2518	23.04
pond 1	337.5018	23.04
pond 1	337.7518	23.04
pond 1	338.0018	23.04
pond 1	338.2518	23.04
pond 1	338.5018	23.04
pond 1	338.7518	23.04
pond 1	339.0018	23.04
pond 1	339.2518	23.04
pond 1	339.5018	23.04
pond 1	339.7518	23.04
pond 1	340.0018	23.04
pond 1	340.2518	23.04
pond 1	340.5018	23.04
pond 1	340.7518	23.04
pond 1	341.0018	23.04
pond 1	341.2518	23.04
pond 1	341.5018	23.04
pond 1	341.7518	23.04
pond 1	342.0018	23.04
pond 1	342.2518	23.04
pond 1	342.5018	23.04
pond 1	342.7518	23.04
pond 1	343.0018	23.04
pond 1	343.2518	23.04
pond 1	343.5018	23.04
pond 1	343.7518	23.04
pond 1	344.0018	23.04
pond 1	344.2518	23.04
pond 1	344.5018	23.04
pond 1	344.7518	23.04
pond 1	345.0018	23.04
pond 1	345.2518	23.04
pond 1	345.5018	23.04
pond 1	345.7518	23.04
pond 1	346.0018	23.04
pond 1	346.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	346.5018	23.04
pond 1	346.7518	23.04
pond 1	347.0018	23.04
pond 1	347.2518	23.04
pond 1	347.5018	23.04
pond 1	347.7518	23.04
pond 1	348.0018	23.04
pond 1	348.2518	23.04
pond 1	348.5018	23.04
pond 1	348.7518	23.04
pond 1	349.0018	23.04
pond 1	349.2518	23.04
pond 1	349.5018	23.04
pond 1	349.7518	23.04
pond 1	350.0018	23.04
pond 1	350.2518	23.04
pond 1	350.5018	23.04
pond 1	350.7518	23.04
pond 1	351.0018	23.04
pond 1	351.2518	23.04
pond 1	351.5018	23.04
pond 1	351.7518	23.04
pond 1	352.0018	23.04
pond 1	352.2518	23.04
pond 1	352.5018	23.04
pond 1	352.7518	23.04
pond 1	353.0018	23.04
pond 1	353.2518	23.04
pond 1	353.5018	23.04
pond 1	353.7518	23.04
pond 1	354.0018	23.04
pond 1	354.2518	23.04
pond 1	354.5018	23.04
pond 1	354.7518	23.04
pond 1	355.0018	23.04
pond 1	355.2518	23.04
pond 1	355.5018	23.04
pond 1	355.7518	23.04
pond 1	356.0018	23.04
pond 1	356.2518	23.04
pond 1	356.5018	23.04
pond 1	356.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 1	357.0018	23.04
pond 1	357.2518	23.04
pond 1	357.5018	23.04
pond 1	357.7518	23.04
pond 1	358.0018	23.04
pond 1	358.2518	23.04
pond 1	358.5018	23.04
pond 1	358.7518	23.04
pond 1	359.0018	23.04
pond 1	359.2518	23.04
pond 1	359.5018	23.04
pond 1	359.7518	23.04
pond 1	360.0018	23.04
pond 2	0.0000	23.00
pond 2	0.2511	23.00
pond 2	0.5050	23.00
pond 2	0.7527	23.00
pond 2	1.0027	23.00
pond 2	1.2527	23.00
pond 2	1.5027	23.00
pond 2	1.7527	23.00
pond 2	2.0027	23.00
pond 2	2.2527	23.00
pond 2	2.5027	23.00
pond 2	2.7527	23.00
pond 2	3.0027	23.00
pond 2	3.2527	23.00
pond 2	3.5027	23.00
pond 2	3.7527	23.00
pond 2	4.0027	23.00
pond 2	4.2527	23.00
pond 2	4.5027	23.00
pond 2	4.7527	23.00
pond 2	5.0027	23.00
pond 2	5.2527	23.00
pond 2	5.5027	23.01
pond 2	5.7527	23.01
pond 2	6.0027	23.02
pond 2	6.2527	23.03
pond 2	6.5027	23.05
pond 2	6.7527	23.06
pond 2	7.0027	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	7.2527	23.10
pond 2	7.5027	23.12
pond 2	7.7527	23.15
pond 2	8.0027	23.17
pond 2	8.2525	23.20
pond 2	8.5002	23.22
pond 2	8.7503	23.26
pond 2	9.0005	23.29
pond 2	9.2502	23.33
pond 2	9.5010	23.37
pond 2	9.7513	23.41
pond 2	10.0022	23.46
pond 2	10.2518	23.50
pond 2	10.5023	23.56
pond 2	10.7511	23.63
pond 2	11.0001	23.73
pond 2	11.2504	23.86
pond 2	11.5009	24.01
pond 2	11.7501	24.39
pond 2	12.0001	25.36
pond 2	12.2503	25.70
pond 2	12.5001	25.43
pond 2	12.7507	25.43
pond 2	13.0012	25.49
pond 2	13.2516	25.53
pond 2	13.5004	25.56
pond 2	13.7518	25.58
pond 2	14.0030	25.60
pond 2	14.2534	25.61
pond 2	14.5037	25.62
pond 2	14.7521	25.63
pond 2	15.0035	25.63
pond 2	15.2518	25.63
pond 2	15.5018	25.64
pond 2	15.7518	25.63
pond 2	16.0018	25.63
pond 2	16.2518	25.63
pond 2	16.5018	25.63
pond 2	16.7518	25.63
pond 2	17.0018	25.62
pond 2	17.2518	25.62
pond 2	17.5018	25.61

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	17.7518	25.61
pond 2	18.0018	25.60
pond 2	18.2518	25.59
pond 2	18.5018	25.59
pond 2	18.7518	25.58
pond 2	19.0018	25.57
pond 2	19.2518	25.56
pond 2	19.5018	25.55
pond 2	19.7518	25.54
pond 2	20.0018	25.53
pond 2	20.2518	25.52
pond 2	20.5018	25.51
pond 2	20.7518	25.50
pond 2	21.0018	25.49
pond 2	21.2518	25.48
pond 2	21.5018	25.47
pond 2	21.7518	25.45
pond 2	22.0018	25.44
pond 2	22.2518	25.43
pond 2	22.5018	25.42
pond 2	22.7518	25.41
pond 2	23.0018	25.40
pond 2	23.2518	25.39
pond 2	23.5018	25.38
pond 2	23.7518	25.37
pond 2	24.0018	25.35
pond 2	24.2518	25.34
pond 2	24.5018	25.32
pond 2	24.7518	25.30
pond 2	25.0018	25.27
pond 2	25.2518	25.25
pond 2	25.5018	25.23
pond 2	25.7518	25.21
pond 2	26.0018	25.19
pond 2	26.2518	25.17
pond 2	26.5018	25.15
pond 2	26.7518	25.13
pond 2	27.0018	25.11
pond 2	27.2518	25.09
pond 2	27.5018	25.07
pond 2	27.7518	25.05
pond 2	28.0018	25.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	28.2518	25.01
pond 2	28.5018	24.99
pond 2	28.7518	24.97
pond 2	29.0018	24.95
pond 2	29.2518	24.94
pond 2	29.5018	24.92
pond 2	29.7518	24.90
pond 2	30.0018	24.88
pond 2	30.2518	24.87
pond 2	30.5018	24.85
pond 2	30.7518	24.84
pond 2	31.0018	24.84
pond 2	31.2518	24.83
pond 2	31.5018	24.82
pond 2	31.7518	24.80
pond 2	32.0018	24.79
pond 2	32.2518	24.78
pond 2	32.5018	24.77
pond 2	32.7518	24.75
pond 2	33.0018	24.74
pond 2	33.2518	24.73
pond 2	33.5018	24.71
pond 2	33.7518	24.70
pond 2	34.0018	24.68
pond 2	34.2518	24.67
pond 2	34.5018	24.66
pond 2	34.7518	24.64
pond 2	35.0018	24.63
pond 2	35.2518	24.61
pond 2	35.5018	24.60
pond 2	35.7518	24.58
pond 2	36.0018	24.57
pond 2	36.2518	24.55
pond 2	36.5018	24.54
pond 2	36.7518	24.53
pond 2	37.0018	24.51
pond 2	37.2518	24.50
pond 2	37.5018	24.48
pond 2	37.7518	24.47
pond 2	38.0018	24.45
pond 2	38.2518	24.44
pond 2	38.5018	24.43

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	38.7518	24.41
pond 2	39.0018	24.40
pond 2	39.2518	24.39
pond 2	39.5018	24.37
pond 2	39.7518	24.36
pond 2	40.0018	24.35
pond 2	40.2518	24.34
pond 2	40.5018	24.32
pond 2	40.7518	24.31
pond 2	41.0018	24.30
pond 2	41.2518	24.29
pond 2	41.5018	24.28
pond 2	41.7518	24.26
pond 2	42.0018	24.25
pond 2	42.2518	24.24
pond 2	42.5018	24.23
pond 2	42.7518	24.22
pond 2	43.0018	24.21
pond 2	43.2518	24.20
pond 2	43.5018	24.19
pond 2	43.7518	24.18
pond 2	44.0018	24.17
pond 2	44.2518	24.16
pond 2	44.5018	24.15
pond 2	44.7518	24.14
pond 2	45.0018	24.13
pond 2	45.2518	24.12
pond 2	45.5018	24.11
pond 2	45.7518	24.10
pond 2	46.0018	24.09
pond 2	46.2518	24.08
pond 2	46.5018	24.07
pond 2	46.7518	24.06
pond 2	47.0018	24.05
pond 2	47.2518	24.04
pond 2	47.5018	24.03
pond 2	47.7518	24.03
pond 2	48.0018	24.02
pond 2	48.2518	24.01
pond 2	48.5018	24.00
pond 2	48.7518	23.99
pond 2	49.0018	23.98

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	49.2518	23.98
pond 2	49.5018	23.97
pond 2	49.7518	23.96
pond 2	50.0018	23.95
pond 2	50.2518	23.95
pond 2	50.5018	23.94
pond 2	50.7518	23.93
pond 2	51.0018	23.92
pond 2	51.2518	23.92
pond 2	51.5018	23.91
pond 2	51.7518	23.90
pond 2	52.0018	23.90
pond 2	52.2518	23.89
pond 2	52.5018	23.88
pond 2	52.7518	23.88
pond 2	53.0018	23.87
pond 2	53.2518	23.86
pond 2	53.5018	23.86
pond 2	53.7518	23.85
pond 2	54.0018	23.84
pond 2	54.2518	23.84
pond 2	54.5018	23.83
pond 2	54.7518	23.82
pond 2	55.0018	23.82
pond 2	55.2518	23.81
pond 2	55.5018	23.81
pond 2	55.7518	23.80
pond 2	56.0018	23.79
pond 2	56.2518	23.79
pond 2	56.5018	23.78
pond 2	56.7518	23.78
pond 2	57.0018	23.77
pond 2	57.2518	23.76
pond 2	57.5018	23.76
pond 2	57.7518	23.75
pond 2	58.0018	23.75
pond 2	58.2518	23.74
pond 2	58.5018	23.74
pond 2	58.7518	23.73
pond 2	59.0018	23.73
pond 2	59.2518	23.72
pond 2	59.5018	23.72

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	59.7518	23.71
pond 2	60.0018	23.71
pond 2	60.2518	23.70
pond 2	60.5018	23.70
pond 2	60.7518	23.69
pond 2	61.0018	23.69
pond 2	61.2518	23.68
pond 2	61.5018	23.68
pond 2	61.7518	23.67
pond 2	62.0018	23.67
pond 2	62.2518	23.66
pond 2	62.5018	23.66
pond 2	62.7518	23.66
pond 2	63.0018	23.65
pond 2	63.2518	23.65
pond 2	63.5018	23.64
pond 2	63.7518	23.64
pond 2	64.0018	23.63
pond 2	64.2518	23.63
pond 2	64.5018	23.62
pond 2	64.7518	23.62
pond 2	65.0018	23.62
pond 2	65.2518	23.61
pond 2	65.5018	23.61
pond 2	65.7518	23.60
pond 2	66.0018	23.60
pond 2	66.2518	23.60
pond 2	66.5018	23.59
pond 2	66.7518	23.59
pond 2	67.0018	23.58
pond 2	67.2518	23.58
pond 2	67.5018	23.57
pond 2	67.7518	23.57
pond 2	68.0018	23.57
pond 2	68.2518	23.56
pond 2	68.5018	23.56
pond 2	68.7518	23.55
pond 2	69.0018	23.55
pond 2	69.2518	23.55
pond 2	69.5018	23.54
pond 2	69.7518	23.54
pond 2	70.0018	23.54

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	70.2518	23.53
pond 2	70.5018	23.53
pond 2	70.7518	23.52
pond 2	71.0018	23.52
pond 2	71.2518	23.52
pond 2	71.5018	23.51
pond 2	71.7518	23.51
pond 2	72.0018	23.51
pond 2	72.2518	23.50
pond 2	72.5018	23.50
pond 2	72.7518	23.50
pond 2	73.0018	23.50
pond 2	73.2518	23.50
pond 2	73.5018	23.50
pond 2	73.7518	23.49
pond 2	74.0018	23.49
pond 2	74.2518	23.49
pond 2	74.5018	23.48
pond 2	74.7518	23.48
pond 2	75.0018	23.48
pond 2	75.2518	23.47
pond 2	75.5018	23.47
pond 2	75.7518	23.47
pond 2	76.0018	23.47
pond 2	76.2518	23.46
pond 2	76.5018	23.46
pond 2	76.7518	23.46
pond 2	77.0018	23.45
pond 2	77.2518	23.45
pond 2	77.5018	23.45
pond 2	77.7518	23.44
pond 2	78.0018	23.44
pond 2	78.2518	23.44
pond 2	78.5018	23.44
pond 2	78.7518	23.43
pond 2	79.0018	23.43
pond 2	79.2518	23.43
pond 2	79.5018	23.42
pond 2	79.7518	23.42
pond 2	80.0018	23.42
pond 2	80.2518	23.42
pond 2	80.5018	23.41

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	80.7518	23.41
pond 2	81.0018	23.41
pond 2	81.2518	23.41
pond 2	81.5018	23.40
pond 2	81.7518	23.40
pond 2	82.0018	23.40
pond 2	82.2518	23.40
pond 2	82.5018	23.39
pond 2	82.7518	23.39
pond 2	83.0018	23.39
pond 2	83.2518	23.39
pond 2	83.5018	23.38
pond 2	83.7518	23.38
pond 2	84.0018	23.38
pond 2	84.2518	23.38
pond 2	84.5018	23.37
pond 2	84.7518	23.37
pond 2	85.0018	23.37
pond 2	85.2518	23.37
pond 2	85.5018	23.37
pond 2	85.7518	23.36
pond 2	86.0018	23.36
pond 2	86.2518	23.36
pond 2	86.5018	23.36
pond 2	86.7518	23.35
pond 2	87.0018	23.35
pond 2	87.2518	23.35
pond 2	87.5018	23.35
pond 2	87.7518	23.35
pond 2	88.0018	23.34
pond 2	88.2518	23.34
pond 2	88.5018	23.34
pond 2	88.7518	23.34
pond 2	89.0018	23.34
pond 2	89.2518	23.33
pond 2	89.5018	23.33
pond 2	89.7518	23.33
pond 2	90.0018	23.33
pond 2	90.2518	23.33
pond 2	90.5018	23.33
pond 2	90.7518	23.32
pond 2	91.0018	23.32

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	91.2518	23.32
pond 2	91.5018	23.32
pond 2	91.7518	23.32
pond 2	92.0018	23.31
pond 2	92.2518	23.31
pond 2	92.5018	23.31
pond 2	92.7518	23.31
pond 2	93.0018	23.31
pond 2	93.2518	23.31
pond 2	93.5018	23.30
pond 2	93.7518	23.30
pond 2	94.0018	23.30
pond 2	94.2518	23.30
pond 2	94.5018	23.30
pond 2	94.7518	23.30
pond 2	95.0018	23.30
pond 2	95.2518	23.29
pond 2	95.5018	23.29
pond 2	95.7518	23.29
pond 2	96.0018	23.29
pond 2	96.2518	23.29
pond 2	96.5018	23.29
pond 2	96.7518	23.28
pond 2	97.0018	23.28
pond 2	97.2518	23.28
pond 2	97.5018	23.28
pond 2	97.7518	23.28
pond 2	98.0018	23.28
pond 2	98.2518	23.28
pond 2	98.5018	23.28
pond 2	98.7518	23.27
pond 2	99.0018	23.27
pond 2	99.2518	23.27
pond 2	99.5018	23.27
pond 2	99.7518	23.27
pond 2	100.0018	23.27
pond 2	100.2518	23.27
pond 2	100.5018	23.26
pond 2	100.7518	23.26
pond 2	101.0018	23.26
pond 2	101.2518	23.26
pond 2	101.5018	23.26

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	101.7518	23.26
pond 2	102.0018	23.26
pond 2	102.2518	23.26
pond 2	102.5018	23.25
pond 2	102.7518	23.25
pond 2	103.0018	23.25
pond 2	103.2518	23.25
pond 2	103.5018	23.25
pond 2	103.7518	23.25
pond 2	104.0018	23.25
pond 2	104.2518	23.25
pond 2	104.5018	23.25
pond 2	104.7518	23.24
pond 2	105.0018	23.24
pond 2	105.2518	23.24
pond 2	105.5018	23.24
pond 2	105.7518	23.24
pond 2	106.0018	23.24
pond 2	106.2518	23.24
pond 2	106.5018	23.24
pond 2	106.7518	23.24
pond 2	107.0018	23.23
pond 2	107.2518	23.23
pond 2	107.5018	23.23
pond 2	107.7518	23.23
pond 2	108.0018	23.23
pond 2	108.2518	23.23
pond 2	108.5018	23.23
pond 2	108.7518	23.23
pond 2	109.0018	23.23
pond 2	109.2518	23.23
pond 2	109.5018	23.23
pond 2	109.7518	23.22
pond 2	110.0018	23.22
pond 2	110.2518	23.22
pond 2	110.5018	23.22
pond 2	110.7518	23.22
pond 2	111.0018	23.22
pond 2	111.2518	23.22
pond 2	111.5018	23.22
pond 2	111.7518	23.22
pond 2	112.0018	23.22

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	112.2518	23.22
pond 2	112.5018	23.21
pond 2	112.7518	23.21
pond 2	113.0018	23.21
pond 2	113.2518	23.21
pond 2	113.5018	23.21
pond 2	113.7518	23.21
pond 2	114.0018	23.21
pond 2	114.2518	23.21
pond 2	114.5018	23.21
pond 2	114.7518	23.21
pond 2	115.0018	23.21
pond 2	115.2518	23.21
pond 2	115.5018	23.20
pond 2	115.7518	23.20
pond 2	116.0018	23.20
pond 2	116.2518	23.20
pond 2	116.5018	23.20
pond 2	116.7518	23.20
pond 2	117.0018	23.20
pond 2	117.2518	23.20
pond 2	117.5018	23.20
pond 2	117.7518	23.20
pond 2	118.0018	23.20
pond 2	118.2518	23.20
pond 2	118.5018	23.20
pond 2	118.7518	23.19
pond 2	119.0018	23.19
pond 2	119.2518	23.19
pond 2	119.5018	23.19
pond 2	119.7518	23.19
pond 2	120.0018	23.19
pond 2	120.2518	23.19
pond 2	120.5018	23.19
pond 2	120.7518	23.19
pond 2	121.0018	23.19
pond 2	121.2518	23.19
pond 2	121.5018	23.19
pond 2	121.7518	23.19
pond 2	122.0018	23.19
pond 2	122.2518	23.18
pond 2	122.5018	23.18

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	122.7518	23.18
pond 2	123.0018	23.18
pond 2	123.2518	23.18
pond 2	123.5018	23.18
pond 2	123.7518	23.18
pond 2	124.0018	23.18
pond 2	124.2518	23.18
pond 2	124.5018	23.18
pond 2	124.7518	23.18
pond 2	125.0018	23.18
pond 2	125.2518	23.18
pond 2	125.5018	23.18
pond 2	125.7518	23.18
pond 2	126.0018	23.18
pond 2	126.2518	23.17
pond 2	126.5018	23.17
pond 2	126.7518	23.17
pond 2	127.0018	23.17
pond 2	127.2518	23.17
pond 2	127.5018	23.17
pond 2	127.7518	23.17
pond 2	128.0018	23.17
pond 2	128.2518	23.17
pond 2	128.5018	23.17
pond 2	128.7518	23.17
pond 2	129.0018	23.17
pond 2	129.2518	23.17
pond 2	129.5018	23.17
pond 2	129.7518	23.17
pond 2	130.0018	23.17
pond 2	130.2518	23.17
pond 2	130.5018	23.17
pond 2	130.7518	23.16
pond 2	131.0018	23.16
pond 2	131.2518	23.16
pond 2	131.5018	23.16
pond 2	131.7518	23.16
pond 2	132.0018	23.16
pond 2	132.2518	23.16
pond 2	132.5018	23.16
pond 2	132.7518	23.16
pond 2	133.0018	23.16

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	133.2518	23.16
pond 2	133.5018	23.16
pond 2	133.7518	23.16
pond 2	134.0018	23.16
pond 2	134.2518	23.16
pond 2	134.5018	23.16
pond 2	134.7518	23.16
pond 2	135.0018	23.16
pond 2	135.2518	23.16
pond 2	135.5018	23.16
pond 2	135.7518	23.15
pond 2	136.0018	23.15
pond 2	136.2518	23.15
pond 2	136.5018	23.15
pond 2	136.7518	23.15
pond 2	137.0018	23.15
pond 2	137.2518	23.15
pond 2	137.5018	23.15
pond 2	137.7518	23.15
pond 2	138.0018	23.15
pond 2	138.2518	23.15
pond 2	138.5018	23.15
pond 2	138.7518	23.15
pond 2	139.0018	23.15
pond 2	139.2518	23.15
pond 2	139.5018	23.15
pond 2	139.7518	23.15
pond 2	140.0018	23.15
pond 2	140.2518	23.15
pond 2	140.5018	23.15
pond 2	140.7518	23.15
pond 2	141.0018	23.15
pond 2	141.2518	23.15
pond 2	141.5018	23.14
pond 2	141.7518	23.14
pond 2	142.0018	23.14
pond 2	142.2518	23.14
pond 2	142.5018	23.14
pond 2	142.7518	23.14
pond 2	143.0018	23.14
pond 2	143.2518	23.14
pond 2	143.5018	23.14

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	143.7518	23.14
pond 2	144.0018	23.14
pond 2	144.2518	23.14
pond 2	144.5018	23.14
pond 2	144.7518	23.14
pond 2	145.0018	23.14
pond 2	145.2518	23.14
pond 2	145.5018	23.14
pond 2	145.7518	23.14
pond 2	146.0018	23.14
pond 2	146.2518	23.14
pond 2	146.5018	23.14
pond 2	146.7518	23.14
pond 2	147.0018	23.14
pond 2	147.2518	23.14
pond 2	147.5018	23.14
pond 2	147.7518	23.14
pond 2	148.0018	23.13
pond 2	148.2518	23.13
pond 2	148.5018	23.13
pond 2	148.7518	23.13
pond 2	149.0018	23.13
pond 2	149.2518	23.13
pond 2	149.5018	23.13
pond 2	149.7518	23.13
pond 2	150.0018	23.13
pond 2	150.2518	23.13
pond 2	150.5018	23.13
pond 2	150.7518	23.13
pond 2	151.0018	23.13
pond 2	151.2518	23.13
pond 2	151.5018	23.13
pond 2	151.7518	23.13
pond 2	152.0018	23.13
pond 2	152.2518	23.13
pond 2	152.5018	23.13
pond 2	152.7518	23.13
pond 2	153.0018	23.13
pond 2	153.2518	23.13
pond 2	153.5018	23.13
pond 2	153.7518	23.13
pond 2	154.0018	23.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	154.2518	23.13
pond 2	154.5018	23.13
pond 2	154.7518	23.13
pond 2	155.0018	23.13
pond 2	155.2518	23.13
pond 2	155.5018	23.12
pond 2	155.7518	23.12
pond 2	156.0018	23.12
pond 2	156.2518	23.12
pond 2	156.5018	23.12
pond 2	156.7518	23.12
pond 2	157.0018	23.12
pond 2	157.2518	23.12
pond 2	157.5018	23.12
pond 2	157.7518	23.12
pond 2	158.0018	23.12
pond 2	158.2518	23.12
pond 2	158.5018	23.12
pond 2	158.7518	23.12
pond 2	159.0018	23.12
pond 2	159.2518	23.12
pond 2	159.5018	23.12
pond 2	159.7518	23.12
pond 2	160.0018	23.12
pond 2	160.2518	23.12
pond 2	160.5018	23.12
pond 2	160.7518	23.12
pond 2	161.0018	23.12
pond 2	161.2518	23.12
pond 2	161.5018	23.12
pond 2	161.7518	23.12
pond 2	162.0018	23.12
pond 2	162.2518	23.12
pond 2	162.5018	23.12
pond 2	162.7518	23.12
pond 2	163.0018	23.12
pond 2	163.2518	23.12
pond 2	163.5018	23.12
pond 2	163.7518	23.12
pond 2	164.0018	23.12
pond 2	164.2518	23.11
pond 2	164.5018	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	164.7518	23.11
pond 2	165.0018	23.11
pond 2	165.2518	23.11
pond 2	165.5018	23.11
pond 2	165.7518	23.11
pond 2	166.0018	23.11
pond 2	166.2518	23.11
pond 2	166.5018	23.11
pond 2	166.7518	23.11
pond 2	167.0018	23.11
pond 2	167.2518	23.11
pond 2	167.5018	23.11
pond 2	167.7518	23.11
pond 2	168.0018	23.11
pond 2	168.2518	23.11
pond 2	168.5018	23.11
pond 2	168.7518	23.11
pond 2	169.0018	23.11
pond 2	169.2518	23.11
pond 2	169.5018	23.11
pond 2	169.7518	23.11
pond 2	170.0018	23.11
pond 2	170.2518	23.11
pond 2	170.5018	23.11
pond 2	170.7518	23.11
pond 2	171.0018	23.11
pond 2	171.2518	23.11
pond 2	171.5018	23.11
pond 2	171.7518	23.11
pond 2	172.0018	23.11
pond 2	172.2518	23.11
pond 2	172.5018	23.11
pond 2	172.7518	23.11
pond 2	173.0018	23.11
pond 2	173.2518	23.11
pond 2	173.5018	23.11
pond 2	173.7518	23.11
pond 2	174.0018	23.11
pond 2	174.2518	23.11
pond 2	174.5018	23.10
pond 2	174.7518	23.10
pond 2	175.0018	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	175.2518	23.10
pond 2	175.5018	23.10
pond 2	175.7518	23.10
pond 2	176.0018	23.10
pond 2	176.2518	23.10
pond 2	176.5018	23.10
pond 2	176.7518	23.10
pond 2	177.0018	23.10
pond 2	177.2518	23.10
pond 2	177.5018	23.10
pond 2	177.7518	23.10
pond 2	178.0018	23.10
pond 2	178.2518	23.10
pond 2	178.5018	23.10
pond 2	178.7518	23.10
pond 2	179.0018	23.10
pond 2	179.2518	23.10
pond 2	179.5018	23.10
pond 2	179.7518	23.10
pond 2	180.0018	23.10
pond 2	180.2518	23.10
pond 2	180.5018	23.10
pond 2	180.7518	23.10
pond 2	181.0018	23.10
pond 2	181.2518	23.10
pond 2	181.5018	23.10
pond 2	181.7518	23.10
pond 2	182.0018	23.10
pond 2	182.2518	23.10
pond 2	182.5018	23.10
pond 2	182.7518	23.10
pond 2	183.0018	23.10
pond 2	183.2518	23.10
pond 2	183.5018	23.10
pond 2	183.7518	23.10
pond 2	184.0018	23.10
pond 2	184.2518	23.10
pond 2	184.5018	23.10
pond 2	184.7518	23.10
pond 2	185.0018	23.10
pond 2	185.2518	23.10
pond 2	185.5018	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	185.7518	23.10
pond 2	186.0018	23.10
pond 2	186.2518	23.10
pond 2	186.5018	23.10
pond 2	186.7518	23.10
pond 2	187.0018	23.09
pond 2	187.2518	23.09
pond 2	187.5018	23.09
pond 2	187.7518	23.09
pond 2	188.0018	23.09
pond 2	188.2518	23.09
pond 2	188.5018	23.09
pond 2	188.7518	23.09
pond 2	189.0018	23.09
pond 2	189.2518	23.09
pond 2	189.5018	23.09
pond 2	189.7518	23.09
pond 2	190.0018	23.09
pond 2	190.2518	23.09
pond 2	190.5018	23.09
pond 2	190.7518	23.09
pond 2	191.0018	23.09
pond 2	191.2518	23.09
pond 2	191.5018	23.09
pond 2	191.7518	23.09
pond 2	192.0018	23.09
pond 2	192.2518	23.09
pond 2	192.5018	23.09
pond 2	192.7518	23.09
pond 2	193.0018	23.09
pond 2	193.2518	23.09
pond 2	193.5018	23.09
pond 2	193.7518	23.09
pond 2	194.0018	23.09
pond 2	194.2518	23.09
pond 2	194.5018	23.09
pond 2	194.7518	23.09
pond 2	195.0018	23.09
pond 2	195.2518	23.09
pond 2	195.5018	23.09
pond 2	195.7518	23.09
pond 2	196.0018	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	196.2518	23.09
pond 2	196.5018	23.09
pond 2	196.7518	23.09
pond 2	197.0018	23.09
pond 2	197.2518	23.09
pond 2	197.5018	23.09
pond 2	197.7518	23.09
pond 2	198.0018	23.09
pond 2	198.2518	23.09
pond 2	198.5018	23.09
pond 2	198.7518	23.09
pond 2	199.0018	23.09
pond 2	199.2518	23.09
pond 2	199.5018	23.09
pond 2	199.7518	23.09
pond 2	200.0018	23.09
pond 2	200.2518	23.09
pond 2	200.5018	23.09
pond 2	200.7518	23.09
pond 2	201.0018	23.09
pond 2	201.2518	23.09
pond 2	201.5018	23.09
pond 2	201.7518	23.09
pond 2	202.0018	23.09
pond 2	202.2518	23.09
pond 2	202.5018	23.08
pond 2	202.7518	23.08
pond 2	203.0018	23.08
pond 2	203.2518	23.08
pond 2	203.5018	23.08
pond 2	203.7518	23.08
pond 2	204.0018	23.08
pond 2	204.2518	23.08
pond 2	204.5018	23.08
pond 2	204.7518	23.08
pond 2	205.0018	23.08
pond 2	205.2518	23.08
pond 2	205.5018	23.08
pond 2	205.7518	23.08
pond 2	206.0018	23.08
pond 2	206.2518	23.08
pond 2	206.5018	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	206.7518	23.08
pond 2	207.0018	23.08
pond 2	207.2518	23.08
pond 2	207.5018	23.08
pond 2	207.7518	23.08
pond 2	208.0018	23.08
pond 2	208.2518	23.08
pond 2	208.5018	23.08
pond 2	208.7518	23.08
pond 2	209.0018	23.08
pond 2	209.2518	23.08
pond 2	209.5018	23.08
pond 2	209.7518	23.08
pond 2	210.0018	23.08
pond 2	210.2518	23.08
pond 2	210.5018	23.08
pond 2	210.7518	23.08
pond 2	211.0018	23.08
pond 2	211.2518	23.08
pond 2	211.5018	23.08
pond 2	211.7518	23.08
pond 2	212.0018	23.08
pond 2	212.2518	23.08
pond 2	212.5018	23.08
pond 2	212.7518	23.08
pond 2	213.0018	23.08
pond 2	213.2518	23.08
pond 2	213.5018	23.08
pond 2	213.7518	23.08
pond 2	214.0018	23.08
pond 2	214.2518	23.08
pond 2	214.5018	23.08
pond 2	214.7518	23.08
pond 2	215.0018	23.08
pond 2	215.2518	23.08
pond 2	215.5018	23.08
pond 2	215.7518	23.08
pond 2	216.0018	23.08
pond 2	216.2518	23.08
pond 2	216.5018	23.08
pond 2	216.7518	23.08
pond 2	217.0018	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	217.2518	23.08
pond 2	217.5018	23.08
pond 2	217.7518	23.08
pond 2	218.0018	23.08
pond 2	218.2518	23.08
pond 2	218.5018	23.08
pond 2	218.7518	23.08
pond 2	219.0018	23.08
pond 2	219.2518	23.08
pond 2	219.5018	23.08
pond 2	219.7518	23.08
pond 2	220.0018	23.08
pond 2	220.2518	23.08
pond 2	220.5018	23.08
pond 2	220.7518	23.08
pond 2	221.0018	23.08
pond 2	221.2518	23.08
pond 2	221.5018	23.08
pond 2	221.7518	23.08
pond 2	222.0018	23.08
pond 2	222.2518	23.07
pond 2	222.5018	23.07
pond 2	222.7518	23.07
pond 2	223.0018	23.07
pond 2	223.2518	23.07
pond 2	223.5018	23.07
pond 2	223.7518	23.07
pond 2	224.0018	23.07
pond 2	224.2518	23.07
pond 2	224.5018	23.07
pond 2	224.7518	23.07
pond 2	225.0018	23.07
pond 2	225.2518	23.07
pond 2	225.5018	23.07
pond 2	225.7518	23.07
pond 2	226.0018	23.07
pond 2	226.2518	23.07
pond 2	226.5018	23.07
pond 2	226.7518	23.07
pond 2	227.0018	23.07
pond 2	227.2518	23.07
pond 2	227.5018	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	227.7518	23.07
pond 2	228.0018	23.07
pond 2	228.2518	23.07
pond 2	228.5018	23.07
pond 2	228.7518	23.07
pond 2	229.0018	23.07
pond 2	229.2518	23.07
pond 2	229.5018	23.07
pond 2	229.7518	23.07
pond 2	230.0018	23.07
pond 2	230.2518	23.07
pond 2	230.5018	23.07
pond 2	230.7518	23.07
pond 2	231.0018	23.07
pond 2	231.2518	23.07
pond 2	231.5018	23.07
pond 2	231.7518	23.07
pond 2	232.0018	23.07
pond 2	232.2518	23.07
pond 2	232.5018	23.07
pond 2	232.7518	23.07
pond 2	233.0018	23.07
pond 2	233.2518	23.07
pond 2	233.5018	23.07
pond 2	233.7518	23.07
pond 2	234.0018	23.07
pond 2	234.2518	23.07
pond 2	234.5018	23.07
pond 2	234.7518	23.07
pond 2	235.0018	23.07
pond 2	235.2518	23.07
pond 2	235.5018	23.07
pond 2	235.7518	23.07
pond 2	236.0018	23.07
pond 2	236.2518	23.07
pond 2	236.5018	23.07
pond 2	236.7518	23.07
pond 2	237.0018	23.07
pond 2	237.2518	23.07
pond 2	237.5018	23.07
pond 2	237.7518	23.07
pond 2	238.0018	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	238.2518	23.07
pond 2	238.5018	23.07
pond 2	238.7518	23.07
pond 2	239.0018	23.07
pond 2	239.2518	23.07
pond 2	239.5018	23.07
pond 2	239.7518	23.07
pond 2	240.0018	23.07
pond 2	240.2518	23.07
pond 2	240.5018	23.07
pond 2	240.7518	23.07
pond 2	241.0018	23.07
pond 2	241.2518	23.07
pond 2	241.5018	23.07
pond 2	241.7518	23.07
pond 2	242.0018	23.07
pond 2	242.2518	23.07
pond 2	242.5018	23.07
pond 2	242.7518	23.07
pond 2	243.0018	23.07
pond 2	243.2518	23.07
pond 2	243.5018	23.07
pond 2	243.7518	23.07
pond 2	244.0018	23.07
pond 2	244.2518	23.07
pond 2	244.5018	23.07
pond 2	244.7518	23.07
pond 2	245.0018	23.07
pond 2	245.2518	23.07
pond 2	245.5018	23.07
pond 2	245.7518	23.07
pond 2	246.0018	23.07
pond 2	246.2518	23.07
pond 2	246.5018	23.07
pond 2	246.7518	23.07
pond 2	247.0018	23.07
pond 2	247.2518	23.07
pond 2	247.5018	23.07
pond 2	247.7518	23.06
pond 2	248.0018	23.06
pond 2	248.2518	23.06
pond 2	248.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	248.7518	23.06
pond 2	249.0018	23.06
pond 2	249.2518	23.06
pond 2	249.5018	23.06
pond 2	249.7518	23.06
pond 2	250.0018	23.06
pond 2	250.2518	23.06
pond 2	250.5018	23.06
pond 2	250.7518	23.06
pond 2	251.0018	23.06
pond 2	251.2518	23.06
pond 2	251.5018	23.06
pond 2	251.7518	23.06
pond 2	252.0018	23.06
pond 2	252.2518	23.06
pond 2	252.5018	23.06
pond 2	252.7518	23.06
pond 2	253.0018	23.06
pond 2	253.2518	23.06
pond 2	253.5018	23.06
pond 2	253.7518	23.06
pond 2	254.0018	23.06
pond 2	254.2518	23.06
pond 2	254.5018	23.06
pond 2	254.7518	23.06
pond 2	255.0018	23.06
pond 2	255.2518	23.06
pond 2	255.5018	23.06
pond 2	255.7518	23.06
pond 2	256.0018	23.06
pond 2	256.2518	23.06
pond 2	256.5018	23.06
pond 2	256.7518	23.06
pond 2	257.0018	23.06
pond 2	257.2518	23.06
pond 2	257.5018	23.06
pond 2	257.7518	23.06
pond 2	258.0018	23.06
pond 2	258.2518	23.06
pond 2	258.5018	23.06
pond 2	258.7518	23.06
pond 2	259.0018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	259.2518	23.06
pond 2	259.5018	23.06
pond 2	259.7518	23.06
pond 2	260.0018	23.06
pond 2	260.2518	23.06
pond 2	260.5018	23.06
pond 2	260.7518	23.06
pond 2	261.0018	23.06
pond 2	261.2518	23.06
pond 2	261.5018	23.06
pond 2	261.7518	23.06
pond 2	262.0018	23.06
pond 2	262.2518	23.06
pond 2	262.5018	23.06
pond 2	262.7518	23.06
pond 2	263.0018	23.06
pond 2	263.2518	23.06
pond 2	263.5018	23.06
pond 2	263.7518	23.06
pond 2	264.0018	23.06
pond 2	264.2518	23.06
pond 2	264.5018	23.06
pond 2	264.7518	23.06
pond 2	265.0018	23.06
pond 2	265.2518	23.06
pond 2	265.5018	23.06
pond 2	265.7518	23.06
pond 2	266.0018	23.06
pond 2	266.2518	23.06
pond 2	266.5018	23.06
pond 2	266.7518	23.06
pond 2	267.0018	23.06
pond 2	267.2518	23.06
pond 2	267.5018	23.06
pond 2	267.7518	23.06
pond 2	268.0018	23.06
pond 2	268.2518	23.06
pond 2	268.5018	23.06
pond 2	268.7518	23.06
pond 2	269.0018	23.06
pond 2	269.2518	23.06
pond 2	269.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	269.7518	23.06
pond 2	270.0018	23.06
pond 2	270.2518	23.06
pond 2	270.5018	23.06
pond 2	270.7518	23.06
pond 2	271.0018	23.06
pond 2	271.2518	23.06
pond 2	271.5018	23.06
pond 2	271.7518	23.06
pond 2	272.0018	23.06
pond 2	272.2518	23.06
pond 2	272.5018	23.06
pond 2	272.7518	23.06
pond 2	273.0018	23.06
pond 2	273.2518	23.06
pond 2	273.5018	23.06
pond 2	273.7518	23.06
pond 2	274.0018	23.06
pond 2	274.2518	23.06
pond 2	274.5018	23.06
pond 2	274.7518	23.06
pond 2	275.0018	23.06
pond 2	275.2518	23.06
pond 2	275.5018	23.06
pond 2	275.7518	23.06
pond 2	276.0018	23.06
pond 2	276.2518	23.06
pond 2	276.5018	23.06
pond 2	276.7518	23.06
pond 2	277.0018	23.06
pond 2	277.2518	23.06
pond 2	277.5018	23.06
pond 2	277.7518	23.06
pond 2	278.0018	23.06
pond 2	278.2518	23.06
pond 2	278.5018	23.06
pond 2	278.7518	23.06
pond 2	279.0018	23.06
pond 2	279.2518	23.06
pond 2	279.5018	23.06
pond 2	279.7518	23.06
pond 2	280.0018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	280.2518	23.06
pond 2	280.5018	23.06
pond 2	280.7518	23.06
pond 2	281.0018	23.06
pond 2	281.2518	23.06
pond 2	281.5018	23.06
pond 2	281.7518	23.06
pond 2	282.0018	23.06
pond 2	282.2518	23.06
pond 2	282.5018	23.06
pond 2	282.7518	23.05
pond 2	283.0018	23.05
pond 2	283.2518	23.05
pond 2	283.5018	23.05
pond 2	283.7518	23.05
pond 2	284.0018	23.05
pond 2	284.2518	23.05
pond 2	284.5018	23.05
pond 2	284.7518	23.05
pond 2	285.0018	23.05
pond 2	285.2518	23.05
pond 2	285.5018	23.05
pond 2	285.7518	23.05
pond 2	286.0018	23.05
pond 2	286.2518	23.05
pond 2	286.5018	23.05
pond 2	286.7518	23.05
pond 2	287.0018	23.05
pond 2	287.2518	23.05
pond 2	287.5018	23.05
pond 2	287.7518	23.05
pond 2	288.0018	23.05
pond 2	288.2518	23.05
pond 2	288.5018	23.05
pond 2	288.7518	23.05
pond 2	289.0018	23.05
pond 2	289.2518	23.05
pond 2	289.5018	23.05
pond 2	289.7518	23.05
pond 2	290.0018	23.05
pond 2	290.2518	23.05
pond 2	290.5018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	290.7518	23.05
pond 2	291.0018	23.05
pond 2	291.2518	23.05
pond 2	291.5018	23.05
pond 2	291.7518	23.05
pond 2	292.0018	23.05
pond 2	292.2518	23.05
pond 2	292.5018	23.05
pond 2	292.7518	23.05
pond 2	293.0018	23.05
pond 2	293.2518	23.05
pond 2	293.5018	23.05
pond 2	293.7518	23.05
pond 2	294.0018	23.05
pond 2	294.2518	23.05
pond 2	294.5018	23.05
pond 2	294.7518	23.05
pond 2	295.0018	23.05
pond 2	295.2518	23.05
pond 2	295.5018	23.05
pond 2	295.7518	23.05
pond 2	296.0018	23.05
pond 2	296.2518	23.05
pond 2	296.5018	23.05
pond 2	296.7518	23.05
pond 2	297.0018	23.05
pond 2	297.2518	23.05
pond 2	297.5018	23.05
pond 2	297.7518	23.05
pond 2	298.0018	23.05
pond 2	298.2518	23.05
pond 2	298.5018	23.05
pond 2	298.7518	23.05
pond 2	299.0018	23.05
pond 2	299.2518	23.05
pond 2	299.5018	23.05
pond 2	299.7518	23.05
pond 2	300.0018	23.05
pond 2	300.2518	23.05
pond 2	300.5018	23.05
pond 2	300.7518	23.05
pond 2	301.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	301.2518	23.05
pond 2	301.5018	23.05
pond 2	301.7518	23.05
pond 2	302.0018	23.05
pond 2	302.2518	23.05
pond 2	302.5018	23.05
pond 2	302.7518	23.05
pond 2	303.0018	23.05
pond 2	303.2518	23.05
pond 2	303.5018	23.05
pond 2	303.7518	23.05
pond 2	304.0018	23.05
pond 2	304.2518	23.05
pond 2	304.5018	23.05
pond 2	304.7518	23.05
pond 2	305.0018	23.05
pond 2	305.2518	23.05
pond 2	305.5018	23.05
pond 2	305.7518	23.05
pond 2	306.0018	23.05
pond 2	306.2518	23.05
pond 2	306.5018	23.05
pond 2	306.7518	23.05
pond 2	307.0018	23.05
pond 2	307.2518	23.05
pond 2	307.5018	23.05
pond 2	307.7518	23.05
pond 2	308.0018	23.05
pond 2	308.2518	23.05
pond 2	308.5018	23.05
pond 2	308.7518	23.05
pond 2	309.0018	23.05
pond 2	309.2518	23.05
pond 2	309.5018	23.05
pond 2	309.7518	23.05
pond 2	310.0018	23.05
pond 2	310.2518	23.05
pond 2	310.5018	23.05
pond 2	310.7518	23.05
pond 2	311.0018	23.05
pond 2	311.2518	23.05
pond 2	311.5018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	311.7518	23.05
pond 2	312.0018	23.05
pond 2	312.2518	23.05
pond 2	312.5018	23.05
pond 2	312.7518	23.05
pond 2	313.0018	23.05
pond 2	313.2518	23.05
pond 2	313.5018	23.05
pond 2	313.7518	23.05
pond 2	314.0018	23.05
pond 2	314.2518	23.05
pond 2	314.5018	23.05
pond 2	314.7518	23.05
pond 2	315.0018	23.05
pond 2	315.2518	23.05
pond 2	315.5018	23.05
pond 2	315.7518	23.05
pond 2	316.0018	23.05
pond 2	316.2518	23.05
pond 2	316.5018	23.05
pond 2	316.7518	23.05
pond 2	317.0018	23.05
pond 2	317.2518	23.05
pond 2	317.5018	23.05
pond 2	317.7518	23.05
pond 2	318.0018	23.05
pond 2	318.2518	23.05
pond 2	318.5018	23.05
pond 2	318.7518	23.05
pond 2	319.0018	23.05
pond 2	319.2518	23.05
pond 2	319.5018	23.05
pond 2	319.7518	23.05
pond 2	320.0018	23.05
pond 2	320.2518	23.05
pond 2	320.5018	23.05
pond 2	320.7518	23.05
pond 2	321.0018	23.05
pond 2	321.2518	23.05
pond 2	321.5018	23.05
pond 2	321.7518	23.05
pond 2	322.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	322.2518	23.05
pond 2	322.5018	23.05
pond 2	322.7518	23.05
pond 2	323.0018	23.05
pond 2	323.2518	23.05
pond 2	323.5018	23.05
pond 2	323.7518	23.05
pond 2	324.0018	23.05
pond 2	324.2518	23.05
pond 2	324.5018	23.05
pond 2	324.7518	23.05
pond 2	325.0018	23.05
pond 2	325.2518	23.05
pond 2	325.5018	23.05
pond 2	325.7518	23.05
pond 2	326.0018	23.05
pond 2	326.2518	23.05
pond 2	326.5018	23.05
pond 2	326.7518	23.05
pond 2	327.0018	23.05
pond 2	327.2518	23.05
pond 2	327.5018	23.05
pond 2	327.7518	23.05
pond 2	328.0018	23.05
pond 2	328.2518	23.05
pond 2	328.5018	23.05
pond 2	328.7518	23.05
pond 2	329.0018	23.05
pond 2	329.2518	23.05
pond 2	329.5018	23.05
pond 2	329.7518	23.05
pond 2	330.0018	23.05
pond 2	330.2518	23.05
pond 2	330.5018	23.05
pond 2	330.7518	23.05
pond 2	331.0018	23.05
pond 2	331.2518	23.05
pond 2	331.5018	23.05
pond 2	331.7518	23.05
pond 2	332.0018	23.05
pond 2	332.2518	23.05
pond 2	332.5018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	332.7518	23.05
pond 2	333.0018	23.05
pond 2	333.2518	23.05
pond 2	333.5018	23.04
pond 2	333.7518	23.04
pond 2	334.0018	23.04
pond 2	334.2518	23.04
pond 2	334.5018	23.04
pond 2	334.7518	23.04
pond 2	335.0018	23.04
pond 2	335.2518	23.04
pond 2	335.5018	23.04
pond 2	335.7518	23.04
pond 2	336.0018	23.04
pond 2	336.2518	23.04
pond 2	336.5018	23.04
pond 2	336.7518	23.04
pond 2	337.0018	23.04
pond 2	337.2518	23.04
pond 2	337.5018	23.04
pond 2	337.7518	23.04
pond 2	338.0018	23.04
pond 2	338.2518	23.04
pond 2	338.5018	23.04
pond 2	338.7518	23.04
pond 2	339.0018	23.04
pond 2	339.2518	23.04
pond 2	339.5018	23.04
pond 2	339.7518	23.04
pond 2	340.0018	23.04
pond 2	340.2518	23.04
pond 2	340.5018	23.04
pond 2	340.7518	23.04
pond 2	341.0018	23.04
pond 2	341.2518	23.04
pond 2	341.5018	23.04
pond 2	341.7518	23.04
pond 2	342.0018	23.04
pond 2	342.2518	23.04
pond 2	342.5018	23.04
pond 2	342.7518	23.04
pond 2	343.0018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	343.2518	23.04
pond 2	343.5018	23.04
pond 2	343.7518	23.04
pond 2	344.0018	23.04
pond 2	344.2518	23.04
pond 2	344.5018	23.04
pond 2	344.7518	23.04
pond 2	345.0018	23.04
pond 2	345.2518	23.04
pond 2	345.5018	23.04
pond 2	345.7518	23.04
pond 2	346.0018	23.04
pond 2	346.2518	23.04
pond 2	346.5018	23.04
pond 2	346.7518	23.04
pond 2	347.0018	23.04
pond 2	347.2518	23.04
pond 2	347.5018	23.04
pond 2	347.7518	23.04
pond 2	348.0018	23.04
pond 2	348.2518	23.04
pond 2	348.5018	23.04
pond 2	348.7518	23.04
pond 2	349.0018	23.04
pond 2	349.2518	23.04
pond 2	349.5018	23.04
pond 2	349.7518	23.04
pond 2	350.0018	23.04
pond 2	350.2518	23.04
pond 2	350.5018	23.04
pond 2	350.7518	23.04
pond 2	351.0018	23.04
pond 2	351.2518	23.04
pond 2	351.5018	23.04
pond 2	351.7518	23.04
pond 2	352.0018	23.04
pond 2	352.2518	23.04
pond 2	352.5018	23.04
pond 2	352.7518	23.04
pond 2	353.0018	23.04
pond 2	353.2518	23.04
pond 2	353.5018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 2	353.7518	23.04
pond 2	354.0018	23.04
pond 2	354.2518	23.04
pond 2	354.5018	23.04
pond 2	354.7518	23.04
pond 2	355.0018	23.04
pond 2	355.2518	23.04
pond 2	355.5018	23.04
pond 2	355.7518	23.04
pond 2	356.0018	23.04
pond 2	356.2518	23.04
pond 2	356.5018	23.04
pond 2	356.7518	23.04
pond 2	357.0018	23.04
pond 2	357.2518	23.04
pond 2	357.5018	23.04
pond 2	357.7518	23.04
pond 2	358.0018	23.04
pond 2	358.2518	23.04
pond 2	358.5018	23.04
pond 2	358.7518	23.04
pond 2	359.0018	23.04
pond 2	359.2518	23.04
pond 2	359.5018	23.04
pond 2	359.7518	23.04
pond 2	360.0018	23.04
pond 3	0.0000	22.00
pond 3	0.2511	22.00
pond 3	0.5050	22.00
pond 3	0.7527	22.00
pond 3	1.0027	22.00
pond 3	1.2527	22.00
pond 3	1.5027	22.00
pond 3	1.7527	22.00
pond 3	2.0027	22.00
pond 3	2.2527	22.00
pond 3	2.5027	22.00
pond 3	2.7527	22.00
pond 3	3.0027	22.00
pond 3	3.2527	22.00
pond 3	3.5027	22.00
pond 3	3.7527	22.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	4.0027	22.00
pond 3	4.2527	22.01
pond 3	4.5027	22.01
pond 3	4.7527	22.02
pond 3	5.0027	22.03
pond 3	5.2527	22.05
pond 3	5.5027	22.06
pond 3	5.7527	22.07
pond 3	6.0027	22.09
pond 3	6.2527	22.11
pond 3	6.5027	22.13
pond 3	6.7527	22.16
pond 3	7.0027	22.18
pond 3	7.2527	22.21
pond 3	7.5027	22.24
pond 3	7.7527	22.27
pond 3	8.0027	22.30
pond 3	8.2525	22.34
pond 3	8.5002	22.38
pond 3	8.7503	22.42
pond 3	9.0005	22.47
pond 3	9.2502	22.52
pond 3	9.5010	22.58
pond 3	9.7513	22.64
pond 3	10.0022	22.70
pond 3	10.2518	22.77
pond 3	10.5023	22.85
pond 3	10.7511	22.94
pond 3	11.0001	23.06
pond 3	11.2504	23.19
pond 3	11.5009	23.34
pond 3	11.7501	23.66
pond 3	12.0001	24.51
pond 3	12.2503	25.02
pond 3	12.5001	24.78
pond 3	12.7507	24.64
pond 3	13.0012	24.59
pond 3	13.2516	24.55
pond 3	13.5004	24.53
pond 3	13.7518	24.51
pond 3	14.0030	24.50
pond 3	14.2534	24.49

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	14.5037	24.48
pond 3	14.7521	24.48
pond 3	15.0035	24.47
pond 3	15.2518	24.47
pond 3	15.5018	24.46
pond 3	15.7518	24.46
pond 3	16.0018	24.46
pond 3	16.2518	24.45
pond 3	16.5018	24.45
pond 3	16.7518	24.45
pond 3	17.0018	24.45
pond 3	17.2518	24.45
pond 3	17.5018	24.45
pond 3	17.7518	24.44
pond 3	18.0018	24.44
pond 3	18.2518	24.44
pond 3	18.5018	24.44
pond 3	18.7518	24.44
pond 3	19.0018	24.43
pond 3	19.2518	24.43
pond 3	19.5018	24.43
pond 3	19.7518	24.43
pond 3	20.0018	24.43
pond 3	20.2518	24.43
pond 3	20.5018	24.42
pond 3	20.7518	24.42
pond 3	21.0018	24.42
pond 3	21.2518	24.42
pond 3	21.5018	24.42
pond 3	21.7518	24.42
pond 3	22.0018	24.42
pond 3	22.2518	24.42
pond 3	22.5018	24.42
pond 3	22.7518	24.42
pond 3	23.0018	24.42
pond 3	23.2518	24.42
pond 3	23.5018	24.42
pond 3	23.7518	24.42
pond 3	24.0018	24.42
pond 3	24.2518	24.41
pond 3	24.5018	24.40
pond 3	24.7518	24.38

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	25.0018	24.37
pond 3	25.2518	24.36
pond 3	25.5018	24.34
pond 3	25.7518	24.33
pond 3	26.0018	24.32
pond 3	26.2518	24.30
pond 3	26.5018	24.29
pond 3	26.7518	24.28
pond 3	27.0018	24.26
pond 3	27.2518	24.25
pond 3	27.5018	24.24
pond 3	27.7518	24.22
pond 3	28.0018	24.21
pond 3	28.2518	24.20
pond 3	28.5018	24.18
pond 3	28.7518	24.17
pond 3	29.0018	24.16
pond 3	29.2518	24.15
pond 3	29.5018	24.13
pond 3	29.7518	24.12
pond 3	30.0018	24.11
pond 3	30.2518	24.09
pond 3	30.5018	24.08
pond 3	30.7518	24.07
pond 3	31.0018	24.06
pond 3	31.2518	24.04
pond 3	31.5018	24.03
pond 3	31.7518	24.02
pond 3	32.0018	24.01
pond 3	32.2518	23.99
pond 3	32.5018	23.98
pond 3	32.7518	23.97
pond 3	33.0018	23.96
pond 3	33.2518	23.94
pond 3	33.5018	23.93
pond 3	33.7518	23.92
pond 3	34.0018	23.91
pond 3	34.2518	23.89
pond 3	34.5018	23.88
pond 3	34.7518	23.87
pond 3	35.0018	23.86
pond 3	35.2518	23.85

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	35.5018	23.83
pond 3	35.7518	23.82
pond 3	36.0018	23.81
pond 3	36.2518	23.80
pond 3	36.5018	23.79
pond 3	36.7518	23.78
pond 3	37.0018	23.76
pond 3	37.2518	23.75
pond 3	37.5018	23.74
pond 3	37.7518	23.73
pond 3	38.0018	23.72
pond 3	38.2518	23.71
pond 3	38.5018	23.70
pond 3	38.7518	23.68
pond 3	39.0018	23.67
pond 3	39.2518	23.66
pond 3	39.5018	23.65
pond 3	39.7518	23.64
pond 3	40.0018	23.63
pond 3	40.2518	23.62
pond 3	40.5018	23.61
pond 3	40.7518	23.60
pond 3	41.0018	23.59
pond 3	41.2518	23.58
pond 3	41.5018	23.57
pond 3	41.7518	23.56
pond 3	42.0018	23.55
pond 3	42.2518	23.54
pond 3	42.5018	23.53
pond 3	42.7518	23.52
pond 3	43.0018	23.51
pond 3	43.2518	23.50
pond 3	43.5018	23.49
pond 3	43.7518	23.48
pond 3	44.0018	23.47
pond 3	44.2518	23.46
pond 3	44.5018	23.45
pond 3	44.7518	23.44
pond 3	45.0018	23.43
pond 3	45.2518	23.42
pond 3	45.5018	23.41
pond 3	45.7518	23.41

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	46.0018	23.40
pond 3	46.2518	23.39
pond 3	46.5018	23.38
pond 3	46.7518	23.37
pond 3	47.0018	23.36
pond 3	47.2518	23.36
pond 3	47.5018	23.35
pond 3	47.7518	23.34
pond 3	48.0018	23.33
pond 3	48.2518	23.32
pond 3	48.5018	23.32
pond 3	48.7518	23.31
pond 3	49.0018	23.30
pond 3	49.2518	23.29
pond 3	49.5018	23.29
pond 3	49.7518	23.28
pond 3	50.0018	23.27
pond 3	50.2518	23.27
pond 3	50.5018	23.26
pond 3	50.7518	23.26
pond 3	51.0018	23.25
pond 3	51.2518	23.24
pond 3	51.5018	23.24
pond 3	51.7518	23.23
pond 3	52.0018	23.23
pond 3	52.2518	23.22
pond 3	52.5018	23.22
pond 3	52.7518	23.21
pond 3	53.0018	23.21
pond 3	53.2518	23.20
pond 3	53.5018	23.20
pond 3	53.7518	23.19
pond 3	54.0018	23.19
pond 3	54.2518	23.19
pond 3	54.5018	23.18
pond 3	54.7518	23.18
pond 3	55.0018	23.17
pond 3	55.2518	23.17
pond 3	55.5018	23.17
pond 3	55.7518	23.16
pond 3	56.0018	23.16
pond 3	56.2518	23.16

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	56.5018	23.15
pond 3	56.7518	23.15
pond 3	57.0018	23.15
pond 3	57.2518	23.15
pond 3	57.5018	23.14
pond 3	57.7518	23.14
pond 3	58.0018	23.14
pond 3	58.2518	23.13
pond 3	58.5018	23.13
pond 3	58.7518	23.13
pond 3	59.0018	23.13
pond 3	59.2518	23.13
pond 3	59.5018	23.12
pond 3	59.7518	23.12
pond 3	60.0018	23.12
pond 3	60.2518	23.12
pond 3	60.5018	23.12
pond 3	60.7518	23.11
pond 3	61.0018	23.11
pond 3	61.2518	23.11
pond 3	61.5018	23.11
pond 3	61.7518	23.11
pond 3	62.0018	23.11
pond 3	62.2518	23.10
pond 3	62.5018	23.10
pond 3	62.7518	23.10
pond 3	63.0018	23.10
pond 3	63.2518	23.10
pond 3	63.5018	23.10
pond 3	63.7518	23.10
pond 3	64.0018	23.09
pond 3	64.2518	23.09
pond 3	64.5018	23.09
pond 3	64.7518	23.09
pond 3	65.0018	23.09
pond 3	65.2518	23.09
pond 3	65.5018	23.09
pond 3	65.7518	23.09
pond 3	66.0018	23.08
pond 3	66.2518	23.08
pond 3	66.5018	23.08
pond 3	66.7518	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	67.0018	23.08
pond 3	67.2518	23.08
pond 3	67.5018	23.08
pond 3	67.7518	23.08
pond 3	68.0018	23.08
pond 3	68.2518	23.08
pond 3	68.5018	23.08
pond 3	68.7518	23.07
pond 3	69.0018	23.07
pond 3	69.2518	23.07
pond 3	69.5018	23.07
pond 3	69.7518	23.07
pond 3	70.0018	23.07
pond 3	70.2518	23.07
pond 3	70.5018	23.07
pond 3	70.7518	23.07
pond 3	71.0018	23.07
pond 3	71.2518	23.07
pond 3	71.5018	23.07
pond 3	71.7518	23.07
pond 3	72.0018	23.07
pond 3	72.2518	23.06
pond 3	72.5018	23.06
pond 3	72.7518	23.06
pond 3	73.0018	23.06
pond 3	73.2518	23.06
pond 3	73.5018	23.06
pond 3	73.7518	23.06
pond 3	74.0018	23.06
pond 3	74.2518	23.06
pond 3	74.5018	23.06
pond 3	74.7518	23.06
pond 3	75.0018	23.06
pond 3	75.2518	23.06
pond 3	75.5018	23.06
pond 3	75.7518	23.06
pond 3	76.0018	23.06
pond 3	76.2518	23.06
pond 3	76.5018	23.06
pond 3	76.7518	23.05
pond 3	77.0018	23.05
pond 3	77.2518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	77.5018	23.05
pond 3	77.7518	23.05
pond 3	78.0018	23.05
pond 3	78.2518	23.05
pond 3	78.5018	23.05
pond 3	78.7518	23.05
pond 3	79.0018	23.05
pond 3	79.2518	23.05
pond 3	79.5018	23.05
pond 3	79.7518	23.05
pond 3	80.0018	23.05
pond 3	80.2518	23.05
pond 3	80.5018	23.05
pond 3	80.7518	23.05
pond 3	81.0018	23.05
pond 3	81.2518	23.05
pond 3	81.5018	23.05
pond 3	81.7518	23.05
pond 3	82.0018	23.05
pond 3	82.2518	23.05
pond 3	82.5018	23.05
pond 3	82.7518	23.05
pond 3	83.0018	23.05
pond 3	83.2518	23.04
pond 3	83.5018	23.04
pond 3	83.7518	23.04
pond 3	84.0018	23.04
pond 3	84.2518	23.04
pond 3	84.5018	23.04
pond 3	84.7518	23.04
pond 3	85.0018	23.04
pond 3	85.2518	23.04
pond 3	85.5018	23.04
pond 3	85.7518	23.04
pond 3	86.0018	23.04
pond 3	86.2518	23.04
pond 3	86.5018	23.04
pond 3	86.7518	23.04
pond 3	87.0018	23.04
pond 3	87.2518	23.04
pond 3	87.5018	23.04
pond 3	87.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	88.0018	23.04
pond 3	88.2518	23.04
pond 3	88.5018	23.04
pond 3	88.7518	23.04
pond 3	89.0018	23.04
pond 3	89.2518	23.04
pond 3	89.5018	23.04
pond 3	89.7518	23.04
pond 3	90.0018	23.04
pond 3	90.2518	23.04
pond 3	90.5018	23.04
pond 3	90.7518	23.04
pond 3	91.0018	23.04
pond 3	91.2518	23.04
pond 3	91.5018	23.04
pond 3	91.7518	23.04
pond 3	92.0018	23.04
pond 3	92.2518	23.04
pond 3	92.5018	23.04
pond 3	92.7518	23.04
pond 3	93.0018	23.04
pond 3	93.2518	23.04
pond 3	93.5018	23.03
pond 3	93.7518	23.03
pond 3	94.0018	23.03
pond 3	94.2518	23.03
pond 3	94.5018	23.03
pond 3	94.7518	23.03
pond 3	95.0018	23.03
pond 3	95.2518	23.03
pond 3	95.5018	23.03
pond 3	95.7518	23.03
pond 3	96.0018	23.03
pond 3	96.2518	23.03
pond 3	96.5018	23.03
pond 3	96.7518	23.03
pond 3	97.0018	23.03
pond 3	97.2518	23.03
pond 3	97.5018	23.03
pond 3	97.7518	23.03
pond 3	98.0018	23.03
pond 3	98.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	98.5018	23.03
pond 3	98.7518	23.03
pond 3	99.0018	23.03
pond 3	99.2518	23.03
pond 3	99.5018	23.03
pond 3	99.7518	23.03
pond 3	100.0018	23.03
pond 3	100.2518	23.03
pond 3	100.5018	23.03
pond 3	100.7518	23.03
pond 3	101.0018	23.03
pond 3	101.2518	23.03
pond 3	101.5018	23.03
pond 3	101.7518	23.03
pond 3	102.0018	23.03
pond 3	102.2518	23.03
pond 3	102.5018	23.03
pond 3	102.7518	23.03
pond 3	103.0018	23.03
pond 3	103.2518	23.03
pond 3	103.5018	23.03
pond 3	103.7518	23.03
pond 3	104.0018	23.03
pond 3	104.2518	23.03
pond 3	104.5018	23.03
pond 3	104.7518	23.03
pond 3	105.0018	23.03
pond 3	105.2518	23.03
pond 3	105.5018	23.03
pond 3	105.7518	23.03
pond 3	106.0018	23.03
pond 3	106.2518	23.03
pond 3	106.5018	23.03
pond 3	106.7518	23.03
pond 3	107.0018	23.03
pond 3	107.2518	23.03
pond 3	107.5018	23.03
pond 3	107.7518	23.03
pond 3	108.0018	23.03
pond 3	108.2518	23.03
pond 3	108.5018	23.03
pond 3	108.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	109.0018	23.03
pond 3	109.2518	23.03
pond 3	109.5018	23.03
pond 3	109.7518	23.03
pond 3	110.0018	23.03
pond 3	110.2518	23.03
pond 3	110.5018	23.03
pond 3	110.7518	23.03
pond 3	111.0018	23.03
pond 3	111.2518	23.02
pond 3	111.5018	23.02
pond 3	111.7518	23.02
pond 3	112.0018	23.02
pond 3	112.2518	23.02
pond 3	112.5018	23.02
pond 3	112.7518	23.02
pond 3	113.0018	23.02
pond 3	113.2518	23.02
pond 3	113.5018	23.02
pond 3	113.7518	23.02
pond 3	114.0018	23.02
pond 3	114.2518	23.02
pond 3	114.5018	23.02
pond 3	114.7518	23.02
pond 3	115.0018	23.02
pond 3	115.2518	23.02
pond 3	115.5018	23.02
pond 3	115.7518	23.02
pond 3	116.0018	23.02
pond 3	116.2518	23.02
pond 3	116.5018	23.02
pond 3	116.7518	23.02
pond 3	117.0018	23.02
pond 3	117.2518	23.02
pond 3	117.5018	23.02
pond 3	117.7518	23.02
pond 3	118.0018	23.02
pond 3	118.2518	23.02
pond 3	118.5018	23.02
pond 3	118.7518	23.02
pond 3	119.0018	23.02
pond 3	119.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	119.5018	23.02
pond 3	119.7518	23.02
pond 3	120.0018	23.02
pond 3	120.2518	23.02
pond 3	120.5018	23.02
pond 3	120.7518	23.02
pond 3	121.0018	23.02
pond 3	121.2518	23.02
pond 3	121.5018	23.02
pond 3	121.7518	23.02
pond 3	122.0018	23.02
pond 3	122.2518	23.02
pond 3	122.5018	23.02
pond 3	122.7518	23.02
pond 3	123.0018	23.02
pond 3	123.2518	23.02
pond 3	123.5018	23.02
pond 3	123.7518	23.02
pond 3	124.0018	23.02
pond 3	124.2518	23.02
pond 3	124.5018	23.02
pond 3	124.7518	23.02
pond 3	125.0018	23.02
pond 3	125.2518	23.02
pond 3	125.5018	23.02
pond 3	125.7518	23.02
pond 3	126.0018	23.02
pond 3	126.2518	23.02
pond 3	126.5018	23.02
pond 3	126.7518	23.02
pond 3	127.0018	23.02
pond 3	127.2518	23.02
pond 3	127.5018	23.02
pond 3	127.7518	23.02
pond 3	128.0018	23.02
pond 3	128.2518	23.02
pond 3	128.5018	23.02
pond 3	128.7518	23.02
pond 3	129.0018	23.02
pond 3	129.2518	23.02
pond 3	129.5018	23.02
pond 3	129.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	130.0018	23.02
pond 3	130.2518	23.02
pond 3	130.5018	23.02
pond 3	130.7518	23.02
pond 3	131.0018	23.02
pond 3	131.2518	23.02
pond 3	131.5018	23.02
pond 3	131.7518	23.02
pond 3	132.0018	23.02
pond 3	132.2518	23.02
pond 3	132.5018	23.02
pond 3	132.7518	23.02
pond 3	133.0018	23.02
pond 3	133.2518	23.02
pond 3	133.5018	23.02
pond 3	133.7518	23.02
pond 3	134.0018	23.02
pond 3	134.2518	23.02
pond 3	134.5018	23.02
pond 3	134.7518	23.02
pond 3	135.0018	23.02
pond 3	135.2518	23.02
pond 3	135.5018	23.02
pond 3	135.7518	23.02
pond 3	136.0018	23.02
pond 3	136.2518	23.02
pond 3	136.5018	23.02
pond 3	136.7518	23.02
pond 3	137.0018	23.02
pond 3	137.2518	23.02
pond 3	137.5018	23.02
pond 3	137.7518	23.02
pond 3	138.0018	23.02
pond 3	138.2518	23.02
pond 3	138.5018	23.02
pond 3	138.7518	23.02
pond 3	139.0018	23.02
pond 3	139.2518	23.02
pond 3	139.5018	23.02
pond 3	139.7518	23.02
pond 3	140.0018	23.02
pond 3	140.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	140.5018	23.02
pond 3	140.7518	23.02
pond 3	141.0018	23.02
pond 3	141.2518	23.02
pond 3	141.5018	23.02
pond 3	141.7518	23.02
pond 3	142.0018	23.02
pond 3	142.2518	23.02
pond 3	142.5018	23.02
pond 3	142.7518	23.02
pond 3	143.0018	23.02
pond 3	143.2518	23.02
pond 3	143.5018	23.02
pond 3	143.7518	23.02
pond 3	144.0018	23.02
pond 3	144.2518	23.02
pond 3	144.5018	23.02
pond 3	144.7518	23.02
pond 3	145.0018	23.02
pond 3	145.2518	23.02
pond 3	145.5018	23.02
pond 3	145.7518	23.02
pond 3	146.0018	23.02
pond 3	146.2518	23.02
pond 3	146.5018	23.02
pond 3	146.7518	23.02
pond 3	147.0018	23.02
pond 3	147.2518	23.02
pond 3	147.5018	23.02
pond 3	147.7518	23.02
pond 3	148.0018	23.02
pond 3	148.2518	23.02
pond 3	148.5018	23.02
pond 3	148.7518	23.02
pond 3	149.0018	23.02
pond 3	149.2518	23.02
pond 3	149.5018	23.02
pond 3	149.7518	23.02
pond 3	150.0018	23.02
pond 3	150.2518	23.02
pond 3	150.5018	23.02
pond 3	150.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	151.0018	23.02
pond 3	151.2518	23.02
pond 3	151.5018	23.02
pond 3	151.7518	23.02
pond 3	152.0018	23.02
pond 3	152.2518	23.02
pond 3	152.5018	23.02
pond 3	152.7518	23.02
pond 3	153.0018	23.02
pond 3	153.2518	23.01
pond 3	153.5018	23.01
pond 3	153.7518	23.01
pond 3	154.0018	23.01
pond 3	154.2518	23.01
pond 3	154.5018	23.01
pond 3	154.7518	23.01
pond 3	155.0018	23.01
pond 3	155.2518	23.01
pond 3	155.5018	23.01
pond 3	155.7518	23.01
pond 3	156.0018	23.01
pond 3	156.2518	23.01
pond 3	156.5018	23.01
pond 3	156.7518	23.01
pond 3	157.0018	23.01
pond 3	157.2518	23.01
pond 3	157.5018	23.01
pond 3	157.7518	23.01
pond 3	158.0018	23.01
pond 3	158.2518	23.01
pond 3	158.5018	23.01
pond 3	158.7518	23.01
pond 3	159.0018	23.01
pond 3	159.2518	23.01
pond 3	159.5018	23.01
pond 3	159.7518	23.01
pond 3	160.0018	23.01
pond 3	160.2518	23.01
pond 3	160.5018	23.01
pond 3	160.7518	23.01
pond 3	161.0018	23.01
pond 3	161.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	161.5018	23.01
pond 3	161.7518	23.01
pond 3	162.0018	23.01
pond 3	162.2518	23.01
pond 3	162.5018	23.01
pond 3	162.7518	23.01
pond 3	163.0018	23.01
pond 3	163.2518	23.01
pond 3	163.5018	23.01
pond 3	163.7518	23.01
pond 3	164.0018	23.01
pond 3	164.2518	23.01
pond 3	164.5018	23.01
pond 3	164.7518	23.01
pond 3	165.0018	23.01
pond 3	165.2518	23.01
pond 3	165.5018	23.01
pond 3	165.7518	23.01
pond 3	166.0018	23.01
pond 3	166.2518	23.01
pond 3	166.5018	23.01
pond 3	166.7518	23.01
pond 3	167.0018	23.01
pond 3	167.2518	23.01
pond 3	167.5018	23.01
pond 3	167.7518	23.01
pond 3	168.0018	23.01
pond 3	168.2518	23.01
pond 3	168.5018	23.01
pond 3	168.7518	23.01
pond 3	169.0018	23.01
pond 3	169.2518	23.01
pond 3	169.5018	23.01
pond 3	169.7518	23.01
pond 3	170.0018	23.01
pond 3	170.2518	23.01
pond 3	170.5018	23.01
pond 3	170.7518	23.01
pond 3	171.0018	23.01
pond 3	171.2518	23.01
pond 3	171.5018	23.01
pond 3	171.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	172.0018	23.01
pond 3	172.2518	23.01
pond 3	172.5018	23.01
pond 3	172.7518	23.01
pond 3	173.0018	23.01
pond 3	173.2518	23.01
pond 3	173.5018	23.01
pond 3	173.7518	23.01
pond 3	174.0018	23.01
pond 3	174.2518	23.01
pond 3	174.5018	23.01
pond 3	174.7518	23.01
pond 3	175.0018	23.01
pond 3	175.2518	23.01
pond 3	175.5018	23.01
pond 3	175.7518	23.01
pond 3	176.0018	23.01
pond 3	176.2518	23.01
pond 3	176.5018	23.01
pond 3	176.7518	23.01
pond 3	177.0018	23.01
pond 3	177.2518	23.01
pond 3	177.5018	23.01
pond 3	177.7518	23.01
pond 3	178.0018	23.01
pond 3	178.2518	23.01
pond 3	178.5018	23.01
pond 3	178.7518	23.01
pond 3	179.0018	23.01
pond 3	179.2518	23.01
pond 3	179.5018	23.01
pond 3	179.7518	23.01
pond 3	180.0018	23.01
pond 3	180.2518	23.01
pond 3	180.5018	23.01
pond 3	180.7518	23.01
pond 3	181.0018	23.01
pond 3	181.2518	23.01
pond 3	181.5018	23.01
pond 3	181.7518	23.01
pond 3	182.0018	23.01
pond 3	182.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	182.5018	23.01
pond 3	182.7518	23.01
pond 3	183.0018	23.01
pond 3	183.2518	23.01
pond 3	183.5018	23.01
pond 3	183.7518	23.01
pond 3	184.0018	23.01
pond 3	184.2518	23.01
pond 3	184.5018	23.01
pond 3	184.7518	23.01
pond 3	185.0018	23.01
pond 3	185.2518	23.01
pond 3	185.5018	23.01
pond 3	185.7518	23.01
pond 3	186.0018	23.01
pond 3	186.2518	23.01
pond 3	186.5018	23.01
pond 3	186.7518	23.01
pond 3	187.0018	23.01
pond 3	187.2518	23.01
pond 3	187.5018	23.01
pond 3	187.7518	23.01
pond 3	188.0018	23.01
pond 3	188.2518	23.01
pond 3	188.5018	23.01
pond 3	188.7518	23.01
pond 3	189.0018	23.01
pond 3	189.2518	23.01
pond 3	189.5018	23.01
pond 3	189.7518	23.01
pond 3	190.0018	23.01
pond 3	190.2518	23.01
pond 3	190.5018	23.01
pond 3	190.7518	23.01
pond 3	191.0018	23.01
pond 3	191.2518	23.01
pond 3	191.5018	23.01
pond 3	191.7518	23.01
pond 3	192.0018	23.01
pond 3	192.2518	23.01
pond 3	192.5018	23.01
pond 3	192.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	193.0018	23.01
pond 3	193.2518	23.01
pond 3	193.5018	23.01
pond 3	193.7518	23.01
pond 3	194.0018	23.01
pond 3	194.2518	23.01
pond 3	194.5018	23.01
pond 3	194.7518	23.01
pond 3	195.0018	23.01
pond 3	195.2518	23.01
pond 3	195.5018	23.01
pond 3	195.7518	23.01
pond 3	196.0018	23.01
pond 3	196.2518	23.01
pond 3	196.5018	23.01
pond 3	196.7518	23.01
pond 3	197.0018	23.01
pond 3	197.2518	23.01
pond 3	197.5018	23.01
pond 3	197.7518	23.01
pond 3	198.0018	23.01
pond 3	198.2518	23.01
pond 3	198.5018	23.01
pond 3	198.7518	23.01
pond 3	199.0018	23.01
pond 3	199.2518	23.01
pond 3	199.5018	23.01
pond 3	199.7518	23.01
pond 3	200.0018	23.01
pond 3	200.2518	23.01
pond 3	200.5018	23.01
pond 3	200.7518	23.01
pond 3	201.0018	23.01
pond 3	201.2518	23.01
pond 3	201.5018	23.01
pond 3	201.7518	23.01
pond 3	202.0018	23.01
pond 3	202.2518	23.01
pond 3	202.5018	23.01
pond 3	202.7518	23.01
pond 3	203.0018	23.01
pond 3	203.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	203.5018	23.01
pond 3	203.7518	23.01
pond 3	204.0018	23.01
pond 3	204.2518	23.01
pond 3	204.5018	23.01
pond 3	204.7518	23.01
pond 3	205.0018	23.01
pond 3	205.2518	23.01
pond 3	205.5018	23.01
pond 3	205.7518	23.01
pond 3	206.0018	23.01
pond 3	206.2518	23.01
pond 3	206.5018	23.01
pond 3	206.7518	23.01
pond 3	207.0018	23.01
pond 3	207.2518	23.01
pond 3	207.5018	23.01
pond 3	207.7518	23.01
pond 3	208.0018	23.01
pond 3	208.2518	23.01
pond 3	208.5018	23.01
pond 3	208.7518	23.01
pond 3	209.0018	23.01
pond 3	209.2518	23.01
pond 3	209.5018	23.01
pond 3	209.7518	23.01
pond 3	210.0018	23.01
pond 3	210.2518	23.01
pond 3	210.5018	23.01
pond 3	210.7518	23.01
pond 3	211.0018	23.01
pond 3	211.2518	23.01
pond 3	211.5018	23.01
pond 3	211.7518	23.01
pond 3	212.0018	23.01
pond 3	212.2518	23.01
pond 3	212.5018	23.01
pond 3	212.7518	23.01
pond 3	213.0018	23.01
pond 3	213.2518	23.01
pond 3	213.5018	23.01
pond 3	213.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	214.0018	23.01
pond 3	214.2518	23.01
pond 3	214.5018	23.01
pond 3	214.7518	23.01
pond 3	215.0018	23.01
pond 3	215.2518	23.01
pond 3	215.5018	23.01
pond 3	215.7518	23.01
pond 3	216.0018	23.01
pond 3	216.2518	23.01
pond 3	216.5018	23.01
pond 3	216.7518	23.01
pond 3	217.0018	23.01
pond 3	217.2518	23.01
pond 3	217.5018	23.01
pond 3	217.7518	23.01
pond 3	218.0018	23.01
pond 3	218.2518	23.01
pond 3	218.5018	23.01
pond 3	218.7518	23.01
pond 3	219.0018	23.01
pond 3	219.2518	23.01
pond 3	219.5018	23.01
pond 3	219.7518	23.01
pond 3	220.0018	23.01
pond 3	220.2518	23.01
pond 3	220.5018	23.01
pond 3	220.7518	23.01
pond 3	221.0018	23.01
pond 3	221.2518	23.01
pond 3	221.5018	23.01
pond 3	221.7518	23.01
pond 3	222.0018	23.01
pond 3	222.2518	23.01
pond 3	222.5018	23.01
pond 3	222.7518	23.01
pond 3	223.0018	23.01
pond 3	223.2518	23.01
pond 3	223.5018	23.01
pond 3	223.7518	23.01
pond 3	224.0018	23.01
pond 3	224.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	224.5018	23.01
pond 3	224.7518	23.01
pond 3	225.0018	23.01
pond 3	225.2518	23.01
pond 3	225.5018	23.01
pond 3	225.7518	23.01
pond 3	226.0018	23.01
pond 3	226.2518	23.01
pond 3	226.5018	23.01
pond 3	226.7518	23.01
pond 3	227.0018	23.01
pond 3	227.2518	23.01
pond 3	227.5018	23.01
pond 3	227.7518	23.01
pond 3	228.0018	23.01
pond 3	228.2518	23.01
pond 3	228.5018	23.01
pond 3	228.7518	23.01
pond 3	229.0018	23.01
pond 3	229.2518	23.01
pond 3	229.5018	23.01
pond 3	229.7518	23.01
pond 3	230.0018	23.01
pond 3	230.2518	23.01
pond 3	230.5018	23.01
pond 3	230.7518	23.01
pond 3	231.0018	23.01
pond 3	231.2518	23.01
pond 3	231.5018	23.01
pond 3	231.7518	23.01
pond 3	232.0018	23.01
pond 3	232.2518	23.01
pond 3	232.5018	23.01
pond 3	232.7518	23.01
pond 3	233.0018	23.01
pond 3	233.2518	23.01
pond 3	233.5018	23.01
pond 3	233.7518	23.01
pond 3	234.0018	23.01
pond 3	234.2518	23.01
pond 3	234.5018	23.01
pond 3	234.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	235.0018	23.01
pond 3	235.2518	23.01
pond 3	235.5018	23.01
pond 3	235.7518	23.01
pond 3	236.0018	23.01
pond 3	236.2518	23.01
pond 3	236.5018	23.01
pond 3	236.7518	23.01
pond 3	237.0018	23.01
pond 3	237.2518	23.01
pond 3	237.5018	23.01
pond 3	237.7518	23.01
pond 3	238.0018	23.01
pond 3	238.2518	23.01
pond 3	238.5018	23.01
pond 3	238.7518	23.01
pond 3	239.0018	23.01
pond 3	239.2518	23.01
pond 3	239.5018	23.01
pond 3	239.7518	23.01
pond 3	240.0018	23.01
pond 3	240.2518	23.01
pond 3	240.5018	23.01
pond 3	240.7518	23.01
pond 3	241.0018	23.01
pond 3	241.2518	23.01
pond 3	241.5018	23.01
pond 3	241.7518	23.01
pond 3	242.0018	23.01
pond 3	242.2518	23.01
pond 3	242.5018	23.01
pond 3	242.7518	23.01
pond 3	243.0018	23.01
pond 3	243.2518	23.01
pond 3	243.5018	23.01
pond 3	243.7518	23.01
pond 3	244.0018	23.01
pond 3	244.2518	23.01
pond 3	244.5018	23.01
pond 3	244.7518	23.01
pond 3	245.0018	23.01
pond 3	245.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	245.5018	23.01
pond 3	245.7518	23.01
pond 3	246.0018	23.01
pond 3	246.2518	23.01
pond 3	246.5018	23.01
pond 3	246.7518	23.01
pond 3	247.0018	23.01
pond 3	247.2518	23.01
pond 3	247.5018	23.01
pond 3	247.7518	23.01
pond 3	248.0018	23.01
pond 3	248.2518	23.01
pond 3	248.5018	23.01
pond 3	248.7518	23.01
pond 3	249.0018	23.01
pond 3	249.2518	23.01
pond 3	249.5018	23.01
pond 3	249.7518	23.01
pond 3	250.0018	23.01
pond 3	250.2518	23.01
pond 3	250.5018	23.01
pond 3	250.7518	23.01
pond 3	251.0018	23.01
pond 3	251.2518	23.01
pond 3	251.5018	23.01
pond 3	251.7518	23.01
pond 3	252.0018	23.01
pond 3	252.2518	23.01
pond 3	252.5018	23.01
pond 3	252.7518	23.01
pond 3	253.0018	23.01
pond 3	253.2518	23.01
pond 3	253.5018	23.01
pond 3	253.7518	23.01
pond 3	254.0018	23.01
pond 3	254.2518	23.01
pond 3	254.5018	23.01
pond 3	254.7518	23.01
pond 3	255.0018	23.01
pond 3	255.2518	23.01
pond 3	255.5018	23.01
pond 3	255.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	256.0018	23.01
pond 3	256.2518	23.01
pond 3	256.5018	23.01
pond 3	256.7518	23.01
pond 3	257.0018	23.01
pond 3	257.2518	23.01
pond 3	257.5018	23.01
pond 3	257.7518	23.01
pond 3	258.0018	23.01
pond 3	258.2518	23.01
pond 3	258.5018	23.01
pond 3	258.7518	23.01
pond 3	259.0018	23.01
pond 3	259.2518	23.01
pond 3	259.5018	23.01
pond 3	259.7518	23.01
pond 3	260.0018	23.01
pond 3	260.2518	23.01
pond 3	260.5018	23.01
pond 3	260.7518	23.01
pond 3	261.0018	23.01
pond 3	261.2518	23.01
pond 3	261.5018	23.01
pond 3	261.7518	23.01
pond 3	262.0018	23.01
pond 3	262.2518	23.01
pond 3	262.5018	23.01
pond 3	262.7518	23.01
pond 3	263.0018	23.01
pond 3	263.2518	23.01
pond 3	263.5018	23.01
pond 3	263.7518	23.01
pond 3	264.0018	23.01
pond 3	264.2518	23.01
pond 3	264.5018	23.01
pond 3	264.7518	23.01
pond 3	265.0018	23.01
pond 3	265.2518	23.01
pond 3	265.5018	23.01
pond 3	265.7518	23.01
pond 3	266.0018	23.01
pond 3	266.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	266.5018	23.01
pond 3	266.7518	23.01
pond 3	267.0018	23.01
pond 3	267.2518	23.01
pond 3	267.5018	23.01
pond 3	267.7518	23.01
pond 3	268.0018	23.01
pond 3	268.2518	23.01
pond 3	268.5018	23.01
pond 3	268.7518	23.01
pond 3	269.0018	23.01
pond 3	269.2518	23.01
pond 3	269.5018	23.01
pond 3	269.7518	23.01
pond 3	270.0018	23.01
pond 3	270.2518	23.01
pond 3	270.5018	23.01
pond 3	270.7518	23.01
pond 3	271.0018	23.01
pond 3	271.2518	23.01
pond 3	271.5018	23.01
pond 3	271.7518	23.01
pond 3	272.0018	23.01
pond 3	272.2518	23.01
pond 3	272.5018	23.01
pond 3	272.7518	23.01
pond 3	273.0018	23.01
pond 3	273.2518	23.01
pond 3	273.5018	23.01
pond 3	273.7518	23.01
pond 3	274.0018	23.01
pond 3	274.2518	23.01
pond 3	274.5018	23.01
pond 3	274.7518	23.01
pond 3	275.0018	23.01
pond 3	275.2518	23.01
pond 3	275.5018	23.01
pond 3	275.7518	23.01
pond 3	276.0018	23.01
pond 3	276.2518	23.01
pond 3	276.5018	23.01
pond 3	276.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	277.0018	23.01
pond 3	277.2518	23.01
pond 3	277.5018	23.01
pond 3	277.7518	23.01
pond 3	278.0018	23.01
pond 3	278.2518	23.01
pond 3	278.5018	23.01
pond 3	278.7518	23.01
pond 3	279.0018	23.01
pond 3	279.2518	23.01
pond 3	279.5018	23.01
pond 3	279.7518	23.01
pond 3	280.0018	23.01
pond 3	280.2518	23.01
pond 3	280.5018	23.01
pond 3	280.7518	23.01
pond 3	281.0018	23.01
pond 3	281.2518	23.01
pond 3	281.5018	23.01
pond 3	281.7518	23.01
pond 3	282.0018	23.01
pond 3	282.2518	23.01
pond 3	282.5018	23.01
pond 3	282.7518	23.01
pond 3	283.0018	23.01
pond 3	283.2518	23.01
pond 3	283.5018	23.01
pond 3	283.7518	23.01
pond 3	284.0018	23.01
pond 3	284.2518	23.01
pond 3	284.5018	23.01
pond 3	284.7518	23.01
pond 3	285.0018	23.01
pond 3	285.2518	23.01
pond 3	285.5018	23.01
pond 3	285.7518	23.01
pond 3	286.0018	23.01
pond 3	286.2518	23.01
pond 3	286.5018	23.01
pond 3	286.7518	23.01
pond 3	287.0018	23.01
pond 3	287.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	287.5018	23.01
pond 3	287.7518	23.01
pond 3	288.0018	23.01
pond 3	288.2518	23.01
pond 3	288.5018	23.01
pond 3	288.7518	23.01
pond 3	289.0018	23.01
pond 3	289.2518	23.01
pond 3	289.5018	23.01
pond 3	289.7518	23.01
pond 3	290.0018	23.01
pond 3	290.2518	23.01
pond 3	290.5018	23.01
pond 3	290.7518	23.01
pond 3	291.0018	23.01
pond 3	291.2518	23.01
pond 3	291.5018	23.01
pond 3	291.7518	23.01
pond 3	292.0018	23.01
pond 3	292.2518	23.01
pond 3	292.5018	23.01
pond 3	292.7518	23.01
pond 3	293.0018	23.01
pond 3	293.2518	23.01
pond 3	293.5018	23.01
pond 3	293.7518	23.01
pond 3	294.0018	23.01
pond 3	294.2518	23.01
pond 3	294.5018	23.01
pond 3	294.7518	23.01
pond 3	295.0018	23.01
pond 3	295.2518	23.01
pond 3	295.5018	23.01
pond 3	295.7518	23.01
pond 3	296.0018	23.01
pond 3	296.2518	23.01
pond 3	296.5018	23.01
pond 3	296.7518	23.01
pond 3	297.0018	23.01
pond 3	297.2518	23.01
pond 3	297.5018	23.01
pond 3	297.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	298.0018	23.01
pond 3	298.2518	23.01
pond 3	298.5018	23.01
pond 3	298.7518	23.01
pond 3	299.0018	23.01
pond 3	299.2518	23.01
pond 3	299.5018	23.01
pond 3	299.7518	23.01
pond 3	300.0018	23.01
pond 3	300.2518	23.01
pond 3	300.5018	23.01
pond 3	300.7518	23.01
pond 3	301.0018	23.01
pond 3	301.2518	23.01
pond 3	301.5018	23.01
pond 3	301.7518	23.01
pond 3	302.0018	23.01
pond 3	302.2518	23.01
pond 3	302.5018	23.01
pond 3	302.7518	23.01
pond 3	303.0018	23.01
pond 3	303.2518	23.01
pond 3	303.5018	23.01
pond 3	303.7518	23.01
pond 3	304.0018	23.01
pond 3	304.2518	23.01
pond 3	304.5018	23.01
pond 3	304.7518	23.01
pond 3	305.0018	23.01
pond 3	305.2518	23.01
pond 3	305.5018	23.01
pond 3	305.7518	23.01
pond 3	306.0018	23.01
pond 3	306.2518	23.01
pond 3	306.5018	23.01
pond 3	306.7518	23.01
pond 3	307.0018	23.01
pond 3	307.2518	23.01
pond 3	307.5018	23.01
pond 3	307.7518	23.01
pond 3	308.0018	23.01
pond 3	308.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	308.5018	23.01
pond 3	308.7518	23.01
pond 3	309.0018	23.01
pond 3	309.2518	23.01
pond 3	309.5018	23.01
pond 3	309.7518	23.01
pond 3	310.0018	23.01
pond 3	310.2518	23.01
pond 3	310.5018	23.01
pond 3	310.7518	23.01
pond 3	311.0018	23.01
pond 3	311.2518	23.01
pond 3	311.5018	23.01
pond 3	311.7518	23.01
pond 3	312.0018	23.01
pond 3	312.2518	23.01
pond 3	312.5018	23.01
pond 3	312.7518	23.01
pond 3	313.0018	23.01
pond 3	313.2518	23.01
pond 3	313.5018	23.01
pond 3	313.7518	23.01
pond 3	314.0018	23.01
pond 3	314.2518	23.01
pond 3	314.5018	23.01
pond 3	314.7518	23.01
pond 3	315.0018	23.01
pond 3	315.2518	23.01
pond 3	315.5018	23.01
pond 3	315.7518	23.01
pond 3	316.0018	23.01
pond 3	316.2518	23.01
pond 3	316.5018	23.01
pond 3	316.7518	23.01
pond 3	317.0018	23.01
pond 3	317.2518	23.01
pond 3	317.5018	23.01
pond 3	317.7518	23.01
pond 3	318.0018	23.01
pond 3	318.2518	23.01
pond 3	318.5018	23.01
pond 3	318.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	319.0018	23.01
pond 3	319.2518	23.01
pond 3	319.5018	23.01
pond 3	319.7518	23.01
pond 3	320.0018	23.01
pond 3	320.2518	23.01
pond 3	320.5018	23.01
pond 3	320.7518	23.01
pond 3	321.0018	23.01
pond 3	321.2518	23.01
pond 3	321.5018	23.01
pond 3	321.7518	23.01
pond 3	322.0018	23.01
pond 3	322.2518	23.01
pond 3	322.5018	23.01
pond 3	322.7518	23.01
pond 3	323.0018	23.01
pond 3	323.2518	23.01
pond 3	323.5018	23.01
pond 3	323.7518	23.01
pond 3	324.0018	23.01
pond 3	324.2518	23.01
pond 3	324.5018	23.01
pond 3	324.7518	23.01
pond 3	325.0018	23.01
pond 3	325.2518	23.01
pond 3	325.5018	23.01
pond 3	325.7518	23.01
pond 3	326.0018	23.01
pond 3	326.2518	23.01
pond 3	326.5018	23.01
pond 3	326.7518	23.01
pond 3	327.0018	23.01
pond 3	327.2518	23.01
pond 3	327.5018	23.01
pond 3	327.7518	23.01
pond 3	328.0018	23.01
pond 3	328.2518	23.01
pond 3	328.5018	23.01
pond 3	328.7518	23.01
pond 3	329.0018	23.01
pond 3	329.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	329.5018	23.01
pond 3	329.7518	23.01
pond 3	330.0018	23.01
pond 3	330.2518	23.01
pond 3	330.5018	23.01
pond 3	330.7518	23.01
pond 3	331.0018	23.01
pond 3	331.2518	23.01
pond 3	331.5018	23.01
pond 3	331.7518	23.01
pond 3	332.0018	23.01
pond 3	332.2518	23.01
pond 3	332.5018	23.01
pond 3	332.7518	23.01
pond 3	333.0018	23.01
pond 3	333.2518	23.01
pond 3	333.5018	23.01
pond 3	333.7518	23.01
pond 3	334.0018	23.01
pond 3	334.2518	23.01
pond 3	334.5018	23.01
pond 3	334.7518	23.01
pond 3	335.0018	23.01
pond 3	335.2518	23.01
pond 3	335.5018	23.01
pond 3	335.7518	23.01
pond 3	336.0018	23.01
pond 3	336.2518	23.01
pond 3	336.5018	23.01
pond 3	336.7518	23.01
pond 3	337.0018	23.01
pond 3	337.2518	23.01
pond 3	337.5018	23.01
pond 3	337.7518	23.01
pond 3	338.0018	23.01
pond 3	338.2518	23.01
pond 3	338.5018	23.01
pond 3	338.7518	23.01
pond 3	339.0018	23.01
pond 3	339.2518	23.01
pond 3	339.5018	23.01
pond 3	339.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	340.0018	23.01
pond 3	340.2518	23.01
pond 3	340.5018	23.01
pond 3	340.7518	23.01
pond 3	341.0018	23.01
pond 3	341.2518	23.01
pond 3	341.5018	23.01
pond 3	341.7518	23.01
pond 3	342.0018	23.01
pond 3	342.2518	23.01
pond 3	342.5018	23.01
pond 3	342.7518	23.01
pond 3	343.0018	23.01
pond 3	343.2518	23.01
pond 3	343.5018	23.01
pond 3	343.7518	23.01
pond 3	344.0018	23.01
pond 3	344.2518	23.01
pond 3	344.5018	23.01
pond 3	344.7518	23.01
pond 3	345.0018	23.01
pond 3	345.2518	23.01
pond 3	345.5018	23.01
pond 3	345.7518	23.01
pond 3	346.0018	23.01
pond 3	346.2518	23.01
pond 3	346.5018	23.01
pond 3	346.7518	23.01
pond 3	347.0018	23.01
pond 3	347.2518	23.01
pond 3	347.5018	23.01
pond 3	347.7518	23.01
pond 3	348.0018	23.01
pond 3	348.2518	23.01
pond 3	348.5018	23.01
pond 3	348.7518	23.01
pond 3	349.0018	23.01
pond 3	349.2518	23.01
pond 3	349.5018	23.01
pond 3	349.7518	23.01
pond 3	350.0018	23.01
pond 3	350.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 3	350.5018	23.01
pond 3	350.7518	23.01
pond 3	351.0018	23.01
pond 3	351.2518	23.01
pond 3	351.5018	23.01
pond 3	351.7518	23.01
pond 3	352.0018	23.01
pond 3	352.2518	23.01
pond 3	352.5018	23.01
pond 3	352.7518	23.01
pond 3	353.0018	23.01
pond 3	353.2518	23.01
pond 3	353.5018	23.01
pond 3	353.7518	23.01
pond 3	354.0018	23.01
pond 3	354.2518	23.01
pond 3	354.5018	23.01
pond 3	354.7518	23.01
pond 3	355.0018	23.01
pond 3	355.2518	23.01
pond 3	355.5018	23.01
pond 3	355.7518	23.01
pond 3	356.0018	23.01
pond 3	356.2518	23.01
pond 3	356.5018	23.01
pond 3	356.7518	23.01
pond 3	357.0018	23.01
pond 3	357.2518	23.01
pond 3	357.5018	23.01
pond 3	357.7518	23.01
pond 3	358.0018	23.01
pond 3	358.2518	23.01
pond 3	358.5018	23.01
pond 3	358.7518	23.01
pond 3	359.0018	23.01
pond 3	359.2518	23.01
pond 3	359.5018	23.01
pond 3	359.7518	23.01
pond 3	360.0018	23.01
pond 4	0.0000	23.00
pond 4	0.2511	23.00
pond 4	0.5050	23.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	0.7527	23.00
pond 4	1.0027	23.00
pond 4	1.2527	23.00
pond 4	1.5027	23.00
pond 4	1.7527	23.00
pond 4	2.0027	23.00
pond 4	2.2527	23.00
pond 4	2.5027	23.00
pond 4	2.7527	23.00
pond 4	3.0027	23.00
pond 4	3.2527	23.00
pond 4	3.5027	23.00
pond 4	3.7527	23.00
pond 4	4.0027	23.00
pond 4	4.2527	23.01
pond 4	4.5027	23.01
pond 4	4.7527	23.02
pond 4	5.0027	23.03
pond 4	5.2527	23.04
pond 4	5.5027	23.04
pond 4	5.7527	23.05
pond 4	6.0027	23.06
pond 4	6.2527	23.08
pond 4	6.5027	23.09
pond 4	6.7527	23.11
pond 4	7.0027	23.12
pond 4	7.2527	23.14
pond 4	7.5027	23.16
pond 4	7.7527	23.18
pond 4	8.0027	23.20
pond 4	8.2525	23.22
pond 4	8.5002	23.24
pond 4	8.7503	23.27
pond 4	9.0005	23.30
pond 4	9.2502	23.33
pond 4	9.5010	23.36
pond 4	9.7513	23.40
pond 4	10.0022	23.43
pond 4	10.2518	23.47
pond 4	10.5023	23.52
pond 4	10.7511	23.58
pond 4	11.0001	23.65

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	11.2504	23.74
pond 4	11.5009	23.85
pond 4	11.7501	24.10
pond 4	12.0001	24.73
pond 4	12.2503	25.10
pond 4	12.5001	24.81
pond 4	12.7507	24.59
pond 4	13.0012	24.49
pond 4	13.2516	24.44
pond 4	13.5004	24.43
pond 4	13.7518	24.44
pond 4	14.0030	24.47
pond 4	14.2534	24.49
pond 4	14.5037	24.51
pond 4	14.7521	24.53
pond 4	15.0035	24.55
pond 4	15.2518	24.57
pond 4	15.5018	24.58
pond 4	15.7518	24.60
pond 4	16.0018	24.61
pond 4	16.2518	24.63
pond 4	16.5018	24.64
pond 4	16.7518	24.65
pond 4	17.0018	24.66
pond 4	17.2518	24.67
pond 4	17.5018	24.67
pond 4	17.7518	24.68
pond 4	18.0018	24.69
pond 4	18.2518	24.69
pond 4	18.5018	24.70
pond 4	18.7518	24.70
pond 4	19.0018	24.71
pond 4	19.2518	24.71
pond 4	19.5018	24.71
pond 4	19.7518	24.72
pond 4	20.0018	24.72
pond 4	20.2518	24.72
pond 4	20.5018	24.73
pond 4	20.7518	24.73
pond 4	21.0018	24.73
pond 4	21.2518	24.73
pond 4	21.5018	24.73

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	21.7518	24.73
pond 4	22.0018	24.73
pond 4	22.2518	24.74
pond 4	22.5018	24.74
pond 4	22.7518	24.74
pond 4	23.0018	24.74
pond 4	23.2518	24.74
pond 4	23.5018	24.74
pond 4	23.7518	24.74
pond 4	24.0018	24.74
pond 4	24.2518	24.74
pond 4	24.5018	24.73
pond 4	24.7518	24.73
pond 4	25.0018	24.72
pond 4	25.2518	24.72
pond 4	25.5018	24.71
pond 4	25.7518	24.71
pond 4	26.0018	24.70
pond 4	26.2518	24.70
pond 4	26.5018	24.69
pond 4	26.7518	24.69
pond 4	27.0018	24.68
pond 4	27.2518	24.68
pond 4	27.5018	24.67
pond 4	27.7518	24.66
pond 4	28.0018	24.66
pond 4	28.2518	24.65
pond 4	28.5018	24.65
pond 4	28.7518	24.64
pond 4	29.0018	24.64
pond 4	29.2518	24.63
pond 4	29.5018	24.62
pond 4	29.7518	24.62
pond 4	30.0018	24.61
pond 4	30.2518	24.61
pond 4	30.5018	24.60
pond 4	30.7518	24.60
pond 4	31.0018	24.59
pond 4	31.2518	24.58
pond 4	31.5018	24.58
pond 4	31.7518	24.57
pond 4	32.0018	24.57

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	32.2518	24.56
pond 4	32.5018	24.56
pond 4	32.7518	24.55
pond 4	33.0018	24.54
pond 4	33.2518	24.54
pond 4	33.5018	24.53
pond 4	33.7518	24.53
pond 4	34.0018	24.52
pond 4	34.2518	24.51
pond 4	34.5018	24.51
pond 4	34.7518	24.50
pond 4	35.0018	24.50
pond 4	35.2518	24.49
pond 4	35.5018	24.48
pond 4	35.7518	24.48
pond 4	36.0018	24.47
pond 4	36.2518	24.47
pond 4	36.5018	24.46
pond 4	36.7518	24.46
pond 4	37.0018	24.45
pond 4	37.2518	24.44
pond 4	37.5018	24.44
pond 4	37.7518	24.43
pond 4	38.0018	24.43
pond 4	38.2518	24.42
pond 4	38.5018	24.41
pond 4	38.7518	24.41
pond 4	39.0018	24.40
pond 4	39.2518	24.40
pond 4	39.5018	24.39
pond 4	39.7518	24.39
pond 4	40.0018	24.38
pond 4	40.2518	24.37
pond 4	40.5018	24.37
pond 4	40.7518	24.36
pond 4	41.0018	24.36
pond 4	41.2518	24.35
pond 4	41.5018	24.34
pond 4	41.7518	24.34
pond 4	42.0018	24.33
pond 4	42.2518	24.33
pond 4	42.5018	24.32

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	42.7518	24.32
pond 4	43.0018	24.31
pond 4	43.2518	24.30
pond 4	43.5018	24.30
pond 4	43.7518	24.29
pond 4	44.0018	24.29
pond 4	44.2518	24.28
pond 4	44.5018	24.28
pond 4	44.7518	24.27
pond 4	45.0018	24.26
pond 4	45.2518	24.26
pond 4	45.5018	24.25
pond 4	45.7518	24.25
pond 4	46.0018	24.24
pond 4	46.2518	24.24
pond 4	46.5018	24.23
pond 4	46.7518	24.23
pond 4	47.0018	24.22
pond 4	47.2518	24.22
pond 4	47.5018	24.21
pond 4	47.7518	24.21
pond 4	48.0018	24.20
pond 4	48.2518	24.20
pond 4	48.5018	24.19
pond 4	48.7518	24.19
pond 4	49.0018	24.19
pond 4	49.2518	24.18
pond 4	49.5018	24.18
pond 4	49.7518	24.18
pond 4	50.0018	24.17
pond 4	50.2518	24.17
pond 4	50.5018	24.17
pond 4	50.7518	24.16
pond 4	51.0018	24.16
pond 4	51.2518	24.16
pond 4	51.5018	24.15
pond 4	51.7518	24.15
pond 4	52.0018	24.14
pond 4	52.2518	24.14
pond 4	52.5018	24.14
pond 4	52.7518	24.13
pond 4	53.0018	24.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	53.2518	24.12
pond 4	53.5018	24.12
pond 4	53.7518	24.11
pond 4	54.0018	24.11
pond 4	54.2518	24.10
pond 4	54.5018	24.10
pond 4	54.7518	24.10
pond 4	55.0018	24.09
pond 4	55.2518	24.09
pond 4	55.5018	24.08
pond 4	55.7518	24.08
pond 4	56.0018	24.07
pond 4	56.2518	24.07
pond 4	56.5018	24.06
pond 4	56.7518	24.06
pond 4	57.0018	24.05
pond 4	57.2518	24.05
pond 4	57.5018	24.04
pond 4	57.7518	24.04
pond 4	58.0018	24.03
pond 4	58.2518	24.03
pond 4	58.5018	24.02
pond 4	58.7518	24.02
pond 4	59.0018	24.01
pond 4	59.2518	24.01
pond 4	59.5018	24.00
pond 4	59.7518	24.00
pond 4	60.0018	23.99
pond 4	60.2518	23.99
pond 4	60.5018	23.98
pond 4	60.7518	23.98
pond 4	61.0018	23.97
pond 4	61.2518	23.97
pond 4	61.5018	23.96
pond 4	61.7518	23.96
pond 4	62.0018	23.95
pond 4	62.2518	23.95
pond 4	62.5018	23.94
pond 4	62.7518	23.94
pond 4	63.0018	23.94
pond 4	63.2518	23.93
pond 4	63.5018	23.93

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	63.7518	23.92
pond 4	64.0018	23.92
pond 4	64.2518	23.91
pond 4	64.5018	23.91
pond 4	64.7518	23.90
pond 4	65.0018	23.90
pond 4	65.2518	23.89
pond 4	65.5018	23.89
pond 4	65.7518	23.88
pond 4	66.0018	23.88
pond 4	66.2518	23.87
pond 4	66.5018	23.87
pond 4	66.7518	23.86
pond 4	67.0018	23.86
pond 4	67.2518	23.85
pond 4	67.5018	23.85
pond 4	67.7518	23.84
pond 4	68.0018	23.84
pond 4	68.2518	23.83
pond 4	68.5018	23.83
pond 4	68.7518	23.82
pond 4	69.0018	23.82
pond 4	69.2518	23.81
pond 4	69.5018	23.81
pond 4	69.7518	23.81
pond 4	70.0018	23.80
pond 4	70.2518	23.80
pond 4	70.5018	23.79
pond 4	70.7518	23.79
pond 4	71.0018	23.78
pond 4	71.2518	23.78
pond 4	71.5018	23.77
pond 4	71.7518	23.77
pond 4	72.0018	23.76
pond 4	72.2518	23.76
pond 4	72.5018	23.76
pond 4	72.7518	23.75
pond 4	73.0018	23.75
pond 4	73.2518	23.74
pond 4	73.5018	23.74
pond 4	73.7518	23.73
pond 4	74.0018	23.73

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	74.2518	23.72
pond 4	74.5018	23.72
pond 4	74.7518	23.72
pond 4	75.0018	23.71
pond 4	75.2518	23.71
pond 4	75.5018	23.70
pond 4	75.7518	23.70
pond 4	76.0018	23.69
pond 4	76.2518	23.69
pond 4	76.5018	23.69
pond 4	76.7518	23.68
pond 4	77.0018	23.68
pond 4	77.2518	23.67
pond 4	77.5018	23.67
pond 4	77.7518	23.66
pond 4	78.0018	23.66
pond 4	78.2518	23.66
pond 4	78.5018	23.65
pond 4	78.7518	23.65
pond 4	79.0018	23.64
pond 4	79.2518	23.64
pond 4	79.5018	23.64
pond 4	79.7518	23.63
pond 4	80.0018	23.63
pond 4	80.2518	23.62
pond 4	80.5018	23.62
pond 4	80.7518	23.62
pond 4	81.0018	23.61
pond 4	81.2518	23.61
pond 4	81.5018	23.60
pond 4	81.7518	23.60
pond 4	82.0018	23.60
pond 4	82.2518	23.59
pond 4	82.5018	23.59
pond 4	82.7518	23.58
pond 4	83.0018	23.58
pond 4	83.2518	23.58
pond 4	83.5018	23.57
pond 4	83.7518	23.57
pond 4	84.0018	23.57
pond 4	84.2518	23.56
pond 4	84.5018	23.56

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	84.7518	23.55
pond 4	85.0018	23.55
pond 4	85.2518	23.55
pond 4	85.5018	23.54
pond 4	85.7518	23.54
pond 4	86.0018	23.54
pond 4	86.2518	23.53
pond 4	86.5018	23.53
pond 4	86.7518	23.52
pond 4	87.0018	23.52
pond 4	87.2518	23.52
pond 4	87.5018	23.52
pond 4	87.7518	23.52
pond 4	88.0018	23.51
pond 4	88.2518	23.51
pond 4	88.5018	23.51
pond 4	88.7518	23.51
pond 4	89.0018	23.51
pond 4	89.2518	23.50
pond 4	89.5018	23.50
pond 4	89.7518	23.50
pond 4	90.0018	23.49
pond 4	90.2518	23.49
pond 4	90.5018	23.49
pond 4	90.7518	23.49
pond 4	91.0018	23.48
pond 4	91.2518	23.48
pond 4	91.5018	23.48
pond 4	91.7518	23.47
pond 4	92.0018	23.47
pond 4	92.2518	23.47
pond 4	92.5018	23.46
pond 4	92.7518	23.46
pond 4	93.0018	23.46
pond 4	93.2518	23.45
pond 4	93.5018	23.45
pond 4	93.7518	23.45
pond 4	94.0018	23.44
pond 4	94.2518	23.44
pond 4	94.5018	23.44
pond 4	94.7518	23.43
pond 4	95.0018	23.43

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	95.2518	23.43
pond 4	95.5018	23.43
pond 4	95.7518	23.42
pond 4	96.0018	23.42
pond 4	96.2518	23.42
pond 4	96.5018	23.41
pond 4	96.7518	23.41
pond 4	97.0018	23.41
pond 4	97.2518	23.40
pond 4	97.5018	23.40
pond 4	97.7518	23.40
pond 4	98.0018	23.39
pond 4	98.2518	23.39
pond 4	98.5018	23.39
pond 4	98.7518	23.39
pond 4	99.0018	23.38
pond 4	99.2518	23.38
pond 4	99.5018	23.38
pond 4	99.7518	23.38
pond 4	100.0018	23.37
pond 4	100.2518	23.37
pond 4	100.5018	23.37
pond 4	100.7518	23.36
pond 4	101.0018	23.36
pond 4	101.2518	23.36
pond 4	101.5018	23.36
pond 4	101.7518	23.35
pond 4	102.0018	23.35
pond 4	102.2518	23.35
pond 4	102.5018	23.35
pond 4	102.7518	23.34
pond 4	103.0018	23.34
pond 4	103.2518	23.34
pond 4	103.5018	23.34
pond 4	103.7518	23.33
pond 4	104.0018	23.33
pond 4	104.2518	23.33
pond 4	104.5018	23.33
pond 4	104.7518	23.32
pond 4	105.0018	23.32
pond 4	105.2518	23.32
pond 4	105.5018	23.32

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	105.7518	23.31
pond 4	106.0018	23.31
pond 4	106.2518	23.31
pond 4	106.5018	23.31
pond 4	106.7518	23.31
pond 4	107.0018	23.30
pond 4	107.2518	23.30
pond 4	107.5018	23.30
pond 4	107.7518	23.30
pond 4	108.0018	23.30
pond 4	108.2518	23.29
pond 4	108.5018	23.29
pond 4	108.7518	23.29
pond 4	109.0018	23.29
pond 4	109.2518	23.28
pond 4	109.5018	23.28
pond 4	109.7518	23.28
pond 4	110.0018	23.28
pond 4	110.2518	23.28
pond 4	110.5018	23.27
pond 4	110.7518	23.27
pond 4	111.0018	23.27
pond 4	111.2518	23.27
pond 4	111.5018	23.27
pond 4	111.7518	23.26
pond 4	112.0018	23.26
pond 4	112.2518	23.26
pond 4	112.5018	23.26
pond 4	112.7518	23.26
pond 4	113.0018	23.26
pond 4	113.2518	23.25
pond 4	113.5018	23.25
pond 4	113.7518	23.25
pond 4	114.0018	23.25
pond 4	114.2518	23.25
pond 4	114.5018	23.24
pond 4	114.7518	23.24
pond 4	115.0018	23.24
pond 4	115.2518	23.24
pond 4	115.5018	23.24
pond 4	115.7518	23.24
pond 4	116.0018	23.23

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	116.2518	23.23
pond 4	116.5018	23.23
pond 4	116.7518	23.23
pond 4	117.0018	23.23
pond 4	117.2518	23.23
pond 4	117.5018	23.23
pond 4	117.7518	23.22
pond 4	118.0018	23.22
pond 4	118.2518	23.22
pond 4	118.5018	23.22
pond 4	118.7518	23.22
pond 4	119.0018	23.22
pond 4	119.2518	23.21
pond 4	119.5018	23.21
pond 4	119.7518	23.21
pond 4	120.0018	23.21
pond 4	120.2518	23.21
pond 4	120.5018	23.21
pond 4	120.7518	23.21
pond 4	121.0018	23.20
pond 4	121.2518	23.20
pond 4	121.5018	23.20
pond 4	121.7518	23.20
pond 4	122.0018	23.20
pond 4	122.2518	23.20
pond 4	122.5018	23.20
pond 4	122.7518	23.20
pond 4	123.0018	23.19
pond 4	123.2518	23.19
pond 4	123.5018	23.19
pond 4	123.7518	23.19
pond 4	124.0018	23.19
pond 4	124.2518	23.19
pond 4	124.5018	23.19
pond 4	124.7518	23.19
pond 4	125.0018	23.18
pond 4	125.2518	23.18
pond 4	125.5018	23.18
pond 4	125.7518	23.18
pond 4	126.0018	23.18
pond 4	126.2518	23.18
pond 4	126.5018	23.18

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	126.7518	23.18
pond 4	127.0018	23.18
pond 4	127.2518	23.17
pond 4	127.5018	23.17
pond 4	127.7518	23.17
pond 4	128.0018	23.17
pond 4	128.2518	23.17
pond 4	128.5018	23.17
pond 4	128.7518	23.17
pond 4	129.0018	23.17
pond 4	129.2518	23.17
pond 4	129.5018	23.17
pond 4	129.7518	23.16
pond 4	130.0018	23.16
pond 4	130.2518	23.16
pond 4	130.5018	23.16
pond 4	130.7518	23.16
pond 4	131.0018	23.16
pond 4	131.2518	23.16
pond 4	131.5018	23.16
pond 4	131.7518	23.16
pond 4	132.0018	23.16
pond 4	132.2518	23.15
pond 4	132.5018	23.15
pond 4	132.7518	23.15
pond 4	133.0018	23.15
pond 4	133.2518	23.15
pond 4	133.5018	23.15
pond 4	133.7518	23.15
pond 4	134.0018	23.15
pond 4	134.2518	23.15
pond 4	134.5018	23.15
pond 4	134.7518	23.15
pond 4	135.0018	23.15
pond 4	135.2518	23.14
pond 4	135.5018	23.14
pond 4	135.7518	23.14
pond 4	136.0018	23.14
pond 4	136.2518	23.14
pond 4	136.5018	23.14
pond 4	136.7518	23.14
pond 4	137.0018	23.14

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	137.2518	23.14
pond 4	137.5018	23.14
pond 4	137.7518	23.14
pond 4	138.0018	23.14
pond 4	138.2518	23.14
pond 4	138.5018	23.13
pond 4	138.7518	23.13
pond 4	139.0018	23.13
pond 4	139.2518	23.13
pond 4	139.5018	23.13
pond 4	139.7518	23.13
pond 4	140.0018	23.13
pond 4	140.2518	23.13
pond 4	140.5018	23.13
pond 4	140.7518	23.13
pond 4	141.0018	23.13
pond 4	141.2518	23.13
pond 4	141.5018	23.13
pond 4	141.7518	23.13
pond 4	142.0018	23.13
pond 4	142.2518	23.13
pond 4	142.5018	23.12
pond 4	142.7518	23.12
pond 4	143.0018	23.12
pond 4	143.2518	23.12
pond 4	143.5018	23.12
pond 4	143.7518	23.12
pond 4	144.0018	23.12
pond 4	144.2518	23.12
pond 4	144.5018	23.12
pond 4	144.7518	23.12
pond 4	145.0018	23.12
pond 4	145.2518	23.12
pond 4	145.5018	23.12
pond 4	145.7518	23.12
pond 4	146.0018	23.12
pond 4	146.2518	23.12
pond 4	146.5018	23.12
pond 4	146.7518	23.11
pond 4	147.0018	23.11
pond 4	147.2518	23.11
pond 4	147.5018	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	147.7518	23.11
pond 4	148.0018	23.11
pond 4	148.2518	23.11
pond 4	148.5018	23.11
pond 4	148.7518	23.11
pond 4	149.0018	23.11
pond 4	149.2518	23.11
pond 4	149.5018	23.11
pond 4	149.7518	23.11
pond 4	150.0018	23.11
pond 4	150.2518	23.11
pond 4	150.5018	23.11
pond 4	150.7518	23.11
pond 4	151.0018	23.11
pond 4	151.2518	23.11
pond 4	151.5018	23.11
pond 4	151.7518	23.10
pond 4	152.0018	23.10
pond 4	152.2518	23.10
pond 4	152.5018	23.10
pond 4	152.7518	23.10
pond 4	153.0018	23.10
pond 4	153.2518	23.10
pond 4	153.5018	23.10
pond 4	153.7518	23.10
pond 4	154.0018	23.10
pond 4	154.2518	23.10
pond 4	154.5018	23.10
pond 4	154.7518	23.10
pond 4	155.0018	23.10
pond 4	155.2518	23.10
pond 4	155.5018	23.10
pond 4	155.7518	23.10
pond 4	156.0018	23.10
pond 4	156.2518	23.10
pond 4	156.5018	23.10
pond 4	156.7518	23.10
pond 4	157.0018	23.10
pond 4	157.2518	23.10
pond 4	157.5018	23.10
pond 4	157.7518	23.09
pond 4	158.0018	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	158.2518	23.09
pond 4	158.5018	23.09
pond 4	158.7518	23.09
pond 4	159.0018	23.09
pond 4	159.2518	23.09
pond 4	159.5018	23.09
pond 4	159.7518	23.09
pond 4	160.0018	23.09
pond 4	160.2518	23.09
pond 4	160.5018	23.09
pond 4	160.7518	23.09
pond 4	161.0018	23.09
pond 4	161.2518	23.09
pond 4	161.5018	23.09
pond 4	161.7518	23.09
pond 4	162.0018	23.09
pond 4	162.2518	23.09
pond 4	162.5018	23.09
pond 4	162.7518	23.09
pond 4	163.0018	23.09
pond 4	163.2518	23.09
pond 4	163.5018	23.09
pond 4	163.7518	23.09
pond 4	164.0018	23.09
pond 4	164.2518	23.09
pond 4	164.5018	23.09
pond 4	164.7518	23.08
pond 4	165.0018	23.08
pond 4	165.2518	23.08
pond 4	165.5018	23.08
pond 4	165.7518	23.08
pond 4	166.0018	23.08
pond 4	166.2518	23.08
pond 4	166.5018	23.08
pond 4	166.7518	23.08
pond 4	167.0018	23.08
pond 4	167.2518	23.08
pond 4	167.5018	23.08
pond 4	167.7518	23.08
pond 4	168.0018	23.08
pond 4	168.2518	23.08
pond 4	168.5018	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	168.7518	23.08
pond 4	169.0018	23.08
pond 4	169.2518	23.08
pond 4	169.5018	23.08
pond 4	169.7518	23.08
pond 4	170.0018	23.08
pond 4	170.2518	23.08
pond 4	170.5018	23.08
pond 4	170.7518	23.08
pond 4	171.0018	23.08
pond 4	171.2518	23.08
pond 4	171.5018	23.08
pond 4	171.7518	23.08
pond 4	172.0018	23.08
pond 4	172.2518	23.08
pond 4	172.5018	23.08
pond 4	172.7518	23.08
pond 4	173.0018	23.08
pond 4	173.2518	23.08
pond 4	173.5018	23.07
pond 4	173.7518	23.07
pond 4	174.0018	23.07
pond 4	174.2518	23.07
pond 4	174.5018	23.07
pond 4	174.7518	23.07
pond 4	175.0018	23.07
pond 4	175.2518	23.07
pond 4	175.5018	23.07
pond 4	175.7518	23.07
pond 4	176.0018	23.07
pond 4	176.2518	23.07
pond 4	176.5018	23.07
pond 4	176.7518	23.07
pond 4	177.0018	23.07
pond 4	177.2518	23.07
pond 4	177.5018	23.07
pond 4	177.7518	23.07
pond 4	178.0018	23.07
pond 4	178.2518	23.07
pond 4	178.5018	23.07
pond 4	178.7518	23.07
pond 4	179.0018	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	179.2518	23.07
pond 4	179.5018	23.07
pond 4	179.7518	23.07
pond 4	180.0018	23.07
pond 4	180.2518	23.07
pond 4	180.5018	23.07
pond 4	180.7518	23.07
pond 4	181.0018	23.07
pond 4	181.2518	23.07
pond 4	181.5018	23.07
pond 4	181.7518	23.07
pond 4	182.0018	23.07
pond 4	182.2518	23.07
pond 4	182.5018	23.07
pond 4	182.7518	23.07
pond 4	183.0018	23.07
pond 4	183.2518	23.07
pond 4	183.5018	23.07
pond 4	183.7518	23.07
pond 4	184.0018	23.07
pond 4	184.2518	23.07
pond 4	184.5018	23.06
pond 4	184.7518	23.06
pond 4	185.0018	23.06
pond 4	185.2518	23.06
pond 4	185.5018	23.06
pond 4	185.7518	23.06
pond 4	186.0018	23.06
pond 4	186.2518	23.06
pond 4	186.5018	23.06
pond 4	186.7518	23.06
pond 4	187.0018	23.06
pond 4	187.2518	23.06
pond 4	187.5018	23.06
pond 4	187.7518	23.06
pond 4	188.0018	23.06
pond 4	188.2518	23.06
pond 4	188.5018	23.06
pond 4	188.7518	23.06
pond 4	189.0018	23.06
pond 4	189.2518	23.06
pond 4	189.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	189.7518	23.06
pond 4	190.0018	23.06
pond 4	190.2518	23.06
pond 4	190.5018	23.06
pond 4	190.7518	23.06
pond 4	191.0018	23.06
pond 4	191.2518	23.06
pond 4	191.5018	23.06
pond 4	191.7518	23.06
pond 4	192.0018	23.06
pond 4	192.2518	23.06
pond 4	192.5018	23.06
pond 4	192.7518	23.06
pond 4	193.0018	23.06
pond 4	193.2518	23.06
pond 4	193.5018	23.06
pond 4	193.7518	23.06
pond 4	194.0018	23.06
pond 4	194.2518	23.06
pond 4	194.5018	23.06
pond 4	194.7518	23.06
pond 4	195.0018	23.06
pond 4	195.2518	23.06
pond 4	195.5018	23.06
pond 4	195.7518	23.06
pond 4	196.0018	23.06
pond 4	196.2518	23.06
pond 4	196.5018	23.06
pond 4	196.7518	23.06
pond 4	197.0018	23.06
pond 4	197.2518	23.06
pond 4	197.5018	23.06
pond 4	197.7518	23.06
pond 4	198.0018	23.06
pond 4	198.2518	23.06
pond 4	198.5018	23.06
pond 4	198.7518	23.06
pond 4	199.0018	23.05
pond 4	199.2518	23.05
pond 4	199.5018	23.05
pond 4	199.7518	23.05
pond 4	200.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	200.2518	23.05
pond 4	200.5018	23.05
pond 4	200.7518	23.05
pond 4	201.0018	23.05
pond 4	201.2518	23.05
pond 4	201.5018	23.05
pond 4	201.7518	23.05
pond 4	202.0018	23.05
pond 4	202.2518	23.05
pond 4	202.5018	23.05
pond 4	202.7518	23.05
pond 4	203.0018	23.05
pond 4	203.2518	23.05
pond 4	203.5018	23.05
pond 4	203.7518	23.05
pond 4	204.0018	23.05
pond 4	204.2518	23.05
pond 4	204.5018	23.05
pond 4	204.7518	23.05
pond 4	205.0018	23.05
pond 4	205.2518	23.05
pond 4	205.5018	23.05
pond 4	205.7518	23.05
pond 4	206.0018	23.05
pond 4	206.2518	23.05
pond 4	206.5018	23.05
pond 4	206.7518	23.05
pond 4	207.0018	23.05
pond 4	207.2518	23.05
pond 4	207.5018	23.05
pond 4	207.7518	23.05
pond 4	208.0018	23.05
pond 4	208.2518	23.05
pond 4	208.5018	23.05
pond 4	208.7518	23.05
pond 4	209.0018	23.05
pond 4	209.2518	23.05
pond 4	209.5018	23.05
pond 4	209.7518	23.05
pond 4	210.0018	23.05
pond 4	210.2518	23.05
pond 4	210.5018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	210.7518	23.05
pond 4	211.0018	23.05
pond 4	211.2518	23.05
pond 4	211.5018	23.05
pond 4	211.7518	23.05
pond 4	212.0018	23.05
pond 4	212.2518	23.05
pond 4	212.5018	23.05
pond 4	212.7518	23.05
pond 4	213.0018	23.05
pond 4	213.2518	23.05
pond 4	213.5018	23.05
pond 4	213.7518	23.05
pond 4	214.0018	23.05
pond 4	214.2518	23.05
pond 4	214.5018	23.05
pond 4	214.7518	23.05
pond 4	215.0018	23.05
pond 4	215.2518	23.05
pond 4	215.5018	23.05
pond 4	215.7518	23.05
pond 4	216.0018	23.05
pond 4	216.2518	23.05
pond 4	216.5018	23.05
pond 4	216.7518	23.05
pond 4	217.0018	23.05
pond 4	217.2518	23.05
pond 4	217.5018	23.05
pond 4	217.7518	23.05
pond 4	218.0018	23.05
pond 4	218.2518	23.05
pond 4	218.5018	23.05
pond 4	218.7518	23.05
pond 4	219.0018	23.04
pond 4	219.2518	23.04
pond 4	219.5018	23.04
pond 4	219.7518	23.04
pond 4	220.0018	23.04
pond 4	220.2518	23.04
pond 4	220.5018	23.04
pond 4	220.7518	23.04
pond 4	221.0018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	221.2518	23.04
pond 4	221.5018	23.04
pond 4	221.7518	23.04
pond 4	222.0018	23.04
pond 4	222.2518	23.04
pond 4	222.5018	23.04
pond 4	222.7518	23.04
pond 4	223.0018	23.04
pond 4	223.2518	23.04
pond 4	223.5018	23.04
pond 4	223.7518	23.04
pond 4	224.0018	23.04
pond 4	224.2518	23.04
pond 4	224.5018	23.04
pond 4	224.7518	23.04
pond 4	225.0018	23.04
pond 4	225.2518	23.04
pond 4	225.5018	23.04
pond 4	225.7518	23.04
pond 4	226.0018	23.04
pond 4	226.2518	23.04
pond 4	226.5018	23.04
pond 4	226.7518	23.04
pond 4	227.0018	23.04
pond 4	227.2518	23.04
pond 4	227.5018	23.04
pond 4	227.7518	23.04
pond 4	228.0018	23.04
pond 4	228.2518	23.04
pond 4	228.5018	23.04
pond 4	228.7518	23.04
pond 4	229.0018	23.04
pond 4	229.2518	23.04
pond 4	229.5018	23.04
pond 4	229.7518	23.04
pond 4	230.0018	23.04
pond 4	230.2518	23.04
pond 4	230.5018	23.04
pond 4	230.7518	23.04
pond 4	231.0018	23.04
pond 4	231.2518	23.04
pond 4	231.5018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	231.7518	23.04
pond 4	232.0018	23.04
pond 4	232.2518	23.04
pond 4	232.5018	23.04
pond 4	232.7518	23.04
pond 4	233.0018	23.04
pond 4	233.2518	23.04
pond 4	233.5018	23.04
pond 4	233.7518	23.04
pond 4	234.0018	23.04
pond 4	234.2518	23.04
pond 4	234.5018	23.04
pond 4	234.7518	23.04
pond 4	235.0018	23.04
pond 4	235.2518	23.04
pond 4	235.5018	23.04
pond 4	235.7518	23.04
pond 4	236.0018	23.04
pond 4	236.2518	23.04
pond 4	236.5018	23.04
pond 4	236.7518	23.04
pond 4	237.0018	23.04
pond 4	237.2518	23.04
pond 4	237.5018	23.04
pond 4	237.7518	23.04
pond 4	238.0018	23.04
pond 4	238.2518	23.04
pond 4	238.5018	23.04
pond 4	238.7518	23.04
pond 4	239.0018	23.04
pond 4	239.2518	23.04
pond 4	239.5018	23.04
pond 4	239.7518	23.04
pond 4	240.0018	23.04
pond 4	240.2518	23.04
pond 4	240.5018	23.04
pond 4	240.7518	23.04
pond 4	241.0018	23.04
pond 4	241.2518	23.04
pond 4	241.5018	23.04
pond 4	241.7518	23.04
pond 4	242.0018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	242.2518	23.04
pond 4	242.5018	23.04
pond 4	242.7518	23.04
pond 4	243.0018	23.04
pond 4	243.2518	23.04
pond 4	243.5018	23.04
pond 4	243.7518	23.04
pond 4	244.0018	23.04
pond 4	244.2518	23.04
pond 4	244.5018	23.04
pond 4	244.7518	23.04
pond 4	245.0018	23.04
pond 4	245.2518	23.04
pond 4	245.5018	23.04
pond 4	245.7518	23.04
pond 4	246.0018	23.04
pond 4	246.2518	23.04
pond 4	246.5018	23.04
pond 4	246.7518	23.04
pond 4	247.0018	23.04
pond 4	247.2518	23.04
pond 4	247.5018	23.04
pond 4	247.7518	23.04
pond 4	248.0018	23.04
pond 4	248.2518	23.04
pond 4	248.5018	23.04
pond 4	248.7518	23.04
pond 4	249.0018	23.04
pond 4	249.2518	23.03
pond 4	249.5018	23.03
pond 4	249.7518	23.03
pond 4	250.0018	23.03
pond 4	250.2518	23.03
pond 4	250.5018	23.03
pond 4	250.7518	23.03
pond 4	251.0018	23.03
pond 4	251.2518	23.03
pond 4	251.5018	23.03
pond 4	251.7518	23.03
pond 4	252.0018	23.03
pond 4	252.2518	23.03
pond 4	252.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	252.7518	23.03
pond 4	253.0018	23.03
pond 4	253.2518	23.03
pond 4	253.5018	23.03
pond 4	253.7518	23.03
pond 4	254.0018	23.03
pond 4	254.2518	23.03
pond 4	254.5018	23.03
pond 4	254.7518	23.03
pond 4	255.0018	23.03
pond 4	255.2518	23.03
pond 4	255.5018	23.03
pond 4	255.7518	23.03
pond 4	256.0018	23.03
pond 4	256.2518	23.03
pond 4	256.5018	23.03
pond 4	256.7518	23.03
pond 4	257.0018	23.03
pond 4	257.2518	23.03
pond 4	257.5018	23.03
pond 4	257.7518	23.03
pond 4	258.0018	23.03
pond 4	258.2518	23.03
pond 4	258.5018	23.03
pond 4	258.7518	23.03
pond 4	259.0018	23.03
pond 4	259.2518	23.03
pond 4	259.5018	23.03
pond 4	259.7518	23.03
pond 4	260.0018	23.03
pond 4	260.2518	23.03
pond 4	260.5018	23.03
pond 4	260.7518	23.03
pond 4	261.0018	23.03
pond 4	261.2518	23.03
pond 4	261.5018	23.03
pond 4	261.7518	23.03
pond 4	262.0018	23.03
pond 4	262.2518	23.03
pond 4	262.5018	23.03
pond 4	262.7518	23.03
pond 4	263.0018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	263.2518	23.03
pond 4	263.5018	23.03
pond 4	263.7518	23.03
pond 4	264.0018	23.03
pond 4	264.2518	23.03
pond 4	264.5018	23.03
pond 4	264.7518	23.03
pond 4	265.0018	23.03
pond 4	265.2518	23.03
pond 4	265.5018	23.03
pond 4	265.7518	23.03
pond 4	266.0018	23.03
pond 4	266.2518	23.03
pond 4	266.5018	23.03
pond 4	266.7518	23.03
pond 4	267.0018	23.03
pond 4	267.2518	23.03
pond 4	267.5018	23.03
pond 4	267.7518	23.03
pond 4	268.0018	23.03
pond 4	268.2518	23.03
pond 4	268.5018	23.03
pond 4	268.7518	23.03
pond 4	269.0018	23.03
pond 4	269.2518	23.03
pond 4	269.5018	23.03
pond 4	269.7518	23.03
pond 4	270.0018	23.03
pond 4	270.2518	23.03
pond 4	270.5018	23.03
pond 4	270.7518	23.03
pond 4	271.0018	23.03
pond 4	271.2518	23.03
pond 4	271.5018	23.03
pond 4	271.7518	23.03
pond 4	272.0018	23.03
pond 4	272.2518	23.03
pond 4	272.5018	23.03
pond 4	272.7518	23.03
pond 4	273.0018	23.03
pond 4	273.2518	23.03
pond 4	273.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	273.7518	23.03
pond 4	274.0018	23.03
pond 4	274.2518	23.03
pond 4	274.5018	23.03
pond 4	274.7518	23.03
pond 4	275.0018	23.03
pond 4	275.2518	23.03
pond 4	275.5018	23.03
pond 4	275.7518	23.03
pond 4	276.0018	23.03
pond 4	276.2518	23.03
pond 4	276.5018	23.03
pond 4	276.7518	23.03
pond 4	277.0018	23.03
pond 4	277.2518	23.03
pond 4	277.5018	23.03
pond 4	277.7518	23.03
pond 4	278.0018	23.03
pond 4	278.2518	23.03
pond 4	278.5018	23.03
pond 4	278.7518	23.03
pond 4	279.0018	23.03
pond 4	279.2518	23.03
pond 4	279.5018	23.03
pond 4	279.7518	23.03
pond 4	280.0018	23.03
pond 4	280.2518	23.03
pond 4	280.5018	23.03
pond 4	280.7518	23.03
pond 4	281.0018	23.03
pond 4	281.2518	23.03
pond 4	281.5018	23.03
pond 4	281.7518	23.03
pond 4	282.0018	23.03
pond 4	282.2518	23.03
pond 4	282.5018	23.03
pond 4	282.7518	23.03
pond 4	283.0018	23.03
pond 4	283.2518	23.03
pond 4	283.5018	23.03
pond 4	283.7518	23.03
pond 4	284.0018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	284.2518	23.03
pond 4	284.5018	23.03
pond 4	284.7518	23.03
pond 4	285.0018	23.03
pond 4	285.2518	23.03
pond 4	285.5018	23.03
pond 4	285.7518	23.03
pond 4	286.0018	23.03
pond 4	286.2518	23.03
pond 4	286.5018	23.03
pond 4	286.7518	23.03
pond 4	287.0018	23.03
pond 4	287.2518	23.03
pond 4	287.5018	23.03
pond 4	287.7518	23.03
pond 4	288.0018	23.03
pond 4	288.2518	23.03
pond 4	288.5018	23.03
pond 4	288.7518	23.03
pond 4	289.0018	23.03
pond 4	289.2518	23.03
pond 4	289.5018	23.03
pond 4	289.7518	23.03
pond 4	290.0018	23.03
pond 4	290.2518	23.03
pond 4	290.5018	23.03
pond 4	290.7518	23.03
pond 4	291.0018	23.03
pond 4	291.2518	23.03
pond 4	291.5018	23.03
pond 4	291.7518	23.03
pond 4	292.0018	23.03
pond 4	292.2518	23.03
pond 4	292.5018	23.03
pond 4	292.7518	23.03
pond 4	293.0018	23.03
pond 4	293.2518	23.03
pond 4	293.5018	23.03
pond 4	293.7518	23.03
pond 4	294.0018	23.03
pond 4	294.2518	23.03
pond 4	294.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	294.7518	23.03
pond 4	295.0018	23.03
pond 4	295.2518	23.03
pond 4	295.5018	23.03
pond 4	295.7518	23.03
pond 4	296.0018	23.03
pond 4	296.2518	23.03
pond 4	296.5018	23.03
pond 4	296.7518	23.03
pond 4	297.0018	23.03
pond 4	297.2518	23.03
pond 4	297.5018	23.03
pond 4	297.7518	23.03
pond 4	298.0018	23.03
pond 4	298.2518	23.03
pond 4	298.5018	23.03
pond 4	298.7518	23.03
pond 4	299.0018	23.03
pond 4	299.2518	23.03
pond 4	299.5018	23.03
pond 4	299.7518	23.03
pond 4	300.0018	23.03
pond 4	300.2518	23.03
pond 4	300.5018	23.03
pond 4	300.7518	23.03
pond 4	301.0018	23.03
pond 4	301.2518	23.03
pond 4	301.5018	23.02
pond 4	301.7518	23.02
pond 4	302.0018	23.02
pond 4	302.2518	23.02
pond 4	302.5018	23.02
pond 4	302.7518	23.02
pond 4	303.0018	23.02
pond 4	303.2518	23.02
pond 4	303.5018	23.02
pond 4	303.7518	23.02
pond 4	304.0018	23.02
pond 4	304.2518	23.02
pond 4	304.5018	23.02
pond 4	304.7518	23.02
pond 4	305.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	305.2518	23.02
pond 4	305.5018	23.02
pond 4	305.7518	23.02
pond 4	306.0018	23.02
pond 4	306.2518	23.02
pond 4	306.5018	23.02
pond 4	306.7518	23.02
pond 4	307.0018	23.02
pond 4	307.2518	23.02
pond 4	307.5018	23.02
pond 4	307.7518	23.02
pond 4	308.0018	23.02
pond 4	308.2518	23.02
pond 4	308.5018	23.02
pond 4	308.7518	23.02
pond 4	309.0018	23.02
pond 4	309.2518	23.02
pond 4	309.5018	23.02
pond 4	309.7518	23.02
pond 4	310.0018	23.02
pond 4	310.2518	23.02
pond 4	310.5018	23.02
pond 4	310.7518	23.02
pond 4	311.0018	23.02
pond 4	311.2518	23.02
pond 4	311.5018	23.02
pond 4	311.7518	23.02
pond 4	312.0018	23.02
pond 4	312.2518	23.02
pond 4	312.5018	23.02
pond 4	312.7518	23.02
pond 4	313.0018	23.02
pond 4	313.2518	23.02
pond 4	313.5018	23.02
pond 4	313.7518	23.02
pond 4	314.0018	23.02
pond 4	314.2518	23.02
pond 4	314.5018	23.02
pond 4	314.7518	23.02
pond 4	315.0018	23.02
pond 4	315.2518	23.02
pond 4	315.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	315.7518	23.02
pond 4	316.0018	23.02
pond 4	316.2518	23.02
pond 4	316.5018	23.02
pond 4	316.7518	23.02
pond 4	317.0018	23.02
pond 4	317.2518	23.02
pond 4	317.5018	23.02
pond 4	317.7518	23.02
pond 4	318.0018	23.02
pond 4	318.2518	23.02
pond 4	318.5018	23.02
pond 4	318.7518	23.02
pond 4	319.0018	23.02
pond 4	319.2518	23.02
pond 4	319.5018	23.02
pond 4	319.7518	23.02
pond 4	320.0018	23.02
pond 4	320.2518	23.02
pond 4	320.5018	23.02
pond 4	320.7518	23.02
pond 4	321.0018	23.02
pond 4	321.2518	23.02
pond 4	321.5018	23.02
pond 4	321.7518	23.02
pond 4	322.0018	23.02
pond 4	322.2518	23.02
pond 4	322.5018	23.02
pond 4	322.7518	23.02
pond 4	323.0018	23.02
pond 4	323.2518	23.02
pond 4	323.5018	23.02
pond 4	323.7518	23.02
pond 4	324.0018	23.02
pond 4	324.2518	23.02
pond 4	324.5018	23.02
pond 4	324.7518	23.02
pond 4	325.0018	23.02
pond 4	325.2518	23.02
pond 4	325.5018	23.02
pond 4	325.7518	23.02
pond 4	326.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	326.2518	23.02
pond 4	326.5018	23.02
pond 4	326.7518	23.02
pond 4	327.0018	23.02
pond 4	327.2518	23.02
pond 4	327.5018	23.02
pond 4	327.7518	23.02
pond 4	328.0018	23.02
pond 4	328.2518	23.02
pond 4	328.5018	23.02
pond 4	328.7518	23.02
pond 4	329.0018	23.02
pond 4	329.2518	23.02
pond 4	329.5018	23.02
pond 4	329.7518	23.02
pond 4	330.0018	23.02
pond 4	330.2518	23.02
pond 4	330.5018	23.02
pond 4	330.7518	23.02
pond 4	331.0018	23.02
pond 4	331.2518	23.02
pond 4	331.5018	23.02
pond 4	331.7518	23.02
pond 4	332.0018	23.02
pond 4	332.2518	23.02
pond 4	332.5018	23.02
pond 4	332.7518	23.02
pond 4	333.0018	23.02
pond 4	333.2518	23.02
pond 4	333.5018	23.02
pond 4	333.7518	23.02
pond 4	334.0018	23.02
pond 4	334.2518	23.02
pond 4	334.5018	23.02
pond 4	334.7518	23.02
pond 4	335.0018	23.02
pond 4	335.2518	23.02
pond 4	335.5018	23.02
pond 4	335.7518	23.02
pond 4	336.0018	23.02
pond 4	336.2518	23.02
pond 4	336.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	336.7518	23.02
pond 4	337.0018	23.02
pond 4	337.2518	23.02
pond 4	337.5018	23.02
pond 4	337.7518	23.02
pond 4	338.0018	23.02
pond 4	338.2518	23.02
pond 4	338.5018	23.02
pond 4	338.7518	23.02
pond 4	339.0018	23.02
pond 4	339.2518	23.02
pond 4	339.5018	23.02
pond 4	339.7518	23.02
pond 4	340.0018	23.02
pond 4	340.2518	23.02
pond 4	340.5018	23.02
pond 4	340.7518	23.02
pond 4	341.0018	23.02
pond 4	341.2518	23.02
pond 4	341.5018	23.02
pond 4	341.7518	23.02
pond 4	342.0018	23.02
pond 4	342.2518	23.02
pond 4	342.5018	23.02
pond 4	342.7518	23.02
pond 4	343.0018	23.02
pond 4	343.2518	23.02
pond 4	343.5018	23.02
pond 4	343.7518	23.02
pond 4	344.0018	23.02
pond 4	344.2518	23.02
pond 4	344.5018	23.02
pond 4	344.7518	23.02
pond 4	345.0018	23.02
pond 4	345.2518	23.02
pond 4	345.5018	23.02
pond 4	345.7518	23.02
pond 4	346.0018	23.02
pond 4	346.2518	23.02
pond 4	346.5018	23.02
pond 4	346.7518	23.02
pond 4	347.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	347.2518	23.02
pond 4	347.5018	23.02
pond 4	347.7518	23.02
pond 4	348.0018	23.02
pond 4	348.2518	23.02
pond 4	348.5018	23.02
pond 4	348.7518	23.02
pond 4	349.0018	23.02
pond 4	349.2518	23.02
pond 4	349.5018	23.02
pond 4	349.7518	23.02
pond 4	350.0018	23.02
pond 4	350.2518	23.02
pond 4	350.5018	23.02
pond 4	350.7518	23.02
pond 4	351.0018	23.02
pond 4	351.2518	23.02
pond 4	351.5018	23.02
pond 4	351.7518	23.02
pond 4	352.0018	23.02
pond 4	352.2518	23.02
pond 4	352.5018	23.02
pond 4	352.7518	23.02
pond 4	353.0018	23.02
pond 4	353.2518	23.02
pond 4	353.5018	23.02
pond 4	353.7518	23.02
pond 4	354.0018	23.02
pond 4	354.2518	23.02
pond 4	354.5018	23.02
pond 4	354.7518	23.02
pond 4	355.0018	23.02
pond 4	355.2518	23.02
pond 4	355.5018	23.02
pond 4	355.7518	23.02
pond 4	356.0018	23.02
pond 4	356.2518	23.02
pond 4	356.5018	23.02
pond 4	356.7518	23.02
pond 4	357.0018	23.02
pond 4	357.2518	23.02
pond 4	357.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 4	357.7518	23.02
pond 4	358.0018	23.02
pond 4	358.2518	23.02
pond 4	358.5018	23.02
pond 4	358.7518	23.02
pond 4	359.0018	23.02
pond 4	359.2518	23.02
pond 4	359.5018	23.02
pond 4	359.7518	23.02
pond 4	360.0018	23.02
pond 5	0.0000	23.00
pond 5	0.2511	23.00
pond 5	0.5050	23.00
pond 5	0.7527	23.00
pond 5	1.0027	23.00
pond 5	1.2527	23.00
pond 5	1.5027	23.00
pond 5	1.7527	23.00
pond 5	2.0027	23.00
pond 5	2.2527	23.00
pond 5	2.5027	23.00
pond 5	2.7527	23.01
pond 5	3.0027	23.01
pond 5	3.2527	23.01
pond 5	3.5027	23.01
pond 5	3.7527	23.02
pond 5	4.0027	23.02
pond 5	4.2527	23.03
pond 5	4.5027	23.03
pond 5	4.7527	23.04
pond 5	5.0027	23.05
pond 5	5.2527	23.05
pond 5	5.5027	23.06
pond 5	5.7527	23.07
pond 5	6.0027	23.08
pond 5	6.2527	23.08
pond 5	6.5027	23.09
pond 5	6.7527	23.10
pond 5	7.0027	23.11
pond 5	7.2527	23.12
pond 5	7.5027	23.14
pond 5	7.7527	23.15

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	8.0027	23.16
pond 5	8.2525	23.17
pond 5	8.5002	23.18
pond 5	8.7503	23.20
pond 5	9.0005	23.21
pond 5	9.2502	23.23
pond 5	9.5010	23.25
pond 5	9.7513	23.27
pond 5	10.0022	23.29
pond 5	10.2518	23.31
pond 5	10.5023	23.33
pond 5	10.7511	23.36
pond 5	11.0001	23.40
pond 5	11.2504	23.44
pond 5	11.5009	23.50
pond 5	11.7501	23.62
pond 5	12.0001	23.98
pond 5	12.2503	24.50
pond 5	12.5001	24.65
pond 5	12.7507	24.71
pond 5	13.0012	24.75
pond 5	13.2516	24.78
pond 5	13.5004	24.80
pond 5	13.7518	24.81
pond 5	14.0030	24.82
pond 5	14.2534	24.83
pond 5	14.5037	24.83
pond 5	14.7521	24.83
pond 5	15.0035	24.83
pond 5	15.2518	24.83
pond 5	15.5018	24.83
pond 5	15.7518	24.82
pond 5	16.0018	24.82
pond 5	16.2518	24.81
pond 5	16.5018	24.81
pond 5	16.7518	24.80
pond 5	17.0018	24.80
pond 5	17.2518	24.79
pond 5	17.5018	24.78
pond 5	17.7518	24.78
pond 5	18.0018	24.77
pond 5	18.2518	24.77

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	18.5018	24.76
pond 5	18.7518	24.75
pond 5	19.0018	24.75
pond 5	19.2518	24.74
pond 5	19.5018	24.73
pond 5	19.7518	24.73
pond 5	20.0018	24.72
pond 5	20.2518	24.72
pond 5	20.5018	24.71
pond 5	20.7518	24.70
pond 5	21.0018	24.70
pond 5	21.2518	24.69
pond 5	21.5018	24.69
pond 5	21.7518	24.68
pond 5	22.0018	24.68
pond 5	22.2518	24.67
pond 5	22.5018	24.67
pond 5	22.7518	24.66
pond 5	23.0018	24.66
pond 5	23.2518	24.66
pond 5	23.5018	24.65
pond 5	23.7518	24.65
pond 5	24.0018	24.65
pond 5	24.2518	24.64
pond 5	24.5018	24.63
pond 5	24.7518	24.62
pond 5	25.0018	24.61
pond 5	25.2518	24.60
pond 5	25.5018	24.59
pond 5	25.7518	24.58
pond 5	26.0018	24.57
pond 5	26.2518	24.56
pond 5	26.5018	24.55
pond 5	26.7518	24.54
pond 5	27.0018	24.53
pond 5	27.2518	24.52
pond 5	27.5018	24.52
pond 5	27.7518	24.51
pond 5	28.0018	24.50
pond 5	28.2518	24.49
pond 5	28.5018	24.49
pond 5	28.7518	24.48

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	29.0018	24.47
pond 5	29.2518	24.46
pond 5	29.5018	24.46
pond 5	29.7518	24.45
pond 5	30.0018	24.44
pond 5	30.2518	24.43
pond 5	30.5018	24.43
pond 5	30.7518	24.42
pond 5	31.0018	24.41
pond 5	31.2518	24.41
pond 5	31.5018	24.40
pond 5	31.7518	24.39
pond 5	32.0018	24.39
pond 5	32.2518	24.38
pond 5	32.5018	24.38
pond 5	32.7518	24.37
pond 5	33.0018	24.36
pond 5	33.2518	24.36
pond 5	33.5018	24.35
pond 5	33.7518	24.34
pond 5	34.0018	24.34
pond 5	34.2518	24.33
pond 5	34.5018	24.33
pond 5	34.7518	24.32
pond 5	35.0018	24.31
pond 5	35.2518	24.31
pond 5	35.5018	24.30
pond 5	35.7518	24.29
pond 5	36.0018	24.29
pond 5	36.2518	24.28
pond 5	36.5018	24.28
pond 5	36.7518	24.27
pond 5	37.0018	24.27
pond 5	37.2518	24.26
pond 5	37.5018	24.25
pond 5	37.7518	24.25
pond 5	38.0018	24.24
pond 5	38.2518	24.24
pond 5	38.5018	24.23
pond 5	38.7518	24.23
pond 5	39.0018	24.22
pond 5	39.2518	24.22

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	39.5018	24.21
pond 5	39.7518	24.20
pond 5	40.0018	24.20
pond 5	40.2518	24.19
pond 5	40.5018	24.19
pond 5	40.7518	24.18
pond 5	41.0018	24.18
pond 5	41.2518	24.17
pond 5	41.5018	24.17
pond 5	41.7518	24.16
pond 5	42.0018	24.16
pond 5	42.2518	24.15
pond 5	42.5018	24.15
pond 5	42.7518	24.14
pond 5	43.0018	24.13
pond 5	43.2518	24.13
pond 5	43.5018	24.12
pond 5	43.7518	24.12
pond 5	44.0018	24.11
pond 5	44.2518	24.11
pond 5	44.5018	24.10
pond 5	44.7518	24.10
pond 5	45.0018	24.09
pond 5	45.2518	24.09
pond 5	45.5018	24.08
pond 5	45.7518	24.08
pond 5	46.0018	24.07
pond 5	46.2518	24.07
pond 5	46.5018	24.06
pond 5	46.7518	24.06
pond 5	47.0018	24.05
pond 5	47.2518	24.05
pond 5	47.5018	24.04
pond 5	47.7518	24.04
pond 5	48.0018	24.04
pond 5	48.2518	24.03
pond 5	48.5018	24.03
pond 5	48.7518	24.02
pond 5	49.0018	24.02
pond 5	49.2518	24.01
pond 5	49.5018	24.01
pond 5	49.7518	24.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	50.0018	24.00
pond 5	50.2518	23.99
pond 5	50.5018	23.99
pond 5	50.7518	23.98
pond 5	51.0018	23.98
pond 5	51.2518	23.97
pond 5	51.5018	23.97
pond 5	51.7518	23.96
pond 5	52.0018	23.96
pond 5	52.2518	23.96
pond 5	52.5018	23.95
pond 5	52.7518	23.95
pond 5	53.0018	23.94
pond 5	53.2518	23.94
pond 5	53.5018	23.93
pond 5	53.7518	23.93
pond 5	54.0018	23.92
pond 5	54.2518	23.92
pond 5	54.5018	23.91
pond 5	54.7518	23.91
pond 5	55.0018	23.91
pond 5	55.2518	23.90
pond 5	55.5018	23.90
pond 5	55.7518	23.89
pond 5	56.0018	23.89
pond 5	56.2518	23.88
pond 5	56.5018	23.88
pond 5	56.7518	23.88
pond 5	57.0018	23.87
pond 5	57.2518	23.87
pond 5	57.5018	23.86
pond 5	57.7518	23.86
pond 5	58.0018	23.85
pond 5	58.2518	23.85
pond 5	58.5018	23.85
pond 5	58.7518	23.84
pond 5	59.0018	23.84
pond 5	59.2518	23.83
pond 5	59.5018	23.83
pond 5	59.7518	23.82
pond 5	60.0018	23.82
pond 5	60.2518	23.82

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	60.5018	23.81
pond 5	60.7518	23.81
pond 5	61.0018	23.80
pond 5	61.2518	23.80
pond 5	61.5018	23.80
pond 5	61.7518	23.79
pond 5	62.0018	23.79
pond 5	62.2518	23.78
pond 5	62.5018	23.78
pond 5	62.7518	23.78
pond 5	63.0018	23.77
pond 5	63.2518	23.77
pond 5	63.5018	23.76
pond 5	63.7518	23.76
pond 5	64.0018	23.76
pond 5	64.2518	23.75
pond 5	64.5018	23.75
pond 5	64.7518	23.74
pond 5	65.0018	23.74
pond 5	65.2518	23.74
pond 5	65.5018	23.73
pond 5	65.7518	23.73
pond 5	66.0018	23.73
pond 5	66.2518	23.72
pond 5	66.5018	23.72
pond 5	66.7518	23.71
pond 5	67.0018	23.71
pond 5	67.2518	23.71
pond 5	67.5018	23.70
pond 5	67.7518	23.70
pond 5	68.0018	23.70
pond 5	68.2518	23.69
pond 5	68.5018	23.69
pond 5	68.7518	23.68
pond 5	69.0018	23.68
pond 5	69.2518	23.68
pond 5	69.5018	23.67
pond 5	69.7518	23.67
pond 5	70.0018	23.67
pond 5	70.2518	23.66
pond 5	70.5018	23.66
pond 5	70.7518	23.66

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	71.0018	23.65
pond 5	71.2518	23.65
pond 5	71.5018	23.64
pond 5	71.7518	23.64
pond 5	72.0018	23.64
pond 5	72.2518	23.63
pond 5	72.5018	23.63
pond 5	72.7518	23.63
pond 5	73.0018	23.62
pond 5	73.2518	23.62
pond 5	73.5018	23.62
pond 5	73.7518	23.61
pond 5	74.0018	23.61
pond 5	74.2518	23.61
pond 5	74.5018	23.60
pond 5	74.7518	23.60
pond 5	75.0018	23.60
pond 5	75.2518	23.59
pond 5	75.5018	23.59
pond 5	75.7518	23.59
pond 5	76.0018	23.58
pond 5	76.2518	23.58
pond 5	76.5018	23.58
pond 5	76.7518	23.57
pond 5	77.0018	23.57
pond 5	77.2518	23.57
pond 5	77.5018	23.56
pond 5	77.7518	23.56
pond 5	78.0018	23.56
pond 5	78.2518	23.55
pond 5	78.5018	23.55
pond 5	78.7518	23.55
pond 5	79.0018	23.55
pond 5	79.2518	23.54
pond 5	79.5018	23.54
pond 5	79.7518	23.54
pond 5	80.0018	23.53
pond 5	80.2518	23.53
pond 5	80.5018	23.53
pond 5	80.7518	23.52
pond 5	81.0018	23.52
pond 5	81.2518	23.52

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	81.5018	23.52
pond 5	81.7518	23.51
pond 5	82.0018	23.51
pond 5	82.2518	23.51
pond 5	82.5018	23.51
pond 5	82.7518	23.51
pond 5	83.0018	23.50
pond 5	83.2518	23.50
pond 5	83.5018	23.50
pond 5	83.7518	23.50
pond 5	84.0018	23.50
pond 5	84.2518	23.49
pond 5	84.5018	23.49
pond 5	84.7518	23.49
pond 5	85.0018	23.49
pond 5	85.2518	23.49
pond 5	85.5018	23.48
pond 5	85.7518	23.48
pond 5	86.0018	23.48
pond 5	86.2518	23.48
pond 5	86.5018	23.48
pond 5	86.7518	23.47
pond 5	87.0018	23.47
pond 5	87.2518	23.47
pond 5	87.5018	23.47
pond 5	87.7518	23.47
pond 5	88.0018	23.46
pond 5	88.2518	23.46
pond 5	88.5018	23.46
pond 5	88.7518	23.46
pond 5	89.0018	23.45
pond 5	89.2518	23.45
pond 5	89.5018	23.45
pond 5	89.7518	23.45
pond 5	90.0018	23.44
pond 5	90.2518	23.44
pond 5	90.5018	23.44
pond 5	90.7518	23.44
pond 5	91.0018	23.43
pond 5	91.2518	23.43
pond 5	91.5018	23.43
pond 5	91.7518	23.43

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	92.0018	23.42
pond 5	92.2518	23.42
pond 5	92.5018	23.42
pond 5	92.7518	23.42
pond 5	93.0018	23.41
pond 5	93.2518	23.41
pond 5	93.5018	23.41
pond 5	93.7518	23.41
pond 5	94.0018	23.40
pond 5	94.2518	23.40
pond 5	94.5018	23.40
pond 5	94.7518	23.40
pond 5	95.0018	23.39
pond 5	95.2518	23.39
pond 5	95.5018	23.39
pond 5	95.7518	23.39
pond 5	96.0018	23.39
pond 5	96.2518	23.38
pond 5	96.5018	23.38
pond 5	96.7518	23.38
pond 5	97.0018	23.38
pond 5	97.2518	23.37
pond 5	97.5018	23.37
pond 5	97.7518	23.37
pond 5	98.0018	23.37
pond 5	98.2518	23.36
pond 5	98.5018	23.36
pond 5	98.7518	23.36
pond 5	99.0018	23.36
pond 5	99.2518	23.36
pond 5	99.5018	23.35
pond 5	99.7518	23.35
pond 5	100.0018	23.35
pond 5	100.2518	23.35
pond 5	100.5018	23.34
pond 5	100.7518	23.34
pond 5	101.0018	23.34
pond 5	101.2518	23.34
pond 5	101.5018	23.34
pond 5	101.7518	23.33
pond 5	102.0018	23.33
pond 5	102.2518	23.33

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	102.5018	23.33
pond 5	102.7518	23.33
pond 5	103.0018	23.32
pond 5	103.2518	23.32
pond 5	103.5018	23.32
pond 5	103.7518	23.32
pond 5	104.0018	23.32
pond 5	104.2518	23.31
pond 5	104.5018	23.31
pond 5	104.7518	23.31
pond 5	105.0018	23.31
pond 5	105.2518	23.31
pond 5	105.5018	23.30
pond 5	105.7518	23.30
pond 5	106.0018	23.30
pond 5	106.2518	23.30
pond 5	106.5018	23.30
pond 5	106.7518	23.29
pond 5	107.0018	23.29
pond 5	107.2518	23.29
pond 5	107.5018	23.29
pond 5	107.7518	23.29
pond 5	108.0018	23.28
pond 5	108.2518	23.28
pond 5	108.5018	23.28
pond 5	108.7518	23.28
pond 5	109.0018	23.28
pond 5	109.2518	23.28
pond 5	109.5018	23.27
pond 5	109.7518	23.27
pond 5	110.0018	23.27
pond 5	110.2518	23.27
pond 5	110.5018	23.27
pond 5	110.7518	23.27
pond 5	111.0018	23.26
pond 5	111.2518	23.26
pond 5	111.5018	23.26
pond 5	111.7518	23.26
pond 5	112.0018	23.26
pond 5	112.2518	23.26
pond 5	112.5018	23.25
pond 5	112.7518	23.25

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	113.0018	23.25
pond 5	113.2518	23.25
pond 5	113.5018	23.25
pond 5	113.7518	23.25
pond 5	114.0018	23.25
pond 5	114.2518	23.24
pond 5	114.5018	23.24
pond 5	114.7518	23.24
pond 5	115.0018	23.24
pond 5	115.2518	23.24
pond 5	115.5018	23.24
pond 5	115.7518	23.24
pond 5	116.0018	23.23
pond 5	116.2518	23.23
pond 5	116.5018	23.23
pond 5	116.7518	23.23
pond 5	117.0018	23.23
pond 5	117.2518	23.23
pond 5	117.5018	23.23
pond 5	117.7518	23.22
pond 5	118.0018	23.22
pond 5	118.2518	23.22
pond 5	118.5018	23.22
pond 5	118.7518	23.22
pond 5	119.0018	23.22
pond 5	119.2518	23.22
pond 5	119.5018	23.22
pond 5	119.7518	23.21
pond 5	120.0018	23.21
pond 5	120.2518	23.21
pond 5	120.5018	23.21
pond 5	120.7518	23.21
pond 5	121.0018	23.21
pond 5	121.2518	23.21
pond 5	121.5018	23.21
pond 5	121.7518	23.20
pond 5	122.0018	23.20
pond 5	122.2518	23.20
pond 5	122.5018	23.20
pond 5	122.7518	23.20
pond 5	123.0018	23.20
pond 5	123.2518	23.20

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	123.5018	23.20
pond 5	123.7518	23.20
pond 5	124.0018	23.20
pond 5	124.2518	23.19
pond 5	124.5018	23.19
pond 5	124.7518	23.19
pond 5	125.0018	23.19
pond 5	125.2518	23.19
pond 5	125.5018	23.19
pond 5	125.7518	23.19
pond 5	126.0018	23.19
pond 5	126.2518	23.19
pond 5	126.5018	23.18
pond 5	126.7518	23.18
pond 5	127.0018	23.18
pond 5	127.2518	23.18
pond 5	127.5018	23.18
pond 5	127.7518	23.18
pond 5	128.0018	23.18
pond 5	128.2518	23.18
pond 5	128.5018	23.18
pond 5	128.7518	23.18
pond 5	129.0018	23.18
pond 5	129.2518	23.17
pond 5	129.5018	23.17
pond 5	129.7518	23.17
pond 5	130.0018	23.17
pond 5	130.2518	23.17
pond 5	130.5018	23.17
pond 5	130.7518	23.17
pond 5	131.0018	23.17
pond 5	131.2518	23.17
pond 5	131.5018	23.17
pond 5	131.7518	23.17
pond 5	132.0018	23.17
pond 5	132.2518	23.16
pond 5	132.5018	23.16
pond 5	132.7518	23.16
pond 5	133.0018	23.16
pond 5	133.2518	23.16
pond 5	133.5018	23.16
pond 5	133.7518	23.16

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	134.0018	23.16
pond 5	134.2518	23.16
pond 5	134.5018	23.16
pond 5	134.7518	23.16
pond 5	135.0018	23.16
pond 5	135.2518	23.15
pond 5	135.5018	23.15
pond 5	135.7518	23.15
pond 5	136.0018	23.15
pond 5	136.2518	23.15
pond 5	136.5018	23.15
pond 5	136.7518	23.15
pond 5	137.0018	23.15
pond 5	137.2518	23.15
pond 5	137.5018	23.15
pond 5	137.7518	23.15
pond 5	138.0018	23.15
pond 5	138.2518	23.15
pond 5	138.5018	23.15
pond 5	138.7518	23.15
pond 5	139.0018	23.14
pond 5	139.2518	23.14
pond 5	139.5018	23.14
pond 5	139.7518	23.14
pond 5	140.0018	23.14
pond 5	140.2518	23.14
pond 5	140.5018	23.14
pond 5	140.7518	23.14
pond 5	141.0018	23.14
pond 5	141.2518	23.14
pond 5	141.5018	23.14
pond 5	141.7518	23.14
pond 5	142.0018	23.14
pond 5	142.2518	23.14
pond 5	142.5018	23.14
pond 5	142.7518	23.14
pond 5	143.0018	23.13
pond 5	143.2518	23.13
pond 5	143.5018	23.13
pond 5	143.7518	23.13
pond 5	144.0018	23.13
pond 5	144.2518	23.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	144.5018	23.13
pond 5	144.7518	23.13
pond 5	145.0018	23.13
pond 5	145.2518	23.13
pond 5	145.5018	23.13
pond 5	145.7518	23.13
pond 5	146.0018	23.13
pond 5	146.2518	23.13
pond 5	146.5018	23.13
pond 5	146.7518	23.13
pond 5	147.0018	23.13
pond 5	147.2518	23.13
pond 5	147.5018	23.12
pond 5	147.7518	23.12
pond 5	148.0018	23.12
pond 5	148.2518	23.12
pond 5	148.5018	23.12
pond 5	148.7518	23.12
pond 5	149.0018	23.12
pond 5	149.2518	23.12
pond 5	149.5018	23.12
pond 5	149.7518	23.12
pond 5	150.0018	23.12
pond 5	150.2518	23.12
pond 5	150.5018	23.12
pond 5	150.7518	23.12
pond 5	151.0018	23.12
pond 5	151.2518	23.12
pond 5	151.5018	23.12
pond 5	151.7518	23.12
pond 5	152.0018	23.12
pond 5	152.2518	23.12
pond 5	152.5018	23.11
pond 5	152.7518	23.11
pond 5	153.0018	23.11
pond 5	153.2518	23.11
pond 5	153.5018	23.11
pond 5	153.7518	23.11
pond 5	154.0018	23.11
pond 5	154.2518	23.11
pond 5	154.5018	23.11
pond 5	154.7518	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	155.0018	23.11
pond 5	155.2518	23.11
pond 5	155.5018	23.11
pond 5	155.7518	23.11
pond 5	156.0018	23.11
pond 5	156.2518	23.11
pond 5	156.5018	23.11
pond 5	156.7518	23.11
pond 5	157.0018	23.11
pond 5	157.2518	23.11
pond 5	157.5018	23.11
pond 5	157.7518	23.11
pond 5	158.0018	23.11
pond 5	158.2518	23.11
pond 5	158.5018	23.10
pond 5	158.7518	23.10
pond 5	159.0018	23.10
pond 5	159.2518	23.10
pond 5	159.5018	23.10
pond 5	159.7518	23.10
pond 5	160.0018	23.10
pond 5	160.2518	23.10
pond 5	160.5018	23.10
pond 5	160.7518	23.10
pond 5	161.0018	23.10
pond 5	161.2518	23.10
pond 5	161.5018	23.10
pond 5	161.7518	23.10
pond 5	162.0018	23.10
pond 5	162.2518	23.10
pond 5	162.5018	23.10
pond 5	162.7518	23.10
pond 5	163.0018	23.10
pond 5	163.2518	23.10
pond 5	163.5018	23.10
pond 5	163.7518	23.10
pond 5	164.0018	23.10
pond 5	164.2518	23.10
pond 5	164.5018	23.10
pond 5	164.7518	23.10
pond 5	165.0018	23.10
pond 5	165.2518	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	165.5018	23.09
pond 5	165.7518	23.09
pond 5	166.0018	23.09
pond 5	166.2518	23.09
pond 5	166.5018	23.09
pond 5	166.7518	23.09
pond 5	167.0018	23.09
pond 5	167.2518	23.09
pond 5	167.5018	23.09
pond 5	167.7518	23.09
pond 5	168.0018	23.09
pond 5	168.2518	23.09
pond 5	168.5018	23.09
pond 5	168.7518	23.09
pond 5	169.0018	23.09
pond 5	169.2518	23.09
pond 5	169.5018	23.09
pond 5	169.7518	23.09
pond 5	170.0018	23.09
pond 5	170.2518	23.09
pond 5	170.5018	23.09
pond 5	170.7518	23.09
pond 5	171.0018	23.09
pond 5	171.2518	23.09
pond 5	171.5018	23.09
pond 5	171.7518	23.09
pond 5	172.0018	23.09
pond 5	172.2518	23.09
pond 5	172.5018	23.09
pond 5	172.7518	23.09
pond 5	173.0018	23.09
pond 5	173.2518	23.09
pond 5	173.5018	23.09
pond 5	173.7518	23.09
pond 5	174.0018	23.09
pond 5	174.2518	23.08
pond 5	174.5018	23.08
pond 5	174.7518	23.08
pond 5	175.0018	23.08
pond 5	175.2518	23.08
pond 5	175.5018	23.08
pond 5	175.7518	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	176.0018	23.08
pond 5	176.2518	23.08
pond 5	176.5018	23.08
pond 5	176.7518	23.08
pond 5	177.0018	23.08
pond 5	177.2518	23.08
pond 5	177.5018	23.08
pond 5	177.7518	23.08
pond 5	178.0018	23.08
pond 5	178.2518	23.08
pond 5	178.5018	23.08
pond 5	178.7518	23.08
pond 5	179.0018	23.08
pond 5	179.2518	23.08
pond 5	179.5018	23.08
pond 5	179.7518	23.08
pond 5	180.0018	23.08
pond 5	180.2518	23.08
pond 5	180.5018	23.08
pond 5	180.7518	23.08
pond 5	181.0018	23.08
pond 5	181.2518	23.08
pond 5	181.5018	23.08
pond 5	181.7518	23.08
pond 5	182.0018	23.08
pond 5	182.2518	23.08
pond 5	182.5018	23.08
pond 5	182.7518	23.08
pond 5	183.0018	23.08
pond 5	183.2518	23.08
pond 5	183.5018	23.08
pond 5	183.7518	23.08
pond 5	184.0018	23.08
pond 5	184.2518	23.08
pond 5	184.5018	23.08
pond 5	184.7518	23.07
pond 5	185.0018	23.07
pond 5	185.2518	23.07
pond 5	185.5018	23.07
pond 5	185.7518	23.07
pond 5	186.0018	23.07
pond 5	186.2518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	186.5018	23.07
pond 5	186.7518	23.07
pond 5	187.0018	23.07
pond 5	187.2518	23.07
pond 5	187.5018	23.07
pond 5	187.7518	23.07
pond 5	188.0018	23.07
pond 5	188.2518	23.07
pond 5	188.5018	23.07
pond 5	188.7518	23.07
pond 5	189.0018	23.07
pond 5	189.2518	23.07
pond 5	189.5018	23.07
pond 5	189.7518	23.07
pond 5	190.0018	23.07
pond 5	190.2518	23.07
pond 5	190.5018	23.07
pond 5	190.7518	23.07
pond 5	191.0018	23.07
pond 5	191.2518	23.07
pond 5	191.5018	23.07
pond 5	191.7518	23.07
pond 5	192.0018	23.07
pond 5	192.2518	23.07
pond 5	192.5018	23.07
pond 5	192.7518	23.07
pond 5	193.0018	23.07
pond 5	193.2518	23.07
pond 5	193.5018	23.07
pond 5	193.7518	23.07
pond 5	194.0018	23.07
pond 5	194.2518	23.07
pond 5	194.5018	23.07
pond 5	194.7518	23.07
pond 5	195.0018	23.07
pond 5	195.2518	23.07
pond 5	195.5018	23.07
pond 5	195.7518	23.07
pond 5	196.0018	23.07
pond 5	196.2518	23.07
pond 5	196.5018	23.07
pond 5	196.7518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	197.0018	23.07
pond 5	197.2518	23.07
pond 5	197.5018	23.07
pond 5	197.7518	23.07
pond 5	198.0018	23.06
pond 5	198.2518	23.06
pond 5	198.5018	23.06
pond 5	198.7518	23.06
pond 5	199.0018	23.06
pond 5	199.2518	23.06
pond 5	199.5018	23.06
pond 5	199.7518	23.06
pond 5	200.0018	23.06
pond 5	200.2518	23.06
pond 5	200.5018	23.06
pond 5	200.7518	23.06
pond 5	201.0018	23.06
pond 5	201.2518	23.06
pond 5	201.5018	23.06
pond 5	201.7518	23.06
pond 5	202.0018	23.06
pond 5	202.2518	23.06
pond 5	202.5018	23.06
pond 5	202.7518	23.06
pond 5	203.0018	23.06
pond 5	203.2518	23.06
pond 5	203.5018	23.06
pond 5	203.7518	23.06
pond 5	204.0018	23.06
pond 5	204.2518	23.06
pond 5	204.5018	23.06
pond 5	204.7518	23.06
pond 5	205.0018	23.06
pond 5	205.2518	23.06
pond 5	205.5018	23.06
pond 5	205.7518	23.06
pond 5	206.0018	23.06
pond 5	206.2518	23.06
pond 5	206.5018	23.06
pond 5	206.7518	23.06
pond 5	207.0018	23.06
pond 5	207.2518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	207.5018	23.06
pond 5	207.7518	23.06
pond 5	208.0018	23.06
pond 5	208.2518	23.06
pond 5	208.5018	23.06
pond 5	208.7518	23.06
pond 5	209.0018	23.06
pond 5	209.2518	23.06
pond 5	209.5018	23.06
pond 5	209.7518	23.06
pond 5	210.0018	23.06
pond 5	210.2518	23.06
pond 5	210.5018	23.06
pond 5	210.7518	23.06
pond 5	211.0018	23.06
pond 5	211.2518	23.06
pond 5	211.5018	23.06
pond 5	211.7518	23.06
pond 5	212.0018	23.06
pond 5	212.2518	23.06
pond 5	212.5018	23.06
pond 5	212.7518	23.06
pond 5	213.0018	23.06
pond 5	213.2518	23.06
pond 5	213.5018	23.06
pond 5	213.7518	23.06
pond 5	214.0018	23.06
pond 5	214.2518	23.06
pond 5	214.5018	23.06
pond 5	214.7518	23.06
pond 5	215.0018	23.06
pond 5	215.2518	23.06
pond 5	215.5018	23.06
pond 5	215.7518	23.05
pond 5	216.0018	23.05
pond 5	216.2518	23.05
pond 5	216.5018	23.05
pond 5	216.7518	23.05
pond 5	217.0018	23.05
pond 5	217.2518	23.05
pond 5	217.5018	23.05
pond 5	217.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	218.0018	23.05
pond 5	218.2518	23.05
pond 5	218.5018	23.05
pond 5	218.7518	23.05
pond 5	219.0018	23.05
pond 5	219.2518	23.05
pond 5	219.5018	23.05
pond 5	219.7518	23.05
pond 5	220.0018	23.05
pond 5	220.2518	23.05
pond 5	220.5018	23.05
pond 5	220.7518	23.05
pond 5	221.0018	23.05
pond 5	221.2518	23.05
pond 5	221.5018	23.05
pond 5	221.7518	23.05
pond 5	222.0018	23.05
pond 5	222.2518	23.05
pond 5	222.5018	23.05
pond 5	222.7518	23.05
pond 5	223.0018	23.05
pond 5	223.2518	23.05
pond 5	223.5018	23.05
pond 5	223.7518	23.05
pond 5	224.0018	23.05
pond 5	224.2518	23.05
pond 5	224.5018	23.05
pond 5	224.7518	23.05
pond 5	225.0018	23.05
pond 5	225.2518	23.05
pond 5	225.5018	23.05
pond 5	225.7518	23.05
pond 5	226.0018	23.05
pond 5	226.2518	23.05
pond 5	226.5018	23.05
pond 5	226.7518	23.05
pond 5	227.0018	23.05
pond 5	227.2518	23.05
pond 5	227.5018	23.05
pond 5	227.7518	23.05
pond 5	228.0018	23.05
pond 5	228.2518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	228.5018	23.05
pond 5	228.7518	23.05
pond 5	229.0018	23.05
pond 5	229.2518	23.05
pond 5	229.5018	23.05
pond 5	229.7518	23.05
pond 5	230.0018	23.05
pond 5	230.2518	23.05
pond 5	230.5018	23.05
pond 5	230.7518	23.05
pond 5	231.0018	23.05
pond 5	231.2518	23.05
pond 5	231.5018	23.05
pond 5	231.7518	23.05
pond 5	232.0018	23.05
pond 5	232.2518	23.05
pond 5	232.5018	23.05
pond 5	232.7518	23.05
pond 5	233.0018	23.05
pond 5	233.2518	23.05
pond 5	233.5018	23.05
pond 5	233.7518	23.05
pond 5	234.0018	23.05
pond 5	234.2518	23.05
pond 5	234.5018	23.05
pond 5	234.7518	23.05
pond 5	235.0018	23.05
pond 5	235.2518	23.05
pond 5	235.5018	23.05
pond 5	235.7518	23.05
pond 5	236.0018	23.05
pond 5	236.2518	23.05
pond 5	236.5018	23.05
pond 5	236.7518	23.05
pond 5	237.0018	23.05
pond 5	237.2518	23.05
pond 5	237.5018	23.05
pond 5	237.7518	23.05
pond 5	238.0018	23.05
pond 5	238.2518	23.05
pond 5	238.5018	23.05
pond 5	238.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	239.0018	23.05
pond 5	239.2518	23.05
pond 5	239.5018	23.05
pond 5	239.7518	23.05
pond 5	240.0018	23.05
pond 5	240.2518	23.05
pond 5	240.5018	23.05
pond 5	240.7518	23.05
pond 5	241.0018	23.04
pond 5	241.2518	23.04
pond 5	241.5018	23.04
pond 5	241.7518	23.04
pond 5	242.0018	23.04
pond 5	242.2518	23.04
pond 5	242.5018	23.04
pond 5	242.7518	23.04
pond 5	243.0018	23.04
pond 5	243.2518	23.04
pond 5	243.5018	23.04
pond 5	243.7518	23.04
pond 5	244.0018	23.04
pond 5	244.2518	23.04
pond 5	244.5018	23.04
pond 5	244.7518	23.04
pond 5	245.0018	23.04
pond 5	245.2518	23.04
pond 5	245.5018	23.04
pond 5	245.7518	23.04
pond 5	246.0018	23.04
pond 5	246.2518	23.04
pond 5	246.5018	23.04
pond 5	246.7518	23.04
pond 5	247.0018	23.04
pond 5	247.2518	23.04
pond 5	247.5018	23.04
pond 5	247.7518	23.04
pond 5	248.0018	23.04
pond 5	248.2518	23.04
pond 5	248.5018	23.04
pond 5	248.7518	23.04
pond 5	249.0018	23.04
pond 5	249.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	249.5018	23.04
pond 5	249.7518	23.04
pond 5	250.0018	23.04
pond 5	250.2518	23.04
pond 5	250.5018	23.04
pond 5	250.7518	23.04
pond 5	251.0018	23.04
pond 5	251.2518	23.04
pond 5	251.5018	23.04
pond 5	251.7518	23.04
pond 5	252.0018	23.04
pond 5	252.2518	23.04
pond 5	252.5018	23.04
pond 5	252.7518	23.04
pond 5	253.0018	23.04
pond 5	253.2518	23.04
pond 5	253.5018	23.04
pond 5	253.7518	23.04
pond 5	254.0018	23.04
pond 5	254.2518	23.04
pond 5	254.5018	23.04
pond 5	254.7518	23.04
pond 5	255.0018	23.04
pond 5	255.2518	23.04
pond 5	255.5018	23.04
pond 5	255.7518	23.04
pond 5	256.0018	23.04
pond 5	256.2518	23.04
pond 5	256.5018	23.04
pond 5	256.7518	23.04
pond 5	257.0018	23.04
pond 5	257.2518	23.04
pond 5	257.5018	23.04
pond 5	257.7518	23.04
pond 5	258.0018	23.04
pond 5	258.2518	23.04
pond 5	258.5018	23.04
pond 5	258.7518	23.04
pond 5	259.0018	23.04
pond 5	259.2518	23.04
pond 5	259.5018	23.04
pond 5	259.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	260.0018	23.04
pond 5	260.2518	23.04
pond 5	260.5018	23.04
pond 5	260.7518	23.04
pond 5	261.0018	23.04
pond 5	261.2518	23.04
pond 5	261.5018	23.04
pond 5	261.7518	23.04
pond 5	262.0018	23.04
pond 5	262.2518	23.04
pond 5	262.5018	23.04
pond 5	262.7518	23.04
pond 5	263.0018	23.04
pond 5	263.2518	23.04
pond 5	263.5018	23.04
pond 5	263.7518	23.04
pond 5	264.0018	23.04
pond 5	264.2518	23.04
pond 5	264.5018	23.04
pond 5	264.7518	23.04
pond 5	265.0018	23.04
pond 5	265.2518	23.04
pond 5	265.5018	23.04
pond 5	265.7518	23.04
pond 5	266.0018	23.04
pond 5	266.2518	23.04
pond 5	266.5018	23.04
pond 5	266.7518	23.04
pond 5	267.0018	23.04
pond 5	267.2518	23.04
pond 5	267.5018	23.04
pond 5	267.7518	23.04
pond 5	268.0018	23.04
pond 5	268.2518	23.04
pond 5	268.5018	23.04
pond 5	268.7518	23.04
pond 5	269.0018	23.04
pond 5	269.2518	23.04
pond 5	269.5018	23.04
pond 5	269.7518	23.04
pond 5	270.0018	23.04
pond 5	270.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	270.5018	23.04
pond 5	270.7518	23.04
pond 5	271.0018	23.04
pond 5	271.2518	23.04
pond 5	271.5018	23.04
pond 5	271.7518	23.04
pond 5	272.0018	23.04
pond 5	272.2518	23.04
pond 5	272.5018	23.04
pond 5	272.7518	23.04
pond 5	273.0018	23.04
pond 5	273.2518	23.04
pond 5	273.5018	23.04
pond 5	273.7518	23.04
pond 5	274.0018	23.04
pond 5	274.2518	23.04
pond 5	274.5018	23.04
pond 5	274.7518	23.04
pond 5	275.0018	23.04
pond 5	275.2518	23.04
pond 5	275.5018	23.04
pond 5	275.7518	23.04
pond 5	276.0018	23.04
pond 5	276.2518	23.04
pond 5	276.5018	23.04
pond 5	276.7518	23.04
pond 5	277.0018	23.04
pond 5	277.2518	23.04
pond 5	277.5018	23.04
pond 5	277.7518	23.04
pond 5	278.0018	23.04
pond 5	278.2518	23.04
pond 5	278.5018	23.04
pond 5	278.7518	23.04
pond 5	279.0018	23.04
pond 5	279.2518	23.03
pond 5	279.5018	23.03
pond 5	279.7518	23.03
pond 5	280.0018	23.03
pond 5	280.2518	23.03
pond 5	280.5018	23.03
pond 5	280.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	281.0018	23.03
pond 5	281.2518	23.03
pond 5	281.5018	23.03
pond 5	281.7518	23.03
pond 5	282.0018	23.03
pond 5	282.2518	23.03
pond 5	282.5018	23.03
pond 5	282.7518	23.03
pond 5	283.0018	23.03
pond 5	283.2518	23.03
pond 5	283.5018	23.03
pond 5	283.7518	23.03
pond 5	284.0018	23.03
pond 5	284.2518	23.03
pond 5	284.5018	23.03
pond 5	284.7518	23.03
pond 5	285.0018	23.03
pond 5	285.2518	23.03
pond 5	285.5018	23.03
pond 5	285.7518	23.03
pond 5	286.0018	23.03
pond 5	286.2518	23.03
pond 5	286.5018	23.03
pond 5	286.7518	23.03
pond 5	287.0018	23.03
pond 5	287.2518	23.03
pond 5	287.5018	23.03
pond 5	287.7518	23.03
pond 5	288.0018	23.03
pond 5	288.2518	23.03
pond 5	288.5018	23.03
pond 5	288.7518	23.03
pond 5	289.0018	23.03
pond 5	289.2518	23.03
pond 5	289.5018	23.03
pond 5	289.7518	23.03
pond 5	290.0018	23.03
pond 5	290.2518	23.03
pond 5	290.5018	23.03
pond 5	290.7518	23.03
pond 5	291.0018	23.03
pond 5	291.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	291.5018	23.03
pond 5	291.7518	23.03
pond 5	292.0018	23.03
pond 5	292.2518	23.03
pond 5	292.5018	23.03
pond 5	292.7518	23.03
pond 5	293.0018	23.03
pond 5	293.2518	23.03
pond 5	293.5018	23.03
pond 5	293.7518	23.03
pond 5	294.0018	23.03
pond 5	294.2518	23.03
pond 5	294.5018	23.03
pond 5	294.7518	23.03
pond 5	295.0018	23.03
pond 5	295.2518	23.03
pond 5	295.5018	23.03
pond 5	295.7518	23.03
pond 5	296.0018	23.03
pond 5	296.2518	23.03
pond 5	296.5018	23.03
pond 5	296.7518	23.03
pond 5	297.0018	23.03
pond 5	297.2518	23.03
pond 5	297.5018	23.03
pond 5	297.7518	23.03
pond 5	298.0018	23.03
pond 5	298.2518	23.03
pond 5	298.5018	23.03
pond 5	298.7518	23.03
pond 5	299.0018	23.03
pond 5	299.2518	23.03
pond 5	299.5018	23.03
pond 5	299.7518	23.03
pond 5	300.0018	23.03
pond 5	300.2518	23.03
pond 5	300.5018	23.03
pond 5	300.7518	23.03
pond 5	301.0018	23.03
pond 5	301.2518	23.03
pond 5	301.5018	23.03
pond 5	301.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	302.0018	23.03
pond 5	302.2518	23.03
pond 5	302.5018	23.03
pond 5	302.7518	23.03
pond 5	303.0018	23.03
pond 5	303.2518	23.03
pond 5	303.5018	23.03
pond 5	303.7518	23.03
pond 5	304.0018	23.03
pond 5	304.2518	23.03
pond 5	304.5018	23.03
pond 5	304.7518	23.03
pond 5	305.0018	23.03
pond 5	305.2518	23.03
pond 5	305.5018	23.03
pond 5	305.7518	23.03
pond 5	306.0018	23.03
pond 5	306.2518	23.03
pond 5	306.5018	23.03
pond 5	306.7518	23.03
pond 5	307.0018	23.03
pond 5	307.2518	23.03
pond 5	307.5018	23.03
pond 5	307.7518	23.03
pond 5	308.0018	23.03
pond 5	308.2518	23.03
pond 5	308.5018	23.03
pond 5	308.7518	23.03
pond 5	309.0018	23.03
pond 5	309.2518	23.03
pond 5	309.5018	23.03
pond 5	309.7518	23.03
pond 5	310.0018	23.03
pond 5	310.2518	23.03
pond 5	310.5018	23.03
pond 5	310.7518	23.03
pond 5	311.0018	23.03
pond 5	311.2518	23.03
pond 5	311.5018	23.03
pond 5	311.7518	23.03
pond 5	312.0018	23.03
pond 5	312.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	312.5018	23.03
pond 5	312.7518	23.03
pond 5	313.0018	23.03
pond 5	313.2518	23.03
pond 5	313.5018	23.03
pond 5	313.7518	23.03
pond 5	314.0018	23.03
pond 5	314.2518	23.03
pond 5	314.5018	23.03
pond 5	314.7518	23.03
pond 5	315.0018	23.03
pond 5	315.2518	23.03
pond 5	315.5018	23.03
pond 5	315.7518	23.03
pond 5	316.0018	23.03
pond 5	316.2518	23.03
pond 5	316.5018	23.03
pond 5	316.7518	23.03
pond 5	317.0018	23.03
pond 5	317.2518	23.03
pond 5	317.5018	23.03
pond 5	317.7518	23.03
pond 5	318.0018	23.03
pond 5	318.2518	23.03
pond 5	318.5018	23.03
pond 5	318.7518	23.03
pond 5	319.0018	23.03
pond 5	319.2518	23.03
pond 5	319.5018	23.03
pond 5	319.7518	23.03
pond 5	320.0018	23.03
pond 5	320.2518	23.03
pond 5	320.5018	23.03
pond 5	320.7518	23.03
pond 5	321.0018	23.03
pond 5	321.2518	23.03
pond 5	321.5018	23.03
pond 5	321.7518	23.03
pond 5	322.0018	23.03
pond 5	322.2518	23.03
pond 5	322.5018	23.03
pond 5	322.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	323.0018	23.03
pond 5	323.2518	23.03
pond 5	323.5018	23.03
pond 5	323.7518	23.03
pond 5	324.0018	23.03
pond 5	324.2518	23.03
pond 5	324.5018	23.03
pond 5	324.7518	23.03
pond 5	325.0018	23.03
pond 5	325.2518	23.03
pond 5	325.5018	23.03
pond 5	325.7518	23.03
pond 5	326.0018	23.03
pond 5	326.2518	23.03
pond 5	326.5018	23.03
pond 5	326.7518	23.03
pond 5	327.0018	23.03
pond 5	327.2518	23.03
pond 5	327.5018	23.03
pond 5	327.7518	23.03
pond 5	328.0018	23.03
pond 5	328.2518	23.03
pond 5	328.5018	23.03
pond 5	328.7518	23.03
pond 5	329.0018	23.03
pond 5	329.2518	23.03
pond 5	329.5018	23.03
pond 5	329.7518	23.03
pond 5	330.0018	23.03
pond 5	330.2518	23.03
pond 5	330.5018	23.03
pond 5	330.7518	23.03
pond 5	331.0018	23.03
pond 5	331.2518	23.03
pond 5	331.5018	23.03
pond 5	331.7518	23.03
pond 5	332.0018	23.03
pond 5	332.2518	23.03
pond 5	332.5018	23.03
pond 5	332.7518	23.03
pond 5	333.0018	23.03
pond 5	333.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	333.5018	23.03
pond 5	333.7518	23.03
pond 5	334.0018	23.03
pond 5	334.2518	23.03
pond 5	334.5018	23.03
pond 5	334.7518	23.03
pond 5	335.0018	23.03
pond 5	335.2518	23.03
pond 5	335.5018	23.03
pond 5	335.7518	23.03
pond 5	336.0018	23.03
pond 5	336.2518	23.03
pond 5	336.5018	23.03
pond 5	336.7518	23.03
pond 5	337.0018	23.03
pond 5	337.2518	23.03
pond 5	337.5018	23.03
pond 5	337.7518	23.03
pond 5	338.0018	23.03
pond 5	338.2518	23.03
pond 5	338.5018	23.03
pond 5	338.7518	23.03
pond 5	339.0018	23.03
pond 5	339.2518	23.03
pond 5	339.5018	23.03
pond 5	339.7518	23.03
pond 5	340.0018	23.03
pond 5	340.2518	23.03
pond 5	340.5018	23.03
pond 5	340.7518	23.03
pond 5	341.0018	23.03
pond 5	341.2518	23.03
pond 5	341.5018	23.03
pond 5	341.7518	23.03
pond 5	342.0018	23.03
pond 5	342.2518	23.03
pond 5	342.5018	23.03
pond 5	342.7518	23.03
pond 5	343.0018	23.03
pond 5	343.2518	23.03
pond 5	343.5018	23.03
pond 5	343.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	344.0018	23.03
pond 5	344.2518	23.03
pond 5	344.5018	23.03
pond 5	344.7518	23.03
pond 5	345.0018	23.03
pond 5	345.2518	23.03
pond 5	345.5018	23.03
pond 5	345.7518	23.03
pond 5	346.0018	23.03
pond 5	346.2518	23.03
pond 5	346.5018	23.03
pond 5	346.7518	23.02
pond 5	347.0018	23.02
pond 5	347.2518	23.02
pond 5	347.5018	23.02
pond 5	347.7518	23.02
pond 5	348.0018	23.02
pond 5	348.2518	23.02
pond 5	348.5018	23.02
pond 5	348.7518	23.02
pond 5	349.0018	23.02
pond 5	349.2518	23.02
pond 5	349.5018	23.02
pond 5	349.7518	23.02
pond 5	350.0018	23.02
pond 5	350.2518	23.02
pond 5	350.5018	23.02
pond 5	350.7518	23.02
pond 5	351.0018	23.02
pond 5	351.2518	23.02
pond 5	351.5018	23.02
pond 5	351.7518	23.02
pond 5	352.0018	23.02
pond 5	352.2518	23.02
pond 5	352.5018	23.02
pond 5	352.7518	23.02
pond 5	353.0018	23.02
pond 5	353.2518	23.02
pond 5	353.5018	23.02
pond 5	353.7518	23.02
pond 5	354.0018	23.02
pond 5	354.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 5	354.5018	23.02
pond 5	354.7518	23.02
pond 5	355.0018	23.02
pond 5	355.2518	23.02
pond 5	355.5018	23.02
pond 5	355.7518	23.02
pond 5	356.0018	23.02
pond 5	356.2518	23.02
pond 5	356.5018	23.02
pond 5	356.7518	23.02
pond 5	357.0018	23.02
pond 5	357.2518	23.02
pond 5	357.5018	23.02
pond 5	357.7518	23.02
pond 5	358.0018	23.02
pond 5	358.2518	23.02
pond 5	358.5018	23.02
pond 5	358.7518	23.02
pond 5	359.0018	23.02
pond 5	359.2518	23.02
pond 5	359.5018	23.02
pond 5	359.7518	23.02
pond 5	360.0018	23.02
pond 6	0.0000	23.00
pond 6	0.2511	23.00
pond 6	0.5050	23.00
pond 6	0.7527	23.00
pond 6	1.0027	23.00
pond 6	1.2527	23.00
pond 6	1.5027	23.00
pond 6	1.7527	23.00
pond 6	2.0027	23.00
pond 6	2.2527	23.00
pond 6	2.5027	23.00
pond 6	2.7527	23.00
pond 6	3.0027	23.00
pond 6	3.2527	23.00
pond 6	3.5027	23.00
pond 6	3.7527	23.00
pond 6	4.0027	23.00
pond 6	4.2527	23.01
pond 6	4.5027	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	4.7527	23.01
pond 6	5.0027	23.02
pond 6	5.2527	23.02
pond 6	5.5027	23.02
pond 6	5.7527	23.03
pond 6	6.0027	23.03
pond 6	6.2527	23.04
pond 6	6.5027	23.04
pond 6	6.7527	23.05
pond 6	7.0027	23.05
pond 6	7.2527	23.06
pond 6	7.5027	23.07
pond 6	7.7527	23.07
pond 6	8.0027	23.08
pond 6	8.2525	23.09
pond 6	8.5002	23.09
pond 6	8.7503	23.10
pond 6	9.0005	23.11
pond 6	9.2502	23.13
pond 6	9.5010	23.14
pond 6	9.7513	23.15
pond 6	10.0022	23.16
pond 6	10.2518	23.18
pond 6	10.5023	23.20
pond 6	10.7511	23.22
pond 6	11.0001	23.24
pond 6	11.2504	23.27
pond 6	11.5009	23.31
pond 6	11.7501	23.39
pond 6	12.0001	23.64
pond 6	12.2503	24.02
pond 6	12.5001	24.17
pond 6	12.7507	24.25
pond 6	13.0012	24.31
pond 6	13.2516	24.36
pond 6	13.5004	24.39
pond 6	13.7518	24.43
pond 6	14.0030	24.45
pond 6	14.2534	24.48
pond 6	14.5037	24.50
pond 6	14.7521	24.52
pond 6	15.0035	24.54

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	15.2518	24.56
pond 6	15.5018	24.58
pond 6	15.7518	24.59
pond 6	16.0018	24.61
pond 6	16.2518	24.62
pond 6	16.5018	24.63
pond 6	16.7518	24.64
pond 6	17.0018	24.65
pond 6	17.2518	24.66
pond 6	17.5018	24.67
pond 6	17.7518	24.67
pond 6	18.0018	24.68
pond 6	18.2518	24.69
pond 6	18.5018	24.69
pond 6	18.7518	24.70
pond 6	19.0018	24.70
pond 6	19.2518	24.70
pond 6	19.5018	24.71
pond 6	19.7518	24.71
pond 6	20.0018	24.72
pond 6	20.2518	24.72
pond 6	20.5018	24.72
pond 6	20.7518	24.72
pond 6	21.0018	24.72
pond 6	21.2518	24.72
pond 6	21.5018	24.73
pond 6	21.7518	24.73
pond 6	22.0018	24.73
pond 6	22.2518	24.73
pond 6	22.5018	24.73
pond 6	22.7518	24.73
pond 6	23.0018	24.73
pond 6	23.2518	24.73
pond 6	23.5018	24.74
pond 6	23.7518	24.74
pond 6	24.0018	24.74
pond 6	24.2518	24.73
pond 6	24.5018	24.73
pond 6	24.7518	24.72
pond 6	25.0018	24.72
pond 6	25.2518	24.71
pond 6	25.5018	24.71

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	25.7518	24.70
pond 6	26.0018	24.70
pond 6	26.2518	24.69
pond 6	26.5018	24.69
pond 6	26.7518	24.68
pond 6	27.0018	24.68
pond 6	27.2518	24.67
pond 6	27.5018	24.67
pond 6	27.7518	24.66
pond 6	28.0018	24.65
pond 6	28.2518	24.65
pond 6	28.5018	24.64
pond 6	28.7518	24.64
pond 6	29.0018	24.63
pond 6	29.2518	24.63
pond 6	29.5018	24.62
pond 6	29.7518	24.62
pond 6	30.0018	24.61
pond 6	30.2518	24.60
pond 6	30.5018	24.60
pond 6	30.7518	24.59
pond 6	31.0018	24.59
pond 6	31.2518	24.58
pond 6	31.5018	24.57
pond 6	31.7518	24.57
pond 6	32.0018	24.56
pond 6	32.2518	24.56
pond 6	32.5018	24.55
pond 6	32.7518	24.55
pond 6	33.0018	24.54
pond 6	33.2518	24.53
pond 6	33.5018	24.53
pond 6	33.7518	24.52
pond 6	34.0018	24.52
pond 6	34.2518	24.51
pond 6	34.5018	24.50
pond 6	34.7518	24.50
pond 6	35.0018	24.49
pond 6	35.2518	24.49
pond 6	35.5018	24.48
pond 6	35.7518	24.48
pond 6	36.0018	24.47

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	36.2518	24.46
pond 6	36.5018	24.46
pond 6	36.7518	24.45
pond 6	37.0018	24.45
pond 6	37.2518	24.44
pond 6	37.5018	24.43
pond 6	37.7518	24.43
pond 6	38.0018	24.42
pond 6	38.2518	24.42
pond 6	38.5018	24.41
pond 6	38.7518	24.40
pond 6	39.0018	24.40
pond 6	39.2518	24.39
pond 6	39.5018	24.39
pond 6	39.7518	24.38
pond 6	40.0018	24.38
pond 6	40.2518	24.37
pond 6	40.5018	24.36
pond 6	40.7518	24.36
pond 6	41.0018	24.35
pond 6	41.2518	24.35
pond 6	41.5018	24.34
pond 6	41.7518	24.33
pond 6	42.0018	24.33
pond 6	42.2518	24.32
pond 6	42.5018	24.32
pond 6	42.7518	24.31
pond 6	43.0018	24.31
pond 6	43.2518	24.30
pond 6	43.5018	24.29
pond 6	43.7518	24.29
pond 6	44.0018	24.28
pond 6	44.2518	24.28
pond 6	44.5018	24.27
pond 6	44.7518	24.27
pond 6	45.0018	24.26
pond 6	45.2518	24.25
pond 6	45.5018	24.25
pond 6	45.7518	24.24
pond 6	46.0018	24.24
pond 6	46.2518	24.23
pond 6	46.5018	24.23

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	46.7518	24.22
pond 6	47.0018	24.22
pond 6	47.2518	24.21
pond 6	47.5018	24.20
pond 6	47.7518	24.20
pond 6	48.0018	24.19
pond 6	48.2518	24.19
pond 6	48.5018	24.18
pond 6	48.7518	24.18
pond 6	49.0018	24.17
pond 6	49.2518	24.16
pond 6	49.5018	24.16
pond 6	49.7518	24.15
pond 6	50.0018	24.15
pond 6	50.2518	24.14
pond 6	50.5018	24.14
pond 6	50.7518	24.13
pond 6	51.0018	24.13
pond 6	51.2518	24.12
pond 6	51.5018	24.12
pond 6	51.7518	24.11
pond 6	52.0018	24.10
pond 6	52.2518	24.10
pond 6	52.5018	24.09
pond 6	52.7518	24.09
pond 6	53.0018	24.08
pond 6	53.2518	24.08
pond 6	53.5018	24.07
pond 6	53.7518	24.07
pond 6	54.0018	24.06
pond 6	54.2518	24.06
pond 6	54.5018	24.05
pond 6	54.7518	24.05
pond 6	55.0018	24.04
pond 6	55.2518	24.04
pond 6	55.5018	24.03
pond 6	55.7518	24.03
pond 6	56.0018	24.02
pond 6	56.2518	24.02
pond 6	56.5018	24.01
pond 6	56.7518	24.00
pond 6	57.0018	24.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	57.2518	23.99
pond 6	57.5018	23.99
pond 6	57.7518	23.98
pond 6	58.0018	23.98
pond 6	58.2518	23.97
pond 6	58.5018	23.97
pond 6	58.7518	23.96
pond 6	59.0018	23.96
pond 6	59.2518	23.95
pond 6	59.5018	23.95
pond 6	59.7518	23.95
pond 6	60.0018	23.94
pond 6	60.2518	23.94
pond 6	60.5018	23.93
pond 6	60.7518	23.93
pond 6	61.0018	23.92
pond 6	61.2518	23.92
pond 6	61.5018	23.91
pond 6	61.7518	23.91
pond 6	62.0018	23.90
pond 6	62.2518	23.90
pond 6	62.5018	23.89
pond 6	62.7518	23.89
pond 6	63.0018	23.88
pond 6	63.2518	23.88
pond 6	63.5018	23.87
pond 6	63.7518	23.87
pond 6	64.0018	23.86
pond 6	64.2518	23.86
pond 6	64.5018	23.85
pond 6	64.7518	23.85
pond 6	65.0018	23.85
pond 6	65.2518	23.84
pond 6	65.5018	23.84
pond 6	65.7518	23.83
pond 6	66.0018	23.83
pond 6	66.2518	23.82
pond 6	66.5018	23.82
pond 6	66.7518	23.81
pond 6	67.0018	23.81
pond 6	67.2518	23.80
pond 6	67.5018	23.80

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	67.7518	23.80
pond 6	68.0018	23.79
pond 6	68.2518	23.79
pond 6	68.5018	23.78
pond 6	68.7518	23.78
pond 6	69.0018	23.77
pond 6	69.2518	23.77
pond 6	69.5018	23.76
pond 6	69.7518	23.76
pond 6	70.0018	23.76
pond 6	70.2518	23.75
pond 6	70.5018	23.75
pond 6	70.7518	23.74
pond 6	71.0018	23.74
pond 6	71.2518	23.73
pond 6	71.5018	23.73
pond 6	71.7518	23.73
pond 6	72.0018	23.72
pond 6	72.2518	23.72
pond 6	72.5018	23.71
pond 6	72.7518	23.71
pond 6	73.0018	23.71
pond 6	73.2518	23.70
pond 6	73.5018	23.70
pond 6	73.7518	23.69
pond 6	74.0018	23.69
pond 6	74.2518	23.69
pond 6	74.5018	23.68
pond 6	74.7518	23.68
pond 6	75.0018	23.67
pond 6	75.2518	23.67
pond 6	75.5018	23.66
pond 6	75.7518	23.66
pond 6	76.0018	23.66
pond 6	76.2518	23.65
pond 6	76.5018	23.65
pond 6	76.7518	23.65
pond 6	77.0018	23.64
pond 6	77.2518	23.64
pond 6	77.5018	23.63
pond 6	77.7518	23.63
pond 6	78.0018	23.63

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	78.2518	23.62
pond 6	78.5018	23.62
pond 6	78.7518	23.61
pond 6	79.0018	23.61
pond 6	79.2518	23.61
pond 6	79.5018	23.60
pond 6	79.7518	23.60
pond 6	80.0018	23.60
pond 6	80.2518	23.59
pond 6	80.5018	23.59
pond 6	80.7518	23.58
pond 6	81.0018	23.58
pond 6	81.2518	23.58
pond 6	81.5018	23.57
pond 6	81.7518	23.57
pond 6	82.0018	23.57
pond 6	82.2518	23.56
pond 6	82.5018	23.56
pond 6	82.7518	23.56
pond 6	83.0018	23.55
pond 6	83.2518	23.55
pond 6	83.5018	23.54
pond 6	83.7518	23.54
pond 6	84.0018	23.54
pond 6	84.2518	23.53
pond 6	84.5018	23.53
pond 6	84.7518	23.53
pond 6	85.0018	23.52
pond 6	85.2518	23.52
pond 6	85.5018	23.52
pond 6	85.7518	23.51
pond 6	86.0018	23.51
pond 6	86.2518	23.51
pond 6	86.5018	23.50
pond 6	86.7518	23.50
pond 6	87.0018	23.50
pond 6	87.2518	23.49
pond 6	87.5018	23.49
pond 6	87.7518	23.49
pond 6	88.0018	23.48
pond 6	88.2518	23.48
pond 6	88.5018	23.48

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	88.7518	23.47
pond 6	89.0018	23.47
pond 6	89.2518	23.47
pond 6	89.5018	23.46
pond 6	89.7518	23.46
pond 6	90.0018	23.46
pond 6	90.2518	23.45
pond 6	90.5018	23.45
pond 6	90.7518	23.45
pond 6	91.0018	23.44
pond 6	91.2518	23.44
pond 6	91.5018	23.44
pond 6	91.7518	23.43
pond 6	92.0018	23.43
pond 6	92.2518	23.43
pond 6	92.5018	23.42
pond 6	92.7518	23.42
pond 6	93.0018	23.42
pond 6	93.2518	23.42
pond 6	93.5018	23.41
pond 6	93.7518	23.41
pond 6	94.0018	23.41
pond 6	94.2518	23.40
pond 6	94.5018	23.40
pond 6	94.7518	23.40
pond 6	95.0018	23.40
pond 6	95.2518	23.39
pond 6	95.5018	23.39
pond 6	95.7518	23.39
pond 6	96.0018	23.38
pond 6	96.2518	23.38
pond 6	96.5018	23.38
pond 6	96.7518	23.38
pond 6	97.0018	23.37
pond 6	97.2518	23.37
pond 6	97.5018	23.37
pond 6	97.7518	23.37
pond 6	98.0018	23.36
pond 6	98.2518	23.36
pond 6	98.5018	23.36
pond 6	98.7518	23.35
pond 6	99.0018	23.35

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	99.2518	23.35
pond 6	99.5018	23.35
pond 6	99.7518	23.34
pond 6	100.0018	23.34
pond 6	100.2518	23.34
pond 6	100.5018	23.34
pond 6	100.7518	23.33
pond 6	101.0018	23.33
pond 6	101.2518	23.33
pond 6	101.5018	23.33
pond 6	101.7518	23.32
pond 6	102.0018	23.32
pond 6	102.2518	23.32
pond 6	102.5018	23.32
pond 6	102.7518	23.31
pond 6	103.0018	23.31
pond 6	103.2518	23.31
pond 6	103.5018	23.31
pond 6	103.7518	23.31
pond 6	104.0018	23.30
pond 6	104.2518	23.30
pond 6	104.5018	23.30
pond 6	104.7518	23.30
pond 6	105.0018	23.29
pond 6	105.2518	23.29
pond 6	105.5018	23.29
pond 6	105.7518	23.29
pond 6	106.0018	23.28
pond 6	106.2518	23.28
pond 6	106.5018	23.28
pond 6	106.7518	23.28
pond 6	107.0018	23.28
pond 6	107.2518	23.27
pond 6	107.5018	23.27
pond 6	107.7518	23.27
pond 6	108.0018	23.27
pond 6	108.2518	23.27
pond 6	108.5018	23.26
pond 6	108.7518	23.26
pond 6	109.0018	23.26
pond 6	109.2518	23.26
pond 6	109.5018	23.25

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	109.7518	23.25
pond 6	110.0018	23.25
pond 6	110.2518	23.25
pond 6	110.5018	23.25
pond 6	110.7518	23.24
pond 6	111.0018	23.24
pond 6	111.2518	23.24
pond 6	111.5018	23.24
pond 6	111.7518	23.24
pond 6	112.0018	23.24
pond 6	112.2518	23.23
pond 6	112.5018	23.23
pond 6	112.7518	23.23
pond 6	113.0018	23.23
pond 6	113.2518	23.23
pond 6	113.5018	23.22
pond 6	113.7518	23.22
pond 6	114.0018	23.22
pond 6	114.2518	23.22
pond 6	114.5018	23.22
pond 6	114.7518	23.22
pond 6	115.0018	23.21
pond 6	115.2518	23.21
pond 6	115.5018	23.21
pond 6	115.7518	23.21
pond 6	116.0018	23.21
pond 6	116.2518	23.21
pond 6	116.5018	23.20
pond 6	116.7518	23.20
pond 6	117.0018	23.20
pond 6	117.2518	23.20
pond 6	117.5018	23.20
pond 6	117.7518	23.20
pond 6	118.0018	23.19
pond 6	118.2518	23.19
pond 6	118.5018	23.19
pond 6	118.7518	23.19
pond 6	119.0018	23.19
pond 6	119.2518	23.19
pond 6	119.5018	23.19
pond 6	119.7518	23.18
pond 6	120.0018	23.18

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	120.2518	23.18
pond 6	120.5018	23.18
pond 6	120.7518	23.18
pond 6	121.0018	23.18
pond 6	121.2518	23.18
pond 6	121.5018	23.17
pond 6	121.7518	23.17
pond 6	122.0018	23.17
pond 6	122.2518	23.17
pond 6	122.5018	23.17
pond 6	122.7518	23.17
pond 6	123.0018	23.17
pond 6	123.2518	23.17
pond 6	123.5018	23.17
pond 6	123.7518	23.16
pond 6	124.0018	23.16
pond 6	124.2518	23.16
pond 6	124.5018	23.16
pond 6	124.7518	23.16
pond 6	125.0018	23.16
pond 6	125.2518	23.16
pond 6	125.5018	23.16
pond 6	125.7518	23.15
pond 6	126.0018	23.15
pond 6	126.2518	23.15
pond 6	126.5018	23.15
pond 6	126.7518	23.15
pond 6	127.0018	23.15
pond 6	127.2518	23.15
pond 6	127.5018	23.15
pond 6	127.7518	23.15
pond 6	128.0018	23.15
pond 6	128.2518	23.14
pond 6	128.5018	23.14
pond 6	128.7518	23.14
pond 6	129.0018	23.14
pond 6	129.2518	23.14
pond 6	129.5018	23.14
pond 6	129.7518	23.14
pond 6	130.0018	23.14
pond 6	130.2518	23.14
pond 6	130.5018	23.14

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	130.7518	23.14
pond 6	131.0018	23.13
pond 6	131.2518	23.13
pond 6	131.5018	23.13
pond 6	131.7518	23.13
pond 6	132.0018	23.13
pond 6	132.2518	23.13
pond 6	132.5018	23.13
pond 6	132.7518	23.13
pond 6	133.0018	23.13
pond 6	133.2518	23.13
pond 6	133.5018	23.13
pond 6	133.7518	23.13
pond 6	134.0018	23.13
pond 6	134.2518	23.12
pond 6	134.5018	23.12
pond 6	134.7518	23.12
pond 6	135.0018	23.12
pond 6	135.2518	23.12
pond 6	135.5018	23.12
pond 6	135.7518	23.12
pond 6	136.0018	23.12
pond 6	136.2518	23.12
pond 6	136.5018	23.12
pond 6	136.7518	23.12
pond 6	137.0018	23.12
pond 6	137.2518	23.12
pond 6	137.5018	23.12
pond 6	137.7518	23.11
pond 6	138.0018	23.11
pond 6	138.2518	23.11
pond 6	138.5018	23.11
pond 6	138.7518	23.11
pond 6	139.0018	23.11
pond 6	139.2518	23.11
pond 6	139.5018	23.11
pond 6	139.7518	23.11
pond 6	140.0018	23.11
pond 6	140.2518	23.11
pond 6	140.5018	23.11
pond 6	140.7518	23.11
pond 6	141.0018	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	141.2518	23.11
pond 6	141.5018	23.11
pond 6	141.7518	23.10
pond 6	142.0018	23.10
pond 6	142.2518	23.10
pond 6	142.5018	23.10
pond 6	142.7518	23.10
pond 6	143.0018	23.10
pond 6	143.2518	23.10
pond 6	143.5018	23.10
pond 6	143.7518	23.10
pond 6	144.0018	23.10
pond 6	144.2518	23.10
pond 6	144.5018	23.10
pond 6	144.7518	23.10
pond 6	145.0018	23.10
pond 6	145.2518	23.10
pond 6	145.5018	23.10
pond 6	145.7518	23.10
pond 6	146.0018	23.10
pond 6	146.2518	23.10
pond 6	146.5018	23.09
pond 6	146.7518	23.09
pond 6	147.0018	23.09
pond 6	147.2518	23.09
pond 6	147.5018	23.09
pond 6	147.7518	23.09
pond 6	148.0018	23.09
pond 6	148.2518	23.09
pond 6	148.5018	23.09
pond 6	148.7518	23.09
pond 6	149.0018	23.09
pond 6	149.2518	23.09
pond 6	149.5018	23.09
pond 6	149.7518	23.09
pond 6	150.0018	23.09
pond 6	150.2518	23.09
pond 6	150.5018	23.09
pond 6	150.7518	23.09
pond 6	151.0018	23.09
pond 6	151.2518	23.09
pond 6	151.5018	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	151.7518	23.09
pond 6	152.0018	23.08
pond 6	152.2518	23.08
pond 6	152.5018	23.08
pond 6	152.7518	23.08
pond 6	153.0018	23.08
pond 6	153.2518	23.08
pond 6	153.5018	23.08
pond 6	153.7518	23.08
pond 6	154.0018	23.08
pond 6	154.2518	23.08
pond 6	154.5018	23.08
pond 6	154.7518	23.08
pond 6	155.0018	23.08
pond 6	155.2518	23.08
pond 6	155.5018	23.08
pond 6	155.7518	23.08
pond 6	156.0018	23.08
pond 6	156.2518	23.08
pond 6	156.5018	23.08
pond 6	156.7518	23.08
pond 6	157.0018	23.08
pond 6	157.2518	23.08
pond 6	157.5018	23.08
pond 6	157.7518	23.08
pond 6	158.0018	23.08
pond 6	158.2518	23.08
pond 6	158.5018	23.07
pond 6	158.7518	23.07
pond 6	159.0018	23.07
pond 6	159.2518	23.07
pond 6	159.5018	23.07
pond 6	159.7518	23.07
pond 6	160.0018	23.07
pond 6	160.2518	23.07
pond 6	160.5018	23.07
pond 6	160.7518	23.07
pond 6	161.0018	23.07
pond 6	161.2518	23.07
pond 6	161.5018	23.07
pond 6	161.7518	23.07
pond 6	162.0018	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	162.2518	23.07
pond 6	162.5018	23.07
pond 6	162.7518	23.07
pond 6	163.0018	23.07
pond 6	163.2518	23.07
pond 6	163.5018	23.07
pond 6	163.7518	23.07
pond 6	164.0018	23.07
pond 6	164.2518	23.07
pond 6	164.5018	23.07
pond 6	164.7518	23.07
pond 6	165.0018	23.07
pond 6	165.2518	23.07
pond 6	165.5018	23.07
pond 6	165.7518	23.07
pond 6	166.0018	23.07
pond 6	166.2518	23.07
pond 6	166.5018	23.07
pond 6	166.7518	23.06
pond 6	167.0018	23.06
pond 6	167.2518	23.06
pond 6	167.5018	23.06
pond 6	167.7518	23.06
pond 6	168.0018	23.06
pond 6	168.2518	23.06
pond 6	168.5018	23.06
pond 6	168.7518	23.06
pond 6	169.0018	23.06
pond 6	169.2518	23.06
pond 6	169.5018	23.06
pond 6	169.7518	23.06
pond 6	170.0018	23.06
pond 6	170.2518	23.06
pond 6	170.5018	23.06
pond 6	170.7518	23.06
pond 6	171.0018	23.06
pond 6	171.2518	23.06
pond 6	171.5018	23.06
pond 6	171.7518	23.06
pond 6	172.0018	23.06
pond 6	172.2518	23.06
pond 6	172.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	172.7518	23.06
pond 6	173.0018	23.06
pond 6	173.2518	23.06
pond 6	173.5018	23.06
pond 6	173.7518	23.06
pond 6	174.0018	23.06
pond 6	174.2518	23.06
pond 6	174.5018	23.06
pond 6	174.7518	23.06
pond 6	175.0018	23.06
pond 6	175.2518	23.06
pond 6	175.5018	23.06
pond 6	175.7518	23.06
pond 6	176.0018	23.06
pond 6	176.2518	23.06
pond 6	176.5018	23.06
pond 6	176.7518	23.06
pond 6	177.0018	23.05
pond 6	177.2518	23.05
pond 6	177.5018	23.05
pond 6	177.7518	23.05
pond 6	178.0018	23.05
pond 6	178.2518	23.05
pond 6	178.5018	23.05
pond 6	178.7518	23.05
pond 6	179.0018	23.05
pond 6	179.2518	23.05
pond 6	179.5018	23.05
pond 6	179.7518	23.05
pond 6	180.0018	23.05
pond 6	180.2518	23.05
pond 6	180.5018	23.05
pond 6	180.7518	23.05
pond 6	181.0018	23.05
pond 6	181.2518	23.05
pond 6	181.5018	23.05
pond 6	181.7518	23.05
pond 6	182.0018	23.05
pond 6	182.2518	23.05
pond 6	182.5018	23.05
pond 6	182.7518	23.05
pond 6	183.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	183.2518	23.05
pond 6	183.5018	23.05
pond 6	183.7518	23.05
pond 6	184.0018	23.05
pond 6	184.2518	23.05
pond 6	184.5018	23.05
pond 6	184.7518	23.05
pond 6	185.0018	23.05
pond 6	185.2518	23.05
pond 6	185.5018	23.05
pond 6	185.7518	23.05
pond 6	186.0018	23.05
pond 6	186.2518	23.05
pond 6	186.5018	23.05
pond 6	186.7518	23.05
pond 6	187.0018	23.05
pond 6	187.2518	23.05
pond 6	187.5018	23.05
pond 6	187.7518	23.05
pond 6	188.0018	23.05
pond 6	188.2518	23.05
pond 6	188.5018	23.05
pond 6	188.7518	23.05
pond 6	189.0018	23.05
pond 6	189.2518	23.05
pond 6	189.5018	23.05
pond 6	189.7518	23.05
pond 6	190.0018	23.05
pond 6	190.2518	23.05
pond 6	190.5018	23.05
pond 6	190.7518	23.04
pond 6	191.0018	23.04
pond 6	191.2518	23.04
pond 6	191.5018	23.04
pond 6	191.7518	23.04
pond 6	192.0018	23.04
pond 6	192.2518	23.04
pond 6	192.5018	23.04
pond 6	192.7518	23.04
pond 6	193.0018	23.04
pond 6	193.2518	23.04
pond 6	193.5018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	193.7518	23.04
pond 6	194.0018	23.04
pond 6	194.2518	23.04
pond 6	194.5018	23.04
pond 6	194.7518	23.04
pond 6	195.0018	23.04
pond 6	195.2518	23.04
pond 6	195.5018	23.04
pond 6	195.7518	23.04
pond 6	196.0018	23.04
pond 6	196.2518	23.04
pond 6	196.5018	23.04
pond 6	196.7518	23.04
pond 6	197.0018	23.04
pond 6	197.2518	23.04
pond 6	197.5018	23.04
pond 6	197.7518	23.04
pond 6	198.0018	23.04
pond 6	198.2518	23.04
pond 6	198.5018	23.04
pond 6	198.7518	23.04
pond 6	199.0018	23.04
pond 6	199.2518	23.04
pond 6	199.5018	23.04
pond 6	199.7518	23.04
pond 6	200.0018	23.04
pond 6	200.2518	23.04
pond 6	200.5018	23.04
pond 6	200.7518	23.04
pond 6	201.0018	23.04
pond 6	201.2518	23.04
pond 6	201.5018	23.04
pond 6	201.7518	23.04
pond 6	202.0018	23.04
pond 6	202.2518	23.04
pond 6	202.5018	23.04
pond 6	202.7518	23.04
pond 6	203.0018	23.04
pond 6	203.2518	23.04
pond 6	203.5018	23.04
pond 6	203.7518	23.04
pond 6	204.0018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	204.2518	23.04
pond 6	204.5018	23.04
pond 6	204.7518	23.04
pond 6	205.0018	23.04
pond 6	205.2518	23.04
pond 6	205.5018	23.04
pond 6	205.7518	23.04
pond 6	206.0018	23.04
pond 6	206.2518	23.04
pond 6	206.5018	23.04
pond 6	206.7518	23.04
pond 6	207.0018	23.04
pond 6	207.2518	23.04
pond 6	207.5018	23.04
pond 6	207.7518	23.04
pond 6	208.0018	23.04
pond 6	208.2518	23.04
pond 6	208.5018	23.04
pond 6	208.7518	23.04
pond 6	209.0018	23.04
pond 6	209.2518	23.04
pond 6	209.5018	23.04
pond 6	209.7518	23.04
pond 6	210.0018	23.04
pond 6	210.2518	23.03
pond 6	210.5018	23.03
pond 6	210.7518	23.03
pond 6	211.0018	23.03
pond 6	211.2518	23.03
pond 6	211.5018	23.03
pond 6	211.7518	23.03
pond 6	212.0018	23.03
pond 6	212.2518	23.03
pond 6	212.5018	23.03
pond 6	212.7518	23.03
pond 6	213.0018	23.03
pond 6	213.2518	23.03
pond 6	213.5018	23.03
pond 6	213.7518	23.03
pond 6	214.0018	23.03
pond 6	214.2518	23.03
pond 6	214.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	214.7518	23.03
pond 6	215.0018	23.03
pond 6	215.2518	23.03
pond 6	215.5018	23.03
pond 6	215.7518	23.03
pond 6	216.0018	23.03
pond 6	216.2518	23.03
pond 6	216.5018	23.03
pond 6	216.7518	23.03
pond 6	217.0018	23.03
pond 6	217.2518	23.03
pond 6	217.5018	23.03
pond 6	217.7518	23.03
pond 6	218.0018	23.03
pond 6	218.2518	23.03
pond 6	218.5018	23.03
pond 6	218.7518	23.03
pond 6	219.0018	23.03
pond 6	219.2518	23.03
pond 6	219.5018	23.03
pond 6	219.7518	23.03
pond 6	220.0018	23.03
pond 6	220.2518	23.03
pond 6	220.5018	23.03
pond 6	220.7518	23.03
pond 6	221.0018	23.03
pond 6	221.2518	23.03
pond 6	221.5018	23.03
pond 6	221.7518	23.03
pond 6	222.0018	23.03
pond 6	222.2518	23.03
pond 6	222.5018	23.03
pond 6	222.7518	23.03
pond 6	223.0018	23.03
pond 6	223.2518	23.03
pond 6	223.5018	23.03
pond 6	223.7518	23.03
pond 6	224.0018	23.03
pond 6	224.2518	23.03
pond 6	224.5018	23.03
pond 6	224.7518	23.03
pond 6	225.0018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	225.2518	23.03
pond 6	225.5018	23.03
pond 6	225.7518	23.03
pond 6	226.0018	23.03
pond 6	226.2518	23.03
pond 6	226.5018	23.03
pond 6	226.7518	23.03
pond 6	227.0018	23.03
pond 6	227.2518	23.03
pond 6	227.5018	23.03
pond 6	227.7518	23.03
pond 6	228.0018	23.03
pond 6	228.2518	23.03
pond 6	228.5018	23.03
pond 6	228.7518	23.03
pond 6	229.0018	23.03
pond 6	229.2518	23.03
pond 6	229.5018	23.03
pond 6	229.7518	23.03
pond 6	230.0018	23.03
pond 6	230.2518	23.03
pond 6	230.5018	23.03
pond 6	230.7518	23.03
pond 6	231.0018	23.03
pond 6	231.2518	23.03
pond 6	231.5018	23.03
pond 6	231.7518	23.03
pond 6	232.0018	23.03
pond 6	232.2518	23.03
pond 6	232.5018	23.03
pond 6	232.7518	23.03
pond 6	233.0018	23.03
pond 6	233.2518	23.03
pond 6	233.5018	23.03
pond 6	233.7518	23.03
pond 6	234.0018	23.03
pond 6	234.2518	23.03
pond 6	234.5018	23.03
pond 6	234.7518	23.03
pond 6	235.0018	23.03
pond 6	235.2518	23.03
pond 6	235.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	235.7518	23.03
pond 6	236.0018	23.03
pond 6	236.2518	23.03
pond 6	236.5018	23.03
pond 6	236.7518	23.03
pond 6	237.0018	23.03
pond 6	237.2518	23.03
pond 6	237.5018	23.03
pond 6	237.7518	23.03
pond 6	238.0018	23.03
pond 6	238.2518	23.03
pond 6	238.5018	23.03
pond 6	238.7518	23.03
pond 6	239.0018	23.03
pond 6	239.2518	23.03
pond 6	239.5018	23.03
pond 6	239.7518	23.03
pond 6	240.0018	23.03
pond 6	240.2518	23.03
pond 6	240.5018	23.03
pond 6	240.7518	23.03
pond 6	241.0018	23.02
pond 6	241.2518	23.02
pond 6	241.5018	23.02
pond 6	241.7518	23.02
pond 6	242.0018	23.02
pond 6	242.2518	23.02
pond 6	242.5018	23.02
pond 6	242.7518	23.02
pond 6	243.0018	23.02
pond 6	243.2518	23.02
pond 6	243.5018	23.02
pond 6	243.7518	23.02
pond 6	244.0018	23.02
pond 6	244.2518	23.02
pond 6	244.5018	23.02
pond 6	244.7518	23.02
pond 6	245.0018	23.02
pond 6	245.2518	23.02
pond 6	245.5018	23.02
pond 6	245.7518	23.02
pond 6	246.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	246.2518	23.02
pond 6	246.5018	23.02
pond 6	246.7518	23.02
pond 6	247.0018	23.02
pond 6	247.2518	23.02
pond 6	247.5018	23.02
pond 6	247.7518	23.02
pond 6	248.0018	23.02
pond 6	248.2518	23.02
pond 6	248.5018	23.02
pond 6	248.7518	23.02
pond 6	249.0018	23.02
pond 6	249.2518	23.02
pond 6	249.5018	23.02
pond 6	249.7518	23.02
pond 6	250.0018	23.02
pond 6	250.2518	23.02
pond 6	250.5018	23.02
pond 6	250.7518	23.02
pond 6	251.0018	23.02
pond 6	251.2518	23.02
pond 6	251.5018	23.02
pond 6	251.7518	23.02
pond 6	252.0018	23.02
pond 6	252.2518	23.02
pond 6	252.5018	23.02
pond 6	252.7518	23.02
pond 6	253.0018	23.02
pond 6	253.2518	23.02
pond 6	253.5018	23.02
pond 6	253.7518	23.02
pond 6	254.0018	23.02
pond 6	254.2518	23.02
pond 6	254.5018	23.02
pond 6	254.7518	23.02
pond 6	255.0018	23.02
pond 6	255.2518	23.02
pond 6	255.5018	23.02
pond 6	255.7518	23.02
pond 6	256.0018	23.02
pond 6	256.2518	23.02
pond 6	256.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	256.7518	23.02
pond 6	257.0018	23.02
pond 6	257.2518	23.02
pond 6	257.5018	23.02
pond 6	257.7518	23.02
pond 6	258.0018	23.02
pond 6	258.2518	23.02
pond 6	258.5018	23.02
pond 6	258.7518	23.02
pond 6	259.0018	23.02
pond 6	259.2518	23.02
pond 6	259.5018	23.02
pond 6	259.7518	23.02
pond 6	260.0018	23.02
pond 6	260.2518	23.02
pond 6	260.5018	23.02
pond 6	260.7518	23.02
pond 6	261.0018	23.02
pond 6	261.2518	23.02
pond 6	261.5018	23.02
pond 6	261.7518	23.02
pond 6	262.0018	23.02
pond 6	262.2518	23.02
pond 6	262.5018	23.02
pond 6	262.7518	23.02
pond 6	263.0018	23.02
pond 6	263.2518	23.02
pond 6	263.5018	23.02
pond 6	263.7518	23.02
pond 6	264.0018	23.02
pond 6	264.2518	23.02
pond 6	264.5018	23.02
pond 6	264.7518	23.02
pond 6	265.0018	23.02
pond 6	265.2518	23.02
pond 6	265.5018	23.02
pond 6	265.7518	23.02
pond 6	266.0018	23.02
pond 6	266.2518	23.02
pond 6	266.5018	23.02
pond 6	266.7518	23.02
pond 6	267.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	267.2518	23.02
pond 6	267.5018	23.02
pond 6	267.7518	23.02
pond 6	268.0018	23.02
pond 6	268.2518	23.02
pond 6	268.5018	23.02
pond 6	268.7518	23.02
pond 6	269.0018	23.02
pond 6	269.2518	23.02
pond 6	269.5018	23.02
pond 6	269.7518	23.02
pond 6	270.0018	23.02
pond 6	270.2518	23.02
pond 6	270.5018	23.02
pond 6	270.7518	23.02
pond 6	271.0018	23.02
pond 6	271.2518	23.02
pond 6	271.5018	23.02
pond 6	271.7518	23.02
pond 6	272.0018	23.02
pond 6	272.2518	23.02
pond 6	272.5018	23.02
pond 6	272.7518	23.02
pond 6	273.0018	23.02
pond 6	273.2518	23.02
pond 6	273.5018	23.02
pond 6	273.7518	23.02
pond 6	274.0018	23.02
pond 6	274.2518	23.02
pond 6	274.5018	23.02
pond 6	274.7518	23.02
pond 6	275.0018	23.02
pond 6	275.2518	23.02
pond 6	275.5018	23.02
pond 6	275.7518	23.02
pond 6	276.0018	23.02
pond 6	276.2518	23.02
pond 6	276.5018	23.02
pond 6	276.7518	23.02
pond 6	277.0018	23.02
pond 6	277.2518	23.02
pond 6	277.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	277.7518	23.02
pond 6	278.0018	23.02
pond 6	278.2518	23.02
pond 6	278.5018	23.02
pond 6	278.7518	23.02
pond 6	279.0018	23.02
pond 6	279.2518	23.02
pond 6	279.5018	23.02
pond 6	279.7518	23.02
pond 6	280.0018	23.02
pond 6	280.2518	23.02
pond 6	280.5018	23.02
pond 6	280.7518	23.02
pond 6	281.0018	23.02
pond 6	281.2518	23.02
pond 6	281.5018	23.02
pond 6	281.7518	23.02
pond 6	282.0018	23.02
pond 6	282.2518	23.02
pond 6	282.5018	23.02
pond 6	282.7518	23.02
pond 6	283.0018	23.02
pond 6	283.2518	23.02
pond 6	283.5018	23.02
pond 6	283.7518	23.02
pond 6	284.0018	23.02
pond 6	284.2518	23.02
pond 6	284.5018	23.02
pond 6	284.7518	23.02
pond 6	285.0018	23.02
pond 6	285.2518	23.02
pond 6	285.5018	23.02
pond 6	285.7518	23.02
pond 6	286.0018	23.02
pond 6	286.2518	23.02
pond 6	286.5018	23.02
pond 6	286.7518	23.02
pond 6	287.0018	23.02
pond 6	287.2518	23.02
pond 6	287.5018	23.02
pond 6	287.7518	23.02
pond 6	288.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	288.2518	23.02
pond 6	288.5018	23.02
pond 6	288.7518	23.02
pond 6	289.0018	23.02
pond 6	289.2518	23.02
pond 6	289.5018	23.02
pond 6	289.7518	23.02
pond 6	290.0018	23.02
pond 6	290.2518	23.02
pond 6	290.5018	23.02
pond 6	290.7518	23.02
pond 6	291.0018	23.02
pond 6	291.2518	23.02
pond 6	291.5018	23.02
pond 6	291.7518	23.02
pond 6	292.0018	23.02
pond 6	292.2518	23.02
pond 6	292.5018	23.02
pond 6	292.7518	23.02
pond 6	293.0018	23.02
pond 6	293.2518	23.02
pond 6	293.5018	23.02
pond 6	293.7518	23.02
pond 6	294.0018	23.02
pond 6	294.2518	23.02
pond 6	294.5018	23.02
pond 6	294.7518	23.02
pond 6	295.0018	23.02
pond 6	295.2518	23.02
pond 6	295.5018	23.02
pond 6	295.7518	23.02
pond 6	296.0018	23.02
pond 6	296.2518	23.02
pond 6	296.5018	23.02
pond 6	296.7518	23.02
pond 6	297.0018	23.02
pond 6	297.2518	23.02
pond 6	297.5018	23.02
pond 6	297.7518	23.02
pond 6	298.0018	23.02
pond 6	298.2518	23.02
pond 6	298.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	298.7518	23.02
pond 6	299.0018	23.02
pond 6	299.2518	23.02
pond 6	299.5018	23.02
pond 6	299.7518	23.02
pond 6	300.0018	23.02
pond 6	300.2518	23.02
pond 6	300.5018	23.02
pond 6	300.7518	23.01
pond 6	301.0018	23.01
pond 6	301.2518	23.01
pond 6	301.5018	23.01
pond 6	301.7518	23.01
pond 6	302.0018	23.01
pond 6	302.2518	23.01
pond 6	302.5018	23.01
pond 6	302.7518	23.01
pond 6	303.0018	23.01
pond 6	303.2518	23.01
pond 6	303.5018	23.01
pond 6	303.7518	23.01
pond 6	304.0018	23.01
pond 6	304.2518	23.01
pond 6	304.5018	23.01
pond 6	304.7518	23.01
pond 6	305.0018	23.01
pond 6	305.2518	23.01
pond 6	305.5018	23.01
pond 6	305.7518	23.01
pond 6	306.0018	23.01
pond 6	306.2518	23.01
pond 6	306.5018	23.01
pond 6	306.7518	23.01
pond 6	307.0018	23.01
pond 6	307.2518	23.01
pond 6	307.5018	23.01
pond 6	307.7518	23.01
pond 6	308.0018	23.01
pond 6	308.2518	23.01
pond 6	308.5018	23.01
pond 6	308.7518	23.01
pond 6	309.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	309.2518	23.01
pond 6	309.5018	23.01
pond 6	309.7518	23.01
pond 6	310.0018	23.01
pond 6	310.2518	23.01
pond 6	310.5018	23.01
pond 6	310.7518	23.01
pond 6	311.0018	23.01
pond 6	311.2518	23.01
pond 6	311.5018	23.01
pond 6	311.7518	23.01
pond 6	312.0018	23.01
pond 6	312.2518	23.01
pond 6	312.5018	23.01
pond 6	312.7518	23.01
pond 6	313.0018	23.01
pond 6	313.2518	23.01
pond 6	313.5018	23.01
pond 6	313.7518	23.01
pond 6	314.0018	23.01
pond 6	314.2518	23.01
pond 6	314.5018	23.01
pond 6	314.7518	23.01
pond 6	315.0018	23.01
pond 6	315.2518	23.01
pond 6	315.5018	23.01
pond 6	315.7518	23.01
pond 6	316.0018	23.01
pond 6	316.2518	23.01
pond 6	316.5018	23.01
pond 6	316.7518	23.01
pond 6	317.0018	23.01
pond 6	317.2518	23.01
pond 6	317.5018	23.01
pond 6	317.7518	23.01
pond 6	318.0018	23.01
pond 6	318.2518	23.01
pond 6	318.5018	23.01
pond 6	318.7518	23.01
pond 6	319.0018	23.01
pond 6	319.2518	23.01
pond 6	319.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	319.7518	23.01
pond 6	320.0018	23.01
pond 6	320.2518	23.01
pond 6	320.5018	23.01
pond 6	320.7518	23.01
pond 6	321.0018	23.01
pond 6	321.2518	23.01
pond 6	321.5018	23.01
pond 6	321.7518	23.01
pond 6	322.0018	23.01
pond 6	322.2518	23.01
pond 6	322.5018	23.01
pond 6	322.7518	23.01
pond 6	323.0018	23.01
pond 6	323.2518	23.01
pond 6	323.5018	23.01
pond 6	323.7518	23.01
pond 6	324.0018	23.01
pond 6	324.2518	23.01
pond 6	324.5018	23.01
pond 6	324.7518	23.01
pond 6	325.0018	23.01
pond 6	325.2518	23.01
pond 6	325.5018	23.01
pond 6	325.7518	23.01
pond 6	326.0018	23.01
pond 6	326.2518	23.01
pond 6	326.5018	23.01
pond 6	326.7518	23.01
pond 6	327.0018	23.01
pond 6	327.2518	23.01
pond 6	327.5018	23.01
pond 6	327.7518	23.01
pond 6	328.0018	23.01
pond 6	328.2518	23.01
pond 6	328.5018	23.01
pond 6	328.7518	23.01
pond 6	329.0018	23.01
pond 6	329.2518	23.01
pond 6	329.5018	23.01
pond 6	329.7518	23.01
pond 6	330.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	330.2518	23.01
pond 6	330.5018	23.01
pond 6	330.7518	23.01
pond 6	331.0018	23.01
pond 6	331.2518	23.01
pond 6	331.5018	23.01
pond 6	331.7518	23.01
pond 6	332.0018	23.01
pond 6	332.2518	23.01
pond 6	332.5018	23.01
pond 6	332.7518	23.01
pond 6	333.0018	23.01
pond 6	333.2518	23.01
pond 6	333.5018	23.01
pond 6	333.7518	23.01
pond 6	334.0018	23.01
pond 6	334.2518	23.01
pond 6	334.5018	23.01
pond 6	334.7518	23.01
pond 6	335.0018	23.01
pond 6	335.2518	23.01
pond 6	335.5018	23.01
pond 6	335.7518	23.01
pond 6	336.0018	23.01
pond 6	336.2518	23.01
pond 6	336.5018	23.01
pond 6	336.7518	23.01
pond 6	337.0018	23.01
pond 6	337.2518	23.01
pond 6	337.5018	23.01
pond 6	337.7518	23.01
pond 6	338.0018	23.01
pond 6	338.2518	23.01
pond 6	338.5018	23.01
pond 6	338.7518	23.01
pond 6	339.0018	23.01
pond 6	339.2518	23.01
pond 6	339.5018	23.01
pond 6	339.7518	23.01
pond 6	340.0018	23.01
pond 6	340.2518	23.01
pond 6	340.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	340.7518	23.01
pond 6	341.0018	23.01
pond 6	341.2518	23.01
pond 6	341.5018	23.01
pond 6	341.7518	23.01
pond 6	342.0018	23.01
pond 6	342.2518	23.01
pond 6	342.5018	23.01
pond 6	342.7518	23.01
pond 6	343.0018	23.01
pond 6	343.2518	23.01
pond 6	343.5018	23.01
pond 6	343.7518	23.01
pond 6	344.0018	23.01
pond 6	344.2518	23.01
pond 6	344.5018	23.01
pond 6	344.7518	23.01
pond 6	345.0018	23.01
pond 6	345.2518	23.01
pond 6	345.5018	23.01
pond 6	345.7518	23.01
pond 6	346.0018	23.01
pond 6	346.2518	23.01
pond 6	346.5018	23.01
pond 6	346.7518	23.01
pond 6	347.0018	23.01
pond 6	347.2518	23.01
pond 6	347.5018	23.01
pond 6	347.7518	23.01
pond 6	348.0018	23.01
pond 6	348.2518	23.01
pond 6	348.5018	23.01
pond 6	348.7518	23.01
pond 6	349.0018	23.01
pond 6	349.2518	23.01
pond 6	349.5018	23.01
pond 6	349.7518	23.01
pond 6	350.0018	23.01
pond 6	350.2518	23.01
pond 6	350.5018	23.01
pond 6	350.7518	23.01
pond 6	351.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 6	351.2518	23.01
pond 6	351.5018	23.01
pond 6	351.7518	23.01
pond 6	352.0018	23.01
pond 6	352.2518	23.01
pond 6	352.5018	23.01
pond 6	352.7518	23.01
pond 6	353.0018	23.01
pond 6	353.2518	23.01
pond 6	353.5018	23.01
pond 6	353.7518	23.01
pond 6	354.0018	23.01
pond 6	354.2518	23.01
pond 6	354.5018	23.01
pond 6	354.7518	23.01
pond 6	355.0018	23.01
pond 6	355.2518	23.01
pond 6	355.5018	23.01
pond 6	355.7518	23.01
pond 6	356.0018	23.01
pond 6	356.2518	23.01
pond 6	356.5018	23.01
pond 6	356.7518	23.01
pond 6	357.0018	23.01
pond 6	357.2518	23.01
pond 6	357.5018	23.01
pond 6	357.7518	23.01
pond 6	358.0018	23.01
pond 6	358.2518	23.01
pond 6	358.5018	23.01
pond 6	358.7518	23.01
pond 6	359.0018	23.01
pond 6	359.2518	23.01
pond 6	359.5018	23.01
pond 6	359.7518	23.01
pond 6	360.0018	23.01
pond 7	0.0000	23.00
pond 7	0.2511	23.00
pond 7	0.5050	23.00
pond 7	0.7527	23.00
pond 7	1.0027	23.00
pond 7	1.2527	23.00

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	1.5027	23.00
pond 7	1.7527	23.00
pond 7	2.0027	23.00
pond 7	2.2527	23.00
pond 7	2.5027	23.00
pond 7	2.7527	23.00
pond 7	3.0027	23.00
pond 7	3.2527	23.00
pond 7	3.5027	23.00
pond 7	3.7527	23.01
pond 7	4.0027	23.01
pond 7	4.2527	23.01
pond 7	4.5027	23.01
pond 7	4.7527	23.02
pond 7	5.0027	23.02
pond 7	5.2527	23.02
pond 7	5.5027	23.03
pond 7	5.7527	23.03
pond 7	6.0027	23.04
pond 7	6.2527	23.04
pond 7	6.5027	23.05
pond 7	6.7527	23.05
pond 7	7.0027	23.06
pond 7	7.2527	23.07
pond 7	7.5027	23.07
pond 7	7.7527	23.08
pond 7	8.0027	23.09
pond 7	8.2525	23.10
pond 7	8.5002	23.10
pond 7	8.7503	23.12
pond 7	9.0005	23.13
pond 7	9.2502	23.14
pond 7	9.5010	23.15
pond 7	9.7513	23.16
pond 7	10.0022	23.18
pond 7	10.2518	23.19
pond 7	10.5023	23.21
pond 7	10.7511	23.24
pond 7	11.0001	23.27
pond 7	11.2504	23.30
pond 7	11.5009	23.35
pond 7	11.7501	23.46

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	12.0001	23.84
pond 7	12.2503	24.37
pond 7	12.5001	24.52
pond 7	12.7507	24.58
pond 7	13.0012	24.61
pond 7	13.2516	24.64
pond 7	13.5004	24.65
pond 7	13.7518	24.66
pond 7	14.0030	24.67
pond 7	14.2534	24.67
pond 7	14.5037	24.67
pond 7	14.7521	24.66
pond 7	15.0035	24.66
pond 7	15.2518	24.66
pond 7	15.5018	24.65
pond 7	15.7518	24.65
pond 7	16.0018	24.64
pond 7	16.2518	24.64
pond 7	16.5018	24.64
pond 7	16.7518	24.64
pond 7	17.0018	24.64
pond 7	17.2518	24.64
pond 7	17.5018	24.64
pond 7	17.7518	24.64
pond 7	18.0018	24.64
pond 7	18.2518	24.64
pond 7	18.5018	24.64
pond 7	18.7518	24.64
pond 7	19.0018	24.63
pond 7	19.2518	24.63
pond 7	19.5018	24.63
pond 7	19.7518	24.63
pond 7	20.0018	24.63
pond 7	20.2518	24.63
pond 7	20.5018	24.62
pond 7	20.7518	24.62
pond 7	21.0018	24.62
pond 7	21.2518	24.62
pond 7	21.5018	24.61
pond 7	21.7518	24.61
pond 7	22.0018	24.61
pond 7	22.2518	24.61

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	22.5018	24.61
pond 7	22.7518	24.60
pond 7	23.0018	24.60
pond 7	23.2518	24.60
pond 7	23.5018	24.60
pond 7	23.7518	24.60
pond 7	24.0018	24.59
pond 7	24.2518	24.59
pond 7	24.5018	24.58
pond 7	24.7518	24.57
pond 7	25.0018	24.56
pond 7	25.2518	24.55
pond 7	25.5018	24.55
pond 7	25.7518	24.54
pond 7	26.0018	24.53
pond 7	26.2518	24.52
pond 7	26.5018	24.52
pond 7	26.7518	24.51
pond 7	27.0018	24.50
pond 7	27.2518	24.49
pond 7	27.5018	24.49
pond 7	27.7518	24.48
pond 7	28.0018	24.47
pond 7	28.2518	24.47
pond 7	28.5018	24.46
pond 7	28.7518	24.45
pond 7	29.0018	24.45
pond 7	29.2518	24.44
pond 7	29.5018	24.43
pond 7	29.7518	24.43
pond 7	30.0018	24.42
pond 7	30.2518	24.41
pond 7	30.5018	24.41
pond 7	30.7518	24.40
pond 7	31.0018	24.39
pond 7	31.2518	24.39
pond 7	31.5018	24.38
pond 7	31.7518	24.37
pond 7	32.0018	24.37
pond 7	32.2518	24.36
pond 7	32.5018	24.36
pond 7	32.7518	24.35

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	33.0018	24.34
pond 7	33.2518	24.34
pond 7	33.5018	24.33
pond 7	33.7518	24.33
pond 7	34.0018	24.32
pond 7	34.2518	24.31
pond 7	34.5018	24.31
pond 7	34.7518	24.30
pond 7	35.0018	24.30
pond 7	35.2518	24.29
pond 7	35.5018	24.28
pond 7	35.7518	24.28
pond 7	36.0018	24.27
pond 7	36.2518	24.27
pond 7	36.5018	24.26
pond 7	36.7518	24.26
pond 7	37.0018	24.25
pond 7	37.2518	24.24
pond 7	37.5018	24.24
pond 7	37.7518	24.23
pond 7	38.0018	24.23
pond 7	38.2518	24.22
pond 7	38.5018	24.22
pond 7	38.7518	24.21
pond 7	39.0018	24.21
pond 7	39.2518	24.20
pond 7	39.5018	24.19
pond 7	39.7518	24.19
pond 7	40.0018	24.18
pond 7	40.2518	24.18
pond 7	40.5018	24.17
pond 7	40.7518	24.17
pond 7	41.0018	24.16
pond 7	41.2518	24.16
pond 7	41.5018	24.15
pond 7	41.7518	24.15
pond 7	42.0018	24.14
pond 7	42.2518	24.14
pond 7	42.5018	24.13
pond 7	42.7518	24.13
pond 7	43.0018	24.12
pond 7	43.2518	24.12

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	43.5018	24.11
pond 7	43.7518	24.11
pond 7	44.0018	24.10
pond 7	44.2518	24.10
pond 7	44.5018	24.09
pond 7	44.7518	24.09
pond 7	45.0018	24.08
pond 7	45.2518	24.08
pond 7	45.5018	24.07
pond 7	45.7518	24.07
pond 7	46.0018	24.06
pond 7	46.2518	24.06
pond 7	46.5018	24.05
pond 7	46.7518	24.05
pond 7	47.0018	24.04
pond 7	47.2518	24.04
pond 7	47.5018	24.03
pond 7	47.7518	24.03
pond 7	48.0018	24.02
pond 7	48.2518	24.02
pond 7	48.5018	24.01
pond 7	48.7518	24.01
pond 7	49.0018	24.00
pond 7	49.2518	24.00
pond 7	49.5018	23.99
pond 7	49.7518	23.99
pond 7	50.0018	23.99
pond 7	50.2518	23.98
pond 7	50.5018	23.98
pond 7	50.7518	23.97
pond 7	51.0018	23.97
pond 7	51.2518	23.96
pond 7	51.5018	23.96
pond 7	51.7518	23.95
pond 7	52.0018	23.95
pond 7	52.2518	23.94
pond 7	52.5018	23.94
pond 7	52.7518	23.94
pond 7	53.0018	23.93
pond 7	53.2518	23.93
pond 7	53.5018	23.92
pond 7	53.7518	23.92

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	54.0018	23.91
pond 7	54.2518	23.91
pond 7	54.5018	23.90
pond 7	54.7518	23.90
pond 7	55.0018	23.90
pond 7	55.2518	23.89
pond 7	55.5018	23.89
pond 7	55.7518	23.88
pond 7	56.0018	23.88
pond 7	56.2518	23.87
pond 7	56.5018	23.87
pond 7	56.7518	23.86
pond 7	57.0018	23.86
pond 7	57.2518	23.86
pond 7	57.5018	23.85
pond 7	57.7518	23.85
pond 7	58.0018	23.84
pond 7	58.2518	23.84
pond 7	58.5018	23.84
pond 7	58.7518	23.83
pond 7	59.0018	23.83
pond 7	59.2518	23.82
pond 7	59.5018	23.82
pond 7	59.7518	23.81
pond 7	60.0018	23.81
pond 7	60.2518	23.81
pond 7	60.5018	23.80
pond 7	60.7518	23.80
pond 7	61.0018	23.79
pond 7	61.2518	23.79
pond 7	61.5018	23.79
pond 7	61.7518	23.78
pond 7	62.0018	23.78
pond 7	62.2518	23.77
pond 7	62.5018	23.77
pond 7	62.7518	23.77
pond 7	63.0018	23.76
pond 7	63.2518	23.76
pond 7	63.5018	23.75
pond 7	63.7518	23.75
pond 7	64.0018	23.75
pond 7	64.2518	23.74

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	64.5018	23.74
pond 7	64.7518	23.73
pond 7	65.0018	23.73
pond 7	65.2518	23.73
pond 7	65.5018	23.72
pond 7	65.7518	23.72
pond 7	66.0018	23.72
pond 7	66.2518	23.71
pond 7	66.5018	23.71
pond 7	66.7518	23.70
pond 7	67.0018	23.70
pond 7	67.2518	23.70
pond 7	67.5018	23.69
pond 7	67.7518	23.69
pond 7	68.0018	23.69
pond 7	68.2518	23.68
pond 7	68.5018	23.68
pond 7	68.7518	23.67
pond 7	69.0018	23.67
pond 7	69.2518	23.67
pond 7	69.5018	23.66
pond 7	69.7518	23.66
pond 7	70.0018	23.66
pond 7	70.2518	23.65
pond 7	70.5018	23.65
pond 7	70.7518	23.65
pond 7	71.0018	23.64
pond 7	71.2518	23.64
pond 7	71.5018	23.64
pond 7	71.7518	23.63
pond 7	72.0018	23.63
pond 7	72.2518	23.62
pond 7	72.5018	23.62
pond 7	72.7518	23.62
pond 7	73.0018	23.61
pond 7	73.2518	23.61
pond 7	73.5018	23.61
pond 7	73.7518	23.60
pond 7	74.0018	23.60
pond 7	74.2518	23.60
pond 7	74.5018	23.59
pond 7	74.7518	23.59

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	75.0018	23.59
pond 7	75.2518	23.58
pond 7	75.5018	23.58
pond 7	75.7518	23.58
pond 7	76.0018	23.57
pond 7	76.2518	23.57
pond 7	76.5018	23.57
pond 7	76.7518	23.56
pond 7	77.0018	23.56
pond 7	77.2518	23.56
pond 7	77.5018	23.55
pond 7	77.7518	23.55
pond 7	78.0018	23.55
pond 7	78.2518	23.54
pond 7	78.5018	23.54
pond 7	78.7518	23.54
pond 7	79.0018	23.53
pond 7	79.2518	23.53
pond 7	79.5018	23.53
pond 7	79.7518	23.53
pond 7	80.0018	23.52
pond 7	80.2518	23.52
pond 7	80.5018	23.52
pond 7	80.7518	23.51
pond 7	81.0018	23.51
pond 7	81.2518	23.51
pond 7	81.5018	23.50
pond 7	81.7518	23.50
pond 7	82.0018	23.50
pond 7	82.2518	23.49
pond 7	82.5018	23.49
pond 7	82.7518	23.49
pond 7	83.0018	23.48
pond 7	83.2518	23.48
pond 7	83.5018	23.48
pond 7	83.7518	23.47
pond 7	84.0018	23.47
pond 7	84.2518	23.47
pond 7	84.5018	23.47
pond 7	84.7518	23.46
pond 7	85.0018	23.46
pond 7	85.2518	23.46

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	85.5018	23.45
pond 7	85.7518	23.45
pond 7	86.0018	23.45
pond 7	86.2518	23.44
pond 7	86.5018	23.44
pond 7	86.7518	23.44
pond 7	87.0018	23.44
pond 7	87.2518	23.43
pond 7	87.5018	23.43
pond 7	87.7518	23.43
pond 7	88.0018	23.43
pond 7	88.2518	23.42
pond 7	88.5018	23.42
pond 7	88.7518	23.42
pond 7	89.0018	23.41
pond 7	89.2518	23.41
pond 7	89.5018	23.41
pond 7	89.7518	23.41
pond 7	90.0018	23.40
pond 7	90.2518	23.40
pond 7	90.5018	23.40
pond 7	90.7518	23.40
pond 7	91.0018	23.39
pond 7	91.2518	23.39
pond 7	91.5018	23.39
pond 7	91.7518	23.39
pond 7	92.0018	23.38
pond 7	92.2518	23.38
pond 7	92.5018	23.38
pond 7	92.7518	23.38
pond 7	93.0018	23.37
pond 7	93.2518	23.37
pond 7	93.5018	23.37
pond 7	93.7518	23.37
pond 7	94.0018	23.36
pond 7	94.2518	23.36
pond 7	94.5018	23.36
pond 7	94.7518	23.36
pond 7	95.0018	23.35
pond 7	95.2518	23.35
pond 7	95.5018	23.35
pond 7	95.7518	23.35

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	96.0018	23.34
pond 7	96.2518	23.34
pond 7	96.5018	23.34
pond 7	96.7518	23.34
pond 7	97.0018	23.34
pond 7	97.2518	23.33
pond 7	97.5018	23.33
pond 7	97.7518	23.33
pond 7	98.0018	23.33
pond 7	98.2518	23.32
pond 7	98.5018	23.32
pond 7	98.7518	23.32
pond 7	99.0018	23.32
pond 7	99.2518	23.32
pond 7	99.5018	23.31
pond 7	99.7518	23.31
pond 7	100.0018	23.31
pond 7	100.2518	23.31
pond 7	100.5018	23.30
pond 7	100.7518	23.30
pond 7	101.0018	23.30
pond 7	101.2518	23.30
pond 7	101.5018	23.30
pond 7	101.7518	23.29
pond 7	102.0018	23.29
pond 7	102.2518	23.29
pond 7	102.5018	23.29
pond 7	102.7518	23.29
pond 7	103.0018	23.28
pond 7	103.2518	23.28
pond 7	103.5018	23.28
pond 7	103.7518	23.28
pond 7	104.0018	23.28
pond 7	104.2518	23.27
pond 7	104.5018	23.27
pond 7	104.7518	23.27
pond 7	105.0018	23.27
pond 7	105.2518	23.27
pond 7	105.5018	23.26
pond 7	105.7518	23.26
pond 7	106.0018	23.26
pond 7	106.2518	23.26

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	106.5018	23.26
pond 7	106.7518	23.25
pond 7	107.0018	23.25
pond 7	107.2518	23.25
pond 7	107.5018	23.25
pond 7	107.7518	23.25
pond 7	108.0018	23.24
pond 7	108.2518	23.24
pond 7	108.5018	23.24
pond 7	108.7518	23.24
pond 7	109.0018	23.24
pond 7	109.2518	23.24
pond 7	109.5018	23.23
pond 7	109.7518	23.23
pond 7	110.0018	23.23
pond 7	110.2518	23.23
pond 7	110.5018	23.23
pond 7	110.7518	23.23
pond 7	111.0018	23.22
pond 7	111.2518	23.22
pond 7	111.5018	23.22
pond 7	111.7518	23.22
pond 7	112.0018	23.22
pond 7	112.2518	23.22
pond 7	112.5018	23.21
pond 7	112.7518	23.21
pond 7	113.0018	23.21
pond 7	113.2518	23.21
pond 7	113.5018	23.21
pond 7	113.7518	23.21
pond 7	114.0018	23.20
pond 7	114.2518	23.20
pond 7	114.5018	23.20
pond 7	114.7518	23.20
pond 7	115.0018	23.20
pond 7	115.2518	23.20
pond 7	115.5018	23.20
pond 7	115.7518	23.19
pond 7	116.0018	23.19
pond 7	116.2518	23.19
pond 7	116.5018	23.19
pond 7	116.7518	23.19

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	117.0018	23.19
pond 7	117.2518	23.19
pond 7	117.5018	23.19
pond 7	117.7518	23.18
pond 7	118.0018	23.18
pond 7	118.2518	23.18
pond 7	118.5018	23.18
pond 7	118.7518	23.18
pond 7	119.0018	23.18
pond 7	119.2518	23.18
pond 7	119.5018	23.18
pond 7	119.7518	23.17
pond 7	120.0018	23.17
pond 7	120.2518	23.17
pond 7	120.5018	23.17
pond 7	120.7518	23.17
pond 7	121.0018	23.17
pond 7	121.2518	23.17
pond 7	121.5018	23.17
pond 7	121.7518	23.17
pond 7	122.0018	23.16
pond 7	122.2518	23.16
pond 7	122.5018	23.16
pond 7	122.7518	23.16
pond 7	123.0018	23.16
pond 7	123.2518	23.16
pond 7	123.5018	23.16
pond 7	123.7518	23.16
pond 7	124.0018	23.16
pond 7	124.2518	23.16
pond 7	124.5018	23.15
pond 7	124.7518	23.15
pond 7	125.0018	23.15
pond 7	125.2518	23.15
pond 7	125.5018	23.15
pond 7	125.7518	23.15
pond 7	126.0018	23.15
pond 7	126.2518	23.15
pond 7	126.5018	23.15
pond 7	126.7518	23.15
pond 7	127.0018	23.14
pond 7	127.2518	23.14

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	127.5018	23.14
pond 7	127.7518	23.14
pond 7	128.0018	23.14
pond 7	128.2518	23.14
pond 7	128.5018	23.14
pond 7	128.7518	23.14
pond 7	129.0018	23.14
pond 7	129.2518	23.14
pond 7	129.5018	23.14
pond 7	129.7518	23.13
pond 7	130.0018	23.13
pond 7	130.2518	23.13
pond 7	130.5018	23.13
pond 7	130.7518	23.13
pond 7	131.0018	23.13
pond 7	131.2518	23.13
pond 7	131.5018	23.13
pond 7	131.7518	23.13
pond 7	132.0018	23.13
pond 7	132.2518	23.13
pond 7	132.5018	23.13
pond 7	132.7518	23.13
pond 7	133.0018	23.12
pond 7	133.2518	23.12
pond 7	133.5018	23.12
pond 7	133.7518	23.12
pond 7	134.0018	23.12
pond 7	134.2518	23.12
pond 7	134.5018	23.12
pond 7	134.7518	23.12
pond 7	135.0018	23.12
pond 7	135.2518	23.12
pond 7	135.5018	23.12
pond 7	135.7518	23.12
pond 7	136.0018	23.12
pond 7	136.2518	23.12
pond 7	136.5018	23.11
pond 7	136.7518	23.11
pond 7	137.0018	23.11
pond 7	137.2518	23.11
pond 7	137.5018	23.11
pond 7	137.7518	23.11

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	138.0018	23.11
pond 7	138.2518	23.11
pond 7	138.5018	23.11
pond 7	138.7518	23.11
pond 7	139.0018	23.11
pond 7	139.2518	23.11
pond 7	139.5018	23.11
pond 7	139.7518	23.11
pond 7	140.0018	23.11
pond 7	140.2518	23.10
pond 7	140.5018	23.10
pond 7	140.7518	23.10
pond 7	141.0018	23.10
pond 7	141.2518	23.10
pond 7	141.5018	23.10
pond 7	141.7518	23.10
pond 7	142.0018	23.10
pond 7	142.2518	23.10
pond 7	142.5018	23.10
pond 7	142.7518	23.10
pond 7	143.0018	23.10
pond 7	143.2518	23.10
pond 7	143.5018	23.10
pond 7	143.7518	23.10
pond 7	144.0018	23.10
pond 7	144.2518	23.10
pond 7	144.5018	23.10
pond 7	144.7518	23.10
pond 7	145.0018	23.09
pond 7	145.2518	23.09
pond 7	145.5018	23.09
pond 7	145.7518	23.09
pond 7	146.0018	23.09
pond 7	146.2518	23.09
pond 7	146.5018	23.09
pond 7	146.7518	23.09
pond 7	147.0018	23.09
pond 7	147.2518	23.09
pond 7	147.5018	23.09
pond 7	147.7518	23.09
pond 7	148.0018	23.09
pond 7	148.2518	23.09

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	148.5018	23.09
pond 7	148.7518	23.09
pond 7	149.0018	23.09
pond 7	149.2518	23.09
pond 7	149.5018	23.09
pond 7	149.7518	23.09
pond 7	150.0018	23.09
pond 7	150.2518	23.08
pond 7	150.5018	23.08
pond 7	150.7518	23.08
pond 7	151.0018	23.08
pond 7	151.2518	23.08
pond 7	151.5018	23.08
pond 7	151.7518	23.08
pond 7	152.0018	23.08
pond 7	152.2518	23.08
pond 7	152.5018	23.08
pond 7	152.7518	23.08
pond 7	153.0018	23.08
pond 7	153.2518	23.08
pond 7	153.5018	23.08
pond 7	153.7518	23.08
pond 7	154.0018	23.08
pond 7	154.2518	23.08
pond 7	154.5018	23.08
pond 7	154.7518	23.08
pond 7	155.0018	23.08
pond 7	155.2518	23.08
pond 7	155.5018	23.08
pond 7	155.7518	23.08
pond 7	156.0018	23.08
pond 7	156.2518	23.08
pond 7	156.5018	23.08
pond 7	156.7518	23.07
pond 7	157.0018	23.07
pond 7	157.2518	23.07
pond 7	157.5018	23.07
pond 7	157.7518	23.07
pond 7	158.0018	23.07
pond 7	158.2518	23.07
pond 7	158.5018	23.07
pond 7	158.7518	23.07

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	159.0018	23.07
pond 7	159.2518	23.07
pond 7	159.5018	23.07
pond 7	159.7518	23.07
pond 7	160.0018	23.07
pond 7	160.2518	23.07
pond 7	160.5018	23.07
pond 7	160.7518	23.07
pond 7	161.0018	23.07
pond 7	161.2518	23.07
pond 7	161.5018	23.07
pond 7	161.7518	23.07
pond 7	162.0018	23.07
pond 7	162.2518	23.07
pond 7	162.5018	23.07
pond 7	162.7518	23.07
pond 7	163.0018	23.07
pond 7	163.2518	23.07
pond 7	163.5018	23.07
pond 7	163.7518	23.07
pond 7	164.0018	23.07
pond 7	164.2518	23.07
pond 7	164.5018	23.06
pond 7	164.7518	23.06
pond 7	165.0018	23.06
pond 7	165.2518	23.06
pond 7	165.5018	23.06
pond 7	165.7518	23.06
pond 7	166.0018	23.06
pond 7	166.2518	23.06
pond 7	166.5018	23.06
pond 7	166.7518	23.06
pond 7	167.0018	23.06
pond 7	167.2518	23.06
pond 7	167.5018	23.06
pond 7	167.7518	23.06
pond 7	168.0018	23.06
pond 7	168.2518	23.06
pond 7	168.5018	23.06
pond 7	168.7518	23.06
pond 7	169.0018	23.06
pond 7	169.2518	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	169.5018	23.06
pond 7	169.7518	23.06
pond 7	170.0018	23.06
pond 7	170.2518	23.06
pond 7	170.5018	23.06
pond 7	170.7518	23.06
pond 7	171.0018	23.06
pond 7	171.2518	23.06
pond 7	171.5018	23.06
pond 7	171.7518	23.06
pond 7	172.0018	23.06
pond 7	172.2518	23.06
pond 7	172.5018	23.06
pond 7	172.7518	23.06
pond 7	173.0018	23.06
pond 7	173.2518	23.06
pond 7	173.5018	23.06
pond 7	173.7518	23.06
pond 7	174.0018	23.06
pond 7	174.2518	23.06
pond 7	174.5018	23.05
pond 7	174.7518	23.05
pond 7	175.0018	23.05
pond 7	175.2518	23.05
pond 7	175.5018	23.05
pond 7	175.7518	23.05
pond 7	176.0018	23.05
pond 7	176.2518	23.05
pond 7	176.5018	23.05
pond 7	176.7518	23.05
pond 7	177.0018	23.05
pond 7	177.2518	23.05
pond 7	177.5018	23.05
pond 7	177.7518	23.05
pond 7	178.0018	23.05
pond 7	178.2518	23.05
pond 7	178.5018	23.05
pond 7	178.7518	23.05
pond 7	179.0018	23.05
pond 7	179.2518	23.05
pond 7	179.5018	23.05
pond 7	179.7518	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	180.0018	23.05
pond 7	180.2518	23.05
pond 7	180.5018	23.05
pond 7	180.7518	23.05
pond 7	181.0018	23.05
pond 7	181.2518	23.05
pond 7	181.5018	23.05
pond 7	181.7518	23.05
pond 7	182.0018	23.05
pond 7	182.2518	23.05
pond 7	182.5018	23.05
pond 7	182.7518	23.05
pond 7	183.0018	23.05
pond 7	183.2518	23.05
pond 7	183.5018	23.05
pond 7	183.7518	23.05
pond 7	184.0018	23.05
pond 7	184.2518	23.05
pond 7	184.5018	23.05
pond 7	184.7518	23.05
pond 7	185.0018	23.05
pond 7	185.2518	23.05
pond 7	185.5018	23.05
pond 7	185.7518	23.05
pond 7	186.0018	23.05
pond 7	186.2518	23.05
pond 7	186.5018	23.05
pond 7	186.7518	23.05
pond 7	187.0018	23.05
pond 7	187.2518	23.05
pond 7	187.5018	23.05
pond 7	187.7518	23.04
pond 7	188.0018	23.04
pond 7	188.2518	23.04
pond 7	188.5018	23.04
pond 7	188.7518	23.04
pond 7	189.0018	23.04
pond 7	189.2518	23.04
pond 7	189.5018	23.04
pond 7	189.7518	23.04
pond 7	190.0018	23.04
pond 7	190.2518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	190.5018	23.04
pond 7	190.7518	23.04
pond 7	191.0018	23.04
pond 7	191.2518	23.04
pond 7	191.5018	23.04
pond 7	191.7518	23.04
pond 7	192.0018	23.04
pond 7	192.2518	23.04
pond 7	192.5018	23.04
pond 7	192.7518	23.04
pond 7	193.0018	23.04
pond 7	193.2518	23.04
pond 7	193.5018	23.04
pond 7	193.7518	23.04
pond 7	194.0018	23.04
pond 7	194.2518	23.04
pond 7	194.5018	23.04
pond 7	194.7518	23.04
pond 7	195.0018	23.04
pond 7	195.2518	23.04
pond 7	195.5018	23.04
pond 7	195.7518	23.04
pond 7	196.0018	23.04
pond 7	196.2518	23.04
pond 7	196.5018	23.04
pond 7	196.7518	23.04
pond 7	197.0018	23.04
pond 7	197.2518	23.04
pond 7	197.5018	23.04
pond 7	197.7518	23.04
pond 7	198.0018	23.04
pond 7	198.2518	23.04
pond 7	198.5018	23.04
pond 7	198.7518	23.04
pond 7	199.0018	23.04
pond 7	199.2518	23.04
pond 7	199.5018	23.04
pond 7	199.7518	23.04
pond 7	200.0018	23.04
pond 7	200.2518	23.04
pond 7	200.5018	23.04
pond 7	200.7518	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	201.0018	23.04
pond 7	201.2518	23.04
pond 7	201.5018	23.04
pond 7	201.7518	23.04
pond 7	202.0018	23.04
pond 7	202.2518	23.04
pond 7	202.5018	23.04
pond 7	202.7518	23.04
pond 7	203.0018	23.04
pond 7	203.2518	23.04
pond 7	203.5018	23.04
pond 7	203.7518	23.04
pond 7	204.0018	23.04
pond 7	204.2518	23.04
pond 7	204.5018	23.04
pond 7	204.7518	23.04
pond 7	205.0018	23.04
pond 7	205.2518	23.04
pond 7	205.5018	23.04
pond 7	205.7518	23.04
pond 7	206.0018	23.04
pond 7	206.2518	23.04
pond 7	206.5018	23.04
pond 7	206.7518	23.03
pond 7	207.0018	23.03
pond 7	207.2518	23.03
pond 7	207.5018	23.03
pond 7	207.7518	23.03
pond 7	208.0018	23.03
pond 7	208.2518	23.03
pond 7	208.5018	23.03
pond 7	208.7518	23.03
pond 7	209.0018	23.03
pond 7	209.2518	23.03
pond 7	209.5018	23.03
pond 7	209.7518	23.03
pond 7	210.0018	23.03
pond 7	210.2518	23.03
pond 7	210.5018	23.03
pond 7	210.7518	23.03
pond 7	211.0018	23.03
pond 7	211.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	211.5018	23.03
pond 7	211.7518	23.03
pond 7	212.0018	23.03
pond 7	212.2518	23.03
pond 7	212.5018	23.03
pond 7	212.7518	23.03
pond 7	213.0018	23.03
pond 7	213.2518	23.03
pond 7	213.5018	23.03
pond 7	213.7518	23.03
pond 7	214.0018	23.03
pond 7	214.2518	23.03
pond 7	214.5018	23.03
pond 7	214.7518	23.03
pond 7	215.0018	23.03
pond 7	215.2518	23.03
pond 7	215.5018	23.03
pond 7	215.7518	23.03
pond 7	216.0018	23.03
pond 7	216.2518	23.03
pond 7	216.5018	23.03
pond 7	216.7518	23.03
pond 7	217.0018	23.03
pond 7	217.2518	23.03
pond 7	217.5018	23.03
pond 7	217.7518	23.03
pond 7	218.0018	23.03
pond 7	218.2518	23.03
pond 7	218.5018	23.03
pond 7	218.7518	23.03
pond 7	219.0018	23.03
pond 7	219.2518	23.03
pond 7	219.5018	23.03
pond 7	219.7518	23.03
pond 7	220.0018	23.03
pond 7	220.2518	23.03
pond 7	220.5018	23.03
pond 7	220.7518	23.03
pond 7	221.0018	23.03
pond 7	221.2518	23.03
pond 7	221.5018	23.03
pond 7	221.7518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	222.0018	23.03
pond 7	222.2518	23.03
pond 7	222.5018	23.03
pond 7	222.7518	23.03
pond 7	223.0018	23.03
pond 7	223.2518	23.03
pond 7	223.5018	23.03
pond 7	223.7518	23.03
pond 7	224.0018	23.03
pond 7	224.2518	23.03
pond 7	224.5018	23.03
pond 7	224.7518	23.03
pond 7	225.0018	23.03
pond 7	225.2518	23.03
pond 7	225.5018	23.03
pond 7	225.7518	23.03
pond 7	226.0018	23.03
pond 7	226.2518	23.03
pond 7	226.5018	23.03
pond 7	226.7518	23.03
pond 7	227.0018	23.03
pond 7	227.2518	23.03
pond 7	227.5018	23.03
pond 7	227.7518	23.03
pond 7	228.0018	23.03
pond 7	228.2518	23.03
pond 7	228.5018	23.03
pond 7	228.7518	23.03
pond 7	229.0018	23.03
pond 7	229.2518	23.03
pond 7	229.5018	23.03
pond 7	229.7518	23.03
pond 7	230.0018	23.03
pond 7	230.2518	23.03
pond 7	230.5018	23.03
pond 7	230.7518	23.03
pond 7	231.0018	23.03
pond 7	231.2518	23.03
pond 7	231.5018	23.03
pond 7	231.7518	23.03
pond 7	232.0018	23.03
pond 7	232.2518	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	232.5018	23.03
pond 7	232.7518	23.03
pond 7	233.0018	23.03
pond 7	233.2518	23.03
pond 7	233.5018	23.03
pond 7	233.7518	23.03
pond 7	234.0018	23.03
pond 7	234.2518	23.03
pond 7	234.5018	23.03
pond 7	234.7518	23.03
pond 7	235.0018	23.03
pond 7	235.2518	23.03
pond 7	235.5018	23.03
pond 7	235.7518	23.03
pond 7	236.0018	23.03
pond 7	236.2518	23.02
pond 7	236.5018	23.02
pond 7	236.7518	23.02
pond 7	237.0018	23.02
pond 7	237.2518	23.02
pond 7	237.5018	23.02
pond 7	237.7518	23.02
pond 7	238.0018	23.02
pond 7	238.2518	23.02
pond 7	238.5018	23.02
pond 7	238.7518	23.02
pond 7	239.0018	23.02
pond 7	239.2518	23.02
pond 7	239.5018	23.02
pond 7	239.7518	23.02
pond 7	240.0018	23.02
pond 7	240.2518	23.02
pond 7	240.5018	23.02
pond 7	240.7518	23.02
pond 7	241.0018	23.02
pond 7	241.2518	23.02
pond 7	241.5018	23.02
pond 7	241.7518	23.02
pond 7	242.0018	23.02
pond 7	242.2518	23.02
pond 7	242.5018	23.02
pond 7	242.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	243.0018	23.02
pond 7	243.2518	23.02
pond 7	243.5018	23.02
pond 7	243.7518	23.02
pond 7	244.0018	23.02
pond 7	244.2518	23.02
pond 7	244.5018	23.02
pond 7	244.7518	23.02
pond 7	245.0018	23.02
pond 7	245.2518	23.02
pond 7	245.5018	23.02
pond 7	245.7518	23.02
pond 7	246.0018	23.02
pond 7	246.2518	23.02
pond 7	246.5018	23.02
pond 7	246.7518	23.02
pond 7	247.0018	23.02
pond 7	247.2518	23.02
pond 7	247.5018	23.02
pond 7	247.7518	23.02
pond 7	248.0018	23.02
pond 7	248.2518	23.02
pond 7	248.5018	23.02
pond 7	248.7518	23.02
pond 7	249.0018	23.02
pond 7	249.2518	23.02
pond 7	249.5018	23.02
pond 7	249.7518	23.02
pond 7	250.0018	23.02
pond 7	250.2518	23.02
pond 7	250.5018	23.02
pond 7	250.7518	23.02
pond 7	251.0018	23.02
pond 7	251.2518	23.02
pond 7	251.5018	23.02
pond 7	251.7518	23.02
pond 7	252.0018	23.02
pond 7	252.2518	23.02
pond 7	252.5018	23.02
pond 7	252.7518	23.02
pond 7	253.0018	23.02
pond 7	253.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	253.5018	23.02
pond 7	253.7518	23.02
pond 7	254.0018	23.02
pond 7	254.2518	23.02
pond 7	254.5018	23.02
pond 7	254.7518	23.02
pond 7	255.0018	23.02
pond 7	255.2518	23.02
pond 7	255.5018	23.02
pond 7	255.7518	23.02
pond 7	256.0018	23.02
pond 7	256.2518	23.02
pond 7	256.5018	23.02
pond 7	256.7518	23.02
pond 7	257.0018	23.02
pond 7	257.2518	23.02
pond 7	257.5018	23.02
pond 7	257.7518	23.02
pond 7	258.0018	23.02
pond 7	258.2518	23.02
pond 7	258.5018	23.02
pond 7	258.7518	23.02
pond 7	259.0018	23.02
pond 7	259.2518	23.02
pond 7	259.5018	23.02
pond 7	259.7518	23.02
pond 7	260.0018	23.02
pond 7	260.2518	23.02
pond 7	260.5018	23.02
pond 7	260.7518	23.02
pond 7	261.0018	23.02
pond 7	261.2518	23.02
pond 7	261.5018	23.02
pond 7	261.7518	23.02
pond 7	262.0018	23.02
pond 7	262.2518	23.02
pond 7	262.5018	23.02
pond 7	262.7518	23.02
pond 7	263.0018	23.02
pond 7	263.2518	23.02
pond 7	263.5018	23.02
pond 7	263.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	264.0018	23.02
pond 7	264.2518	23.02
pond 7	264.5018	23.02
pond 7	264.7518	23.02
pond 7	265.0018	23.02
pond 7	265.2518	23.02
pond 7	265.5018	23.02
pond 7	265.7518	23.02
pond 7	266.0018	23.02
pond 7	266.2518	23.02
pond 7	266.5018	23.02
pond 7	266.7518	23.02
pond 7	267.0018	23.02
pond 7	267.2518	23.02
pond 7	267.5018	23.02
pond 7	267.7518	23.02
pond 7	268.0018	23.02
pond 7	268.2518	23.02
pond 7	268.5018	23.02
pond 7	268.7518	23.02
pond 7	269.0018	23.02
pond 7	269.2518	23.02
pond 7	269.5018	23.02
pond 7	269.7518	23.02
pond 7	270.0018	23.02
pond 7	270.2518	23.02
pond 7	270.5018	23.02
pond 7	270.7518	23.02
pond 7	271.0018	23.02
pond 7	271.2518	23.02
pond 7	271.5018	23.02
pond 7	271.7518	23.02
pond 7	272.0018	23.02
pond 7	272.2518	23.02
pond 7	272.5018	23.02
pond 7	272.7518	23.02
pond 7	273.0018	23.02
pond 7	273.2518	23.02
pond 7	273.5018	23.02
pond 7	273.7518	23.02
pond 7	274.0018	23.02
pond 7	274.2518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	274.5018	23.02
pond 7	274.7518	23.02
pond 7	275.0018	23.02
pond 7	275.2518	23.02
pond 7	275.5018	23.02
pond 7	275.7518	23.02
pond 7	276.0018	23.02
pond 7	276.2518	23.02
pond 7	276.5018	23.02
pond 7	276.7518	23.02
pond 7	277.0018	23.02
pond 7	277.2518	23.02
pond 7	277.5018	23.02
pond 7	277.7518	23.02
pond 7	278.0018	23.02
pond 7	278.2518	23.02
pond 7	278.5018	23.02
pond 7	278.7518	23.02
pond 7	279.0018	23.02
pond 7	279.2518	23.02
pond 7	279.5018	23.02
pond 7	279.7518	23.02
pond 7	280.0018	23.02
pond 7	280.2518	23.02
pond 7	280.5018	23.02
pond 7	280.7518	23.02
pond 7	281.0018	23.02
pond 7	281.2518	23.02
pond 7	281.5018	23.02
pond 7	281.7518	23.02
pond 7	282.0018	23.02
pond 7	282.2518	23.02
pond 7	282.5018	23.02
pond 7	282.7518	23.02
pond 7	283.0018	23.02
pond 7	283.2518	23.02
pond 7	283.5018	23.02
pond 7	283.7518	23.02
pond 7	284.0018	23.02
pond 7	284.2518	23.02
pond 7	284.5018	23.02
pond 7	284.7518	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	285.0018	23.02
pond 7	285.2518	23.02
pond 7	285.5018	23.02
pond 7	285.7518	23.02
pond 7	286.0018	23.02
pond 7	286.2518	23.02
pond 7	286.5018	23.02
pond 7	286.7518	23.02
pond 7	287.0018	23.02
pond 7	287.2518	23.02
pond 7	287.5018	23.02
pond 7	287.7518	23.02
pond 7	288.0018	23.02
pond 7	288.2518	23.02
pond 7	288.5018	23.02
pond 7	288.7518	23.02
pond 7	289.0018	23.02
pond 7	289.2518	23.02
pond 7	289.5018	23.02
pond 7	289.7518	23.02
pond 7	290.0018	23.02
pond 7	290.2518	23.02
pond 7	290.5018	23.02
pond 7	290.7518	23.02
pond 7	291.0018	23.02
pond 7	291.2518	23.02
pond 7	291.5018	23.02
pond 7	291.7518	23.02
pond 7	292.0018	23.02
pond 7	292.2518	23.02
pond 7	292.5018	23.02
pond 7	292.7518	23.01
pond 7	293.0018	23.01
pond 7	293.2518	23.01
pond 7	293.5018	23.01
pond 7	293.7518	23.01
pond 7	294.0018	23.01
pond 7	294.2518	23.01
pond 7	294.5018	23.01
pond 7	294.7518	23.01
pond 7	295.0018	23.01
pond 7	295.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	295.5018	23.01
pond 7	295.7518	23.01
pond 7	296.0018	23.01
pond 7	296.2518	23.01
pond 7	296.5018	23.01
pond 7	296.7518	23.01
pond 7	297.0018	23.01
pond 7	297.2518	23.01
pond 7	297.5018	23.01
pond 7	297.7518	23.01
pond 7	298.0018	23.01
pond 7	298.2518	23.01
pond 7	298.5018	23.01
pond 7	298.7518	23.01
pond 7	299.0018	23.01
pond 7	299.2518	23.01
pond 7	299.5018	23.01
pond 7	299.7518	23.01
pond 7	300.0018	23.01
pond 7	300.2518	23.01
pond 7	300.5018	23.01
pond 7	300.7518	23.01
pond 7	301.0018	23.01
pond 7	301.2518	23.01
pond 7	301.5018	23.01
pond 7	301.7518	23.01
pond 7	302.0018	23.01
pond 7	302.2518	23.01
pond 7	302.5018	23.01
pond 7	302.7518	23.01
pond 7	303.0018	23.01
pond 7	303.2518	23.01
pond 7	303.5018	23.01
pond 7	303.7518	23.01
pond 7	304.0018	23.01
pond 7	304.2518	23.01
pond 7	304.5018	23.01
pond 7	304.7518	23.01
pond 7	305.0018	23.01
pond 7	305.2518	23.01
pond 7	305.5018	23.01
pond 7	305.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	306.0018	23.01
pond 7	306.2518	23.01
pond 7	306.5018	23.01
pond 7	306.7518	23.01
pond 7	307.0018	23.01
pond 7	307.2518	23.01
pond 7	307.5018	23.01
pond 7	307.7518	23.01
pond 7	308.0018	23.01
pond 7	308.2518	23.01
pond 7	308.5018	23.01
pond 7	308.7518	23.01
pond 7	309.0018	23.01
pond 7	309.2518	23.01
pond 7	309.5018	23.01
pond 7	309.7518	23.01
pond 7	310.0018	23.01
pond 7	310.2518	23.01
pond 7	310.5018	23.01
pond 7	310.7518	23.01
pond 7	311.0018	23.01
pond 7	311.2518	23.01
pond 7	311.5018	23.01
pond 7	311.7518	23.01
pond 7	312.0018	23.01
pond 7	312.2518	23.01
pond 7	312.5018	23.01
pond 7	312.7518	23.01
pond 7	313.0018	23.01
pond 7	313.2518	23.01
pond 7	313.5018	23.01
pond 7	313.7518	23.01
pond 7	314.0018	23.01
pond 7	314.2518	23.01
pond 7	314.5018	23.01
pond 7	314.7518	23.01
pond 7	315.0018	23.01
pond 7	315.2518	23.01
pond 7	315.5018	23.01
pond 7	315.7518	23.01
pond 7	316.0018	23.01
pond 7	316.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	316.5018	23.01
pond 7	316.7518	23.01
pond 7	317.0018	23.01
pond 7	317.2518	23.01
pond 7	317.5018	23.01
pond 7	317.7518	23.01
pond 7	318.0018	23.01
pond 7	318.2518	23.01
pond 7	318.5018	23.01
pond 7	318.7518	23.01
pond 7	319.0018	23.01
pond 7	319.2518	23.01
pond 7	319.5018	23.01
pond 7	319.7518	23.01
pond 7	320.0018	23.01
pond 7	320.2518	23.01
pond 7	320.5018	23.01
pond 7	320.7518	23.01
pond 7	321.0018	23.01
pond 7	321.2518	23.01
pond 7	321.5018	23.01
pond 7	321.7518	23.01
pond 7	322.0018	23.01
pond 7	322.2518	23.01
pond 7	322.5018	23.01
pond 7	322.7518	23.01
pond 7	323.0018	23.01
pond 7	323.2518	23.01
pond 7	323.5018	23.01
pond 7	323.7518	23.01
pond 7	324.0018	23.01
pond 7	324.2518	23.01
pond 7	324.5018	23.01
pond 7	324.7518	23.01
pond 7	325.0018	23.01
pond 7	325.2518	23.01
pond 7	325.5018	23.01
pond 7	325.7518	23.01
pond 7	326.0018	23.01
pond 7	326.2518	23.01
pond 7	326.5018	23.01
pond 7	326.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	327.0018	23.01
pond 7	327.2518	23.01
pond 7	327.5018	23.01
pond 7	327.7518	23.01
pond 7	328.0018	23.01
pond 7	328.2518	23.01
pond 7	328.5018	23.01
pond 7	328.7518	23.01
pond 7	329.0018	23.01
pond 7	329.2518	23.01
pond 7	329.5018	23.01
pond 7	329.7518	23.01
pond 7	330.0018	23.01
pond 7	330.2518	23.01
pond 7	330.5018	23.01
pond 7	330.7518	23.01
pond 7	331.0018	23.01
pond 7	331.2518	23.01
pond 7	331.5018	23.01
pond 7	331.7518	23.01
pond 7	332.0018	23.01
pond 7	332.2518	23.01
pond 7	332.5018	23.01
pond 7	332.7518	23.01
pond 7	333.0018	23.01
pond 7	333.2518	23.01
pond 7	333.5018	23.01
pond 7	333.7518	23.01
pond 7	334.0018	23.01
pond 7	334.2518	23.01
pond 7	334.5018	23.01
pond 7	334.7518	23.01
pond 7	335.0018	23.01
pond 7	335.2518	23.01
pond 7	335.5018	23.01
pond 7	335.7518	23.01
pond 7	336.0018	23.01
pond 7	336.2518	23.01
pond 7	336.5018	23.01
pond 7	336.7518	23.01
pond 7	337.0018	23.01
pond 7	337.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	337.5018	23.01
pond 7	337.7518	23.01
pond 7	338.0018	23.01
pond 7	338.2518	23.01
pond 7	338.5018	23.01
pond 7	338.7518	23.01
pond 7	339.0018	23.01
pond 7	339.2518	23.01
pond 7	339.5018	23.01
pond 7	339.7518	23.01
pond 7	340.0018	23.01
pond 7	340.2518	23.01
pond 7	340.5018	23.01
pond 7	340.7518	23.01
pond 7	341.0018	23.01
pond 7	341.2518	23.01
pond 7	341.5018	23.01
pond 7	341.7518	23.01
pond 7	342.0018	23.01
pond 7	342.2518	23.01
pond 7	342.5018	23.01
pond 7	342.7518	23.01
pond 7	343.0018	23.01
pond 7	343.2518	23.01
pond 7	343.5018	23.01
pond 7	343.7518	23.01
pond 7	344.0018	23.01
pond 7	344.2518	23.01
pond 7	344.5018	23.01
pond 7	344.7518	23.01
pond 7	345.0018	23.01
pond 7	345.2518	23.01
pond 7	345.5018	23.01
pond 7	345.7518	23.01
pond 7	346.0018	23.01
pond 7	346.2518	23.01
pond 7	346.5018	23.01
pond 7	346.7518	23.01
pond 7	347.0018	23.01
pond 7	347.2518	23.01
pond 7	347.5018	23.01
pond 7	347.7518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	348.0018	23.01
pond 7	348.2518	23.01
pond 7	348.5018	23.01
pond 7	348.7518	23.01
pond 7	349.0018	23.01
pond 7	349.2518	23.01
pond 7	349.5018	23.01
pond 7	349.7518	23.01
pond 7	350.0018	23.01
pond 7	350.2518	23.01
pond 7	350.5018	23.01
pond 7	350.7518	23.01
pond 7	351.0018	23.01
pond 7	351.2518	23.01
pond 7	351.5018	23.01
pond 7	351.7518	23.01
pond 7	352.0018	23.01
pond 7	352.2518	23.01
pond 7	352.5018	23.01
pond 7	352.7518	23.01
pond 7	353.0018	23.01
pond 7	353.2518	23.01
pond 7	353.5018	23.01
pond 7	353.7518	23.01
pond 7	354.0018	23.01
pond 7	354.2518	23.01
pond 7	354.5018	23.01
pond 7	354.7518	23.01
pond 7	355.0018	23.01
pond 7	355.2518	23.01
pond 7	355.5018	23.01
pond 7	355.7518	23.01
pond 7	356.0018	23.01
pond 7	356.2518	23.01
pond 7	356.5018	23.01
pond 7	356.7518	23.01
pond 7	357.0018	23.01
pond 7	357.2518	23.01
pond 7	357.5018	23.01
pond 7	357.7518	23.01
pond 7	358.0018	23.01
pond 7	358.2518	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 7	358.5018	23.01
pond 7	358.7518	23.01
pond 7	359.0018	23.01
pond 7	359.2518	23.01
pond 7	359.5018	23.01
pond 7	359.7518	23.01
pond 7	360.0018	23.01
pond 8	0.0000	23.00
pond 8	0.2511	23.00
pond 8	0.5050	23.00
pond 8	0.7527	23.00
pond 8	1.0027	23.00
pond 8	1.2527	23.00
pond 8	1.5027	23.00
pond 8	1.7527	23.00
pond 8	2.0027	23.00
pond 8	2.2527	23.00
pond 8	2.5027	23.00
pond 8	2.7527	23.00
pond 8	3.0027	23.00
pond 8	3.2527	23.00
pond 8	3.5027	23.00
pond 8	3.7527	23.00
pond 8	4.0027	23.00
pond 8	4.2527	23.00
pond 8	4.5027	23.00
pond 8	4.7527	23.00
pond 8	5.0027	23.00
pond 8	5.2527	23.00
pond 8	5.5027	23.00
pond 8	5.7527	23.00
pond 8	6.0027	23.00
pond 8	6.2527	23.00
pond 8	6.5027	23.00
pond 8	6.7527	23.01
pond 8	7.0027	23.02
pond 8	7.2527	23.03
pond 8	7.5027	23.04
pond 8	7.7527	23.05
pond 8	8.0027	23.06
pond 8	8.2525	23.08
pond 8	8.5002	23.10

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	8.7503	23.13
pond 8	9.0005	23.16
pond 8	9.2502	23.19
pond 8	9.5010	23.23
pond 8	9.7513	23.27
pond 8	10.0022	23.31
pond 8	10.2518	23.36
pond 8	10.5023	23.42
pond 8	10.7511	23.50
pond 8	11.0001	23.59
pond 8	11.2504	23.72
pond 8	11.5009	23.87
pond 8	11.7501	24.18
pond 8	12.0001	25.04
pond 8	12.2503	25.76
pond 8	12.5001	25.69
pond 8	12.7507	25.41
pond 8	13.0012	25.18
pond 8	13.2516	25.03
pond 8	13.5004	24.94
pond 8	13.7518	24.88
pond 8	14.0030	24.84
pond 8	14.2534	24.81
pond 8	14.5037	24.78
pond 8	14.7521	24.76
pond 8	15.0035	24.74
pond 8	15.2518	24.73
pond 8	15.5018	24.72
pond 8	15.7518	24.71
pond 8	16.0018	24.71
pond 8	16.2518	24.70
pond 8	16.5018	24.70
pond 8	16.7518	24.69
pond 8	17.0018	24.69
pond 8	17.2518	24.68
pond 8	17.5018	24.68
pond 8	17.7518	24.68
pond 8	18.0018	24.67
pond 8	18.2518	24.67
pond 8	18.5018	24.66
pond 8	18.7518	24.66
pond 8	19.0018	24.66

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	19.2518	24.65
pond 8	19.5018	24.65
pond 8	19.7518	24.65
pond 8	20.0018	24.65
pond 8	20.2518	24.64
pond 8	20.5018	24.64
pond 8	20.7518	24.63
pond 8	21.0018	24.63
pond 8	21.2518	24.63
pond 8	21.5018	24.63
pond 8	21.7518	24.63
pond 8	22.0018	24.63
pond 8	22.2518	24.63
pond 8	22.5018	24.62
pond 8	22.7518	24.62
pond 8	23.0018	24.63
pond 8	23.2518	24.63
pond 8	23.5018	24.62
pond 8	23.7518	24.62
pond 8	24.0018	24.62
pond 8	24.2518	24.61
pond 8	24.5018	24.60
pond 8	24.7518	24.58
pond 8	25.0018	24.56
pond 8	25.2518	24.55
pond 8	25.5018	24.54
pond 8	25.7518	24.53
pond 8	26.0018	24.51
pond 8	26.2518	24.50
pond 8	26.5018	24.49
pond 8	26.7518	24.48
pond 8	27.0018	24.47
pond 8	27.2518	24.46
pond 8	27.5018	24.45
pond 8	27.7518	24.43
pond 8	28.0018	24.42
pond 8	28.2518	24.41
pond 8	28.5018	24.40
pond 8	28.7518	24.39
pond 8	29.0018	24.38
pond 8	29.2518	24.37
pond 8	29.5018	24.36

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	29.7518	24.34
pond 8	30.0018	24.33
pond 8	30.2518	24.32
pond 8	30.5018	24.31
pond 8	30.7518	24.30
pond 8	31.0018	24.29
pond 8	31.2518	24.28
pond 8	31.5018	24.27
pond 8	31.7518	24.26
pond 8	32.0018	24.25
pond 8	32.2518	24.23
pond 8	32.5018	24.22
pond 8	32.7518	24.21
pond 8	33.0018	24.20
pond 8	33.2518	24.19
pond 8	33.5018	24.18
pond 8	33.7518	24.17
pond 8	34.0018	24.16
pond 8	34.2518	24.15
pond 8	34.5018	24.14
pond 8	34.7518	24.13
pond 8	35.0018	24.12
pond 8	35.2518	24.11
pond 8	35.5018	24.09
pond 8	35.7518	24.08
pond 8	36.0018	24.07
pond 8	36.2518	24.06
pond 8	36.5018	24.05
pond 8	36.7518	24.04
pond 8	37.0018	24.03
pond 8	37.2518	24.02
pond 8	37.5018	24.01
pond 8	37.7518	24.00
pond 8	38.0018	23.99
pond 8	38.2518	23.98
pond 8	38.5018	23.97
pond 8	38.7518	23.96
pond 8	39.0018	23.95
pond 8	39.2518	23.94
pond 8	39.5018	23.93
pond 8	39.7518	23.92
pond 8	40.0018	23.91

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	40.2518	23.90
pond 8	40.5018	23.89
pond 8	40.7518	23.88
pond 8	41.0018	23.87
pond 8	41.2518	23.86
pond 8	41.5018	23.85
pond 8	41.7518	23.84
pond 8	42.0018	23.83
pond 8	42.2518	23.82
pond 8	42.5018	23.81
pond 8	42.7518	23.80
pond 8	43.0018	23.79
pond 8	43.2518	23.79
pond 8	43.5018	23.78
pond 8	43.7518	23.77
pond 8	44.0018	23.76
pond 8	44.2518	23.75
pond 8	44.5018	23.74
pond 8	44.7518	23.73
pond 8	45.0018	23.72
pond 8	45.2518	23.71
pond 8	45.5018	23.70
pond 8	45.7518	23.69
pond 8	46.0018	23.69
pond 8	46.2518	23.68
pond 8	46.5018	23.67
pond 8	46.7518	23.66
pond 8	47.0018	23.65
pond 8	47.2518	23.64
pond 8	47.5018	23.63
pond 8	47.7518	23.62
pond 8	48.0018	23.62
pond 8	48.2518	23.61
pond 8	48.5018	23.60
pond 8	48.7518	23.59
pond 8	49.0018	23.58
pond 8	49.2518	23.57
pond 8	49.5018	23.57
pond 8	49.7518	23.56
pond 8	50.0018	23.55
pond 8	50.2518	23.54
pond 8	50.5018	23.53

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	50.7518	23.53
pond 8	51.0018	23.52
pond 8	51.2518	23.51
pond 8	51.5018	23.50
pond 8	51.7518	23.50
pond 8	52.0018	23.49
pond 8	52.2518	23.48
pond 8	52.5018	23.47
pond 8	52.7518	23.47
pond 8	53.0018	23.46
pond 8	53.2518	23.45
pond 8	53.5018	23.44
pond 8	53.7518	23.44
pond 8	54.0018	23.43
pond 8	54.2518	23.42
pond 8	54.5018	23.42
pond 8	54.7518	23.41
pond 8	55.0018	23.40
pond 8	55.2518	23.39
pond 8	55.5018	23.39
pond 8	55.7518	23.38
pond 8	56.0018	23.37
pond 8	56.2518	23.37
pond 8	56.5018	23.36
pond 8	56.7518	23.36
pond 8	57.0018	23.35
pond 8	57.2518	23.34
pond 8	57.5018	23.34
pond 8	57.7518	23.33
pond 8	58.0018	23.33
pond 8	58.2518	23.32
pond 8	58.5018	23.31
pond 8	58.7518	23.31
pond 8	59.0018	23.30
pond 8	59.2518	23.30
pond 8	59.5018	23.29
pond 8	59.7518	23.29
pond 8	60.0018	23.28
pond 8	60.2518	23.27
pond 8	60.5018	23.27
pond 8	60.7518	23.26
pond 8	61.0018	23.26

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	61.2518	23.25
pond 8	61.5018	23.25
pond 8	61.7518	23.25
pond 8	62.0018	23.24
pond 8	62.2518	23.24
pond 8	62.5018	23.23
pond 8	62.7518	23.23
pond 8	63.0018	23.22
pond 8	63.2518	23.22
pond 8	63.5018	23.22
pond 8	63.7518	23.21
pond 8	64.0018	23.21
pond 8	64.2518	23.21
pond 8	64.5018	23.20
pond 8	64.7518	23.20
pond 8	65.0018	23.20
pond 8	65.2518	23.19
pond 8	65.5018	23.19
pond 8	65.7518	23.19
pond 8	66.0018	23.18
pond 8	66.2518	23.18
pond 8	66.5018	23.18
pond 8	66.7518	23.17
pond 8	67.0018	23.17
pond 8	67.2518	23.17
pond 8	67.5018	23.17
pond 8	67.7518	23.16
pond 8	68.0018	23.16
pond 8	68.2518	23.16
pond 8	68.5018	23.16
pond 8	68.7518	23.15
pond 8	69.0018	23.15
pond 8	69.2518	23.15
pond 8	69.5018	23.15
pond 8	69.7518	23.14
pond 8	70.0018	23.14
pond 8	70.2518	23.14
pond 8	70.5018	23.14
pond 8	70.7518	23.14
pond 8	71.0018	23.13
pond 8	71.2518	23.13
pond 8	71.5018	23.13

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	71.7518	23.13
pond 8	72.0018	23.13
pond 8	72.2518	23.13
pond 8	72.5018	23.12
pond 8	72.7518	23.12
pond 8	73.0018	23.12
pond 8	73.2518	23.12
pond 8	73.5018	23.12
pond 8	73.7518	23.12
pond 8	74.0018	23.11
pond 8	74.2518	23.11
pond 8	74.5018	23.11
pond 8	74.7518	23.11
pond 8	75.0018	23.11
pond 8	75.2518	23.11
pond 8	75.5018	23.11
pond 8	75.7518	23.11
pond 8	76.0018	23.10
pond 8	76.2518	23.10
pond 8	76.5018	23.10
pond 8	76.7518	23.10
pond 8	77.0018	23.10
pond 8	77.2518	23.10
pond 8	77.5018	23.10
pond 8	77.7518	23.10
pond 8	78.0018	23.10
pond 8	78.2518	23.09
pond 8	78.5018	23.09
pond 8	78.7518	23.09
pond 8	79.0018	23.09
pond 8	79.2518	23.09
pond 8	79.5018	23.09
pond 8	79.7518	23.09
pond 8	80.0018	23.09
pond 8	80.2518	23.09
pond 8	80.5018	23.09
pond 8	80.7518	23.09
pond 8	81.0018	23.08
pond 8	81.2518	23.08
pond 8	81.5018	23.08
pond 8	81.7518	23.08
pond 8	82.0018	23.08

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	82.2518	23.08
pond 8	82.5018	23.08
pond 8	82.7518	23.08
pond 8	83.0018	23.08
pond 8	83.2518	23.08
pond 8	83.5018	23.08
pond 8	83.7518	23.08
pond 8	84.0018	23.08
pond 8	84.2518	23.08
pond 8	84.5018	23.07
pond 8	84.7518	23.07
pond 8	85.0018	23.07
pond 8	85.2518	23.07
pond 8	85.5018	23.07
pond 8	85.7518	23.07
pond 8	86.0018	23.07
pond 8	86.2518	23.07
pond 8	86.5018	23.07
pond 8	86.7518	23.07
pond 8	87.0018	23.07
pond 8	87.2518	23.07
pond 8	87.5018	23.07
pond 8	87.7518	23.07
pond 8	88.0018	23.07
pond 8	88.2518	23.07
pond 8	88.5018	23.07
pond 8	88.7518	23.07
pond 8	89.0018	23.06
pond 8	89.2518	23.06
pond 8	89.5018	23.06
pond 8	89.7518	23.06
pond 8	90.0018	23.06
pond 8	90.2518	23.06
pond 8	90.5018	23.06
pond 8	90.7518	23.06
pond 8	91.0018	23.06
pond 8	91.2518	23.06
pond 8	91.5018	23.06
pond 8	91.7518	23.06
pond 8	92.0018	23.06
pond 8	92.2518	23.06
pond 8	92.5018	23.06

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	92.7518	23.06
pond 8	93.0018	23.06
pond 8	93.2518	23.06
pond 8	93.5018	23.06
pond 8	93.7518	23.06
pond 8	94.0018	23.06
pond 8	94.2518	23.06
pond 8	94.5018	23.06
pond 8	94.7518	23.06
pond 8	95.0018	23.05
pond 8	95.2518	23.05
pond 8	95.5018	23.05
pond 8	95.7518	23.05
pond 8	96.0018	23.05
pond 8	96.2518	23.05
pond 8	96.5018	23.05
pond 8	96.7518	23.05
pond 8	97.0018	23.05
pond 8	97.2518	23.05
pond 8	97.5018	23.05
pond 8	97.7518	23.05
pond 8	98.0018	23.05
pond 8	98.2518	23.05
pond 8	98.5018	23.05
pond 8	98.7518	23.05
pond 8	99.0018	23.05
pond 8	99.2518	23.05
pond 8	99.5018	23.05
pond 8	99.7518	23.05
pond 8	100.0018	23.05
pond 8	100.2518	23.05
pond 8	100.5018	23.05
pond 8	100.7518	23.05
pond 8	101.0018	23.05
pond 8	101.2518	23.05
pond 8	101.5018	23.05
pond 8	101.7518	23.05
pond 8	102.0018	23.05
pond 8	102.2518	23.05
pond 8	102.5018	23.05
pond 8	102.7518	23.05
pond 8	103.0018	23.05

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	103.2518	23.05
pond 8	103.5018	23.04
pond 8	103.7518	23.04
pond 8	104.0018	23.04
pond 8	104.2518	23.04
pond 8	104.5018	23.04
pond 8	104.7518	23.04
pond 8	105.0018	23.04
pond 8	105.2518	23.04
pond 8	105.5018	23.04
pond 8	105.7518	23.04
pond 8	106.0018	23.04
pond 8	106.2518	23.04
pond 8	106.5018	23.04
pond 8	106.7518	23.04
pond 8	107.0018	23.04
pond 8	107.2518	23.04
pond 8	107.5018	23.04
pond 8	107.7518	23.04
pond 8	108.0018	23.04
pond 8	108.2518	23.04
pond 8	108.5018	23.04
pond 8	108.7518	23.04
pond 8	109.0018	23.04
pond 8	109.2518	23.04
pond 8	109.5018	23.04
pond 8	109.7518	23.04
pond 8	110.0018	23.04
pond 8	110.2518	23.04
pond 8	110.5018	23.04
pond 8	110.7518	23.04
pond 8	111.0018	23.04
pond 8	111.2518	23.04
pond 8	111.5018	23.04
pond 8	111.7518	23.04
pond 8	112.0018	23.04
pond 8	112.2518	23.04
pond 8	112.5018	23.04
pond 8	112.7518	23.04
pond 8	113.0018	23.04
pond 8	113.2518	23.04
pond 8	113.5018	23.04

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	113.7518	23.04
pond 8	114.0018	23.04
pond 8	114.2518	23.04
pond 8	114.5018	23.04
pond 8	114.7518	23.04
pond 8	115.0018	23.04
pond 8	115.2518	23.04
pond 8	115.5018	23.04
pond 8	115.7518	23.04
pond 8	116.0018	23.04
pond 8	116.2518	23.04
pond 8	116.5018	23.04
pond 8	116.7518	23.04
pond 8	117.0018	23.03
pond 8	117.2518	23.03
pond 8	117.5018	23.03
pond 8	117.7518	23.03
pond 8	118.0018	23.03
pond 8	118.2518	23.03
pond 8	118.5018	23.03
pond 8	118.7518	23.03
pond 8	119.0018	23.03
pond 8	119.2518	23.03
pond 8	119.5018	23.03
pond 8	119.7518	23.03
pond 8	120.0018	23.03
pond 8	120.2518	23.03
pond 8	120.5018	23.03
pond 8	120.7518	23.03
pond 8	121.0018	23.03
pond 8	121.2518	23.03
pond 8	121.5018	23.03
pond 8	121.7518	23.03
pond 8	122.0018	23.03
pond 8	122.2518	23.03
pond 8	122.5018	23.03
pond 8	122.7518	23.03
pond 8	123.0018	23.03
pond 8	123.2518	23.03
pond 8	123.5018	23.03
pond 8	123.7518	23.03
pond 8	124.0018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	124.2518	23.03
pond 8	124.5018	23.03
pond 8	124.7518	23.03
pond 8	125.0018	23.03
pond 8	125.2518	23.03
pond 8	125.5018	23.03
pond 8	125.7518	23.03
pond 8	126.0018	23.03
pond 8	126.2518	23.03
pond 8	126.5018	23.03
pond 8	126.7518	23.03
pond 8	127.0018	23.03
pond 8	127.2518	23.03
pond 8	127.5018	23.03
pond 8	127.7518	23.03
pond 8	128.0018	23.03
pond 8	128.2518	23.03
pond 8	128.5018	23.03
pond 8	128.7518	23.03
pond 8	129.0018	23.03
pond 8	129.2518	23.03
pond 8	129.5018	23.03
pond 8	129.7518	23.03
pond 8	130.0018	23.03
pond 8	130.2518	23.03
pond 8	130.5018	23.03
pond 8	130.7518	23.03
pond 8	131.0018	23.03
pond 8	131.2518	23.03
pond 8	131.5018	23.03
pond 8	131.7518	23.03
pond 8	132.0018	23.03
pond 8	132.2518	23.03
pond 8	132.5018	23.03
pond 8	132.7518	23.03
pond 8	133.0018	23.03
pond 8	133.2518	23.03
pond 8	133.5018	23.03
pond 8	133.7518	23.03
pond 8	134.0018	23.03
pond 8	134.2518	23.03
pond 8	134.5018	23.03

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	134.7518	23.03
pond 8	135.0018	23.03
pond 8	135.2518	23.03
pond 8	135.5018	23.03
pond 8	135.7518	23.03
pond 8	136.0018	23.03
pond 8	136.2518	23.03
pond 8	136.5018	23.03
pond 8	136.7518	23.03
pond 8	137.0018	23.03
pond 8	137.2518	23.03
pond 8	137.5018	23.03
pond 8	137.7518	23.03
pond 8	138.0018	23.03
pond 8	138.2518	23.03
pond 8	138.5018	23.03
pond 8	138.7518	23.03
pond 8	139.0018	23.03
pond 8	139.2518	23.03
pond 8	139.5018	23.03
pond 8	139.7518	23.03
pond 8	140.0018	23.03
pond 8	140.2518	23.03
pond 8	140.5018	23.02
pond 8	140.7518	23.02
pond 8	141.0018	23.02
pond 8	141.2518	23.02
pond 8	141.5018	23.02
pond 8	141.7518	23.02
pond 8	142.0018	23.02
pond 8	142.2518	23.02
pond 8	142.5018	23.02
pond 8	142.7518	23.02
pond 8	143.0018	23.02
pond 8	143.2518	23.02
pond 8	143.5018	23.02
pond 8	143.7518	23.02
pond 8	144.0018	23.02
pond 8	144.2518	23.02
pond 8	144.5018	23.02
pond 8	144.7518	23.02
pond 8	145.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	145.2518	23.02
pond 8	145.5018	23.02
pond 8	145.7518	23.02
pond 8	146.0018	23.02
pond 8	146.2518	23.02
pond 8	146.5018	23.02
pond 8	146.7518	23.02
pond 8	147.0018	23.02
pond 8	147.2518	23.02
pond 8	147.5018	23.02
pond 8	147.7518	23.02
pond 8	148.0018	23.02
pond 8	148.2518	23.02
pond 8	148.5018	23.02
pond 8	148.7518	23.02
pond 8	149.0018	23.02
pond 8	149.2518	23.02
pond 8	149.5018	23.02
pond 8	149.7518	23.02
pond 8	150.0018	23.02
pond 8	150.2518	23.02
pond 8	150.5018	23.02
pond 8	150.7518	23.02
pond 8	151.0018	23.02
pond 8	151.2518	23.02
pond 8	151.5018	23.02
pond 8	151.7518	23.02
pond 8	152.0018	23.02
pond 8	152.2518	23.02
pond 8	152.5018	23.02
pond 8	152.7518	23.02
pond 8	153.0018	23.02
pond 8	153.2518	23.02
pond 8	153.5018	23.02
pond 8	153.7518	23.02
pond 8	154.0018	23.02
pond 8	154.2518	23.02
pond 8	154.5018	23.02
pond 8	154.7518	23.02
pond 8	155.0018	23.02
pond 8	155.2518	23.02
pond 8	155.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	155.7518	23.02
pond 8	156.0018	23.02
pond 8	156.2518	23.02
pond 8	156.5018	23.02
pond 8	156.7518	23.02
pond 8	157.0018	23.02
pond 8	157.2518	23.02
pond 8	157.5018	23.02
pond 8	157.7518	23.02
pond 8	158.0018	23.02
pond 8	158.2518	23.02
pond 8	158.5018	23.02
pond 8	158.7518	23.02
pond 8	159.0018	23.02
pond 8	159.2518	23.02
pond 8	159.5018	23.02
pond 8	159.7518	23.02
pond 8	160.0018	23.02
pond 8	160.2518	23.02
pond 8	160.5018	23.02
pond 8	160.7518	23.02
pond 8	161.0018	23.02
pond 8	161.2518	23.02
pond 8	161.5018	23.02
pond 8	161.7518	23.02
pond 8	162.0018	23.02
pond 8	162.2518	23.02
pond 8	162.5018	23.02
pond 8	162.7518	23.02
pond 8	163.0018	23.02
pond 8	163.2518	23.02
pond 8	163.5018	23.02
pond 8	163.7518	23.02
pond 8	164.0018	23.02
pond 8	164.2518	23.02
pond 8	164.5018	23.02
pond 8	164.7518	23.02
pond 8	165.0018	23.02
pond 8	165.2518	23.02
pond 8	165.5018	23.02
pond 8	165.7518	23.02
pond 8	166.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	166.2518	23.02
pond 8	166.5018	23.02
pond 8	166.7518	23.02
pond 8	167.0018	23.02
pond 8	167.2518	23.02
pond 8	167.5018	23.02
pond 8	167.7518	23.02
pond 8	168.0018	23.02
pond 8	168.2518	23.02
pond 8	168.5018	23.02
pond 8	168.7518	23.02
pond 8	169.0018	23.02
pond 8	169.2518	23.02
pond 8	169.5018	23.02
pond 8	169.7518	23.02
pond 8	170.0018	23.02
pond 8	170.2518	23.02
pond 8	170.5018	23.02
pond 8	170.7518	23.02
pond 8	171.0018	23.02
pond 8	171.2518	23.02
pond 8	171.5018	23.02
pond 8	171.7518	23.02
pond 8	172.0018	23.02
pond 8	172.2518	23.02
pond 8	172.5018	23.02
pond 8	172.7518	23.02
pond 8	173.0018	23.02
pond 8	173.2518	23.02
pond 8	173.5018	23.02
pond 8	173.7518	23.02
pond 8	174.0018	23.02
pond 8	174.2518	23.02
pond 8	174.5018	23.02
pond 8	174.7518	23.02
pond 8	175.0018	23.02
pond 8	175.2518	23.02
pond 8	175.5018	23.02
pond 8	175.7518	23.02
pond 8	176.0018	23.02
pond 8	176.2518	23.02
pond 8	176.5018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	176.7518	23.02
pond 8	177.0018	23.02
pond 8	177.2518	23.02
pond 8	177.5018	23.02
pond 8	177.7518	23.02
pond 8	178.0018	23.02
pond 8	178.2518	23.02
pond 8	178.5018	23.02
pond 8	178.7518	23.02
pond 8	179.0018	23.02
pond 8	179.2518	23.02
pond 8	179.5018	23.02
pond 8	179.7518	23.02
pond 8	180.0018	23.02
pond 8	180.2518	23.02
pond 8	180.5018	23.02
pond 8	180.7518	23.02
pond 8	181.0018	23.02
pond 8	181.2518	23.02
pond 8	181.5018	23.02
pond 8	181.7518	23.02
pond 8	182.0018	23.02
pond 8	182.2518	23.02
pond 8	182.5018	23.02
pond 8	182.7518	23.02
pond 8	183.0018	23.02
pond 8	183.2518	23.02
pond 8	183.5018	23.02
pond 8	183.7518	23.02
pond 8	184.0018	23.02
pond 8	184.2518	23.02
pond 8	184.5018	23.02
pond 8	184.7518	23.02
pond 8	185.0018	23.02
pond 8	185.2518	23.02
pond 8	185.5018	23.02
pond 8	185.7518	23.02
pond 8	186.0018	23.02
pond 8	186.2518	23.02
pond 8	186.5018	23.02
pond 8	186.7518	23.02
pond 8	187.0018	23.02

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	187.2518	23.02
pond 8	187.5018	23.02
pond 8	187.7518	23.02
pond 8	188.0018	23.02
pond 8	188.2518	23.02
pond 8	188.5018	23.02
pond 8	188.7518	23.02
pond 8	189.0018	23.02
pond 8	189.2518	23.02
pond 8	189.5018	23.02
pond 8	189.7518	23.02
pond 8	190.0018	23.02
pond 8	190.2518	23.02
pond 8	190.5018	23.02
pond 8	190.7518	23.02
pond 8	191.0018	23.02
pond 8	191.2518	23.02
pond 8	191.5018	23.02
pond 8	191.7518	23.02
pond 8	192.0018	23.02
pond 8	192.2518	23.02
pond 8	192.5018	23.02
pond 8	192.7518	23.02
pond 8	193.0018	23.02
pond 8	193.2518	23.02
pond 8	193.5018	23.02
pond 8	193.7518	23.02
pond 8	194.0018	23.02
pond 8	194.2518	23.02
pond 8	194.5018	23.02
pond 8	194.7518	23.02
pond 8	195.0018	23.02
pond 8	195.2518	23.02
pond 8	195.5018	23.01
pond 8	195.7518	23.01
pond 8	196.0018	23.01
pond 8	196.2518	23.01
pond 8	196.5018	23.01
pond 8	196.7518	23.01
pond 8	197.0018	23.01
pond 8	197.2518	23.01
pond 8	197.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	197.7518	23.01
pond 8	198.0018	23.01
pond 8	198.2518	23.01
pond 8	198.5018	23.01
pond 8	198.7518	23.01
pond 8	199.0018	23.01
pond 8	199.2518	23.01
pond 8	199.5018	23.01
pond 8	199.7518	23.01
pond 8	200.0018	23.01
pond 8	200.2518	23.01
pond 8	200.5018	23.01
pond 8	200.7518	23.01
pond 8	201.0018	23.01
pond 8	201.2518	23.01
pond 8	201.5018	23.01
pond 8	201.7518	23.01
pond 8	202.0018	23.01
pond 8	202.2518	23.01
pond 8	202.5018	23.01
pond 8	202.7518	23.01
pond 8	203.0018	23.01
pond 8	203.2518	23.01
pond 8	203.5018	23.01
pond 8	203.7518	23.01
pond 8	204.0018	23.01
pond 8	204.2518	23.01
pond 8	204.5018	23.01
pond 8	204.7518	23.01
pond 8	205.0018	23.01
pond 8	205.2518	23.01
pond 8	205.5018	23.01
pond 8	205.7518	23.01
pond 8	206.0018	23.01
pond 8	206.2518	23.01
pond 8	206.5018	23.01
pond 8	206.7518	23.01
pond 8	207.0018	23.01
pond 8	207.2518	23.01
pond 8	207.5018	23.01
pond 8	207.7518	23.01
pond 8	208.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	208.2518	23.01
pond 8	208.5018	23.01
pond 8	208.7518	23.01
pond 8	209.0018	23.01
pond 8	209.2518	23.01
pond 8	209.5018	23.01
pond 8	209.7518	23.01
pond 8	210.0018	23.01
pond 8	210.2518	23.01
pond 8	210.5018	23.01
pond 8	210.7518	23.01
pond 8	211.0018	23.01
pond 8	211.2518	23.01
pond 8	211.5018	23.01
pond 8	211.7518	23.01
pond 8	212.0018	23.01
pond 8	212.2518	23.01
pond 8	212.5018	23.01
pond 8	212.7518	23.01
pond 8	213.0018	23.01
pond 8	213.2518	23.01
pond 8	213.5018	23.01
pond 8	213.7518	23.01
pond 8	214.0018	23.01
pond 8	214.2518	23.01
pond 8	214.5018	23.01
pond 8	214.7518	23.01
pond 8	215.0018	23.01
pond 8	215.2518	23.01
pond 8	215.5018	23.01
pond 8	215.7518	23.01
pond 8	216.0018	23.01
pond 8	216.2518	23.01
pond 8	216.5018	23.01
pond 8	216.7518	23.01
pond 8	217.0018	23.01
pond 8	217.2518	23.01
pond 8	217.5018	23.01
pond 8	217.7518	23.01
pond 8	218.0018	23.01
pond 8	218.2518	23.01
pond 8	218.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	218.7518	23.01
pond 8	219.0018	23.01
pond 8	219.2518	23.01
pond 8	219.5018	23.01
pond 8	219.7518	23.01
pond 8	220.0018	23.01
pond 8	220.2518	23.01
pond 8	220.5018	23.01
pond 8	220.7518	23.01
pond 8	221.0018	23.01
pond 8	221.2518	23.01
pond 8	221.5018	23.01
pond 8	221.7518	23.01
pond 8	222.0018	23.01
pond 8	222.2518	23.01
pond 8	222.5018	23.01
pond 8	222.7518	23.01
pond 8	223.0018	23.01
pond 8	223.2518	23.01
pond 8	223.5018	23.01
pond 8	223.7518	23.01
pond 8	224.0018	23.01
pond 8	224.2518	23.01
pond 8	224.5018	23.01
pond 8	224.7518	23.01
pond 8	225.0018	23.01
pond 8	225.2518	23.01
pond 8	225.5018	23.01
pond 8	225.7518	23.01
pond 8	226.0018	23.01
pond 8	226.2518	23.01
pond 8	226.5018	23.01
pond 8	226.7518	23.01
pond 8	227.0018	23.01
pond 8	227.2518	23.01
pond 8	227.5018	23.01
pond 8	227.7518	23.01
pond 8	228.0018	23.01
pond 8	228.2518	23.01
pond 8	228.5018	23.01
pond 8	228.7518	23.01
pond 8	229.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	229.2518	23.01
pond 8	229.5018	23.01
pond 8	229.7518	23.01
pond 8	230.0018	23.01
pond 8	230.2518	23.01
pond 8	230.5018	23.01
pond 8	230.7518	23.01
pond 8	231.0018	23.01
pond 8	231.2518	23.01
pond 8	231.5018	23.01
pond 8	231.7518	23.01
pond 8	232.0018	23.01
pond 8	232.2518	23.01
pond 8	232.5018	23.01
pond 8	232.7518	23.01
pond 8	233.0018	23.01
pond 8	233.2518	23.01
pond 8	233.5018	23.01
pond 8	233.7518	23.01
pond 8	234.0018	23.01
pond 8	234.2518	23.01
pond 8	234.5018	23.01
pond 8	234.7518	23.01
pond 8	235.0018	23.01
pond 8	235.2518	23.01
pond 8	235.5018	23.01
pond 8	235.7518	23.01
pond 8	236.0018	23.01
pond 8	236.2518	23.01
pond 8	236.5018	23.01
pond 8	236.7518	23.01
pond 8	237.0018	23.01
pond 8	237.2518	23.01
pond 8	237.5018	23.01
pond 8	237.7518	23.01
pond 8	238.0018	23.01
pond 8	238.2518	23.01
pond 8	238.5018	23.01
pond 8	238.7518	23.01
pond 8	239.0018	23.01
pond 8	239.2518	23.01
pond 8	239.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	239.7518	23.01
pond 8	240.0018	23.01
pond 8	240.2518	23.01
pond 8	240.5018	23.01
pond 8	240.7518	23.01
pond 8	241.0018	23.01
pond 8	241.2518	23.01
pond 8	241.5018	23.01
pond 8	241.7518	23.01
pond 8	242.0018	23.01
pond 8	242.2518	23.01
pond 8	242.5018	23.01
pond 8	242.7518	23.01
pond 8	243.0018	23.01
pond 8	243.2518	23.01
pond 8	243.5018	23.01
pond 8	243.7518	23.01
pond 8	244.0018	23.01
pond 8	244.2518	23.01
pond 8	244.5018	23.01
pond 8	244.7518	23.01
pond 8	245.0018	23.01
pond 8	245.2518	23.01
pond 8	245.5018	23.01
pond 8	245.7518	23.01
pond 8	246.0018	23.01
pond 8	246.2518	23.01
pond 8	246.5018	23.01
pond 8	246.7518	23.01
pond 8	247.0018	23.01
pond 8	247.2518	23.01
pond 8	247.5018	23.01
pond 8	247.7518	23.01
pond 8	248.0018	23.01
pond 8	248.2518	23.01
pond 8	248.5018	23.01
pond 8	248.7518	23.01
pond 8	249.0018	23.01
pond 8	249.2518	23.01
pond 8	249.5018	23.01
pond 8	249.7518	23.01
pond 8	250.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	250.2518	23.01
pond 8	250.5018	23.01
pond 8	250.7518	23.01
pond 8	251.0018	23.01
pond 8	251.2518	23.01
pond 8	251.5018	23.01
pond 8	251.7518	23.01
pond 8	252.0018	23.01
pond 8	252.2518	23.01
pond 8	252.5018	23.01
pond 8	252.7518	23.01
pond 8	253.0018	23.01
pond 8	253.2518	23.01
pond 8	253.5018	23.01
pond 8	253.7518	23.01
pond 8	254.0018	23.01
pond 8	254.2518	23.01
pond 8	254.5018	23.01
pond 8	254.7518	23.01
pond 8	255.0018	23.01
pond 8	255.2518	23.01
pond 8	255.5018	23.01
pond 8	255.7518	23.01
pond 8	256.0018	23.01
pond 8	256.2518	23.01
pond 8	256.5018	23.01
pond 8	256.7518	23.01
pond 8	257.0018	23.01
pond 8	257.2518	23.01
pond 8	257.5018	23.01
pond 8	257.7518	23.01
pond 8	258.0018	23.01
pond 8	258.2518	23.01
pond 8	258.5018	23.01
pond 8	258.7518	23.01
pond 8	259.0018	23.01
pond 8	259.2518	23.01
pond 8	259.5018	23.01
pond 8	259.7518	23.01
pond 8	260.0018	23.01
pond 8	260.2518	23.01
pond 8	260.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	260.7518	23.01
pond 8	261.0018	23.01
pond 8	261.2518	23.01
pond 8	261.5018	23.01
pond 8	261.7518	23.01
pond 8	262.0018	23.01
pond 8	262.2518	23.01
pond 8	262.5018	23.01
pond 8	262.7518	23.01
pond 8	263.0018	23.01
pond 8	263.2518	23.01
pond 8	263.5018	23.01
pond 8	263.7518	23.01
pond 8	264.0018	23.01
pond 8	264.2518	23.01
pond 8	264.5018	23.01
pond 8	264.7518	23.01
pond 8	265.0018	23.01
pond 8	265.2518	23.01
pond 8	265.5018	23.01
pond 8	265.7518	23.01
pond 8	266.0018	23.01
pond 8	266.2518	23.01
pond 8	266.5018	23.01
pond 8	266.7518	23.01
pond 8	267.0018	23.01
pond 8	267.2518	23.01
pond 8	267.5018	23.01
pond 8	267.7518	23.01
pond 8	268.0018	23.01
pond 8	268.2518	23.01
pond 8	268.5018	23.01
pond 8	268.7518	23.01
pond 8	269.0018	23.01
pond 8	269.2518	23.01
pond 8	269.5018	23.01
pond 8	269.7518	23.01
pond 8	270.0018	23.01
pond 8	270.2518	23.01
pond 8	270.5018	23.01
pond 8	270.7518	23.01
pond 8	271.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	271.2518	23.01
pond 8	271.5018	23.01
pond 8	271.7518	23.01
pond 8	272.0018	23.01
pond 8	272.2518	23.01
pond 8	272.5018	23.01
pond 8	272.7518	23.01
pond 8	273.0018	23.01
pond 8	273.2518	23.01
pond 8	273.5018	23.01
pond 8	273.7518	23.01
pond 8	274.0018	23.01
pond 8	274.2518	23.01
pond 8	274.5018	23.01
pond 8	274.7518	23.01
pond 8	275.0018	23.01
pond 8	275.2518	23.01
pond 8	275.5018	23.01
pond 8	275.7518	23.01
pond 8	276.0018	23.01
pond 8	276.2518	23.01
pond 8	276.5018	23.01
pond 8	276.7518	23.01
pond 8	277.0018	23.01
pond 8	277.2518	23.01
pond 8	277.5018	23.01
pond 8	277.7518	23.01
pond 8	278.0018	23.01
pond 8	278.2518	23.01
pond 8	278.5018	23.01
pond 8	278.7518	23.01
pond 8	279.0018	23.01
pond 8	279.2518	23.01
pond 8	279.5018	23.01
pond 8	279.7518	23.01
pond 8	280.0018	23.01
pond 8	280.2518	23.01
pond 8	280.5018	23.01
pond 8	280.7518	23.01
pond 8	281.0018	23.01
pond 8	281.2518	23.01
pond 8	281.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	281.7518	23.01
pond 8	282.0018	23.01
pond 8	282.2518	23.01
pond 8	282.5018	23.01
pond 8	282.7518	23.01
pond 8	283.0018	23.01
pond 8	283.2518	23.01
pond 8	283.5018	23.01
pond 8	283.7518	23.01
pond 8	284.0018	23.01
pond 8	284.2518	23.01
pond 8	284.5018	23.01
pond 8	284.7518	23.01
pond 8	285.0018	23.01
pond 8	285.2518	23.01
pond 8	285.5018	23.01
pond 8	285.7518	23.01
pond 8	286.0018	23.01
pond 8	286.2518	23.01
pond 8	286.5018	23.01
pond 8	286.7518	23.01
pond 8	287.0018	23.01
pond 8	287.2518	23.01
pond 8	287.5018	23.01
pond 8	287.7518	23.01
pond 8	288.0018	23.01
pond 8	288.2518	23.01
pond 8	288.5018	23.01
pond 8	288.7518	23.01
pond 8	289.0018	23.01
pond 8	289.2518	23.01
pond 8	289.5018	23.01
pond 8	289.7518	23.01
pond 8	290.0018	23.01
pond 8	290.2518	23.01
pond 8	290.5018	23.01
pond 8	290.7518	23.01
pond 8	291.0018	23.01
pond 8	291.2518	23.01
pond 8	291.5018	23.01
pond 8	291.7518	23.01
pond 8	292.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	292.2518	23.01
pond 8	292.5018	23.01
pond 8	292.7518	23.01
pond 8	293.0018	23.01
pond 8	293.2518	23.01
pond 8	293.5018	23.01
pond 8	293.7518	23.01
pond 8	294.0018	23.01
pond 8	294.2518	23.01
pond 8	294.5018	23.01
pond 8	294.7518	23.01
pond 8	295.0018	23.01
pond 8	295.2518	23.01
pond 8	295.5018	23.01
pond 8	295.7518	23.01
pond 8	296.0018	23.01
pond 8	296.2518	23.01
pond 8	296.5018	23.01
pond 8	296.7518	23.01
pond 8	297.0018	23.01
pond 8	297.2518	23.01
pond 8	297.5018	23.01
pond 8	297.7518	23.01
pond 8	298.0018	23.01
pond 8	298.2518	23.01
pond 8	298.5018	23.01
pond 8	298.7518	23.01
pond 8	299.0018	23.01
pond 8	299.2518	23.01
pond 8	299.5018	23.01
pond 8	299.7518	23.01
pond 8	300.0018	23.01
pond 8	300.2518	23.01
pond 8	300.5018	23.01
pond 8	300.7518	23.01
pond 8	301.0018	23.01
pond 8	301.2518	23.01
pond 8	301.5018	23.01
pond 8	301.7518	23.01
pond 8	302.0018	23.01
pond 8	302.2518	23.01
pond 8	302.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	302.7518	23.01
pond 8	303.0018	23.01
pond 8	303.2518	23.01
pond 8	303.5018	23.01
pond 8	303.7518	23.01
pond 8	304.0018	23.01
pond 8	304.2518	23.01
pond 8	304.5018	23.01
pond 8	304.7518	23.01
pond 8	305.0018	23.01
pond 8	305.2518	23.01
pond 8	305.5018	23.01
pond 8	305.7518	23.01
pond 8	306.0018	23.01
pond 8	306.2518	23.01
pond 8	306.5018	23.01
pond 8	306.7518	23.01
pond 8	307.0018	23.01
pond 8	307.2518	23.01
pond 8	307.5018	23.01
pond 8	307.7518	23.01
pond 8	308.0018	23.01
pond 8	308.2518	23.01
pond 8	308.5018	23.01
pond 8	308.7518	23.01
pond 8	309.0018	23.01
pond 8	309.2518	23.01
pond 8	309.5018	23.01
pond 8	309.7518	23.01
pond 8	310.0018	23.01
pond 8	310.2518	23.01
pond 8	310.5018	23.01
pond 8	310.7518	23.01
pond 8	311.0018	23.01
pond 8	311.2518	23.01
pond 8	311.5018	23.01
pond 8	311.7518	23.01
pond 8	312.0018	23.01
pond 8	312.2518	23.01
pond 8	312.5018	23.01
pond 8	312.7518	23.01
pond 8	313.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	313.2518	23.01
pond 8	313.5018	23.01
pond 8	313.7518	23.01
pond 8	314.0018	23.01
pond 8	314.2518	23.01
pond 8	314.5018	23.01
pond 8	314.7518	23.01
pond 8	315.0018	23.01
pond 8	315.2518	23.01
pond 8	315.5018	23.01
pond 8	315.7518	23.01
pond 8	316.0018	23.01
pond 8	316.2518	23.01
pond 8	316.5018	23.01
pond 8	316.7518	23.01
pond 8	317.0018	23.01
pond 8	317.2518	23.01
pond 8	317.5018	23.01
pond 8	317.7518	23.01
pond 8	318.0018	23.01
pond 8	318.2518	23.01
pond 8	318.5018	23.01
pond 8	318.7518	23.01
pond 8	319.0018	23.01
pond 8	319.2518	23.01
pond 8	319.5018	23.01
pond 8	319.7518	23.01
pond 8	320.0018	23.01
pond 8	320.2518	23.01
pond 8	320.5018	23.01
pond 8	320.7518	23.01
pond 8	321.0018	23.01
pond 8	321.2518	23.01
pond 8	321.5018	23.01
pond 8	321.7518	23.01
pond 8	322.0018	23.01
pond 8	322.2518	23.01
pond 8	322.5018	23.01
pond 8	322.7518	23.01
pond 8	323.0018	23.01
pond 8	323.2518	23.01
pond 8	323.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	323.7518	23.01
pond 8	324.0018	23.01
pond 8	324.2518	23.01
pond 8	324.5018	23.01
pond 8	324.7518	23.01
pond 8	325.0018	23.01
pond 8	325.2518	23.01
pond 8	325.5018	23.01
pond 8	325.7518	23.01
pond 8	326.0018	23.01
pond 8	326.2518	23.01
pond 8	326.5018	23.01
pond 8	326.7518	23.01
pond 8	327.0018	23.01
pond 8	327.2518	23.01
pond 8	327.5018	23.01
pond 8	327.7518	23.01
pond 8	328.0018	23.01
pond 8	328.2518	23.01
pond 8	328.5018	23.01
pond 8	328.7518	23.01
pond 8	329.0018	23.01
pond 8	329.2518	23.01
pond 8	329.5018	23.01
pond 8	329.7518	23.01
pond 8	330.0018	23.01
pond 8	330.2518	23.01
pond 8	330.5018	23.01
pond 8	330.7518	23.01
pond 8	331.0018	23.01
pond 8	331.2518	23.01
pond 8	331.5018	23.01
pond 8	331.7518	23.01
pond 8	332.0018	23.01
pond 8	332.2518	23.01
pond 8	332.5018	23.01
pond 8	332.7518	23.01
pond 8	333.0018	23.01
pond 8	333.2518	23.01
pond 8	333.5018	23.01
pond 8	333.7518	23.01
pond 8	334.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	334.2518	23.01
pond 8	334.5018	23.01
pond 8	334.7518	23.01
pond 8	335.0018	23.01
pond 8	335.2518	23.01
pond 8	335.5018	23.01
pond 8	335.7518	23.01
pond 8	336.0018	23.01
pond 8	336.2518	23.01
pond 8	336.5018	23.01
pond 8	336.7518	23.01
pond 8	337.0018	23.01
pond 8	337.2518	23.01
pond 8	337.5018	23.01
pond 8	337.7518	23.01
pond 8	338.0018	23.01
pond 8	338.2518	23.01
pond 8	338.5018	23.01
pond 8	338.7518	23.01
pond 8	339.0018	23.01
pond 8	339.2518	23.01
pond 8	339.5018	23.01
pond 8	339.7518	23.01
pond 8	340.0018	23.01
pond 8	340.2518	23.01
pond 8	340.5018	23.01
pond 8	340.7518	23.01
pond 8	341.0018	23.01
pond 8	341.2518	23.01
pond 8	341.5018	23.01
pond 8	341.7518	23.01
pond 8	342.0018	23.01
pond 8	342.2518	23.01
pond 8	342.5018	23.01
pond 8	342.7518	23.01
pond 8	343.0018	23.01
pond 8	343.2518	23.01
pond 8	343.5018	23.01
pond 8	343.7518	23.01
pond 8	344.0018	23.01
pond 8	344.2518	23.01
pond 8	344.5018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	344.7518	23.01
pond 8	345.0018	23.01
pond 8	345.2518	23.01
pond 8	345.5018	23.01
pond 8	345.7518	23.01
pond 8	346.0018	23.01
pond 8	346.2518	23.01
pond 8	346.5018	23.01
pond 8	346.7518	23.01
pond 8	347.0018	23.01
pond 8	347.2518	23.01
pond 8	347.5018	23.01
pond 8	347.7518	23.01
pond 8	348.0018	23.01
pond 8	348.2518	23.01
pond 8	348.5018	23.01
pond 8	348.7518	23.01
pond 8	349.0018	23.01
pond 8	349.2518	23.01
pond 8	349.5018	23.01
pond 8	349.7518	23.01
pond 8	350.0018	23.01
pond 8	350.2518	23.01
pond 8	350.5018	23.01
pond 8	350.7518	23.01
pond 8	351.0018	23.01
pond 8	351.2518	23.01
pond 8	351.5018	23.01
pond 8	351.7518	23.01
pond 8	352.0018	23.01
pond 8	352.2518	23.01
pond 8	352.5018	23.01
pond 8	352.7518	23.01
pond 8	353.0018	23.01
pond 8	353.2518	23.01
pond 8	353.5018	23.01
pond 8	353.7518	23.01
pond 8	354.0018	23.01
pond 8	354.2518	23.01
pond 8	354.5018	23.01
pond 8	354.7518	23.01
pond 8	355.0018	23.01

Node Name	Relative Time [hrs]	Stage [ft]
pond 8	355.2518	23.01
pond 8	355.5018	23.01
pond 8	355.7518	23.01
pond 8	356.0018	23.01
pond 8	356.2518	23.01
pond 8	356.5018	23.01
pond 8	356.7518	23.01
pond 8	357.0018	23.01
pond 8	357.2518	23.01
pond 8	357.5018	23.01
pond 8	357.7518	23.01
pond 8	358.0018	23.01
pond 8	358.2518	23.01
pond 8	358.5018	23.01
pond 8	358.7518	23.01
pond 8	359.0018	23.01
pond 8	359.2518	23.01
pond 8	359.5018	23.01
pond 8	359.7518	23.01
pond 8	360.0018	23.01

Appendix O
Pre/Post Nutrient Analysis

NUTRIENT REMOVAL COMPARISSON		
	NITROGEN	PHOSPHORUS
	KG/YR	KG/YR
PRE	98.984	2.023
POST	32.17	1.948
NET REDUCTION	-66.814	-0.075

Complete Report (not including cost) Ver 4.3.5

Project: WINDWARD PRESERVE
Date: 11/6/2022 11:13:49 AM

Site and Catchment Information

Analysis: BMP Analysis

Catchment Name	PRE1	PRE2	PRE3	PRE4	PRE5	PRE6	PRE7	PRE WETLAND IMPACTED
Rainfall Zone	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2
Annual Mean Rainfall	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Mesic Flatwoods: TN=1.09 TP=0.043	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021
Area (acres)	19.90	11.90	20.99	43.15	26.37	29.44	6.70	14.36
Rational Coefficient (0-1)	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.91

Non DCIA Curve Number	48.00	48.00	50.00	50.00	51.00	51.00	51.00	100.00
DCIA Percent (0-100)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrogen EMC (mg/l)	1.090	1.090	1.090	1.090	1.090	1.090	1.090	1.213
Phosphorus EMC (mg/l)	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.021
Runoff Volume (ac-ft/yr)	1.121	0.670	1.364	2.805	1.874	2.092	0.476	56.834
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Nitrogen Loading (kg/yr)	1.507	0.901	1.834	3.769	2.519	2.812	0.640	85.002
Phosphorus Loading (kg/yr)	0.059	0.036	0.072	0.149	0.099	0.111	0.025	1.472

Nitrogen Total = 98.984 kg/yr

Phosphorus Total = 2.023 kg/yr

Complete Report (not including cost) Ver 4.3.5

Project: WINDWARD PRESERVE POST
Date: 11/6/2022 11:11:11 AM

Site and Catchment Information

Analysis: BMP Analysis

Catchment Name	POST 1	POST 2	POST 3	POST 4	POST 5	POST 6	POST 7	POST 8	COMP1	COMP2	COMP3	COMP4
Rainfall Zone	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2	Florida Zone 2
Annual Mean Rainfall	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00

Pre-Condition Landuse Information

Landuse												
Area (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rational	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Coefficient (0-1)												
Non DCIA Curve Number	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90	29.90
DCIA Percent (0-100)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrogen EMC (mg/l)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Phosphorus EMC (mg/l)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Runoff Volume (ac-ft/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Nitrogen Loading (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Phosphorus Loading (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Post-Condition Landuse Information

Landuse	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	Low-Density Residential: TN=1.645 TP=0.27	SJRWMD Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050	SJRWMD Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050	SJRWMD Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050	SJRWMD Apopka Open Space/Recreation/Fallow Crop: TN=1.100 TP=0.050
Area (acres)	45.66	5.61	2.90	8.06	12.59	34.44	46.96	6.99	2.64	1.33	1.91	3.62
Rational Coefficient (0-1)	0.15	0.43	0.10	0.10	0.21	0.15	0.14	0.04	0.15	0.05	0.10	0.13
Non DCIA Curve	84.00	69.00	78.00	79.00	88.00	84.00	83.00	64.00	84.00	68.00	79.00	82.00

Number												
DCIA Percent (0-100)	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wet Pond Area (ac)	9.12	0.29	0.20	0.73	3.40	16.19	12.38	0.34	1.84	0.51	1.14	2.33
Nitrogen EMC (mg/l)	1.645	1.645	1.645	1.645	1.645	1.645	1.645	1.645	1.100	1.100	1.100	1.100
Phosphorus EMC (mg/l)	0.270	0.270	0.270	0.270	0.270	0.270	0.270	0.270	0.050	0.050	0.050	0.050
Runoff Volume (ac-ft/yr)	23.783	9.950	1.149	3.322	8.331	11.878	21.038	1.141	0.521	0.181	0.349	0.730
Groundwater N (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Groundwater P (kg/yr)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Nitrogen Loading (kg/yr)	48.238	20.181	2.330	6.739	16.898	24.093	42.672	2.315	0.706	0.246	0.473	0.990
Phosphorus Loading (kg/yr)	7.917	3.312	0.382	1.106	2.773	3.954	7.004	0.380	0.032	0.011	0.022	0.045

Catchment Number: 1 Name: POST 1

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	2.020
Permanent Pool Volume (ac-ft) for 31 days residence	2.020
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	45.66
Contributing Area (acres)	36.540
Non-DCIA Curve Number	84.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2

Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

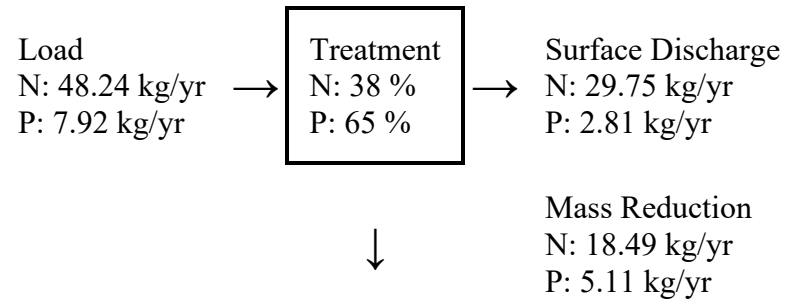
Media Mix Information

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

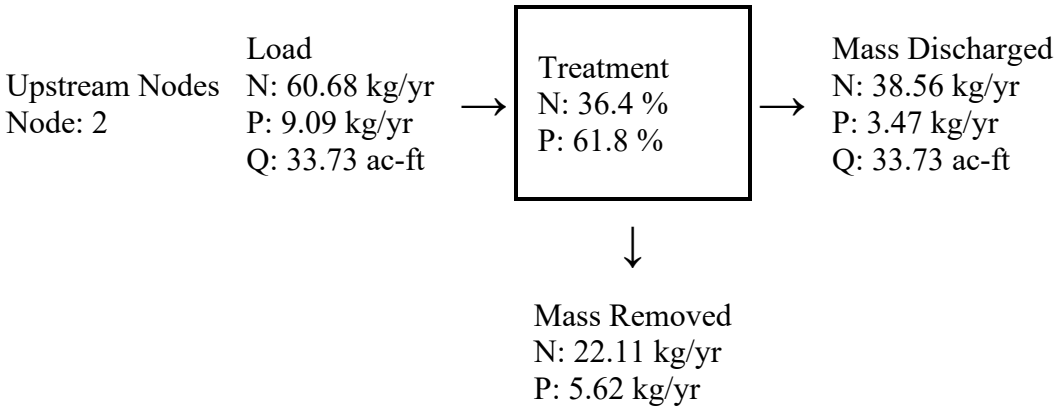
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 2 Name: POST 2

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.850
Permanent Pool Volume (ac-ft) for 31 days residence	0.845
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	5.61
Contributing Area (acres)	5.320
Non-DCIA Curve Number	69.00
DCIA Percent	50.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

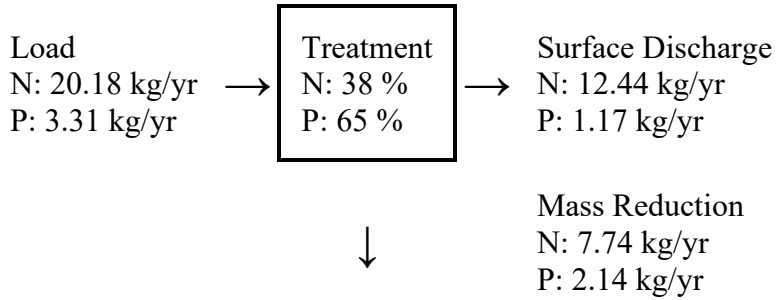
Media Mix Information

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

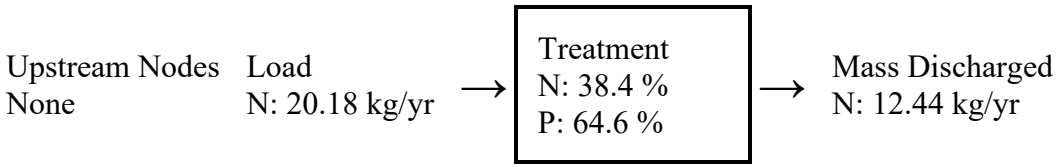
Groundwater Discharge (Stand-Alone)

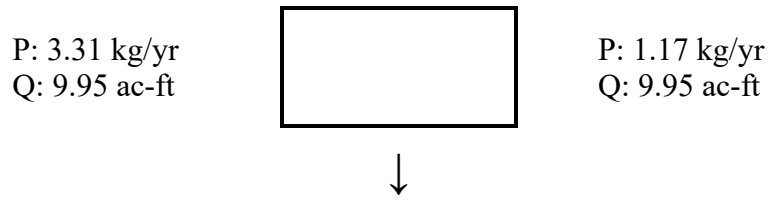
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)





Catchment Number: 3 Name: POST3

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.098
Permanent Pool Volume (ac-ft) for 31 days residence	0.098
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	2.90
Contributing Area (acres)	2.700
Non-DCIA Curve Number	78.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

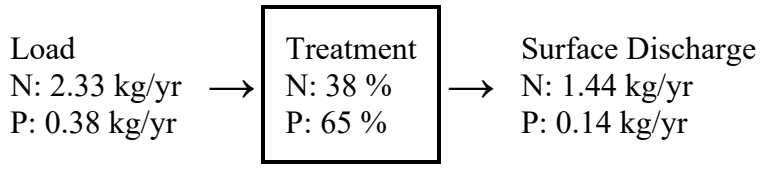
Media Mix Information

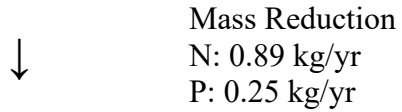
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

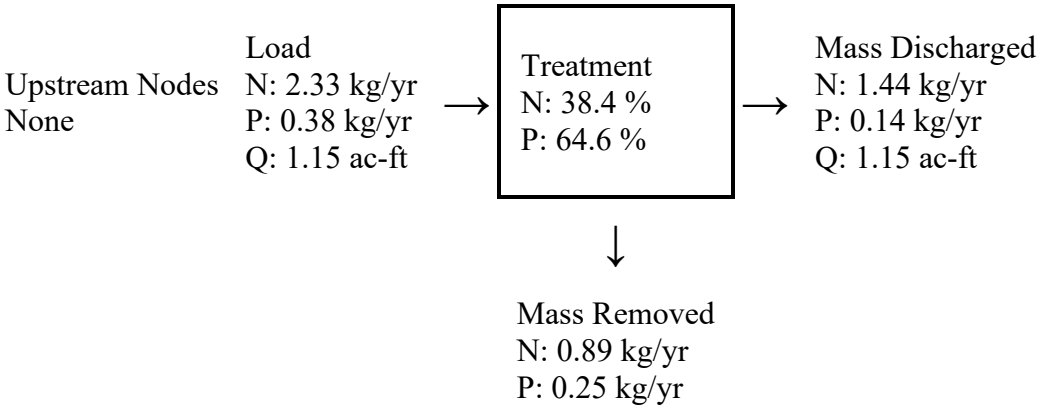
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)





Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 4 Name: POST 4

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.282
Permanent Pool Volume (ac-ft) for 31 days residence	0.282
Annual Residence Time (days)	31

Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	8.06
Contributing Area (acres)	7.330
Non-DCIA Curve Number	79.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

Media Mix Information

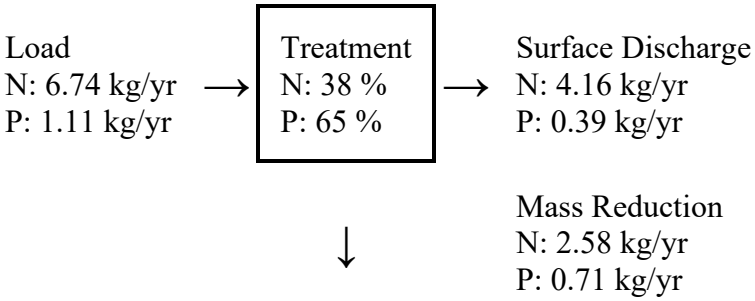
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

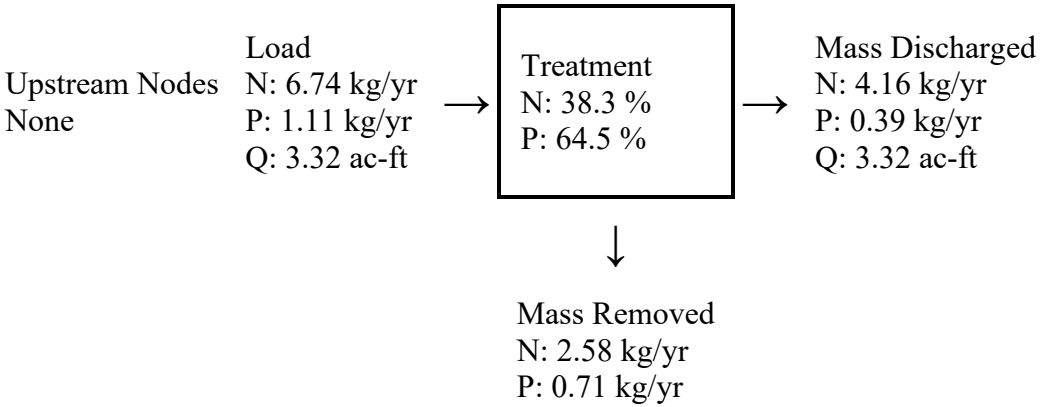
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000

TP Concentration (mg/L) 0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 5 Name: POST 5

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.710
Permanent Pool Volume (ac-ft) for 31 days residence	0.708
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	12.59
Contributing Area (acres)	9.190
Non-DCIA Curve Number	88.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

Media Mix Information

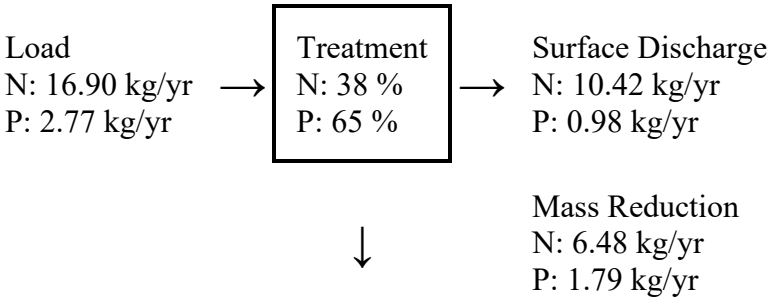
Type of Media Mix	Not Specified

Media N Reduction (%)	
Media P Reduction (%)	

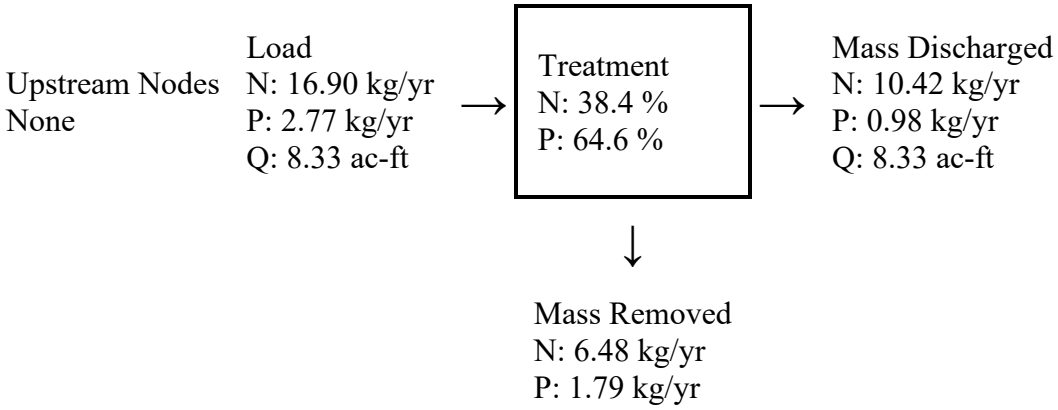
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 6 Name: POST 6

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	1.000
Permanent Pool Volume (ac-ft) for 31 days residence	1.009
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	34.44
Contributing Area (acres)	18.250
Non-DCIA Curve Number	84.00
DCIA Percent	0.00

Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	64

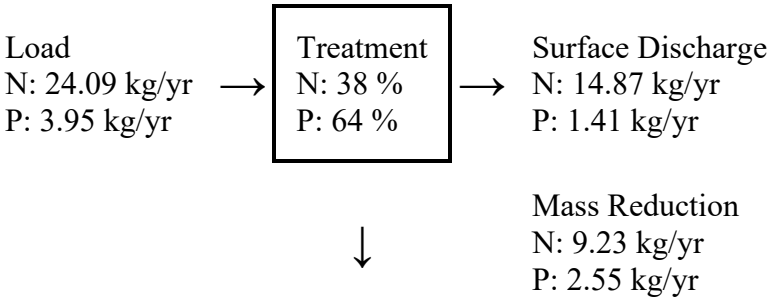
Media Mix Information

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

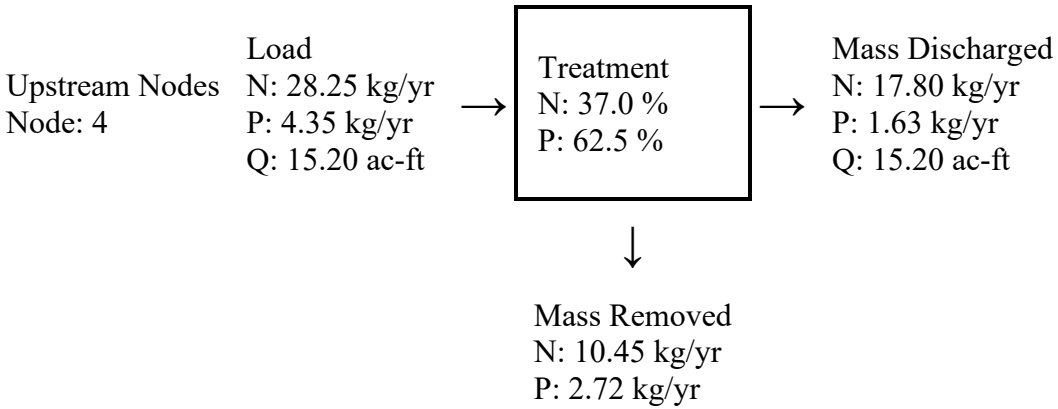
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 7 Name: POST 7

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	1.780
Permanent Pool Volume (ac-ft) for 31 days residence	1.787
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	46.96
Contributing Area (acres)	34.580
Non-DCIA Curve Number	83.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	64

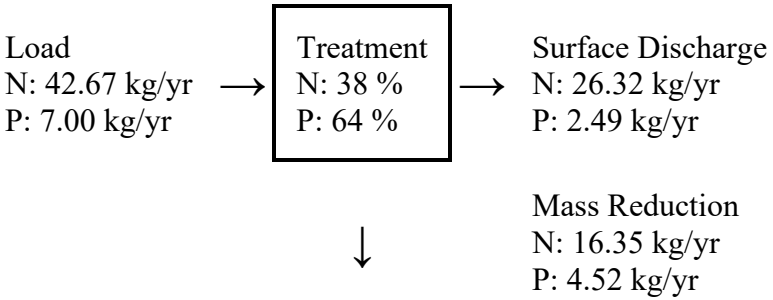
Media Mix Information

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

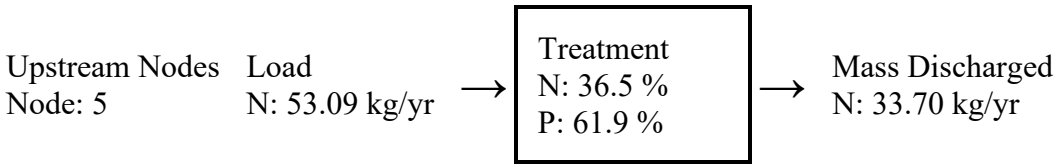
Groundwater Discharge (Stand-Alone)

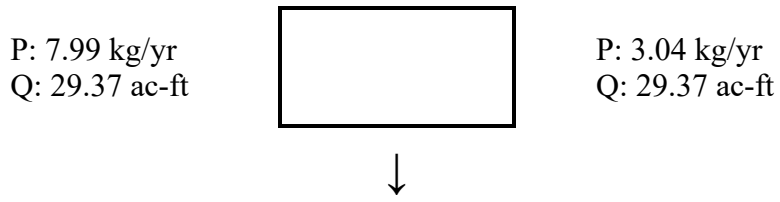
Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)





Catchment Number: 8 Name: POST 8

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.097
Permanent Pool Volume (ac-ft) for 31 days residence	0.097
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	6.99
Contributing Area (acres)	6.650
Non-DCIA Curve Number	64.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

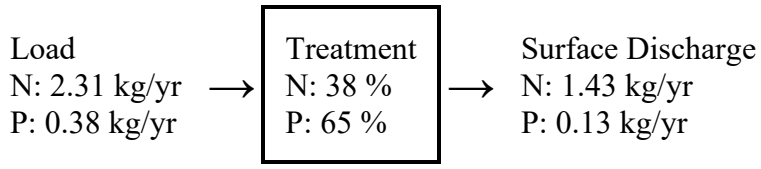
Media Mix Information

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

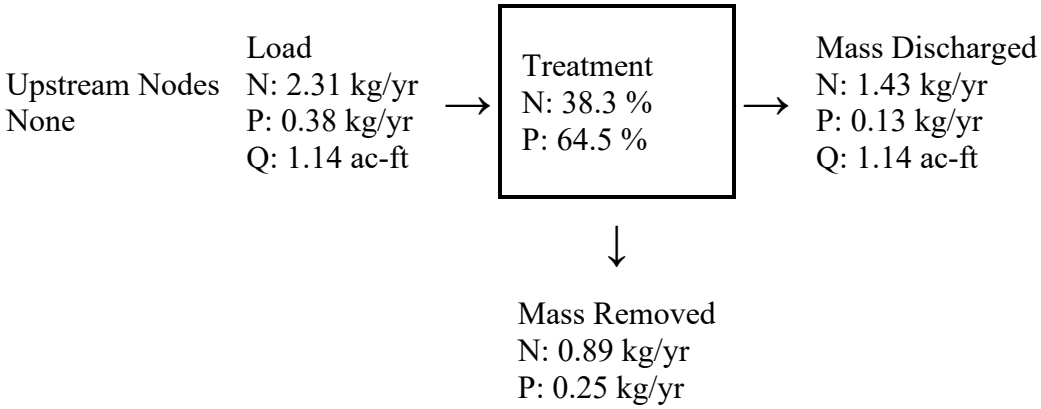
Load Diagram for Wet Detention (stand-alone)



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Mass Reduction
N: 0.89 kg/yr
P: 0.25 kg/yr

Load Diagram for Wet Detention (As Used In Routing)



Catchment Number: 9 Name: COMP1

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	0.044

Permanent Pool Volume (ac-ft) for 31 days residence	0.044
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 2
BMP Type: Filtration

Treatment Depth (in)	4.000
Hydraulic Capture Efficiency (%)	98
Media Type	B&G CTS24
Media N Reduction (%)	75
Media P Reduction (%)	95

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

Watershed Characteristics

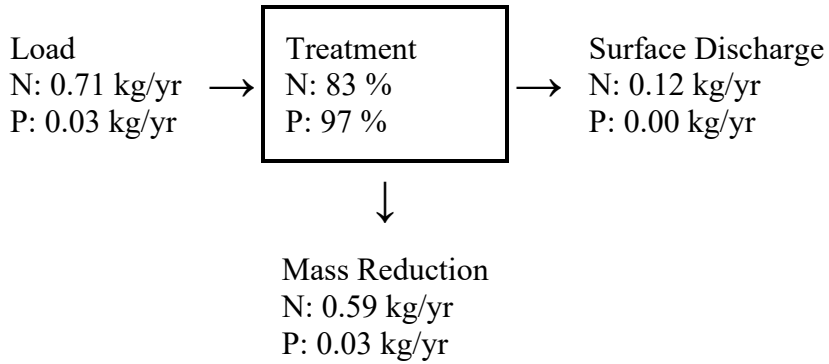
Catchment Area (acres)	2.64
Contributing Area (acres)	0.800
Non-DCIA Curve Number	84.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

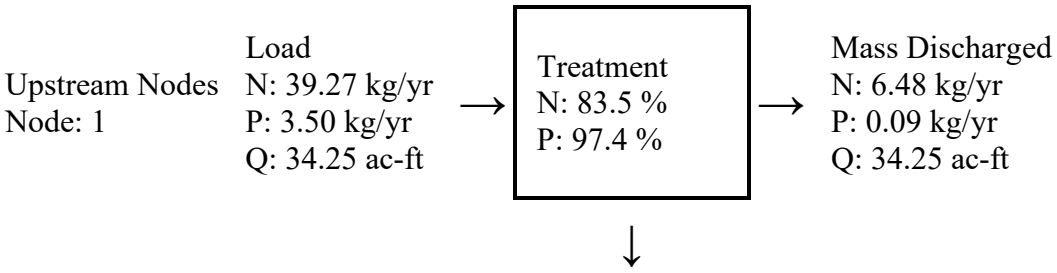
Required TN Treatment Efficiency (%)

Provided TN Treatment Efficiency (%)	83
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	97

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Mass Removed
N: 32.79 kg/yr
P: 3.41 kg/yr

Catchment Number: 10 Name: COMP2

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	0.015
Permanent Pool Volume (ac-ft) for 31 days residence	0.015
Annual Residence Time (days)	30
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 2
BMP Type: Filtration

Treatment Depth (in)	4.000
Hydraulic Capture Efficiency (%)	99
Media Type	B&G CTS24
Media N Reduction (%)	75
Media P Reduction (%)	95

BMP in Series Number: 3

BMP Type: None

BMP in Series Number: 4
BMP Type: None

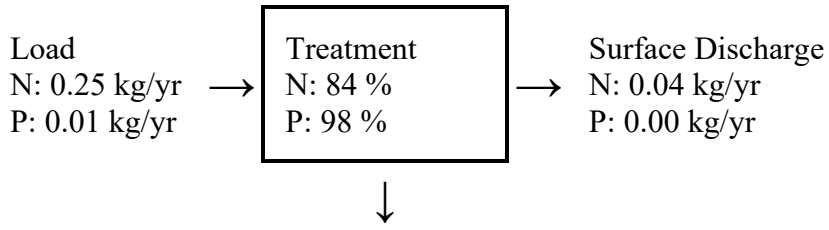
Watershed Characteristics

Catchment Area (acres)	1.33
Contributing Area (acres)	0.820
Non-DCIA Curve Number	68.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

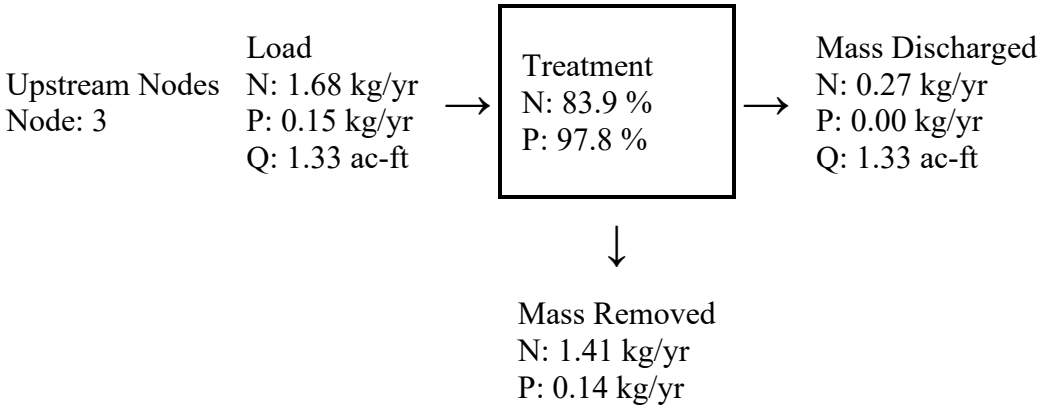
Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	84
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	98

Load for Multiple BMP in Series



Mass Reduction
N: 0.21 kg/yr
P: 0.01 kg/yr

Load Diagram for Multiple BMP (As Used In Routing)



Catchment Number: 11 Name: COMP3

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Wet Detention
Permanent Pool Volume (ac-ft) 0.030

Permanent Pool Volume (ac-ft) for 31 days residence	0.030
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 2
BMP Type: Filtration

Treatment Depth (in)	4.000
Hydraulic Capture Efficiency (%)	98
Media Type	B&G CTS24
Media N Reduction (%)	75
Media P Reduction (%)	95

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

Watershed Characteristics

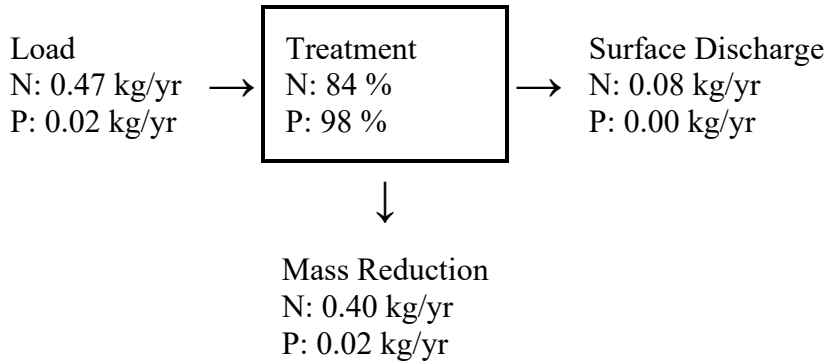
Catchment Area (acres)	1.91
Contributing Area (acres)	0.770
Non-DCIA Curve Number	79.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

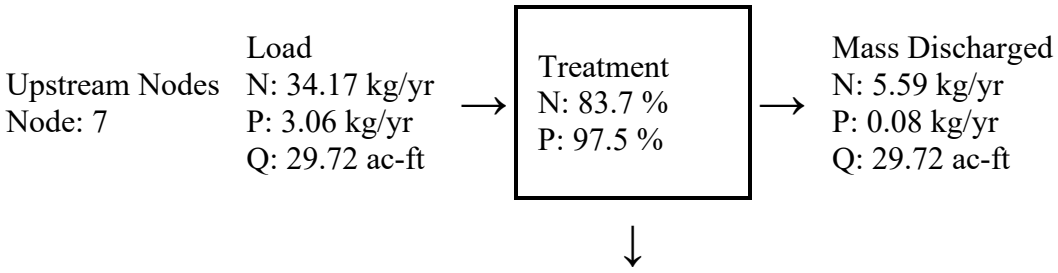
Required TN Treatment Efficiency (%)

Provided TN Treatment Efficiency (%)	84
Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	98

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Mass Removed
N: 28.59 kg/yr
P: 2.99 kg/yr

Catchment Number: 12 Name: COMP4

Project: WINDWARD PRESERVE POST
Date: 11/6/2022

Wet Detention Design

Permanent Pool Volume (ac-ft)	0.062
Permanent Pool Volume (ac-ft) for 31 days residence	0.062
Annual Residence Time (days)	31
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

Watershed Characteristics

Catchment Area (acres)	3.62
Contributing Area (acres)	1.290
Non-DCIA Curve Number	82.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	52.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	
Provided TN Treatment Efficiency (%)	38

Required TP Treatment Efficiency (%)	
Provided TP Treatment Efficiency (%)	65

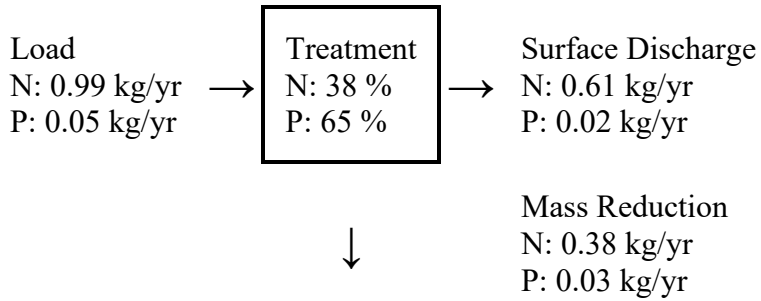
Media Mix Information

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

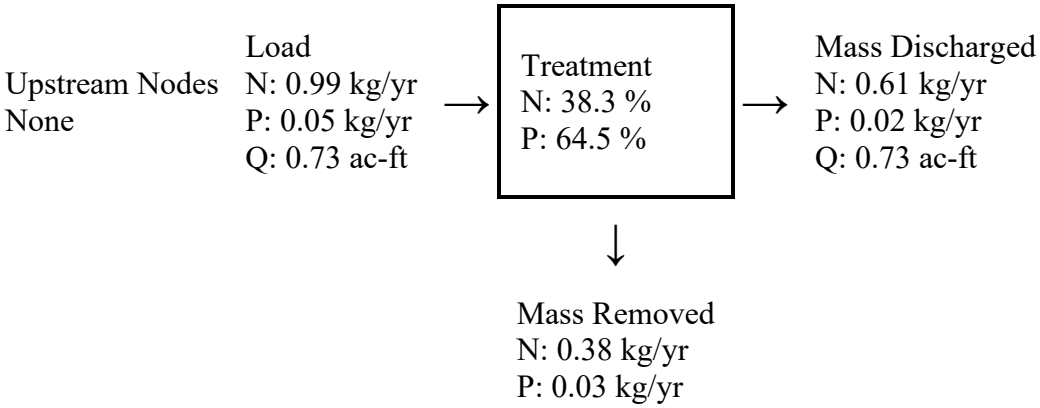
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	0.000
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	0.000
TP Concentration (mg/L)	0.000

Load Diagram for Wet Detention (stand-alone)



Load Diagram for Wet Detention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: WINDWARD PRESERVE POST Date:11/6/2022

Analysis Type: BMP Analysis
BMP Types:

Catchment 1 - (POST 1) Wet Detention
Catchment 2 - (POST 2) Wet Detention
Catchment 3 - (POST3) Wet Detention
Catchment 4 - (POST 4) Wet Detention
Catchment 5 - (POST 5) Wet Detention
Catchment 6 - (POST 6) Wet Detention
Catchment 7 - (POST 7) Wet Detention

Routing Summary
Catchment 1 Routed to Catchment 9
Catchment 2 Routed to Catchment 1
Catchment 3 Routed to Catchment 10
Catchment 4 Routed to Catchment 6
Catchment 5 Routed to Catchment 7
Catchment 6 Routed to Outlet
Catchment 7 Routed to Catchment 11
Catchment 8 Routed to Outlet
Catchment 9 Routed to Outlet
Catchment 10 Routed to Outlet

Catchment 8 - (POST 8) Wet Detention Catchment 11 Routed to Outlet
Catchment 9 - (COMP1) Multiple BMP Catchment 12 Routed to Outlet
Catchment 10 - (COMP2) Multiple BMP
Catchment 11 - (COMP3) Multiple BMP
Catchment 12 - (COMP4) Wet Detention
Based on % removal values to the nearest percent

Summary Report

Nitrogen

Surface Water Discharge

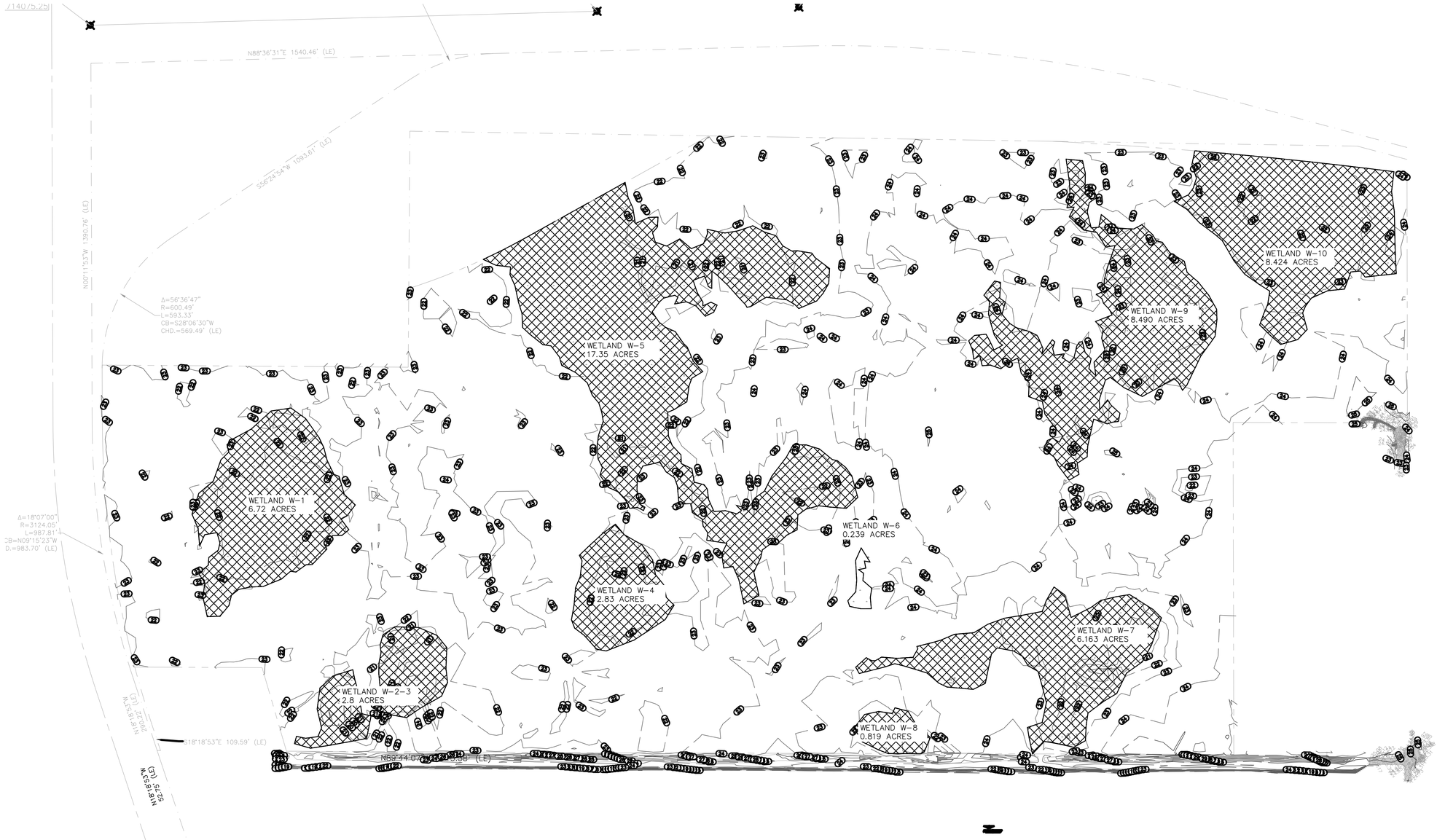
Total N post load	165.88 kg/yr	
Percent N load reduction	81 %	
Provided N discharge load	32.17 kg/yr	70.94 lb/yr
Provided N load removed	133.71 kg/yr	294.83 lb/yr

Phosphorus

Surface Water Discharge

Total P post load	26.94 kg/yr	
Percent P load reduction	93 %	
Provided P discharge load	1.948 kg/yr	4.29 lb/yr
Provided P load removed	24.992 kg/yr	55.108 lb/yr

Appendix P
Floodplain Compensating Storage Analysis.



PRE DEVELOPMENT VOLUME (ACFT)	
W 1	7.81
W 2-3	6.39
W 4	2.9
W 5-6	15.71
W 7-8	16.48
W9	10.83
W10	8.55
TOTAL	68.67

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PRE FLOODPLAIN EXHIBIT
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL. 32751
407-629-0077

DAVID A. STOKES, P.E. LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
ENGINEERING BUSINESS CERTIFICATION NO. EB-0007727
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

	DATE	REVISIONS
1		
2		
3		
4		
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6		
7		
8		
9		
10		
11		

JOB #	21074
DATE:	9/26/22
SCALE:	1"=200'
DESIGNED BY:	RJS
DRAWN BY:	RJS
APPROVED BY:	DAS

PRE
FLD

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Predevelopment Wetland Stage/Storage Data

W-1

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	4.30	0	0.00
23	6.72	5.51	5.51
24	8.10	7.41	12.92
100Yr Flood Elev:	23.31	100Yr Flood Volume:	7.81 CFS

W-2-3

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
20	0.24	0	0.00
21	1.60	0.92	0.92
22	2.50	2.05	2.97
23	2.80	2.65	5.62
100Yr Flood Elev:	23.29	100Yr Flood Volume:	6.39

W-4

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	1.35	0	0.00
23	2.83	2.09	2.09
24	3.20	3.02	5.11
100Yr Flood Elev:	23.27	100Yr Flood Volume:	2.90

W-5-6

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	3.50	0	0.00
22	17.35	10.43	10.43
23	19.10	18.23	28.65
100Yr Flood Elev:	22.29	100Yr Flood Volume:	15.71

W-7-8

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	0.60	0	0.00
22	2.10	1.35	1.35
23	6.16	4.13	5.48
24	8.50	7.33	12.81
100Yr Flood Elev:	24.50	100Yr Flood Volume:	16.48

W-9

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	4.90	0	0.00
23	8.49	6.70	6.70
24	9.50	9.00	15.69
100 Yr Flood Elev:	23.46	100Yr Flood Volume:	10.83

W-10

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	6.80	0	0.00
23	8.42	7.61	7.61
24	10.40	9.41	17.02
100Yr Flood Elev:	23.10	100Yr Flood Zone:	8.55



POST DEVELOPMENT VOLUME (ACFT)	
W 3	1.67
W 4-5	18.1
W 9-10	14.31
COMP 1	1.74
COMP 2	0.42
COMP 3	1.04
COMP 4	2.14
POND 1	2.68
POND 2	0.08
POND 3	0.26
POND 4	1.3
POND 6	24.94
POND 8	0.15
TOTAL	68.83

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

POST FLOODPLAIN EXHIBIT
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 350
MAITLAND, FL 32751
407-629-0077

ENGINEER: DAVID A. STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. CA-0007723

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JOB # 21074
DATE: 9/26/22
SCALE: 1" = 200'
DESIGNED BY: RJS
DRAWN BY: RJS
APPROVED BY: DAS

PST FLD

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Postdevelopment Wetland Stage/Storage Data

W-3

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
20	0.24	0	0.00
21	0.60	0.42	0.42
22	1.50	1.05	1.47
23	1.84	1.67	3.14

W-4-5

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
21	3.50	0	0.00
22	17.20	10.35	10.35
23	18.99	18.10	28.45

W-9-10

Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
22	11.70	0	0.00
23	16.91	14.31	14.31
24	18.50	17.71	32.01

Basin: **Post 1**
Pond: **Pond 1**
Basin Area: **45.66 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
18.26	Lot Impervious	98
2.28	Sidewalk	98
6.85	Pavement	98
9.45	Pervious	61
8.82	Pond	100
Composite CN		91

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	3.07 AF
2.5" over impervious:	5.71 AF
Treatment Volume:	5.71 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	7.26	0	0.00
21	8.10	46.08	46.08
23.0 NWL	8.82	16.93	63.00
24.0	9.19	9.01	9.01
25.0	9.56	9.37	18.38
26.0	9.93	9.75	28.13
27.0	10.31	10.12	38.25

Basin: **Post 2**
Pond: **Pond 2**
Basin Area: **5.61 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.68	Lot Impervious	98
0.28	Sidewalk	98
0.56	Pavement	98
2.86	Pervious	61
0.23	Pond	100
Composite CN		79

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.45 AF
2.5" over impervious:	0.53 AF
Treatment Volume:	0.53 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.01	0	0.00
21	0.13	0.78	0.78
23.0 NWL	0.23	0.37	1.15
24.0	0.29	0.26	0.26
25.0	0.36	0.32	0.58
26.0	0.43	0.39	0.97
27.0	0.50	0.46	1.44

Basin: **Post 3**
Pond: **Pond 3**
Basin Area: **2.90 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.16	Lot Impervious	98
0.15	Sidewalk	98
0.44	Pavement	98
0.99	Pervious	61
0.16	Pond	100
Composite CN		85

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.23 AF
2.5" over impervious:	0.36 AF
Treatment Volume:	0.36 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.00	0	0.00
20	0.07	0.36	0.36
22.0 NWL	0.16	0.23	0.59
23.0	0.22	0.19	0.19
24.0	0.31	0.26	0.45
25.0	0.40	0.35	0.81
26.0	0.50	0.45	1.25

Basin: **Post 4**
Pond: **Pond 4**
Basin Area: **8.06 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
3.22	Lot Impervious	98
0.40	Sidewalk	98
1.21	Pavement	98
2.75	Pervious	61
0.48	Pond	100
Composite CN		86

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.63 AF
2.5" over impervious:	1.01 AF
Treatment Volume:	1.01 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
11	0.08	0.00	0.00
21.00	0.48	2.83	2.83
23.0 NWL	0.76	1.24	4.07
24.0	0.91	0.83	0.83
25.0	1.06	0.98	1.82
26.0	1.21	1.14	2.95

Basin: **Post 5**
Pond: **Pond 5**
Basin Area: **12.59 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
5.04	Lot Impervious	98
0.63	Sidewalk	98
1.89	Pavement	98
1.74	Pervious	61
3.29	Pond	100
Composite CN		93

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.77 AF
2.5" over impervious:	1.58 AF
Treatment Volume:	1.58 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
14	2.48	0	0.00
21	2.94	18.95	18.95
23.0 NWL	3.29	6.23	25.18
24.0	3.48	3.38	3.38
25.0	3.66	3.57	6.95
26.0	3.85	3.76	10.71

Basin: **Post 6**
Pond: **Pond 6**
Basin Area: **34.44 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
6.89	Lot Impervious	98
0.69	Sidewalk	98
3.44	Pavement	98
8.76	Pervious	61
14.66	Pond	100
Composite CN		89

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	1.65 AF
2.5" over impervious:	2.30 AF
Treatment Volume:	2.30 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	13.45	0.00	0.00
21.00	14.66	84.34	84.34
23.0 NWL	16.09	30.75	115.09
24.0	16.74	16.42	16.42
25.0	17.40	17.07	33.49
26.0	18.06	17.73	51.22

Basin: **Post 7**
Pond: **Pond 7**
Basin Area: **46.96 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
14.09	Lot Impervious	98
2.35	Sidewalk	98
7.04	Pavement	98
11.36	Pervious	61
12.12	Pond	100
Composite CN		90

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	2.90 AF
2.5" over impervious:	4.89 AF
Treatment Volume:	4.89 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
15	10.29	0	0.00
21	11.27	64.69	64.69
23.0 NWL	12.12	23.39	88.08
24.0	12.55	12.34	12.34
25.0	12.99	12.77	25.11
26.0	13.44	13.22	38.33

Basin: **Post 8**
Pond: **Pond 8**
Basin Area: **6.99 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.40	Misc Impervious	98
0.35	Sidewalk	98
0.35	Roof Impervious	98
4.60	Pervious	61
0.29	Pond	100
Composite CN		74

SJRWMD Water Quality Presumptive Criteria:

1" over the basin area:	0.56 AF
2.5" over impervious:	0.44 AF
Treatment Volume:	0.56 AF

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
14	0.03	0	0.00
21	0.16	0.66	0.66
23.0 NWL	0.29	0.45	1.10
24.0	0.38	0.33	0.33
25.0	0.47	0.42	0.76
26.0	0.57	0.52	1.28
27.0	0.67	0.62	1.90

Basin: **Comp 1**
Pond: **Comp Pond 1**
Basin Area: **2.64 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.80	Pervious	48
1.84	Pond	100
Composite CN		84

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
13	1.12	0	0.00
22.0 NWL	1.64	12.42	12.42
23.00	1.84	1.74	1.74
24	2.01	1.93	3.66

Permanent Pool Volume Calculation

Compound C Value*	0.71
Wet Season Rainfall	34.00 IN
PPV Required	1.61 AF
PPV Provided	12.42 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.6 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	358.8 DAYS

Basin: **Comp 2**
Pond: **Comp Pond 2**
Basin Area: **1.33 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.82	Pervious	48
0.51	Pond	100
Composite CN		68

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.02	0	0.00
22.0 NWL	0.34	2.16	2.16
23.00	0.51	0.42	0.42
24	0.60	0.56	0.98

Permanent Pool Volume Calculation

Compound C Value*	0.46
Wet Season Rainfall	34.00 IN
PPV Required	0.53 AF
PPV Provided	2.16 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	6.4 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	191.4 DAYS

Basin: **Comp 3**
Pond: **Comp Pond 3**
Basin Area: **1.91 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
0.77	Pervious	48
1.14	Pond	100
Composite CN		79

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
10	0.25	0	0.00
22.0 NWL	0.95	7.18	7.18
23.00	1.14	1.04	1.04
24	1.31	1.23	2.27

Permanent Pool Volume Calculation

Compound C Value*	0.63
Wet Season Rainfall	34.00 IN
PPV Required	1.03 AF
PPV Provided	7.18 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.6 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	323.0 DAYS

Basin: **Comp 4**
Pond: **Comp Pond 4**
Basin Area: **3.62 ac**

Land Use Table:

Area (ac)	*Land Use*	*CN*
1.29	Pervious	48
2.33	Pond	100
Composite CN		82

Pond Stage/Storage Table:

Stage (FT)	*Area (AC)*	*Δ Vol. (AF)*	*Σ Vol. (AF)*
12	1.04	0	0.00
22.0 NWL	1.94	14.90	14.90
23.00	2.33	2.14	2.14
24	2.62	2.48	4.62

Permanent Pool Volume Calculation

Compound C Value*	0.67
Wet Season Rainfall	34.00 IN
PPV Required	2.08 AF
PPV Provided	14.90 AF

Mean Depth Calculation

Mean Depth (between 2-8 feet, ok)	7.7 FT

Residence Time Calculation

Required Residence Time	31.0 DAYS
Provided Residence Time	333.8 DAYS

Appendix Q
Storm Sewer Design

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	63.697	0.01	3.41	0.50	0.01	1.71	15.0	18.0	5.7	9.73	59.17	3.10	24	6.84	17.00	21.36	24.11	24.23	19.25	25.36	DP-58
2	1	172.404	0.70	3.40	0.50	0.35	1.70	15.0	16.9	5.8	9.94	10.19	3.16	24	0.20	21.36	21.71	24.34	24.67	25.36	25.97	DP-57
3	2	143.054	0.01	1.50	0.50	0.01	0.75	15.0	15.9	6.0	4.48	4.65	2.53	18	0.20	21.71	21.99	24.98	25.24	25.97	26.90	DP-55
4	3	108.156	0.50	1.49	0.50	0.25	0.75	15.0	15.2	6.1	4.52	4.74	2.56	18	0.20	21.99	22.21	25.26	25.46	26.90	26.52	DP-54
5	4	29.528	0.99	0.99	0.50	0.50	0.50	15.0	15.0	6.1	3.02	2.91	2.46	15	0.20	22.21	22.27	25.60	25.66	26.52	26.52	DP-53
6	End	70.718	0.01	9.94	0.50	0.01	4.97	15.0	23.6	5.1	25.46	169.2	2.65	42	2.83	16.00	18.00	24.11	24.16	19.33	25.00	DP-15
7	6	155.797	0.81	9.93	0.50	0.41	4.97	15.0	22.6	5.2	25.90	44.88	2.69	42	0.20	18.00	18.31	24.23	24.33	25.00	26.54	DP-14
8	7	29.313	0.94	9.12	0.50	0.47	4.56	15.0	22.4	5.2	23.88	45.52	2.48	42	0.20	18.31	18.37	24.39	24.41	26.54	26.54	DP-13
9	8	249.069	0.95	1.95	0.50	0.48	0.98	15.0	15.2	6.1	5.92	4.66	3.35	18	0.20	21.70	22.19	24.62	25.41	26.54	26.50	DP-12
10	9	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	22.19	22.25	25.67	25.73	26.50	26.50	DP-11
11	End	186.752	0.01	2.14	0.50	0.01	1.07	15.0	16.5	5.9	6.31	36.30	2.01	24	2.58	16.00	20.81	24.11	24.26	18.25	25.00	DP-22
12	11	160.875	1.10	2.13	0.50	0.55	1.07	15.0	15.2	6.1	6.46	10.09	2.06	24	0.20	20.81	21.13	24.32	24.45	25.00	26.35	DP-21
13	12	28.250	1.03	1.03	0.50	0.52	0.52	15.0	15.0	6.1	3.14	2.98	2.56	15	0.21	22.04	22.10	24.48	24.55	26.35	26.35	DP-20
14	8	134.448	0.01	6.23	0.50	0.01	3.12	15.0	21.4	5.3	16.62	29.89	2.35	36	0.20	18.37	18.64	24.62	24.70	26.54	26.96	DP-10
15	14	71.396	0.01	6.22	0.50	0.01	3.11	15.0	20.9	5.4	16.76	29.53	2.37	36	0.20	18.64	18.78	24.76	24.81	26.96	26.90	DP-9
16	15	135.765	1.00	6.21	0.50	0.50	3.11	15.0	19.9	5.5	17.05	29.74	2.41	36	0.20	18.78	19.05	24.87	24.96	26.90	26.29	DP-8
17	16	28.454	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	21.98	22.04	25.10	25.11	26.29	26.29	DP-7
18	End	203.875	0.75	3.29	0.50	0.38	1.65	15.0	16.7	5.9	9.66	31.96	3.08	24	2.00	17.00	21.07	24.11	24.48	19.25	25.38	DP-49
19	18	256.757	0.90	1.74	0.50	0.45	0.87	15.0	15.2	6.1	5.27	6.15	2.98	18	0.34	21.07	21.95	24.70	25.35	25.38	26.26	DP-47
20	19	28.250	0.84	0.84	0.50	0.42	0.42	15.0	15.0	6.1	2.56	2.98	2.09	15	0.21	21.95	22.01	25.56	25.60	26.26	26.26	DP-46
21	End	207.875	0.75	7.12	0.50	0.38	3.56	15.0	18.8	5.6	20.00	166.7	2.08	42	2.75	15.00	20.71	24.11	24.19	17.25	26.00	DP-36
22	21	282.796	0.85	3.60	0.50	0.43	1.80	15.0	16.5	5.9	10.60	18.41	2.16	30	0.20	20.71	21.28	24.34	24.53	26.00	26.17	DP-34

Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
23	22	28.250	0.85	0.85	0.50	0.43	0.43	15.0	15.0	6.1	2.59	2.98	2.11	15	0.21	21.86	21.92	24.64	24.69	26.17	26.17	DP-33
24	End	176.273	0.01	2.38	0.50	0.01	1.19	15.0	17.5	5.8	6.87	18.89	2.19	24	0.70	15.00	16.23	24.11	24.27	17.25	25.00	DP-26
25	24	145.311	0.01	2.37	0.50	0.01	1.19	15.0	16.4	5.9	7.00	10.10	2.23	24	0.20	16.23	16.52	24.34	24.48	25.00	26.55	DP-25
26	25	35.164	0.01	2.36	0.50	0.01	1.18	15.0	16.1	5.9	7.01	10.09	2.23	24	0.20	16.52	16.59	24.51	24.54	26.55	26.55	DP-24
27	26	126.890	1.30	2.35	0.50	0.65	1.18	15.0	15.2	6.1	7.13	7.78	2.27	24	0.12	21.66	21.81	24.62	24.74	26.55	26.12	DP-17
28	27	28.250	1.05	1.05	0.50	0.53	0.53	15.0	15.0	6.1	3.20	2.98	2.61	15	0.21	21.81	21.87	24.86	24.93	26.12	26.12	DP-16
29	22	262.306	0.90	1.90	0.50	0.45	0.95	15.0	15.2	6.1	5.76	4.68	3.26	18	0.20	21.28	21.80	24.64	25.43	26.17	26.11	DP-32
30	29	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	21.80	21.86	25.68	25.75	26.11	26.11	DP-31
31	21	61.310	0.01	2.02	0.50	0.01	1.01	15.0	16.0	6.0	6.01	4.65	3.40	18	0.20	21.25	21.37	24.34	24.54	26.00	26.20	DP-30
32	31	71.030	0.01	2.01	0.50	0.01	1.01	15.0	15.7	6.0	6.03	4.66	3.41	18	0.20	21.37	21.51	24.67	24.91	26.20	26.35	DP-29
33	32	95.282	1.10	2.00	0.50	0.55	1.00	15.0	15.2	6.1	6.06	4.69	3.43	18	0.20	21.51	21.70	25.03	25.35	26.35	26.01	DP-28
34	33	28.250	0.90	0.90	0.50	0.45	0.45	15.0	15.0	6.1	2.74	2.98	2.23	15	0.21	21.70	21.76	25.62	25.67	26.01	26.01	DP-27
35	21	28.250	0.75	0.75	0.50	0.38	0.38	15.0	15.0	6.1	2.28	2.98	1.86	15	0.21	21.69	21.75	24.34	24.38	26.00	26.00	DP-35
36	2	28.713	1.20	1.20	0.50	0.60	0.60	15.0	15.0	6.1	3.66	4.80	2.07	18	0.21	21.65	21.71	24.98	25.01	25.97	25.96	DP-56
37	16	245.000	1.06	4.71	0.50	0.53	2.36	15.0	18.4	5.7	13.34	18.34	2.72	30	0.20	19.05	19.54	25.10	25.36	26.29	25.80	DP-6
38	37	28.454	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	21.49	21.55	25.53	25.55	25.80	25.80	DP-5
39	End	61.888	0.01	9.42	0.50	0.01	4.71	15.0	19.9	5.5	25.84	357.4	2.69	42	12.62	10.00	17.81	24.11	24.15	19.33	25.00	DP-121
40	39	155.018	0.01	9.41	0.50	0.01	4.71	15.0	18.8	5.6	26.39	44.99	2.74	42	0.20	17.81	18.12	24.18	24.29	25.00	26.35	DP-120
41	40	78.795	0.01	2.11	0.50	0.01	1.06	15.0	15.9	6.0	6.30	4.73	3.57	18	0.20	21.05	21.21	24.40	24.69	26.35	26.15	DP-119
42	41	115.958	1.00	2.10	0.50	0.50	1.05	15.0	15.2	6.1	6.37	4.68	3.61	18	0.20	21.21	21.44	24.73	25.15	26.15	25.75	DP-118
43	42	28.250	1.10	1.10	0.50	0.55	0.55	15.0	15.0	6.1	3.35	2.98	2.73	15	0.21	21.44	21.50	25.46	25.53	25.75	25.75	DP-117
44	End	60.003	0.01	2.79	0.50	0.01	1.40	15.0	17.5	5.8	8.05	10.11	2.56	24	0.20	17.00	17.12	24.11	24.19	19.25	25.00	DP-38

Project File: 21074 secondary 9-21-22.stm | Number of lines: 131 | Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
45	44	186.751	0.01	2.78	0.50	0.01	1.39	15.0	16.3	5.9	8.23	10.07	2.62	24	0.20	17.12	17.49	24.25	24.50	25.00	26.50	DP-37 (1)
46	45	148.368	0.86	1.77	0.50	0.43	0.89	15.0	15.2	6.1	5.37	6.51	3.04	18	0.38	20.80	21.37	24.61	25.00	26.50	25.68	DP-40
47	46	28.250	0.91	0.91	0.50	0.46	0.46	15.0	15.0	6.1	2.77	2.98	2.26	15	0.21	21.37	21.43	25.21	25.26	25.68	25.68	DP-39
48	End	191.133	1.20	6.14	0.50	0.60	3.07	15.0	18.5	5.6	17.33	32.00	2.45	36	0.23	15.56	16.00	24.11	24.24	19.17	25.00	DP-76
49	48	28.250	1.10	4.94	0.50	0.55	2.47	15.0	18.4	5.7	13.99	18.90	2.85	30	0.21	-4.31	-4.25	24.29	24.32	25.00	25.00	DP-65
50	49	151.030	0.01	3.84	0.50	0.01	1.92	15.0	17.2	5.8	11.14	14.55	2.27	30	0.13	21.15	21.34	24.51	24.62	25.00	26.00	DP-66
51	50	149.874	0.92	3.83	0.50	0.46	1.92	15.0	16.1	5.9	11.37	18.35	2.32	30	0.20	20.85	21.15	24.65	24.76	26.00	25.50	DP-67
52	51	204.613	0.96	2.06	0.50	0.48	1.03	15.0	15.2	6.1	6.25	4.70	3.54	18	0.20	20.44	20.85	24.89	25.61	25.50	25.67	DP-69
53	52	28.250	1.10	1.10	0.50	0.55	0.55	15.0	15.0	6.1	3.35	2.98	2.73	15	0.21	21.36	21.42	25.90	25.98	25.67	25.67	DP-70
54	End	206.208	0.50	1.50	0.50	0.25	0.75	15.0	15.2	6.1	4.55	16.90	2.58	18	2.59	16.00	21.34	24.11	24.50	22.64	25.64	DP-141
55	54	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	21.34	21.40	24.55	24.61	25.64	24.50	DP-140
56	40	186.203	0.80	2.96	0.50	0.40	1.48	15.0	17.7	5.7	8.51	10.22	2.71	24	0.20	19.26	19.64	24.40	24.67	26.35	25.17	DP-116
57	56	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	21.33	21.39	24.88	24.89	25.17	25.17	DP-115
58	End	58.875	0.60	2.60	0.50	0.30	1.30	15.0	17.4	5.8	7.52	55.85	2.39	24	6.10	17.00	20.59	24.11	24.18	19.25	25.00	DP-80
59	58	326.288	0.75	1.50	0.50	0.38	0.75	15.0	15.3	6.1	4.54	4.69	2.57	18	0.20	20.59	21.24	24.37	24.98	25.00	25.55	DP-78
60	59	28.250	0.75	0.75	0.50	0.38	0.38	15.0	15.0	6.1	2.28	2.98	1.86	15	0.21	21.24	21.30	25.14	25.17	25.55	25.55	DP-77
61	40	149.195	1.10	4.33	0.50	0.55	2.17	15.0	16.8	5.9	12.67	18.39	2.58	30	0.20	18.12	18.42	24.40	24.55	26.35	25.50	DP-111
62	61	28.250	1.20	1.20	0.50	0.60	0.60	15.0	15.0	6.1	3.66	4.84	2.07	18	0.21	21.19	21.25	24.74	24.77	25.50	25.50	DP-110
63	51	28.250	0.85	0.85	0.50	0.43	0.43	15.0	15.0	6.1	2.59	2.98	2.11	15	0.21	21.19	21.25	24.89	24.93	25.50	25.50	DP-68
64	18	28.250	0.80	0.80	0.50	0.40	0.40	15.0	15.0	6.1	2.44	2.98	1.99	15	0.21	21.07	21.13	24.70	24.74	25.38	25.38	DP-48
65	37	255.000	1.05	3.15	0.50	0.53	1.58	15.0	16.9	5.8	9.20	10.11	2.93	24	0.20	19.54	20.05	25.53	25.95	25.80	25.22	DP-4
66	65	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	20.91	20.97	26.15	26.17	25.22	25.22	DP-3

Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

Run Date: 11/5/2022

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Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
67	End	70.987	0.01	6.63	0.50	0.01	3.32	15.0	21.1	5.4	17.77	238.3	2.51	36	12.76	10.00	19.06	24.11	24.16	19.79	23.60	DP-139
68	67	163.385	0.50	6.62	0.50	0.25	3.31	15.0	20.0	5.5	18.13	29.52	2.56	36	0.20	19.06	19.38	24.20	24.32	23.60	25.15	DP-138
69	68	144.767	0.50	5.02	0.50	0.25	2.51	15.0	19.2	5.6	13.98	18.34	2.85	30	0.20	19.38	19.67	24.48	24.65	25.15	25.60	DP-136
70	69	134.797	0.52	4.52	0.50	0.26	2.26	15.0	18.3	5.7	12.82	18.35	2.61	30	0.20	19.67	19.94	24.66	24.80	25.60	24.88	DP-135
71	70	240.687	0.53	3.00	0.50	0.27	1.50	15.0	16.8	5.8	8.77	10.10	2.79	24	0.20	19.94	20.42	24.95	25.32	24.88	24.86	DP-133
72	71	239.999	0.50	1.42	0.50	0.25	0.71	15.0	15.2	6.1	4.31	4.70	2.44	18	0.20	20.42	20.90	25.50	25.90	24.86	25.21	DP-131
73	72	28.250	0.92	0.92	0.50	0.46	0.46	15.0	15.0	6.1	2.80	2.98	2.28	15	0.21	20.90	20.96	26.04	26.09	25.21	25.21	DP-130
74	End	235.476	1.05	3.94	0.50	0.53	1.97	15.0	16.6	5.9	11.59	58.37	2.36	30	2.03	15.00	19.77	24.11	24.30	17.79	25.20	DP-45
75	74	28.609	0.98	0.98	0.50	0.49	0.49	15.0	15.0	6.1	2.99	2.96	2.43	15	0.21	20.89	20.95	24.43	24.49	25.20	25.20	DP-44
76	68	28.251	1.10	1.10	0.50	0.55	0.55	15.0	15.0	6.1	3.35	2.98	2.73	15	0.21	20.84	20.90	24.48	24.55	25.15	25.15	DP-137
77	End	72.590	0.60	2.26	0.50	0.30	1.13	15.0	17.1	5.8	6.57	79.64	2.09	24	12.40	10.00	19.00	24.11	24.17	17.25	25.10	DP-91
78	77	167.338	0.01	1.11	0.50	0.01	0.56	15.0	16.1	5.9	3.30	4.35	2.69	15	0.45	19.00	19.76	24.31	24.75	25.10	25.40	DP-85
79	78	115.040	0.60	1.10	0.50	0.30	0.55	15.0	15.4	6.0	3.32	2.89	2.71	15	0.20	19.76	19.99	24.77	25.08	25.40	25.00	DP-89
80	79	28.367	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.97	1.24	15	0.21	20.63	20.69	25.25	25.26	25.00	25.00	DP-88
81	70	28.511	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.96	2.48	15	0.21	20.57	20.63	24.95	25.02	24.88	24.88	DP-134
82	71	28.250	1.05	1.05	0.50	0.53	0.53	15.0	15.0	6.1	3.20	2.98	2.61	15	0.21	20.55	20.61	25.50	25.57	24.86	24.86	DP-132
83	65	250.000	1.10	1.60	0.50	0.55	0.80	15.0	15.4	6.0	4.83	4.70	2.73	18	0.20	20.05	20.55	26.15	26.68	25.22	25.00	DP-2
84	83	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	20.55	20.61	26.86	26.87	25.00	25.00	DP-1
85	End	89.841	0.50	5.50	0.50	0.25	2.75	15.0	19.2	5.6	15.30	157.3	2.17	36	5.57	10.00	15.00	24.11	24.16	12.25	25.00	DP-94
86	85	183.662	0.50	5.00	0.50	0.25	2.50	15.0	18.2	5.7	14.22	30.26	2.90	30	0.54	15.00	16.00	24.21	24.43	25.00	25.05	DP-93
87	86	60.839	0.50	1.00	0.50	0.25	0.50	15.0	15.4	6.0	3.02	5.85	2.46	15	0.82	19.99	20.49	24.56	24.69	25.05	25.00	DP-87
88	87	28.264	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	20.49	20.55	24.83	24.85	25.00	25.00	DP-86

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Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
89	56	324.624	0.01	1.66	0.50	0.01	0.83	15.0	15.7	6.0	4.97	4.70	2.82	18	0.20	19.64	20.29	24.88	25.60	25.17	25.25	DP-114
90	89	88.958	0.75	1.65	0.50	0.38	0.83	15.0	15.2	6.1	5.00	4.59	2.83	18	0.19	20.29	20.46	25.65	25.85	25.25	25.00	DP-113
91	90	28.250	0.90	0.90	0.50	0.45	0.45	15.0	15.0	6.1	2.74	2.98	2.23	15	0.21	20.46	20.52	26.04	26.09	25.00	25.00	DP-112
92	End	54.525	0.01	3.76	0.50	0.01	1.88	15.0	17.8	5.7	10.78	103.3	2.20	30	6.35	16.00	19.46	24.11	24.15	18.79	25.00	DP-75
93	92	155.875	0.75	3.75	0.50	0.38	1.88	15.0	16.6	5.9	11.03	18.29	2.25	30	0.20	19.46	19.77	24.18	24.29	25.00	25.00	DP-74
94	93	28.250	1.10	3.00	0.50	0.55	1.50	15.0	16.4	5.9	8.86	9.52	2.82	24	0.18	19.77	19.82	24.33	24.37	25.00	25.00	DP-73
95	74	162.142	0.01	1.91	0.50	0.01	0.96	15.0	15.7	6.0	5.72	4.67	3.24	18	0.20	19.77	20.09	24.43	24.91	25.20	25.65	DP-43
96	95	106.741	0.90	1.90	0.50	0.45	0.95	15.0	15.2	6.1	5.76	4.66	3.26	18	0.20	20.09	20.30	24.97	25.29	25.65	24.61	DP-42
97	96	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	20.30	20.36	25.54	25.60	24.61	24.61	DP-41
98	94	230.000	1.10	1.90	0.50	0.55	0.95	15.0	15.2	6.1	5.76	4.70	3.26	18	0.20	19.84	20.30	24.56	25.25	25.00	25.00	DP-64
99	98	28.250	0.80	0.80	0.50	0.40	0.40	15.0	15.0	6.1	2.44	2.98	1.99	15	0.21	20.30	20.36	25.50	25.54	25.00	25.00	DP-63
100	58	28.251	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	20.21	20.27	24.37	24.39	25.00	25.00	DP-79
101	End	225.774	0.01	2.26	0.50	0.01	1.13	15.0	17.9	5.7	6.46	44.73	2.06	24	3.91	10.00	18.83	24.11	24.29	17.44	25.00	DP-106
102	101	155.875	0.70	2.25	0.50	0.35	1.13	15.0	16.7	5.9	6.61	10.09	2.10	24	0.20	18.83	19.14	24.32	24.45	25.00	25.00	DP-105
103	102	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	20.11	20.17	24.56	24.57	25.00	25.00	DP-104
104	End	211.962	0.01	3.34	0.50	0.01	1.67	15.0	16.6	5.9	9.82	29.64	3.13	24	1.72	10.00	13.64	24.11	24.51	18.25	25.50	DP-123 (1)
105	104	190.452	1.20	2.30	0.50	0.60	1.15	15.0	15.2	6.1	6.98	10.37	2.22	24	0.21	19.35	19.75	24.66	24.84	25.50	25.00	DP-125
106	105	28.250	1.10	1.10	0.50	0.55	0.55	15.0	15.0	6.1	3.35	2.98	2.73	15	0.21	19.75	19.81	24.96	25.03	25.00	25.00	DP-124
107	102	210.000	0.45	1.05	0.50	0.23	0.53	15.0	15.3	6.0	3.18	2.89	2.59	15	0.20	19.14	19.56	24.56	25.06	25.00	25.00	DP-103
108	107	28.250	0.60	0.60	0.50	0.30	0.30	15.0	15.0	6.1	1.83	2.98	1.49	15	0.21	19.56	19.62	25.22	25.24	25.00	25.00	DP-102
109	End	59.027	0.01	1.32	0.50	0.01	0.66	15.0	16.5	5.9	3.89	40.27	2.20	18	14.71	10.00	18.68	24.11	24.19	20.25	26.10	DP-129
110	109	154.155	0.01	1.31	0.50	0.01	0.66	15.0	15.3	6.1	3.96	4.71	2.24	18	0.20	18.68	18.99	24.22	24.44	26.10	24.50	DP-128

Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
111	110	41.845	1.30	1.30	0.50	0.65	0.65	15.0	15.0	6.1	3.96	4.59	2.24	18	0.19	18.99	19.07	24.50	24.56	24.50	25.00	DP-127
112	61	219.816	0.01	2.03	0.50	0.01	1.02	15.0	15.7	6.0	6.08	4.70	3.44	18	0.20	18.42	18.86	24.74	25.48	25.50	24.80	DP-109
113	112	116.067	1.02	2.02	0.50	0.51	1.01	15.0	15.2	6.1	6.13	4.67	3.47	18	0.20	18.86	19.09	25.51	25.91	24.80	25.00	DP-108
114	113	28.250	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.98	2.48	15	0.21	19.09	19.15	26.19	26.25	25.00	25.00	DP-107
115	77	28.258	0.55	0.55	0.50	0.28	0.28	15.0	15.0	6.1	1.68	16.52	1.37	15	6.55	19.00	20.85	24.31	24.33	25.10	25.10	DP-84
116	86	175.464	0.50	3.00	0.50	0.25	1.50	15.0	17.1	5.8	8.73	17.07	2.78	24	0.57	16.00	17.00	24.56	24.82	25.05	25.00	DP-101
117	116	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	18.98	19.04	25.00	25.02	25.00	25.00	DP-100
118	116	104.402	0.50	2.00	0.50	0.25	1.00	15.0	16.6	5.9	5.88	7.27	3.33	18	0.48	17.00	17.50	25.00	25.33	25.00	25.00	DP-99
119	118	28.250	0.50	1.50	0.50	0.25	0.75	15.0	16.4	5.9	4.43	13.97	2.51	18	1.77	17.50	18.00	25.46	25.51	25.00	25.00	DP-97
120	119	148.669	0.50	1.00	0.50	0.25	0.50	15.0	15.4	6.0	3.02	4.80	2.46	15	0.55	18.00	18.82	25.57	25.89	25.00	25.00	DP-96
121	120	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.98	1.24	15	0.21	18.82	18.88	26.03	26.04	25.00	25.00	DP-95
122	End	215.661	0.90	1.70	0.50	0.45	0.85	15.0	15.2	6.1	5.15	20.23	2.92	18	3.71	10.00	18.00	24.11	24.63	11.71	25.40	DP-143
123	122	28.250	0.80	0.80	0.50	0.40	0.40	15.0	15.0	6.1	2.44	12.15	1.99	15	3.54	18.00	19.00	24.70	24.74	25.40	25.40	DP-142
124	45	189.300	1.00	1.00	0.50	0.50	0.50	15.0	15.0	6.1	3.05	2.89	2.48	15	0.20	17.49	17.87	24.61	25.03	26.50	21.04	DP-37
125	104	190.123	0.01	1.03	0.50	0.01	0.52	15.0	15.3	6.1	3.12	8.46	2.54	15	1.71	13.64	16.90	24.66	25.10	25.50	20.90	DP-123
126	125	43.951	1.02	1.02	0.50	0.51	0.51	15.0	15.0	6.1	3.11	3.08	2.53	15	0.23	16.90	17.00	25.12	25.22	20.90	20.17	DP-122
127	End	203.385	0.50	1.00	0.50	0.25	0.50	15.0	15.5	6.0	3.01	3.36	2.45	15	0.27	16.00	16.55	24.11	24.55	18.25	27.15	DP-52
128	127	37.363	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	16.55	16.62	24.60	24.62	27.15	27.15	DP-51
129	End	60.825	0.50	1.00	0.50	0.25	0.50	15.0	15.4	6.0	3.02	2.87	2.46	15	0.20	16.00	16.12	24.11	24.24	17.71	25.00	DP-83
130	129	28.250	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	2.89	1.24	15	0.20	16.12	16.18	24.29	24.31	25.00	24.09	DP-82
131	86	70.379	0.50	0.50	0.50	0.25	0.25	15.0	15.0	6.1	1.52	18.85	1.24	15	8.53	10.00	16.00	24.56	24.60	25.05	18.25	DP-92

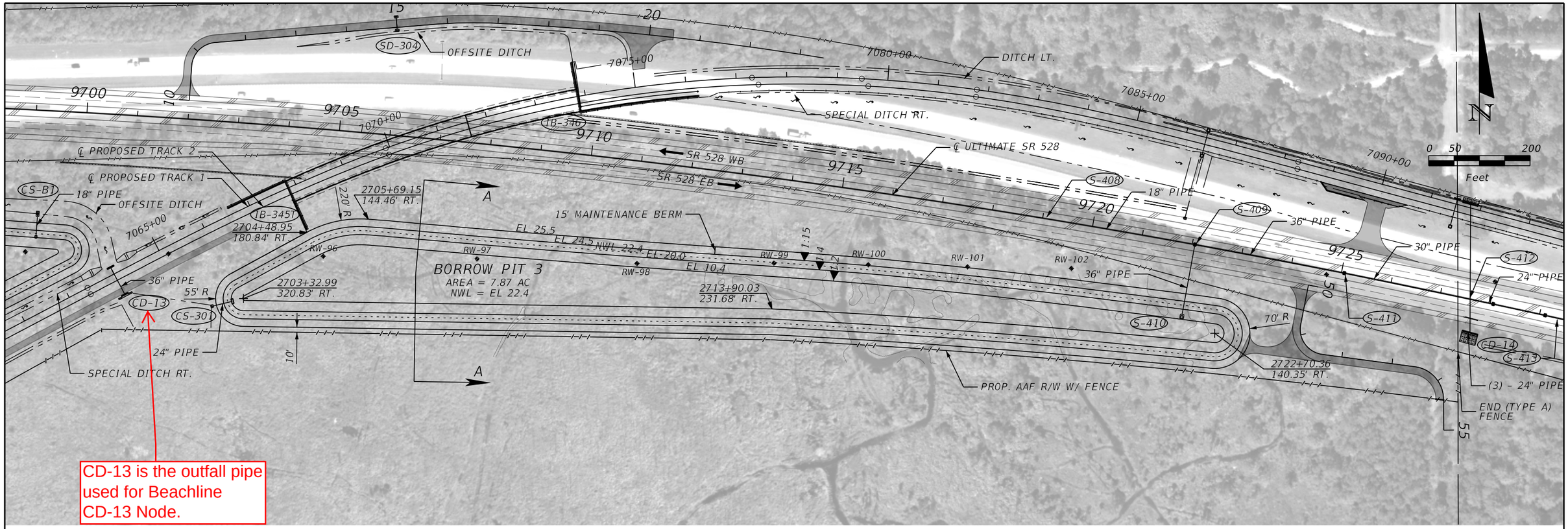
Project File: 21074 secondary 9-21-22.stm

Number of lines: 131

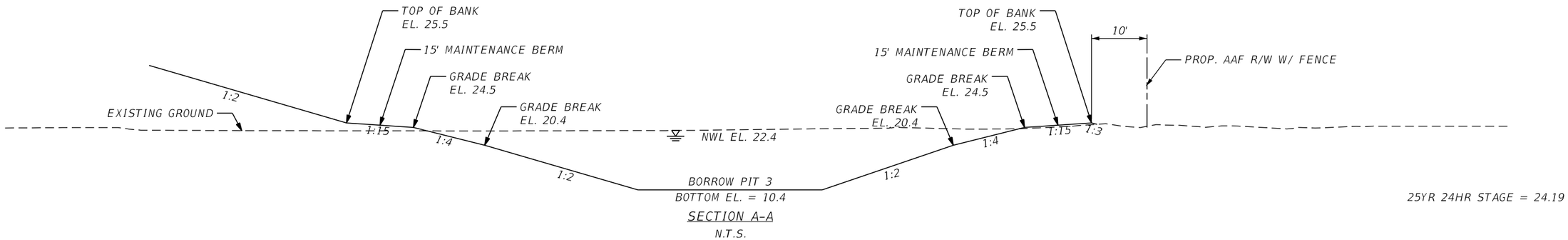
Run Date: 11/5/2022

NOTES:Intensity = 80.99 / (Inlet time + 17.60) ^ 0.74; Return period =Yrs. 10 ; c = cir e = ellip b = box

Appendix R
Tailwater Node Information



CD-13 is the outfall pipe used for Beachline CD-13 Node.



SECTION A-A
N.T.S.

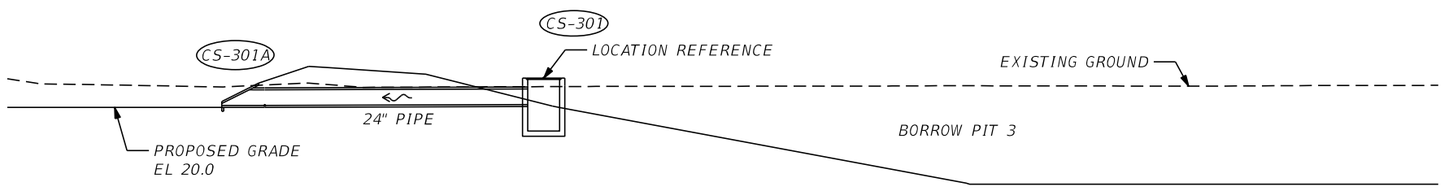
25YR 24HR STAGE = 24.19

CS-301

STA. 7065+85.00 (155.00' RT)
℄ AAF TRACK 1
CONST. DBI TYPE H (4-GRATE MOD. INLET)
INDEX 232
FL 21.00 (LT.)
REFER TO MISCELLANEOUS DRAINAGE DETAILS

CS-301A

STA. 7065+46.60 (146.20' RT)
℄ AAF TRACK 1
CONST. MITERED END SECTION (1:2)
INDEX 272
FL 20.50 (RT.)



CS-301

NOTE: SOD ALL DISTRIBUTED AREAS.
NOTE: ALL STATION OFFSET INFORMATION RELATIVE TO ℄ SR 528 EB UNLESS OTHERWISE NOTED.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 1 CO3 East-page 17		

HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

CIVIL DESIGN	DRAINAGE DESIGN	RAIL DESIGN
G. JOHN HORNBECK	BARRY J. SWITZER	JOSHUA A. BAIR
P.E. NO.: 56791	P.E. NO.: 43422	P.E. NO.: 76774

ALL ABOARD FLORIDA

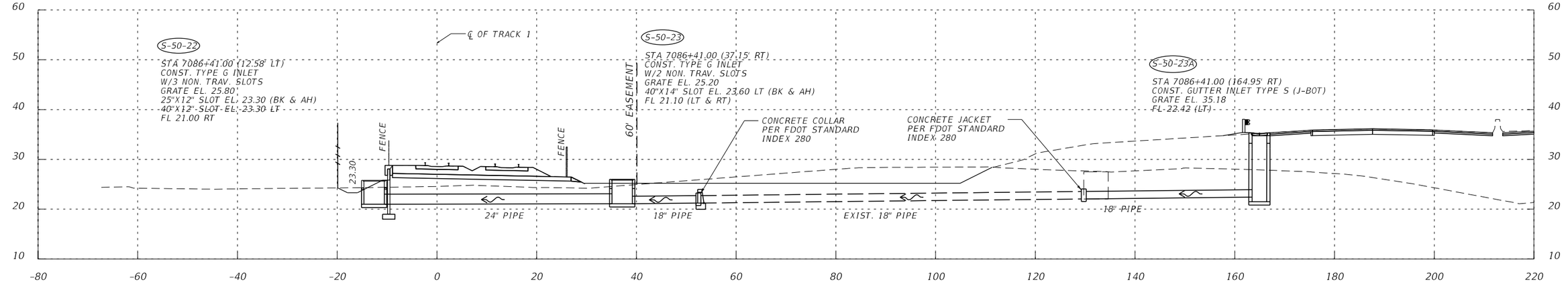
ROAD NO.	COUNTY	PROJECT
	BREVARD	ALL ABOARD FLORIDA CONTRACT C03

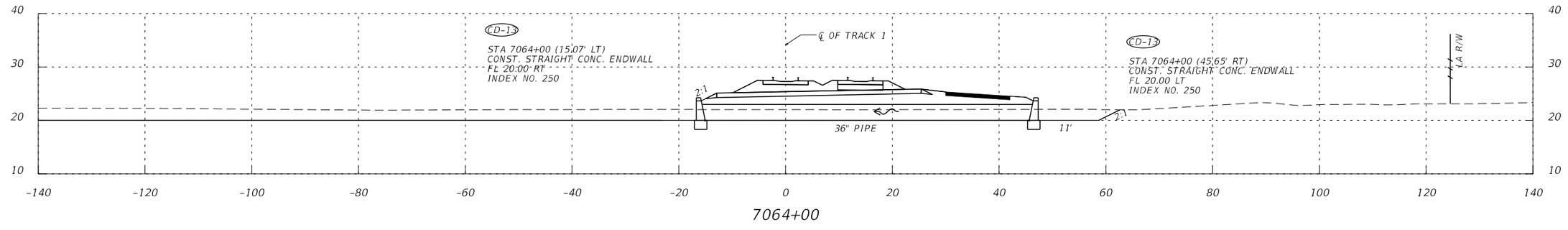
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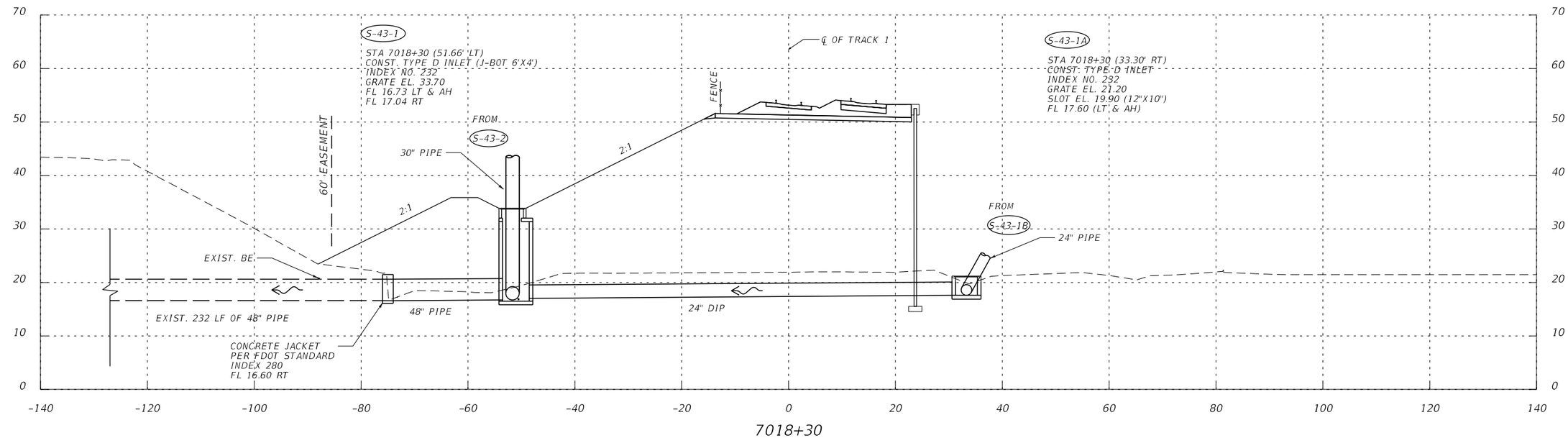
SHEET NO. D-314

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SCALE: 1" = 20' H.
1" = 20' V.

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, F.A.C.

MODEL: Default
PRINT DRIVER: FDOTPDF.pltcfg
PEN TABLE: FDOT.tbl

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 1 CO3 East-page 10		

HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

CIVIL DESIGN	DRAINAGE DESIGN	RAIL DESIGN
G. JOHN HORNBECK	BARRY J. SWITZER	JOSHUA A. BAIR
P.E. NO.: 56791	P.E. NO.: 43422	P.E. NO.: 76774

ALL ABOARD FLORIDA

ROAD NO.	COUNTY	PROJECT
	ORANGE BREVARD	ALL ABOARD FLORIDA CONTRACT C03

DRAINAGE STRUCTURES

SHEET NO.
D-307

gmohiuddin 8/7/2017 10:07:56 AM c:\caddlib\pw\gmohiuddin\sediv\d0113580\DRXSTK301_C03E.dgn

EXISTING LA R/W

PROPOSED ℄ OF AAF TRACK

1" = 50'

7089+00 7090+00 7091+00 7092+00 7093+00 7094+00 7095+00

1725+30.19
119.29' LT.

1725+66.06
116.84' LT.

ACCESS OPENING TO SIGNAL HOUSE
UTILIZE 12" STABILIZATION AND SOD
(SEE RAIL PLANS FOR PAD AND
SIGNAL HOUSE DETAILS)

1725+63.73
82.23' LT.

EXISTING PAVEMENT
TO BE REMOVED

DITCH RT. (SEE RAIL PLANS

CD-14

1724+81.33
26.73' LT.

1725+27.01
73.07' LT.

50' R

50' R

1726+07.55
29.25' LT.

1726+51.73
24.00' LT.

1724+47.74
24.00' LT.

CLIWBSR528-3

CONST. 259 LF OF 60" PIPE

℄ WB SR 528

MATCH LINE FOR SHEET 7

MATCH LINE FOR SHEET 9

1725 1726 1727 1728 1729 1730

SHLDR. PAVT.
WIDTH VARIES

WB SR 528

S-412

CLULTSR528-1

S-414

℄ SR 528 (ULTIMATE)

CONST. 102 LF
OF 24" PIPE

CONST. 217 LF
OF 24" PIPE

9725 9726 9727 9728 9729 9730

CONST. 102 LF
OF 36" PIPE

S-411

S-413

℄ EB SR 528

2725 2726 2727 2728 2729 2730

CONST. 297 LF OF 36" PIPE

12' SHLDR. PAVT.

EB SR 528

CLIEBSR528-2

PCC STA. 2726+49.63

VAR. HEIGHT
MEDIAN BARRIER

12' SHLDR.
10' PAVED

CLIEBSR528-3

BEGIN ℄ MAINT. ACCESS WAY EB
STA. 50+00.00 =
℄ SR 528 (ULTIMATE)
STA. 9724+40.69
37.00' RT.

S 11° 05' 28" W

50' R

50' R

15'

PC STA. 50+79.14

PT STA. 51+60.74

51

52

53

54

℄ MAINT. ACCESS WAY EB
S 82° 24' 52" E

15'

MAINTENANCE ACCESS WAY EB

EXISTING LA R/W

PCC STA. 53+45.55

BLACCESSEB-2

EL. 25.50

EL. 25.20

51+60.74
15.00' RT.
EL. 25.20

BLACCESSEB-1

WETLAND

54+38.59
15.00' RT.

PT STA. 54+38.59

54+40.62
0.00' RT.

S 0° 23' 51" E

12" STABILIZATION
AND SOD

FENCE GATE SLIDING
CANTILEVER
(15' TYPE B)

PROPOSED AAF R/W
W/FENCE

CD-14 is the outfall pipe for the 528 Pipe Crossing Node.

EXISTING LA R/W

PROPOSED AAF R/W W/FENCE

1. 2723+99.92, 22.00' RT.
2. 2724+55.18, 22.00' RT.
3. 50+50.12, 15.00' RT.
4. 50+50.07, 0.00' LT.
5. 50+79.14, 15.00' RT., EL. 26.04
6. 50+84.51, 15.38' RT., EL. 25.85
7. 50+97.46, 23.81' RT., EL. 25.50

NOTE: END ℄ MAINT. ACCESS WAY EB
STA. 55+00.00 =
℄ SR 528 ULTIMATE
STA. 9727+62.90, 263.99' RT.

CURVE DATA CLIEBSR528-2
PI STA. = 2712+34.93
Δ = 9° 08' 23" (RT)
D = 0° 19' 20"
T = 1,420.72
L = 2,835.42
R = 17,775.00
PCC STA. = 2698+14.21
PCC STA. = 2726+49.63
e = NC

CURVE DATA CLIEBSR528-3
PI STA. = 2733+98.10
Δ = 3° 12' 55" (RT)
D = 0° 12' 53"
T = 748.48
L = 1,496.56
R = 26,669.00
PCC STA. = 2726+49.63
PT STA. = 2741+46.19
e = NC

CURVE DATA CLULTSR528-1
PI STA. = 9711+26.11
Δ = 16° 23' 21" (RT)
D = 0° 19' 19"
T = 2,563.30
L = 5,091.60
R = 17,800.00
PC STA. = 9685+62.80
PT STA. = 9736+54.41
e = NC

CURVE DATA CLIWBSR528-3
PI STA. = 1733+08.55
Δ = 4° 32' 39" (RT)
D = 0° 12' 52"
T = 1,060.65
L = 2,120.18
R = 26,732.00
PCC STA. = 1722+47.90
PT STA. = 1743+68.09
e = NC

CURVE DATA BLACCESSEB-1
PI STA. = 51+32.30
Δ = 93° 30' 20" (LT)
D = 114° 35' 30"
T = 53.16
L = 81.60
R = 50.00
PC STA. = 50+79.14
PT STA. = 51+60.74

CURVE DATA BLACCESSEB-2
PI STA. = 54+02.07
Δ = 82° 01' 01" (RT)
D = 88° 08' 50"
T = 56.52
L = 93.05
R = 65.00
PC STA. = 53+45.55
PT STA. = 54+38.59

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MODEL: Plan 08
PRINT DRIVER: FDOTPDF_BW.pltcfg
PEN TABLE: FDOT.tbl

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 2 CO3 East-page 26		

HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

ROADWAY DESIGN
JEFFREY C. DRAPP
P.E. NO.: 54618

DRAINAGE DESIGN
RICARDO A. CINTRON
P.E. NO.: 76423

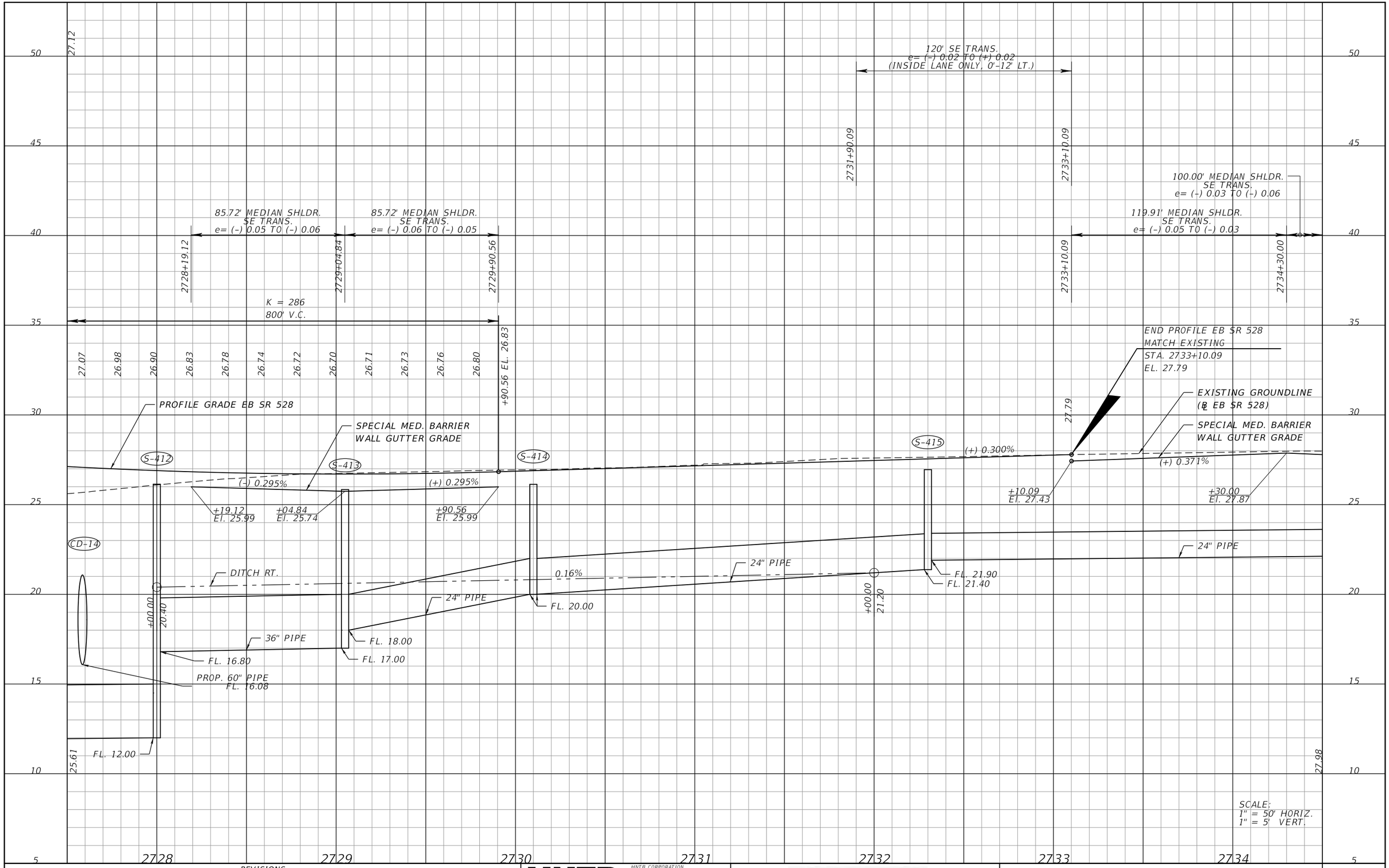
ALL ABOARD FLORIDA

ROAD NO.	COUNTY	PROJECT
SR 528	BREVARD	ALL ABOARD FLORIDA CONTRACT C03

ROADWAY PLAN (08)
SR 528

SHEET NO.
R-318

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 2 CO3 East-page 46		

HNTB

HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

ROADWAY DESIGN
JEFFREY C. DRAPP
P.E. NO.: 54618

DRAINAGE DESIGN
RICARDO A. CINTRON
P.E. NO.: 76423

ALL ABOARD FLORIDA

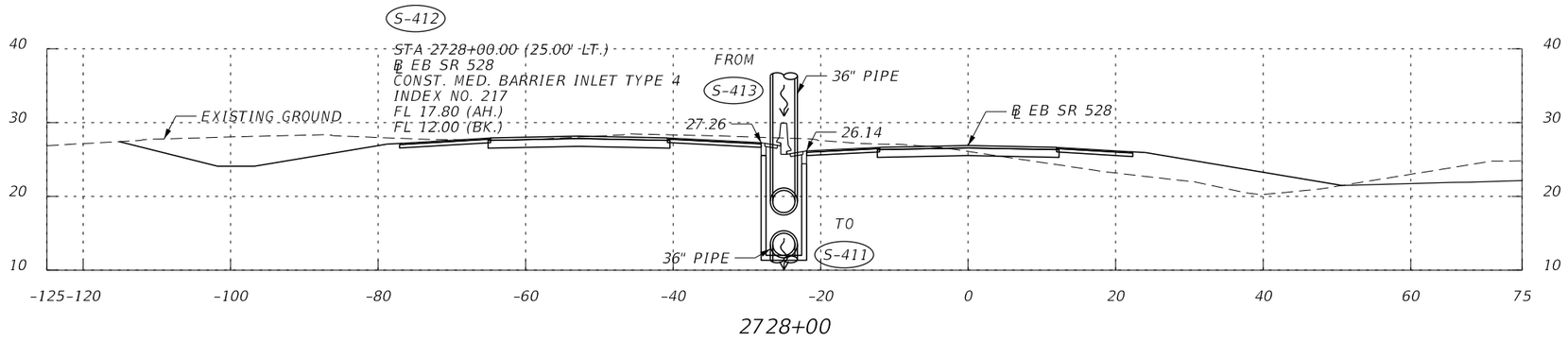
ROAD NO.	COUNTY	PROJECT
SR 528	BREVARD	ALL ABOARD FLORIDA CONTRACT C03

PROFILE
EASTBOUND SR 528

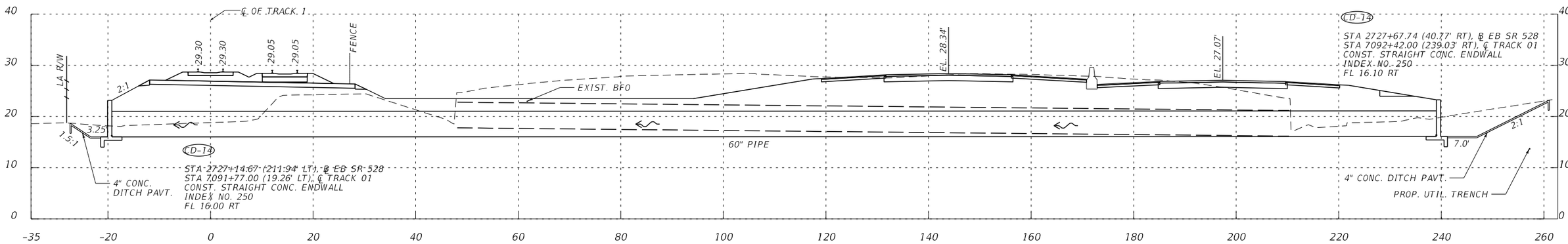
SHEET NO.
R-338

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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2728+00



7091+82 (AAF TRACK 01, SKEW)
2727+59 (EB SR 528, SKEW)

SCALE: 1" = 20' H.
1" = 20' V.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

MODEL: Default
PRINT DRIVER: FDOTPDF.pltcfg
PEN TABLE: FDOT_GrayExisting.tbl

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
	Appendix 2-Volume 2 CO3 East-page 169		

HNTB
HNTB CORPORATION
610 CRESCENT EXECUTIVE COURT
SUITE 400, LAKE MARY, FL 32746
(407) 805-0355
CERT. OF AUTH. NO. 6500

ENGINEER OF RECORD / FL. REGISTRATION NO.

CIVIL DESIGN	DRAINAGE DESIGN	RAIL DESIGN
ANIL J. SHARMA	RICARDO A. CINTRON	JOSHUA A. BAIR
P.E. NO.: 74240	P.E. NO.: 76423	P.E. NO.: 76774

ALL ABOARD FLORIDA

ROAD NO.	COUNTY	PROJECT
	BREVARD	ALL ABOARD FLORIDA CONTRACT C03

SR 528 DRAINAGE STRUCTURES

SHEET NO. D-307

kdorris 4/22/2016 2:51:38 PM c:\caddlib\pw\kdorris\sediv\d0113580\DRXSRD301E.dgn

Appendix S
County Provided Information

- **23RW00034-Link-Stage-West-Cocoa** → 10yr-24hr, 25yr-24hr, 50yr-24hr, and 100yr-24hr link time-stage results for use in determining tailwater along the James Canal at various points along the Windward Property limits. JAM-120 is the upstream side of the pipes under I-95, JAM-130 is near the center of the "PRE-3" basin identified in your stormwater report, and JAM-140 is just west of Friday Road – all in the James Canal.

- **Weir_CrossSections.xlsx** → Weir Cross Section data for the 5 overflow weirs from the wetland areas over the berm into the James Rd. ditch. These are based off the LiDAR. The spatial extents of the cross sections can be seen in the KMZ included. Cross Section naming correlates to the link names.

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
010-24	JAM-120-P1	0	15
010-24	JAM-120-P1	1	14.8
010-24	JAM-120-P1	2.0001	14.76
010-24	JAM-120-P1	3.0002	14.75
010-24	JAM-120-P1	4	14.75
010-24	JAM-120-P1	5.0002	14.8
010-24	JAM-120-P1	6.0002	14.89
010-24	JAM-120-P1	7.0001	15.01
010-24	JAM-120-P1	8.0001	15.21
010-24	JAM-120-P1	9	15.52
010-24	JAM-120-P1	10	15.93
010-24	JAM-120-P1	10.2501	16.06
010-24	JAM-120-P1	10.5	16.22
010-24	JAM-120-P1	10.75	16.39
010-24	JAM-120-P1	11	16.58
010-24	JAM-120-P1	11.2501	16.8
010-24	JAM-120-P1	11.5	17.03
010-24	JAM-120-P1	11.75	17.36
010-24	JAM-120-P1	12	17.89
010-24	JAM-120-P1	12.25	18.61
010-24	JAM-120-P1	12.5	19.37
010-24	JAM-120-P1	12.75	20.04
010-24	JAM-120-P1	13	20.56
010-24	JAM-120-P1	13.25	20.91
010-24	JAM-120-P1	13.5	21.13
010-24	JAM-120-P1	13.75	21.25
010-24	JAM-120-P1	14	21.3
010-24	JAM-120-P1	15	21.27
010-24	JAM-120-P1	16	21.16
010-24	JAM-120-P1	17	21.06
010-24	JAM-120-P1	18	20.95
010-24	JAM-120-P1	19	20.83
010-24	JAM-120-P1	20	20.72
010-24	JAM-120-P1	21	20.62
010-24	JAM-120-P1	22	20.53
010-24	JAM-120-P1	23	20.45
010-24	JAM-120-P1	24	20.37
010-24	JAM-120-P1	25	20.25
010-24	JAM-120-P1	26	20.1
010-24	JAM-120-P1	27	19.95
010-24	JAM-120-P1	28	19.81
010-24	JAM-120-P1	29	19.66
010-24	JAM-120-P1	30	19.51
010-24	JAM-120-P1	31	19.35
010-24	JAM-120-P1	32	19.15
010-24	JAM-120-P1	33	18.93

010-24	JAM-120-P1	34	18.69
010-24	JAM-120-P1	35	18.46
010-24	JAM-120-P1	36	18.24
010-24	JAM-120-P1	37	18.03
010-24	JAM-120-P1	38	17.84
010-24	JAM-120-P1	39	17.66
010-24	JAM-120-P1	40	17.49
010-24	JAM-120-P1	41	17.33
010-24	JAM-120-P1	42	17.16
010-24	JAM-120-P1	43	16.98
010-24	JAM-120-P1	44	16.78
010-24	JAM-120-P1	45	16.56
010-24	JAM-120-P1	46	16.36
010-24	JAM-120-P1	47	16.19
010-24	JAM-120-P1	47.5	16.11

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
010-24	JAM-120-P2	0	15
010-24	JAM-120-P2	1	14.8
010-24	JAM-120-P2	2.0001	14.76
010-24	JAM-120-P2	3.0002	14.75
010-24	JAM-120-P2	4	14.75
010-24	JAM-120-P2	5.0002	14.8
010-24	JAM-120-P2	6.0002	14.89
010-24	JAM-120-P2	7.0001	15.01
010-24	JAM-120-P2	8.0001	15.21
010-24	JAM-120-P2	9	15.52
010-24	JAM-120-P2	10	15.93
010-24	JAM-120-P2	10.0834	15.97
010-24	JAM-120-P2	10.1667	16.02
010-24	JAM-120-P2	10.2501	16.06
010-24	JAM-120-P2	10.3334	16.11
010-24	JAM-120-P2	10.4167	16.17
010-24	JAM-120-P2	10.5	16.22
010-24	JAM-120-P2	10.5834	16.27
010-24	JAM-120-P2	10.6667	16.33
010-24	JAM-120-P2	10.75	16.39
010-24	JAM-120-P2	10.8334	16.45
010-24	JAM-120-P2	10.9168	16.52
010-24	JAM-120-P2	11	16.58
010-24	JAM-120-P2	11.0834	16.65
010-24	JAM-120-P2	11.1667	16.72
010-24	JAM-120-P2	11.2501	16.8
010-24	JAM-120-P2	11.3333	16.87
010-24	JAM-120-P2	11.4167	16.95
010-24	JAM-120-P2	11.5	17.03
010-24	JAM-120-P2	11.5834	17.12

010-24	JAM-120-P2	11.6667	17.23
010-24	JAM-120-P2	11.75	17.36
010-24	JAM-120-P2	11.8334	17.51
010-24	JAM-120-P2	11.9167	17.68
010-24	JAM-120-P2	12	17.89
010-24	JAM-120-P2	12.25	18.61
010-24	JAM-120-P2	12.5	19.37
010-24	JAM-120-P2	12.75	20.04
010-24	JAM-120-P2	13	20.56
010-24	JAM-120-P2	13.25	20.91
010-24	JAM-120-P2	13.5	21.13
010-24	JAM-120-P2	13.75	21.25
010-24	JAM-120-P2	14	21.3
010-24	JAM-120-P2	15	21.27
010-24	JAM-120-P2	16	21.16
010-24	JAM-120-P2	17	21.06
010-24	JAM-120-P2	18	20.95
010-24	JAM-120-P2	19	20.83
010-24	JAM-120-P2	20	20.72
010-24	JAM-120-P2	21	20.62
010-24	JAM-120-P2	22	20.53
010-24	JAM-120-P2	23	20.45
010-24	JAM-120-P2	24	20.37
010-24	JAM-120-P2	25	20.25
010-24	JAM-120-P2	26	20.1
010-24	JAM-120-P2	27	19.95
010-24	JAM-120-P2	28	19.81
010-24	JAM-120-P2	29	19.66
010-24	JAM-120-P2	30	19.51
010-24	JAM-120-P2	31	19.35
010-24	JAM-120-P2	32	19.15
010-24	JAM-120-P2	33	18.93
010-24	JAM-120-P2	34	18.69
010-24	JAM-120-P2	35	18.46
010-24	JAM-120-P2	36	18.24
010-24	JAM-120-P2	37	18.03
010-24	JAM-120-P2	38	17.84
010-24	JAM-120-P2	39	17.66
010-24	JAM-120-P2	40	17.49
010-24	JAM-120-P2	41	17.33
010-24	JAM-120-P2	42	17.16
010-24	JAM-120-P2	43	16.98
010-24	JAM-120-P2	44	16.78
010-24	JAM-120-P2	45	16.56
010-24	JAM-120-P2	46	16.36
010-24	JAM-120-P2	47	16.19

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
025-24	JAM-120-P1	0	15
025-24	JAM-120-P1	1.0002	14.8
025-24	JAM-120-P1	2.0002	14.76
025-24	JAM-120-P1	3.0002	14.75
025-24	JAM-120-P1	4.0002	14.78
025-24	JAM-120-P1	5	14.89
025-24	JAM-120-P1	6.0001	15.03
025-24	JAM-120-P1	7	15.24
025-24	JAM-120-P1	8	15.59
025-24	JAM-120-P1	9	16.02
025-24	JAM-120-P1	10	16.67
025-24	JAM-120-P1	10.25	16.87
025-24	JAM-120-P1	10.5	17.07
025-24	JAM-120-P1	10.75	17.29
025-24	JAM-120-P1	11	17.52
025-24	JAM-120-P1	11.25	17.75
025-24	JAM-120-P1	11.5	17.99
025-24	JAM-120-P1	11.75	18.32
025-24	JAM-120-P1	12	18.86
025-24	JAM-120-P1	12.25	19.63
025-24	JAM-120-P1	12.5	20.41
025-24	JAM-120-P1	12.75	21.07
025-24	JAM-120-P1	13	21.49
025-24	JAM-120-P1	13.25	21.7
025-24	JAM-120-P1	13.5	21.83
025-24	JAM-120-P1	13.75	21.89
025-24	JAM-120-P1	14	21.92
025-24	JAM-120-P1	15	21.89
025-24	JAM-120-P1	16	21.79
025-24	JAM-120-P1	17	21.68
025-24	JAM-120-P1	18	21.56
025-24	JAM-120-P1	19	21.44
025-24	JAM-120-P1	20	21.32
025-24	JAM-120-P1	21	21.22
025-24	JAM-120-P1	22	21.12
025-24	JAM-120-P1	23	21.03
025-24	JAM-120-P1	24	20.95
025-24	JAM-120-P1	25	20.84
025-24	JAM-120-P1	26	20.69
025-24	JAM-120-P1	27	20.55
025-24	JAM-120-P1	28	20.41
025-24	JAM-120-P1	29	20.27
025-24	JAM-120-P1	30	20.14
025-24	JAM-120-P1	31	20.01
025-24	JAM-120-P1	32	19.89
025-24	JAM-120-P1	33	19.76

025-24	JAM-120-P1	34	19.63
025-24	JAM-120-P1	35	19.48
025-24	JAM-120-P1	36	19.32
025-24	JAM-120-P1	37	19.11
025-24	JAM-120-P1	38	18.89
025-24	JAM-120-P1	39	18.67
025-24	JAM-120-P1	40	18.46
025-24	JAM-120-P1	41	18.26
025-24	JAM-120-P1	42	18.08
025-24	JAM-120-P1	43	17.91
025-24	JAM-120-P1	44	17.75
025-24	JAM-120-P1	45	17.6
025-24	JAM-120-P1	46	17.45
025-24	JAM-120-P1	47	17.3

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
025-24	JAM-120-P2	0	15
025-24	JAM-120-P2	1.0002	14.8
025-24	JAM-120-P2	2.0002	14.76
025-24	JAM-120-P2	3.0002	14.75
025-24	JAM-120-P2	4.0002	14.78
025-24	JAM-120-P2	5	14.89
025-24	JAM-120-P2	6.0001	15.03
025-24	JAM-120-P2	7	15.24
025-24	JAM-120-P2	8	15.59
025-24	JAM-120-P2	8.25	15.69
025-24	JAM-120-P2	8.5	15.78
025-24	JAM-120-P2	8.75	15.89
025-24	JAM-120-P2	9	16.02
025-24	JAM-120-P2	9.2501	16.17
025-24	JAM-120-P2	9.5001	16.32
025-24	JAM-120-P2	9.75	16.49
025-24	JAM-120-P2	10	16.67
025-24	JAM-120-P2	10.25	16.87
025-24	JAM-120-P2	10.5	17.07
025-24	JAM-120-P2	10.75	17.29
025-24	JAM-120-P2	11	17.52
025-24	JAM-120-P2	11.25	17.75
025-24	JAM-120-P2	11.5	17.99
025-24	JAM-120-P2	11.75	18.32
025-24	JAM-120-P2	12	18.86
025-24	JAM-120-P2	12.25	19.63
025-24	JAM-120-P2	12.5	20.41
025-24	JAM-120-P2	12.75	21.07
025-24	JAM-120-P2	13	21.49
025-24	JAM-120-P2	13.25	21.7
025-24	JAM-120-P2	13.5	21.83

025-24	JAM-120-P2	13.75	21.89
025-24	JAM-120-P2	14	21.92
025-24	JAM-120-P2	15	21.89
025-24	JAM-120-P2	16	21.79
025-24	JAM-120-P2	17	21.68
025-24	JAM-120-P2	18	21.56
025-24	JAM-120-P2	19	21.44
025-24	JAM-120-P2	20	21.32
025-24	JAM-120-P2	21	21.22
025-24	JAM-120-P2	22	21.12
025-24	JAM-120-P2	23	21.03
025-24	JAM-120-P2	24	20.95
025-24	JAM-120-P2	25	20.84
025-24	JAM-120-P2	26	20.69
025-24	JAM-120-P2	27	20.55
025-24	JAM-120-P2	28	20.41
025-24	JAM-120-P2	29	20.27
025-24	JAM-120-P2	30	20.14
025-24	JAM-120-P2	31	20.01
025-24	JAM-120-P2	32	19.89
025-24	JAM-120-P2	33	19.76
025-24	JAM-120-P2	34	19.63
025-24	JAM-120-P2	35	19.48
025-24	JAM-120-P2	36	19.32
025-24	JAM-120-P2	37	19.11
025-24	JAM-120-P2	38	18.89
025-24	JAM-120-P2	39	18.67
025-24	JAM-120-P2	40	18.46
025-24	JAM-120-P2	41	18.26
025-24	JAM-120-P2	42	18.08
025-24	JAM-120-P2	43	17.91
025-24	JAM-120-P2	44	17.75
025-24	JAM-120-P2	45	17.6
025-24	JAM-120-P2	46	17.45
025-24	JAM-120-P2	47	17.3

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
050-24	JAM-120-P1	0	15
050-24	JAM-120-P1	1	14.8
050-24	JAM-120-P1	2	14.76
050-24	JAM-120-P1	3	14.76
050-24	JAM-120-P1	4	14.83
050-24	JAM-120-P1	5.0003	14.98
050-24	JAM-120-P1	6.0001	15.17
050-24	JAM-120-P1	7	15.51
050-24	JAM-120-P1	8	15.93
050-24	JAM-120-P1	8.2501	16.07
050-24	JAM-120-P1	8.5	16.22
050-24	JAM-120-P1	8.75	16.39
050-24	JAM-120-P1	9	16.57
050-24	JAM-120-P1	9.2501	16.76
050-24	JAM-120-P1	9.5	16.96
050-24	JAM-120-P1	9.75	17.16
050-24	JAM-120-P1	10	17.36
050-24	JAM-120-P1	10.25	17.56
050-24	JAM-120-P1	10.5	17.76
050-24	JAM-120-P1	10.75	17.98
050-24	JAM-120-P1	11	18.2
050-24	JAM-120-P1	11.25	18.43
050-24	JAM-120-P1	11.5	18.67
050-24	JAM-120-P1	11.75	19
050-24	JAM-120-P1	12	19.55
050-24	JAM-120-P1	12.25	20.33
050-24	JAM-120-P1	12.5	21.1
050-24	JAM-120-P1	12.75	21.64
050-24	JAM-120-P1	13	21.94
050-24	JAM-120-P1	13.25	22.11
050-24	JAM-120-P1	13.5	22.21
050-24	JAM-120-P1	13.75	22.26
050-24	JAM-120-P1	14	22.3
050-24	JAM-120-P1	14.25	22.31
050-24	JAM-120-P1	14.5	22.32
050-24	JAM-120-P1	14.75	22.32
050-24	JAM-120-P1	15	22.31
050-24	JAM-120-P1	16	22.21
050-24	JAM-120-P1	17	22.09
050-24	JAM-120-P1	18	21.95
050-24	JAM-120-P1	19	21.82
050-24	JAM-120-P1	20	21.7
050-24	JAM-120-P1	21	21.6
050-24	JAM-120-P1	22	21.5
050-24	JAM-120-P1	23	21.42
050-24	JAM-120-P1	24	21.34

050-24	JAM-120-P1	25	21.22
050-24	JAM-120-P1	26	21.06
050-24	JAM-120-P1	27	20.91
050-24	JAM-120-P1	28	20.78
050-24	JAM-120-P1	29	20.66
050-24	JAM-120-P1	30	20.54
050-24	JAM-120-P1	31	20.42
050-24	JAM-120-P1	32	20.3
050-24	JAM-120-P1	33	20.18
050-24	JAM-120-P1	34	20.06
050-24	JAM-120-P1	35	19.94
050-24	JAM-120-P1	36	19.82
050-24	JAM-120-P1	37	19.69
050-24	JAM-120-P1	38	19.55
050-24	JAM-120-P1	39	19.38
050-24	JAM-120-P1	40	19.18
050-24	JAM-120-P1	41	18.97
050-24	JAM-120-P1	42	18.76
050-24	JAM-120-P1	43	18.56
050-24	JAM-120-P1	44	18.38
050-24	JAM-120-P1	45	18.21
050-24	JAM-120-P1	46	18.05
050-24	JAM-120-P1	47	17.9
050-24	JAM-120-P1	48	17.76

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
050-24	JAM-120-P2	0	15
050-24	JAM-120-P2	1	14.8
050-24	JAM-120-P2	2	14.76
050-24	JAM-120-P2	3	14.76
050-24	JAM-120-P2	4	14.83
050-24	JAM-120-P2	5.0003	14.98
050-24	JAM-120-P2	6.0001	15.17
050-24	JAM-120-P2	7	15.51
050-24	JAM-120-P2	8	15.93
050-24	JAM-120-P2	8.2501	16.07
050-24	JAM-120-P2	8.5	16.22
050-24	JAM-120-P2	8.75	16.39
050-24	JAM-120-P2	9	16.57
050-24	JAM-120-P2	9.2501	16.76
050-24	JAM-120-P2	9.5	16.96
050-24	JAM-120-P2	9.75	17.16
050-24	JAM-120-P2	10	17.36
050-24	JAM-120-P2	10.25	17.56
050-24	JAM-120-P2	10.5	17.76
050-24	JAM-120-P2	10.75	17.98
050-24	JAM-120-P2	11	18.2

050-24	JAM-120-P2	11.25	18.43
050-24	JAM-120-P2	11.5	18.67
050-24	JAM-120-P2	11.75	19
050-24	JAM-120-P2	12	19.55
050-24	JAM-120-P2	12.25	20.33
050-24	JAM-120-P2	12.5	21.1
050-24	JAM-120-P2	12.75	21.64
050-24	JAM-120-P2	13	21.94
050-24	JAM-120-P2	13.25	22.11
050-24	JAM-120-P2	13.5	22.21
050-24	JAM-120-P2	13.75	22.26
050-24	JAM-120-P2	14	22.3
050-24	JAM-120-P2	14.25	22.31
050-24	JAM-120-P2	14.5	22.32
050-24	JAM-120-P2	14.75	22.32
050-24	JAM-120-P2	15	22.31
050-24	JAM-120-P2	16	22.21
050-24	JAM-120-P2	17	22.09
050-24	JAM-120-P2	18	21.95
050-24	JAM-120-P2	19	21.82
050-24	JAM-120-P2	20	21.7
050-24	JAM-120-P2	21	21.6
050-24	JAM-120-P2	22	21.5
050-24	JAM-120-P2	23	21.42
050-24	JAM-120-P2	24	21.34
050-24	JAM-120-P2	25	21.22
050-24	JAM-120-P2	26	21.06
050-24	JAM-120-P2	27	20.91
050-24	JAM-120-P2	28	20.78
050-24	JAM-120-P2	29	20.66
050-24	JAM-120-P2	30	20.54
050-24	JAM-120-P2	31	20.42
050-24	JAM-120-P2	32	20.3
050-24	JAM-120-P2	33	20.18
050-24	JAM-120-P2	34	20.06
050-24	JAM-120-P2	35	19.94
050-24	JAM-120-P2	36	19.82
050-24	JAM-120-P2	37	19.69
050-24	JAM-120-P2	38	19.55
050-24	JAM-120-P2	39	19.38
050-24	JAM-120-P2	40	19.18
050-24	JAM-120-P2	41	18.97
050-24	JAM-120-P2	42	18.76
050-24	JAM-120-P2	43	18.56
050-24	JAM-120-P2	44	18.38
050-24	JAM-120-P2	45	18.21
050-24	JAM-120-P2	46	18.05

050-24	JAM-120-P2	47	17.9
050-24	JAM-120-P2	48	17.76

Sim	Link Name	Relative Time [hrs]	US Link End Stage [ft]
100-24	JAM-120-P1	0	15
100-24	JAM-120-P1	1.0001	14.8
100-24	JAM-120-P1	2.0001	14.76
100-24	JAM-120-P1	3.0001	14.78
100-24	JAM-120-P1	4.0001	14.9
100-24	JAM-120-P1	5.0001	15.09
100-24	JAM-120-P1	6.0002	15.38
100-24	JAM-120-P1	7	15.81
100-24	JAM-120-P1	8.0001	16.42
100-24	JAM-120-P1	8.25	16.61
100-24	JAM-120-P1	8.5	16.8
100-24	JAM-120-P1	8.75	17
100-24	JAM-120-P1	9	17.21
100-24	JAM-120-P1	9.25	17.41
100-24	JAM-120-P1	9.5	17.61
100-24	JAM-120-P1	9.75	17.8
100-24	JAM-120-P1	10	18
100-24	JAM-120-P1	10.25	18.2
100-24	JAM-120-P1	10.5	18.4
100-24	JAM-120-P1	10.75	18.61
100-24	JAM-120-P1	11	18.82
100-24	JAM-120-P1	11.25	19.05
100-24	JAM-120-P1	11.5	19.28
100-24	JAM-120-P1	11.75	19.61
100-24	JAM-120-P1	12	20.17
100-24	JAM-120-P1	12.25	20.95
100-24	JAM-120-P1	12.5	21.63
100-24	JAM-120-P1	12.75	22.04
100-24	JAM-120-P1	13	22.26
100-24	JAM-120-P1	13.25	22.41
100-24	JAM-120-P1	13.5	22.5
100-24	JAM-120-P1	13.75	22.55
100-24	JAM-120-P1	14	22.59
100-24	JAM-120-P1	14.25	22.6
100-24	JAM-120-P1	14.5	22.61
100-24	JAM-120-P1	14.75	22.61
100-24	JAM-120-P1	15	22.6
100-24	JAM-120-P1	16	22.53
100-24	JAM-120-P1	17	22.43
100-24	JAM-120-P1	18	22.33
100-24	JAM-120-P1	19	22.21
100-24	JAM-120-P1	20	22.08
100-24	JAM-120-P1	21	21.96
100-24	JAM-120-P1	22	21.87
100-24	JAM-120-P1	23	21.79
100-24	JAM-120-P1	24	21.71

100-24	JAM-120-P1	25	21.61
100-24	JAM-120-P1	26	21.46
100-24	JAM-120-P1	27	21.31
100-24	JAM-120-P1	28	21.16
100-24	JAM-120-P1	29	21.02
100-24	JAM-120-P1	30	20.89
100-24	JAM-120-P1	31	20.79
100-24	JAM-120-P1	32	20.68
100-24	JAM-120-P1	33	20.58
100-24	JAM-120-P1	34	20.46
100-24	JAM-120-P1	35	20.34
100-24	JAM-120-P1	36	20.22
100-24	JAM-120-P1	37	20.11
100-24	JAM-120-P1	38	19.99
100-24	JAM-120-P1	39	19.87
100-24	JAM-120-P1	40	19.74
100-24	JAM-120-P1	41	19.6
100-24	JAM-120-P1	42	19.43
100-24	JAM-120-P1	43	19.24
100-24	JAM-120-P1	44	19.03
100-24	JAM-120-P1	45	18.84
100-24	JAM-120-P1	46	18.66
100-24	JAM-120-P1	47	18.5
100-24	JAM-120-P1	48	18.35

100-24	Link Name	Relative Time [hrs]	US Link End Stage [ft]
100-24	JAM-120-P2	0	15
100-24	JAM-120-P2	1.0001	14.8
100-24	JAM-120-P2	2.0001	14.76
100-24	JAM-120-P2	3.0001	14.78
100-24	JAM-120-P2	4.0001	14.9
100-24	JAM-120-P2	5.0001	15.09
100-24	JAM-120-P2	6.0002	15.38
100-24	JAM-120-P2	7	15.81
100-24	JAM-120-P2	8.0001	16.42
100-24	JAM-120-P2	8.25	16.61
100-24	JAM-120-P2	8.5	16.8
100-24	JAM-120-P2	8.75	17
100-24	JAM-120-P2	9	17.21
100-24	JAM-120-P2	9.25	17.41
100-24	JAM-120-P2	9.5	17.61
100-24	JAM-120-P2	9.75	17.8
100-24	JAM-120-P2	10	18
100-24	JAM-120-P2	10.25	18.2
100-24	JAM-120-P2	10.5	18.4
100-24	JAM-120-P2	10.75	18.61
100-24	JAM-120-P2	11	18.82

100-24	JAM-120-P2	11.25	19.05
100-24	JAM-120-P2	11.5	19.28
100-24	JAM-120-P2	11.75	19.61
100-24	JAM-120-P2	12	20.17
100-24	JAM-120-P2	12.25	20.95
100-24	JAM-120-P2	12.5	21.63
100-24	JAM-120-P2	12.75	22.04
100-24	JAM-120-P2	13	22.26
100-24	JAM-120-P2	13.25	22.41
100-24	JAM-120-P2	13.5	22.5
100-24	JAM-120-P2	13.75	22.55
100-24	JAM-120-P2	14	22.59
100-24	JAM-120-P2	14.25	22.6
100-24	JAM-120-P2	14.5	22.61
100-24	JAM-120-P2	14.75	22.61
100-24	JAM-120-P2	15	22.6
100-24	JAM-120-P2	16	22.53
100-24	JAM-120-P2	17	22.43
100-24	JAM-120-P2	18	22.33
100-24	JAM-120-P2	19	22.21
100-24	JAM-120-P2	20	22.08
100-24	JAM-120-P2	21	21.96
100-24	JAM-120-P2	22	21.87
100-24	JAM-120-P2	23	21.79
100-24	JAM-120-P2	24	21.71
100-24	JAM-120-P2	25	21.61
100-24	JAM-120-P2	26	21.46
100-24	JAM-120-P2	27	21.31
100-24	JAM-120-P2	28	21.16
100-24	JAM-120-P2	29	21.02
100-24	JAM-120-P2	30	20.89
100-24	JAM-120-P2	31	20.79
100-24	JAM-120-P2	32	20.68
100-24	JAM-120-P2	33	20.58
100-24	JAM-120-P2	34	20.46
100-24	JAM-120-P2	35	20.34
100-24	JAM-120-P2	36	20.22
100-24	JAM-120-P2	37	20.11
100-24	JAM-120-P2	38	19.99
100-24	JAM-120-P2	39	19.87
100-24	JAM-120-P2	40	19.74
100-24	JAM-120-P2	41	19.6
100-24	JAM-120-P2	42	19.43
100-24	JAM-120-P2	43	19.24
100-24	JAM-120-P2	44	19.03
100-24	JAM-120-P2	45	18.84
100-24	JAM-120-P2	46	18.66

100-24	JAM-120-P2	47	18.5
100-24	JAM-120-P2	48	18.35

FeatureID	NAME	Station	ELEV
	JB_1007_W1_X Min	255.00	22.73
	JB_1012_W1_X Min	615.00	24.85
	JB_1017_W1_X Min	237.50	23.87
	JB_1017_W2_X Min	35.45	24.09
	JB_1022_W1_X Min	620.00	24.21

FeatureID	NAME	Station	ELEV
0	JB_1007_W1_X	230.00	23.02
0	JB_1007_W1_X	232.50	23.00
0	JB_1007_W1_X	235.00	22.95
0	JB_1007_W1_X	237.50	23.01
0	JB_1007_W1_X	240.00	23.02
0	JB_1007_W1_X	242.50	23.00
0	JB_1007_W1_X	245.00	22.97
0	JB_1007_W1_X	247.50	22.98
0	JB_1007_W1_X	250.00	22.98
0	JB_1007_W1_X	252.50	22.89
0	JB_1007_W1_X	255.00	22.73
0	JB_1007_W1_X	257.50	22.74
0	JB_1007_W1_X	260.00	22.78
0	JB_1007_W1_X	262.50	22.96
0	JB_1007_W1_X	265.00	23.04
0	JB_1007_W1_X	267.50	23.03
0	JB_1007_W1_X	270.00	23.01
0	JB_1007_W1_X	272.50	23.00

FeatureID	NAME	Station	ELEV
1	JB_1012_W1_X	596.11	27.30
1	JB_1012_W1_X	598.33	27.48
1	JB_1012_W1_X	600.56	27.27
1	JB_1012_W1_X	602.78	26.40
1	JB_1012_W1_X	605.00	25.51
1	JB_1012_W1_X	607.50	25.29
1	JB_1012_W1_X	610.00	24.99
1	JB_1012_W1_X	612.50	24.87
1	JB_1012_W1_X	615.00	24.85
1	JB_1012_W1_X	617.50	24.86
1	JB_1012_W1_X	620.00	24.91
1	JB_1012_W1_X	622.50	25.10
1	JB_1012_W1_X	625.00	25.43
1	JB_1012_W1_X	627.50	25.91
1	JB_1012_W1_X	630.00	26.79
1	JB_1012_W1_X	632.50	27.45
1	JB_1012_W1_X	635.00	27.41

FeatureID	NAME	Station	ELEV
2	JB_1017_W1_X	215.00	24.31
2	JB_1017_W1_X	216.67	24.53
2	JB_1017_W1_X	218.33	24.74
2	JB_1017_W1_X	220.00	24.75
2	JB_1017_W1_X	222.50	24.60
2	JB_1017_W1_X	225.00	24.43
2	JB_1017_W1_X	227.50	24.37
2	JB_1017_W1_X	230.00	24.43
2	JB_1017_W1_X	232.50	24.34
2	JB_1017_W1_X	235.00	24.02
2	JB_1017_W1_X	237.50	23.87
2	JB_1017_W1_X	240.00	23.98
2	JB_1017_W1_X	242.50	24.16
2	JB_1017_W1_X	245.00	24.27
2	JB_1017_W1_X	247.50	24.38
2	JB_1017_W1_X	250.00	24.42
2	JB_1017_W1_X	251.67	24.57
2	JB_1017_W1_X	253.33	24.75
2	JB_1017_W1_X	255.00	24.94
2	JB_1017_W1_X	257.50	25.18

FeatureID	NAME	Station	ELEV
3	JB_1017_W2_X	12.50	25.01
3	JB_1017_W2_X	15.00	24.65
3	JB_1017_W2_X	17.27	24.66
3	JB_1017_W2_X	19.55	24.60
3	JB_1017_W2_X	21.82	24.44
3	JB_1017_W2_X	24.09	24.22
3	JB_1017_W2_X	26.36	24.11
3	JB_1017_W2_X	28.64	24.14
3	JB_1017_W2_X	30.91	24.19
3	JB_1017_W2_X	33.18	24.13
3	JB_1017_W2_X	35.45	24.09
3	JB_1017_W2_X	37.73	24.14
3	JB_1017_W2_X	40.00	24.20
3	JB_1017_W2_X	42.50	24.23
3	JB_1017_W2_X	45.00	24.09
3	JB_1017_W2_X	47.14	24.18
3	JB_1017_W2_X	49.29	24.30
3	JB_1017_W2_X	51.43	24.38
3	JB_1017_W2_X	53.57	24.45
3	JB_1017_W2_X	55.71	24.61

FeatureID	NAME	Station	ELEV
4	JB_1022_W1_X	600.00	25.16
4	JB_1022_W1_X	602.22	24.96
4	JB_1022_W1_X	604.43	24.62
4	JB_1022_W1_X	606.65	24.44
4	JB_1022_W1_X	608.86	24.35
4	JB_1022_W1_X	611.08	24.28
4	JB_1022_W1_X	613.29	24.26
4	JB_1022_W1_X	615.51	24.25
4	JB_1022_W1_X	617.75	24.24
4	JB_1022_W1_X	620.00	24.21
4	JB_1022_W1_X	622.50	24.26
4	JB_1022_W1_X	625.00	24.28
4	JB_1022_W1_X	627.50	24.35
4	JB_1022_W1_X	630.00	24.56
4	JB_1022_W1_X	632.50	24.90
4	JB_1022_W1_X	635.00	25.43
4	JB_1022_W1_X	637.50	25.98
4	JB_1022_W1_X	640.00	26.29

Windward Preserve
Potable Water Main Report

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

Prepared by:

Madden, Moorhead and Stokes, LLC.
431 East Horatio Avenue, Suite 260
Maitland, FL 32751

November 5, 2022
Revised October, 2023
Revised November, 2023

David A. Stokes, P.E. #66,527
Certificate of Authorization No. CA-0007723

- **APPENDIX**

A Potable Water Demand Calculations Phase 1 & Phase 1/2 Combined
B HGL Calculations
C Fire Hydrant Flow Test Results
D NFF + Max Day WaterCAD Analysis Phase 1
E NFF + Max Day WaterCAD Analysis Phase 1 & 2
F Peak Hour WaterCAD Analysis Phase 1
G Peak Hour WaterCAD Analysis Phase 1 & 2
H NFF for Amenity Center

Introduction

Taylor Morrison has plans to develop a 385-lot single family residential subdivision located within the City of Cocoa. The property is located at the SE corner of the intersection of I-95 and 528. The property is also bounded on the east by Friday Road, and to the south by James Road. The property is currently vacant and contains a mixture of vegetation, wetlands, and open areas. The purpose of this report is to show the potable water main proposed is sufficient to provide potable water service to the proposed lots as well as the NFF for the lots.

Appendix A includes the potable water demand calculations for the project Maximum Day flow and Peak Hour flow. The NFF for single family is 1,000 gpm per NFPA. The NFF for the 2,900sf Amenity Center is 1,500 gpm per NFPA.

Potable Water Main Analysis

The potable water main was analyzed under the following scenarios;

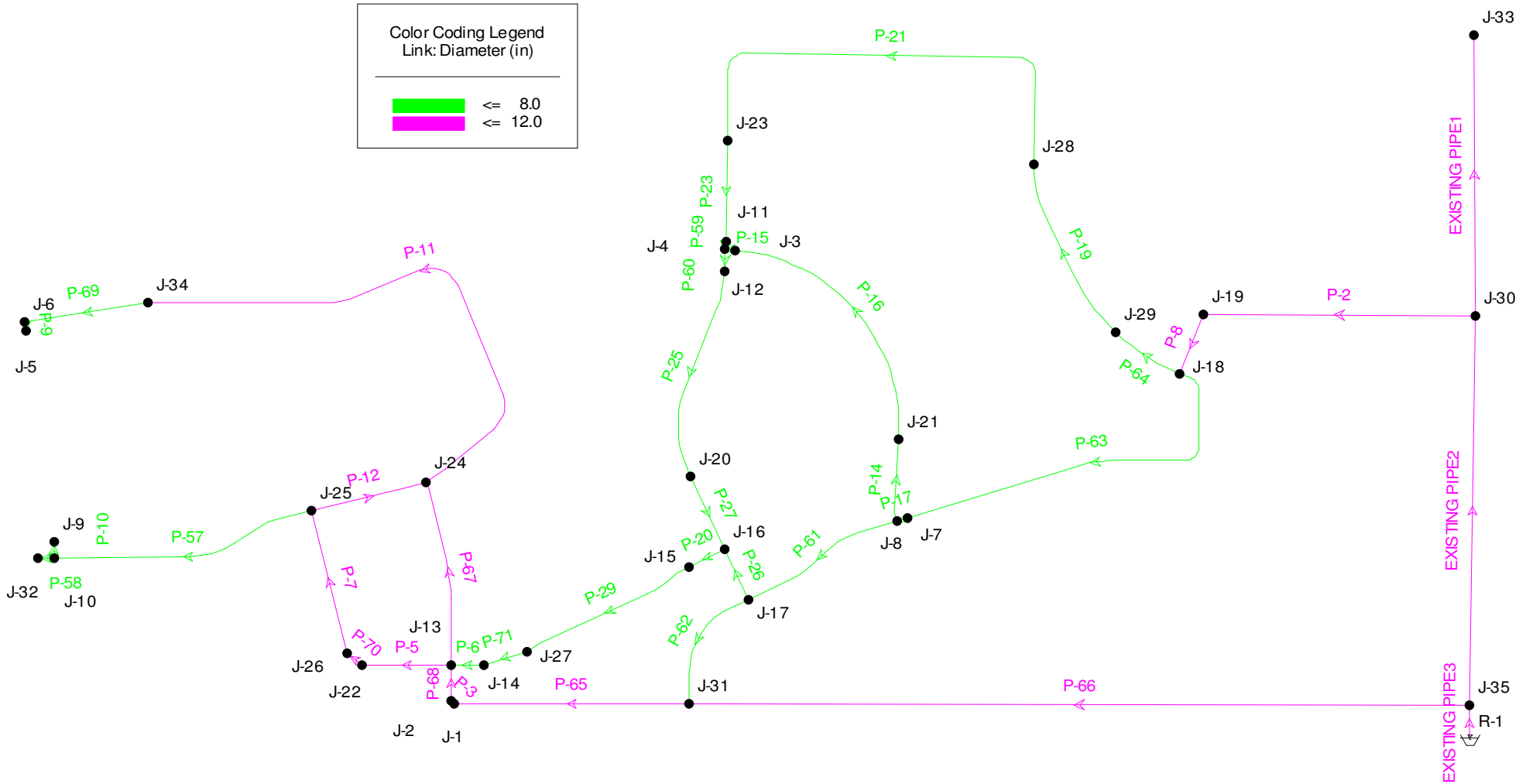
1. NFF + Max Day for Phase 1 Only
2. NFF + Max Day for Phase 1 and Phase 2
3. Peak Hour for Phase 1 Only
4. Peak Hour for Phase 1 and Phase 2
5. NFF for Amenity Center

The enclosed Appendices include the WaterCAD model under these four scenarios. Each scenario shows that in any scenario modeled, the proposed water main provides the required flows, while maintaining a minimum working pressure.

Phase 1- 185 lots, 1 Amenity Center
- 186 Water Meters
- 186 Reclaim Meters
- 16 Hydrants

Phase 2- 200 lots
- 200 Water Meters
- 200 Reclaim Meters
- 12 Hydrants

Scenario: Base



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Madden Engineering, Inc.
37 Brookside Road Waterbury, CT 06708 USA +1-203-755-1666

Appendix A
Potable Water Demand Calculations Phase 1 & Phase 1/2 Combined

Windward Preserve
Water Demand Calculations - Phase 1

TYPE	ERC (GPD)	DESIGN FACTOR	# OF UNITS	ERC TOTAL	DEMAND TOTAL (GPD)
Single Family Homes (Phase 1)	350	1.000	185	185.00	64,750
Amenity (Phase 1)	350	0.667	1	0.67	233
				185.67	64,983

FLOW SUMMARY

Average Day	64,983	GPD	45.13	GPM
Maximum Day (Average Day x2.0)	129,966	GPD	90.25	GPM
Peak Hour (Average Day x4.0)	259,932	GPD	180.51	GPM

Windward Preserve
Water Demand Calculations - Phases 1/2

TYPE	ERC (GPD)	DESIGN FACTOR	# OF UNITS	ERC TOTAL	DEMAND TOTAL (GPD)
Single Family Homes (Phase 1&2)	350	1.000	385	385.00	134,750
Amenity (Phase 1)	350	0.667	1	0.67	233
				385.67	134,983

FLOW SUMMARY

Average Day	134,983	GPD	93.74	GPM
Maximum Day (Average Day x2.0)	269,966	GPD	187.48	GPM
Peak Hour (Average Day x4.0)	539,932	GPD	374.95	GPM

Appendix B
HGL Calculations

Windward Preserve

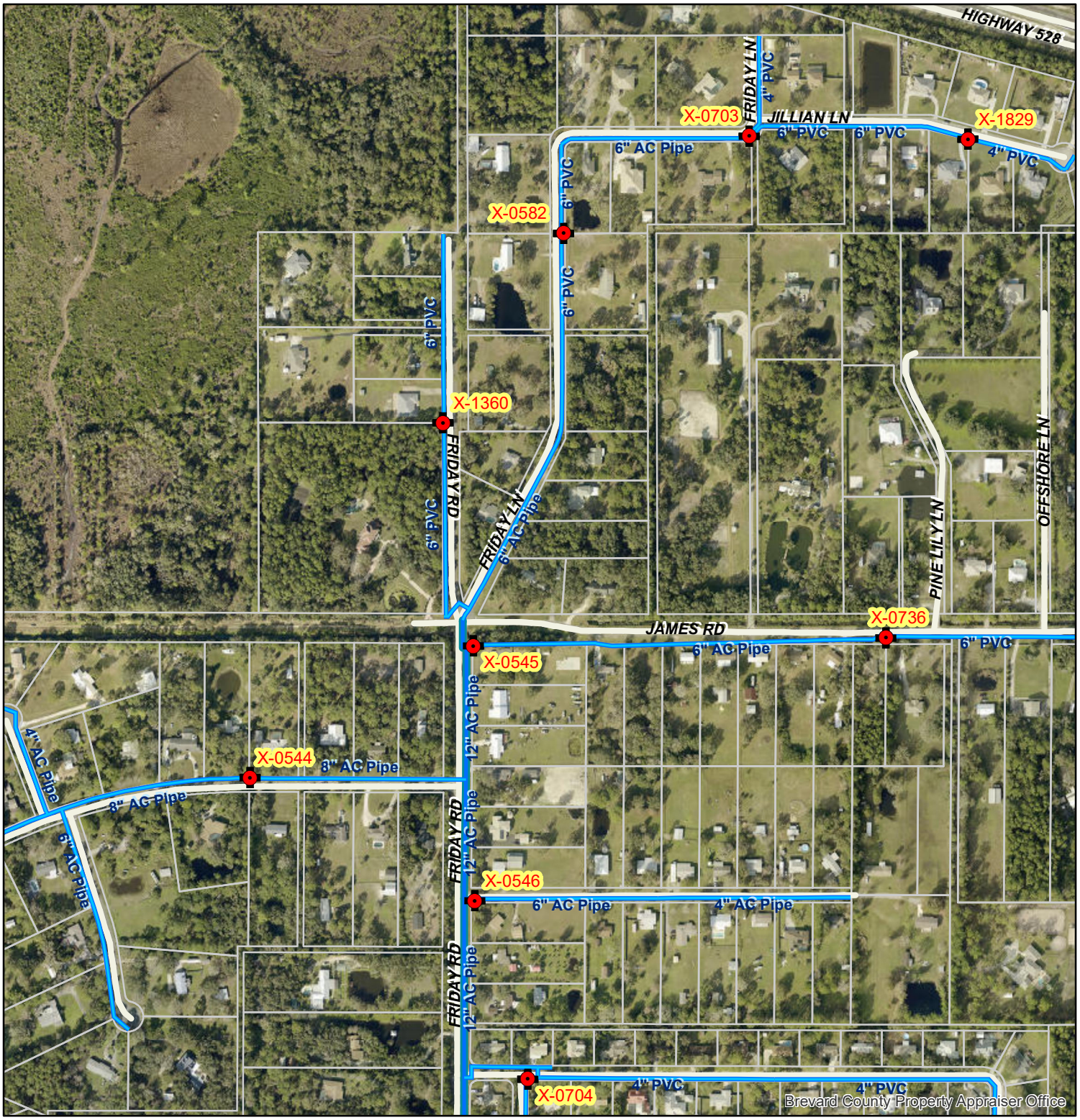
Hydraulic Grade Line Calculations - Potable Water Main

HGL Calculations

Peak Hour Flow		
Tie-In Elevation	25.0	ft
Water Main Pressure (from City test)	63.0	psi
Water Main Pressure Head	145.4	ft
Total Head	170.4	ft
HGL Total	**170.4**	**ft**

NFF + Max Day		
Tie-In Elevation	24.0	ft
Water Main Pressure (from City test)	42.0	psi
Water Main Pressure Head	96.9	ft
Total Head	120.9	ft
HGL Total	**120.9**	**ft**

Appendix C
Fire Hydrant Flow Test Results



Water Hydrants

Cocoa Utilities

Water Mains

Water Main

Friday Rd

Cocoa,FL

0 100200 400 600 800 1,000

Feet

City of Cocoa
Utilities Department
Engineering
351 Shearer Blvd.
Cocoa FL 32922

Disclaimer: Maps are for reference purposes only and are not intended to replace any official record. The user is responsible for confirming the accuracy of all data contained herein.

REQ. DATE: 10/10/22 10/10/22 8:42:33
CREW: WFO - HYDRANT HYD
EXT. ADDR.: REF NBR: 0000
SCHED START: 10/10/22 SCHED COMPLETION:
GEN. LOC.: COCOA COMP DATE: 10/10/22
REQ DEPT: Utilities Department PRIORITY: High
REQUESTOR: RENEE L SPALDING ORIGIN: INTERNAL
REQ USER: COCORLS AUTH USER:COCORLS WRK TYPE:ROUTINE
RESIDUAL HYDRANTS X-0545 & X-0546 FLOWS @ FRIDAY/JANET RD - COCOA

ENTER REFERENCE/ACCT NO.? YES Y

PRIMARY CONTACT INFORMATION
RENEE L SPALDING ( ) ( ) ( ) ( )

RESIDUAL HYDRANTS X-0545 & X-0546 FLOWS @ FRIDAY/JANET RD - COCOA
CATEGORY: UT WFO MAINTENANCE OPS UTTD
TASK: HYDRANT MAINTENANCE FHMN READY
DEPT: Utilities Department UT
SCHED START: 10/10/22 SCHED COMPLETION: 10/10/22
CREW: WFO - HYDRANT HYD
STD. TASK: TD Repair Fire Hydrant RH
JOB ORDER INSTRUCTIONS
REPAIR FIRE HYDRANT
Residual hydrant flow
X-0545 and X-0546

START DATE: __/__/__ COMPLETION DATE: __/__/__
START TIME: __:__:__ COMPLETION TIME: __:__:__
UNIT OF PRODUCTION: _____ QUANTITY: _____._____

DATE	EMPLOYEE	HRS	OT	EQUIPMENT NUMBER	EQUIPMENT HRS	MATERIAL ITEM	MATERIAL QTY	MATERIAL COST
10/19/22	Cawon D	1		Trk 55	1			
10/19/22	Shane S	1		Trk 55	1			

MISCELLANEOUS RECEIPT

CITY OF COCOA
CUSTOMER SERVICE
65 STONE ST.
COCOA, FLORIDA 32922

3579

FAX # NA

DATE October 7, 2022

PHONE # 407-629-8330 EXT 129

NICOLE@MADDEN-ENG.COM

EMAIL: DSTOKES@MADDEN-ENG.COM

RECEIVED FROM MADDEN, MOORHEAD & STOKES

ADDRESS 431 E HORATIO AVE SUITE 260 MAITLAND FL 32751

AMOUNT OF ONE HUNDRED FORTY AND NO/100 ********** DOLLARS

PROJECT: **WINDWARD PRESERVE| COCOA| HYD# X-0545 & X-0546**

	QTY		AMT		
FOR	1	X	$ 140.00	**HYD RESIDUAL FLOW TEST.....421-0000-343-39-06 FT**	$ 140.00
		X			$ -
		X		FLOW | X-0545 NEAREST ADDRESS 2536 FRIDAY RD COCOA	$ -
		X		STATIC | X-0546 NEAREST ADDRESS 4646 JANET RD	$ -
		X			$ -
				TOTAL	$ 140.00

BY: KELLY A BOWMAN

NOTE: Average Turnaround Time for Flow Test results are three (3) weeks from the date of this receipt. If you have not received your results, via email, within the allotted time frame, please contact Utilities Development at 321-433-8797.



Payment Receipt

MADDEN, MOORHEAD & STOKES (Account #999999-3579)

Manual Credit Card Payment

You made a Manual Credit Card Payment on 10/07/2022 at 3:15 PM for $142.99.

Payment on Card **********3241

Bill Amount: $140.00

Convenience Fee: $2.99

Total Payment Amount: $142.99

Confirmation Number: 202381663

Paid on Friday, 10/07/2022 at 3:15 PM.

Don't forget about our self-service portal providing time-saving online bill pay features that let you control when and how you make a payment. https://cocoafl.firstbilling.com

Serving the Community

City of Cocoa, Florida

UTILITIES DEPARTMENT
600 School Street Cocoa, Florida 32922
PHONE (321) 639-7653 FAX (321) 639-7522

FIRE HYDRANT FLOW INFORMATION REQUEST

Information requested by: _____ (Company)
_____ (Person)
_____ (Phone #)
_____ (Fax #)

Project Name: _____

Project Location: _____

Hydrant from which Information is needed: _____

Is a True Residual Pressure Required? ☑ YES ☐ NO

Date: _____ Prepared By: _____

RECORDED FIRE HYDRANT FLOW INFORMATION

Hydrant Number Flowed:	X-0545	X-0546
Hydrant Location:	Friday Rd	Janet Rd
Recorded Static Pressure:	64 p.s.i.	66 p.s.i.
Recorded Residual Pressure:	58 p.s.i.	58 p.s.i.
Recorded Flow:	30 / 920 p.s.i./g.p.m.	30 / 920 p.s.i./g.p.m.
Residual taken from hydrant:	X-0546	X-0545

Date of Recording: 10/19/22 Completed by: Cawen D, Shane S

Flow Recorded from 2.5" nozzle unless otherwise specified.

IMPORTANT NOTE: The above information is supplied for use in calculation of available fire flow. The information is an instantaneous recording and does not reflect flow and pressure variations in the City of Cocoa potable water system. A minimum of a 5 p.s.i. safety factor will be required for approval by the City. A larger safety factor may be required due to the location of the proposed project. Should you have any questions, please call the City of Cocoa, Utilities Engineering Department @ (321) 639-7659.

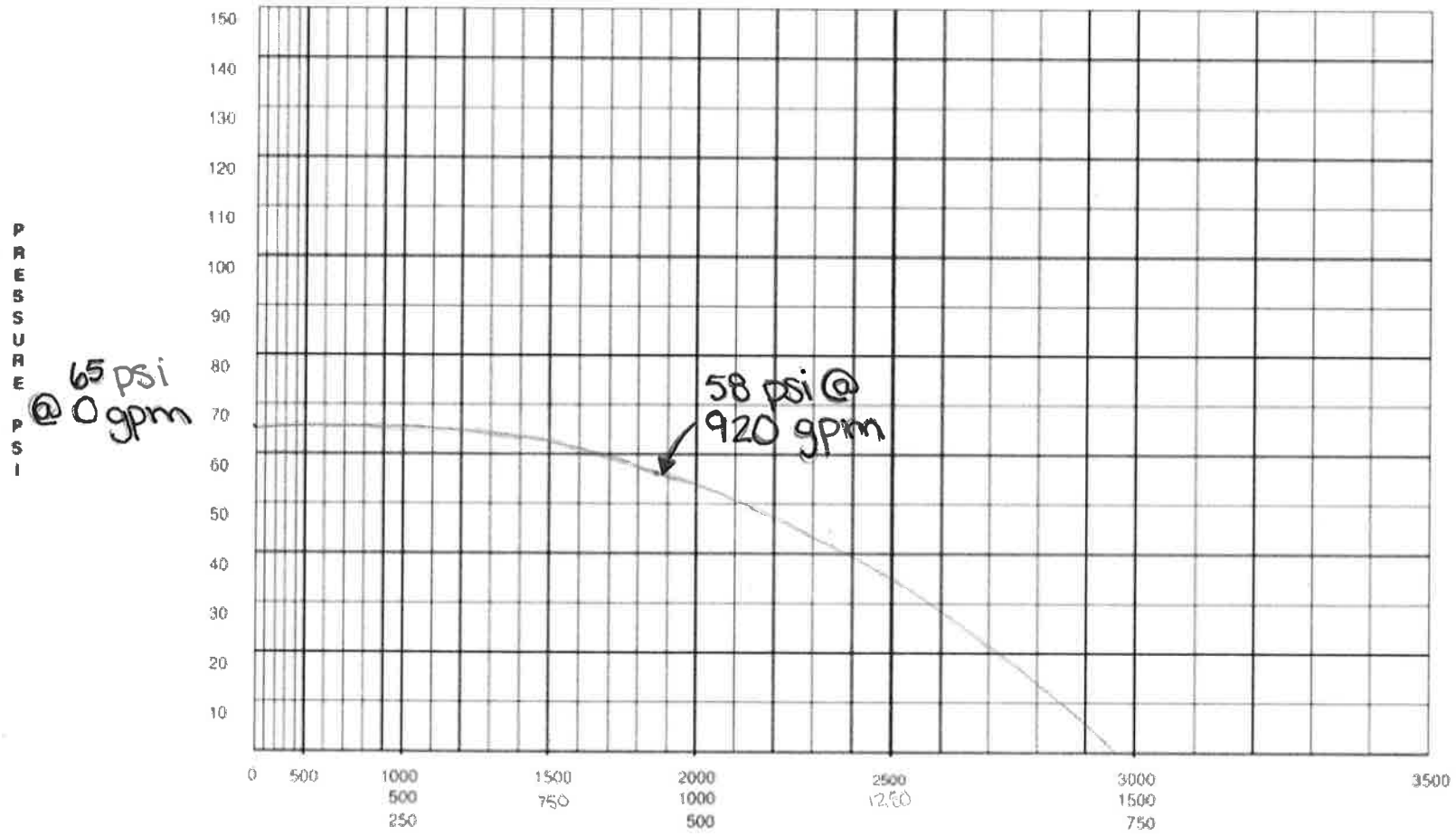
WATER FLOW TEST

For use of this form, see AR 420-1; the proponent agency is ACSIM.

LOCATION	DATE (YYYYMMDD)

HYDRANT NUMBER	OUTLET DIAMETER (Inches)	PITOT PRESSURES (PSI)	DISCHARGE (Gallons per Minute)	STATIC PSI	RESIDUAL PSI
				65	58
				TOTAL DISCHARGE DURING TEST (Gallons per Minute)	AVAILABLE GALLONS PER MINUTE (at 20 PSI)
				920 gpm	

WATER FLOW CHART



Appendix D
NFF + Max Day WaterCAD Analysis Phase 1

Scenario: Base
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-5	3.35	25.00	Demand	3.35	87.87	27.20
J-6	1,003.35	25.00	Demand	1,003.35	87.87	27.20
J-34	3.35	25.00	Demand	3.35	95.57	30.53
J-24	3.35	25.00	Demand	3.35	107.38	35.64
J-32	3.35	25.00	Demand	3.35	107.83	35.84
J-9	3.35	25.00	Demand	3.35	107.83	35.84
J-10	3.35	25.00	Demand	3.35	107.83	35.84
J-25	3.35	25.00	Demand	3.35	107.83	35.84
J-26	3.35	25.00	Demand	3.35	108.44	36.10
J-22	3.35	25.00	Demand	3.35	108.52	36.13
J-13	3.35	25.00	Demand	3.35	108.89	36.30
J-14	3.35	25.00	Demand	3.35	109.15	36.41
J-1	3.35	25.00	Demand	3.35	109.28	36.46
J-2	3.35	25.00	Demand	3.35	109.32	36.48
J-27	3.35	25.00	Demand	3.35	109.53	36.57
J-15	3.35	25.00	Demand	3.35	111.05	37.23
J-20	3.35	25.00	Demand	3.35	111.39	37.38
J-16	3.35	25.00	Demand	3.35	111.39	37.38
J-17	3.35	25.00	Demand	3.35	111.87	37.59
J-31	3.35	25.00	Demand	3.35	111.87	37.59
J-8	3.35	25.00	Demand	3.35	113.35	38.22
J-7	3.35	25.00	Demand	3.35	113.45	38.27
J-18	3.35	25.00	Demand	3.35	116.95	39.78
J-19	3.35	25.00	Demand	3.35	117.53	40.03
J-33	3.35	25.00	Demand	3.35	120.04	41.12
J-30	3.35	25.00	Demand	3.35	120.04	41.12
J-35	3.35	25.00	Demand	3.35	120.56	41.34

Scenario: Base
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
P-69	8.0	416.00	PVC	J-6	J-34	130.0	27.20	30.53	0.00	7.69	6.43
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	30.53	35.64	0.00	11.81	4.13
EXISTIN	12.0	114.00	PVC	J-35	R-1	130.0	41.34	0.00	0.00	0.34	3.09
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	37.59	41.34	0.00	8.69	2.93
P-65	10.0	783.00	PVC	J-2	J-31	130.0	36.48	37.59	0.00	2.55	2.90
P-3	10.0	14.00	PVC	J-1	J-2	130.0	36.46	36.48	0.00	0.05	2.88
P-68	10.0	120.00	PVC	J-13	J-1	130.0	36.30	36.46	0.00	0.38	2.87
P-67	10.0	622.00	PVC	J-24	J-13	130.0	35.64	36.30	0.00	1.52	2.48
P-2	8.0	902.00	PVC	J-19	J-30	130.0	40.03	41.12	0.00	2.51	2.31
P-8	8.0	213.00	PVC	J-18	J-19	130.0	39.78	40.03	0.00	0.58	2.29
P-63	8.0	1,300.00	PVC	J-7	J-18	130.0	38.27	39.78	0.00	3.50	2.27
P-17	8.0	39.00	PVC	J-7	J-8	130.0	38.27	38.22	0.00	0.10	2.25
P-26	8.0	182.00	PVC	J-17	J-16	130.0	37.59	37.38	0.00	0.48	2.24
P-61	8.0	568.00	PVC	J-8	J-17	130.0	38.22	37.59	0.00	1.47	2.23
P-20	8.0	133.00	PVC	J-15	J-16	130.0	37.23	37.38	0.00	0.34	2.20
P-29	8.0	612.00	PVC	J-27	J-15	130.0	36.57	37.23	0.00	1.53	2.18
P-71	8.0	152.00	PVC	J-14	J-27	130.0	36.41	36.57	0.00	0.37	2.16
P-6	8.0	108.00	PVC	J-13	J-14	130.0	36.30	36.41	0.00	0.26	2.14
P-5	10.0	296.00	PVC	J-22	J-13	130.0	36.13	36.30	0.00	0.38	1.75
P-70	10.0	64.00	PVC	J-26	J-22	130.0	36.10	36.13	0.00	0.08	1.73
P-7	10.0	487.00	PVC	J-25	J-26	130.0	35.84	36.10	0.00	0.60	1.72
P-12	10.0	390.00	PVC	J-24	J-25	130.0	35.64	35.84	0.00	0.46	1.66
EXISTIN	12.0	1,301.00	PVC	J-30	J-35	130.0	41.12	41.34	0.00	0.52	1.05
P-57	8.0	894.00	PVC	J-25	J-10	130.0	35.84	35.84	0.00	0.00	0.06
P-62	8.0	441.00	PVC	J-17	J-31	130.0	37.59	37.59	0.00	0.00	0.04
P-27	8.0	270.00	PVC	J-16	J-20	130.0	37.38	37.38	0.00	0.00	0.02
P-58	8.0	52.00	PVC	J-10	J-32	130.0	35.84	35.84	0.00	0.00	0.02
P-9	8.0	32.00	PVC	J-5	J-6	130.0	27.20	27.20	0.00	0.00	0.02
P-10	8.0	52.00	PVC	J-9	J-10	130.0	35.84	35.84	0.00	0.00	0.02
EXISTIN	12.0	936.00	PVC	J-30	J-33	130.0	41.12	41.12	0.00	0.00	0.01

Scenario: Base
Steady State Analysis
Reservoir Report

Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	120.90	120.90	1,090.45	

Appendix E
NFF + Max Day WaterCAD Analysis Phase 1 & 2

Scenario: Base
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-5	5.35	25.00	Demand	5.35	89.32	27.83
J-6	1,005.35	25.00	Demand	1,005.35	89.32	27.83
J-34	5.35	25.00	Demand	5.35	97.07	31.18
J-24	5.35	25.00	Demand	5.35	109.01	36.35
J-32	5.35	25.00	Demand	5.35	109.46	36.54
J-9	5.35	25.00	Demand	5.35	109.46	36.54
J-10	5.35	25.00	Demand	5.35	109.46	36.54
J-25	5.35	25.00	Demand	5.35	109.46	36.54
J-26	5.35	25.00	Demand	5.35	110.09	36.81
J-22	5.35	25.00	Demand	5.35	110.17	36.85
J-13	5.35	25.00	Demand	5.35	110.57	37.02
J-14	5.35	25.00	Demand	5.35	110.86	37.15
J-1	5.35	25.00	Demand	5.35	110.95	37.19
J-2	5.35	25.00	Demand	5.35	110.99	37.20
J-27	5.35	25.00	Demand	5.35	111.29	37.34
J-15	5.35	25.00	Demand	5.35	113.08	38.11
J-16	5.35	25.00	Demand	5.35	113.47	38.28
J-31	5.35	25.00	Demand	5.35	113.55	38.31
J-17	5.35	25.00	Demand	5.35	113.62	38.34
J-20	5.35	25.00	Demand	5.35	113.72	38.38
J-12	5.35	25.00	Demand	5.35	114.41	38.68
J-4	5.35	25.00	Demand	5.35	114.48	38.71
J-3	5.35	25.00	Demand	5.35	114.48	38.71
J-21	5.35	25.00	Demand	5.35	114.50	38.72
J-11	5.58	25.00	Demand	5.58	114.50	38.72
J-8	5.35	25.00	Demand	5.35	114.51	38.73
J-7	5.35	25.00	Demand	5.35	114.59	38.76
J-23	5.35	25.00	Demand	5.35	114.81	38.86
J-28	5.35	25.00	Demand	5.35	116.37	39.53
J-29	5.35	25.00	Demand	5.35	117.01	39.81
J-18	5.35	25.00	Demand	5.35	117.29	39.93
J-19	5.35	25.00	Demand	5.35	117.69	40.10
J-33	5.35	25.00	Demand	5.35	119.43	40.86
J-30	5.35	25.00	Demand	5.35	119.43	40.86
J-35	5.35	25.00	Demand	5.35	120.50	41.32

Scenario: Base
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
P-69	8.0	416.00	PVC	J-6	J-34	130.0	27.83	31.18	0.00	7.75	6.45
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	31.18	36.35	0.00	11.94	4.15
EXISTIN	12.0	114.00	PVC	J-35	R-1	130.0	41.32	0.00	0.00	0.40	3.37
P-65	10.0	783.00	PVC	J-2	J-31	130.0	37.20	38.31	0.00	2.55	2.90
P-3	10.0	14.00	PVC	J-1	J-2	130.0	37.19	37.20	0.00	0.05	2.88
P-68	10.0	120.00	PVC	J-13	J-1	130.0	37.02	37.19	0.00	0.38	2.85
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	38.31	41.32	0.00	6.96	2.60
P-67	10.0	622.00	PVC	J-24	J-13	130.0	36.35	37.02	0.00	1.56	2.51
P-20	8.0	133.00	PVC	J-15	J-16	130.0	38.11	38.28	0.00	0.40	2.40
P-29	8.0	612.00	PVC	J-27	J-15	130.0	37.34	38.11	0.00	1.78	2.37
P-71	8.0	152.00	PVC	J-14	J-27	130.0	37.15	37.34	0.00	0.43	2.33
P-6	8.0	108.00	PVC	J-13	J-14	130.0	37.02	37.15	0.00	0.30	2.30
P-2	10.0	902.00	PVC	J-19	J-30	130.0	40.10	40.86	0.00	1.74	2.18
P-8	10.0	213.00	PVC	J-18	J-19	130.0	39.93	40.10	0.00	0.40	2.16
P-63	8.0	1,300.00	PVC	J-7	J-18	130.0	38.76	39.93	0.00	2.70	1.97
P-17	8.0	39.00	PVC	J-7	J-8	130.0	38.76	38.73	0.00	0.08	1.94
P-5	10.0	296.00	PVC	J-22	J-13	130.0	36.85	37.02	0.00	0.40	1.79
P-70	10.0	64.00	PVC	J-26	J-22	130.0	36.81	36.85	0.00	0.08	1.77
P-7	10.0	487.00	PVC	J-25	J-26	130.0	36.54	36.81	0.00	0.62	1.75
P-61	8.0	568.00	PVC	J-8	J-17	130.0	38.73	38.34	0.00	0.89	1.70
P-12	10.0	390.00	PVC	J-24	J-25	130.0	36.35	36.54	0.00	0.45	1.66
EXISTIN	12.0	1,301.00	PVC	J-30	J-35	130.0	40.86	41.32	0.00	1.07	1.55
P-64	8.0	259.00	PVC	J-18	J-29	130.0	39.93	39.81	0.00	0.27	1.37
P-19	8.0	634.00	PVC	J-28	J-29	130.0	39.53	39.81	0.00	0.64	1.34
P-60	8.0	72.00	PVC	J-4	J-12	130.0	38.71	38.68	0.00	0.07	1.33
P-21	8.0	1,623.00	PVC	J-23	J-28	130.0	38.86	39.53	0.00	1.56	1.30
P-25	8.0	718.00	PVC	J-20	J-12	130.0	38.38	38.68	0.00	0.69	1.30
P-23	8.0	338.00	PVC	J-11	J-23	130.0	38.72	38.86	0.00	0.31	1.27
P-27	8.0	270.00	PVC	J-16	J-20	130.0	38.28	38.38	0.00	0.25	1.27
P-59	8.0	27.00	PVC	J-11	J-4	130.0	38.72	38.71	0.00	0.02	1.23
P-26	8.0	182.00	PVC	J-17	J-16	130.0	38.34	38.28	0.00	0.14	1.17
P-62	8.0	441.00	PVC	J-17	J-31	130.0	38.34	38.31	0.00	0.07	0.50
P-14	8.0	277.00	PVC	J-21	J-8	130.0	38.72	38.73	0.00	0.01	0.20
P-16	8.0	926.00	PVC	J-21	J-3	130.0	38.72	38.71	0.00	0.02	0.17
P-15	8.0	31.00	PVC	J-3	J-4	130.0	38.71	38.71	0.00	0.00	0.14
P-57	8.0	894.00	PVC	J-25	J-10	130.0	36.54	36.54	0.00	0.01	0.10
P-9	8.0	32.00	PVC	J-5	J-6	130.0	27.83	27.83	0.00	0.00	0.03
P-10	8.0	52.00	PVC	J-9	J-10	130.0	36.54	36.54	0.00	0.00	0.03
P-58	8.0	52.00	PVC	J-10	J-32	130.0	36.54	36.54	0.00	0.00	0.03
EXISTIN	12.0	936.00	PVC	J-30	J-33	130.0	40.86	40.86	0.00	0.00	0.02

Scenario: Base
Steady State Analysis
Reservoir Report

Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	120.90	120.90	1,187.48	

Appendix F
Peak Hour WaterCAD Analysis Phase 1

Scenario: Base
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-32	7.21	25.00	Demand	7.21	169.77	62.64
J-9	7.21	25.00	Demand	7.21	169.77	62.64
J-10	7.21	25.00	Demand	7.21	169.77	62.64
J-5	7.21	25.00	Demand	7.21	169.77	62.64
J-6	7.21	25.00	Demand	7.21	169.77	62.64
J-34	7.21	25.00	Demand	7.21	169.78	62.64
J-25	7.21	25.00	Demand	7.21	169.79	62.64
J-24	7.21	25.00	Demand	7.21	169.79	62.64
J-26	7.21	25.00	Demand	7.21	169.79	62.64
J-22	7.21	25.00	Demand	7.21	169.79	62.64
J-13	7.21	25.00	Demand	7.21	169.79	62.65
J-14	7.21	25.00	Demand	7.21	169.79	62.65
J-27	7.21	25.00	Demand	7.21	169.80	62.65
J-1	7.21	25.00	Demand	7.21	169.80	62.65
J-15	7.21	25.00	Demand	7.21	169.80	62.65
J-2	7.21	25.00	Demand	7.21	169.80	62.65
J-20	7.21	25.00	Demand	7.21	169.80	62.65
J-16	7.21	25.00	Demand	7.21	169.80	62.65
J-7	7.21	25.00	Demand	7.21	169.81	62.65
J-8	7.21	25.00	Demand	7.21	169.81	62.65
J-17	7.21	25.00	Demand	7.21	169.81	62.65
J-31	7.21	25.00	Demand	7.21	169.86	62.67
J-33	7.21	25.00	Demand	7.21	170.39	62.90
J-30	7.21	25.00	Demand	7.21	170.39	62.90
J-35	7.21	25.00	Demand	7.21	170.39	62.90

Scenario: Base
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	62.67	62.90	0.00	0.53	0.65
EXISTIN	12.0	114.00	PVC	J-35	R-1	130.0	62.90	0.00	0.00	0.01	0.51
P-62	8.0	441.00	PVC	J-17	J-31	130.0	62.65	62.67	0.00	0.05	0.39
P-65	10.0	783.00	PVC	J-2	J-31	130.0	62.65	62.67	0.00	0.06	0.37
P-3	10.0	14.00	PVC	J-1	J-2	130.0	62.65	62.65	0.00	0.00	0.34
P-68	10.0	120.00	PVC	J-13	J-1	130.0	62.65	62.65	0.00	0.01	0.31
P-26	8.0	182.00	PVC	J-17	J-16	130.0	62.65	62.65	0.00	0.01	0.25
P-20	8.0	133.00	PVC	J-15	J-16	130.0	62.65	62.65	0.00	0.00	0.16
P-5	10.0	296.00	PVC	J-22	J-13	130.0	62.64	62.65	0.00	0.00	0.15
P-67	10.0	622.00	PVC	J-24	J-13	130.0	62.64	62.65	0.00	0.01	0.14
P-57	8.0	894.00	PVC	J-25	J-10	130.0	62.64	62.64	0.00	0.01	0.14
P-70	10.0	64.00	PVC	J-26	J-22	130.0	62.64	62.64	0.00	0.00	0.12
P-29	8.0	612.00	PVC	J-27	J-15	130.0	62.65	62.65	0.00	0.01	0.11
P-7	10.0	487.00	PVC	J-25	J-26	130.0	62.64	62.64	0.00	0.00	0.09
P-61	8.0	568.00	PVC	J-8	J-17	130.0	62.65	62.65	0.00	0.00	0.09
P-69	8.0	416.00	PVC	J-6	J-34	130.0	62.64	62.64	0.00	0.00	0.09
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	62.64	62.64	0.00	0.01	0.09
P-71	8.0	152.00	PVC	J-14	J-27	130.0	62.65	62.65	0.00	0.00	0.07
P-17	8.0	39.00	PVC	J-7	J-8	130.0	62.65	62.65	0.00	0.00	0.05
P-10	8.0	52.00	PVC	J-9	J-10	130.0	62.64	62.64	0.00	0.00	0.05
P-27	8.0	270.00	PVC	J-16	J-20	130.0	62.65	62.65	0.00	0.00	0.05
P-58	8.0	52.00	PVC	J-10	J-32	130.0	62.64	62.64	0.00	0.00	0.05
P-9	8.0	32.00	PVC	J-5	J-6	130.0	62.64	62.64	0.00	0.00	0.05
EXISTIN	12.0	1,301.00	PVC	J-30	J-35	130.0	62.90	62.90	0.00	0.00	0.04
P-12	10.0	390.00	PVC	J-24	J-25	130.0	62.64	62.64	0.00	0.00	0.02
P-6	8.0	108.00	PVC	J-13	J-14	130.0	62.65	62.65	0.00	0.00	0.02
EXISTIN	12.0	936.00	PVC	J-30	J-33	130.0	62.90	62.90	0.00	0.00	0.02

Scenario: Base
Steady State Analysis
Reservoir Report

Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	170.40	170.40	180.25	

Appendix G
Peak Hour WaterCAD Analysis Phase 1 & 2

Scenario: Base
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-32	10.71	25.00	Demand	10.71	169.60	62.56
J-9	10.71	25.00	Demand	10.71	169.60	62.56
J-10	10.71	25.00	Demand	10.71	169.60	62.56
J-5	10.71	25.00	Demand	10.71	169.60	62.56
J-6	10.71	25.00	Demand	10.71	169.60	62.56
J-34	10.71	25.00	Demand	10.71	169.61	62.56
J-25	10.71	25.00	Demand	10.71	169.63	62.57
J-24	10.71	25.00	Demand	10.71	169.63	62.57
J-26	10.71	25.00	Demand	10.71	169.63	62.58
J-22	10.71	25.00	Demand	10.71	169.63	62.58
J-13	10.71	25.00	Demand	10.71	169.64	62.58
J-14	10.71	25.00	Demand	10.71	169.64	62.58
J-27	10.71	25.00	Demand	10.71	169.65	62.58
J-1	10.71	25.00	Demand	10.71	169.65	62.58
J-2	10.71	25.00	Demand	10.71	169.65	62.58
J-15	10.71	25.00	Demand	10.71	169.68	62.60
J-16	10.71	25.00	Demand	10.71	169.70	62.60
J-20	10.71	25.00	Demand	10.71	169.70	62.60
J-12	10.71	25.00	Demand	10.71	169.70	62.61
J-4	10.71	25.00	Demand	10.71	169.71	62.61
J-3	10.71	25.00	Demand	10.71	169.71	62.61
J-11	10.81	25.00	Demand	10.81	169.71	62.61
J-17	10.71	25.00	Demand	10.71	169.71	62.61
J-21	10.71	25.00	Demand	10.71	169.72	62.61
J-23	10.71	25.00	Demand	10.71	169.72	62.61
J-8	10.71	25.00	Demand	10.71	169.73	62.62
J-7	10.71	25.00	Demand	10.71	169.73	62.62
J-31	10.71	25.00	Demand	10.71	169.74	62.62
J-28	10.71	25.00	Demand	10.71	169.84	62.67
J-29	10.71	25.00	Demand	10.71	169.90	62.69
J-18	10.71	25.00	Demand	10.71	169.94	62.71
J-19	10.71	25.00	Demand	10.71	169.99	62.73
J-33	10.71	25.00	Demand	10.71	170.20	62.82
J-30	10.71	25.00	Demand	10.71	170.20	62.82
J-35	10.71	25.00	Demand	10.71	170.35	62.89

Scenario: Base
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
EXISTIN	12.0	114.00	PVC	J-35	R-1	130.0	62.89	0.00	0.00	0.05	1.06
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	62.62	62.89	0.00	0.61	0.70
P-2	10.0	902.00	PVC	J-19	J-30	130.0	62.73	62.82	0.00	0.21	0.70
P-8	10.0	213.00	PVC	J-18	J-19	130.0	62.71	62.73	0.00	0.04	0.66
EXISTIN	12.0	1,301.00	PVC	J-30	J-35	130.0	62.82	62.89	0.00	0.16	0.55
P-63	8.0	1,300.00	PVC	J-7	J-18	130.0	62.62	62.71	0.00	0.21	0.50
P-65	10.0	783.00	PVC	J-2	J-31	130.0	62.58	62.62	0.00	0.09	0.47
P-64	8.0	259.00	PVC	J-18	J-29	130.0	62.71	62.69	0.00	0.04	0.46
P-17	8.0	39.00	PVC	J-7	J-8	130.0	62.62	62.62	0.00	0.00	0.43
P-3	10.0	14.00	PVC	J-1	J-2	130.0	62.58	62.58	0.00	0.00	0.43
P-19	8.0	634.00	PVC	J-28	J-29	130.0	62.67	62.69	0.00	0.07	0.39
P-68	10.0	120.00	PVC	J-13	J-1	130.0	62.58	62.58	0.00	0.01	0.38
P-26	8.0	182.00	PVC	J-17	J-16	130.0	62.61	62.60	0.00	0.02	0.38
P-20	8.0	133.00	PVC	J-15	J-16	130.0	62.60	62.60	0.00	0.01	0.36
P-21	8.0	1,623.00	PVC	J-23	J-28	130.0	62.61	62.67	0.00	0.12	0.32
P-62	8.0	441.00	PVC	J-17	J-31	130.0	62.61	62.62	0.00	0.03	0.29
P-29	8.0	612.00	PVC	J-27	J-15	130.0	62.58	62.60	0.00	0.04	0.29
P-23	8.0	338.00	PVC	J-11	J-23	130.0	62.61	62.61	0.00	0.02	0.25
P-5	10.0	296.00	PVC	J-22	J-13	130.0	62.58	62.58	0.00	0.01	0.23
P-71	8.0	152.00	PVC	J-14	J-27	130.0	62.58	62.58	0.00	0.01	0.22
P-67	10.0	622.00	PVC	J-24	J-13	130.0	62.57	62.58	0.00	0.02	0.21
P-57	8.0	894.00	PVC	J-25	J-10	130.0	62.57	62.56	0.00	0.03	0.21
P-14	8.0	277.00	PVC	J-21	J-8	130.0	62.61	62.62	0.00	0.01	0.20
P-59	8.0	27.00	PVC	J-11	J-4	130.0	62.61	62.61	0.00	0.00	0.18
P-70	10.0	64.00	PVC	J-26	J-22	130.0	62.58	62.58	0.00	0.00	0.18
P-60	8.0	72.00	PVC	J-4	J-12	130.0	62.61	62.61	0.00	0.00	0.18
P-61	8.0	568.00	PVC	J-8	J-17	130.0	62.62	62.61	0.00	0.01	0.16
P-6	8.0	108.00	PVC	J-13	J-14	130.0	62.58	62.58	0.00	0.00	0.15
P-7	10.0	487.00	PVC	J-25	J-26	130.0	62.57	62.58	0.00	0.01	0.14
P-69	8.0	416.00	PVC	J-6	J-34	130.0	62.56	62.56	0.00	0.01	0.14
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	62.56	62.57	0.00	0.02	0.13
P-16	8.0	926.00	PVC	J-21	J-3	130.0	62.61	62.61	0.00	0.01	0.13
P-25	8.0	718.00	PVC	J-20	J-12	130.0	62.60	62.61	0.00	0.01	0.11
P-10	8.0	52.00	PVC	J-9	J-10	130.0	62.56	62.56	0.00	0.00	0.07
P-9	8.0	32.00	PVC	J-5	J-6	130.0	62.56	62.56	0.00	0.00	0.07
P-58	8.0	52.00	PVC	J-10	J-32	130.0	62.56	62.56	0.00	0.00	0.07
P-15	8.0	31.00	PVC	J-3	J-4	130.0	62.61	62.61	0.00	0.00	0.06
P-27	8.0	270.00	PVC	J-16	J-20	130.0	62.60	62.60	0.00	0.00	0.04
P-12	10.0	390.00	PVC	J-24	J-25	130.0	62.57	62.57	0.00	0.00	0.03
EXISTIN	12.0	936.00	PVC	J-30	J-33	130.0	62.82	62.82	0.00	0.00	0.03

Scenario: Base
Steady State Analysis
Reservoir Report

Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	170.40	170.40	374.95	

Appendix H
NFF for Amenity Center

Scenario: NFF AMENITY FULL
Steady State Analysis
Junction Report

Label	Base Flow (gpm)	Elevation (ft)	Type	Demand (Calculated) (gpm)	Calculated Hydraulic Grade (ft)	Pressure (psi)
J-1	0.00	25.00	Demand	0.00	109.62	36.61
J-2	0.00	25.00	Demand	0.00	109.63	36.61
J-3	0.00	25.00	Demand	0.00	109.79	36.69
J-4	0.00	25.00	Demand	0.00	109.79	36.69
J-5	0.00	25.00	Demand	0.00	109.57	36.59
J-6	0.00	25.00	Demand	0.00	109.57	36.59
J-7	0.00	25.00	Demand	0.00	109.91	36.74
J-8	0.00	25.00	Demand	0.00	109.77	36.67
J-9	0.00	25.00	Demand	0.00	109.57	36.59
J-10	0.00	25.00	Demand	0.00	109.57	36.59
J-11	0.00	25.00	Demand	0.00	109.84	36.71
J-12	0.00	25.00	Demand	0.00	109.69	36.64
J-13	0.00	25.00	Demand	0.00	109.57	36.59
J-14	0.00	25.00	Demand	0.00	109.42	36.53
J-15	0.00	25.00	Demand	0.00	108.42	36.09
J-16	0.00	25.00	Demand	0.00	108.25	36.02
J-17	1,500.00	25.00	Demand	1,500.00	107.34	35.62
J-18	0.00	25.00	Demand	0.00	114.87	38.88
J-19	0.00	25.00	Demand	0.00	115.57	39.18
J-20	0.00	25.00	Demand	0.00	108.64	36.19
J-21	0.00	25.00	Demand	0.00	109.77	36.68
J-22	0.00	25.00	Demand	0.00	109.57	36.59
J-23	0.00	25.00	Demand	0.00	110.44	36.96
J-24	0.00	25.00	Demand	0.00	109.57	36.59
J-25	0.00	25.00	Demand	0.00	109.57	36.59
J-26	0.00	25.00	Demand	0.00	109.57	36.59
J-27	0.00	25.00	Demand	0.00	109.22	36.44
J-28	0.00	25.00	Demand	0.00	113.30	38.20
J-29	0.00	25.00	Demand	0.00	114.41	38.68
J-30	0.00	25.00	Demand	0.00	118.53	40.47
J-31	0.00	25.00	Demand	0.00	109.97	36.76
J-32	0.00	25.00	Demand	0.00	109.57	36.59
J-33	0.00	25.00	Demand	0.00	118.53	40.47
J-34	0.00	25.00	Demand	0.00	109.57	36.59
J-35	0.00	25.00	Demand	0.00	120.29	41.23

Scenario: NFF AMENITY FULL
Steady State Analysis
Pipe Report

Label	Diameter (in)	Length (ft)	Material	Start Node	Stop Node	Hazen-Williams C	Upstream Calculated Pressure (psi)	Downstream Calculated Pressure (psi)	Minor Loss Coefficient	Pressure Pipe Headloss (ft)	Velocity (ft/s)
P-17	8.0	39.00	PVC	J-7	J-8	130.0	36.74	36.67	0.00	0.15	2.74
P-10	8.0	52.00	PVC	J-9	J-10	130.0	36.59	36.59	0.00	0.00	0.00
P-20	8.0	133.00	PVC	J-15	J-16	130.0	36.09	36.02	0.00	0.17	1.54
P-9	8.0	32.00	PVC	J-5	J-6	130.0	36.59	36.59	0.00	0.00	0.00
P-26	8.0	182.00	PVC	J-17	J-16	130.0	35.62	36.02	0.00	0.91	3.17
P-21	8.0	1,623.00	PVC	J-23	J-28	130.0	36.96	38.20	0.00	2.86	1.81
P-27	8.0	270.00	PVC	J-16	J-20	130.0	36.02	36.19	0.00	0.39	1.63
P-6	8.0	108.00	PVC	J-13	J-14	130.0	36.59	36.53	0.00	0.14	1.54
P-19	8.0	634.00	PVC	J-28	J-29	130.0	38.20	38.68	0.00	1.12	1.81
P-15	8.0	31.00	PVC	J-3	J-4	130.0	36.69	36.69	0.00	0.00	0.17
P-25	8.0	718.00	PVC	J-20	J-12	130.0	36.19	36.64	0.00	1.05	1.63
P-29	8.0	612.00	PVC	J-27	J-15	130.0	36.44	36.09	0.00	0.80	1.54
P-14	8.0	277.00	PVC	J-21	J-8	130.0	36.68	36.67	0.00	0.01	0.17
P-63	8.0	1,300.00	PVC	J-7	J-18	130.0	36.74	38.88	0.00	4.96	2.74
P-62	8.0	441.00	PVC	J-17	J-31	130.0	35.62	36.76	0.00	2.63	3.49
P-61	8.0	568.00	PVC	J-8	J-17	130.0	36.67	35.62	0.00	2.43	2.91
P-71	8.0	152.00	PVC	J-14	J-27	130.0	36.53	36.44	0.00	0.20	1.54
P-69	8.0	416.00	PVC	J-6	J-34	130.0	36.59	36.59	0.00	0.00	0.00
P-64	8.0	259.00	PVC	J-18	J-29	130.0	38.88	38.68	0.00	0.46	1.81
P-57	8.0	894.00	PVC	J-25	J-10	130.0	36.59	36.59	0.00	0.00	0.00
P-23	8.0	338.00	PVC	J-11	J-23	130.0	36.71	36.96	0.00	0.60	1.81
P-16	8.0	926.00	PVC	J-21	J-3	130.0	36.68	36.69	0.00	0.02	0.17
P-60	8.0	72.00	PVC	J-4	J-12	130.0	36.69	36.64	0.00	0.11	1.63
P-59	8.0	27.00	PVC	J-11	J-4	130.0	36.71	36.69	0.00	0.05	1.81
P-58	8.0	52.00	PVC	J-10	J-32	130.0	36.59	36.59	0.00	0.00	0.00
P-7	10.0	487.00	PVC	J-25	J-26	130.0	36.59	36.59	0.00	0.00	0.01
P-3	10.0	14.00	PVC	J-1	J-2	130.0	36.61	36.61	0.00	0.01	0.99
P-5	10.0	296.00	PVC	J-22	J-13	130.0	36.59	36.59	0.00	0.00	0.01
P-11	10.0	1,882.00	PVC	J-34	J-24	130.0	36.59	36.59	0.00	0.00	0.00
P-12	10.0	390.00	PVC	J-24	J-25	130.0	36.59	36.59	0.00	0.00	0.01
P-2	10.0	902.00	PVC	J-19	J-30	130.0	39.18	40.47	0.00	2.96	2.91
P-8	10.0	213.00	PVC	J-18	J-19	130.0	38.88	39.18	0.00	0.70	2.91
P-68	10.0	120.00	PVC	J-13	J-1	130.0	36.59	36.61	0.00	0.05	0.99
P-70	10.0	64.00	PVC	J-26	J-22	130.0	36.59	36.59	0.00	0.00	0.01
P-67	10.0	622.00	PVC	J-24	J-13	130.0	36.59	36.59	0.00	0.00	0.01
P-65	10.0	783.00	PVC	J-2	J-31	130.0	36.61	36.76	0.00	0.35	0.99
P-66	10.0	2,603.00	PVC	J-31	J-35	130.0	36.76	41.23	0.00	10.32	3.22
EXISTI	12.0	114.00	PVC	J-35	R-1	130.0	41.23	0.00	0.00	0.61	4.26
EXISTI	12.0	1,301.00	PVC	J-30	J-35	130.0	40.47	41.23	0.00	1.76	2.02
EXISTI	12.0	936.00	PVC	J-30	J-33	130.0	40.47	40.47	0.00	0.00	0.00

Scenario: NFF AMENITY FULL
Steady State Analysis
Reservoir Report

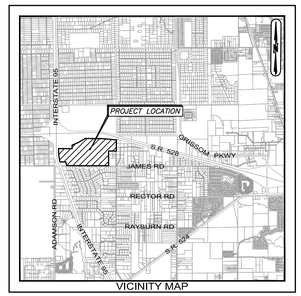
Label	Elevation (ft)	Calculated Hydraulic Grade (ft)	Outflow (gpm)	Description
R-1	120.90	120.90	1,500.00	



NORTH

0 200' 400'

GRAPHIC SCALE
SCALE: 1" = 200'
HALF SIZE: 1" = 400'



VICINITY MAP

SITE DATA

GENERAL STATEMENT
THE PROPOSED WORK CONSISTS OF NEW 418 LOT SUBDIVISION ON A 212.10 ACRE SITE.

ENGINEER & SURVEYOR
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.
504 NORTH HARBOR CITY BLVD
MELBOURNE, FL 32935
PHONE: (321) 751-6088

DEVELOPER
BEACHLINE PARTNERS LLC
402A HIGHPOINT DRIVE
COCOA,FL 32926

PROPERTY DETAILS
PARCEL ID: 24-35-10-00-502
FLOOD ZONE: X AND A (FIRM MAP 12009C0325G DATED MARCH 17, 2014 & FIRM MAP 12009C0320H DATED JANUARY 29, 2021)
GEOGRAPHIC AREA: SEC 10, TWP 24 SOUTH, RNG 35E
ZONING: BREVARD COUNTY GU
FUTURE LAND USE:
VERY LOW DENSITY RESIDENTIAL; CONSERVATION
COUNTY: BREVARD
ADDRESS: TO BE DETERMINED
COCOA, FL

PROPOSED NUMBER OF LOTS
418

PROPOSED DENSITY
2 UNITS PER ACRE

MINIMUM LOT DIMENSIONS
WIDTH: 50 FT
DEPTH: 120 FT (STANDARD 125 FT)
AREA: 5,750 SQ FT

MINIMUM LIVING AREA
MINIMUM LIVING AREA UNDER AIR SHALL BE 1,500 SF
AVERAGE LIVING AREA UNDER AIR SHALL BE 1,800 SF
FOOT PRINT = 40' x 60' = 2,400 SF (MINIMUM)

MAXIMUM BUILDING HEIGHT
35 FT

BUILDING SETBACKS	REQUIRED
FRONT	25 FT
SIDE (CORNER)	15 FT
SIDE (INTERIOR)	5 FT
REAR	15 FT

ZONING
NORTH: RU-1-7 CITY OF COCOA
SOUTH: RR-1 BREVARD COUNTY
EAST: RR-1 BREVARD COUNTY
WEST: GU, AU, RR-1 BREVARD COUNTY

UTILITIES STATEMENT
PER THE STIPULATED SETTLEMENT AGREEMENT, THE CITY WILL PROVIDE A POINT OF CONNECTION FOR CITY WATER, SEWER AND RECLAIMED SERVICES AT THE SOUTHERN BOUNDARY OF SR 528 AND THE NORTHEAST CORNER OF PARCEL # 24-35-10-00-4 OWNED BY BRIGHTLINE TRAINS FLORIDA, LLC.

SEWER STATEMENT
SANITARY SEWER TO THE PROPOSED LOTS WILL BE PROVIDED BY OWNER USING A GRAVITY SANITARY SEWER SYSTEM, AND A LIFT STATION AND FORCE MAIN ALSO WILL BE PROVIDED BY OWNER TO CONNECT TO THE CITY OF COCOA SYSTEM. OWNER SHALL PROVIDE A LOCATION FOR THE LIFT STATION AS REQUIRED BY CITY AND CONVEY THE LIFT STATION TO THE CITY UPON FINAL COMPLETION OF THE PROJECT.

SITE AREA	SQUARE FEET	ACREAGE	%
SUBDIVISION LOTS/ROADS:	3,501,147 SF	80.38 AC	37.9%
STORMWATER AREA:	1,238,250 SF	28.43 AC	13.4%
OPEN SPACE:			
COMMUNITY REC AREA:	49,647 SF	1.14 AC	0.5%
PARK AREA:	254,379 SF	5.84 AC	2.8%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	21.4%
COMMON/BUFFER SPACE:	2,213,417 SF	50.81 AC	24.0%
TOTAL OPEN SPACE:	4,121,958 SF	94.63 AC	48.7%
TOTAL SITE AREA:	9,239,078 SF	212.10 AC	100%

WETLAND AREA	SQUARE FEET	ACREAGE	%
IMPACTED / MITIGATED WETLANDS:	377,723 SF	8.67 AC	16%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	84%
TOTAL WETLANDS AREA:	2,359,961 SF	54.18 AC	100%

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY , TOWNSHIP 24 SOUTH, RANGE 35 EAST,BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THEEND OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SEPTEMBER 28, 2021

Revision	Designed:	Date:
	AK	09/28/2021
	Drawn:	Date:
	DD	09/28/2021
	Checked:	Date:
	AK	09/28/2021

BEACHLINE PARTNERS

PRELIMINARY SITE PLAN

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors • E.B. # 7980 / L.B. #7940
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: COCOA I95
Drawing #: CIVIL
Scale:
Horiz. 1" = 200'
Vert. N/A
Sheet #:
C-1
Sheet 1 of 1

Steven J. Morgan P.E. FL. Reg. #50632
Andreas H. Kirbach P.E. FL. Reg. #49431

Date:

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Windward Preserve Development Timeline

Please note the dates below are tentative based on final approvals, land closing, and contractor schedules. Section 7.8 requires project completion five (5) years from the Utility Completion Date. The Utility Completion Date is anticipated to be April 2025 based on Section 7.6(d) of the Settlement Implementation Agreement. We anticipate project completion in advance of the 5-year provision outlined above.

Phase 1

Development Begins	February 2024
Model and Tract F (Amenity) Construction Begins	January 2025
Production Construction Begins	March 2025
Paving Complete	May 2025
Certificate of Completion	August 2025
Tract F (Amenity) Construction Complete	January 2026

Phase 2

Development Begins	June 2026
Production & Tract G (Park/Tot Lot) Construction Begins	June 2027
Paving Complete	August 2027
Certificate of Completion	December 2027
Tract G (Park/Tot Lot) Construction Complete	December 2027

Note: Details regarding which common amenities are constructed within each tract can be found in the Landscape Plans and Amenity Plans. All common amenities will be complete by December 2027.

23/19

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss, D'Agresta & Salzman, P A
111 N Orange Avenue, Suite 2000
Orlando, FL 32802

(407) 425-9566

FOR RECORDING DEPARTMENT USE ONLY

SETTLEMENT IMPLEMENTATION AGREEMENT

(Residential Subdivision)

THIS SETTLEMENT IMPLEMENTATION AGREEMENT ("**Agreement**") is made and executed this 26th day of July, 2022, by and between the **CITY OF COCOA,** a Florida Municipal Corporation ("**City**"), whose address is 65 Stone Street, Cocoa, Florida 32922, and **BEACHLINE PARTNERS, LLC**, a Florida limited liability company ("**Developer**"), whose address is 402 A High Point Drive, Cocoa, Florida 32926

WITNESSETH:

WHEREAS, Developer has acquired approximately 212.10 acres, more or less, of real property located south of State Road 528 and east of Highway I-95, Cocoa, Florida, more particularly described in Section 3 and depicted on the Preliminary Site Plan referenced in Section 6 of this Agreement ("**Property**"); and

WHEREAS, the Property is subject to that certain City of Cocoa/Hagen-Nicolson Properties, LLC Preceding Development Agreement, dated April 12, 2005, in Official Record Book 5458, Page 5467 of Brevard County, Florida, as amended by City of Cocoa/Barrera Shores, LLC Preceding Development Agreement, dated November 7, 2006 in Official Record Book 5721, Page 8205 of Brevard County, Florida (together referred to as the "**Preceding Development Agreement**"); and

WHEREAS, the Property is also subject to that certain Stipulated Settlement Agreement entered into in Brevard County v. City of Cocoa, Case No. 05-2005-018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of Brevard County, Florida ("**Settlement Agreement**"); and

WHEREAS, Developer desires to permit and construct a low-density residential subdivision (approx. 418 units) on the Property generally consistent with the terms and conditions of the Preceding Development Agreement (unless amended herein or by the Settlement

Agreement) and in compliance with the Settlement Agreement and as more specifically required by this Settlement Implementation Agreement; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties mutually agree as follows:

1.0 Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by this reference

2.0 Authority. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act and in furtherance of implementing the terms and conditions of the Preceding Development Agreement and Stipulated Settlement Agreement.

3.0 The Property.

3.1 The real property subject to this Agreement has a tax parcel identification number of 24-35-10-00-502 and is legally described in **EXHIBIT "A"**, attached hereto and fully incorporated herein by this reference ("**Property**").

3.2 The Parties acknowledge and agree that the Property, as defined in this Agreement, is a portion of the original Property which was described in the Preceding Developer's Agreement and Stipulated Settlement Agreement (the "Original Property") because of the fact that Developer's predecessor in title conveyed Parcel #s. 24-35-10-00-4, 24-35-10-00-503 and 24-35-10-00-504 to Brightline Trains Florida LLC.

4.0 Project Description and Requirements. Developer shall design, permit and construct one of the premier, upscale low-density residential subdivisions in the City of Cocoa. The subdivision and all of its infrastructure and amenities shall be created and constructed in a single or a maximum of three (3) phase(s) and consist of approximately 418 residential lots and homes with a minimum living area under air of one thousand five hundred (1,500) square feet and an average living area under air of one thousand eight hundred (1,800) square feet, with a minimum footprint of 2,400 square feet (40ft. x 60ft.), private streets, and ample private recreational common area green space and amenities, including walking path/nature trail, approximately 5.8 acre park area, dog park, playground and private clubhouse with pool, all of sufficient size, scale and detail to adequately support the number of units being developed (the "**Project**"). If the Developer elects to construct the infrastructure in multiple phases, Developer shall propose a phasing plan for the City's approval, and the phases shall be constructed in accordance with said approved plan. However, if a phasing plan is elected and approved by the City, the first phase shall consist of a minimum of 150 lots and the dog park, playground and private clubhouse with pool, as well as such other infrastructure necessary to support the first phase The Developer shall construct the homes on the individual lots in accordance with a phasing plan if such phasing plan is required and approved by the City. The Project shall have a homeowner's association, which shall be responsible for maintaining the common areas in perpetuity. The Project shall be permitted and constructed in accordance with the requirements set forth in this Agreement.

5.0 Zoning Application. Developer acknowledges that the current City Comprehensive Plan, Future Land Use Map designation on the Property is very low-density residential with several areas subject to a conservation overlay designation. Developer agrees to comply with the current Future Land Use Map designation. However, the Property does not currently have a City zoning designation. Therefore, in furtherance of compliance with the City's Comprehensive Plan, Developer agrees to seek a City zoning designation for the Property of PUD, Planned Unit Development, which is generally consistent with the very low-density residential Future Land Use Map designation subject to the specific details of a very low-density residential PUD being approved by the City Council consistent with other applicable City Comprehensive Plan and Code requirements. Within one hundred eighty (180) days of the Effective Date, unless an extension is granted by the City Manager for good cause, Developer agrees to submit a complete rezoning application with the City to request approval of a PUD zoning designation consistent with the terms and conditions of this Agreement, and in accordance with City Code, Appendix A-Zoning, Article XI, Sec. 17. The Developer's application shall satisfy either the preliminary PUD development plan requirements, or if the Developer elects to consolidate together the preliminary and final development plan approval process, the application shall satisfy, to the extent applicable, both the preliminary and final PUD development plan requirements In addition, the PUD zoning application shall be accompanied by a preliminary plat application The City agrees to process said applications consistent with the requirements of the City Code and law. Nothing contained herein shall be construed or interpreted as requiring the City Council to approve said applications because the applications shall be subject to quasi-judicial requirements and hearings by the City Council including the City Council making a final decision on the application based on procedural due process, essential requirements of law and competent substantial evidence presented at the hearing The Developer agrees the City cannot waive quasi-judicial requirements and that the City Council will be required to consider and act upon said applications at its discretion at appropriate public hearings pursuant to the requirements of law. If the PUD application is denied by the City Council, the Developer shall submit and process a different rezoning application consistent with the very-low density residential Future Land Use Map designation until such time as the City Council approves an acceptable City zoning designation for the Property. Should a different zoning district be approved, Developer acknowledges that a modification to this Agreement may be required to comply with such approved district's dimensional and/or open space requirements.

6.0 Preliminary Site Plan; PUD, Subdivision and Site Plan Approval; Transportation Improvements.

6.1 The Project shall be substantially developed in accordance with the preliminary development plan which is attached hereto as **EXHIBIT "B"** and incorporated herein by this reference (**"Preliminary Site Plan"**). The Preliminary Site Plan is intended to be the general blueprint which details certain key aspects of the future physical development of the Property, but not all aspects of the development which will be required by the PUD zoning designation, final engineering and applicable law. The Preliminary Site Plan shall also serve as a necessary guide for future permit applications and permitting necessary to complete the construction of the Project. Developer shall have the obligation to further submit and obtain the City's approval of a PUD zoning application inclusive of final site development plan and final engineering plans and a final

subdivision plat (**"Final Plans"**) consistent with the Preliminary Site Plan in all material respects and in compliance with the City Code and the amenities schedule required by Section 8.0 of this Agreement. Furthermore, Developer acknowledges and agrees that the Preliminary Site Plan was not created with specific surveyed dimensions and that during the Final Plans process such dimensions shall be surveyed, duly engineered, and provided to the City for consideration under applicable City Codes. The Preliminary Site Plan shall be subject to reasonable adjustments at the Final Plans phase in order to bring the Project into full compliance with the City Code, and as a result, the exact location, layout and dimensions of the lots, common areas, buildings, landscaping, entrances, utilities, parks, parking and other site improvements may vary slightly between the Preliminary Site Plan approved hereunder and approval of the Final Plans. Further, additional lots greater than the number of lots depicted on the Preliminary Site Plan may be approved at the City's discretion, provided the additional lots do not reduce the proposed amount of open space and recreational areas and preserved wetlands depicted on the Preliminary Site Plan. These changes shall be allowed so long as the changes are consistent with the development standards required by City Code, noted in this Agreement and preserve the general character of the development shown on the Preliminary Site Plan. The City will not unreasonably withhold approval of the Final Plans and amenities schedule on the condition that Developer complies with the terms and conditions of this Agreement, the City Code and other applicable law (including, but not limited to, quasi-judicial requirements). Denial of the Final Plans by the City Council because the Final Plans do not comply with the applicable provisions of the City's Comprehensive Plan, City Code, other applicable law or the terms and conditions set forth in this Agreement shall be deemed a reasonable basis of denial.

6.2 Developer acknowledges that the Stipulated Settlement Agreement requires the Developer to coordinate with Brevard County certain transportation improvements at Friday Road and James Road. Developer agrees to discuss and coordinate said improvements with the County in conjunction with Developer's applications for Final Plans approval. Developer shall keep the City fully and timely updated regarding any and all transportation discussions with, or directives imposed by, Brevard County and/or FDOT. Developer further acknowledges and agrees that Paragraph 7 of the Stipulated Settlement Agreement states that "All traffic calming devices along James Road shall be constructed and completed following land clearing [of the Property] but prior to any further construction or site work being completed [on the Property.]" The City shall not be responsible or liable in any way whatsoever for any permitting or construction delays experienced by Developer resulting from Developer's failure to comply with the transportation improvement requirements set forth in the Stipulated Settlement Agreement.

6.3 The Parties agree that time is of the essence to complete the Project. Therefore, Developer shall have no more than twenty-four (24) months after said Effective Date to obtain Final approval of the preliminary plat and Final Plans (excluding final plat) unless otherwise agreed by the City Council. The final plat shall be submitted and completed in accordance with Section 18-30 of the City Code. The timeline mentioned in this Section 6.3 may be extended pursuant to Section 31 of this Agreement.

7.0 Public Utilities; Project Completion and Reimbursement Obligations.

Pursuant to Section 4.8 of the Preceding Development Agreement, the Developer has elected not to design, permit and construct the extension of the water, sewer and reclaimed utilities to the Property ("**Utilities**"). Therefore, the City will design, permit and construct the extension of the Utilities as determined and deemed appropriate by the City, with sufficient capacity to service the Developer's Project, subject to the following terms and conditions:

7.1 The Parties acknowledge that the City intends to provide water, sewer and reclaimed water to the Original Property by extending said utilities, at its sole cost and expense subject to possible reimbursement under Section 7.9 of this Agreement, from the north crossing under State Road 528. The City is in the process of designing and permitting such extension and obtaining approval from the Florida Department of Transportation ("**FDOT**") to make such extension and crossing under State Road 528 and Brevard County for the extension within county right-of-way and dedicated property. Per the Stipulated Settlement Agreement, the City intends to provide a point(s) of connection for said Utilities at the southern boundary of State Road 528 at the southern terminus of the crossing approved by FDOT and the northeast corner of Parcel # 24-35-10-00-4 owned by Brightline Trains Florida, LLC (the "**Point of Connection**"). The City anticipates that the crossing is likely to be located approximately due north from the northeast corner of the Property as depicted on the Preliminary Site Plan, subject to FDOT's and Brevard County's approval as applicable. Furthermore, Developer acknowledges that the extension of the Utilities to the Property will be designed, permitted and constructed by the City in conjunction with the extension of similar City utilities to the property owned and being developed by Brightline Trains Florida, LLC on the north and south side of State Road 528 and the location of said utilities will impact the location of the Point of Connection required for the Property.

7.2 Developer acknowledges that subsequent to the recording of the Preceding Development Agreement and Stipulated Settlement Agreement, Developer's predecessor in title sold the northern most portion of the Original Property, as originally legally described in the Preceding Development Agreement, to Brightline Trains Florida LLC This conveyance has caused the Property to no longer be adjacent to State Road 528 as the Parties to the Preceding Development Agreement contemplated for purposes of establishing the City's commitment to extend the Utilities to the boundary of the Original Property. As such, the City's commitment to extend the Utilities, at the City's expense, shall be limited to providing a point(s) of connection for said utilities at the southern boundary of State Road 528 if the crossing under State Road 528 is approved by FDOT. However, said point(s) of connection is contingent upon the City obtaining final approval from the FDOT to extend said Utilities under State Road 528 and the actual location of City utilities being extended to serve the Brightline Trains Florida, LLC property on either the north or south side of State Road 528. If FDOT approves a different crossing location under State Road 528, or the actual location of the City utilities servicing the Brightline Trains Florida, LLC property is different than anticipated by the City at the Effective Date of this Agreement for any reason, the City will be required to establish a different point(s) of connection for said Utilities at the southern boundary of State Road 528 based on the location of the crossing permitted by FDOT and the actual location of the City utilities servicing the Brightline Trains Florida, LLC property. However, in the event that FDOT does not approve any crossing under State Road 528 for the extension of the Utilities, or the actual location of the City utilities servicing the Brightline Trains

Florida, LLC property is different than anticipated by the City for any reason, the City will provide a different point(s) of connection at the boundary of the Property as determined and deemed appropriate by the City in consultation with the Developer, and Developer acknowledges that a modification to this Agreement and the Preliminary Site Plan may then be required to accommodate the new point(s) of connection determined by the City.

7.3 The Developer and City acknowledge that because the northern portion of the original Property was conveyed to Brightline, a public utilities easement will be required to be conveyed to the City from Brightline Trains Florida LLC, with a minimum width of 25' feet, extending in a southerly direction from the Point of Connection established by the City and located on the southern boundary of State Road 528 to the northern boundary of the Property depicted as the Developer's on-site Utilities Point of Connection on the Preliminary Site Plan (the "**Brightline Easement**"). The easement shall be in form approved by the City Attorney and conveyed to the City no later than the occurrence of FDOT's approval of the crossing under State Road 528 and the commencement of construction of the utilities. The City will coordinate the conveyance of the easement with Brightline Trains of Florida, LLC. However, in the event that the City is unsuccessful in acquiring the easement, the Developer shall be solely responsible for obtaining the easement, at its expense.

7.4 At the Effective Date of this Agreement, the Parties intend that the Brightline Easement will run along the eastern most portion of Parcel's 24-35-10-00-4 and 24-35-10-00-504 owned by Brightline Trains Florida LLC. However, in the event the approved crossing is not located at the southern boundary of State Road 528, approximately due north from the northeast corner of the Property as depicted on the Preliminary Site Plan, the location of the 25' foot easement required across Brightline Trains Florida LLC's property shall also be amended to extend in a southerly direction from the point(s) of connection established by the City based on the crossing location approved by FDOT to the northern boundary of the Property.

7.5 If the Brightline Easement runs along the eastern most portion of Parcel's 24-35-10-00-4 and 24-35-10-00-504 as anticipated in Section 7.4, Developer agrees to convey a 25' foot wide public utilities easement to the City, at no cost, along the eastern boundary of the Property, as depicted on the Preliminary Site Plan, for purposes of extending said public utilities easement area from the southern terminus of the Brightline Easement to the northern terminus of Friday Road. The easement shall be in form approved by the City Attorney and shall be conveyed to the City no later than the occurrence of FDOT's approval of the crossing under State Road 528 and the commencement of construction of the utilities. . For purposes of clarification, the intent of Sections 7.4 and 7.5 is for Developer to provide a public utility easement to the City from the southern boundary of State Road 528 to the northern terminus of Friday Road.

7.6 The City will design, permit, construct and make the Utilities available to the Point of Connection, as well as extending the Utilities from the Point of Connection to the northern terminus of Friday Road within the Brightline Easement and the public utilities easement provided by Developer no later than the date that: (a) The City or Developer has obtained the Brightline Easement required under Section 7.3 if the FDOT crossing has been approved; (b) Developer has conveyed to the City the public utilities easement required by Developer under Section 7.5 herein,

(c) Developer has completed and received a final completion certificate (e.g., evidence of final written approval) from the City for all on-site infrastructure to support the first phase of the Project if phased or the entire Project if completed in a single phase including, but not limited to, streets, street lights, on-site utilities, sidewalks, and stormwater facilities; (d) Developer has been issued and received building permits for at least ten (10) building permits approved by the City for residential units; and (e) Developer has commenced vertical construction of the ten residential homes on the Property ("**Utility Completion Date**") No earlier than when the City has permitted and commenced construction of the Utilities, the City shall allow Developer to permit "dry-line" utility applications, and temporary storage tanks for sewer to temporarily serve the model homes authorized by Section 11 of this Agreement, at Developer's sole risk and expense, through the Florida Department of Environmental Protection as the Utilities will not be completed prior to permitting or commencement of construction of the Project No earlier than ninety (90) days prior to commencing construction of the Utilities, the City shall provide the Developer a written estimate of: (1) the Point of Connection Utility Expenses described in Section 7.8 below, and (2) the Utility Easement Expenses as described in Section 7.7 below Notwithstanding the aforesaid, the City may delay the Utility Completion Date in the event that the extension of utilities to the Brightline Trains Florida, LLC property is delayed because of circumstances outside of the City's control as more specifically set forth under Section 31 of this Agreement.

7.7 The Utility Easement Expenses shall mean the expenses incurred by the City to design, permit and construct the extension of the Utilities within the Brightline Easement and the public utility easement area conveyed by the Developer from the Point of Connection at the southern boundary of State Road 528 to the northern terminus of Friday Road. Within thirty (30) days of providing the written estimate of the Utility Easement Expenses, Developer shall pay the City the Utility Easement Expenses per Section 7.8 below in advance of the City commencing construction of the Utilities. Said expenses shall be utilized by the City solely for covering the costs incurred in designing, permitting and constructing the Utilities within the Brightline Easement and easement area conveyed to the City by the Developer Should the actual Utility Easement Expenses exceed the amount of the estimate provided by the City, Developer shall be responsible for paying any such extra costs. If the actual Utility Easement Expenses are less than the estimate provided by the City, the City will refund to the Developer the amount of any overage paid in advance by the Developer.

7.8 Developer shall complete construction of all phases of the Project by obtaining all required certificates of occupancies within five (5) years from the Utility Completion Date ("**Project Completion Obligation**"). In furtherance of the Project Completion Obligation, within ninety (90) days from the date that the City completes the Utilities, the City will deliver written notice to the Developer documenting the actual expenses incurred by the City to design, permit and construct the extension of the water, sewer and reclaimed water utilities to the Point of Connection ("**Point of Connection Utility Expenses**"). Within sixty (60) days of receipt of said written notice, the Developer, at its expense, shall secure the reimbursement of the Point of Connection Utility Expenses in the form of cash escrow deposited with the City or an irrevocable stand-by letter of credit in the amount of such Expenses incurred by the City The letter of credit shall be in favor of the City and shall be issued by a bank mutually agreed to by the Parties. The

letter of credit shall be in a form acceptable to the City to effectuate the reimbursement, if required due to Developer's failure to make reimbursement pursuant to Section 7.9 below. The letter of credit shall be subject to being drawn upon by the City in the event that the Developer fails to fully satisfy the Project Completion Obligation. The letter of credit shall remain in effect until such time the City provides written notice to the Developer that they have fully satisfied the Project Completion Obligation or the City receives reimbursement pursuant to Section 7.9 below, whichever occurs sooner. However, the City agrees that Developer may proportionately reduce the value of the letter of credit by the number of certificates of occupancies granted by the City for the homes constructed in the Project. Said reduction shall occur only at twenty percent (20%) intervals of construction. The letter of credit may also be reduced on an annual basis by the amount of any home rule special assessment collected on the Property pursuant to Section 7.10 below. Any reduction of the letter of credit shall require prior written notice to the City and confirmation by the City the reduction amount is accurate.

7.9 Upon failure to fully satisfy the Project Completion Obligation, the City may provide Developer written notice declaring Developer in default under this Agreement and demanding full reimbursement, within thirty (30) days, of the Point of Connection Utility Expenses, less any credits as a result of any home rule assessments paid pursuant to Section 7.10 below, if any. If Developer fails to timely make such payment, the City shall have the right to draw upon the letter of credit required by Section 7.8 above.

7.10 The City shall have the right at any time to adopt and impose a home rule special assessment on the Property, and the lots created thereon, to recover the Point of Connection Utility Expenses and Easement Utility Expenses. In furtherance of said right, the Developer hereby voluntarily and irrevocably consents to said assessment and that the extension of utilities required hereunder constitutes a special benefit to the Property. Developer further agrees not to directly or indirectly contest or challenge such special assessment. The assessment, if imposed by the City, will be collected and enforced in accordance with the Uniform Method of Collection and Enforcement of Non-Ad Valorem Special Assessments under Florida law. In the event that a special assessment is imposed and the City collects the full amount of the Point of Connection Utility Expenses by assessment, the City agrees to release the letter of credit obligation in full if still in effect pursuant to Section 7.8 above.

7.11 Except for the Utilities to be constructed by the City on the Property within the public utility easement area required by Section 7.6 herein, the Developer shall be responsible for the design, permitting and construction of all other on-site utility infrastructure required to serve the Property including, but not limited to water, sewer, reclaimed stormwater pipes, sewer lift stations and pumps, electric lines and equipment, cable lines and equipment, phone lines and equipment, gas lines and equipment and other utility pipes, lines and equipment Should City utility policy require that certain on-site water, sewer, reclaimed or stormwater utility infrastructure be conveyed to the City upon completion by the Developer, said conveyance of any such infrastructure shall be by written bill of sale along with any warranties and maintenance bonds or letters of credit.

7.12 In the event the Developer fails to obtain and convey the public utility easements required by Sections 7.3 and 7.5 above, or obtain approval of the Final Plans required by Section 6.1 of this Agreement within the time schedule set forth in Section 6 3, the City's commitment to design, permit and construct the water, sewer and reclaimed water utilities as required by this Agreement shall terminate and thereafter, the Developer, at Developer's sole expense, shall be fully responsible for the design, permitting and construction of the water, sewer and reclaimed water utilities to the Property in accordance with City technical specifications and standards.

7.13 The Developer and City will continue to communicate and cooperate regarding the design, permitting and construction of the utilities extension required under this Agreement. In addition, nothing in this Agreement shall prohibit the Developer and City from agreeing after the Effective Date, in writing, to allow the Developer to construct all or a portion of the utilities extension to the Property if the City determines, in its sole discretion, that Developer can perform such construction more expeditiously and economically in conjunction with the construction of Developer's Project.

8.0 <u>Other Project Recreational Amenities and Enhancements.</u> As a condition of approval of the Final Plans, Developer shall design, permit and construct, at its own expense, the following minimum schedule of Project amenities and enhancements in scope and scale to adequately support the number of residential lots required for the Project:

(1) Community clubhouse with a feature pool, open space area with a community pavilion (picnic tables and grills) along with a state-of-the-art modern tot-lot and playground. The City prefers that the tot-lot and playground be adequately covered from sun exposure by a playground UV rated canopy and shade trees and that the Developer shall seriously evaluate and consider providing such covering when the amenities schedule is approved during Final Plans approval.

(2) Dog park with deluxe dog park amenities including dog play equipment, leash post, clean-up waste station, trash receptacle, pet drinking fountain, and benches.

(3) Park area with passive park amenities and benches including open play areas, children's play apparatus, group picnic areas, covered pavilions and barbecue stations. The City prefers that the playground and bench areas be adequately covered from sun exposure by a UV rated playground or other canopy and shade trees and that the Developer shall seriously evaluate and consider providing such covering when the amenities program and schedule is approved during Final Plans approval.

(5) Connected multipurpose walking path/nature trail throughout the community that connects to all recreational common open spaces including the park area, dog park and community clubhouse area.

(6) A streetscape design deemed acceptable by the City, which emphasizes sidewalks, connectivity within the community, tree-lined streets, and decorative street lights to add appeal and security and decorative signage.

(7) Decorative and landscaped entrance features to the Project deemed acceptable to the City which may include a restricted gated entry feature.

(8) The City prefers that the residential driveways shall be constructed of stone or brick pavers, or stamped and stained concrete. The Developer shall seriously evaluate and consider providing such driveways during the approval of Final Plans.

(9) All utilities constructed on the Property including, but not limited to, electric, water, sewer, reclaimed water, cable, phone, fiber optics, natural gas and other similar kinds of utilities to service the Property shall be constructed underground unless otherwise necessary to be above ground and approved by the City. Each lot and all common landscaped areas shall be equipped with in-ground reclaimed water irrigation systems to maximize the use of the City's reclaimed water service.

(10) The Project shall incorporate the use of energy efficient lighting systems, insulation and ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, and the ability for roof top solar panels.

Developer may also propose additional amenities for the City's consideration and approval. All Project amenities and enhancements shall be completed and finally accepted by the City in accordance with the written amenities construction schedule approved by the City in conjunction with the approval of the Final Plans Upon approval, the written amenities construction schedule shall automatically be deemed incorporated within and made a part of this Agreement. All Project amenities and enhancements shall be maintained in perpetuity by the homeowner's association required to be created by this Agreement.

9.0 Building Elevations and Floor Plans. As condition of approval of the Final Plans, the Developer shall submit to the City for final approval building elevations and related floor plans for the proposed homes and community clubhouse to be constructed on the Property. Upon approval by the City, the building elevations and related floor plans shall be deemed incorporated herein by this reference and said buildings shall be constructed substantially in accordance with the approved building elevations and floor plans. Further, other aspects of the building façade and roof lines, color scheme, and architectural features depicted on the building may have to be adjusted during the City's final review and administrative approval procedures to issue a building permit. The design of the homes and community clubhouse shall create one aesthetically pleasing and unified Project.

10.0 Homeowner's Association. In conjunction with the approval of the final subdivision for the Project, the Developer shall create a mandatory homeowner's association ("**HOA**") to govern the Project in accordance with Chapter 720, Florida Statutes The association shall also be governed by the covenants and restrictions created and recorded against the Property by the Developer as required by this Agreement. A copy of the association's articles of incorporation, by-laws and recorded covenants and restrictions shall be provided to the City prior to the approval of the final subdivision. The homeowner's association shall be responsible for the perpetual maintenance and operation of all common areas and amenities constructed for the Project, shall govern the Project in accordance with the requirements of Florida law including the recorded covenants and restrictions and by-laws of the association, have the power to levy assessments and collect HOA fees or assessments, which are used to pay for the maintenance of

the community common areas and any other designated areas that are detailed in the covenants and deeds applicable to the Project.

11.0 Model Homes. The City agrees to allow the Developer or Developer's chosen homebuilder(s) (hereinafter referred to in this Section as "**Builder**") for the Project to construct both a sales office and up to four (4) model homes to be used for the customary temporary marketing and sales activities of the Builder. The Builder shall have the right to utilize two garages in two model home units as the temporary sales office. The City represents that such marketing and sales activities shall be permitted through buildout of the Project. The City agrees to permit early construction of the model homes prior to or after plat approval, provided that, prior to construction of the model homes, stabilized access to the model home lots and adequate means of fire protection from a City-approved source of water are completed and the following conditions, which are deemed acceptable to Builder, are adhered to·

(a) The model homes shall remain under Builder's ownership and control until such time as a final certificate of occupancy for each model home unit is issued under the conditions set forth below. In other words, the Builder shall not contract for sale, sell, or lease any of the individual model home units until such time as the City issues a final certification of occupancy for each model home unit.

(b) The model homes shall be constructed on existing or proposed lots approved by the City, and any associated parking, pedestrian activity and other activities conducted by sales staff or the general public shall be adequately segregated from construction activities to ensure safety. Parking for the model homes shall be provided in a temporary parking lot to be located in an area approved by the City, which may consist of a mulch surface. Prior to a final certificate of occupancy being issued on the last remaining model home, the mulch surface shall be removed and the area shall either be prepared for home construction, open space or recreational amenity or seeded.

(c) The model sales office shall comply with all applicable state and city regulations regarding accessibility. In addition, Builder shall provide a minimal level of access to all model homes for potential homebuyers with disabilities by providing physical access (via ramp or lift) to the primary level each model home and making photographs of other levels within each home available to the customer.

(d) Prior to construction, the model homes shall be duly permitted by the City in accordance with the City's Code. As part of the building permit application, the Builder shall submit, along with all construction plans for the units, a duly certified boundary survey which shall depict the location and legal description of each individual model lot. The Builder acknowledges and agrees that this legal description is intended to coincide with the eventual location of the lots as depicted and legally described on the final plat The Builder shall assume full and complete responsibility in the event that said legal descriptions do not conform to the lot lines required by the City in the final plat. The Builder fully understands the construction of model homes before final plat is approved by the City may pose a risk to the Builder if the approved plat is not consistent with the layout of model home on the subject property, and that such risk may require modification

or removal of the model home based on the approved plat before a final certificate of occupancy can be issued for the model home. The Builder agrees to defend, indemnify, and hold harmless the City from and against any and all damages, losses or claims arising from the layout and construction of the model home under this Agreement prior to preliminary and final plat approval as provided further in Section 11.0 of this Agreement.

(e) At such time as the City Building Official completes and approves a final inspection of the model homes, the City will issue a temporary certificate of occupancy. Said temporary certificate of occupancy shall be issued for each model home as a whole. Occupancy of the model home units shall be limited to the sales and marketing efforts for the Project until a final certificate of occupancy is issued for such model home units. It is intended that the model homes can be shown by sales staff to prospective buyers as long as the Building Official has issued the temporary certificate of occupancy and the model is not staffed continuously.

(f) Following completion of all required plat improvements, at the request of the Builder or at such time as the Project development is completed, whichever occurs sooner, the model home units shall be converted into permanent residential units and the City shall issue final certificates of occupancy for each model home unit, provided, that the City Building Official determines that such units are suitable for permanent residential occupancy and in compliance with the City Codes.

Nothing in this Section shall cause to limit the number of inventory homes (pre-sale, spec homes) that may be constructed on the Property. Violation of this Section will also constitute a violation of the City Code of Ordinances, and the provisions of this Section may also be enforced as provided therein. Any Builder desiring to construct a model home pursuant to this Section, other than Developer, shall be provided a copy of this Section by the Developer if Builder is not the owner of the subject property on which the model home will be constructed and shall automatically be deemed to have agreed to the terms and conditions herein as a condition of the issuance of a building permit by the City even if they are not the owner or have not consented, in writing, to the term and conditions of this Section

12.0 Representations of the Parties. The City and Developer hereby each represent and warrant to the other that it has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement will, when duly executed and delivered by the City and Developer, constitute a legal, valid and binding obligation enforceable against the parties hereto. Upon acquisition of the Property by the Developer and the recording of this Agreement in the Public Records of Brevard County, Florida, the Agreement shall be a binding obligation upon the Property in accordance with the terms and conditions of this Agreement. Developer represents that it has voluntarily and willfully executed this Agreement for purposes of binding himself and the Property to the terms and conditions set forth in this Agreement.

13.0 Successors and Assigns This Agreement shall automatically be binding upon and shall inure to the benefit of the City and Developer and their respective successors and assigns.

The terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with title to the same upon being duly recorded against the Property by the City.

14.0 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

15.0 Amendments. This Agreement shall not be modified or amended except by written agreement duly executed by both parties hereto (or their successors or assigns) and approved by the City Council.

16.0 Entire Agreement; Exhibits; Conflicts. This Agreement, the Preceding Agreement and Stipulated Settlement Agreement and all attached exhibits thereto supersede any other agreement, oral or written, regarding the development of the Property and contain the entire agreement between the City and Developer as to the subject matter hereof The Exhibits attached hereto and referenced herein are hereby fully incorporated herein by this reference. To the extent that a conflict exists between provisions of this Agreement and the Preceding Agreement, the conflicting provisions of this Agreement shall apply However, to the extent a conflict exists between the provisions of this Agreement and the Stipulated Settlement Agreement, the conflicting provisions of the Stipulated Settlement Agreement shall apply.

17.0 Severability. If any provision of this Agreement shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

18.0 Effective Date. This Agreement shall become effective upon approval by the City Council and as of the date first above written upon execution and delivery hereof by all the parties hereto.

19.0 Recordation Upon full execution by the Parties, this Agreement shall be recorded in the Public Records of Brevard County, Florida by the City.

20.0 Relationship of the Parties. The relationship of the Parties to this Agreement is contractual and Developer and any Builder described in Section 11.0 are independent contractors and not an agent of the City. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the Parties or any such Builder, and neither party nor Builder is authorized to, nor shall either party act toward third persons or the public in any manner, which would indicate any such relationship with the other.

21.0 Sovereign Immunity. Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. As such, the City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, the City shall not be liable for any claim or judgment, or portion thereof, to any one person for more than two

hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds the sum of three hundred thousand dollars ($300,000.00).

22.0 City's Police Power. Developer agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

23.0 Interpretation. The parties hereby agree and acknowledge that they have both participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties

24.0 Third-Party Rights This Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

25.0 Specific Performance. Strict compliance shall be required with each and every provision of this Agreement. The Parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity

26.0 Attorney's Fees. In connection with any arbitration or litigation arising out of this Agreement, each party shall be responsible for their own attorney's fees and costs.

27.0 Development Permits. Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the Effective Date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Without imposing any limitation on the City's police powers, the City reserves the right to withhold, suspend or terminate any and all certificates of occupancy for any building, trailer, structure or unit if Developer is in breach of any term and condition of this Agreement.

28.0 Default. Failure by either party to perform each and every one of its obligations hereunder shall constitute a default, entitling the non-defaulting party to pursue whatever remedies are available to it under Florida law or equity including, without limitation, termination of this Agreement, an action for specific performance and/or injunctive relief. Prior to any party filing any action or exercising any remedy or right expressly provided in this Agreement as a result of a default under this Agreement, the non-defaulting party shall first provide the defaulting party with written notice of said default Upon receipt of said notice, the defaulting party shall be provided a forty-five (45) day (or such other time mutually agreed to in writing by the Parties) opportunity in which to cure the default to the reasonable satisfaction of the non-defaulting party prior to filing said action.

29.0 Termination. The City shall have the unconditional right, but not obligation, to terminate this Agreement, without notice or penalty, if Developer fails to receive building permits and substantially commence vertical construction of buildings, which shall at minimum include building foundations, for the Project within two and one-half (2 ½) years of the Effective Date of this Agreement. The Developer may apply to the City Council for an extension of this Agreement, which may be granted upon good cause shown. In addition, the City shall have the right, but not obligation, to terminate the Agreement if Developer permanently abandons construction of the Project, provided, however, the City shall first deliver written notice and an opportunity to cure to the defaulting party as set forth in Section 28.0 above. If the City terminates this Agreement, the City shall record a notice of termination against the Property in the public records of Brevard County, Florida.

30.0 Indemnification and Hold Harmless. Developer shall be solely responsible for designing, permitting, constructing, operating and maintaining this Project. As such, in consideration of the rights and benefits afforded to and accepted by the Developer hereunder, Developer hereby agrees to indemnify, release, and hold harmless the City and its councilmembers, employees and attorneys from and against all claims, losses, damages, personal injuries (including, but not limited to, death), or liability (including reasonable attorney's fees and costs through all appellate proceedings), directly or indirectly arising from, out of, or caused by Developer and Developer's contractor's and subcontractor's performance of design, permit and construction activities in furtherance of constructing the Project under this Agreement and the operation and maintenance of the Project thereafter. This indemnification shall survive the termination of this Agreement.

31.0 Force Majeure. The Parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specified time period ("**Time Period**") constitutes a default under the terms of this Agreement and, if any such failure is due to any unforeseeable or unpredictable event or condition beyond the control of such party, including, but not limited to, acts of God, acts of government authority (other than the City's own acts), acts of public enemy or war, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the control of such party, severe adverse weather conditions or a United States economic recession declared by the National Bureau of Economic Research that temporarily makes it commercially impractical for Developer to complete the construction of the Project and sell the required residential homes ("**Uncontrollable Event**"), then, notwithstanding any provision of this Agreement to the contrary except as expressly provided below, that failure shall not constitute a default under this Agreement and any Time Period proscribed hereunder shall be extended by the amount of time that such party was unable to perform solely due to the Uncontrollable Event. The impacted party shall give notice to the other party, stating the period of time the occurrence is expected to continue, and he extended time period shall be agreed to in writing by the Parties and said agreement shall not be unreasonably withheld by either party. The impacted party shall use diligent efforts to end the failure or delay and ensure the effects of such force majeure event are minimized. The impacted party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. A force majeure event shall not excuse the Developer's requirement to provide and maintain in

effect a letter of credit under Section 7.8 of this Agreement or a performance and maintenance bond required by City Code. In addition, a United States economic recession force majeure event shall not excuse Developer from completing the Final Plans in accordance with the time periods required by Section 6.0 of this Agreement. The Parties agree that the provisions of Section 252.363, Florida Statutes do not apply to this Agreement or are hereby waived to the extent that such provisions are deemed to apply. Notwithstanding the aforesaid, the Parties may extend any Time Period as expressly provided elsewhere in this Agreement or as otherwise mutually agreed to in writing.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the date first above written

CITY OF COCOA

By: _____
Michael C. Blake, Mayor

ATTEST:

By: _____
Carie Shealy, MMC, City Clerk

CITY SEAL

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the City of Cocoa, Florida only.

Date: 7/26/22

By: _____
Anthony A. Garganese, City Attorney for the City of Cocoa, Florida

Signed, sealed and delivered in the presence of the following witnesses:

Signature of Witness

Printed Name of Witness MAHESH SHAH

Signature of Witness

Printed Name of Witness RASHMI SHAH

BEACHLINE PARTNERS, LLC

Print name and title: SUMMIT SHAH, MGR

Date: 07.14.2022

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of JULY, 2022, by SUMMIT SHAH, Manager of Beachline Partners, LLC, a Florida limited liability company, on behalf of the company.

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced:

Lauren Smedley
Commission # HH 137637
Commission Expires 08-02-2025
Bonded Through - Cynanotary
Florida - Notary Public

(Signature of Notary Public)
(Print, Type, or Stamp Commissioned Name of Notary Public)
My Commission expires:
Affix Notary SEAL
Online Notary. ☐ (Check Box if acknowledgment done by Online Notarization)

ORIGINAL

DEVELOPER IS HEREBY ADVISED THAT SHOULD DEVELOPER FAIL TO FULLY EXECUTE, AND DELIVER TO THE CITY, THIS AGREEMENT WITHIN THIRTY (30) DAYS FROM THE DATE THAT THE CITY COUNCIL APPROVES THIS AGREEMENT, THIS AGREEMENT SHALL AUTOMATICALLY BE DEEMED NULL AND VOID.

Exhibits

A – Legal Description
B – Preliminary Site Plan

EXHIBIT A

Legal Description

SETTLEMENT IMPLEMENTATION AGREEMENT

City of Cocoa and Beachline Partners, LLC.

SCHEDULE A
(continued)

5 The Land is described as follows

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY , TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA

LESS AND EXCEPT DESCRIBED AS FOLLOWS PART A
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561 54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52 75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290 22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124 05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983 70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987 81 FEET FOR THE END OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390 76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540 46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600 49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332 99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337 41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093 61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600 49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569 50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593 34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205 36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725 27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173 15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178 06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109 59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12 66 FEET TO THE POINT OF BEGINNING

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

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SCHEDULE A
(continued)

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF 50 00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113 38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109 59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725 72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178 06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205 36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593 34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093 61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600 49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337 41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179 23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579 58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597 28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774 87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056 66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668 67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273 27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003 09 FEET, TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

END OF SCHEDULE A

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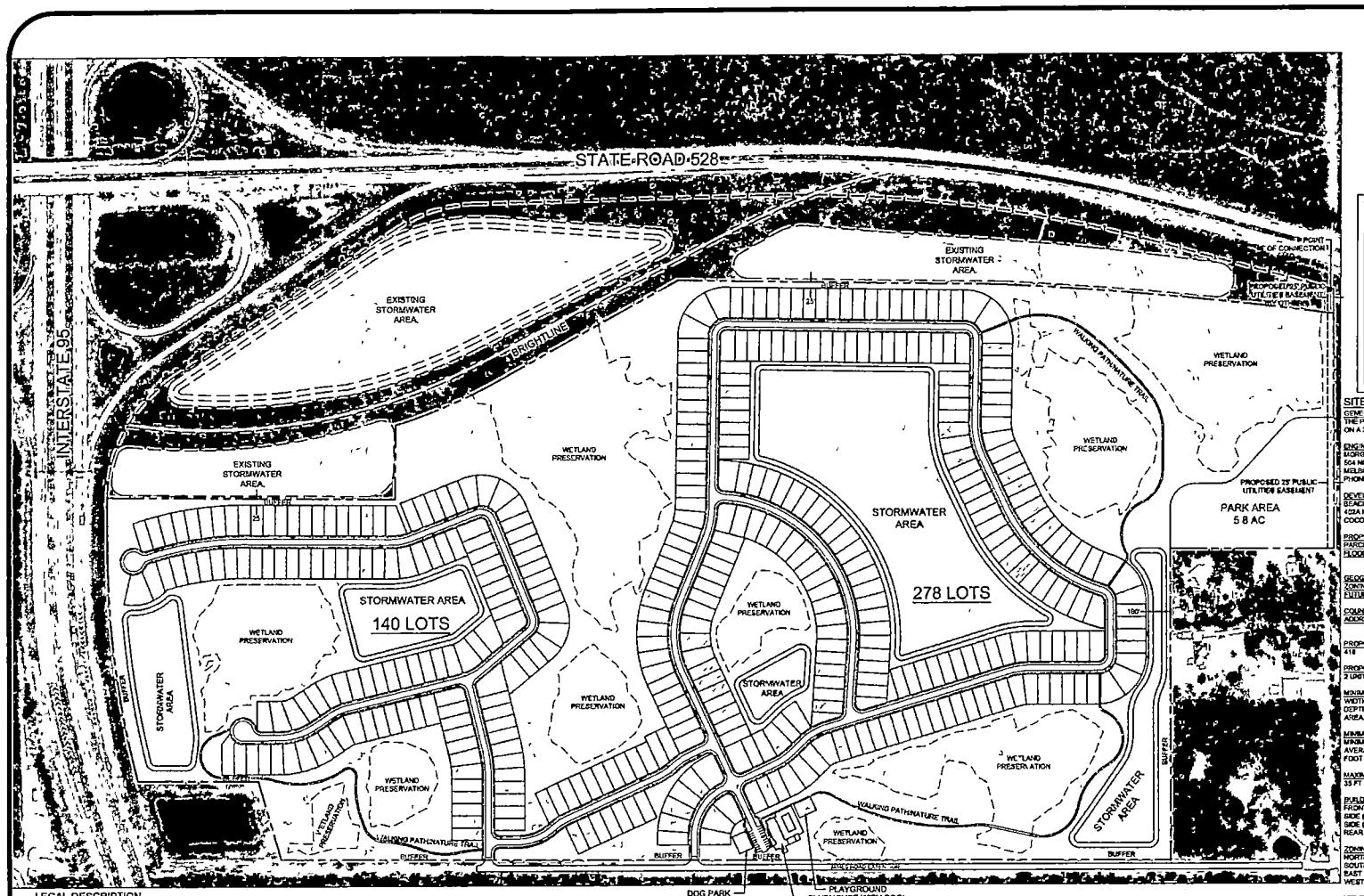
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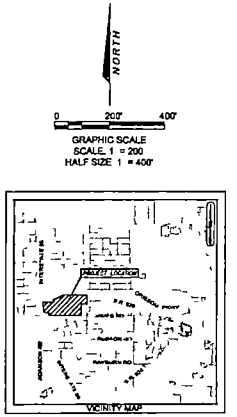
EXHIBIT B

Preliminary Site Plan

SETTLEMENT IMPLEMENTATION AGREEMENT

City of Cocoa and Beachline Partners, LLC.





SITE DATA

GENERAL STATEMENT
THE PROPOSED WORK CONSISTS OF NEW 418 LOT SUBDIVISION ON A 212.10 ACRE SITE

ENGINEER & SURVEYOR
MORGAN & ASSOCIATES CONSULTING ENGINEERS INC
504 NORTH HARBOR CITY BLVD
MELBOURNE, FL 32935
PHONE (321) 751 8088

DEVELOPER
BEACHLINE PARTNERS LLC
420A HIGHPOINT DRIVE
COCOA,FL 32925

PROPERTY DETAILS
PARCEL ID: 24-35-10-00-502
FLOOD ZONE: X AND A (FIRM MAP 12009C0225G DATED MARCH 17, 2014 & FIRM MAP 12009C0220H DATED JANUARY 29, 2021)
GEOGRAPHIC AREA: SEC 10, TWP 24 SOUTH, RNG 35E
ZONING: BREVARD COUNTY GU
FUTURE LAND USE
VERY LOW DENSITY RESIDENTIAL, CONSERVATION
COUNTY: BREVARD
ADDRESS: TO BE DETERMINED
COCOA, FL

PROPOSED NUMBER OF LOTS
418

PROPOSED DENSITY
2 UNITS PER ACRE

MINIMUM LOT DIMENSIONS
WIDTH: 50 FT
DEPTH: 120 FT (STANDARD 125 FT)
AREA: 5,750 SQ FT

MINIMUM LIVING AREA
MINIMUM LIVING AREA UNDER AIR SHALL BE 1,500 SF
AVERAGE LIVING AREA UNDER AIR SHALL BE 1,800 SF
1 FOOT PRINT = 40' x 60' = 2,400 SF (MINIMUM)

MAXIMUM BUILDING HEIGHT
35 FT

BUILDING SETBACKS

	REQUIRED
FRONT	25 FT
SIDE (CORNER)	15 FT
SIDE (INTERIOR)	5 FT
REAR	15 FT

ZONING

NORTH:	RU-1 7 CITY OF COCOA
SOUTH:	RR 1 BREVARD COUNTY
EAST	RR-1 BREVARD COUNTY
WEST	GU AU RR 1 BREVARD COUNTY

UTILITIES STATEMENT
PER THE STIPULATED SETTLEMENT AGREEMENT THE CITY WILL PROVIDE A POINT OF CONNECTION FOR CITY WATER, SEWER AND RECLAIMED SERVICES AT THE SOUTHERN BOUNDARY OF SR 528 AND THE NORTHEAST CORNER OF PARCEL # 24-35-10-00-4 OWNED BY BRIGHTLINE TRAINS FLORIDA, LLC.

SEWER STATEMENT
SANITARY SEWER TO THE PROPOSED LOTS WILL BE PROVIDED BY OWNER USING A GRAVITY SANITARY SEWER SYSTEM AND A LIFT STATION AND FORCE MAIN ALSO WILL BE PROVIDED BY OWNER TO CONNECT TO THE CITY OF COCOA SYSTEM. OWNER SHALL PROVIDE A LOCATION FOR THE LIFT STATION AS REQUIRED BY CITY AND CONVEY THE LIFT STATION TO THE CITY UPON FINAL COMPLETION OF THE PROJECT

SITE AREA	SQUARE FEET	ACREAGE	%
SUBDIVISION LOTS/ROADS	3 501 147 SF	80.39 AC	37.9%
STORMWATER AREA	1,235,250 SF	28.43 AC	13.4%
OPEN SPACE:			
COMMUNITY REC AREA	49 847 SF	1 14 AC	0.5%
PARK AREA	254,379 SF	5 84 AC	2.8%
PRESERVED WETLANDS	1 982 238 SF	45.50 AC	21.4%
COMMON/BUFFER SPACE	2,213 417 SF	50.81 AC	24.0%
TOTAL OPEN SPACE	4,121,954 SF	94 53 AC	45.7%
TOTAL SITE AREA	9 239 078 SF	212 10 AC	100%

WETLAND AREA	SQUARE FEET	ACREAGE	%
IMPACTED / MITIGATED WETLANDS	377 723 SF	8 67 AC	16%
PRESERVED WETLANDS	1,962,238 SF	45 50 AC	84%
TOTAL WETLANDS AREA	2 339 961 SF	54 18 AC	100%

SEPTEMBER 28 2021

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY TOWNSHIP 24 SOUTH RANGE 35 EAST BREVARD COUNTY FLORIDA EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 AND EXCEPT RIGHT-OF WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT OF WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 24 SOUTH RANGE 35 EAST LYING AND BEING IN BREVARD COUNTY FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224 EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3359 PAGE 3657 ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS, PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 TOWNSHIP 24 SOUTH RANGE 35 EAST BREVARD COUNTY FLORIDA, AS SHOWN ON THE RIGHT-OF WAY MAP FOR PROJECT SECTION 70002 2508, RUN THENCE SOUTH 89°44'07" EAST 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF WAY LINE OF STATE ROAD 9 (INTERSTATE 95 SECTION 70200-2402), THENCE ALONG SAID EXISTING RIGHT-OF WAY LINE NORTH 18°18'53" WEST 52.76 FEET TO THE POINT OF BEGINNING THENCE CONTINUE NORTH 18 18'53 WEST 290.22 FEET ALONG SAID EXISTING RIGHT-OF WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2124 05 FEET, A CENTRAL ANGLE OF 18 07'00" AND A CHORD OF 663 70 FEET THAT BEARS NORTH 09°15'23 WEST THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 667 81 FEET FOR THE END OF SAID CURVE THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF WAY LINE NORTH 00 11 53" WEST A DISTANCE OF 1390 76 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 528 (SECTION 70007 2501) THENCE NORTH 89°36'31 EAST 1540 48 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF WAY LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 32°11'36" AND A CHORD OF 332.69 FEET THAT BEARS SOUTH 73°30'43" WEST THENCE DEPARTING SAID EXISTING RIGHT-OF WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE THENCE SOUTH 56 24 54 WEST 1092.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 56 38 47" AND A CHORD OF 569 50 FEET THAT BEARS SOUTH 28 06'30" WEST THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE THENCE SOUTH 00 11 53" EAST 255.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3725.37 FEET A CENTRAL ANGLE OF 18 07'00" AND A CHORD OF 1173.16 FEET THAT BEARS SOUTH 09 15'23" EAST THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE THENCE SOUTH 18 18'53" EAST 109 59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD A 50 FOOT DEDICATED STREET THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF WAY LINE 12.68 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND LYING IN SECTION 10 TOWNSHIP 24 SOUTH, RANGE 35 EAST BREVARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10 TOWNSHIP 24 SOUTH RANGE 35 EAST BREVARD COUNTY FLORIDA, RUN THENCE NORTH 00°18 06" WEST A DISTANCE OF 50 00 FEET TO A POINT ON THE NORTH RIGHT-OF WAY LINE OF JAMES ROAD A 50 FOOT DEDICATED STREET THENCE NORTH 89°44'07" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF JAMES ROAD A DISTANCE OF 2118 36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO 9 (INTERSTATE 95) THENCE NORTH 18 18 53 WEST ALONG THE SAID EAST RIGHT-OF WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109 59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3725 72 FEET A CENTRAL ANGLE OF 18 07'00" THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178 06 FEET THENCE NORTH 00 11 53" WEST A DISTANCE OF 255 36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF WAY LINE OF STATE ROAD NO 524 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 56 38 47" THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET THENCE NORTH 56°24 54 EAST A DISTANCE OF 1093 61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 600 49 FEET A CENTRAL ANGLE OF 32°11'36" THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 337.41 FEET THENCE NORTH 89°36'31 EAST A DISTANCE OF 1779.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5570.58 FEET A CENTRAL ANGLE OF 16°24'08" THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.26 FEET THENCE SOUTH 74°53'21 EAST A DISTANCE OF 774 87 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10 THENCE SOUTH 00°04'39" EAST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1058 66 FEET THENCE NORTH 89°52'22" WEST A DISTANCE OF 658 67 FEET THENCE SOUTH 00°07'14 EAST A DISTANCE OF 1273.27 FEET TO A POINT ON THE AFOREMENTIONED JAMES ROAD A 50 FEET DEDICATED STREET THENCE NORTH 89 51'35"WEST ALONG SAID NORTH RIGHT-OF WAY LINE A DISTANCE OF 2003.09 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8 2008 IN OFFICIAL RECORDS BOOK 5843 PAGE 351 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000 PAGE 2377 AND OFFICIAL RECORDS BOOK 7434 PAGE 1318 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA

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	Date
Project AK	09/28/2021
Drawn DD	09/28/2021
Checked AK	09/28/2021

BEACHLINE PARTNERS

PRELIMINARY SITE PLAN

MORGAN & Associates
Consulting Engineers, Inc
Certificate of Authorization #27993
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751 8088 Fax (321) 751-8089

Project # COCOA 85
Drawing # CIVIL
Scale
Horiz. 1 = 200'
Vert. N/A
Sheet #
C-1
Sheet 1 of 1

Date

OR BK 9571 PG 2829

End of Agreement

CFN 2008005069, OR BK 5837 Page 2226, Recorded 01/09/2008 at 04:24 PM, Scott Ellis, Clerk of Courts, Brevard County

1/20

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR BREVARD COUNTY, FLORIDA

BREVARD COUNTY, Florida,
a Political Subdivision of the
State of Florida,

Case No: 05-2005-018141-XXXX-XX

Petitioner,

vs.

CITY OF COCOA, Florida,
a Municipal Corporation,

Respondent,

_____/

FILED IN VIERA-A
CLERK OF CIR. CT.
BREVARD CO. FL.
2008 JAN -9 A 10:29
SCOTT ELLIS
Not Suitable for Imaging

STIPULATED SETTLEMENT AGREEMENT

This Stipulated Settlement Agreement ("Settlement" or "Agreement") is made and entered into this 11th day of December, 2007 by and among (i) Brevard County, Florida, a political subdivision of the State of Florida (hereinafter the "County"), (ii) the City of Cocoa, Florida, a municipal corporation, (hereinafter the "City"), (iii) Florida Space Needle, LLC (hereinafter "FSN") and Barrera Shores, LLC, formerly known as Hagen-Nicholson Properties, LLC (hereinafter "Barrera"). Collectively all parties will be referred to herein as the "Parties".

RECITALS

1. On August 24, 2004, pursuant to Ordinance No. 31-2004, the City annexed 757.29 acres of real property into the municipal boundaries of the City.

Case # 05-2005-CA-018141-XXXX-XX
Document Page # 7
011445665

Among other property, the annexation included real property owned by FSN and by Barrera.

2. On September 23, 2004, Petitioner filed a Petition for Writ of Certiorari challenging the City's annexation.

3. Since that time, the Parties have litigated numerous issues before various judicial and administrative tribunals.

4. Currently, the only active matter remaining before the Courts is this circuit court proceeding (the "Lawsuit").

5. All Parties now wish to resolve all pending matters in the above-styled case.

ACCORDINGLY, in consideration of the above-stated Recitals, the receipt and sufficiency of which are acknowledged by the Parties hereto, the Parties (and those related individuals and entities joining and consenting) agree as follows:

TERMS

SECTION 1. RECITALS. The above Recitals are true and correct and are hereby incorporated in this Agreement as a material part hereof.

SECTION 2. SUBMISSION OF ORDER. Thereafter, the Parties to this Stipulated Settlement Agreement will submit to the Court a Joint Motion and Order approving this Stipulated Settlement Agreement, a copy of which Joint Motion and agreed Order are attached to this Agreement as a material part, upon its full execution by all Parties.

SECTION 3. SPECIFIC AGREEMENTS. The Parties agree as follows:

(1) The City will limit development on the 267 ± acre parcel of property owned by Barrera, a legal description of which is provided as Exhibit "B"

attached to this Agreement ("Barrera's Property"), to 600 total residential units. The gross density permitted by the City for Barrera's property will be approximately 2.3 residential units per acre.

(2) The Parties agree that all units shall be to a minimum of 1,500 square feet under air conditioning.

(3) Barrera has submitted a new bubble plan which depicts a 600 unit development with open space and conservation area being located on the Eastern and Southern portion of the Barrera property, so as not to create an adverse affect on the adjoining neighbors (Exhibit "B"). Barrera Shores will be substantially developed in accordance with said bubble plan subject to the improvements directed by the City of Cocoa. The bubble plan is attached hereto as Exhibit "B-1."

(4) The City will require the size of FSN's perimeter lots located on the North and located on the East perimeter of the parcel of property described in Exhibit "A" to be no less than 70 feet by 140 feet, with the rear 15 feet of the lot dedicated to be a natural buffer. The City will limit development on the 246 ± acre parcel of property owned by FSN, a legal description of which is provided as Exhibit "A" attached to this Agreement ("FSN Property"), to between 300 to 500 total residential units. The gross density permitted by the City for this FSN Property will be approximately 2.03 residential units per acre.

(5) The Parties agree that ingress/egress previously proposed for Friday Road, has been eliminated and the proposed ingress/egress may now be used as a park or for other recreational facilities as may be directed by the City of Cocoa. Said area will be buffered from the adjacent properties. The Parties agree that location of the ingress/egress points for the northern parcel shall be identified on Exhibit "C" attached to and incorporated in this Agreement. With regard to whether public road access from the northern parcel east to Grissom shall be via Osage / Angelica or south along the 100-foot wide drainage canal right-of-way ("Canal R/W"), the County shall have the option of choosing which access shall be acceptable. If the County determines that public road access shall be along the Canal R/W instead of via Osage / Angelica, then the County agrees to use its power of eminent domain to condemn or otherwise acquire any lands or interests in land within the Canal R/W depicted on Exhibit "C" so as to enable FSN to connect the northern parcel to Grissom Road. FSN agrees to pay all the County's reasonable costs in acquiring said lands or interests in land and the cost of constructing a public road access to the FSN property over that land and canal right of way.

(6) FSN and Barrera shall provide secondary access for their respective properties at their expense. Barrera agrees that the intersection of James Road and Friday Road will be redesigned and reconstructed to accommodate the

increased traffic. Under the County's transportation impact fee ordinance, these improvements will be considered site-related improvements and, therefore, are not eligible for any transportation impact fee credits.

(7) James Road classification shall be modified and Barrera will pay for construction of traffic calming devices along James Road. Input from property owners along James Road will be solicited by the County regarding the location and placement of traffic calming devices. All traffic calming devices along James Road shall be constructed and completed following land clearing but prior to any further construction or site work being completed.

(8) The City agrees to enter into an interlocal agreement with the County, to be negotiated by both parties in good faith and upon mutually acceptable terms, whereby the MSTU revenues derived from the developments will be utilized in the immediate area on County owned and maintained facilities directly affected by the developments, specifically, Cox Road, James Road, Friday Road, the County owned and maintained portion of Westminster Road, and associated intersections and drainage functions.

(9) It is understood that Barrera may provide or contribute intersection improvements at Friday Road and State Road 524, together with improvements to the North and South bound exit ramps at State Road 524, as

directed by the County. These improvements are not considered site related improvements and therefore are eligible for transportation impact fee credits.

(10) The City shall determine appropriate locations for the installation of all water and sewer infrastructure. Homes adjacent to this infrastructure that already have installed a functioning septic system shall not be required to connect to the City's system until such time as the septic system may fail.

(11) Barrera and FSN shall comply with all applicable drainage permitting requirements of the County and/or the St. John's River Water Management District to the extent required by law.

SECTION 4. COOPERATION. Neither Party nor entity referenced above shall take any action or refrain from taking any action in a manner which is inconsistent with the intent and spirit of this Stipulated Settlement Agreement. The City and County agree to use best efforts to process and permit approvals reasonably necessary to implement the development plans of FSN and Barrera consistent with the terms of this Stipulated Settlement Agreement.

SECTION 5. EFFECTIVE DATE. This Stipulated Settlement Agreement shall be effective upon the entry of an Order of the Court.

SECTION 6. DISMISSAL OF PROCEEDINGS. That all legal proceedings between the Parties and entities referenced above shall, if still active,

be dismissed upon entry of the Order, each party to pay its own attorney's fees and costs. Within three (3) business days after the full execution of this Agreement and the date that the Court enters an Order approving this Agreement and Dismissing the Action with Prejudice, the Parties, through their counsel, shall cause to be filed in the Circuit Court of Brevard County, Florida, a Joint Stipulation for Dismissal, with prejudice, relative to any other litigation or any administrative proceedings that may be pending between or among the Parties.

SECTION 7. ENFORCEABLE AGREEMENT. The Parties agree that this Agreement is valid, binding, and enforceable, and each Party warrants to all other Parties that it has the requisite power and authority to be bound by this Agreement. The Parties agree that they shall not challenge in any forum the validity or enforceability of this Agreement.

SECTION 8. RELEASES. The Parties on their own behalf and on behalf of their past and present agents, assigns, and any all persons or entities claiming through them or under them, hereby each release and forever discharge the other and their respective past, present and future parent corporations, subsidiaries, affiliates, shareholders, agents, employees, directors, officers, servants, assigns, insurers, partners, attorneys, and predecessors and successors, officers, directors, and elected officials ("Released Parties"), from any and all claims and demands, actions and causes of action, at law or in equity, known and unknown, which either

now owns or holds, or has at any time heretofore owned or held against the other or any of the Released Parties, including, but not limited to, any and all claims, demands or causes of action of any kind whatsoever arising out of the above-styled causes.

SECTION 9. VENUE. The venue for all lawsuits brought by any of the Parties hereto involving any dispute, controversy, or claim arising out of or in connection with this Agreement shall be brought in the Circuit Court of Brevard County, Florida.

SECTION 10. BINDING UPON SUCCESSORS. This Stipulated Settlement Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, parent corporations, subsidiaries, affiliates, representatives, and assigns. Any party may record this document.

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

ATTEST:

Joan Clark, City Clerk

Date: December 11, 2007

"CITY"

CITY OF COCOA, FLORIDA

By: Michael C. Blake, Mayor

"COUNTY"

BREVARD COUNTY, FLORIDA

Scott Ellis

Print Name: Scott Ellis

Clerk

By: Jackie Colon

Name: Jackie Colon

Title: Chairperson

As approved by the Board 11-13-07

Print Name: _____

APPROVED AS TO FORM AND LEGALITY.

_____

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 13 day of November, 2007 by Jackie Colon, the Chairperson of Brevard County, on behalf of Brevard County, He is personally known to me and did not take an oath.

Jennifer Jones
Signature of Notary Public

Jennifer Jones
Print Notary Name
My Commission Expires: _____
Commission No.: _____
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced

AFFIX NOTARY STAMP

Jennifer Jones
Commission #DD329614
Expires: Jul 31, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

11

"FSN"

FLORIDA SPACE NEEDLE, LLC

Donna C. Darter

Print Name: DONNA C. DARTER

Nicholas G. Levato

Print Name: Nicholas G. Levato

By: Kenneth E. Allen

Name: Kenneth E. Allen

Title: President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 26th day of DECEMBER, 2007 by KENNETH E. ALLEN, the PRESIDENT of Florida Space Needle, LLC on behalf of Florida Space Needle, LLC. He is personally known to me and did not take an oath.

Donna C. Darter
Signature of Notary Public

DONNA C. DARTER
Print Notary Name
My Commission Expires:_____
Commission No.:_____
☒ Personally known, or
☐ Produced Identification
Type of Identification Produced

AFFIX NOTARY STAMP

NOTARY PUBLIC-STATE OF FLORIDA
Donna C. Darter
Commission # DD406637
Expires: APR. 25, 2009
Bonded Thru Atlantic Bonding Co., Inc.

"BARRERA"

BARRERA PROPERTIES, LLC

By: Terry D. Hagen

Name: TERRY D. HAGEN

Title: MANAGER

Print Name: MICHAEL D. JONES

Jean Hovey

Print Name: Jean Hovey

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 3rd day of January, 2008 by Terry D. Hagen the Manager of Barrera Properties, LLC on behalf of Barrera Properties, LLC. He is personally known to me and did not take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
Jean M. Hovey
Commission # DD509536
Expires: FEB. 03, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Jean M. Hovey
Signature of Notary Public

Jean M. Hovey
Print Notary Name

My Commission Expires:_____

Commission No.:_____

☒ Personally known, or

☐ Produced Identification

Type of Identification Produced

AFFIX NOTARY STAMP

13

THOMAS A. CLOUD
Florida Bar Number: 293326
HEATHER M. BLOM-RAMOS
Florida Bar Number: 588601
GRAYROBINSON, P.A.
301 East Pine St. Ste. 1400
Orlando, Florida 32801
407-843-8880
407-244-5690 Facsimile
Counsel for Florida Space Needle, LLC

SCOTT KNOX
Florida Bar Number: 211291
OFFICE OF THE COUNTY ATTORNEY
2725 Judge Fran Jamieson Way
Building C
Viera, Florida 32940
321-633-2090
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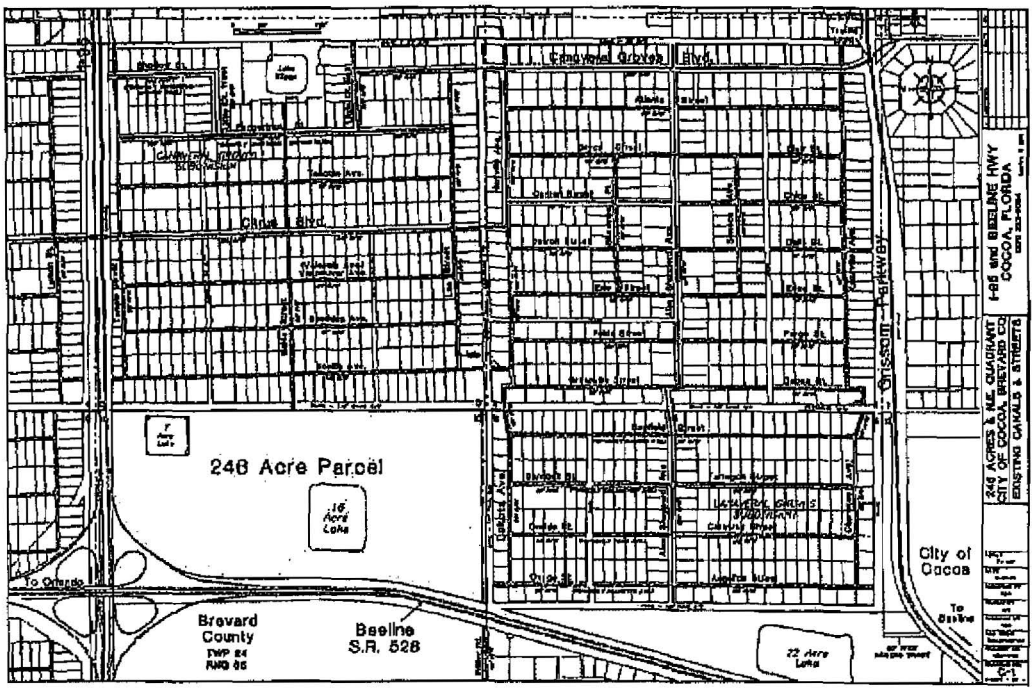

246 Acre Parcel
16 Acre Lake
Brevard County
Beeline S.R. 528
To Orlando
Grissom Parkway
City of Cocoa
To Beeline
72 Acre Lake
246 ACRES & NE. QUADRANT CITY OF COCOA, BREVARD CO.
I-95 and BEELINE HWY COCOA, FLORIDA
EXISTING CANALS & STREETS

EXHIBIT
A

15

Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

EXHIBIT A

PARCEL 1

A parcel of land lying in the North Half of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 329.44 feet to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 44 seconds East, along said North line a distance of 2266.28 feet; thence departing said North line of Section 10, South 00 degrees 32 minutes 12 seconds East, a distance of 2235.09 feet to a point on the existing Northerly right of way line of State Road No. 528 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence South 88 degrees 36 minutes 31 seconds West (Calculated measurement) South 88 degrees 40 minutes 54 seconds West (Deed), along said existing North right of way line a distance of 454.64 feet; thence North 87 degrees 19 minutes 06 seconds West, a distance of 638.49 feet, to a point of curvature of a curve concave to the Northeast, having a radius of 900.00 feet a central angle of 31 degrees 18 minutes 50 seconds (Calculated measurement) 31 degrees 18 minutes 48 seconds (Deed), thence Northwesterly along the arc of said curve a distance of 491.88 (calculated measurement) 491.87 (Deed) feet; thence North 56 degrees 04 minutes 39 seconds West (Calculated measurement) North 56 degrees 00 minutes 19 seconds West (Deed), a distance of 398.70 (Calculated measurement) 398.75 (Deed) feet to a point of curvature of a non-tangent curve concave to the North having a radius of 969.79 feet, a central angle of 37 degrees 46 minutes 38 seconds, thence Northwesterly along the arc of said curve a distance of 639.42 feet, to a point on the East right of way line of State Road No. 9 (Interstate 95); thence North 00 degrees 11 minutes 53 seconds West, along said East right of way line of State Road No. 9 (Interstate 95), a distance of 566.36 feet; thence North 01 degrees 55 minutes 04 seconds West, a distance of 300.93; thence North 01 degrees 20 minutes 38 seconds West, a distance of 476.50 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE AREA FOR BORROW PIT NO. 19 AND HAUL ROAD AS SET FORTH IN CIRCUIT COURT MINUTE BOOK 57, PAGE 479, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, OTHER THAN THE REVERSIONARY INTEREST, DESCRIBED AS FOLLOWS:

BORROW PIT NO. 19

A parcel of land in the Northwest Quarter of Northwest Quarter of Section 10, Township 24 South, Range 35 East, described as follows:

Commence on the North boundary of said Section 10, at a point 150 feet East from the Northwest corner thereof, run thence South 00 degrees 12 minutes 38 seconds East 50 feet; thence North 89 degrees 59 minutes 22 seconds East, 499.83 feet to the Northwest corner of Borrow Pit No. 19 and the POINT OF BEGINNING; continue thence North 89 degrees 59 minutes 22 seconds East 600 feet; thence South 00 degrees 00 minutes 38 seconds East 550 feet; thence South 89 degrees 59 minutes 22 seconds West 600 feet; thence North 00 degrees 00 minutes 38 seconds West 550 feet to the POINT OF BEGINNING.

AND

Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

HAUL ROUTE FOR BORROW PIT NO. 19

That part of the Northwest Quarter of Northwest Quarter of Section 10, Township 24 South, Range 35 East, lying South and within 50 feet of a line described as follows:

Begin at the Northwest corner of Borrow Pit No. 19 as described above, run thence South 89 degrees 59 minutes 22 seconds West 499.83 feet to the end of said line as herein described.

PARCEL 2

A parcel of land lying in the North Half of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 2595.72 feet to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 44 seconds East, along said North line of Section 10 a distance of 70.51 feet, to the North Quarter corner of Section 10; thence South 89 degrees 57 minutes 56 seconds East, along said North line of Section 10, a distance of 1926.93 feet; thence departing said North line South 00 degrees 32 minutes 12 seconds East, a distance of 2404.54 feet, to a point on a curve on the existing Northerly right of way line of State Road No. 528 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence along said existing North right of way line and along said curve that is concave to the South, having a radius of 5879.58 feet, a central angle of 15 degrees 41 minutes 33 seconds; thence Westerly, along the arc of said curve, a distance of 1610.32 feet; thence South 88 degrees 36 minutes 31 seconds West (Calculated measurement) South 88 degrees 40 minutes 54 seconds West (Deed), a distance of 404.03 feet; thence departing said North right of way line North 00 degrees 32 minutes 12 seconds West, a distance of 2235.09 feet, to the POINT OF BEGINNING.

PARCEL 3

A parcel of land lying in the North Half Section 10, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 24 South, Range 35 East, Brevard County, Florida, run thence South 89 degrees 57 minutes 44 seconds East, along the North line of said Section 10, a distance of 2666.23 feet to the North Quarter corner of Section 10; thence South 89 degrees 57 minutes 56 seconds East, along said North line of Section 10, a distance of 1926.93 feet, to the POINT OF BEGINNING; thence continue South 89 degrees 57 minutes 56 seconds East, along said North line of said Section 10, a distance of 738.58 feet to the Northeast corner of Section 10; thence South 00 degrees 32 minutes 12 seconds East, along the East line of said Section 10, a distance of 2602.18 feet, to a point on the existing Northerly right of way line of State Road No. 528 (also known as the "Bee Line Expressway", formerly known as State Road No. 524); thence North 74 degrees 59 minutes 21 seconds West, along said existing North right of way line, a distance of 693.63 feet, to a point of curvature of a curve concave to the South, having a radius of 5879.58 feet, a central angle of 00 degrees 42 minutes 35 seconds, thence Westerly, along the arc of said curve, a distance of 72.84 feet; thence departing said

17

Fidelity National Title
Insurance Company

Title No. 45441-CD05-104513
Agent ID: FL-2264
Agent File No. FSN/Fairwinds
Policy Jacket No. 1482-5689

North right of way line North 00 degrees 32 minutes 12 seconds West, a distance of 2404.54 feet, to the POINT OF BEGINNING.

PARCEL 5

The West 318 feet of the South Half of the South Half of the South Half of the North Half, LESS the North 30 feet for road and LESS the South 100 feet and the West 100 feet for canal, Section 11, Township 24 South, Range 35 East, Brevard County, Florida. Also known as Tract 6, Block 16, CANAVERAL GROVES SUBDIVISION, according to the Map thereof, as recorded in Survey Book 2, Page 621, Brevard County, Florida.

EXHIBIT "B"

BARRERA PROPERTY

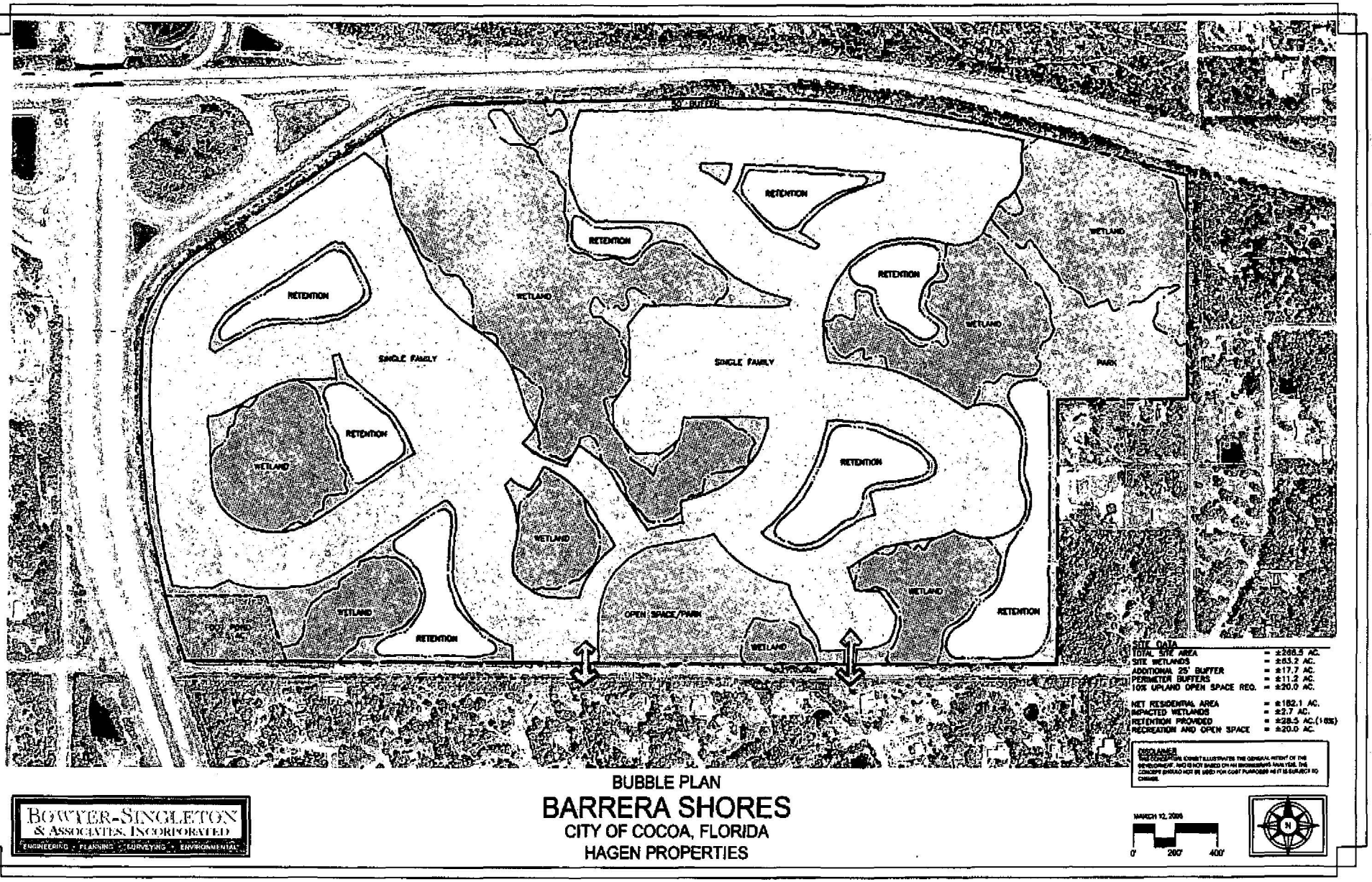
A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00 DEGREES 15 MINUTES 39 SECONDS WEST, A DISTANCE OF 50.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF JAMES ROAD, A 50 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 783, PAGE 918 AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 1630.19 FEET TO A POINT ON THE WATER RETENTION AREA AS DESCRIBED IN F.D.O.T. MAP NO. 405506 5; THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID WATER RETENTION AREA FOR THE NEXT 2 COURSES: NORTH 16 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 333.76 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 488.64 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE STATE ROUTE 9 (INTERSTATE 95) AND A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 14 DEGREES 38 MINUTES 34 SECONDS AND A CHORD DISTANCE OF 949.57 FEET WHICH BEARS NORTH 07 DEGREES 30 MINUTES 55 SECONDS WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 952.16 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, A DISTANCE OF 205.37 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF BEELINE EXPRESSWAY (S.R. 528) AND A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56 DEGREES 36 MINUTES 06 SECONDS AND A CHORD DISTANCE OF 569.39 FEET WHICH BEARS NORTH 28 DEGREES 05 MINUTES 29 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.22 FEET; THENCE CONTINUING ALONG SAID BEELINE EXPRESSWAY RIGHT OF WAY LINE FOR THE NEXT 5 COURSES: NORTH 56 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 1093.64 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32 DEGREES 11 MINUTES 39 SECONDS AND A CHORD DISTANCE OF 332.99 FEET WHICH BEARS NORTH 72 DEGREES 30 MINUTES 43 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 337.41 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 31 SECONDS EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16 DEGREES 24 MINUTES 06 SECONDS AND A CHORD DISTANCE OF 1591.78 FEET WHICH BEARS SOUTH 83 DEGREES 11 MINUTES 31 SECONDS EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.23 FEET; THENCE SOUTH 74 DEGREES 59 MINUTES 21 SECONDS EAST, A DISTANCE OF 774.87 FEET TO THE EAST LINE OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; THENCE ALONG SAID EAST SECTION LINE, SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1056.66 FEET; THENCE LEAVING SAID EAST SECTION LINE, NORTH 89 DEGREES 52 MINUTES 22 SECONDS WEST, A DISTANCE OF 668.59 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 1273.27 FEET TO THE NORTH RIGHT OF WAY LINE OF JAMES ROAD, A 50 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 783, PAGE 318, THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 51 MINUTES 39 SECONDS WEST, A DISTANCE OF 2003.10 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS, 264.10 ACRES (11,504,572 SQ. FT.), MORE OR LESS.

EXHIBIT "B-1"

CONCEPTUAL BUBBLE PLAN FOR BARRERA SHORES PUD



BUBBLE PLAN

BARRERA SHORES

CITY OF COCOA, FLORIDA

HAGEN PROPERTIES

BOWTER-SINGLETON & ASSOCIATES, INCORPORATED

ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL

20
20

CFN 2005147388 04-28-2005 11:29 am
OR Book/Page: 5458 / 5467

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 22 #Names: 2
Trust: 11.50 Rec: 177.00 Serv: 0.00
Mtg: 0.00 Excise: 0.00
nt Tax: 0.00

CITY OF COCOA/ HAGEN-NICHOLSON PROPERTIES, LLC PRECEDING DEVELOPMENT AGREEMENT

March 8, 2005

→ City of Cocoa
603 Brevard Ave
Cocoa, FL
32922

TABLE OF CONTENTS



CFN 2005147388
OR Book/Page: 5458 / 5468

Section No.	Title	Page
SECTION 1.	RECITALS	1
SECTION 2.	AUTHORITY	4
SECTION 3.	ANNEXATION	4
SECTION 4.	INDUCEMENTS FOR ANNEXATION	5
SECTION 5.	PROPERTY OWNERSHIP; INDUCEMENT OF CITY SERVICES	10
SECTION 6.	AGRICULTURE, AQUACULTURE, HORTICULTURE OR SILVICULTURE OPERATIONS	11
SECTION 7.	EXPLORATION RIGHTS	11
SECTION 8.	AD VALOREM TAXATION	11
SECTION 9.	DUE DILIGENCE	12
SECTION 10.	DEVELOPMENT RIGHTS	12
SECTION 11.	TERM; CONDITIONS SUBSEQUENT	12
SECTION 12.	DEFAULT; ENFORCEMENT	12
SECTION 13.	GOVERNING LAW	13
SECTION 14.	BINDING EFFECT; ASSIGNABILITY	13
SECTION 15.	RECORDATION	13
SECTION 16.	DISCLAIMER OF THIRD PARTY BENEFICIARIES	13
SECTION 17.	ARMS LENGTH NEGOTIATION	14
SECTION 18.	WAIVER; REMEDIES	14
SECTION 19.	EXHIBITS	14
SECTION 20.	NOTICE; PROPER FORM	14

CFN 2005147388
OR Book/Page: 5458 / 5469

Section No.	Title	Page
SECTION 21.	ENTIRE AGREEMENT	15
SECTION 22.	AMENDMENT	15
SECTION 23.	TIME OF THE ESSENCE	15
SECTION 24.	SOVEREIGN IMMUNITY	15
SECTION 25.	CITY POLICE POWERS	16
SECTION 26.	ADDITIONAL PERMITS	16
SECTION 27.	DEVELOPMENT PERMIT APPROVALS BY CITY	16

EXHIBITS:

A PROPERTY

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Anthony A. Garganese, Esq.
Brown, Garganese, Weiss & D'Agresta, P.A.
225 E. Robinson Street, Suite 660
Post Office Box 2873
Orlando, FL 32802-2873
(407) 425-9566

CFN 2005147388
OR Book/Page: 5458 / 5470

For Recording Purposes Only

CITY OF COCOA/ HAGEN-NICOLSON PROPERTIES, LLC PRECEDING DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 12th day of April, 2005, by and between Hagen-Nicholson Properties, LLC, a Florida limited liability company (the "**Developer**") and the City of Cocoa, a municipal corporation created pursuant to the laws of the State of Florida (the "**City**").

RECITALS

1. The **Developer** owns approximately 266.48acres of property currently located in unincorporated Brevard County, Florida, described and depicted in Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located in unincorporated Brevard County, Florida, and is currently zoned for agricultural uses.

3. The **Developer** has contemplated, considered, and developed plans for the long-range development of the Property.

4. The Property is currently designated for agricultural uses on Brevard County's Future Land Use Map.

5. The **Developer** desires to create a framework with all necessary governmental agencies, including without limitation, the **City**, to facilitate the orderly development of the entire Property in accordance with the laws of the State of Florida.

6. The **Developer** has proceeded to prepare, and will submit, appropriate applications for the project to be approved by the City of Cocoa, Florida.

7. The **Developer** and the **City** have been jointly investigating the possibility of annexing the Property into the City of Cocoa and processing land use and other approvals under the City of Cocoa Land Development Regulations and other applicable **City** requirements as set forth below.

8. The **Developer** has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action or its equivalent to authorize the execution, delivery and performance of the terms and conditions of this Agreement.

9. The **Developer** will require certain public improvements and infrastructure to facilitate the development of the Property.

10. The **City** has identified the Property as a logical candidate for annexation into the **City** and, as such, the **City** will exercise its planning authority over the Property upon annexation.

11. The **City** has encouraged **Developer** to annex into the **City** and anticipates the continuing permanent benefit which the **City** will receive by virtue of annexing **Developer's** Property and acquiring the right to provide municipal services to **Developer's** Property.

12. The **City** likewise anticipates that the annexation will be beneficial and acknowledges the continuing permanent benefit which the **City** will receive by virtue of its authority, from time to time, to levy taxes, fees, special assessments and user charges that will be paid to the **City** after annexation of the Property, as well as the opportunity that the **City** will have to assist in master planning and facilities planning of property surrounding the Property.

13. The **City** has determined it to be in its best interest to assure **Developer** of the future availability of municipal water and wastewater services for a ten-year period from the effective date of this Agreement, at such times and in such capacities as may be necessary to allow **Developer** to continue to develop the Property as set forth herein; thereafter, in such capacities that the City may have available.

14. The **Developer's** plans for development of the Property as a high-quality, planned unit development is anticipated by the **City** to be of substantial economic benefit to the **City** and its citizens.

CFN 2005147388
OR Book/Page: 5458 / 5471

Does not mention public r/w or stormwater. Assume those are private.

15. The **City** has determined that it is feasible to extend into **Developer's** Property police protection, fire protection, solid waste, and water and wastewater services.

16. The **City**, other adjacent property owners, and the region will also benefit from the planning, financing, design, permitting, and construction (hereafter "Provision") of the Beeline Interchange and related interconnected roadway systems.

17. Therefore, in reasonable reliance upon the provision of municipal services and other inducements to annex, **Developer** has filed with the **City** a Petition for Annexation pursuant to Chapter 171, Florida Statutes and the City will process an application for amendment to the **City's** Comprehensive Plan and an application for Rezoning.

18. **Developer** and **City** believe that it is in the best interest of each party to enable the Property to continue to be developed as further described herein, in accordance with Part II of Chapter 163, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act (the "Act"), other applicable Florida Law and the Charter and Code of Ordinances of the City of Cocoa, Florida, and, therefore, **Developer** and **City** agree that this agreement is entered into under the **City's** municipal home rule powers.

19. **City** and **Developer** hereby acknowledge and warrant to the other that this Agreement and any future acts as required hereby are binding and enforceable on the **City** and **Developer** in accordance with their terms. **Developer** hereby further represents that it has the unrestricted right to impose all of the covenants and conditions set forth herein and as contemplated by the **City's** Land Development Regulations.

20. The agreement of the **City** to provide inducements as set forth in this Agreement and be bound by this Agreement, as well as the **City's** assurance to the **Developer** that this Agreement is enforceable against the **City** and that the **City** will not seek to thwart enforcement based on any claim of invalidity based on existing legal precedent in effect on the effective date of this Agreement, are all material inducements to the **Developer** to enter into this Agreement, and the **Developer** would not voluntarily annex into the **City** or enter into this Agreement but for such agreement and assurances by the **City**.

21. **Developer** has already made and will continue to make financial commitments in reliance upon and in contemplation of the annexation, comprehensive plan redesignation, rezoning of the Property, and approval of financial mechanisms to develop the Property.

22. **Developer** is willing to annex if the **City** supports the **Developer's** efforts. However, **Developer** recognizes and acknowledges that such support is subject to due process and statutory requirements to amend the **City's** Comprehensive Plan and

CFN 2005147388
OR Book/Page: 5458 / 5472

Future Land Use Map to designate the Property as set forth herein and consistent therewith zone the Property as set forth herein in accordance with applicable **City** requirements.

23. The agreement of the **Developer** to annex the Property into the **City** and to develop the Property as set forth in this Agreement are material inducements for the **City** to enter into this Agreement and the **City** would not enter into this Agreement but for such agreement and assurances by the **Developer**.

24. The parties agree that this Agreement constitutes a development agreement preceding any plan amendment or rezoning of the Property, and **Developer**'s duties hereunder constitute a preceding inducement for the proposed amendment to the comprehensive plan and the rezoning.

ACCORDINGLY, in consideration of mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS. The above recitations are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits referenced in this Agreement are hereby deemed a part hereof.

SECTION 2. AUTHORITY. This Agreement is entered into under the authority of the Florida Constitution (including Article VIII, Section 2(b) thereof), the general powers conferred upon municipalities by statute and otherwise (including Chapter 163 and 166, Florida Statutes), and the **City's** Charter. The parties specifically agree that this Agreement does not constitute a "development agreement" under the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Fla. Stat., nor do the provisions of said supplemental act apply to this Agreement.

SECTION 3. ANNEXATION. **Developer** has filed a Petition for Annexation of the Property conditioned upon the prior or concurrent adoption of this Agreement. The **City** has initiated the process to accomplish the annexation in accordance with law.

CFN 2005147388
OR Book/Page: 5458 / 5473

SECTION 4. INDUCEMENTS FOR ANNEXATION. The **Developer** is willing to annex the Property to the City of Cocoa in return for the **City's** agreement to cooperate, facilitate, consummate, and implement the following:

4.1 Orderly Development of Land Uses on the Property. The parties agree that the orderly, comprehensively planned and integrated development of the Property is in the best interests of the **Developer** and the **City**. With respect to the Property, the **City** agrees that it will process and review, in accordance with the City of Cocoa Interstate 95 – State Road 528 annexation report, dated June 28, 2005, future land use designations in its Comprehensive Plan consistent with low and medium density residential and rezoning consistent with the RU-1-7 and/or PUD zoning district designations. The **City** finds these land uses and intensities to be consistent with its Comprehensive Plan and Land Development Code. The **City's** processing of these Comprehensive Plan Amendments and rezonings shall be subject to necessary public participation and hearings as required by law and submission of substantial, competent evidence in support thereof.

Developer, however, acknowledges that the **City** and the Florida Department of Community Affairs ("DCA") are currently finalizing a Stipulated Settlement Agreement in DOAH case No. 04-0716GM. In such case, DCA is mandating that the City adopt revised wetland protection policies and that the City create a "conservation" future land use designation. The policies contained in the Stipulated Agreement will apply to the Property to the extent that the Property contains wetlands. The **City** acknowledges that Developer will file a PUD application consistent with this section.

CFN 2005147388
OR Book/Page: 5458 / 5474

4.2 **Submittal of Applications and Documentation**. **Developer** has submitted to the **City** such applications and other documentation and shall comply with such other procedures as may be normally and customarily required by the **City** for comprehensive plan amendments, rezonings, plats, site plans and other development approvals or permits. With respect to the zoning application, the **City** agrees to charge, and **Developer** agrees to pay, the **City's** zoning application fee at the normal and customary amount. The **City** will not charge an application fee to process the comprehensive plan amendment to assign a future land use designation.

4.3 **Development**. The parties recognize and acknowledge that **Developer** may engage one or more developers or builders, other than **Developer**, to effect the development of the Property, including the sale or long-term lease of all or portions of the Property. The parties hereto further recognize and acknowledge that as the development process proceeds, it may be necessary to amend any attached Exhibits and the **City's** adopted Comprehensive Plan as may be mutually agreed upon by the parties. In accordance with law, the **City** shall do what is reasonably necessary and within its powers and authority to grant and allow development permits and approvals for the orderly development of the Property in accordance with this Agreement.

4.4 **Compliance with City Laws and Regulations**. Except as otherwise set forth herein, all development of the Property shall be subject to compliance with current existing **City** Land Development Regulations, and with regulations of state, local and federal agencies. Except as otherwise set forth herein, none of the provisions of this Agreement shall be deemed to amend, modify or

CFN 2005147388
OR Book/Page: 5458 / 5475

otherwise change the provisions of any such ordinance or regulation of the **City** or any other governmental agency. Development of the remainder of the Property shall be subject to the **City's** ordinances, codes, and resolutions as amended from time to time.

4.5 Impact Fees. **Developer** agrees to pay applicable impact fees which may be imposed by the **City** and Brevard County, so long as such fees comply with Florida law.

4.6 Wetland as Open Space. The **City** agrees that the acreage of any wetlands located on the Property may be counted towards any open space acreage requirements of the City, provided a minimum of ten percent (10%) of the Property's predevelopment upland acreage is reserved as useable open space. The parties acknowledge that portions of the lake/conservation/retention areas shown in the Exhibits may be identified as wetlands. **Developer** may use or develop wetlands provided that such use and development is in compliance with all federal, state, county, city, water management district and other applicable local regulations.

4.7 Community Development Districts. The **City** acknowledges in concept that it may be beneficial for **Developer** to create a Community Development District ("CDD") pursuant to Chapter 190, Florida Statutes (or some other similar special taxing district or municipal service taxing unit), for the purpose of providing certain services and capital infrastructure to the Property, to the extent allowed and authorized by applicable law. In the event the **Developer** elects to proceed with a CDD or similar entity, Developer shall be responsible for creating the CDD and the **City** and the **Developer** will cooperate in the establishment of such a district or entity. Moreover, should a CDD be created, **Developer** agrees to cooperate with the **City** to determine

CFN 2005147388
OR Book/Page: 5458 / 5476

whether it is the possible and feasible to reimburse the **City** for any costs incurred by the **City** in running utility infrastructure to the Property.

4.8 Water, Wastewater and Reclaimed Water Service. The **Developer** agrees to purchase water and wastewater service (hereafter "Utilities") exclusively from the **City**. In return thereof, the **City** agrees to design, permit, and construct the extension of the Utilities in sufficient capacities to serve phased development of the Property up to the points of connection. The **City** reserves the right to determine the points of connection to the Property line. These off-site utility extensions shall be funded by the **City**, in support of development activities on the Property. The **City** shall proceed with the utility extensions in a timely fashion upon approval of the first subdivision plan for the Project. The **City** shall reserve Utilities in sufficient capacities to serve the Property for a ten (10) year period beginning at the effective date of this Agreement, and the **Developer** shall be required to pay applicable impact fees for Utilities for such portion of the development on the Property as required by **City** regulations at a time when normally due or to time prior to issuance of building permits therefore. Thereafter, upon written request of **Developer**, the **City** may reserve capacity of Utilities in such capacities that the **City** may have available at the time of the request. The parties agree that if reclaimed water service is reasonably and economically available, **Developer** shall connect to the reclaimed water system.

At the **Developer's** election in writing, however, the **Developer** may design, permit, and construct the extension of the utilities required hereunder in order to expedite the process. Said election shall be made no later than the first subdivision plan for the Project. If the election is affirmatively made, the **City** agrees to reimburse

CFN 2005147388
OR Book/Page: 5458 / 5477

the **Developer** for its actual and reasonable cost to design, permit, and construct the utilities. Reimbursable costs shall not include impact fees and force main capacity charges required by City Code. Prior to permitting, the **Developer** shall submit for approval by the **City** an estimate of the reimbursable costs, in a "not to exceed" value. Reimbursement of any costs in excess of this amount will be subject to review and approval by the City Council.

Subsequent to the approval by the **City** of the estimated reimbursable costs, the **Developer** shall submit monthly invoices of costs actually incurred and due for reimbursement under this Agreement. Written invoices and receipts shall justify the Developer's reimbursable costs. The **City** agrees to remit payment to **Developer** in accordance with the Florida Prompt Payment Act (Section 218.70 et seq., Florida Statutes).

The **Developer** shall complete the first phase of the project to be serviced by the utility extension within five (5) years from date upon which a Certificate of Completion is issued for the utilities or from the date of the **City's** acceptance of the utilities, whichever occurs first ("Utilities Completion Date"). The **Developer** shall complete the remainder of the development project, at a rate of completing a minimum of twenty percent (20%) of the units each year, within five (5) years from the Utilities Completion Date. Should Developer fail to complete the first subdivision or the remainder of the development project in accordance with the aforementioned time frames, the Developer shall pay to the **City** its pro-rata share of the cost to extend the utilities to the **Developer's** Property, as provided in Chapter 22, City Code, as may be amended. **Developer** may request, for good cause shown, an extension of time to complete the

CFN 2005147388
OR Book/Page: 5458 / 5478

first subdivision project or phase, but in no case shall said extension be for a period in excess of two (2) years. Approval of such time extension is in the sole discretion of the City Council, but shall not be unreasonably withheld. If an extension of time to complete the first subdivision project or phase is granted by the **City**, then the time for completion of the remainder of the development project shall be extended by a time period equal to the extended time period granted for completion of the first subdivision project or phase.

SECTION 5. PROPERTY OWNERSHIP; INDUCEMENT OF CITY SERVICES AND COMMITMENTS.

Based on **Developer's** acknowledgement and representation to the **City** that **Developer** is the owner of the Property and that **Developer** is empowered to enter into this Agreement, the **City** is willing to provide the City services and abide by the commitments hereunder in return for the **Developer's** agreement to cooperate, facilitate, consummate, and implement the following:

5.1 Upon execution of this Agreement by both parties, **Developer** shall diligently process all necessary development permit applications to construct a residential development project on the Property.

5.2 Unless otherwise mutually agreed by the parties in writing, the residential development project shall consist of a maximum of One Thousand (1,000) residential dwelling units with a minimum living area under air of One Thousand Three Hundred (1,300) square feet. Each dwelling unit shall have an approximate minimum fair market value of One Hundred Thirty Thousand Dollars ($130,000.00) ranging up to approximately Two Hundred Ten Thousand Dollars ($210,000.00) (average $170,000.00) at the time of construction.

CFN 2005147388
OR Book/Page: 5458 / 5479

SECTION 6. AGRICULTURE, AQUACULTURE, HORTICULTURE OR SILVICULTURE OPERATIONS. Prior to the **City** rezoning the Property, the **City** agrees that the **Developer** including its lessees, licensees, affiliates, or subsidiaries, may initiate or continue, as applicable, agricultural, aquacultural, horticultural or silvicultural operations on the Property. After any zoning has been approved for a portion of the Property, all agricultural, aquacultural, silvicultural and horticultural operations within the area of the Property subject to the zoning may continue as permitted uses if the new zoning category allows such uses or as nonconforming "grandfathered" uses under the City Code on the condition that **Developer** identify such existing uses in writing prior to the rezoning becoming effective. As to silviculture, **Developer** may continue its silviculture operation within any area of the Property provided that twenty percent (20%) of the trees in the area of the Property is retained.

SECTION 7. EXPLORATION RIGHTS. The **City** agrees that to the extent permitted by law or regulation, **Developer** including its lessees, licensees, affiliates, or subsidiaries may explore the Property for oil, gas and minerals subject to proper permitting by the appropriate regulatory agencies.

SECTION 8. AD VALOREM TAXATION. This Section is subject to the conditions contained in Section 6 of this Agreement. Substantially all of the Property is assessed as agricultural by the Brevard County Property Appraiser and qualifies for that classification. **City** will permit uses that will allow **Developer** to maintain the agricultural tax status of those portions of the Property currently assessed agricultural. The **City** agrees that it shall take no action without the written consent of **Developer** which would affect or impair **Developer**'s ability to continue to obtain the agricultural status for its

CFN 2005147388
OR Book/Page: 5458 / 5480

lands which otherwise qualify by law for assessment as agricultural. The **City** acknowledges that **Developer**'s ability to continue to obtain the agricultural assessment on those portions of its Property once annexed to the **City** was an important factor in the decision of **Developer** to annex the Property into the **City**.

SECTION 9. DUE DILIGENCE. The **City** and **Developer** further covenant that they shall immediately commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The **City** shall further provide all municipal services available and provided by the **City** to the Property as are needed by **Developer** from time to time in accordance with the **City's** applicable policies for the provision of said services.

SECTION 10. DEVELOPMENT RIGHTS. **Developer** shall have the right to use and develop the Property as described in this Agreement. Furthermore, **Developer** does not waive any right to use or develop the Property arising under the City Code, common law or the laws of the State of Florida.

SECTION 11. TERM; CONDITIONS SUBSEQUENT. Except as specified below, this Agreement and the annexation contemplated herein shall become effective upon the annexation of and expiration of an applicable appeals period of the ordinance annexing the Property. Should the annexation ordinance not become effective, then either party may terminate this Agreement by written notice and be relieved of their respective obligations under this Agreement.

SECTION 12. DEFAULT; ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages, injunctive relief and

CFN 2005147388
OR Book/Page: 5458 / 5481

specific performance. In the event either party is required to enforce this Agreement, by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all pre-trial, trial, appeal and alternative dispute resolution levels.

SECTION 13. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of Florida.

SECTION 14. BINDING EFFECT; ASSIGNABILITY. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be freely assignable by the **Developer** to various successive owners without the need for consent by the **City**. **Developer** shall, however, provide written notice to the **City** of any and all such assignees. However, at such time **Developer** no longer has a fee simple ownership interest in the Property, this Agreement shall be deemed assigned to the successive owners of the Property. The parties hereby covenant that they will enforce this Agreement and that is a legal, valid and binding agreement.

SECTION 15. RECORDATION. A copy of this Agreement shall be recorded by the **Developer** at the **Developer**'s expense, in the Public Records of Brevard County, Florida, upon taking effect. Upon receipt of the recorded Agreement, **Developer** shall promptly provide a copy of the recorded Agreement to the City Manager and City Attorney .

SECTION 16. DISCLAIMER OF THIRD PARTY BENEFICIARIES. This Agreement is for the sole benefit of the parties hereto, and no right of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this

CFN 2005147388
OR Book/Page: 5458 / 5482

Agreement either express or implied is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 17. ARMS LENGTH NEGOTIATION. This Agreement is the result of mutual arms length negotiations between the parties. Accordingly, this Agreement shall be construed equally between the parties.

SECTION 18. WAIVER; REMEDIES. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party of any right, power, or privilege hereunder operate as a waiver of any other right, power, or privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

SECTION 19. EXHIBITS. All exhibits referenced herein and attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

SECTION 20. NOTICE; PROPER FORM. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses:

AS TO CITY:

City Manager
City of Cocoa
P.O. Box 1750
Cocoa, Florida 32922

CFN 2005147388
OR Book/Page: 5458 / 5483

COPY TO: Anthony A. Garganese
Brown, Garganese, Weiss, & D'Agresta, P.A.
City Attorney
City of Cocoa
Post Office Box 2873
Orlando, Florida 32802-2873

AS TO DEVELOPER: Hagen-Nicholson Properties, LLC
c/o Terry D. Hagen
636 N. Rio Grande Avenue
Orlando, FL 32805

COPY TO: Jason W. Searl, Esquire
400 West Church Street
Orlando, Florida 32801

Each party may amend the aforementioned persons and addresses by written notice to the other party.

SECTION 21. ENTIRE AGREEMENT. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties relevant to the subject matter hereof, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written with respect to said subject matter, except as herein contained.

SECTION 22. AMENDMENT. Amendments to and waivers to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

SECTION 23. TIME OF THE ESSENCE. Time is hereby declared of the essence in the performance of each and every provision of this Agreement.

SECTION 24. SOVEREIGN IMMUNITY. Nothing contained in this Agreement shall be construed as a waiver of the **CITY'S** right to sovereign immunity under

CFN 2005147388
OR Book/Page: 5458 / 5484

Section 768.28, *Florida Statutes*, or any other limitation on the **CITY'S** potential liability under state and federal law.

SECTION 25. CITY'S POLICE POWERS. **DEVELOPER** agrees and acknowledges that the **CITY** hereby reserves all police powers granted to the **CITY** by law. In no way shall this Agreement be construed as the **CITY** bargaining away or surrendering its police powers.

SECTION 26. ADDITIONAL PERMITS. The failure of this Agreement to address any particular **CITY**, county, state, and federal permit, condition, term, or restriction shall not relieve **DEVELOPER** or the **CITY** of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

SECTION 27. DEVELOPMENT PERMITS APPROVALS BY CITY. Nothing herein shall limit the **CITY'S** authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. In addition, nothing herein shall be construed as granting or creating a vested property right or interest in **DEVELOPER** or on the Property.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

CFN 2005147388
OR Book/Page: 5458 / 5485

[This part intentionally left blank]

Signed, sealed and delivered before these witnesses:

DEVELOPER:
"HAGEN"

HAGEN-NICHOLSON PROPERTIES, LLC, a Florida limited liability company

By: _____
Print Name: Terry D. Hagen
As Its: Managing Member

Print Name: Jennifer Merritt

Print Name: Jason W. Searl

CORPORATE SEAL

STATE OF Florida
COUNTY OF Seminole

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by Terry D. Hagen, as Managing Member of HAGEN-NICOLSON PROPERTIES, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing, this 28th day of March, 2005. He/she is personally known to me or has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of March, 2005.

Jason W. Searl
Commission # DD381730
Expires December 26, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

AFFIX NOTARY STAMP

_____
Signature of Notary Public
Jason W. Searl
(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

CFN 2005147388
OR Book/Page: 5458 / 5486

ATTEST:

By: _____

[SEAL]

CITY:
CITY OF COCOA, a Florida municipal corporation

By: _____
Print: Michael C. Blake
Title: Mayor

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, this 13th day of April, 2005, by Michael C. Blake, Mayor of the City of Cocoa, a municipal corporation under the laws of the State of Florida, on behalf of the City. Who is personally known to me or has produced _____, (type of identification) as identification and (did/did not) take an oath.

_____
Signature of Notary Public
Laura M. Mulholland
(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

Laura M. Mulholland
Commission # DD377576
Expires January 26, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

CFN 2005147388
OR Book/Page: 5458 / 5487

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EXHIBIT "A"

Ordinance No. _____- 2005

CFN 2005147388
OR Book/Page: 5458 / 5488

LEGAL DESCRIPTION:
(PER SURVEYOR)

A PARCEL OF LAND LYING IN THE SOUTH 1/ 2 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/ 4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST; THENCE NORTH 01°15'06" WEST, 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ST A 50' DEDICATED RIGHT-OF-WAY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°44'07" WEST, ALONG SAID LINE, 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95); THENCE NORTH 18°18'53" WEST, ALONG SAID LINE, 109.59 FEET: THENCE NORTHERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72, A DELTA OF 18°07'00", AN ARC DISTANCE OF 1178.06; THENCE TANGENT TO SAID CURVE, NORTH 00°11'53" WEST, 205.36 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 528 (BEELINE EXPRESSWAY); THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49, A DELTA OF 56°36'47", AN ARC DISTANCE OF 593.33; THENCE TANGENT TO SAID CURVE, NORTH 56°24'54" EAST, 1093.61 FEET THENCE EASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 600.49, A DELTA OF 32°11'38", AN ARC DISTANCE OF 337.41; THENCE TANGENT TO SAID CURVE, NORTH 88°36'31" EAST, 1179.23 FEET THENCE EASTERLY ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58, A DELTA OF 16°24'08", AN ARC DISTANCE OF 1597.28; THENCE TANGENT TO SAID CURVE, SOUTH 74°59'21" EAST, 723.19 FEET; THENCE SOUTH 00°04'37" EAST, 1069.93 FEET; THENCE NORTH 89°52'22" WEST, 618.77 FEET; THENCE SOUTH 00°07'14" EAST, 1273.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID JAMES ROAD; THENCE NORTH 89°51'39" WEST, 2003.10 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN BREVARD COUNTY, FLORIDA, CONTAINING 266.48 ACRES.

CFN 2006334962, OR BK 5721 Page 8205, Recorded 11/21/2006 at 07:59 AM, Scott Ellis, Clerk of Courts, Brevard County

18

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Anthony A. Garganese, Esq.
Brown, Garganese, Weiss & D'Agresta, P.A.
225 E. Robinson Street, Suite 660
Post Office Box 2873
Orlando, FL 32802-2873
(407) 425-9566

For Recording Purposes Only

CITY OF COCOA/ BARRERA SHORES, LLC PRECEDING DEVELOPMENT AGREEMENT

Second Amended Development Agreement

THIS AGREEMENT ("Agreement") is made and entered into this 7th day of November, 2006, by and between Barrera Shores, LLC, a Florida limited liability company (the "**Developer**") and the City of Cocoa, a municipal corporation created pursuant to the laws of the State of Florida (the "**City**").

RECITALS

1. The **Developer** owns approximately 266.5 acres of property currently located in unincorporated Brevard County, Florida, described and depicted in Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located in unincorporated Brevard County, Florida, and is currently zoned for agricultural uses.

3. The **Developer** has contemplated, considered, and developed plans for the long-range development of the Property.

4. The Property is currently designated for agricultural uses on Brevard County's Future Land Use Map.

Prepared by & Return to:
Joan Clark, City Clerk
City of Cocoa
603 Brevard Avenue
Cocoa, FL 32922

5. The **Developer** desires to create a framework with all necessary governmental agencies, including without limitation, the **City**, to facilitate the orderly development of the entire Property in accordance with the laws of the State of Florida.

6. The **Developer** has proceeded to prepare, and will submit, appropriate applications for the project to be approved by the City of Cocoa, Florida.

7. The **Developer** and the **City** have been jointly investigating the possibility of annexing the Property into the City of Cocoa and processing land use and other approvals under the City of Cocoa Land Development Regulations and other applicable **City** requirements as set forth below.

8. The **Developer** has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action or its equivalent to authorize the execution, delivery and performance of the terms and conditions of this Agreement.

9. The **Developer** will require certain public improvements and infrastructure to facilitate the development of the Property.

10. The **City** has identified the Property as a logical candidate for annexation into the **City** and, as such, the **City** will exercise its planning authority over the Property upon annexation.

11. The **City** has encouraged **Developer** to annex into the **City** and anticipates the continuing permanent benefit which the **City** will receive by virtue of annexing **Developer's** Property and acquiring the right to provide municipal services to **Developer's** Property.

12. The **City** likewise anticipates that the annexation will be beneficial and acknowledges the continuing permanent benefit which the **City** will receive by virtue of its authority, from time to time, to levy taxes, fees, special assessments and user charges that will be paid to the **City** after annexation of the Property, as well as the opportunity that the **City** will have to assist in master planning and facilities planning of property surrounding the Property.

13. The **City** has determined it to be in its best interest to assure **Developer** of the future availability of municipal water and wastewater services for a ten-year period from the effective date of this Agreement, at such times and in such capacities as may be necessary to allow **Developer** to continue to develop the Property as set forth herein; thereafter, in such capacities that the City may have available.

14. The **Developer's** plans for development of the Property as a high-quality, planned unit development is anticipated by the **City** to be of substantial economic benefit to the **City** and its citizens.

15. The **City** has determined that it is feasible to extend into **Developer's** Property police protection, fire protection, solid waste, and water and wastewater services.

16. The **City**, other adjacent property owners, and the region will also benefit from the planning, financing, design, permitting, and construction (hereafter "Provision") of the Beeline Interchange and related interconnected roadway systems.

17. Therefore, in reasonable reliance upon the provision of municipal services and other inducements to annex, **Developer** has filed with the **City** a Petition for Annexation pursuant to Chapter 171, Florida Statutes and the City will process an application for amendment to the **City's** Comprehensive Plan and an application for Rezoning.

18. **Developer** and **City** believe that it is in the best interest of each party to enable the Property to continue to be developed as further described herein, in accordance with Part II of Chapter 163, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act (the "Act"), other applicable Florida Law and the Charter and Code of Ordinances of the City of Cocoa, Florida, and, therefore, **Developer** and **City** agree that this agreement is entered into under the **City's** municipal home rule powers.

19. **City** and **Developer** hereby acknowledge and warrant to the other that this Agreement and any future acts as required hereby are binding and enforceable on the **City** and **Developer** in accordance with their terms. **Developer** hereby further represents that it has the unrestricted right to impose all of the covenants and conditions set forth herein and as contemplated by the **City's** Land Development Regulations.

20. The agreement of the **City** to provide inducements as set forth in this Agreement and be bound by this Agreement, as well as the **City's** assurance to the **Developer** that this Agreement is enforceable against the **City** and that the **City** will not seek to thwart enforcement based on any claim of invalidity based on existing legal precedent in effect on the effective date of this Agreement, are all material inducements to the **Developer** to enter into this Agreement, and the **Developer** would not voluntarily annex into the **City** or enter into this Agreement but for such agreement and assurances by the **City**.

21. **Developer** has already made and will continue to make financial commitments in reliance upon and in contemplation of the annexation, comprehensive plan redesignation, rezoning of the Property, and approval of financial mechanisms to develop the Property.

22. **Developer** is willing to annex if the **City** supports the **Developer's** efforts. However, **Developer** recognizes and acknowledges that such support is subject to due process and statutory requirements to amend the **City's** Comprehensive Plan and

Future Land Use Map to designate the Property as set forth herein and consistent therewith zone the Property as set forth herein in accordance with applicable **City** requirements.

23. The agreement of the **Developer** to annex the Property into the **City** and to develop the Property as set forth in this Agreement are material inducements for the **City** to enter into this Agreement and the **City** would not enter into this Agreement but for such agreement and assurances by the **Developer**.

24. The parties agree that this Agreement constitutes a development agreement preceding any plan amendment or rezoning of the Property, and **Developer**'s duties hereunder constitute a preceding inducement for the proposed amendment to the comprehensive plan and the rezoning.

ACCORDINGLY, in consideration of mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS. The above recitations are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits referenced in this Agreement are hereby deemed a part hereof.

SECTION 2. AUTHORITY. This Agreement is entered into under the authority of the Florida Constitution (including Article VIII, Section 2(b) thereof), the general powers conferred upon municipalities by statute and otherwise (including Chapter 163 and 166, Florida Statutes), and the **City's** Charter. The parties specifically agree that this Agreement does not constitute a "development agreement" under the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Fla. Stat., nor do the provisions of said supplemental act apply to this Agreement.

SECTION 3. ANNEXATION. **Developer** has filed a Petition for Annexation of the Property conditioned upon the prior or concurrent adoption of this Agreement. The **City** has initiated the process to accomplish the annexation in accordance with law.

SECTION 4. INDUCEMENTS FOR ANNEXATION. The **Developer** is willing to annex the Property to the City of Cocoa in return for the **City's** agreement to cooperate, facilitate, consummate, and implement the following:

4.1 Orderly Development of Land Uses on the Property. The parties agree that the orderly, comprehensively planned and integrated development of the Property is in the best interests of the **Developer** and the **City**. With respect to the Property, the **City** agrees that it will process and review, in accordance with the City of Cocoa Interstate 95 – State Road 528 annexation report, dated June 28, 2005, future land use designations in its Comprehensive Plan consistent with low and medium density residential and rezoning consistent with the RU-1-7 and/or PUD zoning district designations. The **City** finds these land uses and intensities to be consistent with its Comprehensive Plan and Land Development Code. The **City's** processing of these Comprehensive Plan Amendments and rezonings shall be subject to necessary public participation and hearings as required by law and submission of substantial, competent evidence in support thereof.

Developer, however, acknowledges that the **City** and the Florida Department of Community Affairs ("DCA") are currently finalizing a Stipulated Settlement Agreement in DOAH case No. 04-0716GM. In such case, DCA is mandating that the City adopt revised wetland protection policies and that the City create a "conservation" future land use designation. The policies contained in the Stipulated Agreement will apply to the Property to the extent that the Property contains wetlands. The **City** acknowledges that Developer will file a PUD application consistent with this section.

4.2 **Submittal of Applications and Documentation**. **Developer** has submitted to the **City** such applications and other documentation and shall comply with such other procedures as may be normally and customarily required by the **City** for comprehensive plan amendments, rezonings, plats, site plans and other development approvals or permits. With respect to the zoning application, the **City** agrees to charge, and **Developer** agrees to pay, the **City's** zoning application fee at the normal and customary amount. The **City** will not charge an application fee to process the comprehensive plan amendment to assign a future land use designation.

4.3 **Development**. The parties recognize and acknowledge that **Developer** may engage one or more developers or builders, other than **Developer**, to effect the development of the Property, including the sale or long-term lease of all or portions of the Property. The parties hereto further recognize and acknowledge that as the development process proceeds, it may be necessary to amend any attached Exhibits and the **City's** adopted Comprehensive Plan as may be mutually agreed upon by the parties. In accordance with law, the **City** shall do what is reasonably necessary and within its powers and authority to grant and allow development permits and approvals for the orderly development of the Property in accordance with this Agreement.

4.4 **Compliance with City Laws and Regulations**. Except as otherwise set forth herein, all development of the Property shall be subject to compliance with current existing **City** Land Development Regulations, and with regulations of state, local and federal agencies. Except as otherwise set forth herein, none of the provisions of this Agreement shall be deemed to amend, modify or

otherwise change the provisions of any such ordinance or regulation of the **City** or any other governmental agency. Development of the remainder of the Property shall be subject to the **City's** ordinances, codes, and resolutions as amended from time to time.

4.5 Impact Fees. **Developer** agrees to pay applicable impact fees which may be imposed by the **City** and Brevard County, so long as such fees comply with Florida law.

4.6 Wetland as Open Space. The **City** agrees that the acreage of any wetlands located on the Property may be counted towards any open space acreage requirements of the City, provided a minimum of ten percent (10%) of the Property's predevelopment upland acreage is reserved as useable open space. The parties acknowledge that portions of the lake/conservation/retention areas shown in the Exhibits may be identified as wetlands. **Developer** may use or develop wetlands provided that such use and development is in compliance with all federal, state, county, city, water management district and other applicable local regulations

4.7 Community Development Districts. The **City** acknowledges in concept that it may be beneficial for **Developer** to create a Community Development District ("CDD") pursuant to Chapter 190, Florida Statutes (or some other similar special taxing district or municipal service taxing unit), for the purpose of providing certain services and capital infrastructure to the Property, to the extent allowed and authorized by applicable law. In the event the **Developer** elects to proceed with a CDD or similar entity, Developer shall be responsible for creating the CDD and the **City** and the **Developer** will cooperate in the establishment of such a district or entity. Moreover, should a CDD be created, **Developer** agrees to cooperate with the **City** to determine

whether it is the possible and feasible to reimburse the **City** for any costs incurred by the **City** in running utility infrastructure to the Property.

4.8 **Water, Wastewater and Reclaimed Water Service**. The **Developer** agrees to purchase water and wastewater service (hereafter "Utilities") exclusively from the **City**. In return thereof, the **City** agrees to design, permit, and construct the extension of the Utilities in sufficient capacities to serve phased development of the Property up to the points of connection. The **City** reserves the right to determine the points of connection to the Property line. These off-site utility extensions shall be funded by the **City**, in support of development activities on the Property. The **City** shall proceed with the utility extensions in a timely fashion upon approval of the first subdivision plan for the Project. The **City** shall reserve Utilities in sufficient capacities to serve the Property for a ten (10) year period beginning at the effective date of this Agreement, and the **Developer** shall be required to pay applicable impact fees for Utilities for such portion of the development on the Property as required by **City** regulations at a time when normally due or to time prior to issuance of building permits therefore. Thereafter, upon written request of **Developer**, the **City** may reserve capacity of Utilities in such capacities that the **City** may have available at the time of the request. The parties agree that if reclaimed water service is reasonably and economically available, **Developer** shall connect to the reclaimed water system.

At the **Developer's** election in writing, however, the **Developer** may design, permit, and construct the extension of the utilities required hereunder in order to expedite the process. Said election shall be made no later than the first subdivision plan for the Project. If the election is affirmatively made, the **City** agrees to reimburse

the **Developer** for its actual and reasonable cost to design, permit, and construct the utilities. Reimbursable costs shall not include impact fees and force main capacity charges required by City Code. Prior to permitting, the **Developer** shall submit for approval by the **City** an estimate of the reimbursable costs, in a "not to exceed" value. Reimbursement of any costs in excess of this amount will be subject to review and approval by the City Council.

Subsequent to the approval by the **City** of the estimated reimbursable costs, the **Developer** shall submit monthly invoices of costs actually incurred and due for reimbursement under this Agreement. Written invoices and receipts shall justify the Developer's reimbursable costs. The **City** agrees to remit payment to **Developer** in accordance with the Florida Prompt Payment Act (Section 218.70 et seq., Florida Statutes).

The **Developer** shall complete the first phase of the project to be serviced by the utility extension within five (5) years from date upon which a Certificate of Completion is issued for the utilities or from the date of the **City's** acceptance of the utilities, whichever occurs first ("Utilities Completion Date"). The **Developer** shall complete the remainder of the development project, at a rate of completing a minimum of twenty percent (20%) of the units each year, within five (5) years from the Utilities Completion Date. Should Developer fail to complete the first subdivision or the remainder of the development project in accordance with the aforementioned time frames, the Developer shall pay to the **City** its pro-rata share of the cost to extend the utilities to the **Developer's** Property, as provided in Chapter 22, City Code, as may be amended. **Developer** may request, for good cause shown, an extension of time to complete the

first subdivision project or phase, but in no case shall said extension be for a period in excess of two (2) years. Approval of such time extension is in the sole discretion of the City Council, but shall not be unreasonably withheld. If an extension of time to complete the first subdivision project or phase is granted by the **City**, then the time for completion of the remainder of the development project shall be extended by a time period equal to the extended time period granted for completion of the first subdivision project or phase.

SECTION 5. PROPERTY OWNERSHIP; INDUCEMENT OF CITY SERVICES AND COMMITMENTS.

Based on **Developer's** acknowledgement and representation to the **City** that **Developer** is the owner of the Property and that **Developer** is empowered to enter into this Agreement, the **City** is willing to provide the City services and abide by the commitments hereunder in return for the **Developer's** agreement to cooperate, facilitate, consummate, and implement the following:

5.1 Upon execution of this Agreement by both parties, **Developer** shall diligently process all necessary development permit applications to construct a residential development project on the Property.

5.2 Unless otherwise mutually agreed by the parties in writing, the residential development project shall consist of a maximum of **seven hundred fifty (750)** residential dwelling units with a minimum living area under air of **one thousand eight hundred (1,800) square feet**. Each dwelling unit shall have an approximate minimum fair market value of One Hundred Thirty Thousand Dollars ($130,000.00) ranging up to approximately Two Hundred Ten Thousand Dollars ($210,000.00) (average $170,000.00) at the time of construction.

SECTION 6. AGRICULTURE, AQUACULTURE, HORTICULTURE OR SILVICULTURE OPERATIONS. Prior to the **City** rezoning the Property, the **City** agrees that the **Developer** including its lessees, licensees, affiliates, or subsidiaries, may initiate or continue, as applicable, agricultural, aquacultural, horticultural or silvicultural operations on the Property. After any zoning has been approved for a portion of the Property, all agricultural, aquacultural, silvicultural and horticultural operations within the area of the Property subject to the zoning may continue as permitted uses if the new zoning category allows such uses or as nonconforming "grandfathered" uses under the City Code on the condition that **Developer** identify such existing uses in writing prior to the rezoning becoming effective. As to silviculture, **Developer** may continue its silviculture operation within any area of the Property provided that twenty percent (20%) of the trees in the area of the Property is retained.

SECTION 7. EXPLORATION RIGHTS. The **City** agrees that to the extent permitted by law or regulation, **Developer** including its lessees, licensees, affiliates, or subsidiaries may explore the Property for oil, gas and minerals subject to proper permitting by the appropriate regulatory agencies.

SECTION 8. AD VALOREM TAXATION. This Section is subject to the conditions contained in Section 6 of this Agreement. Substantially all of the Property is assessed as agricultural by the Brevard County Property Appraiser and qualifies for that classification **City** will permit uses that will allow **Developer** to maintain the agricultural tax status of those portions of the Property currently assessed agricultural. The **City** agrees that it shall take no action without the written consent of **Developer** which would affect or impair **Developer**'s ability to continue to obtain the agricultural status for its

lands which otherwise qualify by law for assessment as agricultural. The **City** acknowledges that **Developer**'s ability to continue to obtain the agricultural assessment on those portions of its Property once annexed to the **City** was an important factor in the decision of **Developer** to annex the Property into the **City**.

SECTION 9. DUE DILIGENCE. The **City** and **Developer** further covenant that they shall immediately commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The **City** shall further provide all municipal services available and provided by the **City** to the Property as are needed by **Developer** from time to time in accordance with the **City's** applicable policies for the provision of said services.

SECTION 10. DEVELOPMENT RIGHTS. **Developer** shall have the right to use and develop the Property as described in this Agreement. Furthermore, **Developer** does not waive any right to use or develop the Property arising under the City Code, common law or the laws of the State of Florida.

SECTION 11. TERM; CONDITIONS SUBSEQUENT. Except as specified below, this Agreement and the annexation contemplated herein shall become effective upon the annexation of and expiration of an applicable appeals period of the ordinance annexing the Property. Should the annexation ordinance not become effective, then either party may terminate this Agreement by written notice and be relieved of their respective obligations under this Agreement.

SECTION 12. DEFAULT; ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages, injunctive relief and

specific performance. In the event either party is required to enforce this Agreement, by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all pre-trial, trial, appeal and alternative dispute resolution levels.

SECTION 13. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of Florida.

SECTION 14. BINDING EFFECT; ASSIGNABILITY. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be freely assignable by the **Developer** to various successive owners without the need for consent by the **City**. **Developer** shall, however, provide written notice to the **City** of any and all such assignees. However, at such time **Developer** no longer has a fee simple ownership interest in the Property, this Agreement shall be deemed assigned to the successive owners of the Property. The parties hereby covenant that they will enforce this Agreement and that is a legal, valid and binding agreement.

SECTION 15. RECORDATION. A copy of this Agreement shall be recorded by the **Developer** at the **Developer**'s expense, in the Public Records of Brevard County, Florida, upon taking effect. Upon receipt of the recorded Agreement, **Developer** shall promptly provide a copy of the recorded Agreement to the City Manager and City Attorney.

SECTION 16. DISCLAIMER OF THIRD PARTY BENEFICIARIES. This Agreement is for the sole benefit of the parties hereto, and no right of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this

Agreement either express or implied is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 17. ARMS LENGTH NEGOTIATION. This Agreement is the result of mutual arms length negotiations between the parties. Accordingly, this Agreement shall be construed equally between the parties.

SECTION 18. WAIVER; REMEDIES. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party of any right, power, or privilege hereunder operate as a waiver of any other right, power, or privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

SECTION 19. EXHIBITS. All exhibits referenced herein and attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein

SECTION 20. NOTICE; PROPER FORM. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses:

AS TO CITY:

City Manager
City of Cocoa
P.O. Box 1750
Cocoa, Florida 32922

COPY TO: Anthony A. Garganese
Brown, Garganese, Weiss, & D'Agresta, P.A.
City Attorney
City of Cocoa
Post Office Box 2873
Orlando, Florida 32802-2873

AS TO DEVELOPER: Barrera Shores, LLC
c/o Terry D. Hagen
950 S. Winter Park Dr., Suite 350
Casselberry, FL 32707

COPY TO: Jason W. Searl, Esquire
1518 Mount Vernon St.
Orlando, FL 32803

Each party may amend the aforementioned persons and addresses by written notice to the other party.

SECTION 21. ENTIRE AGREEMENT. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties relevant to the subject matter hereof, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written with respect to said subject matter, except as herein contained.

SECTION 22. AMENDMENT. Amendments to and waivers to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

SECTION 23. TIME OF THE ESSENCE. Time is hereby declared of the essence in the performance of each and every provision of this Agreement.

SECTION 24. SOVEREIGN IMMUNITY. Nothing contained in this Agreement shall be construed as a waiver of the **CITY'S** right to sovereign immunity under

Section 768.28, *Florida Statutes*, or any other limitation on the **CITY'S** potential liability under state and federal law.

SECTION 25. CITY'S POLICE POWERS. **DEVELOPER** agrees and acknowledges that the **CITY** hereby reserves all police powers granted to the **CITY** by law. In no way shall this Agreement be construed as the **CITY** bargaining away or surrendering its police powers.

SECTION 26. ADDITIONAL PERMITS. The failure of this Agreement to address any particular **CITY**, county, state, and federal permit, condition, term, or restriction shall not relieve **DEVELOPER** or the **CITY** of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

SECTION 27. DEVELOPMENT PERMITS APPROVALS BY CITY. Nothing herein shall limit the **CITY'S** authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. In addition, nothing herein shall be construed as granting or creating a vested property right or interest in **DEVELOPER** or on the Property.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

[This part intentionally left blank]

Signed, sealed and delivered before these witnesses:

Print Name: Jeff Hagen

Print Name: EVANS A. HOOD

DEVELOPER:
"HAGEN"

BARRERA SHORES, LLC,
a Florida limited liability company

By: D. Hagen
Print Name: Deborah Hagen
As Its: Manager

CORPORATE SEAL

STATE OF Florida
COUNTY OF Seminole

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by Deborah D. Hagen, as Managing Member of BARRERA SHORES, LLC, a Florida limited liability company, known to me to be the person described in and who executed the foregoing, this 2 day of November, 2006. He/she is personally known to me or has produced _____ (type of identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of November, 2006.

Signature of Notary Public
Peter C. DiSalvo
(Print Notary Name)
My Commission Expires: 8/3/08
Commission No.: DD034373 6

AFFIX NOTARY STAMP

PETER CHRISTOPHER DISALVO
Comm# DD0343736
Expires 8/3/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

ATTEST:

By: Joan Clark
Joan Clark, City Clerk

[SEAL]

CITY:
CITY OF COCOA, a Florida municipal corporation

By: Michael C. Blake
Print: Michael C. Blake
Title: Mayor

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me, this 17th day of November, 2006, by Michael C. Blake, Mayor of the City of Cocoa, a municipal corporation under the laws of the State of Florida, on behalf of the City. Who is personally known to me or has produced _____, (type of identification) as identification and (did/did not) take an oath.

Mary Lou Stearns
Commission #DD246892
Expires: Sep 03, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

AFFIX NOTARY STAMP

Mary Lou Stearns
Signature of Notary Public
Mary Lou Stearns
(Print Notary Name)
My Commission Expires: 9-3-07
Commission No.: DD246892

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

April 26, 2021

Bobby Luthra
PIB Investment Brokers
1505 E. Robinson Street
Orlando, Florida 32801

Proj: Beeline & I-95 - Brevard County, Florida
Section 10; Township 24 South; Range 35 East
(BTC File #372-78)
Re: Environmental Assessment Report

Dear Mr. Luthra:

During April 2021, Bio-Tech Consulting, Inc. (BTC) conducted an Environmental Assessment of the Beeline & I-95 site. The approximately 212.21-acre subject property is located southeast of the Beachline Expressway and I-95 junction, and to the northwest of State Road 524, within Section 10; Township 24 South; Range 35 East, in Brevard County, Florida (**Figures 1, 2 & 3**). The subject site is entirely located within the City of Cocoa limits. The environmental assessment included the following elements:

- Review of soil types mapped within the site boundaries;
- Evaluation of land use types/vegetative communities present;
- Field review for occurrence of protected flora and fauna;
- Delineation of on-site wetland and surface water communities; and,
- Determination of environmental permitting constraints.

SOILS

According to the Soil Survey of Brevard County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), seven (7) soil types occur within the subject property boundaries (**Figure 4**). These soil types include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

- **Basinger Sand (#7)**
- **EauGallie sand (#17)**
- **Immokalee sand, 0 to 2 percent slopes (#28)**
- **Myakka sand, 0 to 2 percent slopes (#36)**
- **Myakka sand, depressional (#38)**
- **Tomoka muck, undrained (#67)**
- **Valkaria sand (#70)**

The following presents a brief description of the soil types mapped for the subject property:

Basinger sand (#7) is a nearly level, poorly drained sandy soil found in soughs of poorly defined drainageways and depressions in the flatwoods. The upper 2 inches of the surface layer of this soil type generally consists of very dark gray sand. The lower 6 inches of the surface layer generally consists of grayish brown sand. In most years the water table for this soil type is within a depth of 10 inches for 2 to 6 months of the year, and between 10 and 40 inches for 6 months or more. In dry seasons it is below a depth of 40 inches for short periods. This soil type is occasionally flooded for 2 to 7 days following heavy rains. Permeability of this soil type is very rapid.

EauGallie sand (#17) is a nearly level, poorly drained soil on broad, low ridges on the flatwoods. During most years, the water table for this soil type is within a depth of 10 inches of the surface for 1 to 4 months and between 10 and 40 inches of the surface for more than 6 months. In dry seasons it is below a depth of 40 inches. The permeability of EauGallie sand is rapid to a depth of 22 inches, moderate to moderately rapid from 22 to 35 inches, rapid from 35 to 55 inches, moderate to moderately rapid from 55 to 61 inches, and rapid below 61 inches.

Immokalee sand, 0 to 2 percent slopes (#28) is a nearly level, poorly drained sandy soil on broad areas on the flatwoods, on low ridges between sloughs, and in low narrow areas between sand ridges and lakes and ponds. The surface layer of this soil type consists of very dark gray and dark gray sand about 11 inches thick. During most years, the water table for this soil type is within a depth of 10 inches of the surface for 1 to 2 months and between 10 and 40 inches of the surface for more than half the time and during short, dry periods below 40 inches. The permeability of this soil type is moderate to moderately rapid in the weakly cemented layers and rapid in all other layers.

Myakka sand, 0 to 2 percent slopes (#36) is a nearly level, poorly drained sandy soil found in shallow depressions in the flatwoods. The upper 4 inches of the surface layer of this soil type generally consists of very dark gray sand. The lower 4 inches of the surface layer generally consists of dark gray sand. In most years this soil type is flooded for 6 to 12 months. In dry seasons it is deeper, but is seldom below a depth of 40 inches. The permeability of this soil type is rapid in the sandy layers to a depth of about 22 inches, moderate from about 22 to 46 inches, and rapid from about 46 to 63 inches.

Myakka sand, depressional (#38) is a nearly level, poorly drained sandy soil in depressions in the flatwoods. Most areas are small with only a few larger areas exceeding 50 acres in size. The soil is similar to Myakka sand, but located in lower elevations where water is capable of accumulating. In most years, the area is flooded for 6 to 12 months.

Tomoka muck, undrained (#67) is a nearly level, very poorly drained muck soil in broad flat marshes, small depressions, and swamps. Sandy and loamy layers are at a depth of 16 to 40 inches. The water table is within a depth of 10 inches for 9 to 12 months in most years, and water is frequently above the surface. In dry periods it is between 10 and 30 inches.

Valkaria sand (#70) is a nearly level, poorly drained soil in grassy sloughs, low palm hammocks and broad low areas. This soil type is frequently flooded for periods of 2 to 7 days following heavy rains. The water table is within a depth of 10 inches for 2 to 6 months of most years. In dry periods it is within a depth of 30 inches most of the time. The permeability of this soil type is rapid.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components of the Basinger sand (#7), Myakka sand, depressional (#38), Tomoka muck, undrained (#67), and Valkaria sand (#70) soil types associated with the property, to be hydric in nature. The FAESS also considers inclusions present within the EauGaillie sand (#17) soil type associated with the property, to be hydric in nature. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition, March 2007.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The Beeline & I-95 site currently supports six (6) land use types/vegetative communities within the subject property boundaries (**Figure 5**). These land use types were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 2004). The upland land use types within the subject property consist of Pine Flatwoods (411) and Hardwood - Conifer Mixed (434). The surface water and wetland land use types within the subject property consist of Willow and Elderberry (618), Hydric Pine Flatwoods (625), Wetland Forested Mixed (630), and Freshwater Marshes (641). The following provides a brief description of the land use types/vegetative communities identified on the site:

Uplands:

411 – Pine Flatwoods

The majority of the property is comprised of uplands which are best classified by the Pine Flatwoods (411) land use type, per the FLUCFCS. The western portion of this community type includes more pine trees in the canopy and the eastern portion contains a sparse pine canopy with a heavy concentration of gallberry (*Ilex glabra*). This community exhibited evidence of burn

activity in the past. Vegetative species within this land use type consists of slash pine (*Pinus elliottii*), longleaf pine (*Pinus palustris*), cabbage palm (*Sabal palmetto*), gallberry (*Ilex glabra*), Brazilian pepper (*Schinus terebinthifolia*), fetterbush (*Lyonia lucida*), bracken fern (*Pteridium aquilinum*), muscadine grapevine (*Vitis rotundifolia*), saw palmetto (*Serenoa repens*), johnsongrass (*Sorghum halepense*), winged sumac (*Rhus copallinum*), American beautyberry (*Callicarpa americana*), cogongrass (*Imperata cylindrica*), wiregrass (*Aristida stricta*), Carolina redroot (*Lachnanthes caroliana*), runner oak (*Quercus pumila*), bahia grass (*Paspalum notatum*), chalky bluestem (*Andropogon virgincus*), dog fennel (*Eupatorium capillifolium*), St. Augustine grass (*Stenotaphrum secundatum*), caesarweed (*Urena lobata*), blackberry (*Rubus pensilvanicus*), rusty lyonia (*Lyonia ferruginea*), winged sumac (*Rhus copallinum*), dog fennel (*Eupatorium capillifolium*), and greenbrier (*Smilax* spp.)

434 - Hardwood - Conifer Mixed

The site contains forested areas which contain a mix of pines and hardwood species which are located on the east boundary and along the southern boundary. This land use type is best classified by the Hardwood - Conifer Mixed (434) land use type, per the FLUCFCS. Vegetative species within this land use type consists of water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), earpodtree (*Enterolobium contortisiliquum*), red cedar (*Juniperus virginiana*), Chinese tallowtree (*Triadica sebifera*), chinaberry (*Melia azedarach*), dahoon holly (*Ilex cassine*), gallberry (*Ilex glabra*), Brazilian pepper (*Schinus terebinthifolia*), fetterbush (*Lyonia lucida*), poison ivy (*Toxicodendron radicans*), bracken fern (*Pteridium aquilinum*), saw palmetto (*Serenoa repens*), johnsongrass (*Sorghum halepense*), winged sumac (*Rhus copallinum*), American beautyberry (*Callicarpa americana*), cogongrass (*Imperata cylindrica*), elderberry (*Sambucus nigra*), sword fern (*Nephrolepis cordifolia*), runner oak (*Quercus pumila*), chalky bluestem (*Andropogon virgincus*), dog fennel (*Eupatorium capillifolium*), caesarweed (*Urena lobata*), blackberry (*Rubus pensilvanicus*), rusty lyonia (*Lyonia ferruginea*), dog fennel (*Eupatorium capillifolium*), muscadine grapevine (*Vitis rotundifolia*), and greenbrier (*Smilax* spp.)

Wetlands/Surface Waters:

618 - Willow and Elderberry

The site contains one (1) wetland area located on the southern boundary line which is best classified by the Willow and Elderberry (618) land use type, per the FLUCFCS. Vegetative species within this land use type include Mexican primrosewillow (*Ludwigia octovalvis*), Virginia chain fern (*Woodwardia virginica*), royal fern (*Osmunda regalis*), swamp sawgrass (*Cladium jamaicense*), sand cordgrass (*Spartina bakeri*), marsh pennywort (*Hydrocotyle vulgaris*), spadeleaf (*centella asiatica*), St. John's-Wort (*Hypericum cistifolium*), duck potato (*Sagittaria lancifolia*), and pickerelweed (*Pontederia cordata*).

625 - Hydric Pine Flatwoods

Located in the northeastern portion of the site is a small wetland which is best classified by the Hydric Pine Flatwoods (625) land use type, per the FLUCFCS. Moderate levels of turbidity was observed along the portion of the wetland system which abuts the northern boundary. Vegetative species within this land use type include slash pine (*Pinus elliottii*), pond pine (*Pinus serotina*), cabbage palm (*sabal palmetto*), melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia*), swamp bay (*Persea palustris*), maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muhlenbergianum*), swamp fern (*Telmatoblechnum serrulatum*), wiregrass (*Aristida stricta*), Virginia chain fern (*Woodwardia virginica*), wax myrtle (*Morella cerifera*), sand cordgrass (*Spartina bakeri*), chalky bluestem (*Andropogon virgincus*), broomsedge (*Andropogon glomeratus*), Carolina redroot (*Lachnanthes caroliana*), hatpins (*Syngonanthus flavidulus*), beakrush (*Rhynchospora* spp.), soft rush (*Juncus effusus*), sedges (*Carex* spp.), St. John's-Wort (*Hypericum cistifolium*), swamp sawgrass (*Cladium jamaicense*), sword fern (*Nephrolepis cordifolia*), fetterbush (*Lyonia lucida*), and mermaid weed (*Proserpinaca palustris*).

630 - Wetland Forested Mixed

Within the central and western portions of the site there are two (2) wetlands which are best classified by the Wetland Forested Mixed (630) land use type, per the FLUCFCS. The wetland forested mixed system which abuts the northern boundary exhibited high levels of turbidity, likely due to runoff from construction associated with the Brightline high-speed passenger rail construction. Vegetative species within this land use type include slash pine (*Pinus elliottii*), swamp bay (*Persea palustris*), cabbage palm (*sabal palmetto*), red maple (*Acer rubrum*), Brazilian pepper (*Schinus terebinthifolia*), melaleuca (*Melaleuca quinquenervia*), maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muhlenbergianum*), swamp fern (*Telmatoblechnum serrulatum*), Virginia chain fern (*Woodwardia virginica*), wax myrtle (*Morella cerifera*), sand cordgrass (*Spartina bakeri*), broomsedge (*Andropogon glomeratus*), fetterbush (*Lyonia lucida*),

chalky bluestem (*Andropogon virgincus*), Carolina redroot (*Lachnanthes caroliana*), hatpins (*Syngonanthus flavidulus*), beakrush (*Rhynchospora* spp.), soft rush (*Juncus effusus*), mermaid weed (*Proserpinaca palustris*), sedges (*Carex* spp.), St. John's-Wort (*Hypericum cistifolium*), and swamp sawgrass (*Cladium jamaicense*).

641- Freshwater Marshes

Scattered throughout the subject site are herbaceous wetlands which are best classified by the Freshwater Marshes (641) land use type, per the FLUCFCS. Significant evidence of feral hog damage was noted throughout these areas. Scattered canopy species within these wetlands include dahoon holly (*Ilex cassine*), loblolly bay (*Gordonia lasianthus*), loblolly pine (*Pinus taeda*), cabbage palm (*sabal palmetto*), pond pine (*Pinus serotina*), and slash pine (*Pinus elliottii*). button bush (*Cephalanthus occidentalis*), Virginia chain fern (*Woodwardia virginica*), nutrush (*scleria* spp.), hatpins (*Syngonanthus flavidulus*), maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muhlenbergianum*), fetterbush (*Lyonia lucida*), pickerelweed (*Pontederia cordata*), broomsedge (*Andropogon glomeratus*), St. John's-Wort (*Hypericum cistifolium*), sedges (*Carex* spp.), melaleuca (*Melaleuca quinquenervia*), Carolina redroot (*Lachnanthes caroliana*), chalky bluestem (*Andropogon virgincus*), brazilian pepper (*Schinus terebinthifolia*), gallberry (*Ilex glabra*), wax myrtle (*Morella cerifera*), Virginia chain fern (*Woodwardia virginica*), yellow-eyed grass (*Xyris caroliniana*), mermaid weed (*Proserpinaca palustris*), swamp sawgrass (*Cladium jamaicense*), sphagnum (*Sphagnum carolinianum*), saw palmetto (*Serenoa repens*), greenbrier (*Smilax* spp.), red ludwigia (*Ludwigia repens*), poison ivy (*Toxicodendron radicans*), and mermaid weed (*Proserpinaca palustris*).

PROTECTED SPECIES

Utilizing methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 - revised July 2020), an assessment for "listed" floral and faunal species occurring within the subject site boundaries was conducted on April 8, 9, and 21, 2021. The survey covered approximately 50 percent of the subject site's developable area, included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (December 2018) that have the potential to occur in Brevard County (attached Table 1).

No plant species listed as "Threatened" or "Endangered" by either The Florida Department of Agriculture (FDA) or U.S. Fish and Wildlife Service (USFWS) was identified on the site during the assessments conducted. However, one (1) fern species were identified that are listed as "Commercially Exploited" by the Florida Department of Agriculture and Consumer Services (FDACS). The harvesting of this species, royal fern (*Osmunda regalis*), for commercial gain is prohibited. However, the listing of this species poses no restrictions towards the development of the site. The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
brown anole (*Norops sagrei*)
eastern racer (*Coluber constrictor*)
Florida leopard frog (*Lithobates sphenocephalus sphenocephalus*)
gopher tortoise (*Gopherus polyphemus*)
green anole (*Anolis carolinensis*)
six-lined racerunner (*Cnemidophorus sexlineatus*)
southern toad (*Anaxyrus terrestris*)

Birds
American Crow (*Corvus caurinus*)
Black Vulture (*Coragyps atratus*)
Mourning Dove (*Zenaida macroura*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Red-shouldered Hawk (*Buteo lineatus*)

Mammals
black bear (*Ursus americanus floridanus*)
common raccoon (*Procyon lotor*)
eastern gray squirrel (*Sciurus carolinensis*)
feral hog (*Sus scrofa*)
marsh rabbit (*Sylvilagus palustris*)
nine-banded armadillo (*Dasypus novemcinctus*)
Virginia opossum (*Didelphis virginiana*)
white-tailed deer (*Odocoileus virginianus*)

One (1) of the above species were identified in the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (updated December 2018), the gopher tortoise (*Gopherus polyphemus*). The following provides a brief description of this species and other wildlife species as they relate to the development of the site.

Bald Eagle (*Haliaeetus leucocephalus*)
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FFWCC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FFWCC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for listed species, BTC conducted a desktop review of FFWCC's database and Audubon's EagleWatch program database for recorded Bald Eagle nests within the surrounding 660 feet of the subject site. This review revealed that there are no Bald Eagle nests (through the 2016-2017 nesting season for FFWCC data and 2019-2020 nesting season for Audubon EagleWatch data) within 660 feet of the project site boundaries (**Figure 6** and attached Eaglewatch Search). Thus, no developmental constraints are expected with respect to Bald Eagle nests.

***Gopher Tortoise* (*Gopherus polyphemus*)**
State Listed as "Threatened" by FFWCC

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by USFWS, and as of September 2007 is now classified as "Threatened" by FFWCC. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other

protected species have a possibility of occurring in this area, as they are gopher tortoise commensal species. However, none of these commensal species were observed during the survey conducted.

The subject property was surveyed for the existence of gopher tortoises through the use of pedestrian transects (**Figure 6**). The survey covered approximately 50 percent of the suitable habitat present within the subject property boundaries. Twenty-Three (23) active/inactive gopher tortoise burrows were observed and recorded using GPS technology. These burrows were concentrated along the southern boundary within a sandy berm and many of these burrows were located within 25 feet of the subject site property boundary.

The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot distance from construction), 2) preservation of habitat, and 3) off-site relocation. Gopher tortoise surveys for permitting with FFWCC are valid for 90 days. BTC recommends that a 100 percent survey be conducted within 90 days of the start of construction to identify the total gopher tortoise population that exists within the subject site for FFWCC permitting purposes. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

Wood Stork (*Mycteria americana*)
Federally Listed as "Threatened" by USFWS

The subject site is shown to be located within a Wood Stork Nesting Colony Core Foraging Area. Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (*Mycteria americana*) is listed as "Threatened" by the USFWS. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely unfeathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm).

The USFWS identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The USFWS believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

No Wood Storks were observed within the subject site during the wildlife survey conducted by BTC. Based on our review of available databases, there is record of two (2) Wood Stork rookeries close to the site. One is within 2.6 miles of the subject site and the other within 3 miles of the subject site. The USFWS and the Florida Department of Environmental Protection (FDEP) and U.S. Army Corps of Engineers (USACE) require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated elsewhere on-site so that there would be no net loss of Wood Stork foraging habitat. No Wood Storks were observed within the subject site during the wildlife survey conducted by BTC; however, mitigation for Wood Stork habitat may be required if ditches or wetlands are impacted and Section 404 permitting with the FDEP or Section 10 permitting with the USACE is necessary.

USFWS CONSULTATION AREAS

The USFWS have established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with federal Section 10 permitting with the USACE and Section 404 permitting through the FDEP. It should be noted that a listed species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination. Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following provides a brief description of the respective species, its habitat, and the potential for additional review.

Florida Scrub-jay (*Aphelocoma coerulescens*)
Federally Listed as "Threatened" by USFWS

The subject site falls within the USFWS Consultation Area for the Florida Scrub-jay. Currently the Florida Scrub-jay is listed as threatened by the USFWS. Florida Scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 feet) tall, covering 50 percent to 90 percent of the area; bare ground or sparse vegetation less than 15 cm (6 in.) tall covering 10 percent to 50 percent of the area; and scattered trees with no more than 20 percent canopy cover (Fitzpatrick et al. 1991).

A call recording was played during the wildlife survey is various locations throughout the subject site and no Florida Scrub-jays were observed during the cursory survey conducted by BTC. No suitable habitat exists within the limits of the site and it is not anticipated that a formal survey would be required by the USFWS or another agency to determine if any Florida Scrub-jays utilize any portions of the site.

Everglade Snail Kite (*Rostrhamus sociabilis*)
Federally Listed as "Endangered" by USFWS

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Snail Kite is listed as "Endangered" by the USFWS. Snail Kites are similar in size to Red-shouldered Hawks. All Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur

in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

No Everglade Snail Kites were observed within the subject site during the wildlife survey conducted by BTC and no suitable habitat exists within the subject property. As such, it is not anticipated that a formal snail kite survey would be required by the USFWS or another agency.

Audubon's Crested Caracara (*Polyborus plancus audubonii*)
Federally Listed as "Threatened" by USFWS

The subject site falls within the USFWS Consultation Areas for the Audubon's Crested Caracara. Currently the Audubon's Crested Caracara is listed as threatened by the USFWS due primarily to habitat loss. The Audubon's Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palms, lightly wooded areas with saw palmetto, scrub oaks and cypress. The Audubon's Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon's Crested Caracaras construct new nests each nesting season, often in the same tree as the previous year.

Although the subject site falls within the USFWS Audubon's Crested Caracara consultation area, no crested caracaras were observed and within the project boundaries. Particular attention was given to the cabbage palms on the project during the wildlife survey and no evidence of nesting activity was observed. A formal survey could be required by the USFWS or another agency to determine if any Audubon's Crested Caracara utilize any portions of the site.

ENVIRONMENTAL CONSTRAINTS

The surface waters have been delineated by BTC with pink flagging tape in the field (**Figure 7**) and will need to be reviewed by the appropriate regulatory agencies. Permitting through the St. Johns River Water Management District (SJRWMD), and the FDEP would be required to develop the project site. The site resides within the St. Johns River (Canaveral Marshes to Wekiva) drainage basin.

St. Johns River Water Management District

The Environmental Resource Permit (ERP) program regulates activities involving the alteration of surface water flows. This includes new activities in uplands that generate stormwater runoff from upland construction, as well as dredging and filling in wetlands and other surface waters. An ERP will be required through the SJRWMD for all wetland and/or other surface water impacts (both direct and secondary) in association with any development activity. Impacts to the project's wetland and/or other surface water communities would be permittable by SJRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. Coordination with the Division of Historical Resources (DHR) and the FFWCC will be necessary as part of the permitting process.

Florida Department of Environmental Protection

State 404 Program

In December of 2020, the Florida Department of Environmental Protection (FDEP) "assumed" federal permitting authority for all wetland and surface water resources under Section 404 of the Clean Water Act (CWA). The State 404 Program is a separate program from the existing ERP Program described above. For those project's whose wetland and surface water resources are associated with tidal waters or traditional navigable waters, under Section 10 of the Rivers and Harbors Act, the USACE will "retain" federal permitting authority. These "retained" resources also include wetlands and/or other surface waters that fall within the 300 foot guide line established from the ordinary high water mark or mean high tide line of the retained waters.

With respect to the subject site, it is anticipated that the on-site other surface waters will fall under the regulatory authority of the Section 404 Program. The federal permitting authority has been assumed by the FDEP under Section 404. Currently, FDEP considers all wetland and/or surface water resources to be federally jurisdictional unless the applicant provides documentation proving otherwise. A jurisdictional determination in the form of a No Permit Required (NPR) verification will be required to make this determination and confirm what we anticipate to be non-jurisdictional wetlands located on the subject property.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted in the attached wildlife Table, currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,



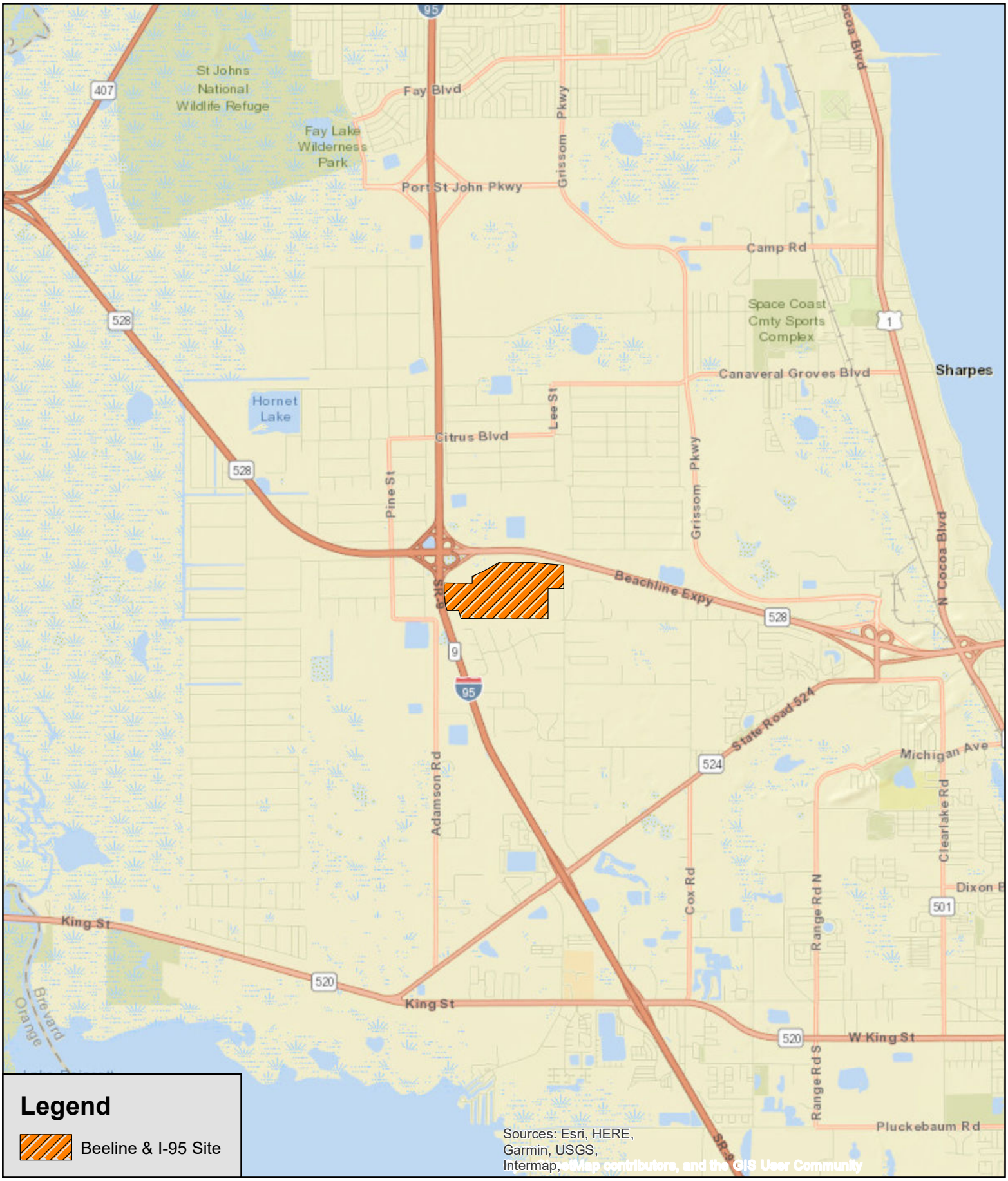
David Holly
Project Manager



John Miklos
Project Manager

Attachments

FIGURES



Bio-Tech Consulting Inc.
Environmental and Permitting Services
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Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Beeline & I-95 Site
Brevard County, Florida
Figure 1
Location Map

N
W E
S

1
Miles

Project #: 372-78
Produced By: JDH
Date: 1/27/2021



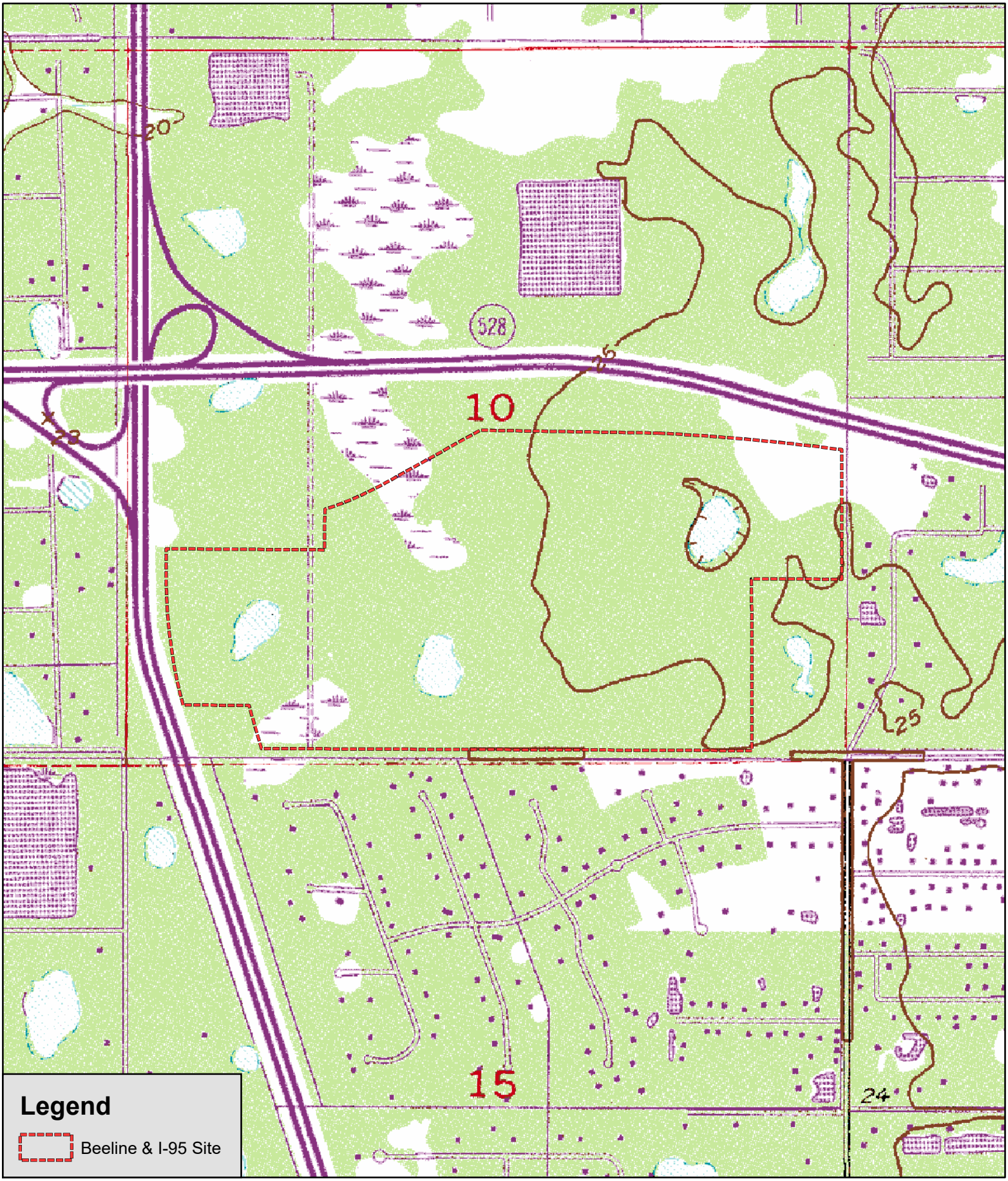
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Beeline & I-95 Site
Brevard County, Florida
Figure 2
2020 Google Earth Aerial Map

N
W E
S

800
Feet

Project #: 372-78
Produced By: JDH
Date: 1/27/2021



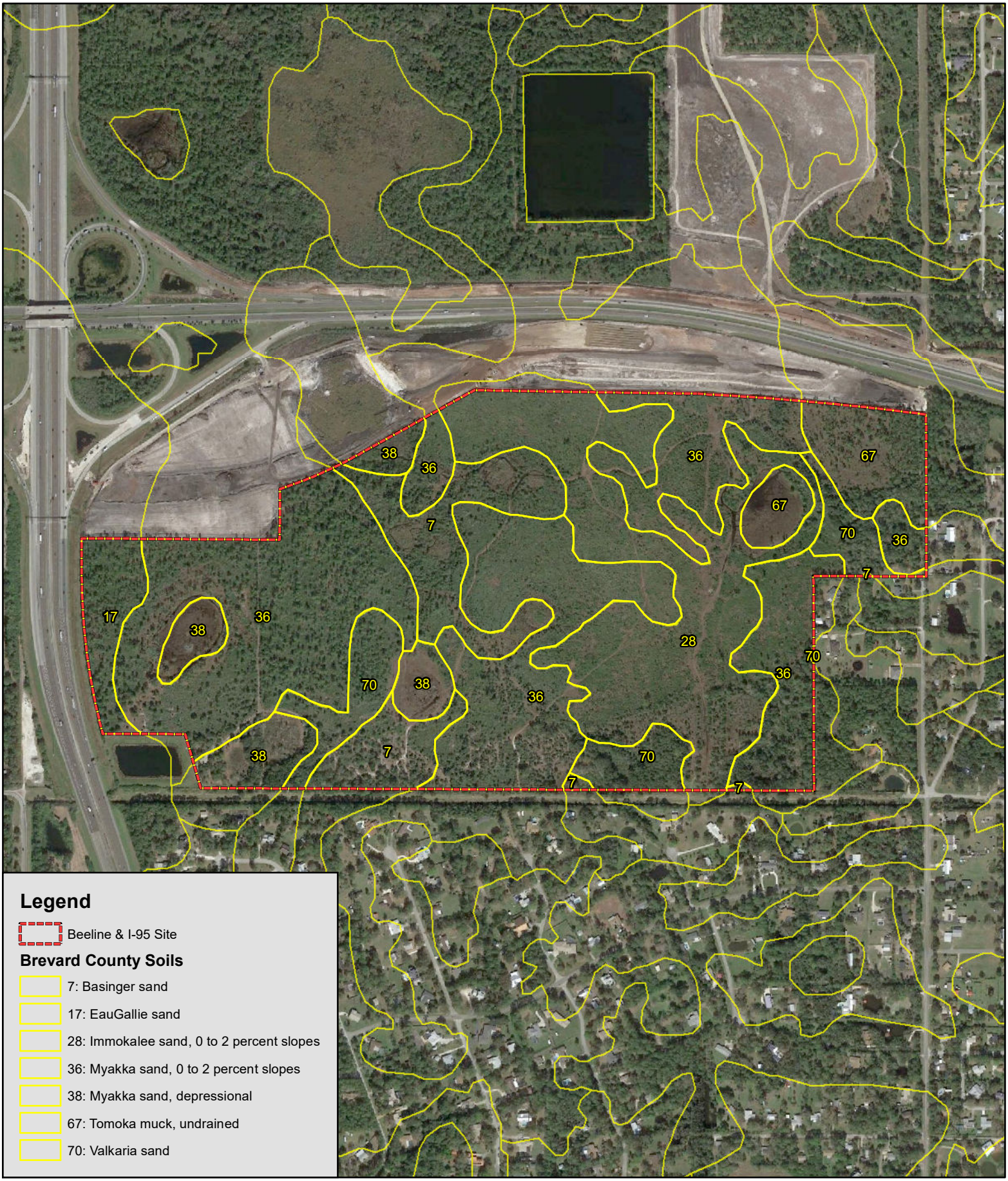
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www.bio-techconsulting.com

Beeline & I-95 Site
Brevard County, Florida
Figure 3
USGS Topographic Map

N
W E
S

1,000
Feet

Project #: 372-78
Produced By: JDH
Date: 1/27/2021



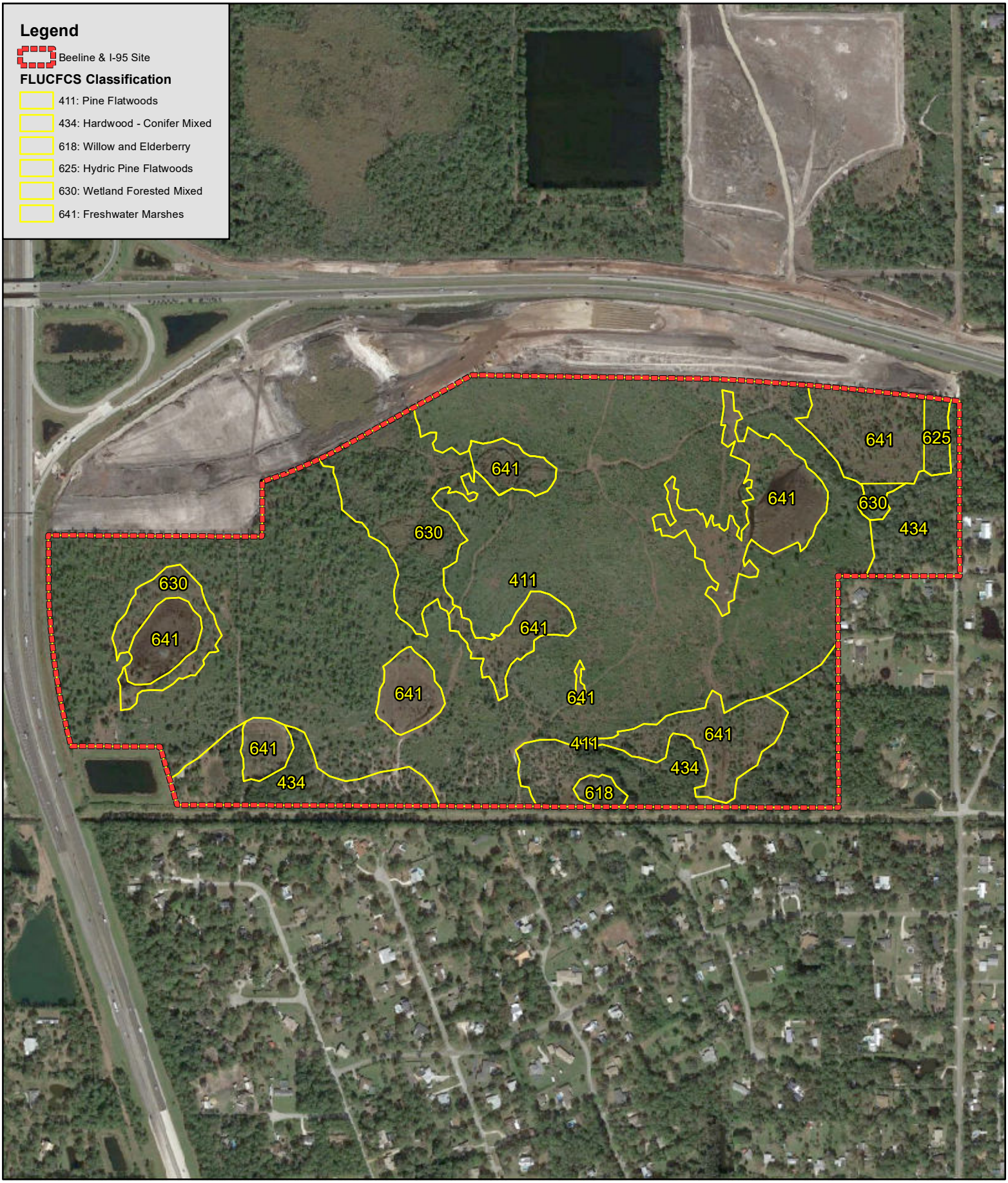
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www.bio-techconsulting.com

Beeline & I-95 Site
Brevard County, Florida
Figure 4
SSURGO Soils Map

N
W E
S

800
Feet

Project #: 372-78
Produced By: JDH
Date: 1/27/2021



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Beeline & I-95 Site
Brevard County, Florida
Figure 5
FLUCFCS Map

N
W E
S

810
Feet

Project #: 372-78
Produced By: DPH
Date: 4/26/2021



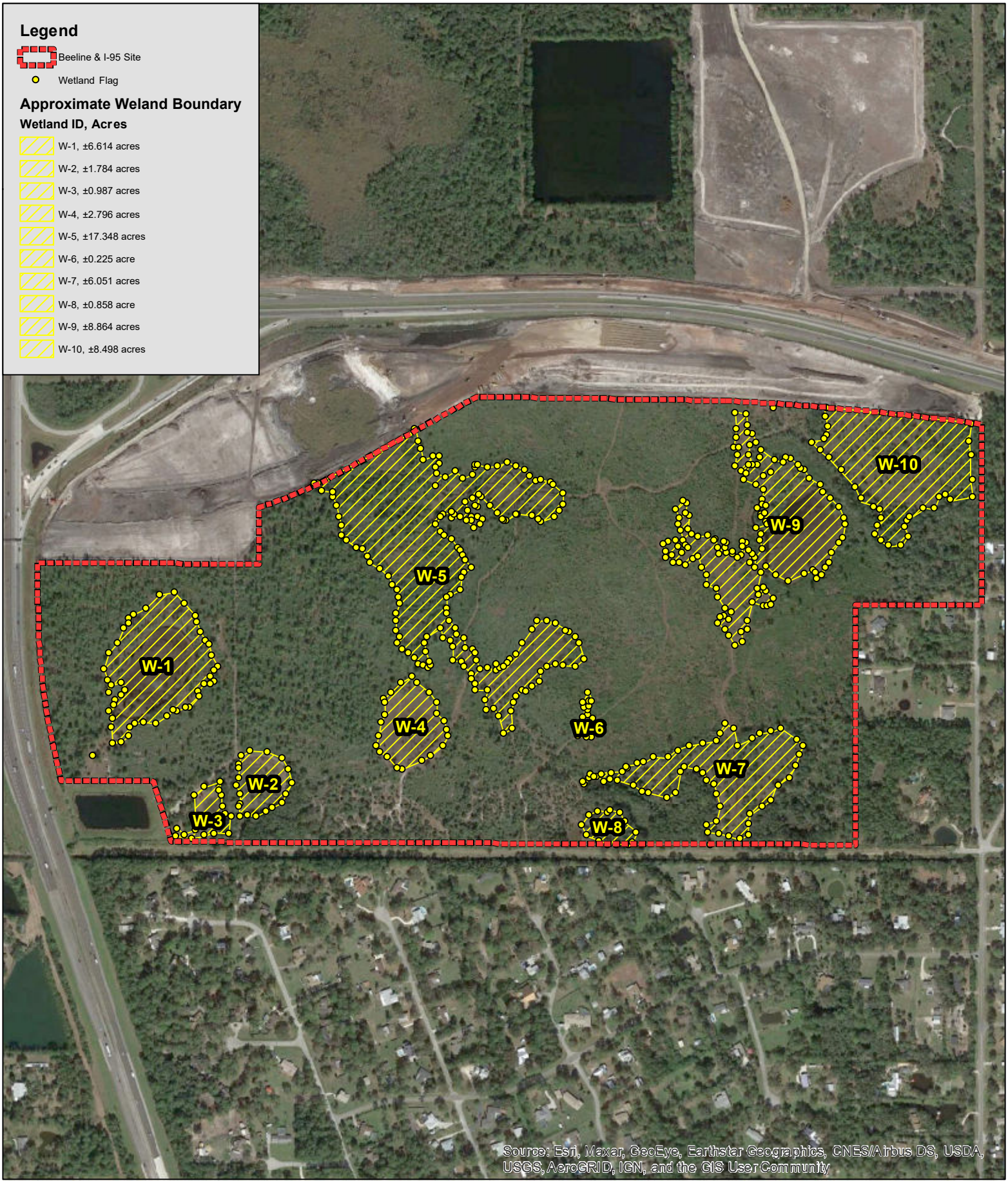
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Beeline & I-95 Site
Brevard County, Florida
Figure 6
Wildlife Proximity Map

N
W E
S

1,000
Feet

Project #: 372-78
Produced By: DPH
Date: 4/26/2021



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Beeline & I-95 Site
Brevard County, Florida
Figure 7
Wetland Delineation Map

N
W E
S

720
Feet

Project #: 372-78
Produced By: CAW
Date: 4/22/2021

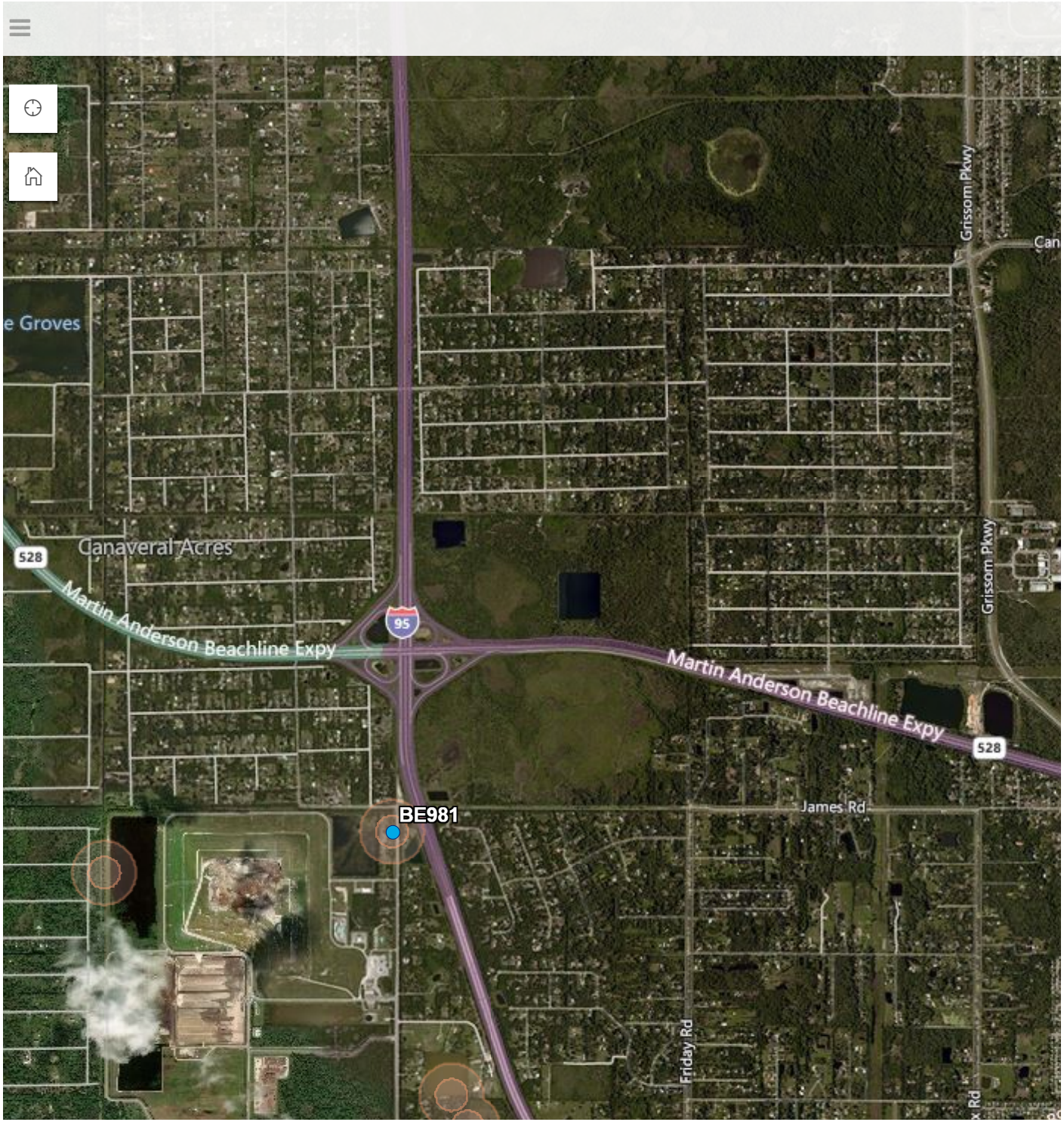
AUDUBON EAGLEWATCH SEARCH RESULTS

To learn more about EagleWatch or to get involved please visit the Audubon Center for Birds of Prey website.

This nest map includes all nests documented by the Florida Fish and Wildlife Conservation Commission (FWC). Accuracy of the nest locations varies based on documentation method but is generally estimated to be within 0.1 miles of the true location. Not all Bald Eagle nests in Florida have been documented by FWC. Non-documented nests receive the same level of protections as FWC documented nests. To report a new or undocumented Bald Eagle nest, please contact the EagleWatch Program Manager at eaglewatch@audubon.org or FWC at BaldEagle@MyFWC.com.

For nests monitored by EagleWatch, the nest data provided is current through the 2019-2020 nesting season. For additonal information, please contact the EagleWatch Program Manager at eaglewatch@audubon.org or 407-644-0190. Nests monitored only by FWC will show FWC's most recent aerial survey data.

Disclaimer: The nest data provided here is for informational purposes only and is provided "as is" without a warranty of any kind, either expressed or implied. Audubon EagleWatch assumes no responsibility, and shall not be liable for any damage caused by the use of



POTENTIALLY OCCURRING SPECIES IN BREVARD COUNTY, FL

Bio-Tech Consulting Inc.
Environmental and Permitting Services

Table 1:

Potentially Occurring Listed Wildlife and Plant Species in Brevard County, Florida

Scientific Name	Common Name	Federal Status	State Status	Occurrence Status
FISH				
Acipenser oxyrinchus	Atlantic sturgeon	LE	FE	C
REPTILES				
Alligator mississippiensis	American alligator	T(S/A)	FT(S/A)	C
Caretta caretta	loggerhead sea turtle	LT	FT	C
Chelonia mydas	green sea turtle	LT	FT	C
Dermochelys coriacea	leatherback sea turtle	LE	FE	C
Drymarchon corais couperi	eastern indigo snake	LT	FT	C
Gopherus polyphemus	gopher tortoise	C	ST	C
Lepidochelys kempii	Kemp's ridley sea turtle	LE	FE	P
Pituophis melanoleucus mugitus	Florida pine snake	N	ST	C
BIRDS				
Platalea ajaja	roseate spoonbill	N	ST	C
Aphelocoma coerulescens	Florida scrub-jay	LT	FT	C
Polyborus plancus audubonii	Audubon's crested caracara	LT	FT	C
Charadrius melodus	piping plover	LT	FT	P
Egretta caerulea	little blue heron	N	ST	C
Egretta rufescens	reddish egret	N	ST	C
Egretta tricolor	tricolored heron	N	ST	C
Falco sparverius paulus	southeastern American kestrel	N	ST	P
Grus canadensis pratensis	Florida sandhill crane	N	ST	C
Haematopus palliatus	American oystercatcher	N	ST	P
Haliaeetus leucocephalus	bald eagle	N	**	C
Mycteria americana	wood stork	LT	FT	C
Pandion haliaetus	osprey	N	SSC*	C
Picoides borealis	red-cockaded woodpecker	LE	FE	C
Rynchops niger	black skimmer	N	ST	C
Athene cunicularia	burrowing owl	N	ST	P
Sterna antillarum	least tern	N	ST	C
MAMMALS				
Eubalaena glacialis	North Atlantic right whale	LE	FE	C
Peromyscus polionotus niveiventris	southeastern beach mouse	LT	FT	C
Sciurus niger shermani	Sherman's fox squirrel	N	SSC	P
Trichechus manatus (Trichechus manatus latirostris)	West Indian manatee (Florida manatee)	E, PT	FE	C

** See Rank and Status Explanations and Definitions, Special Animal Listings - Federal and State Status

County Occurrence Status

Vertebrates and Invertebrates:

C = (Confirmed) Occurrence status derived from a documented record in the FNAI data base.

P = (Potential) Occurrence status derived from a reported occurrence for the county or the occurrence lies within the published range of the taxon.

N = (Nesting) For sea turtles only; occurrence status derived from documented nesting occurrences.

LTG Engineering & Planning

Via email: (amorgan@cocoafl.gov)

Ref: 5799.16

November 16, 2023

Abigail Morgan, PE
Assistant City Engineer /Streets Division Manager
City of Cocoa Public Works Department
65 Stone Street
Cocoa, FL 32922

Re: Silvestri Property, Traffic Calming Study – Response to Comments
Cocoa, FL

Dear Ms. Abigail Morgan:

LTG, Inc. is in receipt of City comments dated November 02, 2023, regarding the TCS Traffic Calming Study prepared on behalf of the proposed Silvestri Property development. City comments are presented below in plain text with our responses in **bold** text.

Comments Received from Myra A. Monreal, P.E., AICP (on behalf of the City), dated 11/02/2023:

City Comment: Comment 26: Clarification comment. Provide Brevard County approval of traffic improvements, locations, and planned schedule.

Response: **The TIA has been approved by Brevard County and the traffic calming is in it's final review.**

City Comment: Comment 10: Repeat comment. The multi-modal connectivity of James Road and Friday Road to the development should be addressed.

Response: **321Transit has been contacted to see if there are any plans for bus routes, there are none at this time.**

City Comment: Comment 12: Clarification comment. Provide Brevard County approval of traffic improvements, locations, and planned schedule.

Response: **The TIA has been approved by Brevard County and the traffic calming is in it's final review.**

City Comment: Comment 13: Traffic calming study should be updated to utilize target speeds per the roadway's context classification, in cooperation with Brevard County.

Response: **The Traffic Calming study is in its final review, any modification at this point would be in conflict with our agreed upon methodology. No changes have been made.**

City Comment: Comment 14: Clarification comment. Provide Brevard County approval of traffic improvements, locations, and planned schedule.

Response: **The TIA has been approved by Brevard County and the traffic calming is in it's final review.**

City Comment: Comment 15: Clarification comment. Provide Brevard County approval of redesign of James Road.

Response: **There are no plans to redesign James Road. This is a Brevard County facility and we do not have the authority to redesign their roads. We have been working extensively with staff and nearing approval of the proposed traffic calming measures. Those traffic calming measures are consistent with the stipulated settlement agreement.**

City Comment: Comment 16: Clarification comment. Provide Brevard County approval of redesign of Friday Road.

Response: **There are no plans to redesign Friday Road. This is a Brevard County facility and we do not have the authority to redesign their roads. We have been working extensively with staff and nearing approval of the proposed traffic calming measures. Those traffic calming measures are consistent with the stipulated settlement agreement.**

If you have any questions or concerns related to the responses, you may reach me at (321) 473-6810.

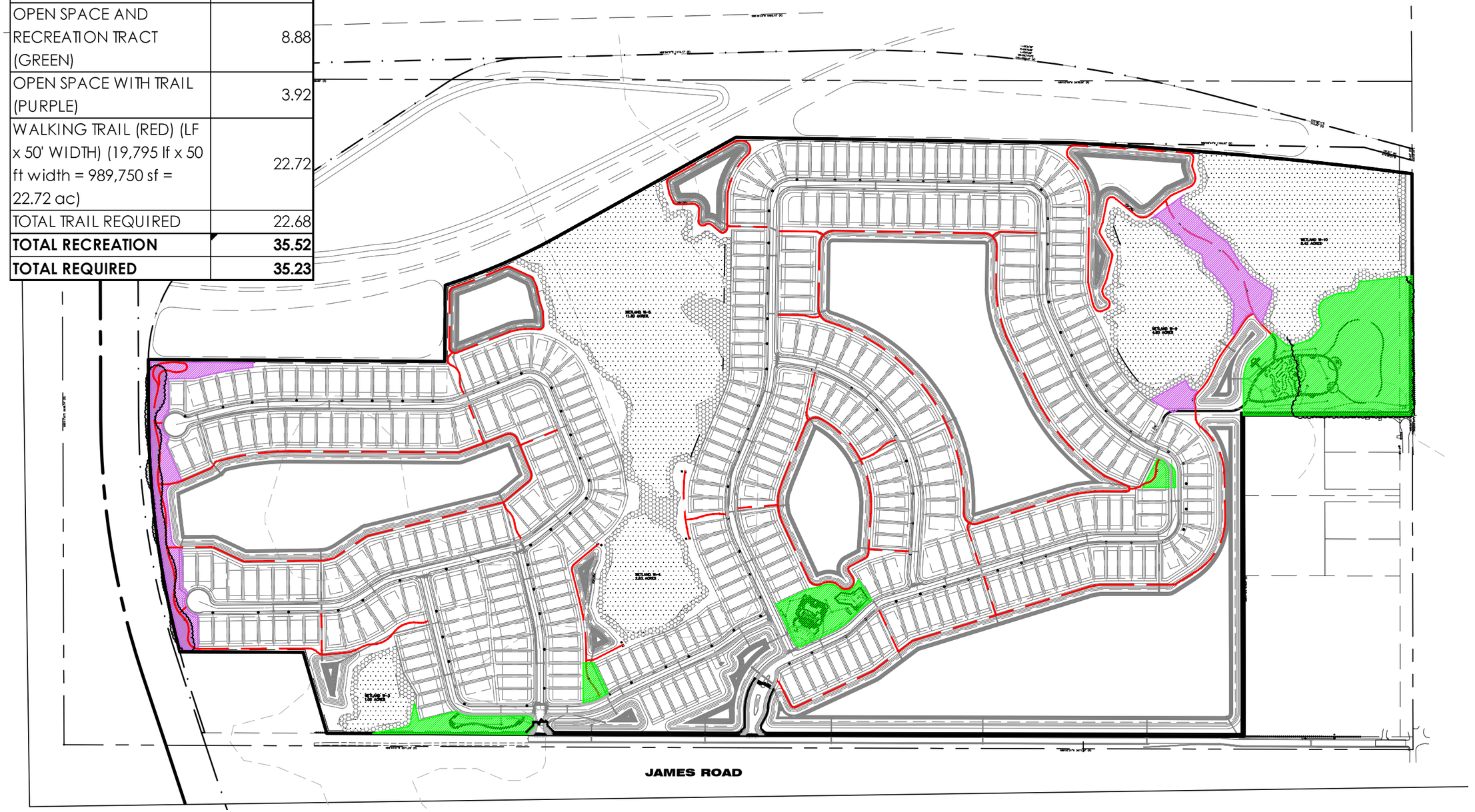
Sincerely,

LTG, INC.

Josh Black
Project Coordinator

WINDWARD PRESERVE

RECREATION AREA CALCULATIONS	
TRACT	ACRE
OPEN SPACE AND RECREATION TRACT (GREEN)	8.88
OPEN SPACE WITH TRAIL (PURPLE)	3.92
WALKING TRAIL (RED) (LF x 50' WIDTH) (19,795 lf x 50 ft width = 989,750 sf = 22.72 ac)	22.72
TOTAL TRAIL REQUIRED	22.68
TOTAL RECREATION	**35.52**
TOTAL REQUIRED	**35.23**



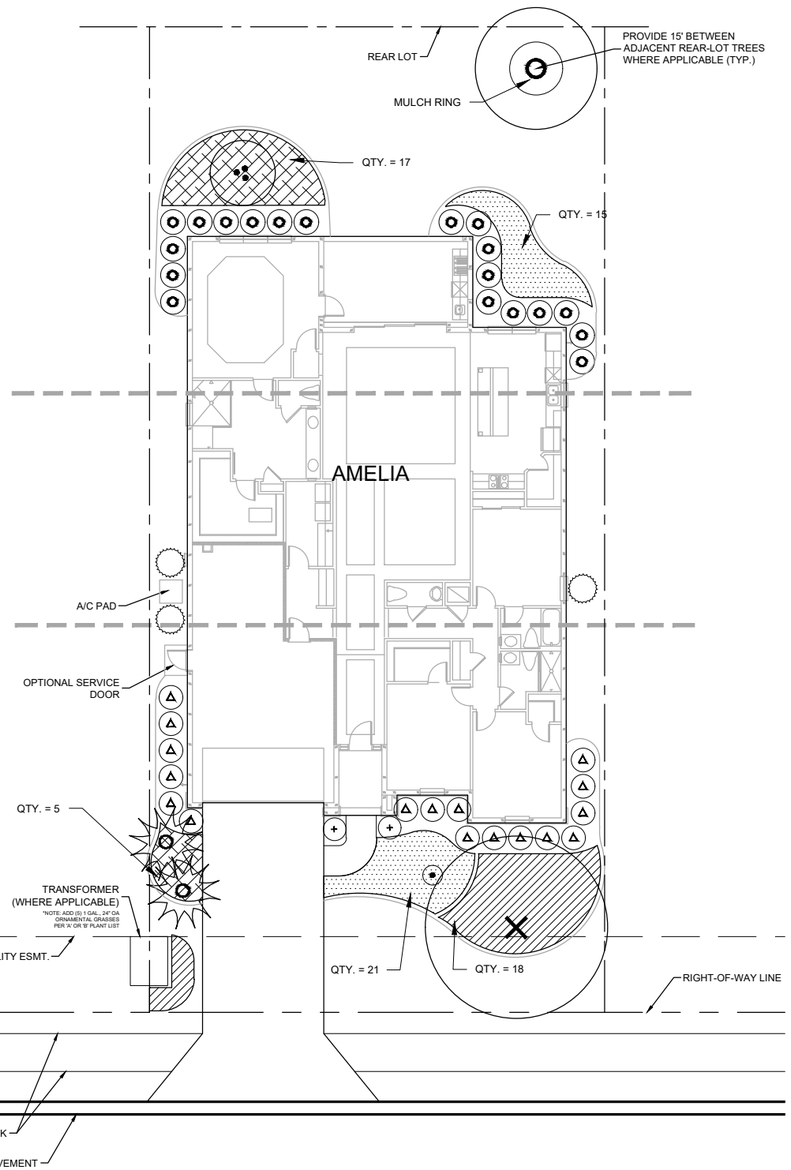
2022.163 November 20, 2023

BONNETT design group, llc
landscape architecture . community planning
FL LC 26000341
400 South Orlando Ave. Suite 201 . Maitland, FL 32751
407.622.1588 voice . 407.358.5363 fax
www.BonnettDesignGroup.com

COCOA, FLORIDA
PREPARED FOR:
TAYLOR MORRISON

SCALE: 1"=400'-0"
0' 100' 200' 400'

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL ABOVE GROUND UTILITIES SHALL BE PLANTED WITH NATIVE GRASSES ON ALL SIDES.
4. FRONT YARD CANOPY TREE SHALL BE PLACED A MINIMUM OF 10' AWAY FROM BUILDING FOUNDATION.
5. A MINIMUM (48) THREE GALLON PLANTINGS OF AT LEAST 3 DIFFERENT SPECIES, ARE REQUIRED IN FRONT OF HOME.

AMELIA LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

AMELIA 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	3
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	19
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	22
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	36
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	18
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,155 S.F.

AMELIA 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	3
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	17
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	19
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	22
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	36
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	18
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,155 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

All information (including, but not limited to site plans, features, and specifications) is not guaranteed and remains subject to change or delay without notice. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimer.
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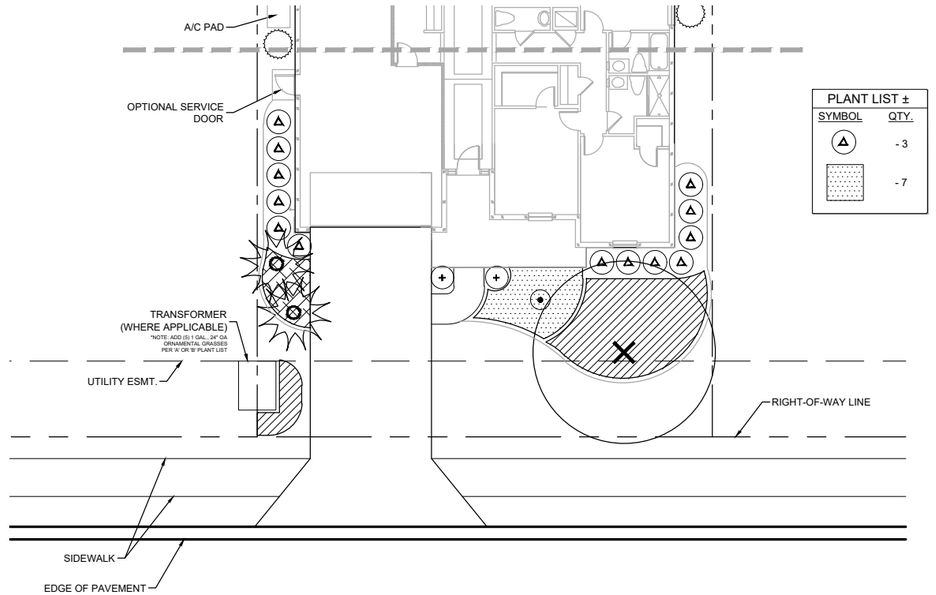
WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

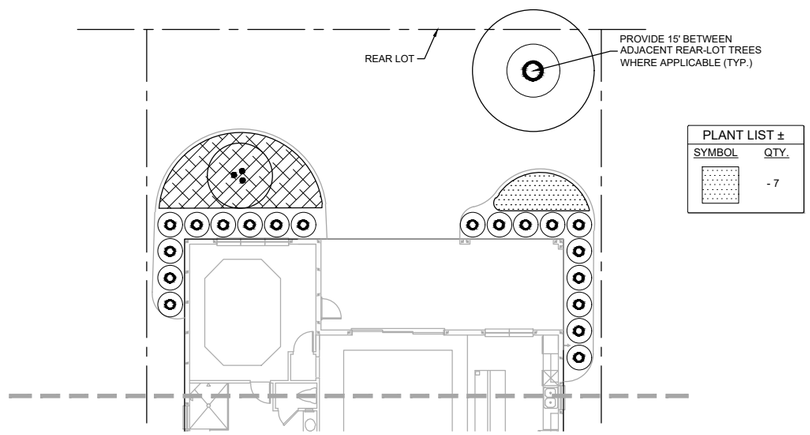
PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Amelia Master Landscape.dwg
UPDATED: 2019/02/28

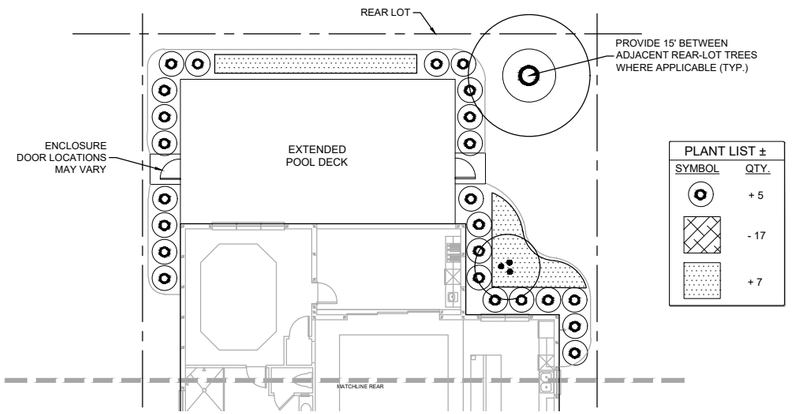
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A OPTION ~ ELEVATION ~ CRAFTSMAN
SCALE: 1"=20'



A OPTION ~ EXTENDED LANAI
SCALE: 1"=20'



A OPTION ~ POOL DECK
SCALE: 1"=20'

All information (including, but not limited to site plans, features, and specifications) is not guaranteed and remains subject to change or delay without notice. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimer.
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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:

taylor morrison
Homes Inspired by You

FILE NAME: Amelia Master Landscape.dwg
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings-Exhibits\511-25-01 Unit LA Plans\Current Plans\Amelia Master Landscape.dwg
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AMELIA GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"
TAYLOR MORRISON

PLAN REVISIONS

09-29-17 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C".

03-02-18 COMPLETED CONSTRUCTION DOCUMENTS FOR ALTERNATE ELEVATIONS CRAFTSMAN "A" "B" AND "C".

04-12-18 COMPLETED FRAME WALK REVISIONS TO INCLUDE:

ADDED NOTE FOR STONE TERMINATION AT GARAGE DOOR.

ADDED RECESS CAN LIGHT AS STANDARD AT ENTRY AND OPTION FOR PENDANT LIGHT.

ADJUSTED FOYER TRAY CEILING IN HALLWAY SPACE.

EXTENDED DINING TRAY TO ALIGN WITH FOYER TRAY CEILING.

MOVED LAUNDRY TUB TO OTHER END OF CABINET CLOSEST TO DOOR WALL.

MOVE CAN LIGHTS OVER KITCHEN ISLAND BACK AND ADDED (3) OPT. PENDANT LIGHTS W/ SWITCH.

RELOCATED REFRIGERATOR TO END OF CABINETS TOWARDS REAR OF HOME.

RELOCATED DISHWASHER TO RIGHT SIDE OF KITCHEN SINK.

MOVED OPENING TO OWNER'S SUITE TOWARDS REAR OF HOME.

SQUARED CORNERS OFF AT OWNER'S TRAY CEILING.

MADE ALL ARCHED HEADERS FLAT AT 8'-0"

ADDED STANDARD TANK W.H. IN GARAGE FOR OPTIONAL ELECTRIC COMMUNITIES.

RELOCATED DOOR TO BEDROOM 3 TO OPEN TOARDS CLOSET AND MOVED CLOSET DOOR TO AREA AT ENTRY TO BEDROOM 3 AND MADE 2'-4" DOOR.

MOVED ELECTRICAL SWITCHES TO BE OUT OF LINE OF SIGHT WHERE APPLICABLE.

CREATED OPTION FOR STUDY AT BEDROOM 2 W/ DOUBLE DOORS.

ADDED OPT. SHAMPOO NICHE AT ALL BATHS.

04-18-18 COMPLETED REVISIONS PER LIST PROVIDED.

08-20-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDING TRUSS LAYOUTS TO PLAN SET.

10-31-18 COMPLETED RIGHT HAND VERSION.

02-12-19 COMPLETED REVISIONS TO INCLUDE:

ADDED MEDITERRANEAN ELEVATIONS "A", "B", AND "C".

ADDED AIR SWITCH AT DISP.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD

ADDED 16" H. METAL STAND FOR AIR HANDLER W/ SOLID CORE DOOR.

04-24-19 COMPLETED REVISIONS TO INCLUDE:

REVISED ALL ARCHED HEADERS TO BE FLAT.

06-27-19 COMPLETED REVISIONS TO INCLUDE:

UPDATED ELECTRICAL PLAN WITH LIST OF CHANGES, UPDATED TO INCLUDE LED LIGHTNG, 9000 SERIES.

08-22-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AND MIRRORED MEDITERRANEAN ELEVATIONS AND TRUSSES FROM LEFT HAND TO RIGHT HAND VERSION

10-01-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

10-24-19 UPDATED VORTEX ENGINEERING MARK-UPS FOR SIMPSON TRUSS CONNECTORS.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED A.H. ROOM PLATFORM TO BE 24" H. WOOD PLATFORM W/ 3/4" PLYWOOD TOP, PLATFORM TO FILL ENTIRE CLOSET
- REVISED A.H. ROOM DOORS TO BE 8'-0" H.
- REVISED KITCHEN KNEE WALL AT ISLAND 2x6.

04-07-20 COMPLETED REVISIONS TO INCLUDE:

REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.

REVISED AIR HANDLER CLOSET DOORS TO BE 8'-0" FOR 9000 SERIES PLANS

REVISED AIR HANDLER CLOSET DOORS TO HAVE S.C. FOR NON 9000 SERIES PLANS AND HAVE NOTE 16" METAL STAND.

06-22-20 COMPLETED REVISION TO INCLUDE:

REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

11-30-20 COMPLETED 2020 ANNUAL CHANGES – SEE LIST LOCATED IN ARCHITECTURE PENDING GO LIVE FOLDER

02-05-21 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

04-09-21 COMPLETED REVISION TO INCLUDE:

REMOVED SECOND SHOWER HEAD AND HAND HELD SHOWER HEAD FOR DELUXE OWNER'S BATH ON EXTERIOR WALL.

05-19-21 COMPLETED REVISION TO INCLUDE:

ADDED NOTE TO "OPT. STUDY" AND "OPT. BEDROOM 2 W/ BATH 4 TO VERIFY WINDOW WITH ELEVATIONS.

07-19-21 COMPLETED REVISIONS TO INCLUDE:
REVISED ELECTRICAL RISER TO 200AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

08-12-22 COMPLETED REVISIONS TO INCLUDE:

REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

06-26-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2755	2755	2755	2755	2755	2755	2755	2755	2755	2755
GARAGE S.F.	591	591	591	591	591	591	591	591	591	591
LANAI S.F.	236	236	236	236	236	236	236	236	236	236
PORCH S.F.	56	56	56	56	155	155	155	56	56	56
TOTAL UNDER ROOF S.F.	3638	3638	3638	3638	3737	3737	3737	3638	3638	3638
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"	77'-4"
OPTIONS										
EXT. LANAI	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148	(+) 148

DRAWING INDEX

Sheet	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
1A	SLAB AND PLUMBING PLAN
2A	FLOOR PLAN NOTES
2B	FLOOR PLAN DIMENSIONS
2C	PLAN OPTIONS NOTES
2D	PLAN OPTIONS DIMENSIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN 'C'
3K	PARTIAL ELEVATIONS AT PLAN OPTIONS
4A	ELECTRICAL PLAN
4B	ELECTRICAL OPTIONS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP1.3	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PLAN OPTIONS
SP2.2	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PLAN OPTIONS
SP3.2	STRUCTURAL PARTIAL PLANS
SP4.0	TRUSS STRAPPING INCLUDED ELEV.
SP4.1	TRUSS STRAPPING INCLUDED ELEV.
	- EXTENDED LANAI
SP4.2	TRUSS STRAPPING TRADITIONAL "A"
SP4.3	TRUSS STRAPPING TRADITIONAL "A"
	- EXTENDED LANAI
SP4.4	TRUSS STRAPPING TRADITIONAL "B"
SP4.5	TRUSS STRAPPING TRADITIONAL "B"
	- EXTENDED LANAI
SP4.6	TRUSS STRAPPING TRADITIONAL "C"
SP4.7	TRUSS STRAPPING TRADITIONAL "C"
	- EXTENDED LANAI
SP4.8	TRUSS STRAPPING CRAFTSMAN "A"
SP4.9	TRUSS STRAPPING CRAFTSMAN "A"
	- EXTENDED LANAI
SP4.10	TRUSS STRAPPING CRAFTSMAN "B"
SP4.11	TRUSS STRAPPING CRAFTSMAN "B"
	- EXTENDED LANAI
SP4.12	TRUSS STRAPPING CRAFTSMAN "C"
SP4.13	TRUSS STRAPPING CRAFTSMAN "C"
	- EXTENDED LANAI
SP4.14	TRUSS STRAPPING MEDITERRANEAN "A"
SP4.15	TRUSS STRAPPING MEDITERRANEAN "A"
	- EXTENDED LANAI
SP4.16	TRUSS STRAPPING MEDITERRANEAN "B"
SP4.17	TRUSS STRAPPING MEDITERRANEAN "B"
	- EXTENDED LANAI
SP4.18	TRUSS STRAPPING MEDITERRANEAN "C"
SP4.19	TRUSS STRAPPING MEDITERRANEAN "C"
	- EXTENDED LANAI
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

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AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t:407.906.2533

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 1503.1 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE TRUSSES. PRE-ENGINEERED TRUSS MANUF. LAYOUT TO ENTER INTO ENGINEERING. ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW AND COMMENT ON ANY REVISIONS THAT MAY HAVE BEEN MADE BY THE ENGINEER.

SEALED FOR STRUCTURE ONLY
Permit #: 23-28035
Date: 06/26/2023

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FL 33563
1.877.SVORTEX (786-7839)
ANDREW J. MEGSHED, P.E. - FL. REG. #86523
ASSED A. AVEDIKIAN, P.E. - FL. REG #86623

Builder:

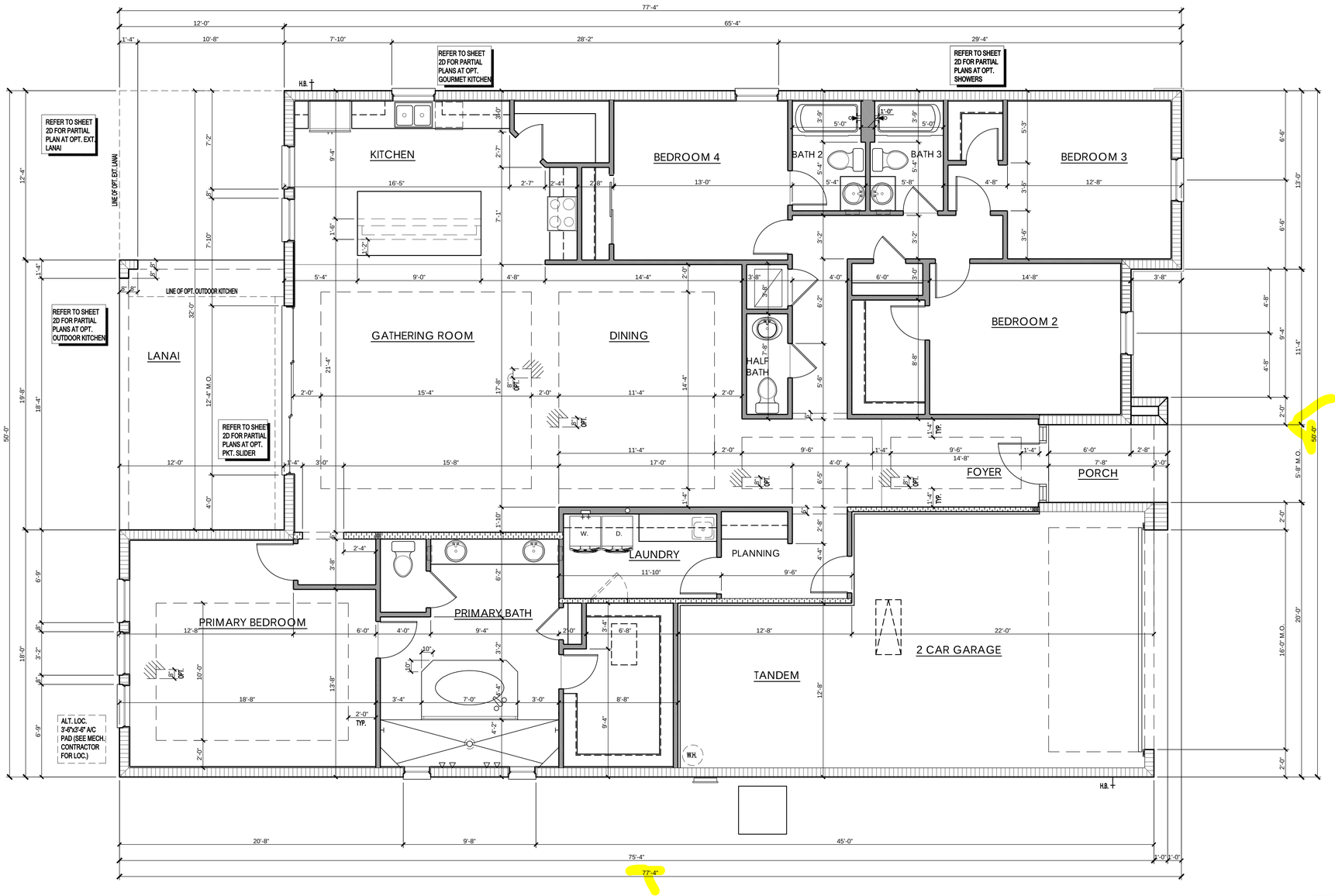
taylor morrison

Job Information:

Amelia
Community Name
Block: ####
Lot:
Community Address: Street St.
City, State Zip
Plot Date: 06 / 26 / 2023
Garage: LH

Reference No.
21-15368

Sheet:
COV



REFER TO SHEET 3TRA2 FOR PARTIAL PLANS AT ELEV. "TR-A"

REFER TO SHEET 3TRB2 FOR PARTIAL PLANS AT ELEV. "TR-B"

REFER TO SHEET 3TRC2 FOR PARTIAL PLANS AT ELEV. "TR-C"

REFER TO SHEET 3CRA2 FOR PARTIAL PLANS AT ELEV. "CR-A"

REFER TO SHEET 3CRB2 FOR PARTIAL PLANS AT ELEV. "CR-B"

REFER TO SHEET 3CRC2 FOR PARTIAL PLANS AT ELEV. "CR-C"

REFER TO SHEET 3MA2 FOR PARTIAL PLANS AT ELEV. "M-A"

REFER TO SHEET 3MB2 FOR PARTIAL PLANS AT ELEV. "M-B"

REFER TO SHEET 3MC2 FOR PARTIAL PLANS AT ELEV. "M-C"

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 906-2533

Builder:

taylor morrison

Job Information:

Amelia

Community Name

Block: #### Street St.

Lot: Community: Address: City, State Zip

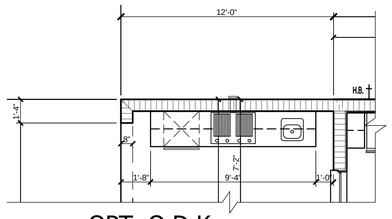
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Print Date: 08 / 26 / 2022

Reference No.

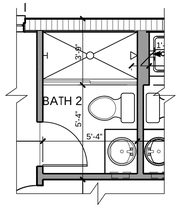
21-15368

Sheet: 2B



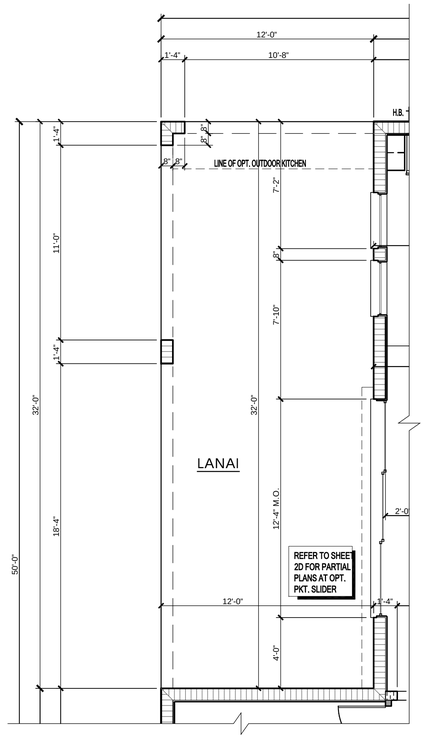
OPT. O.D.K.
w/ EXT. LANAI
WITH VENTED HOOD

SCALE: 1/4" = 1'-0"



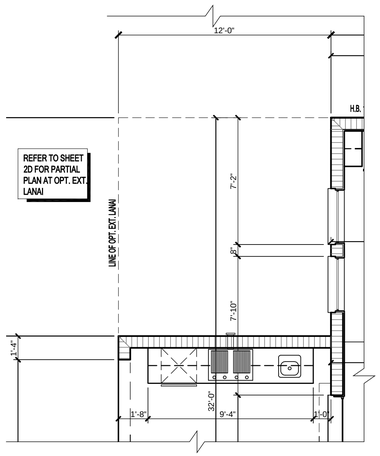
OPT. SHOWER AT BATH 2

SCALE: 1/4" = 1'-0"



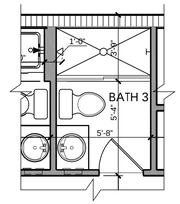
OPT. EXT. LANAI

SCALE: 1/4" = 1'-0"



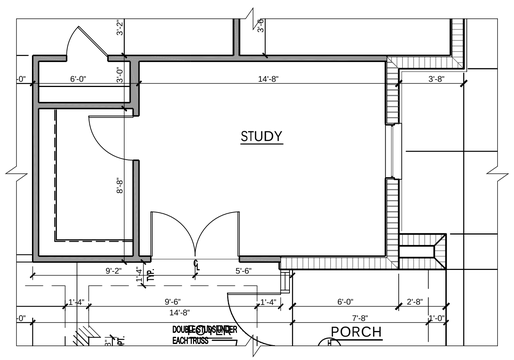
OPT. O.D.K.
WITH VENTED HOOD

SCALE: 1/4" = 1'-0"



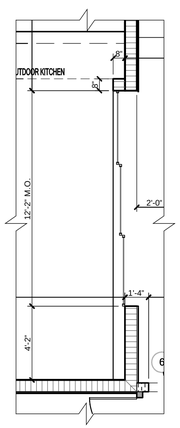
OPT. SHOWER BATH 3

SCALE: 1/4" = 1'-0"



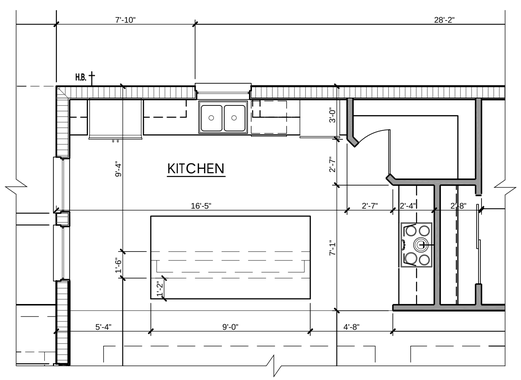
OPT. STUDY

SCALE: 1/4" = 1'-0"



OPT. POCKET SLIDER

SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"

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Builder:

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Job Information:

Amelia

Community Name

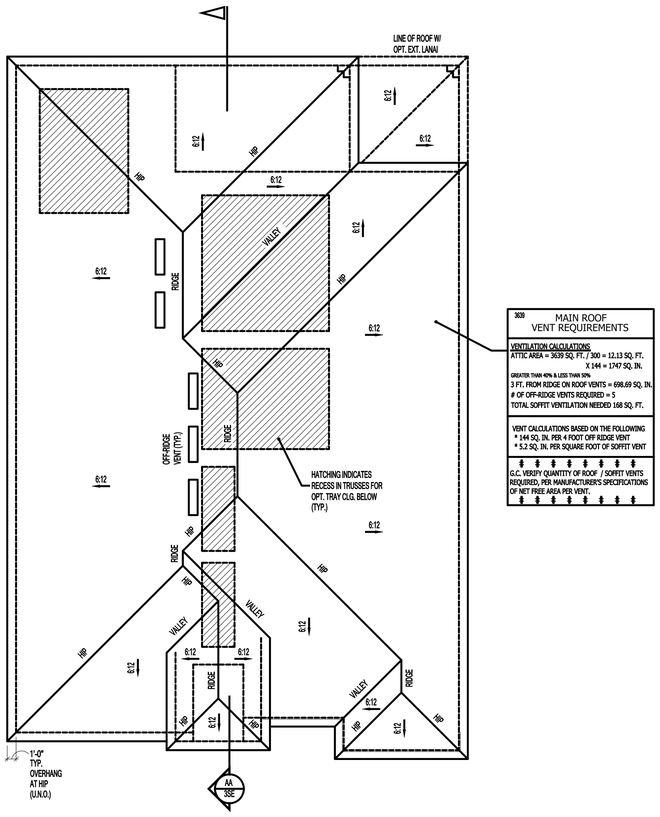
Block: LH
Garage:
Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 08 / 26 / 2022

Reference No.
21-15368

Sheet:
2D

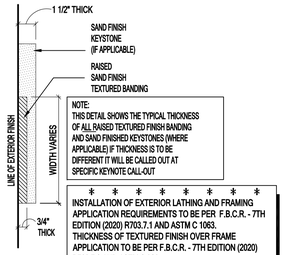
PLAN OPTIONS DIMENSIONS

SCALE: 1/4" = 1'



3039 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT. X 144 = 1747 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

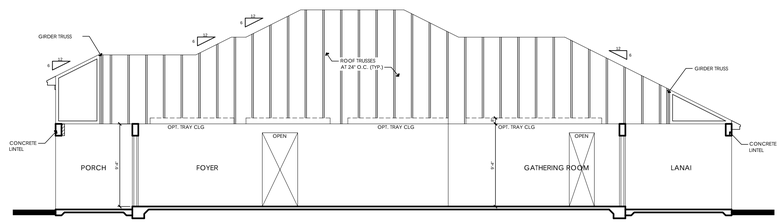
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

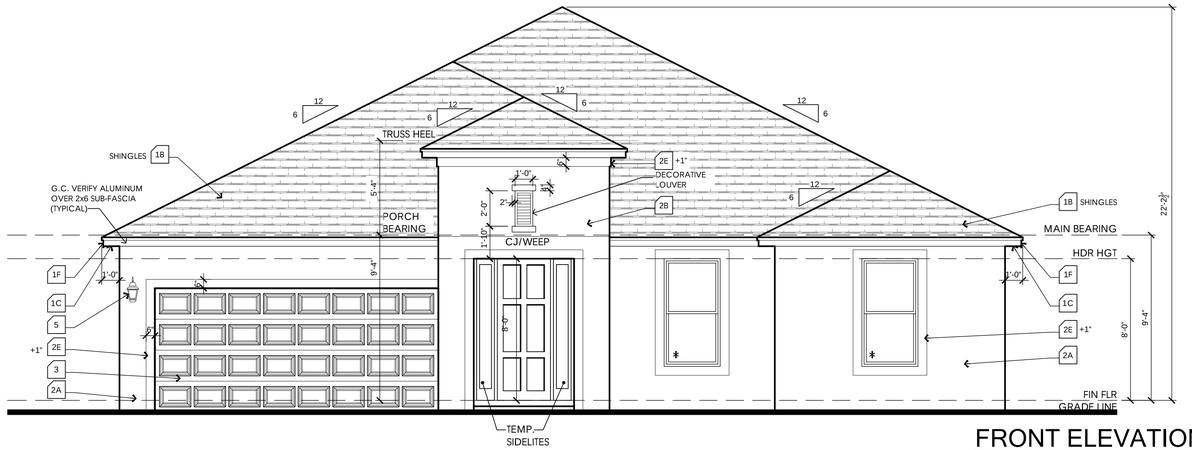


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

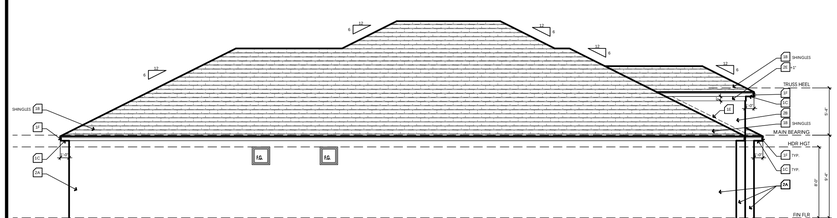
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

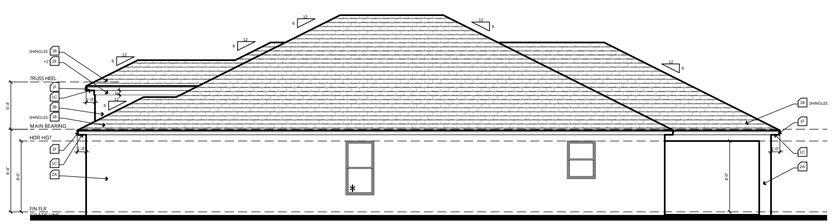
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WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATION

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

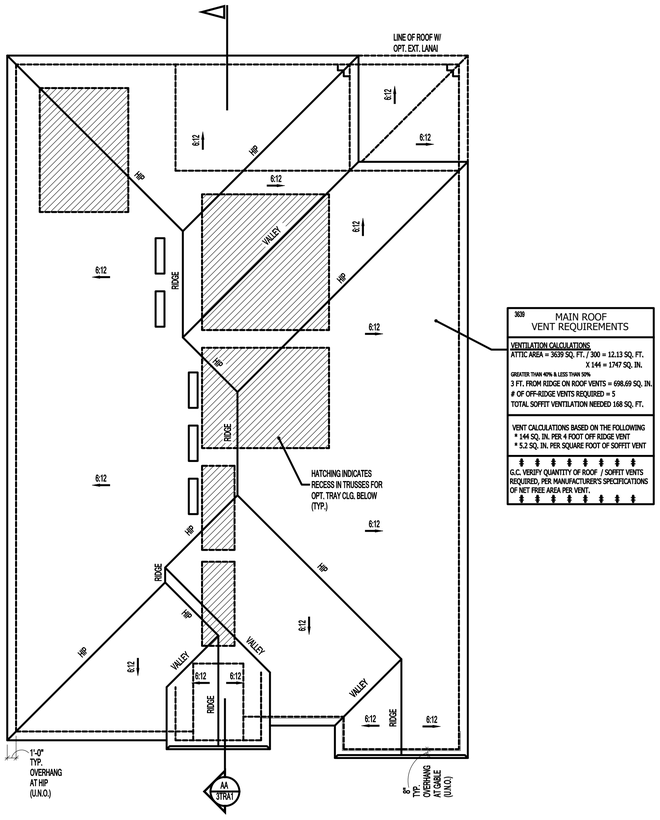
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot:
Block: LH
Community:
Address: #### Street St.
City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3SE



3639

MAIN ROOF VENT REQUIREMENTS

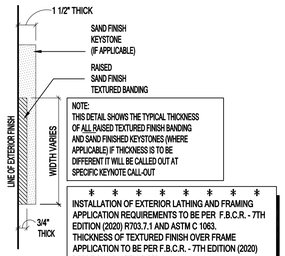
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
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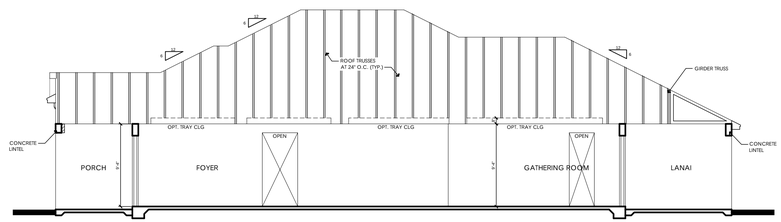
ROOF PLAN
SCALE: 1/4" = 1'-0"



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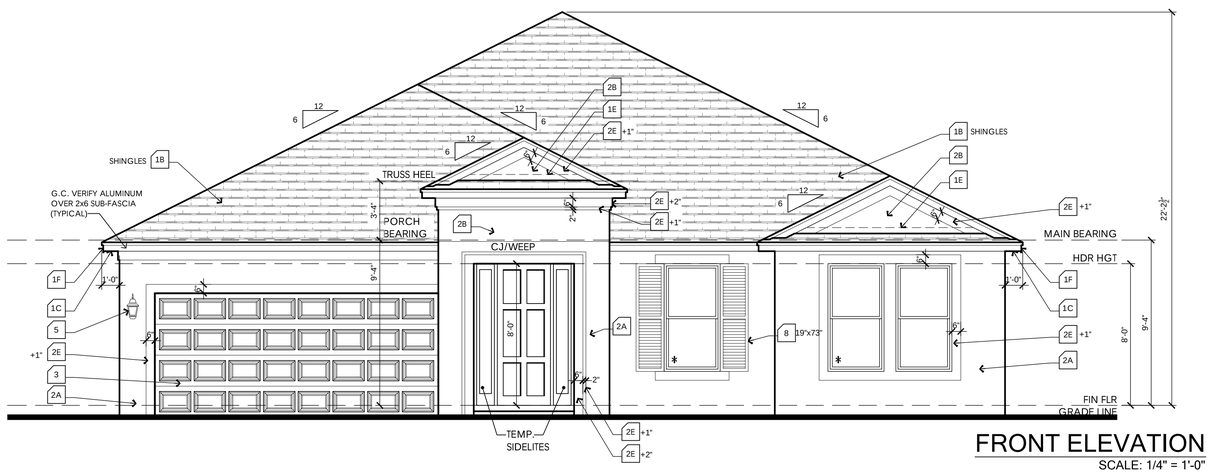


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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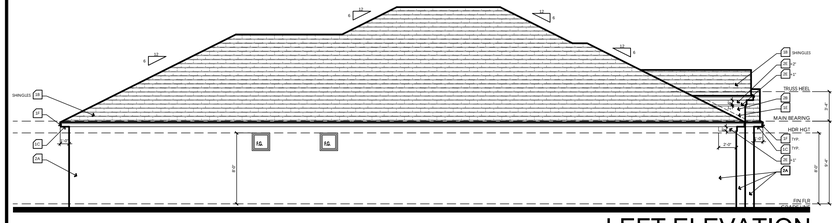
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



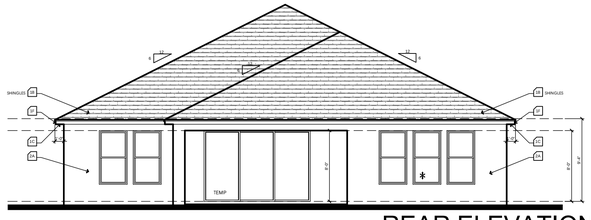
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

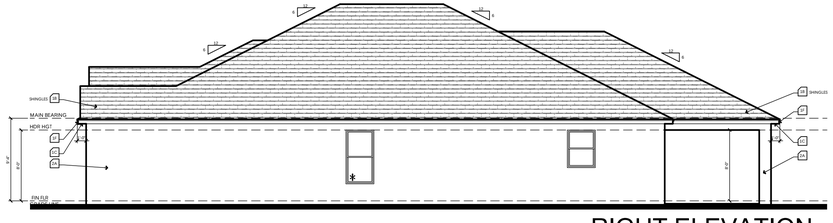
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LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION A

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ARCHITECTURE | DESIGN | PLANNING
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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

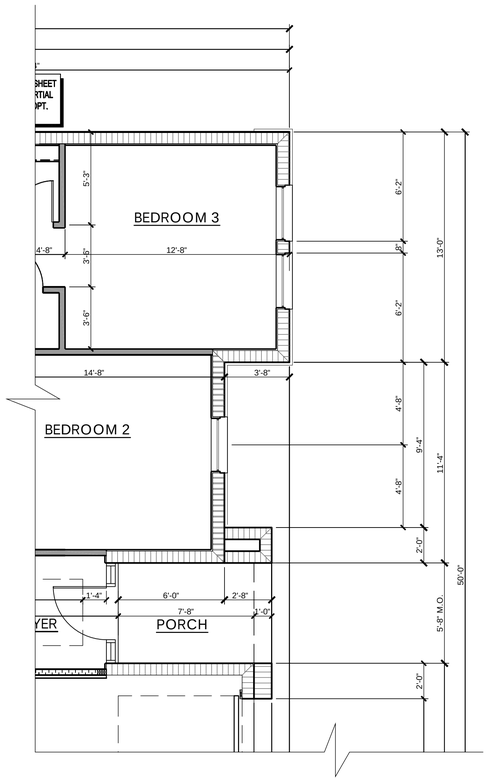
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: ### Street St.
Community: Garage: LH
Address: City, State Zip
Plot Date: 08 / 19 / 2022

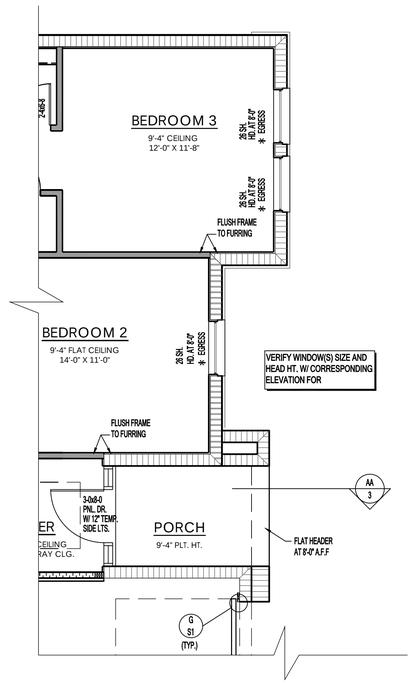
Reference No.
21-15368

Sheet:
3TRA1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-A"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-A"

SCALE: 1/4" = 1'-0"

TRADITIONAL ELEVATION A

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t:(407)896-2033

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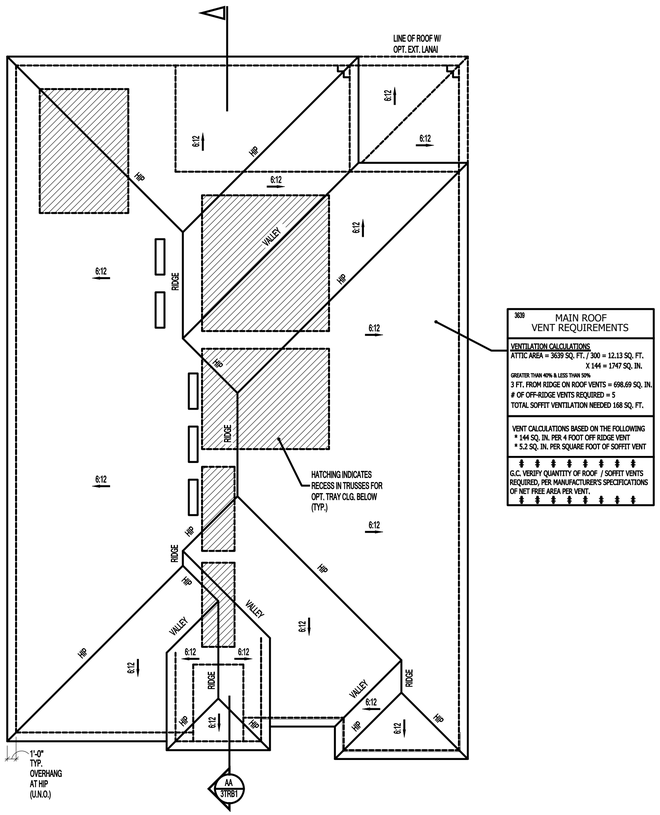
taylor morrison

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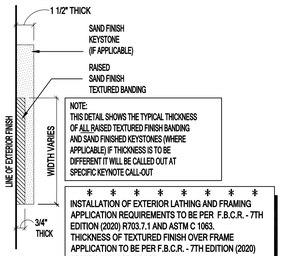
Reference No.
21-15368

Sheet:
3TRA2



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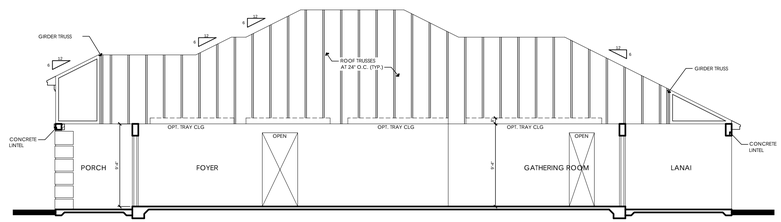
ROOF PLAN
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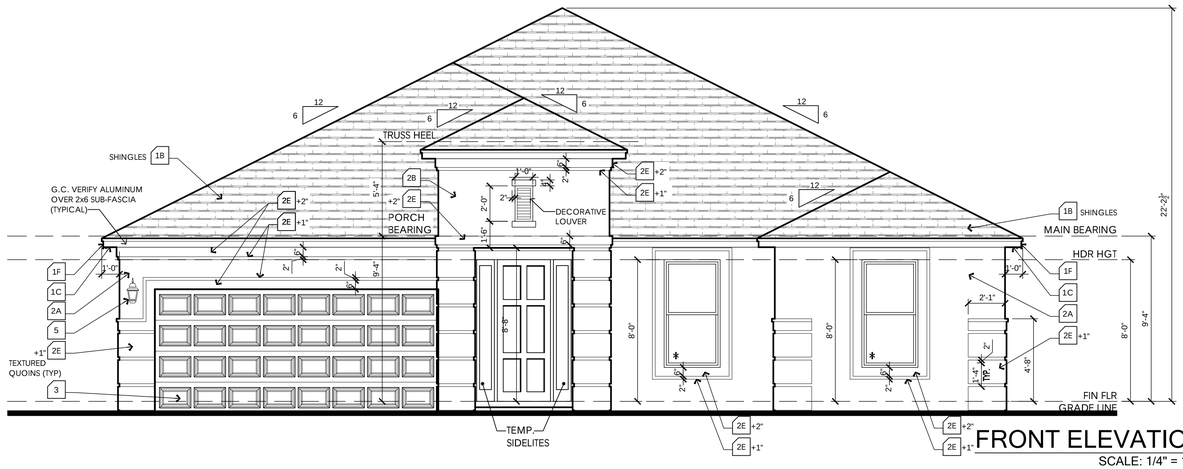


SECTION AA
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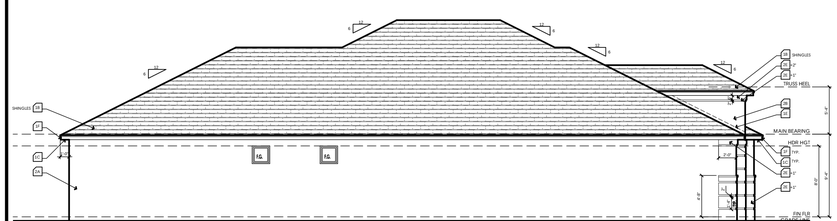
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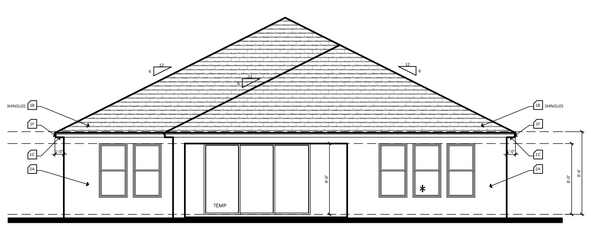
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

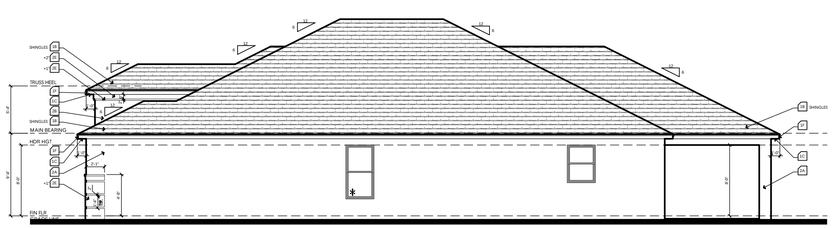
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LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION B

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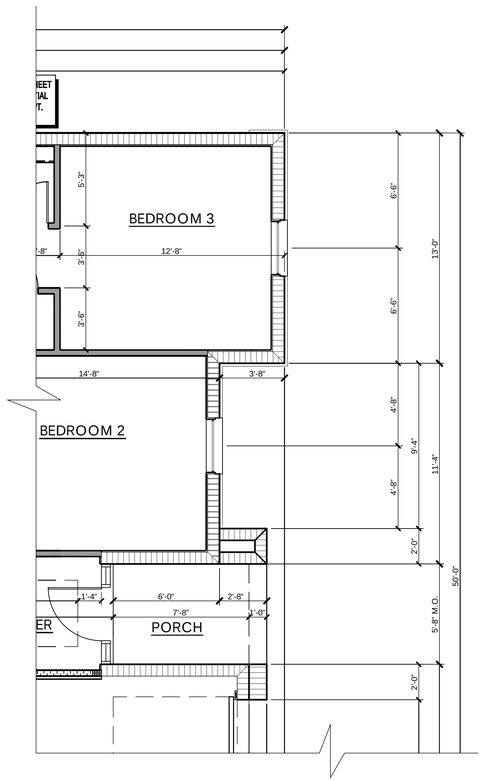
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: Garage: LH
Address: #### Street St.
Community: City, State Zip
Plot Date: 08 / 19 / 2022

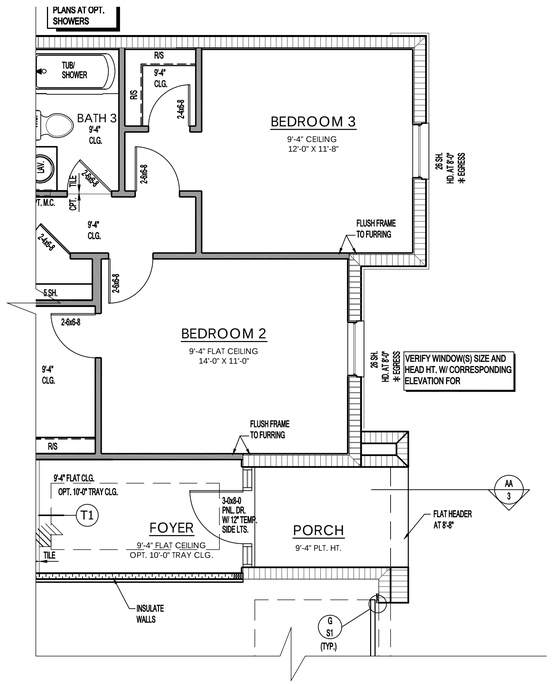
Reference No.
21-15368

Sheet:
3TRB1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"

TRADITIONAL ELEVATION B

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gokeesee.com
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Maitland, FL 32751
(407) 896-2033

Builder:

taylor morrison

Job Information:

Amelia

Community Name

Lot: Block: ####

Community: Street St.

Address: City, State Zip

Garage: LH

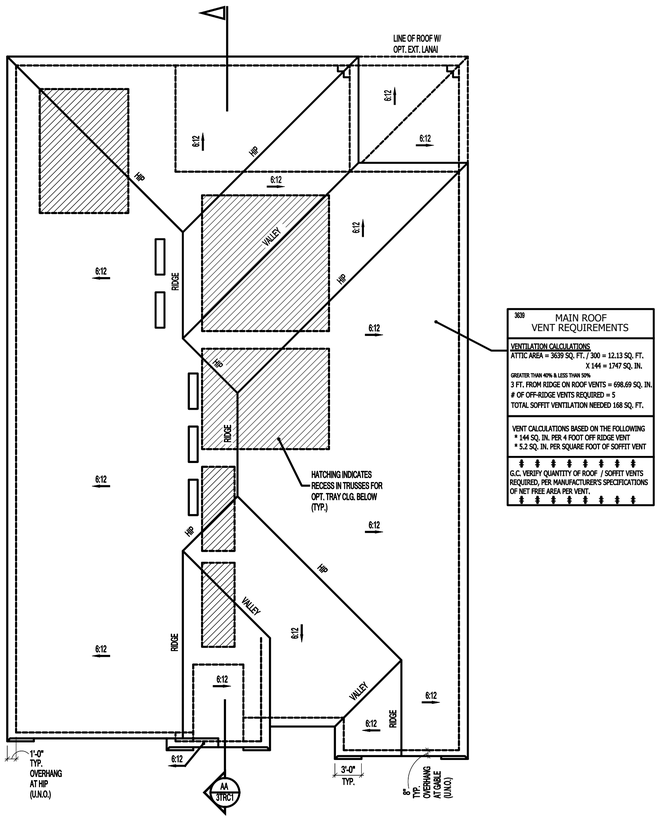
Plot Date: 08 / 19 / 2022

Reference No.

21-15368

Sheet:

3TRB2



3639

MAIN ROOF
VENT REQUIREMENTS

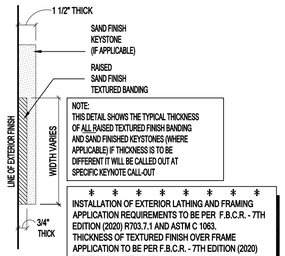
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

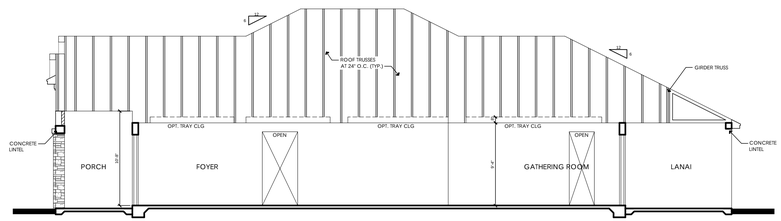
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

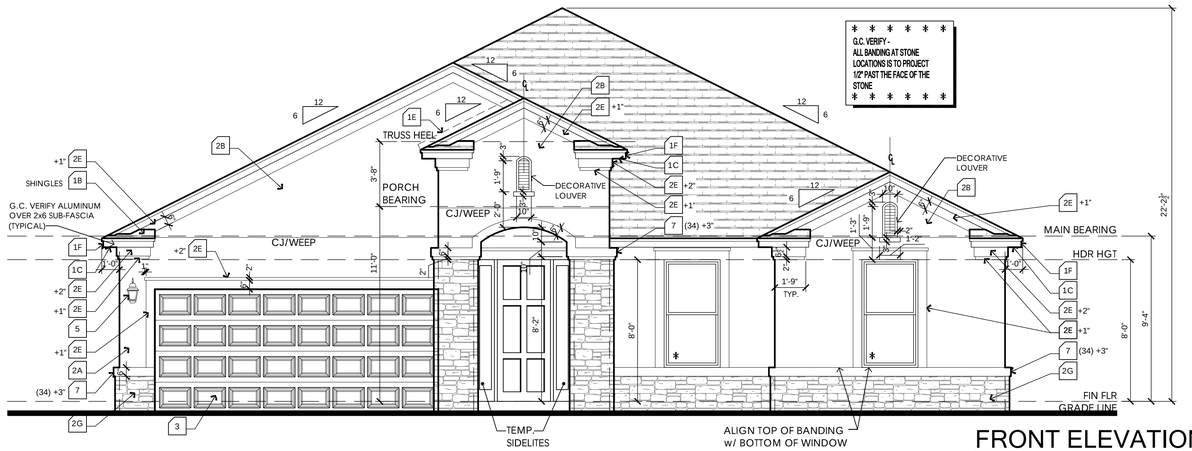


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

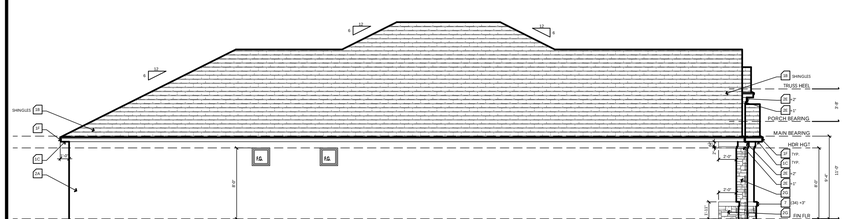
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

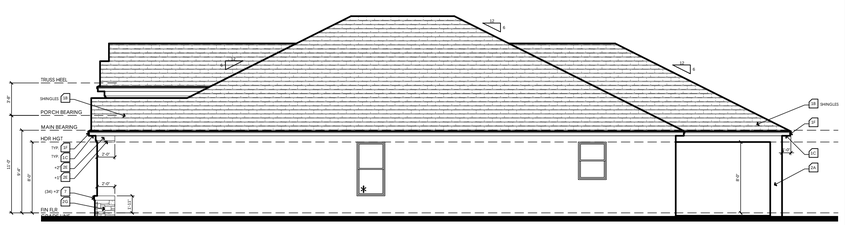
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION C

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Maitland, FL 32751
(407) 896-2233

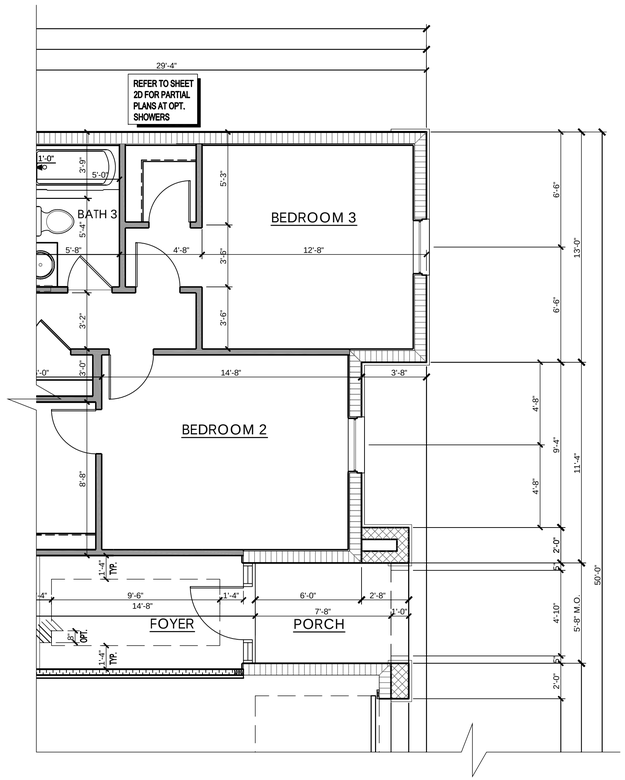
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: Garage: LH
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

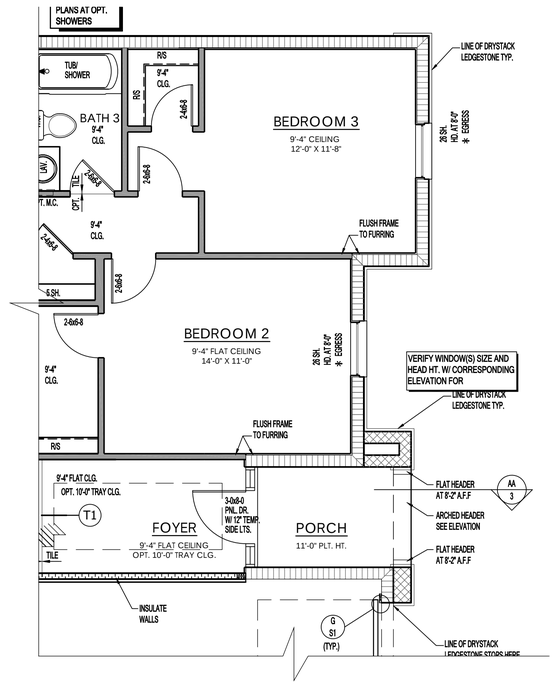
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21-15368

Sheet:
3TRC1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-C"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-C"

SCALE: 1/4" = 1'-0"

TRADITIONAL ELEVATION C

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t:(407)660-0330

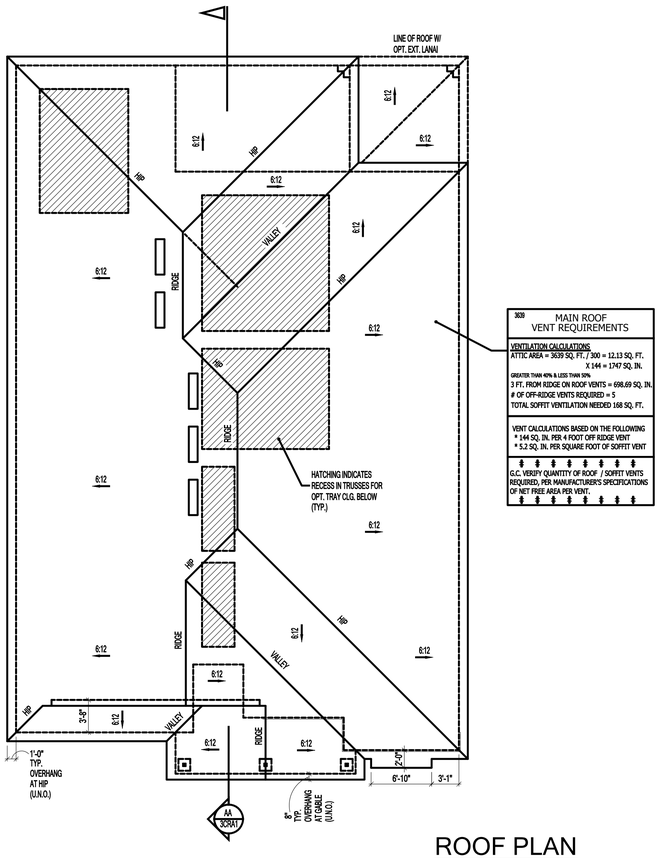
Builder:
taylor morrison

Job Information:

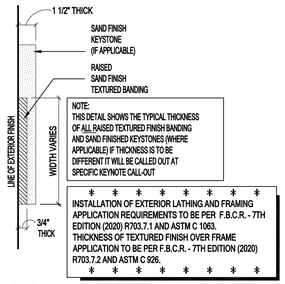
Amelia
Community Name
Block:
Street St.
Community:
City, State Zip
Address:
Garage: LH
Lot:
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

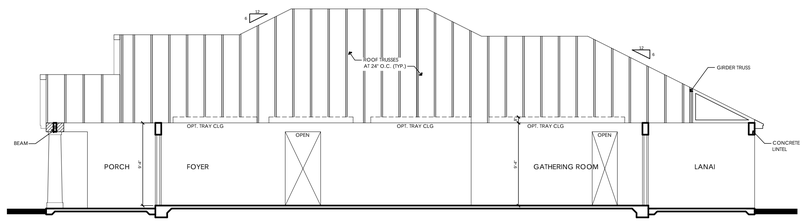
Sheet:
3TRC2



ROOF PLAN
SCALE: 1/4" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

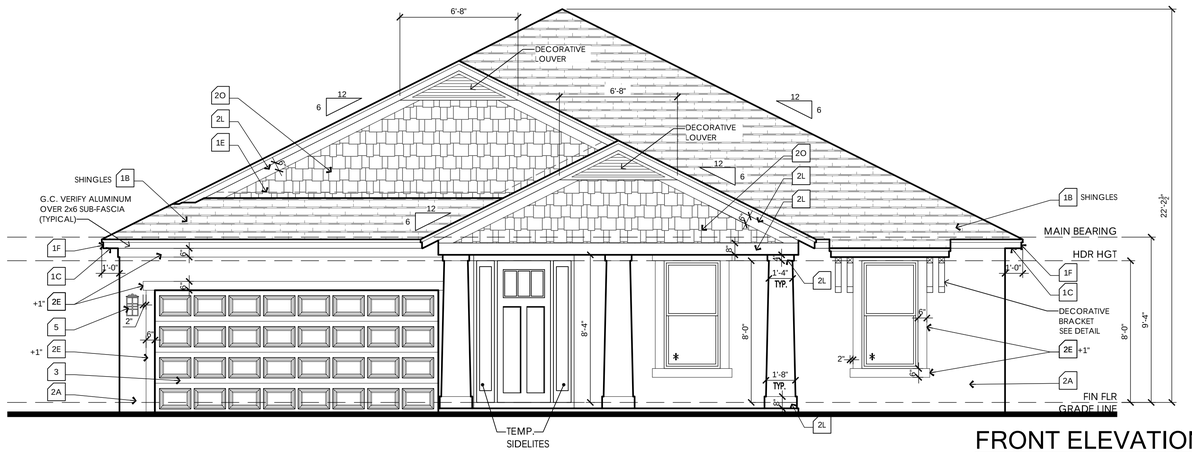


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

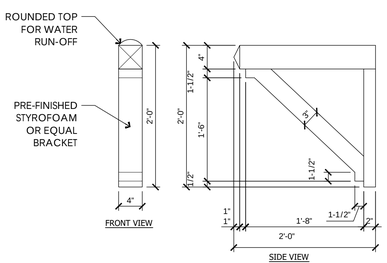
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



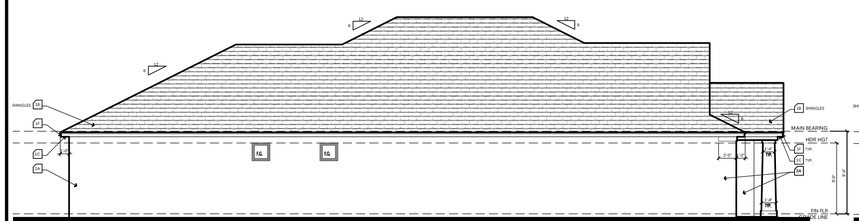
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
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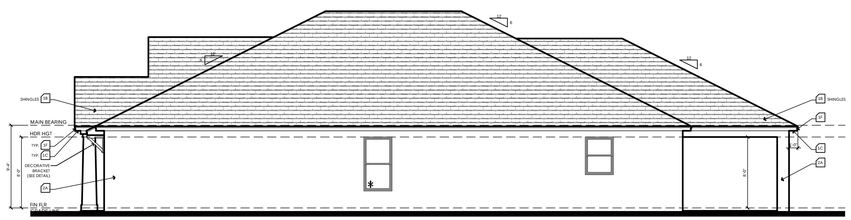
BRACKET DETAIL
SCALE: 1" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION A

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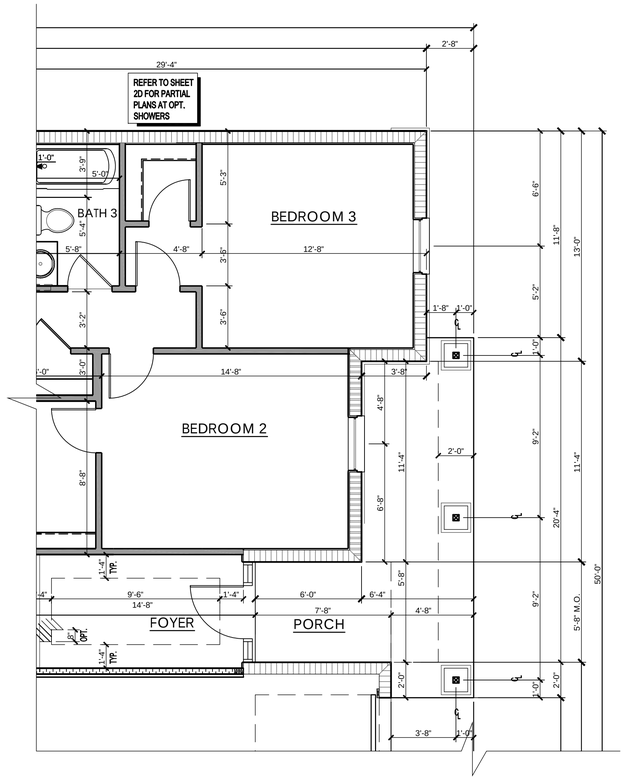
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: LH
Block: Garage:
Community: #### Street St.
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Print Date: 08 / 19 / 2022

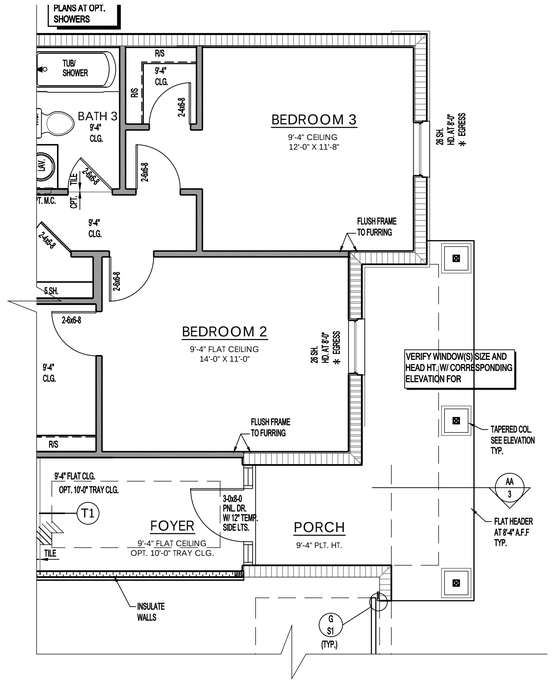
Reference No.
21-15368

Sheet:
3CRA1



PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "CR-A"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "CR-A"

SCALE: 1/4" = 1'-0"

- CRAFTSMAN ELEVATION A

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Maitland, FL 32751
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Builder:

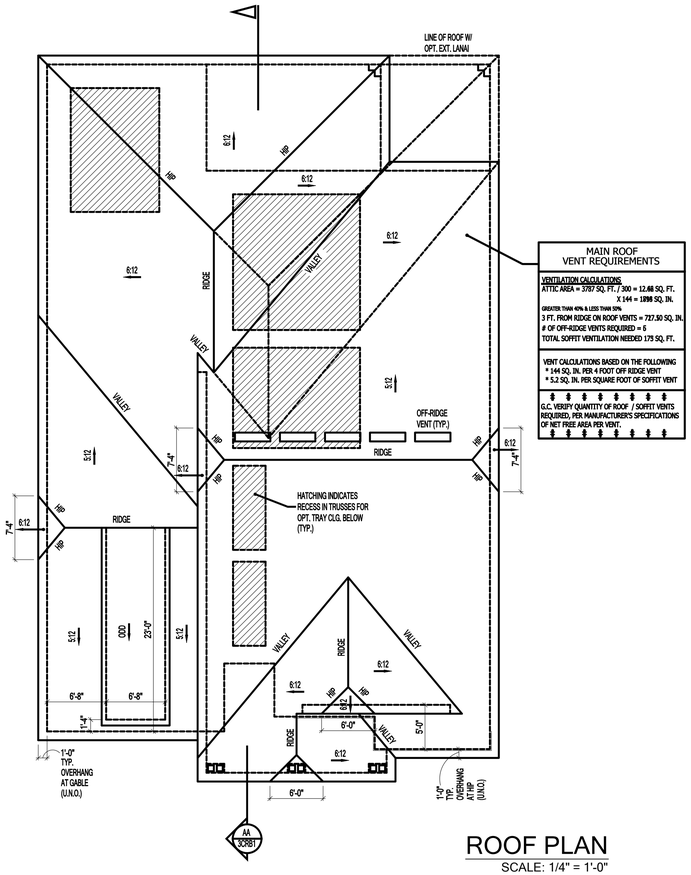
taylor morrison

Job Information:

Amelia
Community Name
Block: LH
Lot: Garage:
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3CRA2



MAIN ROOF VENT REQUIREMENTS

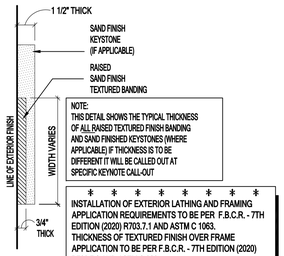
VENTILATION CALCULATIONS:
ATTIC AREA = 3797 SQ. FT. / 300 = 12.66 SQ. FT.
X 144 = 1898 SQ. IN.

GREATER THAN 40% & LESS THAN 50%,
3 FT. FROM RIDGE ON ROOF VENTS = 757.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 175 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

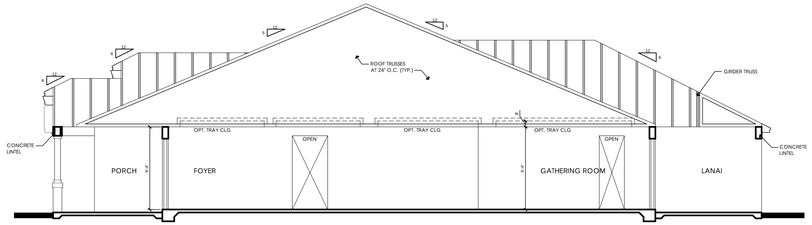
ROOF PLAN
SCALE: 1/4" = 1'-0"



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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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6. Railing
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7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
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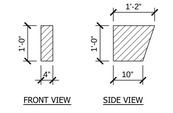
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



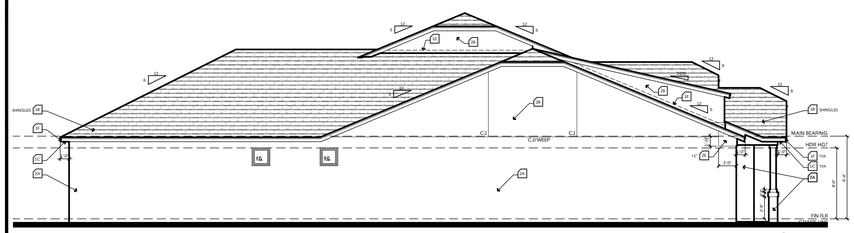
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

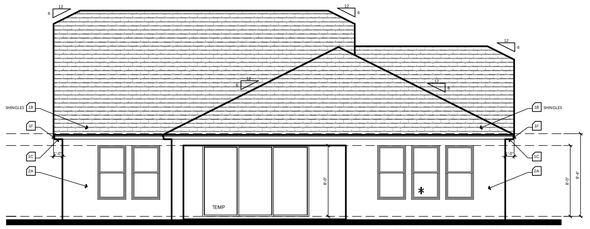
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



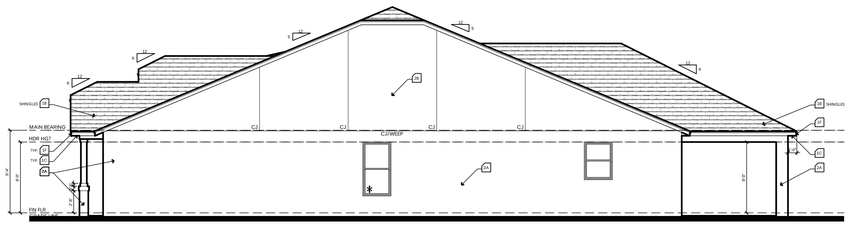
OUTRIGGER DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION B

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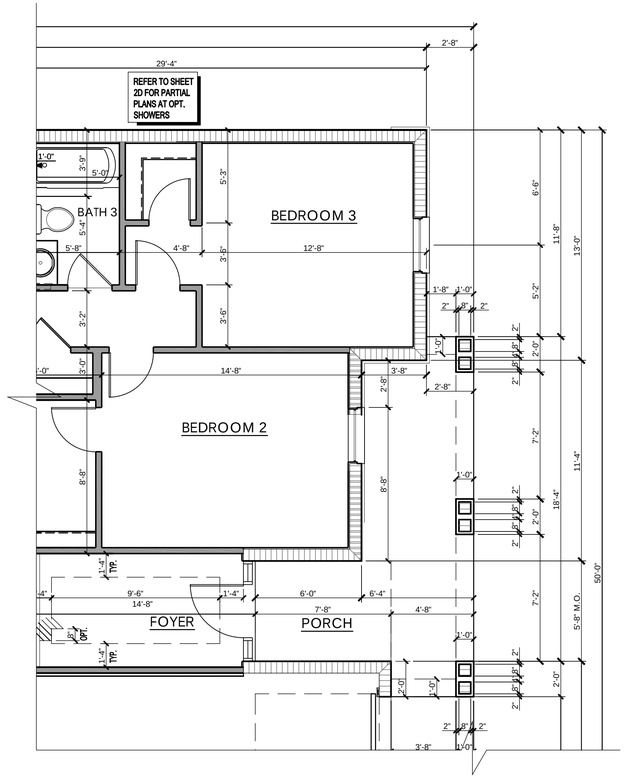
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: Garage: LH
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

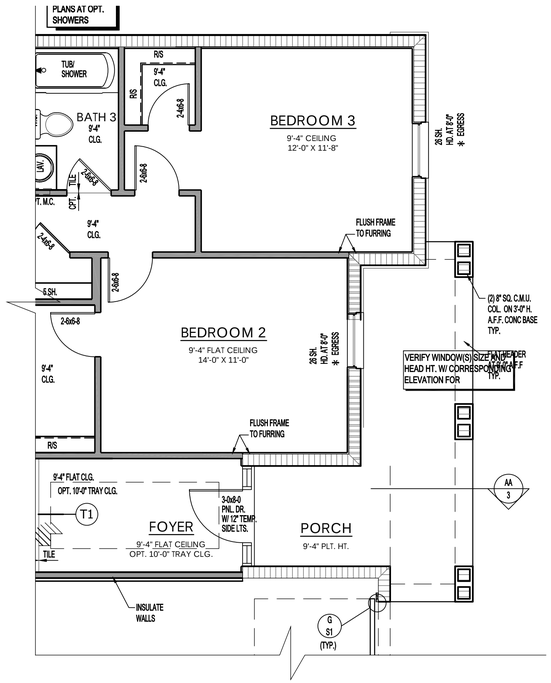
Reference No.
21-15368

Sheet:
3CRB1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-B"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-B"

SCALE: 1/4" = 1'-0"

CRAFTSMAN ELEVATION B

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Maitland, FL 32751
(407) 965-2532

Builder:

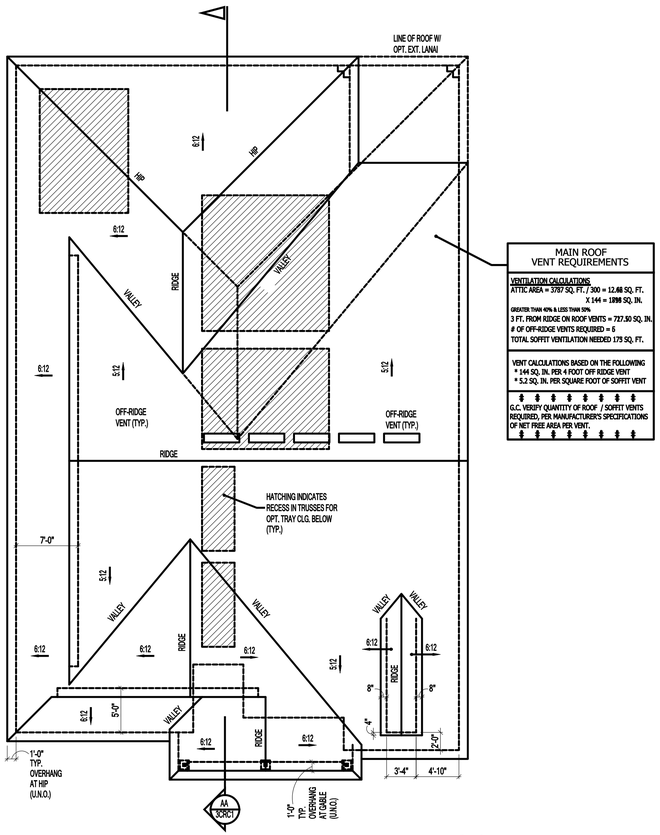
taylor morrison

Job Information:

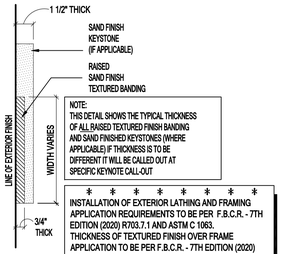
Amelia
Community Name
Block: LH
Lot: Garage:
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

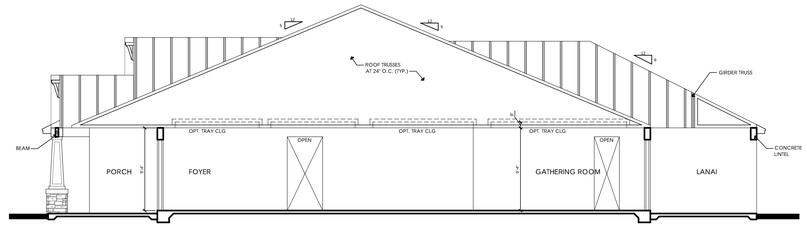
Sheet:
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ROOF PLAN
SCALE: 1/4" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

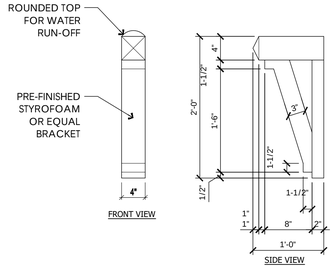


SECTION AA
SCALE: 1/8" = 1'-0"

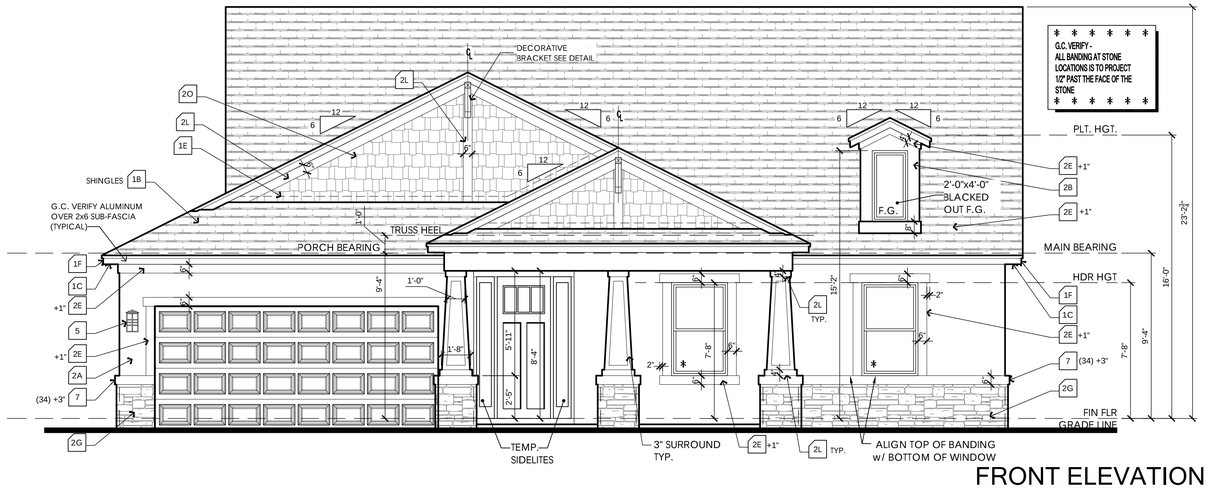
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



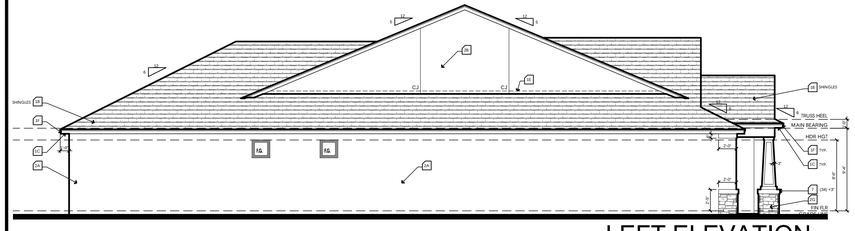
BRACKET DETAIL
SCALE: 1" = 1'-0"



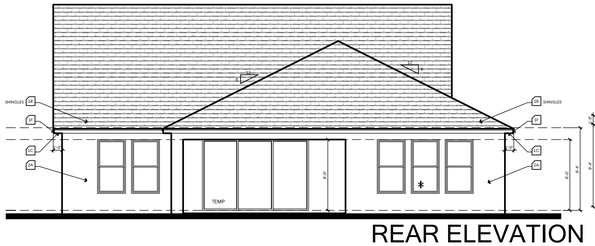
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

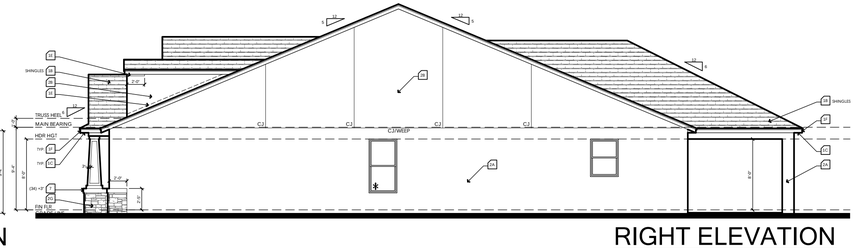
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LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION C

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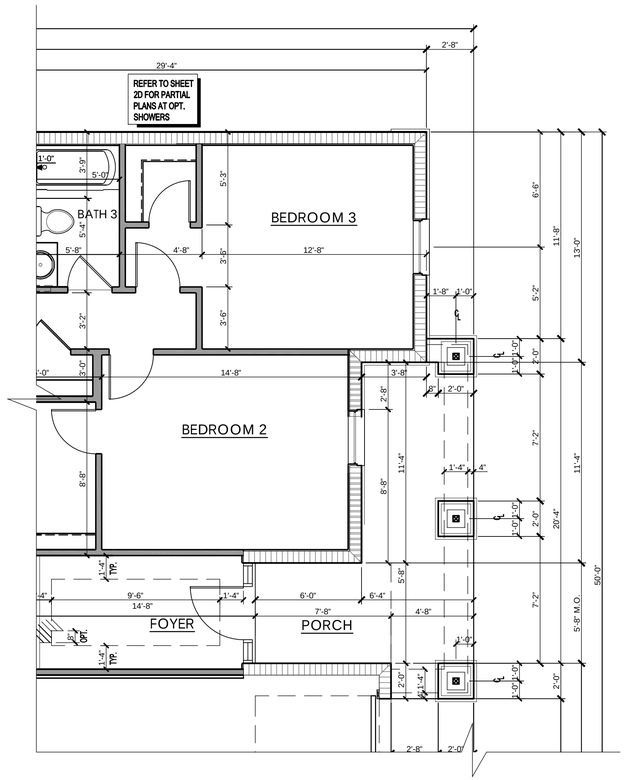
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: ####
Community: Garage: LH
Address: Street St.
City, State Zip
Plot Date: 08 / 19 / 2022

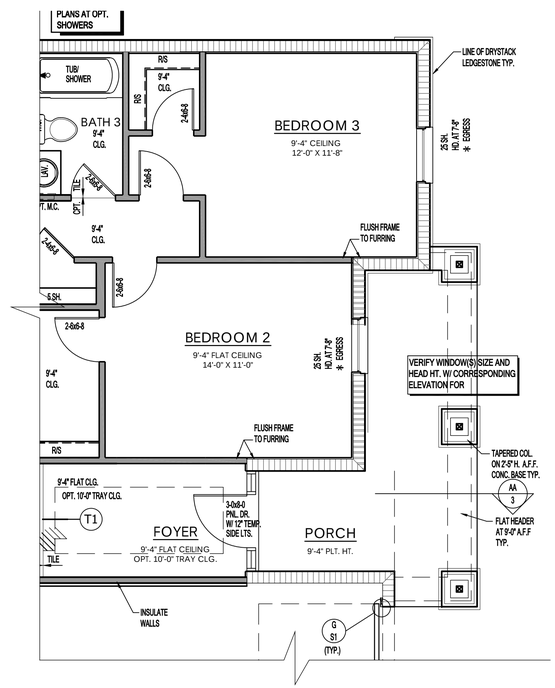
Reference No.
21-15368

Sheet:
3CRC1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-C"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-C"

SCALE: 1/4" = 1'-0"

CRAFTSMAN ELEVATION C

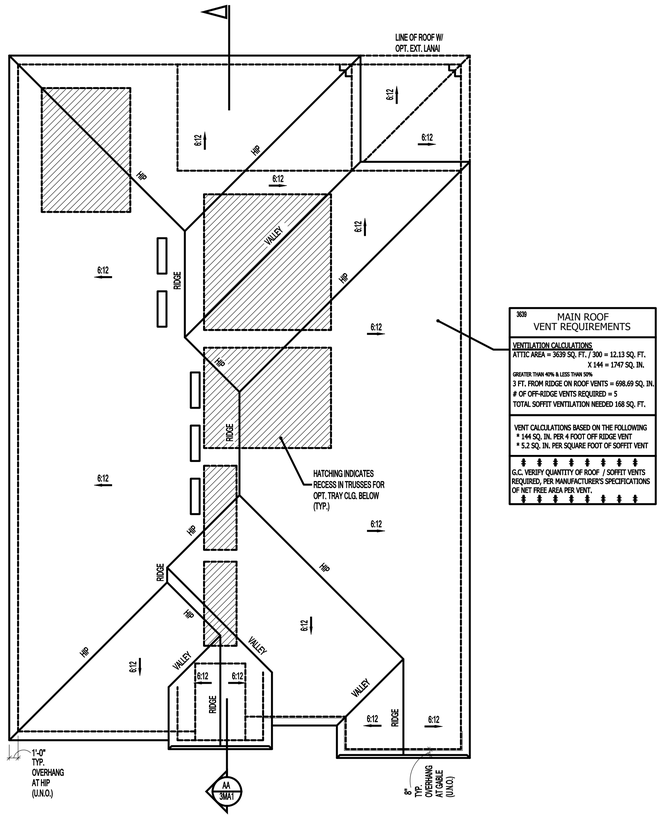
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AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t.(407)660.0333

Builder:
taylor morrison

Job Information:
Amelia
Community Name
Block:
Street St.
Lot:
Community:
Address:
City, State Zip
Garage: LH
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3CRC2



3639

MAIN ROOF
VENT REQUIREMENTS

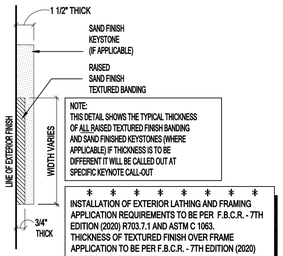
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

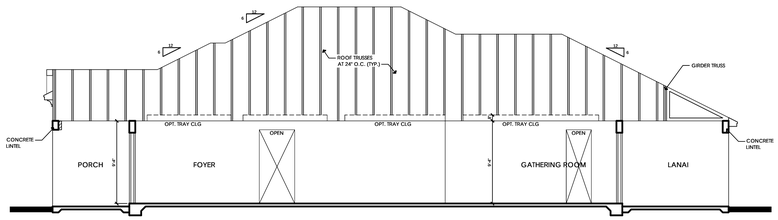
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

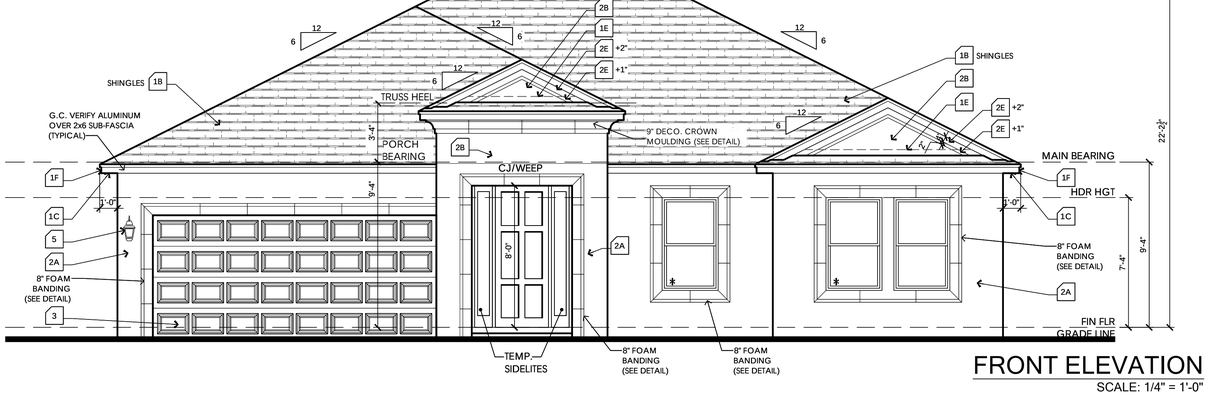


SECTION AA
SCALE: 1/8" = 1'-0"

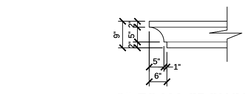
ELEVATION KEY NOTES

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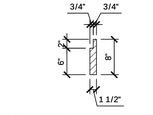
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



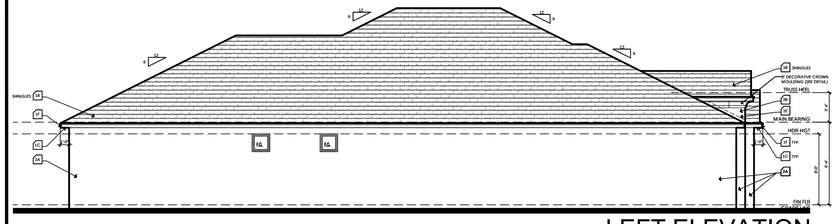
9" FOAM CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



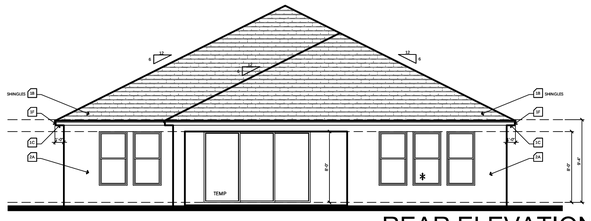
8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"

WINDOW FALL PROTECTION

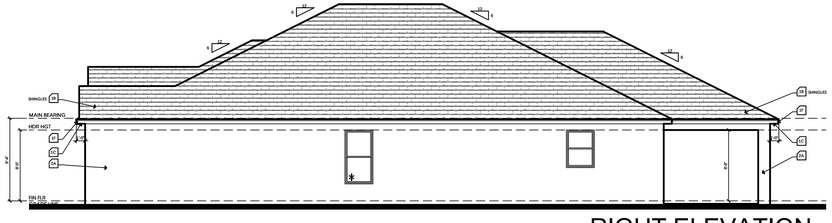
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LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION A

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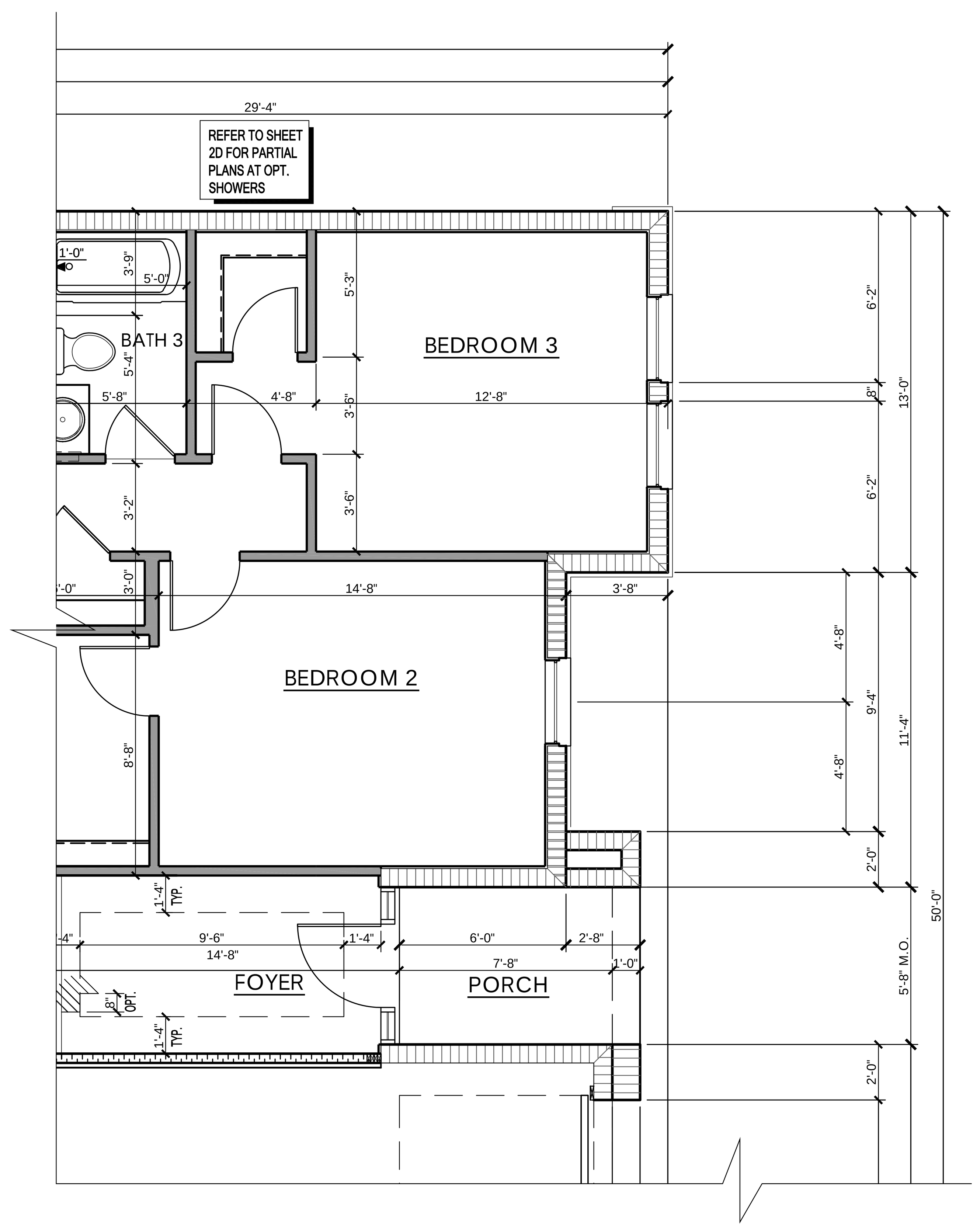
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot:
Community:
Address: #### Street St.
City, State Zip
Block:
Garage: LH
Plot Date: 08 / 19 / 2022

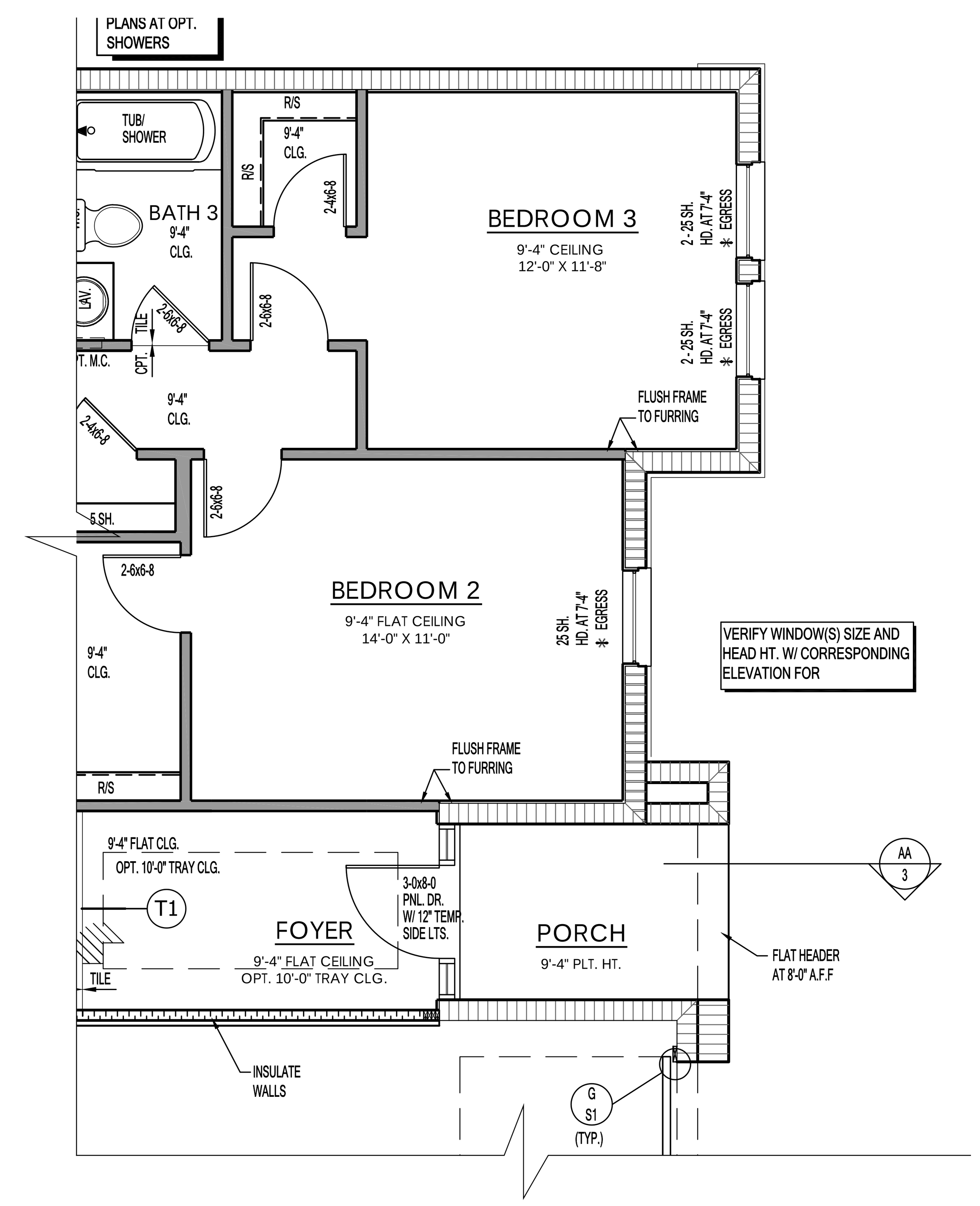
Reference No.
21-15368

Sheet:
3MA1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"

MEDITERRANEAN ELEVATION A

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gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 880 2333

Builder: taylor morrison

Job Information:

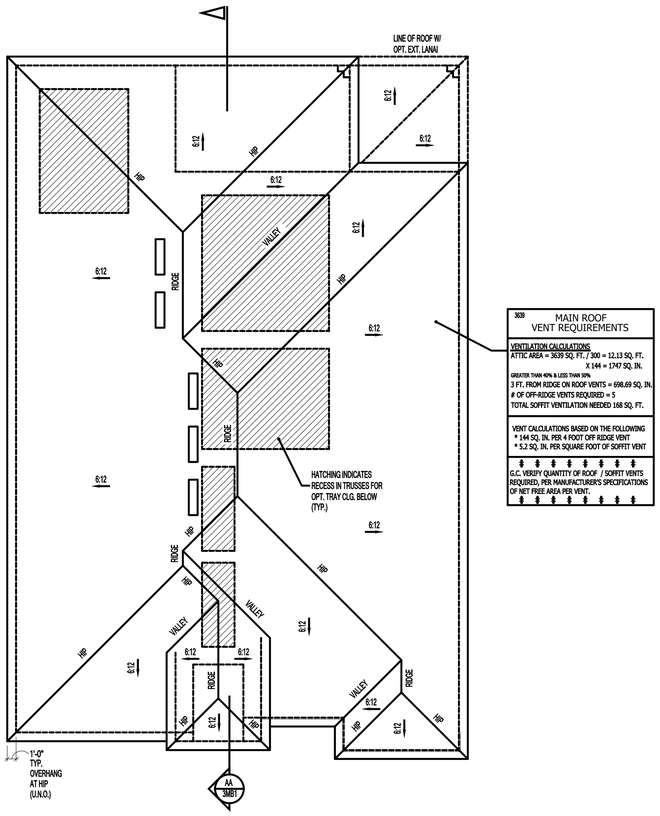
Amelia

Community Name

Lot:
Block:
Garage: LH
Community:
Address: #### Street St.
City, State Zip
Plot Date: 08 / 19 / 2022

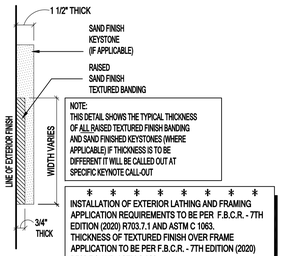
Reference No.
21-15368

Sheet:
3MA2



3639 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT. X 144 = 1747 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

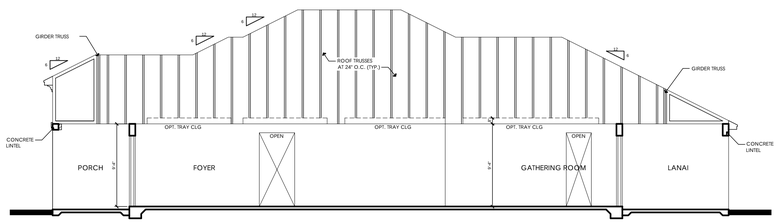
ROOF PLAN
SCALE: 1/4" = 1'-0"



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THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

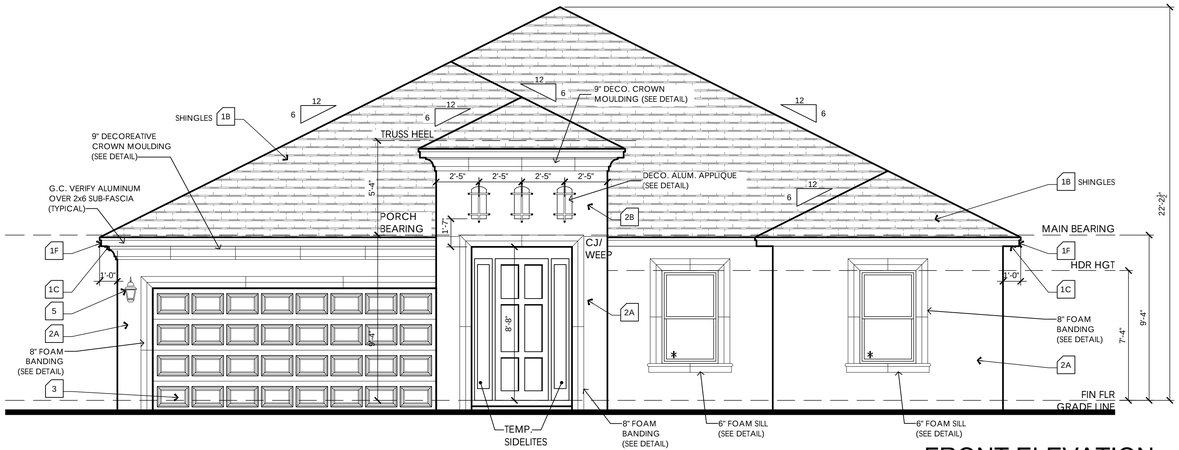


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

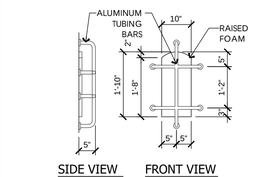
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



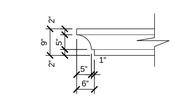
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

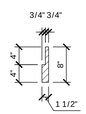
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 6TH EDITION (2017) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



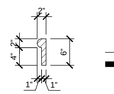
DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



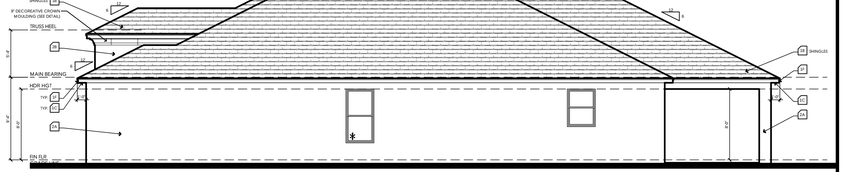
6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

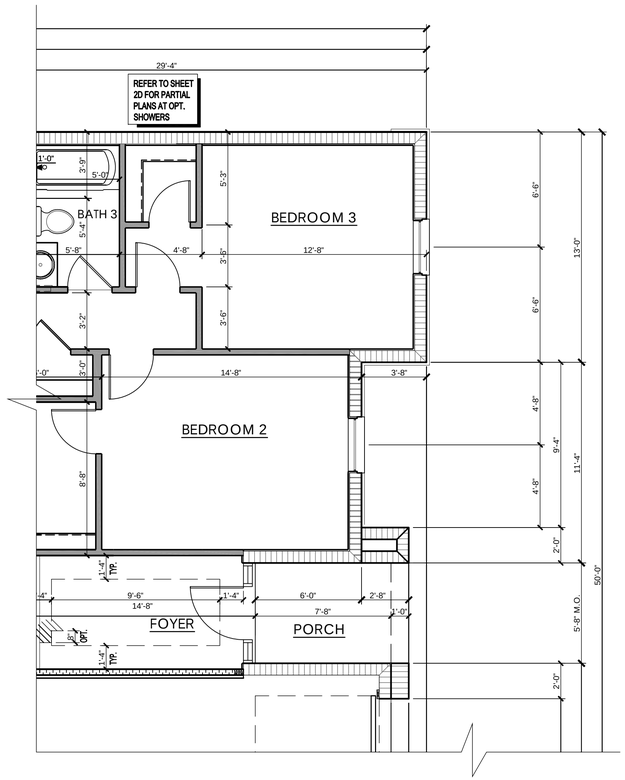
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot:
Block: LH
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022
Garage:

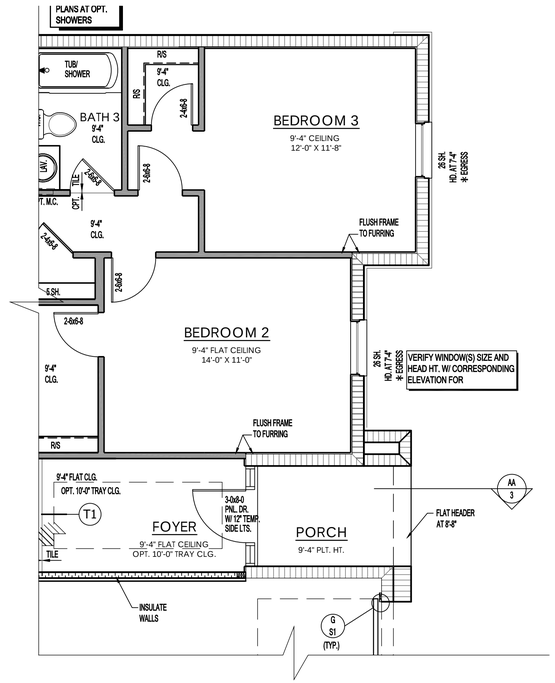
Reference No.
21-15368

Sheet
3MB1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"

MEDITERRANEAN ELEVATION B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t:(407)896-5533

Builder:

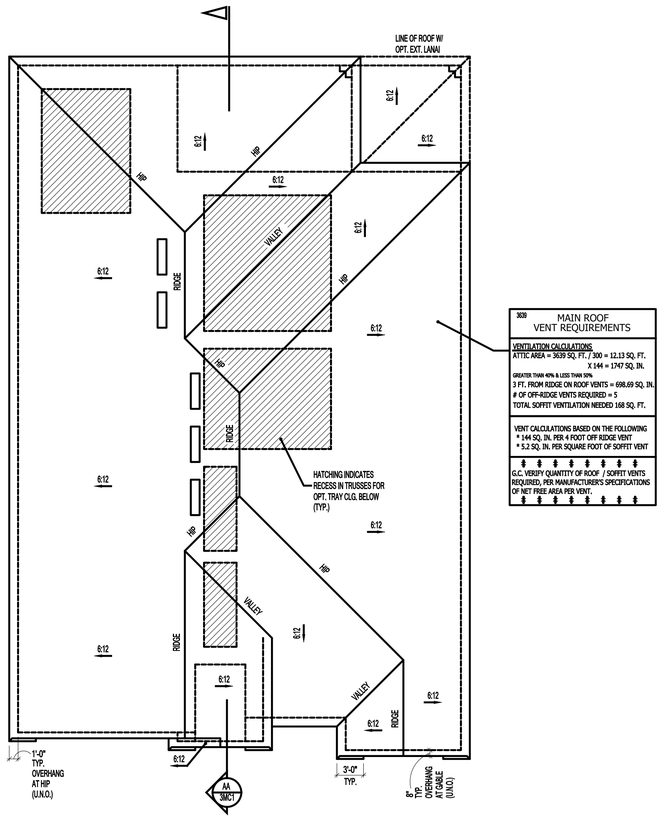
taylor morrison

Job Information:

Amelia
Community Name
Lot:
Block:
Community:
Garage: LH
Address: #### Street St.
City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet:
3MB2



3639

MAIN ROOF
VENT REQUIREMENTS

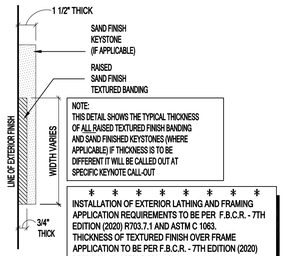
VENTILATION CALCULATIONS
ATTIC AREA = 3639 SQ. FT. / 300 = 12.13 SQ. FT.
X 144 = 1747 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 698.69 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 168 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

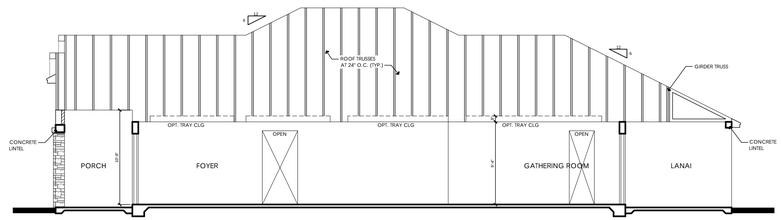
ROOF PLAN
SCALE: 1/4" = 1'-0"



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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

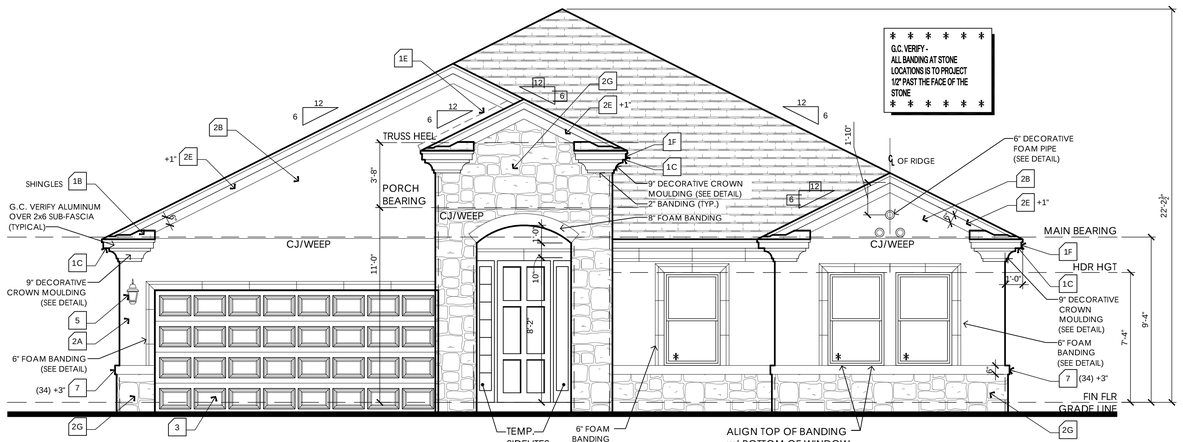
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8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

6" DECORAIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"

9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"

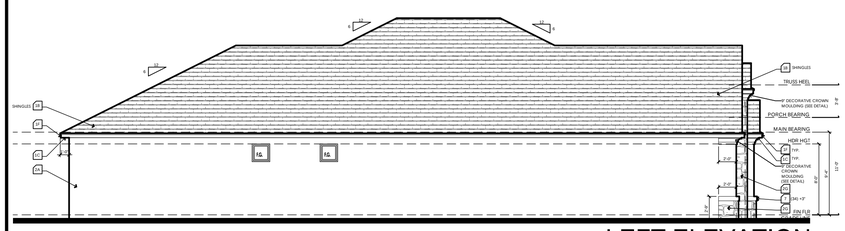
6" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



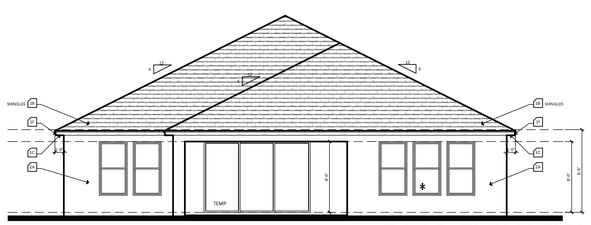
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

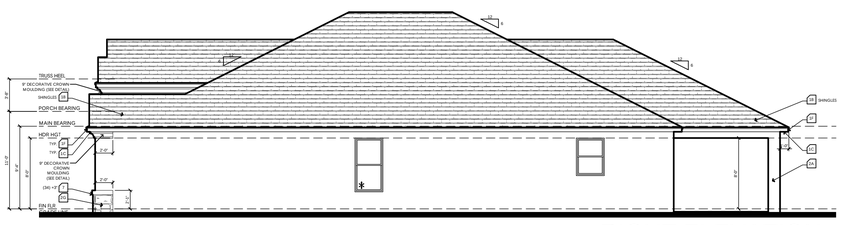
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WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 6TH EDITION (2017) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION C

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

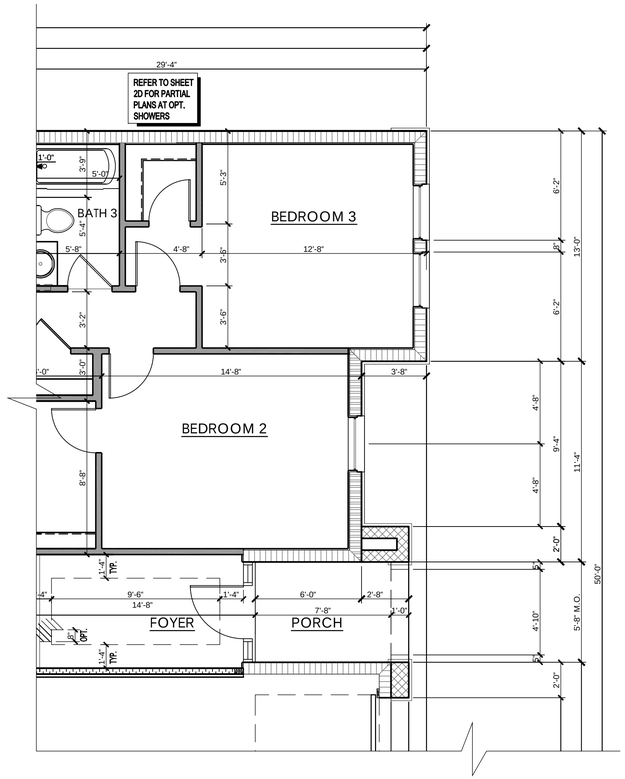
Builder: taylor morrison

Job Information:

Amelia
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Garage: LH
Plot Date: 08 / 19 / 2022

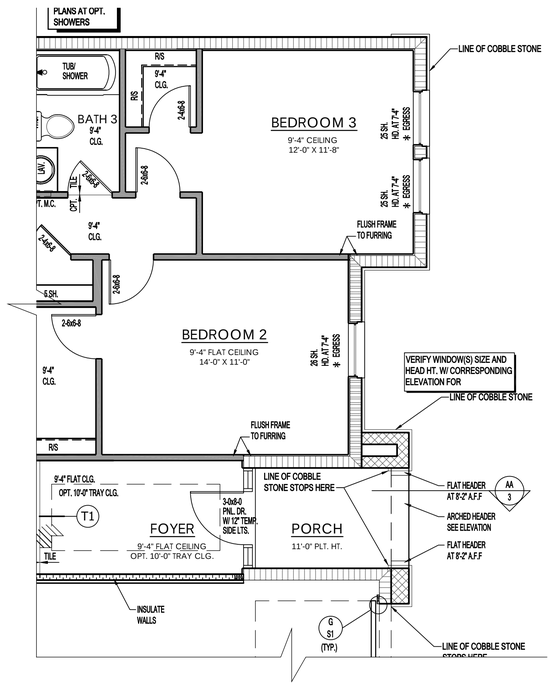
Reference No.
21-15368

Sheet:
3MC1



PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"

MEDITERRANEAN ELEVATION C

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ARCHITECTURE | DESIGN | PLANNING
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255 Southhall Lane Suite 200
Maitland, FL 32751
t.(407)896-5533

Builder:

taylor morrison

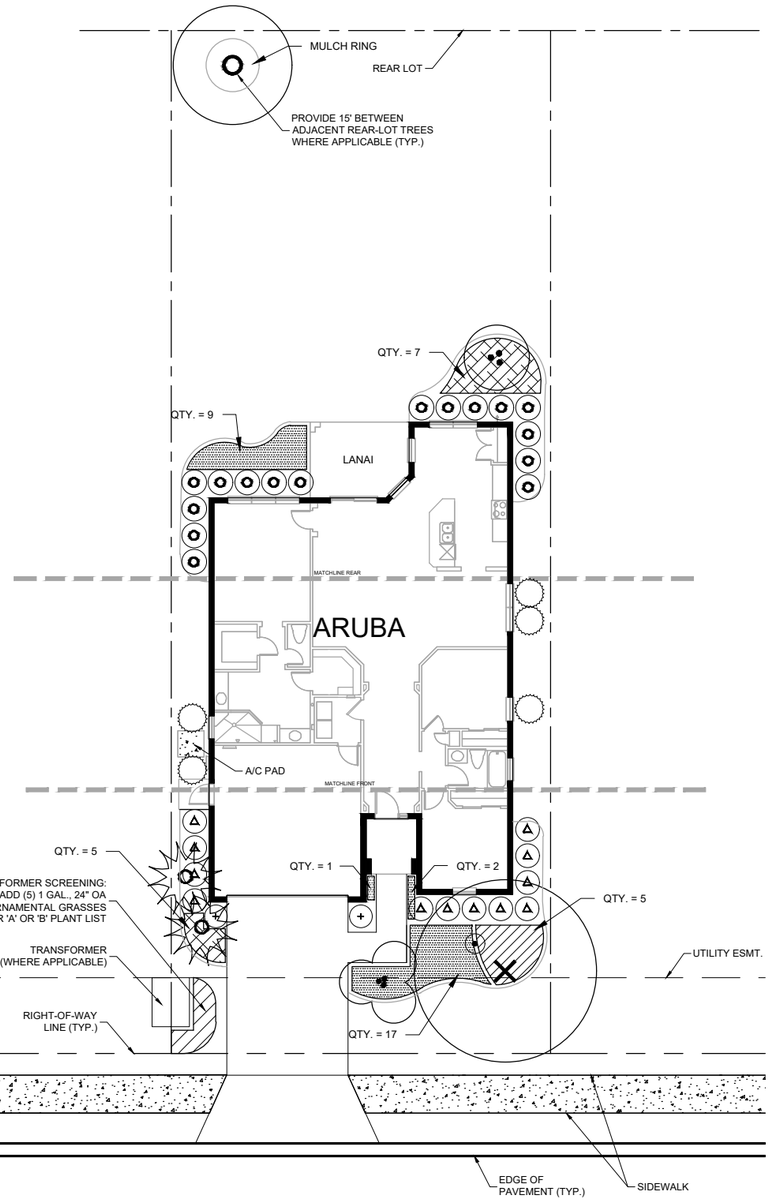
Job Information:

Amelia
Community Name
Lot: Block: Garage: LH
Community: ####### Street St.
Address: City, State Zip
Plot Date: 08 / 19 / 2022

Reference No.
21-15368

Sheet
3MC2

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

ARUBA LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

ARUBA 'A' PLANT LIST (TAMPA-ORLANDO)

Symbol	Name	Quantity
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
+	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	5
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
+	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	16
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	12
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	815 S.F.

ARUBA 'B' PLANT LIST (TAMPA-ORLANDO)

Name	Quantity
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	5
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	16
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	12
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	815 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

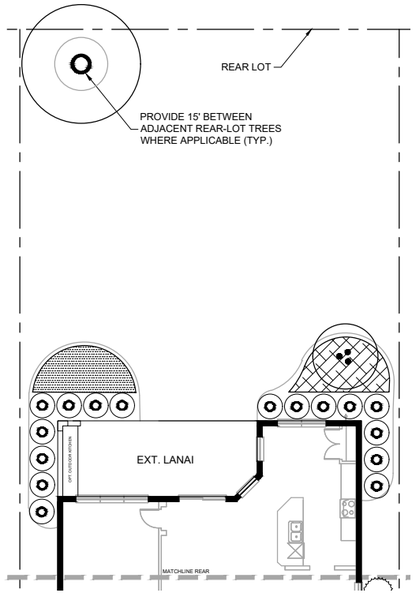
0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

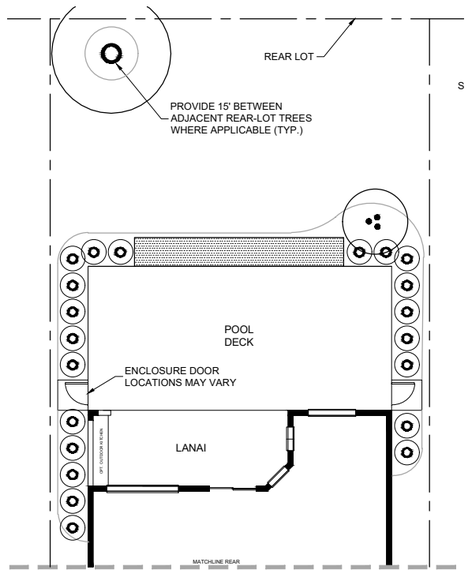
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FILE NAME: Aruba Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings\Exhibits\511-25-01\Unit LA Plans\Current Plans\Aruba Master Landscape.dwg
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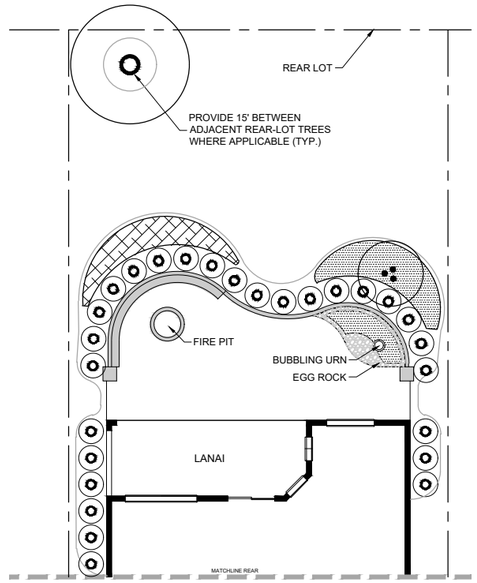
C OPTION ~ EXTENDED LANAI
SCALE: 1"=20'



PLANT LIST ±

SYMBOL	QTY.
	+ 5
	- 7
	+ 11

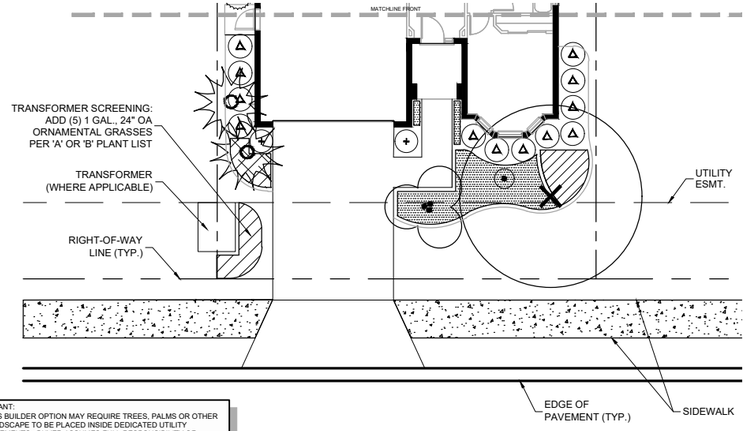
D OPTION ~ POOL DECK
SCALE: 1"=20'



PLANT LIST ±

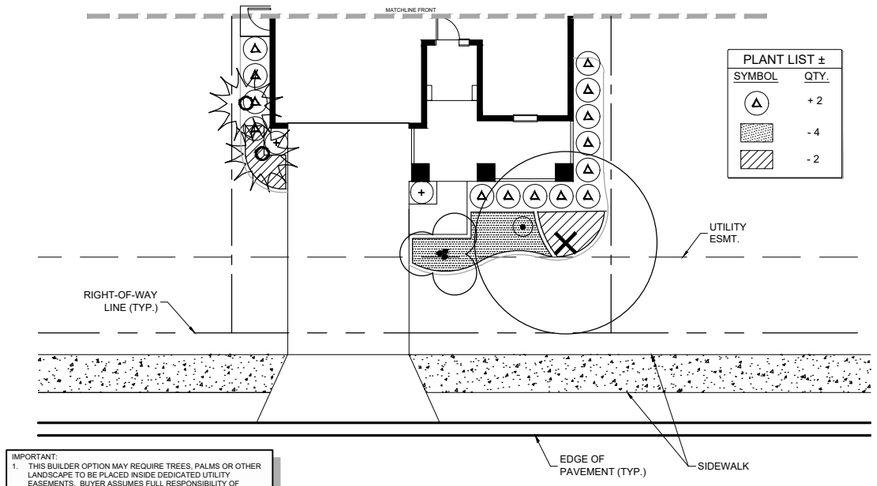
SYMBOL	QTY.
	+ 12

E OPTION ~ FIRE PIT
SCALE: 1"=20'



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

A OPTION ~ BAY WINDOW
SCALE: 1"=20'



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

B OPTION ~ FRONT PORCH ELEVATIONS "B & C"
SCALE: 1"=20'

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BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Aruba Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch)\Canyons Unit Landscape Plans\Drawings-E-Exhibits\511-25-01 Unit LA Plans\Current Plans\Aruba Master Landscape.dwg
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ARUBA GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

09-23-16 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C", CRAFTSMAN "A", "B", AND "C", MEDITERRANEAN "A", "B", AND "C".

11-01-16 COMPLETED REVISIONS TO INCLUDE:

COMPLETED VORTEX ENGINEERING MARK UPS

RENAMED PLAN TO ARUBA ILO TB40-1768

ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.

REVISED SHOWER RECESS TO BE 3 1/2" DEEP.

TUB DECK AT 22" ILO 20".

12-23-16 COMPLETED REVISIONS TO INCLUDE:

ADDED ELEVATION "SE" TO PLAN SET AS STANDARD ELEVATION.

REVISED SHEET NUMBERS FOR EACH ELEVATION.

03-20-17 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

06-09-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SLAB THICKNESS NOTE ON FOUNDATION TO BE 3.5" ILO 4".

REVISED ROOM NAMES TO MATCH CORPORATE ROOM NAMES.

MADE FOYER TRAY CEILING OPTIONAL.

ADDED MULLIONS TO SIDE LITE ON TRADITIONAL AND MEDITERRANEAN ELEVATIONS.

06-26-17 COMPLETED REVISIONS TO INCLUDE:

REVISED STANDARD ELEVATION TO BE "INCLUDED ELEVATION".

07-21-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SIDE WINDOWS TO 6' HT. AT ALL ELEVATIONS.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	1768	1768	1784	1768	1768	1768	1768	1768	1784	1768
GARAGE S.F.	421	421	421	421	421	421	421	421	421	421
PORCH S.F.	49	49	49	49	49	235	235	49	49	49
LANAI S.F.	126	126	126	126	126	126	126	126	126	126
TOTAL UNDER ROOF S.F.	2364	2364	2380	2364	2364	2550	2550	2364	2380	2364
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	63'-4"	63'-4"	64'-8"	63'-4"	63'-4"	70'-4"	70'-4"	63'-4"	64'-8"	63'-4"
TOTAL WIDTH - EXT. LANAI	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH - EXT. LANAI	63'-4"	63'-4"	64'-8"	63'-4"	63'-4"	70'-4"	70'-4"	63'-4"	64'-8"	63'-4"
OPTIONS										
EXTENDED LANAI	+133	+133	+133	+133	+133	+133	+133	+133	+133	+133

02-06-18 COMPLETED REVISIONS TO INCLUDE:

CODE UPDATED TO F.B.C.R. - 6TH EDITION (2017)

ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.

REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

09-13-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-30-18 MIRRORED LEFT HAND GARAGE PLAN TO UPDATE RIGHT HAND GARAGE PLAN AFTER ENGINEERING CHANGES.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AIR SWITCH AT DISP.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS.

07-01-19 COMPLETED REVISIONS TO INCLUDE:

9000 SERIES LED CONVERSIONS

09-27-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

02-26-20 COMPLETED REVISIONS TO INCLUDE:

REVISED OWNERS SHOWER KNEE WALL TO BE 42" H.

04-06-20 COMPLETED REVISION TO INCLUDE:

ADDED 2-8x8-0 S.C. W/ THRESHOLD AND WEATHER STRIP FOR A/C DOOR AT GARAGE.

10-31-20 COMPLETED 2020 BI-ANNUAL REVISIONS

01-04-21 COMPLETED REVISION TO INCLUDE:

UPDATED PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

07-12-21 COMPLETED REVISION TO INCLUDE:

REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES

REVISED ELECTRICAL RISER TO 200 AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

08-18-22 COMPLETED REVISIONS TO INCLUDE:

REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

03-01-23 COMPLETED REVISIONS TO INCLUDE:

REVISED LOCATION OF THE AHU RECESS PER TRUSS LAYOUT

06-23-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PLAN OPTIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
3K	PARTIAL ELEVATIONS AT OPT. EXTENDED LANAI
S-IN1	SOFFIT INFORMATION
S-IN2	SOFFIT INFORMATION
TR	TRIM DETAILS
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP2.0	LINTEL PLAN AND SCHEDULE
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL OPTIONS
SP3.2	STRUCTURAL TRADITIONAL PART. PLANS
SP3.3	STRUCTURAL CRAFTSMAN PART. PLANS
SP3.4	STRUCTURAL MEDITERRANEAN PART. PLANS
SP4.0	INCLUDED ELEVATION TRUSS STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS STRAPPING PLAN
SP4.5	TRADITIONAL ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ EXT. LANAI TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ EXT. LANAI TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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Maitland, FL 32751
(407) 896-2630

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 2002.2 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER OF RECORD FOR THE BUILDING IS PRE-ENGINEERED TRUSS MANUFACTURER'S RESPONSIBILITY AND THE ENGINEER OF RECORD RESERVES THE RIGHT TO REVIEW AND COMMENT ON ANY CHANGES AFTER TRUSS DESIGNS HAVE BEEN SUBMITTED TO THE ENGINEER.

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FIRM # 6667237

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
1.877.SVORTEX (1.877.786.7839)
ANDREW J. MISHKIND, P.E. - FL. REG #86623
ASSED A. AVENDAÑO, P.E. - FL. REG #86623

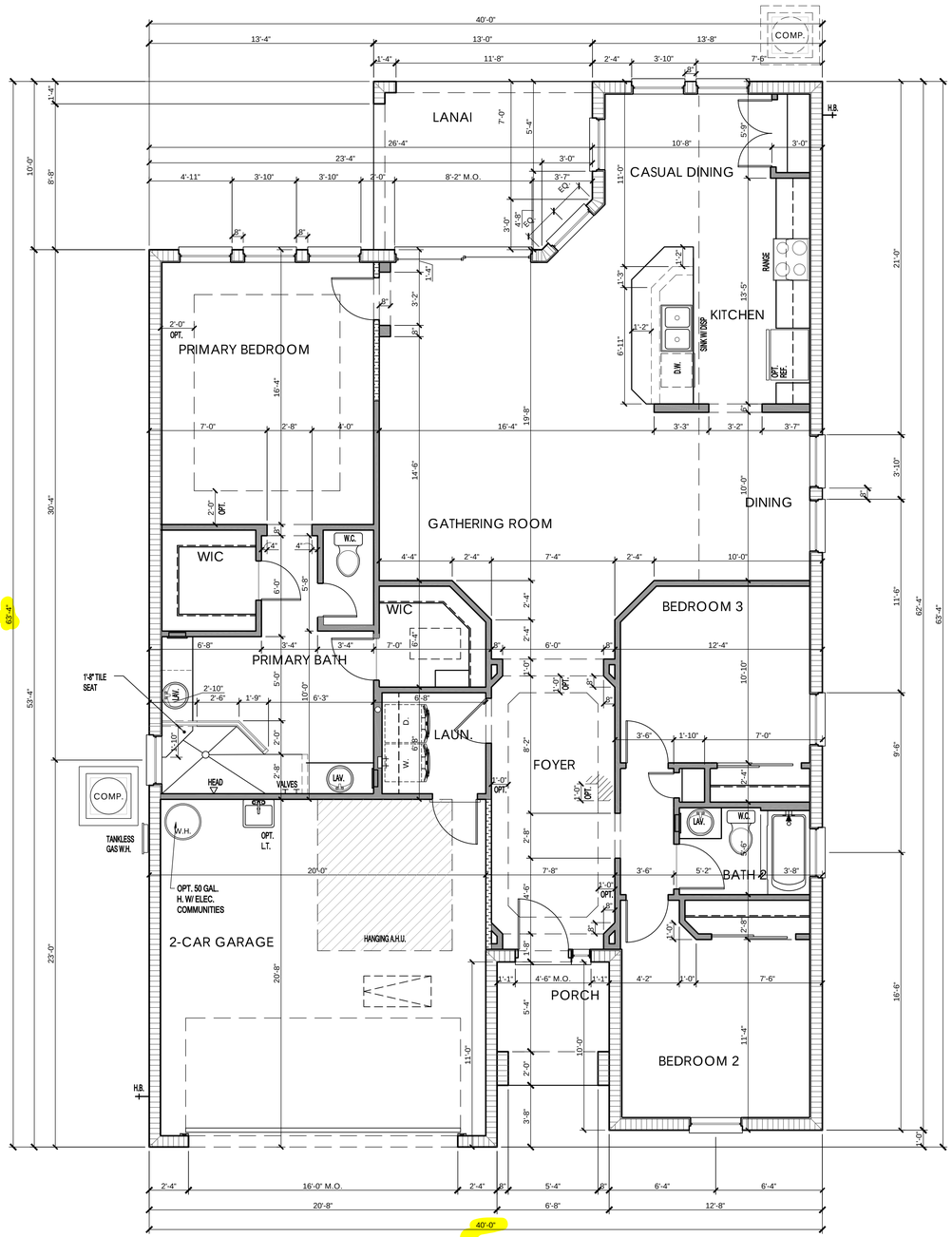
Builder:
taylor morrison

Job Information:

Aruba
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Unit:
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet:
COV



REFER TO SHEET 2A1 FOR FLOOR PLAN NOTING

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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Builder: taylor morrison

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Aruba

Community Name

Lot: Block: Unit:

Community: #### Street St.

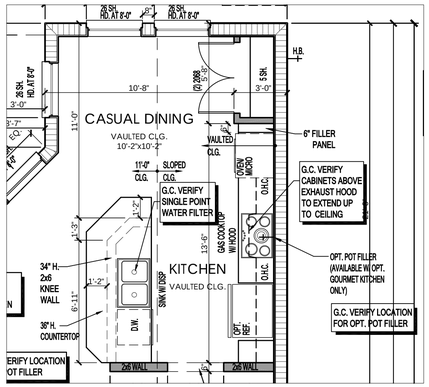
Address: City, State Zip

Plot Date: 06 / 23 / 2023

Reference No.

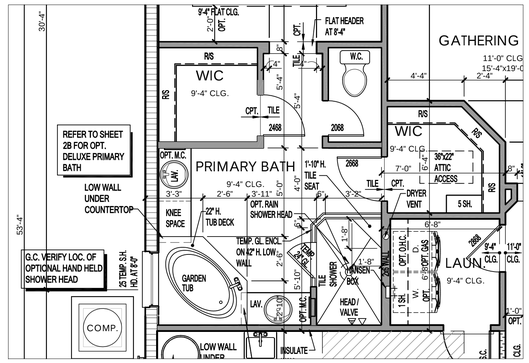
21-13496

Sheet: 2A2



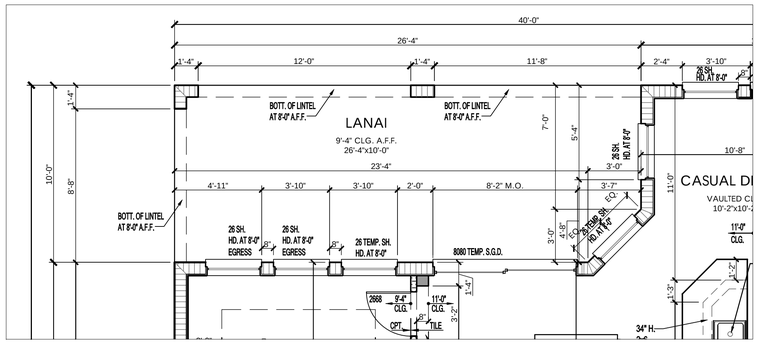
PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



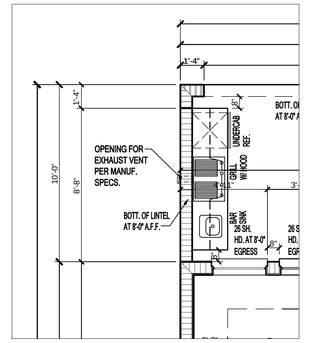
PARTIAL FLOOR PLAN AT OPT. DELUXE PRIMARY BATH

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN AT OPT. EXTENDED LANAI W/O OUTDOOR KITCHEN

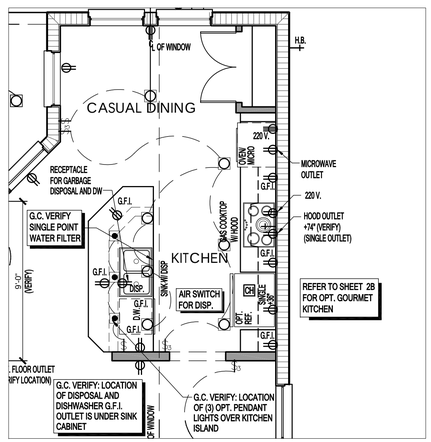
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PARTIAL FLOOR PLAN AT OUTDOOR KITCHEN

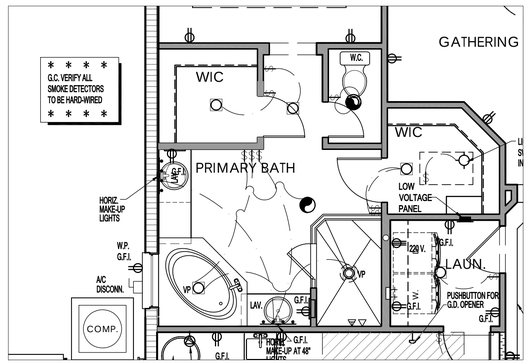
ONLY AVAILABLE WITH EXTENDED LANAI

SCALE: 1/4" = 1'-0"



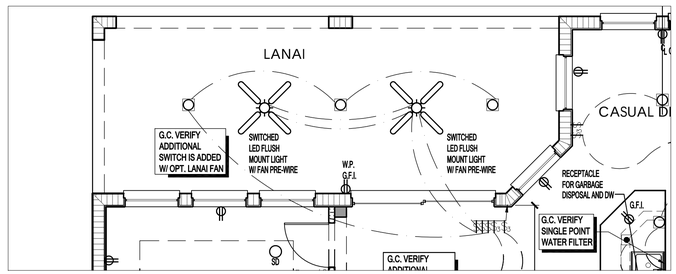
PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



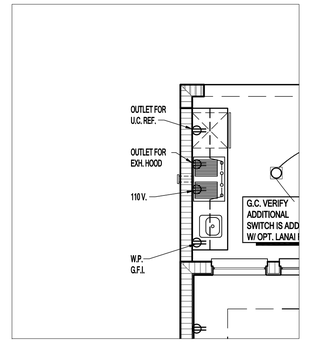
PARTIAL ELEC. PLAN AT OPT. DELUXE PRIMARY BATH

SCALE: 1/4" = 1'-0"



PARTIAL ELEC. PLAN AT OPT. EXTENDED LANAI W/O OUTDOOR KITCHEN

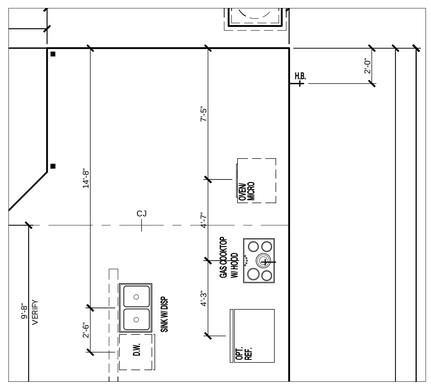
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PARTIAL ELEC. PLAN AT OUTDOOR KITCHEN

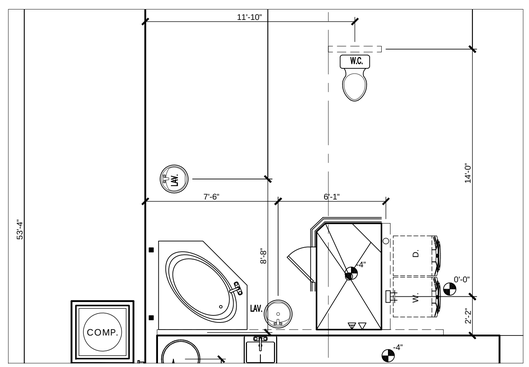
ONLY AVAILABLE WITH EXTENDED LANAI

SCALE: 1/4" = 1'-0"



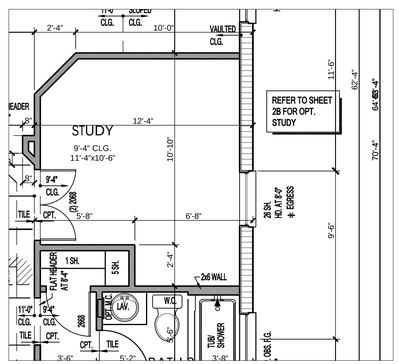
PARTIAL FLOOR PLAN AT OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



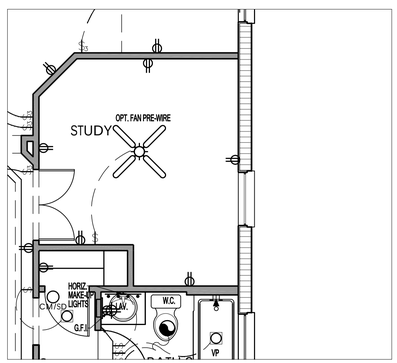
PARTIAL ELEC. PLAN AT OPT. DELUXE PRIMARY BATH

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN AT OPT. STUDY

SCALE: 1/4" = 1'-0"



PARTIAL ELECTRICAL PLAN AT OPT. STUDY

SCALE: 1/4" = 1'-0"

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gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
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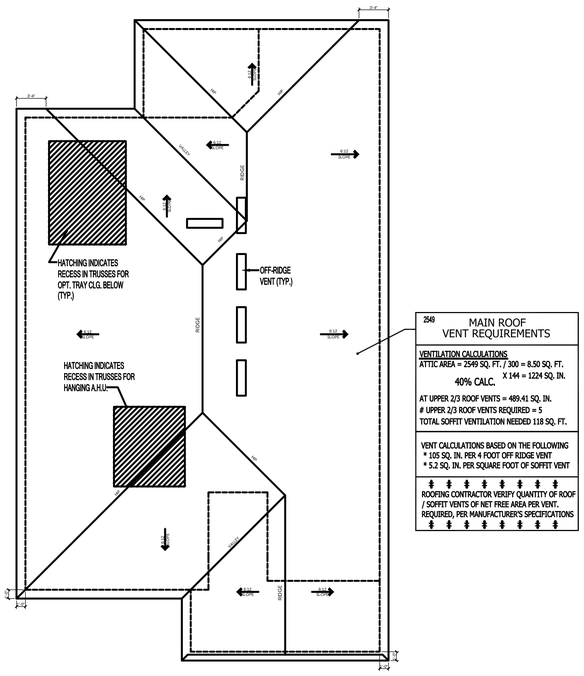
Aruba
Community Name
Lot: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet: 2B -

PLAN OPTIONS

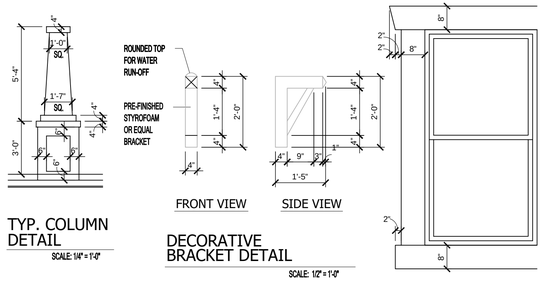
SCALE: 1/4" = 1'



2549 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2549 SQ. FT. / 300 = 8.50 SQ. FT. 40% CALC. X 144 = 1224 SQ. IN. AT UPPER 2/3 ROOF VENTS = 489.41 SQ. IN. # UPPER 2/3 ROOF VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 118 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

ROOF PLAN

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



TYP. COLUMN DETAIL

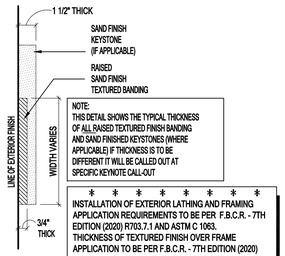
SCALE: 1/4" = 1'-0"

DECORATIVE BRACKET DETAIL

SCALE: 1/2" = 1'-0"

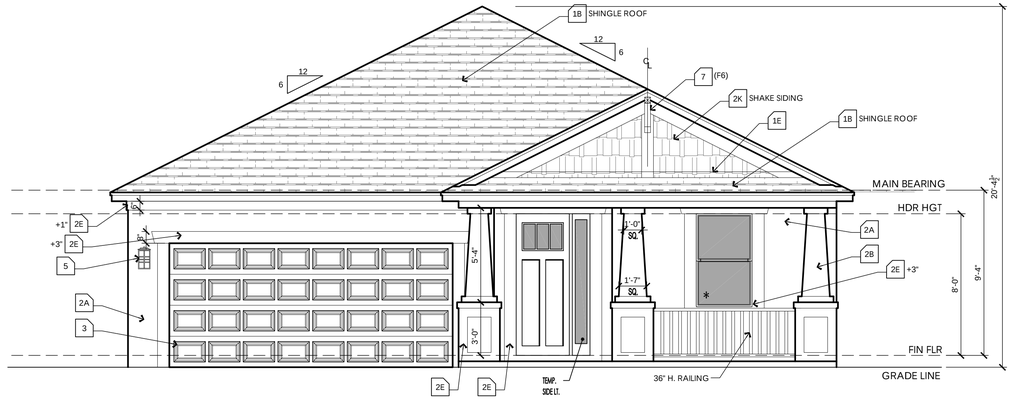
TYP. WINDOW/ DOOR TRIM DETAIL

SCALE: 1/2" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

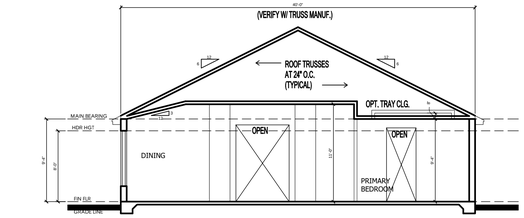
12-01-20

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

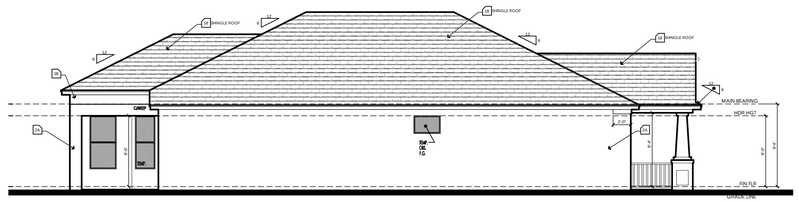
- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL

G.C. VERIFY TRIM AT DOORS AND WINDOWS TO BE TRIM BOARD WHEN ADJACENT TO SIDING, AND FOAM BANDING WHEN ADJACENT TO STUCCO



SECTION A-A

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



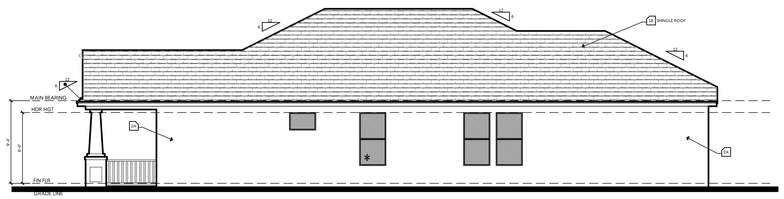
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

Builder: taylor morrison

Job Information:

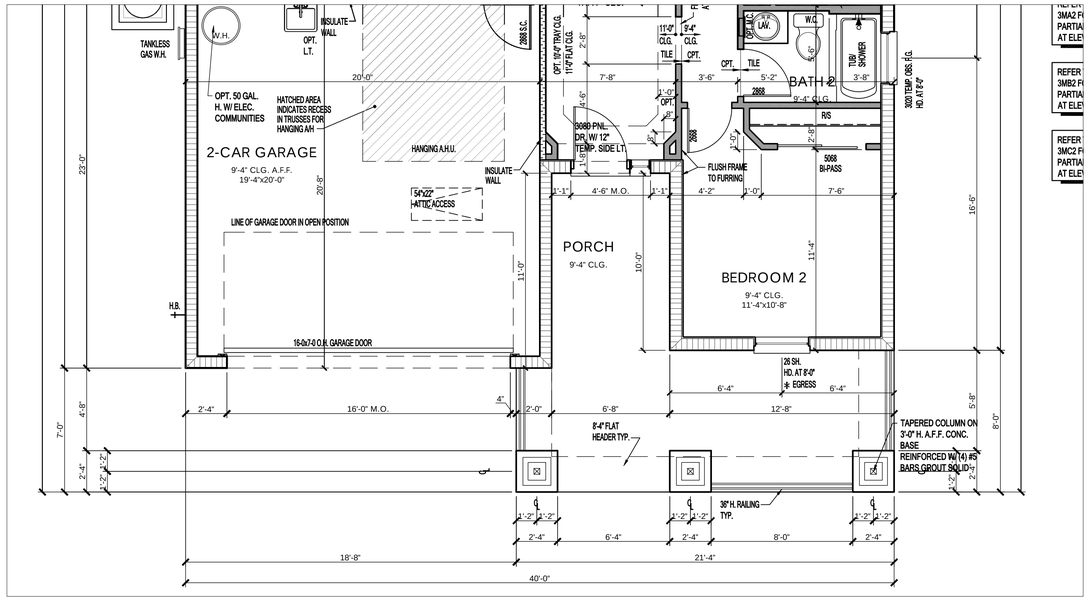
Aruba
Community Name
Lot:
Block:
Community:
Street St.
Address:
City, State Zip
Plot Date: 06 / 23 / 2023
Unit:

Reference No.
21-13496

Sheet:
3CRB1

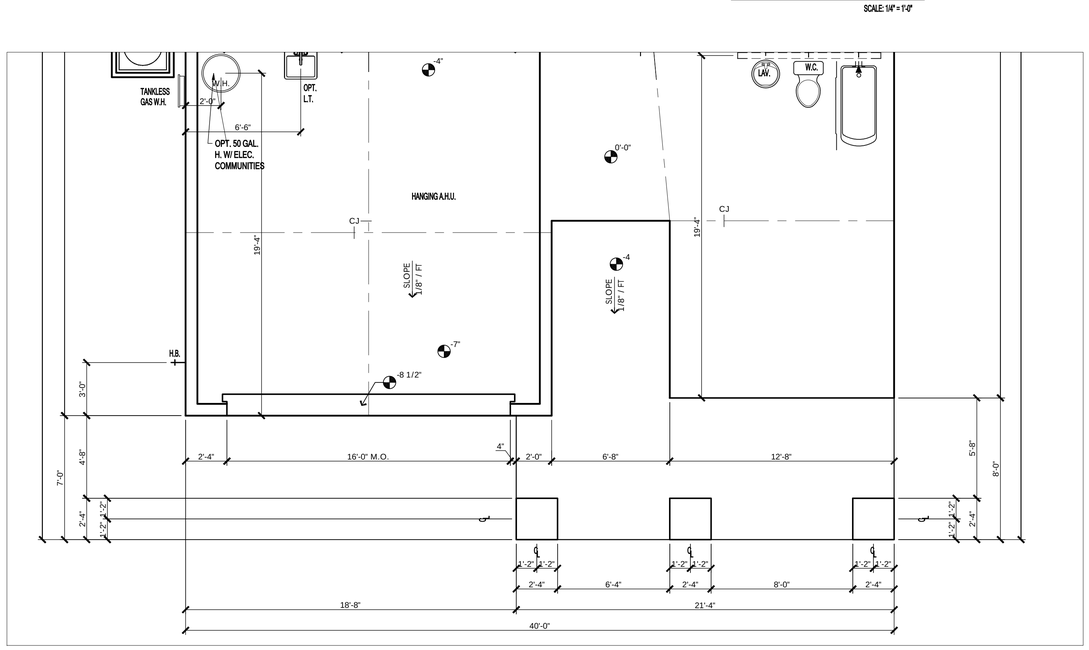
CRAFTSMAN ELEVATION B

SCALE: 1/4" = 1'



FLOOR PLAN

SCALE: 1/4" = 1'-0"



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B

SCALE: 1/4" = 1'

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Job Information:

Aruba

Community Name

Lot: Block: ####

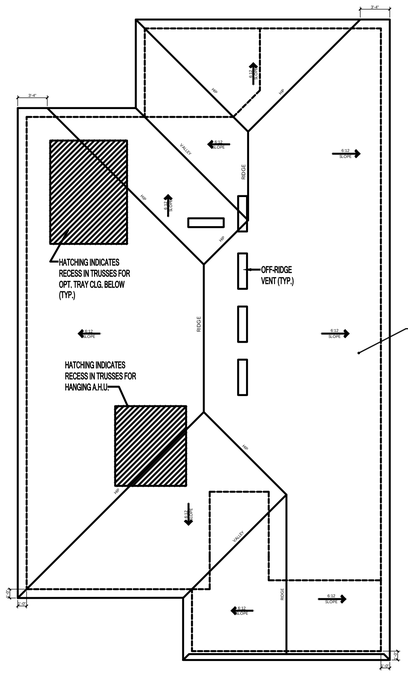
Community: Unit:

Address: # Street St. City, State Zip

Plot Date: 06 / 23 / 2023

Reference No.: 21-13496

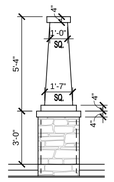
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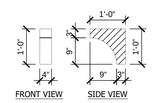
ROOF PLAN

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



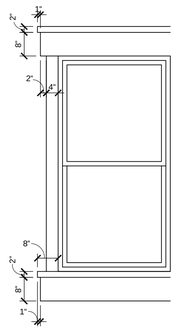
TYP. COLUMN DETAIL

SCALE: 1/4" = 1'-0"



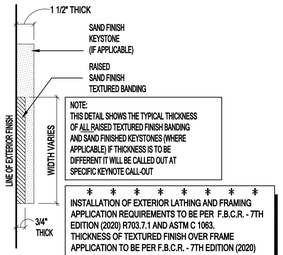
SMALL DECORATIVE BRACKET DETAIL

SCALE: 1/2" = 1'-0"



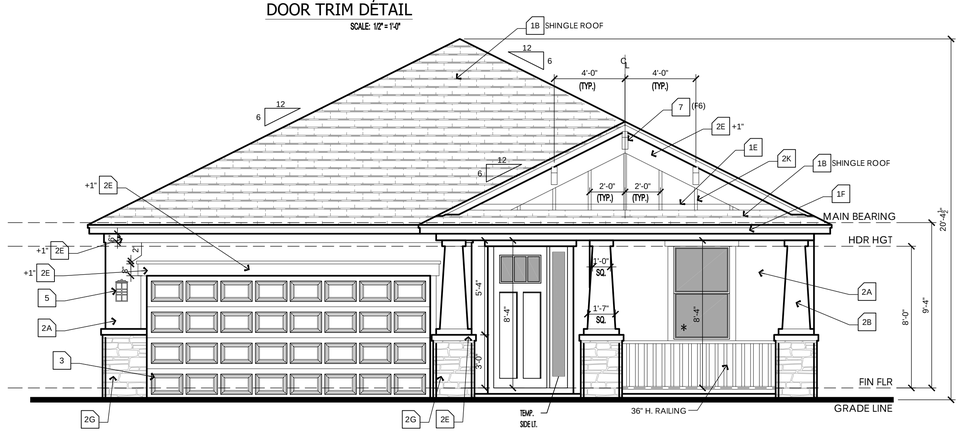
TYP. WINDOW/ DOOR TRIM DETAIL

SCALE: 1/2" = 1'-0"



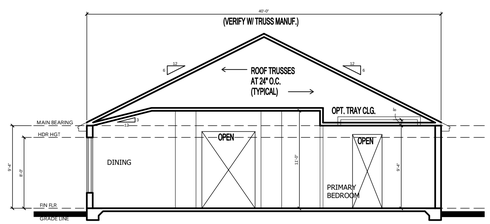
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 1/4" = 1'-0"



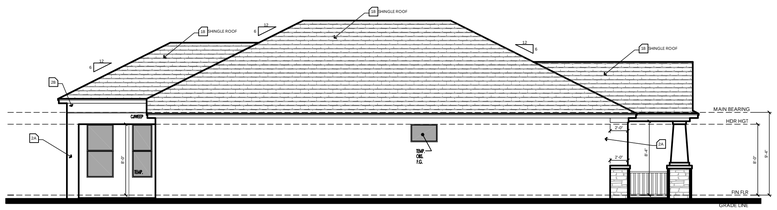
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SECTION A-A

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



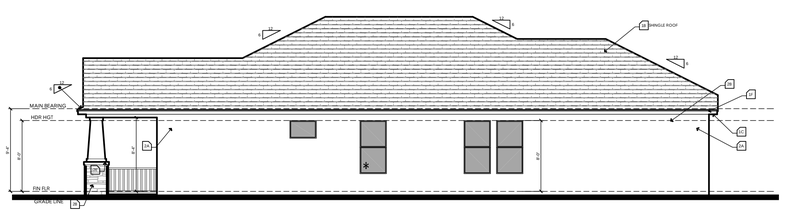
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

ELEVATION KEY NOTES

1. Roofing
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6. Railing
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7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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12-01-20

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL

G.C. VERIFY TRIM AT DOORS AND WINDOWS TO BE TRIM BOARD WHEN ADJACENT TO SIDING, AND FOAM BANDING WHEN ADJACENT TO STUCCO

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(407) 960-2533

Builder: taylor morrison

Job Information:

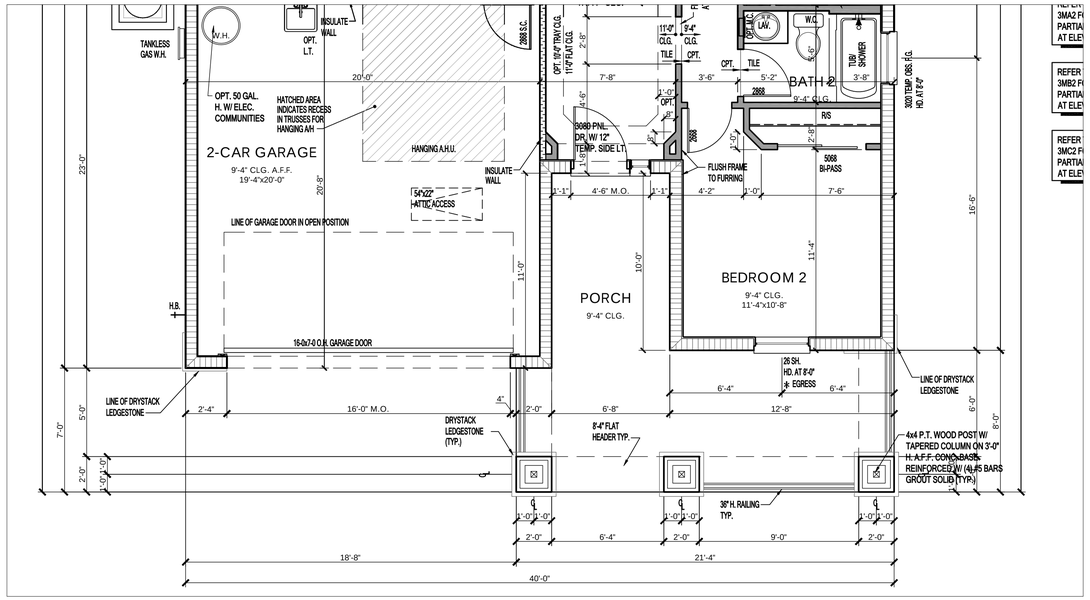
Aruba
Community Name
Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-13496

Sheet:
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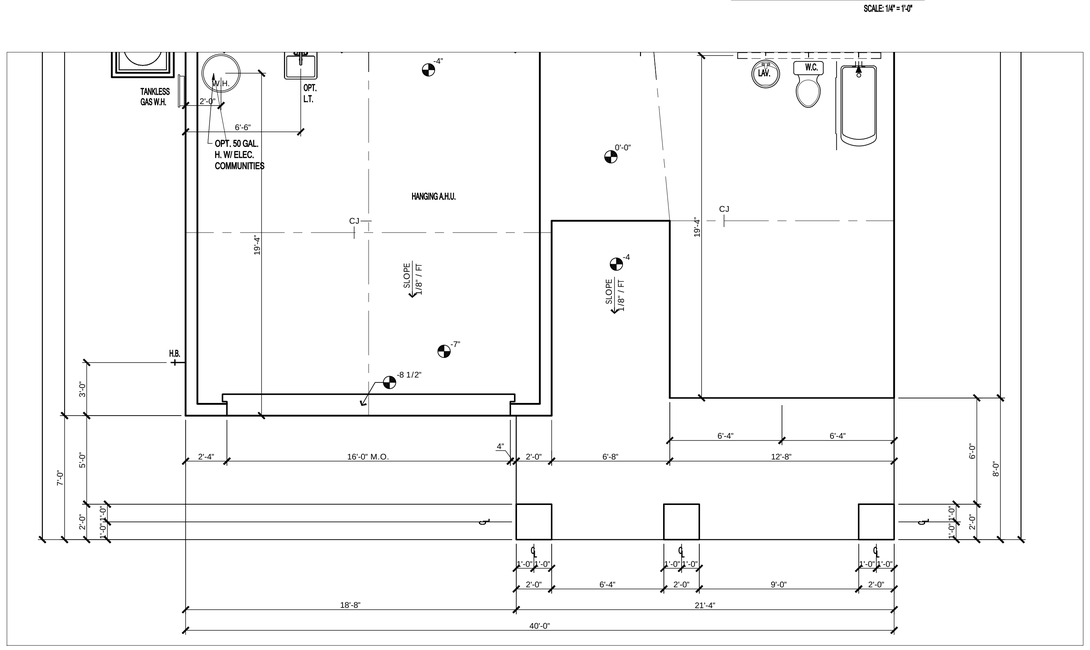
CRAFTSMAN ELEVATION C

SCALE: 1/4" = 1'



FLOOR PLAN

SCALE: 1/4" = 1'-0"



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"

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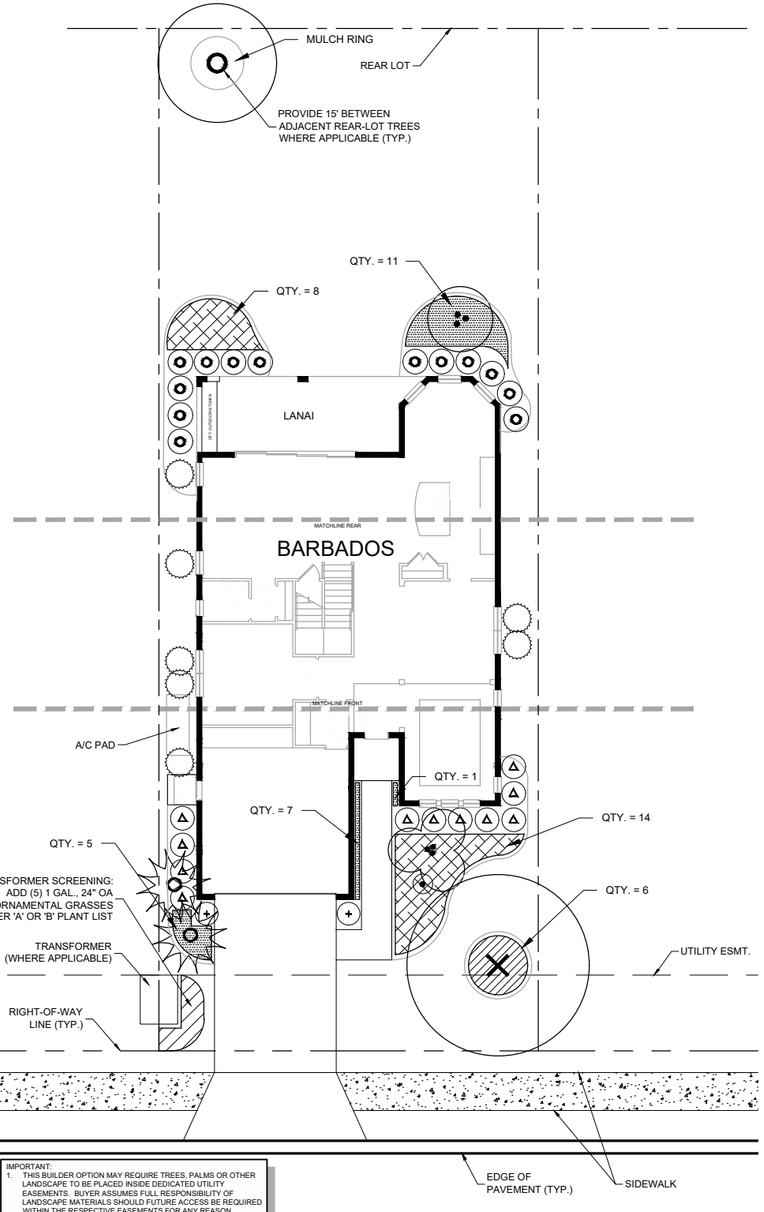
Reference No.
21-13496

Sheet:
3CRC2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C

SCALE: 1/4" = 1'

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

BARBADOS LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

BARBADOS 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	11
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	22
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	24
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	726 S.F.

BARBADOS 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	11
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	22
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	24
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	726 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

All information (including, but not limited to site plans, features, and specifications) is not guaranteed and remains subject to change or delay without notice. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimer. ©November, 2018, Taylor Morrison of Florida, Inc. All rights reserved. FL GC#CBC1257822.

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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

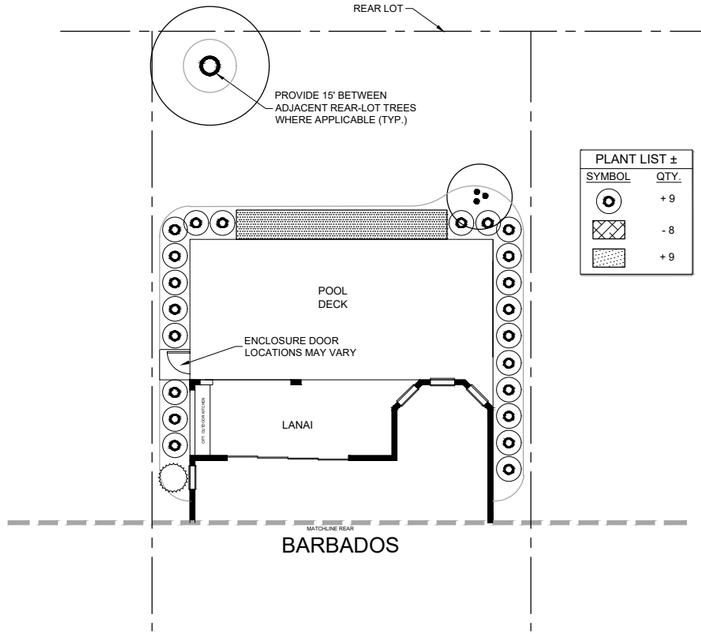
HOME LANDSCAPE PLAN (STANDARD)

0 10 20 40
SCALE IN FEET

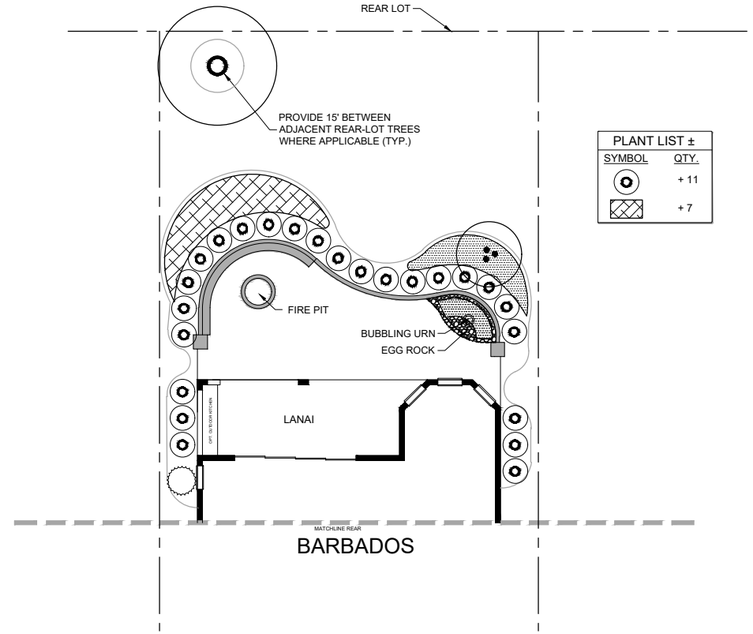
PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Barbados Master Landscape
UPDATED: 2019/02/28

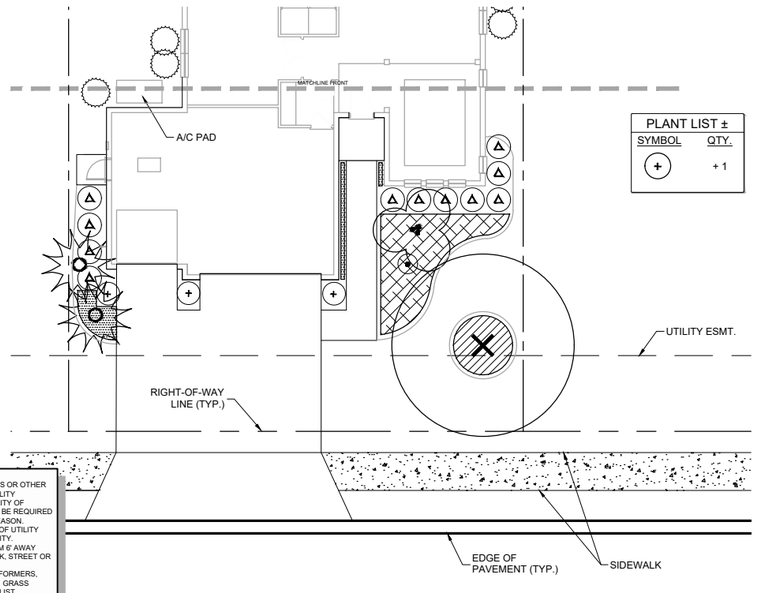
O:\Projects\611-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings-Exhibits\611-25-01 Unit LA Plans\Current Plans\Barbados Master Landscape.dwg
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C OPTION ~ POOL
SCALE: 1"=20'

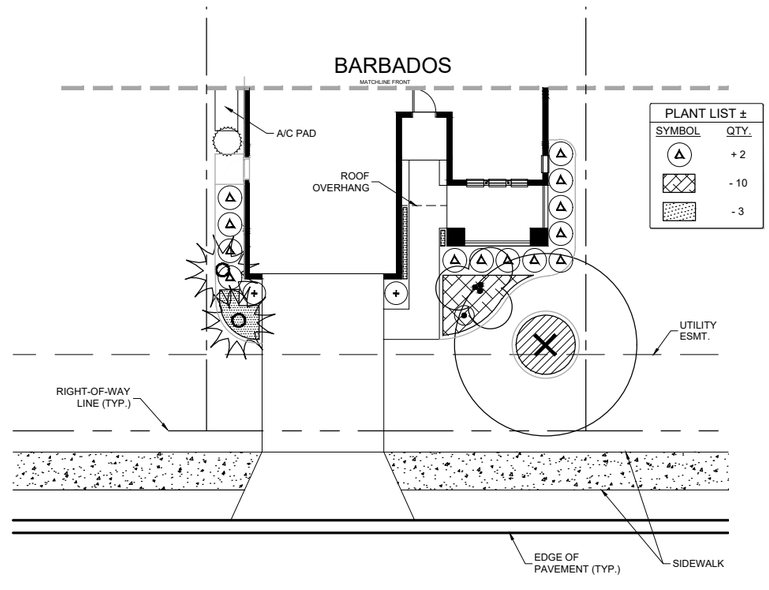


D OPTION ~ FIRE PIT
SCALE: 1"=20'



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ ELEVATIONS "CR-B & CR-C"
SCALE: 1"=20'

All information (including, but not limited to site plans, features, and specifications) is not guaranteed and remains subject to change or delay without notice. Please see a Taylor Morrison Sales Associate for details and visit www.taylormorrison.com for additional disclaimer.
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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Barbados Master Landscape
UPDATED: 2019/02/28

O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings\e-Exhibits\511-25-01 Unit LA Plans\Current Plans\Barbados Master Landscape.dwg
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BARBADOS
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABCDEF"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS										
ELEVATION	"1E"	"TR-A"	"TR-B"	"TR-C"	"CR-A/D"	"CR-B/E"	"CR-C/F"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	1740	1740	1740	1740	1740	1740	1740	1740	1740	1740
UPPER FLOOR S.F.	1682	1682	1682	1682	1682	1682	1682	1682	1682	1682
TOTAL UNDER ROOF S.F.	3422	3422	3422	3422	3422	3422	3422	3422	3422	3422
GARAGE S.F.	447	447	447	447	447	447	447	447	447	447
LANAI S.F.	273	273	273	273	273	273	273	273	273	273
PORCH S.F.	34	34	34	34	34	178	178	34	34	34
COVERED BALCONY S.F.	123	123	123	123	123	123	123	123	123	123
TOTAL UNDER ROOF S.F.	4299	4299	4299	4299	4299	4443	4443	4299	4299	4299
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"
OPTIONS										
OPT. 3 CAR GAR. S.F.	+207	+207	+207	+207	+207	+207	+207	+207	+207	+207
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"	69'-0"

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
2B2	UPPER FLOOR PLAN DIMENSIONS
2C	OPTIONAL SECOND STUDY
2D	PARTIAL PLANS AT OPT 3 CAR GARAGE
2E1	OPT 3 CAR GARAGE ELEVATIONS
2E2	OPT 3 CAR GARAGE ELEVATIONS - SIDING OPTION
3SE1	INCLUDED ELEVATION
3SE2	INCLUDED ELEVATION - SIDING OPTION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A' & 'D'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B' & 'E'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C' & 'F'
3CRD1	CRAFTSMAN ELEVATION 'D' - SIDING OPTION
3CRE1	CRAFTSMAN ELEVATION 'E' - SIDING OPTION
3CRF1	CRAFTSMAN ELEVATION 'F' - SIDING OPTION
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
4A	MAIN FLOOR ELECTRICAL PLAN
4B	UPPER FLOOR ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP3.0	MAIN FLOOR STRUCTURAL PLAN
SP3.1	UPPER FLOOR STRUCTURAL PLAN
SP3.2	MAIN FLOOR STRUCTURAL PLAN OPTIONS
SP3.3	STRUCTURAL PARTIAL PLANS
SP4.0	INCLUDED ELEVATION TRUSS STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS STRAPPING PLAN
SP4.5	TRADITIONAL ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" & "D" TRUSS STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" & "D" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" & "E" TRUSS STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" & "E" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" & "F" TRUSS STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" & "F" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
SD	STAIR DETAILS
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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o.(407) 960 2535

I HEREBY CERTIFY THAT I HAVE RESPONSIBLY THE COMPLIANCE WITH THE 7TH EDITION (2020) OF THE FLORIDA RESIDENTIAL CODE, EXISTING BUILDING CODE, BUILDING CODE, ENERGY CONSERVATION, 7TH EDITION.

THE COMPONENTS FOUND HEREIN ARE IN COMPLIANCE WITH THE COMPONENTS LISTED IN THE MANUFACTURER'S PRE-ENGINEERED TRUSS MANUAL LAYOUT TO BE PROVIDED BY THE TRUSS MANUFACTURER. THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER REVIEW OF THE TRUSS MANUFACTURER'S SUBMITTED TO THE ENGINEER.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST. SUITE 125
PLANT CITY, FLORIDA 33563
1.877.8VORTEX (686-7839)
ANTHONY J. MESSERI, P.E. - FL. Reg #83217
CA 31835
SEALED FOR STRUCTURE ONLY
ASHED A. AVENKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX Community: Garage: XX

Address: #### Street St. City, State, Zip

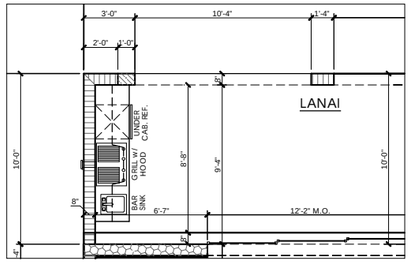
Plot Date: 08 / 16 / 2023

Reference No.

22-00000

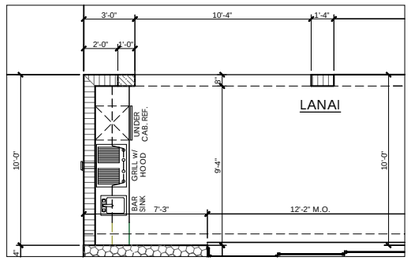
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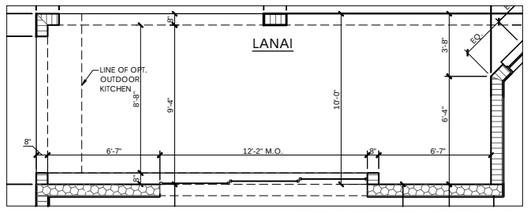
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SCALE: 1/4" = 1'-0"



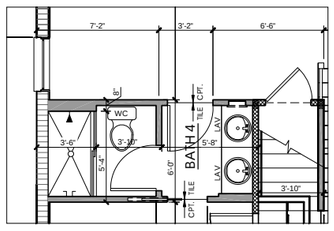
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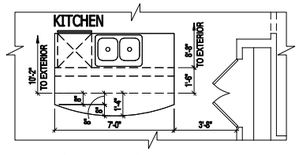
OPT. POCKET SLIDER

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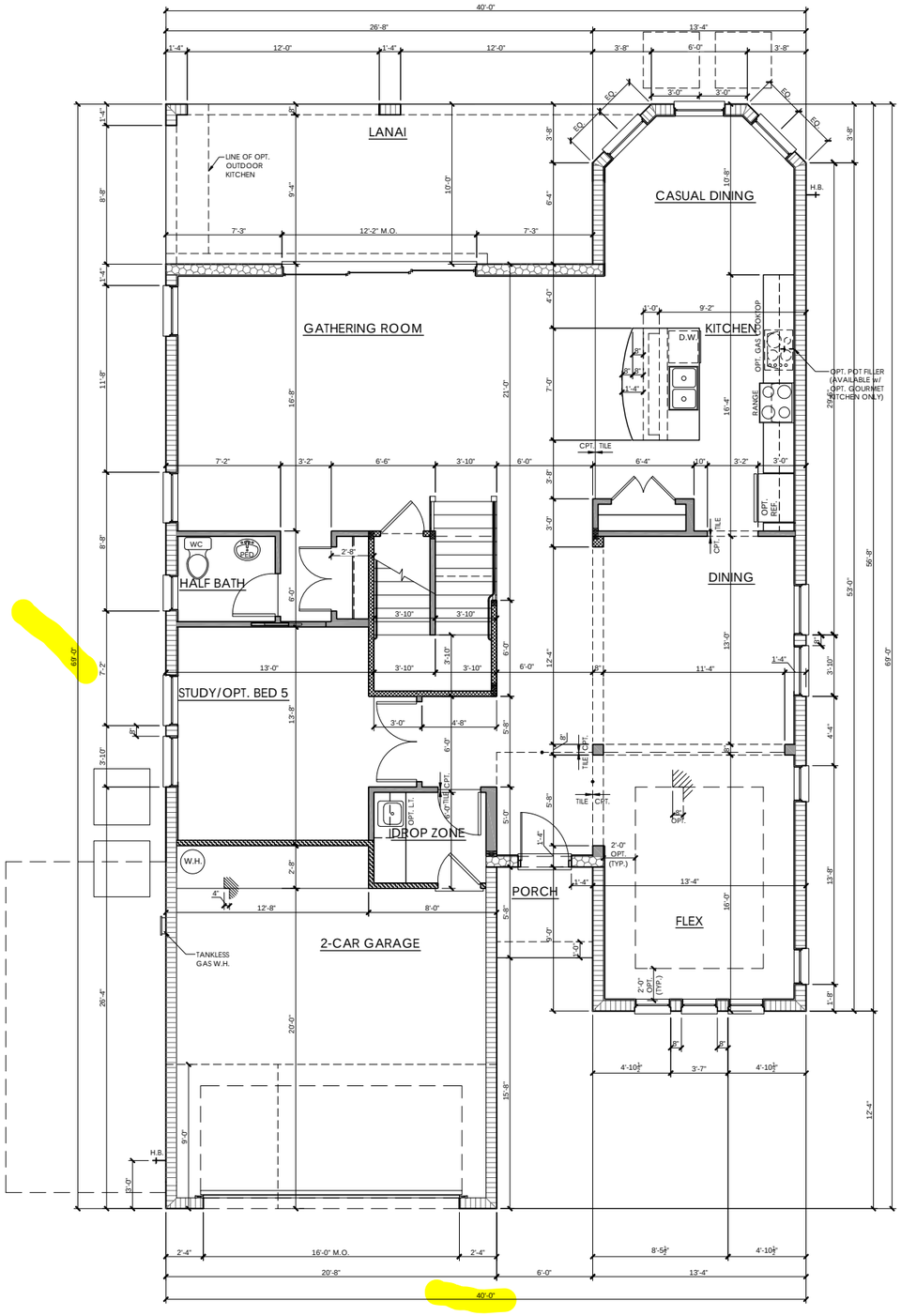
OPT. SHOWER AT BATH 4

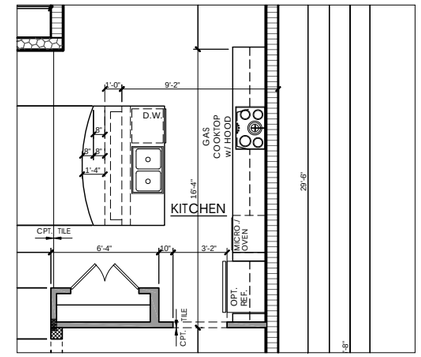
SCALE: 1/4" = 1'-0"



OPT. UNDER ISLAND CABINET

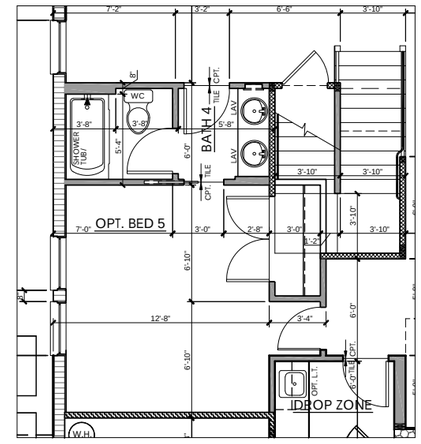
SCALE: 1/4" = 1'-0"





OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



OPT. BEDROOM 5

SCALE: 1/4" = 1'-0"

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Builder: taylor morrison

Job Information:

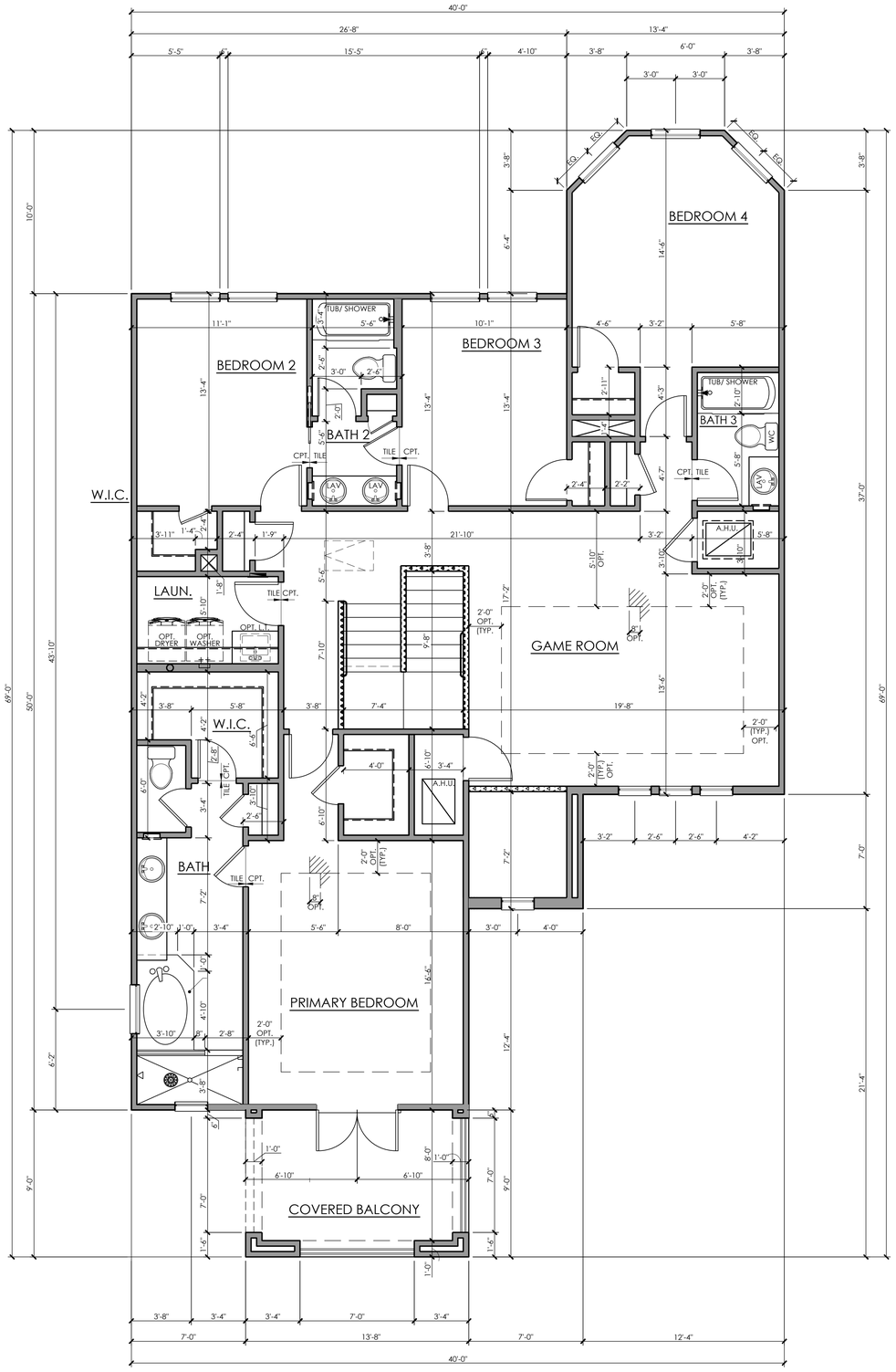
Barbados
Community Name
Lot: XX
Community
Garage: XX
Address: #### Street St.
City, State, Zip
Rev/Date: 08 / 16 / 2023

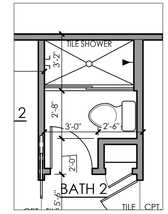
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2A2

MAIN FLOOR PLAN DIMENSIONS - INCLUDED ELEVATION

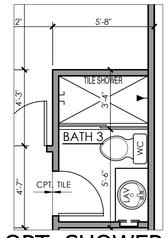
SCALE:
1/4" = 1'





OPT. SHOWER AT BATH 2

SCALE: 1/4" = 1'-0"



OPT. SHOWER AT BATH 3

SCALE: 1/4" = 1'-0"

UPPER FLOOR PLAN DIMENSIONS - INCLUDED ELEVATION

SCALE: 1/4" = 1'

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o (407) 660-2333
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Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Garage: XX
Plot Date: 09 / 19 / 2023

Reference No.

22-00000

Sheet:

2B2

OPTIONAL SECOND STUDY ILO FLEX

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND STUDY ILO FLEX

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND STUDY ILO FLEX

SCALE: 1/4" = 1'-0"

OPTIONAL SECOND STUDY

NOT AVAIABLE W/FLEX

SCALE: 1/4" = 1'

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

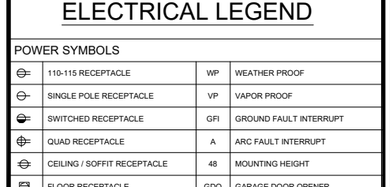
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.

Kitchen	44" AFF
Bathroom	39" AFF
Laundry Room	36" AFF
Exterior Waterproof	12" AFF
Garage - general purpose	48" AFF
Range	2" AFF

2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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Builder:

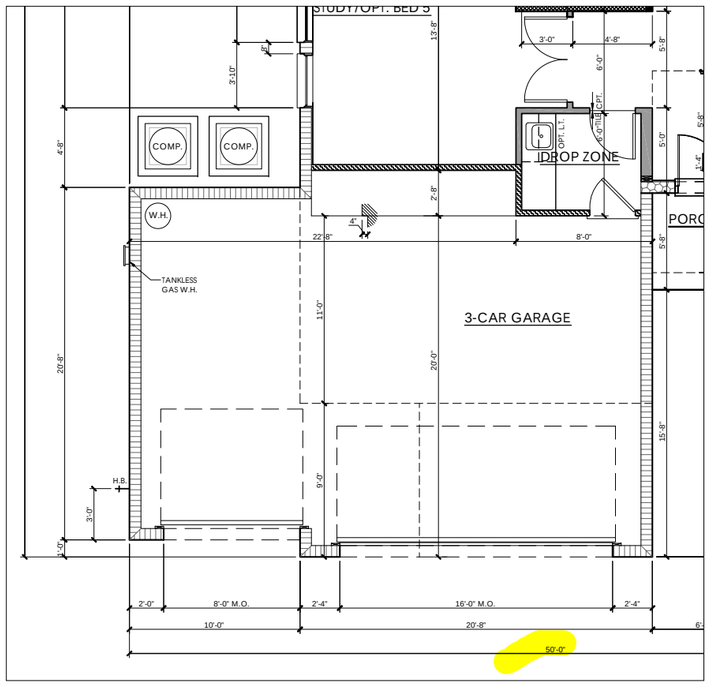
taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

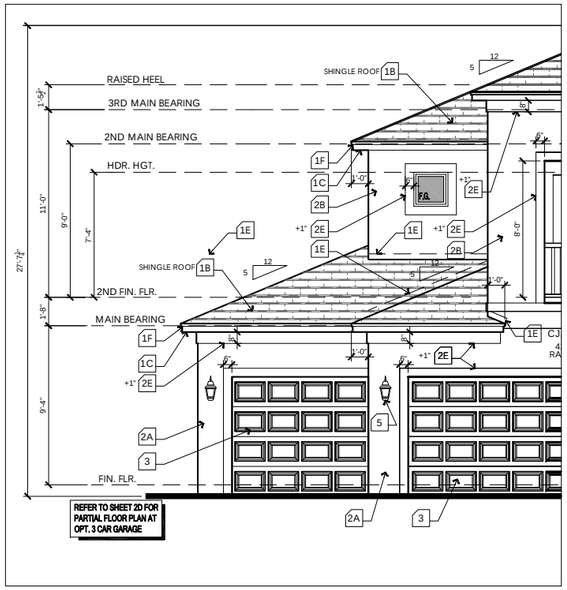
Reference No.
22-00000

Sheet:
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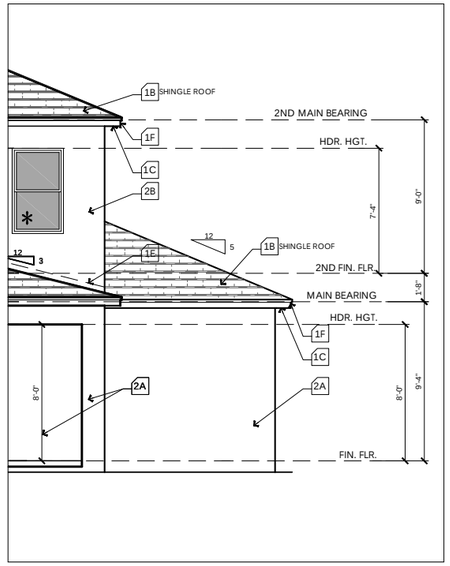
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FRONT ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"

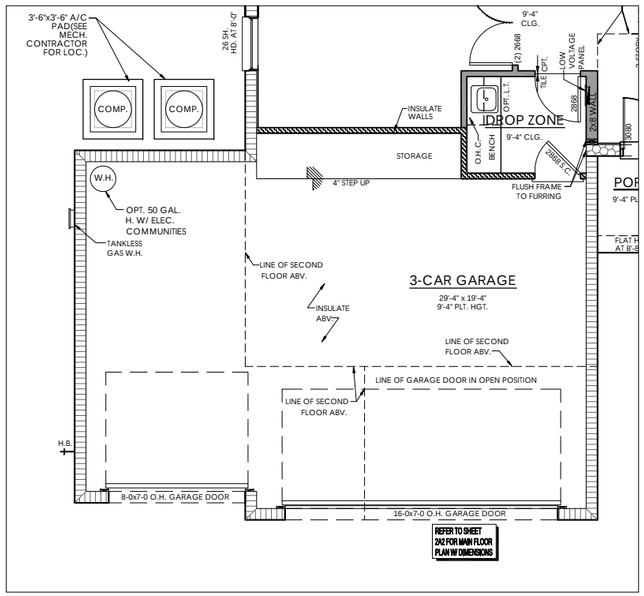


PARTIAL REAR ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"

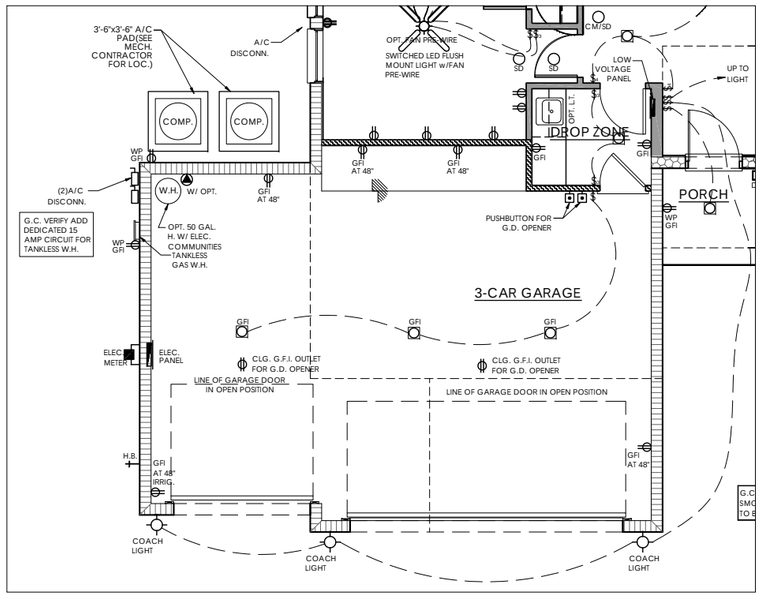
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"

OPTIONAL 3 CAR GARAGE

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

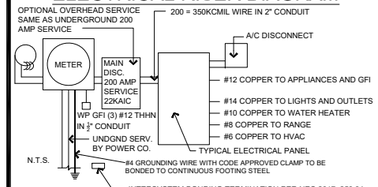
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.

Kitchen	44" AFF
Bathroom	39" AFF
Laundry Room	36" AFF
Exterior Waterproof	12" AFF
Garage - general purpose	48" AFF
Range	2" AFF

2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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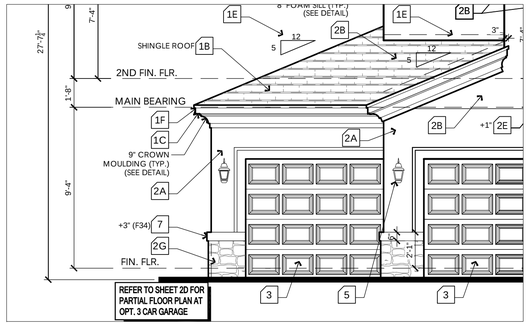
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community Address: #### Street St. City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

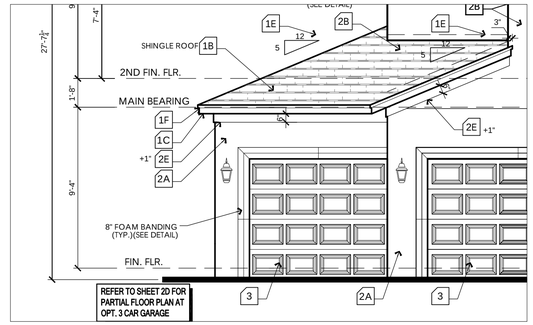
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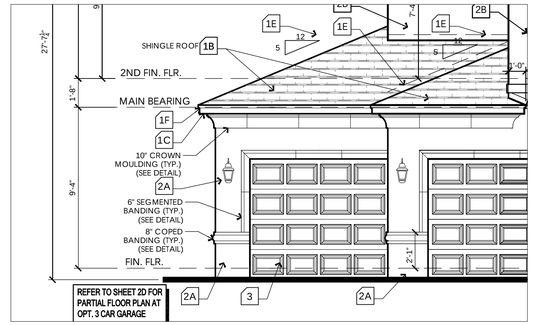
PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



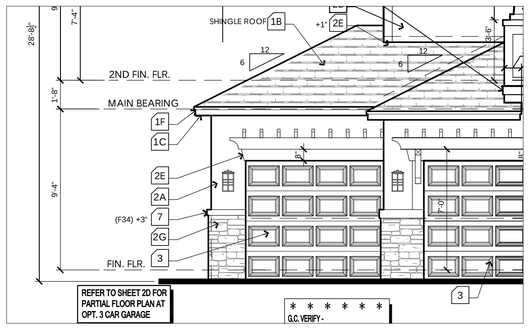
PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



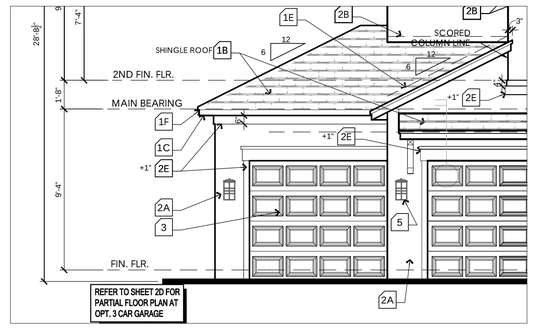
PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



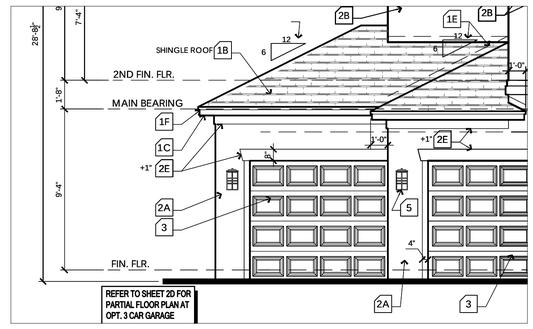
PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



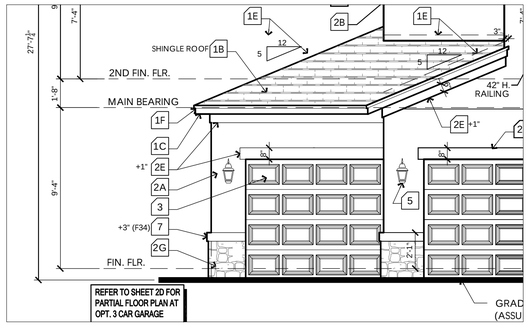
PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



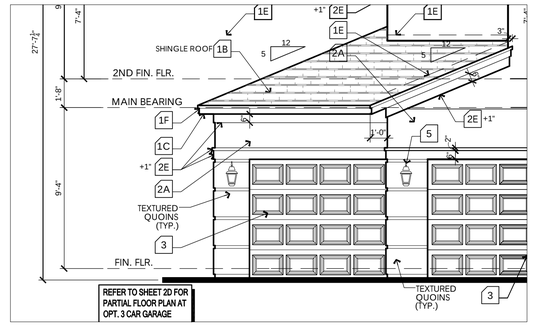
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



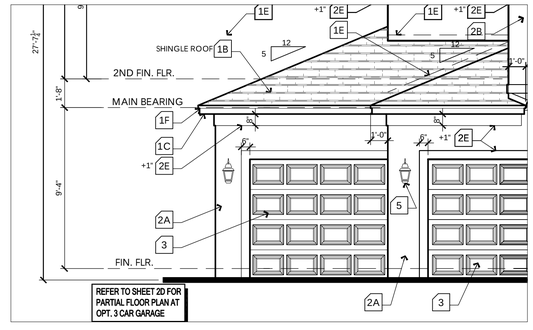
PARTIAL FRONT
TRADITIONAL ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT
TRADITIONAL ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT
TRADITIONAL ELEVATION "A"

SCALE: 1/4" = 1'-0"

- OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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Builder:

taylor morrison

Job Information:

Barbados

Community Name

Garage: XX

Lot: XX

Community: #### Street St.

Address: City, State, Zip

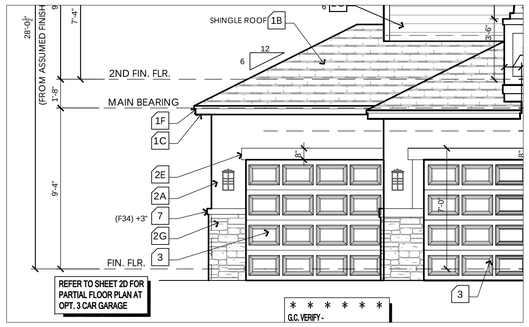
Plot Date: 09 / 12 / 2023

Reference No.

22-00000

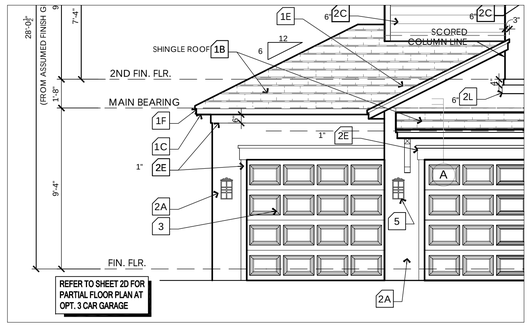
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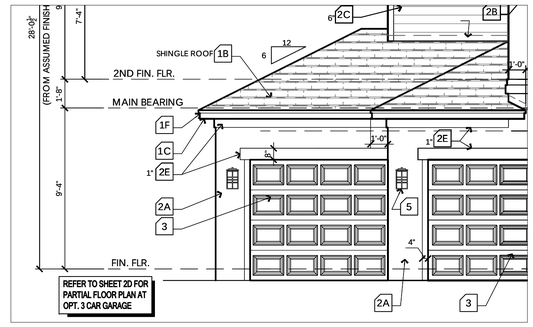
PARTIAL FRONT
CRAFTSMAN ELEVATION "F"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT
CRAFTSMAN ELEVATION "E"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT
CRAFTSMAN ELEVATION "D"

SCALE: 1/4" = 1'-0"

- OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS - SIDING OPTION

SCALE: 1/4" = 1'

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Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Plot Date: 09 / 12 / 2023
Garage: XX

Reference No.

22-00000

Sheet:
2E2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

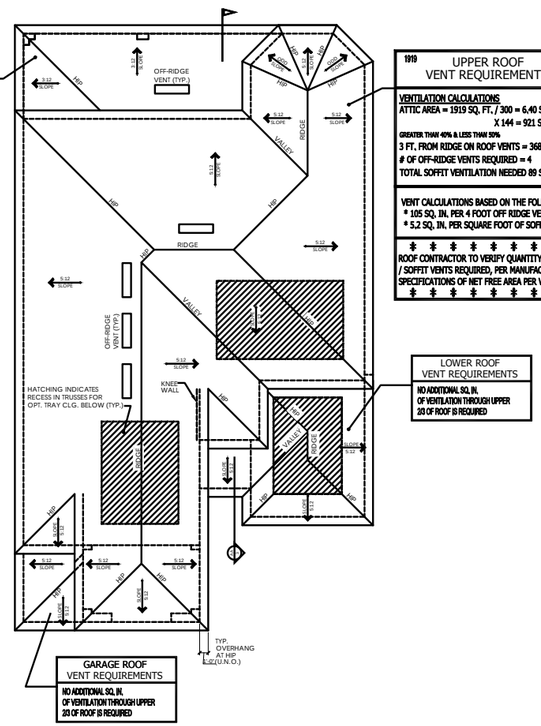
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

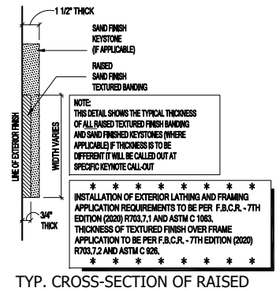


ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

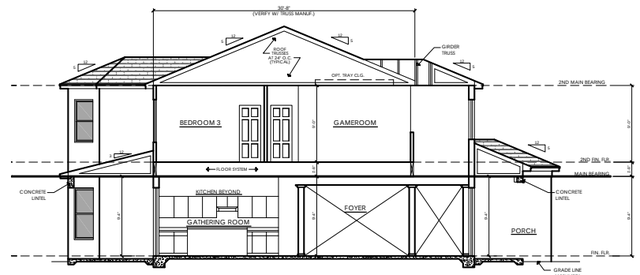
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

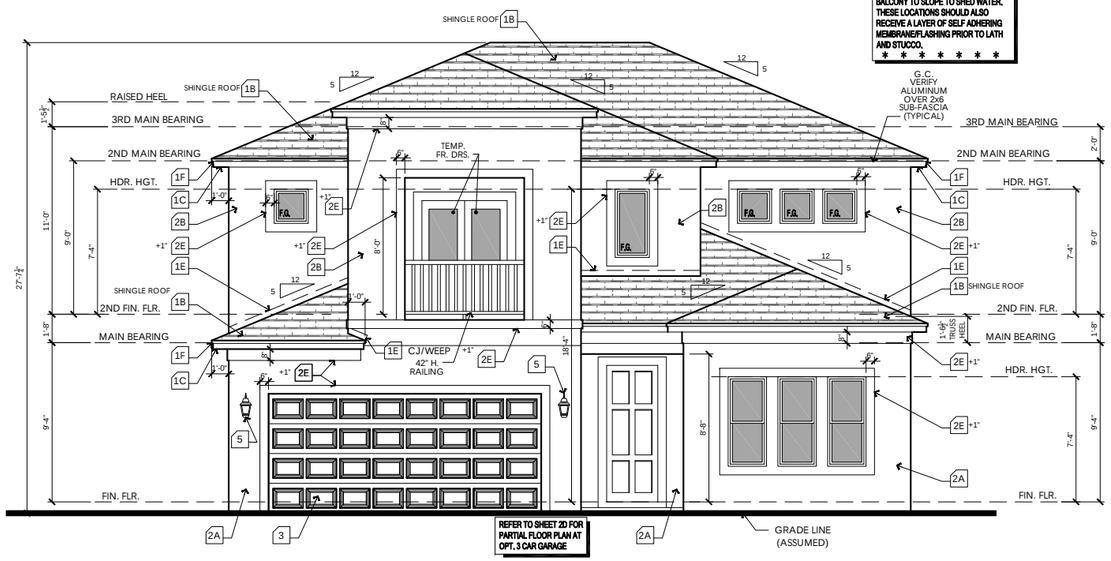
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



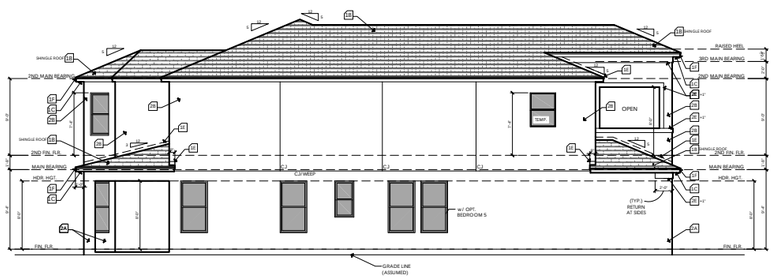
SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

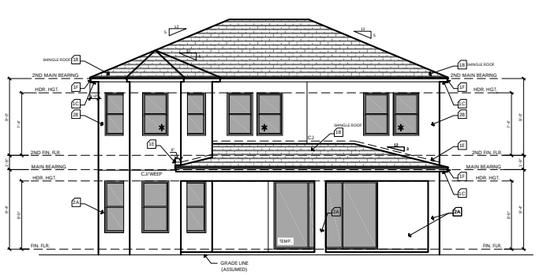
G.C. VERIFY ALUMINUM OVER 2x6 SUB-FASCIA (TYPICAL)



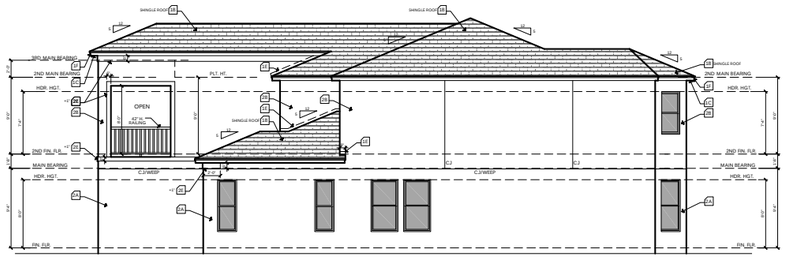
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Maitland, FL 32751
o.(407) 960 2535

Builder: taylor morrison

Job Information:

Barbados
Community Name
Garage: XX
Lot: XX
Community: ####
Address: Street St.
City, State, Zip
Rev/Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet:
3SE1

- INCLUDED ELEVATION

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT. X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

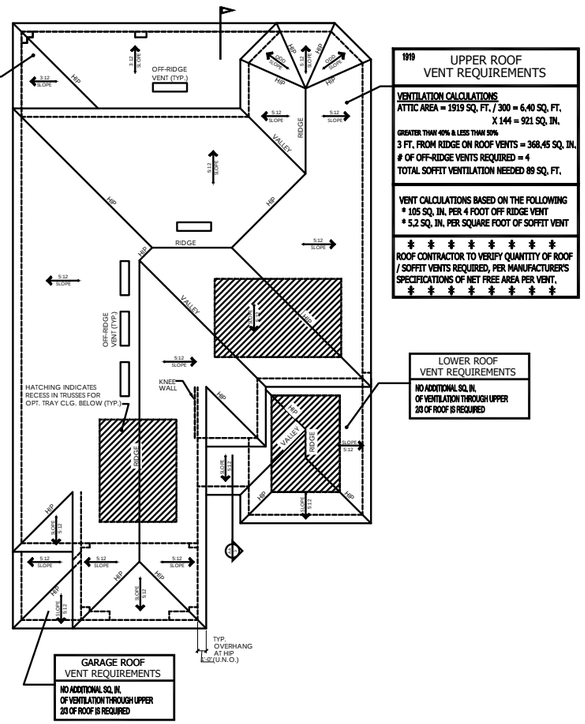
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT. X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

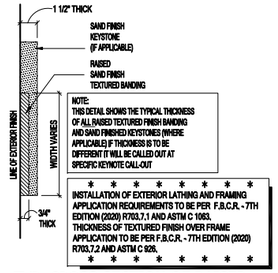


ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

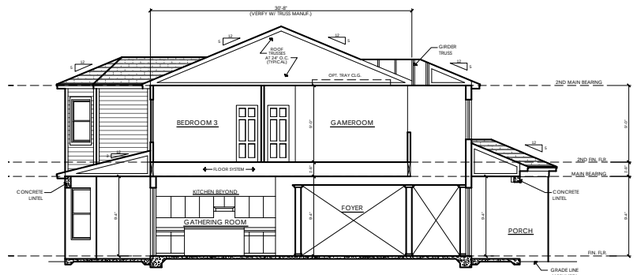
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



NOTE: THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

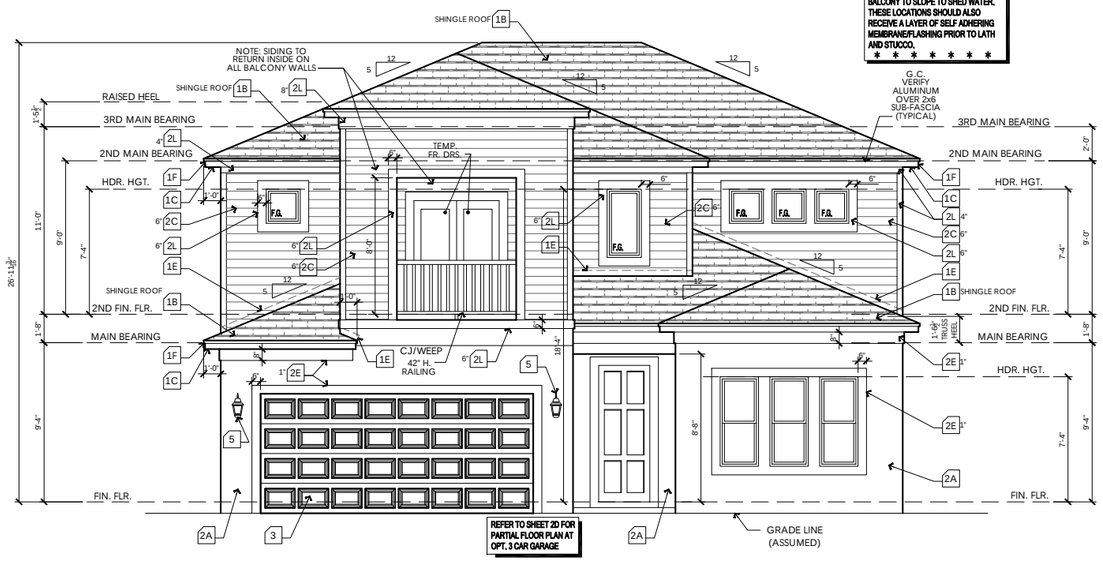
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

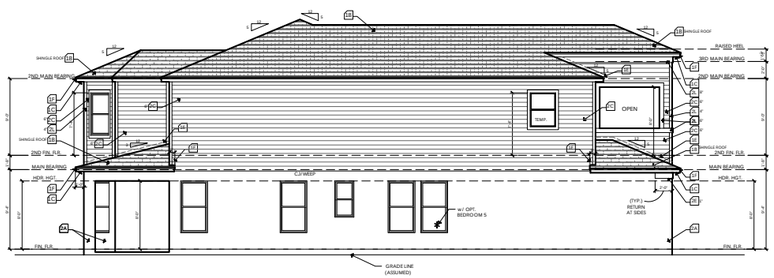


SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



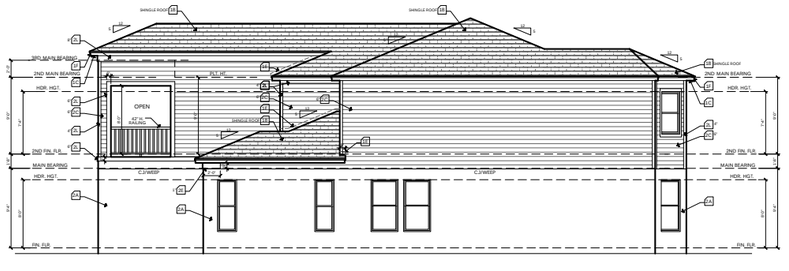
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
288 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535
gkeesee.com

Builder: taylor morrison

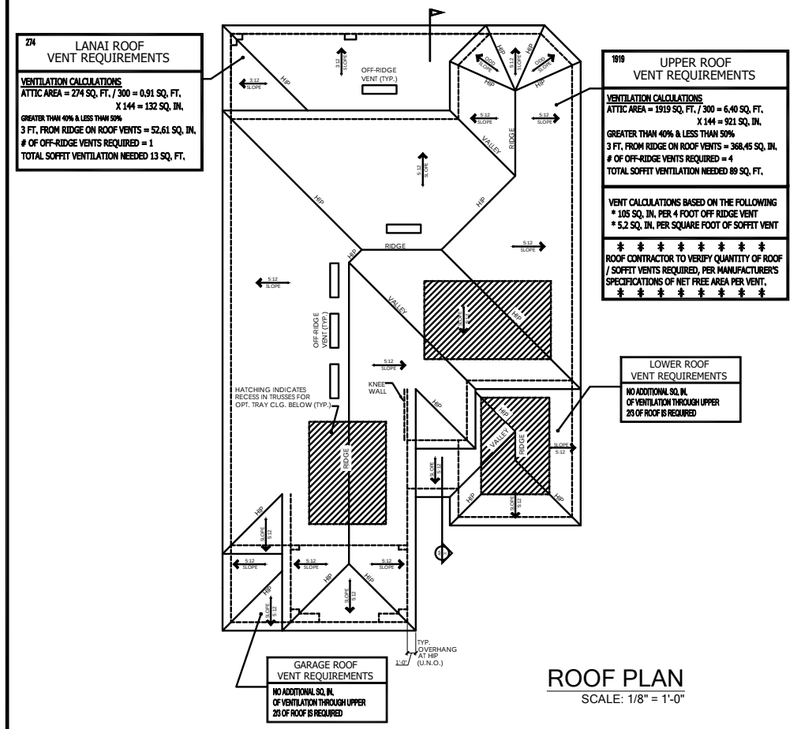
Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Community: #### Street St.
Address: City, State, Zip
Plot Date: 08 / 16 / 2023

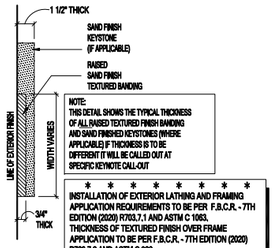
Reference No.
22-00000

Sheet:
3SE2

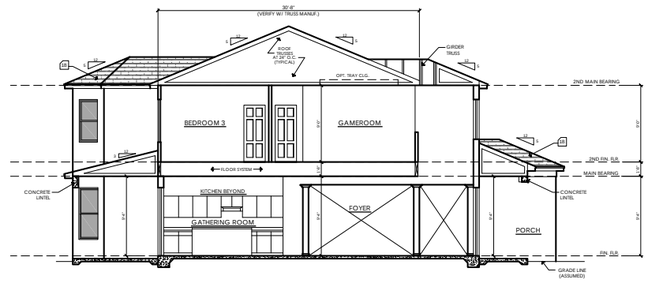
- INCLUDED ELEVATION - SIDING OPTION



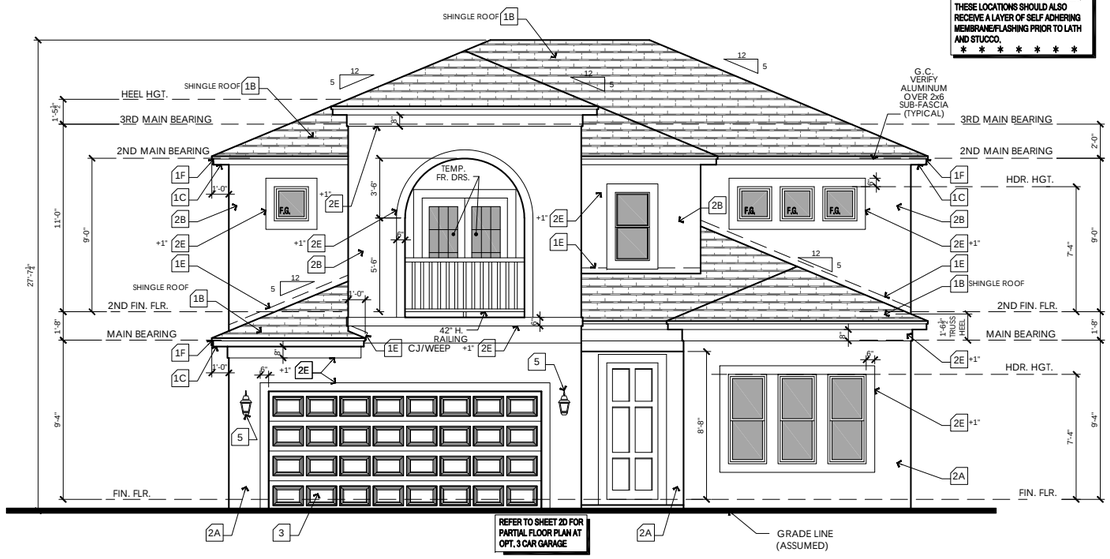
ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

WINDOW FALL PROTECTION

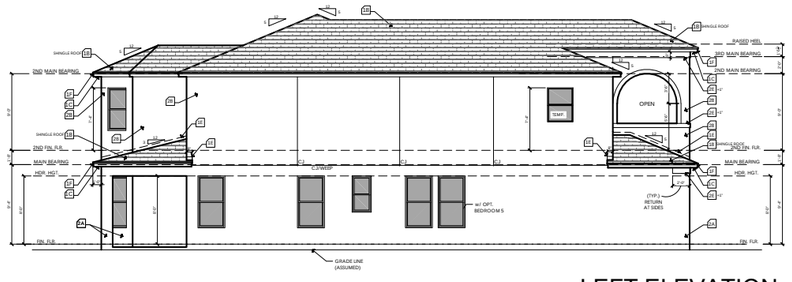
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WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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1. Roofing
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   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
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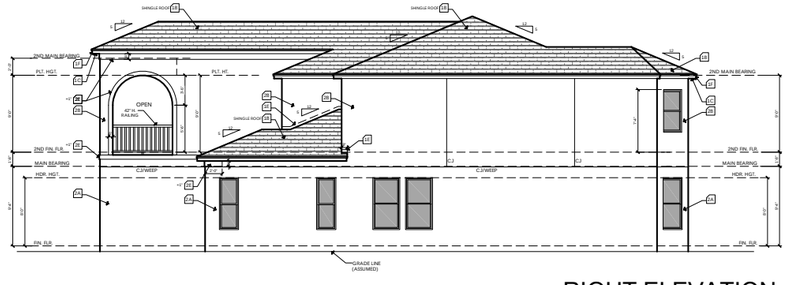
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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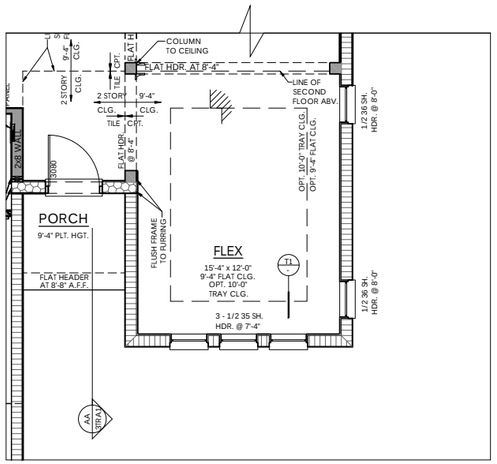
Job Information:

Barbados
Community Name
Lot: XX
Community: XX
Garage: XX
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

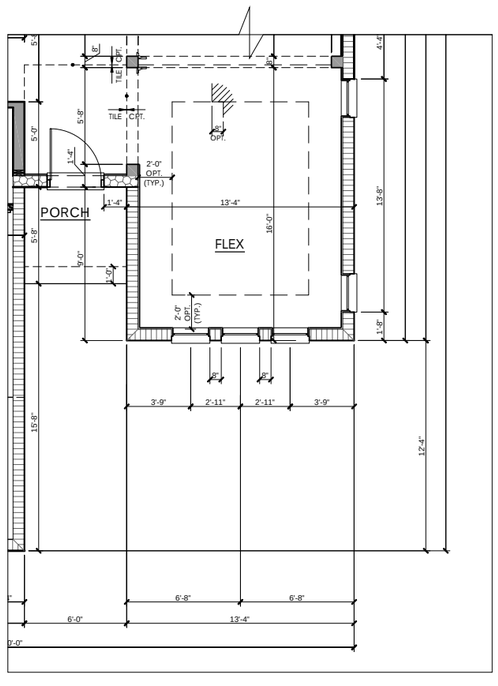
Sheet: 3TRA1

- TRADITIONAL ELEVATION - A



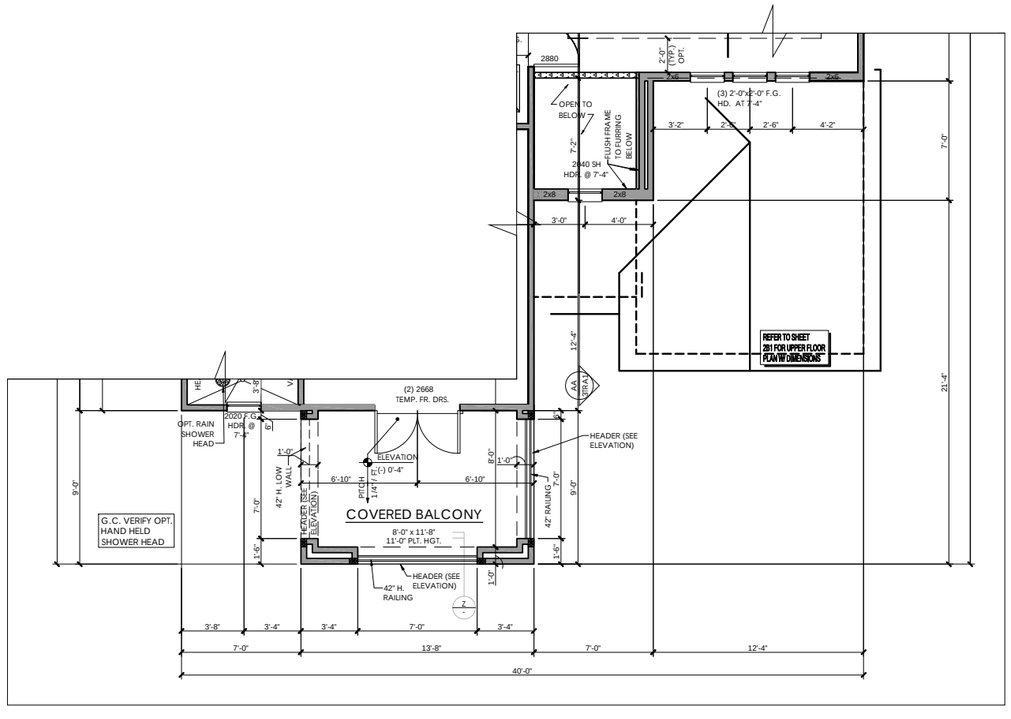
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

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Maitland, FL 32751
o.(407) 960 2333

Builder:

taylor morrison

Job Information:

Barbados

Community Name

Lot: XX

Community: XX

Address: #### Street St.
City, State, Zip

Plot Date: 08 / 16 / 2023

Reference No.

22-00000

Sheet: 3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

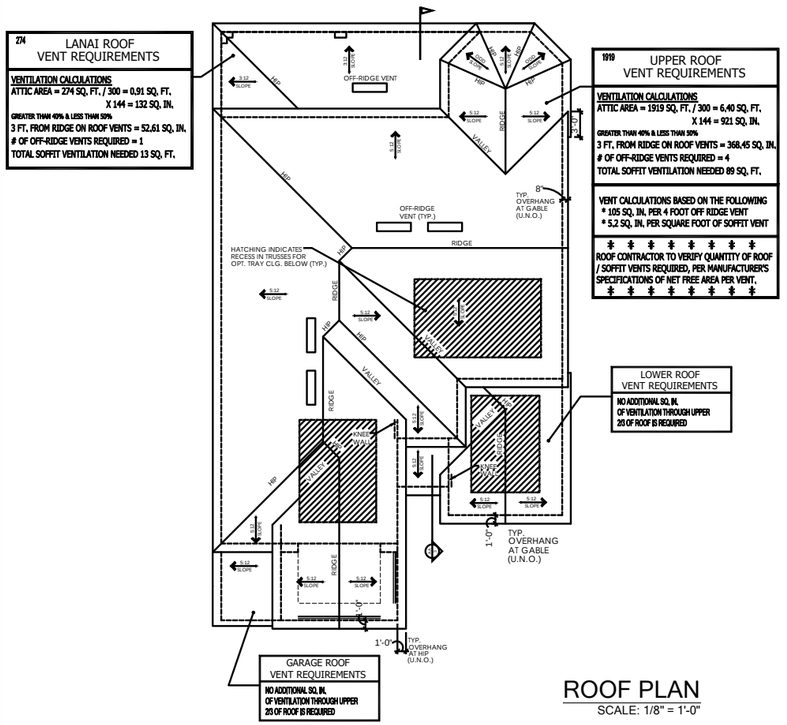
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

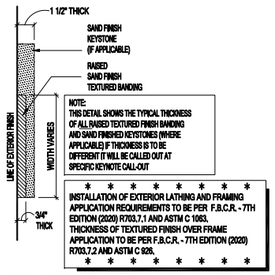
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 25 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 25 OF ROOF IS REQUIRED



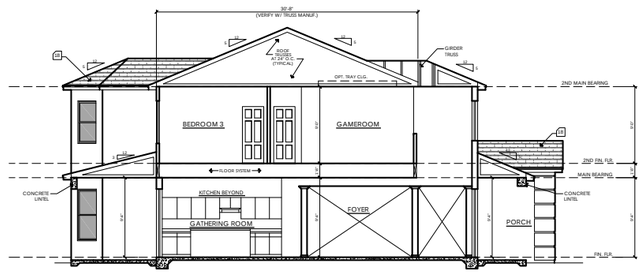
ROOF PLAN
SCALE: 1/8" = 1'-0"



NOTE: THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



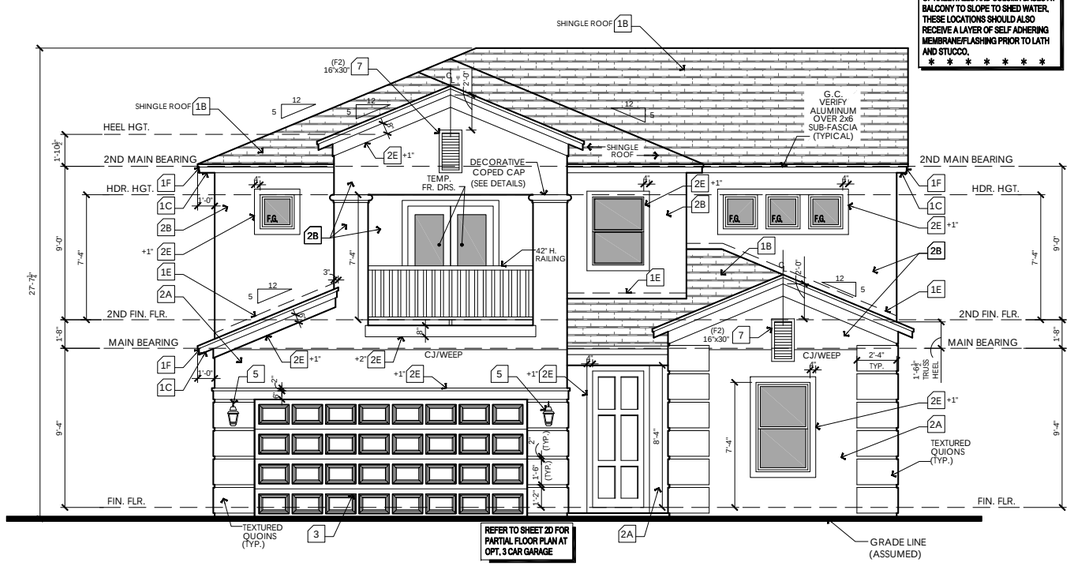
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"

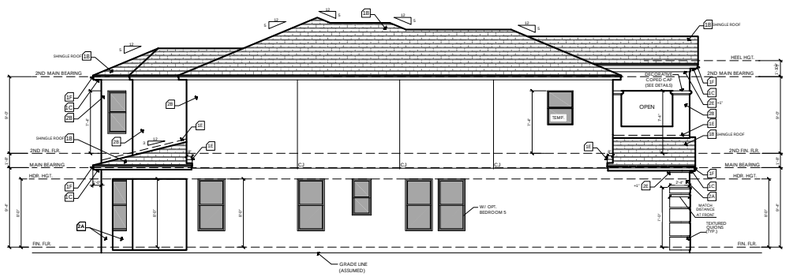
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

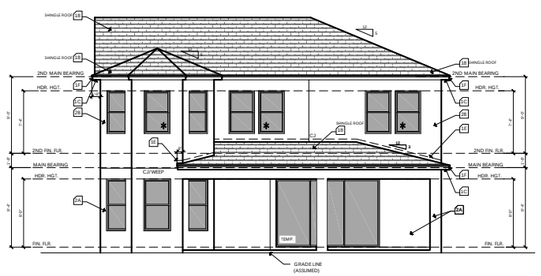
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



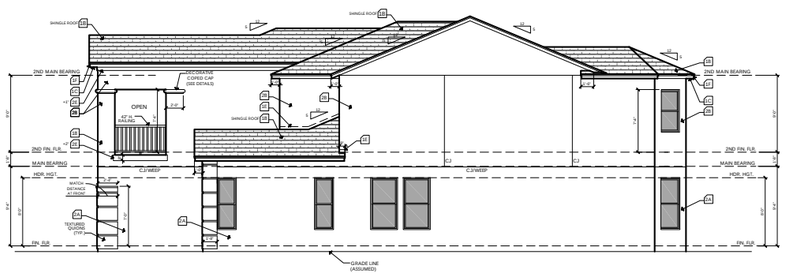
DECORATIVE COPED CAP DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - B

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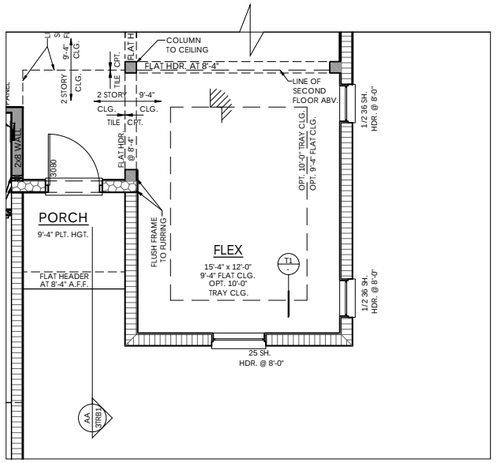
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: #### Street St.
Address: City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

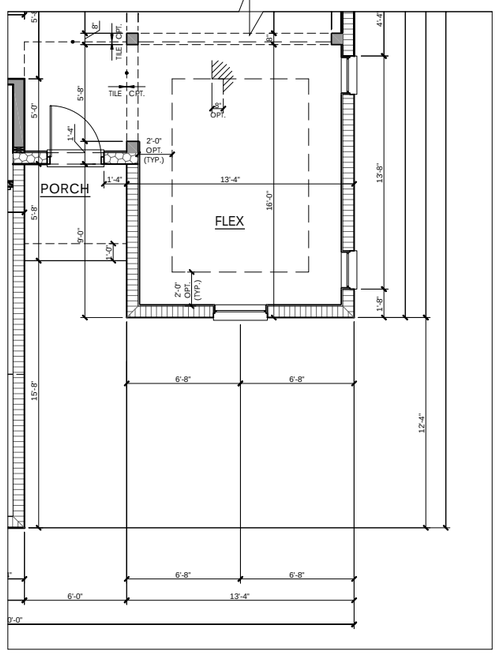
Reference No.
22-00000

Sheet: 3TRB1



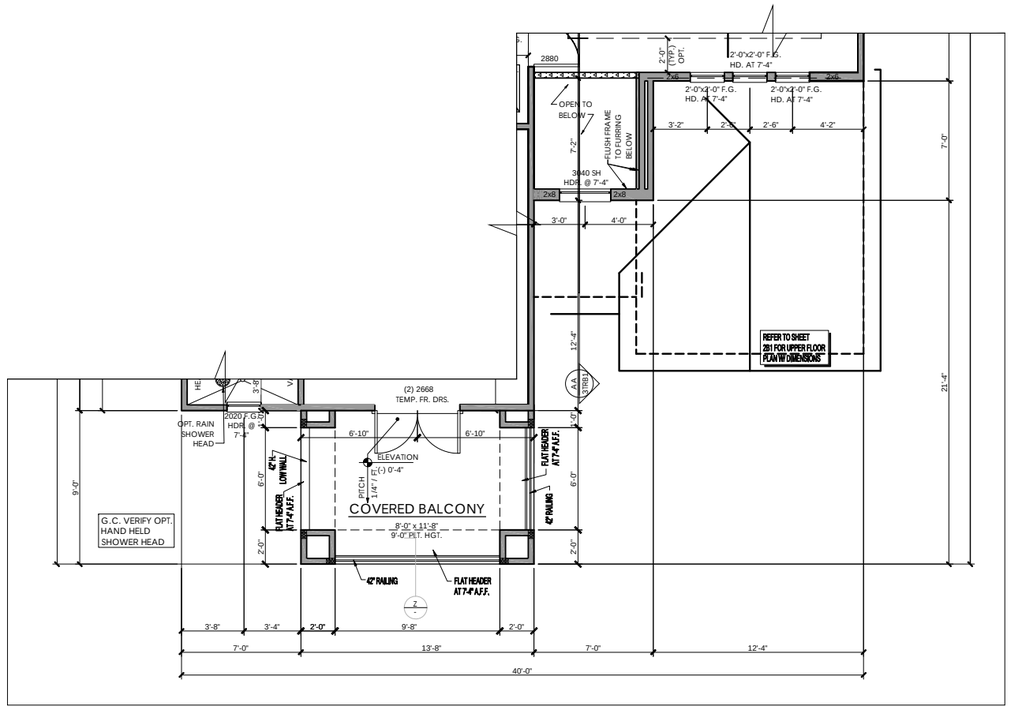
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND	
9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

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o.(407) 960 2333

Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: XX
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3TRB2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

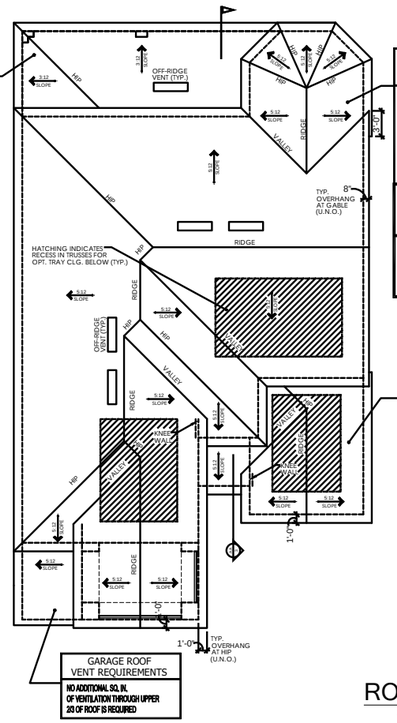
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

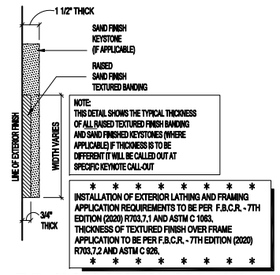
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED



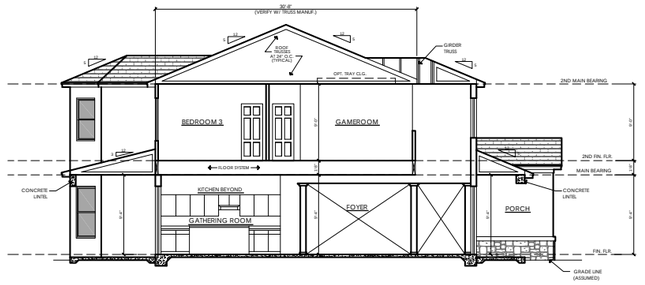
ROOF PLAN
SCALE: 1/8" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

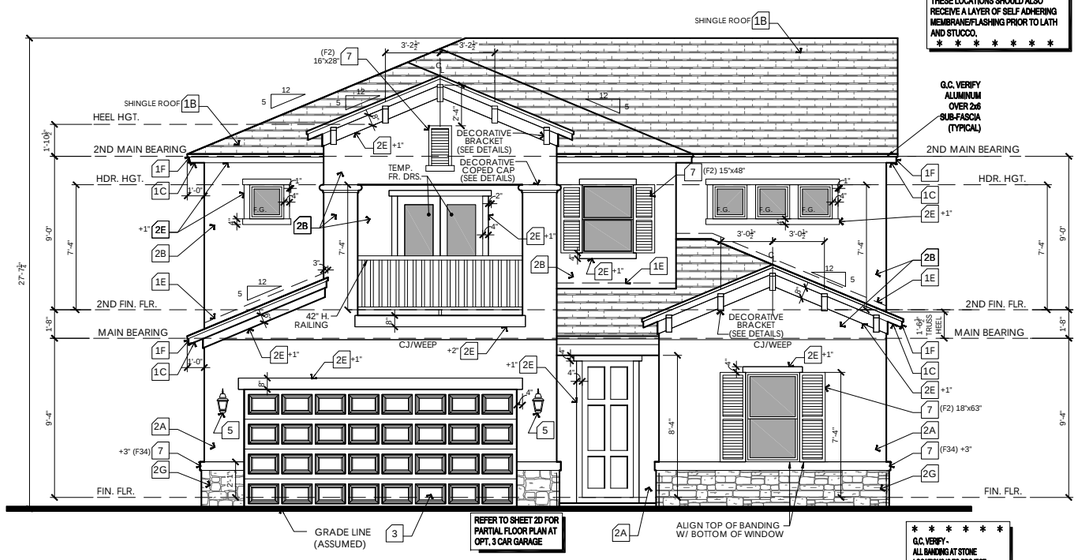
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



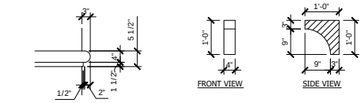
Q.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

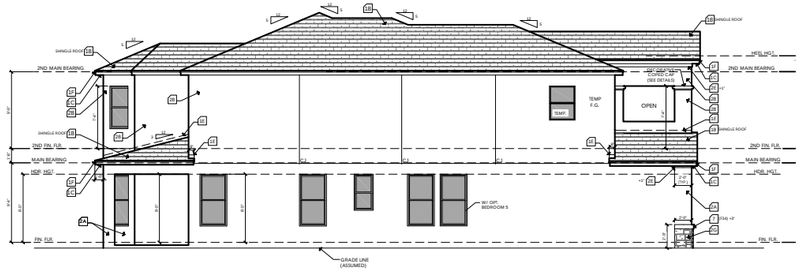
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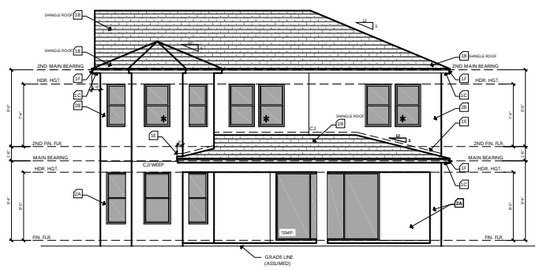


DECORATIVE COPED CAP DETAIL
SCALE: 1/2" = 1'-0"

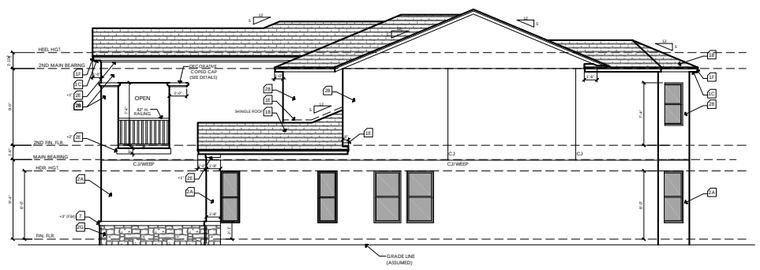
DECORATIVE E.P.S. BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
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   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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228 Southhall Lane Suite 200
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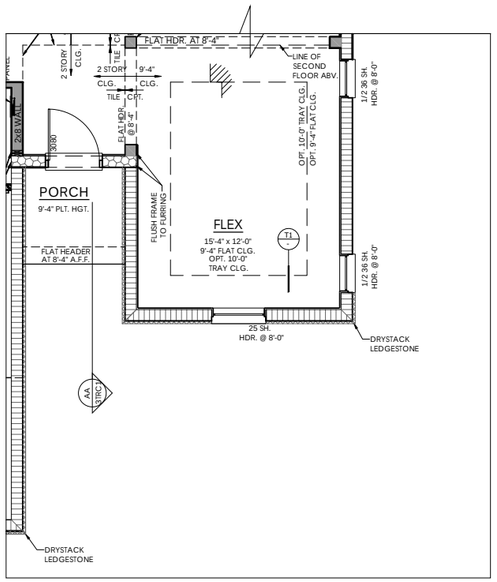
Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

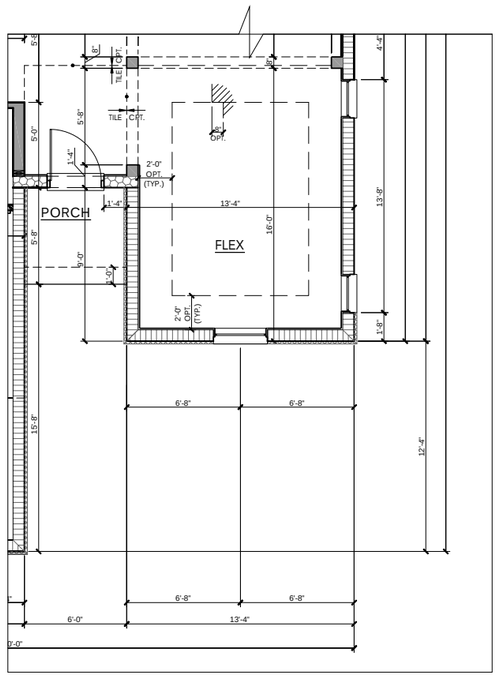
Sheet:
3TRC1

TRADITIONAL ELEVATION - C



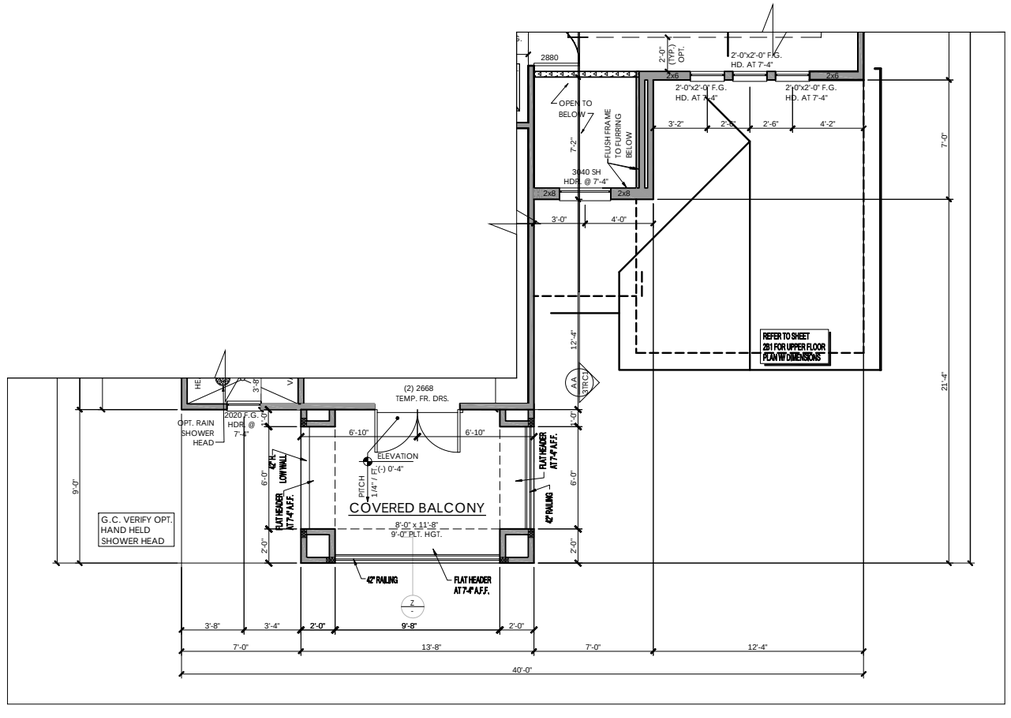
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

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T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C

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o.(407) 960.2333

Builder:

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Job Information:

Barbados

Community Name

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Address: #### Street St.

City, State, Zip

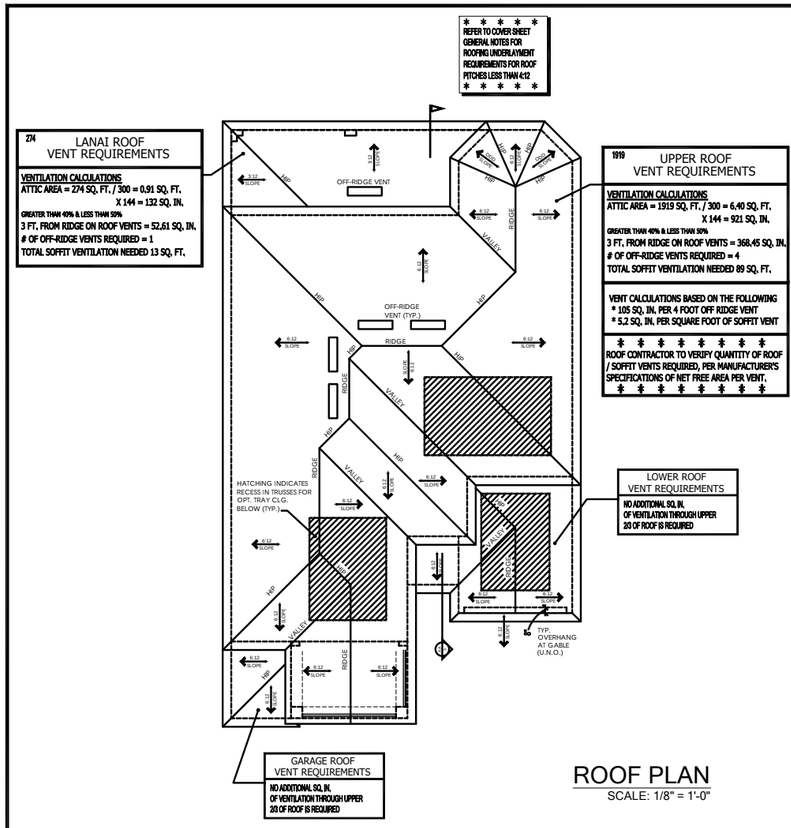
Plot Date: 08 / 16 / 2023

Reference No.

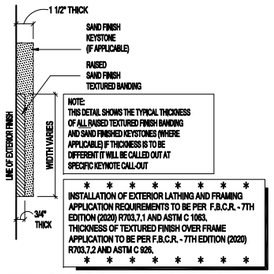
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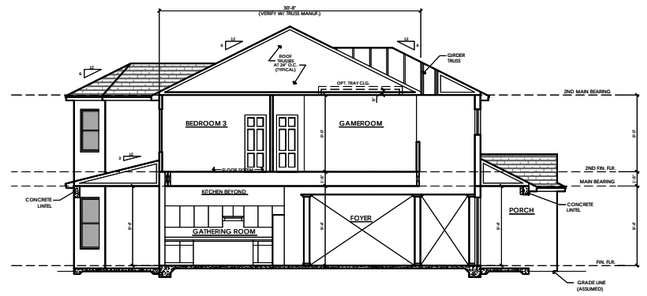
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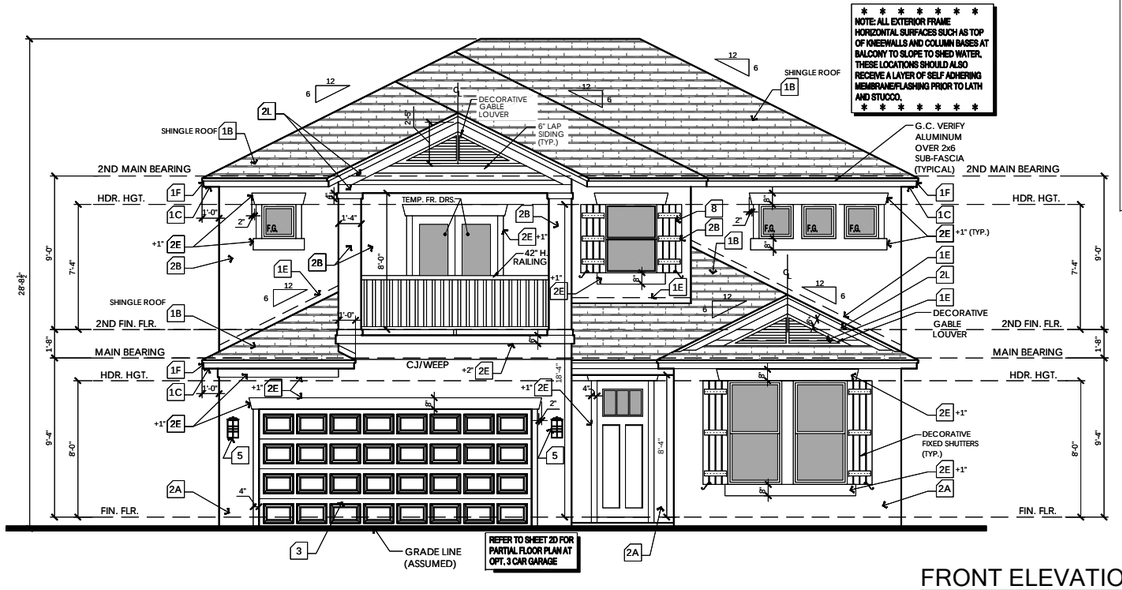
ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



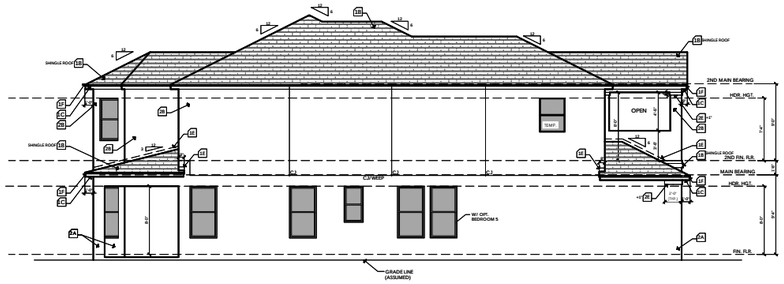
SECTION AA
SCALE: 1/8" = 1'-0"



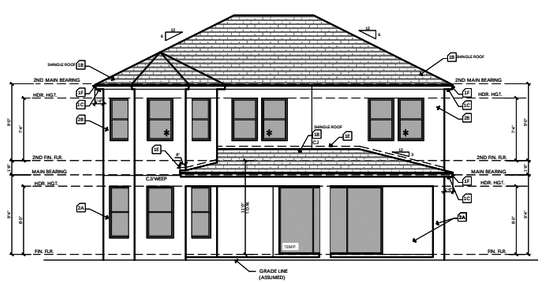
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



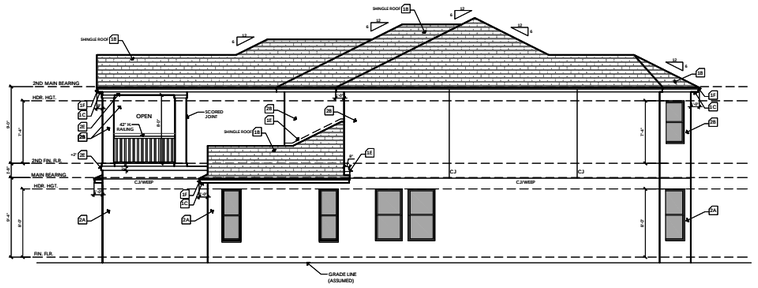
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
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WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2535

Builder: taylor morrison

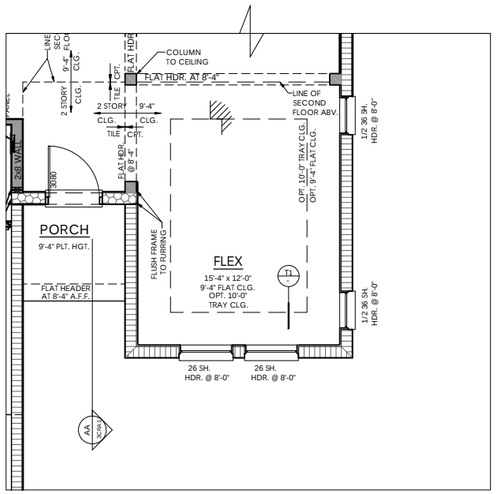
Job Information:

Barbados
Community Name
Lot: XX
Community Address: #### Street St. City, State, Zip
Rev/Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

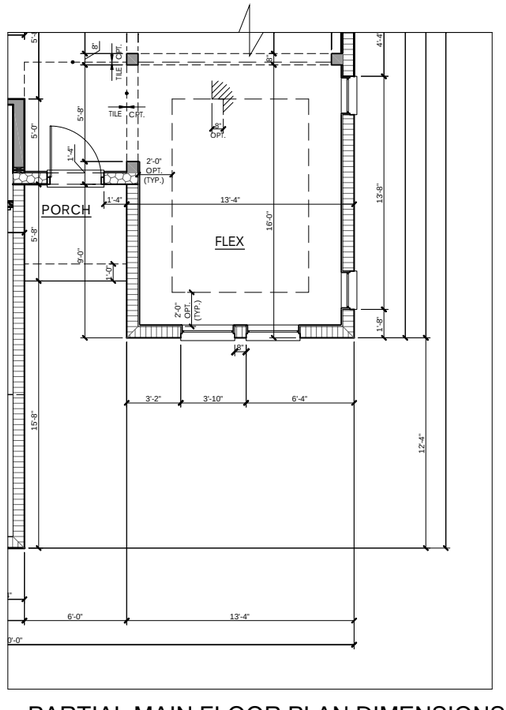
Sheet:
3CRA1

CRAFTSMAN ELEVATION - A



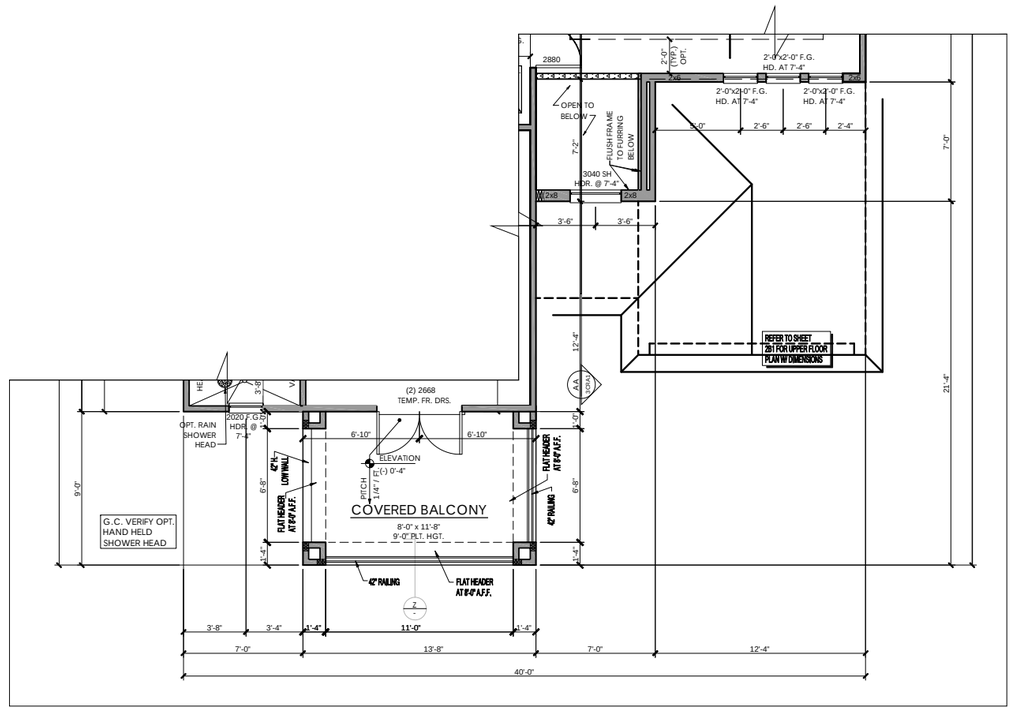
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

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WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Sheet:
3CRA2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A & D

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

* * * * *

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

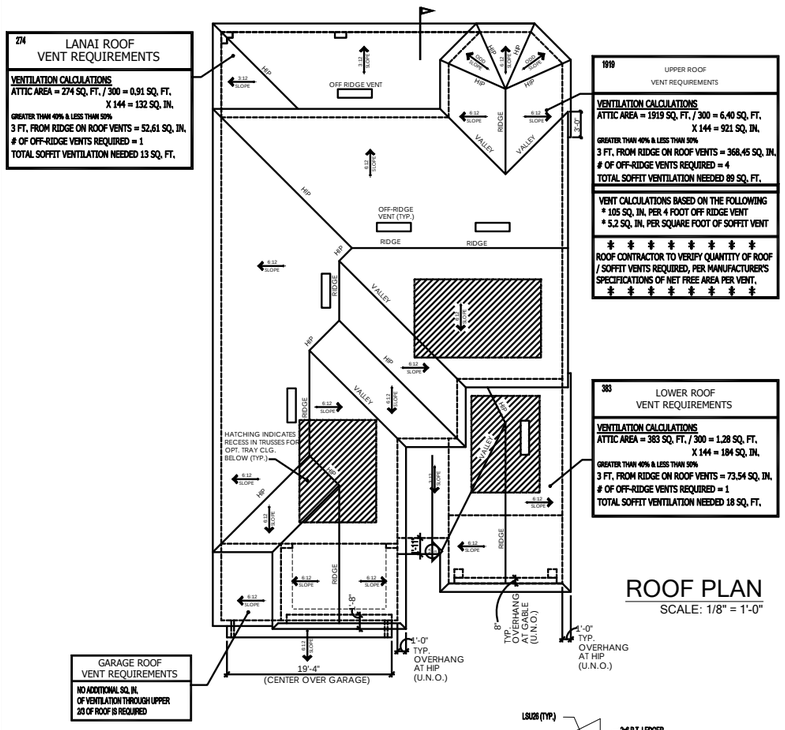
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X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * *

383 LOWER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 383 SQ. FT. / 300 = 1.28 SQ. FT.
X 144 = 184 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 73.54 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.



ROOF PLAN
SCALE: 1/8" = 1'-0"

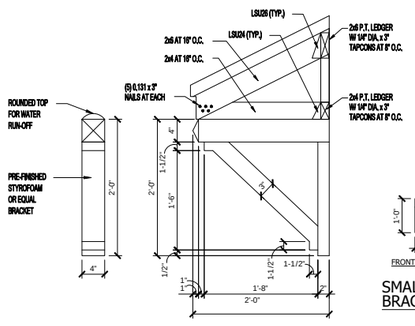
GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

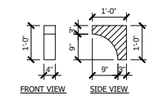
* WINDOW FALL PROTECTION *

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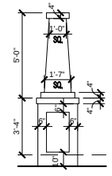
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



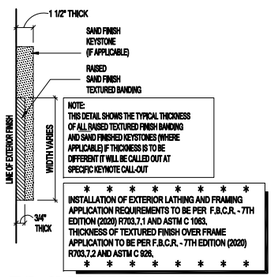
A BRACKET DETAIL
SCALE: 1" = 1'-0"



SMALL DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



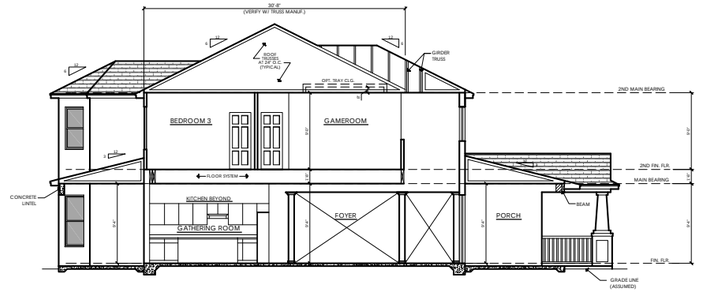
TYP. COLUMN DETAIL
SCALE: 1/4" = 1'-0"



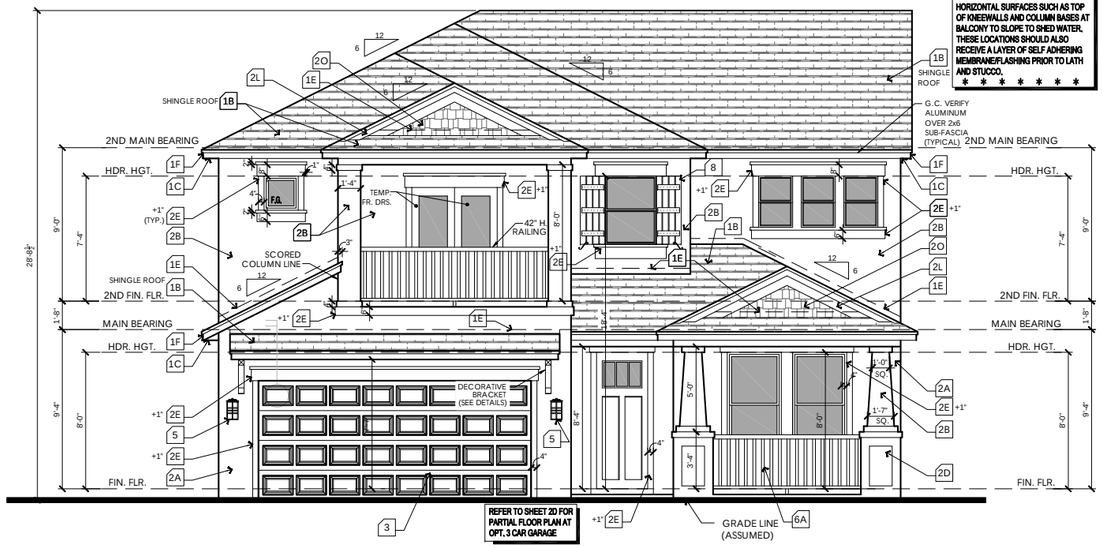
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

* * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



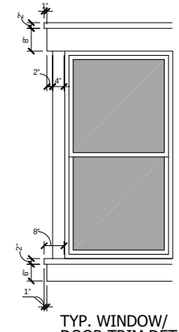
SECTION AA
SCALE: 1/8" = 1'-0"



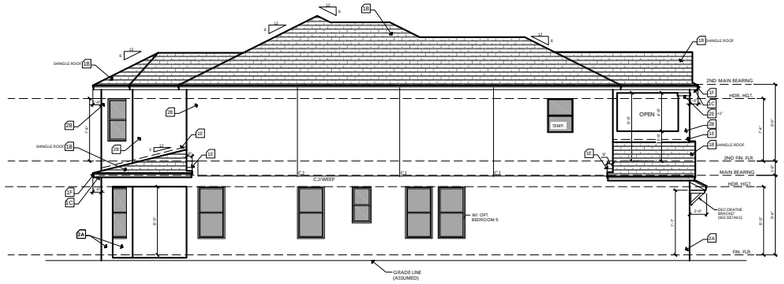
* * * * * * * *
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * *

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

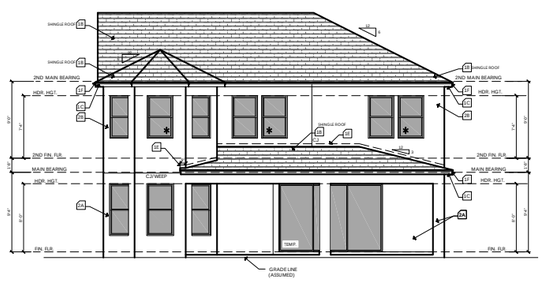
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



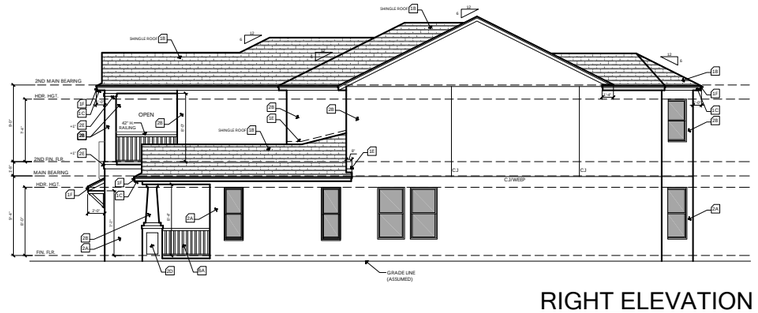
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - B

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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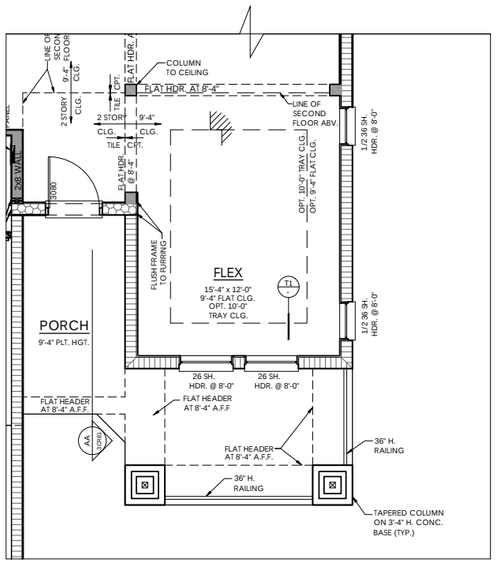
Builder: taylor morrison

Job Information:

Barbados
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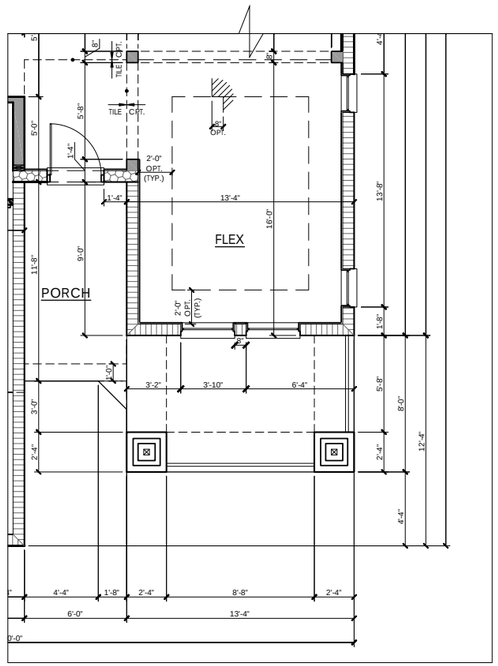
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Sheet
3CRB1



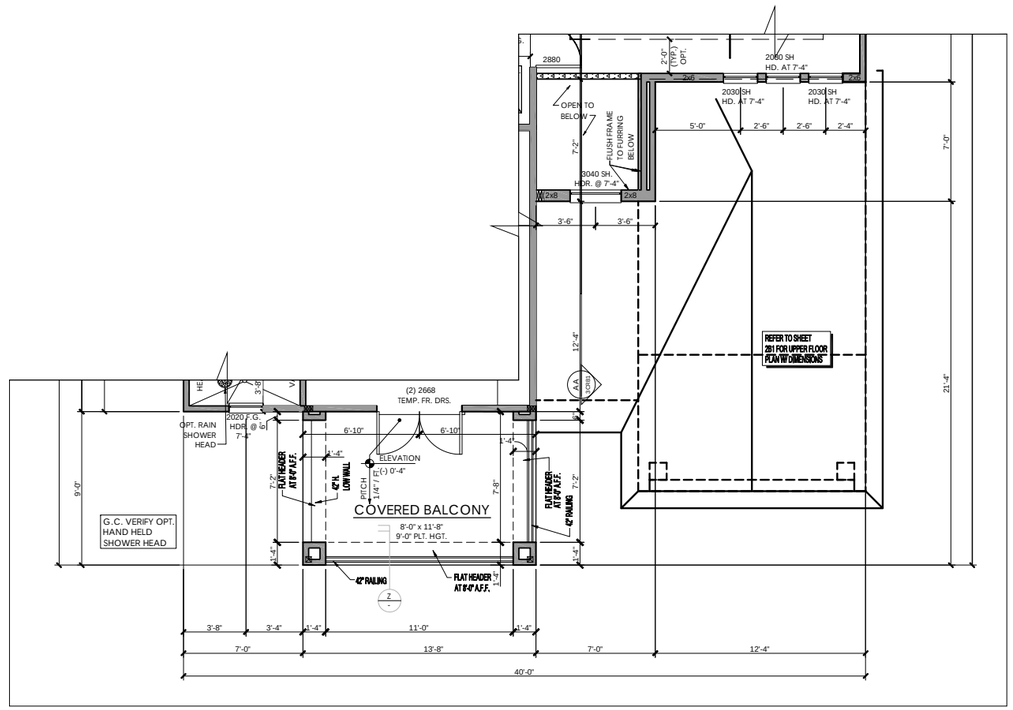
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B & E

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T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Reference No.
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Sheet:
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274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

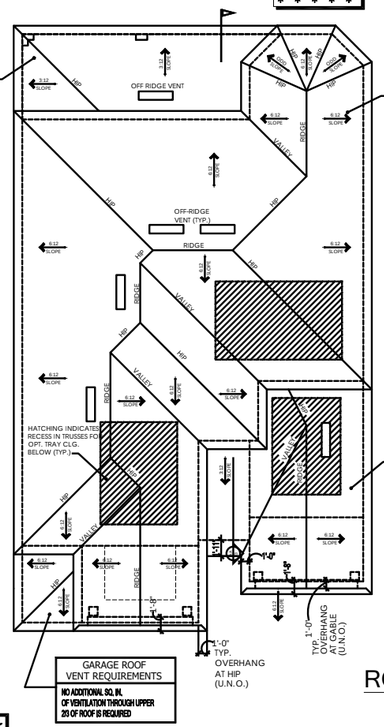
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

377 LOWER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 377 SQ. FT. / 300 = 1.26 SQ. FT.
X 144 = 181 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 72.38 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

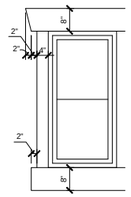


ROOF PLAN
SCALE: 1/8" = 1'-0"

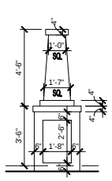
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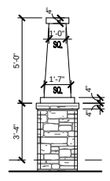
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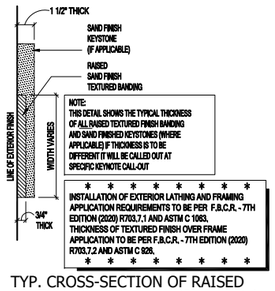
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"



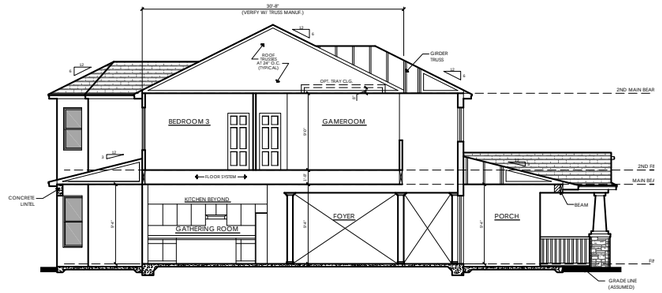
TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



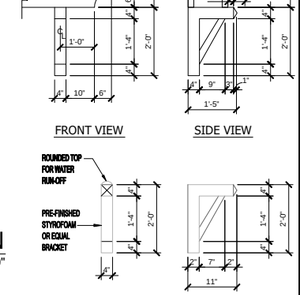
SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.

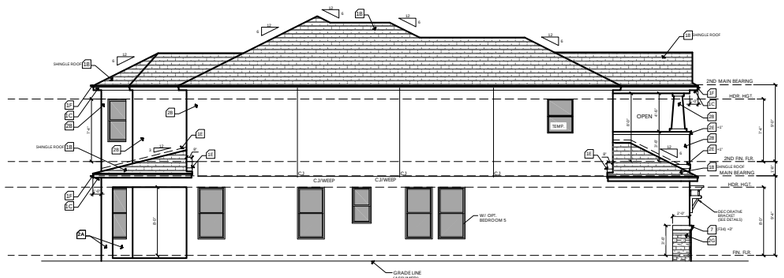


G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

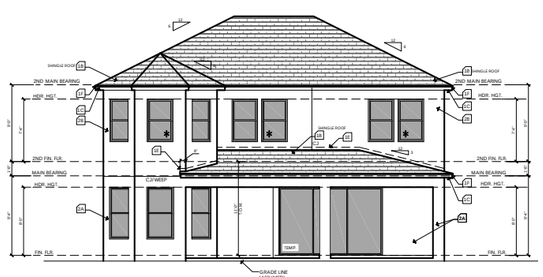
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



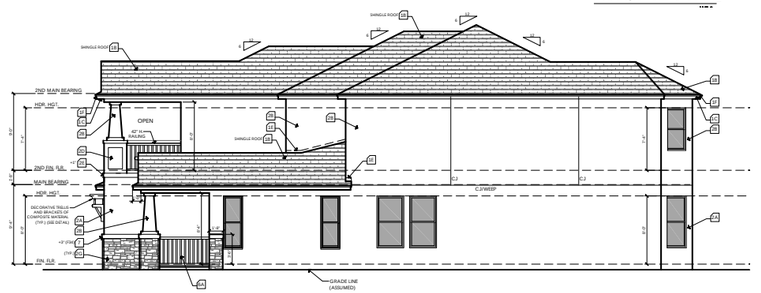
DECORATIVE BRACKET DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - C

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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A.I.B.D.

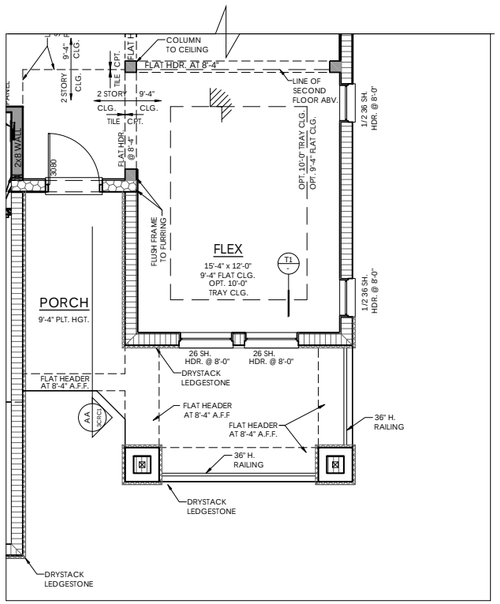
Builder:
taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community:
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023
Garage: XX

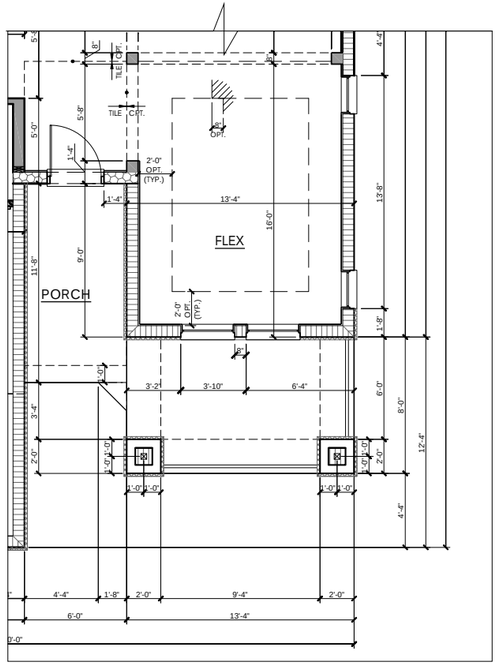
Reference No.
22-00000

Sheet:
3CRC1



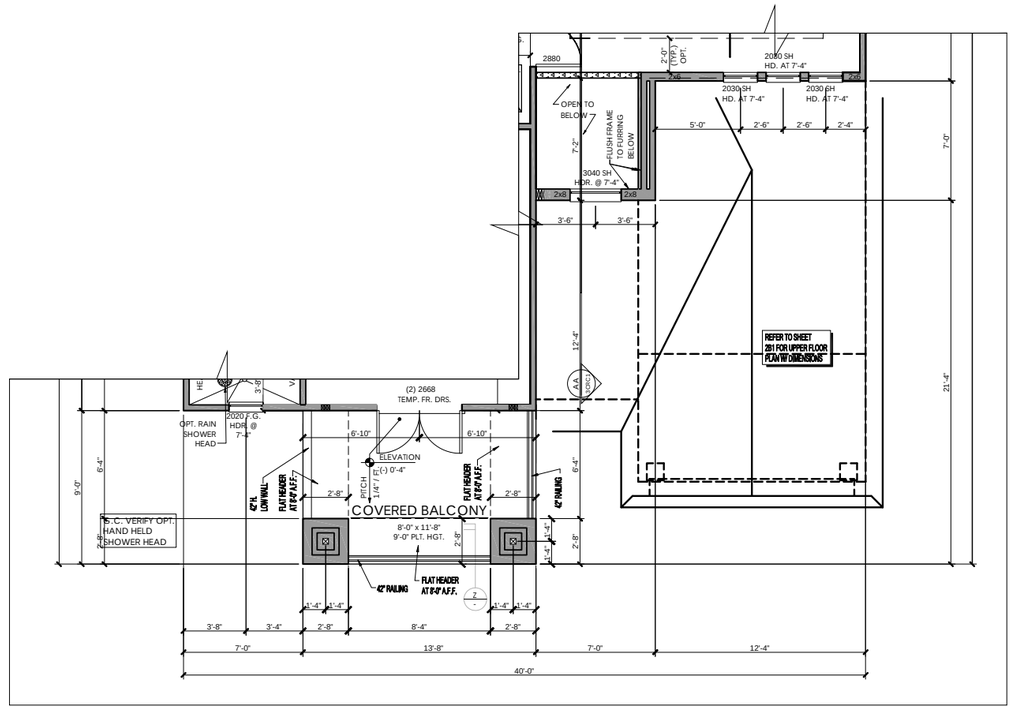
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C & F

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Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: Garage: XX
Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3CRC2

* * * * * *
REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12
* * * * * *

274
LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

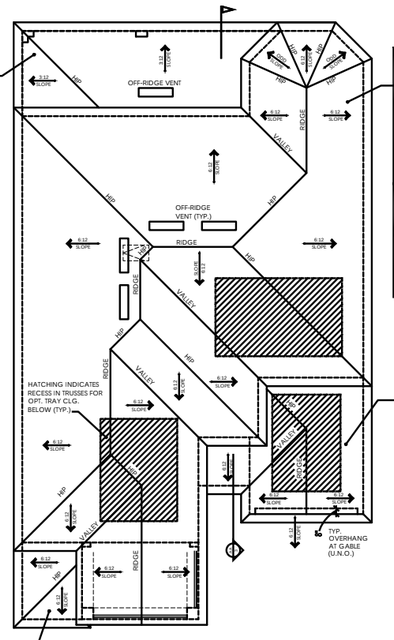
1919
UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

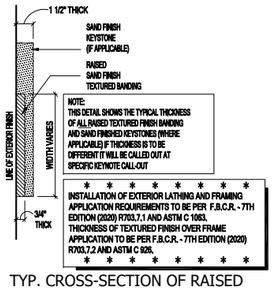
* * * * * * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * * * * * *

LOWER ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED



GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

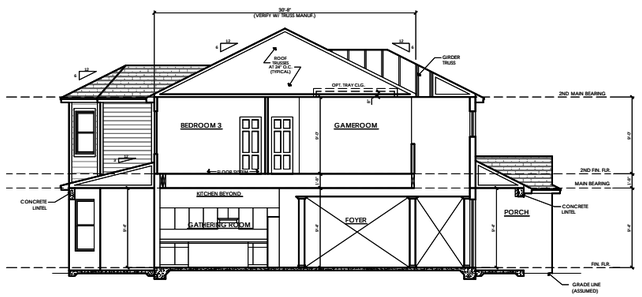
ROOF PLAN
SCALE: 1/8" = 1'-0"



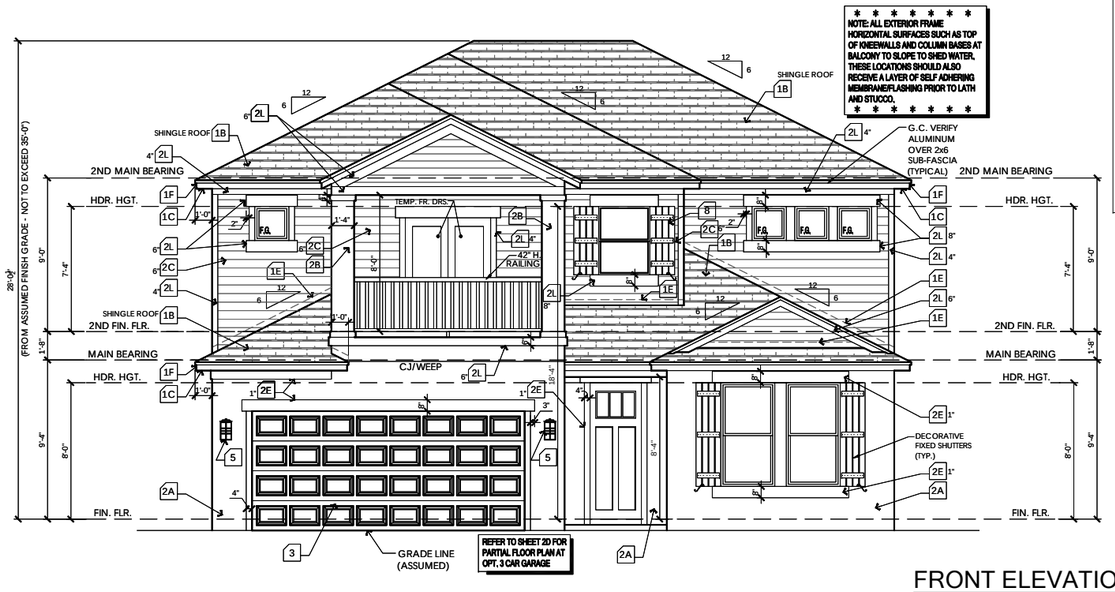
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

* * * * * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

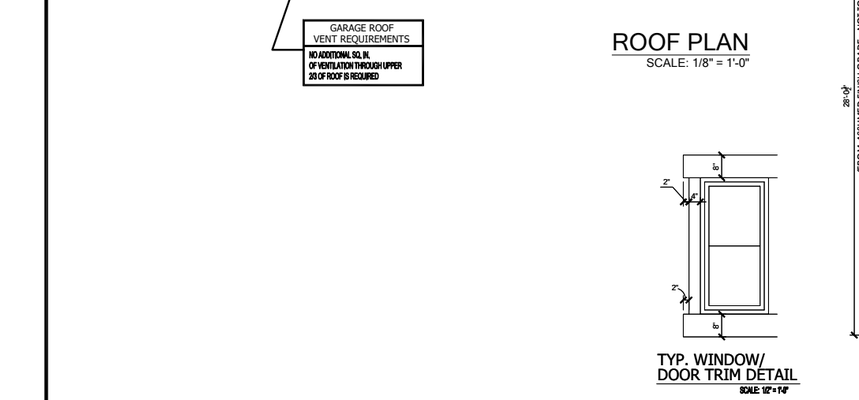


SECTION AA
SCALE: 1/8" = 1'-0"



NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE FLASHING PRIOR TO LATH AND STUCCO.

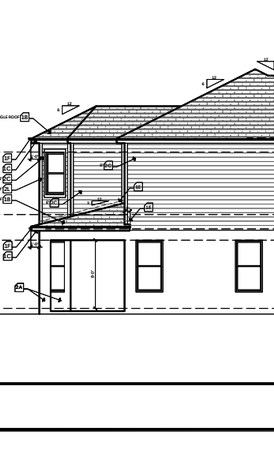
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
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   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

* WINDOW FALL PROTECTION *

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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238 Southhall Lane Suite 200
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o.(407) 960.2535

Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: ####
Address: Street St.
City, State, Zip
Rev/Date: 08 / 16 / 2023
Garage: XX

Reference No.
22-00000

Sheet:
3CRD1

- CRAFTSMAN ELEVATION - D - SIDING OPTION

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

* * * * *

274
LANAI ROOF
VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919
UPPER ROOF
VENT REQUIREMENTS

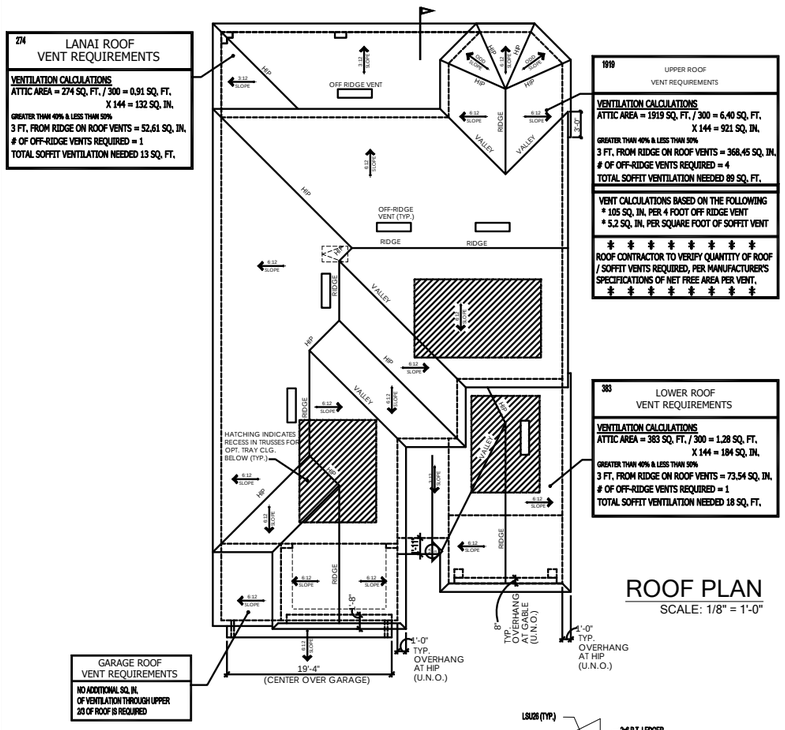
VENTILATION CALCULATIONS
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X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * *

383
LOWER ROOF
VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 383 SQ. FT. / 300 = 1.28 SQ. FT.
X 144 = 184 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 73.54 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.

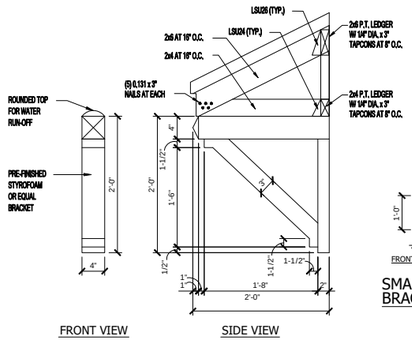


ROOF PLAN
SCALE: 1/8" = 1'-0"

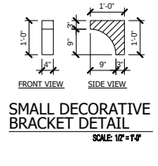
GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

WINDOW FALL PROTECTION
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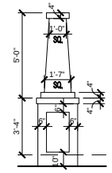
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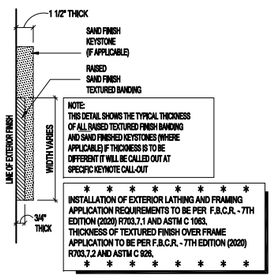
A BRACKET DETAIL
SCALE: 1" = 1'-0"



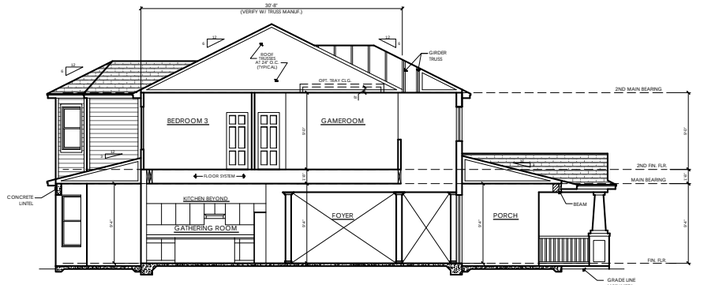
SMALL DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



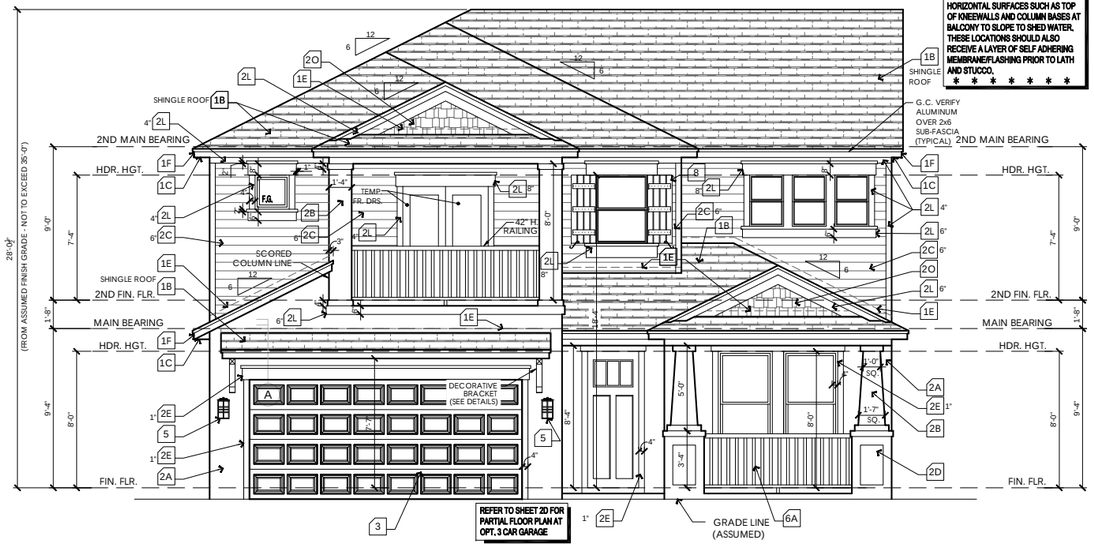
TYP. COLUMN DETAIL
SCALE: 1/4" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

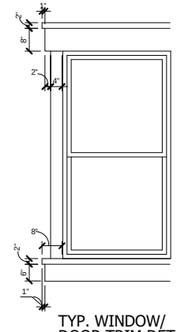


SECTION AA
SCALE: 1/8" = 1'-0"

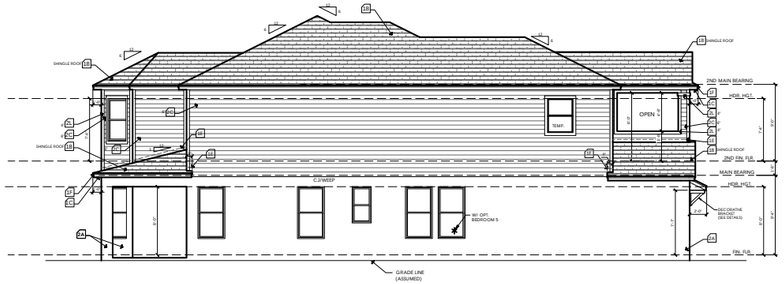


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NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * *

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



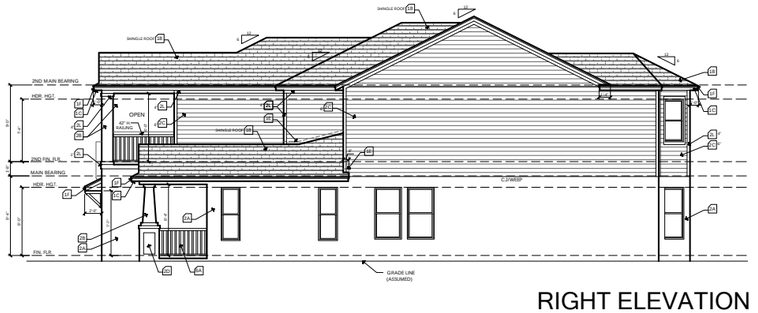
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION - E - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Community: #### Street St.
Address: City, State, Zip
Rev/Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet
3CRE1

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

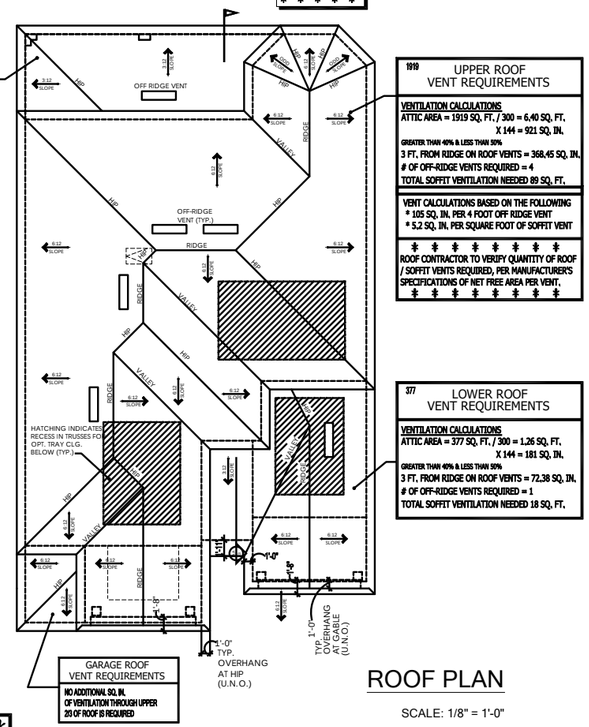
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

377 LOWER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 377 SQ. FT. / 300 = 1.26 SQ. FT.
X 144 = 181 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 72.38 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 18 SQ. FT.



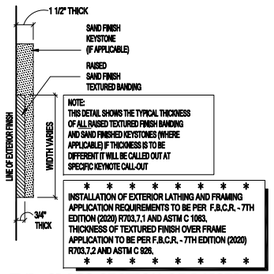
ROOF PLAN
SCALE: 1/8" = 1'-0"

GARAGE ROOF VENT REQUIREMENTS
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

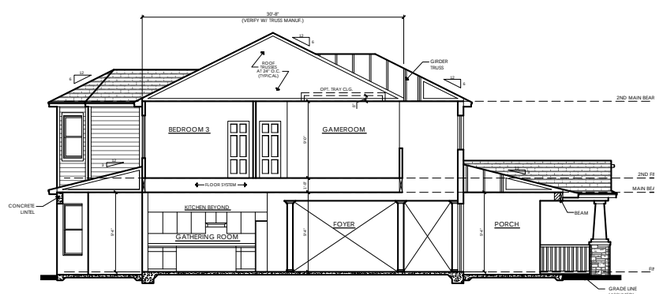
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

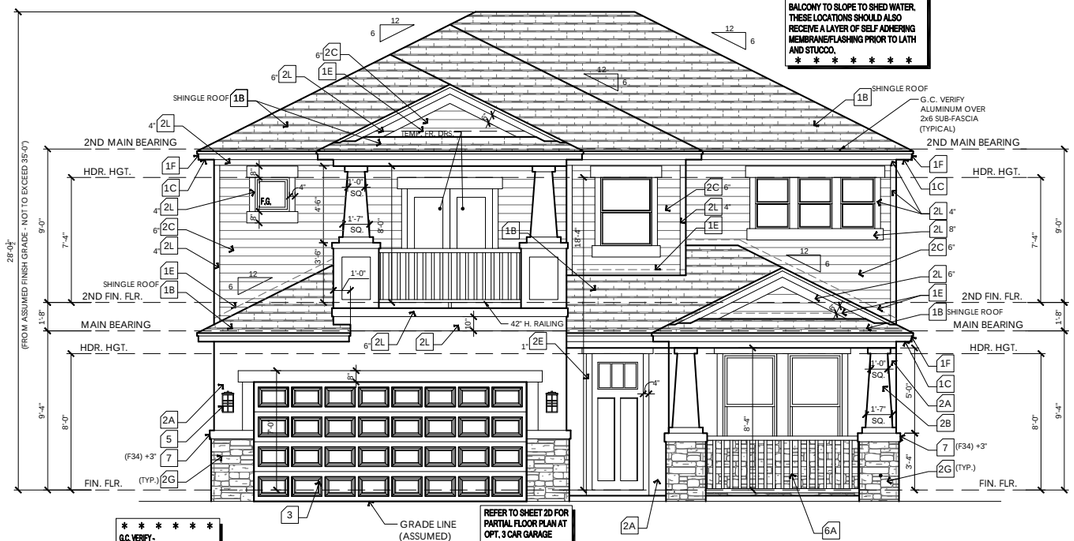
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



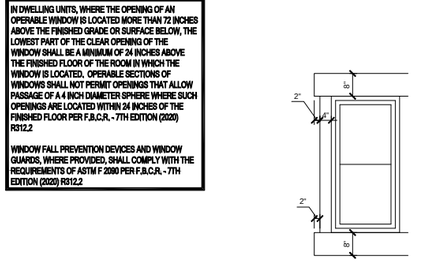
SECTION AA
SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

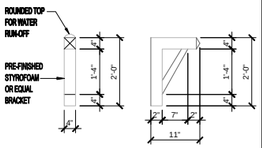
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



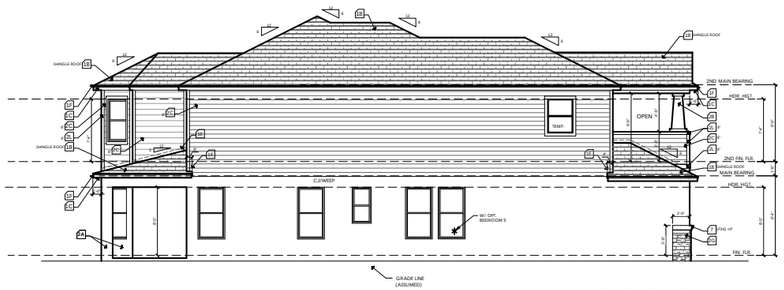
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"

TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"

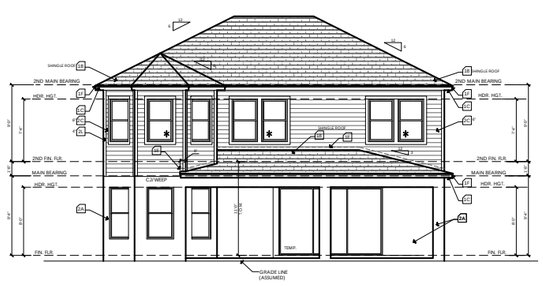
TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



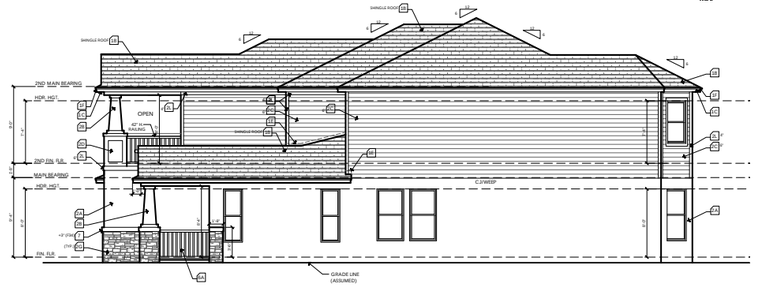
DECORATIVE BRACKET DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- CRAFTSMAN ELEVATION - F - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
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3. Indicates approved Overhead Garage Door.
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community:
Address: #### Street St. City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3CRF1

* * * * *
REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12
* * * * *

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT. X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

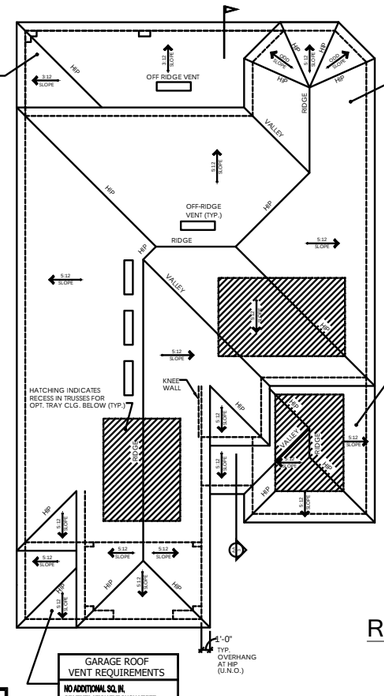
VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT. X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

* * * * * * * * *
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.
* * * * * * * * *

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED



GARAGE ROOF VENT REQUIREMENTS

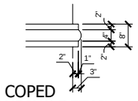
NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED

ROOF PLAN
SCALE: 1/8" = 1'-0"

* WINDOW FALL PROTECTION *

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

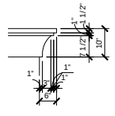
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



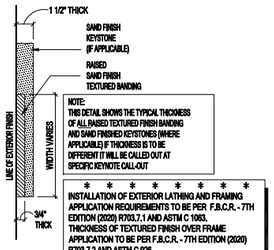
8" COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



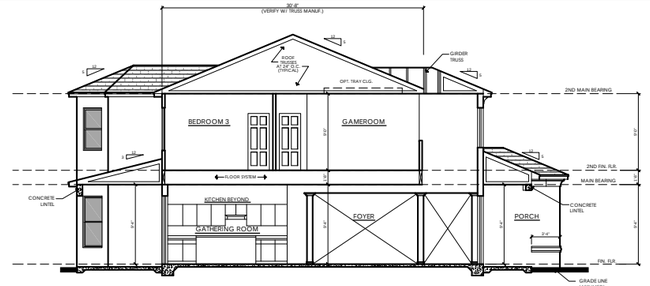
6" SEGMENTED BANDING DETAIL
SCALE: 1" = 1'-0"



10" SEGMENTED CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

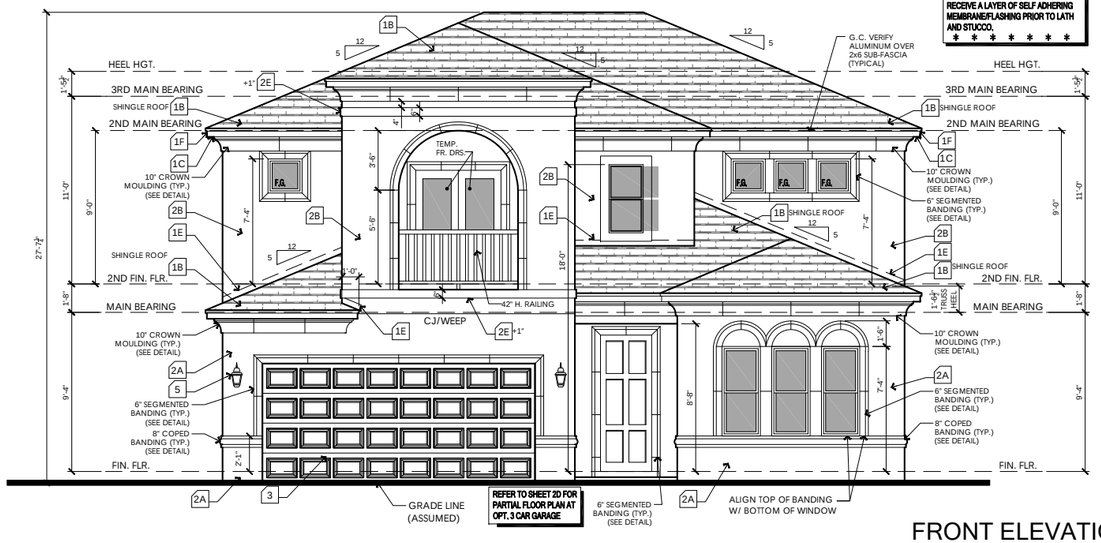


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

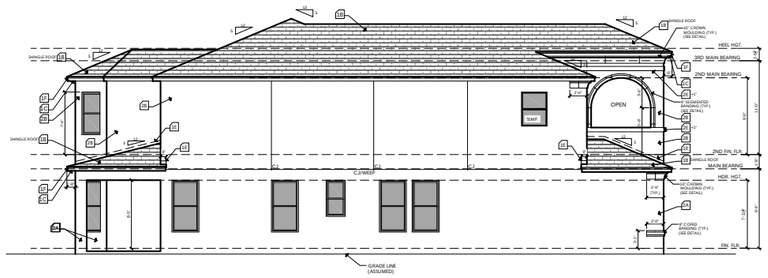


SECTION AA
SCALE: 1/8" = 1'-0"

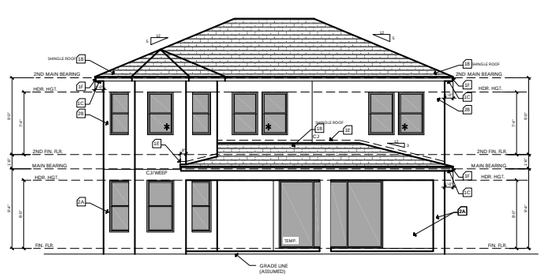
* * * * * * * * *
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.
* * * * * * * * *



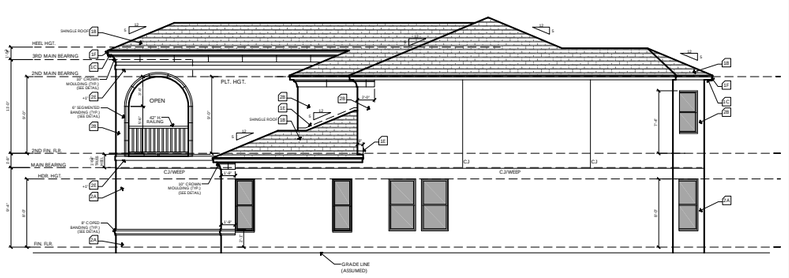
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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gokeesee.com
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Maitland, FL 32751
o.(407) 960.2535

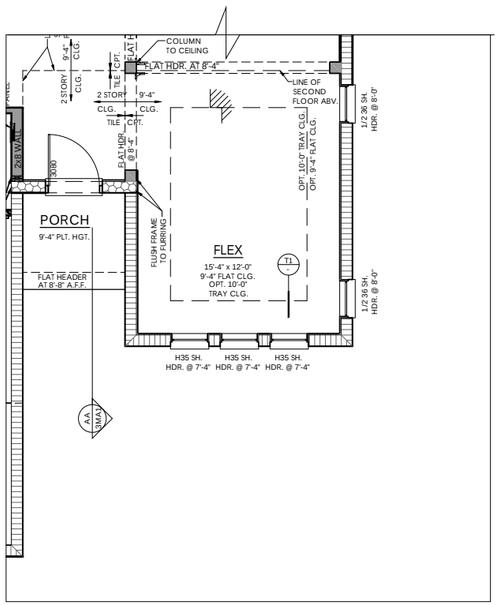
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Garage: XX
Community: #### Street St.
Address: City, State, Zip
Plot Date: 08 / 16 / 2023

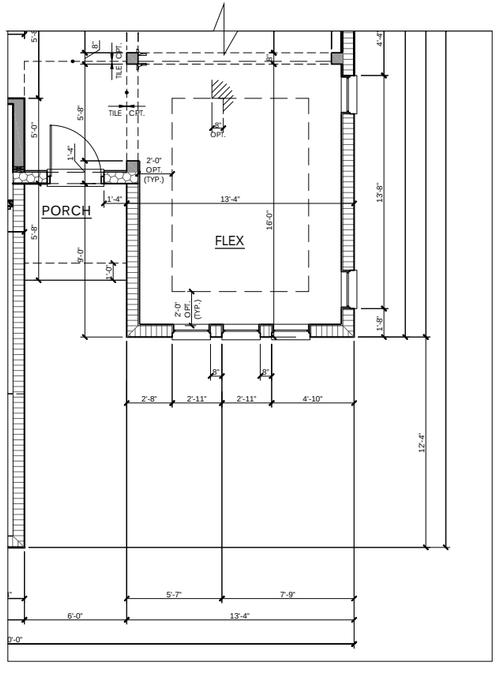
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22-00000

Sheet: 3MA1



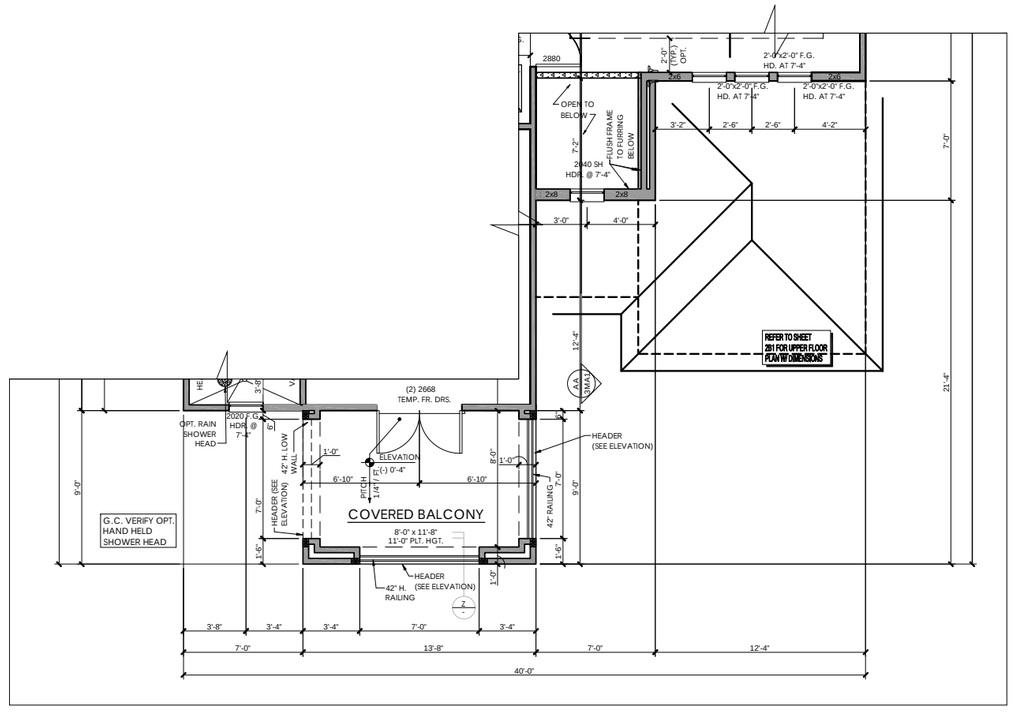
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.

11'-0" T.O.M.

HATCHING LEGEND

INSULATE WALL

LOW WALL AT 3'-4"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

11'-0" T.O.M. (CMU Wall)

9'-4" T.O.M. (CMU wall)

Framing

2x Framing

2x Interior Bearing Wall

Frame Wall Located Below 48" A.F.F. w/ Cap

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gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

Builder: taylor morrison

Job Information:

Barbados

Community Name

Lot: XX

Garage: XX

Community: #### Street St.

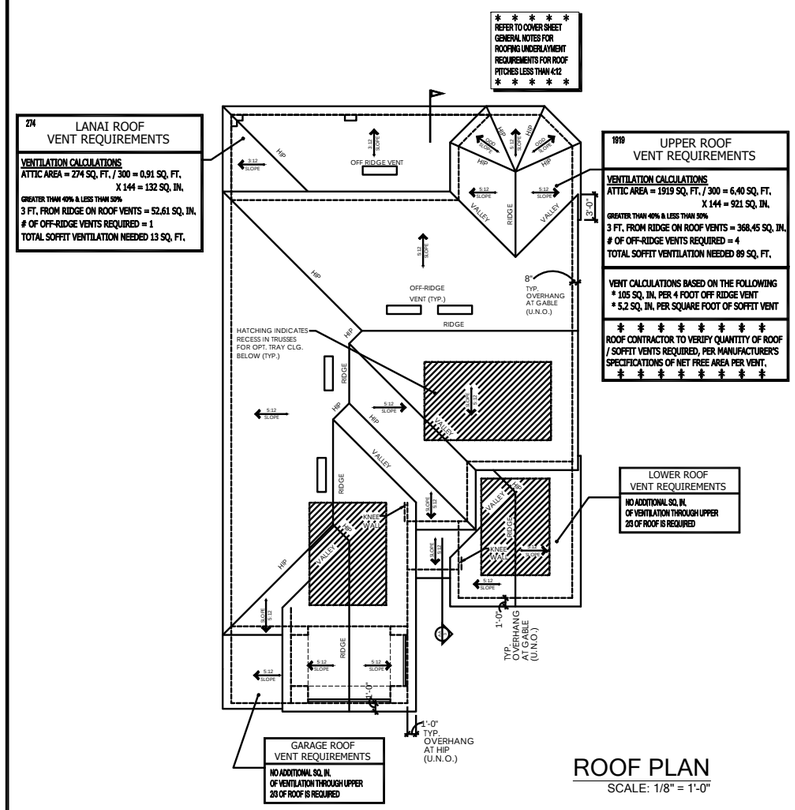
Address: City, State, Zip

Plot Date: 08 / 16 / 2023

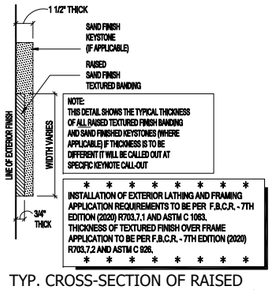
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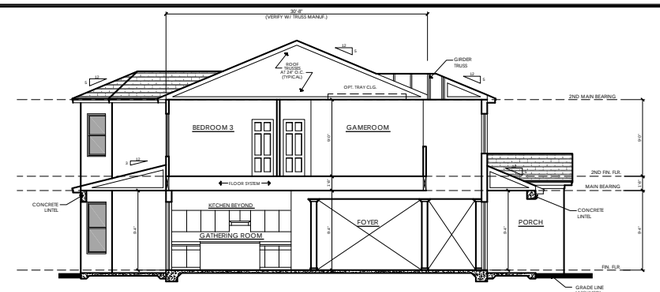
Sheet: 3MA2



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



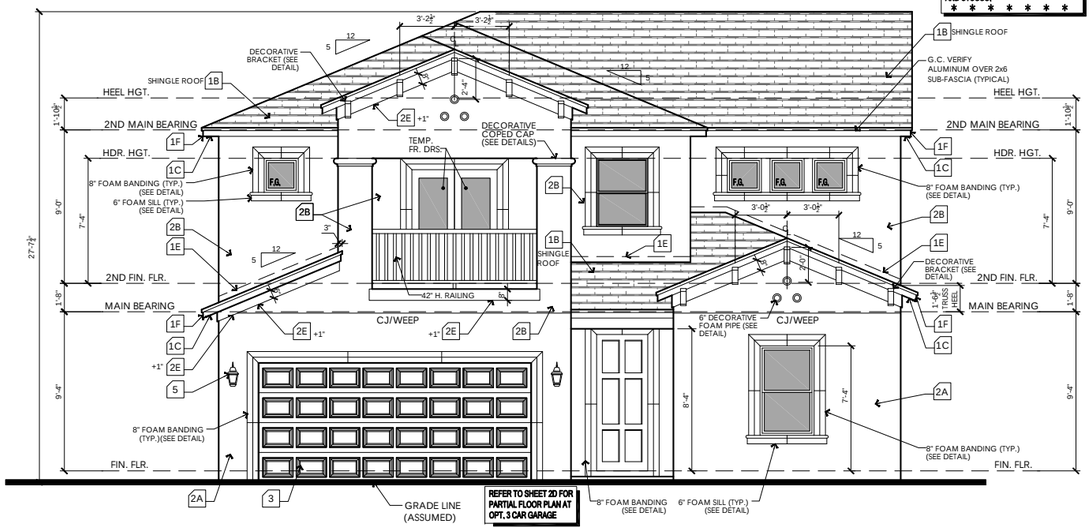
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

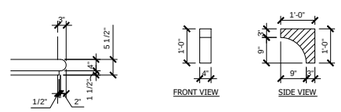
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

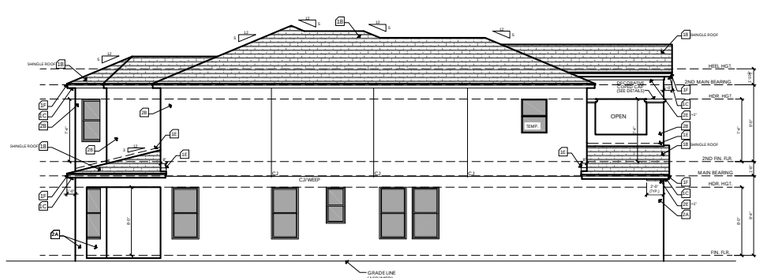
NOTE: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO SLOPE TO SHED WATER. THESE LOCATIONS SHOULD ALSO RECEIVE A LAYER OF SELF ADHERING MEMBRANE/FLASHING PRIOR TO LATH AND STUCCO.



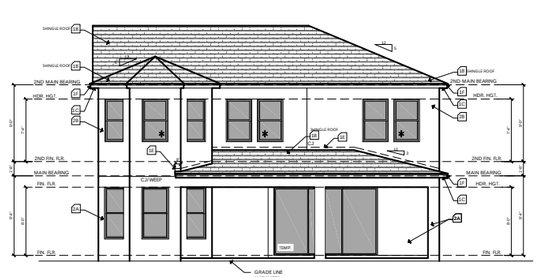
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



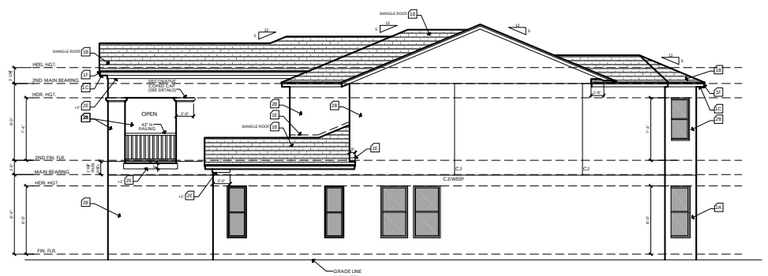




LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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MEDITERRANEAN ELEVATION - B

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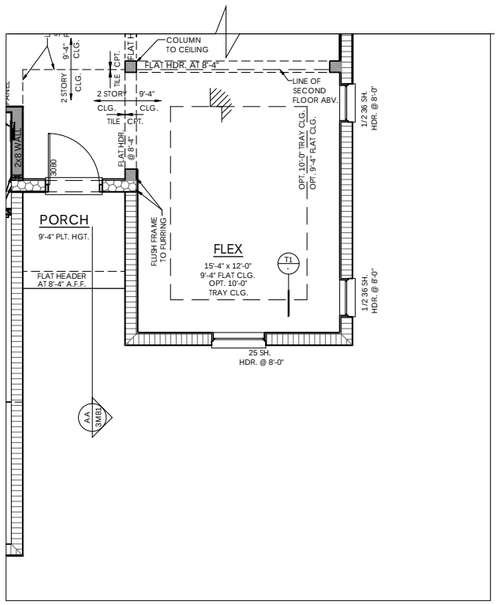
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community: XX
Address: #### Street St. City, State, Zip
Garage: XX
Plot Date: 08 / 16 / 2023

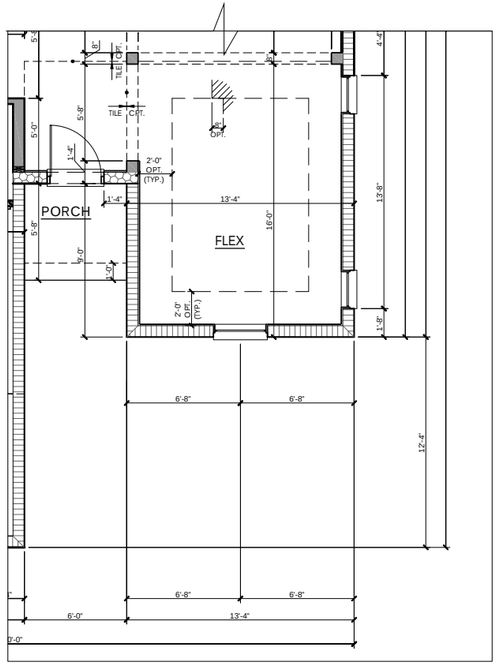
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Sheet:
3MB1



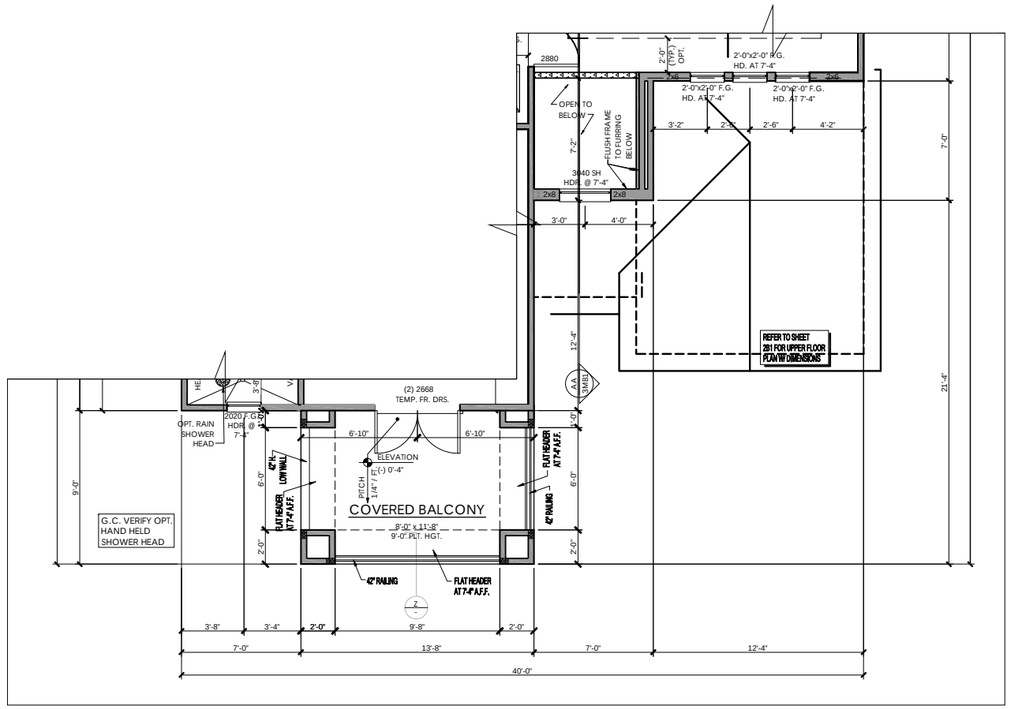
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

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REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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gokeesee.com
228 Southhall Lane Suite 200
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o.(407) 960.2333

Builder: taylor morrison

Job Information:

Barbados
Community Name
Garage: XX
Lot: XX
Community:
Address: #### Street St. City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3MB2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B-

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

274 LANAI ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 274 SQ. FT. / 300 = 0.91 SQ. FT.
X 144 = 132 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 52.61 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 13 SQ. FT.

1919 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1919 SQ. FT. / 300 = 6.40 SQ. FT.
X 144 = 921 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 368.45 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 89 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

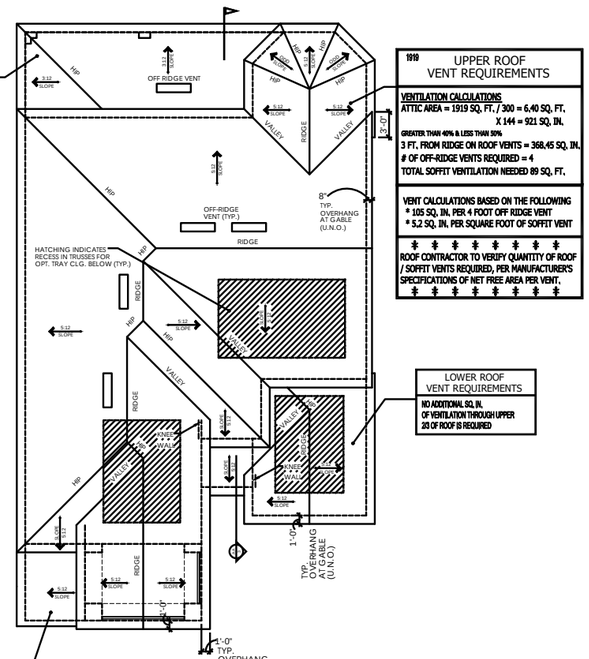
ROOF CONTRACTOR TO VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

LOWER ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 20 OF ROOF IS REQUIRED

GARAGE ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 20 OF ROOF IS REQUIRED

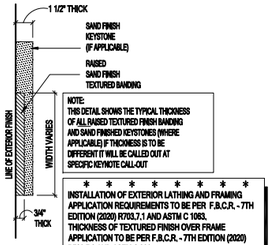


ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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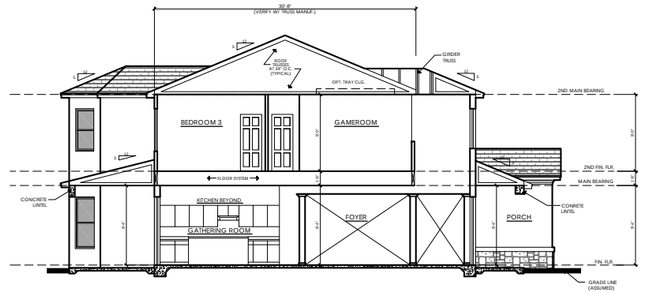
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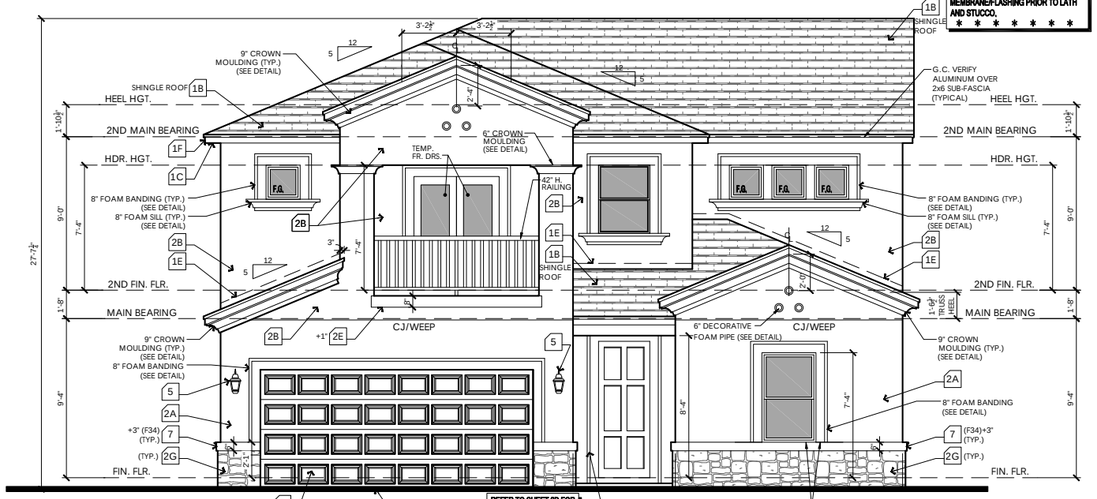
NOTE: THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

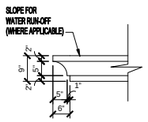


REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

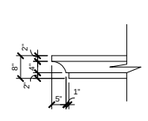
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G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

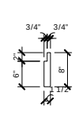
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



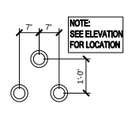
9" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



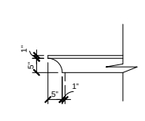
8" FOAM SILL DETAIL
SCALE: 1/2" = 1'-0"



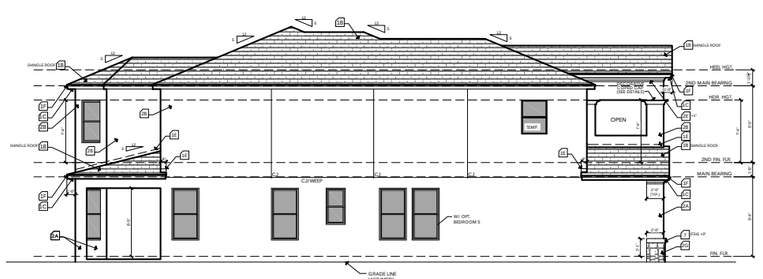
8" FOAM BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



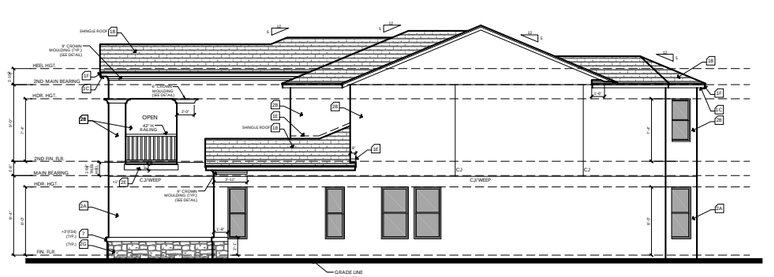
6" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - C

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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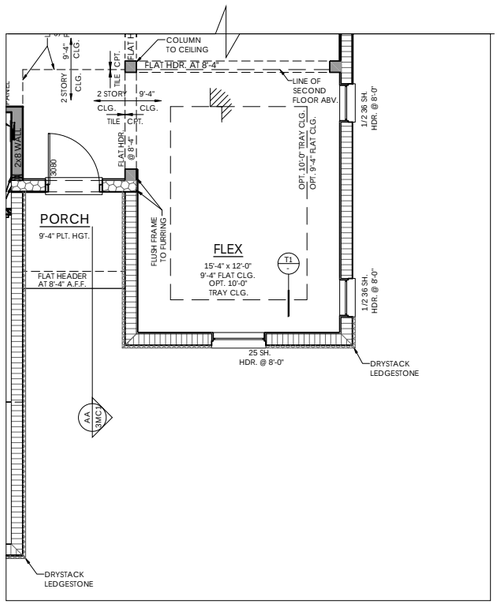
Builder: taylor morrison

Job Information:

Barbados
Community Name
Lot: XX
Community Address: #### Street St. City, State, Zip
Garage: XX
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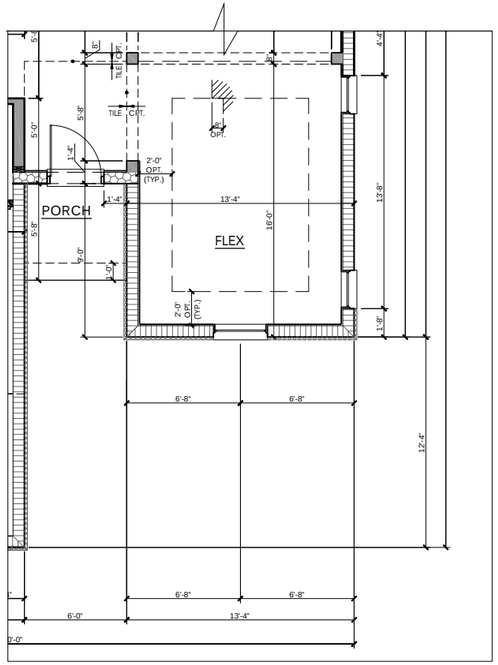
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Sheet:
3MC1



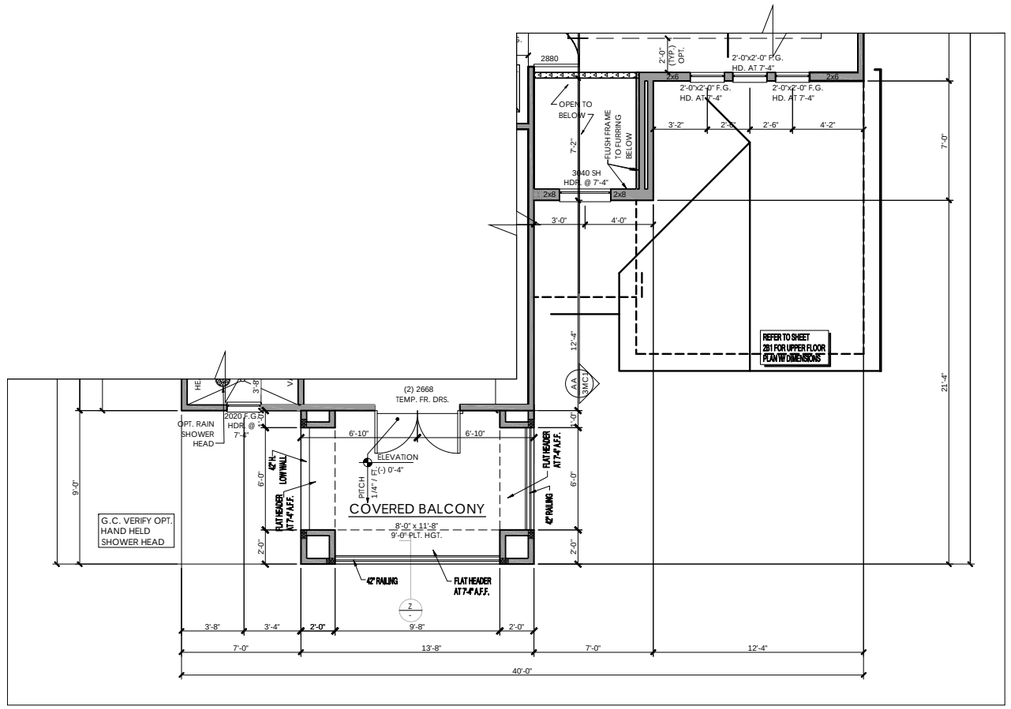
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

REFER TO COVER SHEET GENERAL NOTES FOR ROOFING UNDERLAYMENT REQUIREMENTS FOR ROOF PITCHES LESS THAN 4:12

T.O.M. LEGEND

9'-4" T.O.M.	
11'-0" T.O.M.	

HATCHING LEGEND

INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 11'-0" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

Builder: taylor morrison

Job Information:

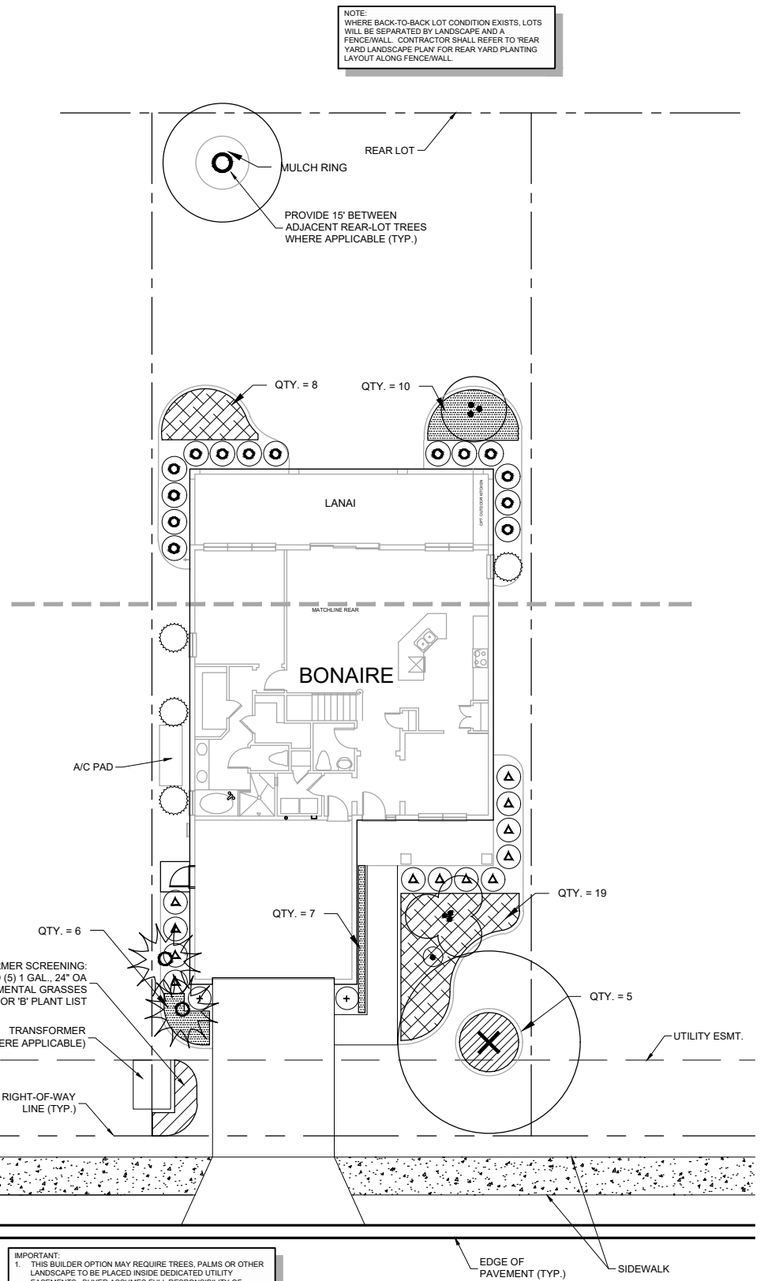
Barbados
Community Name
Lot: XX
Community: XX
Address: #### Street St.
City, State, Zip
Plot Date: 08 / 16 / 2023

Reference No.
22-00000

Sheet: 3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN..5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 8' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

BONAIRE LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

BONAIRE 'A' PLANT LIST (TAMPA-ORLANDO)

Symbol	Name	Quantity
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	27
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	23
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	925 S.F.

BONAIRE 'B' PLANT LIST (TAMPA-ORLANDO)

Name	Quantity
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	27
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	23
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	925 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

WALDROP ENGINEERING
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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH
HOME LANDSCAPE PLAN (STANDARD)

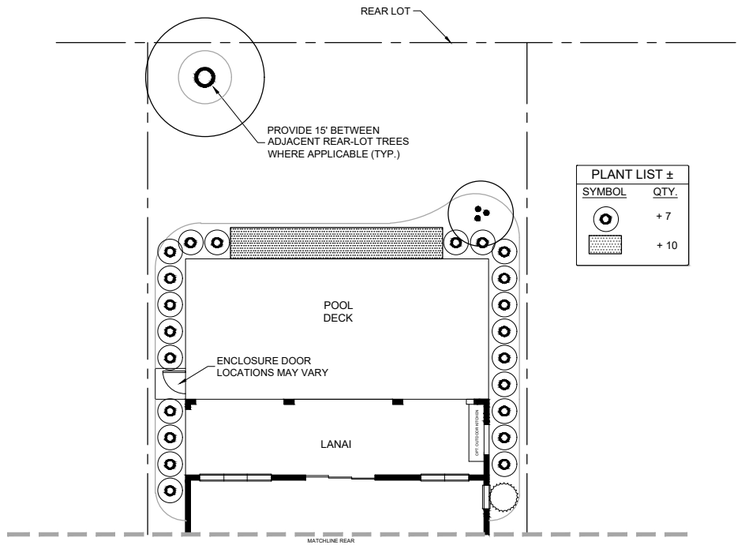
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SCALE IN FEET

PREPARED FOR:
taylor morrison
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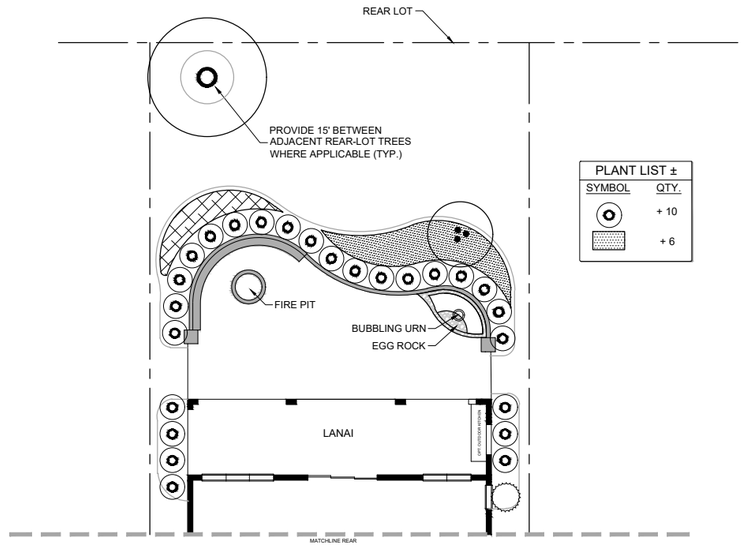
FILE NAME: Bonaire Master Landscape
UPDATED: 2019/02/28

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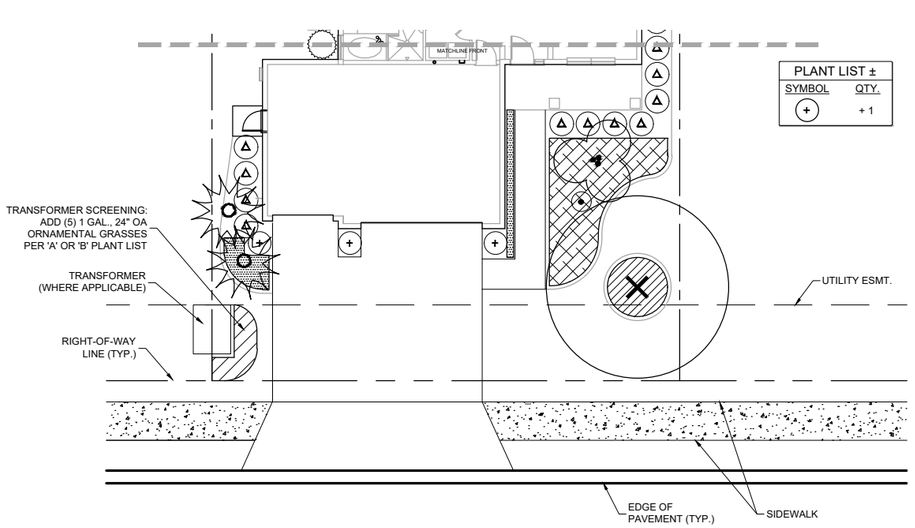
BONAIRE

C OPTION ~ POOL
SCALE: 1"=20'

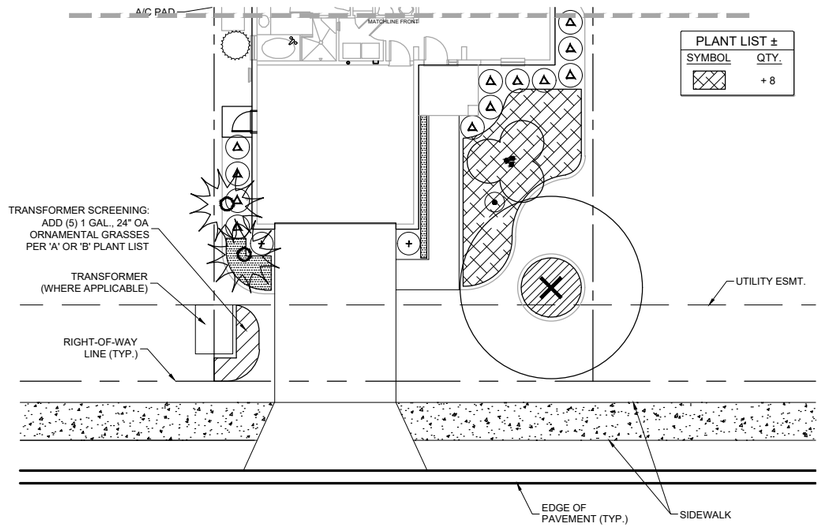


BONAIRE

D OPTION ~ FIRE PIT
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ELEVATIONS 'TR-B & MD-B'
SCALE: 1"=20'

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Bonaire Master Landscape
UPDATED: 2019/02/28

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BONAIRE GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

11-08-16 COMPLETED REVISIONS TO INCLUDE:

COMPLETED VORTEX ENGINEERING MARK UPS

RENAMED PLAN TO BONAIRE ILO TB40-2600

ADDED SHOWER VALVE ON OPPOSITE WALL AS SHOWER HEAD AT SECONDARY BATH WITH SHOWER OPTION.

ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.

REVISED SHOWER RECESS TO BE 3 1/2" DEEP.

REVISED SHOWER ENCLOSURE TO SIT DIRECTLY ON TUB DECK AND ADDED DETAIL.

02-06-18 COMPLETED REVISIONS TO INCLUDE:

ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.

REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

03-21-18 COMPLETED REVISIONS TO INCLUDE:

VORTEX ENGINEERING MARK UPS FOR NEW BUILDING CODE UPDATES PER F.B.C.R. - 6TH EDITION (2017).

REVISED FLOOR OUT LOCATION PER ELECTRICAL EXHIBIT.

ADDED OPTIONAL SHAMPOO NICHES AT EACH FULL BATH.

ADDED OPTIONAL LOCATION FOR ELECTRICAL WATER HEATER.

ADDED DEDICATED 15 AMP CIRCUIT FOR TANKLESS W.H.

09-10-18 COMPLETED REVISIONS TO INCLUDE:

ADDED 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

09-12-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-08-18 COMPLETED REVISIONS TO INCLUDE:

ADDED VORTEX ENGINEERING AND TRUSS LAYOUTS FOR 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AIR SWITCH AT DISP.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED 16" METAL A/C STAND W/ SOLID CORE DOOR.

ADDED ALT. LOCATION OF A/C PAD.

SHOWED CONT. GRASPABLE RAILING AT STAIRS.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS.

06-07-19 COMPLETED REVISIONS TO INCLUDE:

VERIFIED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS AT 8'-4".

VERIFIED ALL SHAMPOO NICHES LOCATIONS ARE SHOWN AS OPTIONAL.

VERIFIED LOCATIONS OF (2) CAN LTS AT O.D.K. WERE CENTERED ON THE SPACE.

REVISED REFRIG. LOCATION AND ADDED FILLER AGAINST ADJACENT WALL.

ADDED NOTE FOR: ALL EXTERIOR FRAME HORIZONTAL SURFACES SUCH AS TOP OF KNEEWALLS AND COLUMN BASES AT BALCONY TO BE SLOPED.

09-27-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

10-23-19 COMPLETED REVISIONS TO INCLUDE:

ADDED 3 CAR GARAGE OPTION FOR MEDITERRANEAN ELEVATIONS.

11-04-19 COMPLETED REVISIONS TO INCLUDE:

PADDED WALL BEHIND REFRIGERATOR OUT 10".

REVISED KNEE WALL UNDER STAIRS TO BE AT FRONT OF LANDING OF BOTTOM RUN.

ADDED NOTE AT PET AREA FOR 7'-6" CEILING.

ADDED NOTE TO ROTATE ATTIC ACCESS FOR ELEVATIONS "TR-C" AND "M-C".

FLIPPED TUB/SHOWER AT BATH 2 SO VALVES WERE ON INTERIOR WALL.

ADDED 14"x24" A/C CHASE AT BEDROOM 2 CLOSET.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS

REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"

REVISED A.H. ROOM PLATFORM TO BE 24" H. WOOD PLATFORM W/ 3/4" PLYWOOD TOP, PLATFORM TO FILL ENTIRE CLOSET

REVISED A.H. ROOM DOORS TO BE 8'-0" H.

REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

02-26-20 COMPLETED REVISIONS TO INCLUDE:

REVISED WALL BEHIND THE REF. TO BE 40" LONG AND REDUCED THE PANTRY BY 1".

04-07-20 COMPLETED REVISIONS TO INCLUDE:

REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.

REVISED AIR HANDLER CLOSET DOORS TO BE 8'-0" FOR 9000 SERIES PLANS

REVISED AIR HANDLER CLOSET DOORS TO HAVE S.C. FOR NON 9000 SERIES PLANS AND HAVE NOTE 16" METAL STAND.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	1453	1453	1453	1453	1453	1453	1453	1453	1453	1453
UPPER FLOOR S.F.	1147	1147	1147	1147	1147	1159	1159	1147	1147	1147
TOTAL LIVING S.F.	2600	2600	2600	2600	2600	2612	2612	2600	2600	2600
GARAGE S.F.	477	477	477	477	477	477	477	477	477	477
LANAI S.F.	400	400	400	400	400	400	400	400	400	400
PORCH S.F.	108	108	52	108	144	144	144	108	52	108
TOTAL UNDER ROOF S.F.	3585	3585	3529	3585	3621	3633	3633	3585	3529	3585
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	210	210	210	210	210	210	210	210	210	210
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"	68'-0"

04-16-20 COMPLETED REVISION TO INCLUDE:

ADDED NOTE TO HAVE CONDUIT FOR O.D.K. ON EXTERIOR SIDE OF WALL

AT LANAI POCKET S.G.D., ADDED A NOTE TO FRAME OUT WALL TO END OF S.G.D. TRACK

REMOVED THE AIR HANDLER CEILING RECESS IN THE GARAGE

MOVED THE OWNER'S BATH SHAMPOO NICHE TO THE WALL COMMON WITH THE WATER CLOSET

ADDED A 1'-0"X1'-0" SOFFIT ABOVE THE WATER CLOSET FOR PLUMBING

REVISED THE OWNER'S CLOSET COMMON WITH THE OWNER'S BATH VANITY TO 2X6 FOR PLUMBING

ADDED AN A/C CHASE IN BEDROOM 3 AND BEDROOM 2 CLOSETS

AT BEDROOM 2, REVISED CLOSET TO 5'-0" WIDE

REVISED THE A/C CLOSET TO HAVE A 2-8X6-0 DOOR W/ R/A GRATE BELOW THE DOOR, ALONG WITH PLYWOOD PLATFORM BELOW THE A/C

ADDED A THERMOSTAT OUTSIDE OF THE OWNER'S SUITE

AT STUDY, MOVE THE SWITCH TO FRONT EXTERIOR WALL

05-26-20 COMPLETED REVISIONS TO INCLUDE:

EFFECTIVE "GO LIVE" DATE 05-26-20

06-22-20 COMPLETED REVISION TO INCLUDE:

REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

10-31-20 COMPLETED 2020 ANNUAL CHANGES – SEE LIST LOCATED IN ARCHITECTURE PENDING GO LIVE FOLDER

12-08-20 COMPLETED REVISION TO INCLUDE:

REVISED CASUAL DINING LIGHT LOCATION.

12-22-20 COMPLETED REVISIONS TO INCLUDE:

UPDATE PLANS TO MEET F.B.C.R. - 7TH EDITION (2020)

05-27-21 COMPLETED REVISIONS TO INCLUDE:

MOVE OWNERS SUITE SHOWER VALVE TO SAME WALL AS SHOWER NICHE

07-12-21 COMPLETED REVISION TO INCLUDE:

REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES

REVISED ELECTRICAL RISER TO 200AMP AND ADDED NOTATION FOR STAIR WALLS

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REVISED THE KITCHEN ISLAND PER REDESIGN - "GO LIVE" DATE 07-01-22

08-18-22 COMPLETED REVISIONS TO INCLUDE:

REVISED CABINET LAYOUT TO ACCOMMODATE THE COUNTER DEPTH REFRIGERATOR ADJUSTMENT

01-24-23 COMPLETED REVISIONS TO INCLUDE:

REVISED LOCATION OF ATTIC ACCESS ON 2ND FLOOR TO BE IN THE LOFT AREA ILO THE HALL

04-07-23 COMPLETED REVISIONS TO INCLUDE:

ADDED HARDIE ELEVATIONS INTO THE MASTER PLAN SET

06-23-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
2B2	UPPER FLOOR PLAN DIMENSIONS
2C	PARTIAL PLANS AT OPT 3 CAR GARAGE
2D	OPT 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3SE	INCLUDED ELEVATION - SIDING OPTION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRD1	CRAFTSMAN ELEVATION - D - SIDING OPTION
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRE1	CRAFTSMAN ELEVATION - E - SIDING OPTION
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3CRF1	CRAFTSMAN ELEVATION - F - SIDING OPTION
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
4	MAIN FLOOR ELECTRICAL PLAN
4.1	UPPER FLOOR ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN OPTIONS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PLAN OPTIONS
SP2.2	LINTEL PLAN OPTIONS
SP3.0	MAIN FLOOR STRUCTURAL PLAN
SP3.1	UPPER FLOOR STRUCTURAL PLAN
SP3.2	STRUCTURAL OPTIONS
SP3.3	STRUCTURAL OPTIONS
SP4.0	INCLUDED ELEVATION TRUSS STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS STRAPPING PLAN
SP4.5	TRADITIONAL ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
SD	STAIR DETAILS
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED STRUCTURAL PLANS AND THEY ARE IN COMPLIANCE WITH SECTION 1601.1 OF THE FLORIDA BUILDING CODE, RESIDENTIAL 7TH EDITION (2020).

THE ENGINEER HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT'S AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFFECTED BY THE ENGINEERED TRUSS DESIGN TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY
CA# 26825

VORTEX ENGINEERING, LLC
6077 LAKEWORTH BLVD. STE. 103
PLANT CITY, FLORIDA 33563
1.877.6VORTEX (686-7839)
ANDREW J. MESHEID, P.E. - FL. REG #83217
ASHED A. AVEKIAN, P.E. - FL. REG #86623

Builder: taylor morrison

Job Information:

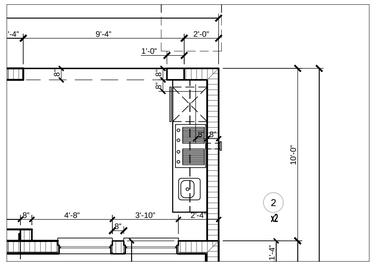
Bonaire

Community Name

Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Rev Date: 07 / 24 / 2023

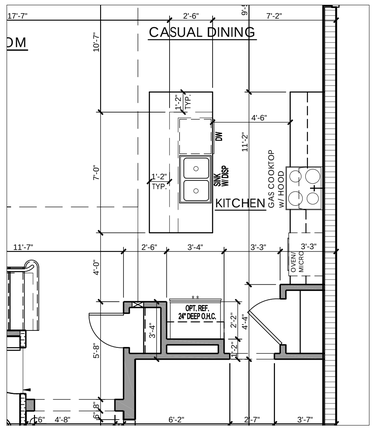
Reference No.
21-13499

Sheet:
COV



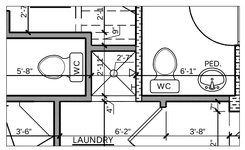
OPT. OUTDOOR KITCHEN
(W/ VENT HOOD I.L.O. OPENING)

SCALE: 1/4" = 1'-0"



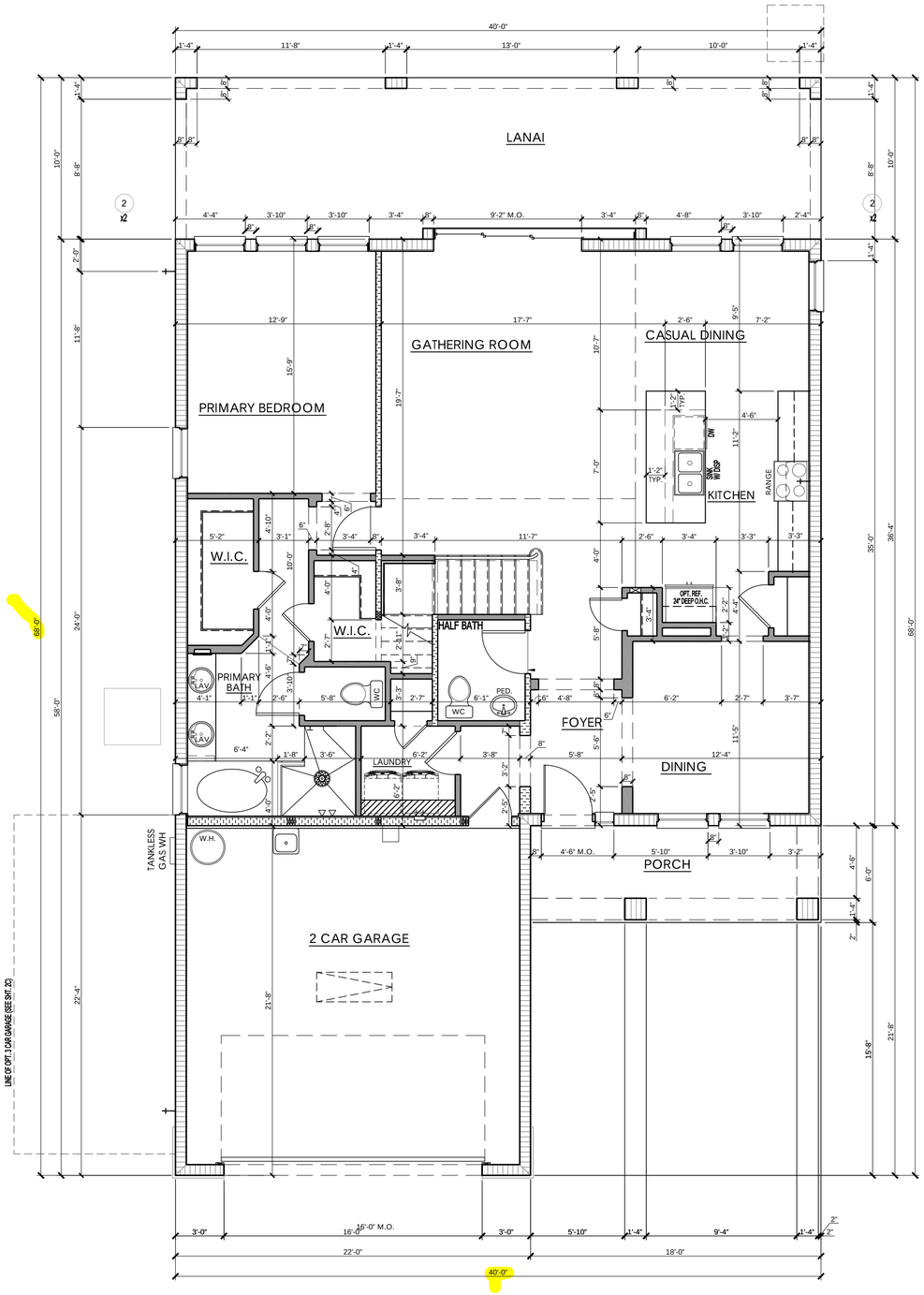
OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



OPT. PET AREA

SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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Maitland, FL 32751
o.(407) 960 2333
gokeesee.com

Builder:

taylor morrison

Job Information:

Bonaire

Community Name

Unit:

Block:

Street St.

City, State Zip

Lot#:

Community:

Address:

07 / 24 / 2023

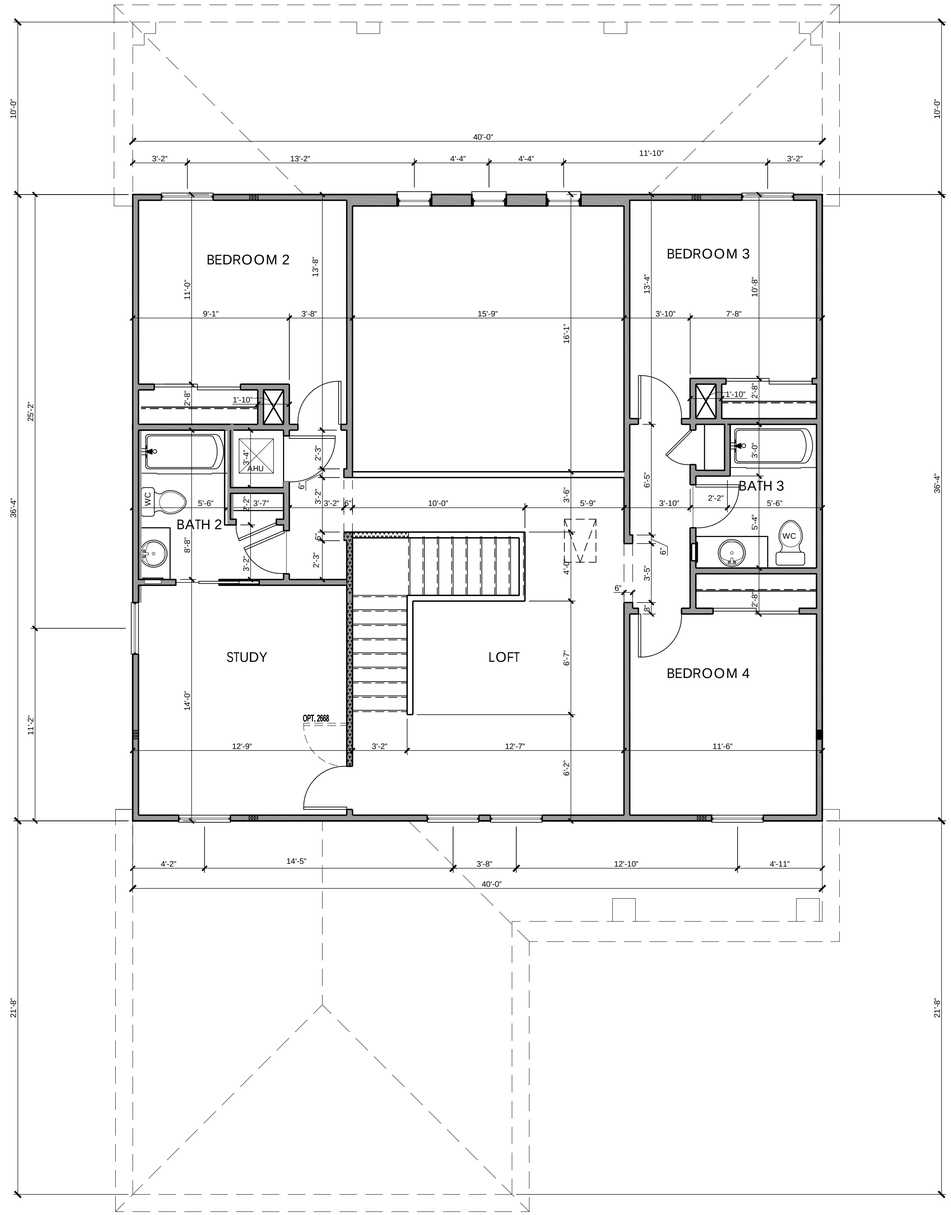
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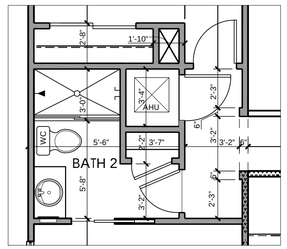
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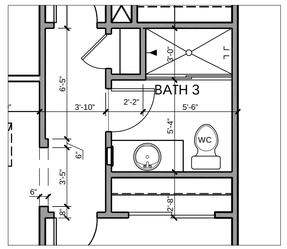
2A2





OPT. SHOWER BATH 2

SCALE: 1/4" = 1'-0"



OPT. SHOWER BATH 3

SCALE: 1/4" = 1'-0"

WALL TYPES LEGEND

Masonry

- 9'-4" T.O.M. (CMU wall)
- 10'-8" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Job Information:

Bonaire

Community Name

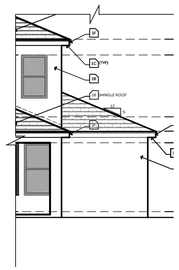
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 25 / 2023
Unit:

Reference No.
21-13499

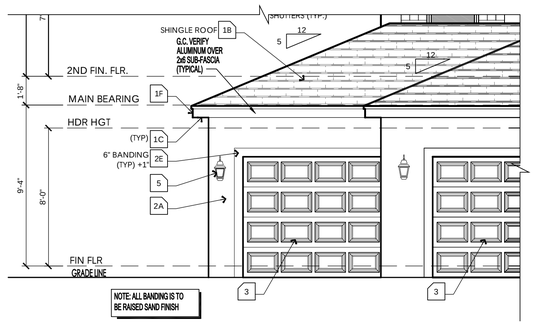
Sheet:
2B2

UPPER FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'



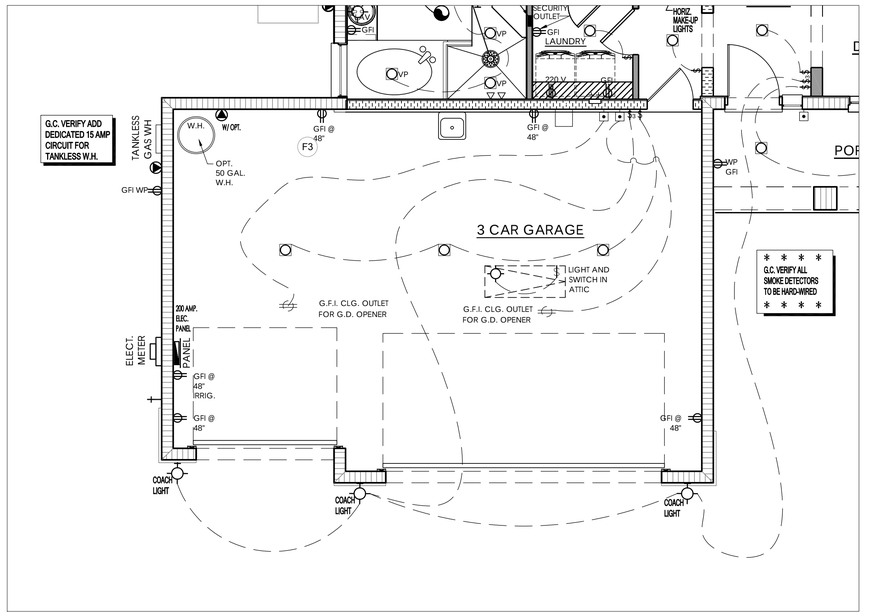
PARTIAL REAR ELEV. "INCLUDED"



PARTIAL FRONT ELEV. "INCLUDED"

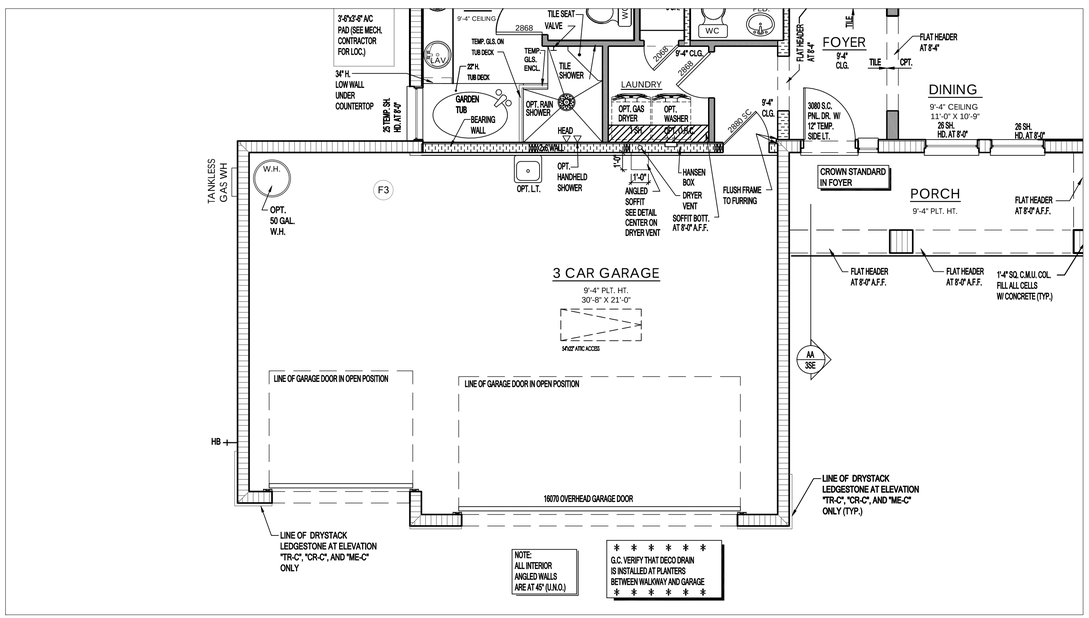
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



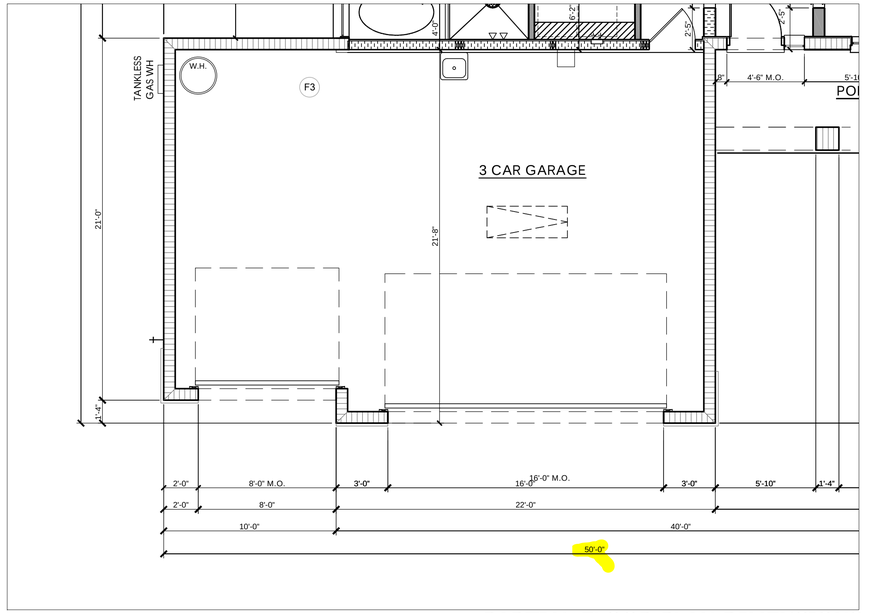
PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"

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Builder: taylor morrison

Job Information:

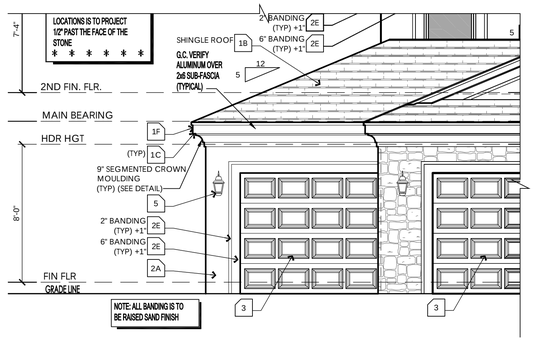
Bonaire
Community Name
Block: ####
Unit: Street St.
Lot: Community: Address: City, State Zip
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

Sheet: 2C

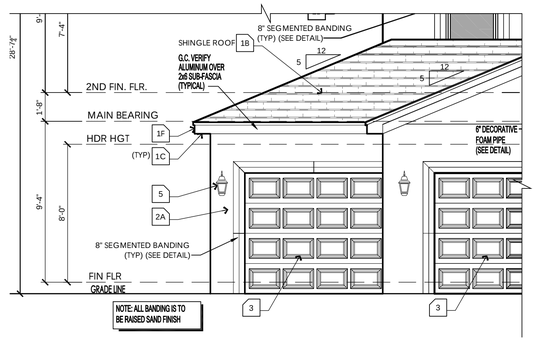
PT. 3 CAR GARAGE

SCALE: 1/4" = 1'



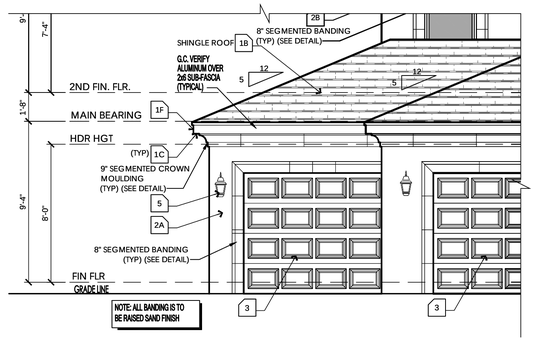
PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



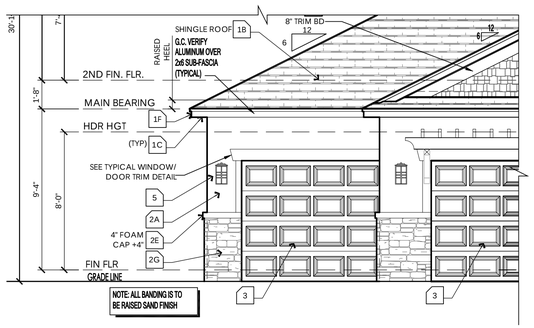
PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



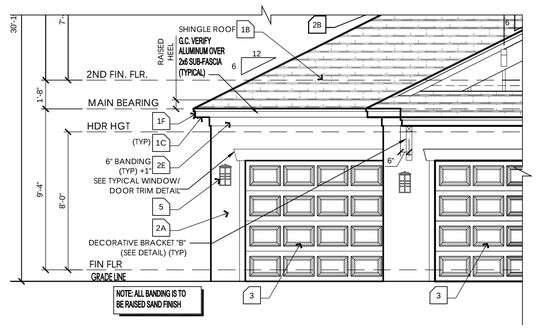
PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



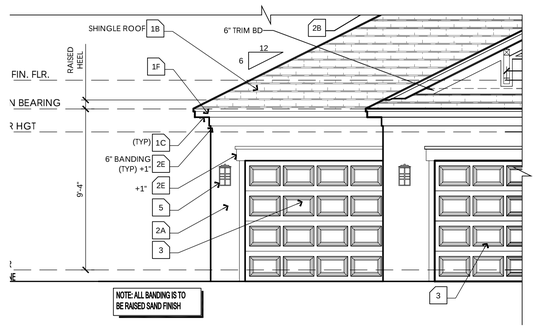
PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



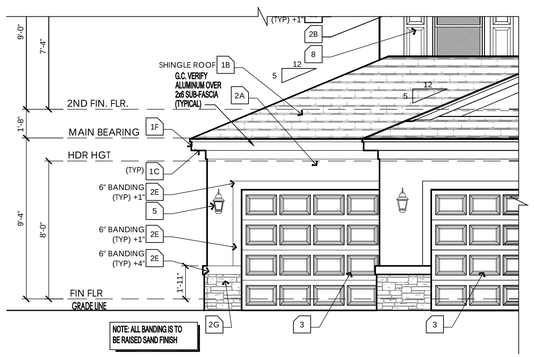
PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



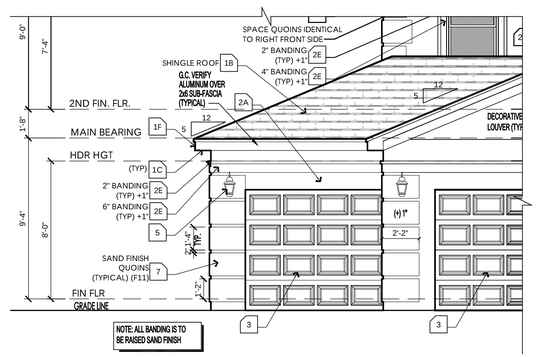
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



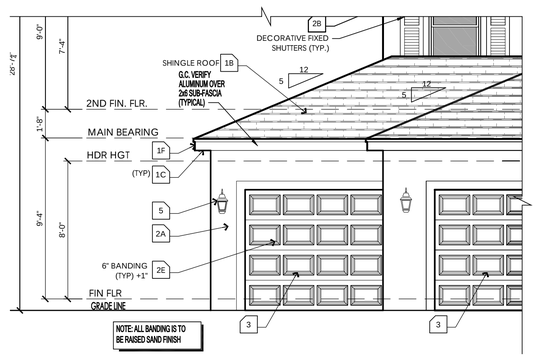
PARTIAL FRONT
TRADITIONAL ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT
TRADITIONAL ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT
TRADITIONAL ELEVATION "A"

SCALE: 1/4" = 1'-0"

PT. 3 CAR GARAGE ELEVATIONS

SCALE: 1/4" = 1'

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Builder:

taylor morrison

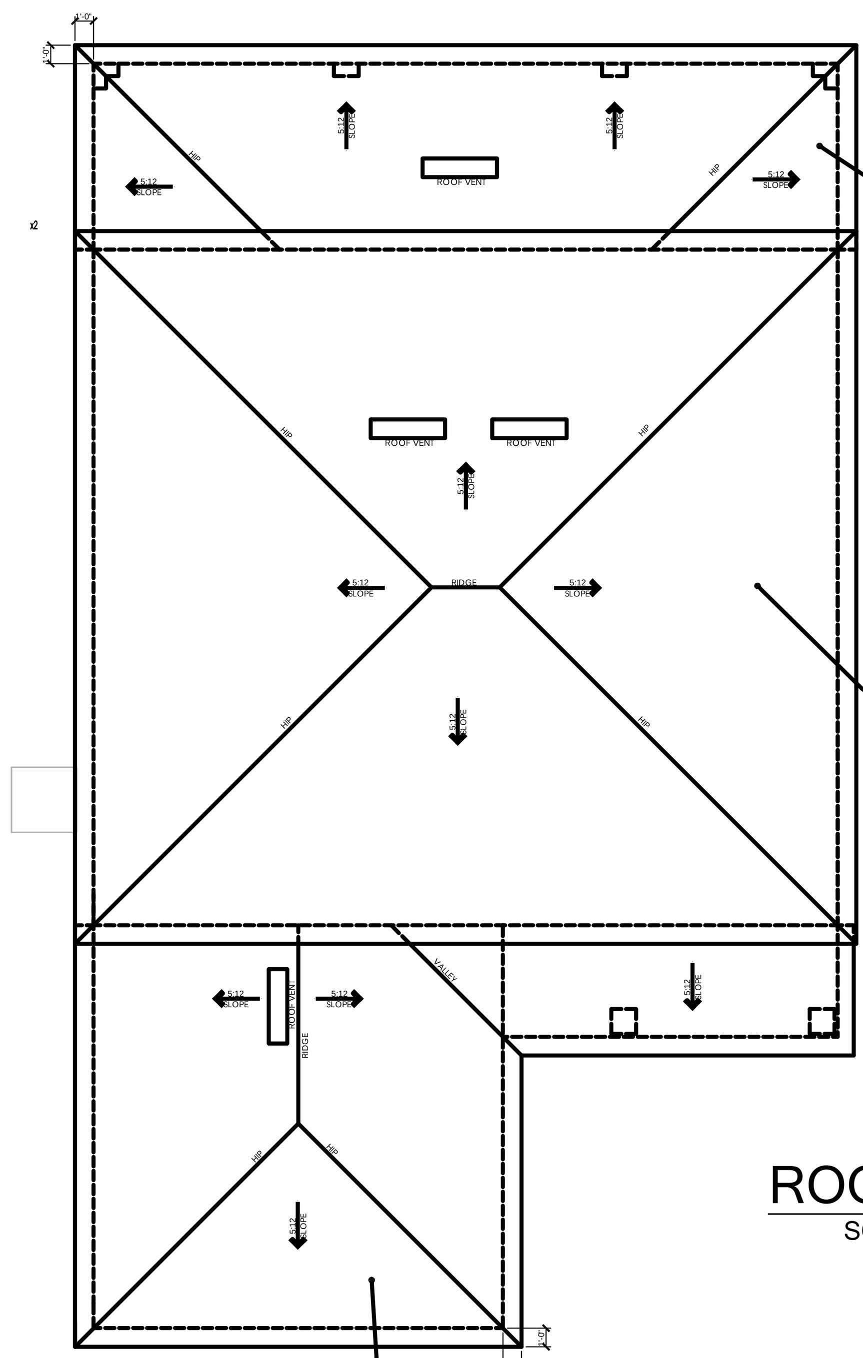
Job Information:

Bonaire

Lot:
Community: Community Name
Address: Block: #### Street St. Unit:
City, State Zip
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

Sheet:
2D



ROOF PLAN
SCALE: 1/4" = 1'-0"

400 — MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 — UPPER ROOF VENT REQUIREMENTS

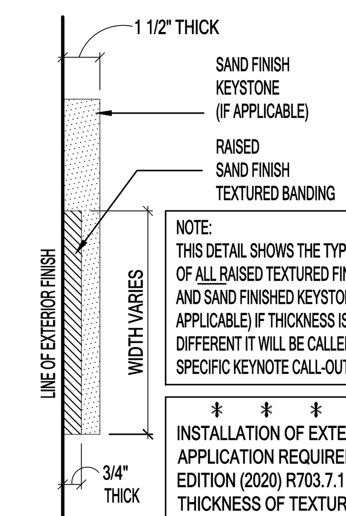
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 — GARAGE ROOF VENT REQUIREMENTS

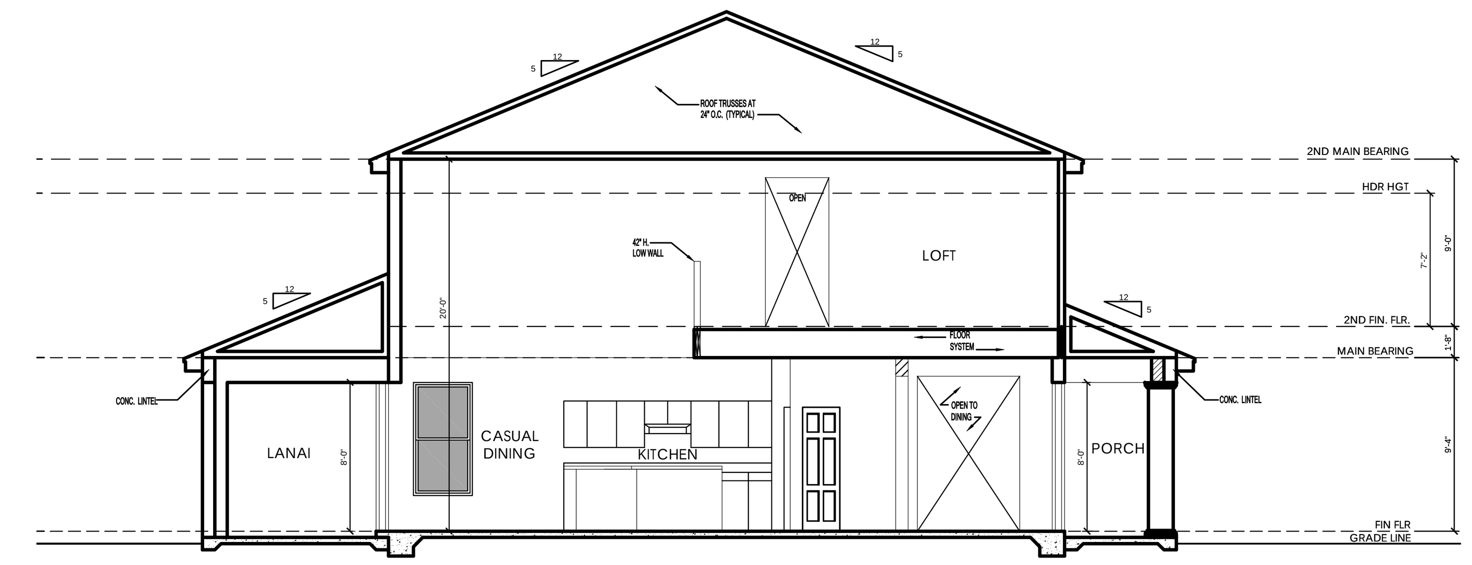
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063.
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

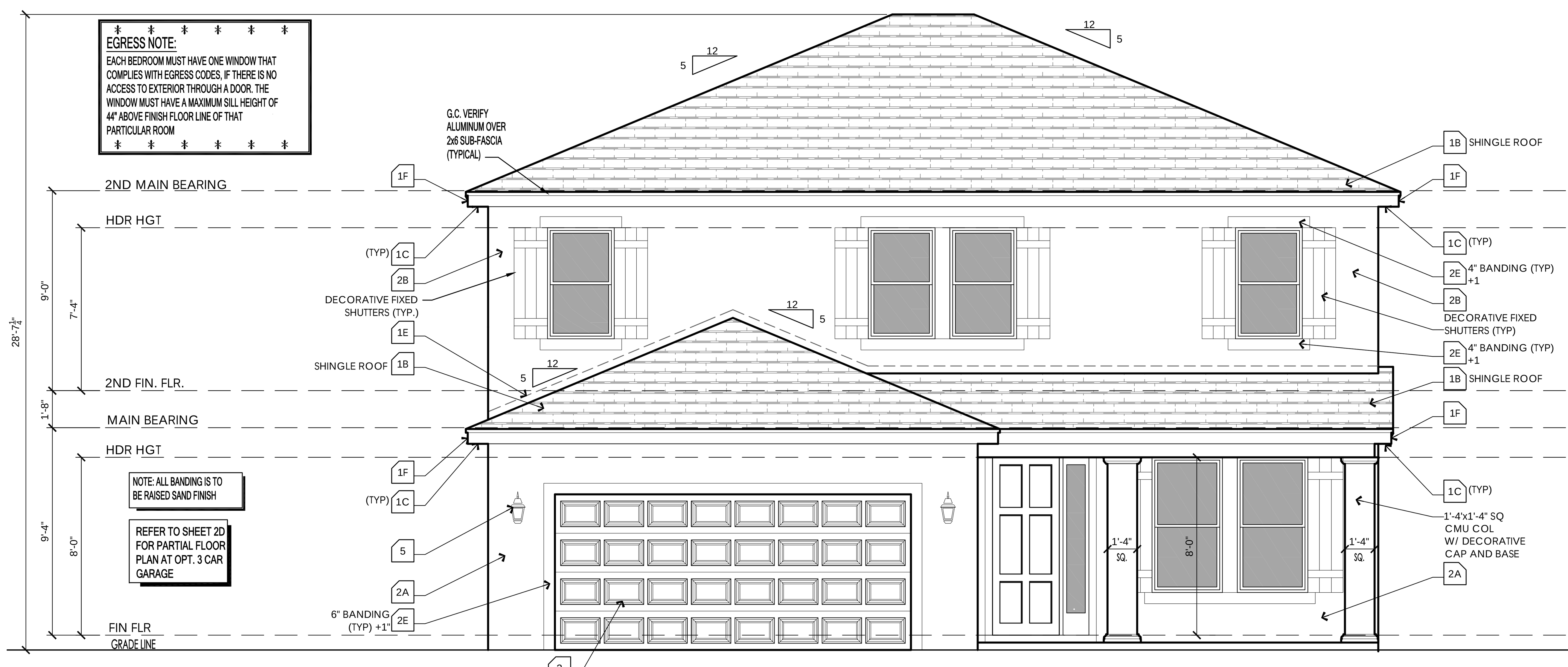
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

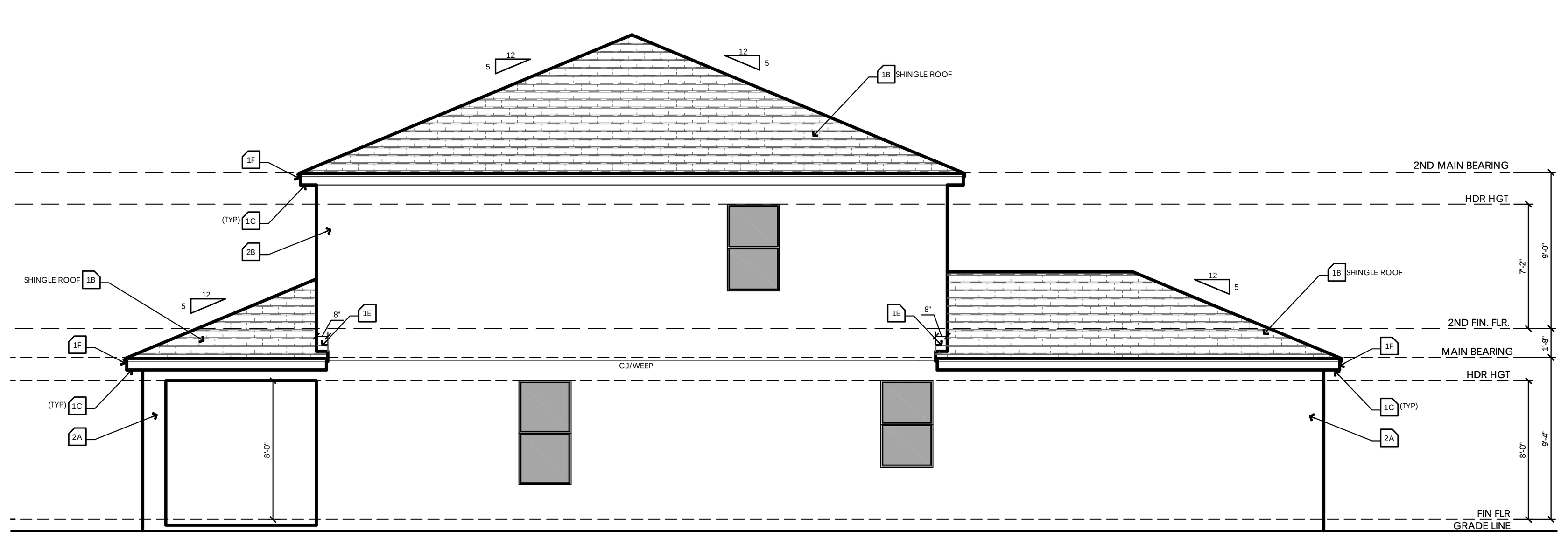
EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE



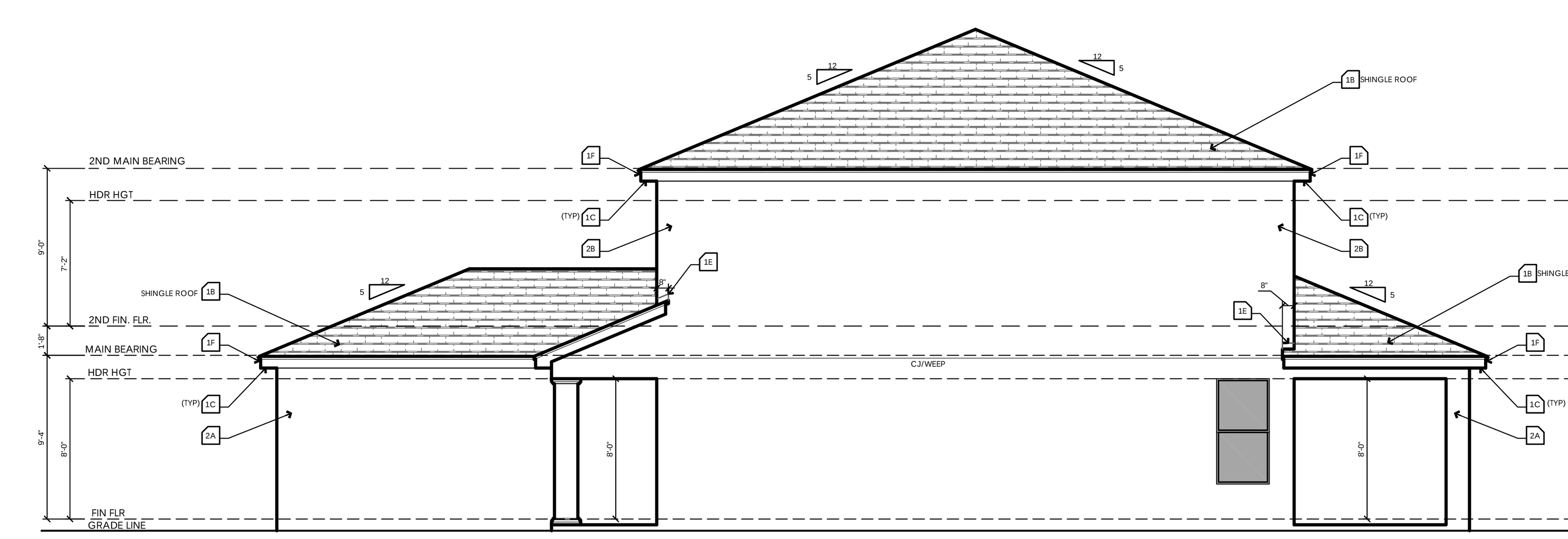
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

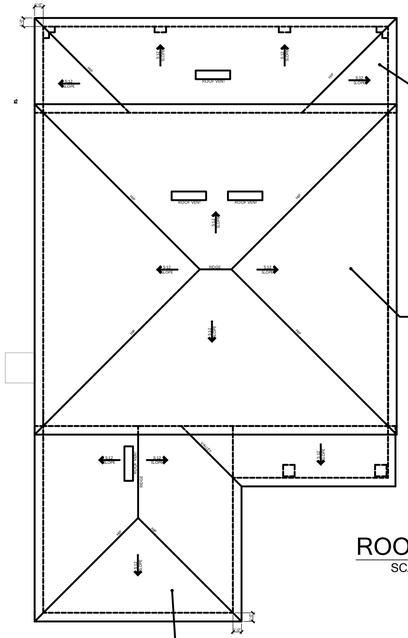
INCLUDED ELEVATION

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Builder: taylor morrison

Job Information:
Bonaire
Community Name
Lot: Block: Unit:
Community:
Address: #### Street St. City, State Zip
Plot Date: 02 / 16 / 2023

Reference No. 21-13499
Sheet: 3SE



400	MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.	X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 1	
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.	

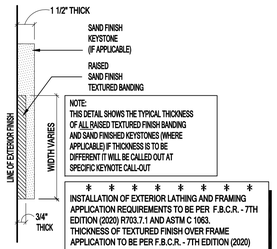
1454	UPPER ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.	X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 2	
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.	

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585	GARAGE ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.	X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 1	
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.	

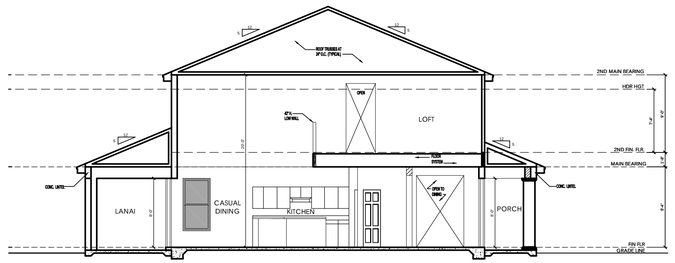
ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



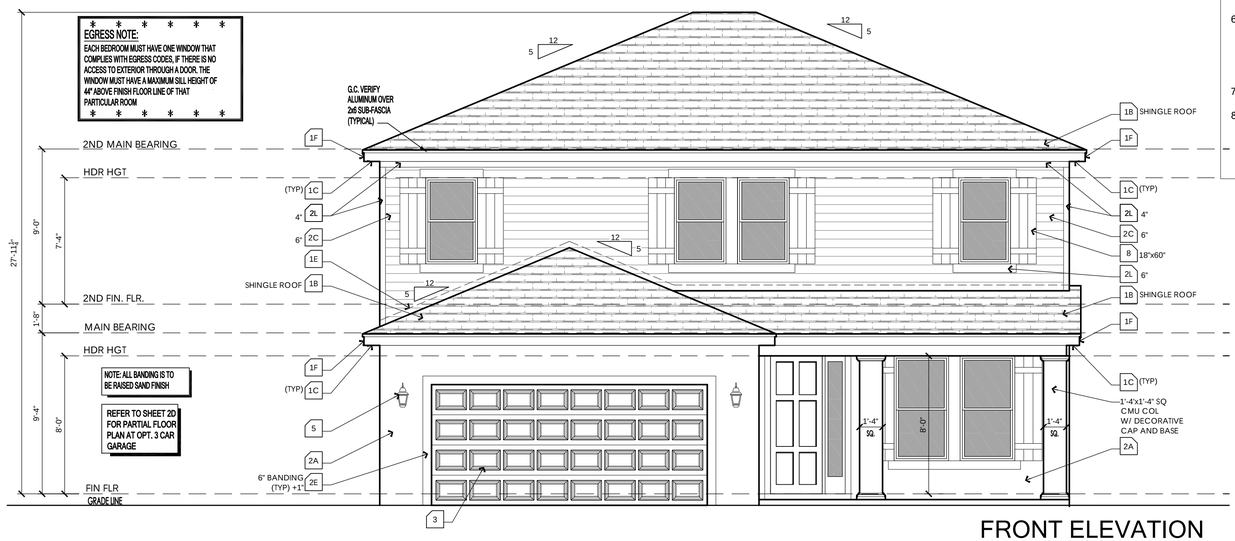
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

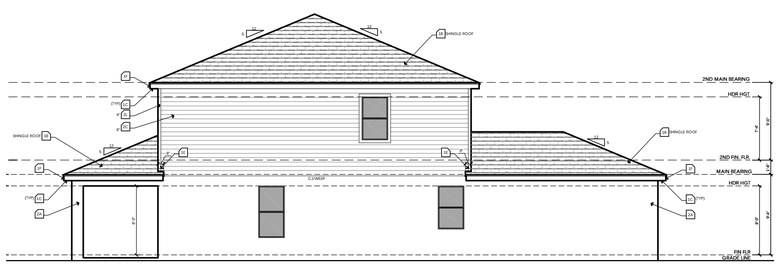
EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

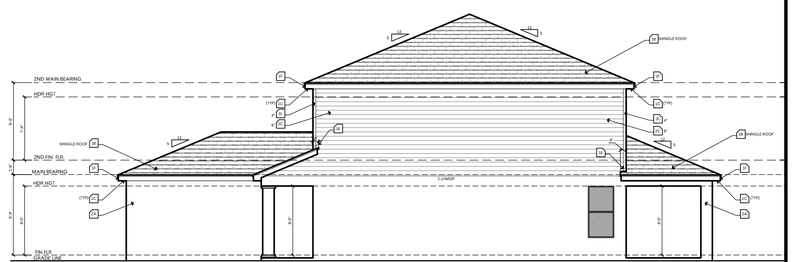
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATION - SIDING OPTION

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

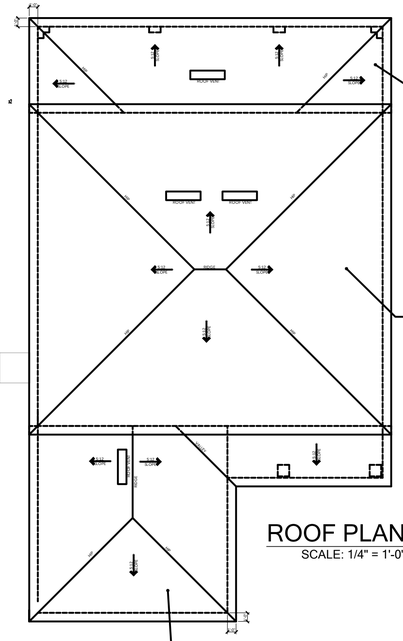
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Unit:
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
03 / 14 / 2023
Plot Date:

Reference No.
21-13499

Sheet:
3SE



ROOF PLAN
SCALE: 1/4" = 1'-0"

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

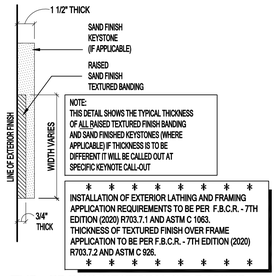
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

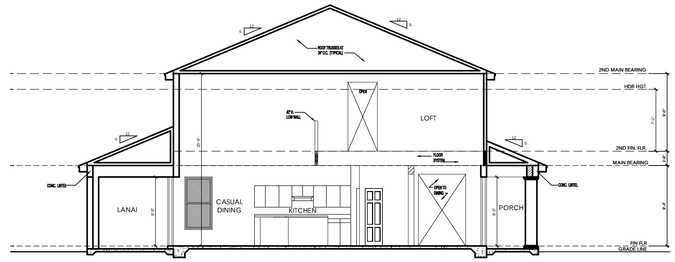
VENTILATION CALCULATIONS
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X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
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OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



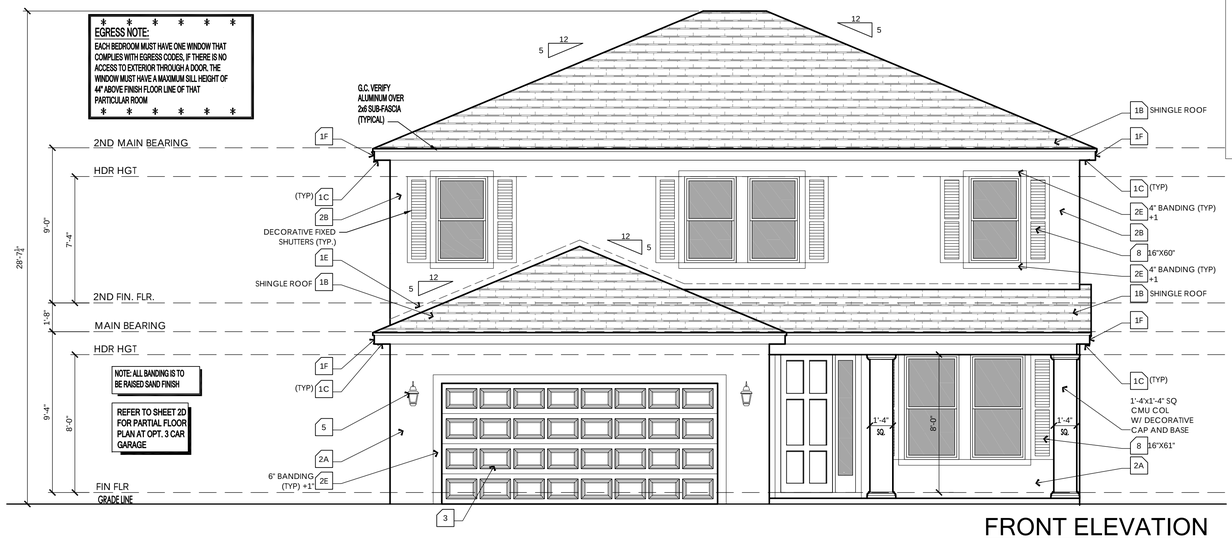
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



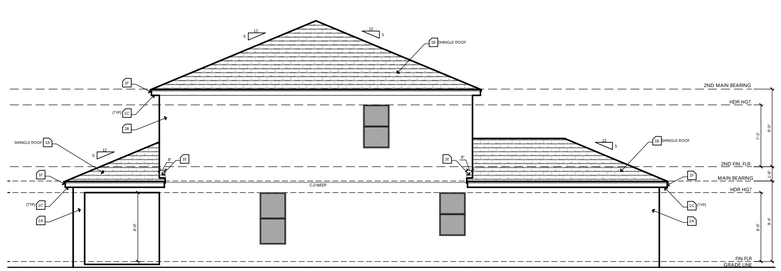
NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

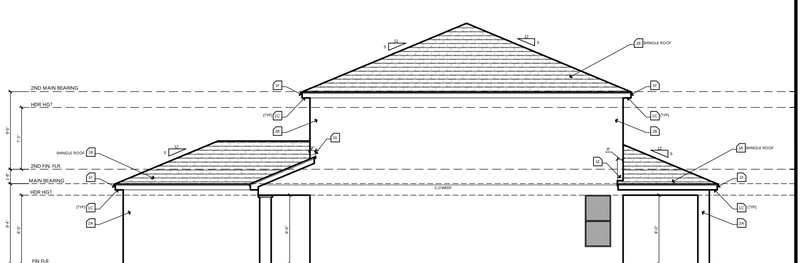
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LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- TRADITIONAL ELEVATION A

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333
gk@keesee.com

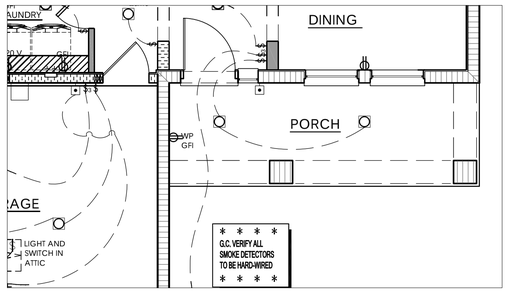
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 02 / 16 / 2023

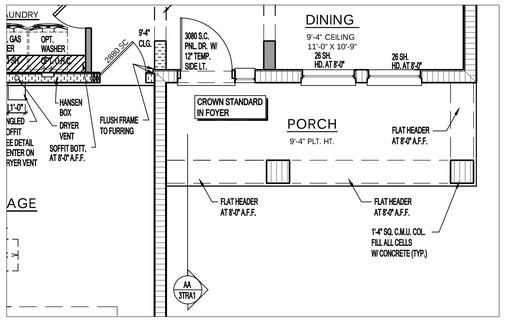
Reference No.
21-13499

Sheet: 3TRA1



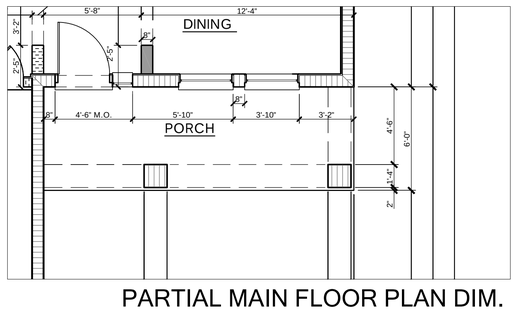
PARTIAL ELECTRIC PLAN
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



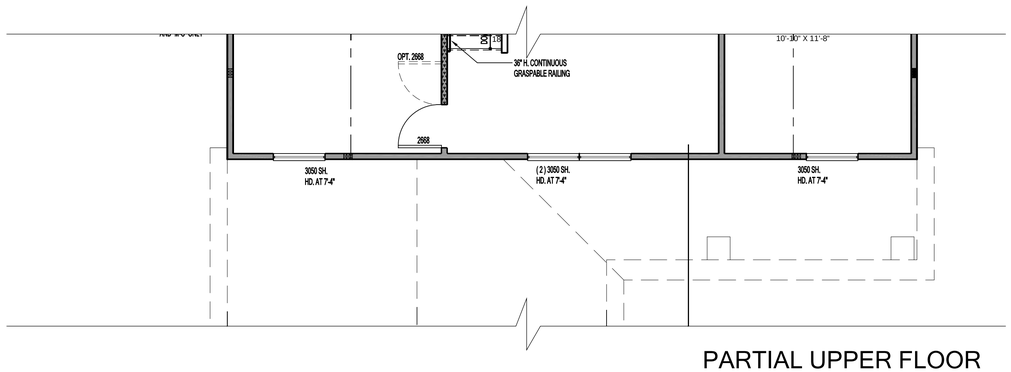
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



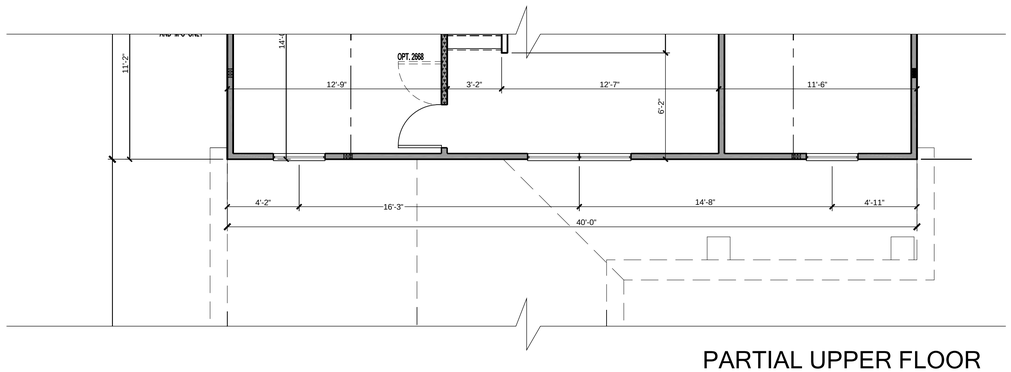
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
p.(407) 960.2333
gokeesee.com

Builder:

taylor morrison

Job Information:

Bonaire

Community Name

Unit:

Block:

Lot: #### Street St.

Community: City, State Zip

Address:

Plot Date: 02 / 16 / 2023

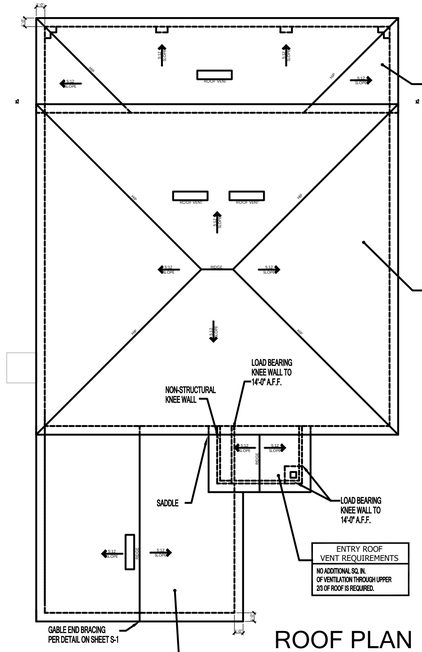
Reference No.

21-13499

Sheet:

3TRA2

TRADITIONAL ELEVATION A



ROOF PLAN
SCALE: 1/4" = 1'-0"

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1464 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 1464 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

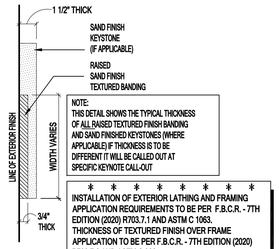
ENTRY ROOF VENT REQUIREMENTS

NO ADDITIONAL SQ. IN. OF VENTILATION THROUGH UPPER 2/3 OF ROOF IS REQUIRED.

GARAGE ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 464 SQ. FT. / 300 = 1.55 SQ. FT.
X 144 = 223 SQ. IN.

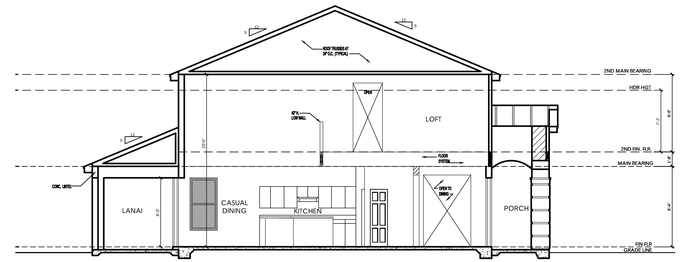
GREATER THAN 40% & LESS THAN 50%
3 FT., FROM RIDGE ON ROOF VENTS = 89.09 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 22 SQ. FT.



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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



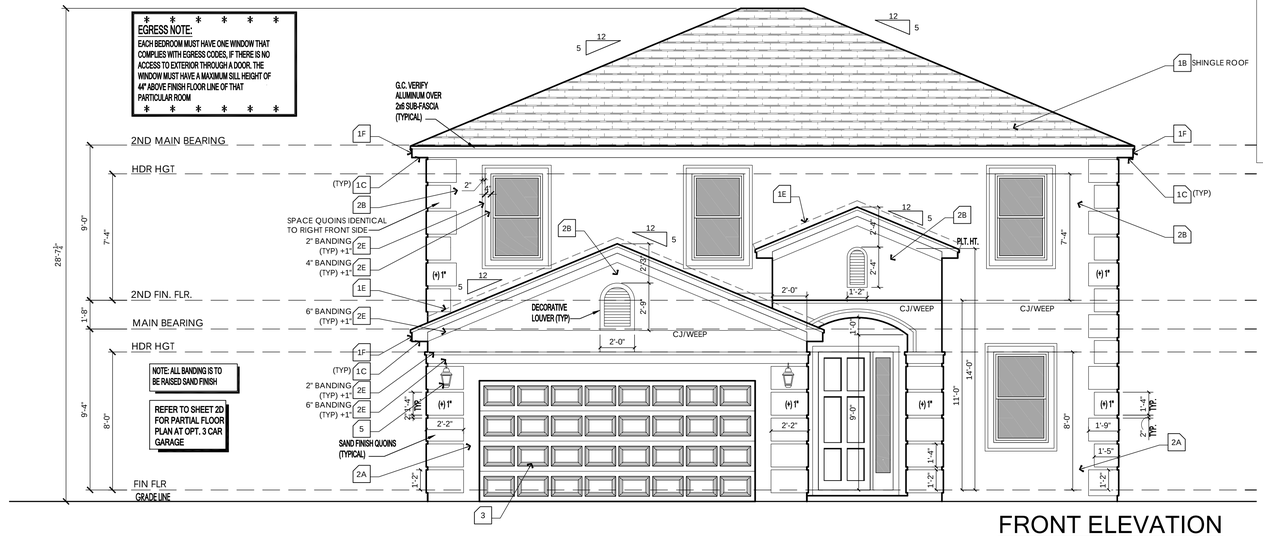
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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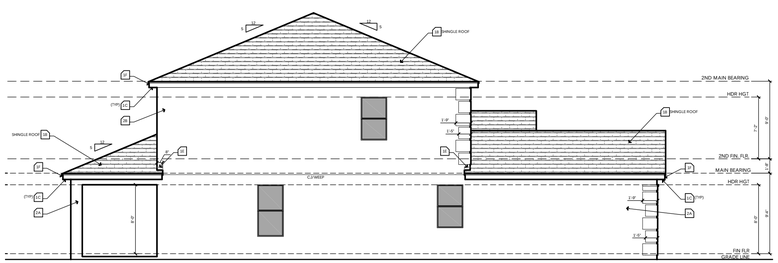
EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

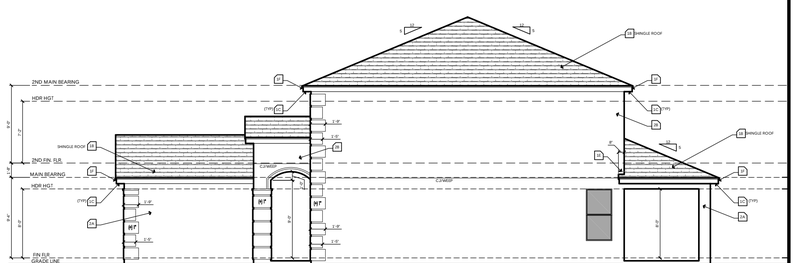
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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256 Southhall Lane Suite 200
Maitland, FL 32751
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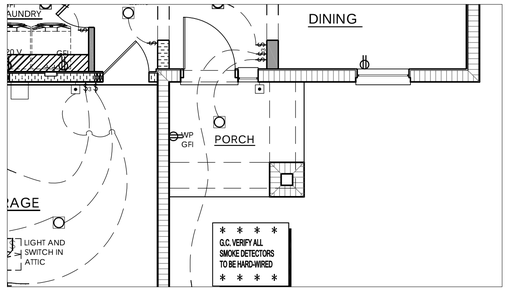
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Lot:
Block:
Community:
Address:
Street St.
City, State Zip
Unit:
Rev Date: 02 / 16 / 2023

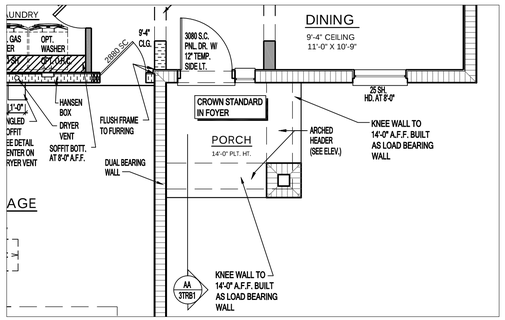
Reference No.
21-13499

Sheet: 3TRB1



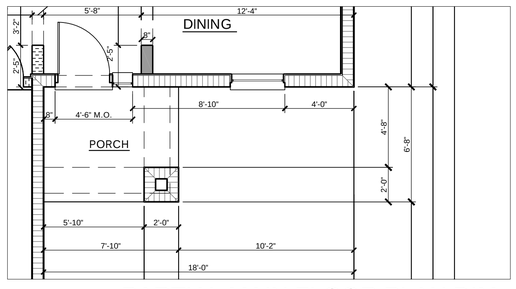
PARTIAL ELECTRIC PLAN
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



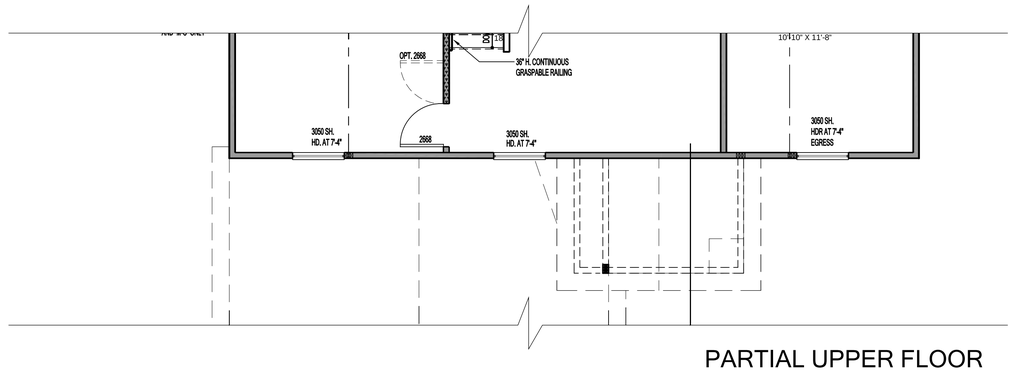
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



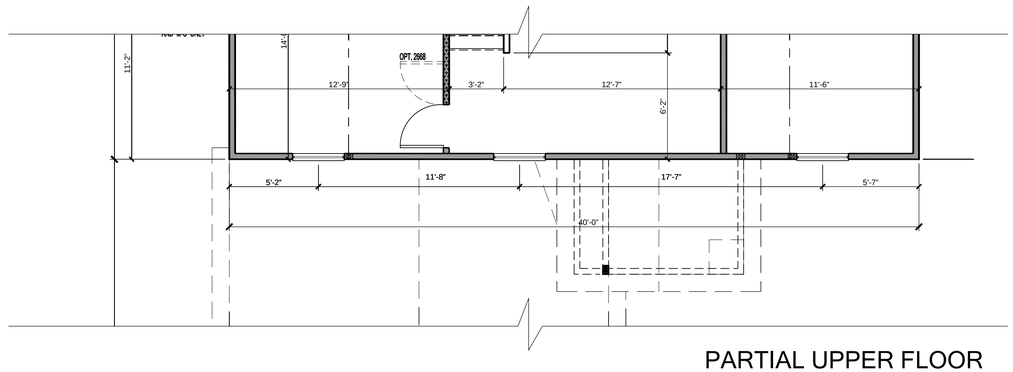
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "TR-B"

SCALE: 1/4" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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keeseeassociates.com
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

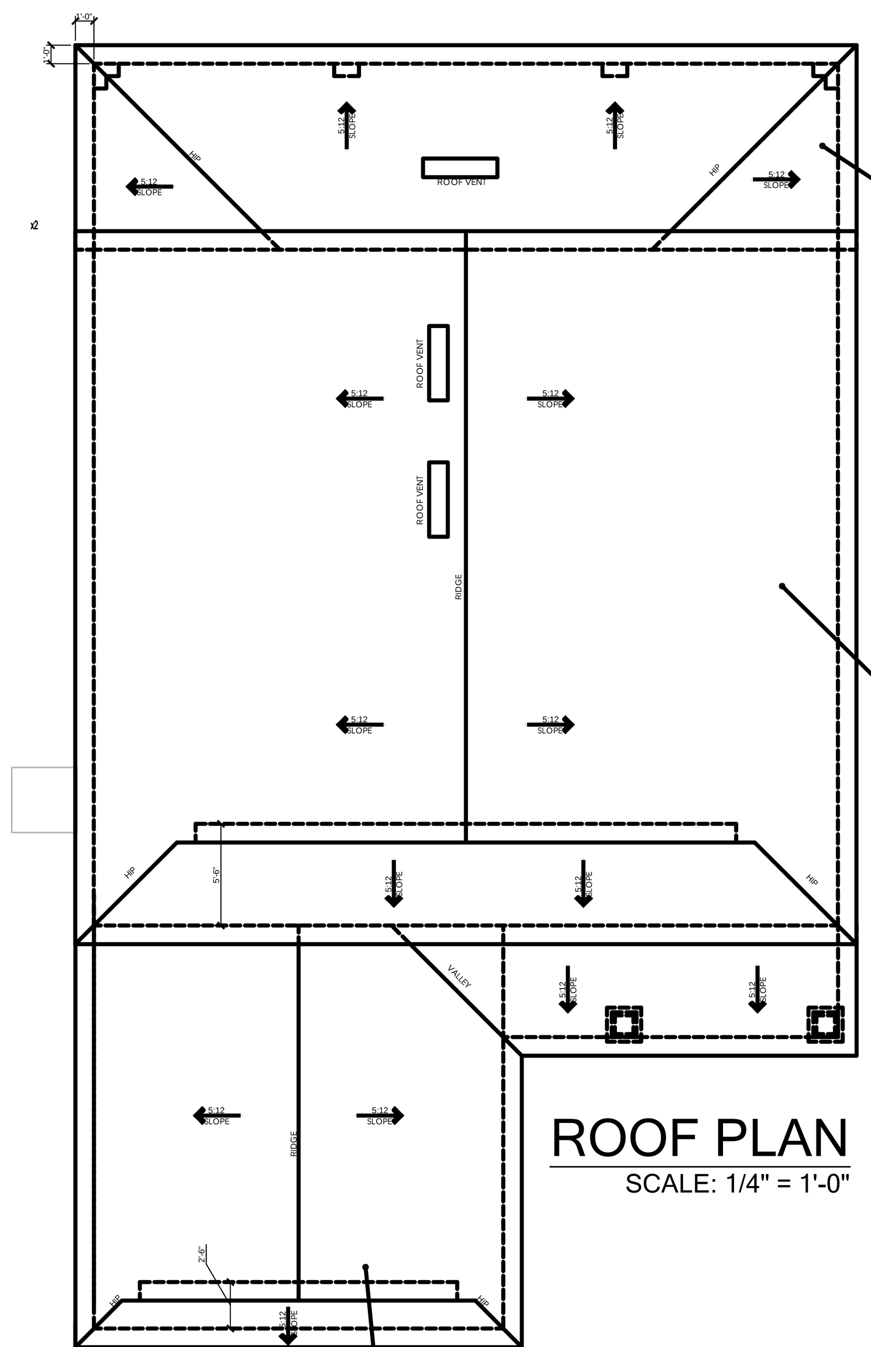
Bonaire

Lot:
Block:
Community: Community Name
Address: #### Street St.
City, State Zip
Plot Date: 02 / 16 / 2023
Unit:

Reference No.
21-13499

Sheet:
3TRB2

TRADITIONAL ELEVATION B



ROOF PLAN
SCALE: 1/4" = 1'-0"

400
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454
UPPER ROOF VENT REQUIREMENTS

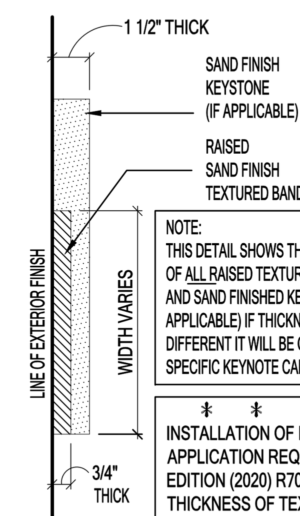
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585
GARAGE ROOF VENT REQUIREMENTS

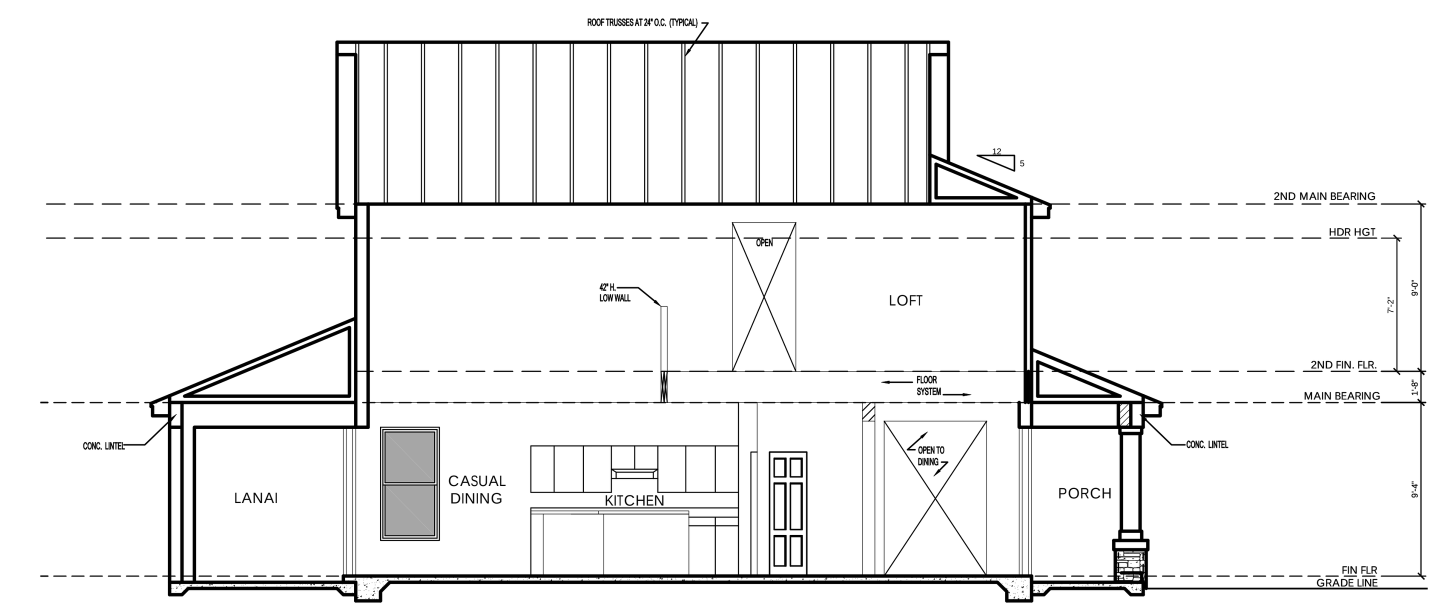
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063.
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



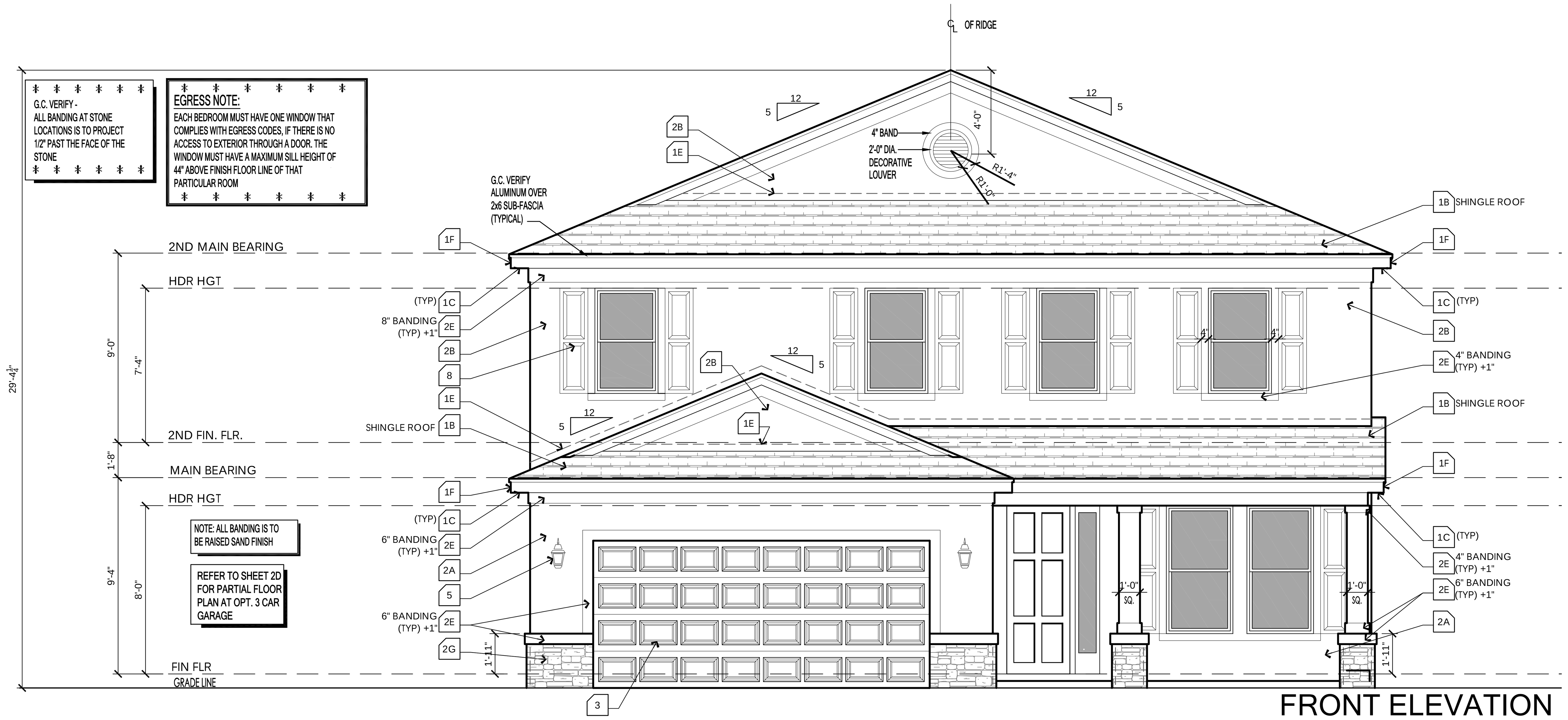
SECTION AA
SCALE: 1/8" = 1'-0"

G.C. VERIFY -
ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

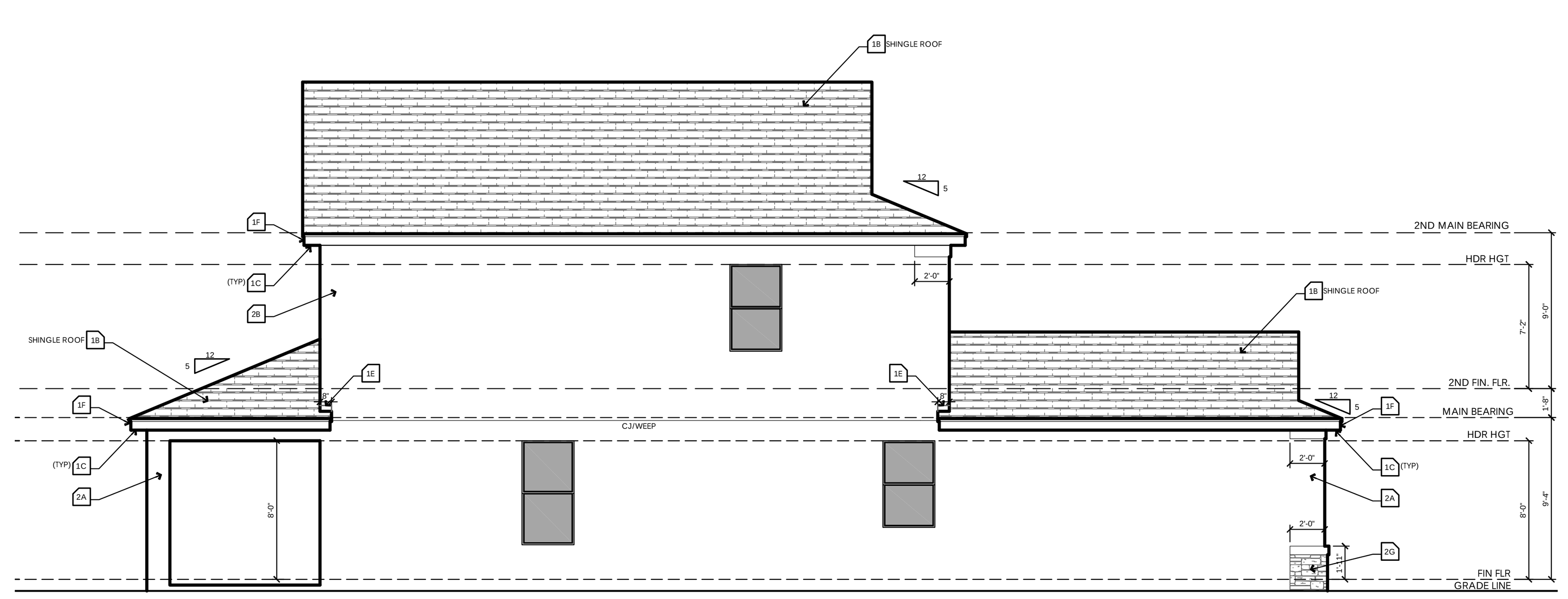
ELEVATION KEY NOTES

1. Roofing
   A. See elevation or roof plan for roof overhangs.
   B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   E. Indicates Flashing where roof planes intersect with wall planes.
   F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   G. Pre-fabricated aluminum awning/canopy
   H. Single-Ply TPO.
2. Walls
   A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   C. Indicates fiber cement board or similar siding. (size per note)
   D. Indicates Decorative Stucco Finish over rigid foam core.
   E. Indicates Decorative Stucco banding/coating with a smooth finish.
   F. Indicates simulated stone header (will need to show as staggered).
   G. Indicates simulated stone veneer.
   H. Indicates simulated brick veneer header.
   I. Indicates simulated brick veneer.
   J. Indicates deco foam with simulated wood finish applied to stucco.
   K. Hardie Board and Batten.
   L. Hardie Board Corner/Head/Sill Trim.
   M. Exposed painted truss tails.
   N. Applied Wall Tile.
   O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

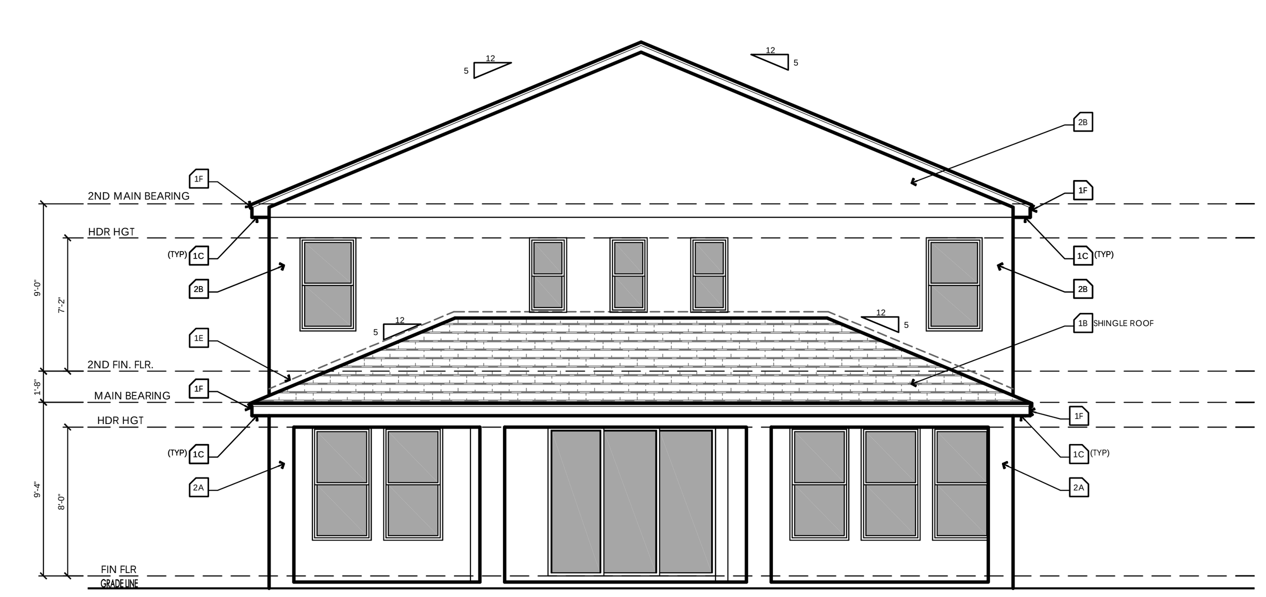
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

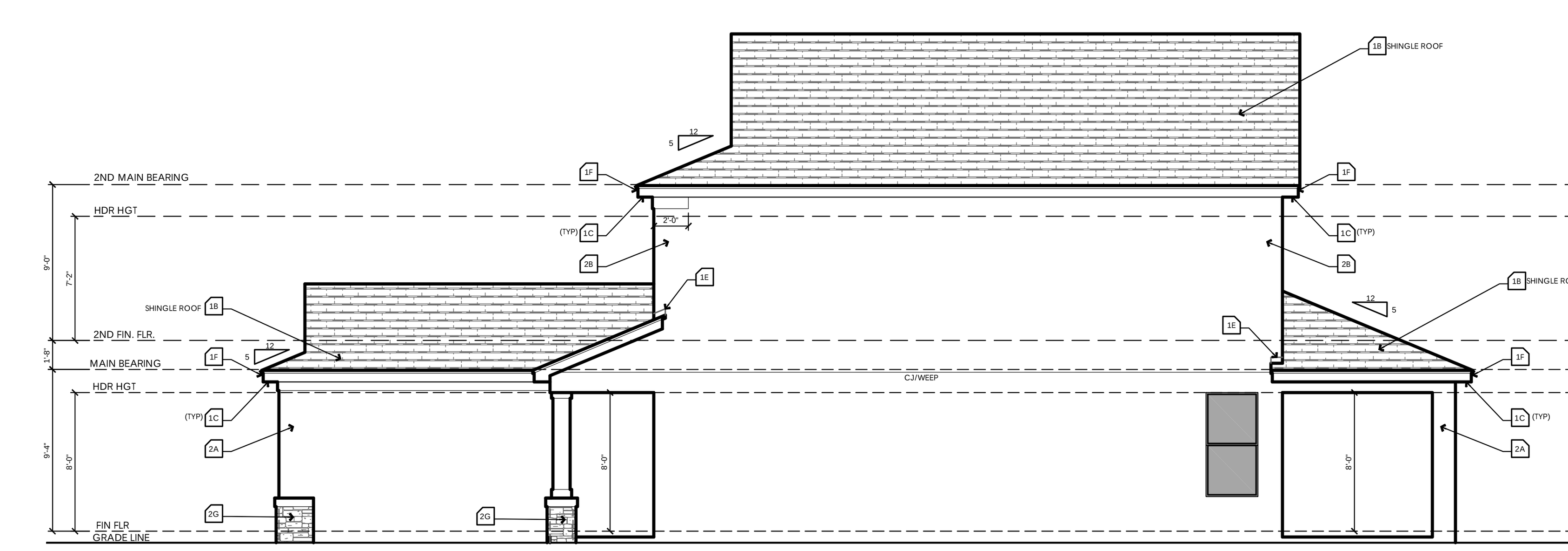
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION C

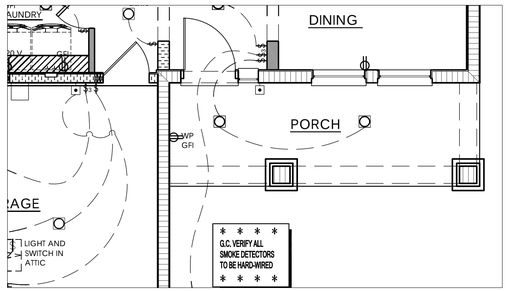
keesee associates
ARCHITECTURE | DESIGN | PLANNING
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gokeesee.com
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Maitland, FL 32751
o.(407) 880 2333

Builder: taylor morrison

Job Information:
Bonaire
Community Name
Lot:
Block:
Unit:
Community:
Address: #### Street St. City, State Zip
Plot Date: 02 / 16 / 2023

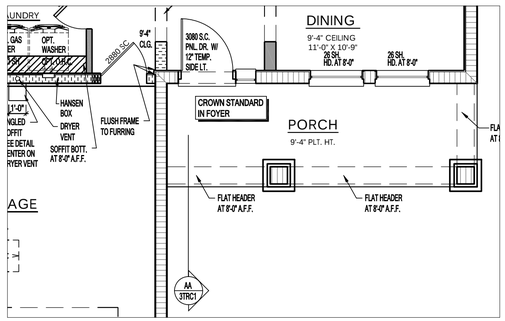
Reference No. 21-13499

Sheet: 3TRC1



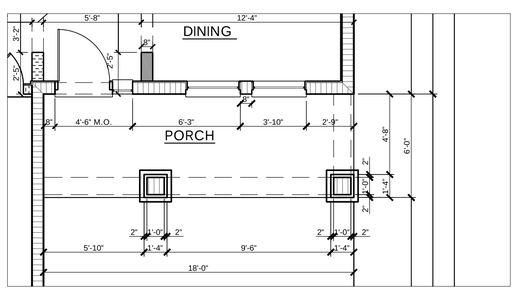
PARTIAL ELECTRIC PLAN AT ELEVATION "TR-C"

SCALE: 1/4" = 1'-0"



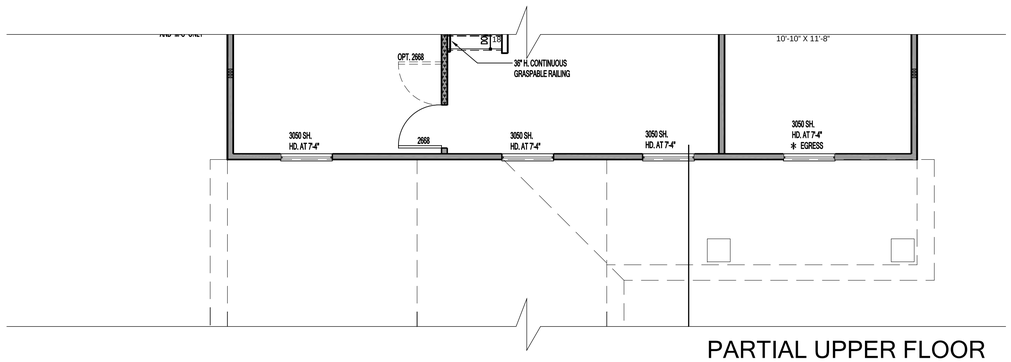
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "TR-C"

SCALE: 1/4" = 1'-0"



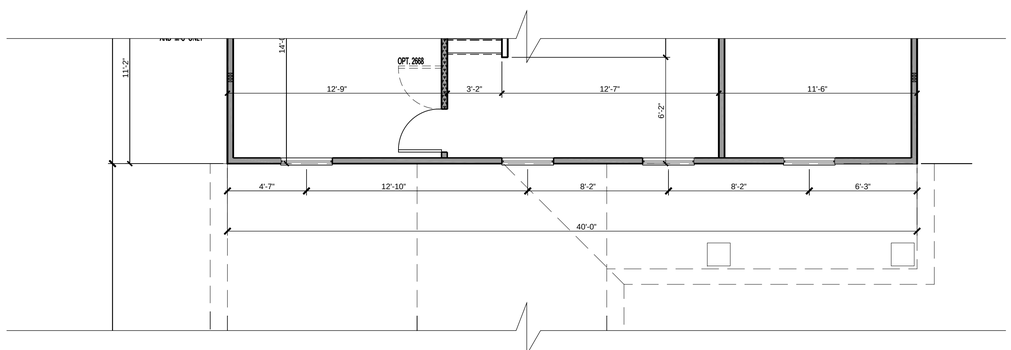
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "TR-C"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "TR-C"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "TR-C"

SCALE: 1/4" = 1'-0"

keesee associates
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AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333
gokeesee.com

Builder:

taylor morrison

Job Information:

Bonaire

Community Name

Lot: Community: Address: Block: Unit:

Street St.
City, State Zip

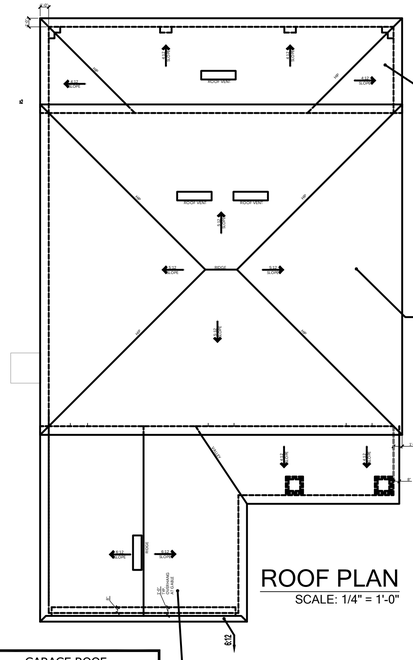
Plot Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet:
3TRC2

TRADITIONAL ELEVATION C



ROOF PLAN
SCALE: 1/4" = 1'-0"

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

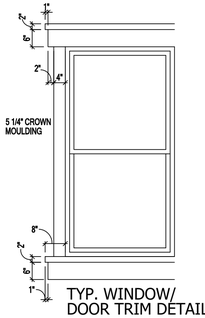
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

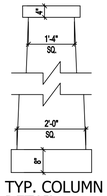
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

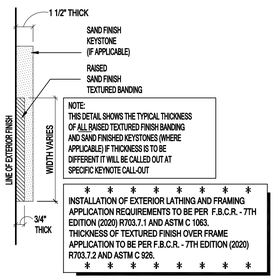
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



TYP. WINDOW/ DOOR TRIM DETAIL



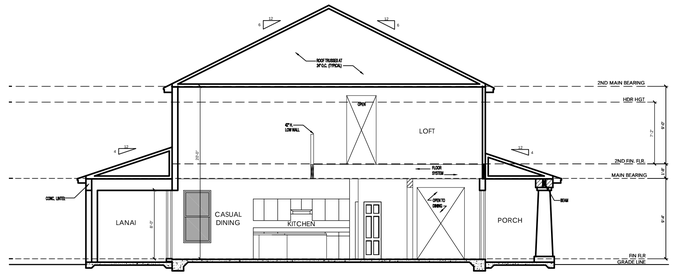
TYP. COLUMN DETAIL



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

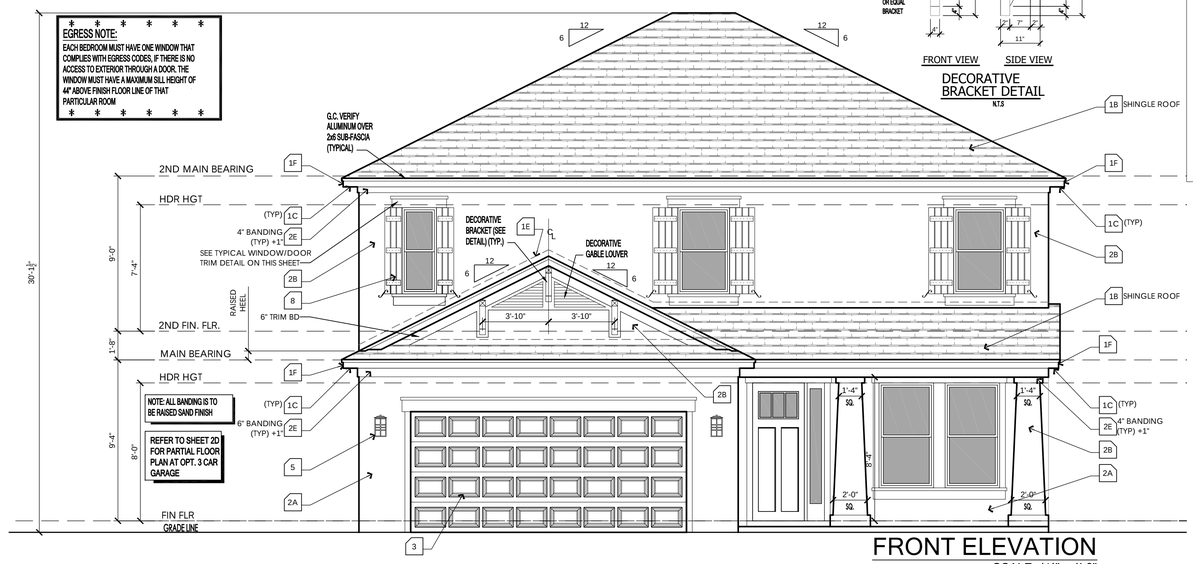
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

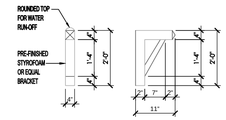


SECTION AA
SCALE: 1/8" = 1'-0"

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

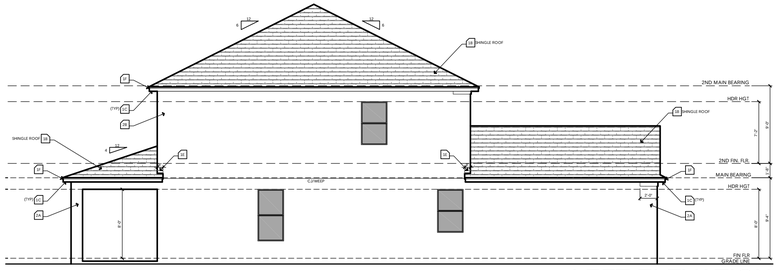


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT VIEW SIDE VIEW

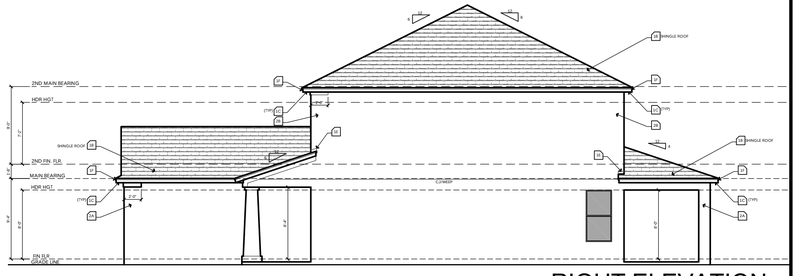
DECORATIVE BRACKET DETAIL
N.T.S



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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gk@keesee.com

Builder: taylor morrison

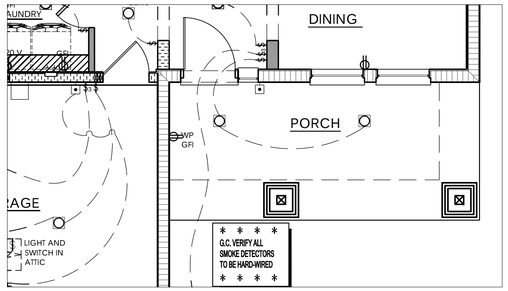
Job Information:

Bonaire
Lot:
Block:
Community: Community Name
Address: #### Street St.
City, State Zip
Plot Date: 02 / 16 / 2023
Unit:

Reference No.
21-13499

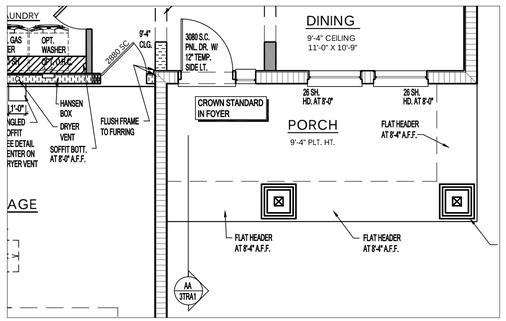
Sheet: 3CRA1

CRAFTSMAN ELEVATION A



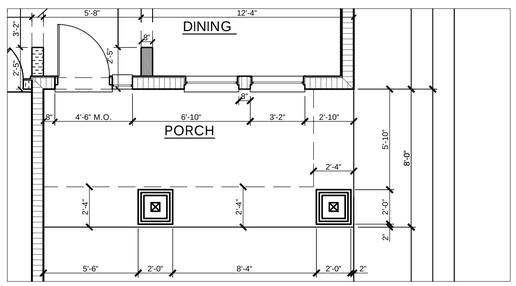
PARTIAL ELECTRIC PLAN AT ELEVATION "CR-A"

SCALE: 1/4" = 1'-0"



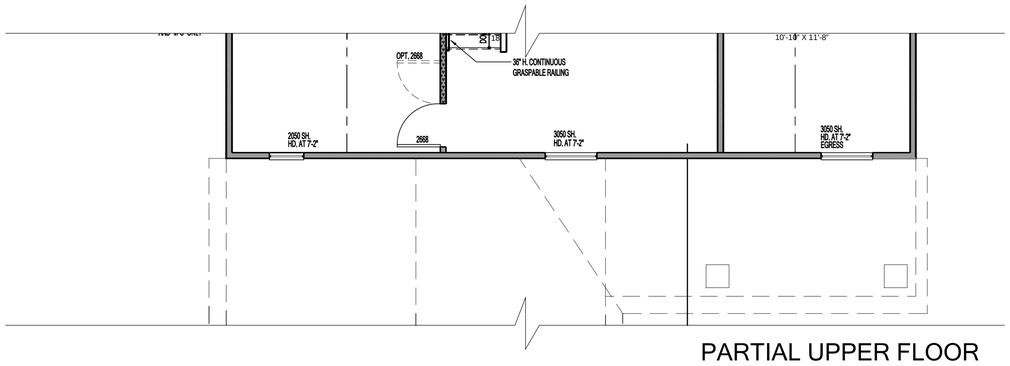
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "CR-A"

SCALE: 1/4" = 1'-0"



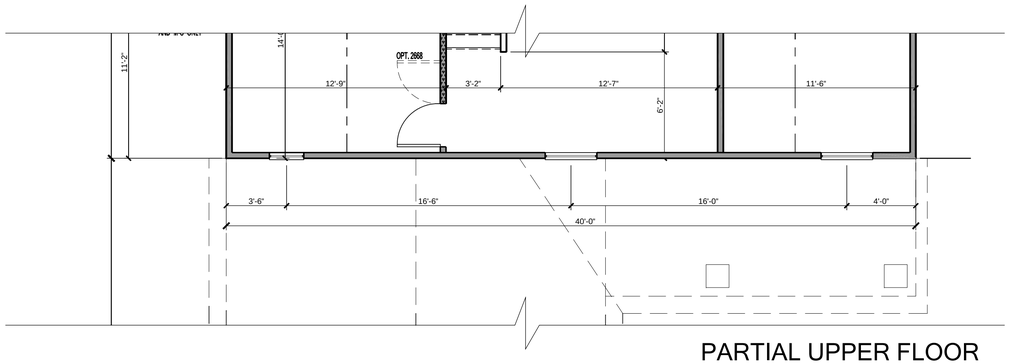
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "CR-A"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "CR-A"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "CR-A"

SCALE: 1/4" = 1'-0"

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Builder:

taylor morrison

Job Information:

Bonaire

Community Name

Lot: Block: ####

Community: Unit:

Address: City, State Zip

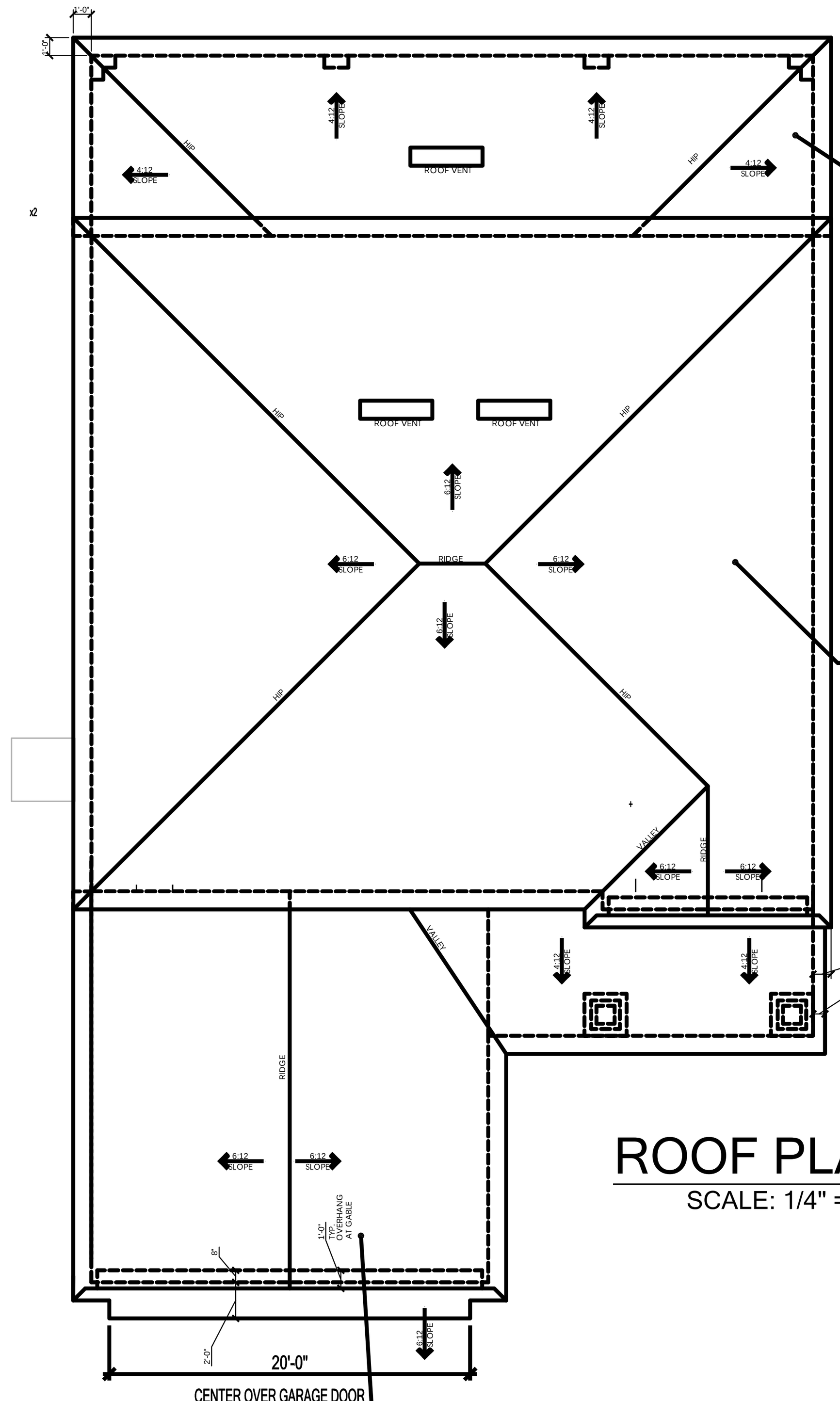
Print Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet: 3CRA2

CRAFTSMAN ELEVATION A



ROOF PLAN
SCALE: 1/4" = 1'-0"

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

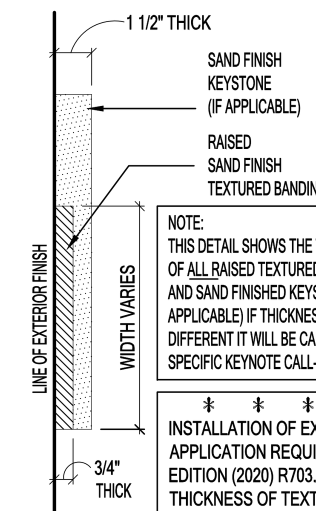
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

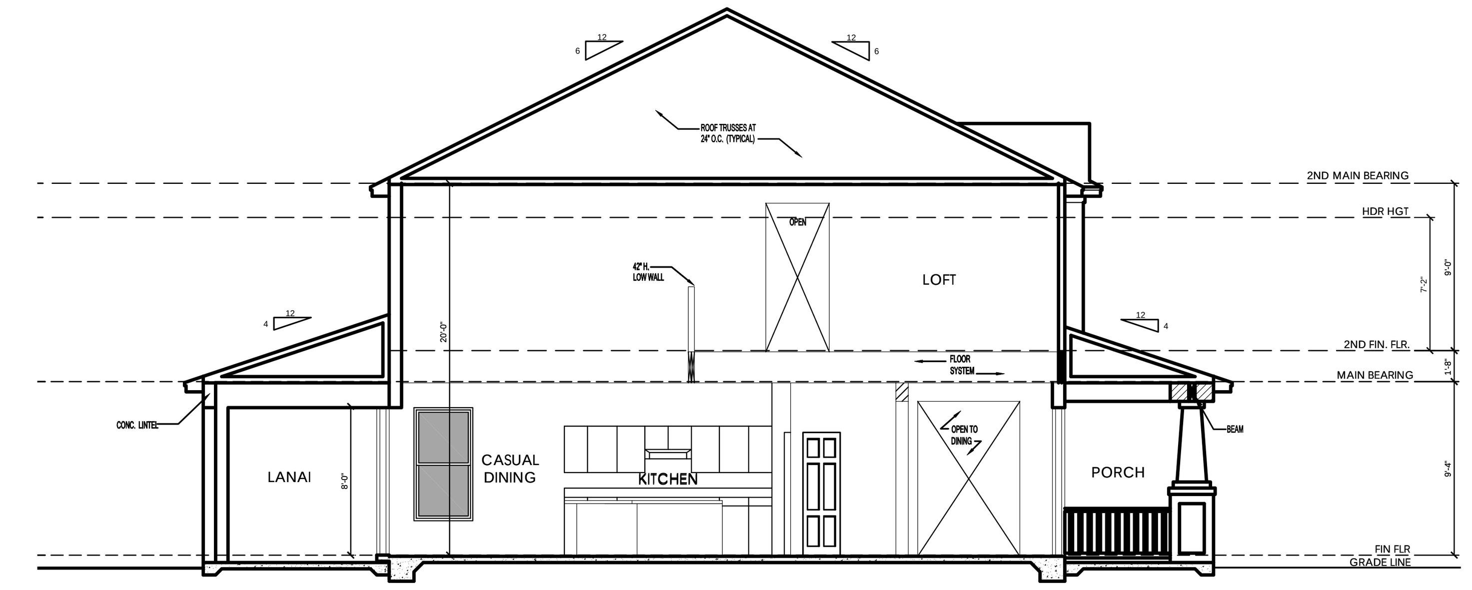
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
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OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



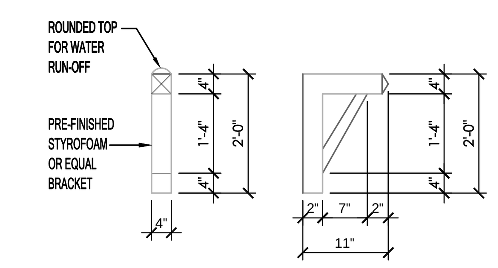
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063.
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

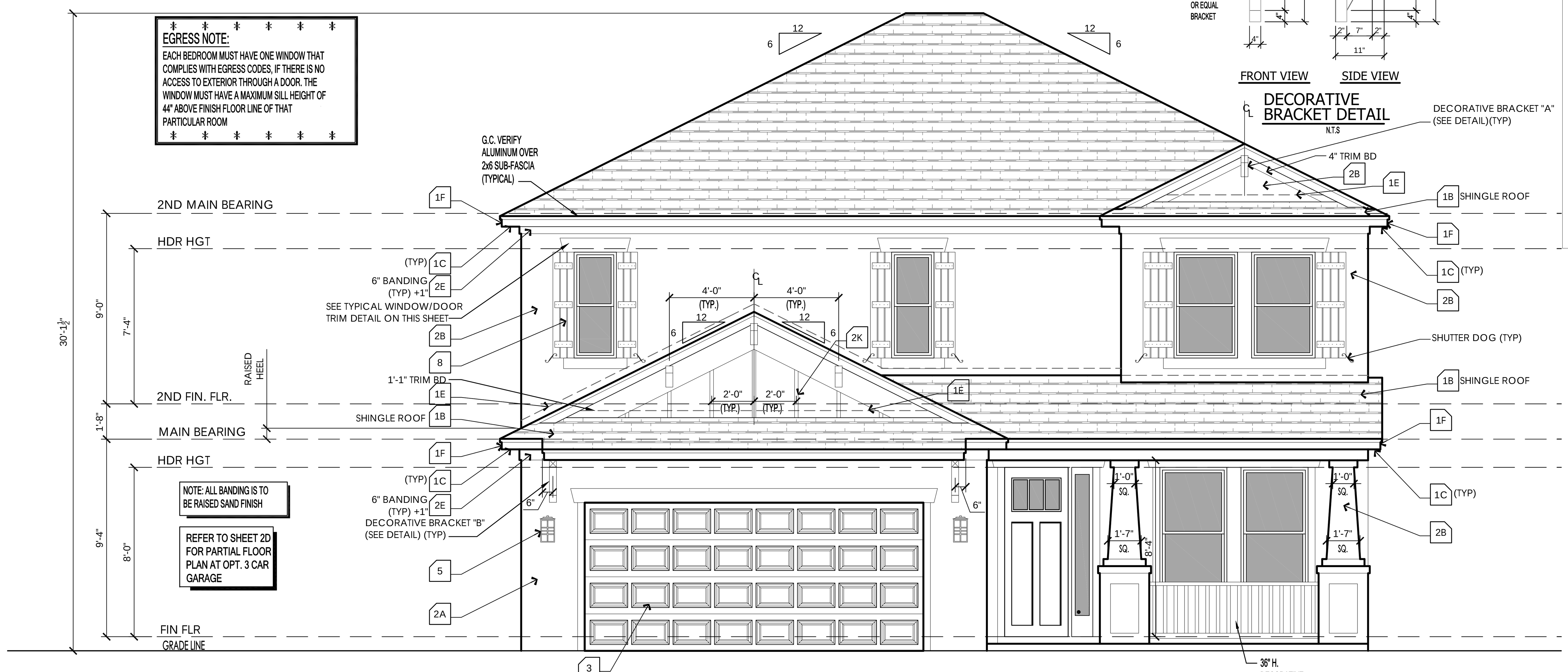


SECTION AA
SCALE: 1/8" = 1'-0"

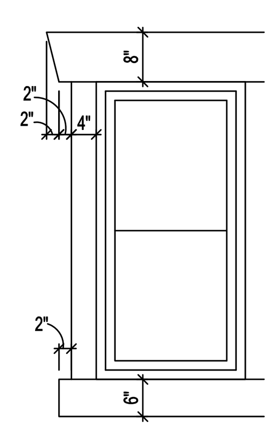


DECORATIVE BRACKET DETAIL
N.T.S

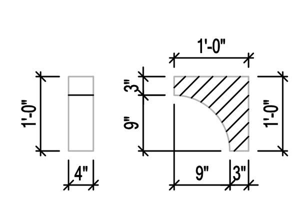
EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



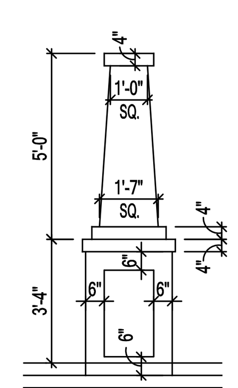
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



TYP. WINDOW/ DOOR TRIM DETAIL



DECORATIVE BRACKET "A" DETAIL



TYP. COLUMN DETAIL

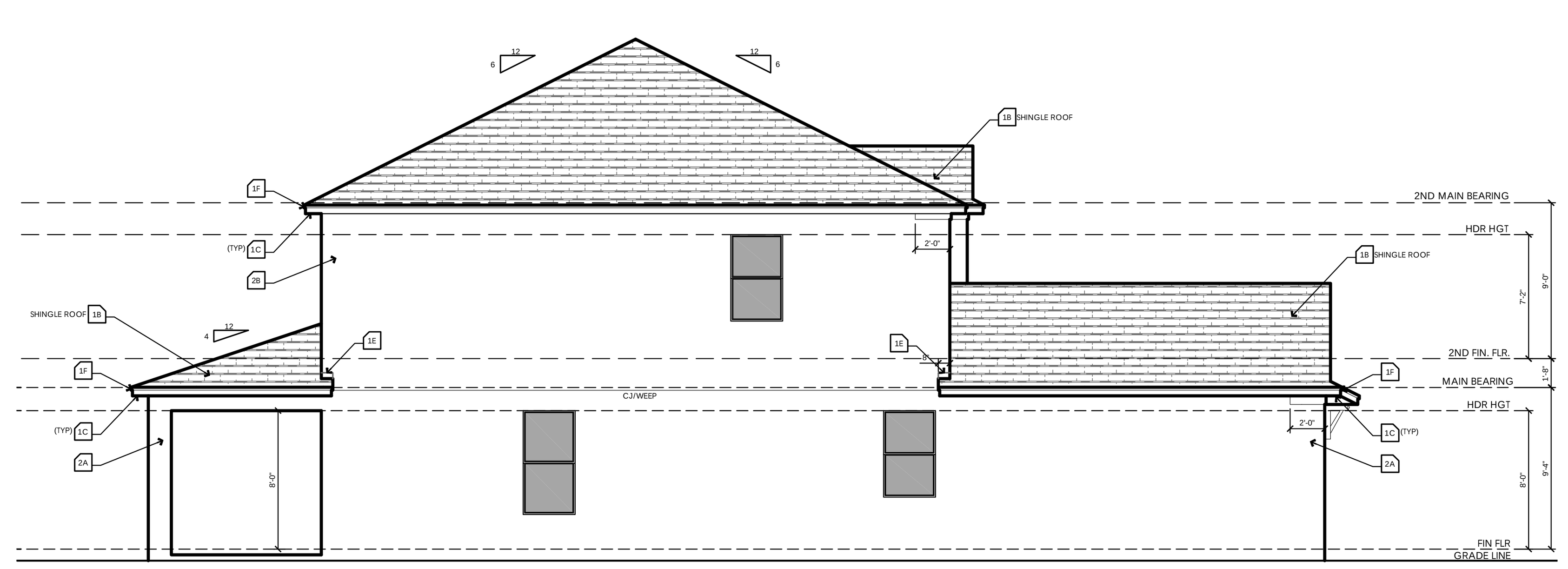
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
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   - O. Shake Siding
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

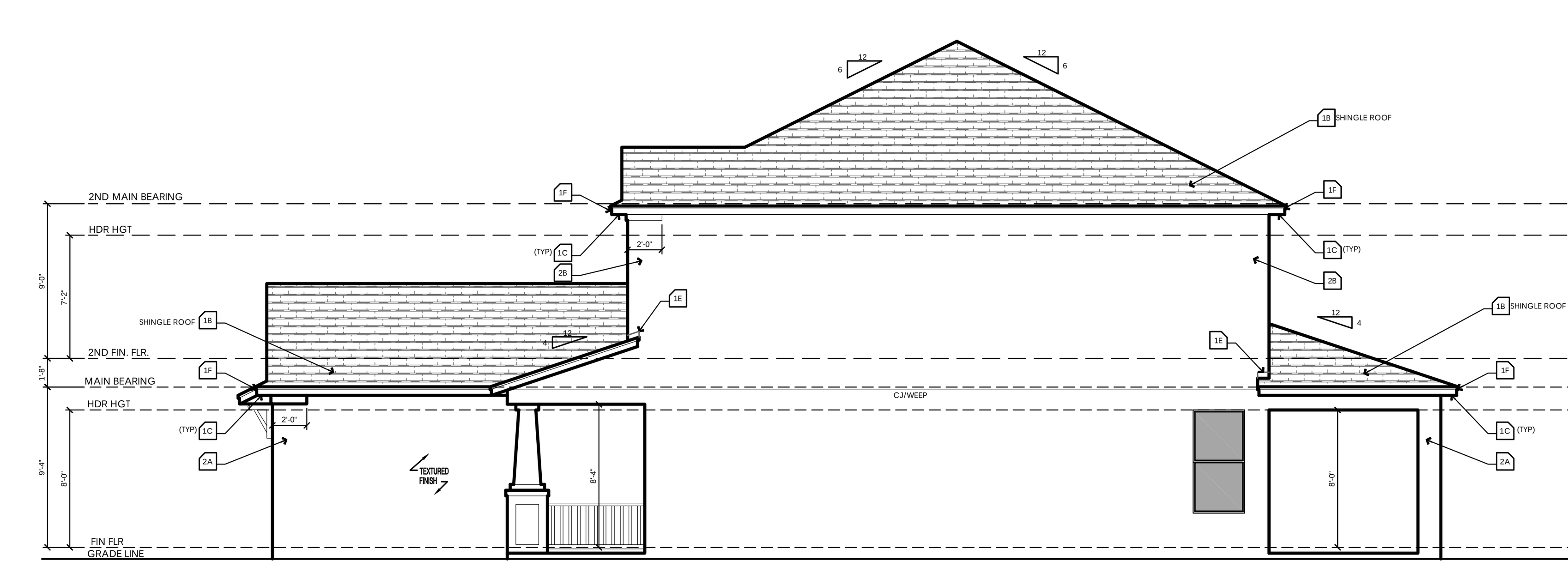
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

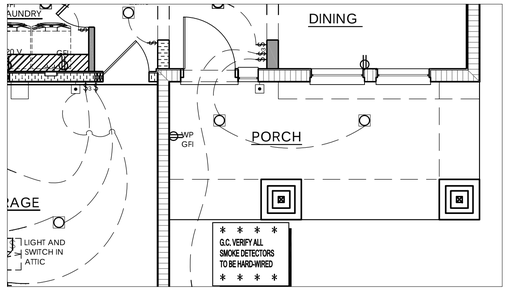
CRAFTSMAN ELEVATION B

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 880 2333

Builder: taylor morrison

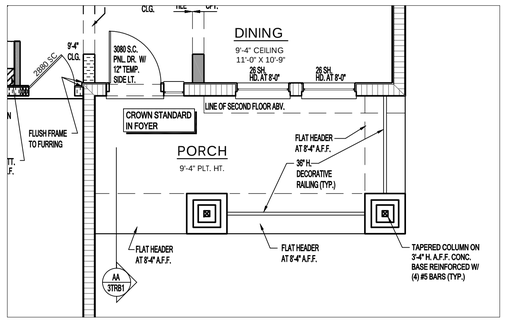
Job Information:
Bonaire
Community Name
Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 02 / 16 / 2023

Reference No. 21-13499
Sheet: 3CRB1



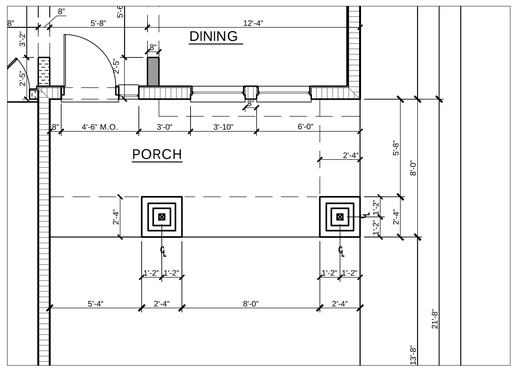
PARTIAL ELECTRIC PLAN
AT ELEVATION "CR-B"

SCALE: 1/4" = 1'-0"



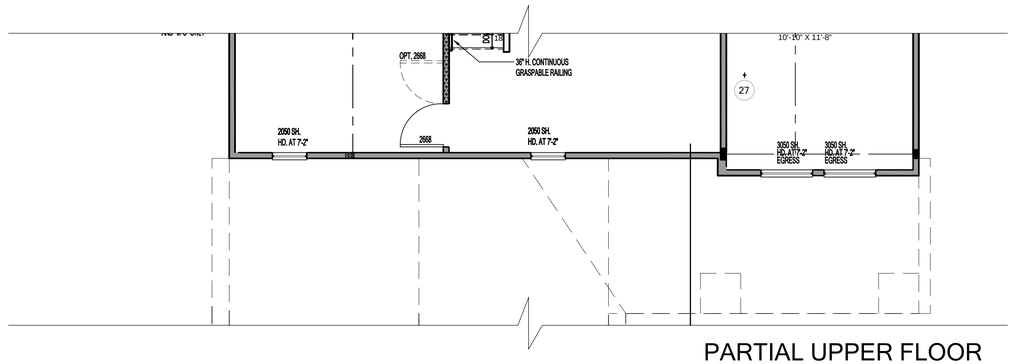
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-B"

SCALE: 1/4" = 1'-0"



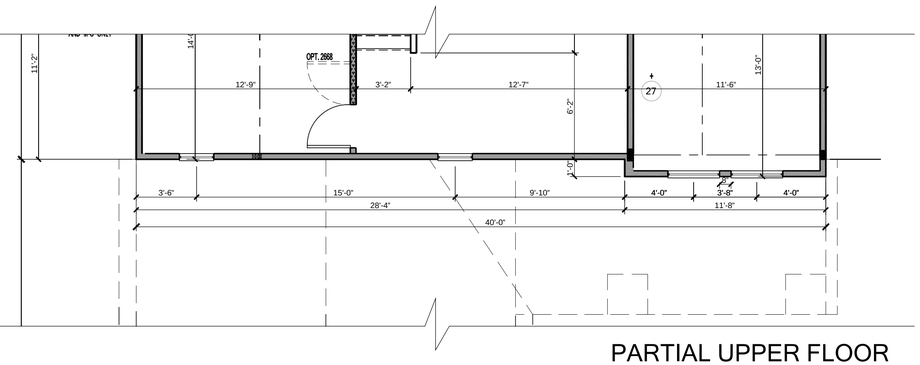
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-B"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "CR-B"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "CR-B"

SCALE: 1/4" = 1'-0"

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Job Information:

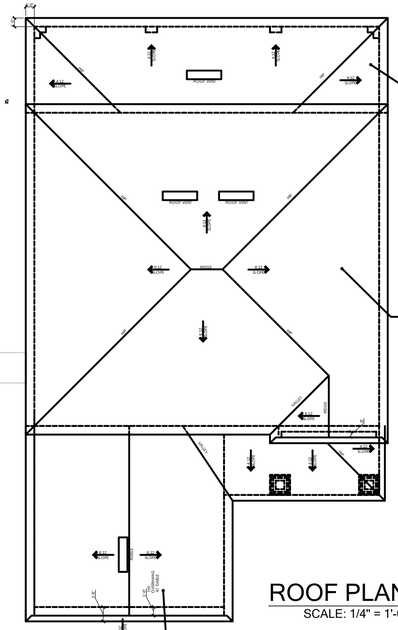
Community Name
Block:
Unit:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 02 / 16 / 2023

Bonaire

Reference No.
21-13499

Sheet:
3CRB2

CRAFTSMAN ELEVATION B



ROOF PLAN
SCALE: 1/4" = 1'-0"

400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

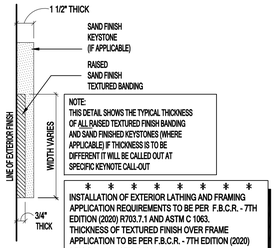
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
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TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 GARAGE ROOF VENT REQUIREMENTS

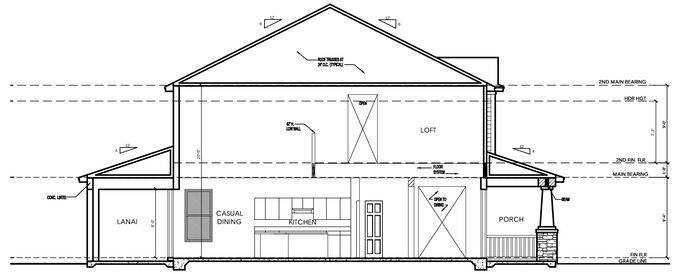
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GREATER THAN 40% & LESS THAN 50%
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
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2. Walls
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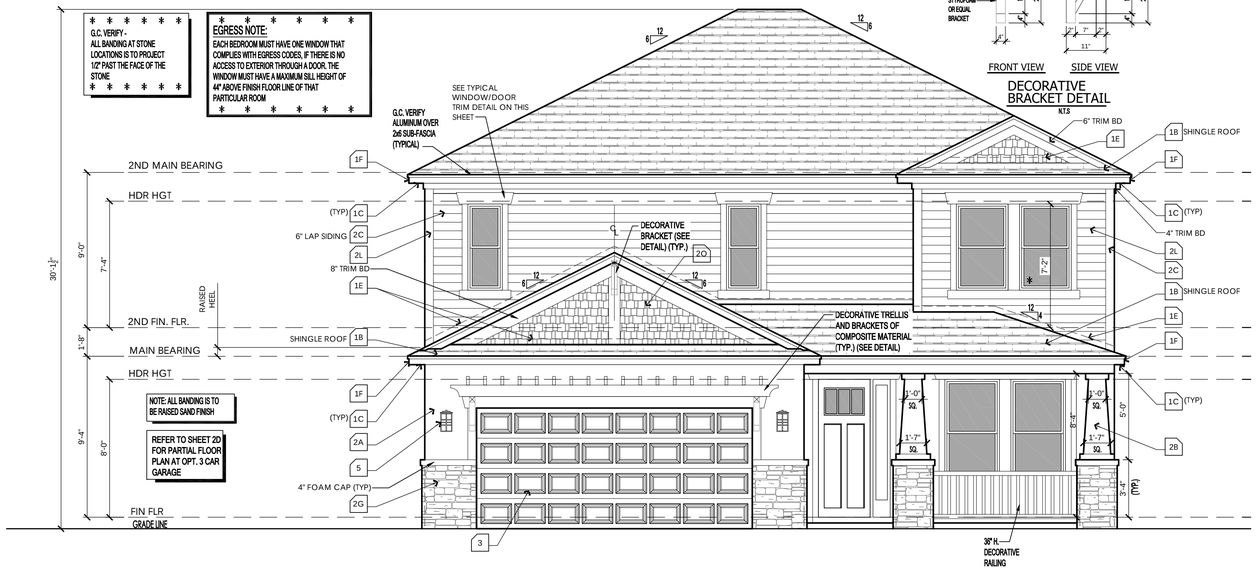
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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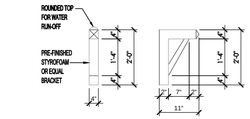
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



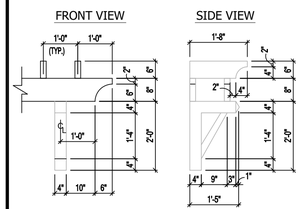
NOTE: ALL BANDING IS TO BE RAISED SAND FINISH

REFER TO SHEET 2D FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

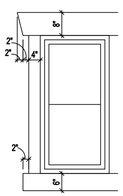


DECORATIVE BRACKET DETAIL
N.T.S

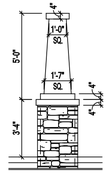
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



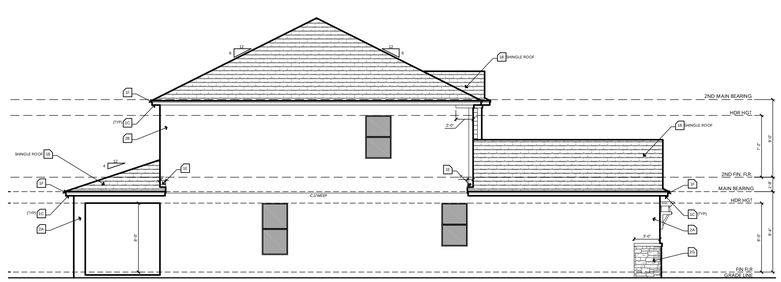
DECORATIVE TRELLIS AND BRACKET DETAIL



TYP. WINDOW/ DOOR TRIM DETAIL



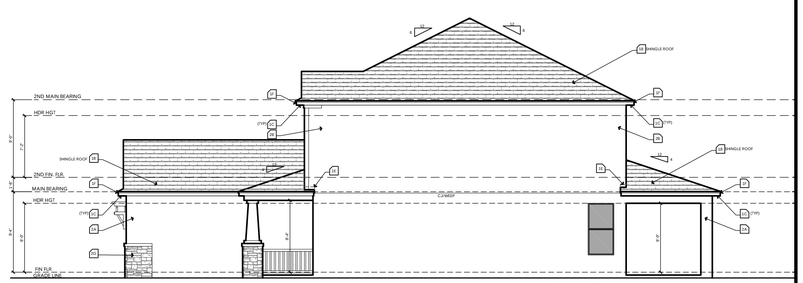
TYP. COLUMN DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION C

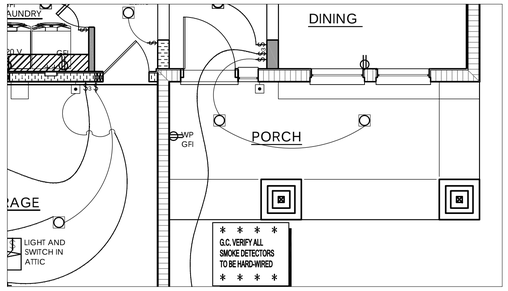
keesee associates
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AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333
gk@keesee.com

Builder: taylor morrison

Job Information:

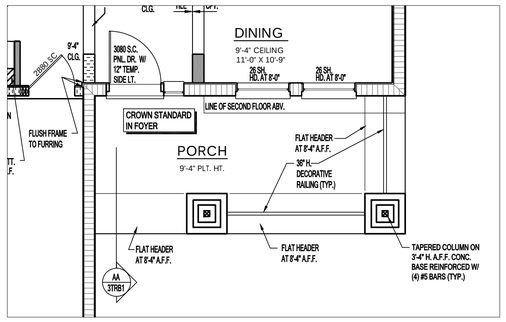
Bonaire
Community Name
Unit:
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
02 / 16 / 2023
Plot Date:

Reference No.
21-13499
Sheet:
3CRC1



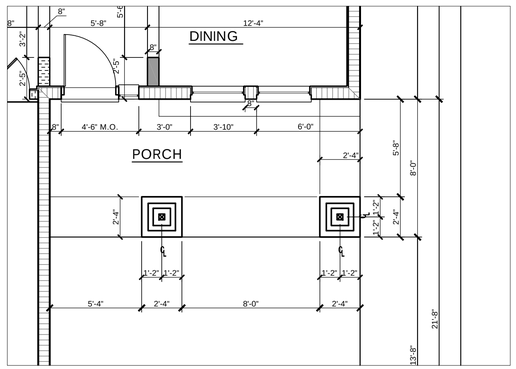
PARTIAL ELECTRIC PLAN
AT ELEVATION "CR-C"

SCALE: 1/4" = 1'-0"



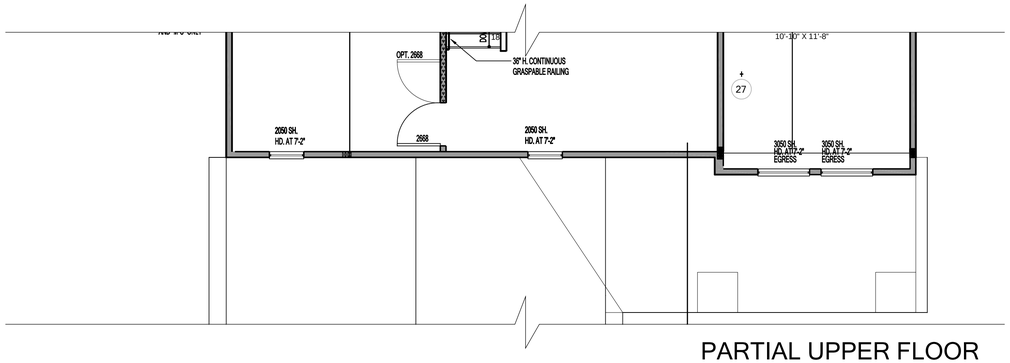
PARTIAL MAIN FLOOR PLAN NOTES
AT ELEVATION "CR-C"

SCALE: 1/4" = 1'-0"



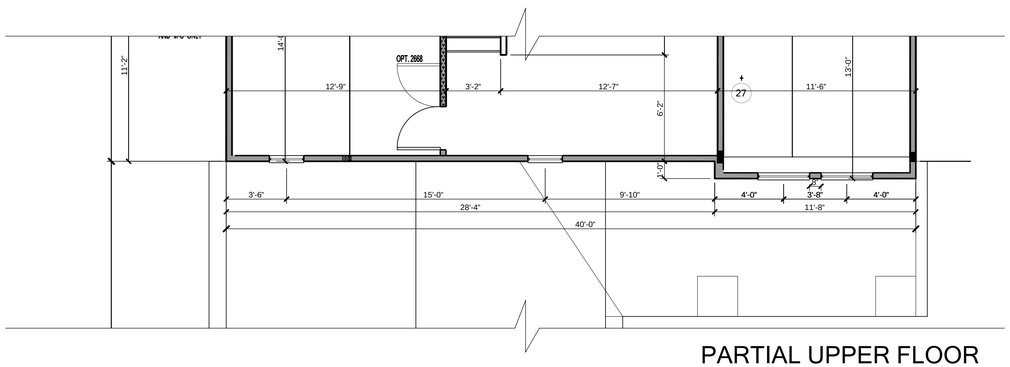
PARTIAL MAIN FLOOR PLAN DIM.
AT ELEVATION "CR-C"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR
PLAN NOTES
AT ELEVATION "CR-C"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR
PLAN DIMENSIONS
AT ELEVATION "CR-C"

SCALE: 1/4" = 1'-0"

CRAFTSMAN ELEVATION C

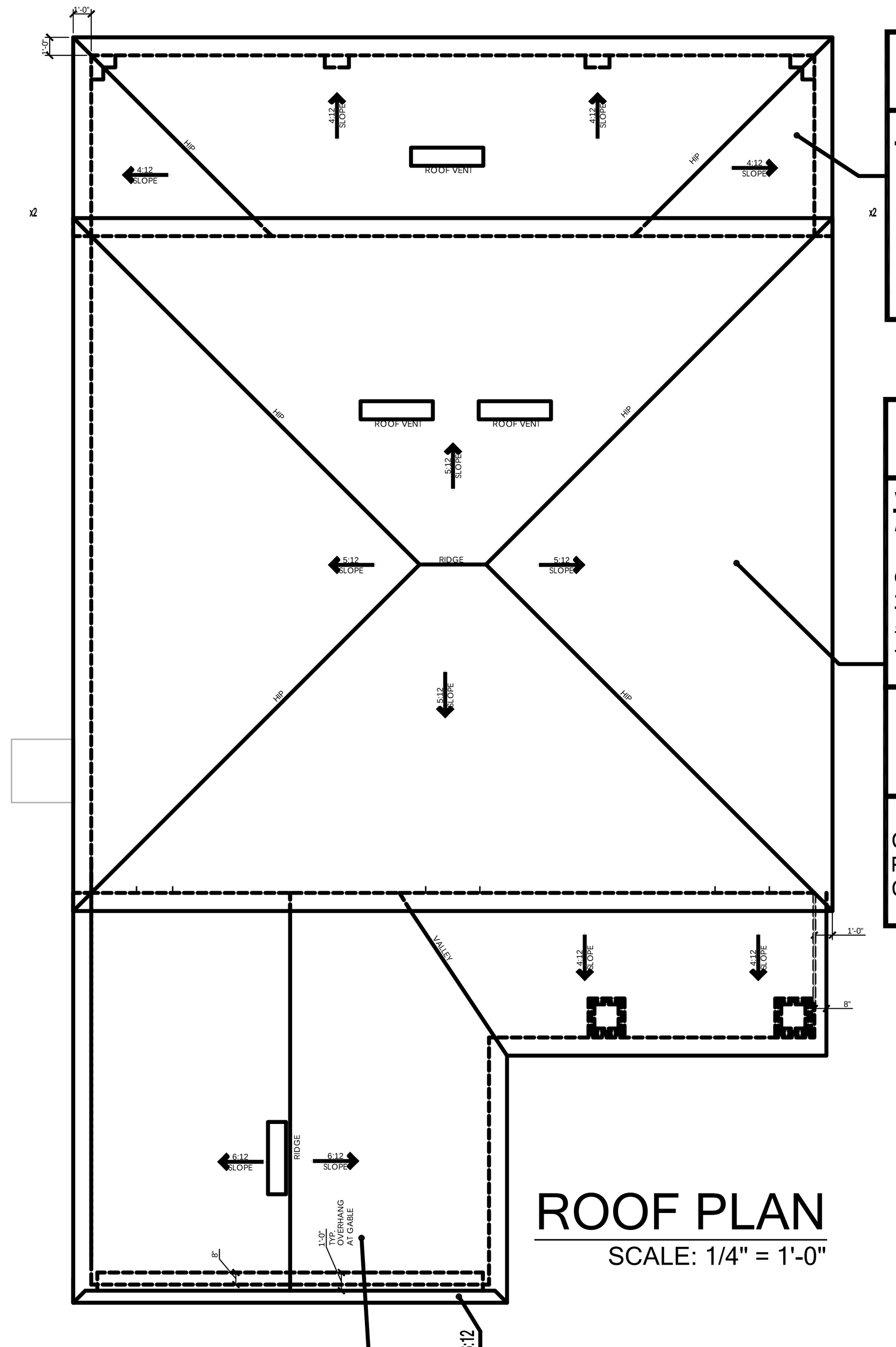
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Builder:
taylor morrison

Job Information:
Bonaire
Community Name
Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

Sheet:
3CRC2



ROOF PLAN
SCALE: 1/4" = 1'-0"

400 — MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 — UPPER ROOF VENT REQUIREMENTS

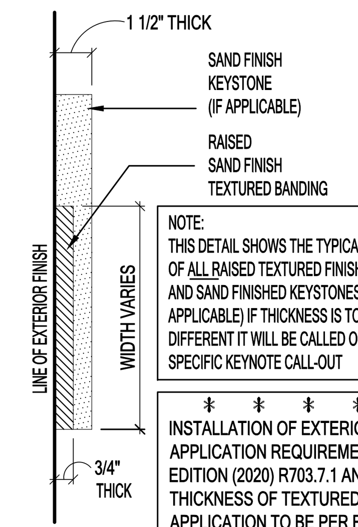
VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

585 — GARAGE ROOF VENT REQUIREMENTS

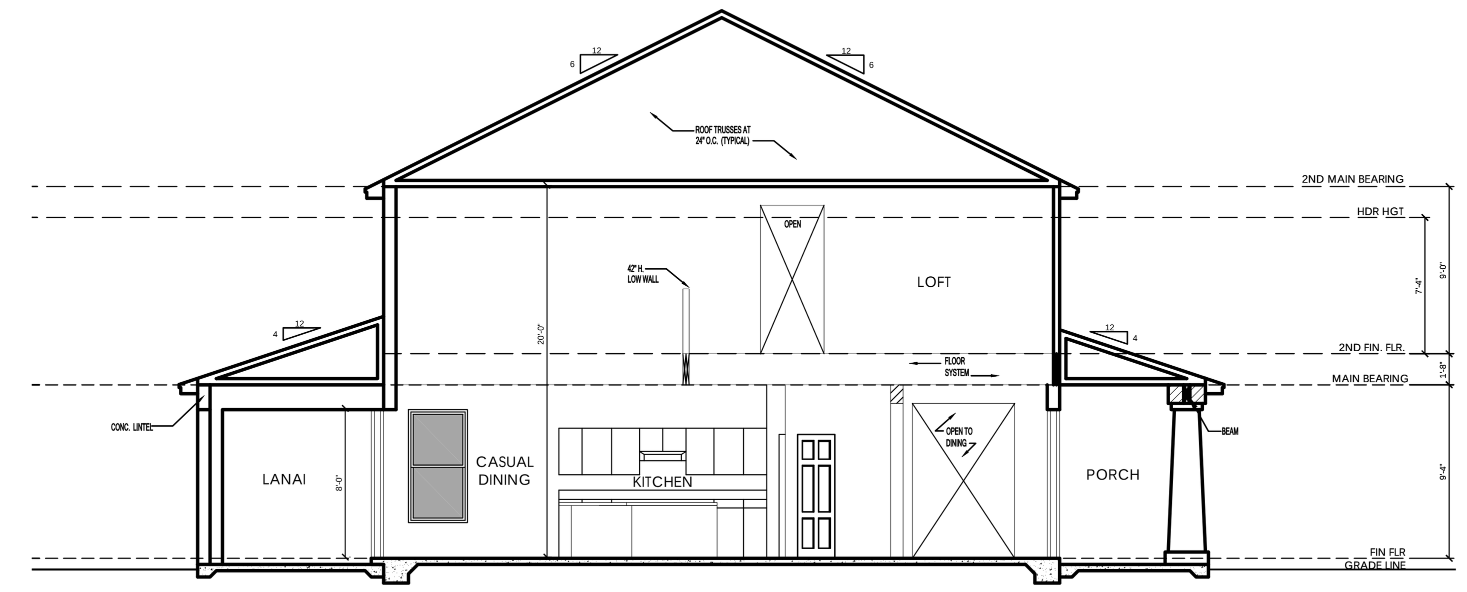
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063.
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



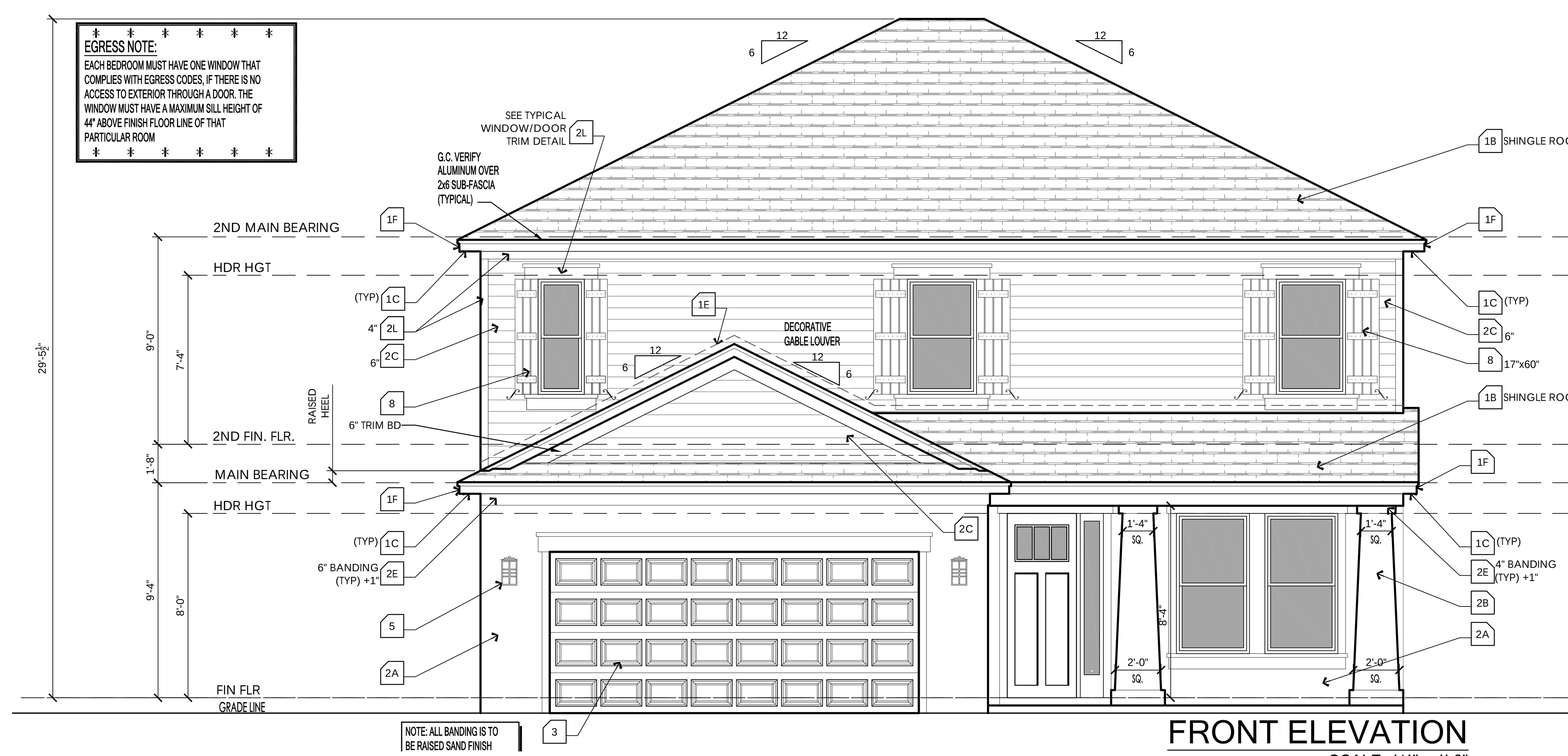
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

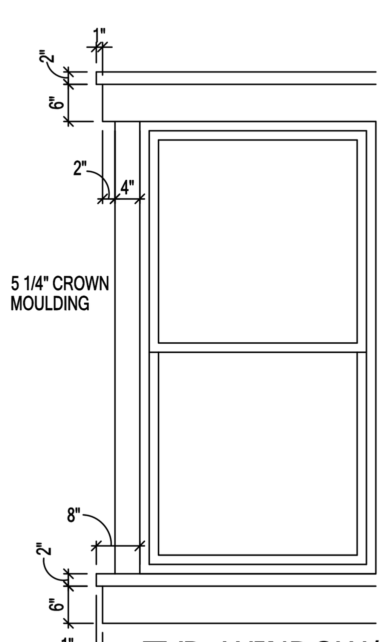
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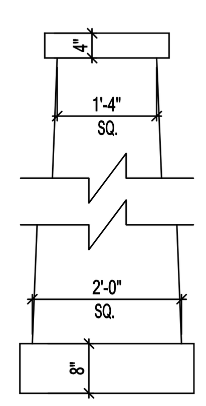
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

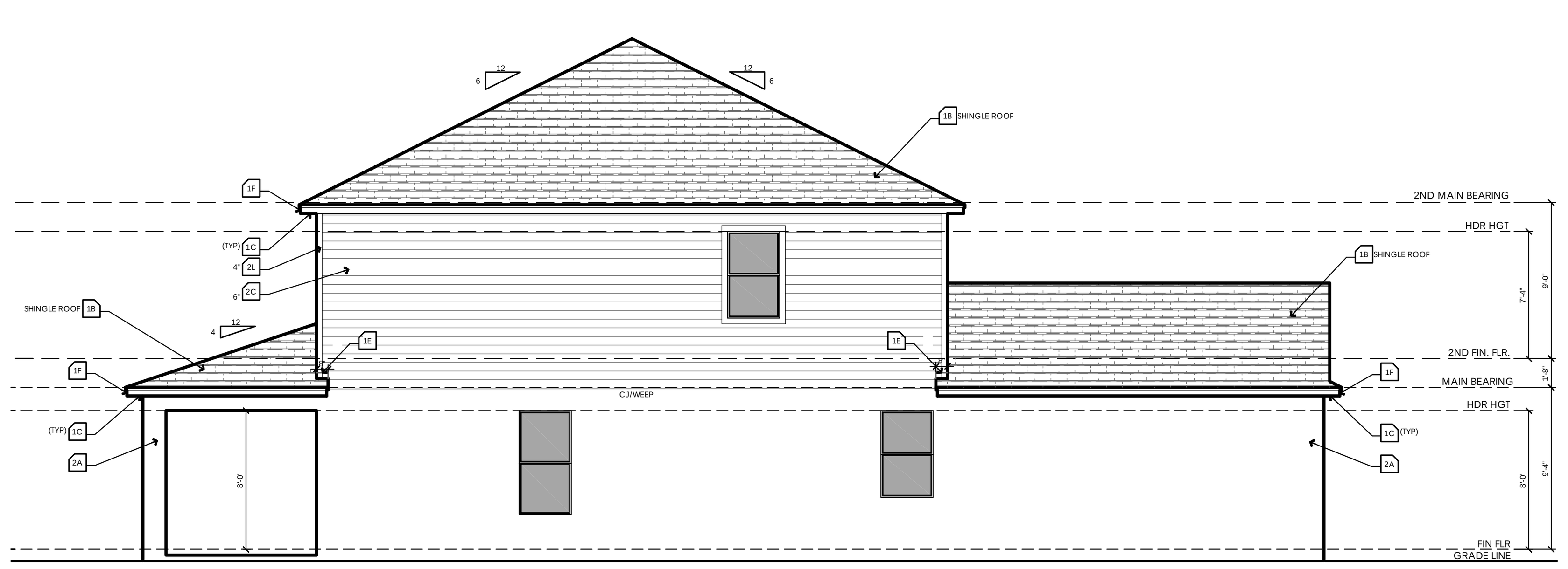
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. WINDOW/ DOOR TRIM DETAIL



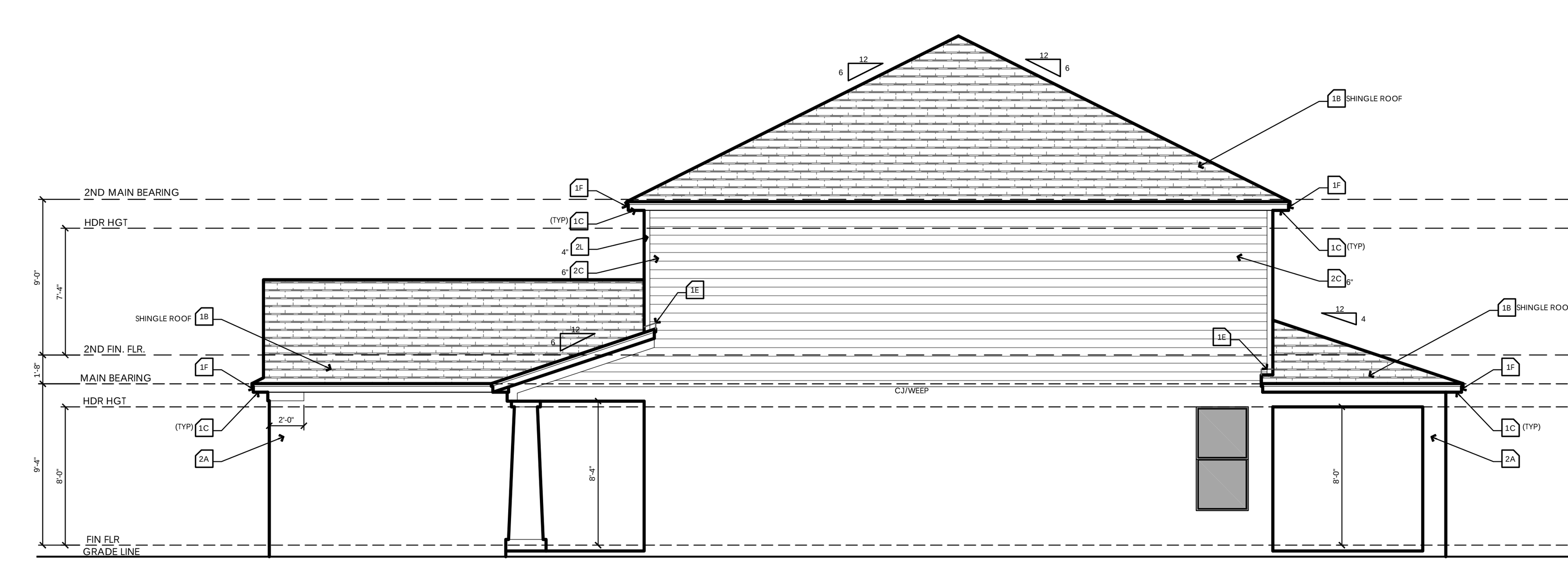
TYP. COLUMN DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - D - SIDING OPTION

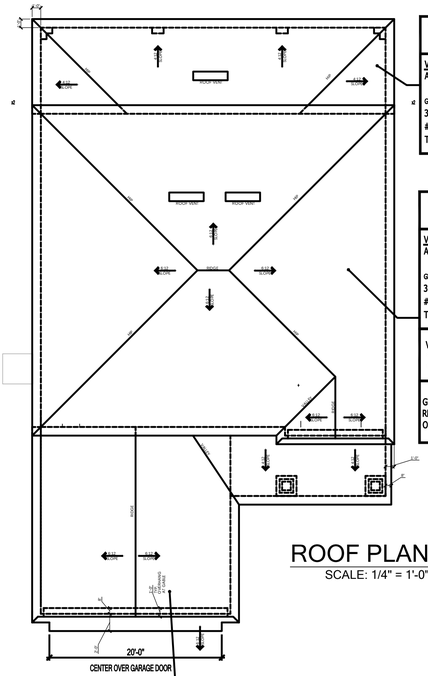
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Builder: taylor morrison

Job Information:
Bonaire
Community Name
Lot:
Block:
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Community:
Address: #### Street St.
City, State Zip
Plot Date: 03 / 14 / 2023

Reference No. 21-13499

Sheet: 3CRD1



400 MAIN ROOF VENT REQUIREMENTS	
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ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.	X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 1	
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.	

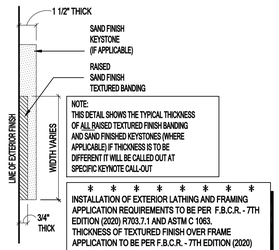
1454 UPPER ROOF VENT REQUIREMENTS	
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G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

ROOF PLAN
SCALE: 1/4" = 1'-0"

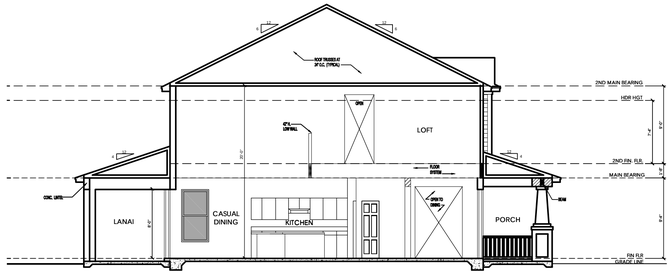
585 GARAGE ROOF VENT REQUIREMENTS	
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



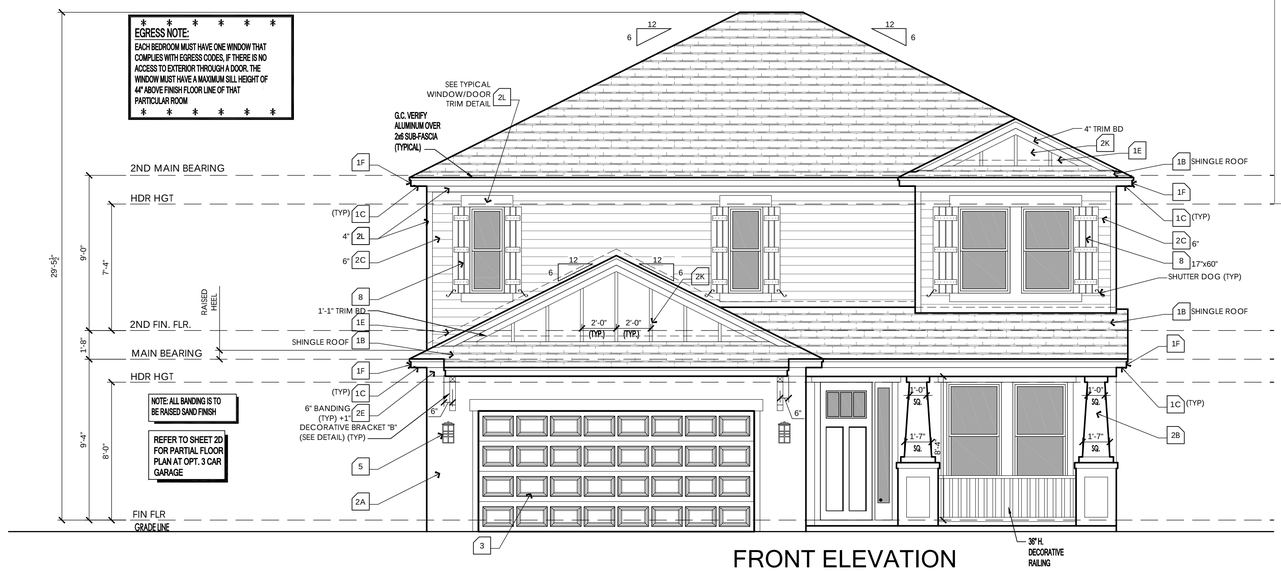
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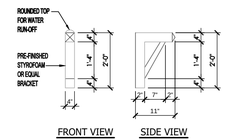
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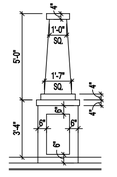


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

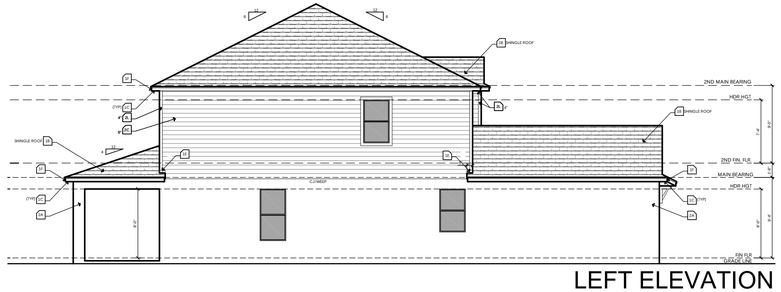
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DECORATIVE BRACKET DETAIL
NTS



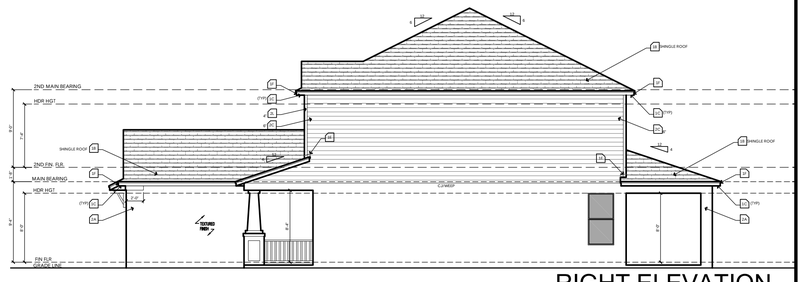
TYP. COLUMN DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - E - SIDING OPTION

keesee associates
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gk@keesee.com

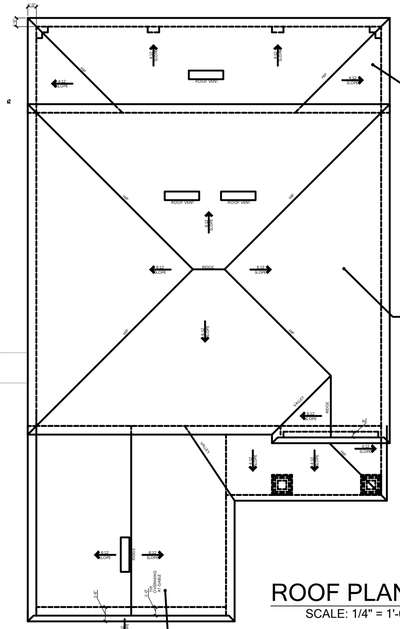
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 03 / 14 / 2023

Reference No.
21-13499

Sheet: 3CRE1



400 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT.
X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT.
X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 2
TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.

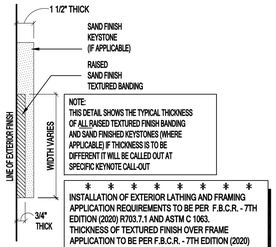
VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

ROOF PLAN
SCALE: 1/4" = 1'-0"

585 GARAGE ROOF VENT REQUIREMENTS

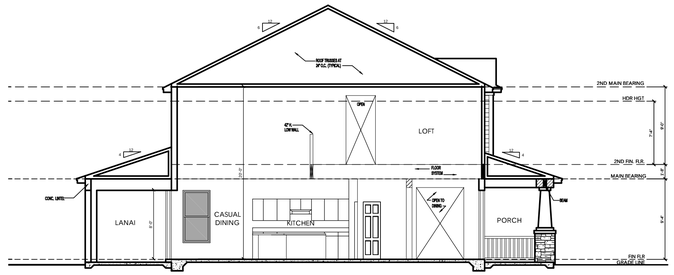
VENTILATION CALCULATIONS
ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT.
X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 1
TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

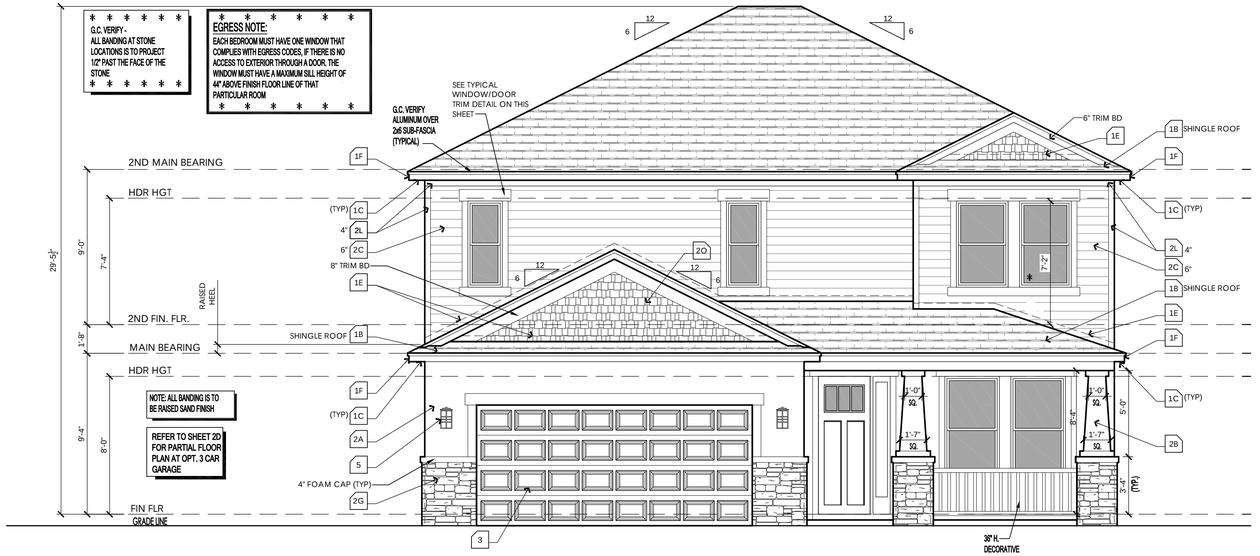
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



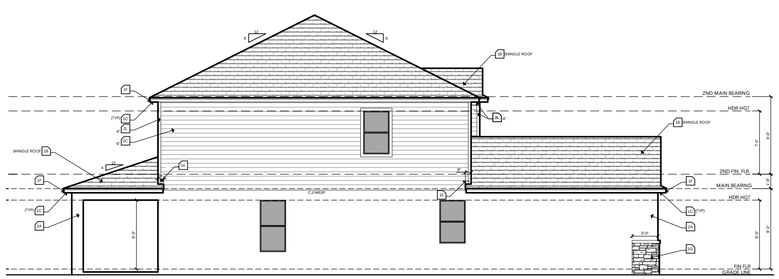
SECTION AA
SCALE: 1/8" = 1'-0"

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



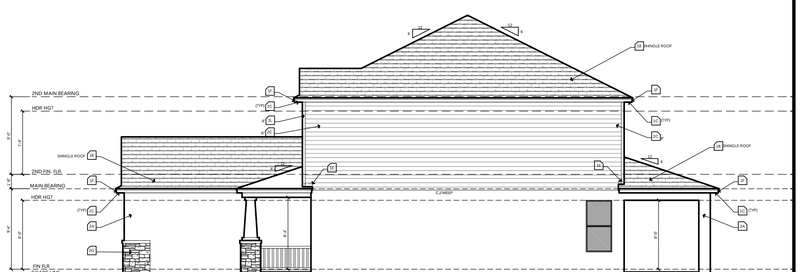
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



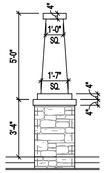
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



TYP. COLUMN DETAIL

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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AA26003115
gokeesee.com
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o.(407) 960 2333

Builder: taylor morrison

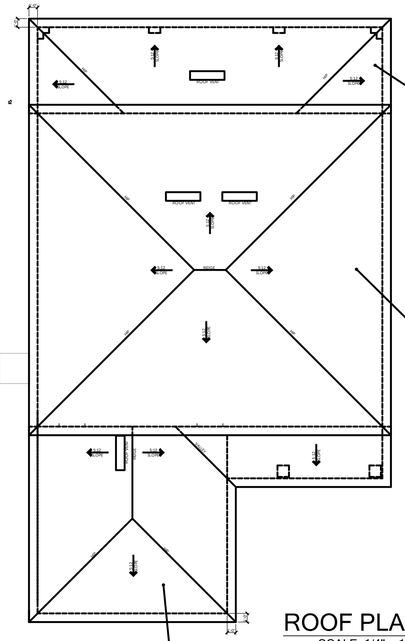
Job Information:

Bonaire
Community Name
Unit:
Block:
Lot:
Community:
Address: #### Street St. City, State Zip
Plot Date: 03 / 14 / 2023

Reference No.
21-13499

Sheet: 3CRF1

CRAFTSMAN ELEVATION - F - SIDING OPTION



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SCALE: 1/4" = 1'-0"

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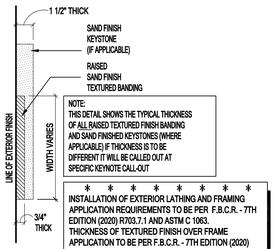
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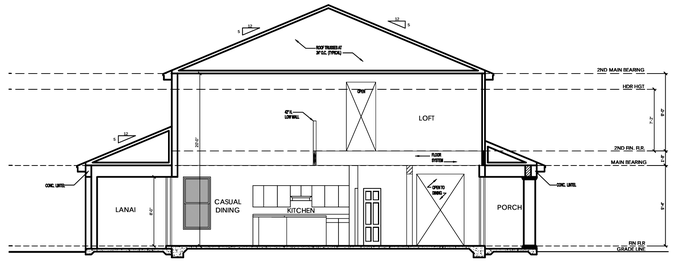
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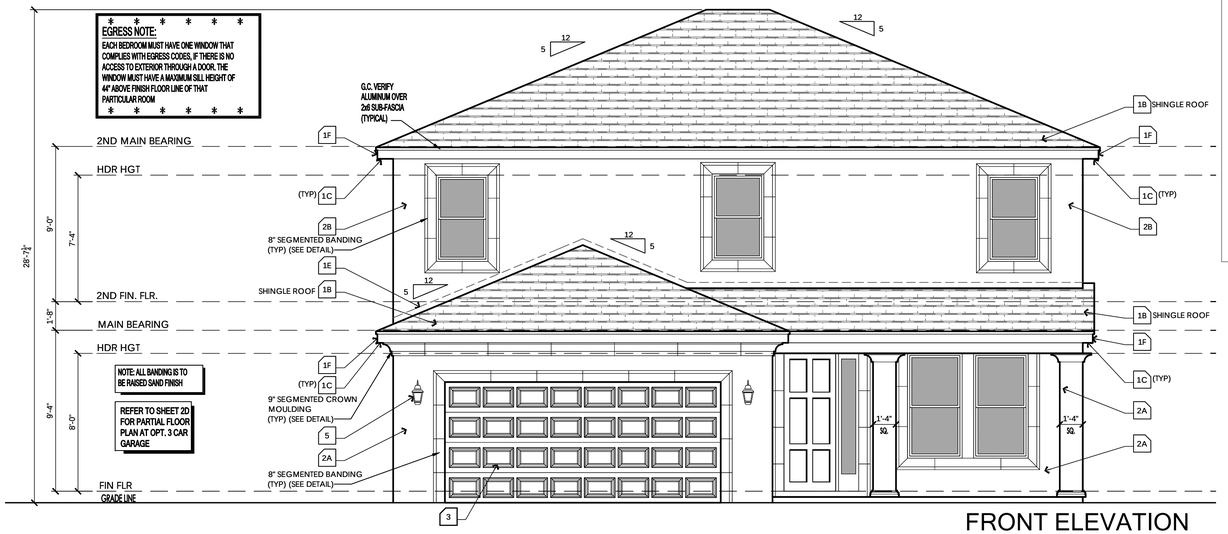
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
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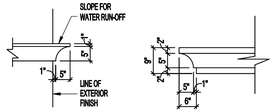
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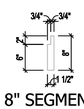
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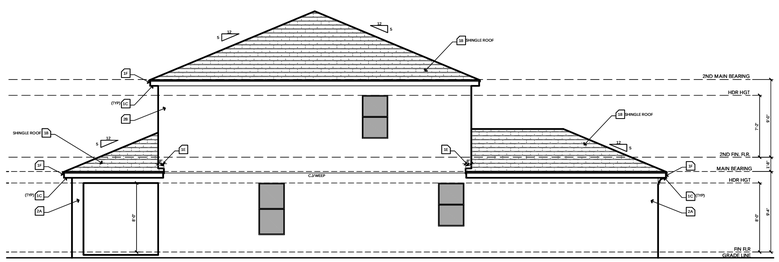


6" FOAM COLUMN MOLDING DETAIL

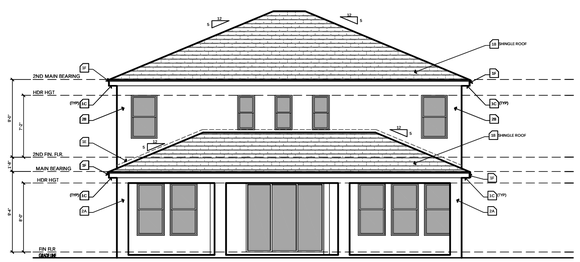
9" SEGMENTED CROWN MOLDING DETAIL



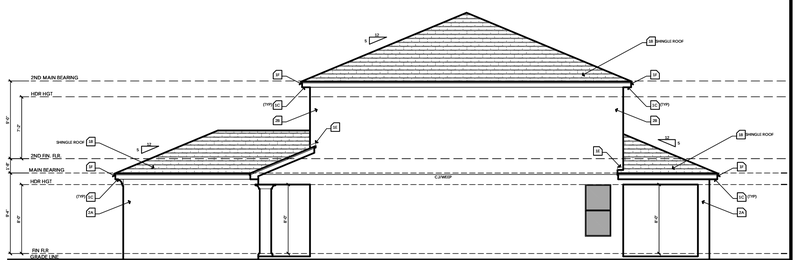
8" SEGMENTED WINDOW BANDING DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION A

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
256 Southhall Lane Suite 200
Maitland, FL 32751
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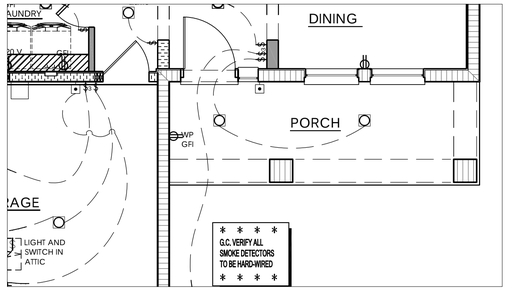
Builder: taylor morrison

Job Information:

Bonaire
Lot:
Community: Community Name
Address: Block: #### Street St. Unit:
City, State Zip
Plot Date: 02 / 16 / 2023

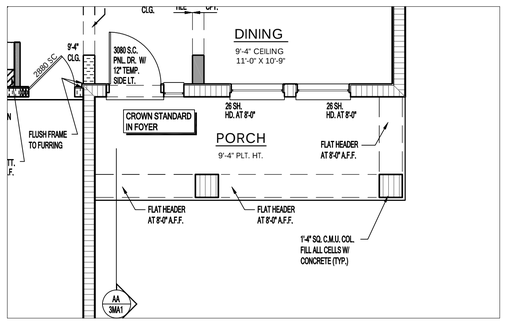
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3MA1



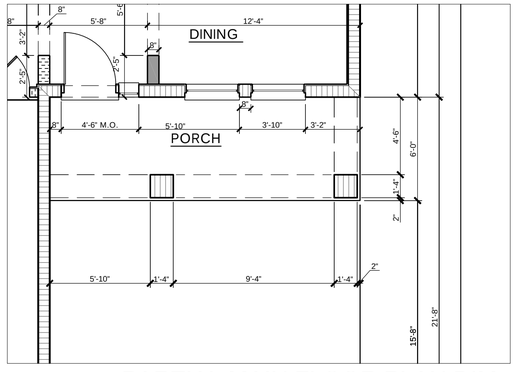
PARTIAL ELECTRIC PLAN AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"



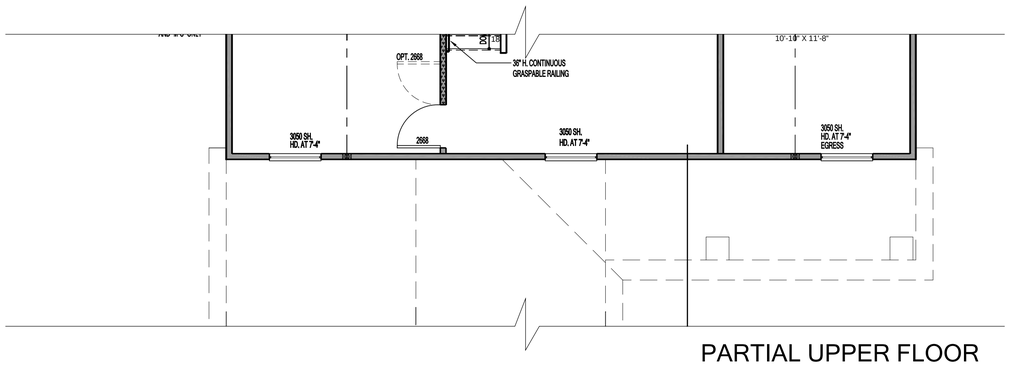
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"



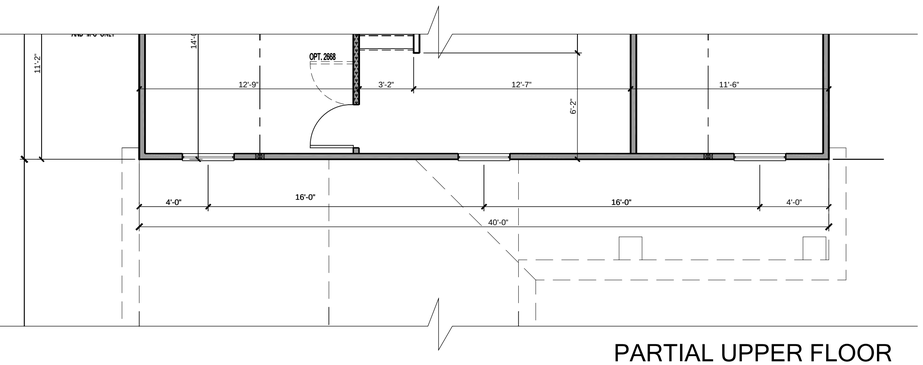
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-A"

SCALE: 1/4" = 1'-0"

keesee associates
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AA26003115
256 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 660.2333
gokeesee.com

Builder:

taylor morrison

Job Information:

Bonaire

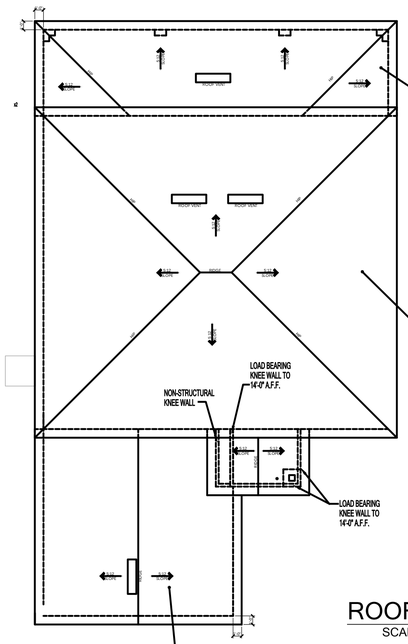
Community Name

Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 02 / 16 / 2023

Reference No.
21-13499

Sheet:
3MA2

MEDITERRANEAN ELEVATION A



400 MAIN ROOF VENT REQUIREMENTS

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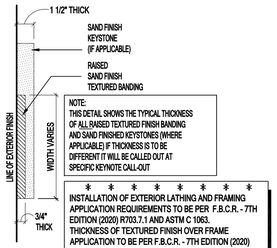
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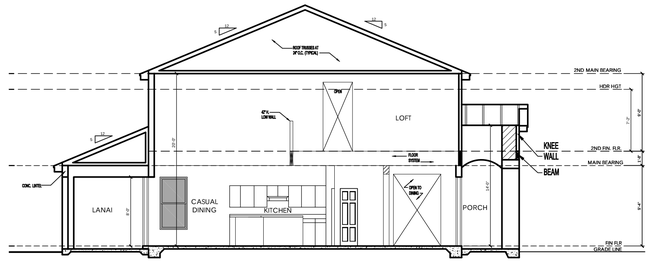
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



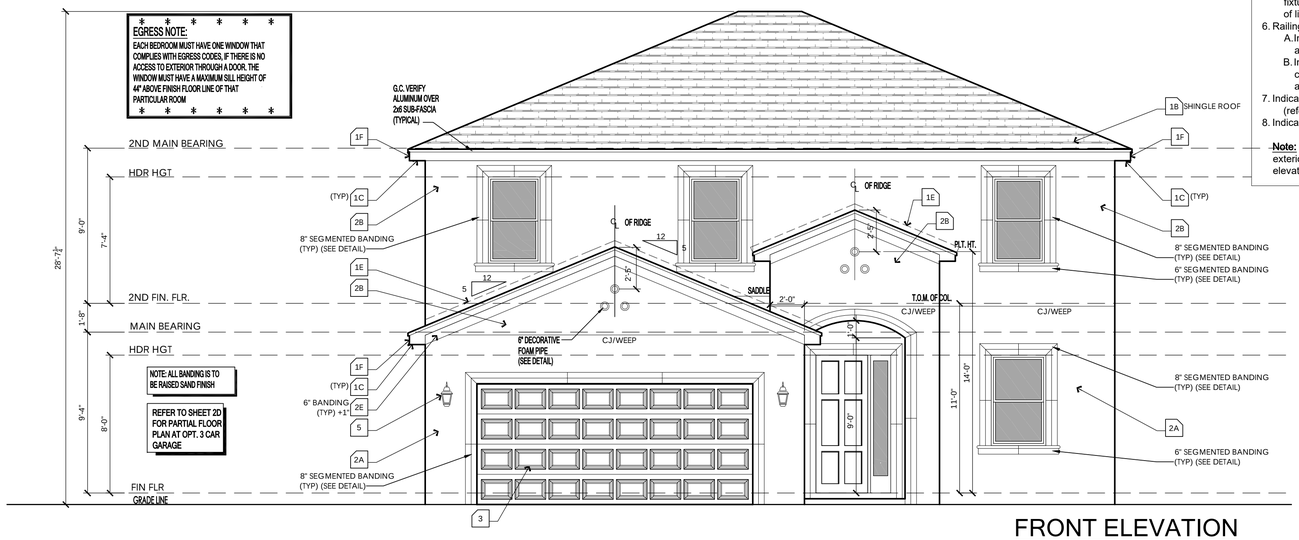
SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



8" SEGMENTED BANDING DETAIL

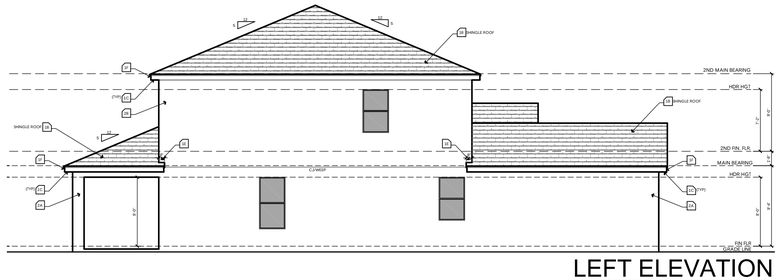


6" SEGMENTED SILL DETAIL

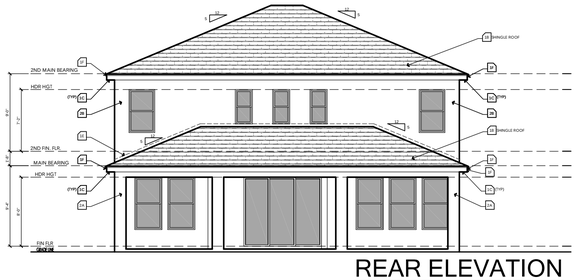


NOTE:
SEE ELEVATION FOR LOCATION

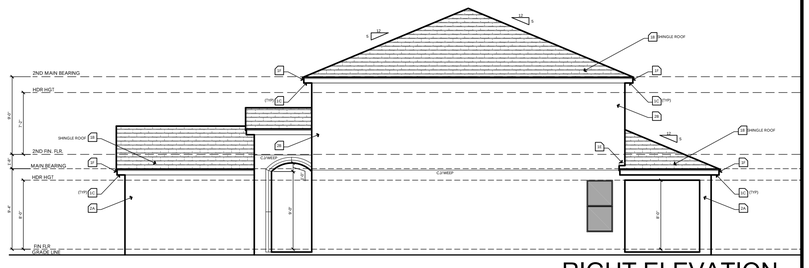
6" DECORATIVE FOAM PIPE DETAIL



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION B

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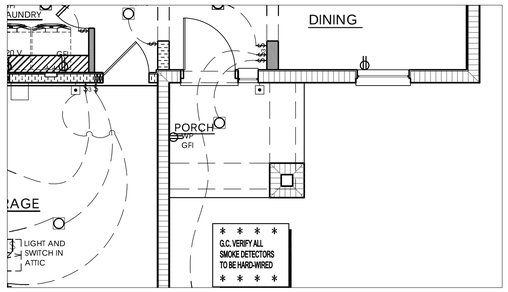
Builder: taylor morrison

Job Information:

Bonaire
Community Name
Lot:
Block:
Community:
Address:
Street St.
City, State Zip
Plot Date: 02 / 16 / 2023
Unit:

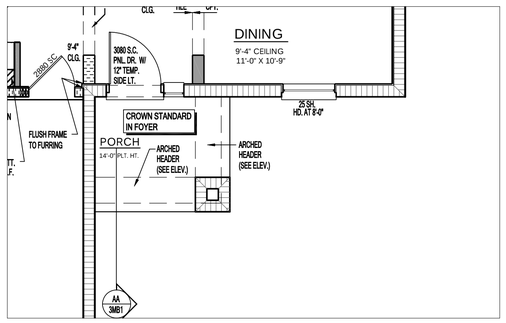
Reference No.
21-13499

Sheet: 3MB1



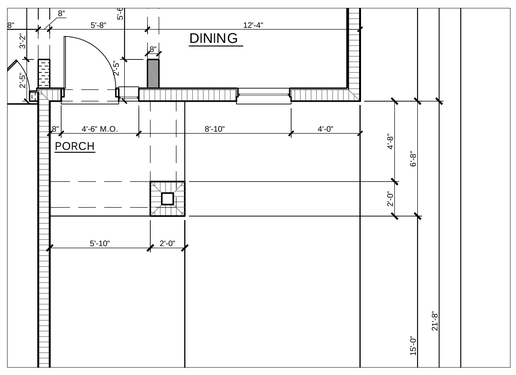
PARTIAL ELECTRIC PLAN AT ELEVATION "M-B"

SCALE: 1/4" = 1'-0"



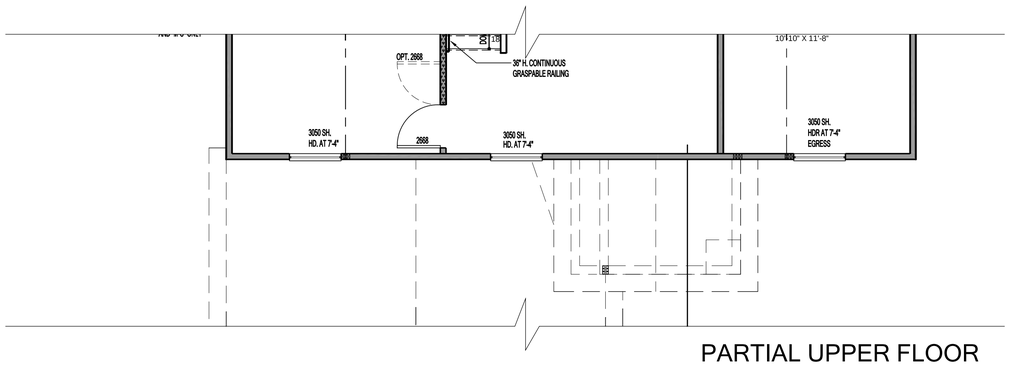
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-B"

SCALE: 1/4" = 1'-0"



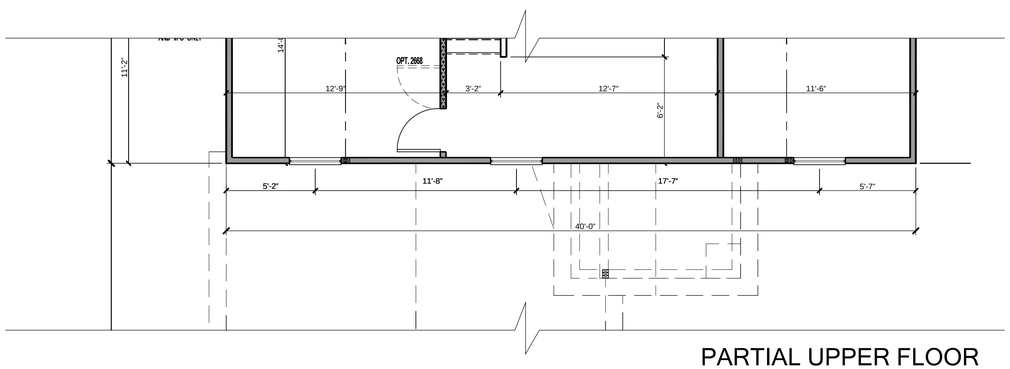
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-B"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-B"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-B"

SCALE: 1/4" = 1'-0"

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o.(407) 960.2333

Builder: taylor morrison

Job Information:

Bonaire

Community Name

Block: #### Street St.

Unit:

Lot: Community: Address: City, State Zip

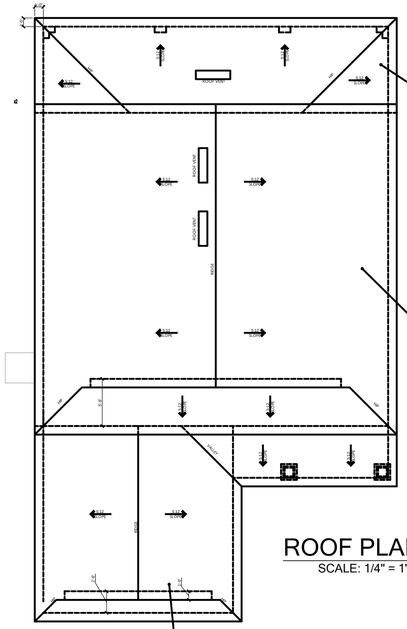
Plot Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet: 3MB2

MEDITERRANEAN ELEVATION B

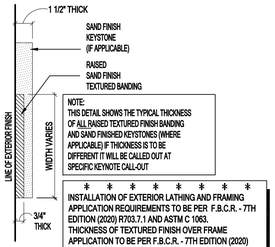


400 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 400 SQ. FT. / 300 = 1.33 SQ. FT. X 144 = 192 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 76.80 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 19 SQ. FT.

1454 UPPER ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 1454 SQ. FT. / 300 = 4.85 SQ. FT. X 144 = 698 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 279.17 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 2 TOTAL SOFFIT VENTILATION NEEDED 68 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

ROOF PLAN
SCALE: 1/4" = 1'-0"

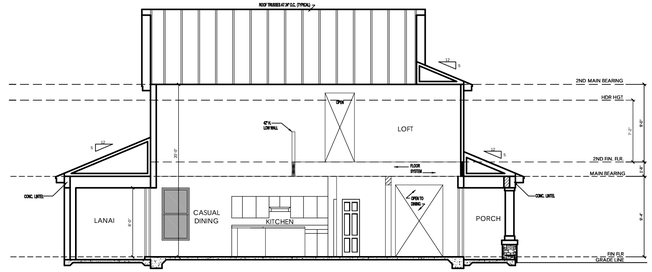
585 GARAGE ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 585 SQ. FT. / 300 = 1.95 SQ. FT. X 144 = 281 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 112.32 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 1 TOTAL SOFFIT VENTILATION NEEDED 28 SQ. FT.



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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

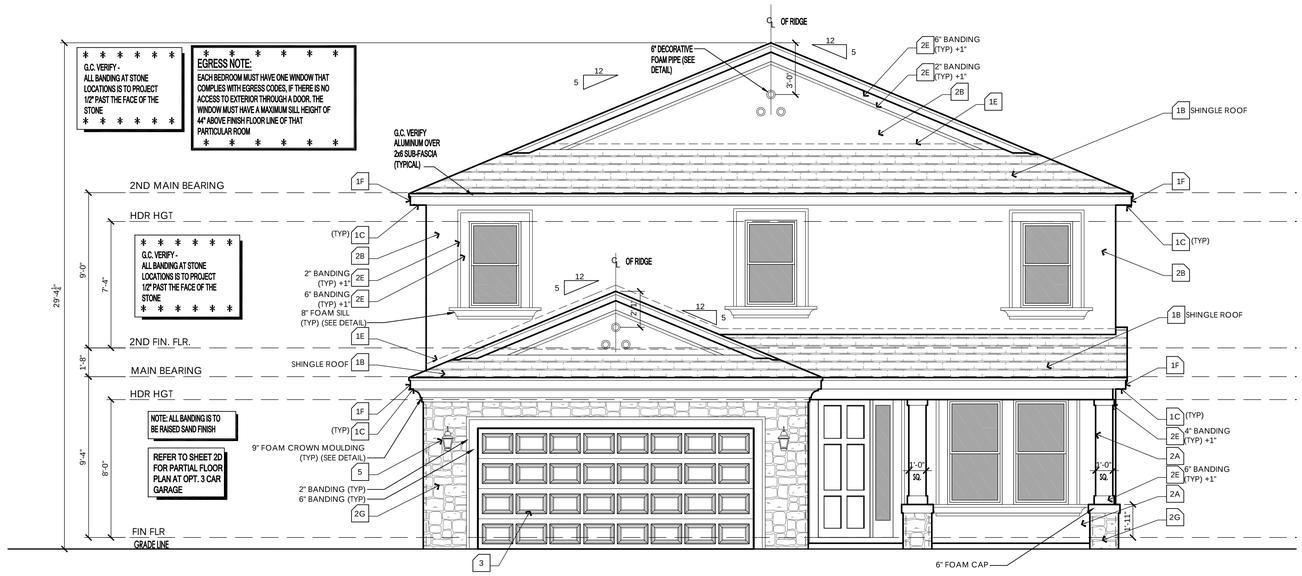
ELEVATION KEY NOTES

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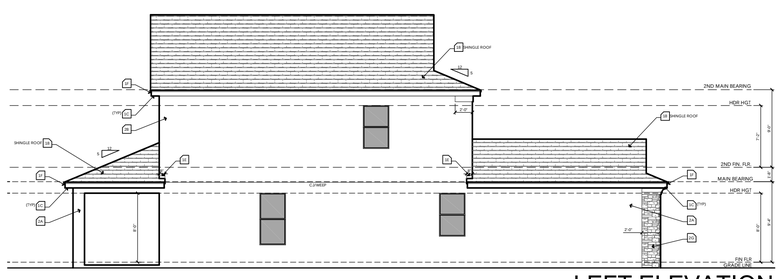
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

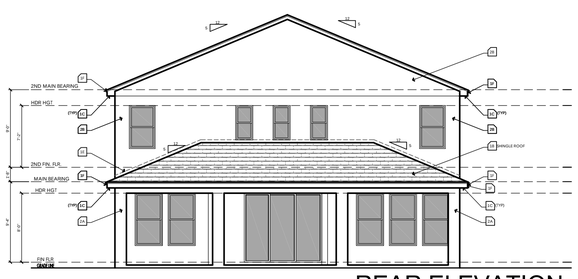
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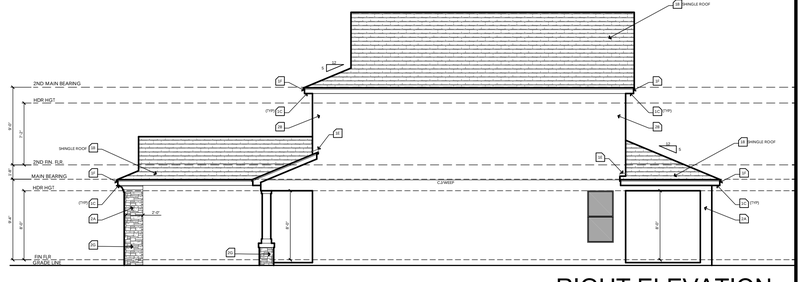
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



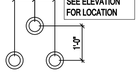
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



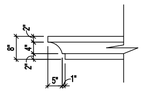
REAR ELEVATION
SCALE: 1/8" = 1'-0"



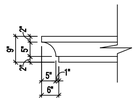
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



6" DECORATIVE FOAM PIPE DETAIL



8" FOAM SILL DETAIL



9" FOAM CROWN MOLDING DETAIL

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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gk@keesee.com

Builder: taylor morrison

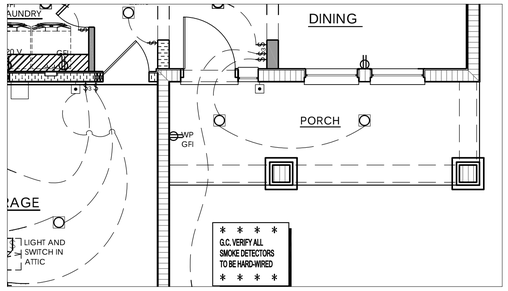
Job Information:

Bonaire
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
02 / 16 / 2023
Fin'l Date:

Reference No.
21-13499

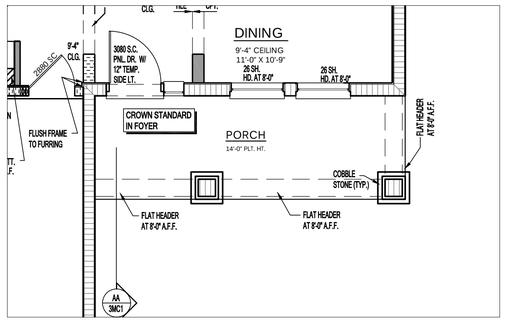
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MEDITERRANEAN ELEVATION C



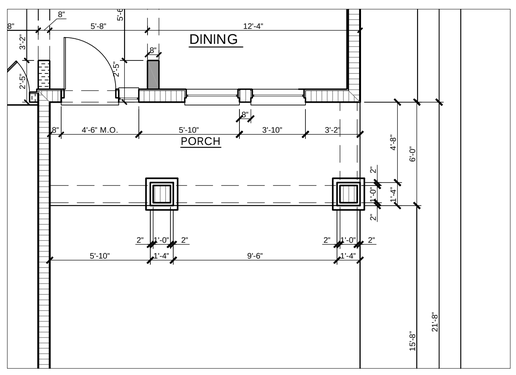
PARTIAL ELECTRIC PLAN AT ELEVATION "M-C"

SCALE: 1/4" = 1'-0"



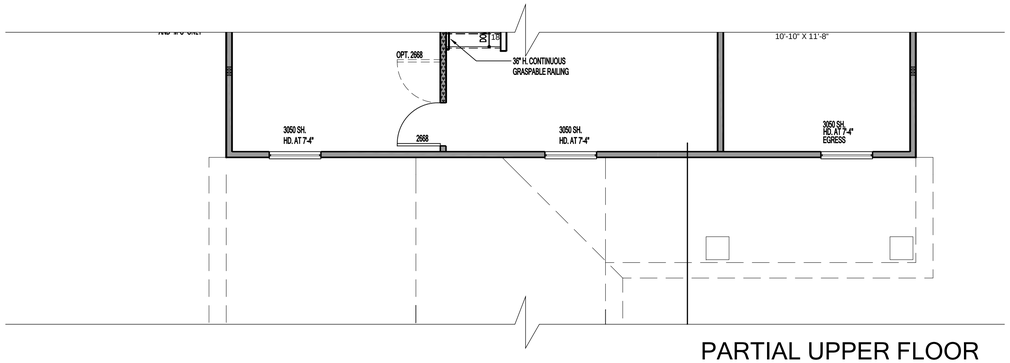
PARTIAL MAIN FLOOR PLAN NOTES AT ELEVATION "M-C"

SCALE: 1/4" = 1'-0"



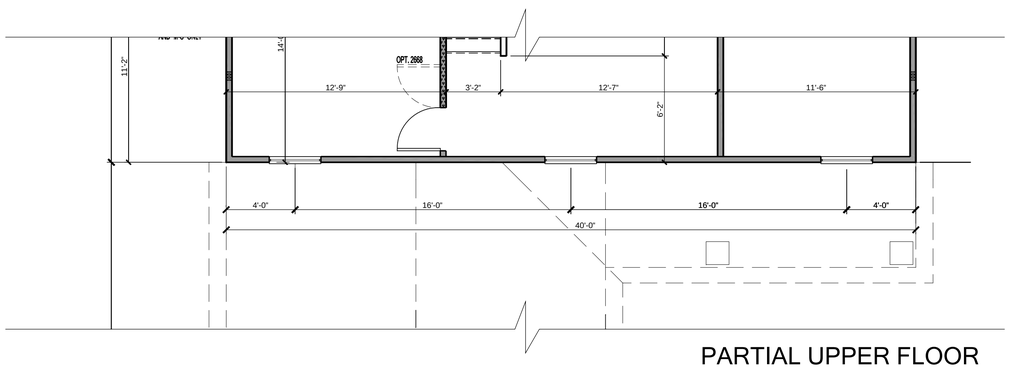
PARTIAL MAIN FLOOR PLAN DIM. AT ELEVATION "M-C"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN NOTES AT ELEVATION "M-C"

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN DIMENSIONS AT ELEVATION "M-C"

SCALE: 1/4" = 1'-0"

MEDITERRANEAN ELEVATION C

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Maitland, FL 32751
o.(407) 660.2333
gokeesee.com

Builder: taylor morrison

Job Information:

Bonaire

Community Name

Lot: Block: Unit:

Community: #### Street St.

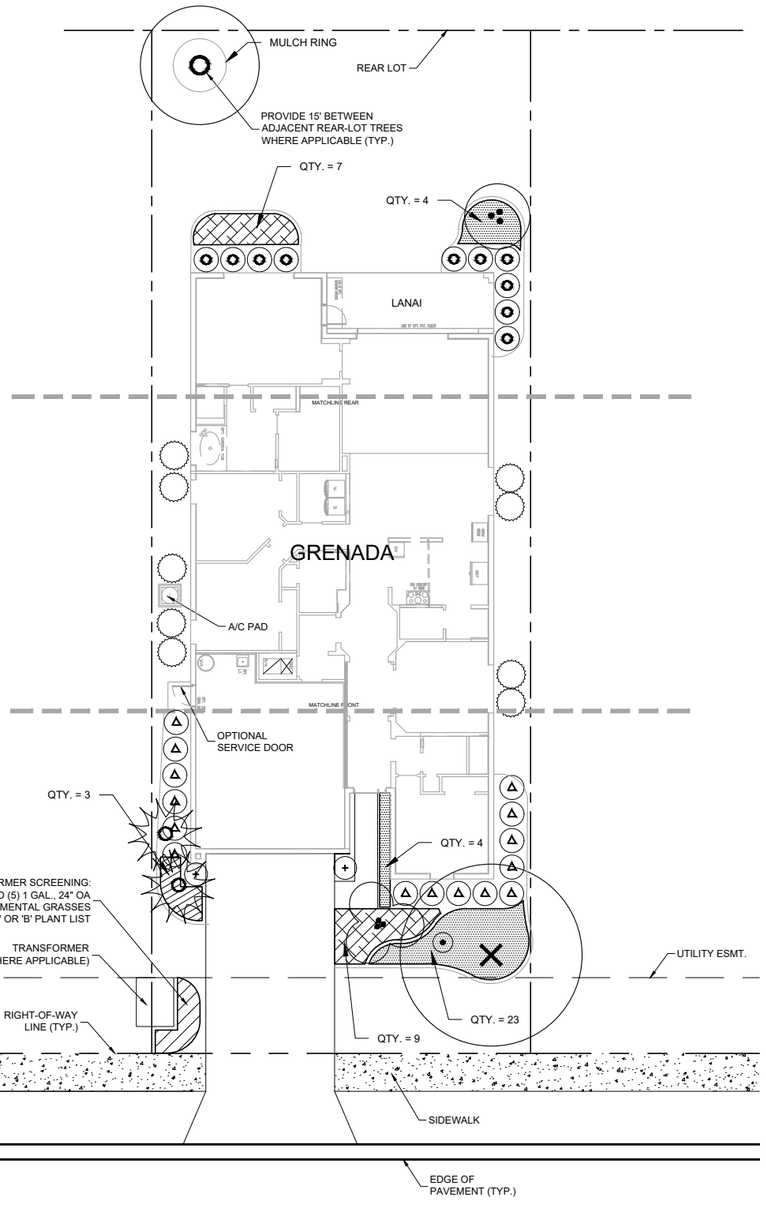
Address: City, State Zip

Plot Date: 02 / 16 / 2023

Reference No.

21-13499

Sheet: 3MC2



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

GRENADA LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

GRENADA 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 2" Cal., 10'-12' Ht., 4' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Sabal palmetto Common: Cabbage Palm Specifications: 12', 16' C.T. Mixed, H.C., Slick Trunk	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	9
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	9
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	16
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	31
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	3
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

GRENADA 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 2" Cal., 10' Ht., 4' spd., 4' CT, Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Sabal palmetto Common: Cabbage Palm Specifications: 12', 16' C.T. Mixed, H.C., Slick Trunk	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	9
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	13
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	9
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	16
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	31
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	3
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

CITY OF TAMPA NOTE
LANDSCAPE PLANS IN THE CITY OF TAMPA ARE REQUIRED TO FOLLOW THE MAX. 50% TURF RULE PER Sec. 27-285.1(a).3.d. ADDITIONAL PLANTING WILL BE REQUIRED.

CITY OF OVIEDO NOTE
LANDSCAPE PLANS IN THE CITY OF OVIEDO ARE REQUIRED TO FOLLOW THE MAX. 60% TURF RULE PER Sec. 12.7. ADDITIONAL PLANTING WILL BE REQUIRED.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

Aerial Photography Date:

SCALE: 1" = 20'-0"
0 10' 20' 40'

For illustrative purposes only. Subject to change without notice.

PAGE XX

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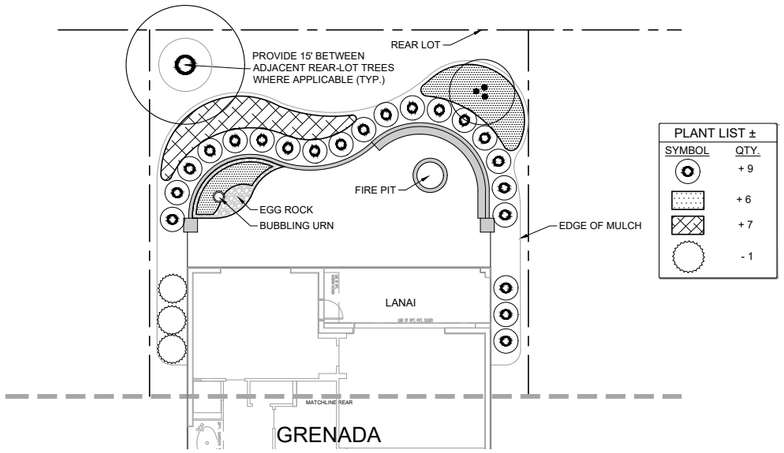
COMMUNITY NAME • HOME LANDSCAPE STANDARD

XXXXXXX
2022_01_31
XXXXXXX
TAYLOR MORRISON OF FLORIDA INC.

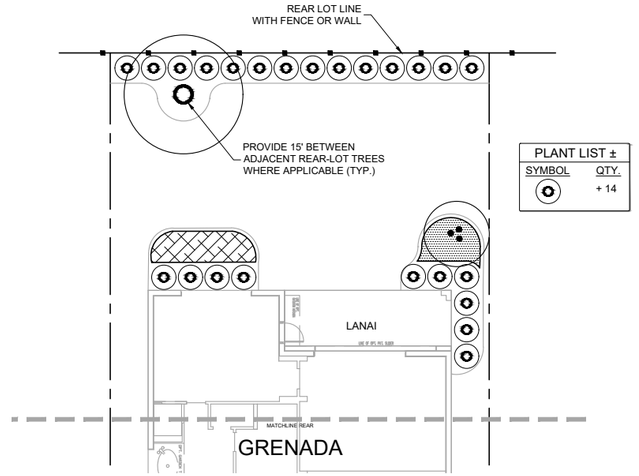
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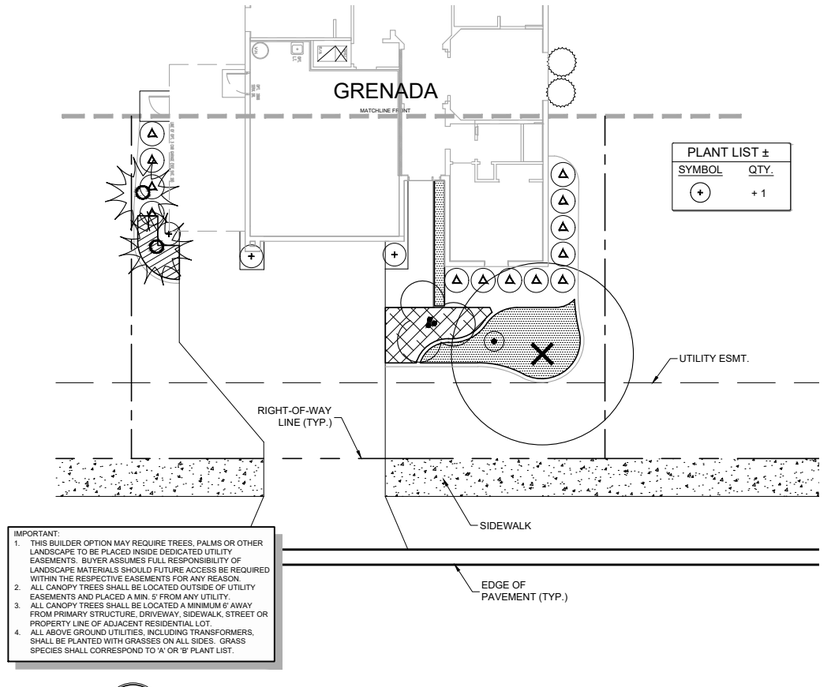
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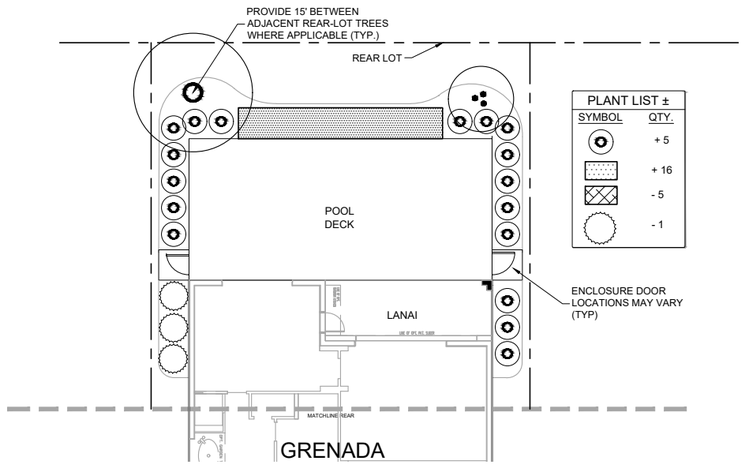
C OPTION ~ FIRE PIT
SCALE: 1"=20'



D OPTION ~ REAR YARD FENCE
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ POOL
SCALE: 1"=20'

Aerial Photography Date:

SCALE: 1" = 20'-0"
0 10' 20' 40'

For illustrative purposes only. Subject to change without notice.

PAGE XX

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Homes Inspired by You

COMMUNITY NAME • HOME LANDSCAPE OPTIONS

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2022_01_31
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GRENADA
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"
TAYLOR MORRISON

PLAN REVISIONS

01-26-22	COMPLETED REVISIONS TO INCLUDE: UPDATED PLANS PER SKU RATIONALIZATION
07-01-22	COMPLETED REVISIONS TO INCLUDE: REMOVED SHOWER NICHES COMPLETELY FROM PLAN
06-23-23	COMPLETED REVISIONS TO INCLUDE: REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2394	2394	2394	2394	2394	2394	2394	2394	2394	2394
GARAGE S.F.	502	502	502	502	502	502	502	502	502	502
PORCH S.F.	52	52	52	52	43	52	43	52	52	52
LANAI S.F.	176	176	176	176	176	176	176	176	176	176
TOTAL UNDER ROOF S.F.	3124	3124	3124	3124	3115	3124	3115	3124	3124	3124
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"
OPT. 3 CAR GARAGE WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
OPT. 3 CAR GARAGE LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	+220	+220	+220	+220	+220	+220	+220	+220	+220	+220

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PLAN OPTIONS
2C	PARTIAL PLANS AT OPT 3 CAR GARAGE
2D	OPT 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL
	ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN
	ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN
	ELEVATION 'C'
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN PARTIALS
SP2.0	LINTEL PLAN
SP2.1	LINTEL PLAN OPTIONS
SP2.2	LINTEL PLAN PARTIALS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PLAN OPTIONS
SP3.2	STRUCTURAL PLAN PARTIALS
SP4.0	TRUSS STRAPPING PLAN PLAN -
	INCLUDED ELEVATION
SP4.1	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	INCLUDED ELEVATION
SP4.2	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION A
SP4.3	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION A
SP4.4	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION B
SP4.5	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION B
SP4.6	TRUSS STRAPPING PLAN PLAN -
	TRADITIONAL ELEVATION C
SP4.7	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	TRADITIONAL ELEVATION C
SP4.8	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION A
SP4.9	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION A
SP4.10	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION B
SP4.11	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION B
SP4.12	TRUSS STRAPPING PLAN PLAN -
	CRAFTSMAN ELEVATION C
SP4.13	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	CRAFTSMAN ELEVATION C
SP4.14	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION A
SP4.15	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION A
SP4.16	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION B
SP4.17	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION B
SP4.18	TRUSS STRAPPING PLAN PLAN -
	MEDITERRANEAN ELEVATION C
SP4.19	TRUSS STRAPPING PLAN - 3 CAR GARAGE
	MEDITERRANEAN ELEVATION C
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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Maitland, FL 32751
t.(407)896.5533

I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DRAWINGS AND THEY ARE IN COMPLIANCE WITH SECTION 553.79 THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE ENGINEER OF RECORD HAS REVIEWED THE PRE-ENGINEERED TRUSS MANUF. LAYOUT TO ENSURE THAT LOADS ARE PROPERLY SUPPORTED. ENTER TRUSS MANUF. NAME HERE. THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS DESIGNS HAVE BEEN SUBMITTED TO THE ENGINEER.

SEALED FOR STRUCTURE ONLY

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FLORIDA 33563
1.877.SVORTEX (786-7839)
ANDREW J. MOSHER, P.E. - FL. REG #86623
ASHED A. AVENDAN, P.E. - FL. REG #86623

Builder:

taylor morrison

Job Information:

Grenada

Community Name

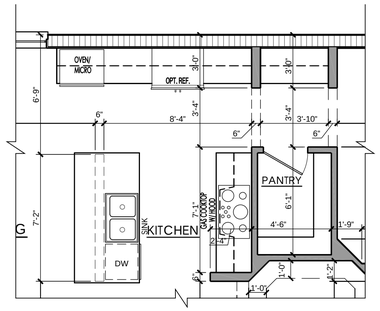
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Community:
Address: #### Street St.
City, State Zip
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

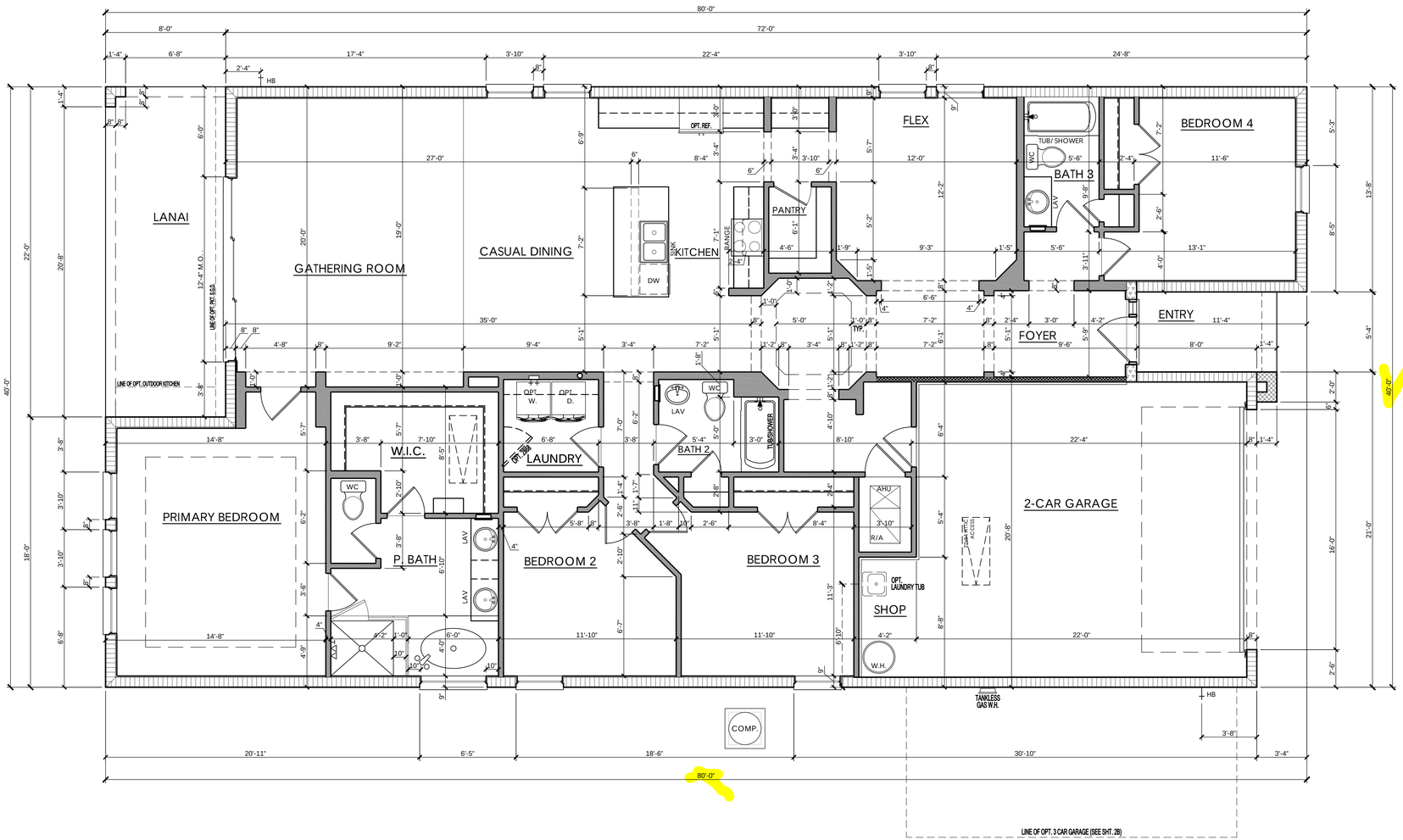
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COV



OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



REFER TO SHEET 2A1 FOR FLOOR PLAN NOTING

REFER TO SHEET 3TRA2 FOR PARTIAL PLANS AT ELEV. "TR-A"	REFER TO SHEET 3CRA2 FOR PARTIAL PLANS AT ELEV. "CR-A"	REFER TO SHEET 3MA2 FOR PARTIAL PLANS AT ELEV. "M-A"
REFER TO SHEET 3TRB2 FOR PARTIAL PLANS AT ELEV. "TR-B"	REFER TO SHEET 3CRB2 FOR PARTIAL PLANS AT ELEV. "CR-B"	REFER TO SHEET 3MB2 FOR PARTIAL PLANS AT ELEV. "M-B"
REFER TO SHEET 3TRC2 FOR PARTIAL PLANS AT ELEV. "TR-C"	REFER TO SHEET 3CRC2 FOR PARTIAL PLANS AT ELEV. "CR-C"	REFER TO SHEET 3MC2 FOR PARTIAL PLANS AT ELEV. "M-C"

WALL TYPES LEGEND

Masonry

- 12'-0" T.O.M. (CMU wall)
- 11'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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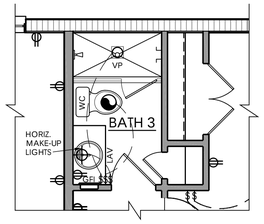
Builder: taylor morrison

Job Information:

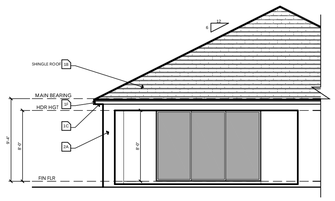
Grenada
Community Name
Lot: ##
Community Address: #### Street St. City, State Zip
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
2A2

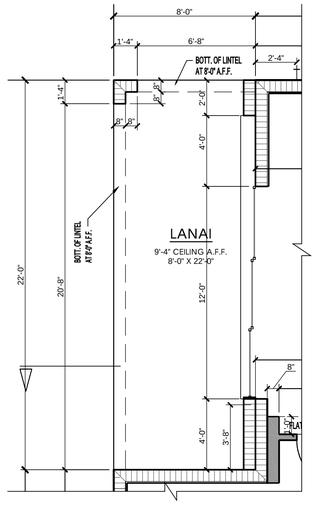


PARTIAL ELECTRICAL PLAN AT BATH 3 OPT. SHOWER



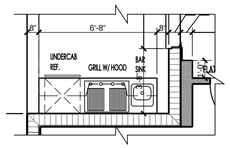
REAR ELEV. FOR OPT. POCKET S.G.D.

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



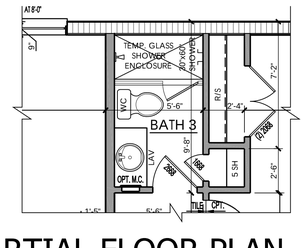
PARTIAL FLOOR PLAN AT OPT. POCKET S.G.D.

SCALE: 1/4" = 1'-0"



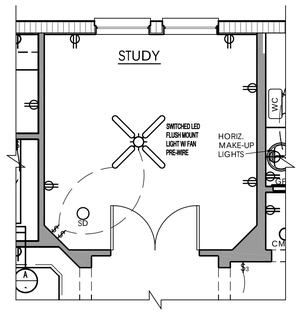
PARTIAL FLOOR PLAN AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.

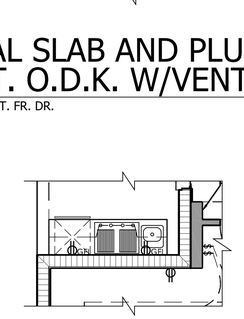


PARTIAL FLOOR PLAN AT BATH 3 OPT. SHOWER

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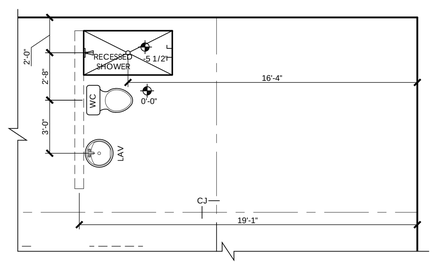


PARTIAL ELECTRICAL PLAN AT OPT. STUDY



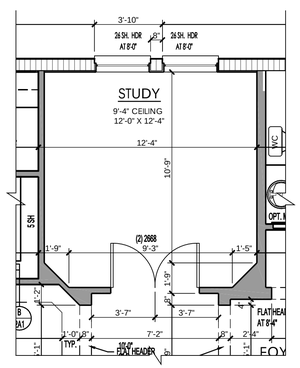
PARTIAL SLAB AND PLUMBING AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.



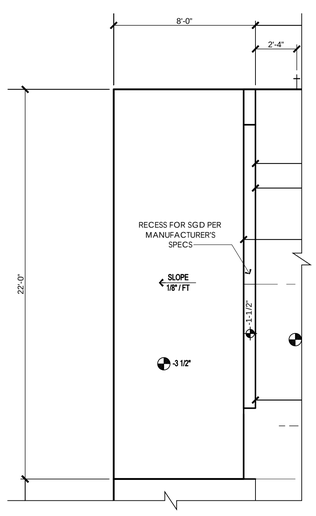
PARTIAL SLAB AND PLUMBING PLAN AT BATH 3 OPT. SHOWER

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN AT OPT. STUDY

SCALE: 1/4" = 1'-0"



PARTIAL SLAB AND PLUMBING PLAN AT OPT. POCKET S.G.D.

SCALE: 1/4" = 1'-0"

PARTIAL ELECTRICAL PLAN AT OPT. O.D.K. W/VENT HOOD

NOT AVAIL. W/ OPT. FR. DR.

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(407) 896-2033

Builder: taylor morrison

Job Information:

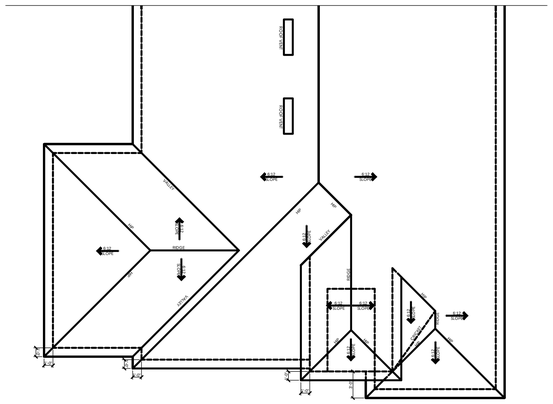
Grenada
Community Name
Lot: ##
Community:
Address: #### Street St.
City, State Zip
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
2B

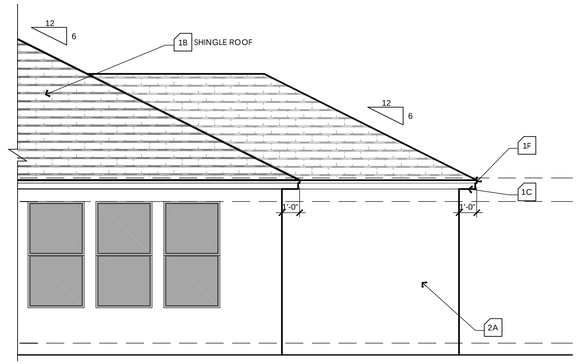
- PLAN OPTIONS

SCALE:
1/4" = 1'



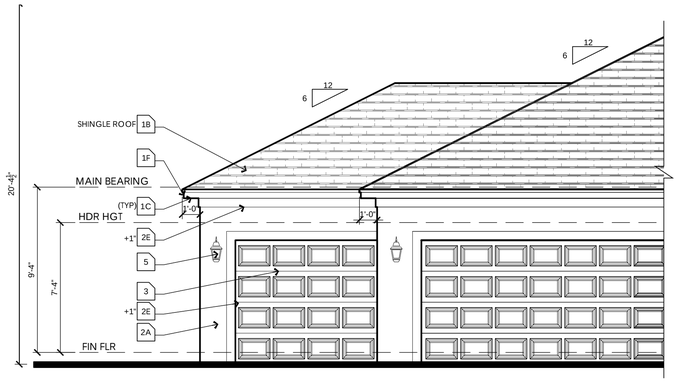
ROOF PLAN

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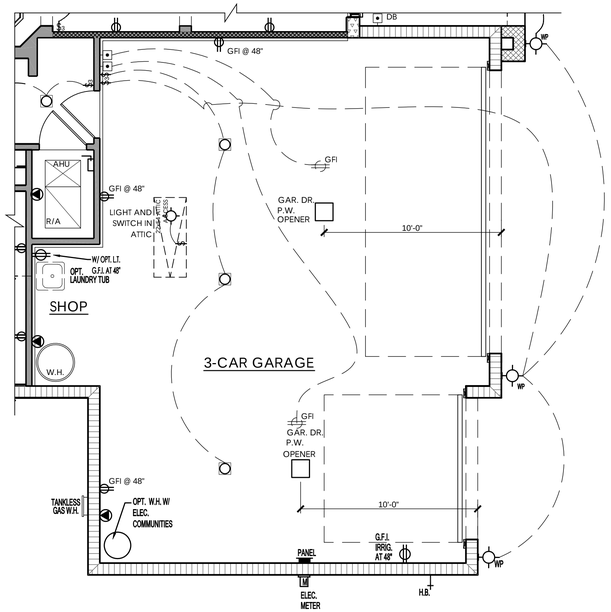
PARTIAL REAR ELEV.

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

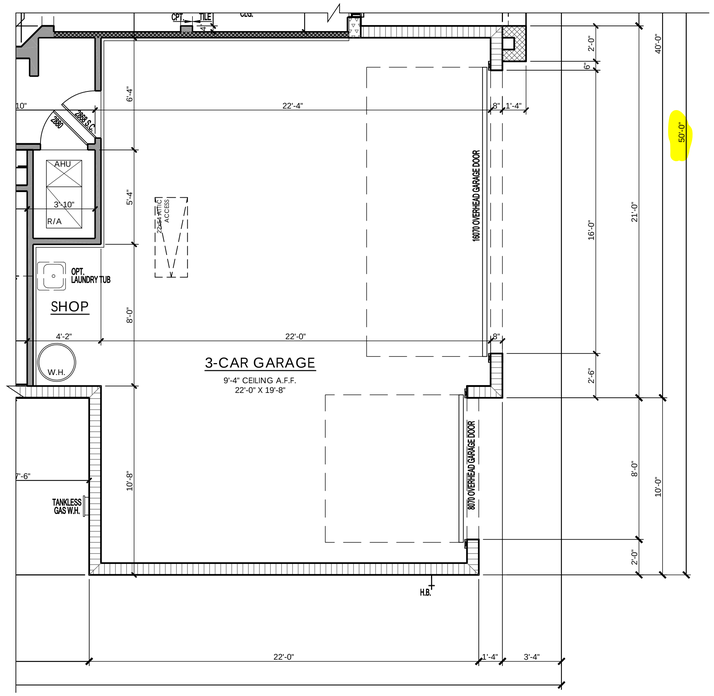


PARTIAL FRONT ELEV. "INCLUDED"

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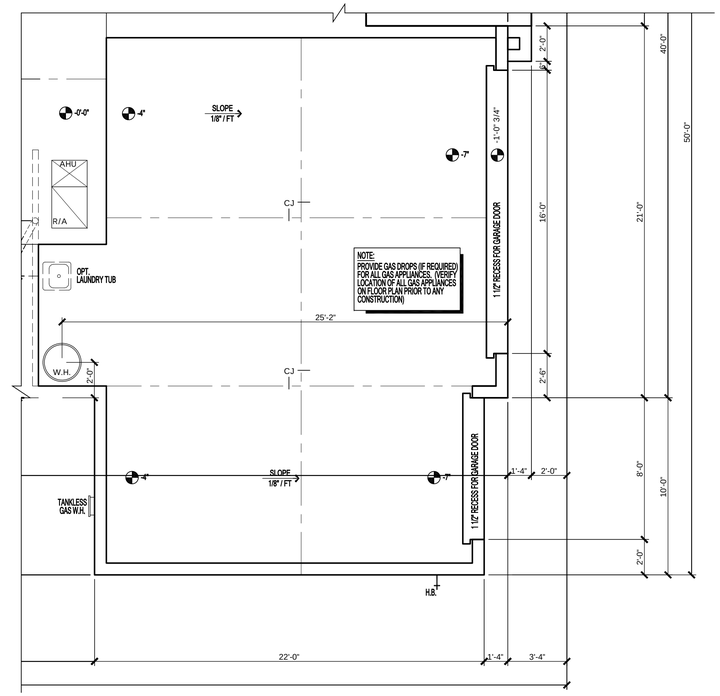


PARTIAL ELECTRICAL PLAN



PARTIAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



PARTIAL SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"

- PARTIAL PLANS AT OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'

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(407) 896-2233

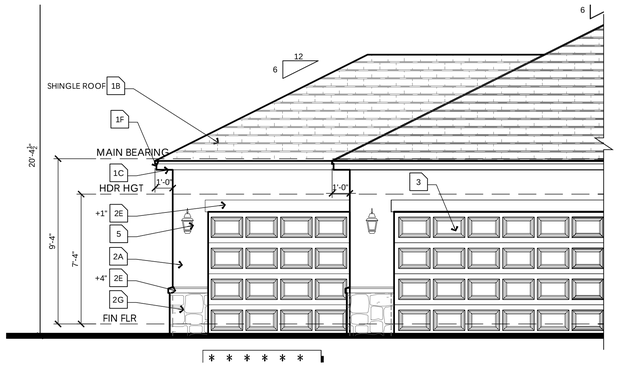
Builder: taylor morrison

Job Information:

Grenada
Community Name
Garage: XX
Lot: ##
Community Address: #### Street St. City, State Zip
Plot Date: 06 / 23 / 2023

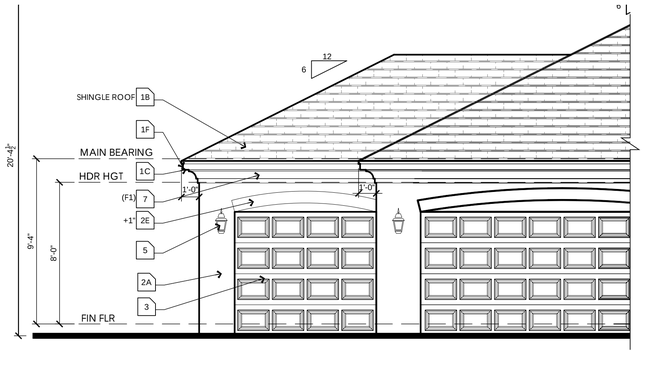
Reference No.
21-10490

Sheet:
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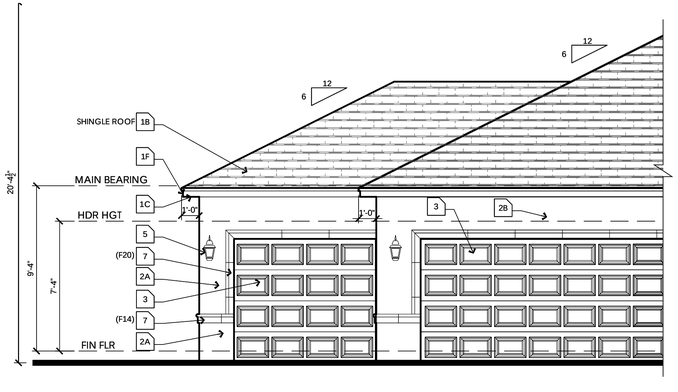
PARTIAL FRONT MEDITERRANEAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT MEDITERRANEAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT MEDITERRANEAN ELEVATION "A"

SCALE: 1/4" = 1'-0"

PARTIAL FRONT CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"

PARTIAL FRONT CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"

PARTIAL FRONT CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"

PARTIAL FRONT TRADITIONAL ELEVATION "C"

SCALE: 1/4" = 1'-0"

PARTIAL FRONT TRADITIONAL ELEVATION "B"

SCALE: 1/4" = 1'-0"

PARTIAL FRONT TRADITIONAL ELEVATION "A"

SCALE: 1/4" = 1'-0"

- OPT. 3 CAR GARAGE ELEVATIONS

SCALE: 1/4" = 1'

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gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 645-5220

Builder: taylor morrison

Job Information:

Grenada

Community Name

Lot: ## Community: #### Street St. Address: City, State Zip

Garage: XX

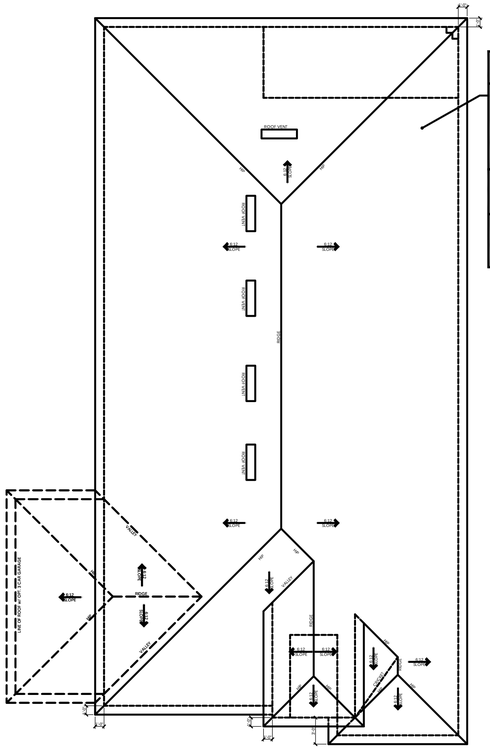
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

Sheet:

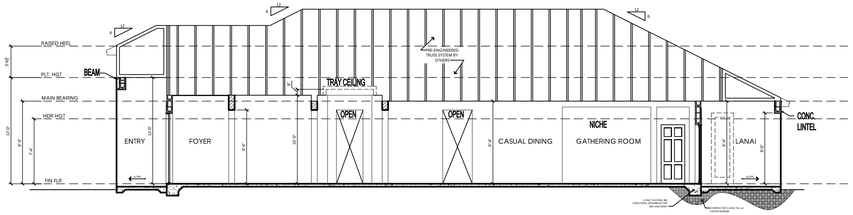
2D



MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT. X 144 = 1511 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

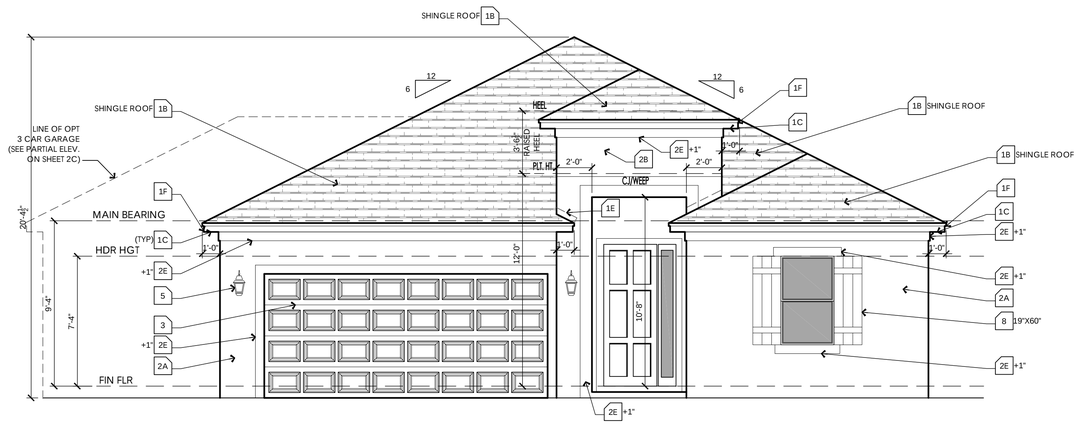
ROOF PLAN

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



SECTION A-A

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

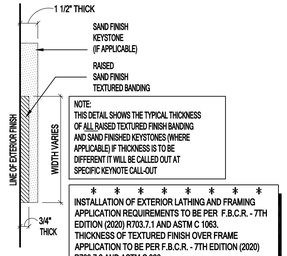


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

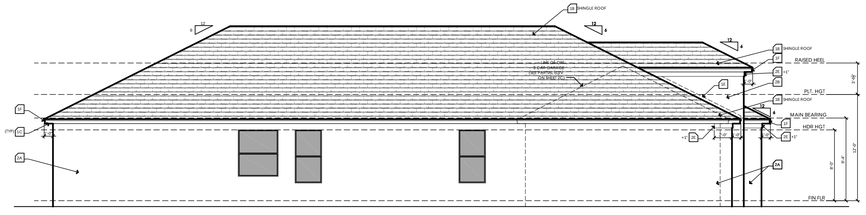
ELEVATION KEY NOTES
1. Roofing A. See elevation or roof plan for roof overhangs. B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate. C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations). D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation. E. Indicates Flashing where roof planes intersect with wall planes. F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board. G. Pre-fabricated aluminum awning/canopy H. Single-Ply TPO. 2. Walls A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications. B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall. C. Indicates fiber cement board or similar siding. (size per note) D. Indicates Decorative Stucco Finish over rigid foam core. E. Indicates Decorative Stucco banding/coating with a smooth finish. F. Indicates simulated stone header (will need to show as staggered). G. Indicates simulated stone veneer. H. Indicates simulated brick veneer header. I. Indicates simulated brick veneer. J. Indicates deco foam with simulated wood finish applied to stucco. K. Hardie Board and Batten. L. Hardie Board Corner/Head/Sill Trim. M. Exposed painted truss tails. N. Applied Wall Tile. O. Shake Siding 3. Indicates approved Overhead Garage Door. 4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size. 5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O. 6. Railing A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color) B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure. 7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets) 8. Indicates decorative shutters by others. **Note:** This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2 WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

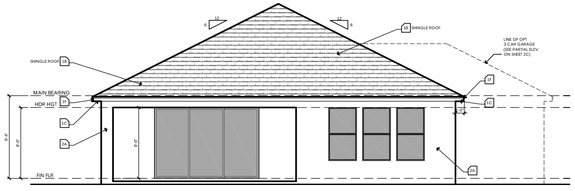
SCALE: 3" = 1'-0"



LEFT ELEVATION

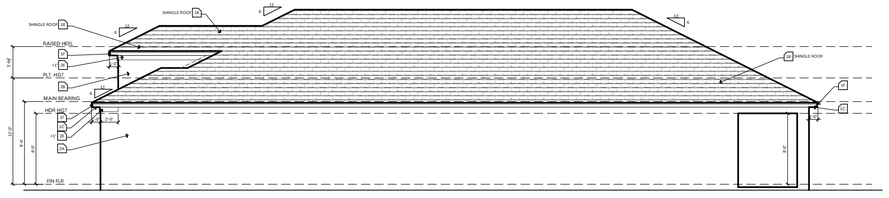
SCALE: 1/8" = 1'-0"

NOTES: INCLUDED TRADITIONAL ELEVATION SHOWN FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW: • FRONT DOOR STYLE • GARAGE DOOR STYLE • COACH LIGHT STYLE • ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 965-2532

Builder: taylor morrison

Job Information:

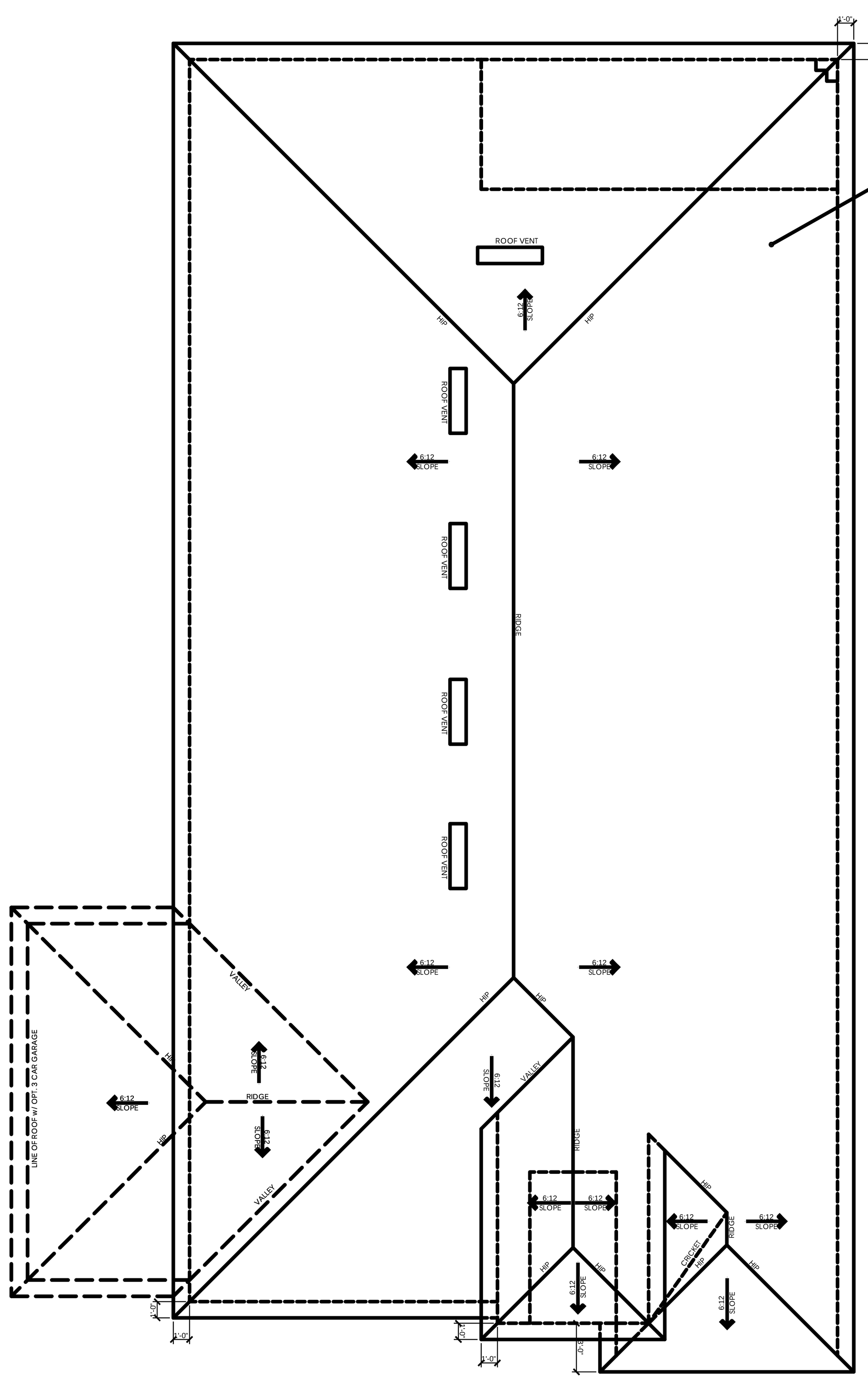
Grenada
Community Name
Garage: XX
Lot: ##
Community: #### Street St.
Address: City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3SE

INCLUDED ELEVATION

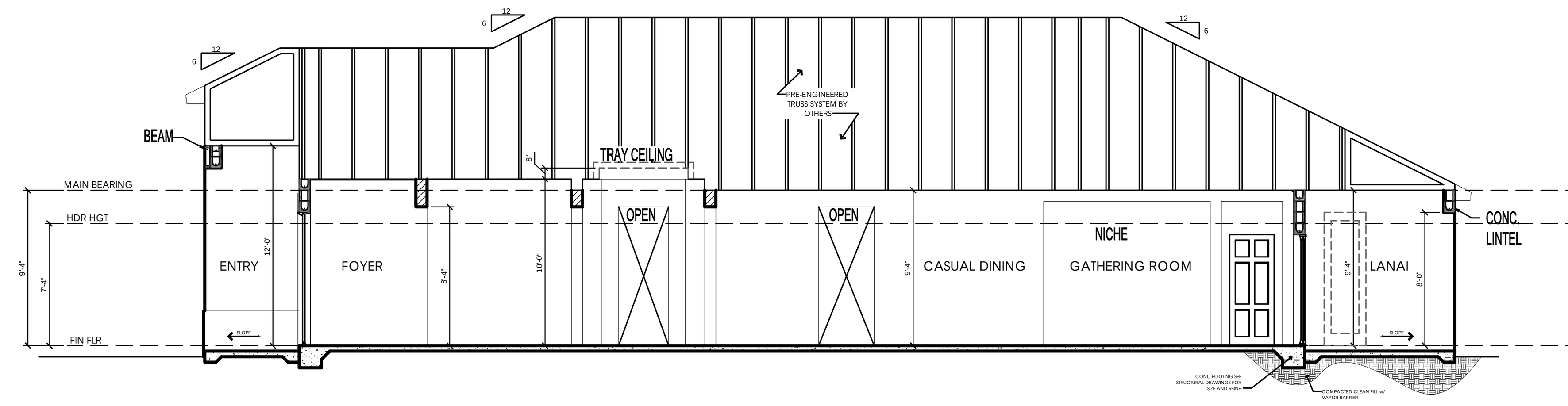
SCALE: 1/4" = 1'



ROOF PLAN

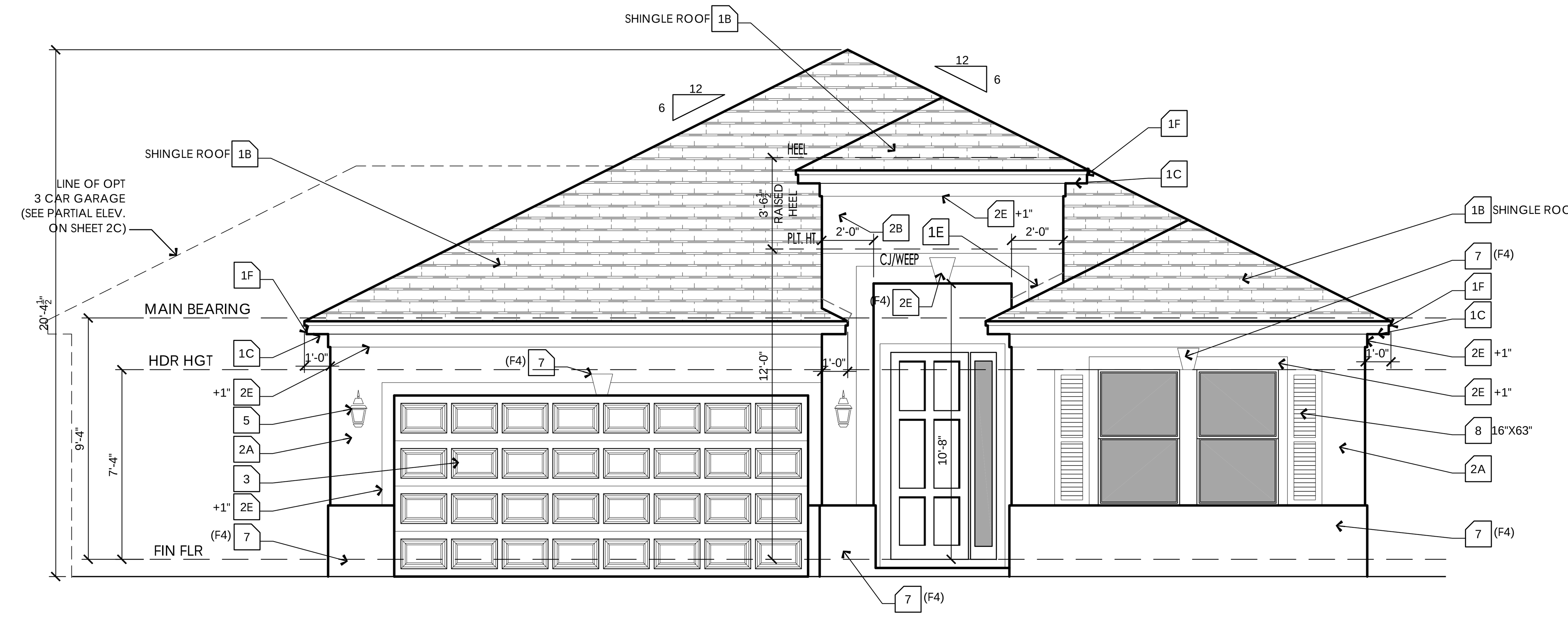
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT. X 144 = 1511 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.
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SECTION A-A

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

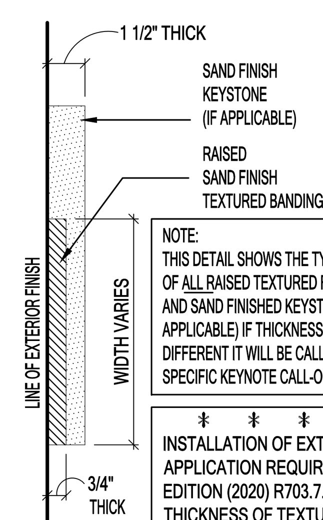
1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
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   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

<u>Note:</u> This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 880 2333

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

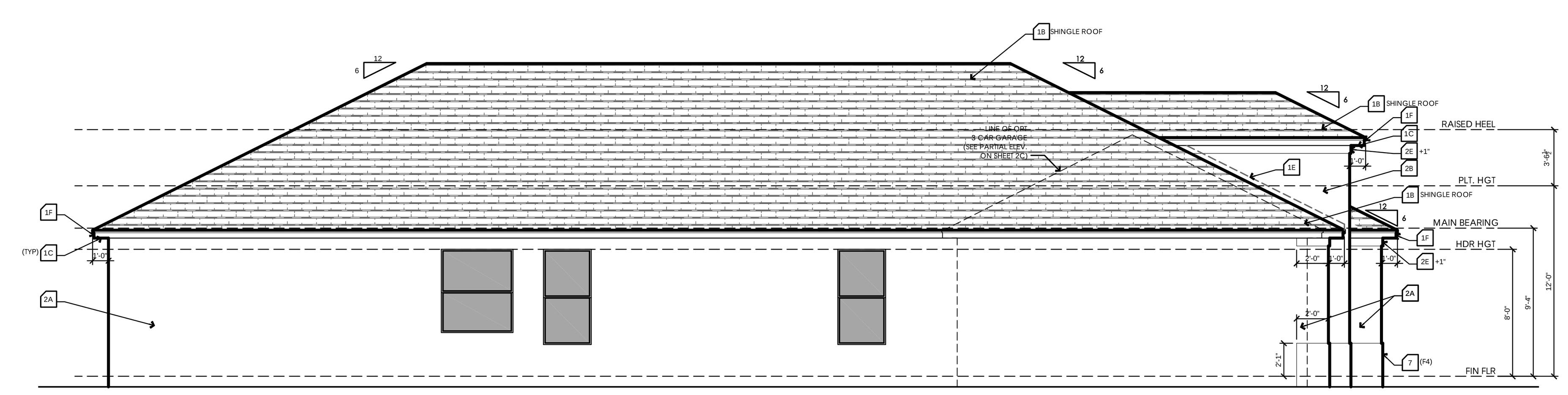


NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063.
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



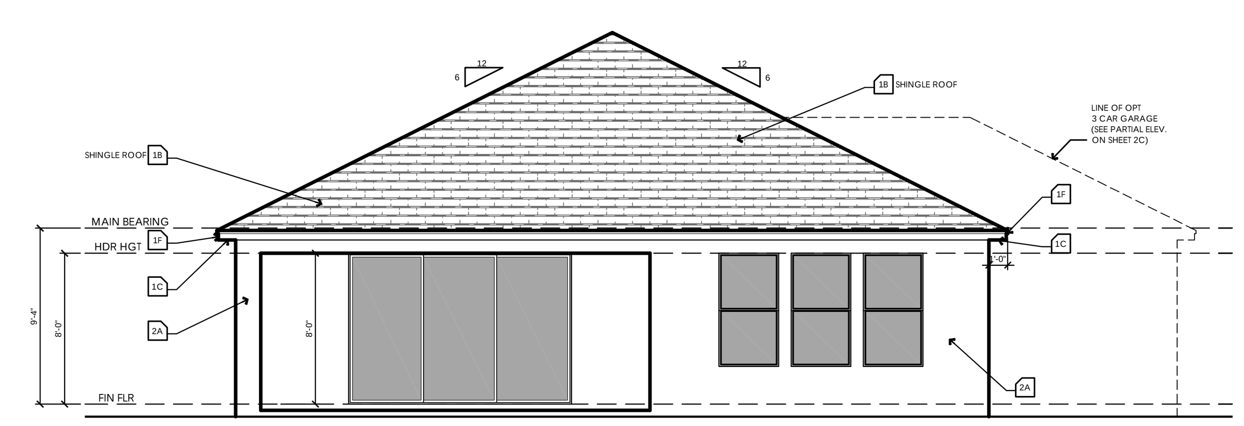
LEFT ELEVATION

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

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

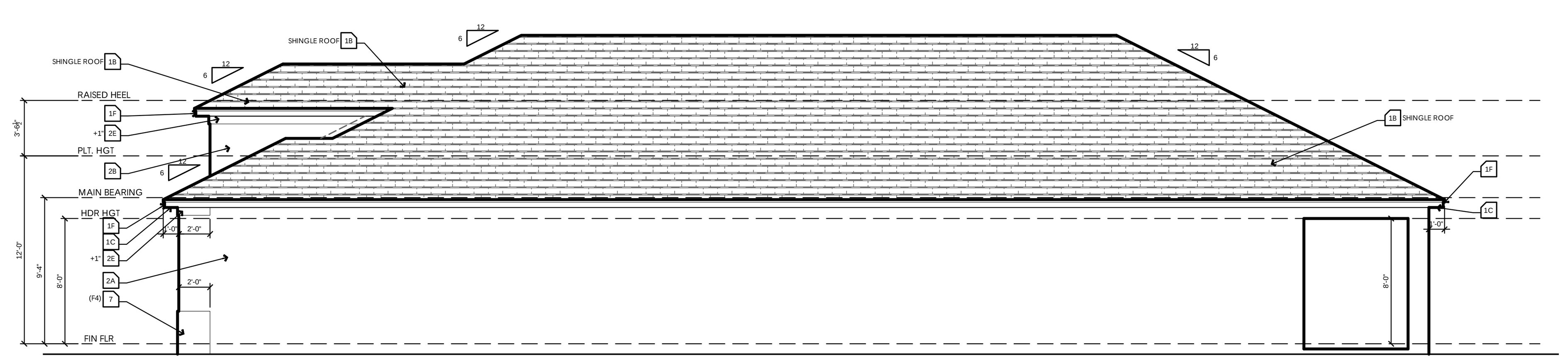
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

Builder: taylor morrison

Job Information:

Grenada

Community Name

Garage: XX

Lot: ##

Community:

Address: #### Street St.
City, State Zip

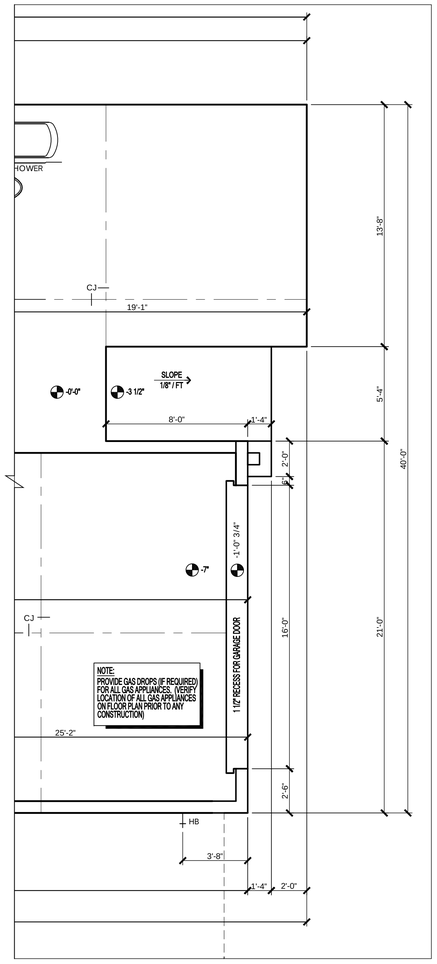
Plot Date: 06 / 23 / 2023

Reference No. 21-10490

Sheet: 3TRA1

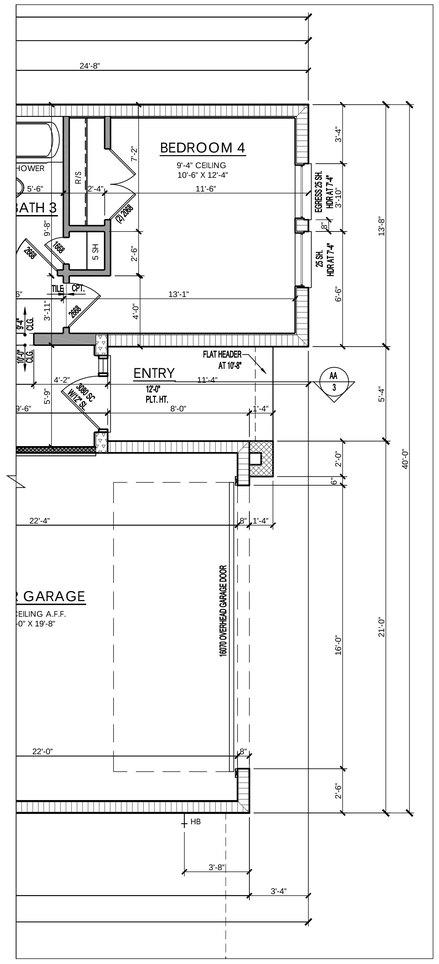
TRADITIONAL ELEVATION 'A'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Builder:

taylor morrison

Job Information:

Grenada

Community Name

Lot: ##
Community:
Address: #### Street St.
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Plot Date: 06 / 23 / 2023
Garage: XX

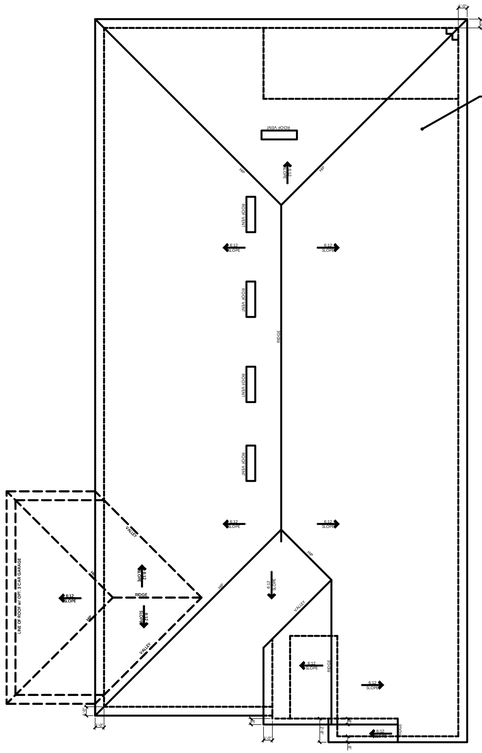
Reference No.

21-10490

Sheet
3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'

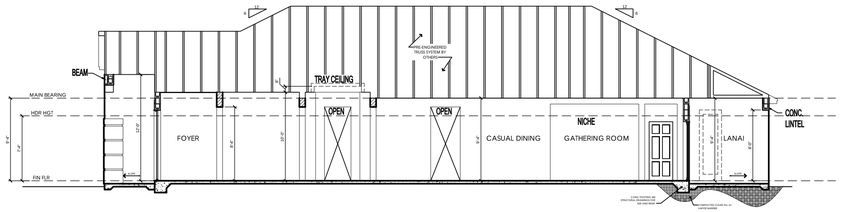
SCALE: 1/4" = 1'



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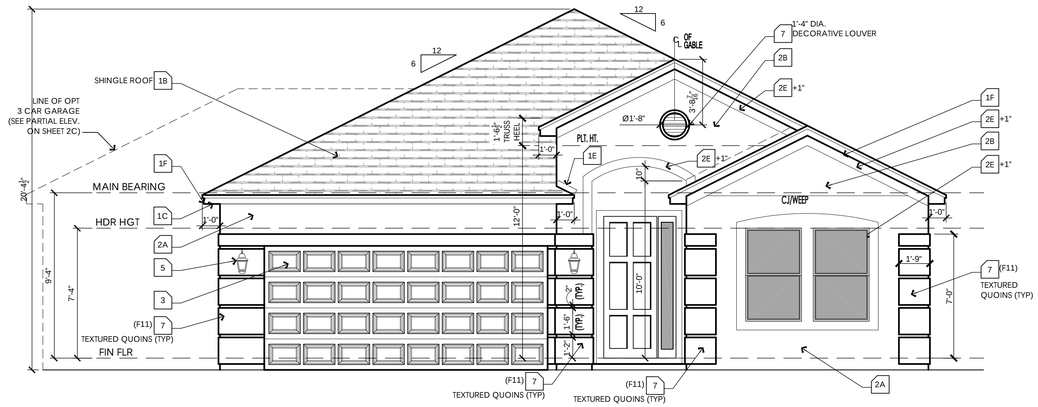
ROOF PLAN

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



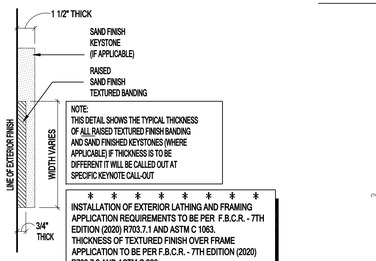
SECTION A-A

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"

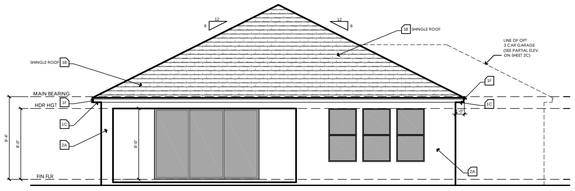
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NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

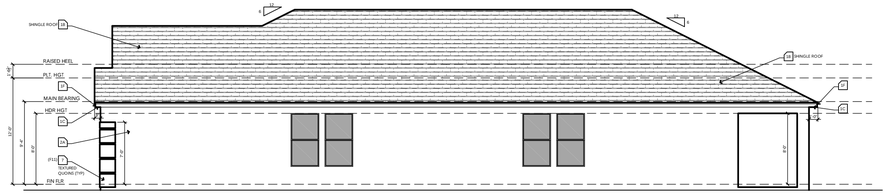
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- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



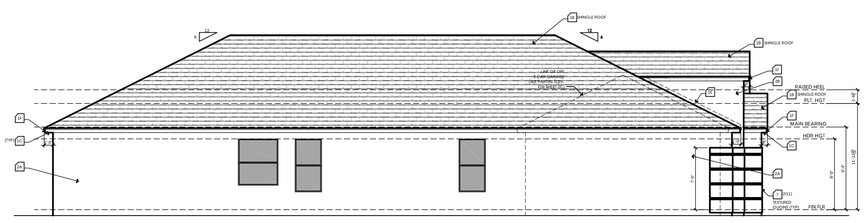
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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255 Southhall Lane Suite 200
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(407) 965-2532

Builder: taylor morrison

Job Information:

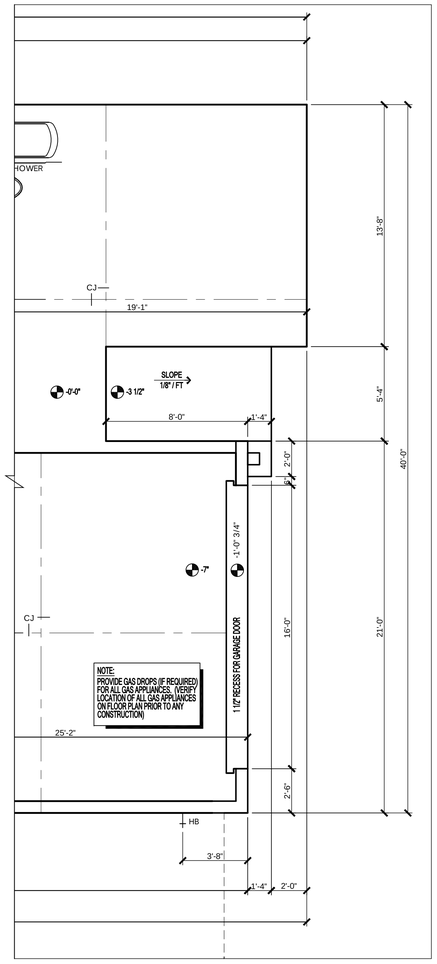
Grenada
Community Name
Lot: ##
Garage: XX
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
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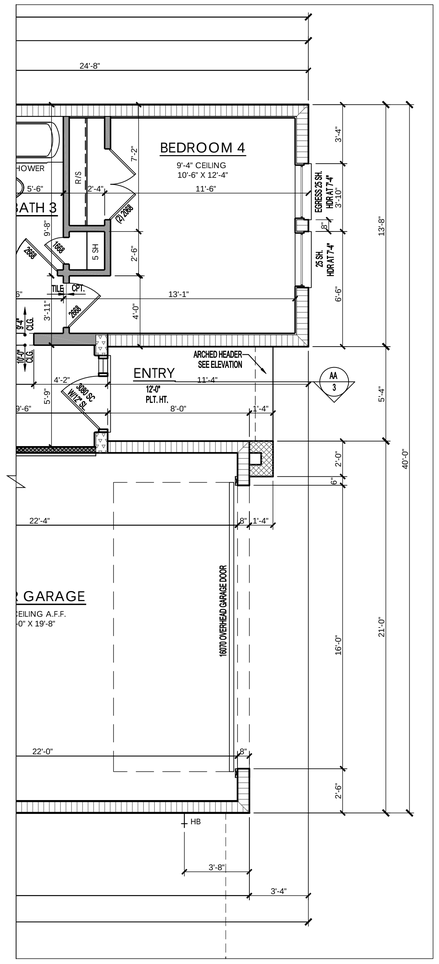
TRADITIONAL ELEVATION 'B'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'

SCALE: 1/4" = 1'

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255 Southhall Lane Suite 200
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Builder:

taylor morrison

Job Information:

Grenada

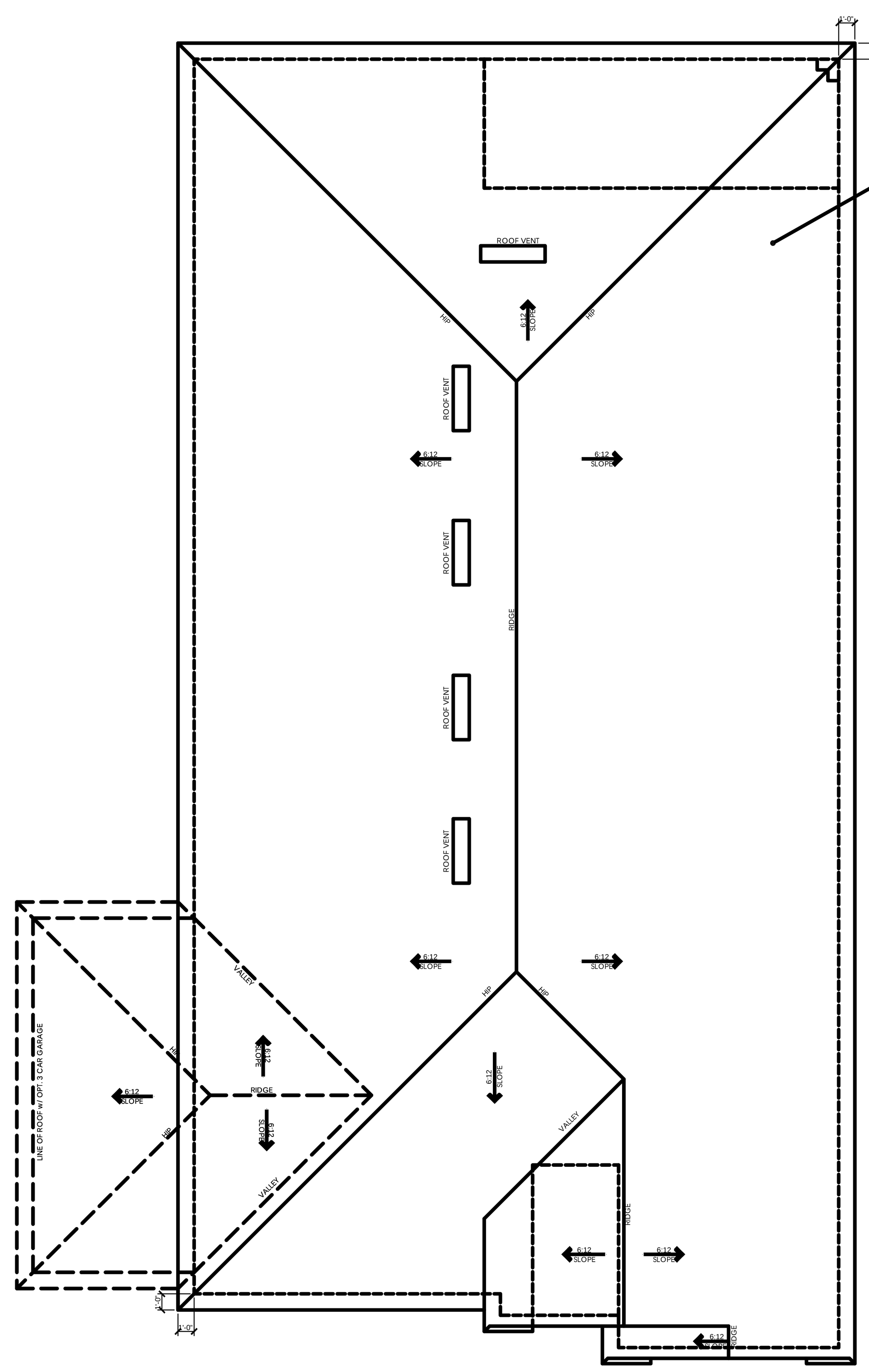
Community Name

Lot: ##
Garage: XX
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

Sheet
3TRB2



ROOF PLAN

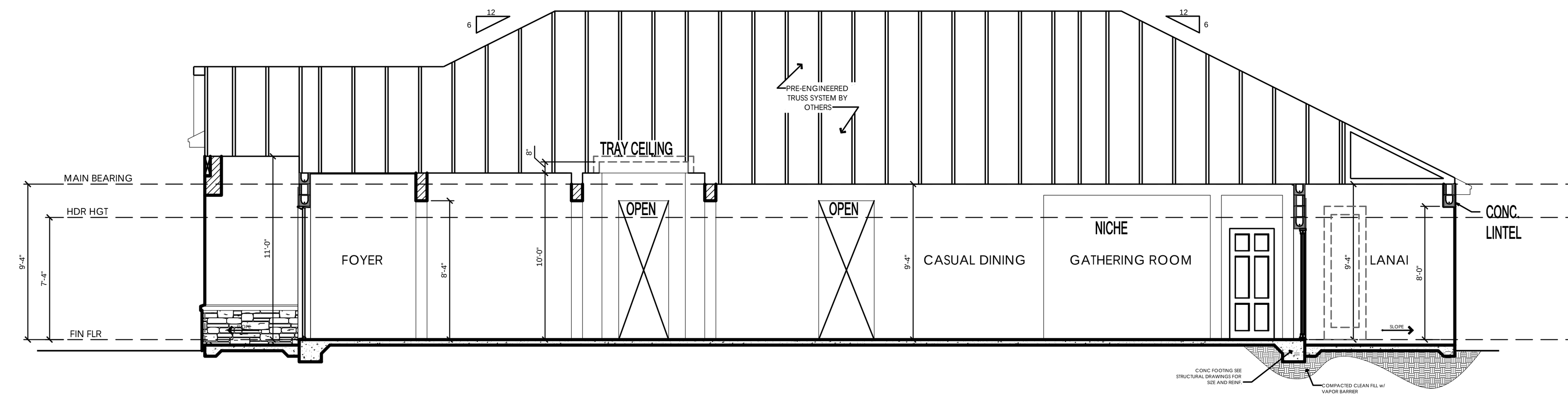
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT.
X 144 = 1511 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.

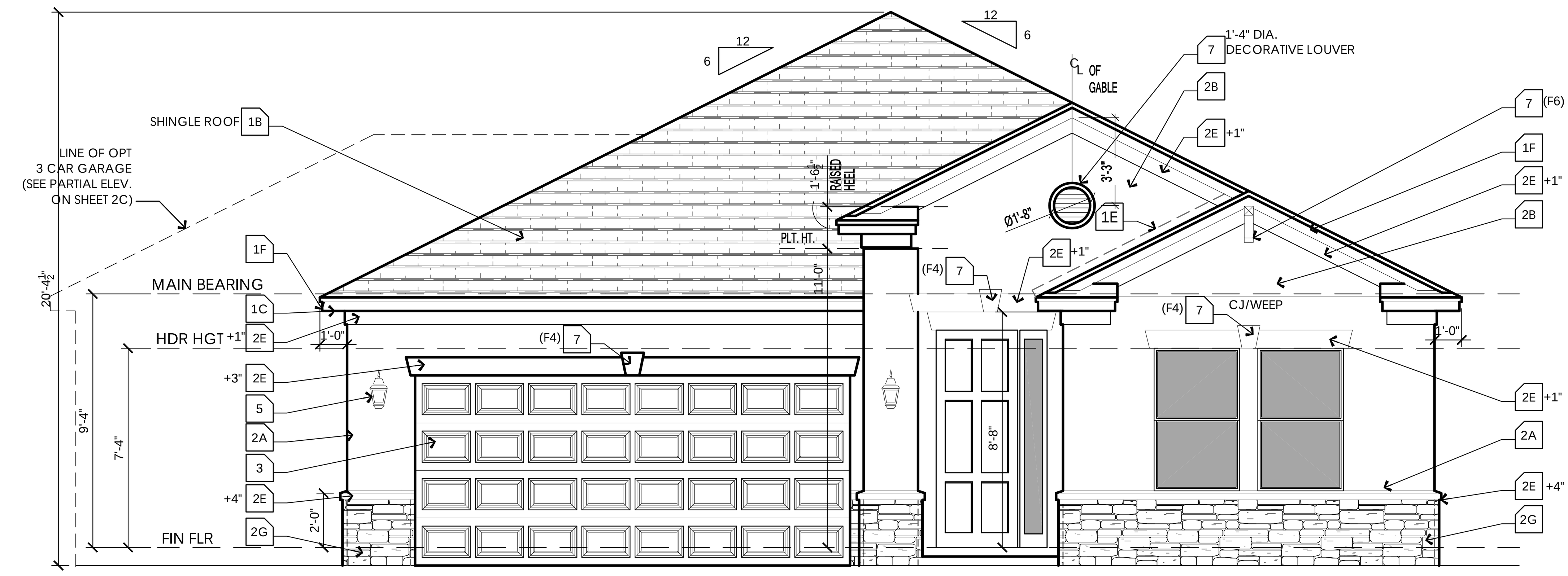
VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS



SECTION A-A

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

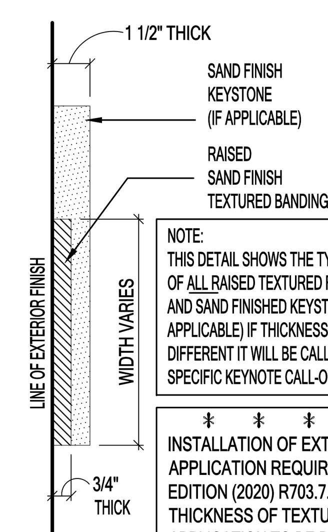
1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
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   - I. Indicates simulated brick veneer.
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8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 880 2333

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

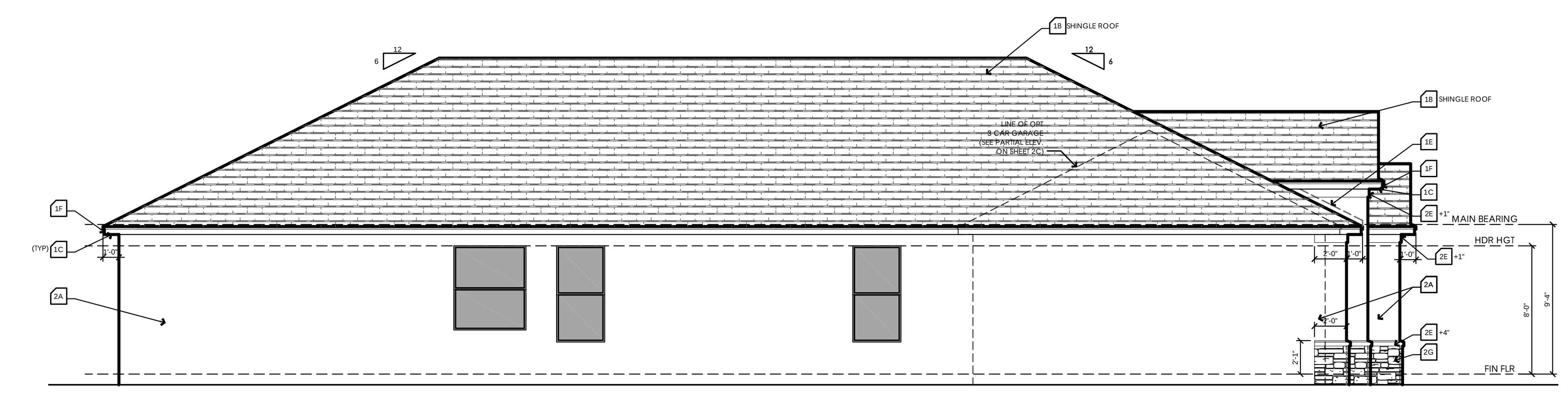


NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063.
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



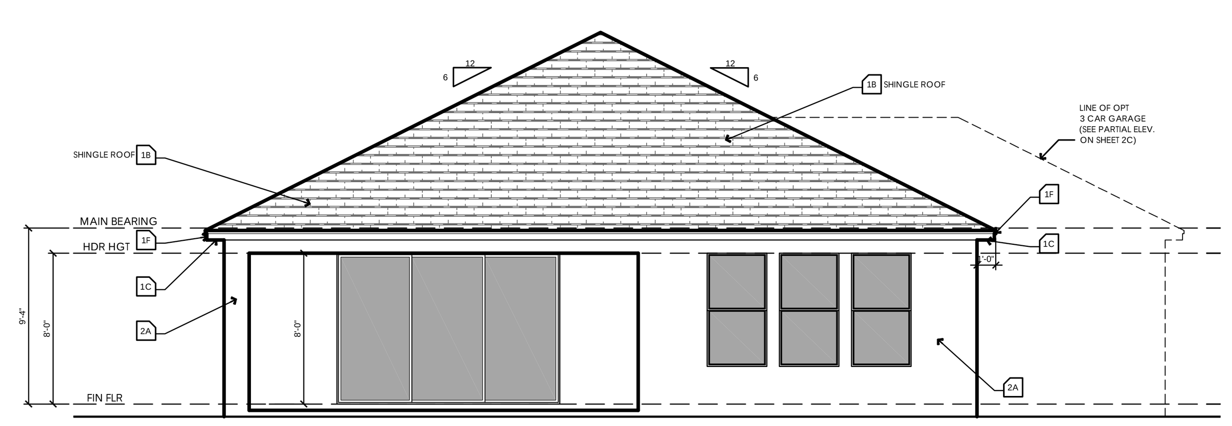
LEFT ELEVATION

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

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

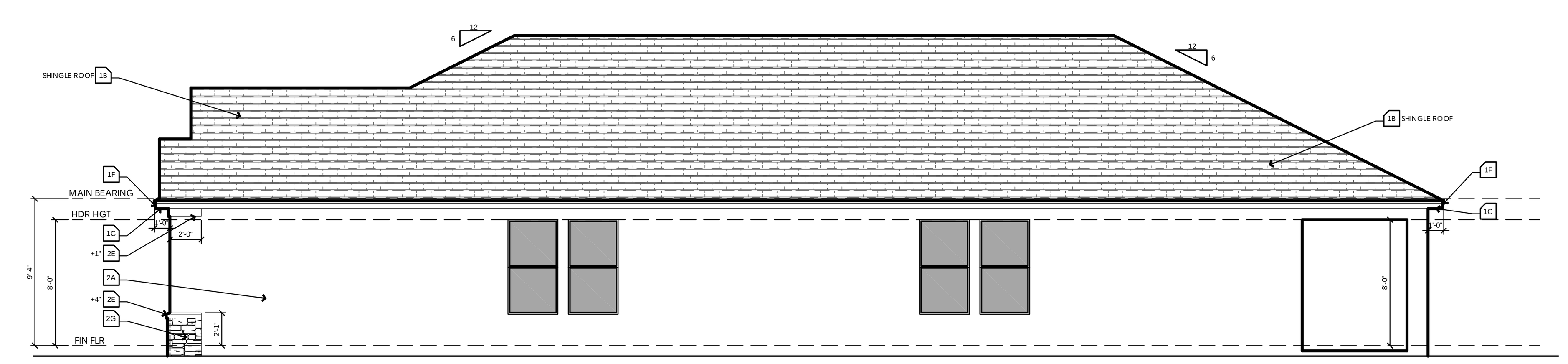
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

Builder:
taylor morrison

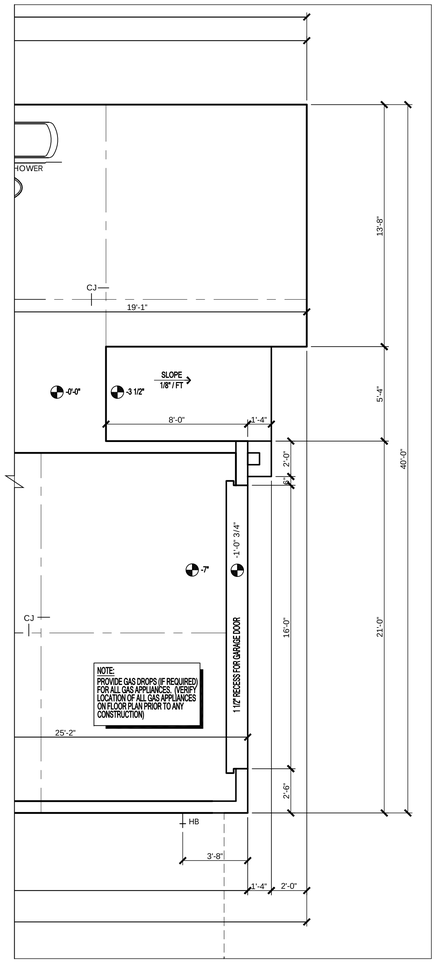
Job Information:
Grenada
Community Name
Lot: ##
Garage: XX
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3TRC1

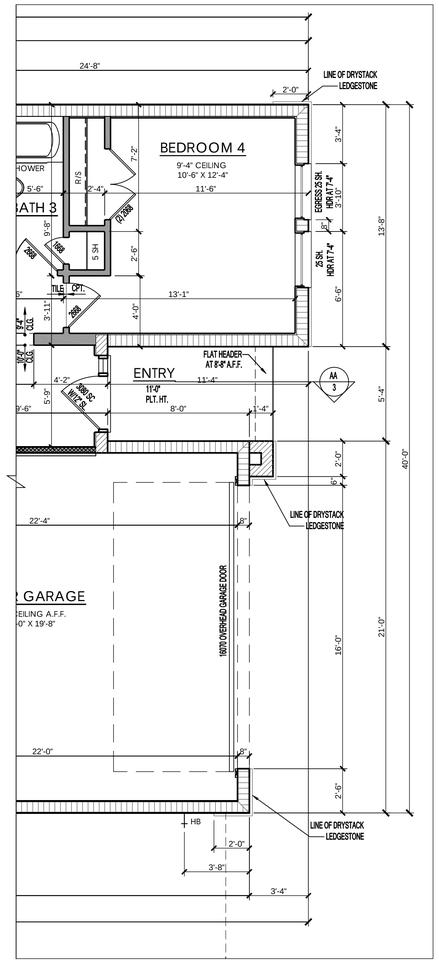
TRADITIONAL ELEVATION 'C'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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255 Southhall Lane Suite 200
Maitland, FL 32751
(407)740-8333

Builder:

taylor morrison

Job Information:

Grenada

Community Name

Lot: ##

Garage: XX

Community:

Address: #### Street St.
City, State Zip

Plot Date: 06 / 23 / 2023

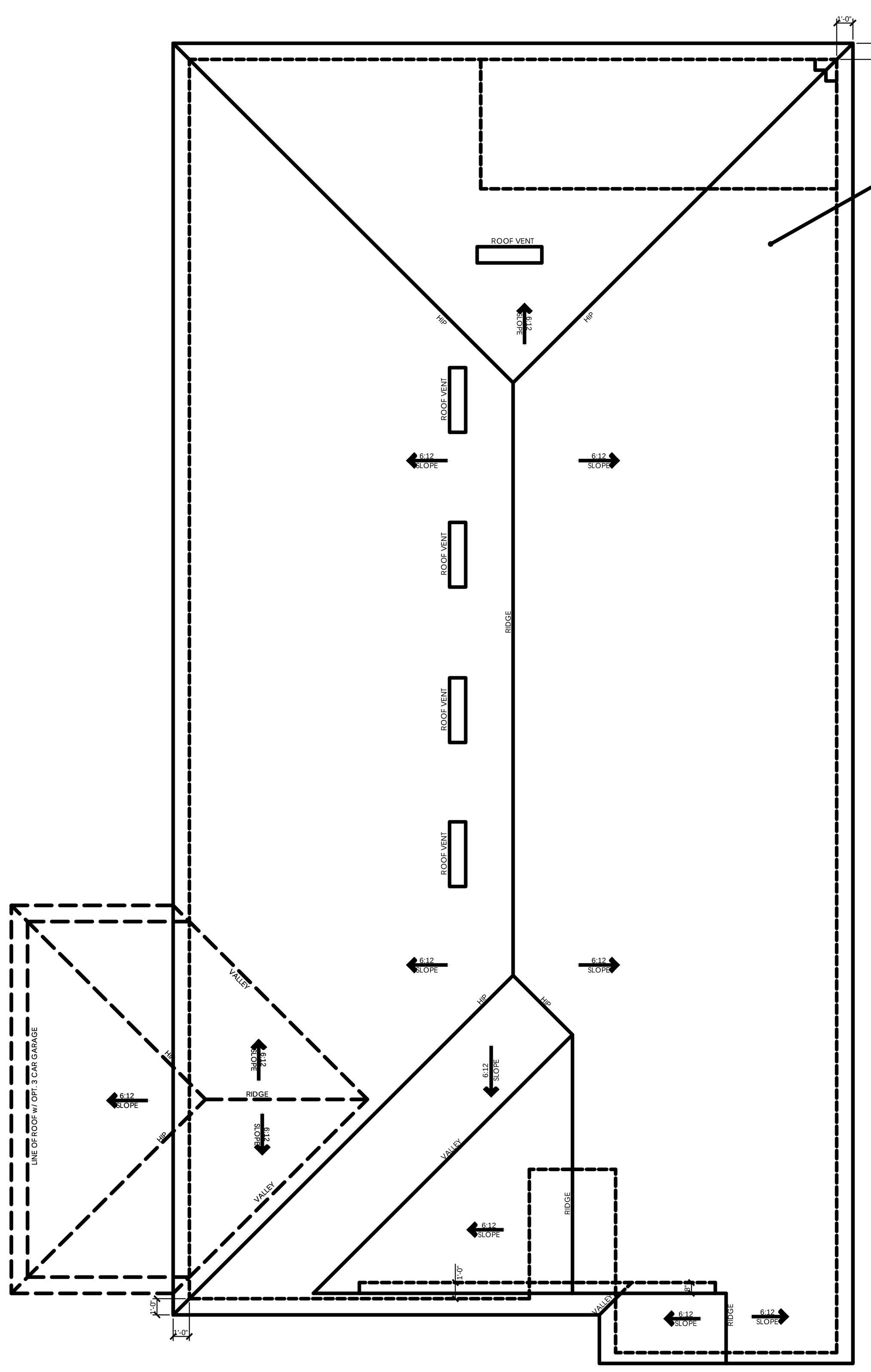
Reference No.

21-10490

Sheet
3TRC2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'

SCALE:
1/4" = 1'



MAIN ROOF
VENT REQUIREMENTS

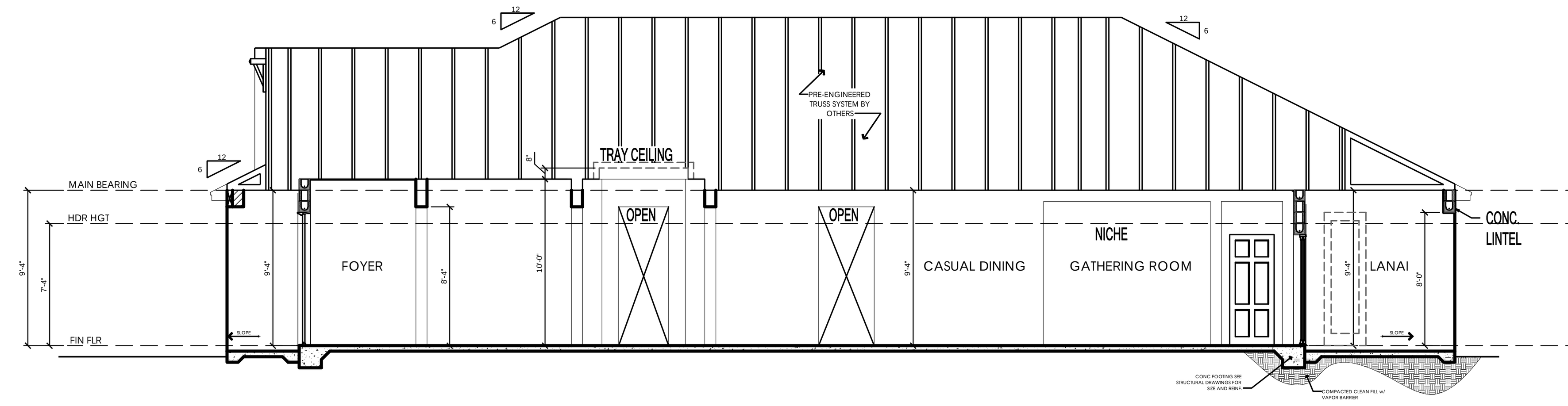
VENTILATION CALCULATIONS
ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT.
X 144 = 1511 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

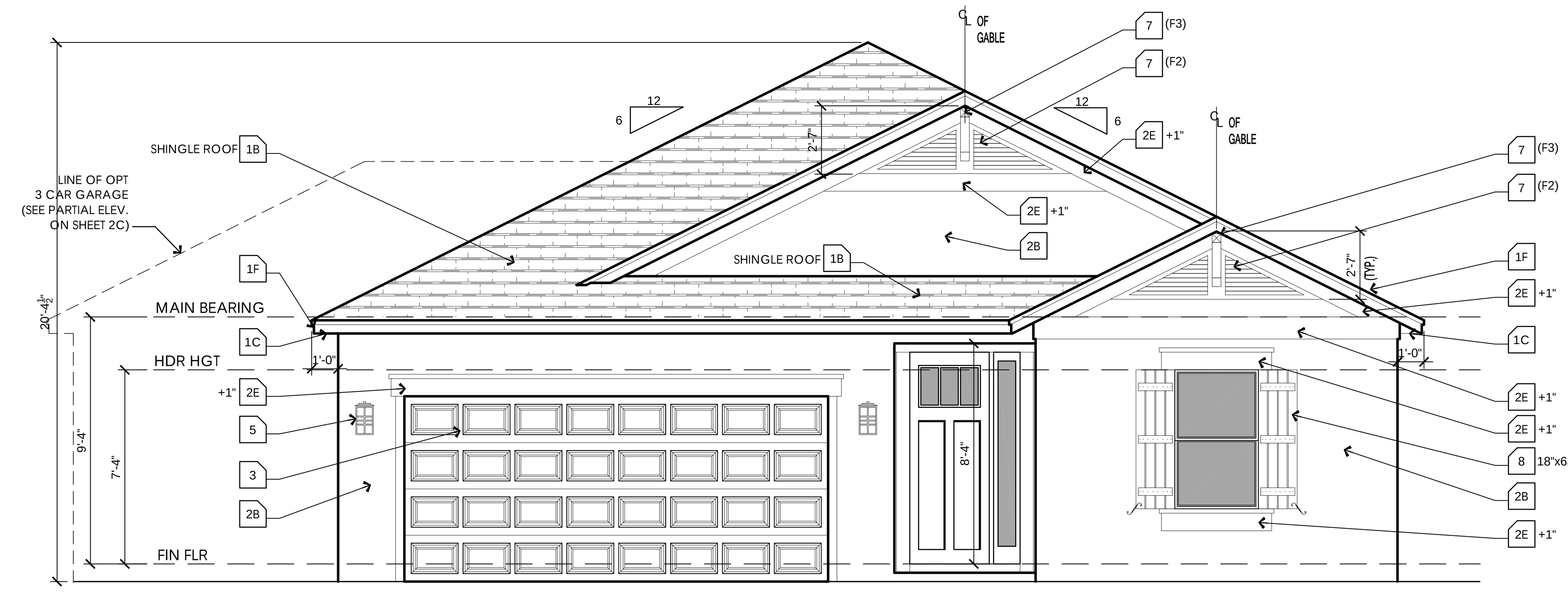
ROOF PLAN

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



SECTION A-A

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

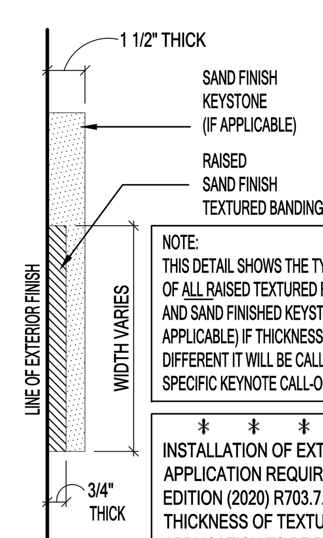
1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
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2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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WINDOW FALL PROTECTION

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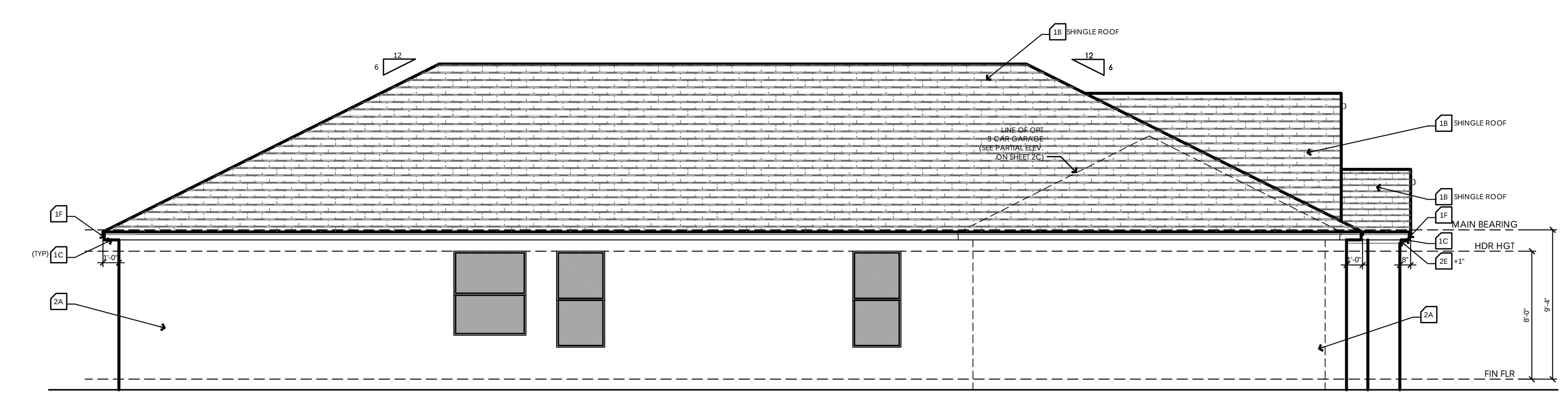


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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



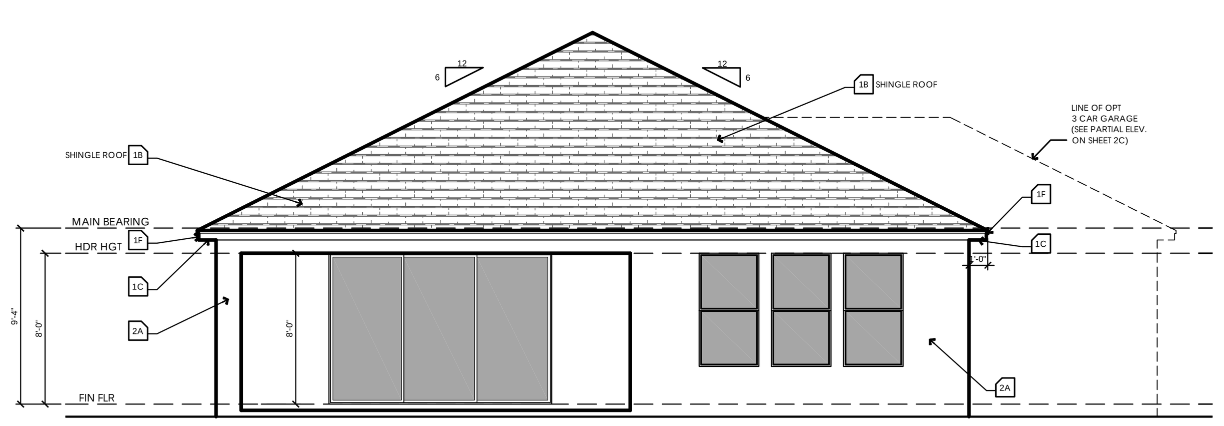
LEFT ELEVATION

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

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

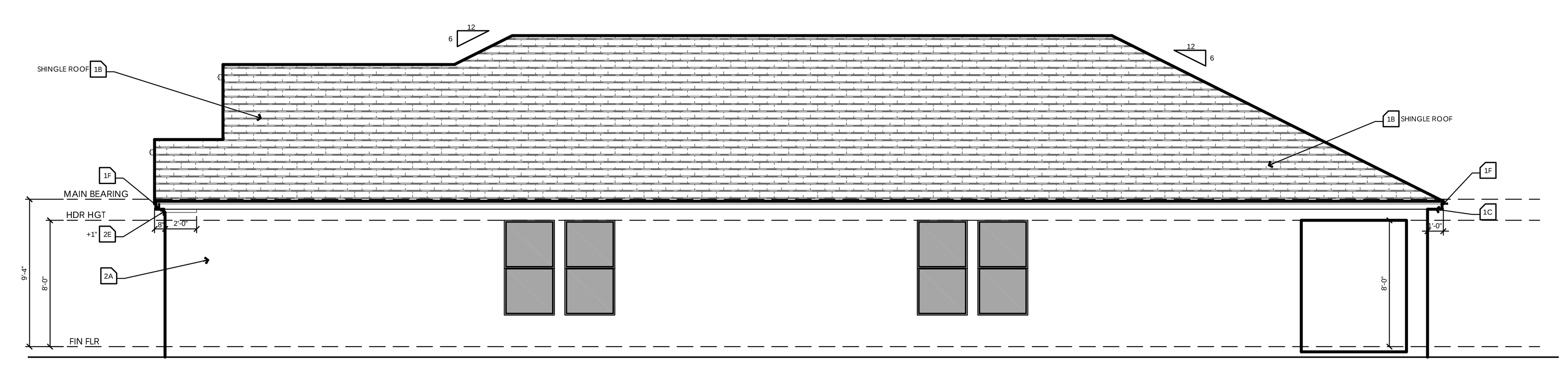
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

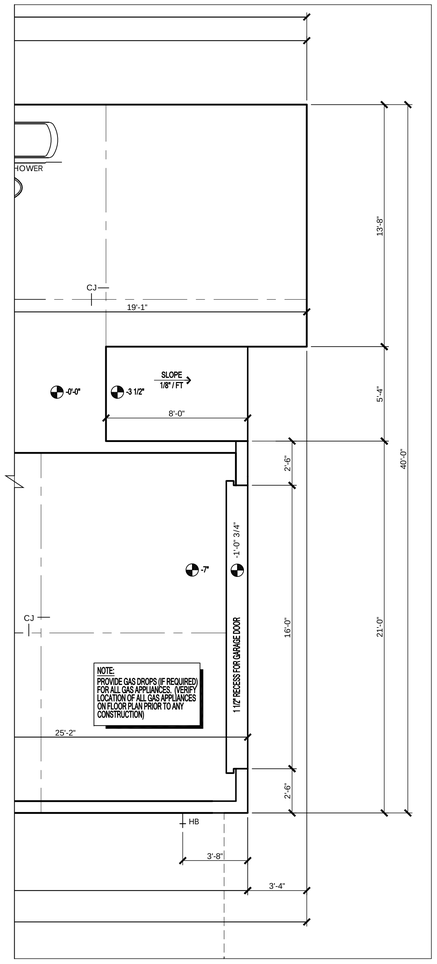
Builder:
taylor morrison

Job Information:
Grenada
Community Name
Garage: XX
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Community:
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Plot Date: 06 / 23 / 2023

Reference No.
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Sheet:
3CRA1

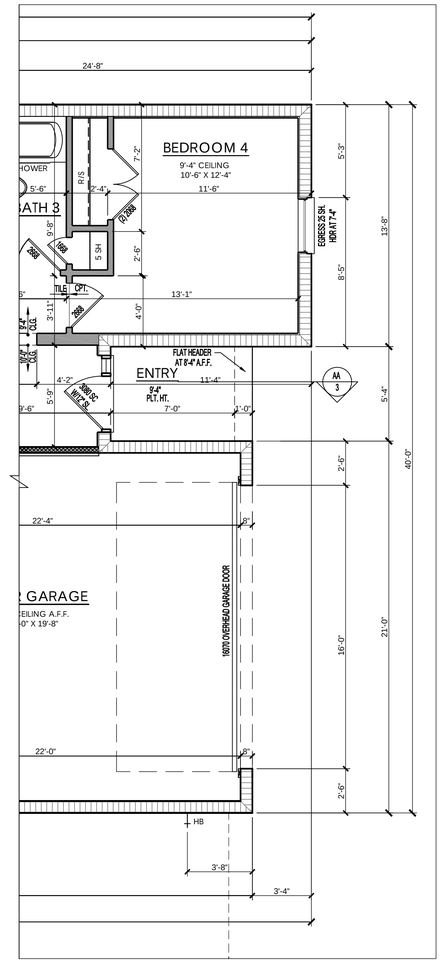
CRAFTSMAN ELEVATION 'A'

SCALE:
1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'

SCALE: 1/4" = 1'

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Builder:

taylor morrison

Job Information:

Grenada

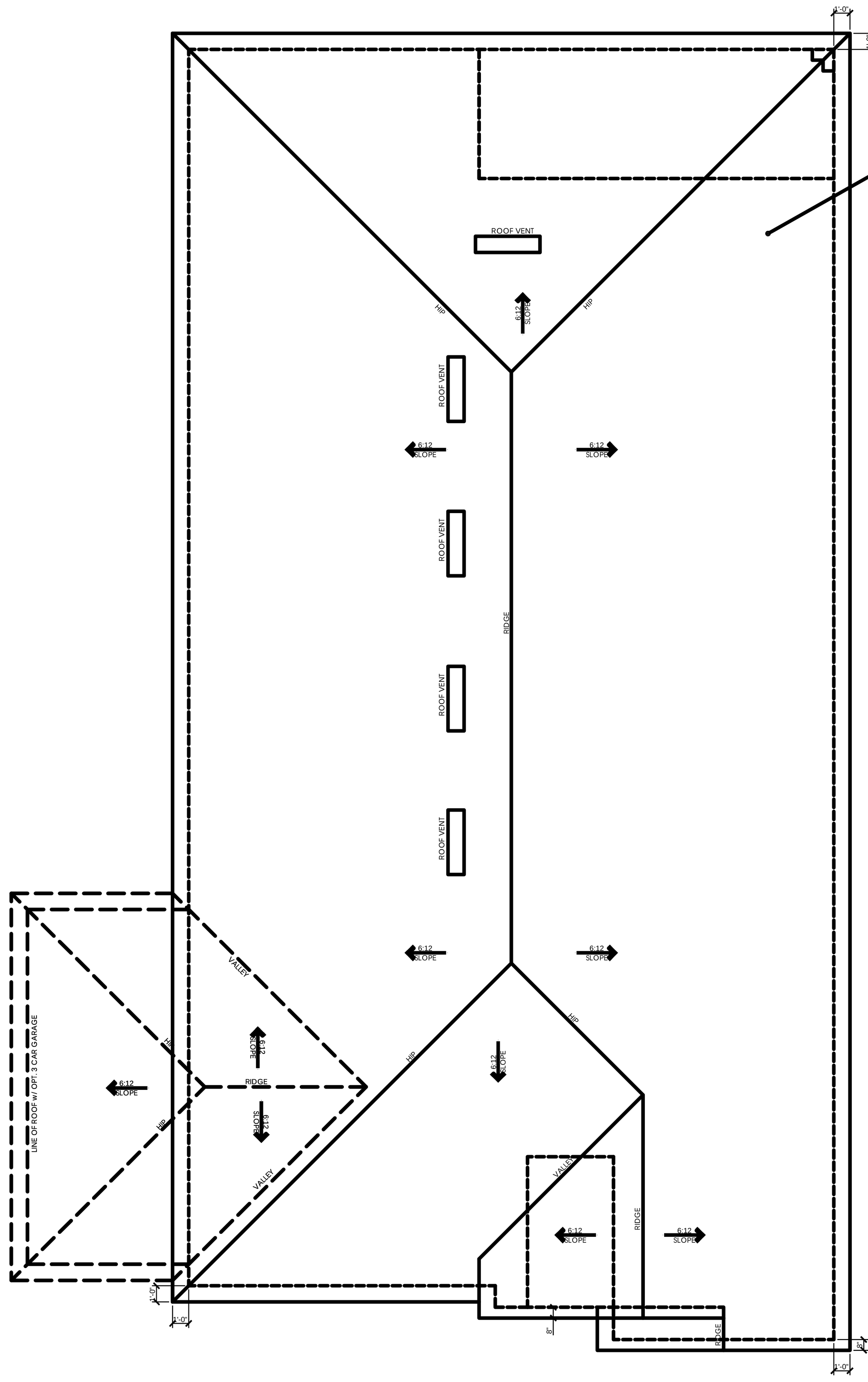
Community Name

Lot: ##
Address: #### Street St.
Community: City, State Zip
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

Sheet
3CRA2



MAIN ROOF VENT REQUIREMENTS

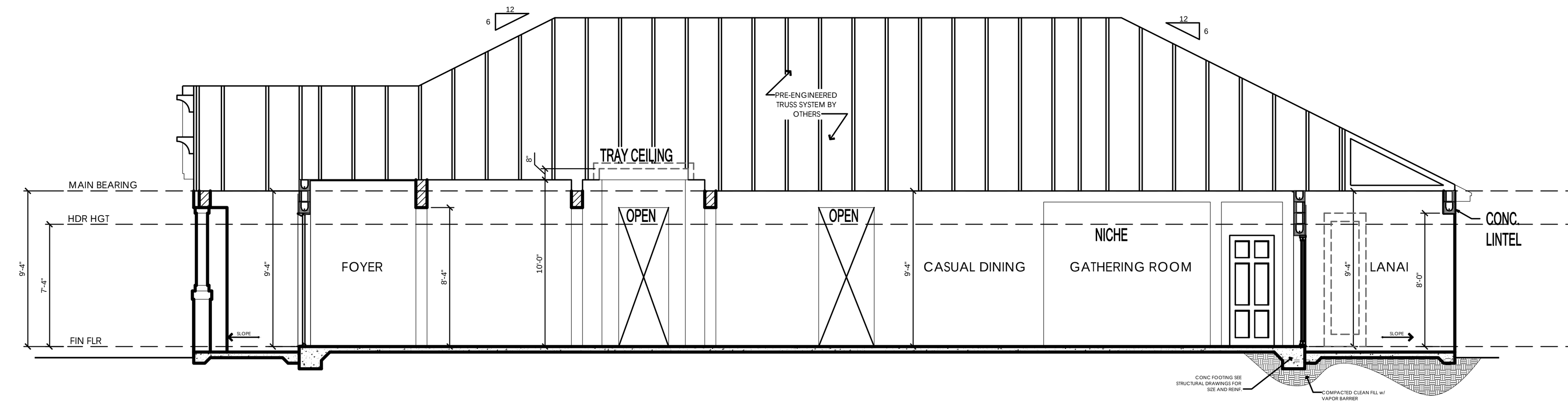
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ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

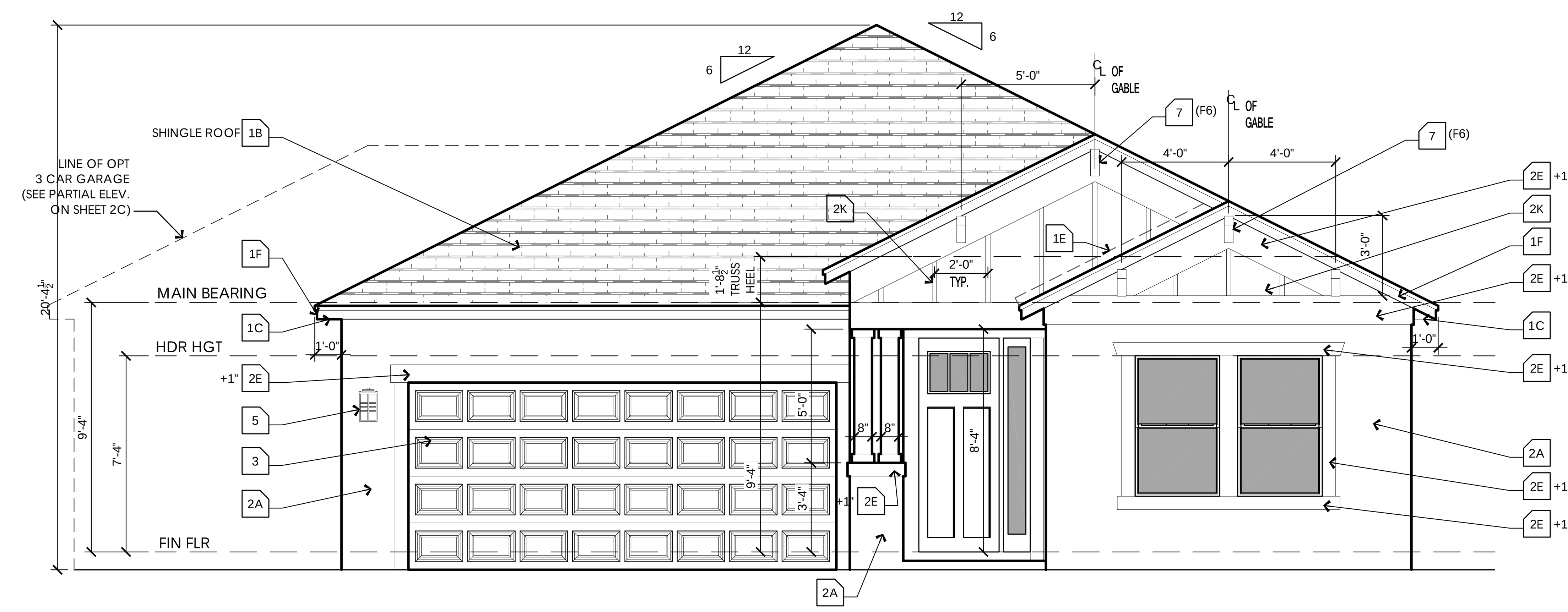
ROOF PLAN

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



SECTION A-A

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

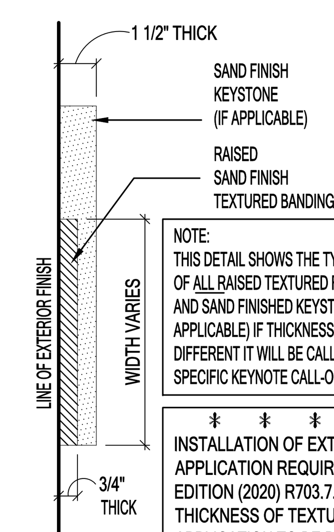
1. Roofing
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   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

<u>Note:</u> This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Maitland, FL 32751
o.(407) 880 2333

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

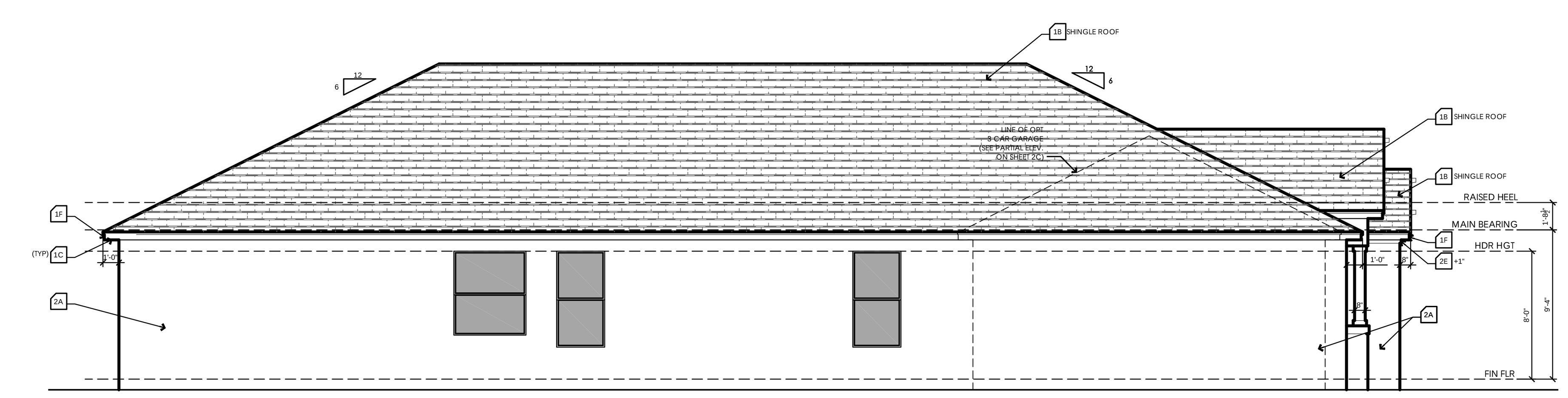


NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063.
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



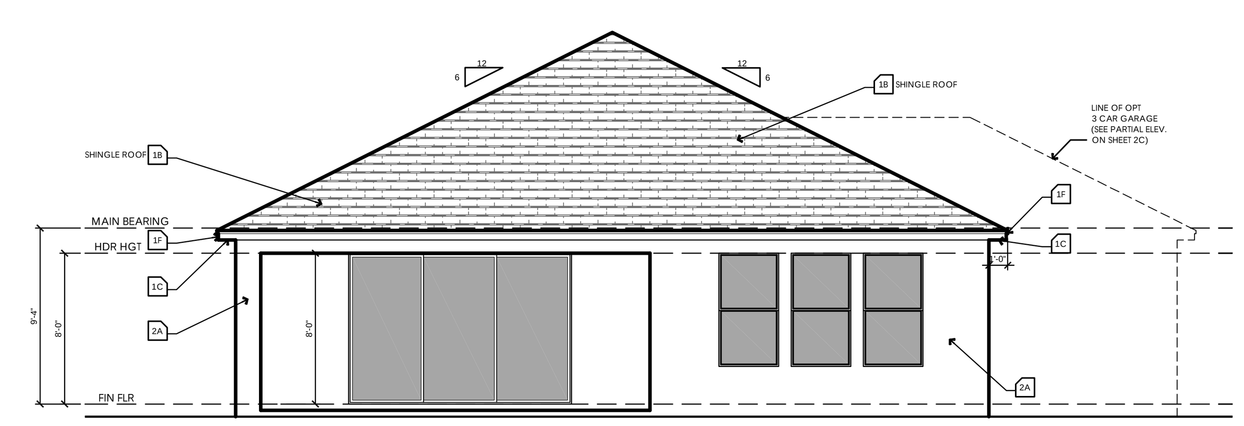
LEFT ELEVATION

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

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

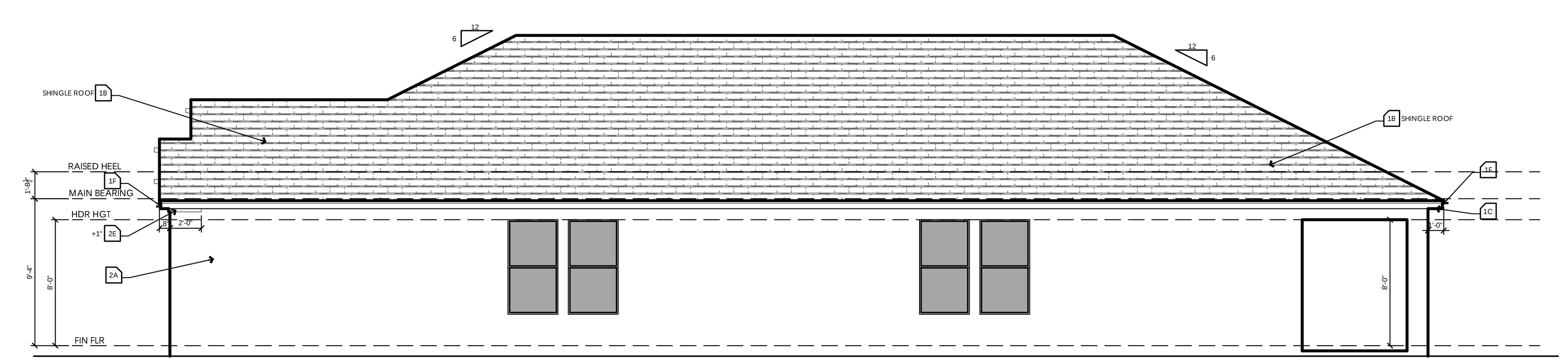
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

Builder:
taylor morrison

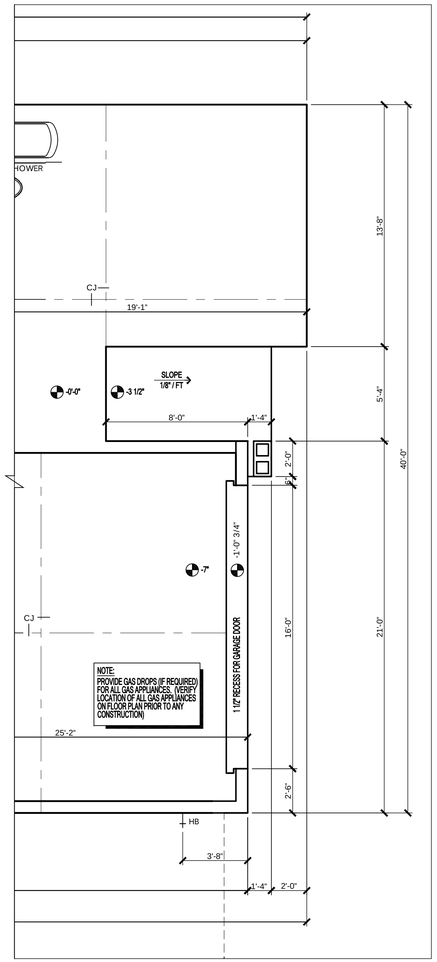
Job Information:
Grenada
Community Name
Garage: XX
Lot: ##
Community:
Address: #### Street St. City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3CRB1

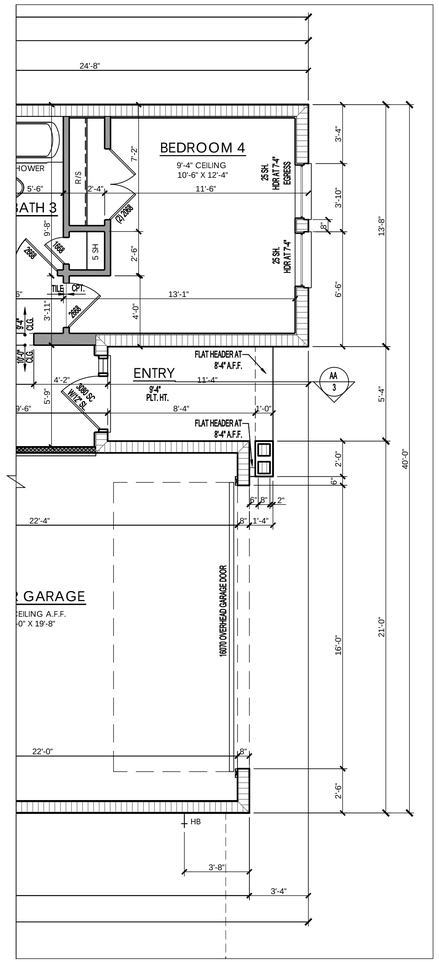
CRAFTSMAN ELEVATION 'B'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'

SCALE: 1/4" = 1'

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AA26003115
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 960-2532
gokeesee.com

Builder:

taylor morrison

Job Information:

Grenada

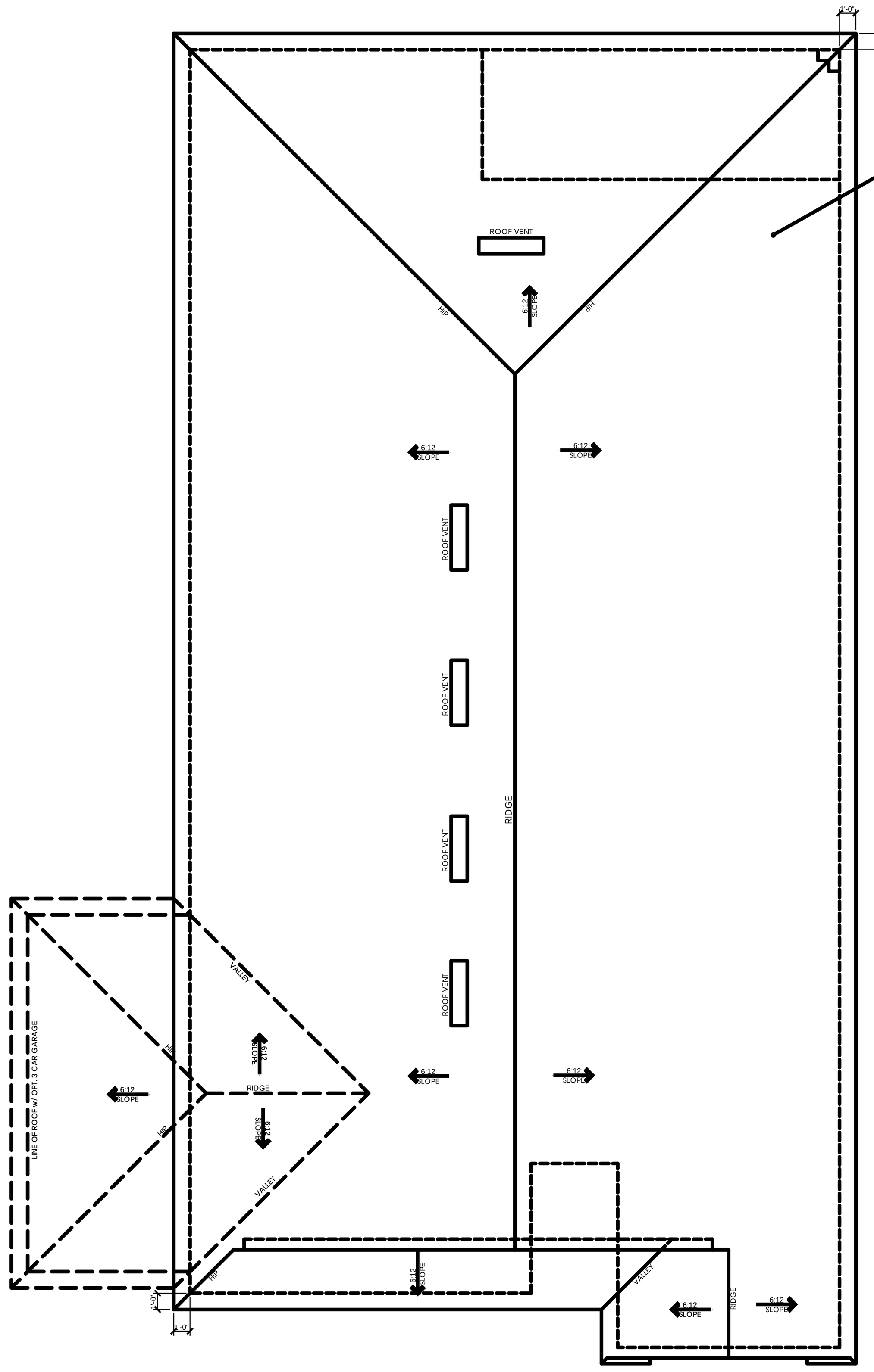
Community Name

Lot: ##
Community:
Address: #### Street St.
City, State Zip
Garage: XX
Plot Date: 06 / 23 / 2023

Reference No.

21-10490

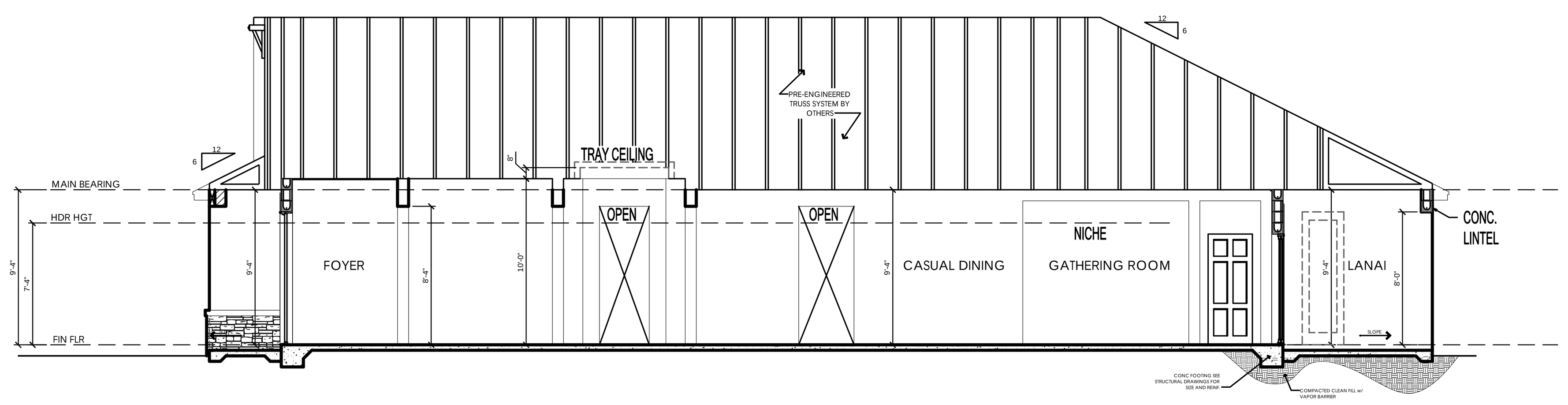
Sheet:
3CRB2



ROOF PLAN

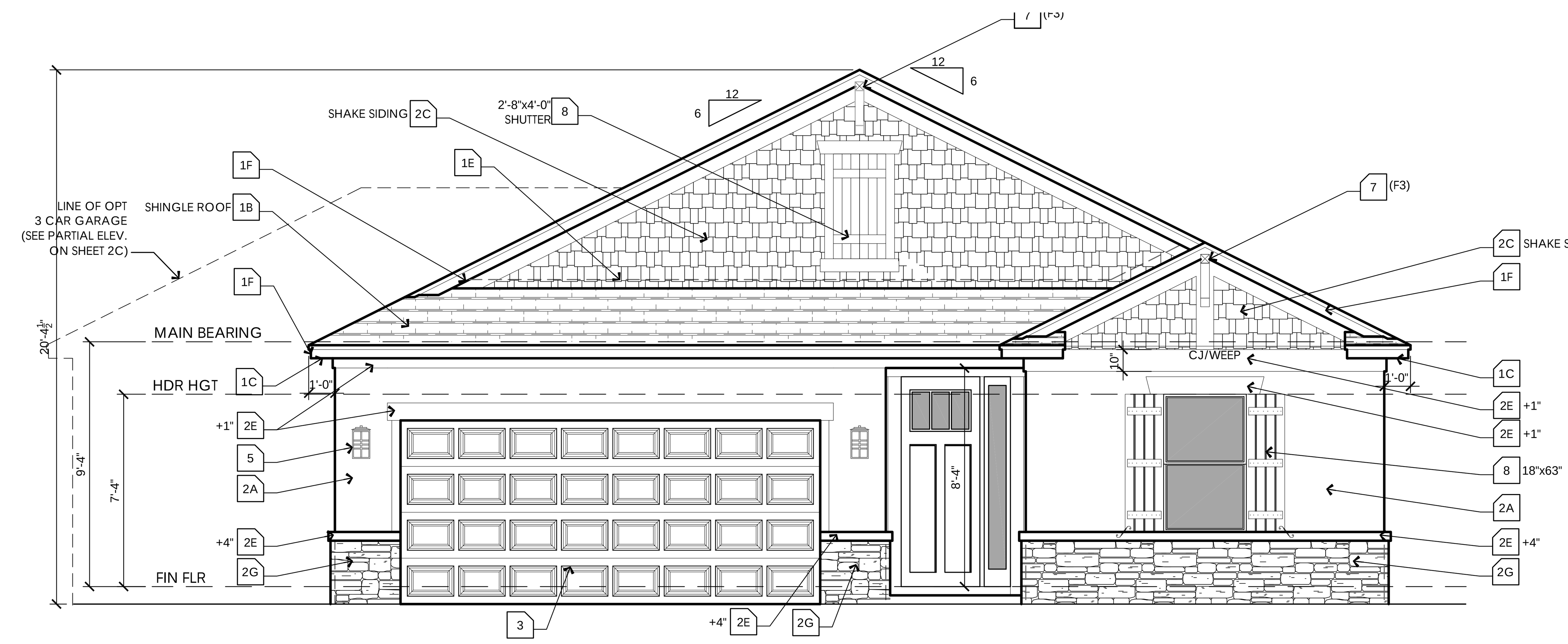
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT. X 144 = 1511 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS



SECTION A-A

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



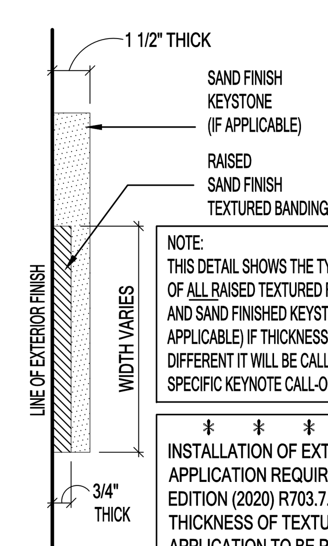
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
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   - L. Hardie Board Corner/Head/Sill Trim.
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   - O. Shake Siding
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
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8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



NOTE:
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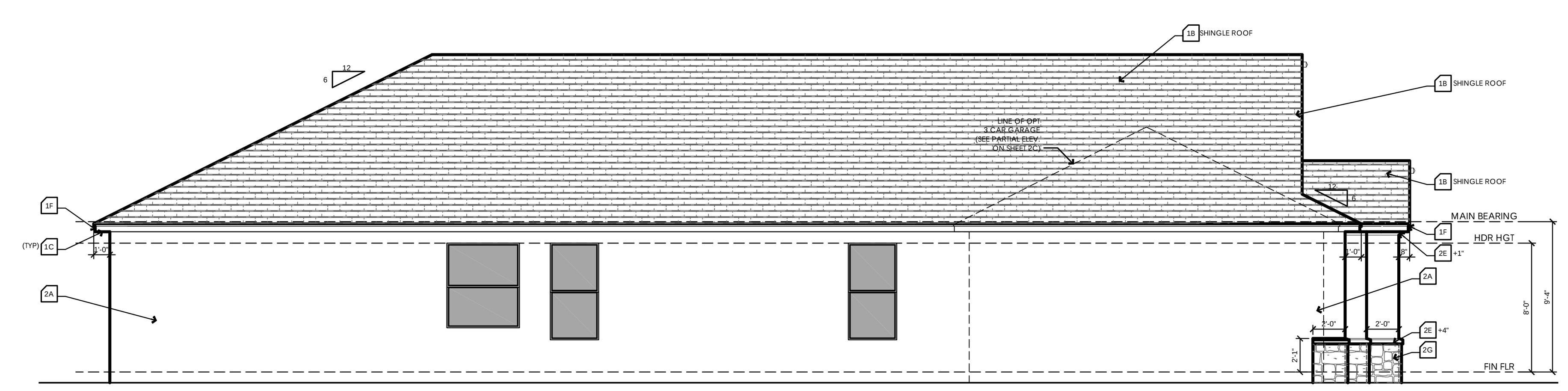
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THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



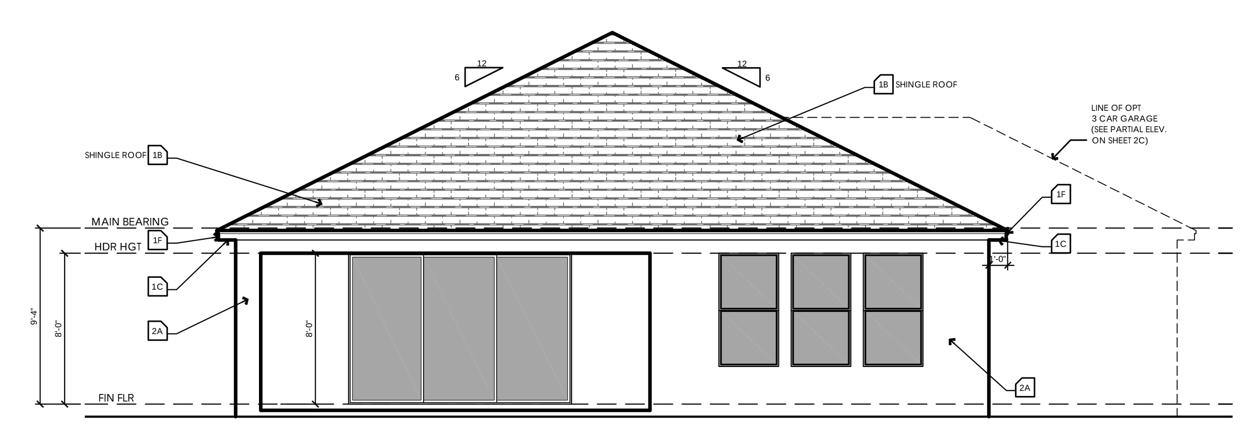
LEFT ELEVATION

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

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

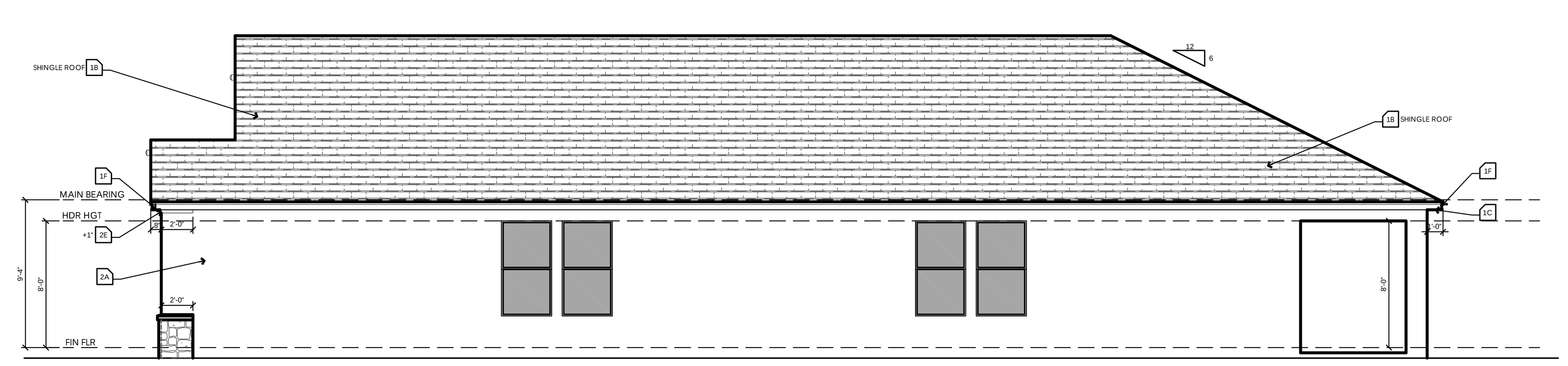
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

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Maitland, FL 32751
o.(407) 880 2333

Builder: taylor morrison

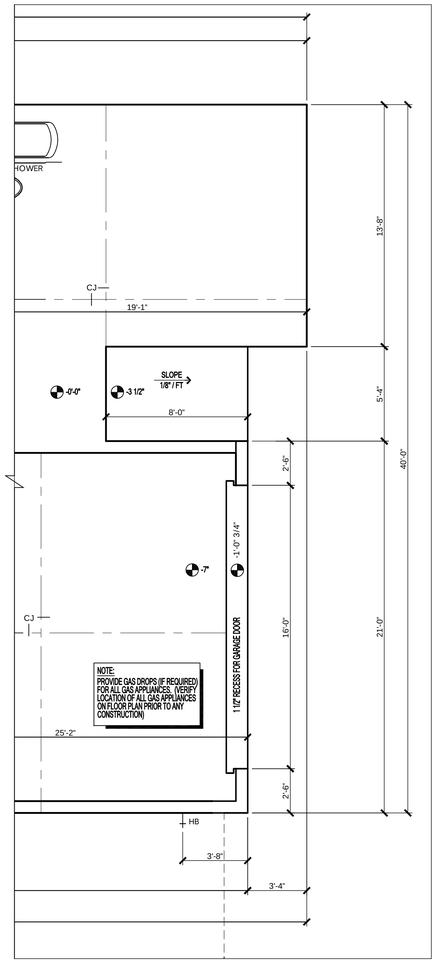
Job Information:
Grenada
Community Name
Garage: XX
Lot: ##
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No. 21-10490

Sheet: 3CRC1

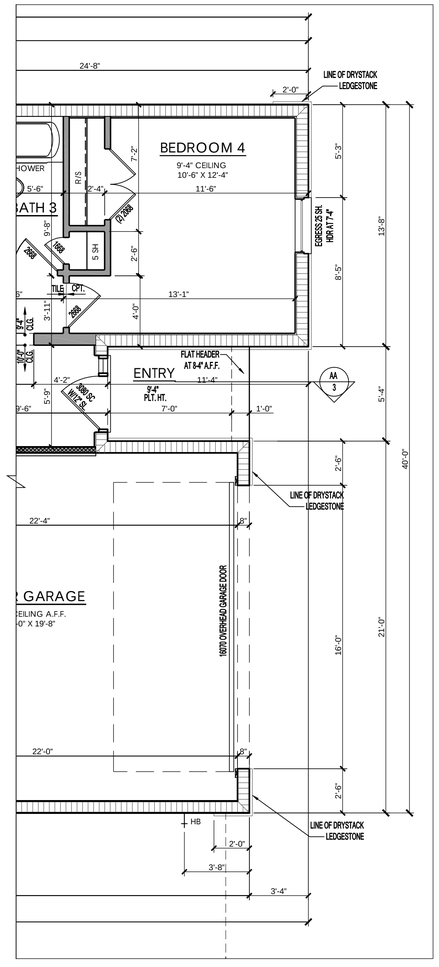
CRAFTSMAN ELEVATION 'C'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407)960-2533

Builder:

taylor morrison

Job Information:

Grenada

Community Name

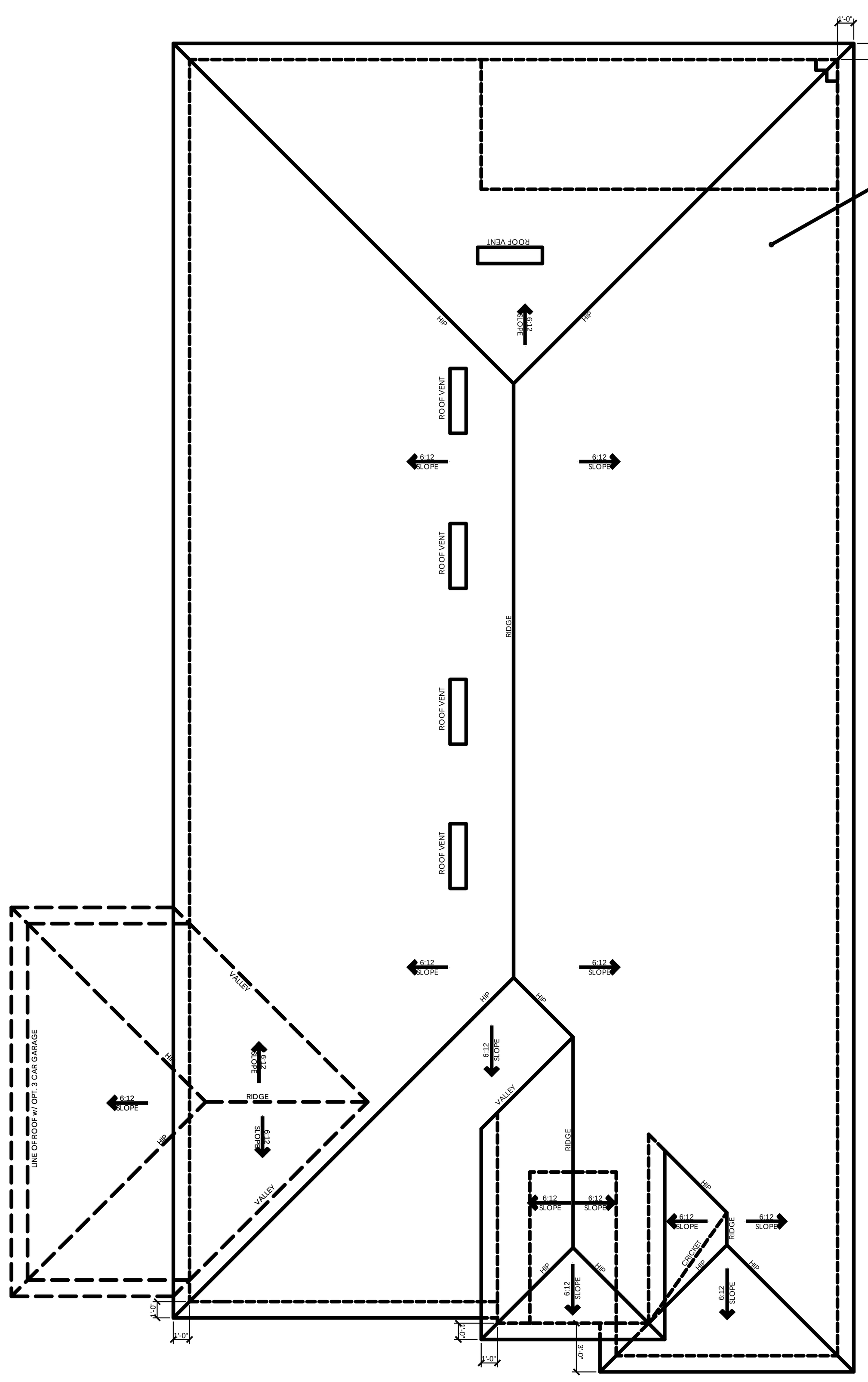
Lot: ##
Garage: XX
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023

Reference No.
21-10490

Sheet:
3CRC2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'

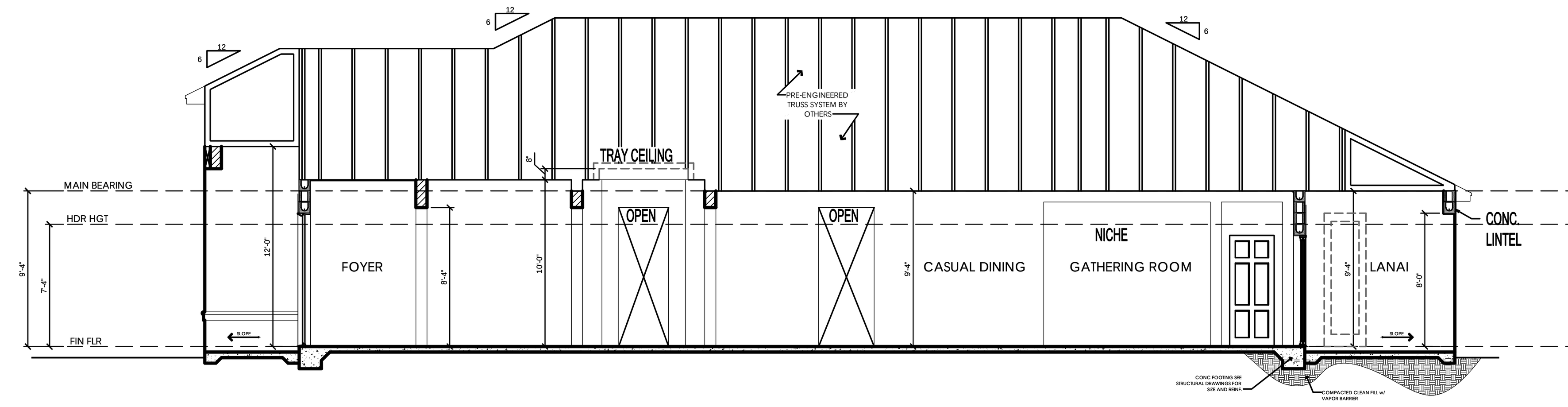
SCALE: 1/4" = 1'



ROOF PLAN

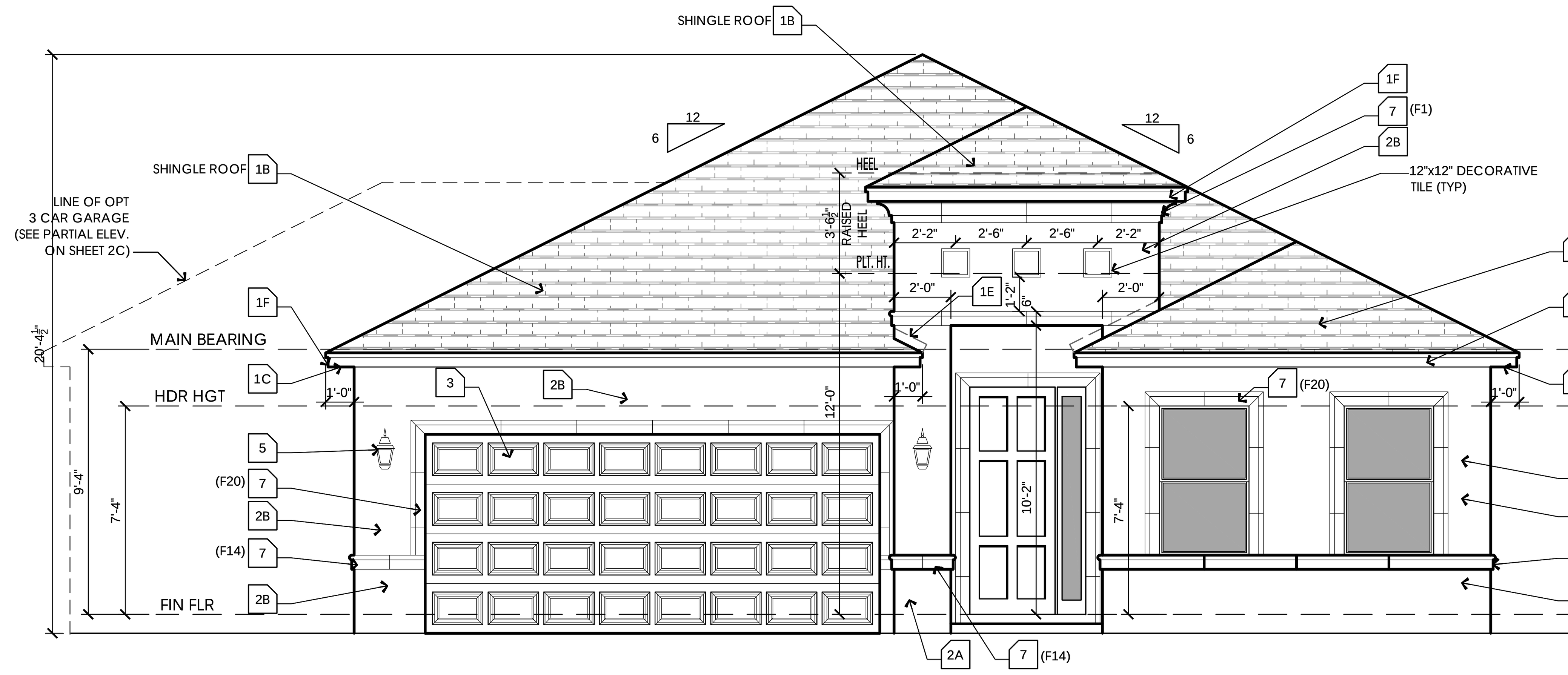
SCALE: 1/8" = 1'-0"

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VENTILATION CALCULATIONS ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT. X 144 = 1511 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.
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SECTION A-A

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



FRONT ELEVATION

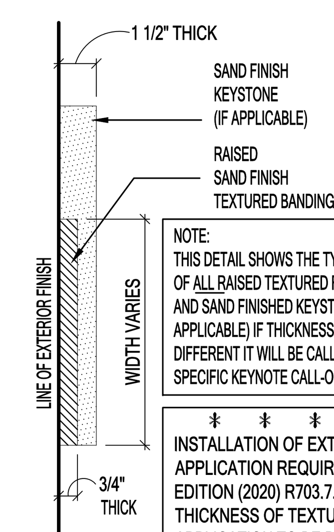
SCALE: 1/4" = 1'-0"

#	ELEVATION KEY NOTES

1. Roofing
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   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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2. Walls
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Maitland, FL 32751
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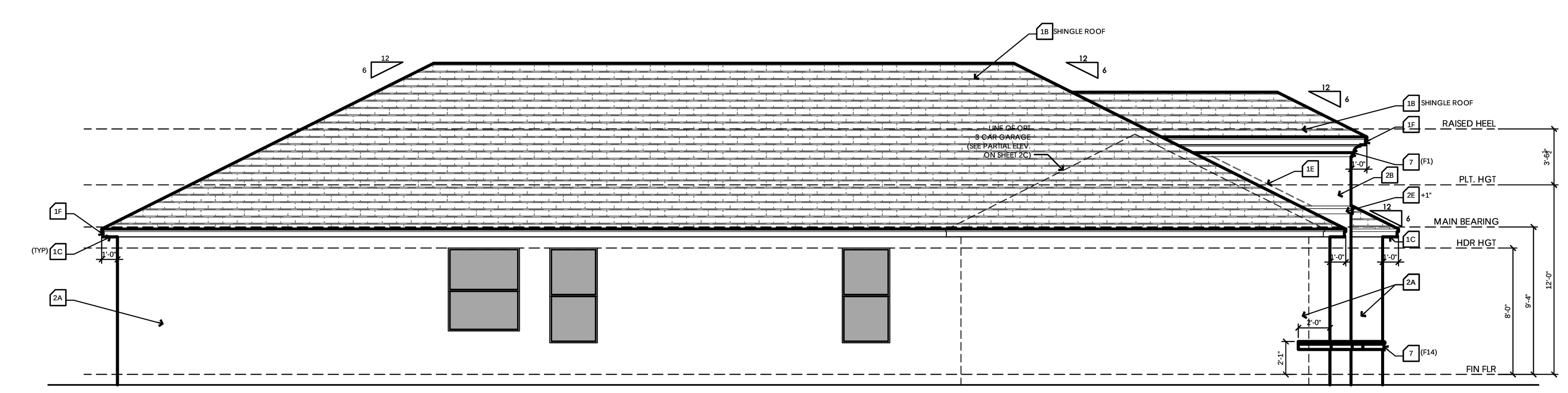
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"

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IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
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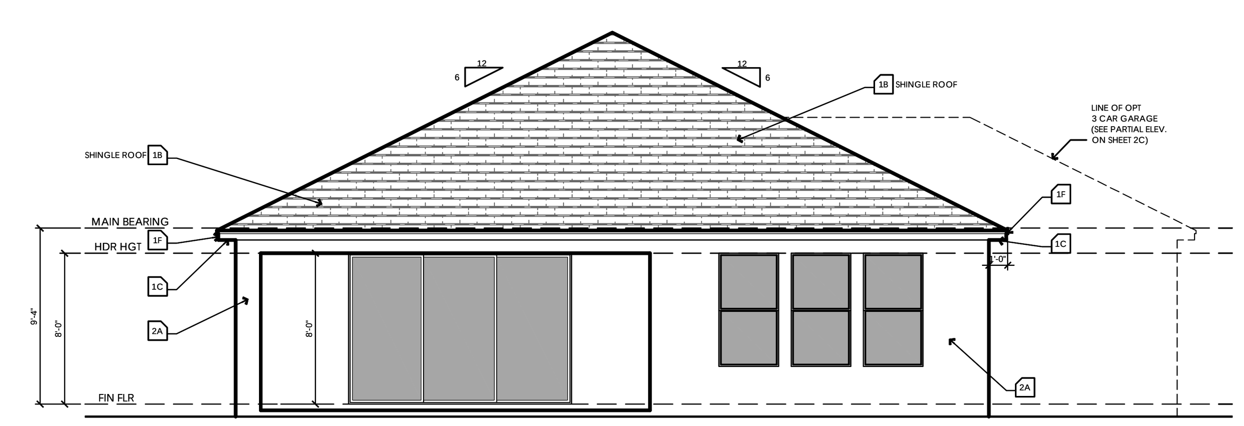
LEFT ELEVATION

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

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

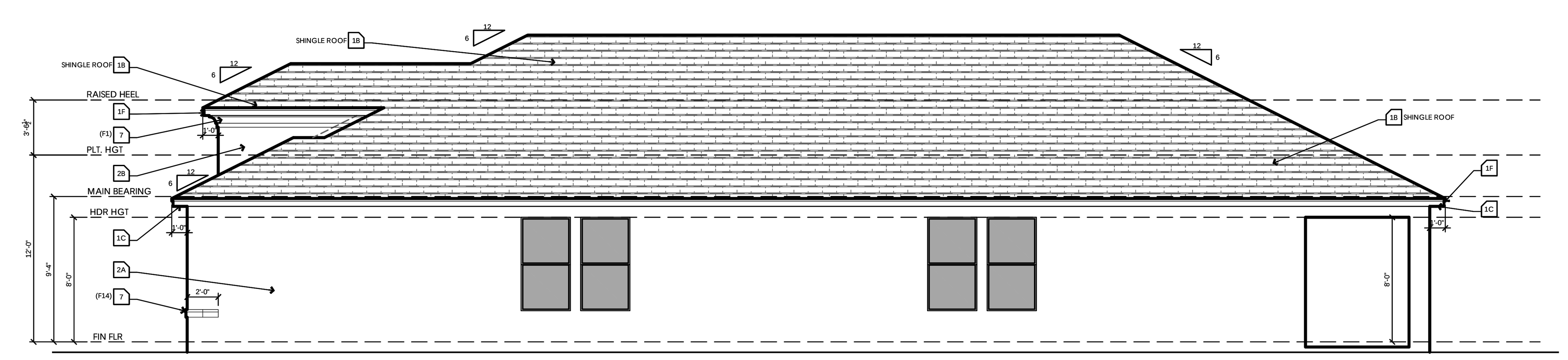
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

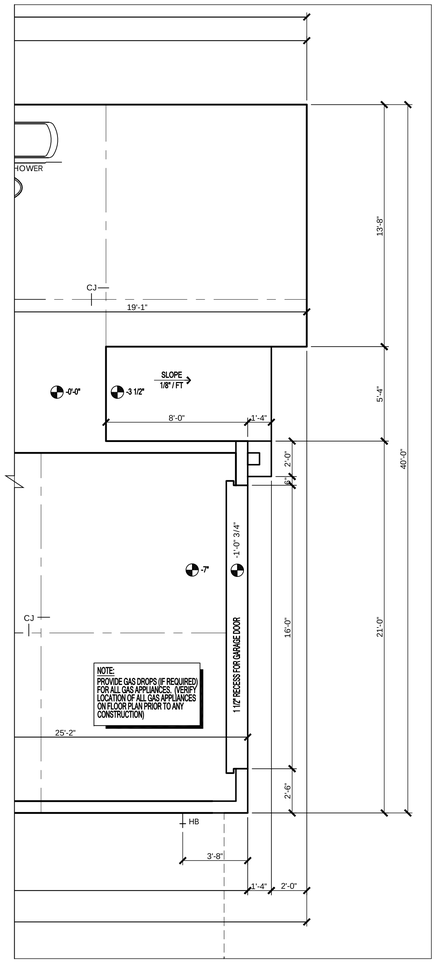
Builder: taylor morrison

Job Information:

Grenada	Community Name
Lot:	##
Garage:	XX
Community:	
Address:	#### Street St. City, State Zip
Plot Date:	06 / 23 / 2023
Reference No.	21-10490
Sheet:	3MA1

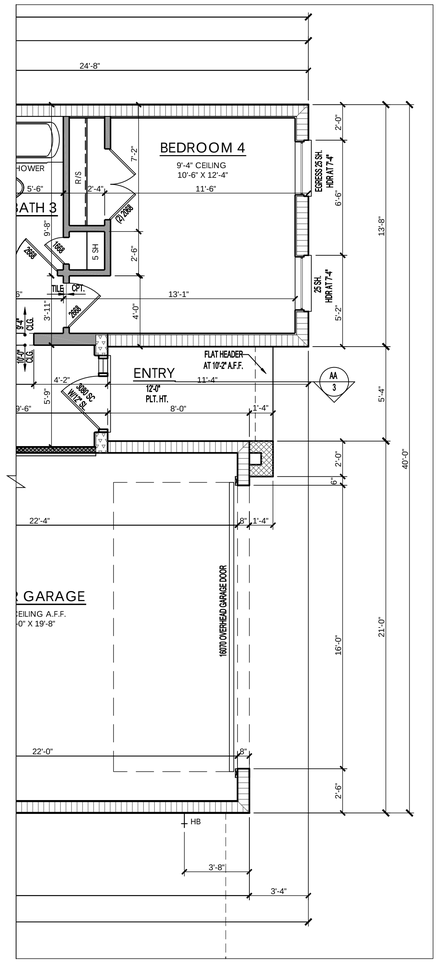
MEDITERRANEAN ELEVATION 'A'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'

SCALE: 1/4" = 1'

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AA26003115
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033
gokeesee.com

Builder:

taylor morrison

Job Information:

Grenada

Community Name

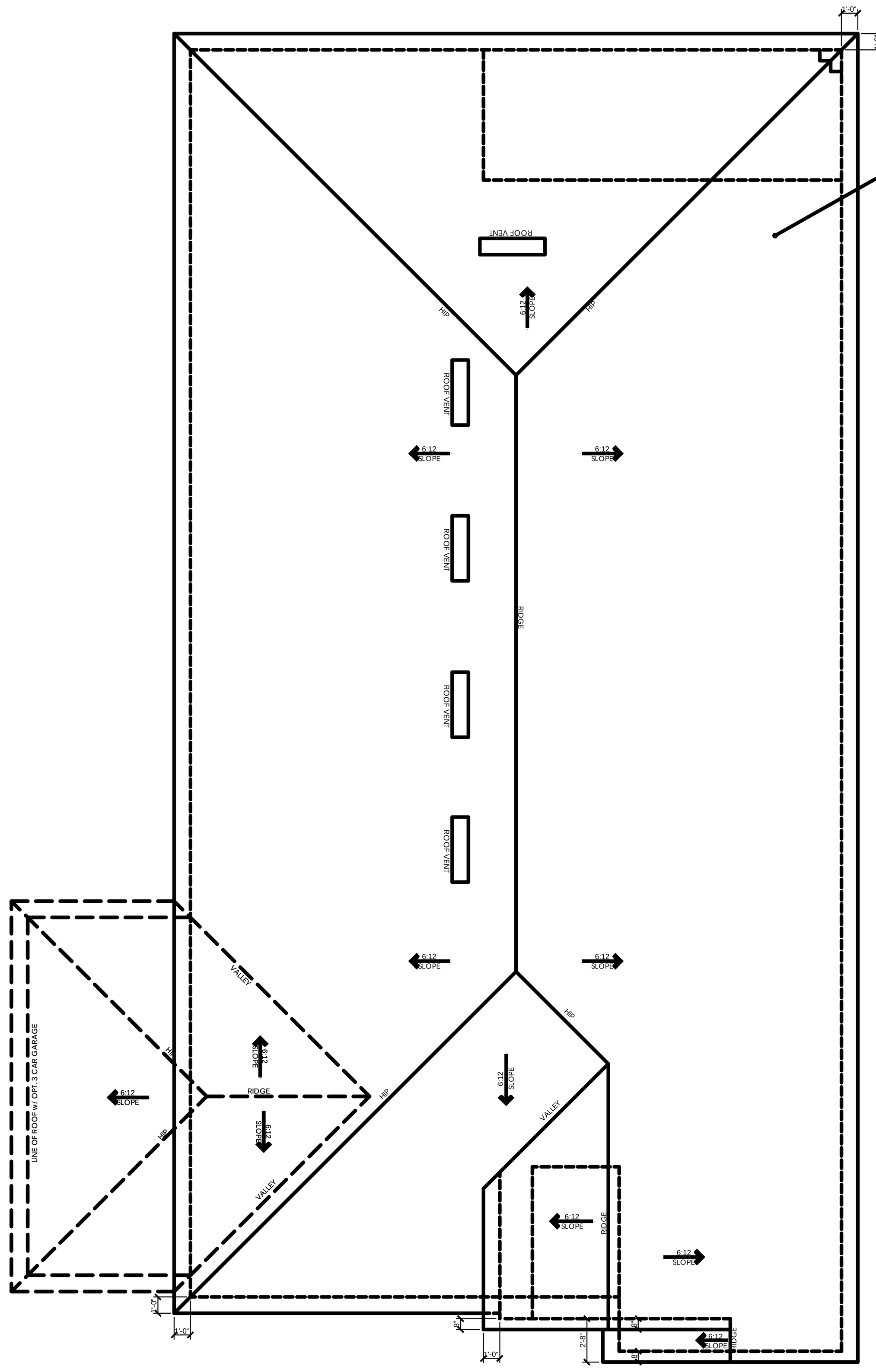
Lot: ##
Address: #### Street St.
Community: City, State Zip
Plot Date: 06 / 23 / 2023
Garage: XX

Reference No.

21-10490

Sheet

3MA2



ROOF PLAN

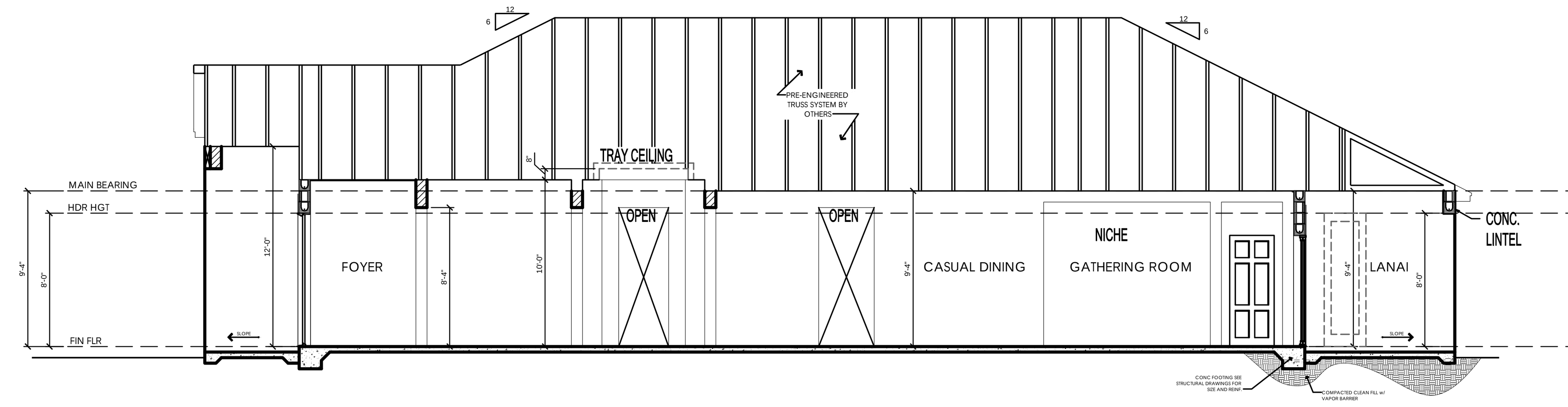
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3147 SQ. FT. / 300 = 10.49 SQ. FT.
X 144 = 1511 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 604.22 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.

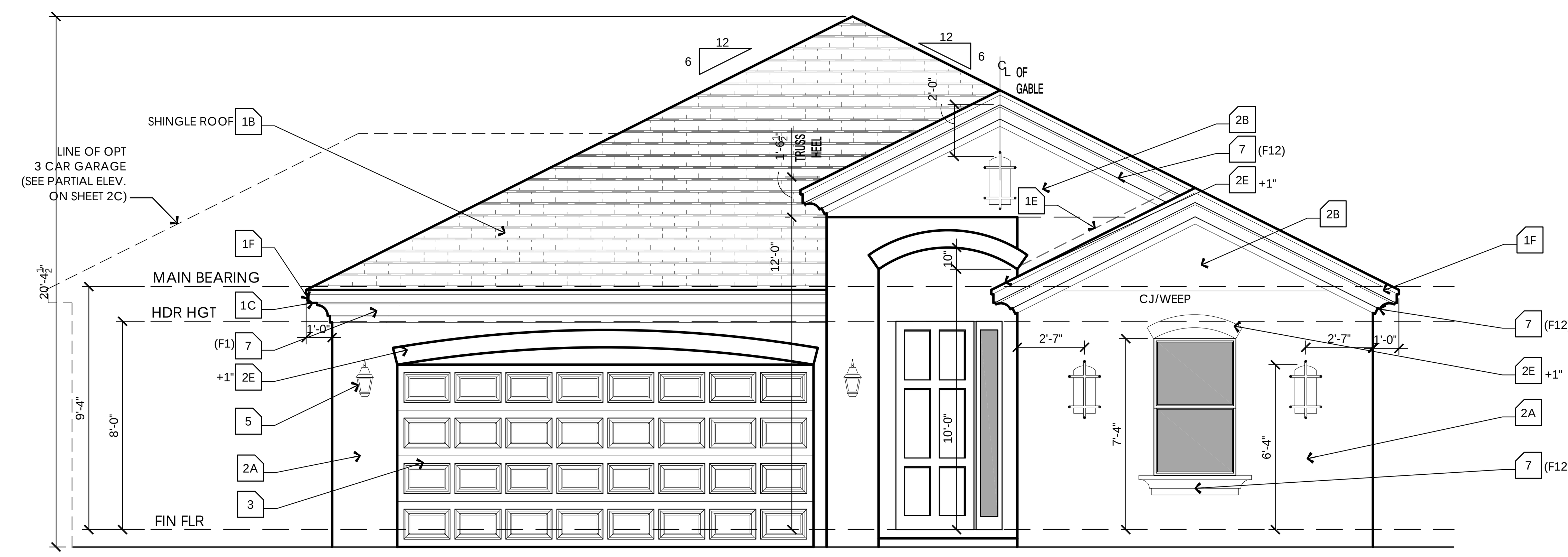
VENT CALCULATIONS BASED ON THE FOLLOWING
* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS



SECTION A-A

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



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

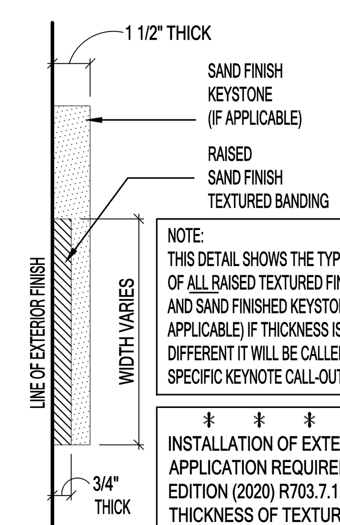
1. Roofing
   A. See elevation or roof plan for roof overhangs.
   B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   E. Indicates Flashing where roof planes intersect with wall planes.
   F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   G. Pre-fabricated aluminum awning/canopy
   H. Single-Ply TPO.
2. Walls
   A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   C. Indicates fiber cement board or similar siding. (size per note)
   D. Indicates Decorative Stucco Finish over rigid foam core.
   E. Indicates Decorative Stucco banding/coating with a smooth finish.
   F. Indicates simulated stone header (will need to show as staggered).
   G. Indicates simulated stone veneer.
   H. Indicates simulated brick veneer header.
   I. Indicates simulated brick veneer.
   J. Indicates deco foam with simulated wood finish applied to stucco.
   K. Hardie Board and Batten.
   L. Hardie Board Corner/Head/Sill Trim.
   M. Exposed painted truss tails.
   N. Applied Wall Tile.
   O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

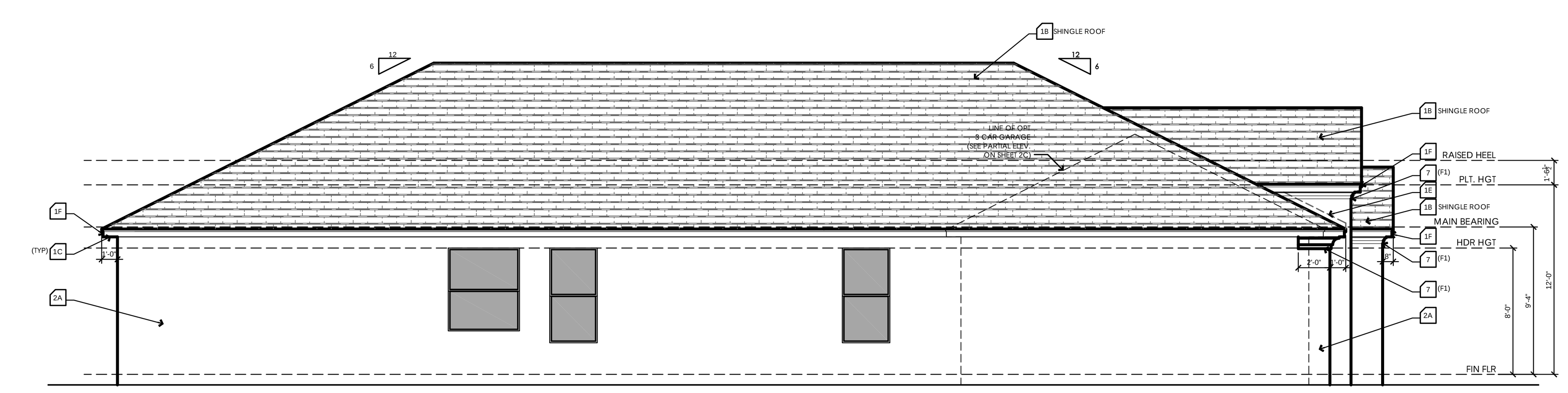


NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063.
THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

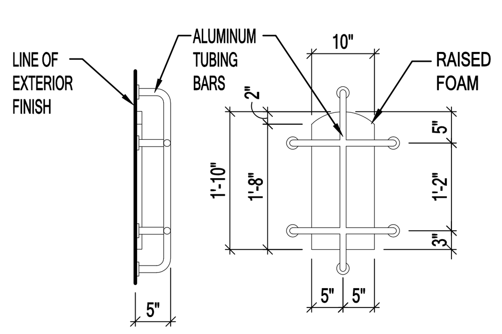
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



LEFT ELEVATION

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



SIDE VIEW FRONT VIEW

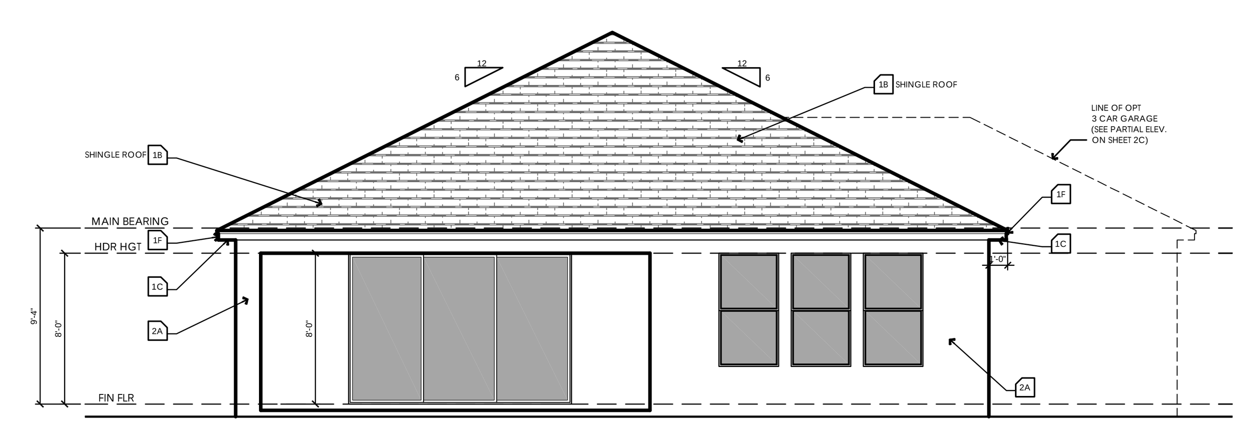
DECORATIVE ALUMINUM DETAIL

SCALE: 1/2" = 1'-0"

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

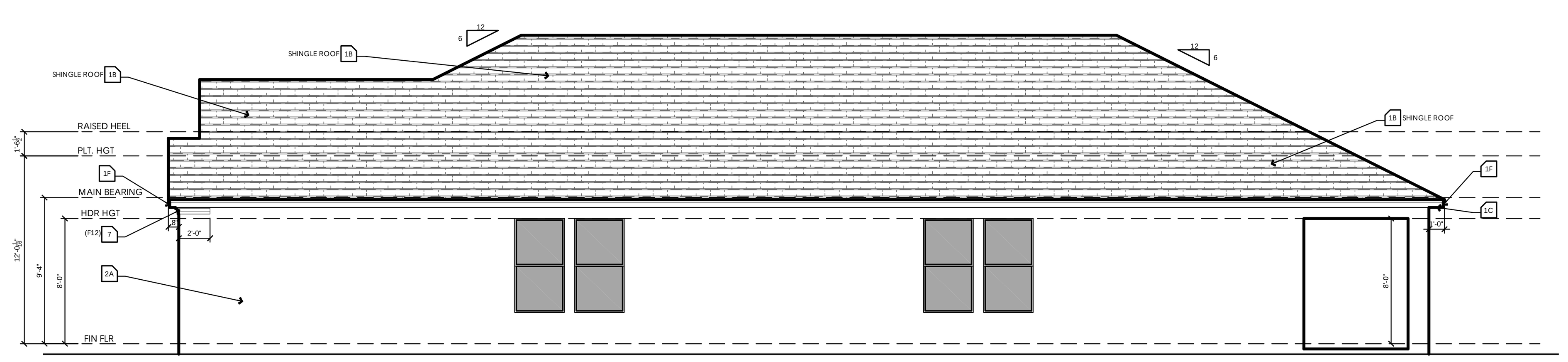
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

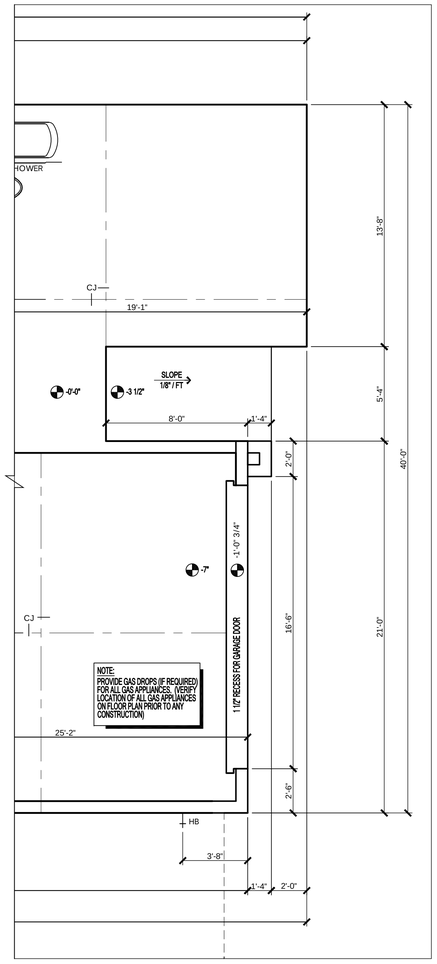
Builder: taylor morrison

Job Information:
Grenada
Community Name
Garage: XX
Lot: ##
Community:
Address: #### Street St. City, State Zip
Plot Date: 06 / 23 / 2023

Reference No. 21-10490
Sheet: 3MB1

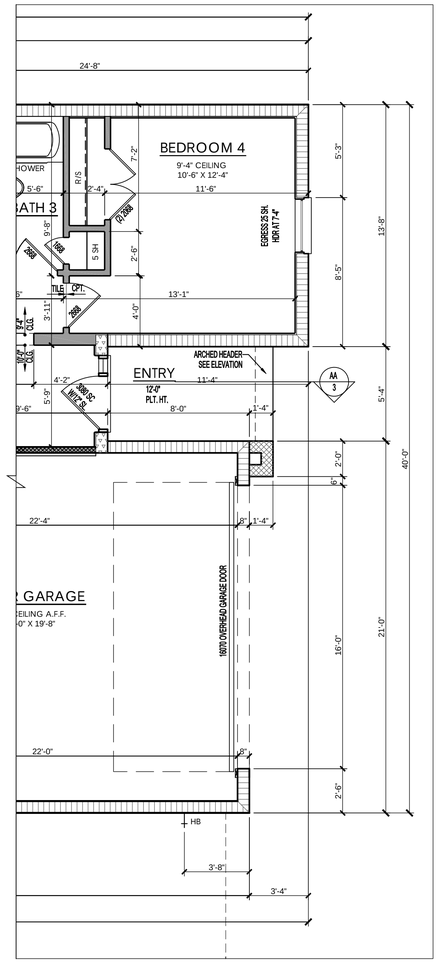
MEDITERRANEAN ELEVATION 'B'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Builder:

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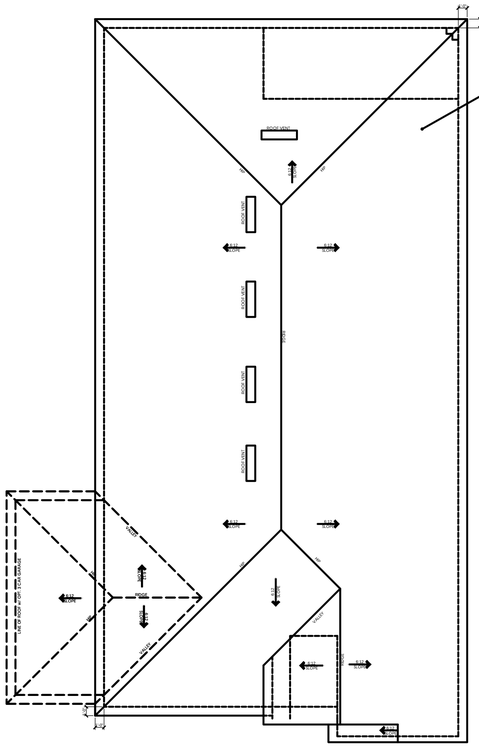
Reference No.

21-10490

Sheet
3MB2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'

SCALE:
1/4" = 1'



MAIN ROOF VENT REQUIREMENTS

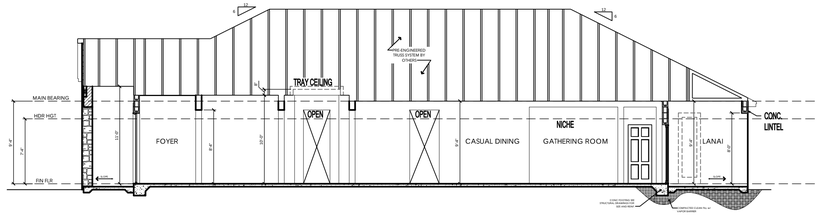
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OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 146 SQ. FT.

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* 105 SQ. IN. PER 4 FOOT OFF RIDGE VENT
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ROOFING CONTRACTOR VERIFY QUANTITY OF ROOF / SOFFIT VENTS OF NET FREE AREA PER VENT. REQUIRED, PER MANUFACTURER'S SPECIFICATIONS

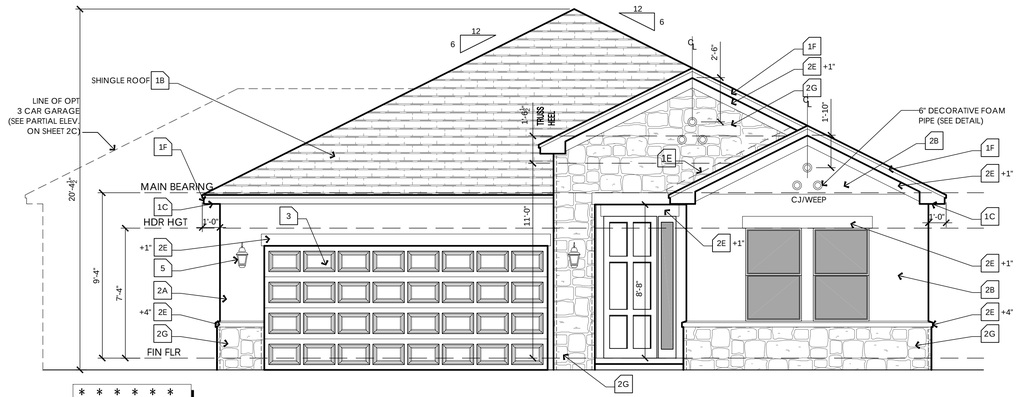
ROOF PLAN

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



SECTION A-A

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



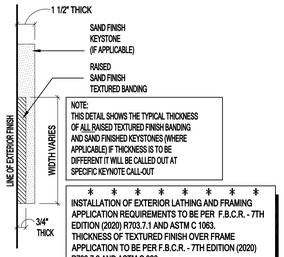
* * * * * *
G.C. VERIFY -ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE
* * * * * *

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2
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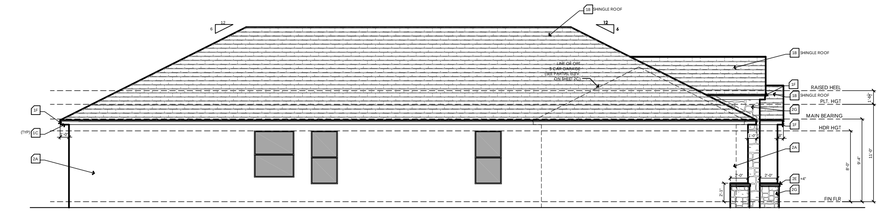


NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

* * * * * * * * * *
INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.
* * * * * * * * * *

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

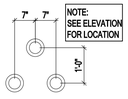
SCALE: 3" = 1'-0"



LEFT ELEVATION

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

NOTE:
SEE ELEVATION FOR LOCATION



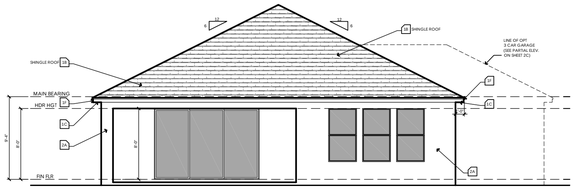
6" DECORAIVE FOAM PIPE DETAIL

SCALE: 1/2" = 1'-0"

NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

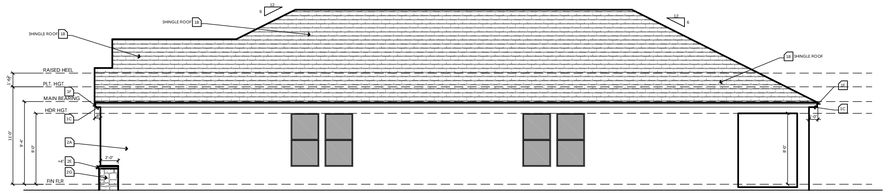
FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

- FRONT DOOR STYLE
- GARAGE DOOR STYLE
- COACH LIGHT STYLE
- ROOF MATERIAL



REAR ELEVATION

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



RIGHT ELEVATION

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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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(407) 965-2532

Builder: taylor morrison

Job Information:

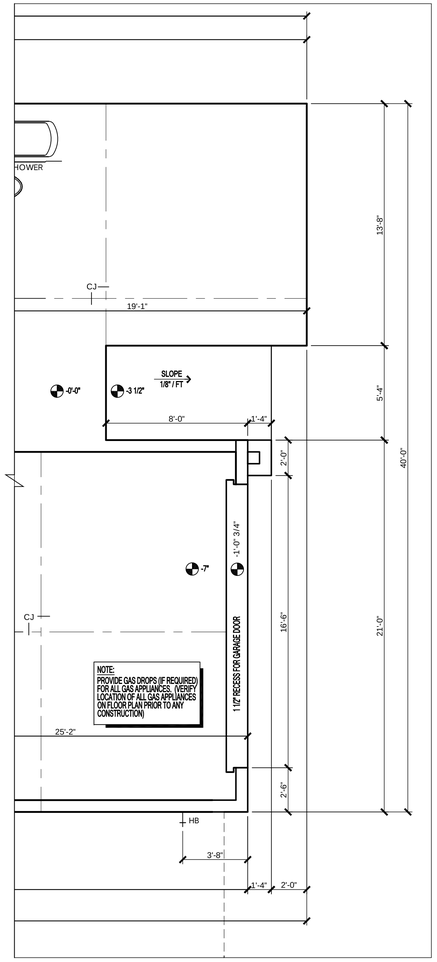
Grenada
Community Name
Lot: ##
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 23 / 2023
Garage: XX

Reference No.
21-10490

Sheet:
3MC1

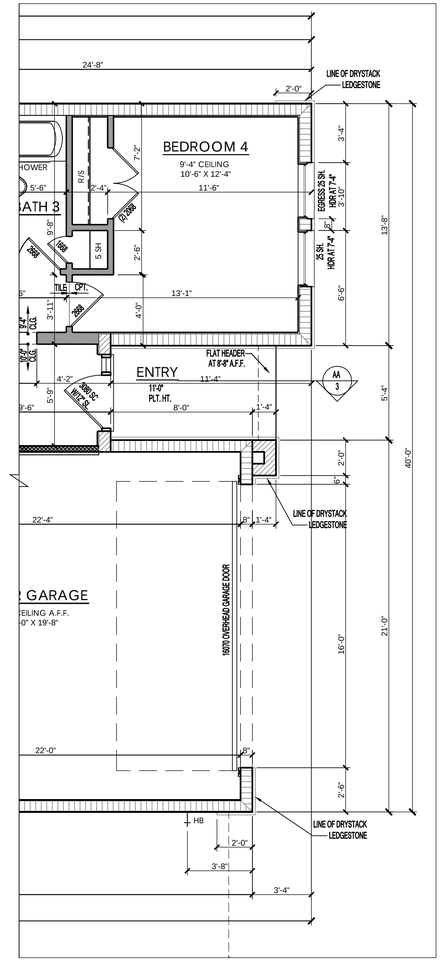
MEDITERRANEAN ELEVATION 'C'

SCALE: 1/4" = 1'



SLAB AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

Builder:

taylor morrison

Job Information:

Grenada

Community Name

Garage: XX

LOT: ##

Community Address: #### Street St.
City, State Zip

Print Date: 06 / 23 / 2023

Reference No.

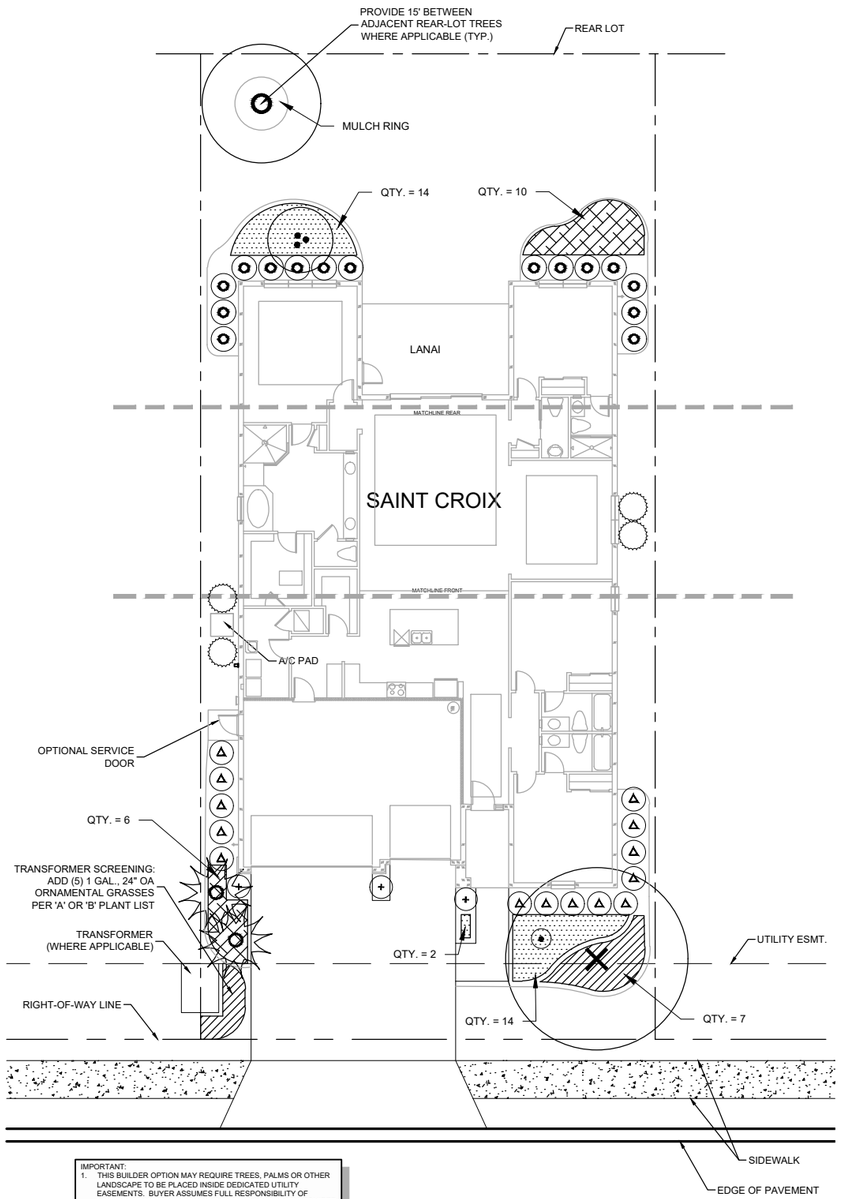
21-10490

Sheet:
3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'

SCALE:
1/4" = 1'

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

SAINT CROIX LANDSCAPE PLAN

0 10 20 40

SCALE IN FEET

SAINT CROIX 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	3
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	14
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	15
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	16
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	30
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	7
MULCH		
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth		905 S.F.

SAINT CROIX 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	4
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	3
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	14
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	15
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	16
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	30
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	7
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	905 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

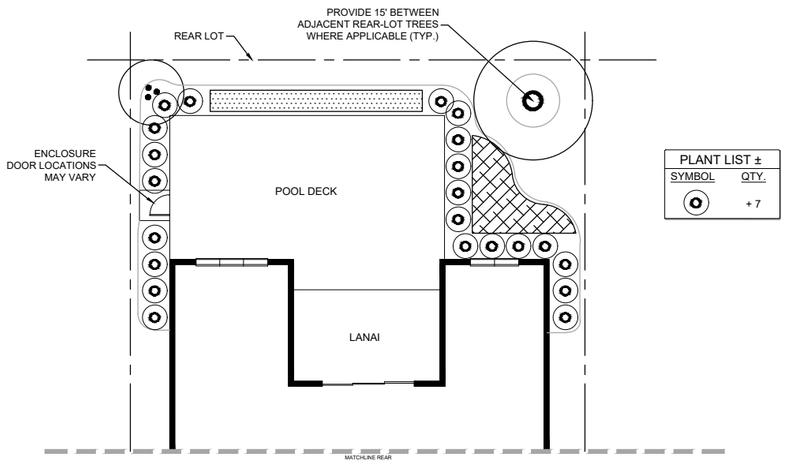
HOME LANDSCAPE PLAN (STANDARD)

PREPARED FOR:

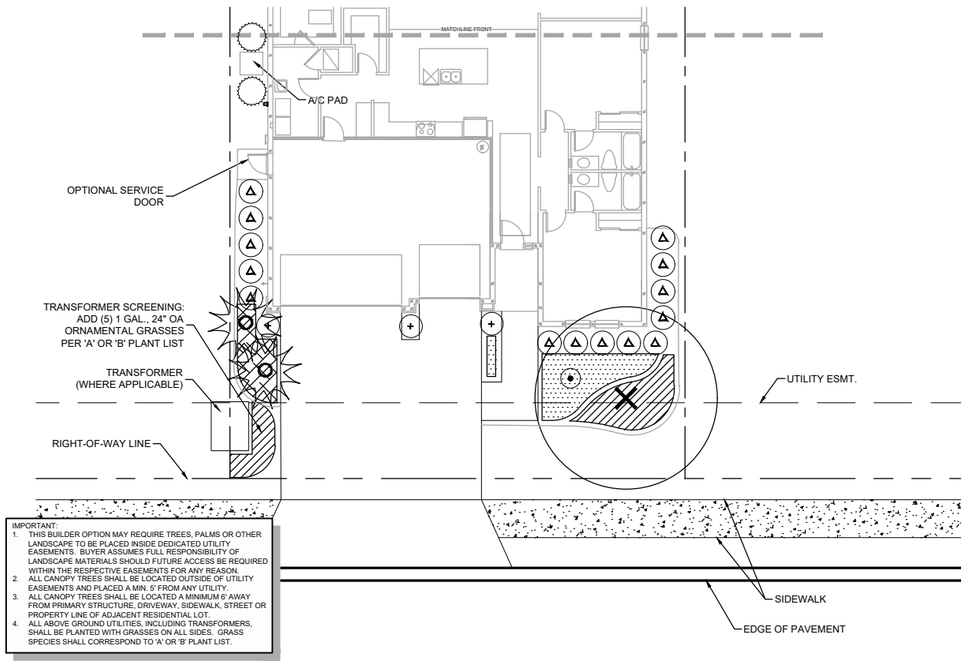
taylor morrison
Homes Inspired by You

FILE NAME: Saint Croix Master Landscape.dwg
UPDATED: 2019/02/28

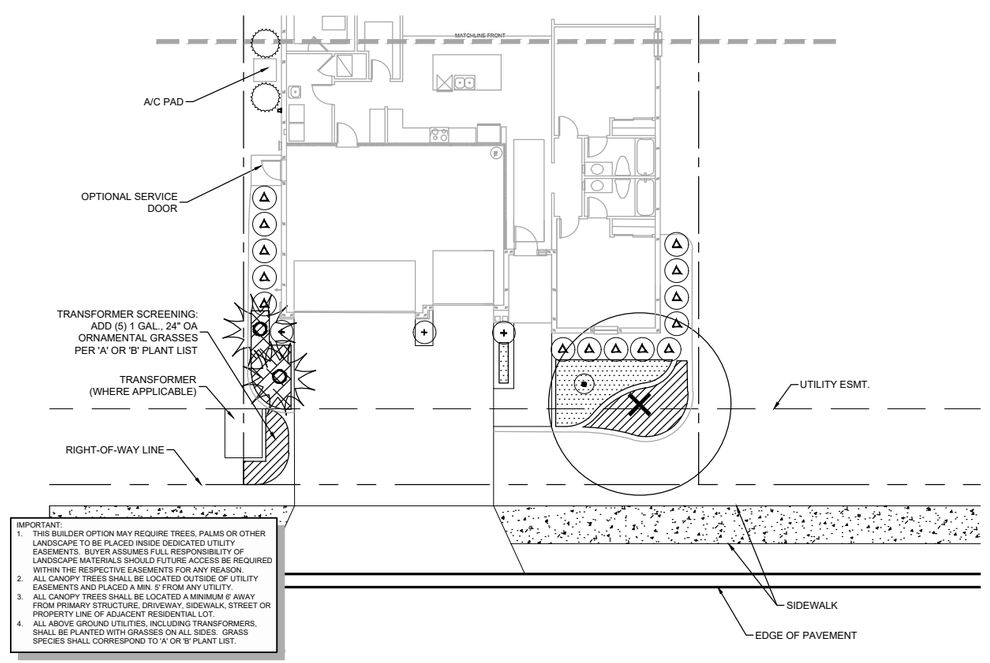
O:\Projects\511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings-Exhibits\511-25-01 Unit LA Plans\Current Plans\Saint Croix Master Landscape.dwg
2/28/2019 10:45:21 AM



C OPTION ~ POOL
SCALE: 1"=20'



A OPTION ~ ELEVATIONS 'CR-A/C & MD-B'
SCALE: 1"=20'



B OPTION ~ ELEVATION 'CR-B'
SCALE: 1"=20'

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Saint Croix Master Landscape.dwg
UPDATED: 2019/02/28

O:\Projects\4511-25 (Highland Ranch) Canyons Unit Landscape Plans\Drawings\Exhibits\4511-25-01 Unit LA Plans\Current Plans\Saint Croix Master Landscape.dwg
2/26/2019 10:43:23 AM

SAINT CROIX GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS										
ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
TOTAL UNDER ROOF S.F.	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921
GARAGE S.F.	660	660	660	660	660	660	660	660	660	660
LANAI S.F.	232	232	232	232	232	232	232	232	232	232
PORCH S.F.	63	63	63	63	49	54	49	63	63	63
TOTAL UNDER ROOF S.F.	3876	3876	3876	3876	3862	3867	3862	3876	3876	3876
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"	80'-0"

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
1	SLAB AND PLUMBING PLAN
2A	FLOOR PLAN NOTES
2B	FLOOR PLAN DIMENSIONS
2C	PLAN OPTIONS NOTES
2D	PLAN OPTION DIMENSIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
4A	ELECTRICAL PLAN
4B	ELECTRICAL PLAN OPTIONS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL PARTIAL PLANS
SP4.0	TRUSS STRAPPING INCLUDED "A"
SP4.1	TRUSS STRAPPING TRADITIONAL "A"
SP4.2	TRUSS STRAPPING TRADITIONAL "B"
SP4.3	TRUSS STRAPPING TRADITIONAL "C"
SP4.4	TRUSS STRAPPING CRAFTSMAN "A"
SP4.5	TRUSS STRAPPING CRAFTSMAN "B"
SP4.6	TRUSS STRAPPING CRAFTSMAN "C"
SP4.7	TRUSS STRAPPING MEDITERRANEAN "A"
SP4.8	TRUSS STRAPPING MEDITERRANEAN "B"
SP4.9	TRUSS STRAPPING MEDITERRANEAN "C"
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

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Maitland, FL 32751
o.(407) 960 2535

I HEREBY CERTIFY THAT I HAVE REVIEWED THE CONSTRUCTION DOCUMENTS AND THEY ARE IN COMPLIANCE WITH DIRECTIVES SET BY THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THE PRESCRIPTIVE PATH WAS USED IN THE PREPARATION OF THESE PLANS. I HAVE READ AND UNDERSTAND THE PRESCRIPTIVE PATH MANUAL CONCEPT TO DESIGN AND ATTEST THAT THE PLANS ARE IN COMPLIANCE WITH THE MANUAL. I RESERVE THE RIGHT TO MAKE ANY CHANGES AFTER THESE PLANS ARE SUBMITTED TO THE DIVISION.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST. 33563
PLANT CITY, FLORIDA
1.877.4VORTEX (486-7839)

SEALED FOR STRUCTURE ONLY
CERTIFICATE OF AUTHORIZATION #32535

ANTHONY J. MESSINA, P.E. - FL. Reg #83217
ASHED A. AVEDIKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community Address: City, State Zip

Garage: LH

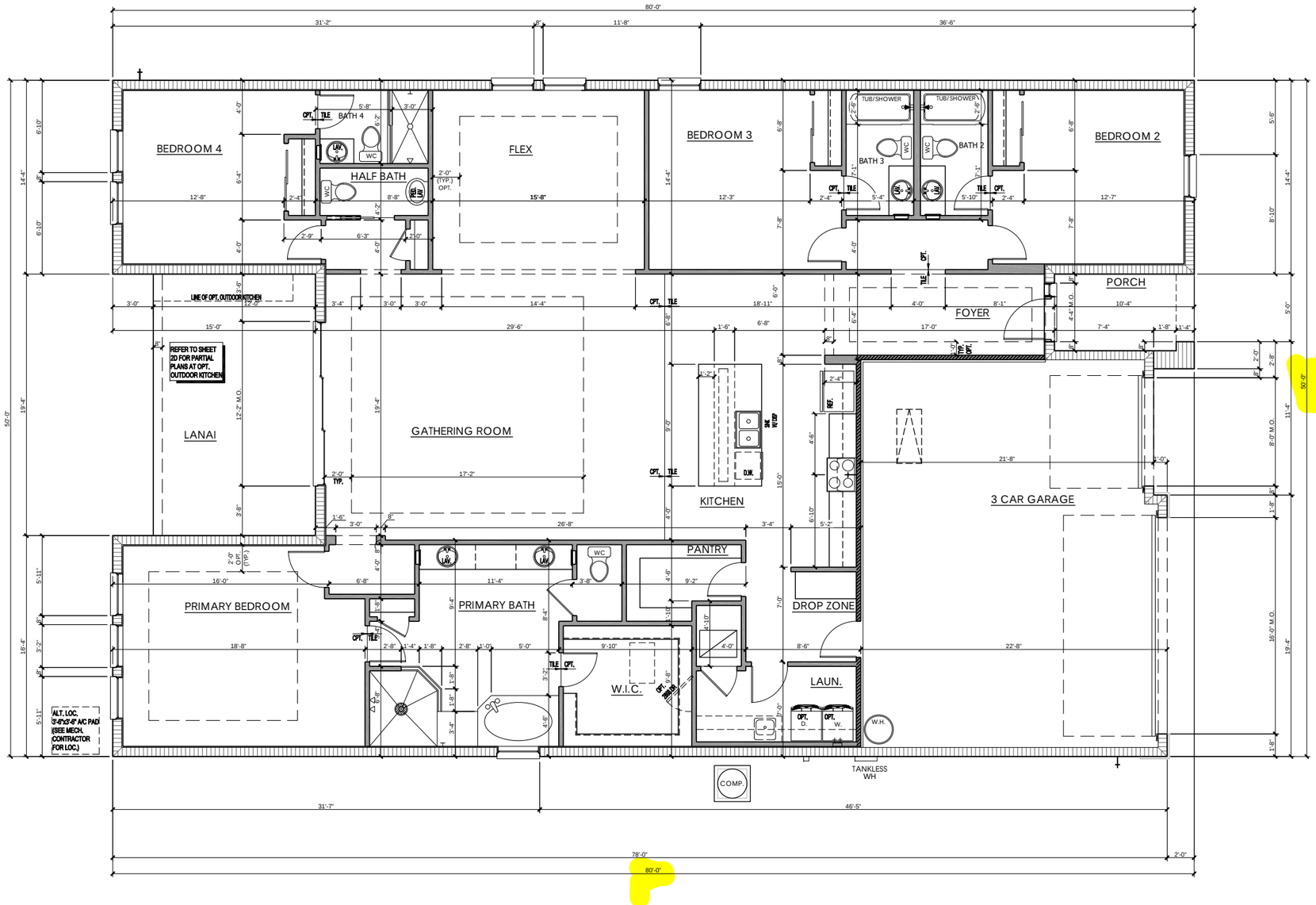
Plot Date: 08 / 15 / 2023

Reference No.

21-15374

Sheet:

COV



WALL TYPES LEGEND

Masonry

- Per Elev. T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder: taylor morrison

Job Information:

Saint Croix

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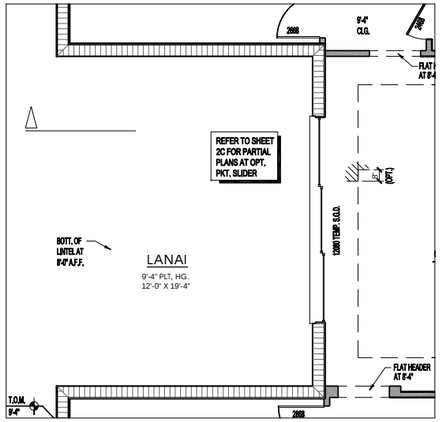
Garage: LH

Rel/Date: 08 / 15 / 2023

Reference No.

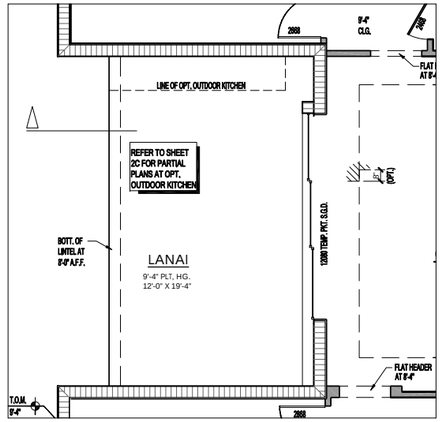
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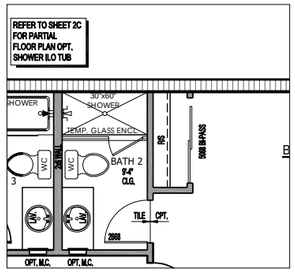
OPT. OUTDOOR KITCHEN W/ HOOD

SCALE: 1/4" = 1'-0"



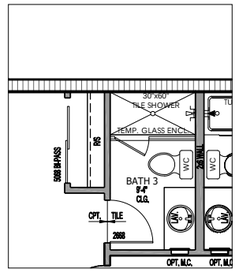
OPT. POCKET SLIDER

SCALE: 1/4" = 1'-0"



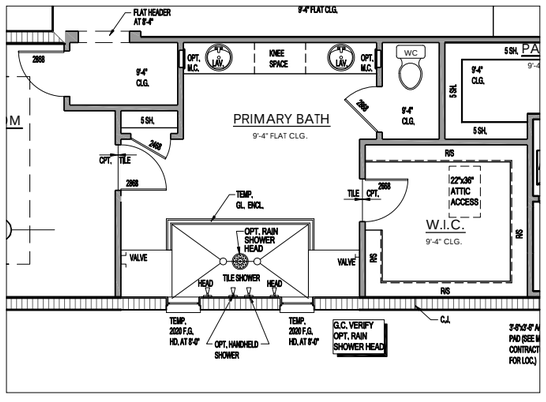
OPT. SHOWER AT BATH 2

SCALE: 1/4" = 1'-0"



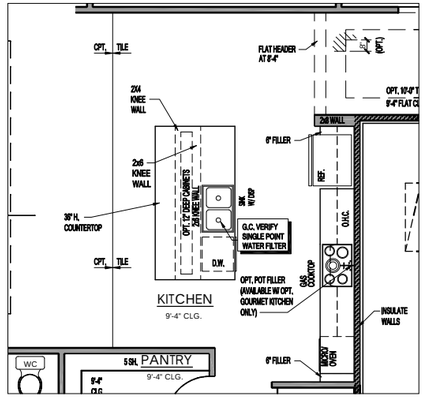
OPT. SHOWER AT BATH 3

SCALE: 1/4" = 1'-0"



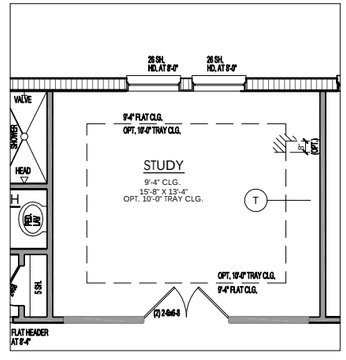
OPT. DELUXE PRIMARY BATH

SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



OPTIONAL STUDY

SCALE: 1/4" = 1'-0"

WALL TYPES LEGEND

Masonry

- Per Elev. T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)

Framing

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- Frame Wall Located Below 48" A.F.F. w/ Cap

PLAN OPTIONS - NOTES

SCALE: 1/4" = 1'

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keeseeassociates.com
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Maitland, FL 32751
o.(407) 960.2333

Builder: taylor morrison

Job Information:

Saint Croix

Community Name

Lot: Block: Community: Garage: LH

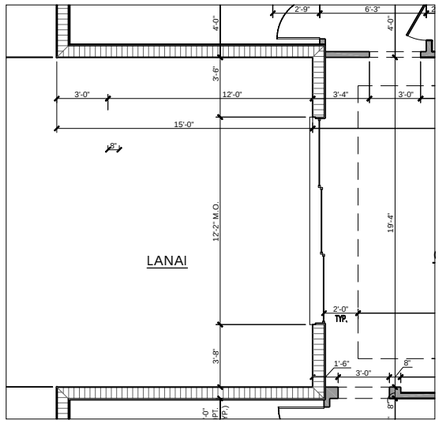
Address: #### Street St. City, State Zip

Plot Date: 08 / 15 / 2023

Reference No.

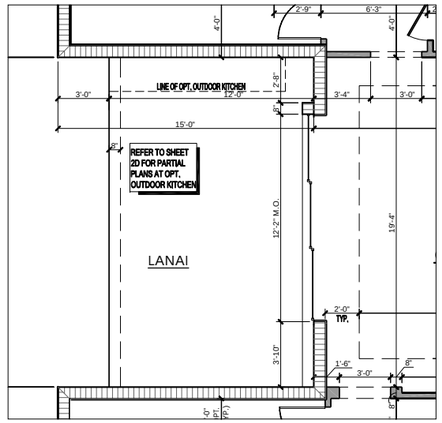
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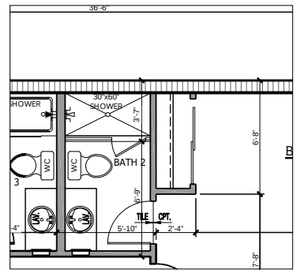
OPT. OUTDOOR KITCHEN W/ HOOD

SCALE: 1/4" = 1'-0"



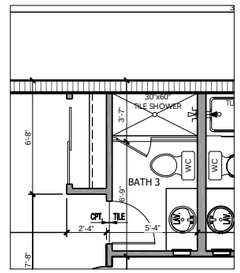
OPT. POCKET SLIDER

SCALE: 1/4" = 1'-0"



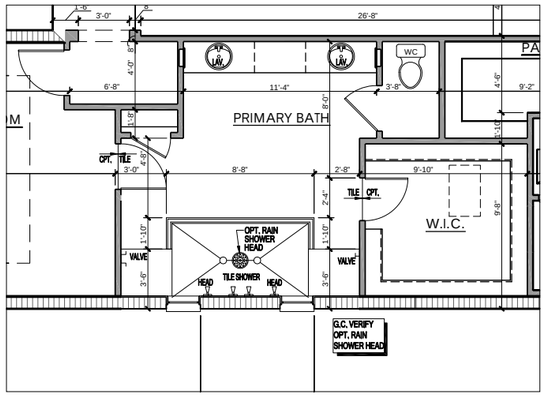
OPT. SHOWER AT BATH 2

SCALE: 1/4" = 1'-0"



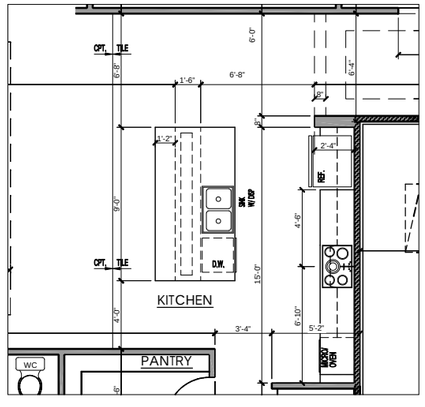
OPT. SHOWER AT BATH 3

SCALE: 1/4" = 1'-0"



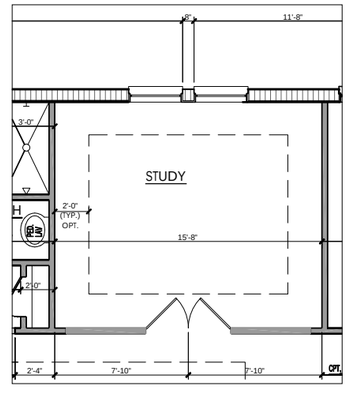
OPT. DELUXE PRIMARY BATH

SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



OPTIONAL STUDY

SCALE: 1/4" = 1'-0"

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- Frame Wall Located Below 48" A.F.F. w/ Cap

PLAN OPTIONS - DIMENSIONS

SCALE: 1/4" = 1'

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228 Southhall Lane Suite 200
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Builder: taylor morrison

Job Information:

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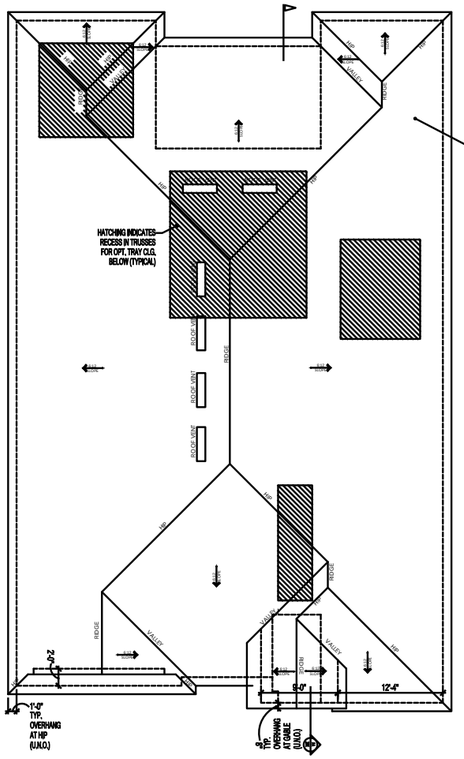
Lot: Block: Garage: LH

Address: #### Street St. City, State Zip

Plot Date: 08 / 15 / 2023

Reference No. 21-15374

Sheet: 2D



ROOF PLAN
SCALE: 1/8" = 1'-0"

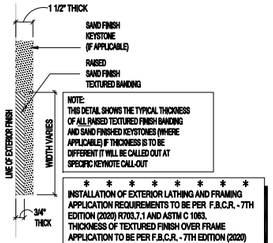
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS:
ATTIC AREA = 3678 SQ. FT. / 300 = 12.93 SQ. FT.
X 144 = 1861 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

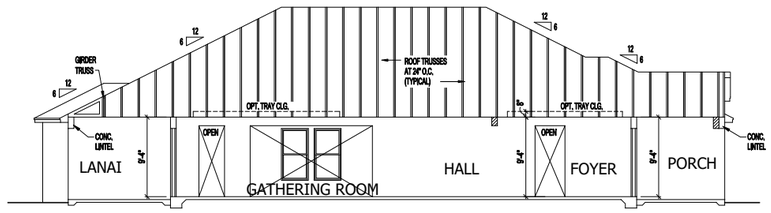
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

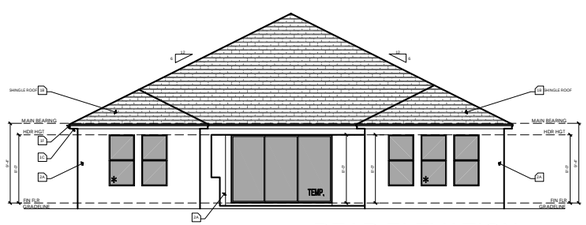
NOTES:
INCLUDED TRADITIONAL ELEVATION SHOWN

FOR CRAFTSMAN AND MEDITERRANEAN ELEVATIONS APPLY THESE CHANGES BELOW:

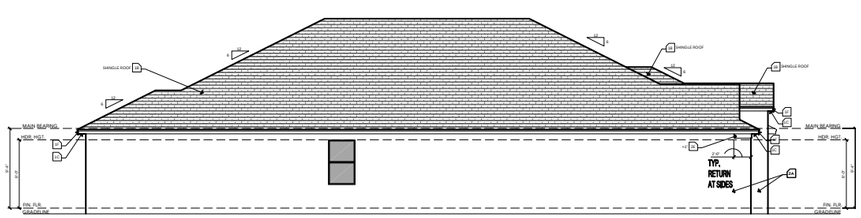
- **FRONT DOOR STYLE**
- **GARAGE DOOR STYLE**
- **COACH LIGHT STYLE**
- **ROOF MATERIAL**



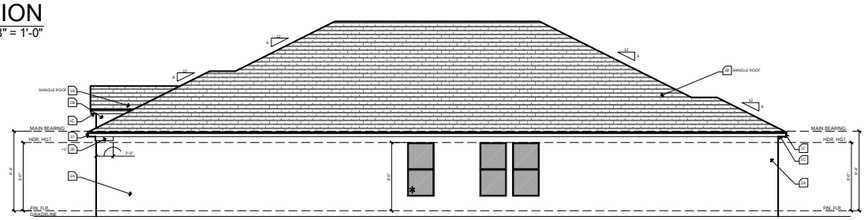
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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AA26003115
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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2535

Builder: taylor morrison

Job Information:

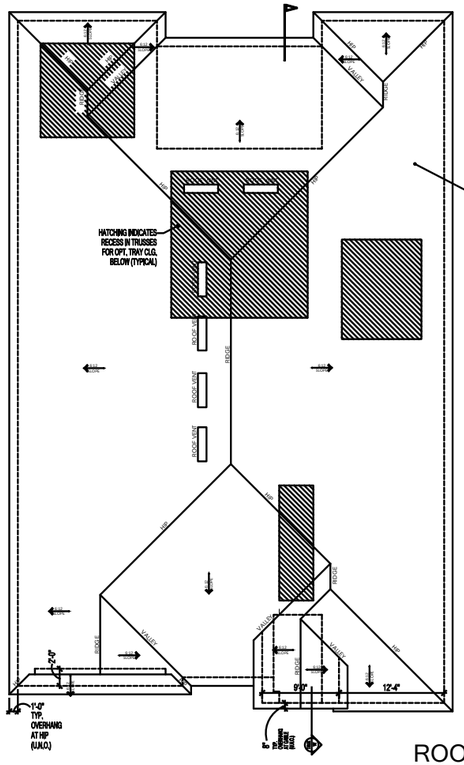
Saint Croix
Community Name
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Garage: LH
Plot Date: 01 / 05 / 2023

Reference No.
21-15374

Sheet:
3SE

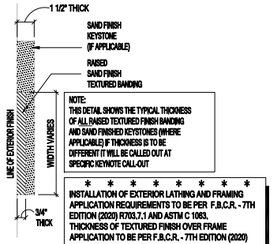
INCLUDED ELEVATION

SCALE: 1/4" = 1'



ROOF PLAN
SCALE: 1/8" = 1'-0"

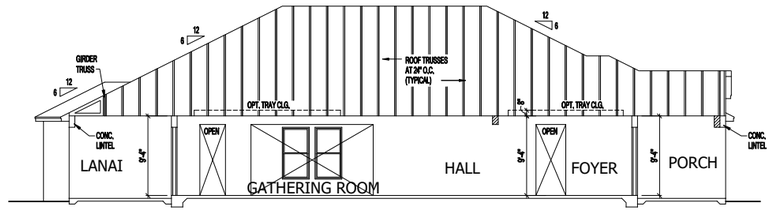
3878 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



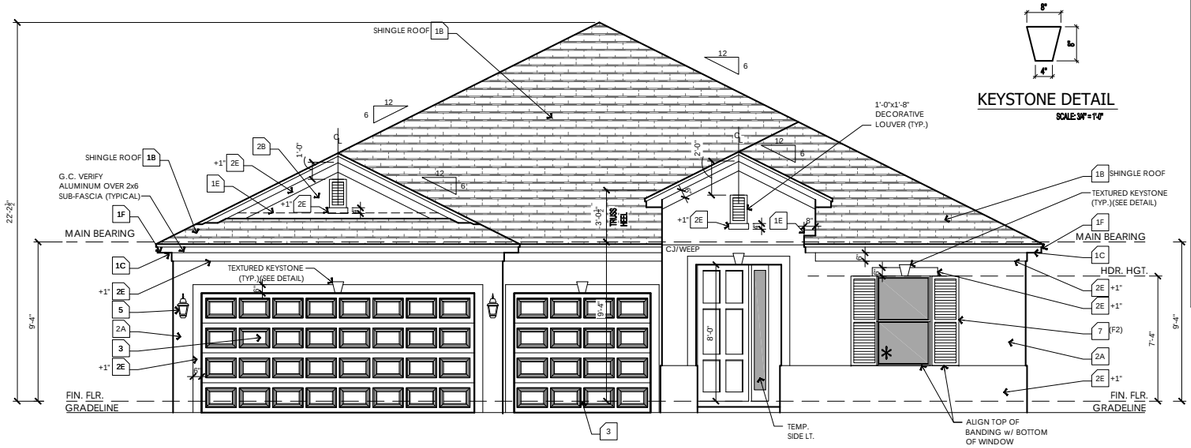
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

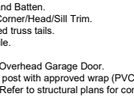
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

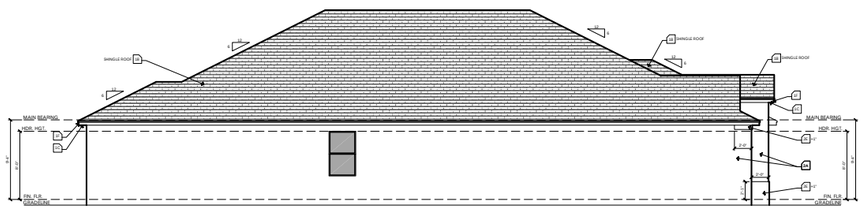


KEYSTONE DETAIL
SCALE: 3/4" = 1'-0"

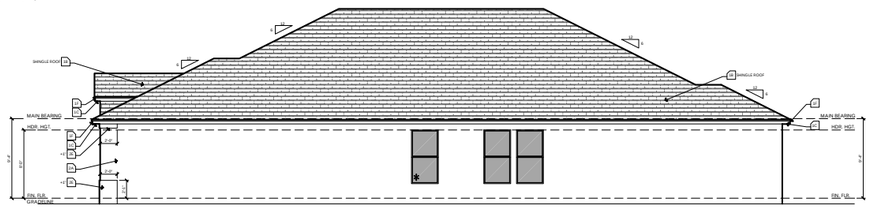
* WINDOW FALL PROTECTION *
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2 WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
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6. Railing
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7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
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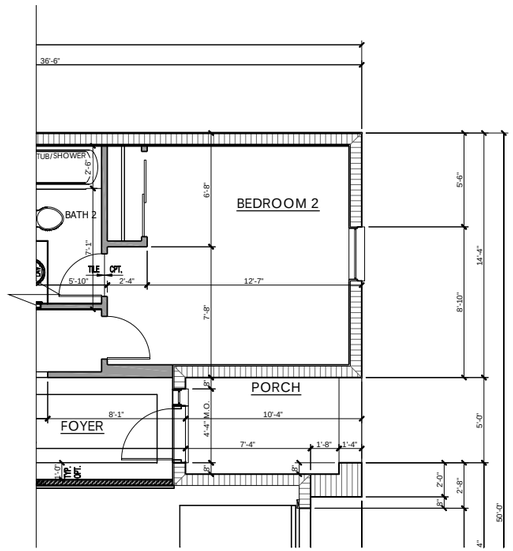
Builder:
taylor morrison

Job Information:
Saint Croix
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Plot Date: 01 / 05 / 2023
Garage: LH

Reference No.
21-15374

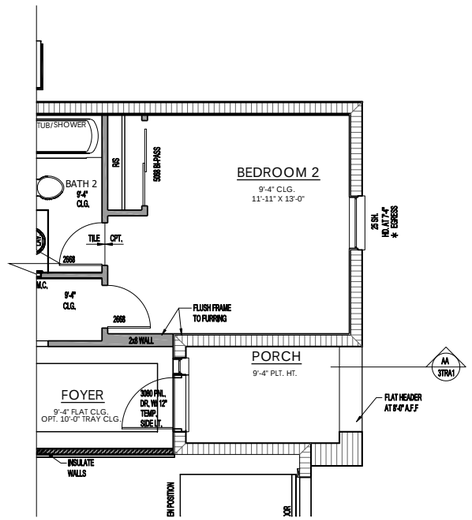
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TRADITIONAL ELEVATION - A



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community Address: City, State Zip

Garage: LH

Plot Date: 01 / 05 / 2023

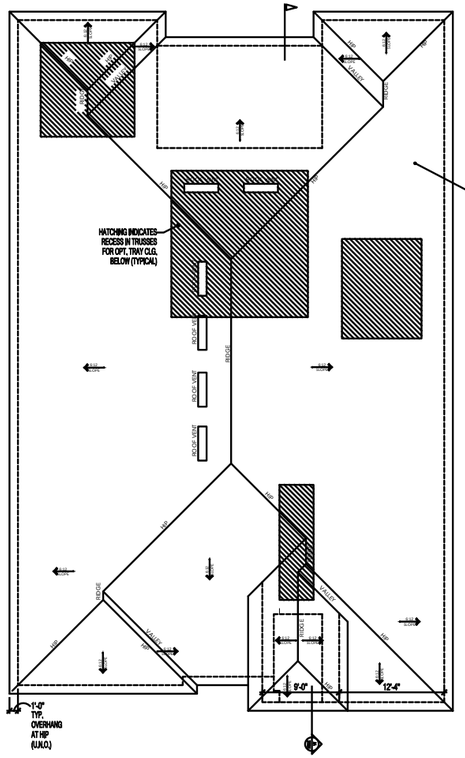
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PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A



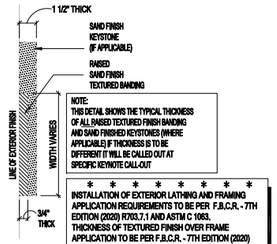
ROOF PLAN
SCALE: 1/8" = 1'-0"

3878	MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 6	
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.	
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT	
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.	

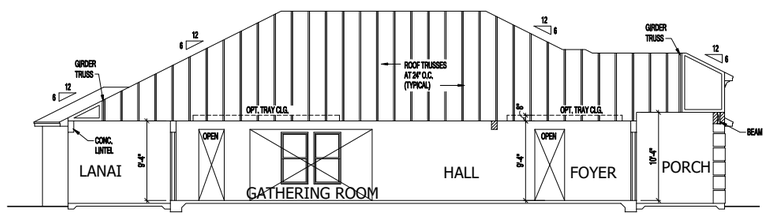
WINDOW FALL PROTECTION

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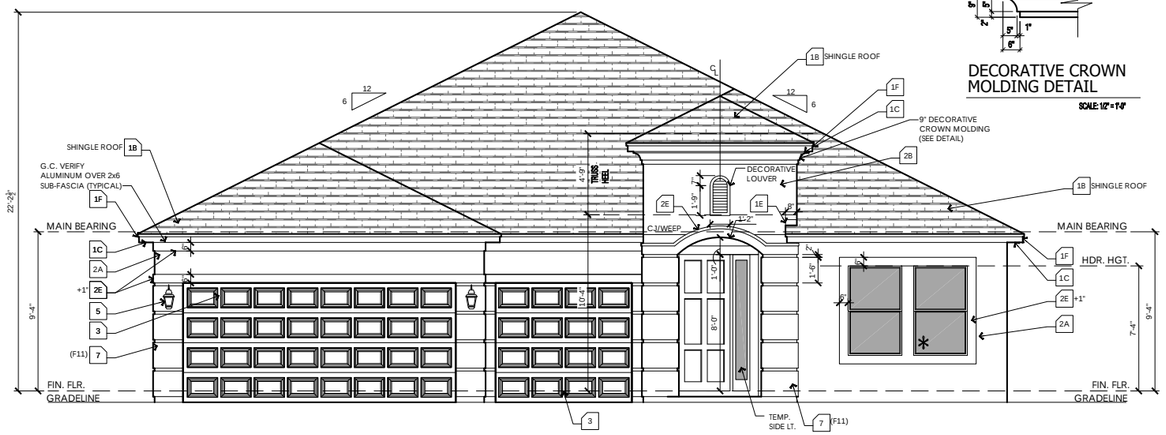
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



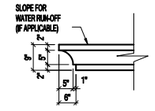
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



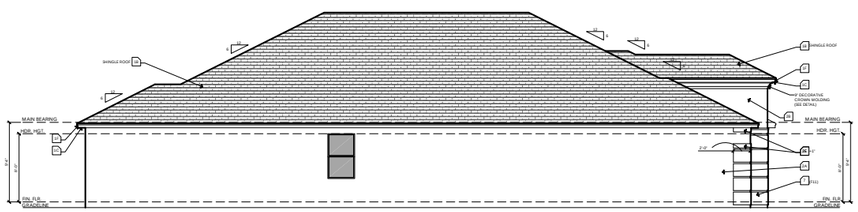
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



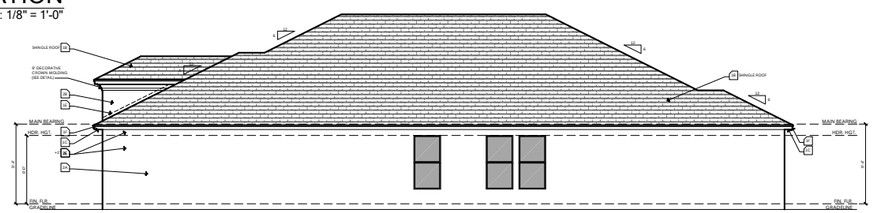
DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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6. Railing
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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o.(407) 960.2535

Builder: taylor morrison

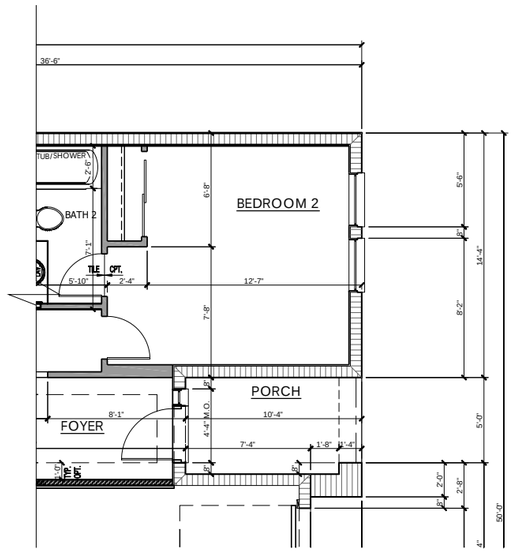
Job Information:

Saint Croix
Community Name
Lot: Block: ####
Community: Street St.
Address: City, State Zip
Garage: LH
Rev/Date: 01/05/2023

Reference No.
21-15374

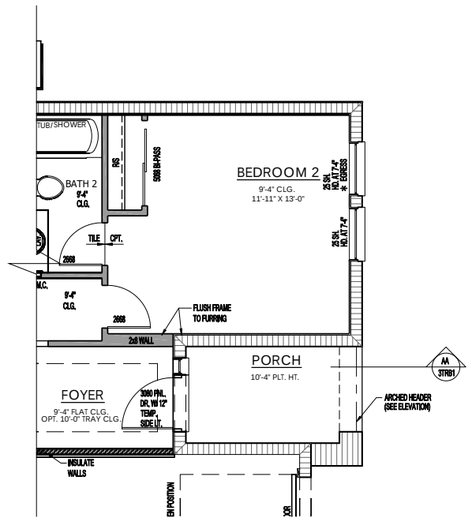
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TRADITIONAL ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

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Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community: Address: City, State Zip

Garage: LH

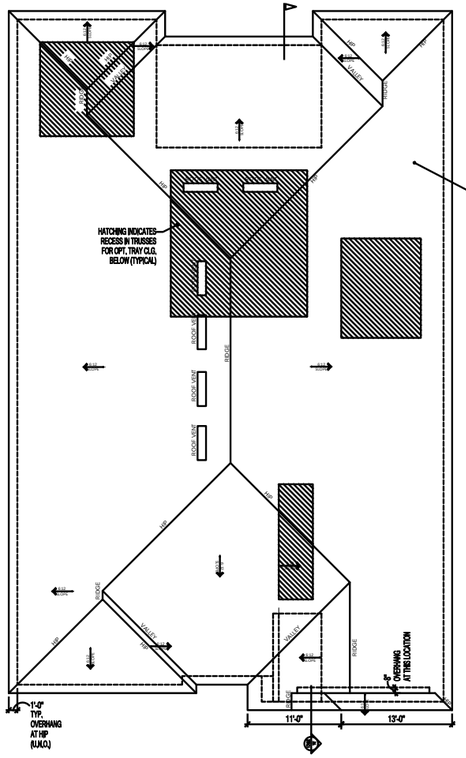
Plot Date: 01 / 05 / 2023

Reference No.

21-15374

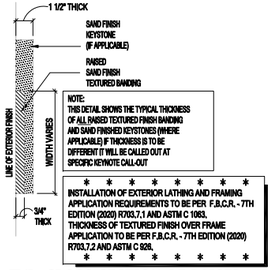
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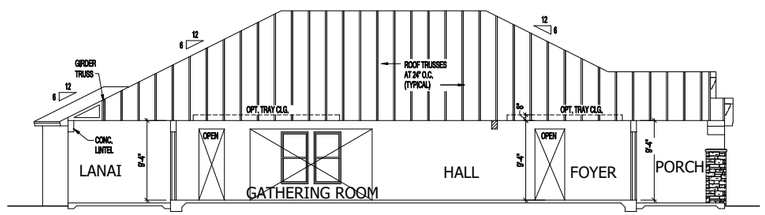


ROOF PLAN
SCALE: 1/8" = 1'-0"

3863 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 741.70 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

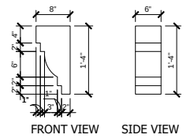


SECTION AA
SCALE: 1/8" = 1'-0"

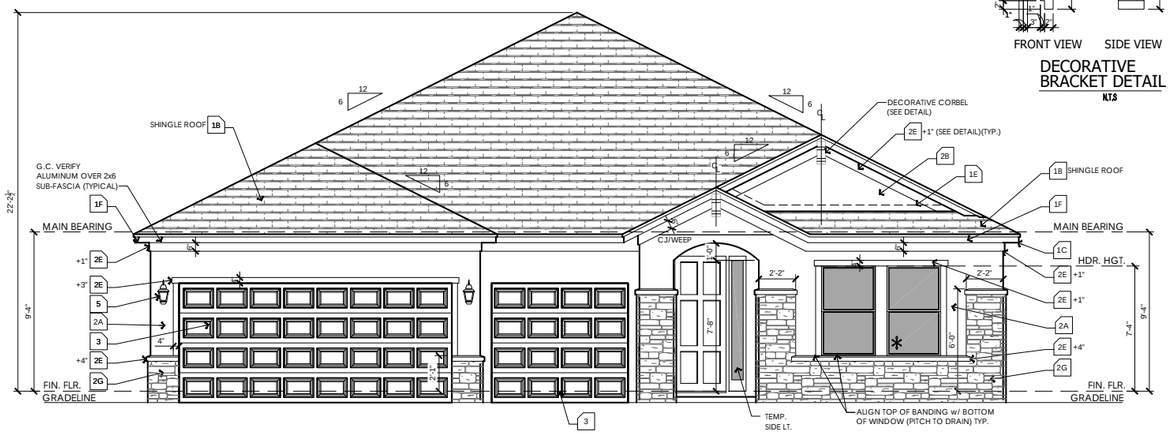
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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DECORATIVE BRACKET DETAIL
N.T.S



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

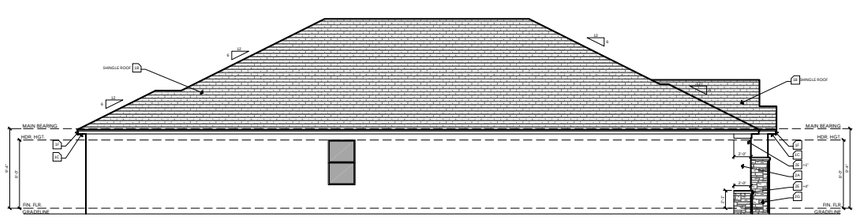
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

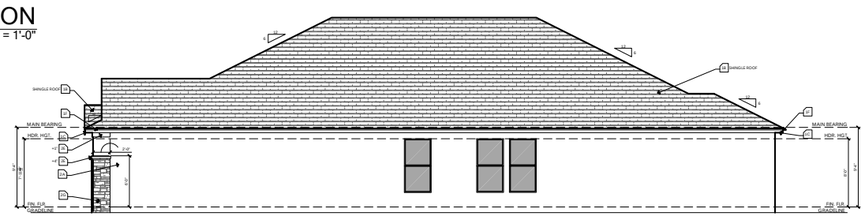
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - C

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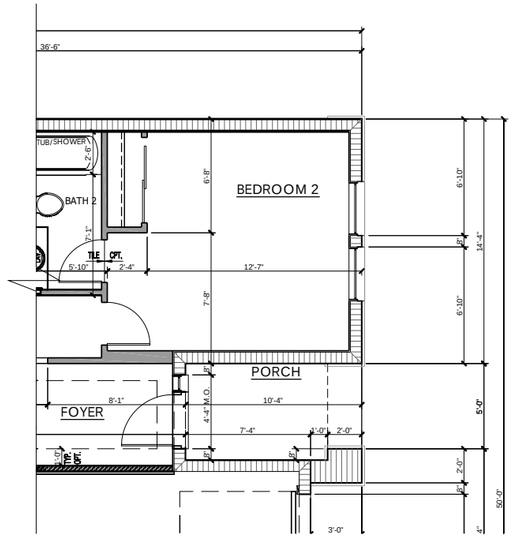
Builder: taylor morrison

Job Information:

Saint Croix
Community Name
Block: ####
Lot:
Community: Street St.
Address: City, State Zip
Plot Date: 01 / 05 / 2023
Garage: LH

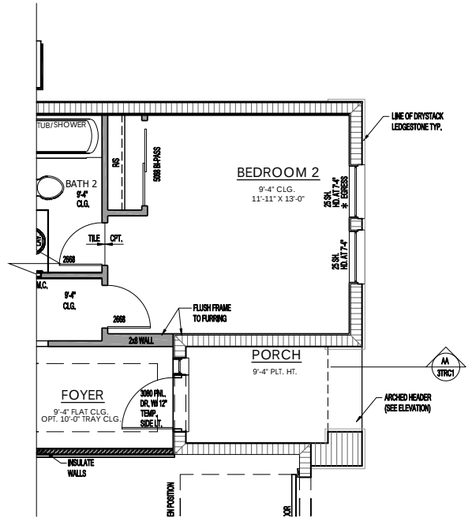
Reference No.
21-15374

Sheet:
3TRC1



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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gokeesee.com
228 Smithtrail Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Garage: LH

Community: City, State Zip

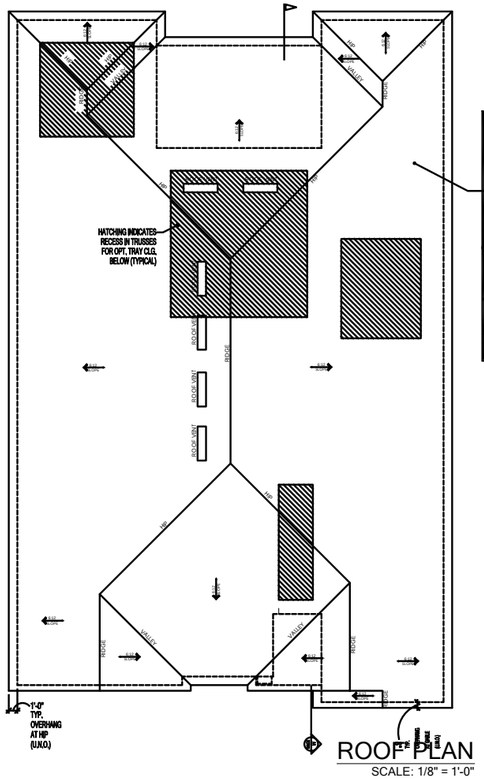
Address: Plot Date: 01 / 05 / 2023

Reference No.

21-15374

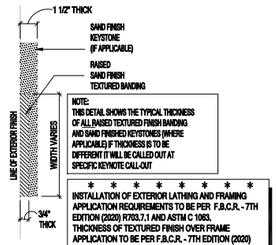
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PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C

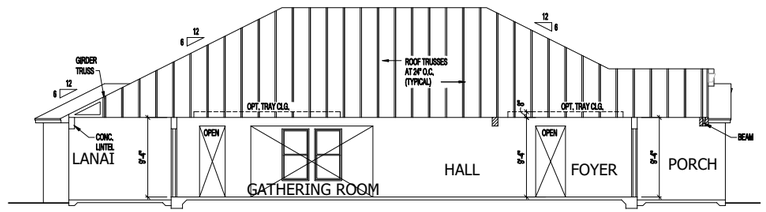


ROOF PLAN
SCALE: 1/8" = 1'-0"

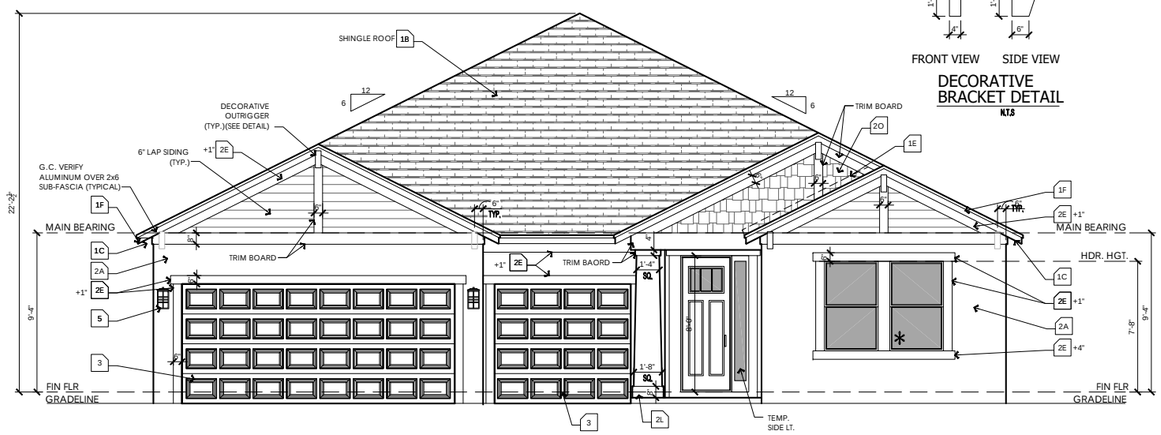
MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
GREATER THAN 49% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 741.70 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

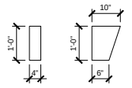


TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"





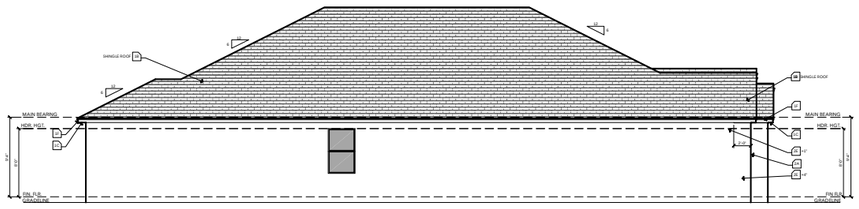
FRONT VIEW SIDE VIEW

DECORATIVE BRACKET DETAIL
N.T.S

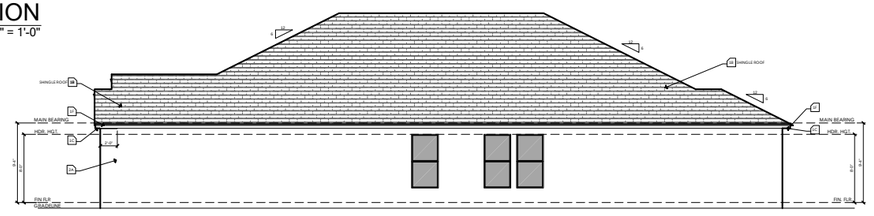
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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Builder:
taylor morrison

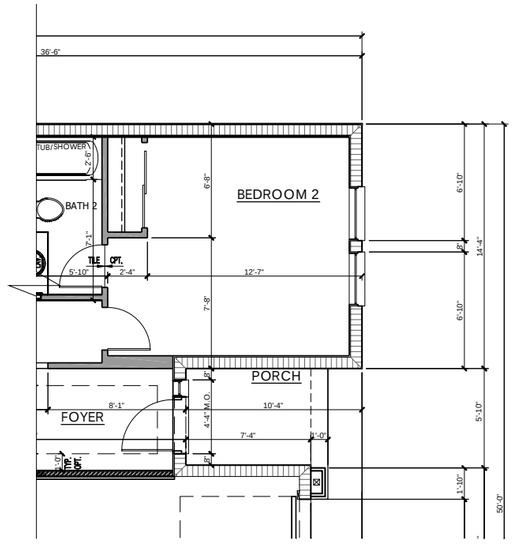
Job Information:

Saint Croix
Community Name
Lot: Block: #### Street St.
Community: Address: City, State Zip
Garage: LH
Plot Date: 01 / 05 / 2023

Reference No.
21-15374

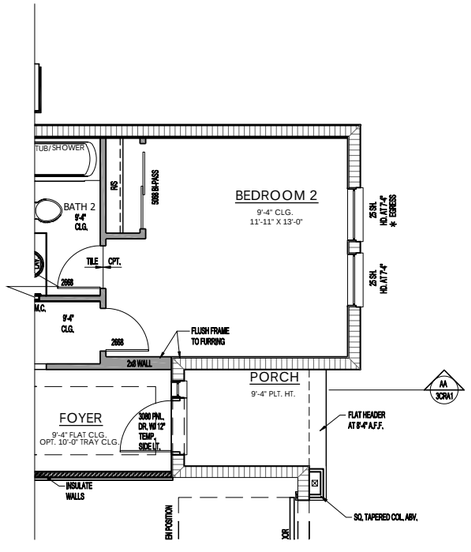
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CRAFTSMAN ELEVATION - A



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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Builder:

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Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Garage: LH

Community: City, State Zip

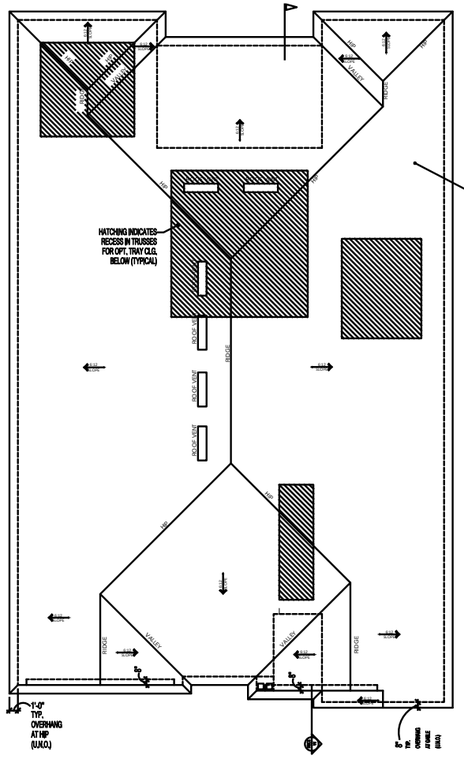
Address: Plot Date: 01 / 05 / 2023

Reference No.

21-15374

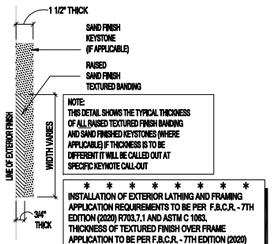
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- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A



MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN. GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

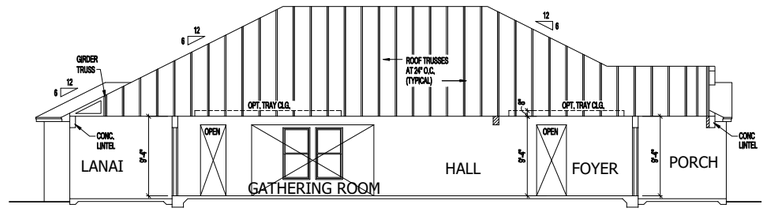
ROOF PLAN
SCALE: 1/8" = 1'-0"



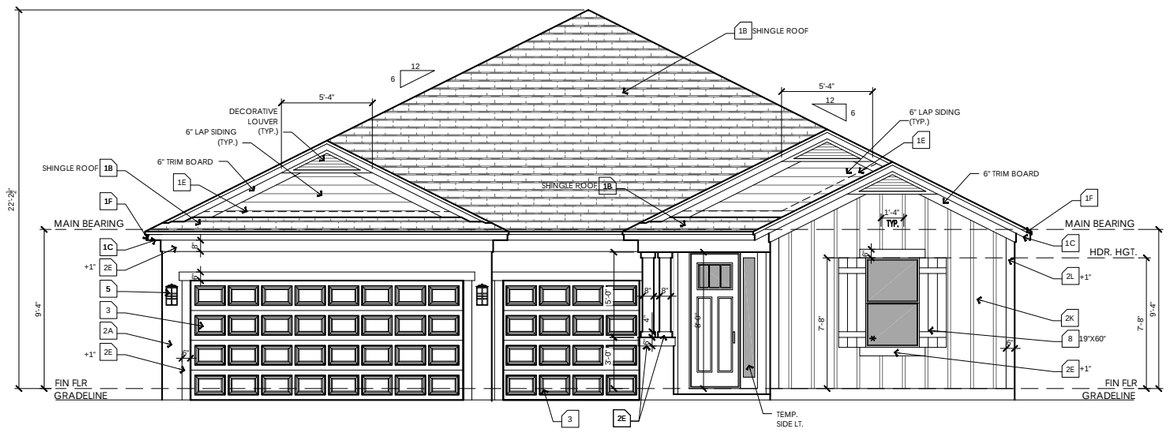
NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

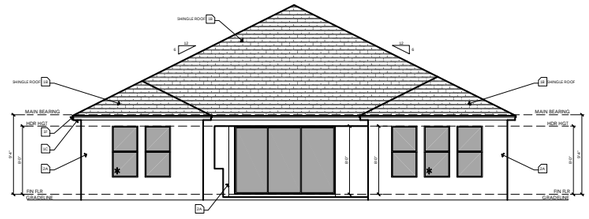
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



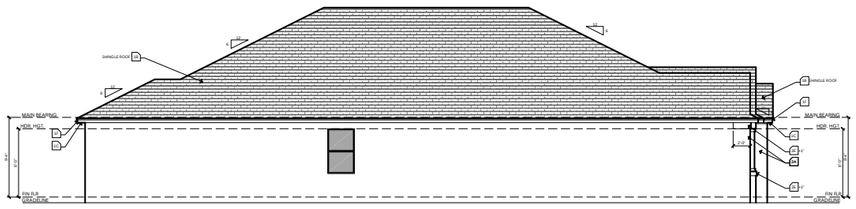
SECTION AA
SCALE: 1/8" = 1'-0"



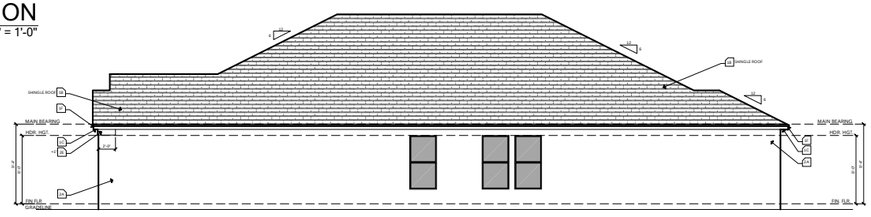
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
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6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2330

Builder: taylor morrison

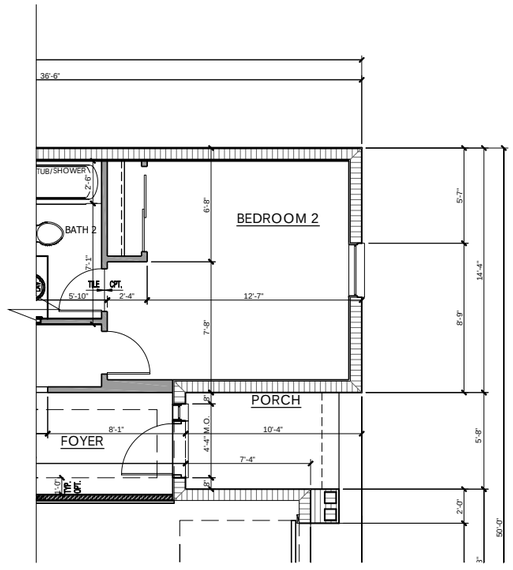
Job Information:

Saint Croix
Community Name
Lot:
Block:
Community Address: #### Street St. City, State Zip
Garage: LH
Rev Date: 01 / 05 / 2023

Reference No.
21-15374

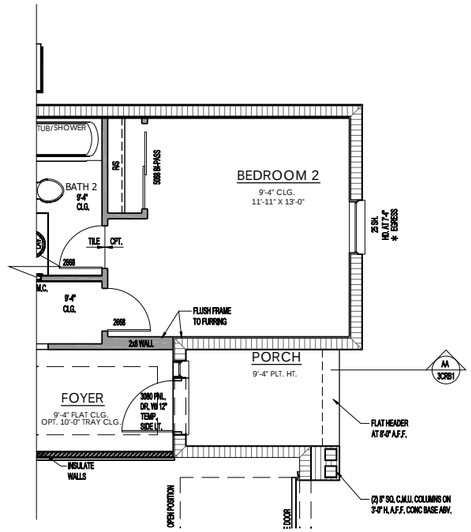
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- CRAFTSMAN ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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Builder:

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Job Information:

Saint Croix

Community Name

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Garage: LH

Plot Date: 01 / 05 / 2023

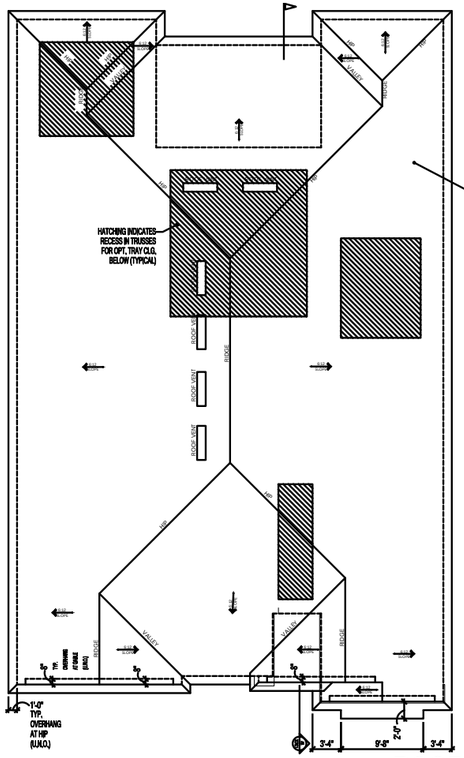
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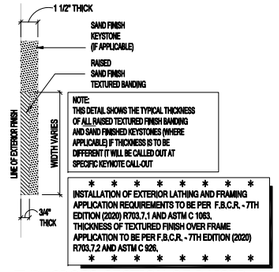
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- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B

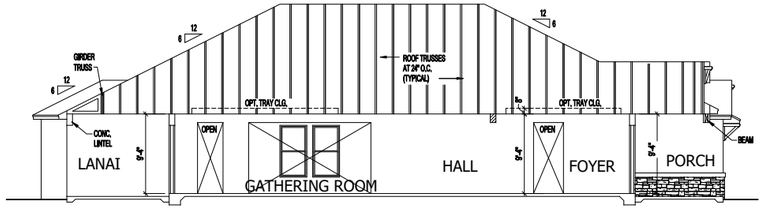


ROOF PLAN
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3863 SQ. FT. / 300 = 12.88 SQ. FT. X 144 = 1854 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 741.70 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

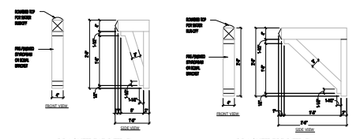
WINDOW FALL PROTECTION

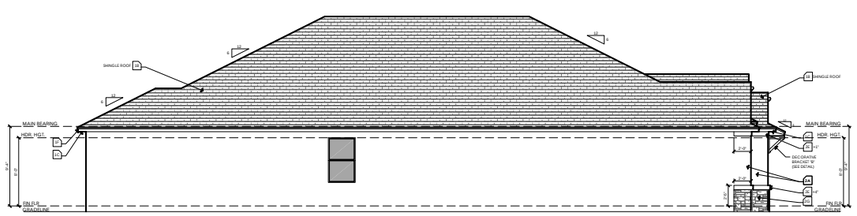
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

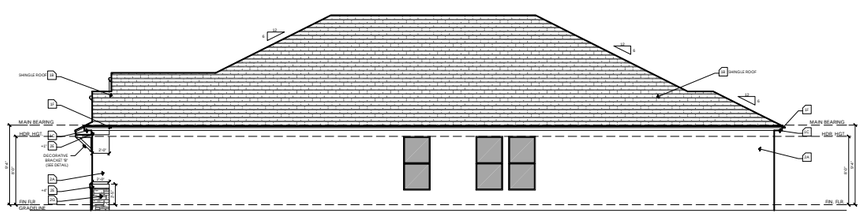


REAR ELEVATION
SCALE: 1/8" = 1'-0"





LEFT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - C

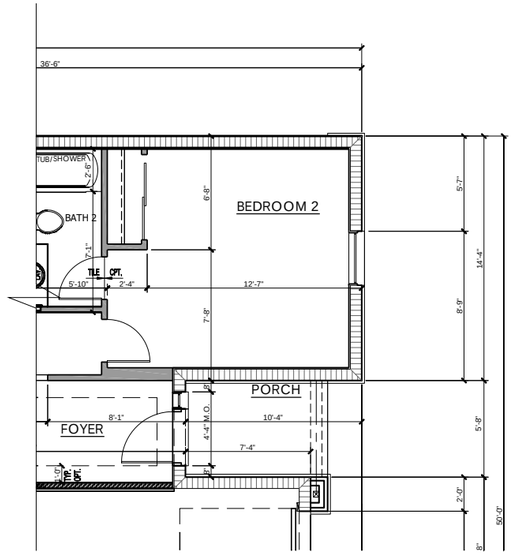
keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
keeseeinc.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 660.2535

Builder: taylor morrison

Job Information:

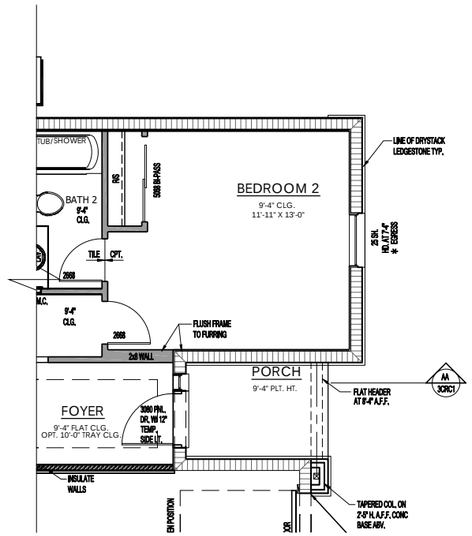
Saint Croix
Community Name
Lot:
Block:
Community:
Address: #### Street St.
City, State Zip
Garage: LH
Plot Date: 01 / 05 / 2023

Reference No.
21-15374
Sheet:
3CRC1



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

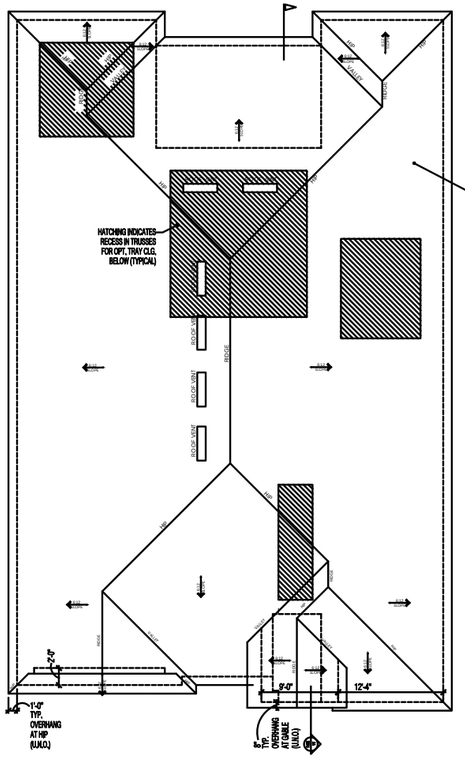
Community Name

Lot: Block: #### Street St.
Community: City, State Zip
Address: Garage: LH
Rev/Date: 01 / 05 / 2023

Reference No.
21-15374

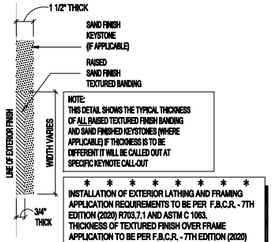
Sheet:
3CRC2

- PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C

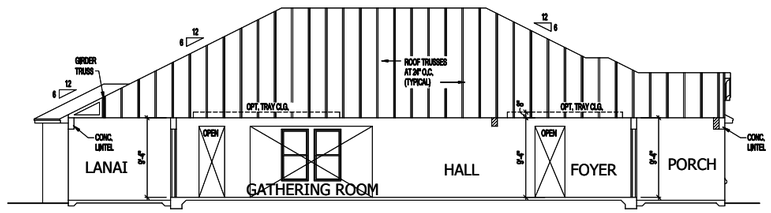


ROOF PLAN
SCALE: 1/8" = 1'-0"

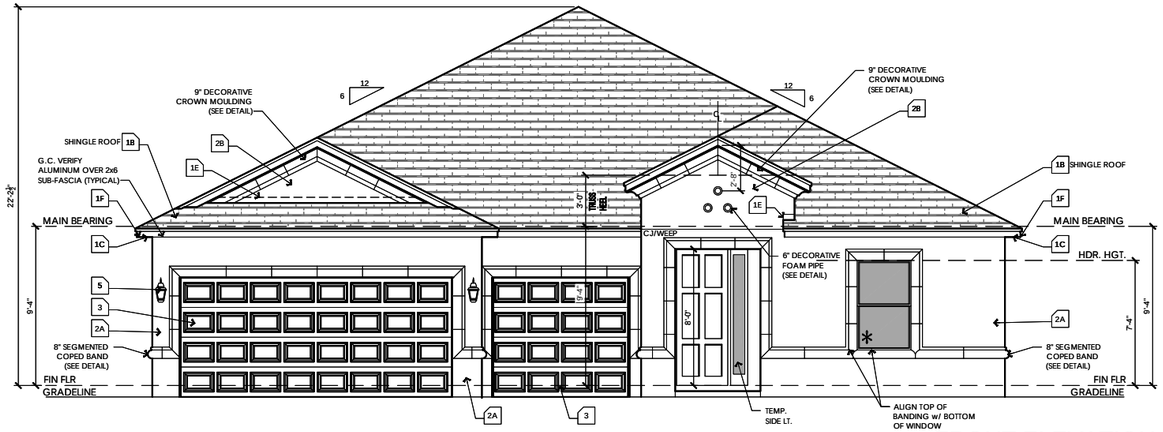
3878 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 6 TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

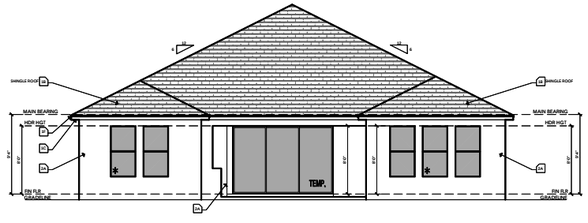
1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
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   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

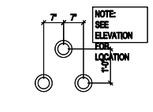
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

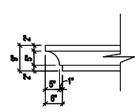
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



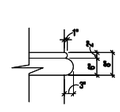
REAR ELEVATION
SCALE: 1/8" = 1'-0"



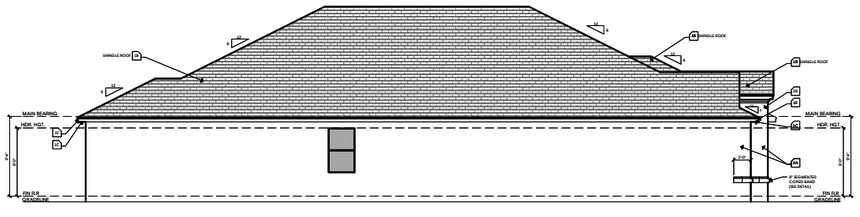
6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



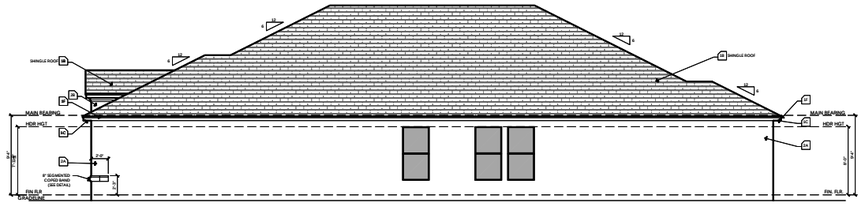
9" FOAM CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

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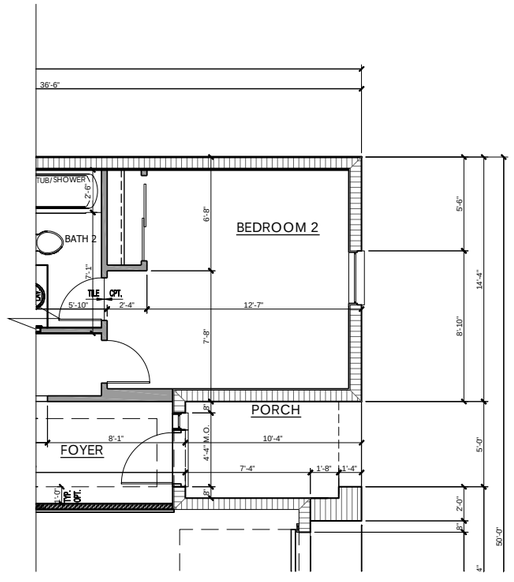
Builder: taylor morrison

Job Information:

Saint Croix
Community Name
Lot:
Block:
Community:
Garage: LH
Address: #### Street St.
City, State Zip
Plot Date: 01 / 05 / 2023

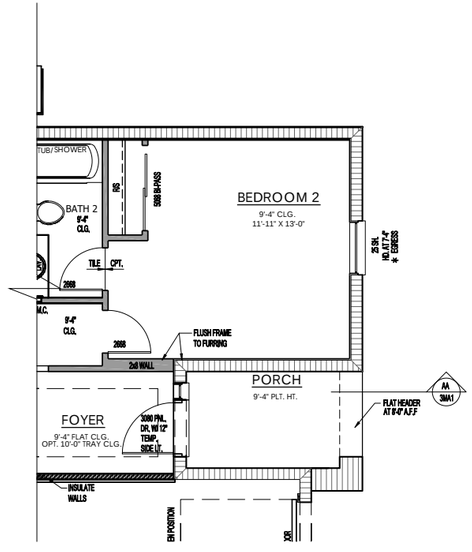
Reference No.
21-15374

Sheet:
3MA1



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

keesee associates
ARCHITECTURE | DESIGN | PLANNING
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gokeesee.com
228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Lot: Block: ####

Garage: LH

Community Address: ### Street St. City, State Zip

Plot Date: 01 / 05 / 2023

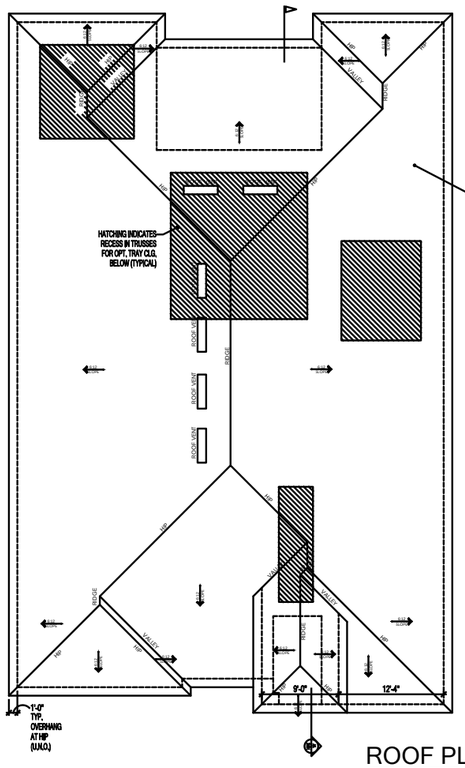
Reference No.

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Sheet:

3MA2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A



ROOF PLAN
SCALE: 1/8" = 1'-0"

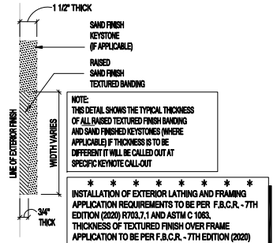
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT.
X 144 = 1861 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

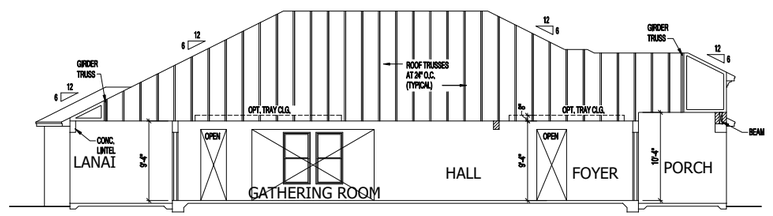
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.



NOTE:
THIS DETAIL SHOWS THE TYPICAL THICKNESS OF ALL RAISED TEXTURED FINISH BANDING AND SAND FINISHED KEYSTONES (WHERE APPLICABLE) IF THICKNESS IS TO BE DIFFERENT IT WILL BE CALLED OUT AT SPECIFIC KEYNOTE CALL-OUT

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.1 AND ASTM C 1063, THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER F.B.C.R. - 7TH EDITION (2020) R703.7.2 AND ASTM C 926.

TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

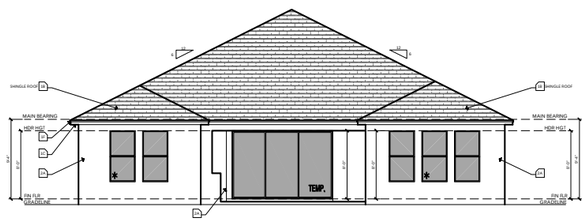
1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

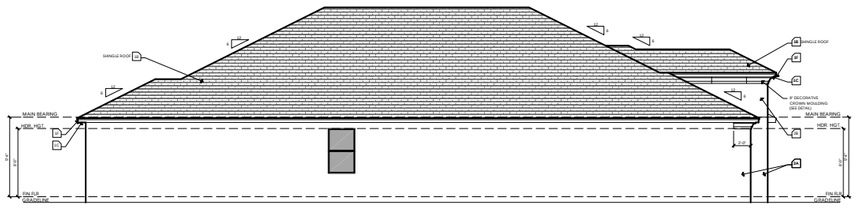
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

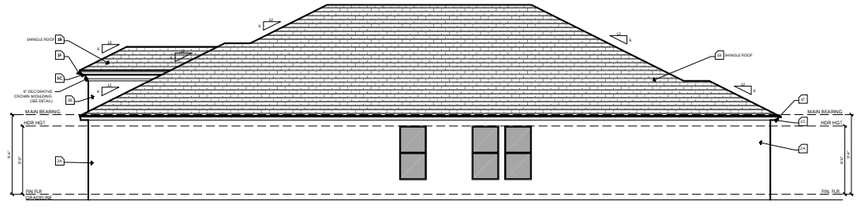
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



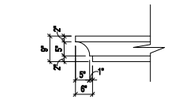
REAR ELEVATION
SCALE: 1/8" = 1'-0"



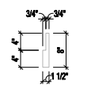
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



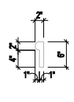
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



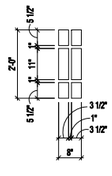
9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"



DECORATIVE TILE DETAIL
SCALE: 3/4" = 1'-0"

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Maitland, FL 32751
o.(407) 960.2535

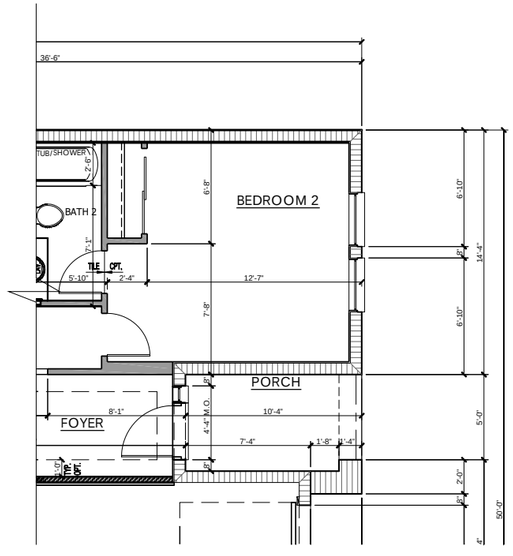
Builder: taylor morrison

Job Information:

Saint Croix
Community Name
Lot: Block: Garage: LH
Community Address: #### Street St. City, State Zip
Plot Date: 01 / 05 / 2023

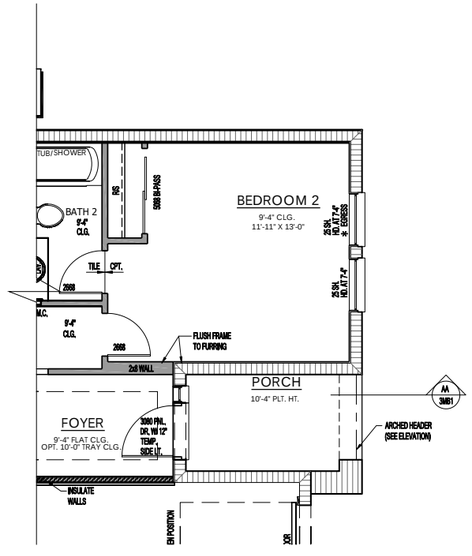
Reference No.
21-15374
Sheet:
3MB1

MEDITERRANEAN ELEVATION - B



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Block: #### Street St.

Lot: Community: Address: City, State Zip

Garage: LH

Plot Date: 01 / 05 / 2023

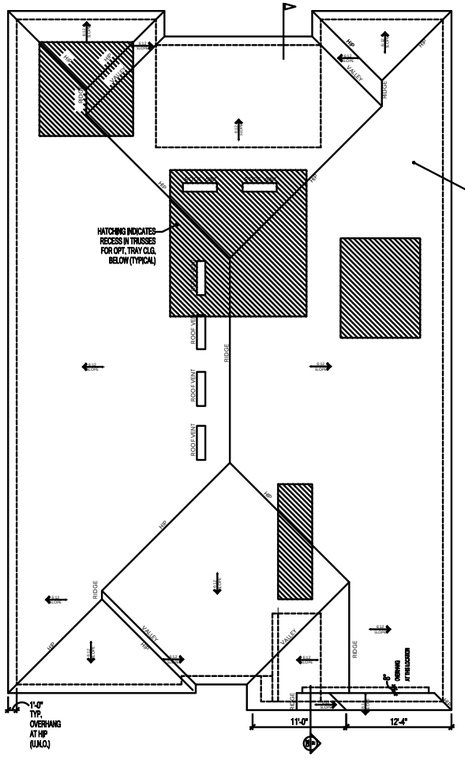
Reference No.

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Sheet:

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PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B



ROOF PLAN
SCALE: 1/8" = 1'-0"

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3878 SQ. FT. / 300 = 12.93 SQ. FT. X 144 = 1861 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 744.58 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 6
TOTAL SOFFIT VENTILATION NEEDED 179 SQ. FT.

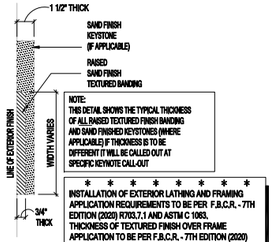
VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

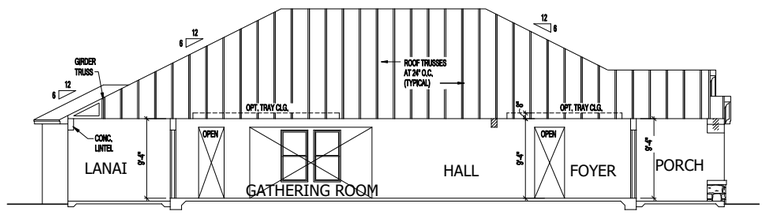
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

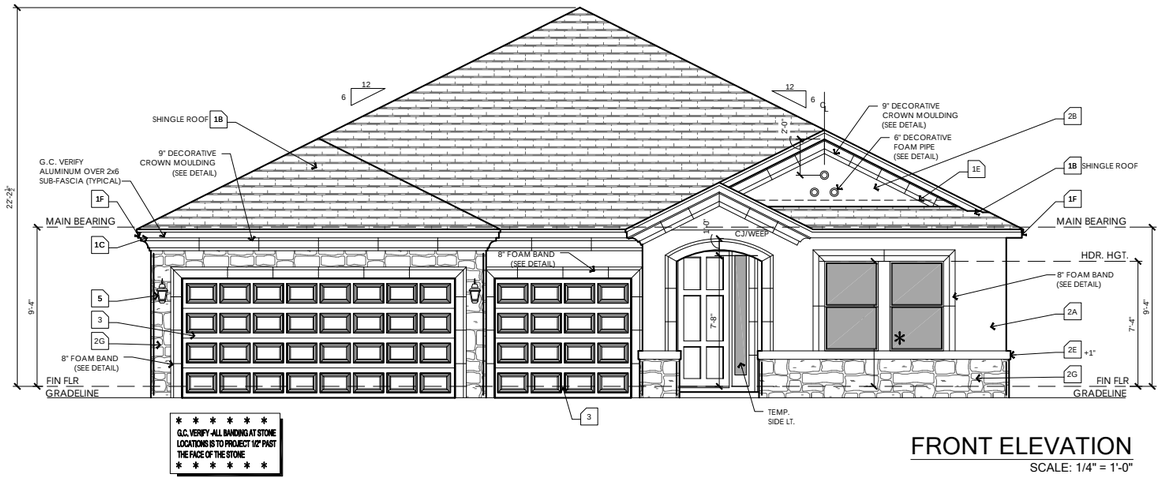
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



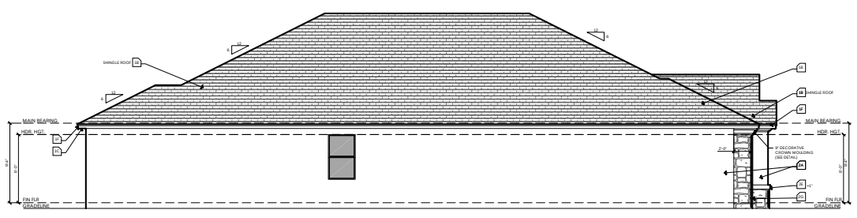
SECTION AA
SCALE: 1/8" = 1'-0"



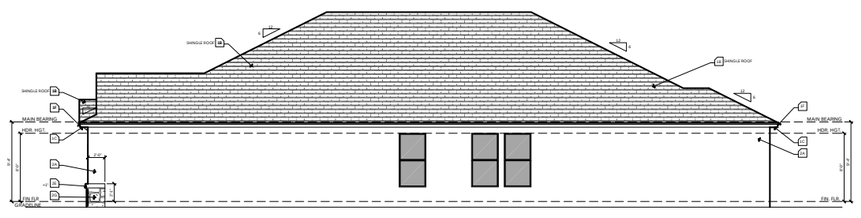
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



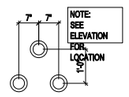
REAR ELEVATION
SCALE: 1/8" = 1'-0"



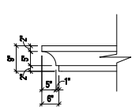
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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gkeesee.com

Builder: taylor morrison

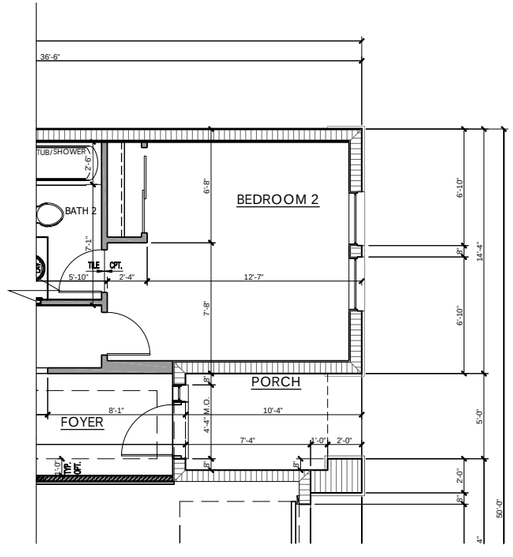
Job Information:

Saint Croix
Community Name
Garage: LH
Lot:
Block:
Community:
Street St.
Address: City, State Zip
Plot Date: 01 / 05 / 2023

Reference No.
21-15374

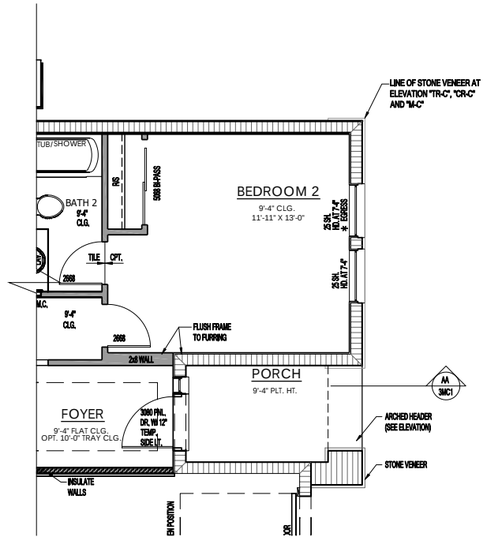
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MEDITERRANEAN ELEVATION - C



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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228 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder:

taylor morrison

Job Information:

Saint Croix

Community Name

Lot: Block: Garage: LH

Community: #### Street St.

Address: City, State Zip

Plot Date: 01 / 05 / 2023

Reference No.

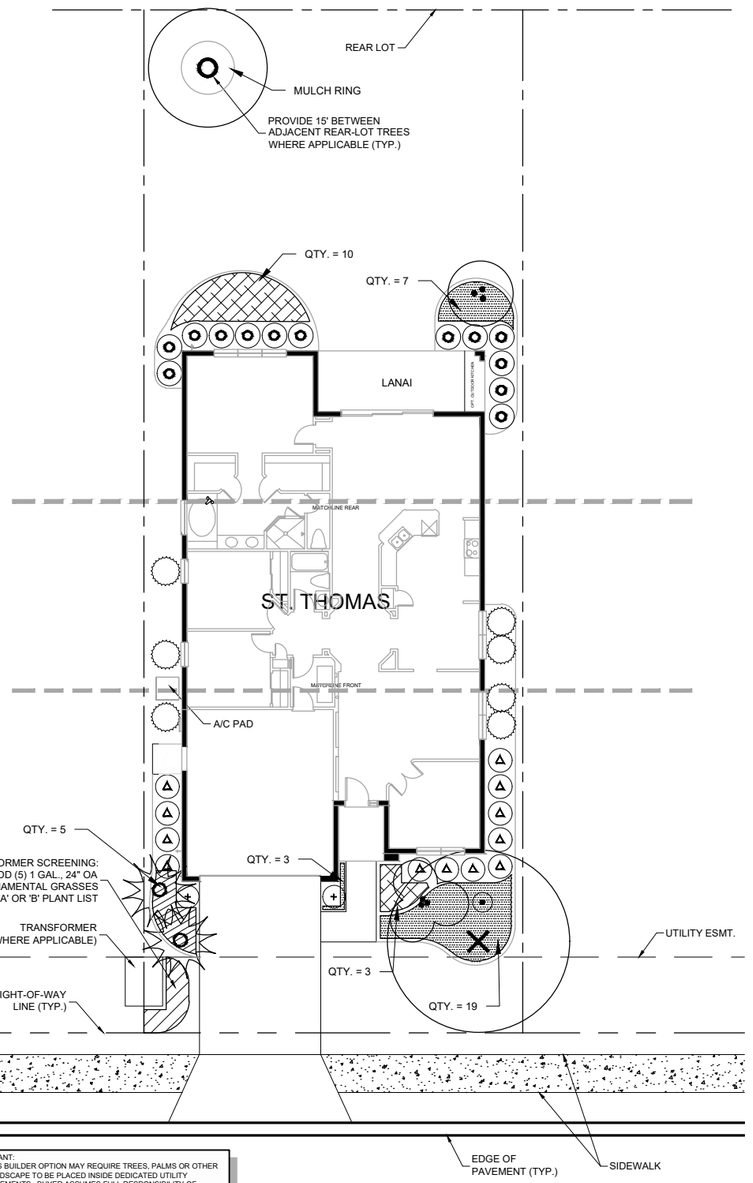
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3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 8' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

ST. THOMAS LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

ST. THOMAS 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	1
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
	Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	12
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	13
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

ST. THOMAS 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	1
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
Botanical: Phoenix roebelenii Common: Pygmy Date Palm Specifications: 4' C.T. B&B, Triple, Equal Trunks	1
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	7
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	12
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	13
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	13
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	29
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	5
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	850 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

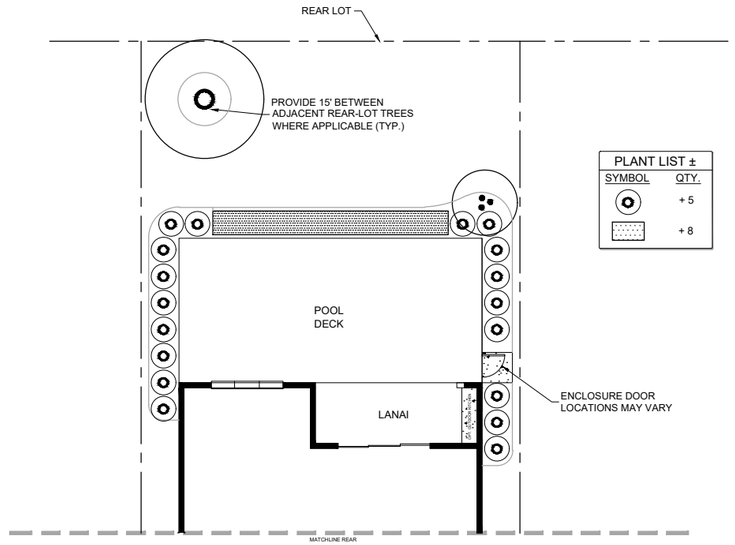
HOME LANDSCAPE PLAN (STANDARD)

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SCALE IN FEET

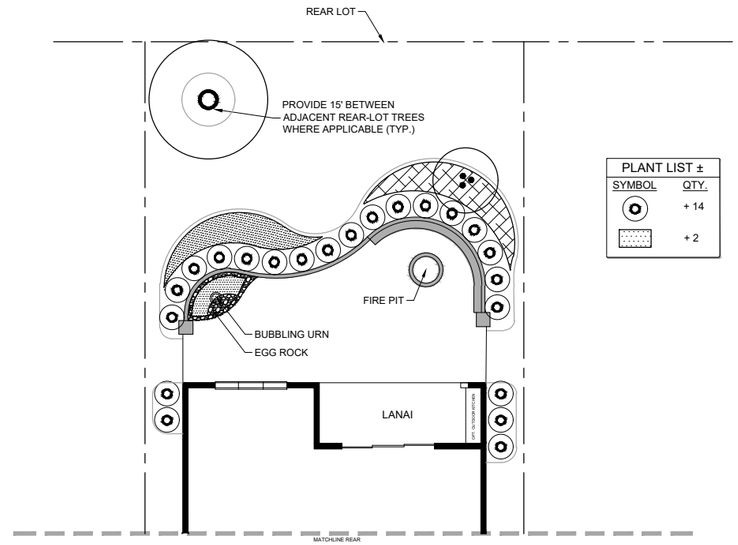
PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME:St Thomas Master Landscape
UPDATED: 2019/02/28

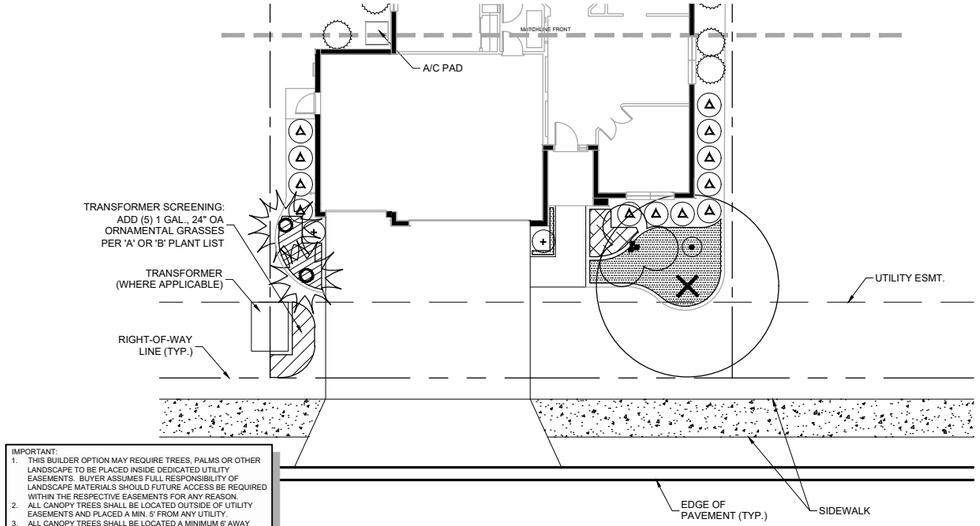
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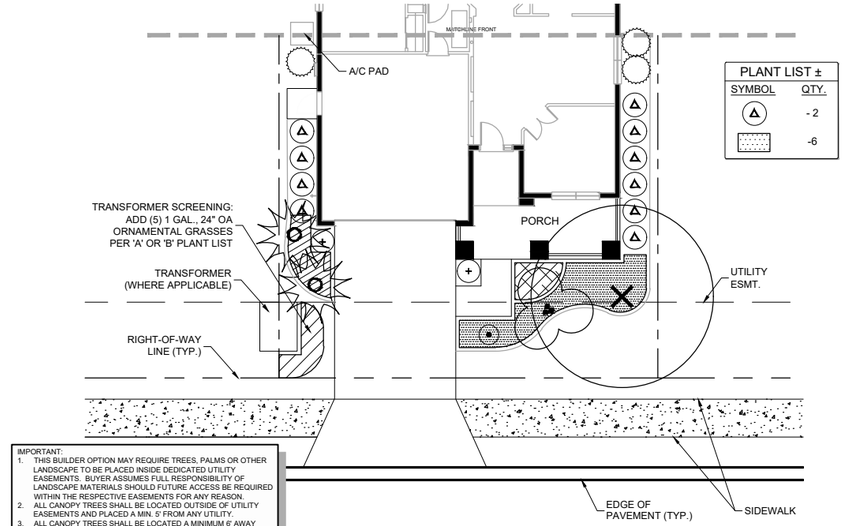
C OPTION ~ POOL
SCALE: 1"=20'



D OPTION ~ FIRE PIT
SCALE: 1"=20'



A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'



B OPTION ~ ELEVATIONS 'CR-A & CR-C'
SCALE: 1"=20'

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FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

0 10 20 40
SCALE IN FEET

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME:St Thomas Master Landscape
UPDATED: 2019/02/28

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SAINT THOMAS GARAGE LEFT
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABC"
ELEVATIONS "MEDITERRANEAN - ABC"

TAYLOR MORRISON
PLAN REVISIONS

09-23-16 COMPLETED CONSTRUCTION DOCUMENTS THROUGH ELEVATION TRADITIONAL "A", ALTERNATE ELEVATIONS TRADITIONAL "B" AND "C", CRAFTSMAN "A", "B", AND "C", MEDITERRANEAN "A", "B", AND "C".

11-02-16 COMPLETED REVISIONS TO INCLUDE:

COMPLETED VORTEX ENGINEERING MARK UPS

RENAMED PLAN TO SAINT THOMAS ILO TB40-2055

ADDED SQUARE FOOTAGE CALCULATION BOX TO COVER SHEET.

REVISED SHOWER RECESS TO BE 3 1/2" DEEP.

TUB DECK AT 22" ILO 20".

11-11-16 COMPLETED REVISIONS TO INCLUDE:

FLIPPED SWING OF ENTRY DOOR AT ELEVATION "TR-C" AND "ME-C" TO MATCH OTHER ELEVATIONS.

12-23-16 COMPLETED REVISIONS TO INCLUDE:

ADDED ELEVATION "SE" TO PLAN SET AS STANDARD ELEVATION.

REVISED SHEET NUMBERS FOR EACH ELEVATION.

03-20-17 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

06-09-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SLAB THICKNESS NOTE ON FOUNDATION TO BE 3.5" ILO 4".

REVISED ROOM NAMES TO MATCH CORPORATE ROOM NAMES.

MADE CROWN MOULDING DETAIL AT ROTUNDA OPTIONAL.

06-26-17 COMPLETED REVISIONS TO INCLUDE:

REVISED STANDARD ELEVATION TO BE "INCLUDED ELEVATION".

07-21-17 COMPLETED REVISIONS TO INCLUDE:

REVISED SIDE WINDOWS TO 6' HT. AT ALL ELEVATIONS.

02-06-18 COMPLETED REVISIONS TO INCLUDE:

ADDED HARDWARE TO MEDITERRANEAN ELEVATION GARAGE DOORS.

REVISED ROOF ON MEDITERRANEAN ELEVATIONS TO BE SHINGLE W/ OPTIONAL TILE ROOF.

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A"	"CR-B"	"CR-C"	"M-A"	"M-B"	"M-C"
LIVING S.F.	2055	2055	2055	2055	2055	2055	2055	2055	2055	2055
GARAGE S.F.	460	460	460	460	460	460	460	460	460	460
LANAI S.F.	176	176	176	176	176	176	176	176	176	176
PORCH S.F.	46	46	46	49	46	201	203	46	46	49
TOTAL UNDER ROOF S.F.	2737	2737	2737	2740	2737	2892	2894	2737	2737	2740
TOTAL WIDTH	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"	40'-0"
TOTAL LENGTH	70'-0"	70'-0"	70'-0"	70'-0"	70'-0"	74'-4"	74'-4"	70'-0"	70'-0"	70'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F.	+220	+220	+220	+220	+220	+220	+220	+220	+220	+220
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	70'-0"	70'-0"	70'-0"	70'-0"	70'-0"	74'-4"	74'-4"	70'-0"	70'-0"	70'-0"

08-06-18 COMPLETED REVISIONS TO INCLUDE:

MOVED THE ATTIC ACCESS TO THE SIDE OF THE GARAGE.

09-08-18 COMPLETED REVISIONS TO INCLUDE:

ADDED 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

09-18-18 COMPLETED VORTEX ENGINEERING MARK-UPS AND ADDED NEW TRUSS LAYOUTS.

10-08-18 COMPLETED REVISIONS TO INCLUDE:

ADDED VORTEX ENGINEERING AND TRUSS LAYOUTS FOR 3 CAR GARAGE OPTION FOR TRADITIONAL AND CRAFTSMAN ELEVATIONS.

12-17-18 MIRRORED LEFT HAND GARAGE PLAN TO CREATE RIGHT HAND GARAGE PLAN.

01-30-19 COMPLETED REVISIONS TO INCLUDE:

ADDED AIR SWITCH AT DISP.

REVISED SIDE WALL AT REF. TO BE 25" LONG.

ADDED OPT. SHAMPOO NICHE AT ALL SHOWERS.

ADDED OPT. RAIN SHOWER HEAD AT OWNER'S BATH SHOWER.

OPT. HAND HELD SHOWER HEAD AT OWNER'S BATH SHOWER.

ADDED OPT. POT FILLER AT GOURMET KITCHEN ONLY.

ADDED ALT. LOCATION OF A/C PAD.

04-25-19 COMPLETED REVISIONS TO INCLUDE:

CHANGED ALL INTERIOR ARCHED HEADERS TO BE FLAT HEADERS AND REMOVED ALL PLANT SHELVES.

06-27-19 COMPLETED REVISIONS TO INCLUDE:

UPDATED ELECTRICAL PLAN WITH LIST OF CHANGES, UPDATED TO INCLUDE LED LIGHTING, 9000 SERIES.

09-27-19 COMPLETED REVISIONS TO INCLUDE:

REVISED COACH LIGHT TO "KICHLER - BEACON SQUARE" FOR CRAFTSMAN ELEVATIONS ONLY

REVISED SIMPSON FASTENERS PER VORTEX MARK-UPS

10-15-19 COMPLETED REVISIONS TO INCLUDE:

ADDED DIMENSION TO LIGHT AT CASUAL DINING.

10-23-19 CREATED 3 CAR ELEVATION FOR MEDITERRANEAN ELEVATIONS.

12-16-19 COMPLETED REVISIONS TO INCLUDE:

- CLIENT REVISIONS TO 9000 SERIES LED CONVERSION ELECTRICAL PLANS
- REVISED GARAGE SERVICE DOOR PAD TO BE 3'-0"X3'-0"
- REVISED KITCHEN KNEE WALL AT ISLAND 2X6.

04-02-20 COMPLETED REVISION TO INCLUDE:

REVISED FOUNDATION AT OWNER'S SHOWER TO MATCH FLOOR PLAN.

04-08-20 COMPLETED REVISIONS TO INCLUDE:

REVISED SHAMPOO NICHES TO BE STANDARD FOR 9000 SERIES PLANS AND FOR NON 9000 SERIES PLANS TO BE OPTIONAL.

06-22-20 COMPLETED REVISION TO INCLUDE:

REVISED LANAI LED ELECTRICAL LIGHTS, ADDED FAN AND SWITCHES.

10-31-20 COMPLETED 2020 BI-ANNUAL REVISIONS.

07-12-21 COMPLETED REVISION TO INCLUDE:

REVISED PLAN TO HAVE 150 AND 167 MPH STRUCTURAL NOTES

REVISED ELECTRICAL RISER TO 200 AMP

01-26-22 COMPLETED REVISIONS TO INCLUDE:

UPDATED PLANS PER SKU RATIONALIZATION

07-01-22 COMPLETED REVISIONS TO INCLUDE:

REMOVED SHOWER NICHES COMPLETELY FROM PLAN

01-10-23 COMPLETED REVISIONS TO INCLUDE:

ADDED THE ADDITIONAL 12" CABINET OPTION TO THE GOURMET KITCHEN OPTION

06-22-23 COMPLETED REVISIONS TO INCLUDE:

REMOVED 3/4" SLAB RECESS AT FRONT ENTRY DOOR.

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	FLOOR PLAN NOTES
2A2	FLOOR PLAN DIMENSIONS
2B	PARTIAL PLANS AT OPT. 3 CAR GARAGE
2C	OPTIONAL 3 CAR GARAGE ELEVATIONS
3SE	INCLUDED ELEVATION
3TRA1	TRADITIONAL ELEVATION 'A'
3TRA2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'A'
3TRB1	TRADITIONAL ELEVATION 'B'
3TRB2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'B'
3TRC1	TRADITIONAL ELEVATION 'C'
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL ELEVATION 'C'
3CRA1	CRAFTSMAN ELEVATION 'A'
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'A'
3CRB1	CRAFTSMAN ELEVATION 'B'
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'B'
3CRC1	CRAFTSMAN ELEVATION 'C'
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION 'C'
3MA1	MEDITERRANEAN ELEVATION 'A'
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'A'
3MB1	MEDITERRANEAN ELEVATION 'B'
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'B'
3MC1	MEDITERRANEAN ELEVATION 'C'
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION 'C'
4	ELECTRICAL PLAN
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP3.0	STRUCTURAL PLAN
SP3.1	STRUCTURAL OPTIONS
SP3.2	STRUCTURAL PARTIAL PLANS
SP4.0	INCLUDED ELEVATION TRUSS STRAPPING PLAN
SP4.1	INCLUDED ELEVATION W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.2	TRADITIONAL ELEVATION "A" TRUSS STRAPPING PLAN
SP4.3	TRADITIONAL ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.4	TRADITIONAL ELEVATION "B" TRUSS STRAPPING PLAN
SP4.5	TRADITIONAL ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.6	TRADITIONAL ELEVATION "C" TRUSS STRAPPING PLAN
SP4.7	TRADITIONAL ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.8	CRAFTSMAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.9	CRAFTSMAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.10	CRAFTSMAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.11	CRAFTSMAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.12	CRAFTSMAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.13	CRAFTSMAN ELEVATION "C" W/ OPT. CAR GARAGE TRUSS STRAPPING PLAN
SP4.14	MEDITERRANEAN ELEVATION "A" TRUSS STRAPPING PLAN
SP4.15	MEDITERRANEAN ELEVATION "A" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.16	MEDITERRANEAN ELEVATION "B" TRUSS STRAPPING PLAN
SP4.17	MEDITERRANEAN ELEVATION "B" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
SP4.18	MEDITERRANEAN ELEVATION "C" TRUSS STRAPPING PLAN
SP4.19	MEDITERRANEAN ELEVATION "C" W/ OPT. 3 CAR GARAGE TRUSS STRAPPING PLAN
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	DETAILS

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I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED TRUSS DRAWINGS AND FIND THEM IN COMPLIANCE WITH SECTION 1503.1 OF THE FLORIDA BUILDING CODE, RESIDENTIAL (7TH EDITION).

THESE TRUSS DRAWINGS ARE FOR PRE-ENGINEERED TRUSS MARK LAYOUT TO DETERMINE LOCATIONS AND SIZES OF ATTIC ACCESS. ARCHITECT RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS ENGINEER HAS BEEN SUPPLIED TO THE ENGINEER.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST., SUITE 103
PLANT CITY, FL 33563
1.877.SVORTEX (786-7839)

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ASHED A. AVENDAÑO, P.E. - FL REG #86623

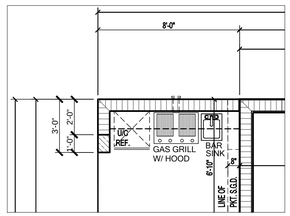
Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 06 / 22 / 2023

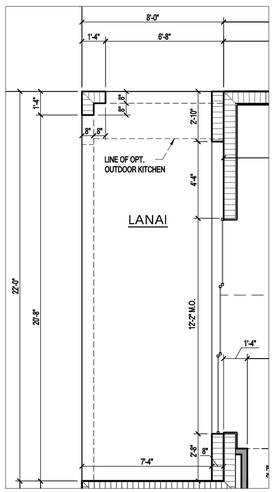
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COV



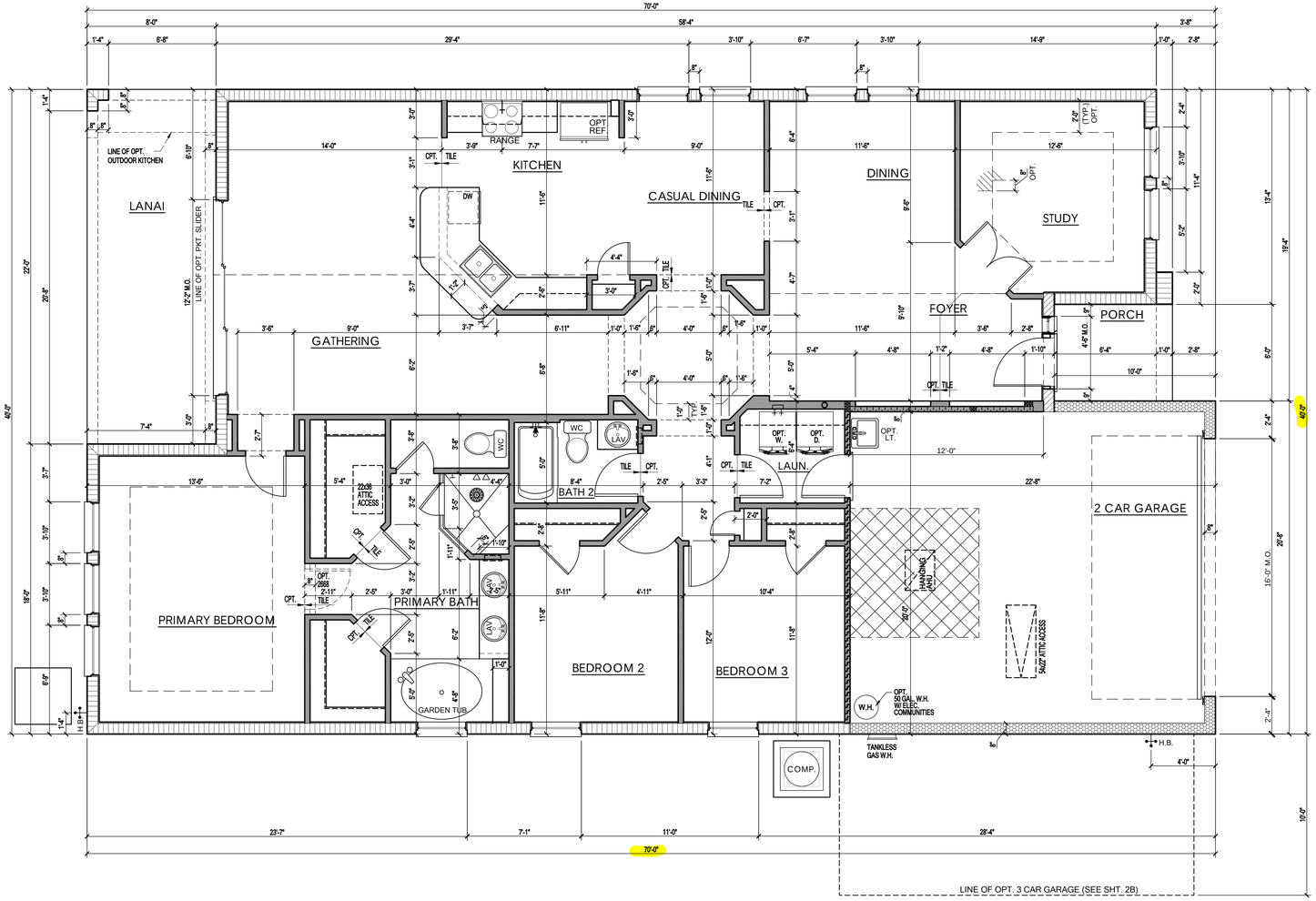
OPT. OUTDOOR KITCHEN

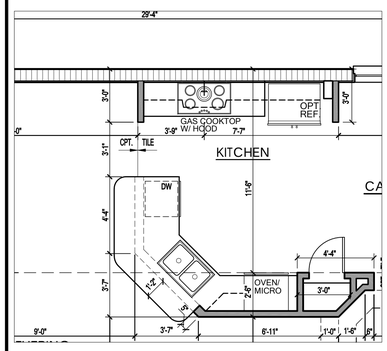
SCALE: 1/4" = 1'-0"



OPT. 12'-0" POCKET SLIDER

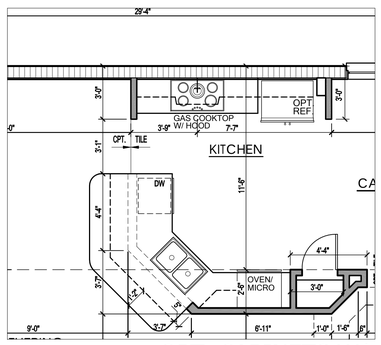
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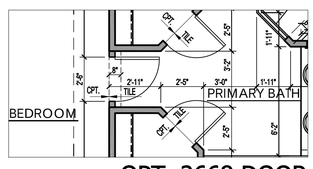
OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



OPT. CABINETS W/ OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



OPT. 2668 DOOR AT OWNER'S BATH

SCALE: 1/4" = 1'-0"

FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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Builder:

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Job Information:

Saint Thomas

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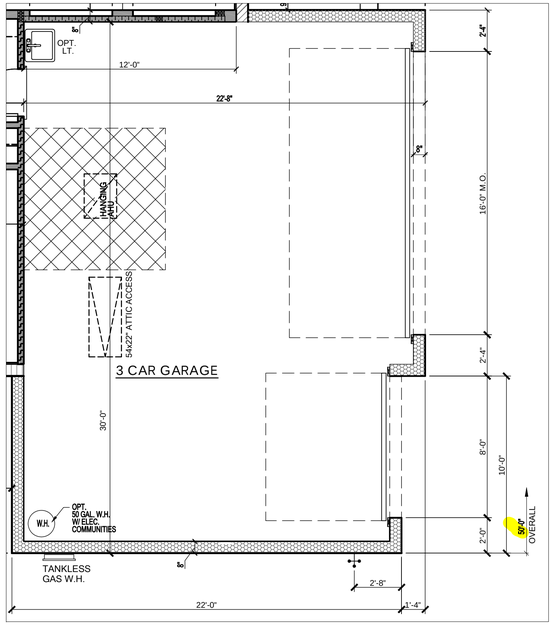
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Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 13 / 2023

Reference No.

21-13500

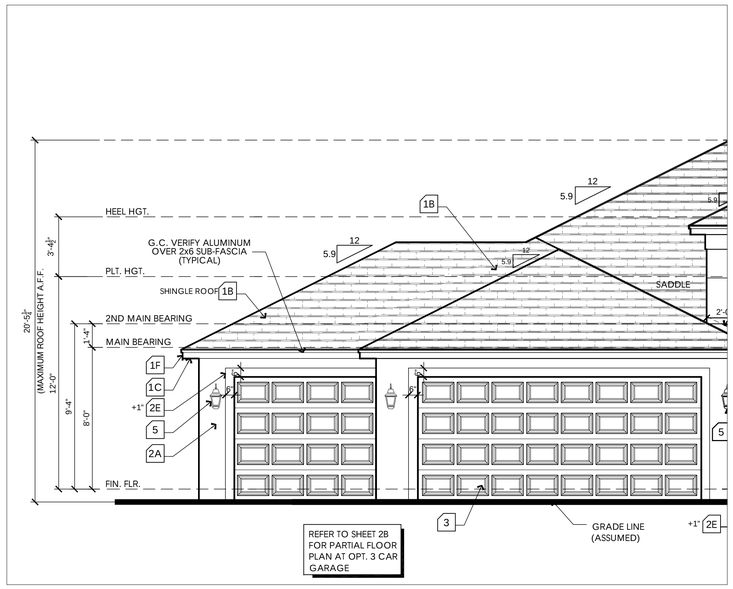
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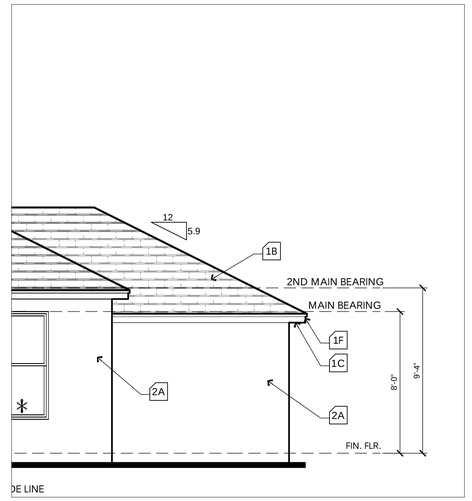
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FRONT ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"

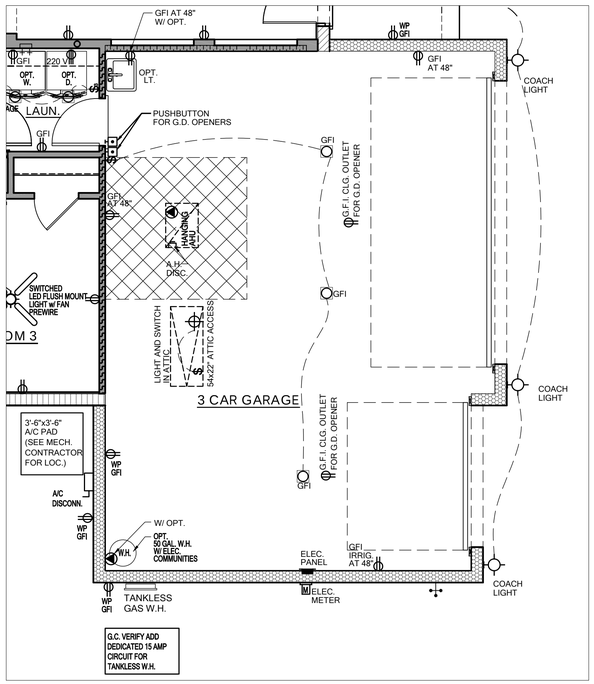


PARTIAL REAR ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"

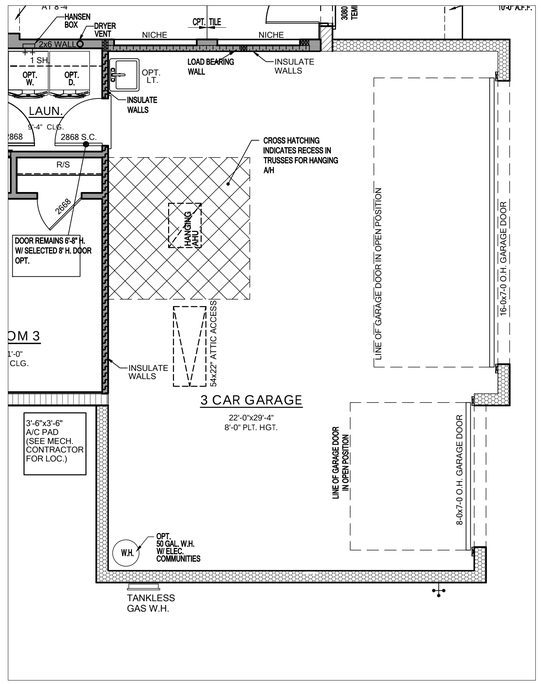
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

AREA TABULATION - CRB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	201	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2892	SQ.FT.
OPT 3 CAR GARAGE	+220	

OPTIONAL 3 CAR GARAGE

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

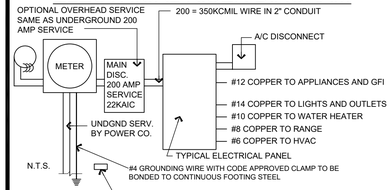
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
   - Kitchen 44" AFF
   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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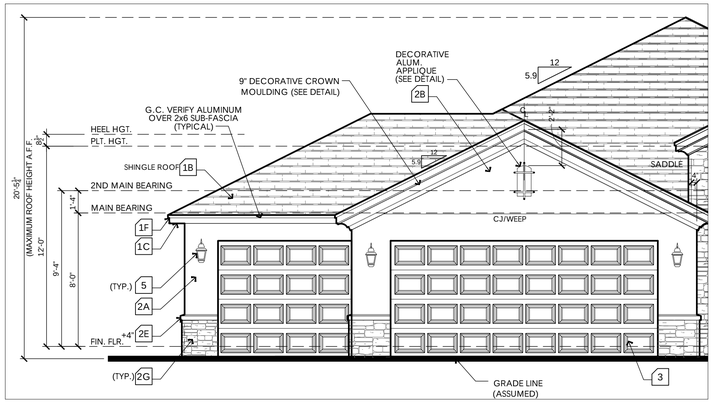
Builder: taylor morrison

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Saint Thomas
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Plot Date:

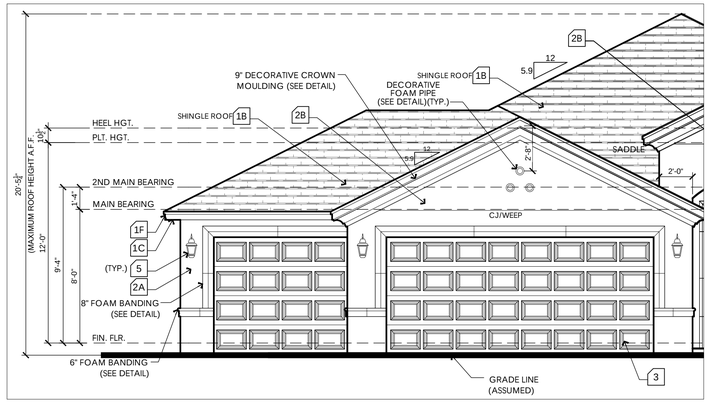
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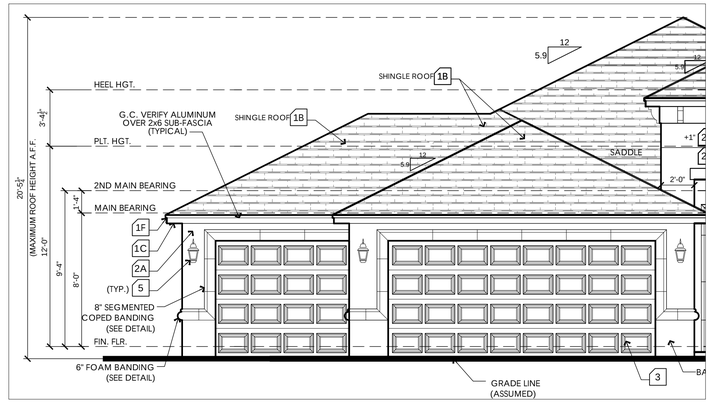
PARTIAL FRONT MEDITERRANEAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



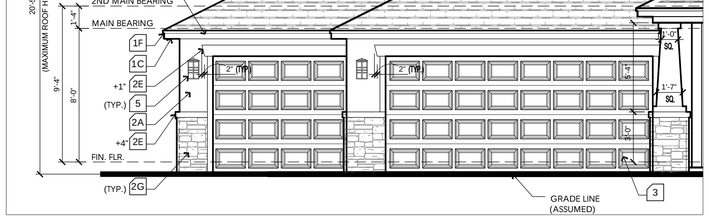
PARTIAL FRONT MEDITERRANEAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



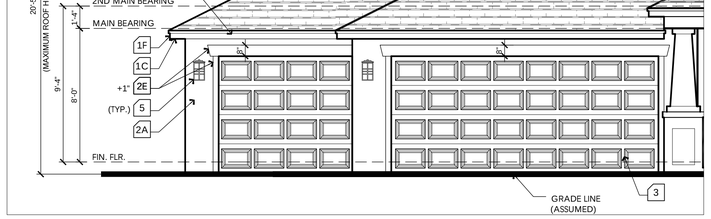
PARTIAL FRONT MEDITERRANEAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



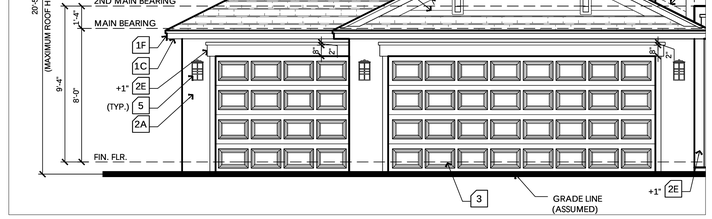
PARTIAL FRONT CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



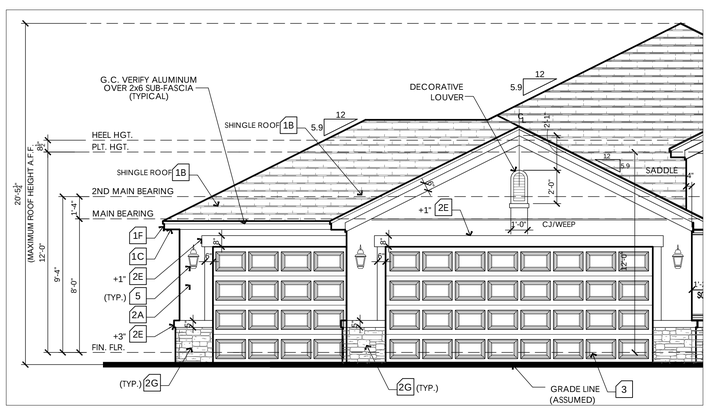
PARTIAL FRONT CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



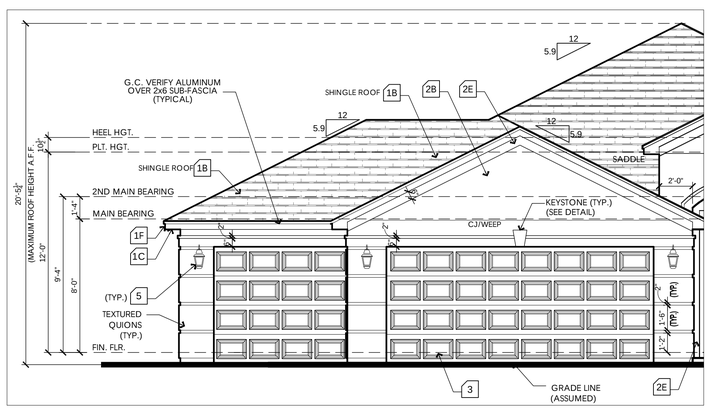
PARTIAL FRONT CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



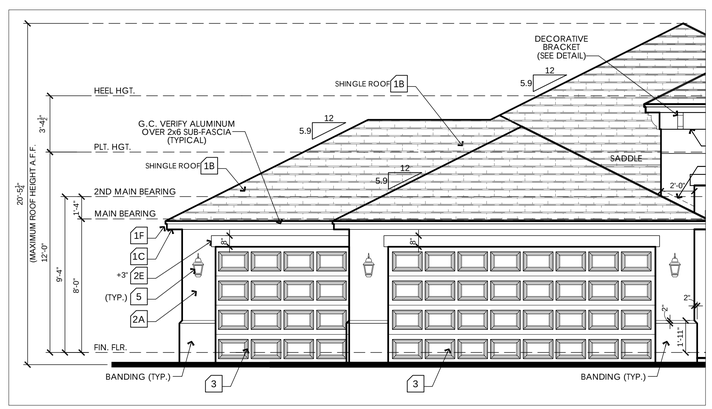
PARTIAL FRONT TRADITIONAL ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT TRADITIONAL ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL FRONT TRADITIONAL ELEVATION "A"

SCALE: 1/4" = 1'-0"

OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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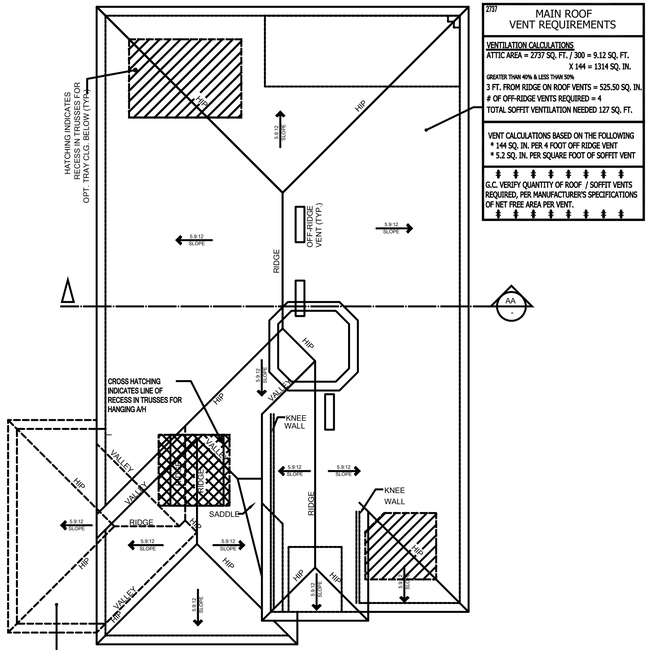
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Reference No.
21-13500

Sheet:
2C



2737

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS

3114

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

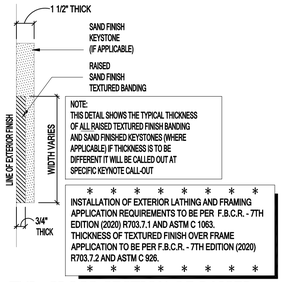
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN
SCALE: 1/8" = 1'-0"

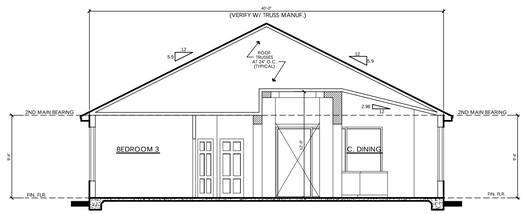
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

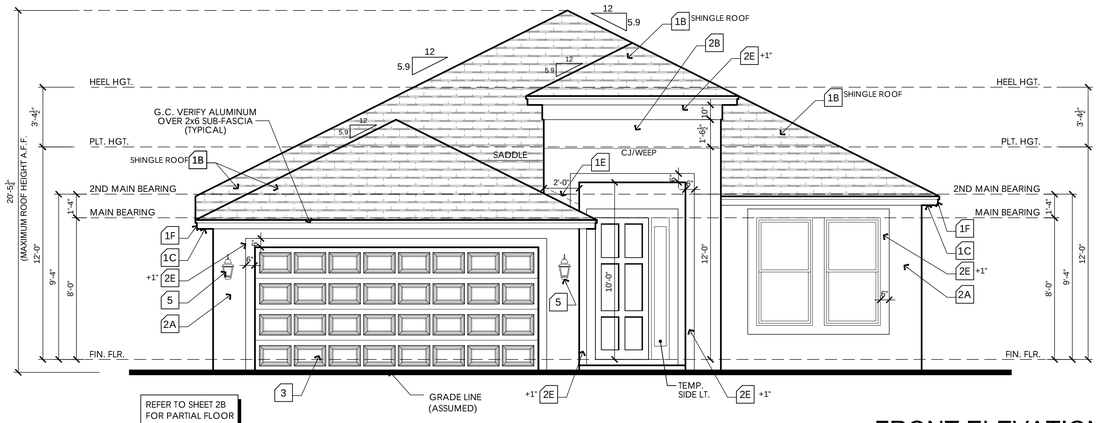


SECTION AA
SCALE: 1/8" = 1'-0"

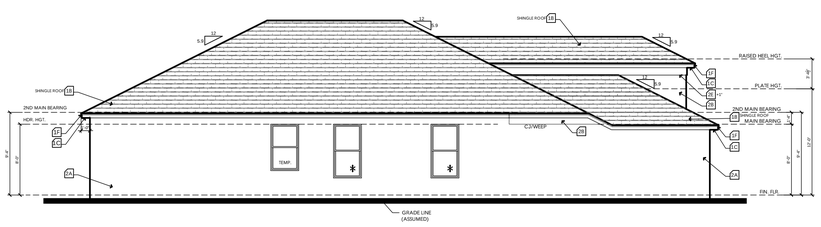
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

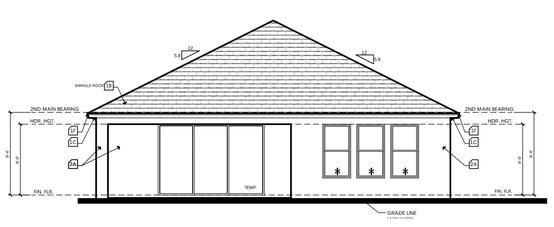
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



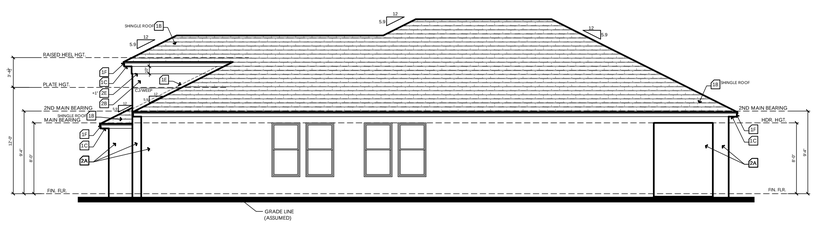
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

INCLUDED ELEVATION

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2033

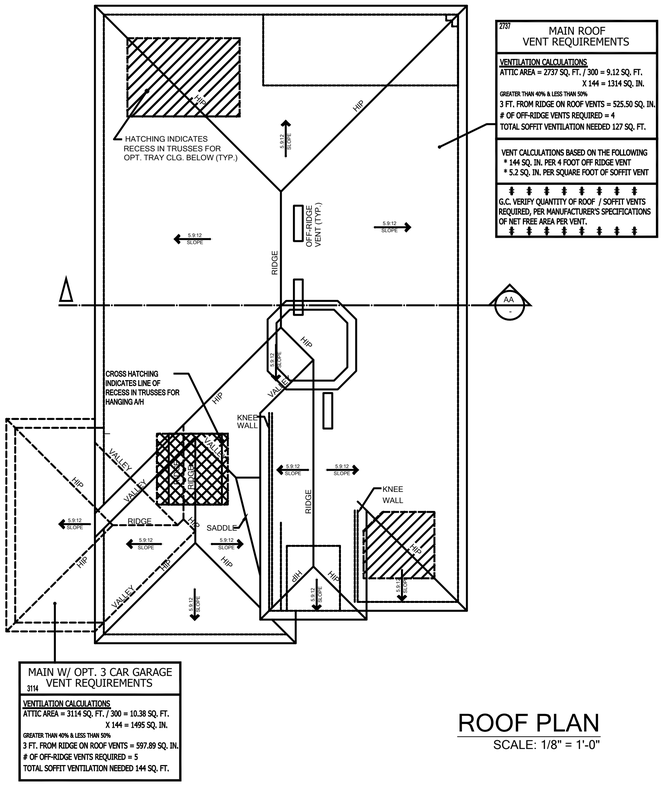
Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
LOT: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3SE



2737

MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
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G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
3114

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

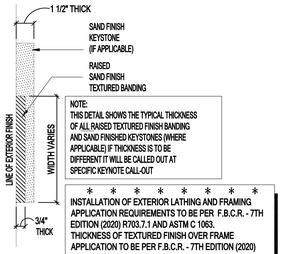
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ROOF PLAN
SCALE: 1/8" = 1'-0"

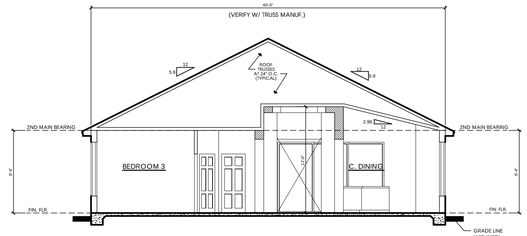
WINDOW FALL PROTECTION

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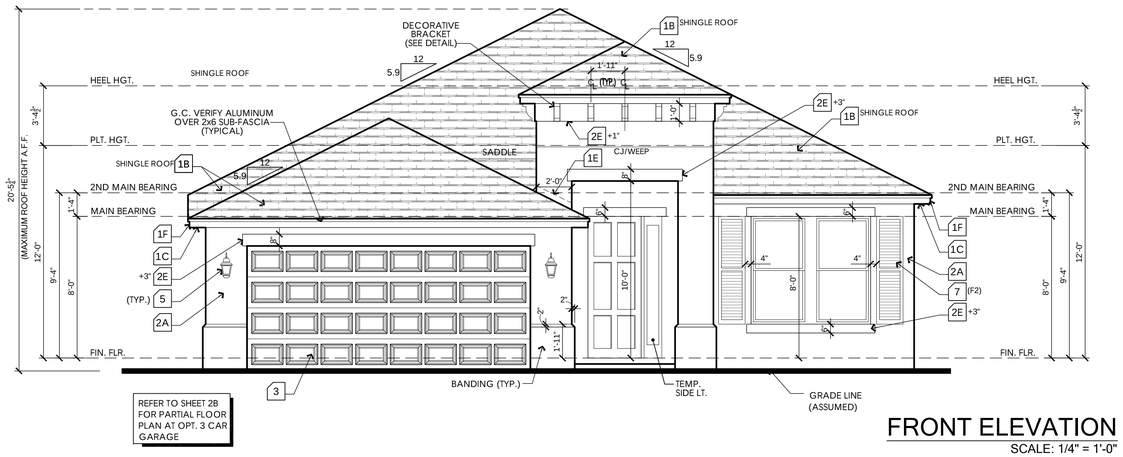
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
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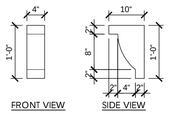


SECTION AA
SCALE: 1/8" = 1'-0"

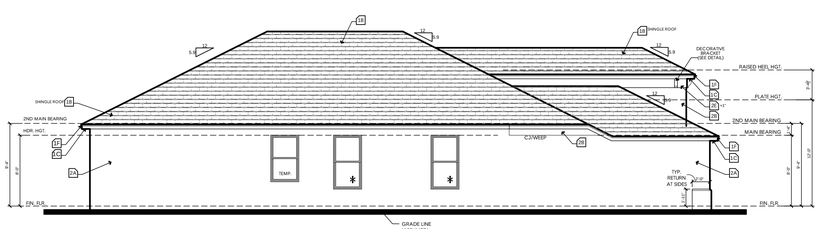


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



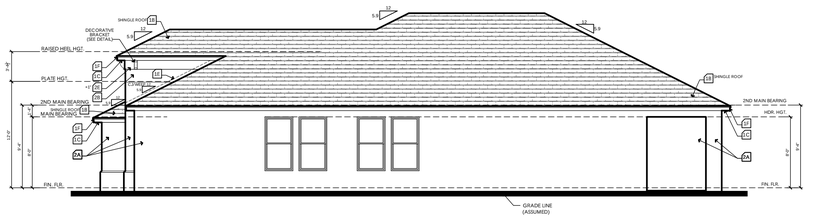
DECORATIVE STUCCO BRACKET DETAIL
SCALE: 3/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Lot: Block:
Community: ####
Address: Street St.
City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet: 3TRA1

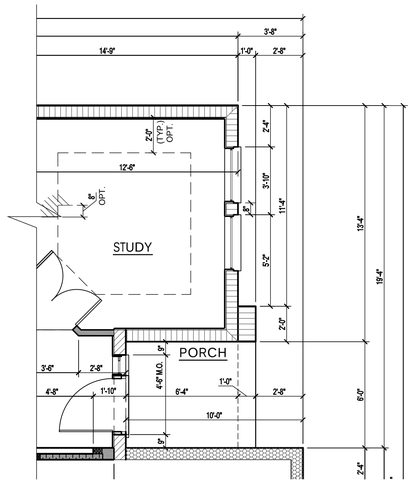
WINDOW FALL PROTECTION

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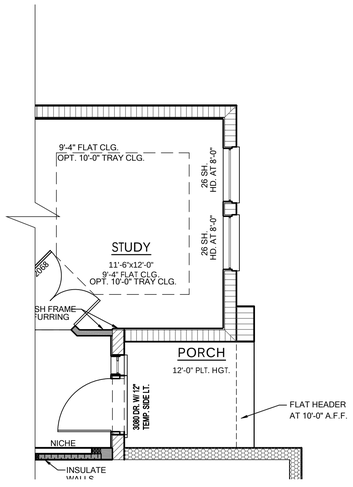
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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AA26003115
gokeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
t:(407)960-2333



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - TRA

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "A"

SCALE: 1/4" = 1'-0"

Builder: taylor morrison

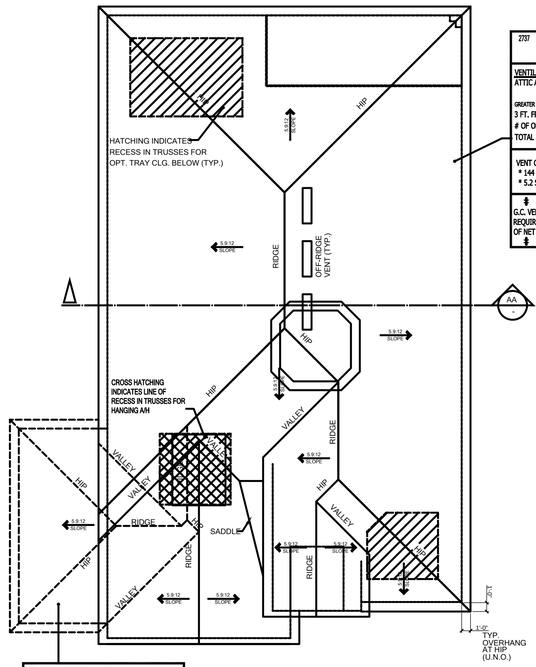
Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3TRA2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A



2737 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS

ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%

3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.

OF OFF-RIDGE VENTS REQUIRED = 4

TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS

3114

VENTILATION CALCULATIONS

ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

GREATER THAN 40% & LESS THAN 50%

3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.

OF OFF-RIDGE VENTS REQUIRED = 5

TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

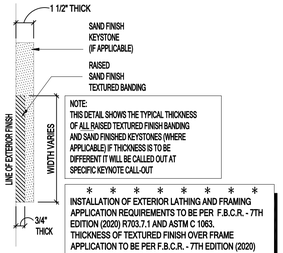
ROOF PLAN

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

WINDOW FALL PROTECTION

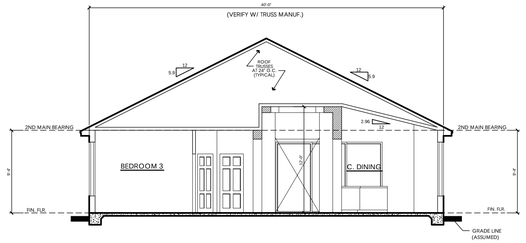
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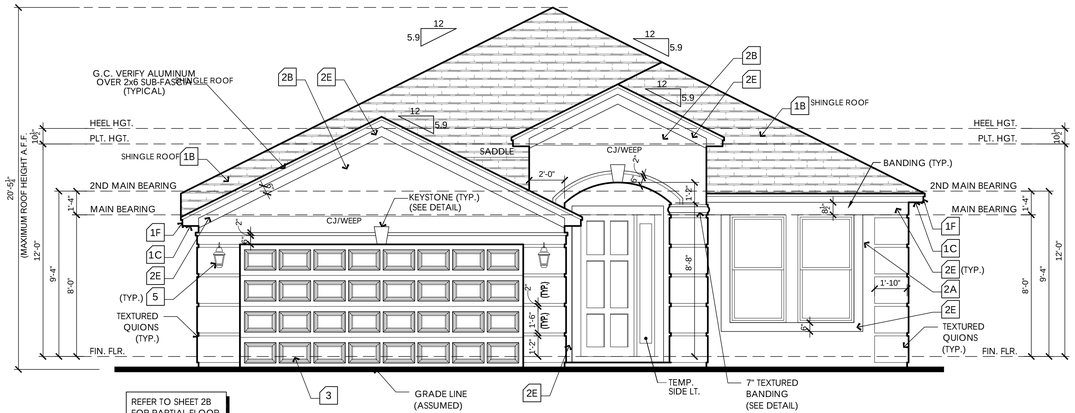
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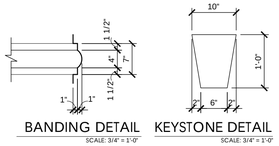
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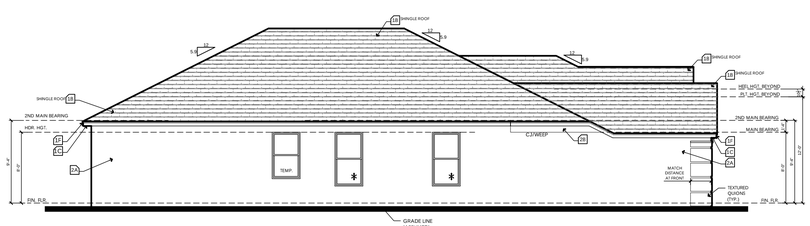


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

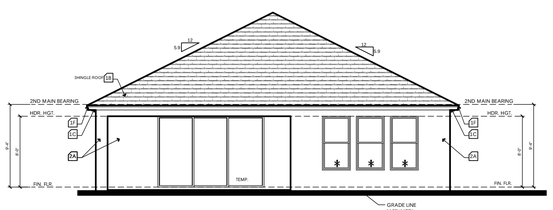


SCALE: 3/4" = 1'-0"



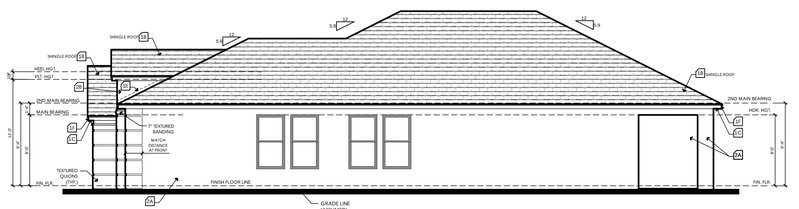
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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(407) 865-2323

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet: 3TRB1

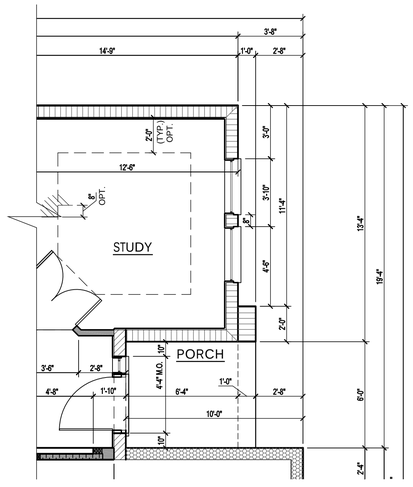
TRADITIONAL ELEVATION - B

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

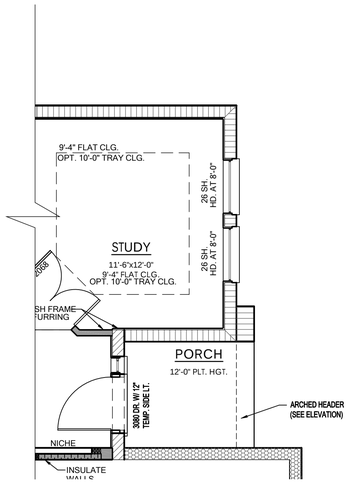
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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EGRESS NOTE:
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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
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R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
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CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
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GARAGE FRAME WALLS	R 13

AREA TABULATION - TRB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "B"

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B

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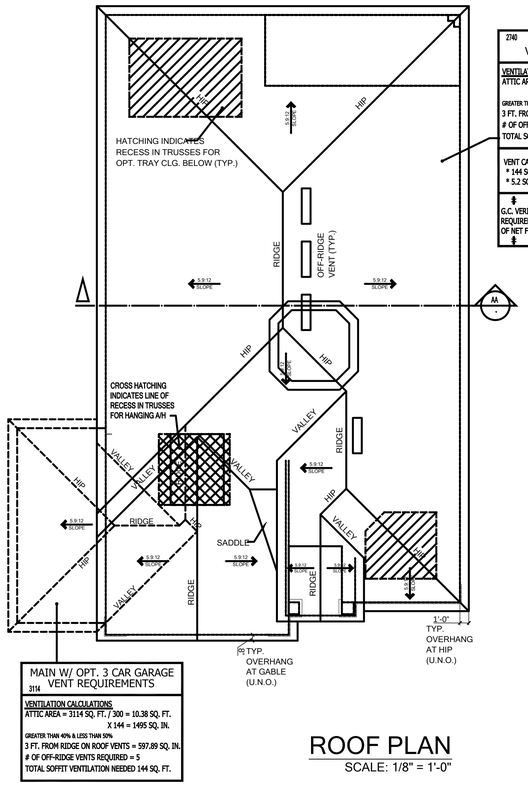
Builder: taylor morrison

Job Information:

Saint Thomas
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Lot:
Street St.
Community
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
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Sheet:
3TRB2



2740 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2740 SQ. FT. / 300 = 9.13 SQ. FT. X 144 = 1315 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 526.08 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

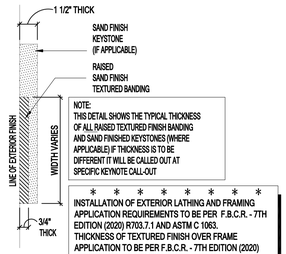
3114 MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
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ROOF PLAN
SCALE: 1/8" = 1'-0"

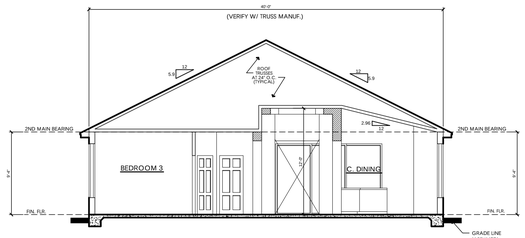
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

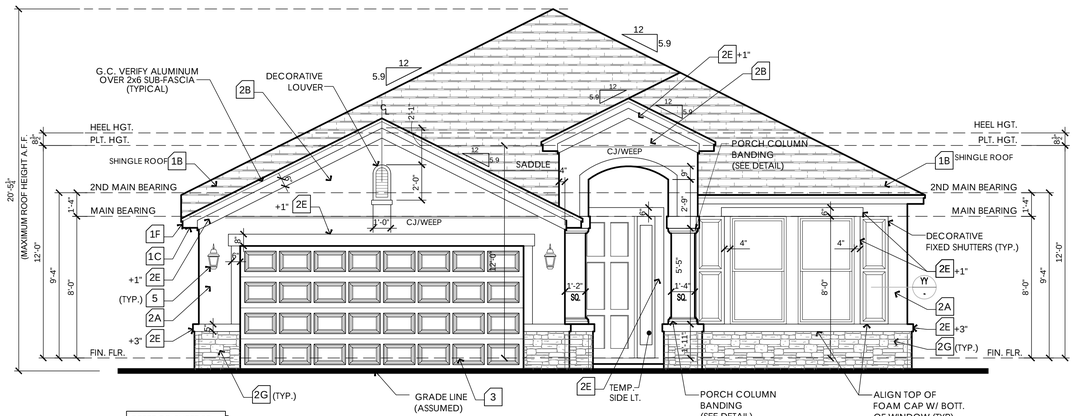


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

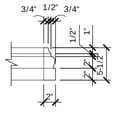
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   - A. See elevation or roof plan for roof overhangs.
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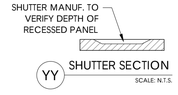


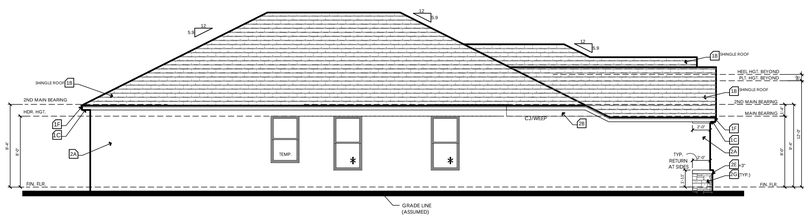
* G.C. VERIFY - FOAM CAP AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE *

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

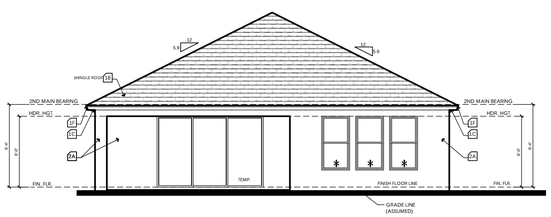


PORCH COLUMN BANDING DETAIL
SCALE: 1" = 1'-0"

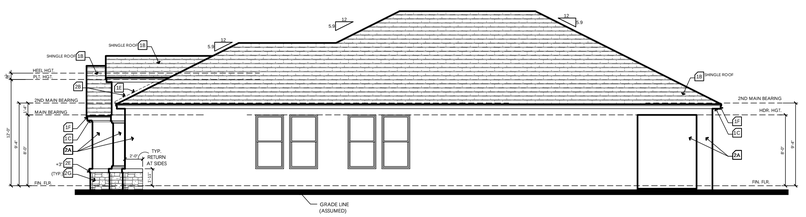




LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - C

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255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2032

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block: ####
Lot: Street St.
Community: City, State Zip
Address: 01 / 12 / 2023
Plot Date:

Reference No.
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Sheet:
3TRC1

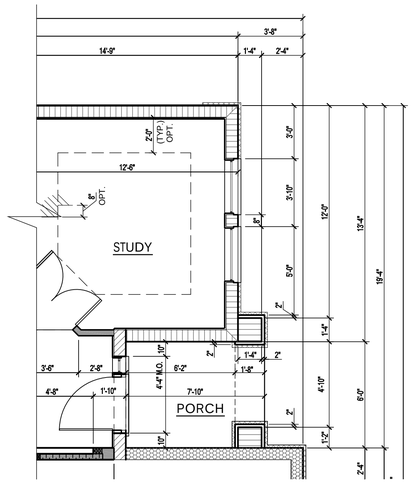
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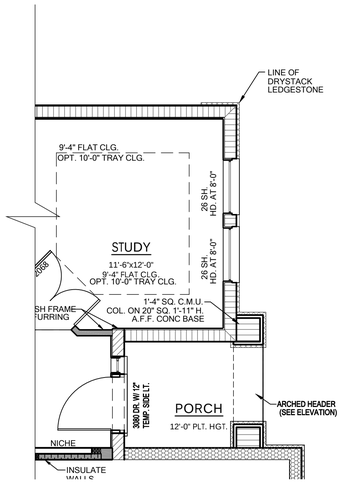
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PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
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AREA TABULATION - TRC

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
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LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2740	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT TRADITIONAL ELEVATION "C"

SCALE: 1/4" = 1'-0"

Builder: taylor morrison

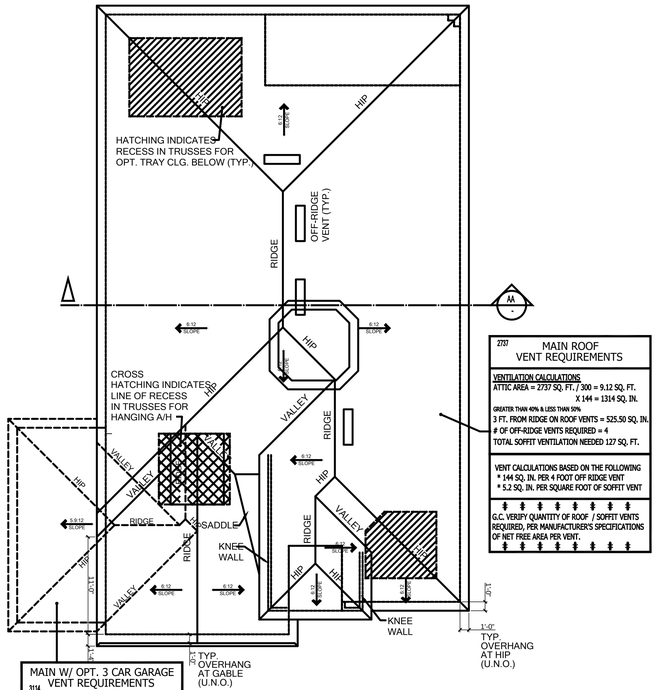
Job Information:

Saint Thomas
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Block:
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Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3TRC2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C



2737	MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 4	
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.	
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT	
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.	

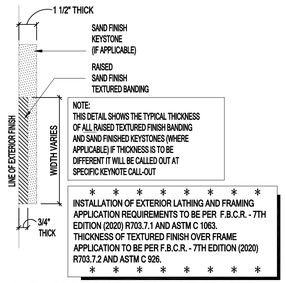
3114	MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
VENTILATION CALCULATIONS	
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.	
GREATER THAN 40% & LESS THAN 50%	
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.	
# OF OFF-RIDGE VENTS REQUIRED = 5	
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.	

ROOF PLAN
SCALE: 1/8" = 1'-0"

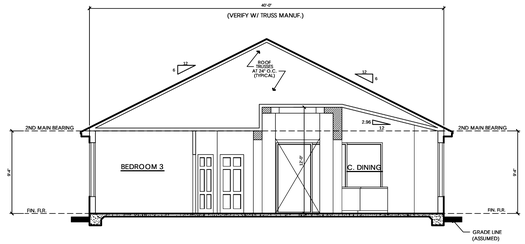
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"

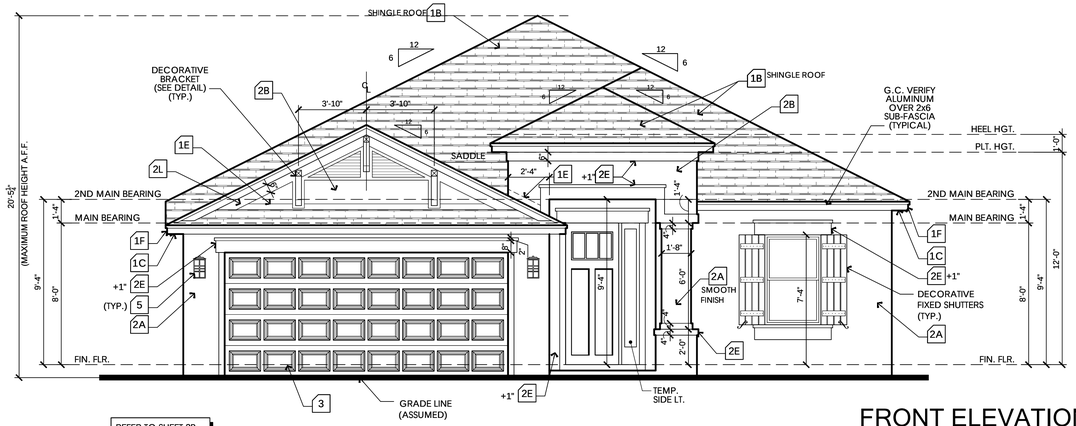


SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

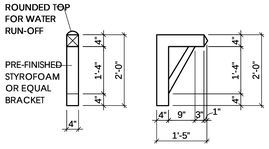
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   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

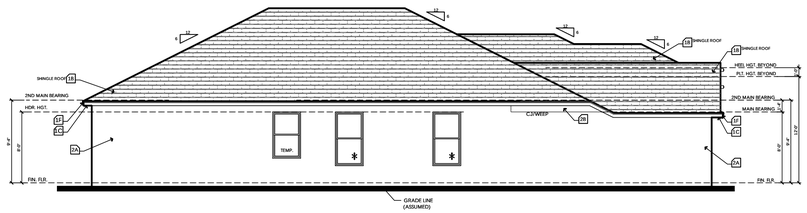


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

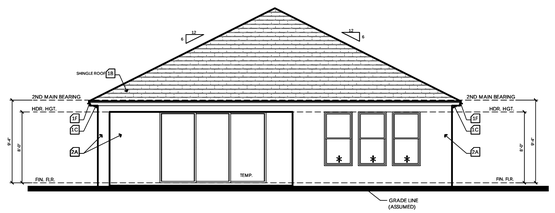
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



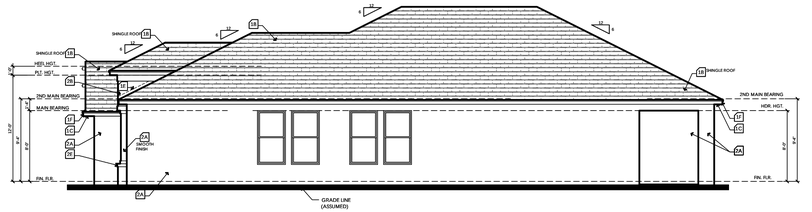
DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - A

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2532

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block: ####
Lot: Street St.
Community: City, State Zip
Address: 01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3CRA1

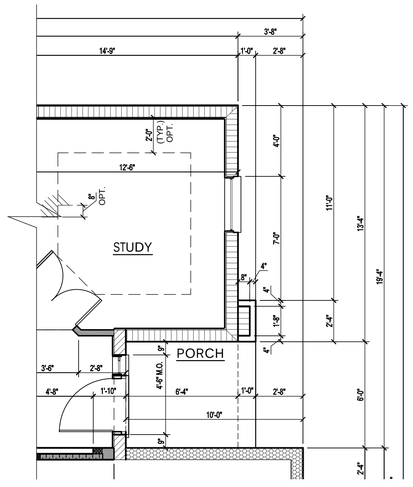
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

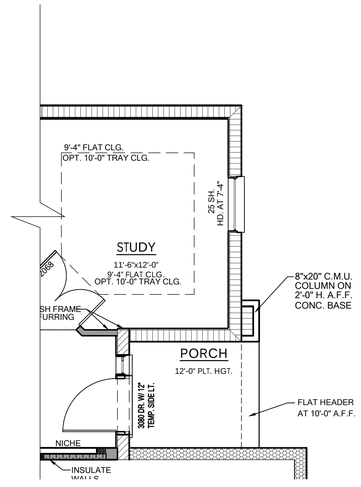
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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t:(407)660-0333



PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRA

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"

Builder: taylor morrison

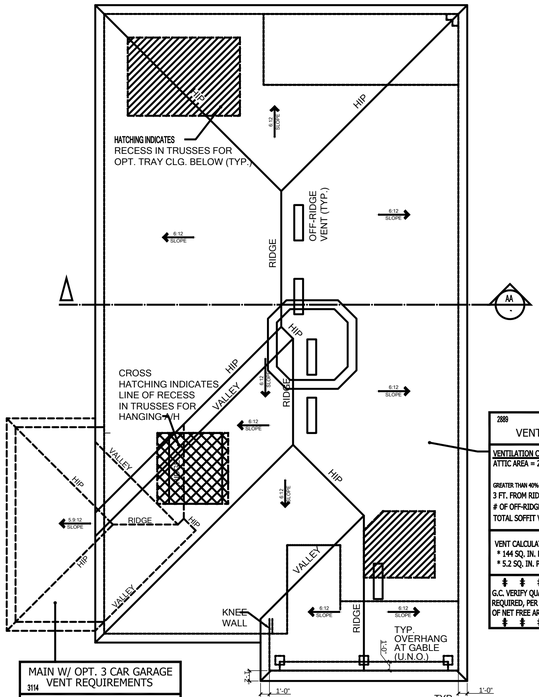
Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRA2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A



ROOF PLAN

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

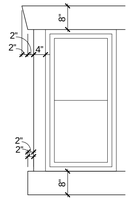
2889 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 2889 SQ. FT. / 300 = 9.63 SQ. FT. X 144 = 1387 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 554.69 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 134 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE 3114 VENT REQUIREMENTS
VENTILATION CALCULATIONS: ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

WINDOW FALL PROTECTION

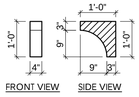
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WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



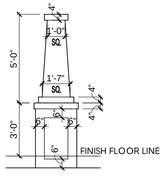
TYP. WINDOW/ DOOR TRIM DETAIL

SCALE: 1/2" = 1'-0"



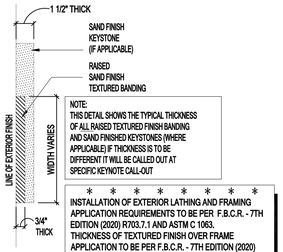
SMALL DECORATIVE BRACKET DETAIL

SCALE: 1/2" = 1'-0"



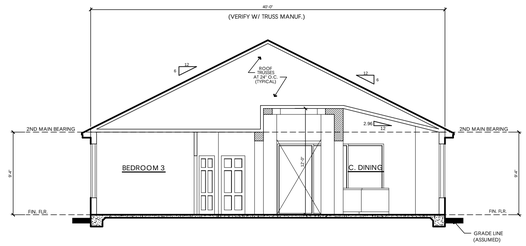
TYP. COLUMN DETAIL

SCALE: 1/4" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE: 3" = 1'-0"



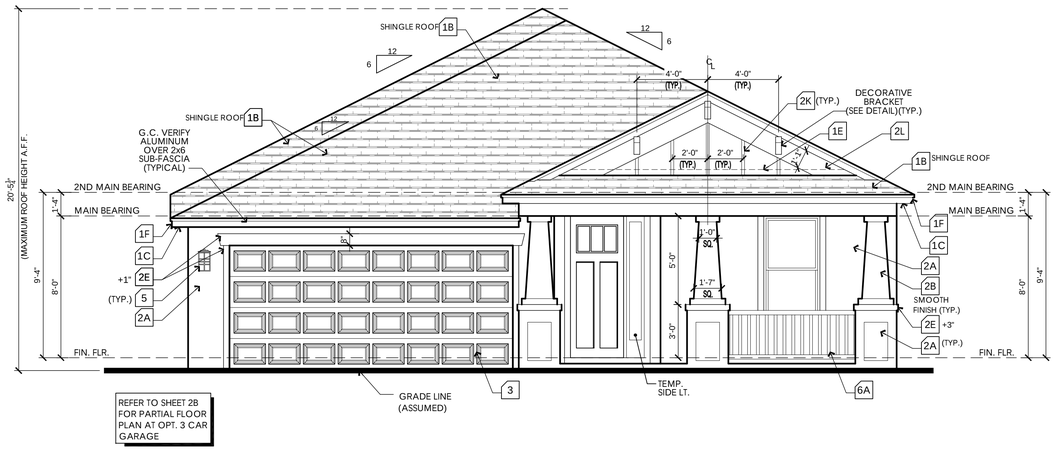
SECTION AA

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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

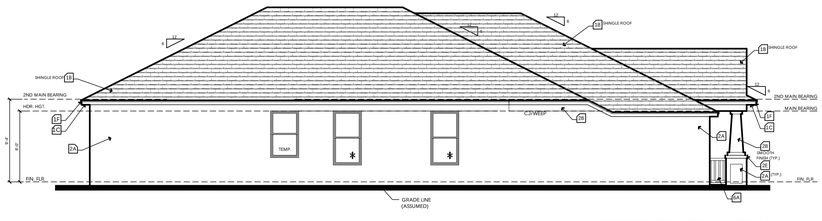
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

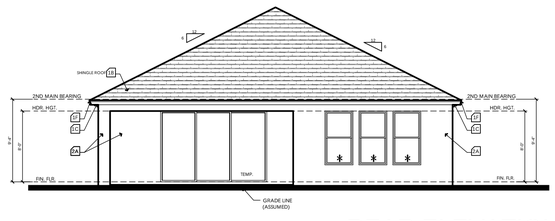
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



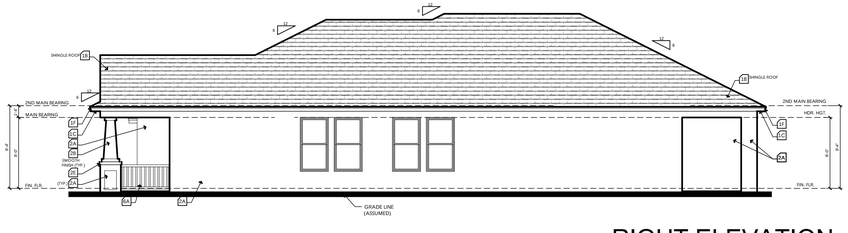
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

CRAFTSMAN ELEVATION - B

keesee associates
ARCHITECTURE | DESIGN | PLANNING
AA26003115
goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2533

Builder: taylor morrison

Job Information:

Saint Thomas

Community Name

Lot: Block: ####

Community: Street St.

Address: City, State Zip

Plot Date: 01 / 12 / 2023

Reference No.

21-13500

Sheet: 3CRB1

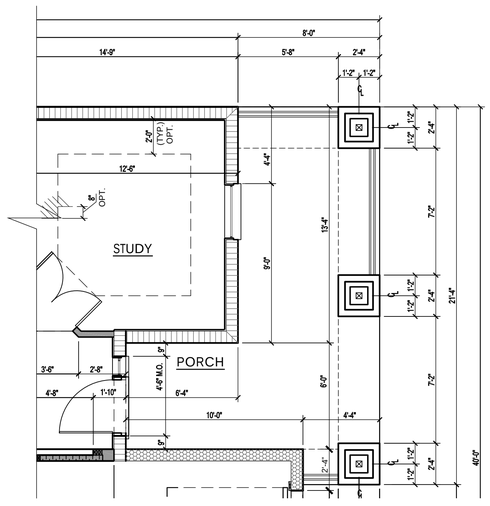
WINDOW FALL PROTECTION

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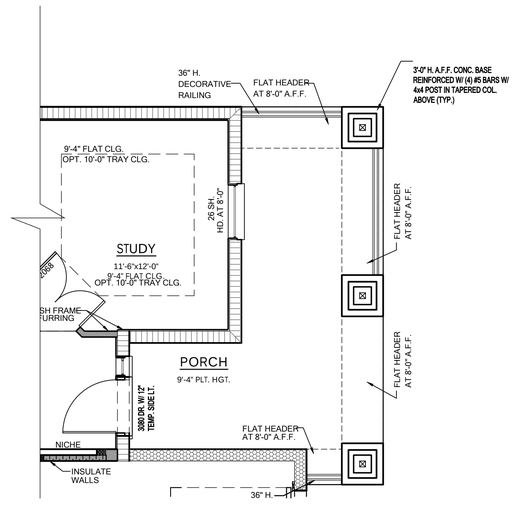
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PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	201	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2892	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"

Builder: taylor morrison

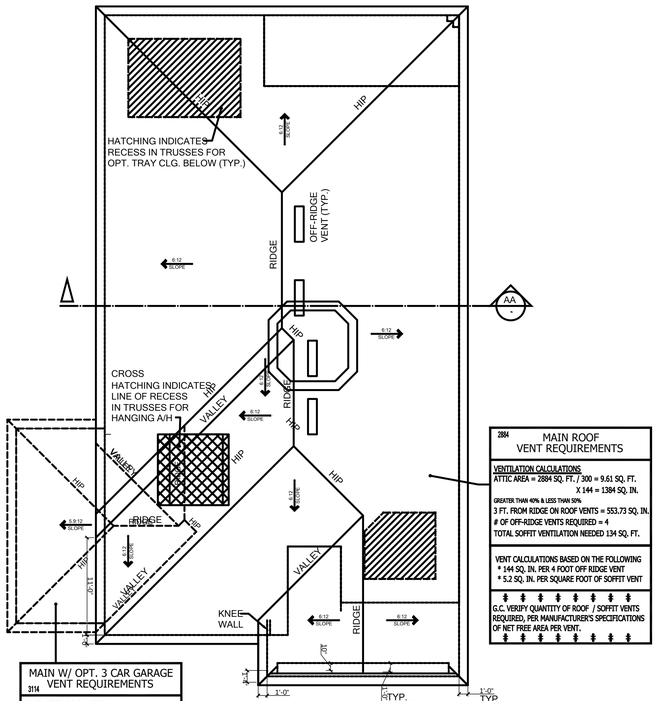
Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRB2

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B



MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
3114
VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

MAIN ROOF VENT REQUIREMENTS
2884
VENTILATION CALCULATIONS
ATTIC AREA = 2884 SQ. FT. / 300 = 9.61 SQ. FT. X 144 = 1384 SQ. IN.
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 553.73 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 134 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

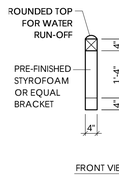
ROOF PLAN

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

WINDOW FALL PROTECTION

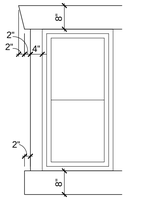
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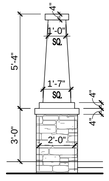
DECORATIVE BRACKET DETAIL

SCALE: 1/2" = 1'-0"



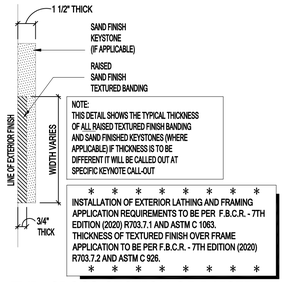
TYP. WINDOW/ DOOR TRIM DETAIL

SCALE: 1/2" = 1'-0"



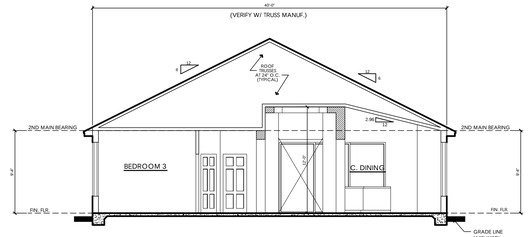
TYP. COLUMN DETAIL

SCALE: 1/4" = 1'-0"



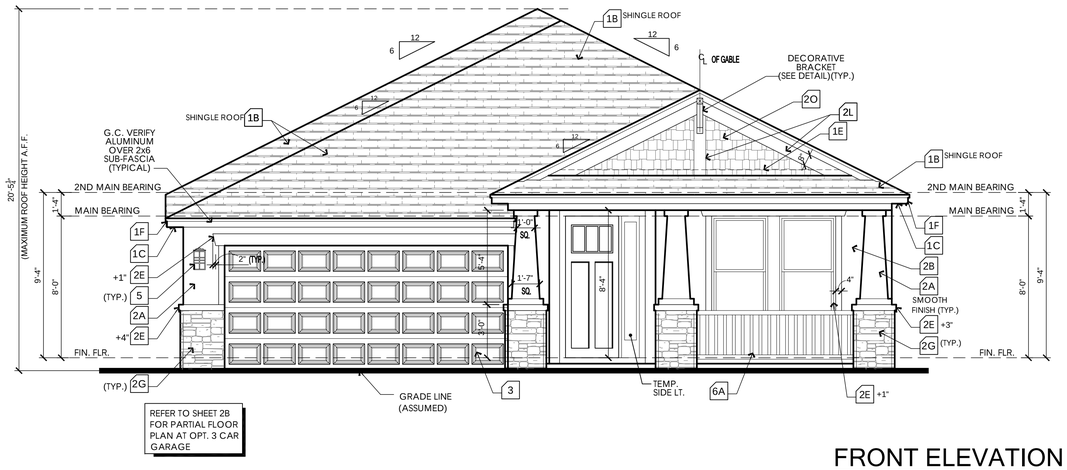
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

SCALE:3" = 1'-0"



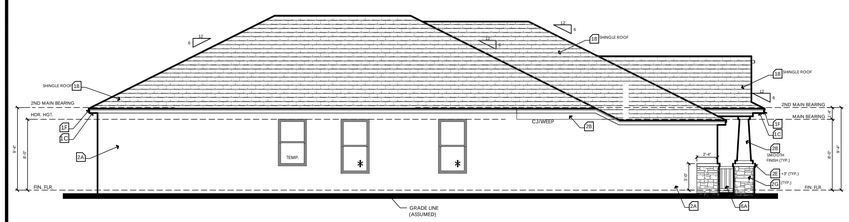
SECTION AA

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



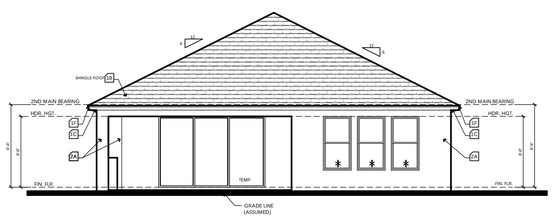
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



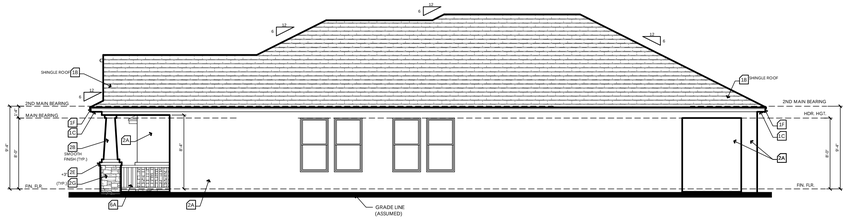
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

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255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 645-5333

Builder:

taylor morrison

Job Information:

Saint Thomas

Community Name

Block:
Lot:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.

21-13500

Sheet:
3CRC1

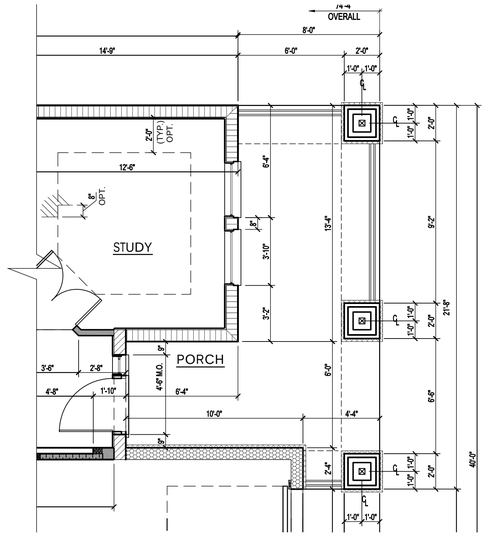
CRAFTSMAN ELEVATION - C

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

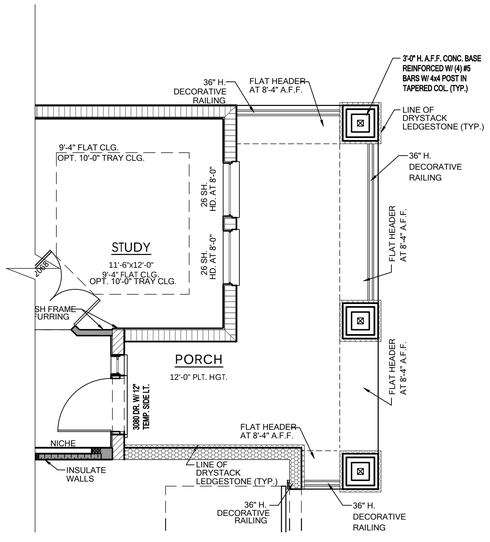
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH R310 PER F.B.C.R. -7TH EDITION (2020).

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLIES WITH EGRESS CODES, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM.

WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap
- Insulate Wall

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - CRC

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
GARAGE	460	SQ.FT.
PORCH	203	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2894	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C

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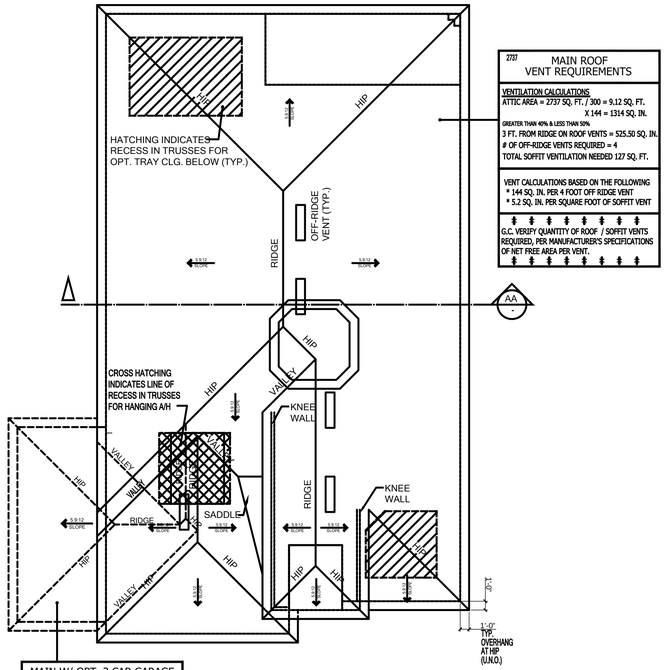
Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3CRC2



2737 MAIN ROOF VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT. X 144 = 1314 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 4 TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.
VENT CALCULATIONS BASED ON THE FOLLOWING * 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT * 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT
G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

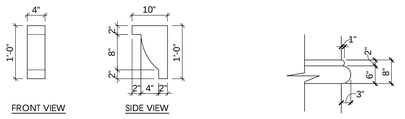
MAIN W/ OPT. 3 CAR GARAGE 3114 VENT REQUIREMENTS
VENTILATION CALCULATIONS ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.
GREATER THAN 40% & LESS THAN 50% 3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN. # OF OFF-RIDGE VENTS REQUIRED = 5 TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

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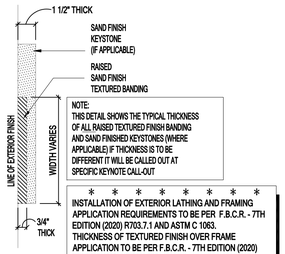
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



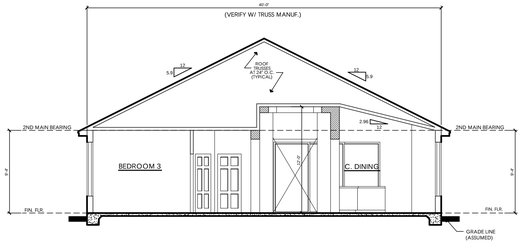
FRONT VIEW — SIDE VIEW

DECORATIVE STUCCO BRACKET DETAIL
SCALE: 3/4" = 1'-0"

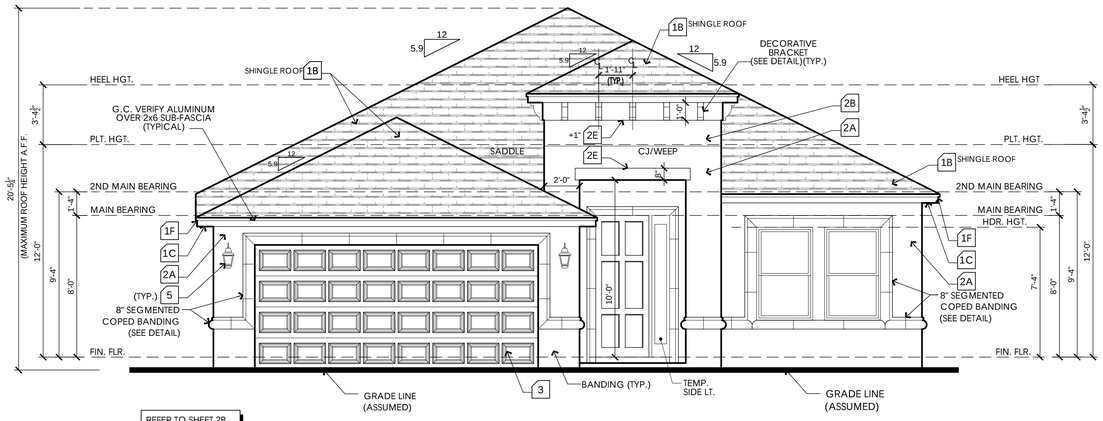
8" SEGMENTED COPED BANDING DETAIL
SCALE: 1/2" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



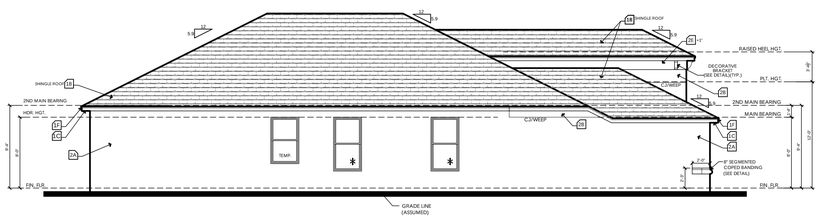
REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

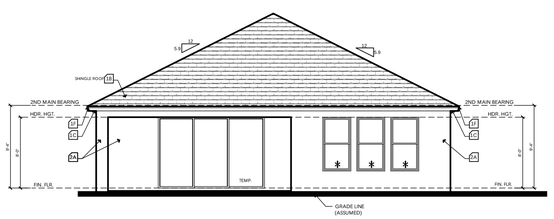
ELEVATION KEY NOTES

1. Roofing
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   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
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   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
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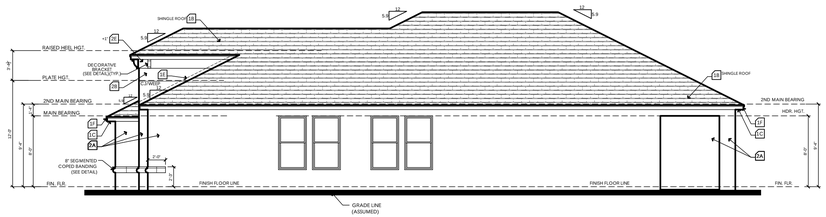
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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Job Information:

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Address: Plot Date: 01 / 12 / 2023

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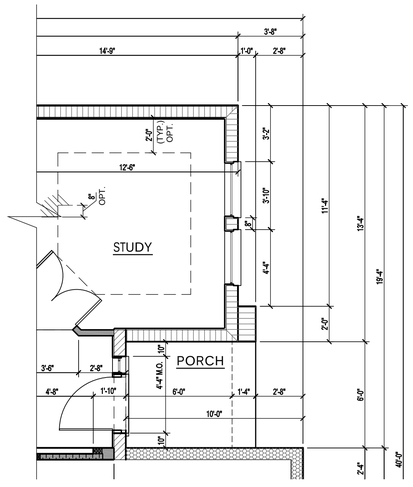
MEDITERRANEAN ELEVATION - A

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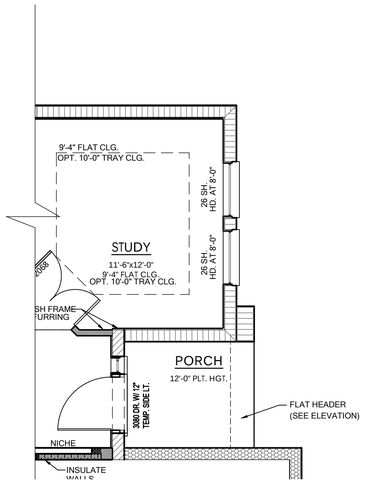
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PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

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WALL TYPES LEGEND

Masonry

- 8'-0" T.O.M. (CMU wall)
- 9'-4" T.O.M. (CMU wall)
- 12'-0" T.O.M. (CMU wall)

Framing

- 2x Framing
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- Frame Wall Located Below 48" A.F.F. w/ Cap
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R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
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AREA TABULATION - MEA

LIVING	2055	SQ.FT.
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LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
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PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "A"

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A

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Builder:

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Job Information:

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Community Name

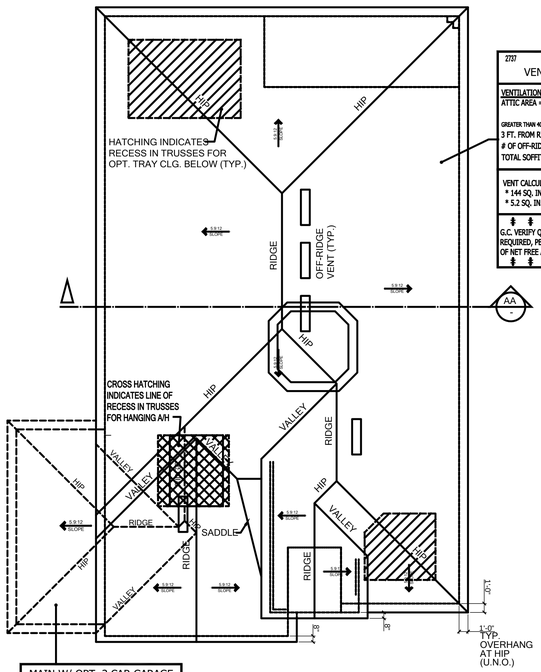
Lot: ####
Block:
Community: Street St.
Address: City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.

21-13500

Sheet:

3MA2



2737
MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2737 SQ. FT. / 300 = 9.12 SQ. FT.
X 144 = 1314 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 525.50 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

3114
MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT.
X 144 = 1495 SQ. IN.

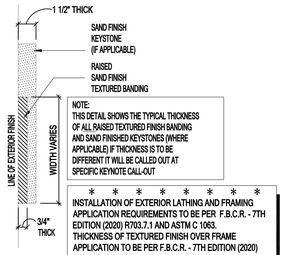
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OF OFF-RIDGE VENTS REQUIRED = 5
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ROOF PLAN
SCALE: 1/8" = 1'-0"

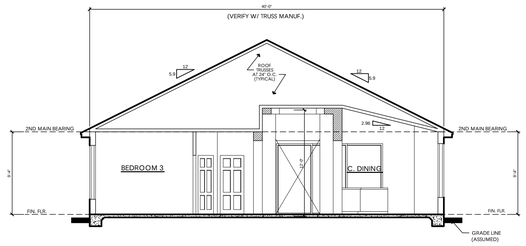
WINDOW FALL PROTECTION

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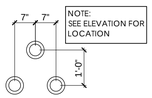
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



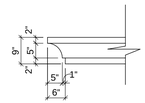
6" DECORATIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"

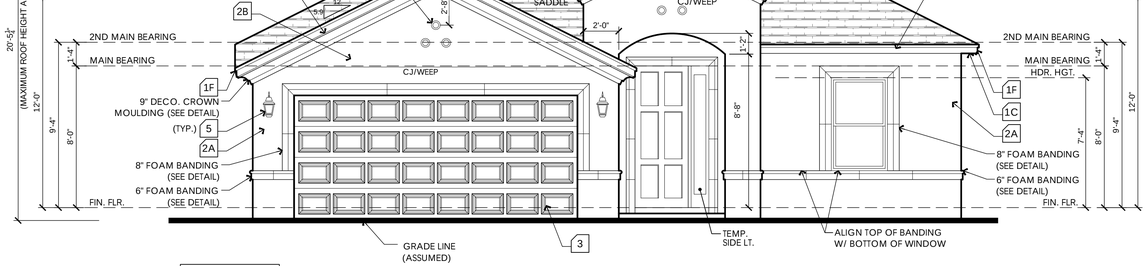


SEGMENTED CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

ELEVATION KEY NOTES

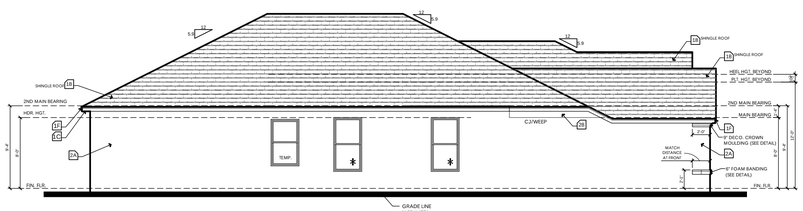
1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
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   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
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6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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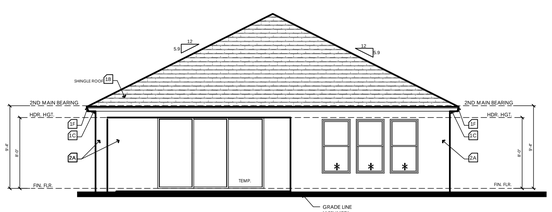


REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

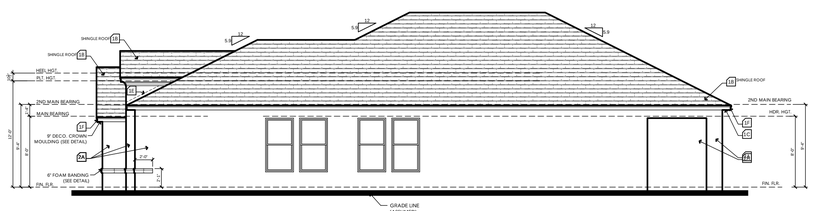
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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goKeesee.com
255 Southhall Lane Suite 200
Maitland, FL 32751
(407) 896-2233

Builder: taylor morrison

Job Information:

Saint Thomas
Community Name
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
01 / 12 / 2023
Plot Date:

Reference No.
21-13500

Sheet:
3MB1

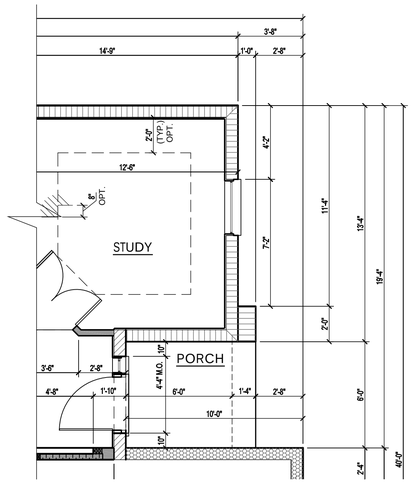
MEDITERRANEAN ELEVATION - B

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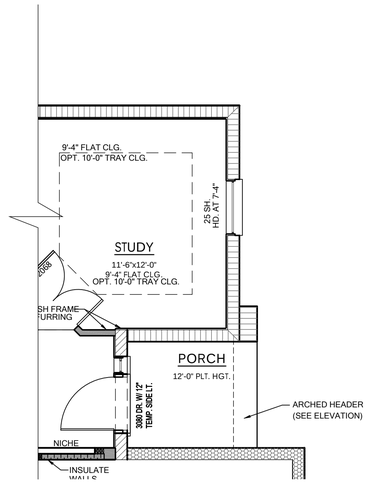
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PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

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WALL TYPES LEGEND

Masonry

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- 9'-4" T.O.M. (CMU wall)
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Framing

- 2x Framing
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- Frame Wall Located Below 48" A.F.F. w/ Cap
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CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

AREA TABULATION - MEB

LIVING	2055	SQ.FT.
TOTAL LIVING AREA	2055	SQ.FT.
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PORCH	46	SQ.FT.
LANAI	176	SQ.FT.
TOTAL AREA UNDER ROOF	2737	SQ.FT.
OPT 3 CAR GARAGE	+220	

PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "B"

SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B

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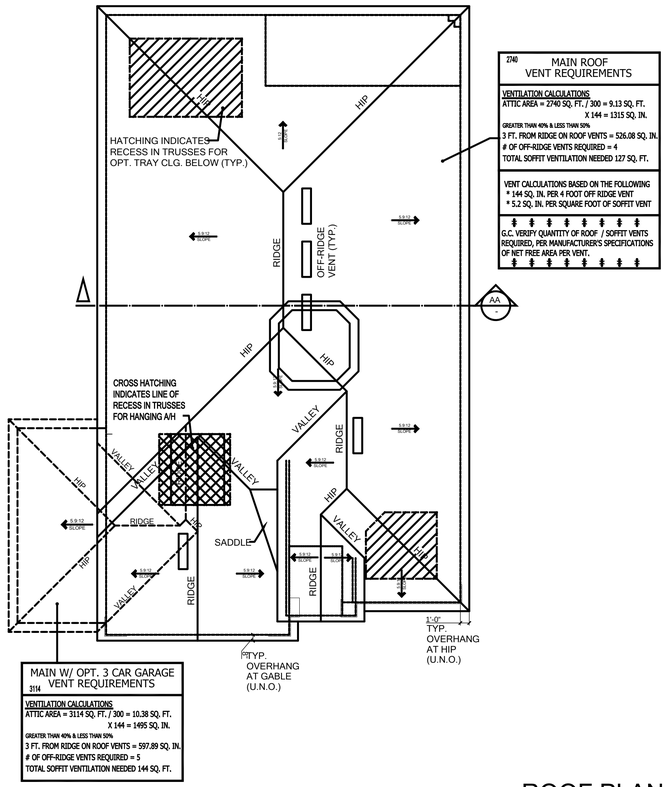
Saint Thomas

Community Name

Lot: Block:
Community: ####
Address: Street St.
City, State Zip
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3MB2



2740 MAIN ROOF VENT REQUIREMENTS

VENTILATION CALCULATIONS
ATTIC AREA = 2740 SQ. FT. / 300 = 9.13 SQ. FT. X 144 = 1315 SQ. IN.

GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 526.08 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 4
TOTAL SOFFIT VENTILATION NEEDED 127 SQ. FT.

VENT CALCULATIONS BASED ON THE FOLLOWING
* 144 SQ. IN. PER 4 FOOT OFF RIDGE VENT
* 5.2 SQ. IN. PER SQUARE FOOT OF SOFFIT VENT

G.C. VERIFY QUANTITY OF ROOF / SOFFIT VENTS REQUIRED, PER MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT.

MAIN W/ OPT. 3 CAR GARAGE VENT REQUIREMENTS
3114

VENTILATION CALCULATIONS
ATTIC AREA = 3114 SQ. FT. / 300 = 10.38 SQ. FT. X 144 = 1495 SQ. IN.

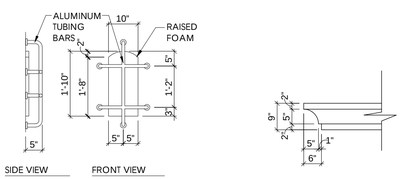
GREATER THAN 40% & LESS THAN 50%
3 FT. FROM RIDGE ON ROOF VENTS = 597.89 SQ. IN.
OF OFF-RIDGE VENTS REQUIRED = 5
TOTAL SOFFIT VENTILATION NEEDED 144 SQ. FT.

ROOF PLAN
SCALE: 1/8" = 1'-0"

WINDOW FALL PROTECTION

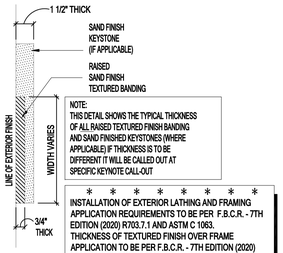
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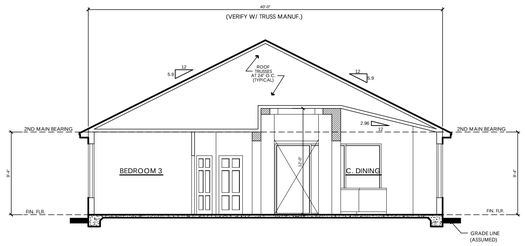


DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"

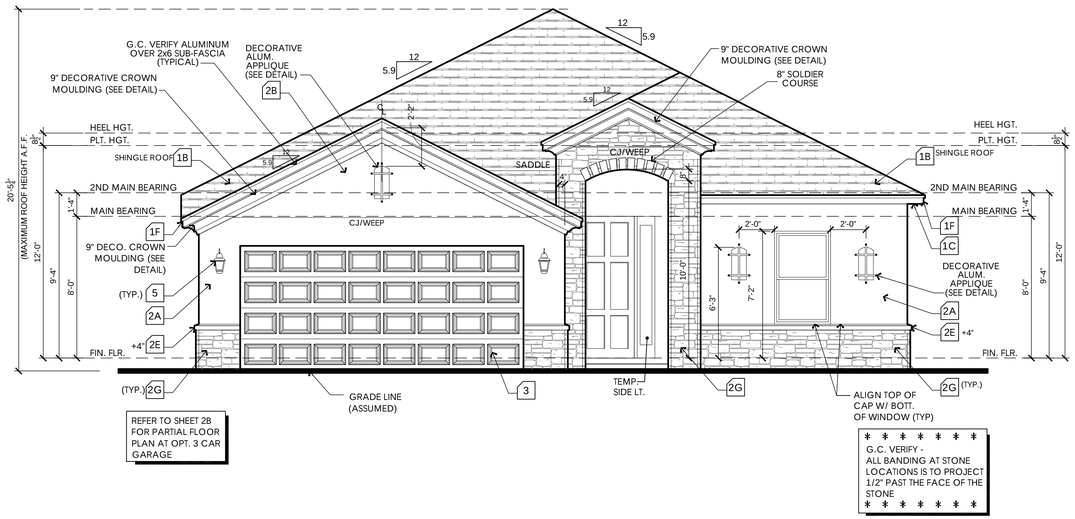
9" CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE
SCALE: 3" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



REFER TO SHEET 2B FOR PARTIAL FLOOR PLAN AT OPT. 3 CAR GARAGE

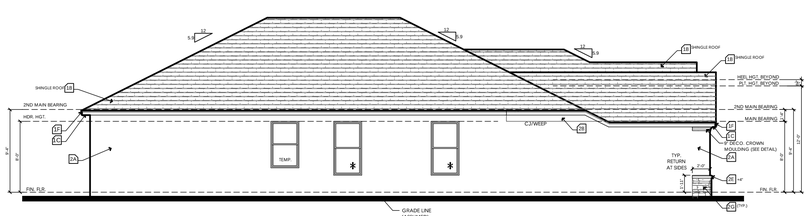
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

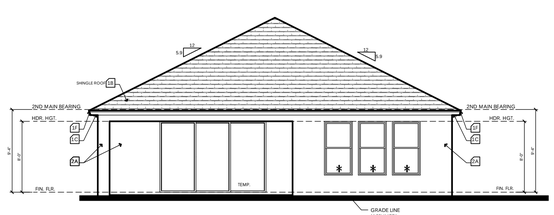
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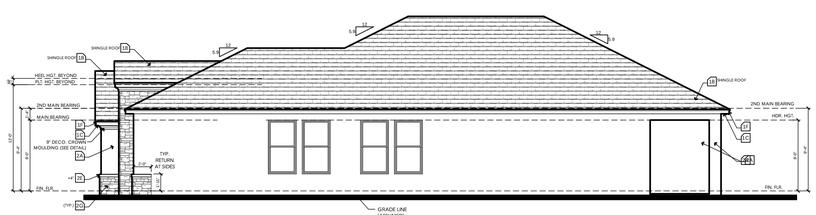
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - C

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Builder: taylor morrison

Job Information:

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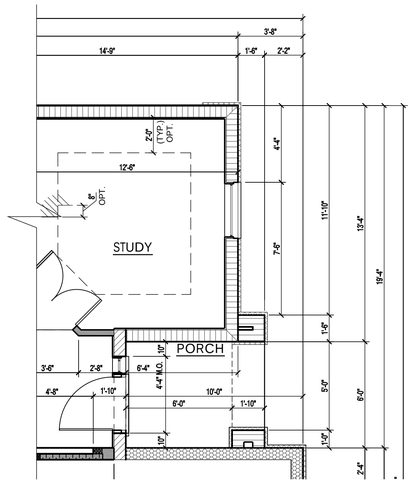
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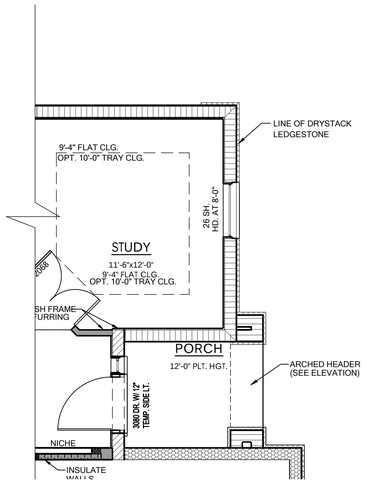
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PARTIAL FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES

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PARTIAL FLOOR PLANS AT MEDITERRANEAN ELEVATION "C"

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Builder: taylor morrison

Job Information:

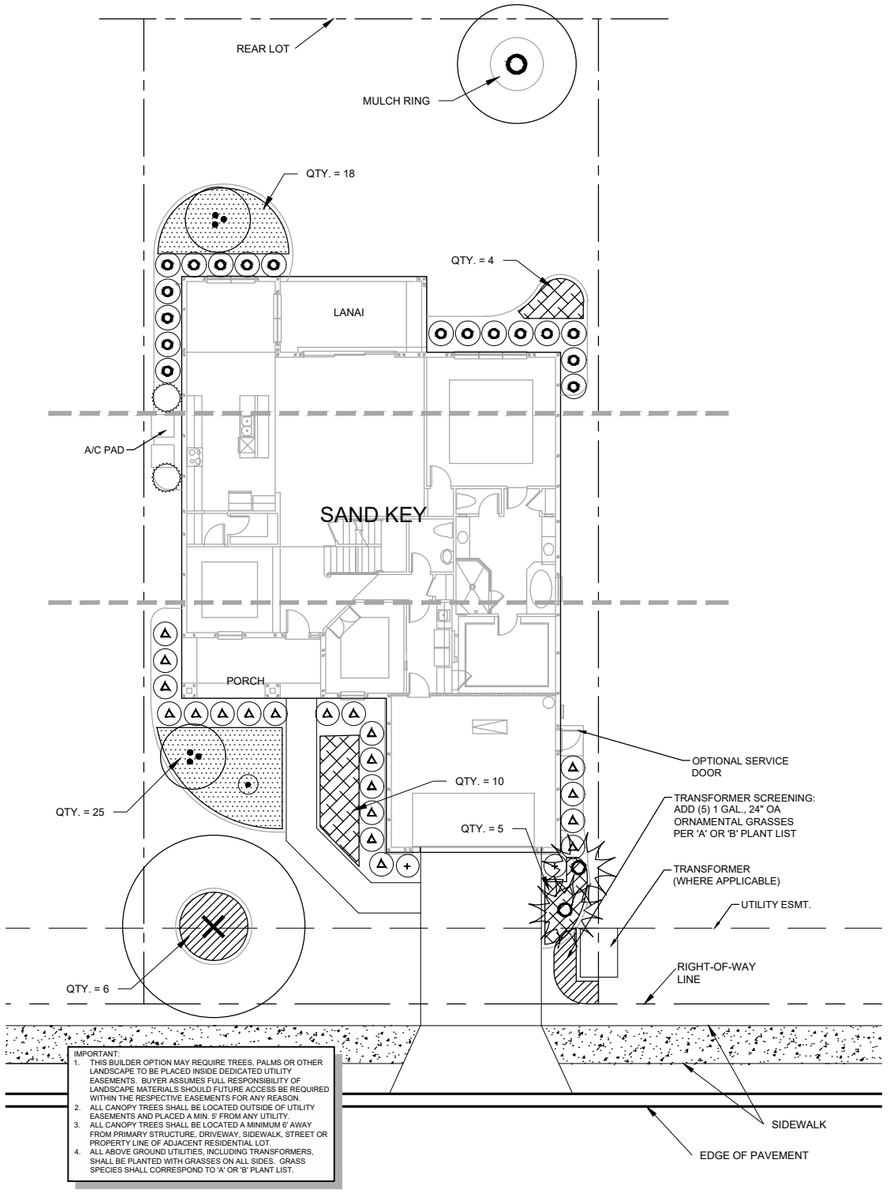
Saint Thomas
Community Name
Block:
Lot: #### Street St.
Community: City, State Zip
Address:
Plot Date: 01 / 12 / 2023

Reference No.
21-13500

Sheet:
3MC2

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

NOTE:
WHERE BACK-TO-BACK LOT CONDITION EXISTS, LOTS WILL BE SEPARATED BY LANDSCAPE AND A FENCE/WALL. CONTRACTOR SHALL REFER TO 'REAR YARD LANDSCAPE PLAN' FOR REAR YARD PLANTING LAYOUT ALONG FENCE/WALL.



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
2. ALL CANOPY TREES SHALL BE LOCATED OUTSIDE OF UTILITY EASEMENTS AND PLACED A MIN. 5' FROM ANY UTILITY.
3. ALL CANOPY TREES SHALL BE LOCATED A MINIMUM 6' AWAY FROM PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK, STREET OR PROPERTY LINE OF ADJACENT RESIDENTIAL LOT.
4. ALL ABOVE GROUND UTILITIES, INCLUDING TRANSFORMERS, SHALL BE PLANTED WITH GRASSES ON ALL SIDES. GRASS SPECIES SHALL CORRESPOND TO 'A' OR 'B' PLANT LIST.

SAND KEY LANDSCAPE PLAN

0 10 20 40
SCALE IN FEET

SAND KEY 'A' PLANT LIST (TAMPA-ORLANDO)		
Symbol	**Name**	**Quantity**
SHADE TREES		
	Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
	Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
ACCENT TREES		
	Botanical: Ligustrum japonicum Common: Tree Ligustrum Specifications: Min 2" Cal., 7'x7' OA	2
PALM TREES		
	Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS		
	Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	2
	Botanical: Strelitzia reginae Common: Orange Bird of Paradise Specifications: 7 gal., 3' OA, Full	1
	Botanical: Ilex crenata 'Sky Pencil' Common: Sky Pencil Holly Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS		
	Botanical: Schefflera arboricola 'Trinette' Common: Trinette Specifications: 3 gal., 24" Ht. x 18" Sprd.	20
	Botanical: Viburnum suspensum Common: Sandankwa Viburnum Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
GROUNDCOVERS		
	Botanical: Ilex vomitoria 'Schillings' Common: Dwarf Yaupon Holly Specifications: 3 gallon, 15" OA, 36" OC	19
	Botanical: Liriope muscari 'Silvery Sunproof' Common: Silvery Sunproof Liriope Specifications: 1 gal., 12" Full, 30" OC	43
GRASSES		
	Botanical: Muhlenbergia capillaris Common: Pink Muhly Grass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH		
	Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,000 S.F.

SAND KEY 'B' PLANT LIST (TAMPA-ORLANDO)	
Name	**Quantity**
SHADE TREES	
Botanical: Ilex x attenuata 'Eagleston' Common: Eagleston Holly Specifications: Min 3" Cal.,12' Ht., 4' spd., 4' C.T., Full	1
Botanical: Quercus virginiana 'SDNL'pp12015 Cathedral© Common: Cathedral Live Oak Specifications: Min 3" Cal., 12'-14' Ht., 5' spd., Full	1
ACCENT TREES	
Botanical: Callistemon rigida Common: Erect Bottlebrush Specifications: Min. 8' Ht., 2" Cal., Std., Full	2
PALM TREES	
Botanical: Washingtonia robusta Common: Washington Palm Specifications: 12' & 16' CT	2
ACCENT SHRUBS	
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 3'-4' Ht.	2
Botanical: Nandina domestica Common: Heavenly Bamboo Specifications: 7 gal., 36" OA, Full	1
Botanical: Podocarpus macrophyllus Common: Podocarpus Specifications: 7 Gal., 4' Ht., Matching	2
MEDIUM SHRUBS	
Botanical: Loropetalum chinense 'Red Chocolate' Common: Red Chocolate Loropetalum Specifications: 3 gal., 18" Ht. x 18" Sprd.	20
Botanical: Illicium parvifolium Common: Anise Specifications: 3 gal., 24" Ht. x 18" Sprd.	17
GROUNDCOVERS	
Botanical: Duranta erecta 'Gold Mound' Common: Gold Mound Duranta Specifications: 3 gal., 18" Ht. x 18" Sprd., 36" OC	19
Botanical: Liriope muscari 'Big Blue' Common: Big Blue Liriope Specifications: 1 gal., 12" Full, 30" OC	43
GRASSES	
Botanical: Spartina bakeri Common: Sand Cordgrass Specifications: 1 gal., 24" Ht. x 12" Sprd., 42" OC	6
MULCH	
Specifications: Cocoa Brown Cypress Mulch, 3" Min Depth	1,000 S.F.

CANOPY TREE NOTE
WHERE A CANOPY TREE IS REQUIRED TO BE GREATER THAN 3" CALIPER, THE LIVE OAK SHALL BE SUBSTITUTED WITH SHUMARD OAK, ALLEE ELM, OR APPROVED EQUAL.

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BONITA SPRINGS, FL 34135
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EMAIL: info@waldropengineering.com
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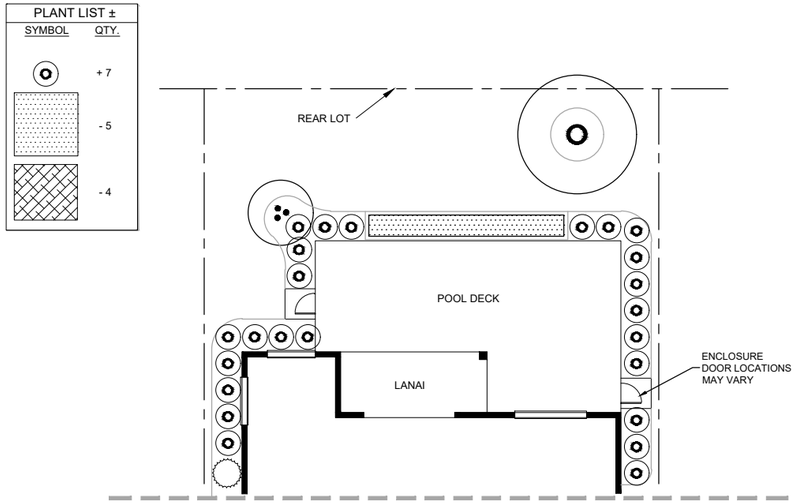
THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (STANDARD)

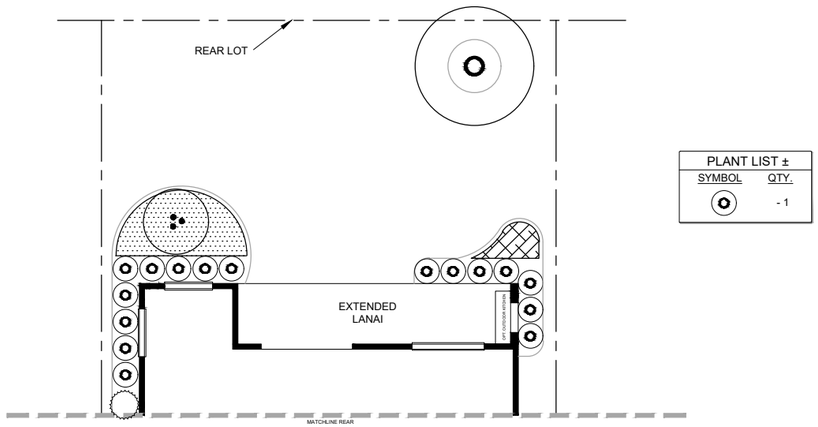
PREPARED FOR:
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FILE NAME: Sand Key Master Landscape.dwg
UPDATED: 2019/02/28

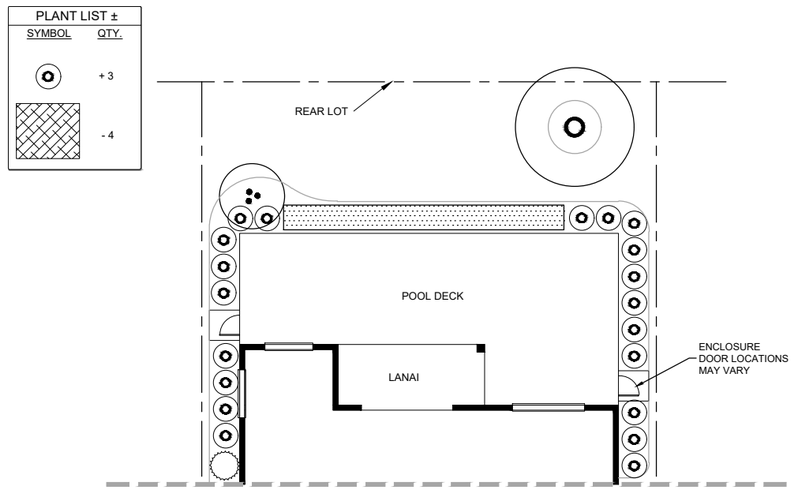
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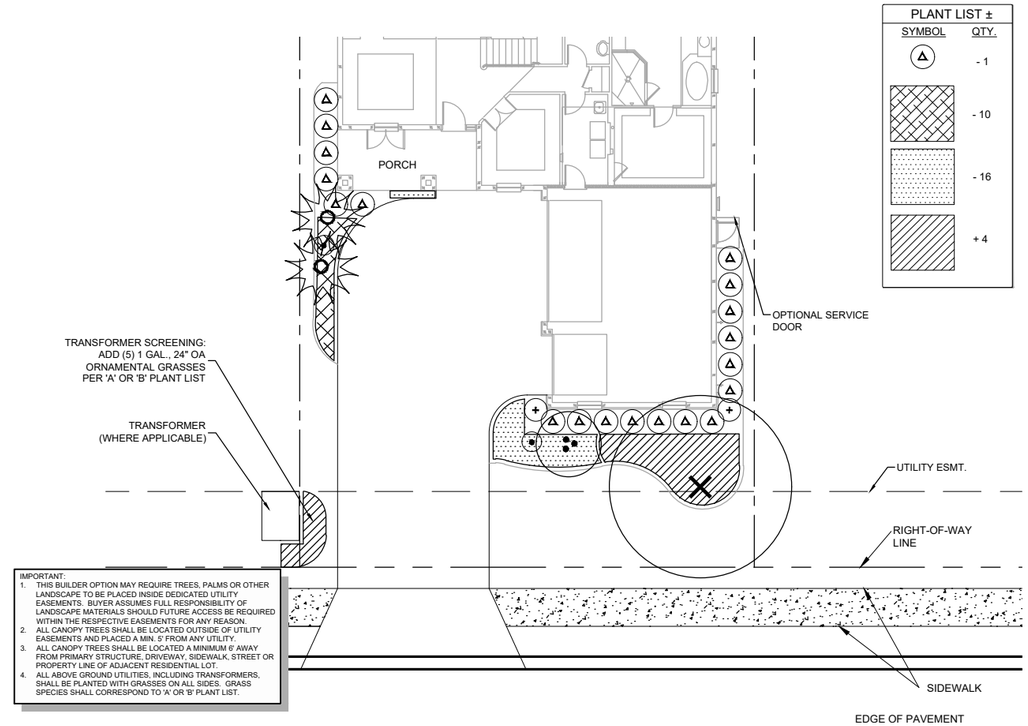
D OPTION ~ POOL
SCALE: 1"=20'



C OPTION ~ EXTENDED LANAI
SCALE: 1"=20'



A OPTION ~ EXPANDED POOL DECK
SCALE: 1"=20'



IMPORTANT:
1. THIS BUILDER OPTION MAY REQUIRE TREES, PALMS OR OTHER LANDSCAPE TO BE PLACED INSIDE DEDICATED UTILITY EASEMENTS. BUYER ASSUMES FULL RESPONSIBILITY OF LANDSCAPE MATERIALS SHOULD FUTURE ACCESS BE REQUIRED WITHIN THE RESPECTIVE EASEMENTS FOR ANY REASON.
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A OPTION ~ 3-CAR GARAGE
SCALE: 1"=20'

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EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

THE CANYONS AT HIGHLAND RANCH

HOME LANDSCAPE PLAN (OPTIONS)

PREPARED FOR:
taylor morrison
Homes Inspired by You

FILE NAME: Sand Key Master Landscape.dwg
UPDATED: 2019/02/28

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SAND KEY
INCLUDED ELEVATION
ELEVATIONS "TRADITIONAL - ABC"
ELEVATIONS "CRAFTSMAN - ABCDEF"
ELEVATIONS "MEDITERRANEAN - ABC"

SQUARE FOOTAGE CALCULATIONS

ELEVATION	"IE"	"TR-A"	"TR-B"	"TR-C"	"CR-A/D"	"CR-B/E"	"CR-C/F"	"M-A"	"M-B"	"M-C"
MAIN FLOOR S.F.	2259	2259	2259	2259	2259	2259	2259	2259	2259	2259
UPPER FLOOR S.F.	1576	1576	1576	1576	1576	1587	1587	1576	1576	1576
TOTAL UNDER ROOF S.F.	3835	3835	3835	3835	3835	3846	3846	3835	3835	3835
GARAGE S.F.	475	475	475	475	475	475	475	475	475	475
LANAI S.F.	193	193	193	193	193	193	193	193	193	193
PORCH S.F.	147	147	147	147	147	147	147	147	147	147
TOTAL UNDER ROOF S.F.	4650	4650	4650	4650	4650	4661	4661	4650	4650	4650
TOTAL WIDTH	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"	76'-0"
OPTIONS										
OPT. 3 CAR GARAGE S.F. (ADD)	185	185	185	185	185	185	185	185	185	185
TOTAL WIDTH (3 CAR GAR)	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"	50'-0"
TOTAL LENGTH (3 CAR GAR)	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"	84'-4"
OPT. EXT. LANAI S.F. (ADD)	177	177	177	177	177	177	177	177	177	177

DRAWING INDEX

Sheet No.	SHEET TITLE
COV	COVER SHEET
COV	COVER SHEET - MASTER REVISIONS
GN	GENERAL NOTES
2A	SLAB AND PLUMBING PLAN
2A1	MAIN FLOOR PLAN NOTES
2A2	MAIN FLOOR PLAN DIMENSIONS
2B1	UPPER FLOOR PLAN NOTES
2B2	UPPER FLOOR PLAN DIMENSIONS
2C1	FLOOR PLAN OPTIONS NOTES
2C2	FLOOR PLAN OPTIONS DIMENSIONS
2D1	OPTIONAL 3 CAR GARAGE
2D2	OPTIONAL 3 CAR GARAGE - SIDING OPTION
2E	OPTIONAL 3 CAR GARAGE ELEVATIONS
2F1	OPTIONAL 2 CAR SIDE LOAD GARAGE
2F2	OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION
2G	OPTIONAL 2 CAR SIDE LOAD GARAGE
2H1	OPTIONAL 2 CAR SIDE LOAD GARAGE
2H2	OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION
2I	OPTIONAL 2 CAR SIDE LOAD GARAGE
3SE1	INCLUDED ELEVATION
3SE2	INCLUDED ELEVATION - SIDING OPTION
3TRA1	TRADITIONAL ELEVATION "A"
3TRA2	PARTIAL FLOOR PLAN - TRADITIONAL "A"
3TRB1	TRADITIONAL ELEVATION "B"
3TRB2	PARTIAL FLOOR PLAN - TRADITIONAL "B"
3TRC1	TRADITIONAL ELEVATION "C"
3TRC2	PARTIAL FLOOR PLAN TRADITIONAL "C"
3CRA1	CRAFTSMAN ELEVATION "A"
3CRA2	PARTIAL FLOOR PLAN CRAFTSMAN "A" & "D"
3CRB1	CRAFTSMAN ELEVATION "B"
3CRB2	PARTIAL FLOOR PLAN CRAFTSMAN "B" & "E"
3CRC1	CRAFTSMAN ELEVATION "C"
3CRC2	PARTIAL FLOOR PLAN CRAFTSMAN "C" & "F"
3CRD1	CRAFTSMAN ELEVATION - D - SIDING OPTION
3CRE1	CRAFTSMAN ELEVATION - E - SIDING OPTION
3CRF1	CRAFTSMAN ELEVATION - F - SIDING OPTION
3MA1	MEDITERRANEAN ELEVATION "A"
3MA2	PARTIAL FLOOR PLAN MEDITERRANEAN "A"
3MB1	MEDITERRANEAN ELEVATION "B"
3MB2	PARTIAL FLOOR PLAN MEDITERRANEAN "B"
3MC1	MEDITERRANEAN ELEVATION "C"
3MC2	PARTIAL FLOOR PLAN MEDITERRANEAN "C"
3K1	OPTIONAL ELEVATIONS
3K2	OPTIONAL ELEVATIONS - SIDING OPTION
4A	MAIN FLOOR ELECTRICAL PLAN
4B	UPPER FLOOR ELECTRICAL PLAN
4C	OPTION ELECTRICAL PLANS
5	WATERPROOFING DETAILS
5A	WATERPROOFING DETAILS - SIDING
F1.0	FOAM DETAILS
F1.1	FOAM DETAILS

STRUCTURAL INDEX

Sheet No.	SHEET TITLE
N1	STRUCTURAL NOTES
SP1.0	FOUNDATION PLAN
SP1.1	FOUNDATION PLAN OPTIONS
SP1.2	FOUNDATION PLAN OPTIONS
SP1.3	FOUNDATION PARTIAL PLANS
SP2.0	LINTEL PLAN AND SCHEDULE
SP2.1	LINTEL PARTIAL PLANS
SP2.2	LINTEL PARTIAL PLANS
SP3.0	MAIN FLOOR STRUCTURAL PLAN
SP3.1	UPPER FLOOR STRUCTURAL PLAN
SP3.2	STRUCTURAL PLAN OPTIONS
SP3.3	STRUCTURAL PARTIAL PLANS
SP4.0	INCLUDED ELEVATION - TRUSS STRAPPING
SP4.1	INCLUDED ELEVATION - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.2	INCLUDED ELEVATION - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.3	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING
SP4.4	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.5	TRADITIONAL ELEVATION "A" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.6	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING
SP4.7	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.8	TRADITIONAL ELEVATION "B" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.9	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING
SP4.10	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.11	TRADITIONAL ELEVATION "C" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.12	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING
SP4.13	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.14	CRAFTSMAN ELEVATION "A" & "D" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.15	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING
SP4.16	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.17	CRAFTSMAN ELEVATION "B" & "E" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.18	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING
SP4.19	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.20	CRAFTSMAN ELEVATION "C" & "F" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.21	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING
SP4.22	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.23	MEDITERRANEAN ELEVATION "A" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.24	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING
SP4.25	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.26	MEDITERRANEAN ELEVATION "B" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SP4.27	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING
SP4.28	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING W/ OPT. 3 CAR GARAGE
SP4.29	MEDITERRANEAN ELEVATION "C" - TRUSS STRAPPING W/ OPT. EXTENDED LANAI
SD	STAIR DETAILS
FD-1	FRAMING NOTES
FD-2	FRAMING NOTES
S1	DETAILS
S2	DETAILS
S2A	DETAILS
S3	DETAILS
S4	DETAILS
S5	DETAILS
SDWC	SIMPSON SCREW SYSTEM DETAILS

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Lake Mary, FL 32771
o.(407) 960.2535

I HEREBY CERTIFY THAT I HAVE REVIEWED THE CONSTRUCTION DOCUMENTS FOR THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THAT THE PROJECT DESIGN, AS REFLECTED ON THE PREDOMINATED PLANS MANUAL LAYOUT TO PREPARED UNDER MY DIRECTION, COMPLIES WITH THE REQUIREMENTS OF THE CODE. I FURTHER CERTIFY THAT THE SAME WAS PREPARED BY OR UNDER MY DIRECT SUPERVISION AND THAT I AM AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA.

VORTEX ENGINEERING, LLC.
607 S. ALEXANDER ST. SUITE 125
PLANT CITY, FLORIDA 33563
1.877.8VORTEX (686-7839)
CA 31325

SEALED FOR STRUCTURE ONLY

ANTHONY J. MESSINA, P.E. - FL. Reg #83217
ASHED A. AVENKIAN, P.E. - FL. Reg #86623

Builder:

taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Community: Unit:

Address: #### Street St. City, State Zip

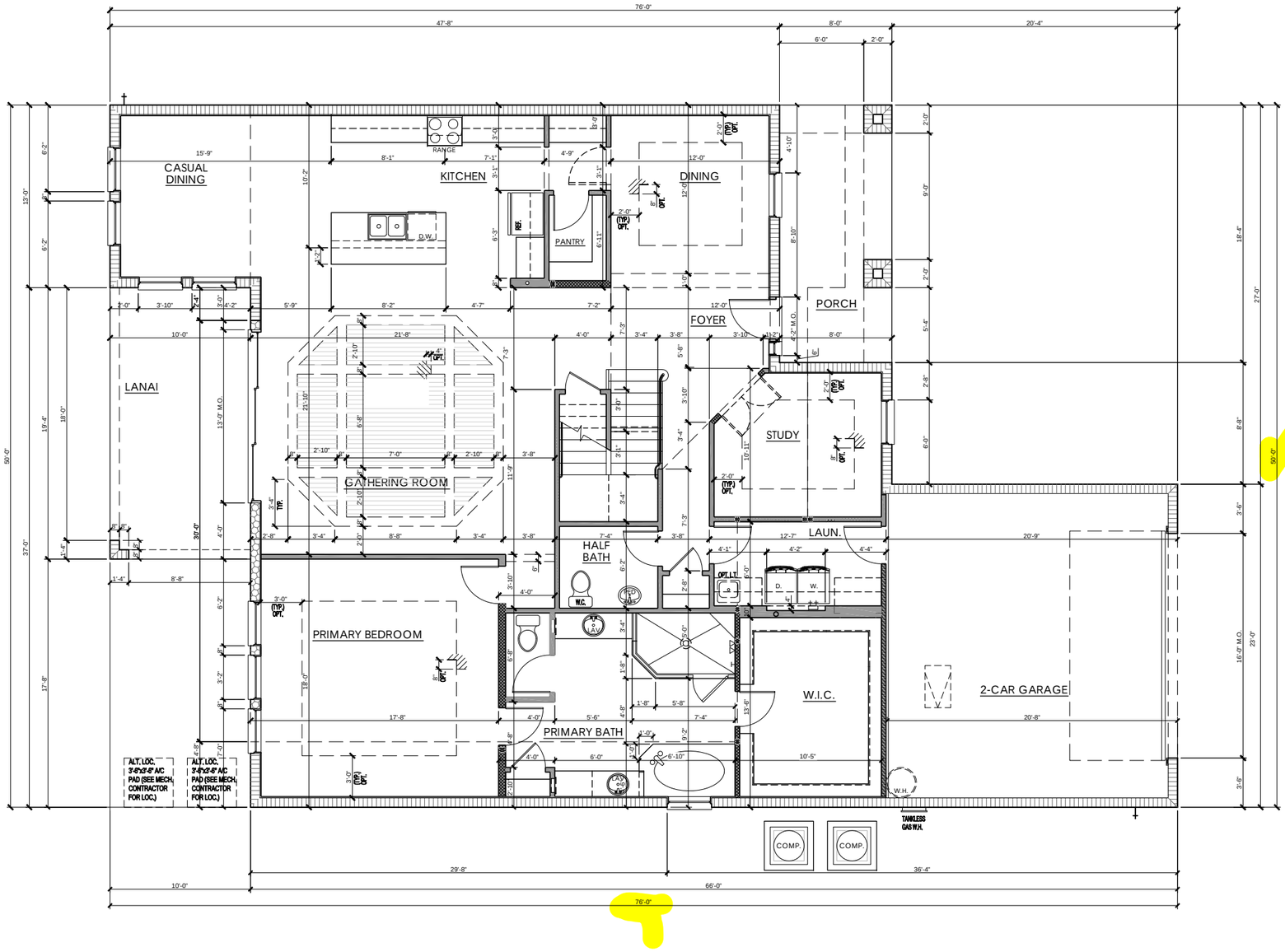
Plot Date: 08 / 21 / 2023

Reference No.

21-15376

Sheet:

COV



HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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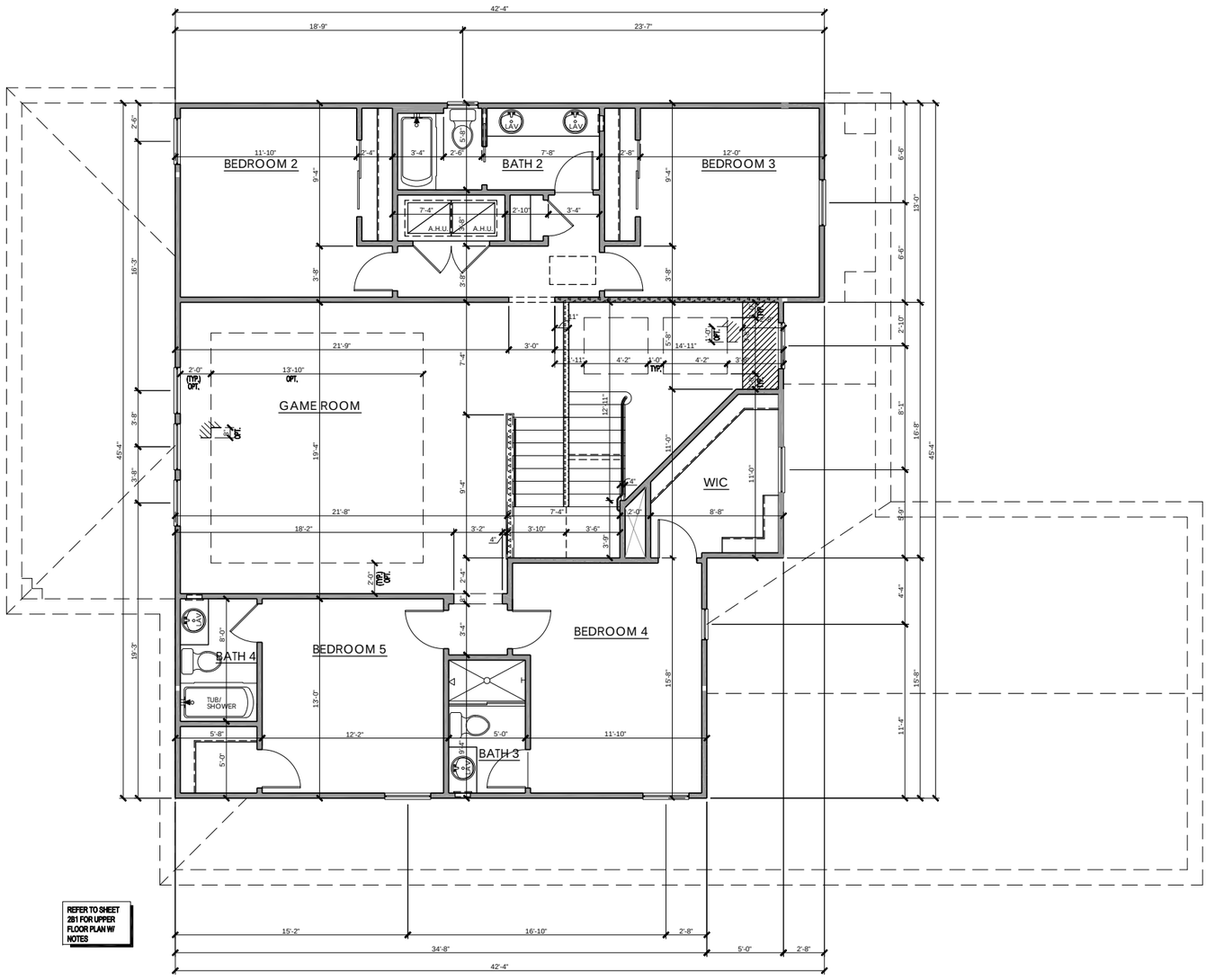
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot#: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 10 / 13 / 2023

Reference No.
21-15376

Sheet:
2A2



REFER TO SHEET 2B1 FOR UPPER FLOOR PLAN W/ NOTES

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

UPPER FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'

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Builder: taylor morrison

Job Information:

Sand Key

Community Name

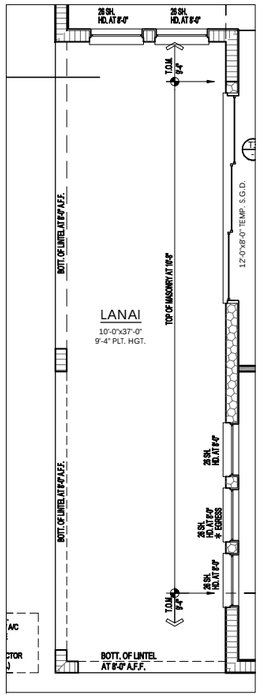
Block: Unit:

Lot: Community Address: #### Street St. City, State Zip Plot Date: 01 / 09 / 2023

Reference No.

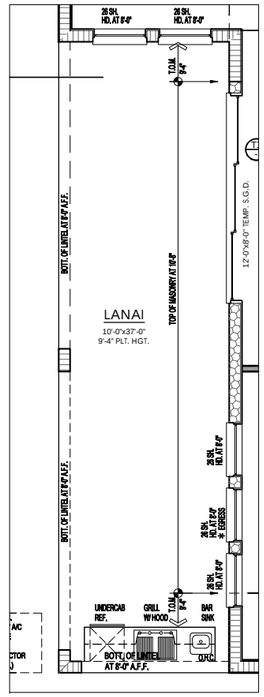
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Sheet: 2B2



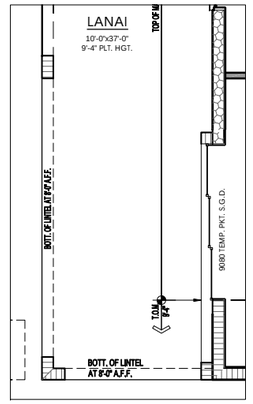
OPT. EXTENDED LANAI

SCALE: 1/4" = 1'-0"



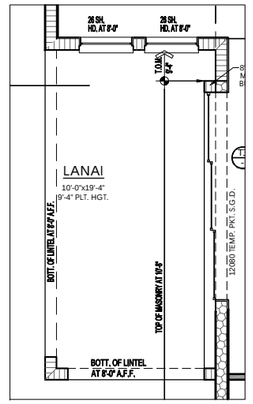
OPT. O.D.K. W/ VENT HOOD W/ OPT. EXTENDED LANAI

SCALE: 1/4" = 1'-0"



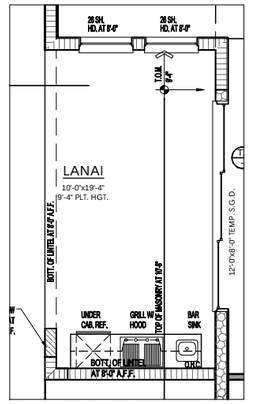
OPT. PKT. S.G.D. PRIMARY BEDROOM w/EXTENDED LANAI

SCALE: 1/4" = 1'-0"



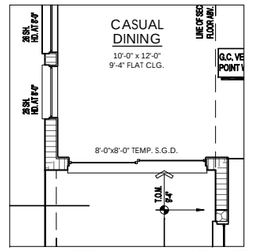
OPT. PKT. S.G.D. AT GATHERING

SCALE: 1/4" = 1'-0"



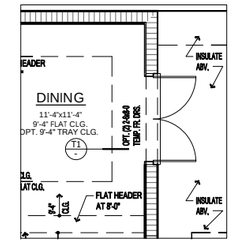
OPT. O.D.K. W/ VENT HOOD W/ STD. LANAI

SCALE: 1/4" = 1'-0"



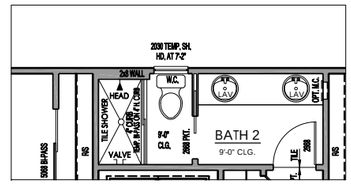
OPT. 8080 SGD AT CASUAL DINING

SCALE: 1/4" = 1'-0"



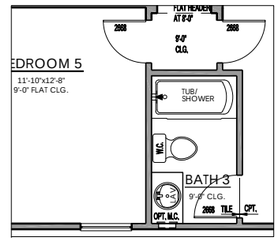
OPT. FR. DOORS AT DINING

SCALE: 1/4" = 1'-0"



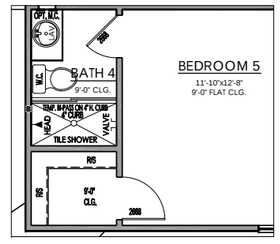
OPT. SHOWER AT BATH 2

SCALE: 1/4" = 1'-0"



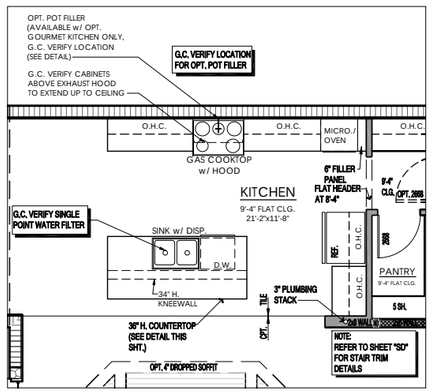
OPT. TUB AT BATH 3

SCALE: 1/4" = 1'-0"



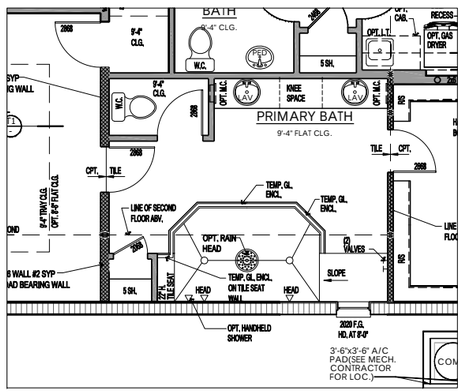
OPT. SHOWER AT BATH 4

SCALE: 1/4" = 1'-0"



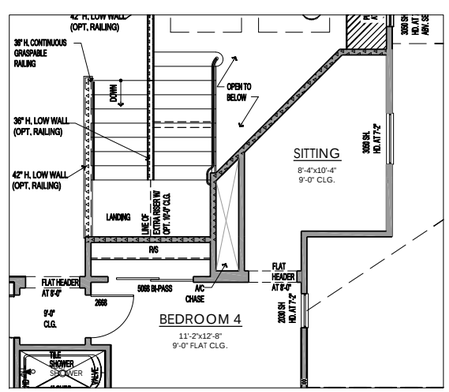
OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



OPT. DELUXE OWNER'S BATH

SCALE: 1/4" = 1'-0"



OPT. SITTING AT BEDROOM 4

SCALE: 1/4" = 1'-0"

FLOOR PLAN OPTIONS NOTES

SCALE: 1/4" = 1'

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AA26000115
gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2330

Builder: taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Unit:

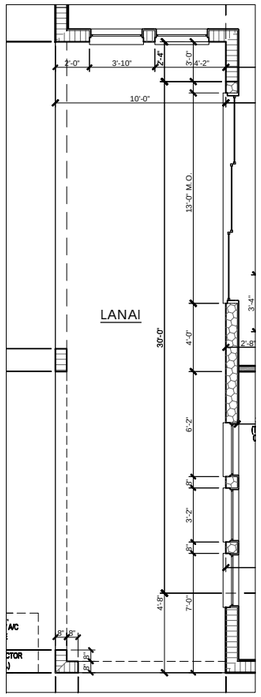
Community: ##### Street St.

Address: City, State Zip

Plot Date: 10 / 13 / 2023

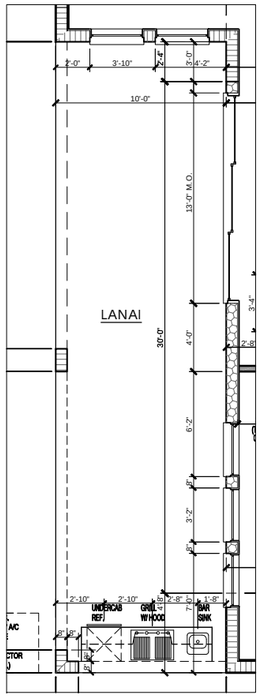
Reference No. 21-15376

Sheet: 2C1



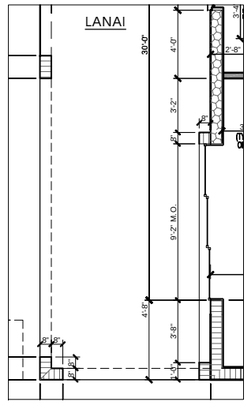
OPT. EXTENDED LANAI

SCALE: 1/4" = 1'-0"



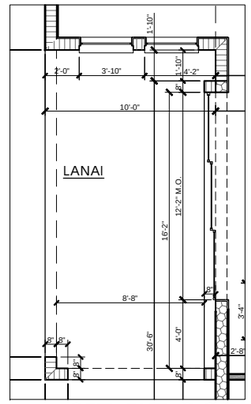
OPT. O.D.K. W/ VENT HOOD W/ OPT. EXTENDED LANAI

SCALE: 1/4" = 1'-0"



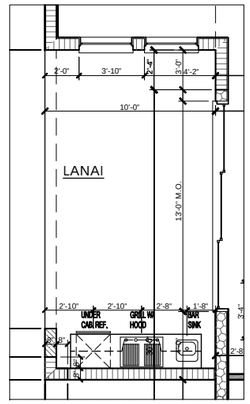
OPT. PKT. S.G.D. PRIMARY BEDROOM w/EXTENDED LANAI

SCALE: 1/4" = 1'-0"



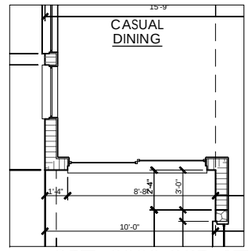
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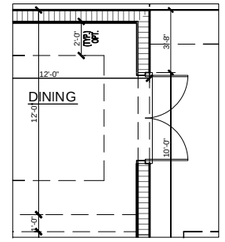
OPT. O.D.K. W/ VENT HOOD W/ STD. LANAI

SCALE: 1/4" = 1'-0"



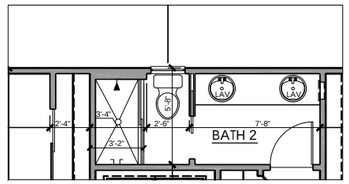
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SCALE: 1/4" = 1'-0"



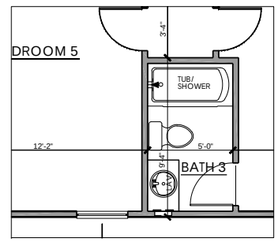
OPT. FR. DOORS AT DINING

SCALE: 1/4" = 1'-0"



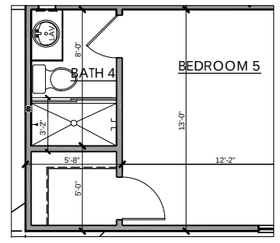
OPT. SHOWER AT BATH 2

SCALE: 1/4" = 1'-0"



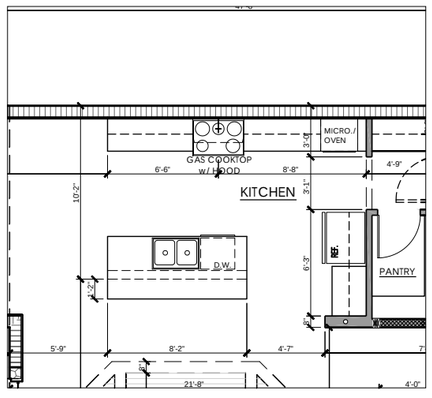
OPT. TUB AT BATH 3

SCALE: 1/4" = 1'-0"



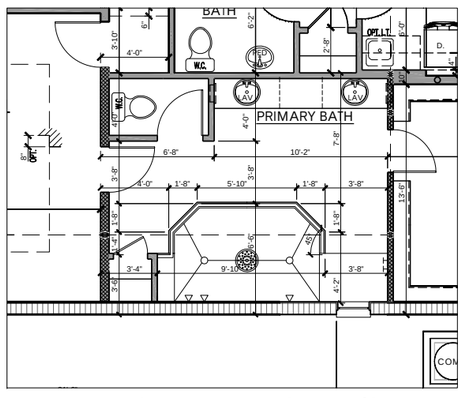
OPT. SHOWER AT BATH 4

SCALE: 1/4" = 1'-0"



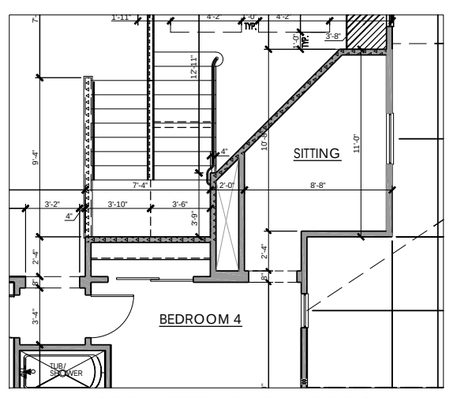
OPT. GOURMET KITCHEN

SCALE: 1/4" = 1'-0"



OPT. DELUXE OWNER'S BATH

SCALE: 1/4" = 1'-0"



OPT. SITTING AT BEDROOM 4

SCALE: 1/4" = 1'-0"

FLOOR PLAN OPTIONS DIMENSIONS

SCALE: 1/4" = 1'

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Job Information:

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Community Name

Lot: Block: Community: Address: Unit:

Street St.

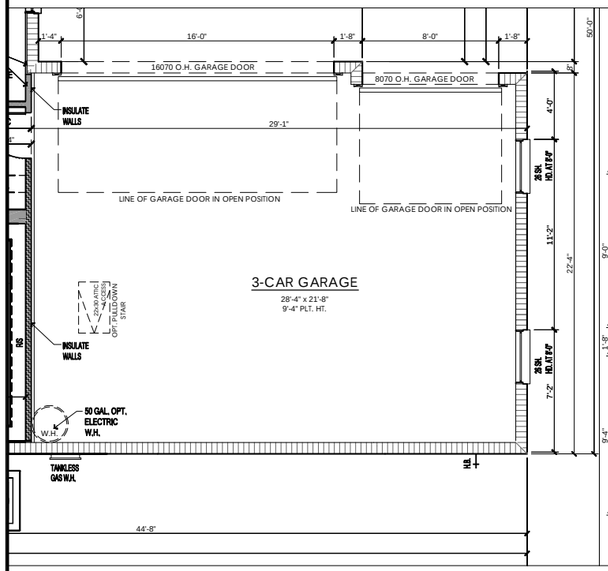
City, State Zip

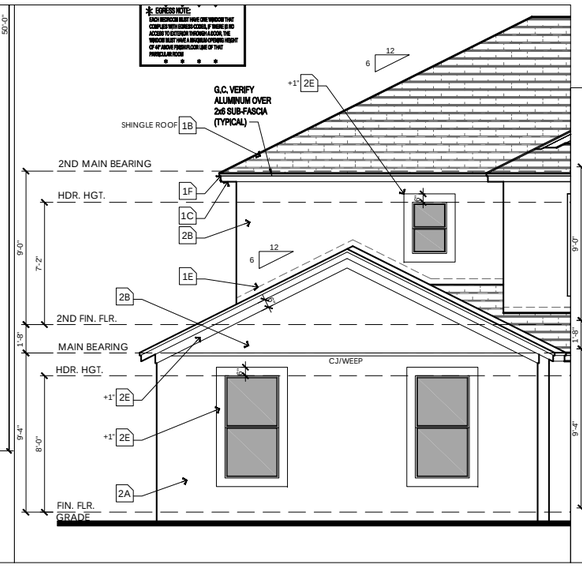
Plot Date: 10 / 13 / 2023

Reference No.

21-15376

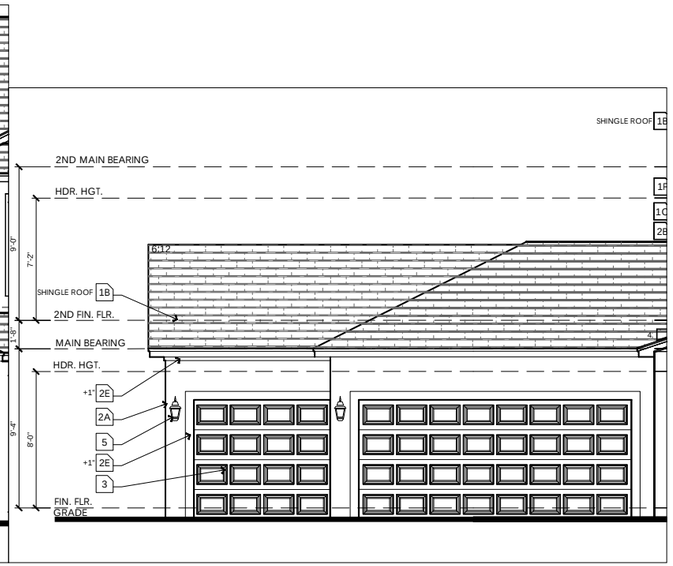
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PARTIAL FRONT ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT ELEV. "INCLUDED"

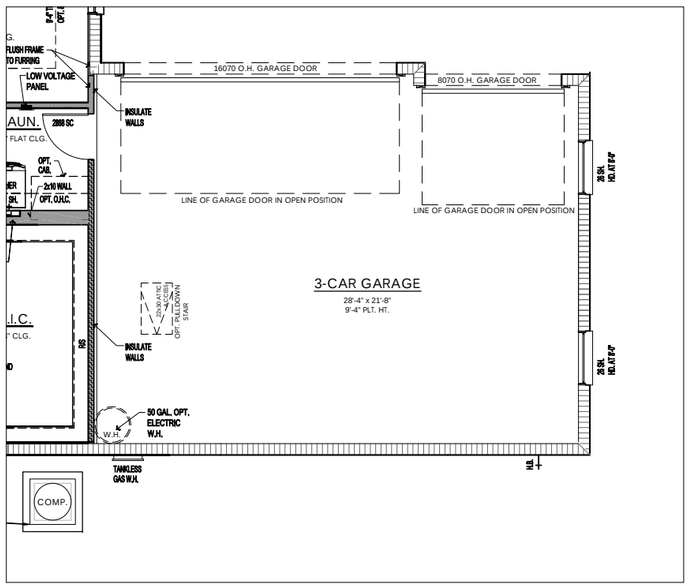
SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN DIMENSIONS
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"

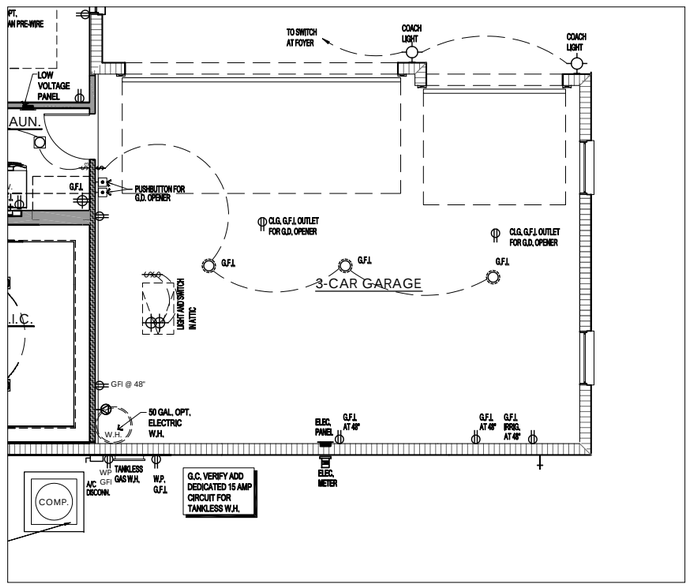
PARTIAL ELEVATIONS
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"

- OPTIONAL 3 CAR GARAGE

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

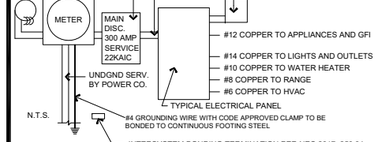
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
   - Kitchen 44" AFF
   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

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Builder:

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Job Information:

Sand Key

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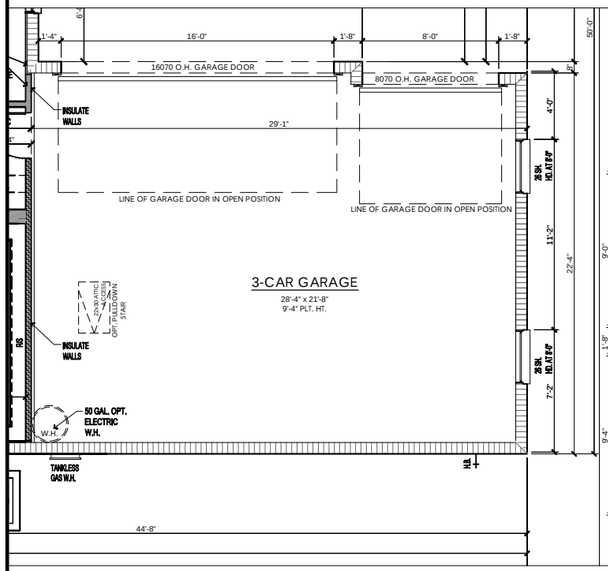
Lot: Block: Community Address: Unit: #### Street St. City, State Zip Plot Date: 08 / 21 / 2023

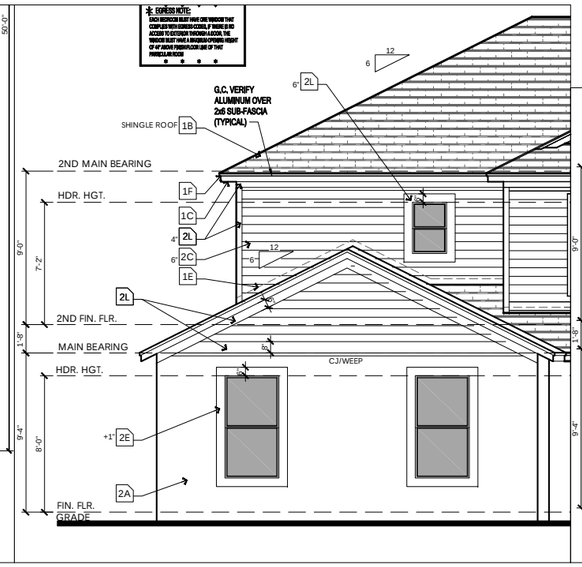
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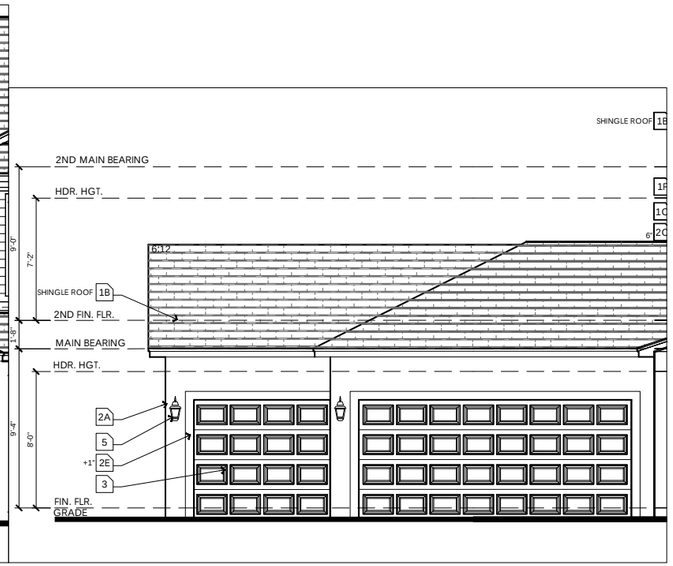
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PARTIAL FRONT ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT ELEV. "INCLUDED"

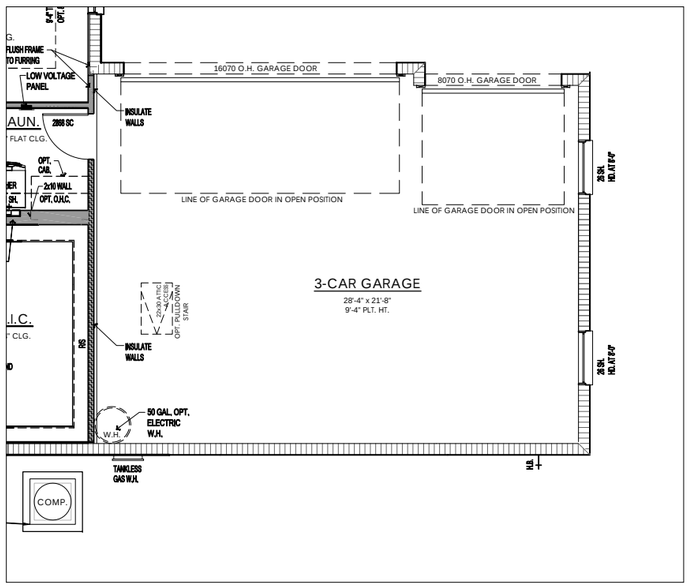
SCALE: 1/4" = 1'-0"

PARTIAL FLOOR PLAN DIMENSIONS OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"

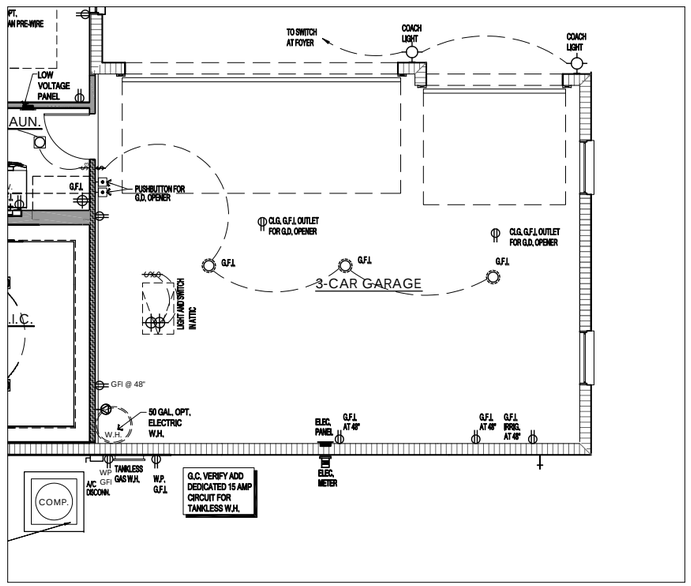
PARTIAL ELEVATIONS OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES OPT. 3 CAR GARAGE

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PARTIAL FLOOR PLAN ELECTRICAL LAYOUT OPT. 3 CAR GARAGE

SCALE: 1/4" = 1'-0"

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	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
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	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

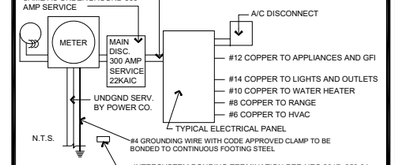
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3. Electrical switches to be at 42" centerline above finished floor.
4. Electrical plan is intended for bid purposes only. All work shall be done in strict accordance with the National Electric Code (NEC), latest edition, by a licensed electrical contractor who shall be responsible for the installation & sizing of all electrical, wiring & accessories.
5. Smoke detectors shall be in accordance with R314.1 and listed in accordance with UL 217.
6. Provide AFCI's (Arc-Fault Circuit Interrupters) combination type installed to provide protection of the branch circuits in all dwelling units per NFPA 70 (Current Edition) and the NEC and as defined in UL 1699.
7. Provide Tamper Resistant Receptacles as required by the NFPA 70 (Current Edition).
8. Carbon Monoxide Protection: carbon monoxide alarms or detectors shall be installed in all dwelling units in accordance with FBC R315 and NFPA 70. Such devices shall be listed by the appropriate standard, either ANSI/UL 2034, standard for single and multiple station CO alarms or UL 2075, gas and vapor detector sensor, according to the installation.
9. R315.1.2 Combination Alarms: combination smoke/carbon monoxide alarms shall be listed and labeled by a Nationally Recognized Testing Laboratory.
10. Keep all smoke detectors minimum of 36" from bathroom doors.
11. In new construction, smoke detectors shall be hardwired into an A/C electrical power source and shall be equipped with a monitored battery backup.
12. Bathroom exhaust fans must vent to the exterior of the building, ventilation to attic space and soffits is not acceptable.
13. Chapter 45 Private Swimming Pools - Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.
14. Add GFCI protection to receptacles in laundry rooms and utility rooms of dwellings where installed within 6' of the outside edge of a sink. This would include the receptacle installed for a washing machine. Receptacle outlets shall not be required on a wall directly behind a range or sink to fulfill the requirement of an outlet every 24". The width of the sink or range is not to be included in the spacing of the outlets unless the distance from the sink or range is greater than 12" for straight counter tops and 18" for sinks and ranges installed in corner counters.

- OPTIONAL 3 CAR GARAGE - SIDING OPTION

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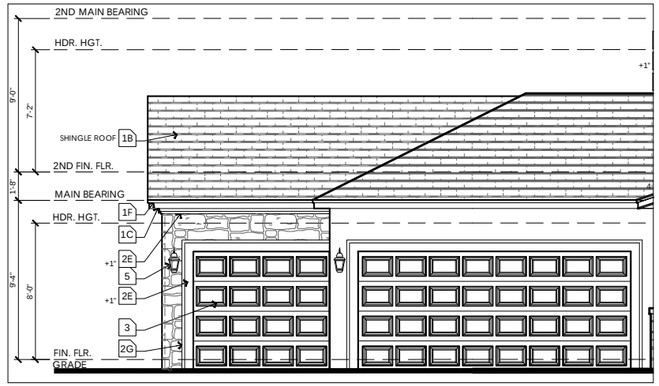
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot: Block: Unit:
Community Address: #### Street St. City, State Zip
Plot Date: 08 / 21 / 2023

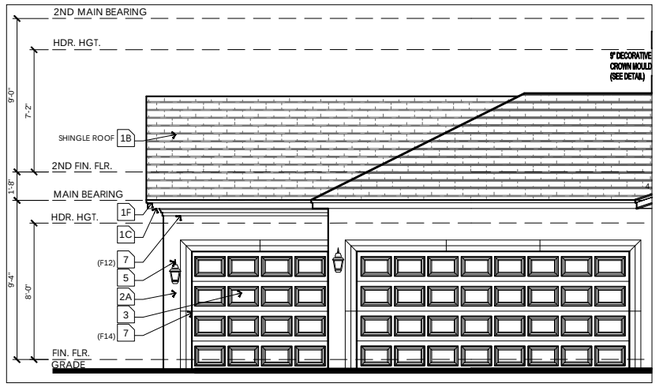
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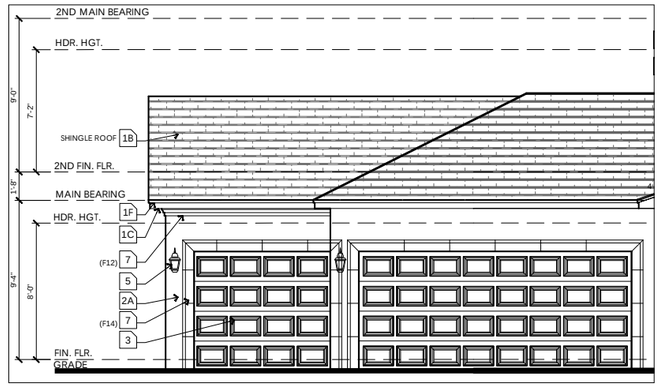
PARTIAL RIGHT MEDITERRANEAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



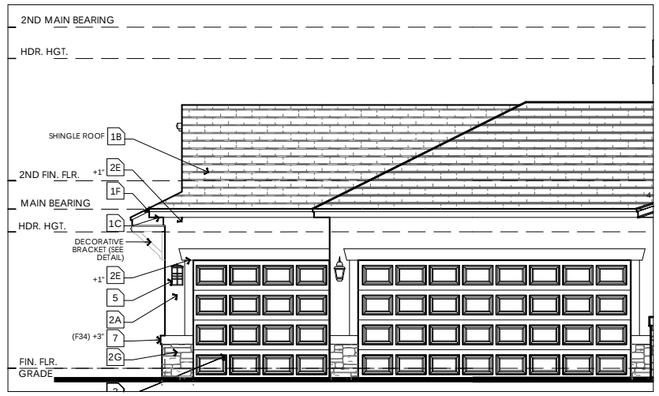
PARTIAL RIGHT MEDITERRANEAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



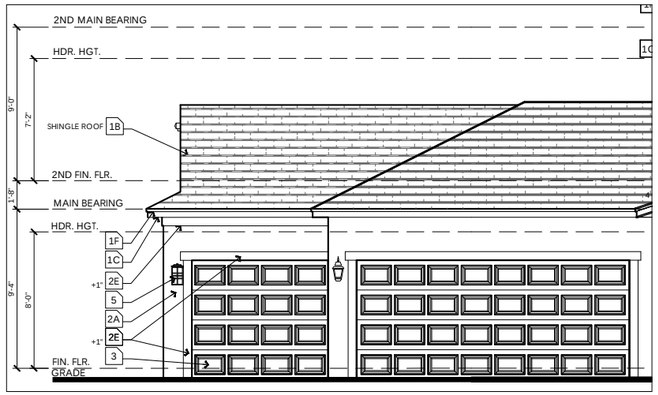
PARTIAL RIGHT MEDITERRANEAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



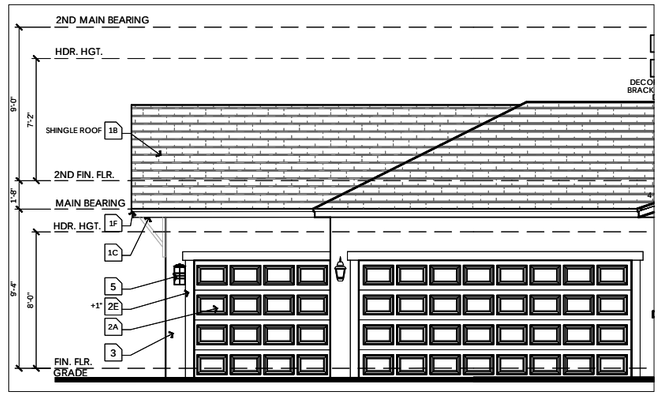
PARTIAL RIGHT CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



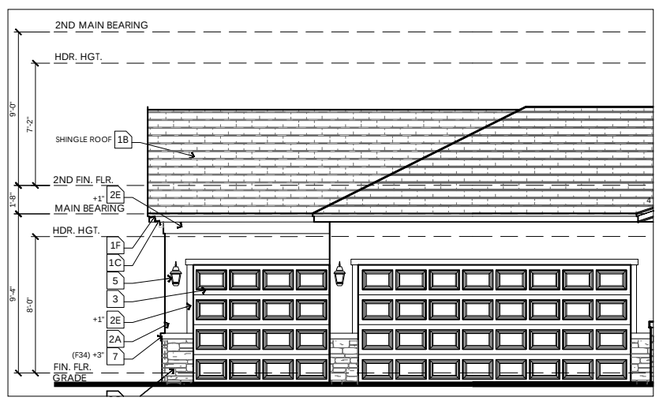
PARTIAL RIGHT CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



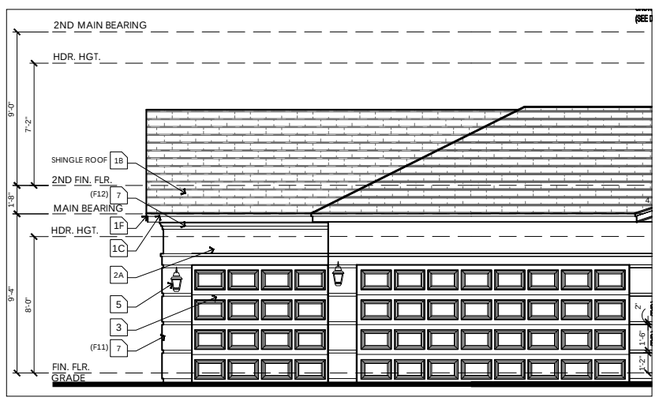
PARTIAL RIGHT CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



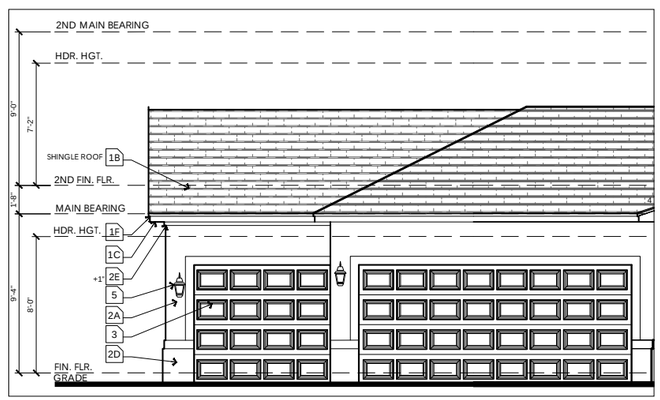
PARTIAL RIGHT TRADITIONAL ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT TRADITIONAL ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT TRADITIONAL ELEVATION "A"

SCALE: 1/4" = 1'-0"

OPTIONAL 3 CAR GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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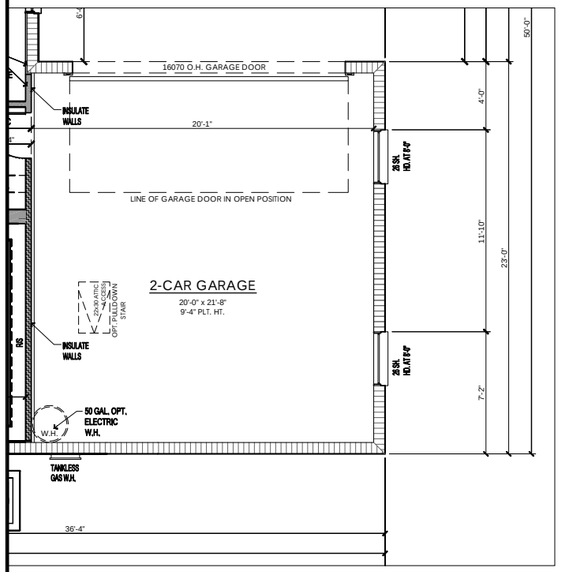
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot: Block: Community: Address: Unit:
Street St.
City, State Zip
Plot Date: 12 / 08 / 2022

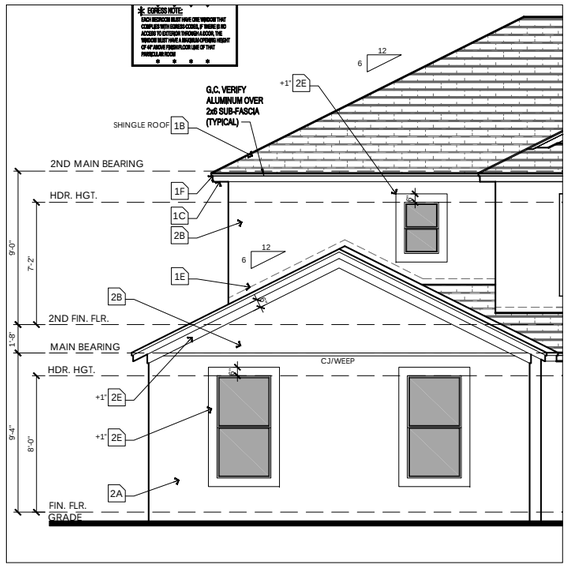
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Sheet: 2E



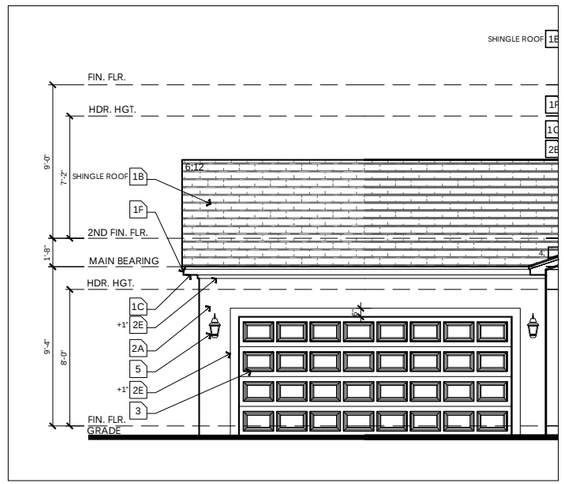
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 2 CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FRONT ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"

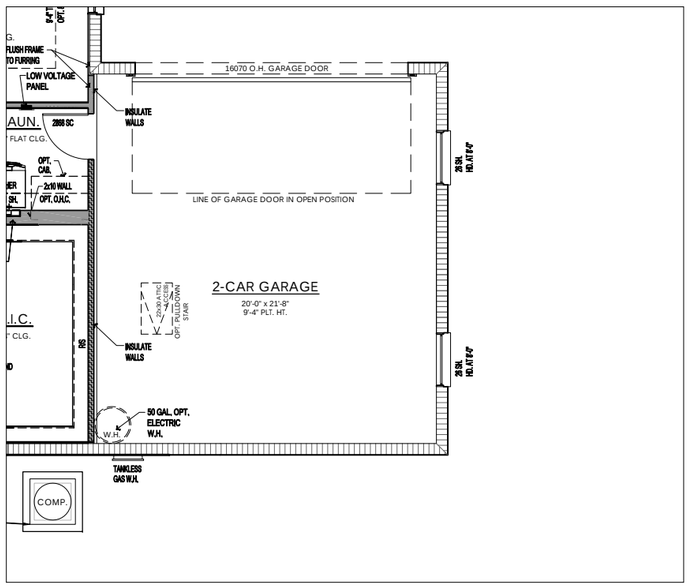


PARTIAL RIGHT ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"

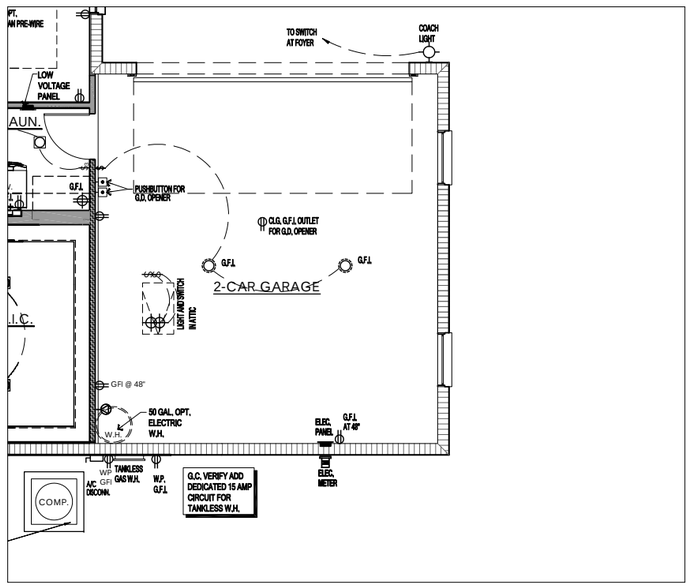
PARTIAL ELEVATIONS
OPT. 2 CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES
OPT. 2 CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 2 CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

ELECTRICAL LEGEND

POWER SYMBOLS

	110-115 RECEPTACLE	WP	WEATHER PROOF
	SINGLE POLE RECEPTACLE	VP	VAPOR PROOF
	SWITCHED RECEPTACLE	GFI	GROUND FAULT INTERRUPT
	QUAD RECEPTACLE	A	ARC FAULT INTERRUPT
	CEILING / SOFFIT RECEPTACLE	48	MOUNTING HEIGHT
	FLOOR RECEPTACLE	GDO	GARAGE DOOR OPENER
	220 RECEPTACLE	PS	PULL STRING
SD	SMOKE DETECTOR		MOTOR
CM	CARBON MONOXIDE DETECTOR		BATH FAN
CM/SD	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR		
	DISCONNECT		
	OPTIONAL CEILING FAN PREWIRE	$	SINGLE POLE SWITCH
	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
	OPTIONAL CEILING FAN PREWIRE		SPECIAL PURPOSE
		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

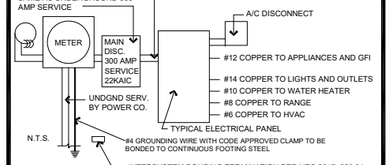
LIGHTING SYMBOLS

	INCANDESCENT LIGHT		2' FLOUR. SINGLE BULB
	WALL MNT INCANDESCENT LIGHT		4' FLOUR. SINGLE BULB
	WALL WASH FIXTURE		4' FLOUR. DOUBLE BULB
	FLUSH MOUNT LED (REQ. J.BOX)		4' FLOUR. WRAP
	BATH FAN AND LIGHT COMBINATION FLUSH MOUNT LED (REQ. J.BOX)		ROPE LIGHTING
	DOUBLE FLOOD LIGHT		EMERGENCY LIGHT

LOW VOLTAGE SYMBOLS

	SPEAKER		PUSH BUTTON / DOOR BELL
TV	TV OUTLET		DATA OUTLET
	TELEPHONE	T	THERMOSTAT
CH	DOOR CHIME	A	ALARM KEYPAD

ELECTRICAL RISER DIAGRAM



NOTE:
ELECTRICAL MATERIAL AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NFPA 70, LOCAL CODES AND LOCAL POWER/UTILITY COMPANY

GENERAL ELECTRICAL NOTES:

NOTES: UNLESS OTHERWISE NOTED,

1. Electrical outlet heights as measured from finished floor to center line of the box to be: 16" AFF (general). In a Flood Zone, all electrical equipment to be at or above DFE.
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   - Bathroom 39" AFF
   - Laundry Room 36" AFF
   - Exterior Waterproof 12" AFF
   - Garage - general purpose 48" AFF
   - Range 2" AFF
2. All trim plates and devices to be ganged, where possible.
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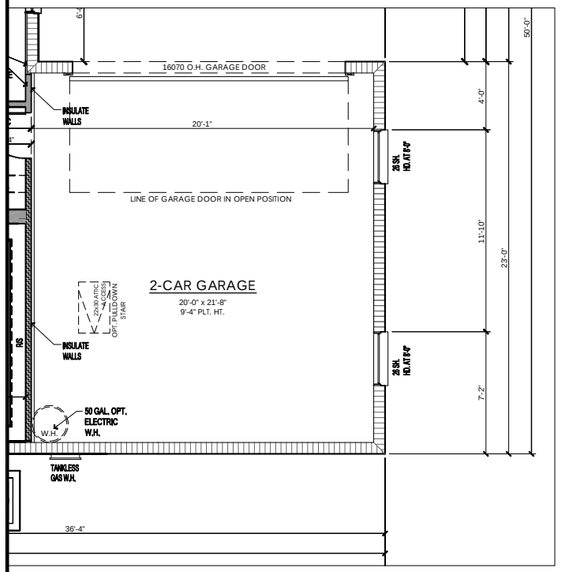
Job Information:

Sand Key
Community Name
Block: Unit:
Street St.
City, State Zip
Lot: Community Address: Plot Date: 08 / 21 / 2023

Reference No.
21-15376

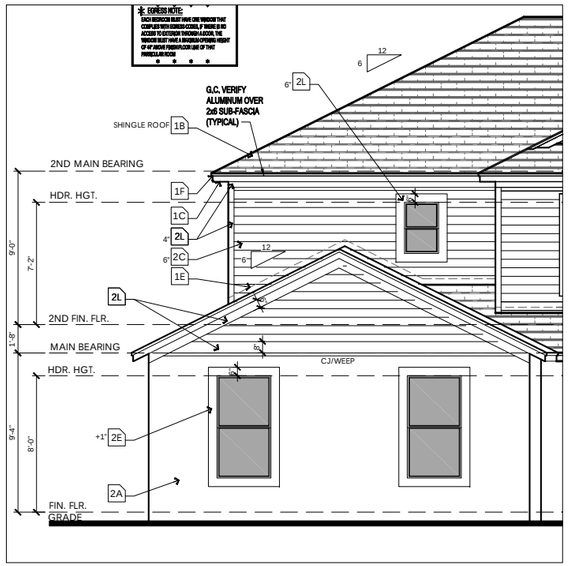
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- OPTIONAL 2 CAR SIDE LOAD GARAGE



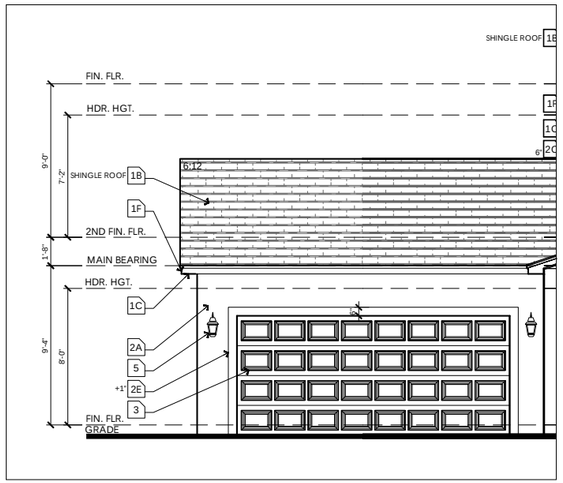
PARTIAL FLOOR PLAN DIMENSIONS
OPT. 2 CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FRONT ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"

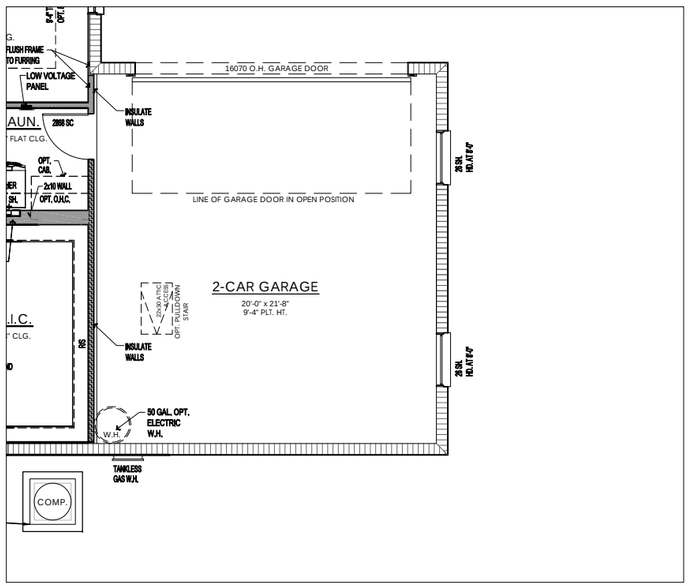


PARTIAL RIGHT ELEV. "INCLUDED"

SCALE: 1/4" = 1'-0"

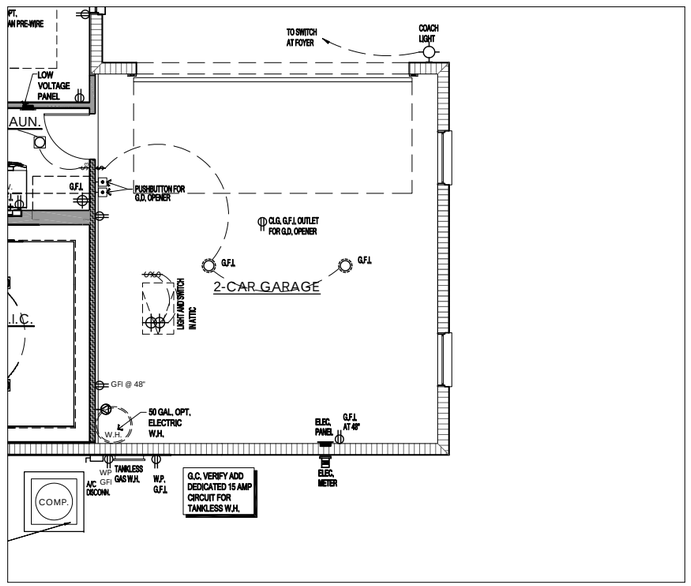
PARTIAL ELEVATIONS
OPT. 2 CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN NOTES
OPT. 2 CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"



PARTIAL FLOOR PLAN ELECTRICAL LAYOUT
OPT. 2 CAR SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"

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INSULATE WALL	
LOW WALL AT 3'-4"	

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	OPTIONAL LIGHT PRE-WIRE	$3	THREE WAY SWITCH
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		ISO	ISOLATED CIRCUIT
	STANDARD CEILING FAN PREWIRE		ELECTRIC PANEL
	STANDARD LIGHT PRE-WIRE		METER BASE

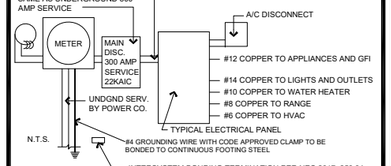
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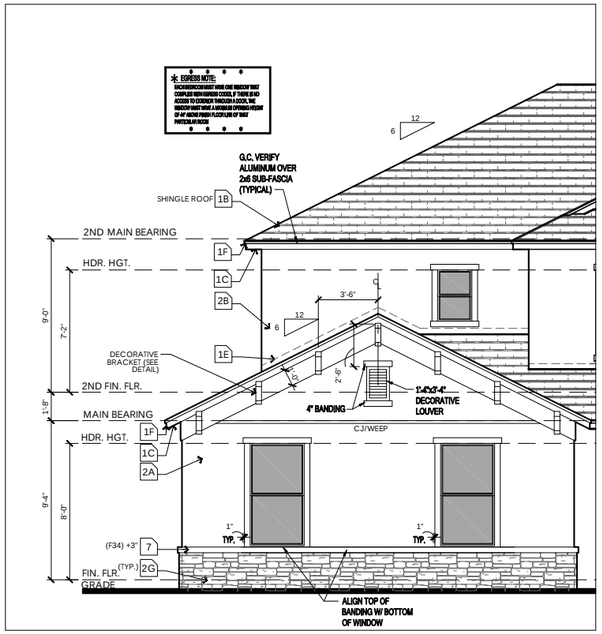
Job Information:

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Reference No.
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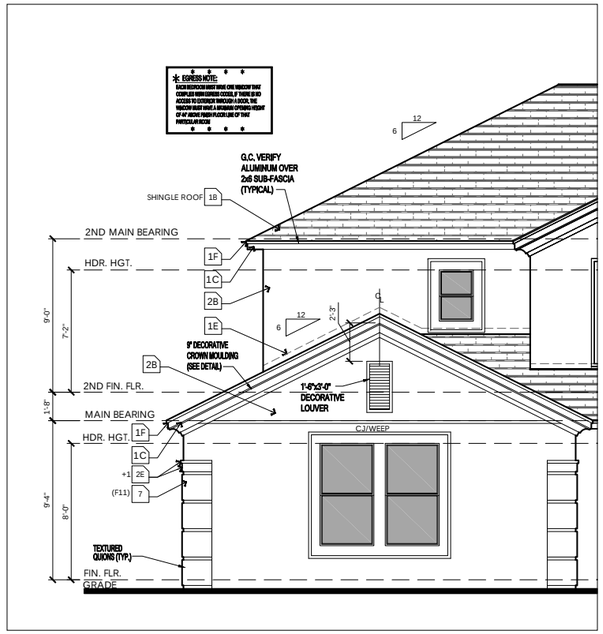
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- OPTIONAL 2 CAR SIDE LOAD GARAGE - SIDING OPTION



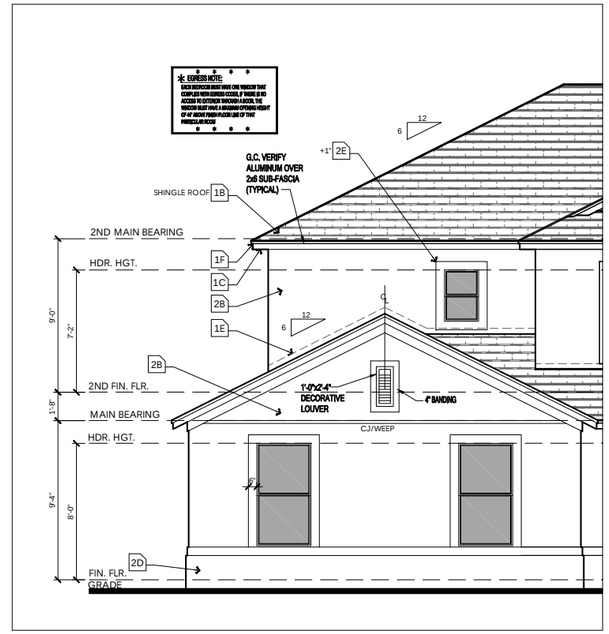
PARTIAL FRONT
TRADITIONAL ELEVATION "C"

SCALE: 1/4" = 1'-0"



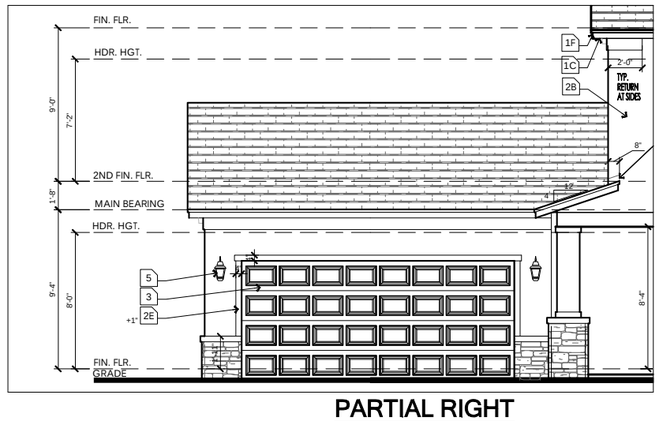
PARTIAL FRONT
TRADITIONAL ELEVATION "B"

SCALE: 1/4" = 1'-0"



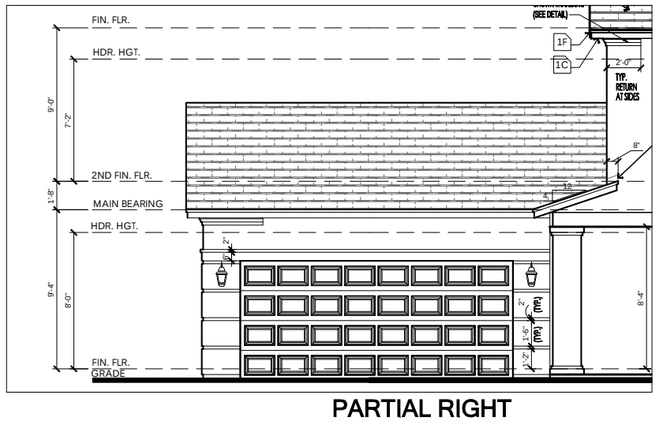
PARTIAL FRONT
TRADITIONAL ELEVATION "A"

SCALE: 1/4" = 1'-0"



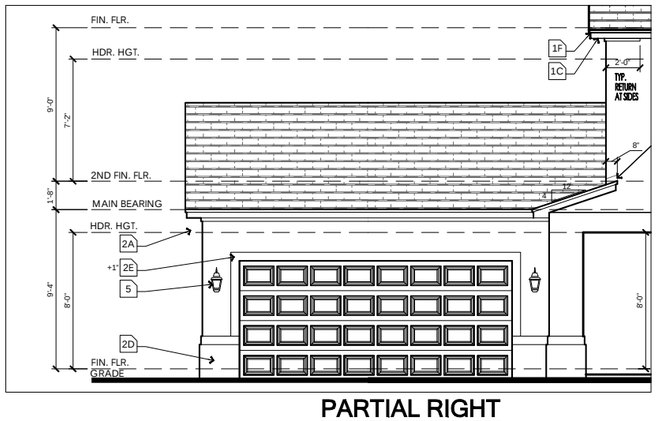
PARTIAL RIGHT
TRADITIONAL ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT
TRADITIONAL ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT
TRADITIONAL ELEVATION "A"

SCALE: 1/4" = 1'-0"

OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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gokeesee.com
258 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960.2333

Builder: taylor morrison

Job Information:

Sand Key

Community Name

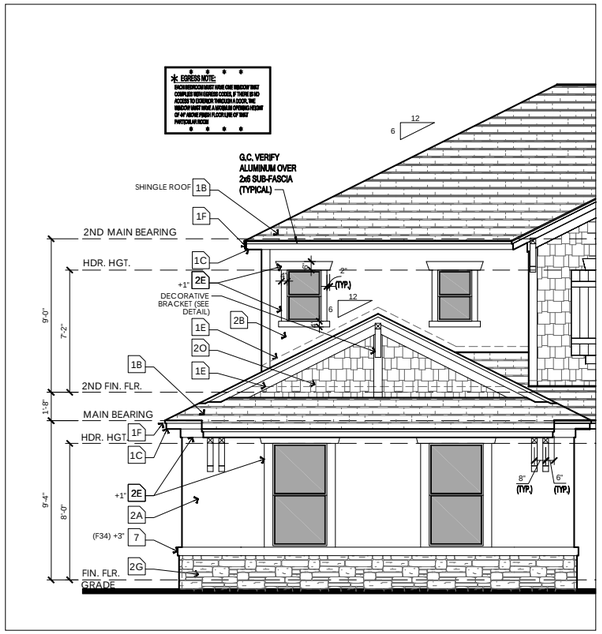
Lot: Block: Unit:

Community Address: #### Street St. City, State Zip

Plot Date: 12 / 08 / 2022

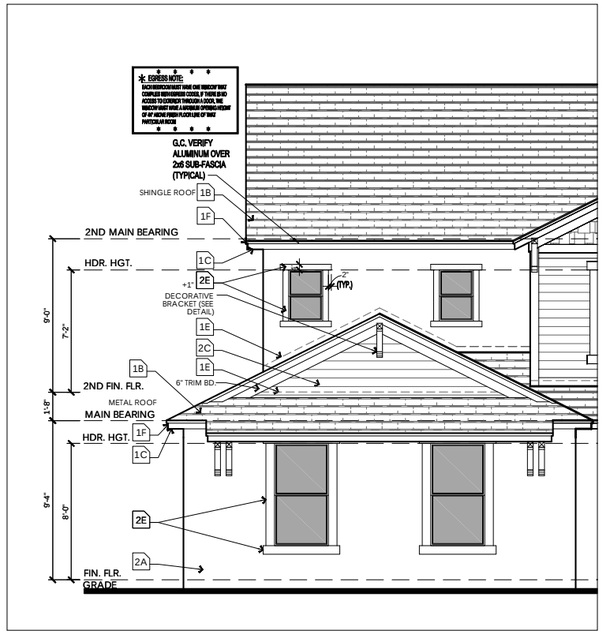
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Sheet:
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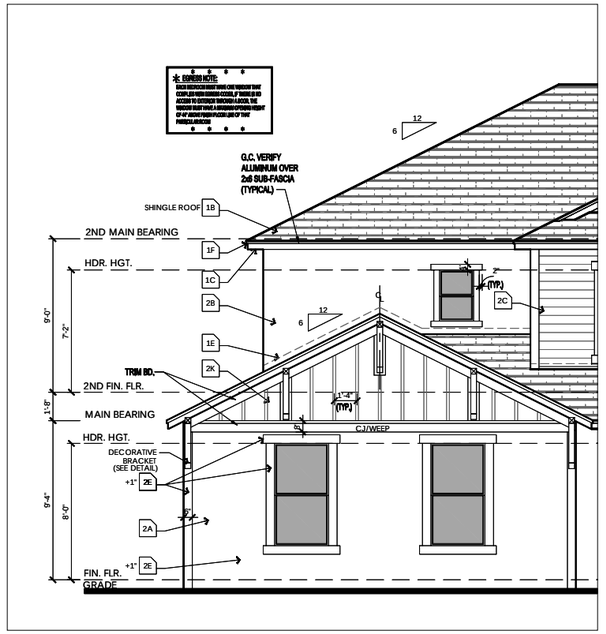
PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



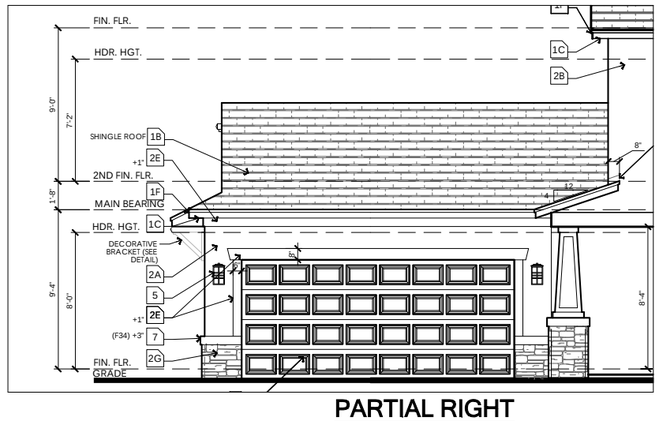
PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



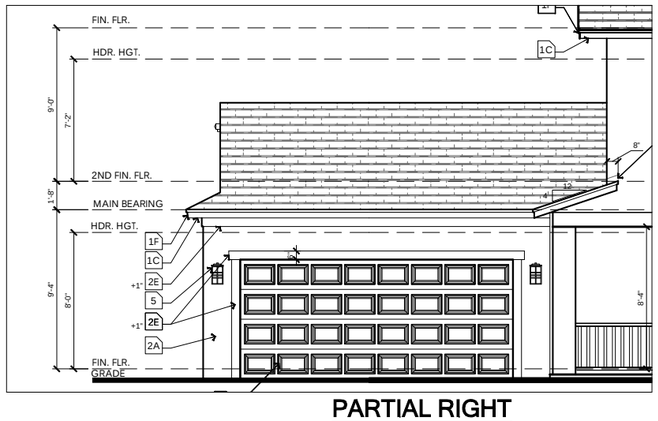
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



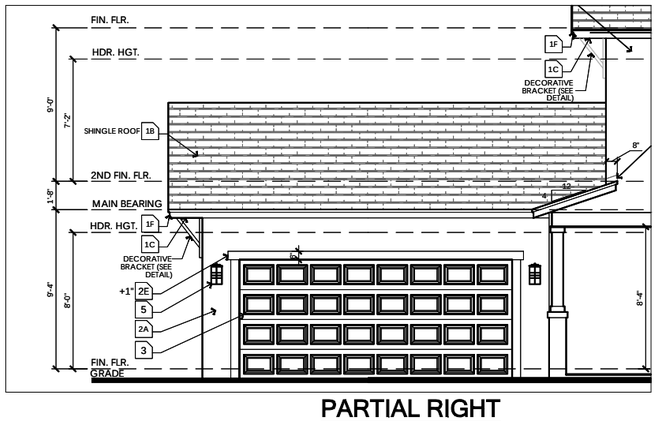
PARTIAL RIGHT
CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT
CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT
CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"

- OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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Street St.

City, State Zip

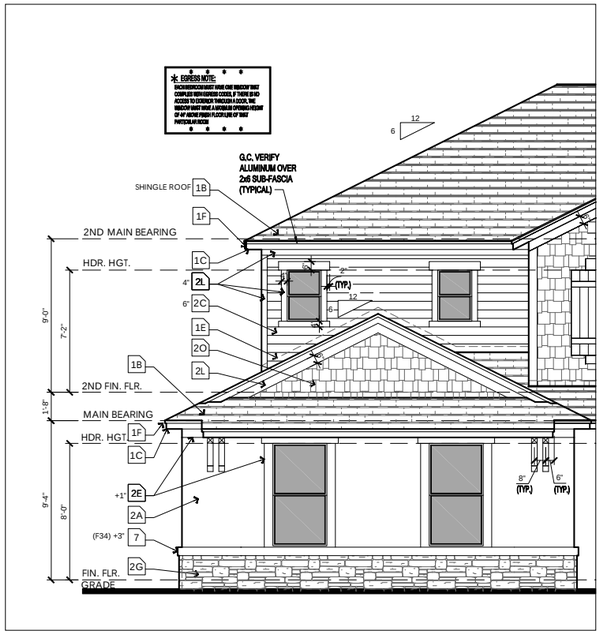
Lot: Community: Address: Plot Date: 08 / 21 / 2023

Reference No.

21-15376

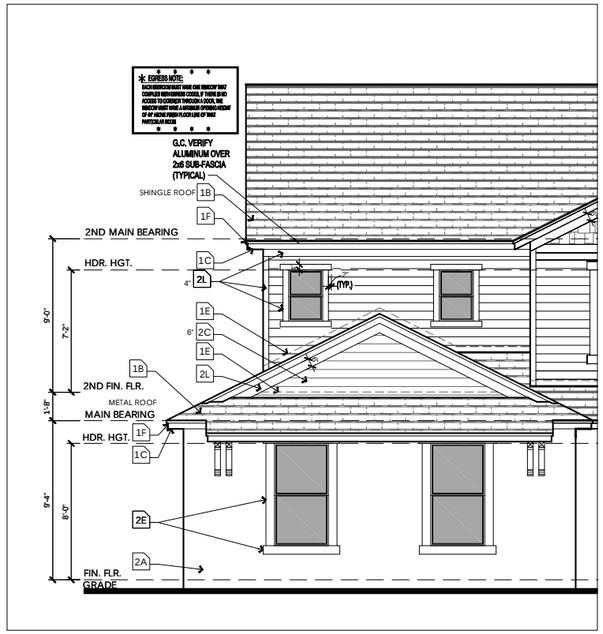
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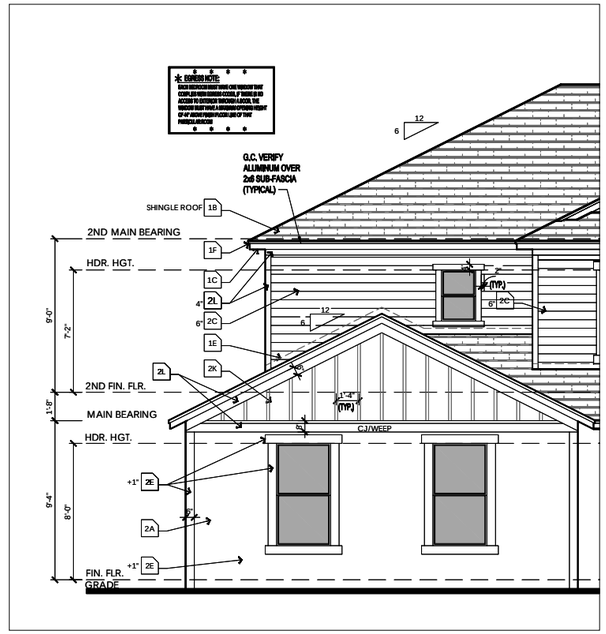
PARTIAL FRONT
CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



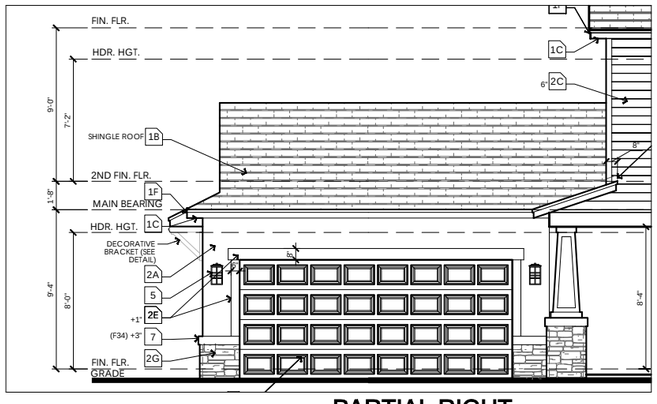
PARTIAL FRONT
CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



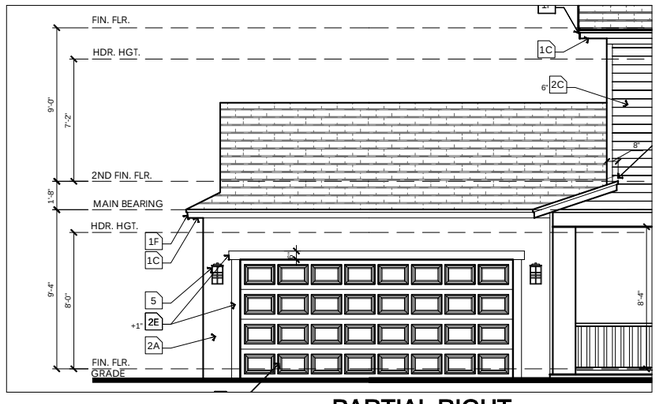
PARTIAL FRONT
CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



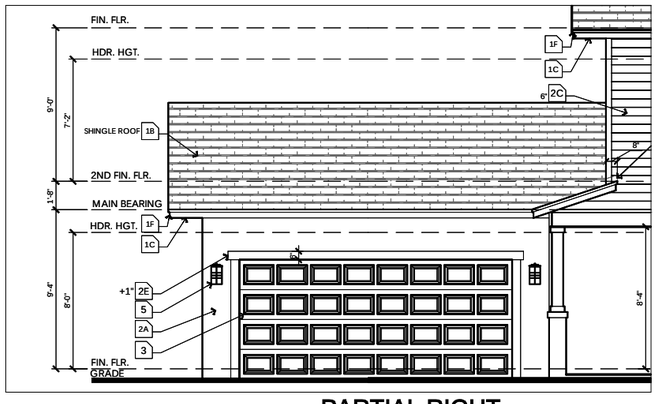
PARTIAL RIGHT
CRAFTSMAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT
CRAFTSMAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT
CRAFTSMAN ELEVATION "A"

SCALE: 1/4" = 1'-0"

- OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS - SIDING OPTION

SCALE: 1/4" = 1'

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Community: #### Street St.

Address: City, State Zip

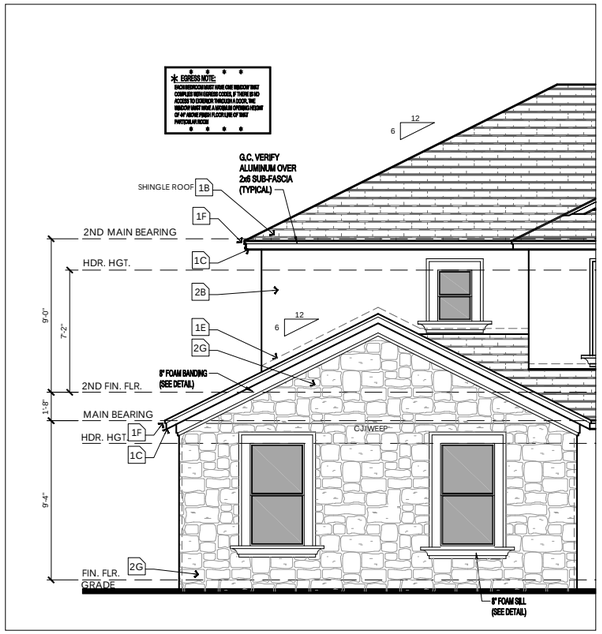
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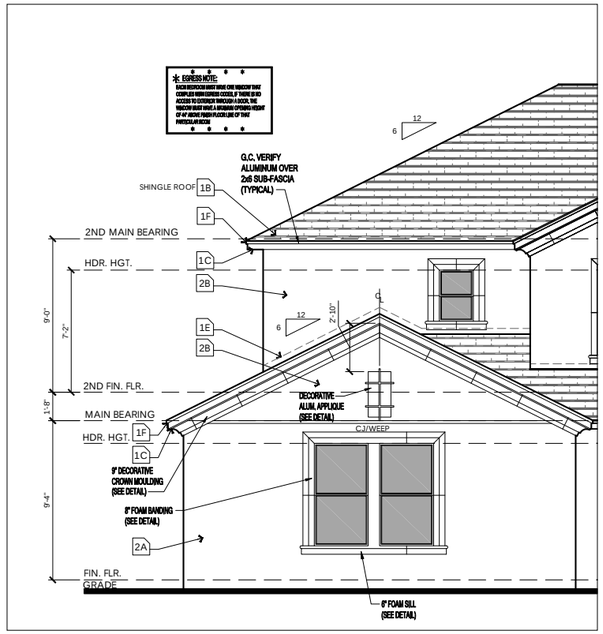
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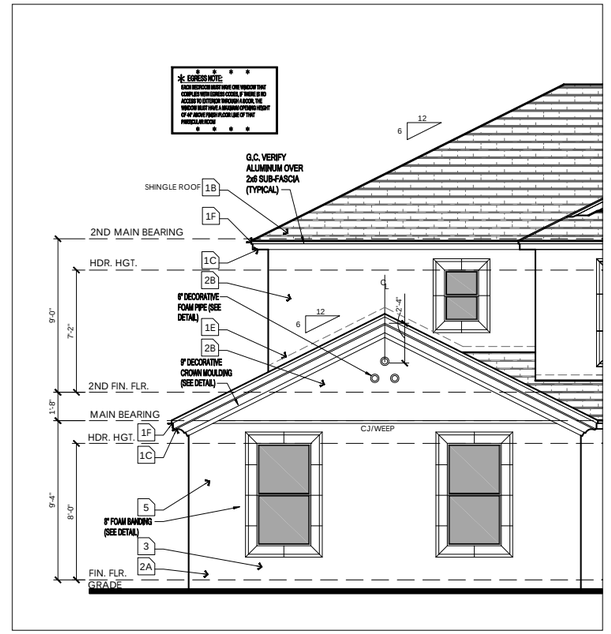
PARTIAL FRONT
MEDITERRANEAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



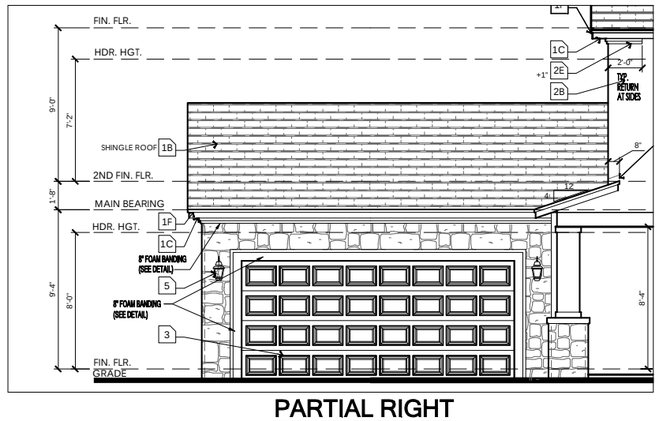
PARTIAL FRONT
MEDITERRANEAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



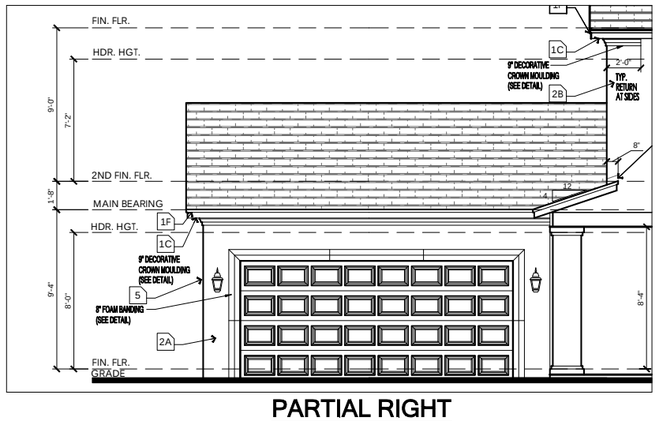
PARTIAL FRONT
MEDITERRANEAN ELEVATION "A"

SCALE: 1/4" = 1'-0"



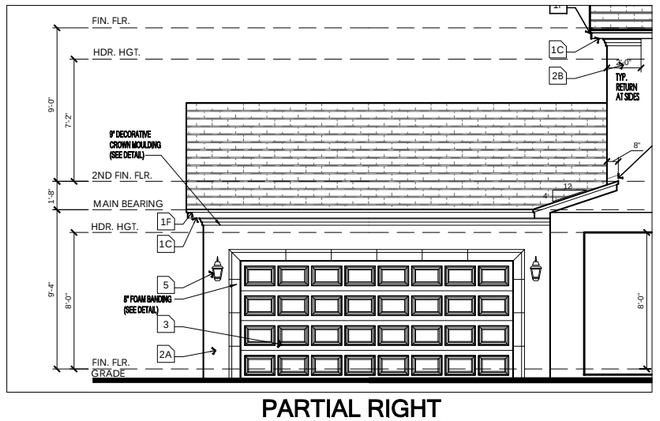
PARTIAL RIGHT
MEDITERRANEAN ELEVATION "C"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT
MEDITERRANEAN ELEVATION "B"

SCALE: 1/4" = 1'-0"



PARTIAL RIGHT
MEDITERRANEAN ELEVATION "A"

SCALE: 1/4" = 1'-0"

OPTIONAL 2 CAR SIDE LOAD GARAGE PARTIAL ELEVATIONS

SCALE: 1/4" = 1'

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Builder:

taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Unit:

Community: #### Street St.

Address: City, State Zip

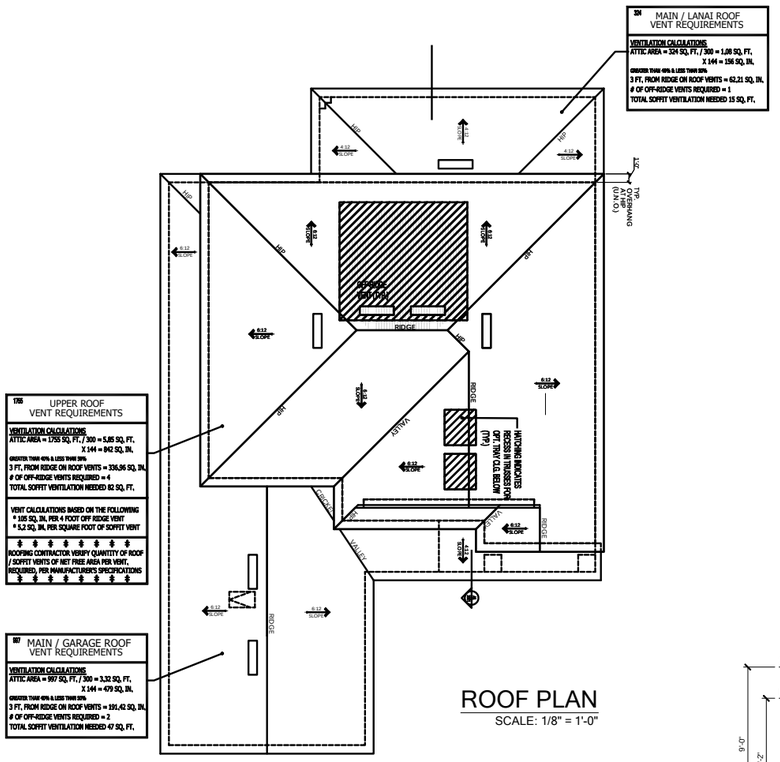
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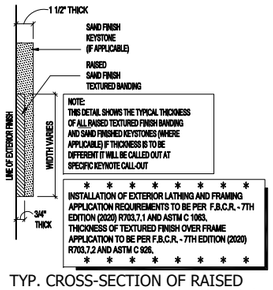
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Sheet:

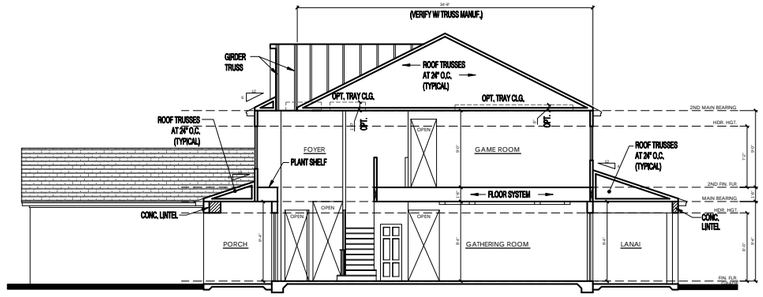
2I



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



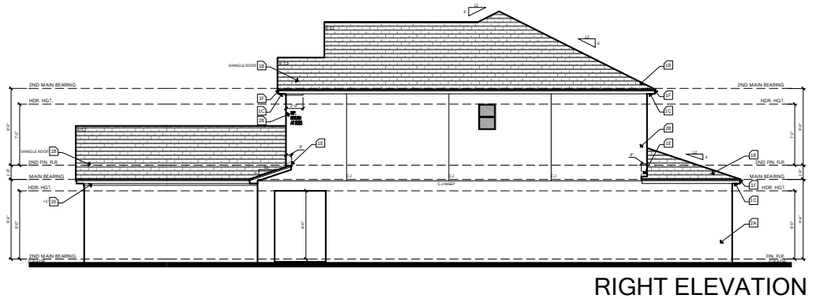
SECTION AA
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

- INCLUDED ELEVATION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

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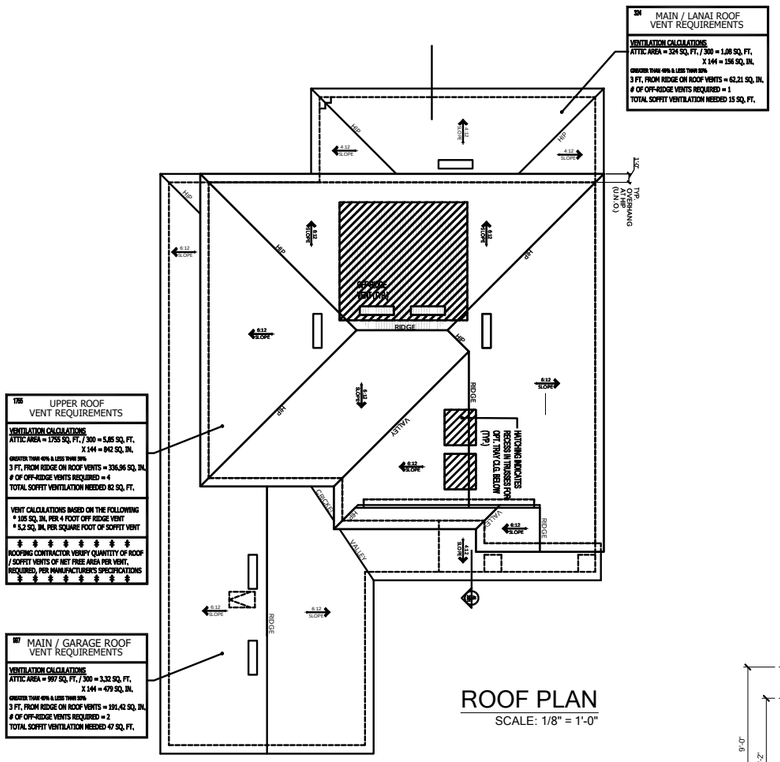
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Block: #### Street St.
Unit:
Lot:
Community:
Address: City, State Zip
Plot Date: 08 / 21 / 2023

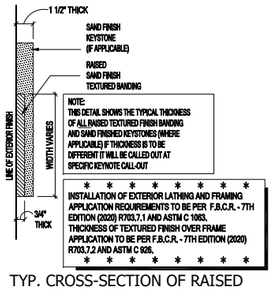
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Sheet
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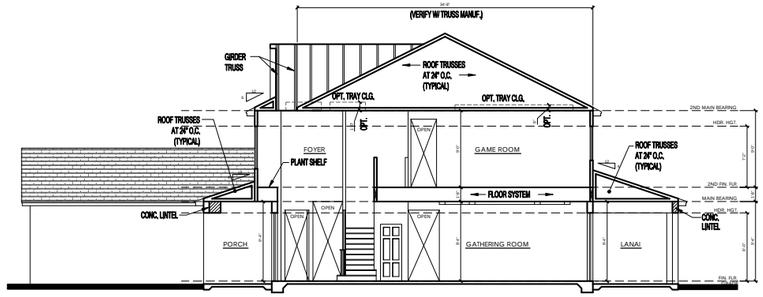


ROOF PLAN

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



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA

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



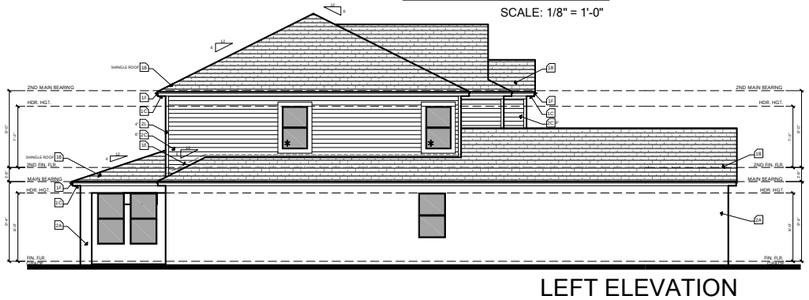
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



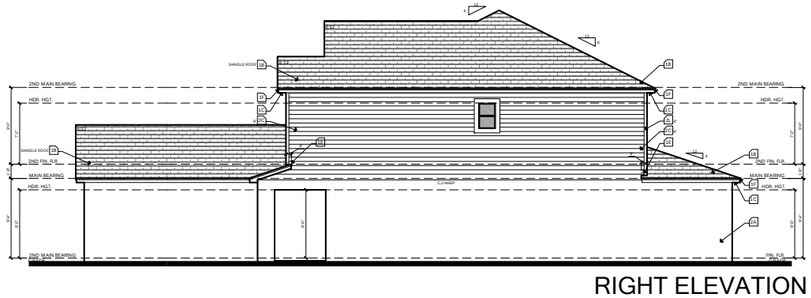
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

- INCLUDED ELEVATION - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
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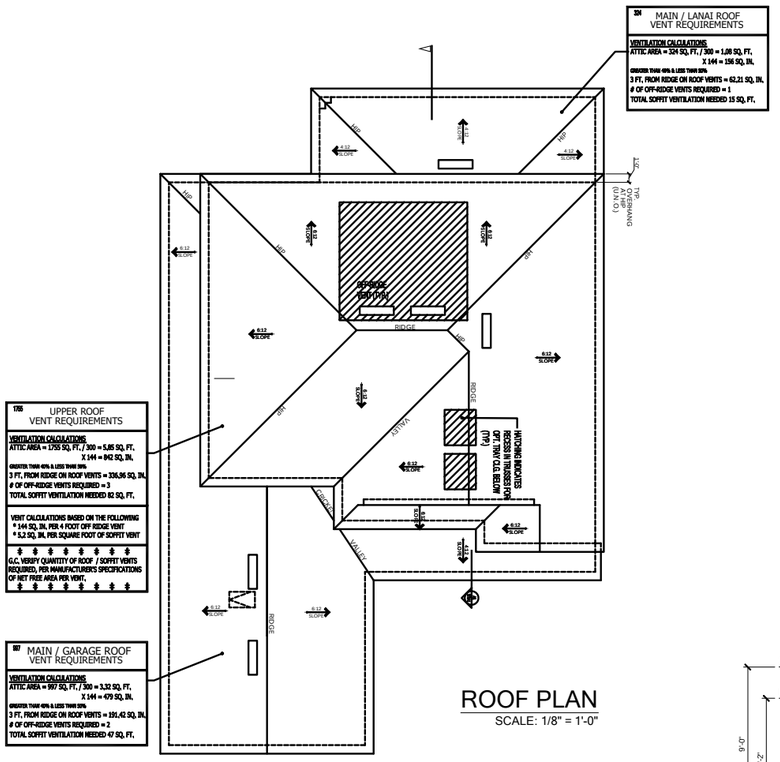
Builder: taylor morrison

Job Information:

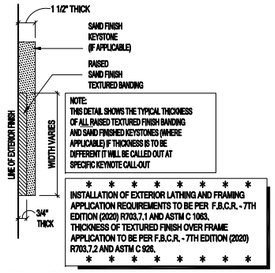
Sand Key
Community Name
Unit:
Block:
Lot:
Street St.
Community:
City, State Zip
Address:
08 / 21 / 2023
Plot Date:

Reference No.
21-15376

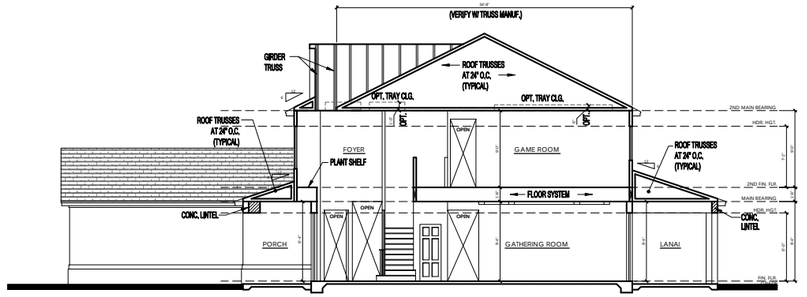
Sheet
3SE2



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



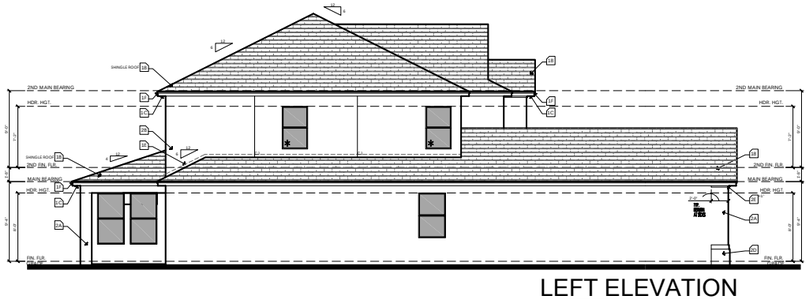
SECTION AA
SCALE: 1/8" = 1'-0"



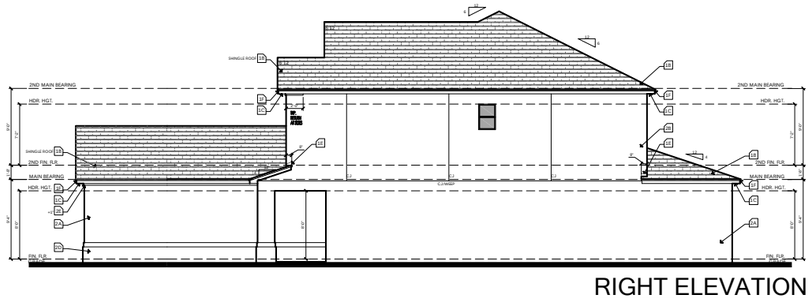
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

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Builder: taylor morrison

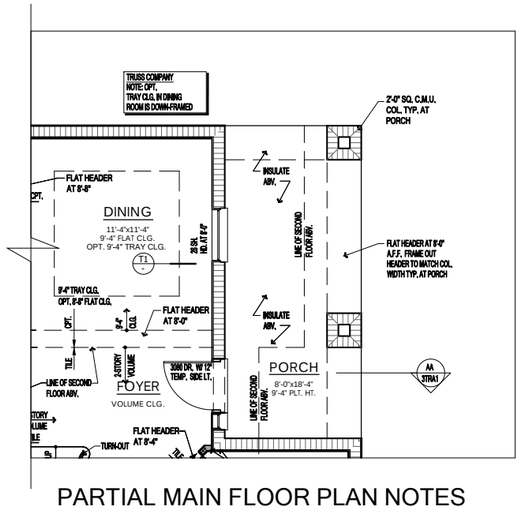
Job Information:

Sand Key
Community Name
Block: #### Street St.
Lot: City, State Zip
Community: 12 / 08 / 2022
Address: Plot Date:
Unit:

Reference No.
21-15376

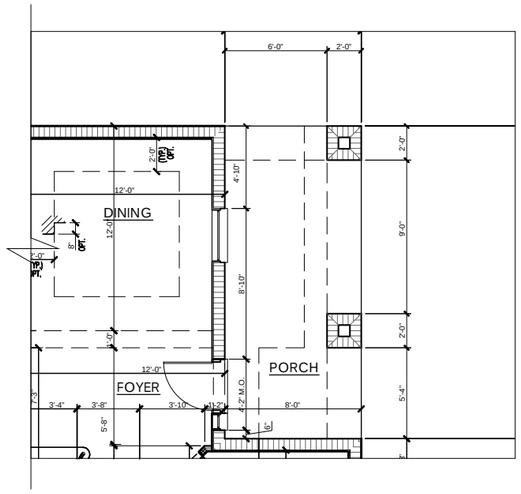
Sheet
3TRA1

- TRADITIONAL ELEVATION - A



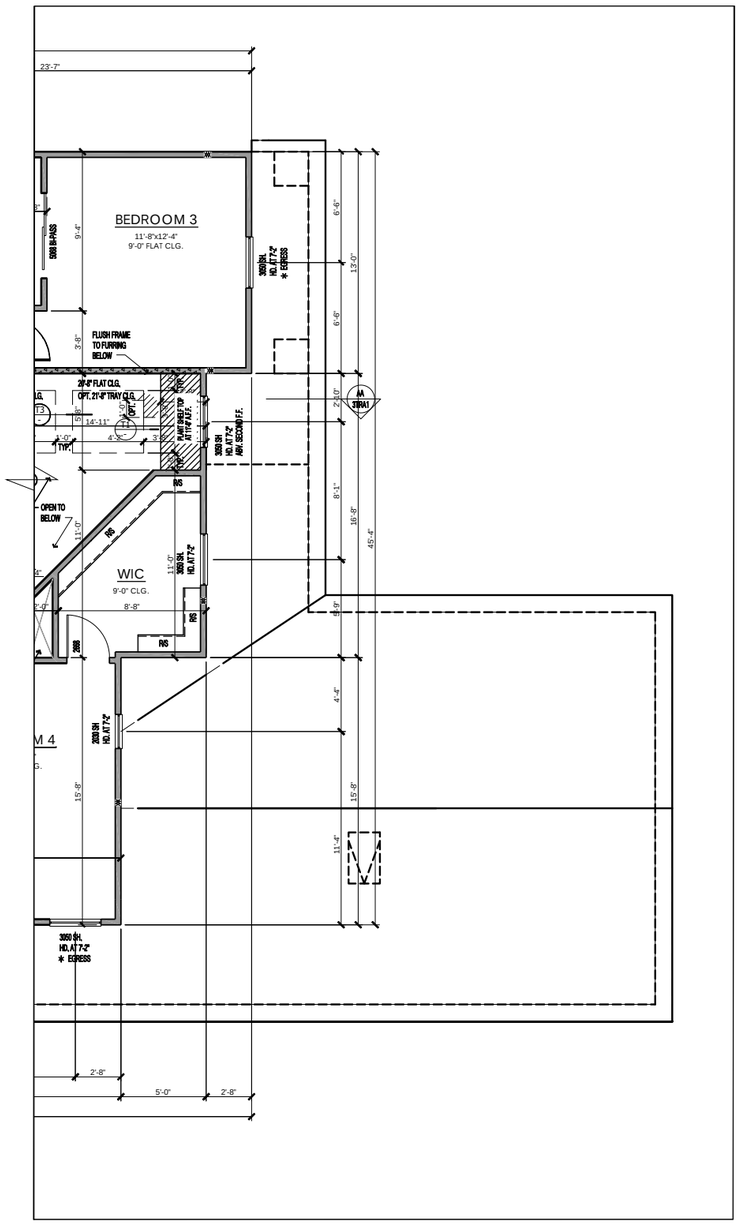
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION A

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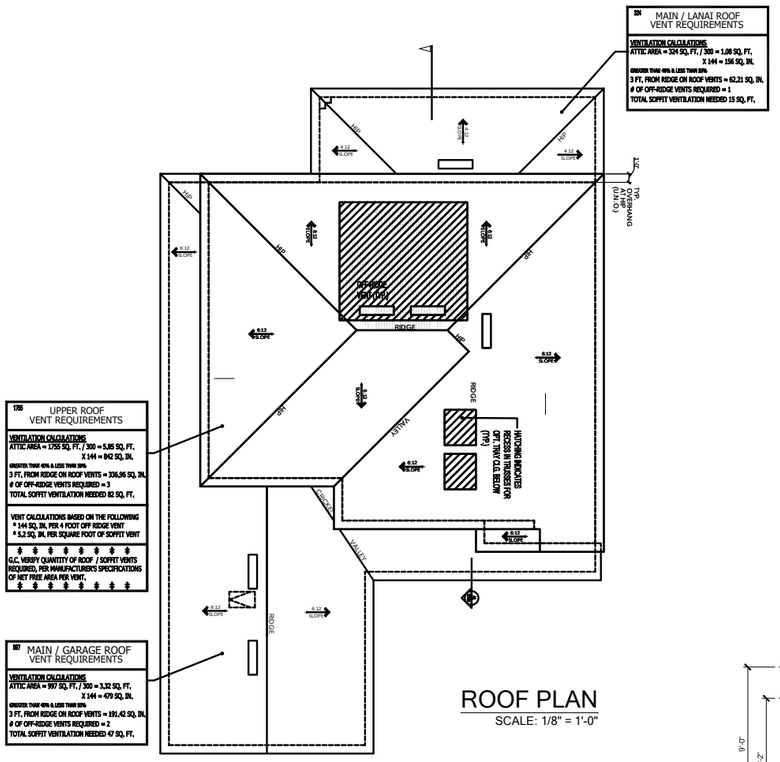
Builder: taylor morrison

Job Information:

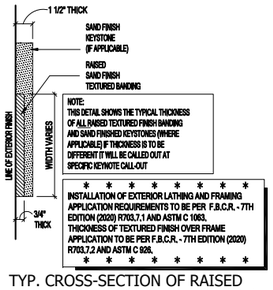
Sand Key
Community Name
Lot:
Block:
Unit:
Community:
Street St.
Address:
City, State Zip
Plot Date: 01 / 09 / 2023

Reference No.
21-15376

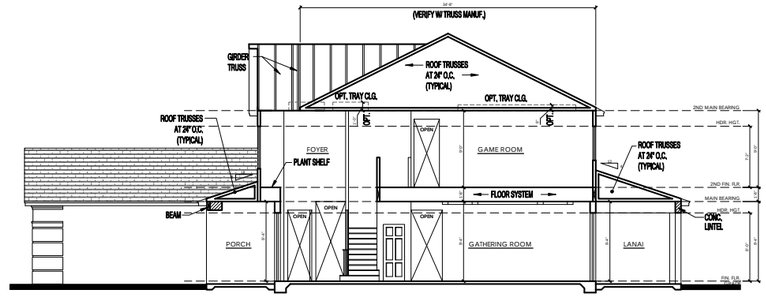
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ROOF PLAN
SCALE: 1/8" = 1'-0"



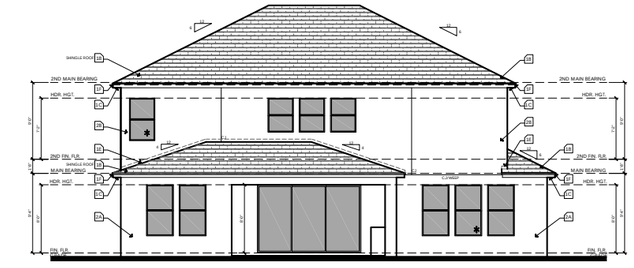
TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



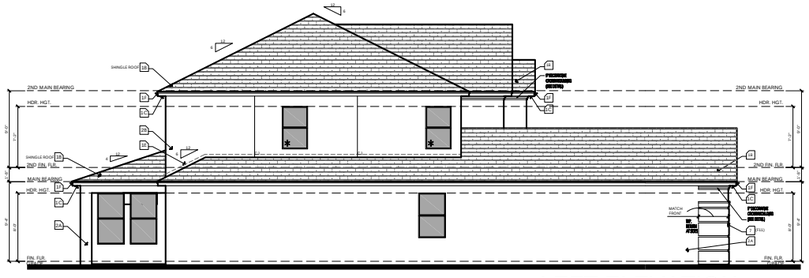
SECTION AA
SCALE: 1/8" = 1'-0"



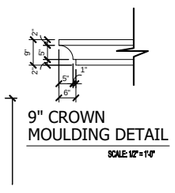
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



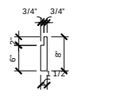
REAR ELEVATION
SCALE: 1/8" = 1'-0"



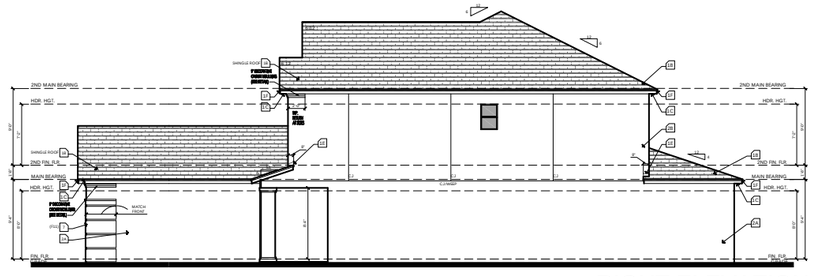
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



SCALE: 1/2" = 1'-0"



SCALE: 3/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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Builder: taylor morrison

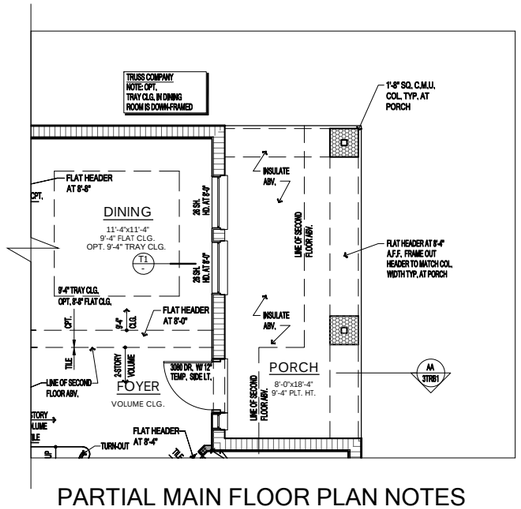
Job Information:

Sand Key
Community Name
Lot:
Block:
Community:
Address:
Street St.
City, State Zip
Unit:
Plot Date: 12 / 08 / 2022

Reference No.
21-15376

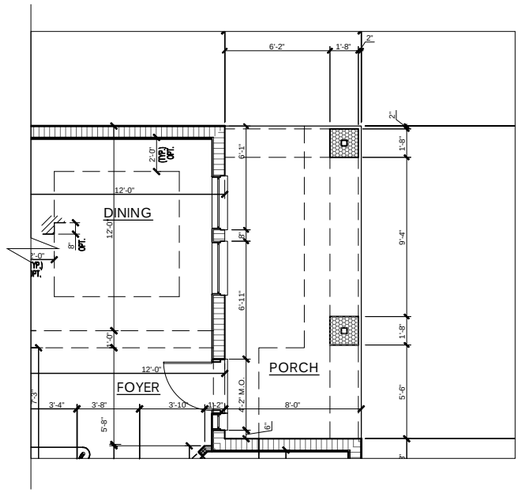
Sheet
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TRADITIONAL ELEVATION - B



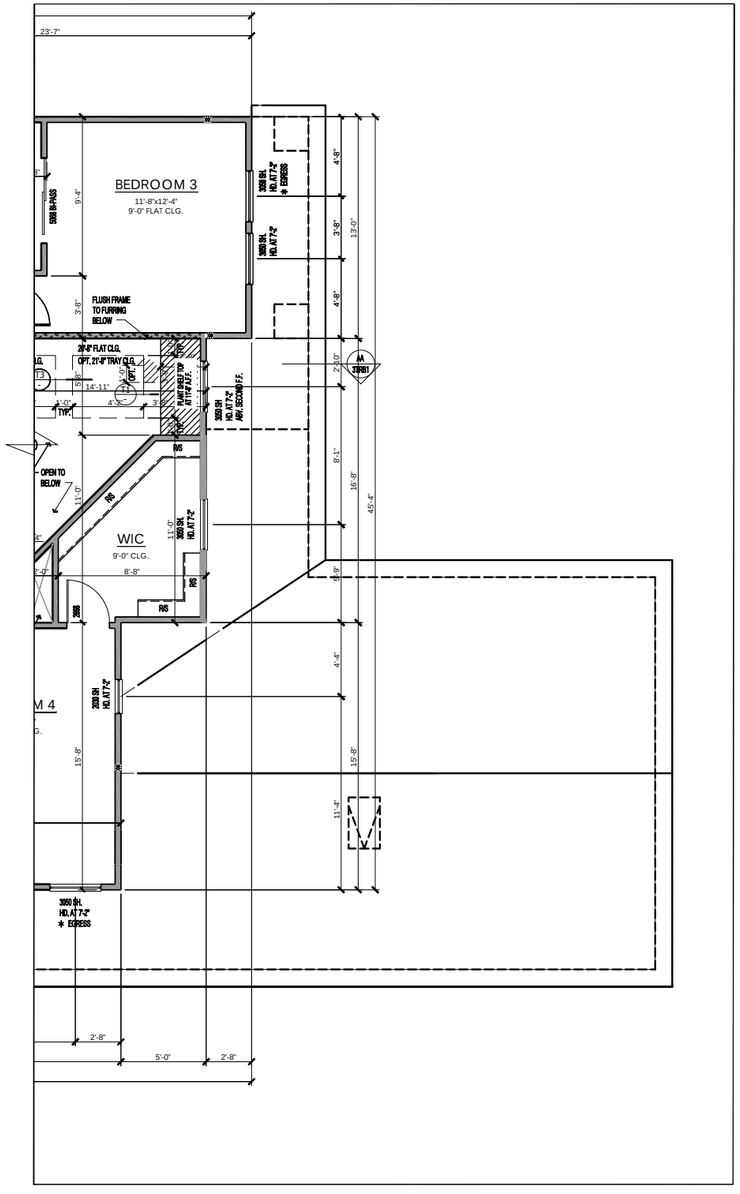
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

WINDOW FALL PROTECTION

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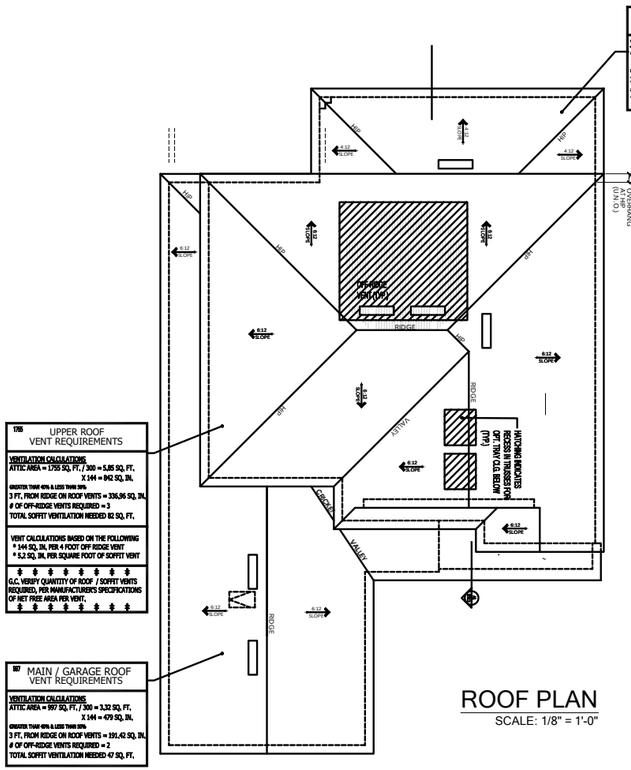
Job Information:

Sand Key
Community Name
Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 01 / 09 / 2023

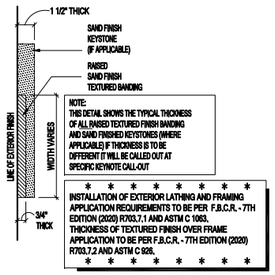
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Sheet:
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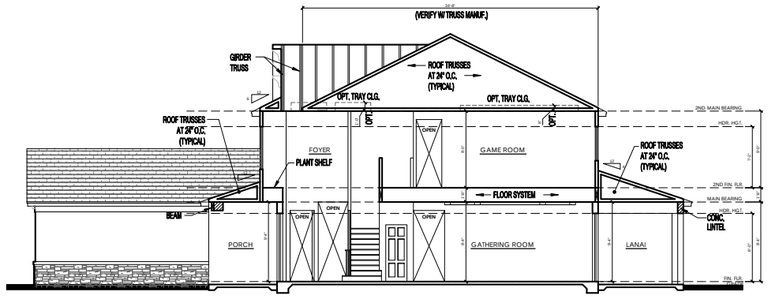
PARTIAL FLOOR PLAN TRADITIONAL ELEVATION B



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

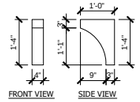


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

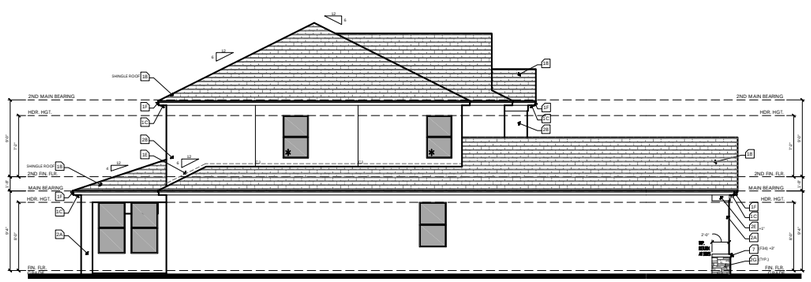
G.C. VERIFY - ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/2" PAST THE FACE OF THE STONE



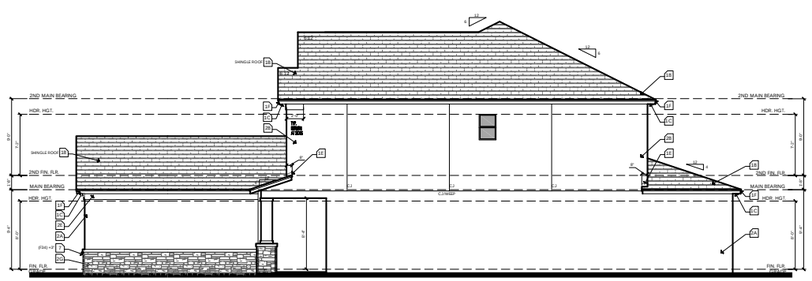
REAR ELEVATION
SCALE: 1/8" = 1'-0"



DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

TRADITIONAL ELEVATION - C

ELEVATION KEY NOTES

1. Roofing
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   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
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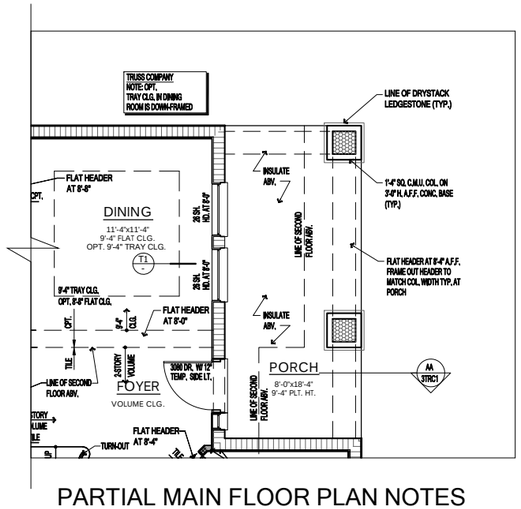
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot:
Block:
Unit:
Community:
Address: #### Street St.
City, State Zip
Plot Date: 12 / 08 / 2022

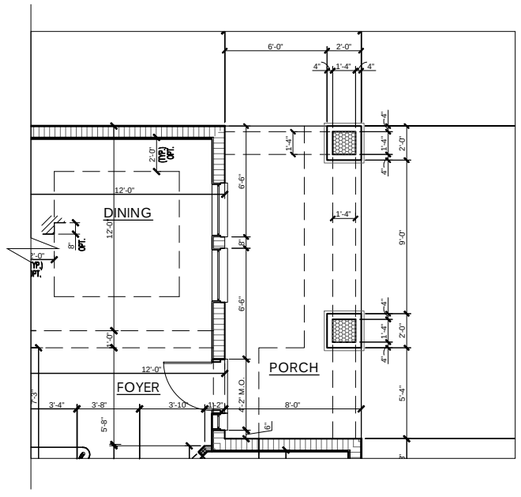
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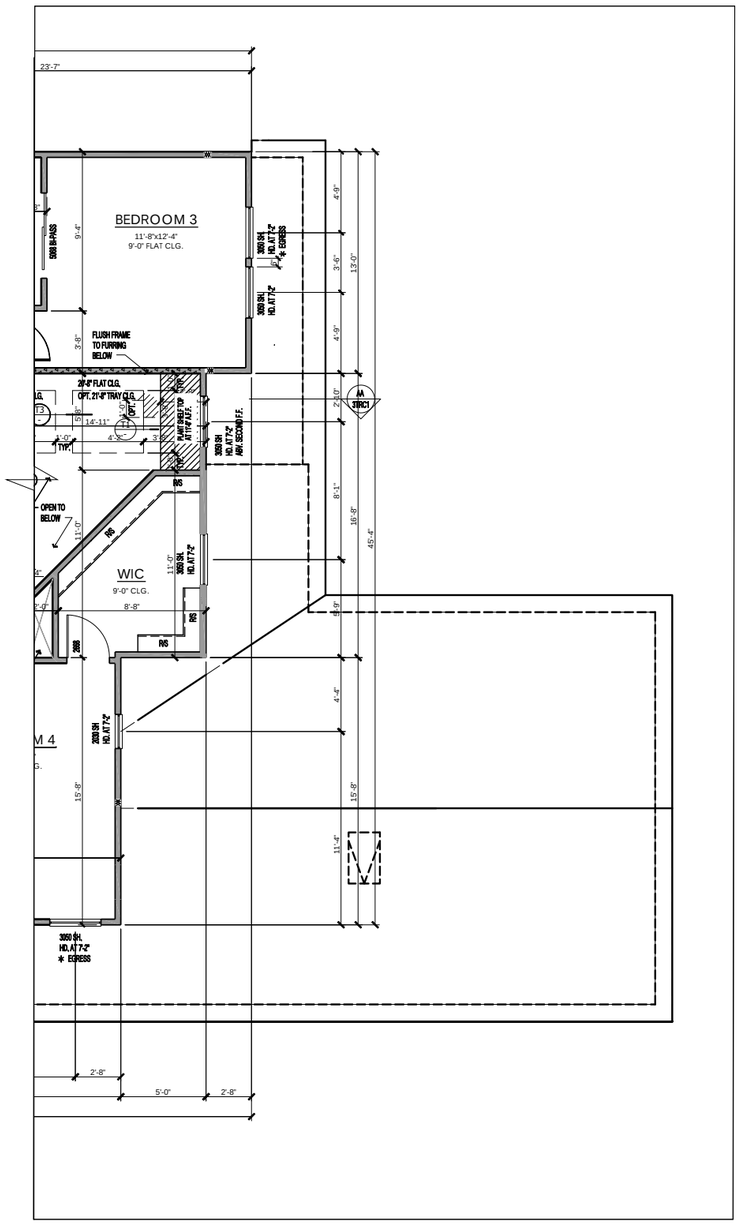
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

PARTIAL FLOOR PLAN TRADITIONAL ELEVATION C

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gokeesee.com
238 Southhall Lane Suite 200
Maitland, FL 32751
o.(407) 960 2333

Builder: taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Unit:

Community: ####

Address: Street St.

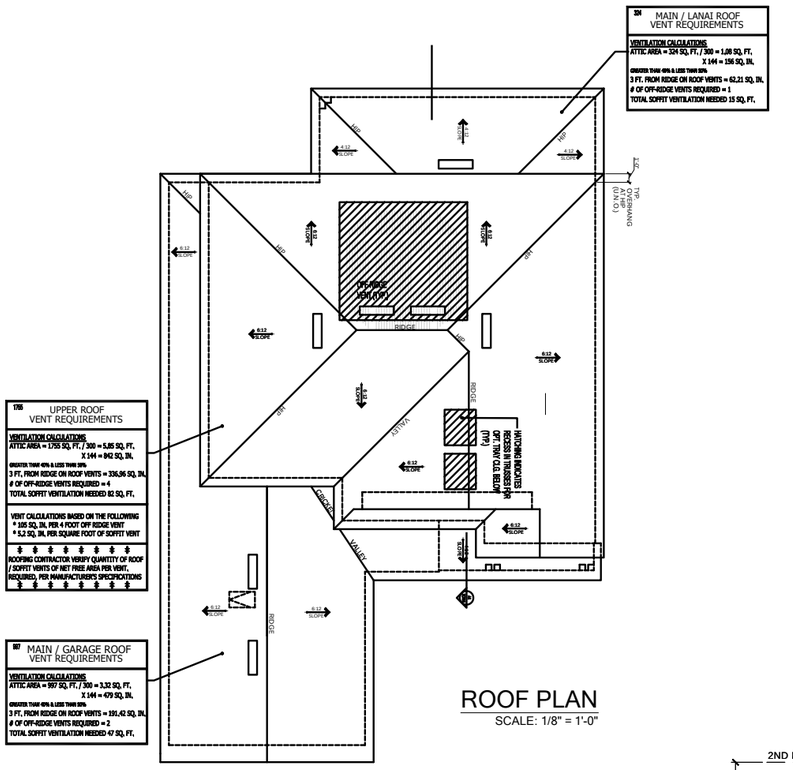
City, State Zip

Plot Date: 01 / 09 / 2023

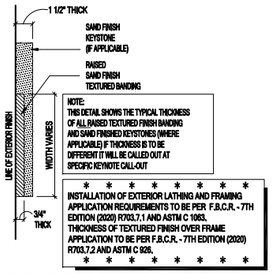
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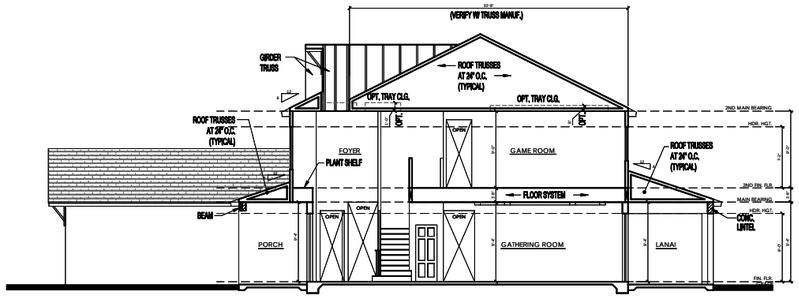
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ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE

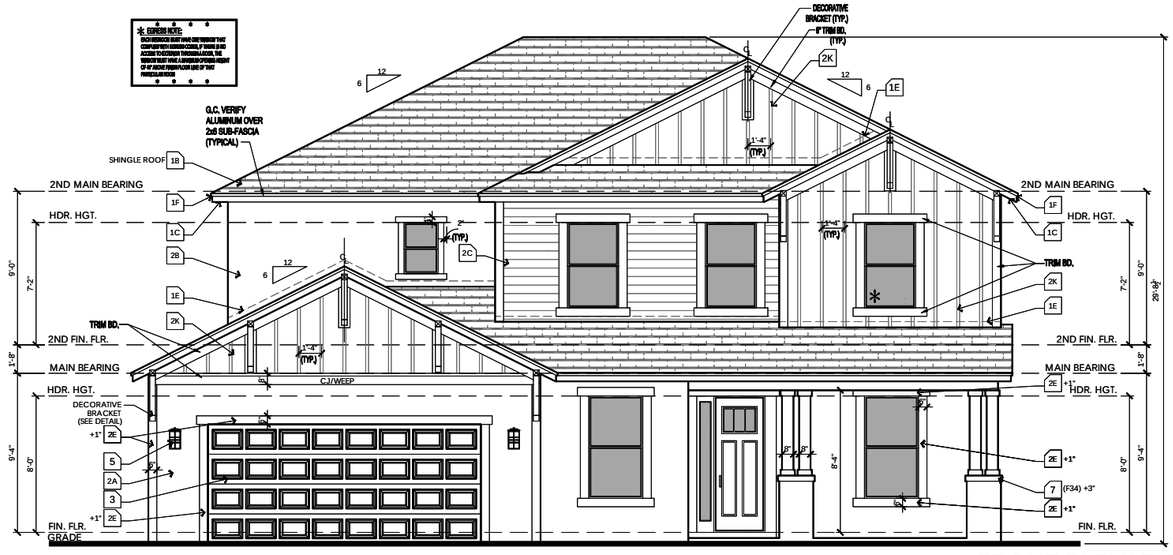


SECTION AA
SCALE: 1/8" = 1'-0"

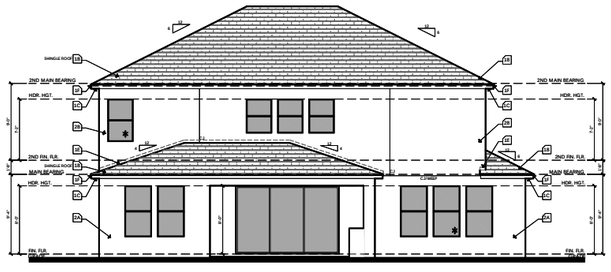
ELEVATION KEY NOTES

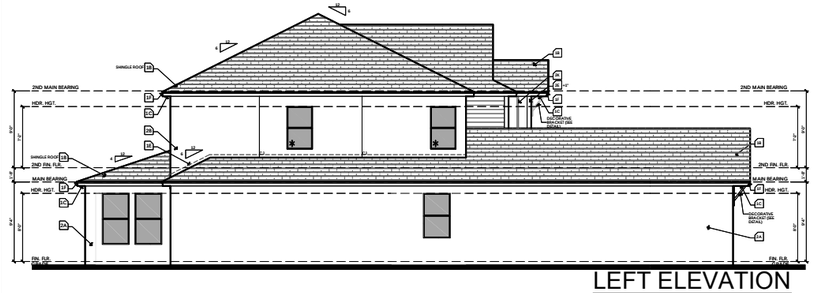
1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

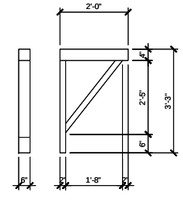


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

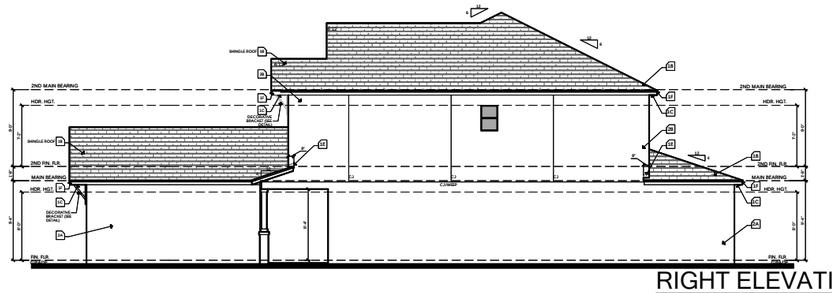




LEFT ELEVATION
SCALE: 1/8" = 1'-0"



DECORATIVE BRACKET DETAIL
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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CRAFTSMAN ELEVATION - A

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228 Smithfield Lane Suite 200
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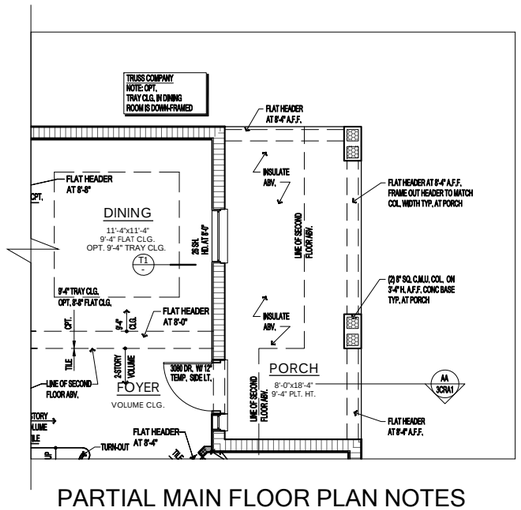
Builder: taylor morrison

Job Information:

Sand Key
Community Name
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Unit:
Rev/Date: 08 / 21 / 2023

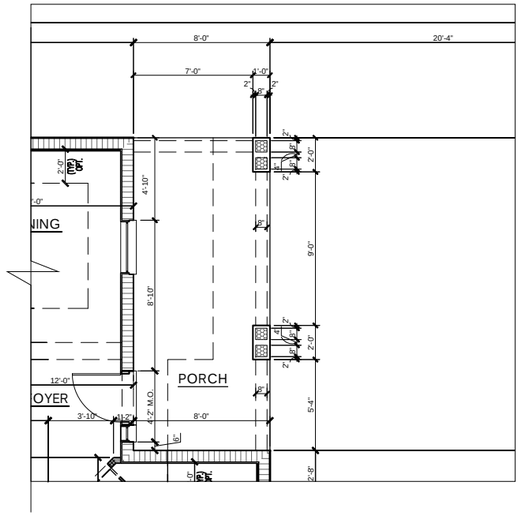
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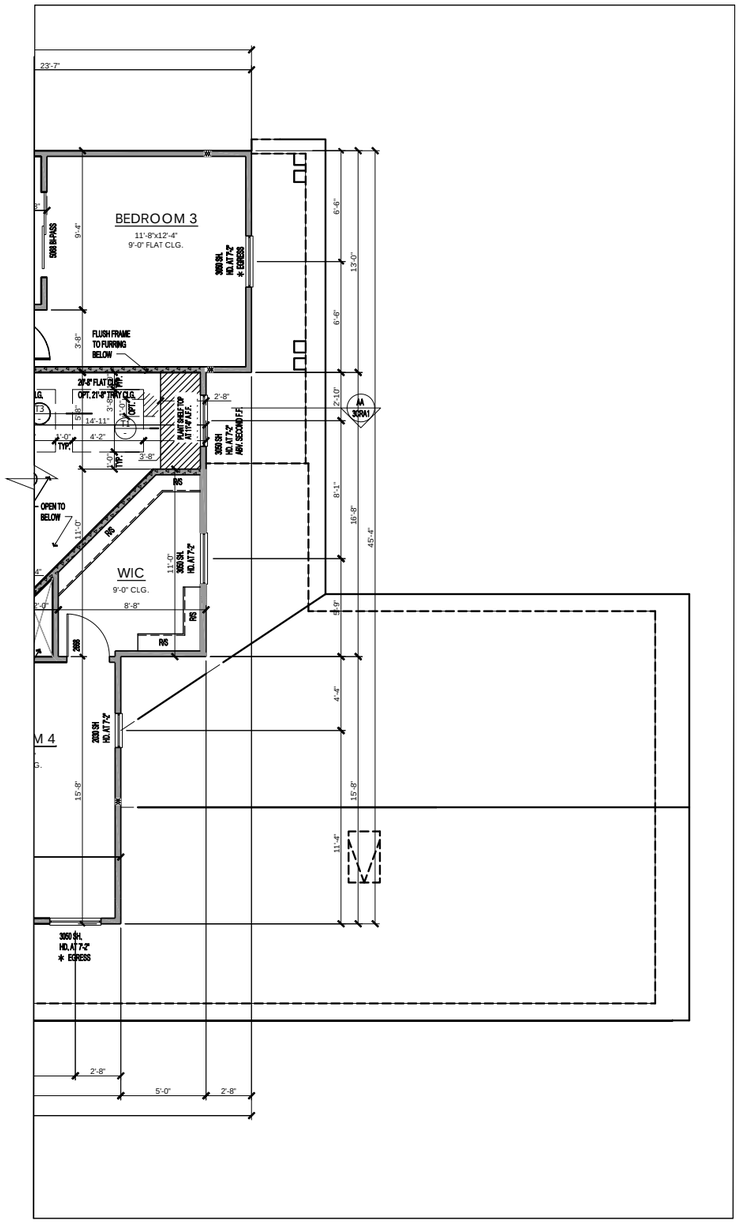
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

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INSULATE WALL	
LOW WALL AT 3'-4"	

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Builder: taylor morrison

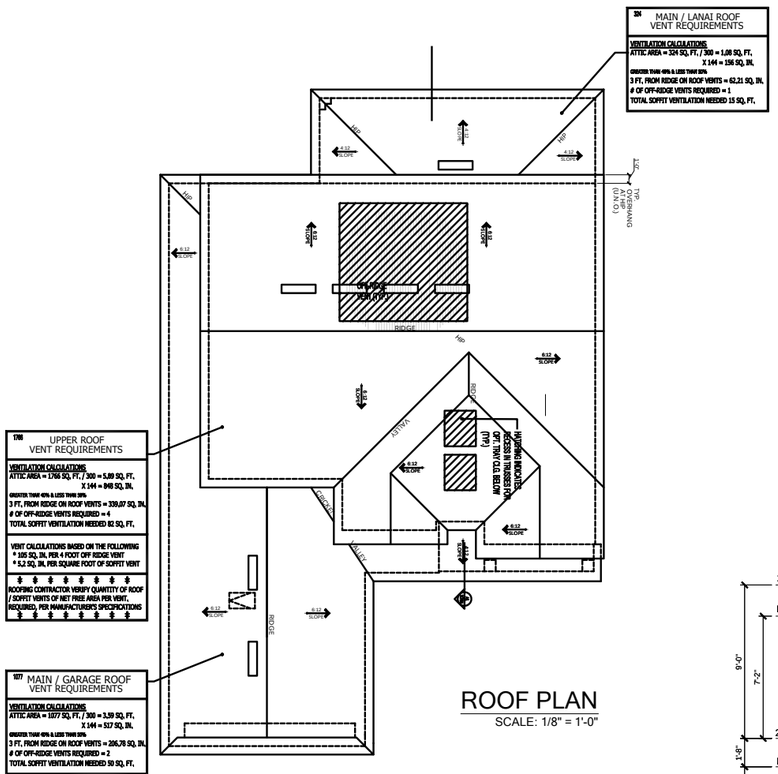
Job Information:

Sand Key
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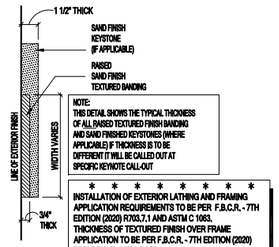
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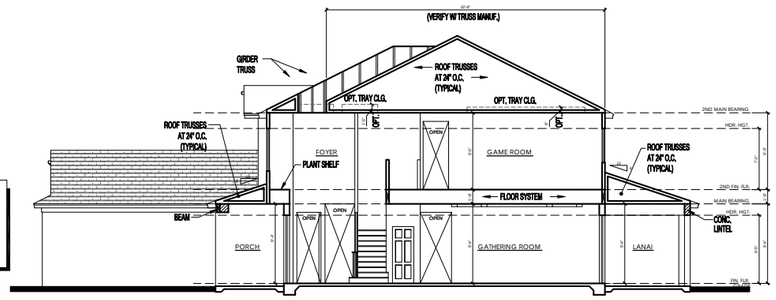
PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION A & D



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



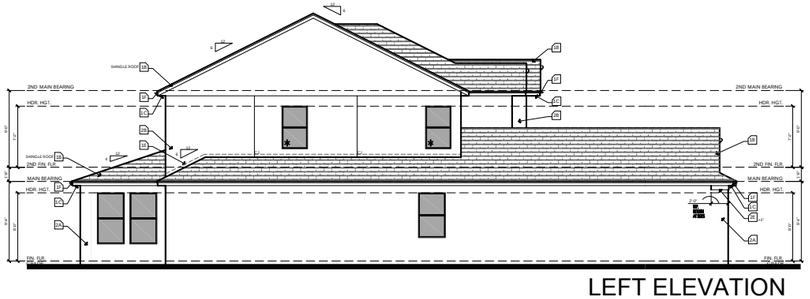
SECTION AA
SCALE: 1/8" = 1'-0"



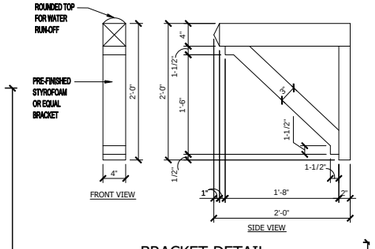
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



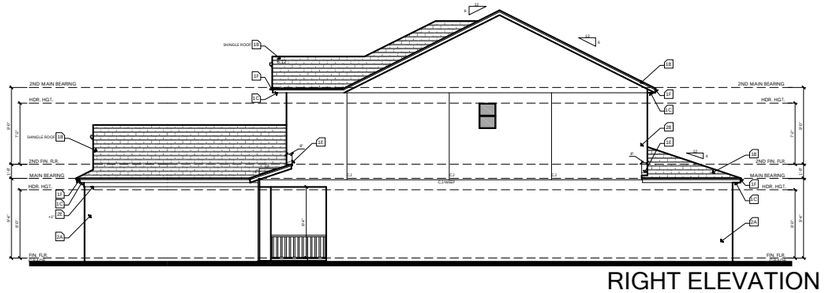
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BRACKET DETAIL
SCALE: 1" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - B

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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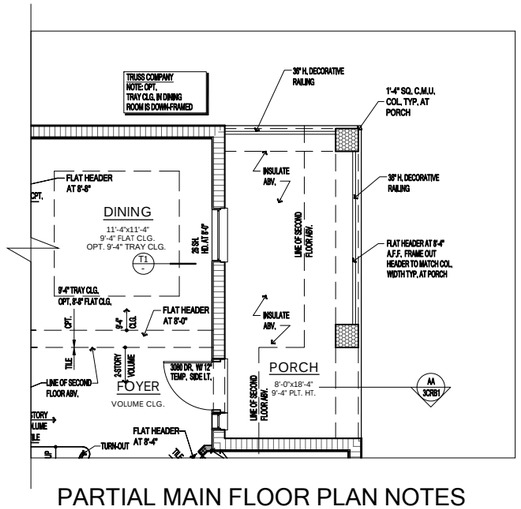
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Builder: taylor morrison

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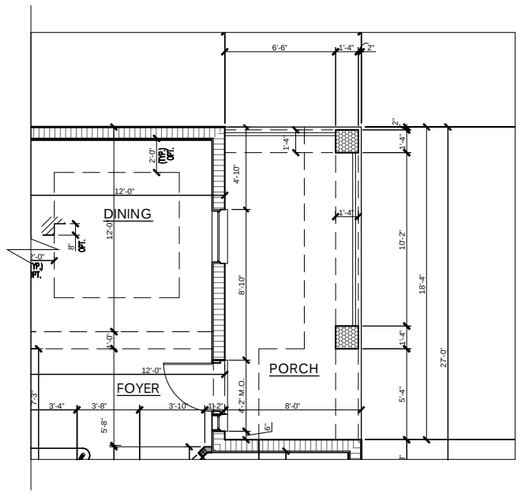
Sand Key
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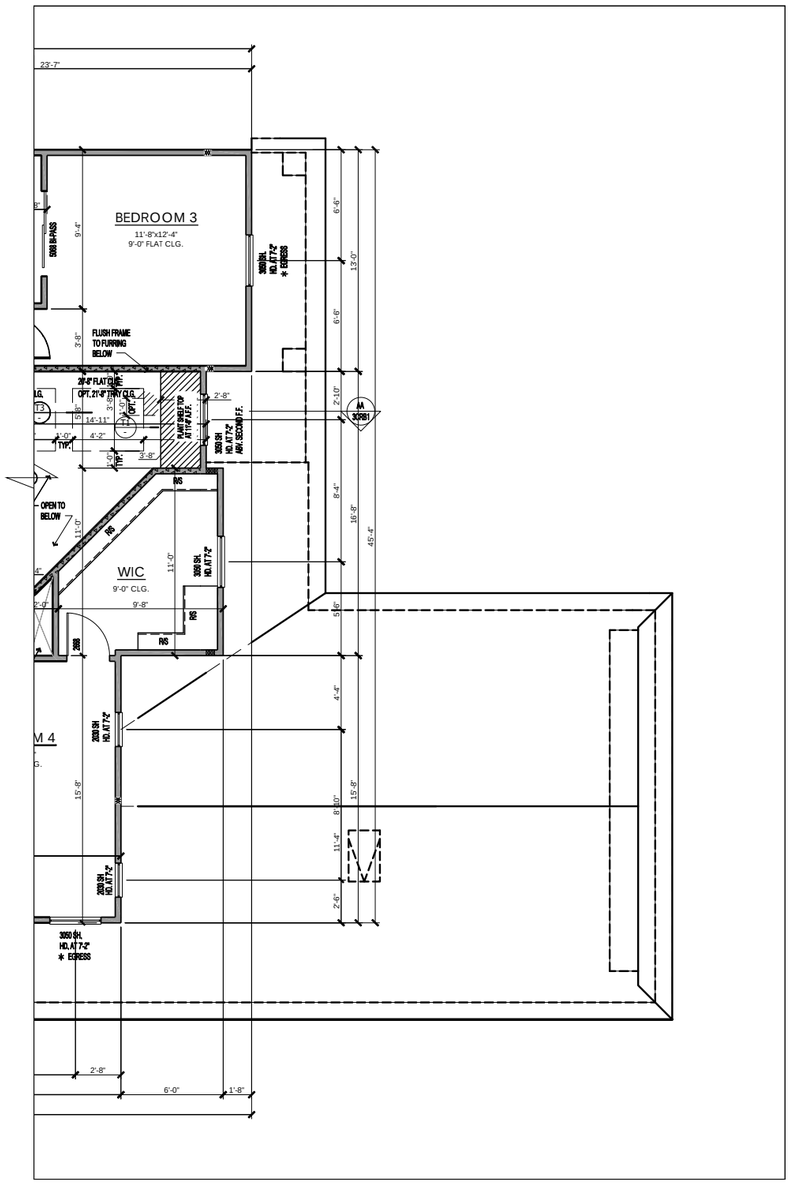
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

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PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION B & E

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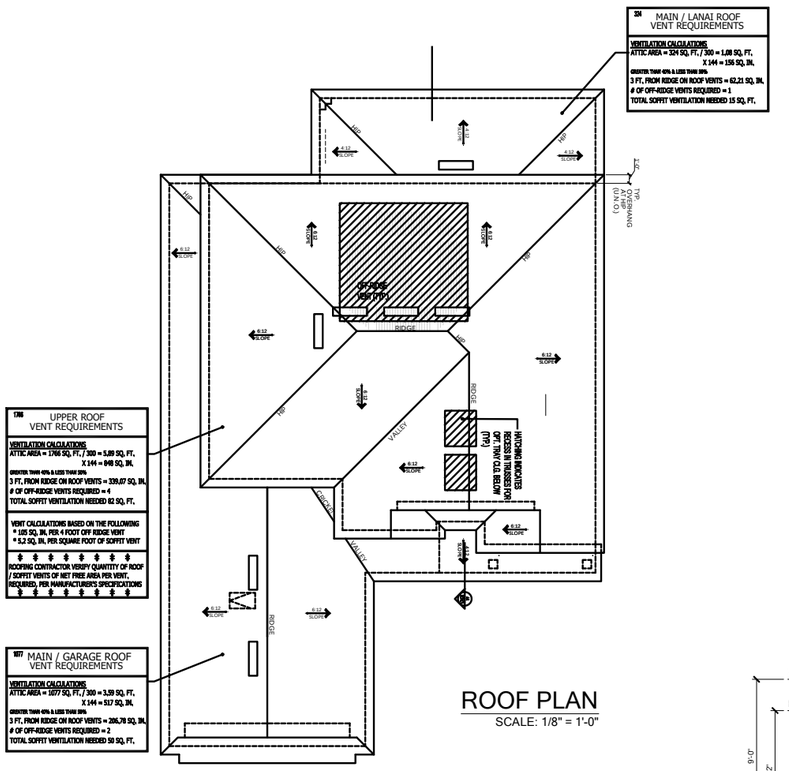
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Sheet:
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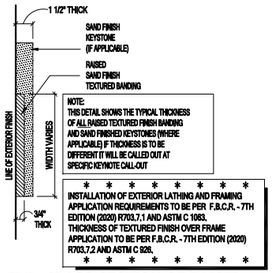


ROOF PLAN
SCALE: 1/8" = 1'-0"

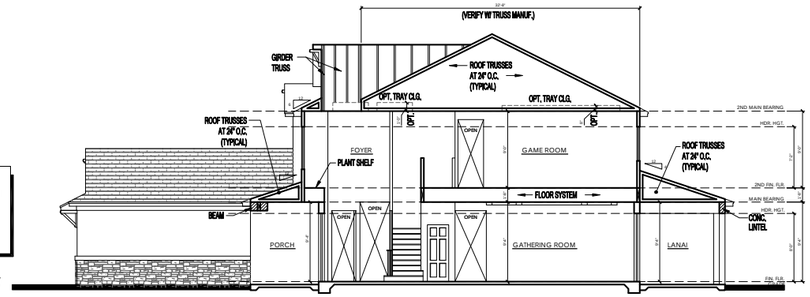
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

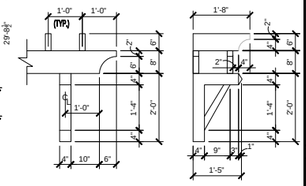
ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



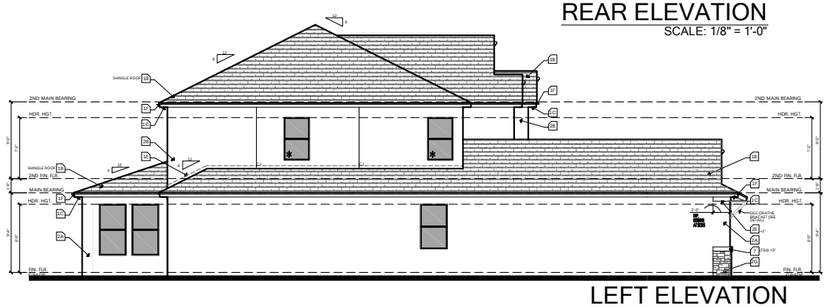
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



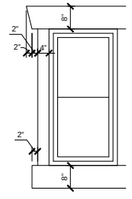
DECORATIVE BRACKET DETAIL



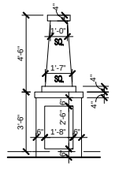
REAR ELEVATION
SCALE: 1/8" = 1'-0"



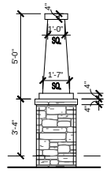
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



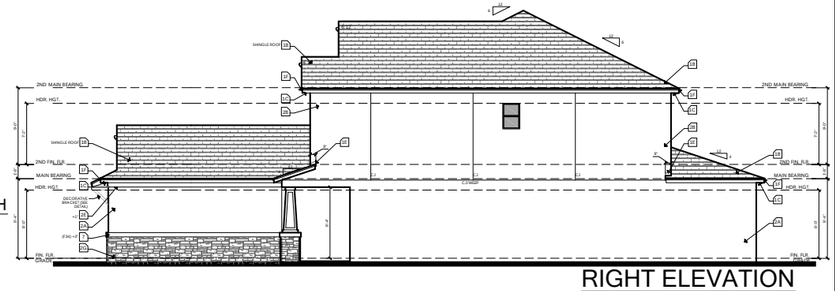
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"



TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - C

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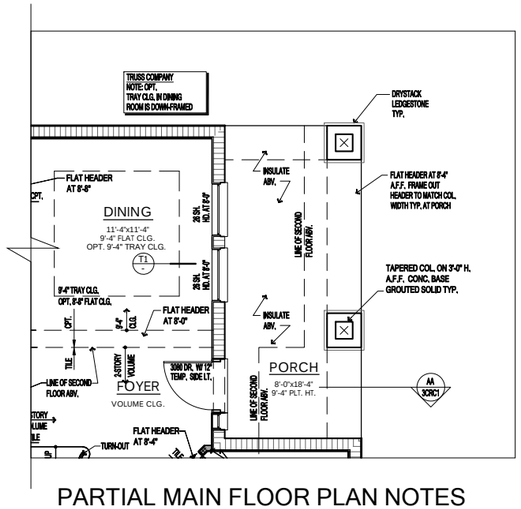
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot:
Block:
Community:
Address:
Street St.
City, State Zip
Plot Date: 08 / 21 / 2023
Unit:

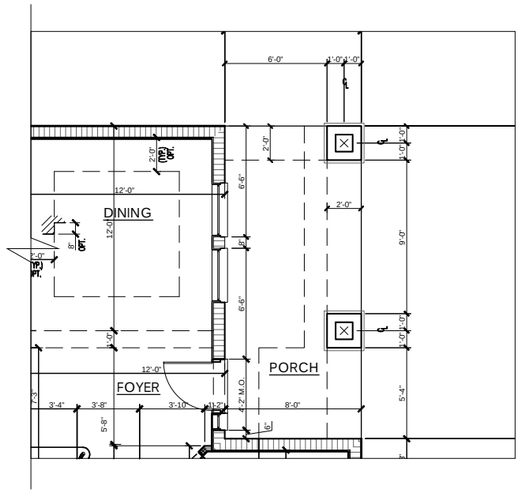
Reference No.
21-15376

Sheet:
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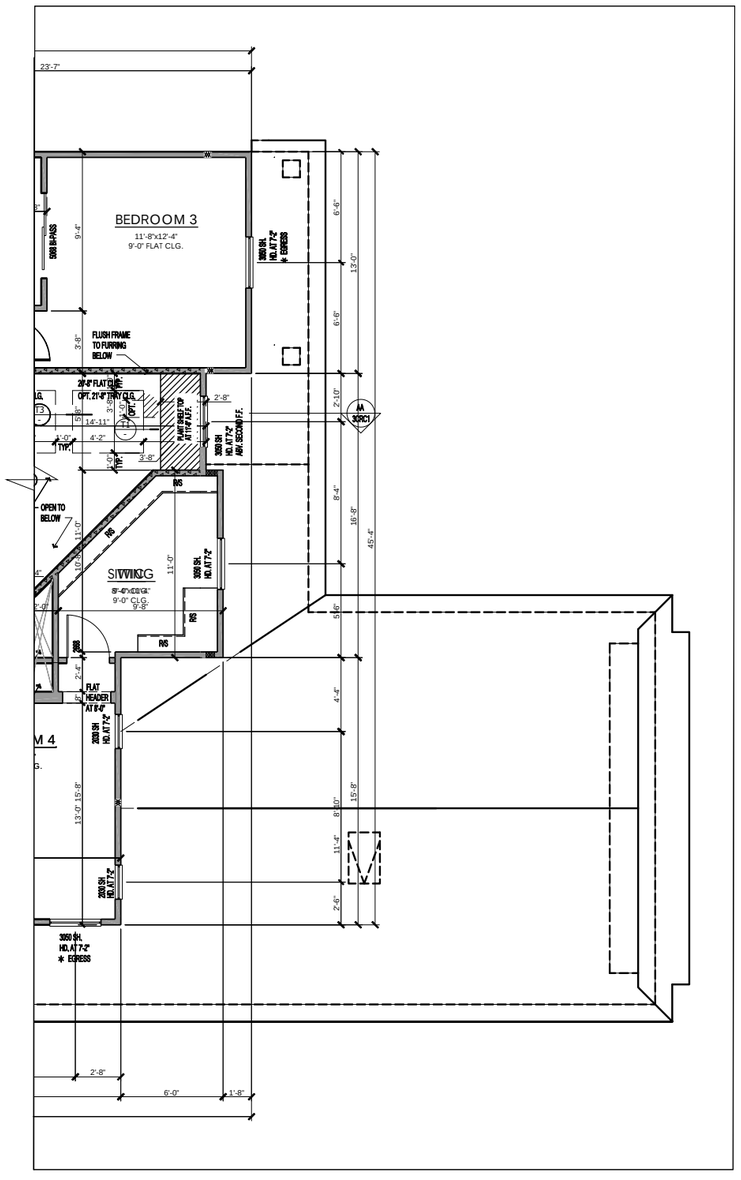
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

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HATCHING LEGEND
LOAD BEARING WALL
INSULATE WALL
LOW WALL AT 3'-4"

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN CRAFTSMAN ELEVATION C & F

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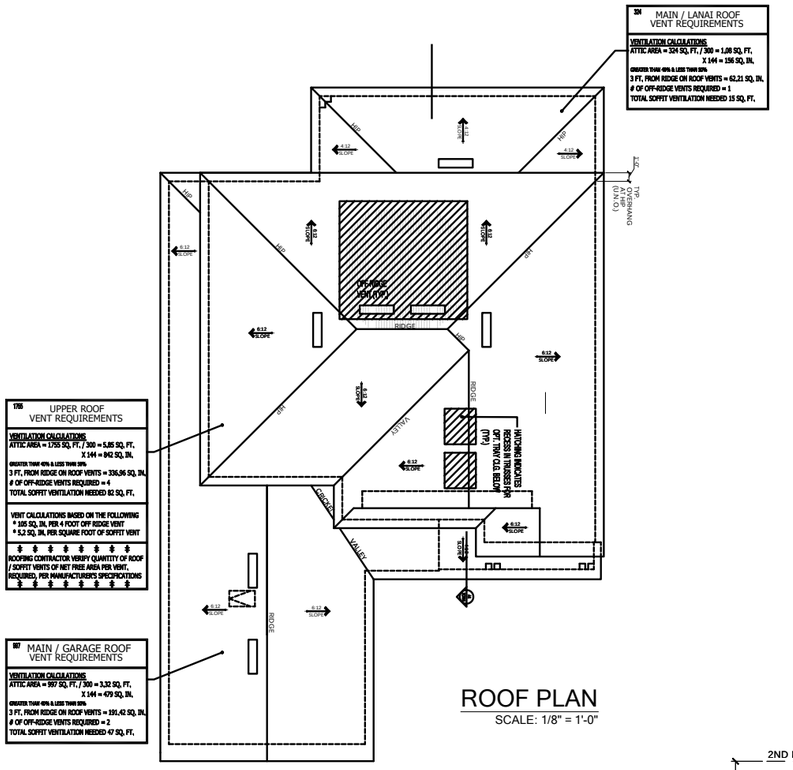
Builder: taylor morrison

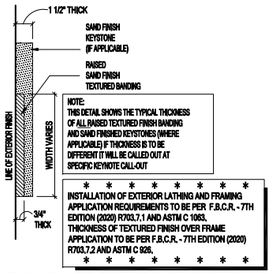
Job Information:

Sand Key
Community Name
Lot: Block: Unit:
Community: #### Street St.
Address: City, State Zip
Plot Date: 08 / 21 / 2023

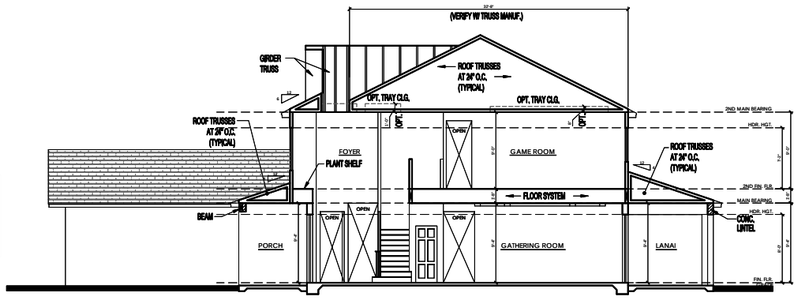
Reference No.
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Sheet:
3CRC2





TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
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   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
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Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

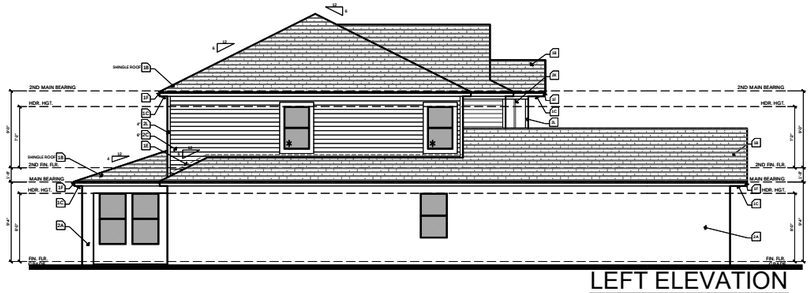
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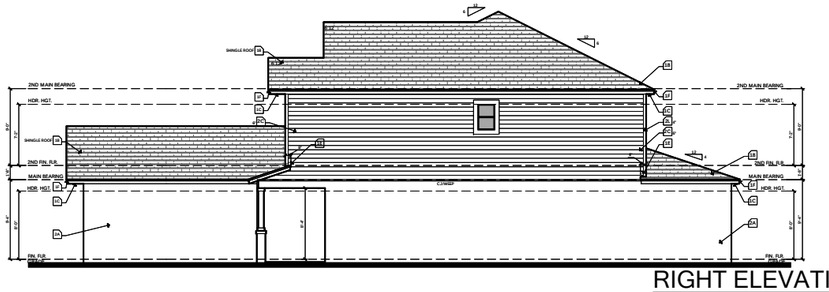


FRONT ELEVATION
SCALE: 1/4" = 1'-0"





LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - D - SIDING OPTION

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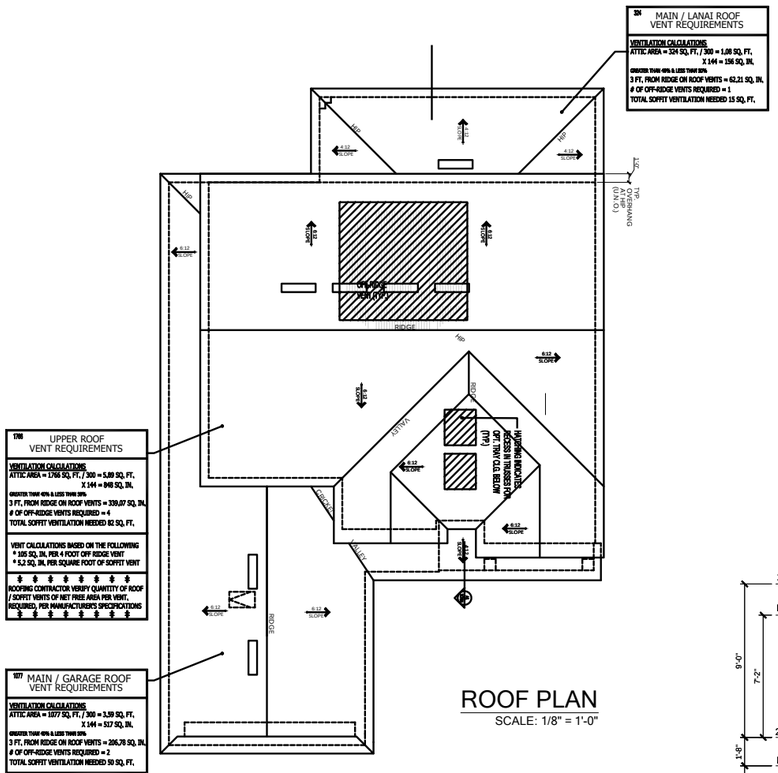
Builder: taylor morrison

Job Information:

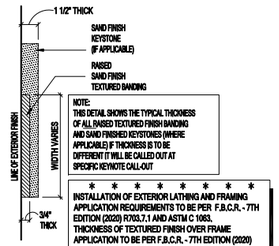
Sand Key
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community Address:
08 / 21 / 2023
Rev Date:

Reference No.
21-15376

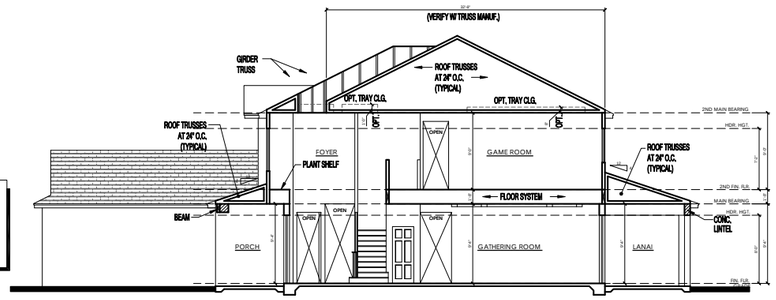
Sheet:
3CRD1



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



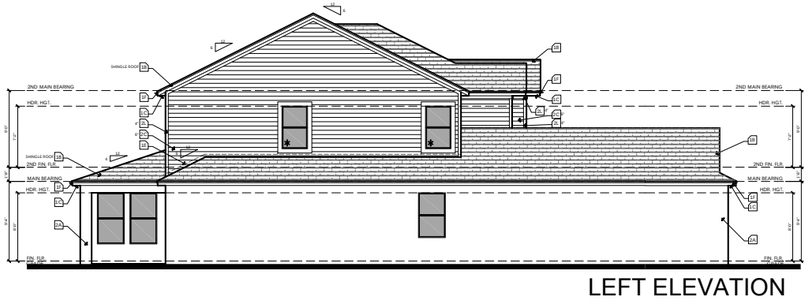
SECTION AA
SCALE: 1/8" = 1'-0"



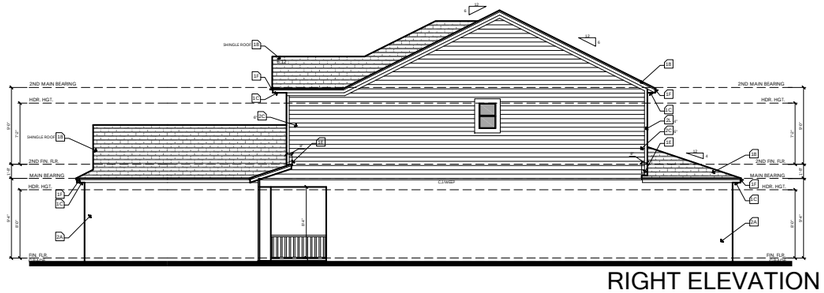
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CRAFTSMAN ELEVATION - E - SIDING OPTION

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
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   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
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   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
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   - G. Indicates simulated stone veneer.
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   - I. Indicates simulated brick veneer.
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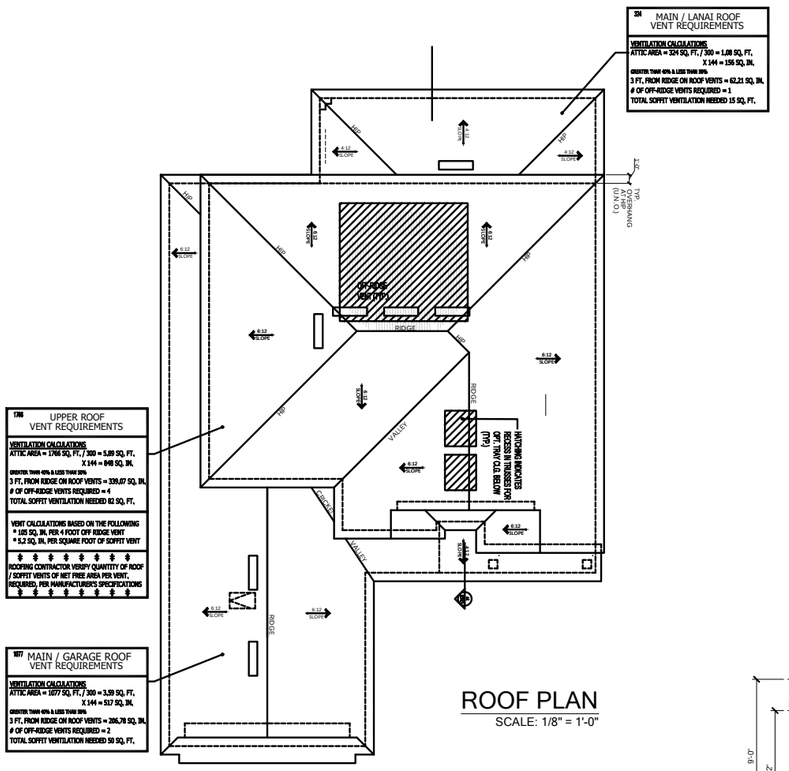
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Builder: taylor morrison

Job Information:

Sand Key
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Address: #### Street St.
City, State Zip
Unit:
Plot Date: 08 / 21 / 2023

Reference No.
21-15376
Sheet:
3CRE1

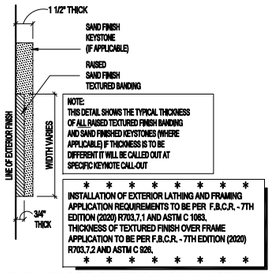


ROOF PLAN
SCALE: 1/8" = 1'-0"

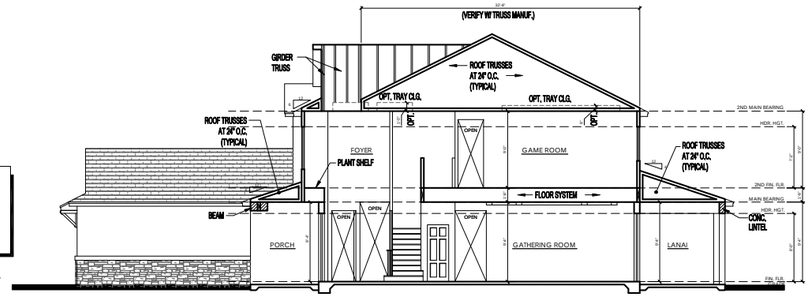
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TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
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   - F. Indicates simulated stone header (will need to show as staggered).
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   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

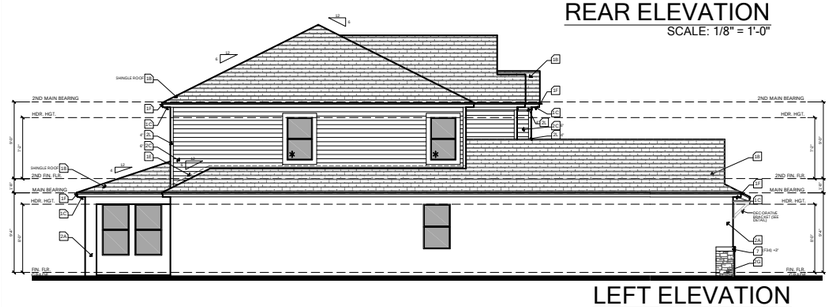
Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



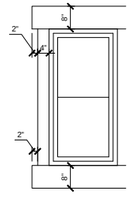
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



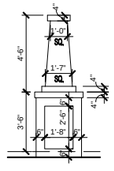
REAR ELEVATION
SCALE: 1/8" = 1'-0"



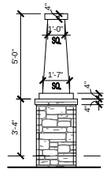
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



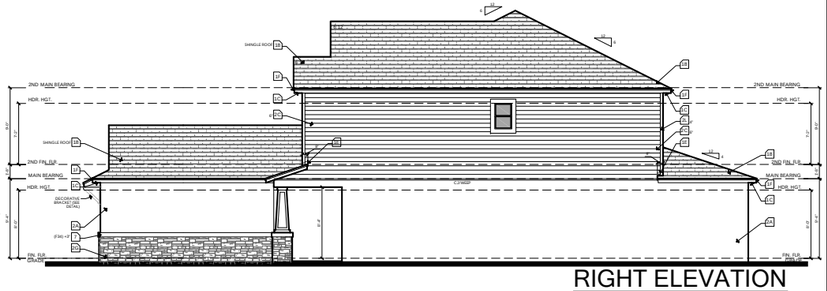
TYP. WINDOW/ DOOR TRIM DETAIL
SCALE: 1/2" = 1'-0"



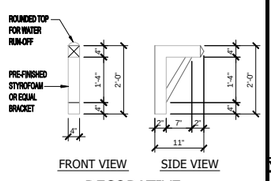
TYP. COLUMN DETAIL AT BALCONY
SCALE: 1/4" = 1'-0"



TYP. COLUMN DETAIL AT PORCH
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



DECORATIVE BRACKET DETAIL

CRAFTSMAN ELEVATION - F - SIDING OPTION

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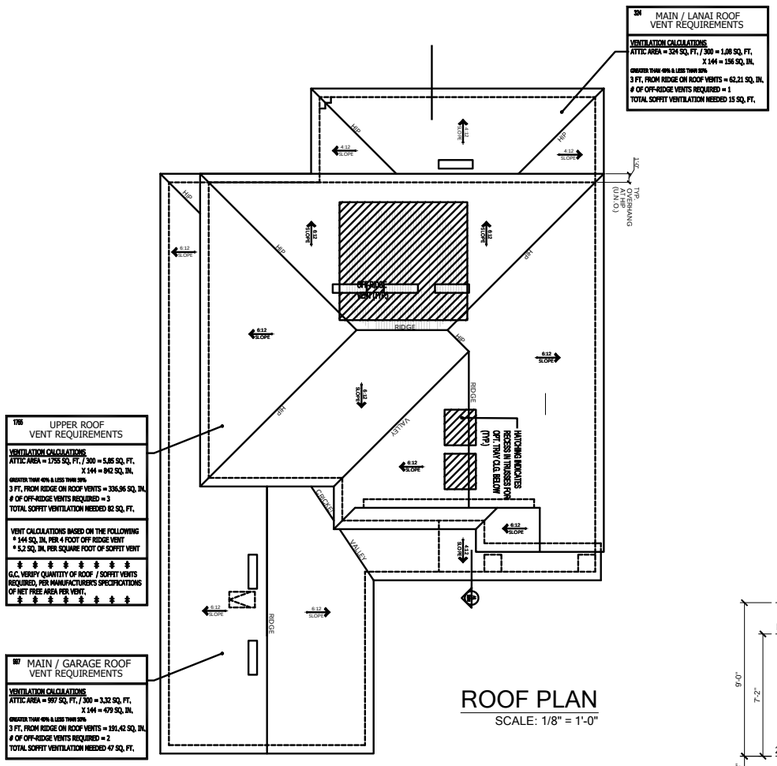
Builder: taylor morrison

Job Information:

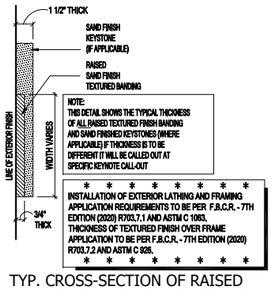
Sand Key
Community Name
Lot:
Block: ####
Community: Street St.
Address: City, State Zip
Plot Date: 08 / 21 / 2023
Unit:

Reference No.
21-15376

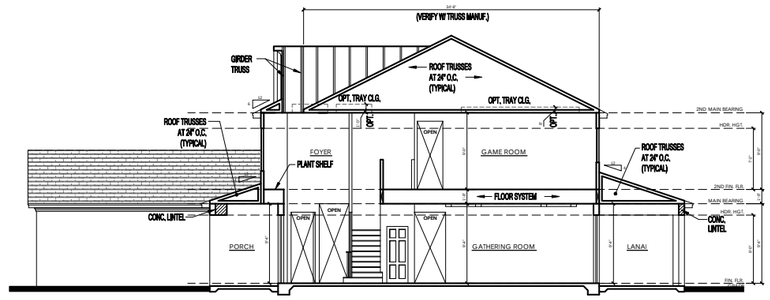
Sheet:
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ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

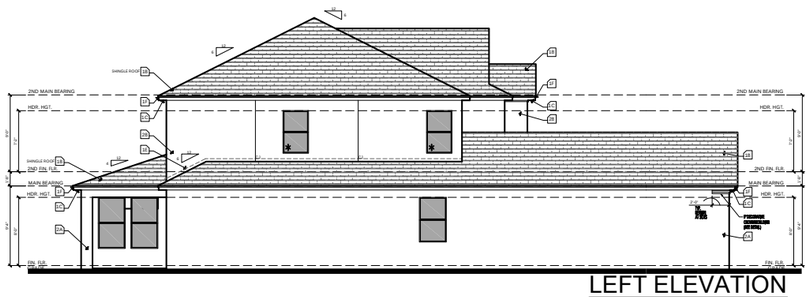
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

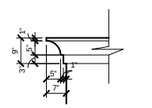
WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2



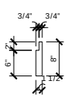
REAR ELEVATION
SCALE: 1/8" = 1'-0"



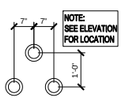
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



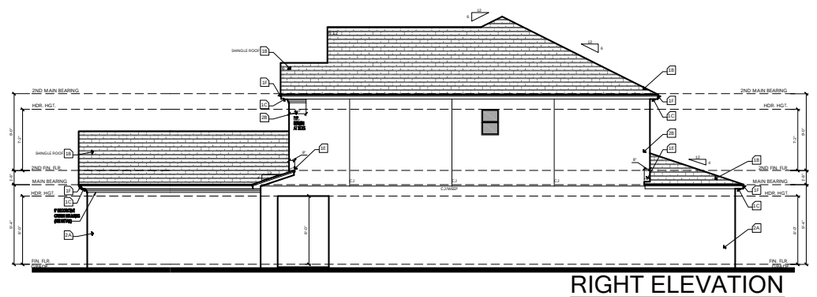
9" CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"



8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"



6" DECORAIVE FOAM PIPE DETAIL
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - A

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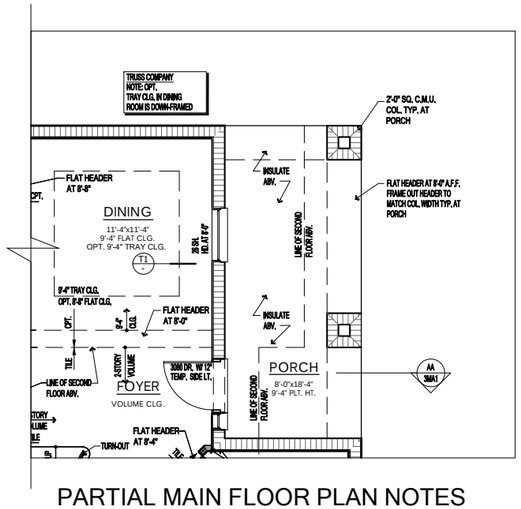
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Lot:
Community:
Block:
Address: #### Street St.
City, State Zip
Unit:
Plot Date: 12 / 08 / 2022

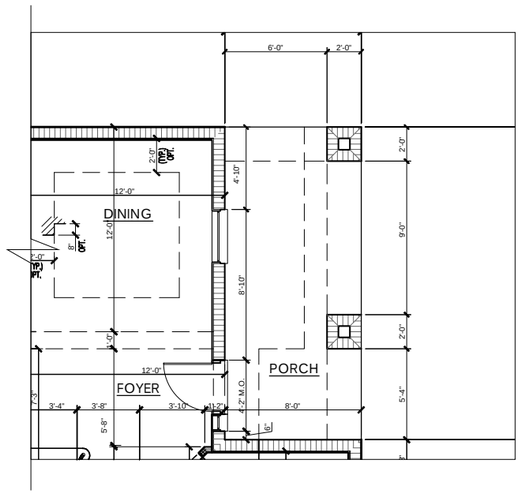
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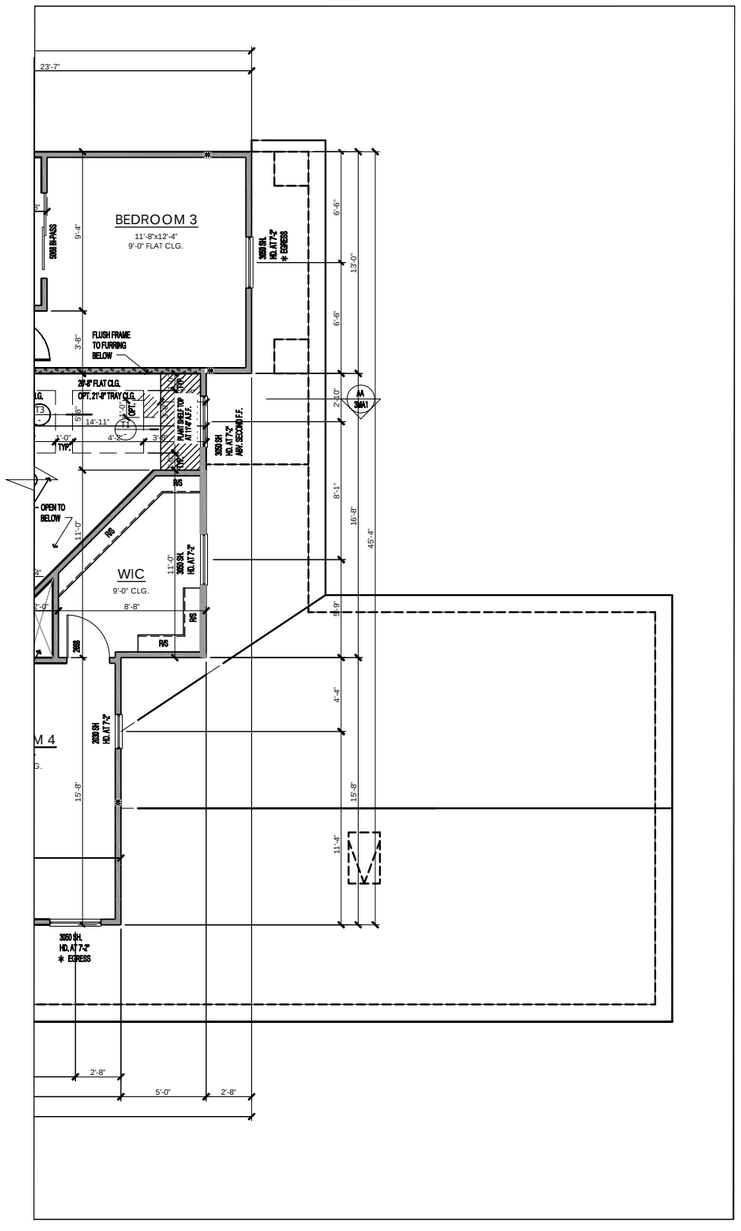
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090 PER F.B.C.R. - 7TH EDITION (2020) R312.2

HATCHING LEGEND

LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart

WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry
- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing
- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

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Builder: taylor morrison

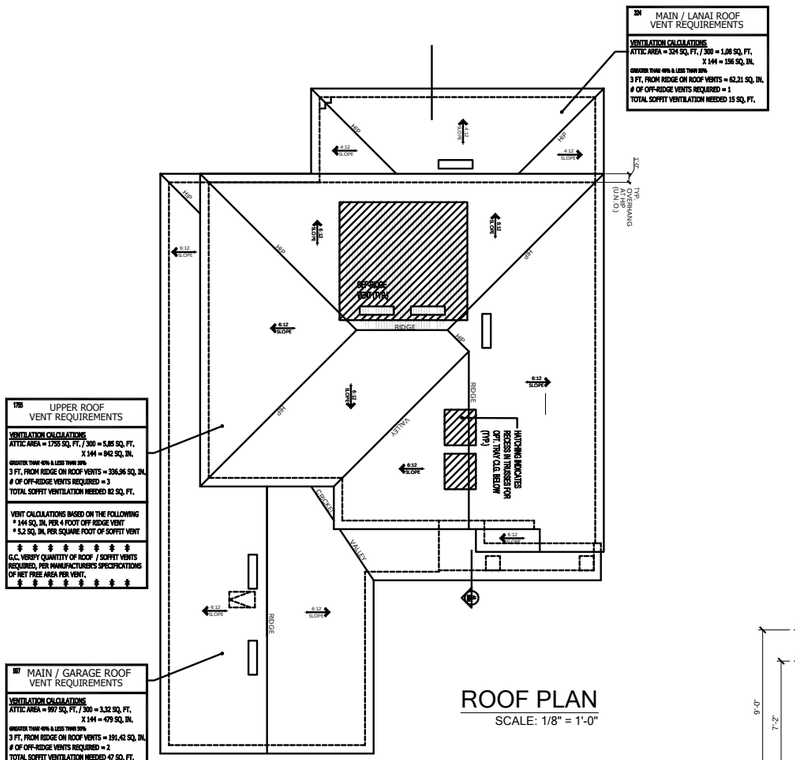
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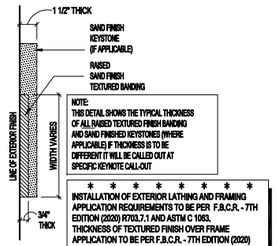
Sand Key
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 01 / 09 / 2023

Reference No.
21-15376

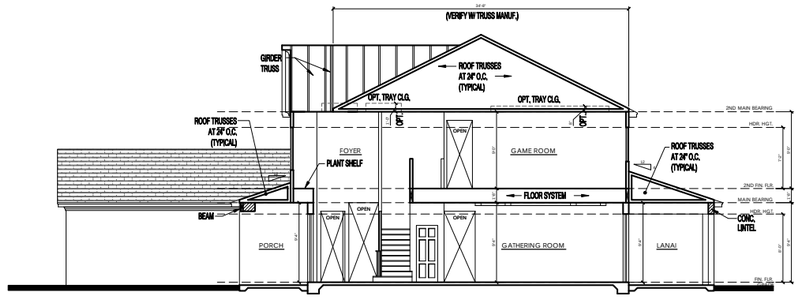
Sheet:
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PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION A





TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



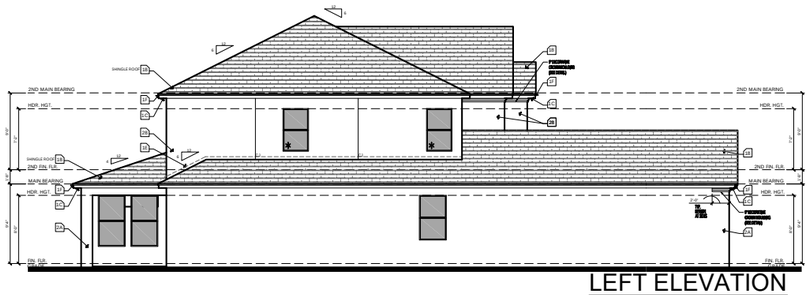
SECTION AA
SCALE: 1/8" = 1'-0"



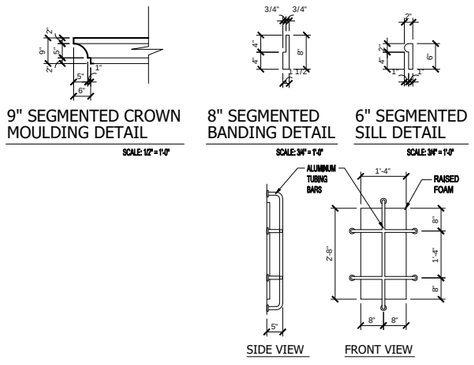
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

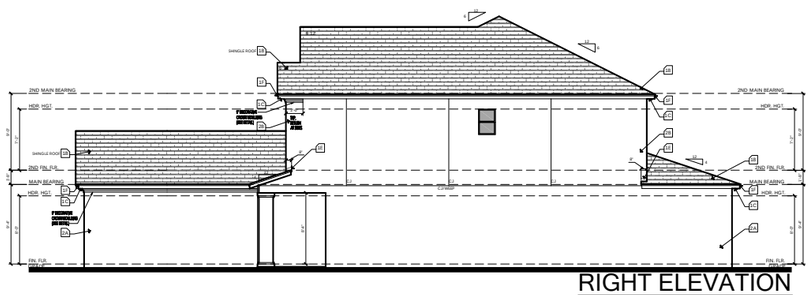


9" SEGMENTED CROWN MOULDING DETAIL
SCALE: 1/2" = 1'-0"

8" SEGMENTED BANDING DETAIL
SCALE: 3/4" = 1'-0"

6" SEGMENTED SILL DETAIL
SCALE: 3/4" = 1'-0"

DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
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5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
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7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.

WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

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MEDITERRANEAN ELEVATION - B

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gk@keesee.com

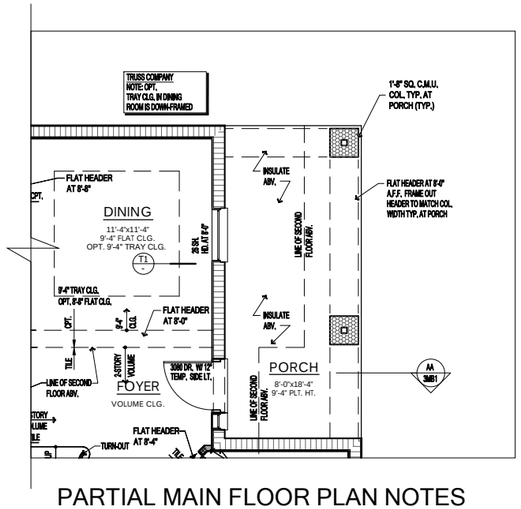
Builder: taylor morrison

Job Information:

Sand Key
Community Name
Unit:
Block:
Street St.
City, State Zip
Lot:
Community:
Address:
Plot Date: 12 / 08 / 2022

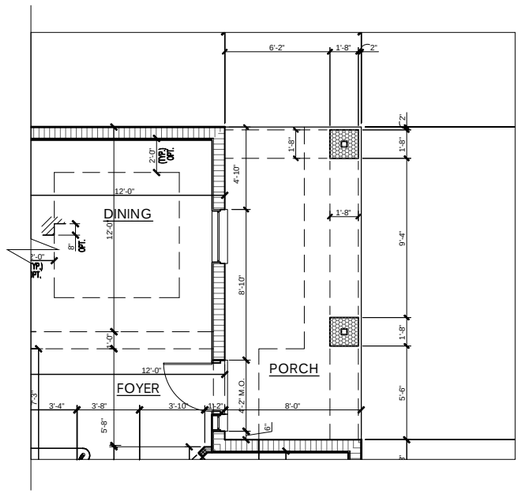
Reference No.
21-15376

Sheet:
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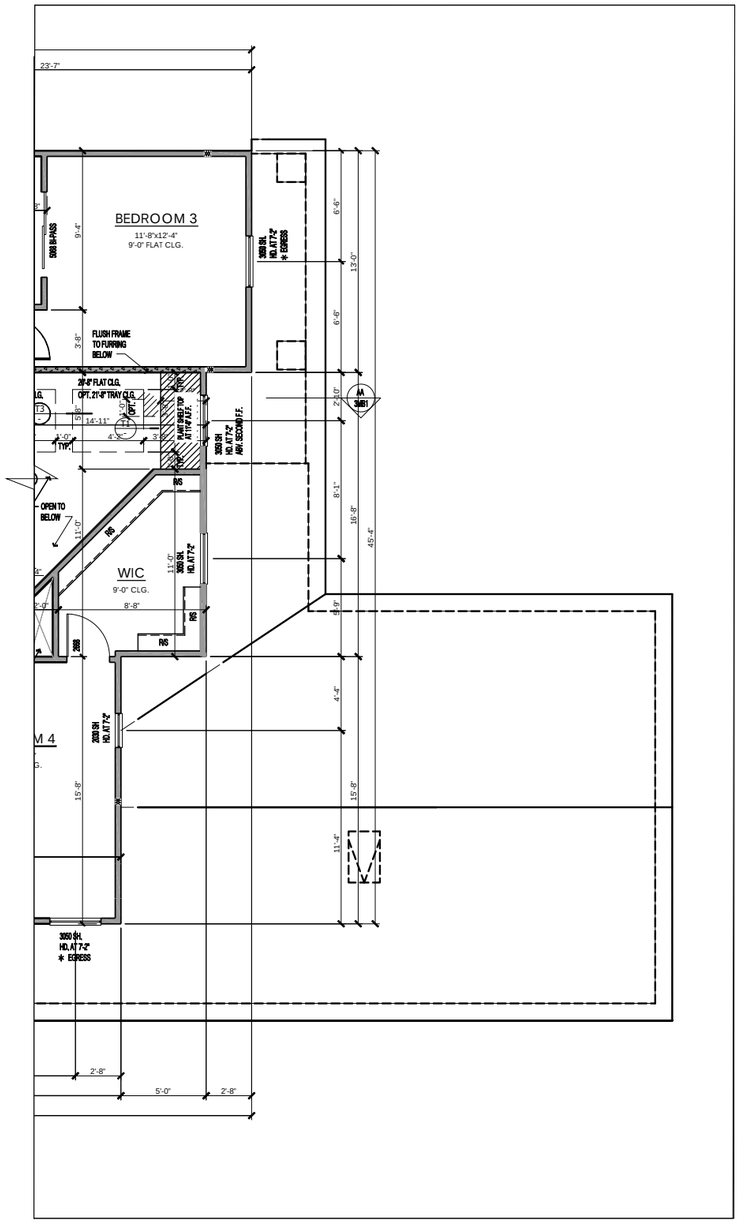
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

WINDOW FALL PROTECTION

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
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CLG. INSULATION	R 38
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KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION B

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Maitland, FL 32751
o.(407) 960.2333

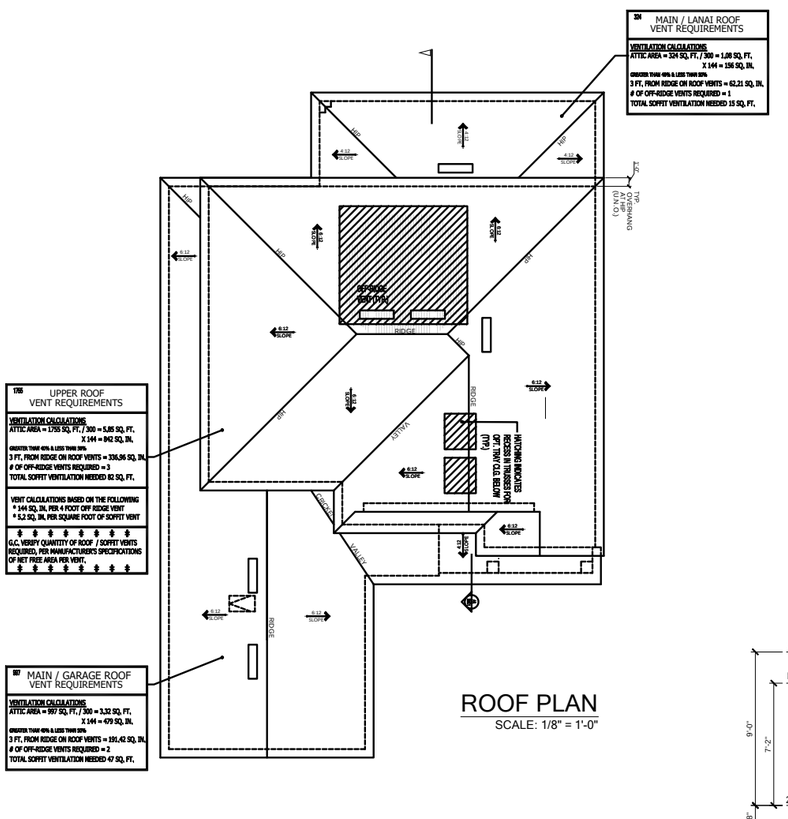
Builder: taylor morrison

Job Information:

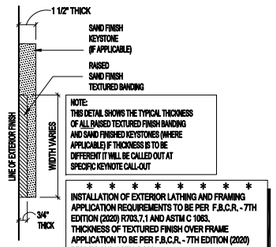
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Block:
Unit:
Community:
Street St.
Address:
City, State Zip
Plot Date: 01 / 09 / 2023

Reference No.
21-15376

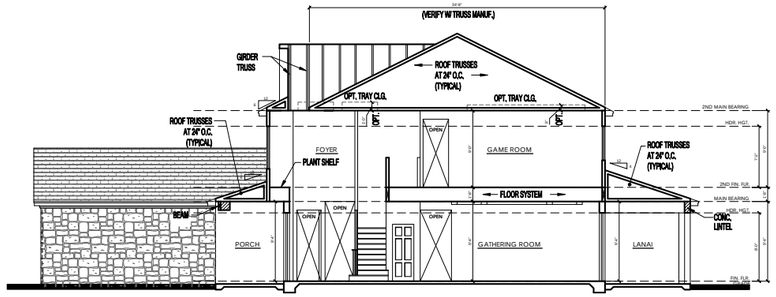
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3MB2



ROOF PLAN
SCALE: 1/8" = 1'-0"



TYP. CROSS-SECTION OF RAISED TEXTURED FINISH BANDING AND / OR SAND FINISH KEYSTONE



SECTION AA
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

1. Roofing
   - A. See elevation or roof plan for roof overhangs.
   - B. Shingle, Tile, or Metal Roofing. installed over approved underlayment OR Single/Multi-ply roofing over approved substrate.
   - C. Indicates Aluminum, Vinyl, Hardi Soffit (Vented per attic venting calculations).
   - D. Indicates off-ridge roof vent. Refer to Roof Plan for calculation.
   - E. Indicates Flashing where roof planes intersect with wall planes.
   - F. Indicates the location of Aluminum, Vinyl, Hardi Fascia board.
   - G. Pre-fabricated aluminum awning/canopy
   - H. Single-Ply TPO.
2. Walls
   - A. Indicates decorative cementitious finish as per ASTM C-926. All textures are determined by the builder specifications.
   - B. Indicates Exterior Plaster finish on wire lath, over water resistive barriers, over wood sheathing on framed exterior wall.
   - C. Indicates fiber cement board or similar siding. (size per note)
   - D. Indicates Decorative Stucco Finish over rigid foam core.
   - E. Indicates Decorative Stucco banding/coating with a smooth finish.
   - F. Indicates simulated stone header (will need to show as staggered).
   - G. Indicates simulated stone veneer.
   - H. Indicates simulated brick veneer header.
   - I. Indicates simulated brick veneer.
   - J. Indicates deco foam with simulated wood finish applied to stucco.
   - K. Hardie Board and Batten.
   - L. Hardie Board Corner/Head/Sill Trim.
   - M. Exposed painted truss tails.
   - N. Applied Wall Tile.
   - O. Shake Siding
3. Indicates approved Overhead Garage Door.
4. Indicates P.T. wood post with approved wrap (PVC, Hardiboard, etc). Refer to structural plans for connections and post size.
5. Indicates Optional Exterior Wall Mounted Light Fixture. All fixtures are to be verified with elevation style. Center Line of light to be 6'-0" A.F.F. U.N.O.
6. Railing
   - A. Indicates Railing at 36" high. Railing is powder coated aluminum. (GC to coordinate color)
   - B. Indicates Railing at 36" high. Railing is stainless steel cable with powder coated aluminum post. Cable post are to be 2" away from adjacent wall or structure.
7. Indicates decorative non-structural band / bracket (reference Foam Detail sheets)
8. Indicates decorative shutters by others.

Note: This is a Master List of the materials used on the exterior elevations. Only the numbers shown on the exterior elevations apply to this structure.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

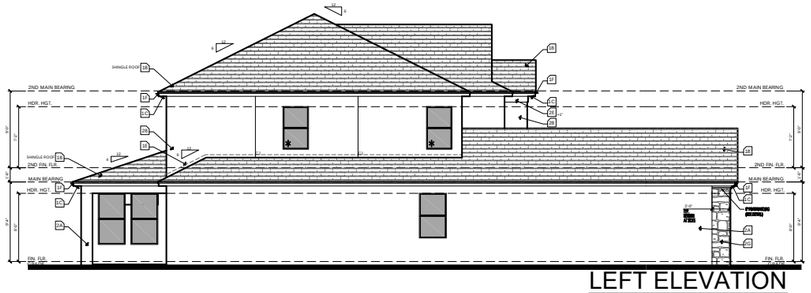
WINDOW FALL PROTECTION

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR PER F.B.C.R. - 7TH EDITION (2020) R312.2

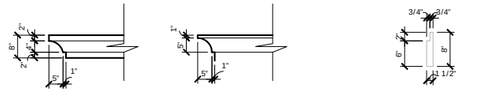
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REAR ELEVATION
SCALE: 1/8" = 1'-0"



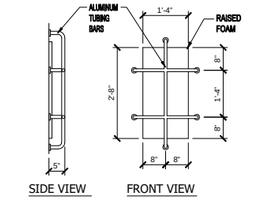
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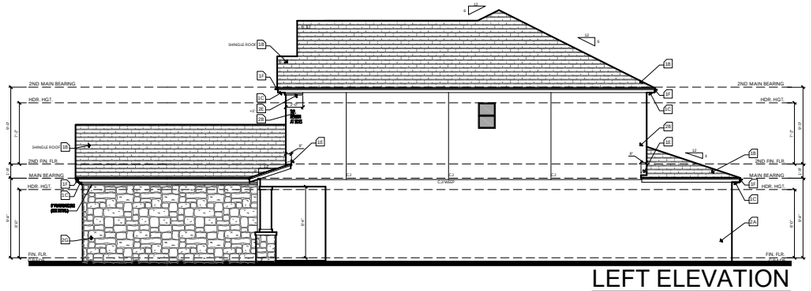
8" FOAM SILL DETAIL
SCALE: 1/2" = 1'-0"

6" DECORATIVE CROWN MOLDING DETAIL
SCALE: 1/2" = 1'-0"

8" FOAM BANDING DETAIL
SCALE: 3/4" = 1'-0"



DECORATIVE ALUMINUM DETAIL
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

MEDITERRANEAN ELEVATION - C

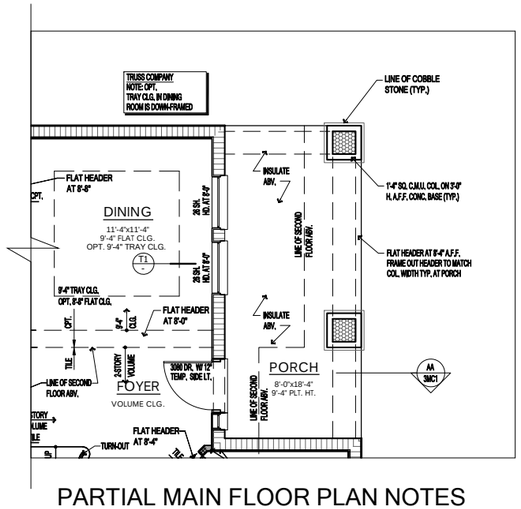
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o.(407) 960.2535

Builder:
taylor morrison

Job Information:

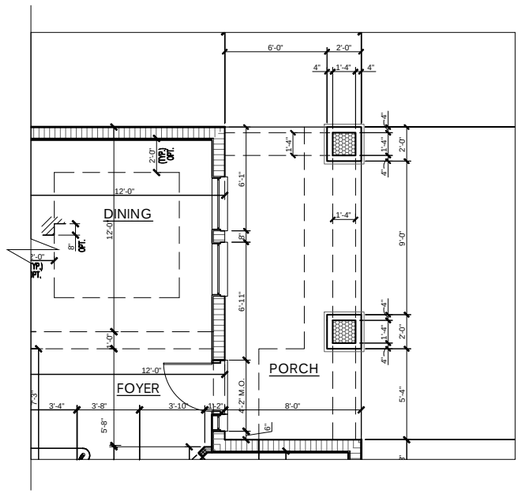
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Lot:
Block:
Community:
Unit:
Address: #### Street St.
City, State Zip
Rev/Date: 12 / 08 / 2022

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21-15376
Sheet:
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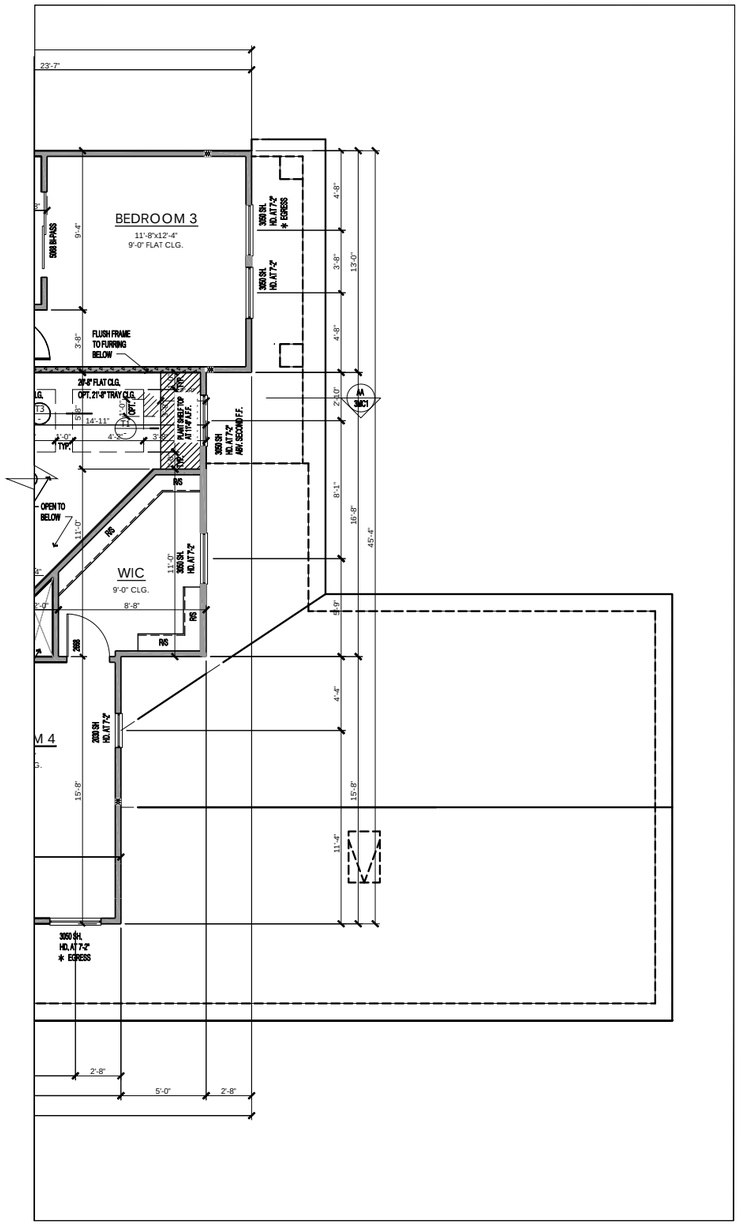
PARTIAL MAIN FLOOR PLAN NOTES

SCALE: 1/4" = 1'-0"



PARTIAL MAIN FLOOR PLAN DIMENSIONS

SCALE: 1/4" = 1'-0"



PARTIAL UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

✱ WINDOW FALL PROTECTION ✱

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HATCHING LEGEND	
LOAD BEARING WALL	
INSULATE WALL	
LOW WALL AT 3'-4"	

R - Value Chart	
WALL CONSTRUCTION	R-VALUE (MIN.)
FRAME WALLS (WHERE APPLICABLE)	R 13
CLG. INSULATION	R 38
MASONRY WALLS	R 4.1
KNEE WALL	R 30
GARAGE FRAME WALLS	R 13

WALL TYPES LEGEND

Masonry

- 10'-8" T.O.M. (CMU Wall)
- 9'-4" T.O.M. (CMU wall)
- 8'-4" T.O.M. (CMU wall)

Framing

- 2x Framing
- 2x Interior Bearing Wall
- Frame Wall Located Below 48" A.F.F. w/ Cap

PARTIAL FLOOR PLAN MEDITERRANEAN ELEVATION C

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Builder: taylor morrison

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Community Address: #### Street St. City, State Zip

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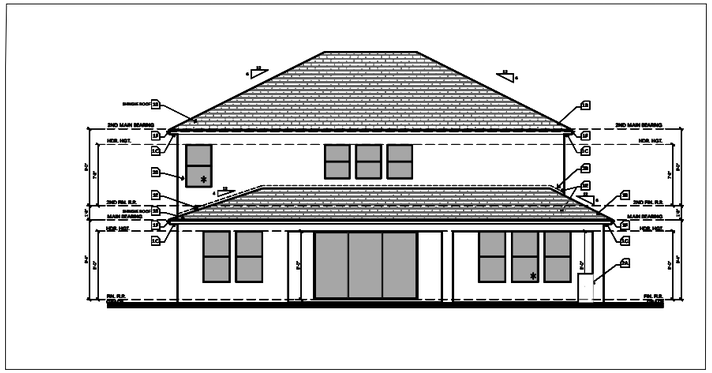
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WINDOW FALL PROTECTION

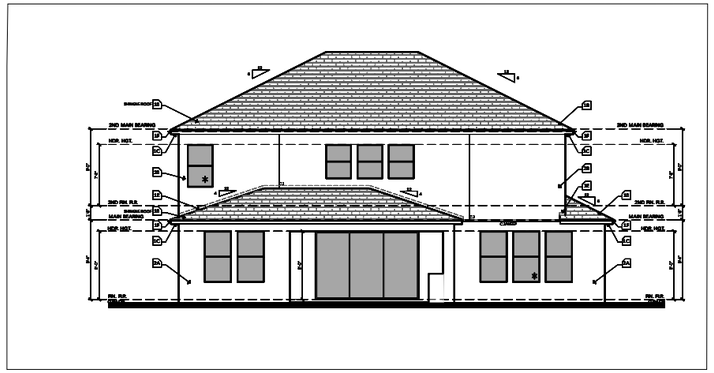
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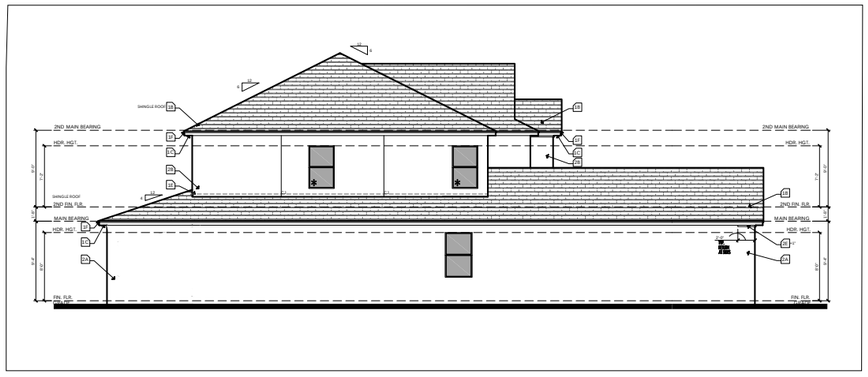
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



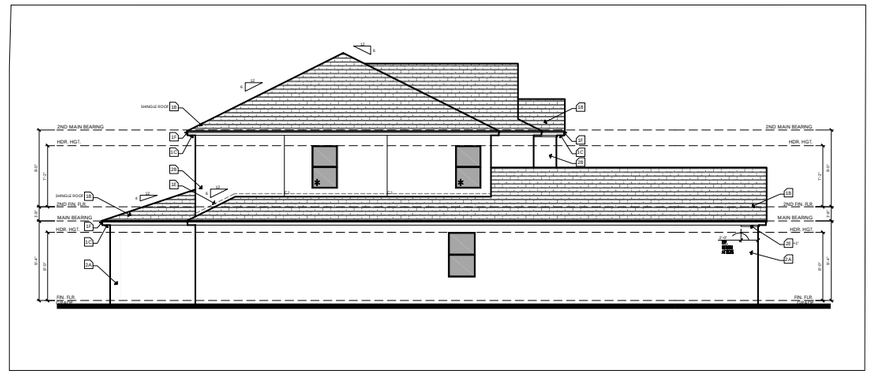
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"

OPTIONAL ELEVATIONS

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Builder:

taylor morrison

Job Information:

Sand Key

Community Name

Lot: Block: Unit:

Address: #### Street St. City, State Zip

Plot Date: 08 / 21 / 2023

Reference No.

21-15376

Sheet:

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WINDOW FALL PROTECTION

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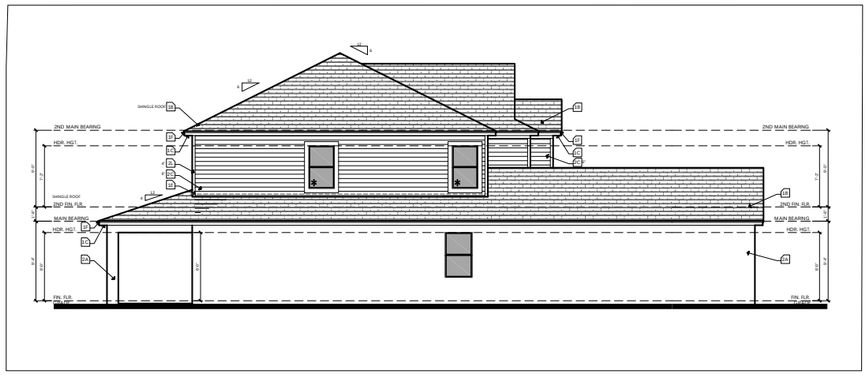
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



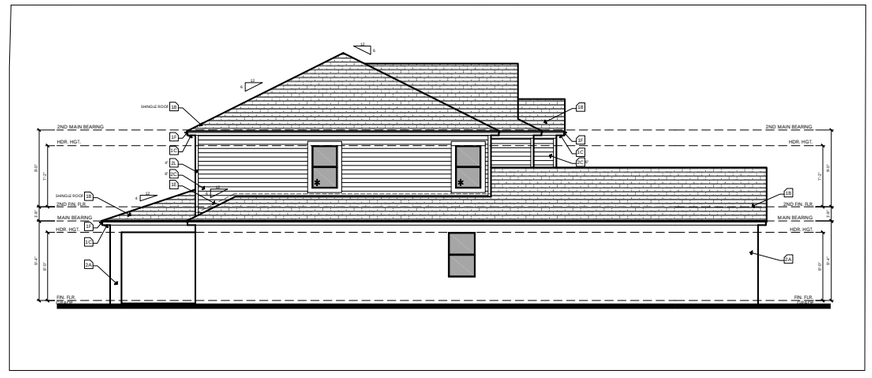
REAR ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

OPT. EXT. LANAI SCALE: 1/4" = 1'-0"



LEFT ELEVATION/ w/ OPT OUTDOOR KITCHEN

STD. LANAI SCALE: 1/4" = 1'-0"

OPTIONAL ELEVATIONS - SIDING OPTION

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Community:

Address: #### Street St. City, State Zip

Plot Date: 08 / 21 / 2023

Reference No.

21-15376

Sheet:

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Silvestri Property
Cocoa, Florida

Traffic Impact Study

Prepared for: Taylor Morrison
By: LTG, Inc.
April 2023

LTG Engineering & Planning

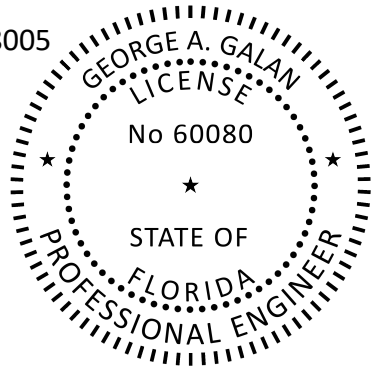
PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with LTG, Inc., a corporation authorized to operate as an engineering business, F030424608005, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Silvestri Property – Traffic Impact Study
LOCATION: Cocoa, Florida
CLIENT: Taylor Morrison
JOB #: 5799.03

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

Prepared by:
LTG, Inc.
1049 Eber Blvd, Suite 104
Melbourne, FL 32904
Vendor No. F030424608005
386/257-2571



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

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.

LTG, INC.
10 49 EBER BLVD SUITE 104
MELBOURNE, FL 32904
VENDOR NO. F030424608005
GEORGE A. GALAN, P.E. NO. 60080

TABLE OF CONTENTS

INTRODUCTION 1
Study Area 1
Study Procedures 1
Planned Roadway Improvements 1
EXISTING ROADWAY ANALYSIS 3
Signalized Intersection Analysis 3
Unsignalized Intersection Analysis 7
Roadway Segment Analysis 7
FUTURE TRAFFIC CONDITIONS 9
Background Traffic Growth Rates 9
Vested Traffic 9
BUILD-OUT ROADWAY ANALYSIS 10
Trip Generation 10
Trip Distribution 10
Trip Assignment 10
Signalized Intersection Analysis 16
Unsignalized Intersection Analysis 16
Roadway Segment Analysis 17
Queue Length Analysis 17
Access Review 17
CONCLUSION AND RECOMMENDATIONS 20
Existing Conditions 20
Build-Out Conditions 20
Queue Length Analysis 20
Access 20

LIST OF TABLES

Table 1: Existing AM and PM Peak Hour LOS – Signalized Intersections 3
Table 2: Existing AM and PM Peak Hour LOS – Unsignalized Intersection 7
Table 3: Existing PM Peak Hour Two-Way LOS – Roadway Segments 8
Table 4: Historical Growth Rates 9
Table 5: Trip Generation 10
Table 6: Build-Out AM and PM Peak Hour LOS – Signalized Intersections 16
Table 7: Build-Out AM and PM Peak Hour LOS – Signalized Intersection Improved 16
Table 8: Build-Out AM and PM Peak Hour LOS – Unsignalized Intersections 16
Table 9: Build-Out PM Peak Hour Two-Way LOS – Roadway Segments 18
Table 10: Queue Length Analysis 19

LIST OF FIGURES

Figure 1: Project Location 2
Figure 2a: Existing AM Peak Hour Traffic Volumes 4
Figure 2b: Existing PM Peak Hour Traffic Volumes 5
Figure 2c: Existing AM & PM Peak Hour Traffic Volumes 6
Figure 3a: Project Distribution 11
Figure 3b: Project Distribution – Intersections 12
Figure 4a: 2026 Build-Out AM Peak Hour Traffic Volumes 13
Figure 4b: 2026 Build-Out PM Peak Hour Traffic Volumes 14
Figure 4c: 2026 Build-Out AM & PM Peak Hour Traffic Volumes 15

LIST OF APPENDICES

Appendix A: Conceptual Site Plan
Appendix B: Approved Methodology
Appendix C: Raw Turning Movement Counts and FDOT Seasonal Factor
Appendix D: Signalized Intersections Synchro Summary Sheets – Existing Conditions
Appendix E: Signal Timings
Appendix F: Unsignalized Intersection Synchro Summary Sheets – Existing Conditions
Appendix G: Summary Report for Westminster Drive
Appendix H: FDOT *Traffic Trends*
Appendix I: Vested Traffic Information
Appendix J: Signalized Intersections Synchro Summary Sheets – Build Out Conditions
Appendix K: Signalized Intersection Synchro Summary Sheets – Build Out Conditions Improved
Appendix L: Unsignalized Intersections Synchro and HCS Summary Sheets – Build Out Conditions
Appendix M: NCHRP Reports

1

INTRODUCTION

LTG Inc. has been retained by Taylor Morrison to prepare a Traffic Impact Study (TIS) for the proposed Silvestri Property residential development located on the northwest quadrant of James Road and Friday Road in the City of Cocoa, Florida. The proposed development consists of 385 single-family detached dwelling units. The number of dwelling units has been reduced from 418 dwelling units to 385 dwelling units since the methodology letter was submitted. Figure 1 shows the location of the project relative to the surrounding road network. The anticipated build-out year for the proposed development is 2026. Access to the site will be provided via two full access driveways along the James Road Extension. A conceptual site plan for the development is included as Appendix A.

Study Area

The study area includes the following intersections and roadway segments as approved in the submitted methodology. The approved methodology is included as Appendix B.

Intersections:

Unsignalized Intersections

- Friday Road at James Road
- James Road Extension at Project Driveway 1 (future conditions)
- James Road Extension at Project Driveway 2 (future conditions)

Signalized Intersections

- SR 524 at I-95 SB Ramps
- SR 524 at I-95 NB Ramps
- SR 524 at Friday Road
- SR 524 at Cox Road

Roadway Segments:

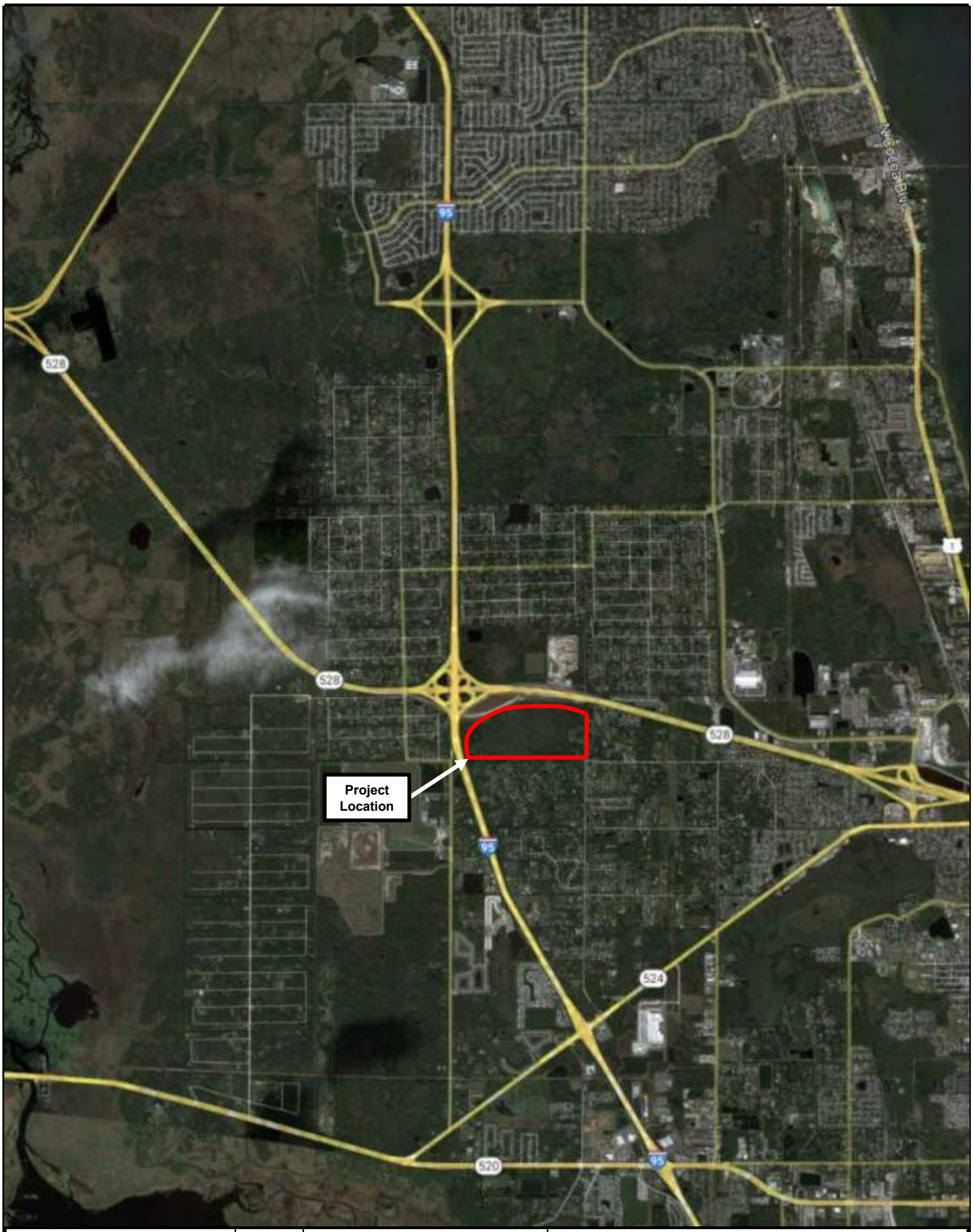
- SR 524 from I-95 to Industry Road
- Friday Road from SR 524 to James Road
- James Road from Friday Road to Cox Road
- Cox Road from SR 524 to James Road
- Westminster Drive from SR 524 to James Road

Study Procedures

Standard engineering and planning procedures were used to determine the impacts of this project. Reference data was obtained from the Florida Department of Transportation (FDOT), the Space Coast Transportation Planning Organization (SCTPO), the City of Cocoa, and the Brevard County Planning Department.

Planned Roadway Improvements

FDOT's Five Year Work Program, SCTPO Transportation Improvement Program, and the Brevard County Capital Improvement Plan were reviewed to ascertain if there were any programmed or planned roadway improvements funded for construction within the next five (5) years within the area of interest. According to the Brevard County Capital Improvement Plan, the southbound approach at the intersection of SR 524 and Friday Road is currently funded to be reconfigured to an exclusive southbound right-turn lane and a shared left-through lane. This improvement will be included in the build-out analysis.



Silvestri Property	N NTS	**Project Location**		LTG Engineering & Planning
		Project No.: 5799.03	Figure: 1	1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 386.257.6996

2

EXISTING ROADWAY ANALYSIS

Turning movement counts for the AM and PM peak hours were conducted at the study area intersections on October 20th, 2022. FDOT's Seasonal Factor (SF) for Brevard County was applied to the raw data. Figures 2a-2c graphically depict the existing AM and PM peak hour traffic volumes at the study area intersections. The raw turning movement counts and the FDOT SF are included as Appendix C.

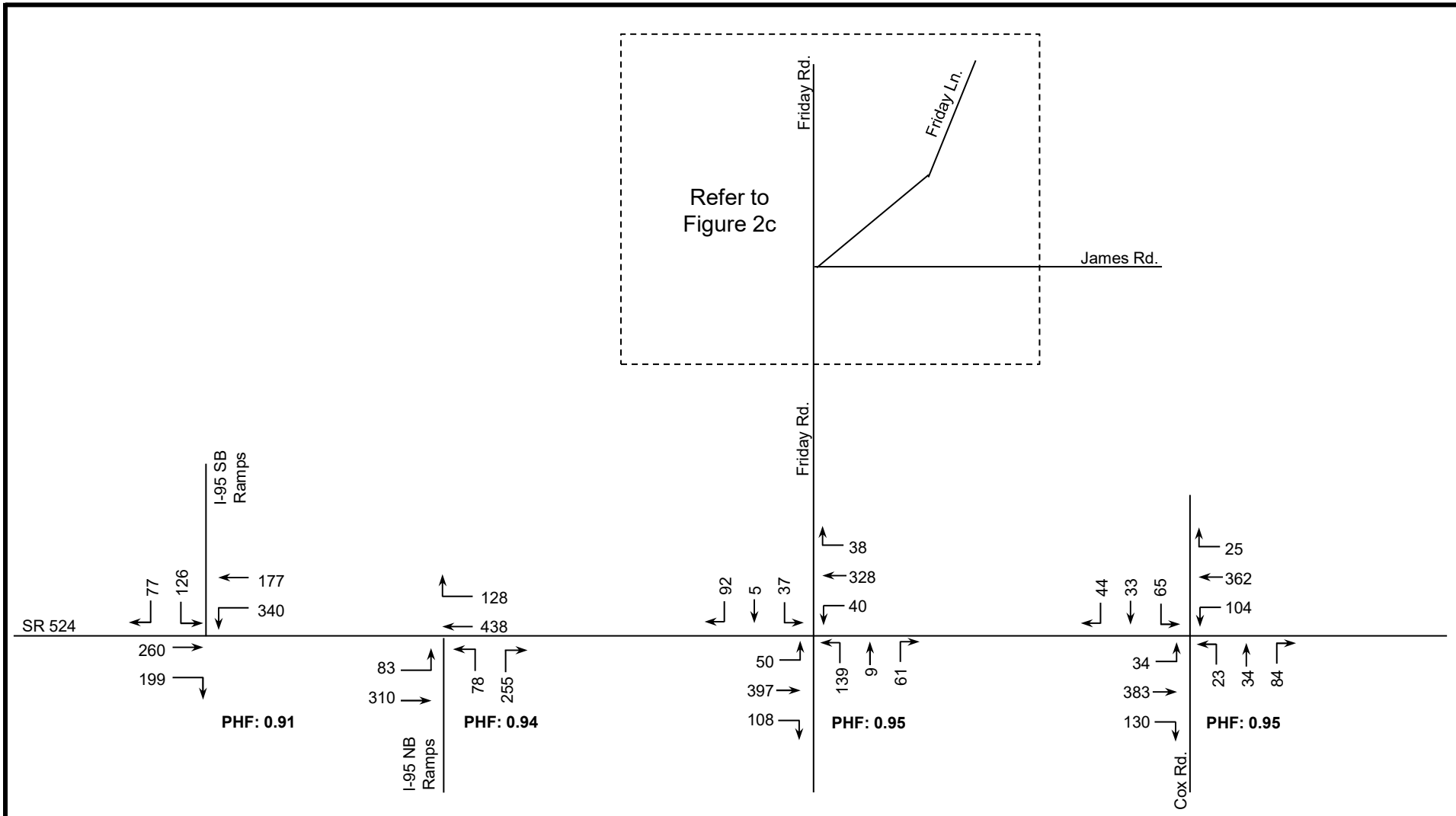
Signalized Intersection Analysis

The Level of Service (LOS) at a signalized intersection is based on the average control delay per vehicle for the various movements within the intersection. The operating conditions at the signalized intersections were evaluated using the agencies' signal timings, and *Synchro 11 (Synchro) software.* This software utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual, 6th Edition*, titled "Signalized Intersections." Table 1 shows the existing AM and PM peak hour level of service (LOS) at the signalized intersections. The Synchro summary sheets are included as Appendix D. The signal timings are included as Appendix E.

Table 1
Existing AM and PM Peak Hour LOS – Signalized Intersections
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour			PM Peak Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 524 at I-95 SB Ramps	D	18.9	B	No	11.7	B	No
SR 524 at I-95 NB Ramps	D	23.0	C	No	75.2	E	Yes
SR 524 at Friday Road	D	21.5	C	No	28.0	C	No
SR 524 at Cox Road	D	18.4	B	No	26.5	C	No

As indicated in the table, all signalized intersections currently operate within the adopted LOS and with v/c ratios less than 1.0 except for SR 524 at I-95 NB Ramps is anticipated to operate outside the adopted LOS with a v/c ratio greater than 1.0 during PM peak hour.



Silvestri Property

N

NTS

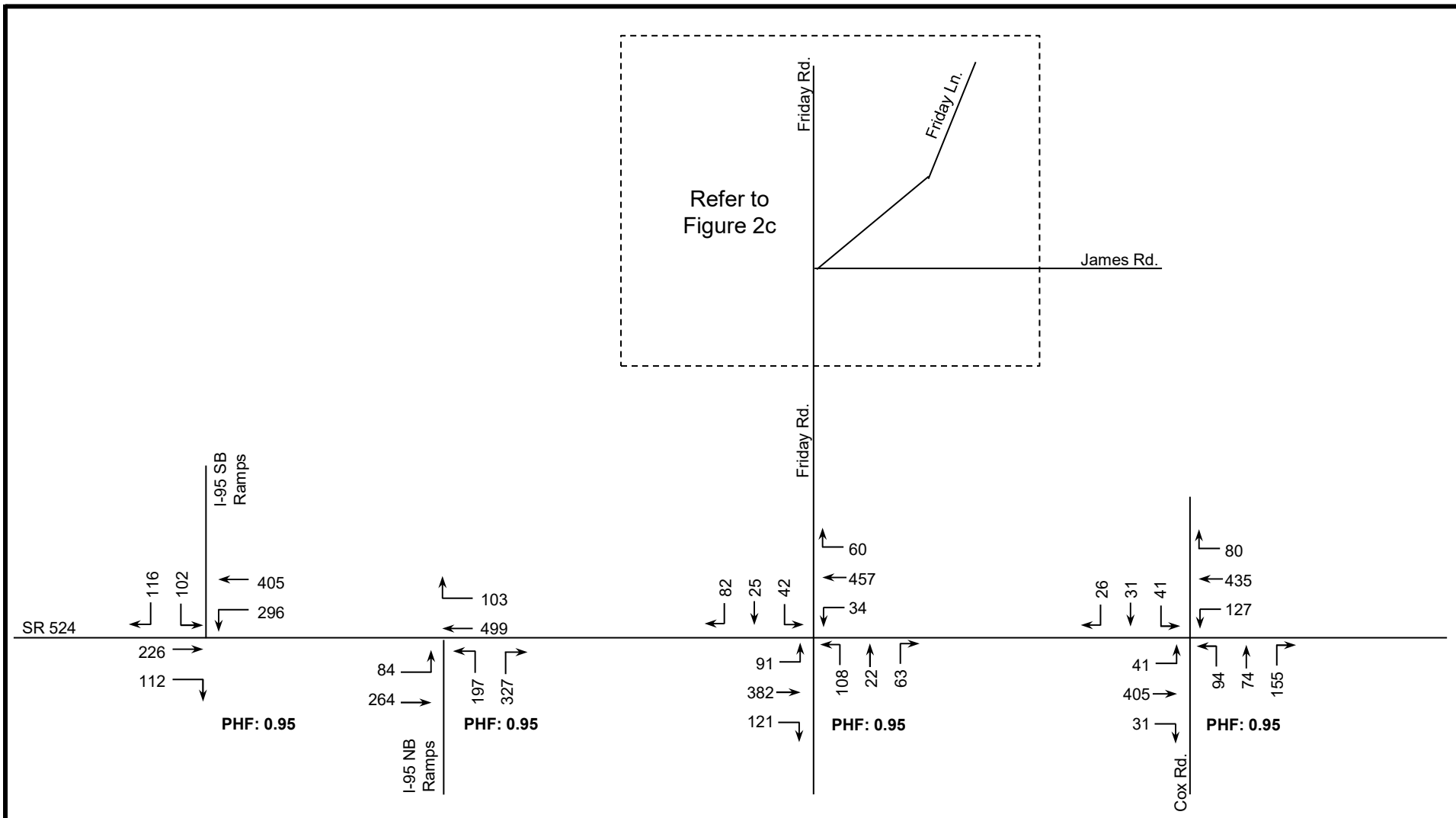
Existing AM
Peak Hour Traffic Volumes

Project No.: 5799.03

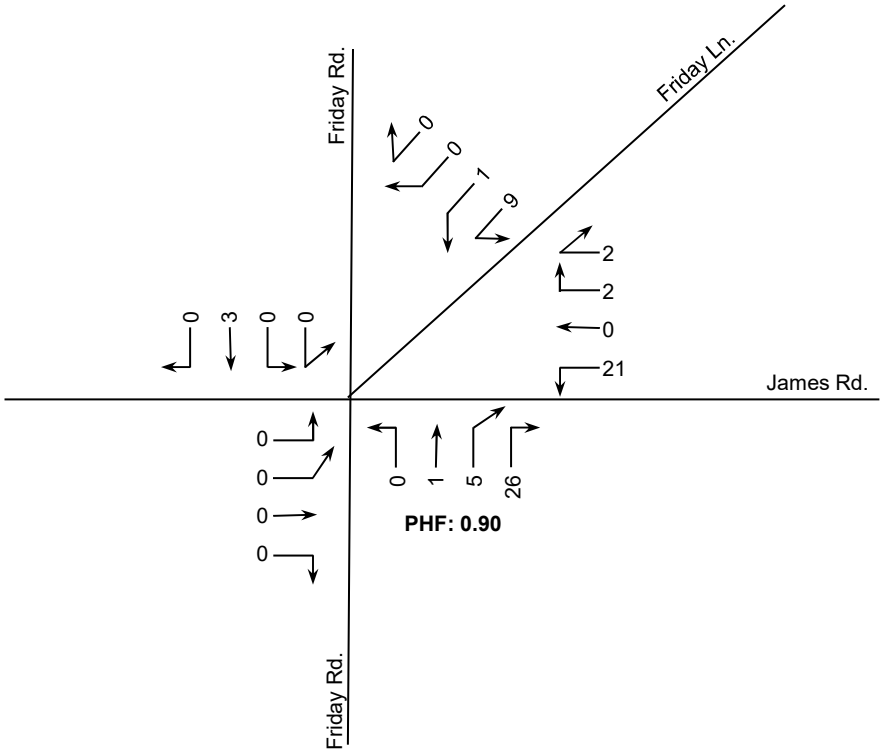
Figure: 2a

LTG Engineering & Planning

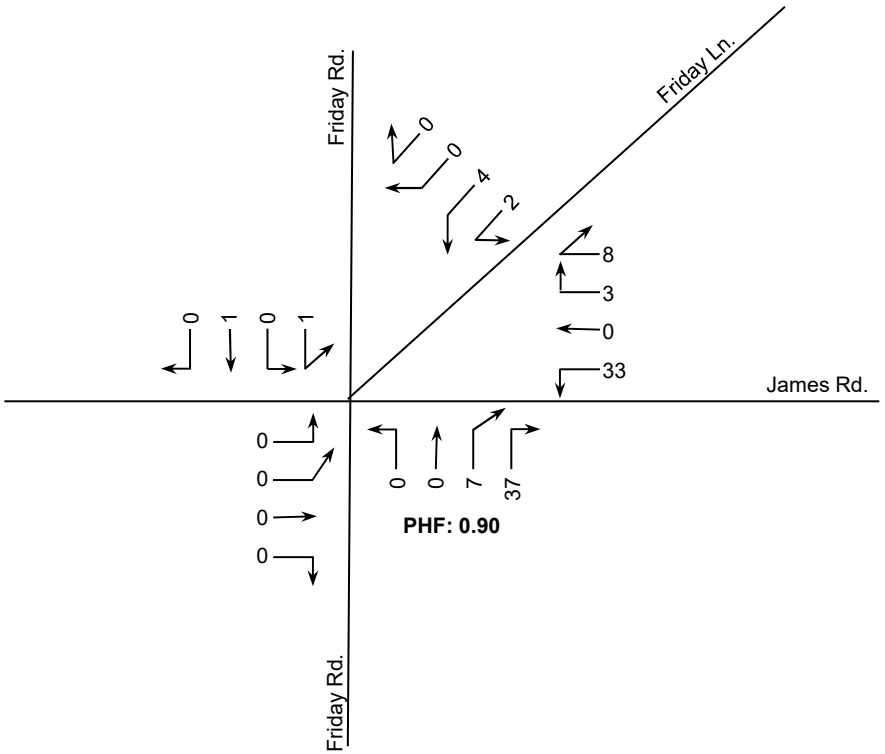
1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904
Telephone: 321.499.4679 Fax: 386.257.6996



Silvestri Property	N NTS	**Existing PM Peak Hour Traffic Volumes**	LTG Engineering & Planning
		Project No.: 5799.03 — Figure: 2b	1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 386.257.6996



AM Peak Hour



PM Peak Hour

Silvestri Property

N

NTS

Existing AM & PM Peak Hour Traffic Volumes

Project No.: 5799.03

Figure: 2c

LTG Engineering & Planning

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Telephone: 321.499.4679 Fax: 386.257.6996

Unsignalized Intersection Analysis

The unsignalized intersection was analyzed using *Synchro 11* (Synchro) software. This software utilizes the procedures outlined in Chapter 21 of the *Highway Capacity Manual, 6th Edition*, titled "All-Way Stop-Controlled Intersections". Table 2 shows the existing AM and PM peak hour LOS at the unsignalized intersection. The Synchro summary sheets are included as Appendix F.

Table 2
Existing AM and PM Peak Hour LOS – Unsignalized Intersection
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour				PM Peak Hour			
		Critical Approach	Delay (sec.)	LOS	V/C Ratio	Critical Approach	Delay (sec.)	LOS	V/C Ratio
Friday Road at James Road	E	N/A[1]	N/A[1]	A	N/A[1]	N/A[1]	N/A[1]	A	N/A[1]

[1]The HCM 6th methodology is not compatible with intersections with more than 4 legs. Therefore, critical approach, delay, and v/c ratio are not reported.

As indicated in the table, the unsignalized intersection currently operates within the adopted LOS.

Roadway Segment Analysis

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety, and vehicle operating costs. Six levels of service have been established as standards by which to gauge roadway performance, designated by the letters A through F. The level of service categories are defined as follows**:**

Level of Service A: Free flow, individual users virtually unaffected by the presence of others
Level of Service B: Stable flow with a high degree of freedom to select operating conditions
Level of Service C: Flow remains stable, but with significant interactions with others
Level of Service D: High-density stable flow in which the freedom to maneuver is severely restricted
Level of Service E: This condition represents the capacity level of the road
Level of Service F: Forced flow in which the traffic exceeds the amount that can be served

The 2021 Annual Average Daily Traffic (AADT) for the roadway segments was obtained from the SCTPO Historical Counts from 2012-2021. The 2021 Annual Average Daily Traffic (AADT) for the roadway segment of Westminster Drive from SR 524 to James Road obtained from Brevard County Traffic Engineering and the summary report is included the Appendix G. The existing PM peak hour two-way LOS for the roadway segments is shown in Table 3. As indicated in the table, all roadway segments currently operate within the peak hour two-way capacities.

Table 3
Existing PM Peak Hour Two-Way LOS – Roadway Segments
Silvestri Property

Roadway	Segment		Location ID	Jurisdiction	Classification	No. of Lanes	Speed Limit (MPH)	Adopted LOS	Current MAV[1]	Peak Hour Two-Way Capacity at Adopted LOS[2]	2021 AADT	Existing PM Peak Hour Two-Way Volume[3]	Existing V/C Ratio	Existing Volume Exceeds Peak Capacity?
SR 524	I-95	Cox Road	73	FDOT	Urban Minor Arterial	2	55	D	18,590	1,680	13,300	1,090	0.65	No
	Cox Road	Industry Road	76			2	55	D	19,470	1,760	14,630	1,234	0.70	No
Friday Road	SR 524	James Road	64	Brevard County	Urban Local	2	45	E	17,700	1,600	3,150	304	0.19	No
James Road	Friday Road	Cox Road	N/A	Brevard County	Urban Local	2	35	E	15,600[6]	1,410	927[4/5]	83[4]	0.06	No
Cox Road	SR 524	James Road	69	Brevard County	Urban Major Collector	2	45	E	17,700	1,600	2,580	252	0.16	No
Westminster Drive	SR 524	James Road	N/A	Brevard County	Urban Local	2	25	E	15,600[6]	1,410	1,511[7]	145[7]	0.10	No

[1]Obtained from SCTPO Historical Counts from 2012-2021.
[2]Obtained from Table 4 in the FDOT QLOS Handbook.
[3]Determined by taking the average of two days of counts provided by the SCTPO Transportation Data Management System.
[4]Determined using collected TMC data.
[5]2022 AADT.
[6]Based upon comparable roadway segment of Rosetine Street (Link ID 74) reported in SCTPO Historical Counts from 2012-2021.
[7]Obtained from the highest AADT count provided by Brevard County traffic engineering multiplied by seasonal factor of 1.01.

3

FUTURE ROADWAY CONDITIONS

The following documents the procedures used to determine the future traffic conditions for 2026.

Background Traffic Growth Rates

Historical growth rates were used to determine the background traffic. FDOT *Traffic Trends* software was used to calculate historical growth rates using the past five (5) years of data obtained from the SCTPO (included as Appendix H). When existing growth rates fall below the two percent (2%) threshold, a minimum growth rate of 2% was applied to the existing traffic volumes. The historical and applied growth rates used in the analysis are provided in Table 4.

Table 4
Historical Growth Rates
Silvestri Property

Roadway	Segment		Average Annual Growth Rate	Applied Growth Rate
SR 524	I-95	Cox Road	4.09%	4.09%
	Cox Road	Industry Road	1.53%	2.00%
Friday Road	SR 524	James Road	0.00%	2.00%
James Road	Friday Road	Cox Road	-	2.00%
Cox Road	SR 524	James Road	0.00%	2.00%
Westminster Drive	SR 524	James Road	-	2.00%

Vested Traffic

Vested trips from approved developments in the study area were provided by the City of Cocoa to be included in background growth. The following approved developments were included in the analysis: Arbours at Cocoa, Cirrus Apartments, Dollar General, Integra Preserve, and Retreat at Cocoa Commons. Where applicable, vested trips were applied to the study area intersections and roadway segments. The applied vested trips are included as Appendix I.

4

BUILD-OUT ROADWAY ANALYSIS

Trip Generation

The development will consist of 385 single-family detached dwelling units. The daily, AM peak hour, and PM peak hour trip generation for the development was determined using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The trip generation for the development is summarized in Table 5.

Table 5
Trip Generation
Silvestri Property

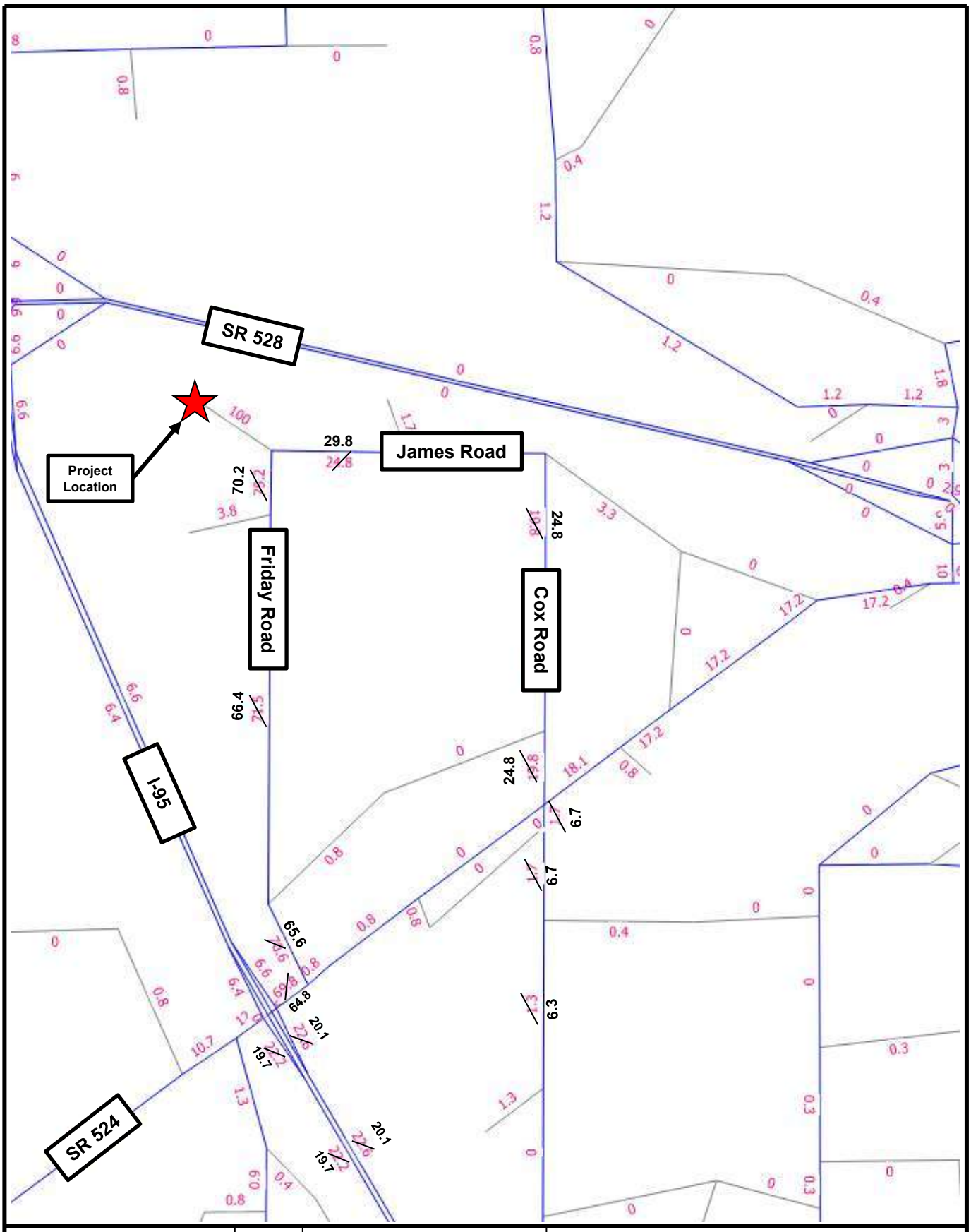
Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	Ln(T) = 0.92 Ln(X) + 2.68	385	DU	50%	50%	1,744	1,744	3,488
AM Peak Hour			Ln(T) = 0.91 Ln(X) + 0.12			26%	74%	66	188	254
PM Peak Hour			Ln(T) = 0.94 Ln(X) + 0.27			63%	37%	222	131	353

Trip Distribution

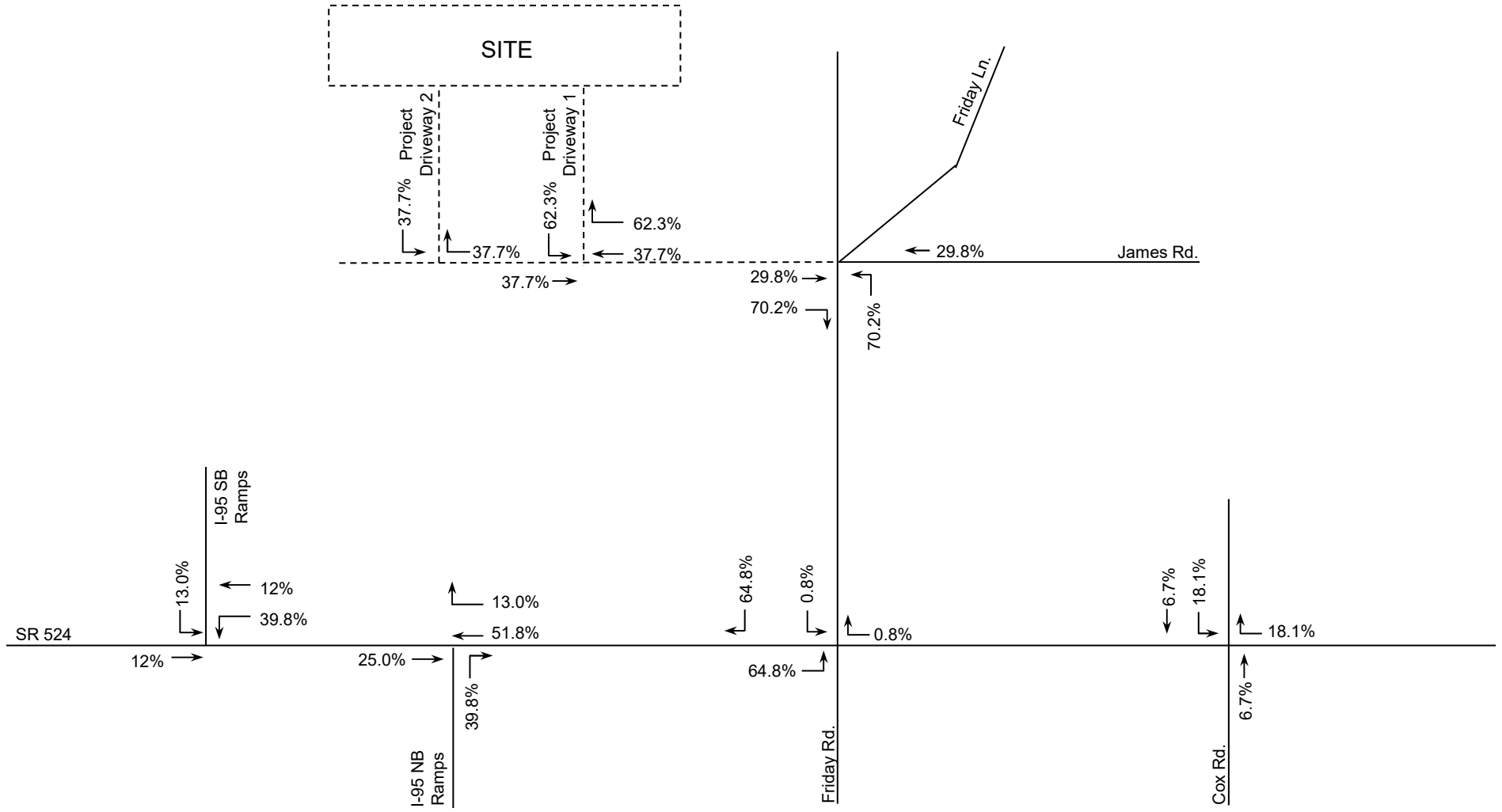
The process of determining the directional flow of traffic associated with a new development is called trip distribution. The Central Florida Regional Planning Model (CFRPM) version 6.1 was used to obtain project trip distribution. Manual modifications were made to the model distribution in the vicinity of the site based on Brevard County request. These modifications are illustrated in Figures 3a-3b.

Trip Assignment

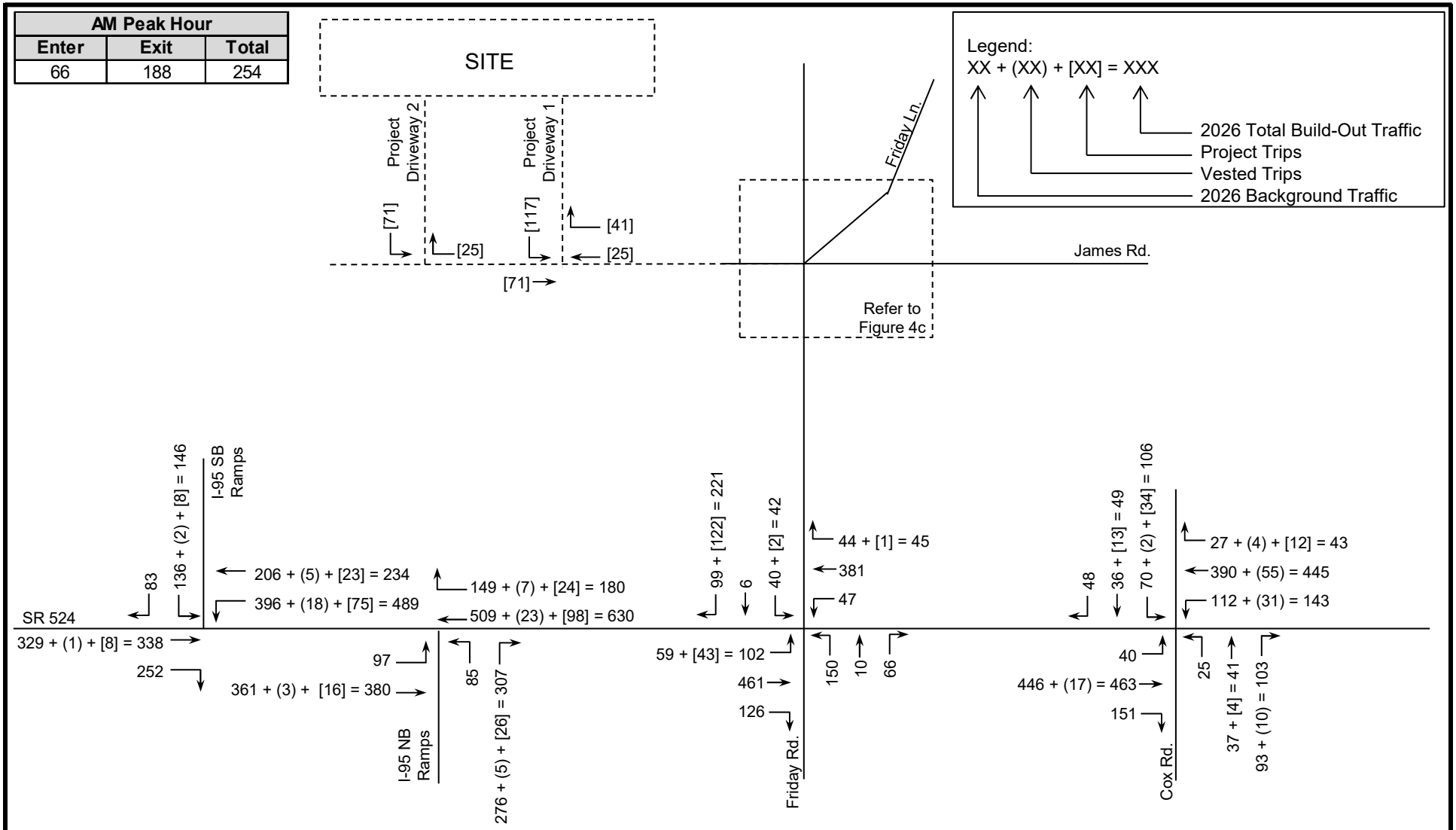
The final step in the analysis was to assign the project traffic to the roadway network. Figures 4a-4c graphically depict the build-out AM and PM peak hour traffic volumes at the study area intersections.



Silvestri Property	N NTS	**Project Distribution**		LTG Engineering & Planning
		Project No.: 5799.03	Figure: 3a	1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 386.257.6996



Silvestri Property	N NTS	**Project Distribution – Intersections**		LTG Engineering & Planning
		Project No.: 5799.03	Figure: 3b	1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 386.257.6996



Silvestri Property

N

NTS

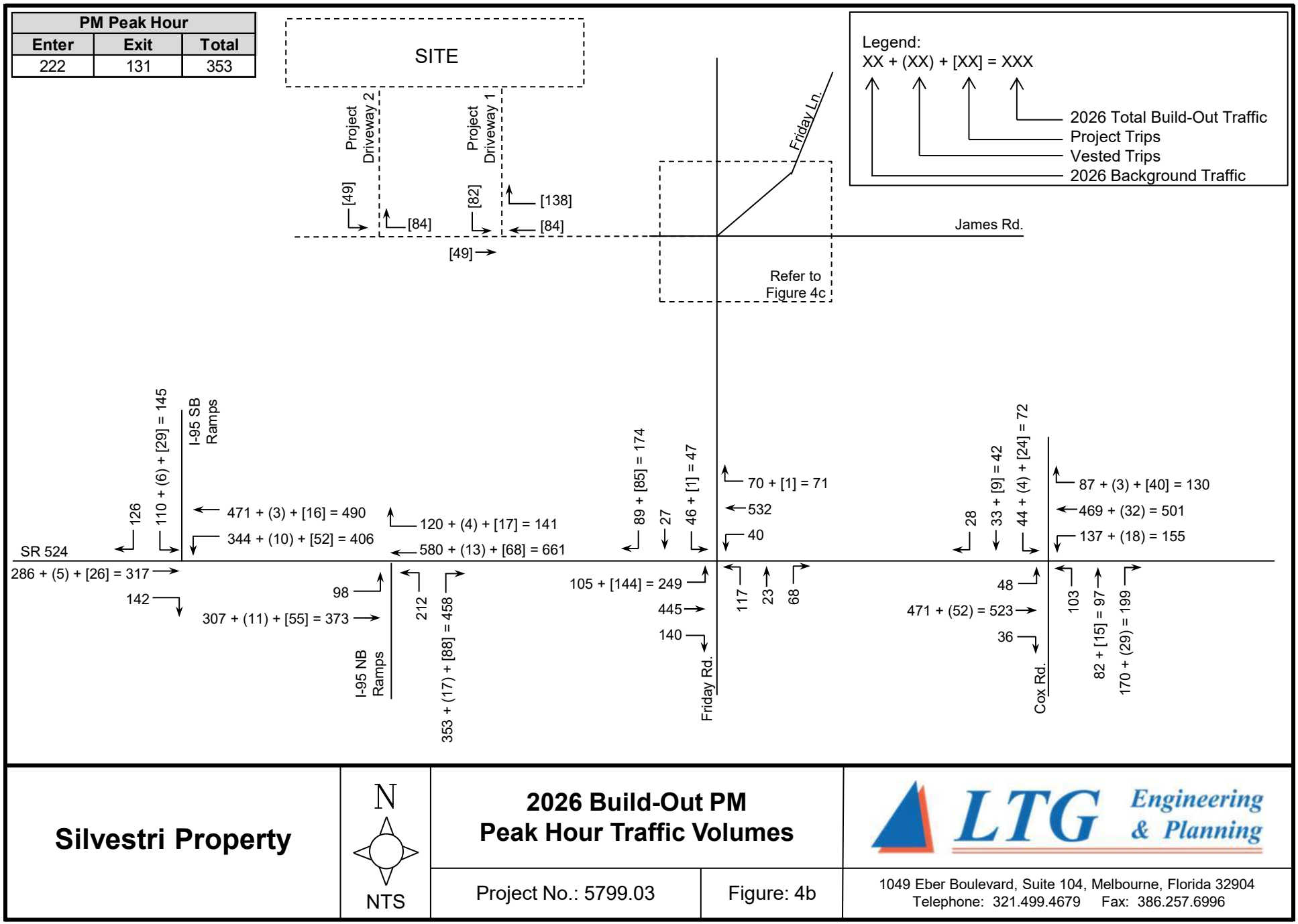
2026 Build-Out AM Peak Hour Traffic Volumes

Project No.: 5799.03

Figure: 4a

LTG Engineering & Planning

1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904
Telephone: 321.499.4679 Fax: 386.257.6996



Silvestri Property

N

NTS

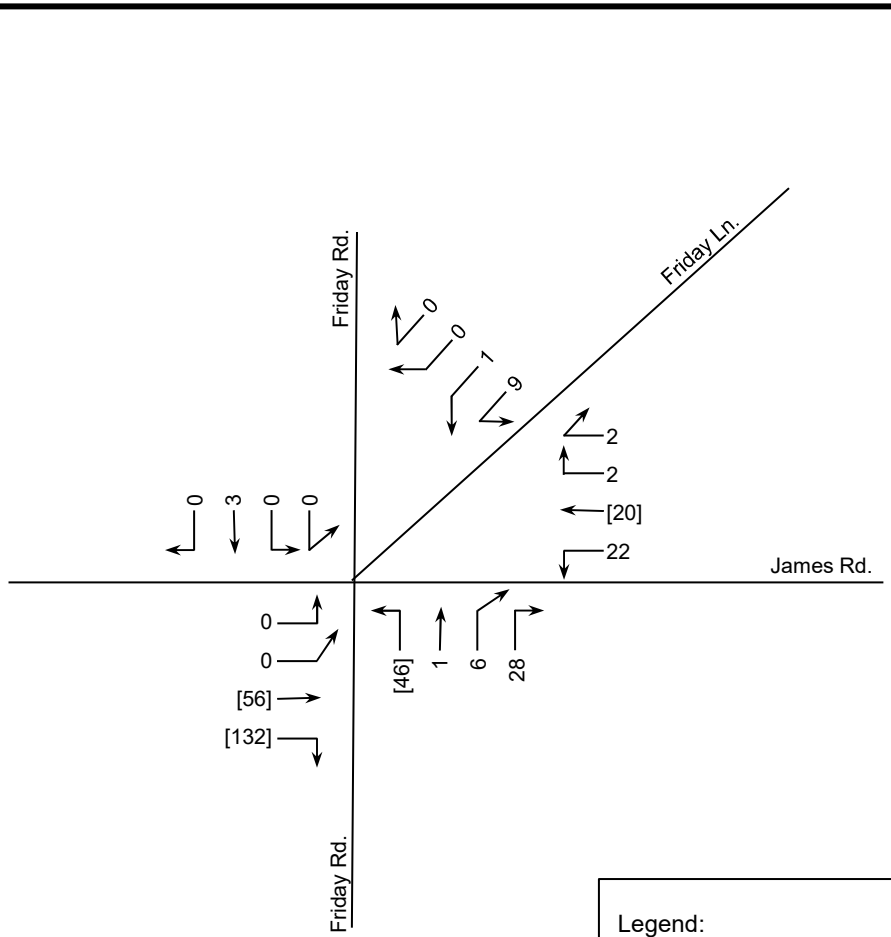
2026 Build-Out PM Peak Hour Traffic Volumes

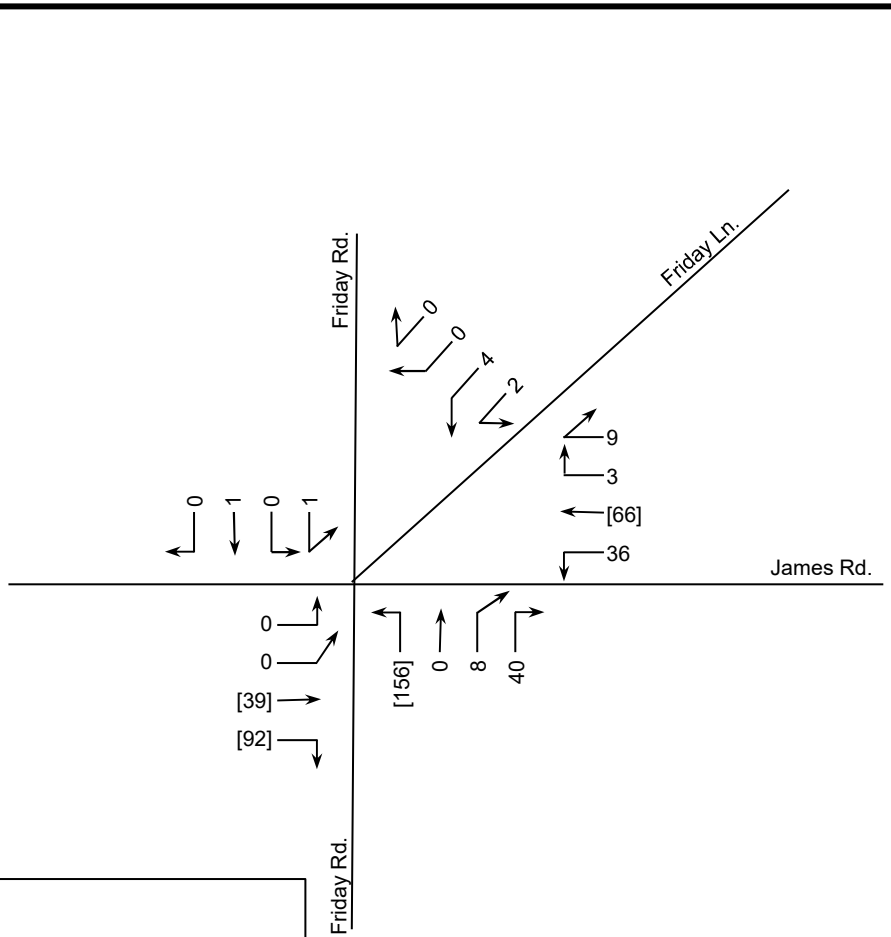
Project No.: 5799.03

Figure: 4b

LTG Engineering & Planning

1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904
Telephone: 321.499.4679 Fax: 386.257.6996





Legend:
XX + (XX) + [XX] = XXX

- 2026 Total Build-Out Traffic
- Project Trips
- Vested Trips
- 2026 Background Traffic

AM Peak Hour		
Enter	Exit	Total
66	188	254

PM Peak Hour		
Enter	Exit	Total
222	131	353

Silvestri Property

N

NTS

2026 Build-Out AM & PM Peak Hour Traffic Volumes

Project No.: 5799.03

Figure: 4c

LTG Engineering & Planning

1049 Eber Boulevard, Suite 104, Melbourne, Florida 32904
Telephone: 321.499.4679 Fax: 386.257.6996

Signalized Intersection Analysis

The signalized intersections were analyzed to determine the operational LOS at the time of build-out. Table 6 shows the projected LOS for the signalized intersections under build-out conditions. The HCS and Synchro summary sheets are included as Appendix J.

Table 6
Build-Out AM and PM Peak Hour LOS – Signalized Intersections
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour			PM Peak Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 524 at I-95 SB Ramps	D	22.6	C	No	14.1	B	No
SR 524 at I-95 NB Ramps	D	29.4	C	Yes	139.3	F	Yes
SR 524 at Friday Road	D	63.4	E	Yes	67.3	E	Yes
SR 524 at Cox Road	D	22.0	C	No	31.8	C	No

As indicated in the table, SR 524 at I-95 NB Ramps and SR 524 at Friday Road are anticipated to operate with a v/c ratio greater than 1.0 and/or outside adopted level of services (LOS). The following improvement are recommended to allow the intersections to operate with v/c ratios less than 1.0 and within their adopted LOS:

SR 524 at I-95 NB Ramps:

- Add free-flow yield for northbound right-turn approach.

SR 524 at Friday Road:

- Add second eastbound through lane with receiving lane.
- Optimize splits.

Table 7 shows the AM and PM peak hour LOS under build-out conditions with the proposed intersection improvements. The Synchro summary sheets are included as Appendix K.

Table 7
Build-Out AM and PM Peak Hour LOS – Signalized Intersections Improved
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour			PM Peak Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
SR 524 at I-95 NB Ramps	D	9.3	A	No	21.4	C	No
SR 524 at Friday Road	D	25.4	C	No	22.0	C	No

Unsignalized Intersection Analysis

The unsignalized intersections were analyzed to determine the operational LOS at the time of build-out. While Synchro was used to analyze the intersection of Friday Road at James Road, HCS was used to analyze the project driveways. Table 8 shows the projected LOS for the unsignalized intersections under build-out conditions. The Synchro and HCS summary sheets are included as Appendix L.

Table 8
Build-Out AM and PM Peak Hour LOS – Unsignalized Intersections
Silvestri Property

Intersection	Adopted LOS	AM Peak Hour				PM Peak Hour			
		Critical Approach	Delay (sec.)	LOS	V/C Ratio	Critical Approach	Delay (sec.)	LOS	V/C Ratio
Friday Road at James Road	E	N/A	N/A	A	N/A	N/A	N/A	A	N/A
James Road at Project Driveway 1	E	SB	9.9	A	0.15	SB	10.3	B	0.12
James Road at Project Driveway 2	E	SB	8.9	A	0.08	SB	9.0	A	0.06

As indicated in the table, the unsignalized intersections are anticipated to operate within the adopted LOS and with v/c ratios less than 1.0.

Roadway Segment Analysis

The traffic analysis for the roadway segments involves the comparison of the future peak hour two-way volumes to available capacity. Table 9 presents the results of the PM peak hour roadway segment analysis for the study area roadway segments under 2026 build-out conditions. As indicated in the table, SR 524 from Cox Road to Industry Road is expected to exceed the peak hour two-way capacity. The following improvement is recommended to allow the roadway segment to operate within the peak hour two-way capacity:

SR 524 from Cox Road to Industry Road:

- Widen from 2 to 4 lanes.

The analysis with the proposed roadway segment improvement is also included in Table 9. The peak hour two-way capacity will be exceeded due to background conditions without the addition of project trips. Therefore, in accordance with Florida Statute 163.3180, the project is not responsible for mitigating the deficiencies caused by background conditions.

Queue Length Analysis

At the request of Brevard County staff, a queue length analysis was performed to analyze the queue lengths for the eastbound left turn lane at the intersection of SR 524 and Friday Road. The existing and build-out Synchro results were used to obtain the 95th percentile queue lengths expected during the AM and PM peak hours. The turn lane length was then evaluated using the 2022 FDOT Design Manual Exhibit 212-1. The results are provided in Table 10.

As indicated in the table, the eastbound left turn lane at the intersection of SR 524 and Friday Road experiences a queue that exceeds the storage capacity of the turn lane under PM peak hour build-out conditions. The eastbound left turn lane is expected to be deficient by 25 feet requiring an eastbound left turn lane length of 390 feet.

Access Review

Access to the development will be provided via two full access driveways along James Road. The need for turn lanes was evaluated according to the *National Cooperative Highway Research Program (NCHRP), Report 457,* and the 2022 FDOT Design Manual Exhibit 212-1. The NCHRP reports have been included as Appendix M. Based on the results of the NCHRP Report 457, a westbound right turn lane is not warranted at either project driveway.

Table 9
Build-Out PM Peak Hour Two-Way LOS – Roadway Segments
Silvestri Property

Roadway	Segment		Location ID	Jurisdiction	Classification	No. of Lanes	Speed Limit (MPH)	Adopted LOS	Current MAV	Peak-Hour Two-Way Capacity at Adopted LOS	Existing PM Peak-Hour Two-Way Volume	2026 Background Traffic	Project Distribution	Project Trips	2026 Build-Out Traffic	Build-Out V/C Ratio	Build-Out Volume Exceeds Peak Capacity?
SR 524	I-95	Cox Road	73	FDOT	Urban Minor Arterial	2	55	D	18,590	1,680	1,090	1,361	64.8%	229	1,590	0.95	No
	Cox Road	Industry Road	76			2	55	D	19,470	1,760	1,234	1,901	18.1%	64	1,965	1.12	Yes
Friday Road	SR 524	James Road	64	Brevard County	Urban Local	2	45	E	17,700	1,600	304	339	70.2%	248	587	0.37	No
James Road	Friday Road	Cox Road	N/A	Brevard County	Urban Local	2	35	E	15,600	1,410	83	90	29.8%	105	195	0.14	No
Cox Road	SR 524	James Road	69	Brevard County	Urban Major Collector	2	45	E	17,700	1,600	252	282	24.8%	88	370	0.23	No
Westminster Drive	SR 524	James Road	N/A	Brevard County	Urban Local	2	25	E	15,600	1,410	145	162	3.3%	12	174	0.12	No

Build-Out PM Peak Hour Two-Way LOS – Roadway Segment Improved

Roadway	Segment		Location ID	Jurisdiction	Classification	No. of Lanes	Speed Limit (MPH)	Adopted LOS	Improved MAV	Peak-Hour Two-Way Capacity at Adopted LOS	Existing PM Peak-Hour Two-Way Volume	2026 Background Traffic	Project Distribution	Project Trips	2026 Build-Out Traffic	Build-Out V/C Ratio	Build-Out Volume Exceeds Peak Capacity?
SR 524	Cox Road	Industry Road	76	FDOT	Urban Minor Arterial	4	55	D	43,780	3,938	1,234	1,901	18.1%	64	1,965	0.50	No

Table 10
Queue Length Analysis
Silvestri Property

Intersection	Movement	Existing Turn Lane Length (ft.)	Req. Decel. (ft.)[2]	Existing Conditions						Build-Out Conditions					
				95th Percentile Queue				Total Required Turn Lane Length (ft.)	Lane Length Deficiency (ft.)	95th Percentile Queue				Total Required Turn Lane Length (ft.)	Lane Length Deficiency (ft.)
				AM Peak Hour		PM Peak Hour				AM Peak Hour		PM Peak Hour			
				veh/ln	ft.[1]	veh/ln	ft.[1]			veh/ln	ft.[1]	veh/ln	ft.[1]		
SR 524 at Friday Rd	EBL	365	240	1.2	50	2.2	75	315	0	2.8	75	5.6	150	390	25

[1]Assuming 25 feet per standard vehicle and using the maximum queue length.
[2]Based on the 2022 FDOT Design Manual Exhibit 212-1.

6

CONCLUSION AND RECOMMENDATIONS

This study was conducted to evaluate the impact of the proposed Silvestri Property residential development in the City of Cocoa, Florida. The results of the study are summarized below:

Existing Conditions

- The study area signalized intersections are currently operating within the adopted LOS and with v/c ratios less than 1.0 except for SR 524 at I-95 NB Ramps.
- The study area unsignalized intersection is currently operating within the adopted LOS.
- The study area roadway segments currently operate within the peak hour two-way capacities.

Build-Out Conditions

- The study area signalized intersections are anticipated to operate within the adopted LOS and with v/c ratios less than 1.0 except for SR 524 at I-95 NB Ramps and SR 524 at Friday Road. The following improvements are recommended to achieve v/c ratios less than 1.0 and to operate within the adopted LOS:

  SR 524 at I-95 NB Ramps:
  - Add free-flow yield for northbound right-turn approach.

  SR 524 at Friday Road:
  - Add second eastbound through lane with receiving lane.
  - Optimize splits.

- The study area unsignalized intersections are anticipated to operate within the adopted LOS and with v/c ratios less than 1.0.
- The study area roadway segments are anticipated to operate within the peak hour two-way capacities with the exception of SR 524 from Cox Road to Industry Road. It is recommended to widen this segment from 2 to 4 lanes.

Queue Length Analysis

At the request of Brevard County staff, a queue length analysis was performed to analyze the queue lengths for the eastbound left turn lane at the intersection of SR 524 and Friday Road. The eastbound left turn lane experiences a queue that exceeds the storage capacity of the turn lane under PM peak hour build-out conditions. The eastbound left turn lane is expected to be deficient by 25 feet requiring an eastbound left turn lane length of 390 feet.

Access

Access to the development will be provided via two full access driveways along James Road. The need for turn lanes was evaluated according to the NCHRP, Report 457, and the 2022 FDOT Design Manual Exhibit 212-1. Based on the results of the NCHRP Report 457, a westbound right turn lane is not warranted at either project driveway.

Based on the results of this study and the recommendations provided, it is recommended that a proportionate share determination be performed to calculate the cost of mitigating the identified deficiencies.

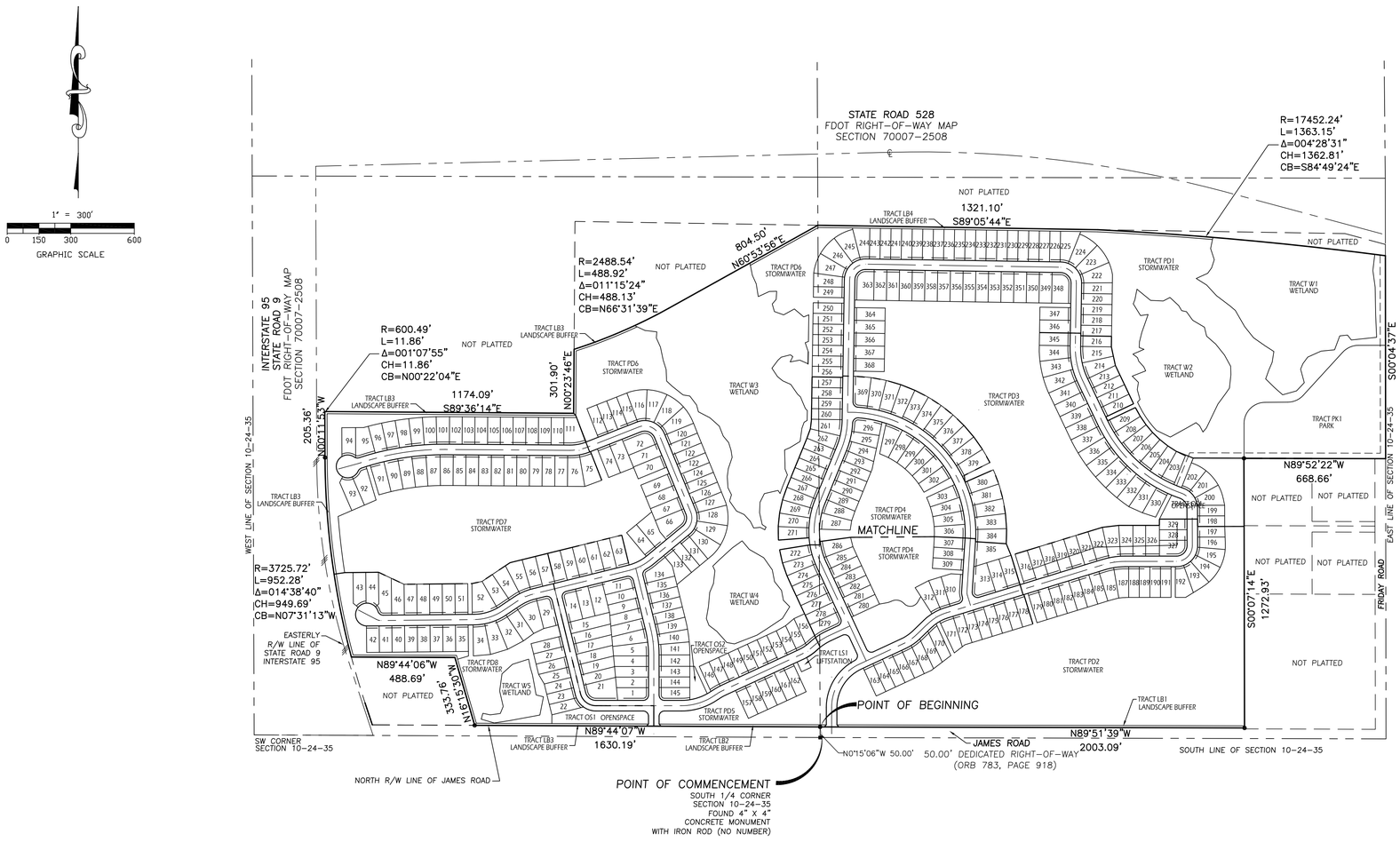
APPENDICES

APPENDIX A
CONCEPTUAL SITE PLAN

PLAT BOOK____ PAGE_____

WINDWARD PRESERVE

LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA



LEGEND

■	SET 4"X4" CONCRETE MONUMENT, AS NOTED
⦿	SET 5/8" IRC LB #8052
IRC	IRON ROD AND CAP
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
NAD 83	NORTH AMERICAN DATUM 1983
℄	CENTERLINE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CB	CHORD BEARING
CH	CHORD

(C)	CALCULATED
(D)	DESCRIBED
(M)	MEASURED
LB	LICENSED BUSINESS
NTC	NON-TANGENT CURVE
PC	POINT OF CURVATURE
NTS	NOT TO SCALE
FEMA	FEDERAL EMEREGENCY MANAGEMENT AGENCY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
———	6' CHAIN LINK FENCE
—//—	LIMITED ACCESS RIGHT-OF-WAY

DALE STOCKSTILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
801 International Parkway, Ste. 500
Lake Mary, FL 32746
407-926-0333

SHEET INDEX

Sheet 1 of 12 – Surveyor's notes, legal description and dedication
Sheet 2 of 12 – overall boundary geometry and legend
Sheets 3 through 12 of 12 – boundary, lot & tract geometry

APPENDIX B
APPROVED METHODOLOGY

LTG Engineering & Planning

Via Email: (sleone@cocoafl.org)

Ref: 5408.01

September 2, 2021

Sandra Leone
City of Cocoa
Planning and Zoning
65 Stone Street
Cocoa, FL 32922

RE: Silvestri Property - Traffic Impact Study (TIS) - Methodology
Cocoa, Florida

Dear Ms. Leone:

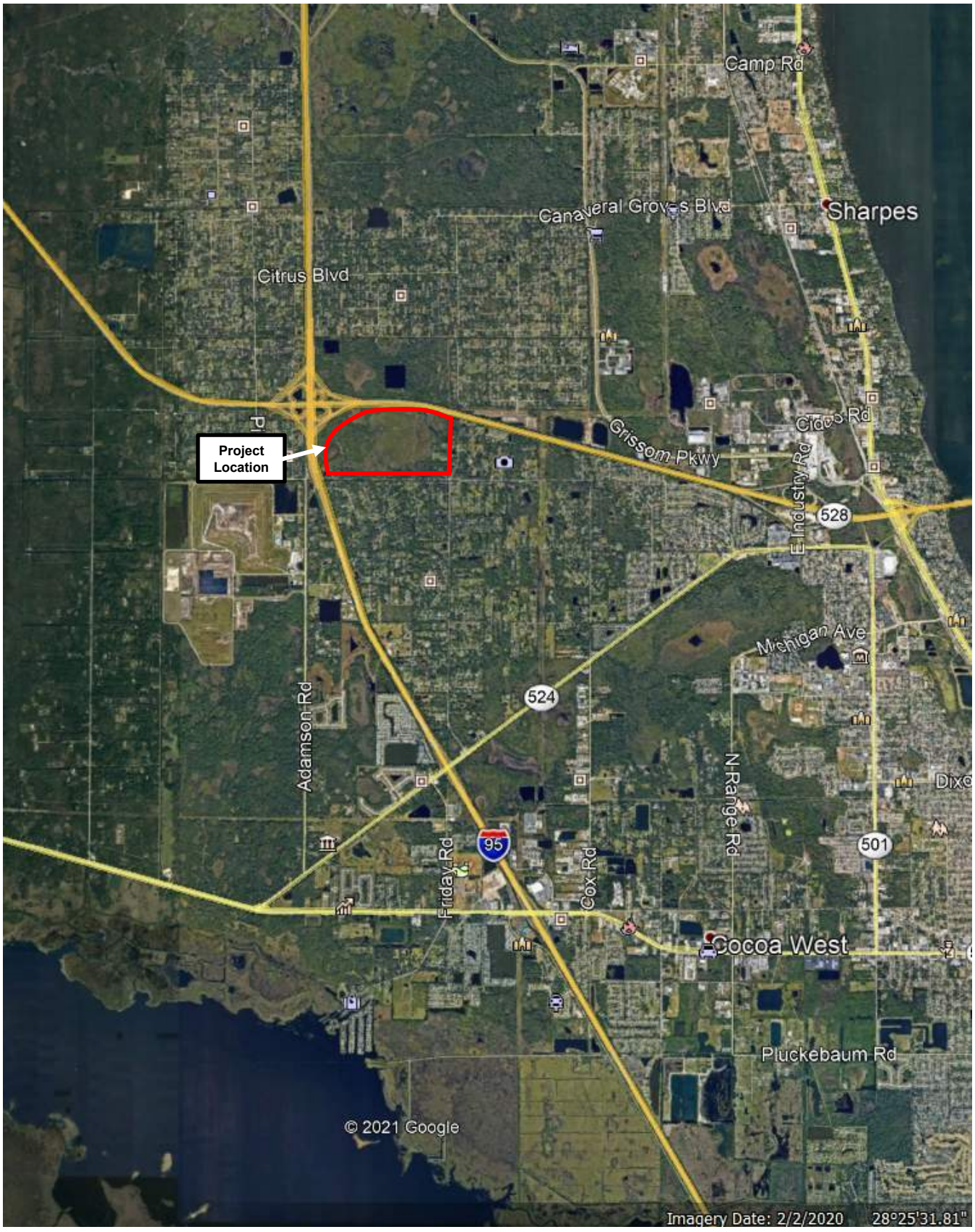
LTG, Inc. (LTG) has been retained by Beachline Partners to prepare a Traffic Impact Study for the proposed Silvestri Property residential development. The development will consist of 418 single-family dwelling units located on the southeast quadrant of Interstate 95 and SR-528 in Cocoa, Florida. Access to the development is proposed via two Project Driveways along James Road. The project build-out year is 2025. Figure 1 shows the location and influence area of the project relative to the surrounding road network. A preliminary site plan showing the layout of the site is attached as Appendix A.

Trip Generation

The a.m. and p.m. peak-hour trip generation for the build-out of the development was determined using the Institute of Transportation Engineers (ITE) 10th edition of the *Trip Generation Manual*. The trip generation for the development is summarized in Table 1.

Table 1
Trip Generation
Silvestri Property

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	Ln(T) = 0.92Ln(X) + 2.71	418.0	DU	50%	50%	1,938	1,939	3,877
Totals:								**1,938**	**1,939**	**3,877**
AM Peak-Hour	Single-Family Detached Housing	210	T = 0.71(X) + 4.80	418	DU	25%	75%	75	227	302
Totals:								**75**	**227**	**302**
PM Peak-Hour	Single-Family Detached Housing	210	Ln(T) = 0.96Ln(X) + 0.20	418	DU	63%	37%	253	148	401
Totals:								**253**	**148**	**401**



Silvestri Property	N NTS	**Project Location**		LTG Engineering & Planning
		Project No.: 5313.01	Figure: 1	1970 Dairy Road, West Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 321.499.4680

Trip Distribution

The Central Florida Regional Planning Model version 6.1 will be used to obtain trip distribution. Figure 2 shows the proposed distribution of traffic along the surrounding road network. The following network changes were made to the model:

- The existing Traffic Analysis Zone (TAZ) was connected to the corner of James Road and Friday Road. The existing TAZ was moved to connect to Friday Road and an additional TAZ was added to connect to James Road. The socioeconomic data was split between the two TAZs to reflect existing conditions.

Trip Assignment

Traffic will be assigned to the study area roadways using the a.m. and p.m. peak-hour trip generation and the project trip distribution identified by the model.

Study Area

The Brevard County Traffic Impact Analysis Guidelines were used to determine the project study area. Based on the trip generation criteria, the study area for the project was determined to be a 2-mile radius from the project.

The study area selected consists of the following intersections and roadway segments:

Intersections:

- SR 524 at I-95 SB Off Ramp
- SR 524 at I-95 NB Off Ramp
- SR 524 at Friday Road
- SR 524 at Cox Road
- Friday Road at James Road
- James Road at Project Driveway 1
- James Road at Project Driveway 2

Roadway Segments:

- SR 524 from I-95 to Clearlake Road
- Friday Road from SR 524 to James Road
- James Road from Friday Road to Cox Road
- Cox Road f rom SR 524 to James Road

Analysis Period

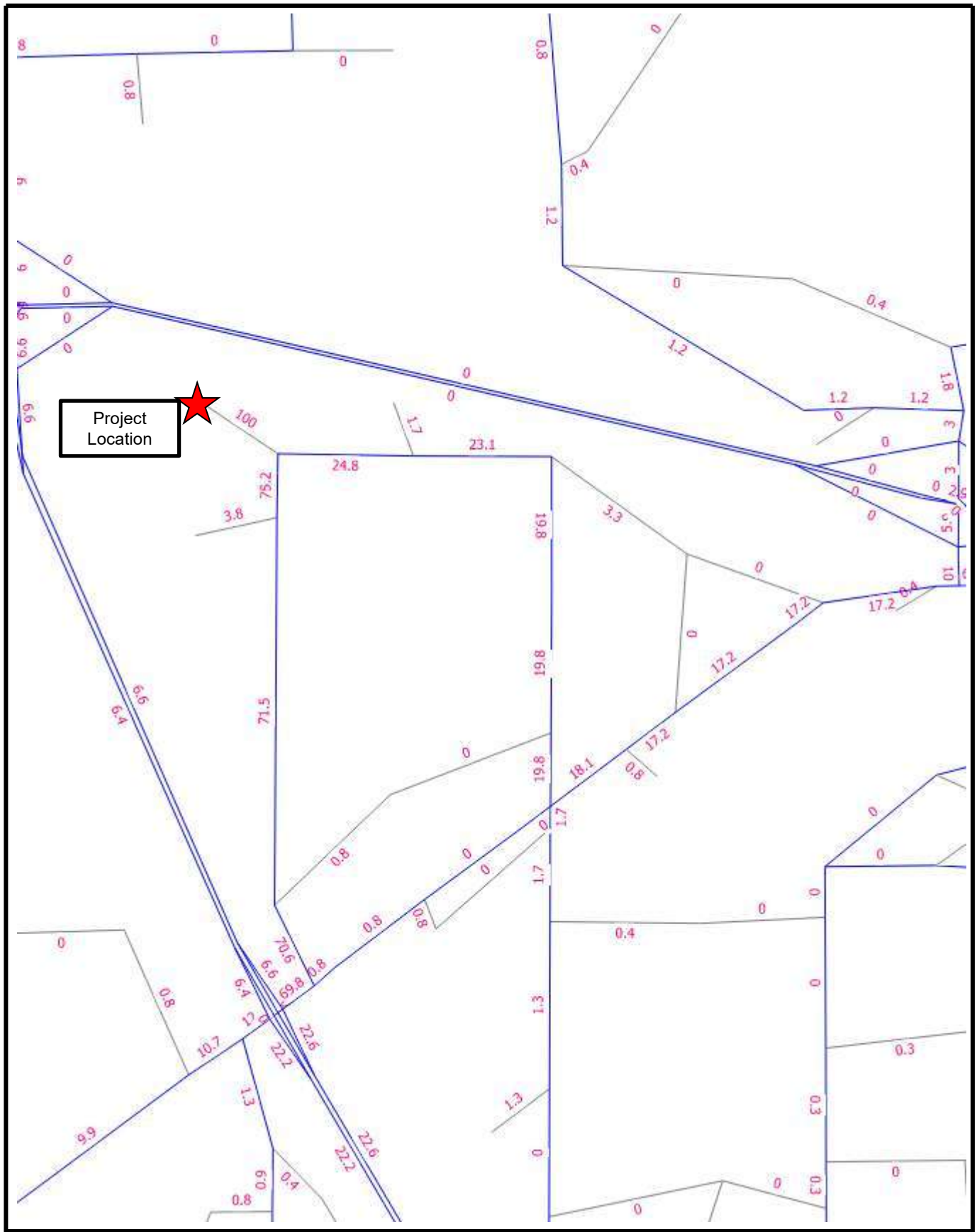
Roadway segments will be analyzed based on p.m. peak-hour traffic and intersections will be analyzed based on a.m. and p.m. peak-hour traffic. The analysis will be conducted under 2021 existing conditions and 2025 build-out conditions.

Traffic Concurrency Spreadsheet

The analysis will be based on the latest concurrency information as obtained from the Florida Department of Transportation (FDOT), the Space Coast Transportation Planning Organization (SCTPO), and City of Cocoa.

Traffic Count Procedures

Manual turning movement counts will be conducted on a Tuesday, Wednesday or Thursday during the a.m. and p.m. peak hour at each study intersection. Turning movement counts will not be older than one year.



Silvestri Property	N NTS	**Project Distribution**		LTG Engineering & Planning
		Project No.: 5313.01	Figure: 2	1970 Dairy Road, West Melbourne, Florida 32904 Telephone: 321.499.4679 Fax: 321.499.4680

Build-Out Traffic

The build-out traffic will be developed by the sum of the background traffic derived from growth rates plus the estimated project traffic. Growth rates for each study area roadway segment will be determined by historic growth trends calculated based upon five years of historic count data. A minimum annual growth rate of two percent shall be used unless otherwise documented. In no case shall a negative growth rate be used. All improvements funded for construction within the first three years of the five-year work program will be considered in the analysis.

Segment Analysis – Existing and Build-Out Conditions

If the future projected volume is expected to exceed the maximum service volume of a roadway segment, an additional transportation analysis may be conducted (requires client authorization) to determine the service volume specific to that segment. The procedures documented in the latest version of the FDOT *Quality/Level of Service Handbook* will be used to determine specific capacity, if default capacities are exceeded and if detailed, site-specific capacity analysis has the potential to yield a higher capacity calculation.

Intersection Analysis – A.M. and P.M. Peak-Hour (Existing and Build-Out Conditions)

The operating conditions for both the existing and future conditions at the unsignalized intersections will be analyzed using the *Highway Capacity Software* (HCS). HCS utilizes the procedures outlined in Chapter 20 of the HCM 6th Edition, titled "Two-Way Stop Control Intersections".

The operating conditions for both the existing and future conditions at the signalized intersections will be evaluated using the *Highway Capacity Software (*HCS). This software utilizes the methodology outlined in Chapter 19 of the HCM 6th Edition, titled "Signalized Intersections".

Improvements

If warranted, appropriate roadway and intersection improvements will be identified. Conditions for each analysis phase will be analyzed for improvements that are required for mitigation. Site access needs will be addressed. The need for auxiliary lanes will be assessed using the methodology provided by NCHRP Report 457, HCS, and the latest version of the FDOT Design Standards. The driveways will be analyzed under ultimate build-out conditions in order to determine the proper intersection geometry.

Please review and advise if the City of Cocoa is in agreement with this proposed methodology or provide comments relating to preferred revisions. If you have any questions, please contact me at 321.499.4679.

Sincerely,

LTG, Inc.



George A. Galan, P.E.
Senior Project Manager

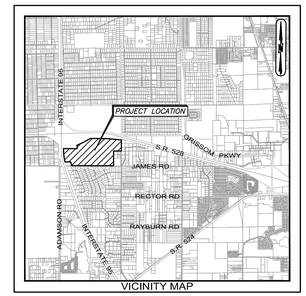
cc: Corrina Gumm, P.E., Brevard County (corrina.gumm@brevardfl.gov)
Devin Swanson, Brevard County (devin.swanson@brevardfl.gov
Veronica Figueroa-Chanza, E.I., Brevard County (veronica.figueroa-chanza@brevardfl.gov)
Bob Luthra, (bobluthra@pibland.com)
Andy Kirbach, P.E., (akirbach@morgan-engsurv.com)

Appendix A
Site Layout





GRAPHIC SCALE
SCALE: 1" = 200'
HALF SIZE: 1" = 400'



VICINITY MAP

SITE DATA

GENERAL STATEMENT
THE PROPOSED WORK CONSISTS OF NEW 418 LOT SUBDIVISION ON A 212.10 ACRE SITE.

ENGINEER & SURVEYOR
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.
504 NORTH HARBOR CITY BLVD
MELBOURNE, FL 32935
PHONE: (321) 751-6088

DEVELOPER
BEACHLINE PARTNERS LLC
402A HIGHPOINT DRIVE
COCOA,FL 32926

PROPERTY DETAILS
PARCEL ID: 24-35-10-00-502
FLOOD ZONE: X AND A (FIRM MAP 12009C0325G DATED MARCH 17, 2014 & FIRM MAP 12009C0320H DATED JANUARY 29, 2021)
GEOGRAPHIC AREA: SEC 10, TWP 24 SOUTH, RNG 35E
ZONING: PUD WITH STIPULATED SETTLEMENT AGREEMENT PER ORDINANCE NO. 31-2004 RECORDED IN OFFICIAL RECORDS BOOK 5355, PAGE 2621; STIPULATED SETTLEMENT AGREEMENT ESTABLISHING GROSS DENSITY AND OTHER MATTERS, RECORDED JANUARY 9, 2008 IN OFFICIAL RECORDS BOOK 5837, PAGE 2226.
FUTURE LAND USE: RESIDENTIAL
COUNTY: BREVARD
ADDRESS: TO BE DETERMINED
COCOA, FL

PROPOSED NUMBER OF LOTS
418

PROPOSED DENSITY
2 UNITS PER ACRE

MINIMUM LOT DIMENSIONS
WIDTH: 50 FT
DEPTH: 120 FT (STANDARD 125 FT)
AREA: 5,750 SQ FT

MINIMUM LIVING AREA
MINIMUM LIVING AREA UNDER AIR SHALL BE 1,500 SF
AVERAGE LIVING AREA UNDER AIR SHALL BE 1,800 SF
FOOT PRINT = 40' x 60' = 2,400 SF (MINIMUM)

MAXIMUM BUILDING HEIGHT
35 FT

BUILDING SETBACKS	REQUIRED
FRONT	25 FT
SIDE (CORNER)	15 FT
SIDE (INTERIOR)	5 FT
REAR	15 FT

ZONING
NORTH: RU-1-7 CITY OF COCOA
SOUTH: RR-1 BREVARD COUNTY
EAST: RR-1 BREVARD COUNTY
WEST: GU, AU, RR-1 BREVARD COUNTY

SITE AREA	SQUARE FEET	ACREAGE	%
SUBDIVISION LOTS/ROADS:	3,501,147 SF	80.38 AC	37.9%
STORMWATER AREA:	1,238,250 SF	28.43 AC	13.4%
OPEN SPACE:			
COMMUNITY REC AREA:	49,647 SF	1.14 AC	0.5%
PARK AREA:	254,379 SF	5.84 AC	2.8%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	21.4%
COMMON/BUFFER SPACE:	2,213,417 SF	50.81 AC	24.0%
TOTAL OPEN SPACE:	4,121,958 SF	94.63 AC	48.7%
TOTAL SITE AREA:	9,239,078 SF	212.10 AC	100%

WETLAND AREA	SQUARE FEET	ACREAGE	%
IMPACTED / MITIGATED WETLANDS:	377,723 SF	8.67 AC	16%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	84%
TOTAL WETLANDS AREA:	2,359,961 SF	54.18 AC	100%

WATER STATEMENT
PER THE STIPULATED SETTLEMENT AGREEMENT, WATER TO THE SITE IS TO BE PROVIDED BY THE CITY OF COCOA.

SEWER STATEMENT
SANITARY SEWER TO THE PROPOSED LOTS WILL BE PROVIDED BY A GRAVITY SANITARY SEWER SYSTEM. A LIFT STATION AND FORCE MAIN WILL BE REQUIRED FOR CONNECTION TO THE CITY OF COCOA SYSTEM. PER THE STIPULATED SETTLEMENT AGREEMENT, SANITARY SEWER TO THE SITE IS TO BE PROVIDED BY THE CITY OF COCOA.

LEGAL DESCRIPTION

PARCEL 4

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY , TOWNSHIP 24 SOUTH, RANGE 35 EAST,BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THEEND OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Revision	Date:	Designed:	AK
	08/03/2021	Drawn:	DD
	08/03/2021	Checked:	AK
	08/03/2021		

BEACHLINE PARTNERS

PRELIMINARY SITE PLAN

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.B. # 7903 / L.B. #7940
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: COCOA I95
Drawing #: CIVIL

Scale:
Horiz. 1" = 200'
Vert. N/A

Sheet #:
C-1
Sheet 1 of 1

Steven J. Morgan P.E. FL Reg. #50632
Andreas H. Kirbach P.E. FL Reg. #49431

Date:

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APPENDIX C
RAW TURNING MOVEMENT COUNTS
&
FDOT SEASONAL FACTOR

DE TRAFFIC

detraffic.com
(386) 341-4186
I-95 SB Ramp at SR 524
Brevard County, Fl

File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	I-95 SB Ramp Southbound				SR 524 Westbound				N/A Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	17	0	11	28	50	31	0	81	0	0	0	0	0	38	41	79	188
07:15 AM	20	0	17	37	77	44	0	121	0	0	0	0	0	63	53	116	274
07:30 AM	35	0	20	55	98	49	0	147	0	0	0	0	0	58	43	101	303
07:45 AM	38	0	18	56	94	40	0	134	0	0	0	0	0	70	54	124	314
Total	110	0	66	176	319	164	0	483	0	0	0	0	0	229	191	420	1079
08:00 AM	29	0	20	49	61	39	0	100	0	0	0	0	0	61	43	104	253
08:15 AM	26	0	24	50	50	47	0	97	0	0	0	0	0	68	42	110	257
08:30 AM	29	0	22	51	53	40	0	93	0	0	0	0	0	77	38	115	259
08:45 AM	27	0	20	47	52	39	0	91	0	0	0	0	0	55	34	89	227
Total	111	0	86	197	216	165	0	381	0	0	0	0	0	261	157	418	996
04:00 PM	22	0	24	46	69	79	0	148	0	0	0	0	0	55	25	80	274
04:15 PM	33	0	36	69	63	89	0	152	0	0	0	0	0	58	29	87	308
04:30 PM	26	0	26	52	65	98	0	163	0	0	0	0	0	48	23	71	286
04:45 PM	21	0	28	49	64	104	0	168	0	0	0	0	0	64	27	91	308
Total	102	0	114	216	261	370	0	631	0	0	0	0	0	225	104	329	1176
05:00 PM	26	0	29	55	75	100	0	175	0	0	0	0	0	56	28	84	314
05:15 PM	26	0	30	56	78	103	0	181	0	0	0	0	0	45	27	72	309
05:30 PM	26	0	26	52	70	86	0	156	0	0	0	0	0	54	27	81	289
05:45 PM	27	0	20	47	59	78	0	137	0	0	0	0	0	51	28	79	263
Total	105	0	105	210	282	367	0	649	0	0	0	0	0	206	110	316	1175
Grand Total	428	0	371	799	1078	1066	0	2144	0	0	0	0	0	921	562	1483	4426
Apprch %	53.6	0	46.4		50.3	49.7	0		0	0	0		0	62.1	37.9		
Total %	9.7	0	8.4	18.1	24.4	24.1	0	48.4	0	0	0	0	0	20.8	12.7	33.5	
Automobiles	341	0	348	689	892	972	0	1864	0	0	0	0	0	869	519	1388	3941
% Automobiles	79.7	0	93.8	86.2	82.7	91.2	0	86.9	0	0	0	0	0	94.4	92.3	93.6	89
Commercial	87	0	23	110	186	94	0	280	0	0	0	0	0	52	43	95	485
% Commercial	20.3	0	6.2	13.8	17.3	8.8	0	13.1	0	0	0	0	0	5.6	7.7	6.4	11

DE TRAFFIC

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(386) 341-4186
I-95 SB Ramp at SR 524
Brevard County, Fl

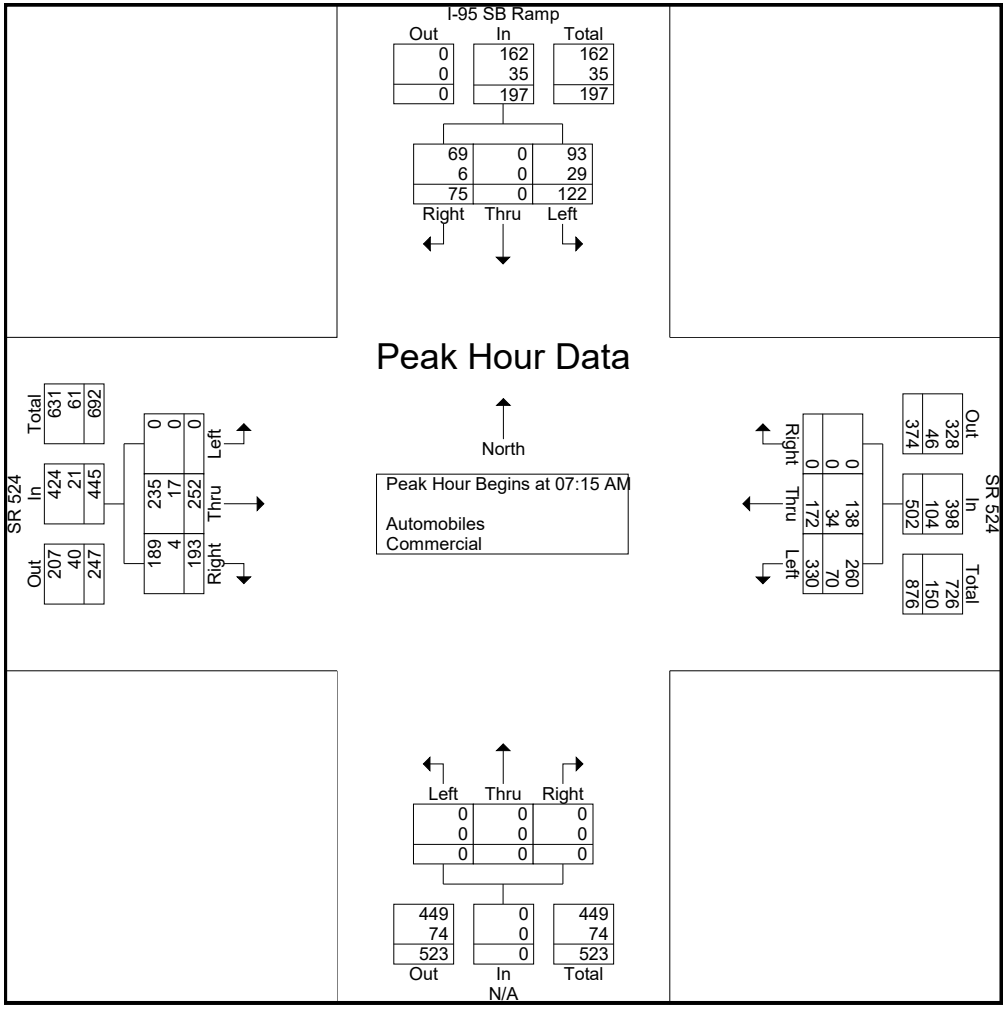
File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 2

	I-95 SB Ramp Southbound				SR 524 Westbound				N/A Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	20	0	17	37	77	44	0	121	0	0	0	0	0	63	53	116	274
07:30 AM	35	0	20	55	98	49	0	147	0	0	0	0	0	58	43	101	303
07:45 AM	38	0	18	56	94	40	0	134	0	0	0	0	0	70	54	124	314
08:00 AM	29	0	20	49	61	39	0	100	0	0	0	0	0	61	43	104	253
Total Volume	122	0	75	197	330	172	0	502	0	0	0	0	0	252	193	445	1144
% App. Total	61.9	0	38.1		65.7	34.3	0		0	0	0		0	56.6	43.4		
PHF	.803	.000	.938	.879	.842	.878	.000	.854	.000	.000	.000	.000	.000	.900	.894	.897	.911
Automobiles	93	0	69	162	260	138	0	398	0	0	0	0	0	235	189	424	984
% Automobiles	76.2	0	92.0	82.2	78.8	80.2	0	79.3	0	0	0	0	0	93.3	97.9	95.3	86.0
Commercial	29	0	6	35	70	34	0	104	0	0	0	0	0	17	4	21	160
% Commercial	23.8	0	8.0	17.8	21.2	19.8	0	20.7	0	0	0	0	0	6.7	2.1	4.7	14.0

DE TRAFFIC

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I-95 SB Ramp at SR 524
Brevard County, Fl

File Name : 95 Sb at 524
Site Code : 00000001
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Page No : 3



DE TRAFFIC

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I-95 SB Ramp at SR 524
Brevard County, Fl

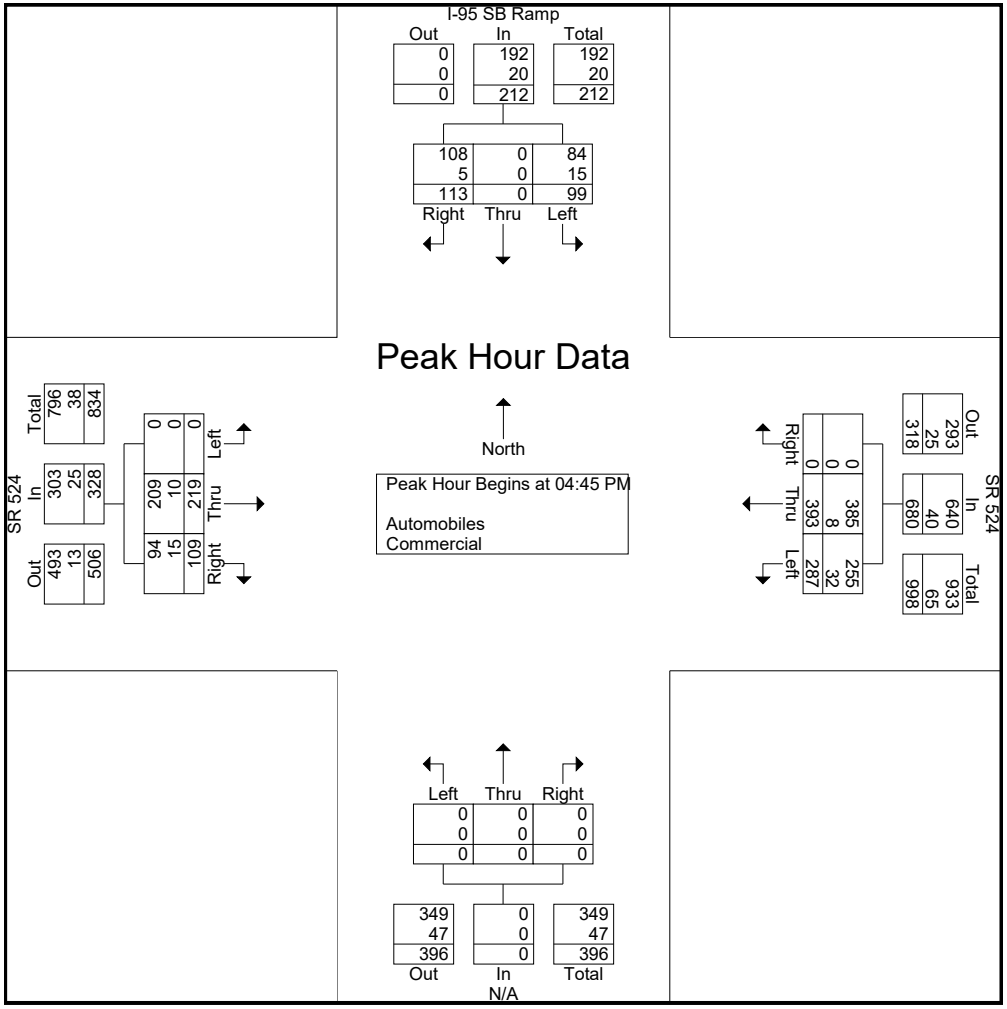
File Name : 95 Sb at 524
Site Code : 00000001
Start Date : 10/20/2022
Page No : 4

	I-95 SB Ramp Southbound				SR 524 Westbound				N/A Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	21	0	28	49	64	104	0	168	0	0	0	0	0	64	27	91	308
05:00 PM	26	0	29	55	75	100	0	175	0	0	0	0	0	56	28	84	314
05:15 PM	26	0	30	56	78	103	0	181	0	0	0	0	0	45	27	72	309
05:30 PM	26	0	26	52	70	86	0	156	0	0	0	0	0	54	27	81	289
Total Volume	99	0	113	212	287	393	0	680	0	0	0	0	0	219	109	328	1220
% App. Total	46.7	0	53.3		42.2	57.8	0		0	0	0		0	66.8	33.2		
PHF	.952	.000	.942	.946	.920	.945	.000	.939	.000	.000	.000	.000	.000	.855	.973	.901	.971
Automobiles	84	0	108	192	255	385	0	640	0	0	0	0	0	209	94	303	1135
% Automobiles	84.8	0	95.6	90.6	88.9	98.0	0	94.1	0	0	0	0	0	95.4	86.2	92.4	93.0
Commercial	15	0	5	20	32	8	0	40	0	0	0	0	0	10	15	25	85
% Commercial	15.2	0	4.4	9.4	11.1	2.0	0	5.9	0	0	0	0	0	4.6	13.8	7.6	7.0

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Start Date : 10/20/2022
Page No : 5



DE TRAFFIC

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File Name : 95 Sb at 524
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Page No : 6

Groups Printed- Peds

	I-95 SB Ramp Southbound					SR 524 Westbound					N/A Northbound					SR 524 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

DE TRAFFIC

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(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	N/A Southbound				SR 524 Westbound				I-95 NB Ramp Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	74	25	99	13	0	43	56	11	57	0	68	223
07:15 AM	0	0	0	0	0	113	28	141	20	0	61	81	20	60	0	80	302
07:30 AM	0	0	0	0	0	117	23	140	16	0	51	67	25	81	0	106	313
07:45 AM	0	0	0	0	0	101	32	133	19	0	65	84	18	72	0	90	307
Total	0	0	0	0	0	405	108	513	68	0	220	288	74	270	0	344	1145
08:00 AM	0	0	0	0	0	94	41	135	21	0	71	92	18	88	0	106	333
08:15 AM	0	0	0	0	0	86	37	123	14	0	51	65	19	85	0	104	292
08:30 AM	0	0	0	0	0	97	29	126	12	0	50	62	18	69	0	87	275
08:45 AM	0	0	0	0	0	81	32	113	11	0	53	64	14	50	0	64	241
Total	0	0	0	0	0	358	139	497	58	0	225	283	69	292	0	361	1141
04:00 PM	0	0	0	0	0	112	29	141	26	0	60	86	18	65	0	83	310
04:15 PM	0	0	0	0	0	113	39	152	39	0	69	108	18	71	0	89	349
04:30 PM	0	0	0	0	0	128	45	173	35	0	50	85	19	62	0	81	339
04:45 PM	0	0	0	0	0	130	29	159	47	0	75	122	19	57	0	76	357
Total	0	0	0	0	0	483	142	625	147	0	254	401	74	255	0	329	1355
05:00 PM	0	0	0	0	0	121	19	140	55	0	75	130	22	61	0	83	353
05:15 PM	0	0	0	0	0	114	30	144	51	0	88	139	18	75	0	93	376
05:30 PM	0	0	0	0	0	119	22	141	38	0	79	117	23	63	0	86	344
05:45 PM	0	0	0	0	0	108	27	135	38	0	63	101	18	56	0	74	310
Total	0	0	0	0	0	462	98	560	182	0	305	487	81	255	0	336	1383
Grand Total	0	0	0	0	0	1708	487	2195	455	0	1004	1459	298	1072	0	1370	5024
Apprch %	0	0	0		0	77.8	22.2		31.2	0	68.8		21.8	78.2	0		
Total %	0	0	0	0	0	34	9.7	43.7	9.1	0	20	29	5.9	21.3	0	27.3	
Automobiles	0	0	0	0	0	1498	390	1888	411	0	856	1267	282	915	0	1197	4352
% Automobiles	0	0	0	0	0	87.7	80.1	86	90.3	0	85.3	86.8	94.6	85.4	0	87.4	86.6
Commercial	0	0	0	0	0	210	97	307	44	0	148	192	16	157	0	173	672
% Commercial	0	0	0	0	0	12.3	19.9	14	9.7	0	14.7	13.2	5.4	14.6	0	12.6	13.4

DE TRAFFIC

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I-95 NB Ramp at SR 524
Brevard County, Fl

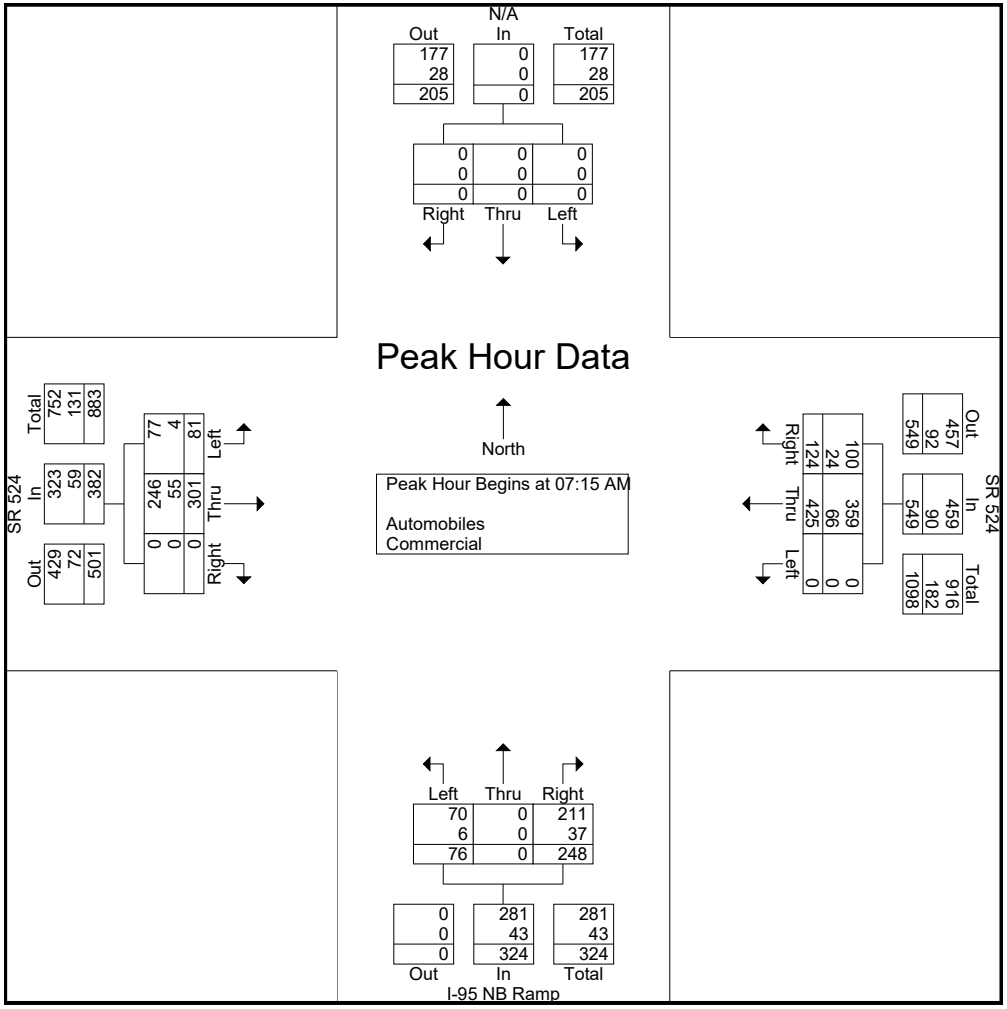
File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 2

	N/A Southbound				SR 524 Westbound				I-95 NB Ramp Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	0	0	0	113	28	141	20	0	61	81	20	60	0	80	302
07:30 AM	0	0	0	0	0	117	23	140	16	0	51	67	25	81	0	106	313
07:45 AM	0	0	0	0	0	101	32	133	19	0	65	84	18	72	0	90	307
08:00 AM	0	0	0	0	0	94	41	135	21	0	71	92	18	88	0	106	333
Total Volume	0	0	0	0	0	425	124	549	76	0	248	324	81	301	0	382	1255
% App. Total	0	0	0		0	77.4	22.6		23.5	0	76.5		21.2	78.8	0		
PHF	.000	.000	.000	.000	.000	.908	.756	.973	.905	.000	.873	.880	.810	.855	.000	.901	.942
Automobiles	0	0	0	0	0	359	100	459	70	0	211	281	77	246	0	323	1063
% Automobiles	0	0	0	0	0	84.5	80.6	83.6	92.1	0	85.1	86.7	95.1	81.7	0	84.6	84.7
Commercial	0	0	0	0	0	66	24	90	6	0	37	43	4	55	0	59	192
% Commercial	0	0	0	0	0	15.5	19.4	16.4	7.9	0	14.9	13.3	4.9	18.3	0	15.4	15.3

DE TRAFFIC

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(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 3



DE TRAFFIC

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I-95 NB Ramp at SR 524
Brevard County, Fl

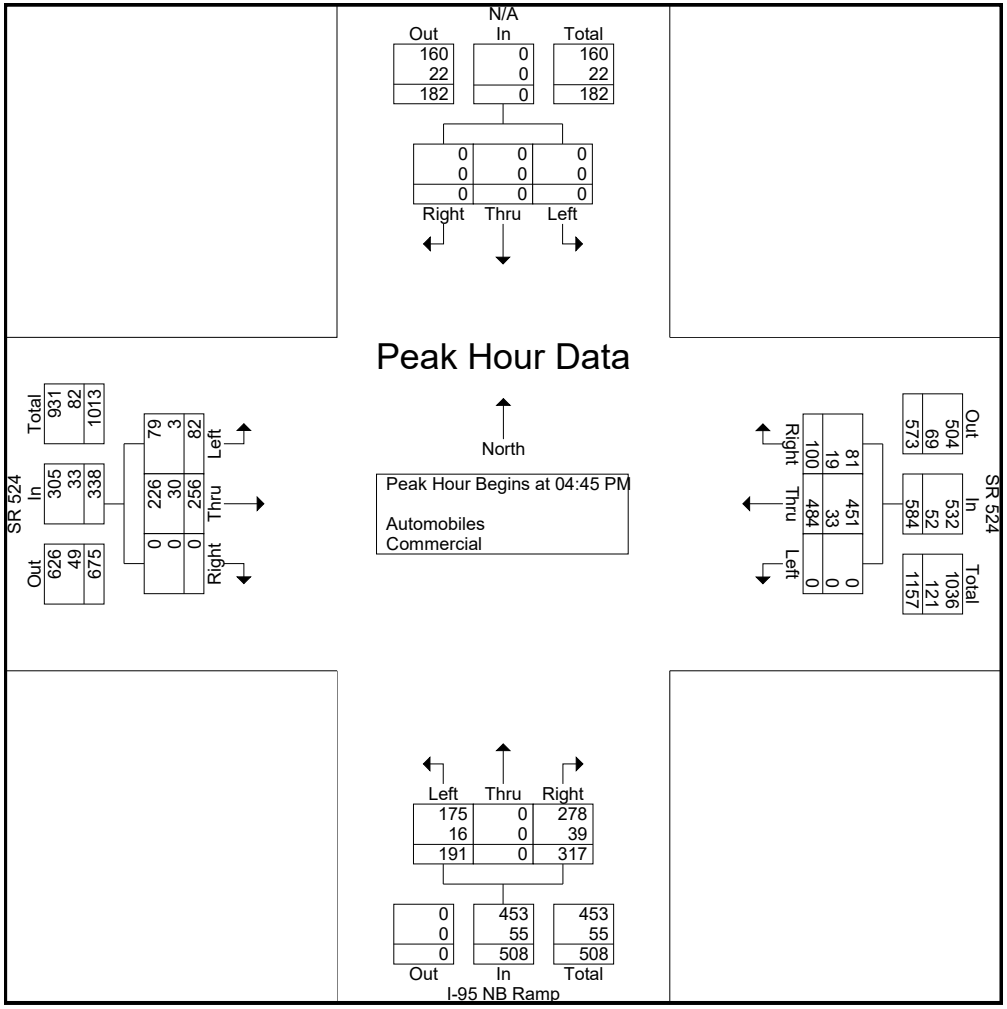
File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 4

	N/A Southbound				SR 524 Westbound				I-95 NB Ramp Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	0	130	29	159	47	0	75	122	19	57	0	76	357
05:00 PM	0	0	0	0	0	121	19	140	55	0	75	130	22	61	0	83	353
05:15 PM	0	0	0	0	0	114	30	144	51	0	88	139	18	75	0	93	376
05:30 PM	0	0	0	0	0	119	22	141	38	0	79	117	23	63	0	86	344
Total Volume	0	0	0	0	0	484	100	584	191	0	317	508	82	256	0	338	1430
% App. Total	0	0	0		0	82.9	17.1		37.6	0	62.4		24.3	75.7	0		
PHF	.000	.000	.000	.000	.000	.931	.833	.918	.868	.000	.901	.914	.891	.853	.000	.909	.951
Automobiles	0	0	0	0	0	451	81	532	175	0	278	453	79	226	0	305	1290
% Automobiles	0	0	0	0	0	93.2	81.0	91.1	91.6	0	87.7	89.2	96.3	88.3	0	90.2	90.2
Commercial	0	0	0	0	0	33	19	52	16	0	39	55	3	30	0	33	140
% Commercial	0	0	0	0	0	6.8	19.0	8.9	8.4	0	12.3	10.8	3.7	11.7	0	9.8	9.8

DE TRAFFIC

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I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 5



DE TRAFFIC

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(386) 341-4186
I-95 NB Ramp at SR 524
Brevard County, Fl

File Name : 95 NB at 524
Site Code : 00000002
Start Date : 10/20/2022
Page No : 6

Groups Printed- Peds

	N/A Southbound					SR 524 Westbound					I-95 NB Ramp Northbound					SR 524 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

DE TRAFFIC

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(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Friday Rd Southbound				SR 524 Westbound				Gas Station Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	6	1	26	33	12	58	8	78	17	2	15	34	11	69	16	96	241
07:15 AM	4	2	28	34	8	73	5	86	30	3	15	48	16	73	25	114	282
07:30 AM	8	0	19	27	10	81	10	101	36	3	21	60	11	86	25	122	310
07:45 AM	9	2	26	37	8	74	9	91	35	3	14	52	9	94	26	129	309
Total	27	5	99	131	38	286	32	356	118	11	65	194	47	322	92	461	1142
08:00 AM	10	1	20	31	12	83	8	103	35	0	13	48	13	107	28	148	330
08:15 AM	9	2	24	35	9	80	10	99	29	3	11	43	16	98	26	140	317
08:30 AM	14	2	19	35	9	68	10	87	35	1	13	49	14	79	24	117	288
08:45 AM	9	2	16	27	10	74	10	94	28	5	18	51	14	71	24	109	281
Total	42	7	79	128	40	305	38	383	127	9	55	191	57	355	102	514	1216
04:00 PM	6	6	11	23	7	105	12	124	22	4	11	37	19	89	22	130	314
04:15 PM	8	5	19	32	5	109	17	131	26	6	17	49	22	107	32	161	373
04:30 PM	11	5	18	34	10	129	16	155	24	5	14	43	21	78	32	131	363
04:45 PM	9	8	22	39	5	108	15	128	28	6	17	51	24	91	27	142	360
Total	34	24	70	128	27	451	60	538	100	21	59	180	86	365	113	564	1410
05:00 PM	9	6	19	34	9	102	12	123	28	5	15	48	19	96	24	139	344
05:15 PM	12	5	21	38	9	105	15	129	25	5	15	45	24	106	34	164	376
05:30 PM	9	7	16	32	10	104	10	124	30	5	17	52	19	97	26	142	350
05:45 PM	8	4	11	23	9	99	11	119	24	6	16	46	23	81	19	123	311
Total	38	22	67	127	37	410	48	495	107	21	63	191	85	380	103	568	1381
Grand Total	141	58	315	514	142	1452	178	1772	452	62	242	756	275	1422	410	2107	5149
Apprch %	27.4	11.3	61.3		8	81.9	10		59.8	8.2	32		13.1	67.5	19.5		
Total %	2.7	1.1	6.1	10	2.8	28.2	3.5	34.4	8.8	1.2	4.7	14.7	5.3	27.6	8	40.9	
Automobiles	132	54	302	488	92	1326	162	1580	271	53	154	478	265	1273	271	1809	4355
% Automobiles	93.6	93.1	95.9	94.9	64.8	91.3	91	89.2	60	85.5	63.6	63.2	96.4	89.5	66.1	85.9	84.6
Commercial	9	4	13	26	50	126	16	192	181	9	88	278	10	149	139	298	794
% Commercial	6.4	6.9	4.1	5.1	35.2	8.7	9	10.8	40	14.5	36.4	36.8	3.6	10.5	33.9	14.1	15.4

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(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

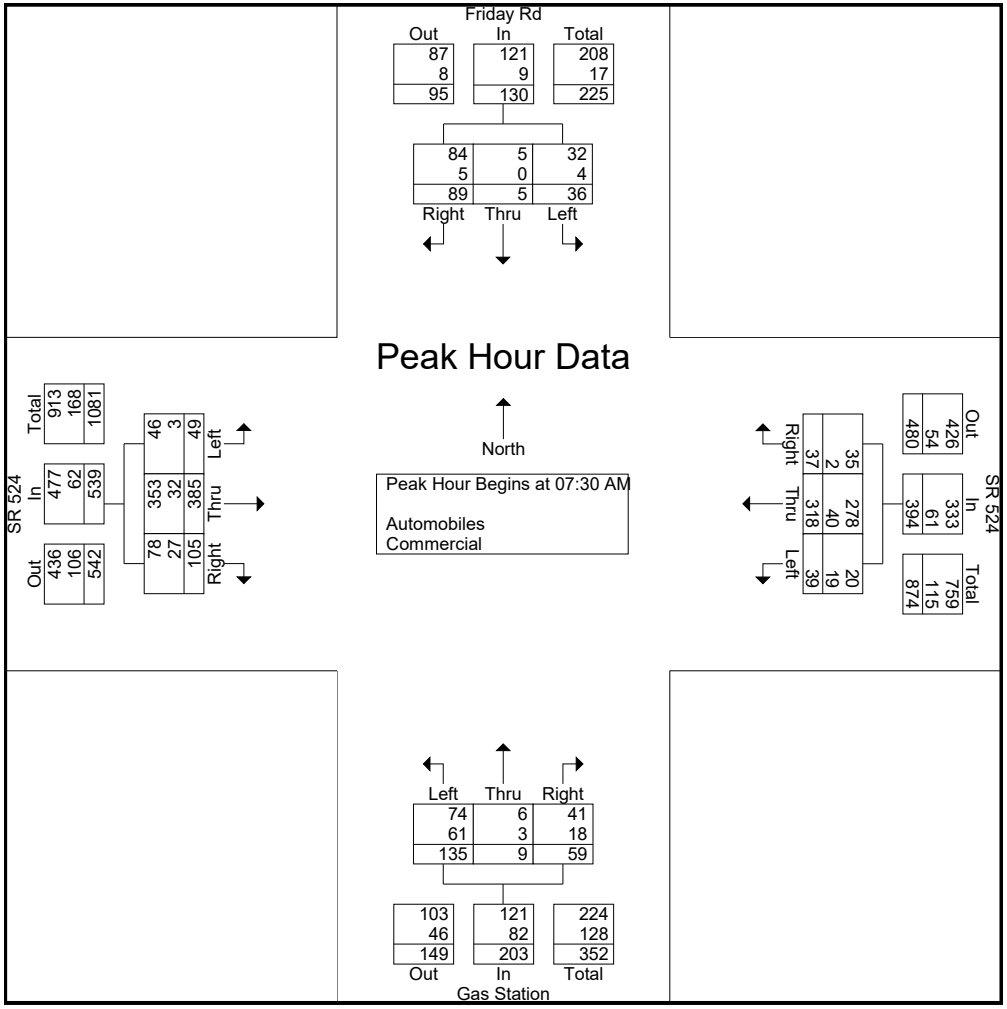
File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 2

	Friday Rd Southbound				SR 524 Westbound				Gas Station Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	8	0	19	27	10	81	10	101	36	3	21	60	11	86	25	122	310
07:45 AM	9	2	26	37	8	74	9	91	35	3	14	52	9	94	26	129	309
08:00 AM	10	1	20	31	12	83	8	103	35	0	13	48	13	107	28	148	330
08:15 AM	9	2	24	35	9	80	10	99	29	3	11	43	16	98	26	140	317
Total Volume	36	5	89	130	39	318	37	394	135	9	59	203	49	385	105	539	1266
% App. Total	27.7	3.8	68.5		9.9	80.7	9.4		66.5	4.4	29.1		9.1	71.4	19.5		
PHF	.900	.625	.856	.878	.813	.958	.925	.956	.938	.750	.702	.846	.766	.900	.938	.910	.959
Automobiles	32	5	84	121	20	278	35	333	74	6	41	121	46	353	78	477	1052
% Automobiles	88.9	100	94.4	93.1	51.3	87.4	94.6	84.5	54.8	66.7	69.5	59.6	93.9	91.7	74.3	88.5	83.1
Commercial	4	0	5	9	19	40	2	61	61	3	18	82	3	32	27	62	214
% Commercial	11.1	0	5.6	6.9	48.7	12.6	5.4	15.5	45.2	33.3	30.5	40.4	6.1	8.3	25.7	11.5	16.9

DE TRAFFIC

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(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 3



DE TRAFFIC

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Friday Rd at SR 524
Brevard County, Fl

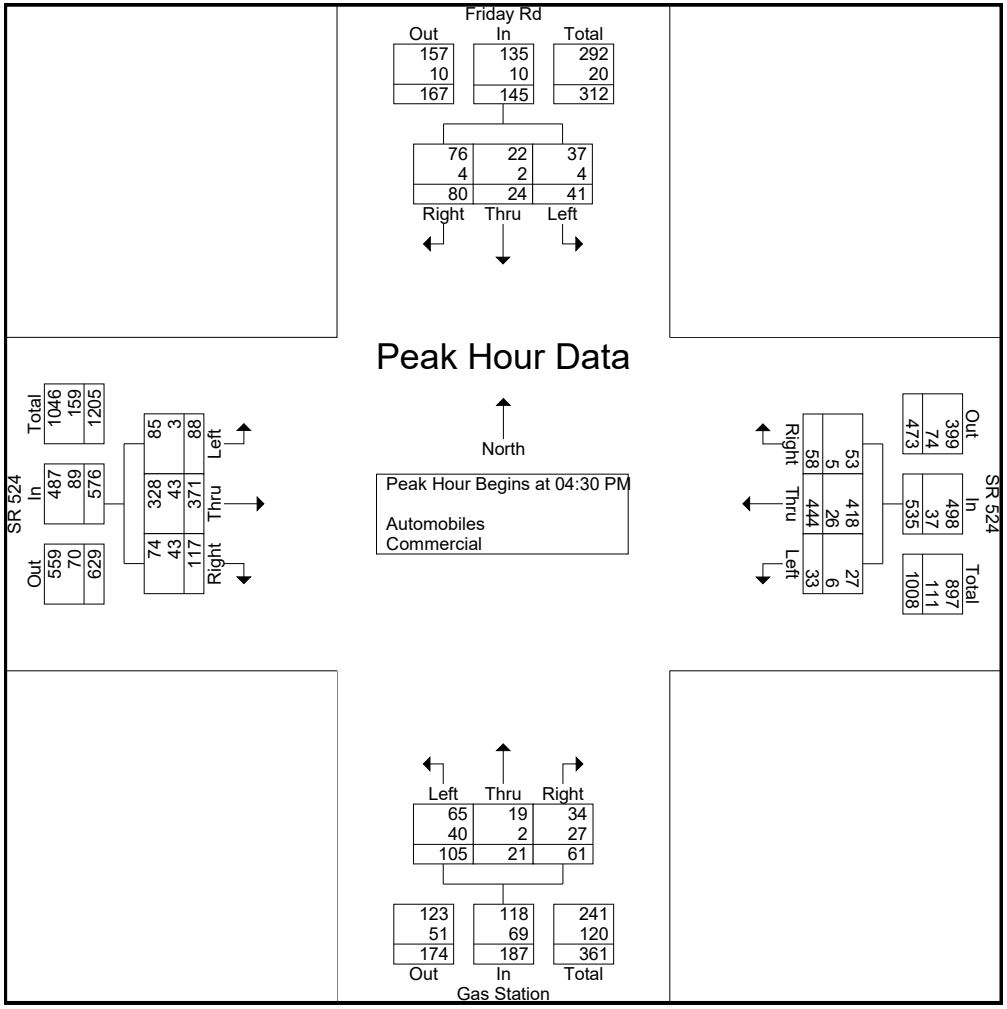
File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 4

	Friday Rd Southbound				SR 524 Westbound				Gas Station Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	11	5	18	34	10	129	16	155	24	5	14	43	21	78	32	131	363
04:45 PM	9	8	22	39	5	108	15	128	28	6	17	51	24	91	27	142	360
05:00 PM	9	6	19	34	9	102	12	123	28	5	15	48	19	96	24	139	344
05:15 PM	12	5	21	38	9	105	15	129	25	5	15	45	24	106	34	164	376
Total Volume	41	24	80	145	33	444	58	535	105	21	61	187	88	371	117	576	1443
% App. Total	28.3	16.6	55.2		6.2	83	10.8		56.1	11.2	32.6		15.3	64.4	20.3		
PHF	.854	.750	.909	.929	.825	.860	.906	.863	.938	.875	.897	.917	.917	.875	.860	.878	.959
Automobiles	37	22	76	135	27	418	53	498	65	19	34	118	85	328	74	487	1238
% Automobiles	90.2	91.7	95.0	93.1	81.8	94.1	91.4	93.1	61.9	90.5	55.7	63.1	96.6	88.4	63.2	84.5	85.8
Commercial	4	2	4	10	6	26	5	37	40	2	27	69	3	43	43	89	205
% Commercial	9.8	8.3	5.0	6.9	18.2	5.9	8.6	6.9	38.1	9.5	44.3	36.9	3.4	11.6	36.8	15.5	14.2

DE TRAFFIC

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(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 5



DE TRAFFIC

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(386) 341-4186
Friday Rd at SR 524
Brevard County, Fl

File Name : E Friday at 524
Site Code : 00000003
Start Date : 10/20/2022
Page No : 6

Groups Printed- Peds

	Friday Rd Southbound					SR 524 Westbound					Gas Station Northbound					SR 524 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

DE TRAFFIC

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(386) 341-4186
Cox Rd at SR 524
Brevard County, Fl

File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Cox Rd Southbound				SR 524 Westbound				Cox Rd Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	9	7	7	23	19	67	6	92	5	7	8	20	7	84	9	100	235
07:15 AM	11	4	8	23	26	75	5	106	7	4	18	29	5	90	16	111	269
07:30 AM	15	10	13	38	34	89	5	128	4	5	19	28	7	94	16	117	311
07:45 AM	17	7	13	37	25	86	6	117	8	6	21	35	9	97	34	140	329
Total	52	28	41	121	104	317	22	443	24	22	66	112	28	365	75	468	1144
08:00 AM	14	5	8	27	21	93	9	123	5	12	23	40	9	86	41	136	326
08:15 AM	17	10	9	36	21	83	4	108	5	10	19	34	8	95	35	138	316
08:30 AM	16	7	9	32	19	70	9	98	4	7	24	35	8	67	26	101	266
08:45 AM	14	6	11	31	16	52	7	75	7	8	17	32	9	70	21	100	238
Total	61	28	37	126	77	298	29	404	21	37	83	141	34	318	123	475	1146
04:00 PM	6	6	6	18	19	101	16	136	19	12	28	59	9	92	4	105	318
04:15 PM	10	4	5	19	26	104	24	154	18	16	52	86	7	80	8	95	354
04:30 PM	8	8	8	24	34	118	18	170	24	17	44	85	10	86	5	101	380
04:45 PM	11	7	6	24	28	100	21	149	27	16	43	86	11	81	5	97	356
Total	35	25	25	85	107	423	79	609	88	61	167	316	37	339	22	398	1408
05:00 PM	8	8	5	21	36	103	18	157	21	21	36	78	8	105	10	123	379
05:15 PM	13	7	6	26	25	101	21	147	19	18	27	64	11	121	10	142	379
05:30 PM	11	8	5	24	21	91	18	130	22	17	32	71	9	105	9	123	348
05:45 PM	9	7	5	21	23	87	16	126	16	11	29	56	7	88	7	102	305
Total	41	30	21	92	105	382	73	560	78	67	124	269	35	419	36	490	1411
Grand Total	189	111	124	424	393	1420	203	2016	211	187	440	838	134	1441	256	1831	5109
Apprch %	44.6	26.2	29.2		19.5	70.4	10.1		25.2	22.3	52.5		7.3	78.7	14		
Total %	3.7	2.2	2.4	8.3	7.7	27.8	4	39.5	4.1	3.7	8.6	16.4	2.6	28.2	5	35.8	
Automobiles	183	103	115	401	378	1354	198	1930	200	180	421	801	119	1330	249	1698	4830
% Automobiles	96.8	92.8	92.7	94.6	96.2	95.4	97.5	95.7	94.8	96.3	95.7	95.6	88.8	92.3	97.3	92.7	94.5
Commercial	6	8	9	23	15	66	5	86	11	7	19	37	15	111	7	133	279
% Commercial	3.2	7.2	7.3	5.4	3.8	4.6	2.5	4.3	5.2	3.7	4.3	4.4	11.2	7.7	2.7	7.3	5.5

DE TRAFFIC

detraffic.com
(386) 341-4186
Cox Rd at SR 524
Brevard County, Fl

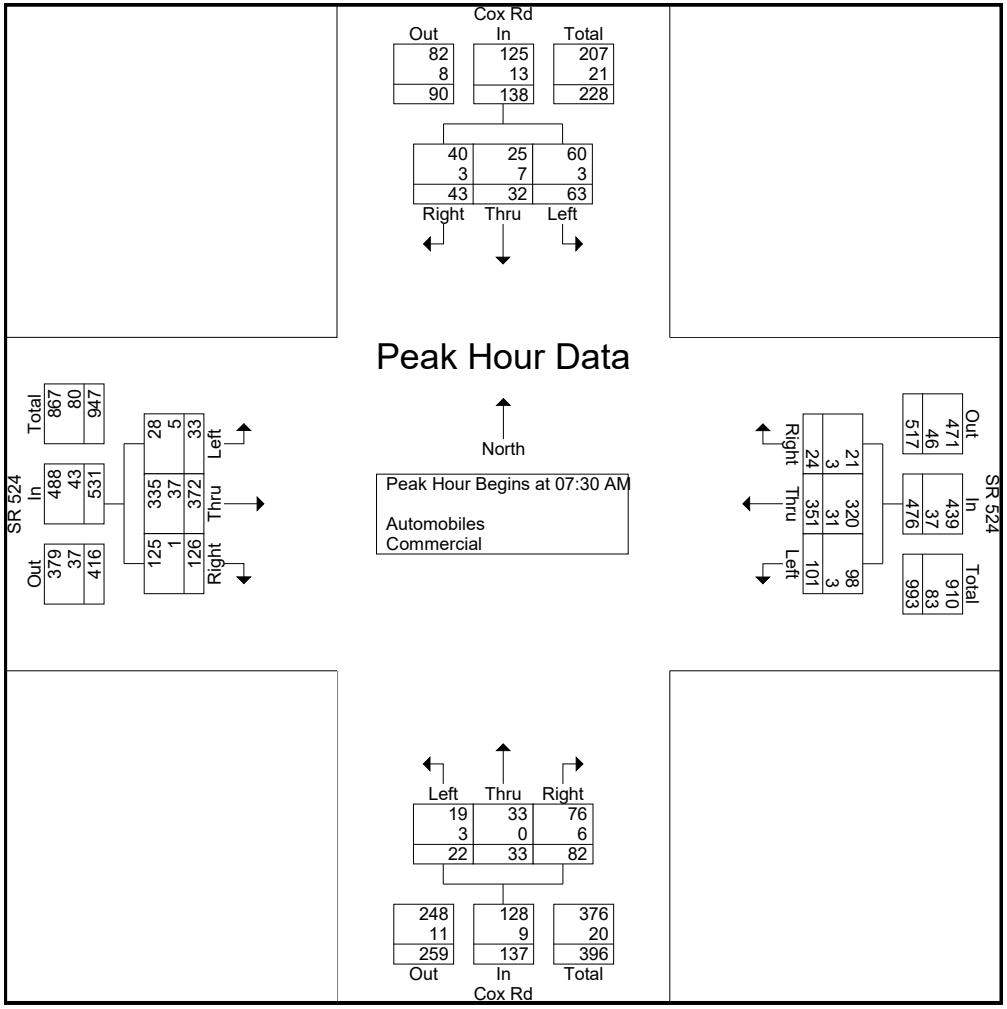
File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 2

	Cox Rd Southbound				SR 524 Westbound				Cox Rd Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	15	10	13	38	34	89	5	128	4	5	19	28	7	94	16	117	311
07:45 AM	17	7	13	37	25	86	6	117	8	6	21	35	9	97	34	140	329
08:00 AM	14	5	8	27	21	93	9	123	5	12	23	40	9	86	41	136	326
08:15 AM	17	10	9	36	21	83	4	108	5	10	19	34	8	95	35	138	316
Total Volume	63	32	43	138	101	351	24	476	22	33	82	137	33	372	126	531	1282
% App. Total	45.7	23.2	31.2		21.2	73.7	5		16.1	24.1	59.9		6.2	70.1	23.7		
PHF	.926	.800	.827	.908	.743	.944	.667	.930	.688	.688	.891	.856	.917	.959	.768	.948	.974
Automobiles	60	25	40	125	98	320	21	439	19	33	76	128	28	335	125	488	1180
% Automobiles	95.2	78.1	93.0	90.6	97.0	91.2	87.5	92.2	86.4	100	92.7	93.4	84.8	90.1	99.2	91.9	92.0
Commercial	3	7	3	13	3	31	3	37	3	0	6	9	5	37	1	43	102
% Commercial	4.8	21.9	7.0	9.4	3.0	8.8	12.5	7.8	13.6	0	7.3	6.6	15.2	9.9	0.8	8.1	8.0

DE TRAFFIC

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Cox Rd at SR 524
Brevard County, Fl

File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 3



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Cox Rd at SR 524
Brevard County, Fl

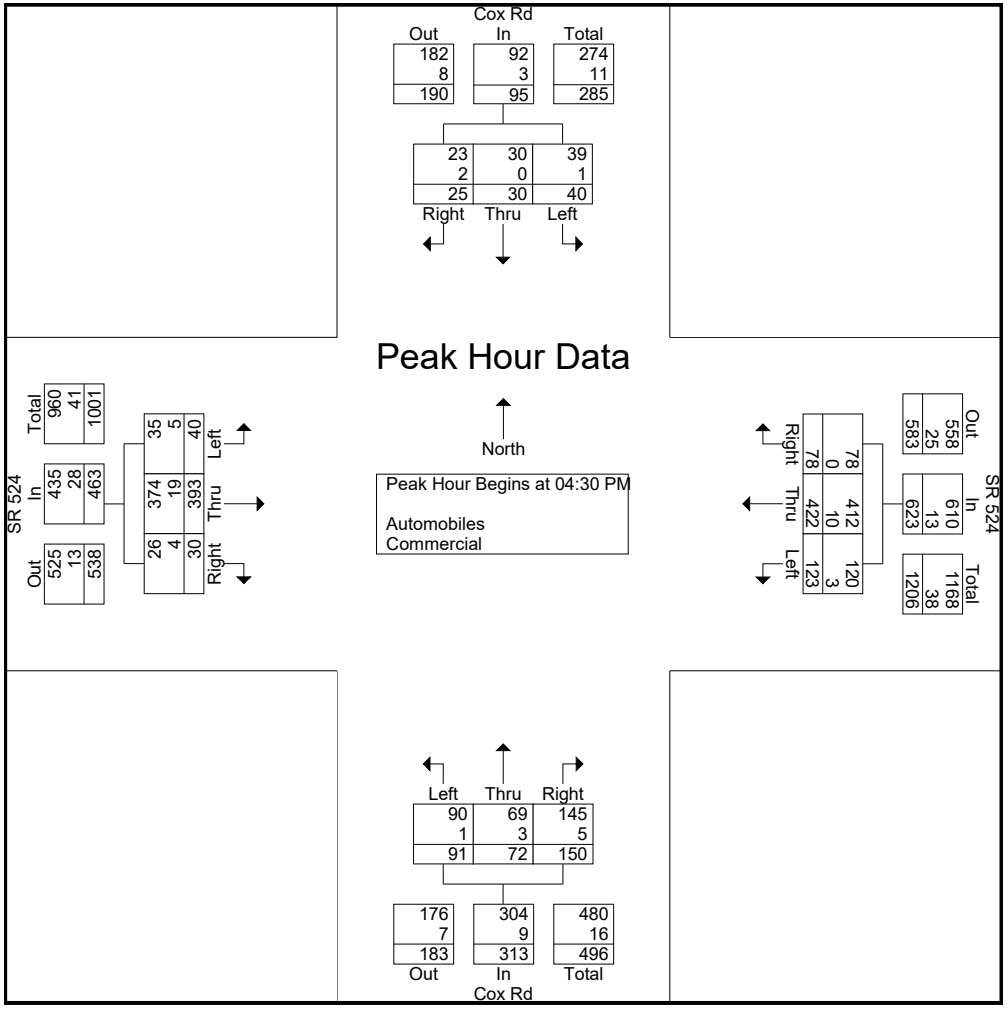
File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 4

	Cox Rd Southbound				SR 524 Westbound				Cox Rd Northbound				SR 524 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	8	8	8	24	34	118	18	170	24	17	44	85	10	86	5	101	380
04:45 PM	11	7	6	24	28	100	21	149	27	16	43	86	11	81	5	97	356
05:00 PM	8	8	5	21	36	103	18	157	21	21	36	78	8	105	10	123	379
05:15 PM	13	7	6	26	25	101	21	147	19	18	27	64	11	121	10	142	379
Total Volume	40	30	25	95	123	422	78	623	91	72	150	313	40	393	30	463	1494
% App. Total	42.1	31.6	26.3		19.7	67.7	12.5		29.1	23	47.9		8.6	84.9	6.5		
PHF	.769	.938	.781	.913	.854	.894	.929	.916	.843	.857	.852	.910	.909	.812	.750	.815	.983
Automobiles	39	30	23	92	120	412	78	610	90	69	145	304	35	374	26	435	1441
% Automobiles	97.5	100	92.0	96.8	97.6	97.6	100	97.9	98.9	95.8	96.7	97.1	87.5	95.2	86.7	94.0	96.5
Commercial	1	0	2	3	3	10	0	13	1	3	5	9	5	19	4	28	53
% Commercial	2.5	0	8.0	3.2	2.4	2.4	0	2.1	1.1	4.2	3.3	2.9	12.5	4.8	13.3	6.0	3.5

DE TRAFFIC

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Cox Rd at SR 524
Brevard County, Fl

File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 5



DE TRAFFIC

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Cox Rd at SR 524
Brevard County, Fl

File Name : Cox at 524
Site Code : 00000004
Start Date : 10/20/2022
Page No : 6

Groups Printed- Peds

	Cox Rd Southbound					SR 524 Westbound					Cox Rd Northbound					SR 524 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

DE TRAFFIC

detraffic.com
(386) 341-4186
Friday Rd/Friday Ln at James Rd
Brevard County, Fl

File Name : 5-legged int
Site Code : 00000005
Start Date : 10/20/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	Friday Rd Southbound						SW Bound From Northeast						James Rd Westbound						Friday Rd Northbound						James Rd Eastbound						
Start Time	Hard Left	Left	Thru	Right	Peds	App. Total	Hard Left	Bear Left	Bear Right	Hard Right	Peds	App. Total	Left	Thru	Right	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Right	Peds	App. Total	Left	Bear Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	2	0	0	2	2	0	0	0	0	2	3	0	0	0	0	3	0	0	0	2	0	2	0	0	0	0	0	0	9
07:15 AM	0	0	0	0	0	0	1	0	0	0	0	1	4	0	0	1	0	5	0	1	1	3	0	5	0	0	0	0	0	0	11
07:30 AM	0	0	2	0	0	2	2	0	0	0	0	2	6	0	1	0	0	7	0	0	2	6	0	8	0	0	0	0	0	0	19
07:45 AM	0	0	0	0	0	0	2	0	0	0	0	2	4	0	0	1	0	5	0	0	2	5	0	7	0	0	0	0	0	0	14
Total	0	0	4	0	0	4	7	0	0	0	0	7	17	0	1	2	0	20	0	1	5	16	0	22	0	0	0	0	0	0	53
08:00 AM	0	0	1	0	0	1	4	0	0	0	0	4	5	0	1	1	0	7	0	0	0	5	0	5	0	0	0	0	0	0	17
08:15 AM	0	0	0	0	0	0	1	1	0	0	0	2	5	0	0	0	0	5	0	1	1	9	0	11	0	0	0	0	0	0	18
08:30 AM	0	0	1	0	0	1	2	1	0	0	0	3	4	0	0	2	0	6	0	0	1	4	0	5	0	0	0	0	0	0	15
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	1	0	6	0	0	0	8	0	8	0	0	0	0	0	0	14
Total	0	0	2	0	0	2	7	2	0	0	0	9	19	0	1	4	0	24	0	1	2	26	0	29	0	0	0	0	0	0	64
04:00 PM	0	0	0	0	0	0	1	1	0	0	0	2	4	0	1	1	0	6	0	0	3	8	0	11	0	0	0	0	0	0	19
04:15 PM	0	0	1	0	0	1	1	0	0	0	0	1	6	0	2	2	0	10	0	0	1	7	0	8	0	0	0	0	0	0	20
04:30 PM	0	0	0	0	0	0	0	1	0	0	0	1	4	0	2	0	0	6	0	1	2	11	0	14	0	0	0	0	0	0	21
04:45 PM	1	0	0	0	0	1	2	0	0	0	0	2	8	0	1	2	0	11	0	0	1	11	0	12	0	0	0	0	0	0	26
Total	1	0	1	0	0	2	4	2	0	0	0	6	22	0	6	5	0	33	0	1	7	37	0	45	0	0	0	0	0	0	86
05:00 PM	0	0	0	0	0	0	0	2	0	0	0	2	6	0	0	1	0	7	0	0	3	8	0	11	0	0	0	0	0	0	20
05:15 PM	0	0	0	0	0	0	0	1	0	0	0	1	10	0	2	3	0	15	0	0	1	9	0	10	0	0	0	0	0	0	26
05:30 PM	0	0	1	0	0	1	0	1	0	0	0	1	8	0	0	2	0	10	0	0	2	8	0	10	0	0	0	0	0	0	22
05:45 PM	0	0	0	0	0	0	1	2	0	0	0	3	6	0	0	1	0	7	0	1	1	4	0	6	0	0	0	0	0	0	16
Total	0	0	1	0	0	1	1	6	0	0	0	7	30	0	2	7	0	39	0	1	7	29	0	37	0	0	0	0	0	0	84
Grand Total	1	0	8	0	0	9	19	10	0	0	0	29	88	0	10	18	0	116	0	4	21	108	0	133	0	0	0	0	0	0	287
Apprch %	11.1	0	88.9	0	0		65.5	34.5	0	0	0		75.9	0	8.6	15.5	0		0	3	15.8	81.2	0		0	0	0	0	0		
Total %	0.3	0	2.8	0	0	3.1	6.6	3.5	0	0	0	10.1	30.7	0	3.5	6.3	0	40.4	0	1.4	7.3	37.6	0	46.3	0	0	0	0	0	0	
Automobiles	1	0	8	0	0	9	19	10	0	0	0	29	88	0	10	18	0	116	0	4	21	103	0	128	0	0	0	0	0	0	282
% Automobiles	100	0	100	0	0	100	100	100	0	0	0	100	100	0	100	100	0	100	0	100	100	95.4	0	96.2	0	0	0	0	0	0	98.3
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	0	0	0	0	0	0	5
% Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4.6	0	3.8	0	0	0	0	0	0	1.7

DE TRAFFIC

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Friday Rd/Friday Ln at James Rd
Brevard County, Fl

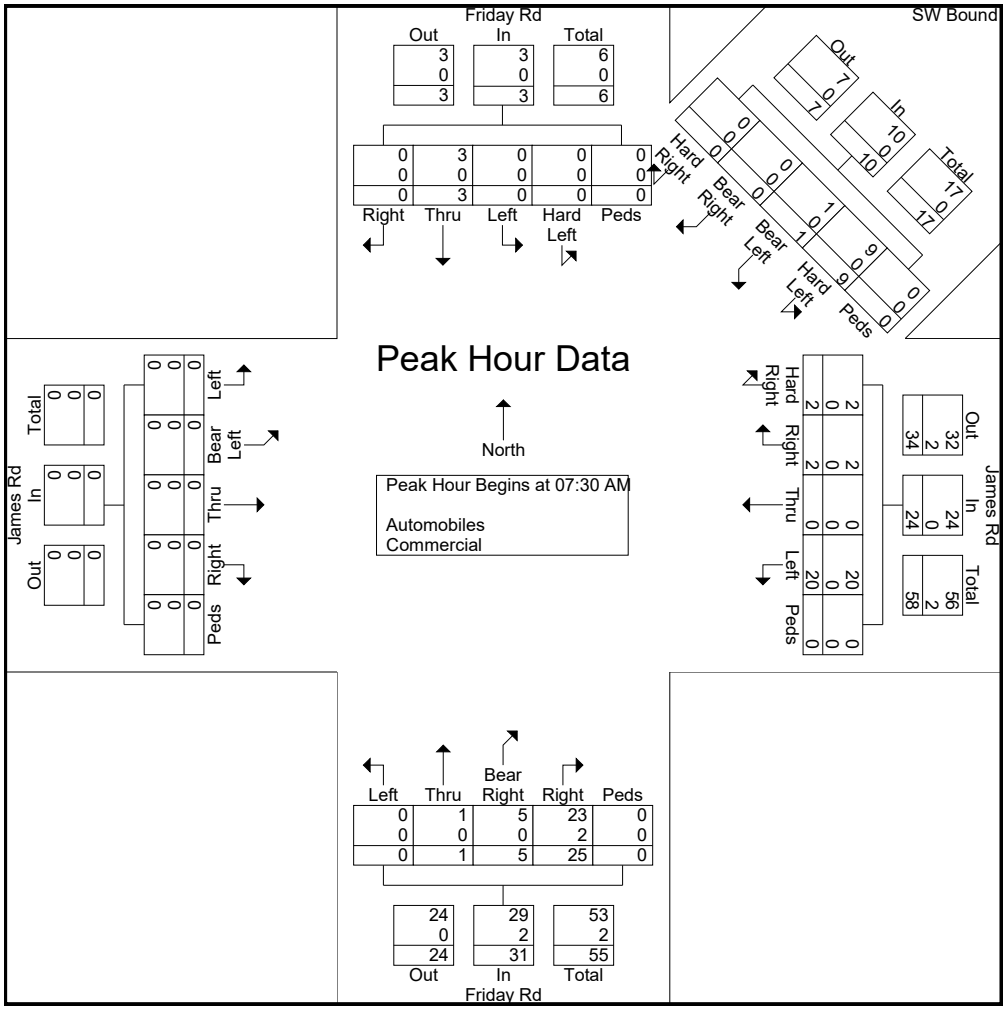
File Name : 5-legged int
Site Code : 00000005
Start Date : 10/20/2022
Page No : 2

	Friday Rd Southbound						SW Bound From Northeast						James Rd Westbound						Friday Rd Northbound						James Rd Eastbound						
Start Time	Hard Left	Left	Thru	Right	Peds	App. Total	Hard Left	Bear Left	Bear Right	Hard Right	Peds	App. Total	Left	Thru	Right	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Right	Peds	App. Total	Left	Bear Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 07:30 AM																															
07:30 AM	0	0	2	0	0	2	2	0	0	0	0	2	6	0	1	0	0	7	0	0	2	6	0	8	0	0	0	0	0	0	19
07:45 AM	0	0	0	0	0	0	2	0	0	0	0	2	4	0	0	1	0	5	0	0	2	5	0	7	0	0	0	0	0	0	14
08:00 AM	0	0	1	0	0	1	4	0	0	0	0	4	5	0	1	1	0	7	0	0	0	5	0	5	0	0	0	0	0	0	17
08:15 AM	0	0	0	0	0	0	1	1	0	0	0	2	5	0	0	0	0	5	0	1	1	9	0	11	0	0	0	0	0	0	18
Total Volume	0	0	3	0	0	3	9	1	0	0	0	10	20	0	2	2	0	24	0	1	5	25	0	31	0	0	0	0	0	0	68
% App. Total	0	0	100	0	0		90	10	0	0	0		83.3	0	8.3	8.3	0		0	3.2	16.1	80.6	0		0	0	0	0	0		
PHF	.000	.000	.375	.000	.000	.375	.563	.250	.000	.000	.000	.625	.833	.000	.500	.500	.000	.857	.000	.250	.625	.694	.000	.705	.000	.000	.000	.000	.000	.000	.895
Automobiles	0	0	3	0	0	3	9	1	0	0	0	10	20	0	2	2	0	24	0	1	5	23	0	29	0	0	0	0	0	0	66
% Automobiles	0	0	100	0	0	100	100	100	0	0	0	100	100	0	100	100	0	100	0	100	100	92.0	0	93.5	0	0	0	0	0	0	97.1
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	2
% Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8.0	0	6.5	0	0	0	0	0	0	2.9

DE TRAFFIC

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Friday Rd/Friday Ln at James Rd
Brevard County, Fl

File Name : 5-legged int
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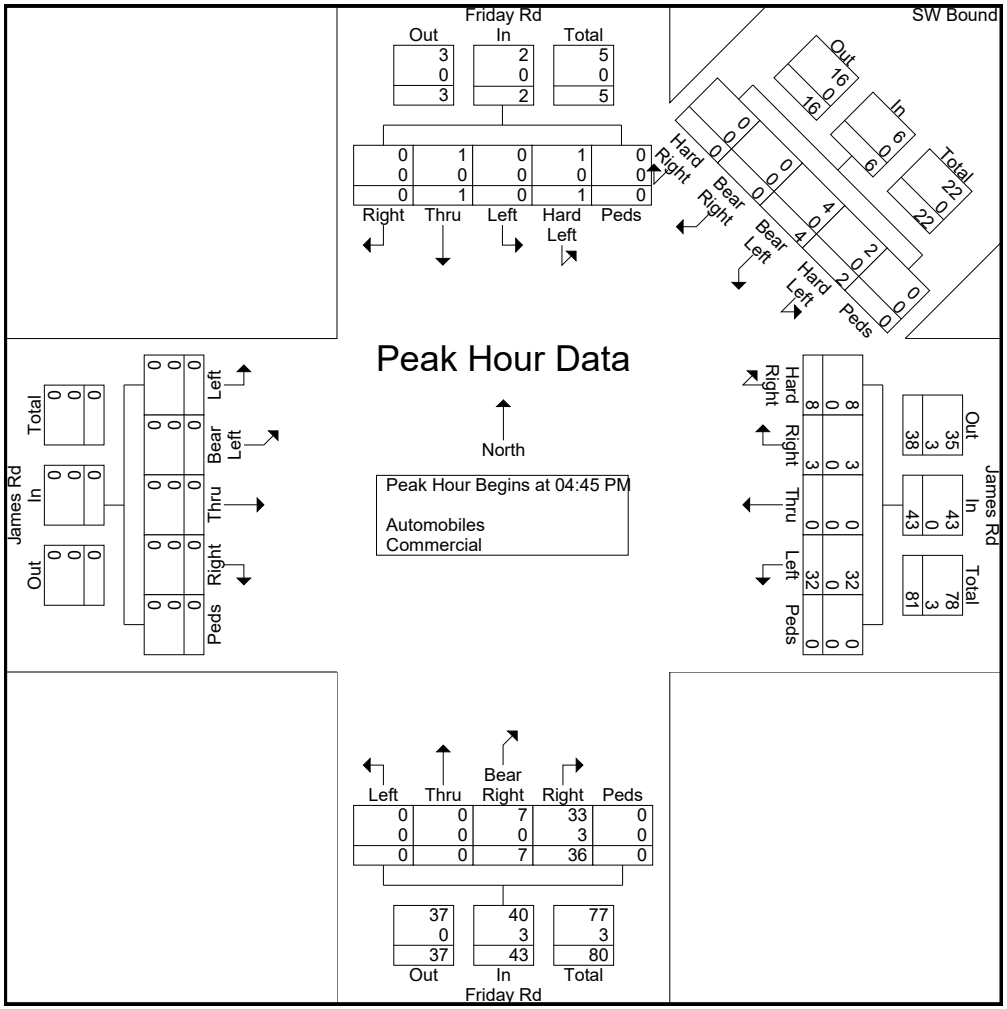
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	Friday Rd Southbound						SW Bound From Northeast						James Rd Westbound						Friday Rd Northbound						James Rd Eastbound						
Start Time	Hard Left	Left	Thru	Right	Peds	App. Total	Hard Left	Bear Left	Bear Right	Hard Right	Peds	App. Total	Left	Thru	Right	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Right	Peds	App. Total	Left	Bear Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																															
Peak Hour for Entire Intersection Begins at 04:45 PM																															
04:45 PM	1	0	0	0	0	1	2	0	0	0	0	2	8	0	1	2	0	11	0	0	1	11	0	12	0	0	0	0	0	0	26
05:00 PM	0	0	0	0	0	0	0	2	0	0	0	2	6	0	0	1	0	7	0	0	3	8	0	11	0	0	0	0	0	0	20
05:15 PM	0	0	0	0	0	0	0	1	0	0	0	1	10	0	2	3	0	15	0	0	1	9	0	10	0	0	0	0	0	0	26
05:30 PM	0	0	1	0	0	1	0	1	0	0	0	1	8	0	0	2	0	10	0	0	2	8	0	10	0	0	0	0	0	0	22
Total Volume	1	0	1	0	0	2	2	4	0	0	0	6	32	0	3	8	0	43	0	0	7	36	0	43	0	0	0	0	0	0	94
% App. Total	50	0	50	0	0		33.3	66.7	0	0	0		74.4	0	7	18.6	0		0	0	16.3	83.7	0		0	0	0	0	0		
PHF	.250	.000	.250	.000	.000	.500	.250	.500	.000	.000	.000	.750	.800	.000	.375	.667	.000	.717	.000	.000	.583	.818	.000	.896	.000	.000	.000	.000	.000	.000	.904
Automobiles	1	0	1	0	0	2	2	4	0	0	0	6	32	0	3	8	0	43	0	0	7	33	0	40	0	0	0	0	0	0	91
% Automobiles	100	0	100	0	0	100	100	100	0	0	0	100	100	0	100	100	0	100	0	0	100	91.7	0	93.0	0	0	0	0	0	0	96.8
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	0	0	0	0	0	0	3
% Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8.3	0	7.0	0	0	0	0	0	0	3.2

DE TRAFFIC

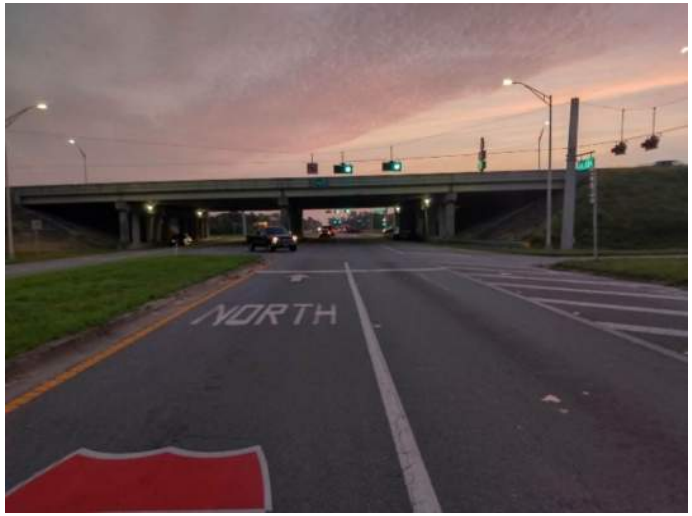
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Friday Rd/Friday Ln at James Rd
Brevard County, Fl

File Name : 5-legged int
Site Code : 00000005
Start Date : 10/20/2022
Page No : 5





SB Approach



EB Approach



WB Approach

de traffic	I-95 SB Ramp at SR 524	Brevard County
	www.de-traffic.com	Project Number: L22-89 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



EB Approach



WB Approach

de traffic	I-95 NB Ramp at SR 524	Brevard County	
	www.de-traffic.com	Project Number: L22-89	Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720		



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Friday Rd at SR 524	Brevard County	
	www.de-traffic.com	Project Number: L22-89	Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720		



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	Cox Rd at SR 524	Brevard County
	www.de-traffic.com	Project Number: L22-89 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



Eastside-SB Approach



EB Approach



WB Approach

de traffic	Friday Rd at James Rd	Brevard County	
	www.de-traffic.com	Project Number: L22-89	Sheet Number: 5
	299 McGregor Rd. DeLand Fl. 32720		



Westside-SB
Approach

de traffic	Friday Rd at James Rd	Brevard County	
	www.de-traffic.com	Project Number: L22-89	Sheet Number: 6
	299 McGregor Rd. DeLand Fl. 32720		

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7000 BREVARD COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.02	1.07
2	01/03/2021 - 01/09/2021	1.02	1.07
3	01/10/2021 - 01/16/2021	1.03	1.08
4	01/17/2021 - 01/23/2021	1.02	1.07
5	01/24/2021 - 01/30/2021	1.00	1.05
6	01/31/2021 - 02/06/2021	0.99	1.04
7	02/07/2021 - 02/13/2021	0.98	1.03
* 8	02/14/2021 - 02/20/2021	0.97	1.02
* 9	02/21/2021 - 02/27/2021	0.95	1.00
*10	02/28/2021 - 03/06/2021	0.94	0.99
*11	03/07/2021 - 03/13/2021	0.93	0.98
*12	03/14/2021 - 03/20/2021	0.91	0.96
*13	03/21/2021 - 03/27/2021	0.92	0.97
*14	03/28/2021 - 04/03/2021	0.94	0.99
*15	04/04/2021 - 04/10/2021	0.95	1.00
*16	04/11/2021 - 04/17/2021	0.96	1.01
*17	04/18/2021 - 04/24/2021	0.96	1.01
*18	04/25/2021 - 05/01/2021	0.97	1.02
*19	05/02/2021 - 05/08/2021	0.98	1.03
*20	05/09/2021 - 05/15/2021	0.98	1.03
21	05/16/2021 - 05/22/2021	0.99	1.04
22	05/23/2021 - 05/29/2021	1.00	1.05
23	05/30/2021 - 06/05/2021	1.00	1.05
24	06/06/2021 - 06/12/2021	1.01	1.06
25	06/13/2021 - 06/19/2021	1.01	1.06
26	06/20/2021 - 06/26/2021	1.02	1.07
27	06/27/2021 - 07/03/2021	1.03	1.08
28	07/04/2021 - 07/10/2021	1.04	1.09
29	07/11/2021 - 07/17/2021	1.04	1.09
30	07/18/2021 - 07/24/2021	1.05	1.11
31	07/25/2021 - 07/31/2021	1.06	1.12
32	08/01/2021 - 08/07/2021	1.06	1.12
33	08/08/2021 - 08/14/2021	1.07	1.13
34	08/15/2021 - 08/21/2021	1.07	1.13
35	08/22/2021 - 08/28/2021	1.07	1.13
36	08/29/2021 - 09/04/2021	1.06	1.12
37	09/05/2021 - 09/11/2021	1.05	1.11
38	09/12/2021 - 09/18/2021	1.04	1.09
39	09/19/2021 - 09/25/2021	1.04	1.09
40	09/26/2021 - 10/02/2021	1.03	1.08
41	10/03/2021 - 10/09/2021	1.03	1.08
42	10/10/2021 - 10/16/2021	1.02	1.07
43	10/17/2021 - 10/23/2021	1.03	1.08
44	10/24/2021 - 10/30/2021	1.03	1.08
45	10/31/2021 - 11/06/2021	1.03	1.08
46	11/07/2021 - 11/13/2021	1.03	1.08
47	11/14/2021 - 11/20/2021	1.03	1.08
48	11/21/2021 - 11/27/2021	1.03	1.08
49	11/28/2021 - 12/04/2021	1.03	1.08
50	12/05/2021 - 12/11/2021	1.02	1.07
51	12/12/2021 - 12/18/2021	1.02	1.07
52	12/19/2021 - 12/25/2021	1.02	1.07
53	12/26/2021 - 12/31/2021	1.03	1.08

* PEAK SEASON

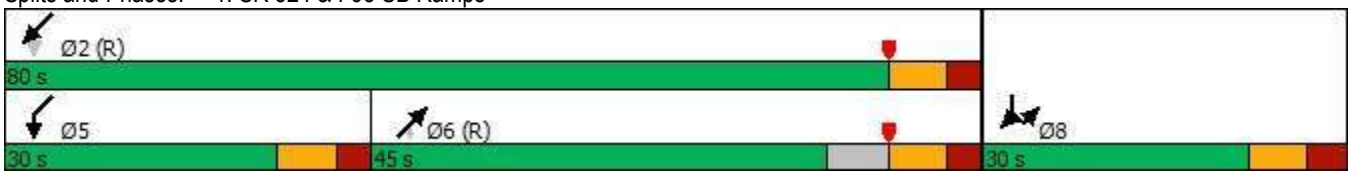
APPENDIX D
SIGNALIZED INTERSECTIONS
SYNCHRO SUMMARY SHEETS
EXISTING CONDITIONS

Lane Group	SBL	SBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	126	77	260	199	340	177
Future Volume (vph)	126	77	260	199	340	177
Turn Type	Prot	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	8	6		5	2
Permitted Phases				6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	12.0	12.0	5.0	12.0
Minimum Split (s)	21.2	21.2	25.7	25.7	18.7	25.7
Total Split (s)	30.0	30.0	45.0	45.0	30.0	80.0
Total Split (%)	27.3%	27.3%	40.9%	40.9%	27.3%	72.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	2.9	2.9	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	8.2	7.7	7.7	7.7	7.7
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	C-Min	C-Min	None	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 109.1 (99%), Referenced to phase 2:SWTL and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 524 & I-95 SB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	126	0	77	0	260	199	340	177	0
Future Volume (veh/h)	0	0	0	126	0	77	0	260	199	340	177	0
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1544	0	1781	0	1796	1870	1589	1604	0
Adj Flow Rate, veh/h				138	0	0	0	286	0	374	195	0
Peak Hour Factor				0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %				24	0	8	0	7	2	21	20	0
Cap, veh/h				166	0		0	1897		720	1191	0
Arrive On Green				0.11	0.00	0.00	0.00	0.56	0.00	0.04	0.25	0.00
Sat Flow, veh/h				1471	0	1510	0	3503	1585	1513	1604	0
Grp Volume(v), veh/h				138	0	0	0	286	0	374	195	0
Grp Sat Flow(s),veh/h/ln				1471	0	1510	0	1706	1585	1513	1604	0
Q Serve(g_s), s				10.1	0.0	0.0	0.0	4.5	0.0	10.0	10.5	0.0
Cycle Q Clear(g_c), s				10.1	0.0	0.0	0.0	4.5	0.0	10.0	10.5	0.0
Prop In Lane				1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h				166	0		0	1897		720	1191	0
V/C Ratio(X)				0.83	0.00		0.00	0.15		0.52	0.16	0.00
Avail Cap(c_a), veh/h				291	0		0	1897		851	1191	0
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.00	1.00	0.00	0.97	0.97	0.00
Uniform Delay (d), s/veh				47.8	0.0	0.0	0.0	11.8	0.0	7.8	14.7	0.0
Incr Delay (d2), s/veh				19.5	0.0	0.0	0.0	0.2	0.0	0.6	0.3	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				8.1	0.0	0.0	0.0	2.9	0.0	6.1	7.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				67.3	0.0	0.0	0.0	12.0	0.0	8.3	15.0	0.0
LnGrp LOS				E	A		A	B		A	B	A
Approach Vol, veh/h					138			286			569	
Approach Delay, s/veh					67.3			12.0			10.6	
Approach LOS					E			B			B	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	89.4		20.5	68.8		20.6						
Change Period (Y+Rc), s	* 7.7		* 7.7	* 7.7		8.2						
Max Green Setting (Gmax), s	* 72		* 22	* 37		21.8						
Max Q Clear Time (g_c+I1), s	12.5		12.0	6.5		12.1						
Green Ext Time (p_c), s	1.1		0.9	1.7		0.5						

Intersection Summary	
HCM 6th Ctrl Delay	18.9
HCM 6th LOS	B

Notes

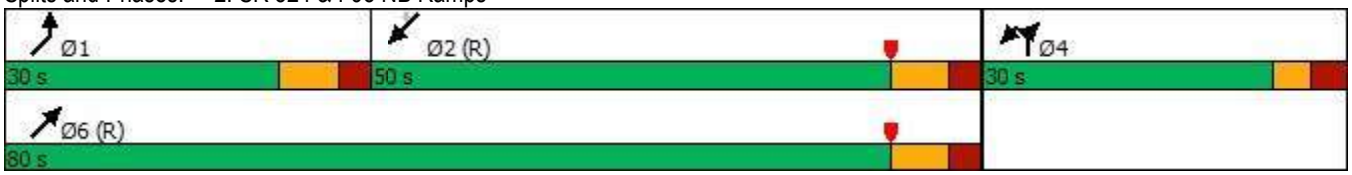
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NER, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	78	255	83	310	438	128
Future Volume (vph)	78	255	83	310	438	128
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	30.0	80.0	50.0	50.0
Total Split (%)	27.3%	27.3%	27.3%	72.7%	45.5%	45.5%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary
Cycle Length: 110
Actuated Cycle Length: 110
Offset: 80 (73%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	78	0	255	0	0	0	83	310	0	0	438	128
Future Volume (veh/h)	78	0	255	0	0	0	83	310	0	0	438	128
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1678				1826	1633	0	0	1663	1618
Adj Flow Rate, veh/h	83	0	271				88	330	0	0	466	0
Peak Hour Factor	0.94	0.94	0.94				0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	8	0	15				5	18	0	0	16	19
Cap, veh/h	350	0	294				118	1091	0	0	1681	
Arrive On Green	0.21	0.00	0.21				0.14	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1422				1739	1633	0	0	3243	1372
Grp Volume(v), veh/h	83	0	271				88	330	0	0	466	0
Grp Sat Flow(s),veh/h/ln	1697	0	1422				1739	1633	0	0	1580	1372
Q Serve(g_s), s	4.5	0.0	20.6				5.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	4.5	0.0	20.6				5.4	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	350	0	294				118	1091	0	0	1681	
V/C Ratio(X)	0.24	0.00	0.92				0.75	0.30	0.00	0.00	0.28	
Avail Cap(c_a), veh/h	366	0	306				356	1091	0	0	1681	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00				0.96	0.96	0.00	0.00	0.86	0.00
Uniform Delay (d), s/veh	36.4	0.0	42.8				46.6	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	31.5				8.7	0.7	0.0	0.0	0.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.4	0.0	14.7				4.4	0.4	0.0	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.8	0.0	74.3				55.3	0.7	0.0	0.0	0.4	0.0
LnGrp LOS	D	A	E				E	A	A	A	A	
Approach Vol, veh/h		354						418			466	
Approach Delay, s/veh		65.5						12.2			0.4	
Approach LOS		E						B			A	

Timer - Assigned Phs	1	2	4	6
Phs Duration (G+Y+Rc), s	15.0	66.0	29.0	81.0
Change Period (Y+Rc), s	* 7.5	* 7.5	* 6.3	* 7.5
Max Green Setting (Gmax), s	* 23	* 43	* 24	* 73
Max Q Clear Time (g_c+I1), s	7.4	2.0	22.6	2.0
Green Ext Time (p_c), s	0.1	3.1	0.2	2.0

Intersection Summary	
HCM 6th Ctrl Delay	23.0
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

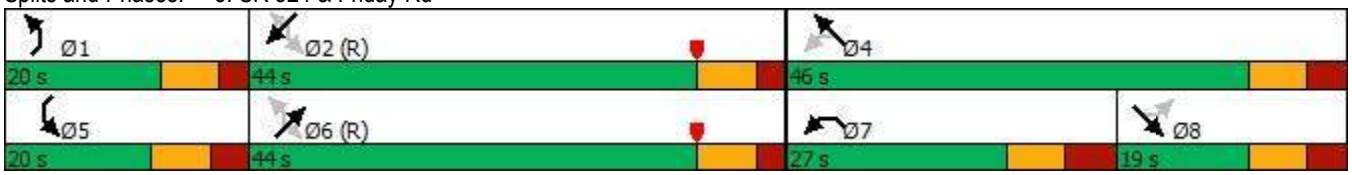
Unsignalized Delay for [SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	37	5	139	9	50	397	108	40	328	38
Future Volume (vph)	37	5	139	9	50	397	108	40	328	38
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	19.0	19.0	27.0	46.0	20.0	44.0	44.0	20.0	44.0	44.0
Total Split (%)	17.3%	17.3%	24.5%	41.8%	18.2%	40.0%	40.0%	18.2%	40.0%	40.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 82 (75%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	37	5	92	139	9	61	50	397	108	40	328	38
Future Volume (veh/h)	37	5	92	139	9	61	50	397	108	40	328	38
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1737	1870	1811	1233	1411	1441	1811	1781	1515	1174	1707	1826
Adj Flow Rate, veh/h	39	5	97	146	9	64	53	418	114	42	345	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	11	2	6	45	33	31	6	8	26	49	13	5
Cap, veh/h	75	14	104	277	46	328	439	796	573	345	767	696
Arrive On Green	0.10	0.10	0.10	0.13	0.31	0.31	0.07	0.89	0.89	0.03	0.45	0.45
Sat Flow, veh/h	336	146	1061	1174	150	1068	1725	1781	1284	1118	1707	1547
Grp Volume(v), veh/h	141	0	0	146	0	73	53	418	114	42	345	40
Grp Sat Flow(s),veh/h/ln	1542	0	0	1174	0	1219	1725	1781	1284	1118	1707	1547
Q Serve(g_s), s	7.8	0.0	0.0	11.8	0.0	4.9	1.8	5.2	1.3	2.2	15.3	1.6
Cycle Q Clear(g_c), s	10.0	0.0	0.0	11.8	0.0	4.9	1.8	5.2	1.3	2.2	15.3	1.6
Prop In Lane	0.28		0.69	1.00		0.88	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	193	0	0	277	0	374	439	796	573	345	767	696
V/C Ratio(X)	0.73	0.00	0.00	0.53	0.00	0.20	0.12	0.53	0.20	0.12	0.45	0.06
Avail Cap(c_a), veh/h	193	0	0	320	0	419	576	796	573	430	767	696
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.89	0.89	0.89	0.96	0.96	0.96
Uniform Delay (d), s/veh	49.1	0.0	0.0	36.0	0.0	28.1	15.6	3.5	3.3	15.6	20.9	17.1
Incr Delay (d2), s/veh	13.1	0.0	0.0	3.3	0.0	0.5	0.1	2.2	0.7	0.1	1.8	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.9	0.0	0.0	6.4	0.0	2.6	1.2	2.9	0.7	1.0	10.1	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	62.2	0.0	0.0	39.3	0.0	28.7	15.7	5.7	4.0	15.8	22.7	17.3
LnGrp LOS	E	A	A	D	A	C	B	A	A	B	C	B
Approach Vol, veh/h		141			219			585			427	
Approach Delay, s/veh		62.2			35.7			6.3			21.5	
Approach LOS		E			D			A			C	

Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	11.3	56.7		41.9	11.6	56.4	22.9	19.0				
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2				
Max Green Setting (Gmax), s	12.7	36.7		* 38	* 12	36.7	18.0	* 11				
Max Q Clear Time (g_c+I1), s	3.8	17.3		6.9	4.2	7.2	13.8	12.0				
Green Ext Time (p_c), s	0.0	1.9		0.7	0.0	2.8	0.3	0.0				

Intersection Summary		
HCM 6th Ctrl Delay		21.5
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

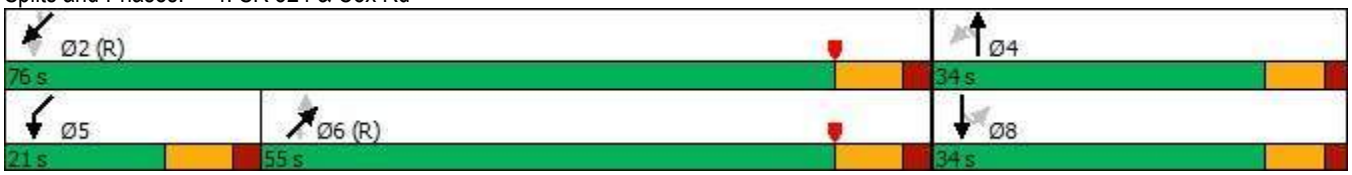
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	NBL	NBT	SBL	SBT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	23	34	65	33	34	383	130	104	362	25
Future Volume (vph)	23	34	65	33	34	383	130	104	362	25
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		8		6		5	2	
Permitted Phases	4		8		6		6	2		2
Detector Phase	4	4	8	8	6	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	6.0	6.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	24.8	24.8	24.8	24.8	26.0	26.0	26.0	12.9	26.0	26.0
Total Split (s)	34.0	34.0	34.0	34.0	55.0	55.0	55.0	21.0	76.0	76.0
Total Split (%)	30.9%	30.9%	30.9%	30.9%	50.0%	50.0%	50.0%	19.1%	69.1%	69.1%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.5	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.5	2.5	2.4	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.8		6.8	8.0	8.0	8.0	7.9	8.0	8.0
Lead/Lag					Lag	Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 4: SR 524 & Cox Rd



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	23	34	84	65	33	44	34	383	130	104	362	25
Future Volume (veh/h)	23	34	84	65	33	44	34	383	130	104	362	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1693	1870	1796	1826	1574	1796	1678	1752	1870	1856	1767	1707
Adj Flow Rate, veh/h	24	36	88	68	35	46	36	403	0	109	381	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	14	2	7	5	22	7	15	10	2	3	9	13
Cap, veh/h	63	72	142	115	54	54	612	1065		621	1278	
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.61	0.61	0.00	0.04	0.72	0.00
Sat Flow, veh/h	173	510	1002	475	377	380	899	1752	1585	1767	1767	1447
Grp Volume(v), veh/h	148	0	0	149	0	0	36	403	0	109	381	0
Grp Sat Flow(s),veh/h/ln	1686	0	0	1232	0	0	899	1752	1585	1767	1767	1447
Q Serve(g_s), s	0.0	0.0	0.0	4.0	0.0	0.0	1.8	12.9	0.0	2.4	8.4	0.0
Cycle Q Clear(g_c), s	9.0	0.0	0.0	13.0	0.0	0.0	1.8	12.9	0.0	2.4	8.4	0.0
Prop In Lane	0.16		0.59	0.46		0.31	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	277	0	0	223	0	0	612	1065		621	1278	
V/C Ratio(X)	0.53	0.00	0.00	0.67	0.00	0.00	0.06	0.38		0.18	0.30	
Avail Cap(c_a), veh/h	445	0	0	353	0	0	612	1065		754	1278	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.83	0.83	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	44.4	0.0	0.0	45.9	0.0	0.0	8.8	11.0	0.0	7.5	5.4	0.0
Incr Delay (d2), s/veh	1.9	0.0	0.0	4.1	0.0	0.0	0.2	0.9	0.0	0.2	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.9	0.0	0.0	7.4	0.0	0.0	0.6	7.6	0.0	1.3	4.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.3	0.0	0.0	50.1	0.0	0.0	9.0	11.8	0.0	7.7	6.0	0.0
LnGrp LOS	D	A	A	D	A	A	A	B		A	A	
Approach Vol, veh/h		148			149			439			490	
Approach Delay, s/veh		46.3			50.1			11.6			6.3	
Approach LOS		D			D			B			A	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		87.6		22.4	12.7	74.9		22.4				
Change Period (Y+Rc), s		8.0		6.8	7.9	8.0		6.8				
Max Green Setting (Gmax), s		68.0		27.2	13.1	47.0		27.2				
Max Q Clear Time (g_c+I1), s		10.4		11.0	4.4	14.9		15.0				
Green Ext Time (p_c), s		2.6		0.8	0.2	3.0		0.6				

Intersection Summary		
HCM 6th Ctrl Delay	18.4	
HCM 6th LOS	B	

Notes

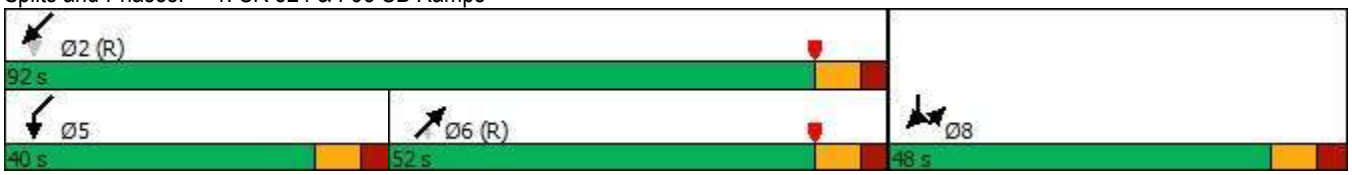
Unsignalized Delay for [NER, SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SBL	SBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	102	116	226	112	296	405
Future Volume (vph)	102	116	226	112	296	405
Turn Type	Prot	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	8	6		5	2
Permitted Phases				6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	12.0	12.0	5.0	12.0
Minimum Split (s)	26.2	26.2	24.8	24.8	12.7	24.8
Total Split (s)	48.0	48.0	52.0	52.0	40.0	92.0
Total Split (%)	34.3%	34.3%	37.1%	37.1%	28.6%	65.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	2.9	2.9	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	8.2	7.7	7.7	7.7	7.7
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	C-Min	C-Min	None	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 105 (75%), Referenced to phase 2:SWTL and 6:NET, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 524 & I-95 SB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	102	0	116	0	226	112	296	405	0
Future Volume (veh/h)	0	0	0	102	0	116	0	226	112	296	405	0
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1678	0	1841	0	1826	1693	1737	1870	0
Adj Flow Rate, veh/h				107	0	0	0	238	0	312	426	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				15	0	4	0	5	14	11	2	0
Cap, veh/h				133	0		0	2322		866	1502	0
Arrive On Green				0.08	0.00	0.00	0.00	0.67	0.00	0.10	1.00	0.00
Sat Flow, veh/h				1598	0	1560	0	3561	1434	1654	1870	0
Grp Volume(v), veh/h				107	0	0	0	238	0	312	426	0
Grp Sat Flow(s),veh/h/ln				1598	0	1560	0	1735	1434	1654	1870	0
Q Serve(g_s), s				9.2	0.0	0.0	0.0	3.4	0.0	8.1	0.0	0.0
Cycle Q Clear(g_c), s				9.2	0.0	0.0	0.0	3.4	0.0	8.1	0.0	0.0
Prop In Lane				1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h				133	0		0	2322		866	1502	0
V/C Ratio(X)				0.80	0.00		0.00	0.10		0.36	0.28	0.00
Avail Cap(c_a), veh/h				454	0		0	2322		1117	1502	0
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	1.33	1.33	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.00	1.00	0.00	0.92	0.92	0.00
Uniform Delay (d), s/veh				63.0	0.0	0.0	0.0	8.2	0.0	4.9	0.0	0.0
Incr Delay (d2), s/veh				20.5	0.0	0.0	0.0	0.1	0.0	0.2	0.4	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				8.0	0.0	0.0	0.0	2.2	0.0	3.9	0.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				83.5	0.0	0.0	0.0	8.3	0.0	5.2	0.4	0.0
LnGrp LOS				F	A		A	A		A	A	A
Approach Vol, veh/h					107			238			738	
Approach Delay, s/veh					83.5			8.3			2.4	
Approach LOS					F			A			A	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	120.1		18.7	101.4		19.9						
Change Period (Y+Rc), s	* 7.7		* 7.7	* 7.7		8.2						
Max Green Setting (Gmax), s	* 84		* 32	* 44		39.8						
Max Q Clear Time (g_c+I1), s	2.0		10.1	5.4		11.2						
Green Ext Time (p_c), s	2.6		0.9	1.4		0.7						

Intersection Summary		
HCM 6th Ctrl Delay	11.7	
HCM 6th LOS	B	

Notes

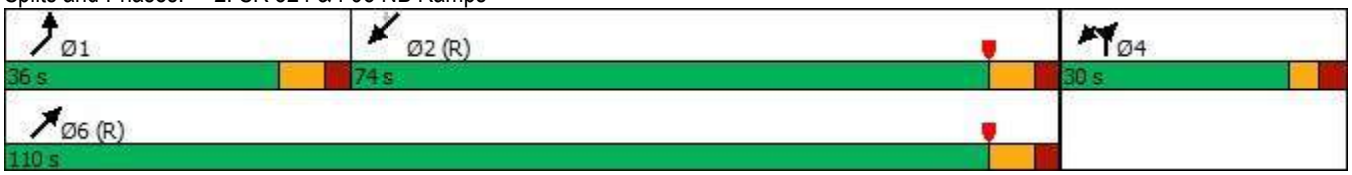
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NER, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	197	327	84	264	499	103
Future Volume (vph)	197	327	84	264	499	103
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	36.0	110.0	74.0	74.0
Total Split (%)	21.4%	21.4%	25.7%	78.6%	52.9%	52.9%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 121 (86%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	197	0	327	0	0	0	84	264	0	0	499	103
Future Volume (veh/h)	197	0	327	0	0	0	84	264	0	0	499	103
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1722				1841	1722	0	0	1796	1618
Adj Flow Rate, veh/h	207	0	344				88	278	0	0	525	0
Peak Hour Factor	0.95	0.95	0.95				0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	0	12				4	12	0	0	7	19
Cap, veh/h	287	0	247				109	1261	0	0	2103	
Arrive On Green	0.17	0.00	0.17				0.12	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1459				1753	1722	0	0	3503	1372
Grp Volume(v), veh/h	207	0	344				88	278	0	0	525	0
Grp Sat Flow(s),veh/h/ln	1697	0	1459				1753	1722	0	0	1706	1372
Q Serve(g_s), s	16.2	0.0	23.7				6.8	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	16.2	0.0	23.7				6.8	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	287	0	247				109	1261	0	0	2103	
V/C Ratio(X)	0.72	0.00	1.39				0.81	0.22	0.00	0.00	0.25	
Avail Cap(c_a), veh/h	287	0	247				357	1261	0	0	2103	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00				0.98	0.98	0.00	0.00	0.79	0.00
Uniform Delay (d), s/veh	55.0	0.0	58.2				60.5	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	8.5	0.0	199.4				12.7	0.4	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	12.1	0.0	34.7				5.8	0.2	0.0	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	63.5	0.0	257.6				73.1	0.4	0.0	0.0	0.2	0.0
LnGrp LOS	E	A	F				E	A	A	A	A	
Approach Vol, veh/h		551						366			525	
Approach Delay, s/veh		184.7						17.9			0.2	
Approach LOS		F						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	16.2	93.8		30.0		110.0
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 29	* 67		* 24		* 1E2
Max Q Clear Time (g_c+I1), s	8.8	2.0		25.7		2.0
Green Ext Time (p_c), s	0.2	3.6		0.0		1.6

Intersection Summary	
HCM 6th Ctrl Delay	75.2
HCM 6th LOS	E

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

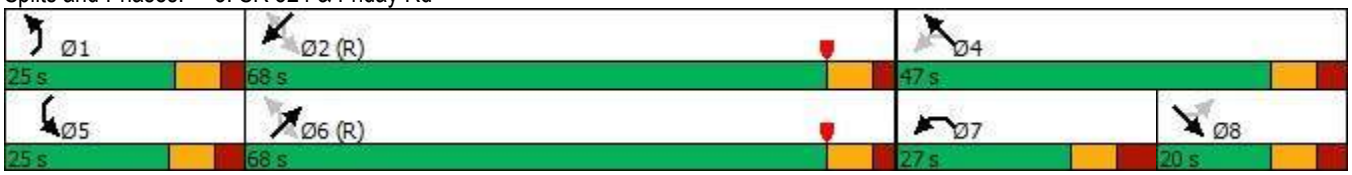
Unsignalized Delay for [SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	42	25	108	22	91	382	121	34	457	60
Future Volume (vph)	42	25	108	22	91	382	121	34	457	60
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	20.0	20.0	27.0	47.0	25.0	68.0	68.0	25.0	68.0	68.0
Total Split (%)	14.3%	14.3%	19.3%	33.6%	17.9%	48.6%	48.6%	17.9%	48.6%	48.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 94 (67%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	42	25	82	108	22	63	91	382	121	34	457	60
Future Volume (veh/h)	42	25	82	108	22	63	91	382	121	34	457	60
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1781	1826	1337	1752	1248	1856	1722	1352	1633	1811	1767
Adj Flow Rate, veh/h	44	26	86	114	23	66	96	402	127	36	481	63
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	8	5	38	10	44	3	12	37	18	6	9
Cap, veh/h	63	26	69	223	97	278	457	969	644	518	1007	833
Arrive On Green	0.08	0.08	0.08	0.09	0.24	0.24	0.08	1.00	1.00	0.03	0.56	0.56
Sat Flow, veh/h	358	306	816	1273	399	1146	1767	1722	1145	1555	1811	1497
Grp Volume(v), veh/h	156	0	0	114	0	89	96	402	127	36	481	63
Grp Sat Flow(s),veh/h/ln	1481	0	0	1273	0	1546	1767	1722	1145	1555	1811	1497
Q Serve(g_s), s	10.3	0.0	0.0	11.1	0.0	6.5	3.3	0.0	0.0	1.4	22.5	2.7
Cycle Q Clear(g_c), s	11.8	0.0	0.0	11.1	0.0	6.5	3.3	0.0	0.0	1.4	22.5	2.7
Prop In Lane	0.28		0.55	1.00		0.74	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	158	0	0	223	0	375	457	969	644	518	1007	833
V/C Ratio(X)	0.99	0.00	0.00	0.51	0.00	0.24	0.21	0.41	0.20	0.07	0.48	0.08
Avail Cap(c_a), veh/h	158	0	0	267	0	428	613	969	644	665	1007	833
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.88	0.88	0.88	0.93	0.93	0.93
Uniform Delay (d), s/veh	65.2	0.0	0.0	50.1	0.0	42.6	13.6	0.0	0.0	12.5	18.8	14.4
Incr Delay (d2), s/veh	68.2	0.0	0.0	3.8	0.0	0.7	0.2	1.2	0.6	0.1	1.5	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.3	0.0	0.0	6.8	0.0	4.6	2.2	0.6	0.2	0.9	14.2	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	133.4	0.0	0.0	53.9	0.0	43.3	13.8	1.2	0.6	12.5	20.3	14.6
LnGrp LOS	F	A	A	D	A	D	B	A	A	B	C	B
Approach Vol, veh/h		156			203			625			580	
Approach Delay, s/veh		133.4			49.3			3.0			19.2	
Approach LOS		F			D			A			B	

Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.6	85.2		42.2	11.8	86.0	22.2	20.0				
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2				
Max Green Setting (Gmax), s	17.7	60.7		* 39	* 17	60.7	18.0	* 12				
Max Q Clear Time (g_c+I1), s	5.3	24.5		8.5	3.4	2.0	13.1	13.8				
Green Ext Time (p_c), s	0.1	3.2		0.9	0.0	2.9	0.2	0.0				

Intersection Summary		
HCM 6th Ctrl Delay		28.0
HCM 6th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

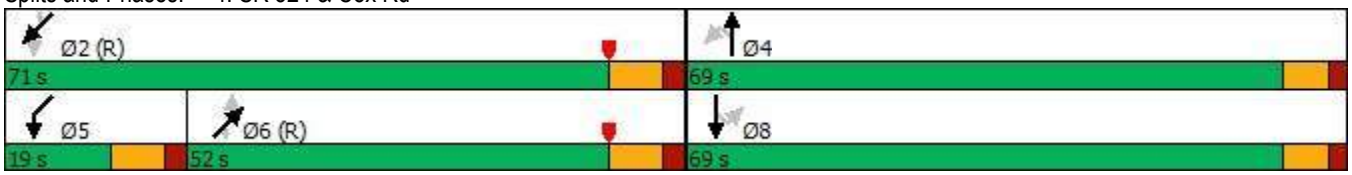
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	NBL	NBT	SBL	SBT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	94	74	41	31	41	405	31	127	435	80
Future Volume (vph)	94	74	41	31	41	405	31	127	435	80
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		8		6		5	2	
Permitted Phases	4		8		6		6	2		2
Detector Phase	4	4	8	8	6	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	6.0	6.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	24.8	24.8	24.8	24.8	26.0	26.0	26.0	12.9	26.0	26.0
Total Split (s)	69.0	69.0	69.0	69.0	52.0	52.0	52.0	19.0	71.0	71.0
Total Split (%)	49.3%	49.3%	49.3%	49.3%	37.1%	37.1%	37.1%	13.6%	50.7%	50.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.5	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.5	2.5	2.4	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.8		6.8	8.0	8.0	8.0	7.9	8.0	8.0
Lead/Lag					Lag	Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 47 (34%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 4: SR 524 & Cox Rd



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	94	74	155	41	31	26	41	405	31	127	435	80
Future Volume (veh/h)	94	74	155	41	31	26	41	405	31	127	435	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1856	1856	1870	1781	1707	1826	1707	1870	1870	1870
Adj Flow Rate, veh/h	99	78	163	43	33	27	43	426	0	134	458	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	4	3	3	2	8	13	5	13	2	2	2
Cap, veh/h	134	95	180	133	100	70	511	1003		531	1220	
Arrive On Green	0.24	0.24	0.24	0.24	0.24	0.24	0.55	0.55	0.00	0.05	0.65	0.00
Sat Flow, veh/h	415	393	744	398	414	289	852	1826	1447	1781	1870	1585
Grp Volume(v), veh/h	340	0	0	103	0	0	43	426	0	134	458	0
Grp Sat Flow(s),veh/h/ln	1552	0	0	1101	0	0	852	1826	1447	1781	1870	1585
Q Serve(g_s), s	19.8	0.0	0.0	0.0	0.0	0.0	3.4	19.2	0.0	4.4	15.8	0.0
Cycle Q Clear(g_c), s	29.7	0.0	0.0	9.9	0.0	0.0	4.8	19.2	0.0	4.4	15.8	0.0
Prop In Lane	0.29		0.48	0.42		0.26	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	409	0	0	303	0	0	511	1003		531	1220	
V/C Ratio(X)	0.83	0.00	0.00	0.34	0.00	0.00	0.08	0.42		0.25	0.38	
Avail Cap(c_a), veh/h	719	0	0	591	0	0	511	1003		589	1220	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.85	0.85	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	51.3	0.0	0.0	43.4	0.0	0.0	15.6	18.5	0.0	13.4	11.2	0.0
Incr Delay (d2), s/veh	4.5	0.0	0.0	0.7	0.0	0.0	0.3	1.1	0.0	0.2	0.9	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	17.5	0.0	0.0	5.3	0.0	0.0	1.2	12.0	0.0	3.0	10.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.8	0.0	0.0	44.1	0.0	0.0	15.9	19.6	0.0	13.6	12.1	0.0
LnGrp LOS	E	A	A	D	A	A	B	B		B	B	
Approach Vol, veh/h		340			103			469			592	
Approach Delay, s/veh		55.8			44.1			19.3			12.4	
Approach LOS		E			D			B			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		99.3		40.7	14.4	84.9		40.7				
Change Period (Y+Rc), s		8.0		6.8	7.9	8.0		6.8				
Max Green Setting (Gmax), s		63.0		62.2	11.1	44.0		62.2				
Max Q Clear Time (g_c+I1), s		17.8		31.7	6.4	21.2		11.9				
Green Ext Time (p_c), s		2.6		2.2	0.1	2.4		0.6				

Intersection Summary		
HCM 6th Ctrl Delay	26.5	
HCM 6th LOS	C	

Notes

Unsignalized Delay for [NER, SWR] is excluded from calculations of the approach delay and intersection delay.

APPENDIX E
SIGNAL TIMINGS

Brevard County Traffic Operations Timing Sheet
Intersection: SR 524 & I-95 SB Ramp

Name																	Phase Mode	STD8			Free Action				
Direction		WT			WL	ET		SL									Free Seq	1			Syn Green				
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Type	ATC V76			P2P Pattern				
Phase/OL	1	2	3	4	6	6	7	8	9	9	9	9	2		6	8	Comm ID	1036			InSync				
Type	VEH	VEH	VEH	VEH	OLP	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	March 22, 2023			Done By	Veronica FC			
	Phase Times																Alt Phase Times 1								
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase								
Min Green		12			5	12		7									Min Green								
Passage		3			3	3		5									Passage								
Max 1		45			15	45		30									Max 1								
Max 2		45			45	45		45									Max 2								
Yellow Clr		4.8			4.8	4.8		4.8	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr		2.9			2.9	2.9		3.4	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Walk																	Walk								
Ped Clear																	Ped Clr								
Red Revert																	Alt Phase Times 2								
Added Init																	Phase								
Max Initial																	Min Green								
Max 3 Limit																	Passage								
Max 3 Step																	Max 1								
Time B-4																	Max 2								
Cars B-4																	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Time to																	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reduce By																	Walk								
Min Gap																	Ped Clr								
	Phase Options																	Alt Phase Opt 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase								
Enable		✓			✓	✓		✓									Soft Recall								
Min Recall		✓				✓											Max 2								
Max Recall																	Max Inhibit								
Ped Recall																		Alt Phase Opt 2							
Soft Recall																	Phase								
Lock Call																	Soft Recall								
Flash Ent								✓									Max 2								
Flash Exit		✓				✓											Max Inhibit								
Dual Entry		✓				✓												Alt Phase Opt 3							
Cond Serv																	Phase								
Reservice																	Soft Recall								
Redirect Ø																	Max2								
LPI Delay																	Max Inhibit								

	Type	Included Phase								Modifier Phase								FYA	Grn	Yel	Red
Overlap - A																					
Overlap - B																					
Overlap - C																					
Overlap - D																					
Overlap - E																					
Overlap - F	FYA-4	5								6								2		4.8	2.9
Overlap - G																					
Overlap - H																					
Overlap - I																					
Overlap - J																					
Overlap - K																					
Overlap - L																					
Overlap - M																					
Overlap - N																					
Overlap - O																					
Overlap - P																					

Coordination Splits 1-16

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split 1																
Cycle =110		80		30	35	45		30								
Seq =1						✓										
Mode		MAX				MAX										
Split 2																
Cycle =110		72		38	38	34		38								
Seq =2						✓										
Mode		MAX				MAX										
Split 3																
Cycle =140		92		48	40	52		48								
Seq =2						✓										
Mode		MAX				MAX		MIN								
Split 4																
Cycle =110		72		38	38	34		38								
Seq =2						✓										
Mode		MAX				MAX										
Split 5																
Cycle =_																
Seq =_																
Mode																
Split 6																
Cycle =_																
Seq =_																
Mode																
Split 7																
Cycle =_																
Seq =_																
Mode																
Split 8																
Cycle =_																
Seq =_																
Mode																
Split 9																
Cycle =_																
Seq =_																
Mode																
Split 10																
Cycle =_																
Seq =_																
Mode																
Split 11																
Cycle =_																
Seq =_																
Mode																
Split 12																
Cycle =_																
Seq =_																
Mode																
Split 13																
Cycle =_																
Seq =_																
Mode																
Split 14																
Cycle =_																
Seq =_																
Mode																
Split 15																
Cycle =_																
Seq =_																
Mode																
Split 16																
Cycle =_																
Seq =_																
Mode																

Day Plans 1-8

Mon - Fri	1	2	3	4	5					
	Hour		6	10	14	18				
P	Min									
L	Action	100	1	2	3	100				
A										
N	Hour									
	Min									
1	Action									
Saturday	1	2	3							
	Hour		9	18						
P	Min									
L	Action	100	4	100						
A										
N	Hour									
	Min									
2	Action									
Sun										
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
3	Action									

Coordination Splits 17-32																	Day Plans 9-16	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	9	Action
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =200		120		80	41	79		80									N	Hour
Seq =1		✓																Min
Mode		MAX				MAX											10	Action
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =200		155		45	70	85		45										Hour
Seq =1		✓															P	Min
Mode		MAX				MAX											L	Action
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =200		140		60	66	74		60									N	Hour
Seq =1		✓																Min
Mode		MAX				MAX											11	Action
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =200		155		45	45	110		45										Hour
Seq =3		✓															P	Min
Mode		MAX				MAX											L	Action
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =200		140		60	41	99		60									N	Hour
Seq =3		✓																Min
Mode		MAX				MAX											12	Action
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =200		110		90	45	65		90										Hour
Seq =3		✓															P	Min
Mode		MAX				MAX											L	Action
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	13	Action
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	14	Action
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	15	Action
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Cycle =_																		Hour
Seq =_																	P	Min
Mode																	L	Action
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A	
Cycle =_																	N	Hour
Seq =_																		Min
Mode																	16	Action

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	110	109	1	1	6					12	22															
Pattern - 2	110	95	2	2	6					12	22															
Pattern - 3	140	105	3	2	6					12	22															
Pattern - 4	110	95	4	2	6					12	22															
Pattern - 5																										
Pattern - 6																										
Pattern - 7																										
Pattern - 8																										
Pattern - 9																										
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16																										
Pattern - 17																										
Pattern - 18																										
Pattern - 19																										
Pattern - 20	200	168	20	1	2					12	22															
Pattern - 21	200	68	21	1	2																					
Pattern - 22	200	168	22	1	2																					
Pattern - 23	200	175	23	3	2					12	22															
Pattern - 24	200	168	24	3	2					12	22															
Pattern - 25	200	12	25	3	2																					
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	2		5			17						33						49					
Detector 2	2					18						34						50					
Detector 3						19						35						51					
Detector 4	8					20						36						52					
Detector 5	5		5			21						37						53					
Detector 6	6		5			22						38						54					
Detector 7	6					23						39						55					
Detector 8	6					24						40						56					
Detector 9						25						41						57					
Detector 10						26						42						58					
Detector 11						27						43						59					
Detector 12						28						44						60					
Detector 13						29						45						61					
Detector 14						30						46						62					
Detector 15						31						47						63					
Detector 16						32						48						64					

	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1	ON																									
Pre Run 2	ON																									
Pre Run 3	ON																									
Pre Run 4	ON																									
Pre Run 5	ON																									
Pre Run 6	ON																									

Intersection Notes	Time of Day Notes

Brevard County Traffic Operations Timing Sheet
Intersection: SR 524 & I-95 NB Ramp

Name																	Phase Mode	STD8			Free Action			
Direction	EL	WT		NL		ET											Free Seq	1			Syn Green			
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Type	ATC V76			P2P Pattern			
Phase/OL	2	2	3	4	5	6	7	8					2	4	6	8	Comm ID	1037			InSync			
Type	OLP	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	March 22, 2023			Done By	Veronica FC		
	Phase Times																Alt Phase Times 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase							
Min Green	8	12		7		12											Min Green							
Passage	3	3		3		3											Passage							
Max 1	15	45		30		45											Max 1							
Max 2	45	45		45		45											Max 2							
Yellow Clr	4.8	4.8		3.2		4.8			3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2.7	2.7		3.1		2.7			1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Walk																	Walk							
Ped Clear																	Ped Clr							
Red Revert																	Alt Phase Times 2							
Added Init																	Phase							
Max Initial																	Min Green							
Max 3 Limit																	Passage							
Max 3 Step																	Max 1							
Time B-4																	Max 2							
Cars B-4																	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Time to																	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reduce By																	Walk							
Min Gap																	Ped Clr							
	Phase Options																	Alt Phase Opt 1						
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase							
Enable	✓	✓		✓		✓											Soft Recall							
Min Recall		✓				✓											Max 2							
Max Recall																	Max Inhibit							
Ped Recall																		Alt Phase Opt 2						
Soft Recall																	Phase							
Lock Call		✓				✓			✓	✓	✓	✓	✓	✓	✓	✓	Soft Recall							
Flash Ent																	Max 2							
Flash Exit																	Max Inhibit							
Dual Entry		✓				✓												Alt Phase Opt 3						
Cond Serv																	Phase							
Reservice																	Soft Recall							
Redirect Ø																	Max2							
LPI Delay																	Max Inhibit							

	Type	Included Phase										Modifier Phase								FYA	Grn	Yel	Red
Overlap - A																							
Overlap - B	FYA-4	1										2						2		2		4.8	2.7
Overlap - C																							
Overlap - D																							
Overlap - E																							
Overlap - F																							
Overlap - G																							
Overlap - H																							
Overlap - I																							
Overlap - J																							
Overlap - K																							
Overlap - L																							
Overlap - M																							
Overlap - N																							
Overlap - O																							
Overlap - P																							

Coordination Splits 1-16

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	30	50		30		80		30								
Seq =3		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	24	56		30		80		30								
Seq =1						✓										
Mode		MAX				MAX										
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140	36	74		30		110		30								
Seq =1						✓										
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	24	56		30		80		30								
Seq =1						✓										
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	30	50		30		80		30								
Seq =3		✓														
Mode		MAX				MAX										
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																

Day Plans 1-8

		1	2	3	4	5	6
Mon - Fri		1	2	3	4	5	6
	Hour		6	6	10	14	18
P	Min			30			
L	Action	100	1	1	2	3	100
A							
N	Hour						
	Min						
1	Action						
Saturday		1	2	3			
	Hour		9	18			
P	Min						
L	Action	100	4	100			
A							
N	Hour						
	Min						
2	Action						
Sun							
	Hour						
P	Min						
L	Action						
A							
N	Hour						
	Min						
3	Action						

Coordination Splits 17-32																	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	45	109		46		154		46									
Seq =1		✓															
Mode		MAX				MAX											
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	50	104		46		154		46									
Seq =4		✓															
Mode		MAX				MAX											
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	45	84		71		129		71									
Seq =4		✓															
Mode		MAX				MAX											
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	75	79		46		154		46									
Seq =2		✓															
Mode		MAX				MAX											
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	45	109		46		154		46									
Seq =2		✓															
Mode		MAX				MAX											
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200	75	79		46		154		46									
Seq =2		✓															
Mode		MAX				MAX											
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	

Day Plans 9-16										
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
9	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
10	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
11	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
12	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
13	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
14	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
15	Action									
	Hour									
P	Min									
L	Action									
A										
N	Hour									
	Min									
16	Action									

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	110	80	1	3	2					12	22									✓						
Pattern - 2	110	6	2	1	6					12	22									✓						
Pattern - 3	140	121	3	1	6					12	22									✓						
Pattern - 4	110	6	4	1	6					12	22									✓						
Pattern - 5																										
Pattern - 6																										
Pattern - 7																										
Pattern - 8																										
Pattern - 9																										
Pattern - 10																										
Pattern - 11	110	80	11	3	2					12	22															
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16																										
Pattern - 17																										
Pattern - 18																										
Pattern - 19																										
Pattern - 20	200	52	20	1	2					12	22															
Pattern - 21	200	192	21	4	2																					
Pattern - 22	200	82	22	4	2																					
Pattern - 23	200	24	23	2	2					12	22															
Pattern - 24	200	129	24	2	2					12	22															
Pattern - 25	200	107	25	2	2																					
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1						17	1		3			33						49					
Detector 2						18	2					34						50					
Detector 3						19						35						51					
Detector 4						20	4					36						52					
Detector 5						21						37						53					
Detector 6						22	6					38						54					
Detector 7						23						39						55					
Detector 8						24						40						56					
Detector 9						25	4		7			41						57					
Detector 10						26						42						58					
Detector 11	2					27						43						59					
Detector 12	2					28						44						60					
Detector 13	2					29						45						61					
Detector 14	2					30						46						62					
Detector 15	6					31						47						63					
Detector 16	6					32						48						64					

	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1	ON																									
Pre Run 2	ON																									
Pre Run 3	ON																									
Pre Run 4	ON																									
Pre Run 5	ON																									
Pre Run 6	ON																									

Intersection Notes	Time of Day Notes

Brevard County Traffic Operations Timing Sheet
Intersection: SR 524 & Friday Rd

Name																	Phase Mode	STD8			Free Action				
Direction	EL	WT		NT	WL	ET	NL	ST									Free Seq	1			Syn Green				
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Type	ATC V76			P2P Pattern				
Phase/OL	2	2	3	4	6	6	8	8					2	4	6	8	Comm ID	1035			InSync				
Type	OLP	VEH	VEH	VEH	OLP	VEH	OLP	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	March 22, 2023			Done By	Veronica FC			
	Phase Times																Alt Phase Times 1								
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase								
Min Green	5	12		7	5	12	10	7									Min Green								
Passage	3	3		5	3	3	5	3									Passage								
Max 1	16	50		30	18	50	15	30									Max 1								
Max 2																	Max 2								
Yellow Clr	4.8	4.8		4.8	4.8	4.8	4.8	4.8	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr	2.5	2.5		3.4	3.2	2.5	4.2	3.4	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Walk																	Walk								
Ped Clear																	Ped Clr								
Red Revert																	Alt Phase Times 2								
Added Init																	Phase								
Max Initial																	Min Green								
Max 3 Limit																	Passage								
Max 3 Step																	Max 1								
Time B-4																	Max 2								
Cars B-4																	Yel Clr	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Time to																	Red Clr	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reduce By																	Walk								
Min Gap																	Ped Clr								
	Phase Options																	Alt Phase Opt 1							
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Phase								
Enable	✓	✓		✓	✓	✓	✓	✓									Soft Recall								
Min Recall		✓				✓											Max 2								
Max Recall																	Max Inhibit								
Ped Recall																		Alt Phase Opt 2							
Soft Recall																	Phase								
Lock Call		✓				✓			✓	✓	✓	✓	✓	✓	✓	✓	Soft Recall								
Flash Ent																	Max 2								
Flash Exit																	Max Inhibit								
Dual Entry		✓		✓		✓		✓										Alt Phase Opt 3							
Cond Serv																	Phase								
Reservice																	Soft Recall								
Redirect Ø																	Max2								
LPI Delay																	Max Inhibit								

	Type	Included Phase								Modifier Phase								FYA	Grn	Yel	Red
Overlap - A																					
Overlap - B	FYA-4	1								2						2		2		4.8	2.5
Overlap - C																					
Overlap - D																					
Overlap - E																					
Overlap - F	FYA-4	5								6								2		4.8	2.5
Overlap - G																					
Overlap - H	FYA-4	7								8								2		4.8	3.4
Overlap - I																					
Overlap - J																					
Overlap - K																					
Overlap - L																					
Overlap - M																					
Overlap - N																					
Overlap - O																					
Overlap - P																					

Coordination Splits 1-16

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	20	44		46	20	44	27	19								
Seq =3		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	18	46		46	18	46	25	21								
Seq =2						✓										
Mode		MAX				MAX										
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140	25	68		47	25	68	27	20								
Seq =3		✓														
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110	18	46		46	18	46	25	21								
Seq =2						✓										
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_	16	50		30	25	50	25	30								
Seq =_																
Mode																
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																

Day Plans 1-8

		1	2	3	4	5	6
Mon - Fri		1	2	3	4	5	6
	Hour		6	10	14	18	19
P	Min						
L	Action	100	1	2	3	11	100
A							
N	Hour						
	Min						
1	Action						
Saturday		1	2	3			
	Hour		9	18			
P	Min						
L	Action	100	4	100			
A							
N	Hour						
	Min						
2	Action						
Sun							
	Hour						
P	Min						
L	Action						
A							
N	Hour						
	Min						
3	Action						

Coordination Splits 17-32																	Day Plans 9-16									
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	9	Action								
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =200	16	130		54	16	130	20	34									N	Hour								
Seq =1		✓																Min								
Mode		MAX				MAX											10	Action								
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =200	16	130		54	16	130	20	34										Hour								
Seq =2						✓											P	Min								
Mode		MAX				MAX											L	Action								
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =200	16	130		54	16	130	20	34									N	Hour								
Seq =1		✓																Min								
Mode		MAX				MAX											11	Action								
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =200	16	130		54	16	130	20	34										Hour								
Seq =1		✓															P	Min								
Mode		MAX				MAX											L	Action								
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =200	16	130		54	16	130	20	34									N	Hour								
Seq =1		✓																Min								
Mode		MAX				MAX											12	Action								
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =200	16	130		54	16	130	20	34										Hour								
Seq =1		✓															P	Min								
Mode		MAX				MAX											L	Action								
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	13	Action								
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	14	Action								
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	15	Action								
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16										
Cycle =_																		Hour								
Seq =_																	P	Min								
Mode																	L	Action								
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	A									
Cycle =_																	N	Hour								
Seq =_																		Min								
Mode																	16	Action								

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	110	82	1	3	2					12	22	1	5							✓				✓		
Pattern - 2	110	96	2	2	6					12	22	1	5							✓				✓		
Pattern - 3	140	94	3	3	2					12	22	1	5							✓				✓		
Pattern - 4	110	96	4	2	6					12	22	1	5													
Pattern - 5																										
Pattern - 6																										
Pattern - 7																										
Pattern - 8																										
Pattern - 9																										
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16																										
Pattern - 17																										
Pattern - 18																										
Pattern - 19																										
Pattern - 20	200	67	20	1	2					5	17															
Pattern - 21	200	161	21	2	6																					
Pattern - 22	200	69	22	1	2																					
Pattern - 23	200	182	23	1	2					5	17															
Pattern - 24	200	136	24	1	2					5	17															
Pattern - 25	200	105	25	1	2																					
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	1					17						33						49					
Detector 2	2					18						34						50					
Detector 3	2					19						35						51					
Detector 4	4					20						36						52					
Detector 5	5					21						37						53					
Detector 6	6					22						38						54					
Detector 7	6					23						39						55					
Detector 8	7	4				24						40						56					
Detector 9	8					25						41						57					
Detector 10						26						42						58					
Detector 11						27						43						59					
Detector 12						28						44						60					
Detector 13						29						45						61					
Detector 14						30						46						62					
Detector 15						31						47						63					
Detector 16						32						48						64					

	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1	ON																									
Pre Run 2	ON																									
Pre Run 3	ON																									
Pre Run 4	ON																									
Pre Run 5	ON																									
Pre Run 6	ON																									

Intersection Notes	Time of Day Notes

Brevard County Traffic Operations Timing Sheet
Intersection: SR 524 & Cox Rd

Name	SR 524		Cpx Rd		SR 524		Cpx Rd										Phase Mode	STD8			Free Action			
Direction																	Free Seq	1			Syn Green			
Channel	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Type	ATC V76			P2P Pattern			
Phase/OL	1	2	3	4	5	6	7	8	1	2	3	4	2	4	6	8	Comm ID	185			InSync			
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	Date	March 22, 2023			Done By	Veronica FC		

Phase Times																
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Min Green		15		6	5	15		6								
Passage		3.5		3.5	3.5	3.5		3.5								
Max 1		50		25	15	50		25								
Max 2																
Yellow Clr	4	5.5	4	4.8	5.5	5.5		4.8								
Red Clr	2	2.5	2	2	2.4	2.5	2	2								
Walk																
Ped Clear																
Red Revert																
Added Init																
Max Initial																
Max 3 Limit																
Max 3 Step																
Time B-4																
Cars B-4																
Time to																
Reduce By																
Min Gap																

Alt Phase Times 1								
Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								
Alt Phase Times 2								
Phase								
Min Green								
Passage								
Max 1								
Max 2								
Yel Clr								
Red Clr								
Walk								
Ped Clr								

Phase Options																
Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable		✓		✓	✓	✓		✓								
Min Recall		✓				✓										
Max Recall																
Ped Recall																
Soft Recall																
Lock Call		✓				✓										
Flash Ent				✓				✓								
Flash Exit		✓				✓										
Dual Entry		✓		✓		✓		✓								
Cond Serv																
Reservice																
Redirect Ø																
LPI Delay																

Alt Phase Opt 1								
Phase	1	2	3	4	5	6	7	8
Soft Recall								
Max 2								
Max Inhibit	✓	✓	✓	✓	✓	✓	✓	✓
Alt Phase Opt 2								
Phase	1	2	3	4	5	6	7	8
Soft Recall								
Max 2								
Max Inhibit		✓				✓		
Alt Phase Opt 3								
Phase								
Soft Recall								
Max2								
Max Inhibit								

	Type		Included Phase								Modifier Phase								FYA	Grn	Yel	Red
Overlap - A	NORMAL		1	2	3																4	2
Overlap - B																						
Overlap - C																						
Overlap - D																						
Overlap - E																						
Overlap - F																						
Overlap - G																						
Overlap - H																						
Overlap - I																						
Overlap - J																						
Overlap - K																						
Overlap - L																						
Overlap - M																						
Overlap - N																						
Overlap - O																						
Overlap - P																						

Coordination Splits 1-16

Split 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110		76		34	21	55		34								
Seq =1		✓														
Mode		MAX				MAX										
Split 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110		67		43	15	52		43								
Seq =1		✓														
Mode		MAX				MAX										
Split 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =140		71		69	19	52		69								
Seq =1		✓														
Mode		MAX				MAX										
Split 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =110		67		43	15	52		43								
Seq =1		✓														
Mode		MAX				MAX										
Split 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																
Split 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle =_																
Seq =_																
Mode																

Day Plans 1-8

Mon - Fri	1	2	3	4	5				
	Hour		6	10	14	18			
P	Min								
L	Action	100	1	2	3	100			
A									
N	Hour								
	Min								
1	Action								
Saturday	1	2	3						
	Hour		9	18					
P	Min								
L	Action	100	4	100					
A									
N	Hour								
	Min								
2	Action								
Sun	1								
	Hour								
P	Min								
L	Action	99							
A									
N	Hour								
	Min								
3	Action								

Coordination Splits 17-32																	
Split 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		144		56	15	129		56									
Seq =1		✓															
Mode		MAX				MAX											
Split 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		100		100	15	85		100									
Seq =1		✓															
Mode		MAX				MAX											
Split 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		144		56	15	129		56									
Seq =1		✓															
Mode		MAX				MAX											
Split 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		100		100	15	85		100									
Seq =1		✓															
Mode		MAX				MAX											
Split 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		144		56	15	129		56									
Seq =1		✓															
Mode		MAX				MAX											
Split 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =200		105		95	15	90		95									
Seq =1		✓															
Mode		MAX				MAX											
Split 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	
Split 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Cycle =_																	
Seq =_																	
Mode																	

Day Plans 9-16																	
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
9	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
10	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
11	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
12	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
13	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
14	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
15	Action																
	Hour																
P	Min																
L	Action																
A																	
N	Hour																
	Min																
16	Action																

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 1	110	15	1	1	2					12	22						✓	✓								
Pattern - 2	110	55	2	1	2					12	22	5					✓	✓								
Pattern - 3	140	47	3	1	2					12	22						✓	✓								
Pattern - 4	110	55	4	1	2					12	22	5					✓	✓								
Pattern - 5																										
Pattern - 6																										
Pattern - 7																										
Pattern - 8																										
Pattern - 9																										
Pattern - 10																										
Pattern - 11																										
Pattern - 12																										
Pattern - 13																										
Pattern - 14																										
Pattern - 15																										
Pattern - 16																										
Pattern - 17																										
Pattern - 18																										
Pattern - 19																										
Pattern - 20	200	151	20	1	2					12	22						✓	✓								
Pattern - 21	200	100	21	1	2					12	22						✓	✓								
Pattern - 22	200	181	22	1	2					12	22						✓	✓								
Pattern - 23	200	11	23	1	2					12	22						✓	✓								
Pattern - 24	200	39	24	1	2					12	22						✓	✓								
Pattern - 25	200	11	25	1	2					12	22						✓	✓								
Pattern - 26																										
Pattern - 27																										
Pattern - 28																										
Pattern - 29																										
Pattern - 30																										
Pattern - 31																										
Pattern - 32																										

	Cycle	Offset	Split	Seq	Coord	Time	Opt	Det	CIR	Short	Long	No S	No S	Yield	Max 2	Float	R-Hld	Y-Inh	Off-1	Off-2	Off-3	Off-4	Off-5	Off-6	Off-7	Off-8
Pattern - 33																										
Pattern - 34																										
Pattern - 35																										
Pattern - 36																										
Pattern - 37																										
Pattern - 38																										
Pattern - 39																										
Pattern - 40																										
Pattern - 41																										
Pattern - 42																										
Pattern - 43																										
Pattern - 44																										
Pattern - 45																										
Pattern - 46																										
Pattern - 47																										
Pattern - 48																										

BIU-1	Call	Swt	Dly	Lck	Src	BIU-2	Call	Swt	Dly	Lck	Src	BIU-3	Call	Swt	Dly	Lck	Src	BIU-4	Call	Swt	Dly	Lck	Src
Detector 1	6					17						33						49					
Detector 2	2					18						34						50					
Detector 3						19						35						51					
Detector 4						20						36						52					
Detector 5	5					21						37						53					
Detector 6	6					22						38						54					
Detector 7	6					23						39						55					
Detector 8	8		3			24						40						56					
Detector 9						25						41						57					
Detector 10						26						42						58					
Detector 11	2					27						43						59					
Detector 12	4		3			28						44						60					
Detector 13						29						45						61					
Detector 14						30						46						62					
Detector 15						31						47						63					
Detector 16						32						48						64					

	Enbl	Track Phase				Grn	Track Overlap			Dwell Phase								Dwl	Dwell Overlap				Exit Phase			
Pre Run 1																										
Pre Run 2																										
Pre Run 3																										
Pre Run 4																										
Pre Run 5																										
Pre Run 6																										

Intersection Notes	Time of Day Notes

APPENDIX F
UNSIGNALIZED INTERSECTION
SYNCHRO SUMMARY SHEETS
EXISTING CONDITIONS

Lane Group	EBT	WBL	WBT	WBR	WBR2	NBT	NBR	NBR2	SBT	SWL2	SWL
Lane Configurations											
Traffic Volume (vph)	0	21	0	2	2	1	5	26	3	9	1
Future Volume (vph)	0	21	0	2	2	1	5	26	3	9	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.980			0.869					
Flt Protected			0.959								0.950
Satd. Flow (prot)	1863	0	1751	0	0	1545	0	0	1863	0	1770
Flt Permitted			0.959								0.950
Satd. Flow (perm)	1863	0	1751	0	0	1545	0	0	1863	0	1770
Link Speed (mph)	35		35			40			25		20
Link Distance (ft)	130		603			540			453		572
Travel Time (s)	2.5		11.7			9.2			12.4		19.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	8%	2%	2%	2%
Adj. Flow (vph)	0	23	0	2	2	1	6	29	3	10	1
Shared Lane Traffic (%)											
Lane Group Flow (vph)	0	0	27	0	0	36	0	0	3	0	11
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Right	Left	Right	Right	Left	Left	Left
Median Width(ft)	0		0			0			0		12
Link Offset(ft)	0		0			0			0		0
Crosswalk Width(ft)	16		16			16			16		16
Two way Left Turn Lane											
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		15		9	9		9	9		15	15
Sign Control	Free		Stop			Stop			Stop		Stop

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 20.0%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	WBL	WBT	WBR	WBR2	NBT	NBR	NBR2	SBL2	SBT	SWL2	SWL
Lane Configurations												
Traffic Volume (vph)	0	33	0	3	8	0	7	37	1	1	2	4
Future Volume (vph)	0	33	0	3	8	0	7	37	1	1	2	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.967			0.865						
Flt Protected			0.964							0.976		0.950
Satd. Flow (prot)	1863	0	1736	0	0	1536	0	0	0	1818	0	1770
Flt Permitted			0.964							0.976		0.950
Satd. Flow (perm)	1863	0	1736	0	0	1536	0	0	0	1818	0	1770
Link Speed (mph)	35		35			40				25		20
Link Distance (ft)	130		603			540				453		572
Travel Time (s)	2.5		11.7			9.2				12.4		19.5
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	8%	2%	2%	2%	2%
Adj. Flow (vph)	0	37	0	3	9	0	8	41	1	1	2	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	49	0	0	49	0	0	0	2	0	6
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Right	Left	Right	Right	Left	Left	Left	Left
Median Width(ft)	0		0			0				0		12
Link Offset(ft)	0		0			0				0		0
Crosswalk Width(ft)	16		16			16				16		16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		15		9	9		9	9	15		15	15
Sign Control	Free		Stop			Stop				Stop		Stop

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 20.0%		ICU Level of Service A	
Analysis Period (min) 15			

APPENDIX G

SUMMARY REPORT FOR WESTMINSTER DRIVE

MH Corbin Traffic Analyzer Study
Computer Generated Summary Report
City: Cocoa
Street: Westminster Drive
Location: #3 & #4 (100' N of SR 524.)

A study of vehicle traffic was conducted with the device having serial number 401942. The study was done in the SB & NB lane at Westminster Drive in Cocoa, Fl in Brevard county. The study began on 11/09/2021 at 12:00 AM and concluded on 11/10/2021 at 12:00 AM, lasting a total of 24.00 hours. Traffic statistics were recorded in 60 minute time periods. The total recorded volume showed 1,496 vehicles passed through the location with a peak volume of 144 on 11/09/2021 at [05:00 PM-06:00 PM] and a minimum volume of 4 on 11/09/2021 at [12:00 AM-01:00 AM]. The AADT count for this study was 1,496.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 21 - 26 MPH range or lower. The average speed for all classified vehicles was 22 MPH with 55.35% vehicles exceeding the posted speed of 25 MPH. 0.33% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 21MPH and the 85th percentile was 25.66 MPH.

< to 10	11 to 15	16 to 20	21 to 25	26 to 30	31 to 35	36 to 40	41 to 45	46 to 55	56 to >					
10	115	543	647	150	17	8	1	4	1					

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin.
Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 754 which represents 50 percent of the total classified vehicles. The number of Vans & Pickups in the study was 658 which represents 44 percent of the total classified vehicles. The number of Busses & Trucks in the study was 71 which represents 5 percent of the total classified vehicles. The number of Tractor Trailers in the study was 13 which represents 1 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
754	570	88	11	42	24	7	0							

CHART 2

HEADWAY

During the peak traffic period, on 11/09/2021 at [05:00 PM-06:00 PM] the average headway between vehicles was 24.828 seconds. During the slowest traffic period, on 11/09/2021 at [12:00 AM-01:00 AM] the average headway between vehicles was 720 seconds.

WEATHER

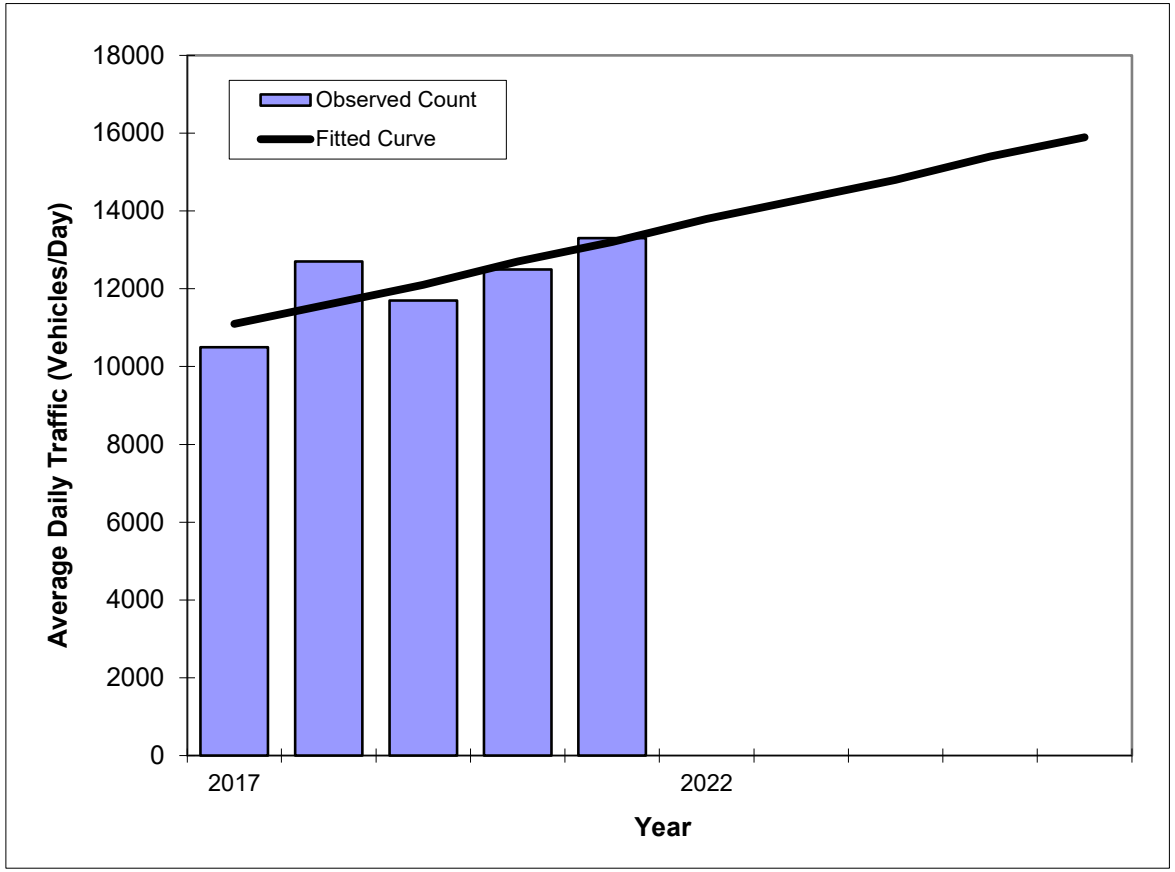
The roadway surface temperature over the period of the study varied between 63.00 and 106.00 degrees F.

APPENDIX H
FDOT *TRAFFIC TRENDS*

TRAFFIC TRENDS

SR 524 -- I-95 to Cox Road

County:	Brevard
Station #:	73
Highway:	SR 524



Year	Traffic (ADT/AADT) Count*	Trend**
2017	10500	11100
2018	12700	11600
2019	11700	12100
2020	12500	12700
2021	13300	13200
2022 Opening Year Trend		
2022	N/A	13800
2024 Mid-Year Trend		
2024	N/A	14800
2026 Design Year Trend		
2026	N/A	15900
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	540
Trend R-squared:	62.4%
Trend Annual Historic Growth Rate:	4.73%
Trend Growth Rate (2021 to Design Year):	4.09%
Printed:	21-Nov-22

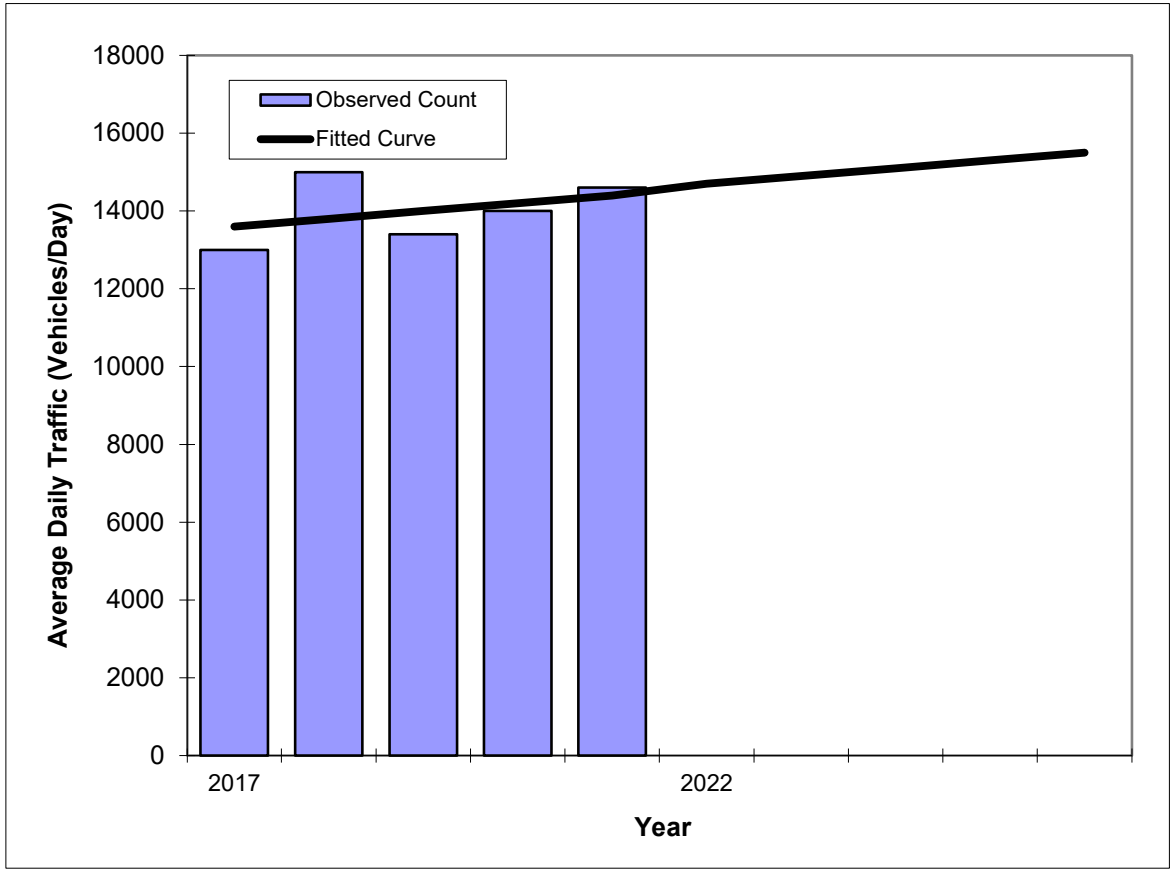
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

SR 524 -- Cox Road to Industry Road

County:	Brevard
Station #:	76
Highway:	SR 524



Year	Traffic (ADT/AADT) Count*	Trend**
2017	13000	13600
2018	15000	13800
2019	13400	14000
2020	14000	14200
2021	14600	14400
2022 Opening Year Trend		
2022	N/A	14700
2024 Mid-Year Trend		
2024	N/A	15100
2026 Design Year Trend		
2026	N/A	15500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

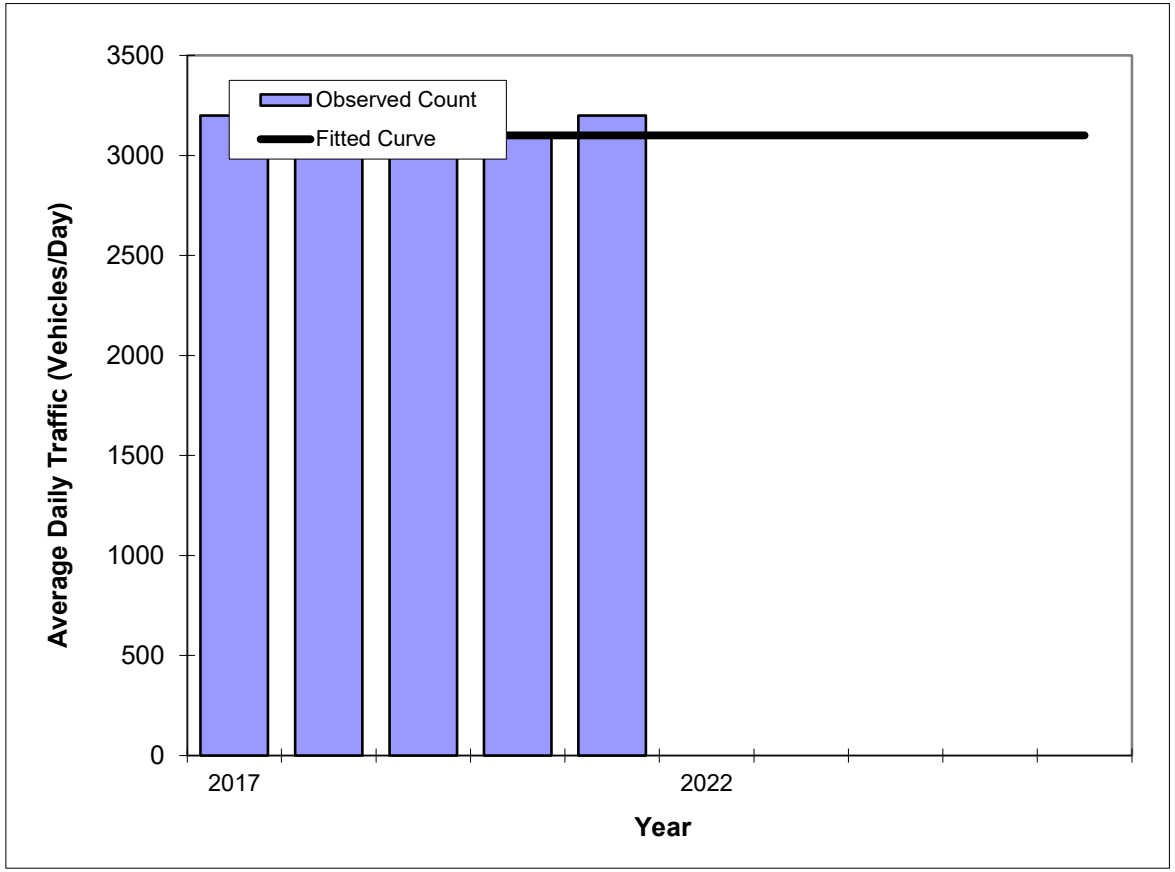
**** Annual Trend Increase:**	220
Trend R-squared:	17.8%
Trend Annual Historic Growth Rate:	1.47%
Trend Growth Rate (2021 to Design Year):	1.53%
Printed:	21-Nov-22

Straight Line Growth Option

TRAFFIC TRENDS

Friday Road -- SR 524 to James Road

County:	Brevard
Station #:	64
Highway:	Friday Road



Year	Traffic (ADT/AADT) Count*	Trend**
2017	3200	3100
2018	3100	3100
2019	3000	3100
2020	3100	3100
2021	3200	3100
2022 Opening Year Trend		
2022	N/A	3100
2024 Mid-Year Trend		
2024	N/A	3100
2026 Design Year Trend		
2026	N/A	3100
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	0
Trend R-squared:	0.0%
Trend Annual Historic Growth Rate:	0.00%
Trend Growth Rate (2021 to Design Year):	0.00%
Printed:	21-Nov-22

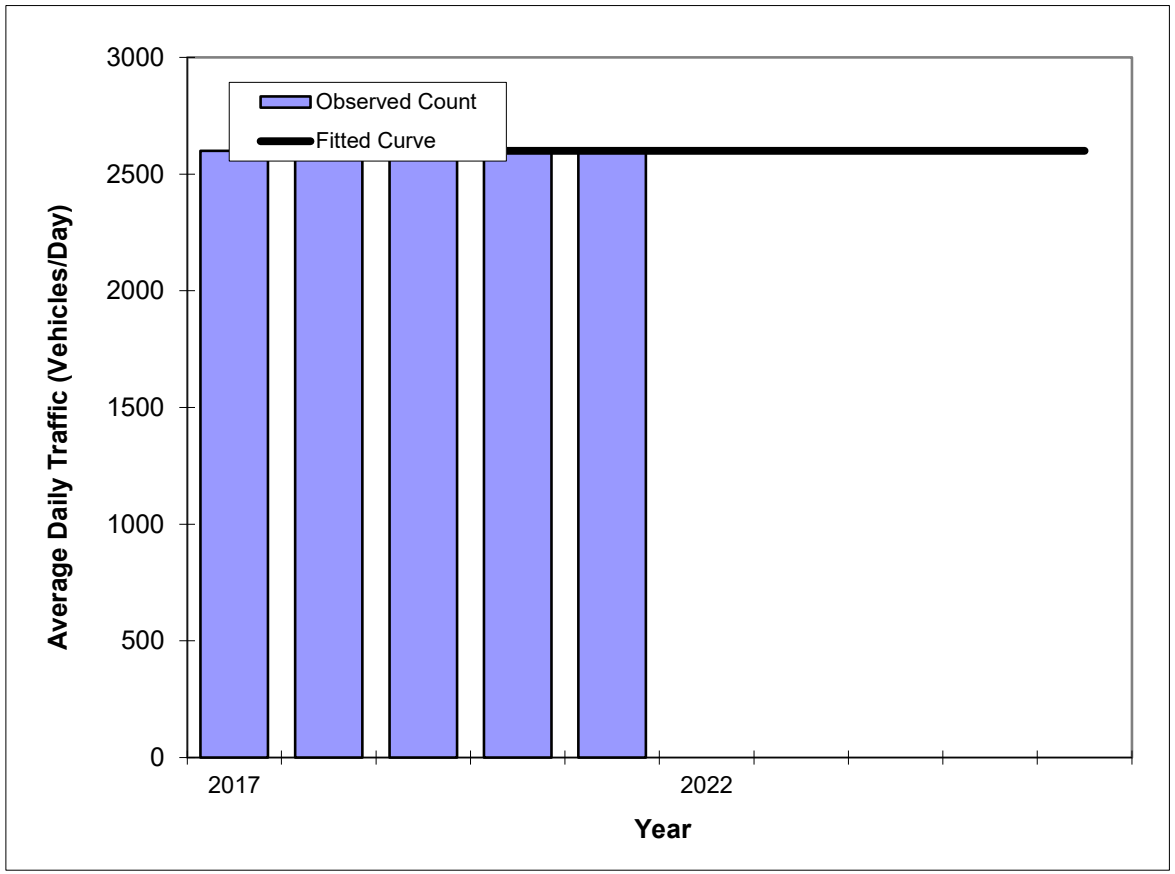
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

Cox Road -- SR 524 to James Road

County:	Brevard
Station #:	69
Highway:	Cox Road



Year	Traffic (ADT/AADT) Count*	Trend**
2017	2600	2600
2018	2700	2600
2019	2600	2600
2020	2600	2600
2021	2600	2600
2022 Opening Year Trend		
2022	N/A	2600
2024 Mid-Year Trend		
2024	N/A	2600
2026 Design Year Trend		
2026	N/A	2600
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

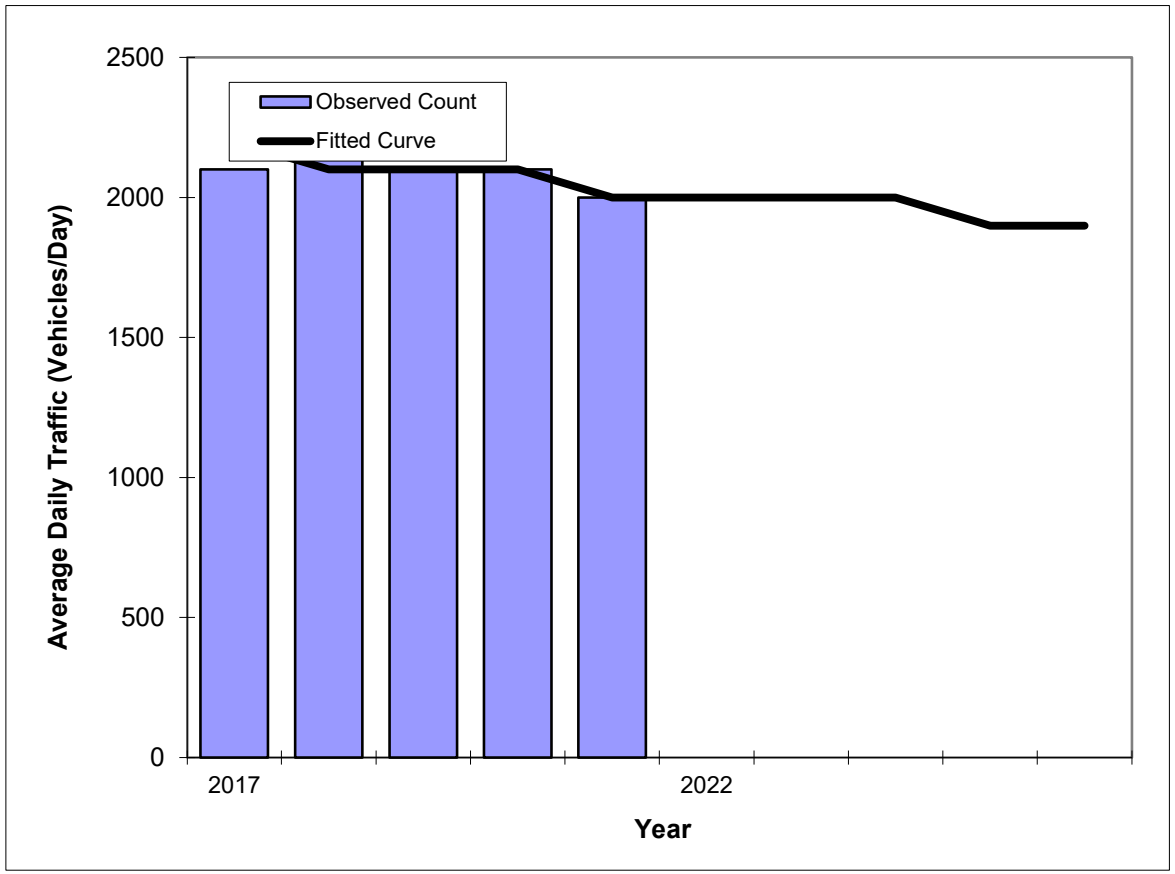
** Annual Trend Increase:	-10
Trend R-squared:	12.5%
Trend Annual Historic Growth Rate:	0.00%
Trend Growth Rate (2021 to Design Year):	0.00%
Printed:	21-Nov-22

Straight Line Growth Option

TRAFFIC TRENDS

I-95 SB OFF RAMP -- I-95 SB to SR 524

County:	Brevard
Station #:	702030
Highway:	I-95 SB OFF RAMP



Year	Traffic (ADT/AADT) Count*	Trend**
2017	2100	2200
2018	2200	2100
2019	2100	2100
2020	2100	2100
2021	2000	2000
2022 Opening Year Trend		
2022	N/A	2000
2024 Mid-Year Trend		
2024	N/A	2000
2026 Design Year Trend		
2026	N/A	1900
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-30
Trend R-squared:	45.0%
Trend Annual Historic Growth Rate:	-2.27%
Trend Growth Rate (2021 to Design Year):	-1.00%
Printed:	21-Nov-22

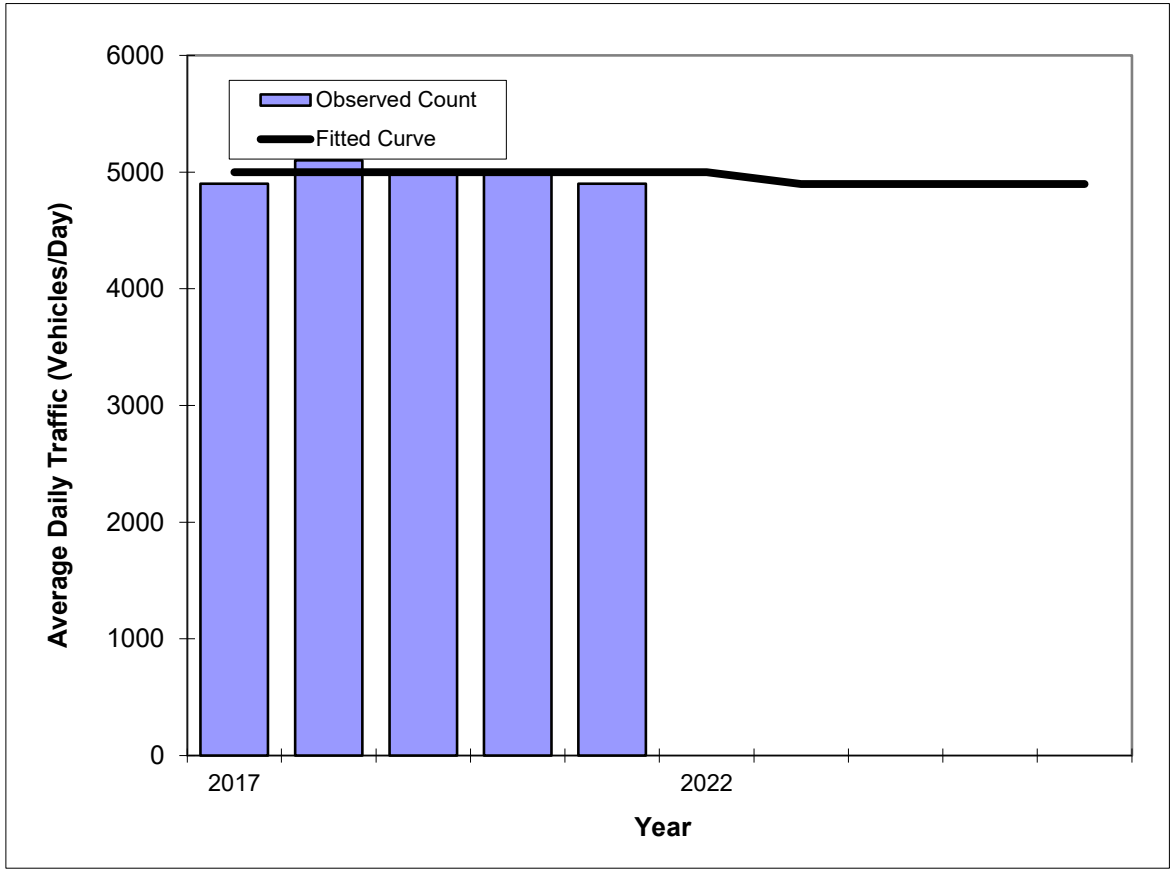
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

I-95 NB OFF RAMP -- I-95 NB to SR 524

County:	Brevard
Station #:	702028
Highway:	I-95 NB OFF RAMP



Year	Traffic (ADT/AADT) Count*	Trend**
2017	4900	5000
2018	5100	5000
2019	5000	5000
2020	5000	5000
2021	4900	5000
2022 Opening Year Trend		
2022	N/A	5000
2024 Mid-Year Trend		
2024	N/A	4900
2026 Design Year Trend		
2026	N/A	4900
TRANPLAN Forecasts/Trends		

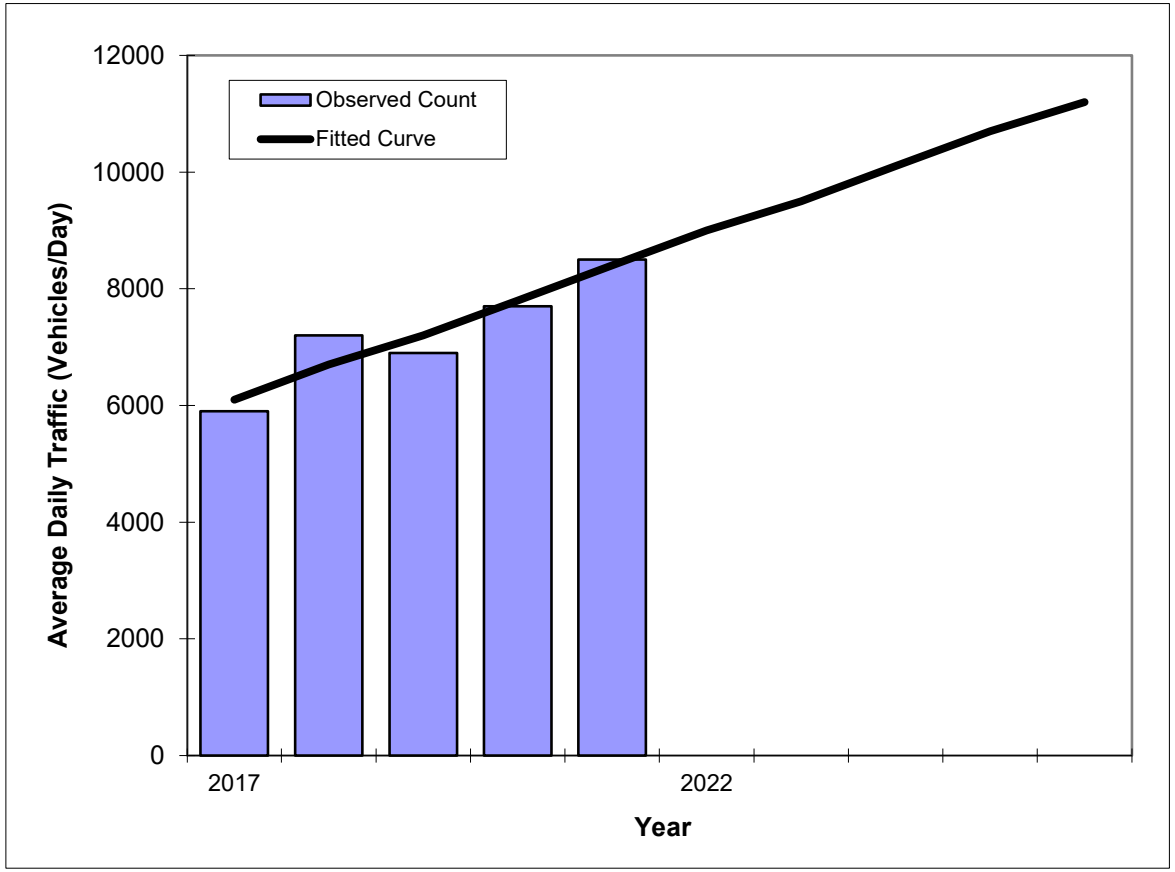
**** Annual Trend Increase:**	-10
Trend R-squared:	3.6%
Trend Annual Historic Growth Rate:	0.00%
Trend Growth Rate (2021 to Design Year):	-0.40%
Printed:	21-Nov-22
Straight Line Growth Option	

***Axle-Adjusted**

TRAFFIC TRENDS

SR 524 -- SR 520 to I-95

County:	Brevard
Station #:	66
Highway:	SR 524



Year	Traffic (ADT/AADT) Count*	Trend**
2017	5900	6100
2018	7200	6700
2019	6900	7200
2020	7700	7800
2021	8500	8400
2022 Opening Year Trend		
2022	N/A	9000
2024 Mid-Year Trend		
2024	N/A	10100
2026 Design Year Trend		
2026	N/A	11200
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	570
Trend R-squared:	87.5%
Trend Annual Historic Growth Rate:	9.43%
Trend Growth Rate (2021 to Design Year):	6.67%
Printed:	21-Nov-22

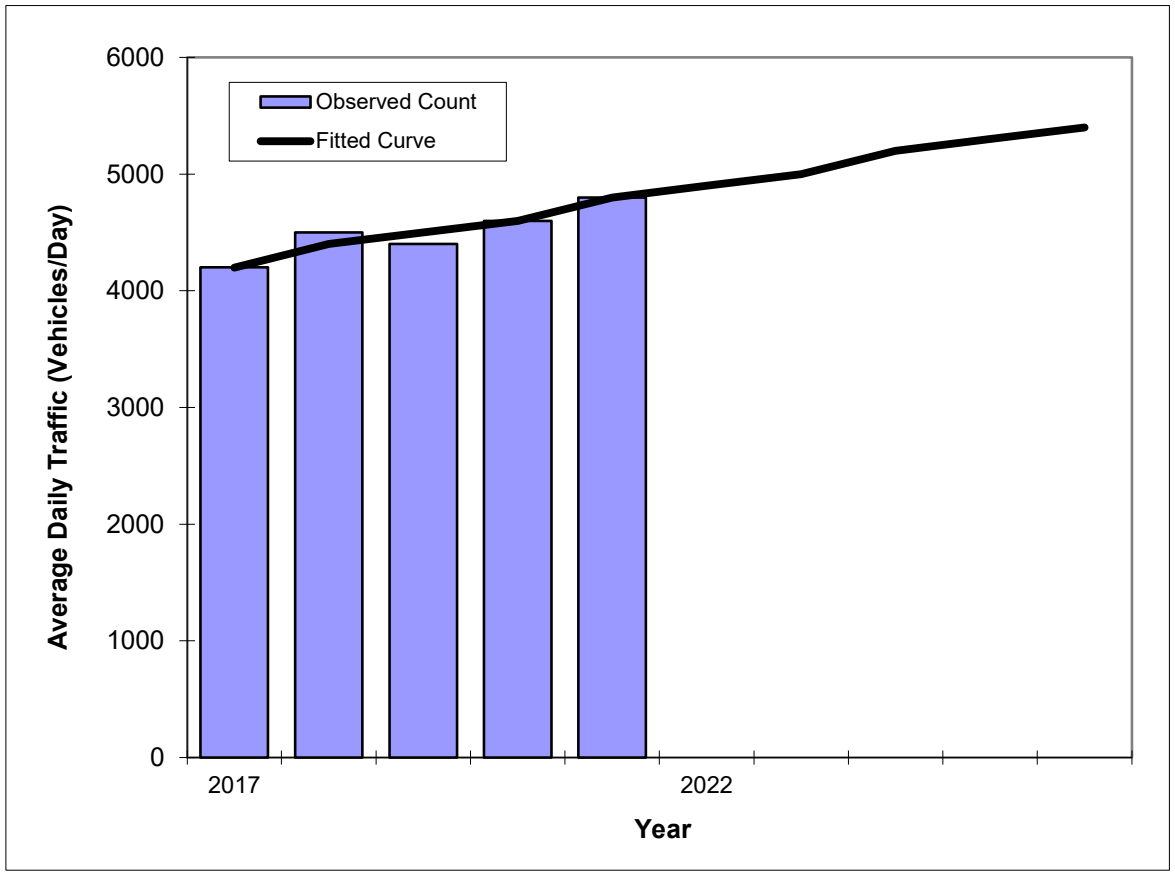
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

Cox Road -- SR 520 to SR 524

County:	Brevard
Station #:	61
Highway:	Cox Road



Year	Traffic (ADT/AADT) Count*	Trend**
2017	4200	4200
2018	4500	4400
2019	4400	4500
2020	4600	4600
2021	4800	4800
2022 Opening Year Trend		
2022	N/A	4900
2024 Mid-Year Trend		
2024	N/A	5200
2026 Design Year Trend		
2026	N/A	5400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

**** Annual Trend Increase:**	130
Trend R-squared:	84.5%
Trend Annual Historic Growth Rate:	3.57%
Trend Growth Rate (2021 to Design Year):	2.50%
Printed:	21-Nov-22
Straight Line Growth Option	

APPENDIX I
VESTED TRAFFIC INFORMATION

LTG Engineering & Planning

AM Vested Trips

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at I-95 SB Ramps	Eastbound	U-Turn						0
		Left						0
		Through	1					1
		Right						0
	Westbound	U-Turn						0
		Left	18					18
		Through	5					5
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left	2					2
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at I-95 NB Ramps	Eastbound	U-Turn						0
		Left						0
		Through	3					3
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through	23					23
		Right	7					7
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right	5					5
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at Friday Road	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at Cox Road	Eastbound	U-Turn						0
		Left						0
		Through	10			7		17
		Right						0
	Westbound	U-Turn						0
		Left	23			8		31
		Through	33			22		55
		Right	3			1		4
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right	7			3		10
	Southbound	U-Turn						0
		Left	1			1		2
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
Friday Road at James Road	Eastbound	Left						0
		Bear Left						0
		Thru						0
		Right						0
	Westbound	Left						0
		Thru						0
		Right						0
		Hard Right						0
	Northbound	Left						0
		Thru						0
		Bear Right						0
		Right						0
	Southbound (Friday Road)	Hard Left						0
		Left						0
		Thru						0
		Right						0
	Southwestbound (Friday Lane)	Hard Left						0
		Bear Left						0
		Bear Right						0
		Hard Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
James Road at Project Driveway 1	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
James Road at Project Driveway 2	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

LTG Engineering & Planning

PM Vested Trips

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at I-95 SB Ramps	Eastbound	U-Turn						0
		Left						0
		Through	5					5
		Right						0
	Westbound	U-Turn						0
		Left	10					10
		Through	3					3
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left	6					6
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at I-95 NB Ramps	Eastbound	U-Turn						0
		Left						0
		Through	11					11
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through	13					13
		Right	4					4
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right	17					17
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at Friday Road	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
SR 524 at Cox Road	Eastbound	U-Turn						0
		Left						0
		Through	30			22		52
		Right						0
	Westbound	U-Turn						0
		Left	13			5		18
		Through	18			14		32
		Right	2			1		3
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right	21			8		29
	Southbound	U-Turn						0
		Left	3			1		4
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
Friday Road at James Road	Eastbound	Left						0
		Bear Left						0
		Thru						0
		Right						0
	Westbound	Left						0
		Thru						0
		Right						0
		Hard Right						0
	Northbound	Left						0
		Thru						0
		Bear Right						0
		Right						0
	Southbound (Friday Road)	Hard Left						0
		Left						0
		Thru						0
		Right						0
	Southwestbound (Friday Lane)	Hard Left						0
		Bear Left						0
		Bear Right						0
		Hard Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
James Road at Project Driveway 1	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

Intersection	Approach	Mvmn't.	Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Totals
James Road at Project Driveway 2	Eastbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Westbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Northbound	U-Turn						0
		Left						0
		Through						0
		Right						0
	Southbound	U-Turn						0
		Left						0
		Through						0
		Right						0

5799.02 - PM Peak Hour Vested Segment Information

Location ID	Roadway	Segment		Arbours at Cocoa	Cirrus Apartments	Dollar General	Integra Preserve	Retreat at Cocoa Commons	Total
73	SR 524	I-95	Cox Road	48	0	0	0	0	48
76		Cox Road	Industry Road	242	190	19	68	24	543
64	Friday Road	SR 524	James Road	5	0	0	0	0	5
N/A	James Road	Friday Road	Cox Road	0	0	0	0	0	0
69	Cox Road	SR 524	James Road	5	0	0	1	0	6
N/A	Westminster Drive	SR 524	James Road	0	0	2	0	0	2

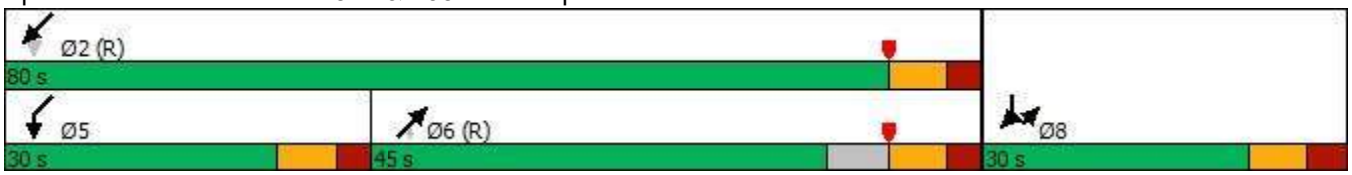
APPENDIX J
SIGNALIZED INTERSECTIONS
SYNCHRO SUMMARY SHEETS
BUILD-OUT CONDITIONS

Lane Group	SBL	SBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	146	83	338	252	489	234
Future Volume (vph)	146	83	338	252	489	234
Turn Type	Prot	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	8	6		5	2
Permitted Phases				6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	12.0	12.0	5.0	12.0
Minimum Split (s)	21.2	21.2	25.7	25.7	18.7	25.7
Total Split (s)	30.0	30.0	45.0	45.0	30.0	80.0
Total Split (%)	27.3%	27.3%	40.9%	40.9%	27.3%	72.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	2.9	2.9	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	8.2	7.7	7.7	7.7	7.7
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	C-Min	C-Min	None	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 109.1 (99%), Referenced to phase 2:SWTL and 6:NET, Start of Yellow
Natural Cycle: 75
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 524 & I-95 SB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	146	0	83	0	338	252	489	234	0
Future Volume (veh/h)	0	0	0	146	0	83	0	338	252	489	234	0
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1544	0	1781	0	1796	1870	1589	1604	0
Adj Flow Rate, veh/h				160	0	0	0	371	0	537	257	0
Peak Hour Factor				0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %				24	0	8	0	7	2	21	20	0
Cap, veh/h				189	0		0	1648		689	1166	0
Arrive On Green				0.13	0.00	0.00	0.00	0.48	0.00	0.06	0.24	0.00
Sat Flow, veh/h				1471	0	1510	0	3503	1585	1513	1604	0
Grp Volume(v), veh/h				160	0	0	0	371	0	537	257	0
Grp Sat Flow(s),veh/h/ln				1471	0	1510	0	1706	1585	1513	1604	0
Q Serve(g_s), s				11.7	0.0	0.0	0.0	6.9	0.0	16.4	14.1	0.0
Cycle Q Clear(g_c), s				11.7	0.0	0.0	0.0	6.9	0.0	16.4	14.1	0.0
Prop In Lane				1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h				189	0		0	1648		689	1166	0
V/C Ratio(X)				0.85	0.00		0.00	0.23		0.78	0.22	0.00
Avail Cap(c_a), veh/h				291	0		0	1648		733	1166	0
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.00	1.00	0.00	0.93	0.93	0.00
Uniform Delay (d), s/veh				46.9	0.0	0.0	0.0	16.5	0.0	11.1	16.8	0.0
Incr Delay (d2), s/veh				20.7	0.0	0.0	0.0	0.3	0.0	4.7	0.4	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				9.1	0.0	0.0	0.0	4.7	0.0	11.3	10.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				67.6	0.0	0.0	0.0	16.8	0.0	15.9	17.2	0.0
LnGrp LOS				E	A		A	B		B	B	A
Approach Vol, veh/h					160			371			794	
Approach Delay, s/veh					67.6			16.8			16.3	
Approach LOS					E			B			B	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	87.7		26.8	60.8		22.3						
Change Period (Y+Rc), s	* 7.7		* 7.7	* 7.7		8.2						
Max Green Setting (Gmax), s	* 72		* 22	* 37		21.8						
Max Q Clear Time (g_c+I1), s	16.1		18.4	8.9		13.7						
Green Ext Time (p_c), s	1.5		0.7	2.3		0.6						

Intersection Summary		
HCM 6th Ctrl Delay		22.6
HCM 6th LOS		C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

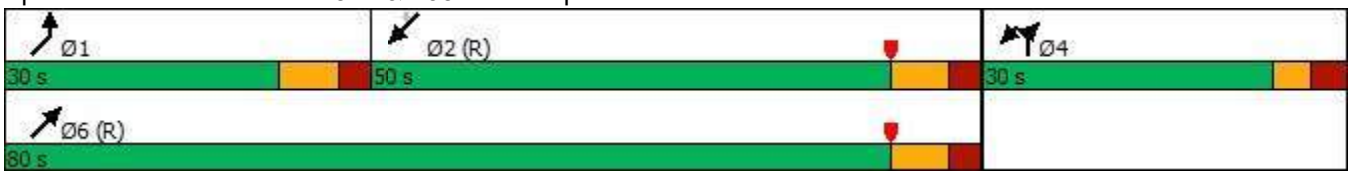
Unsignalized Delay for [NER, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	85	307	97	380	630	180
Future Volume (vph)	85	307	97	380	630	180
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	30.0	80.0	50.0	50.0
Total Split (%)	27.3%	27.3%	27.3%	72.7%	45.5%	45.5%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 80 (73%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	85	0	307	0	0	0	97	380	0	0	630	180
Future Volume (veh/h)	85	0	307	0	0	0	97	380	0	0	630	180
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1678				1826	1633	0	0	1663	1618
Adj Flow Rate, veh/h	90	0	327				103	404	0	0	670	0
Peak Hour Factor	0.94	0.94	0.94				0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	8	0	15				5	18	0	0	16	19
Cap, veh/h	366	0	306				128	1076	0	0	1634	
Arrive On Green	0.22	0.00	0.22				0.15	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1422				1739	1633	0	0	3243	1372
Grp Volume(v), veh/h	90	0	327				103	404	0	0	670	0
Grp Sat Flow(s),veh/h/ln	1697	0	1422				1739	1633	0	0	1580	1372
Q Serve(g_s), s	4.8	0.0	23.7				6.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	4.8	0.0	23.7				6.3	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	366	0	306				128	1076	0	0	1634	
V/C Ratio(X)	0.25	0.00	1.07				0.80	0.38	0.00	0.00	0.41	
Avail Cap(c_a), veh/h	366	0	306				356	1076	0	0	1634	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00				0.92	0.92	0.00	0.00	0.70	0.00
Uniform Delay (d), s/veh	35.7	0.0	43.2				46.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	70.4				10.2	0.9	0.0	0.0	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.6	0.0	21.0				5.1	0.5	0.0	0.0	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.1	0.0	113.6				56.3	0.9	0.0	0.0	0.5	0.0
LnGrp LOS	D	A	F				E	A	A	A	A	
Approach Vol, veh/h		417						507			670	
Approach Delay, s/veh		96.9						12.2			0.5	
Approach LOS		F						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	15.6	64.4		30.0		80.0
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 23	* 43		* 24		* 73
Max Q Clear Time (g_c+I1), s	8.3	2.0		25.7		2.0
Green Ext Time (p_c), s	0.2	4.7		0.0		2.5

Intersection Summary	
HCM 6th Ctrl Delay	29.4
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

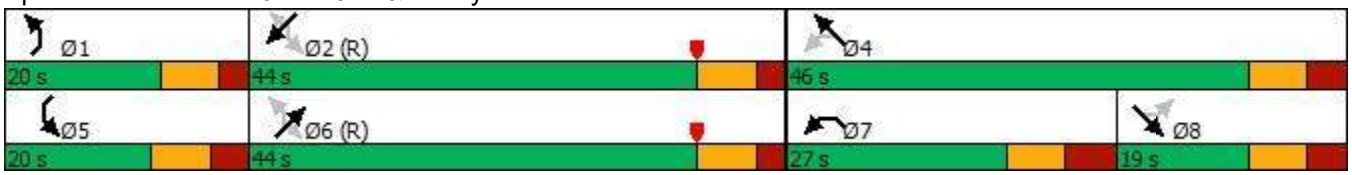
Unsignalized Delay for [SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	42	6	150	10	102	461	126	47	381	45
Future Volume (vph)	42	6	150	10	102	461	126	47	381	45
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	19.0	19.0	27.0	46.0	20.0	44.0	44.0	20.0	44.0	44.0
Total Split (%)	17.3%	17.3%	24.5%	41.8%	18.2%	40.0%	40.0%	18.2%	40.0%	40.0%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 82 (75%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	42	6	221	150	10	66	102	461	126	47	381	45
Future Volume (veh/h)	42	6	221	150	10	66	102	461	126	47	381	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1737	1870	1811	1233	1411	1441	1811	1781	1515	1174	1707	1826
Adj Flow Rate, veh/h	44	6	233	158	11	69	107	485	133	49	401	47
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	11	2	6	45	33	31	6	8	26	49	13	5
Cap, veh/h	57	7	126	274	53	333	392	776	559	310	725	657
Arrive On Green	0.10	0.10	0.10	0.14	0.32	0.32	0.10	0.87	0.87	0.04	0.42	0.42
Sat Flow, veh/h	199	76	1281	1174	168	1053	1725	1781	1284	1118	1707	1547
Grp Volume(v), veh/h	283	0	0	158	0	80	107	485	133	49	401	47
Grp Sat Flow(s),veh/h/ln	1556	0	0	1174	0	1221	1725	1781	1284	1118	1707	1547
Q Serve(g_s), s	9.0	0.0	0.0	12.8	0.0	5.3	3.8	8.5	1.9	2.7	19.4	2.0
Cycle Q Clear(g_c), s	10.8	0.0	0.0	12.8	0.0	5.3	3.8	8.5	1.9	2.7	19.4	2.0
Prop In Lane	0.16		0.82	1.00		0.86	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	191	0	0	274	0	386	392	776	559	310	725	657
V/C Ratio(X)	1.48	0.00	0.00	0.58	0.00	0.21	0.27	0.63	0.24	0.16	0.55	0.07
Avail Cap(c_a), veh/h	191	0	0	307	0	420	501	776	559	392	725	657
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.85	0.85	0.85	0.91	0.91	0.91
Uniform Delay (d), s/veh	50.6	0.0	0.0	35.6	0.0	27.6	17.0	4.6	4.1	17.0	23.8	18.8
Incr Delay (d2), s/veh	243.9	0.0	0.0	4.2	0.0	0.6	0.3	3.2	0.9	0.2	2.8	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	28.5	0.0	0.0	7.0	0.0	2.8	2.5	4.2	1.0	1.2	12.3	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	294.6	0.0	0.0	39.7	0.0	28.1	17.3	7.8	5.0	17.2	26.5	19.0
LnGrp LOS	F	A	A	D	A	C	B	A	A	B	C	B
Approach Vol, veh/h		283			238			725			497	
Approach Delay, s/veh		294.6			35.8			8.7			24.9	
Approach LOS		F			D			A			C	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.0	54.0		42.9	11.9	55.2	23.9	19.0
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2
Max Green Setting (Gmax), s	12.7	36.7		* 38	* 12	36.7	18.0	* 11
Max Q Clear Time (g_c+I1), s	5.8	21.4		7.3	4.7	10.5	14.8	12.8
Green Ext Time (p_c), s	0.1	2.1		0.8	0.0	3.3	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	63.4
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

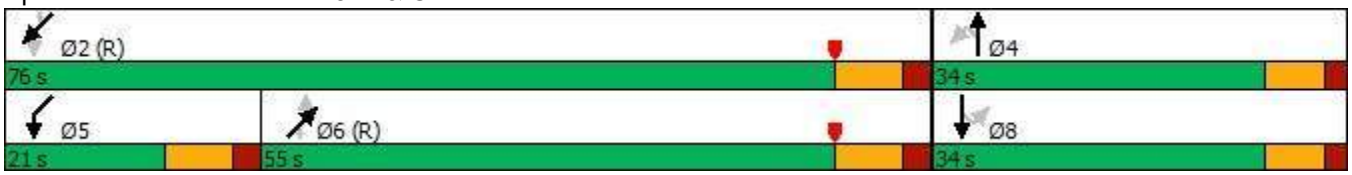
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	NBL	NBT	SBL	SBT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	25	41	106	49	40	463	151	143	445	43
Future Volume (vph)	25	41	106	49	40	463	151	143	445	43
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		8		6		5	2	
Permitted Phases	4		8		6		6	2		2
Detector Phase	4	4	8	8	6	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	6.0	6.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	24.8	24.8	24.8	24.8	26.0	26.0	26.0	12.9	26.0	26.0
Total Split (s)	34.0	34.0	34.0	34.0	55.0	55.0	55.0	21.0	76.0	76.0
Total Split (%)	30.9%	30.9%	30.9%	30.9%	50.0%	50.0%	50.0%	19.1%	69.1%	69.1%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.5	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.5	2.5	2.4	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.8		6.8	8.0	8.0	8.0	7.9	8.0	8.0
Lead/Lag					Lag	Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 15 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 65
Control Type: Actuated-Coordinated

Splits and Phases: 4: SR 524 & Cox Rd



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	25	41	103	106	49	48	40	463	151	143	445	43
Future Volume (veh/h)	25	41	103	106	49	48	40	463	151	143	445	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1693	1870	1796	1826	1574	1796	1678	1752	1870	1856	1767	1707
Adj Flow Rate, veh/h	26	43	108	112	52	51	42	487	0	151	468	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	14	2	7	5	22	7	15	10	2	3	9	13
Cap, veh/h	69	105	213	162	69	56	504	925		478	1160	
Arrive On Green	0.21	0.21	0.21	0.21	0.21	0.21	0.53	0.53	0.00	0.06	0.66	0.00
Sat Flow, veh/h	150	503	1023	540	329	270	830	1752	1585	1767	1767	1447
Grp Volume(v), veh/h	177	0	0	215	0	0	42	487	0	151	468	0
Grp Sat Flow(s),veh/h/ln	1676	0	0	1139	0	0	830	1752	1585	1767	1767	1447
Q Serve(g_s), s	0.0	0.0	0.0	10.2	0.0	0.0	2.8	20.0	0.0	4.1	13.6	0.0
Cycle Q Clear(g_c), s	10.2	0.0	0.0	20.4	0.0	0.0	2.8	20.0	0.0	4.1	13.6	0.0
Prop In Lane	0.15		0.61	0.52		0.24	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	387	0	0	287	0	0	504	925		478	1160	
V/C Ratio(X)	0.46	0.00	0.00	0.75	0.00	0.00	0.08	0.53		0.32	0.40	
Avail Cap(c_a), veh/h	449	0	0	334	0	0	504	925		588	1160	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.64	0.64	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	38.5	0.0	0.0	42.7	0.0	0.0	12.9	17.0	0.0	12.1	8.8	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	8.2	0.0	0.0	0.2	1.4	0.0	0.5	1.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.6	0.0	0.0	10.2	0.0	0.0	0.9	11.0	0.0	2.5	7.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	39.5	0.0	0.0	50.9	0.0	0.0	13.1	18.3	0.0	12.6	9.9	0.0
LnGrp LOS	D	A	A	D	A	A	B	B		B	A	
Approach Vol, veh/h		177			215			529			619	
Approach Delay, s/veh		39.5			50.9			17.9			10.5	
Approach LOS		D			D			B			B	

Timer - Assigned Phs	2		4	5	6		8					
Phs Duration (G+Y+Rc), s	80.2		29.8	14.2	66.1		29.8					
Change Period (Y+Rc), s	8.0		6.8	7.9	8.0		6.8					
Max Green Setting (Gmax), s	68.0		27.2	13.1	47.0		27.2					
Max Q Clear Time (g_c+I1), s	15.6		12.2	6.1	22.0		22.4					
Green Ext Time (p_c), s	3.4		0.9	0.2	3.6		0.5					

Intersection Summary		
HCM 6th Ctrl Delay	22.0	
HCM 6th LOS	C	

Notes

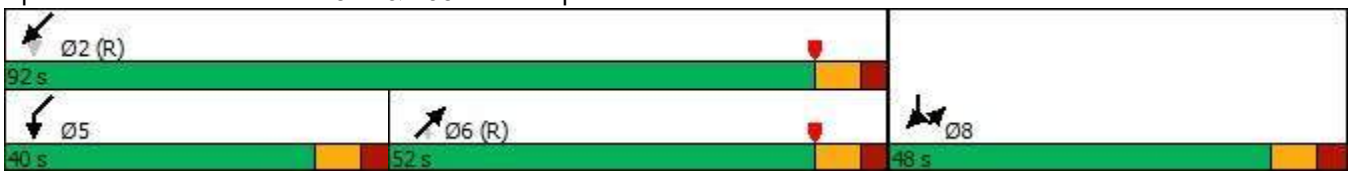
Unsignalized Delay for [NER, SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SBL	SBR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Volume (vph)	145	126	317	142	406	490
Future Volume (vph)	145	126	317	142	406	490
Turn Type	Prot	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	8	6		5	2
Permitted Phases				6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	12.0	12.0	5.0	12.0
Minimum Split (s)	26.2	26.2	24.8	24.8	12.7	24.8
Total Split (s)	48.0	48.0	52.0	52.0	40.0	92.0
Total Split (%)	34.3%	34.3%	37.1%	37.1%	28.6%	65.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	2.9	2.9	2.9	2.9
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.2	8.2	7.7	7.7	7.7	7.7
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	C-Min	C-Min	None	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 105 (75%), Referenced to phase 2:SWTL and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 524 & I-95 SB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	145	0	126	0	317	142	406	490	0
Future Volume (veh/h)	0	0	0	145	0	126	0	317	142	406	490	0
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1678	0	1841	0	1826	1693	1737	1870	0
Adj Flow Rate, veh/h				153	0	0	0	334	0	427	516	0
Peak Hour Factor				0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %				15	0	4	0	5	14	11	2	0
Cap, veh/h				183	0		0	1993		801	1443	0
Arrive On Green				0.11	0.00	0.00	0.00	0.57	0.00	0.28	1.00	0.00
Sat Flow, veh/h				1598	0	1560	0	3561	1434	1654	1870	0
Grp Volume(v), veh/h				153	0	0	0	334	0	427	516	0
Grp Sat Flow(s),veh/h/ln				1598	0	1560	0	1735	1434	1654	1870	0
Q Serve(g_s), s				13.1	0.0	0.0	0.0	6.3	0.0	16.8	0.0	0.0
Cycle Q Clear(g_c), s				13.1	0.0	0.0	0.0	6.3	0.0	16.8	0.0	0.0
Prop In Lane				1.00		1.00	0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h				183	0		0	1993		801	1443	0
V/C Ratio(X)				0.83	0.00		0.00	0.17		0.53	0.36	0.00
Avail Cap(c_a), veh/h				454	0		0	1993		947	1443	0
HCM Platoon Ratio				1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	1.00
Upstream Filter(I)				1.00	0.00	0.00	0.00	1.00	0.00	0.89	0.89	0.00
Uniform Delay (d), s/veh				60.7	0.0	0.0	0.0	14.0	0.0	6.4	0.0	0.0
Incr Delay (d2), s/veh				18.3	0.0	0.0	0.0	0.2	0.0	0.5	0.6	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln				10.3	0.0	0.0	0.0	4.4	0.0	5.8	0.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				79.0	0.0	0.0	0.0	14.2	0.0	6.9	0.6	0.0
LnGrp LOS				E	A		A	B		A	A	A
Approach Vol, veh/h					153			334			943	
Approach Delay, s/veh					79.0			14.2			3.5	
Approach LOS					E			B			A	

Timer - Assigned Phs	2		5	6		8						
Phs Duration (G+Y+Rc), s	115.7		27.6	88.1		24.3						
Change Period (Y+Rc), s	* 7.7		* 7.7	* 7.7		8.2						
Max Green Setting (Gmax), s	* 84		* 32	* 44		39.8						
Max Q Clear Time (g_c+I1), s	2.0		18.8	8.3		15.1						
Green Ext Time (p_c), s	3.3		1.1	2.1		1.0						

Intersection Summary		
HCM 6th Ctrl Delay	14.1	
HCM 6th LOS	B	

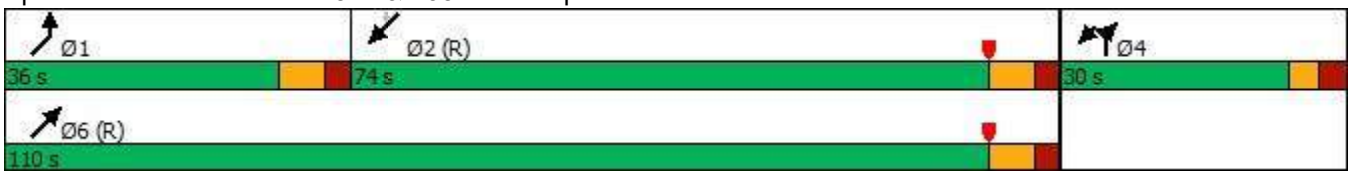
Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
Unsignalized Delay for [NER, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	212	458	98	373	661	141
Future Volume (vph)	212	458	98	373	661	141
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	36.0	110.0	74.0	74.0
Total Split (%)	21.4%	21.4%	25.7%	78.6%	52.9%	52.9%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 121 (86%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	212	0	458	0	0	0	98	373	0	0	661	141
Future Volume (veh/h)	212	0	458	0	0	0	98	373	0	0	661	141
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1722				1841	1722	0	0	1796	1618
Adj Flow Rate, veh/h	223	0	482				103	393	0	0	696	0
Peak Hour Factor	0.95	0.95	0.95				0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	0	12				4	12	0	0	7	19
Cap, veh/h	287	0	247				125	1261	0	0	2072	
Arrive On Green	0.17	0.00	0.17				0.14	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1459				1753	1722	0	0	3503	1372
Grp Volume(v), veh/h	223	0	482				103	393	0	0	696	0
Grp Sat Flow(s),veh/h/ln	1697	0	1459				1753	1722	0	0	1706	1372
Q Serve(g_s), s	17.6	0.0	23.7				8.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	17.6	0.0	23.7				8.0	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	287	0	247				125	1261	0	0	2072	
V/C Ratio(X)	0.78	0.00	1.95				0.82	0.31	0.00	0.00	0.34	
Avail Cap(c_a), veh/h	287	0	247				357	1261	0	0	2072	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	1.00				0.95	0.95	0.00	0.00	0.52	0.00
Uniform Delay (d), s/veh	55.6	0.0	58.2				59.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	12.6	0.0	442.4				11.8	0.6	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.3	0.0	61.8				6.6	0.4	0.0	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	68.2	0.0	500.5				71.0	0.6	0.0	0.0	0.2	0.0
LnGrp LOS	E	A	F				E	A	A	A	A	
Approach Vol, veh/h		705						496			696	
Approach Delay, s/veh		363.8						15.2			0.2	
Approach LOS		F						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	17.5	92.5		30.0		110.0
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 29	* 67		* 24		* 1E2
Max Q Clear Time (g_c+I1), s	10.0	2.0		25.7		2.0
Green Ext Time (p_c), s	0.2	5.0		0.0		2.4

Intersection Summary	
HCM 6th Ctrl Delay	139.3
HCM 6th LOS	F

Notes

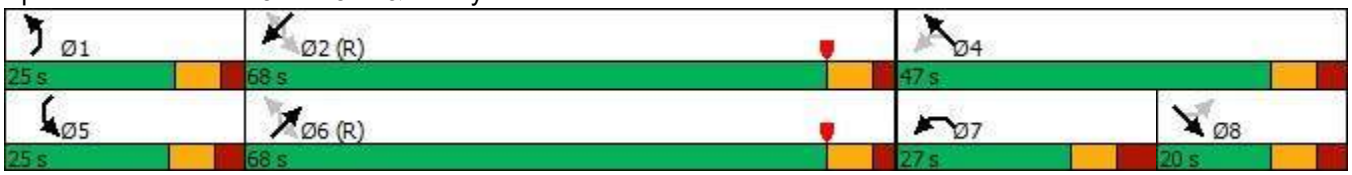
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
Unsignalized Delay for [SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	47	27	117	23	249	445	140	40	532	71
Future Volume (vph)	47	27	117	23	249	445	140	40	532	71
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	20.0	20.0	27.0	47.0	25.0	68.0	68.0	25.0	68.0	68.0
Total Split (%)	14.3%	14.3%	19.3%	33.6%	17.9%	48.6%	48.6%	17.9%	48.6%	48.6%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 94 (67%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 105
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	47	27	174	117	23	68	249	445	140	40	532	71
Future Volume (veh/h)	47	27	174	117	23	68	249	445	140	40	532	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1781	1826	1337	1752	1248	1856	1722	1352	1633	1811	1767
Adj Flow Rate, veh/h	49	28	183	123	24	72	262	468	147	42	560	75
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	8	5	38	10	44	3	12	37	18	6	9
Cap, veh/h	51	16	88	225	96	288	427	954	635	446	898	742
Arrive On Green	0.08	0.08	0.08	0.10	0.25	0.25	0.18	1.00	1.00	0.03	0.50	0.50
Sat Flow, veh/h	248	191	1045	1273	386	1158	1767	1722	1145	1555	1811	1497
Grp Volume(v), veh/h	260	0	0	123	0	96	262	468	147	42	560	75
Grp Sat Flow(s),veh/h/ln	1484	0	0	1273	0	1543	1767	1722	1145	1555	1811	1497
Q Serve(g_s), s	10.6	0.0	0.0	12.0	0.0	7.0	10.5	0.0	0.0	1.8	31.6	3.7
Cycle Q Clear(g_c), s	11.8	0.0	0.0	12.0	0.0	7.0	10.5	0.0	0.0	1.8	31.6	3.7
Prop In Lane	0.19		0.70	1.00		0.75	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	156	0	0	225	0	385	427	954	635	446	898	742
V/C Ratio(X)	1.67	0.00	0.00	0.55	0.00	0.25	0.61	0.49	0.23	0.09	0.62	0.10
Avail Cap(c_a), veh/h	156	0	0	260	0	428	487	954	635	590	898	742
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.82	0.82	0.82	0.87	0.87	0.87
Uniform Delay (d), s/veh	65.2	0.0	0.0	49.7	0.0	42.1	17.0	0.0	0.0	16.3	25.7	18.7
Incr Delay (d2), s/veh	328.1	0.0	0.0	4.4	0.0	0.7	1.5	1.5	0.7	0.1	2.8	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	31.3	0.0	0.0	7.4	0.0	4.9	6.1	0.7	0.2	1.2	19.4	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	393.3	0.0	0.0	54.1	0.0	42.8	18.5	1.5	0.7	16.3	28.6	19.0
LnGrp LOS	F	A	A	D	A	D	B	A	A	B	C	B
Approach Vol, veh/h		260			219			877			677	
Approach Delay, s/veh		393.3			49.1			6.4			26.8	
Approach LOS		F			D			A			C	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	76.7		43.1	12.0	84.9	23.1	20.0
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2
Max Green Setting (Gmax), s	17.7	60.7		* 39	* 17	60.7	18.0	* 12
Max Q Clear Time (g_c+I1), s	12.5	33.6		9.0	3.8	2.0	14.0	13.8
Green Ext Time (p_c), s	0.3	3.7		1.0	0.0	3.5	0.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	67.3
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.

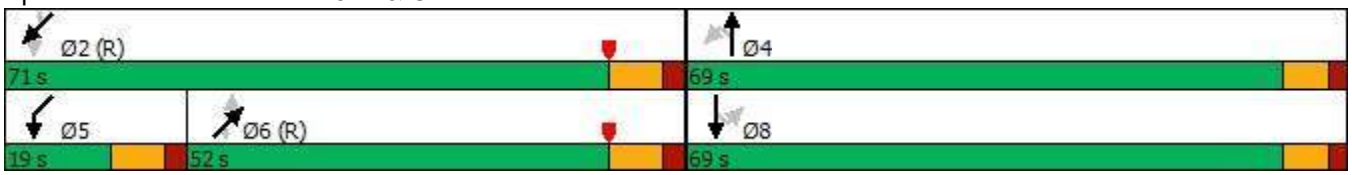
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	NBL	NBT	SBL	SBT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	103	97	72	42	48	523	36	155	501	130
Future Volume (vph)	103	97	72	42	48	523	36	155	501	130
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA	Perm
Protected Phases		4		8		6		5	2	
Permitted Phases	4		8		6		6	2		2
Detector Phase	4	4	8	8	6	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	6.0	6.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0	15.0
Minimum Split (s)	24.8	24.8	24.8	24.8	26.0	26.0	26.0	12.9	26.0	26.0
Total Split (s)	69.0	69.0	69.0	69.0	52.0	52.0	52.0	19.0	71.0	71.0
Total Split (%)	49.3%	49.3%	49.3%	49.3%	37.1%	37.1%	37.1%	13.6%	50.7%	50.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.5	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.5	2.5	2.5	2.4	2.5	2.5
Lost Time Adjust (s)		0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.8		6.8	8.0	8.0	8.0	7.9	8.0	8.0
Lead/Lag					Lag	Lag	Lag	Lead		
Lead-Lag Optimize?					Yes	Yes	Yes	Yes		
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 47 (34%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated

Splits and Phases: 4: SR 524 & Cox Rd



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	103	97	199	72	42	28	48	523	36	155	501	130
Future Volume (veh/h)	103	97	199	72	42	28	48	523	36	155	501	130
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1856	1856	1870	1781	1707	1826	1707	1870	1870	1870
Adj Flow Rate, veh/h	108	102	209	76	44	29	51	551	0	163	527	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	4	3	3	2	8	13	5	13	2	2	2
Cap, veh/h	141	120	227	162	91	52	402	878		377	1116	
Arrive On Green	0.30	0.30	0.30	0.30	0.30	0.30	0.48	0.48	0.00	0.06	0.60	0.00
Sat Flow, veh/h	364	405	765	415	308	175	800	1826	1447	1781	1870	1585
Grp Volume(v), veh/h	419	0	0	149	0	0	51	551	0	163	527	0
Grp Sat Flow(s),veh/h/ln	1534	0	0	898	0	0	800	1826	1447	1781	1870	1585
Q Serve(g_s), s	17.3	0.0	0.0	0.0	0.0	0.0	5.4	31.4	0.0	6.3	22.1	0.0
Cycle Q Clear(g_c), s	37.0	0.0	0.0	19.8	0.0	0.0	11.2	31.4	0.0	6.3	22.1	0.0
Prop In Lane	0.26		0.50	0.51		0.19	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	488	0	0	306	0	0	402	878		377	1116	
V/C Ratio(X)	0.86	0.00	0.00	0.49	0.00	0.00	0.13	0.63		0.43	0.47	
Avail Cap(c_a), veh/h	715	0	0	500	0	0	402	878		412	1116	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	0.74	0.74	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	47.5	0.0	0.0	40.7	0.0	0.0	23.6	27.0	0.0	20.2	15.8	0.0
Incr Delay (d2), s/veh	7.0	0.0	0.0	1.2	0.0	0.0	0.5	2.5	0.0	0.8	1.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	21.1	0.0	0.0	7.8	0.0	0.0	1.8	18.5	0.0	4.4	13.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	54.6	0.0	0.0	41.9	0.0	0.0	24.0	29.6	0.0	21.0	17.3	0.0
LnGrp LOS	D	A	A	D	A	A	C	C		C	B	
Approach Vol, veh/h		419			149			602			690	
Approach Delay, s/veh		54.6			41.9			29.1			18.1	
Approach LOS		D			D			C			B	

Timer - Assigned Phs	2		4	5	6		8					
Phs Duration (G+Y+Rc), s	91.6		48.4	16.3	75.3		48.4					
Change Period (Y+Rc), s	8.0		6.8	7.9	8.0		6.8					
Max Green Setting (Gmax), s	63.0		62.2	11.1	44.0		62.2					
Max Q Clear Time (g_c+I1), s	24.1		39.0	8.3	33.4		21.8					
Green Ext Time (p_c), s	3.1		2.6	0.1	2.5		0.9					

Intersection Summary		
HCM 6th Ctrl Delay	31.8	
HCM 6th LOS	C	

Notes

Unsignalized Delay for [NER, SWR] is excluded from calculations of the approach delay and intersection delay.

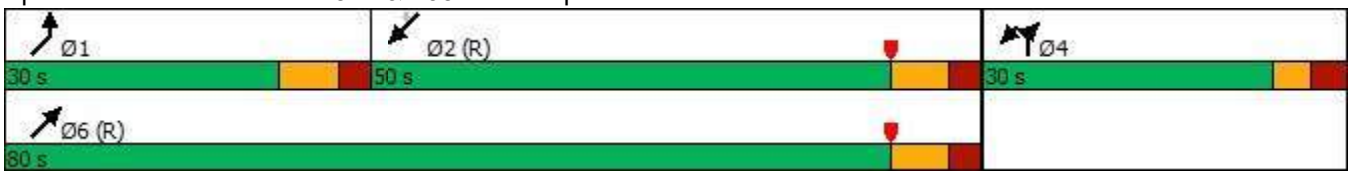
APPENDIX K
SIGNALIZED INTERSECTION
SYNCHRO SUMMARY SHEET
BUILD-OUT CONDITION IMPROVED

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	85	307	97	380	630	180
Future Volume (vph)	85	307	97	380	630	180
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	30.0	80.0	50.0	50.0
Total Split (%)	27.3%	27.3%	27.3%	72.7%	45.5%	45.5%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 80 (73%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	85	0	307	0	0	0	97	380	0	0	630	180
Future Volume (veh/h)	85	0	307	0	0	0	97	380	0	0	630	180
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1678				1826	1633	0	0	1663	1618
Adj Flow Rate, veh/h	90	0	0				103	404	0	0	670	0
Peak Hour Factor	0.94	0.94	0.94				0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	8	0	15				5	18	0	0	16	19
Cap, veh/h	114	0					128	1318	0	0	2102	
Arrive On Green	0.07	0.00	0.00				0.15	1.00	0.00	0.00	1.00	0.00
Sat Flow, veh/h	1697	0	1422				1739	1633	0	0	3243	1372
Grp Volume(v), veh/h	90	0	0				103	404	0	0	670	0
Grp Sat Flow(s),veh/h/ln	1697	0	1422				1739	1633	0	0	1580	1372
Q Serve(g_s), s	5.7	0.0	0.0				6.3	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.7	0.0	0.0				6.3	0.0	0.0	0.0	0.0	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	114	0					128	1318	0	0	2102	
V/C Ratio(X)	0.79	0.00					0.80	0.31	0.00	0.00	0.32	
Avail Cap(c_a), veh/h	366	0					356	1318	0	0	2102	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	2.00	2.00
Upstream Filter(I)	1.00	0.00	0.00				0.92	0.92	0.00	0.00	0.71	0.00
Uniform Delay (d), s/veh	50.5	0.0	0.0				46.1	0.0	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	11.3	0.0	0.0				10.2	0.6	0.0	0.0	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.0	0.0	0.0				5.1	0.4	0.0	0.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.8	0.0	0.0				56.3	0.6	0.0	0.0	0.3	0.0
LnGrp LOS	E	A					E	A	A	A	A	
Approach Vol, veh/h		90						507			670	
Approach Delay, s/veh		61.8						11.9			0.3	
Approach LOS		E						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	15.6	80.7		13.7		96.3
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 23	* 43		* 24		* 73
Max Q Clear Time (g_c+I1), s	8.3	2.0		7.7		2.0
Green Ext Time (p_c), s	0.2	4.7		0.2		2.5

Intersection Summary	
HCM 6th Ctrl Delay	9.3
HCM 6th LOS	A

Notes

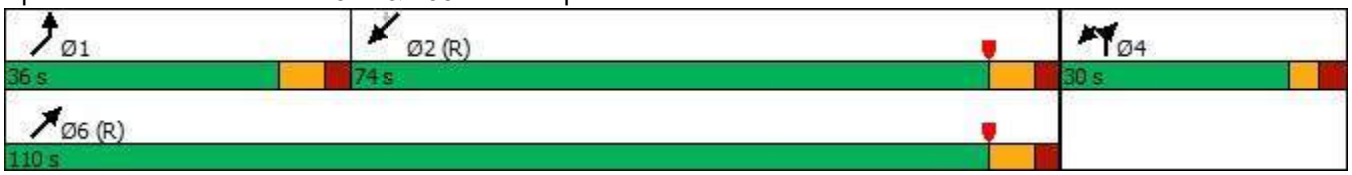
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	NBL	NBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	212	458	98	373	661	141
Future Volume (vph)	212	458	98	373	661	141
Turn Type	Prot	Prot	Prot	NA	NA	Perm
Protected Phases	4	4	1	6	2	
Permitted Phases						2
Detector Phase	4	4	1	6	2	2
Switch Phase						
Minimum Initial (s)	7.0	7.0	8.0	12.0	12.0	12.0
Minimum Split (s)	24.3	24.3	15.5	25.5	25.5	25.5
Total Split (s)	30.0	30.0	36.0	110.0	74.0	74.0
Total Split (%)	21.4%	21.4%	25.7%	78.6%	52.9%	52.9%
Yellow Time (s)	3.2	3.2	4.8	4.8	4.8	4.8
All-Red Time (s)	3.1	3.1	2.7	2.7	2.7	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	7.5	7.5	7.5	7.5
Lead/Lag			Lead		Lag	Lag
Lead-Lag Optimize?			Yes		Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	C-Min

Intersection Summary
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 121 (86%), Referenced to phase 2:SWT and 6:NET, Start of Yellow
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 2: SR 524 & I-95 NB Ramps



Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	212	0	458	0	0	0	98	373	0	0	661	141
Future Volume (veh/h)	212	0	458	0	0	0	98	373	0	0	661	141
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1781	0	1722				1841	1722	0	0	1796	1618
Adj Flow Rate, veh/h	223	0	0				103	393	0	0	696	0
Peak Hour Factor	0.95	0.95	0.95				0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	8	0	12				4	12	0	0	7	19
Cap, veh/h	246	0					125	1302	0	0	2154	
Arrive On Green	0.15	0.00	0.00				0.14	1.00	0.00	0.00	0.84	0.00
Sat Flow, veh/h	1697	0	1459				1753	1722	0	0	3503	1372
Grp Volume(v), veh/h	223	0	0				103	393	0	0	696	0
Grp Sat Flow(s),veh/h/ln	1697	0	1459				1753	1722	0	0	1706	1372
Q Serve(g_s), s	18.1	0.0	0.0				8.0	0.0	0.0	0.0	6.3	0.0
Cycle Q Clear(g_c), s	18.1	0.0	0.0				8.0	0.0	0.0	0.0	6.3	0.0
Prop In Lane	1.00		1.00				1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h	246	0					125	1302	0	0	2154	
V/C Ratio(X)	0.91	0.00					0.82	0.30	0.00	0.00	0.32	
Avail Cap(c_a), veh/h	287	0					357	1302	0	0	2154	
HCM Platoon Ratio	1.00	1.00	1.00				2.00	2.00	1.00	1.00	1.33	1.33
Upstream Filter(I)	1.00	0.00	0.00				0.95	0.95	0.00	0.00	0.60	0.00
Uniform Delay (d), s/veh	58.9	0.0	0.0				59.1	0.0	0.0	0.0	4.6	0.0
Incr Delay (d2), s/veh	27.6	0.0	0.0				11.8	0.6	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	14.7	0.0	0.0				6.6	0.4	0.0	0.0	3.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	86.5	0.0	0.0				71.0	0.6	0.0	0.0	4.9	0.0
LnGrp LOS	F	A					E	A	A	A	A	
Approach Vol, veh/h		223						496			696	
Approach Delay, s/veh		86.5						15.2			4.9	
Approach LOS		F						B			A	

Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	17.5	95.9		26.6		113.4
Change Period (Y+Rc), s	* 7.5	* 7.5		* 6.3		* 7.5
Max Green Setting (Gmax), s	* 39	* 67		* 24		* 1E2
Max Q Clear Time (g_c+I1), s	10.0	8.3		20.1		2.0
Green Ext Time (p_c), s	0.2	5.0		0.2		2.4

Intersection Summary	
HCM 6th Ctrl Delay	21.4
HCM 6th LOS	C

Notes

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Unsignalized Delay for [NBR, SWR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	42	6	150	10	102	461	126	47	381	45
Future Volume (vph)	42	6	150	10	102	461	126	47	381	45
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	28.0	28.0	22.0	50.0	12.6	47.0	47.0	13.0	47.4	47.4
Total Split (%)	25.5%	25.5%	20.0%	45.5%	11.5%	42.7%	42.7%	11.8%	43.1%	43.1%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 110
Actuated Cycle Length: 110
Offset: 82 (75%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 85
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	42	6	221	150	10	66	102	461	126	47	381	45
Future Volume (veh/h)	42	6	221	150	10	66	102	461	126	47	381	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1737	1870	1811	1233	1411	1441	1811	1781	1515	1174	1707	1826
Adj Flow Rate, veh/h	44	6	179	158	11	69	107	485	133	49	401	47
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	11	2	6	45	33	31	6	8	26	49	13	5
Cap, veh/h	75	19	200	279	61	383	330	1310	497	300	650	589
Arrive On Green	0.16	0.16	0.16	0.12	0.36	0.36	0.10	0.77	0.77	0.04	0.38	0.38
Sat Flow, veh/h	223	118	1218	1174	168	1053	1725	3385	1284	1118	1707	1547
Grp Volume(v), veh/h	229	0	0	158	0	80	107	485	133	49	401	47
Grp Sat Flow(s),veh/h/ln	1558	0	0	1174	0	1221	1725	1692	1284	1118	1707	1547
Q Serve(g_s), s	11.4	0.0	0.0	12.0	0.0	4.9	4.2	5.0	3.2	2.9	20.9	2.1
Cycle Q Clear(g_c), s	15.8	0.0	0.0	12.0	0.0	4.9	4.2	5.0	3.2	2.9	20.9	2.1
Prop In Lane	0.19		0.78	1.00		0.86	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	294	0	0	279	0	444	330	1310	497	300	650	589
V/C Ratio(X)	0.78	0.00	0.00	0.57	0.00	0.18	0.32	0.37	0.27	0.16	0.62	0.08
Avail Cap(c_a), veh/h	319	0	0	279	0	464	330	1310	497	312	650	589
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.85	0.85	0.85	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.9	0.0	0.0	31.1	0.0	23.8	20.3	8.2	8.0	19.7	27.6	21.8
Incr Delay (d2), s/veh	10.8	0.0	0.0	4.4	0.0	0.4	0.5	0.7	1.1	0.3	4.4	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	0.0	0.0	6.6	0.0	2.6	2.8	2.8	1.7	1.4	13.7	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.7	0.0	0.0	35.5	0.0	24.2	20.8	8.9	9.1	20.0	31.9	22.0
LnGrp LOS	E	A	A	D	A	C	C	A	A	B	C	C
Approach Vol, veh/h		229			238			725			497	
Approach Delay, s/veh		55.7			31.7			10.7			29.8	
Approach LOS		E			C			B			C	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.6	49.2		48.2	11.9	49.9	22.0	26.2
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2
Max Green Setting (Gmax), s	5.3	40.1		* 42	* 5	39.7	13.0	* 20
Max Q Clear Time (g_c+I1), s	6.2	22.9		6.9	4.9	7.0	14.0	17.8
Green Ext Time (p_c), s	0.0	2.2		0.8	0.0	3.6	0.0	0.2

Intersection Summary	
HCM 6th Ctrl Delay	25.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

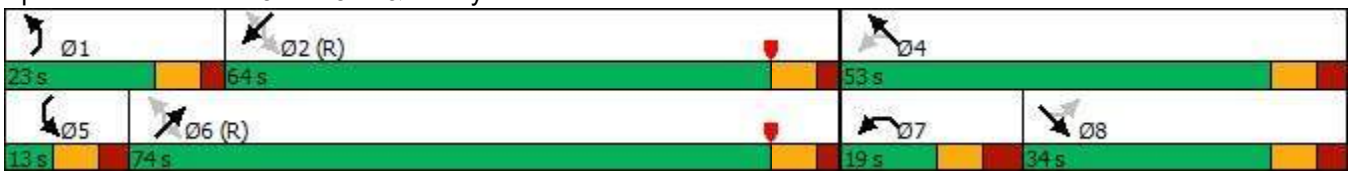
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	SEL	SET	NWL	NWT	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations										
Traffic Volume (vph)	47	27	117	23	249	445	140	40	532	71
Future Volume (vph)	47	27	117	23	249	445	140	40	532	71
Turn Type	Perm	NA	pm+pt	NA	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases		8	7	4	1	6		5	2	
Permitted Phases	8		4		6		6	2		2
Detector Phase	8	8	7	4	1	6	6	5	2	2
Switch Phase										
Minimum Initial (s)	7.0	7.0	10.0	7.0	5.0	12.0	12.0	5.0	12.0	12.0
Minimum Split (s)	26.2	26.2	19.0	26.2	12.3	25.3	25.3	13.0	25.3	25.3
Total Split (s)	34.0	34.0	19.0	53.0	23.0	74.0	74.0	13.0	64.0	64.0
Total Split (%)	24.3%	24.3%	13.6%	37.9%	16.4%	52.9%	52.9%	9.3%	45.7%	45.7%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	3.4	3.4	4.2	3.4	2.5	2.5	2.5	3.2	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		8.2	9.0	8.2	7.3	7.3	7.3	8.0	7.3	7.3
Lead/Lag	Lag	Lag	Lead		Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min

Intersection Summary

Cycle Length: 140
Actuated Cycle Length: 140
Offset: 94 (67%), Referenced to phase 2:SWTL and 6:NETL, Start of Yellow
Natural Cycle: 105
Control Type: Actuated-Coordinated

Splits and Phases: 3: SR 524 & Friday Rd



Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (veh/h)	47	27	174	117	23	68	249	445	140	40	532	71
Future Volume (veh/h)	47	27	174	117	23	68	249	445	140	40	532	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1752	1781	1826	1337	1752	1248	1856	1722	1352	1633	1811	1767
Adj Flow Rate, veh/h	49	28	51	123	24	72	262	468	147	42	560	75
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	10	8	5	38	10	44	3	12	37	18	6	9
Cap, veh/h	84	42	60	219	92	276	437	1849	647	455	922	762
Arrive On Green	0.10	0.10	0.10	0.07	0.24	0.24	0.18	1.00	1.00	0.03	0.51	0.51
Sat Flow, veh/h	475	408	585	1273	386	1158	1767	3272	1145	1555	1811	1497
Grp Volume(v), veh/h	128	0	0	123	0	96	262	468	147	42	560	75
Grp Sat Flow(s),veh/h/ln	1467	0	0	1273	0	1543	1767	1636	1145	1555	1811	1497
Q Serve(g_s), s	10.0	0.0	0.0	10.0	0.0	7.1	10.3	0.0	0.0	1.8	30.8	3.6
Cycle Q Clear(g_c), s	12.0	0.0	0.0	10.0	0.0	7.1	10.3	0.0	0.0	1.8	30.8	3.6
Prop In Lane	0.38		0.40	1.00		0.75	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	186	0	0	219	0	368	437	1849	647	455	922	762
V/C Ratio(X)	0.69	0.00	0.00	0.56	0.00	0.26	0.60	0.25	0.23	0.09	0.61	0.10
Avail Cap(c_a), veh/h	303	0	0	219	0	494	477	1849	647	466	922	762
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.82	0.82	0.82	1.00	1.00	1.00
Uniform Delay (d), s/veh	61.6	0.0	0.0	51.3	0.0	43.3	16.2	0.0	0.0	15.4	24.4	17.7
Incr Delay (d2), s/veh	4.5	0.0	0.0	5.4	0.0	0.8	1.5	0.3	0.7	0.1	3.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.1	0.0	0.0	7.6	0.0	5.0	5.9	0.1	0.2	1.1	19.4	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.1	0.0	0.0	56.7	0.0	44.1	17.6	0.3	0.7	15.4	27.4	18.0
LnGrp LOS	E	A	A	E	A	D	B	A	A	B	C	B
Approach Vol, veh/h		128			219			877			677	
Approach Delay, s/veh		66.1			51.2			5.5			25.6	
Approach LOS		E			D			A			C	

Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	19.8	78.6		41.6	12.0	86.4	19.0	22.6				
Change Period (Y+Rc), s	7.3	7.3		* 8.2	* 8	7.3	9.0	* 8.2				
Max Green Setting (Gmax), s	15.7	56.7		* 45	* 5	66.7	10.0	* 26				
Max Q Clear Time (g_c+I1), s	12.3	32.8		9.1	3.8	2.0	12.0	14.0				
Green Ext Time (p_c), s	0.2	3.6		1.0	0.0	3.7	0.0	0.4				

Intersection Summary	
HCM 6th Ctrl Delay	22.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

APPENDIX L
UNSIGNALIZED INTERSECTIONS
SYNCHRO & HCS
SUMMARY SHEETS
BUILD-OUT CONDITIONS

Lane Group	EBT	EBR	WBL	WBT	WBR	WBR2	NBL	NBT	NBR	NBR2	SBT	SWL2
Lane Configurations												
Traffic Volume (vph)	56	132	22	20	2	2	46	1	6	28	3	9
Future Volume (vph)	56	132	22	20	2	2	46	1	6	28	3	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%			0%				0%			0%	
Storage Length (ft)		0	0		0		0		0			
Storage Lanes		0	0		0		0		0			
Taper Length (ft)			25				25					
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt	0.905			0.989				0.943				
Flt Protected				0.977				0.972				
Satd. Flow (prot)	1686	0	0	1800	0	0	0	1673	0	0	1863	0
Flt Permitted				0.977				0.972				
Satd. Flow (perm)	1686	0	0	1800	0	0	0	1673	0	0	1863	0
Link Speed (mph)	35			35				40			25	
Link Distance (ft)	130			603				540			453	
Travel Time (s)	2.5			11.7				9.2			12.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	8%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)	0%			0%				0%			0%	
Adj. Flow (vph)	62	147	24	22	2	2	51	1	7	31	3	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	209	0	0	50	0	0	0	90	0	0	3	0
Sign Control	Stop			Stop				Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	42.4%	ICU Level of Service	A
Analysis Period (min)	15		



Lane Group	SWL
Lane Configurations	
Traffic Volume (vph)	1
Future Volume (vph)	1
Ideal Flow (vphpl)	1900
Lane Width (ft)	12
Grade (%)	0%
Storage Length (ft)	0
Storage Lanes	1
Taper Length (ft)	25
Lane Util. Factor	1.00
Ped Bike Factor	
Frt	
Flt Protected	0.950
Satd. Flow (prot)	1770
Flt Permitted	0.950
Satd. Flow (perm)	1770
Link Speed (mph)	20
Link Distance (ft)	572
Travel Time (s)	19.5
Confl. Peds. (#/hr)	
Confl. Bikes (#/hr)	
Peak Hour Factor	0.90
Growth Factor	100%
Heavy Vehicles (%)	2%
Bus Blockages (#/hr)	0
Parking (#/hr)	
Mid-Block Traffic (%)	0%
Adj. Flow (vph)	1
Shared Lane Traffic (%)	
Lane Group Flow (vph)	11
Sign Control	Stop

Intersection Summary

Lane Group	EBT	EBR	WBL	WBT	WBR	WBR2	NBL	NBT	NBR	NBR2	SBL2	SBT
Lane Configurations												
Traffic Volume (vph)	39	92	36	66	3	9	156	0	8	40	1	1
Future Volume (vph)	39	92	36	66	3	9	156	0	8	40	1	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)	0%			0%				0%				0%
Storage Length (ft)		0	0		0		0		0			
Storage Lanes		0	0		0		0		0			
Taper Length (ft)			25				25					
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt	0.905			0.986				0.968				
Flt Protected				0.984				0.963				0.976
Satd. Flow (prot)	1686	0	0	1807	0	0	0	1717	0	0	0	1818
Flt Permitted				0.984				0.963				0.976
Satd. Flow (perm)	1686	0	0	1807	0	0	0	1717	0	0	0	1818
Link Speed (mph)	35			35				40				25
Link Distance (ft)	130			603				540				453
Travel Time (s)	2.5			11.7				9.2				12.4
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	8%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)	0%			0%				0%				0%
Adj. Flow (vph)	43	102	40	73	3	10	173	0	9	44	1	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	145	0	0	126	0	0	0	226	0	0	0	2
Sign Control	Stop			Stop				Stop				Stop

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	48.1%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	SWL2	SWL
Lane Configurations		
Traffic Volume (vph)	2	4
Future Volume (vph)	2	4
Ideal Flow (vphpl)	1900	1900
Lane Width (ft)	12	12
Grade (%)		0%
Storage Length (ft)		0
Storage Lanes		1
Taper Length (ft)		25
Lane Util. Factor	1.00	1.00
Ped Bike Factor		
Frt		
Flt Protected		0.950
Satd. Flow (prot)	0	1770
Flt Permitted		0.950
Satd. Flow (perm)	0	1770
Link Speed (mph)		20
Link Distance (ft)		572
Travel Time (s)		19.5
Confl. Peds. (#/hr)		
Confl. Bikes (#/hr)		
Peak Hour Factor	0.90	0.90
Growth Factor	100%	100%
Heavy Vehicles (%)	2%	2%
Bus Blockages (#/hr)	0	0
Parking (#/hr)		
Mid-Block Traffic (%)		0%
Adj. Flow (vph)	2	4
Shared Lane Traffic (%)		
Lane Group Flow (vph)	0	6
Sign Control		Stop

Intersection Summary

HCS Two-Way Stop-Control Report

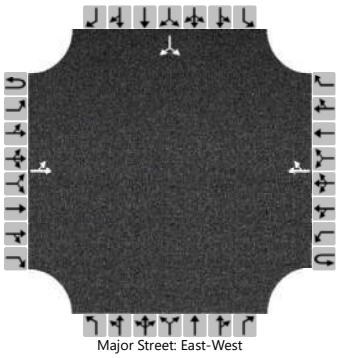
General Information

Analyst	RGH
Agency/Co.	LTG
Date Performed	11/22/2022
Analysis Year	2026
Time Analyzed	Build-Out AM
Intersection Orientation	East-West
Project Description	5799.02 - Silvestri Property - TIS

Site Information

Intersection	James Road at Project Driveway 1
Jurisdiction	Brevard County
East/West Street	James Road
North/South Street	Project Driveway 1
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	71				25	41						117		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													127	
Capacity, c (veh/h)		1528													868	
v/c Ratio		0.00													0.15	
95% Queue Length, Q_{95} (veh)		0.0													0.5	
Control Delay (s/veh)		7.4	0.0												9.9	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.0												9.9			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

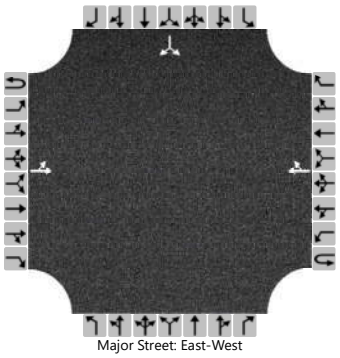
General Information

Analyst	RGH
Agency/Co.	LTG
Date Performed	11/22/2022
Analysis Year	2026
Time Analyzed	Build-Out PM
Intersection Orientation	East-West
Project Description	5799.02 - Silvestri Property - TIS

Site Information

Intersection	James Road at Project Driveway 1
Jurisdiction	Brevard County
East/West Street	James Road
North/South Street	Project Driveway 1
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	49				84	138						82		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													89	
Capacity, c (veh/h)		1325													769	
v/c Ratio		0.00													0.12	
95% Queue Length, Q_{95} (veh)		0.0													0.4	
Control Delay (s/veh)		7.7	0.0												10.3	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)		0.0												10.3		
Approach LOS		A												B		

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HCS Two-Way Stop-Control Report

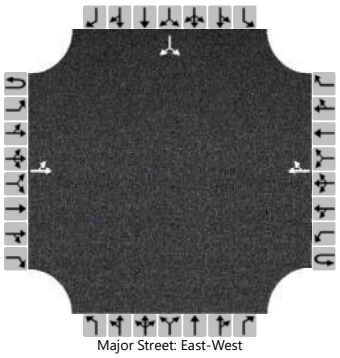
General Information

Analyst	RGH
Agency/Co.	LTG
Date Performed	11/22/2022
Analysis Year	2026
Time Analyzed	Build-Out AM
Intersection Orientation	East-West
Project Description	5799.02 - Silvestri Property - TIS

Site Information

Intersection	James Road at Project Driveway 2
Jurisdiction	Brevard County
East/West Street	James Road
North/South Street	Project Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	0				0	25						71		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													77	
Capacity, c (veh/h)		1587													1005	
v/c Ratio		0.00													0.08	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
Control Delay (s/veh)		7.3	0.0												8.9	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)														8.9		
Approach LOS														A		

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HCS Two-Way Stop-Control Report

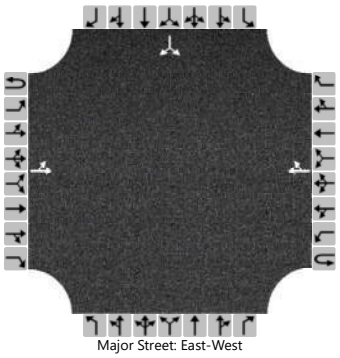
General Information

Analyst	RGH
Agency/Co.	LTG
Date Performed	11/22/2022
Analysis Year	2026
Time Analyzed	Build-Out PM
Intersection Orientation	East-West
Project Description	5799.02 - Silvestri Property - TIS

Site Information

Intersection	James Road at Project Driveway 2
Jurisdiction	Brevard County
East/West Street	James Road
North/South Street	Project Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	0				0	84						49		0
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													53	
Capacity, c (veh/h)		1504													964	
v/c Ratio		0.00													0.06	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
Control Delay (s/veh)		7.4	0.0												9.0	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)														9.0		
Approach LOS														A		

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APPENDIX M
NCHRP REPORTS

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	66
Right-turn volume, veh/h:	41

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	324095
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

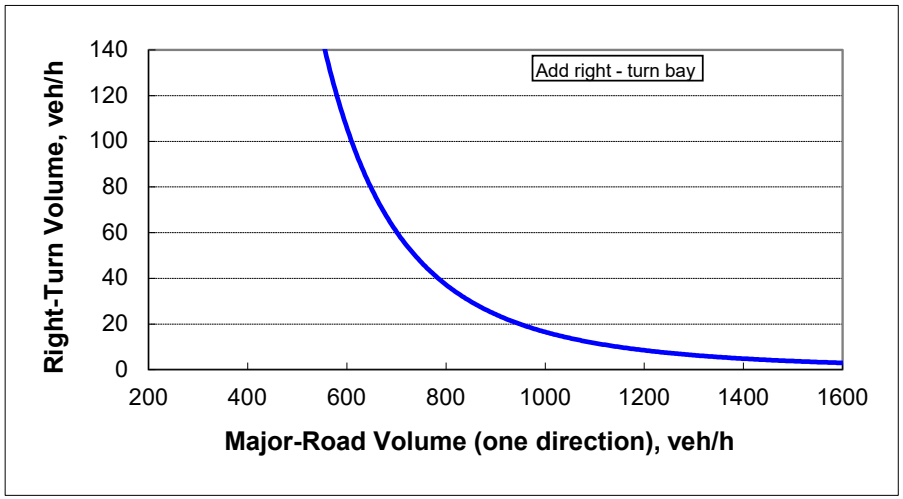


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	222
Right-turn volume, veh/h:	138

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	3936
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

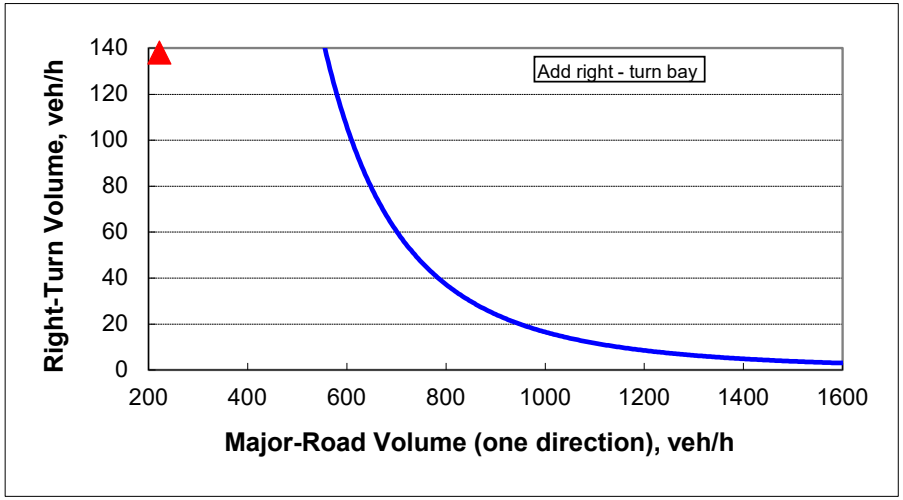


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	25
Right-turn volume, veh/h:	25

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	11059474
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

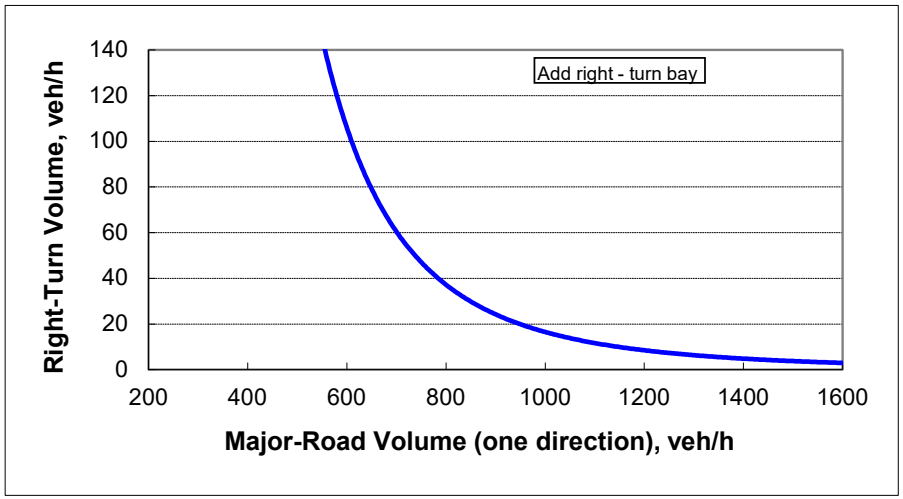


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

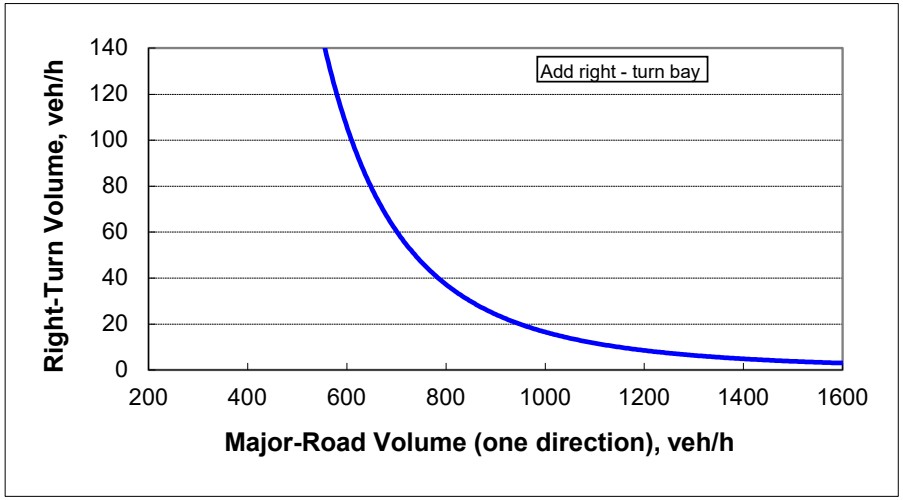
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	84
Right-turn volume, veh/h:	84

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	134843
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



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Florida
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Order Confirmation

Not an Invoice

Account Number:	1127247
Customer Name:	City Of Cocoa - Te
Customer Address:	City Of Cocoa - Te 65 Stone ST Accounting Division Cocoa FL 32922-7982
Contact Name:	CITY OF COCOA (TE)
Contact Phone:	
Contact Email:	
PO Number:	

Date:	11/17/2023
Order Number:	9542218
Prepayment Amount:	$ 0.00

Column Count:	1.0000
Line Count:	117.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
BRE Brevard Florida Today	1	11/21/2023 - 11/21/2023	Govt Public Notices
BRE floridatoday.com	1	11/21/2023 - 11/21/2023	Govt Public Notices

Order Confirmation Amount	**$244.19**

Ad Preview

AD#9542218 11/21/2023

CITY OF COCOA
NOTICE OF PUBLIC HEARING
THE COCOA CITY COUNCIL
PROPOSES TO CONSIDER THE
FOLLOWING:

PZ 23-02800003 SETTLEMENT IMPLEMENTATION AGREEMENT AMENDMENT

CONSIDERATION OF A SETTLEMENT IMPLEMENTATION AGREEMENT AMENDMENT between Virgin Trains USA Florida, LLC and the City of Cocoa to approve a modified conceptual plan with approximately 350-lot residential subdivision, among other changes, consistent with RU-1-7 zoning; modifying the Agreement made and entered into July 10, 2019, and recorded in the Brevard County Official Records Book 8564 Page 2243 on Tax Parcel #: 24-35-10-00-3, approximately 246 acres of land generally located northeast of the SR 528 and I-95 interchange.

CITY COUNCIL WILL CONSIDER THIS ITEM ON
November 28, 2023
ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.
The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.
Public Participation Information:
Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:
• City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx
Documents pertaining to the above may also be inspected at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.
Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.
Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:
• City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

THE CITY OF COCOA

BUSINESS IMPACT ESTIMATE
PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published pursuant to Section 166.041(3)(a), Florida Statutes.

City Council Meeting Dates: ___December 12 and 19, 2023___
Ordinance Number: _____22-2023_____
Posted To Webpage: _____

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE OFFICIAL ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 212.10 ACRES, MORE OR LESS, AND GENERALLY LOCATED NEAR THE SOUTHEAST CORNER OF INTERSTATE 95 AND STATE ROAD 528, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM BREVARD COUNTY GENERAL USE (GU) TO CITY OF COCOA PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE

Parts I-IV below are <u>not</u> required to be completed if the ordinance involves any one of the following types of exemptions. Please check if applicable:

__1. Ordinances required for compliance with federal or state law or regulation;

__2. Ordinances relating to the issuance or refinancing of debt;

__3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

__4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

Emergency ordinances;

__5. Ordinances relating to procurement; or

__6. Ordinances enacted to implement the following:

_X_a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;

__b. Sections 190.005 and 190.046;

__c. Section 553.73, relating to the Florida Building Code; or

__d. Section 633.202, relating to the Florida Fire Prevention Code.

Part I.

Summary of the proposed ordinance and statement of public purpose:
(Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Cocoa.)

[INSERT SUMMARY]

Part II.

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Cocoa: (*fill out subsections a-c as applicable, if not applicable write "not applicable")*

(a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

_____
_____

(b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

_____
_____

(c) An estimate of the City of Cocoa's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

_____
_____

Part III.

Good faith estimate of the number of businesses likely to be impacted by the ordinance:

_____
_____

Part IV. Additional Information the City Council may find useful (if any):

_____
_____
_____
_____

This Business Impact Estimate may be revised following its initial posting.

Legislation Details (With Text)

File #:	23-790	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/14/2023			**In control:**	City Council
On agenda:	12/19/2023			**Final action:**	
Title:	Approval of the Amended and Restated Settlement Implementation Agreement with Mountain Cove Homes at Lakes at Cocoa Grove, LLC, related to the development north of State Road 528 and east of I-95, Tax Parcel ID # 24-35-10-00-3. (City Attorney)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Mountain Cove Homes Amended and Restated Settlement Agreement - Final Exhibit B - Concept Plan Amended and Restated Mountain Cove Homes				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 14, 2023
Agenda Date: December 19, 2023
Prepared By: Anthony Garganese, City Attorney
Through:
Requested Action:
Approval of the Amended and Restated Settlement Implementation Agreement with Mountain Cove Homes at Lakes at Cocoa Grove, LLC, related to the development north of State Road 528 and east of I-95, Tax Parcel ID # 24-35-10-00-3.

BACKGROUND:

The subject property is 246.43 acres, more or less, and legally described in the proposed Amended and Restated Settlement Implementation Agreement. The subject property is generally located on the north side of State Road 528 at the corner of State Road 528 and I-95.

The subject property is subject to that certain Preceding Development Agreement by and between the City of Cocoa and Florida Space Needle, LLC., dated August 24, 2004 (“Preceding Development Agreement”). Following the Council’s approval of the Preceding Development Agreement, the City Council annexed the land into the jurisdictional limits of the City of Cocoa, along with other real property on the north and south side of State 528 totaling over 700 acres of land. At the time, it was one of the largest annexations conducted by the City of Cocoa. Following the adoption of the annexation ordinance, Brevard County filed a lawsuit challenging the annexation of the subject property. The City prevailed in the lawsuit at the 5th District Court of Appeal and entered into that certain Stipulated Settlement Agreement between Brevard County v. City of Cocoa, Case N. 05-2005 -018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of

Brevard County, Florida. Years later, after the property had changed ownership, the City entered into that certain Settlement Implementation Agreement between the City of Cocoa and Virgin Trains USA Florida, LLC., dated July 10, 2019, and recorded at Official Record Book 8564, Page 2243 of Brevard County, Florida.

In accordance with an excavation permit issued by the City of Cocoa, and stormwater plans approved by the St. Johns River Water Management District, the subject property has recently been excavated to provide much needed dirt for the Brightline Rail Project. The area that was excavated will be serving as a lake amenity for the proposed single family home development project contemplated by the Settlement Implementation Agreement. Now that the excavation has been completed, Brevard County has elected on May 23, 2023 the ingress/egress point for the project per the Stipulated Settlement Agreement, and the City Council has approved on November 14, 2023 the utilities easement for the extension of the utilities to service the property.

Given the recent events such as the selection of the ingress/egress point by Brevard County, City staff has negotiated an Amended and Restated Settlement Implementation Agreement to rescind the prior Settlement Implementation Agreement and enter into a new Agreement reflecting the current conditions related to the property.

The revisions include the following:

- Adoption of a new conceptual plan increasing the number of lots from 320 to 350 lots and reflecting the selected ingress/egress point through Osage/Angelica Street
- Adjusting the time permitted to obtain final plan approval
- Updating the parties' obligations related to utilities and allowing for proration of the utility expenses between the Windward Preserve PUD development and the Mountain Coves Homes development in the event reimbursement is required
- Provisions regarding reclaimed water and irrigation through stormwater harvesting
- Refining requirements related to minimum amenities for the single family development
- Tree Mitigation Contribution Deferral. This will permit the developer to defer paying any tree mitigation contribution for the project until 5 years after commencement of land clearing or the time of the issuance of the 250th certificate of occupancy, whoever is earlier. If at that time Brightline Trains has constructed a train station in the jurisdictional limits of the City of Cocoa, the tree mitigation contribution will be forgiven. If not, the tree mitigation contribution will become due and payable by the CDD.

The First Amendment to the Settlement Implementation Agreement was noticed in newspaper for consideration and approval at the November 28, 2023, and the Council at that meeting postponed the item to the December 12, 2023, meeting at the request of staff. On December 12, 2023, the City Council again postponed the item to December 19, 2023.

STRATEGIC PLAN CONNECTION:

Enhance efforts to make the City of Cocoa a thriving and competitive economic driver along the Space Coast. Improve residential development and rehabilitation programs to ensure a diversity of housing options.

BUDGETARY IMPACT:

PREVIOUS ACTION:

Item was previously postponed from December 12, 2023 to December 19, 2023.

RECOMMENDED MOTION:

Approval of the Amended and Restated Settlement Implementation Agreement with Mountain Cove Homes at Lakes at Cocoa Grove, LLC, related to the development north of State Road 528 and east of I-95, Tax Parcel ID # 24-35-10-00-3.

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss, D'Agresta & Salzman, P.A.
111 N. Orange Avenue, Suite 2000
Orlando, FL 32802

(407) 425-9566

FOR RECORDING DEPARTMENT USE ONLY

AMENDED AND RESTATED SETTLEMENT IMPLEMENTATION AGREEMENT

(Residential Subdivision Lakes at Cocoa Grove and Lake Amenity Excavation)

THIS AMENDED AND RESTATED SETTLEMENT IMPLEMENTATION AGREEMENT ("Agreement") is made and executed this _____ day of _____, 2023, by and between the **CITY OF COCOA,** a Florida Municipal Corporation ("City"), whose address is 65 Stone Street, Cocoa, Florida 32922, and **MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE, LLC**, a limited liability company organized in the State of Florida and authorized to transact business in the State of Florida ("Developer"), whose address is 4878 SW 74 Court, Miami, Florida 33155.

WITNESSETH:

WHEREAS, Developer has purchased approximately 246 acres, more or less, of real property located north of State Road 528 and east of Highway I-95, Cocoa, Florida, more particularly described in Section 3 and depicted in Section 8 of this Agreement ("Property"); and

WHEREAS, the Property is subject to that certain City of Cocoa/Florida Space Needle, LLC Preceding Development Agreement, dated August 24, 2004 ("Preceding Development Agreement"); and

WHEREAS, the Property is also subject to that certain Stipulated Settlement Agreement entered into in Brevard County v. City of Cocoa, Case No. 05-2005-018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of Brevard County, Florida ("Stipulated Settlement Agreement"); and

WHEREAS, the City and Developer's predecessor, Virgin Trains USA, LLC, entered into a Settlement Implementation Agreement, dated July 10, 2019, which was recorded in the Official Record Book 8564, Page 2243 of Brevard County, Florida (the "Settlement

Implementation Agreement"), in order to further refine the conditions related to the proposed development of the Property; and

WHEREAS, the Parties herein intend to modify the conditions of the Settlement Implementation Agreement and acknowledge and agree that the previously executed Settlement Implementation Agreement is rescinded in its entirety and replaced as restated and amended herein; and

WHEREAS, this Project is related to the construction of the Brightline train system along State Road 528 as provided herein; and

WHEREAS, the location and construction of a Brightline train station within the jurisdictional limits of the City of Cocoa will result in a substantial capital investment, and will be an economic catalyst to the City of Cocoa including, but not limited to, enhancing the local government tax base; and

WHEREAS, the City Council desires to approve this Agreement waiving certain City Code provisions described herein for purposes of authorizing the Concept Plan for the Project, subject to such other conditions imposed by the City Council and applicable law; and

WHEREAS, the City Council finds and declares that this Agreement serves a public purpose and serves the public health, safety, and welfare of the citizens and visitors of Cocoa, which includes promotion of high-quality growth, economic development, and the future expansion of the City's tax base.

WHEREAS, Developer desires to permit and construct a low-density residential subdivision (approx. 350 units) on the Property consistent with the terms and conditions of the Preceding Development Agreement and the Stipulated Settlement Agreement and as more specifically required by this Amended and Restated Settlement Implementation Agreement; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties mutually agree as follows:

1.0 Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2.0 Authority. This Agreement is entered into pursuant to the Florida Municipal Home Rule Powers Act and in furtherance of implementing the terms and conditions of the Preceding Development Agreement and Stipulated Settlement Agreement.

3.0 The Property. The real property subject to this Agreement has tax parcel identification numbers of 24-35-10-00-3 and is legally described in **EXHIBIT "A"**, attached hereto and fully incorporated herein by this reference ("Property").

4.0 Acquisition of Property by Developer. Developer represents and warrants to the City that it has purchased the Property as of February 19, 2021. Based on this representation

and warranty to the City, Developer further represents and warrants to the City that it is empowered to negotiate and enter into this Agreement.

5.0 Project Description and Requirements. Developer shall design, permit and construct one of the premier, upscale low-density residential subdivisions in the City of Cocoa. The subdivision shall be created and constructed in multiple phases and consist of approximately 350 residential lots and homes with a minimum living area under air of one thousand five hundred (1,500) square feet and a minimum average living area under air for the entire Project of one thousand eight hundred (1,800) square feet, private streets, ample private recreational common area green space and amenities, including a private Amenity Center and a proposed 38-acre, more or less, amenity lake (the "Project"). The Developer may construct the homes in accordance with a phasing plan approved by the City. The Project shall have a homeowner's association, which shall be responsible for maintaining the common areas in perpetuity. The Project shall be constructed in accordance with the requirements set forth in this Agreement.

6.0 Zoning Application. Developer acknowledges that the current City Comprehensive Plan, Future Land Use Map designation on the Property is very low-density residential with several areas subject to a conservation overlay designation. Developer agrees to comply with the current Future Land Use Map designation. In furtherance of compliance with the City's Comprehensive Plan, Developer applied for and on February 26, 2020, was granted a City Zoning designation of RU-1-7, Single-Family Residential District, which is consistent with the very low-density residential Future Land Use Map designation.

7.0 Location of Ingress/Egress Points – North and Southeast Corner of Project. Pursuant to the Stipulated Settlement Agreement, the Project shall have two public road access points. The northern access point shall be at the existing southern terminus of Bahia Street. Per the Stipulated Settlement Agreement, Brevard County was required to choose between two options for public road access at the southeastern corner of the Project: (1) Osage/Angelica Street or (2) south along the 100-foot wide drainage canal right-of-way connecting to Grissom Road. On May 23, 2023, the Brevard County Board of County Commissioners selected the Osage/Angelica Street route as the ingress/egress route to the Project.

8.0 Conceptual Development Plan; Subdivision and Site Plan Approval.

8.1 The Project shall be substantially developed in accordance with the conceptual development plan which is attached hereto as **EXHIBIT "B"** and incorporated herein by this reference (**"Concept Plan"**). The Concept Plan is intended to be the general blueprint which details key aspects of the future physical development of the Property. The Concept Plan shall also serve as a necessary guide for future permit applications and permitting necessary to complete the construction of the Project. Developer shall have the obligation to further submit and obtain the City's approval of a final subdivision plat, final site plan and final engineering plans (**"Final Plans"**) consistent with the Concept Plan in all material respects and in compliance with the City Code and City Comprehensive Plan and the amenities schedule required by Section 11.0 of this Agreement. Developer acknowledges and agrees that the

Concept Plan was not created with specific surveyed dimensions and that during the Final Plans process such dimensions shall be surveyed, duly engineered, and provided to the City for consideration under applicable City Codes and City Comprehensive Plan. The Concept Plan shall be subject to reasonable adjustments at the Final Plans phase in order to bring the Project into full compliance with the City Code and City Comprehensive Plan, and as a result, the exact location, layout and dimensions of the lots, common areas, buildings, landscaping, entrances, utilities, parking and other site improvements may vary slightly between Concept Plan approval and approval of the Final Plans. These changes shall be allowed as long as the changes are consistent with the development standards noted in this Agreement and preserve the general character of the development shown on the Concept Plan. The City will not unreasonably withhold approval of the Final Plans and amenities schedule.

8.2 The Parties agree that time is of the essence to complete the Project. Therefore, Developer shall have three (3) months from the date of the City Council's approval of this Agreement to submit and obtain the City's approval of "Final Plans" for the Project. The City Manager shall have the authority to grant up to two (2) ninety-day extensions for Developer to obtain the City's approval of Final Plans.

9.0 Public Utilities; Project Completion and Reimbursement Obligations. Pursuant to Section 4.8 of the Preceding Development Agreement, the Developer has elected not to design, permit and construct the extension of the water, sewer and reclaimed utilities to the Property ("Utilities"). Therefore, the City will design, permit and construct at the City's expense, subject to the Developer's conditional reimbursement obligations described herein, the extension of the Utilities up to the point of connection at the southeastern boundary of the Property as determined and deemed appropriate by the City, subject to the following terms and conditions:

(1) The City will design, permit, construct and make the Utilities available to the Property no later than the date that the Developer has: (a) completed and received a final completion certificate (e.g., evidence of final written approval) from the City for all on-site infrastructure to support the Project including, but not limited to, streets, street lights, on-site utilities, sidewalks, and stormwater facilities; (b) been issued and received building permits for at least ten (10) building permits approved by the City for residential units; and (c) commenced vertical construction of the ten residential homes on the Property ("Utility Completion Date"). Prior to commencing construction of the Utilities, the City shall provide the Developer a written estimate of the Total City Utility Expenses described in Subsection (2) below.

(2) Developer shall complete construction of the Project by obtaining all required certificates of occupancies within five (5) years from the Utility Completion Date ("Project Completion Obligation"). In furtherance of the Project Completion Obligation, within ninety (90) days from the date that the City completes the Utilities, the City will deliver written notice to the Developer documenting the expenses incurred by the City to design, permit and construct the extension of the Utilities to the Property ("Total City Utility Expenses"). Within sixty (60) days of receipt of said written notice, the Developer, at its expense, shall secure the reimbursement of the Total City Utility Expenses as prorated with the development known as the

Windward Preserve PUD in the event the Developer fails to fully satisfy the Project Completion Obligation by providing the City with an irrevocable stand-by letter of credit in the amount of such prorated expenses incurred by the City. Proration of the Total City Utility Expenses shall be determined by the proportionate share based on the projected water demands for each Project, including the residential lots, clubhouses, and other amenities requiring water service in each Project. The letter of credit shall be in favor of the City and shall be issued by a bank mutually agreed to by the Parties. The letter of credit shall be in a form acceptable to the City to effectuate the reimbursement, if required due to Developer's failure to make reimbursement pursuant to Subsection (3) below. The letter of credit shall be subject to being drawn upon by the City in the event that the Developer fails to fully satisfy the Project Completion Obligation. The letter of credit shall remain in effect until such time the City provides written notice to the Developer that they have fully satisfied the Project Completion Obligation or the City receives reimbursement pursuant to Subsection (3) below, whichever occurs sooner. However, the City agrees that Developer may proportionately reduce the value of the letter of credit by the number of certificates of occupancies granted by the City for the homes constructed in the Project. Said reduction shall occur only at twenty percent (20%) intervals of construction. The letter of credit may also be reduced on an annual basis by the amount of any home rule special assessment collected on the Property pursuant to Subsection (4) below. Any reduction of the letter of credit shall require prior written notice to the City and confirmation by the City the reduction amount is accurate.

(3) Upon failure to fully satisfy the Project Completion Obligation, the City may provide Developer written notice declaring Developer in default under this Agreement and demanding full reimbursement, within thirty (30) days, of the Total City Utility Expenses as prorated, less any credits as a result of any home rule assessments paid pursuant to Subsection (4) below, if any. If Developer fails to timely make such payment, the City shall have the right to draw upon the letter of credit required by Subsection (2) above.

(4) The City shall have the right at any time to adopt and impose a home rule special assessment on the Property, and the lots created thereon, to recover the Total City Utility Expenses. In furtherance of said right, the Developer hereby voluntarily and irrevocably consents to said assessment and that the extension of Utilities constitutes a special benefit to the Property. Developer further agrees not to directly or indirectly contest or challenge such special assessment. The assessment, if imposed by the City, will be collected and enforced in accordance with the Uniform Method of Collection and Enforcement of Non-Ad Valorem Special Assessments under Florida law. In the event that a special assessment is imposed and the City collects the full amount of the Total City Utility Expenses by assessment, the City agrees to release the letter of credit obligation in full if still in effect pursuant to Subsection (2) above.

(5) The Developer has conveyed a perpetual public utilities easement upon, over and under the Property that allows the City to connect the future public utilities constructed on the Property with the Windward Preserve PUD (approx. 212 acres) located south of State Road 528. The Developer shall fully cooperate with the City to coordinate and assist the City's plans and efforts to permit, construct and install future public utilities under State Road 528 including the

installation of one or more casings, conduits or culverts to support future water, sewer and reclaimed utilities. The Parties agree that the Developer's coordination, cooperation and assistance does not constitute permission, or the requirement to gain permission, for the City to place the casing, conduit or culverts in the said area which is not owned by the Developer. The Parties acknowledge that the property is not owned by the Developer and that the City must gain the necessary permissions and permits from the property owner (Florida Department of Transportation) and any other required regulatory entity to perform the required utility work. During the construction of the required utility work by the City, the City agrees to coordinate its utility activities in a manner that does not interfere with the excavation operation or the construction and operation of the proposed future Brightline rail line.

(6) The Developer shall be responsible for the design, permitting and construction of all on-site utility infrastructure required to serve the Property including, but not limited to water, sewer, reclaimed stormwater pipes, sewer lift stations and pumps, electric lines and equipment, cable lines and equipment, phone lines and equipment, gas lines and equipment, and other utility pipes, lines and equipment. Should City utility policy require that certain on-site water, sewer, reclaimed or stormwater utility infrastructure be conveyed to the City upon completion by the Developer, said conveyance of any such infrastructure shall be by written bill of sale along with any warranties and maintenance bonds or letters of credit. Developer will build a reclaim water line system. The source of water used in the reclaim water system will either be reclaim water provided by the City or, at the discretion of the Developer, stormwater as part of a stormwater harvesting system. Potable water will not be allowed as a source of irrigation nor will a combined system of stormwater harvesting and reclaim water. It must be either a reclaim system or a storm water harvesting system. Should the Developer choose to irrigate the Project via a stormwater harvesting system utilizing the on-site lake amenity, the Developer shall remain fully responsible for the cost of the prorated Total City Utility Expenses as conditionally provided in this Agreement. Under no circumstances shall the Total City Utility Expenses be reduced to exclude the cost of design, permitting, or construction of reclaimed water mains available to serve the Property.

(7) In the event the Developer fails to obtain approval of the Final Plans required by Section 8.0 of this Agreement within the time schedule set forth in Section 8.2, or if the City declares, in writing, that Developer failed to complete the lake amenity as required by Section 10.0 either upon completion of the excavation or abandonment, the City's commitment to design, permit and construct the Utilities to the Property shall terminate and thereafter, the Developer, at Developer's sole expense, shall be fully responsible for the design, permitting and construction of the Utilities to the Property or the prorated cost thereof in accordance with City technical specifications and standards.

10.0 <u>Permitting and Construction of Lake Amenity.</u> On September 30, 2019, the City approved and executed an excavation permit for purposes of constructing the proposed 38-acre, more or less, lake amenity as depicted on the Conceptual Plans. The excavation permit shall be subject to Chapter 12.5 of the City Code and shall be in the form of an Excavation Permit Agreement executed by the Parties. The Excavation Permit Agreement shall be subject to

the terms and conditions of this Agreement, and any other applicable state and federal laws. The excavation site and Property shall be maintained and secured by the Developer in a safe and sanitary condition at all times in compliance with applicable laws, administrative rules, or City Code. Notwithstanding any other terms and conditions in this Agreement and the Excavation Permit Agreement, Developer, upon completion of the excavation, shall be required to complete the lake amenity in anticipation of, or in conjunction with, the residential subdivision required by this Agreement. Should the excavation be completed before the Final Plans are approved by the City, Developer shall be required to submit, for the City's approval, plans and specifications necessary for the Developer to complete the lake amenity including, but not limited to, bank stabilization, seeding and final contouring and shaping of the lake to support the future subdivision and accommodate the future amenities required by the amenity schedule approved by the City during Final Plans approval, including landscaping, walking trails, usable open space and other pedestrian-friendly recreational and beautification features. The Excavation Permit Agreement shall be in a form approved by the City Manager and City Attorney, and the City Manager is authorized to execute the Excavation Permit Agreement on behalf of the City. By execution of this Agreement, the City Manager herein agrees to transfer the excavation permit to the Developer, Mountain Cove Homes at Lakes at Cocoa Grove, LLC. In order to reduce and mitigate against any potential negative impacts of the excavation on surrounding properties, the Developer agrees to employ an excavation strategy that requires the excavation materials to be removed from the Property via a conveyance system running above or underneath State Road 528 for use by the future proposed Brightline railroad route along the State Road 528 corridor. Developer has represented to the City that they are pursuing a permit from the Florida Department of Transportation to employ this excavation strategy subject to the City permitting the excavation. However, during the excavation, access to and from the Property by excavation workers and to receive delivery of equipment and materials for the excavation shall be allowed via the existing public road network as specified in the excavation permit agreement. Notwithstanding the foregoing, should Developer choose to forego or substantially reduce the scope and size of the excavation, Developer acknowledges that a modification to this Agreement may be required by the City to at least modify the Concept Plan to incorporate more upland buildable areas and recreational space.

11.0 <u>Other Project Recreational Amenities and Enhancements.</u> The Developer shall design, permit and construct, at its own expense, the following minimum schedule of Project amenities and enhancements in scope and scale to adequately support the number of residential lots required for the Project. The Project amenities listed below, at minimum, shall be included in the application for large scale site plan approval submitted by the Developer:

(1) Central Amenity Center (community clubhouse), which shall be fully enclosed and air-conditioned, with a feature pool, open space area with a community pavilion (picnic tables and grills) along with a state-of-the-art modern tot-lot and playground. The tot-lot and playground shall be adequately covered from sun exposure by a playground UV rated canopy and/or shade trees.

(2) Multi-use sports field.

(3) Multipurpose courts (convertible for volleyball, basketball, pickleball and/or tennis).
(4) Smaller common open space lots and areas throughout the community that include small playgrounds and areas with benches. The playground and bench areas shall be adequately covered from sun exposure by a UV rated playground or other canopy and/or shade trees .
(5) Connected multipurpose trail throughout the community that connects to all recreational common open spaces including the existing lakes and lake amenity.
(6) A streetscape design deemed acceptable by the City, which emphasizes sidewalks, connectivity within the community, tree-lined streets, and decorative street lights to add appeal and security and decorative signage.
(7) Decorative and landscaped entrance features to the Project deemed acceptable to the City which may include a restricted gated entry feature.
(8) The residential driveways shall be constructed of stone or brick pavers, or stamped and stained concrete.
(9) All utilities constructed on the Property including, but not limited to, electric, water, sewer, reclaimed water, cable, phone, fiber optics, natural gas and other similar kinds of utilities to service the Property shall be constructed underground unless otherwise necessary to be above ground and approved by the City. Each lot and all common landscaped areas shall be equipped with in-ground water irrigation systems, which may at Developer's option may have water provided by stormwater harvesting from the lake system.
(10) The Project shall incorporate the use of energy efficient lighting systems, insulation and ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, and optional roof top solar panels.

Developer may also propose additional amenities for the City's consideration and approval. All Project amenities and enhancements shall be completed and finally accepted by the City in accordance with the written amenities construction schedule approved by the City in conjunction with the approval of the Final Plans. Upon approval, the written amenities construction schedule shall automatically be deemed incorporated within and made a part of this Agreement. All Project amenities and enhancements shall be maintained in perpetuity by the homeowner's association required to be created by this Agreement.

12.0 <u>Building Elevations and Floor Plans.</u> The Developer shall submit to the City for approval the building elevations and related floor plans for the proposed homes and Central Amenity Center (community clubhouse) to be constructed on the Property in conjunction with its application for large scale site plan approval. Building elevations and related floor plans submitted at the time of application for large scale site plan approval shall not be construed as requiring detailed construction drawings that would ordinarily be submitted in conjunction with an application for building permit approval. Upon approval by the City, the building elevations and related floor plans shall be deemed incorporated herein by this reference and said buildings shall be constructed substantially in accordance with the approved building elevations and floor plans. Further, other aspects of the building façade and roof lines, color scheme, and

architectural features depicted on the building may have to be adjusted during the City's final review and administrative approval procedures to issue a building permit. The design of the homes and Central Amenity Center (community clubhouse) shall create one aesthetically pleasing and unified Project.

13.0 Tree Mitigation Contribution Deferral.

(a) Conditions Precedent. The Developer and City acknowledge that, at the time of this Agreement's approval and execution, the Large Scale Site Plan has not yet been approved by the City's Planning and Zoning Board. The tree mitigation contribution calculation shall be determined at the time the Planning and Zoning Board considers and approves the Large Scale Site Plan. The deferral provided herein shall be contingent upon the Planning and Zoning Board approving the Site Plan within twelve (12) months of the Effective Date of this Agreement.

(b) Tree Mitigation Deferral. Based on the proposed Site Plan being presented to the Planning & Zoning Board for consideration by the Developer, as of the Effective Date of this Agreement, the City Council hereby agrees to conditionally defer the tree mitigation contribution payments, notwithstanding any other conflicting City Code provision, provided that the Site Plan is approved by the Planning and Zoning Board. A tree mitigation contribution shall be determined in accordance with the City's Landscape and Tree Protection Ordinance, Ord. 20-2023.("Tree Mitigation Contribution"). No payments of the Tree Mitigation Contribution shall be required for five (5) years following the date of the commencement of land clearing on the Property for the Project or the date of the 250th residential certificate of occupancy, whichever is earlier. If, by the end of the fifth year following the commencement of land clearing for the Project or the date of the 250th residential certificate of occupancy, Brightline Trains has constructed a train station within the jurisdictional limits of the City of Cocoa, the Tree Mitigation Contribution shall be forgiven, and the Developer shall have no obligation to pay the Tree Mitigation Contribution. Should Brightline Trains decline to build a train station within the jurisdictional limits of the City of Cocoa by the end of the fifth year following land clearing or by the time the 250th residential certificate of occupancy is issued, the Tree Mitigation Contribution shall become immediately due and payable by the Community Development District. The City then shall have the right, but not obligation to, immediately take any and all actions necessary to collect the entire Tree Mitigation Contribution to the extent the trees have been removed.

(c) Recalculation of Tree Mitigation Contribution. The City shall recalculate and adjust the Tree Mitigation Contribution in two circumstances. First, a recalculation and adjustment of the Tree Mitigation Contribution shall occur should the Planning and Zoning Board approve an amended version of the Site Plan. Adjustments may increase or decrease the Tree Mitigation Contribution, depending upon the amendments to the Site Plan approved by the Planning and Zoning Board. Second, to the extent that the City Code, Appendix A - Zoning, Article XIII, Section 22 Landscape Requirements, is amended prior to the end of the fifth year following the commencement of land clearing such that the total amount of the Tree Mitigation Contribution would be reduced under the amendment, the Developer may request, in writing, that the City Manager or his or her designee recalculate and decrease the Tree Mitigation Contribution.

Recalculations authorized in this Paragraph may be administratively granted without further approval of the City Council.

14.0 Homeowner's Association. In conjunction with the approval of the final subdivision for the Project, the Developer shall create a mandatory homeowner's association to govern the Project in accordance with Chapter 720, Florida Statutes. The association shall also be governed by the covenants and restrictions created and recorded against the Property by the Developer as required by this Agreement. A copy of the association's articles of incorporation, by-laws and recorded covenants and restrictions shall be provided to the City prior to the approval of the final subdivision. The homeowner's association shall be responsible for the perpetual maintenance and operation of all common areas and amenities constructed for the Project, shall govern the Project in accordance with the requirements of Florida law including the recorded covenants and restrictions and by-laws of the association, have the power to levy assessments and collect HOA fees, which are used to pay for the maintenance of the community common areas and any other designated areas that are detailed in the covenants and deeds applicable to the Project.

15.0 Model Homes. The City agrees to allow the Developer or Developer's chosen homebuilder(s) (hereinafter referred to in this Section as "Builder") for the Project to construct both a sales office and up to four (4) model homes to be used for the customary temporary marketing and sales activities of the Builder. The Builder shall have the right to utilize two garages in two model home units as the temporary sales office. The City represents that such marketing and sales activities shall be permitted through buildout of the Project. The City agrees to permit early construction of the model homes prior to or after plat approval, provided that, prior to construction of the model homes, stabilized access to the model home lots and adequate means of fire protection from a City-approved source of water are completed and the following conditions, which are deemed acceptable to Builder, are adhered to:

(a) The model homes shall remain under Builder's ownership and control until such time as a final certificate of occupancy for each model home unit is issued under the conditions set forth below. In other words, the Builder shall not contract for sale, sell, or lease any of the individual model home units until such time as the City issues a final certification of occupancy for each model home unit.

(b) The model homes shall be constructed on existing or proposed lots approved by the City, and any associated parking, pedestrian activity and other activities conducted by sales staff or the general public shall be adequately segregated from construction activities to ensure safety. Parking for the model homes shall be provided in a temporary parking lot to be located in an area approved by the City, which may consist of a mulch surface. Prior to a final certificate of occupancy being issued on the last remaining model home, the mulch surface shall be removed and the area shall either be prepared for home construction, open space or recreational amenity or seeded.

(c) The model sales office shall comply with all applicable state and city regulations regarding accessibility. In addition, Builder shall provide a minimal level of access to all model

homes for potential homebuyers with disabilities by providing physical access (via ramp or lift) to the primary level each model home and making photographs of other levels within each home available to the customer.

(d) Prior to construction, the model homes shall be duly permitted by the City in accordance with the City's Code. As part of the building permit application, the Builder shall submit, along with all construction plans for the units, a duly certified boundary survey which shall depict the location and legal description of each individual model lot. The Builder acknowledges and agrees that this legal description is intended to coincide with the eventual location of the lots as depicted and legally described on the final plat. The Builder shall assume full and complete responsibility in the event that said legal descriptions do not conform to the lot lines required by the City in the final plat. The Builder fully understands the construction of model homes before final plat is approved by the City may pose a risk to the Builder if the approved plat is not consistent with the layout of model home on the subject property, and that such risk may require modification or removal of the model home based on the approved plat before a final certificate of occupancy can be issued for the model home. The Builder agrees to defend, indemnify, and hold harmless the City from and against any and all damages, losses or claims arising from the layout and construction of the model home under this Agreement prior to preliminary and final plat approval as provided further in Section 34.0 of this Agreement.

(e) At such time as the City Building Official completes and approves a final inspection of the model homes, the City will issue a temporary certificate of occupancy. Said temporary certificate of occupancy shall be issued for each model home as a whole. Occupancy of the model home units shall be limited to the sales and marketing efforts for the Project until a final certificate of occupancy is issued for such model home units. It is intended that the model homes can be shown by sales staff to prospective buyers as long as the Building Official has issued the temporary certificate of occupancy and the model is not staffed continuously.

(f) Following completion of all required plat improvements, at the request of the Builder or at such time as the Project development is completed, whichever occurs sooner, the model home units shall be converted into permanent residential units and the City shall issue final certificates of occupancy for each model home unit, provided, that the City Building Official determines that such units are suitable for permanent residential occupancy and in compliance with the City Codes.

Nothing in this Section shall cause to limit the number of inventory homes (pre-sale, spec homes) that may be constructed on the Property. Violation of this Section will also constitute a violation of the City Code of Ordinances, and the provisions of this Section may also be enforced as provided therein. Any Builder desiring to construct a model home pursuant to this Section, other than Developer, shall be provided a copy of this Section by the Developer if Builder is not the owner of the subject property on which the model home will be constructed and shall automatically be deemed to have agreed to the terms and conditions herein as a condition of the issuance of a building permit by the City even if they are not the owner or have not consented, in writing, to the term and conditions of this Section.

16.0 Representations of the Parties. The City and Developer hereby each represent and warrant to the other that it has the power and authority to execute, deliver and perform the terms and provisions of this Agreement and has taken all necessary action to authorize the execution, delivery and performance of this Agreement. This Agreement will, when duly executed and delivered by the City and Developer, constitute a legal, valid and binding obligation enforceable against the parties hereto. Upon the recording of this Agreement in the Public Records of Brevard County, Florida, the Agreement shall be a binding obligation upon the Property in accordance with the terms and conditions of this Agreement. Developer represents that it has voluntarily and willfully executed this Agreement for purposes of binding himself and the Property to the terms and conditions set forth in this Agreement.

17.0 Successors and Assigns. This Agreement shall automatically be binding upon and shall inure to the benefit of the City and Developer and their respective successors and assigns. The terms and conditions of this Agreement similarly shall be binding upon the Property and shall run with title to the same upon being duly recorded against the Property by the City.

18.0 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

19.0 Amendments. This Agreement shall not be modified or amended except by written agreement duly executed by both parties hereto (or their successors or assigns) and approved by the City Council.

20.0 Entire Agreement; Exhibits; Conflicts. This Agreement, the Preceding Agreement and Stipulated Settlement Agreement and all attached exhibits thereto supersede any other agreement, oral or written, regarding the development of the Property and contain the entire agreement between the City and Developer as to the subject matter hereof. The Exhibits attached hereto and referenced herein are hereby fully incorporated herein by this reference. To the extent that a conflict exists between provisions of this Agreement and the Preceding Agreement, the conflicting provisions of this Agreement shall apply. However, to the extent a conflict exists between the provisions of this Agreement and the Stipulated Settlement Agreement, the conflicting provisions of the Stipulated Settlement Agreement shall apply.

21.0 Severability. If any provision of this Agreement shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect the validity or enforceability of the remainder of this Agreement.

22.0 Effective Date. This Amended and Restated Agreement shall become effective upon approval by the City Council and execution of this Agreement by both parties hereto.

23.0 Recordation. Upon full execution by the Parties, this Agreement shall be recorded in the Public Records of Brevard County, Florida by the City.

24.0 Relationship of the Parties. The relationship of the Parties to this Agreement is contractual and Developer and any Builder described in Section 13.0 are independent contractors and not an agent of the City. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the Parties or any such Builder, and neither party nor Builder is authorized to, nor shall either party act toward third persons or the public in any manner, which would indicate any such relationship with the other.

25.0 Sovereign Immunity. Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. As such, the City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, the City shall not be liable for any claim or judgment, or portion thereof, to any one person for more than two hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds the sum of three hundred thousand dollars ($300,000.00).

26.0 City's Police Power. Developer agrees and acknowledges that the City hereby reserves all police powers granted to the City by law. In no way shall this Agreement be construed as the City bargaining away or surrendering its police powers.

27.0 Interpretation. The parties hereby agree and acknowledge that they have both participated equally in the drafting of this Agreement and no party shall be favored or disfavored regarding the interpretation to this Agreement in the event of a dispute between the parties.

28.0 Third-Party Rights. This Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party.

29.0 Specific Performance. Strict compliance shall be required with each and every provision of this Agreement. The Parties agree that failure to perform the obligations provided by this Agreement shall result in irreparable damage and that specific performance of these obligations may be obtained by a suit in equity.

30.0 Attorney's Fees. In connection with any arbitration or litigation arising out of this Agreement, each party shall be responsible for their own attorney's fees and costs.

31.0 Development Permits. Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the Effective Date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve Developer or the City of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Without imposing any limitation on the City's police powers, the City reserves the

right to withhold, suspend or terminate any and all certificates of occupancy for any building, trailer, structure or unit if Developer is in breach of any term and condition of this Agreement.

32.0 Default. Failure by either party to perform each and every one of its obligations hereunder shall constitute a default, entitling the non-defaulting party to pursue whatever remedies are available to it under Florida law or equity including, without limitation, an action for specific performance and/or injunctive relief. Prior to any party filing any action or exercising any remedy or right expressly provided in this Agreement as a result of a default under this Agreement, the non-defaulting party shall first provide the defaulting party with written notice of said default. Upon receipt of said notice, the defaulting party shall be provided a forty-five (45) day (or such other time mutually agreed to in writing by the Parties) opportunity in which to cure the default to the reasonable satisfaction of the non-defaulting party prior to filing said action.

33.0 Termination. Except as expressly provided in this Agreement, this Agreement may only be terminated by mutual written consent of the Parties. If the Parties terminate this Agreement and the Agreement was recorded in the Official Records of Brevard County, the City shall record a notice of termination against the Property in the Official Records of Brevard County, Florida.

34.0 Indemnification and Hold Harmless. Developer shall be solely responsible for designing, permitting, constructing, operating and maintaining this Project. As such, in consideration of the rights and benefits afforded to and accepted by the Developer hereunder, Developer hereby agrees to indemnify, release, and hold harmless the City and its councilmembers, employees and attorneys from and against all claims, losses, damages, personal injuries (including, but not limited to, death), or liability (including reasonable attorney's fees and costs through all appellate proceedings), directly or indirectly arising from, out of, or caused by Developer and Developer's contractor's and subcontractor's performance of design, permit and construction activities in furtherance of constructing the Project under this Agreement and the operation and maintenance of the Project thereafter. This indemnification shall survive the termination of this Agreement.

35.0 Force Majeure. The Parties agree that in the event that the failure by either party to accomplish any action required hereunder within a specified time period ("Time Period") constitutes a default under the terms of this Agreement and, if any such failure is due to any unforeseeable or unpredictable event or condition beyond the control of such party, including, but not limited to, acts of God, acts of government authority (other than the City's own acts), acts of public enemy or war, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the control of such party, severe adverse weather conditions or a United States economic recession declared by the National Bureau of Economic Research that temporarily makes it commercially impractical for Developer to complete the construction of the Project and sell the required residential homes ("Uncontrollable Event"), then, notwithstanding any provision of this Agreement to the contrary except as expressly provided below, that failure shall not constitute a default under this Agreement and any Time Period proscribed hereunder shall be extended by the amount of time that such party was unable

to perform solely due to the Uncontrollable Event. The impacted party shall give notice to the other party, stating the period of time the occurrence is expected to continue, and he extended time period shall be agreed to in writing by the Parties and said agreement shall not be unreasonably withheld by either party. The impacted party shall use diligent efforts to end the failure or delay and ensure the effects of such force majeure event are minimized. The impacted party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. A force majeure event shall not excuse the Developer's requirement to provide and maintain in effect a letter of credit under Section 9.0 of this Agreement or a performance and maintenance bond required by City Code. In addition, a United States economic recession force majeure event shall not excuse Developer from completing the Final Plans in accordance with the time periods required by Section 8.0 of this Agreement. The Parties agree that the provisions of Section 252.363, Florida Statutes do not apply to this Agreement or are hereby waived to the extent that such provisions are deemed to apply. Notwithstanding the aforesaid, the Parties may extend any Time Period as expressly provided elsewhere in this Agreement or as otherwise mutually agreed to in writing.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the date first above written.

CITY OF COCOA

By: _____
Michael C. Blake, Mayor

Date:_____

ATTEST:

By: _____
Monica Arsenault, Deputy City Clerk

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the City of Cocoa, Florida only.

CITY SEAL

Date: _____
By: _____
Anthony A. Garganese, City Attorney for the City of Cocoa, Florida

Signed, sealed and delivered in the presence of the following witnesses:

MOUNTAIN COVE HOMES AT LAKES AT COCOA GROVE, LLC

_____
Signature of Witness

_____
Printed Name of Witness

_____
Print name and title: _____

Date: _____

_____
Signature of Witness

_____
Printed Name of Witness

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by_____, the _____of_____**.,** a_____. He is personally known to me or produced _____ _____ as identification.

(NOTARY SEAL)

_____
(Notary Public Signature)

_____
(Print Name)
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

DEVELOPER IS HEREBY ADVISED THAT SHOULD DEVELOPER FAIL TO FULLY EXECUTE, AND DELIVER TO THE CITY, THIS AGREEMENT WITHIN THIRTY (30) DAYS FROM THE DATE THAT THE CITY COUNCIL APPROVES THIS AGREEMENT, THIS AGREEMENT SHALL AUTOMATICALLY BE DEEMED NULL AND VOID.

Exhibits:

A – Legal Description
B –Concept Plan

EXHIBIT A
Legal Description

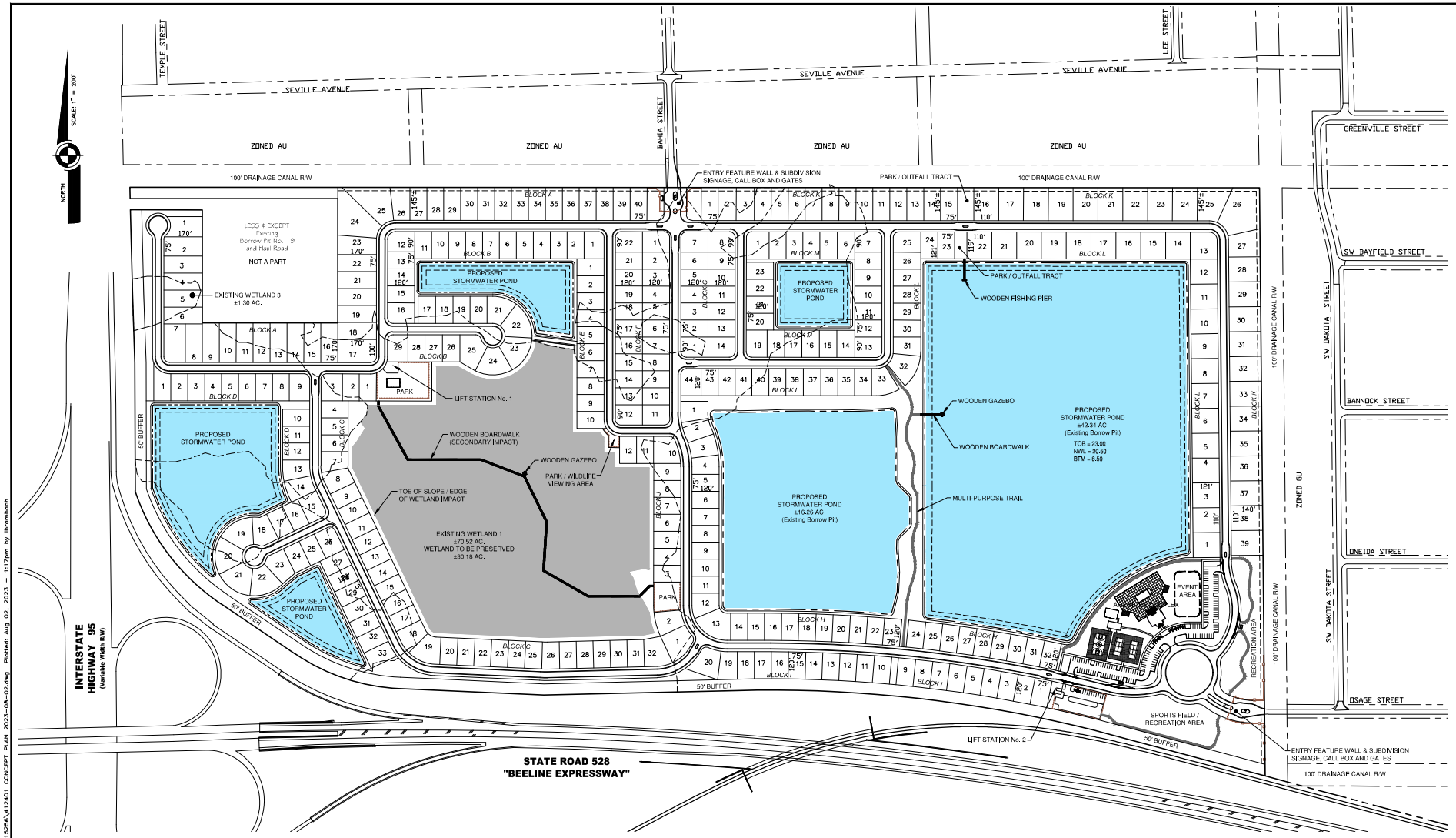
Description:

A parcel of land as described in O.R. Book 8563 Page 760 of the public Records of Brevard County, Florida and lying in Section 10, Township 24 South, Range 35 East and being more particularly described as follows;

Begin at the northeast corner of said Section 10; thence S. 00°31'49" E., along the east line of the northeast corner of said Section 10, a distance of 2602.21 feet to a point lying 44.08 feet N. 00°31'49" E. of the east quarter corner of said Section 10, said point also being on the northerly right-of-way line of State Road No. 528 as shown on Section Map 70007-2508; thence N. 74°59'21" W., along said north right-of-way line, a distance of 693.63 feet to the Point-of-Curvature of a 5879.58 foot radius circular curve concave southerly; thence easterly, along the arc of said curve, through a central angle of 16°24'08" a distance of 1683.16 ft. said curve having a chord bearing of N. 83°11'25" W. and a chord distance of 1677.42 ft.; thence S. 88°36'31" W., along said northerly right-of-way line, a distance of 858.67 feet; thence N. 87°23'29" W., along said northerly right-of-way line, a distance of 638.50 feet to the Point-of-Curvature of a 900.00 foot radius circular curve concave northeasterly, said curve also being the northeasterly right-of-way line of the State Road No. 528 and I-95 interchange; thence northwest along the arc of said curve, through a central angle of 31°18'50" a distance of 491.88 feet said curve having a chord bearing of N. 71°44'04" W. and a chord distance of 485.78 feet; thence N. 56°04'39" W., along said State Road 528/I-95 right-of-way line, a distance of 398.70 feet to a non-tangent point on a 969.79 foot radius circular curve concave northeasterly; thence northwesterly, along the arc of said curve, through a central angle of 37°46'38" a distance of 639.42 feet said curve having a chord bearing of N. 37°11'20" W. and a chord distance of 627.90 feet to a point on the easterly right-of-way line of I-95 per FDOT Map Section 70220; thence N. 00°11'53" W., along said easterly right-of-way line, a distance of 566.36 feet; thence N. 01°55'04" W., along said easterly right-of-way line, a distance of 300.93 feet; thence N. 01°21'38" W., along said easterly right-of-way line, a distance of 376.15 feet to a point on the south line of a borrow pit No. 19 Haul Road; thence N. 89°58'02 E., along said south line, a distance of 318.30 feet to a point on the west line of borrow pit No. 19 per FDOT Project No. 70220-2402; thence along the west, south, east and north lines of said borrow pit, the following four courses; S. 00°01'58" W. a distance of 500.00 feet; thence S. 89°58'02" E. a distance of 600.00 feet; thence N. 00°01'58" E. a distance of 550.00 feet; thence N. 89°58'02" W. a distance of 919.51 feet to a point on the aforesaid easterly right-of-way line of I-95; thence N. 01°20'38" W., along said easterly right-of-way line, a distance of 50.01 feet to a point on the north line of the northwest ¼ of said Section 10; thence S. 89°58'02" E., along said north line, a distance of 2337.02 feet to the north quarter corner of said Section 10; thence S. 89°58'06" E., along the north line of the northeast ¼ of said Section 10, a distance of 2665.57 feet to the Point-of-Beginning.

Containing 246.43 acres more or less and being subject to any easements and/or rights-of-ways of record.

EXHIBIT "B"



NOTE:
This plan is conceptual, and is subject to final design and permitting.

Lakes at Cocoa Grove CDD			
Residential Lot Type	Size	Units	Acres
Estate Lots	110' x 119' min.	46	15.67
North Perimeter Lots	75' x 145' min.	55	15.76
Regular Lot size	75' x 120' min.	249	54.65
Totals		350	86.08

WETLAND SUMMARY

On-Site Wetland Area = 71.816 ac.
Proposed Wetland Impact = 41.634 ac.
Wetland to be Preserved = 30.182 ac.

WETLAND TO BE PRESERVED

SITE DATA

Overall Site Area = 246.43 ac.
Zoning = RU-1-7
Min. Lot Width = 75'
Min. Lot Depth = 100'
Min. Lot Area = 7,500 s.f.
Max. Building Height = 35'

LARGE LOTS = 110' x 120' MIN. = 47 LOTS
REGULAR LOTS 75' x120' MIN. = 279 LOTS
SMALL LOTS 75' x 115' MIN. = 24 LOTS

350 LOTS

DRMP, Inc.
HIGHLANDS • SUBDIVISIONS • PLANNING • ZONING
Certificate of Authorization No. 2648
100 Parnell Street Suite A, Merritt Island, FL 32953
Phone: 321.453.0010 WWW.DRMP.COM

No.	By	Description
06.02.23	JJG	Rotate entrance to align with usage

DSN BY: LB
DRN BY: LB
CHK BY: JJG
APPR BY: JJG

CONCEPT PLAN FOR
Lakes at Cocoa Grove SUBDIVISION
CITY OF COCOA, FLORIDA

Concept Plan
COVER SHEET
EXHIBIT "B"

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE

PROJECT NUMBER: 21-0569.000
SCALE: 1" = 200'
DATE: February 21, 2020
SHEET: 1

C:\Users\lbromboch\ppdata\local\temp\AcPublish_15256\d12401 CONCEPT PLAN 2023-06-02.dwg Plotted: Aug 02, 2023 - 1:17pm by lbromboch

Legislation Details (With Text)

File #:	23-789	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/12/2023			**In control:**	City Council
On agenda:	12/19/2023			**Final action:**	
Title:	Adopt on Second and Final Reading proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date. (City Planner)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance No. 25-2023 _ Regulating Kava and Kratom _ PZ.pdf FI ad 9542285.pdf 25-2023 Business Impact Estimate Cocoa.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 13, 2023
Agenda Date: January 9, 2024
Prepared By: Stacey Hopper - City Planner
Through: Stockton Whitten - City Manager
Requested Action:
Adopt on Second and Final Reading proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, *Kava and Kratom,* establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

BACKGROUND:

The applicant, City of Cocoa, is requesting the Planning and Zoning Board consider an amendment of the Appendix A, Zoning, Article XIII *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Kava and Kratom, and set in place distance requirements between establishments selling Kava beverages and/or Kratom products and schools, religious institutions, public parks and playgrounds.

History: Prior to this ordinance, a noticeable increase of retail outlets selling Kava and Kratom have been applying for businesses licenses within the City of Cocoa usually through smoke shops as a

product for off-premise consumption. However, recently Kava and Kratom shops have been requesting Business Tax Receipts for Kava Bars and other outlets where the Kava or Kratom is served in a coffee shop or bar atmosphere for immediate on-premise consumption.

Kava known as (*Piper methysticum*) (also known as intoxicating pepper) is a shrub native to the South Pacific Islands. Kava is harvested for its rootstock, which contains the pharmacologically active compounds kavalactones. Kava is consumed in several ways. Kava dietary supplements are commonly sold as pills or capsules. Kava is also available as whole root, powdered root, or extracts. Kava supplements are often sold at herbal wellness shops but can also be found at commonplace grocers. Kava is also commonly sold as a beverage by the same name made from dried Kava root powder and brewed into a tea-like drink. Kava beverages are increasingly being sold recreationally for on-site consumption at Kava-beverage-based establishments due to the beverage's euphoric effects.

According to the United States Drug Enforcement Administration ("DEA"), Kava is increasingly being used for recreational and homeopathic purposes because of the effects produced from consuming the rootstock, such as euphoria, muscle relaxation, sedation, and analgesia. The United States Food and Drug Administration ("FDA") has not made an official determination about the efficacy of Kava as an analgesic or as a treatment for anxiety. In 2002, the FDA issued an advisory alerting consumers and healthcare providers to the potential risk of liver-related injuries associated with the use of Kava. Several cases of liver damage (hepatitis and cirrhosis) and liver failure have been associated with commercial extract preparations of Kava. Consumption of Kava may produce side effects such as decreased coordination and fatigue. Kava potentiates the effects of alcohol, including the impairments caused by alcohol. Kava is not a controlled substance in the United States. Due to concerns of liver toxicity, Kava is subject to regulatory controls in many countries including Australia, Canada, France, Germany, Japan, Malaysia, Norway, Poland, Singapore, South Africa, Sweden, Switzerland, and the United Kingdom.

Kratom (*Mitragyna speciosa*) is a tropical tree native to Southeast Asia. According to the DEA, consumption of Kratom leaves produces stimulant effects in low doses, analgesic and euphoric effects at mid-level doses, and depressant effects at high doses. According to the Mayo Clinic, Kratom is a highly addictive substance. Studies have shown that people who consume Kratom for over six months experience withdrawal symptoms similar to those experienced during opioid withdrawal. According to the Mayo Clinic, as with other recreational drugs, it is possible to overdose on Kratom. Symptoms of and treatment for Kratom overdoses mirror those for opioid overdoses. Kratom is the known cause of at least 36 overdose deaths. The FDA has not approved Kratom for any medical use. The DEA has listed Kratom as a Drug of Chemical Concern. Medical literature has shown that not only is Kratom addictive, Kratom use is associated with a clear set of effects and side effects ranging from dry mouth and insomnia to hallucinations, delusion, confusion, and withdrawal symptoms (including symptoms of limb spasticity, hostility, aggression, and emotional instability). Kratom is regulated as a controlled substance in Thailand, Malaysia, and Myanmar, where the plant is a native species. Despite the dangers of Kratom use, Kratom products are promoted as legal psychoactives. There is an increasing prevalence in establishments which sell Kratom, including establishments which sell Kratom for on-site consumption.

Ordinance 25-2023, proposes minimum distances between the locations selling these potentially addictive substances, specifically Kava beverages and any form of Kratom, and gathering places where the youth of the city congregate.

Project Name:	Zoning Ordinance Text Amendment - Kava and Kratom, Ordinance 25-2023
Project No.:	PZ-23-02000013
Meeting Date:	January 9, 2024
Applicant:	City of Cocoa
Property Owner:	N/A
Project Location:	Various Zoning Districts
Future Land Use Designation:	Various
Zoning District:	Various
Existing Land Use:	N/A
Council District:	City wide
Legal Ad Date:	November 21, 2023

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

a. The need and justification for the change.

b. The relationship of the proposed amendment to the purposes and objective of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Need and justification for change

Need: Because of the new and changing cultural acceptance of Kava and Kratom and the lack of current ordinances of the City addressing these substances, in addition to the dearth of federal regulations in place to identify Kava and Kratom as controlled substances, Ordinance 25-2023 is proposed to limit access to these products through distancing the establishments selling or serving them from areas where the youth of the city congregate.

Justification: Due to the potentially harmful health effects of Kava and the lack of significant medical studies on the long-term effects of Kava use, and the harmful effects of Kratom use, including its addictive nature and hallucinogenic side effects, it is in the best interest of the youth of the City of Cocoa to have limited exposure to Kava beverages and Kratom products.
In recognizing the dangers Kratom consumption poses to youth, the Florida Legislature has codified Florida Statutes § 500.92 (2023), the Florida Kratom Consumer Protection Act, which makes it unlawful to sell, deliver, barter, furnish, or give, directly or indirectly, any Kratom product to a person under 21 years of age.

Summary: In summary, the City desires to ensure that the youth of the City of Cocoa are limited in their exposure to Kava and Kratom and do not have easy access to these products, therefore it is recommended that, until the such time as Federal Legislation catches up to the evolving culture surrounding these potentially harmful and addictive drugs, physical distancing as recommended by this Ordinance be put in place to limit youth exposure to these substances.

Following Staff Analysis, the proposed Ordinance, attached as Exhibit A, Ordinance 25-2023 is recommended to the Planning and Zoning Board.

If approved, the proposed Ordinance will not impact establishments selling Kava beverages or any form of Kratom for off or on-premise consumption outside of a 500' exclusion zone around a school, church, public park or playground as measured from the nearest edge of the property boundaries.

Relationship and consistency with Comprehensive Plan Policies and Objectives

The proposed ordinance will limit the locations where Kava beverage and Kratom sellers within the City of Cocoa may locate. Schools, religious institutions, (churches, mosques, and synagogues), public parks and playgrounds exist with the fabric of existing neighborhoods, therefore limiting access to Kava and Kratom is in line with the following objective of the Comprehensive Plan.

- **Objective 1.1.5 Neighborhood Protection** - The City shall ensure that additional growth and development will be respectful of established neighborhoods the define much of the City's character.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Location restrictions on the sale of alcoholic beverages in relation to the distances to churches, schools and daycares can be found in the City of Cocoa code in the following ordinances: No. 2-79, § 10, 3-6-79; Ord. No. 13-05, § 3, 5-10-05.

On December 6, 2023 the Planning and Zoning Board recommended approval of Ordinance 25-2023 as presented.

On December 12, 2023 the City Council approved the first reading of Ordinance 25-2023.

RECOMMENDED MOTION:

Approve Second and Final Reading of proposed Ordinance 25-2023, a zoning text amendment amending Appendix A, Zoning, Article XIII, *Supplementary District Regulations,* of the Zoning Ordinance of the City of Cocoa to add a new Section 33, *Kava and Kratom,* establishing distancing requirements between establishments selling Kava beverages and/or Kratom products and certain other enumerated land uses.

ORDINANCE NO. 25-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, *ZONING*, ARTICLE XIII, *SUPPLEMENTARY DISTRICT REGULATIONS*, OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ADD A NEW SECTION 33, *KAVA AND KRATOM*; ESTABLISHING DISTANCING REQUIREMENTS BETWEEN ESTABLISHMENTS SELLING KAVA BEVERAGES AND/OR KRATOM PRODUCTS AND CERTAIN OTHER ENUMERATED LAND USES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Article VIII, of the Constitution of the State of Florida to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, in recent years there has been a general increase in the use of products which are derived from Kava and Kratom, as well as a general increase in establishments engaging in the sale of and/or onsite consumption of Kava and Kratom; and

WHEREAS, the City of Cocoa has experienced a rapid proliferation of establishments engaging in the sale and/or onsite consumption of Kava and Kratom; and

WHEREAS, the City Council of the City of Cocoa makes the following findings of fact as related to Kava;

- Kava (*Piper methysticum*) (also known as intoxicating pepper) is a shrub native to the South Pacific Islands. Kava is harvested for its rootstock, which contains the pharmacologically active compounds kavalactones.[1]
- Kava is consumed in several ways. Kava dietary supplements are commonly sold as pills or capsules. Kava is also available as whole root, powdered root, or extracts. Kava supplements are often sold at herbal wellness shops but can also be found at commonplace grocers such as Walgreens or Publix.[2]
- Kava is commonly also sold as a beverage by the same name made from dried Kava root powder and brewed into a tea-like drink. Kava beverages are increasingly

[1] United States Drug Enforcement Administration, *Kava*, September 2019 (last visited Nov. 13, 2023), chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.deadiversion.usdoj.gov/drug_chem_info/kava.pdf.

[2] Id.; Publix Delivery and Curbside Pickup (last visited Nov. 13, 2023), https://delivery.publix.com/landing?product_id=370509&retailer_id=57&postal_code=29582&region_id=1882507793.

being sold recreationally for on-site consumption at Kava-beverage-based establishments due to the beverage's euphoric effects.[3]

- According to the United States Drug Enforcement Administration ("DEA"), Kava is increasingly being used for recreational and homeopathic purposes because of the effects produced from consuming the rootstock, such as euphoria, muscle relaxation, sedation, and analgesia.[4]
- The United States Food and Drug Administration ("FDA") has not made an official determination about the efficacy of Kava as an analgesic or as a treatment for anxiety.[5]
- In 2002, the FDA issued an advisory alerting consumers and healthcare providers to the potential risk of liver-related injuries associated with the use of Kava. Several cases of liver damage (hepatitis and cirrhosis) and liver failure have been associated with commercial extract preparations of Kava.[6]
- Consumption of Kava may produce side effects such as decreased coordination and fatigue. Kava potentiates the effects of alcohol, including the impairments caused by alcohol.[7]
- Kava is not a controlled substance in the United States. Due to concerns of liver toxicity, Kava is subject to regulatory controls in many countries including Australia, Canada, France, Germany, Japan, Malaysia, Norway, Poland, Singapore, South Africa, Sweden, Switzerland, and the United Kingdom.[8]

and;

WHEREAS, the City Council finds that, due to the potentially harmful health effects of Kava and the lack of significant medical studies on the long-term effects of Kava use, it is in the best interest of the youth of the City of Cocoa have limited exposure to Kava products, specifically Kava beverages; and

WHEREAS, the City Council of the City of Cocoa makes the following findings of fact as related to Kratom;

- Kratom (*Mitragyna speciosa*) is a tropical tree native to Southeast Asia.[9]
- According to the DEA, consumption of Kratom leaves produces stimulant effects in low doses, analgesic and euphoric effects at mid-level doses, and depressant effects at high doses.[10]

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[3] United States Drug Enforcement Administration, Kava, September 2019 (last visited Nov. 13, 2023), chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.deadiversion.usdoj.gov/drug_chem_info/kava.pdf.
[4] *Id.*
[5] *Id.*
[6] *Id.*
[7] *Id.*
[8] *Id.*
[9] United States Drug Enforcement Administration, *Kratom* (last visited Nov. 13, 2023), https://www.dea.gov/factsheets/kratom.
[10] *Id.*

- According to the Mayo Clinic, Kratom is a highly addictive substance. Studies have shown that people who consume Kratom for over six months experience withdrawal symptoms similar to those experienced during opioid withdrawal.[11]
- According to the Mayo Clinic, as with other recreational drugs, it is possible to overdose on Kratom. Symptoms of and treatment for Kratom overdoses mirror those for opioid overdoses. Kratom is the known cause of at least 36 overdose deaths.[12]
- The FDA has not approved Kratom for any medical use.[13]
- The DEA has listed Kratom as a Drug of Chemical Concern.
- Medical literature has shown that not only is Kratom addictive, Kratom use is associated with a clear set of effects and side effects ranging from dry mouth and insomnia to hallucinations, delusion, confusion, and withdrawal symptoms (including symptoms of limb spasticity, hostility, aggression, and emotional instability).[14]
- Kratom is regulated as a controlled substance in Thailand, Malaysia, and Myanmar, where the plant is a native species.[15]
- Despite the dangers of Kratom use, Kratom products are promoted as legal psychoactives.
- There is an increasing prevalence in establishments which sell Kratom, including establishments which sell Kratom for on-site consumption.

and;

WHEREAS, the City Council finds that, due to the harmful effects of Kratom use, including its addictive nature and hallucinogenic side effects, it is in the best interest of the youth of the City of Cocoa to have limited exposure to Kratom products; and

WHEREAS, recognizing the dangers Kratom consumption poses to youth, the Florida Legislature has codified Florida Statutes § 500.92 (2023), the Florida Kratom Consumer Protection Act, which makes it unlawful to sell, deliver, barter, furnish, or give, directly or indirectly, any Kratom product to a person under 21 years of age; and

WHEREAS, the City Council desires to ensure that the youth of the City of Cocoa are limited in their exposure to Kava and Kratom products and do not have easy access to such products; and

---

[11] Mayo Clinic, *Kratom for Opioid Withdrawal: Does It Work?* (last visited Nov. 13, 2023), https://www.mayoclinic.org/diseases-conditions/prescription-drug-abuse/in-depth/kratom-opioid-withdrawal/art-20402170.

[12] *Id.*

[13] United States Food and Drug Administration, *FDA and Kratom* (last visited Nov. 13, 2023), https://www.fda.gov/news-events/public-health-focus/fda-and-kratom.

[14] United States Drug Enforcement Administration, *Kratom* (last visited Nov. 13, 2023), https://www.dea.gov/factsheets/kratom.

[15] *Id.*

WHEREAS, the City Council therefore desires to amend the City of Cocoa Zoning Code to provide that establishments selling Kava beverages and/or establishments selling Kratom in any form must be located at least 500 feet away from any school, church, or public park or playground, which are places where youth typically gather; and

WHEREAS, on the ___ day of _____, 2023, the City's Planning and Zoning Board/Local Planning Agency reviewed this Ordinance, held a public hearing, and recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this Ordinance to be in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings and reflect the intent and purpose of the City Council of the City of Cocoa.

Section 2. **Code Amendment.** Appendix A, *Zoning*, Article XIII, *Supplementary District Regulations*, of the Code of Ordinances of the City of Cocoa, Florida, is hereby amended as follows: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from this Ordinance of text existing in Appendix A, Article XIII. It is intended that the text in Appendix A, Article XIII, shall remain unchanged from the language existing prior to the adoption of this Ordinance.):

* * *

APPENDIX A – ZONING

* * *

ARTICLE XIII. – SUPPLEMENTARY DISTRICT REGULATIONS

* * *

Sec. 33. – Kava and Kratom.

(A) PURPOSE AND INTENT. The purpose and intent of this section is to establish distancing requirements between schools, religious institutions, and public parks or playgrounds and establishments which engage in the sale of and/or allow the on-site consumption of Kava beverages and/or Kratom.

(B) DEFINITIONS. As used in this section, the following words and phrases shall have the following meanings, unless the context clearly indicates that a different meaning is intended:

Kava shall mean any product derived from the rootstock of the Kava plant (*Piper methysticum*) (also known as intoxicating pepper).

Kava beverages shall mean beverages meant for human consumption containing any form of Kava. Kava beverages shall include beverages made purely from Kava as well as beverages made from a combination of Kava and other ingredients, including but not limited to infusions, teas, fermented drinks, or lattes.

Kratom shall mean any product, including but not limited to food products, food ingredients, dietary ingredients, dietary supplements, or beverages, intended for human consumption which contains any part of the leaf of the Kratom plant, *Mitragyna speciosa*, or an extract, synthetic alkaloid, or synthetically derived compound of the Kratom plant which is manufactured as a powder, capsule, pill, beverage, or other consumable form.

(C) DISTANCING REQUIREMENTS. Notwithstanding any other provision of this chapter or any provision of the City of Cocoa zoning regulations, no person shall cause or permit the operation of any establishment selling any form of Kava beverage or any form of Kratom within five hundred (500) feet of a preexisting religious institution; public or private elementary, middle, or secondary school; or public park or playground. A "preexisting" religious institution, public or private elementary, middle, or secondary school, or public park or playground shall mean one existing prior to the existence of the establishment selling or proposing to sell Kava beverages or any form of Kratom. The distance between the establishment proposing to sell or selling any form of Kava beverage or any form of Kratom and a religious institution; public or private elementary, middle, or secondary school; or public park or playground shall be measured by drawing a straight line between the closest property lines of the respective properties used for such purposes.

* * *

Section 3. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 4. Incorporation Into Code. This Ordinance shall be incorporated into the City Code of the City of Cocoa and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

Section 5. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 6. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2023.

_____
MICHAEL C. BLAKE
Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

11/21/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/21/2023

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

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Notary Public
State of Wisconsin

AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD AND CITY COUNCIL PROPOSES TO CONSIDER THE FOLLOWING:

PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of one (1) parcel of real property, totaling 212.10 acres, more or less, and generally located near the southeast corner of Interstate 95 and State Road 528, in Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID 24-35-10-00-502.
B. Consideration of the WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN consistent with Chapter18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, Windward Preserve PUD, a subdivision containing 385 single-family homes and common space tracts.
PZ-23-02100009 – Partial Rezoning Matthews Hope – Institutional to RU-2-15 | Ordinance 23-2023
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PZ-23-02000009 – Text Amendment - Revising the Sign Code for Flags | Ordinance 24-2023
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A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Smoke Shops, Kava, and Kratom; establishing distancing requirements between smoke shops, establishments selling kava beverages and kratom products, and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-23-00200012 – Text Amendment - Amending Article XIX Section 2, P&Z Board Meeting Schedule | Ordinance 26-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Zoning Ordinance of the City of Cocoa, Appendix A, Article XIX, Section 2, relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

THE PLANNING & ZONING BOARD
WILL CONSIDER THESE ITEMS ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE

COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.
The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.
Public Participation Information:
Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:
• City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx
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Viewing in Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:
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THE CITY OF COCOA

BUSINESS IMPACT ESTIMATE
PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published pursuant to Section 166.041(3)(a), Florida Statutes.

City Council Meeting Dates: ___December 12, 2023___
Ordinance Number: _____25-2023_____
Posted To Webpage: _____12/13/2023_____

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, *ZONING*, ARTICLE XIII, *SUPPLEMENTARY DISTRICT REGULATIONS*, OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ADD A NEW SECTION 33, *KAVA AND KRATOM*; ESTABLISHING DISTANCING REQUIREMENTS BETWEEN ESTABLISHMENTS SELLING KAVA BEVERAGES AND/OR KRATOM PRODUCTS AND CERTAIN OTHER ENUMERATED LAND USES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Parts I-IV below are <u>not</u> required to be completed if the ordinance involves any one of the following types of exemptions. Please check if applicable:

__1. Ordinances required for compliance with federal or state law or regulation;

__2. Ordinances relating to the issuance or refinancing of debt;

__3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

__4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

__5. Emergency ordinances;

__6. Ordinances relating to procurement; or

_X_7. Ordinances enacted to implement the following:

_x_ a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;

__ b. Sections 190.005 and 190.046;

__ c. Section 553.73, relating to the Florida Building Code; or

__ d. Section 633.202, relating to the Florida Fire Prevention Code.

Part I.

Summary of the proposed ordinance and statement of public purpose:
(Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Cocoa.)

[INSERT SUMMARY]

Part II.

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Cocoa: (*fill out subsections a-c as applicable, if not applicable write "not applicable")*

(a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

_____
_____

(b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

_____
_____

(c) An estimate of the City of Cocoa's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

_____
_____

Part III.

Good faith estimate of the number of businesses likely to be impacted by the ordinance:

_____
_____

Part IV. Additional Information the City Council may find useful (if any):

_____
_____
_____
_____

This Business Impact Estimate may be revised following its initial posting.

Legislation Details (With Text)

File #:	23-788	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/12/2023			**In control:**	City Council
On agenda:	12/19/2023			**Final action:**	
Title:	Adopt on Second and Final Reading Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date. (City Planner)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance No. 26-2023 _ Amending Article XIX _ P&Z Board Meeting Schedule.pdf 26-2023 Business Impact Estimate Cocoa.pdf FI ad 9542285.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 13, 2023
Agenda Date: December 19, 2023
Prepared By: Stacey Hopper - City Planner
Through: Stockton Whitten - City Manager
Requested Action:
Adopt on Second and Final Reading Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date.

BACKGROUND:

The applicant, City of Cocoa, is requesting the Planning and Zoning Board consider an amendment of the Appendix A, Article XIX, Section 2, setting the date of the Planning and Zoning Board meeting.

History: In the past, according to Ordinance 20-2003, the Planning and Zoning Board meeting was held on the second Wednesday of the month. However, in August of 2018, the City Council meeting schedule was changed such that meetings were regularly held on the 2nd and 4th Wednesday of the month. Accordingly, Planning and Zoning Board meetings were changed to the 1st Wednesday of the month to accommodate the new City Council meeting schedule. Since 2018, the Planning and

Zoning Board has regularly held meetings on the 1st Wednesday of the month.

Although in October of 2020 the City Council meetings were moved from the 2nd and 4th Wednesday of the month back to the 2nd and 4th Tuesday of the month, the 1st Wednesday schedule does appear to work well for the Board and for the staff that must support Board meetings so that they do not need to attend evening meetings twice in one week.

Proposed Ordinance 26-2023, eliminates from the City Code a specific meeting day of the Planning and Zoning Board, currently still codified as the 2nd Wednesday of the month. The Ordinance does not specify a set day of the regular Planning and Zoning meetings, but rather instructs that a regular meeting schedule be established by the Board with at least monthly intervals and with special meetings to be held as necessary at the request of the Chair or Vice-Chair of the board.

Project Name:	Zoning Ordinance Text Amendment - Planning and Zoning Board Meeting Schedule, Ordinance 26-2023
Project No.:	PZ-23-02000012
Meeting Date:	December 19, 2023
Applicant:	City of Cocoa
Property Owner:	N/A
Project Location:	Various Zoning Districts
Future Land Use Designation:	N/A
Zoning District:	N/A
Existing Land Use:	N/A
Council District:	City wide
Legal Ad Date:	November 21, 2023

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

a. The need and justification for the change.

b. The relationship of the proposed amendment to the purposes and objective of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Need and justification for change

Need: The City code needs to be updated to reflect the change in date of the Planning and Zoning Board meeting.

Justification: The change of the City Council meeting date from Wednesday back to Tuesday would result in back to back City Board Meetings if the current ordinance requiring Planning and Zoning Board meetings to occur on the 2nd Wednesday of the month were observed, causing difficulty for City Clerk, Planning and IT staff and forcing key City staff to be away from home two consecutive nights in the 2nd week of each month. When the Planning and Zoning Board meeting was moved to the 1st Wednesday of the month, these staffing issues were resolved, but the City code was not updated to reflect this change.

Summary: Ordinance 26-2023 strikes the 2nd Wednesday of the month from the code and provides flexibility to the Planning and Zoning Board to establish the regular meeting schedule, as long as it is a monthly schedule. The Ordinance leaves the meeting day to the will of the Planning and Zoning Board, and does not specify a certain day that the meeting must be held on, but rather ensures that a Planning and Zoning Board meeting regularly occurs once a month at the will of the P&Z Board.

Following Staff Analysis, the proposed Ordinance, attached as Exhibit A, Ordinance 26-2023 is recommended to the Planning and Zoning Board.

Relationship and consistency with Comprehensive Plan Policies and Objectives

N/A.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Ordinance 20-2003, July 22, 2003. Set in place the schedule of the P&Z meeting as the 2nd Wednesday of the month and removing the provision for the time and place of the meeting to be prescribed by the board.

On December 06, 2023 the Planning and Zoning Board recommend approval of Ordinance 26-2023 as presented.

On December 12, the Ordinance 26-20223 passed the City Council on First Reading.

RECOMMENDED MOTION:

Adopt on Second and Final Reading Ordinance 26-2023, a zoning text amendment, amending Appendix A, Article XIX, Section 2, Relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporating into the code, severability, and an effective date.

ORDINANCE NO. 26-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA, APPENDIX A, ARTICLE XIX, SECTION 2, RELATING TO THE MEETING SCHEDULE OF THE PLANNING AND ZONING BOARD; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Cocoa is granted the authority, under Section 2(b), Art. VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Appendix A, *Zoning*, Article XIX, *Planning and Zoning Board*, Section 2, *Meetings; records*, of the Zoning Ordinance of the City of Cocoa, Florida, sets forth the meeting schedule for the City of Cocoa Planning and Zoning Board; and

WHEREAS, the City desires to remove the provision of Section 2 requiring meetings of the Planning and Zoning Board to be held on the second Wednesday of each month to provide instead that meetings may be held pursuant to a regular schedule established by the Board; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1.0 **Recitals.** The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2.0 **Amendment.** The City of Cocoa Code of Ordinances Appendix A, Zoning, Article XIX, Section 2, is hereby amended as follows: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in Appendix A, Zoning, Article XIX, Section 2. It is intended that the text in Appendix A, Zoning, Article XIX, denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to the adoption of this Ordinance):

*** * ***

APPENDIX A – ZONING

*** * ***

ARTICLE XIX. – PLANNING AND ZONING BOARD

* * *

Sec. 2. – Meetings; records.

~~The planning and zoning board shall hold regular meetings on the second Wednesday of each month, and special meetings at such times as the board may determine or at the call of the chairman thereof, or the planning supervisor for the consideration of business before the board.~~

The planning and zoning board shall establish a schedule of regular meetings at such intervals as the board may determine, but not less frequently than once every month. Special meetings may be convened by the chairperson, or vice-chairperson in the absence of the chairperson, upon giving at least twenty-four (24) hours' notice to the members of the board. A meeting may also be called by written notice signed by three (3) members of the board. The board at any hearing or meeting may schedule a future hearing or meeting date.

* * *

Section 3.0 Incorporation Into Code. This Ordinance shall be incorporated into the City Code of the City of Cocoa and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

Section 4.0 Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent Ordinances and Resolutions adopted by the City Council, or parts of prior Ordinances and Resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 5.0 Severability. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 6.0 Effective Date. This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2023.

_____

MICHAEL C. BLAKE, Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

THE CITY OF COCOA

BUSINESS IMPACT ESTIMATE
PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published pursuant to Section 166.041(3)(a), Florida Statutes.

City Council Meeting Dates: ___December 12, 2023___
Ordinance Number: _____26-2023_____
Posted To Webpage: _____12/13/2023_____

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA, APPENDIX A, ARTICLE XIX, SECTION 2, RELATING TO THE MEETING SCHEDULE OF THE PLANNING AND ZONING BOARD; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

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_x_a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders,

development agreements, and development permits;

__b. Sections 190.005 and 190.046;

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Part I.

Summary of the proposed ordinance and statement of public purpose:
(Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Cocoa.)

[INSERT SUMMARY]

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Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Cocoa: (*fill out subsections a-c as applicable, if not applicable write "not applicable")*

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_____
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_____
_____

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Good faith estimate of the number of businesses likely to be impacted by the ordinance:

_____
_____

Part IV. Additional Information the City Council may find useful (if any):

_____
_____
_____
_____

This Business Impact Estimate may be revised following its initial posting.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

11/21/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/21/2023

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

My commision expires

Publication Cost:	$463.61	
Order No:	9542285	# of Copies:
Customer No:	1127247	1
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD AND CITY COUNCIL PROPOSES TO CONSIDER THE FOLLOWING:

PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of one (1) parcel of real property, totaling 212.10 acres, more or less, and generally located near the southeast corner of Interstate 95 and State Road 528, in Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID 24-35-10-00-502.
B. Consideration of the WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN consistent with Chapter18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, Windward Preserve PUD, a subdivision containing 385 single-family homes and common space tracts.
PZ-23-02100009 – Partial Rezoning Matthews Hope – Institutional to RU-2-15 | Ordinance 23-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of a portion of one (1) parcel of real property, that portion totaling 1 acre, more or less, and generally located northwest of the intersection of Grimes St and Forrest Ave at 825 Forrest Ave, Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Institutional (INST) to Multiple-Family Dwelling (RU-2-15); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Portion of Tax Parcel ID 24-36-28-76-a
PZ-23-02000009 – Text Amendment - Revising the Sign Code for Flags | Ordinance 24-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending Chapter 3, advertising and signs, section 3-23, general regulations, of the code of the City of Cocoa regarding flags; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.
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THE PLANNING & ZONING BOARD
WILL CONSIDER THESE ITEMS ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE

COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.
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Legislation Details (With Text)

File #:	23-785	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/12/2023			**In control:**	City Council
On agenda:	12/19/2023			**Final action:**	
Title:	Adopt on Second and Final Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, Advertising and Signs, Sections 3-5 and 3-23 of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date. (City Planner)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance 24-2034 Revising Sign Code Flags CC Second Reading Camping World Letter of Intent.pdf Legal Ad Affidavit 9542285.pdf 24-2023 Business Impact Estimate Cocoa.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 13, 2023
Agenda Date: December 19, 2023
Prepared By: Stacey Hopper - City Planner
Through: Stockton Whitten - City Manager
Requested Action:
Adopt on Second and Final Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, *Advertising and Signs,* Sections 3-5 and 3-23 of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date.

BACKGROUND:

The applicant, is requesting the Planning and Zoning Board consider an amendment of the General Regulations, Advertising and Signs, Section 3-23 regarding Flags.

The applicants flag pole contractor submitted a permit for a 130’ flag pole with a 40’ by 80’ flag. The applicant has contracted with this flag pole company to provide flags and poles to all of the applicant’s properties around the country. According to City of Cocoa regulations, the maximum flag pole height is 32’ high with a flag height no larger than 25% of the flag pole height. As this project would not qualify for a waiver, and does not fit the definition for a variance, city staff was asked if a tailored ordinance could be created to allow flag poles and flags of this size in specifically designated locations at major intersections adjacent to Interstate 95.

Ordinance 24-2023 proposes flag poles above the standard height of 32' be allowed only on commercial properties and be within 1500' of an Interstate 95 intersection. Further, no non-standard flag pole shall be allowed closer than 1000' to another non-standard flag pole and no more than one flag may be flown at a time on the pole.

Project Name: Zoning Ordinance Text Amendment - Advertising and Signs, Ordinance 24-2023
Project No.: PZ-23-02000008
Meeting Date: December 19, 2023
Applicant: Camping World of Cocoa
Property Owner: National Retail Properties, Inc
Project Location: 4680 Highway 520, Cocoa, FL 32926

Future Land Use Designation: Commercial

Zoning District: Zoning Not Assigned

Existing Land Use: Commercial

Council District: District 3

Legal Ad Date: November 21, 2023

I. Zoning Ordinance Amendment Analysis

In accordance with Section 1(G)(2), Article XXII, Appendix A (Zoning), of the Code of the City of Cocoa, the Planning and Zoning Board shall consider and study the following when an amendment to the zoning code is proposed:

a. The need and justification for the change.

b. The relationship of the proposed amendment to the purposes and objective of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

Need and justification for change

Need: The existing City of Cocoa code limits flag and flag pole sizes within densely populated residential and commercial areas in an effort to limit visually cluttering and competing flag and advertising signs. Large, sparsely populated commercial areas, adjacent to the interstate provide an opportunity for large flags without the concern of overburdening the senses with an over-abundance of visual distraction.

Justification: The proposed Ordinance seeks to allow erection of a large-scale flag and flag pole, within certain specifically designated areas and zoning districts adjacent to major intersections with I-95. The city seeks to allow this flag and flag pole, and future others, to encourage business growth through the subtle advertising and target marketing of this and other business's primary customer

base.

The narrow tailoring of this ordinance, set to specific locations, near I-95 interchanges and limited only to Commercial Zoning Districts is designed to encourage cooperation with all business, who are within the designated area and wish to create a brand identity through the display of a large format flag.

Summary: In summary this ordinance furthers business development and relations between the city and the business community, expands the potential for growth and business retention and facilitates a growing economic base within the city of Cocoa. In addition, a change to the definition of a "flag" is proposed to ensure that it is a content-neutral definition.
Following Staff Analysis, the proposed Ordinance, attached as Exhibit A, Ordinance 24-2023 is recommended to the Planning and Zoning Board.

If approved, the proposed Ordinance will impact commercial businesses within a 1500' of a I-95 intersection through the patriotic display of a large format flag and flag pole.

Relationship and consistency with Comprehensive Plan Policies and Objectives

The proposed ordinance will not negatively impact existing neighborhoods and will help to increase the retention of existing business within the city of Cocoa with this non-monetary economic incentive.

- **Objective 1.3.1 - Economic Base Enhancements**. The City shall seek to establish and maintain a stable and growing economic base through strategic incentive programs and diversification of the economy.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

On December 6, 2023 the Planning and Zoning Board recommended disapproval of Ordinance 24-2023 as presented.

On December 12, 2023 Pass on First Reading Ordinance 24-2023.

RECOMMENDED MOTION:

Adopt on Second and Final Reading of Ordinance 24-2023, a zoning text amendment, amending Chapter 3, *Advertising and Signs,* Sections 3-5 and 3-23 of the Code of the City of Cocoa regarding Flags, providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code severability, and an effective date.

ORDINANCE NO. 24-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 3, *ADVERTISING AND SIGNS*, SECTIONS 3-5 AND 3-23 OF THE CODE OF THE CITY OF COCOA REGARDING FLAGS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Cocoa is granted the authority, under Section 2(b), Art. VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Chapter 3, *Advertising and Signs*, Section 3-23, *General Regulations*, sets forth the maximum height and size requirements for flags and flagpoles permitted within the City; and

WHEREAS, "flags" are currently defined in Section 3-5 of the Code as "a piece of fabric with a color or pattern representing a country, political subdivision, organization or business entity, including flags of states and municipalities"; and

WHEREAS, the City desires to modify the sign code contained in Chapter 3 to allow for taller flagpoles and larger flags along the Interstate 95 corridor within the City's jurisdictional limits and to make necessary amendments to the definition of a "flag"; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this Ordinance to be in the best interests of the public health, safety, and welfare of the citizens of the City of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by reference as legislative findings of the City Council of Council.

Section 2. **Text Amendment.** The City of Cocoa Code of Ordinances, Chapter 3, is hereby amended as follows: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion from the Ordinance of text existing in Chapter 3. It is intended that the text in Chapter 3 denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to the adoption of this Ordinance):

Chapter 3 – ADVERTISING AND SIGNS

* * *

Sec. 3-5. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

Flag or *pennant* means a piece of fabric with a color or pattern representing a country, political subdivision, organization, ~~or~~ business entity, ~~including flags of states or municipalities~~ or containing non-commercial speech. A flag shall include flags of states and municipalities.

* * *

Sec. 3-23. – General Regulations.

(a) No sign, unless herein excepted, shall be erected, constructed, posted, painted, altered, or relocated, except as provided in this chapter.

(b) Signs extending or hanging over any public or private sidewalk or pedestrian way shall not be less than eight (8) feet above the surface of such way. Signs extending or hanging over any public or private vehicular way shall not be less than fifteen (15) feet above the surface of such way.

(c) Copy may be changed on any outside sign provided, however, that the device upon which the copy is located, must meet all the requirements of this chapter.

(d) All permitted illuminated signs in any zoning district shall be designed in such a manner as to avoid undue glare or reflection of light on residential property in the surrounding area.

(e) Flags shall be permitted subject to the following:

(1) A maximum of four (4) flagpoles shall be permitted per parcel of land on a public street. No more than two (2) flags may be displayed on a flagpole.

(2) Flag size shall be in relation to the height of the flagpole, but in no case shall the maximum height of any flag or flags exceed 25 percent of the total height of the flagpole~~.~~, except as otherwise provided in this subsection.

(3) No flagpole shall exceed 32 feet in height~~.~~, except as otherwise provided in this subsection.

(4) Flagpoles shall maintain a 15-foot setback from all property lines and a 25-foot setback from any intersection.

(5) A maximum of one (1) flagpole per parcel which exceeds the pole height and flag size requirements otherwise outlined in this subsection may be erected within 1,500 feet of a road exit, on-ramp, intersection or interchange of Interstate 95 on a commercially zoned property, provided that the following conditions are met:

a. Flagpoles erected within 1,500 feet of a road exit, on-ramp, intersection or interchange of Interstate 95 may not exceed 130 feet in height, above ground;

b. Only one flag may be flown upon such flagpole, and such flag shall have a maximum height of 40 feet and a maximum width of 80 feet; and

c. No flagpole or flag exceeding the pole height and flag size requirements otherwise outlined in subsections (e)(2) and (e)(3) may be erected within 1,000 feet of another flagpole or flag exceeding the pole height and flag size requirements otherwise outlined in subsections (e)(2) and (e)(3).

* * *

Section 3. Incorporation Into Code. This Ordinance shall be incorporated into the City Code of the City of Cocoa and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

Section 4. Repeal of Prior Inconsistent Ordinances and Resolutions. All prior inconsistent Ordinances and Resolutions adopted by the City Council, or parts of prior Ordinances and Resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, word, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2023.

_____
MICHAEL C. BLAKE, Mayor

ATTEST:

_____
CARIE SHEALY, MMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

VIA ELECTRONIC MAIL

Stacey Hopper
Planner
(shopper@cocoafl.org)
Cocoa Florida Planning & Zoning
65 Stone Street
Cocoa, FL 32922

RE: Letter of Intent – 130' Flagpole

As is signature with all Camping Worlds, we would like to install a 130' flagpole at our location at the Cocoa, FL Camping World. Over 180 Camping Worlds throughout the country have our signature American made 130' flagpole flying a stunning hand-sewn made in the U.S. 80'x40' flag. Our company is very patriotic as our CEO and Chairman was adopted from Lebanon at 9 months old by an American family. Our patriotic customers have come to expect all Camping Worlds to have our signature flag and flagpole

Only the American Flag will be flown on this flagpole. We take extreme care and pride in the flag. The flag will be illuminated with LED lights and we will always have 2 extra flags on-site in the event of damage. Our flagpoles are crafted to last over 50 years. We have never had an incident of any flagpole breaking, even during the hurricanes. Please see picture below. Thank you for your consideration.



LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

CITY OF COCOA (TE)
Accounting Division
City Of Cocoa - Te
65 Stone ST
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

11/21/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/21/2023

Legal Clerk

Notary, State of WI, County of Brown

1-7-25

My commision expires

Publication Cost:	$463.61	
Order No:	9542285	# of Copies:
Customer No:	1127247	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

AD#9542285 11/21/2023
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD AND CITY COUNCIL PROPOSES TO CONSIDER THE FOLLOWING:

PZ-23-00300001 – Windward Preserve Zoning Map Amendment to PUD/Preliminary Subdivision/Large Scale Site Plan | Ordinance 22-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of one (1) parcel of real property, totaling 212.10 acres, more or less, and generally located near the southeast corner of Interstate 95 and State Road 528, in Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Brevard County General Use (GU) to City of Cocoa Planned Unit Development (PUD); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Tax Parcel ID 24-35-10-00-502.
B. Consideration of the WINDWARD PRESERVE PRELIMINARY SUBDIVISION AND LARGE SCALE SITE PLAN consistent with Chapter18 Subdivisions and Appendix A Zoning of the City Code. The property owner intends to develop a Planned Unit Development project, Windward Preserve PUD, a subdivision containing 385 single-family homes and common space tracts.
PZ-23-02100009 – Partial Rezoning Matthews Hope – Institutional to RU-2-15 | Ordinance 23-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the official zoning map designation of a portion of one (1) parcel of real property, that portion totaling 1 acre, more or less, and generally located northwest of the intersection of Grimes St and Forrest Ave at 825 Forrest Ave, Cocoa, Florida, more particularly depicted and legally described on Exhibit "A" attached hereto, from Institutional (INST) to Multiple-Family Dwelling (RU-2-15); providing for the repeal of prior inconsistent ordinances and resolutions, severability, and an effective date. Portion of Tax Parcel ID 24-36-28-76-a
PZ-23-02000009 – Text Amendment - Revising the Sign Code for Flags | Ordinance 24-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, amending Chapter 3, advertising and signs, section 3-23, general regulations, of the code of the City of Cocoa regarding flags; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.
PZ-23-00200013 – Text Amendment - Kava, Kratom, Smoke shops| Ordinance 25-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending Appendix A, Zoning, Article XIII, Supplementary District Regulations, of the Zoning Ordinance of the City of Cocoa to add a new Section 33, Smoke Shops, Kava, and Kratom; establishing distancing requirements between smoke shops, establishments selling kava beverages and kratom products, and certain other enumerated land uses; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

PZ-23-00200012 – Text Amendment - Amending Article XIX Section 2, P&Z Board Meeting Schedule | Ordinance 26-2023
A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; amending the Zoning Ordinance of the City of Cocoa, Appendix A, Article XIX, Section 2, relating to the meeting schedule of the Planning and Zoning Board; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

THE PLANNING & ZONING BOARD
WILL CONSIDER THESE ITEMS ON:
December 6th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR FIRST READING ON
December 12th, 2023
THE CITY COUNCIL
WILL CONSIDER THESE ITEMS FOR SECOND READING ON
December 19th, 2023
ALL HEARINGS WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE

COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.
Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.
The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.
Public Participation Information:
Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:
• City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx
Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451.
Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.
Viewing in Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:
• City of Cocoa meeting calendar at https://cocoa.legistar.com/Calendar.aspx
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

THE CITY OF COCOA

BUSINESS IMPACT ESTIMATE
PURSUANT TO F.S. 166.041(4)

This form should be included in the agenda packet with the proposed ordinance to be considered. It must be posted on the City's website by the time notice of the proposed ordinance is published pursuant to Section 166.041(3)(a), Florida Statutes.

City Council Meeting Dates: ___December 12, 2023___
Ordinance Number: _____24-2023_____
Posted To Webpage: _____12/13/2023_____

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 3, *ADVERTISING AND SIGNS*, SECTION 3-23, *GENERAL REGULATIONS*, OF THE CODE OF THE CITY OF COCOA REGARDING FLAGS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Parts I-IV below are <u>not</u> required to be completed if the ordinance involves any one of the following types of exemptions. Please check if applicable:

__1. Ordinances required for compliance with federal or state law or regulation;

__2. Ordinances relating to the issuance or refinancing of debt;

__3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

__4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;

__5. Emergency ordinances;

__6. Ordinances relating to procurement; or

_X_7. Ordinances enacted to implement the following:

_x_a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders,

development agreements, and development permits;

__b. Sections 190.005 and 190.046;

__c. Section 553.73, relating to the Florida Building Code; or

__d. Section 633.202, relating to the Florida Fire Prevention Code.

Part I.

Summary of the proposed ordinance and statement of public purpose:
(Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Cocoa.)

[INSERT SUMMARY]

Part II.

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Cocoa: (*fill out subsections a-c as applicable, if not applicable write "not applicable")*

(a) Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

_____
_____

(b) Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

_____
_____

(c) An estimate of the City of Cocoa's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

_____
_____

Part III.

Good faith estimate of the number of businesses likely to be impacted by the ordinance:

_____
_____

Part IV. Additional Information the City Council may find useful (if any):

_____
_____
_____
_____

This Business Impact Estimate may be revised following its initial posting.