DELISI
Land Use Planning & Water Policy

MarySue Groth, Senior Planner
Lee County Community Development
1500 Monroe St.
Fort Myers, FL 33902

February 19, 2026

Re: White Willow RPD
DCI2025-00028
Sufficiency Re-Submittal

Ms. Groth,

In response to the insufficiency letter dated January 22, 2026, enclosed are the following items for your review:

1. Letters of No Objection
2. Master Concept Plan
3. Revised TIS
4. Title Certification
5. Legal Description and Sketch
6. Boundary Survey
7. Request Statement
8. Integrated Surface and Groundwater Model
9. Characterization of Groundwater and Surface Water Resources report

In addition to the above items, written responses to the comments are provided below:

Development Services
1. Please provide a letter of no objection from the local fire department (Bonita Springs Fire District) and emergency services in reference to Deviation #1 from LDC Section 10-291(3).

Please see the attached letters of no objection.

2. Pursuant to LDC Section [10-256(b)(2)c.(1-2)], a pedestrian way is required along one side of all streets internal to a residential development and must extend from intersection to intersection; and a pedestrian way is required along one side of all cul-de-sac streets that serve two dwelling units or more. The pedestrian way must extend from the intersection to the end of the cul-de-sac.

•NOTE: At time of development order the applicant must demonstrate compliance with this requirement.

Understood. The applicant is <u>not</u> requesting a deviation from this section of the Land Development Code. As stated above, this will be reviewed at the time of development order.

3. 34-1748(1) - (5)] Entrance Gates & Gatehouses. The provisions of LCLDC Section 34-1748 apply to entrance gates or gatehouses that control access to three or more dwelling units or recreational vehicles, or any commercial, industrial or recreational facility.

The proposed full access gated entry must comply with these requirements.

Understood. The applicant is not asking for a deviation from this requirement. The proposed concept plan meets this requirement and it is understood that additional detail may be required at the time of local development order. Please see the attached master concept plan.

4. Are any amenities proposed? If so, please indicate the general location on the proposed MCP.

There are no programed amenities proposed.

5. Pursuant to LDC Section [34-373(a)(6)c.] the MCP must indicate the approximate dimensions of the lots or parcels (including subdivided parcels and outparcels).

A lot detail with dimensions has been added to the Master Concept Plan. Please see the attached revised Master Concept Plan.

6. INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time.

Understood.

<u>TIS</u>:

1. The driveway distribution in the TIS does not match the access provisions stated in the project MCP. It seems to reflect turning movements located at either Faygin Lane or the site's secondary "emergency" access, which may not be proposed for general site access. The discrepancy should be reconciled and driveway turning movements assigned consistently with the planned access points.

The TIS was revised to match the proposed MCP. The eastern access will be Emergency Access only and will not be open to any resident traffic. Faygin Lane will not be utilized as part of this project.

2. Turning movements at the full median opening need to be considered. Southampton Drive is not shown in the TIS, and the complete turning movements are not reflected at the full intersection. The project will require commitment to contribute proportionate share toward a signal at the full median opening opposite Southampton Drive, should warrants be met.

The main site access drive will align with Southampton Drive. This is now reflected in the revised TIS. A more detailed analysis wil be provided at the time of development order application.

3. Table 5A: Reflect which volume is the LOS Standard.

Table 5A was revised to reflect this change.

4. Table 6A: Double check the annual growth rate calculations; there are errors in the Annual Rate resulting in higher traffic volumes than the rates shown would create.

Table 6A was corrected to reflect the correct number of years for which the growth rate was applied.

DOT:

1. LDC Sec. 10-285: Dimensions for access spacing from edge of paving. For the primary access aligned to the median opening at Bonita Beach Road, the current measurement is approximately 475', not 550'as shown.

Please see the attached revised Master Concept Plan.

2. LDC Sec. 34-1748.(4) applies to both proposed entrances. For both entrances: A minimum of 100 feet from the intersecting street right-of-way is required, a turnaround is required prior to the gate(s), queuing distance is required for 5 vehicles, and adequate accommodation for a right turn lane may be required.

Understood. The entrance meets this requirement.

3. The emergency access should be relocated to connect at Faygin Lane, which will require improvement to County standard cross section for this roadway classification. As shown, the access lacks clarity in the narrative as to the purpose and frequency of use. Is the intent for the entrance be restricted to emergency vehicles only?

Yes. The access is intended to be restricted to emergency vehicles only. Access from Faygin is more circuitous. Faygin is a dead end road and does not provide additional

access to the north. Emergency vehicles wil have better direct access into the community from Bonita Beach Road.

4. Deviations: Review of the requested deviations is reserved until revisions to the access(es) are accommodated; the deviations may require revision to accommodate changes.

Understood.

5. The project will require commitment to contribute proportionate share toward a signal at the full median opening opposite Southampton Drive, should warrants be met.

Understood.

Environmental comments:
1. Please demonstrate compliance with LDC Section 10-418 for lake bank slope and littoral plantings.

10-418 is a development order requirement. The applicant is not asking for any deviations from this section and must comply with this section of code. Compliance will and must be demonstrated at the time of development order when design level detail is reviewed and provided.

2. Please revise MCP to show lake management easement on both lakes per LDC Section 34-373(6)(a).

Please see the attached revised master concept plan.

LDC §34-202(a)(7) Title Certification.

- The submitted Title Search Report is not an accepted form. The certification of title must be in one of the following forms:

i. Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company.

ii. Title insurance policy with appropriate schedules, no greater than five years old at the time of the initial development order submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, or title opinion must be submitted in the alternative.

Please see the attached revised title certification.

LDC §34-202(a)(5) Legal description and sketch to accompany legal description.

- A metes and bounds legal description along with a sketch of the legal description, prepared by a Florida Licensed Surveyor and Mapper, must be submitted.

- No metes and bounds description of the overall perimeter was submitted.

Please see the attached metes and bounds legal description and sketch.

LDC §34-202(a)(6) Boundary Survey.
- A metes and bounds legal description must be included on the boundary survey.

Please see the attached revised boundary survey.

Please provide the Characterization of Groundwater and Surface water resources referenced in the Request Narrative. It was not provided by the applicant.

Please see the attached Characterization of Groundwater and Surface Water Resources report.

Please provide analysis of Lee Plan policies 60.1.1, 123.2.10, 124.1.2, 125.1.2, 125.14. 126.1.1, 126.1.4.

Please see the attached revised Request Statement.

Please provide analysis of Lee Plan Objective 33.1 and subsequent applicable policies. Additional comments pending CPA application outcome.

Please see the attached revised Request Statement.

Please provide an Integrated Surface and Groundwater Model to demonstrate compliance with Lee Plan policy 33.1.7.

Please see the attached Integrated Surface and Groundwater Model.

Planning review will not find DCI2025-00028 sufficient until the companion CPA is sufficient.

Understood.

In addition to Development Services comment pertaining to an amenities center, if an amenities center is being proposed, consider adding the Consumption on Premise use to the Schedule of Uses.

Additional Zoning review may be required based on approval of companion CPA2025-00013.

Understood.

Please address Lee Plan Standards 4.1.1 and 4.1.2 related to water and sewer in your Lee Plan analysis.

Please see the attached revised Request Statement.

The subject properties are in the Southeast Lee County Community Plan Area. Please refer to Lee Plan Goal 33 and address applicable policies.

Please see the attached revised Request Statement.

If there are any questions, please do not hesitate to call me.

Sincerely,

DeLisi, Inc.



Daniel DeLisi, AICP
President

DELISI
Land Use Planning & Water Policy

WHITE WILLOW RPD
REQUEST STATEMENT
REVISED 2-20-2026

Introduction

The Bonita Beach Road 50 property is located on the north side of Bonita Beach Road, approximately 1 ½ miles east of I-75, and approximately 2/3 of a mile east of Bonita Grande Drive, directly north of the Worthington Country Club. The subject property is located in unincorporated Lee County, contiguous the City of Bonita Springs.

The proposed application is to rezone the subject property from AG-2 (Agriculture) to RPD (Residential Planned Development) in order to develop a residential community consisting of 94 single family units. The subject property is ideally located along a residential corridor in close proximity commercial and recreational uses and with urban infrastructure available to serve the development.

Adjacent Uses:

The subject property is surrounded on all sides by development. To the south of the subject property is the Worthington Country Club, a gated golf course residential community. As stated above, the suburban residential communities extend all the way east to the County line.

The development pattern in the area has extended intense land uses from I-75 along the north side of Bonita Beach Road as well, nearly to the western edge of subject property. Midtown Bonita, located on the northwest corner of Bonita Grand Drive and Bonita Beach Road, is a mixed-use development consisting of 200,000 square feet of commercial, 165 hotel units and 400 multi-family residential units. On the east side of Bonita Grand Drive is a Race Trac gas station and a residential community, Solis Grande, with approximately 157 multi-family units. Adjacent to Solid Grande to the east is the Bonita Beach Road CPD, a map amendment and zoning in progress to add 60,000 square feet of commercial uses to the corridor. Directly adjacent to the subject property on the west is an intensely developed recreational vehicle park. West of the RV park is a migrant farmworker housing development.

To the north of the property is land that has been heavily impacted and appears to be used as a residential unit and for the outdoor storage of construction equipment. To the east of the subject property is the Revana development, which was recently approved in the City of Bonita Springs, requesting 299 residential units and 100,000 square feet of commercial.

Planned Development Approval Criteria

As detailed in Section 34-145(d)(4)a. 1 and 2. of the Land Development Code, the attached application demonstrates the following:

(a) Consistency with the Lee Plan

The subject property is located in the Southeast Lee County Planning Community in Lee County, Florida. The RPD is being proposed concurrent with an amendment to the future land use map to change the property from Density Reduction/Groundwater Resources to Outlying Suburban. The proposed RPD is appropriate given the location of the development, the proposed density and the surrounding land uses. A detailed overview of compliance with the comprehensive plan is below.

> ***POLICY 1.1.6:*** *The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.*

The subject property is proposed to be designated as Outlying Suburban on the future land use map. This is the land use category that was designated for the properties south of Bonita Bech Road in the 1990 Lee Plan and but for the need in 1990 to reduce density on the future land use map, would have been the designation for this property. Although this property is distinctly no longer rural and has urban development directly adjacent on the south and west, densities in the area are generally consistent with the Outlying Suburban land use category and all infrastructure is in place to serve development. The proposed planned development is requesting 94 residential units. The Outlying Suburban future land use category would allow up to 102 units on the 34 upland acres of the property. The proposed Comprehensive plan amendment and rezoning request meet the purpose and intent of the outlying Suburban future land use category.

> ***POLICY 1.4.5:*** *The Density Reduction/Groundwater Resource (DR/GR) land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.*
>
> *1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels (except as provided in Policies 33.1.3 and 33.3.5) utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green*

infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels may be submitted during the rezoning or development review processes.

2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, ~~and~~ residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres), and commercial uses in accordance with Policy 33.3.5. See Policies 33.3.2, 33.3.3, 33.3.4, 33.3.5 and 33.3.6 for potential density adjustments resulting from concentration or transfer of development rights.

The subject property no longer meets the characteristics of the Density Reduction Groundwater Resource land use category. A hydrologic analysis has been conducted and is being submitted with this application demonstrating "*compatibility with maintaining surface and groundwater levels at their historic levels*". In addition, modeling was conducted which shows "*that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site.*"

There is very little about the location of the subject property that is rural. The property is along and has direct access to a four lane divided arterial road, has utility lines in place to serve the property, is proximate to fire, EMS, schools, a YMCA and commercial services. Bonita Beach Road now connects to Logan Boulevard east of the subject property which provides an arterial connection to Collier County.

OBJECTIVE 1.5: WETLANDS. *Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(27) through the use of the unified state delineation methodology described in FAC Chapter 27-340, as ratified and amended in F.S. 373.4211.*

POLICY 1.5.1: *Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.*

The subject property has areas that have been designated as wetlands in accordance with *F.S. 373.019(27)* through the use of the unified state delineation methodology. The wetland areas are highly impacted and do not meet the definition of indigenous vegetation. According to the Passarella ecological assessment, these wetland areas provide very limited functional value. Mitigation for these areas will provide a net positive benefit for the ecology and hydrology regionally. Density on these properties will remain at 1 du/20 acres.

> ***OJECTIVE 2.1: DEVELOPMENT LOCATION.*** *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

The proposed amendment is in a location where large-scale residential development is occurring or in place directly to the south and west, and in close proximity to the east. The proposed amendment would allow for the development of an appropriate use for the subject property in an appropriate location.

> ***POLICY 2.1.1:*** *Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

There is very little about the location of the subject property that is rural. The property is along and has direct access to a four lane divided arterial road, has utility lines in place to serve the property, is proximately to fire, EMS, schools, a YMCA and commercial services. Since the property's designation as DR/GR in 1990 this area has changed dramatically and is now distinctly urban in character. The changed reality of this area should be reflected on the future land use map.

> ***POLICY 2.3.1:*** *All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.*

> ***POLICY 2.3.2:*** *Future Land Use Map amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the County. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in Ch. 163, Part II, Fla. Stat., the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:*
>
> *1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,*

2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,
3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,
4. supply data and analysis specifically addressing urban sprawl.
During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them.

Attached to this application is a *Characterization of Groundwater and Surface water resources* report conducted by RESPEC, which provides an in depth analysis in response to Policies 2.3.1 and 2.3.2. Specifically, the report states:

"Regional SFWMD groundwater modeling indicated that projected withdrawals, including existing recreational and aesthetic withdrawals within and near the DR/GR result in only minor drawdowns (0.5 to 3 feet) and do not threaten long-term potable water availability. Because the irrigation demand associated with the proposed development is considered minimal, the project's groundwater use will not impair existing or future potable water resources and is therefore consistent with Policy 2.3.1.

The Lower Tamiami Aquifer is a planned and sustainable irrigation source within the regional water-supply framework. SFWMD modeling demonstrates that cumulative future withdrawals remain within sustainable aquifer yield limits, including within recharge areas associated with the DR/GR. The hydrogeologic properties of the Lower Tamiami Aquifer, high transmissivity, substantial thickness, and protection by an overlying confining unit further support its ability to accommodate low-intensity landscape irrigation without compromising recharge or inducing undesirable water-level changes. Groundwater flow modeling (see ***Section 5*** *below) of the proposed residential irrigation demands, and the detailed integrated modeling analysis clearly demonstrate no adverse impacts to the DR/GR and the overall water resources will occur. In fact, recharge potential increases because of the proposed development." (Page 7 of 15)*

The groundwater resource component of the DRGR has been addressed by the requirements set forth in Section 163.3177(6)(c)4, F.S. as implemented through Policy 55.1.3. The subject property is not shown as being needed to implement the County's water supply needs in the Water Supply Facilities Work Plan or the SFWMD Lower West Coast Water Supply Plan.

STANDARD 4.1.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of

gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), then the development must be connected to that utility.

The proposed development is located within the Bonita Springs Utility Service Area. A letter of service availability has been provided. The applicant is coordinating with BSU and is responsible for the extension of water lines into the property.

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.

The proposed development is located within the Bonita Springs Utility Service Area. A letter of service availability has been provided. The applicant is coordinating with BSU and is responsible for the extension of sewer lines into the property.

GOAL 5: RESIDENTIAL LAND USES. *To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.*

The primary reason why the subject property was designated DR/GR in the 1990 settlement with the then DCA was premature designation of excessing population through the year 2010 on the future land use map. As Goal 5 demonstrates the intent of the Lee Plan is to now look out to 2045, 35 years ahead of the horizon year in the 2010 plan. This area have experienced a dramatic transformation in that time.

POLICY 5.1.1: *Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments except if located within the Mixed Use Overlay.*

A planned development application is being filed concurrent with the proposed Lee Plan amendment.

> ***POLICY 5.1.2:*** *Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.*

The subject property is not within the Coastal High Hazard area and not in an area where physical constraints exist. Any development of the property will need to meet FEMA design standards and be permitted through the SFWMD to ensure that the property does not flood or cause off site flooding.

> ***GOAL 33: SOUTHEAST LEE COUNTY.*** *Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.*

The subject property is within the Southeast Lee County Planning community but is not part of a regional flowway or a natural habitat corridor. The property has urban development on the south and west and is along a major 4 land divided arterial roadway. Additional development exists to the east and north. The proposed development is around two former fill mining lakes and has no on site conservation value of any significance. While the subject property is within Southeast Lee County it is not characteristic of the majority of the area as described by Goal 33.

> ***OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES.*** *Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat.*
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> ***POLICY 33.1.1:*** *Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture.*

As noted above, the subject property does not have on site natural resources to protect. As noted in the Characterization of Ground and Surface Water Resources "*The White Willow project presents a unique opportunity to restore and enhance a highly disturbed and*

hydrologically impacted property... the proposed development demonstrates a high level of protection, preservation, and enhancement of groundwater, surface water, and environmental resources."

> ***POLICY 33.1.2:*** *The DR/GR Priority Restoration Strategy consists of seven tiers of land where protection and/or restoration would be most critical to restore historic surface and groundwater levels and to connect existing corridors or conservation areas (see Map 1-D). Within these tiers, density incentives will be utilized as a mechanism to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species; with Tier 1 and Tier 2 being the most incentivized tiers. Lee County may consider amendments to this Overlay based on changes in public ownership, land use, new scientific data, and/or demands on natural resources. This Overlay does not restrict the use of the land.*

Map 1-D is not applicable for the subject property or any of the Southeast Lee County area along Bonita Beach Road. This area of Southeast Lee was not part of the Dover Khol study that produced Map 1-D.

> ***POLICY 33.1.3:*** *Pursue acquisition (partial or full interest) of land within the Tier 1 areas in the Priority Restoration Strategy Overlay through direct purchase; partnerships with other government agencies; long-term purchase agreements; right of first refusal contracts; land swaps; or other appropriate means to provide critical connections to conservation lands that serve as the backbone for water resource management and wildlife movement within Southeast Lee County. Tier 2 lands are of equal ecological and water resource importance as Tier 1 but have better potential to remain in productive agricultural use. Tier 3 lands and the southern two miles of Tiers 5, 6, and 7 can provide an important wildlife connection to conservation lands in Collier County and an anticipated regional habitat link to the Okaloacoochee Slough State Forest. Tiers 1, 2, 3, and the southern two miles of Tiers 5, 6, and 7 may qualify for unique development incentives outlined in Objectives 33.2 and 33.3 due to the property's potential for natural resource benefits and/or wildlife connections. Additionally, the County may consider incentives, within all tiers, for private landowners to improve water resources and natural ecosystems.*

Map 1-D is not applicable for the subject property or any of the Southeast Lee County area along Bonita Beach Road. This area of Southeast Lee was not part of the Dover Khol study that produced Map 1-D.

> ***POLICY 33.1.4:*** *Restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership, and natural resource priority. On individual sites, restoration can be carried out in stages:*

1. Initial restoration efforts would include techniques such as filling agricultural ditches and/or establishing control structures to restore the historic water levels as much as possible without adversely impacting nearby properties.

2. Future restoration efforts would include the eradication of invasive exotic vegetation and the reestablishment of appropriate native ecosystems based upon the restored hydrology.

The proposed development in on a site with historic mining lakes. There are no agricultural ditches to fill. However, in a post development state, under current local and state guidelines, hydrologic restoration and improvements to water quality will occur, as outlined in the Characterization of Ground and Surface Water Resources report.

POLICY 33.1.5: *Lee County recognizes the importance of maintaining agricultural lands within Southeast Lee County for local food production, water conservation and storage, land conservation, wildlife habitat, and wetland restoration. The continued use of ever evolving agricultural best management practices will protect native soils and potentially improve the quantity and quality of water resources, allowing sustainable agriculture to be integrated into restoration planning for Southeast Lee County.*

POLICY 33.1.6: *On existing farmland, the County will offer incentives to encourage the continuation of agricultural operations. Incentives will include the ability to concentrate all existing development rights while farming continues on the remainder of the tract; and, the ability to sever and sell all development rights while farming continues on the entire tract. Other incentives may be provided to agricultural operations that implement and maintain best management practices. Continued agricultural use may be a desirable long-term use even within land designated on the Priority Restoration Strategy Overlay as potentially eligible for protection (see Policy 9.1.7).*

The subject property is not existing farmland or in agricultural use.

POLICY 33.1.7: *Impacts of proposed land disturbances on surface and groundwater resources will be analyzed using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems within Southeast Lee County. Lee County Division of Natural Resources will determine if the appropriate model or models are being utilized, and assess the design and outputs of the modeling to ensure protection of Lee County's natural resources.*

The application includes an integrated surface and groundwater model which demonstrates that there will not be adverse impacts on water resources and natural systems within Southeast Lee County.

> ***POLICY 33.1.8:*** *The County supports a comprehensive and coordinated effort to manage water resources in a manner that includes the protection and restoration of natural systems within Southeast Lee County.*

As noted above, the subject property does not have on site natural resources to protect. As noted in the Characterization of Ground and Surface Water Resources "*The White Willow project presents a unique opportunity to restore and enhance a highly disturbed and hydrologically impacted property... the proposed development demonstrates a high level of protection, preservation, and enhancement of groundwater, surface water, and environmental resources.*"

> ***OBJECTIVE 33.2: RESIDENTIAL AND MIXED-USE DEVELOPMENT.*** *Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), and vacant properties with existing residential approvals that are inconsistent with the DR/GR future land use category (Improved Residential Communities).*

The subject property and all of Bonita Beach Road is far removed from all of the above mixed use a residential areas as defined on Lee Plan Map 2-D. Objective 33.2 is not applicable to the proposed amendment.

> ***POLICY 60.1.1:*** *Require design of surface water management systems to protect or enhance the groundwater.*

The project complies with Policy 60.1.1 by establishing the site control elevation using surrounding ERP-permitted surface water management systems and verified field data. Wet-season groundwater levels were confirmed by the project ecologist through site-specific field observations.

A modern stormwater management system has been designed to maintain control elevations consistent with documented wet-season water tables, ensuring protection of groundwater resources. The system also incorporates state-required nutrient reduction measures that improve water quality prior to discharging to the Imperial River watershed, in full compliance with current SFWMD and FDEP stormwater design criteria.

> ***POLICY 60.4.3:*** *The county encourages the preservation of existing natural flow-ways and the restoration of historic natural flow-ways.*

As shown on the attached flowway map, there are no historic flowways that cross the subject property.

> ***GOAL 61: PROTECTION OF WATER RESOURCES.*** *To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*
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> ***OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM.*** *Support a surface water management strategy that relies on natural features (flow ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.*

As stated in the ground and surface water analysis conducted by RESPEC: "*The site design incorporates open space areas and pervious surfaces consistent with the LDC to maintain groundwater recharge functions while preventing land uses or activities that could degrade groundwater quality within the wellfield protection area. These measures further support Lee Plan Goal 61 (Water Resources) and Objective 61.2 by maintaining pre-development hydrologic conditions to the maximum extent practicable and protecting groundwater recharge and water quality.*"

> **POLICY 63.1.2:** The staff hydrogeologist will review and comment on all development applications near public utility potable water wellfields, with particular attention to proposed land uses within a l0-year travel time from the wellheads.

As stated in the ground and surface water analysis conducted by RESPEC: "*Stormwater management systems are designed to meet or exceed Lee County LDC and SFWMD water quality and treatment standards. Stormwater runoff will receive appropriate treatment prior to discharge or infiltration to minimize pollutant migration within the wellfield travel time zones, consistent with Lee Plan Policy 63.1.2 and corresponding LDC performance standards. Untreated stormwater infiltration within sensitive portions of the wellfield protection area is avoided, and pretreatment is provided where infiltration practices are utilized.*"

> ***POLICY 123.2.10:*** *Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas.*

There is only a very small portion of the northern property line that is adjacent to state preserve area (+/-20% of the northern border). The majority of the property is adjacent to developed land. The Southern CREW Restoration project is not on the adjacent parcel but is located to the north and east of the subject property.

The engineered stormwater management system is designed to maintain existing flow patterns, preserve hydrologic separation from the preserve, and prevent adverse

impacts to natural systems. These measures ensure protection of the natural character and ongoing public investment in conservation lands.

> ***POLICY 124.1.2:*** *The County's wetlands protection regulations will be consistent with the following:*
>
> *1. The County will not undertake an independent review at the development order stage of the impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.*
>
> *2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.*
>
> *3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.*
>
> *4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.*
>
> *5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.*
>
> *6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Non-residential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.*

The proposed development is currently under review by the SFWMD and a formal jurisdictional determination of the wetland lines will be forwarded once issued. The wetlands that have been identified on site are of very low quality to the extent that mitigation offsite provides a greater environmental benefit. The mitigation property is located just to the north of the subject property in the Southern CREW area, a location that both the County and the SFWMD have been targeting for land acquisition for decades with renewed emphasis in recent years to allow for additional hydrologic restoration activities to occur. The mitigation property is a valuable and essential part of a larger regional restoration project with greater ecological benefit than preserving the onsite low-quality wetlands.

> ***POLICY 125.1.2:*** *New development and additions to existing development must not degrade surface and ground water quality.*

The proposed development will not degrade water quality. The newly enacted stormwater rules by the State have a net improvement standard that they were designed for. Any proposed development will need to be issued an environmental resource permit from the South Florida Water Management District, which includes a detailed water quality analysis that demonstrates compliance with the State's water quality standards. The SFWMD will need to certify that the project meets State and Federal water quality standards.

> ***POLICY 125.1.4:*** *Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.*

There is no potential for lowering water quality below state and federal standards. Any proposed development will need to be issued an environmental resource permit from the South Florida Water Management District, which includes a detailed water quality analysis. The SFWMD will need to certify that the project meets State and Federal water quality standards.

> ***POLICY 126.1.1:*** *Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.*

There are no natural wetland systems or natural hydrologic features on the subject property. The existing lakes were created through historical mining activity and were intentionally constructed without an open discharge point. The project improves the current condition by converting these mining pits into an integrated stormwater management system. Enhancements include sculpting lake littoral shelves, establishing littoral vegetation, and incorporating modern water quality treatment features to meet the new State Stormwater Rule. These improvements increase retention, purification, and hydrologic functionality compared to existing conditions.

> ***POLICY 126.1.4:*** *Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.*

The stormwater management system has been designed in full compliance with SFWMD ERP criteria and local regulations to maintain or improve existing surface water flows, groundwater conditions, and lake water levels. The project maintains pre-development hydrologic patterns while introducing enhanced treatment and retention features that improve water resource performance relative to current site conditions.

(b) Meets the Code and other applicable County regulations or qualifies for deviations

Any proposed development will be required to comply with the Land Development Code regulations in effect at the time of the application, except as otherwise described in the Planned Development or requested as a deviation in the Planned Development. The deviations proposed are justified based on the criteria in the land development code as they enhance the Planned development and do not otherwise have a negative impact on the health, safety and welfare of the general public.

(c) Is compatible with existing and planned uses in the surrounding area

The subject property is along a predominantly residential corridor of similar character and density. To the west of the subject property the land uses (RV, migrant farmworker housing and mixed use residential/commercial) are all of significantly greater intensity than the proposed development. To the east is a residential community in the City of Bonita Springs that was recently approved.

(d) Will provide access sufficient to support the proposed development intensity

The proposed residential community has direct access to Bonita Beach Road, a 4-lane divided arterial road in south Lee County.

(e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

As noted in the Transportation Impact Statement by TR Transportation: "Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan amendment and rezoning requests."

Turn lane and site-specific improvements will be evaluated at the time of local development order. The project will also be required to pay transportation impact fees for every unit constructed.

(f) Will not adversely affect environmentally critical or sensitive areas and natural resources

The subject property has been mined and previously cleared of any vegetation. Currently the property is heavily infested with exotic vegetation and the limited area of wetlands on site provide very little functional value. There are no areas on site that would be

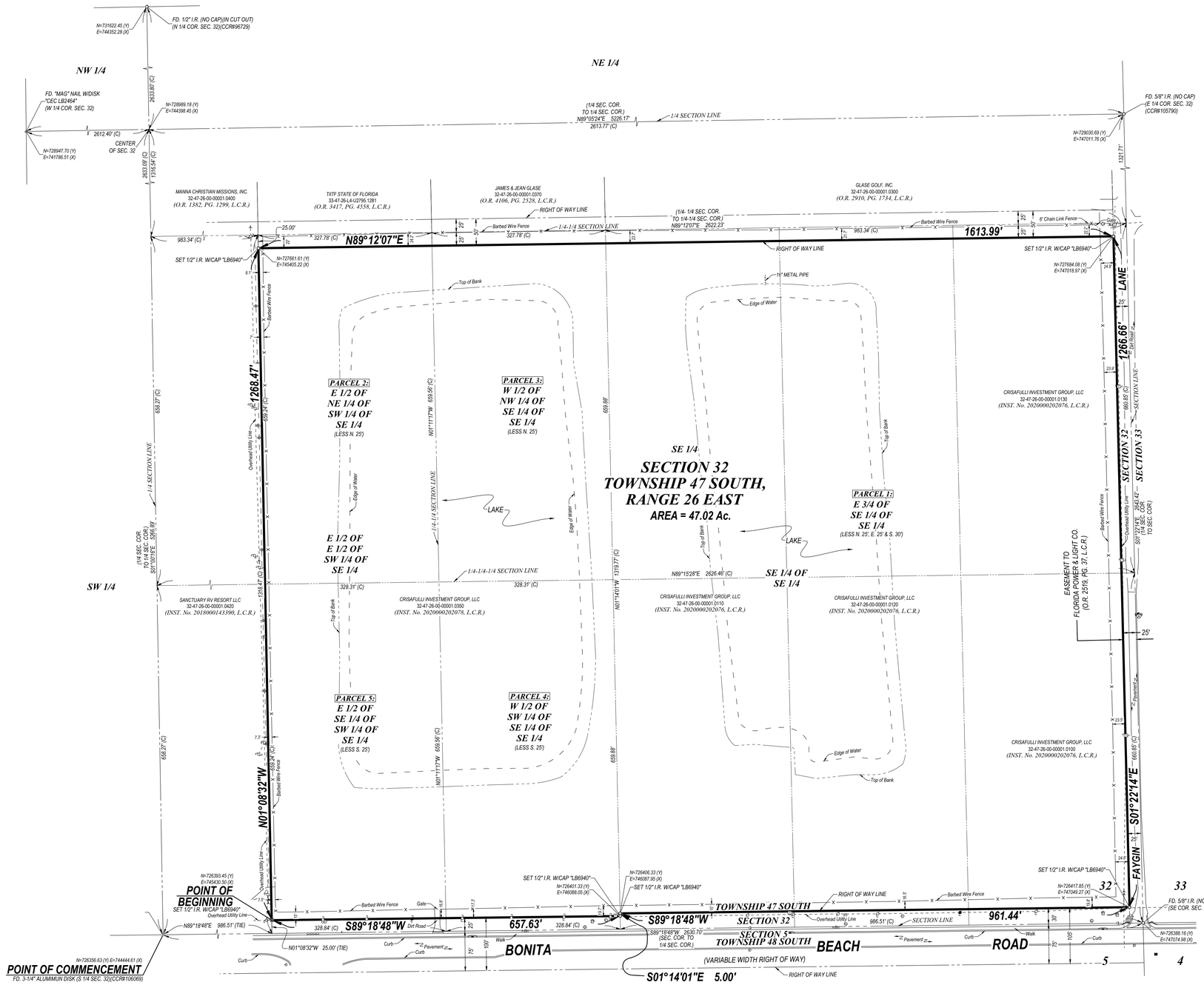
classified as indigenous vegetation in the Lee County land development code and there are no environmentally critical or sensitive areas on the property.

(g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

The planned development is in an area surrounded by urban development. The property fronts a 4-lane divided urban arterial roadway, both water and sewer lines extend across the property's frontage, there is a fire station 1-mile from the subject property, and a YMCA in very close proximity. Urban services are available to the subject property.

Summary:

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the subject location and is compatible with existing uses in the surrounding area. For these reasons, the requested re-zoning should be approved.



NOTES:

1. DATE OF LAST FIELD WORK: JUNE 10, 2025.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
4. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.999950 TO OBTAIN GRID DISTANCES.
6. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(INSRS 2011) AND ARE BASED THE SOUTH LINE OF SOUTHEAST QUARTER (SE 1/4) OF SECTION 32 TO BEAR N89°18'48"E.
7. THERE ARE NO IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
9. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
10. ACCORDING TO F.I.R.M. No. 12071C0678F, EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS).
11. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH TITLE COMMITMENT PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. 110740335, COMMITMENT DATE: JANUARY 30, 2026 AT 8:00AM, REVISION NUMBER 2.
12. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM NATIONAL GEODETIC SURVEY BENCH MARK " I 75 Y 10" (PID=AD5941)(ELEVATION = 12.40').

DESCRIPTION (TITLE COMMITMENT):

PARCEL 1:
THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET, THE EAST 25 FEET AND THE SOUTH 30 FEET THEREOF RESERVED FOR COUNTY ROAD RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 694, PAGE 536, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL 2:
THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 368, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL 3:
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 370, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL 4:
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 364, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
PARCEL 5:
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 366, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A TRACT OR PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN DEEDS RECORDED IN INSTRUMENT NO'S. 2020000202076 AND 2020000202078, LEE COUNTY RECORDS, LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 RUN N89°18'48"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32 FOR 986.51 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32; THENCE RUN N01°08'32"W ALONG THE WEST LINE OF SAID FRACTION FOR 25.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 25 FEET OF SAID SECTION 32 AND THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE N01°08'32"W ALONG SAID WEST LINE FOR 1,268.47 FEET TO AN INTERSECTION WITH SOUTH LINE OF THE NORTH 25 FEET OF SAID FRACTION; THENCE RUN N89°12'07"E ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF THE NORTH 25 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32 FOR 1,613.99 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 25 FEET OF SAID SECTION 32; THENCE RUN S01°22'14"E ALONG SAID WEST LINE FOR 1,266.66 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 30 FEET OF SAID SECTION 32; THENCE RUN S89°18'48"W ALONG SAID NORTH LINE FOR 961.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32; THENCE RUN S01°14'01"E ALONG SAID WEST LINE FOR 5.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 25 FEET OF SAID SECTION 32; THENCE RUN S89°18'48"W ALONG SAID NORTH LINE FOR 657.63 FEET TO THE POINT OF BEGINNING.

THIS SURVEY IS FOR THE BENEFIT OF:

LEGEND:

A.E.	ACCESS EASEMENT	C.M.	CONCRETE MONUMENT	F.P. & L.	FLORIDA POWER & LIGHT CO.	L.B.E.	LANDSCAPE BUFFER EASEMENT	P.B.	PLAT BOOK	R.C.P.	REINFORCED CONCRETE PIPE
B.M.	BENCHMARK							PG.	PAGE		
(C)	CALCULATED	COR.	CORNER	FRAC.	FRACTION	L.C.R.	LEE COUNTY RECORDS	P.K.	PARKER-KALON	REF.	REFERENCE
CCR#	CERTIFIED CORNER RECORD	Δ=	DELTA ANGLE=	I.E.	IRRIGATION EASEMENT	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT	R/W	RIGHT OF WAY
		(D)	DEED							TYP.	TYPICAL
C/L	CENTER LINE	D.B.	DEED BOOK	INST.	INSTRUMENT					SEC.	SECTION
CONC.	CONCRETE	D.E.	DRAINAGE EASEMENT	I.P.	IRON PIPE	L.M.E.	LAKE MAINTENANCE EASEMENT	PROP.	PROPERTY	W/	WITH
CB=	CHORD BEARING=	EL.	ELEVATION	I.R.	IRON ROD			P.V.C.	PLASTIC PIPE	WIT.	WITNESS
CD=	CHORD DISTANCE=	FD.	FOUND	L=	LENGTH=	(M)	MEASURED	P.U.E.	PUBLIC UTILITY EASEMENT		
CH=	CHORD BEARING & DISTANCE=	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	L.A.E.	LAKE ACCESS EASEMENT	O.R.	OFFICIAL RECORD BOOK	R=	RADIUS=		
				LB	LICENSED BUSINESS	(P)	PLAT				

▲	SET "MAG" NAIL WITH DISC STAMPED LB6940	⌯	FLOOD LIGHT
●	SET 1/2" IRON ROD WITH CAP STAMPED LB6940	⌯	CONCRETE POWER POLE
■	SET 4"x4" CONC. MONUMENT STAMPED LB6940	⌯	WOOD POWER POLE
▲	FOUND NAIL AS NOTED	⌯	GUY ANCHOR
□	FOUND CONC. MONUMENT AS NOTED	⌯	TELEPHONE BOX
○	FOUND IRON PIPE OR IRON ROD AS NOTED	⌯	ELECTRIC BOX
▨	DRAINAGE INLET	⌯	ELECTRIC METER
ⓜ	DRAINAGE MANHOLE	⌯	CABLE TV BOX
▭	MITERED END SECTION	⌯	WATER VALVE
•	YARD DRAIN	⌯	WATER BOX
☼	LIGHT POLE	⌯	FIRE HYDRANT

⌯	BACK FLOW ASSEMBLY	⌯	GAS VALVE
⌯	AIR RELEASE VALVE		
⌯	IRRIGATION VALVE		
⌯	IRRIGATION SERVICE		
⌯	WELL		
⌯	SANITARY MANHOLE		
⌯	SANITARY SERVICE		
⌯	SIGN		
⌯	MAIL BOX		
⌯	FIBER OPTIC CABLE MARKER		
⌯	GAS LINE MARKER		

N

0 50 100 200

SCALE IN FEET

(INSRS2011) NAD 1983 FLORIDA PLANE COORDINATE SYSTEM (WEST ZONE)

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by Scott A Wheeler
Date: 2026.02.05 '14:41:13 -05'00

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO.5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24350S02.DWG
LAYOUT	1
LOCATION	J:\24350\DWG\SURVEYING\
PLOT DATE	THU. 2-5-2026 - 2:13 PM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	06-10-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	671/37-42

PLAN REVISIONS	
02-05-2026	REV. PER TITLE COMMITMENT

STRAP NUMBERS

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
24350 32-47-26	1 OF 1

DCI2025-00028 Lee County DigEplan Additional Info Dated 02-20-2026

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Section 32, Township 47 South, Range 26 East
Lee County, Florida

A tract or parcel of land being a portion of those lands described in deeds recorded in Instrument No's. 2020000202076 and 2020000202078, Lee County Records, lying in Section 32, Township 47 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows

COMMENCING at the South Quarter corner of said Section 32 run N89°18'48"E along the South line of the Southeast Quarter (SE 1/4) of said Section 32 for 986.51 feet to the Southwest corner of the East Half (E 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence run N01°08'32"W along the West line of said Fraction for 25.00 feet to an intersection with the North line of the South 25 feet of said Section 32 and the POINT OF BEGINNING.

From said Point of Beginning continue N01°08'32"W along said West line for 1,268.47 feet to an intersection with South line of the North 25 feet of said Fraction; thence run N89°12'07"E along said South line and continuing along the South line of the North 25 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32 for 1,613.99 feet to an intersection with the West line of the East 25 feet of said Section 32; thence run S01°22'14"E along said West line for 1,266.66 feet to an intersection with the North line of the South 30 feet of said Section 32; thence run S89°18'48"W along said North line for 961.44 feet to an intersection with the West line of the East Three-Quarters (E 3/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence run S01°14'01"E along said West line for 5.00 feet to an intersection with the North line of the South 25 feet of said Section 32; thence run S89°18'48"W along said North line for 657.63 feet to the POINT OF BEGINNING.

Containing 47.02 acres, more or less.

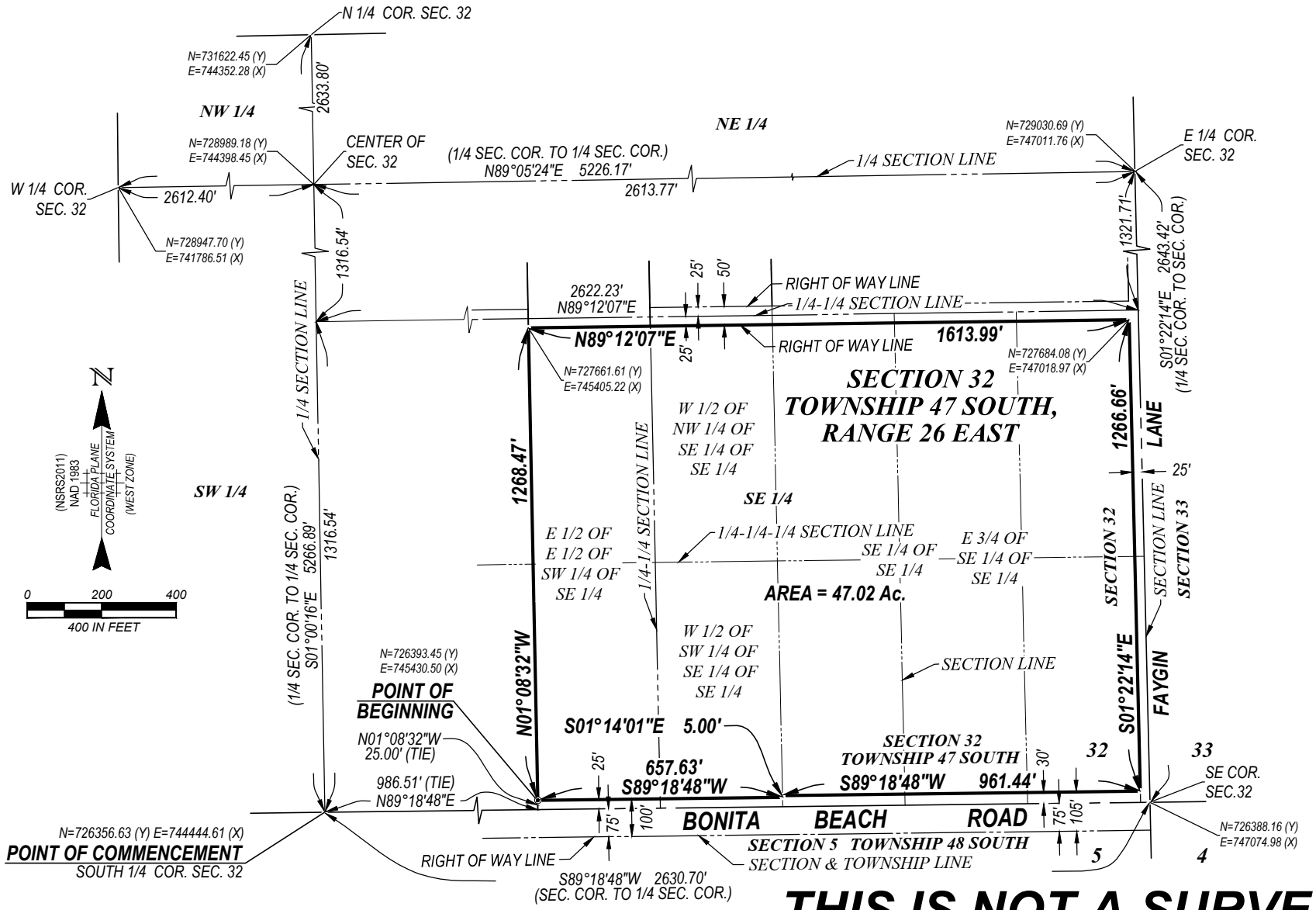
Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the South line of the Southeast Quarter (SE 1/4) of said Section 32 to bear N89°18'48"E.

Digitally signed by Scott A Wheeler
Date: 2026.01.30 '10:35:57 -05'00

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\24350 - Bonita Beach 50\Survey\Descriptions\Survey\24350S02.doc



THIS IS NOT A SURVEY

Digitally signed by Scott A Wheeler
Date: 2026.01.30 '10:36:13 -05'00'

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.999950 TO OBTAIN GRID DISTANCES.
2. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
3. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
4. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32 TO BEAR N89°18'48"E.
5. DESCRIPTION IS ATTACHED.

Barraco and Associates, Inc.
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LAND PLANNING
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FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	24350SK01.DWG
LAYOUT	2
LOCATION	J:\24350\DWG\SURVEYING\SKETCH\
PLOT DATE	THU. 1-29-2026 - 4:02 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	01-29-2026
DRAWN BY	P. OLSEN
CHECKED BY	SAW
400	1"=60'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24350 32-47-26	2 OF 2

DCI2025-00028 Lee County DigEplan Additional Info Dated 02-20-2026

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Baker and Hostetler
Issuing Office:
Issuing Office's ALTA® Registry ID:
Commitment Number: 110740335
Issuing Office File Number: 093358.000181
Property Address: 13750 BONITA BEACH ROAD SOUTHEAST, BONITA SPRINGS, FL 34135
Revision Number: 2

SCHEDULE A

1. Commitment Date: January 30, 2026 at 8:00 a.m.

2. Policy to be issued:
   a. [X] ALTA® Owner's Policy
   Proposed Insured: Pulte Home Company, LLC, a Michigan limited liability company
   Proposed Amount of Insurance: $10,000,000.00
   The estate or interest to be insured: See Item 3 below
   b. [ ] ALTA® Loan Policy
   Proposed Insured:
   Proposed Amount of Insurance: $
   The estate or interest to be insured:
   c. [ ] ALTA® Loan Policy
   Proposed Insured:
   Proposed Amount of Insurance: $ The
   estate or interest to be insured:

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in: Crisafulli Investment

   Group, LLC, a Florida limited liability company

5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof

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DCI2025-00028 Lee County DigEplan Additional Info Dated 02-20-2026

Baker and Hostetler

By: DAVID L EVANS JR
Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Issuing Office File Number: 093358.000181

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

a) Warranty Deed from Crisafulli Investment Group, LLC, a Florida limited liability company, to Pulte Home Company, LLC, a Michigan limited liability company. In connection with said deed, we will further require regarding the grantor:

i. Production of a copy of the articles of organization and operating agreement if adopted, with an affidavit affixed thereto that it is a true copy of the articles of organization and operating agreement, and all amendments thereto (the "Enabling Documents"), and that the limited liability company has not been dissolved;

ii. That said deed shall be executed by all of the members, unless the articles of organization provide that the company shall be governed by managers, then said deed shall be executed by all of the managers;

iii. If the Enabling Documents authorize less than all of the members, or managers as the case may be, to execute a conveyance, then said deed may be executed by such members or managers as are authorized by the articles of organization and operating agreement to execute a conveyance, together with any documentary evidence which may be necessary to show the authority of the parties executing the deed to bind the limited liability company;

iv. Should any member, or manager if applicable, be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;

v. Certificate from the Secretary of State (or other governmental agency designated for the filing of the Enabling Documents) of said limited liability company's domicile, showing the limited liability company to have been formed prior to the date of acquisition, together with

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proof as to the current status of said limited liability company;

vi. Documentary evidence in recordable form, showing compliance with all requirements regarding conveying company property contained in the Enabling Documents; and

vii. The Company reserves the right to amend the commitment, including but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.

5. Satisfactory evidence must be furnished as to the proper organization of Pulte Home Company, LLC, a Michigan limited liability company, prior to closing this transaction, together with proof as to the current status of said limited liability company in its state of origin. The Company reserves the right to make such additional requirements as it may deem necessary.

6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.

7. Proof of payment of taxes and assessments for the year 2025, and prior years, plus any penalties and interest.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2025 taxes show **PAID**. The gross amount is $430.43 for Tax Identification No. 32-47-26-00-00001.0100.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2025 taxes show **PAID**. The gross amount is $644.24 for Tax Identification No. 32-47-26-00-00001.0110.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2025 taxes show **PAID**. The gross amount is $499.94 for Tax Identification No. 32-47-26-00-00001.0120.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2025 taxes show **PAID**. The gross amount is $586.59 for Tax Identification No. 32-47-26-00-00001.0350.

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

NOTE: Florida Statutes, Sections 692.201-692.205, "Conveyances to Foreign Entities" (the "Statute"), effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. Pursuant to such Statute, at the time of purchase of real property in Florida, each Buyer must provide an Affidavit that the proposed Insured is not a foreign principal from a foreign country of concern that is restricted from

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acquiring the Land set forth on Schedule A. In compliance with the statute, Florida Real Estate Commission adopted Rule 61J2-10.200, F.A.C., which established the approved forms for such Affidavits (one for natural persons and one for entities). These affidavits will be provided upon request. Any loss or damage incurred as a result of a violation of this Statute is excluded from coverage under the terms of a title insurance policy. Further, the Company will not knowingly close or insure a transaction that violates this Statute.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records.

3. INTENTIONALLY DELETED

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water.

6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.

8. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the

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Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted.

9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

10. Oil, Gas and Mineral reservations as set out in the Warranty Deed recorded in Deed Book 215, Page 6 as corrected and recorded in Deed Book 216, Page 419. All rights of entry, ingress, and egress have been terminated by operation of the Florida Marketable Record Title Act, Chapter 712, Florida Statutes.

11. Easement to Florida Power & Light Company recorded in Book 2519, Page 37.

12. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).

13. Riparian and/or littoral rights are not insured.

14. Survey prepared by Barraco and Associates, Inc., dated June 10, 2025, last revised February 3, 2026, under Job No. 24350 32-47-26, shows the following: 1. Barbed wire fence encroaches past the North boundary line; 2) Telephone boxes encroach on the East and South lines; 3) Wood power poles encroach on the South line; and 4) Concrete power poles encroach on the South line.

Note: All of the recording information contained herein refers to the Public Records of LEE County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

Copies of the supporting documents have been hyperlinked for your convenience: SP-Exceptions

Searched by: Carol Kirkland/ - (904)858-9230 - ckirkland@firstam.com

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First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123
Phn - (727)549-3200 Fax
- (866)265-4386

February 04, 2026

Re: File #110740335
Property Address: 13750 BONITA BEACH ROAD SOUTHEAST, BONITA SPRINGS, FL 34135

REISSUE CREDIT NOTICE

Issued by

First American Title Insurance Company

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on:

REFINANCE TRANSACTIONS:
To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

SALES TRANSACTIONS:
To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to your First American issuing agent conducting your settlement prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.

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EXHIBIT A

The Land referred to herein below is situated in the County of LEE, State of Florida, and is described as follows:

PARCEL 1:

THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 25 FEET, THE EAST 25 FEET AND THE SOUTH 30 FEET THEREOF RESERVED FOR COUNTY ROAD RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 694, PAGE 536, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2:

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 368, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 3:

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 370, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 4:

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED 191, PAGE 364, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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PARCEL 5:

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 47 SOUTH OF RANGE 26 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 25 FEET THEREOF RESERVED FOR COUNTY ROADWAY RIGHT-OF-WAY AS SET OUT IN THE WARRANTY DEED RECORDED IN BOOK 191, PAGE 366, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A TRACT OR PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN DEEDS RECORDED IN INSTRUMENT NO'S. 2020000202076 AND 2020000202078, LEE COUNTY RECORDS, LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 RUN N89°18'48"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32 FOR 986.51 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32; THENCE RUN N01°08'32"W ALONG THE WEST LINE OF SAID FRACTION FOR 25.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 25 FEET OF SAID SECTION 32 AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE N01°08'32"W ALONG SAID WEST LINE FOR 1,268.47 FEET TO AN INTERSECTION WITH SOUTH LINE OF THE NORTH 25 FEET OF SAID FRACTION; THENCE RUN N89°12'07"E ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF THE NORTH 25 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32 FOR 1,613.99 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 25 FEET OF SAID SECTION 32; THENCE RUN S01°22'14"E ALONG SAID WEST LINE FOR 1,266.66 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 30 FEET OF SAID SECTION 32; THENCE RUN S89°18'48"W ALONG SAID NORTH LINE FOR 961.44 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32; THENCE RUN S01°14'01"E ALONG SAID WEST LINE FOR 5.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 25 FEET OF SAID SECTION 32; THENCE RUN S89°18'48"W ALONG SAID NORTH LINE FOR 657.63 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

Sally F. Tyler, President

Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and

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g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

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e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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Form 50139912 (8-4-22)
093358.000181\4897-9610-4845.1

From: Scholz, Eric
To: Lauren Colarusso
Subject: Re: White Willow RPD Letter of No Objection
Date: Thursday, February 5, 2026 4:35:30 PM

Hey Lauren,

We have no objection to your proposal of one primary access point and one emergency access point for the White Willow project.

Thank you,
Eric Scholz
Fire Marshal

Bonita Springs Fire Control & Rescue District
27701 Bonita Grande Drive
Bonita Springs FL 34135

Main: 239-949-6200
Office: 239-390-7940
Email: scholz@bonitafire.org

From: Lauren Colarusso <LaurenC@barraco.net>
Sent: Friday, January 30, 2026 2:42 PM
To: Scholz, Eric <Scholz@bonitafire.org>
Subject: RE: White Willow RPD Letter of No Objection

Fantastic. Thank you so much, Eric. Have a great weekend!

Lauren Colarusso
Barraco and Associates, Inc.
Civil Engineers – Land Surveyors – Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

Fort Myers | Panama City Beach

File:

From: Scholz, Eric <Scholz@bonitafire.org>
Sent: Friday, January 30, 2026 2:42 PM
To: Lauren Colarusso <LaurenC@barraco.net>
Subject: Re: White Willow RPD Letter of No Objection

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Trish Petrosky
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

February 18, 2026

Barraco and Associates, Inc.
2271 McGregor Blvd., Suite 100
Fort Myers, FL 33901

VIA ELECTRONIC MAIL

Re: Letter of Service Availability

Ms. Colarusso,

I am in receipt of your letter requesting a deviation from the Land Development Code, Section 10-291(3), requiring two means of ingress/egress (not including emergency-only accesses).

Lee County Public Safety has no objection to this deviation so long as the emergency access gate is electric and compatible with the existing Emergency Vehicle Access Control (EVAC) system.

Please let me know if I can be of further assistance.

Sincerely,

Paul DiCicco
Deputy Director - EMS Chief

DCI2025-00028 Lee County DigEplan Additional Info Dated 02-20-2026

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

BONITA BEACH 50 COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2510.11)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

January 26, 2026

DCI2025-00028 Lee County DigEplan Additional Info Dated 02-20-2026

TRANSPORTATION CONSULTANTS, INC

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I. INTRODUCTION

II. EXISTING CONDITIONS

III. COMPREHENSIVE PLAN AMENDMNET

IV. TRIP GENERATION

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

VI. ZONING ANALYSIS

VII. CONCLUSION

TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the north side of Bonita Beach Road approximately 1½ miles east of I-75 in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use designation on approximately 50-acres from DRGR/Wetlands to Outlying Suburban land use category to permit the development of the subject site with a residential community on the overall 50-acre site. Approximately 34-acres is currently in the DR/GR Future Land Use Category and approximately 13-acres is in the Wetlands Future Land Use Category. With the proposed land use category (Outlying Suburban), and the companion rezoning application that is being filed, the overall 50-acre site will be rezoned to permit up to 94 residential dwelling units.

The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the long-range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to Bonita Beach Road via two access connections as shown on the Master Concept Plan.



F2510.11

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SITE LOCATION
BONITA BEACH 50

Figure 1

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is generally bordered by vacant land to the north and east, a commercial business to the north, a mobile home park to the west and Bonita Beach Road borders the site to the south.

Bonita Beach Road is a four-lane divided arterial that borders the subject site to the south. Bonita Beach Road has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan Amendment would change the future land use designation on approximately 50-acres from DR/GR & Wetlands to Outlying Suburban. Under the existing DR/GR and Wetlands land use category, the site could be developed with up to approximately 4 residential dwelling units (1 dwelling unit/10-acres on DR/GR and 1 dwelling unit/20-acres on Wetlands). **Table 1** summarizes the land uses that could be constructed under the existing land use designations and the intensity of uses under the proposed land use designation that is being limited by the companion rezoning application to 94 dwelling units.

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Table 1
Land Uses
Bonita Beach 50

Existing/ Proposed	Land Use Category	Intensity
Existing	DR/GR & Wetlands	4 Dwelling Units (DR/GR ≈ 34 acres @ 1 DU/10-Acres & Wetlands ≈ 13 acres @ 1 DU/20 acres
Proposed	Outlying Suburban	94 Dwelling Units

IV. TRIP GENERATION

The trip generation for the permitted and proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 12th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential uses on the subject site. The trip generation equations utilized for this land use are attached to the Appendix of this report for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation based on the existing and proposed future land use category, respectively.

Table 2
Trip Generation
Based on Existing Land Use Category
Bonita Beach 50

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (4 Dwelling Units)	1	2	3	2	2	4	36

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Table 3
Trip Generation
Based on Proposed Land Use Category
Bonita Beach 50

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (94 Dwelling Units)	19	50	69	56	35	91	854

Table 4 indicates the trip generation difference between the proposed and existing land use categories. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 4.

Table 4
Trip Generation – Resultant Trip Change
Bonita Beach 50

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (94 Dwelling Units)	19	50	69	56	35	91	854
Existing Land Use Designation (4 Dwelling Units)	-1	-2	-3	-2	-2	-4	-36
Resultant Trip Change	**+18**	**+48**	**+66**	**+54**	**+33**	**+87**	**+818**

The resultant trip change in Table 4 indicates that the trip generation will be **increased** in the AM and PM peak hour conditions as a result of this land use change.

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximately 50-acres from DR/GR & Wetlands to an Outlying Suburban land use category. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there were no roadway improvement projects **within a 3-mile radius of the site** shown on the 2045 Cost Feasible Plan.

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, I-75 within the vicinity of the site was shown to be widened to a 10-lane facility. The future 2045 Level of Service Analysis also included the recently extended Logan Boulevard to the south of Bonita Beach Road. These improvements were assumed to be in place for the purposes of the future 2045 Level of Service Analysis. There are no other programmed improvements within the vicinity of the subject site. The Lee County 2045 Highway Cost Feasible Plan map is attached to this report for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips shown in Table 4 were then added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the Lee County's *Generalized Peak Hour Directional Service Volumes* table as well as FDOT's *Multi-Modal Generalized Peak Hour Directional Volumes*.

A Level of Service analysis for the 2045 Existing plus Committed (E + C) roadway network is attached to this Memorandum for reference. Table 1A and Table 2A reflect the Level of Service analysis based on the 2045 conditions. The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any other roadway link to fall below the recommended minimum acceptable Level of Service thresholds. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change.

Short Range Impacts (5-year horizon)

The 2023/2024-2027/2028 Lee County Transportation Capital Improvement Plan, FDOT's 5-Year Work Program as well as the City of Bonita Springs Five Year Capital Improvements Plan were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, there only improvement identified was the widening of I-75 from Collier County to Corkscrew Road to an 8-lane highway. There are no other roadway capacity improvements identified on the aforementioned work programs.

As can be depicted from Table 4 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 66 vehicles during the A.M. peak hour and 87 vehicles during the P.M. peak hour. **Table 3A**

and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the additional trips shown in Table 4. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County ***Public Facilities Level of Service and Concurrency Report***. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's ***Florida Traffic Online*** resource as well as the traffic data from the latest ***Lee County Traffic Count Report***. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2030 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no modifications will be necessary to the Lee County or the City of Bonita Springs short term capital improvement programs.

The proposed Comprehensive Plan Amendment is to change the future land use designation on approximately 50-acres from DR/GR & Wetlands to Outlying Suburban. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

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VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning of the entire 50-acre subject site from AG-2 to RPD. The site is currently zoned AG-2. If the Comprehensive Plan change was approved on the site, under the existing AG-2 zoning, the site could be developed with up to 94 dwelling units considering the wetlands and other environmental characteristics of the parcel. **Table 5** summarizes the land uses that are being proposed for the proposed rezoning application.

Table 5
Land Uses
Bonita Beach 50 RPD

Land Use	Proposed
Residential	94 Dwelling Units

[1] Assumes the Comp Plan Amendment is approved

Access to the subject site is proposed to Bonita Beach Road via a single access drive that will be located opposite Southampton Drive.

The trip generation for the project was based on data from the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 12th Edition. Land Use Code 210 (Single Family Detached Housing) was utilized to formulate the trip generation for all of the dwelling units since this would represent the "worst case" in terms of trip generation for the residential units. The equations used from this land use are contained in the Appendix of this report for reference.

Table 6 outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed if the rezoning change is approved.

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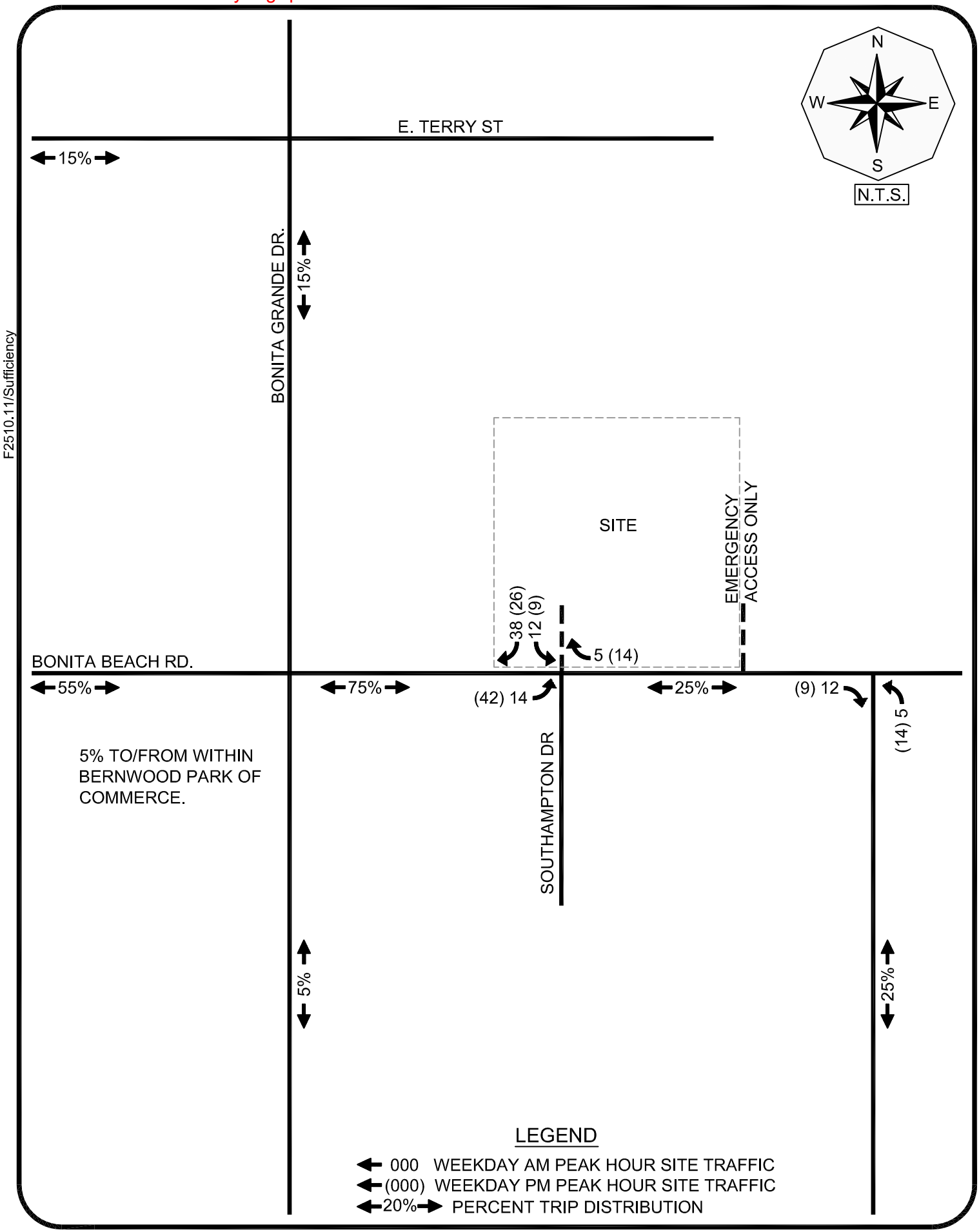
Table 6
Trip Generation – Proposed
Bonita Beach 50 RPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Residential (94 Units)	19	50	69	56	35	91	854

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure 2** illustrates the percent project distribution and site traffic assignment of the residential related trips to the surrounding roadway network

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service thresholds for the County maintained roadways were obtained from the Lee County's ***Generalized Peak Hour Directional Service Volumes*** table. Based on Table 1A, no roadway segments are projected to be significantly impacted as a result of the proposed development.

A horizon year analysis of 2028 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data obtained from the ***City of Bonita Springs Traffic Count Report***. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2028 without the development and year 2028 with the development.



RESIDENTIAL
TRIP DISTRIBUTION SITE & TRAFFIC ASSIGNMENT
BONITA BEACH 50

Figure 2

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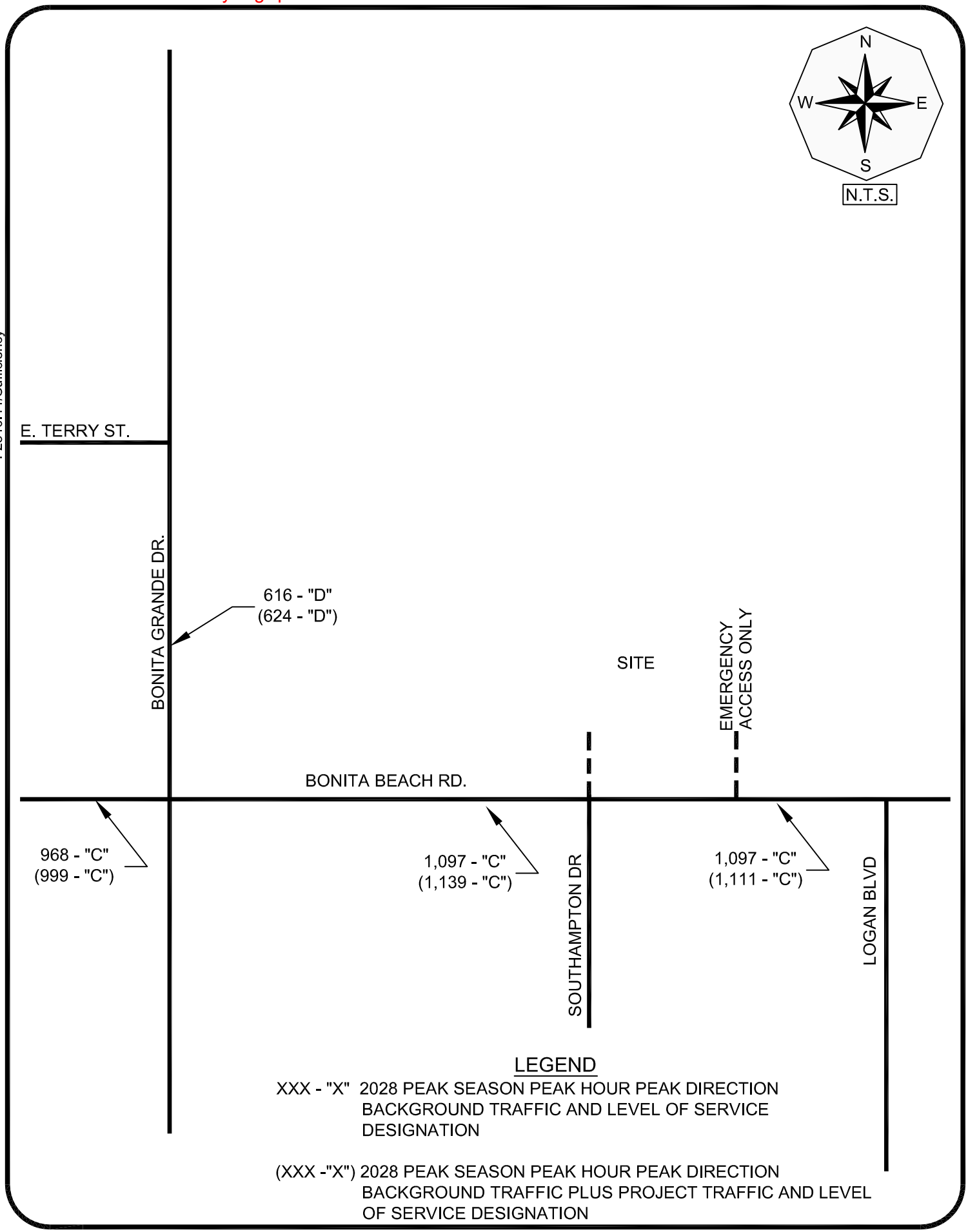
Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2028 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes for County maintained roadways were obtained from the latest ***Lee County Public Facilities Level of Service and Concurrency Report***.

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 5A. In comparing the links' functional classification and calculated 2028 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2028 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Figure 3 indicates the year 2028 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from **Table 6A** contained in the Appendix.

Turn lane improvements at the site access drive intersection will be evaluated at the time the project seeks a Development Order from Lee County.

F2510.11/Sufficiency



2028 LEVEL OF SERVICE ANALYSIS
BONITA BEACH 50

Figure 3

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IX. CONCLUSION

The proposed development is located along the north side of Bonita Beach Road 1 ½ miles east of I-75 in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan amendment and rezoning requests.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. The project will pay road impact fees to offset the impacts to the area road network as part of the mitigation of the project.

APPENDIX

TABLES 1A & 2A

LONG RANGE TRANSPORTATION ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - BONITA BEACH 50

	ROADWAY SEGMENT		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
					LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Bonita Beach Road	Bonita Beach Rd End	Valencia Bonita Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Valencia Bonita Blvd	Villagewalk Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Villagewalk Blvd	Logan Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	Logan Blvd	Site	4LD	Arterial	0	250	1,840	1,960	1,960
	Site	Southampton Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Southampton Dr	Bonita Grande Dr	4LD	Arterial	0	250	1,840	1,960	1,960
	Bonita Grande Dr	I-75	4LD	Arterial	0	250	1,840	1,960	1,960
	I-75	Imperial Pkwy	6LD	Arterial	0	400	2,840	2,940	2,940
	Imperial Pkwy	Old 41 Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	2LN	Collector	0	0	310	660	740
E. Terry St	Bonita Grande Dr	Imperial Pkwy	2LN	Collector	0	0	310	660	740
	Imperial Pkwy	Old 41 Rd	4LD	Collector	0	0	770	1,510	1,600
Imperial Pkwy	Shangrila Rd	E. Terry St	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
	Bonita Beach Rd	Dellwood Ln	4LD	Arterial	0	250	1,840	1,960	1,960
Logan Blvd	Bonita Beach Rd	Immokalee Rd	2LD	Arterial	0	140	800	860	860
I-75	Corkscrew Rd	Bonita Beach Rd	10LF	Freeway	0	6,080	8,421	10,521	11,140
	Bonita Beach Rd	Immokalee Rd	10LF	Freeway	0	6,080	8,421	10,521	11,140

[ ] - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County/City arterials/collectors were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for I-75 were taken from the FDOT's Generalized Peak Hour Directional Service Volume Table.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
BONITA BEACH 50 CPA

TOTAL AM PEAK HOUR PROJECT TRAFFIC	69 VPH	IN=	19	OUT=	50
TOTAL PM PEAK HOUR PROJECT TRAFFIC	91 VPH	IN=	56	OUT=	35

ROADWAY SEGMENT			2045 FSUTMS		K-100	100TH HIGHEST HOUR PK DIR	D	PM PK HR PEAK	2045 PEAK DIRECTION TRAFFIC VOLUMES & LOS		PK DIR PM PROJ	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS	
ROADWAY	FROM	TO	AADT	STA #	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	TRAFFIC [1]	VOLUME	LOS
Bonita Beach Road	Bonita Beach Rd E. End	Valencia Bonita Blvd	25,998	0019	0.090	2,340	0.57	EAST	1,334	C	0	1,334	C
	Valencia Bonita Blvd	Villagewalk Blvd	26,193	0019	0.090	2,357	0.57	EAST	1,343	C	0	1,343	C
	Villagewalk Blvd	Logan Blvd	26,193	0019	0.090	2,357	0.57	EAST	1,343	C	0	1,343	C
	Logan Blvd	Site	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	14	1,204	C
	Site	Southampton Dr	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	42	1,232	C
	Southampton Dr	Bonita Grande Dr	23,203	0019	0.090	2,088	0.57	EAST	1,190	C	42	1,232	C
	Bonita Grande Dr	I-75	39,966	0018	0.090	3,597	0.57	EAST	2,050	F	31	2,081	F
	I-75	Imperial Pkwy	70,211	0017	0.090	6,319	0.57	EAST	3,602	F	17	3,619	F
	Imperial Pkwy	Old 41 Rd	59,401	1230	0.090	5,346	0.56	EAST	2,994	F	8	3,002	F
Bonita Grande Dr	E. Terry St	Bonita Beach Rd	6,726	1202	0.090	605	0.57	NORTH	345	D	8	353	D
E. Terry St	Bonita Grande Dr	Imperial Pkwy	14,531	1203	0.090	1,308	0.57	WEST	746	F	5	751	F
	Imperial Pkwy	Old 41 Rd	29,836	1211	0.090	2,685	0.57	WEST	1,530	E	6	1,536	E
Imperial Pkwy	Shangrila Rd	E. Terry St	28,588	1227	0.140	4,002	0.62	NORTH	2,481	F	5	2,486	F
	Bonita Beach Rd	Dellwood Ln	38,512	0004	0.140	5,392	0.62	NORTH	3,343	F	6	3,349	F
Logan Blvd	Bonita Beach Rd	Immokalee Rd	6,071	0024	0.090	546	0.57	NORTH	311	C	14	325	C
I-75	Corkscrew Rd	Bonita Beach Rd	172,881	120054	0.090	15,559	0.561	NORTH	8,729	D	8	8,737	D
	Bonita Beach Rd	Immokalee Rd	164,883	039950	0.090	14,839	0.524	NORTH	7,776	C	6	7,782	C

1 Project traffic volumes were obtained from Table 3A.

* The K-100 and D factors for County/City roadways were obtained from City of Bonita Springs Traffic Count Report.

** The K-100 and D factors for I-75 were obtained from FDOT's Florida Traffic Online resource.

TABLES 3A & 4A

5-YEAR CIP TRANSPORTATION ANALYSIS

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
BONITA BEACH 50

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 69 VPH IN= 19 OUT= 50

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 91 VPH IN= 58 OUT= 35

ROADWAY	ROADWAY SEGMENT	# LANES	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Bonita Beach Road	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960	0%	0	0.0%
	E. of Site	4LD	0	250	1,840	1,960	1,960	25%	15	0.8%
	W. of Site	4LD	0	250	1,840	1,960	1,960	75%	44	2.4%
	W. of Southampton Dr.	4LD	0	250	1,840	1,960	1,960	75%	44	2.4%
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	55%	32	1.7%
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740	15%	9	2.8%
E. Terry St	W. of Bonita Grande Dr	2LN	0	0	310	660	740	15%	9	2.8%
Logan Blvd	S. of Bonita Beach Rd	2LD	0	140	800	860	860	25%	15	1.8%

☐ - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Lee County Generalized Peak Hour Directional Service Volume Tables.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BONITA BEACH 50

TOTAL PROJECT TRAFFIC AM = 69 VPH IN = 19 OUT= 50

TOTAL PROJECT TRAFFIC PM = 91 VPH IN= 56 OUT= 35

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2024 PK HR PK SEASON PEAK DIR.[2]	2030 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2030 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2030 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Bonita Beach Road	E. of Logan Blvd	0019	15,900	22,600	6	6.04%	145	246	B	0.13	0%	0	0	246	B	0.13	246	B	0.13
	E. of Site	0019	15,900	22,600	6	6.04%	868	1,471	C	0.75	25%	13	14	1,483	C	0.76	1,485	C	0.76
	W. of Site	0019	15,900	22,600	6	6.04%	868	1,471	C	0.75	75%	38	42	1,508	C	0.77	1,513	C	0.77
	W. of Southampton Dr.	0019	15,900	22,600	6	6.04%	868	1,471	C	0.75	75%	38	42	1,508	C	0.77	1,513	C	0.77
	W. of Bonita Grande Dr.	0018	21,400	25,200	6	2.76%	868	1,109	C	0.57	55%	28	31	1,137	C	0.58	1,140	C	0.58
Bonita Grande Dr	S. of E. Terry St	1202	6,200	10,600	10	5.51%	497	805	F	1.09	15%	8	8	813	F	1.10	814	F	1.10

1 AGR for all roadways was calculated based the historical traffic data obtained from 2025 City of Bonita Springs Traffic Count Report

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2024 Lee County Public Facilities Level of Service and Concurrency Report.

2 Current peak hour peak season peak direction traffic volumes for City of Bonita Springs mantained roadways were obtained from the City of Bonita Springs Traffic Count Report

TABLES 5A & 6A

ZONING LEVEL OF SERVICE

ANALYSIS

TABLE 5A
LEVEL OF SERVICE THRESHOLDS
BONITA BEACH 50

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 69 VPH IN= 19 OUT= 50

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 91 VPH IN= 58 OUT= 35

ROADWAY	ROADWAY SEGMENT	# LANES	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Bonita Beach Road	E. of Logan Blvd	4LD	0	250	1,840	1,960	1,960	0%	0	0.0%
	E. of Site	4LD	0	250	1,840	1,960	1,960	25%	15	0.8%
	W. of Site	4LD	0	250	1,840	1,960	1,960	75%	44	2.4%
	W. of Southampton Dr.	4LD	0	250	1,840	1,960	1,960	75%	44	2.4%
	W. of Bonita Grande Dr.	4LD	0	250	1,840	1,960	1,960	55%	32	1.7%
Bonita Grande Dr	S. of E. Terry St	2LN	0	0	310	660	740	15%	9	2.8%
E. Terry St	W. of Bonita Grande Dr	2LN	0	0	310	660	740	15%	9	2.8%
Logan Blvd	S. of Bonita Beach Rd	2LD	0	140	800	860	860	25%	15	1.8%

☐ - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Lee County Generalized Peak Hour Directional Service Volume Tables.

TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BONITA BEACH 50

TOTAL PROJECT TRAFFIC AM = 69 VPH IN = 19 OUT= 50

TOTAL PROJECT TRAFFIC PM = 91 VPH IN= 56 OUT= 35

Revised 1-26-2026

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH. [1]	ANNUAL RATE	2024 PK HR PK SEASON PEAK DIR.[2]	2028 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2028 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2028 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Bonita Beach Road	E. of Logan Blvd	0019	15,900	22,600	6	6.04%	145	183	B	0.09	0%	0	0	183	B	0.09	183	B	0.09
	E. of Site	0019	15,900	22,600	6	6.04%	868	1,097	C	0.56	25%	13	14	1,110	C	0.57	1,111	C	0.57
	W. of Site	0019	15,900	22,600	6	6.04%	868	1,097	C	0.56	75%	38	42	1,135	C	0.58	1,139	C	0.58
	W. of Southampton Dr.	0019	15,900	22,600	6	6.04%	868	1,097	C	0.56	75%	38	42	1,135	C	0.58	1,139	C	0.58
	W. of Bonita Grande Dr.	0018	21,400	25,200	6	2.76%	868	968	C	0.49	55%	28	31	995	C	0.51	999	C	0.51
Bonita Grande Dr	S. of E. Terry St	1202	6,200	10,600	10	5.51%	497	616	D	0.83	15%	8	8	623	D	0.84	624	D	0.84

1 AGR for all roadways was calculated based the historical traffic data obtained from 2025 City of Bonita Springs Traffic Count Report

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2024 Lee County Public Facilities Level of Service and Concurrency Report.

2 Current peak hour peak season peak direction traffic volumes for City of Bonita Springs mantained roadways were obtained from the City of Bonita Springs Traffic Count Report

DCI2025-00028 Lee County DigEplan Additional Info Dated 02-20-2026

LEE COUNTY GENERALIZED SERVICE VOLUMES

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

TRAFFIC DATA FROM CITY OF BONITA SPRINGS TRAFFIC COUNT REPORT

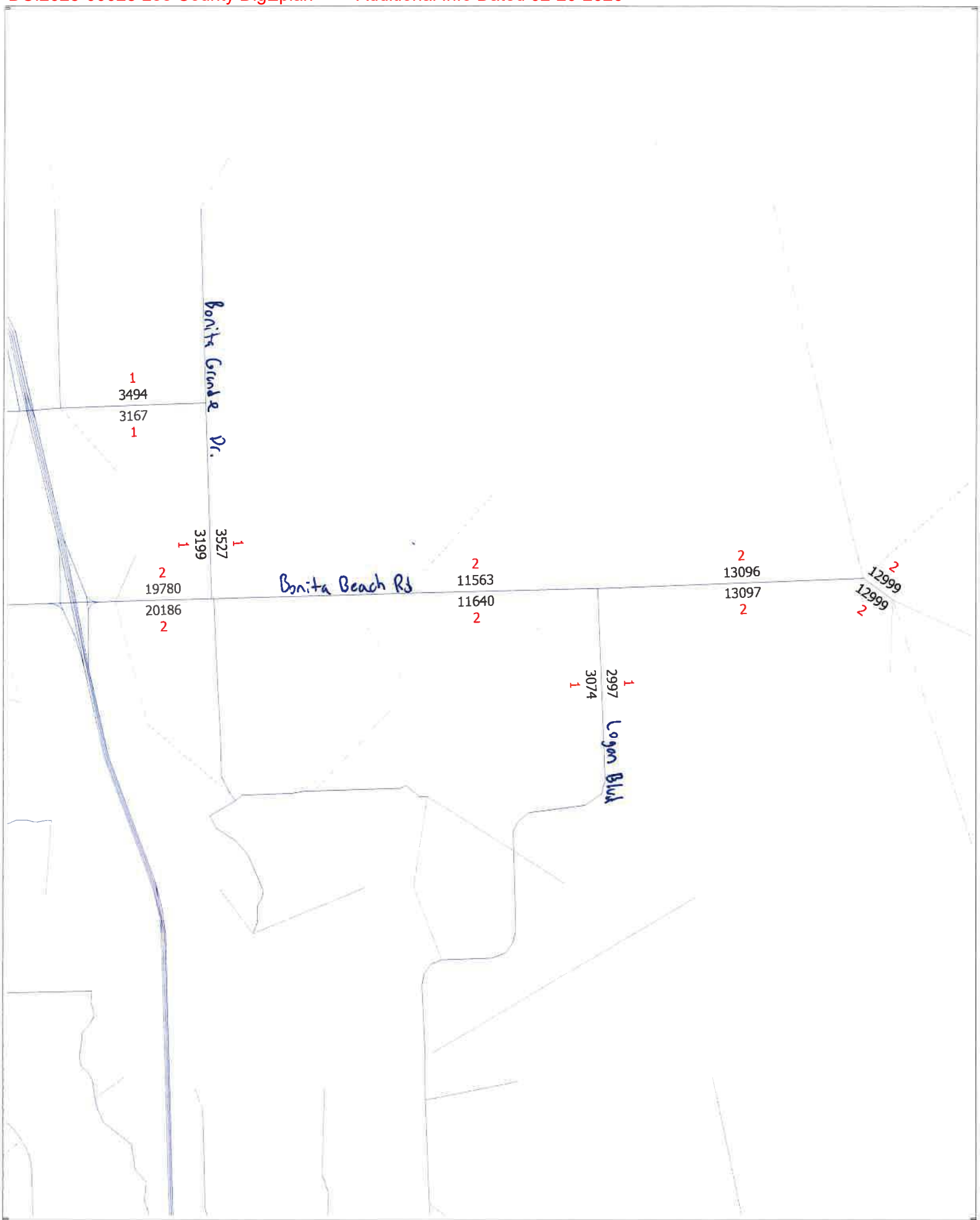
TABLE 2 HISTORIC TRAFFIC COUNT SUMMARY
CITY OF BONITA SPRINGS, FL

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County													
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23	Feb-24	Feb-25
1224	0496	Arroyal Rd N of Bonita Beach Rd	5000	6200	6500	6400	5300	4700	6000	5600	5000	5900	5500	6300	6100	6300	6700	6300	6200	6800	6000	6400	6400
0005	N/A	Bonita Beach Rd between Wisconsin & Michigan St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28500	26700	30500	31300	31000	32000	32400	31600	31600
0016	0007	Bonita Beach Rd E. of Vandebilt Dr	N/A	N/A	N/A	N/A	U/C	23400	24800	23000	23500	24600	25700	25900	30300	25300	28600	29400	26800	30200	23900	26300	27500
1229	0221	Bonita Beach Rd East of Arroyal Rd	N/A	27000	25200	25600	26300	26300	22900	23600	N/A	N/A	N/A	32300	31100	28800	32800	35500	32500	34000	34100	33200	33100
0006	N/A	Bonita Beach Rd W. of Arroyal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30700	30500	34500	34900	33000	35600	35200	34400	34700
1230	N/A	Bonita Beach W of Race Track Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	37500	36100	34900	41000	41600	40200	47000	43200	39500	41700
0012**	N/A	Bonita Beach Rd E. of Barefoot Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	19400	19000	21300	22900	20400	23500	14300	20000	20500
0007**	N/A	Bonita Beach Rd W. of Vanderbilt Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25300	24200	26800	28600	25400	29300	20100	24200	25400
1202	0519	Bonita Grande Dr N of Bonita Beach Rd	5400	7400	7100	8200	6800	5300	5300	5600	6100	5500	6200	6600	6300	7200	7900	9100	9100	10400	10200	10400	10600
1213	N/A	Cockleshell Dr N of Shangri-La Rd	N/A	N/A	N/A	N/A	N/A	N/A	1900	1900	2300	1700	1900	3900	3700	2100	1600	2200	2000	2100	1900	1100	2300
1207	N/A	Dean St E of Lime St	N/A	N/A	N/A	N/A	N/A	N/A	3400	3100	3200	2800	2700	3000	2900	2600	3400	3500	3600	4100	4600	4700	4600
1208	N/A	Dean St W of Matheson Ave	N/A	N/A	N/A	N/A	N/A	N/A	2800	2300	2400	2000	2000	2500	2400	2100	2600	2600	2800	3300	3700	3800	3800
1205	N/A	E Terry St E of I-75	N/A	N/A	N/A	N/A	N/A	N/A	8100	7900	7900	7800	8100	9000	8600	8700	10100	11200	10200	12200	12900	12500	13100
1211	0271	E Terry St E of Old 41 Rd	9900	12000	13800	U/C	10000	13000	14400	14300	14800	13400	12700	14800	14200	13200	15700	16700	14300	16800	16800	15200	13600
1203	N/A	E Terry St W of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	4600	4500	4600	4400	4500	5600	5400	5700	6900	7900	7300	8900	9000	9000	9400
0013**	N/A	Estero Blvd N. of Hickory Blvd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9100	9300	10000	10600	9500	11000	7600	9400	9800
0015**	N/A	Estero Blvd N. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8600	9000	9600	9700	9100	10100	7100	8700	9000
0014**	N/A	Estero Blvd S. of Lovers Key State Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8800	9100	9700	10100	8900	10400	7100	8900	9300
1206	N/A	Imperial Pkwy Between Bonita Beach Rd and E Terry St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16300	17400	19600	20600	23300	21100	23300	27400	25000	23400	26500	26200	27800	28100
1226	N/A	Imperial Pkwy N/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13000	15900	15300	15700	19900	18500	16600	20500	21400	21500	23000
0004	N/A	Imperial Pkwy S. of Tropic Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20200	20500	25100	23100	21400	24500	25700	25500	25900
1227	N/A	Imperial Pkwy S/O Shangri-LA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13800	17200	16600	18000	21400	20000	18000	21600	22600	22600	23700
1209	N/A	Matheson Ave N of Dean St	N/A	N/A	N/A	N/A	N/A	N/A	1900	1700	1500	1800	1500	2100	2100	1600	2000	2000	2100	2100	2300	2400	2400
1204	N/A	Morton Ave N of East Terry St	N/A	N/A	N/A	N/A	N/A	N/A	5800	5400	5700	5300	5300	5900	5700	5600	6600	6600	6000	6800	7300	6800	7000
1223	N/A	Old 41 Rd Between Collier County Line to Bonita Beach Rd	12600	13700	14000	14000	13000	11600	N/A	15200	14600	14100	14900	14700	14200	15200	17600	17500	17600	18900	19300	18400	18600
1222	N/A	Old 41 Rd N of Bonita Beach Rd	16500	18500	17600	17400	18300	13200	15400	15000	14700	13500	13100	9000	8700	10500	12200	12400	12900	13600	13900	13500	14400
1220	N/A	Old 41 Rd N of E/W Terry St	22000	24600	26300	26700	23500	19900	23800	23700	28300	25200	20700	18400	17700	19000	11900	22000	20100	23100	22100	21400	27800
1216	N/A	Old 41 Rd S of US 41	13000	14200	15000	16000	13200	N/A	12000	12500	12200	12100	12000	11900	11500	11800	13500	14200	13700	15000	15100	14800	14800
1228	N/A	Old 41 S/O Bernwood Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13600	13900	13300	13700	15700	16300	15500	16900	16900	17500	17500
0002	N/A	Paradise Rd N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	2900	3500	3600	3500	3600	3800	5700	4900
0001	N/A	Pennsylvania Ave E. of Los Amigos Lane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3100	3500	4200	3600	3100	3600	3700	3500	3600
1221	0494	Pennsylvania Ave W of Old 41 Rd	4100	4000	4900	4500	4300	3000	6300	6400	6000	5600	4400	3400	3300	4300	4800	5900	4100	5100	5000	4600	4700
0003	N/A	Tropical Acers Dr N. of Shangri-La	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	400	500	500	600	400	600	700	800
1212	N/A	Shangri-La Rd E of Old US 41	N/A	N/A	N/A	N/A	N/A	N/A	5000	5100	5100	4900	4600	5800	5600	6300	7100	7500	6600	7200	6700	7700	7800
0010	N/A	US-41, N. of Shopping Center Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49200	45600	54200	50600	49300	49600	53500	49700	50800
0009	N/A	US-41, S. of Beaumont Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35600	35500	44000	41100	39500	41700	43500	40800	41700
0008	N/A	Vanderbilt Dr N. of Woods Edge Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6900	8400	9500	10200	8900	10200	9200	10100	10400

FTE Station Number	Reference Lee County Station Number	Location	Obtained from the Lee County Traffic Count Report 2012						Counts performed by FTE or obtained from Lee County														
			2003	2004	2005	2006	2007	2008	Dec-09	Dec-10	Feb-12	Jan-14	Feb-15	Feb-16	March-17	March-18	April-19	March-20	March-21	March-22	Feb-23	Feb-24	Feb-25
1219	N/A	W Terry St E of US 41	13300	12000	11400	12200	12200	11600	12700	12800	13900	11000	12400	13300	12800	11700	12700	13100	11200	11700	13200	12500	13900
1225	N/A	Woods Edge Pkwy W of US 41	N/A	N/A	N/A	N/A	N/A	N/A	4500	5000	3900	5300	4200	4500	4400	4100	5100	5600	5800	5400	5200	5500	5700
1210	N/A	Longfellow Ln W of Imperial Pkwy	N/A	N/A	N/A	N/A	N/A	N/A	500	300	300	200	U/C	600	500	N/A	800	600	700	700	900	1100	1000
0017	N/A	Bonita Beach Rd between Imperial Parkway and I-75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3700	50300	46600	43600	46100	47400	46600	49800
0018	N/A	Luke St between Kens Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18300	21400	22500	22900	25300	25600	25000	25200
0019	N/A	Bonita Beach Rd E. of Bonita Grande Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9700	15900	18800	18900	21200	22200	21600	22600
0020	N/A	Luke St between Kens Way and Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900	800	900	900	800	1200	1100	1300
0021	N/A	Quails Walk E. of Luke St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	400	500	500	500	400	700	400
0022	N/A	Imperial Shores Blvd S. of Vanda Dr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2200	2200	2500	2600	0	1900	2100
0023	N/A	Tarpon Avenue E. of Sherry Ln	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	800	700	700	900	1500	900	800
0024	N/A	Logan Blvd S. of Bonita Beach Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4300	5400	7200	7900	7800	9300
0025	N/A	Bonita Beach Rd E. of Logan Blvd		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12200	13200	14300	13600	13500
1231	N/A	W Terry St W of Old 41 Rd		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	13500	14600	13400	17400
1232	N/A	Old 41 Rd S of E/W Terry St		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14000	14700	13900	14400

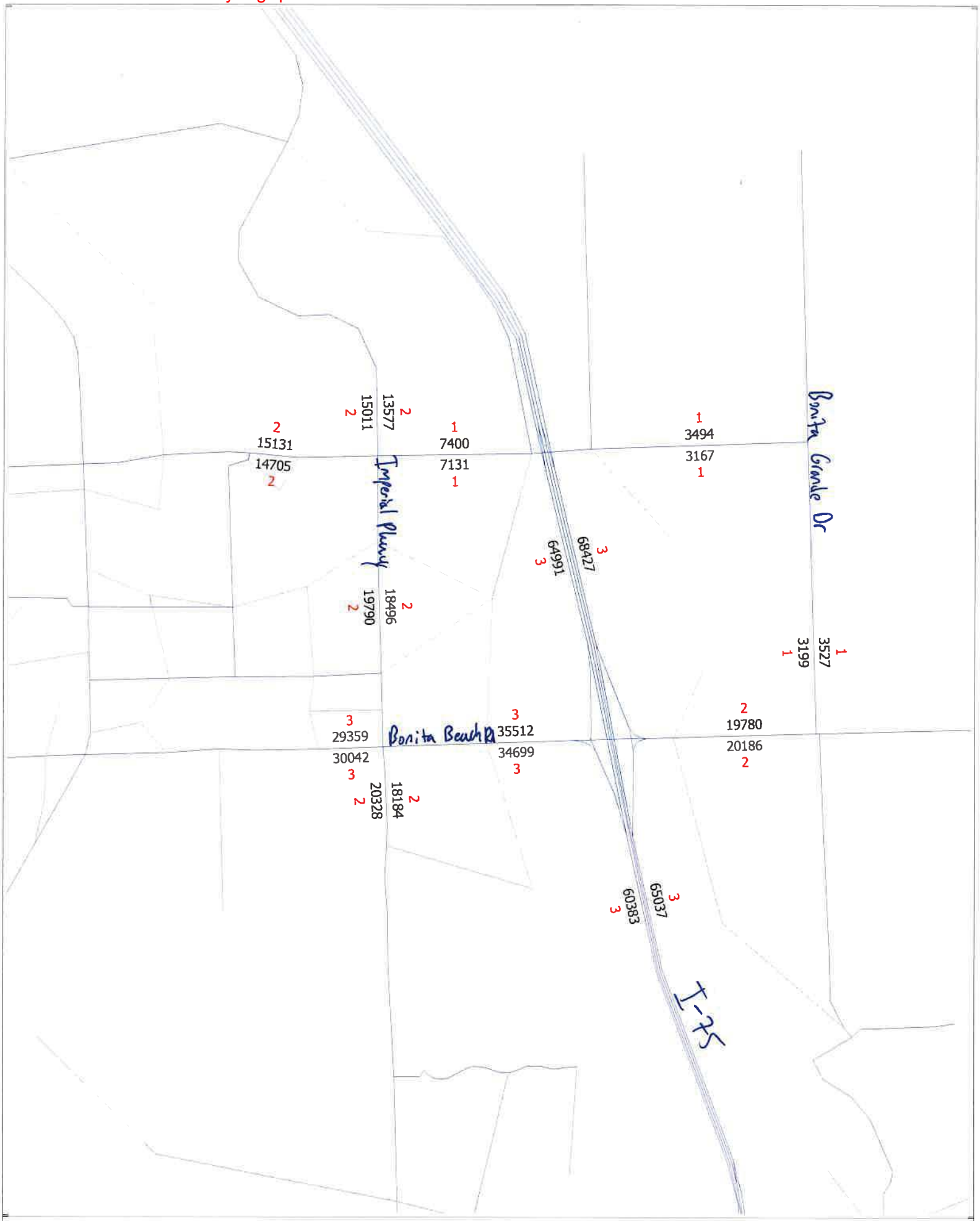
** Collected weekend counts also.

2045 FSUTMS TRAFFIC VOLUMES ON AREA NETWORK (E+C NETWORK)



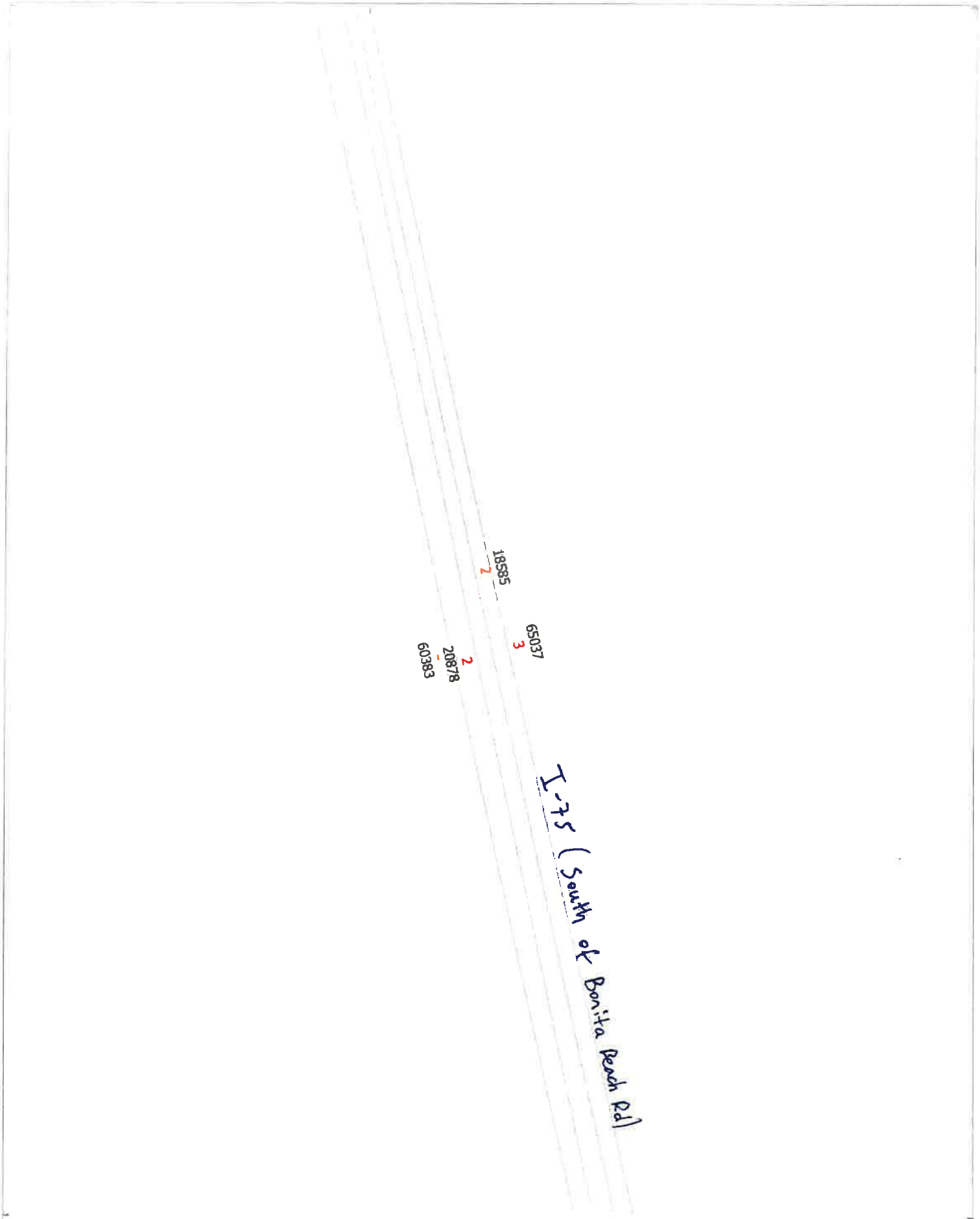
2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES

cube (Licensed to TR Transportation)



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES

cube (Licensed to TR Transportation)



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES (PG.2/2)

cube

(Licensed to TR Transportation Consultants Inc)

LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	384	0.45	C	404	0.47	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	428	0.43	D	479	0.48	pre-development order res development
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	0.49	D	506	0.51	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	547	0.55	D	575	0.58	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	547	0.55	D	637	0.64	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,170	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,170	0.40	B	1,298	0.44	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,170	0.40	B	1,422	0.48	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	E	2,761	0.93	E	2,902	0.98	
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,521	0.51	[4]
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1100/1960	E	853	0.78	C	1,171	0.60	[4][5]; unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	[4]
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	[4]
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	150	0.17	C	158	0.18	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	655	0.37	C	709	0.40	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	F	2,046	1.05	F	2,302	1.19	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	F	2,070	1.07	F	2,515	1.30	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,275	0.44	B	1,426	0.49	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	846	0.73	C	1,007	0.86	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	846	0.73	C	1,007	0.86	Bayshore Ranch/Stonehill Manor
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,548	0.77	B	1,700	0.85	Grandeza
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,548	0.77	B	1,627	0.81	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,525	0.51	B	1,603	0.53	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	B	1,041	0.53	B	1,094	0.55	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	314	0.37	C	451	0.52	Ibis Landing (a.k.a. Copperhead Glf Community)
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	572	0.30	C	601	0.32	[4]; constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,124	0.59	C	1,181	0.62	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,713	0.92	C	1,800	0.97	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	2,184	0.78	C	2,295	0.82	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,144	0.77	C	2,253	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	C	497	0.58	C	522	0.61	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,757	0.70	E	1,847	0.73	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	270	0.31	C	284	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	160	0.19	C	168	0.20	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	284	0.33	C	298	0.35	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	470	0.47	D	504	0.51	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	346	0.35	C	383	0.39	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	718	0.73	E	976	0.99	Lee County Homes (a.k.a. Buckingham 345)
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	847	0.29	B	890	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	D	724	0.64	D	761	0.67	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04300	BUS 41 (N TAMIAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04400	BUS 41 (N TAMIAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,177	0.62	C	1,406	0.74	
04500	BUS 41 (N TAMIAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	682	0.36	C	846	0.45	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,073	0.77	D	3,230	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	C	267	0.31	C	281	0.33	constrained, old count (2010)

TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

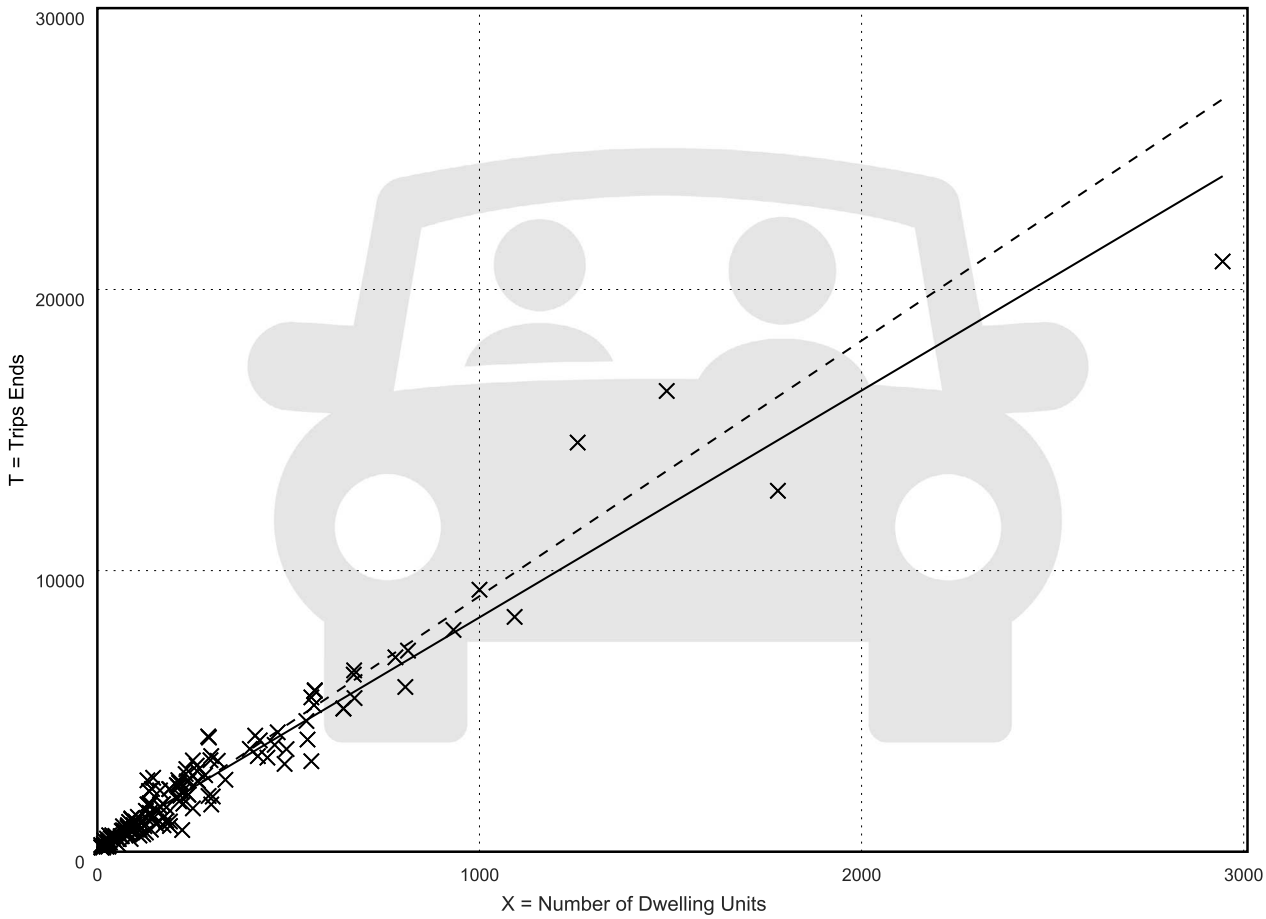
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

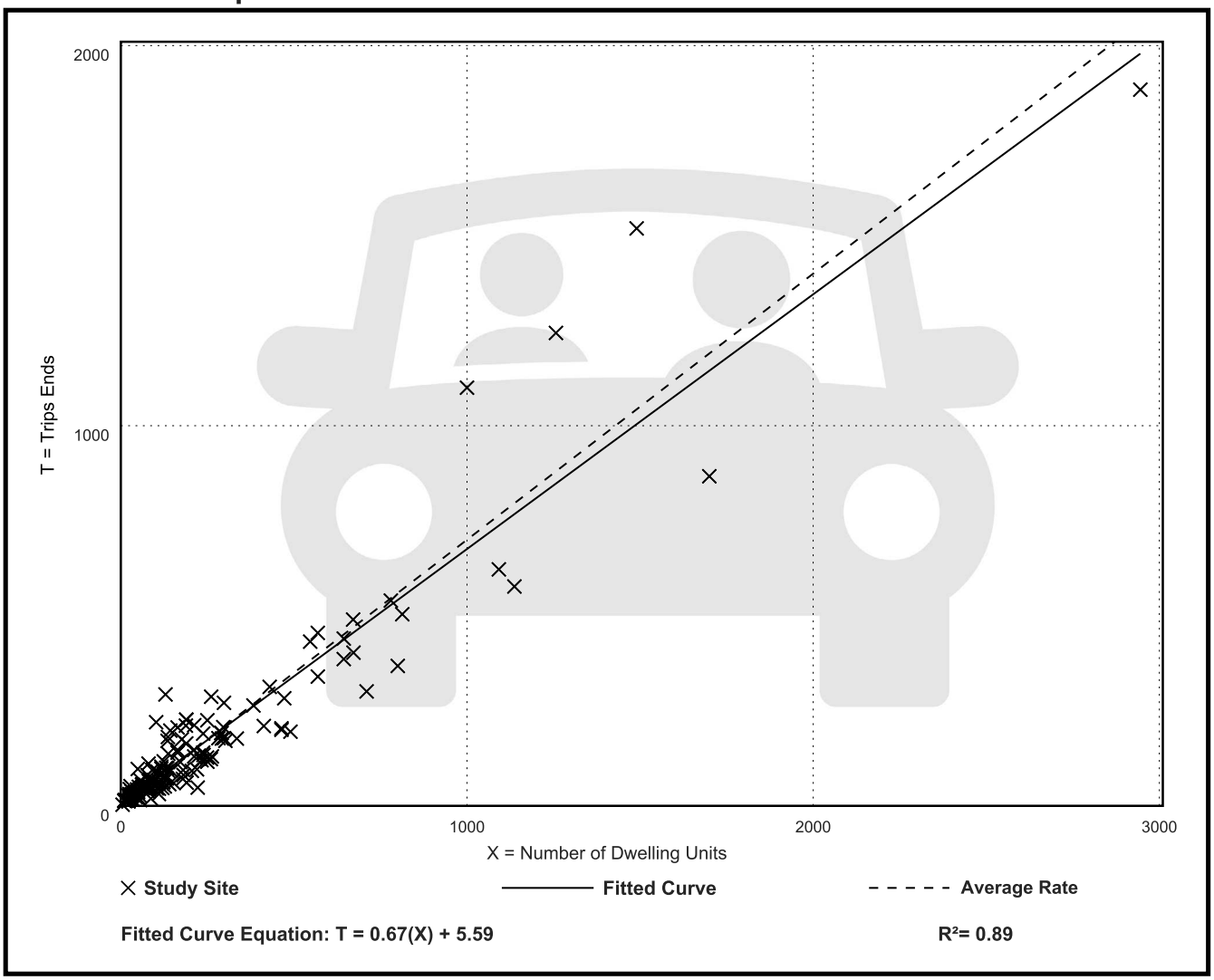
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Fitted Curve Equation: T = 0.67(X) + 5.59

R^2= 0.89

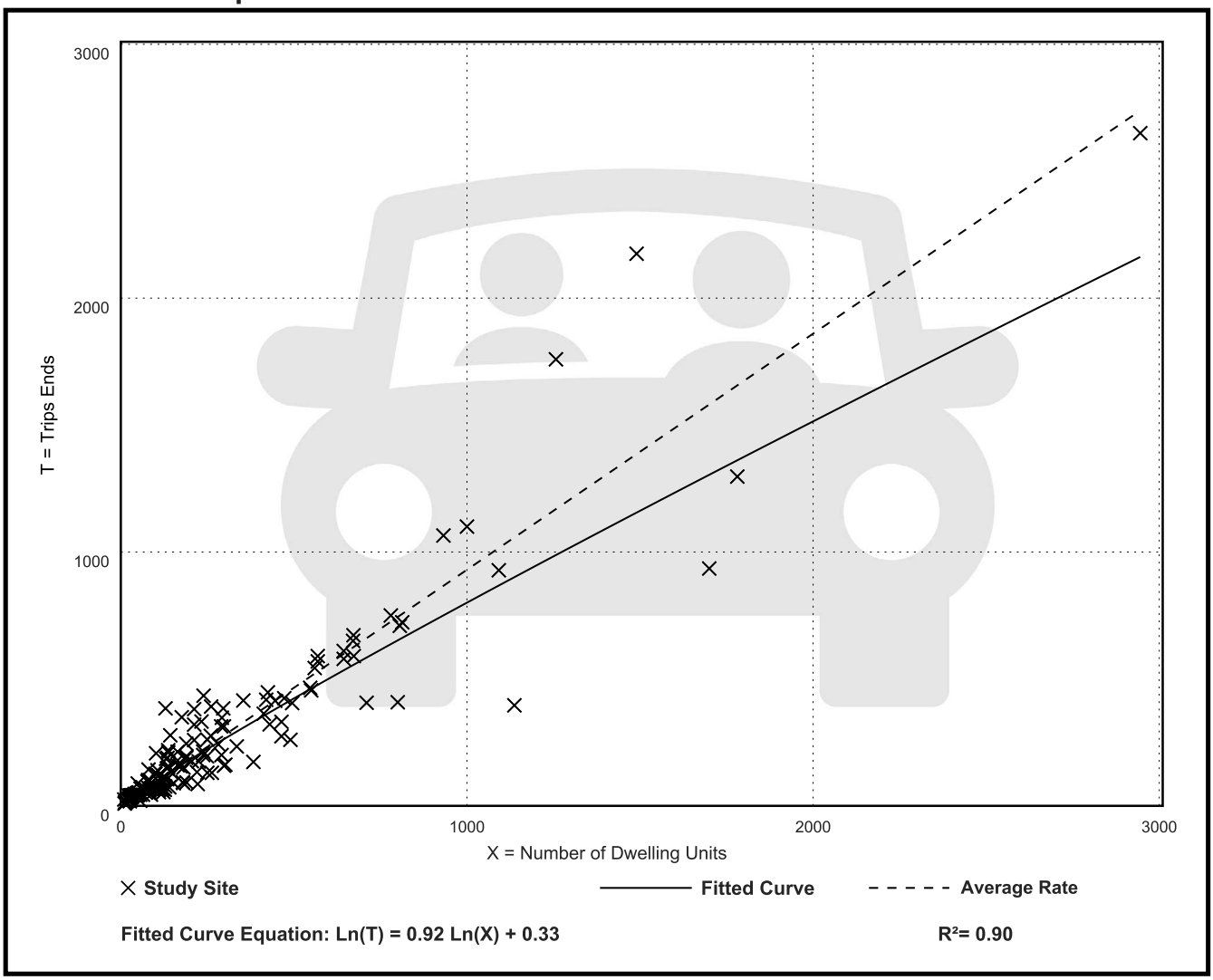
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 0.33

R^2= 0.90

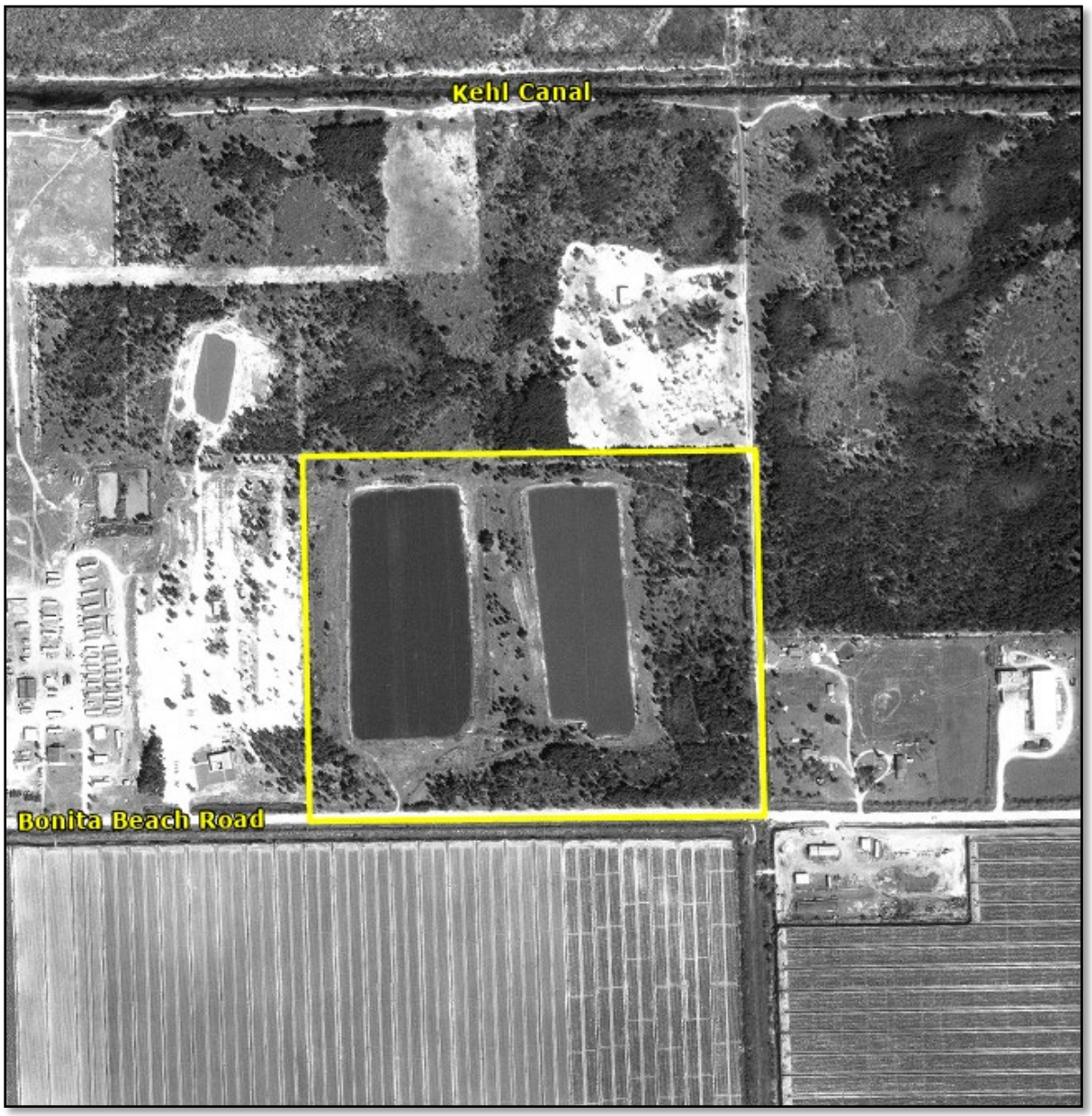
RESPEC

CHARACTERIZATION OF GROUND AND SURFACE WATER RESOURCES

White Willow

Lee County, Florida

December 2025



1986 aerial photograph, obtained from the Florida Department of Transportation

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1.0 INTRODUCTION

The White Willow project (subject property) is located in southern Lee County, Florida, approximately 1.5 miles east of Interstate 75 and immediately north of Bonita Beach Road (County Road 865). The property comprises approximately 50 acres and is owned by Crisafulli Investment Group, LLC. It lies along the southern boundary of the County's Density Reduction / Groundwater Resource (DR/GR) Future Land Use area (**Figure 1**) and within the DR/GR's Flint Pen sub-watershed (**Figure 2**). The site is currently zoned Agricultural (AG-2), and the Applicant is requesting a Comprehensive Plan Amendment and zoning change to allow for a proposed residential development.

The subject property and surrounding lands have experienced significant disturbance beginning with the excavation of the Kehl Canal in the early 1960s. The canal, constructed to drain lands east of the Imperial River, severed hydrologic connections between the site and the Corkscrew Swamp Regional Ecosystem Watershed (CREW) and altered historical north-to-south surface water flow paths. The subject property is located approximately 1,300 feet south of the Kehl Canal and is within Water Body Identification (WBID) 3258EE, which the Florida Department of Environmental Protection (FDEP) has designated as impaired for dissolved oxygen (DO).

The property contains two (2) centrally located, rectangular historic (pre-1980) limestone mining pits totaling approximately 15 acres, or about 30 percent of the site. In addition to the excavations, legacy mining features such as disturbed land surfaces, drainage ditches, and several debris piles remain onsite and contribute to the site's altered hydrologic conditions.

As a result of these historic land uses, surface water hydrology on the property differs substantially from pre-development conditions. Mining-related disturbances have fragmented natural flow paths and created isolated subbasins with limited surface water connectivity. Groundwater hydrology has also been altered due to limestone excavation that penetrated the upper Tamiami Formation, a geologic unit comprising the unconfined Surficial Aquifer System (Water Table Aquifer).

In accordance with Lee County's Comprehensive Plan (the Lee Plan), the Applicant's request is consistent with policies addressing groundwater recharge and wetland resource protection and is designed to improve existing site-specific water resource conditions. The proposed development incorporates site design and water management strategies intended to restore hydrologic functions that have been altered by prior land use activities on the subject property.

The proposed residential development advances key Lee Plan directives related to:

- Groundwater protection and recharge (consistent with Lee Plan Goals 33 and 63)
- Surface water quality improvement (consistent with Lee Plan Goals 60 and 61)
- Preservation and ecological restoration (consistent with Lee Plan Goal123)
- Reclamation and beneficial reuse of disturbed lands (consistent with Lee Plan Objective 10.1)
- Encouragement of development that enhances DR/GR environmental functions (consistent with Lee Plan Objective 33.1)

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The project's stormwater management system will utilize the existing mine pits for stormwater treatment and attenuation, thereby improving water quality and providing substantial flood storage capacity. This approach is consistent with Lee Plan Goals 60 and 61 and promotes enhanced water quality and improved stormwater management. Routing treated stormwater into the limestone pits will also increase infiltration and support protection of the Surficial Aquifer, consistent with Goals 33 and 63, which emphasize groundwater recharge and resource protection within DR/GR lands. In addition, extensive nuisance and exotic vegetation removal, together with ecological restoration of disturbed areas, aligns with Goal 123, which encourage restoration and enhancement of degraded natural systems.

The development's proposed use of both stormwater and groundwater for irrigation reduces aquifer stress and supports water conservation. This aligns with Lee Plan Goal 60 (surface water management) and Goal 63 (groundwater protection). The centralized irrigation system promotes landscape water use efficiency and prevents over-irrigation, furthering water conservation and efficient water management. In addition, the proposed quarterly surface water quality monitoring and annual reporting support the Lee Plan's objectives under Goal 61 to maintain and improve surface water quality.

In summary, the project is expected to deliver the following water resource and environmental benefits:

- **Improved surface water quality and attenuation:** The engineered stormwater management system will utilize the existing limestone mining pits for treatment and attenuation, resulting in improved surface water quality and increased flood storage capacity. The storage available within the water-filled mine pits will help address historic flooding concerns while also improving water quality conditions, including increased DO.
- **Enhanced groundwater recharge and aquifer protection:** Routing treated stormwater into the historic limestone pits will promote mixing, increase infiltration, and enhance recharge to the shallow aquifer system. This approach leverages the storage capacity created by past excavation and its penetration into the underlying aquifer (see Integrated Modeling Report provided separately).
- **Restoration of degraded ecological conditions:** Due to the site's disturbed condition, significant nuisance and exotic vegetation occurs throughout the uplands and disturbed wetland areas. Removal of this vegetation will support both hydrologic and ecological restoration across the project site.
- **Conjunctive use of groundwater and stormwater for irrigation:** The development proposes to use both groundwater and captured stormwater for irrigation, with groundwater serving only as a supplement to surface water supplies stored within the project's lakes. Irrigation withdrawals will occur from these lakes, conserving groundwater withdrawals from the Lower Tamiami Aquifer and contributing to the project's overall resource benefits.
- **Master-controlled irrigation system promoting water conservation:** A master-controlled irrigation system will regulate the initiation and duration of irrigation events, increase water-

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use efficiency and prevent individual homeowners from adjusting irrigation timers. Future enhancements may include integrated communication between the surface water pump station controllers and the augmentation well pump stations.

- **Enhanced Lake Management Practices and ongoing water quality monitoring:** The project includes Enhanced Lake Management Practices designed to protect water resources on site. This plan provides for quarterly surface water quality monitoring of the existing water-filled limestone pits. Monitoring results will function as an early-warning system for potential resource impacts and will be submitted after each sampling event and summarized in an annual report.

Collectively, these measures deliver a level of water resource and environmental protection that not only meets but exceeds the future land use standards envisioned in the Lee Plan.

2.0 PROPERTY SETTING

Prior to anthropogenic alterations, the southern portion of Lee County's DR/GR area, including the CREW Flint Pen Strand, was generally characterized by a complex mosaic of wet prairies, marshes, and cypress forests, interspersed with isolated, slightly elevated areas of open rangeland and Pine Flatwoods. As shown on the pre-development 1958 historical aerial photograph (**Figure 3**), the project site consisted of Hydric Flatwoods and Cypress Communities, punctuated by elongated Pine Flatwoods "islands" corresponding to slightly elevated historic marine deposits. Defined surface water flow-ways or conveyance features, common in DR/GR areas further north, were not evident on the project site. Instead, historic surface water movement appears to have occurred as dispersed sheet flow around the Flatwoods islands.

This unique historic landform in the project vicinity likely originated as relict coastal dunes deposited roughly parallel to historic shorelines. These dunes formed elongated, gently sloping sand ridges that are presently occupied by Pine Flatwoods. Due to their isolated nature, these ridges are hereafter referred to as "islands." They appear to have been superimposed on a nearly level marine terrace, which over time developed into the Hydric Flatwoods and Cypress Community wetlands characteristic of southern DR/GR lands. Post-depositional erosion and dissolution of the underlying Tamiami Formation limestone likely accentuated elevation differences between the dunes and surrounding wetlands, further defining the Flatwoods islands.

Historic surface water sheet flow was significantly altered in the early 1960s with the excavation of the Kehl Canal. As shown in **Figure 4**, the canal was constructed to extend and define the Imperial River watershed and to drain lands to the east. In combination with the extension of East Terry Street, the Kehl Canal appears to have completely cut off and isolated the subject property from the northern DR/GR lands, including the CREW. Flow records for the Kehl Canal indicate high seasonal variability. During drought conditions, the canal can exhibit virtually no flow, whereas wet season flows have been reported to reach approximately 1,500 cubic feet per second (cfs).

Average monthly flows in the Kehl Canal range from as low as 0.2 cfs during the dry season to approximately 1,300 cfs during the rainy season (CH2M HILL, July 1996). The canal not only intercepts overland surface water flows from the north but also lowers Water Table Aquifer levels in

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its vicinity, further affecting the hydrology of nearby wetlands. This hydrologic isolation has contributed to the property's presently altered conditions and supports the Applicant's proposed removal of the project area from the DR/GR classification. Evidence of this alteration is apparent in 1968 aerial imagery (**Figure 4**), which shows many of the Flatwoods islands appearing drier, with exposed, light-colored soil boundaries likely caused by desiccated soils.

Prior to 1980, the project site was cleared of vegetation for limestone mining, resulting in the creation of two rectangular pits. Upon cessation of mining, approximately 15 acres (30 percent) of the site became water-filled mining pits. Additional mining-related disturbances, including areas stripped of overburden, debris piles, and drainage ditches, have further altered the property. The post-mining topography is clearly evident in the LiDAR imagery provided as **Figure 5**. Current land surface elevations are variable due to mining but generally range from 12 to 13 feet North American Vertical Datum (NAVD).

The predominant soil type within the project area is Pompano Fine Sand, as identified by the Natural Resources Conservation Service (NRCS). Soils of the Pompano series are very poorly drained and developed from thick, nearly level sandy marine sediments. The Pine Flatwoods "islands" are underlain by Immokalee Sands, which are poorly drained soils also formed from sandy marine sediments. The NRCS soils map is shown in **Figure 6**. According to the Federal Emergency Management Agency's (FEMA) National Flood Hazard Map, the property lies within Flood Zone X, an area of minimal to moderate flood risk.

The project site is located within the State of Florida's WBID No. 3258E (Imperial River). A WBID represents a sub-watershed delineated by the FDEP based on U.S. Geological Survey (USGS) Hydrologic Unit Codes (HUCs). Surface water quality evaluations within WBID No. 3258E have verified the watershed as impaired for DO, with an established total maximum daily load (TMDL) for this constituent. Low DO in surface waters is often caused by nutrient enrichment but can also occur naturally in slow-moving, tannin-stained waters with deposits of decaying vegetation, such as swamps and sloughs. The project area's highly disturbed condition and water-filled mining pits may contribute to low DO levels. Implementation of the proposed development is expected to improve site conditions by restoring hydrologic connectivity among surface water basins and increasing mixing through the engineered stormwater management system.

3.0 HYDROGEOLOGY

Three (3) principal aquifer systems underlie the project site:

- Unconfined Surficial Aquifer System (also known as the Water Table Aquifer)
- Confined Intermediate Aquifer System
- Confined Upper Floridan Aquifer System

In southern Lee County, groundwater quality generally decreases with depth. Suitable sources for irrigation and potable water are typically located at depths less than 300 feet, while deeper units tend to be highly mineralized and saline. As a result, groundwater withdrawals are primarily focused on the shallow Surficial Aquifer System (Water Table Aquifer) and the semi-confined Lower Tamiami

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Aquifer. Beneath the Lower Tamiami, a relatively fresh, confined producing zone known as the Sandstone Aquifer also exists. These shallower aquifer systems are further described below.

3.1 UNCONFINED WATER TABLE AQUIFER

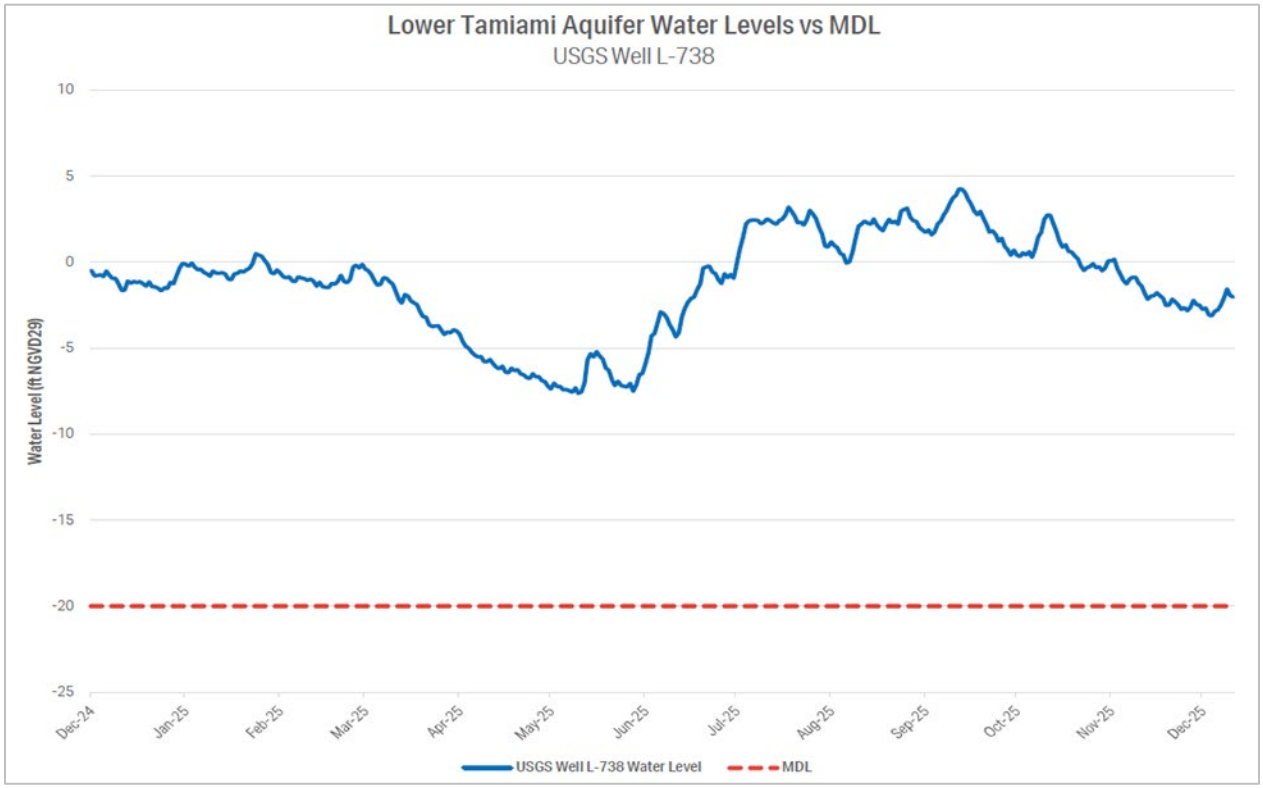
The unconfined Water Table Aquifer originates at land surface and consists of 8 to 10 feet of unconsolidated surficial deposits of fine-grained, silty quartz sand with minor shell content. Thin, discontinuous clayey sands may overlay the uneven limestone of the upper Tamiami Formation, which includes the Ochopee and Buckingham Limestone Members and the Pinecrest Sand Member (FGS Special Publication No. 49). Water quality is fresh in areas not affected by saline intrusion, with dissolved chloride concentrations ranging from 10 to 70 milligrams per liter (mg/L). The Water Table Aquifer is highly productive. Onsite limestone mining excavated portions of the upper Tamiami Formation.

3.2 LOWER TAMIAMI AQUIFER

Beneath the upper Tamiami Formation, there are semi-confining clays and low-permeability sediments, known as the Bonita Springs Marl, which overlie the Lower Tamiami Aquifer. This aquifer is distinct from the overlying limestone and is highly productive. Water quality varies with proximity to tidally influenced water bodies, with dissolved chloride concentrations ranging from approximately 40 to 100 mg/L in non-saline areas. The Bonita Springs Marl reduces the potential for withdrawals from the Lower Tamiami Aquifer to induce drawdown in the overlying Water Table Aquifer and prevents adverse impacts to wetlands. The project's proposed irrigation system will utilize two (2) Lower Tamiami Aquifer augmentation wells to supplement surface water supplies from the stormwater management lakes - historic mining pits. It must be noted that Bonita Springs Utilities (BSU) operates a potable wellfield (Eastern Wellfield) that utilizes the Lower Tamiami Aquifer under SFWMD Water Use Permit No. 36-00008-W. To protect potable water supplies, Lee County has instituted wellfield protection zones (Lee Plan Map 4-C). As shown on **Figure 7**, due to the proximity of City of Bonita Springs wellfield, the Lee Plan 5- and 10-year travel time protection zones extend onto the subject property. No adverse drawdown or water quality impacts are anticipated to occur to City of Bonita Springs wellfield as a result of the proposed development.

Groundwater level data from the USGS Lower Tamiami Aquifer monitoring well No. L-738, located approximately 3 miles west of the subject property, indicate that long-term groundwater elevations have consistently remained above the established Maximum Developable Limit (MDL). These conditions demonstrate that groundwater resources in the vicinity of the site are being adequately maintained and that no groundwater quantity or water resource constraints are anticipated that would adversely affect the proposed development. A recent hydrograph for monitoring well No. L-738 is provided below. The location for monitoring well L-738 is shown in **Figure 1**.

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3.3 SANDSTONE AQUIFER

The Sandstone Aquifer occurs within the Intermediate Aquifer System and lies below the Tamiami Formation and is separated from overlying aquifers by low-permeability clayey sediments. Depth to the top of this aquifer ranges from approximately 150 to 200 feet below land surface (bls), with thickness varying from 30 to 50 feet near the project site. It is composed of sandy limestone, sandstone, sandy dolomite, and calcareous sands, and is associated with the Peace River Formation of the Hawthorn Group (FGS Circular No. 103, 1986). Dissolved chloride concentrations generally range from 40 to 200 mg/L. Due to the occurrence of low-permeability sediments separating the Sandstone Aquifer from the overlying Water Table Aquifer, the potential for groundwater withdrawals from the Sandstone Aquifer to cause adverse drawdown in the Water Table Aquifer is considered remote.

3.4 EXISTING RECHARGE TO UNDERLYING AQUIFERS

The USGS estimates recharge at the site ranges from 0 to 3 inches per year (USGS/SFWMD, 1995). Due to the highly disturbed condition of the site, effective recharge to the Water Table Aquifer (and underlying Lower Tamiami Aquifer) is likely limited.

3.5 CONSISTENCY WITH LEE PLAN POLICIES 2.3.1 AND 2.3.2

The proposed Comprehensive Plan Amendment is consistent with Lee Plan Policies 2.3.1 and 2.3.2, which require that amendments in areas important for groundwater protection, including areas within the DR/GR area to demonstrate that the development will not adversely affect groundwater availability, recharge functions, or potable supply resources.

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3.5.1 POLICY 2.3.1 – PROTECTION OF POTABLE WATER SOURCES

The SFWMD 2022 Lower West Coast Water Supply Plan Update identifies the Lower Tamiami Aquifer as a traditional freshwater resource that is incorporated into long-range planning for Lee County and the DR/GR. Regional SFWMD groundwater modeling indicated that projected withdrawals, including existing recreational and aesthetic withdrawals within and near the DR/GR result in only minor drawdowns (0.5 to 3 feet) and do not threaten long-term potable water availability. Because the irrigation demand associated with the proposed development is considered minimal, the project's groundwater use will not impair existing or future potable water resources and is therefore consistent with Policy 2.3.1.

3.5.2 GROUNDWATER RESOURCE PROTECTION AND IMPACT EVALUATION

The Lower Tamiami Aquifer is a planned and sustainable irrigation source within the regional water-supply framework. SFWMD modeling demonstrates that cumulative future withdrawals remain within sustainable aquifer yield limits, including within recharge areas associated with the DR/GR. The hydrogeologic properties of the Lower Tamiami Aquifer, high transmissivity, substantial thickness, and protection by an overlying confining unit further support its ability to accommodate low-intensity landscape irrigation without compromising recharge or inducing undesirable water-level changes. Groundwater flow modeling (see **Section 5** below) of the proposed residential irrigation demands, and the detailed integrated modeling analysis clearly demonstrate no adverse impacts to the DR/GR and the overall water resources will occur. In fact, recharge potential increases because of the proposed development.

The project will also incorporate efficient water use practices, including a master-controlled irrigation system whereby no individual homeowner can initiate or prolong irrigation cycles, and the conjunctive use of surface water (detained stormwater) for irrigation, thereby minimizing groundwater withdrawals and ensuring protection of DR/GR recharge functions. Therefore, the proposed withdrawals are consistent with Policy 2.3.2.

The Lower Tamiami Aquifer's favorable hydrogeologic characteristics, its planned use in regional water-supply strategies, and the modest irrigation demand associated with the proposed development collectively demonstrate that the project's groundwater use is sustainable, low-impact, and fully compatible with the protective intent of Lee Plan Policies 2.3.1 and 2.3.2, including the County's goals for safeguarding the DR/GR groundwater resource area.

4.0 PROPOSED IRRIGATION DEMANDS AND SOURCES

A review of existing reclaimed water pipelines indicates that none are located in proximity to the subject property. Therefore, all irrigation supplies must be derived onsite. As shown on the Applicant's Concept Plan provided as **Figure 8**, stormwater will be treated within the reconfigured limestone mining water-filled pits. These surface water bodies afford an opportunity for stormwater capture and reuse for irrigation. However, during prolonged droughts, surface water supplies for irrigation are anticipated to be limited. Therefore, supplies are proposed to be augmented by the use of groundwater from the Lower Tamiami Aquifer. It is estimated that two (2) Lower Tamiami Aquifer wells will be required to irrigate an estimated landscaped area of approximately of 7.2 acres.

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Using the SFWMD Blaney-Criddle irrigation allocation calculator, a preliminary estimate of the development's irrigation demand is approximately 25,974 gallons per day (gpd), with a peak dry season (maximum month) demand of approximately 1.18 million gallons. Considering the combined surface areas of the stormwater lakes and reconfigured mine pits portrayed in the conceptual development layout (**Figure 8**), the estimated daily irrigation demand of 25,974 gallons would only lower the combined surface water bodies by less than an inch each day. The SFWMD Blaney-Criddle irrigation documentation s provided as **Attachment A**.

The proposed conjunctive use of both ground and surface water supplies is anticipated to conserve groundwater resources proposed to be derived from the Lower Tamiami Aquifer when adequate surface water supplies are readily available, thereby furthering the project's resource benefits. In addition, the project proposes a master-controlled irrigation system that will regulate both the initiation and overall duration of irrigation events in order to increase irrigation water use efficiency and enhance water conservation (i.e., no individual homeowner will have access to irrigation timers).

5.0 GROUNDWATER FLOW MODELING

To demonstrate that the proposed use of the Lower Tamiami Aquifer for supplemental irrigation will not cause adverse impacts to surrounding existing legal users, a single-layer groundwater flow model was developed using capabilities of AquiferWin32 to evaluate potential drawdown impacts resulting from the proposed maximum monthly withdrawals. The analytical groundwater modeling scenario includes one stress period that represents transient / future or proposed conditions and was run for 90-days with no recharge to simulate the maximum monthly allocation for the three driest months of the year (March, April, and May). The Hantush and Jacob, 1955 (Leaky Aquifer) solution was utilized in this modeling scenario.

The results of the 90-day maximum monthly modeling scenario are shown for the Lower Tamiami Aquifer in **Figure 9**. The greatest drawdown predicted to occur as a result of the requested maximum month quantity is approximately 0.05 feet and occurs within the property boundary at the proposed well nodes. Per Section 3.1.2 of the SFWMD's Applicant Handbook, modeling analyses must include proposed wells, as well as any other permitted groundwater withdrawals within the "cone of depression" of proposed use. SFWMD defines the "cone of depression" of the proposed use as the 1.0-foot drawdown contour for confined aquifer systems. However, as shown in **Figure 9**, no drawdown greater than 1.0 foot is predicted as a result of the maximum monthly groundwater model. Therefore, the potential for harm to occur to existing legal users as a result of the requested allocation is considered to be de minimis and not adverse and a cumulative impact assessment was not performed.

A statement from a Professional Geologist certifying the results of these groundwater flow modeling scenarios is provided herein as **Attachment B**, and the required modeling files will be provided to District staff under a separate cover.

6.0 BONITA SPRINGS EASTERN WELLFIELD PROTECTION

The Bonita Springs Eastern Wellfield is a critical public water supply facility serving southern Lee County and the City of Bonita Springs. The proposed residential development is located within the

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5- and 10-year groundwater travel time zones for the wellfield and has been evaluated for consistency with the Lee County Comprehensive Plan (Lee Plan) and the Lee County Land Development Code (LDC) wellfield protection standards applicable to public water supply facilities.

The proposed residential use is a permitted and compatible land use within the designated travel time zones and complies with Lee County's Wellfield Protection Ordinance and LDC provisions regulating development within wellfield protection areas. The development avoids prohibited or restricted land uses identified in the LDC that could pose an unreasonable risk to groundwater quality or the operation of public water supply wells. No industrial uses, bulk fuel storage, hazardous waste facilities, chemical manufacturing, or other high-risk activities regulated or prohibited by the LDC are proposed.

In accordance with the Lee Plan and applicable LDC utility requirements, the development will be served by centralized potable water and centralized sanitary sewer service. The use of central sewer eliminates on-site wastewater treatment systems and septic tanks, thereby reducing the potential for nutrient loading, pathogens, or other contaminants to enter the groundwater within the wellfield travel time zones, consistent with LDC wellfield protection objectives.

Hazardous material use and storage within the development will be limited to normal residential household quantities, consistent with LDC restrictions applicable within wellfield protection areas. No above-ground or underground fuel storage tanks, vehicle maintenance facilities, or bulk chemical storage are proposed. Any temporary construction-related fueling, equipment servicing, or material storage will comply with LDC spill prevention, secondary containment, and cleanup requirements to protect groundwater quality.

Stormwater management systems are designed to meet or exceed Lee County LDC and SFWMD water quality and treatment standards. Stormwater runoff will receive appropriate treatment prior to discharge or infiltration to minimize pollutant migration within the wellfield travel time zones, consistent with Lee Plan Policy 63.1.2 and corresponding LDC performance standards. Untreated stormwater infiltration within sensitive portions of the wellfield protection area is avoided, and pretreatment is provided where infiltration practices are utilized.

During site clearing, grading, and construction activities, erosion control, sediment management, and spill prevention best management practices required by the LDC will be implemented to prevent contaminants from entering surface waters or the groundwater system. Landscaping and site maintenance will comply with LDC landscaping standards and Lee County fertilizer regulations, with an emphasis on native or low-input plant species to reduce irrigation and fertilizer demands and minimize nutrient loading to groundwater.

The site design incorporates open space areas and pervious surfaces consistent with the LDC to maintain groundwater recharge functions while preventing land uses or activities that could degrade groundwater quality within the wellfield protection area. These measures further support Lee Plan Goal 61 (Water Resources) and Objective 61.2 by maintaining pre-development hydrologic conditions to the maximum extent practicable and protecting groundwater recharge and water quality.

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Through compliance with the Lee Plan and the LDC wellfield protection standards, the proposed residential development ensures that land use within the 5- and 10-year travel time zones of the Bonita Springs Eastern Wellfield protects public drinking water supplies, minimizes contamination risk, and supports long-term potable water sustainability.

7.0 ENHANCED LAKE MANAGEMENT PRACTICES

In order to protect water resources, the following management practices are proposed for the development's stormwater lakes. It is important to note that, as the development evolves, the Best Management Practices (BMPs) proposed to protect water resources must also evolve. The following management actions provide a framework of ground and surface water protection measures that will not only safeguard but help to sustain water resource conditions. Please note that no motorized boats will be allowed on any of the project's stormwater management lakes.

Through adherence to these BMPs, the project will maintain stormwater and groundwater quality, comply with Lee County LDC and Wellfield Protection Ordinance standards, and ensure long-term protection of water resources in accordance with the Lee Comprehensive Plan. The Developer's designated maintenance entity (Community Development District [CDD] or Homeowners Associaton) will be responsible in perpetuity for the operation and maintenance of all stormwater management facilities, including regular inspection, maintenance, and surface water quality monitoring.

7.1 WATER RESOURCES BEST MANAGEMENT PRACTICES

As the project progresses from predominately a "construction phase" to "partial construction" and then ultimately to a "post-construction" phase, the BMPs must change to sustain the water resource protection measures. Construction of the proposed stormwater management system will occur relatively quickly. However, it is important that proper management practices be maintained to safeguard the water resources through the long-term operational phase.

7.1.1 CONSTRUCTION PHASE BMPS

All construction activities will comply with Lee County Wellfield Protection Ordinance No. 07-35, in accordance with Section 14-214 for Protection Zone No. 1 and Section 14-208 requirements for handling, storage, and use of regulated substances. The general contractor will ensure that all contractors and subcontractors evaluate site conditions prior to starting work to minimize risks to water resources and that any regulated substances are stored and handled in a manner that prevents accidental releases.

Contractors will maintain spill containment and cleanup equipment onsite and will be familiar with manufacturer safety data sheets and procedures for handling accidental releases. Any spill of a regulated substance will be reported immediately to the Developer, who will notify the Lee County Division of Natural Resources and the FDEP.

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7.1.2 POST-CONSTRUCTION PHASE BMPS

Upon completion of construction, all remaining regulated substances and containment systems will be removed from the site. Turbidity control, erosion management, and stormwater protection measures consistent with SFWMD, FDEP National Pollutant Discharge Elimination System (NPDES) permits, and Florida Stormwater Sedimentation Control standards will be implemented throughout construction until vegetation or other stabilization measures are established.

After the issuance of the Lee County Certificate of Compliance or SFWMD Stormwater Management System Certification, the project will transition to the post-construction phase, with the primary focus being the maintenance of the stormwater management lakes and associated conveyance and control structures.

7.2 LAKE MAINTENANCE

Proper maintenance of stormwater wet detention areas is essential in Florida to ensure long-term water quality protection and flood control. These systems are designed to capture and treat runoff by allowing suspended solids, nutrients, and other pollutants to settle before the water is discharged downstream. Without regular upkeep, such as managing vegetation, removing accumulated sediment, and maintaining control structures, detention ponds can lose storage capacity and treatment efficiency, leading to degraded water quality and increased flood risk. Routine maintenance of these areas helps preserve the ecological function of these systems and supports compliance with state and local water management regulations.

7.2.1 NUISANCE AND EXOTIC VEGETATION CONTROL

The controlling entity will be responsible for the removal (in perpetuity) of all nuisance and exotic vegetation from the stormwater management system as defined by the Lee County LDC.

The stormwater lakes must be inspected annually, and any prohibited vegetation must be removed by the use of hand-clearing or appropriate chemical treatment. Only aquatic-approved compounds may be utilized in the stormwater management system lake. Herbicides and/or algaecides may only be applied by a licensed professional applicator who meets the requirements of Lee County, and in accordance with manufacturer specifications. All applicable local, state and/or federal guidelines and requirements will also be followed.

7.2.2 LITTORAL VEGETATION PRESERVATION

Littoral zone vegetation is required to be installed and maintained. The littoral zone provides habitat for wading birds, fish and aquatic invertebrates. Littoral vegetation also helps stabilize the lake shoreline and helps prevent erosion.

Littoral plants that die will be replaced in accordance with Lee County LDC requirements. The presence of littoral plants in the lake is desirable and may also help to improve the water quality. The spread of littoral plants will be encouraged throughout the designated littoral areas. Mechanical trimming, mowing or the use of land-based herbicides on desirable littoral plants is prohibited. Any trimming or removal of vegetation required to promote the survival and viability of littoral vegetation will be performed by hand or by approved aquatic herbicides and methods.

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7.2.3 FERTILIZER APPLICATION

Strict adherence will be maintained with Lee County's Fertilizer Ordinance No. 08-08. Any person(s) applying fertilizers must have received a limited certification in compliance with Florida Statute (F.S.) 482.1562 prior to application of any and all fertilizers.

All professional landscape businesses must register with Lee County prior to performing landscape fertilization services within unincorporated Lee County. At least one (1) employee of a firm employed to perform landscape fertilization services must be a Certified Professional Landscaper. Proof of completion of a Lee County-approved BMP training program must be provided to the Division of Lee County Natural Resources. At least one (1) BMP-trained employee must be present onsite while fertilizers are applied. A registration decal provided by the division must be displayed on all company vehicles.

7.3 EROSION PROTECTION AND LAKE BANK MAINTENANCE

Lake banks are generally susceptible to erosion due to overland flow of stormwater runoff, wave action, and the natural seasonal fluctuation of water levels. Accordingly, lake banks are designed to minimize this potential for erosion.

Lake banks will be inspected annually to identify areas of erosion. Once identified, the erosion will be repaired and the source of erosion shall be eliminated, if possible. Where excessive erosion occurs, repair of the lake banks and/or enhancement of stabilization measures may be necessary.

7.4 PESTICIDE, HERBICIDE AND/OR FUNGICIDE APPLICATIONS

All applications of pesticides, herbicides, algaecides and/or fungicides shall be applied by a licensed professional applicator, meet the requirements of Lee County, be applied in accordance with the manufacturer's specifications, and shall meet all applicable local, state and/or federal guidelines and requirements. Only approved aquatic herbicides may be used to treat the stormwater management system. The following BMPs are part of an Integrated Pest, Disease, and Herbicide Program.

The application of pesticides, herbicides and/or fungicides will only be performed by certified contractors. The use of any chemical product in a manner that will allow airborne or waterborne entry of such products into the surface water management system is prohibited. This requirement shall not apply to the chemical agents used by certified lake management specialists for the control of algae and nuisance vegetation within the stormwater management system lakes. However, application of such agents shall be in compliance with the requirements of Lee County, applied in accordance with the manufacturer's specifications, and meet all applicable local, state and/or federal guidelines and requirements. Pesticides, fungicides, and herbicides will be used only in response to a specific problem and in the manner and amount recommended by the manufacturer. Broad application of pesticides, fungicides and herbicides as a preventative measure is strongly discouraged.

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8.0 SURFACE WATER QUALITY MONITORING

8.1 GENERAL DATA QUALITY OBJECTIVES

All surface water quality samples will be collected in accordance with Chapter 62-160, Florida Administrative Code (F.A.C.), and the FDEP's Standard Operating Procedures (SOPs) DEP-SOP-001/01 FQ 100 Field Quality Control Requirements. Surface water quality sampling will be performed four (4) times per year (March, June, September, and December).

The purpose of the surface water monitoring program is to assure stormwater discharges from the subject property meet all applicable requirements of Chapter 62-302, F.A.C., Surface Water Quality Standards, before discharging surface water from the stormwater management system.

Additionally, monitoring will verify the efficacy of the BMP's described above. Please note that if there is no flow observed from the outfalls at the time of sample collection, the "no -flow" condition will be noted, and no surface water sample will be taken. If flow has occurred in the last 30 days, a sample shall be collected just upstream of the control structure to represent the discharged water.

8.2 SURFACE WATER QUALITY MONITORING

As shown in **Figure 10**, baseline water quality samples will be collected from both lakes. Both locations will then be sampled four times per year (March, June, September, and December). Surface water quality grab samples will be collected per FDEP SOP protocol and analyzed by a National Environmental Laboratories Accreditation Conference (NELAC/TNI)-certified laboratory. The surface water quality parameters to be tested, as well as the laboratory's Accuracy, Precision, and Minimum Method Detection Limit (MDL), are summarized in **Table 1**. Please note that the Practical Quantitation Limit (PQL) for each parameter varies between laboratories; however, the PQL typically equates to four times the MDL.

Field Parameters – Depth of Water, DO, pH, Temperature, Specific Conductance, and Turbidity

Lab Parameters –Ammonia, Biological Oxygen Demand, Chloride, Copper, Iron, Nitrate + Nitrite, Ortho-phosphate, Total Kjeldahl Nitrogen, Total Phosphorus, and Zinc

Quarterly surface water quality monitoring shall be continued for a minimum of five (5) years after operational completion of the stormwater management system. After five (5) consecutive years of testing, a request for modification in the monitoring requirements may be proposed to the Lee County Natural Resources Department if it can be demonstrated that surface water quality is being maintained within applicable State standards. All surface water quality data will be supplied to Lee County as described below.

8.3 WATER QUALITY DATA REPORTING AND ANALYSIS

Surface water quality data will be submitted to Lee County Natural Resources Department staff in an approved electronic format within 30 days of receiving the water quality results from the contract laboratory. The submittal will include all field notes and field and laboratory water quality results, as well as all previously collected water quality data (i.e. the period of record). The submittals will also include a brief narrative on the most recent sample collection, sample chain of custody,

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descriptions of any re-testing of erroneous values, and any water quality exceedances. Water levels will be provided in tabular and graphical forms.

By March 1 of each year, a Water Resource Summary Report for the preceding calendar year shall be supplied to Lee County Natural Resources staff that summarizes the surface and groundwater monitoring results for the development. The results will include a summary table that lists all the field and laboratory parameters for surface water, consistent with requirements of F.A.C. 62-160. Laboratory parameter concentrations that fall below the PQL for that parameter will be reported with no value; however, a value qualifier of "I" (between the MDL and PQL) or "U" (below the MDL) will be included in the summary table.

All water quality data for the analytes listed in **Table 1** that are detected in concentrations above the laboratory PQL will be reviewed, graphed and statistically analyzed for trends and exceedances above two (2) standard deviations of the mean of all values above the MDL. Any reported concentrations above the MDL will be clearly identified as well as remedial actions that were used to timely reduce that particular analyte's concentration.

8.4 REMEDIAL ACTIONS

In the event of significant surface water impact from hydrocarbon spills, pesticide or herbicide applications, or other releases, the Developer or their successor will notify the Lee County Natural Resources Division within 12 hours (or the next business day) and FDEP Office of Emergency Response within 24 hours if there is an immediate threat to human health or the environment. The Developer or their successor will coordinate assessment and remediation with Lee County and comply with all local, state, and federal permitting requirements, including installation of temporary monitoring wells or more comprehensive investigations if needed.

9.0 EXISTING ONSITE WELLS

According to Lee County's Permitted Well database, four of the five parcels within the subject property are shown to contain a single well located near the parcel centroid and classified for "Single Family" use. Two of these reported wells are mapped within existing water-filled pits, and two are mapped on upland portions of the site. Review of the associated well construction permits and available records indicates that these features represent shallow geotechnical or hydrogeologic test borings rather than active or production water supply wells. The borings appear to have been installed for site investigation purposes, are not equipped with permanent pumping infrastructure, and are not utilized for potable or irrigation supply. As such, these test borings are not expected to adversely affect groundwater resources, interfere with proposed site development, or require abandonment or protection measures beyond standard construction practices.

10.0 CONCLUSIONS

The White Willow project presents a unique opportunity to restore and enhance a highly disturbed and hydrologically impacted property. As detailed above, the proposed development demonstrates a high level of protection, preservation, and enhancement of groundwater, surface water, and

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environmental resources. The project is fully consistent with the Lee Plan, including Goal 63, which protects potable water sources and safeguards wellfield areas; and Goals 60 and 61, which preserve natural drainage systems and ensure stormwater management and water quality standards are met.

Additionally, the project complies with applicable Lee County LDC requirements, including Sections 14-208 and 14-214 governing Wellfield Protection Zones, as well as stormwater, erosion control, and lake management provisions. By incorporating these measures, the White Willow development not only supports compatible residential land use but also provides measurable improvements to site-specific hydrologic and ecological conditions, ensuring long-term protection and enhancement of critical water resources in southern Lee County.

Table 1 - Surface Water Quality Analytes and Proposed Schedule for Sampling

Field Parameters					
Parameter	Units	Precision (%RPD)	Accuracy (%Recovery)	MDL	Sampling Frequency
Depth of Water	Feet	0.01	NA	NA	Quarterly
Dissolved Oxygen	mg/L	FT 1000-1	FT 1000-1	NA	Quarterly
pH	SU	FT 1000-1	FT 1000-1	NA	Quarterly
Specific Conductance	µS/cm	FT 1000-1	FT 1000-1	NA	Quarterly
Temperature	Deg C	FT 1000-1	FT 1000-1	NA	Quarterly
Turbidity	NTU	FT 1000-1	FT 1000-1	NA	Quarterly
Laboratory Parameters					
Ammonia	mg/L	*17	90-110	0.008	Quarterly
Biological Oxygen Demand	mg/L	*28	84.6-115	1	Quarterly
Chloride	mg/L	*5	90-110	0.353	Quarterly
Copper	ug/L	*10	70-130	0.346	Quarterly
Hardness	mg/L	CALC	CALC	0.682	Quarterly
Iron	mg/L	*10	70-130	29	Quarterly
Lead	ug/L	*10	70-130	0.67	Quarterly
Nitrate + Nitrite	mg/L	*5	90-110	0.004	Quarterly
Ortho-phosphate	mg/L	*10	88-118	0.002	Quarterly
Total Kjeldahl Nitrogen	mg/L	*10	90-110	0.05	Quarterly
Total Phosphorus	mg/L	*10	90-110	0.008	Quarterly
Zinc	mg/L	*10	70-130	0.0014	Quarterly

*Value represents percent (%) relative standard deviation (RSD).

**All values within the table above were supplied by Benchmark Enviroanalytical Laboratory and are specific to the water quality laboratory that performs the analyses.

Figures

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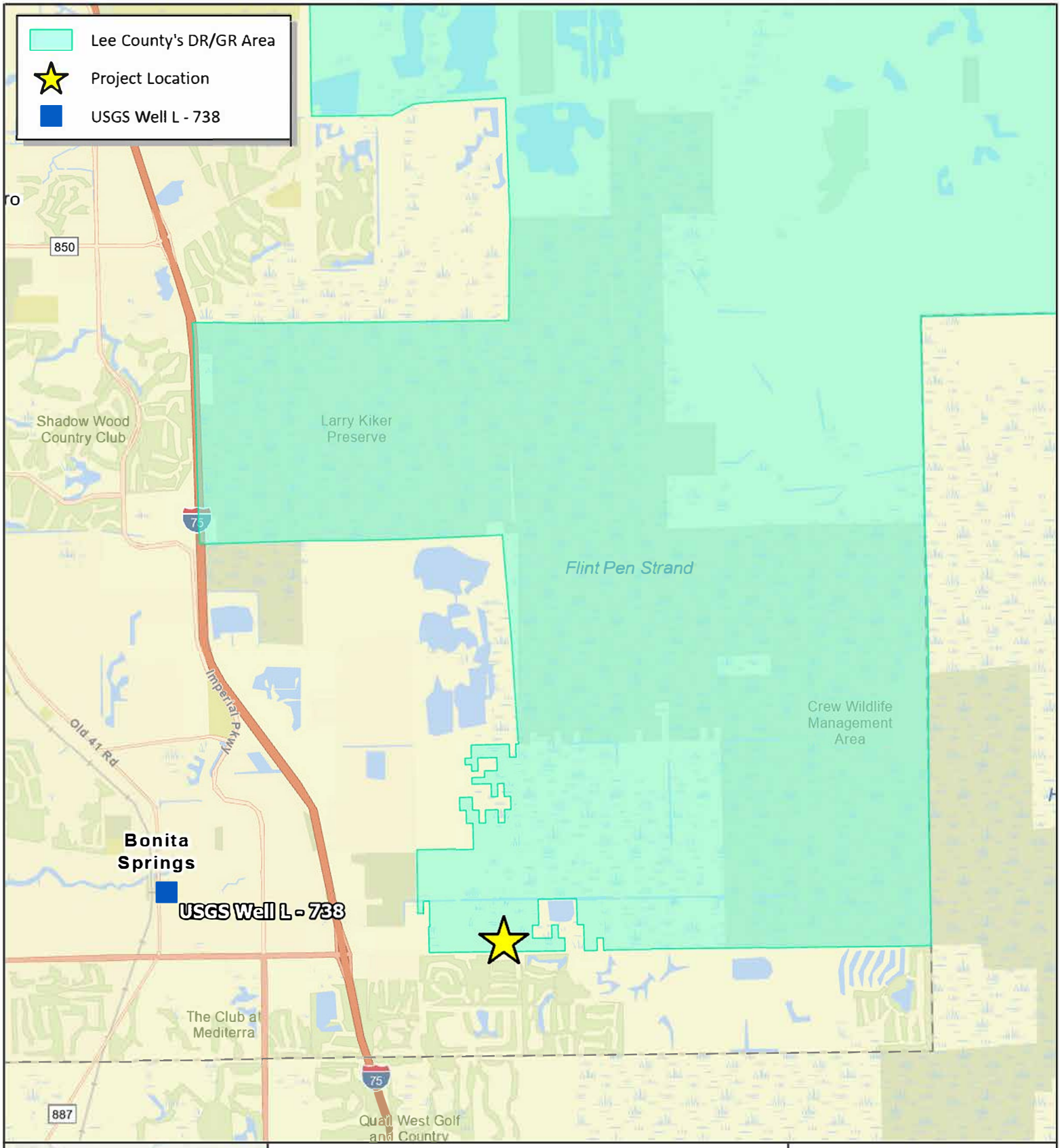




Figure 1
Density Reduction/Groundwater Resource Area
White Willow
Lee County, Florida

N

0 0.5 1 1.5 Mi

Scale: 1:80,000

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12/9/2025

Image: Esri, Lee County

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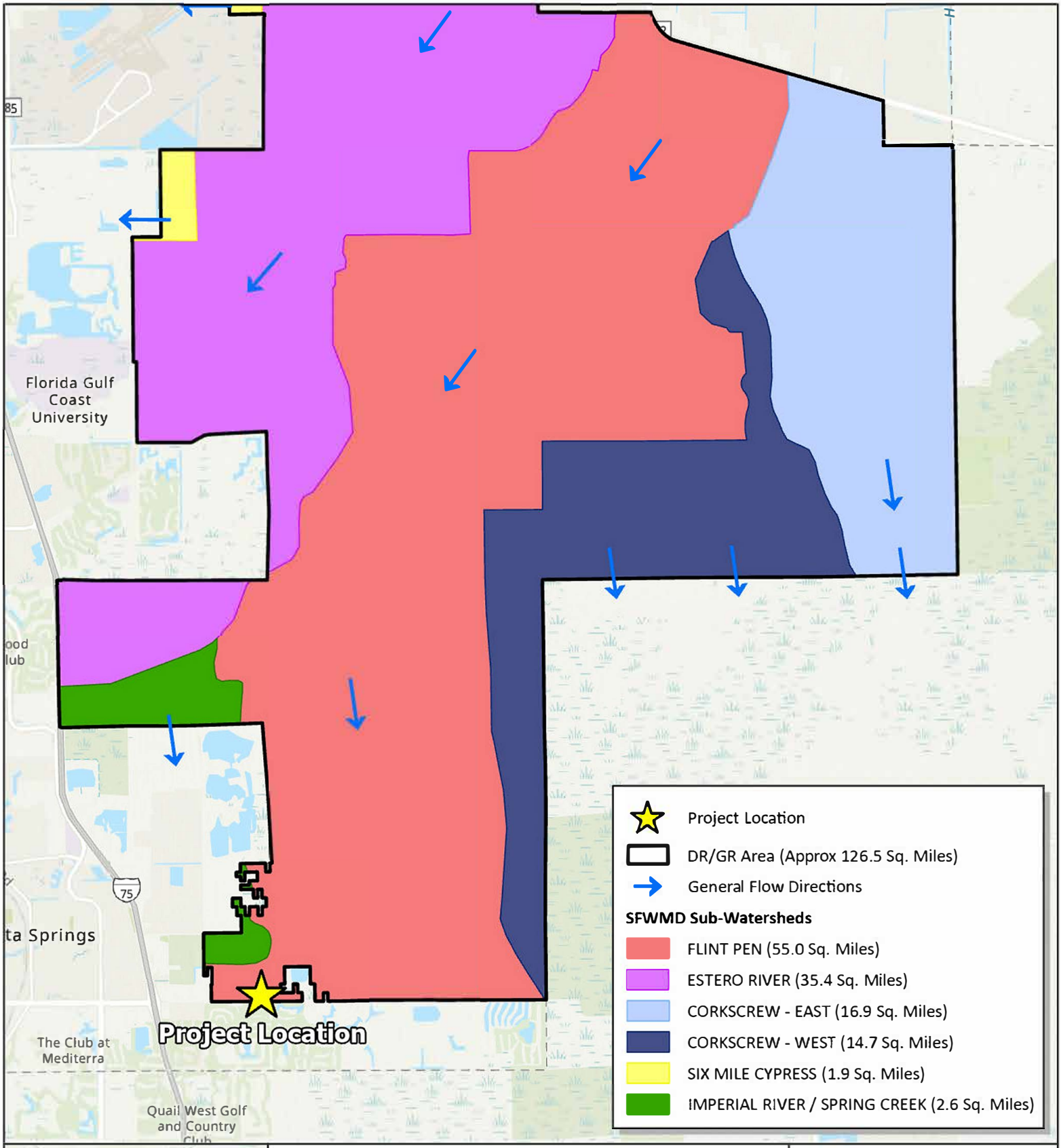




Figure 2
DR/GR Sub-Watersheds
White Willow
Lee County, Florida

N

0 1 2 Miles

Scale: 1:120,000

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Image: Esri

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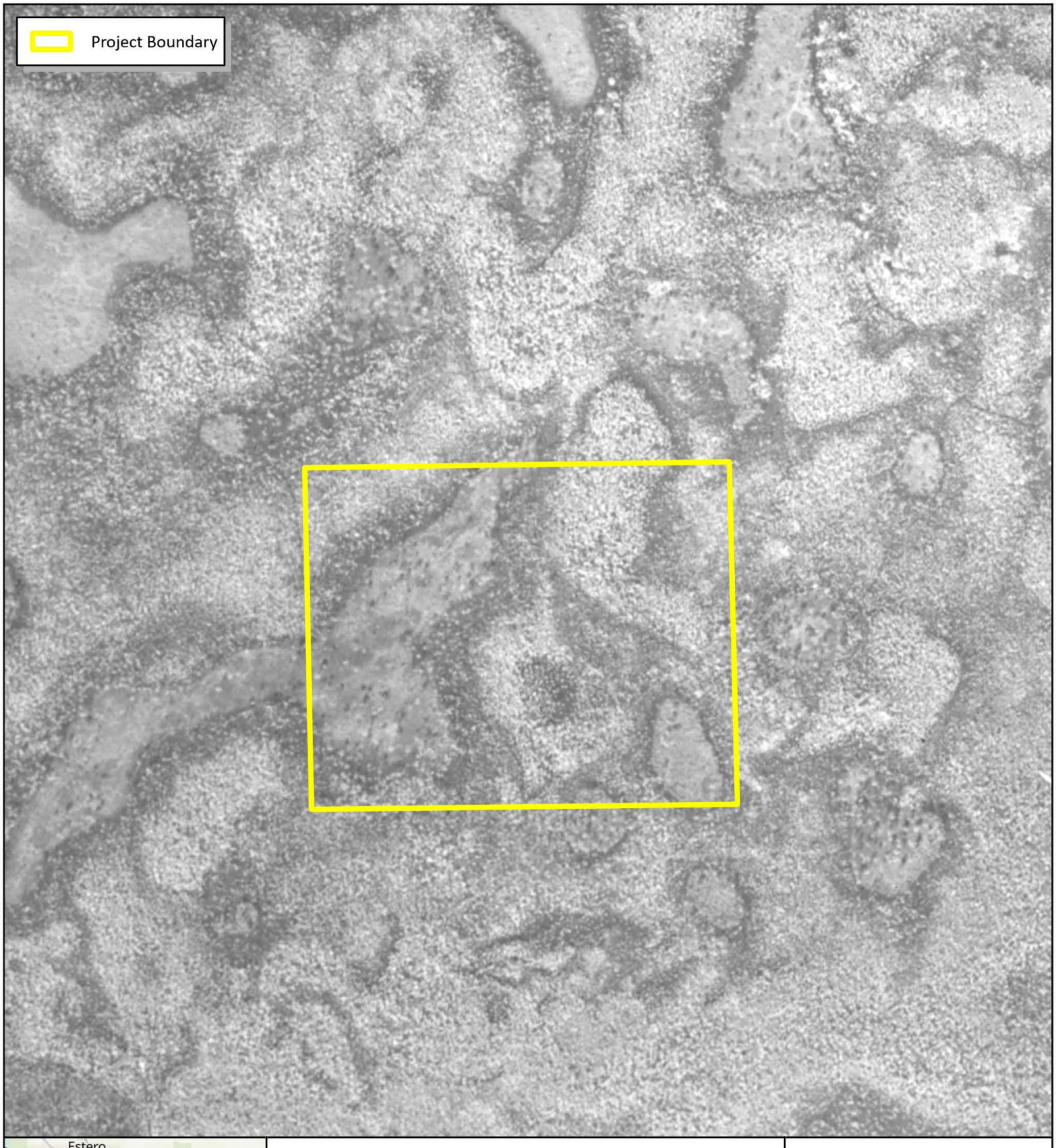




Figure 3
1958 Historic Aerial Imagery
White Willow
Lee County, Florida

N

0 500 US Feet

Scale: 1:6,000

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Image: Esri, UFDC

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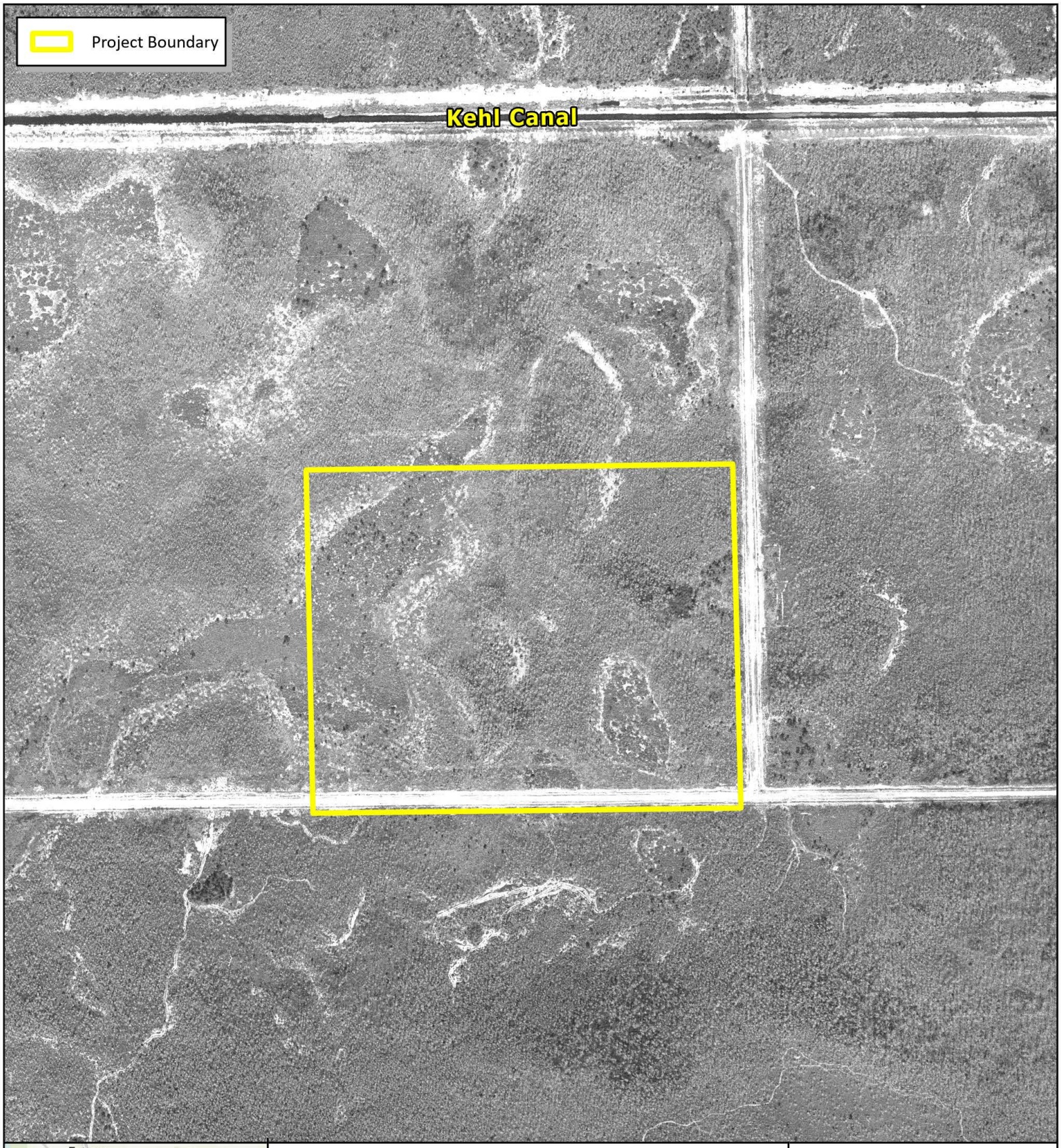




Figure 4
1968 Historic Aerial Imagery
White Willow
Lee County, Florida

N

0 500 US Feet

Scale: 1:6,000

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12/12/2025

Image: Esri, FDOT

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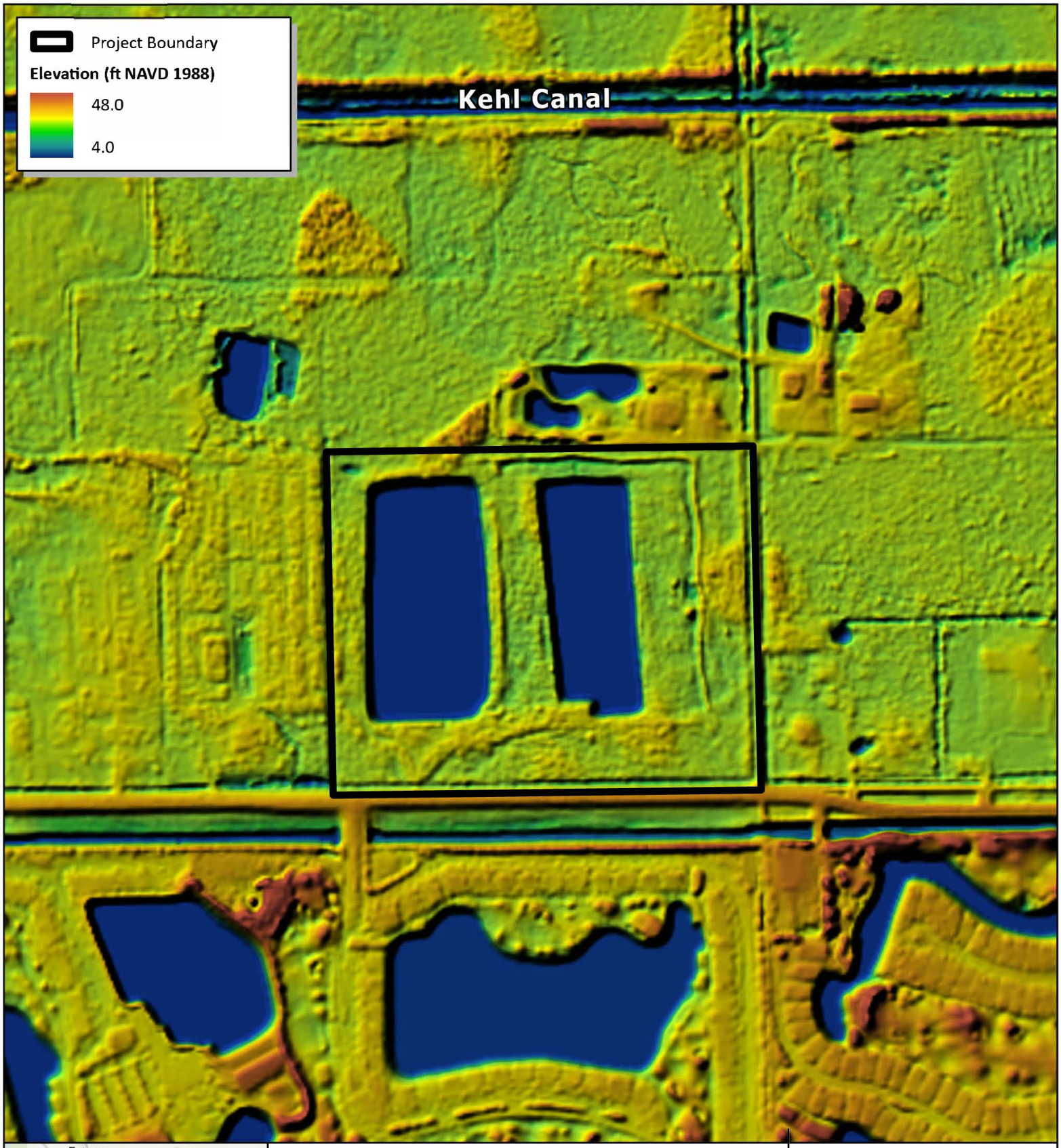




Figure 5
LiDAR
White Willow
Lee County, Florida

N

0 500 US Feet

Scale: 1:6,000

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Image: Esri, Lee County 10-ft DEM (ft NAVD88)

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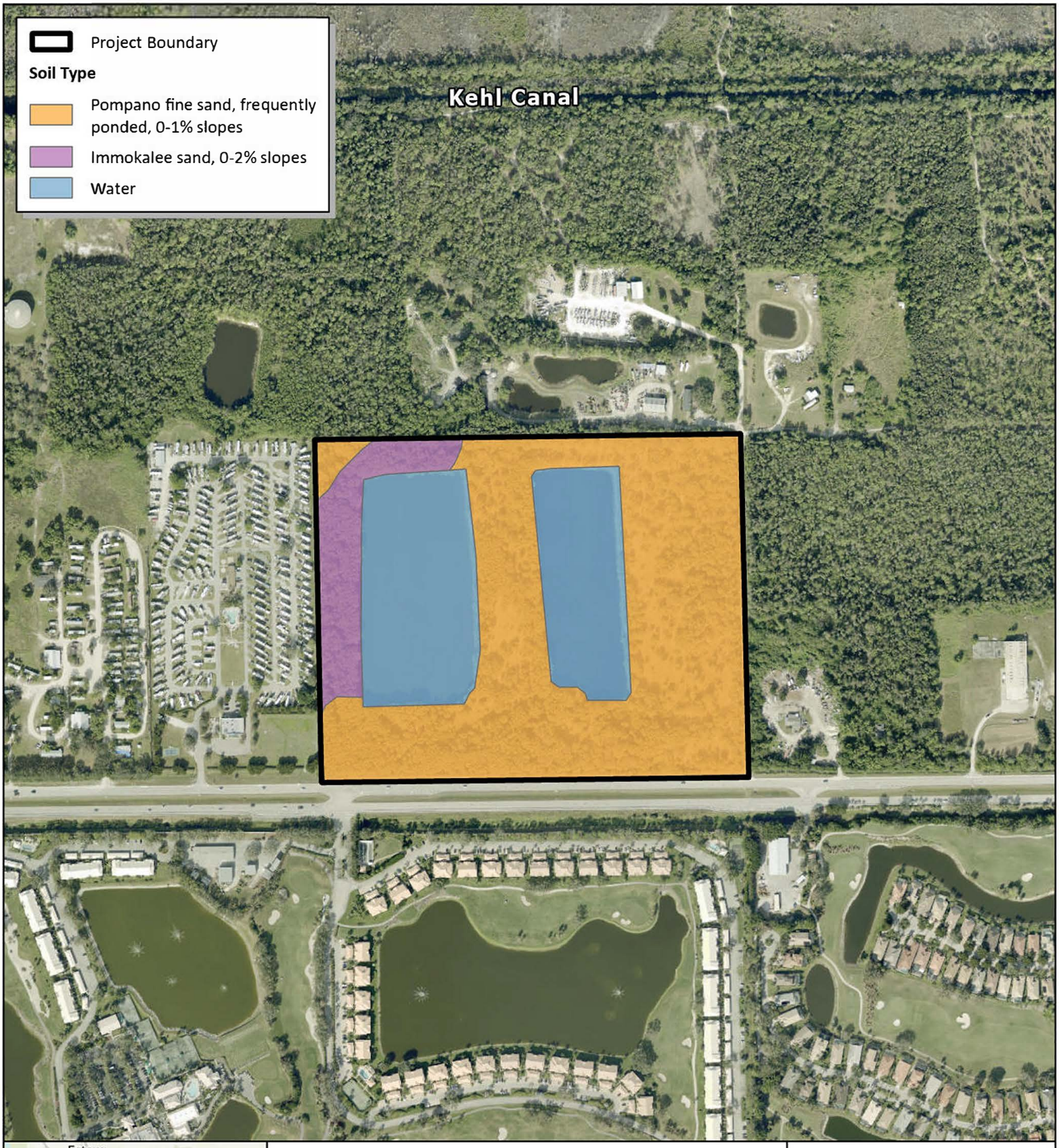




Figure 6
NRCS Soil Types
White Willow
Lee County, Florida

N

0 500 US Feet

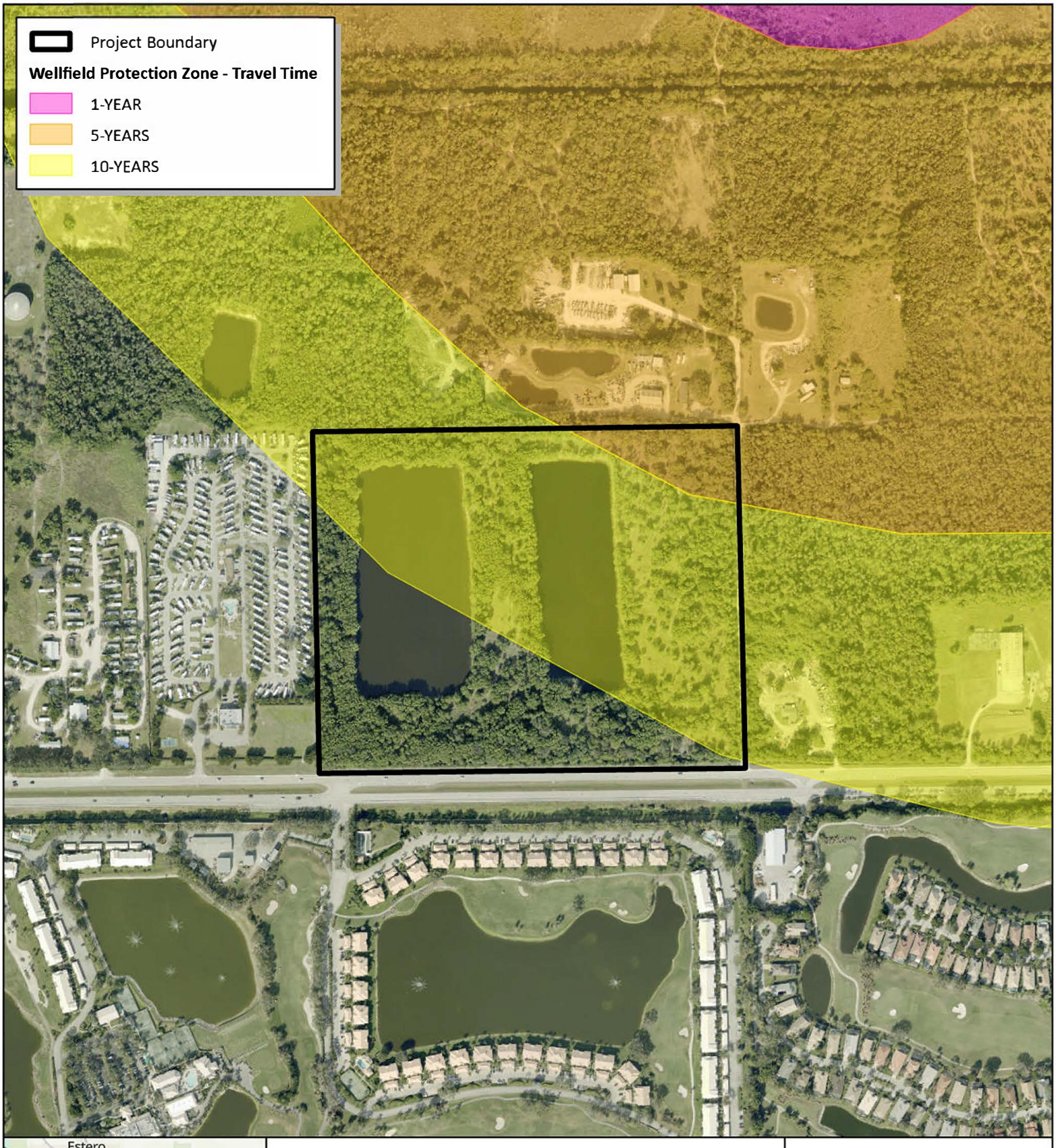
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Image: Esri, NRCS

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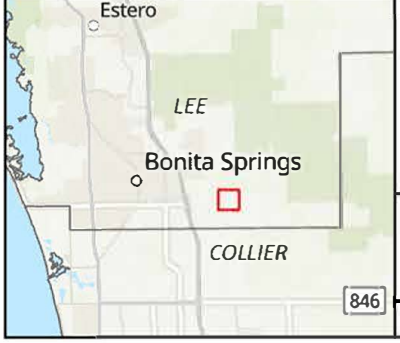


Figure 7
Wellfield Protection Zones
White Willow
Lee County, Florida

N

0 500 US Feet

Scale: 1:6,000

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Image: Esri

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Figure 8
Conceptual Plan
White Willow
Lee County, Florida

N

0 250 US Feet

Scale: 1:3,000

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12/10/2025

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Figure 9
Predicted Lower Tamiami Aquifer Drawdown
Maximum Monthly Modeling Scenario
White Willow
Lee County, Florida

N

0 250 US Feet

Scale: 1:3,000

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Figure 10
Water Quality Monitoring Locations
White Willow
Lee County, Florida

N
0 250 US Feet
Scale: 1:3,000

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12/10/2025

Image: Esri

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Blaney-Criddle Irrigation Demands

Attachment A

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Calculations Of Irrigation Requirements (1-in-10)

Rainfall Station: Naples 1-in-10
Irrigation System: Sprinkler
Irrigated Acreage: 7.24
Crop: Turf Grass
Soil Type: 0.80
Multiplier 1.30
Efficiency 0.77

Calculations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Rainfall (inches)	1.88	1.93	0.96	2.05	4.42	8.17	8.36	8.18	8.69	4.09	1.56	1.32	51.61
Evapotranspiration (inches)	1.93	2.21	3.76	5.09	6.66	7.44	7.88	7.51	6.47	5.00	3.22	2.26	59.43
Average Effective Rainfall (inches)	0.88	0.92	0.52	1.14	2.44	4.32	4.51	4.34	4.31	2.08	0.80	0.65	26.91
1-in-10 Effective Rainfall (inches)	0.73	0.76	0.43	0.94	2.03	3.58	3.75	3.60	3.58	1.73	0.66	0.54	22.33
Average Irrigation (inches)	1.05	1.29	3.24	3.95	4.22	3.12	3.37	3.17	2.16	2.92	2.42	1.61	32.52
1-in-10 Irrigation (inches)	1.20	1.45	3.33	4.15	4.63	3.86	4.13	3.91	2.89	3.27	2.56	1.72	37.10

1-in-10 Annual Supplemental Crop Requirement = 37.10 inches

Annual Supplemental Crop Water Use:

37.1 inches X 7.24 Acres X 1.3 X 0.02715 MG/AC-IN = 9.48 MG

1-in-10 Maximum Monthly Supplemental Crop Requirement = 4.63 inches

Maximum Monthly Supplemental Crop Water Use:

4.63 inches X 7.24 Acres X 1.3 X 0.02715 MG/AC-IN = 1.18 MG

Notes:

Evapotranspiration was calculated using a modified Blaney-Criddle method.
Average effective rainfall is the amount that is useful to crops in an average year.
Drought rainfall is the rainfall minimum representative of a 1-in-10 year drought
Drought effective rainfall is the amount that is useful to crops in a 1-in-10 year drought event.
Average irrigation is the net amount that should be required for maximum yields during an average year.
Drought irrigation is the net amount that should be required for maximum yields during a 1-in-10 year drought.

Professional Geologist Certification

Attachment B

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RESPEC
6561 PALMER PARK CIRCLE
SUITE D
SARASOTA, FL 34238
941.552.5657

Professional Geologist Certification

The groundwater flow modeling impact analysis included as part of this document titled "Characterization of Ground and Surface Water Resources" for the White Willow property in Lee County, Florida, was completed based on sound geologic principals and the hydrogeologic data available at the time this modeling analysis was performed. The parameters and discretization of simulated withdrawals from the aquifer system are considered to be reasonably accurate; therefore, the Professional Geologist below certifies the results of the model as they pertain to the predicted groundwater impacts. All the preceding geological analysis and interpretation(s) were evaluated and supervised by Devin Lemke, P.G., a Registered Professional Geologist pursuant to Chapter 492, Florida Statutes, (F.S.) and Chapter 61G16, Florida Administrative Code, F.A.C.



12/10/2025

Devin Lemke, P.G. No. 3270
RESPEC Company, LLC
Professional Geologist

Date

WHITE WILLOW

INTEGRATED MODEL ANALYSIS FOR SURFACE AND GROUNDWATER RESOURCES

PREPARED BY
PETER A. BROWN, P.E.
RESPEC
6561 Palmer Park Circle, Suite D
Sarasota, FL 34238

PREPARED FOR
PULTE HOME CORPORATION
24311 Walden Center Drive, Suite 300
Bonita Springs, FL 34134

DECEMBER 2025

Project Number W0084.25006



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WHITE WILLOW

1.0 BACKGROUND

RESPEC Company, LLC was engaged by Pulte Home Corporation (Client) to prepare an integrated groundwater / surface water model to assess pre- and posft- development groundwater recharge relating to the proposed White Willow project in Lee County, FL. The integrated model is a requirement of The Lee Plan Policy 33.1.7 which states that impacts of proposed land use disturbances within the Density Reduction-Groundwater Resource (DR/GR) area will be analyzed by means of an integrated surface and groundwater model that utilizes site-specific data to assess potential adverse impacts on water resources and natural systems. The Project Area is located along Bonita Beach Road and encompasses a total of 47 acres (AC) as shown on **Figures 1 and 2**. Please note that where appropriate, input data used in the integrated model is consistent with the stormwater design parameters utilized by the Engineer of Record (Barraco and Associates, Inc.).

2.0 EXISTING CONDITIONS

ICPR Version 4.07.08 software was used to compare existing and proposed conditions for the project to demonstrate that no adverse impacts on water resources are anticipated to occur. As described below, the Existing Conditions Model (ECM) utilizes soil and landuse parameters obtained from the Southern Lee County (SLC) ICPR regional model developed by Streamline Technologies.

2.1 EXISTING LANDUSE

RESPEC utilized the Florida Land Use Cover and Classification System to characterize the existing land use conditions for the site. As shown in **Figure 3**, the site consists primarily of Herbaceous (Dry Prairie) (3100), Reservoirs (5300), and Wetland Hardwood Forest (617). Impervious coverages associated with each land use type were obtained from the SLC regional model and are provided in **Table 1** below. Review of historic aerial imagery indicates that the onsite reservoir features were constructed prior to 1984.

Table 1. ECM Impervious Coverage

Land Cover Zone	% Impervious	%DCIA	%Direct
Residential, Low Density	38	20	0
Residential, High Density	72	55	0
Commercial and Services	85	70	0
Recreational	10	0	0
Herbaceous (Dry Prairie)	0	0	0
Reservoirs	0	0	0
Wetland Hardwood Forests	0	0	0
Wetland Coniferous Forests	0	0	0

2.2 EXISTING SOILS

Natural Resources Conservation Service (NRCS) soils are depicted on **Figure 4**. As shown, the predominant soils within the project area are *Pompano fine sand, frequently ponded, 0 to 1 percent slopes* and *Immokalee sand, 0 to 2 percent slopes*, both of which are described by the NRCS as being poorly drained soils with a high runoff potential. Corresponding Green-Ampt soil parameters were obtained from the SLC regional model and incorporated into RESPEC's ECM. The parameters are provided in **Appendix A**.

2.3 EXISTING TOPOGRAPHY AND DRAINAGE

Lee County's 2018 LIDAR Digital Elevation Model (DEM) was used for topographic characterization of the site. Land surface elevations within the Project Area generally range from approximately 11.5-ft to 14.5-ft NAVD88. In addition, bathymetry of the existing reservoirs indicates an average bottom elevation of approximately 3-ft NAVD88.

The site is within WBID No. 3258EE (Kehl Canal) which is part of the Estero Bay Planning Unit. WBID 3258EE is not identified as an impaired water body by the Florida Department of Environmental Protection (FDEP). The Kehl Canal is located approximately 1,400-ft north of the Project Area.

2.4 RAINFALL AND EVAPOTRANSPIRATION

Consistent with the SLC model, RESPEC's ECM performs a continuous simulation of rainfall for 2017. Daily rainfall is based on historic NEXRAD data (Pixel 55336) obtained from the SLC regional model and includes precipitation associated with Hurricane Irma which significantly impacted Lee County in early September of 2017. The ECM also utilizes reference evapotranspiration (ET) data previously included in the SLC model. The corresponding lookup table for ET Crop Coefficients for each landuse type is provided in **Table 2**.

Table 2. ECM Evapotranspiration Crop Coefficients

Land Cover Zone	Crop Coefficient	Root Depth (ft)
Residential, Low Density	1	1.5
Residential, High Density	1	1.5
Commercial and Services	1	1.5
Recreational	1	1.5
Herbaceous (Dry Prairie)	0.7	2
Reservoirs	1	1.5
Wetland Hardwood Forests	0.7	3
Wetland Coniferous Forests	0.7	3

2.5 BOUNDARY CONDITION

RESPEC relied on 2017 time-stage data for Kehl Canal Node NF00102017 taken from the SLC regional model prepared by Streamline Technologies.

2.6 ECM SCHEMATIC

2D Overland Flow and Groundwater Flow Regions serve as the basis for the ECM and are driven by triangulation, diamond, and honeycomb mesh networks that enable the accumulation and conveyance of stormwater runoff. A Mapped Basin Feature was included in the Overland Flow Region to integrate traditional hydrology within the Project Area with the 2D Groundwater Flow Region. In addition, Pond Control Volumes containing overland and groundwater breakpoint patterns were created for the onsite reservoirs to facilitate interaction of surface water and groundwater at these locations.

Overland Weirs were created that allow the site to discharge to the offsite boundary condition (Kehl Canal). Corresponding weir cross sections are based on the 2018 Lee County LIDAR DEM. A schematic map for the ECM is depicted on **Figure 6** and ICPR model input/output reports are provided in **Appendix B**.

3.0 PROPOSED CONDITIONS

The proposed improvements are depicted in the Preliminary Site Plan prepared by the EOR and include the development of 94 residential lots served by a series of local and connector roads. As shown, some filling of the existing reservoir perimeters will occur to accommodate the buildout of the lots. Stormwater runoff generated by the proposed development will be conveyed to the existing reservoir features which will provide full stormwater retention.

To evaluate the effects of the Preliminary Site Plan, RESPEC prepared a Proposed Conditions Model (PCM) that incorporates the improvements into the ECM. The results of the PCM were then compared against the baseline conditions simulated in the ECM to assess impacts on water resources, specifically relating to groundwater recharge. In preparing the PCM, no changes were made to the soil types, rainfall/ET distributions, or boundary conditions and the PCM was also utilized to simulate weather conditions for 2017.

3.1 PROPOSED LANDUSE

The landuse layer utilized in the PCM was updated to reflect the proposed Site Plan including build-out of residential lots and streets and reconfiguration of existing reservoirs. The proposed landuse layer shown in **Figure 7** was imported into the PCM and utilized for roughness, impervious, and ET parameterization. Please note that an impervious coverage of 45% was utilized for the residential tracts as shown in **Table 3**. In addition, onsite roadways were assumed to be 100% directly connected impervious area (DCIA). The total impervious area associated with the Project equates to 18.3 AC.

Table 3. PCM Impervious Coverage

Land Cover Zone	% Impervious	%DCIA	%Direct
Residential, Low Density	38	20	0
Residential, High Density	72	55	0
Commercial and Services	85	70	0
Recreational	10	0	0
Herbaceous (Dry Prairie)	0	0	0
Reservoirs	0	0	0
Wetland Hardwood Forests	0	0	0
Wetland Coniferous Forests	0	0	0
Project Lake	0	0	0
Project Road	100	100	0
Project Tract	45	0	0

3.2 PROPOSED TOPOGRAPHY

The 2018 Lee County LIDAR DEM was modified by RESPEC to include the proposed lake configuration and approximate onsite finished grade for terrain characterization. The proposed DEM is depicted in **Figure 8**.

3.3 PROPOSED IRRIGATION

Irrigation requirements for the proposed lawn and landscape areas were determined by the South Florida Water Management District's Blaney Criddle calculator and are shown in **Table 4** below. Please note that daily irrigation depths (inch per day) were calculated by dividing the monthly supplemental irrigation requirements (see 1-in-10 Irrigation row) by the number of days in the corresponding month as demonstrated in **Table 5**.

Table 4. Blaney Criddle Irrigation Requirements for Sprinklered Turf Grass

Calculations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Rainfall (inches)	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
Evapotranspiration (inches)	1.86	2.14	3.70	5.11	6.83	7.60	8.05	7.72	6.48	4.92	3.07	2.15	59.63
Average Effective Rainfall (inches)	0.88	0.94	0.79	1.06	2.31	4.91	4.71	4.58	4.19	1.81	0.76	0.72	27.66
1-in-10 Effective Rainfall (inches)	0.74	0.79	0.66	0.89	1.94	4.12	3.96	3.85	3.52	1.52	0.64	0.61	23.24
Average Irrigation (inches)	0.98	1.20	2.91	4.05	4.52	2.69	3.34	3.14	2.29	3.11	2.31	1.43	31.97
1-in-10 Irrigation (inches)	1.12	1.35	3.04	4.22	4.89	3.48	4.09	3.87	2.96	3.40	2.43	1.54	36.39

Table 5. Irrigation Rate Summary

Month	Monthly Irrigation Inch Application Rate	Days	Daily Irrigation Inch Application Rate
January	1.12	31	0.036
February	1.35	28	0.048
March	3.04	31	0.098
April	4.22	30	0.141
May	4.89	31	0.158
June	3.48	30	0.116
July	4.09	31	0.132
August	3.87	31	0.125
September	2.96	30	0.099
October	3.4	31	0.110
November	2.43	30	0.081
December	1.54	31	0.050

Please note that because irrigation quantities will be withdrawn from the confined Sandstone aquifer, the irrigation source in ICPR was set to external as there is minimal interaction between the Water Table Aquifer and the Sandstone.

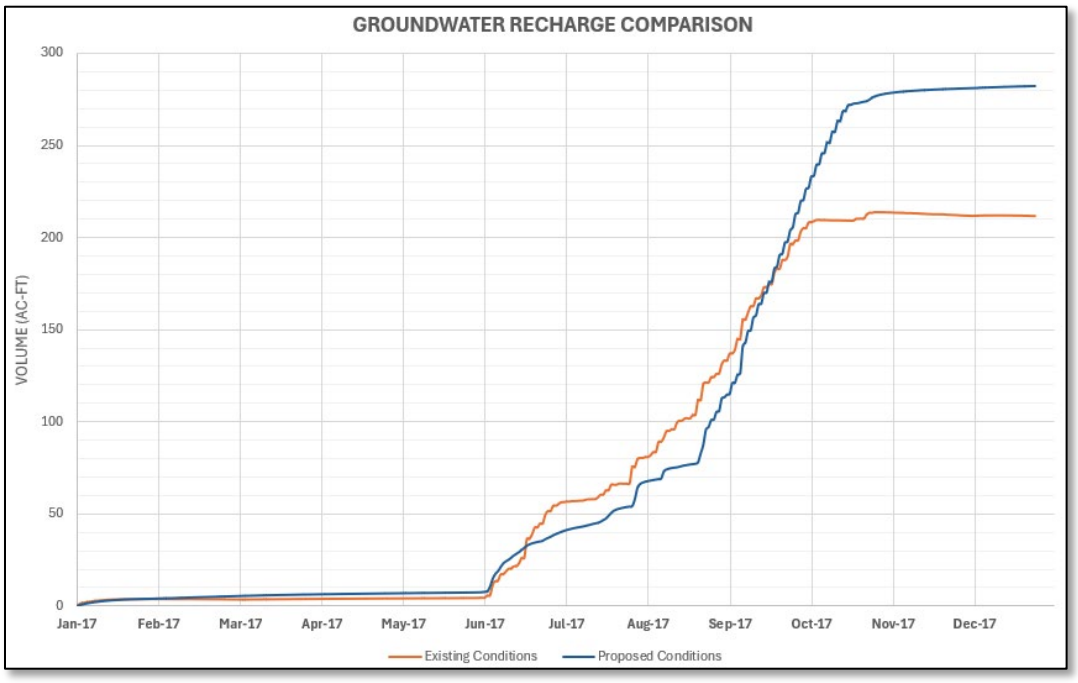
3.4 PROPOSED SCHEMATIC

As previously stated, drainage associated with the residential lots will be conveyed to the two (2) equalized reservoirs via a stormwater collection system. A Mapped Basin Feature was created for the Project Area and two (2) Pond Control Volumes associated with each reservoir were embedded in the Overland Flow Region. Break point patterns were generated internal to each Pond Control Volume to facilitate surface water and groundwater interactions within each of these features. As the reservoirs are intended to provide full retention, no outfall structure was included in the PCM. However, a pipe link was provided between the two ponds for equilibration of water levels. The PCM schematic is depicted on **Figure 9** and model input/output reports are provided in **Appendix C.**

4.0 RESULTS

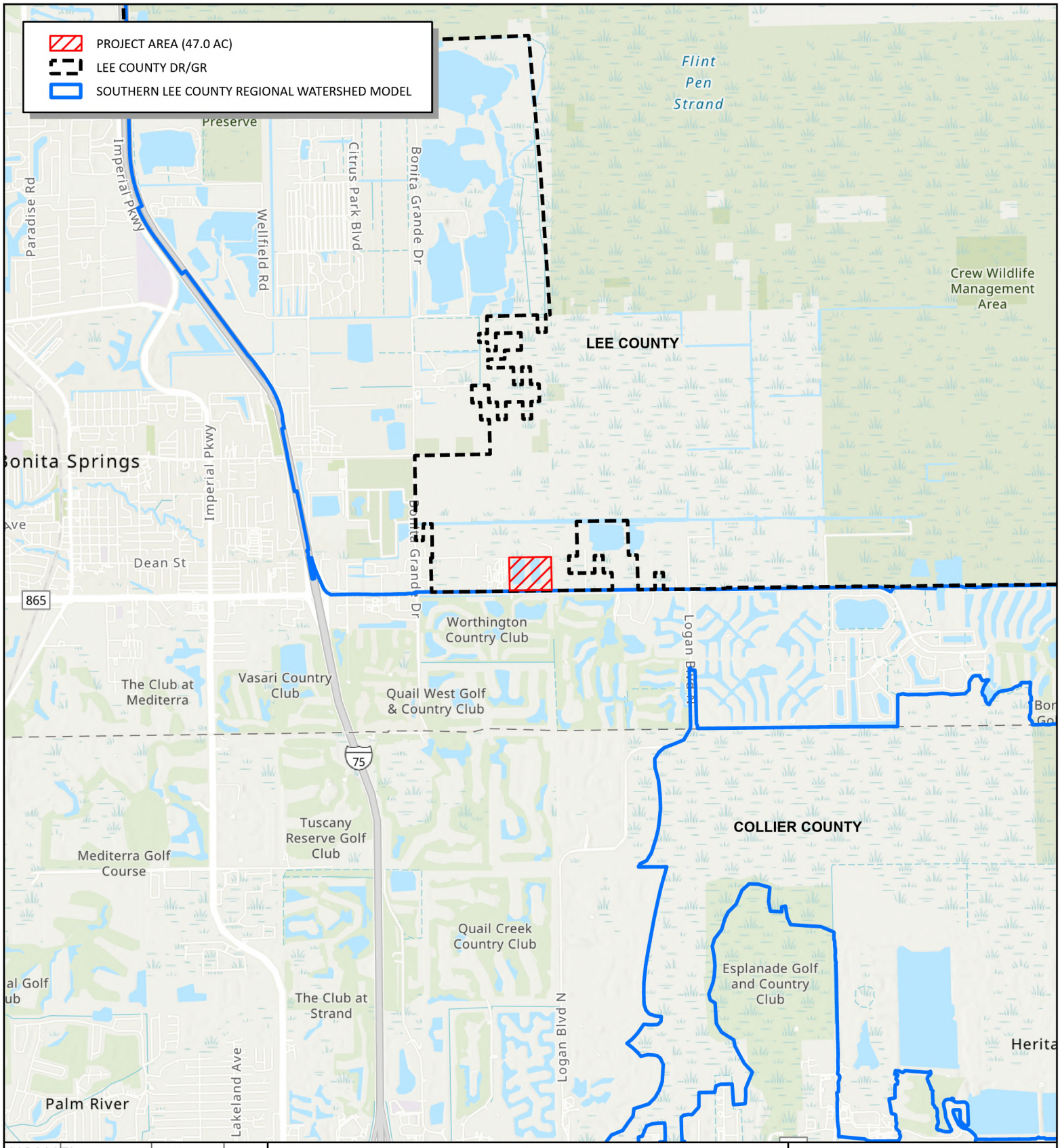
Based on the results of the ICPR4 integrated analysis for a continuous simulation of 2017 weather conditions, the groundwater recharge volume simulated in the PCM is greater than existing conditions. This result indicates a beneficial increase in recharge to the underlying Water Table Aquifer. The ECM simulates approximately 211.4 ac-ft of groundwater recharge while the PCM simulates 281.9 ac-ft of recharge. The increase in volume equates to 70.5 ac-ft.

A comparison hydrograph is provided below. The results of this integrated analysis demonstrate that over time, the proposed project will enhance water resources by providing a net benefit in groundwater recharge.



FIGURES

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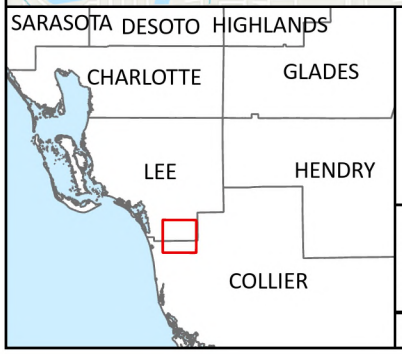


FIGURE 1
GENERAL LOCATION MAP
LEE COUNTY, FL

N

0 2,500 5,000 US Feet

Scale: 1:60,000

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12/08/2025

Image: ESRI WORLD TOPOGRAPHIC MAP

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FIGURE 2
AERIAL SITE MAP
LEE COUNTY, FL

N

0 150 300 US Feet

Scale: 1:3,600

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Image: ESRI WORLD IMAGERY HYBRID

RESPEC

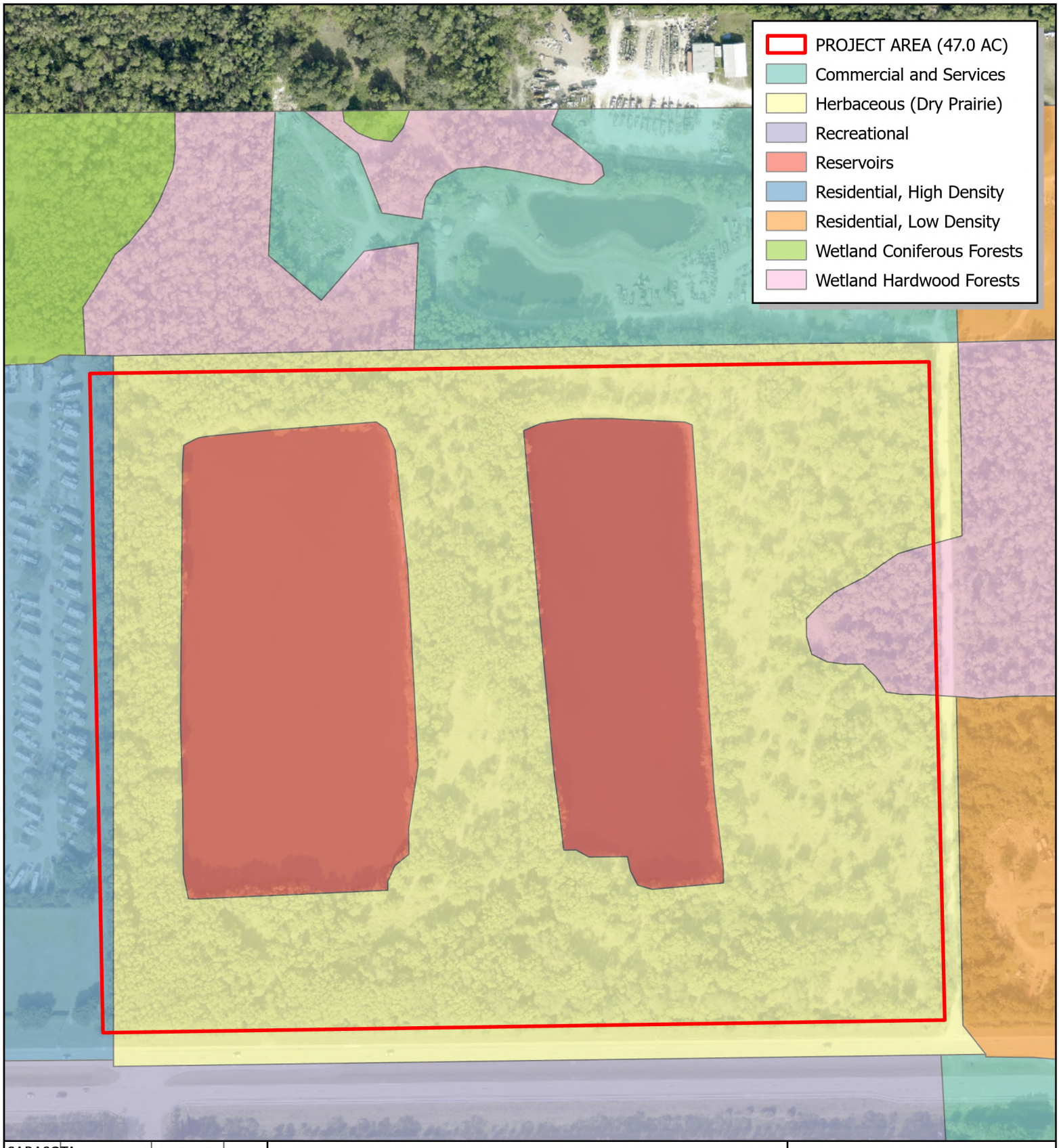




FIGURE 3
EXISTING LANDUSE MAP
LEE COUNTY, FL

N

0 125 250 US Feet

Scale: 1:3,000

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Image: ESRI WORLD IMAGERY HYBRID

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FIGURE 4
NRCS SOILS MAP
LEE COUNTY, FL

N

0 125 250 US Feet

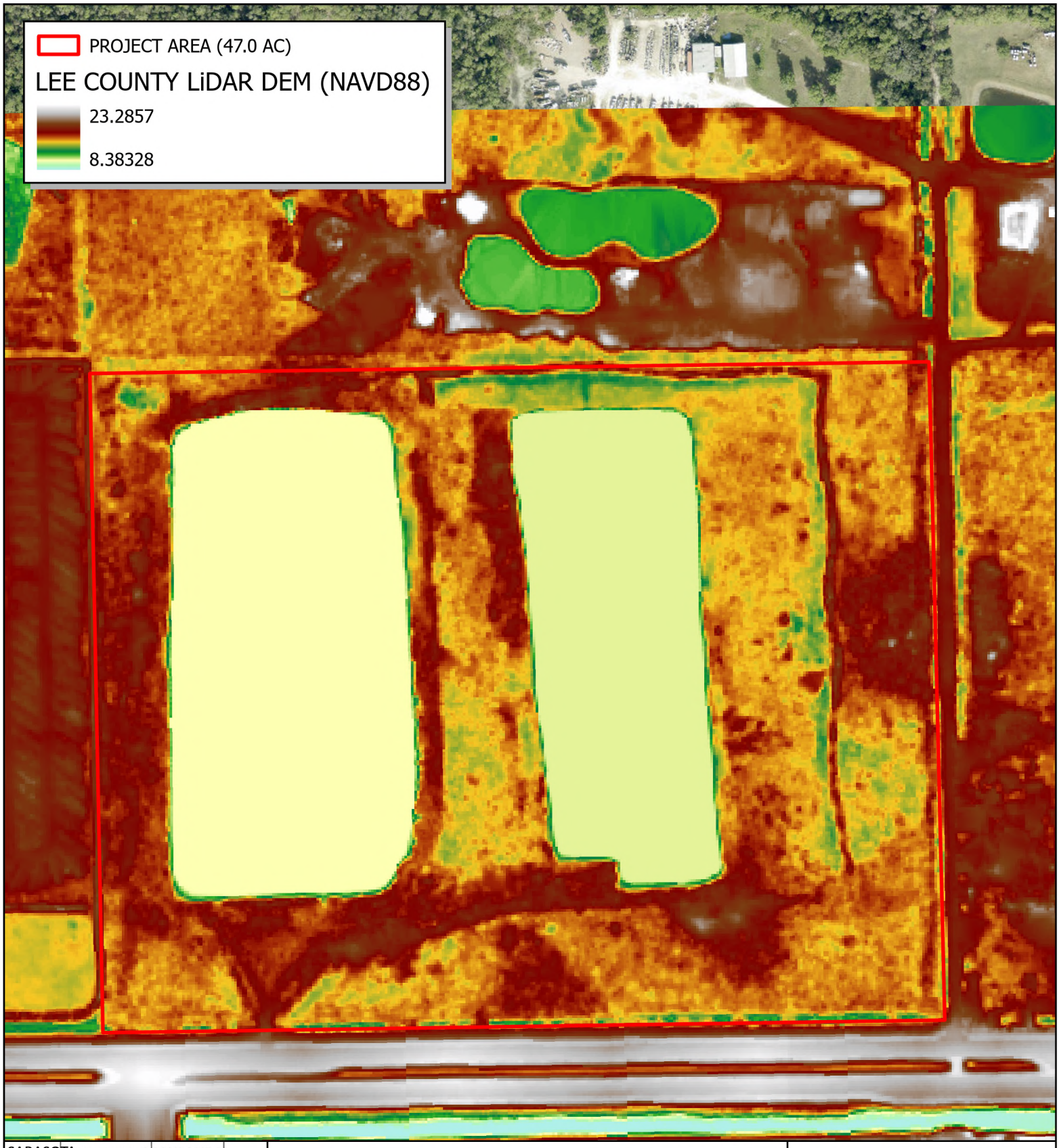
Scale: 1:3,000

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Image: ESRI WORLD IMAGERY

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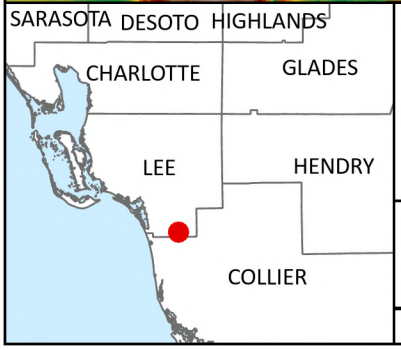


FIGURE 5
LEE COUNTY LiDAR DEM MAP
LEE COUNTY, FL

N

0 125 250 US Feet

Scale: 1:3,000

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Image: ESRI WORLD IMAGERY

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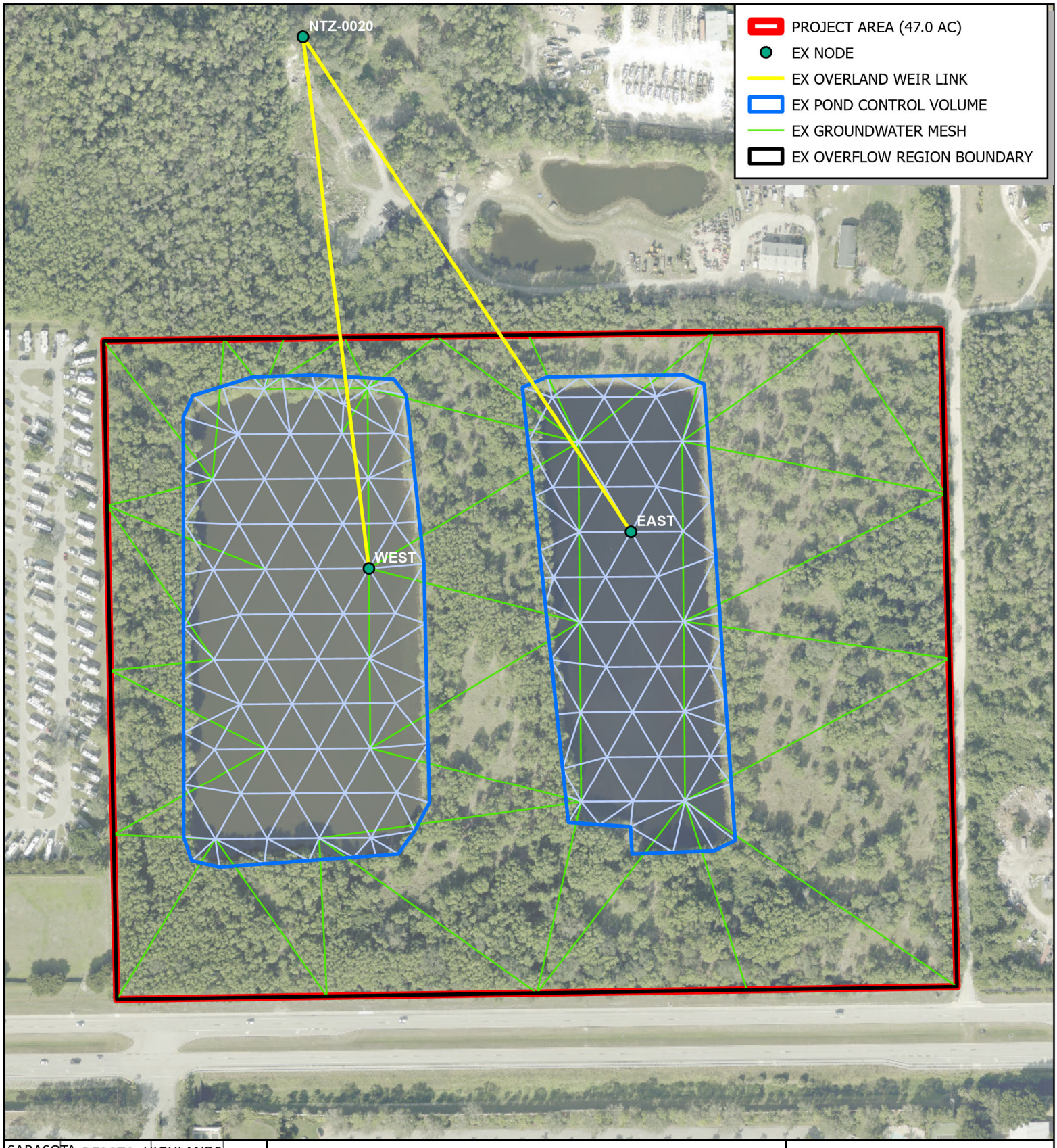




FIGURE 6
ECM SCHEMATIC
LEE COUNTY, FL

N

0 125 250 US Feet

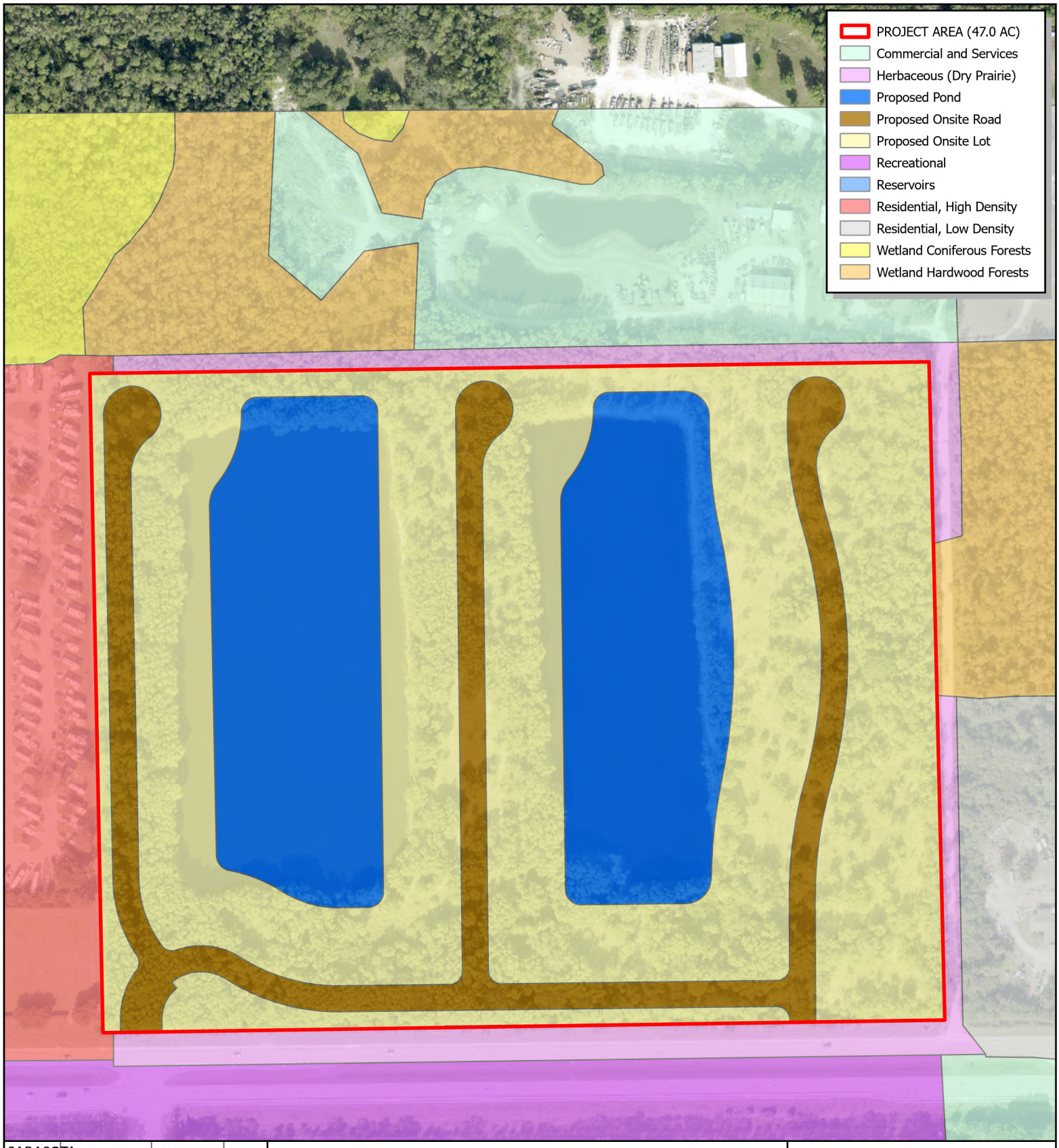
Scale: 1:3,000

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Image: ESRI WORLD IMAGERY

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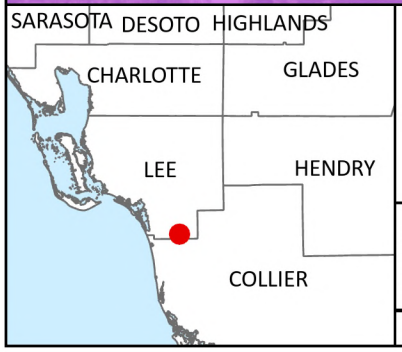


FIGURE 7
PROPOSED LANDUSE MAP
LEE COUNTY, FL

N

0 125 250 US Feet

Scale: 1:3,000

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Image: ESRI WORLD IMAGERY HYBRID

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FIGURE 8
PROPOSED LiDAR DEM TOPOGRAPHY
LEE COUNTY, FL

N

0 125 250 US Feet

Scale: 1:3,000

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Image: ESRI WORLD IMAGERY

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FIGURE 9
PCM SCHEMATIC
LEE COUNTY, FL

N

0 125 250 US Feet

Scale: 1:3,000

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Image: ESRI WORLD IMAGERY

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APPENDIX A
GREEN-AMPT SOIL PARAMETERS

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Soil Zone	Name	Kv Saturated (fpd)	MC Saturated	MC Residual	MC Initial	MC Field	MC Wilting	Pore Size Index	Bubble Pressure (in)	Allow Recharge	WT Initial (ft)
1483424	Pompano fine sand, frequently ponded, 0 to 1 percent slopes	13.04	0.383	0.0086	0.14825	0.14825	0.0304	0.6029	1.7599	Groundwater Only	1.51
1483425	Immokalee sand, 0 to 2 percent slopes	10.2	0.366	0.0164	0.1587	0.1587	0.047	0.5938	1.9563	Groundwater Only	2
1483439	Malabar fine sand, frequently ponded, 0 to 1 percent slopes	11.096	0.3552	0.0271	0.18615	0.18615	0.0731	0.5295	2.5552	Groundwater Only	1.51
1483470	Water	11.131	0.4251	0.0304	0.21225	0.21225	0.080925	0.527	1.69	Groundwater Only	0.01
3102899	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes	13.04	0.383	0.0086	0.14825	0.14825	0.0304	0.6029	1.7599	Groundwater Only	1.51
3102952	Immokalee sand-Urban land complex, 0 to 2 percent slopes	10.2	0.366	0.0164	0.1587	0.1587	0.047	0.5938	1.9563	Groundwater Only	2

APPENDIX B
ECM INPUT/OUTPUT REPORTS

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Node: EAST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 8.80 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	5.5378	241225
3.50	5.6216	244875
4.00	5.7283	249525
4.50	5.8138	253250
5.00	5.9045	257200
5.50	6.0067	261650
6.00	6.0939	265450
6.50	6.1892	269600
7.00	6.2919	274075
7.50	6.3797	277900
8.00	6.4790	282225
8.50	6.5783	286550
9.00	6.6678	290450
9.50	6.7430	293725
10.00	6.7924	295879
10.50	6.8199	297075
11.00	6.8381	297867
11.50	6.8515	298450
12.00	6.8570	298689
12.50	6.8620	298911
13.00	6.8678	299161
13.50	6.8678	299161

Comment:

Node: NTZ-0020

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 8.80 ft
Warning Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
2017	1	1	0.0000	8.80
2017	1	1	6.0000	8.80
2017	1	1	12.0000	8.80
2017	1	1	18.0000	8.80
2017	1	2	0.0000	8.80
2017	1	2	6.0000	8.80
2017	1	2	12.0000	8.80
2017	1	2	18.0000	8.80
2017	1	3	0.0000	8.80
2017	1	3	6.0000	8.80
2017	1	3	12.0000	8.80
2017	1	3	18.0000	8.80
2017	1	4	0.0000	8.80

Year	Month	Day	Hour	Stage [ft]
2017	1	4	6.0000	8.80
2017	1	4	12.0000	8.80
2017	1	4	18.0000	8.80
2017	1	5	0.0000	8.80
2017	1	5	6.0000	8.80
2017	1	5	12.0000	8.80
2017	1	5	18.0000	8.80
2017	1	6	0.0000	8.80
2017	1	6	6.0000	8.80
2017	1	6	12.0000	8.80
2017	1	6	18.0000	8.80
2017	1	7	0.0000	8.80
2017	1	7	6.0000	8.80
2017	1	7	12.0000	8.80
2017	1	7	18.0000	8.80
2017	1	8	0.0000	8.80
2017	1	8	6.0000	8.80
2017	1	8	12.0000	8.80
2017	1	8	18.0000	8.80
2017	1	9	0.0000	8.80
2017	1	9	6.0000	8.80
2017	1	9	12.0000	8.80
2017	1	9	18.0000	8.80
2017	1	10	0.0000	8.80
2017	1	10	6.0000	8.80
2017	1	10	12.0000	8.80
2017	1	10	18.0000	8.80
2017	1	11	0.0000	8.80
2017	1	11	6.0000	8.80
2017	1	11	12.0000	8.80
2017	1	11	18.0000	8.80
2017	1	12	0.0000	8.80
2017	1	12	6.0000	8.80
2017	1	12	12.0000	8.80
2017	1	12	18.0000	8.80
2017	1	13	0.0000	8.80
2017	1	13	6.0000	8.80
2017	1	13	12.0000	8.80
2017	1	13	18.0000	8.80
2017	1	14	0.0000	8.80
2017	1	14	6.0000	8.80
2017	1	14	12.0000	8.79
2017	1	14	18.0000	8.79
2017	1	15	0.0000	8.79
2017	1	15	6.0000	8.79
2017	1	15	12.0000	8.79
2017	1	15	18.0000	8.79
2017	1	16	0.0000	8.79
2017	1	16	6.0000	8.79
2017	1	16	12.0000	8.79
2017	1	16	18.0000	8.79
2017	1	17	0.0000	8.79
2017	1	17	6.0000	8.79
2017	1	17	12.0000	8.79
2017	1	17	18.0000	8.79
2017	1	18	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	1	18	6.0000	8.79
2017	1	18	12.0000	8.79
2017	1	18	18.0000	8.79
2017	1	19	0.0000	8.79
2017	1	19	6.0000	8.79
2017	1	19	12.0000	8.79
2017	1	19	18.0000	8.79
2017	1	20	0.0000	8.79
2017	1	20	6.0000	8.79
2017	1	20	12.0000	8.79
2017	1	20	18.0000	8.79
2017	1	21	0.0000	8.79
2017	1	21	6.0000	8.79
2017	1	21	12.0000	8.79
2017	1	21	18.0000	8.79
2017	1	22	0.0000	8.79
2017	1	22	6.0000	8.79
2017	1	22	12.0000	8.79
2017	1	22	18.0000	8.79
2017	1	23	0.0000	8.79
2017	1	23	6.0000	8.79
2017	1	23	12.0000	8.80
2017	1	23	18.0000	8.80
2017	1	24	0.0000	8.80
2017	1	24	6.0000	8.80
2017	1	24	12.0000	8.80
2017	1	24	18.0000	8.80
2017	1	25	0.0000	8.80
2017	1	25	6.0000	8.80
2017	1	25	12.0000	8.80
2017	1	25	18.0000	8.80
2017	1	26	0.0000	8.80
2017	1	26	6.0000	8.79
2017	1	26	12.0000	8.79
2017	1	26	18.0000	8.79
2017	1	27	0.0000	8.79
2017	1	27	6.0000	8.79
2017	1	27	12.0000	8.79
2017	1	27	18.0000	8.79
2017	1	28	0.0000	8.79
2017	1	28	6.0000	8.79
2017	1	28	12.0000	8.79
2017	1	28	18.0000	8.79
2017	1	29	0.0000	8.79
2017	1	29	6.0000	8.79
2017	1	29	12.0000	8.79
2017	1	29	18.0000	8.80
2017	1	30	0.0000	8.80
2017	1	30	6.0000	8.80
2017	1	30	12.0000	8.80
2017	1	30	18.0000	8.80
2017	1	31	0.0000	8.80
2017	1	31	6.0000	8.80
2017	1	31	12.0000	8.80
2017	1	31	18.0000	8.80
2017	2	1	0.0000	8.80

Year	Month	Day	Hour	Stage [ft]
2017	2	1	6.0000	8.80
2017	2	1	12.0000	8.80
2017	2	1	18.0000	8.80
2017	2	2	0.0000	8.80
2017	2	2	6.0000	8.80
2017	2	2	12.0000	8.80
2017	2	2	18.0000	8.79
2017	2	3	0.0000	8.79
2017	2	3	6.0000	8.79
2017	2	3	12.0000	8.79
2017	2	3	18.0000	8.79
2017	2	4	0.0000	8.79
2017	2	4	6.0000	8.79
2017	2	4	12.0000	8.79
2017	2	4	18.0000	8.79
2017	2	5	0.0000	8.79
2017	2	5	6.0000	8.79
2017	2	5	12.0000	8.79
2017	2	5	18.0000	8.79
2017	2	6	0.0000	8.79
2017	2	6	6.0000	8.79
2017	2	6	12.0000	8.79
2017	2	6	18.0000	8.79
2017	2	7	0.0000	8.79
2017	2	7	6.0000	8.79
2017	2	7	12.0000	8.79
2017	2	7	18.0000	8.79
2017	2	8	0.0000	8.79
2017	2	8	6.0000	8.79
2017	2	8	12.0000	8.79
2017	2	8	18.0000	8.79
2017	2	9	0.0000	8.79
2017	2	9	6.0000	8.79
2017	2	9	12.0000	8.79
2017	2	9	18.0000	8.79
2017	2	10	0.0000	8.79
2017	2	10	6.0000	8.79
2017	2	10	12.0000	8.79
2017	2	10	18.0000	8.79
2017	2	11	0.0000	8.79
2017	2	11	6.0000	8.79
2017	2	11	12.0000	8.79
2017	2	11	18.0000	8.79
2017	2	12	0.0000	8.79
2017	2	12	6.0000	8.79
2017	2	12	12.0000	8.79
2017	2	12	18.0000	8.79
2017	2	13	0.0000	8.79
2017	2	13	6.0000	8.79
2017	2	13	12.0000	8.79
2017	2	13	18.0000	8.79
2017	2	14	0.0000	8.79
2017	2	14	6.0000	8.79
2017	2	14	12.0000	8.79
2017	2	14	18.0000	8.79
2017	2	15	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	2	15	6.0000	8.79
2017	2	15	12.0000	8.79
2017	2	15	18.0000	8.79
2017	2	16	0.0000	8.79
2017	2	16	6.0000	8.79
2017	2	16	12.0000	8.79
2017	2	16	18.0000	8.79
2017	2	17	0.0000	8.79
2017	2	17	6.0000	8.79
2017	2	17	12.0000	8.79
2017	2	17	18.0000	8.79
2017	2	18	0.0000	8.79
2017	2	18	6.0000	8.79
2017	2	18	12.0000	8.79
2017	2	18	18.0000	8.79
2017	2	19	0.0000	8.79
2017	2	19	6.0000	8.79
2017	2	19	12.0000	8.79
2017	2	19	18.0000	8.79
2017	2	20	0.0000	8.79
2017	2	20	6.0000	8.79
2017	2	20	12.0000	8.79
2017	2	20	18.0000	8.79
2017	2	21	0.0000	8.79
2017	2	21	6.0000	8.79
2017	2	21	12.0000	8.79
2017	2	21	18.0000	8.79
2017	2	22	0.0000	8.79
2017	2	22	6.0000	8.79
2017	2	22	12.0000	8.79
2017	2	22	18.0000	8.79
2017	2	23	0.0000	8.79
2017	2	23	6.0000	8.79
2017	2	23	12.0000	8.79
2017	2	23	18.0000	8.79
2017	2	24	0.0000	8.79
2017	2	24	6.0000	8.79
2017	2	24	12.0000	8.79
2017	2	24	18.0000	8.79
2017	2	25	0.0000	8.79
2017	2	25	6.0000	8.79
2017	2	25	12.0000	8.79
2017	2	25	18.0000	8.79
2017	2	26	0.0000	8.79
2017	2	26	6.0000	8.79
2017	2	26	12.0000	8.79
2017	2	26	18.0000	8.79
2017	2	27	0.0000	8.79
2017	2	27	6.0000	8.79
2017	2	27	12.0000	8.79
2017	2	27	18.0000	8.79
2017	2	28	0.0000	8.79
2017	2	28	6.0000	8.79
2017	2	28	12.0000	8.79
2017	2	28	18.0000	8.79
2017	3	1	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	3	1	6.0000	8.79
2017	3	1	12.0000	8.79
2017	3	1	18.0000	8.79
2017	3	2	0.0000	8.79
2017	3	2	6.0000	8.79
2017	3	2	12.0000	8.79
2017	3	2	18.0000	8.79
2017	3	3	0.0000	8.79
2017	3	3	6.0000	8.79
2017	3	3	12.0000	8.79
2017	3	3	18.0000	8.79
2017	3	4	0.0000	8.79
2017	3	4	6.0000	8.79
2017	3	4	12.0000	8.79
2017	3	4	18.0000	8.79
2017	3	5	0.0000	8.79
2017	3	5	6.0000	8.79
2017	3	5	12.0000	8.79
2017	3	5	18.0000	8.79
2017	3	6	0.0000	8.79
2017	3	6	6.0000	8.79
2017	3	6	12.0000	8.79
2017	3	6	18.0000	8.79
2017	3	7	0.0000	8.79
2017	3	7	6.0000	8.79
2017	3	7	12.0000	8.79
2017	3	7	18.0000	8.79
2017	3	8	0.0000	8.79
2017	3	8	6.0000	8.79
2017	3	8	12.0000	8.79
2017	3	8	18.0000	8.79
2017	3	9	0.0000	8.79
2017	3	9	6.0000	8.79
2017	3	9	12.0000	8.79
2017	3	9	18.0000	8.79
2017	3	10	0.0000	8.79
2017	3	10	6.0000	8.79
2017	3	10	12.0000	8.79
2017	3	10	18.0000	8.79
2017	3	11	0.0000	8.79
2017	3	11	6.0000	8.79
2017	3	11	12.0000	8.79
2017	3	11	18.0000	8.79
2017	3	12	0.0000	8.79
2017	3	12	6.0000	8.79
2017	3	12	12.0000	8.79
2017	3	12	18.0000	8.79
2017	3	13	0.0000	8.79
2017	3	13	6.0000	8.79
2017	3	13	12.0000	8.79
2017	3	13	18.0000	8.79
2017	3	14	0.0000	8.79
2017	3	14	6.0000	8.79
2017	3	14	12.0000	8.79
2017	3	14	18.0000	8.79
2017	3	15	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	3	15	6.0000	8.79
2017	3	15	12.0000	8.79
2017	3	15	18.0000	8.79
2017	3	16	0.0000	8.79
2017	3	16	6.0000	8.79
2017	3	16	12.0000	8.79
2017	3	16	18.0000	8.79
2017	3	17	0.0000	8.79
2017	3	17	6.0000	8.79
2017	3	17	12.0000	8.79
2017	3	17	18.0000	8.79
2017	3	18	0.0000	8.79
2017	3	18	6.0000	8.79
2017	3	18	12.0000	8.79
2017	3	18	18.0000	8.79
2017	3	19	0.0000	8.79
2017	3	19	6.0000	8.79
2017	3	19	12.0000	8.79
2017	3	19	18.0000	8.79
2017	3	20	0.0000	8.79
2017	3	20	6.0000	8.79
2017	3	20	12.0000	8.79
2017	3	20	18.0000	8.79
2017	3	21	0.0000	8.79
2017	3	21	6.0000	8.79
2017	3	21	12.0000	8.79
2017	3	21	18.0000	8.79
2017	3	22	0.0000	8.79
2017	3	22	6.0000	8.79
2017	3	22	12.0000	8.79
2017	3	22	18.0000	8.79
2017	3	23	0.0000	8.79
2017	3	23	6.0000	8.79
2017	3	23	12.0000	8.79
2017	3	23	18.0000	8.79
2017	3	24	0.0000	8.79
2017	3	24	6.0000	8.79
2017	3	24	12.0000	8.79
2017	3	24	18.0000	8.79
2017	3	25	0.0000	8.79
2017	3	25	6.0000	8.79
2017	3	25	12.0000	8.79
2017	3	25	18.0000	8.79
2017	3	26	0.0000	8.79
2017	3	26	6.0000	8.79
2017	3	26	12.0000	8.79
2017	3	26	18.0000	8.79
2017	3	27	0.0000	8.79
2017	3	27	6.0000	8.79
2017	3	27	12.0000	8.79
2017	3	27	18.0000	8.79
2017	3	28	0.0000	8.79
2017	3	28	6.0000	8.79
2017	3	28	12.0000	8.79
2017	3	28	18.0000	8.79
2017	3	29	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	3	29	6.0000	8.79
2017	3	29	12.0000	8.79
2017	3	29	18.0000	8.79
2017	3	30	0.0000	8.79
2017	3	30	6.0000	8.79
2017	3	30	12.0000	8.79
2017	3	30	18.0000	8.79
2017	3	31	0.0000	8.79
2017	3	31	6.0000	8.79
2017	3	31	12.0000	8.79
2017	3	31	18.0000	8.79
2017	4	1	0.0000	8.79
2017	4	1	6.0000	8.79
2017	4	1	12.0000	8.79
2017	4	1	18.0000	8.79
2017	4	2	0.0000	8.79
2017	4	2	6.0000	8.79
2017	4	2	12.0000	8.79
2017	4	2	18.0000	8.79
2017	4	3	0.0000	8.79
2017	4	3	6.0000	8.79
2017	4	3	12.0000	8.79
2017	4	3	18.0000	8.79
2017	4	4	0.0000	8.79
2017	4	4	6.0000	8.79
2017	4	4	12.0000	8.79
2017	4	4	18.0000	8.79
2017	4	5	0.0000	8.79
2017	4	5	6.0000	8.79
2017	4	5	12.0000	8.79
2017	4	5	18.0000	8.79
2017	4	6	0.0000	8.79
2017	4	6	6.0000	8.79
2017	4	6	12.0000	8.79
2017	4	6	18.0000	8.79
2017	4	7	0.0000	8.79
2017	4	7	6.0000	8.79
2017	4	7	12.0000	8.79
2017	4	7	18.0000	8.79
2017	4	8	0.0000	8.79
2017	4	8	6.0000	8.79
2017	4	8	12.0000	8.79
2017	4	8	18.0000	8.79
2017	4	9	0.0000	8.79
2017	4	9	6.0000	8.79
2017	4	9	12.0000	8.79
2017	4	9	18.0000	8.79
2017	4	10	0.0000	8.79
2017	4	10	6.0000	8.79
2017	4	10	12.0000	8.79
2017	4	10	18.0000	8.79
2017	4	11	0.0000	8.79
2017	4	11	6.0000	8.79
2017	4	11	12.0000	8.79
2017	4	11	18.0000	8.79
2017	4	12	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	4	12	6.0000	8.79
2017	4	12	12.0000	8.79
2017	4	12	18.0000	8.79
2017	4	13	0.0000	8.79
2017	4	13	6.0000	8.79
2017	4	13	12.0000	8.79
2017	4	13	18.0000	8.79
2017	4	14	0.0000	8.79
2017	4	14	6.0000	8.79
2017	4	14	12.0000	8.79
2017	4	14	18.0000	8.79
2017	4	15	0.0000	8.79
2017	4	15	6.0000	8.79
2017	4	15	12.0000	8.79
2017	4	15	18.0000	8.79
2017	4	16	0.0000	8.79
2017	4	16	6.0000	8.79
2017	4	16	12.0000	8.79
2017	4	16	18.0000	8.79
2017	4	17	0.0000	8.79
2017	4	17	6.0000	8.79
2017	4	17	12.0000	8.79
2017	4	17	18.0000	8.79
2017	4	18	0.0000	8.79
2017	4	18	6.0000	8.79
2017	4	18	12.0000	8.79
2017	4	18	18.0000	8.79
2017	4	19	0.0000	8.79
2017	4	19	6.0000	8.79
2017	4	19	12.0000	8.79
2017	4	19	18.0000	8.79
2017	4	20	0.0000	8.79
2017	4	20	6.0000	8.79
2017	4	20	12.0000	8.79
2017	4	20	18.0000	8.79
2017	4	21	0.0000	8.79
2017	4	21	6.0000	8.79
2017	4	21	12.0000	8.79
2017	4	21	18.0000	8.79
2017	4	22	0.0000	8.79
2017	4	22	6.0000	8.79
2017	4	22	12.0000	8.79
2017	4	22	18.0000	8.79
2017	4	23	0.0000	8.79
2017	4	23	6.0000	8.79
2017	4	23	12.0000	8.79
2017	4	23	18.0000	8.79
2017	4	24	0.0000	8.79
2017	4	24	6.0000	8.79
2017	4	24	12.0000	8.79
2017	4	24	18.0000	8.79
2017	4	25	0.0000	8.79
2017	4	25	6.0000	8.79
2017	4	25	12.0000	8.79
2017	4	25	18.0000	8.79
2017	4	26	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	4	26	6.0000	8.79
2017	4	26	12.0000	8.79
2017	4	26	18.0000	8.79
2017	4	27	0.0000	8.79
2017	4	27	6.0000	8.79
2017	4	27	12.0000	8.79
2017	4	27	18.0000	8.79
2017	4	28	0.0000	8.79
2017	4	28	6.0000	8.79
2017	4	28	12.0000	8.79
2017	4	28	18.0000	8.79
2017	4	29	0.0000	8.79
2017	4	29	6.0000	8.79
2017	4	29	12.0000	8.79
2017	4	29	18.0000	8.79
2017	4	30	0.0000	8.79
2017	4	30	6.0000	8.79
2017	4	30	12.0000	8.79
2017	4	30	18.0000	8.79
2017	5	1	0.0000	8.79
2017	5	1	6.0000	8.79
2017	5	1	12.0000	8.79
2017	5	1	18.0000	8.79
2017	5	2	0.0000	8.79
2017	5	2	6.0000	8.79
2017	5	2	12.0000	8.79
2017	5	2	18.0000	8.79
2017	5	3	0.0000	8.79
2017	5	3	6.0000	8.79
2017	5	3	12.0000	8.79
2017	5	3	18.0000	8.79
2017	5	4	0.0000	8.79
2017	5	4	6.0000	8.79
2017	5	4	12.0000	8.79
2017	5	4	18.0000	8.79
2017	5	5	0.0000	8.79
2017	5	5	6.0000	8.79
2017	5	5	12.0000	8.79
2017	5	5	18.0000	8.79
2017	5	6	0.0000	8.79
2017	5	6	6.0000	8.79
2017	5	6	12.0000	8.79
2017	5	6	18.0000	8.79
2017	5	7	0.0000	8.79
2017	5	7	6.0000	8.79
2017	5	7	12.0000	8.79
2017	5	7	18.0000	8.79
2017	5	8	0.0000	8.79
2017	5	8	6.0000	8.79
2017	5	8	12.0000	8.79
2017	5	8	18.0000	8.79
2017	5	9	0.0000	8.79
2017	5	9	6.0000	8.79
2017	5	9	12.0000	8.79
2017	5	9	18.0000	8.79
2017	5	10	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	5	10	6.0000	8.79
2017	5	10	12.0000	8.79
2017	5	10	18.0000	8.79
2017	5	11	0.0000	8.79
2017	5	11	6.0000	8.79
2017	5	11	12.0000	8.79
2017	5	11	18.0000	8.79
2017	5	12	0.0000	8.79
2017	5	12	6.0000	8.79
2017	5	12	12.0000	8.79
2017	5	12	18.0000	8.79
2017	5	13	0.0000	8.79
2017	5	13	6.0000	8.79
2017	5	13	12.0000	8.79
2017	5	13	18.0000	8.79
2017	5	14	0.0000	8.79
2017	5	14	6.0000	8.79
2017	5	14	12.0000	8.79
2017	5	14	18.0000	8.79
2017	5	15	0.0000	8.79
2017	5	15	6.0000	8.79
2017	5	15	12.0000	8.79
2017	5	15	18.0000	8.79
2017	5	16	0.0000	8.79
2017	5	16	6.0000	8.79
2017	5	16	12.0000	8.79
2017	5	16	18.0000	8.79
2017	5	17	0.0000	8.79
2017	5	17	6.0000	8.79
2017	5	17	12.0000	8.79
2017	5	17	18.0000	8.79
2017	5	18	0.0000	8.79
2017	5	18	6.0000	8.79
2017	5	18	12.0000	8.79
2017	5	18	18.0000	8.79
2017	5	19	0.0000	8.79
2017	5	19	6.0000	8.79
2017	5	19	12.0000	8.79
2017	5	19	18.0000	8.79
2017	5	20	0.0000	8.79
2017	5	20	6.0000	8.79
2017	5	20	12.0000	8.79
2017	5	20	18.0000	8.79
2017	5	21	0.0000	8.79
2017	5	21	6.0000	8.79
2017	5	21	12.0000	8.79
2017	5	21	18.0000	8.79
2017	5	22	0.0000	8.79
2017	5	22	6.0000	8.79
2017	5	22	12.0000	8.79
2017	5	22	18.0000	8.79
2017	5	23	0.0000	8.79
2017	5	23	6.0000	8.79
2017	5	23	12.0000	8.79
2017	5	23	18.0000	8.79
2017	5	24	0.0000	8.79

Year	Month	Day	Hour	Stage [ft]
2017	5	24	6.0000	8.79
2017	5	24	12.0000	8.79
2017	5	24	18.0000	8.79
2017	5	25	0.0000	8.79
2017	5	25	6.0000	8.79
2017	5	25	12.0000	8.79
2017	5	25	18.0000	8.79
2017	5	26	0.0000	8.79
2017	5	26	6.0000	8.79
2017	5	26	12.0000	8.79
2017	5	26	18.0000	8.79
2017	5	27	0.0000	8.79
2017	5	27	6.0000	8.79
2017	5	27	12.0000	8.79
2017	5	27	18.0000	8.79
2017	5	28	0.0000	8.79
2017	5	28	6.0000	8.79
2017	5	28	12.0000	8.79
2017	5	28	18.0000	8.79
2017	5	29	0.0000	8.79
2017	5	29	6.0000	8.79
2017	5	29	12.0000	8.79
2017	5	29	18.0000	8.79
2017	5	30	0.0000	8.79
2017	5	30	6.0000	8.79
2017	5	30	12.0000	8.79
2017	5	30	18.0000	8.79
2017	5	31	0.0000	8.79
2017	5	31	6.0000	7.28
2017	5	31	12.0000	4.21
2017	5	31	18.0000	3.23
2017	6	1	0.0000	3.03
2017	6	1	6.0000	2.93
2017	6	1	12.0000	2.85
2017	6	1	18.0000	2.79
2017	6	2	0.0000	2.75
2017	6	2	6.0000	2.71
2017	6	2	12.0000	2.68
2017	6	2	18.0000	2.65
2017	6	3	0.0000	2.63
2017	6	3	6.0000	2.61
2017	6	3	12.0000	2.60
2017	6	3	18.0000	2.59
2017	6	4	0.0000	2.58
2017	6	4	6.0000	2.57
2017	6	4	12.0000	2.57
2017	6	4	18.0000	2.56
2017	6	5	0.0000	2.56
2017	6	5	6.0000	2.55
2017	6	5	12.0000	2.55
2017	6	5	18.0000	2.55
2017	6	6	0.0000	2.55
2017	6	6	6.0000	2.68
2017	6	6	12.0000	4.78
2017	6	6	18.0000	5.71
2017	6	7	0.0000	7.47

Year	Month	Day	Hour	Stage [ft]
2017	6	7	6.0000	7.94
2017	6	7	12.0000	7.74
2017	6	7	18.0000	8.92
2017	6	8	0.0000	9.22
2017	6	8	6.0000	8.94
2017	6	8	12.0000	8.63
2017	6	8	18.0000	8.43
2017	6	9	0.0000	8.22
2017	6	9	6.0000	8.04
2017	6	9	12.0000	7.93
2017	6	9	18.0000	7.84
2017	6	10	0.0000	7.74
2017	6	10	6.0000	7.68
2017	6	10	12.0000	9.97
2017	6	10	18.0000	10.25
2017	6	11	0.0000	10.25
2017	6	11	6.0000	10.24
2017	6	11	12.0000	10.23
2017	6	11	18.0000	10.24
2017	6	12	0.0000	10.24
2017	6	12	6.0000	10.24
2017	6	12	12.0000	10.24
2017	6	12	18.0000	10.25
2017	6	13	0.0000	10.25
2017	6	13	6.0000	10.25
2017	6	13	12.0000	10.26
2017	6	13	18.0000	10.35
2017	6	14	0.0000	10.36
2017	6	14	6.0000	10.37
2017	6	14	12.0000	10.71
2017	6	14	18.0000	10.92
2017	6	15	0.0000	11.02
2017	6	15	6.0000	11.09
2017	6	15	12.0000	11.16
2017	6	15	18.0000	11.42
2017	6	16	0.0000	11.54
2017	6	16	6.0000	11.64
2017	6	16	12.0000	11.74
2017	6	16	18.0000	11.83
2017	6	17	0.0000	11.92
2017	6	17	6.0000	12.01
2017	6	17	12.0000	12.14
2017	6	17	18.0000	12.54
2017	6	18	0.0000	12.63
2017	6	18	6.0000	12.67
2017	6	18	12.0000	12.69
2017	6	18	18.0000	12.76
2017	6	19	0.0000	12.78
2017	6	19	6.0000	12.79
2017	6	19	12.0000	12.96
2017	6	19	18.0000	13.21
2017	6	20	0.0000	13.26
2017	6	20	6.0000	13.27
2017	6	20	12.0000	13.26
2017	6	20	18.0000	13.25
2017	6	21	0.0000	13.23

Year	Month	Day	Hour	Stage [ft]
2017	6	21	6.0000	13.20
2017	6	21	12.0000	13.17
2017	6	21	18.0000	13.14
2017	6	22	0.0000	13.11
2017	6	22	6.0000	13.08
2017	6	22	12.0000	13.04
2017	6	22	18.0000	13.01
2017	6	23	0.0000	12.98
2017	6	23	6.0000	12.95
2017	6	23	12.0000	12.92
2017	6	23	18.0000	12.93
2017	6	24	0.0000	12.91
2017	6	24	6.0000	12.87
2017	6	24	12.0000	12.84
2017	6	24	18.0000	12.81
2017	6	25	0.0000	12.77
2017	6	25	6.0000	12.73
2017	6	25	12.0000	12.69
2017	6	25	18.0000	12.65
2017	6	26	0.0000	12.61
2017	6	26	6.0000	12.57
2017	6	26	12.0000	12.53
2017	6	26	18.0000	12.65
2017	6	27	0.0000	12.87
2017	6	27	6.0000	12.92
2017	6	27	12.0000	12.89
2017	6	27	18.0000	12.84
2017	6	28	0.0000	12.77
2017	6	28	6.0000	12.69
2017	6	28	12.0000	12.61
2017	6	28	18.0000	12.57
2017	6	29	0.0000	12.58
2017	6	29	6.0000	12.56
2017	6	29	12.0000	12.54
2017	6	29	18.0000	12.74
2017	6	30	0.0000	12.76
2017	6	30	6.0000	12.73
2017	6	30	12.0000	12.67
2017	6	30	18.0000	12.68
2017	7	1	0.0000	12.62
2017	7	1	6.0000	12.54
2017	7	1	12.0000	12.46
2017	7	1	18.0000	12.40
2017	7	2	0.0000	12.35
2017	7	2	6.0000	12.28
2017	7	2	12.0000	12.21
2017	7	2	18.0000	12.26
2017	7	3	0.0000	12.18
2017	7	3	6.0000	12.11
2017	7	3	12.0000	12.03
2017	7	3	18.0000	11.99
2017	7	4	0.0000	11.96
2017	7	4	6.0000	11.90
2017	7	4	12.0000	11.84
2017	7	4	18.0000	11.81
2017	7	5	0.0000	11.77

Year	Month	Day	Hour	Stage [ft]
2017	7	5	6.0000	11.72
2017	7	5	12.0000	11.67
2017	7	5	18.0000	11.65
2017	7	6	0.0000	11.62
2017	7	6	6.0000	11.57
2017	7	6	12.0000	11.52
2017	7	6	18.0000	11.54
2017	7	7	0.0000	11.48
2017	7	7	6.0000	11.43
2017	7	7	12.0000	11.37
2017	7	7	18.0000	11.33
2017	7	8	0.0000	11.28
2017	7	8	6.0000	11.23
2017	7	8	12.0000	11.18
2017	7	8	18.0000	11.19
2017	7	9	0.0000	11.16
2017	7	9	6.0000	11.13
2017	7	9	12.0000	11.10
2017	7	9	18.0000	11.09
2017	7	10	0.0000	11.05
2017	7	10	6.0000	11.02
2017	7	10	12.0000	10.99
2017	7	10	18.0000	10.96
2017	7	11	0.0000	10.93
2017	7	11	6.0000	10.90
2017	7	11	12.0000	10.86
2017	7	11	18.0000	10.99
2017	7	12	0.0000	10.98
2017	7	12	6.0000	10.96
2017	7	12	12.0000	10.94
2017	7	12	18.0000	10.97
2017	7	13	0.0000	10.99
2017	7	13	6.0000	10.97
2017	7	13	12.0000	10.95
2017	7	13	18.0000	10.93
2017	7	14	0.0000	10.90
2017	7	14	6.0000	10.87
2017	7	14	12.0000	10.85
2017	7	14	18.0000	11.03
2017	7	15	0.0000	11.02
2017	7	15	6.0000	10.98
2017	7	15	12.0000	10.94
2017	7	15	18.0000	10.90
2017	7	16	0.0000	10.86
2017	7	16	6.0000	10.82
2017	7	16	12.0000	10.78
2017	7	16	18.0000	10.74
2017	7	17	0.0000	10.71
2017	7	17	6.0000	10.67
2017	7	17	12.0000	10.71
2017	7	17	18.0000	10.90
2017	7	18	0.0000	10.90
2017	7	18	6.0000	10.88
2017	7	18	12.0000	10.91
2017	7	18	18.0000	11.32
2017	7	19	0.0000	11.37

Year	Month	Day	Hour	Stage [ft]
2017	7	19	6.0000	11.34
2017	7	19	12.0000	11.43
2017	7	19	18.0000	11.44
2017	7	20	0.0000	11.40
2017	7	20	6.0000	11.36
2017	7	20	12.0000	11.37
2017	7	20	18.0000	11.34
2017	7	21	0.0000	11.30
2017	7	21	6.0000	11.26
2017	7	21	12.0000	11.65
2017	7	21	18.0000	11.62
2017	7	22	0.0000	11.57
2017	7	22	6.0000	11.52
2017	7	22	12.0000	11.67
2017	7	22	18.0000	11.72
2017	7	23	0.0000	11.67
2017	7	23	6.0000	11.60
2017	7	23	12.0000	11.54
2017	7	23	18.0000	11.49
2017	7	24	0.0000	11.44
2017	7	24	6.0000	11.39
2017	7	24	12.0000	11.34
2017	7	24	18.0000	11.29
2017	7	25	0.0000	11.24
2017	7	25	6.0000	11.19
2017	7	25	12.0000	11.14
2017	7	25	18.0000	11.13
2017	7	26	0.0000	11.13
2017	7	26	6.0000	11.12
2017	7	26	12.0000	11.11
2017	7	26	18.0000	11.12
2017	7	27	0.0000	11.10
2017	7	27	6.0000	11.09
2017	7	27	12.0000	11.06
2017	7	27	18.0000	11.02
2017	7	28	0.0000	10.99
2017	7	28	6.0000	10.96
2017	7	28	12.0000	10.93
2017	7	28	18.0000	10.90
2017	7	29	0.0000	10.87
2017	7	29	6.0000	10.83
2017	7	29	12.0000	10.85
2017	7	29	18.0000	10.83
2017	7	30	0.0000	10.80
2017	7	30	6.0000	10.77
2017	7	30	12.0000	10.78
2017	7	30	18.0000	10.81
2017	7	31	0.0000	10.86
2017	7	31	6.0000	11.22
2017	7	31	12.0000	12.04
2017	7	31	18.0000	12.15
2017	8	1	0.0000	12.55
2017	8	1	6.0000	12.91
2017	8	1	12.0000	13.46
2017	8	1	18.0000	13.63
2017	8	2	0.0000	13.79

Year	Month	Day	Hour	Stage [ft]
2017	8	2	6.0000	13.78
2017	8	2	12.0000	13.75
2017	8	2	18.0000	13.71
2017	8	3	0.0000	13.67
2017	8	3	6.0000	13.61
2017	8	3	12.0000	13.54
2017	8	3	18.0000	13.54
2017	8	4	0.0000	13.51
2017	8	4	6.0000	13.47
2017	8	4	12.0000	13.42
2017	8	4	18.0000	13.36
2017	8	5	0.0000	13.29
2017	8	5	6.0000	13.26
2017	8	5	12.0000	13.20
2017	8	5	18.0000	13.21
2017	8	6	0.0000	13.21
2017	8	6	6.0000	13.18
2017	8	6	12.0000	13.13
2017	8	6	18.0000	13.18
2017	8	7	0.0000	13.14
2017	8	7	6.0000	13.07
2017	8	7	12.0000	13.00
2017	8	7	18.0000	12.94
2017	8	8	0.0000	12.88
2017	8	8	6.0000	12.81
2017	8	8	12.0000	12.74
2017	8	8	18.0000	12.71
2017	8	9	0.0000	12.64
2017	8	9	6.0000	12.55
2017	8	9	12.0000	12.46
2017	8	9	18.0000	12.37
2017	8	10	0.0000	12.29
2017	8	10	6.0000	12.21
2017	8	10	12.0000	12.14
2017	8	10	18.0000	12.07
2017	8	11	0.0000	12.27
2017	8	11	6.0000	13.29
2017	8	11	12.0000	13.51
2017	8	11	18.0000	13.50
2017	8	12	0.0000	13.45
2017	8	12	6.0000	13.40
2017	8	12	12.0000	13.33
2017	8	12	18.0000	13.25
2017	8	13	0.0000	13.16
2017	8	13	6.0000	13.07
2017	8	13	12.0000	12.97
2017	8	13	18.0000	12.87
2017	8	14	0.0000	12.77
2017	8	14	6.0000	12.67
2017	8	14	12.0000	12.58
2017	8	14	18.0000	12.53
2017	8	15	0.0000	12.47
2017	8	15	6.0000	12.40
2017	8	15	12.0000	12.33
2017	8	15	18.0000	12.25
2017	8	16	0.0000	12.19

Year	Month	Day	Hour	Stage [ft]
2017	8	16	6.0000	12.13
2017	8	16	12.0000	12.07
2017	8	16	18.0000	12.04
2017	8	17	0.0000	11.97
2017	8	17	6.0000	11.92
2017	8	17	12.0000	11.85
2017	8	17	18.0000	11.92
2017	8	18	0.0000	12.07
2017	8	18	6.0000	12.03
2017	8	18	12.0000	11.96
2017	8	18	18.0000	11.88
2017	8	19	0.0000	11.82
2017	8	19	6.0000	11.75
2017	8	19	12.0000	11.68
2017	8	19	18.0000	11.62
2017	8	20	0.0000	11.55
2017	8	20	6.0000	11.49
2017	8	20	12.0000	11.43
2017	8	20	18.0000	11.44
2017	8	21	0.0000	11.42
2017	8	21	6.0000	11.37
2017	8	21	12.0000	11.32
2017	8	21	18.0000	11.27
2017	8	22	0.0000	11.21
2017	8	22	6.0000	11.16
2017	8	22	12.0000	11.11
2017	8	22	18.0000	11.07
2017	8	23	0.0000	11.02
2017	8	23	6.0000	10.98
2017	8	23	12.0000	10.93
2017	8	23	18.0000	10.99
2017	8	24	0.0000	10.96
2017	8	24	6.0000	10.93
2017	8	24	12.0000	10.97
2017	8	24	18.0000	11.31
2017	8	25	0.0000	11.36
2017	8	25	6.0000	11.90
2017	8	25	12.0000	12.31
2017	8	25	18.0000	12.29
2017	8	26	0.0000	12.61
2017	8	26	6.0000	12.88
2017	8	26	12.0000	13.20
2017	8	26	18.0000	13.22
2017	8	27	0.0000	13.67
2017	8	27	6.0000	14.08
2017	8	27	12.0000	14.26
2017	8	27	18.0000	14.36
2017	8	28	0.0000	14.44
2017	8	28	6.0000	14.46
2017	8	28	12.0000	14.49
2017	8	28	18.0000	14.48
2017	8	29	0.0000	14.49
2017	8	29	6.0000	14.47
2017	8	29	12.0000	14.44
2017	8	29	18.0000	14.41
2017	8	30	0.0000	14.38

Year	Month	Day	Hour	Stage [ft]
2017	8	30	6.0000	14.34
2017	8	30	12.0000	14.29
2017	8	30	18.0000	14.25
2017	8	31	0.0000	14.20
2017	8	31	6.0000	14.15
2017	8	31	12.0000	14.09
2017	8	31	18.0000	14.02
2017	9	1	0.0000	13.95
2017	9	1	6.0000	13.88
2017	9	1	12.0000	13.80
2017	9	1	18.0000	13.91
2017	9	2	0.0000	13.90
2017	9	2	6.0000	13.99
2017	9	2	12.0000	14.00
2017	9	2	18.0000	13.97
2017	9	3	0.0000	13.94
2017	9	3	6.0000	13.89
2017	9	3	12.0000	13.84
2017	9	3	18.0000	13.79
2017	9	4	0.0000	13.71
2017	9	4	6.0000	13.63
2017	9	4	12.0000	13.54
2017	9	4	18.0000	13.44
2017	9	5	0.0000	13.34
2017	9	5	6.0000	13.23
2017	9	5	12.0000	13.12
2017	9	5	18.0000	13.06
2017	9	6	0.0000	13.05
2017	9	6	6.0000	13.00
2017	9	6	12.0000	12.94
2017	9	6	18.0000	12.87
2017	9	7	0.0000	12.81
2017	9	7	6.0000	12.74
2017	9	7	12.0000	12.67
2017	9	7	18.0000	12.68
2017	9	8	0.0000	12.77
2017	9	8	6.0000	12.73
2017	9	8	12.0000	12.67
2017	9	8	18.0000	12.60
2017	9	9	0.0000	12.53
2017	9	9	6.0000	12.46
2017	9	9	12.0000	12.39
2017	9	9	18.0000	12.49
2017	9	10	0.0000	13.13
2017	9	10	6.0000	13.38
2017	9	10	12.0000	13.89
2017	9	10	18.0000	14.65
2017	9	11	0.0000	14.82
2017	9	11	6.0000	14.90
2017	9	11	12.0000	14.96
2017	9	11	18.0000	14.98
2017	9	12	0.0000	15.00
2017	9	12	6.0000	15.00
2017	9	12	12.0000	15.00
2017	9	12	18.0000	14.99
2017	9	13	0.0000	14.98

Year	Month	Day	Hour	Stage [ft]
2017	9	13	6.0000	14.97
2017	9	13	12.0000	14.97
2017	9	13	18.0000	14.98
2017	9	14	0.0000	14.98
2017	9	14	6.0000	14.98
2017	9	14	12.0000	14.98
2017	9	14	18.0000	15.00
2017	9	15	0.0000	15.16
2017	9	15	6.0000	15.16
2017	9	15	12.0000	15.16
2017	9	15	18.0000	15.15
2017	9	16	0.0000	15.14
2017	9	16	6.0000	15.13
2017	9	16	12.0000	15.12
2017	9	16	18.0000	15.11
2017	9	17	0.0000	15.10
2017	9	17	6.0000	15.09
2017	9	17	12.0000	15.08
2017	9	17	18.0000	15.06
2017	9	18	0.0000	15.05
2017	9	18	6.0000	15.04
2017	9	18	12.0000	15.02
2017	9	18	18.0000	15.01
2017	9	19	0.0000	14.99
2017	9	19	6.0000	14.98
2017	9	19	12.0000	14.96
2017	9	19	18.0000	14.94
2017	9	20	0.0000	14.93
2017	9	20	6.0000	14.90
2017	9	20	12.0000	14.88
2017	9	20	18.0000	14.86
2017	9	21	0.0000	14.84
2017	9	21	6.0000	14.82
2017	9	21	12.0000	14.79
2017	9	21	18.0000	14.77
2017	9	22	0.0000	14.75
2017	9	22	6.0000	14.73
2017	9	22	12.0000	14.70
2017	9	22	18.0000	14.86
2017	9	23	0.0000	14.84
2017	9	23	6.0000	14.82
2017	9	23	12.0000	14.79
2017	9	23	18.0000	14.78
2017	9	24	0.0000	14.77
2017	9	24	6.0000	14.74
2017	9	24	12.0000	14.71
2017	9	24	18.0000	14.68
2017	9	25	0.0000	14.64
2017	9	25	6.0000	14.60
2017	9	25	12.0000	14.56
2017	9	25	18.0000	14.52
2017	9	26	0.0000	14.48
2017	9	26	6.0000	14.43
2017	9	26	12.0000	14.38
2017	9	26	18.0000	14.33
2017	9	27	0.0000	14.28

Year	Month	Day	Hour	Stage [ft]
2017	9	27	6.0000	14.22
2017	9	27	12.0000	14.16
2017	9	27	18.0000	14.10
2017	9	28	0.0000	14.02
2017	9	28	6.0000	13.94
2017	9	28	12.0000	13.86
2017	9	28	18.0000	13.76
2017	9	29	0.0000	13.81
2017	9	29	6.0000	13.75
2017	9	29	12.0000	13.71
2017	9	29	18.0000	13.88
2017	9	30	0.0000	14.03
2017	9	30	6.0000	14.03
2017	9	30	12.0000	14.01
2017	9	30	18.0000	13.99
2017	10	1	0.0000	13.95
2017	10	1	6.0000	13.90
2017	10	1	12.0000	13.84
2017	10	1	18.0000	13.76
2017	10	2	0.0000	13.67
2017	10	2	6.0000	13.57
2017	10	2	12.0000	13.47
2017	10	2	18.0000	13.43
2017	10	3	0.0000	13.34
2017	10	3	6.0000	13.24
2017	10	3	12.0000	13.15
2017	10	3	18.0000	13.10
2017	10	4	0.0000	13.02
2017	10	4	6.0000	12.94
2017	10	4	12.0000	12.85
2017	10	4	18.0000	12.78
2017	10	5	0.0000	12.70
2017	10	5	6.0000	12.63
2017	10	5	12.0000	12.55
2017	10	5	18.0000	12.49
2017	10	6	0.0000	12.43
2017	10	6	6.0000	12.37
2017	10	6	12.0000	12.30
2017	10	6	18.0000	12.23
2017	10	7	0.0000	12.17
2017	10	7	6.0000	12.10
2017	10	7	12.0000	12.04
2017	10	7	18.0000	11.98
2017	10	8	0.0000	11.92
2017	10	8	6.0000	11.87
2017	10	8	12.0000	11.81
2017	10	8	18.0000	11.75
2017	10	9	0.0000	11.70
2017	10	9	6.0000	11.65
2017	10	9	12.0000	11.59
2017	10	9	18.0000	11.53
2017	10	10	0.0000	11.48
2017	10	10	6.0000	11.43
2017	10	10	12.0000	11.38
2017	10	10	18.0000	11.33
2017	10	11	0.0000	11.28

Year	Month	Day	Hour	Stage [ft]
2017	10	11	6.0000	11.24
2017	10	11	12.0000	11.19
2017	10	11	18.0000	11.14
2017	10	12	0.0000	11.10
2017	10	12	6.0000	11.05
2017	10	12	12.0000	11.01
2017	10	12	18.0000	10.97
2017	10	13	0.0000	10.93
2017	10	13	6.0000	10.89
2017	10	13	12.0000	10.85
2017	10	13	18.0000	10.81
2017	10	14	0.0000	10.77
2017	10	14	6.0000	10.75
2017	10	14	12.0000	10.75
2017	10	14	18.0000	10.76
2017	10	15	0.0000	10.77
2017	10	15	6.0000	10.74
2017	10	15	12.0000	10.71
2017	10	15	18.0000	10.69
2017	10	16	0.0000	10.66
2017	10	16	6.0000	10.62
2017	10	16	12.0000	10.59
2017	10	16	18.0000	10.56
2017	10	17	0.0000	10.69
2017	10	17	6.0000	10.73
2017	10	17	12.0000	10.72
2017	10	17	18.0000	10.70
2017	10	18	0.0000	10.67
2017	10	18	6.0000	10.65
2017	10	18	12.0000	10.62
2017	10	18	18.0000	10.59
2017	10	19	0.0000	10.56
2017	10	19	6.0000	10.52
2017	10	19	12.0000	10.48
2017	10	19	18.0000	10.44
2017	10	20	0.0000	10.39
2017	10	20	6.0000	10.34
2017	10	20	12.0000	10.29
2017	10	20	18.0000	10.24
2017	10	21	0.0000	10.19
2017	10	21	6.0000	10.15
2017	10	21	12.0000	10.11
2017	10	21	18.0000	10.13
2017	10	22	0.0000	10.12
2017	10	22	6.0000	10.10
2017	10	22	12.0000	10.07
2017	10	22	18.0000	10.05
2017	10	23	0.0000	10.02
2017	10	23	6.0000	10.00
2017	10	23	12.0000	9.97
2017	10	23	18.0000	9.96
2017	10	24	0.0000	9.94
2017	10	24	6.0000	9.98
2017	10	24	12.0000	10.28
2017	10	24	18.0000	10.34
2017	10	25	0.0000	10.56

Year	Month	Day	Hour	Stage [ft]
2017	10	25	6.0000	10.59
2017	10	25	12.0000	10.59
2017	10	25	18.0000	10.59
2017	10	26	0.0000	10.57
2017	10	26	6.0000	10.54
2017	10	26	12.0000	10.51
2017	10	26	18.0000	10.48
2017	10	27	0.0000	10.43
2017	10	27	6.0000	10.38
2017	10	27	12.0000	10.32
2017	10	27	18.0000	10.26
2017	10	28	0.0000	10.22
2017	10	28	6.0000	10.18
2017	10	28	12.0000	10.22
2017	10	28	18.0000	10.73
2017	10	29	0.0000	11.02
2017	10	29	6.0000	11.07
2017	10	29	12.0000	11.06
2017	10	29	18.0000	11.04
2017	10	30	0.0000	11.02
2017	10	30	6.0000	10.99
2017	10	30	12.0000	10.96
2017	10	30	18.0000	10.93
2017	10	31	0.0000	10.90
2017	10	31	6.0000	10.86
2017	10	31	12.0000	10.83
2017	10	31	18.0000	10.80
2017	11	1	0.0000	10.76
2017	11	1	6.0000	10.72
2017	11	1	12.0000	10.68
2017	11	1	18.0000	10.64
2017	11	2	0.0000	10.60
2017	11	2	6.0000	10.56
2017	11	2	12.0000	10.51
2017	11	2	18.0000	10.47
2017	11	3	0.0000	10.42
2017	11	3	6.0000	10.37
2017	11	3	12.0000	10.32
2017	11	3	18.0000	10.28
2017	11	4	0.0000	10.25
2017	11	4	6.0000	10.22
2017	11	4	12.0000	10.19
2017	11	4	18.0000	10.17
2017	11	5	0.0000	10.14
2017	11	5	6.0000	10.12
2017	11	5	12.0000	10.10
2017	11	5	18.0000	10.08
2017	11	6	0.0000	10.06
2017	11	6	6.0000	10.04
2017	11	6	12.0000	10.02
2017	11	6	18.0000	10.01
2017	11	7	0.0000	9.99
2017	11	7	6.0000	9.97
2017	11	7	12.0000	9.95
2017	11	7	18.0000	9.94
2017	11	8	0.0000	9.92

Year	Month	Day	Hour	Stage [ft]
2017	11	8	6.0000	9.90
2017	11	8	12.0000	9.89
2017	11	8	18.0000	9.87
2017	11	9	0.0000	9.86
2017	11	9	6.0000	9.84
2017	11	9	12.0000	9.83
2017	11	9	18.0000	9.81
2017	11	10	0.0000	9.80
2017	11	10	6.0000	9.78
2017	11	10	12.0000	9.77
2017	11	10	18.0000	9.75
2017	11	11	0.0000	9.74
2017	11	11	6.0000	9.73
2017	11	11	12.0000	9.71
2017	11	11	18.0000	9.70
2017	11	12	0.0000	9.69
2017	11	12	6.0000	9.67
2017	11	12	12.0000	9.66
2017	11	12	18.0000	9.65
2017	11	13	0.0000	9.66
2017	11	13	6.0000	9.65
2017	11	13	12.0000	9.64
2017	11	13	18.0000	9.63
2017	11	14	0.0000	9.61
2017	11	14	6.0000	9.60
2017	11	14	12.0000	9.59
2017	11	14	18.0000	9.58
2017	11	15	0.0000	9.57
2017	11	15	6.0000	9.56
2017	11	15	12.0000	9.56
2017	11	15	18.0000	9.55
2017	11	16	0.0000	9.54
2017	11	16	6.0000	9.53
2017	11	16	12.0000	9.52
2017	11	16	18.0000	9.51
2017	11	17	0.0000	9.50
2017	11	17	6.0000	9.49
2017	11	17	12.0000	9.48
2017	11	17	18.0000	9.48
2017	11	18	0.0000	9.47
2017	11	18	6.0000	9.46
2017	11	18	12.0000	9.45
2017	11	18	18.0000	9.44
2017	11	19	0.0000	9.43
2017	11	19	6.0000	9.42
2017	11	19	12.0000	9.42
2017	11	19	18.0000	9.41
2017	11	20	0.0000	9.40
2017	11	20	6.0000	9.39
2017	11	20	12.0000	9.38
2017	11	20	18.0000	9.38
2017	11	21	0.0000	9.37
2017	11	21	6.0000	9.36
2017	11	21	12.0000	9.35
2017	11	21	18.0000	9.34
2017	11	22	0.0000	9.34

Year	Month	Day	Hour	Stage [ft]
2017	11	22	6.0000	9.33
2017	11	22	12.0000	9.32
2017	11	22	18.0000	9.32
2017	11	23	0.0000	9.31
2017	11	23	6.0000	9.31
2017	11	23	12.0000	9.30
2017	11	23	18.0000	9.30
2017	11	24	0.0000	9.30
2017	11	24	6.0000	9.30
2017	11	24	12.0000	9.29
2017	11	24	18.0000	9.29
2017	11	25	0.0000	9.28
2017	11	25	6.0000	9.27
2017	11	25	12.0000	9.27
2017	11	25	18.0000	9.26
2017	11	26	0.0000	9.25
2017	11	26	6.0000	9.25
2017	11	26	12.0000	9.24
2017	11	26	18.0000	9.24
2017	11	27	0.0000	9.23
2017	11	27	6.0000	9.23
2017	11	27	12.0000	9.22
2017	11	27	18.0000	9.22
2017	11	28	0.0000	9.21
2017	11	28	6.0000	9.21
2017	11	28	12.0000	9.20
2017	11	28	18.0000	9.19
2017	11	29	0.0000	9.19
2017	11	29	6.0000	9.18
2017	11	29	12.0000	9.18
2017	11	29	18.0000	9.17
2017	11	30	0.0000	9.17
2017	11	30	6.0000	9.16
2017	11	30	12.0000	9.16
2017	11	30	18.0000	9.15
2017	12	1	0.0000	9.15
2017	12	1	6.0000	9.14
2017	12	1	12.0000	9.14
2017	12	1	18.0000	9.13
2017	12	2	0.0000	9.13
2017	12	2	6.0000	9.12
2017	12	2	12.0000	9.12
2017	12	2	18.0000	9.12
2017	12	3	0.0000	9.11
2017	12	3	6.0000	9.11
2017	12	3	12.0000	9.10
2017	12	3	18.0000	9.10
2017	12	4	0.0000	9.10
2017	12	4	6.0000	9.09
2017	12	4	12.0000	9.09
2017	12	4	18.0000	9.09
2017	12	5	0.0000	9.09
2017	12	5	6.0000	9.08
2017	12	5	12.0000	9.08
2017	12	5	18.0000	9.08
2017	12	6	0.0000	9.07

Year	Month	Day	Hour	Stage [ft]
2017	12	6	6.0000	9.07
2017	12	6	12.0000	9.07
2017	12	6	18.0000	9.07
2017	12	7	0.0000	9.06
2017	12	7	6.0000	9.06
2017	12	7	12.0000	9.06
2017	12	7	18.0000	9.06
2017	12	8	0.0000	9.05
2017	12	8	6.0000	9.05
2017	12	8	12.0000	9.05
2017	12	8	18.0000	9.05
2017	12	9	0.0000	9.04
2017	12	9	6.0000	9.05
2017	12	9	12.0000	9.16
2017	12	9	18.0000	9.17
2017	12	10	0.0000	9.17
2017	12	10	6.0000	9.17
2017	12	10	12.0000	9.16
2017	12	10	18.0000	9.15
2017	12	11	0.0000	9.15
2017	12	11	6.0000	9.15
2017	12	11	12.0000	9.14
2017	12	11	18.0000	9.14
2017	12	12	0.0000	9.13
2017	12	12	6.0000	9.13
2017	12	12	12.0000	9.13
2017	12	12	18.0000	9.12
2017	12	13	0.0000	9.12
2017	12	13	6.0000	9.11
2017	12	13	12.0000	9.11
2017	12	13	18.0000	9.11
2017	12	14	0.0000	9.10
2017	12	14	6.0000	9.10
2017	12	14	12.0000	9.10
2017	12	14	18.0000	9.09
2017	12	15	0.0000	9.09
2017	12	15	6.0000	9.09
2017	12	15	12.0000	9.08
2017	12	15	18.0000	9.08
2017	12	16	0.0000	9.08
2017	12	16	6.0000	9.08
2017	12	16	12.0000	9.07
2017	12	16	18.0000	9.07
2017	12	17	0.0000	9.07
2017	12	17	6.0000	9.06
2017	12	17	12.0000	9.06
2017	12	17	18.0000	9.06
2017	12	18	0.0000	9.06
2017	12	18	6.0000	9.05
2017	12	18	12.0000	9.05
2017	12	18	18.0000	9.05
2017	12	19	0.0000	9.05
2017	12	19	6.0000	9.05
2017	12	19	12.0000	9.04
2017	12	19	18.0000	9.04
2017	12	20	0.0000	9.04

Year	Month	Day	Hour	Stage [ft]
2017	12	20	6.0000	9.04
2017	12	20	12.0000	9.03
2017	12	20	18.0000	9.03
2017	12	21	0.0000	9.03
2017	12	21	6.0000	9.03
2017	12	21	12.0000	9.03
2017	12	21	18.0000	9.02
2017	12	22	0.0000	9.02
2017	12	22	6.0000	9.02
2017	12	22	12.0000	9.02
2017	12	22	18.0000	9.02
2017	12	23	0.0000	9.01
2017	12	23	6.0000	9.01
2017	12	23	12.0000	9.01
2017	12	23	18.0000	9.01
2017	12	24	0.0000	9.01
2017	12	24	6.0000	9.00
2017	12	24	12.0000	9.00
2017	12	24	18.0000	9.00
2017	12	25	0.0000	9.00
2017	12	25	6.0000	9.00
2017	12	25	12.0000	8.99
2017	12	25	18.0000	8.99
2017	12	26	0.0000	8.99
2017	12	26	6.0000	8.99
2017	12	26	12.0000	8.99
2017	12	26	18.0000	8.98
2017	12	27	0.0000	8.98
2017	12	27	6.0000	8.98
2017	12	27	12.0000	8.98
2017	12	27	18.0000	8.98
2017	12	28	0.0000	8.97
2017	12	28	6.0000	8.97
2017	12	28	12.0000	8.97
2017	12	28	18.0000	8.97
2017	12	29	0.0000	8.97
2017	12	29	6.0000	8.96
2017	12	29	12.0000	8.96
2017	12	29	18.0000	8.96
2017	12	30	0.0000	8.96
2017	12	30	6.0000	8.96
2017	12	30	12.0000	8.96
2017	12	30	18.0000	8.96
2017	12	31	0.0000	8.95

Comment:

Node: WEST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 8.80 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	8.2467	359225
3.50	8.3351	363075
4.00	8.4487	368025
4.50	8.5463	372275
5.00	8.6358	376175
5.50	8.7534	381300
6.00	8.8481	385425
6.50	8.9400	389425
7.00	9.0605	394675
7.50	9.1552	398800
8.00	9.2522	403025
8.50	9.3721	408250
9.00	9.4674	412400
9.50	9.5512	416050
10.00	9.6103	418625
10.50	9.6218	419125
11.00	9.6430	420050
11.50	9.6499	420350
12.00	9.6579	420700
12.50	9.6648	421000
13.00	9.6722	421322
13.50	9.6790	421619
14.00	9.6790	421619

Comment:

Weir Link: L-0010W

Scenario:	Scenario1
From Node:	WEST
To Node:	NTZ-0020
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	12.65 ft
Control Elevation:	12.65 ft
Cross Section:	X-0010W

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: L-0020W

Scenario:	Scenario1
From Node:	EAST
To Node:	NTZ-0020
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

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Invert: 12.65 ft
Control Elevation: 12.65 ft
Cross Section: X-0010W

Discharge Coefficients

Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Simulation: 2017 SAOR

Scenario: Scenario1
Run Date/Time: 12/9/2025 4:37:52 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	2017	1	1	0.0000
End Time:	2017	12	31	0.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	900.0000	0.1000	86400.0000
Max Calculation Time:		300.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	1440.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	1440.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: NEXRAD
Reference ET Folder: ET
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 2017
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set: GREEN-AMPT
Vertical Layers Set:
Impervious Set: IMPERVIOUS
Roughness Set: ROUGHNESS
Crop Coef Set: EXISTING ET

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Fillable Porosity Set:	POROSITY
Conductivity Set:	CONDUCTIVITY
Leakage Set:	LEAKAGE

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	4	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0050 ft	Smp/Man Basin Rain Opt:	Basin Specification
Max dZ:	1.0000 ft	OF Region Rain Opt:	Region Specification
Link Optimizer Tol:	0.0005 ft		
Edge Length Option:	Automatic		
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017:1:1:0.0000	0.0000	0
2017:1:2:0.0000	24.0000	30859
2017:1:3:0.0000	48.0000	55081
2017:1:4:0.0000	72.0000	73884
2017:1:5:0.0000	96.0000	88872
2017:1:6:0.0000	120.0000	101070
2017:1:7:0.0000	144.0000	111158
2017:1:8:0.0000	168.0000	119759
2017:1:9:0.0000	192.0000	127391
2017:1:10:0.0000	216.0000	133987
2017:1:11:0.0000	240.0000	139731
2017:1:12:0.0000	264.0000	144730
2017:1:13:0.0000	288.0000	148821
2017:1:14:0.0000	312.0000	152282
2017:1:15:0.0000	336.0000	155368
2017:1:16:0.0000	360.0000	158075
2017:1:17:0.0000	384.0000	160247
2017:1:18:0.0000	408.0000	161997
2017:1:19:0.0000	432.0000	163537
2017:1:20:0.0000	456.0000	164800
2017:1:21:0.0000	480.0000	165736
2017:1:22:0.0000	504.0000	166232
2017:1:23:0.0000	528.0000	166360
2017:1:24:0.0000	552.0000	166667
2017:1:25:0.0000	576.0000	167036
2017:1:26:0.0000	600.0000	167383
2017:1:27:0.0000	624.0000	167533
2017:1:28:0.0000	648.0000	167711
2017:1:29:0.0000	672.0000	167827
2017:1:30:0.0000	696.0000	168470
2017:1:31:0.0000	720.0000	168825
2017:2:1:0.0000	744.0000	168869
2017:2:2:0.0000	768.0000	168776
2017:2:3:0.0000	792.0000	168543
2017:2:4:0.0000	816.0000	168180
2017:2:5:0.0000	840.0000	167623
2017:2:6:0.0000	864.0000	167135
2017:2:7:0.0000	888.0000	166609
2017:2:8:0.0000	912.0000	166478
2017:2:9:0.0000	936.0000	166537
2017:2:10:0.0000	960.0000	166487
2017:2:11:0.0000	984.0000	166175
2017:2:12:0.0000	1008.0000	166002
2017:2:13:0.0000	1032.0000	165877
2017:2:14:0.0000	1056.0000	165780
2017:2:15:0.0000	1080.0000	165593
2017:2:16:0.0000	1104.0000	165198
2017:2:17:0.0000	1128.0000	164793
2017:2:18:0.0000	1152.0000	164434

Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017:2:19:0.0000	1176.0000	164170
2017:2:20:0.0000	1200.0000	163694
2017:2:21:0.0000	1224.0000	163146
2017:2:22:0.0000	1248.0000	162765
2017:2:23:0.0000	1272.0000	162713
2017:2:24:0.0000	1296.0000	162620
2017:2:25:0.0000	1320.0000	162298
2017:2:26:0.0000	1344.0000	161780
2017:2:27:0.0000	1368.0000	161104
2017:2:28:0.0000	1392.0000	160333
2017:3:1:0.0000	1416.0000	159600
2017:3:2:0.0000	1440.0000	158982
2017:3:3:0.0000	1464.0000	158224
2017:3:4:0.0000	1488.0000	157508
2017:3:5:0.0000	1512.0000	156755
2017:3:6:0.0000	1536.0000	157009
2017:3:7:0.0000	1560.0000	157639
2017:3:8:0.0000	1584.0000	158266
2017:3:9:0.0000	1608.0000	158883
2017:3:10:0.0000	1632.0000	159489
2017:3:11:0.0000	1656.0000	160073
2017:3:12:0.0000	1680.0000	160638
2017:3:13:0.0000	1704.0000	161227
2017:3:14:0.0000	1728.0000	161798
2017:3:15:0.0000	1752.0000	162467
2017:3:16:0.0000	1776.0000	163030
2017:3:17:0.0000	1800.0000	163573
2017:3:18:0.0000	1824.0000	164100
2017:3:19:0.0000	1848.0000	164616
2017:3:20:0.0000	1872.0000	165114
2017:3:21:0.0000	1896.0000	165604
2017:3:22:0.0000	1920.0000	166094
2017:3:23:0.0000	1944.0000	166573
2017:3:24:0.0000	1968.0000	167042
2017:3:25:0.0000	1992.0000	167504
2017:3:26:0.0000	2016.0000	167968
2017:3:27:0.0000	2040.0000	168433
2017:3:28:0.0000	2064.0000	168883
2017:3:29:0.0000	2088.0000	169325
2017:3:30:0.0000	2112.0000	169759
2017:3:31:0.0000	2136.0000	170189
2017:4:1:0.0000	2160.0000	170714
2017:4:2:0.0000	2184.0000	171279
2017:4:3:0.0000	2208.0000	171813
2017:4:4:0.0000	2232.0000	172328
2017:4:5:0.0000	2256.0000	172724
2017:4:6:0.0000	2280.0000	173128
2017:4:7:0.0000	2304.0000	173528
2017:4:8:0.0000	2328.0000	173903

Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017:4:9:0.0000	2352.0000	174286
2017:4:10:0.0000	2376.0000	174663
2017:4:11:0.0000	2400.0000	175035
2017:4:12:0.0000	2424.0000	175407
2017:4:13:0.0000	2448.0000	175793
2017:4:14:0.0000	2472.0000	176161
2017:4:15:0.0000	2496.0000	176519
2017:4:16:0.0000	2520.0000	176865
2017:4:17:0.0000	2544.0000	177257
2017:4:18:0.0000	2568.0000	177641
2017:4:19:0.0000	2592.0000	178015
2017:4:20:0.0000	2616.0000	178364
2017:4:21:0.0000	2640.0000	178704
2017:4:22:0.0000	2664.0000	179043
2017:4:23:0.0000	2688.0000	179471
2017:4:24:0.0000	2712.0000	179966
2017:4:25:0.0000	2736.0000	180456
2017:4:26:0.0000	2760.0000	180940
2017:4:27:0.0000	2784.0000	181347
2017:4:28:0.0000	2808.0000	181692
2017:4:29:0.0000	2832.0000	182005
2017:4:30:0.0000	2856.0000	182300
2017:5:1:0.0000	2880.0000	182601
2017:5:2:0.0000	2904.0000	182893
2017:5:3:0.0000	2928.0000	183200
2017:5:4:0.0000	2952.0000	183506
2017:5:5:0.0000	2976.0000	183795
2017:5:6:0.0000	3000.0000	184231
2017:5:7:0.0000	3024.0000	184628
2017:5:8:0.0000	3048.0000	184905
2017:5:9:0.0000	3072.0000	185206
2017:5:10:0.0000	3096.0000	185486
2017:5:11:0.0000	3120.0000	185763
2017:5:12:0.0000	3144.0000	186031
2017:5:13:0.0000	3168.0000	186298
2017:5:14:0.0000	3192.0000	186566
2017:5:15:0.0000	3216.0000	186831
2017:5:16:0.0000	3240.0000	187094
2017:5:17:0.0000	3264.0000	187425
2017:5:18:0.0000	3288.0000	187711
2017:5:19:0.0000	3312.0000	187975
2017:5:20:0.0000	3336.0000	188279
2017:5:21:0.0000	3360.0000	188525
2017:5:22:0.0000	3384.0000	188808
2017:5:23:0.0000	3408.0000	189247
2017:5:24:0.0000	3432.0000	189681
2017:5:25:0.0000	3456.0000	190096
2017:5:26:0.0000	3480.0000	190536
2017:5:27:0.0000	3504.0000	190971

Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017:5:28:0.0000	3528.0000	191392
2017:5:29:0.0000	3552.0000	191725
2017:5:30:0.0000	3576.0000	192064
2017:5:31:0.0000	3600.0000	192332
2017:6:1:0.0000	3624.0000	192592
2017:6:2:0.0000	3648.0000	193445
2017:6:3:0.0000	3672.0000	194879
2017:6:4:0.0000	3696.0000	196534
2017:6:5:0.0000	3720.0000	198488
2017:6:6:0.0000	3744.0000	200672
2017:6:7:0.0000	3768.0000	239584
2017:6:8:0.0000	3792.0000	398604
2017:6:9:0.0000	3816.0000	513328
2017:6:10:0.0000	3840.0000	570451
2017:6:11:0.0000	3864.0000	655753
2017:6:12:0.0000	3888.0000	738307
2017:6:13:0.0000	3912.0000	783926
2017:6:14:0.0000	3936.0000	814740
2017:6:15:0.0000	3960.0000	853053
2017:6:16:0.0000	3984.0000	899186
2017:6:17:0.0000	4008.0000	931797
2017:6:18:0.0000	4032.0000	966116
2017:6:19:0.0000	4056.0000	1007308
2017:6:20:0.0000	4080.0000	1053052
2017:6:21:0.0000	4104.0000	1361862
2017:6:22:0.0000	4128.0000	1494429
2017:6:23:0.0000	4152.0000	1626974
2017:6:24:0.0000	4176.0000	1673732
2017:6:25:0.0000	4200.0000	1766745
2017:6:26:0.0000	4224.0000	1815298
2017:6:27:0.0000	4248.0000	1922115
2017:6:28:0.0000	4272.0000	2066646
2017:6:29:0.0000	4296.0000	2166015
2017:6:30:0.0000	4320.0000	2221157
2017:7:1:0.0000	4344.0000	2325308
2017:7:2:0.0000	4368.0000	2354574
2017:7:3:0.0000	4392.0000	2404991
2017:7:4:0.0000	4416.0000	2419574
2017:7:5:0.0000	4440.0000	2434385
2017:7:6:0.0000	4464.0000	2440971
2017:7:7:0.0000	4488.0000	2449179
2017:7:8:0.0000	4512.0000	2455939
2017:7:9:0.0000	4536.0000	2459934
2017:7:10:0.0000	4560.0000	2462668
2017:7:11:0.0000	4584.0000	2464044
2017:7:12:0.0000	4608.0000	2468213
2017:7:13:0.0000	4632.0000	2477612
2017:7:14:0.0000	4656.0000	2484626
2017:7:15:0.0000	4680.0000	2496279

Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017:7:16:0.0000	4704.0000	2504100
2017:7:17:0.0000	4728.0000	2506611
2017:7:18:0.0000	4752.0000	2513257
2017:7:19:0.0000	4776.0000	2550730
2017:7:20:0.0000	4800.0000	2589410
2017:7:21:0.0000	4824.0000	2610409
2017:7:22:0.0000	4848.0000	2717450
2017:7:23:0.0000	4872.0000	2782791
2017:7:24:0.0000	4896.0000	2822863
2017:7:25:0.0000	4920.0000	2825247
2017:7:26:0.0000	4944.0000	2827832
2017:7:27:0.0000	4968.0000	2828355
2017:7:28:0.0000	4992.0000	2831642
2017:7:29:0.0000	5016.0000	2829598
2017:7:30:0.0000	5040.0000	2830524
2017:7:31:0.0000	5064.0000	2839288
2017:8:1:0.0000	5088.0000	3139139
2017:8:2:0.0000	5112.0000	3328423
2017:8:3:0.0000	5136.0000	3360145
2017:8:4:0.0000	5160.0000	3389012
2017:8:5:0.0000	5184.0000	3431939
2017:8:6:0.0000	5208.0000	3485967
2017:8:7:0.0000	5232.0000	3596986
2017:8:8:0.0000	5256.0000	3645158
2017:8:9:0.0000	5280.0000	3735057
2017:8:10:0.0000	5304.0000	3766262
2017:8:11:0.0000	5328.0000	3874615
2017:8:12:0.0000	5352.0000	4105006
2017:8:13:0.0000	5376.0000	4194345
2017:8:14:0.0000	5400.0000	4243313
2017:8:15:0.0000	5424.0000	4329928
2017:8:16:0.0000	5448.0000	4354537
2017:8:17:0.0000	5472.0000	4429670
2017:8:18:0.0000	5496.0000	4471114
2017:8:19:0.0000	5520.0000	4538253
2017:8:20:0.0000	5544.0000	4541002
2017:8:21:0.0000	5568.0000	4577751
2017:8:22:0.0000	5592.0000	4578247
2017:8:23:0.0000	5616.0000	4582552
2017:8:24:0.0000	5640.0000	4592899
2017:8:25:0.0000	5664.0000	4662852
2017:8:26:0.0000	5688.0000	4924720
2017:8:27:0.0000	5712.0000	5088049
2017:8:28:0.0000	5736.0000	5315513
2017:8:29:0.0000	5760.0000	5380804
2017:8:30:0.0000	5784.0000	5494497
2017:8:31:0.0000	5808.0000	5540453
2017:9:1:0.0000	5832.0000	5650963
2017:9:2:0.0000	5856.0000	5718839

Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017:9:3:0.0000	5880.0000	5872923
2017:9:4:0.0000	5904.0000	5929555
2017:9:5:0.0000	5928.0000	6047159
2017:9:6:0.0000	5952.0000	6096628
2017:9:7:0.0000	5976.0000	6187817
2017:9:8:0.0000	6000.0000	6243813
2017:9:9:0.0000	6024.0000	6330922
2017:9:10:0.0000	6048.0000	6430118
2017:9:11:0.0000	6072.0000	6941204
2017:9:12:0.0000	6096.0000	7001757
2017:9:13:0.0000	6120.0000	7118913
2017:9:14:0.0000	6144.0000	7168494
2017:9:15:0.0000	6168.0000	7345990
2017:9:16:0.0000	6192.0000	7401409
2017:9:17:0.0000	6216.0000	7517203
2017:9:18:0.0000	6240.0000	7563391
2017:9:19:0.0000	6264.0000	7678146
2017:9:20:0.0000	6288.0000	7725297
2017:9:21:0.0000	6312.0000	7841753
2017:9:22:0.0000	6336.0000	7887988
2017:9:23:0.0000	6360.0000	8069778
2017:9:24:0.0000	6384.0000	8127709
2017:9:25:0.0000	6408.0000	8253095
2017:9:26:0.0000	6432.0000	8302083
2017:9:27:0.0000	6456.0000	8424588
2017:9:28:0.0000	6480.0000	8472994
2017:9:29:0.0000	6504.0000	8595370
2017:9:30:0.0000	6528.0000	8711611
2017:10:1:0.0000	6552.0000	8840554
2017:10:2:0.0000	6576.0000	8892199
2017:10:3:0.0000	6600.0000	9017979
2017:10:4:0.0000	6624.0000	9071781
2017:10:5:0.0000	6648.0000	9161777
2017:10:6:0.0000	6672.0000	9213825
2017:10:7:0.0000	6696.0000	9297661
2017:10:8:0.0000	6720.0000	9324827
2017:10:9:0.0000	6744.0000	9355537
2017:10:10:0.0000	6768.0000	9353988
2017:10:11:0.0000	6792.0000	9361662
2017:10:12:0.0000	6816.0000	9358354
2017:10:13:0.0000	6840.0000	9357167
2017:10:14:0.0000	6864.0000	9354023
2017:10:15:0.0000	6888.0000	9351733
2017:10:16:0.0000	6912.0000	9348280
2017:10:17:0.0000	6936.0000	9349017
2017:10:18:0.0000	6960.0000	9349044
2017:10:19:0.0000	6984.0000	9349023
2017:10:20:0.0000	7008.0000	9347432
2017:10:21:0.0000	7032.0000	9344730

Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017:10:22:0.0000	7056.0000	9344377
2017:10:23:0.0000	7080.0000	9344647
2017:10:24:0.0000	7104.0000	9344880
2017:10:25:0.0000	7128.0000	9377071
2017:10:26:0.0000	7152.0000	9385142
2017:10:27:0.0000	7176.0000	9388148
2017:10:28:0.0000	7200.0000	9388372
2017:10:29:0.0000	7224.0000	9506865
2017:10:30:0.0000	7248.0000	9532351
2017:10:31:0.0000	7272.0000	9542098
2017:11:1:0.0000	7296.0000	9544491
2017:11:2:0.0000	7320.0000	9545242
2017:11:3:0.0000	7344.0000	9544705
2017:11:4:0.0000	7368.0000	9543867
2017:11:5:0.0000	7392.0000	9542366
2017:11:6:0.0000	7416.0000	9540591
2017:11:7:0.0000	7440.0000	9538607
2017:11:8:0.0000	7464.0000	9536568
2017:11:9:0.0000	7488.0000	9534341
2017:11:10:0.0000	7512.0000	9532064
2017:11:11:0.0000	7536.0000	9529676
2017:11:12:0.0000	7560.0000	9526822
2017:11:13:0.0000	7584.0000	9525409
2017:11:14:0.0000	7608.0000	9525575
2017:11:15:0.0000	7632.0000	9522534
2017:11:16:0.0000	7656.0000	9519787
2017:11:17:0.0000	7680.0000	9516828
2017:11:18:0.0000	7704.0000	9513752
2017:11:19:0.0000	7728.0000	9510684
2017:11:20:0.0000	7752.0000	9507188
2017:11:21:0.0000	7776.0000	9503559
2017:11:22:0.0000	7800.0000	9500145
2017:11:23:0.0000	7824.0000	9497446
2017:11:24:0.0000	7848.0000	9496405
2017:11:25:0.0000	7872.0000	9496742
2017:11:26:0.0000	7896.0000	9496281
2017:11:27:0.0000	7920.0000	9493141
2017:11:28:0.0000	7944.0000	9490351
2017:11:29:0.0000	7968.0000	9486696
2017:11:30:0.0000	7992.0000	9483146
2017:12:1:0.0000	8016.0000	9479526
2017:12:2:0.0000	8040.0000	9476075
2017:12:3:0.0000	8064.0000	9472869
2017:12:4:0.0000	8088.0000	9469803
2017:12:5:0.0000	8112.0000	9466635
2017:12:6:0.0000	8136.0000	9463728
2017:12:7:0.0000	8160.0000	9460877
2017:12:8:0.0000	8184.0000	9458056
2017:12:9:0.0000	8208.0000	9455135

Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017:12:10:0.0000	8232.0000	9462124
2017:12:11:0.0000	8256.0000	9464949
2017:12:12:0.0000	8280.0000	9466410
2017:12:13:0.0000	8304.0000	9467313
2017:12:14:0.0000	8328.0000	9467934
2017:12:15:0.0000	8352.0000	9468415
2017:12:16:0.0000	8376.0000	9468784
2017:12:17:0.0000	8400.0000	9469032
2017:12:18:0.0000	8424.0000	9469072
2017:12:19:0.0000	8448.0000	9468989
2017:12:20:0.0000	8472.0000	9468803
2017:12:21:0.0000	8496.0000	9468545
2017:12:22:0.0000	8520.0000	9468160
2017:12:23:0.0000	8544.0000	9467688
2017:12:24:0.0000	8568.0000	9467107
2017:12:25:0.0000	8592.0000	9466279
2017:12:26:0.0000	8616.0000	9465036
2017:12:27:0.0000	8640.0000	9463421
2017:12:28:0.0000	8664.0000	9461612
2017:12:29:0.0000	8688.0000	9459541
2017:12:30:0.0000	8712.0000	9457845
2017:12:31:0.0000	8736.0000	9456042

APPENDIX C
PCM INPUT/OUTPUT REPORTS

RESPEC.COM

Node: EAST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 8.80 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	5.2261	227650
3.50	5.2726	229675
4.00	5.3444	232800
4.50	5.4488	237350
5.00	5.5228	240575
5.50	5.5785	243000
6.00	5.6732	247125
6.50	5.7751	251562
7.00	5.8144	253275
7.50	5.9062	257275
8.00	6.0193	262200
8.50	6.0709	264450
9.00	6.1433	267600
9.50	6.2546	272450
10.00	6.3303	275750
10.50	6.3832	278050
11.00	6.4721	281925
11.50	6.5504	285338
12.00	6.5622	285850
12.50	6.6219	288450
13.00	6.6346	289003
13.50	6.6346	289003
18.50	8.1500	355014

Comment:

Node: WEST

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 8.80 ft
Warning Stage: 0.00 ft

Stage [ft]	Area [ac]	Area [ft2]
3.00	5.4190	236050
3.50	5.4890	239100
4.00	5.5917	243575
4.50	5.6600	246550
5.00	5.7306	249625
5.50	5.8247	253725
6.00	5.8982	256925
6.50	5.9762	260325
7.00	6.0503	263550
7.50	6.1473	267775
8.00	6.2242	271125
8.50	6.2948	274200
9.00	6.4004	278800

Stage [ft]	Area [ac]	Area [ft2]
9.50	6.4738	282000
10.00	6.5467	285175
10.50	6.6426	289350
11.00	6.7195	292700
11.50	6.7545	294225
12.00	6.7898	295763
12.50	6.8518	298462
13.00	6.8518	298464
13.50	6.8518	298464
18.50	8.4000	365904

Comment:

Pipe Link: EQUALIZER		Upstream		Downstream	
Scenario:	Scenario1	Invert:	8.00 ft	Invert:	8.00 ft
From Node:	WEST	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	EAST	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:	360.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.70	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 2017 SAOR

Scenario: Scenario1
Run Date/Time: 12/9/2025 4:45:29 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	2017	1	1	0.0000
End Time:	2017	12	31	0.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	900.0000	0.1000	86400.0000
Max Calculation Time:		300.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	1440.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	1440.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	1440.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: NEXRAD
Reference ET Folder: ET
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 2017
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set: GREEN-AMPT
Vertical Layers Set:
Impervious Set: PROPOSED IMPERVIOUS
Roughness Set: PROPOSED ROUGHNESS
Crop Coef Set: PROPOSED ET
Fillable Porosity Set: POROSITY
Conductivity Set: CONDUCTIVITY
Leakage Set: LEAKAGE

Tolerances & Options

Time Marching: SAOR
Max Iterations: 4
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0050 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0005 ft

Edge Length Option: Automatic

Dflt Damping (2D): 0.0050 ft
Min Node Srf Area (2D): 100 ft2
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

Smp/Man Basin Rain Opt: Basin Specification
OF Region Rain Opt: Region Specification

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

PCM Recharge Report

Sim	Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017 SAOR	2017:1:1:0.0000	0.0000	0
2017 SAOR	2017:1:2:0.0000	24.0000	21608
2017 SAOR	2017:1:3:0.0000	48.0000	39460
2017 SAOR	2017:1:4:0.0000	72.0000	54493
2017 SAOR	2017:1:5:0.0000	96.0000	67440
2017 SAOR	2017:1:6:0.0000	120.0000	78705
2017 SAOR	2017:1:7:0.0000	144.0000	88635
2017 SAOR	2017:1:8:0.0000	168.0000	97555
2017 SAOR	2017:1:9:0.0000	192.0000	105780
2017 SAOR	2017:1:10:0.0000	216.0000	113225
2017 SAOR	2017:1:11:0.0000	240.0000	120017
2017 SAOR	2017:1:12:0.0000	264.0000	126224
2017 SAOR	2017:1:13:0.0000	288.0000	131670
2017 SAOR	2017:1:14:0.0000	312.0000	136565
2017 SAOR	2017:1:15:0.0000	336.0000	141124
2017 SAOR	2017:1:16:0.0000	360.0000	145336
2017 SAOR	2017:1:17:0.0000	384.0000	149065
2017 SAOR	2017:1:18:0.0000	408.0000	152378
2017 SAOR	2017:1:19:0.0000	432.0000	155468
2017 SAOR	2017:1:20:0.0000	456.0000	158272
2017 SAOR	2017:1:21:0.0000	480.0000	160741
2017 SAOR	2017:1:22:0.0000	504.0000	162772
2017 SAOR	2017:1:23:0.0000	528.0000	164413
2017 SAOR	2017:1:24:0.0000	552.0000	166103
2017 SAOR	2017:1:25:0.0000	576.0000	168010
2017 SAOR	2017:1:26:0.0000	600.0000	169957
2017 SAOR	2017:1:27:0.0000	624.0000	171728
2017 SAOR	2017:1:28:0.0000	648.0000	173504
2017 SAOR	2017:1:29:0.0000	672.0000	175197
2017 SAOR	2017:1:30:0.0000	696.0000	177368
2017 SAOR	2017:1:31:0.0000	720.0000	179476
2017 SAOR	2017:2:1:0.0000	744.0000	181418
2017 SAOR	2017:2:2:0.0000	768.0000	183268
2017 SAOR	2017:2:3:0.0000	792.0000	184988
2017 SAOR	2017:2:4:0.0000	816.0000	186569
2017 SAOR	2017:2:5:0.0000	840.0000	187916
2017 SAOR	2017:2:6:0.0000	864.0000	189442
2017 SAOR	2017:2:7:0.0000	888.0000	191291
2017 SAOR	2017:2:8:0.0000	912.0000	193537
2017 SAOR	2017:2:9:0.0000	936.0000	196041
2017 SAOR	2017:2:10:0.0000	960.0000	198464
2017 SAOR	2017:2:11:0.0000	984.0000	200739
2017 SAOR	2017:2:12:0.0000	1008.0000	202985
2017 SAOR	2017:2:13:0.0000	1032.0000	205178
2017 SAOR	2017:2:14:0.0000	1056.0000	207311
2017 SAOR	2017:2:15:0.0000	1080.0000	209352
2017 SAOR	2017:2:16:0.0000	1104.0000	211257
2017 SAOR	2017:2:17:0.0000	1128.0000	213096
2017 SAOR	2017:2:18:0.0000	1152.0000	214912

Sim	Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017 SAOR	2017:2:19:0.0000	1176.0000	216702
2017 SAOR	2017:2:20:0.0000	1200.0000	218396
2017 SAOR	2017:2:21:0.0000	1224.0000	220059
2017 SAOR	2017:2:22:0.0000	1248.0000	221762
2017 SAOR	2017:2:23:0.0000	1272.0000	223507
2017 SAOR	2017:2:24:0.0000	1296.0000	225432
2017 SAOR	2017:2:25:0.0000	1320.0000	227454
2017 SAOR	2017:2:26:0.0000	1344.0000	229506
2017 SAOR	2017:2:27:0.0000	1368.0000	231553
2017 SAOR	2017:2:28:0.0000	1392.0000	233573
2017 SAOR	2017:3:1:0.0000	1416.0000	235553
2017 SAOR	2017:3:2:0.0000	1440.0000	237487
2017 SAOR	2017:3:3:0.0000	1464.0000	239376
2017 SAOR	2017:3:4:0.0000	1488.0000	241219
2017 SAOR	2017:3:5:0.0000	1512.0000	243015
2017 SAOR	2017:3:6:0.0000	1536.0000	244764
2017 SAOR	2017:3:7:0.0000	1560.0000	246467
2017 SAOR	2017:3:8:0.0000	1584.0000	248124
2017 SAOR	2017:3:9:0.0000	1608.0000	249739
2017 SAOR	2017:3:10:0.0000	1632.0000	251313
2017 SAOR	2017:3:11:0.0000	1656.0000	252848
2017 SAOR	2017:3:12:0.0000	1680.0000	254346
2017 SAOR	2017:3:13:0.0000	1704.0000	255809
2017 SAOR	2017:3:14:0.0000	1728.0000	257238
2017 SAOR	2017:3:15:0.0000	1752.0000	258635
2017 SAOR	2017:3:16:0.0000	1776.0000	260000
2017 SAOR	2017:3:17:0.0000	1800.0000	261337
2017 SAOR	2017:3:18:0.0000	1824.0000	262645
2017 SAOR	2017:3:19:0.0000	1848.0000	263927
2017 SAOR	2017:3:20:0.0000	1872.0000	265182
2017 SAOR	2017:3:21:0.0000	1896.0000	266413
2017 SAOR	2017:3:22:0.0000	1920.0000	267621
2017 SAOR	2017:3:23:0.0000	1944.0000	268805
2017 SAOR	2017:3:24:0.0000	1968.0000	269968
2017 SAOR	2017:3:25:0.0000	1992.0000	271110
2017 SAOR	2017:3:26:0.0000	2016.0000	272232
2017 SAOR	2017:3:27:0.0000	2040.0000	273334
2017 SAOR	2017:3:28:0.0000	2064.0000	274417
2017 SAOR	2017:3:29:0.0000	2088.0000	275483
2017 SAOR	2017:3:30:0.0000	2112.0000	276531
2017 SAOR	2017:3:31:0.0000	2136.0000	277562
2017 SAOR	2017:4:1:0.0000	2160.0000	278577
2017 SAOR	2017:4:2:0.0000	2184.0000	279578
2017 SAOR	2017:4:3:0.0000	2208.0000	280564
2017 SAOR	2017:4:4:0.0000	2232.0000	281536
2017 SAOR	2017:4:5:0.0000	2256.0000	282495
2017 SAOR	2017:4:6:0.0000	2280.0000	283441
2017 SAOR	2017:4:7:0.0000	2304.0000	284373
2017 SAOR	2017:4:8:0.0000	2328.0000	285292

Sim	Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017 SAOR	2017:4:9:0.0000	2352.0000	286198
2017 SAOR	2017:4:10:0.0000	2376.0000	287092
2017 SAOR	2017:4:11:0.0000	2400.0000	287973
2017 SAOR	2017:4:12:0.0000	2424.0000	288842
2017 SAOR	2017:4:13:0.0000	2448.0000	289700
2017 SAOR	2017:4:14:0.0000	2472.0000	290547
2017 SAOR	2017:4:15:0.0000	2496.0000	291383
2017 SAOR	2017:4:16:0.0000	2520.0000	292209
2017 SAOR	2017:4:17:0.0000	2544.0000	293024
2017 SAOR	2017:4:18:0.0000	2568.0000	293830
2017 SAOR	2017:4:19:0.0000	2592.0000	294625
2017 SAOR	2017:4:20:0.0000	2616.0000	295412
2017 SAOR	2017:4:21:0.0000	2640.0000	296189
2017 SAOR	2017:4:22:0.0000	2664.0000	296957
2017 SAOR	2017:4:23:0.0000	2688.0000	297717
2017 SAOR	2017:4:24:0.0000	2712.0000	298474
2017 SAOR	2017:4:25:0.0000	2736.0000	299235
2017 SAOR	2017:4:26:0.0000	2760.0000	299995
2017 SAOR	2017:4:27:0.0000	2784.0000	300751
2017 SAOR	2017:4:28:0.0000	2808.0000	301503
2017 SAOR	2017:4:29:0.0000	2832.0000	302247
2017 SAOR	2017:4:30:0.0000	2856.0000	302985
2017 SAOR	2017:5:1:0.0000	2880.0000	303714
2017 SAOR	2017:5:2:0.0000	2904.0000	304436
2017 SAOR	2017:5:3:0.0000	2928.0000	305150
2017 SAOR	2017:5:4:0.0000	2952.0000	305857
2017 SAOR	2017:5:5:0.0000	2976.0000	306556
2017 SAOR	2017:5:6:0.0000	3000.0000	307248
2017 SAOR	2017:5:7:0.0000	3024.0000	307933
2017 SAOR	2017:5:8:0.0000	3048.0000	308610
2017 SAOR	2017:5:9:0.0000	3072.0000	309281
2017 SAOR	2017:5:10:0.0000	3096.0000	309945
2017 SAOR	2017:5:11:0.0000	3120.0000	310603
2017 SAOR	2017:5:12:0.0000	3144.0000	311254
2017 SAOR	2017:5:13:0.0000	3168.0000	311899
2017 SAOR	2017:5:14:0.0000	3192.0000	312539
2017 SAOR	2017:5:15:0.0000	3216.0000	313172
2017 SAOR	2017:5:16:0.0000	3240.0000	313800
2017 SAOR	2017:5:17:0.0000	3264.0000	314422
2017 SAOR	2017:5:18:0.0000	3288.0000	315038
2017 SAOR	2017:5:19:0.0000	3312.0000	315649
2017 SAOR	2017:5:20:0.0000	3336.0000	316255
2017 SAOR	2017:5:21:0.0000	3360.0000	316856
2017 SAOR	2017:5:22:0.0000	3384.0000	317452
2017 SAOR	2017:5:23:0.0000	3408.0000	318048
2017 SAOR	2017:5:24:0.0000	3432.0000	318645
2017 SAOR	2017:5:25:0.0000	3456.0000	319241
2017 SAOR	2017:5:26:0.0000	3480.0000	319880
2017 SAOR	2017:5:27:0.0000	3504.0000	320628

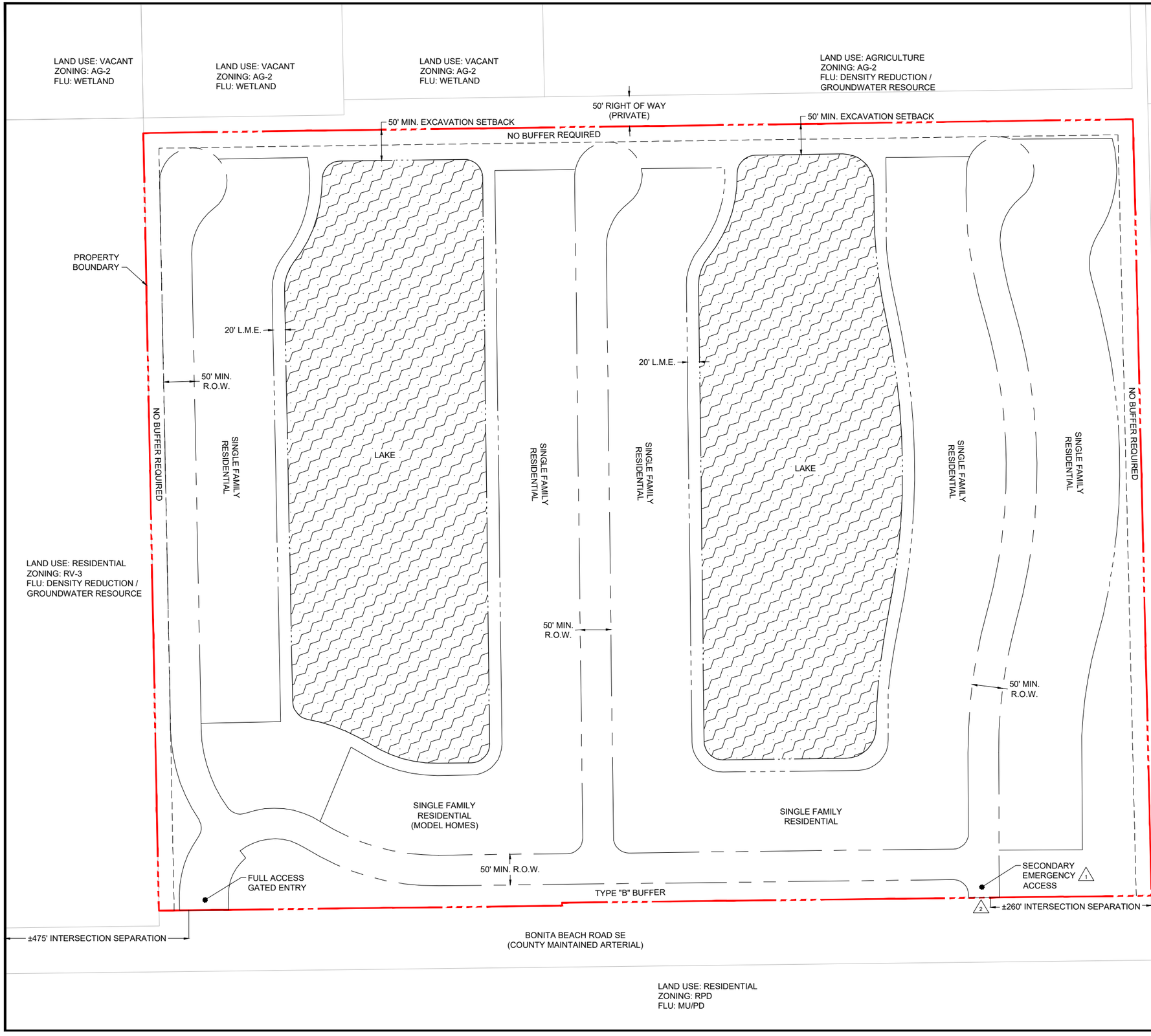
Sim	Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017 SAOR	2017:5:28:0.0000	3528.0000	321436
2017 SAOR	2017:5:29:0.0000	3552.0000	322268
2017 SAOR	2017:5:30:0.0000	3576.0000	323105
2017 SAOR	2017:5:31:0.0000	3600.0000	323939
2017 SAOR	2017:6:1:0.0000	3624.0000	324766
2017 SAOR	2017:6:2:0.0000	3648.0000	325826
2017 SAOR	2017:6:3:0.0000	3672.0000	327321
2017 SAOR	2017:6:4:0.0000	3696.0000	330468
2017 SAOR	2017:6:5:0.0000	3720.0000	339251
2017 SAOR	2017:6:6:0.0000	3744.0000	350927
2017 SAOR	2017:6:7:0.0000	3768.0000	459063
2017 SAOR	2017:6:8:0.0000	3792.0000	641889
2017 SAOR	2017:6:9:0.0000	3816.0000	760693
2017 SAOR	2017:6:10:0.0000	3840.0000	822867
2017 SAOR	2017:6:11:0.0000	3864.0000	921224
2017 SAOR	2017:6:12:0.0000	3888.0000	1006789
2017 SAOR	2017:6:13:0.0000	3912.0000	1057941
2017 SAOR	2017:6:14:0.0000	3936.0000	1094638
2017 SAOR	2017:6:15:0.0000	3960.0000	1142170
2017 SAOR	2017:6:16:0.0000	3984.0000	1195816
2017 SAOR	2017:6:17:0.0000	4008.0000	1235719
2017 SAOR	2017:6:18:0.0000	4032.0000	1277060
2017 SAOR	2017:6:19:0.0000	4056.0000	1326734
2017 SAOR	2017:6:20:0.0000	4080.0000	1377513
2017 SAOR	2017:6:21:0.0000	4104.0000	1427638
2017 SAOR	2017:6:22:0.0000	4128.0000	1460423
2017 SAOR	2017:6:23:0.0000	4152.0000	1483563
2017 SAOR	2017:6:24:0.0000	4176.0000	1501127
2017 SAOR	2017:6:25:0.0000	4200.0000	1515845
2017 SAOR	2017:6:26:0.0000	4224.0000	1528319
2017 SAOR	2017:6:27:0.0000	4248.0000	1543327
2017 SAOR	2017:6:28:0.0000	4272.0000	1582558
2017 SAOR	2017:6:29:0.0000	4296.0000	1610610
2017 SAOR	2017:6:30:0.0000	4320.0000	1638685
2017 SAOR	2017:7:1:0.0000	4344.0000	1673838
2017 SAOR	2017:7:2:0.0000	4368.0000	1702517
2017 SAOR	2017:7:3:0.0000	4392.0000	1727654
2017 SAOR	2017:7:4:0.0000	4416.0000	1753672
2017 SAOR	2017:7:5:0.0000	4440.0000	1776699
2017 SAOR	2017:7:6:0.0000	4464.0000	1795523
2017 SAOR	2017:7:7:0.0000	4488.0000	1812553
2017 SAOR	2017:7:8:0.0000	4512.0000	1829056
2017 SAOR	2017:7:9:0.0000	4536.0000	1843283
2017 SAOR	2017:7:10:0.0000	4560.0000	1855708
2017 SAOR	2017:7:11:0.0000	4584.0000	1866424
2017 SAOR	2017:7:12:0.0000	4608.0000	1877516
2017 SAOR	2017:7:13:0.0000	4632.0000	1891187
2017 SAOR	2017:7:14:0.0000	4656.0000	1906400
2017 SAOR	2017:7:15:0.0000	4680.0000	1922746

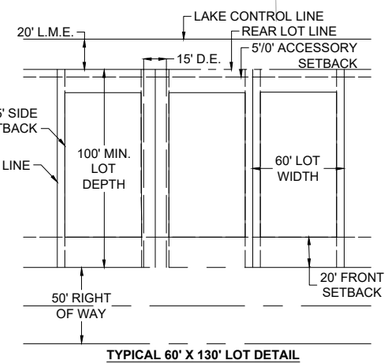
Sim	Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017 SAOR	2017:7:16:0.0000	4704.0000	1940249
2017 SAOR	2017:7:17:0.0000	4728.0000	1954743
2017 SAOR	2017:7:18:0.0000	4752.0000	1968732
2017 SAOR	2017:7:19:0.0000	4776.0000	1993965
2017 SAOR	2017:7:20:0.0000	4800.0000	2032475
2017 SAOR	2017:7:21:0.0000	4824.0000	2067753
2017 SAOR	2017:7:22:0.0000	4848.0000	2133033
2017 SAOR	2017:7:23:0.0000	4872.0000	2201640
2017 SAOR	2017:7:24:0.0000	4896.0000	2252115
2017 SAOR	2017:7:25:0.0000	4920.0000	2281774
2017 SAOR	2017:7:26:0.0000	4944.0000	2301839
2017 SAOR	2017:7:27:0.0000	4968.0000	2316860
2017 SAOR	2017:7:28:0.0000	4992.0000	2330208
2017 SAOR	2017:7:29:0.0000	5016.0000	2341448
2017 SAOR	2017:7:30:0.0000	5040.0000	2351236
2017 SAOR	2017:7:31:0.0000	5064.0000	2361060
2017 SAOR	2017:8:1:0.0000	5088.0000	2525490
2017 SAOR	2017:8:2:0.0000	5112.0000	2795553
2017 SAOR	2017:8:3:0.0000	5136.0000	2883810
2017 SAOR	2017:8:4:0.0000	5160.0000	2917986
2017 SAOR	2017:8:5:0.0000	5184.0000	2938249
2017 SAOR	2017:8:6:0.0000	5208.0000	2953134
2017 SAOR	2017:8:7:0.0000	5232.0000	2966314
2017 SAOR	2017:8:8:0.0000	5256.0000	2978956
2017 SAOR	2017:8:9:0.0000	5280.0000	2989637
2017 SAOR	2017:8:10:0.0000	5304.0000	2999683
2017 SAOR	2017:8:11:0.0000	5328.0000	3010963
2017 SAOR	2017:8:12:0.0000	5352.0000	3182469
2017 SAOR	2017:8:13:0.0000	5376.0000	3227110
2017 SAOR	2017:8:14:0.0000	5400.0000	3247947
2017 SAOR	2017:8:15:0.0000	5424.0000	3261383
2017 SAOR	2017:8:16:0.0000	5448.0000	3271080
2017 SAOR	2017:8:17:0.0000	5472.0000	3278697
2017 SAOR	2017:8:18:0.0000	5496.0000	3292771
2017 SAOR	2017:8:19:0.0000	5520.0000	3310750
2017 SAOR	2017:8:20:0.0000	5544.0000	3323823
2017 SAOR	2017:8:21:0.0000	5568.0000	3335074
2017 SAOR	2017:8:22:0.0000	5592.0000	3345867
2017 SAOR	2017:8:23:0.0000	5616.0000	3354176
2017 SAOR	2017:8:24:0.0000	5640.0000	3362275
2017 SAOR	2017:8:25:0.0000	5664.0000	3396427
2017 SAOR	2017:8:26:0.0000	5688.0000	3604717
2017 SAOR	2017:8:27:0.0000	5712.0000	3812517
2017 SAOR	2017:8:28:0.0000	5736.0000	4168302
2017 SAOR	2017:8:29:0.0000	5760.0000	4229430
2017 SAOR	2017:8:30:0.0000	5784.0000	4394538
2017 SAOR	2017:8:31:0.0000	5808.0000	4405334
2017 SAOR	2017:9:1:0.0000	5832.0000	4588461
2017 SAOR	2017:9:2:0.0000	5856.0000	4604245

Sim	Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017 SAOR	2017:9:3:0.0000	5880.0000	4905785
2017 SAOR	2017:9:4:0.0000	5904.0000	4928872
2017 SAOR	2017:9:5:0.0000	5928.0000	4998133
2017 SAOR	2017:9:6:0.0000	5952.0000	5008074
2017 SAOR	2017:9:7:0.0000	5976.0000	5267807
2017 SAOR	2017:9:8:0.0000	6000.0000	5276537
2017 SAOR	2017:9:9:0.0000	6024.0000	5463171
2017 SAOR	2017:9:10:0.0000	6048.0000	5492826
2017 SAOR	2017:9:11:0.0000	6072.0000	6144965
2017 SAOR	2017:9:12:0.0000	6096.0000	6220958
2017 SAOR	2017:9:13:0.0000	6120.0000	6496008
2017 SAOR	2017:9:14:0.0000	6144.0000	6510792
2017 SAOR	2017:9:15:0.0000	6168.0000	6811758
2017 SAOR	2017:9:16:0.0000	6192.0000	6861951
2017 SAOR	2017:9:17:0.0000	6216.0000	7128028
2017 SAOR	2017:9:18:0.0000	6240.0000	7138172
2017 SAOR	2017:9:19:0.0000	6264.0000	7393289
2017 SAOR	2017:9:20:0.0000	6288.0000	7400640
2017 SAOR	2017:9:21:0.0000	6312.0000	7654720
2017 SAOR	2017:9:22:0.0000	6336.0000	7662276
2017 SAOR	2017:9:23:0.0000	6360.0000	7971579
2017 SAOR	2017:9:24:0.0000	6384.0000	8016588
2017 SAOR	2017:9:25:0.0000	6408.0000	8291819
2017 SAOR	2017:9:26:0.0000	6432.0000	8314066
2017 SAOR	2017:9:27:0.0000	6456.0000	8582630
2017 SAOR	2017:9:28:0.0000	6480.0000	8604012
2017 SAOR	2017:9:29:0.0000	6504.0000	8871469
2017 SAOR	2017:9:30:0.0000	6528.0000	8945505
2017 SAOR	2017:10:1:0.0000	6552.0000	9254898
2017 SAOR	2017:10:2:0.0000	6576.0000	9288614
2017 SAOR	2017:10:3:0.0000	6600.0000	9562332
2017 SAOR	2017:10:4:0.0000	6624.0000	9586169
2017 SAOR	2017:10:5:0.0000	6648.0000	9852738
2017 SAOR	2017:10:6:0.0000	6672.0000	9876395
2017 SAOR	2017:10:7:0.0000	6696.0000	10141903
2017 SAOR	2017:10:8:0.0000	6720.0000	10160232
2017 SAOR	2017:10:9:0.0000	6744.0000	10420664
2017 SAOR	2017:10:10:0.0000	6768.0000	10433158
2017 SAOR	2017:10:11:0.0000	6792.0000	10687836
2017 SAOR	2017:10:12:0.0000	6816.0000	10694650
2017 SAOR	2017:10:13:0.0000	6840.0000	10945650
2017 SAOR	2017:10:14:0.0000	6864.0000	10950324
2017 SAOR	2017:10:15:0.0000	6888.0000	11198859
2017 SAOR	2017:10:16:0.0000	6912.0000	11203007
2017 SAOR	2017:10:17:0.0000	6936.0000	11451334
2017 SAOR	2017:10:18:0.0000	6960.0000	11455470
2017 SAOR	2017:10:19:0.0000	6984.0000	11687769
2017 SAOR	2017:10:20:0.0000	7008.0000	11691762
2017 SAOR	2017:10:21:0.0000	7032.0000	11827818

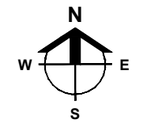
Sim	Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017 SAOR	2017:10:22:0.0000	7056.0000	11831990
2017 SAOR	2017:10:23:0.0000	7080.0000	11862958
2017 SAOR	2017:10:24:0.0000	7104.0000	11869124
2017 SAOR	2017:10:25:0.0000	7128.0000	11879224
2017 SAOR	2017:10:26:0.0000	7152.0000	11894834
2017 SAOR	2017:10:27:0.0000	7176.0000	11908509
2017 SAOR	2017:10:28:0.0000	7200.0000	11920176
2017 SAOR	2017:10:29:0.0000	7224.0000	11951993
2017 SAOR	2017:10:30:0.0000	7248.0000	12002430
2017 SAOR	2017:10:31:0.0000	7272.0000	12032090
2017 SAOR	2017:11:1:0.0000	7296.0000	12053341
2017 SAOR	2017:11:2:0.0000	7320.0000	12069997
2017 SAOR	2017:11:3:0.0000	7344.0000	12083741
2017 SAOR	2017:11:4:0.0000	7368.0000	12095463
2017 SAOR	2017:11:5:0.0000	7392.0000	12105683
2017 SAOR	2017:11:6:0.0000	7416.0000	12114742
2017 SAOR	2017:11:7:0.0000	7440.0000	12122869
2017 SAOR	2017:11:8:0.0000	7464.0000	12130219
2017 SAOR	2017:11:9:0.0000	7488.0000	12136931
2017 SAOR	2017:11:10:0.0000	7512.0000	12143104
2017 SAOR	2017:11:11:0.0000	7536.0000	12148812
2017 SAOR	2017:11:12:0.0000	7560.0000	12154113
2017 SAOR	2017:11:13:0.0000	7584.0000	12159092
2017 SAOR	2017:11:14:0.0000	7608.0000	12163756
2017 SAOR	2017:11:15:0.0000	7632.0000	12168138
2017 SAOR	2017:11:16:0.0000	7656.0000	12172276
2017 SAOR	2017:11:17:0.0000	7680.0000	12176193
2017 SAOR	2017:11:18:0.0000	7704.0000	12179910
2017 SAOR	2017:11:19:0.0000	7728.0000	12183446
2017 SAOR	2017:11:20:0.0000	7752.0000	12186815
2017 SAOR	2017:11:21:0.0000	7776.0000	12190047
2017 SAOR	2017:11:22:0.0000	7800.0000	12193147
2017 SAOR	2017:11:23:0.0000	7824.0000	12196130
2017 SAOR	2017:11:24:0.0000	7848.0000	12199021
2017 SAOR	2017:11:25:0.0000	7872.0000	12201808
2017 SAOR	2017:11:26:0.0000	7896.0000	12204486
2017 SAOR	2017:11:27:0.0000	7920.0000	12207064
2017 SAOR	2017:11:28:0.0000	7944.0000	12209553
2017 SAOR	2017:11:29:0.0000	7968.0000	12211944
2017 SAOR	2017:11:30:0.0000	7992.0000	12214254
2017 SAOR	2017:12:1:0.0000	8016.0000	12216489
2017 SAOR	2017:12:2:0.0000	8040.0000	12218663
2017 SAOR	2017:12:3:0.0000	8064.0000	12220790
2017 SAOR	2017:12:4:0.0000	8088.0000	12223082
2017 SAOR	2017:12:5:0.0000	8112.0000	12225232
2017 SAOR	2017:12:6:0.0000	8136.0000	12227323
2017 SAOR	2017:12:7:0.0000	8160.0000	12229354
2017 SAOR	2017:12:8:0.0000	8184.0000	12231323
2017 SAOR	2017:12:9:0.0000	8208.0000	12233234

Sim	Absolute Time	Relative Time [hrs]	Recharge Volume [ft3]
2017 SAOR	2017:12:10:0.0000	8232.0000	12237955
2017 SAOR	2017:12:11:0.0000	8256.0000	12240321
2017 SAOR	2017:12:12:0.0000	8280.0000	12242713
2017 SAOR	2017:12:13:0.0000	8304.0000	12245090
2017 SAOR	2017:12:14:0.0000	8328.0000	12247434
2017 SAOR	2017:12:15:0.0000	8352.0000	12249734
2017 SAOR	2017:12:16:0.0000	8376.0000	12251983
2017 SAOR	2017:12:17:0.0000	8400.0000	12254176
2017 SAOR	2017:12:18:0.0000	8424.0000	12256311
2017 SAOR	2017:12:19:0.0000	8448.0000	12258387
2017 SAOR	2017:12:20:0.0000	8472.0000	12260393
2017 SAOR	2017:12:21:0.0000	8496.0000	12262306
2017 SAOR	2017:12:22:0.0000	8520.0000	12264168
2017 SAOR	2017:12:23:0.0000	8544.0000	12265971
2017 SAOR	2017:12:24:0.0000	8568.0000	12267728
2017 SAOR	2017:12:25:0.0000	8592.0000	12269438
2017 SAOR	2017:12:26:0.0000	8616.0000	12271092
2017 SAOR	2017:12:27:0.0000	8640.0000	12272697
2017 SAOR	2017:12:28:0.0000	8664.0000	12274261
2017 SAOR	2017:12:29:0.0000	8688.0000	12275792
2017 SAOR	2017:12:30:0.0000	8712.0000	12277300
2017 SAOR	2017:12:31:0.0000	8736.0000	12278773





TYPICAL 60' X 130' LOT DETAIL



LAND USE:

RESIDENTIAL:	18.10 AC
LAKE:	13.54 AC
ROADWAY:	6.07 AC
COMMON OPEN SPACE:	9.31 AC
TOTAL PROJECT AREA:	47.02 AC

OPEN SPACE:
ALL LOTS ARE OVER 6,500 SF (LDC SEC. 10-415(a))

LEGEND:

LAKE

DEVIATION

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33901
PHONE (239) 461-3170
OFFICE LOCATIONS:
FORT MYERS | PANAMA CITY BEACH
FLORIDA BUSINESS REGISTRATIONS
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
PHONE (239) 498-7711
FAX (239) 498-7707
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

WHITE WILLOW

PART OF SECTION 32,
TOWNSHIP 47 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

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FILE NAME	24350Z02.DWG
LOCATION	J:\24350\DWG\ZONING\
PLOT DATE	TUE. 2-17-2026 - 2:40 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
24350	**1.0**