
Engineering Report

& APPENDIX

VILLAGE OF INDIANTOWN PUD APPLICATION

ENGINEERING CALCULATIONS & SUPPLEMENTARY DOCUMENTS

SUPPORTING A SURFACE WATER MANAGEMENT SYSTEM

FOR

Silver Fox Grid Station PUD

VILLAGE OF INDIANTOWN (MARTIN COUNTY), FLORIDA

SILVER FOX 606, LLC
Attn: Nelson Ferreira
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Juno Beach, FL 33408

January 14, 2026

Prepared By:
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FL REG #41070



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Storm Analysis	
▪ Post-Development Basin Map (Conceptual Example Site Plan)	
▪ Data Center Sections (Conceptual Grading Cross Sections)	
▪ Post-Development Water Quality Calculations (Exhibits 4 – 4.4)	
✓ Campus – overall	
✓ Campus – pre-treatment	
✓ Energy basin	
✓ Water Storage basin	
▪ Multiple Storms - Zero Discharge Volumes (Exhibits 4.5A – G)	
<i>Including the 100 yr. 3-day Storm</i>	
▪ Retention Recovery Calculations (Exhibit 4.6) – <i>N/A</i>	
▪ Outfall Detail (from Construction Plans) – <i>No Outfall</i>	
▪ Precipitation Estimates (source: NOAA on 7/3/24)	
▪ Autodesk Storm and Sanitary Analysis (SSA) – <i>N/A (No Outfall Modeled)</i>	
1. Model Input	
<input type="checkbox"/> Nodal Diagram (Pre and Post) – <i>N/A</i>	
<input type="checkbox"/> Control Structure – Weir and Top (Orifice) input – <i>N/A</i>	
2. Storm Analysis (<i>10 yr. 24 hrs.</i>) – <i>N/A</i>	
3. Storm Analysis (<i>25 yr. 72 hrs.</i>) – <i>N/A</i>	
4. Storm Analysis (<i>100 yr. 72 hrs.</i>) – <i>N/A</i>	
III. Appendix	
1.....	GCY – TOPOGRAPHIC SURVEY (<i>provided separately</i>)
2.....	Anderson Andre – SOILS REPORT (<i>provided separately</i>)
.....	including NRCS – Soil Survey Map and Information

CERTIFICATION STATEMENT

FS 471.025 and FAC 61G15-23.002

In accordance with F.S. (Florida Statutes) Chapter 471, and FAC (Florida Administrative Code) 61G15, I hereby certify that I (or my agent) have visited and examined/reviewed this site and attest that I am in responsible charge of the preparation of this design & analysis report, and that it has been prepared in accordance with accepted and good engineering practice.

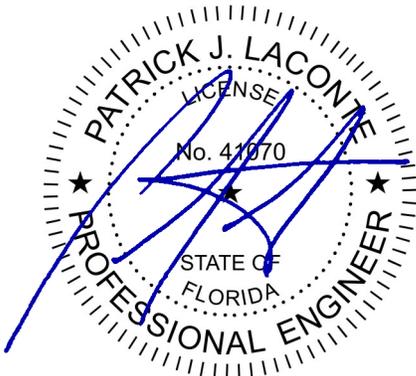
Furthermore, I, Patrick J. LaConte, do certify that the Village of Indiantown application for Silver Fox Grid Station PUD has been designed in full compliance with Divisions 9 and 10 of Article 4 of the Martin County Land Development Regulations (LDR). I acknowledge that Village of Indiantown's LDR may and do include requirements that are more stringent or restrictive than the requirements of other regulatory agencies including, but not limited to, the South Florida Water Management District (SFWMD), the U.S. Army Corps of Engineers (USACOE), the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP). Any plans, calculations, reports, or other documents submitted to Village of Indiantown or any regulatory agency in support of the application have been prepared in full recognition of and compliance with Village of Indiantown LDR.

Prepared by:



Patrick J. LaConte, PE License No. 41070

Printed Name of Registered Professional Engineer



Signature of Registered Professional Engineer
State Registration No. PE License No. 41070

Date 1/15/26

SILVER FOX GRID STATION PUD

SURFACE WATER MANAGEMENT REPORT

Project Summary

The Silver Fox Grid Station PUD project is proposed on a 296.23-acre site found on the north side of SW Silver Fox Lane and backs up to the FPL Martin Power Plant. The site is approximately ½ of a larger 606-acre parcel owned by Silver Fox 606. The property just to the south of the site is a FPL Solar Power generating facility. The site is mostly unimproved, however just under 100 acres is a vacant chicken waste composting facility. The unimproved site is relatively flat with existing grades directing stormwater runoff to gradually drain to wetlands and ultimately the entire property outfalls at the south to ditches that ultimately drain into the Okeechobee waterway. The existing composting facility was permitted without an outfall due to the nature of the operation.

The PUD is not specific of the proposed improvements for this project, however, to verify sufficient stormwater management this analysis is based on a possible layout scenario that includes a campus of 4 large data center buildings surrounded by a flat shallow collection swale and a dry retention area for stormwater management of runoff. Refer to the map below for the project location.



LOCATION MAP

Location – (Section 27 & 34, Township 39 S, Range 38 E), Martin County, FL.

Project Drainage System

The proposed 296.23-acre site will be developed into a data center facility with buildings located within a campus setting with paved areas, parking, open/green space and dry retention areas to collect and store all the stormwater runoff from the site on the perimeter. Along with the existing lake several other lakes will be provided to supplement the dry retention for treatment and ultimately can be used to route the stormwater before discharging to the existing outfall to the south of the project area. For purposes of this report, we analyzed an example site development and stormwater management system and evaluated it without an outfall to demonstrate storage is feasible. The dry retention areas will have sufficient volume to store the required pre-treatment and water quality, and together with lakes store the stormwater runoff for the design storm event.

Pre-Development

Existing ground elevations on the site generally vary from around 32-ft NAVD in the upland areas to slightly above 34-ft NAVD in some areas. The existing conditions of the site have been reviewed, and the existing topography and drainage patterns show that the site is generally flat and drains to the internal wetlands and ultimately to a ditch system along the southwest corner of the PUD and overall boundary.

We did not evaluate pre-development runoff rate but anticipate that the site runoff will be approximately 0.4 CFS/acre.

Permit Research

There is an active permit for water management on this site; the SFWMD Individual Environmental Resource Permit No. 43-01392-P Indiantown Compost on 91 acres within the proposed development area.

Soils and Water Table

A site-specific soils report (noted in the Appendix – but provided separately) was prepared by Anderson Andre Consulting Engineers (AACE) and was referenced to determine the Wet Season Water Table (WSWT) identified in this report. The report mentions that the water table was encountered at a range depth of approximately 2' to 3' below ground. At this time, we were unable to document the existing ground elevations at each of the test sites. The report also estimates the wet season water table to be approximately 2' higher than the levels encountered in the borings. On that basis and considering the elevation of all borings, we estimate the wet season water table is at an elevation 30.89 ft NAVD.

Post Development

The proposed grading design for the site directs all internal runoff from the building and paved area towards the perimeter retention or lakes. The runoff is collected in the perimeter retention and lakes and ultimately will be routed to the larger lakes. Please refer to the Post-Development Conceptual Basin Map and the Conceptual Sections to understand this example system.

The proposed stormwater retention area has the capacity to store the required pre-treatment and along with the lakes to store the water quality and design storm volume. The system was analyzed without an outfall to confirm a system is viable for the 25-year/3-day design storm, as noted for the Data Center **Campus basin** in the following table.

Discharge Rates & Comparisons		
- Storm Event	- Rainfall (in)	<u>Total Site</u> Discharge (cfs)
10 year - 1 day	6.47	N/A
25 year - 3 day	9.18	N/A
<i>Pre-Development</i>		<i>est. 0.4 cfs/ac</i>
100 year - 3 day	12.20	N/A

The stormwater analysis also establishes the minimum elevations for the project, and all plan design is well within conformance with the limits determined as can be seen in the following table.

Design Elevations				
- Storm Event	- <i>Criteria</i>	Min. Design Elevations (NAVD)	Maximum Stage (NAVD)	
10 year - 1 day	<i>Min. Road Crown (in this case pavement)</i>	35.35	32.76	
25 year - 3 day	<i>Top of Bank</i>	34.35	33.30	
100 year - 3 day	<i>Min. Finish Floor</i>	38.03	33.84	

EMA Base Flood

The project site is not in a Special Flood Hazard Area. According to the FEMA Flood Insurance Rate Map, the site is in an Area of Minimal Flood Hazard Zone X.

Wetland Hydration

There are multiple wetlands on this site, however the conceptual plan does NOT locate any lakes within 200' of the wetlands and therefore should not require any additional drawdown analysis.

Detention Recovery

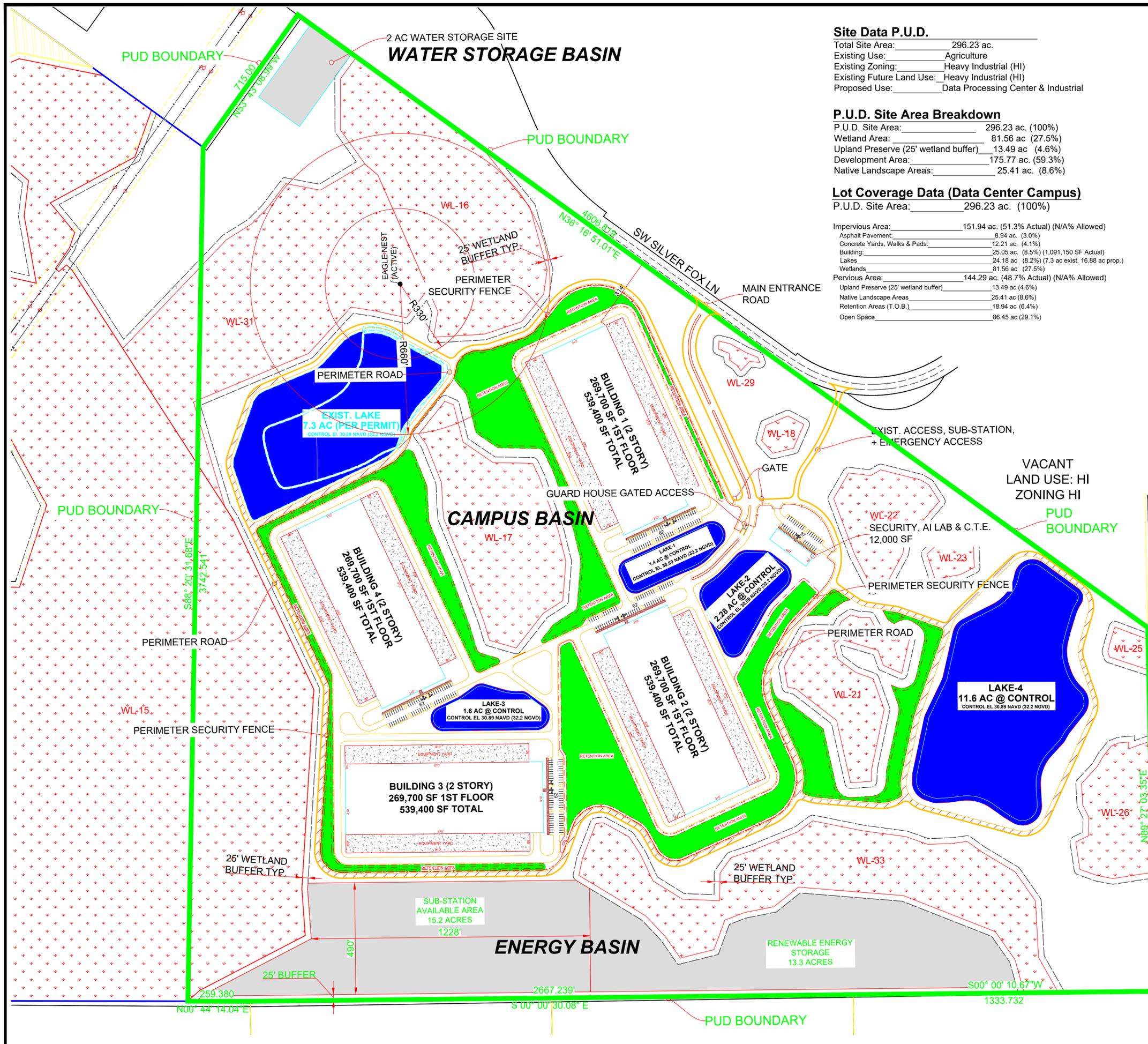
The soils report indicates that there is a hardpan layer in this location, and we likely will over excavate the retention areas to improve the performance of the retention area. Even so, the Surface Water Management report model for each storm conservatively does not include the drawdown in the analysis. Therefore, an additional analysis using the hydraulic conductivity from the existing soils, per the Soils Report will need to be performed to validate that the system recovery times are within the required time frames required by SFWMD and the Village of Indiantown as applicable.

Mitigation Analysis

There are no wetlands on this site, therefore no wetland mitigation analysis is necessary/proposed.

NOTE: Summary calculations used to design the project are contained in the following sections of this report.

STORM ANALYSIS



Site Data P.U.D.

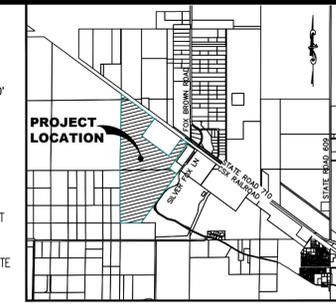
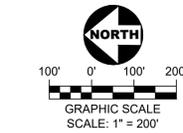
Total Site Area: 296.23 ac.
 Existing Use: Agriculture
 Existing Zoning: Heavy Industrial (HI)
 Existing Future Land Use: Heavy Industrial (HI)
 Proposed Use: Data Processing Center & Industrial

P.U.D. Site Area Breakdown

P.U.D. Site Area: 296.23 ac. (100%)
 Wetland Area: 81.56 ac. (27.5%)
 Upland Preserve (25' wetland buffer): 13.49 ac. (4.6%)
 Development Area: 175.77 ac. (59.3%)
 Native Landscape Areas: 25.41 ac. (8.6%)

Lot Coverage Data (Data Center Campus)

P.U.D. Site Area: 296.23 ac. (100%)
 Impervious Area: 151.94 ac. (51.3% Actual) (N/A% Allowed)
 Asphalt Pavement: 8.94 ac. (3.0%)
 Concrete Yards, Walks & Pads: 12.21 ac. (4.1%)
 Building: 25.05 ac. (8.5%) (1,091,150 SF Actual)
 Lakes: 24.18 ac. (8.2%) (7.3 ac exist. 16.88 ac prop.)
 Wetlands: 81.56 ac. (27.5%)
 Pervious Area: 144.29 ac. (48.7% Actual) (N/A% Allowed)
 Upland Preserve (25' wetland buffer): 13.49 ac. (4.6%)
 Native Landscape Areas: 25.41 ac. (8.6%)
 Retention Areas (T.O.B.): 18.94 ac. (6.4%)
 Open Space: 86.45 ac. (29.1%)



LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- WETLAND AREA

Building Data

Max. Coverage (imp. area): N/A% Allowed
 *Max. Height: 50' / 4 Story Allowed (Actual not to exceed)
 Max. Bldg. Area (all floors): 3.0 FAR Allowed 1,032 ac

Building Setbacks

Front: 25' Req.
 Side: 15' Req.
 Rear: 25' Req.

*Certain structures above the 50 ft maximum height limit are approved by the Community Economic Development Director in accordance with Section 3-2.10 of the Village of Indiantown Land Development Regulations.

Note: Buildings may not encroach into easements.

Parking Requirements

Parking Required: 179 Spaces
 Parking Provided: 286 Spaces

Building	Spaces Required	Provided
Data Center Building 1	38	62
Data Center Building 2	38	62
Data Center Building 3	38	62
Data Center Building 4	38	62
Security / AI Lab / C.T.E. & Guard House Building	27	38

DATA CENTER BUILDING - EACH (4 IDENTICAL LOTS)

Parking Calculations Per Data Center Building

- Largest-shift staff: 30 Employees (Alt. Compliance)
- Visitors/contractors allowance: +3
- Shift-change overlap (15% of 30 = 4.5 → 5): +5
- REQUIRED TOTAL SPACES (each DC Bldg.): 38 - PROVIDED SPACES: 62
- Required ADA (per-lot, based on 51-75 total stalls): 3 (≥1 VAN) - Provided Handicap Spaces: 4
- EV Spaces (5% of 38 = 1.9 → 2): 2 Required - Provided 4
- Loading spaces are operationally available including access drive areas and equipment yard areas and will be depicted in subsequent Site plan applications for individual buildings.
- Bicycle Parking (alt. compliance use 5% of 38 = 2) 2 Required - Provided TBD. Bicycle parking locations to be depicted in subsequent Site Plan applications for individual buildings.

Note: Alternate Administrative compliance using number of employees for required parking as no standards provided in LDR's for Data Processing Center.

SECURITY / AI LAB / C.T.E. BUILDING & GUARD HOUSE

Parking Calculations

- Largest-shift staff: 21 Employees (Alt. Compliance)
- Visitors/contractors allowance: +3
- Shift-change overlap (15% of 20 = +3): +3
- REQUIRED TOTAL SPACES 27 - PROVIDED SPACES: 38
- Required ADA (per-lot, based on 26-50 total stalls): 2 (≥1 VAN) - Provided Handicap Spaces: 2
- EV Spaces (5% of 27 = 1.4 → 2): 2 Required - Provided 2
- Loading spaces are operationally available including access drive areas and equipment yard areas and will be depicted in subsequent Site plan applications for individual buildings.
- Bicycle Parking (alt. compliance use 5% of 27 = 2) 2 Required - Provided TBD. Bicycle parking locations to be depicted in subsequent Site Plan applications for individual buildings.

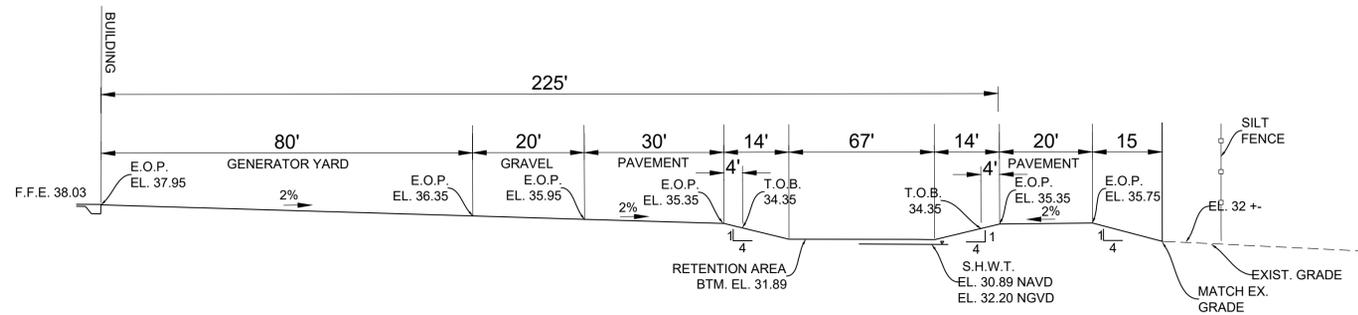
Note: Alternate Administrative compliance using number of employees for required parking as no standards provided in LDR's for Data Processing Center.



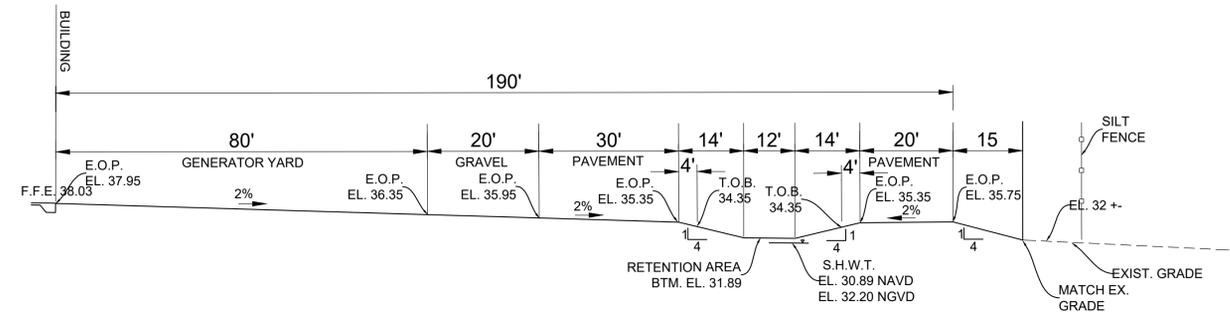
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POST-DEVELOPMENT CONCEPTUAL BASIN MAP
 SILVER FOX GRID STATION P.U.D.
 DATA CENTER CAMPUS
 VILLAGE OF INDIANTOWN
 FLORIDA

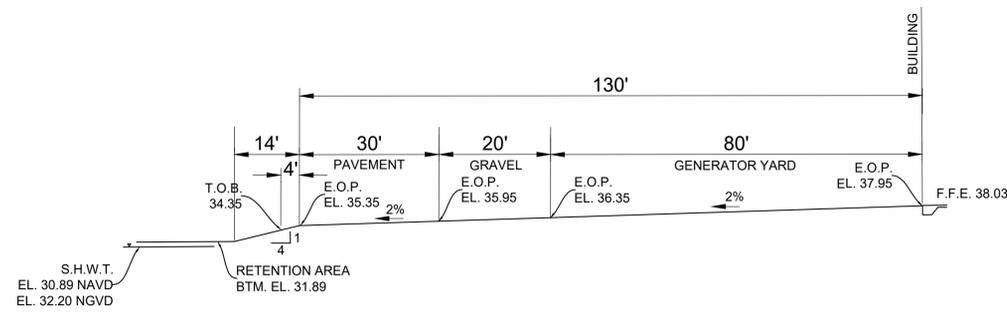
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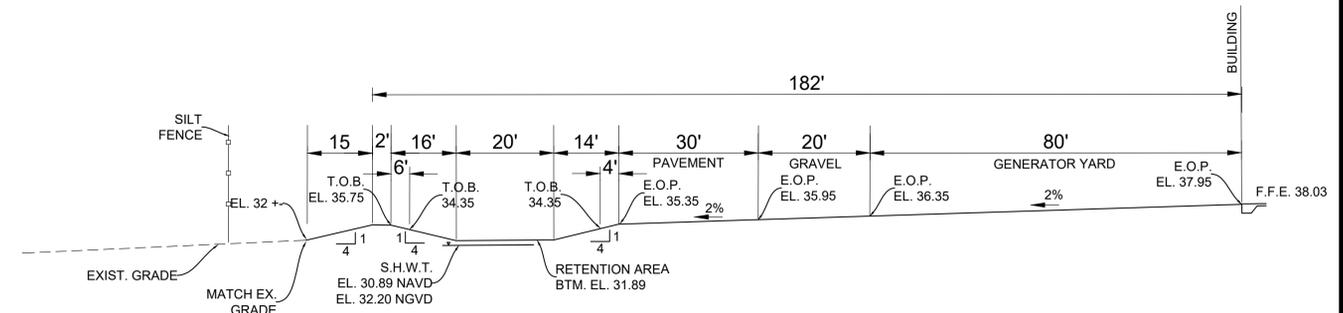
TYPICAL SECTION BUILDING 2 SOUTH SIDE
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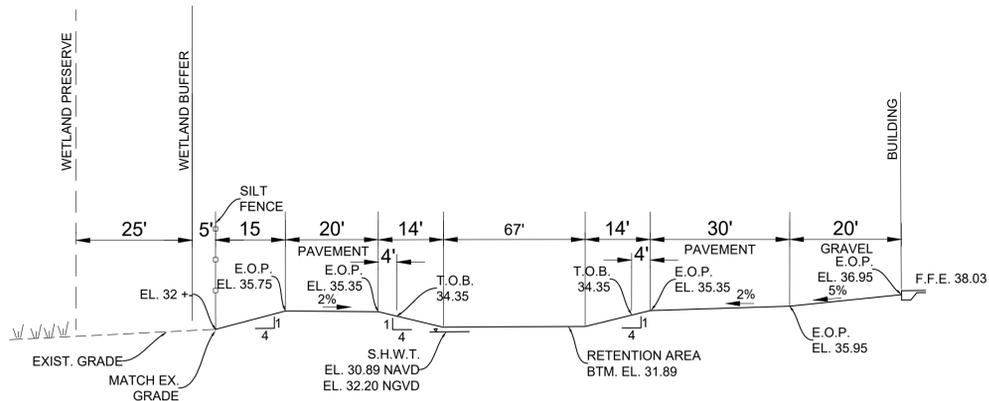
TYPICAL SECTION BUILDING 1 SOUTH SIDE
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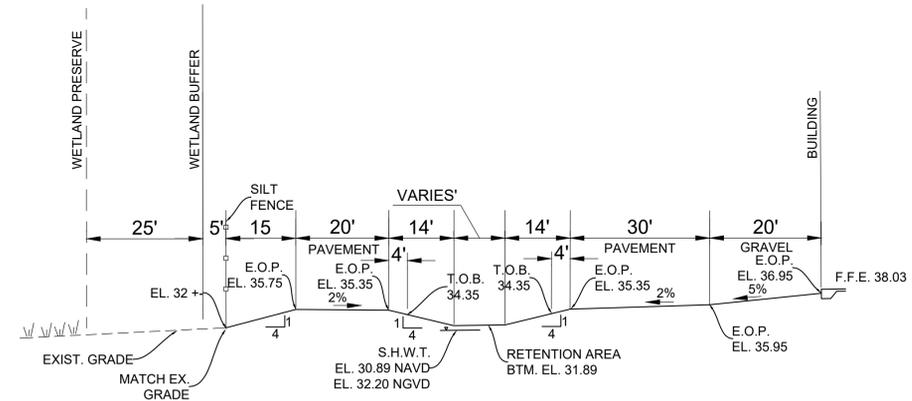
TYPICAL SECTION BUILDING 2 NORTH SIDE
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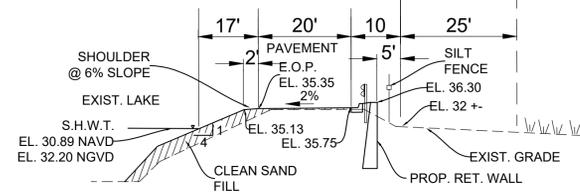
TYPICAL SECTION BUILDING 1 NORTH SIDE
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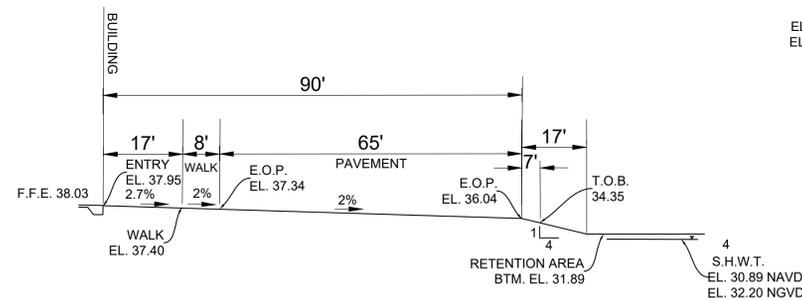
TYPICAL REAR SECTION BUILDING 2 (WEST)
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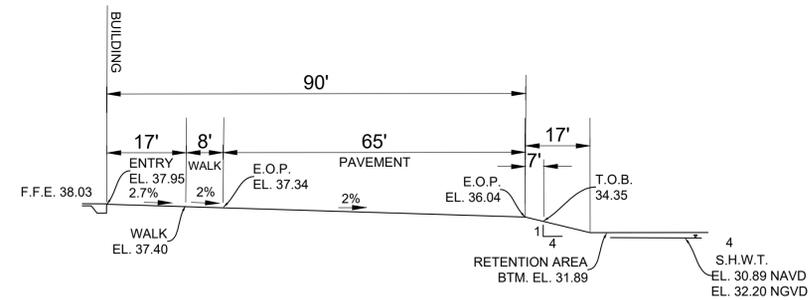
TYPICAL REAR SECTION BUILDING 1 (EAST)
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PERIMETER ROAD @ EXIST. LAKE SECTION
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TYPICAL FRONT SECTION BUILDING 1 - 4
NTS



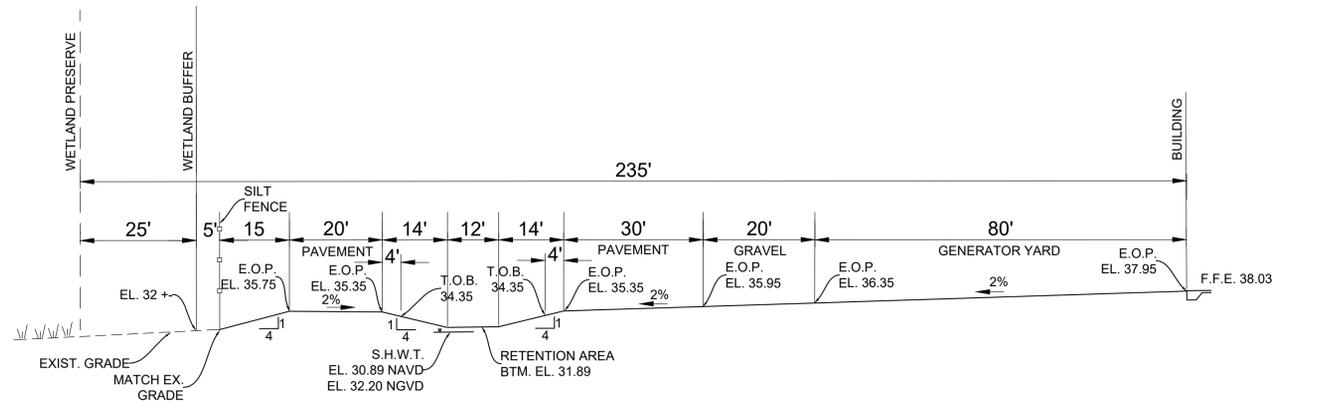
TYPICAL FRONT SECTION BUILDING 1 - 4
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PRELIMINARY

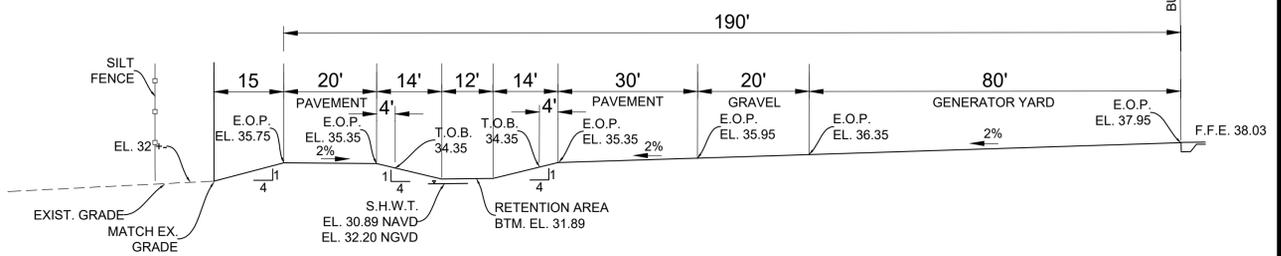
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INDIANTOWN DATA CENTER
MASTER SITE PLAN
DATA CENTER SECTIONS
FLORIDA
VILLAGE OF INDIANTOWN

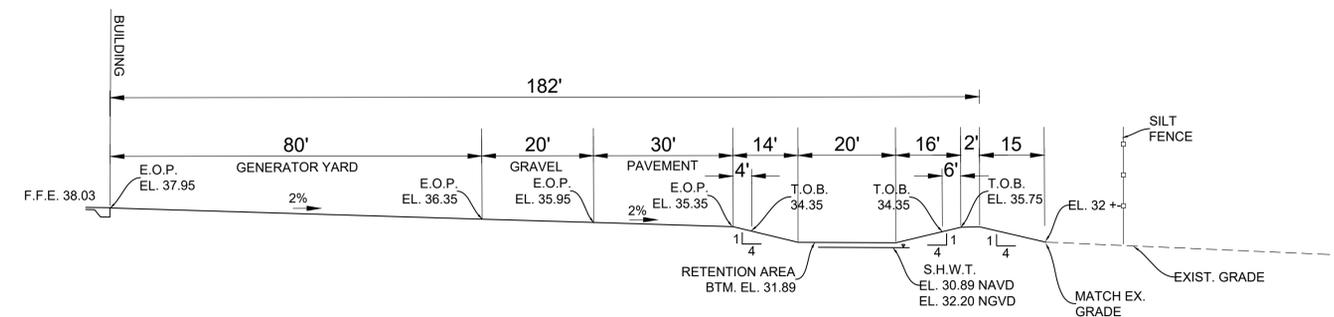
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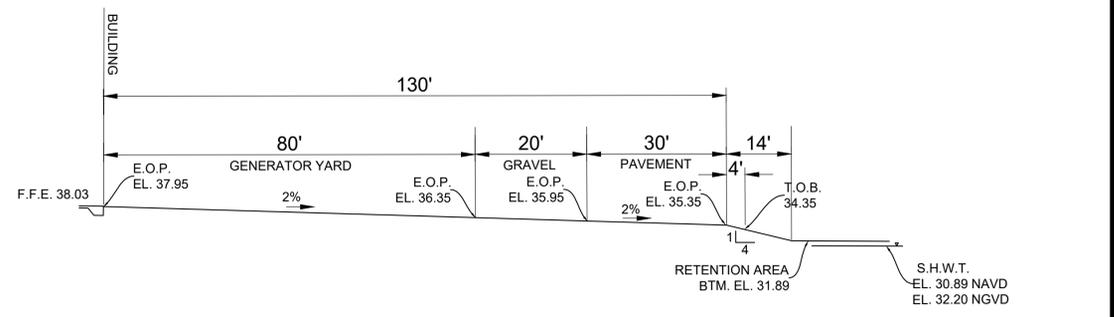
TYPICAL SECTION BUILDING 4 NORTH SIDE
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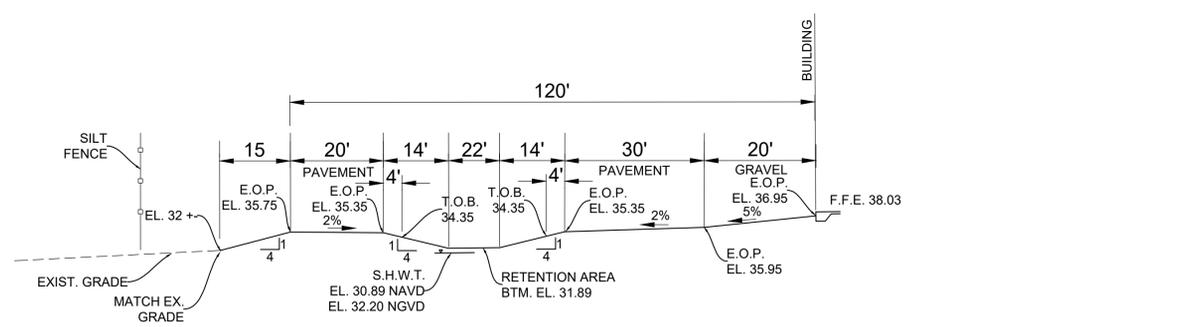
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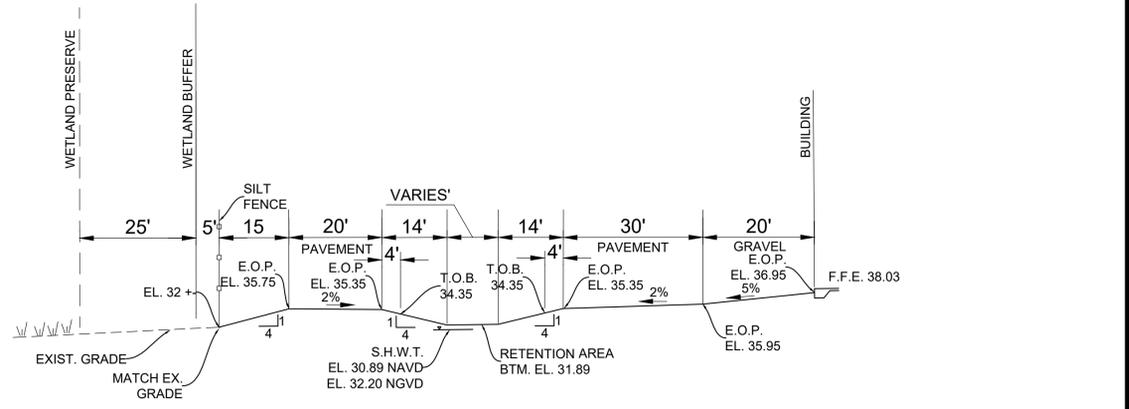
TYPICAL SECTION BUILDING 4 SOUTH SIDE
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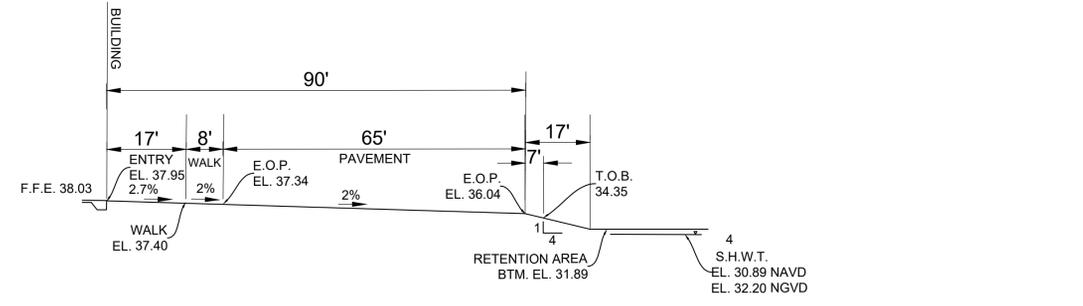
TYPICAL SECTION BUILDING 3 EAST SIDE
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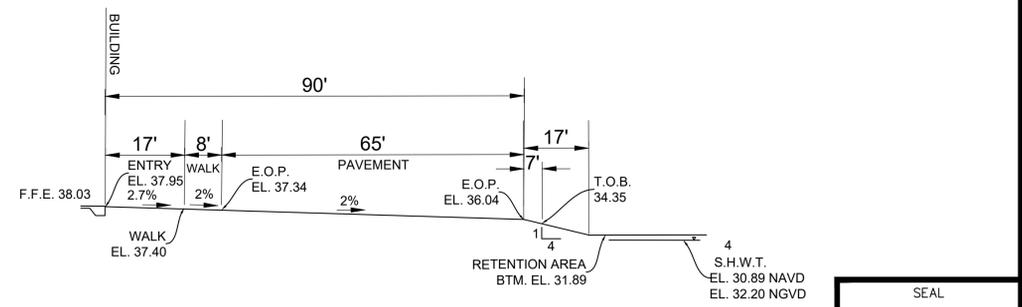
TYPICAL REAR SECTION BUILDING 4 (EAST)
NTS



TYPICAL REAR SECTION BUILDING 3 (NORTH)
NTS



TYPICAL FRONT SECTION BUILDING 1 - 4
NTS



TYPICAL FRONT SECTION BUILDING 1 - 4
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PRELIMINARY

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INDIANTOWN DATA CENTER
 MASTER SITE PLAN
 DATA CENTER SECTIONS
 FLORIDA
 VILLAGE OF INDIANTOWN

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Exhibit 4
Water Quality Calculations

Project: Silver Fox Grid Station PUD - Campus
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Exhibit 4.1
Water Quality Calculations - Land Use Summary

Project Name: Silver Fox Grid Station PUD - Campus
 Engineer: PJL
 Date: 15-Jan-26

	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Total Area
Developed Area	1,091,150	531,868	389,426	715,892	249,067	1,051,839	210,515	0.00	0	0	1,381,817	5,621,574
Acres	25.05 ac	12.21 ac	8.94 ac	16.43 ac	5.72 ac	24.15 ac	4.83 ac	0.00 ac	0.00 ac	0.00 ac	31.72 ac	129.05 ac
Percentage	19%	9%	7%	13%	4%	19%	4%	0%	0%	0%	25%	100%
Undeveloped Area								3,552,754	587,624		3,141,827	7,282,205
Acres	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	81.56 ac	13.49 ac	0.00 ac	72.13 ac	167.18 ac
Total Project Area	1,091,150	531,868	389,426	715,892	249,067	1,051,839	210,515	3,552,754	587,624	0	4,523,644	12,903,779
Acres	25.05 ac	12.21 ac	8.94 ac	16.43 ac	5.72 ac	24.15 ac	4.83 ac	81.56 ac	13.49 ac	0.00 ac	103.85 ac	296.23 ac
Percentage	8%	4%	3%	6%	2%	8%	2%	28%	5%	0%	35%	100%

**Exhibit 4.2
POST-Development Stormwater Requirements**

Project: Silver Fox Grid Station PUD - Campus
 Basin: Developed Areas

Engineer: PJL
 Date: 1/15/2026

Water Quality Requirements
 Residential Commercial or Industrial

SFWM Criteria

1-inch Over the Project Area

$$\text{(Treated Volume) } 1\text{-inch} * 1\text{-ft/12-in} * \frac{129.05}{\text{PROJECT AREA}} = \boxed{10.75} \text{ ac-ft}$$

TREATED VOLUME

2.5-inches Times the Percent Impervious

$$\begin{aligned} \text{(Basin Area) } \frac{129.05}{\text{PROJECT AREA (AC)}} - \left(\frac{24.15}{\text{Water Management(AC)}} + \frac{25.05}{\text{ROOFS (AC)}} \right) &= \frac{79.86}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area) } \frac{79.86}{\text{SITE AREA (AC)}} - \frac{58.71}{\text{PERVIOUS AREA (AC)}} &= \frac{21.15}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(% Impervious) } \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} &= 26.5\% \\ \text{(2.5-in * \% Imp.) } 2.5\text{-inches} * \frac{26.5\%}{\text{PERCENT IMPERVIOUS}} &= \frac{0.66}{\text{INCHES TO BE TREATED}} \text{ in} \\ \text{(Treated Volume) } \frac{0.66}{\text{TREATED (IN)}} * 1\text{-ft/12-in} * \frac{104.91}{\text{PROJECT AREA - LAKES (AC)}} &= \boxed{5.79} \text{ ac-ft} \end{aligned}$$

TREATED VOLUME

Martin County Criteria

3-inches Times the Percent Impervious

$$\begin{aligned} \text{(Site Area) } \frac{129.05}{\text{PROJECT AREA (AC)}} - \frac{24.15}{\text{Water Management (AC)}} &= \frac{104.91}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area) } \frac{104.91}{\text{SITE AREA (AC)}} - \frac{58.71}{\text{PERVIOUS AREA (AC)}} &= \frac{46.20}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(% Impervious) } \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} &= 44.0\% \\ \text{(3-in * \% Imp.) } 3\text{-inches} * \frac{44.0\%}{\text{PERCENT IMPERVIOUS}} &= \frac{1.32}{\text{INCHES TO BE TREATED}} \text{ in} \\ \text{(Treated Volume) } \frac{1.32}{\text{TREATED (IN)}} * 1\text{-ft/12-in} * \frac{104.91}{\text{PROJECT AREA - LAKES (AC)}} &= \boxed{11.55} \text{ ac-ft (N/A)} \end{aligned}$$

TREATED VOLUME

Required Wet Detention	=	<input type="text" value="10.75"/>	ac-ft	
Criteria/Inches utilized	=	1-inch		
				@ Stage
Max. Required Dry Retention	=	<input type="text" value="10.75"/>	ac-ft	<input type="text" value="31.33"/>
Required Dry Detention (125% of Dry Retention)	=	<input type="text" value="13.44"/>	ac-ft	<input type="text" value="31.44"/>
Required Wet Detention (150% of Dry Retention)	=	<input type="text" value="16.13"/>	ac-ft	<input type="text" value="31.55"/>
Is the project Commercial or Industrial?		YES		
Dry Pre-Treatment (Commercial / Industrial Only)	=	<input type="text" value="1.16"/>	ac-ft	

* A minimum of 0.5-inch of pretreatment for industrial or commercial

Exhibit 4.3 BASIN CHARACTERISTICS Total Project Area

Project: **Silver Fox Grid Station PUD - Campus**
Basin: **Developed Areas**

Engineer: **PJL**
Date: **1/15/2026**

Soil Type = **Flatwoods Soils** (See SFWMD ERP APPLICANT'S HANDBOOK VOLUME II - APPENDIX D: Soil Storage Values)

Soil Condition = **Compacted**

Soil storage reduction due to compaction = **75%**

Avg. Depth to Water Table = **1 FEET**

Soil Storage = **0.45 INCHES** (Soil Storage Value with Compaction)

S = (PERVIOUS AREA * SOIL STORAGE) =

$$\frac{91.8 * 0.45}{129.05} = 0.32$$

Curve Number = 1000 / (S+10) = 97

DCIA = 0 %

Time of Concentration = 0.20 hours = 12.0 minutes

Water Quality = 10.75 ac-ft

	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Totals
Total Areas (Ac.)	25.05	12.21	8.94	16.43	5.72	24.15	4.83	0.00	0.00	0.00	31.72	129.05
Area %	19%	9%	7%	13%	4%	19%	4%	0%	0%	0%	25%	100%
Developed Area	25.0	12.2	8.9	16.4	5.7	24.1	4.8	0.0	0.0	0.0	31.7	129.1
Pervious %	0%	0%	0%	100%	100%	0%	100%	0%	100%	100%	100%	45%
Pervious Area (Ac.)	0.0	0.0	0.0	16.4	5.7	0.0	4.8	0.0	0.0	0.0	31.7	58.71
Impervious %	100%	100%	100%	0%	0%	100%	0%	100%	0%	0%	0%	55%
Impervious Area (Ac.)	25.05	12.21	8.94	0.00	0.00	24.15	0.00	0.00	0.00	0.00	0.00	70.35

Computation Type **Stage-Storage**

Starting Stage = **30.89**

Ending Stage = **38.20**

Stage Increment = **0.35**

Name	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Totals
Area Available for Surface												ac
Water Storage	25.05	12.21	8.94	16.43	5.72	24.15	4.83	0.00	0.00	0.00	31.72	129.05
Start Elev	38.03	36.35	35.35	31.89	31.89	30.89	30.89	30.89	30.89		31.89	
End Elev		37.95	37.34		34.35		34.35		31.89		36.35	
Stage	Vert	Linear	Linear	Vert	Linear	Vert	Linear	Vert	Linear	Vert	Linear	Vert
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
30.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30.90	0.00	0.00	0.00	0.00	0.00	0.24	0.00	0.00	0.00	0.00	0.00	0.24
31.25	0.00	0.00	0.00	0.00	0.00	8.69	0.09	0.00	0.00	0.00	0.00	8.78
31.60	0.00	0.00	0.00	0.00	0.00	17.14	0.35	0.00	0.00	0.00	0.00	17.50
31.95	0.00	0.00	0.00	0.99	0.00	25.60	0.78	0.00	0.00	0.00	0.01	27.38
32.30	0.00	0.00	0.00	6.74	0.20	34.05	1.39	0.00	0.00	0.00	0.60	42.97
32.65	0.00	0.00	0.00	12.49	0.67	42.50	2.16	0.00	0.00	0.00	2.05	59.88
33.00	0.00	0.00	0.00	18.24	1.43	50.95	3.11	0.00	0.00	0.00	4.38	78.12
33.35	0.00	0.00	0.00	23.99	2.48	59.40	4.23	0.00	0.00	0.00	7.58	97.68
33.70	0.00	0.00	0.00	29.75	3.81	67.85	5.51	0.00	0.00	0.00	11.65	118.57
34.05	0.00	0.00	0.00	35.50	5.42	76.30	6.97	0.00	0.00	0.00	16.59	140.79
34.40	0.00	0.00	0.00	41.25	7.32	84.76	8.60	0.00	0.00	0.00	22.41	164.33
34.75	0.00	0.00	0.00	47.00	9.32	93.21	10.29	0.00	0.00	0.00	29.09	188.91
35.10	0.00	0.00	0.00	52.76	11.32	101.66	11.99	0.00	0.00	0.00	36.64	214.36
35.45	0.00	0.00	0.02	58.51	13.32	110.11	13.68	0.00	0.00	0.00	45.07	240.71
35.80	0.00	0.00	0.45	64.26	15.32	118.56	15.37	0.00	0.00	0.00	54.37	268.34
36.15	0.00	0.00	1.44	70.01	17.32	127.01	17.06	0.00	0.00	0.00	64.54	297.38
36.50	0.00	0.09	2.97	75.76	19.33	135.46	18.75	0.00	0.00	0.00	75.50	327.86
36.85	0.00	0.95	5.05	81.52	21.33	143.92	20.44	0.00	0.00	0.00	86.60	359.81
37.20	0.00	2.76	7.69	87.27	23.33	152.37	22.13	0.00	0.00	0.00	97.70	393.25
37.55	0.00	5.49	10.77	93.02	25.33	160.82	23.83	0.00	0.00	0.00	108.81	428.07
37.90	0.00	9.17	13.90	98.77	27.33	169.27	25.52	0.00	0.00	0.00	119.91	463.87

Exhibit 4.3b
Stage - Storage (CF conversion)

Project: Silver Fox Grid Station PUD - Campus

Engineer: PJL

Basin: Developed Areas

Date: 1/15/2026

Stage Feet NAVD	DEPTH Feet	Vert Storage Ac-ft	TOTAL Storage CF
30.89	0.00	0.00	0
30.90	0.01	0.24	10,521
31.25	0.36	8.78	382,605
31.60	0.71	17.50	762,141
31.95	1.06	27.38	1,192,824
32.30	1.41	42.97	1,871,640
32.65	1.76	59.88	2,608,265
33.00	2.11	78.12	3,402,700
33.35	2.46	97.68	4,254,944
33.70	2.81	118.57	5,164,997
34.05	3.16	140.79	6,132,860
34.40	3.51	164.33	7,158,329
34.75	3.86	188.91	8,229,047
35.10	4.21	214.36	9,337,717
35.45	4.56	240.71	10,485,320
35.80	4.91	268.34	11,688,733
36.15	5.26	297.38	12,954,071
36.50	5.61	327.86	14,281,590
36.85	5.96	359.81	15,673,350
37.20	6.31	393.25	17,129,803
37.55	6.66	428.07	18,646,635
37.90	7.01	463.87	20,206,106

Exhibit 4.4
POST-Development Water Quality Summary

Project: Silver Fox Grid Station PUD - Campus
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Weir Crest Elevation	31.60	NAVD
Wet Detention Water Quality provided at this elevation	17.50	ac-ft
Water Quality required... 1-inch	<u>16.13</u>	ac-ft
<i>Surplus Water Storage</i>	<i>1.36</i>	<i>ac-ft</i>

**Exhibit 4.5
DESIGN SUMMARY**

Project: **Silver Fox Grid Station PUD - Campus**
 Project #: **Developed Areas**

Engineer: **PJL**
 Date: **1/15/2026**

Storm Event	Rainfall (in)	Volume (ac-ft)	Static Stage (ft)	Routed Peak Stage (ft)
5 year - 1 hour	2.46	22.73	31.8	
5 year - 1 day	5.43	54.46	32.5	
10 year - 1 day	6.47	65.61	32.8	
10 year - 3 day	7.55	77.21	33.0	
25 year - 3 day	9.18	94.71	33.3	
100 Year - 1 day	10.80	112.12	33.6	
100 year - 3 day	12.20	127.16	33.8	

Peak Flow

Design	Elevation
Min Finished Floor	38.03
T.O.B.	34.35
Min. Pavement	35.35

Required above
Required above
Required above

Elevation
33.84
33.30
32.76

Exhibit 4.5A

POST - 5 YEAR 1 HOUR ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Campus**Project #: **Developed Areas**

Revised: _____

Engineer: **PJL**Date: **1/15/2026**Area, A (ac) = **129.05**Curve Number, CN = **97**Soil Storage, S (inches) = $1000/\text{CN} - 10 = 0.32$ 5 Year - 1 Hour Rainfall, P (inches) = **2.46**Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
= **2.11**

Volume, V (AC-FT) = A * Q

= **22.73**Volume, V (AC-IN) = **272.77**Occurs @ Stage, FT-NGVD = **31.8**

Exhibit 4.5B

POST - 5 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Campus**
Project #: **Developed Areas**

Revised: _____
Engineer: **PJL**
Date: **1/15/2026**

Area, A (ac) = **129.05**

Curve Number, CN = **97**

Soil Storage, S (inches) = $1000/CN - 10 = 0.32$

10 Year - 3 Day Rainfall, P (inches) = **5.43**

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
= **5.06**

Volume, V (AC-FT) = A * Q

= **54.46**

Volume, V (AC-IN) = **653.52**

Occurs @ Stage, FT-NGVD = **32.5**

Exhibit 4.5C

POST - 10 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Campus**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = **129.05**
 Curve Number, CN = **97**
 Soil Storage, S (inches) = $1000/CN - 10 = 0.32$
 10 Year - 1 Day Rainfall, P (inches) = **6.47**

$$\text{Depth of Runoff, Q (inches)} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

$$= 6.10$$

Volume, V (AC-FT) = A * Q
 = **65.61**

Volume, V (AC-IN) = **787.37**

Occurs @ Stage, FT-NGVD = **32.8** Min. Road Crown

Exhibit 4.5D

POST - 10 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Campus**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = 129.05

Curve Number, CN = 97

Soil Storage, S (inches) = 1000/CN - 10 = 0.32

10 Year - 3 Day Rainfall, P (inches) = 7.55

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
 = 7.18

Volume, V (AC-FT) = A * Q

= 77.21

On-Site Storage Required

Volume, V (AC-IN) = 926.48

Occurs @ Stage, FT-NGVD = 33.0

Exhibit 4.5E

POST - 25 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Campus**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = 129.05
 Curve Number, CN = 97
 Soil Storage, S (inches) = 1000/CN - 10 = 0.32
 25 Year - 3 Day Rainfall, P (inches) = 9.18

$$\text{Depth of Runoff, Q (inches)} = \frac{(P - 0.2S)^2}{(P + 0.8S)} = 8.81$$

$$\begin{aligned} \text{Volume, V (AC-FT)} &= A * Q \\ &= 94.71 \\ \text{Volume, V (AC-IN)} &= 1136.54 \end{aligned} = 4,125,656 \text{ CF TOTAL Runoff}$$

Occurs @ Stage, FT-NGVD = 33.3

Exhibit 4.5F

POST - 100 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Campus**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = 129.05
 Curve Number, CN = 97
 Soil Storage, S (inches) = 1000/CN - 10 = 0.32
 100 Year - 1 Day Rainfall, P (inches) = 10.80

$$\text{Depth of Runoff, Q (inches)} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

$$= 10.43$$

Volume, V (AC-FT) = A * Q
 = 112.12

Volume, V (AC-IN) = 1345.41

Occurs @ Stage, FT-NGVD = 33.6 Storage Elevation

Exhibit 4.5G

POST - 100 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Campus**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = 129.05
 Curve Number, CN = 97
 Soil Storage, S (inches) = 1000/CN - 10 = 0.32
 100 Year - 3 Day Rainfall, P (inches) = 12.20

$$\text{Depth of Runoff, Q (inches)} = (P - 0.2S)^2 / (P + 0.8S)$$

$$= 11.82$$

Volume, V (AC-FT) = A * Q
 = 127.16
 Volume, V (AC-IN) = 1525.95

Occurs @ Stage, FT-NGVD = 33.8 Minimum Finished Floor

Exhibit 4
Dry Retention Pretreatment Summary Calculations

Project: Silver Fox Grid Station PUD - Campus
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Exhibit 4.1
 Dry Retention Pretreatment - Land Use Summary

Project Name: Silver Fox Grid Station PUD - Campus
 Engineer: PJL
 Date: 15-Jan-26

	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Total Area
Developed Area	1,091,150	531,868	389,426	715,892	249,067	1,051,839	210,515	0.00	0	0	1,381,817	5,621,574
Acres	25.05 ac	12.21 ac	8.94 ac	16.43 ac	5.72 ac	24.15 ac	4.83 ac	0.00 ac	0.00 ac	0.00 ac	31.72 ac	129.05 ac
Percentage	19%	9%	7%	13%	4%	19%	4%	0%	0%	0%	25%	100%
Undeveloped Area								3,552,754	587,624		3,141,827	7,282,205
Acres	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	81.56 ac	13.49 ac	0.00 ac	72.13 ac	167.18 ac
Total Project Area	1,091,150	531,868	389,426	715,892	249,067	1,051,839	210,515	3,552,754	587,624	0	4,523,644	12,903,779
Acres	25.05 ac	12.21 ac	8.94 ac	16.43 ac	5.72 ac	24.15 ac	4.83 ac	81.56 ac	13.49 ac	0.00 ac	103.85 ac	296.23 ac
Percentage	8%	4%	3%	6%	2%	8%	2%	28%	5%	0%	35%	100%

Exhibit 4.2
POST-Development Dry Retention Pretreatment Requirements

Project: Silver Fox Grid Station PUD - Campus
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Water Quality Requirements
 Residential Commercial or Industrial

SFWMD Criteria

1-inch Over the Project Area

$$\text{(Treated Volume)} \quad 1\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{129.05}{\text{PROJECT AREA}} \quad = \quad \boxed{10.75} \text{ ac-ft}$$

TREATED VOLUME

2.5-inches Times the Percent Impervious

$$\begin{aligned} \text{(Basin Area)} \quad \frac{129.05}{\text{PROJECT AREA (AC)}} - \left(\frac{24.15}{\text{Water Management(AC)}} + \frac{25.05}{\text{ROOFS (AC)}} \right) &= \frac{79.86}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area)} \quad \frac{79.86}{\text{SITE AREA (AC)}} - \frac{58.71}{\text{PERVIOUS AREA (AC)}} &= \frac{21.15}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(% Impervious)} \quad \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} &= \frac{26.5\%}{\text{SITE AREA (AC)}} \\ \text{(2.5-in * \% Imp.)} \quad 2.5\text{-inches} \quad * \quad \frac{26.5\%}{\text{PERCENT IMPERVIOUS}} &= \frac{0.66}{\text{INCHES TO BE TREATED}} \text{ in} \\ \text{(Treated Volume)} \quad \frac{0.66}{\text{TREATED (IN)}} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{104.91}{\text{PROJECT AREA - LAKES (AC)}} &= \boxed{5.79} \text{ ac-ft} \end{aligned}$$

TREATED VOLUME

Martin County Criteria

3-inches Times the Percent Impervious

$$\begin{aligned} \text{(Site Area)} \quad \frac{129.05}{\text{PROJECT AREA (AC)}} - \frac{24.15}{\text{Water Management (AC)}} &= \frac{104.91}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area)} \quad \frac{104.91}{\text{SITE AREA (AC)}} - \frac{58.71}{\text{PERVIOUS AREA (AC)}} &= \frac{46.20}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(% Impervious)} \quad \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} &= \frac{44.0\%}{\text{SITE AREA (AC)}} \\ \text{(3-in * \% Imp.)} \quad 3\text{-inches} \quad * \quad \frac{44.0\%}{\text{PERCENT IMPERVIOUS}} &= \frac{1.32}{\text{INCHES TO BE TREATED}} \text{ in} \\ \text{(Treated Volume)} \quad \frac{1.32}{\text{TREATED (IN)}} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{104.91}{\text{PROJECT AREA - LAKES (AC)}} &= \boxed{11.55} \text{ ac-ft (N/A)} \end{aligned}$$

TREATED VOLUME

Required Wet Detention = $\boxed{10.75}$ ac-ft
Criteria/Inches utilized = $\boxed{1\text{-inch}}$

Max. Required Dry Retention = $\boxed{10.75}$ ac-ft

Required Dry Detention (125% of Dry Retention) = $\boxed{13.44}$ ac-ft

Required Wet Detention (150% of Dry Retention) = $\boxed{16.13}$ ac-ft

Is the project Commercial or Industrial? YES

Dry Pre-Treatment (Commercial / Industrial Only) = $\boxed{1.16}$ ac-ft $\boxed{31.96}$

* A minimum of 0.5-inch of pretreatment for industrial or commercial projects will be needed unless a dry system is designed.

Exhibit 4.3 BASIN CHARACTERISTICS Total Project Area

Project: **Silver Fox Grid Station PUD - Campus**
Basin: **Developed Areas**

Engineer: **PJL**
Date: **1/15/2026**

Soil Type = **Flatwoods Soils** (See SFWMD ERP APPLICANT'S HANDBOOK VOLUME II - APPENDIX D: Soil Storage Values)

Soil Condition = **Compacted**

Soil storage reduction due to compaction = **75%**

Avg. Depth to Water Table = **1** FEET

Soil Storage = **0.45** INCHES (Soil Storage Value with Compaction)

$$S = (\text{PERVIOUS AREA} * \text{SOIL STORAGE}) =$$

$$91.8 * 0.45 = 41.325$$

$$\text{Total Area} = 129.05$$

$$\text{Curve Number} = 1000 / (S+10) = 97$$

DCIA = **0** %

Time of Concentration = **0.20** hours = **12.0** minutes

Water Quality = 10.75 ac-ft

	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Totals
Total Areas (Ac.)	25.05	12.21	8.94	16.43	5.72	24.15	4.83	0.00	0.00	0.00	31.72	129.05
Area %	19%	9%	7%	13%	4%	19%	4%	0%	0%	0%	25%	100%
Developed Area	25.0	12.2	8.9	16.4	5.7	24.1	4.8	0.0	0.0	0.0	31.7	129.1
Pervious %	0%	0%	0%	100%	100%	0%	100%	0%	100%	100%	100%	45%
Pervious Area (Ac.)	0.0	0.0	0.0	16.4	5.7	0.0	4.8	0.0	0.0	0.0	31.7	58.71
Impervious %	100%	100%	100%	0%	0%	100%	0%	100%	0%	0%	0%	55%
Impervious Area (Ac.)	25.05	12.21	8.94	0.00	0.00	24.15	0.00	0.00	0.00	0.00	0.00	70.35

Computation Type: Stage-Storage

Starting Stage = **30.89**
Ending Stage = **38.20**
Stage Increment = **0.35**

Name	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Totals
Area Available for Surface												ac
Water Storage	25.05	12.21	8.94	16.43	5.72	24.15	4.83	0.00	0.00	0.00	31.72	129.05
Start Elev	38.03	36.35	35.35	31.89	31.89	33.00	33.00	30.89	30.89		31.89	
End Elev		37.95	37.34		34.35		34.35		31.89		36.35	
Stage	Vert	Linear	Linear	Vert	Linear	Vert	Linear	Vert	Linear	Vert	Linear	Vert
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
30.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.95	0.00	0.00	0.00	0.99	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.00
32.30	0.00	0.00	0.00	6.74	0.20	0.00	0.00	0.00	0.00	0.00	0.60	7.53
32.65	0.00	0.00	0.00	12.49	0.67	0.00	0.00	0.00	0.00	0.00	2.05	15.22
33.00	0.00	0.00	0.00	18.24	1.43	0.00	0.00	0.00	0.00	0.00	4.38	24.06
33.35	0.00	0.00	0.00	23.99	2.48	0.00	0.22	0.00	0.00	0.00	7.58	42.72
33.70	0.00	0.00	0.00	29.75	3.81	16.90	0.88	0.00	0.00	0.00	11.65	62.98
34.05	0.00	0.00	0.00	35.50	5.42	25.35	1.97	0.00	0.00	0.00	16.59	84.84
34.40	0.00	0.00	0.00	41.25	7.32	33.81	3.50	0.00	0.00	0.00	22.41	108.28
34.75	0.00	0.00	0.00	47.00	9.32	42.26	5.20	0.00	0.00	0.00	29.09	132.86
35.10	0.00	0.00	0.00	52.76	11.32	50.71	6.89	0.00	0.00	0.00	36.64	158.32
35.45	0.00	0.00	0.02	58.51	13.32	59.16	8.58	0.00	0.00	0.00	45.07	184.66
35.80	0.00	0.00	0.45	64.26	15.32	67.61	10.27	0.00	0.00	0.00	54.37	212.29
36.15	0.00	0.00	1.44	70.01	17.32	76.06	11.96	0.00	0.00	0.00	64.54	241.34
36.50	0.00	0.09	2.97	75.76	19.33	84.51	13.65	0.00	0.00	0.00	75.50	271.81
36.85	0.00	0.95	5.05	81.52	21.33	92.97	15.34	0.00	0.00	0.00	86.60	303.76
37.20	0.00	2.76	7.69	87.27	23.33	101.42	17.04	0.00	0.00	0.00	97.70	337.20
37.55	0.00	5.49	10.77	93.02	25.33	109.87	18.73	0.00	0.00	0.00	108.81	372.02
37.90	0.00	9.17	13.90	98.77	27.33	118.32	20.42	0.00	0.00	0.00	119.91	407.82

Exhibit 4.4
POST-Development Dry Retention Pretreatment Summary

Project: Silver Fox Grid Station PUD - Campus
 Basin: Developed Areas

Engineer: PJL
 Date: 1/15/2026

Retention Crest Elevation	32.00	NAVD
Dry Retention Pretreatment provided at this elevation	1.94	ac-ft
Pretreatment for industrial or commercial required... 0.5-inch	<u>1.16</u>	ac-ft
<i>Surplus Pretreatment Storage</i>	<i>0.78</i>	<i>ac-ft</i>

Exhibit 4
Water Quality Calculations

Project: Silver Fox Grid Station PUD - Energy
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Exhibit 4.1
Water Quality Calculations - Land Use Summary

Project Name: Silver Fox Grid Station PUD - Energy
 Engineer: PJL
 Date: 15-Jan-26

	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Total Area
Developed Area	45,000	10,000	125,000	997,500	0	0	0	0	0	0	63,365	1,240,865
Acres	1.03 ac	0.23 ac	2.87 ac	22.90 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	1.45 ac	28.49 ac
Percentage	4%	1%	10%	80%	0%	0%	0%	0%	0%	0%	5%	100%

**Exhibit 4.2
POST-Development Stormwater Requirements**

Project: Silver Fox Grid Station PUD - Energy
 Basin: Developed Areas

Engineer: PJL
 Date: 1/15/2026

Water Quality Requirements
 Residential Commercial or Industrial

SFWMD Criteria

1-inch Over the Project Area

$$\text{(Treated Volume)} \quad 1\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{28.49}{\text{PROJECT AREA}} \quad = \quad \frac{2.37}{\text{TREATED VOLUME}} \text{ ac-ft}$$

2.5-inches Times the Percent Impervious

$$\text{(Basin Area)} \quad \frac{28.49}{\text{PROJECT AREA (AC)}} - \left(\frac{0.00}{\text{Water Management (AC)}} + \frac{1.03}{\text{ROOFS (AC)}} \right) = \frac{27.45}{\text{SITE AREA}} \text{ ac}$$

$$\text{(Impervious Area)} \quad \frac{27.45}{\text{SITE AREA (AC)}} - \frac{24.35}{\text{PERVIOUS AREA (AC)}} = \frac{3.10}{\text{IMPERVIOUS AREA}} \text{ ac}$$

$$\text{(% Impervious)} \quad \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 11.3\%$$

$$\text{(2.5-in * % Imp.)} \quad 2.5\text{-inches} \quad * \quad \frac{11.3\%}{\text{PERCENT IMPERVIOUS}} = \frac{0.28}{\text{INCHES TO BE TREATED}} \text{ in}$$

$$\text{(Treated Volume)} \quad \frac{0.28}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{28.49}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.67}{\text{TREATED VOLUME}} \text{ ac-ft}$$

Martin County Criteria

3-inches Times the Percent Impervious

$$\text{(Site Area)} \quad \frac{28.49}{\text{PROJECT AREA (AC)}} - \frac{0.00}{\text{Water Management (AC)}} = \frac{28.49}{\text{SITE AREA}} \text{ ac}$$

$$\text{(Impervious Area)} \quad \frac{28.49}{\text{SITE AREA (AC)}} - \frac{24.35}{\text{PERVIOUS AREA (AC)}} = \frac{4.13}{\text{IMPERVIOUS AREA}} \text{ ac}$$

$$\text{(% Impervious)} \quad \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 14.5\%$$

$$\text{(3-in * % Imp.)} \quad 3\text{-inches} \quad * \quad \frac{14.5\%}{\text{PERCENT IMPERVIOUS}} = \frac{0.44}{\text{INCHES TO BE TREATED}} \text{ in}$$

$$\text{(Treated Volume)} \quad \frac{0.44}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{28.49}{\text{PROJECT AREA - LAKES (AC)}} = \frac{1.03}{\text{TREATED VOLUME}} \text{ ac-ft (N/A)}$$

Required Wet Detention = **2.37** ac-ft
 Criteria/Inches utilized = 1-inch

Max. Required Dry Retention = **2.37** ac-ft @ Stage **33.53**

Required Dry Detention (125% of Dry Retention) = **2.97** ac-ft **33.57**

Required Wet Detention (150% of Dry Retention) = **3.56** ac-ft **33.62**

Is the project Commercial or Industrial? YES

Dry Pre-Treatment (Commercial / Industrial Only) = **0.13** ac-ft N/A

* A minimum of 0.5-inch of pretreatment for industrial or commercial projects will be needed unless a dry system is designed.

**Exhibit 4.3
BASIN CHARACTERISTICS
#REF!**

Project: Silver Fox Grid Station PUD - Energy
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Soil Type = Flatwoods Soils (See SFWMD ERP APPLICANT'S HANDBOOK VOLUME II - APPENDIX D: Soil Storage Values)

Soil Condition = Compacted

Soil storage reduction due to compaction = 75%

Avg. Depth to Water Table = 1 FEET

Soil Storage = 0.45 INCHES (Soil Storage Value with Compaction)

$$S = \frac{\text{PERVIOUS AREA} * \text{SOIL STORAGE}}{\text{Total Area}} = \frac{27.2 * 0.45}{28.49} = 0.43$$

Curve Number = $1000 / (S+10) = 96$

DCIA = 0 %

Time of Concentration = 0.20 hours = 12.0 minutes minutes Water Quality = 2.37 ac-ft

	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Totals
Total Areas (Ac.)	1.03	0.23	2.87	22.90	0.00	0.00	0.00	0.00	0.00	0.00	1.45	28.49
Area %	4%	1%	10%	80%	0%	0%	0%	0%	0%	0%	5%	100%
Developed Area	1.0	0.2	2.9	22.9	0.0	0.0	0.0	0.0	0.0	0.0	1.5	28.5
Pervious %	0%	0%	0%	100%	100%	0%	100%	0%	100%	100%	100%	85%
Pervious Area (Ac.)	0.0	0.0	0.0	22.9	0.0	0.0	0.0	0.0	0.0	0.0	1.5	24.35
Impervious %	100%	100%	100%	0%	0%	100%	0%	100%	0%	0%	0%	15%
Impervious Area (Ac.)	1.03	0.23	2.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.13

Computation Type Stage-Storage

Starting Stage = 30.89
Ending Stage = 38.20
Stage Increment = 0.35

Name	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Totals
Area Available for Surface												ac
Water Storage	1.03	0.23	2.87	22.90	0.00	0.00	0.00	0.00	0.00	0.00	1.45	28.49
Start Elev	36.00	35.00	35.00	33.50	33.50						33.50	
End Elev					34.00						34.00	
Stage	Vert	Vert	Vert	Vert	Linear	Vert	Vert	Vert	Vert	Vert	Linear	Vert
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
30.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33.70	0.00	0.00	0.00	0.00	4.58	0.00	0.00	0.00	0.00	0.00	0.06	4.64
34.05	0.00	0.00	0.00	12.59	0.00	0.00	0.00	0.00	0.00	0.00	0.44	13.03
34.40	0.00	0.00	0.00	20.61	0.00	0.00	0.00	0.00	0.00	0.00	0.95	21.56
34.75	0.00	0.00	0.00	28.62	0.00	0.00	0.00	0.00	0.00	0.00	1.45	30.08
35.10	0.00	0.02	0.29	36.64	0.00	0.00	0.00	0.00	0.00	0.00	1.96	38.91
35.45	0.00	0.10	1.29	44.65	0.00	0.00	0.00	0.00	0.00	0.00	2.47	48.52
35.80	0.00	0.18	2.30	52.67	0.00	0.00	0.00	0.00	0.00	0.00	2.98	58.13
36.15	0.15	0.26	3.30	60.68	0.00	0.00	0.00	0.00	0.00	0.00	3.49	67.89
36.50	0.52	0.34	4.30	68.70	0.00	0.00	0.00	0.00	0.00	0.00	4.00	77.86
36.85	0.88	0.42	5.31	76.71	0.00	0.00	0.00	0.00	0.00	0.00	4.51	87.83
37.20	1.24	0.51	6.31	84.73	0.00	0.00	0.00	0.00	0.00	0.00	5.02	97.80
37.55	1.60	0.59	7.32	92.74	0.00	0.00	0.00	0.00	0.00	0.00	5.53	107.77
37.90	1.96	0.67	8.32	100.76	0.00	0.00	0.00	0.00	0.00	0.00	6.04	117.74

**Exhibit 4.3b
Stage - Storage (CF conversion)**

Project: **Silver Fox Grid Station PUD - Energy**

Engineer: **PJL**

Basin: **Developed Areas**

Date: **1/15/2026**

Stage Feet NAVD	DEPTH Feet	Vert Storage Ac-ft	TOTAL Storage CF
30.89	0.00	0.00	0
30.90	0.01	0.00	0
31.25	0.36	0.00	0
31.60	0.71	0.00	0
31.95	1.06	0.00	0
32.30	1.41	0.00	0
32.65	1.76	0.00	0
33.00	2.11	0.00	0
33.35	2.46	0.00	0
33.70	2.81	4.64	202,035
34.05	3.16	13.03	567,635
34.40	3.51	21.56	938,937
34.75	3.86	30.08	1,310,240
35.10	4.21	38.91	1,695,043
35.45	4.56	48.52	2,113,596
35.80	4.91	58.13	2,532,148
36.15	5.26	67.89	2,957,451
36.50	5.61	77.86	3,391,754
36.85	5.96	87.83	3,826,057
37.20	6.31	97.80	4,260,359
37.55	6.66	107.77	4,694,662
37.90	7.01	117.74	5,128,965

Exhibit 4.4
POST-Development Water Quality Summary

Project: Silver Fox Grid Station PUD - Energy
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Perimeter Elevation	34.50	NAVD
Storm Water Storage provided at this elevation	23.82	ac-ft
Water Quality required... 1-inch	<u>2.37</u>	ac-ft
<i>Surplus Water Storage</i>	21.45	ac-ft

**Exhibit 4.5
DESIGN SUMMARY**

Project: **Silver Fox Grid Station PUD - Energy**
 Project #: **Developed Areas**

Engineer: **PJL**
 Date: **1/15/2026**

Storm Event	Rainfall (in)	Volume (ac-ft)	Static Stage (ft)	Routed Peak Stage (ft)
5 year - 1 hour	2.46	4.77	33.7	
5 year - 1 day	5.43	11.74	34.0	
10 year - 1 day	6.47	14.20	34.1	
10 year - 3 day	7.55	16.75	34.2	
25 year - 3 day	9.18	20.61	34.4	
100 Year - 1 day	10.80	24.45	34.5	
100 year - 3 day	12.20	27.77	34.7	

Peak Flow

Design	Elevation
Min Finished Floor	36.00
T.O.B.	34.50
Min. Pavement	35.00

Required above
Required above
Required above

Elevation
34.66
34.36
34.10

Exhibit 4.5A

POST - 5 YEAR 1 HOUR ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Energy**
Project #: **Developed Areas**

Revised: _____
Engineer: **PJL**
Date: **1/15/2026**

Area, A (ac) = **28.49**
Curve Number, CN = **96**
Soil Storage, S (inches) = $1000/CN - 10 = 0.43$
5 Year - 1 Hour Rainfall, P (inches) = **2.46**

$$\text{Depth of Runoff, Q (inches)} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$
$$= 2.01$$

Volume, V (AC-FT) = A * Q
= **4.77**

Volume, V (AC-IN) = **57.25**

Occurs @ Stage, FT-NGVD = **33.7**

Exhibit 4.5B

POST - 5 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Energy**
Project #: **Developed Areas**

Revised: _____
Engineer: **PJL**
Date: **1/15/2026**

Area, A (ac) = **28.49**

Curve Number, CN = **96**

Soil Storage, S (inches) = $1000/CN - 10 = 0.43$

10 Year - 3 Day Rainfall, P (inches) = **5.43**

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
= **4.95**

Volume, V (AC-FT) = A * Q
= **11.74**

Volume, V (AC-IN) = **140.89**

Occurs @ Stage, FT-NGVD = **34.0**

Exhibit 4.5C

POST - 10 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: Silver Fox Grid Station PUD - Energy
Project #: Developed Areas

Revised: _____
Engineer: PJL
Date: 1/15/2026

Area, A (ac) = 28.49

Curve Number, CN = 96

Soil Storage, S (inches) = 1000/CN - 10 = 0.43

10 Year - 1 Day Rainfall, P (inches) = 6.47

$$\text{Depth of Runoff, Q (inches)} = (P - 0.2S)^2 / (P + 0.8S) = 5.98$$

$$\text{Volume, V (AC-FT)} = A * Q = 14.20$$

$$\text{Volume, V (AC-IN)} = 170.38$$

Occurs @ Stage, FT-NGVD = 34.1 Min. Road Crown

Exhibit 4.5D

POST - 10 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Energy**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = **28.49**
 Curve Number, CN = **96**
 Soil Storage, S (inches) = $1000/CN - 10 = 0.43$
 10 Year - 3 Day Rainfall, P (inches) = **7.55**

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
 = **7.06**

Volume, V (AC-FT) = A * Q
 = **16.75** On-Site Storage Required
 Volume, V (AC-IN) = **201.04**

Occurs @ Stage, FT-NGVD = **34.2**

Exhibit 4.5E

POST - 25 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Energy**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = **28.49**
 Curve Number, CN = **96**
 Soil Storage, S (inches) = 1000/CN - 10 = 0.43
 25 Year - 3 Day Rainfall, P (inches) = **9.18**

$$\text{Depth of Runoff, Q (inches)} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

$$= 8.68$$

Volume, V (AC-FT) = A * Q
 =

20.61

 = 897,906 CF TOTAL Runoff
 Volume, V (AC-IN) =

247.36

Occurs @ Stage, FT-NGVD =

34.4

Exhibit 4.5F

POST - 100 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: Silver Fox Grid Station PUD - Energy
 Project #: Developed Areas

Revised: _____
 Engineer: PJL
 Date: 1/15/2026

Area, A (ac) = 28.49
 Curve Number, CN = 96
 Soil Storage, S (inches) = 1000/CN - 10 = 0.43
 100 Year - 1 Day Rainfall, P (inches) = 10.80

$$\text{Depth of Runoff, Q (inches)} = (P - 0.2S)^2 / (P + 0.8S)$$

$$= 10.30$$

$$\text{Volume, V (AC-FT)} = A * Q$$

= 24.45

$$\text{Volume, V (AC-IN)} = 293.42$$

Occurs @ Stage, FT-NGVD = 34.5 Storage Elevation

Exhibit 4.5G

POST - 100 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Energy**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = 28.49
 Curve Number, CN = 96
 Soil Storage, S (inches) = 1000/CN - 10 = 0.43
 100 Year - 3 Day Rainfall, P (inches) = 12.20

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
 = 11.70

Volume, V (AC-FT) = A * Q
 = 27.77
 Volume, V (AC-IN) = 333.25

Occurs @ Stage, FT-NGVD = 34.7 Minimum Finished Floor

Exhibit 4
Water Quality Calculations

Project: Silver Fox Grid Station PUD - Water Storage
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Exhibit 4.1
Water Quality Calculations - Land Use Summary

Project Name: Silver Fox Grid Station PUD - Water Storage
 Engineer: PJL
 Date: 15-Jan-26

	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Total Area
Developed Area	2,000	20,000	20,000	30,000	0	0	0	0	0	0	15,120	87,120
Acres	0.05 ac	0.46 ac	0.46 ac	0.69 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.00 ac	0.35 ac	2.00 ac
Percentage	2%	23%	23%	34%	0%	0%	0%	0%	0%	0%	17%	100%

**Exhibit 4.2
POST-Development Stormwater Requirements**

Project: Silver Fox Grid Station PUD - Water Storage
 Basin: Developed Areas

Engineer: PJL
 Date: 1/15/2026

Water Quality Requirements
 Residential Commercial or Industrial

SFWMD Criteria

1-inch Over the Project Area

$$\text{(Treated Volume)} \quad 1\text{-inch} \quad * \quad 1\text{-ft}/12\text{-in} \quad * \quad \frac{2.00}{\text{PROJECT AREA}} \quad = \quad \frac{0.17}{\text{TREATED VOLUME}} \text{ ac-ft}$$

2.5-inches Times the Percent Impervious

$$\begin{aligned} \text{(Basin Area)} \quad & \frac{2.00}{\text{PROJECT AREA (AC)}} - \left(\frac{0.00}{\text{Water Management(AC)}} + \frac{0.05}{\text{ROOFS (AC)}} \right) = \frac{1.95}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area)} \quad & \frac{1.95}{\text{SITE AREA (AC)}} - \frac{1.04}{\text{PERVIOUS AREA (AC)}} = \frac{0.92}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(% Impervious)} \quad & \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 47.0\% \\ \text{(2.5-in * \% Imp.)} \quad & 2.5\text{-inches} * \frac{47.0\%}{\text{PERCENT IMPERVIOUS}} = \frac{1.17}{\text{INCHES TO BE TREATED}} \text{ in} \\ \text{(Treated Volume)} \quad & \frac{1.17}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{2.00}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.20}{\text{TREATED VOLUME}} \text{ ac-ft} \end{aligned}$$

Martin County Criteria

3-inches Times the Percent Impervious

$$\begin{aligned} \text{(Site Area)} \quad & \frac{2.00}{\text{PROJECT AREA (AC)}} - \frac{0.00}{\text{Water Management (AC)}} = \frac{2.00}{\text{SITE AREA}} \text{ ac} \\ \text{(Impervious Area)} \quad & \frac{2.00}{\text{SITE AREA (AC)}} - \frac{1.04}{\text{PERVIOUS AREA (AC)}} = \frac{0.96}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \text{(% Impervious)} \quad & \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = 48.2\% \\ \text{(3-in * \% Imp.)} \quad & 3\text{-inches} * \frac{48.2\%}{\text{PERCENT IMPERVIOUS}} = \frac{1.45}{\text{INCHES TO BE TREATED}} \text{ in} \\ \text{(Treated Volume)} \quad & \frac{1.45}{\text{TREATED (IN)}} * 1\text{-ft}/12\text{-in} * \frac{2.00}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.24}{\text{TREATED VOLUME}} \text{ ac-ft (N/A)} \end{aligned}$$

Required Wet Detention = **0.20** ac-ft
 Criteria/Inches utilized = 2.5-inches

Max. Required Dry Retention = **0.20** ac-ft @ Stage **32.28**

Required Dry Detention (125% of Dry Retention) = **0.24** ac-ft **32.36**

Required Wet Detention (150% of Dry Retention) = **0.29** ac-ft **32.43**

Is the project Commercial or Industrial? YES

Dry Pre-Treatment (Commercial / Industrial Only) = **0.04** ac-ft N/A

* A minimum of 0.5-inch of pretreatment for industrial or commercial projects will be needed unless a dry system is designed.

**Exhibit 4.3
BASIN CHARACTERISTICS
#REF!**

Project: Silver Fox Grid Station PUD - Water Storage
 Basin: Developed Areas

Engineer: PJL
 Date: 1/15/2026

Soil Type = Flatwoods Soils (See SFWMD ERP APPLICANT'S HANDBOOK VOLUME II - APPENDIX D: Soil Storage Values)
 Soil Condition = Compacted
 Soil storage reduction due to compaction = 75%
 Avg. Depth to Water Table = 1 FEET
 Soil Storage = 0.45 INCHES (Soil Storage Value with Compaction)
 $S = \frac{\text{PERVIOUS AREA} * \text{SOIL STORAGE}}{\text{Total Area}} = \frac{1.5 * 0.45}{2.00} = 0.34$
 Curve Number = $1000 / (S+10) = 97$
 DCIA = 0 %
 Time of Concentration = 0.20 hours = 12.0 minutes minutes Water Quality = 0.20 ac-ft

	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Totals
Total Areas (Ac.)	0.05	0.46	0.46	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.35	2.00
Area %	2%	23%	23%	34%	0%	0%	0%	0%	0%	0%	17%	100%
Developed Area	0.0	0.5	0.5	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.3	2.0
Pervious %	0%	0%	0%	100%	100%	0%	100%	0%	100%	100%	100%	52%
Pervious Area (Ac.)	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.3	1.04
Impervious %	100%	100%	100%	0%	0%	100%	0%	100%	0%	0%	0%	48%
Impervious Area (Ac.)	0.05	0.46	0.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.96

Computation Type Stage-Storage
 Starting Stage = 30.89
 Ending Stage = 38.20
 Stage Increment = 0.35

Name	Buildings	Concrete Yards, Walks & Pads	Paved Area	Retention Bottom Areas	Retention Banks	Lakes at Control	Lake Banks	Wetland	Wetland Buffer (25')	Upland Preserve (Other)	Open Area	Totals
Area Available for Surface												ac
Water Storage	0.05	0.46	0.46	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.35	2.00
Start Elev	36.00	35.00	35.00	32.00	32.00						33.50	
End Elev					34.50						35.00	
Stage	Vert	Vert	Vert	Vert	Linear	Vert	Vert	Vert	Vert	Vert	Linear	Vert
Feet	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
30.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32.30	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21
32.65	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
33.00	0.00	0.00	0.00	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.69
33.35	0.00	0.00	0.00	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93
33.70	0.00	0.00	0.00	1.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.17
34.05	0.00	0.00	0.00	1.41	0.00	0.00	0.00	0.00	0.00	0.00	0.04	1.45
34.40	0.00	0.00	0.00	1.65	0.00	0.00	0.00	0.00	0.00	0.00	0.09	1.75
34.75	0.00	0.00	0.00	1.89	0.00	0.00	0.00	0.00	0.00	0.00	0.18	2.07
35.10	0.00	0.05	0.05	2.13	0.00	0.00	0.00	0.00	0.00	0.00	0.30	2.52
35.45	0.00	0.21	0.21	2.38	0.00	0.00	0.00	0.00	0.00	0.00	0.42	3.21
35.80	0.00	0.37	0.37	2.62	0.00	0.00	0.00	0.00	0.00	0.00	0.54	3.89
36.15	0.01	0.53	0.53	2.86	0.00	0.00	0.00	0.00	0.00	0.00	0.66	4.58
36.50	0.02	0.69	0.69	3.10	0.00	0.00	0.00	0.00	0.00	0.00	0.78	5.28
36.85	0.04	0.85	0.85	3.34	0.00	0.00	0.00	0.00	0.00	0.00	0.90	5.98
37.20	0.06	1.01	1.01	3.58	0.00	0.00	0.00	0.00	0.00	0.00	1.02	6.68
37.55	0.07	1.17	1.17	3.82	0.00	0.00	0.00	0.00	0.00	0.00	1.15	7.38
37.90	0.09	1.33	1.33	4.06	0.00	0.00	0.00	0.00	0.00	0.00	1.27	8.08

**Exhibit 4.3b
Stage - Storage (CF conversion)**

Project: Silver Fox Grid Station PUD - Water Storage

Engineer: PJL

Basin: Developed Areas

Date: 1/15/2026

Stage Feet NAVD	DEPTH Feet	Vert Storage Ac-ft	TOTAL Storage CF
30.89	0.00	0.00	0
30.90	0.01	0.00	0
31.25	0.36	0.00	0
31.60	0.71	0.00	0
31.95	1.06	0.00	0
32.30	1.41	0.21	9,000
32.65	1.76	0.45	19,500
33.00	2.11	0.69	30,000
33.35	2.46	0.93	40,500
33.70	2.81	1.18	51,202
34.05	3.16	1.45	63,025
34.40	3.51	1.75	76,082
34.75	3.86	2.07	90,375
35.10	4.21	2.52	109,852
35.45	4.56	3.21	139,644
35.80	4.91	3.89	169,436
36.15	5.26	4.58	199,528
36.50	5.61	5.28	230,020
36.85	5.96	5.98	260,512
37.20	6.31	6.68	291,004
37.55	6.66	7.38	321,496
37.90	7.01	8.08	351,988

Exhibit 4.4
POST-Development Water Quality Summary

Project: Silver Fox Grid Station PUD - Water Storage
Basin: Developed Areas

Engineer: PJL
Date: 1/15/2026

Perimeter Elevation	34.50	NAVD
Storm Water Storage provided at this elevation	1.84	ac-ft
Water Quality required... 2.5-inches	<u>0.20</u>	ac-ft
<i>Surplus Water Storage</i>	1.64	ac-ft

Exhibit 4.5 DESIGN SUMMARY

Project: **Silver Fox Grid Station PUD - Water Storage**
 Project #: **Developed Areas**

Engineer: **PJL**
 Date: **1/15/2026**

Storm Event	Rainfall (in)	Volume (ac-ft)	Static Stage (ft)	Routed Peak Stage (ft)
5 year - 1 hour	2.46	0.35	32.5	
5 year - 1 day	5.43	0.84	33.2	
10 year - 1 day	6.47	1.01	33.5	
10 year - 3 day	7.55	1.19	33.7	
25 year - 3 day	9.18	1.46	34.1	
100 Year - 1 day	10.80	1.73	34.4	
100 year - 3 day	12.20	1.97	34.6	

Peak Flow

Design	Elevation
Min Finished Floor	36.00
T.O.B.	34.50
Min. Pavement	35.00

Required above
Required above
Required above

Elevation
34.64
34.07
33.47

Exhibit 4.5A

POST - 5 YEAR 1 HOUR ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Water Storage**
Project #: **Developed Areas**

Revised: _____
Engineer: **PJL**
Date: **1/15/2026**

Area, A (ac) = 2.00

Curve Number, CN = 97

Soil Storage, S (inches) = $1000/CN - 10 = 0.34$

5 Year - 1 Hour Rainfall, P (inches) = 2.46

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
= 2.10

Volume, V (AC-FT) = A * Q
= 0.35

Volume, V (AC-IN) = 4.20

Occurs @ Stage, FT-NGVD = 32.5

Exhibit 4.5B

POST - 5 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Water Storage**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = **2.00**
 Curve Number, CN = **97**
 Soil Storage, S (inches) = $1000/CN - 10 = 0.34$
 10 Year - 3 Day Rainfall, P (inches) = **5.43**

$$\text{Depth of Runoff, Q (inches)} = (P - 0.2S)^2 / (P + 0.8S)$$

$$= 5.05$$

Volume, V (AC-FT) = A * Q
 = **0.84**

Volume, V (AC-IN) = **10.09**

Occurs @ Stage, FT-NGVD = **33.2**

Exhibit 4.5C

POST - 10 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: Silver Fox Grid Station PUD - Water Storage
Project #: Developed Areas

Revised: _____
Engineer: PJL
Date: 1/15/2026

Area, A (ac) = 2.00

Curve Number, CN = 97

Soil Storage, S (inches) = 1000/CN - 10 = 0.34

10 Year - 1 Day Rainfall, P (inches) = 6.47

$$\text{Depth of Runoff, Q (inches)} = (P - 0.2S)^2 / (P + 0.8S) = 6.08$$

$$\begin{aligned} \text{Volume, V (AC-FT)} &= A * Q \\ &= 1.01 \\ \text{Volume, V (AC-IN)} &= 12.17 \end{aligned}$$

Occurs @ Stage, FT-NGVD = 33.5 Min. Road Crown

Exhibit 4.5D

POST - 10 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Water Storage**
Project #: **Developed Areas**

Revised: _____
Engineer: **PJL**
Date: **1/15/2026**

Area, A (ac) = 2.00

Curve Number, CN = 97

Soil Storage, S (inches) = 1000/CN - 10 = 0.34

10 Year - 3 Day Rainfall, P (inches) = 7.55

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
= 7.16

Volume, V (AC-FT) = A * Q

= 1.19

On-Site Storage Required

Volume, V (AC-IN) = 14.32

Occurs @ Stage, FT-NGVD = 33.7

Exhibit 4.5E

POST - 25 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Water Storage**
Project #: **Developed Areas**

Revised: _____
Engineer: **PJL**
Date: **1/15/2026**

Area, A (ac) = 2.00

Curve Number, CN = 97

Soil Storage, S (inches) = 1000/CN - 10 = 0.34

25 Year - 3 Day Rainfall, P (inches) = 9.18

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
= 8.79

Volume, V (AC-FT) = A * Q

= 1.46

Volume, V (AC-IN) = 17.58

=

63,803 CF TOTAL Runoff

Occurs @ Stage, FT-NGVD = 34.1

Exhibit 4.5F

POST - 100 YEAR 1 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Water Storage**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = **2.00**
 Curve Number, CN = **97**
 Soil Storage, S (inches) = $1000/CN - 10 = 0.34$
 100 Year - 1 Day Rainfall, P (inches) = **10.80**

$$\text{Depth of Runoff, Q (inches)} = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

$$= 10.41$$

Volume, V (AC-FT) = A * Q
 = 1.73

Volume, V (AC-IN) = 20.81

Occurs @ Stage, FT-NGVD = **34.4** Storage Elevation

Exhibit 4.5G

POST - 100 YEAR 3 DAY ZERO DISCHARGE STAGE CALCULATIONS

Project: **Silver Fox Grid Station PUD - Water Storage**
 Project #: **Developed Areas**

Revised: _____
 Engineer: **PJL**
 Date: **1/15/2026**

Area, A (ac) = **2.00**

Curve Number, CN = **97**

Soil Storage, S (inches) = $1000/CN - 10 = 0.34$

100 Year - 3 Day Rainfall, P (inches) = **12.20**

Depth of Runoff, Q (inches) = $(P - 0.2S)^2 / (P + 0.8S)$
 = **11.81**

Volume, V (AC-FT) = A * Q

= **1.97**

Volume, V (AC-IN) = **23.61**

Occurs @ Stage, FT-NGVD = **34.6** Minimum Finished Floor