

PROJECT: SLOAN BOAT DEALERSHIP/COMPENSATORY WETLANDS MITIGATION/ST. JOHN COUNTY, FL
 DATE: 06/11/2024
 DRAWN BY: JMM
 CHECKED BY: JMM
 DATE: 06/11/2024
 JOB NO.: 23096

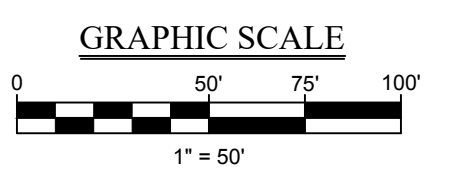
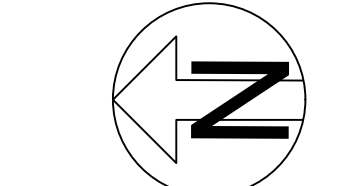
198,780.4193
 4.56 Acres
 (WESTERN PROPERTY
 TO EASTERN
 PROPOSED RETAINING
 WALL)

416'
 5x10 BOX
 CULVERT

RELOCATED CREEK 12' WIDE,
 2.0 AC AREA USED FOR COMPENSATORY STORAGE

RETAINING WALL

| HATCH LEGEND | |
|-------------------|--|
| WETLANDS IMPACTED | |
| WETLANDS EXISTING | |



| Option C | | | |
|---|-------------|-----------|---------------------|
| 1. Approximate site footprint (Ac) | | | 4.55 |
| 2. Approximate retaining wall length (LF) | | | 566 |
| 3. Approximate Building Footprint (SF) | | | 19300 |
| 4. Compensatory Storage Area (Ac) | | | 2.00 |
| 5. Culvert Length required (LF) | | | 420 |
| 6. Additional Cost compared to option A (only retaining wall and culvert pricing shown) | | | |
| Retaining Wall Unit price \$/LF | \$ 1,600.00 | \$ | 329,600.00 |
| Box Culvert Unit price \$/LF | \$ 2,600.00 | \$ | 1,092,000.00 |
| Total | | \$ | 1,421,600.00 |
| Acres Gained | | | 2.27 |
| \$/Acre | | \$ | 626,255.51 |

| Pros | Cons |
|--|---|
| <ul style="list-style-type: none"> larger site investment value additional 2.27 acres created | <ul style="list-style-type: none"> high initial costs, construction permitting time 1-2 years wetland mitigation FDOT Culvert Extension Provide flood compensatory storage fill import |

| | | |
|--|---|---|
| <p> MATTHEWS BCCM P.O. BOX 3126, 7 WALDO STREET ST. AUGUSTINE, FL 32084 PHONE: 904.826.1334 • FAX: 904.826.4547 INFO@MDGING.COM </p> | | <p> REGISTERED ENGINEER CA66535 FL RPE NO. </p> |
| <p> OPTION C - LARGEST FOOTPRINT SLOAN BOAT DEALERSHIP ST. JOHN COUNTY PREPARED FOR CLIENT </p> | <p> REVISIONS NO. DATE DESCRIPTION 1 06-11-2024 </p> | <p> PERSON BY: JMM DATE: 06-11-2024 JOB NO.: 23096 </p> |
| <p>SHEET NO:</p> <p style="text-align: center;">1</p> <p>OF XX</p> | <p style="text-align: right; font-size: small;"> This plan has been prepared in accordance with the Florida Department of Transportation's Standard Specifications for Road and Bridge Construction. The engineer shall be held responsible for the accuracy of the information furnished and for the program and its use. </p> | |