



City of Port St Lucie

Utility Systems Department



Email: UtilEng@cityofpsl.com

900 SW Ogden Lane, Port St Lucie, FL 34983

Phone (772) 344-4320

Utility Project Information

To be completed by the Engineer of Record (EOR)/EOR Rep. and E-Mailed to UtilEng@cityofpsl.com

Submit this form and attachments in PDF form only.
Incomplete items may result in the application being returned.

- ☐ This is an affordable housing project (involving federal, state, or local affordable housing funds). Attach verification.

1. Check all Items Submitted:

- ☒ A. This form fully completed.
- ☒ B. Proof of ownership of the property must be attached. Supply a printout for the property from the Property Appraisers Office or a copy of a Warranty Deed; whichever shows the correct ownership information.
- ☒ C. Location map showing street names (8.5" x 11").

Note: Additional information plans and/or documents may be required.

02. Project Name: Discount Tire - Port St. Lucie (11-056-00)

03. Plaza Name:

04. Type of Establishment: (Restaurant/Food Service/Daycare must attach Grease Management Plan).

- ☐ Restaurant or Food Service ☐ Retail Store
- ☐ Medical Facility ☐ Business Office
- ☒ Other: Tire retail & service only

05. Structure: ☐ Existing ☒ Proposed Square Footage: 6.784+/- SF

06. Property Location: ☒ Within PSL City Limits ☐ Unincorporated St Lucie County

☐ Other:

07. Property Address: 10180 S US HWY 1

(include city, state, zip) Port St. Lucie

08. Legal Description: Lot: 01 Block: 37S Section: 40E

Other (Attach additional sheets if necessary.)

09. Property Tax ID Number(s):

3414-501-3810-100-1

10. Property Owner:

Name: Dale & Gail Coyne

Title:

Company Name:

Mailing Address: 2920 SE Dune Drive Suite 340

Street Address

Stuart

City

FL

State

34996

Zip

E-mail Address: dalecoyne@aol.com

Telephone: 815-341-5454

11. Owner's Agent:

Name: Matthew Johnson

Title:

Company Name: Halle Properties, LLC

Mailing Address: 20225 N. Scottsdale Road

Street Address

Scottsdale

City

AZ

State

85255

Zip

Email Address: matthew.johnson@discounttire.com

Telephone: 480-606-6000

12. Engineer of Record:

Name: Stanley Hill

Title: President

Company Name: H&T Consultants, Inc

Mailing Address: 9310 Old Kings Road, Suite 1001

Street Address

Jacksonville

City

FL

State

32257

Zip

Email Address: stanleyhill@bellsouth.net

Telephone: 904-419-1001

13. Account Name & Billing Address:

Name: Donna Warner

Title: Administrative Assistant

Company Name: Halle Properties, LLC

Mailing Address: 20225 N. Scottsdale Road

Street Address

Scottsdale

City

AZ

State

85255

Zip

Email Address: construction@discounttire.com

Telephone: 480-606-7132

14. Type of Service Requested: (Check Appropriate Boxes)

	Water	Wastewater	Fire Protection	Existing Irrigation
Existing:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Reclaimed Irrigation Water Desired?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

15. Water Service:

Water Meter Size	Indicate the Number of Meters in Boxes Below								ERCs
	5/8x3/4"	1"	1 1/2"	2"	3"	4"	6"	Other	
No. of Existing Meters									
No. of New Meters		1							1
No. of New Meters		1							1
No. of New Meters									
No. of New Meters									

Regardless of ERCs determined for flow calculations, each meter installed with this project shall reserve a minimum of 1.0 ERC.

Total No. of ERCs Requested: (1.0 ERC=250 gal/day)

16. Fire Protection Capacity:

Indicate the method of fire protection your project requires:

- ☐ 1. Existing Fire Hydrant(s)
- ☒ 2. Fire Sprinkler System served by inch fire line(s).
- ☐ 3. Private Fire Line
- ☐ 4. Fire Hydrants Required within Road Right of Way
- ☐ 5. Not Applicable

Notes:



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Grease Management Plan

Based on the Florida Building Code (FBC) and Florida Administrative Code (FAC)

Please complete all information requested and attach the following documents. Failure to do so will result in an extended review process.

- ☒ Site Plan
- ☒ Plumbing Plan
- ☐ Kitchen Electrical & Equipment Layout Plans
- ☐ Photographs of Existing Equipment Layout if No Plans Exist

A. Legal Owner of Property

Name: Dale & Gail Coyne

(i.e. My Restaurant, LLC)

Address: 2920 SE Dune Drive Suite 340

Street Address

Stuart

City

FL

State

34996

Zip

E-Mail: dalecoyne@aol.com

Telephone: 815-341-5454

B. Business and Contact Information

Business Name: Discount Tire

Project No.: 11-056-00 (P21-045)

Business Address: 10180 S US HWY 1, Port St. Lucie, FL 34952

Address: 20225 N. Scottsdale Road

Street Address

Scottsdale

City

AZ

State

85255

Zip

Contact Name: Stanley Hill

E-Mail: stanleyhill@bellsouth.net

Telephone: 904-419-1001

This is the person that PSLUSD directly contacts with questions about the plan review and construction; they will receive the plan review comments.

Facility Information

A. Type of Construction

- ☒ This is New Construction
☐ This is a Tenant Improvement to an Existing Building

B. Building Location

- ☒ This is a Free Standing Building
☐ This is Located in a Strip Center/Plaza Called:

C. Proposed Facility Type

- | | | |
|---|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Catering Business | <input type="checkbox"/> Medical or Lab Related |
| <input type="checkbox"/> Seasonal Restaurant | <input type="checkbox"/> Food Manufacturer | <input type="checkbox"/> Laundry |
| <input type="checkbox"/> Fast Food Restaurant | <input type="checkbox"/> Nursing Home | <input type="checkbox"/> Photo Development |
| <input type="checkbox"/> Drive Thru Only Restaurant | <input type="checkbox"/> School | <input type="checkbox"/> Animal Hospital/Grooming |
| <input type="checkbox"/> Coffee Shop | <input type="checkbox"/> Hospital | <input type="checkbox"/> Retail Store |
| <input type="checkbox"/> Bakery | <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Office |
| <input type="checkbox"/> Ice Cream Shop | <input type="checkbox"/> Club/Organization | <input checked="" type="checkbox"/> Automotive Related |
| <input type="checkbox"/> Food Market | <input type="checkbox"/> | <input type="text"/> |

D. Hours of Operation

Monday	<input type="text" value="8AM-6PM"/>	Friday	<input type="text" value="8AM-6PM"/>
Tuesday	<input type="text" value="8AM-6PM"/>	Saturday	<input type="text" value="8AM-5PM"/>
Wednesday	<input type="text" value="8AM-6PM"/>	Sunday	<input type="text" value="Closed"/>
Thursday	<input type="text" value="8AM-6PM"/>		

E. Size of Facility

Square Footage

F. Meals

Total Number of Meals Prepared/Service Per Day

G. Seating

Total Seating Capacity, Including Bar & Outdoor Seating

H. Cooking Equipment

	Y	N
Charbroiler	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Y	N
Stove	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wok	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Broiler	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

Description of Other Items

N/A

N/A

I. Cleaning/Washing Equipment

	Y	N
2/3 Compartment Sink	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soup Kettle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pot Sink	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pre-rinse Sink	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Y	N
Mop Sink	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hood Wash	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor Drains	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

J. Type of Dishes

☐ Washable ☐ Disposable ☐ Both

K. Existing Grease Interceptor

We are proposing a new one (1000 gallon min.)

Make, Model, Size

The undersigned applicant hereby acknowledges that the initiation and/or continuation of service is contingent upon the allowance of random and unannounced inspections of grease interceptor(s) and the grease interceptor maintenance records required to be maintained on site by authorized inspectors as required by the City of Port St. Lucie Code of Ordinances. The City may deny or revoke a service, impose conditions or impose penalties upon evidence that a facility is operating out of compliance with the requirements of the code.


Business Owner/Representative Signature

Matthew Johnson

Printed Name

Agent

Title

4-14-2021

Date

For Business Use Only

Project No.

Business type require a grease interceptor? Yes ☐ No ☐

Property have existing great interceptor? Yes ☐ No ☐

Size

Total size of business?

Additional grease interceptor capacity needed? Yes ☐ No ☐

Min Size Req.

Reviewed By

Supervisor

Date

Date

**SAINT LUCIE COUNTY FIRE DISTRICT
DEVELOPMENT & SITE PLAN REVIEW APPLICATION
5160 N.W. Milner Drive
Port Saint Lucie, FL 34983
Telephone: 772-621-3322
Fax: 772-621-3604
Web Address: www.slcfd.com**

Type of Request

<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Site Plan with Construction "Detail" Plans	<input type="checkbox"/> Amendment	<input type="checkbox"/> Re-submittal
<input type="checkbox"/> Preliminary Subdivision Plat with Construction "Detail" Plans		<input type="checkbox"/> Final Subdivision Plat with Construction "Detail" Plans	
<input type="checkbox"/> Development of Regional Impact		<input type="checkbox"/> Planned Unit Development	
<input type="checkbox"/> Other			

Project Information

Project Name Discount Tire - Port St. Lucie			
Location 10180 S US HWY 1			
City Port St. Lucie	Zip 34952	Number of Dwelling Units	N/A
Type of Development/Intended Use Commercial Tire Store		Gross Square Feet of Structure/s	6,784+/- SF
Gross Acreage/Square Feet of Site 67,853 SF	Water Purveyor City of Port St. Lucie Utility Systems		

Owner/Developer Information

Name Halle Properties, LLC			
Address 20225 N. Scottsdale Road		City Scottsdale	
State AZ	Zip 85255	Telephone 815-341-5454	Fax
E-Mail matthew.johnson@discounttire.com			

Applicant/Agent for Owner

Name Matthew Johnson		Firm Halle Properties, LLC	
Address 20225 N. Scottsdale Road		City Scottsdale	
State AZ	Zip 85255	Telephone 480-606-6000	Fax
E-Mail matthew.johnson@discounttire.com			

Project Architect/Engineer

Name	Stanley Hill	Firm	H&T Consultants, Inc
Address	9310 Old Kings Road, Suite 1001		City Jacksonville
State FL	Zip 32257	Telephone 904-419-1001	Fax
E-Mail	stanleyhill@bellsouth.net		

Saint Lucie County Fire District Development & Site Plan Review Fees**Make fees payable to: Saint Lucie County Fire District****Minor**

\$108.75 (<5,000 sq. ft. or <5 units)
\$217.50 (5,000-10,000 sq. ft. or 5-15 units)
\$362.50 (10,000-25,000 sq. ft. or 16-25 units)

Major

\$507.50 (>25,000 sq. ft. or >25 units)

Planned Unit Development (PUD)


\$1087.50

Development of Regional Impact (DRI)

\$1450.00

Applicable Codes**The Florida Fire Prevention Code, 5th Edition.****Client Agreement**

I hereby authorize the above listed agent to represent me.
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature		Printed Name Matthew Johnson	Date 4/14/2021
		Title Agent	



"A City for All Ages"

CITY OF PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT
900 SE Ogden Lane
Port St. Lucie, FL 34983
(772) 873-6400 – TDD Accessible
(772) 871-7615 – FAX
Email: UtilEng@cityofpsl.com

Jesus A. Merejo, Director

GUIDELINE FOR ESTIMATING COMMERCIAL PROJECT FEES

Inquiries regarding applications for service, or other questions regarding service for existing or new commercial accounts should be directed to the Utility Engineering Division at the City of Port St. Lucie Utility Systems located at 121 Port St. Lucie Blvd, Building B, 2nd Floor. You may call (772) 323-7845 for an appointment.

DEFINITIONS:

ERC – Equivalent Residential Connection. (1 ERC equals 250 gallons per day of potable water use.)

ERC Determination Table – Is a guideline adopted by City Council for estimating the ERC value for commercial developments.

Fixture Unit Method – Fixture Units are based and listed in the Florida Building Code, Plumbing section.

Water & Sewer Connection Charges – Charges are calculated per ERC.

Processing Fees – A processing fee is required for all commercial service or development applications.

Inspection & Plan Review Fees – Fees are calculated on the maximum total ERCs (water or sewer). If no ERCs are applicable, fees are based on the linear feet of pipe and number of lift stations.

Sewer Grinder Fees – The Utility Department may approve a low pressure/low flow system design incorporating a grinder pump station.

* A 3-phase duplex grinder system is typically used on conjunction with the City's low pressure sewer system.

* A single-phase duplex system is typically only used with a single building structure, with very low flows (4.0 ERCs/1,000 GPD or less), connection to a low pressure force main system and only domestic wastewater flows (no food service, commercial laundry, etc.). This system is only allowed with specific written approval by PSLUSD.

Each system design is site specific and is determined once applicable service applications and plans have been submitted for utility review. Applicants must retain a professional engineer to design the system in accordance with the City of Port St. Lucie Utility Systems Utility Standards Manual and applicable regulatory agency standards.

PSLUSD can supply the single-phase duplex grinder system for purchase only, if approved. The package includes basin, pumps, and electrical control panel and can be picked up at the PSLUSD warehouse.

A licensed contractor retained by the developer must supply all other miscellaneous materials and labor costs to install single-phase systems.

For 3-phase systems, the developer or applicable licensed contractor is responsible for obtaining the grinder system from an authorized pump representative.

Monthly Billings: The monthly usage bills for properties located outside of the City limits are surcharged 25%. All monthly bills receive a surcharge of 6%.

Equivalent Residential Connections (ERCs) can be estimated using the following three methods.

- * (ERC) Determination Table per City Code section 61.11.
- * Fixture Unit Calculations
- * Historical Use Flow Calculations

Guaranteed Revenue Fees shall be invoiced on an annual basis and are calculated based on the current base facility charge (BFC). The BFC for water and wastewater will be charged per ERC(s) reserved. Guaranteed revenue is invoiced in advance for the calendar year, and credits will be issued for connections during the year.

PSLUSD may assess other fees, as necessary, for unusual or complicated projects.

See worksheet attached for pricing.



Port St. Lucie Utility Systems Department

Fee Worksheet

Project Name: _____

Project No.: _____

		Unit Price	Quantity	Unit	Amount
Water:	1. Plant Capacity Reserved:	\$1,423.00	x	ERCs	
	2. Line Charge:	\$734.00	x	ERCs	
	3. Meter Installation Fee:	\$640.00	x	5/8" x 3/4" meter	
		\$696.00	x	1" meter	
		\$911.00	x	1-1/2" meter	
		\$1,509.00	x	2" meter	
		\$2,527.00	x	2" compound	
	4. Domestic Backflow Assembly Installation	\$457.00	x	5/8" x 3/4" meter	
		\$469.00	x	1" meter	
		\$825.00	x	1-1/2" meter	
		\$865.00	x	2" meter	
	5. Domestic Backflow Assembly Certification	\$50.00	x	Each	
	6. Water Deposit:				
	Meter Size 5/8" x 3/4"	\$50.00	x	Each	
	Meter Size 1"	\$95.00	x	Each	
	Meter Size 1 1/2"	\$150.00	x	Each	
	Meter Size 2"	\$425.00	x	Each	
	Meter Size 3"	\$500.00	x	Each	
	Meter Size 4" and large	\$0.00		2 months est. bill	
	7. _____ Month(s) Guaranteed Revenue:	\$8.08	x	ERCs	
Wastewater:	8. Plant Capacity Reserved:	\$2,177.00	x	ERCs	
	9. Line Charge:	\$366.00	x	ERCs	
	10. Grinder Fees:				
	6' Deep Grinder Pump Pkg. (single phase):	\$4,467.26	x	Each	
	8' Deep Grinder Pump Pkg. (single phase):	\$4,851.92	x	Each	
	10' Deep Grinder Pump Pkg. (single phase):	\$5,308.70	x	Each	
	11. Sewer Deposit:				
	Meter Size 5/8" x 3/4"	\$125.00	x	Each	
	Meter Size 1"	\$275.00	x	Each	
	Meter Size 1 1/2"	\$925.00	x	Each	
	Meter Size 2"	\$1,175.00	x	Each	
	Meter Size 3"	\$1,400.00	x	Each	
	Meter Size 4" and larger	\$0.00	x	2 months est. bill	
	12. _____ Month(s) Guaranteed Revenue:	\$14.94	x	ERCs	
	13. Generator:	\$27,244.00	x	7.5 HP	
		\$32,213.00	x	10.0 HP	
		\$33,950.00	x	15.0 HP	
		\$41,492.00	x	20.0 HP	
		\$45,708.00	x	25.0 HP	
		\$51,713.00		30.0 HP	
		\$87,918.00	x	47.0 HP	
Review and Inspections:	14. Plan Review and Inspections:	\$743.00	x	Base Fee	
	per ERC charge	\$69.00	x	ERCs	
	15. Backbone Water Main	\$1.06	x	Linear Foot	
	16. Backbone Wastewater Main	\$1.06	x	Linear Foot	
	17. Lift Stations with Backbone Mains	\$1,591.00	x	Per Lift Station	
	18. Re-Review Fees (2 hour minimum)	\$53.00	x	Hours	
Misc:	19. Application Fee:	\$268.00			
	20. Agreement Recording Fees:	\$12.00 first page, \$8.50 thereafter	x	Pages	
	21. Recording Fees:	\$12.00 first page, \$8.50 thereafter	x	Pages	
	22. Miscellaneous Processing/Review Fee:	\$268.00		Each	
	23. Agreement Cancel/Amendment Fee:	\$300.00	x	Each	
	24. PSLUSD Potable Water Const. Permit Fee:	\$450.00	x	Each	
	25. PSLUSD Wastewater Const. Permit Fee:	\$450.00	x	Each	
	26. Reclaimed Water Plant Capacity Reserved:	\$586.00	x	1000 Gallon	

Total Due Upon Execution of Agreement _____

Fee Schedule for Port St. Lucie Utility Systems Department

Miscellaneous Fees

Utility Project Information/Application	\$268.00
Site Plan	\$268.00
Annexations	\$268.00
Variance	\$268.00
Development of Regional Impact (DRI)	\$268.00
Planned Unit Development (PUD)	\$268.00
Special Exception Use (SEU)	\$268.00
Plat	\$268.00
All Other Items for Review Not Listed	\$268.00 (Minimum)
Amendments to previously approved submittals (listed above)	\$268.00
Tenant Improvement/Interior Build-Out	
Existing interceptor or no interceptor required	\$134.00
New interceptor(s) required (food service, laundry, salon, etc)	\$400.00
Utility Service Agreement Amendment/Cancellation	\$300.00
PSLUSD Water Permit	\$450.00
PSLUSD Wastewater Permit	\$450.00
Recording Fees	\$12 first page, \$8.50 thereafter
Review & Inspection Fees - Construction Plans	\$743.00 Base Fee
ERCs Reserved	plus \$69.00 per ERC reserved
No ERCs reserved	plus \$1.06 per LF of pipe
No ERCs reserved	plus \$1,591.00 per lift station
Overtime Inspections per hour (4 hour minimum)	\$48.00
Re-Inspection Fees per scheduled hour	\$32.00
Re-Review Fees per hour (2 hour minimum)	\$53.00
Engineering Consultant Services	Actual Cost plus 10%
Hydraulic Modeling, Master Plan updates, etc.	Actual Cost plus 10%
Other Services	Actual Cost plus 10%
PSLUSD Construction Standards (8.5 x 11)	\$35.00
Water and Wastewater Master Plan Update	\$35.00
Compact Disc (CD/DVD) each (Standards or Master Plan)	\$25.00
Shipping and Handling	Actual Cost plus 10%

Reproductions

Prints/Copies Scanning

Prints / Copies Color (8.5 x 11) each	\$1.00	\$0.67
Prints / Copies Black and White (8.5 x 11) each	\$0.15	\$0.10
Prints / Copies Color (11 x 17) each	\$2.00	\$1.34
Prints / Copies Black and White (11 x 17) each	\$0.30	\$0.20
Prints / Copies Black and White (24 x 36) each	\$5.00	\$3.35
Prints / Copies Color (24 x 36) each	\$20.00	\$10.00

Plant Capacity

Treatment Plant Capacity (Per ERC)	Water \$1,423.00	Wastewater \$2,177.00
Line Capacity (Per ERC)	Water \$734.00	Wastewater \$366.00
Reclaimed Water Treatment Plant Capacity (per 1,000 gal/day)		\$586.00

Meter Installation Fee: (Based on Meter Size)

	5/8" x 3/4"	\$640.00
	1"	\$696.00
	1 1/2"	\$911.00
	2"	\$1,509.00
	2" Compound	\$2,527.00
Applicant is responsible for purchase and installation	Above 2"	

Domestic Meter Backflow Prevention Assembly Installation Fee: (Based on Meter Size)

	3/4"	\$457.00
	1"	\$469.00
	1 1/2"	\$825.00
	2"	\$865.00
Applicant is responsible for purchase and installation	Above 2"	

Guaranteed Revenue (monthly rate per ERC that is reserved and not connected)

Water	\$8.08	Wastewater	\$15.18
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Water & Wastewater Security Deposit: (Based on Meter Size)

		Water	Wastewater
Multi-Family Per Unit (When Master Metered)		\$10.00	\$40.00
Non Residential	5/8" x 3/4"	\$50.00	\$125.00
	1"	\$95.00	\$275.00
	1 1/2"	\$150.00	\$925.00
	2"	\$425.00	\$1,175.00
	3"	\$500.00	\$1,400.00
	4"	(Two Months Estimated Bill)	

Domestic Meter Backflow Prevention Assembly Certification Fee: (Per Meter)

\$50.00

Grinders (230 volt, Single Phase, 2 HP Duplex System)

Grinder Size	6' Depth	8' Depth	10' Depth
Price	\$4,467.26	\$4,851.92	\$5,308.70

Temporary Water Meters

Meter Size	Refundable Deposit	Installation Fees	Collected at Time of Application for Service
5/8 x 3/4"	\$206.00	\$251.00	\$457.00
1"	\$285.00	\$257.00	\$542.00
2"	\$742.00	\$303.00	\$1,045.00
3"	\$2,436.00	\$686.00	\$3,122.00
4"	\$2,885.00	\$686.00	\$3,571.00
6"	\$5,198.00	\$744.00	\$5,942.00
8"	\$9,141.00	\$1,139.00	\$10,280.00
10"	\$13,288.00	\$1,553.00	\$14,841.00
Above 10"	Determined at time of application for service.		

Meter Assembly Relocation
Permit Extension

\$60.00
\$60.00

Generator**Pump Size****Fee**

7.5 HP	\$27,244.00
10 HP	\$32,213.00
15 HP	\$33,950.00
20 HP	\$41,492.00
25 HP	\$45,708.00
47 HP	\$87,918.00