



DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____



Property Owner(s)

Applicant/Representative, Title, Company

 Street Address

 Street Address

 City State Zip

 City State Zip

 Phone Number

 Phone Number

 Email Address

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<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

Design Review Application Checklist **(City Code of Ordinances 125-314)**

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



DESIGN REVIEW

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Parcel ID #(s) 2417-507-0005-000-7 & 2417-503-0040-000-2

Project description Youth & Family Behavioral Health Center aims to provide life-changing mental health services to each individual tailoring their care to reach them within their own personal cultural background.

Jean-Mary Monval

Property Owner(s)

2011 S 25th St, Fort Pierce, FL 34947

Street Address

Fort Pierce FL 34947

City

State

Zip

772-242-1079

Phone Number

youthandfamily@yfbhc.org

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DEVELOPMENT REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Application Type

- Site Plan
 Conditional Use w/New Construction
 Conceptual Development Plan
 Minor Amendment
 Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Property Owner(s)

Applicant/Representative, Title, Company

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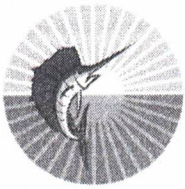
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Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
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 Parcel ID #(s) 2417-507-0005-000-7& 2417-503-0040-000-2
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Application Type

- Site Plan Conditional Use w/New Construction Conceptual Development Plan
 Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 4368 Site Acreage: 0.52
Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Jean-Mary Monval

Property Owner(s)

2011 S 25th St, Fort Pierce, FL 34947

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City State Zip

772-242-1079

Phone Number

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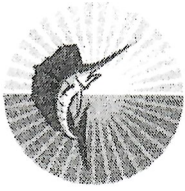
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Minor Amendment Major Amendment

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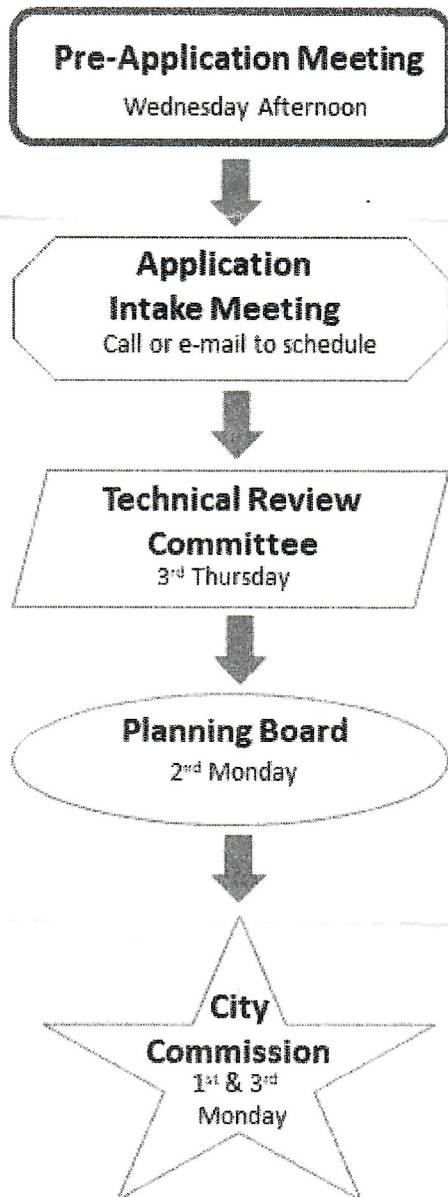
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CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

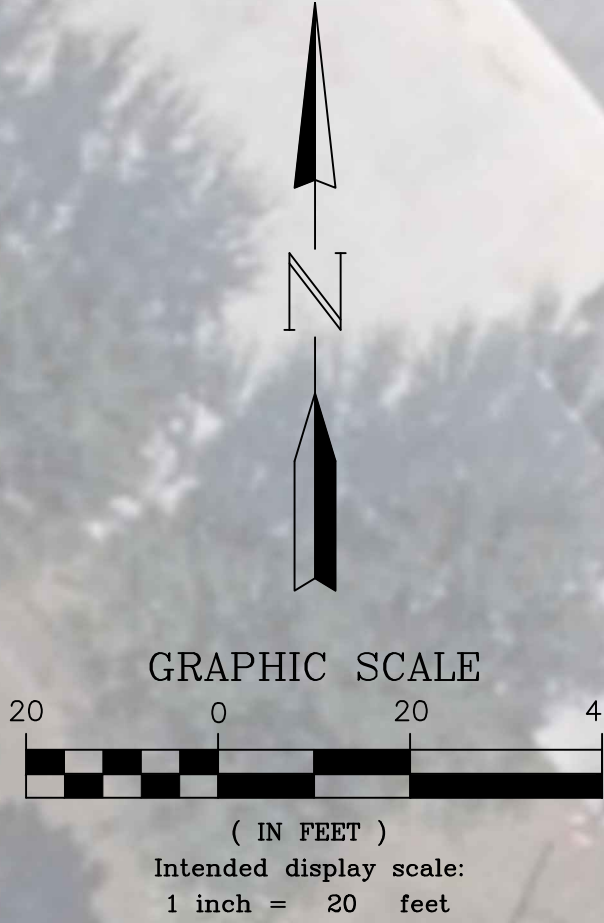
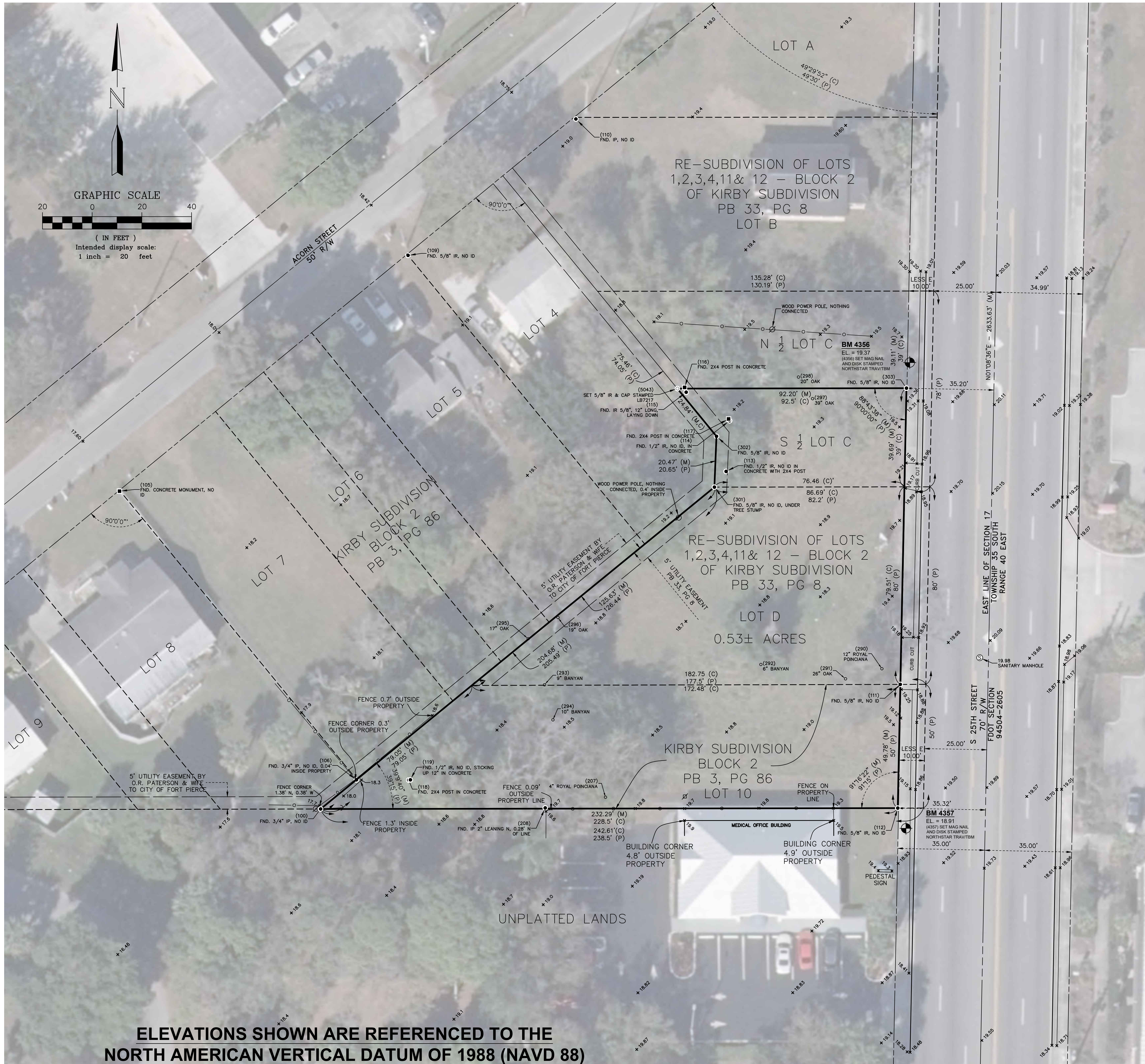
F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SURVEYOR'S NOTES

1. THE EXPECTED USE OF THIS SURVEY IS FOR ENGINEERING DESIGN PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
10. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF X ON FLOOD RATE PANEL NO. 12111C0186J, WITH A REVISION DATE OF 2/16/2012.
11. LAST DATE OF DATA ACQUISITION: 11/16/2022
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NOS AND THE EAST LINE OF SECTION 17 AS SHOWN HEREON AS BEING N 01°08'36" E. ALL OTHER BEARINGS ARE RELATIVE THERETO. FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK WAS USED AS HORIZONTAL CONTROL AND GPS RTK WITH REDUNDANT MEASUREMENTS. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS DEPICTED ON THIS SURVEY WERE OBTAINED USING FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK AND REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. BACKGROUND IMAGERY OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION, DATED 2021

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 1/2 OF LOT C AND ALL OF LOT D, LESS THE EAST 10 FEET THEREOF OF THE RESUBDIVISION OF LOTS 1, 2, 3, 4, 11, AND 12, BLOCK 2, KIRBY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND

PARCEL 2: LOT 10, BLOCK 2, KIRBY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 10 FEET, DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 169, PAGE 1169, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND

Abbreviations		Linetypes	
(C)	= CALCULATED MEASUREMENT	—	= BOUNDARY
(D)	= DEED MEASUREMENT	—○—	= CHAIN LINK FENCE
(M)	= FIELD MEASUREMENT	—+—	= CENTERLINE
(P)	= PLAT MEASUREMENT	—+—+—	= RIGHT OF WAY
(xxxxxx)	= SURVEYOR'S POINT NUMBER	—+—+—+—	= SECTION LINE
BM	= BENCHMARK	—+—+—+—+—	= PLAT LOT LINE
CL	= CENTERLINE	—+—+—+—+—+—	= EASEMENT
DB	= DEED BOOK		
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION		
FND	= FOUND		
ID	= IDENTIFICATION		
IP	= IRON PIPE		
IR	= IRON ROD		
LB	= LAND SURVEYING BUSINESS		
NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988		
ORB	= OFFICIAL RECORDS BOOK		
PB	= PLAT BOOK		
PCN	= PARCEL CONTROL NUMBER		
PG	= PAGE		
PID	= PARCEL IDENTIFICATION NUMBER		
PSM	= PROFESSIONAL SURVEYOR & MAPPER		
X 14.2	= EXISTING ELEVATION		
Symbols			
⊕	= BENCHMARK (AS LABELED)		
⊕	= FOUND 1/4 SECTION CORNER		
⊕	= FOUND SECTION CORNER		
⊕	= POLE ANCHOR		
⊕	= SANITARY MAN HOLE		
⊕	= SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"		
⊕	= SIGN		
⊕	= TREE (AS LABELED)		
⊕	= UTILITY PEDESTAL		
⊕	= WOOD UTILITY POLE		

SURVEYOR'S CERTIFICATION

(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF FRANK C. VELDHIJS, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE

NORTHSTAR GEOMATICS, INC.

DATE _____ FRANK C. VELDHIJS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6582

NORTHSTAR GEOMATICS
5820 NW ZENITH DR
PORT ST LUCIE, FLORIDA 34986
(772) 781-6400 WWW.NSNGEO.COM
LICENSED BUSINESS NO. 7217

REVISIONS	
DATE	11/16/2022
SCALE	1" = 20'
FIELD BK.	
DWG. BY	FCV
CHECKED BY	FCV

**BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
YOUTH & FAMILY BEHAVIORAL HEALTH CENTER, INC.**

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FT. PIERCE, FLORIDA

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 22-038



Advanced Restoration Ecology

1211-1213 S 25th St
Ft Pierce, FL

Environmental Assessment

Prepared For:
Youth and Behavioral Health Center

Prepared By:
Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

©ARE, Inc. January 2023

The environmental assessment report below has been compiled in accordance with the St Lucie County Development Review Division and provisions set forth by the state of Florida. The parcel is listed by the St Lucie County Property Appraiser as Parcel ID number 2417-507-0005-000-7 and 2417-503-0040-000-2 and is a total of .51 acres. The property is located at 1211-1213 S 25th St, in Ft Pierce, Florida. The following report describes the findings of our recent on-site review and database research as it pertains to St Lucie County, City of Ft Pierce, and the State of Florida.

LAND USE RECORDS

The St Lucie County Property Appraiser's Report lists this property as 0000 Vacant Residential.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Waveland Urban Land Complex - This soil is a nearly level, moderately drained soil in broad open areas of urban development. The water table is typically at a depth of less than 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or more receding to a greater depth during extended dry periods.

Tantile and Pomona Sands - This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

WILDLIFE EVALUATION:

On January 5th, 2023, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, gopher tortoise activity was not observed on site, nor were any other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not native upland habitat on the site. Species observed during the site reconnaissance included the following:

Brazilian pepper (*Schinus terbinthifolius*)
Laurel Oak (*Quercus laurifolia*)

Bahia Grass (*Paspalum notatum*)

WETLAND DELINEATION:

Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not present during the site investigation. ARE concludes this property does not likely include state or federally jurisdictional wetlands on site in its current configuration.

CITY REQUIREMENTS

The City will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The City will not authorize/issue any permitting without a current gopher tortoise survey. There are 5 trees on site meeting the tree protection standards for the City. Below are the trees meeting the Tree Protection Standards on site and their evaluations.

Tree 291 26" Laurel Oak (Health Score 2/5 Included Bark, Basal Rot)

Tree 295 17" Laurel Oak (Health Score 3/5 Lean and Basal Rot)

Tree 296 19" Laurel Oak (Health Score 4/5)

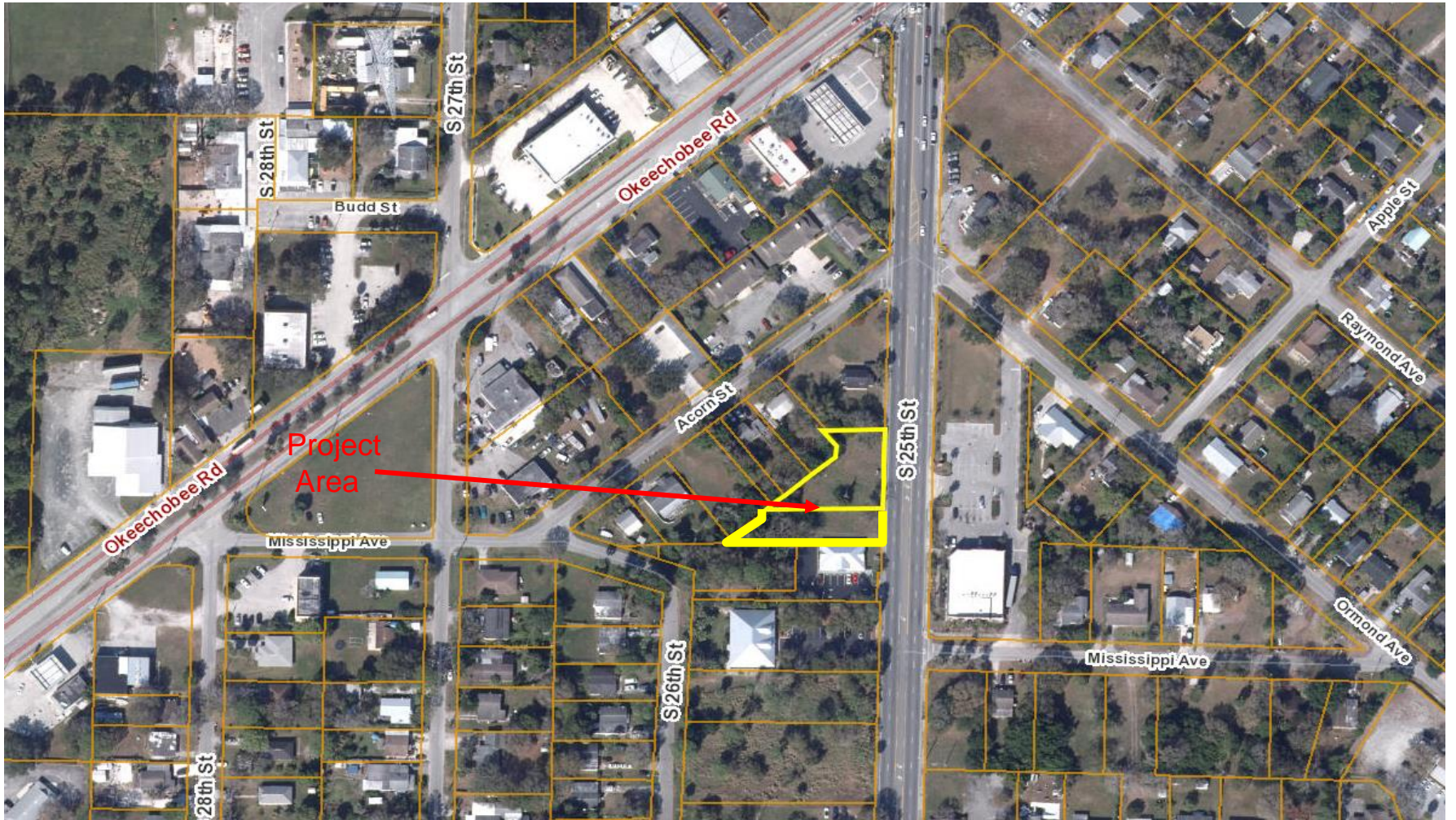
Tree 297 39" Laurel Oak (Health Score 2/5 Severe Lean and Basal Rot)

Tree 298 20" Laurel Oak (Health Score 4/5)

We recommend Trees 291, 295, 297, 298 be removed due to their structural weaknesses and likelihood of failure during a storm.

CONCLUSION:

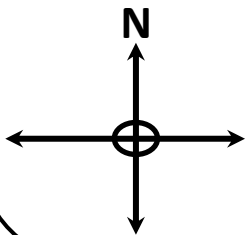
Based on City requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were not observed on site, and no other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was determined not to be on site. It is the professional opinion of ARE, Inc. that there are likely no State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification.



1/5/2023

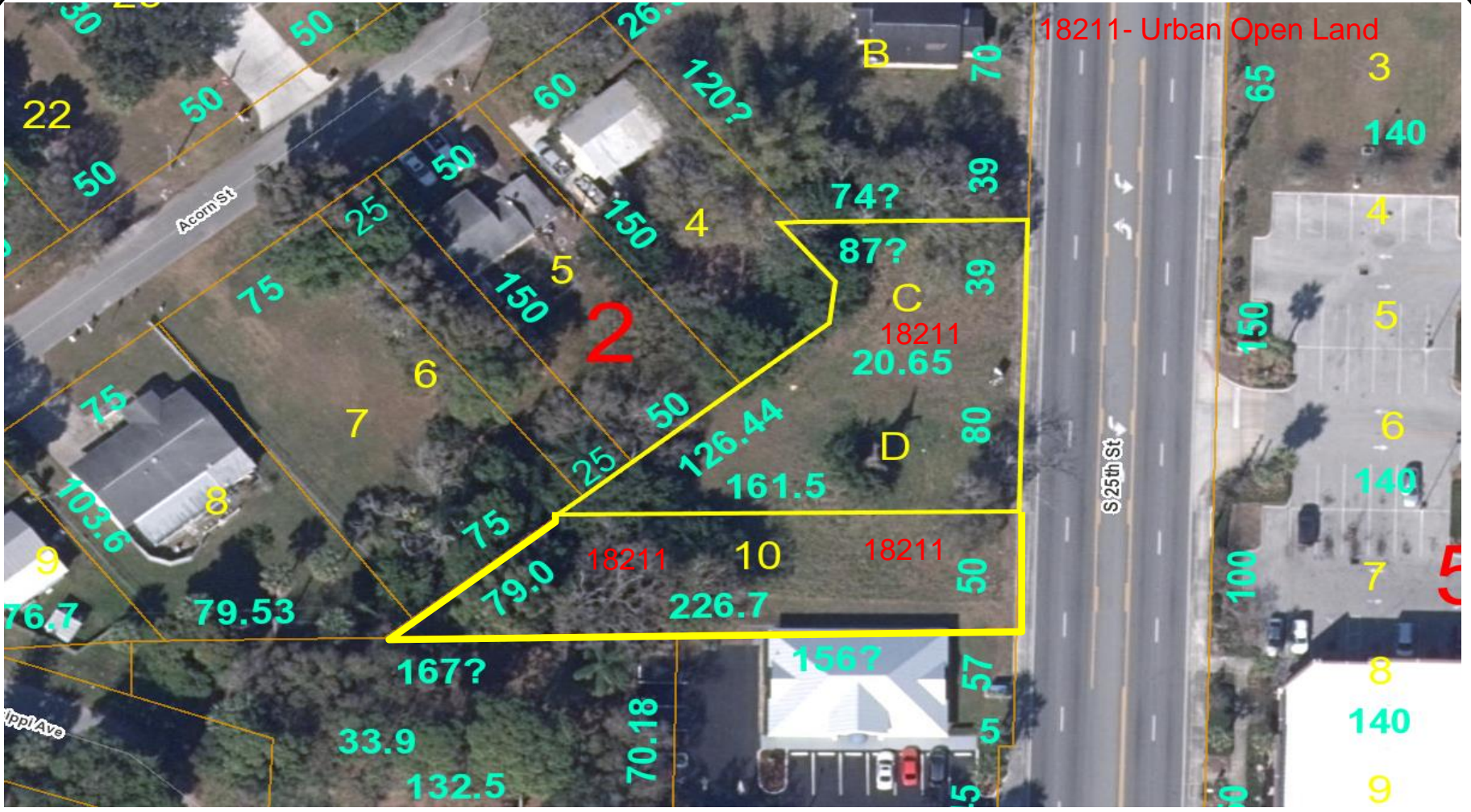
Location Map

Map Source: St Lucie County



**1211-1213 S 25th St
Ft Pierce, FL**



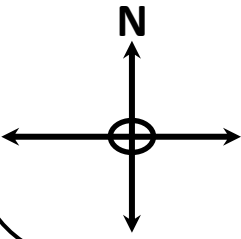


18211- Urban Open Land

1/5/2023

FLUCCS Map

Map Source: St Lucie County



1211-1213 S 25th St
Ft Pierce, FL



Advanced Restoration Ecology

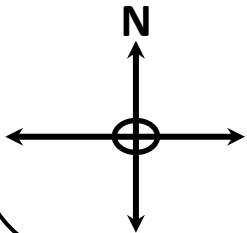
St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
44	Tantile and Pomona sands	0.8	99.2%
52	Waveland-Urban land complex	0.0	0.8%
Totals for Area of Interest		0.8	100.0%



1/5/2023

Soil Map

Map Source: St Lucie County



**1211-1213 S 25th St
Ft Pierce, FL**





**Project Narrative
Youth and Family
Board Approval Development Plan Application**

The applicant is requesting approval of a major development plan application to accommodate a 4,306 sq. ft. building on 0.52 acres of vacant property located at 1211 & 1213 S 25th Street (SR 615) Fort Pierce, Florida. The vacant property is identified as parcel number 12417-507-0005-000-7 and 2417-503-0040-000-2 and known as a parcel of land situated in Section 17, Township 35 South, Range 40 East, St. Lucie, County, Florida. The property is approximately triangle shaped 170 ft. long (north to south) and approximately 232 ft. wide (east to west) with the property fronting Southeast 25th Street. The land use designation for the property on the Future Land Use Map (FLUM) of the City of Fort Pierce is General Commercial and a zoning is C3. The property was purchased by Youth & Family Behavioral Health Center Inc November 18, 2021, as is reflected in the warranty deeds provided as part of this application.

The project has been designed in accordance with the C2 development standard provisions and complies with current zoning and land use regulations and will meet and exceed current land development regulations.

The proposed development will include a rain garden to filtrate nutrients prior to discharging into an existing storm water system which exceeds the water quality criteria of the SFWMD permitted storm water conveyance system. In addition, they will be utilizing a pervious pavement in the parking lot to further remove harmful nutrients and chemicals prior to reaching the FDOT permitted storm water system. The development will continue on their environmentally friendly green initiative by saving a 39", 19" and 17" caliber Oak trees that exist on the property. The proposed development will utilize the Fort Pierce Utility Authorities

The owners are investing in the business by providing mental health services to the community at large from the age of 3 and up. Youth and family is an outpatient mental health clinic founded in 2016 to provide counseling services, psychiatric evaluation, medication management and targeted case management. We would like to expand the services and add more components such as outpatient substance abuse treatment and Applied Behavior Analysis. The construction will allow us to service a larger population and create more jobs in the community.

FDOT has granted full access on S 25th Street (SR 615) Full access driveway on the west side of SR 615 30 feet north of the south property boundary. Please see the attached FDOT pre-application letter dated February 16, 2023.



IMAGE 1



IMAGE 4



IMAGE 2



IMAGE 5

GENERAL NOTES

SUBMITTAL FOR ADMINISTRATIVE APPROVAL - ITEMS d. AND e.

- CONTEXT PHOTOGRAPHS OF NEIGHBORING USES AND ARCHITECTURAL STYLES.
- PHOTOGRAPHS OR ARCHITECTURAL BUILDINGS THAT SERVE AS PRECEDENT FOR PROPOSED BUILDING DESIGN.

IMAGE 1: USE OF ROOF TYPE AND MATERIAL, CLEAN LINES AND COLORS. (SOUTH OF PROPOSED SITE)

IMAGE 2: USE OF PARAPET WALL, MODERN CLEAN LINE ELEMENTS, BLACK AWNINGS AND FEATURE WALL. (SOUTH OF PROPOSED SITE)

IMAGE 3: USE OF RESIDENTIAL TYPE ELEMENTS ALONG WITH ROOF TYPE AND MATERIALS. (SOUTH OF PROPOSED SITE - ADJACENT TO PROPOSED SITE)

IMAGE 4: USE OF PARAPET WALL AND HEIGHT ALONG WITH DARK COLORED AWNINGS AND SEMI-MODERN AESTHETIC. (EAST OF PROPOSED SITE - ACROSS THE STREET)

IMAGE 5: METAL ROOFING MATERIAL AND RAISED AREA AT MAIN ENTRY. (NORTH OF PROPOSED SITE)

IMAGE 6: CLEAN MODERN LINES. (SOUTH OF PROPOSED SITE)

IMAGE 7: RESIDENTIAL ELEMENTS AND RAISED FEATURE AND MAIN ENTRY. (NORTH OF PROPOSED SITE)

IMAGE 8: EXISTING STRUCTURE ON THE ADJACENT PROPERTY TO THE NORTH.

***NOTE:** MONUMENT SIGNS CAN BE SEEN IN SOME OF THE ATTACHED PHOTOS. THE PROPOSED MONUMENT SIGN DESIGN IS CONSISTENT WITH WHAT IS CURRENTLY EXISTING ALONG THE ROAD AND NEIGHBORING PROPERTIES.



IMAGE 7



IMAGE 3

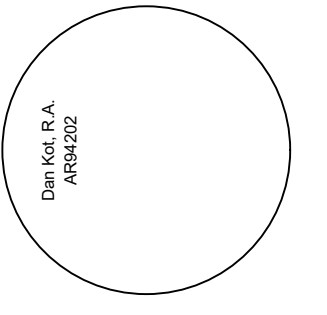


IMAGE 6



IMAGE 8

DATE	REVISION DESCRIPTION



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Commercial and Residential Architecture
 7904 SW Jack James Drive
 Stuart, Florida 34987
 (772) 233-1096
 www.2TKAD.com



PROJECT
**YOUTH & FAMILY
 BEHAVIORAL HEALTH**
 FORT PIERCE, FLORIDA

DRAWING NAME
**PRECEDENT AND CONTEXT
 PHOTOGRAPHS**
 SCHEMATIC DESIGN

PROJECT # 23004
 SHEET #
A3.3
 PRINT DATE:
 MAY 19, 2023

SITE CIVIL CONSTRUCTION DRAWINGS FOR Youth and Family Behavioral Health Center

CITY OF FORT PIERCE
St. LUCIE COUNTY, FLORIDA

CONTACTS

OWNER

YOUTH & FAMILY BEHAVIORAL
HEALTH CENTER INC
1211 S 25TH ST
FORT PIERCE, FL 34947

SURVEYOR

NORTHSTAR GEOMATICS, INC.
617 NW BAKER RD
STUART, FL 34994
PHONE: (772)781-6400

LANDSCAPE ARCHITECT

CONCEPTUAL DESIGN GROUP, INC.
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FLORIDA 34994
PHONE: 561-371-1644

TRAFFIC

O'ROURKE ENGINEERING & PLANNING
969 SE FEDERAL HIGHWAY, SUITE 402
STUART, FL 34994
PHONE: (772) 781-7918

CIVIL ENGINEER

CREECH CONSULTING, INC.
PO BOX 327
STUART, FL 34995
PHONE: (772) 485-2140

GEOTECH

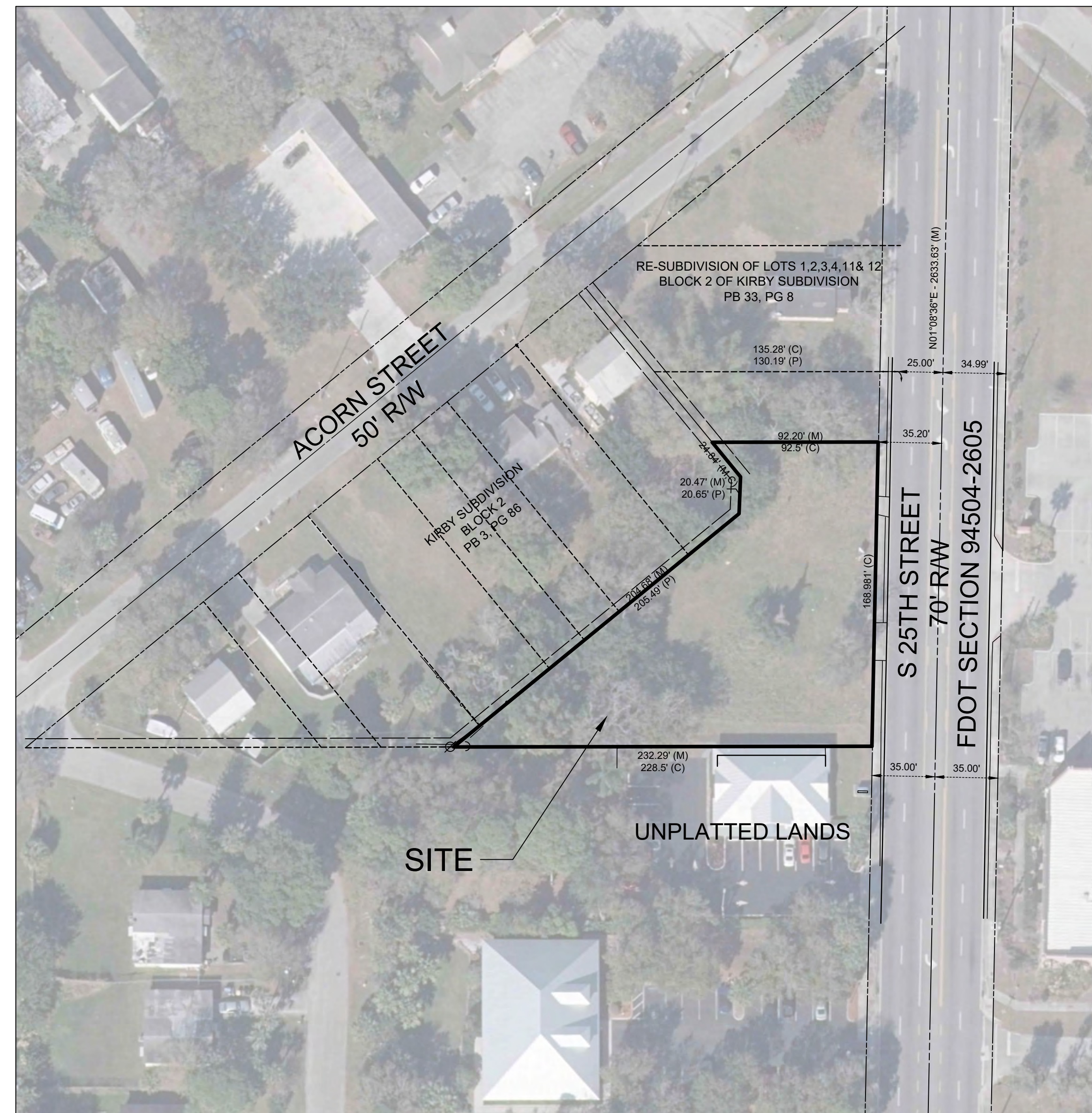
WHITESTONE
4 HARVARD CIRCLE, SUITE 850
WEST PALM BEACH, FLORIDA 33409
PHONE: (561) 717-7006

ARCHITECT

2KT ARCHITECTURE AND DESIGN
2081 SE OCEAN BLVD SUITE 1A
STUART, FL, 34996
PHONE: (772) 220-4411

ENVIRONMENTAL

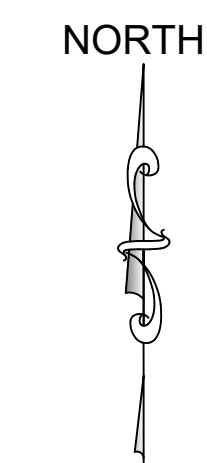
ADVANCE RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSEN BEACH, FL 34957
PHONE: (772) 242-7200



SITE LOCATION
MAP
1" = 50'

SHEET INDEX

SHEET NO.	SHEET TITLE
C0	COVER SHEET
C1	MASTER SITE PLAN
1	BOUNDARY AND TOPOGRAPHIC SURVEY
C2	DEMOLITION & EROSION CONTROL PLAN
C3	PAVING, GRADING & DRAINAGE PLAN
C4	WATER AND SEWER PLAN
D1	EROSION CONTROL DETAILS
D2-D3	PAVING, GRADING & DRAINAGE DETAILS
D4	PAVING, GRADING & DRAINAGE DETAILS SPECIFICATIONS
D5	POTABLE WATER & WASTEWATER DETAILS & NOTES



CREECH
CONSULTING, INC.
CIVILIZATION ENGINEERED
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5159
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-000709

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET **C0**

NO.	DATE	BY	REVISIONS

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'54.0"N
LONGITUDE:	80°21'2.96"W
HORIZ. SCALE:	1" = 20'
VERT. SCALE:	

SEAL
06/02/2023 RICHARD CREECH FL P.E. NO. 38592
C1
SHEET
PROJECT NO. 22-016-001

SITE DATA

1211 & 1213 S 25th Street

Parcel	Address	Area (sf)	Acres	Total
Parcel 1	2417-507-0005-000-7	12,446	0.29	ac
Existing Zoning	C3 General Commercial			
Proposed Zoning	C3 General Commercial			
Existing Land Use	Vacant			
Future Land Use	General Commercial			
Parcel 2	2417-501-0040-000-2	10,055	0.23	ac
Existing Zoning	C3 General Commercial			
Proposed Zoning	C3 General Commercial			
Existing Land Use	Vacant			
Future Land Use	General Commercial			

Total Site Area

Impervious	Square Feet	Acres	Percent of Total
Required (Max.)	n/a sf	nc	nc
Proposed	9,239 sf	0.21	41%

Impervious Total

Category	Area (sf)	Acres	Percent
Building	4,306 sf	0.10	19%
Pervious Pavement	3,580 sf	0.08	16%
Sidewalk	1,353 sf	0.03	6%
sub-total	9,239 sf	0.21	41%

Pervious Total

Category	Area (sf)	Acres	Percent
Pervious Pavement	3,580 sf	0.08	16%
Rain Garden 1	862 sf	0.02	4%
Rain Garden 2	1,297 sf	0.03	6%
Landscape / Green Area	7,522 sf	0.17	33%
sub-total	13,261 sf	0.30	59%

Building Setbacks

Side	Setback (ft)
Front	25'
Side	10'
Rear	0'

Max Building coverage 60%

Prop. Office Building	Square footage
Prop. Office Building	4,306 sf
Prop. Office Building	Height to top of parapet 17 ft

Parking

Category	Area (sf)	Spaces
Professional service establishments, Other	4,306 sf	14 spaces required
1) parking space for 300 square feet of non-storage floor area		14 spaces required
Total Required		14 spaces required
Total Accessible Required		1 spaces required
Total Provided		15 spaces required
Total Accessible Provided		1 spaces required

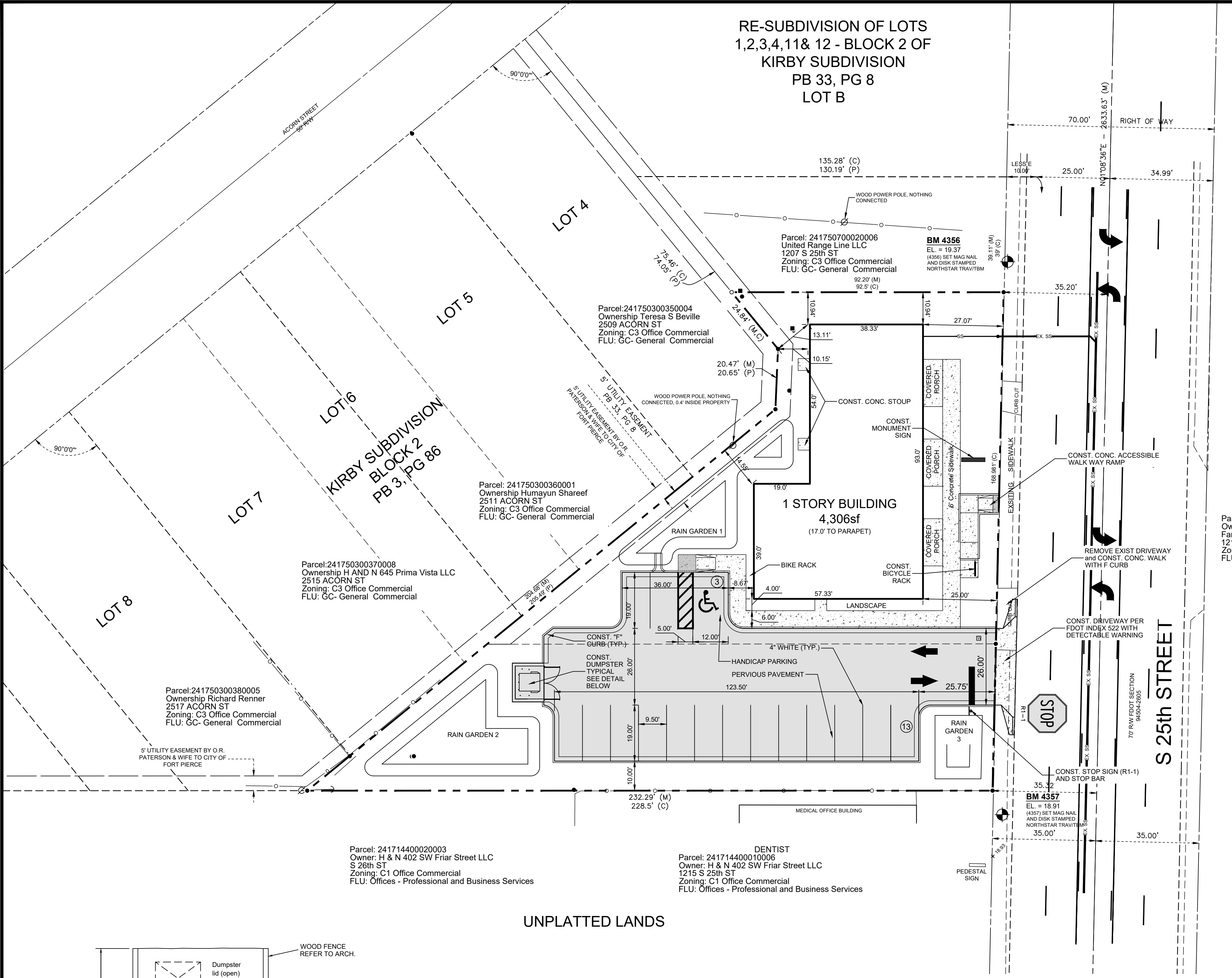
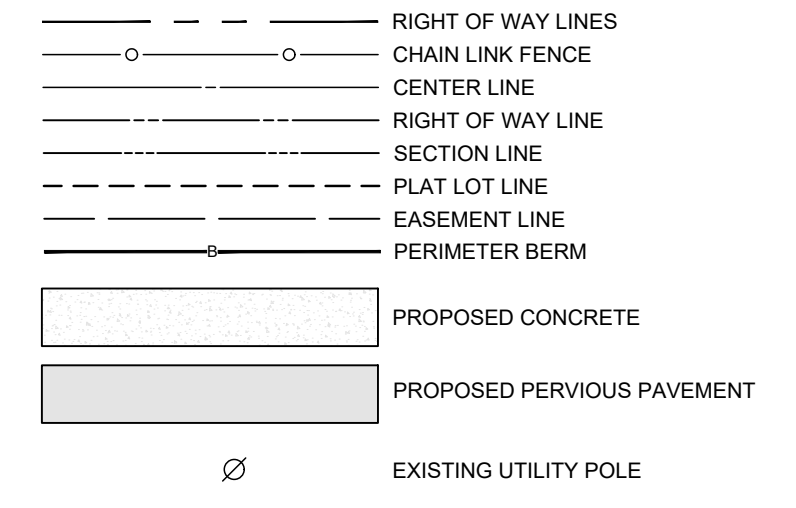
LEGAL DESCRIPTION

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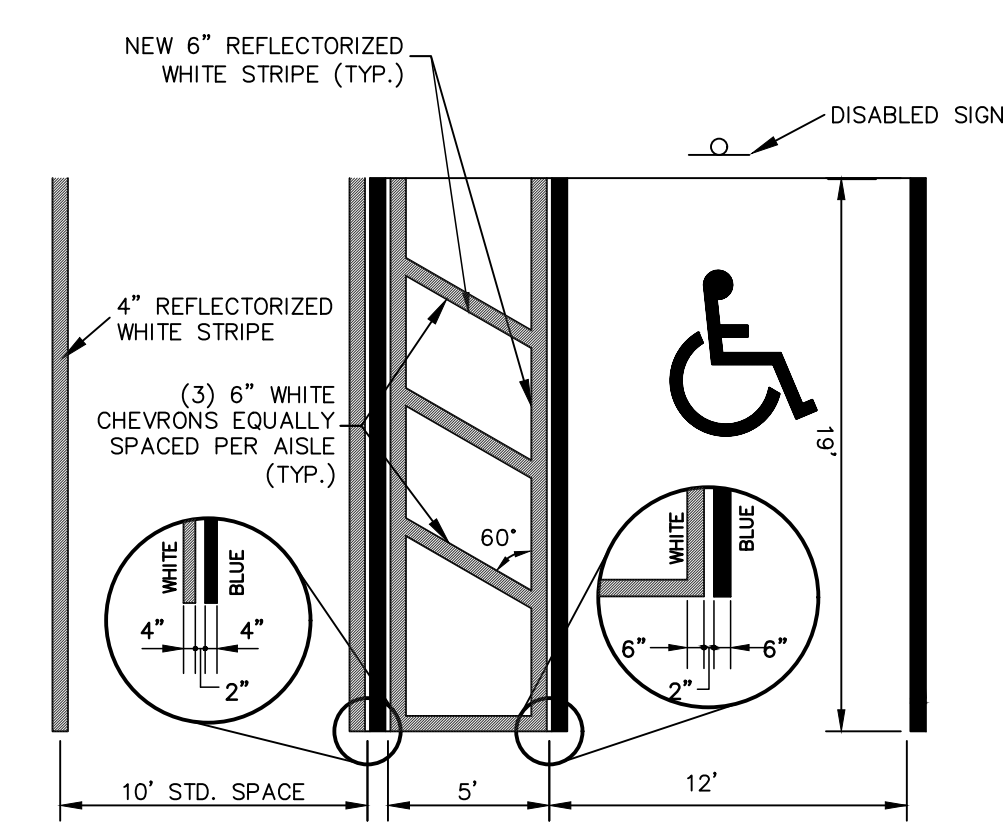
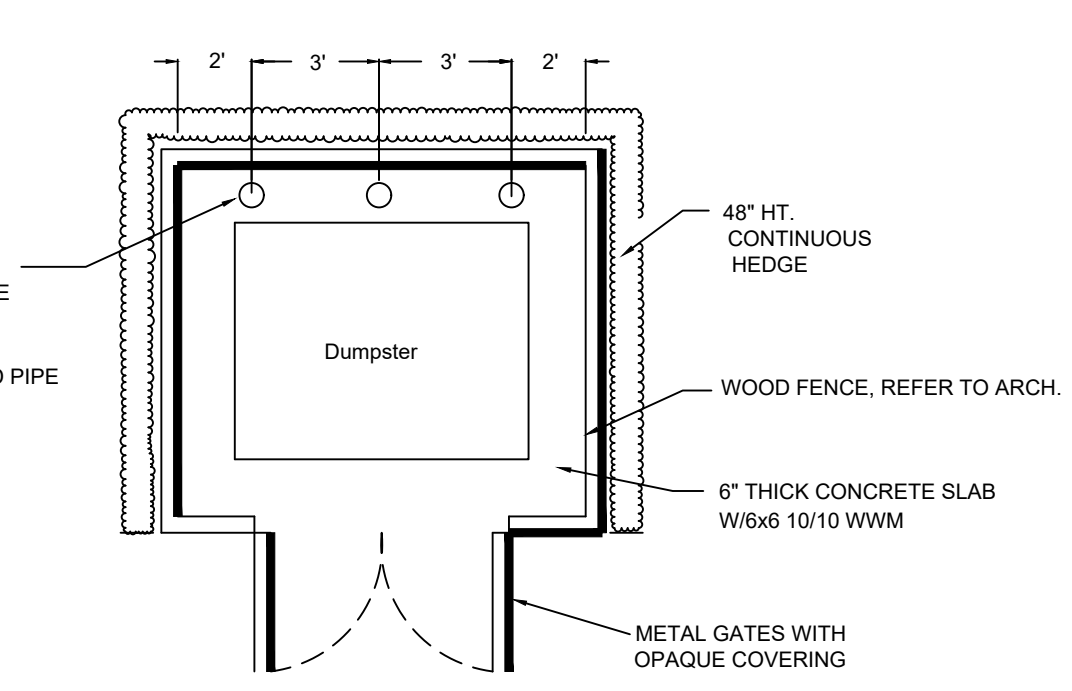
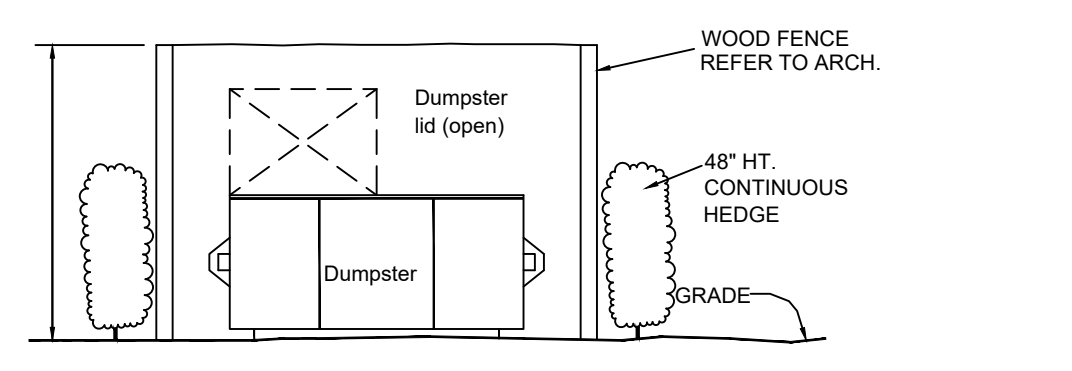
AND

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LEGEND



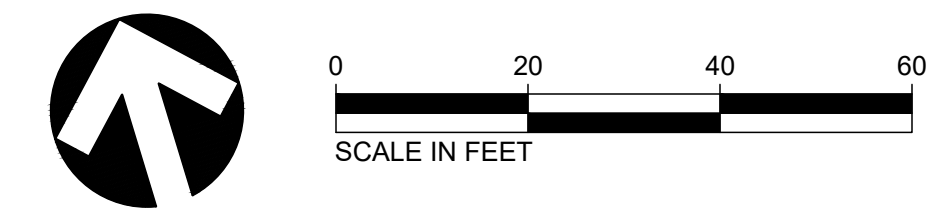
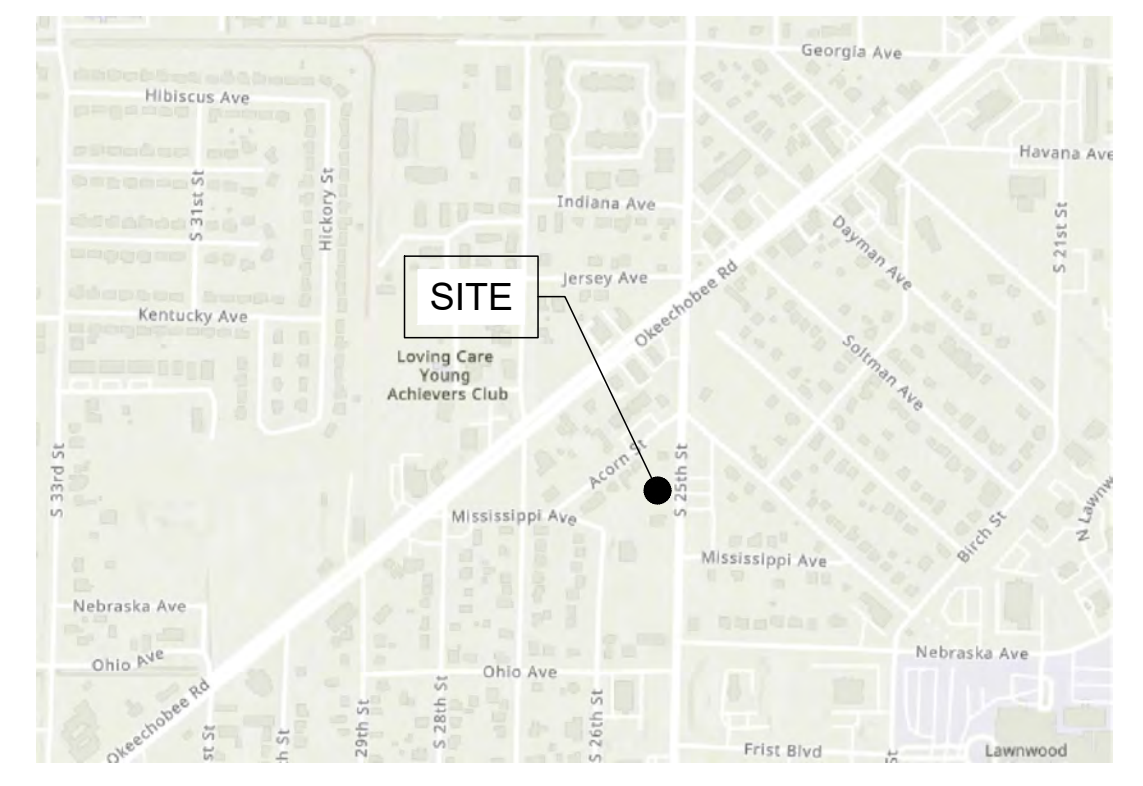
UNPLATTED LANDS



- NOTES:**
1. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.

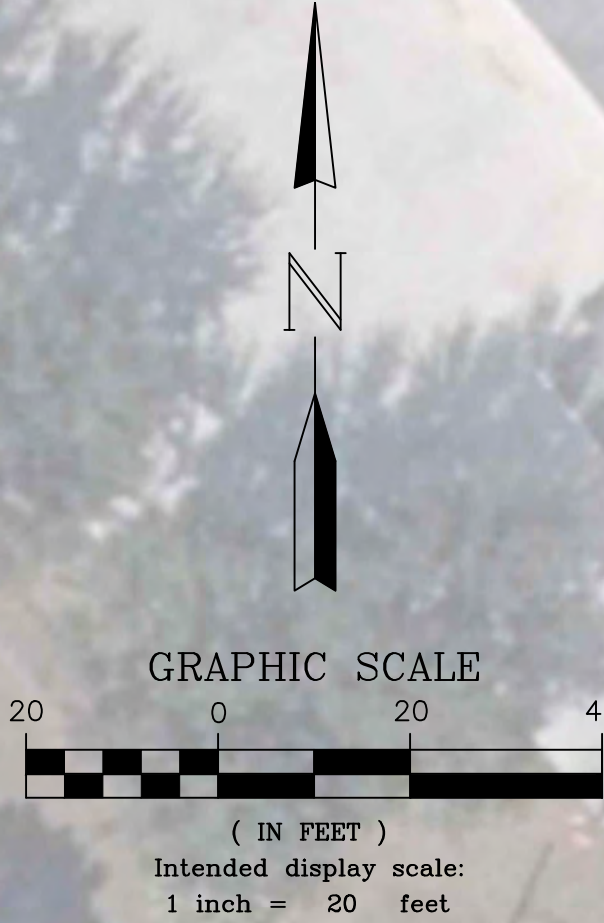
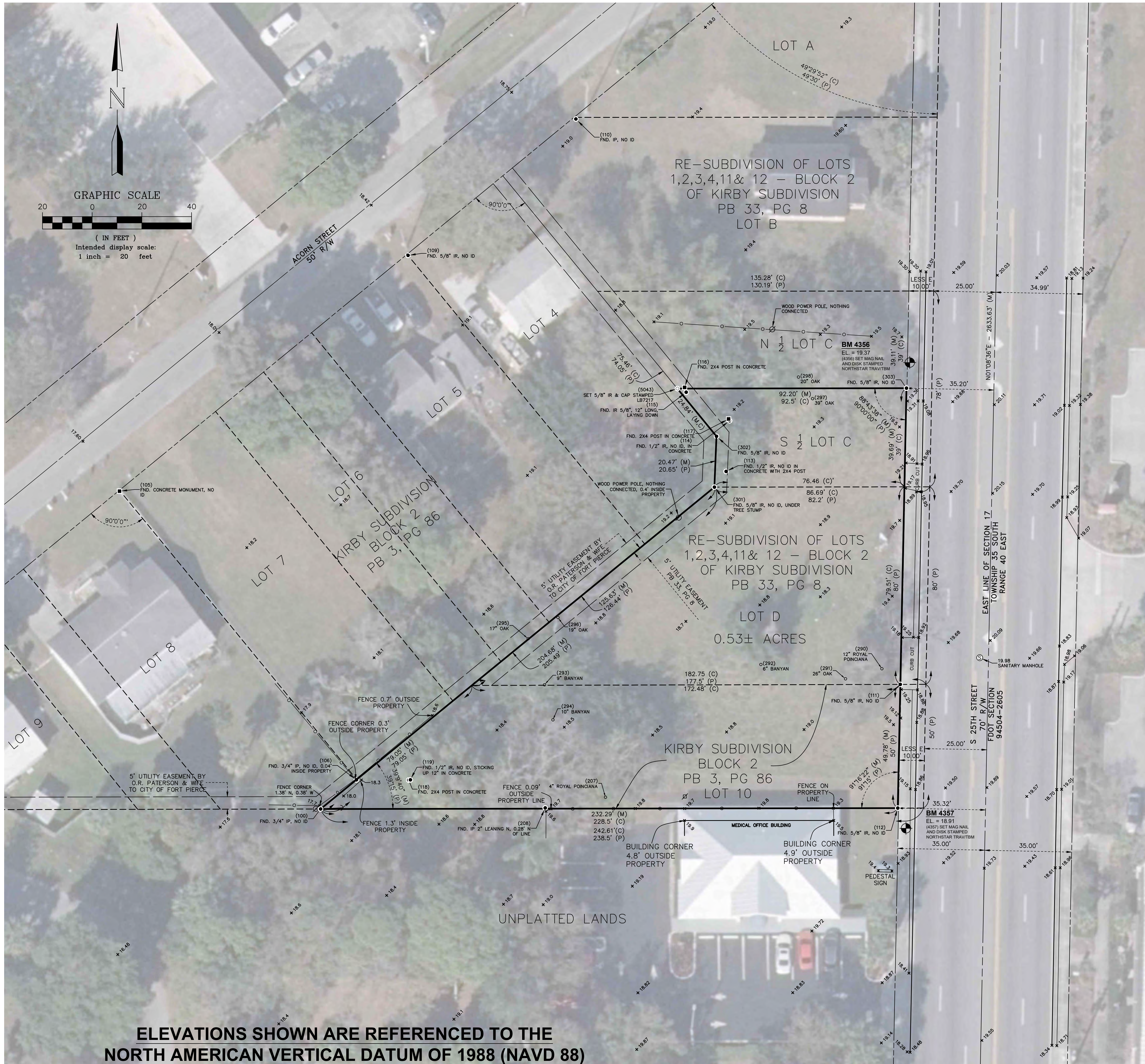
GENERAL NOTES:

1. SURVEY PROVIDED BY NORTHSTAR GEOMATICS DATED 11/16/22.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF FT. PIERCE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
3. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 1V:3H OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
8. ALL SIDEWALKS AND ADA ACCESSIBLE AREAS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1V:20H & A MAXIMUM CROSS SLOPE OF 1V:50H.
9. ALL CURB RAMPS TO HAVE DETECTABLE WARNINGS & BE CONSTRUCTED PER LATEST EDITIONS OF FDOT STANDARDS PLANS FOR ROAD CONSTRUCTION, INDEX 522-002, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 527 & PER ADA REQUIREMENTS.
10. ALL STRIPING TO BE HIGH SLIP-RESISTANT FINISH TO PREVENT SLIPPING IN WET & DRY CONDITIONS.
11. ALL STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX# 711-001, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 711 "THERMO PLASTIC PAVEMENT MARKINGS", CITY OF FT. PIERCE REQUIREMENTS. INSTALL RETRO-REFLECTIVE PAVEMENT MARKINGS (RPM'S).
12. ALL STRIPING SHALL BE INSTALLED AFTER NEW PAVEMENT.
13. ALL PROHIBITED EXOTIC SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
14. REFER TO CONSTRUCTION DRAWINGS FOR LOCATION OF TRAFFIC CONTROL DEVICES.
15. DURING CONSTRUCTION ACTIVITIES, EXIST. NATIVE VEGETATION TO BE PRESERVED (IF ANY) SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE DUST, NOISE AND AIR POLLUTION. BARRICADES SHALL BE USED ON SITE TO PRESERVE THE VEGETATION TO BE USED FOR THIS PURPOSE.
16. ALL SIGNS WILL BE REVIEWED FOR COMPLIANCE WITH THE APPLICABLE REGULATIONS AT THE TIME THE SIGN PERMIT IS ISSUED.
17. ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
18. NO LAND CLEARING IS AUTHORIZED PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING FOR THE PROJECT. PROPERTY CORNERS AND PRESERVATION AREAS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING. AUTHORIZATION FOR CLEARING TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED. AUTHORIZATION FOR THE RELOCATION OF GOPHER TORTOISES WITHIN THE DEVELOPMENT.



P:\Projects\2022\2022-016-001_Youth and Family Center\01-Plans\C1_Site_Plan.dwg C:\SITE PLAN.dwg Jun 01, 2023 12:49pm

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CRECH ENGINEERS, INC. SHALL BE WITHOUT LIABILITY TO CRECH ENGINEERS, INC.



RE-SUBDIVISION OF LOTS 1,2,3,4,11& 12 - BLOCK 2 OF KIRBY SUBDIVISION PB 33, PG 8

RE-SUBDIVISION OF LOTS 1,2,3,4,11& 12 - BLOCK 2 OF KIRBY SUBDIVISION PB 33, PG 8

ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SURVEYOR'S NOTES

1. THE EXPECTED USE OF THIS SURVEY IS FOR ENGINEERING DESIGN PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
10. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF X ON FLOOD RATE PANEL NO. 12111C0186J, WITH A REVISION DATE OF 2/16/2012.
11. LAST DATE OF DATA ACQUISITION: 11/16/2022
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE GRID NORTH AS ESTABLISHED BY THE NOS AND THE EAST LINE OF SECTION 17 AS SHOWN HEREON AS BEING N 01°08'36" E. ALL OTHER BEARINGS ARE RELATIVE THERETO. FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK WAS USED AS HORIZONTAL CONTROL AND GPS RTK WITH REDUNDANT MEASUREMENTS. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS DEPICTED ON THIS SURVEY WERE OBTAINED USING FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK AND REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. BACKGROUND IMAGERY OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION, DATED 2021

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 1/2 OF LOT C AND ALL OF LOT D, LESS THE EAST 10 FEET THEREOF OF THE RE-SUBDIVISION OF LOTS 1, 2, 3, 4, 11, AND 12, BLOCK 2, KIRBY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND
 PARCEL 2: LOT 10, BLOCK 2, KIRBY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 86, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 10 FEET, DEED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 169, PAGE 1169, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND

- Abbreviations**
- (C) = CALCULATED MEASUREMENT
 - (D) = DEED MEASUREMENT
 - (M) = FIELD MEASUREMENT
 - (P) = PLAT MEASUREMENT
 - (xxxxxx) = SURVEYOR'S POINT NUMBER
 - BM = BENCHMARK
 - CL = CENTERLINE
 - DB = DEED BOOK
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FND = FOUND
 - ID = IDENTIFICATION
 - IP = IRON PIPE
 - IR = IRON ROD
 - LB = LAND SURVEYING BUSINESS
 - NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 - ORB = OFFICIAL RECORDS BOOK
 - PB = PLAT BOOK
 - PCN = PARCEL CONTROL NUMBER
 - PG = PAGE
 - PID = PARCEL IDENTIFICATION NUMBER
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - X 14.2 = EXISTING ELEVATION
- Linetypes**
- = BOUNDARY
 - - - = CHAIN LINK FENCE
 - +— = CENTERLINE
 - +—+— = RIGHT OF WAY
 - - - - - = SECTION LINE
 - - - - - = PLAT LOT LINE
 - - - - - = EASEMENT
- Symbols**
- ⊕ = BENCHMARK (AS LABELED)
 - ⊕ = FOUND 1/4 SECTION CORNER
 - ⊕ = FOUND SECTION CORNER
 - ⊕ = POLE ANCHOR
 - ⊕ = SANITARY MAN HOLE
 - ⊕ = SET 5/8" IRON ROD & CAP STAMPED "NORTHSTAR LB 7217"
 - ⊕ = SIGN
 - ⊕ = TREE (AS LABELED)
 - ⊕ = UTILITY PEDESTAL
 - ⊕ = WOOD UTILITY POLE

SURVEYOR'S CERTIFICATION

(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF FRANK C. VELDHIJS, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE

NORTHSTAR GEOMATICS, INC.

DATE _____ FRANK C. VELDHIJS
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATION NO. 6582

NORTHSTAR GEOMATICS
 5820 NW ZENITH DR
 FORT ST LUCIE, FLORIDA 34986
 (772) 781-6400 WWW.NSNGEO.COM
 LICENSED BUSINESS NO. 7217

REVISIONS	DATE	BY	FCV
	11/16/2022 <td> </td> <td> </td>		

**BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
 YOUTH & FAMILY BEHAVIORAL HEALTH CENTER, INC.**

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 FT. PIERCE, FLORIDA

SHEET NO. 1
 OF 1 SHEETS
 PROJECT NO. 22-038

DEMOLITION NOTES

- CONTRACTOR MUST USE SITE STABILIZATION METHODS, SUCH AS, BUT NOT LIMITED TO, SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY. SUCH METHODS SHALL BE COMPLETED PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF A SITE. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL INFORM THE COUNTY WHICH VEGETATION REMOVAL METHODS WILL BE CONDUCTED AND THE PLAN TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN IN THESE CONSTRUCTION DRAWINGS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. CONTRACTOR TO VERIFY EXISTING UTILITIES & LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER & OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE IDENTIFIED.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDING. CONTRACTOR SHALL COORDINATE WITH ALL ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR TO PROVIDE ADEQUATE TIME FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IN ORDER TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES). THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS DRAWING, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION DRAWINGS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND CITY OF STUART UTILITIES TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO EXISTING USERS AND SITE THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF STUART UTILITIES DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ANY EXISTING IMPROVEMENTS THAT ARE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF LIMIT OF CLEARING AND DEMOLITION.
- PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
- NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
- ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
- PRIOR TO SCHEDULING A FINAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITIES ARE STOPPED SHALL BE SEEDED, SODDED OR VEGETATED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. VEGETATION SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.

LAND CLEARING NOTES

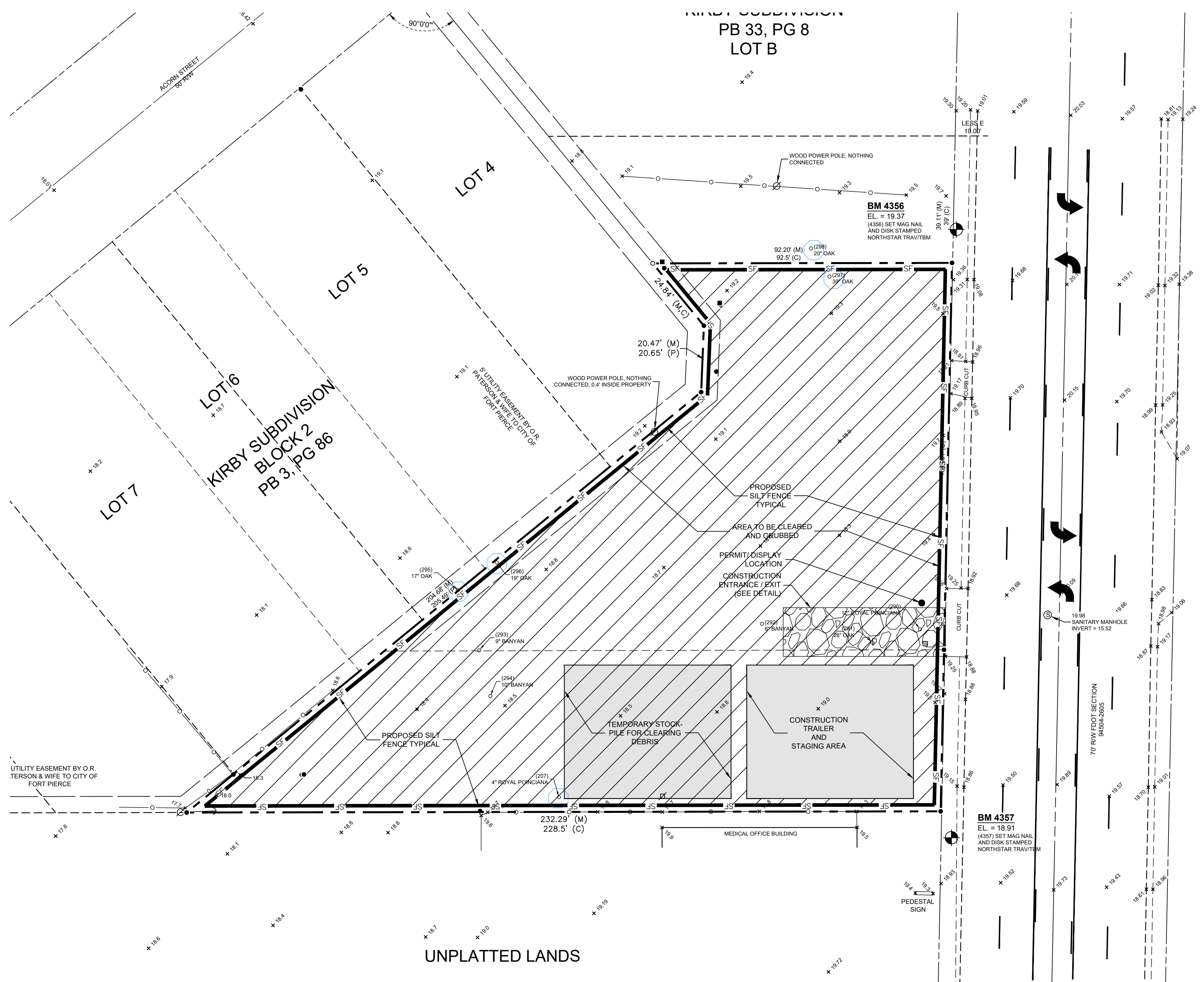
- THE APPLICANT WILL REQUEST IN WRITING, PRIOR TO ANY LAND CLEARING, THAT THE CITY OF STUART GROWTH MANAGEMENT DEPT. PERFORM A FIELD INSPECTION TO DETERMINE IF BARRICADES HAVE BEEN PROPERLY INSTALLED ON THE SITE.
- DURING CONSTRUCTION ACTIVITIES, EXISTING NATIVE VEGETATION TO BE PRESERVED (IF ANY) SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE DUST, NOISE AND AIR POLLUTION. BARRICADES SHALL BE USED ON-SITE TO PRESERVE THE VEGETATION TO BE USED FOR THIS PURPOSE.
- PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S MEETING FOR SITE DEVELOPMENT.
- AUTHORIZATION TO INSTALL SAME EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.
- TREES IDENTIFIED TO BE PROTECTED SHALL HAVE PROTECTIVE BARRICADES INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CLEARING ACTIVITIES.
- NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
- SOIL STABILIZATION SHALL BE COMPLETED WITHIN 7 DAYS OF VEGETATION REMOVAL.
- PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
- ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
- PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- CONTRACTOR MUST USE SITE STABILIZATION METHODS, SUCH AS, BUT NOT LIMITED TO, SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED BY CONSTRUCTION ACTIVITY. SUCH METHODS SHALL BE COMPLETED PROGRESSIVELY AND ACTIVELY MAINTAINED AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF A SITE. AT THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL INFORM THE COUNTY WHICH VEGETATION REMOVAL METHODS WILL BE CONDUCTED AND THE PLAN TO MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS.
- STABILIZATION (SEED OR SOD) OF THE DISTURBED AREAS MUST BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. PROVIDE METHOD OF STABILIZATION.

SUGGESTED EROSION CONTROL CONSTRUCTION SEQUENCE

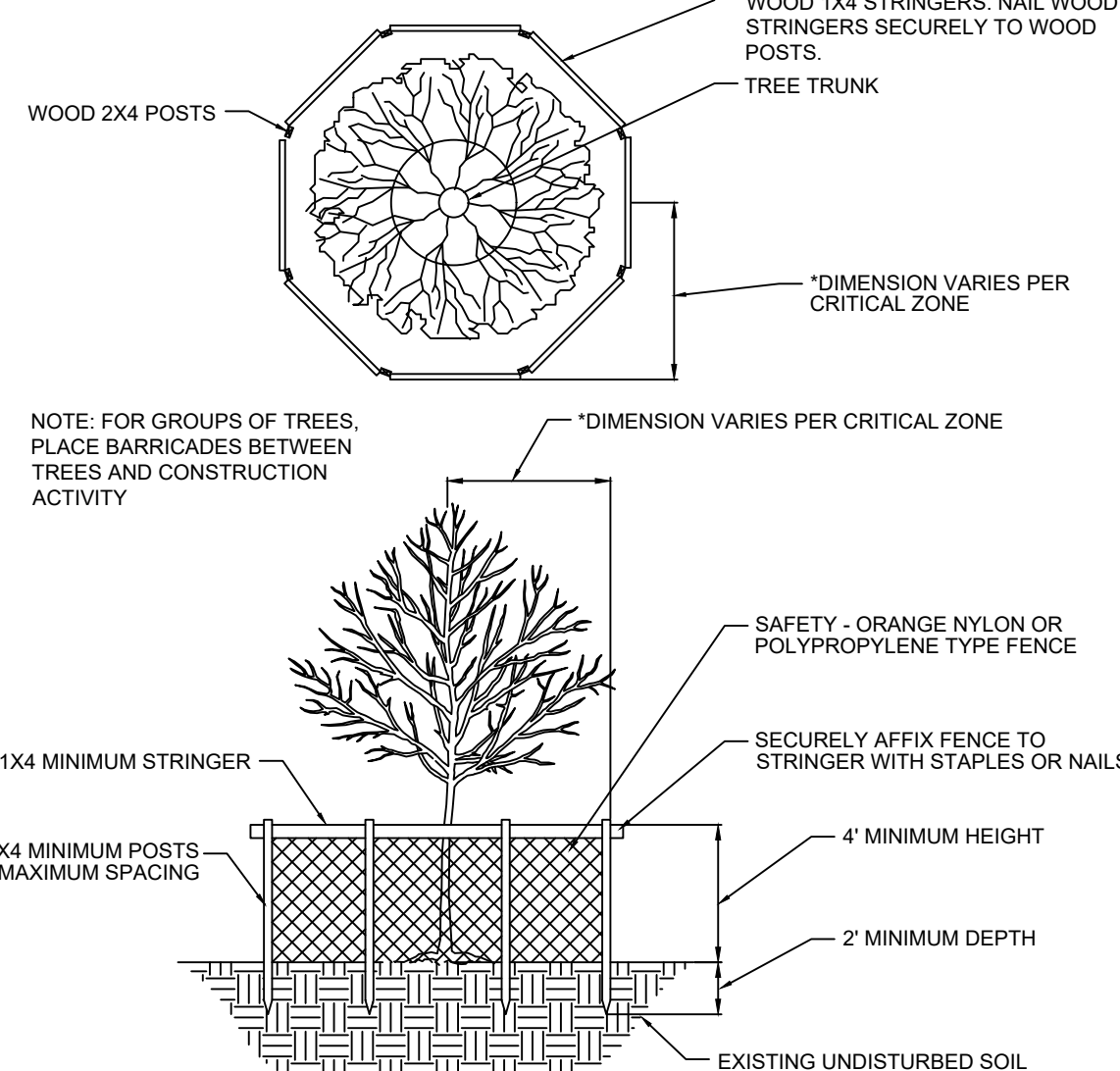
- FLAG AND FENCE ALL WORK LIMITS.
- NOTIFY SEDIMENT CONTROL INSPECTOR (24 HOURS PRIOR TO START OF CONSTRUCTION).
- PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
- INSTALL PERIMETER RUNOFF CONTROLS AND TREE BARRIERS, NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
- COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES OR REMOVE FROM SITE.
- REMOVE AND DISPOSE HARDPAN LAYER BENEATH DRY DETENTION BOTTOM.
- SOD AND STABILIZE EMBANKMENT SLOPES. CONSTRUCT PARKING SUBGRADE AND BUILDING PAD SUBGRADE, AND INSTALL SITE UTILITIES AND DRAINAGE PIPES AND INLETS.
- INSTALL STORM DRAINAGE PROTECTION. COMPLETE PARKING LOT CONSTRUCTION.
- COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING. REMOVE ANY EXCESS MATERIAL FROM THE SITE AND DISPOSE OF AT A PERMITTED SITE.
- NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

TREE PRESERVATION NOTES

- REFER TO "TREE PROTECTION BARRIER" DETAIL SEC. 4.666 - TREE PROTECTION
- 4.666 B LOCATION OF PROTECTED TREES. ALL PROTECTED TREES WHICH MAY BE IMPACTED WITHIN 75 PERCENT OF THEIR CANOPY DRIP-LINES BY PROPOSED DEVELOPMENT ACTIVITIES SHALL BE PHYSICALLY LOCATED ON SITE AND INDICATED ON THE TREE SURVEY AS REQUIRED IN SECTION 4.662 A.7. BARRICADES MUST BE CONSTRUCTED AROUND THE CRITICAL PROTECTION ZONE OF EACH TREE OR CLUSTER OF TREES. THESE BARRICADES MUST BE CONSTRUCTED AT A MINIMUM OF ONE-FOURTH INCH DIAMETER ROPE WHICH IS YELLOW OR ORANGE IN COLOR AND MADE OF NYLON OR POLY. THE ROPE IS TO BE ATTACHED TO A MINIMUM OF TWO x TWO WOODEN POLES, IRON REBAR, TWO INCHES OR GREATER PVC PIPE OR OTHER MATERIAL WITH PRIOR APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT. THE ROPE MUST BE A MINIMUM OF FOUR FEET OFF THE GROUND AND MAY NOT BE ATTACHED TO ANY VEGETATION. ALL BARRICADES MUST BE MAINTAINED INTACT FOR THE DURATION OF CONSTRUCTION. THE LOCATION OF PROPOSED DEVELOPMENT ACTIVITIES THAT ARE WITHIN 15 FEET OF THE CRITICAL PROTECTION ZONE OF A PROTECTED TREE MUST BE LOCATED USING BRIGHTLY COLORED FLAGGING TO INDICATE CORNERS.
- TREE BARRICADES SYMBOL IS A SYMBOL ONLY. CONTRACTOR TO VERIFY EXACT DIMENSIONS OF BARRICADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FULL REPLACEMENT VALUE FOR ANY DAMAGED TREES DESIGNATED TO BE PRESERVED.



SEE SHEET D1 FOR EROSION CONTROL DETAILS



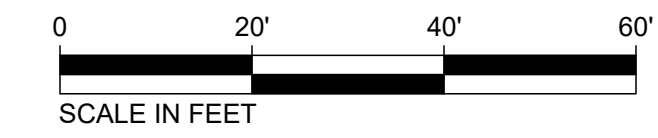
TREE BARRIER
NOT TO SCALE

NOTES:
CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADE SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.

LEGEND

- EXISTING TREE TO REMAIN (INSTALL TREE PROTECTION BARRICADE)
- LIMITS OF CLEARING
- TEMPORARY STOCK PILES
- EXIST. WATER BODY
- PROPERTY LINE
- TOP OF BANK
- EXISTING FENCE
- PROPOSED SAFETY FENCE
- PROPOSED SILT FENCE
- EXISTING GRADES
- EXISTING NAVD BENCH MARK



CREECH CONSULTING, INC.
CONSULTING ENGINEERS
PO BOX 327, STUART, FLORIDA 34984 (772) 485-2140

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LE-0006705

NO.	DATE	BY	REVISIONS

YOUTH & FAMILY BEHAVIORAL HEALTH CENTER INC
EROSION CONTROL PLAN

FLORIDA

DRAWN BY: JAC
CHECKED BY: RTC / ANDREWS
LATITUDE: 27°26'5.40"N
LONGITUDE: 80°21'2.96"W
HORZ. SCALE: 1" = 20'
VERT. SCALE:

SEAL

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

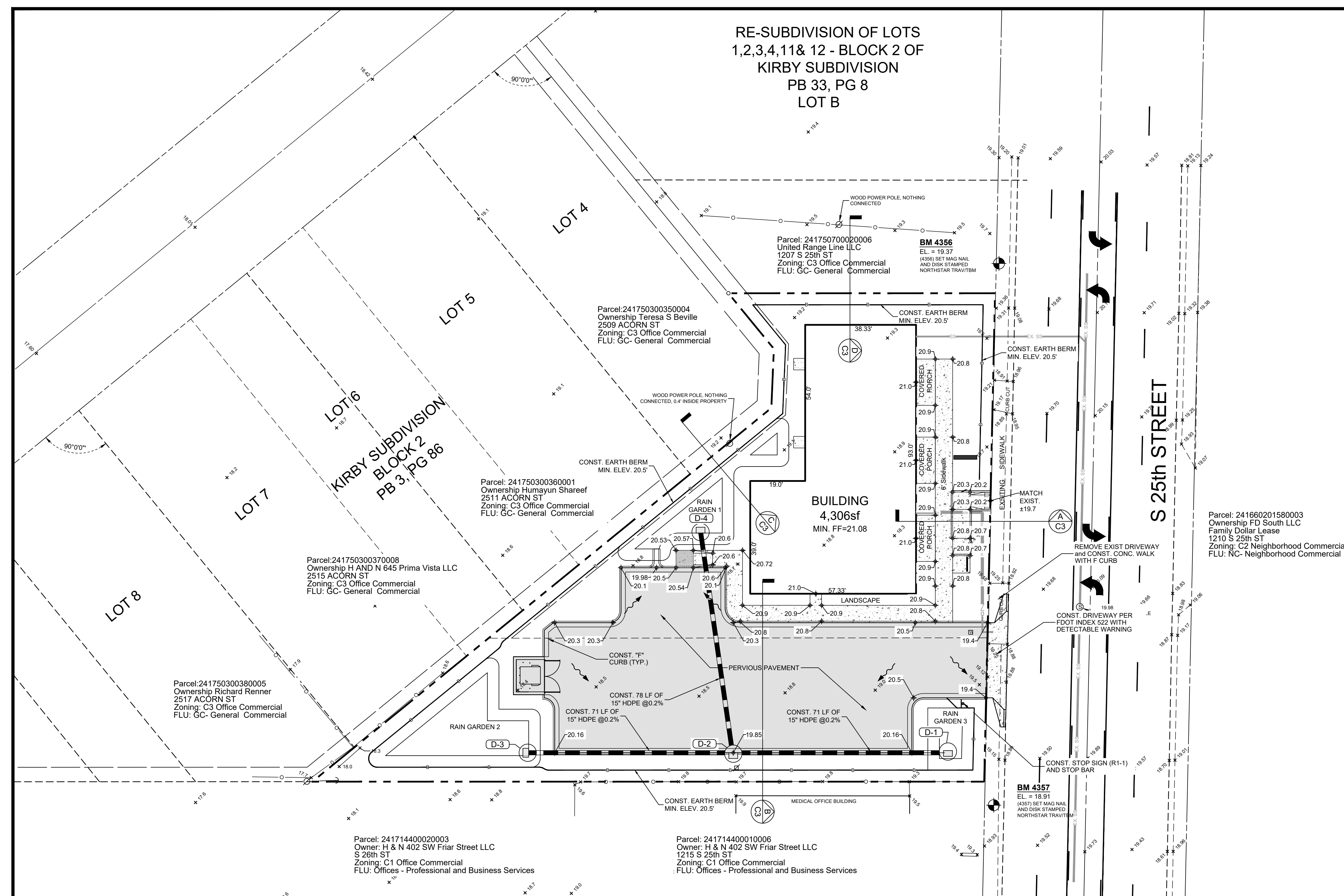
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PROJECT NO. 22-016-001

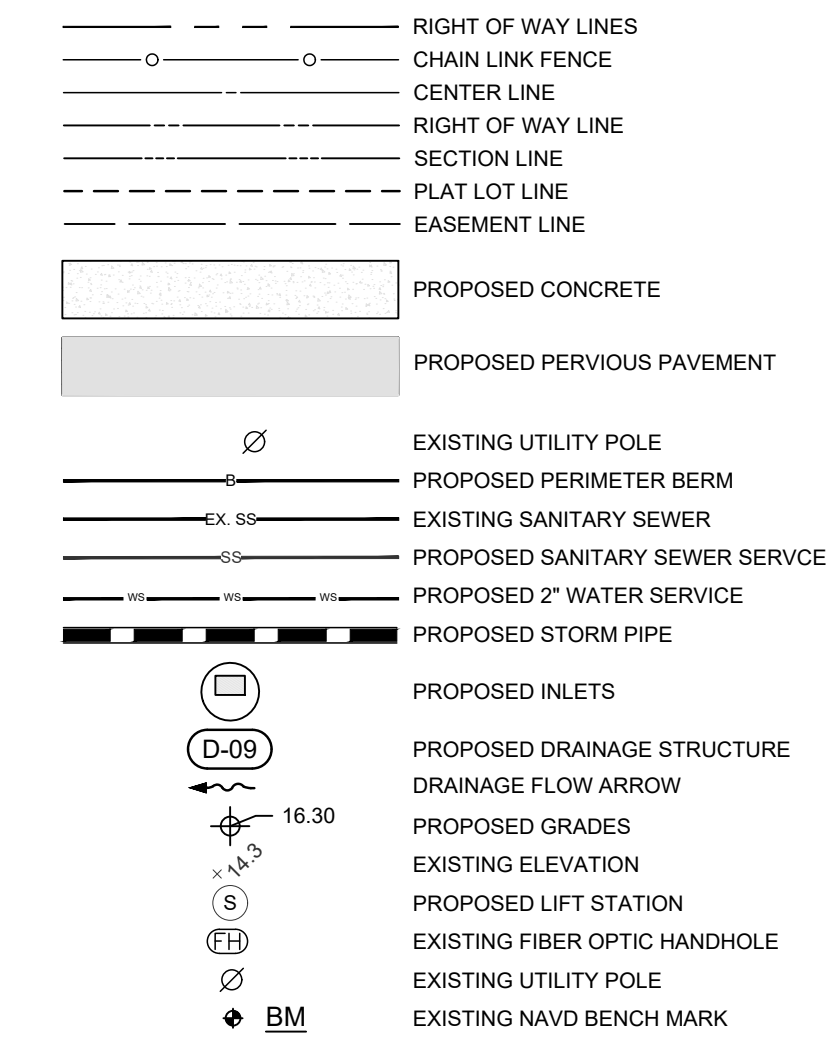
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. RELIANCE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CREECH ENGINEERS, INC SHALL BE WITHOUT LIABILITY TO CREECH ENGINEERS, INC.

RE-SUBDIVISION OF LOTS
1,2,3,4,11& 12 - BLOCK 2 OF
KIRBY SUBDIVISION
PB 33, PG 8
LOT B



LEGEND



STORM DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
D-01	GRATE ELEV. = 19.50 (W) INV. ELEV. = 14.00
D-02	GRATE ELEV. = 19.85 (E) INV. ELEV. = 14.15 (W) INV. ELEV. = 14.25 (N) INV. ELEV. = 14.25
D-03	GRATE ELEV. = 19.50 (E) INV. ELEV. = 14.40
D-04	GRATE ELEV. = 19.50 (S) INV. ELEV. = 14.40

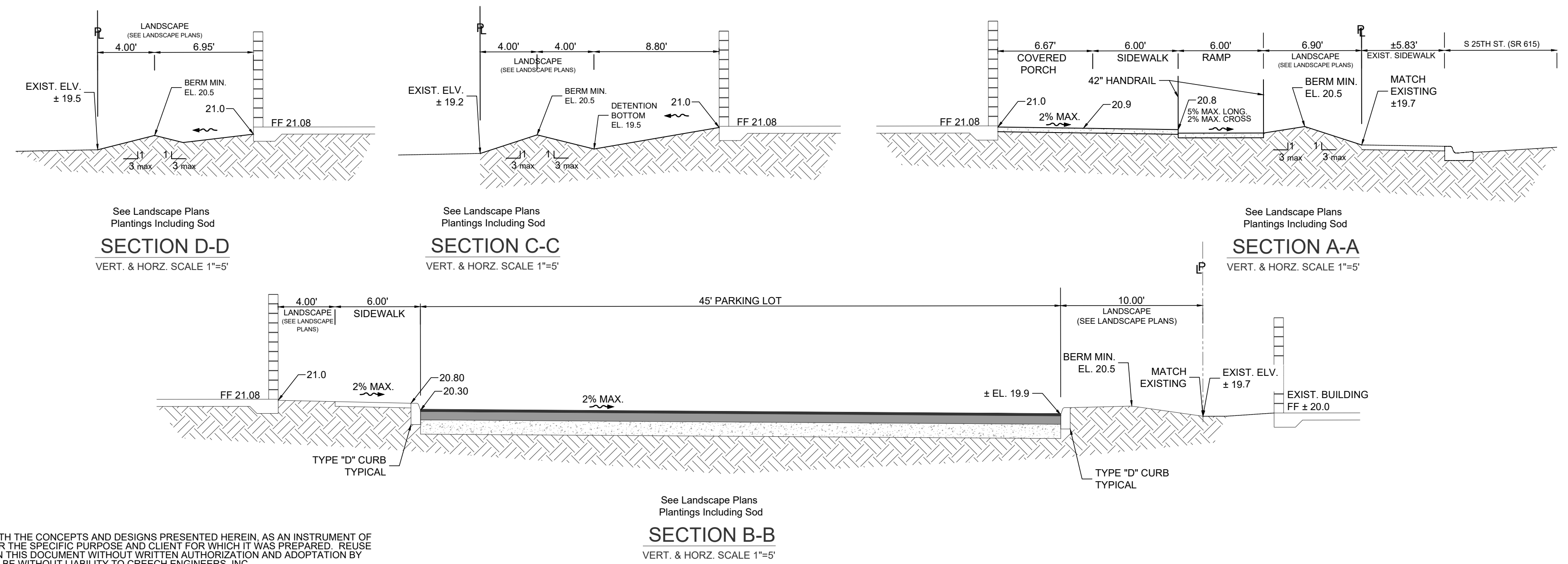
NOTES:

- REQUIRED MINIMUM ELEVATIONS:
 - MINIMUM FINISHED FLOOR ELEVATION = 21.08 NAVD.
 - MINIMUM ROAD ELEVATION = 19.5 NAVD.
 - MINIMUM PERIMETER ELEVATION = 20.5 NAVD.
- RAIN GARDENS
 - TOP OF RAIN GARDENS = 20.5'
 - BOTTOM OF RAIN GARDENS = 19.50'

GRADING NOTES

- THE SURVEY WAS PROVIDED BY NORTHSTAR GEOMATICS, FIELD DATED NOVEMBER 16, 2022.
- ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES ARE TO BE USED.
- STORM PIPE SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS.
- ALL STORM PIPES & STRUCTURES TO BE CLEANED, VACUUMED & DESILTED PRIOR TO PROJECT TURN OVER. DRY DETENTION AREA TO BE DESILTED PRIOR TO PROJECT TURN OVER.
- IF ANY EXISTING STRUCTURE TO REMAIN IS DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STORM STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STORM STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" AND THE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY NORTHSTAR GEOMATICS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED. ALSO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS FOR LANDSCAPE/OPEN SPACE AREAS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- PROPOSED GRADE ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT LINE OF UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PAY SPECIAL ATTENTION WHEN COMPACTING SOIL AROUND SANITARY AND DRAINAGE STRUCTURES AND SHALL ENSURE THAT THE SOIL IS PROPERLY COMPACTED TO ELIMINATE DIFFERENTIAL SETTLEMENT. THE PAVEMENT SUBGRADE FILL PLACED WITHIN 24 INCHES OF FINISHED SUBGRADE ELEVATION AND AT LEAST THE UPPER 24 INCHES OF SUBGRADE IN ALL CUT AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D1557).
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SUFFICIENT COVER OVER ALL PIPES DURING ALL CONSTRUCTION PHASES IN ORDER TO PREVENT DAMAGE TO THE DRAINAGE SYSTEM.
- ANY DAMAGE TO THE DRAINAGE SYSTEM DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR / REPLACE AND INCUR ALL COSTS.
- CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID UNNECESSARY DISTURBANCE OF EXISTING SOILS, ESPECIALLY THOSE W/ SENSITIVE OPTIMAL MOISTURE CONTENT.
- DRAINAGE STRUCTURE SYMBOLS SHOWN ON THE DRAWING ARE NOT TO SCALE.
- SAW CUT PAVEMENT AT CONFORMS AND PROTECT EDGE.
- ALL CURB CUT RAMP SHALL HAVE DETECTABLE WARNING STRIPS AND CONSTRUCTED PER LATEST EDITION OF FDOT STANDARD SPECIFICATIONS SECTION 522-02 AND PER ADA REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF AND EXISTING UTILITIES SERVING PREVIOUS STRUCTURES. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.

UNPLATTED LANDS



CREECH CONSULTING, INC.
CIVIL ENGINEERING
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5193
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

NO.	DATE	BY	REVISIONS

YOUTH & FAMILY BEHAVIORAL HEALTH CENTER INC

PAVING, GRADING & DRAINAGE PLAN

FLORIDA

FORT PIERCE

DRAWN BY: JAC

CHECKED BY: RTC / ANDREWS

LATITUDE: 27°26'54.0"N
LONGITUDE: 80°21'2.96"W

HORIZ. SCALE: 1" = 20'
VERT. SCALE:

SEAL

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

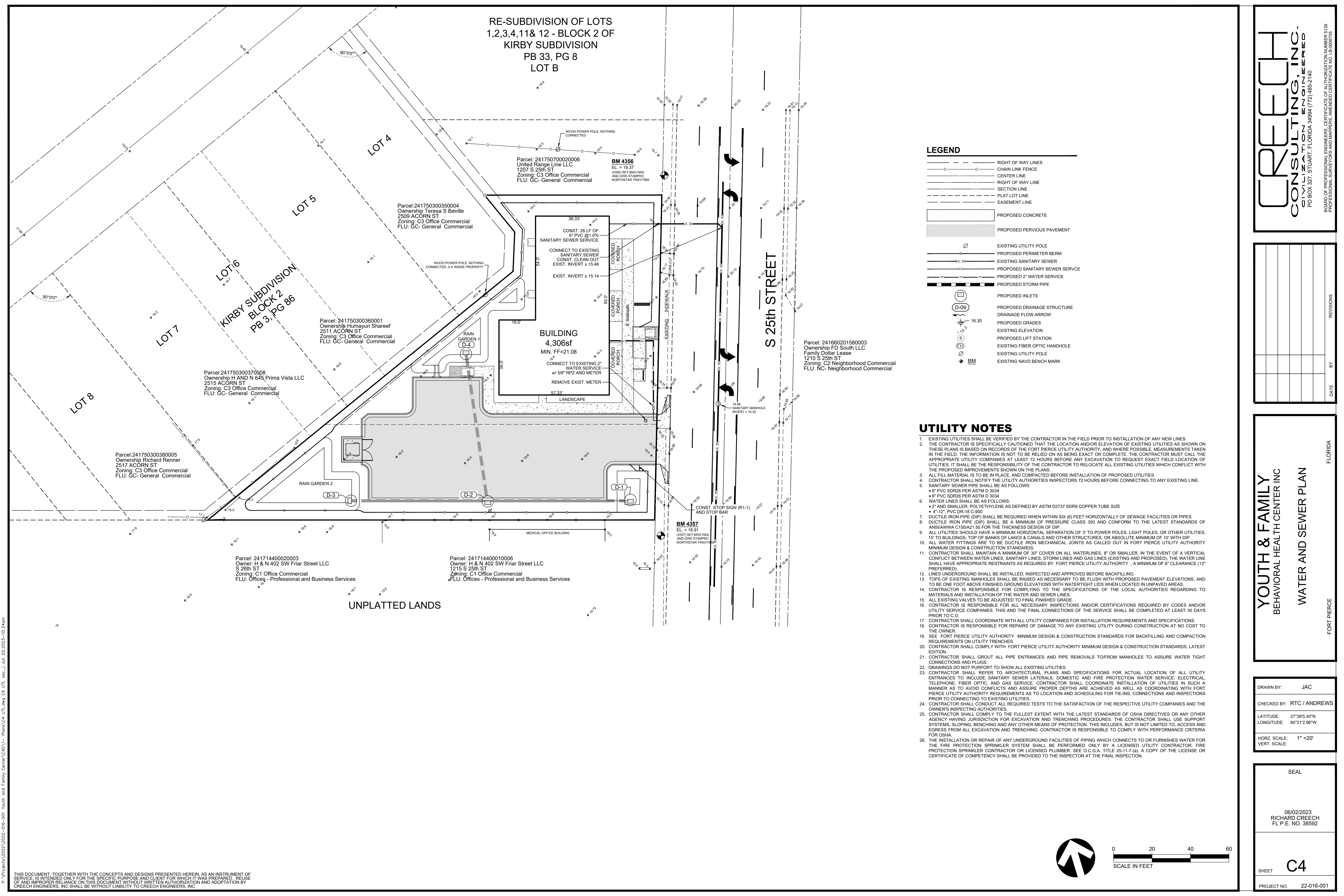
SHEET **C3**

PROJECT NO. 22-016-001

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RE-SUBDIVISION OF LOTS
1,2,3,4,11& 12 - BLOCK 2 OF
KIRBY SUBDIVISION
PB 33, PG 8
LOT B



LEGEND

- RIGHT OF WAY LINES
- - - CHAIN LINK FENCE
- CENTER LINE
- - - SECTION LINE
- - - RIGHT OF WAY LINE
- - - PLAT LOT LINE
- - - EASEMENT LINE
- ▨ PROPOSED CONCRETE
- ▩ PROPOSED PERVIOUS PAVEMENT
- ⊘ EXISTING UTILITY POLE
- PROPOSED PERIMETER BERM
- - - EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER SERVICE
- - - PROPOSED 2" WATER SERVICE
- - - PROPOSED STORM PIPE
- ⊞ PROPOSED INLETS
- ⊞ (D-09) PROPOSED DRAINAGE STRUCTURE
- DRAINAGE FLOW ARROW
- 16.30 PROPOSED GRADES
- ⊞ EXISTING ELEVATION
- ⊞ PROPOSED LIFT STATION
- ⊞ EXISTING FIBER OPTIC HANDHOLE
- ⊞ EXISTING UTILITY POLE
- ⊞ BM EXISTING NAVD BENCH MARK

UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE FORT PIERCE UTILITY AUTHORITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - 6" PVC SDR26 PER ASTM D 3034
 - 8" PVC SDR26 PER ASTM D 3034
6. WATER LINES SHALL BE AS FOLLOWS:
 - 2" AND SMALLER POLYETHYLENE AS DEFINED BY ASTM D2737 SDR9 COPPER TUBE SIZE
 - 4"-12" PVC DR-18 C-500
7. DUCTILE IRON PIPE (DIP) SHALL BE REQUIRED WHEN WITHIN SIX (6) FEET HORIZONTALLY OF SEWAGE FACILITIES OR PIPES.
8. DUCTILE IRON PIPE (DIP) SHALL BE A MINIMUM OF PRESSURE CLASS 350 AND CONFORM TO THE LATEST STANDARDS OF ANSIAWWA C150/A21.50 FOR THE THICKNESS DESIGN OF DIP.
9. ALL UTILITIES SHOULD HAVE A MINIMUM HORIZONTAL SEPARATION OF 3' TO POWER POLES, LIGHT POLES, OR OTHER UTILITIES, 15' TO BUILDINGS, TOP OF BANKS OF LAKES & CANALS AND OTHER STRUCTURES, OR ABSOLUTE MINIMUM OF 10' WITH DIP.
10. ALL WATER FITTINGS ARE TO BE DUCTILE IRON MECHANICAL JOINTS AS CALLED OUT IN FORT PIERCE UTILITY AUTHORITY MINIMUM DESIGN & CONSTRUCTION STANDARDS.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30" COVER ON ALL WATERLINES, 8" OR SMALLER. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE WATER LINE SHALL HAVE APPROPRIATE RESTRAINTS AS REQUIRED BY FORT PIERCE UTILITY AUTHORITY, A MINIMUM OF 6" CLEARANCE (12" PREFERRED).
12. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
13. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATERTIGHT LIDS WHEN LOCATED IN UNPAVED AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. ALL EXISTING VALVES TO BE ADJUSTED TO FINAL FINISHED GRADE.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED AT LEAST 30 DAYS PRIOR TO C.C.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
19. SEE FORT PIERCE UTILITY AUTHORITY MINIMUM DESIGN & CONSTRUCTION STANDARDS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
20. CONTRACTOR SHALL COMPLY WITH FORT PIERCE UTILITY AUTHORITY MINIMUM DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
21. CONTRACTOR SHALL GROUT ALL PIPE ENTRANCES AND PIPE REMOVALS TO/FROM MANHOLES TO ASSURE WATER TIGHT CONNECTIONS AND PLUGS.
22. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
23. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, FIBER OPTIC, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH FORT PIERCE UTILITY AUTHORITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS, CONNECTIONS AND INSPECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
24. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
25. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND ANY OTHER MEANS OF PROTECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
26. THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OF PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR OR LICENSED PLUMBER. SEE O.C.G.A. TITLE 26-117-(a). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.

CREECH
CONSULTING, INC.
CIVIL ENGINEERS
PO BOX 327, STUART, FLORIDA 34994 (772) 485-2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

NO.	DATE	BY	REVISIONS

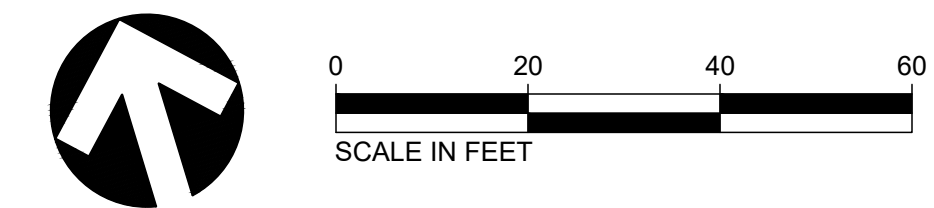
YOUTH & FAMILY
BEHAVIORAL HEALTH CENTER INC
FLORIDA
WATER AND SEWER PLAN
FORT PIERCE

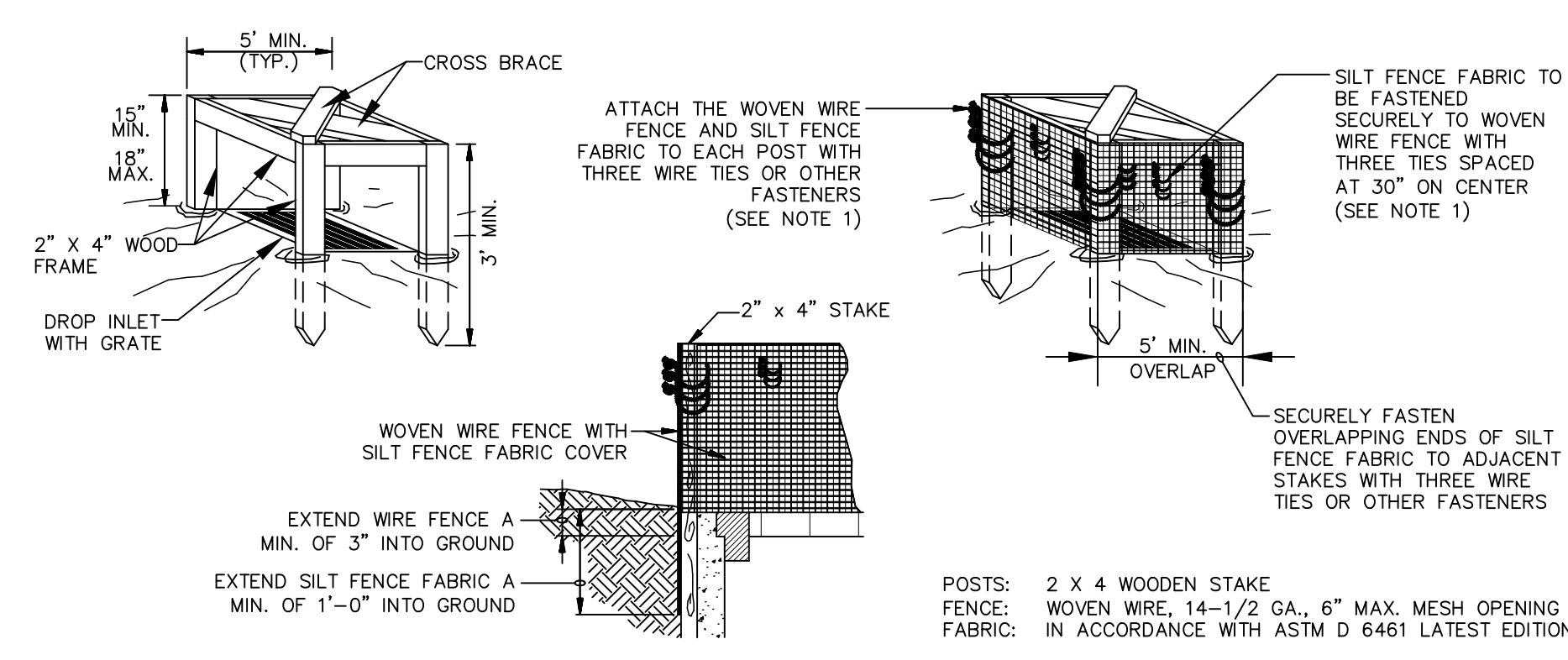
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SHEET **C4**
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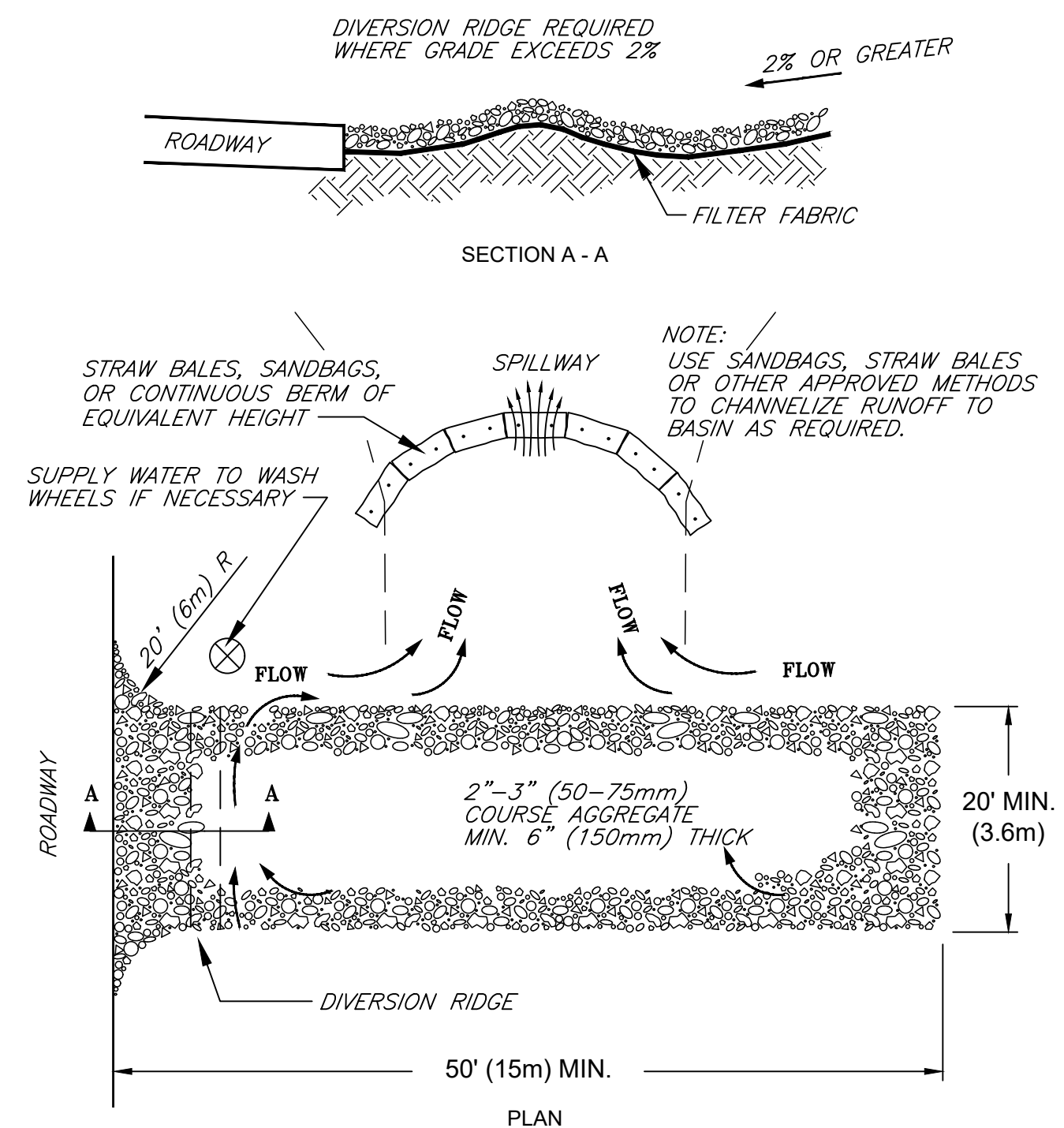




- NOTES:
- ATTACH THE WOVEN WIRE FENCE AND THE GEOTEXTILE TO EACH POST (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
 - WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
 - MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-THIRD THE HEIGHT OF THE FABRIC.
 - ALL SILT FENCE INLET PROTECTIONS SHALL INCLUDE WIRE SUPPORT.

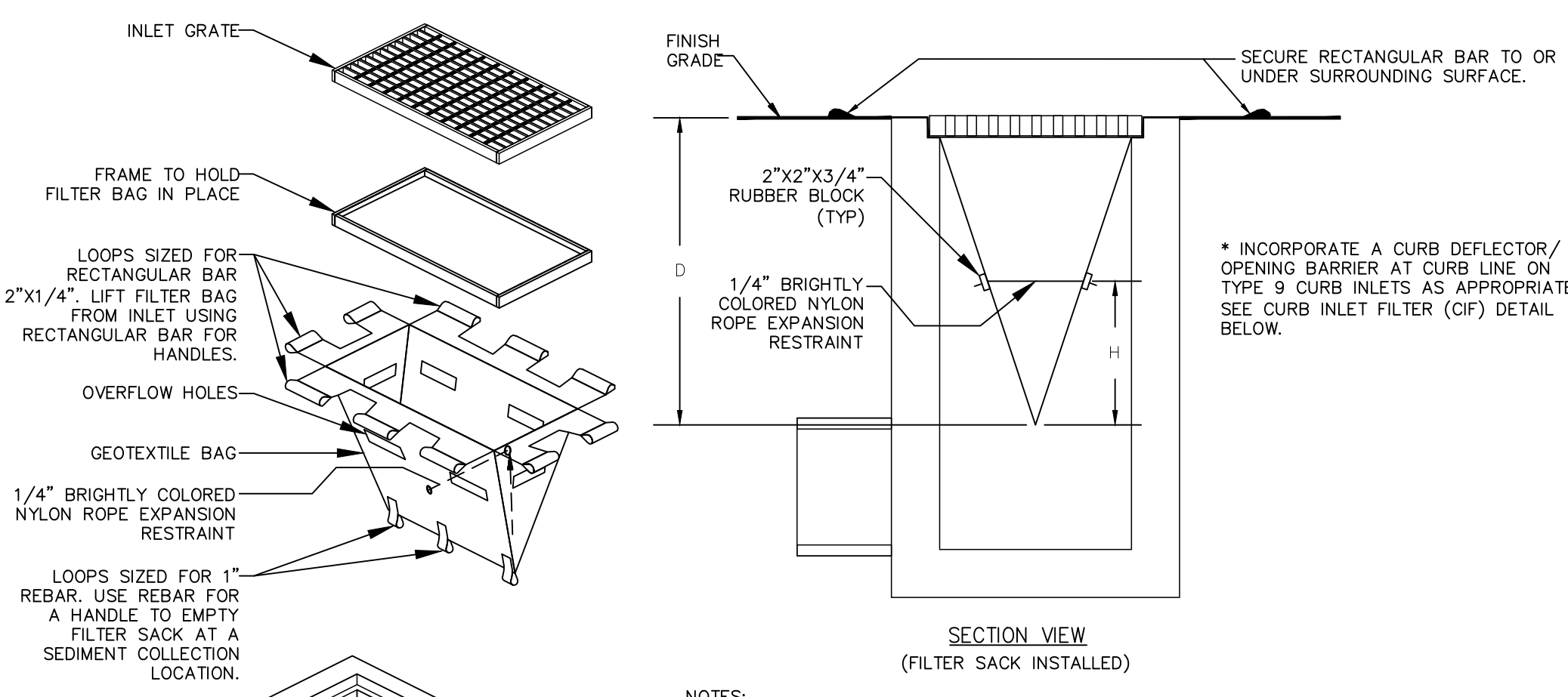
- MAINTENANCE NOTES:
- INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN (IF USING INSERT-TYPE DEVICE) OR UPGRADIENT OF THE INLET.
 - REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
 - INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
 - CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPs, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

SILT FENCE INLET PROTECTION DETAIL AT UNPAVED AREAS
N.T.S.



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DETAIL

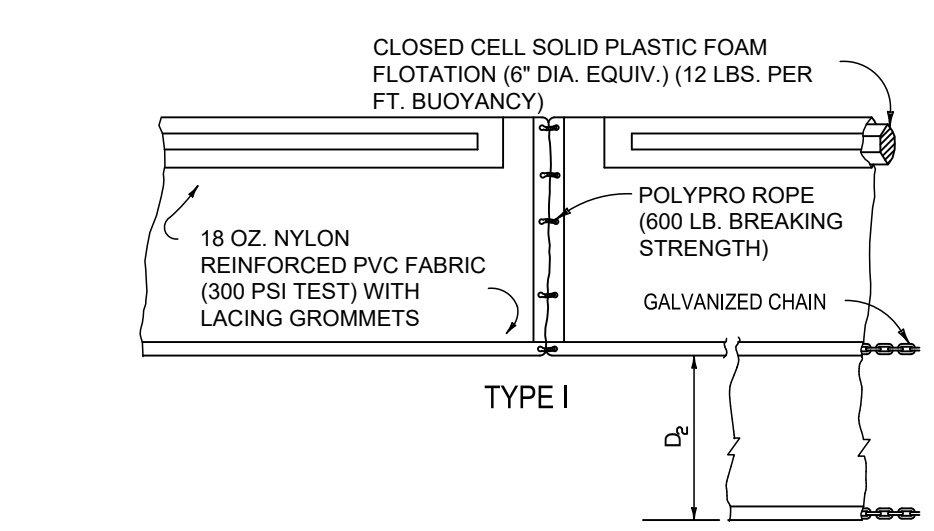


- NOTES:
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 - PLACE AN OIL ABSORBENT PAD OR PILLow OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
 - THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
 - THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
 - THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
- MAINTENANCE NOTES:
- INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
 - REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
 - INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
 - CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPs, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE			MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS	PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS	GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %	GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS	PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	800 PSI	MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS	TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	80 %	UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE	APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ FT	FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1	PERMITTIVITY	ASTM D-4491	1.5 SEC -1

INLET PROTECTION FILTER SACK
N.T.S.

CURB INLET FILTER DETAIL
N.T.S.



D = 1/8 STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D = 1/4 STD. (ADDITIONAL PANEL FOR DEPTHS GREATER THAN 5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10' TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10' UNLESS SPECIAL DEPTHS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

FLOATING TURBIDITY BARRIER DETAIL
N.T.S.

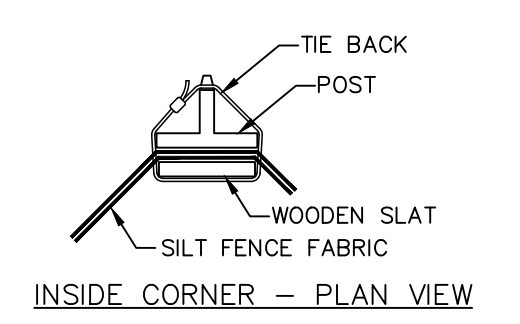
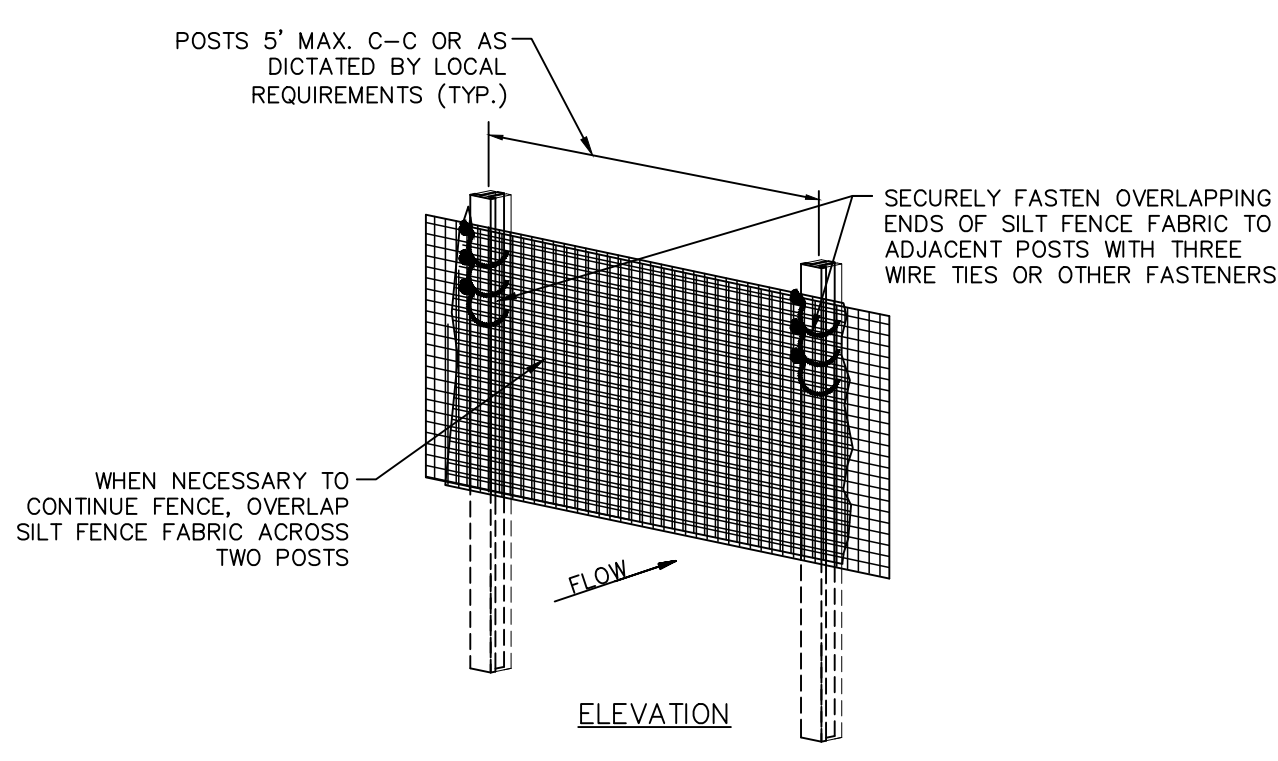


TABLE 1 Temporary Silt Fence Material Property Requirements

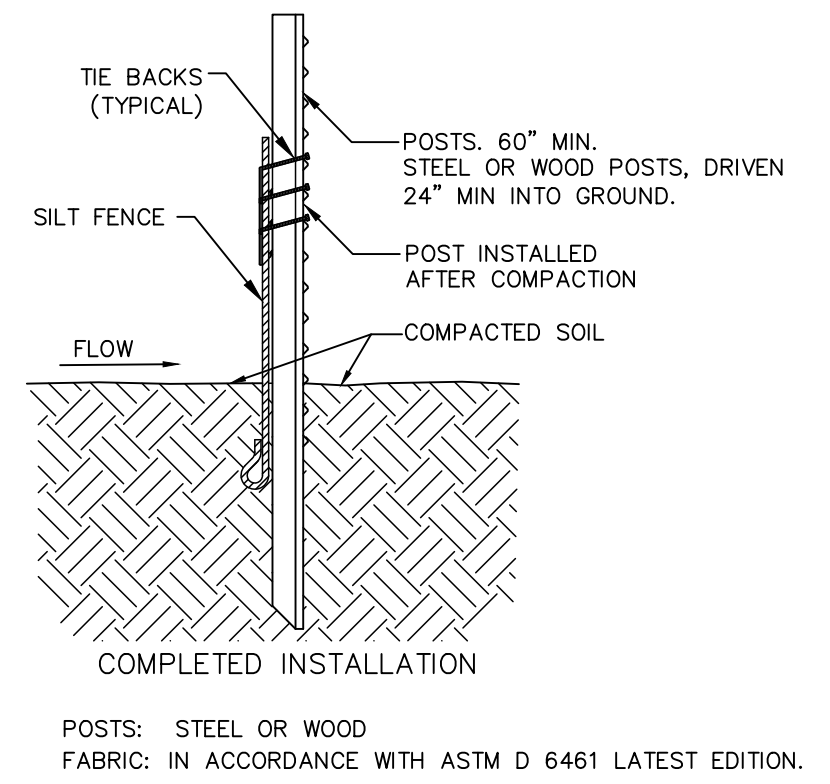
Grab Strength	Test Method	Units	Supported ^a Silt Fence		Type of Value
			Machine Direction	Unmachine Direction	
	ASTM D 4832	N (lba)	400 (90)	550 (90)	MARV
			400 (90)	450 (90)	MARV
Permittivity ^b	ASTM D 4491	sec-1	0.05	0.05	MARV
Apparent Opening Size ^c	ASTM D 4751	mm (US Sieve #)	0.60 (30)	0.60 (30)	Max. ARV ^d
Ultraviolet Stability	ASTM D 4355	% Retained Strength	70% after 500 h of exposure	70% after 500 h of exposure	Typical

^aSilt fence support shall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of equivalent strength.
^bThese default values are based on empirical evidence with a variety of sediments. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific geotextile tests in accordance with Test Method D 5141 should be performed by the agency to confirm suitability of these requirements.
^cAs measured in accordance with Test Method D 4632.
^dAs measured in accordance with Test Method D 4632.
TABLE 1 TAKEN FROM ASTM D 6461-99 (2007)

SILT FENCE INSTALLATION
N.T.S.

B.M.P.'s (BEST MANAGEMENT PRACTICES)

- These plans addresses the following areas:
- General erosion control.
 - Protection of surface water quality during and after construction
 - Control of wind erosion.
- The various techniques or actions identified under each section indicate the appropriate situation when the techniques should be employed. It should be noted that the measures identified on this plan are only suggested BMP's. The contractor shall provide pollution prevention and erosion control measures and as necessary for each specific application.
- SECTION 1 GENERAL EROSION CONTROL
- General erosion control BMPs shall be employed to minimize soil erosion and potential lake slope cover-ups. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.
 - Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.
 - Slopes of banks of wet detention ponds shall be constructed not steeper than 4H:1V from top of bank to (3) feet below normal water level.
 - All gross slopes constructed 4H:1V and steeper shall be sodded as soon as practical after their construction.
 - Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as required by plan. Sod shall be placed before silt barriers are removed.
 - Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.
- SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING & AFTER CONSTRUCTION
- Surface water quality shall be maintained by employing the following BMPs, at a minimum, in the construction planning and construction of all improvements.
 - Where practical, stormwater shall be conveyed by swales.
 - Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:
 - In general, erosion shall be controlled at the furthest practical upstream location.
 - Stormwater inlets shall be protected during construction as shown. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.
 - Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide brood dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.
 - Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.



SPECIFICATIONS FOR SILT FENCE INSTALLATION

- SILT FENCE SHALL BE PROVIDED AND INSTALLED PER ASTM D-6462-03 LATEST EDITION.
- INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR ANTICIPATED RUNOFF.
- INSTALL POSTS AT A MAXIMUM OF 5'-0" APART.
- INSTALL POSTS AT A MINIMUM DEPTH OF 24" ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT UPSTREAM WATER PRESSURE ON THE FABRIC.
- INSTALL WITH THE POSTS AWAY FROM THE SILT FENCE FABRIC.
- ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC, ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
- WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
- WHEN NECESSARY TO CONTINUE FENCE, OVERLAP SILT FENCE FABRIC ACROSS TWO POSTS.
- NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
- THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE TRENCH IF NECESSARY.
- COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC.
- WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.

MAINTENANCE NOTES

- SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ON-THIRD THE HEIGHT OF THE SILT FENCE.
- ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.
- SPECIAL ATTENTION SHALL BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
- IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPs TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

SECTION 3 CONTROL OF WIND EROSION

- Wind erosion shall be controlled by employing the following methods as necessary and appropriate:
 - Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
 - As soon as practical after completion of construction, bare earth areas shall be vegetated.
 - At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence, as shown, except the minimum height shall be 4 feet.

CREECH CONSULTING INC.
SILTING CONTROL ENGINEERS
PO BOX 327, STUART, FLORIDA 34984 (772) 485-2140

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0606705

NO.	REVISIONS	DATE	BY

YOUTH & FAMILY BEHAVIORAL HEALTH CENTER INC

EROSION CONTROL DETAILS

FLORIDA
FORT PIERCE

DRAWN BY: JAC
CHECKED BY: RTC / ANDREWS

LATITUDE: 27°26'40"N
LONGITUDE: 80°21'29"W

HORIZ. SCALE:
VERT. SCALE:

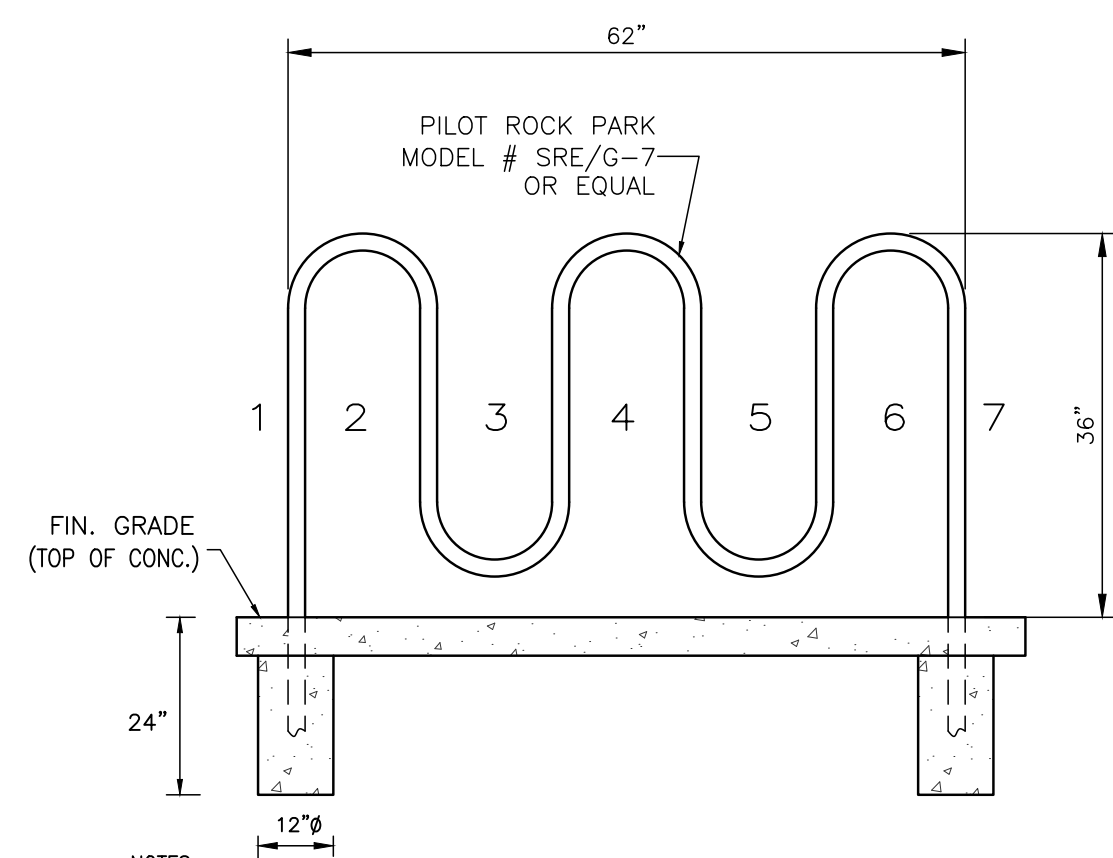
SEAL

06/02/2023
RICHARD CREECH
FL P.E. NO. 38592

SHEET **D1**

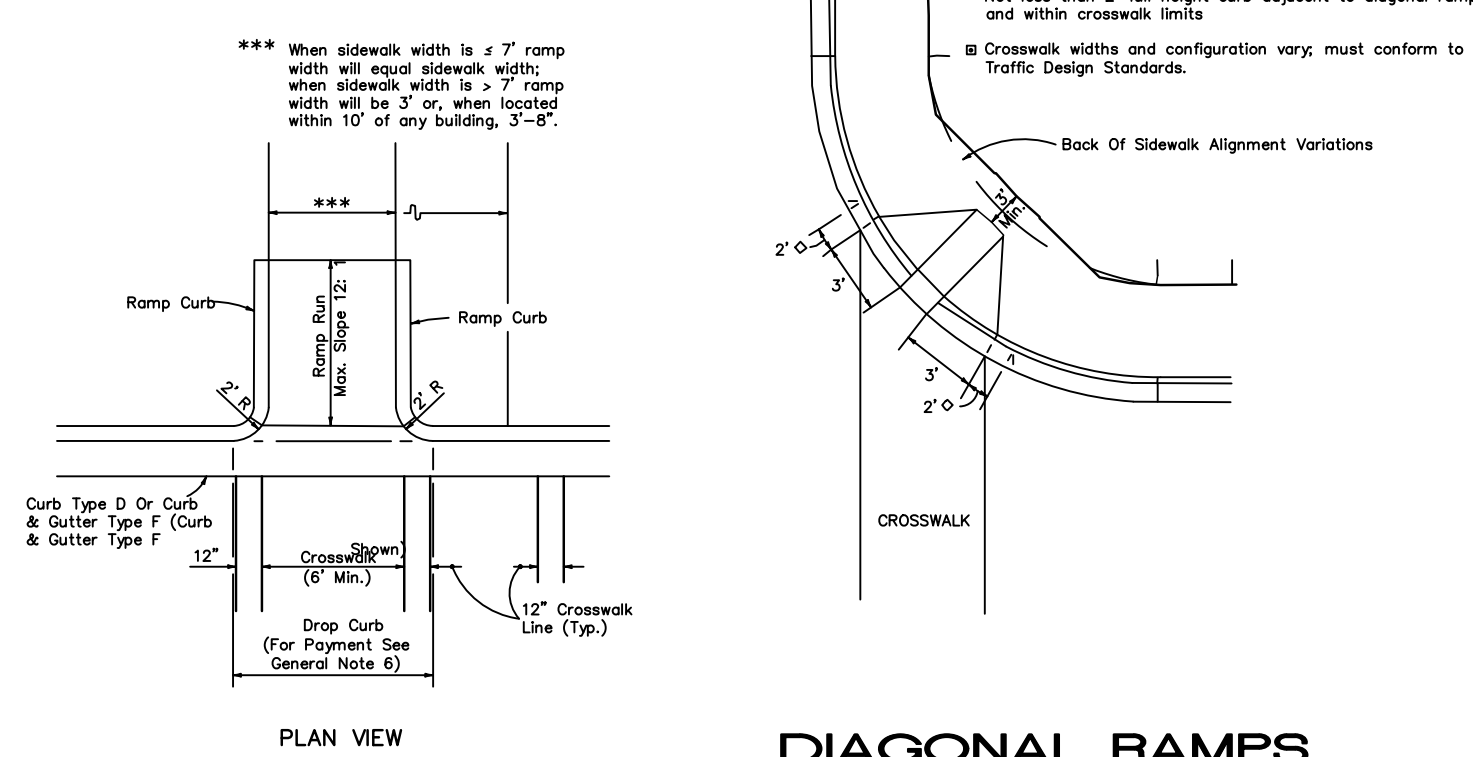
PROJECT NO. 22-016-001

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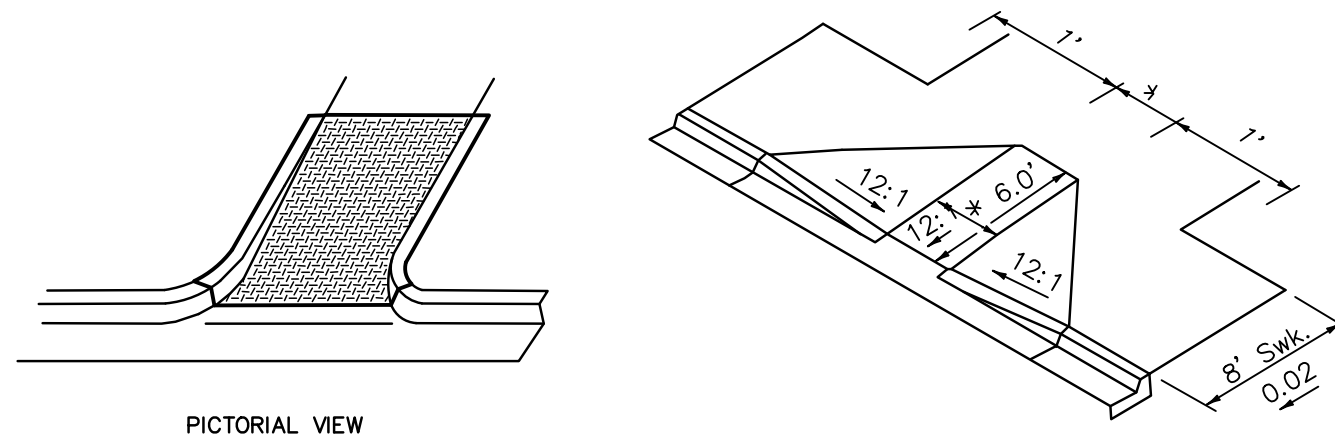


1. BIKE RACK SHALL BE EMBEDDED A INTO A 24" DEEP, 12" DIAMETER CONCRETE FOOTER

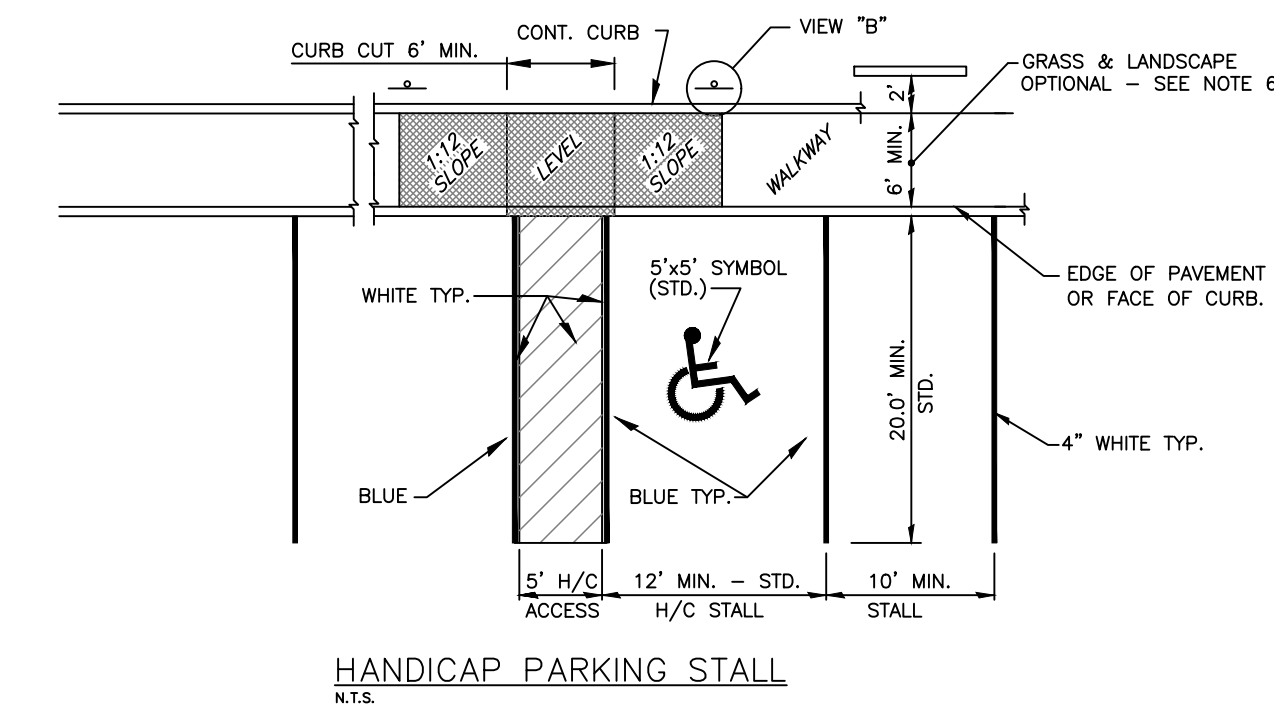
TYPICAL BIKE RACK DETAIL



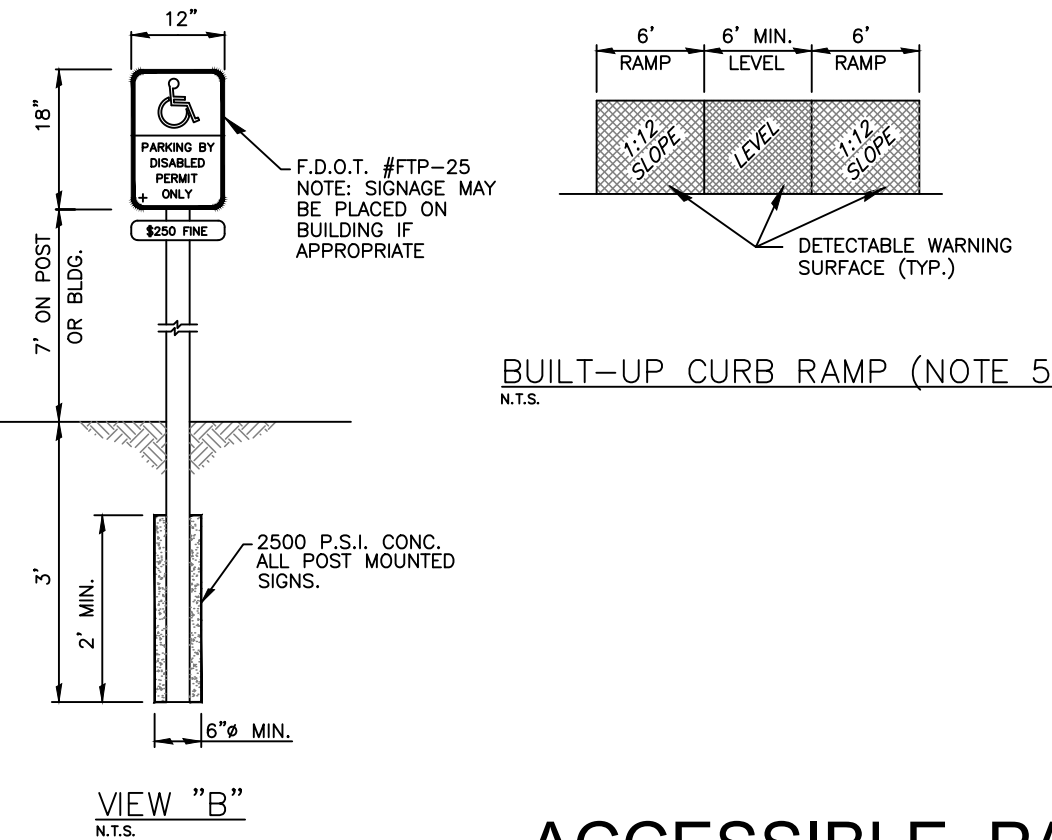
DIAGONAL RAMPS



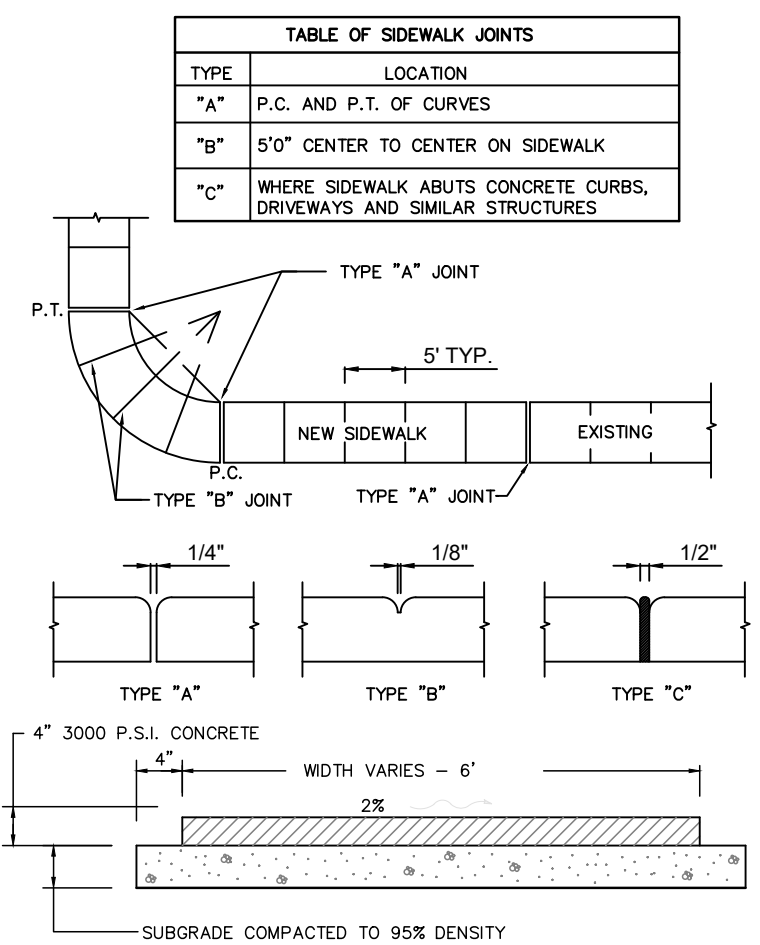
8' SIDEWALK RAMPS



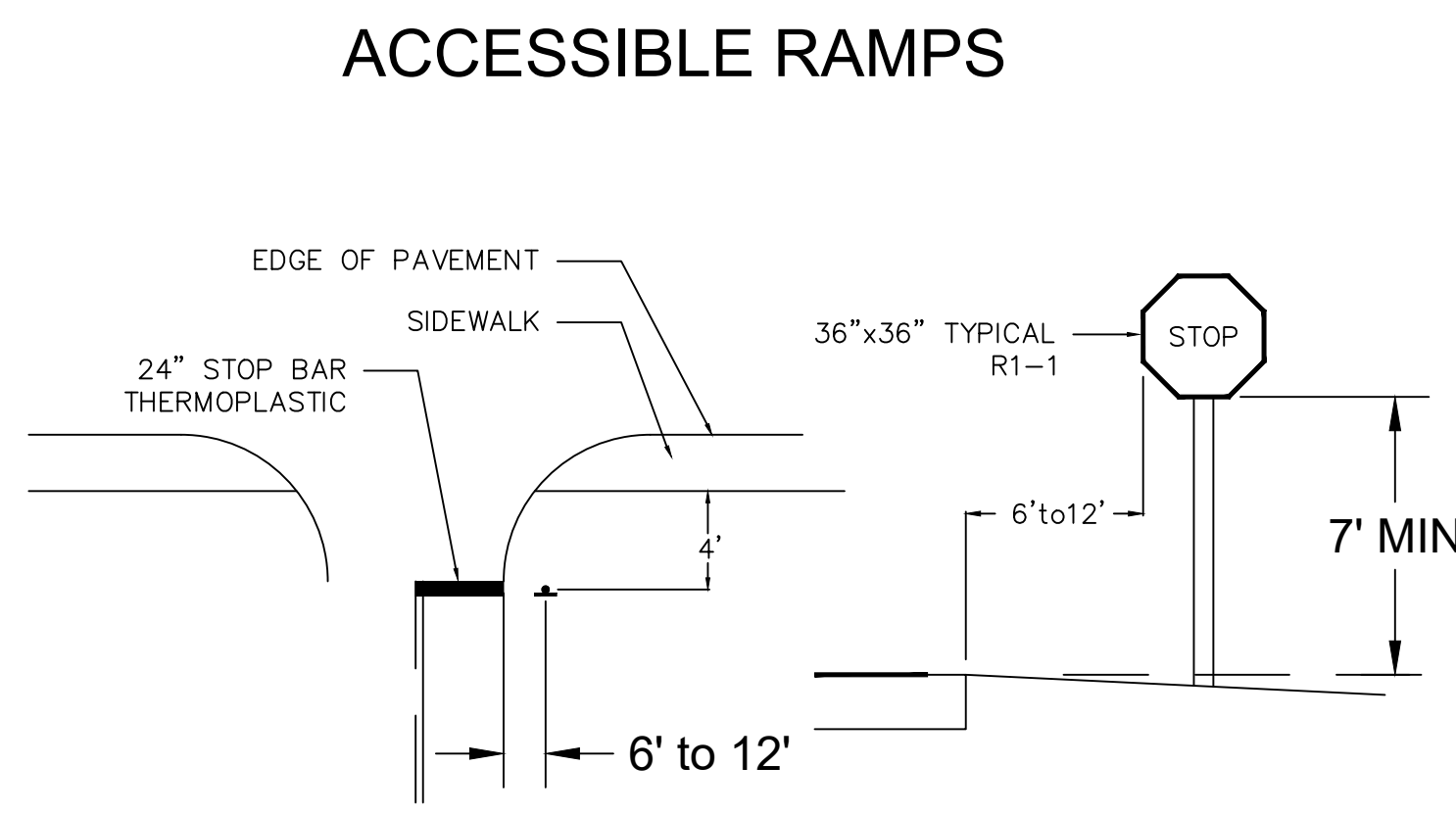
HANDICAP PARKING STALL



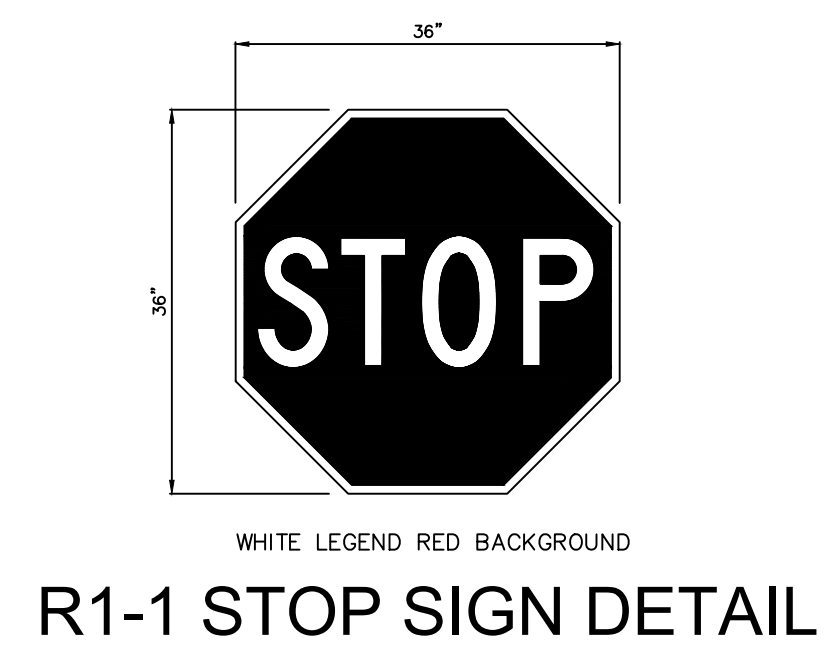
ACCESSIBLE PARKING, STALLS AND DETAILS



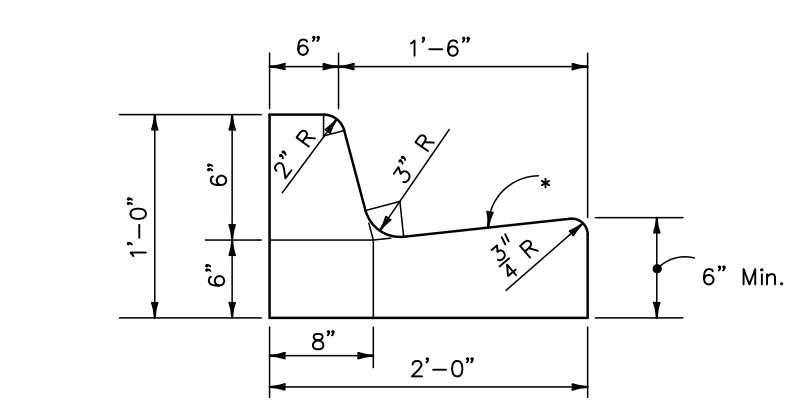
TYPICAL SIDEWALK DETAIL



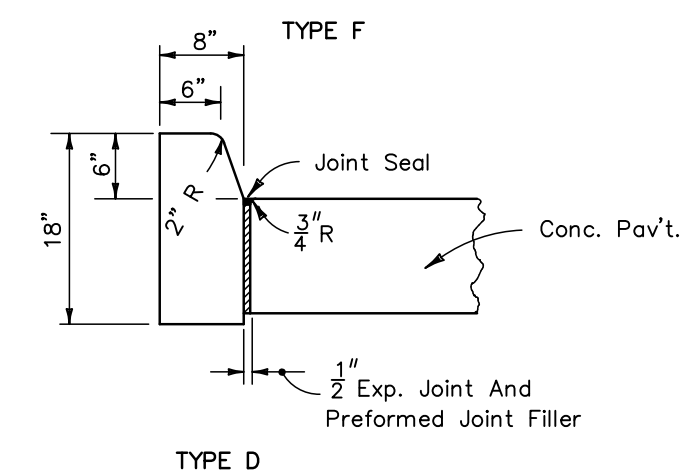
TYPICAL STOP SIGN LOCATION DETAIL



R1-1 STOP SIGN DETAIL

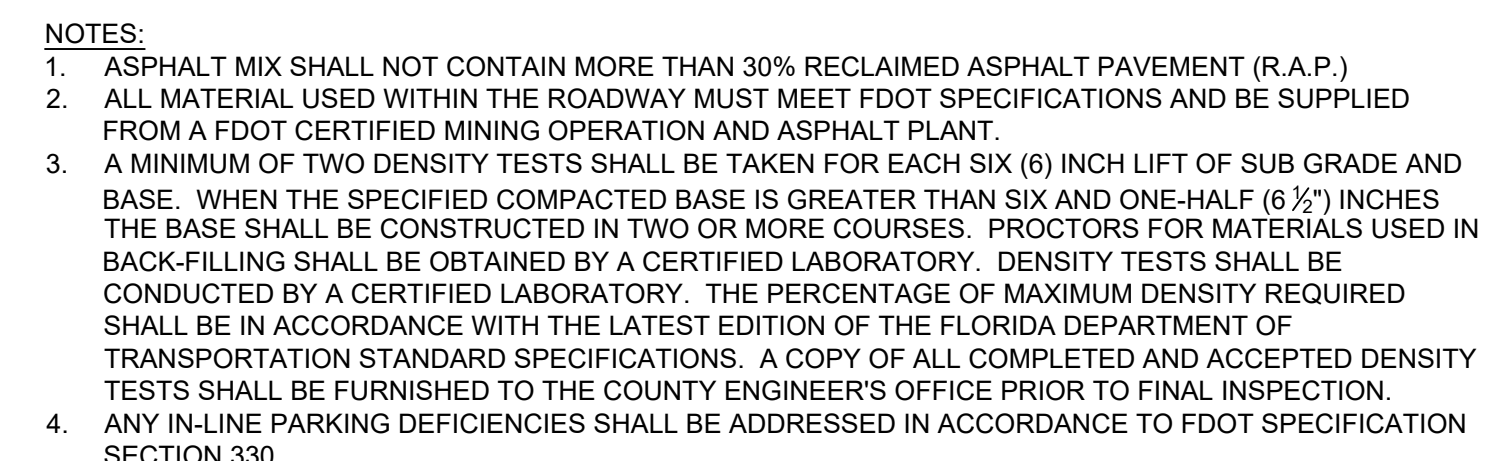


*Note: When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement the thickness of the lip shall be 6", unless otherwise shown on plans.

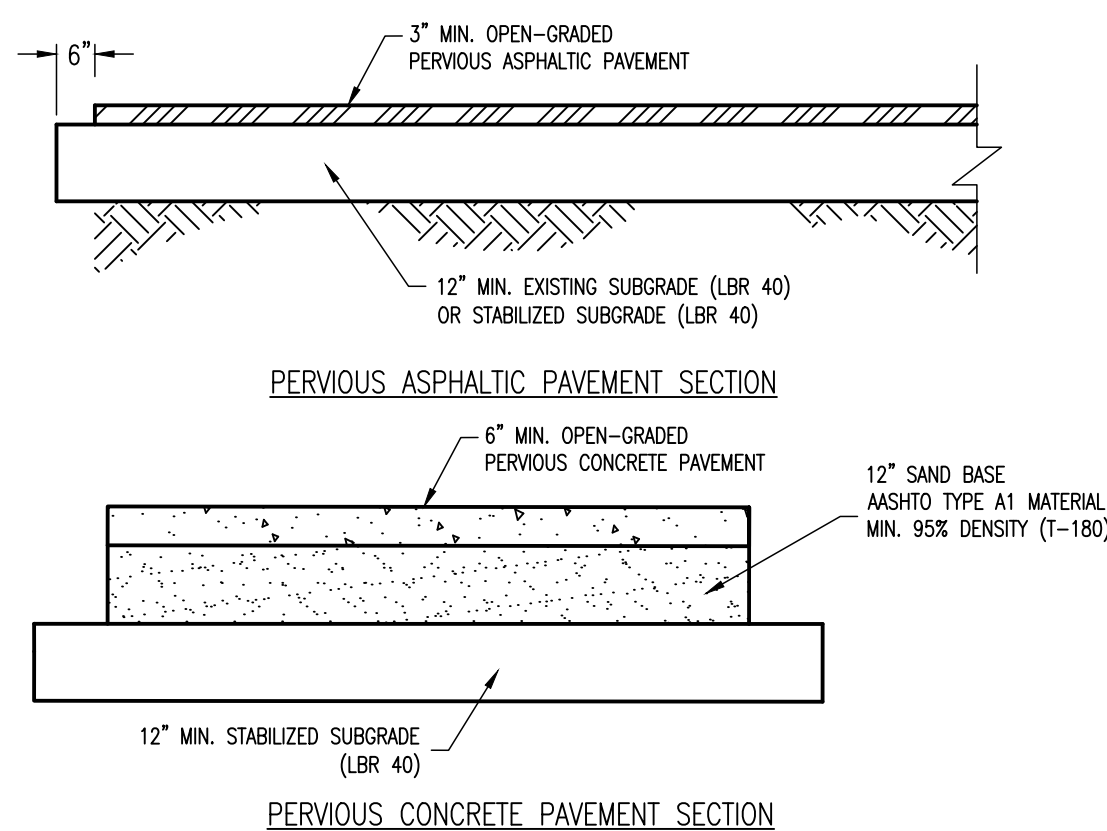


TYPICAL CURB DETAILS

- SURFACE COURSE: 2" TYPE SP-12.5 ASPHALTIC CONCRETE
- BASE COURSE: 6" CRUSHED LIMEROCK WITH MIN. LBR 100 COMPACTED TO 98% MODIFIED PROCTOR MAX. DRY DENSITY
- SUBGRADE: 12" STABILIZED SUBGRADE (LBR-40) COMPACTED TO 98% MODIFIED PROCTOR MAX. DRY DENSITY



FLEXIBLE PAVEMENT DETAIL



- NOTES:**
1. THE PERVIOUS PAVEMENT CONTRACTOR SHALL BE APPROVED BY THE COUNTY ENGINEER AND MUST BE CERTIFIED BY THE NATIONAL READY MIX CONCRETE ASSOCIATION (NRMCA).
 2. THE CONTRACTOR SHALL SUBMIT A PERVIOUS PAVEMENT MIX DESIGN TO THE COUNTY ENGINEER FOR APPROVAL.
 3. PERVIOUS CONCRETE MIX SHALL HAVE 20% TO 25% VOIDS, AN AGGREGATE TO CEMENT (A/C) RATIO BETWEEN 4.0 AND 4.5, AND A WATER TO CEMENT (W/C) RATIO BETWEEN 0.27 AND 0.36.
 4. ALL MATERIAL USED WITHIN THE ROADWAY MUST MEET FDOT SPECIFICATIONS AND BE SUPPLIED FROM A FDOT CERTIFIED MINING OPERATION AND ASPHALT PLANT.
 5. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUB GRADE AND BASE. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6 1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE COUNTY ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.
 6. CRUSHED CONCRETE MAY NOT BE USED WITHIN COUNTY-MAINTAINED ROADWAY.

PERVIOUS PAVEMENT DETAIL

- NOTES:**
1. ACCESSIBILITY TO AND WITHIN BUILDINGS, INCLUDING THE PLACEMENT OF RAMPS, SHALL CONFORM TO THE LATEST EDITIONS OF THE D.C.A. ACCESSIBILITY MANUAL, CHAPTER 553, PART V, OF THE FLORIDA STATUTES AND THE F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS.
 2. ALL PARKING STALLS SHALL BE DOUBLE STRIPED AND ALL STRIPING SHALL BE FOUR (4) INCHES WIDE.
 3. HANDICAP ACCESSWAY STRIPING SHALL BE LAID OUT ON 45-ANGLE SPACE AT 4' ON CENTER AS MEASURED ALONG THE ACCESSWAY.
 4. BUILT-UP CURB RAMPS SHALL NOT PROJECT INTO TRAFFIC LANES.
 5. AS AN OPTION, THE TWO FOOT PAVED AREA (FROM THE EDGE OF PAVEMENT OR CURB TO THE BACK OF THE WHEEL STOP) MAY BE LANDSCAPED IN LIEU OF ASPHALT. (SEE SECTION A-A).
 6. THERMOPLASTIC STRIPING IS RECOMMENDED AT ALL WALKWAYS IN THE PARKING AREAS.
 7. PAINT SHALL BE APPLIED AT A RATE THICK ENOUGH TO PROVIDE SOLID WHITE/BLUE/BLACK LINES WITH NO LIGHT SPOTS OR PAINT SKIPS (15 MILS MIN.).
 8. PARKING STALL AREAS SHALL HAVE A MIN. OF 6" OF BASE COMPACTED TO 98% DRY DENSITY PER AASHTO T-180 SPEC. AND A MINIMUM OF 1" OF TYPE S-III PAVEMENT.

NO.	DATE	BY	REVISIONS

DRAWN BY:	JAC
CHECKED BY:	RTC / ANDREWS
LATITUDE:	27°26'40"N
LONGITUDE:	80°21'29.95"W
HORIZ. SCALE:	
VERT. SCALE:	

SEAL
 06/02/2023
 RICHARD CREECH
 FL P.E. NO. 38592

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GENERAL:

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION "DESIGN STANDARDS", LATEST EDITION, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "DESIGN STANDARDS" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE "STANDARD SPECIFICATIONS" ALSO.

ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED CONSTRUCTION OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
2. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, DURING WHICH TIME ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE-GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITY.
4. STREET OR HIGHWAY RESTORATION WORK IS TO BE DONE AS PER THE LOCAL OR STATE AGENCY HAVING JURISDICTION.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL CITY, COUNTY AND STATE HIGHWAY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
- 6.a. THE MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA D.O.T. DESIGN STANDARDS INDEX 600 SERIES, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS A MINIMUM CRITERIA.

TRAFFIC DISRUPTIONS WHICH ARE NECESSARY TO CONSTRUCT THE PROJECT SHALL BE SUBMITTED IN WRITING TO THE ENGINEER AND APPROVAL SHALL BE OBTAINED AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. SUBMITTAL MATERIAL SHALL INCLUDE SKETCHES, CALCULATIONS AND OTHER DATA REQUIRED BY THE ENGINEER.

THE CONTRACTOR SHALL REMOVE OR COVER ANY EXISTING OR PROPOSED SIGNS OR PAVEMENT MARKINGS WHICH CONFLICT WITH THE TRAFFIC CONTROL PLANS. WHEN THE CONFLICT NO LONGER EXISTS, THE CONTRACTOR SHALL RESTORE THE SIGNS OR PAVEMENT MARKINGS TO THEIR ORIGINAL POSITION. REMOVAL OF EXISTING PAVEMENT MARKINGS NOT OTHERWISE REMOVED BY MILLING, SHALL BE ACCOMPLISHED BY HYDRO BLASTING OR BY METHODS APPROVED BY ENGINEER, THAT WILL ELIMINATE THE PREVIOUS MARKING PATTERN AND WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT. USE OF BLACK PAINT TO COVER EXISTING PAVEMENT MARKINGS IS PROHIBITED.

CONTRACTOR SHALL EMPLOY TEMPORARY BARRICADES BETWEEN DRIVE LANES AND EXCAVATED AREAS IN ACCORDANCE WITH FDOT INDEX 102-600.

NOTIFICATION OF LANE CLOSURES OR TEMPORARY DETOURS SHALL BE ACCOMPLISHED AT LEAST 30 DAYS PRIOR TO CLOSURE OR DETOUR BY SUBMITTING THE REQUIRED LANE CLOSURE FORM, SKETCHES, CALCULATIONS, AND OTHER DATA TO THE ENGINEER.

CONTACT LOCAL POLICE, FIRE RESCUE AND AMBULANCE SERVICES 24 HOURS PRIOR TO ANY AND ALL LANE SHIFTS AND OR CLOSURES.

THE CONTRACTOR SHALL PROVIDE THE SERVICES OF UNIFORMED OFF-DUTY POLICE OFFICERS TO SUPERVISE TRAFFIC CONTROL AND TO RESTORE TRAFFIC FLOW TO NORMAL. POLICE SUPERVISION TO THE EXTENT THAT POLICE SUPERVISION IS NEEDED TO ASSURE PUBLIC SAFETY AND PROTECT THE WORK.

ALL LANES OF US1/SRS (NORTHWEST FEDERAL HIGHWAY) MUST REMAIN OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EMERGENCY AS DIRECTED BY THE ENGINEER.

6.b. THE CONTRACTOR SHALL PREPARE THE MAINTENANCE OF TRAFFIC PLAN FOR ALL PHASES OF THE WORK PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE PLAN SHALL INDICATE THE TYPE AND LOCATION OF ALL SIGNS, LIGHTS, STRIPING AND BARRIERS TO BE USED FOR THE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS THROUGH THE WORK AREA AND FOR THE PROTECTION OF THE WORKERS. THE PLAN SHALL ALSO INDICATE CONDITIONS AND SETUPS FOR EACH PHASE OF WORK. THE PLAN SHALL PROVIDE FOR MAINTENANCE OF TWO-WAY TRAFFIC AT ALL TIMES WHERE PRACTICAL. PLAN SHALL BE SIGNED, SEALED AND SUBMITTED TO FDOT FOR APPROVAL AT LEAST ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING.

ALL WORK WITHIN THE FOOT RIGHT OF WAY SHALL BE GOVERNED BY THE CURRENT EDITION OF FDOT DESIGN STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

6.c. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC PER FOOT STANDARDS.

ALL STRIPING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT FDOT DESIGN STANDARD INDEX 711-001 AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 711 "THERMO PLASTIC TRAFFIC STRIPES AND MARKINGS", LATEST EDITION AND CITY OF STUART PUBLIC WORKS AND MUTCD LATEST EDITION.

INSTALL RETRO - REFLECTIVE PAVEMENT MARKERS (RPMs) PER THE MOST CURRENT FDOT DESIGN STANDARD STANDARD INDEX 706-001 AND THE MOST CURRENT FDOT DESIGN STANDARD SPECIFICATIONS # 706.

7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS IS DISCOVERED DURING THE COURSE OF CONSTRUCTION.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BIDDING THE WORK AND TO PERFORM SUCH TESTS, STUDIES AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO ACTUAL SURFACE AND SUBSURFACE CONDITIONS EXISTING AT THE SITE. ACTUAL CONDITIONS THAT DIFFER FROM THOSE SHOWN ON DRAWINGS SHALL NOT CONSTITUTE A BASIS FOR ADDITIONAL PAYMENT.

9. ALL ELEVATIONS REFER TO N.A.V.D. 1988 DATUM, UNLESS OTHERWISE NOTED.

10. ALL CONSTRUCTION DEWATERING (WELL POINTS, PUMPS ETC.) WILL REQUIRE A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

11. ANY CHANGES DUE TO FIELD CONDITIONS OR ANY OTHER DEVIATIONS FROM THE APPROVED DRAWINGS MUST BE APPROVED BY THE ENGINEER AND THE GOVERNING AUTHORITY HAVING JURISDICTION PRIOR TO BEING CONSTRUCTED.

12. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES: ONE (1) SET OF "APPROVED" CONSTRUCTION DRAWINGS; ONE (1) COPY OF THE APPLICABLE UTILITY COMPANYS "MINIMUM DESIGN AND CONSTRUCTION STANDARDS"; ONE (1) COPY OF ALL CONTRACT DOCUMENTS AND; ONE (1) COPY OF ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITS REQUIRED FOR CONSTRUCTION.

13. THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO REMAIN AT THE JOB SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. THE SUPERINTENDENT SHALL BE PRESENT AT ALL SCHEDULED CONSTRUCTION OBSERVATION MEETINGS.

14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROPER MAINTENANCE AND SAFE CONTROL OF TRAFFIC AND PEDESTRIANS AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION OR TIME EXTENSION SHALL BE ALLOWED.

SEDIMENTATION AND EROSION CONTROL:

PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SILT FENCES, SILTATION BARRIERS, GEOTEXTILE FILTER BARRIERS, TURBIDITY SCREENS AND SEDIMENTATION BASINS. CONSTRUCTION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL REQUIRED SEDIMENTATION AND EROSION CONTROL MEASURES FOR THE DURATION OF CONSTRUCTION.

STABILIZATION MEASURES, INCLUDING BUT NOT LIMITED TO, SODDING OR SEEDING AND MULCHING, SHALL BE INITIATED FOR SEDIMENTATION AND EROSION CONTROL ON ALL DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENTATION AND EROSION CONTROL MEASURES DAILY DURING CONSTRUCTION. ANY DEFICIENCIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY OFF SITE WATER QUALITY IMPACTS OR OTHER ADVERSE IMPACTS DUE TO SEDIMENTATION AND EROSION FROM THE PROJECT SITE DURING CONSTRUCTION.

SUGGESTED SEQUENCE FOR EROSION & SEDIMENTATION CONTROL

1. FLAG AND FENCE ALL WORK LIMITS.
2. NOTIFY THE COUNTY SEDIMENT CONTROL INSPECTOR AT LEAST (72) HOURS PRIOR TO START OF CONSTRUCTION.
3. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
4. INSTALL PERIMETER RUNOFF CONTROLS, NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
5. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
6. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES OR REMOVE FROM SITE, AND DISPOSE OF AT A PERMITTED SITE.

CLEARING AND GRUBBING:

ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR LYING WITHIN 12" BELOW FINISHED GRADE OR SUBGRADE SHALL BE COMPLETELY REMOVED WITHIN ALL AREAS OF CONSTRUCTION AS SHOWN ON THE DRAWING. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. CLEANING AND GRUBBING AREAS TO BE INSPECTED AND APPROVED PRIOR TO ANY FILL OR CONSTRUCTION WORK. ALL MATERIAL FROM CLEARING AND GRUBBING SHALL BE REMOVED AND LEGALLY DISPOSED OF.

DEMOLITION:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE ACCURATELY CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO EXISTING USERS AND AT ALL TIMES UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNEXPECTED FINDINGS. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDING.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES).
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. SHOULDER REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE GENERAL STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS.
13. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF LIMIT OF CLEARING.

BURNING:

BURNING IS NOT ALLOWED.

EXCAVATION:

THE CONTRACTOR SHALL PERFORM ALL EXCAVATION NECESSARY TO ACCOMPLISH THE CONSTRUCTION INDICATED ON THE DRAWINGS. EXCAVATION SHALL BE UNCLASSIFIED REGARDLESS OF MATERIAL ENCOUNTERED. ALL EXCAVATED MATERIAL NOT REQUIRED FOR FILL OR EMBANKMENT, SHALL BE REMOVED FROM THE SITE, AS DIRECTED BY THE OWNER, OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXCAVATION AND BACKFILL THE EXCAVATED AREA WITH SUITABLE MATERIAL, WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. BACKFILL MATERIAL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS INCLUDED IN THESE SPECIFICATIONS.

UNSUITABLE MATERIAL:

WHERE MUCK, ROCK, CLAY, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS, IN THE OPINION OF THE ENGINEER, UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL, AND BACKFILL THE EXCAVATED AREA WITH SUITABLE MATERIAL, WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. BACKFILL MATERIAL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS INCLUDED IN THESE SPECIFICATIONS.

SELECT FILL:

- A. THIS WORK SHALL CONSIST OF FURNISHING AND PLACING THE MATERIALS REQUIRED FOR FILL OR EMBANKMENT FOR THE CONSTRUCTION AS SHOWN ON THE DRAWINGS. THE MATERIAL USED FOR EMBANKMENT SHALL BE CLEAN UNIFORM FREE DRAINING GRANULAR SOIL CONSISTING OF SAND, GRAVEL, OR A MIXTURE THEREOF, AND/OR OTHER SUITABLE MATERIAL, APPROVED BY THE ENGINEER. IF THE MATERIALS ARE OF A VARIABLE QUALITY, THE CONTRACTOR SHALL PLAN HIS OPERATIONS SO THAT THE UPPER TWO FEET OF THE FILL IS CONSTRUCTED OF SELECTED MATERIALS AS APPROVED AND DIRECTED BY THE ENGINEER.
- B. PRIOR TO PLACING ANY FILL, THE SURFACE TO RECEIVE THE FILL, SHALL BE PLOWED OR SCARIFIED. FILL SHALL BE PLACED IN SUCCESSIVE UNIFORM LAYERS TWELVE INCHES (12"), MEASURED LOOSE, OR AS APPROVED BY THE ENGINEER. EACH LAYER WILL THEN BE COMPACTED BY AN APPROVED METHOD IN ACCORDANCE WITH THE REQUIREMENTS FOR COMPACTION INCLUDED IN THESE SPECIFICATIONS. THE COMPACTION SHALL BE VERIFIED THROUGH TESTING AS INDICATED IN THE TESTING SPECIFICATIONS.

BACKFILL:

ALL BACKFILL MATERIAL SHALL BE CLEAN, UNIFORM, FREE DRAINING SOIL AND FREE OF LUMBER, TRASH OR OTHER DEBRIS, AND SHALL BE THOROUGHLY COMPACTED IN LAYERS NOT TO EXCEED TWELVE INCHES (12"), MEASURED LOOSE AND BROUGHT TO AN ELEVATION ABOVE THE FINISHED GRADE, SUFFICIENT TO ALLOW FOR SETTLEMENT. PRIOR TO PLACING BACKFILL, THE AREAS AROUND STRUCTURES UPON WHICH THE BACKFILL IS TO BE PLACED, SHALL BE CLEANED OF ALL TRASH AND DEBRIS OF ANY NATURE. SHEETING AND BRACING ALLOWED TO BE LEFT IN PLACE SHALL BE CUT OFF A MINIMUM OF 2.5 FEET BELOW FINISHED GRADE. COMPACTION FOR EACH LIFT SHALL BE EQUAL TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

GRADING:

THE CONTRACTOR SHALL PERFORM ALL NECESSARY GRADING TO ACHIEVE THE FINISHED GRADING AS PER THE DRAWINGS. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THESE SPECIFICATIONS.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" AND THE PROJECT SPECIFICATIONS.

PROPOSED GRADE ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT LINE OF UNLESS OTHERWISE NOTED.

COMPACTION:

ALL AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY TAMPING OR USE OF VIBRATORY ROLLERS, VIBRATORY PLATE COMPACTORS OR ANY OTHER METHOD APPROVED BY THE ENGINEER IN ORDER TO OBTAIN THE REQUIRED DENSITY. WHERE USE OF VIBRATORY EQUIPMENT MAY AFFECT ADJACENT STRUCTURES, COMPACTION SHALL BE PERFORMED USING OTHER EQUIPMENT THAT WILL SATISFY THE DENSITY REQUIREMENTS WITHOUT DAMAGING EXISTING STRUCTURES. THE CONTRACTOR SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS, TO ENSURE THAT SATISFACTORY COMPACTION HAS BEEN OBTAINED. ALL EMBANKMENT, INCLUDING BACKFILL AND EMBANKMENT ADJACENT TO STRUCTURES, SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 100 PERCENT (100%) OF THE MAXIMUM DENSITY, AS DETERMINED BY AASHTO T-99.

THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO COMPACTION IN AREAS AROUND STRUCTURES AND OTHER FEATURES WHERE ACCESS BY SELF PROPELLED VIBRATORY COMPACTORS MAY BE DIFFICULT.

BACKFILL AND COMPACTION WITHIN PIPE TRENCHES SHALL BE IN ACCORDANCE WITH THE TYPICAL TRENCH DETAIL SHOWN ON THE DRAWINGS. FOR NON-FLEXIBLE PIPE MATERIALS, ALL BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 100 PERCENT (100%) OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. FOR FLEXIBLE PIPE MATERIALS, ALL BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT (95%) OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

DENSITY TESTING

THE TESTING LABORATORY SHALL FORWARD COPIES OF ALL TEST REPORTS TO THE ENGINEER, CONTRACTOR, AND OWNER.

STABILIZED SUBGRADE:

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS FOR TYPE C STABILIZATION. THE STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO A LIME/ROCK BEARING RATIO (LBR) OF NOT LESS THAN 40, AND SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR AASHTO T-180.

COMPACTED SUBGRADE:

COMPACTED SUBGRADE SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS SHOWN ON THE DRAWINGS. ALL COMPACTED SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR AASHTO T-180.

ROCK BASE:

ROCK BASE SHALL BE CONSTRUCTED OF EITHER LIMESTONE MATERIAL OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 911 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL.

ROCK BASE SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS AS SHOWN ON THE DRAWINGS. THE ROCK BASE MATERIAL SHALL BE A LIME/ROCK BEARING RATIO (LBR) OF NOT LESS THAN 40. THE ROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR ASTM D-1557. A PRIME COAT AND SAND SEAL SHALL BE APPLIED TO THE ROCK BASE AFTER CONSTRUCTION INSPECTION AND APPROVAL BY THE ENGINEER.

PRIME AND TACK COAT:

A BITUMINOUS PRIME COAT SHALL BE APPLIED TO THE ROCK BASE. PRIME COAT SHALL BE CUT BACK ASPHALT GRADE RC-70 OR RC-250 APPLIED AT A RATE OF NOT LESS THAN 0.10 GALLONS PER SQUARE YARD. THE PRIME COAT SHALL BE COVERED WITH SAND FREE FROM ANY APPRECIABLE AMOUNT OF SILT, CLAY, TRASH OR ORGANIC MATTER. A TACK COAT, WHERE SPECIFIED ON THE DRAWINGS, SHALL BE EMULSIFIED ASPHALT GRADES RS-1 AND RS-2 APPLIED AT A RATE OF BETWEEN 0.02 AND 0.08 GALLONS PER SQUARE YARD.

CONSTRUCTION OF THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS. BITUMINOUS MATERIALS FOR THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.):

THE A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH SECTION 304 OF THE STANDARD SPECIFICATIONS. A.C.S.C. SHALL HAVE A MARSHALL STABILITY OF NOT LESS THAN 1,500 LBS. BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT VISCOSITY GRADE AC-20 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

TESTING:

THE OWNER SHALL PROVIDE THE SPECS AND SCOPE OF SERVICES FOR THE INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS. THE ENGINEER SHALL BE PRESENT FOR ALL TESTING. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST FOUR-EIGHT (48) HOURS NOTICE PRIOR TO ANY SCHEDULED TESTING. TEST RESULTS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL CERTIFICATION OR ANY REQUEST FOR PAYMENT ON THE ABOVE LISTED ITEMS. SEE ARCHITECTURAL SPECIFICATIONS FOR REQUIREMENTS WITHIN LIMITS OF BUILDING PADS.

THE SCHEDULE FOR TESTING OF ROADWAY AND PARKING CONSTRUCTION SHALL BE AS FOLLOWS:

- A. SUBGRADE:
 1. SAMPLES OF SUBGRADE MATERIAL SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5,000 SF, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. LIME/ROCK BEARING RATIO (LBR) TESTS SHALL BE PERFORMED ON A COMPOSITE OF SAMPLES OF SUBGRADE MATERIALS, CONSISTING OF MATERIAL FROM CONSECUTIVE SAMPLES, SUCH THAT ONE (1) LBR TEST IS PERFORMED AT INTERVALS OF NOT MORE THAN 20,000 SQUARE FEET.
 2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SQUARE FEET OR CLOSER AS MIGHT BE NECESSARY.
 - B. BASE:
 1. SAMPLES OF BASE MATERIAL SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 10,000 SF, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN THE ROCK BASE MATERIAL. LIME/ROCK BEARING RATIO (LBR) TESTS SHALL BE PERFORMED ON A COMPOSITE OF SAMPLES OF BASE MATERIALS, CONSISTING OF MATERIAL FROM CONSECUTIVE SAMPLES, SUCH THAT ONE (1) LBR TEST IS PERFORMED AT INTERVALS OF NOT MORE THAN 40,000 SQUARE FEET.
 2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 10,000 SF OR CLOSER AS MIGHT BE NECESSARY.
- NOTE: A "NON-SOAKED" LBR TEST MAY BE USED IN LIEU OF A "STANDARD" (SOAKED) LBR TEST, PROVIDED THAT THE REQUIREMENT FOR ACCEPTANCE IS INCREASED BY UNITS, I.E. "STANDARD" LBR=40, "NON-SOAKED" LBR=45

- C. SELECT FILL:
 1. REPRESENTATIVE SAMPLES OF SELECT FILL MATERIAL SHALL BE TAKEN FOR EACH SOIL TYPE TO BE USED FOR FILL. AT MINIMUM, EACH SAMPLE SHALL BE TESTED TO DETERMINE GRADATION, CLASSIFICATION AND MAXIMUM DRY DENSITY. ADDITIONAL TESTING MAY BE REQUIRED AS INDICATED HEREIN OR AS DETERMINED BY THE ENGINEER DURING CONSTRUCTION.
 - D. REPORTS:
 1. ALL SAMPLES TAKEN SHALL BE UNIQUELY NUMBERED
 2. ALL FIELD DENISTY TESTS SHALL REFER TO UNIQUELY NUMBERED SAMPLES FOR DETERMINATION OF ADEQUATE COMPACTION.
 3. THE GEOTECHNICAL ENGINEER SHALL RECORD THE LOCATION OF EACH TEST ON A COPY OF THE SITE PLAN, ALONG WITH THE EXTENT OF THE FILL PLACED.
- IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CONCRETE:

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CONCRETE CURB:

CONCRETE CURB, CURBS AND GUTTER, VALLEY GUTTER AND HEADER CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED OR INDICATED. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.

CONCRETE SIDEWALK:

CONCRETE SIDEWALK SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED OR INDICATED. ALL CONCRETE FOR SIDEWALK CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT 28 DAYS OF 3000 PSI. CONSTRUCTION JOINTS SHALL BE SAW CUT AT 5' SPACING OR AS SHOWN ON THE DRAWING. SIDEWALKS WILL HAVE A "BROOM FINISH".

JOINING:

GENERAL

JOINTS MAY BE FORMED IN THE PLASTIC CONCRETE OR SAUED AFTER THE CONCRETE HAS HARDENED AND SHALL BE TO A DEPTH OF 1/4 THE THICKNESS OF PAVEMENT. FORMED JOINTS MAY BE CONSTRUCTED BY DEPRESSING AN APPROVED TOOL INTO THE PLASTIC MATERIAL. SAWING OF JOINTS SHALL BEGINS AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS.

CONSTRUCTION JOINTS

ALL LONGITUDINAL JOINTS MAY BE CONSTRUCTION JOINTS AT THE CONTRACTOR'S OPTION. TRANSVERSE CONSTRUCTION JOINTS SHALL BE INSTALLED WHENEVER THE PLACING OF CONCRETE IS SUSPENDED A SUFFICIENT LENGTH OF TIME THAT THE CONCRETE MAY BEGIN TO HARDEN.

DRAINAGE SPECIFICATIONS:

GENERAL

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE "STANDARD PLANS FOR ROAD CONSTRUCTION" OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE "STANDARD PLANS FOR ROAD CONSTRUCTION". ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40 FYP + 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-17.

ALL INLETS, MANHOLES, AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEM BY USE OF TEMPORARY PLUGS, PLYWOOD OR PLASTIC COVERS OR USE OF GEOTEXTILE FILTER FABRIC. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL INSPECTION AND CERTIFICATION.

PRECAST INLETS AND MANHOLES:

ALL STORM DRAINAGE INLETS AND MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 425 OF THE "STANDARD PLANS FOR ROAD CONSTRUCTION" AND THE DETAILS SHOWN THEREON ON THE DRAWINGS. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE FOR PRECAST STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4000 PSI.

MANUFACTURER'S SHOP DRAWINGS FOR PRECAST DRAINAGE INLETS AND MANHOLES SHALL BE REVIEWED BY THE ENGINEER. THE CONTRACTOR SHALL ALLOW THE ENGINEER A MINIMUM OF FIVE (5) WORKING DAYS FOR REVIEW OF SHOP DRAWINGS.

CULVERT PIPES:

REINFORCED CONCRETE PIPE (RCP) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE "STANDARD SPECIFICATIONS".

HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE IN ACCORDANCE WITH SECTION 948 OF THE "STANDARD SPECIFICATIONS". THE JOINTS SHALL BE WATER TIGHT.

POLYVINYL-CHLORIDE PIPE (PVC) SHALL BE IN ACCORDANCE WITH SECTION 947 OF THE "STANDARD SPECIFICATIONS".

THE CONTRACTOR SHALL COMPLETELY WRAP ALL PIPE JOINTS AND ALL PIPE CONNECTIONS INTO STRUCTURES WITH GEOTEXTILE FILTER FABRIC. FILTER FABRIC SHALL BE SECURED AROUND PIPE WITH BANDS SUITABLE FOR THE PIPE MATERIAL USED.

DISTURBED AREAS:

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE GRASSED IN ACCORDANCE WITH SECTION 570 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL WATER THE GRASSED AREAS TO MAINTAIN MOISTURE LEVELS FOR OPTIMUM GROWTH TO ASSURE A HEALTHY STAND OF GRASS. SOO SHALL BE BAHIA GRASS SOO UNLESS OTHERWISE SPECIFIED.

RECORD DRAWINGS:

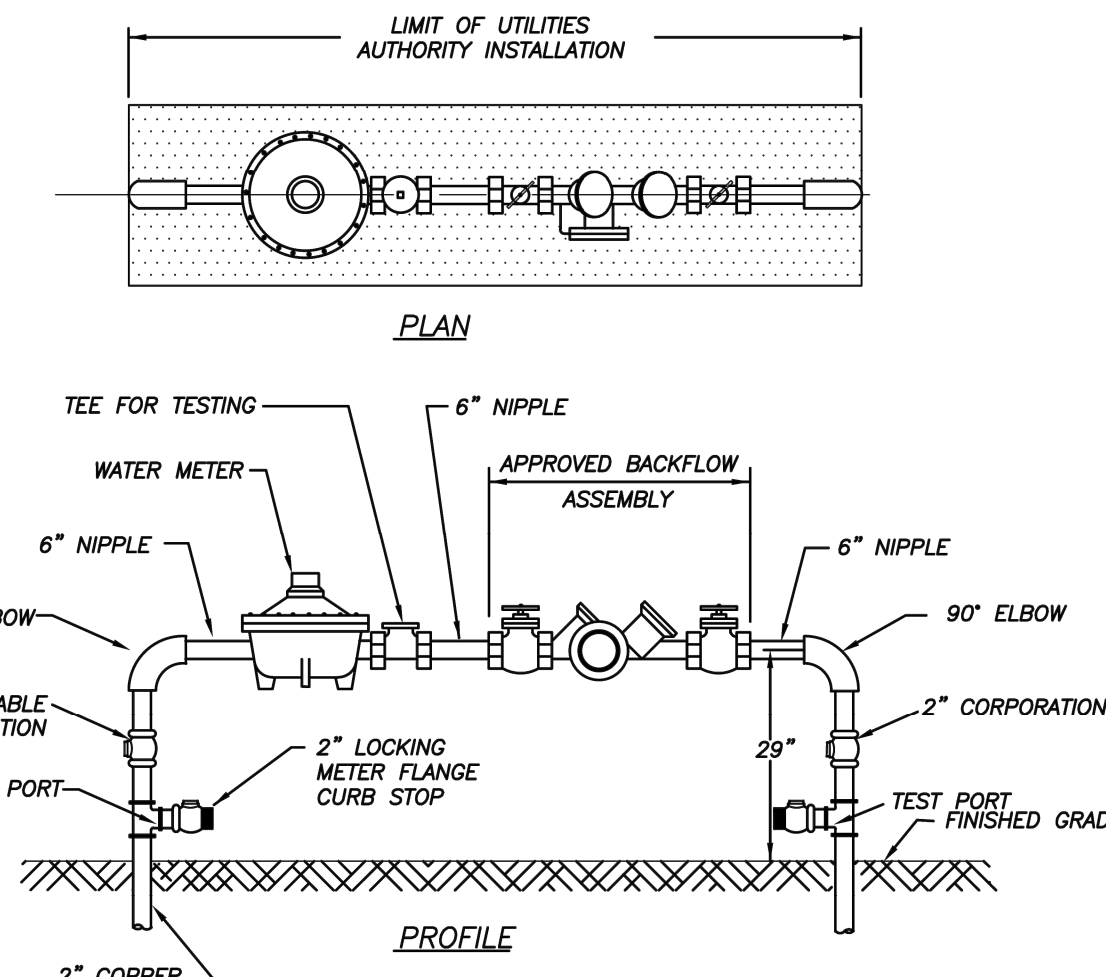
THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE APPROVED CONSTRUCTION DRAWINGS. UPON COMPLETION OF CONSTRUCTION, BUT PRIOR TO FINAL INSPECTION AND CERTIFICATION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A REPRODUCIBLE MYLAR COPY AND AT LEAST THREE (3) BLUE LINE OR BLACK LINE COPIES OF THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL BE AT THE SAME SCALE AS THE APPROVED CONSTRUCTION DRAWINGS AND SHALL ACCURATELY DEPICT THE HORIZONTAL AND VERTICAL LOCATION OF ALL FACILITIES INCLUDING BUT NOT LIMITED TO:

- A. CULVERTS INCLUDING PIPE INVERT ELEVATIONS (ALLOWABLE TOLERANCE FROM DESIGN ELEVATION SHALL BE NOT MORE THAN ±0.10')
- B. INLETS, MANHOLES, AND OTHER STRUCTURES INCLUDING DIMENSIONS, TOP, BOTTOM AND PIPE INVERT ELEVATIONS (ALLOWABLE TOLERANCE FROM DESIGN ELEVATION SHALL BE NOT MORE THAN ±0.05')
- C. PAVEMENT FINISH GRADES (ALLOWABLE TOLERANCE FROM DESIGN ELEVATION SHALL BE NOT MORE THAN ±0.05')
- D. PIPE AND UTILITY CROSSING INCLUDING ELEVATIONS AND HORIZONTAL AND VERTICAL CLEARANCE BETWEEN FACILITIES.

THE RECORD DRAWINGS SHALL BE PREPARED AND CERTIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED BY THE STATE OF FLORIDA.

CONSTRUCTION OBSERVATION:

- MINIMUM CONSTRUCTION OBSERVATION CHECKPOINTS
- I. EROSION AND SEDIMENT CONTROL, PRIOR TO BEGINNING CONSTRUCTION
 - II. CLEARING AND GRUBBING PRIOR TO PLACEMENT OF FILL OR BEGINNING CONSTRUCTION
 - III. DRAINAGE
 - A. ALL MATERIALS
 - B. DURING LAYING OF PIPE AND PRIOR TO BACKFILLING PIPE TRENCHES.
 - C. COMPLETION OF ALL DRAINAGE STRUCTURES AND PIPE LAYING (PRIOR TO BACKFILL).
 - D. CONSTRUCTION AND STABILIZATION OF LAKES, SWALES AND STORMWATER RETENTION/DETENTION AREAS
 - E. SEEDING AND MULCHING OR SODDING WHERE EROSION IS EVIDENT OR WHERE DRAWINGS SO IDENTIFY
 - IV. UTILITIES
 - A. ALL MATERIALS
 - B. ALL PIPE LAYING PRIOR TO BACKFILL
 - C. JACK AND BORING AND/OR DIRECTIONAL DRILLING
 - D. RESTORATION
 - E. INSPECTOR MUST SEE ALL CONFLICT CROSSING IF NOT PIPE WILL BE DUG UP SO SEPARATION MAY BE SEEN AND MEASURED
 - V. CONCRETE
 - A. COMPLETION OF FORMING FOR PAVEMENT, CURBING, SIDEWALK, RETAINING WALLS AND ALL OTHER CONCRETE STRUCTURES PRIOR TO PLACEMENT OF CONCRETE INCLUDING SOIL COMPACTION, SOIL CONDITION (DRY / WET) AND SOIL ELEVATION
 - B. PLACING OF ALL CONCRETE
 - C. APPLICATION OF APPROVED MOISTURE BARRIER
 - VI. PAVEMENT
 - A. LINE AND GRADE
 - B. SUB-GRADE (PRIOR TO PLACING BASE MATERIAL)
 - C. BASE (PRIOR TO PRIMING AND SAND SEAL)
 - D. BASE (AFTER PRIMING, SAND SEAL AND BEFORE PLACING ASPHALT)
 - E. ASPHALT OR CONCRETE (WHILE PAVING IS IN PROGRESS)
 - VII. TESTING
 - A. SUB-GRADE
 - B. BASE
 - C. SURFACE COURSE
 - D. COMPACTION</

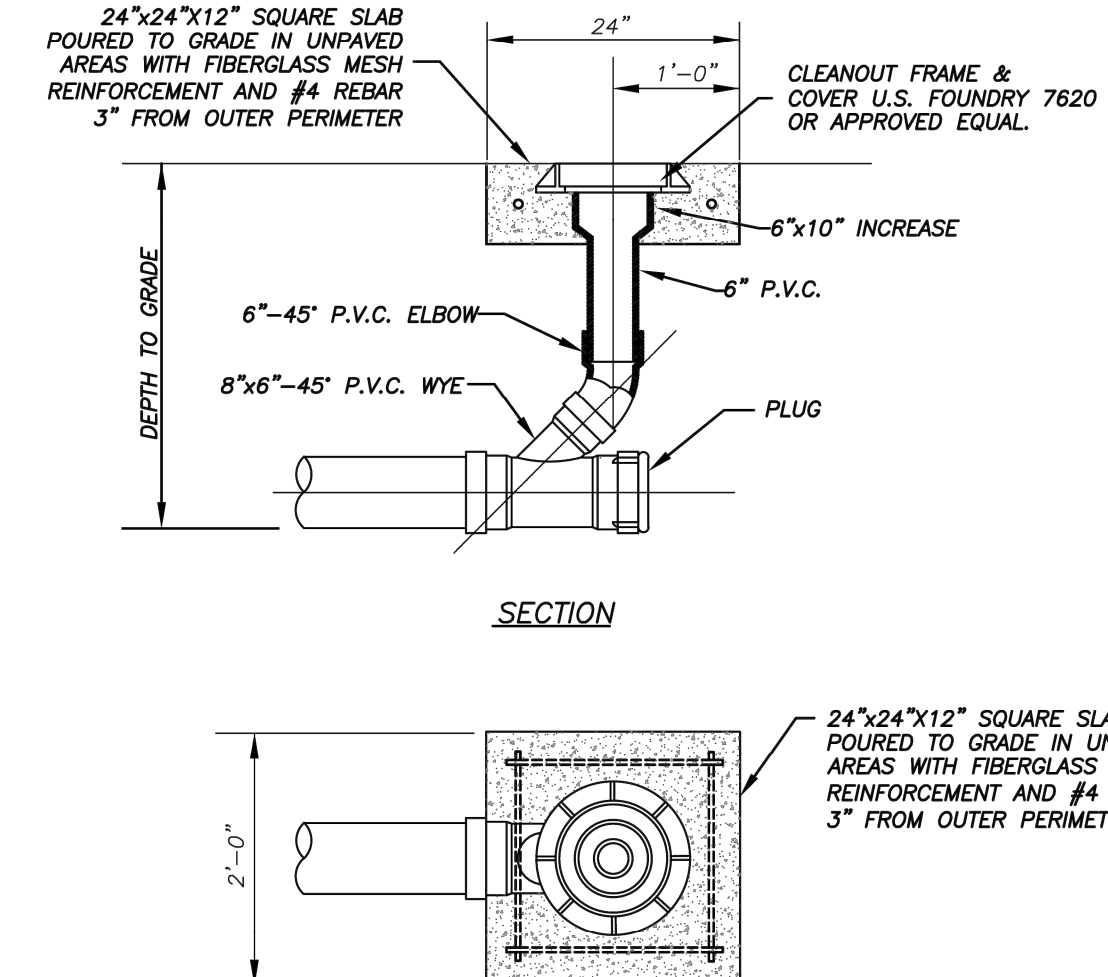


NOTES:

- LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
- ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

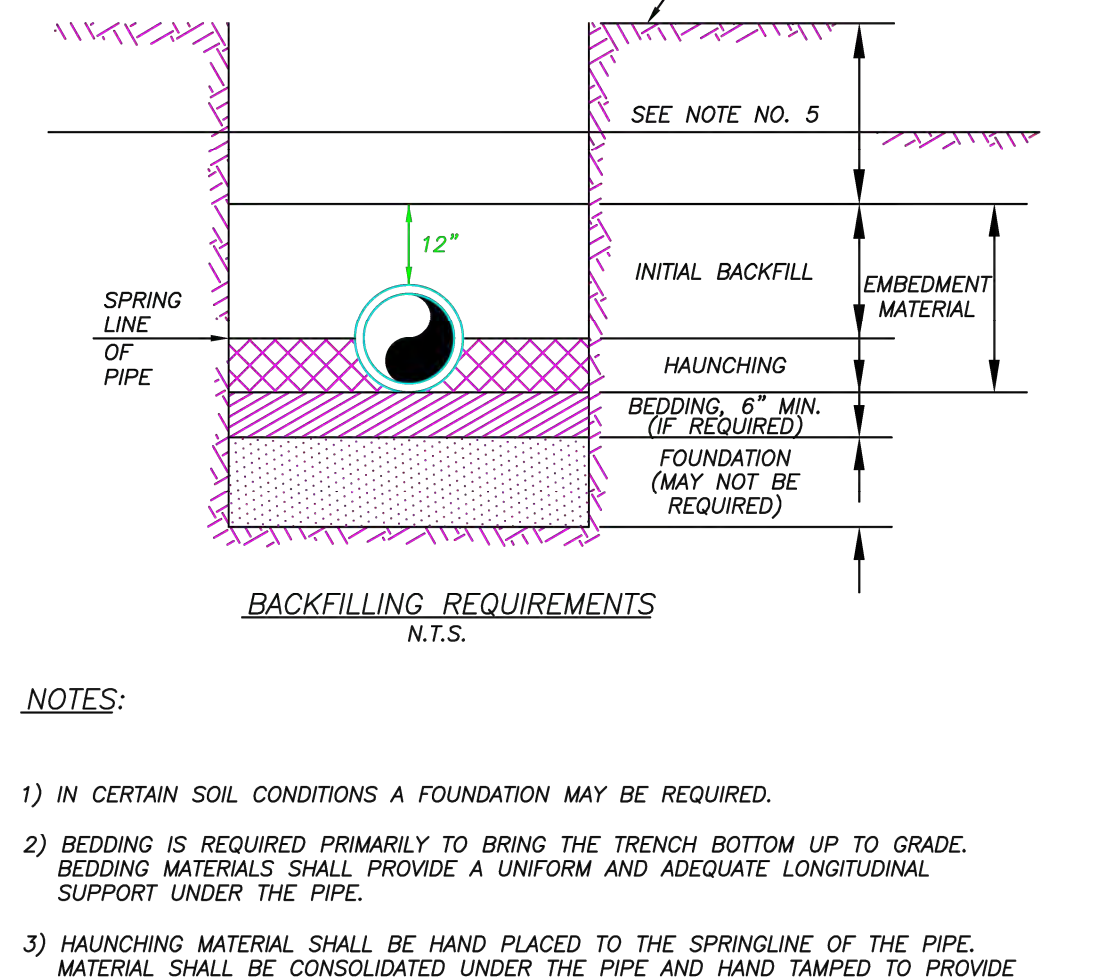
WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL) (N.T.S.)

		WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)		W-8	
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		WATER/WASTEWATER ENGINEERING		FT. PIERCE UTILITIES AUTHORITY	



TERMINAL CLEANOUT DETAIL (COMMERCIAL) (N.T.S.)

		TERMINAL CLEANOUT DETAIL WASTEWATER		S-4B	
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		WATER/WASTEWATER ENGINEERING		FT. PIERCE UTILITIES AUTHORITY	

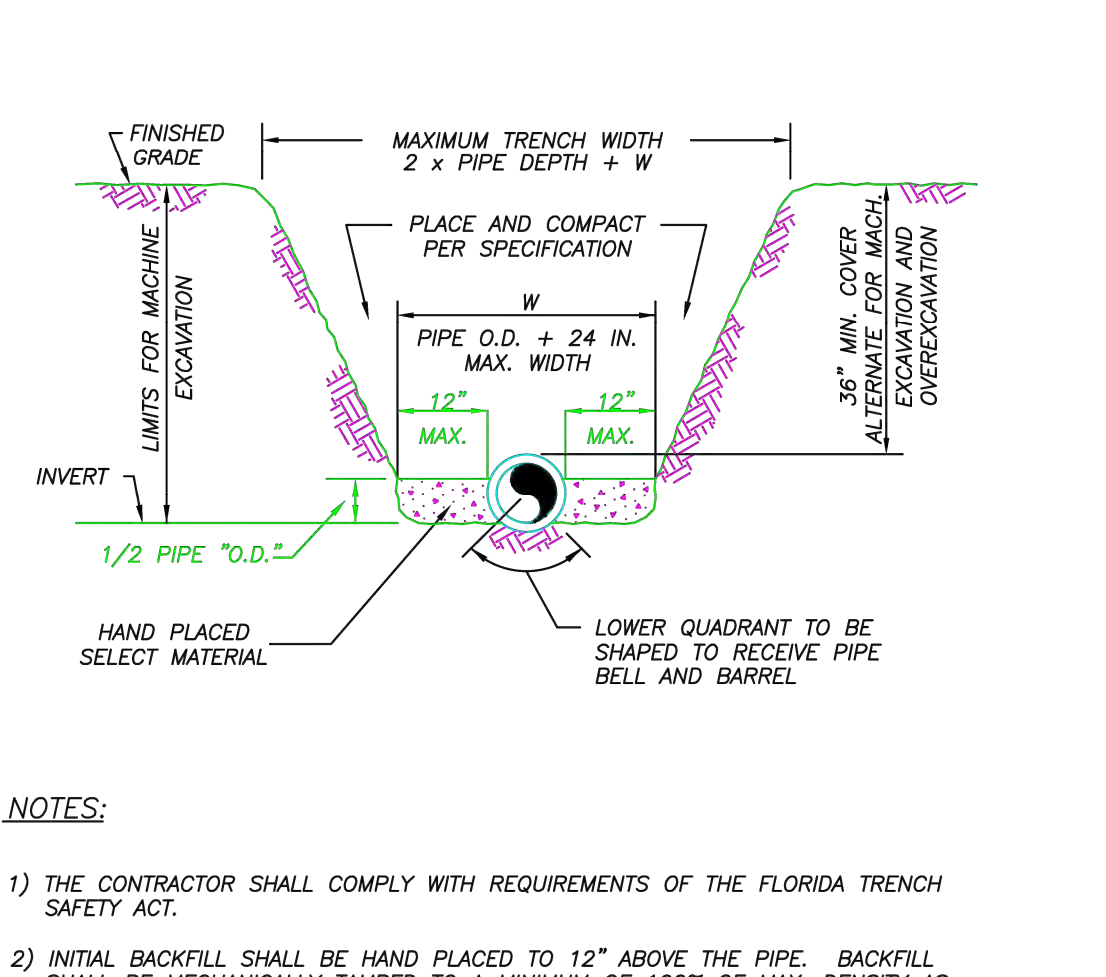


BACKFILLING REQUIREMENTS (N.T.S.)

NOTES:

- IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
- BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
- HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
- INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY (ASHTO T-99).
- BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER ASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER ASHTO T-180.
- DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

		BACKFILLING REQUIREMENTS		M-2	
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		WATER/WASTEWATER ENGINEERING		FT. PIERCE UTILITIES AUTHORITY	



TYPICAL TRENCH DETAIL (N.T.S.)

NOTES:

- THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
- INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY ASHTO METHOD T-99.

		TYPICAL TRENCH DETAIL		M-1	
DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.
DESIGNED BY: J.C.	COMPUTER FILE #:	DESIGNED BY: J.C.	COMPUTER FILE #:	DESIGNED BY: J.C.	COMPUTER FILE #:
DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010
APPROVED: J.C.	DATE: 2010	APPROVED: J.C.	DATE: 2010	APPROVED: J.C.	DATE: 2010
		WATER/WASTEWATER ENGINEERING		FT. PIERCE UTILITIES AUTHORITY	

FORT PIERCE UTILITIES AUTHORITY WATER DISTRIBUTION NOTES

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
- WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C115/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
- POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
- FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
- GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNEDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
- WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY/COUNTY/FOOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FOOT ENGINEER.
- THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FOOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FOOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
- MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FOOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
- DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
- WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

		WATER DISTRIBUTION		G-1 NOTES	
DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.
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DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010
APPROVED: J.C.	DATE: 2010	APPROVED: J.C.	DATE: 2010	APPROVED: J.C.	DATE: 2010
		WATER/WASTEWATER ENGINEERING		FT. PIERCE UTILITIES AUTHORITY	

FORT PIERCE UTILITIES AUTHORITY WATER DISTRIBUTION NOTES CONTINUED

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
- THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
- WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
- SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
- MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
- ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600, - 2 HR MINIMUM TEST

$L = \frac{SDP}{150} \times \frac{1}{2}$
 $L = 141,000$
 $L =$ LEAKAGE IN GPH
 $S =$ LENGTH OF PIPE IN FEET
 $D =$ PIPE DIAMETER IN INCHES
 $P =$ TESTING PRESSURE IN PSI

- PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PLACED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1ST JOINT OF NEW LINE. END OF MAIN SHOULD BE TURNED UP AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
- A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
- CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

		WATER DISTRIBUTION		G-1 NOTES	
DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.
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DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010
APPROVED: J.C.	DATE: 2010	APPROVED: J.C.	DATE: 2010	APPROVED: J.C.	DATE: 2010
		WATER/WASTEWATER ENGINEERING		FT. PIERCE UTILITIES AUTHORITY	

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR. GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAP WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
- THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
- WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
- MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
- WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY/COUNTY/FOOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF FPUA/CITY/COUNTY/FOOT ENGINEER.
- TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900.
- WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
- FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
- WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
- MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
- EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY THE MANUFACTURER, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
- ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
- THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

		WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES	
DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.
DESIGNED BY: J.C.	COMPUTER FILE #:	DESIGNED BY: J.C.	COMPUTER FILE #:	DESIGNED BY: J.C.	COMPUTER FILE #:
DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010
APPROVED: J.C.	DATE: 2010	APPROVED: J.C.	DATE: 2010	APPROVED: J.C.	DATE: 2010
		WATER/WASTEWATER ENGINEERING		FT. PIERCE UTILITIES AUTHORITY	

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

- SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.
- WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.
- ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
- A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM-TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL DIP SHALL BE PRESSURE CLASS 250 MIN. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

		STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT	
DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.	DATE: 02-09	DESIGN: J.C.
DESIGNED BY: J.C.	COMPUTER FILE #:	DESIGNED BY: J.C.	COMPUTER FILE #:	DESIGNED BY: J.C.	COMPUTER FILE #:
DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010	DRAWN BY: J.M.	DATE: 2010
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		WATER/WASTEWATER ENGINEERING		FT. PIERCE UTILITIES AUTHORITY	

P:\Projects\2022\2022-016-001 Youth and Family Center\04-Plan Youth and Family Center.dwg - JAC - 01/2023 - 12:53pm
 PROJECTS\2022\2022-016-001 Youth and Family Center\04-Plan Youth and Family Center.dwg - JAC - 01/2023 - 12:53pm

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CREECH CONSULTING ENGINEERS
 CIVIL/MATHEMATICS/MECHANICAL ENGINEERS
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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5193
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-006705

NO.	DESCRIPTION	DATE

BY: _____ DATE: _____

YOUTH & FAMILY BEHAVIORAL HEALTH CENTER INC

UTILITY DETAILS & SPECIFICATIONS

FLORIDA

DRAWN BY: JAC
 CHECKED BY: RTC / ANDREWS
 LATITUDE: 27°26'54.0"N
 LONGITUDE: 80°21'29.9"W
 HORZ. SCALE:
 VERT. SCALE:

SEAL

06/02/2023
 RICHARD CREECH
 FL P.E. NO. 38592

SHEET **D5**

PROJECT NO. 22-016-001

LOT 4

Parcel: 241750700020006
 United Range Line LLC
 1207 S 25th ST
 Zoning: C3 Office Commercial
 FLU: GC- General Commercial

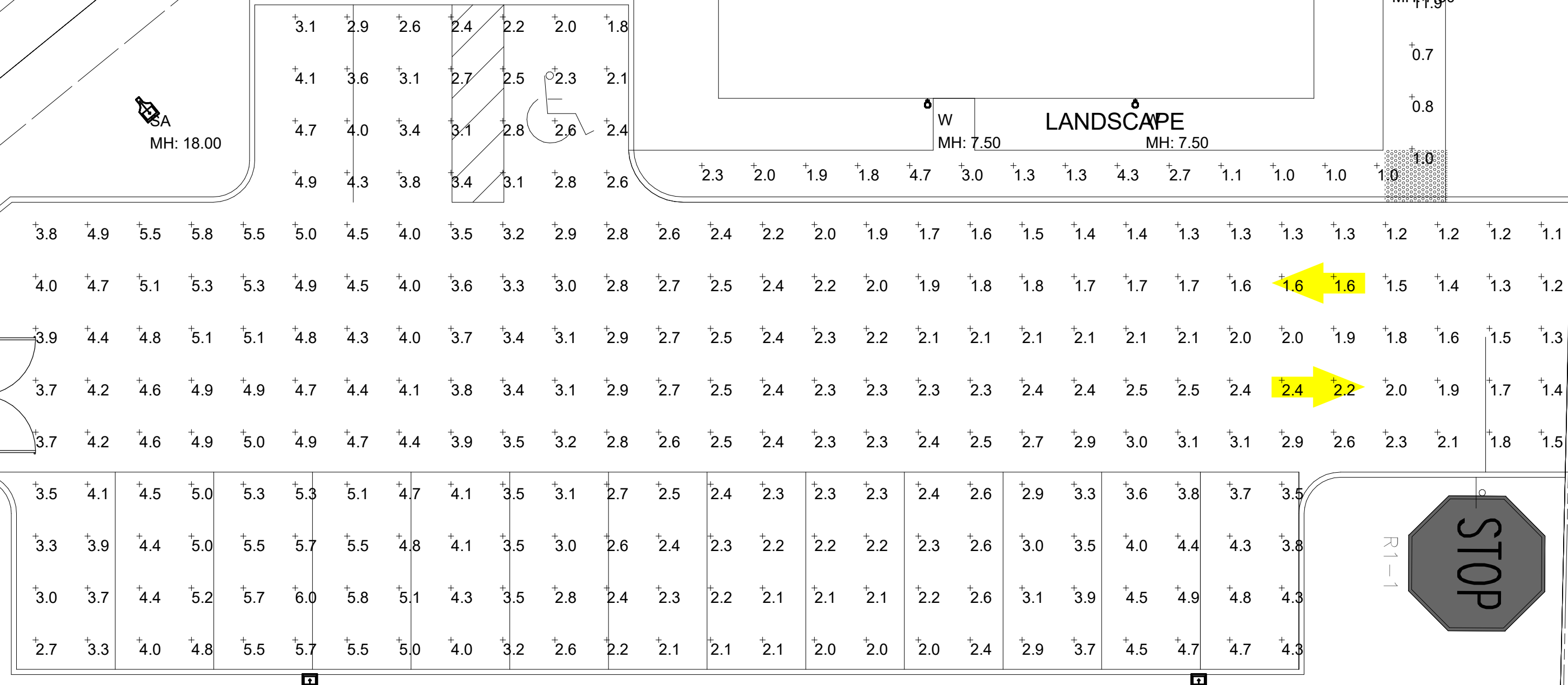
Parcel: 241750300350004
 Ownership Teresa S Beville
 2509 ACORN ST
 Zoning: C3 Office Commercial
 FLU: GC- General Commercial

Parcel: 241750300360001
 Ownership Humayun Shareef
 2511 ACORN ST
 Zoning: C3 Office Commercial
 FLU: GC- General Commercial

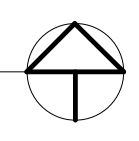
BUILDING A
 4,306sf
 PARKING 1 PER 300
 14 SPACES REQUIRED
 16 SPACES PROVIDED

RAIN GARDEN 1

RAIN GARDEN 2



ELECTRICAL PHOTOMETRIC PLAN
 1" = 10'-0"



Luminaire Schedule: YOUTH & FAMILY BEHAVIORAL HEALTH - SITE FORT PIERCE, FL 05/25/2023

Symbol	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts
	SA	Single	Lithonia Lighting	DSX0 LED P6 40K 80CRI TPTM	POLE MOUNT A.F.G.	0.903	16066	137	137
	W	Single	Gotham Architectural Lighting	EVO6WTRC 40/20 AR MVD LS	WALL MOUNT A.F.F. (bottom of fixture)	0.903	2036	19.7	19.7

Calculation Summary: YOUTH & FAMILY BEHAVIORAL HEALTH - SITE FORT PIERCE, FL 05/25/2023

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING & DRIVE LANE	Illuminance	Fc	3.16	6.0	1.1	2.87	5.45
WALKWAY	Illuminance	Fc	8.03	26.8	0.7	11.47	38.29

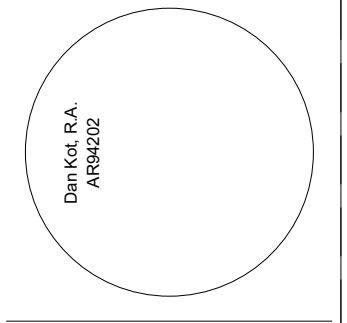


S 25th STREET

S 25TH STREET
 70' R/W
 FDOT SECTION
 94504-2605

DATE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		



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PROJECT
 YOUTH & FAMILY BEHAVIORAL HEALTH
 FORT PIERCE, FLORIDA

2023-06-02 SITE PLAN APPROVAL
 ELECTRICAL PHOTOMETRIC PLAN
 SCHEMATIC DESIGN



ENGINEERING FOR TODAY'S BUILT ENVIRONMENT
 1106B NORTH G STREET
 LAKE WORTH, FL 33460
 (561) 376-3300 phone
 www.ellis.consulting

DRAWING NAME
 ELECTRICAL PHOTOMETRIC PLAN
 SHEET #
 E-1
 DATE

BEN ELLIS, PE
 LICENSED ENGINEER #17568
 STATE OF FLORIDA
 CERT. OR. AUTH. #32959
 O.P. 23035

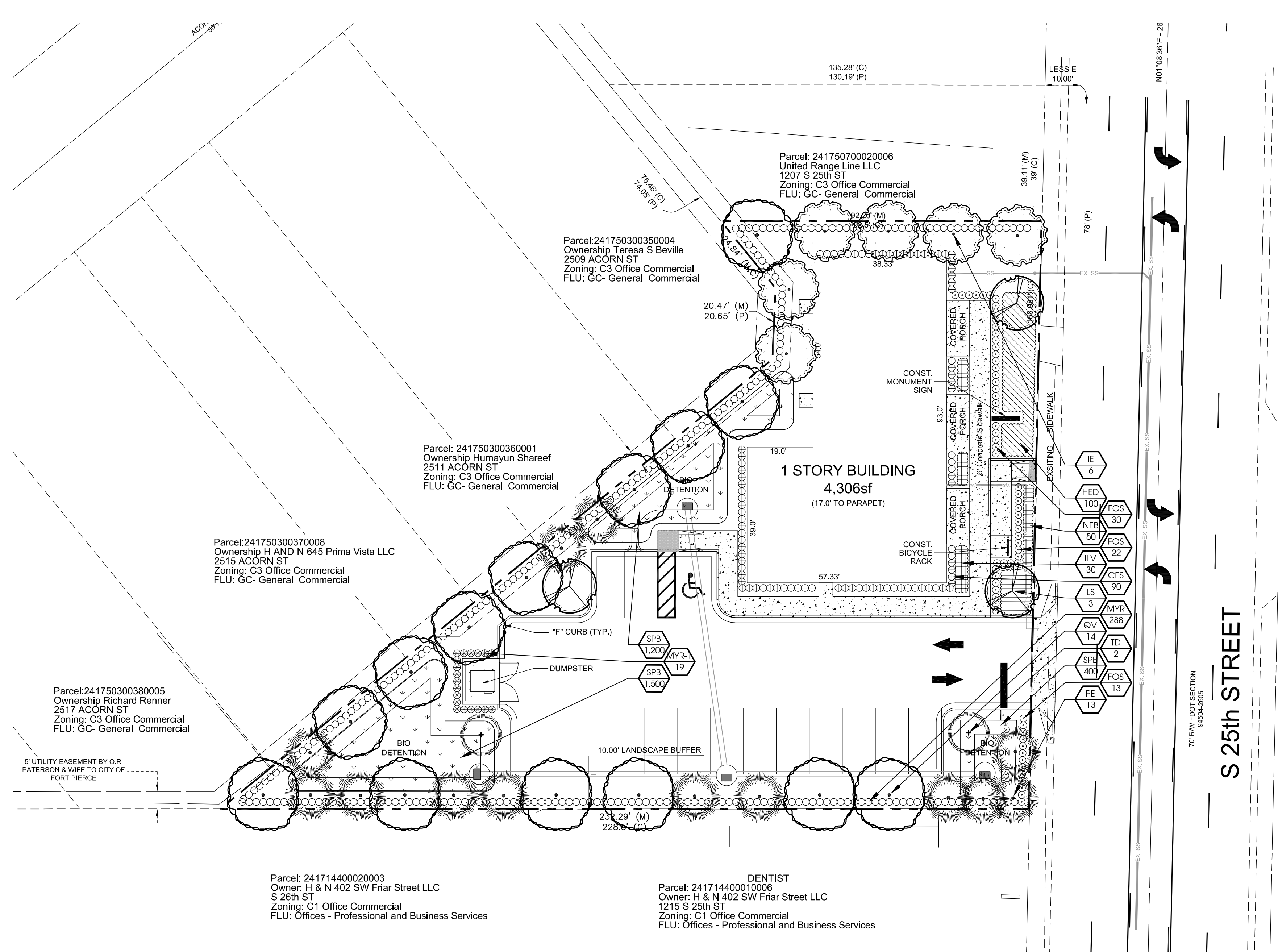
PROJECT # 23-007
 SHEET # E-1
 PRINT DATE: MAY 24, 2023

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
CANOPY / ORNAMENTAL TREES							
6	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
3	LS	LAGERSTROEMIA SPECIOSA	QUEEN'S CREPE MYRTLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
13	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
14	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
2	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
SHRUBS							
90	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
65	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
288	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
19	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	HIGH
3,100	SPB*	SPARTINA BAKERI	SAND CORDGRASS	LINER	12" O.C.	FULL & THICK	HIGH
LOW SHRUBS / GROUNDCOVERS / VINES							
100	HED*	HELIANTHUS DEBILIS	BEACH SUNFLOWER	#1, 12" x 12"	24" O.C.	FULL & THICK	HIGH
30	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 12" x 12"	24" O.C.	FULL & THICK	HIGH
50	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 12" x 12"	24" O.C.	FULL & THICK	HIGH
SOD							
			PASPALUM NOTATUM	BAHIA SOD	SEE SPECS		HIGH
			STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD	SEE SPECS		MEDIUM
* = FLORIDA NATIVE							

Landscape Data

Landscaping Adjacent to R.O.W. (East Buffer) 169'	Interior Vehicular Use Area
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f. 169 l.f. x 10' = 1,690 s.f. / 300 = 6 Trees Provided = 6 Trees	Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (3,580 s.f./15 = 239 s.f.) Landscape Area Provided = 245 s.f. Trees Required = 1 Tree/100 s.f. of interior landscape area 3,580 s.f./100 = 35.8 Trees Trees Provided = 3
Shrubs Required = Continuous Hedge @ 2' o.c. 169 l.f. / 2' o.c. = 85 Shrubs Provided = 85 Shrubs	Maximum Use of Palm Trees Sec. 22-187(1)(c) Required = Fifty (50) percent of the required trees shall be species other than palm trees Total Trees Required = 38 Trees Maximum Palms Allowed = 19 (38 / 2 = 19) Total Palms Provided = 0 (0%)
Landscaping to Adjacent Property (North, South & West Buffer) 575'	Total Trees Required = 38 Trees Total Trees Provided = 38 Trees
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f. 575 l.f. x 10' = 5,750 s.f. / 200 = 29 Trees Provided = 29 Trees	Total Palms Required = 0 Total Native Palms Provided = 0 (0%)
Shrubs Required = Continuous Hedge @ 2' o.c. 575 l.f. / 2' o.c. = 288 Shrubs Provided = 288 Shrubs	Total Shrubs Required = 392 Total Native Shrubs Provided = 392 (100%)



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Landscape Architecture - Site Planning
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Stuart, Florida 34994
(772) 344-2340
L.C. 26000198

Youth & Family Behavioral Health Center Inc
South 25th Street
City of Fort Pierce, Florida

City Project Number: _____

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

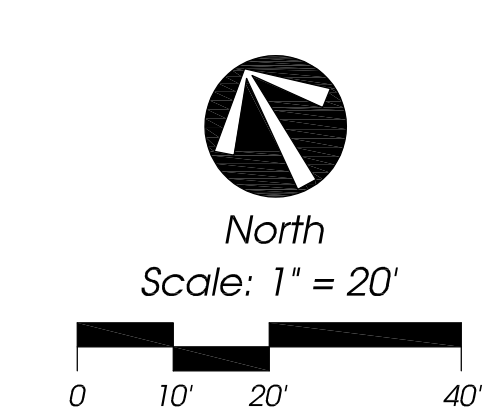
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Drawn By _____ JWS
Submittal Dates _____ 6-2-2023

Revision Dates _____

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L-1 2
Sheet of

Landscape Plan



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underling or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or EnviroMulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors. Immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

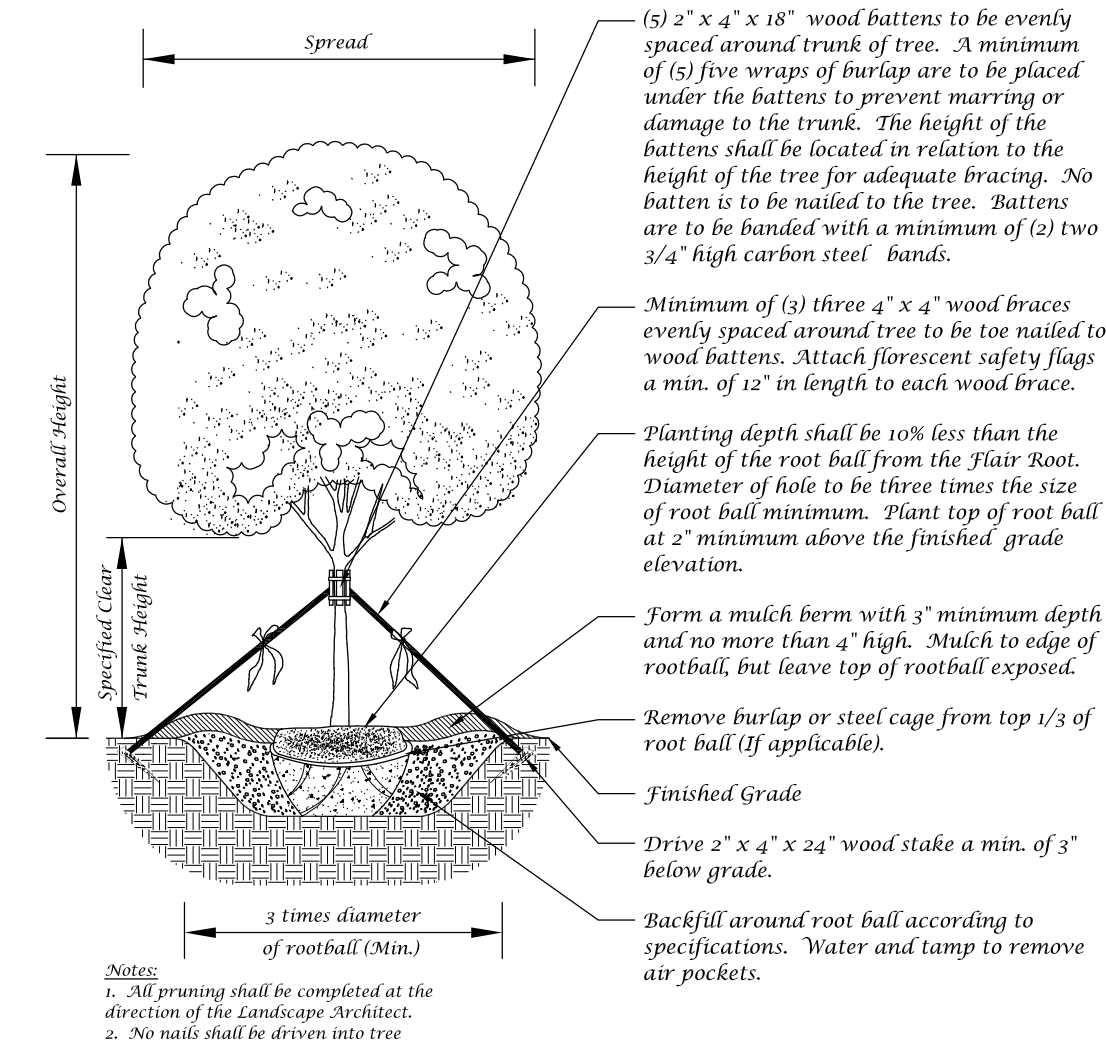
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon 8 B&B Trees 2 per 1" caliper

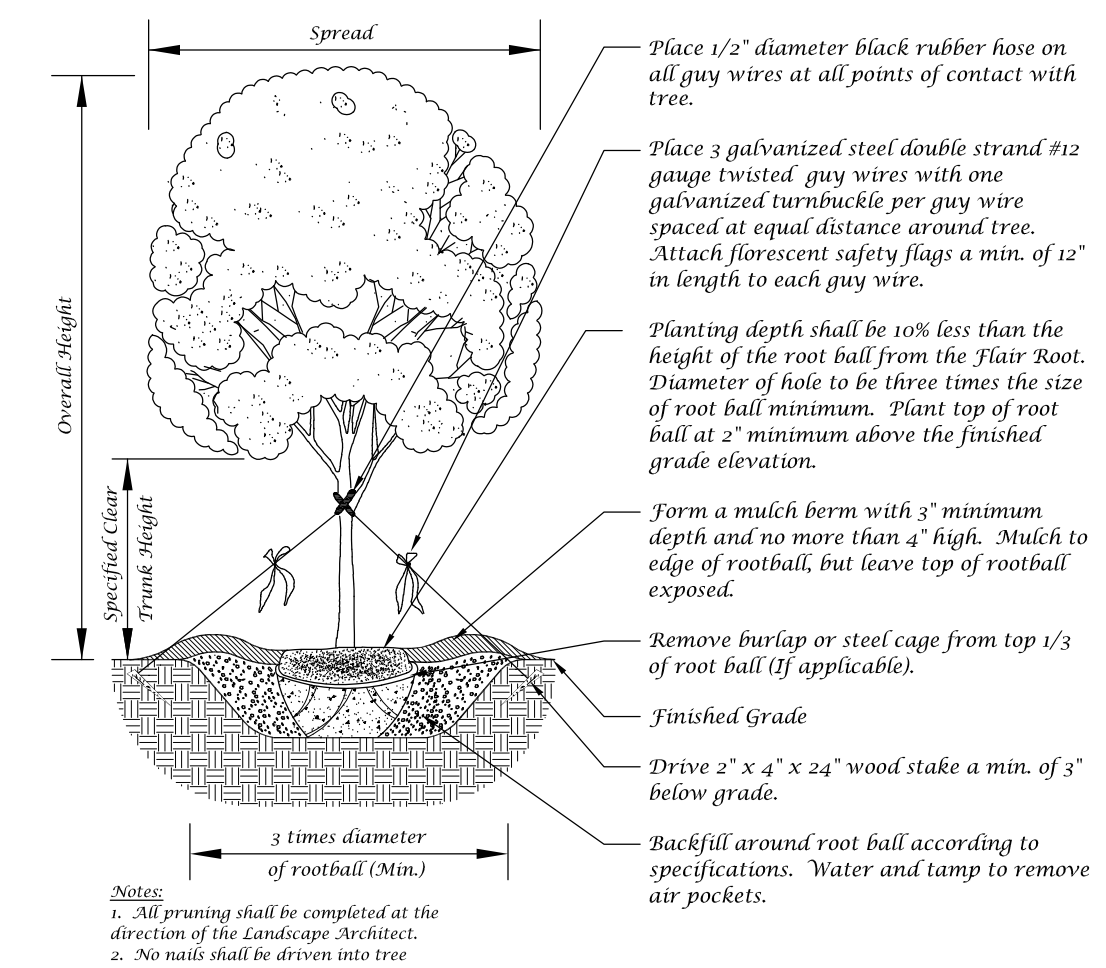
- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and diseases. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floratam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
 - Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 - All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

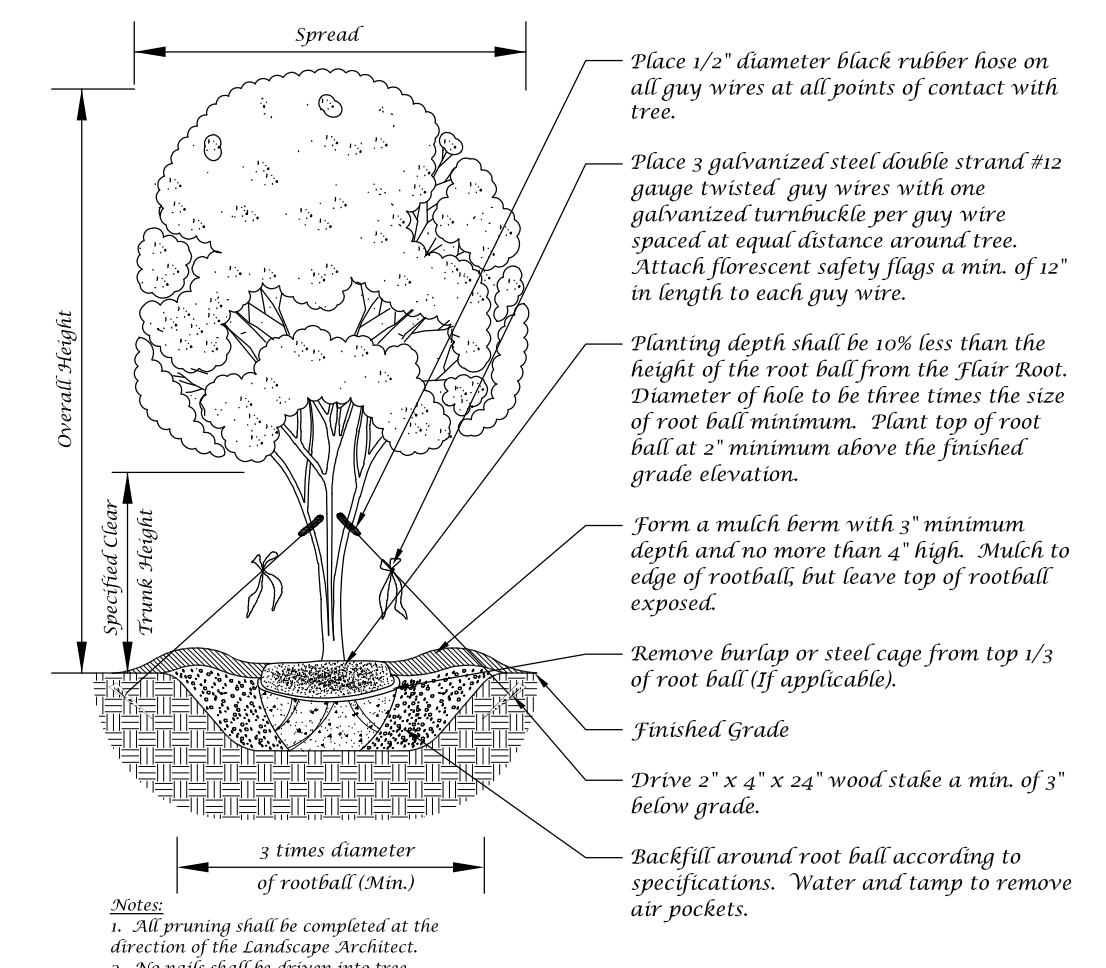
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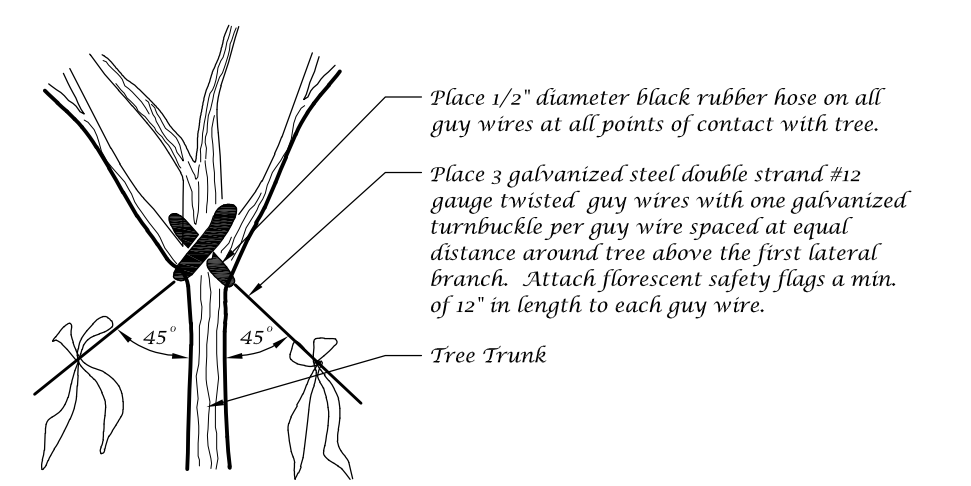
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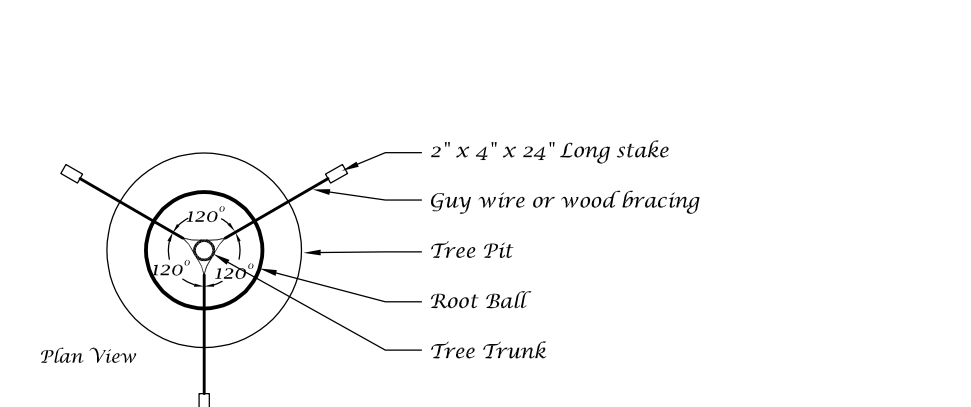
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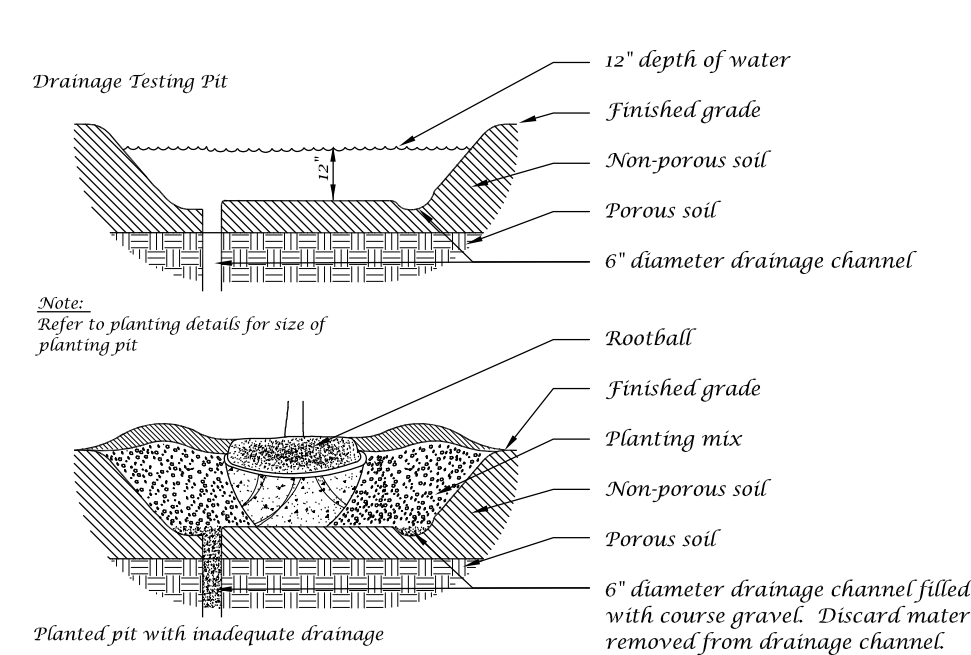
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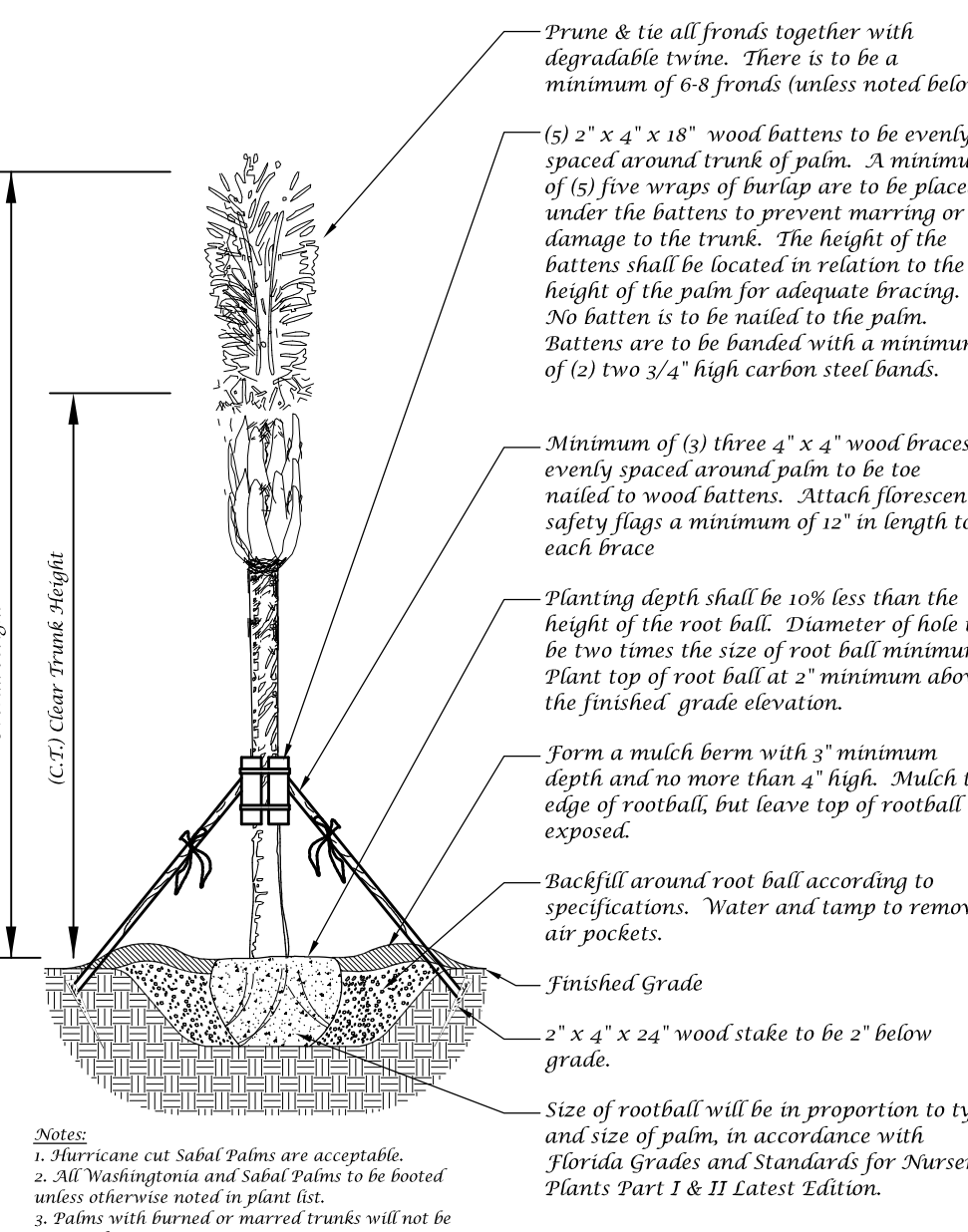
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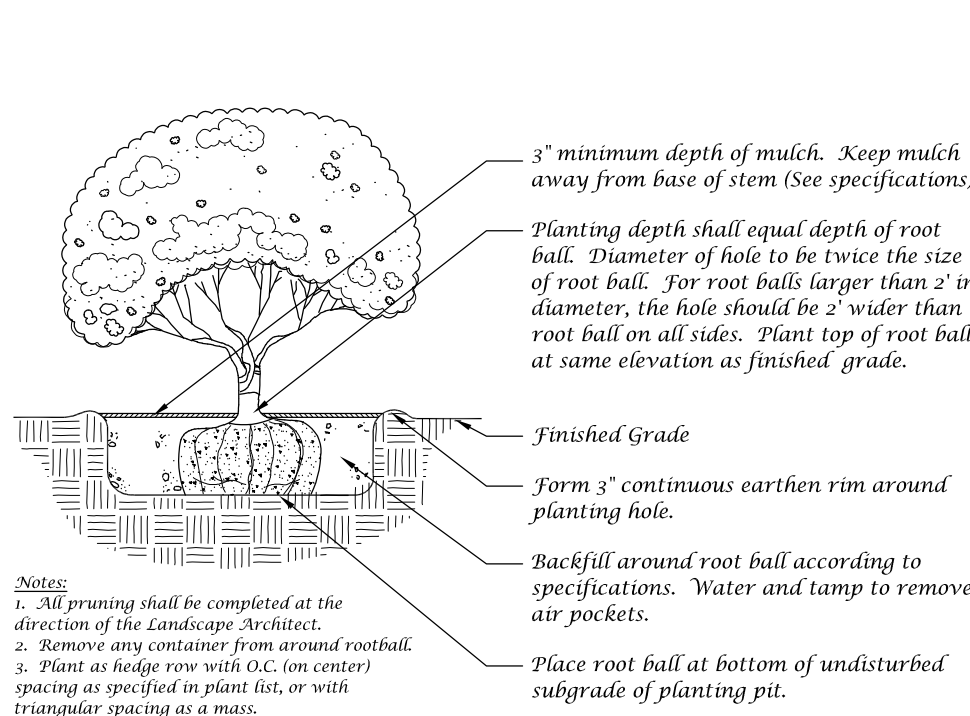
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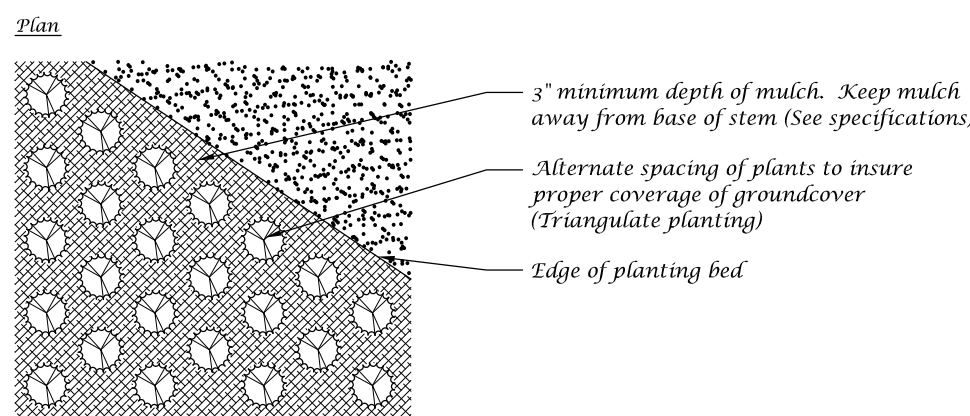
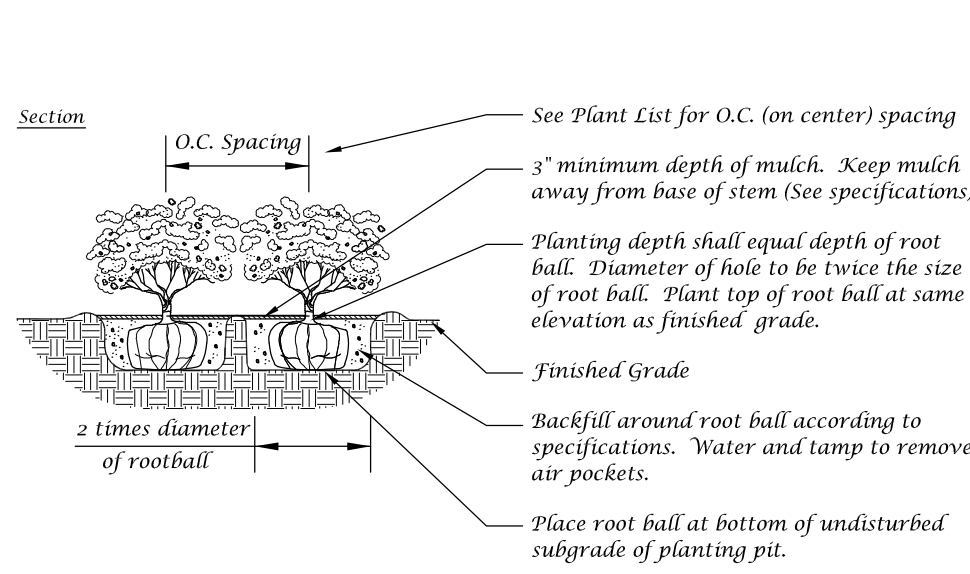
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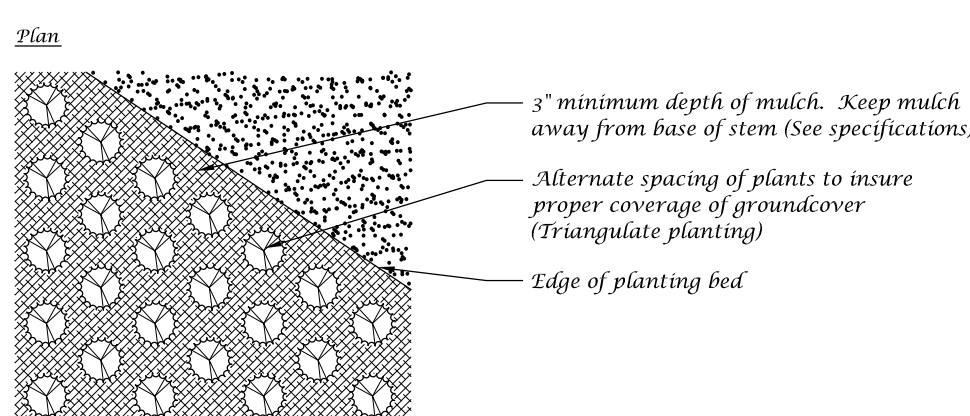
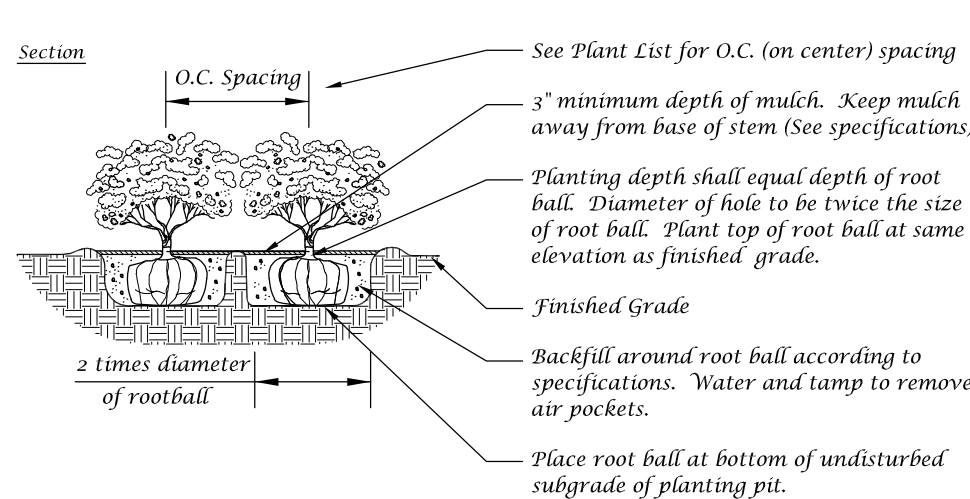
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Revision Dates

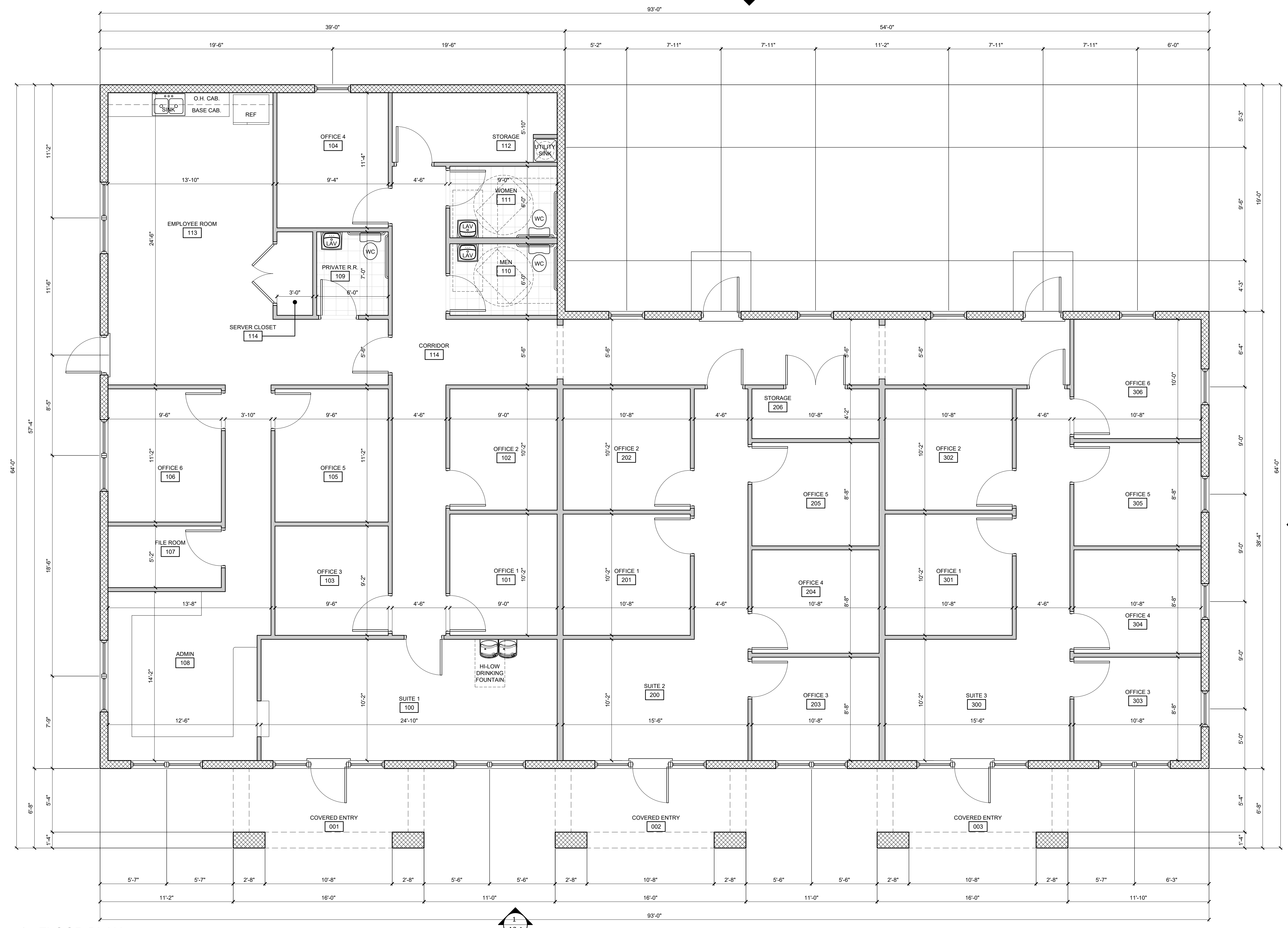
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Landscape Plan

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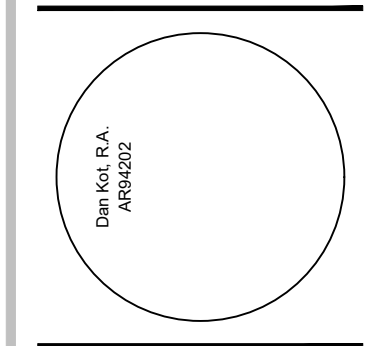
WALL LEGEND	
	NEW 8" EXTERIOR CMU WALLS WITH SMOOTH STUCCO FINISH.
	NEW INTERIOR NON-BEARING WALL PARTITIONS - PROVIDE 25 GA METALS STUDS AT 16" O.C. MAX WITH 5/8" DRYWALL FINISH EACH SIDE WITH BATT INSULATION WHERE APPLICABLE. ATTACH DRYWALL WITH #12 X 1-1/4" DRYWALL SCREWS @ 8" O.C. MAX AT SIDES AND 12" O.C. MAX IN FIELD. REFER TO WALL TYPES FOR ADDITIONAL INFORMATION.



1 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

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PROJECT
**YOUTH & FAMILY
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 FORT PIERCE, FLORIDA

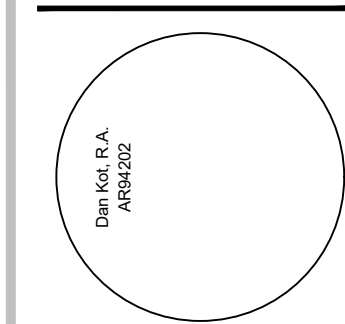
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PROJECT # 230049
 SHEET #
A2.1
 PRINT DATE:
 MAY 29, 2023

GENERAL NOTES

1. ALL WINDOWS AND DOOR SHALL BE HURRICANE IMPACT RESISTANT STOREFRONT WITH A BLACK FINISH.
2. STANDING SEAM METAL ROOF SHALL BE CHARCOAL GRAY BY ENGLERT - 0.032" ALUMINUM.
3. STUCCO FINISH SHALL BE SMOOTH UNLESS OTHERWISE NOTED.
4. DECORATIVE ALUMINUM AWNINGS (PAINTED) - COLOR TO MATCH ROOF. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
5. BUILDING SIGNAGE AND PERMIT SHALL BE BY 'OTHERS'.
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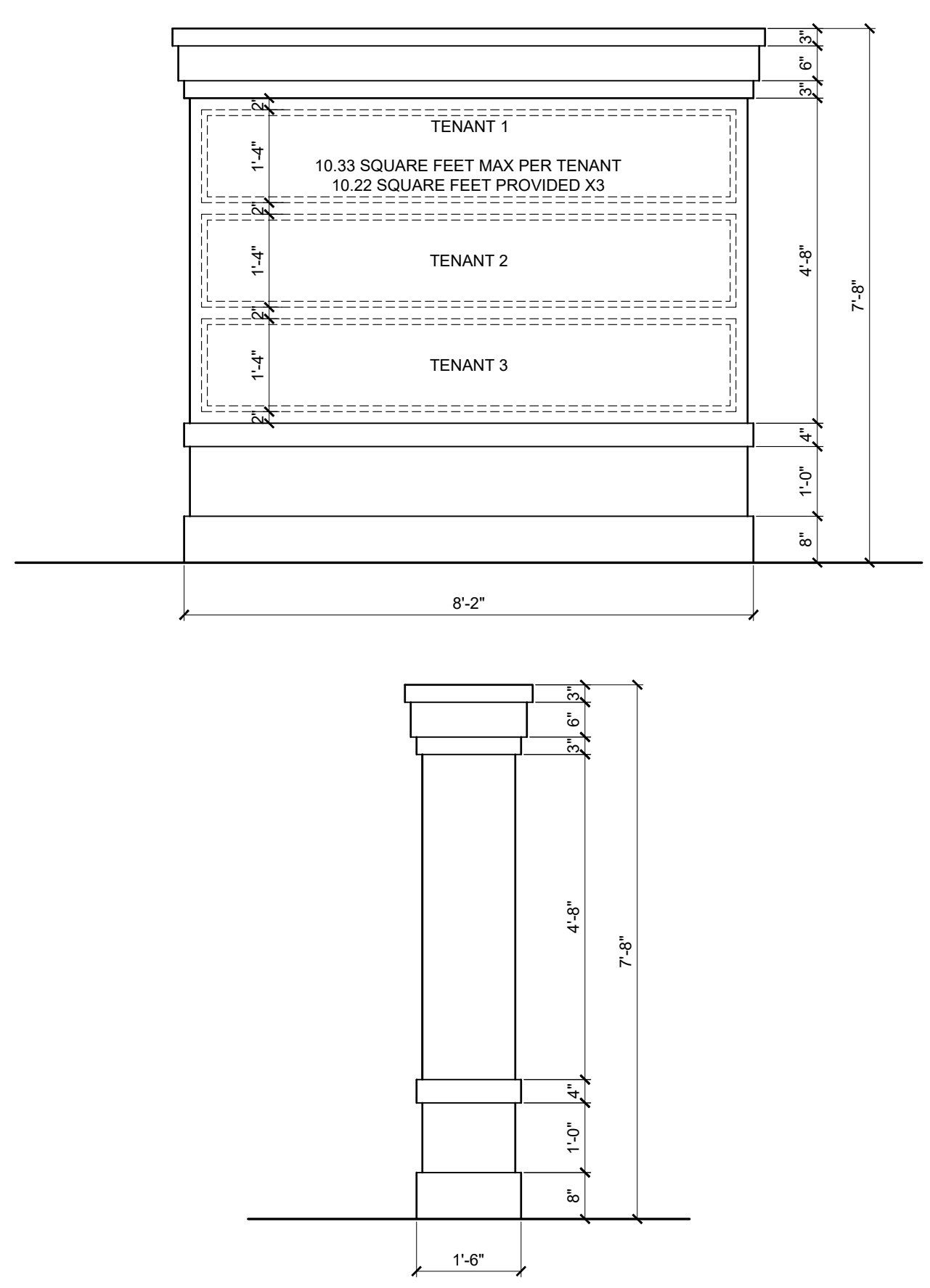
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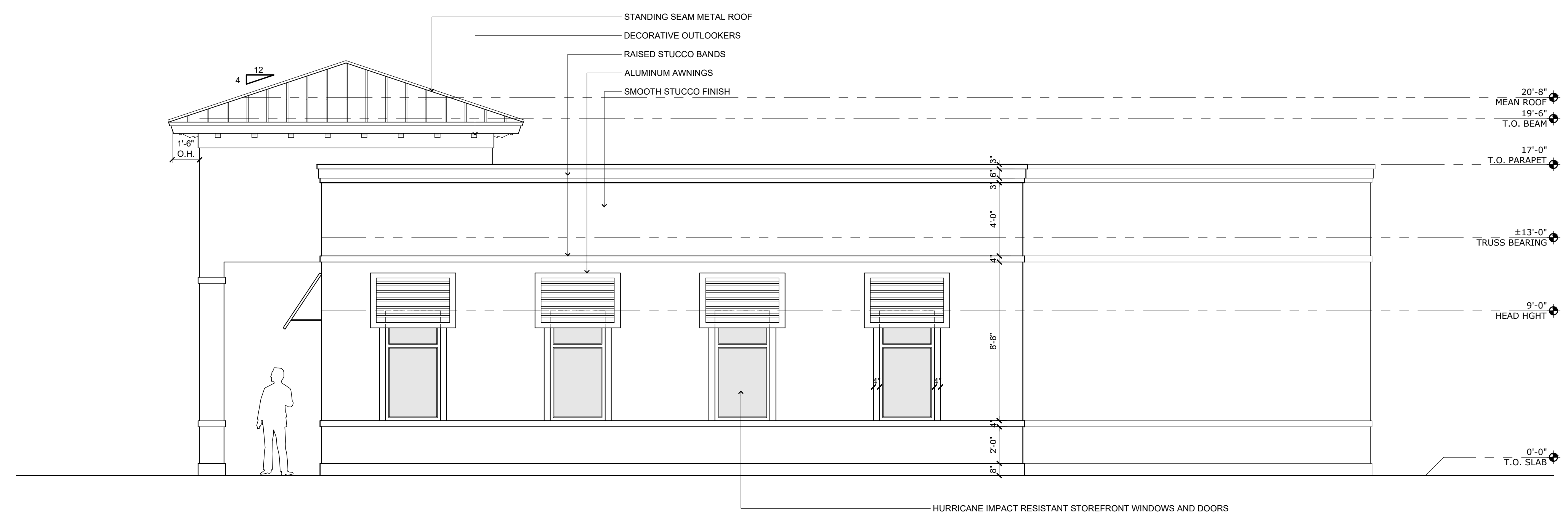
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SCALE: 1/4" = 1'-0"



3 - MONUMENT SIGN

SCALE: 1/2" = 1'-0"



2 - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

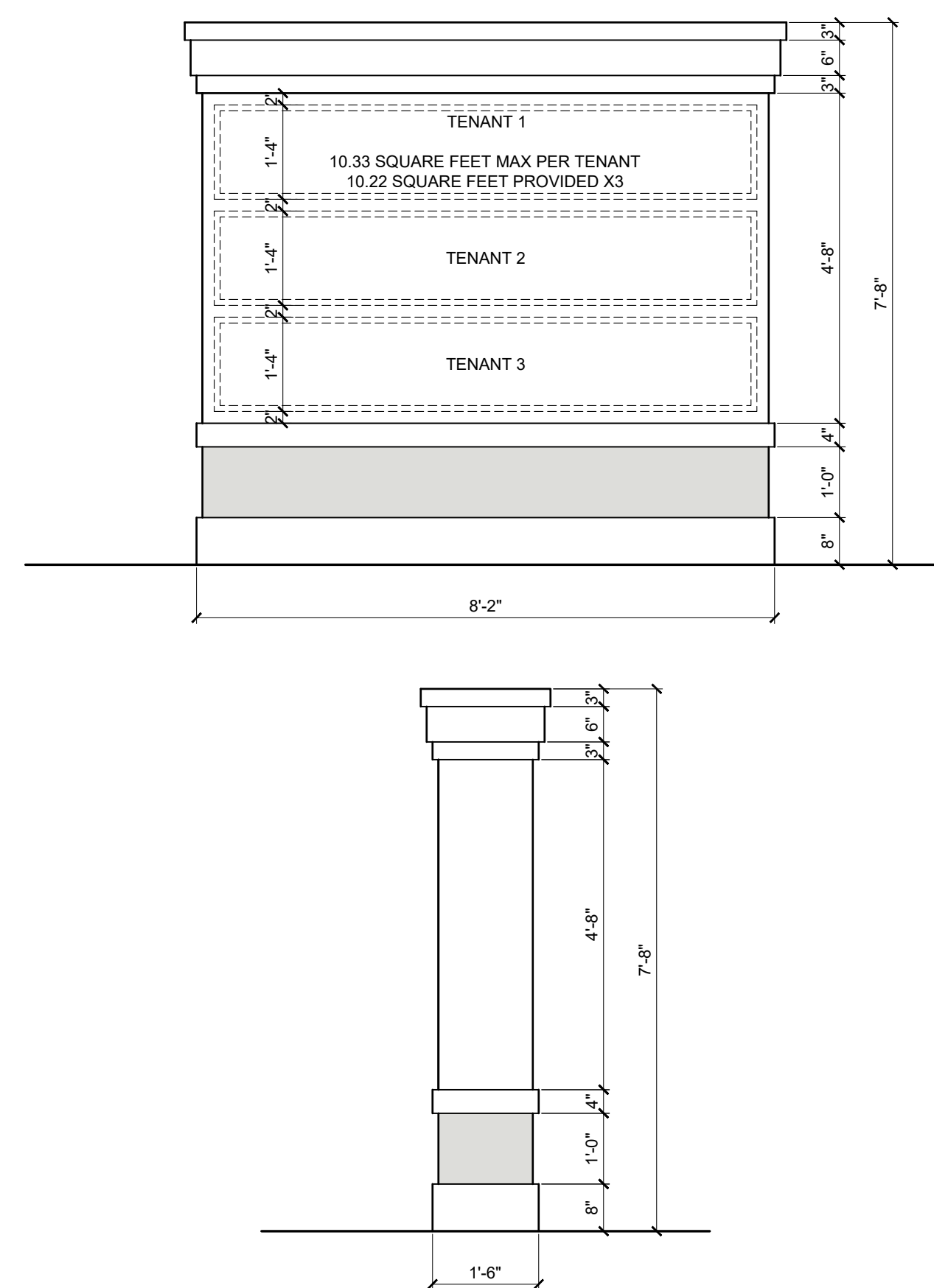
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NO.	REVISION	DATE
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1 - EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 - MONUMENT SIGN

SCALE: 1/2" = 1'-0"



2 - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



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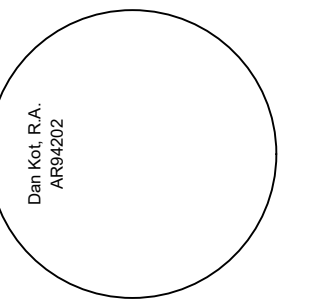
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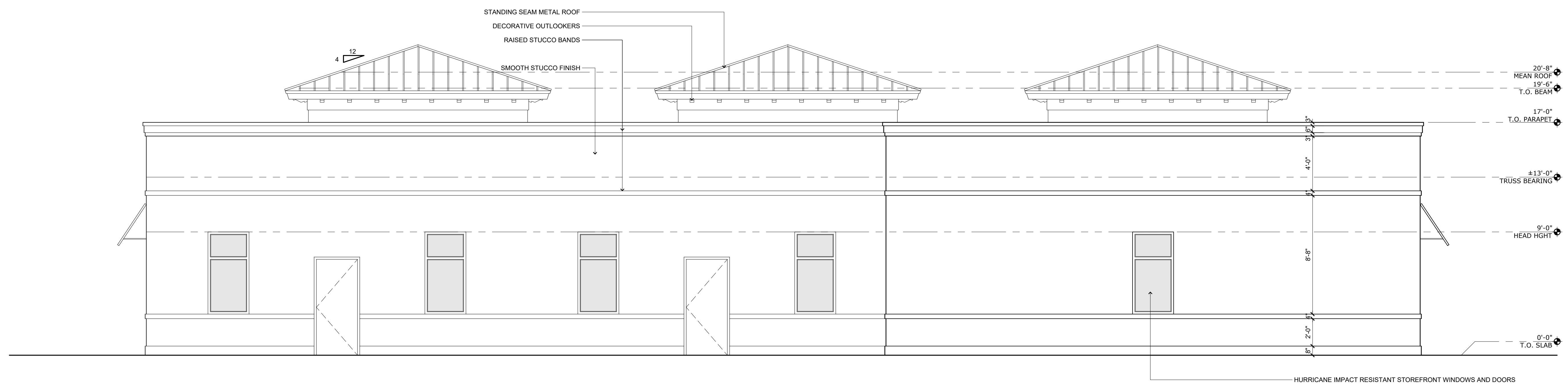
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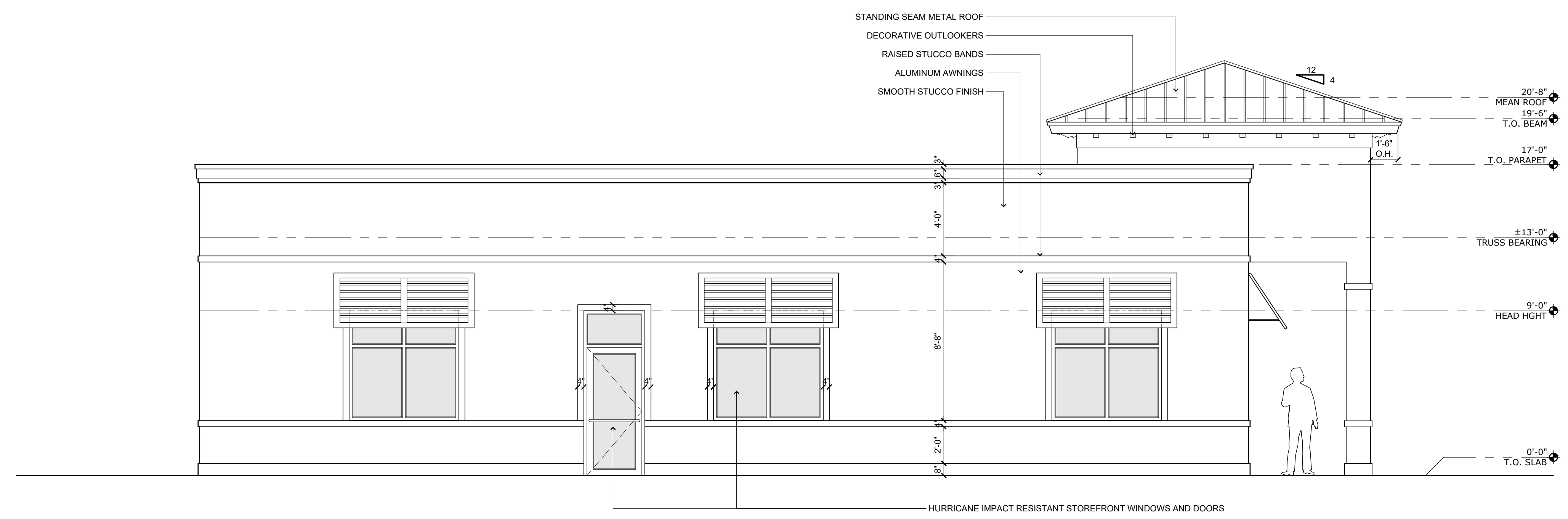
PROJECT
**YOUTH & FAMILY
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FORT PIERCE, FLORIDA

DRAWING NAME
BUILDING ELEVATIONS
SCHEMATIC DESIGN

PROJECT # 230049
SHEET #
A3.2
PRINT DATE:
MAY 29, 2023



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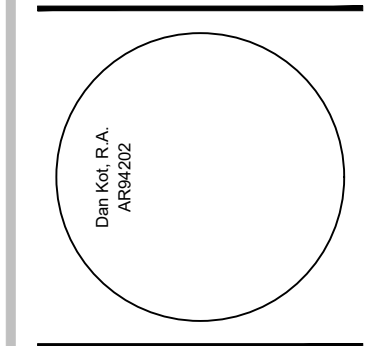


2 - SOUTH ELEVATION

GENERAL NOTES

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1 - WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT
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 FORT PIERCE, FLORIDA

DRAWING NAME
 BUILDING ELEVATIONS
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 SCHEMATIC DESIGN

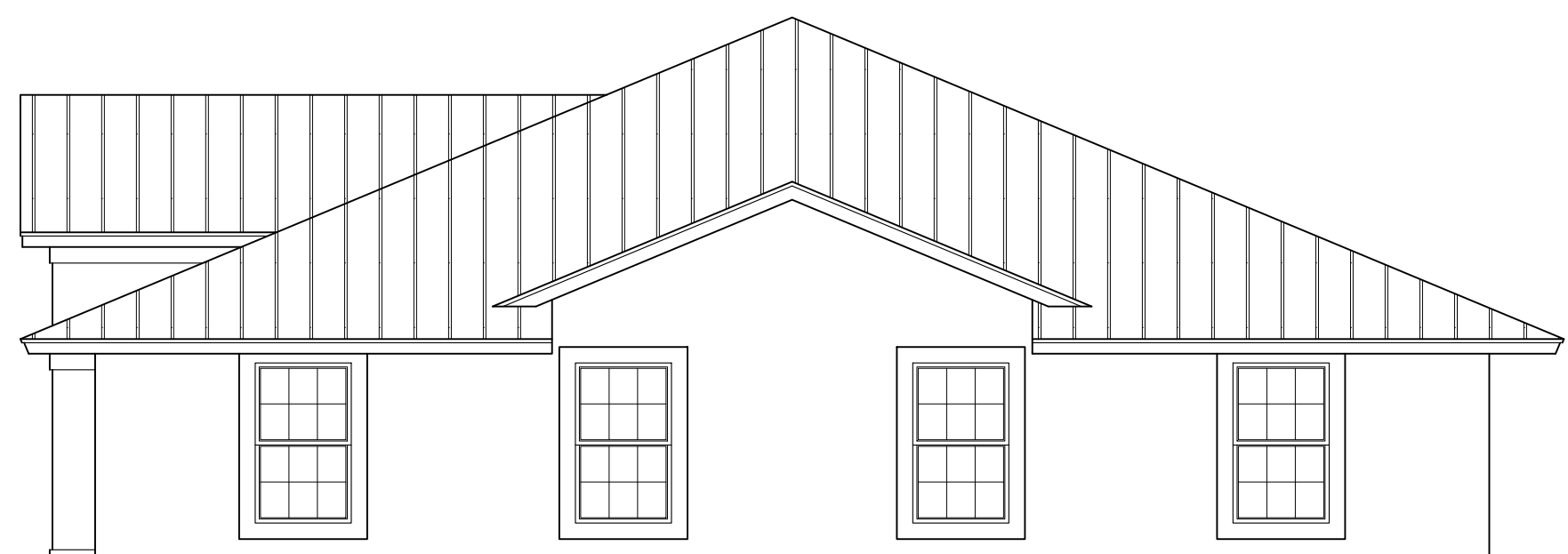
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1 - STREET ELEVATION

SCALE: 3/32" = 1'-0"



2 - PARTIAL STREET ELEVATION WITH BUILDING TO THE SOUTH

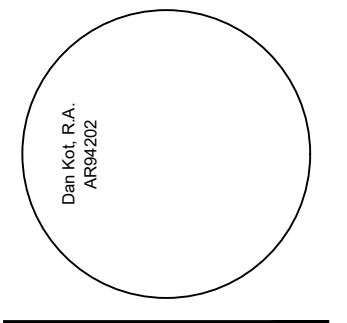
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3 - PARTIAL STREET ELEVATION WITH BUILDING TO THE NORTH

SCALE: 3/16" = 1'-0"

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DRAWING NAME
STREET ELEVATION
SCHEMATIC DESIGN

PROJECT # 230049
SHEET #
A3.4
PRINT DATE:
MAY 29, 2023



Stormwater Management Report
for
YOUTH & FAMILY BEHAVIORAL HEALTH CENTER
St. Lucie County, Florida
City of Fort Pierce

Prepared for
Youth & Family Behavioral Health Center, Inc

June 2, 2023

This item has been electronically signed and sealed by Richard Creech on _____ using a SHA-1 authentication Code.

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Richard Creech, State of Florida, License No. 38592

P.O. Box 327
Stuart, FL 34995
Tel 772 485 2140
FL Certificate of Authorization 5139
Certificate LB-0006705

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- II. Existing Land Use
- III. Proposed Project
- IV. Land Use
- V. Water Quantity
- VI. Discharge & Outlet Structure
- VII. Water Quality
- VIII. Wetland Impacts
- IX. Utilities
- X. Floodplain Encroachment
- XI. Recovery

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- Location Map
- Aerial Map
- FEMA Map
- Boundary Topographic Survey
- Environmental Report

Appendices

- SFWMD Rainfall Figures
- Water Management Calculations
- Cascade 2001 Modeling Report
- Excerpts from SFWMD Permit

I. PROJECT SITE DESCRIPTION

The project site is a 22,500 square foot property, consisting of two parcels, located at 1211 and 1213 South 25th, which is on the West side of S 25th Street approximately 250 feet south of the intersection with Acorn Street in the City of Fort Pierce, Florida. Please see Exhibit 1 for the Location Map.

II. EXISTING LAND USE

The parcel is considered Vacant land with no structures or other improvements on the property, although previously there were several structures with associated paving on the property which have subsequently been removed. The site is currently covered by grass with some trees along the west property line and in the southwest corner of the site. The site is currently Zoned C3 General Commercial.

III. PROPOSED PROJECT

The proposed project consists of constructing a 4,306 square foot commercial structure with a driveway access to S 25th Street. A pervious pavement is being utilized to provide driveway access to S 25th Street, 15 standard 9.5' by 19' parking spaces along with one 12' by 19' Handicap parking space with a 5' wide ADA access aisle. The total vehicular use area is 7,160 square feet of pervious pavement. 1,353 square feet of concrete sidewalk provides an ADA access path from the parking area to the building entrances.

Stormwater management facilities will consist of 7,160 square feet of pervious pavement, along with two "Rain Garden" detention areas with a combined area of 2,159 square feet. The remaining 7,522 square feet will be landscaping and green space. The pervious pavement will be in the form of PaveDrain[®] or approved equivalent. Stormwater Management Calculations herein are based on PaveDrain[®], approval of equivalent pervious pavement will require revision to this Stormwater Management Calculation. The PaveDrain[®] storage volume, along with the volume of voids (40%) of the underlying #57 Stone shall be converted to inches of storage and added to the soil storage.

Per Fort Pierce Land Development Code Section 119-3, "Design Standards; Stormwater Management; Approvals", the proposed Stormwater Management System must be designed to meet the following:

- Roadway and Parking Lots shall be above the 10-year, 1-day no-discharge water surface elevation (wsel); Rainfall = 6.00"
- Site perimeter elevation shall be set at the 25-year, 3-day no-discharge wsel; Rainfall = 9.50"

- Perimeter overflow shall not flow onto private property without a drainage easement in-place.
- Building elevation shall be above FEMA Floodplain elevation if applicable.
- Building shall be above routed 100-year, 3-day wsel; Rainfall = 12.23”.
- Building roof drains shall be collected by on-site Stormwater Management Facilities.

The following information shall be submitted:

- Stage/Storage data.
- Stage/Discharge data.
- Flood Routing for:
 - 10-yr, 1-day event, Rainfall = 6.00”
 - 25-yr, 3-day event, Rainfall = 9.50”
 - 100-year, 3-day event, Rainfall = 12.23”

IV. LAND USE

The proposed use will be a General Commercial structure with associated parking. The proposed Zoning is C3 General Commercial.

Land Use	Area (SF)
Buildings	4,306
Pervious Pavement	7,160
Sidewalk	1,353
Detention Area	2,159
Landscape/Green Area	7,522
Total Area	22,500

V. WATER QUANTITY

Pre-Developed Conditions

The existing site is vacant with 85% grassland cover in fair hydrologic condition and 15% Wooded in fair hydrologic condition. The site was previously developed with structures and paving which have since been removed.

**Youth & Family
Water Management Calculations**

Project: Youth & Family Behavioral Health Center
Project #: 22-016-001

Revised: _____
Engineer: GA
Date: 6/2/23

PRE DEVELOPMENT RUNOFF:

Q = Total Runoff for a given storm depth (inches)
P = Storm Depth (inches)
S = Soil Storage (inches)
V = Total Runoff Volume (ac-ft)

$$Q = \frac{(P - 0.2S)^2}{P + 0.8S}$$

A.) 10-year 1-day Storm Event:

P = 6 inches
S = 10.90 in inches

Q = 0.99 inches

V = 0.99 inches x 22500.00 acres = 1859 (cubic-ft)

B.) 25-year 3-day Storm Event:

P = 9.5 inches
S = 10.90 in inches

Q = 2.94 inches

V = 2.94 inches x 22500.00 acres = 5514 (cubic-ft)

A.) 100-year 3-day Storm Event:

P = 12.23 inches
S = 10.90 in inches

Q = 4.82 inches

V = 4.82 inches x 22500.00 acres = 9040 (cubic-ft)

Post-Developed Conditions

**Youth & Family
Water Management Calculations**

Project: Youth & Family Behavioral Health Center
Project #: 22-016-001

Revised: _____
Engineer: GA
Date: 6/2/23

2.) POST DEVELOPMENT SITE DATA

Impervious Area	9239	sf	(Includes 50% of Pervious Paver Area)
Pervious Area	13261	sf	(Includes 50% of Pervious Paver Area)
TOTAL AREA:	22500	sf	

	ACREAGE	%	STAGE ELEVATIONS (NAVD)	
			From:	To:
Impervious Area				
Sidewalk	1353 sf	6%	19.0	19.5
Parking Lot	7160 sf	32%	19.8	20.5
Buildings	4306 sf	19%	20.0	20.0
Pervious Area				
Rain Garden 1	862 sf	4%	18.0	19.0
Rain Garden 2	1296 sf	6%	18/	19.0
Landscape/Grass	7523 sf	33%	18.0	19.5
Total Impervious:	12819 sf	57%		
Total Pervious:	9681 sf	43%		
TOTAL AREA:	22500 sf	100%		

Water Table Elev. = 8.5 NAVD Typical depth to ground water for this Soil Type is 8'

Find Curve Number:

Avg. Pervious Ground El. = 19.00 NAVD
Groundwater Elevation = 8.5 NAVD
Distance to Water Table = 10.50

Soil Storage Table

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)	Compacted Pervious Storage	PaveDrain® on #57, com sub
PaveDrain®	0	0	0	0	3.43
1.0	0.6	0.6	0.6	0.45	3.88
1.5	1.6	1.6	1.4	1.16	4.59
2.0	2.5	2.5	2.1	1.88	5.31
2.5	4.6	4.0	3.3	3.41	6.84
3.0	6.6	5.4	4.4	4.95	8.38
3.5	8.8	7.2	5.6	6.56	9.99
3.75	9.8	8.1	6.2	7.37	10.80
4.0	10.9	9	6.8	8.18	11.61

	Uncompacted Pervious	Compacted Pervious	Non-Building Impervious	Building Impervious	Pervious Pavers
Impervious Area =			1353 sf	4306 sf	7160 sf
Compacted Pervious Area =		7523 sf			
Pervious Area =	2158 sf				
Storage from Table =	10.90 in	8.18 in	5.45 in	0.00 in	11.61
Avail Soil Storage =	10.90 in	8.18 in	5.45 in	0.00 in	11.61
Soil Moisture Storage (S) =	10.90 in	8.18 in	5.45 in	0.00 in	11.61
Curve Number =	48	55	65	98	46
Cumulative Moisture Storage (S) =	6.57				
Weighted Curve Number =	60				



Youth & Family Behavioral Health Center
Stormwater Management Report

**Youth & Family
 Water Management Calculations**

Project: Youth & Family Behavioral Health Center
 Project #: 22-016-001

Revised: _____
 Engineer: GA
 Date: 6/2/23

POST DEVELOPMENT RUNOFF:

Q = Total Runoff for a given storm depth (inches)
 P = Storm Depth (inches)
 S = Soil Storage (inches)
 V = Total Runoff Volume (ac-ft)

$$Q = \frac{(P - 0.2S)^2}{P + 0.8S}$$

A.) 10-year 1-day Storm Event:

P = 6.00 inches
 S = 6.57 in inches
 Q = 1.95 inches
 V = 1.95 inches x 22500 sf = 3660 (cubic-ft)

B.) 25-year 3-day Storm Event:

P = 9.50 inches
 S = 6.57 in inches
 Q = 4.54 inches
 V = 4.54 inches x 22500 sf = 8518 (cubic-ft)

C.) 100-year 3-day Storm Event:

P = 12.23 inches
 S = 6.57 in inches
 Q = 6.82 inches
 V = 6.82 inches x 22500 acres = 12781 (cubic-ft)

Set Parking Elevation

Unrouted Runoff Volume = 3660
 Subtract 3.43" of pervious pavers storage 2,046 = 1614 (cubic-ft)
 From Stage-Storage Graph, Required
 Stage = 20.1 feet

Perimeter Elevation

Unrouted 25-year, 3-day storm = 8518 (cubic-ft)
 Subtract 3.43" of pervious pavers storage 2,046 (cubic-ft) = 6472 (cubic-ft)
 From Stage Storage Graph, required perimeter elevation = 21.1 feet

Building Floor Elevation

Unrouted Post-Dev 100-year, 3-day storm = 12781 (cubic-ft)
 Pre-Dev 100-year, 3-day storm = 9040 (cubic-ft)
 Estimated Rounded 100-year, 3-day storm = 3741 (cubic-ft)
 From Stage Storage Graph, min Floor Elevation = 20.5 (feet)

Youth & Family Behavioral Health Center Stormwater Management Report

Youth & Family Behavioral Health Center Basin Volume

Rain Garden 1

Elev. (ft)	Δ Elev (ft)	Area (SF)	Ave Area (sf)	Volume (cf)	Cum Vol (cf)
18.75		0			0
	0.25		0	0	
19.00		72			0
	0.25		97	24	
19.25		122			24
	0.25		223.5	56	
19.50		325			80
	0.25		336.5	84	
19.75		348			164
	0.25		439	110	
20.00		530			274
	0.25		619	155	
20.25		708			429

Rain Garden 2

Elevation (ft)	Δ Elev (ft)	Area (SF)	Ave Area (sf)	Vol. (cf)	Cum Vol (cf)
18.75		0			0
	0.25		265	0	
19.00		530			0
	0.25		546	137	
19.25		562			137
	0.25		675	169	
19.50		788			305
	0.25		861	215	
19.75		934			521
	0.25		1014	254	
20.00		1094			774
	0.25		1179	295	
20.25		1264			1069

Rain Garden 3

Elev. (ft)	Δ Elev (ft)	Area (SF)	Ave Area (sf)	Volume (cf)	Cum Vol (cf)
18.75		74			0
	0.25		94	24	
19.00		114			24
	0.25		139	35	
19.25		164			58
	0.25		194	49	
19.50		224			107
	0.25		259	65	
19.75		294			172
	0.25		330	83	
20.00		366			254

Parking lot

ELEV. (ft)	Δ Elev (ft)	Area (SF)	Ave Area (sf)	Vol. (cf)	Cum Vol (cf)
18.75		0			0
	0.25		0	0	
19.00		0			0
	0.25		0	0	
19.25		0			0
	0.25		0	0	
19.50		0			0
	0.25		0	0	
19.75		0			0
	0.25		225	56	
20.00		450			56
	0.25		2758	690	
20.25		5066			746
	0.25		7435	1859	
20.50		9804			2605
	0.25		10522	2631	
20.75		11240			5235

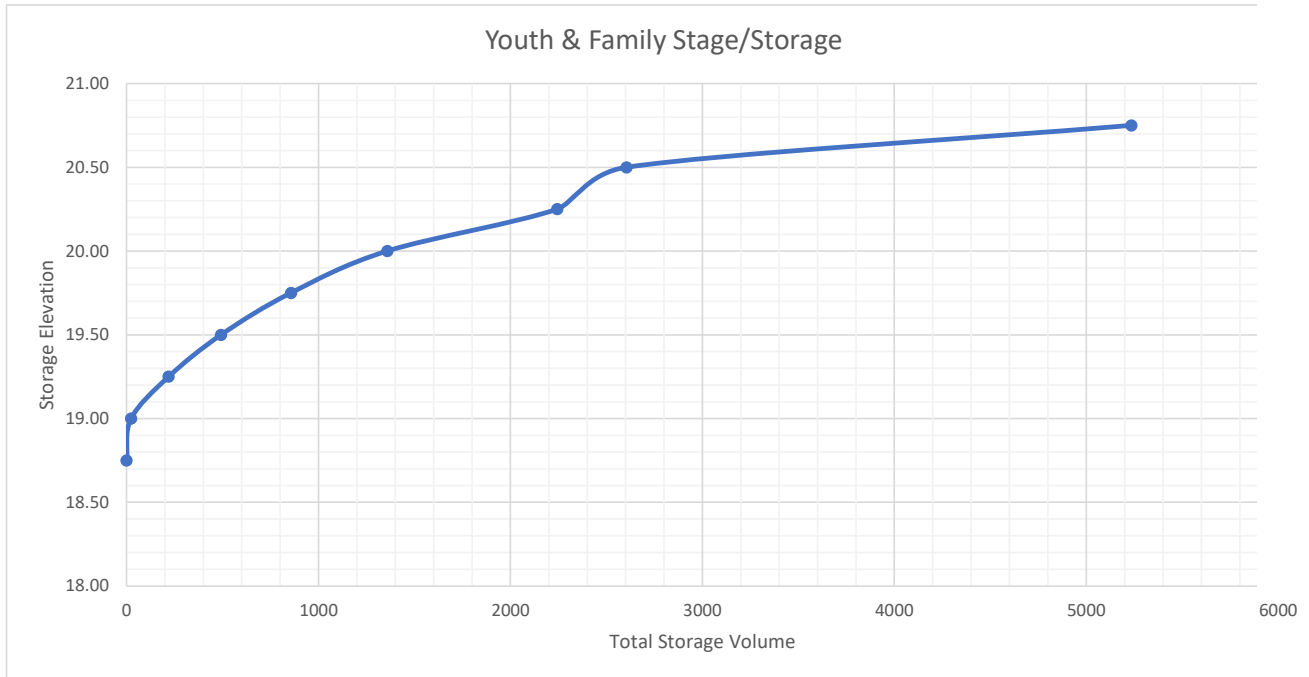
Stage/Storage Table

Elev	Vol.
18.75	0
19.00	24
19.25	219
19.50	492
19.75	856
20.00	1358
20.25	2243
20.50	2605
20.75	5235

Youth & Family Behavioral Health Center
Stage-Storage Table and Graph

Stage/Storage Table

Elevation	Volume
18.75	0
19.00	24
19.25	219
19.50	492
19.75	856
20.00	1358
20.25	2243
20.50	2605
20.75	5235



VI. DISCHARGE & OUTFALL STRUCTURES

To Be Determined

VII. WATER QUALITY

**Youth & Family
Post Development Water Quality**

Revised: _____
Engineer: GA
Date: 6/2/23

Project: Youth & Family Behavioral Health Center
Project #: 22-016-001

WATER QUALITY VOLUMES TO BE TREATED:

A.) First Inch:

Pervious pavers includes 3.43 inches of storage, therefore is treated within. Area to be treated excludes Pervious Paver Area.

$$\begin{array}{rcccccc} \text{(Treated Volume)} & 1\text{-inch} & * & 1\text{-ft}/12\text{-in} & * & \frac{15,340}{\text{TREATED AREA (SF)}} & = & \boxed{1,278} & \text{cf} \\ & & & & & & & \text{TREATED VOLUME} & \end{array}$$

B.) 2.5 inches Times the Percent Impervious (SFWMD Standards):

$$\begin{array}{rcccccc} \text{(Site Area)} & \frac{22,500}{\text{PROJECT AREA (SF)}} & - & \left(\frac{0.00}{\text{LAKES (SF)}} + \frac{4,306}{\text{ROOFS (SF)}} \right) & = & \frac{18,194}{\text{SITE AREA}} & \text{sf} \end{array}$$

$$\begin{array}{rcccccc} \text{(Impervious Area)} & & & \frac{18,194}{\text{SITE AREA (AC)}} & - & \frac{13,261}{\text{PERVIOUS AREA (AC)}} & = & \frac{4,933}{\text{IMPERVIOUS AREA}} & \text{sf} \end{array}$$

$$\begin{array}{rcccccc} \text{(% Impervious)} & & & \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} & = & \frac{27.11\%}{\text{SITE AREA (AC)}} & \end{array}$$

$$\begin{array}{rcccccc} \text{(2.5-in * % Imp.)} & & & 2.5\text{-inches} & * & \frac{27.11\%}{\text{PERCENT IMPERVIOUS}} & = & \frac{0.68}{\text{INCHES TO BE TREATED}} & \text{in} \end{array}$$

$$\begin{array}{rcccccc} \text{(Treated Volume)} & \frac{0.68}{\text{TREATED (IN)}} & * & 1\text{-ft}/12\text{-in} & * & \frac{22,500}{\text{PROJECT AREA - LAKES (AC)}} & = & \boxed{1,271} & \text{cf} \\ & & & & & & & \text{TREATED VOLUME} & \end{array}$$

C.) Total Required Detention:

$$100\% \text{ Required Wet Detention} = \underline{1,278} \text{ cf}$$

$$75\% \text{ Required Dry Detention} = \boxed{959} \text{ cf}$$

$$50\% \text{ Required Retention} = \underline{639} \text{ cf}$$

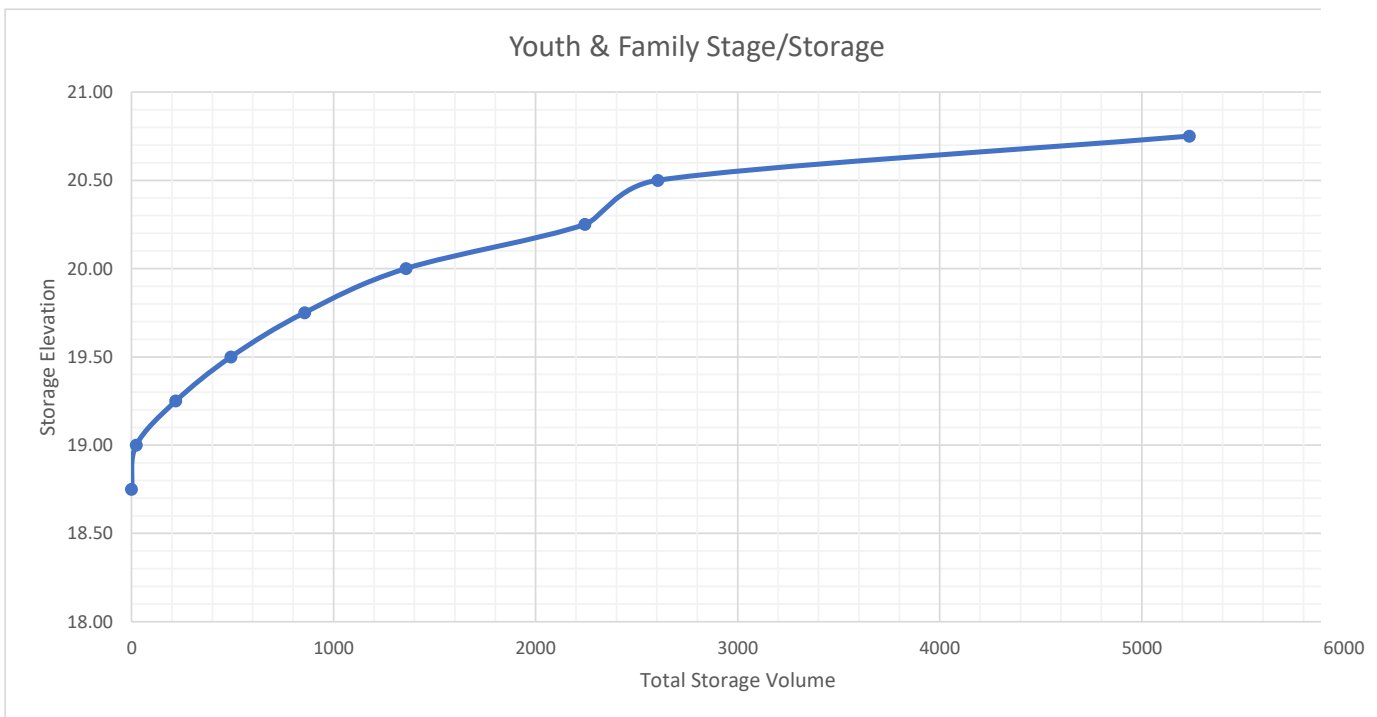
The required water quality storage is being provided as dry detention in 3 Rain Gardens dispersed around the site. The pervious pavers proposed for the entire driveway and parking area include 3.43' of storage per their design, therefore the area does not contribute to the

required treated area. Since the water quality requirements are being provided by dry detention, the required volume is 75% of the greater of the first 1" of rainfall over the entire treated area site or 2.5" of rainfall times the percent impervious of the treated area. The required water quality volume is therefore 959 cubic feet which corresponds to a storage elevation of 19.8'.

Youth & Family Behavioral Health Center
Stage-Storage Table and Graph

Stage/Storage Table

Elevation	Volume
18.75	0
19.00	24
19.25	219
19.50	492
19.75	856
20.00	1358
20.25	2243
20.50	2605
20.75	5235



VIII. WETLAND IMPACTS

There will be no wetland impacts resulting from the proposed project. Please see Exhibit 5 for the Environmental Report

IX. UTILITIES

There are currently no known utilities servicing the site nor evidence found of abandoned utilities remaining from the previous structures. This information must be confirmed by the contractor prior to any earth moving associated with this project. There are utility services available in the South 25th Street Right-of-Way, including aerial electric lines and below grade electric, communications, water, sanitary sewer, and storm water lines.

X. FLOODPLAIN ENCROACHMENT

The project area is shown on FEMA Flood Insurance Rate Map (FIRM) 12111C0186J where it is located in a Zone X areas determined to be outside the 0.2% annual chance floodplain boundary. Therefore, there is no floodplain encroachment associated with this project. Please see Exhibit 3 for the Floodplain Map.

XI. RECOVERY

To be Determined

Property Identification

Site Address: 1211 S 25th ST
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-507-0005-000-7
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 26767
 Map ID: 24/17N
 Zoning: General Co

Ownership

YOUTH & FAMILY BEHAVIORAL
 HEALTH CENTER INC
 1211 S 25th St
 Fort Pierce, FL 34947

Legal Description

RE-S/D OF KIRBY'S S/D S 1/2 OF LOT C AND ALL LOT D-LESS E 10 FT-
 (OR 1264-54)

Current Values

Just/Market Value: \$60,100
 Assessed Value: \$60,100
 Exemptions: \$0
 Taxable Value: \$60,100



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.28
 Land Size (SF): 12,018

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 18, 2021	4726 / 2872	0205	WD	Rodriguez-Torres Raul	\$130,000
Nov 16, 1999	1264 / 0054	XX02	WD	Harrison John G	\$70,000
Nov 1, 1987	0565 / 0097	XX02	CV		\$125,000
Jan 1, 1981	0350 / 2827	XX01	CV		\$8,500

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:
 Building Type:
 Grade:
 Story Height:

Roof Cover:
 Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$60,100
 Just/Market: \$60,100
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$60,100
 Exemption(s): \$0
 Taxable: \$60,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2001	0041	0.8	Fort Pierce Stormwater Charge	\$55.20

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$60,100	\$60,100	\$0	\$60,100
2021	\$60,100	\$60,100	\$0	\$60,100
2020	\$60,100	\$60,100	\$0	\$60,100
2019	\$60,100	\$60,100	\$0	\$60,100

Permits

Number	Issue Date	Description	Amount	Fee
F89001350D	Dec 1, 1989	Demolition	\$2,375	\$2,375
F89001370D	Dec 1, 1989	Demolition	\$1,675	\$1,675

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Karene Anderson
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
2417-507-0005-000-7 and 2417-503-0040-000-2

Our File No.: 84-21-0551

WARRANTY DEED

This Warranty Deed made this 18th day of November, 2021 by Raul Rodriguez-Torres and Lisa Rodriguez-Torres, husband and wife, whose mailing address is 164 SE Osprey Ridge, Port St. Lucie, FL 34984, hereinafter called the grantor(s), to Youth & Family Behavioral Health Center, Inc, a Florida corporation, whose post office address is 1211 S 25th St, Fort Pierce, FL 34950, hereinafter called the grantee:

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

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Parcel 1: The South 1/2 of Lot C and all of Lot D, less the East 10 feet thereof of the Resubdivision of Lots 1, 2, 3, 4, 11 and 12, Block 2, Kirby's Subdivision, according to the plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of St. Lucie County, Florida;

AND

Parcel 2: Lot 10, Block 2, KIRBY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 86, Public Records of St. Lucie County, Florida, less the East 10 feet, deeded to the State of Florida in Official Records Book 169, Page 1169, of the Public Records of St. Lucie County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Audrey Hand
First Witness Signature

Audrey Hand
Printed Signature

Patrick H Thompson
Second Witness Signature

PATRICK H THOMPSON
Printed Signature

[Signature]
Raul Rodriguez-Torres

[Signature]
Lisa Rodriguez-Torres

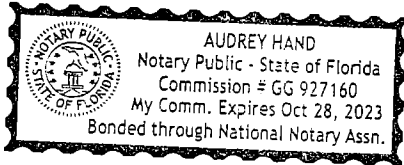
State of Florida

County of St Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of NOV 2021 by Raul Rodriguez-Torres and Lisa Rodriguez-Torres, who has produced DRUC as identification or is personally known to me to be the persons therein.

Audrey Hand
Notary Public, State of Florida

My commission expires:
Seal



Property Identification

Site Address: 1213 S 25th ST
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-503-0040-000-2
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 26653
 Map ID: 24/17N
 Zoning: General Co

Ownership

YOUTH & FAMILY BEHAVIORAL
 HEALTH CENTER INC
 1211 S 25th St
 Fort Pierce, FL 34947



Legal Description

KIRBY'S S/D BLK 2 LOT 10-LESS E 10 FT- (OR 1264-54)

Current Values

Just/Market Value: \$50,500
 Assessed Value: \$50,500
 Exemptions: \$0
 Taxable Value: \$50,500

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.23
 Land Size (SF): 10,100

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 18, 2021	4726 / 2872	0205	WD	Rodriguez-Torres Raul	\$130,000
Nov 16, 1999	1264 / 0054	XX02	WD	Harrison John G	\$70,000
Nov 1, 1987	0565 / 0097	XX02	CV		\$125,000
May 1, 1987	0565 / 0096	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:
 Building Type:
 Grade:
 Story Height:

Roof Cover:
 Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$50,500
 Just/Market: \$50,500
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$50,500
 Exemption(s): \$0
 Taxable: \$50,500

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$50,500	\$50,500	\$0	\$50,500
2021	\$50,500	\$50,500	\$0	\$50,500
2020	\$50,500	\$50,500	\$0	\$50,500
2019	\$50,500	\$50,500	\$0	\$50,500

Permits

Number	Issue Date	Description	Amount	Fee
F900000886	Jul 10, 1990	Demolition	\$1,890	\$1,890

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Karene Anderson
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
2417-507-0005-000-7 and 2417-503-0040-000-2

Our File No.: 84-21-0551

WARRANTY DEED

This Warranty Deed made this 18th day of November, 2021 by Raul Rodriguez-Torres and Lisa Rodriguez-Torres, husband and wife, whose mailing address is 164 SE Osprey Ridge, Port St. Lucie, FL 34984, hereinafter called the grantor(s), to Youth & Family Behavioral Health Center, Inc, a Florida corporation, whose post office address is 1211 S 25th St, Fort Pierce, FL 34950, hereinafter called the grantee:

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

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

Parcel 1: The South 1/2 of Lot C and all of Lot D, less the East 10 feet thereof of the Resubdivision of Lots 1, 2, 3, 4, 11 and 12, Block 2, Kirby's Subdivision, according to the plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of St. Lucie County, Florida;

AND

Parcel 2: Lot 10, Block 2, KIRBY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 86, Public Records of St. Lucie County, Florida, less the East 10 feet, deeded to the State of Florida in Official Records Book 169, Page 1169, of the Public Records of St. Lucie County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Audrey Hand
First Witness Signature

Audrey Hand
Printed Signature

Patrick H Thompson
Second Witness Signature

PATRICK H THOMPSON
Printed Signature

[Signature]
Raul Rodriguez-Torres

[Signature]
Lisa Rodriguez-Torres

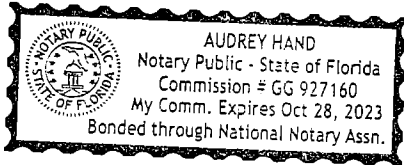
State of Florida

County of St Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of NOV 2021 by Raul Rodriguez-Torres and Lisa Rodriguez-Torres, who has produced DRUC as identification or is personally known to me to be the persons therein.

Audrey Hand
Notary Public, State of Florida

My commission expires:
Seal





O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Youth and Family Behavioral Health Center

Prepared for:

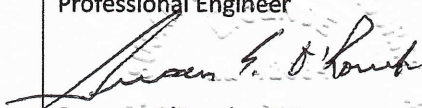
**Youth and Family Behavioral Health Center
1211 S. 25th Street
Fort Pierce, FL 34974**

Prepared by

**O'Rourke Engineering & Planning
22 SE Seminole St
Stuart, Florida 34994
772-781-7918**

June 5, 2023

SR23012.0

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/5/2023 License #: 42684</p>
---	---



O'ROURKE
ENGINEERING & PLANNING

June 5, 2023

Mr. Jean Monval
Youth and Family Behavioral Health Center
1211 S. 25th Street
Fort Pierce, FL 34974

Re: Youth and Family Behavioral Health Center

Dear Mr. Monval:

O'Rourke Engineering & Planning has completed the analysis of a 4,306 square foot medical office building located south of Okeechobee Road and west of 25th Street in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

Traffic Report – Youth and Family Behavioral Ctr. 6.5.2023

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 4,306 square foot medical office building located west of 25th Street in St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of approximately 0.52 acres located off 25th Street in St. Lucie County, Florida. The proposed project consists of 4,306 square feet of medical office. A 2025 buildout is proposed.

The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.

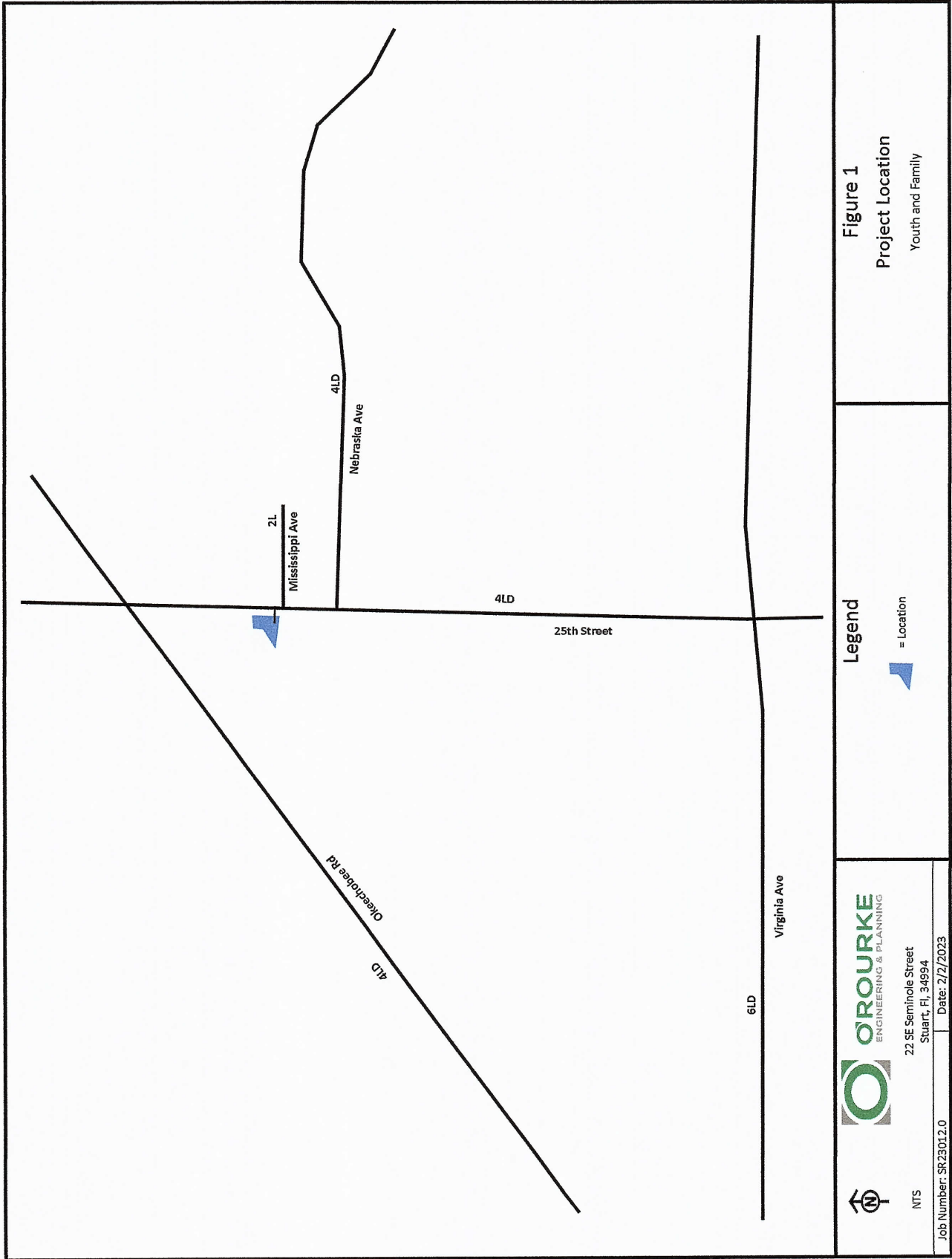


Figure 1
Project Location
Youth and Family

Legend
= Location



22 SE Seminole Street
Stuart, FL 34994
Date: 2/27/2023



NTS
Job Number: SR23012.0

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- 25th Street is a four-lane divided principle arterial with a north/south alignment.
- Virginia Avenue is a six-lane divided principle arterial with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Nebraska Avenue is a four-lane divided minor arterial east of 25th street with an east/west alignment.

Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County 2022 Traffic Counts and Level of Service Report. These documents are included in **Appendix C**.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	4,306	Sft	$T = 42.97(X) - 108.01$	50%	50%	39	38	77
TOTALS							39	38	77

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	4,306	Sft	$Ln(T) = 0.90 Ln(X) + 1.34$	79%	21%	11	3	14
TOTALS							11	3	14

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	4,306	Sft	$T = 4.07(X) - 3.17$	30%	70%	4	10	14
TOTALS							4	10	14

Source: ITE 11th Edition Trip Generation Rates

PROJECT TRAFFIC

To estimate future traffic generated by the project, the ITE Trip Generation, 11th Edition trip rates were applied. Land Use Code 720 for Medical Office was applied to estimate the trips generated. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 77 new daily trips. The project will generate 14 new AM peak hour trips with 11 trips entering the project and 3 trips exiting the project. There will be 14 new PM peak hour trips with 4 trips entering the project and 10 trips exiting the project.

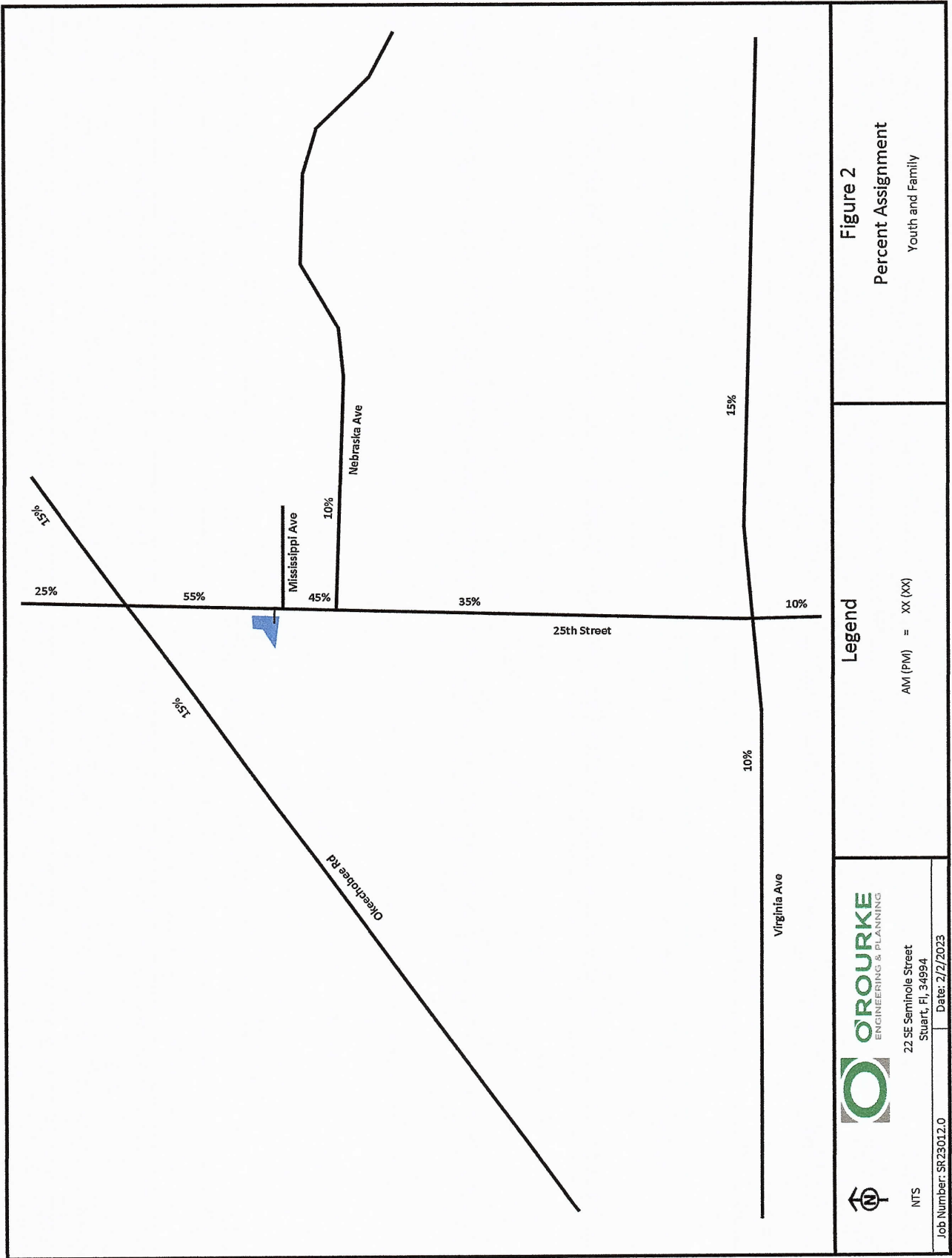
PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The resultant project assignment is shown in **Figure 2**.

2025 Analysis

The project traffic was assigned to the network to determine project impact and significance. **Tables 2a and 2b** summarize the project percent impact with the trips anticipated by 2025. Significance is defined as 1% on the adjacent link and 3% on other links in the network. As shown, the project will not be significant on any links. Only the adjacent link was analyzed further. Existing traffic volumes were grown using an area wide historical growth rate. Approved background projects were then added. Finally, the project trips were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, all roadways will operate at acceptable levels of service.



22 SE Seminole Street
Stuart, FL 34994

Date: 2/2/2023

Legend

AM (PM) = XX (XX)

Figure 2
Percent Assignment
Youth and Family

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Okeechobee Rd	33rd St	25th St	4LD	EB	IN	NO	1,630	2	0.12%	15%
	33rd St	25th St	4LD	WB	OUT	NO	1,630	0	0.00%	15%
	25th St	Georgia Ave	4LD	EB	OUT	NO	1,630	0	0.00%	15%
Nebraska Ave	25th St	Georgia Ave	4LD	WB	IN	NO	1,630	2	0.12%	15%
	25th St	13th St	4LD	EB	OUT	NO	1,710	0	0.00%	10%
25th St	25th St	13th St	4LD	WB	IN	NO	1,710	1	0.06%	10%
	Cortez Blvd	Virginia Ave	4LD	NB	IN	NO	2,000	1	0.05%	10%
Virginia Ave	Cortez Blvd	Virginia Ave	4LD	SB	OUT	NO	2,000	0	0.00%	10%
	Virginia Ave	Nebraska Ave	4LD	NB	IN	NO	2,000	4	0.20%	35%
	Virginia Ave	Nebraska Ave	4LD	SB	OUT	NO	2,000	1	0.05%	35%
	Nebraska Ave	Okeechobee Rd	4LD	NB	OUT	NO	2,000	2	0.10%	55%
	Nebraska Ave	Okeechobee Rd	4LD	SB	IN	NO	2,000	6	0.30%	55%
	Okeechobee Rd	Georgia Ave	4LD	NB	OUT	NO	1,630	1	0.06%	25%
	Okeechobee Rd	Georgia Ave	4LD	SB	IN	NO	1,630	3	0.18%	25%
Virginia Ave	35th St	25th St	6LD	EB	IN	NO	3,020	1	0.03%	10%
	35th St	25th St	6LD	WB	OUT	NO	3,020	0	0.00%	10%
	25th St	13th St	6LD	EB	OUT	NO	3,020	0	0.00%	15%
	25th St	13th St	6LD	WB	IN	NO	3,020	2	0.07%	15%

(1) FDOT 2022 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 14
 Net In: 11
 Net Out: 3

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Okeechobee Rd	33rd St	25th St	4LD	EB	IN	NO	1,630	1	0.06%	15%
	33rd St	25th St	4LD	WB	OUT	NO	1,630	0	0.00%	15%
	25th St	Georgia Ave	4LD	EB	OUT	NO	1,630	2	0.12%	15%
Nebraska Ave	25th St	Georgia Ave	4LD	WB	IN	NO	1,630	1	0.06%	15%
	25th St	13th St	4LD	EB	OUT	NO	1,710	1	0.06%	10%
25th St	25th St	13th St	4LD	WB	IN	NO	1,710	1	0.06%	10%
	Cortez Blvd	Virginia Ave	4LD	NB	IN	NO	2,000	0	0.00%	10%
Virginia Ave	Cortez Blvd	Virginia Ave	4LD	SB	OUT	NO	2,000	1	0.05%	10%
	Virginia Ave	Nebraska Ave	4LD	NB	IN	NO	2,000	4	0.20%	35%
	Virginia Ave	Nebraska Ave	4LD	SB	OUT	NO	2,000	1	0.05%	35%
	Nebraska Ave	Okeechobee Rd	4LD	NB	OUT	NO	2,000	6	0.30%	55%
	Nebraska Ave	Okeechobee Rd	4LD	SB	IN	NO	2,000	2	0.10%	55%
	Okeechobee Rd	Georgia Ave	4LD	NB	OUT	NO	1,630	3	0.18%	25%
	Okeechobee Rd	Georgia Ave	4LD	SB	IN	NO	1,630	1	0.06%	25%
Virginia Ave	35th St	25th St	6LD	EB	IN	NO	3,020	0	0.00%	10%
	35th St	25th St	6LD	WB	OUT	NO	3,020	1	0.03%	10%
	25th St	13th St	6LD	EB	OUT	NO	3,020	2	0.07%	15%
	25th St	13th St	6LD	WB	IN	NO	3,020	1	0.03%	15%

(1) FDOT 2022 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 14
 Net In: 4
 Net Out: 10

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AAAT 2022	(3) D Factor	2022 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service(1) Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
25th St	Nebraska Ave	Okeechobee Rd	NB	OUT	NO	21,256	0.61	1,219	0.08%	1,222	4	1,226	2,000	2	1,228	0.10%	YES	55%
	Nebraska Ave	Okeechobee Rd	SB	IN	NO	21,256	0.39	779	0.08%	781	2	783	2,000	6	789	0.30%	YES	55%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) From FDOT Hourly Count Data

Two-Way: 14
 Net In: 11
 Net Out: 3
 Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AAAT 2022	(3) D Factor	2022 Peak Hour Directional Volumes	Growth Rate(2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service(1) Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency ?	Project Percent Assignment
25th St	Nebraska Ave	Okeechobee Rd	NB	OUT	NO	21,256	0.48	1,008	0.08%	1,010	3	1,013	2,000	6	1,019	0.30%	YES	55%
	Nebraska Ave	Okeechobee Rd	SB	IN	NO	21,256	0.52	1,092	0.08%	1,095	5	1,100	2,000	2	1,102	0.10%	YES	55%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) From FDOT Hourly Count Data

Two-Way: 14
 Net In: 4
 Net Out: 10
 Years Grown: 3

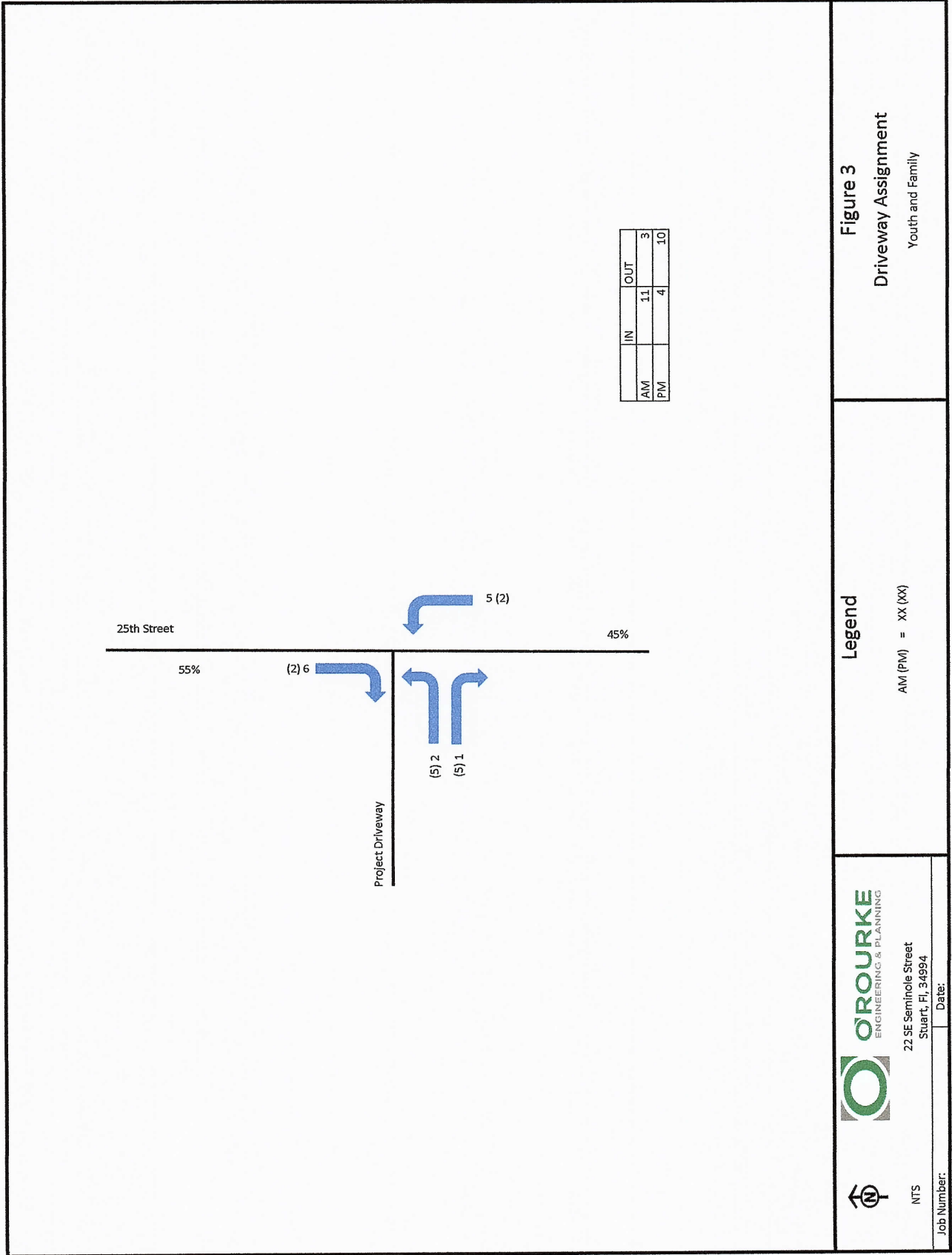
Intersection/Driveway Analysis

The project proposes one driveway for the site. The driveway will be located on the east side of the site and will connect to 25th Street. The driveway location was approved by FDOT. **Figure 3** illustrates the project traffic at the driveways.

The project driveway was analyzed using HCS. The Project Driveway and 25th Street will operate at a LOS C for the eastbound movement during the AM and PM peak hours at buildout.

The Project Driveway & 25th Street was also analyzed for the need for a right-turn lane using the FDOT Access Management Guidebook. 25th Street has a posted speed limit of 40 MPH. Therefore, a right-turn lane is recommended when the right turning volume exceeds 80-125 peak hour vehicles. With a peak hour right-turn movement of 6 vehicles, a right-turn lane is not warranted at the project driveway. There is an existing two-way left-turn lane at the project driveway. Therefore, a left-turn lane analysis is not needed.

The details of the intersection/driveway analysis and the FDOT letter are included in **Appendix E**.



CONCLUSION

With 14 net new AM peak hour trips and 14 net new PM peak hour trips, all links and intersections comply with concurrency standards. Therefore, the project meets the requirements for concurrency.

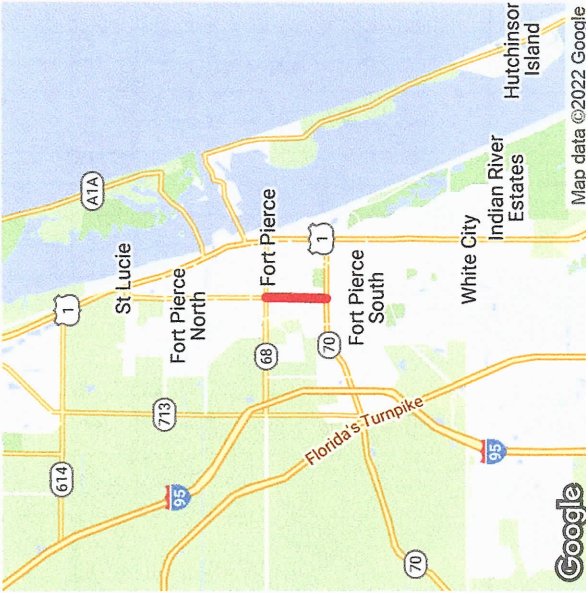
APPENDIX A

SITE DATA

APPENDIX B

Roadway Details

**S 25TH ST FROM NORTH OF EDWARDS RD TO NORTH OF VIRGINIA AVE
4461701 Non-SIS**



Project Description: RESURFACING
Lead Agency: MANAGED BY FDOT
County: ST. LUCIE
Length: 1.024
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

From: NORTH OF EDWARDS RD
To: NORTH OF VIRGINIA AVE

Phase	Fund Code	2023	2024	2025	2026	2027	Total
CST	DDR	0	1,967,250	0	0	0	1,967,250
CST	DS	0	380,355	0	0	0	380,355
CST	SA	0	344,269	0	0	0	344,269
			2,691,874				2,691,874

Prior Year Cost: 434,237
Future Year Cost: 0
Total Project Cost: 3,126,111
L RTP: Page 3-9

2010 FEDERAL FUNCTIONAL CLASSIFICATION AND URBAN AREA BOUNDARIES MAP

ST. LUCIE COUNTY

2010 Federal Highway Administration (FHWA)
 Adjusted Urban Areas:
 Port St. Lucie Urbanized Area and
 Sebastian-Vero Beach South Urbanized Area

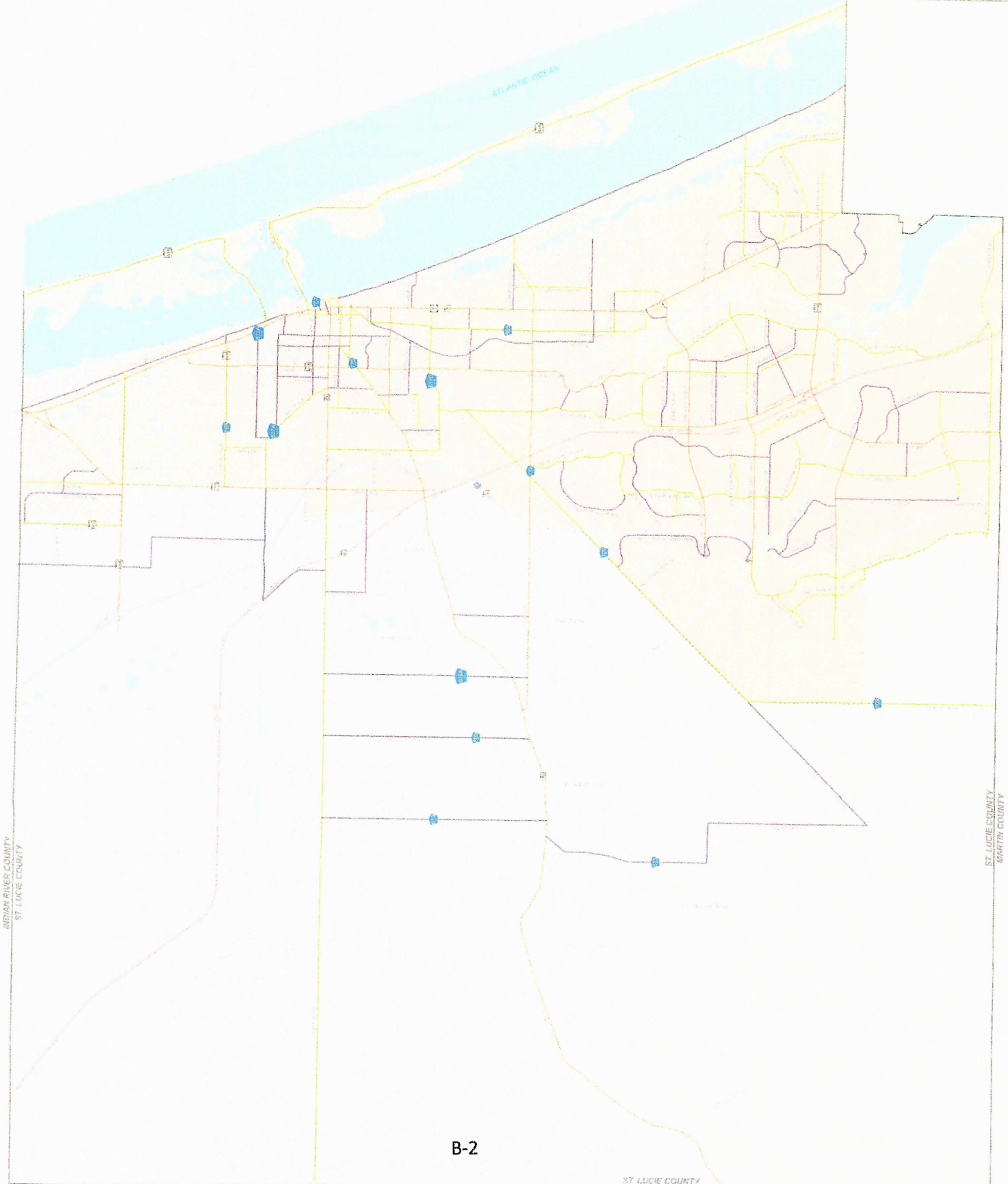


SCALE 1:52,000
 0 1 2 miles

- Principal Arterial (Rural/Urban)**
- Interstate
 - Other Freeways & Expressways (OF&E)
 - Other Principal Arterial (OPA)
- Minor Arterial (Rural/Urban)**
- Minor Arterial
- Collector (Rural/Urban)**
- Major Collector
 - Minor Collector
- Local (Rural/Urban)**
- Local
- 2010 FHWA Adjusted Urban Boundaries
 --- County Boundary

Board of County Commissioners
 Chairman: [Signature]
 Commissioners: [Signatures]
 Planning & Economic Development
 [Signature]
 Public Works
 [Signature]
 Florida Highway Department
 [Signature]

PREPARED BY:



APPENDIX C

ST. LUCIE COUNTY 2022 LEVEL OF SERVICE REPORT

Traffic Counts and Level of Service Report 2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	2,627	2020	750	147	C	0.196	140	C	0.187
17TH ST	AVENUE D to AVENUE Q	608	2,627	2020	750	147	C	0.196	140	C	0.187
25TH ST	MIDWAY RD to BELL AVE	940016	19,410	2020	2,100	1,235	C	0.588	1,152	C	0.549
25TH ST	BELL AVE to EDWARDS RD	159	18,943	2020	2,100	1,111	C	0.529	1,108	C	0.528
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,493	2020	2,000	1,263	C	0.632	1,259	C	0.63
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	24,089	2019	2,000	1,356	C	0.678	1,447	C	0.724
25TH ST	VIRGINIA AVE to NEBRASKA AVE	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	21,256	2020	2,000	1,219	C	0.61	1,092	C	0.546
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,897	2020	1,630	1,011	D	0.62	1,049	D	0.644
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,450	2020	1,630	1,043	D	0.64	1,037	D	0.636
25TH ST	ORANGE AVE to AVENUE D	610	17,824	2019	1,630	822	D	0.504	848	D	0.52
25TH ST	AVENUE D to AVENUE Q	940050	16,835	2020	1,630	850	D	0.521	826	D	0.507
25TH ST	AVENUE Q to JUANITA AVE	945152	15,107	2020	2,000	787	C	0.394	721	C	0.361
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	15,898	2013	2,100	844	C	0.402	792	C	0.377
25TH ST	ST LUCIE BLVD to US 1	945165	7,932	2020	2,100	390	C	0.186	435	C	0.207
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,788	2019	750	406	D	0.541	357	C	0.476
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,700	2020	790	263	C	0.333	263	C	0.333
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,724	2019	540	531	D	0.983	433	D	0.802
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,724	2019	790	531	D	0.672	433	D	0.548
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,593	2020	750	226	C	0.301	243	C	0.324
53RD ST	ANGLE RD to JUANITA AVE	614	2,400	2022	540	128	C	0.237	141	C	0.261
AE BACKUS AVE	7TH ST to US 1	632	900	2022	750	61	C	0.081	71	C	0.095
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,500	2022	2,100	1,142	C	0.544	961	C	0.458

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
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 * AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
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 * **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

Traffic Counts and Level of Service Report 2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,018	2019	880	532	C	0.605	753	C	0.856
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2022	540	30	C	0.056	32	C	0.059
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	417	2019	540	36	C	0.067	36	C	0.067
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,893	2019	790	422	D	0.534	420	D	0.532
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,893	2019	540	422	D	0.781	420	D	0.778
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,609	2020	920	624	C	0.678	595	C	0.647
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	24,000	2022	880	1,173	F	1.333	1,233	F	1.401
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	24,000	2022	790	1,173	F	1.485	1,233	F	1.561
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,679	2020	760	342	C	0.45	435	C	0.572
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,679	2020	630	342	C	0.543	435	C	0.69
MIDWAY RD	MCCARTY RD to I-95	940732	6,679	2020	700	342	C	0.489	435	C	0.621
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,256	2020	2,100	942	C	0.449	1,044	C	0.497
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	22,500	2022	2,100	1,189	C	0.566	1,223	C	0.582
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	24,000	2022	2,100	1,173	C	0.559	1,233	C	0.587
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	20,000	2022	2,100	961	C	0.458	916	C	0.436
MIDWAY RD	25TH ST to SUNRISE BLVD	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	20,000	2022	2,100	1,091	C	0.52	1,002	C	0.477
MIDWAY RD	OLEANDER AVE to US 1	242	16,500	2022	2,100	871	C	0.415	862	C	0.41
MIDWAY RD	US 1 to WALLACE ST	940023	3,764	2020	790	216	C	0.273	239	C	0.303
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,764	2020	920	216	C	0.235	239	C	0.26
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,764	2020	630	216	C	0.343	239	C	0.379
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,300	2022	920	138	C	0.15	132	C	0.143
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNNGATE DR	331	3,789	2019	880	301	C	0.342	320	C	0.364
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2022	1,710	236	C	0.138	199	C	0.116

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
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 * **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

Traffic Counts and Level of Service Report
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir		PM Pk Hr Pk Dir			
						Volume	LOS	V/C	Volume	LOS	V/C
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,950	2019	700	432	C	0.617	376	C	0.537
OHO AVE	SUNRISE BLVD to COLONIAL RD	686	3,600	2022	540	213	C	0.394	208	C	0.385
OHO AVE	COLONIAL RD to US 1	686	3,600	2022	750	213	C	0.284	208	C	0.277
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,342	2020	1,580	592	B	0.375	637	B	0.403
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,342	2020	2,000	592	B	0.296	637	B	0.319
OKEECHOBEE RD	CARLTON RD to SINEED RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	SINEED RD to IDEAL HOLDING RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,535	2020	2,450	370	B	0.151	362	B	0.148
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,535	2020	3,110	370	B	0.119	362	B	0.116
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,920	2020	3,240	376	B	0.116	376	B	0.116
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2020	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2020	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2020	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2020	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2020	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2020	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2020	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2019	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2019	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2019	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2019	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013

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Traffic Counts and Level of Service Report 2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	SR A1A SOUTH to AVENUE H	715	34,167	2020	2,100	1,725	C	0.821	1,718	C	0.818
US 1	AVENUE H to OLD DIXIE HWY	715	34,167	2020	2,000	1,725	C	0.863	1,718	C	0.859
US 1	OLD DIXIE HWY to AVENUE O	940123	25,703	2020	2,000	1,599	C	0.8	1,250	C	0.625
US 1	AVENUE O to SR A1A NORTH	940123	25,703	2020	2,100	1,599	C	0.761	1,250	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	18,788	2020	2,100	1,128	C	0.537	903	C	0.43
US 1	JUANITA AVE to ST LUCIE BLVD	940010	18,788	2020	2,100	1,128	C	0.537	903	C	0.43
US 1	ST LUCIE BLVD to 25TH ST	940009	18,940	2020	2,100	1,050	C	0.5	1,007	C	0.48
US 1	25TH ST to INDRIO RD	940009	18,940	2020	2,100	1,050	C	0.5	1,007	C	0.48
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	22,049	2020	2,100	1,129	C	0.538	1,122	C	0.534
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	22,049	2020	2,100	1,129	C	0.538	1,122	C	0.534
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2022	2,100	779	C	0.371	817	C	0.389
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	12,747	2020	2,100	651	C	0.31	659	C	0.314
VILLAGE GREEN DR	US 1 to WALTON RD	716	15,504	2020	2,100	927	C	0.441	977	C	0.465
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	5,300	2022	920	285	C	0.31	269	C	0.292
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	23,000	2022	2,650	1,139	C	0.43	1,158	C	0.437
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	23,000	2022	1,710	1,139	D	0.666	1,158	D	0.677
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	24,412	2020	1,710	1,344	D	0.786	1,345	D	0.787
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	14,550	2019	1,710	776	D	0.454	769	C	0.45
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,812	2020	3,020	1,125	C	0.373	1,096	C	0.363
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,679	2020	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,679	2020	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,792	2020	3,020	1,033	C	0.342	1,100	C	0.364
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,011	2020	3,020	1,083	C	0.359	1,083	C	0.359
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,011	2020	3,170	1,083	C	0.342	1,083	C	0.342
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,107	2020	3,020	1,009	C	0.334	942	C	0.312

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APPENDIX D

GROWTH RATE/BACKGROUND DATA

Growth Rata Calculation

Roadway	From	To	2019 AADT	2022 AADT
Virginia	West of	25th Street	23000	23500
	East of	25th Street	23500	24500
Okeechobee	North of	25th Street	17600	15300
25th St	South of	Okeechobee	23000	24000
Total:			87100	87300

Growth Rate: 0.08%

COUNTY: 94
 STATION: 0015
 DESCRIPTION: SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 15)
 START DATE: 03/30/2022
 START TIME: 0000

TIME	DIRECTION: N				DIRECTION: S				COMBINED TOTAL		
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD		4TH	TOTAL
0000	14	15	15	5	49	24	16	19	20	79	
0100	13	6	10	11	40	7	18	11	12	48	
0200	19	20	12	6	57	13	11	14	10	48	
0300	8	10	12	13	43	7	6	6	3	22	
0400	10	19	40	52	121	4	13	10	7	34	
0500	63	79	126	119	387	31	36	55	70	192	
0600	131	173	257	227	788	73	113	122	127	435	
0700	253	254	256	305	1068	149	146	164	216	675	
0800	275	219	214	206	914	199	181	180	161	721	
0900	166	197	184	191	738	176	136	154	145	611	
1000	177	195	176	185	733	145	142	151	190	628	
1100	168	178	152	188	686	160	165	155	150	630	
1200	178	170	179	210	737	168	163	175	161	667	
1300	166	190	222	193	771	200	193	213	252	858	
1400	226	179	236	169	810	196	212	215	235	858	
1500	218	211	207	202	838	262	251	294	245	1052	
1600	216	254	244	243	957	257	235	251	296	1039	
1700	251	187	195	165	798	283	308	254	215	1060	
1800	185	227	204	164	780	222	157	159	150	688	
1900	134	127	123	123	507	157	182	142	138	619	
2000	112	101	93	79	385	151	121	107	97	476	
2100	83	83	82	59	307	104	81	60	64	309	
2200	56	42	54	47	199	59	48	43	49	199	
2300	28	38	22	20	108	33	43	29	24	129	
24-HOUR TOTALS:					12821					12077	24898

AM = NB Peaks
 ↑ 0.61 ↓ 0.39
 PM = SB Peak
 ↑ 0.48 ↓ 0.52

PEAK VOLUME INFORMATION			
DIRECTION: N		DIRECTION: S	
HOURLY	VOLUME	HOURLY	VOLUME
A.M.	715	745	776
P.M.	1615	1645	1141
DAILY	715	1645	1141
COMBINED DIRECTIONS		COMBINED DIRECTIONS	
HOURLY		HOURLY	VOLUME
715		715	1815
1630		1630	2063
1630		1630	2063

	IN	OUT
AM	12	28
PM	30	20



Figure 2
Percent Assignment
Estancia

Legend

AM (PM) = XX (XX)



22 SE Seminole Street
Stuart, FL 34994

Date: 2/23/2023



NTS

Job Number: SR22092.0

Property Identification

Site Address: 1210 S 25th ST
Sec/Town/Range: 16/35S/40E
Parcel ID: 2416-602-0158-000-3
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 25987
Map ID: 24/16N
Zoning: Neighborho

Ownership

FD South LLC
Family Dollar Atten: Lease Admin
Property Tax
10301 Monroe Rd
Matthews, NC 28105

Legal Description

BILTMORE PARK BLK 51 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND W 1/2 OF LOT 11 AND LOTS 22 AND 23-LESS NELY 150 FT AND LESS RD R/W (OR 4008-1081) (1.678 AC- 73,125 SF)



Current Values

Just/Market Value: \$1,274,400
Assessed Value: \$1,274,400
Exemptions: \$0
Taxable Value: \$1,274,400

Total Areas

Finished/Under Air (SF): 8,551
Gross Sketched Area (SF): 8,623
Land Size (acres): 1.65
Land Size (SF): 71,710.099

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category I II III
Speed 140 150 160
Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Table 1 - Trip Generation

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Free-Standing Discount Store	815	8,551	Sft	$\text{Ln}(T) = 0.77 \text{ Ln}(X) + 5.05$	50%	50%	407	407	814	82	81	163	325	326	651
TOTALS							407	407	814	82	81	163	325	326	651

Source: ITE 11th Edition Trip Generation Rates

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Free-Standing Discount Store	815	8,551	Sft	$\text{Ln}(T) = 0.84 \text{ Ln}(X) + 0.74$	70%	30%	9	4	13	2	1	3	7	3	10
TOTALS							9	4	13	2	1	3	7	3	10

Source: ITE 11th Edition Trip Generation Rates

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Free-Standing Discount Store	815	8,551	Sft	$\text{Ln}(T) = 0.84 \text{ Ln}(X) + 2.30$	50%	50%	31	30	61	6	6	12	25	24	49
TOTALS							31	30	61	6	6	12	25	24	49

Source: ITE 11th Edition Trip Generation Rates



APPENDIX E

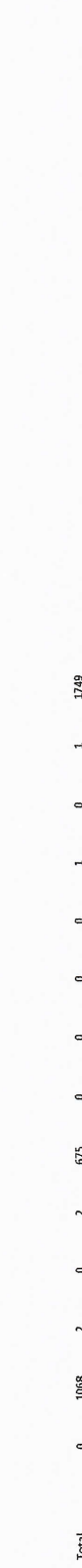
**INTERSECTION/DRIVEWAY ANALYSIS
FDOT LETTER**

TURNING MOVEMENT VOLUME COUNTS

N/S STREET 25th Street **CITY** Fort Pierce **INTERSECTION:** 25th Street and Driveway **CONTROL:** TWSC
FILENAME 3/30/2022 **DAY** ANALYSIS YEAR 2022
REPORT DATE 6/7/2023

15 Min Period	Northbound			Southbound			Eastbound			Westbound		
	NBL	NBR	NBT	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
7:00-7:15												
7:15-7:30												
7:30-7:45												
7:45-8:00												
8:00-8:15												
8:15-8:30												
8:30-8:45												
8:45-9:00												

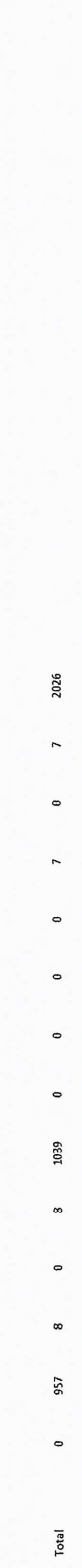
AM PEAK HOURS FROM: 7:00AM TO 8:00AM
 Volumes: 0 1068 2 0 2 675 0 0 0 0 1 0 0 1 0 0 1 0 0 1 1749
 Season Factor: 0 1068 2 0 2 675 0 0 0 0 1 0 0 1 0 0 1 1749
 Growth: 0%
 In/Out: 0
 Percentage: 0%
PROJECT 0



Total 0 1068 2 0 2 675 0 0 0 0 1 0 0 1 0 0 1 0 0 1 1749

15 Min Period	Northbound			Southbound			Eastbound			Westbound		
	NBL	NBR	NBT	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
4:00-4:15												
4:15-4:30												
4:30-4:45												
4:45-5:00												
5:00-5:15												
5:15-5:30												
5:30-5:45												
5:45-6:00												

PM PEAK HOURS FROM: 4:00PM TO 5:00PM
 Volumes: 0 957 8 0 8 1039 0 0 0 0 7 0 0 7 0 0 7 0 0 7 2026
 Season Factor: 0 957 8 0 8 1039 0 0 0 0 7 0 0 7 0 0 7 2026
 Growth: 0%
 In/Out: 0
 Percentage: 0%
PROJECT 0

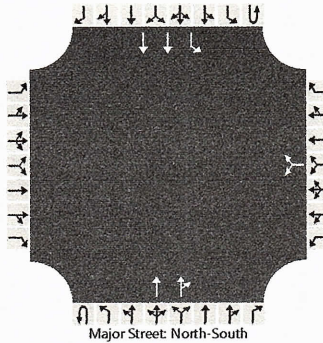


Total 0 957 8 0 8 1039 0 0 0 0 7 0 0 7 0 0 7 0 0 7 2026

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	KS	Intersection	25th Street and Project Driveway				
Agency/Co.	OREP	Jurisdiction	St Lucie County				
Date Performed	6/5/2023	East/West Street	Project Driveway				
Analysis Year	2022	North/South Street	25th Street				
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	Existing						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0		0	2	0		0	1	2
Configuration							LR				T	TR		L	T	
Volume (veh/h)						1		1			1068	2		0	2	675
Percent Heavy Vehicles (%)						3		3						3	3	
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type Storage							Left + Thru					1				

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9							4.1	
Critical Headway (sec)						6.86		6.96							4.16	
Base Follow-Up Headway (sec)						3.5		3.3							2.2	
Follow-Up Headway (sec)						3.53		3.33							2.23	

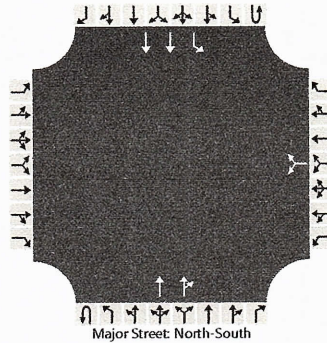
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2									2	
Capacity, c (veh/h)						283									591	
v/c Ratio						0.01									0.00	
95% Queue Length, Q ₉₅ (veh)						0.0									0.0	
Control Delay (s/veh)						17.8									11.1	
Level of Service (LOS)						C									B	
Approach Delay (s/veh)						17.8									0.0	
Approach LOS						C									A	

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	KS	Intersection	25th Street and Project Driveway				
Agency/Co.	OREP	Jurisdiction	St Lucie County				
Date Performed	6/5/2023	East/West Street	Project Driveway				
Analysis Year	2022	North/South Street	25th Street				
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.92				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	Existing						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0		0	2	0		0	1	2
Configuration							LR				T	TR			L	T
Volume (veh/h)						7		7			957	8		0	8	1039
Percent Heavy Vehicles (%)						3		3						3	3	
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type Storage							Left + Thru									1

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9							4.1	
Critical Headway (sec)						6.86		6.96							4.16	
Base Follow-Up Headway (sec)						3.5		3.3							2.2	
Follow-Up Headway (sec)						3.53		3.33							2.23	

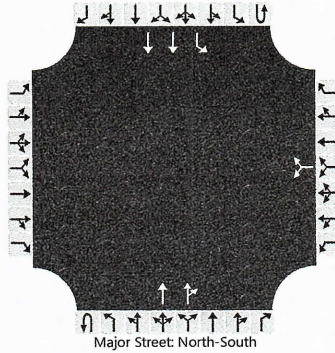
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						15									9	
Capacity, c (veh/h)						294									653	
v/c Ratio						0.05									0.01	
95% Queue Length, Q ₉₅ (veh)						0.2									0.0	
Control Delay (s/veh)						17.9									10.6	
Level of Service (LOS)						C									B	
Approach Delay (s/veh)						17.9									0.1	
Approach LOS						C									A	

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	KS	Intersection	25th Street and Project Driveway
Agency/Co.	OREP	Jurisdiction	St Lucie County
Date Performed	6/5/2023	East/West Street	Project Driveway
Analysis Year	2025	North/South Street	25th Street
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	without Project		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	0		0	1	0		0	2	0		0	1	2	0
Configuration							LR				T	TR		L	T		
Volume (veh/h)						1		1			1094	2		0	2	691	
Percent Heavy Vehicles (%)						3		3						3	3		
Proportion Time Blocked																	
Percent Grade (%)						0											
Right Turn Channelized																	
Median Type Storage						Left + Thru											1

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9								4.1
Critical Headway (sec)						6.86		6.96								4.16
Base Follow-Up Headway (sec)						3.5		3.3								2.2
Follow-Up Headway (sec)						3.53		3.33								2.23

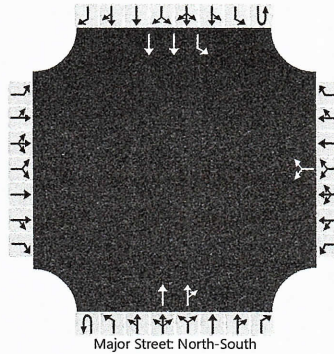
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2										2	
Capacity, c (veh/h)						274										576	
v/c Ratio						0.01										0.00	
95% Queue Length, Q ₉₅ (veh)						0.0										0.0	
Control Delay (s/veh)						18.2										11.3	
Level of Service (LOS)						C										B	
Approach Delay (s/veh)						18.2											0.0
Approach LOS						C											A

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	KS	Intersection	25th Street and Project Driveway				
Agency/Co.	OREP	Jurisdiction	St Lucie County				
Date Performed	6/5/2023	East/West Street	Project Driveway				
Analysis Year	2025	North/South Street	25th Street				
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.92				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	without Project						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	2	0	
Configuration							LR				T	TR		L	T		
Volume (veh/h)						7		7			980	8	0	8	1064		
Percent Heavy Vehicles (%)						3		3					3	3			
Proportion Time Blocked																	
Percent Grade (%)						0											
Right Turn Channelized																	
Median Type Storage						Left + Thru											1

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							15								9	
Capacity, c (veh/h)							286								639	
v/c Ratio							0.05								0.01	
95% Queue Length, Q ₉₅ (veh)							0.2								0.0	
Control Delay (s/veh)							18.3								10.7	
Level of Service (LOS)							C								B	
Approach Delay (s/veh)							18.3								0.1	
Approach LOS							C								A	

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: 25th Street
 FILENAME: 3/30/2022
 COUNTY DATE: 6/5/2023
 REPORT DATE: 6/5/2023
 CONTROL: TWSC
 EW STREET: Project Driveway
 INTERSECTION: 25th Street and Driveway
 CITY: Fort Pierce
 DAY: ANALYSIS YEAR 2025

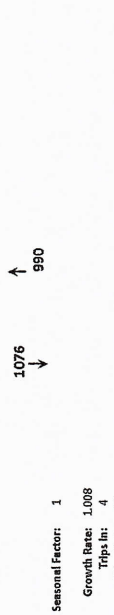
15 Min Period	Northbound			Southbound			Eastbound			Westbound		
	NBL	NBR	NBT	SBU	SBL	SBT	EBL	EBT	EBR	WBL	WBT	WBR
7:00-7:15												
7:15-7:30												
7:30-7:45												
7:45-8:00												
8:00-8:15												
8:15-8:30												
8:30-8:45												
8:45-9:00												



AM PEAK HOUR IS FROM: 7:00AM TO 8:00AM
 Volumes: 0 1068 2 0 2 675 0 0 0 0 1 0 0 1 0 0 1 1749
 Season Factor: 1
 Trips In: 11
 Trips Out: 3
 Growth Rate: 1.008
 Years Growth: 3

15 Min Period	NBL	NBR	NBT	SBU	SBL	SBT	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
Total	5	1094	2	0	2	691	6	2	0	1	0	1	1805

15 Min Period	Northbound			Southbound			Eastbound			Westbound		
	NBL	NBR	NBT	SBU	SBL	SBT	EBL	EBT	EBR	WBL	WBT	WBR
4:00-4:15												
4:15-4:30												
4:30-4:45												
4:45-5:00												
5:00-5:15												
5:15-5:30												
5:30-5:45												
5:45-6:00												



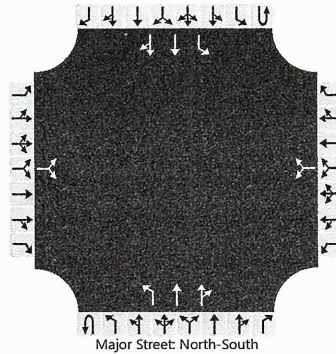
PM PEAK HOUR IS FROM: 4:00PM TO 5:00PM
 Volumes: 0 957 8 0 8 1039 0 0 0 0 7 0 0 7 2066
 Season Factor: 1
 Trips In: 11
 Trips Out: 4
 Growth Rate: 1.008
 Years Growth: 3

15 Min Period	NBL	NBR	NBT	SBU	SBL	SBT	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL
Total	2	980	8	0	8	1064	2	5	0	5	0	7	2068

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	KS	Intersection	25th Street and Project Driveway				
Agency/Co.	OREP	Jurisdiction	St Lucie County				
Date Performed	6/5/2023	East/West Street	Project Driveway				
Analysis Year	2025	North/South Street	25th Street				
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	with Project						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LR				LR			L	T	TR		L	T	TR
Volume (veh/h)		2		1		1		1	0	5	1094	2	0	2	691	6
Percent Heavy Vehicles (%)		3		3		3		3	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage					Left + Thru								1			

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9		7.5		6.9		4.1				4.1		
Critical Headway (sec)		7.56		6.96		7.56		6.96		4.16				4.16		
Base Follow-Up Headway (sec)		3.5		3.3		3.5		3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53		3.33		3.53		3.33		2.23				2.23		

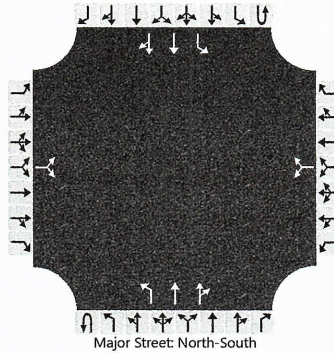
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			3				2				5				2	
Capacity, c (veh/h)			289				230				843				576	
v/c Ratio			0.01				0.01				0.01				0.00	
95% Queue Length, Q ₉₅ (veh)			0.0				0.0				0.0				0.0	
Control Delay (s/veh)			17.6				20.8				9.3				11.3	
Level of Service (LOS)			C				C				A				B	
Approach Delay (s/veh)	17.6				20.8				0.0				0.0			
Approach LOS	C				C				A				A			

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	KS	Intersection	25th Street and Project Driveway				
Agency/Co.	OREP	Jurisdiction	St Lucie County				
Date Performed	6/5/2023	East/West Street	Project Driveway				
Analysis Year	2025	North/South Street	25th Street				
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.92				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	with Project						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	0	0	1	2	0
Configuration			LR				LR			L	T	TR		L	T	TR
Volume (veh/h)		5		5		7		7	0	2	980	8	0	8	1064	2
Percent Heavy Vehicles (%)		3		3		3		3	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Left + Thru								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9		7.5		6.9		4.1				4.1		
Critical Headway (sec)		7.56		6.96		7.56		6.96		4.16				4.16		
Base Follow-Up Headway (sec)		3.5		3.3		3.5		3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53		3.33		3.53		3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			11				15				2				9	
Capacity, c (veh/h)			224				244				593				639	
v/c Ratio			0.05				0.06				0.00				0.01	
95% Queue Length, Q ₉₅ (veh)			0.2				0.2				0.0				0.0	
Control Delay (s/veh)			21.9				20.7				11.1				10.7	
Level of Service (LOS)			C				C				B				B	
Approach Delay (s/veh)	21.9				20.7				0.0				0.1			
Approach LOS	C				C				A				A			



Florida Department of Transportation

RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E. SECRETARY

June 2, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 2, 2023 THIS LETTER IS NOT A PERMIT APPROVAL

Jerry Compton Creech Consulting PO Box 327, Stuart, Florida

Dear Jerry Compton: RE: Pre-application Review for Category C Driveway, Pre-application Meeting Date: June 2, 2022 Martin County - Stuart; SR 714; Sec. # 89092000; MP: 0.60; Access Class - 6; Posted Speed - 40; SIS - No; Ref. Project:

Request: Right-in/right-out driveway on the south side of SR 714 approximately 245 feet west of SE Willoughby Blvd.

SITE SPECIFIC INFORMATION Project Name & Address: Clear Gold Properties – 424 SE Monterey Rd Stuart FL Property Owner: Clear Gold Properties, LLC; Parcel Size: 1.24 Acres Development Size: 2,750 SF Kitchen and Bath Cabinet Showroom, 2,750 SF Pizza Restaurant with Drive-through

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 60 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. - If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required. - A minimum drive-through stacking of at least 8 vehicles (170 feet) shall be provided.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored. • Any other fast-food restaurant or coffee shop with drive-through land use not approved in this letter. Other fast-food restaurant or coffee shop with drive-through may require a longer drive-through stacking. • A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). • The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements. • Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Digitally signed by: Dalila Fernandez Date: 2022.06.02 14:59:36 -04'00'

Dalila Fernandez, P.E. District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Y. Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-06-02\Pre-app - 3. 89092000 MP 0.6 SR 714_Jerry Compton\89092 MP 0.6 SR 714_Jerry Compton.docx



Florida Department of Transportation

RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450 February 16, 2023

JARED W. PERDUE, P.E. SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 16, 2024 THIS LETTER IS NOT A PERMIT APPROVAL

Jerry Compton Creech Consulting, Inc. PO Box 327, Stuart FL, 34995

Dear Jerry Compton: RE: Pre-application Review for Category B Driveway, Pre-application Meeting Date: January 26, 2023 St. Lucie County - Fort Pierce; SR 615; Sec. # 94005000; MP: 1.60; Access Class - 6; Posted Speed - 40; SIS - Influence Area; FDOT Ref. Project:

Request: Full access driveway on the west side of SR 615 30 feet north of the south property boundary.

SITE SPECIFIC INFORMATION Project Name & Address: Youth and Family Behavioral Health Center – 1211-1213 S 25th St, Fort Pierce Property Owner: Youth & Family Behavioral Health Center Inc; Parcel Size: 0.52 Acres Development Size: 4,886 SF Office

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. - If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.

Comments:

- Proposed driveway shall be aligned to the driveway on the east side of SR 615. • All driveways not approved in this letter must be fully removed and the area restored. • A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). • The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements. • Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department’s personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications. Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Kollol Shams, P.E. District Access Management Manager

cc: Nesa Y. Harden

S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-01-26\1. 94005000 MP 1.6 SR 615_Youth and Family Behavioral Health Center\94005 MP 1.6 SR 615_Youth and Family Behavioral Health Center.docx

www.dot.state.fl.us

REPORT OF GEOTECHNICAL INVESTIGATION

**PROPOSED YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER
1211 SOUTH 25TH STREET
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA**



Prepared for:

**YOUTH AND FAMILY BEHAVIORAL
HEALTH CENTER, INC.
2011 South 25th Street
Suite 108
Fort Pierce, Florida 34947**

Prepared by:

**WHITESTONE ASSOCIATES, INC.
8405 Benjamin Road
Suite J
Tampa, Florida 33634**

**Kevin A. Feath, P.E.
Principal**

**Nicholas Rajcoomar, E.I.T.
Geotechnical Engineer**

**Whitestone Project No.: GF2319913.000
January 27, 2023**

Office Locations:



8405 BENJAMIN ROAD
SUITE J
TAMPA, FLORIDA 33634
813.851.0690
whitestoneassoc.com

January 27, 2023

via email

YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER, INC.
2011 South 25th Street
Suite 108
Fort Pierce, Florida 34947

Attention: Dr. Jean Monval
President

**Regarding: GEOTECHNICAL INVESTIGATION
PROPOSED YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER
1211 SOUTH 25TH STREET
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
WHITESTONE PROJECT NO.: GF2319913.000**


Dear Dr. Monval:

Whitestone Associates, Inc. (Whitestone) is pleased to submit the attached *Report of Geotechnical Investigation* for the above-referenced project. The attached report presents the results of Whitestone's soils exploration efforts and presents recommendations for design of the proposed structural foundations, floor slab, pavements, stormwater management (SWM) areas, utilities, and related earthwork associated with the proposed site development.


Whitestone's geotechnical division appreciates the opportunity to be of service to Youth and Family Behavioral Health Center, Inc. (YFBHC). Please note that Whitestone has the capability to conduct the additional geotechnical engineering services recommended herein. Please contact us at (813) 851-0690 with any questions regarding the enclosed report.

Sincerely,

WHITESTONE ASSOCIATES, INC.



Nicholas Rajcoomar, E.I.T.
Geotechnical Engineer



Kevin A. Feath, P.E.
Principal

KAF/js O:\Job Folders\2023\2319913GF\Reports and Submittals\GF2319913.000 Fort-Pierce-FL-ROGI.docx
Enclosures
Copy: Jerry Compton, Creech Consulting, Inc.
Laurence W. Keller, P.E., Whitestone Associates, Inc.

REPORT OF GEOTECHNICAL INVESTIGATION

Proposed Youth and Family Behavioral Health Center

1211 South 25th Street

Fort Pierce, St. Lucie County, Florida

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REPORT OF GEOTECHNICAL INVESTIGATION
Proposed Youth and Family Behavioral Health Center
1211 South 25th Street
Fort Pierce, St. Lucie County, Florida

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SECTION 1.0

Summary of Findings and Recommendations

An exploration and evaluation of the subsurface conditions has been conducted on the site of the proposed Youth and Family Behavioral Health Center located at 1211 South 25th Street in Fort Pierce, St. Lucie County, Florida. The site of the proposed construction is shown on the *Test Location Plan* included as Figure 1.

Topographic information was not provided at the time of this report, however, based on visual observation during field investigation, the proposed development area generally is flatlying with a maximum grade change of less than one foot.

Based on the August 2, 2022 *Conceptual Master Site Plan #1* prepared by Creech Consulting, Inc. (Creech), the proposed site development includes construction of an approximately 4,886-square feet single-story office building with associated trash enclosure, pavements, stormwater management (SWM) rain garden, landscaping, and utilities. The proposed building is anticipated to be a metal- and concrete-framed structure with a ground-supported floor slab. No earth retaining walls are planned. Detailed grading has not been finalized, however, based on existing site grades, Whitestone anticipates that the site will be developed at or near existing site elevations, with the exception of the SWM rain garden, with maximum cuts and fills of less than one foot.

The geotechnical investigation included conducting a reconnaissance of the project site, drilling soil borings, conducting in-situ infiltration testing, and collecting soil samples for laboratory analysis. The data from this exploration and analysis were analyzed by Whitestone in light of the project information provided by YFBHC and Creech.

A summary of Whitestone’s findings is presented in the following table and detailed descriptions of the subsurface conditions encountered are presented in Section 4.0.

Subsurface Profile	Description	Bottom of Stratum (fbgs)
<i>Surface Cover</i>	Approximately three inches of surficial topsoil was encountered at the boring locations.	0.3
<i>Coastal Plain Marine Deposits</i>	Generally consisting of sand with lesser amounts of silt and/or clay (USCS: SP, SP-SM, and SC). The coastal plain marine deposits extended to the maximum boring termination depth of approximately 25 fbgs.	+25.0
<i>Groundwater</i>	Static groundwater was encountered at depths ranging between approximately 9.5 fbgs and 11.0 fbgs.	9.5 to 11.0

Notes: fbgs – feet below ground surface.

Recommendations developed upon consideration of these findings are summarized in the table below and presented in greater detail in the indicated sections of the report.

Geotechnical Consideration	Recommendations	Report Section
<i>Foundation System</i>	Shallow spread and continuous footings bearing on improved and approved natural soils and/or imported structural fill.	5.5
<i>Floor Slab & Pavements</i>	The improved and approved natural site soils are anticipated to be suitable for a ground-supported floor slabs and pavements following compaction efforts and proofroll inspections.	5.6
<i>Groundwater Control</i>	Static groundwater is not anticipated to be encountered during foundations construction. However, removal of perched/trapped water should be anticipated within excavations for foundations and utilities.	5.4
<i>On-Site Soil Reuse</i>	The vast majority natural site soils are anticipated to be suitable for reuse as structural fill and/or backfill provided and that moisture levels are maintained within three percent of optimum moisture content and any deleterious debris encountered is removed.	5.3
<i>Sinkhole Potential</i>	The subject site is underlain by limestone bedrock, which is water soluble and may be susceptible to solution cavities and void formation that can result in surficial depressions or sinkholes. However, the results of the subsurface investigation did not identify conditions typically indicative of an elevated risk for sinkhole development, e.g., subsurface voids and/or solution channels.	5.2

SECTION 2.0

Introduction

2.1 AUTHORIZATION

Dr. Jean Monval of YFBHC issued authorization to Whitestone to conduct a geotechnical investigation on this site relevant to the construction of the proposed development. The geotechnical investigation was conducted in accordance with Whitestone's November 3, 2022 proposal to YFBHC.

2.2 PURPOSE

The purpose of this subsurface exploration and analysis was to:

- ▶ ascertain the various soil profile components at test locations;
- ▶ estimate the engineering characteristics of the proposed foundation bearing and subgrade materials;
- ▶ provide geotechnical criteria for use by the design engineers in preparing the foundation, slab, pavement, and SWM;
- ▶ provide recommendations for required earthwork and subgrade preparation;
- ▶ record groundwater and bedrock levels (if encountered) at the time of the investigation and discuss the potential impact on the proposed construction; and
- ▶ recommend additional investigation and/or analysis (if warranted).

2.3 SCOPE

The scope of the exploration and analysis included the subsurface exploration, field testing and sampling, laboratory analysis, an engineering analysis and evaluation of the foundation materials. This *Report of Geotechnical Investigation* is limited to addressing the site conditions related to the physical support of the proposed construction. Any references to suspicious odors, materials, or conditions are provided strictly for the client's information.

2.3.1 Field Exploration

Field exploration of the project site was conducted by means of seven soil borings (identified as B-1 through B-7) and one infiltration test (identified as P-1) at the boring B-7 location. The soil borings were advanced with a track-mounted Diedrick rig using hollow-stem augers and split-spoon sampling techniques. The

subsurface tests were backfilled with excavated soils generated from the investigation. The test locations are shown on the *Test Location Plan* included as Figure 1. *Records of Subsurface Exploration* are provided in Appendix A.

The soil borings and infiltration test were conducted in the presence of a Whitestone engineer who conducted field tests, recorded visual classifications, and collected samples of the various strata encountered. The test areas were located in the field using normal taping procedures and estimated right angles, and a hand-held global positioning system (GPS) unit. These locations are presumed to be accurate within a few feet.

Soil borings and Standard Penetration Tests (SPTs) were conducted in general accordance with ASTM International (ASTM) designation D-1586. The SPT resistance value (N) can be used as an indicator of the consistency of fine-grained soils and the relative density of coarse-grained soils. The N-value for various soil types can be correlated with the engineering behavior of earthworks and foundations.

Groundwater level observations, where encountered, were recorded during and immediately after the completion of field operations prior to backfilling the borings. Groundwater elevations derived from sources other than seasonally observed groundwater monitor wells may not be representative of true groundwater levels.

2.3.2 Laboratory Program

In addition to the field investigation, a laboratory program was conducted to determine additional, pertinent engineering characteristics of representative samples of on-site soils. The laboratory program was conducted in general accordance with applicable ASTM standard test methods and included physical testing of proposed building foundation bearing and pavement subgrade stratum.

Physical/Textural Analyses: Representative samples of selected strata encountered were subjected to a laboratory testing program that included Atterberg limits determinations (ASTM D-4318), moisture content determinations (ASTM D-2216) and particle size analysis through the No. 200 sieve (ASTM D-1140) in order to conduct supplementary engineering soil classifications in general accordance with ASTM D-2487. The soil strata tested were classified by the Unified Soil Classification System (USCS) and results of the laboratory testing are summarized in the following table. Quantitative test results are provided in Appendix B.

PHYSICAL/TEXTURAL ANALYSES SUMMARY							
Boring No.	Sample	Depth (fbgs)	% Passing No. 200 Sieve	Moisture Content (%)	Liquid Limit	Plastic Index	USCS Classification
B-1	S-1	0.3 - 2.0	1.9	2.7	Non-Plastic		SP
B-2	S-2	2.0 - 4.0	3.7	9.3	Non-Plastic		SP
B-7	S-4	6.0 - 8.0	14.6	14.8	24	11	SC

Notes: fbgs – feet below ground surface.

The engineering classifications are useful when considered in conjunction with the additional site data to estimate properties of the soil types encountered and to predict the soil's behavior under construction and service loads.

Organic Content Analyses: A representative sample of a suspected organic stratum was tested for organic content by the Loss on Ignition (LOI) method of testing (ASTM D-2974). The results of the laboratory testing program are presented in tabular format in the following table. Quantitative test results are provided in Appendix B.

ORGANIC CONTENT TESTING SUMMARY				
Boring No.	Sample	Depth (fbgs)	USCS Classification	Organic Content (%)
B-2	S-2	2.0 - 4.0	SP	3.6

SECTION 3.0

Site Description

3.1 LOCATION AND DESCRIPTION

The subject site located at 1211 South 25th Street in Fort Pierce, St. Lucie County, Florida is further identified as St. Lucie County Parcel ID Nos.: 2417-503-0040-000-2 & 2417-507-0005-000-7. At the time of Whitestone's site investigation, the site consisted of vacant grass-covered parcels with trees. The site is bound to the north by a single-family residential development followed by the intersection of Acorn Street and South 25th Street, to the east by South 25th Street followed by a Family Dollar retail store development, to the south by the Conviva Care Center and the Family Oral Health Associates developments, and to the west by single-family residential developments followed by Acorn Street. The location of the site is shown on the *Test Location Plan* included as Figure 1.

3.2 EXISTING CONDITIONS

Previous Site Development: Based on a review of historic aerial photographs dating back to 1969, the subject site housed an unidentified structure with pavement areas on the northern portion of the site and two unidentified structures with pavement areas on the southern portion of the site. The site remained relatively unchanged until 1984. Between 1984 and 1999, the three former site structures and pavements no longer occupied the site. The site has remained relatively unchanged as a vacant grass-covered lot from 1999 to present day.

Surface Cover/Development: At the time of the investigation, the subject site consisted of two vacant, grass-covered parcels with trees and utilities on the adjacent South 25th Street right-of-way (ROW).

Topography: Topographic information was not available at the time of this report, however, based on visual observations the proposed development area is generally flatlying with a maximum grade change of less than one foot.

Utilities: At the time of Whitestone's subsurface field investigation, the subject site was not serviced by utilities. However, the ROW of the adjacent South 25th Street appeared to be serviced by aboveground electric lines and underground communication, electric, water, sanitary sewer, and stormwater lines. Other utilities were not observed at the subject site by Whitestone but may be present. The utility information contained in this report is presented for general discussion only and is not intended for construction purposes.

Site Drainage: Surface run-off generally follows existing topography draining towards inlets located within the east adjacent South 25th Street ROW. The termini of these inlets are unknown.

3.3 SITE GEOLOGY

The site is located within the Atlantic Coastal Complex Province of the Barrier Island Sequence District. According to the Florida Geological Survey *Geologic Map of the State of Florida 1:100,000 Scale*, the immediate underlying bedrock formation consists of the Pleistocene-age Anastasia Formation. The additional underlying bedrock layers mapped at the site include the Undifferentiated Quaternary sediments, Dunes, Peace River Formation, Hawthorne Group –Arcadia Formation, Suwanee Limestone, Ocala Limestone, and Avon Park Formation. The unconsolidated soils at the site, which includes the natural site soils, generally consist of orangish brown, variably fossiliferous interbedded sands, often cemented with calcite, and coquinoid limestone. The deeper underlying bedrock formations, which include the Ocala Limestone and Avon Park Formation, generally consists of cream to light-brown to tan and white to orangish gray, sandy, variably fossiliferous limestone occasionally interbedded with tan to brown, fossiliferous dolostone. The overburden materials at the site include shelly sand and clay coastal plain marine deposits.

The site is mapped by United States Geological Survey as being within a karst area. Karst conditions, including solution cavities, are known to exist in areas where limestone bedrock is present. The limestone bedrock, which is water soluble and susceptible to solution cavities and void formation, can result in surficial depressions or sinkholes. Based on a review of Florida Department of Environmental Protection (FDEP) *Subsidence and Swallet Incident Reports*, the closest reported subsidence or swallet incident was approximately 4.5 miles from the subject site. The results of Whitestone’s subsurface investigation and visual site inspection did not identify conditions typically indicative of an elevated risk for sinkhole development, e.g., subsurface voids and/or solution channels.

3.4 PROPOSED CONSTRUCTION

Based on the August 2, 2022 *Conceptual Master Site Plan #1* prepared by Creech, the proposed site development includes construction of an approximately 4,886-square feet single-story office building with associated trash enclosure, pavements, SWM rain garden, landscaping, and utilities. No earth retaining walls are planned. Detailed grading has not been finalized, however, based on existing site grades, Whitestone anticipates that the site will be developed at or near existing site elevations, with the exception of the SWM rain garden, with maximum cuts and fills on the order of less than one foot. The bottom elevation of the proposed SWM rain garden is anticipated to be approximately three feet to five feet below existing site grades.

Whitestone anticipates the proposed structure will consist of concrete foundations and a combination of metal and masonry framing with a ground-supported concrete floor slab. The anticipated maximum loads for the proposed structures are expected to be as follows:

- ▶ building column load - 40 kips;
- ▶ wall load - 2.0 kips per linear foot;
- ▶ floor slab load - 125 pounds per square foot; and

The scope of Whitestone's investigation and the professional advice contained in this report were generated based on the project details and loading noted herein. Any revisions or additions to the design details enumerated in this report should be brought to the attention of Whitestone for additional evaluation as warranted.

SECTION 4.0

Subsurface Conditions

Details of the subsurface materials encountered are presented on the *Records of Subsurface Exploration* presented in Appendix A of this report. The subsurface soil conditions encountered in the soil borings consisted of the following generalized strata in order of increasing depth.

4.1 SUBSURFACE SOIL CONDITIONS

Surface Cover: The subsurface tests were conducted within grass-covered areas and encountered approximately three inches of topsoil at the ground surface.

Coastal Plain Marine Deposits: Underlying the surface cover, the subsurface tests disclosed coastal plain marine deposits that generally consisted of poorly graded sand (USCS: SP and SP-SM) with a variable amount of silt, or clayey sand (USCS: SC) to the boring termination depths that ranged from approximately 10 fbgs to 25 fbgs. SPT N-values recorded within the stratum ranged between seven blows per foot (bpf) and 78 bpf, indicating loose to very dense relative densities and averaging approximately 23 bpf.

4.2 GROUNDWATER

Static groundwater water was encountered in the majority of the borings conducted at depths ranging between approximately 9.5 fbgs and 11.0 fbgs. Perched/trapped water was not encountered in the borings conducted. However, perched/trapped water conditions may be encountered within finer-grained portions of the natural site soils especially following precipitation events. Static and perched/trapped water conditions are expected to fluctuate seasonally and following periods of precipitation.

SECTION 5.0

Conclusions and Recommendations

5.1 GENERAL

The results of the subsurface investigation and analysis indicated that the proposed structures may be supported by a shallow foundation system designed to bear within the improved and approved natural site soils and/or properly placed structural fill materials, as detailed herein. Furthermore, a majority of the existing site soils are also anticipated to be suitable for supporting floor slabs and pavements contingent upon construction phase evaluation and approval.

5.2 SITE PREPARATION AND EARTHWORK

Surface Cover Stripping and Demolition: Prior to stripping operations, all utilities should be identified and secured. Any surficial vegetation should be stripped at least 10 feet beyond the limits of the proposed construction area. Any remnant structures associated with past development at the site encountered including foundation walls, footings, slabs, and utilities, should be removed entirely from below proposed foundations and slabs including their zones of influence (as determined by the owners Geotechnical Engineer) and excavated to at least two feet below proposed construction subgrade levels elsewhere. Foundations and slabs may remain in place below these depths below proposed ground-supported slabs, pavements and landscaped areas, provided there is no interference with future construction; however, any existing slab to remain should be thoroughly broken such that maximum particle size is 12 inches to allow vertical drainage of water.

Carbonic Rock Area Considerations: Carbonate rock formations are soluble in mildly acidic water and characteristically contain subsurface voids and solution cavities of varying sizes. Sinkholes occur when soil overlying the void washes into underlying voids in sufficient quantities to cause a surficial collapse. Naturally formed sinkholes typically require thousands to tens of thousands of years to form, however, sinkhole development can be greatly accelerated by acts of man. For this reason, care should be exercised when constructing structures within a sinkhole prone area. Many triggering mechanisms have their origin in rapidly fluctuating, or artificially fluctuating groundwater levels. These conditions may be caused by situations beyond the owner's control, including saturating rains, droughts, drawdown from neighborhood wells, or changes to drainage patterns. Sinkholes can form undetected, even if prudent design and construction practices are implemented.

Site Planning Considerations: At a minimum, the recommended measures to reduce sinkhole occurrence include relatively minor site planning considerations and construction measures to minimize risks inherent

to the region. Such measures should include proper grading to avoid concentrations of surface runoff. Additionally, excavations for footing and utilities should not be exposed to rain and surface runoff due to potential increased risk of sinkhole formation and degradation of subgrade materials. Any excavation that must remain open for more than one day is recommended to be sealed at the base with a lean concrete mud mat.

Regional development also should be monitored during the life of the facility to identify conditions that might affect groundwater levels or drainage patterns. If prudent design measures and construction phase considerations are properly implemented, the long-term risk of potential sinkhole activity may be reduced. Sinkholes can form undetected even if prudent design and construction practices are implemented.

Sinkhole Remediation: Although no open sinkholes or surface depressions were identified during the investigation, sinkholes can develop during relatively short time periods and risk of sinkhole occurrence generally increases during construction because of exposed soil conditions and temporary drainage issues. Early formation of sinkholes often can be detected by depressions at the ground surface or within excavations. If suspicious depression areas develop during construction, the locations should be probed or excavated in the presence of the geotechnical engineer to determine if additional investigation is required. In the event that new sinkholes occur during construction, Whitestone preliminarily recommends excavating the sinkhole to expose the throat (cavity) and backfilling the area with wet grout or lean concrete. If a depression is observed during construction, Whitestone should be notified immediately for remediation recommendations.

Surface Preparation/Proofrolling: Prior to placing any fill, backfill or subbase materials to raise or restore grades to the desired subgrade elevations, the exposed soils should be compacted to a firm and unyielding surface with a minimum of four passes in two perpendicular directions of a minimum 20-ton, vibratory smooth drum roller. The surface should be proofrolled with a loaded tandem axle truck in the presence of the geotechnical engineer to help identify soft or loose pockets that may require removal and replacement or further investigation. Any fill or backfill should be placed and compacted in accordance with Section 5.3.

Weather Performance Criteria: The natural site soils are moderately moisture sensitive and may soften when exposed to water. As such, every effort must be made to maintain drainage of surface water runoff away from construction areas by grading and limiting the exposure of excavations and prepared subgrades to rainfall. Accordingly, excavation and fill placement procedures should be conducted during favorable weather conditions. Overexcavation of saturated soils and replacement with controlled structural fill per Section 5.3 of this report may be required prior to resuming work on disturbed subgrade soils.

On-Site Soil Protection and Maintenance: The natural site soils will degrade when exposed to inclement weather or repeated construction traffic. However, if properly protected and maintained as recommended herein, the site soils will provide adequate support for the proposed construction. The site contractors should employ appropriate means and methods to protect the subgrade including, but not limited to the following:

- ▶ sealing exposed subgrade soils on a daily basis with a vibratory smooth drum roller;
- ▶ regrading the site as needed to maintain positive drainage away from open earthwork construction areas and to prevent standing water;
- ▶ removing wet surficial soils and ruts immediately; and
- ▶ limiting exposure to construction traffic and precipitation especially following inclement weather.

Pavement Subgrade Stabilization and Inspection: Pavement subgrade soils which are exposed to inclement weather and heavy construction traffic will degrade and require either extensive drying time or overexcavation and replacement in order to provide a suitable subgrade for pavements. Overexcavation of unstable soils within pavement areas typically should be limited to approximately 1.5 feet below planned subgrade unless directed otherwise by the owner's geotechnical engineer, provided that a reinforcing geogrid approved by the owner's geotechnical engineer is used. Alternatively, unstable materials may be completely overexcavated and either aerated and recompacted or replaced with imported structural fill per Section 5.3. However, this option is likely least economical.

Geogrids typically are economical when proposed undercut depths exceed approximately 18 inches. The geogrid (Tensar TriAx TX130S, or similar) should be placed directly on the exposed subgrade and backfill should consist of a well-graded gravel and sand blend. The services of the geotechnical engineer should be retained to inspect soil conditions during construction and to provide specific recommendations for stabilizing subgrades. Additionally, a geotechnical engineer should be retained to verify the suitability of prepared foundation, floor slab and pavement subgrades for support of design loads.

5.3 STRUCTURAL FILL AND BACKFILL

Imported Fill Material: Any imported material placed as structural fill or backfill to raise elevations or restore design grades should consist of clean, relatively well-graded sand or gravel with a maximum particle size of two inches and five percent to 15 percent of material finer than a #200 sieve. Silts, clays, and silty or clayey sands and gravels with higher percentage of fines and with a liquid limit less than 40 and a plasticity index less than 20 may be considered subject to the owner's approval, provided that the required moisture content and compaction controls are met during favorable weather conditions. The material should be free of clay lumps, organics, and deleterious material. Imported structural fill material should be approved by a qualified geotechnical engineer prior to delivery to the site.

On-Site Materials: Whitestone anticipates that the vast majority of the natural site soil will be suitable for reuse as structural fill/backfill provided that soil moisture contents are controlled within three percent of optimum moisture level and objectionable/organic materials, if encountered, are segregated. The reuse of granular site soils with more than 12 percent fines (USCS: SC) typically is possible only during ideal weather conditions. These soils will require stringent moisture conditioning, including aerating and drying

to achieve proper compaction. Immediate reuse of these site soils should not be anticipated if the moisture contents are above three percent of the optimum. Additionally, the site soils must be properly evaluated during the construction phase as described in Section 5.11. Alternatively, imported fill materials may be used to attain the desired grades and expedite earthwork operations during wet weather periods. The contractor should be responsible for covering stockpiled soils, sealing subgrades, and providing proper surface drainage during forecasted wet weather.

Compaction and Placement Requirements: On-site soils used as fill or backfill should be placed in maximum nine-inch loose lifts and compacted using a 20-ton smooth drum vibratory drum roller during mass grading activities or a small walk-behind roller or hand-held vibratory compactor within excavations. All structural fill and backfill, including 10 feet outside exterior walls, and pavement areas should be compacted to at least 95 percent of the maximum dry density within three percent of the optimum moisture content as determined by ASTM D-1557 (Modified Proctor). Structural fill and backfill placed within non-structural areas, such as landscaped areas, may be compacted to at least 92 percent of the maximum dry density within three percent of optimum moisture content as determined by ASTM D-1557 (Modified Proctor).

Structural Fill Testing: A sample of the imported fill material or any on-site material proposed for reuse as structural fill or backfill should be submitted to the geotechnical engineer for analysis and approval at least one week prior to its use. The placement of all fill and backfill should be monitored by a qualified engineering technician to ensure that the specified material and lift thicknesses are properly installed. A sufficient number of in-place density tests should be conducted to ensure that the specified compaction is achieved throughout the height of the fill or backfill.

5.4 GROUNDWATER CONTROL

Static groundwater water was encountered in a majority of the borings conducted at depths ranging between approximately 9.5 fbs and 11.0 fbs. Perched/trapped water was not encountered in the borings conducted. However, perched/trapped water conditions may be encountered within finer-grained portions of the natural site soils especially following precipitation events.

As such, temporary dewatering should be anticipated, including the use of mechanical pumps, to remove trapped/perched water within footing and utility excavations, especially following precipitation events. Construction phase dewatering may consist of removing surface water runoff, infiltrating water, or trapped water at this site. Whitestone anticipates that construction phase dewatering would include installing temporary sump pits and filtered pumps within trenches and excavations.

Proper grading and drainage should be incorporated into the site design and construction phase grading to discourage ponding of surface runoff. Every effort should be made to maintain drainage of surface run-off away from construction areas by grading. The contractor should limit exposure of excavations and prepared subgrades to rainfall. Overexcavation of wet soils and replacement with controlled structural fill per Section 5.3 of this report may be required prior to resuming work on disturbed subgrade soils.

5.5 FOUNDATIONS

Shallow Foundation Design Criteria: Following compaction of any upper loose zones encountered at or below proposed foundation elevations, Whitestone recommends supporting the proposed building on conventional shallow spread and continuous footings designed to bear within the improved and approved inorganic natural soils and/or structural fill materials, provided these materials are properly evaluated, placed and compacted in accordance with Sections 5.2, 5.3, and 5.11 of this report. Foundations bearing within these materials may be designed using a maximum allowable net bearing pressure of 3,000 pounds per square foot.

All footing bottoms should be improved by in-trench compaction in the presence of the geotechnical engineer. Regardless of loading conditions, proposed foundations should be sized no less than minimum dimensions of 24 inches for continuous wall footings and 36 inches for isolated column footings.

Footings should be designed such that the maximum toe pressure due to the combined effect of vertical loads and overturning moment does not exceed the recommended maximum allowable net bearing pressure. In addition, positive contact pressure should be maintained throughout the base of the footings such that no uplift or tension exists between the base of the footings and the supporting soil. Uplift loads should be resisted by the weight of the concrete. Side friction should be neglected when proportioning the footings so that lateral resistance should be provided by friction resistance at the base of the footings. An allowable coefficient of friction against sliding of 0.35 is recommended for use in the design of concrete foundations bearing within the on-site soils or imported structural backfill.

Inspection Criteria: Whitestone recommends that the suitability of the bearing soils along the footing bottoms be verified by a geotechnical engineer prior to placing concrete for the footings. Special attention should be given to areas underlain by loose or organic materials. In the event that isolated areas of unsuitable materials are encountered in footing excavations, overexcavation and replacement of the materials or deeper foundation embedment may be necessary to provide a suitable footing subgrade. Any overexcavation to be restored with structural fill will need to extend at least one foot laterally beyond footing edges for each vertical foot of overexcavation. Lateral overexcavation may be eliminated if grade is restored with lean concrete. The bottoms of overexcavated areas should be compacted with vibratory smooth drum rollers, walk-behind compactors, vibrating plates or plate tampers (“jumping jacks”) to compact locally disturbed materials and densify any underlying loose zones. Any standing water within the footing excavation should be removed with a mechanical pump prior to concrete placement.

Settlement: Whitestone estimates post construction settlements of new foundations will be on the order of less than one inch if the recommendations outlined in this report are properly implemented. Differential settlement between individual footings should be less than one-half inch.

Foundation Embedment: Footings should be placed at least 18 inches below adjacent exterior grades, or the depth required by local building codes, to maintain adequate confinement.

5.6 FLOOR SLAB

Whitestone anticipates that majority of the site soils will provide suitable support for the floor slab, contingent upon construction phase evaluation and compaction improvement of any loose zones and overexcavation of organic materials. The exposed subgrade should be compacted and inspected via proofrolling in accordance with Sections 5.2, 5.3 and of this report. Any areas that become softened or disturbed as a result of wetting and/or repeated exposure to construction traffic should be removed and replaced with compacted structural fill. The properly prepared site soils and structural fill/backfill materials are expected to yield a minimum subgrade modulus (k) of 150 psi/in.

A minimum six-inch thick layer of crushed limerock with minimum Limerock Bearing Ratio (LBR) of 100, compacted to 98 percent modified Proctor maximum dry density, should be placed below the floor slab to provide a uniform base. A moisture vapor barrier should be installed beneath the floor slab in accordance with local building code requirements or where required by the floor covering manufacturer.

5.7 PAVEMENT DESIGN CRITERIA

General: The majority of the site soils and/or compacted structural fill/backfill placed to raise or restore design elevations are anticipated to be suitable for support of the proposed pavements provided these materials are properly evaluated, compacted, and proofrolled in accordance with Sections 5.2, 5.3, and 5.11 of this report during favorable weather conditions.

Design Criteria: A minimum required LBR value of 40 has been assigned to the properly prepared subgrade soils for pavement design purposes. This value was correlated with pertinent soil support values and assumed traffic loads to prepare flexible and rigid pavement designs per the AASHTO *Guide for the Design of Pavement Structures*.

Design traffic loads were assumed based on typical volumes for similar facilities and correlated with 18-kip equivalent single axle loads (ESAL) for a 20 year life. An estimated maximum load of 35,000 ESAL was used for all pavement areas assuming the pavement primarily will accommodate both automobile and limited heavier truck traffic, actual pavement loads are anticipated to be less.

Pavement Section: The recommended flexible pavement section is presented below in tabular format:

FLEXIBLE PAVEMENT SECTION DESIGN		
Layer	Material	Standard Duty Thickness (Inches)
Asphalt Top Course	FDOT Section 334 Type SP-12.5 (Superpave Asphalt Concrete); PG 67-22	2.0
Granular Base Course	Crushed Limerock with minimum LBR of 100, compacted to 98% Modified Proctor maximum dry density	6.0
Stabilized Subgrade	Subgrade with minimum LBR of 40, compacted to 98% Modified Proctor maximum dry density	12.0

A rigid concrete pavement should be used to provide suitable support at areas of high traffic or severe turns such as at the trash enclosure and ingress/egress locations. The recommended rigid pavements are presented below in tabular format:

RIGID PAVEMENT SECTION DESIGN		
Layer	Material	Standard Duty Thickness (Inches)
Surface	4,000 psi air-entrained concrete	5.0 ¹
Granular Base Course	Crushed Limerock with minimum LBR of 100, compacted to 98% Modified Proctor maximum dry density	6.0
Stabilized Subgrade	Subgrade with minimum LBR of 40, compacted to 98% Modified Proctor maximum dry density	12.0

Note ¹: The outer edges of concrete pavements are susceptible to damage as trucks move from rigid pavement to adjacent flexible pavement. Therefore, the thickness at the outer two feet of the rigid concrete pavement should be 12 inches. The concrete should be reinforced with at least one layer of six-inch by six-inch W5.4/W5.4 welded wire fabric (ASTM A185).

Additional Design Considerations: The pavement section thickness designs presented in this report are based on the design parameters detailed herein and are contingent on proper construction, inspection, and maintenance. Additional pavement thickness may be required by local code. The designs are contingent on achieving the minimum soil support value in the field. To accomplish this requirement, all subgrade soil and supporting fill or backfill must be properly evaluated, placed, and prepared as detailed in Sections 5.2, 5.3, and 5.11 of this report. Proper drainage must be provided for the pavement structure including appropriate grading and surface water control, as well as measures to drain water from the subgrade.

The performance of the pavement also will depend on the quality of materials and workmanship. Whitestone recommends that Florida Department of Transportation (FDOT) standards for materials, workmanship, and maintenance be applied to this site. Project specifications should include verifying that

the installed asphaltic concrete material composition is within tolerance for the specified materials and that the percentage of air voids of the installed pavement is within specified ranges for the respective materials. All rigid concrete pavements should be suitably air-entrained, jointed, and reinforced in general accordance with ACI 330R-08 *Guide for the Design and Construction of Concrete Parking Lots*.

5.8 RETAINING WALL/LATERAL EARTH PRESSURES

No earth retaining walls were identified on the site plan. Whitestone should be notified if retaining walls or structures resisting lateral earth pressures are planned.

5.9 SEISMIC AND LIQUEFACTION CONSIDERATIONS

The subsurface conditions are most consistent with a Site Class D as defined by the *2020 Florida Building Code* (FBC 2020). Based on the seismic zone and soil profile, liquefaction considerations are not expected to have a substantial impact on design.

5.10 EXCAVATIONS

The existing fill and natural soils encountered during this investigation are consistent with Type C Soil Conditions as defined by 29 CFR Part 1926 (OSHA) which require a maximum unbraced excavation angle of 1.5:1 (horizontal:vertical). Actual conditions encountered during construction should be evaluated by a competent person (as defined by OSHA) to ensure that safe excavation methods and/or shoring and bracing requirements are implemented.

5.11 SUPPLEMENTAL POST INVESTIGATION SERVICES

Construction Inspection and Monitoring: The owner's geotechnical engineer should conduct inspection, testing, and consultation during construction as described in previous sections of this report. Monitoring and testing should also be conducted to verify that the existing surface cover materials are properly removed, any encountered underground structures (such as building foundations associated with former site development) are properly removed and backfilled, and suitable materials used for controlled fill are properly placed and compacted over suitable subgrade soils. Any overexcavation of loose upper natural or unsuitable soils encountered within the proposed building footprint and/or pavement areas that are unsuitable for structural design support interior current condition should be witnessed and documented by the owner's geotechnical engineer. The proper placement of structural backfill within the building pad and pavement areas should also be documented by the owner's geotechnical engineer.

5.13 PRELIMINARY STORMWATER MANAGEMENT INFILTRATION TESTING

General: Soil boring B-7 was conducted within an accessible area of the proposed SWM rain garden as provided by Creech. Soil boring B-7 was terminated at the approximate depth of 10 fbg. The results of the subsurface conditions encountered within the soil boring conducted within the proposed SWM area is provided in Appendix A. A summary of the groundwater observations as well as the in-situ infiltration test result are included in the following table.

GROUNDWATER & INFILTRATION TEST SUMMARY				
Boring/Infiltration Test No.	Groundwater Depth (fbgs)	USDA Classification @ Test	Exfiltration Test Results	
			Depth (fbgs)	Rate (ft/sec)
B-7/P-1	10.0	Sandy LOAM	10.0	2.31 x 10 ⁻⁷

Notes: NE – Not Encountered.

Soil Infiltration Rate: An in-situ infiltration test was conducted within the proposed SWM rain garden in general accordance with the South Florida Water Management District (SFWMD) guidelines for “usual open hole” exfiltration testing. Infiltration test P-1 resulted in a field infiltration rate of approximately 2.31 x 10⁻⁷ feet per second. Infiltration test results are provided in Appendix C and soil boring logs are included in Appendix A.

SECTION 6.0

General Comments

Supplemental recommendations may be required upon finalization of construction plans or if significant changes are made in the characteristics or location of the proposed structure. Soil bearing conditions should be checked at the appropriate time for consistency with those conditions encountered during Whitestone's geotechnical investigation.

The recommendations presented herein should be utilized by a qualified engineer in preparing the project plans and specifications. The engineer should consider these recommendations as minimum physical standards which may be superseded by local and regional building codes and structural considerations. These recommendations are prepared for the sole use of Youth and Family Behavioral Health Center, Inc. for the specific project detailed and should not be used by any third party. These recommendations are relevant to the design phase and should not be substituted for construction specifications.

The possibility exists that conditions between borings may differ from those at specific testing locations, and conditions may not be as anticipated by the designers or contractors. In addition, the construction process may alter soil and rock conditions. Therefore, experienced geotechnical personnel should observe and document the construction procedures used and the conditions encountered.

Whitestone assumes that a qualified contractor will be employed to conduct the construction work, and that the contractor will be required to exercise care to ensure all excavations are conducted in accordance with applicable regulations and good practice. Particular attention should be paid to avoiding damaging or undermining adjacent properties and maintaining slope stability.

Whitestone recommends that the services of the geotechnical engineer be engaged to test and evaluate the soils in the footing excavations prior to concreting in order to determine that the soils will support the bearing capacities. Monitoring and testing also should be conducted to verify that suitable materials are used for controlled fills and that they are properly placed and compacted over suitable subgrade soils.

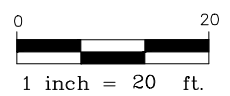
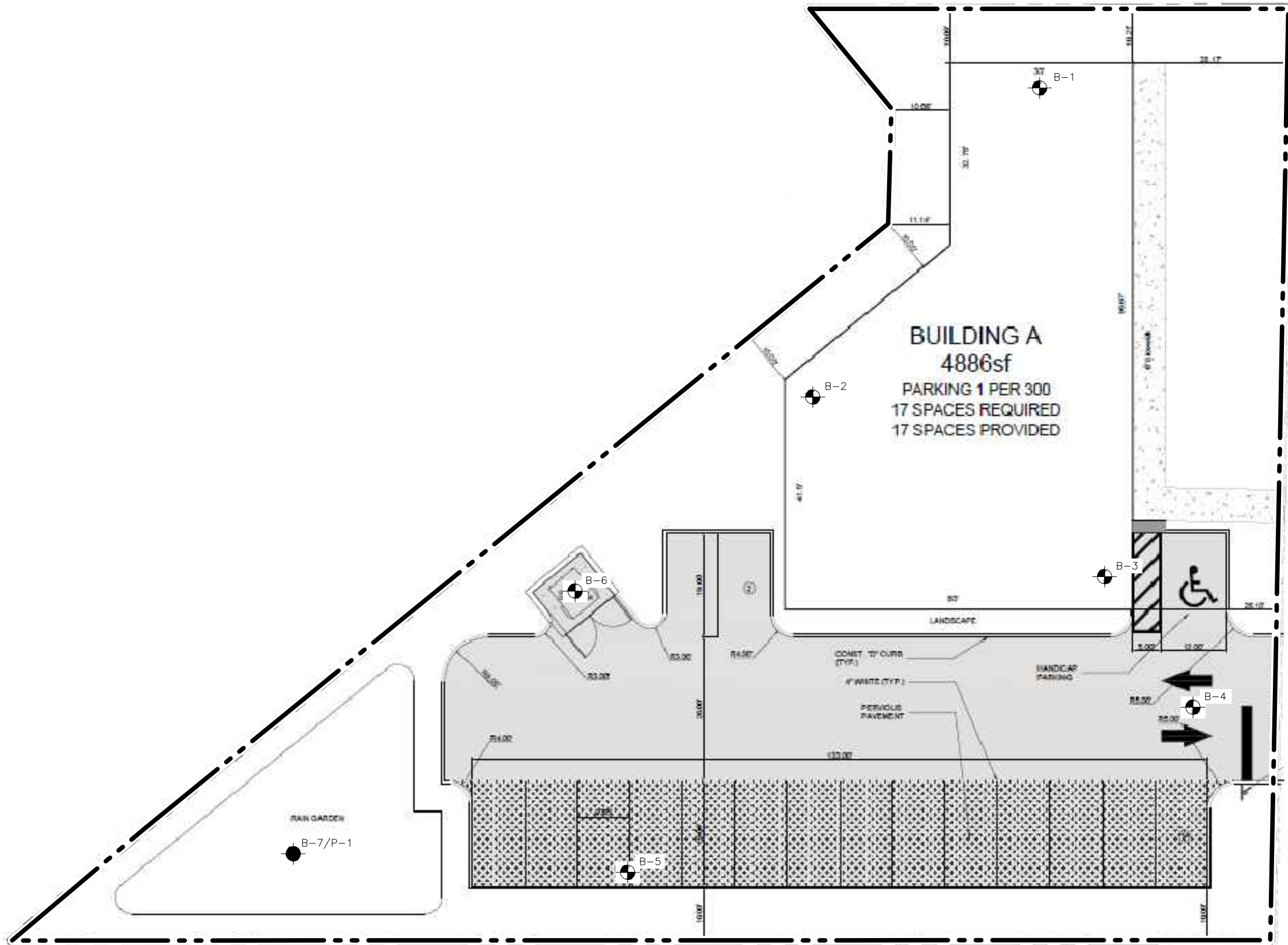
The exploration and analysis of the foundation conditions reported herein are considered sufficient in detail and scope to form a reasonable basis for the foundation design. The recommendations submitted for the proposed construction are based on the available soil information and the design details furnished by Youth and Family Behavioral Health Center, Inc. Deviations from the noted subsurface conditions encountered during construction should be brought to the attention of the geotechnical engineer.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been promulgated after being prepared in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology. No other warranties are implied or expressed.



FIGURE 1
Test Location Plan

O:\Job_Folders\2023\2319913GF\Drawings and Plans\GF2319913.000_BLP.dwg



LEGEND

- B-1 BORING
- B-7/P-1 BORING/INFILTRATION TEST
- SUBJECT PROPERTY BOUNDARY

REFERENCE

THIS PLAN IS BASED ON AN AUGUST 2, 2022 CONCEPTUAL MASTER SITE PLAN #1 PREPARED BY CREECH CONSULTING, ILLC. & ALL SITE LOCATIONS ARE APPROXIMATE.



WHITESTONE
An Employee-Owned Company

8405 BENJAMIN ROAD, SUITE J, TAMPA, FL 33634
813.851.0690 WHITESTONEASSOC.COM

DRAWING TITLE: TEST LOCATION PLAN	
CLIENT: YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER, INC.	
PROJECT: PROPOSED YOUTH AND FAMILY BEHAVIORAL HEALTH CENTER 1211 SOUTH 25TH STREET FORTH PIERCE, SAINT LUCIE COUNTY, FL	
PROJECT #: GF2319913.000	
DESIGNED BY: GR	PROJ. MGR.: KF
DATE: 1/26/23	FIGURE: 1
SCALE: 1" = 20'	

APPENDIX A
Records of Subsurface Exploration

RECORD OF SUBSURFACE EXPLORATION

Project: Proposed Youth and Family Behavioral Health Center		WAI Project No.: GF2219913.000	
Location: 1211 South 25th Street		Client: Youth and Family Behavioral Health Center, Inc.	
Surface Elevation: ± <u>NS</u> feet	Date Started: <u>1/26/2023</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>25.0</u> feet bgs	Date Completed: <u>1/26/2023</u>	During: <u>10.0</u> --- ▼	At Completion: --- --- ▼
Proposed Location: <u>Building</u>	Logged By: <u>AB</u>	At Completion: --- --- ▼	At Completion: --- --- ▼
Drill / Test Method: <u>HSA / SPT</u>	Contractor: <u>SCD</u>	24 Hours: --- --- ▼	24 Hours: --- --- ▼
	Equipment: <u>Diedrick Track-Rig</u>		

SAMPLE INFORMATION						DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N				
						0.0			
0 - 2	S-1	X	6 - 5 - 5 - 5	18	10	0.0 - 2.0	TOPSOIL COASTAL PLAIN MARINE DEPOSITS	3" Topsoil Gray Poorly Graded Sand, Moist, Medium Dense (SP)	
2 - 4	S-2	X	6 - 7 - 8 - 8	18	15	2.0 - 4.0		Dark Brown Poorly-Graded Sand with Silt, Trace Roots, Moist, Medium Dense (SP-SM)	
4 - 6	S-3	X	6 - 20 - 17 - 13	24	37	4.0 - 6.0		As Above, Dense (SP-SM)	
6 - 8	S-4	X	12 - 12 - 10 - 16	22	22	6.0 - 8.0		As Above, Medium Dense (SP-SM)	
8 - 10	S-5	X	12 - 13 - 17 - 17	20	30	8.0 - 10.0		As Above, Brown, Moist to Wet, Dense (SP-SM)	
13.5 - 15	S-6	X	4 - 9 - 10	18	19	13.5 - 15.0		As Above, Dark Brown, Wet (SP-SM)	
18.5 - 20	S-7	X	12 - 12 - 16	18	28	18.5 - 20.0		Grayish-Brown Poorly-Graded Sand, Wet, Medium Dense (SP)	
23.5 - 25	S-8	X	19 - 30 - 48	18	78	23.5 - 25.0		As Above, Very Dense (SP)	
Boring Log B-1 Terminated at a Depth of 25.0 Feet Below Ground Surface									

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

RECORD OF SUBSURFACE EXPLORATION

Project: Proposed Youth and Family Behavioral Health Center		WAI Project No.: GF2219913.000	
Location: 1211 South 25th Street		Client: Youth and Family Behavioral Center, Inc.	
Surface Elevation: ± <u>NS</u> feet	Date Started: <u>1/26/2023</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>20.0</u> feet bgs	Date Completed: <u>1/26/2023</u>	During: <u>11.0</u> --- ▾	At Completion: --- --- ▾
Proposed Location: <u>Building</u>	Logged By: <u>AB</u>	At Completion: --- --- ▾	At Completion: --- --- ▾
Drill / Test Method: <u>HSA / SPT</u>	Contractor: <u>SCD</u>	24 Hours: --- --- ▾	24 Hours: --- --- ▾
	Equipment: <u>Diedrick Track-Rig</u>		

SAMPLE INFORMATION						DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N				
						0.0			
0 - 2	S-1	X	2 - 3 - 4 - 4	20	7	0.0 - 2.0	TOPSOIL 3" Topsoil		
2 - 4	S-2	X	5 - 5 - 6 - 7	22	11	2.0 - 4.0	COASTAL PLAIN MARINE DEPOSITS Gray Poorly Graded Sand, Moist, Loose (SP)		Organic Content = 3.6%
4 - 6	S-3	X	11 - 15 - 22 - 28	20	37	4.0 - 5.0	As Above, Trace Roots, Medium Dense (SP)		
6 - 8	S-4	X	10 - 14 - 20 - 15	20	34	5.0 - 8.0	Brown Poorly-Graded Sand with Silt, Trace Roots, Moist, Dense (SP-SM)		
8 - 10	S-5	X	18 - 24 - 22 - 19	22	46	8.0 - 10.0	As Above (SP-SM)		
13.5 - 15	S-6	X	8 - 12 - 13	18	25	10.0 - 13.5	Light Brown Clayey Sand, Moist, Dense (SC)		
18.5 - 20	S-7	X	14 - 11 - 14	16	25	13.5 - 18.5	Grayish-Brown Poorly-Graded Sand, Wet, Medium Dense (SP)		
						18.5 - 20.0	As Above (SP)		
						20.0 - 25.0	Boring Log B-2 Terminated at a Depth of 20.0 Feet Below Ground Surface		

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

RECORD OF SUBSURFACE EXPLORATION

Project: Proposed Youth and Family Behavioral Health Center		WAI Project No.: GF2219913.000	
Location: 1211 South 25th Street		Client: Youth and Family Behavioral Center, Inc.	
Surface Elevation: ± <u>NS</u> feet	Date Started: <u>1/26/2023</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>20.0</u> feet bgs	Date Completed: <u>1/26/2023</u>	During: <u>10.0</u> --- ▼	At Completion: --- --- ▼
Proposed Location: <u>Building Pad</u>	Logged By: <u>AB</u>	24 Hours: --- --- ▼	At Completion: --- --- ▼
Drill / Test Method: <u>HSA / SPT</u>	Contractor: <u>SCD</u>	24 Hours: --- --- ▼	24 Hours: --- --- ▼
	Equipment: <u>Diedrick Track-Rig</u>		

SAMPLE INFORMATION						DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N				
						0.0			
0 - 2	S-1	X	4 - 4 - 4 - 3	20	8		TOPSOIL 3" Topsoil		
2 - 4	S-2	X	4 - 7 - 14 - 20	24	21	3.5	COASTAL PLAIN MARINE DEPOSITS	Gray Poorly Graded Sand, Moist, Loose (SP)	
								As Above, Medium Dense (SP)	
4 - 6	S-3	X	7 - 8 - 13 - 18	21	21	5.0		Dark Brown Poorly-Graded Sand with Silt, Trace Organics, Moist, Medium Dense (SP-SM)	
						6.0		As Above (SP-SM)	
6 - 8	S-4	X	7 - 10 - 16 - 20	18	26	8.0		Brown Clayey Sand, Trace Roots, Moist, Medium Dense (SC)	
						10.0		As Above, Light Brown, Dense (SC)	
8 - 10	S-5	X	14 - 7 - 12 - 14	24	33				
						13.5			
13.5 - 15	S-6	X	13 - 15 - 15	18	30	15.0		Brown Poorly-Graded Sand, Wet, Dense (SP)	
						20.0			
18.5 - 20	S-7	X	17 - 13 - 16	18	29			As Above, Dark Brown, Medium Dense (SP)	
						25.0			
Boring Log B-3 Terminated at a Depth of 20.0 Feet Below Ground Surface									

RECORD OF SUBSURFACE EXPLORATION

Project: Proposed Youth and Family Behavioral Health Center		WAI Project No.: GF2219913.000	
Location: 1211 South 25th Street		Client: Youth and Family Behavioral Center, Inc.	
Surface Elevation: ± <u>NS</u> feet	Date Started: <u>1/26/2023</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>10.0</u> feet bgs	Date Completed: <u>1/26/2023</u>	During: <u>10.0</u> --- ▾	At Completion: --- --- ▾
Proposed Location: <u>Pavement</u>	Logged By: <u>AB</u>	24 Hours: --- --- ▾	At Completion: --- --- <input type="checkbox"/>
Drill / Test Method: <u>HSA / SPT</u>	Contractor: <u>SCD</u>		24 Hours: --- --- <input checked="" type="checkbox"/>
	Equipment: <u>Diedrick Track-Rig</u>		

SAMPLE INFORMATION						DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N				
						0.0			
0 - 2	S-1	X	4 - 4 - 4 - 4	20	8	0.0 - 2.0	TOPSOIL COASTAL PLAIN MARINE DEPOSITS	3" Topsoil Gray Poorly Graded Sand, Moist, Loose (SP)	
2 - 4	S-2	X	4 - 11 - 10 - 10	22	21	2.0 - 4.0		Dark Brown Poorly-Graded Sand with Silt, Trace Organics, Moist, Medium Dense (SP-SM)	
4 - 6	S-3	X	15 - 11 - 11 - 12	18	22	4.0 - 6.0		As Above, Brown, No Organics (SP-SM)	
6 - 8	S-4	X	15 - 21 - 23 - 28	22	44	6.0 - 8.0		As Above, Dense (SP-SM)	
8 - 10	S-5	X	13 - 12 - 14 - 16	20	26	8.0 - 10.0		Light Brown Clayey Sand, Moist, Medium Dense (SC)	
						10.0 - 25.0		Boring Log B-4 Terminated at a Depth of 10.0 Feet Below Ground Surface	

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

RECORD OF SUBSURFACE EXPLORATION

Project: Proposed Youth and Family Behavioral Health Center		WAI Project No.: GF2219913.000	
Location: 1211 South 25th Street		Client: Youth and Family Behavioral Center, Inc.	
Surface Elevation: ± <u>NS</u> feet	Date Started: <u>1/26/2023</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>10.0</u> feet bgs	Date Completed: <u>1/26/2023</u>	During: <u>NE</u> --- ▼	At Completion: --- --- ▼
Proposed Location: <u>Pavement</u>	Logged By: <u>AB</u>	24 Hours: --- --- ▼	At Completion: --- --- ▼
Drill / Test Method: <u>HSA / SPT</u>	Contractor: <u>SCD</u>	24 Hours: --- --- ▼	24 Hours: --- --- ▼
	Equipment: <u>Diedrick Track-Rig</u>		

SAMPLE INFORMATION						DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N				
						0.0			
0 - 2	S-1	X	4 - 5 - 7 - 4	20	12	0.0 - 2.0	TOPSOIL COASTAL PLAIN MARINE DEPOSITS	3" Topsoil Gray Poorly Graded Sand, Moist, Medium Dense (SP)	
2 - 4	S-2	X	5 - 7 - 7 - 9	24	14	2.0 - 4.0		Dark Brown Poorly Graded Sand with Silt, Trace Organics and Roots, Moist, Medium Dense (SP-SM)	
4 - 6	S-3	X	8 - 8 - 14 - 12	24	22	4.0 - 6.0		As Above, Brown, No Organics (SP-SM)	
6 - 8	S-4	X	7 - 10 - 9 - 10	24	19	6.0 - 8.0		Light Brown Poorly Graded Sand, Moist, Medium Dense (SP)	
8 - 10	S-5	X	10 - 11 - 15 - 16	24	16	8.0 - 10.0		Light Brown Clayey Sand, Moist, Medium Dense (SC)	
						10.0 - 25.0		Boring Log B-5 Terminated at a Depth of 10.0 Feet Below Ground Surface	

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

RECORD OF SUBSURFACE EXPLORATION

Project: Proposed Youth and Family Behavioral Health Center		WAI Project No.: GF2219913.000	
Location: 1211 South 25th Street		Client: Youth and Family Behavioral Center, Inc.	
Surface Elevation: ± <u>NS</u> feet	Date Started: <u>1/26/2023</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>10.0</u> feet bgs	Date Completed: <u>1/26/2023</u>	During: <u>9.5</u> --- ▼	At Completion: --- --- ▼
Proposed Location: <u>Pavement</u>	Logged By: <u>AB</u>	At Completion: --- --- ▼	At Completion: --- --- ▼
Drill / Test Method: <u>HSA / SPT</u>	Contractor: <u>SCD</u>	24 Hours: --- --- ▼	24 Hours: --- --- ▼
	Equipment: <u>Diedrick Track-Rig</u>		

SAMPLE INFORMATION						DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N				
						0.0			
0 - 2	S-1	X	2 - 3 - 4 - 4	18	7		TOPSOIL COASTAL PLAIN MARINE DEPOSITS	3" Topsoil Gray Poorly Graded Sand, Dry, Loose (SP)	
2 - 4	S-2	X	5 - 5 - 5 - 6	24	10	4.0		As Above, Brown, Moist, Medium Dense (SP)	
4 - 6	S-3	X	6 - 9 - 9 - 11	24	18	5.0		Light Brown Clayey Sand, Trace Roots, Moist, Medium Dense (SC)	
6 - 8	S-4	X	7 - 8 - 9 - 10	20	17	8.0		As Above (SC)	
8 - 10	S-5	X	8 - 12 - 13 - 13	22	25	10.0		Light Brown Porly Graded Sand, Moist to Wet, Medium Dense (SP)	
								Boring Log B-6 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0			
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched



RECORD OF SUBSURFACE EXPLORATION

Boring No.: B-7

Page 1 of 1

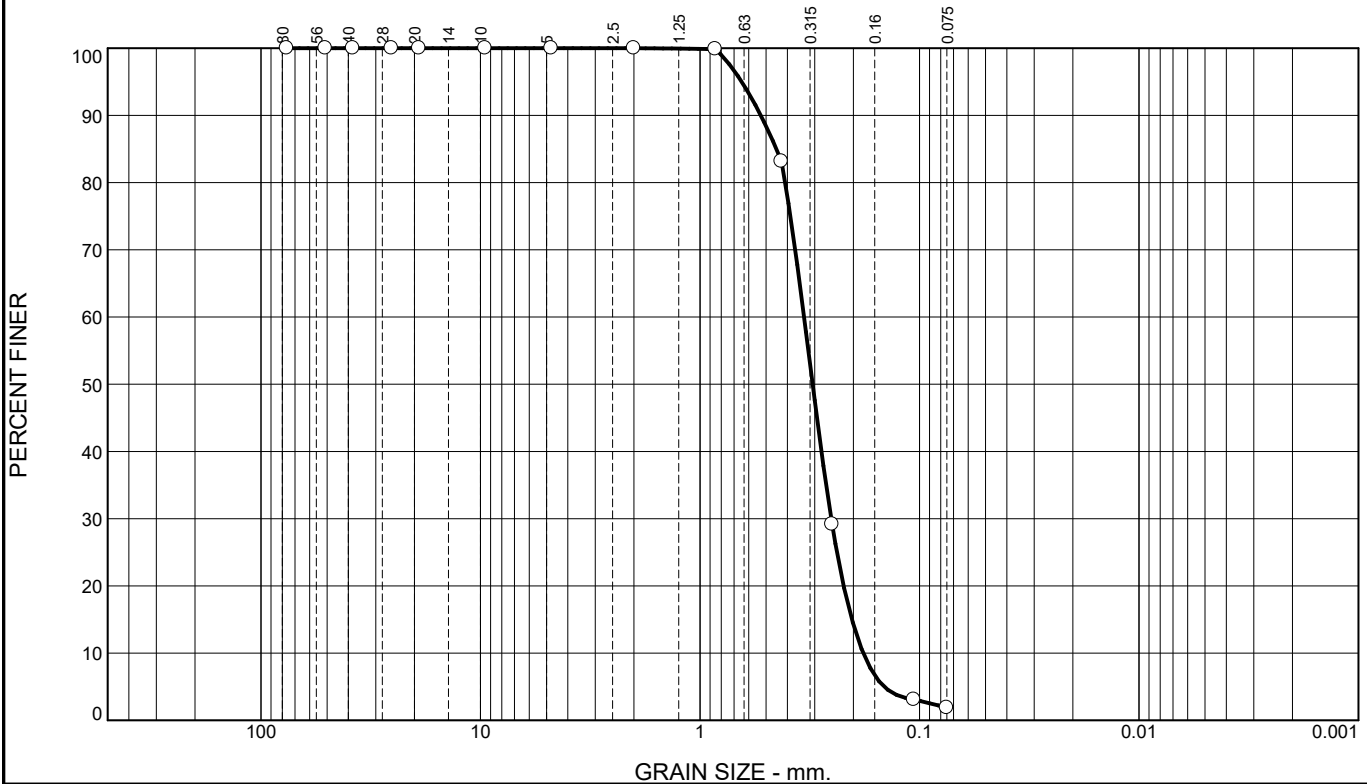
Project: Proposed Youth and Family Behavioral Health Center		WAI Project No.: GF2219913.000	
Location: 1211 South 25th Street		Client: Youth and Family Behavioral Center, Inc.	
Surface Elevation: ± <u>NS</u> feet	Date Started: <u>1/26/2023</u>	Water Depth Elevation (feet bgs) (feet)	Cave-In Depth Elevation (feet bgs) (feet)
Termination Depth: <u>10.0</u> feet bgs	Date Completed: <u>1/26/2023</u>	During: <u>10.0</u> --- ▼	At Completion: --- --- ▼
Proposed Location: <u>SWM</u>	Logged By: <u>AB</u>	24 Hours: --- --- ▼	At Completion: --- --- ▼
Drill / Test Method: <u>HSA / SPT</u>	Contractor: <u>SCD</u>	24 Hours: --- --- ▼	24 Hours: --- --- ▼
	Equipment: <u>Diedrick Track-Rig</u>		

SAMPLE INFORMATION						DEPTH (feet)	STRATA	DESCRIPTION OF MATERIALS (Classification)	REMARKS
Depth (feet)	No	Type	Blows Per 6"	Rec. (in.)	N				
						0.0			
0 - 2	S-1	X	3 - 4 - 5 - 4	24	9		TOPSOIL COASTAL PLAIN MARINE DEPOSITS	3" Topsoil Gray Poorly Graded Sand, Trace Roots, Moist, Loose (SP) As Above, Brown, Medium Dense (SP) As Above (SP)	
2 - 4	S-2	X	8 - 9 - 8 - 9	24	17				
4 - 6	S-3	X	6 - 9 - 8 - 11	24	17	5.0			
6 - 8	S-4	X	9 - 9 - 10 - 10	24	19	6.0		Gray Clayey Sand, Moist, Medium Dense (SC)	LL = 24 PI = 11
8 - 10	S-5	X	7 - 8 - 9 - 12	24	17	10.0		As Above, Light Brown (SC)	
								Boring Log B-7 Terminated at a Depth of 10.0 Feet Below Ground Surface	
						15.0			
						20.0			
						25.0			

NOTES: bgs = below ground surface, NA = Not Applicable, NE = Not Encountered, NS = Not Surveyed, P = Perched

APPENDIX B
Laboratory Test Results

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	16.8	81.3	1.9	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	99.9		
#40	83.2		
#60	29.1		
#140	3.1		
#200	1.9		

Material Description

poorly graded sand

Atterberg Limits

PL= NP LL= NV PI= NP

Coefficients

D₉₀= 0.5283 D₈₅= 0.4487 D₆₀= 0.3356
D₅₀= 0.3068 D₃₀= 0.2524 D₁₅= 0.2030
D₁₀= 0.1804 C_u= 1.86 C_c= 1.05

Classification

USCS= SP AASHTO= A-3

Remarks

W_n = 2.7%

* (no specification provided)

Source of Sample: B-1 Depth: 0.3' - 2.0'
Sample Number: S-1

Date: 1/18/2023

WHITESTONE ASSOCIATES, INC. Warren, New Jersey	Client: Youth and Family Behavioral Health Center, Inc. Project: Proposed Youth and Family Behavioral Health Center 1211 South 25th Street, Fort Pierce, St. Lucie County, Florida Project No: GF2319913.000 Figure
--	--

Tested By: AB

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	15.8	80.5	3.7	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	100.0		
#40	84.2		
#60	26.0		
#140	4.5		
#200	3.7		

Material Description

poorly graded sand

Atterberg Limits

PL= NP LL= NV PI= NP

Coefficients

D₉₀= 0.5151 D₈₅= 0.4355 D₆₀= 0.3381
D₅₀= 0.3112 D₃₀= 0.2607 D₁₅= 0.1834
D₁₀= 0.1514 C_u= 2.23 C_c= 1.33

Classification

USCS= SP AASHTO= A-3

Remarks

W_n = 9.3%

* (no specification provided)

Source of Sample: B-2 Depth: 2.0' - 4.0'
Sample Number: S-2

Date: 1/18/2023

WHITESTONE ASSOCIATES, INC. Warren, New Jersey	Client: Youth and Family Behavioral Health Center, Inc. Project: Proposed Youth and Family Behavioral Health Center 1211 South 25th Street, Fort Pierce, St. Lucie County, Florida Project No: GF2319913.000 Figure
--	--

Tested By: AB

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	5.6	79.8	14.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	100.0		
#20	100.0		
#40	94.4		
#60	45.9		
#140	16.4		
#200	14.6		

Material Description

clayey sand

Atterberg Limits
 PL= 13 LL= 24 PI= 11

Coefficients

D ₉₀ = 0.3987	D ₈₅ = 0.3751	D ₆₀ = 0.2906
D ₅₀ = 0.2621	D ₃₀ = 0.1964	D ₁₅ = 0.0815
D ₁₀ =	C _u =	C _c =

Classification
 USCS= SC AASHTO= A-2-6(0)

Remarks
 W_n = 14.8%

* (no specification provided)

Source of Sample: B-7 Depth: 6.0' - 8.0'
 Sample Number: S-4

Date: 1/18/2023

WHITESTONE ASSOCIATES, INC. Warren, New Jersey	Client: Youth and Family Behavioral Health Center, Inc. Project: Proposed Youth and Family Behavioral Health Center 1211 South 25th Street, Fort Pierce, St. Lucie County, Florida Project No: GF2319913.000 Figure
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Tested By: AB



NATURAL MOISTURE CONTENT DETERMINATION + ORGANIC CONTENT DETERMINATION

ASTM D2974

Client: Youth and Family Behavioral Health Center, Inc.

Project: Proposed Youth and Family Behavioral Health Center

Project Number: GF2319913.000

Project Location: 1211 South 25th Street, Fort Pierce, St. Lucie County, Florida

MOISTURE CONTENT

Boring/Sample ID	B-2, S-2				
Depth (fbgs)	2.0' - 4.0'				
USCS Classification	SP				
Water content (%)	8.3				

ORGANIC CONTENT

Boring/Sample ID	B-2, S-2				
Depth (fbgs)	2.0' - 4.0'				
USCS Classification	SP				
Organic content (%)	3.6				

APPENDIX C
Infiltration Test Results



EXFILTRATION TEST

Client: Youth and Family Behavioral Health Center, Inc.

Test Hole No.: P-1

Project: Proposed Youth and Family Behavioral Health Center

Date: 1/16/2023

Location: 1211 South 25th Street
Fort Pierce, St. Lucie County, FL

Weather: Sunny, 68°

Surface Elevation: NS

File No. GF2319913.000

Test Depth (fbgs): 10.0

Field Engineer: AB

Test Depth (Elevation): NS

Test Hole Diameter (Inches): 2.0

Depth to Water (fbgs): 10.0

Reading No.	Time		Water Added (Gallons)	Time Interval (Hours)	Rate of Flow (Inches/Hour)
	Start	Finish			
1	1:50 PM	2:00 PM	0.4	0.167	0.01
2	2:00 PM	2:10 PM	0.4	0.167	0.01
3	2:10 PM	2:20 PM	0.3	0.167	0.01
4	2:20 PM	2:30 PM	0.3	0.167	0.01
5	2:30 PM	2:40 PM	0.3	0.167	0.01
6	2:40 PM	2:45 PM	0.2	0.083	0.01

Remarks: Field i = 0.01 in/hr

NOTES: FBGS = Feet Below Ground Surface; NS = Not Surveyed

APPENDIX D
Supplemental Information
(USCS, Terms and Symbols)

UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			LETTER SYMBOL	TYPICAL DESCRIPTIONS	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	
	SAND AND SANDY SOILS	CLEAN SAND (LITTLE OR NO FINES)	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES	
	MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	MORE THAN 50% OF COARSE FRACTION <u>RETAINED</u> ON NO. 4 SIEVE		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMITS <u>LESS</u> THAN 50	SM	SILTY SANDS, SAND-SILT MIXTURES	
		LIQUID LIMITS <u>GREATER</u> THAN 50	SC	CLAYEY SANDS, SAND-CLAY MIXTURES	
MORE THAN 50% OF MATERIAL IS <u>SMALLER</u> THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMITS <u>LESS</u> THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
	SILTS AND CLAYS	LIQUID LIMITS <u>GREATER</u> THAN 50	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
	SILTS AND CLAYS	LIQUID LIMITS <u>GREATER</u> THAN 50	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	SILTS AND CLAYS	LIQUID LIMITS <u>GREATER</u> THAN 50	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS	
	SILTS AND CLAYS	LIQUID LIMITS <u>GREATER</u> THAN 50	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
	SILTS AND CLAYS	LIQUID LIMITS <u>GREATER</u> THAN 50	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS FOR SAMPLES WITH 5% TO 12% FINES

GRADATION*

% FINER BY WEIGHT

TRACE..... 1% TO 10%
LITTLE..... 10% TO 20%
SOME..... 20% TO 35%
AND..... 35% TO 50%

COMPACTNESS*

Sand and/or Gravel

RELATIVE DENSITY

LOOSE. 0% TO 40%
MEDIUM DENSE.... 40% TO 70%
DENSE..... 70% TO 90%
VERY DENSE..... 90% TO 100%

CONSISTENCY*

Clay and/or Silt

RANGE OF SHEARING STRENGTH IN POUNDS PER SQUARE FOOT

VERY SOFT..... LESS THAN 250
SOFT..... 250 TO 500
MEDIUM..... 500 TO 1000
STIFF..... 1000 TO 2000
VERY STIFF..... 2000 TO 4000
HARD..... GREATER THAN 4000

* VALUES ARE FROM LABORATORY OR FIELD TEST DATA, WHERE APPLICABLE. WHEN NO TESTING WAS PERFORMED, VALUES ARE ESTIMATED.

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GEOTECHNICAL TERMS AND SYMBOLS

SAMPLE IDENTIFICATION

The Unified Soil Classification System is used to identify the soil unless otherwise noted.

SOIL PROPERTY SYMBOLS

- N: Standard Penetration Value: Blows per ft. of a 140 lb. hammer falling 30" on a 2" O.D. split-spoon.
 Qu: Unconfined compressive strength, TSF.
 Qp: Penetrometer value, unconfined compressive strength, TSF.
 Mc: Moisture content, %.
 LL: Liquid limit, %.
 PI: Plasticity index, %.
 δd: Natural dry density, PCF.
 ▾: Apparent groundwater level at time noted after completion of boring.

DRILLING AND SAMPLING SYMBOLS

- NE: Not Encountered (Groundwater was not encountered).
 SS: Split-Spoon - 1 3/8" I.D., 2" O.D., except where noted.
 ST: Shelby Tube - 3" O.D., except where noted.
 AU: Auger Sample.
 OB: Diamond Bit.
 CB: Carbide Bit
 WS: Washed Sample.

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

<u>Term (Non-Cohesive Soils)</u>	<u>Standard Penetration Resistance</u>
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

<u>Term (Cohesive Soils)</u>	<u>Qu (TSF)</u>
Very Soft	0 - 0.25
Soft	0.25 - 0.50
Firm (Medium)	0.50 - 1.00
Stiff	1.00 - 2.00
Very Stiff	2.00 - 4.00
Hard	4.00+

PARTICLE SIZE

Boulders	8 in.+	Coarse Sand	5mm-0.6mm	Silt	0.074mm-0.005mm
Cobbles	8 in.-3 in.	Medium Sand	0.6mm-0.2mm	Clay	-0.005mm
Gravel	3 in.-5mm	Fine Sand	0.2mm-0.074mm		

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