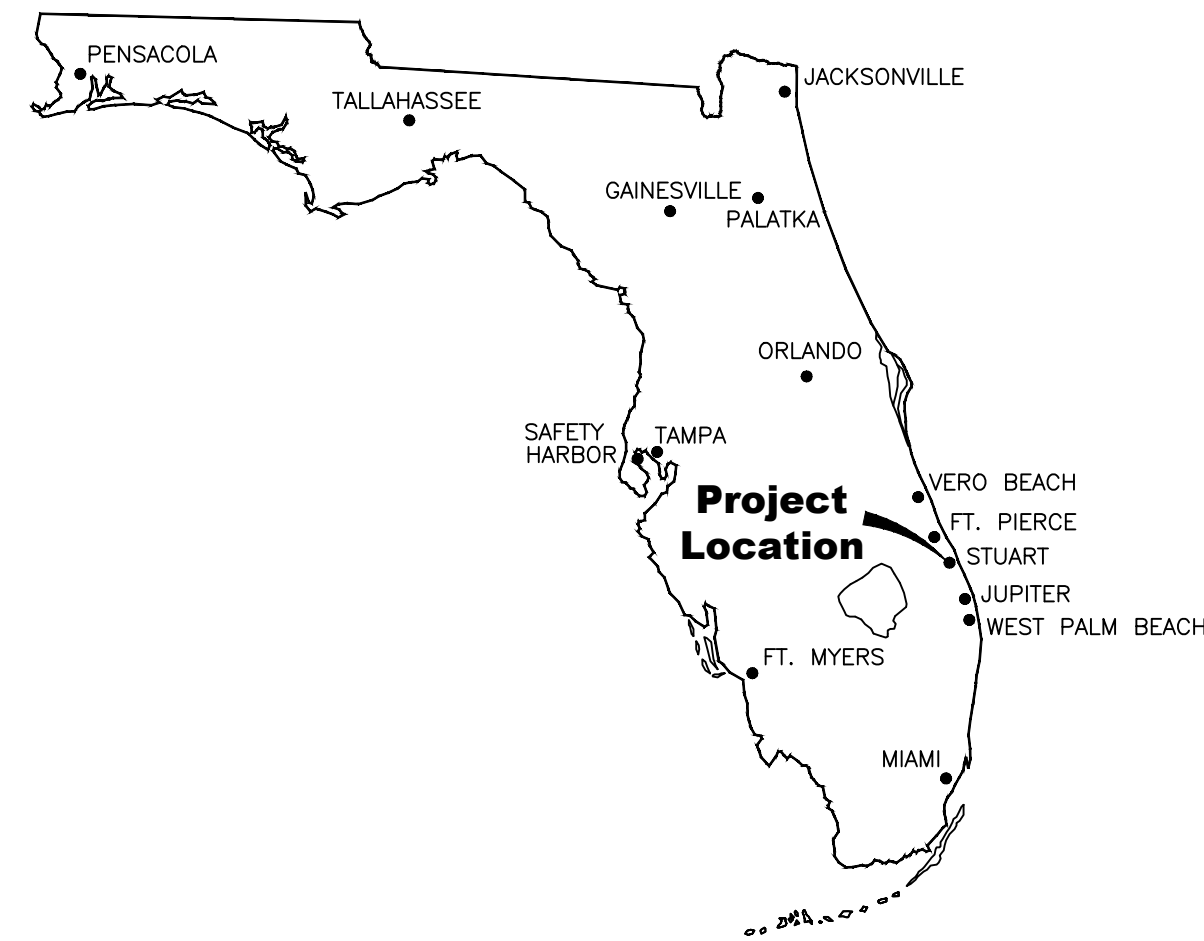




LOCATION MAP

CONSTRUCTION PLANS AND SPECIFICATIONS

FOR

SEACOAST BANK HEADQUARTERS

CITY OF STUART - FLORIDA

LYING IN

SECTION 4, TOWNSHIP 38 SOUTH, RANGE 41 EAST

MARTIN COUNTY, FLORIDA



NOTES:
THESE PLANS ARE IN ENGLISH UNITS
ALL ELEVATIONS HEREIN REFERENCE N.A.V.D. 1988 DATUM.
ADD 1.48 FEET TO CONVERT TO N.G.V.D. 1929 DATUM. ALL
CONSTRUCTION IS TO BE IN ACCORDANCE WITH FLORIDA
DEPARTMENT OF TRANSPORTATION STANDARDS AND
SPECIFICATIONS.

OWNER

SEACOAST NATIONAL BANK
ADMINISTRATIVE SERVICES
PO BOX 9012
STUART FL 34995

ENGINEER

MR. JOSEPH W. CAPRA, P.E.
CAPTEC ENGINEERING, INC.
301 NW FLAGLER AVENUE
P.E. NO. 37638
STUART, FLORIDA 34994
PHONE: (772) 692-4344
FAX: (772) 692-4341

PLANNER

COTLEUR & HEARING
1934 COMMERCE LANE SUITE 1
JUPITER, FLORIDA 33458
PHONE: (561) 747-6336
FAX: (561) 747-1377

ARCHITECT

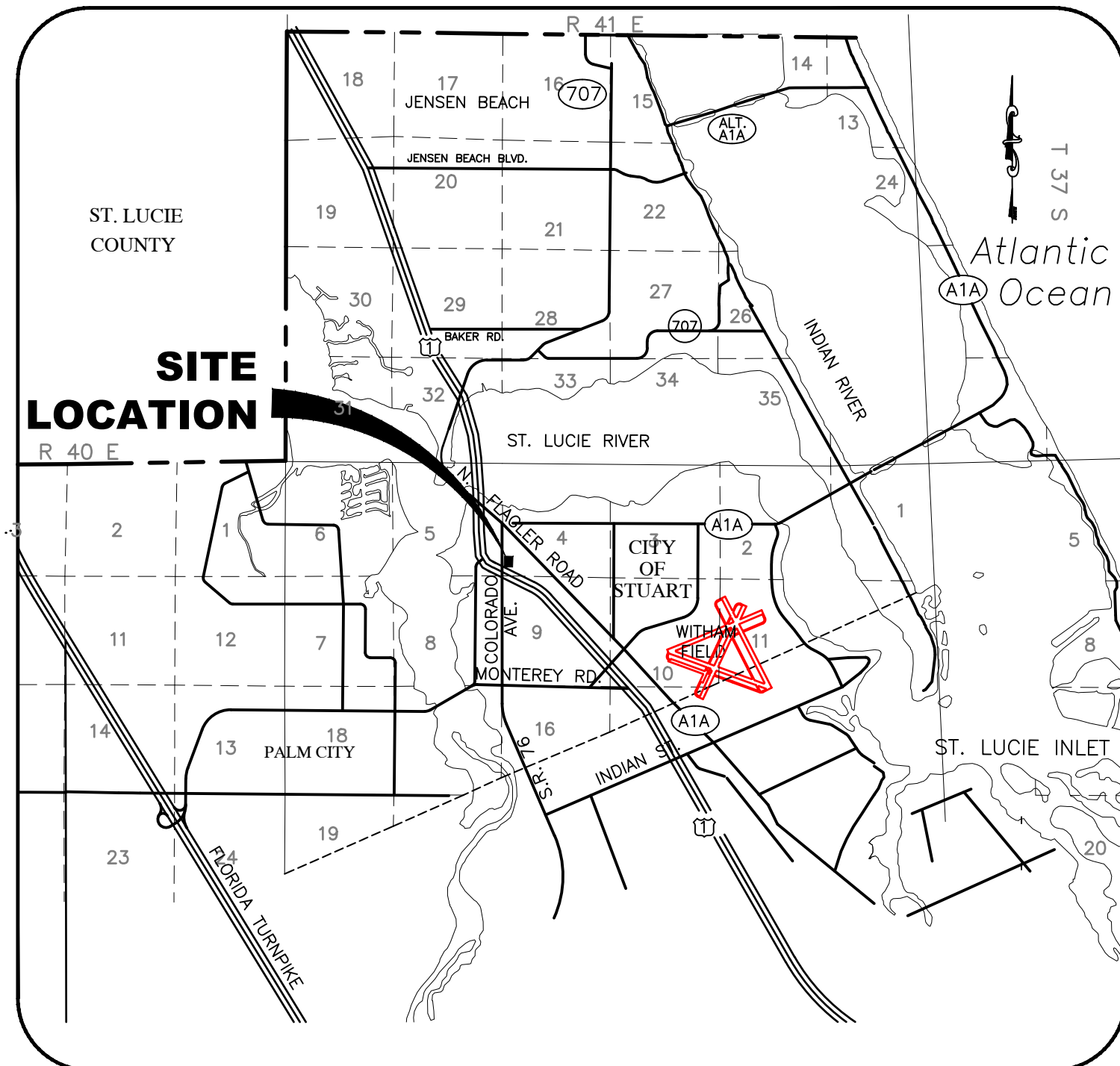
BAKER BARRIOS ARCHITECTS
189 S ORANGE AVENUE, SUITE 1700
ORLANDO, FL 32801

SURVEYOR

EDC, A DIVISION OF HALEY WARD, INC.
10250 VILLAGE PARKWAY
PORT ST. LUCIE FL 34987

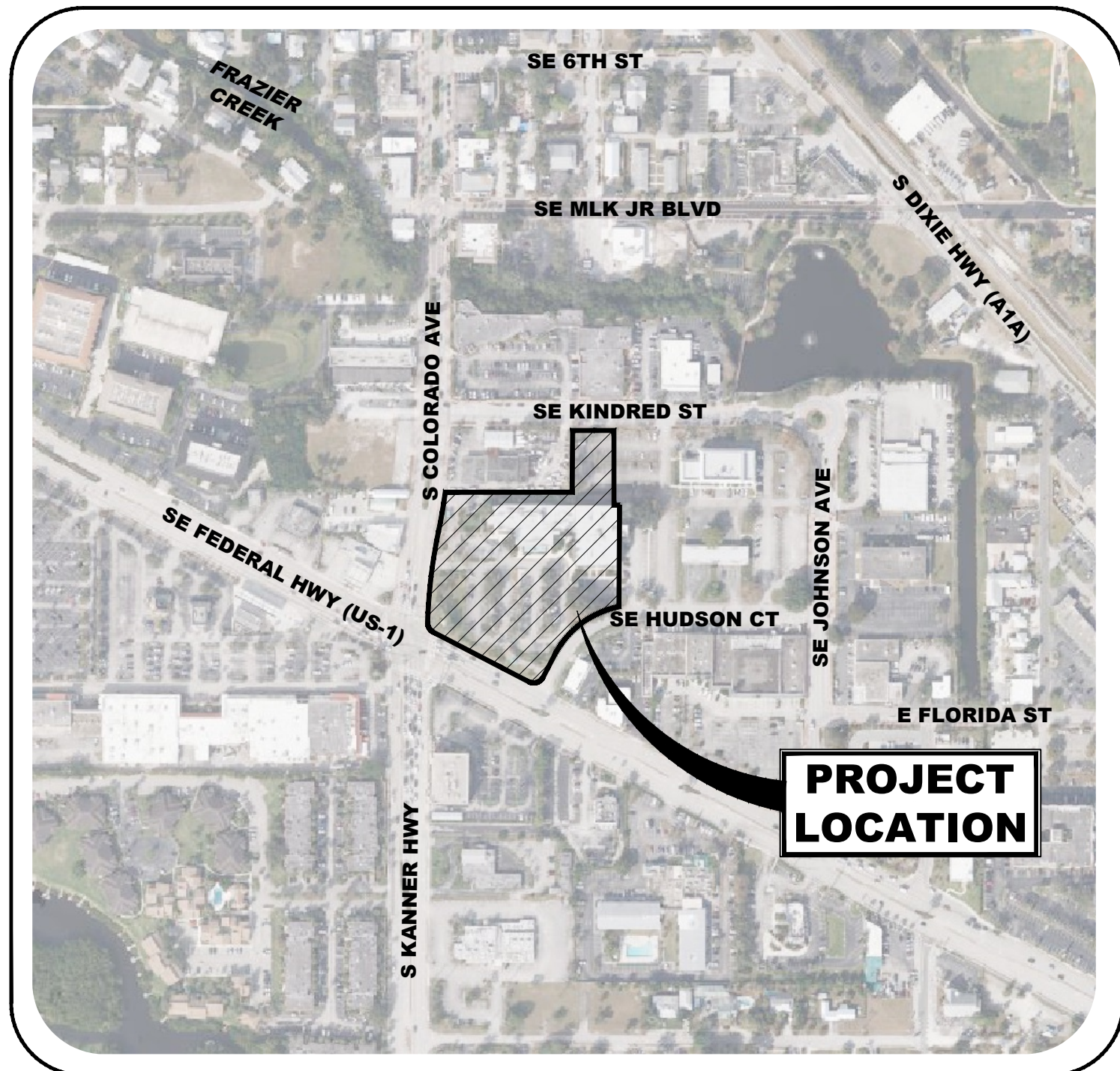


Engineering Business
No. EB-0007657



VICINITY MAP

NTS



LOCATION MAP

NTS

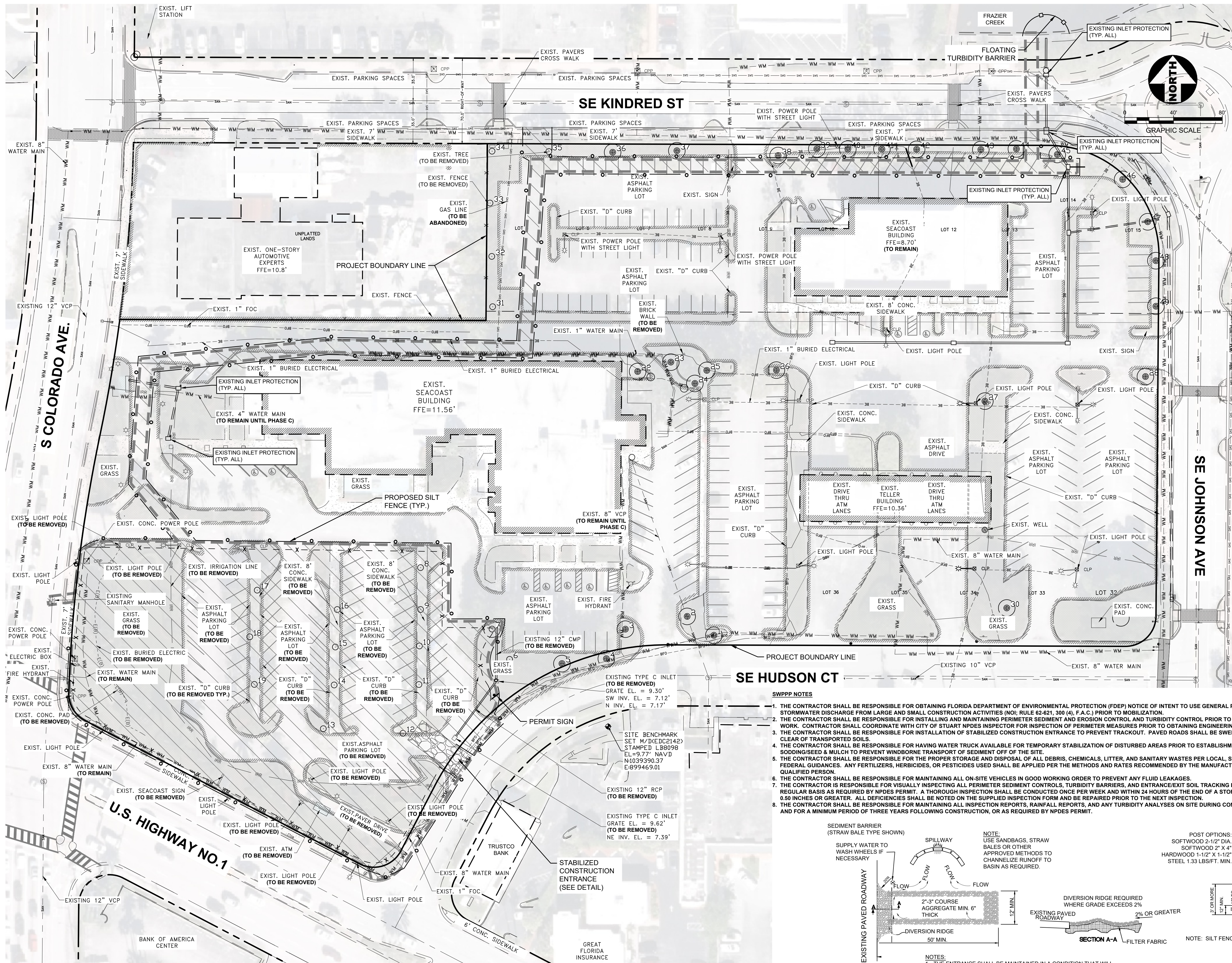
SHEET INDEX

Sheet Number	Sheet Title
1	COVER
2	EXISTING SURVEY SITE PHASE A
3	EROSION CONTROL
4	EXISTING SURVEY SITE PHASE B
5	EXISTING SURVEY SITE PHASE C
6	CIVIL SITE PLAN
7	OVERALL PHASING PLAN
8	OVERALL STORM DRAINAGE PLAN
8A	SITE IMPROVEMENT PLAN PHASE A
9A	SITE IMPROVEMENT PLAN PHASE A
10A	SITE IMPROVEMENT PLAN PHASE A
11B	SITE IMPROVEMENT PLAN PHASE B
12C	SITE IMPROVEMENT PLAN PHASE C
13C	SITE IMPROVEMENT PLAN PHASE C
14	CROSS SECTIONS
15	PGD DETAILS
16	PGD DETAILS
17	UTILITY DETAILS
18	UTILITY DETAILS
19	UTILITY DETAILS
20	UTILITY DETAILS
21	GENERAL NOTES

DRAFT

06/25/26



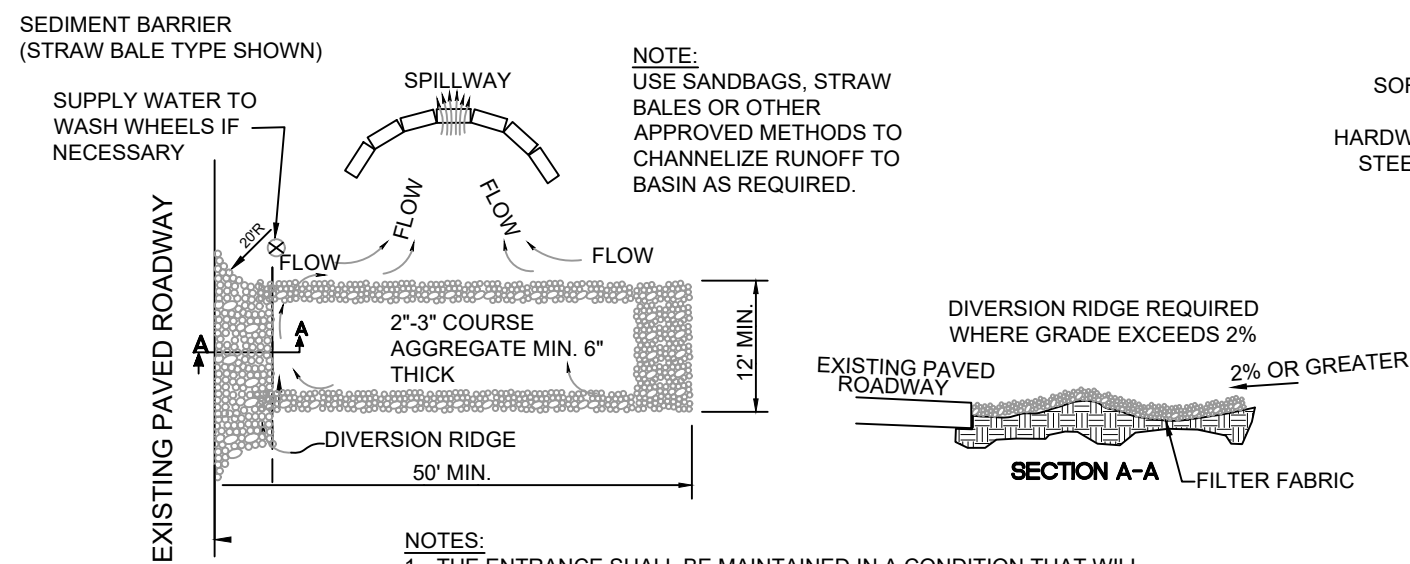


EXISTING OAK TREE LOCATIONS

#	TYPE	DBH	6	LI OAK	19.8	12	LA OAK	19.1	18	LI OAK	20.5	24	LI OAK	36.8	30	LA OAK	33.3	36	LI OAK	21.8	42	LI OAK	14.8	48	LI OAK	26.1
1	LI OAK	21.8	7	LI OAK	27.4	13	LI OAK	19.1	19	LI OAK	20.5	25	LA OAK	24.3	31	LI OAK	38.6	37	LI OAK	25	43	LI OAK	24.7	49	LI OAK	24.4
2	LI OAK	21.8	8	LI OAK	18	14	LI OAK	15	20	TRUMPET	11.2	26	LA OAK	25.9	32	LI OAK	24.3	38	LI OAK	13.9	44	LI OAK	19.1			
3	LI OAK	17.3	9	LI OAK	22.2	15	LI OAK	12.5	21	POINC	13.1	27	LI OAK	19.9	33	LI OAK	22.8	39	LI OAK	23.5	45	LI OAK	31			
4	LI OAK	17.3	10	LI OAK	13.5	16	LI OAK	18.3	22	LI OAK	21.2	28	LI OAK	25.6	34	LI OAK	23.6	40	LI OAK	15.8	46	LI OAK	32			
5	LI OAK	34.6	11	LI OAK	15.1	17	LI OAK	28.3	23	LI OAK	24.1	29	BANYAN	80	35	LI OAK	18.4	41	LI OAK	20	47	LI OAK	31			

SWPPP NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) NOTICE OF INTENT TO USE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NOR, RULE 62-621, 309 (4), F.A.C.) PRIOR TO MOBILIZATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PERIMETER SEDIMENT AND EROSION CONTROL, AND TURBIDITY CONTROL PRIOR TO COMMENCING WORK. CONTRACTOR SHALL COORDINATE WITH CITY OF STUART NPDES INSPECTOR FOR INSPECTION OF PERIMETER MEASURES PRIOR TO OBTAINING ENGINEERING PERMIT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKOUT. PAVED ROADS SHALL BE SWEEPED AND KEPT CLEAR OF TRANSPORTED SOILS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING WATER TRUCK AVAILABLE FOR TEMPORARY STABILIZATION OF DISTURBED AREAS PRIOR TO ESTABLISHMENT OF SODDING/SEED & MULCH TO PREVENT WINDBORNE TRANSPORT OF SEDIMENT OFF OF THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER STORAGE AND DISPOSAL OF ALL DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES PER LOCAL, STATE AND FEDERAL GUIDANCES. ANY FERTILIZERS, HERBICIDES, OR PESTICIDES USED SHALL BE APPLIED PER THE METHODS AND RATES RECOMMENDED BY THE MANUFACTURER BY A QUALIFIED PERSON.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ON-SITE VEHICLES IN GOOD WORKING ORDER TO PREVENT ANY FLUID LEAKAGES.
7. THE CONTRACTOR IS RESPONSIBLE FOR VISUALLY INSPECTING ALL PERIMETER SEDIMENT CONTROLS, TURBIDITY BARRIERS, AND ENTRANCE/EXIT SOIL TRACKING DEVICES ON A REGULAR BASIS AS REQUIRED BY NPDES PERMIT. A THOROUGH INSPECTION SHALL BE CONDUCTED ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. ALL DEFICIENCIES SHALL BE NOTED ON THE SUPPLIED INSPECTION FORM AND BE REPAIRED PRIOR TO THE NEXT INSPECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL INSPECTION REPORTS, RAINFALL REPORTS, AND ANY TURBIDITY ANALYSES ON SITE DURING CONSTRUCTION AND FOR A MINIMUM PERIOD OF THREE YEARS FOLLOWING CONSTRUCTION, OR AS REQUIRED BY NPDES PERMIT.



NOTES:

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

TEMPORARY SOIL TRACKING PREVENTION
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

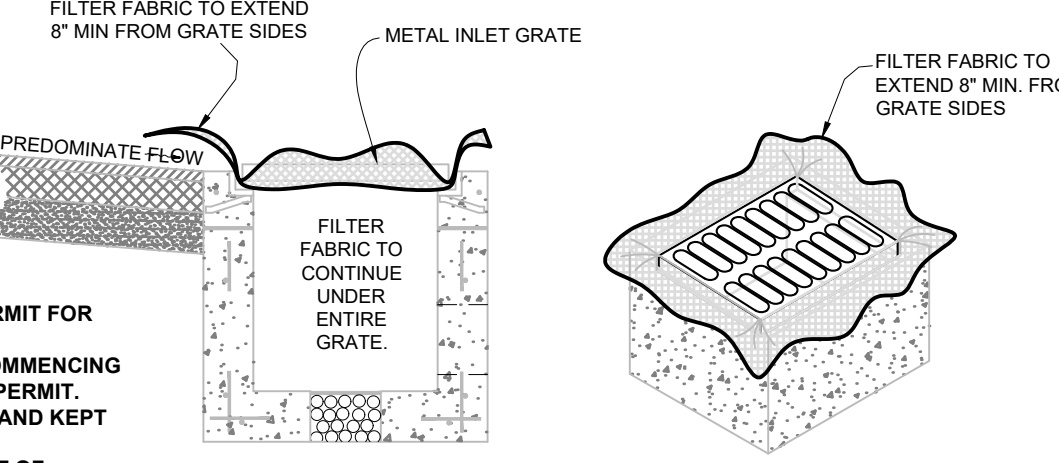
LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE (FDOF)
- EXIST. IRRIGATION LINE
- EXIST. WATER LINE
- EXIST. GAS LINE
- EXIST. SANITARY
- EXIST. BURIED ELECTRICAL
- EXIST. FIBER OPTIC
- EXIST. TREES (SEE TABLE)
- EXIST. SIDEWALK
- PROPOSED SILT FENCE
- PROPOSED 6' CONSTRUCTION FENCE
- EXIST. GRASS

PHASE A CLEARING

GENERAL NOTES

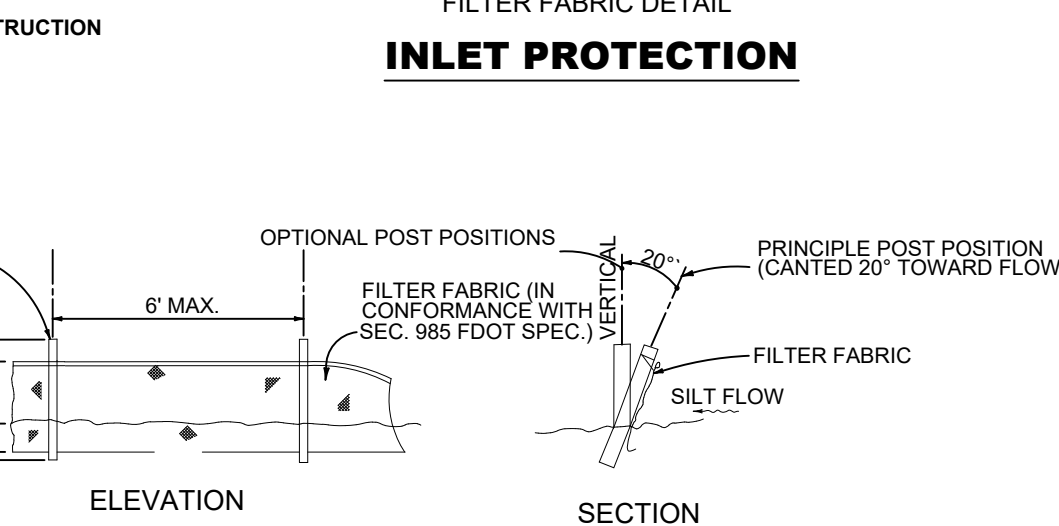
1. ALL CONSTRUCTION SHALL CONFORM TO CITY OF STUART, SPWMD, FDEP AND FDOT STANDARD SPECIFICATIONS AND REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. ELEVATIONS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
3. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON-SITE AT THE PROJECT ENTRANCE ON HUDSON CT.
4. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
5. CLEARING LIMITS ARE APPROXIMATE AND WILL BE ADJUSTED ON-SITE TO PRESERVE EXISTING PROTECTED TREES.
6. ANY EXISTING UTILITY CONNECTIONS / SERVICES (WATER / SEWER) NOT USED MUST BE CUT & CAPPED AT THE MAIN.
7. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND SHALL BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
8. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION ACTIVITIES CAUSING VEGETATION REMOVAL. TEMPORARY SEED AND MULCH AND/OR SOD SHALL BE APPLIED TO ALL CLEARED AREAS.
9. THE PROPOSED LAND CLEARING DEBRIS METHOD SHALL BE CHIPPED ON-SITE FOR OFF-SITE DISPOSAL.
10. CONTRACTOR WILL MAKE EVERY EFFORT TO UTILIZE EXISTING DISTURBED AND/OR CLEARED AREAS ON-SITE.
11. ANY PROTECTED TREES WILL BE IDENTIFIED AND MITIGATED FOR ON THE LANDSCAPE PLANS.
12. PRIOR TO SCHEDULING A FINAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
13. CONTRACTOR SHALL OBTAIN A CITY OF STUART RIGHT-OF-WAY USE PERMIT FOR ALL WORK PERFORMED WITHIN THE ROAD RIGHT-OF-WAY.
14. ALL EXISTING UTILITIES THAT ARE ABANDONED SHALL BE CUT, PLUGGED, AND GROUTED, OR REMOVED AND DISPOSED OF PROPERLY BY THE CONTRACTOR AS REQUIRED BY THE CITY OF STUART.



GENERAL NOTES

1. THIS INLET PROTECTION IS DESIGNED WITH FILTER FABRIC PROTRUDING 8' FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO BE CLEARED AFTER FINAL CONSTRUCTION.
2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

INLET PROTECTION



TYPE III SILT FENCE

N.T.S.



ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

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301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341



Engineering Business
No. EB-0007657

DATE:	12/1/24
DRAWN BY:	RC
DESIGNED BY:	JWC
CHECKED BY:	JWC
PROJECT NO.:	2104
HORIZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
CADD FILE:	2104-Seacoast-Bank.dwg

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

SCALE	1
VERIFICATION	0
SOLID BAR IS EQUAL TO	1
DRAWING ADJUST ALL	1
SCALED DIMENSIONS	1
ACCORDINGLY	1

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

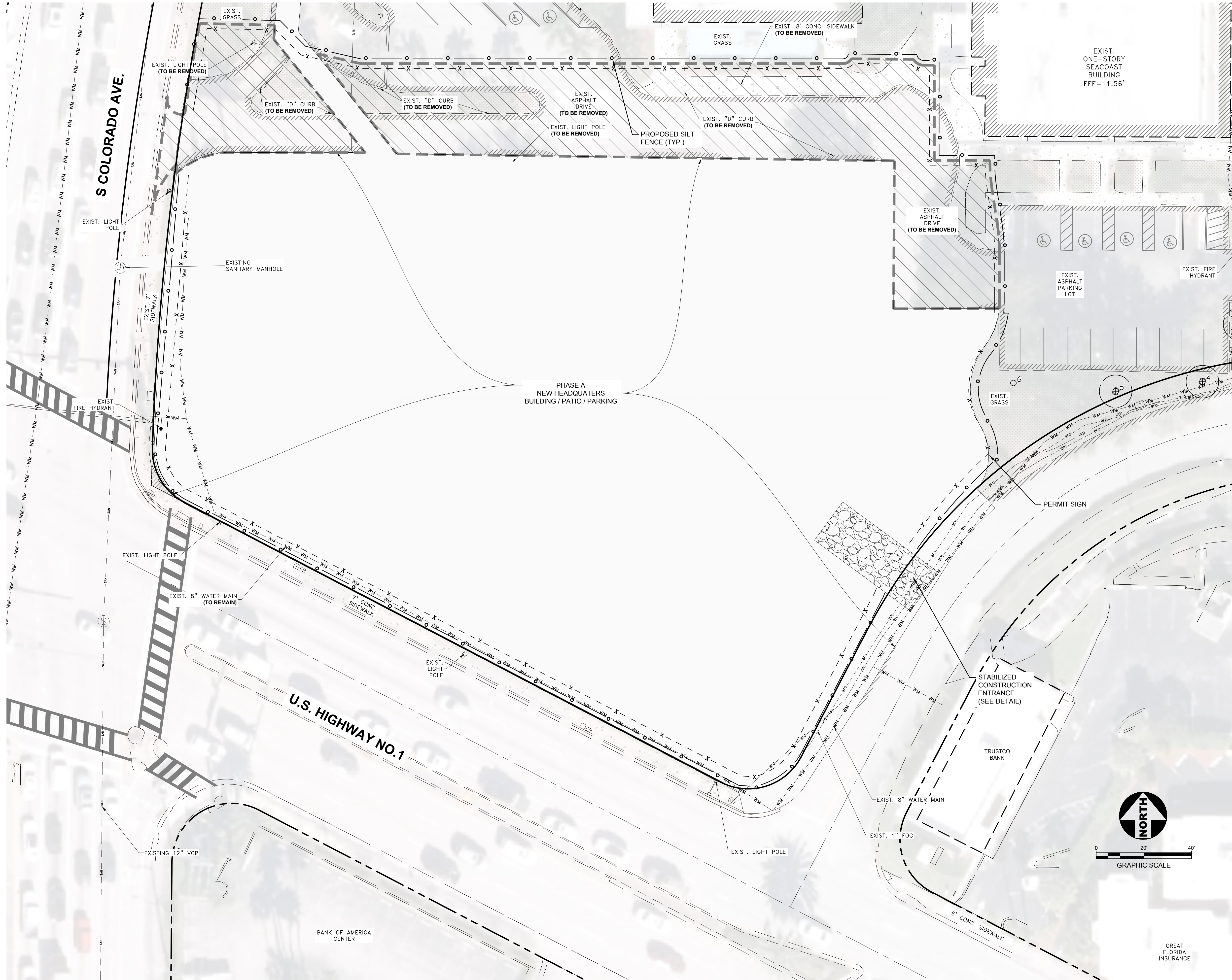
EXISTING SURVEY SITE
PHASE A EROSION CONTROL

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

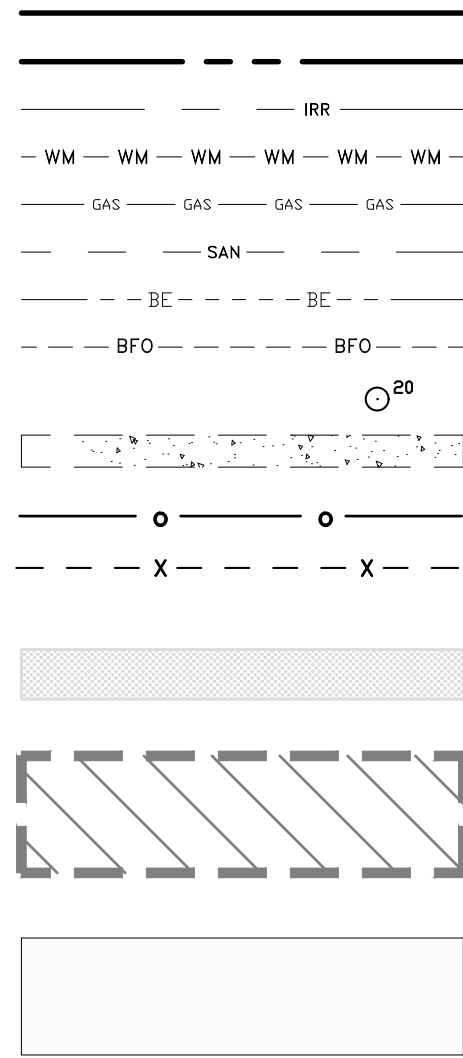
Printed Date:

JOB No.: 2104
SHEET
2 OF 21

Straticon
Received:
07.06.2026



LEGEND



- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE (FDO)
- EXIST. IRRIGATION LINE
- EXIST. WATER LINE
- EXIST. GAS LINE
- EXIST. SANITARY
- EXIST. BURIED ELECTRICAL
- EXIST. FIBER OPTIC
- EXIST. TREES (SEE TABLE)
- EXIST. SIDEWALK
- PROPOSED SILT FENCE
- PROPOSED 6" CONSTRUCTION FENCE
- EXIST. GRASS
- PHASE B CLEARING
- PHASE A UNDER CONSTRUCTION

301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341



DATE:	12/1/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORIZ. SCALE:	1" = 20'
VERT. SCALE:	N/A

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

SCALE VERIFICATION

0 1

SOLID BAR IS EQUAL TO
DRAWING ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

EXISTING SURVEY SITE PHASE B

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: **2104**
SHEET
3 OF 21

Straticon
Received:
07.06.2026



ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

MATCH LINE THIS SHEET (SEE ABOVE)

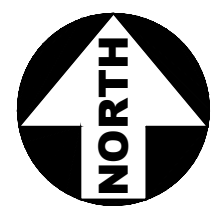
Diagram illustrating a sequence of horizontal lines with various labels and symbols:

- Top section: A solid line followed by a dashed line.
- Section 1: A solid line with the label "IRR" below it.
- Section 2: A solid line with the label "WM" below it.
- Section 3: A solid line with the label "GAS" below it.
- Section 4: A solid line with the label "SAN" below it.
- Section 5: A solid line with the label "BE" below it.
- Section 6: A solid line with the label "BFO" below it.
- Section 7: A solid line with a circle containing "20" and a dot below it.
- Section 8: A solid line with a circle containing a dot below it.
- Section 9: A solid line with the label "X" below it.
- Section 10: A solid line with the label "X" below it.
- Bottom section: A solid line followed by a dashed line.

EXIST. GRASS

PHASE C CLEARING

PHASE A & B CLEARING



0 20' 40'

GRAPHIC SCALE

• 301 N.W. Flagler Ave.
Orlando, FL 32801
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC
Engineering, Inc.

Civil Engineering Professionals

Engineering Business
No. EB-0007657

CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.

DATE:	12/4/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORIZ. SCALE:	1" = 20'
VERT. SCALE:	N/A

CADD FILE: Erosion Survey Site Profile

[illegible]

**SCALE
VERIFICATION**

0 0 1

SOLID BAR IS EQUAL TO
ONE INCH ON ORIGINAL
DRAWING. ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSES

SEACOAST BANK HEADQUARTERS CITY OF STUART, FLORIDA	EXISTING SURVEY SITE PHASE C
--	--

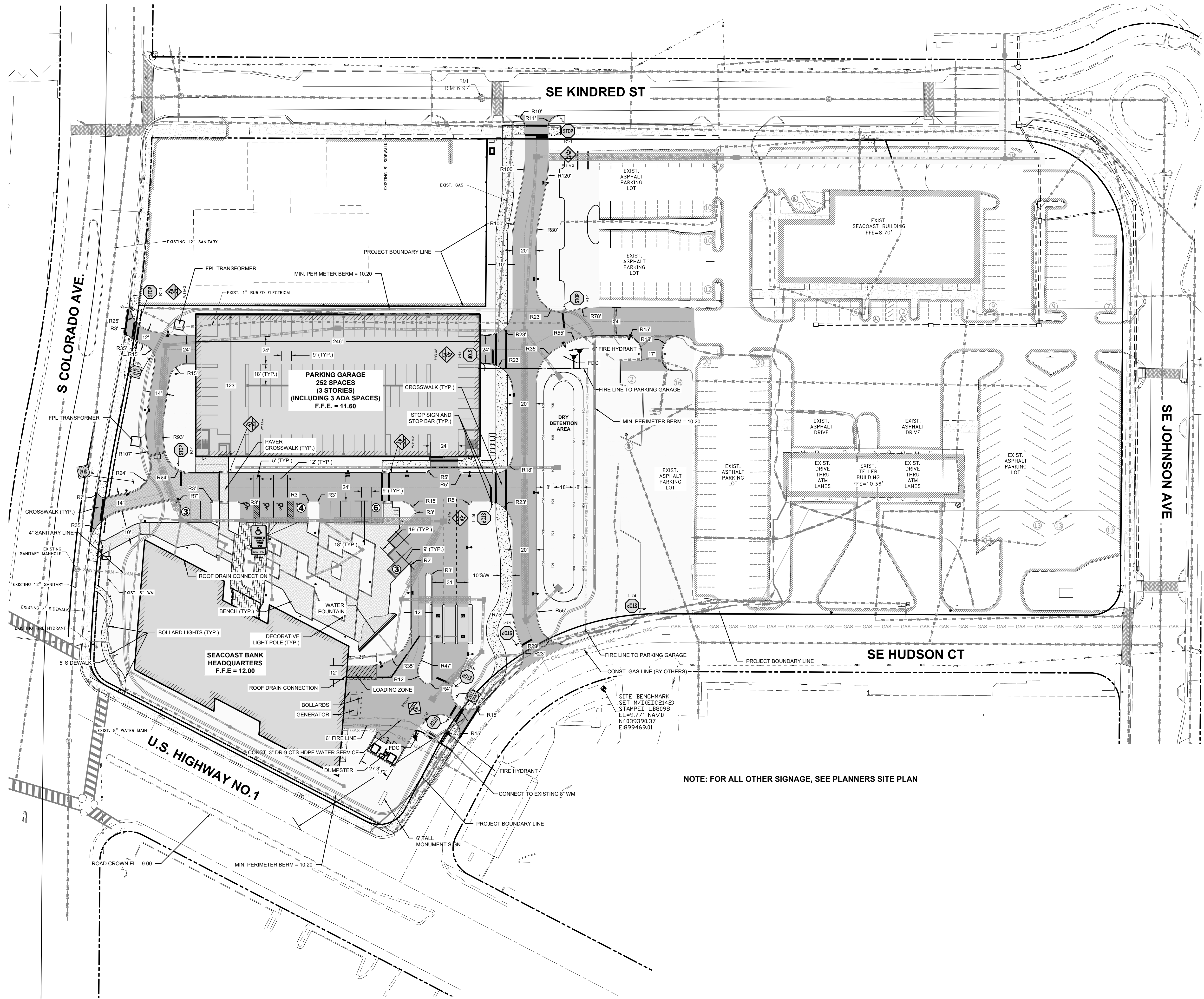
JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

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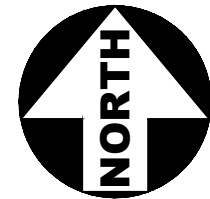
Printed Date: _____

JOB No.: **2104**
SHEET
4 OF **21**

 **Straticon**
Received:
07.06.2026



NOTE: FOR ALL OTHER SIGNAGE, SEE PLANNERS SITE PLAN



0 40' 80'
GRAPHIC SCALE

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- DRIVING AISLE CENTERLINE
- PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION PIPE
- PROPOSED ASPHALT
- PROPOSED SWALE
- PROPOSED SIDEWALK
- PROPOSED WATER MAIN
- PROPOSED FIRE LINE
- PROPOSED PNEUMATIC TUBES
- PROPOSED SANITARY
- PROPOSED GAS LINE
- PROPOSED PERIMETER BERM
- EXISTING ROAD
- EXISTING SIDEWALK
- EXISTING SANITARY
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING IRRIGATION
- EXISTING BURIED ELECTRICAL
- EXISTING COMMUNICATION LINES
- EXISTING STORM DRAINAGE
- PROPOSED PARKING SPACES (176)
STOP BAR / WITH STOP SIGN
- PARKING STALL
266 PARKING STALLS
7 ADA PARKING STALLS
- DRY DETENTION AREA
- EXISTING BUILDINGS
- PROPOSED BUILDINGS

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO
0' ON GROUND. ALL
DRAWING ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA
CIVIL SITE PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: **2104**
SHEET
5 OF **21**



ALL ELEVATIONS REFERENCE (NAVD 88) DATUM



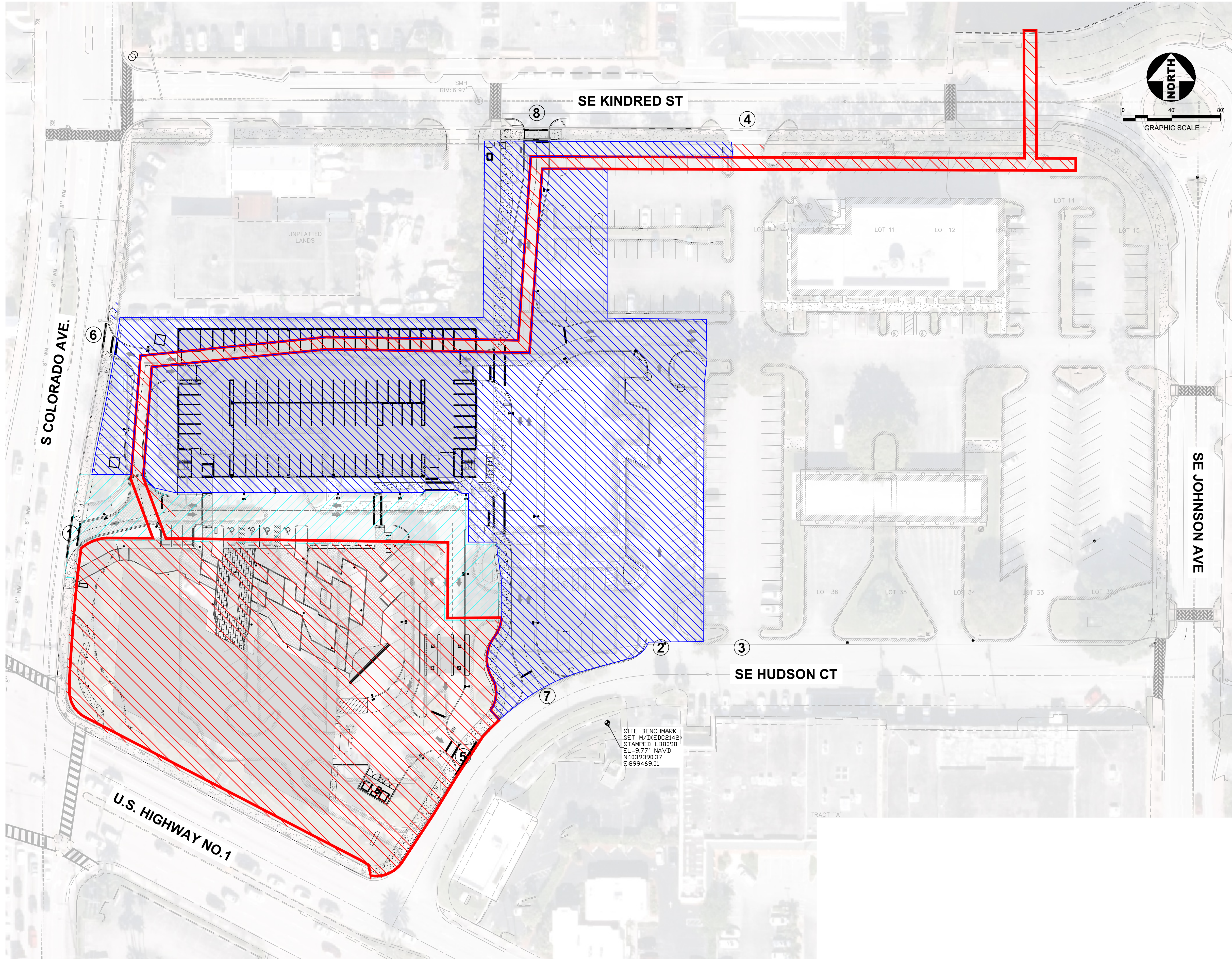
301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC
Engineering, Inc.
Civil Engineering Professionals

DATE:	12/1/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORIZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
CADD FILE:	2104010104.spl

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

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LEGEND

PROJECT BOUNDARY LINE

PHASE A LIMITS

PHASE B LIMITS

PHASE C LIMITS

DRIVEWAY NUMBERS

1 → 8

CONSTRUCTION PHASING NOTES

CONSTRUCTION OF RE-DEVELOPMENT TO OCCUR IN THREE PHASES:

PHASE A - SHOWN IN RED

1. PHASE A CONSISTS OF THE DEMOLITION OF THE EXISTING SOUTHWESTERN PARKING LOT FOR SITE WORK PREPARATION FOR NEW SEACOAST HEADQUARTERS BUILDING.
2. CONTRACTOR TO MAINTAIN ACCESS BY PUBLIC TO EXISTING SEACOAST BANK BUILDING DURING PHASE A.
3. CUSTOMERS/CLIENTS TO UTILIZE EXISTING EASTERN PARKING LOTS DURING PHASE A FOR ACCESS TO THE EXISTING BUILDING.
4. CONTRACTOR TO KEEP ACCESS DRIVE OFF COLORADO OPEN TO PUBLIC DURING PHASE A.
5. ALL STORMWATER AND UTILITY INFRASTRUCTURE FOR THE NEW SEACOAST BUILDING TO BE CONSTRUCTED IN PHASE A.
6. PHASE A WILL REQUIRE STORMWATER PIPE TO BE INSTALLED TO ULTIMATE OUTFALL IN NORTHEAST CORNER OF THE SITE - A TEMPORARY CLOSING OF THE COLORADO DRIVEWAY WILL BE REQUIRED FOR THIS CROSSING.
7. PHASE A TO CONCLUDE WITH THE CONSTRUCTION OF THE NEW SEACOAST BANK HEADQUARTERS BUILDING.

PHASE B - SHOWN IN CYAN

1. PHASE B CONSISTS OF THE DEMOLITION OF THE EXISTING COLORADO AVENUE DRIVEWAY AND CONSTRUCTION OF NEW DRIVE AISLE AND PARKING STALLS.
2. CONTRACTOR TO MAINTAIN ACCESS BY PUBLIC TO EXISTING SEACOAST BANK BUILDING DURING PHASE B.
3. CUSTOMERS/CLIENTS TO UTILIZE EXISTING EASTERN PARKING LOTS DURING PHASE B.
4. PHASE B WILL CONCLUDE IN SYNC WITH THE COMPLETION OF PHASE A.
5. THE NEW SEACOAST BANK HEADQUARTERS BUILDING WILL BE OPEN TO THE PUBLIC AT THE CONCLUSION OF PHASE A AND B.

PHASE C - SHOWN IN BLUE

1. PHASE C CONSISTS OF THE DEMOLITION OF THE EXISTING SEACOAST BANK HEADQUARTERS BUILDING AND THE CONSTRUCTION OF THE PROPOSED PARKING GARAGE.
2. ALL REMAINING SITE WORK TO BE COMPLETED WITHIN THE PROJECT BOUNDARY SHOWN DURING PHASE C, INCLUDING THE NORTH-SOUTH DRIVEWAY ACCESS FROM HUDSON COURT TO KINDRED STREET.

DRIVEWAY PHASING NOTES

DRIVEWAY CLOSURES:

PHASE A - SHOWN IN RED

1. DRIVEWAYS 1, 2, 3, 4 & 6 WILL BE OPEN FOR INGRESS TO THE SITE.
2. DRIVEWAY 3 AND 4 WILL BE OPEN FOR EGRESS FROM THE SITE.
 - NOTE - DRIVEWAY 1 & 4 TO HAVE TEMPORARY CLOSURE DURING THE STORM PIPE INSTALLATION.

PHASE B - SHOWN IN YELLOW

1. DRIVEWAYS 2, 3, & 4 WILL BE OPEN FOR INGRESS TO THE SITE.
2. DRIVEWAY 3 AND 4 WILL BE OPEN FOR EGRESS FROM THE SITE.

PHASE C - SHOWN IN BLUE

1. DRIVEWAYS 1, 3, & 4 WILL BE OPEN FOR INGRESS TO THE SITE.
2. DRIVEWAY 3, 4, & 5 WILL BE OPEN FOR EGRESS FROM THE SITE.



ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

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Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC
Engineering, Inc.
Civil Engineering Professionals

Engineering Business
No. EB-007657

DATE:	12/1/24
DRAWN BY:	RC
DESIGNED BY:	JWS
CHECKED BY:	JWC
PROJECT No.:	2104
HORIZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
CADD FILE:	2104-Phasing.Pdw

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

SCALE VERIFICATION

1

0

SOLID BAR IS EQUAL TO SCALE OF ALL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY.

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

OVERALL PHASING PLAN

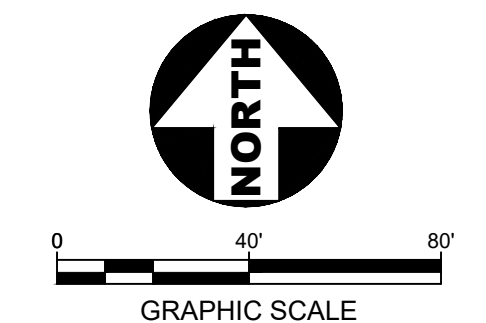
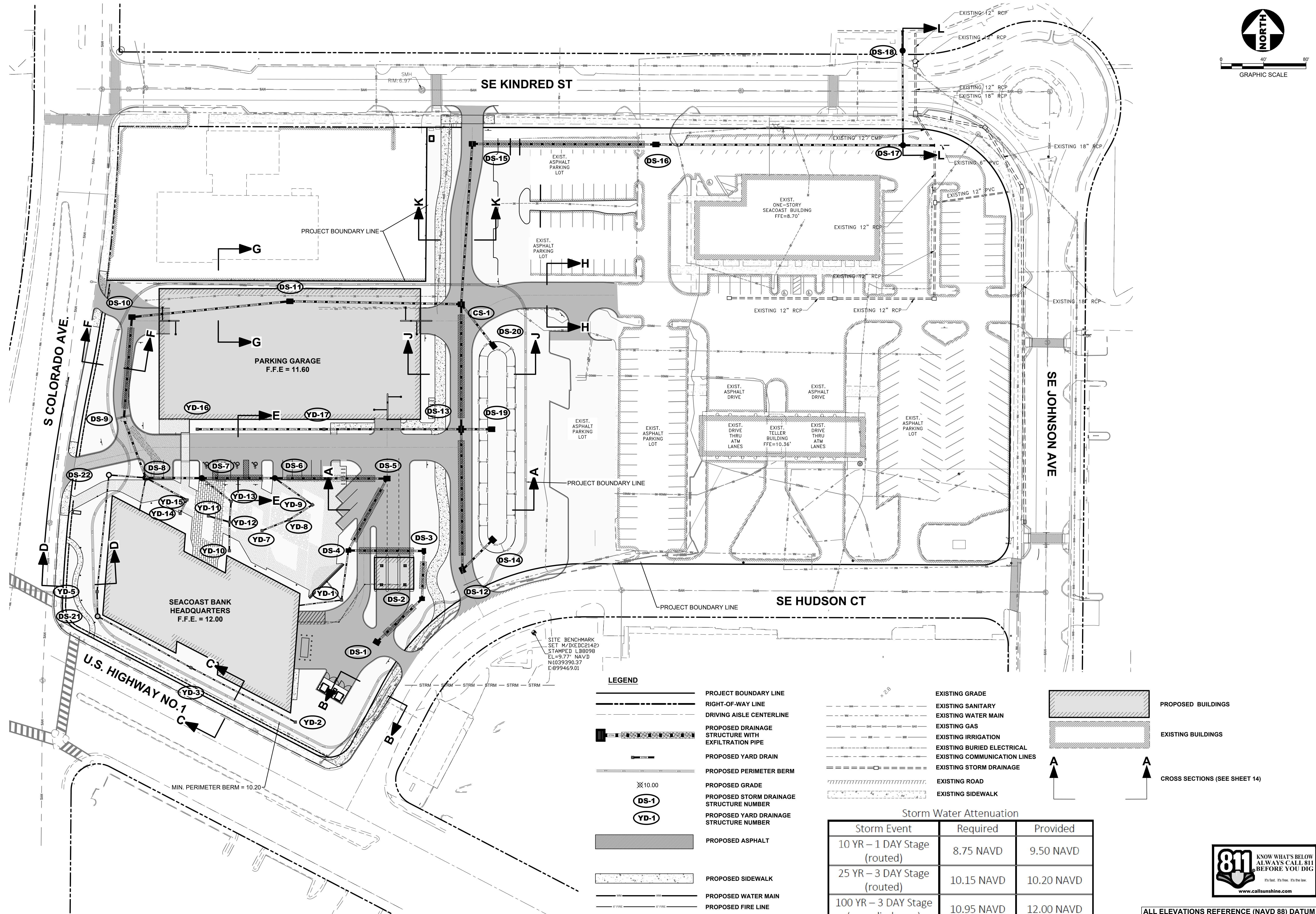
JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: **2104**
SHEET
6 OF **21**

Straticon
Received:
07.06.2026

P:\21002104 Seacoast Bank HO\DWG\2104-Master Drainage Plan.dwg, 6/25/2026 2:36:43 PM



301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC
Engineering, Inc.
Civil Engineering Professionals

Engineering Business
No. EB-007657

DATE:	12/2/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORIZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
CADD FILE/Author:	Drainage Plan

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

SCALE VERIFICATION

1
0

SOLID BAR IS EQUAL TO
DRAWING. ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

OVERALL STORM DRAINAGE PLAN

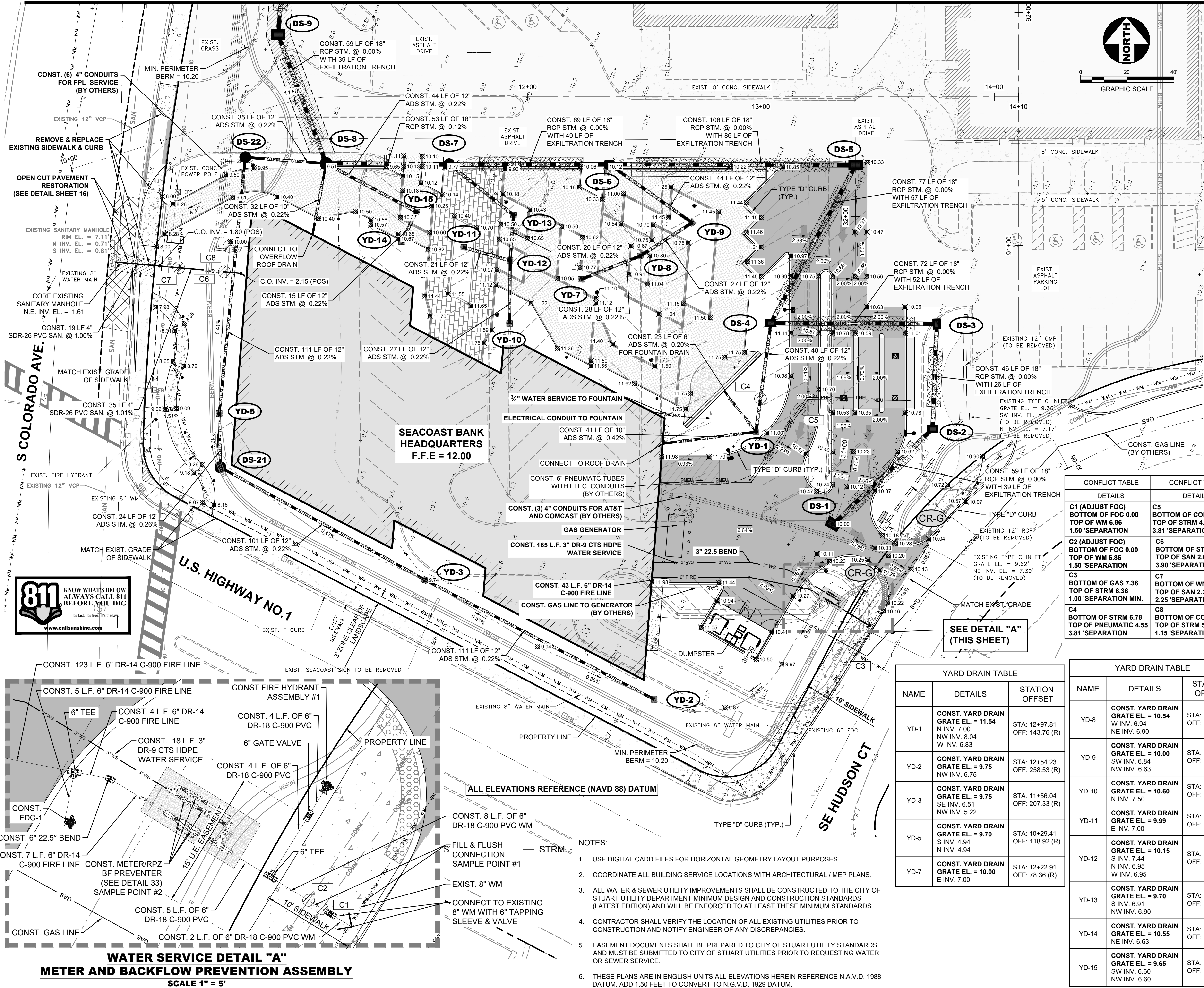
JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: **2104**
SHEET
7 OF 21

Straticon
Received:
07.06.2026

MATCH LINE (SHEET 9A)



LEGEND

	PROJECT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	DRIVING AISLE CENTERLINE
	PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION TRENCH
	PROPOSED GRADE
	PROPOSED STRUCTURE NUMBER
	PROPOSED ASPHALT
	PROPOSED ASPHALT PATCH REPAIR AFTER PIPE INSTALLATION
	PROPOSED BERM
	PROPOSED SIDEWALK
	PROPOSED WATER SERVICE
	PROPOSED FIRE LINE
	PROPOSED GAS LINE
	PROPOSED PNEUMATIC TUBES
	PROPOSED CONDUIT
	PROPOSED SWALE
	CONFLICT POTHOLE
	CONFLICT LABEL
	SANITARY SEWER MANHOLE
	CURB DETECTABLE WARNING
	CURB RAMP
	EXISTING ROAD
	EXISTING SIDEWALK
	EXISTING GRADE
	EXISTING SANITARY
	EXISTING WATER MAIN
	EXISTING GAS
	EXISTING IRRIGATION
	EXISTING BURIED ELECTRICAL
	EXISTING COMMUNICATION LINES
	EXISTING STORM DRAINAGE
	EXISTING OVERHEAD WIRES

CONFLICT TABLE	CONFLICT TABLE
DETAILS	DETAILS
C1 (ADJUST FOC) BOTTOM OF FOC 0.00 TOP OF WM 6.86 1.50' SEPARATION	C5 BOTTOM OF CONDUITS 6.78 TOP OF STRM 4.55 3.81' SEPARATION
C2 (ADJUST FOC) BOTTOM OF FOC 0.00 TOP OF WM 6.86 1.50' SEPARATION	C6 BOTTOM OF STRM 5.85 TOP OF SAN 2.07 3.90' SEPARATION MIN.
C3 BOTTOM OF GAS 7.36 TOP OF STRM 6.36 1.00' SEPARATION MIN.	C7 BOTTOM OF WM 3.75 TOP OF SAN 2.25 2.25' SEPARATION
C4 BOTTOM OF STRM 6.78 TOP OF PNEUMATIC 4.55 3.81' SEPARATION	C8 BOTTOM OF CONDUITS 7.00 TOP OF STRM 5.85 1.15' SEPARATION

INLETS TABLE		
NAME	DETAILS	STATION OFFSET
DS-1	CONST. TYPE E INLET GRATE EL. = 10.00 NE INV. 5.75	STA: 13+31.00 OFF: 183.29 (R)
DS-2	CONST. TYPE C INLET GRATE EL. = 11.17 N INV. 5.75 SW INV. 5.75	STA: 13+73.60 OFF: 142.50 (R)
DS-3	CONST. TYPE C INLET GRATE EL. = 10.75 S INV. 5.75 W INV. 5.75	STA: 13+75.34 OFF: 97.48 (R)
DS-4	CONST. TYPE C INLET GRATE EL. = 11.66 S INV. 6.90 NE INV. 5.75 E INV. 5.75	STA: 13+04.24 OFF: 97.09 (R)
DS-5	CONST. TYPE E INLET GRATE EL. = 10.22 W INV. 5.75 SW INV. 5.75	STA: 13+40.55 OFF: 29.37 (R)
DS-6	CONST. DOUBLE VALLEY GUTTER INLET GRATE EL. = 10.17 W INV. 5.75 E INV. 5.75 SE INV. 6.53	STA: 12+35.00 OFF: 29.03 (R)
DS-7	CONST. DOUBLE VALLEY GUTTER INLET GRATE EL. = 9.83 W INV. 5.75 E INV. 5.75 SE INV. 6.82	STA: 11+66.25 OFF: 28.97 (R)
DS-8	CONST. DOUBLE VALLEY GUTTER INLET GRATE EL. = 9.54 E INV. 5.69 N INV. 5.75 W INV. 5.82 SE INV. 6.50 S INV. 6.97	STA: 11+11.15 OFF: 28.97 (R)
DS-9	CONST. TYPE E INLET GRATE EL. = 10.20 S INV. 5.75 N INV. 5.75	STA: 10+98.83 OFF: 29.33 (L)
DS-21	CONST. STORM MANHOLE GRATE EL. = 10.20 SE INV. 5.00 N INV. 5.00	STA: 10+23.05 OFF: 141.17 (R)
DS-22	CONST. STORM MANHOLE GRATE EL. = 9.75 S INV. 4.70 E INV. 5.90	STA: 10+72.54 OFF: 17.26 (R)

YARD DRAIN TABLE		
NAME	DETAILS	STATION OFFSET
YD-1	CONST. YARD DRAIN GRATE EL. = 11.54 N INV. 7.00 NW INV. 8.04 W INV. 6.83	STA: 12+97.81 OFF: 143.76 (R)
YD-2	CONST. YARD DRAIN GRATE EL. = 9.75 NW INV. 6.75	STA: 12+54.23 OFF: 258.53 (R)
YD-3	CONST. YARD DRAIN GRATE EL. = 9.75 SE INV. 6.51 NW INV. 5.22	STA: 11+56.04 OFF: 207.33 (R)
YD-5	CONST. YARD DRAIN GRATE EL. = 9.70 S INV. 4.94 N INV. 4.94	STA: 10+29.41 OFF: 118.92 (R)
YD-7	CONST. YARD DRAIN GRATE EL. = 10.00 E INV. 7.00	STA: 12+22.91 OFF: 78.36 (R)

YARD DRAIN TABLE		
NAME	DETAILS	STATION OFFSET
YD-8	CONST. YARD DRAIN GRATE EL. = 10.54 W INV. 6.94 NE INV. 6.90	STA: 12+48.27 OFF: 68.26 (R)
YD-9	CONST. YARD DRAIN GRATE EL. = 10.00 SW INV. 6.84 NW INV. 6.83	STA: 12+70.44 OFF: 54.06 (R)
YD-10	CONST. YARD DRAIN GRATE EL. = 10.60 N INV. 7.50	STA: 11+92.17 OFF: 97.28 (R)
YD-11	CONST. YARD DRAIN GRATE EL. = 9.99 E INV. 7.00	STA: 11+72.47 OFF: 64.62 (R)
YD-12	CONST. YARD DRAIN GRATE EL. = 10.15 S INV. 7.44 N INV. 6.95 W INV. 6.95	STA: 11+92.36 OFF: 70.31 (R)
YD-13	CONST. YARD DRAIN GRATE EL. = 9.70 S INV. 6.91 NW INV. 6.90	STA: 11+93.91 OFF: 50.82 (R)
YD-14	CONST. YARD DRAIN GRATE EL. = 10.55 NE INV. 6.83	STA: 11+45.85 OFF: 62.16 (R)
YD-15	CONST. YARD DRAIN GRATE EL. = 9.65 SW INV. 6.60 NW INV. 6.60	STA: 11+52.31 OFF: 49.42 (R)

NOTES:

- USE DIGITAL CADD FILES FOR HORIZONTAL GEOMETRY LAYOUT PURPOSES.
- COORDINATE ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL / MEP PLANS.
- ALL WATER & SEWER UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF STUART UTILITY DEPARTMENT MINIMUM DESIGN AND CONSTRUCTION STANDARDS (LATEST EDITION) AND WILL BE ENFORCED TO AT LEAST THESE MINIMUM STANDARDS.
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- THESE PLANS ARE IN ENGLISH UNITS ALL ELEVATIONS HEREIN REFERENCE N.A.V.D. 1988 DATUM. ADD 1.50 FEET TO CONVERT TO N.G.V.D. 1929 DATUM.

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CAPTEC
Engineering, Inc.
Civil Engineering Professionals

Engineering Business
No. EB-007657

DATE:	12/4/24
DRAWN BY:	RC
DESIGNED BY:	JWC
CHECKED BY:	JWC
PROJECT NO.:	2104
HORIZ. SCALE:	1" = 20'
VERT. SCALE:	N/A
CADD FILE:	2104SIPPhaseA

REVISIONS	
NO.	DATE
1	4/8/26
RC	CITY OF STUART SITE PERMIT

SCALE VERIFICATION

1

SOLID BAR IS EQUAL TO 1' ON DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY.

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

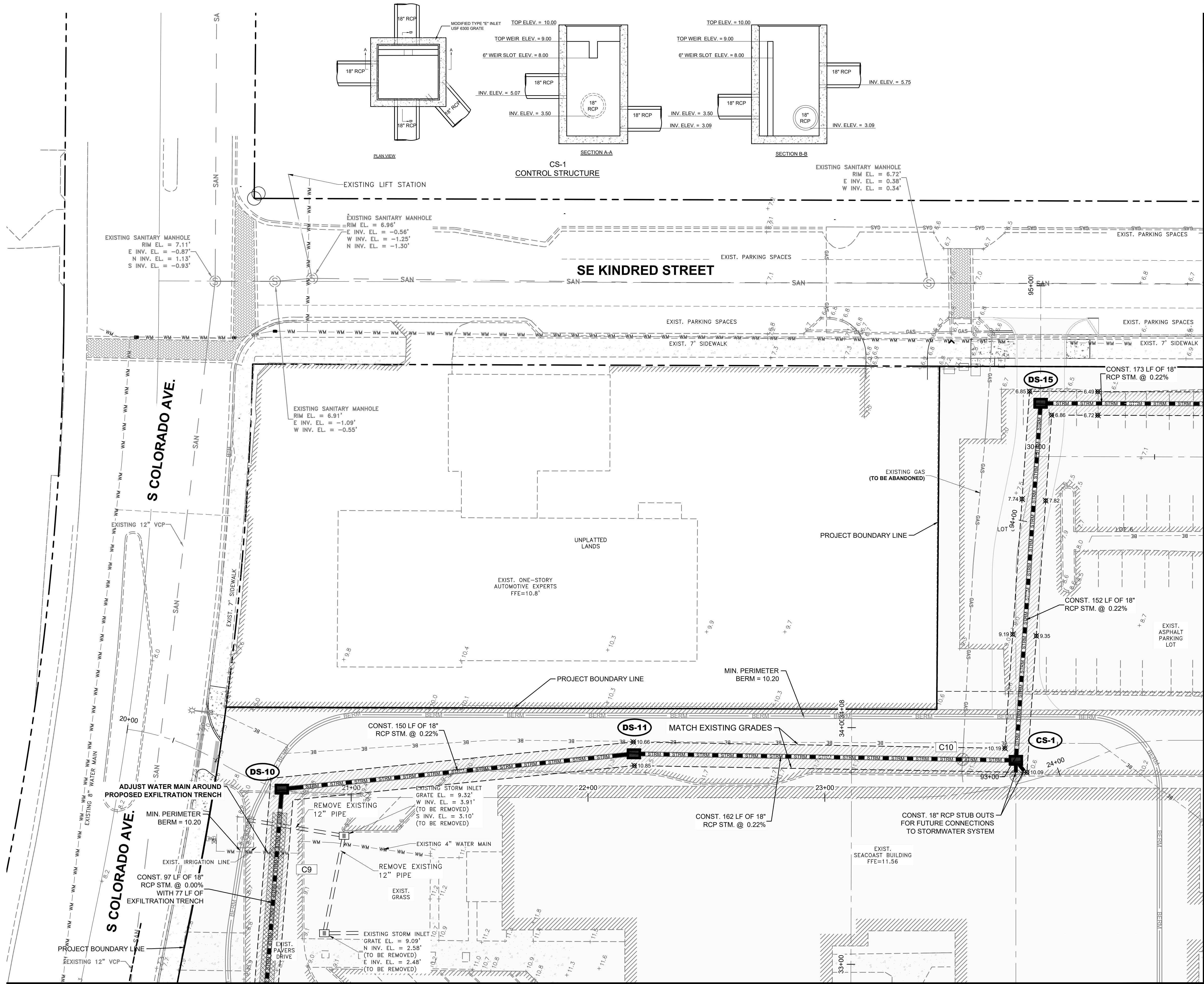
SITE IMPROVEMENT PLAN PHASE A

JOSEPH W. CAPRA
301 N.W. Flagger Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB NO.: **2104**
SHEET
8A OF **21**

Straticon
Received:
07.06.2026



MATCH LINE (SHEET 10A)

LEGEND

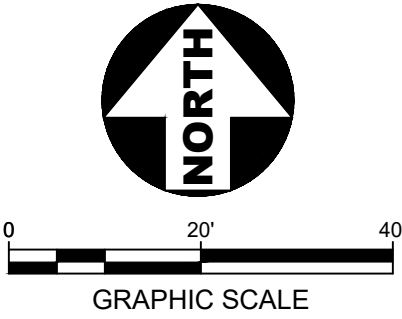
PROJECT BOUNDARY LINE
RIGHT-OF-WAY LINE
DRIVING AISLE CENTERLINE
PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION TRENCH
PROPOSED GRADE
PROPOSED STRUCTURE NUMBER
PROPOSED ASPHALT
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EXISTING IRRIGATION
EXISTING BURIED ELECTRICAL
EXISTING COMMUNICATION LINES
EXISTING STORM DRAINAGE
EXISTING OVERHEAD WIRES

INLETS TABLE		
NAME	DETAILS	STATION OFFSET
CS-1	CONST. TYPE E INLET GRATE EL. = 9.99 W INV. 5.07 N INV. 3.43 S INV. 5.75 SE INV. 5.64	STA: 23+83.62 OFF: 9.78 (L)
DS-10	CONST. TYPE E INLET GRATE EL. = 10.20 E INV. 5.75 S INV. 5.75	STA: 20+70.40 OFF: 0.00 (I)
DS-11	CONST. TYPE E INLET GRATE EL. = 11.00 W INV. 5.42 E INV. 5.42	STA: 22+19.38 OFF: 18.46 (L)
DS-15	CONST. TYPE E INLET GRATE EL. = 6.70 S INV. 3.10 E INV. 3.10	STA: 94+50.38 OFF: 0.00 (I)

CONFLICT TABLE	
DETAILS	DETAILS
C9 BOTTOM OF STRM 5.00 ADJUST WATER SERVICE 4.00 1.00' SEPARATION	C10 BOTTOM OF WM 4.91 TOP OF GAS 3.41 1.50' SEPARATION



ALL ELEVATIONS REFERENCE (NAVD 88) DATUM



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Phone: (772) 692-4344
Fax: (772) 692-4341

CAPTEC
Engineering, Inc.
Civil Engineering Professionals

DATE: 12/1/24
DRAWN BY: RC
DESIGNED BY: JUS
CHECKED BY: JWC
PROJECT NO.: 2104
HORIZ. SCALE: 1" = 20'
VERT. SCALE: N/A
CADD FILE: 2104SP-Phase A

NO. DATE BY REVISIONS

1	4/8/26	RC	CITY OF STUART SITE PERMIT
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SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

SITE IMPROVEMENT PLAN PHASE A

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

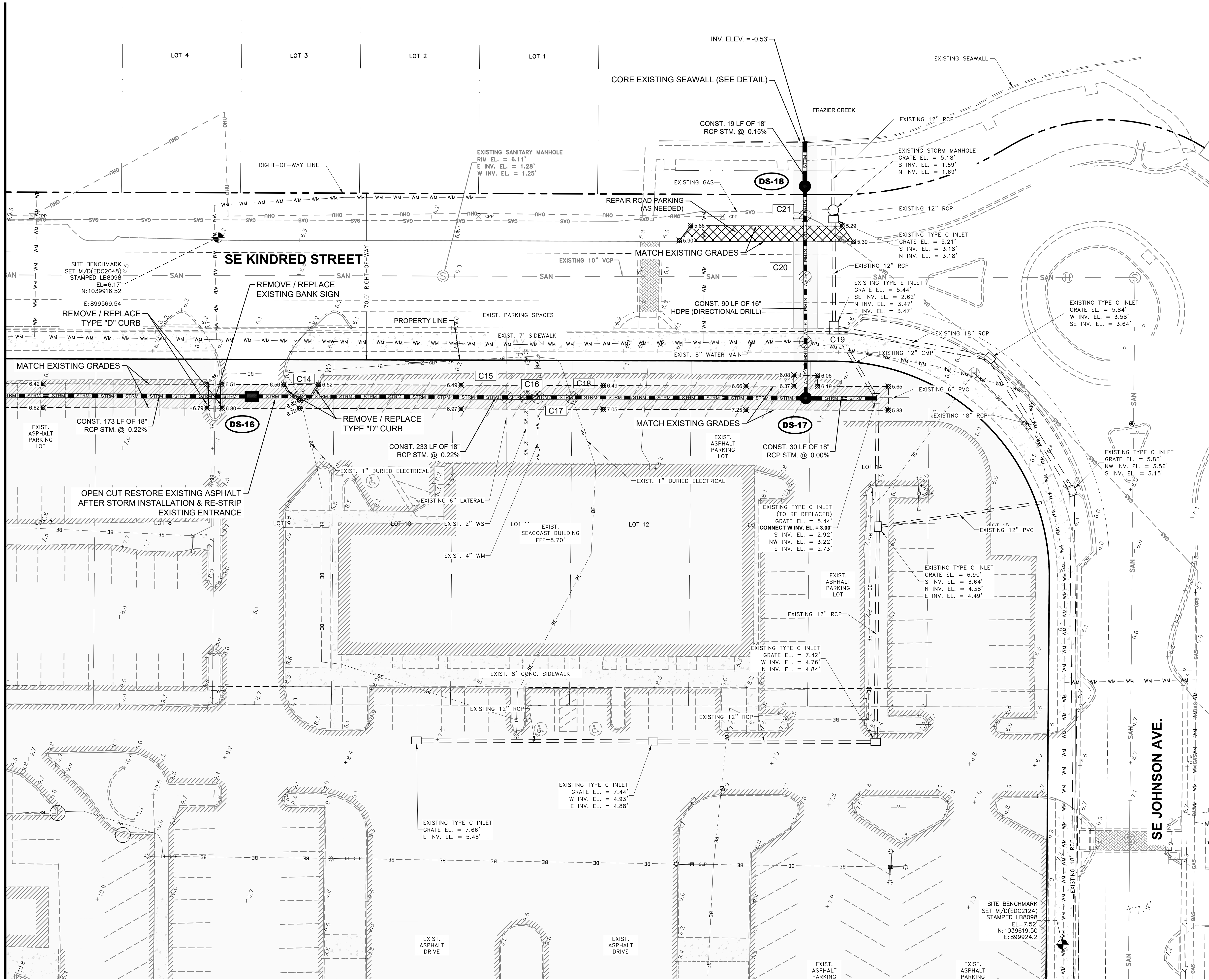
Printed Date:

JOB No.: **2104**
SHEET
9A OF **21**

Straticon
Received:
07.06.2026

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 CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.

MATCH LINE (SHEET 9A)



LEGEND

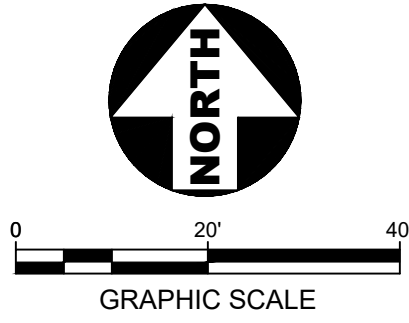
PROJECT BOUNDARY LINE
RIGHT-OF-WAY LINE
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PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION TRENCH
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EXISTING OVERHEAD WIRES

INLETS TABLE		
NAME	DETAILS	STATION OFFSET
DS-16	CONST. TYPE C INLET GRATE EL. = 6.64 E INV. 1.10	STA: 31+74.58 OFF: 22.48 (L)
DS-17	CONST. STORM MANHOLE GRATE EL. = 6.45 W INV. 0.59 E INV. 2.72 N INV. -0.83	STA: 34+07.20 OFF: 22.48 (L)
DS-18	CONST. STORM MANHOLE GRATE EL. = 4.37 S INV. -0.83 N INV. -0.50	STA: 34+06.55 OFF: 111.52 (L)

CONFLICT TABLE	CONFLICT TABLE
DETAILS	DETAILS
C19 BOTTOM OF STRM 2.06 TOP OF GAS 0.60 1.46' SEPARATION MIN.	C21 BOTTOM OF GAS 4.15 TOP OF STRM 0.60 3.55' SEPARATION MIN.
C20 BOTTOM OF SAN 1.60 TOP OF STRM 0.60 1.00' SEPARATION	



ALL ELEVATIONS REFERENCE (NAVD 88) DATUM



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Engineering Business
No. EB-0007657

DATE	DRAWN BY	DESIGNED BY	CHECKED BY	PROJECT NO.	2024	VERT. SCALE	1" = 20'	CADD FILE	2104SIP-Phase A
	RC	JUS	JWC	2104		N/A			

REVISIONS		NO.		DATE	BY
		1	4/8/26	RC	CITY OF STUART SITE PERMIT

SCALE VERIFICATION

0 1
SOLID BAR IS EQUAL TO
DRAWING ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA
SITE IMPROVEMENT PLAN PHASE A

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: **2104**
SHEET
10A OF **21**

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NOTES:

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LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- DRIVING AISLE CENTERLINE
- PROPOSED DRAINAGE STRUCTURE WITH EXFILTRATION TRENCH
- PROPOSED GRADE
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Engineering Business
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DATE:	12/1/24
DRAWN BY:	RC
DESIGNED BY:	JUS
CHECKED BY:	JWC
PROJECT No.:	2104
HORIZ. SCALE:	1" = 20'
VERT. SCALE:	N/A
CADD FILE:	2104SIP-Phase B

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO
DRAWING ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA
SITE IMPROVEMENT PLAN PHASE B

JOSEPH W. CAPRA
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Stuart, Florida 34994
P.E. No. 37638

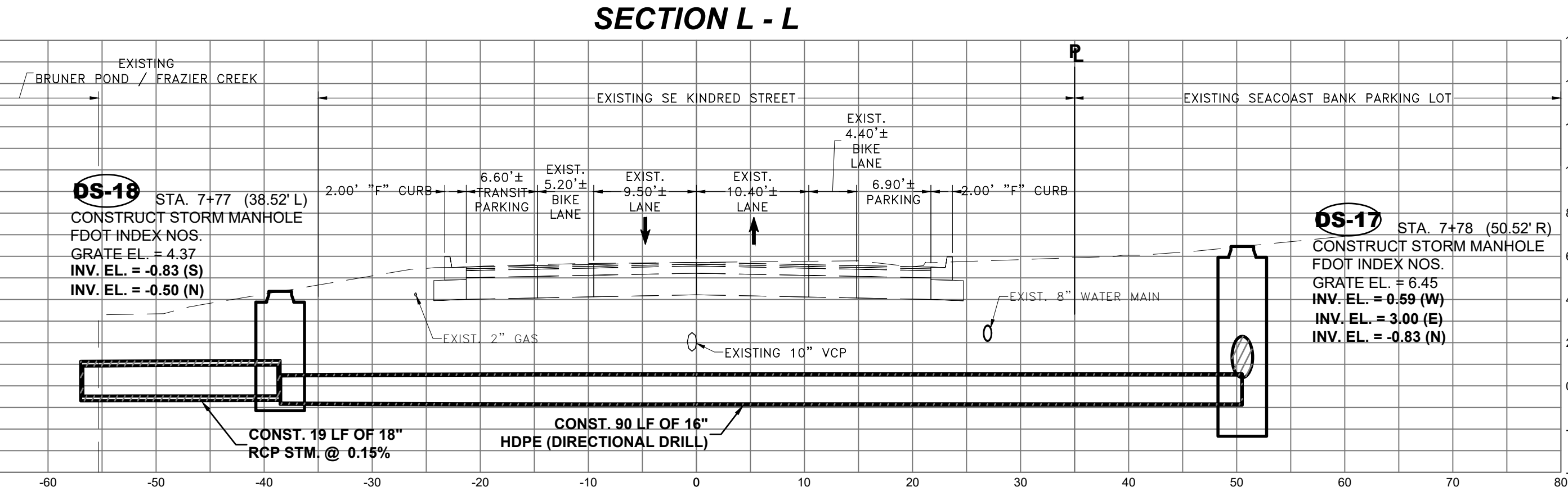
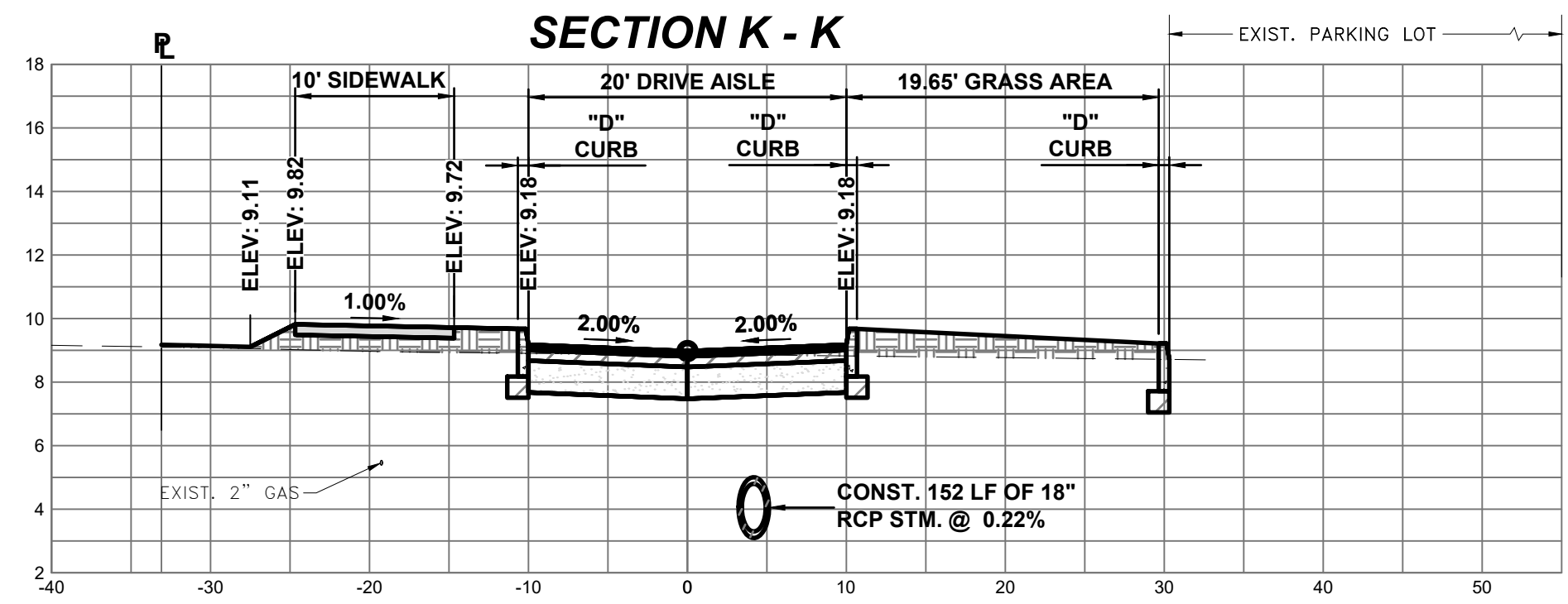
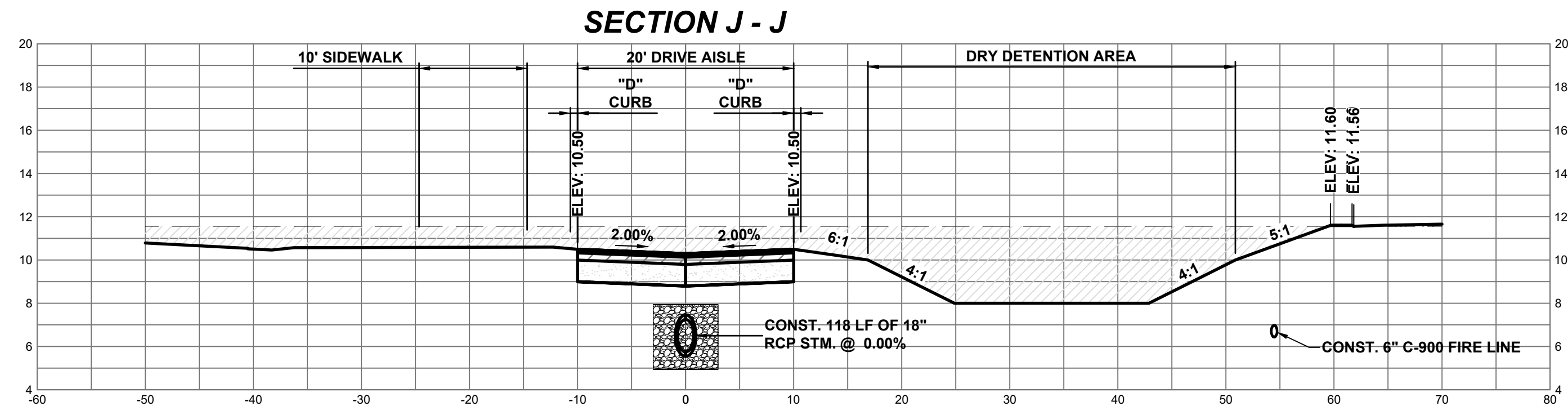
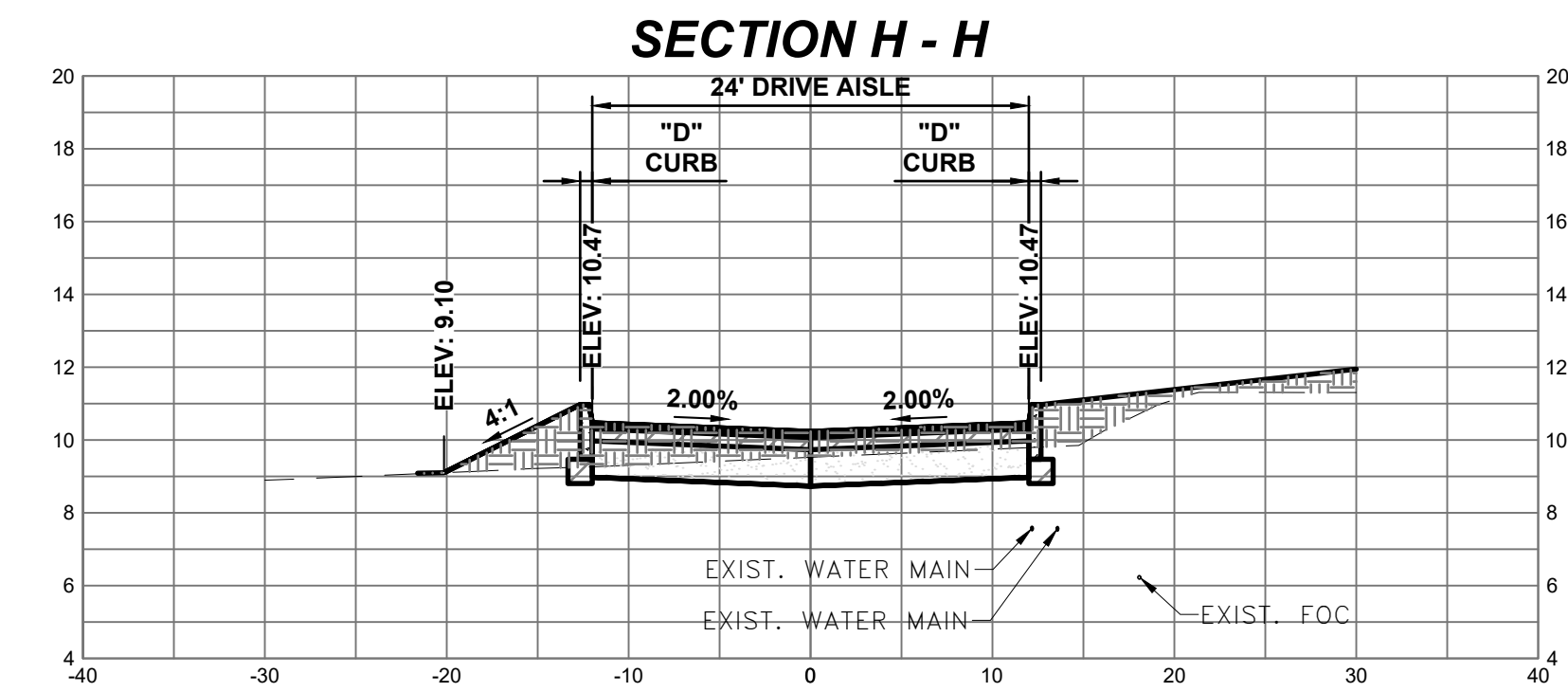
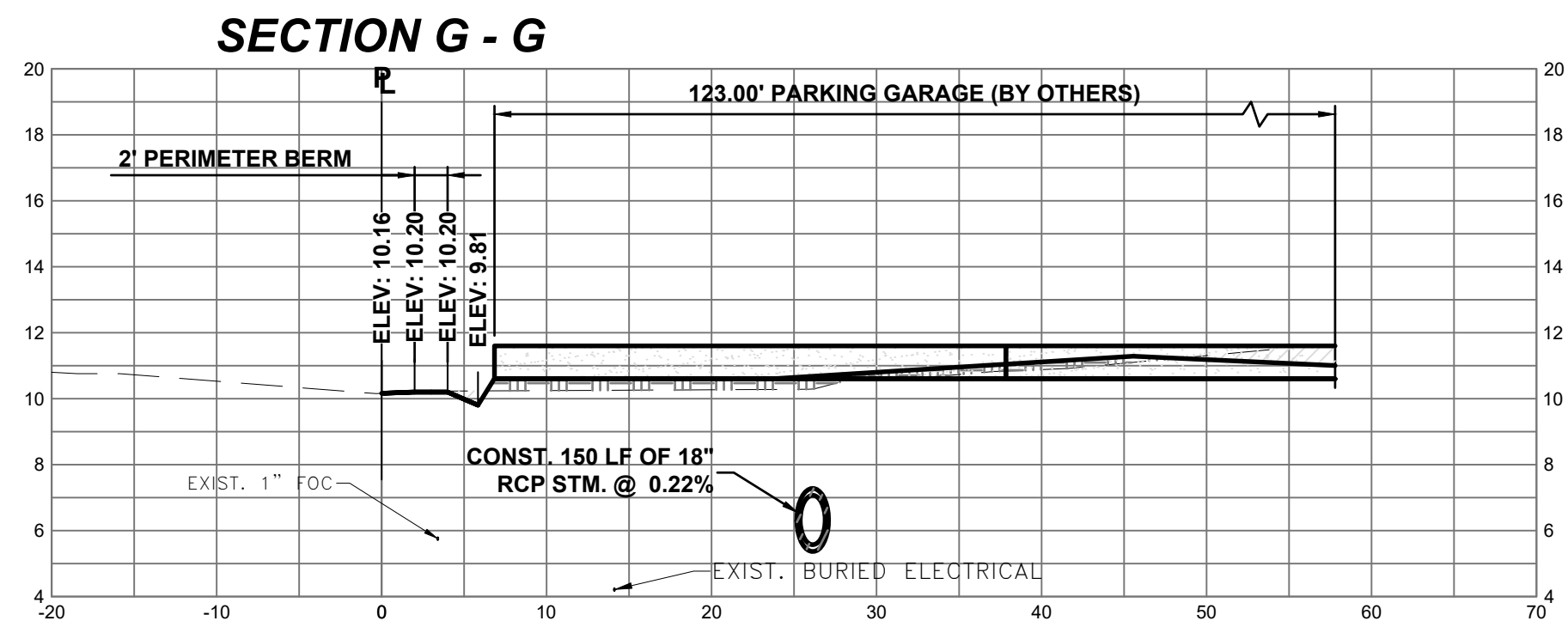
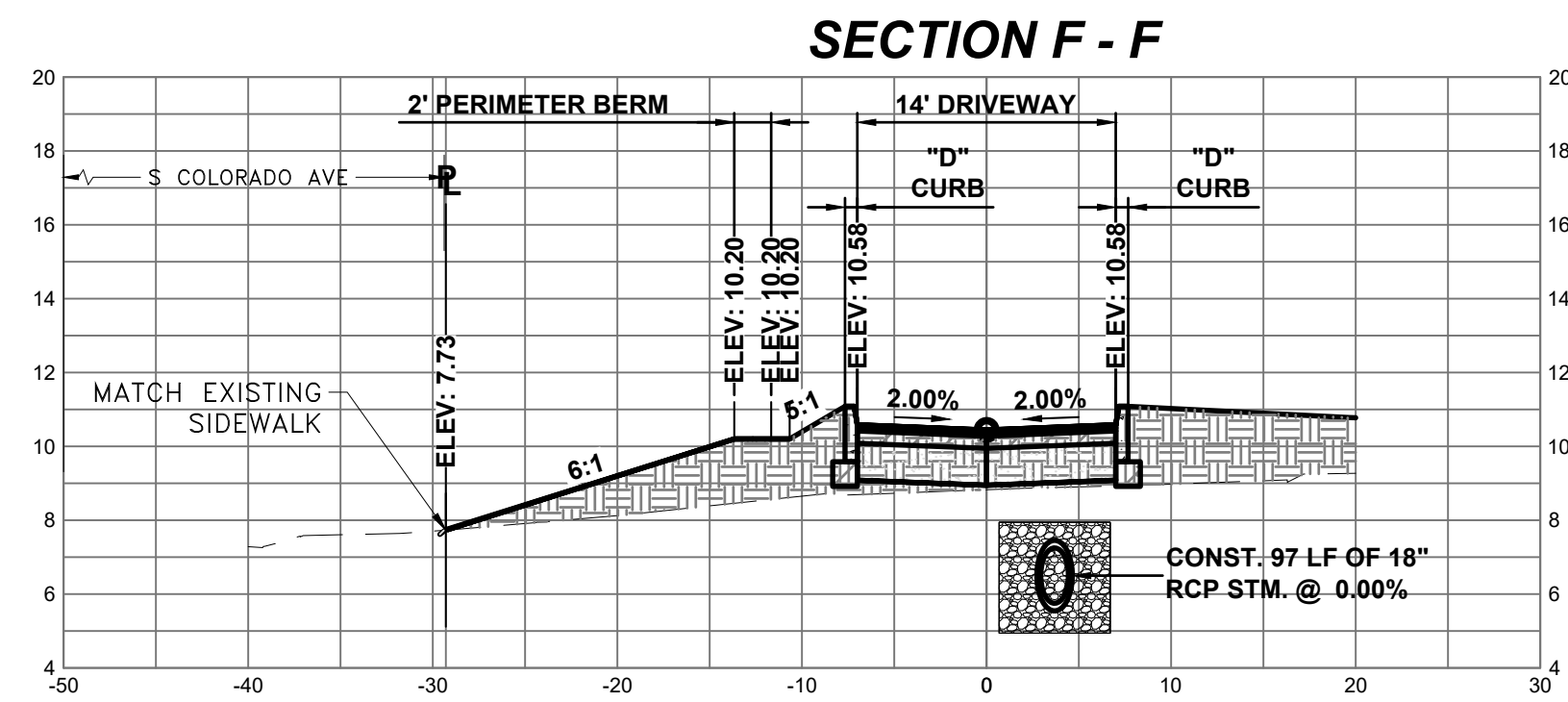
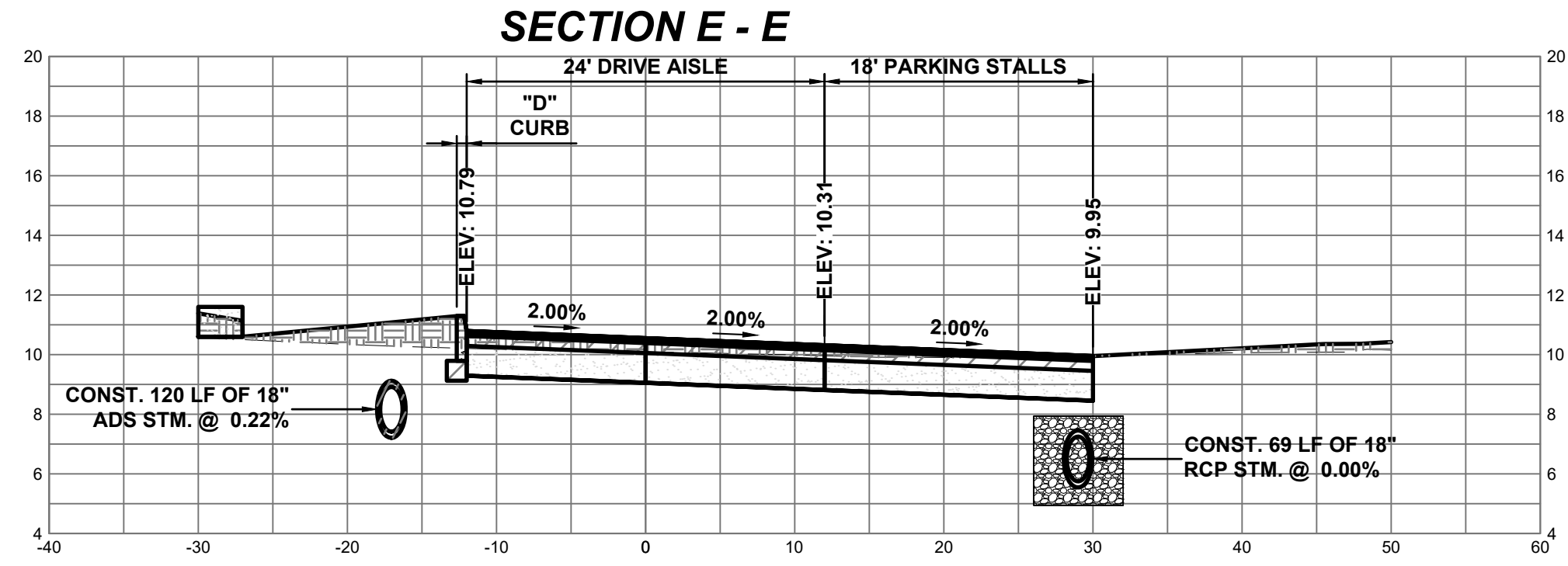
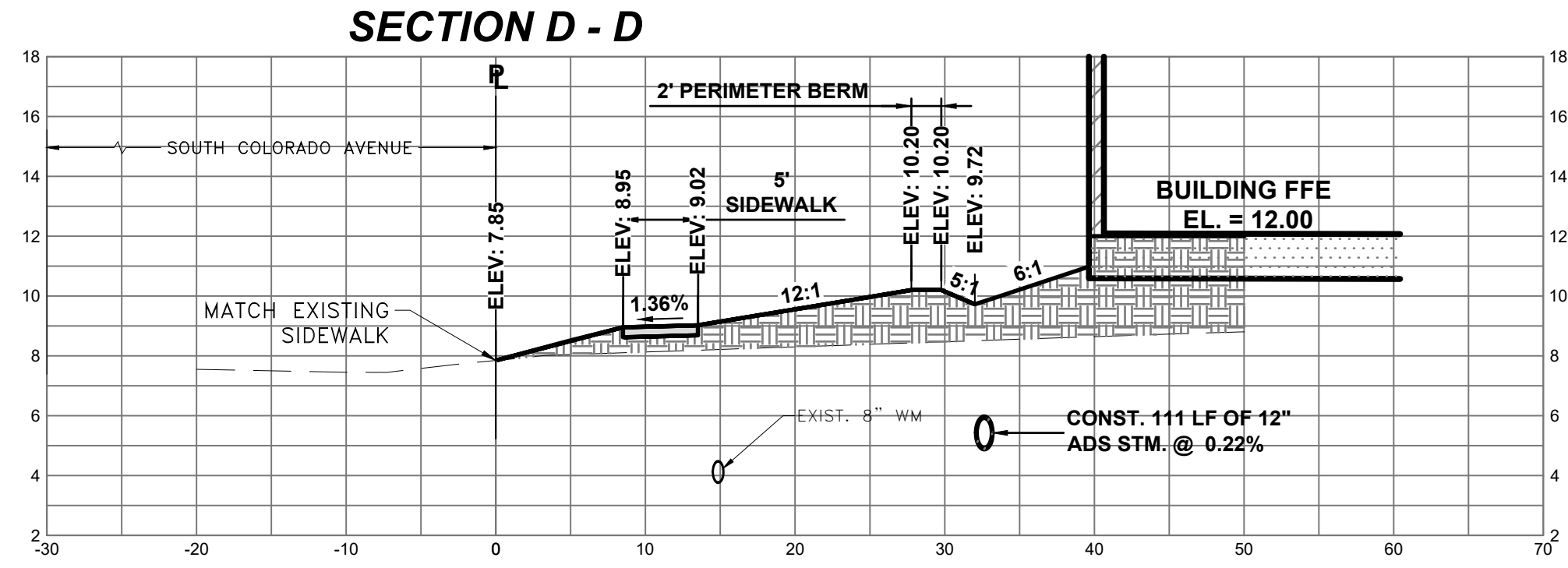
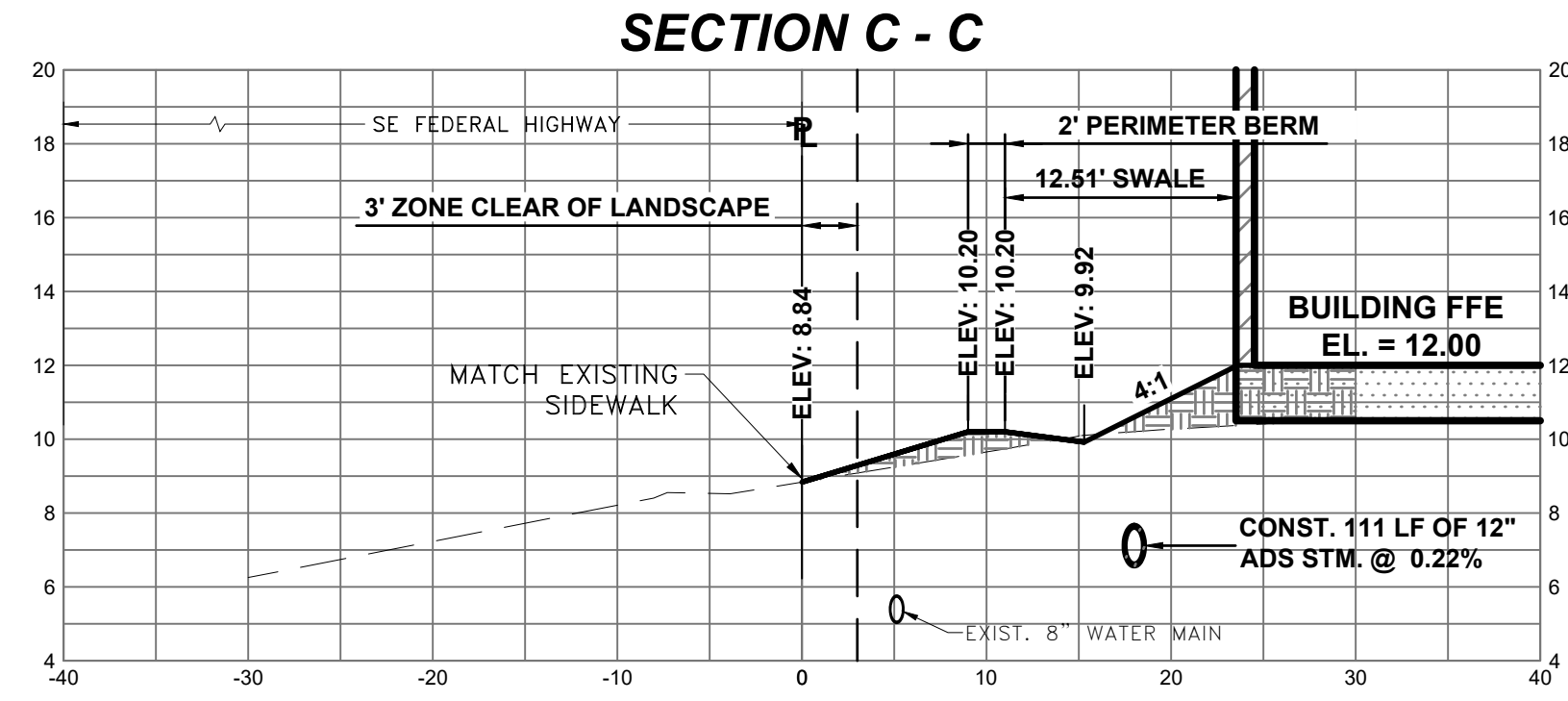
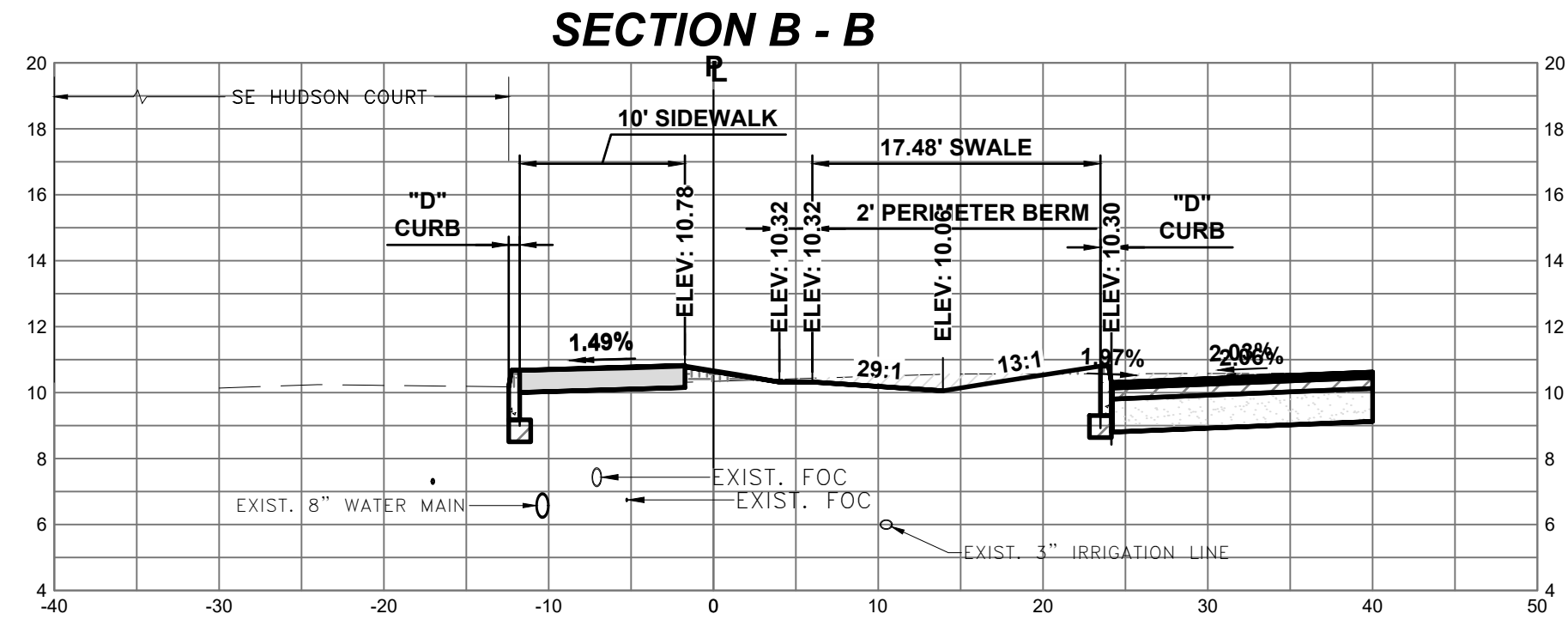
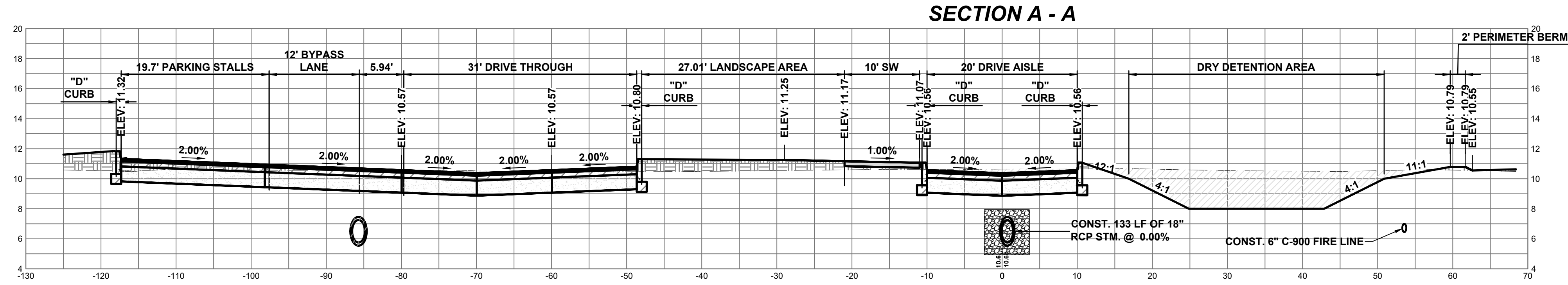
Printed Date:

JOB No.: 2104
SHEET
11B OF 21

Straticon
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ALL ELEVATIONS REFERENCE (NAVD 88) DATUM



CAPTEC Engineering, Inc.
Civil Engineering Professionals

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Fax: (772) 692-4341

DATE:	12/4/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT NO.:	2104
VERT. SCALE:	N/A
CADD FILE:	2104-Sections

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

SCALE VERIFICATION

1
SOLID BAR IS EQUAL
ORIGINAL DRAWING
ADJUST ALL SCALED
DIMENSIONS
ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

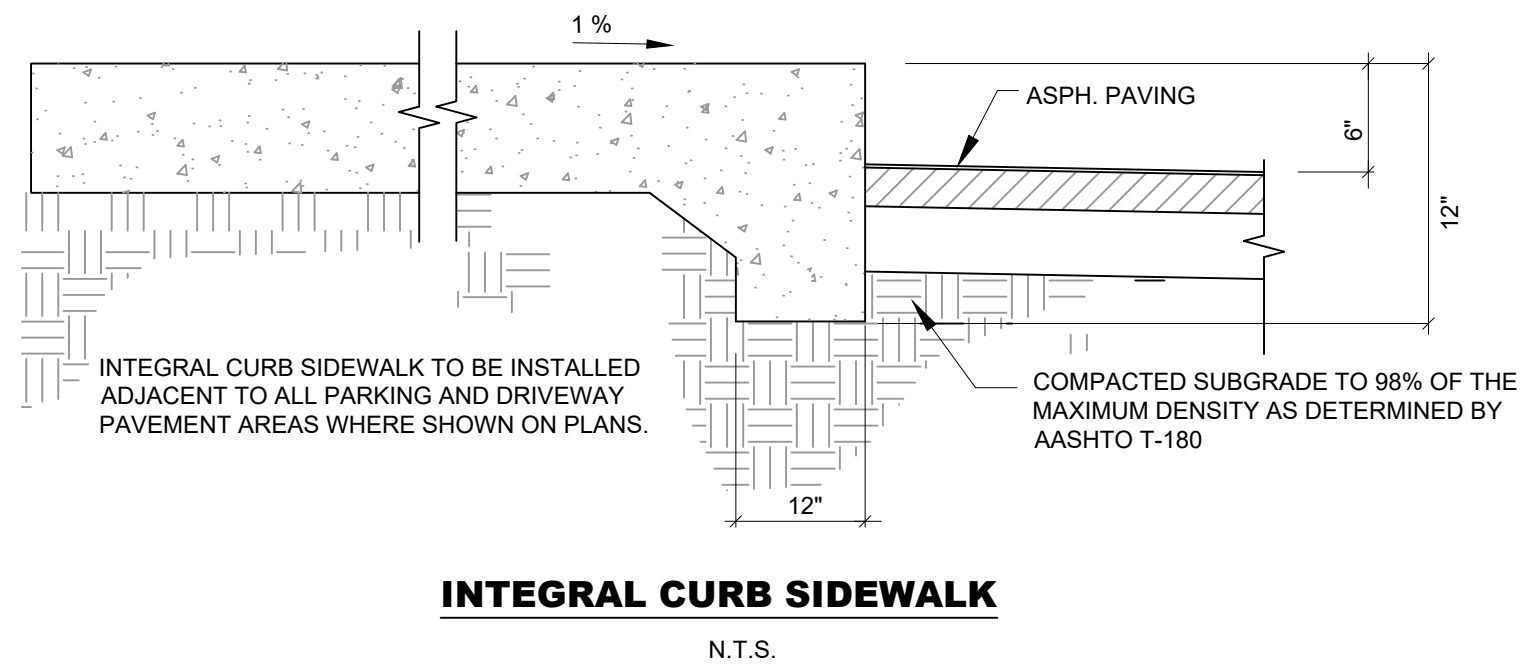
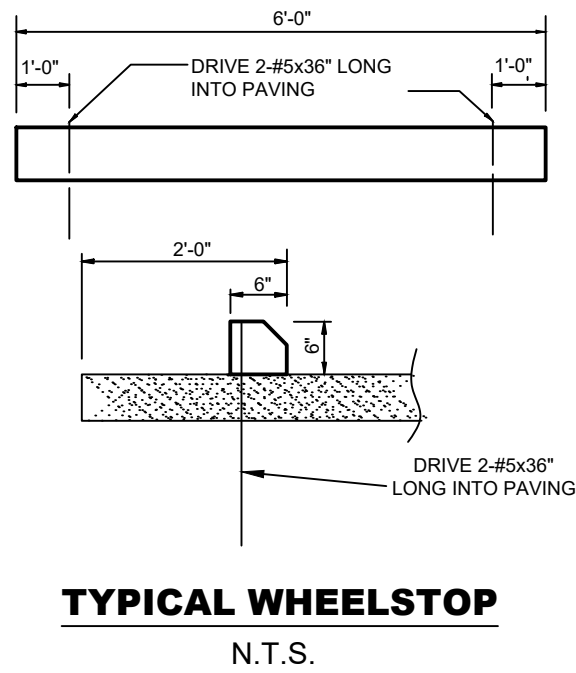
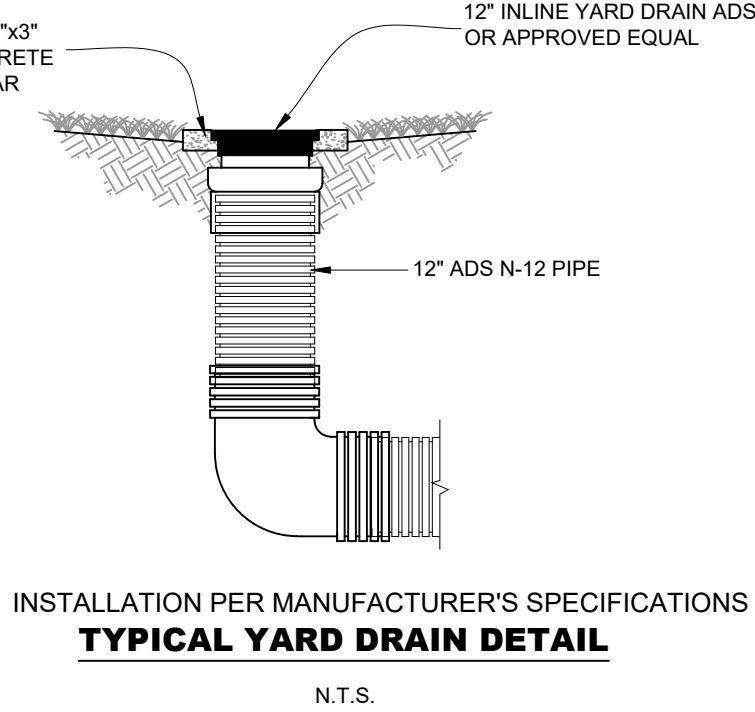
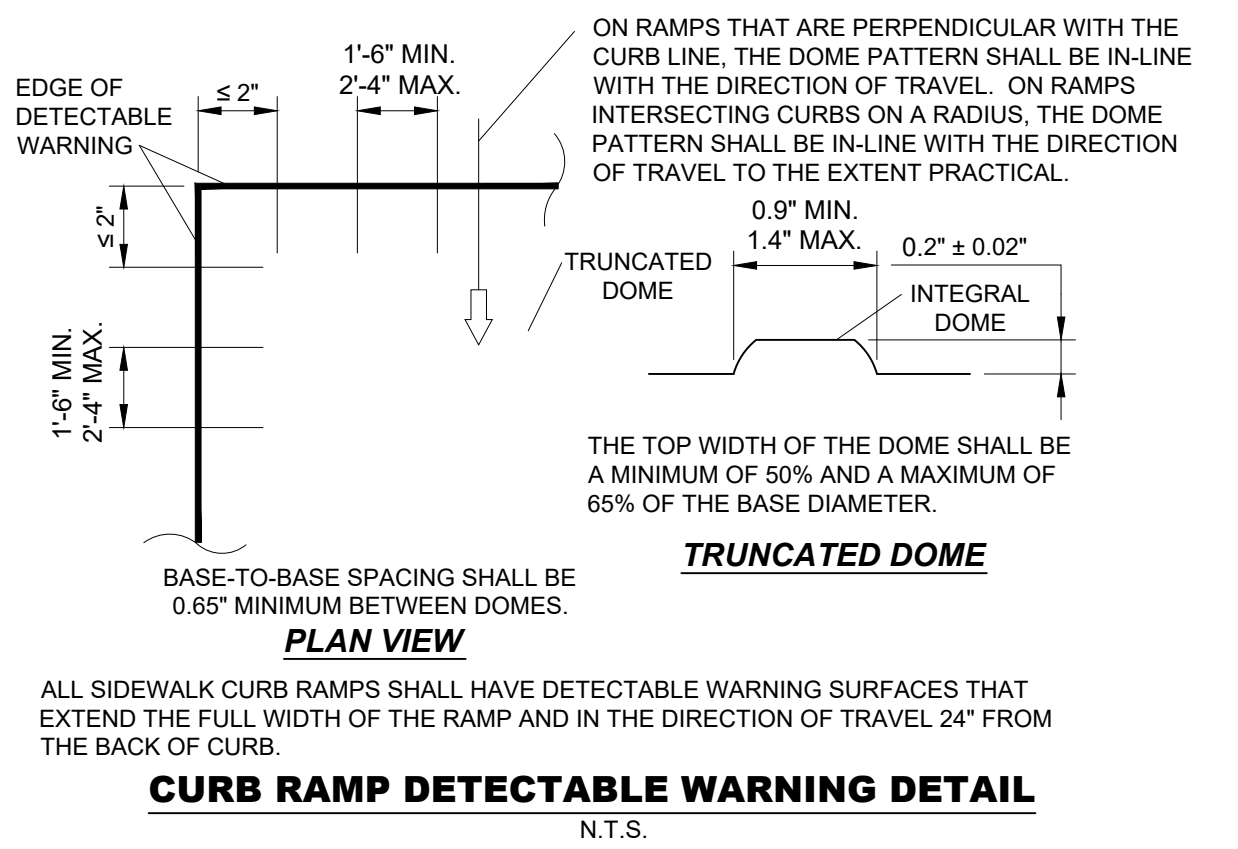
CROSS SECTIONS

JOSEPH W. CAPRA
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Stuart, Florida 34994
P.E. No. 37638

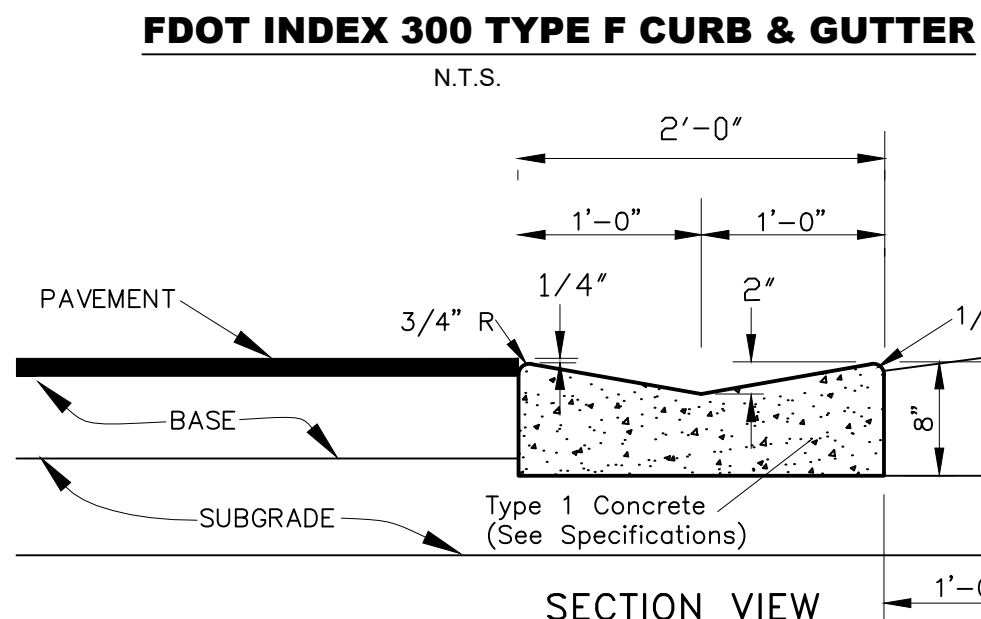
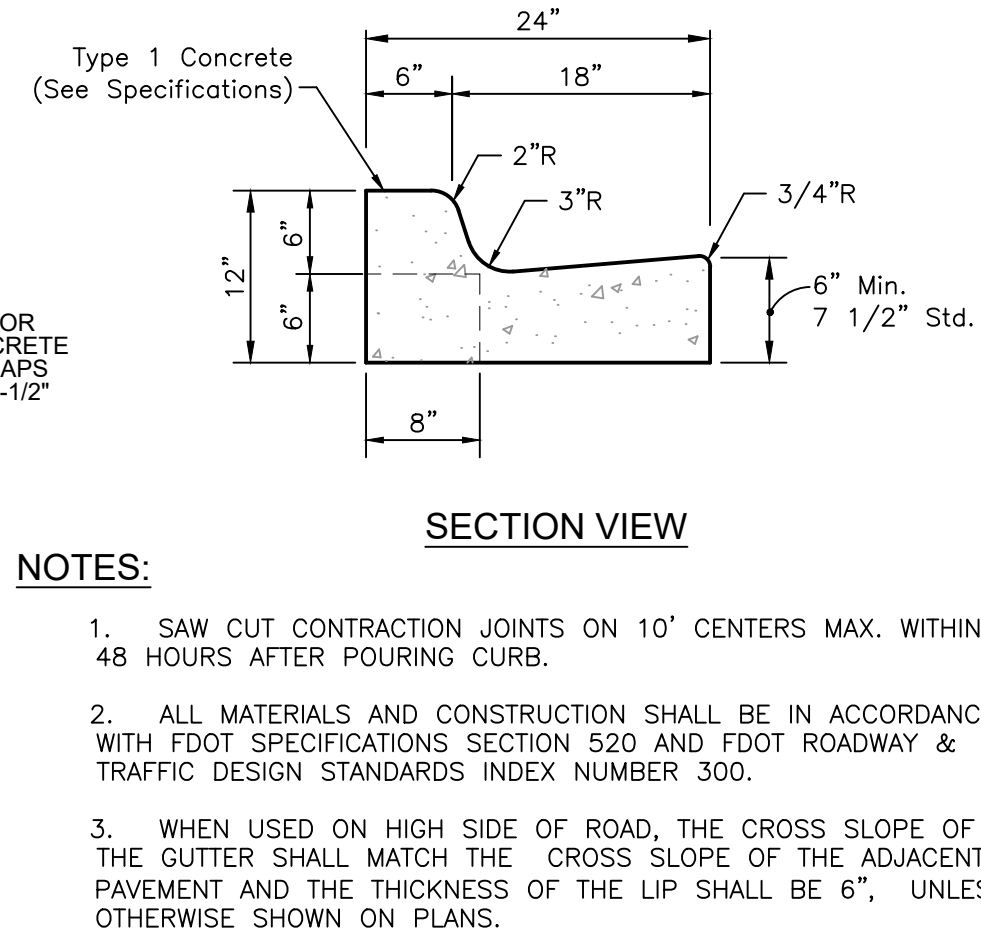
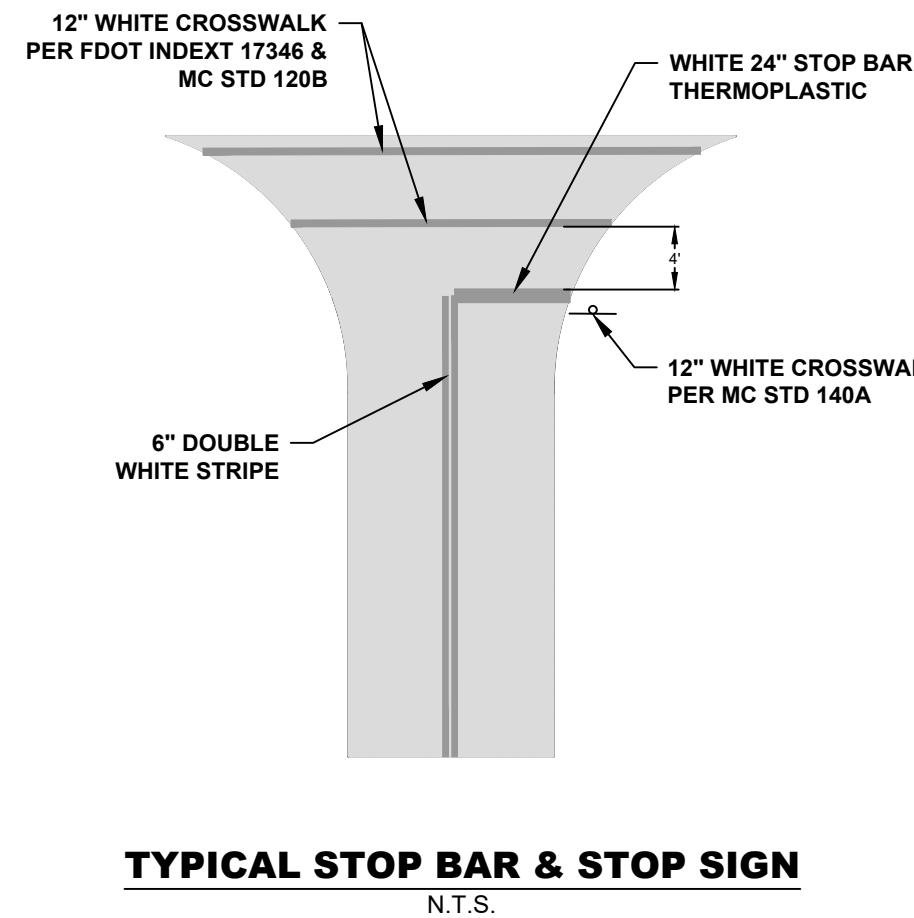
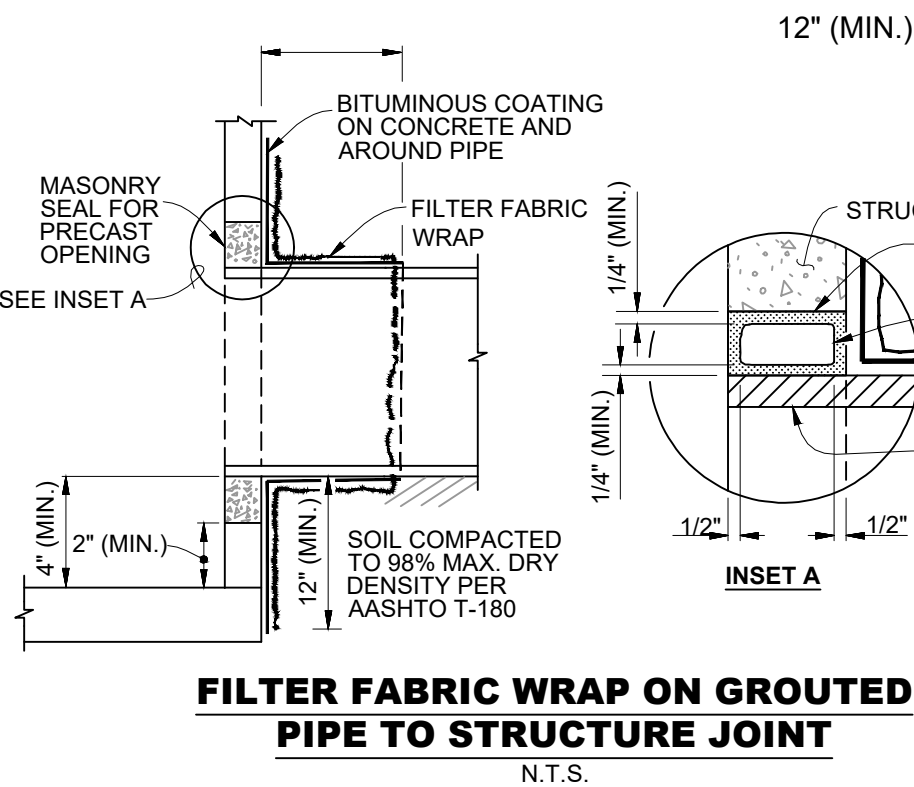
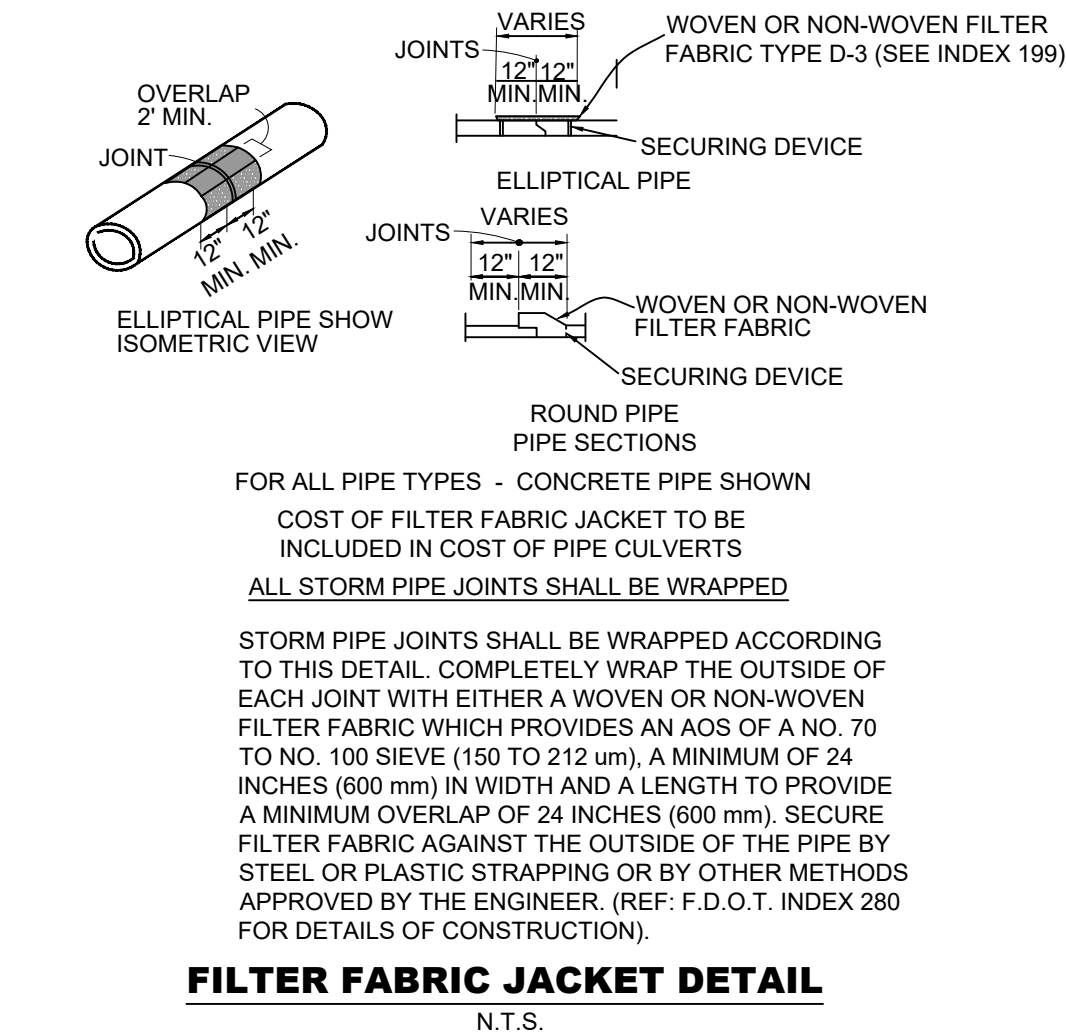
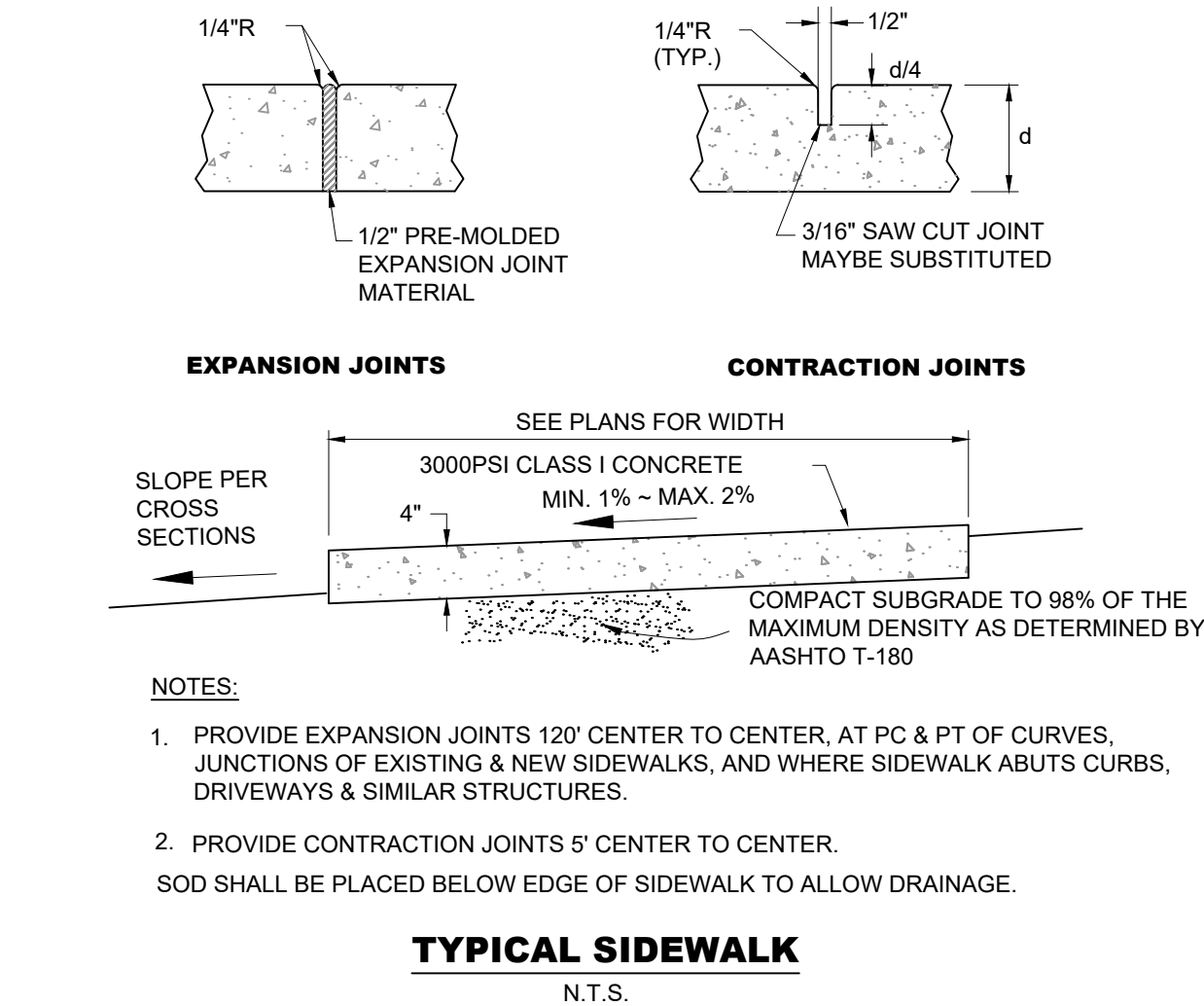
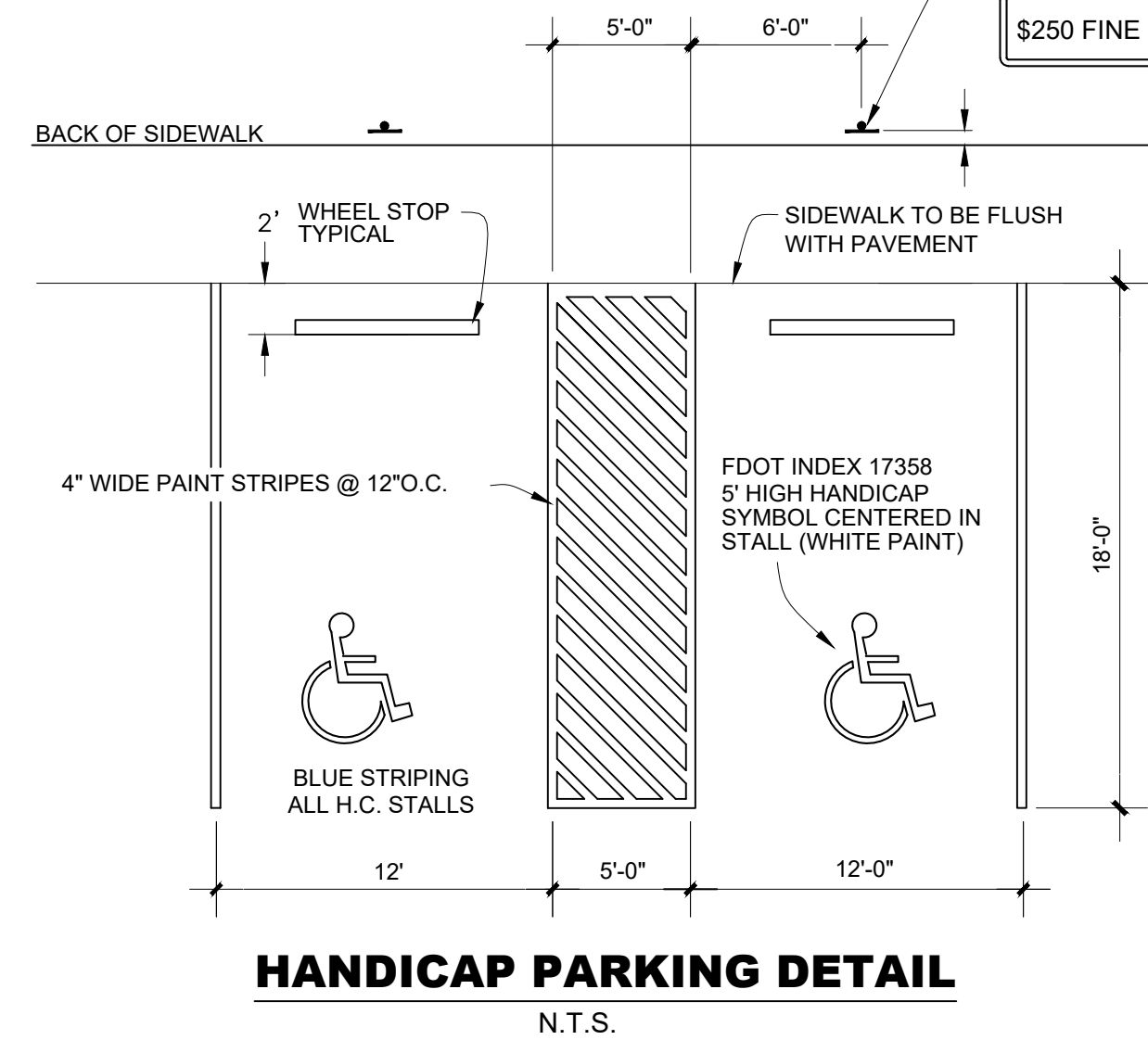
Printed Date:

JOB No.: **2104**
SHEET
14 OF 21

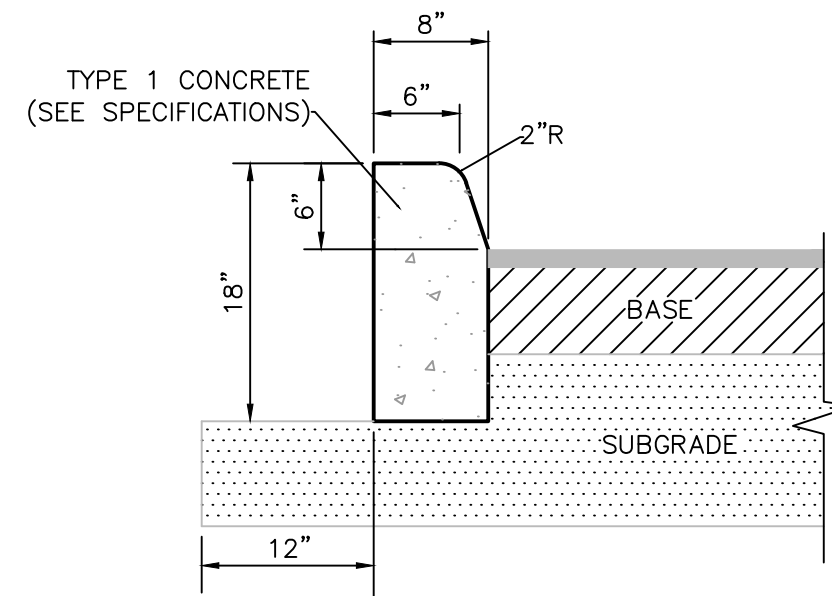
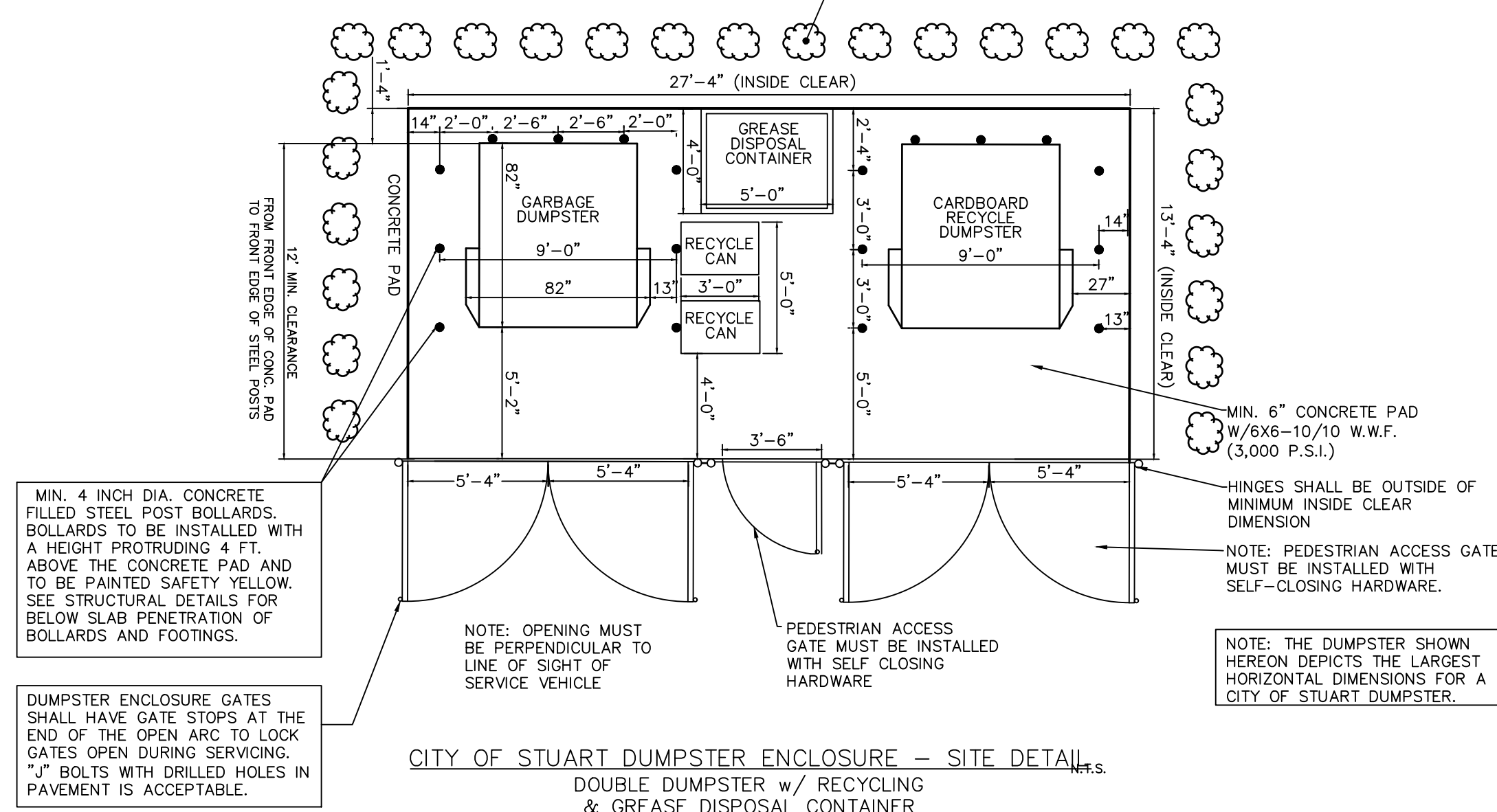
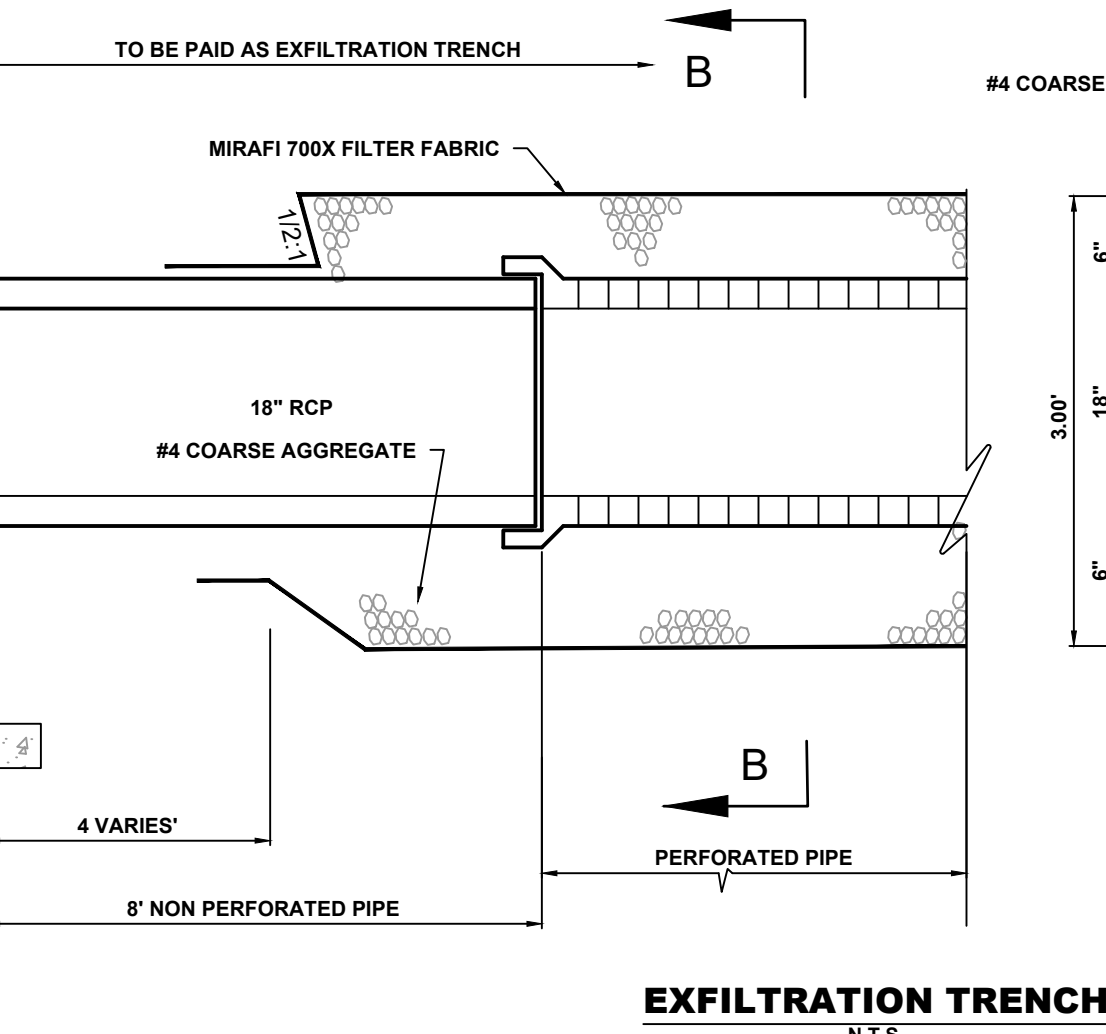
Straticon
Received:
07.06.2026



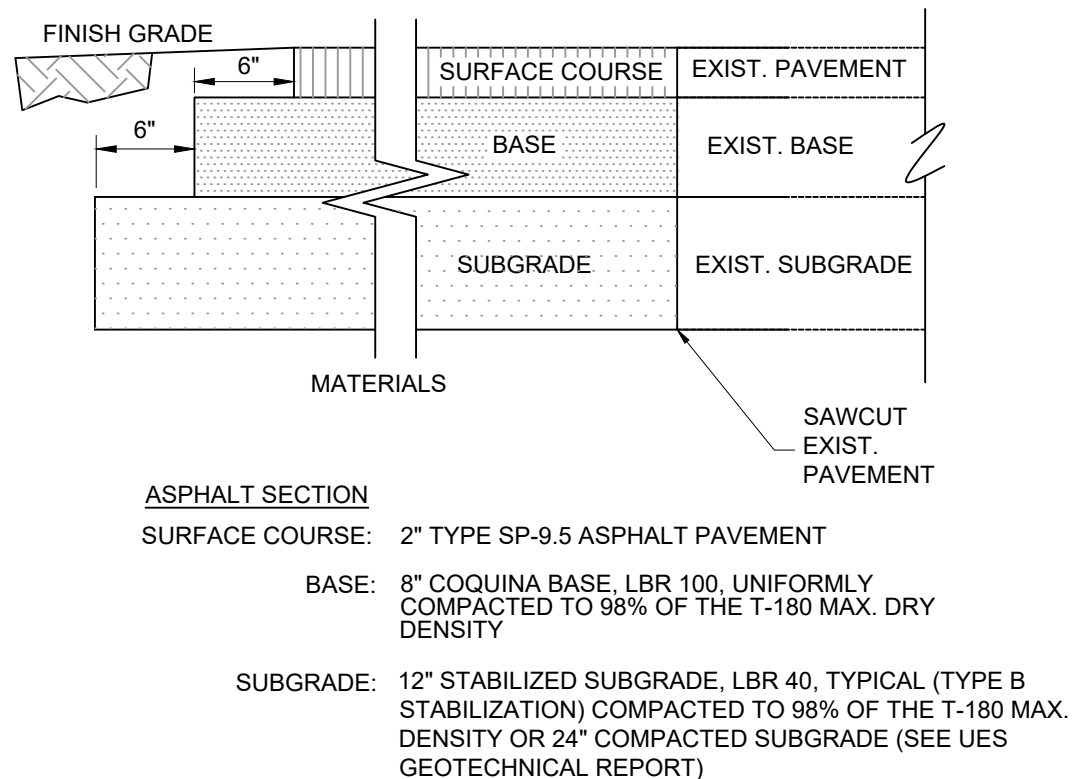
NOTES:
 TOP PORTION OF FTP 25& 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
 HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OF 6 FEET TO THE BOTTOM OF "\$250 FINE" SIGN.



NOTES:
 1. Saw cut contraction joints on 10' centers max. within 48 hours after pouring curb.
 2. All materials and construction shall be in accordance with FDOT Specifications Section 520 and FDOT Roadway & Traffic Design Standards index number 300.



NOTES:
 1. Saw cut contraction joints on 10' centers max. within 48 hours after pouring curb.
 2. All materials and construction shall be in accordance with FDOT Specifications Section 520 and FDOT Roadway & Traffic Design Standards index number 300.



ALL ELEVATIONS REFERENCE (NAVD 88) DATUM

CAPTEC Engineering, Inc.
 Civil Engineering Professionals
 301 N.W. Flagler Ave.
 Stuart, Florida 34994
 Phone: (772) 692-4344
 Fax: (772) 692-4341
 Engineering Business
 No. EB-007657

DATE:	12/1/24
DRAWN BY:	RC
DESIGNED BY:	TJS
CHECKED BY:	JWC
PROJECT No.:	2104
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	N/A
CADD FILE:	2104PGD.dwg

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

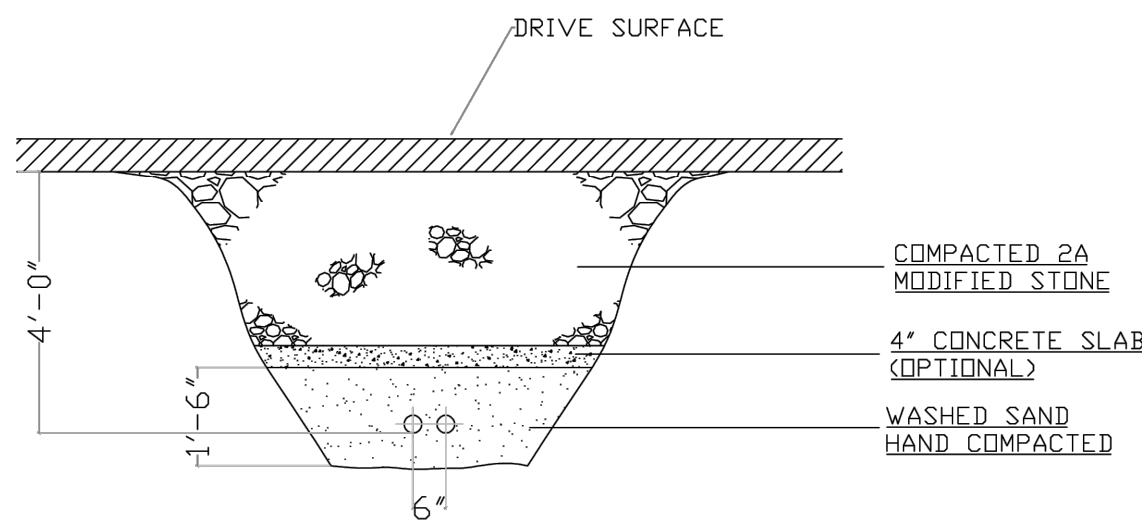
SCALE VERIFICATION
 0 1
 SOLID BAR IS EQUAL TO
 1/8\"/>

SEACOAST BANK HEADQUARTERS
 CITY OF STUART, FLORIDA
PGD DETAILS

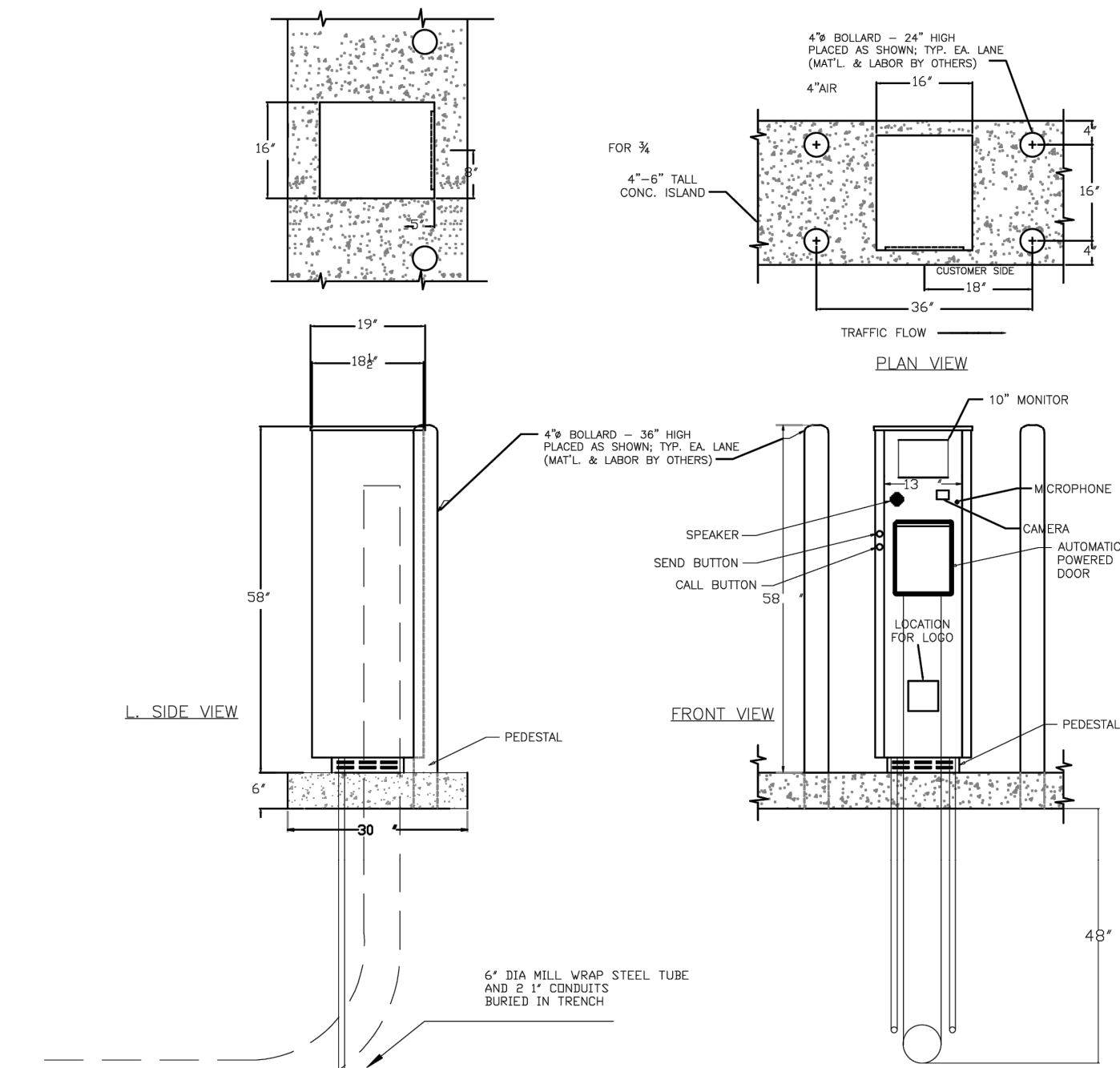
JOSEPH W. CAPRA
 301 N.W. Flagler Ave.
 Stuart, Florida 34994
 P.E. No. 37638

Printed Date:
 JOB No.: **2104**
 SHEET
15 OF **21**

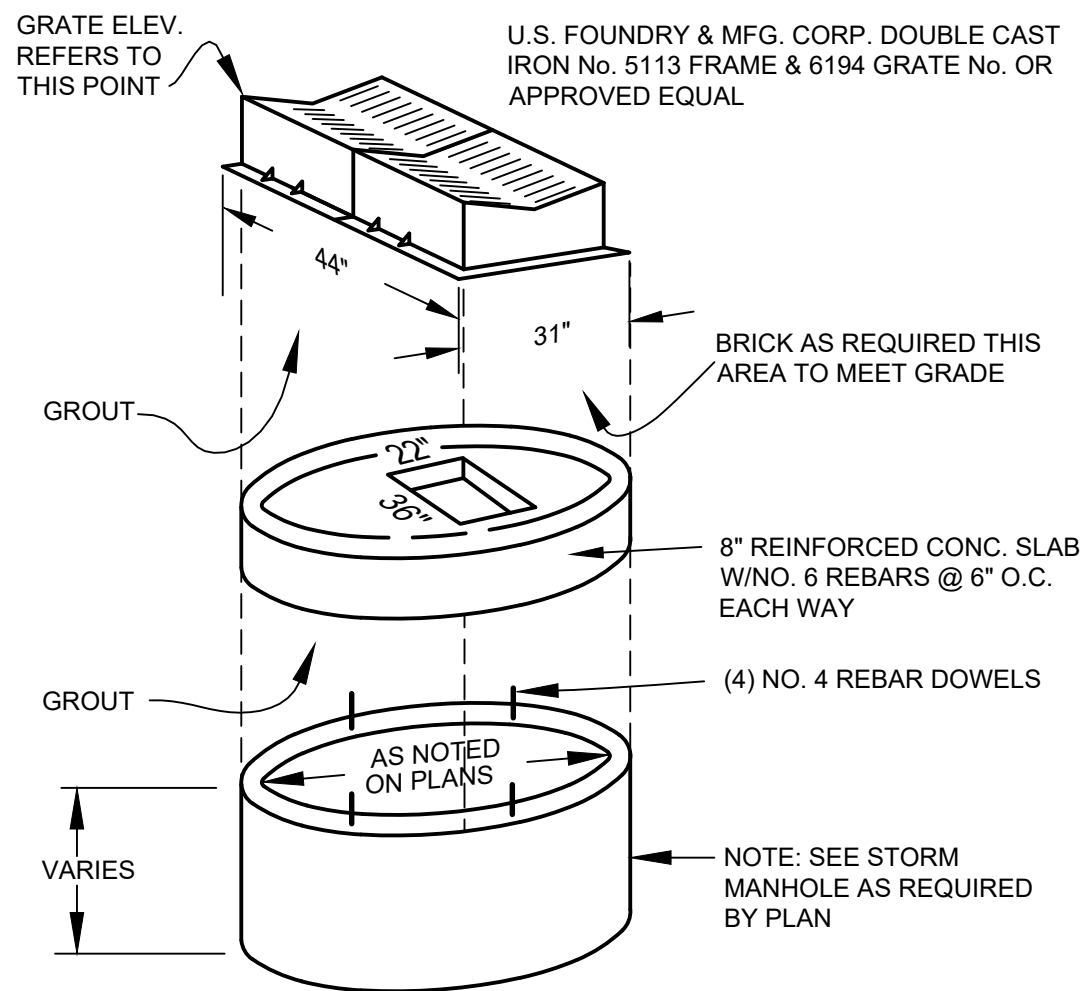
Straticon
 Received:
 07.06.2026



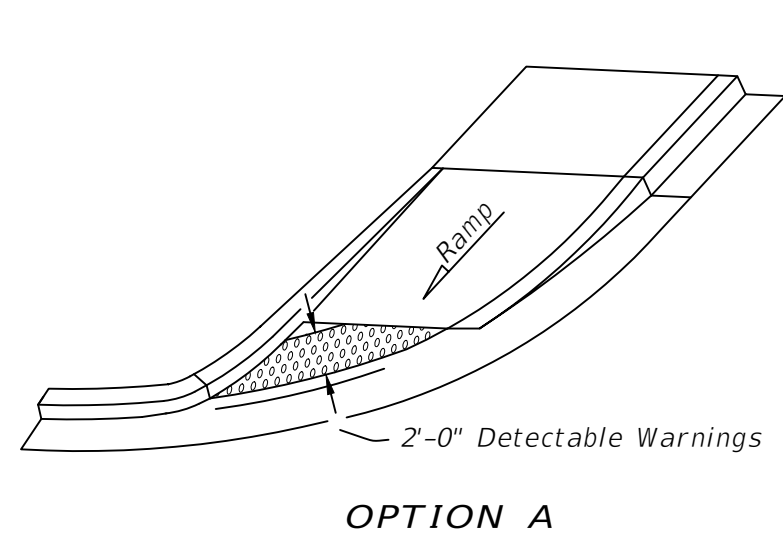
PNEUMATIC TRENCH DETAIL
N.T.S.



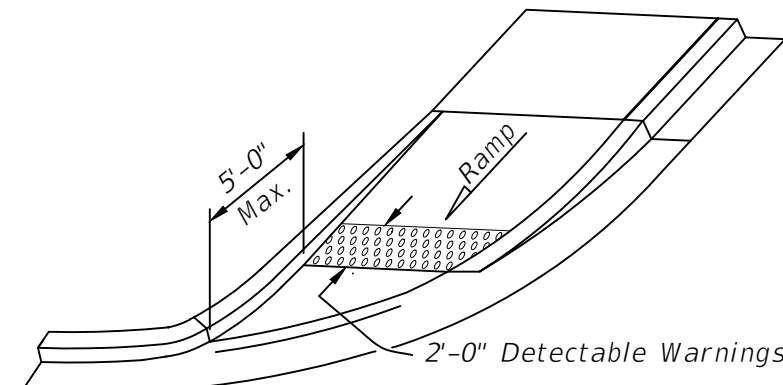
DRIVE-THRU SYSTEM DETAIL
N.T.S.



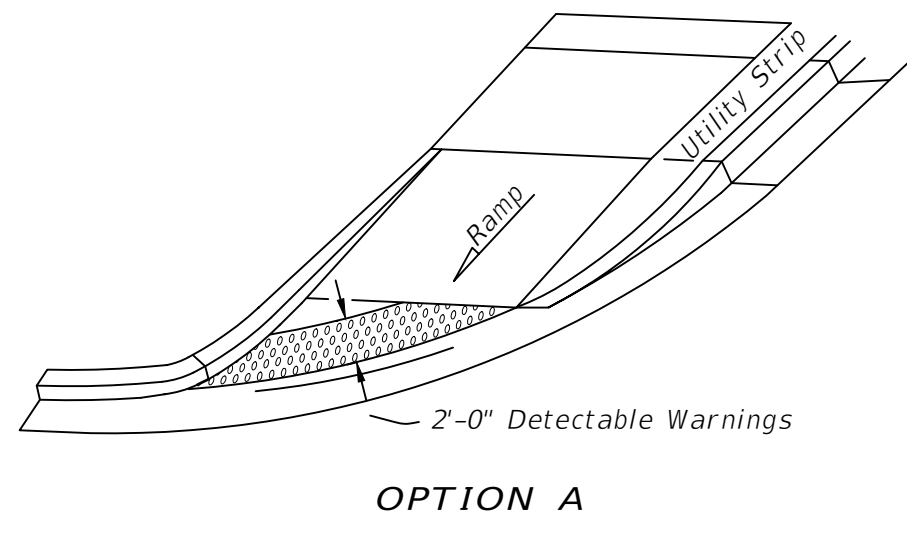
STORM MANHOLE WITH DOUBLE VALLEY GUTTER GRATES



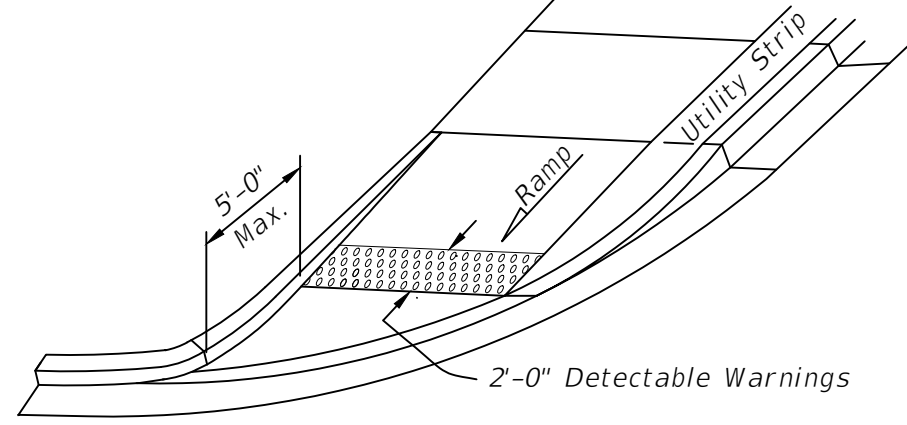
OPTION A



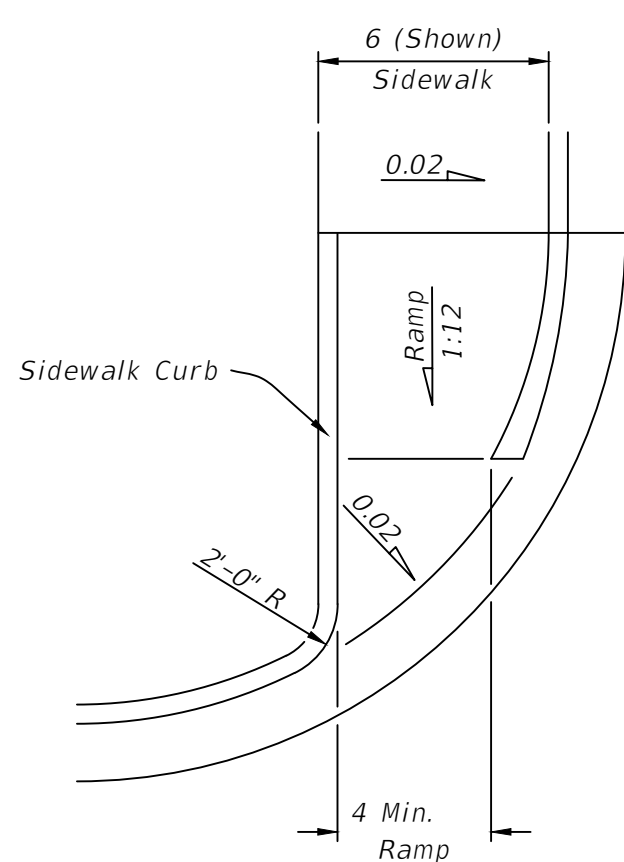
OPTION B
ISOMETRIC VIEW



OPTION A

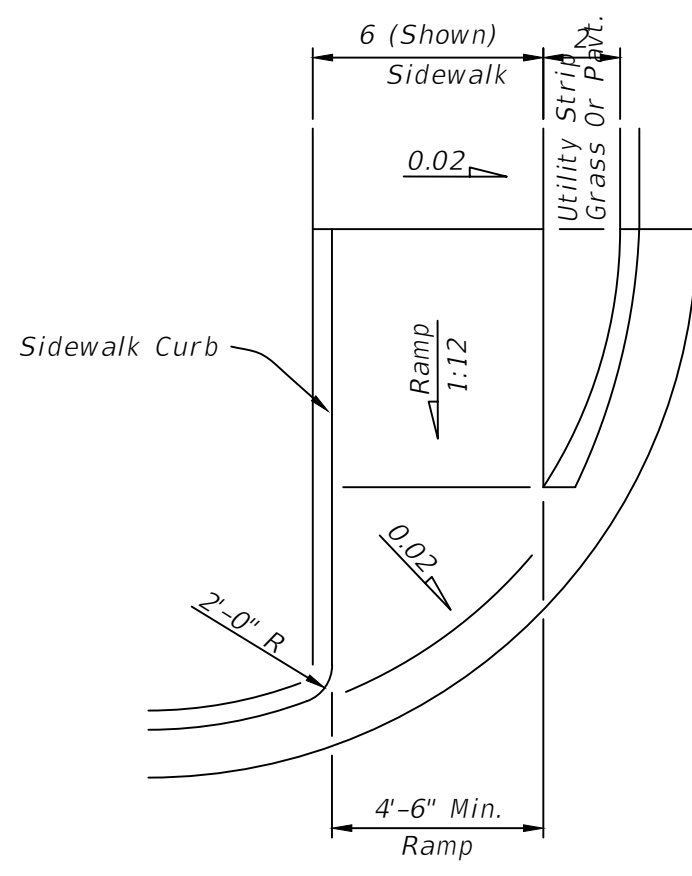


OPTION B
ISOMETRIC VIEW



PLAN VIEW

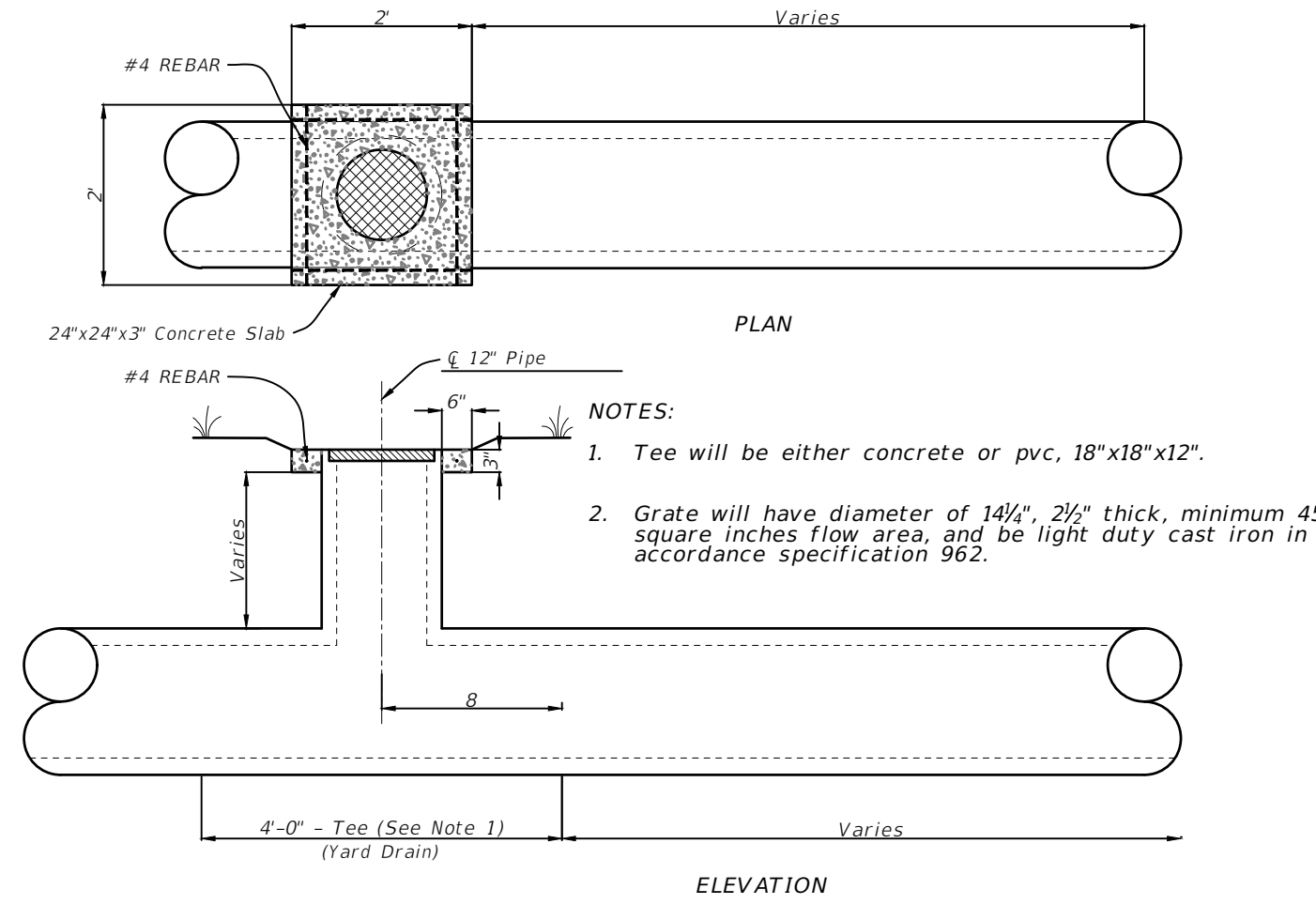
CR-G



PLAN VIEW

CR-F

DETECTABLE WARINGS AND SIDEWALK CURB RAMP
N.T.S.



MODIFIED YARD DRAIN
FDOT INDEX 425-060 (SHT 4 OF 4)
N.T.S.

• 301 N.W. Flagler Ave.
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business
No. EB-007657



DATE:	12/2/24
DRAWN BY:	RC
DESIGNED BY:	JUS
CHECKED BY:	JWC
PROJECT No.:	2104
HORIZ. SCALE:	AS SHOWN
VERT. SCALE:	N/A
CADD FILE:	2104PGD.dwg

NO.	DATE	BY	REVISIONS
1	4/8/26	RC	CITY OF STUART SITE PERMIT

SCALE VERIFICATION

0 1

SOLID BAR IS EQUAL TO
DRAWING. ADJUST ALL
SCALED DIMENSIONS
ACCORDINGLY

SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

PGD DETAILS

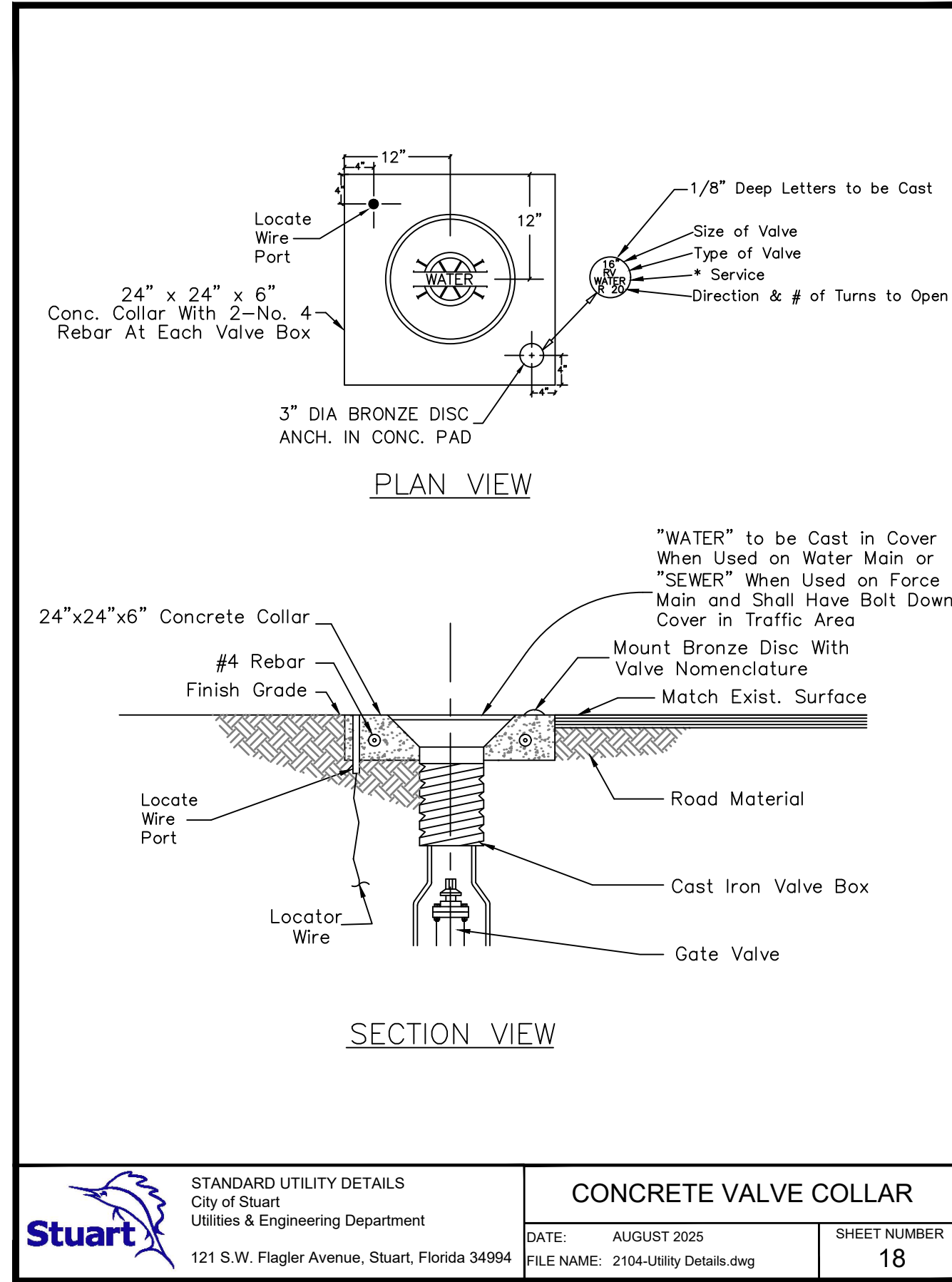
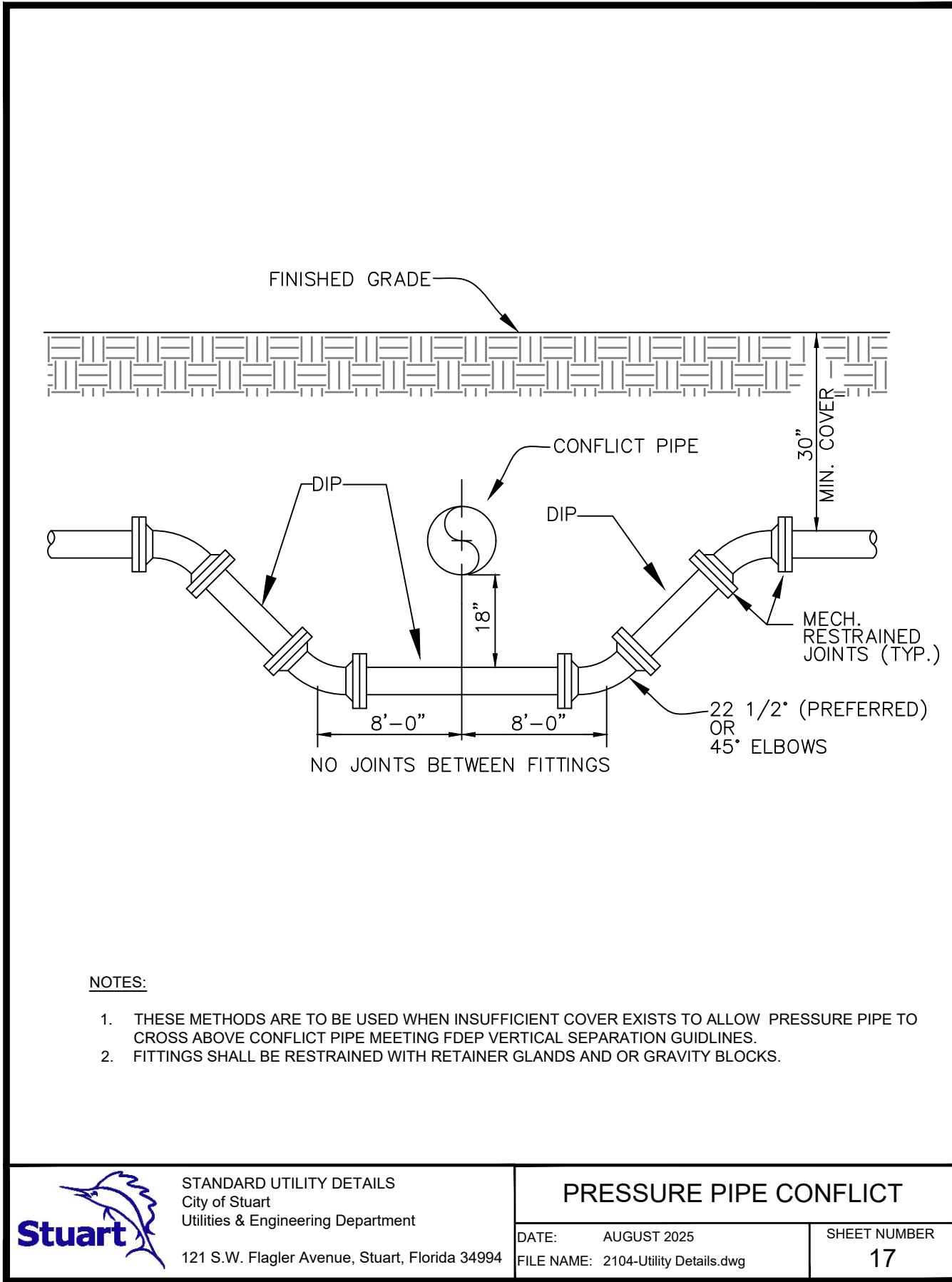
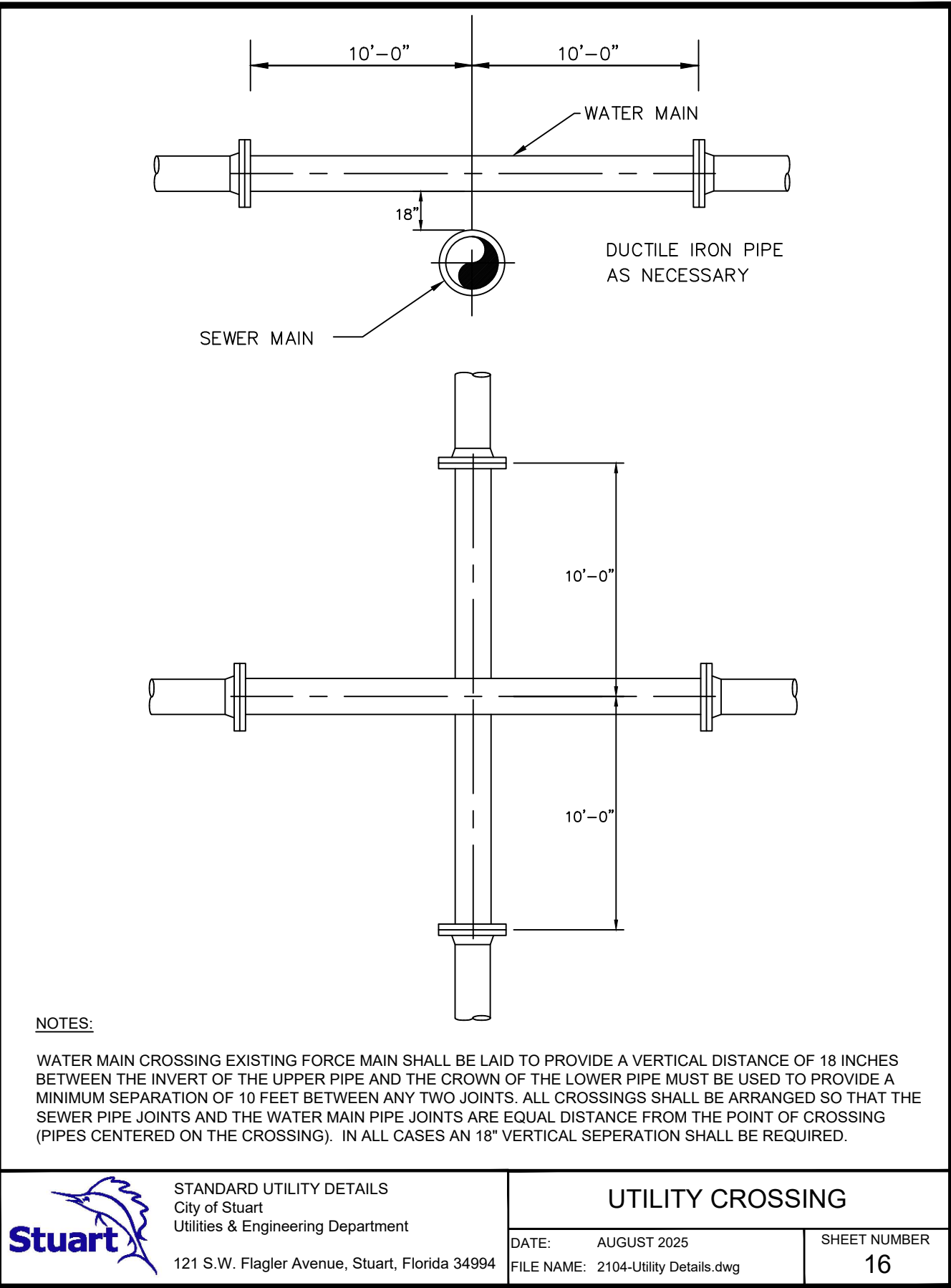
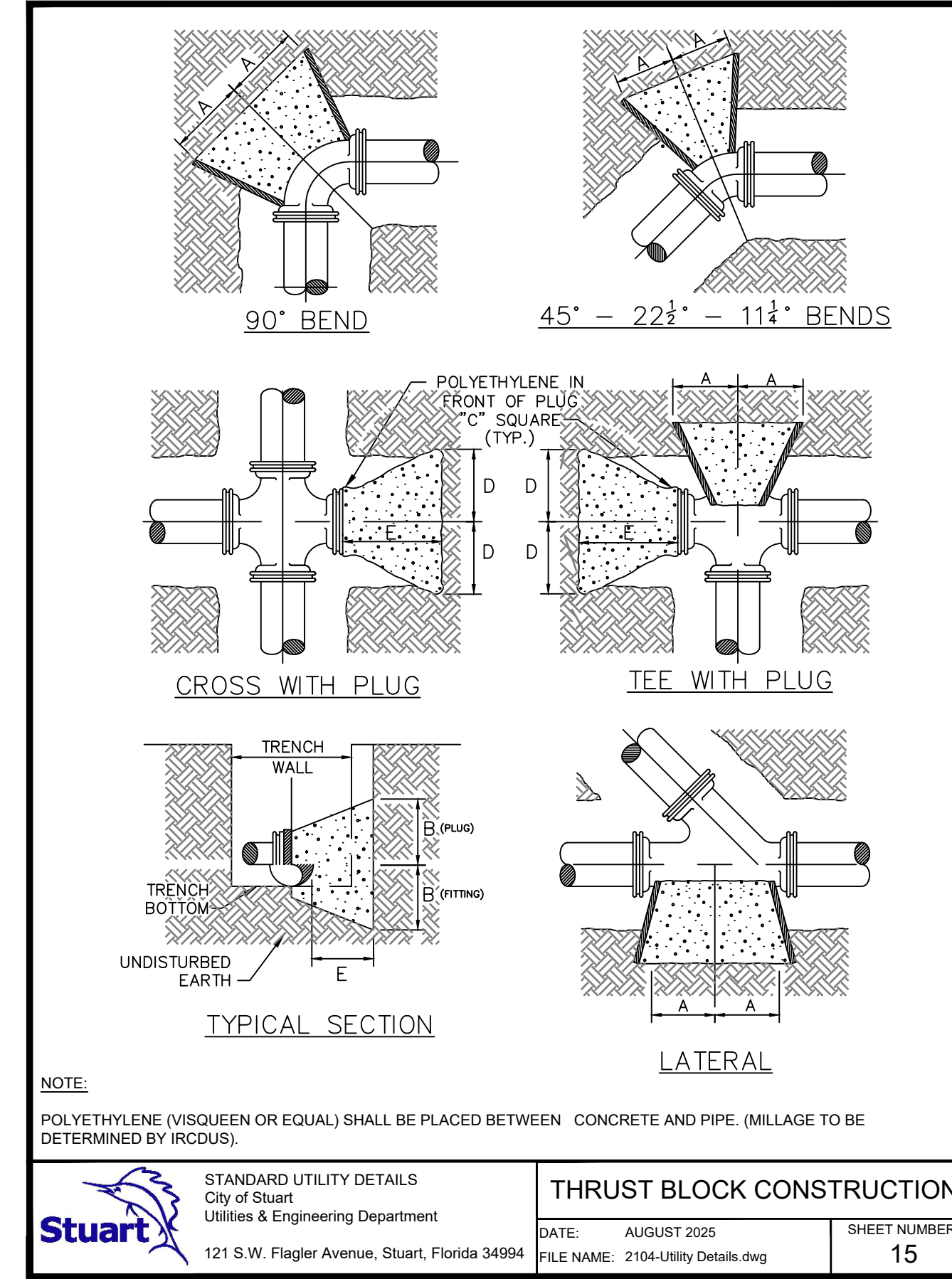
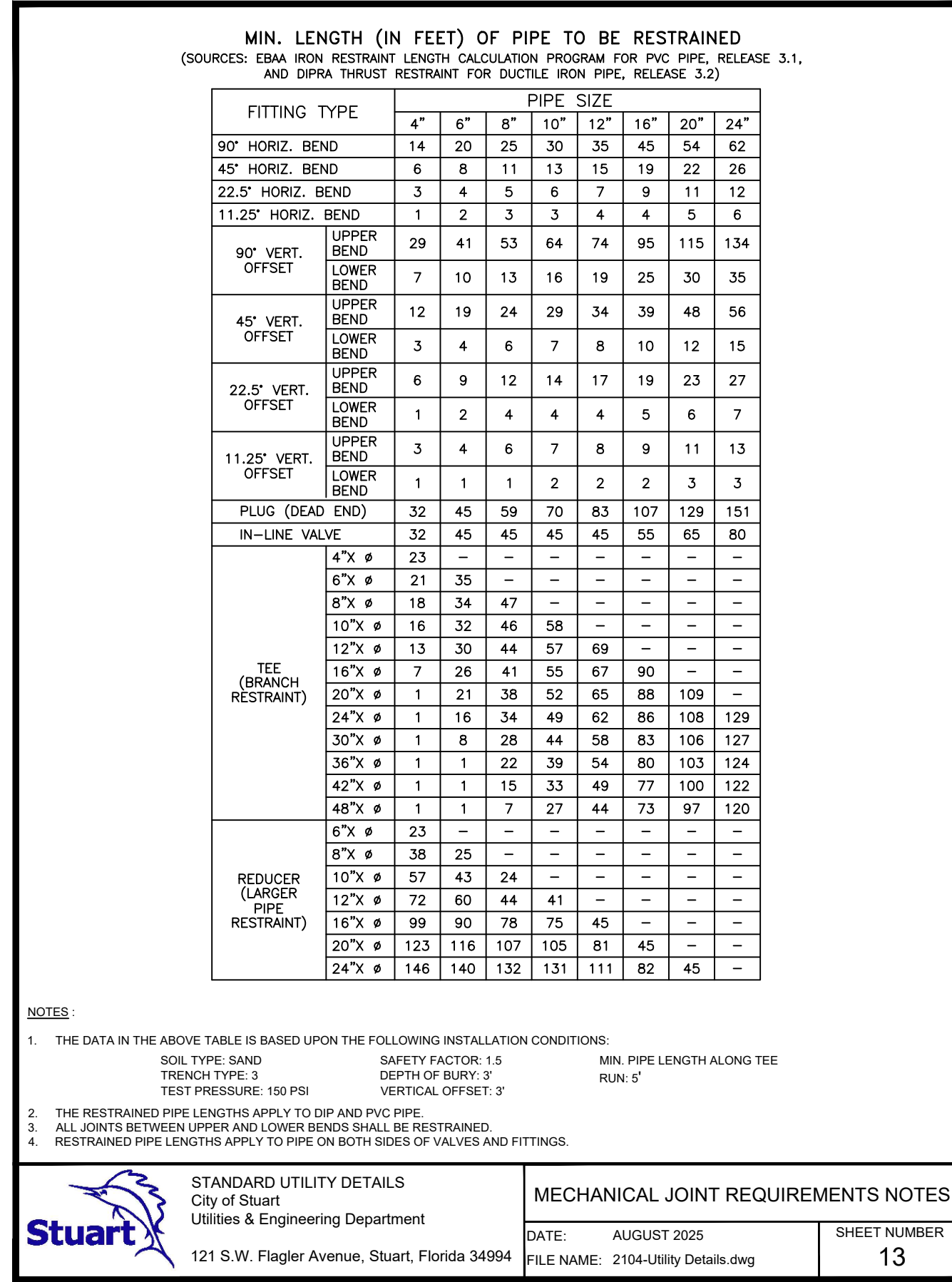
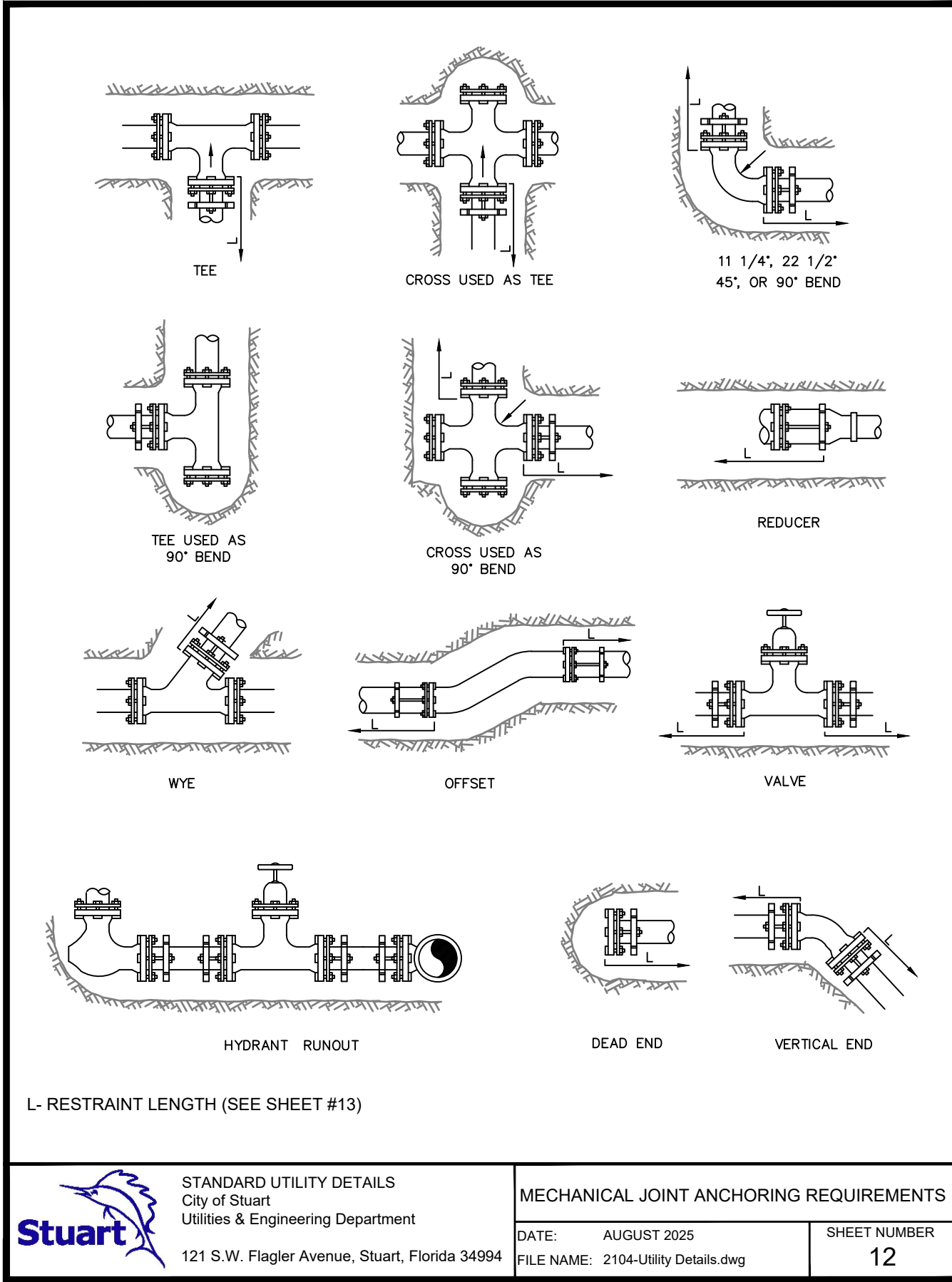
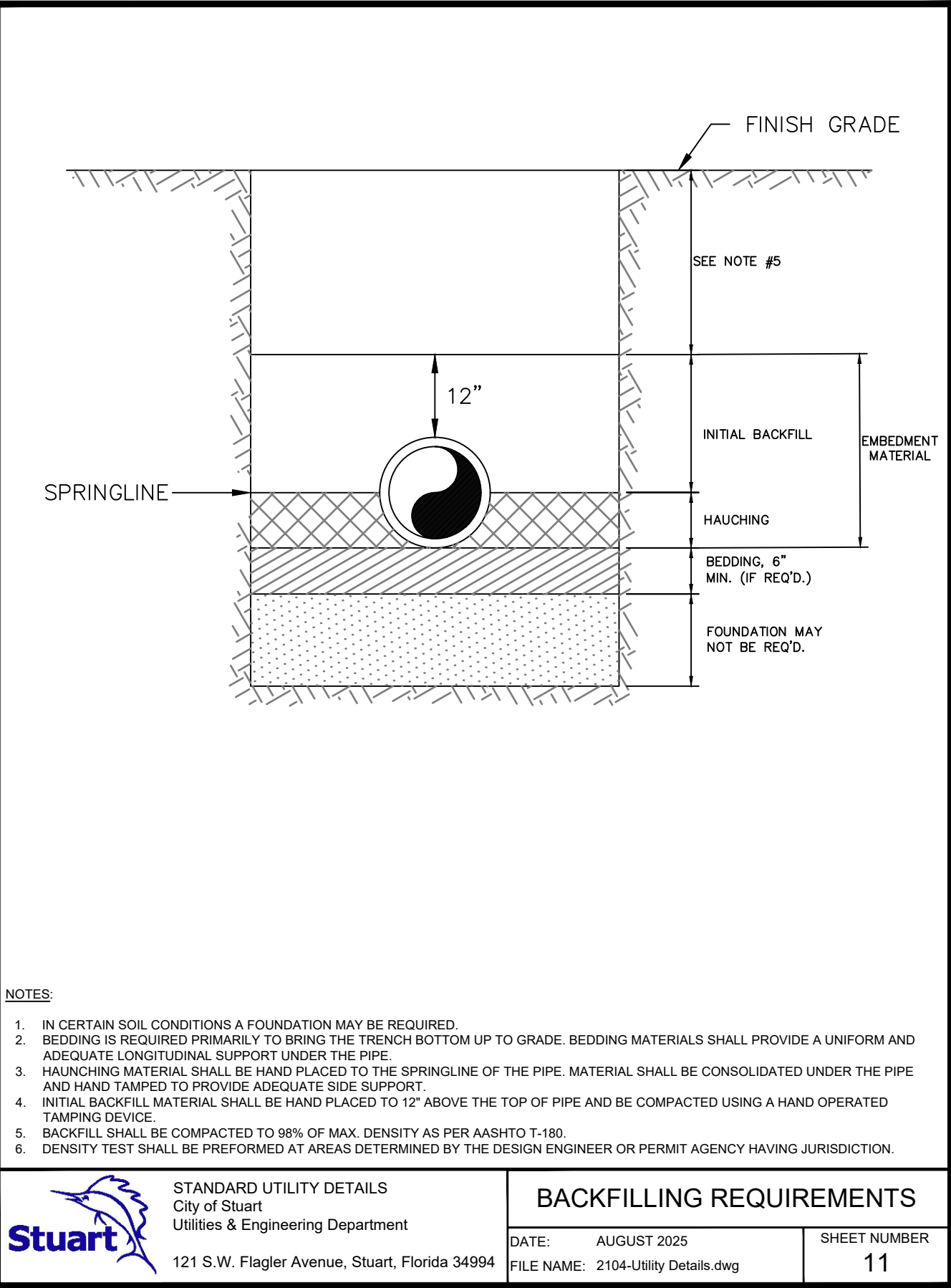
JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: **2104**
SHEET
16 OF **21**



ALL ELEVATIONS REFERENCE (NAVD 88) DATUM



SEACOAST BANK HEADQUARTERS
CITY OF STUART, FLORIDA

UTILITY DETAILS

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date: _____

JOB No.: **2104**
SHEET
18 OF **21**

Received: 07.06.2026

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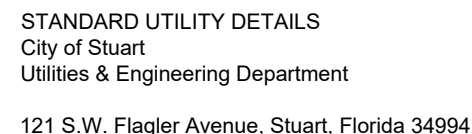
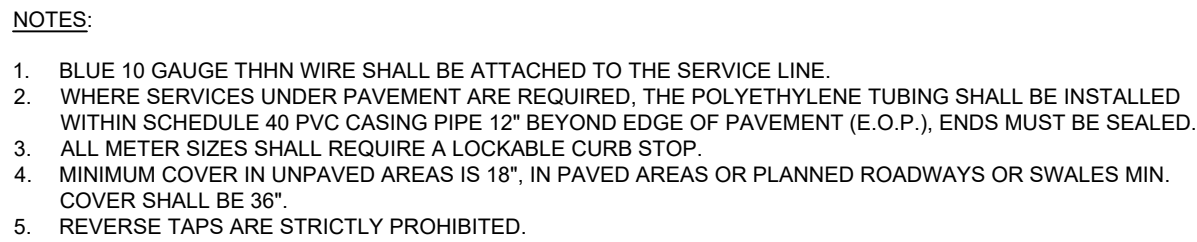
CAPEC Engineering, Inc.
Civil Engineering Professionals
301 N.W. Flagler Ave.
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Phone: (772) 692-4344
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Engineering Business No. EB-0007657

REVISIONS

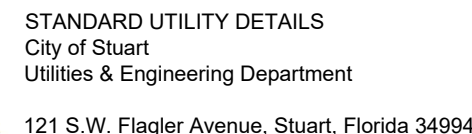
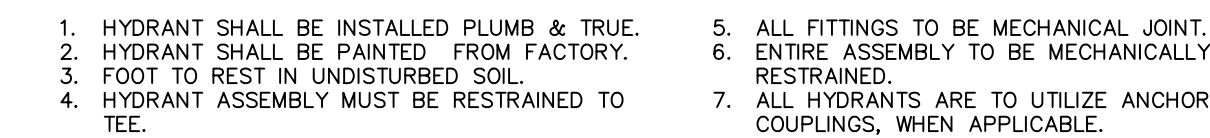
NO.	DATE	RC	BY
1	4/8/26	RC	BY

SCALE VERIFICATION
1" = 10'-0"
SOLID BAR IS EQUAL TO 1" ON DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY.

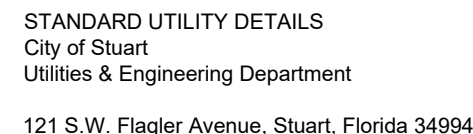
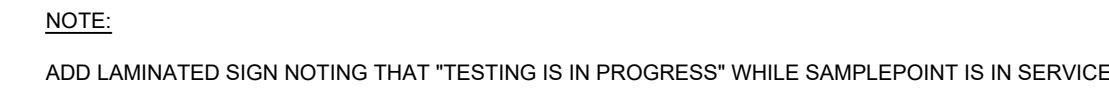
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPEC ENGINEERING, INC.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



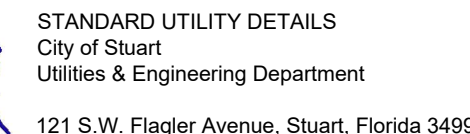
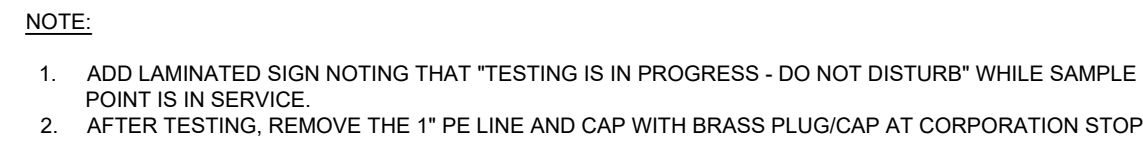
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DATE: AUGUST 2025	SHEET NUMBER
FILE NAME: 2104-Utility Details.dwg	23



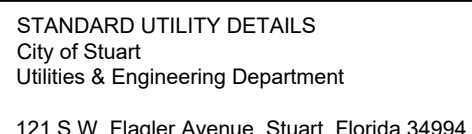
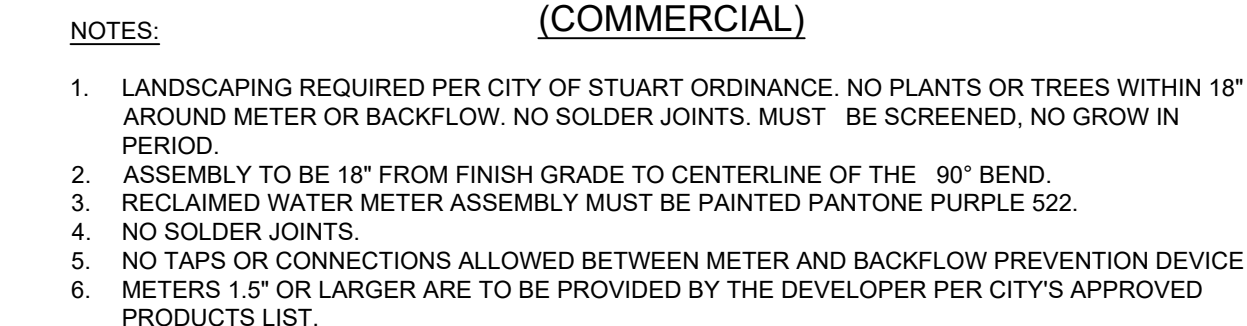
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DATE: AUGUST 2025	SHEET NUMBER
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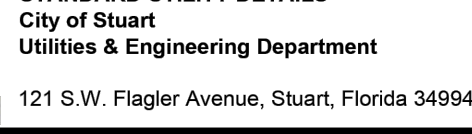
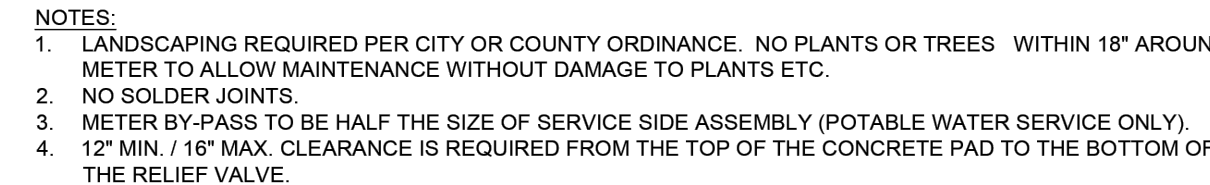
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DATE: AUGUST 2025	SHEET NUMBER
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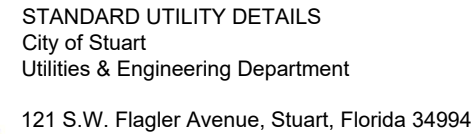
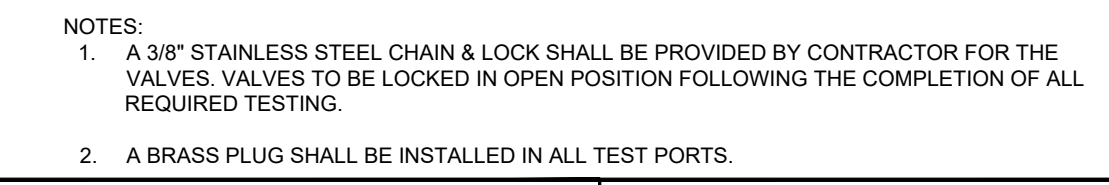
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DATE: AUGUST 2025	SHEET NUMBER
FILE NAME: 2104-Utility Details.dwg	29



BACKFLOW PREVENTION ASSEMBLY	
DATE: AUGUST 2025	SHEET NUMBER
FILE NAME: 2104_Utilities Details.dwg	31



DATE: AUGUST 2025		SHEET NUMBER
FILE NAME: Standard Utility Detail_33.dwg		33



BACKFLOW PREVENTION ASSEMBLY	
DATE: AUGUST 2025	SHEET NUMBER
FILE NAME: 2104-Utility Details.dwg	34

GENERAL NOTES

- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGE OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES. PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS, ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- PROJECT SUPERINTENDENT: THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO REMAIN ON THE JOB SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. THE SUPERINTENDENT SHALL BE PRESENT AT THE PRE- CONSTRUCTION MEETING. THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY COMPANY BY LETTER PRIOR TO THE PRECONSTRUCTION MEETING APPOINTING THE SUPERINTENDENT FOR THIS PROJECT INCLUDING A FORMAL RESUME SHOWING QUALIFICATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE HIS COMPLETE FAMILIARITY WITH THE PROJECT SITE AND COMPONENTS TO INCLUDE SUBSURFACE CONDITIONS OF SOIL AND GROUNDWATER TABLE. BY SUBMITTAL OF A BID FOR THIS PROJECT, THE CONTRACTOR ACKNOWLEDGES HIS COMPLETE UNDERSTANDING AND RESPONSIBILITIES WITH RESPECT TO THE CONSTRUCTION ACTIVITIES REQUIRED UNDER THE SCOPE OF THIS PROJECT.
- THE "TRENCH SAFETY ACT" SHALL BE INCORPORATED INTO THIS CONTRACT AS ENCHANCED BY THE LEGISLATURE OF THE STATE OF FLORIDA TO BE IN EFFECT AS OF OCTOBER 1, 1990.
- AS-BUILT PLANS: AS-BUILT REQUIREMENTS WILL BE PER THE CITY OF STUART SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ONE (1) REPRODUCIBLE PDF, THREE (3) BLACK LINE COPIES AND ONE (1) DIGITAL FORMAT OF A CERTIFIED AS-BUILT SURVEY. DRAWINGS SHALL BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR AND SHALL BE SUBMITTED AFTER THE COMPLETION OF CONSTRUCTION, BUT PRIOR TO FINAL APPROVAL. THE AS-BUILT SURVEY SHALL BE PREPARED IN PLAN AND PROFILE FORMAT BY A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472 OF THE FLORIDA STATUTES. THE DRAWINGS SHALL BE AT A SCALE COMPARABLE TO THE DESIGN DRAWINGS PREPARED BY THE ENGINEER AND SHALL REFERENCE THE SCALE LINE OF SURVEY APPEARING ON THE ENGINEERING DRAWINGS. THE HORIZONTAL AND VERTICAL LOCATION OF THE ROADWAYS, DRAINAGE FACILITIES AND ALL APPURTENANCES SHALL BE ACCURATELY DEPICTED TO SCALE AND SHALL BE IDENTIFIED RELATIVE TO THE BASE LINE AND TO READILY IDENTIFIABLE PERMANENT OR SEMI-PERMANENT REFERENCE POINTS EXISTING AFTER THE COMPLETION OF CONSTRUCTION. LOCATIONS SHALL BE DETERMINED FOR ALL DRAINAGE FACILITIES AT CHANGES IN HORIZONTAL AND VERTICAL DIRECTION, AND AT A MINIMUM OF AN INTERVAL NOT EXCEEDING ONE HUNDRED FEET (100'). THE PROFILE SHALL ACCURATELY REFLECT THE VERTICAL PIPE LOCATION AND THE FINISHED GRADE OVER THE PIPE.
- THE CONTRACTOR SHALL PREPARE A PLAN SHOWING THE SCHEDULE OF WORK, INCLUDING A HIGHLIGHTED PLAN SHOWING THE ORDER OF CONSTRUCTION WHICH WILL FACILITATE MAINTAINING EXISTING SERVICES DURING CONSTRUCTION. THIS PLAN SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE OF TRAFFIC AND STAGING PLAN REQUIREMENTS.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS LATEST ADDITION.
- ALL CONSTRUCTION PERTINENT TO THIS DEPARTMENT SHALL BE INSTALLED, INSPECTED, AND TESTED IN ACCORDANCE WITH THE CITY OF STUART MINIMUM DESIGN AND CONSTRUCTION STANDARDS LATEST EDITION AND THE CITY OF STUART SPECIFICATIONS AND ORDINANCES WHERE APPLICABLE. IN CASE OF DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND MANUALS, THE MOST RESTRICTIVE SHALL APPLY.
- ALL AT&T, FPL, LOCAL CABLE, AND ALL LOCAL UTILITY COMPANY LOCATIONS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY THAT UTILITY COMPANY. THESE LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXPOSE ALL CROSSINGS WITH AT&T, CABLES/CATV, FIBER OPTIC (FO) AND FLORIDA POWER AND LIGHT (FPL) CONDUITS PRIOR TO BEGINNING CONSTRUCTION AND DEVELOPMENT OF PIPE. THE CONTRACTOR IS TO USE EXTREME CAUTION WITHIN THE VICINITY OF PRIVATE UTILITY FACILITIES. THE CONTRACTOR WILL REQUEST A PRIVATE UTILITY REPRESENTATIVES PRESENCE DURING CONSTRUCTION IN THE VICINITY OF THEIR FACILITIES. A PROFILE OF THE PRIVATE UTILITY FACILITIES ARE NOT PROVIDED IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PRIVATE UTILITIES AND OBTAINING THE APPROXIMATE LOCATION OF THESE FACILITIES.
- ANY NGVD-'29 OR NAVD-'88 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHOULD NOTIFY:
GEODETTIC INFORMATION CENTER
ATTN: CHARLIE NOVICE
ATTN: MICG - 162
6001 EXECUTIVE BOULEVARD
ROCKVILLE, MARYLAND 20852
TELEPHONE: (301) 443-8319
- BENCH MARK DATA IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)'88.
- CONTRACTOR TO UTILIZE "APPROVED FOR CONSTRUCTION PLANS" ONLY.
- ALL WORKERS MUST WEAR HIGH VISIBILITY SAFETY VESTS WHILE ON SITE. ALL WORKERS MUST HAVE THEIR COMPANY LOGO UPON THEIR SAFETY VEST, T-SHIRT OR HARD HAT WHILE ON SITE.

PAVING, GRADING AND DRAINAGE NOTES

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND SHALL BE REMOVED DOWN TO ROCK OR BUILT UP WITH MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 12 INCH LIFTS COMPACTED TO NOT LESS THAN 98% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-180. THICKNESS OF LAYERS MAY BE INCREASED, PROVIDED THAT THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING AND CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON, OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF ONE (1) FOOT. ITEMS DESIGNATED TO REMAIN, TO BE RELOCATED, OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL, NOT MORE THAN 10% OF WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE AND HAVE AN ORGANIC CONTENT LESS THAN 1%.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC. DENSITY TESTS SHALL BE PERFORMED AT THREE (3) LOCATIONS AROUND ANY STRUCTURE. BEGIN TESTING IN THE FIRST FOOT ABOVE THE BOTTOM OF THE STRUCTURE AND THEN EVERY TWO FEET TO WITHIN TWO FEET OF THE FINISH GRADE.
- ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEMS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE. ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI.
- ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.

SOIL RECOMMENDATION AND REQUIREMENTS

FILL REPLACEMENT:

- WHERE FILLS TO BE PLACED ON NATURAL GROUND, THE FILL SHOULD BE A UNIFORM FREE DRAINING GRANULAR SOIL (CLEAN SAND) AND BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES LOOSE MEASURE AND COMPACTED AS OUTLINED ABOVE. SUFFICIENT COMPACTIVE EFFORT SHOULD BE APPLIED TO OBTAIN A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 (ASTM D-1557).

EXCAVATION AND BACKFILLING:

- WHERE EXCAVATION AND BACKFILLING ARE REQUIRED, THE SOILS SHOULD BE REMOVED TO THE SPECIFIED DEPTH. SUFFICIENT COMPACTIVE EFFORT MUST THEN BE APPLIED TO THE EXCAVATED SURFACE TO OBTAIN A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 (ASTM D-1557).
- BACKFILL SHALL BE UNIFORM FREE DRAINING GRANULAR SOIL (CLEAN SAND) AND BE PLACED IN LAYERS NOT TO EXCEED 15 INCHES LOOSE MEASURE. SUFFICIENT COMPACTIVE EFFORT SHOULD BE APPLIED TO EACH LAYER TO OBTAIN A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY FOR THE ENTIRE DEPTH OF THE FILL AS DETERMINED BY AASHTO T-180 (ASTM D-1557). THE EXCAVATED SURFACE AND EACH LAYER OF BACKFILL SHOULD BE COMPACTED WITH A SELF-PROPELLED STEEL DRUM VIBRATORY ROLLER HAVING A MINIMUM TOTAL APPLIED FORCE OF 10 TONS.
- CONTRACTOR TO OVER EXCAVATE ALL DETENTION / SWALE AREAS TO REMOVE HARD PAN LAYER.
- IN ORDER TO VERIFY THE CONTRACTOR'S COMPLIANCE WITH THE ABOVE RECOMMENDATIONS, ALL PROOFROLLING AND PLACEMENT OF COMPACTED FILL AND BACKFILL SHOULD BE OBSERVED AND TESTED AS REQUIRED HEREIN.

GROUNDWATER:

- HEAVY RAINFALL AND/OR A HIGH WATER TABLE MAY OCCUR BEFORE THE EARTHWORK COMMENCES, OR DURING THE EARTHWORK OPERATION. WHEN THESE CONDITIONS OCCUR AND THE SITE PREPARATION CANNOT BE ACHIEVED AS SPECIFIED, AN EXCAVATION OF THE EXISTING CONDITIONS SHOULD BE CONDUCTED AND THE SPECIFICATIONS REVISED ACCORDINGLY. ANY DEWATERING FOR THE SITE MUST REMAIN WITHIN THE DETENTION AREAS AND RECHARGE TRENCHES. NO ADDITIONAL OFFSITE DISCHARGE IS ALLOWED.

COMPACTION:

- WHERE THERE IS EXISTING STRUCTURES ADJACENT TO THE SITE THAT MAY BE AFFECTED BY THE SELF-PROPELLED STEEL DRUM VIBRATORY EQUIPMENT, DENSIFICATION MUST BE PERFORMED USING EQUIPMENT THAT WILL SATISFY THE REQUIRED DENSIFICATION WITHOUT THE RISK OF DAMAGE TO THE EXISTING STRUCTURE(S). LOADERS AND HEAVY PLATE COMPACTORS ARE TWO TYPES OF EQUIPMENT THAT HAVE BEEN USED SUCCESSFULLY. DENSIFICATION PROCEDURES MUST COMPLY WITH THE CAPABILITY OF THE EQUIPMENT EMPLOYED.
- WHEN SELF-PROPELLED STEEL DRUM VIBRATORY EQUIPMENT CANNOT BE USED AS SPECIFIED, VIBRATORY PLATE COMPACTORS MAY BE USED. WHEN THIS CONDITION OCCURS, THE OVERALL DENSIFICATION PROCEDURE MUST BE REVISED TO COMPLY WITH THE CAPABILITY OF THE EQUIPMENT EMPLOYED. IN GENERAL, SMALL PLATE COMPACTORS WILL BE EFFECTIVE TO A MAXIMUM DEPTH OF 6 TO 8 INCHES.

STORM SEWER NOTES

- ALL DISTURBED OUTFALL DRAINAGE AREAS SHALL BE SODDED UPON COMPLETION OF GRADING AFTER AS-BUILT GRADE ELEVATIONS ARE APPROVED BY THE ENGINEER.
- PRIOR TO FINAL PAYMENT OF RETENTION, DETENTION, AND DRAINAGE DITCH QUANTITIES, ALL SLOPES AND SWALES SHALL BE SODDED TO AVOID EROSION.
- BACKFILL SHALL BE COMPACTED IN NO GREATER THAN ONE (1) FOOT LIFTS TO THE DENSITY OF THE UNDISTURBED ADJACENT SOILS.
- THERE IS TO BE NO OFF-SITE HAULING WITHOUT PRIOR APPROVAL AND ALL EXCAVATED MATERIAL SHALL BE USED ON-SITE.
- THE CONTRACTOR SHALL CONSTRUCT THE STORMWATER MANAGEMENT SYSTEM IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES AND WATER QUALITY ON OR OFF-SITE. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
- WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE CONTRACTOR SHALL ASSIST THE DESIGN ENGINEER TO PROVIDE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE CONSTRUCTION COMPLETION CERTIFICATION MUST INCLUDE, AT A MINIMUM EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. SEE AS-BUILT REQUIREMENTS.
- A STABLE PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED FEET (100') OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION TO THE WATER MANAGEMENT DISTRICT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITHIN THE CERTIFICATION REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION OR SHOALING OF THE WATER QUALITY MANAGEMENT SYSTEM.
- INLETS (425/430) : INCLUDES THE LIST OF MATERIALS/INSTALLATION/DEWATERING STABILIZATION/AS BUILT/TESTING. ALL STRUCTURES WILL REQUIRE THREE (3) COMPACTION TESTS AT DIFFERENT LOCATION AROUND STRUCTURES. ALL INLETS MUST HAVE MINIMUM 10' SUMP.
- PIPE CULVERTS AND STORM SEWERS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SECTION 430 F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- HDPE (HIGH DENSITY POLYETHYLENE) CULVERT SHALL BE N-12 INSTALLED PER MANUFACTURERS RECOMMENDATIONS. MANUFACTURER IS ADS (ADVANCED DRAINAGE SYSTEMS, INC.), AIR ENTRENCHED PIPE.

BASIS OF PAYMENT

- THE PRICE AND PAYMENT FOR THIS PROJECT SHALL INCLUDE ALL LABOR, MATERIALS, EXCAVATION, INCIDENTALS, MECHANICAL RESTRAINT, CLEANING & FLUSHING, PIPE BEDDING, SPECIAL BACKFILL, DEWATERING, CLEAN-UP, DISPOSAL OF EXCESS MATERIAL, TESTING, TRENCH SAFETY AND SHORING, MOBILIZATION, MAINTENANCE OF TRAFFIC, CLEARING & GRUBBING, AND ANY OTHER ITEMS OF WORK REQUIRED FOR THE COMPLETED INSTALLATION OF THE PROJECT.

TRAFFIC

- CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND COUNTY RULES AND REGULATIONS GOVERNING THE USE OF STREETS FOR PROTECTION OF THE WORK AND PUBLIC SAFETY. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED BY CONTRACTOR IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - LATEST EDITION.

CLEAN-UP

- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A NEAT CONDITION AT ALL TIMES AND SHALL RESTORE/REPAIR ALL DRIVEWAYS, SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION SYSTEMS, ETC., AFFECTED BY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, DEBRIS, EQUIPMENT, ETC., FROM THE JOBSITE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION OPERATIONS.
- FOR FURTHER SITE MAINTENANCE REQUIREMENTS THE CONTRACTOR IS REFERRED TO THE "AGREEMENT BETWEEN OWNER AND CONTRACTOR."
- UNLESS OTHERWISE SPECIFIED OR NOTED, ALL DISTURBED AREAS TO BE RESTORED BY CONTRACTOR TO PRE-CONSTRUCTION CONDITION OR BETTER PRIOR TO ACCEPTANCE BY CITY OF STUART / OWNER.

10 DAYS PRIOR TO CROSSING EXISTING UTILITIES, THE CONTRACTOR WILL POT HOLE THE LOCATION OF THE EXISTING UTILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION.

WATER QUALITY NOTES

- ALL ACTIVITIES SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS, AND PERFORMANCE CRITERIA.
- THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AUTHORIZED STAFF, UPON PROPER IDENTIFICATION, MUST BE GRANTED PERMISSION TO ENTER, INSPECT, AND OBSERVE THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
- PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES (BEST MANAGEMENT PRACTICES) REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. ALL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL, A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATIONS 1988), WHICH ARE HEREBY INCORPORATED BY REFERENCE, UNLESS A PROJECT SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE SFWMD PERMIT, IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, BEYOND THOSE SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES AS NECESSARY, IN ACCORDANCE WITH THE SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988). THE CONTRACTOR SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES.
- STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE IN ACCORDANCE WITH THE PLANS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE.
- IF DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION OR THEREAFTER AND THE SURFACE WATER PUMP(S), WELLS, OR FACILITIES ARE CAPABLE OF WITHDRAWING ONE MILLION GALLONS OF WATER PER DAY OR MORE, OR AN AVERAGE OF 100,000 GALLONS PER DAY OR MORE OVER A YEAR, AND ANY DISCHARGE IS TO BE OFF-SITE, THE CONTRACTOR MUST APPLY FOR AND OBTAIN A CONSUMPTIVE USE PERMIT (400-C) FROM THE DISTRICT IF YOU NEED ADDITIONAL INFORMATION OR APPLICATION MATERIALS. ANY DEWATERING FOR THE SITE MUST REMAIN ONSITE.

SITE PREPARATION AND GRADING :

- PREPARATION OF THE SITE FOR CONSTRUCTION WILL REQUIRE GRUBBING AND STRIPPING OF VEGETATION AND ROOT SYSTEMS THROUGHOUT AREAS TO BE COVERED BY NEW CONSTRUCTION. TRUNKS AND ROOT BALLS FOR TREES SHOULD BE REMOVED. SITE PREPARATION AT FORMER LOCATIONS OF LARGER SHRUBS AND TREES MAY REQUIRE EXCAVATION TO GREATER DEPTHS.
- FILL MATERIAL MAY BE REQUIRED. FILL SHOULD BE FREE FROM DEBRIS OR OTHER DELETERIOUS MATTER, AND SHOULD CONSIST OF CLEAN GRANULAR MATERIAL THAT HAS A MAXIMUM PARTICLE SIZE NOT GREATER THAN SIX INCHES. IT SHOULD CONTAIN NOT MORE THAN 10% PASSING THE U.S. STANDARD NUMBER 200 SIEVE, AND HAVE AN ORGANIC CONTENT LESS THAN ONE PERCENT. DENSITY TEST NEED TO BE PASSED.
- FILL SHOULD BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS LESS THAN 12 INCHES IN UNCOMPACTED THICKNESS, HAVE A MAXIMUM PARTICLE SIZE NOT GREATER THAN 6 INCHES, BE MOISTURE CONDITIONED AS NECESSARY, AND UNIFORMLY COMPACTED TO AT LEAST 98 PERCENT RELATIVE COMPACTION AS DETERMINED BY THE MODIFIED PROCTOR PROCEDURE (ASTM D1557).
- AFTER COMPLETION OF THE GENERAL SITE PLAN PREPARATION, WHEN EXCAVATIONS FOR THE CONSTRUCTION OF FOUNDATIONS ARE MADE THROUGH THE COMPACTED NATURAL GROUND, FILL OR BACKFILL, THE BOTTOMS OF THE EXCAVATIONS ARE TO BE TAMPED SO AS TO DENSIFY SOILS LOOSENED DURING OR AFTER THE EXCAVATION PROCESS, OR WASHED OR SLOUGHED INTO THE EXCAVATION PRIOR TO THE PLACEMENT OF FORMS. A PLATE TAMPER CAN BE USED FOR THIS FINAL DENSIFICATION IMMEDIATELY PRIOR TO THE PLACEMENT OF REINFORCING STEEL. WITH PREVIOUSLY DESCRIBED DENSITY REQUIREMENTS TO BE MAINTAINED BELOW THE FOUNDATION LEVEL.
- AFTER FOUNDATION FORMS ARE REMOVED, BACKFILL AROUND FOUNDATIONS SHOULD BE PLACED IN LIFTS SIX INCHES OR LESS IN THICKNESS, WITH EACH LIFT INDIVIDUALLY COMPACTED WITH A PLATE TAMPER. THE BACKFILL SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.

SOIL EROSION PLAN

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A SPECIFIC SOIL EROSION PLAN. IN GENERAL THE SOIL EROSION PLAN SHALL REQUIRE THAT ALL ON-SITE SOILS WILL REMAIN ON-SITE AND WILL NOT ERODE INTO THE ADJACENT ROADSIDE SWALES, ADJACENT PROPERTIES, OR RETENTION DITCHES. ALL EXISTING SWALES SHALL REMAIN SODDED DURING CONSTRUCTION. THE CONTRACTOR SHALL SCARIFY ONLY AS NECESSARY TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL SCARIFY AREAS TO PLACE VARIOUS PIPE WORK. AFTER PLACEMENT OF THE PIPE, THESE TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A 98% DENSITY. PRIOR TO DISCHARGE FROM THE SITE, SILTATION BARRIERS AND HAY BALES SHALL BE UTILIZED AS PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 102. THE DRAINAGE WHICH OUTFALLS TO THE RETENTION AREAS SHALL BE STABILIZED AND SODDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. UPON COMPLETION OF THE SITE WORK, ALL AREAS SHALL BE SODDED TO AVOID EROSION. CONTRACTOR IS REQUIRED TO COMPLY WITH ALL STATE WATER QUALITY CRITERIA. SPECIFICALLY, NO OFF-SITE DISCHARGES WILL BE ALLOWED WHICH EXCEED THE STATE TURBIDITY CRITERIA.

ADDENDUM NOTES

- PRIOR TO RELOCATING ANY STREET LIGHTS, CONTRACTOR MUST COORDINATE WITH THE CITY OF STUART / OWNER.
- ACCESS TO FDC'S AND FIRE HYDRANTS MUST BE MAINTAINED AT ALL TIMES.
- INLET GRADES WILL HAVE TRANSFERABLE SLOTS FOR PEDESTRIAN / BICYCLE TRAFFIC. INLET GRATES TO BE GALVANIZED STEEL.
- CONTRACTOR TO NOTE PIPING AND DCCV'S TO BE RESTRAINED AS PER CITY OF STUART UTILITY STANDARDS - SEE DETAIL SHEETS.

CULVERT / CONDUIT LEGEND:

RCP - REINFORCED CONCRETE PIPE
RCPE - REINFORCED CONCRETE PIPE ELLIPTICAL
HDPE - HIGH DENSITY POLYETHYLENE
CAP - CORRUGATED ALUMINUM PIPE
MSP - MITERED END SECTION
FO - FIBER OPTIC CONDUIT

PERMITS:

- SFWMD ERP
- CONTRACTOR TO OBTAIN CITY OF STUART BUILDING PERMIT.
- CONTRACTOR MUST SUBMIT NPDES PERMIT.
- CONTRACTOR TO NOTIFY SFWMD PRIOR TO CONSTRUCTION.

GEOTECHNICAL NOTES

SITE PREPARATION RECOMMENDATIONS

AAE FILE NO. 25-101

7.2 SITE PREPARATION RECOMMENDATIONS

THE SITE PREPARATION WE RECOMMEND FOR THIS SITE CONSISTS OF THE FOLLOWING:

- CLEAR, GRUB AND STRIP THE BUILDING AREAS WITHIN TEN FEET OUTSIDE CONSTRUCTION PERIMETERS OF ALL SURFACE VEGETATION, TOPSOIL AND PAVEMENT SECTIONS.
- REMOVE ALL UNDERGROUND UTILITIES AND DRAINAGE FEATURES, AND BACKFILL THESE AREAS WITH GRANULAR MATERIALS PLACED IN INDIVIDUALLY COMPACTED LIFTS.
- EXCAVATE AND LEVEL THE CONSTRUCTION AREAS AS NEEDED.
- DENSITY DEEP FOUNDATION SOILS USING THE VIBRO-REPLACEMENT TECHNIQUE (VRT) TO DEPTHS OF 35 FEET BELOW THE FOUNDATION BEARING LEVEL.
- AFTER THE VRT IMPLEMENTATION, PREPARE SUITABLE BEARING SURFACES AND SLAB AREAS USING A VIBRATORY ROLLER.

7.2.1 VIBRO-REPLACEMENT TECHNIQUE (VRT)

THE SOILS BENEATH THE LOAD-BEARING WALL AND COLUMN FOUNDATIONS FOR THE PROPOSED THREE-STORY OFFICE BUILDING SHOULD BE IMPROVED USING THE VIBRO-REPLACEMENT TECHNIQUE (VRT) TO DEPTHS OF 35 FEET BELOW THE FOUNDATION BEARING LEVEL. IF HARD RESISTANCE TO THE VRT PROBE ADVANCEMENT IS ENCOUNTERED AT SHALLOWER DEPTHS FEET, THE DEPTH OF IMPROVEMENT MAY BE SHORTENED, BASED ON THE GEOTECHNICAL ENGINEER'S FIELD OBSERVATIONS.

THE VRT GROUND IMPROVEMENT PROCESS IS A HIGHLY SPECIALIZED TECHNIQUE, AND ITS SUCCESSFUL COMPLETION DEPENDS ON THE EXPERIENCE OF THE SPECIALTY CONTRACTOR, THE SIZE AND ENERGY OF THE EQUIPMENT USED, AND THE SPACING OF THE PROBE LATORATORY BORINGS. A SITE SPECIFIC VRT IMPROVEMENT PROGRAM WILL BE DESIGNED AND PERFORMED BY THE SPECIALTY CONTRACTOR SELECTED FOR THIS PROJECT. THE DESIGN WILL INCLUDE POST-IMPROVEMENT DESIGN SOIL BEARING PRESSURES AS WELL AS ANTICIPATED TOTAL AND DIFFERENTIAL SETTLEMENTS. THE GROUND IMPROVEMENT PLAN SHOULD BE REVIEWED BY AACE PRIOR TO INITIATION OF THE VRT PROGRAM. WE EMPHASIZE THAT THE REVIEW AND APPROVAL OF THE VRT PLAN BY AACE SHOULD NOT BE CONSIDERED AS A WARRANTY OR GUARANTEE THAT THE ANTICIPATED SETTLEMENTS WILL BE ACHIEVED. THE RESPONSIBILITY FOR ACHIEVING THE REQUIRED SOIL IMPROVEMENT IS THE SOLE RESPONSIBILITY OF THE SPECIALTY CONTRACTOR.

THE EFFECTIVENESS OF THE VRT IMPLEMENTATION SHOULD BE CONFIRMED BY PERFORMING STANDARD PENETRATION TEST (SPT) BORINGS (ASTM D1586) AFTER THE GROUND IMPROVEMENT HAS BEEN COMPLETED. QUALITY ASSURANCE CRITERIA SHOULD BE ESTABLISHED FOR CONFIRMING THAT THE REQUIRED LEVEL OF SOIL IMPROVEMENT HAS BEEN ACHIEVED. WE RECOMMEND THAT FOR SPT BORINGS, THE MEAN N-VALUE WITHIN THE IMPROVED SOIL ZONE BE AT LEAST 18 BLOWS PER FOOT, WITH NO SINGLE N-VALUE LESS THAN 15 BLOWS PER FOOT. NOTE THAT THE SPECIALTY CONTRACTOR WILL REVIEW THE RESULTS OF THE CONFIRMATION SPT BORINGS AND EVALUATE THE EFFECTIVENESS OF THE VRT GROUND IMPROVEMENT WITH REGARDS TO DESIGN BEARING PRESSURE AND ANTICIPATED SETTLEMENTS. THE POST GROUND IMPROVEMENT BORINGS SHOULD NOT BE PERFORMED UNTIL AT LEAST 48 HOURS FOLLOWING COMPLETION OF THE VRT POINTS IN ORDER TO ALLOW SUFFICIENT TIME FOR DISSIPATION OF ANY EXCESS PORE WATER PRESSURE IN THE SOILS.

IN ADDITION, THE PRODUCTION OF THE VRT POINTS SHOULD BE MONITORED CONTINUOUSLY TO CONFIRM THE DEPTH OF EACH PROBE AND THAT THE DESIRED PRESSURES ARE ACHIEVED AS THE PROBE IS ADVANCED BACK TO THE GROUND SURFACE.

7.2.2 VIBRATORY ROLLER COMPACTION

THE VRT GROUND IMPROVEMENT METHOD DOES NOT GENERALLY DENSIFY SOILS IN THE UPPER 3 TO 5 FEET OF THE SUBSURFACE PROFILE DUE TO LACK OF OVERBURDEN PRESSURE AND CONFINEMENT. HENCE, FOLLOWING THE IMPLEMENTATION AND VERIFICATION OF THE VRT SOIL IMPROVEMENT PROGRAM, THE BUILDING AREA SHOULD BE COMPACTED WITH AN 10 TON VIBRATORY ROLLER. ANY SOFT, YIELDING SOILS DETECTED SHOULD BE EXCAVATED AND REPLACED WITH CLEAN, COMPACTED BACKFILL THAT CONFORMS WITH THE RECOMMENDATIONS BELOW. SUFFICIENT PASSES SHOULD BE MADE DURING THE PROOFROLLING OPERATIONS TO PRODUCE DRY DENSITIES NOT LESS THAN 95 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY OF THE COMPACTED MATERIAL, TO DEPTHS OF 2 FEET BELOW THE COMPACTED SURFACE, OR 2 FEET BELOW THE BOTTOM OF FOOTINGS, WHICHEVER IS LOWER. IN ANY CASE, THE BUILDING AREA SHOULD BEAT A MINIMUM OF HALF THE DEPTH OF THE FOUNDATION, OR ON EACH OF TWO PERPENDICULAR DIRECTIONS. AFTER THE EXPOSED SURFACE HAS BEEN PROOFROLLED AND TESTED TO VERIFY THAT THE DESIRED DRY DENSITY HAS BEEN OBTAINED, THE BUILDING AREAS MAY BE FILLED TO THE FINAL GRADES. ALL FILL MATERIAL SHOULD CONFORM TO THE RECOMMENDATIONS BELOW. IT SHOULD BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. EACH LAYER SHOULD BE COMPACTED TO A DRY DENSITY NOT LESS THAN 95 PERCENT OF ITS MODIFIED PROCTOR (ASTM D1557) MAXIMUM VALUE.

NOTE THAT AFTER COMPLETION OF THE GENERAL SITE PREPARATION, WHEN EXCAVATIONS FOR THE CONSTRUCTION OF FOUNDATIONS ARE MADE THROUGH THE COMPACTED NATURAL GROUND, FILL OR BACKFILL, THE BOTTOMS OF THE EXCAVATIONS ARE TO BE TAMPED SO AS TO DENSIFY SOILS LOOSENED DURING OR AFTER THE EXCAVATION PROCESS, OR WASHED OR SLOUGHED INTO THE EXCAVATION PRIOR TO THE PLACEMENT OF FORMS. A PLATE TAMPER CAN BE USED FOR THIS FINAL DENSIFICATION IMMEDIATELY PRIOR TO THE PLACEMENT OF REINFORCING STEEL. WITH PREVIOUSLY DESCRIBED DENSITY REQUIREMENTS TO BE MAINTAINED BELOW THE FOUNDATION LEVEL.

AFTER FOUNDATION FORMS ARE REMOVED, BACKFILL AROUND FOUNDATIONS SHOULD BE PLACED IN LIFTS SIX INCHES OR LESS IN THICKNESS, WITH EACH LIFT INDIVIDUALLY COMPACTED WITH A PLATE TAMPER. THE BACKFILL SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

7.2.3 OFF-SITE VIBRATIONS

WE RECOMMEND THAT THE SITE PREPARATION CONTRACTOR CLOSELY MONITOR THE VIBRATIONS PRODUCED DURING THE VRT AND THE VIBRATORY ROLLER OPERATIONS SO THAT THEY DO NOT ADVERSELY AFFECT ANY NEARBY STRUCTURES. SHOULD THERE BE CONCERN ABOUT VIBRATION LEVELS PRODUCED BY THE SITE PREPARATION OPERATIONS, A SEISMOGRAPH WITH A SUITABLE INDICATOR RANGE MAY BE ARRANGED ON THE SITE WHILE THIS WORK IS UNDERTAKEN. WE REMAIN AVAILABLE FOR PERFORMING THESE SERVICES AND FOR FURTHER CONSULTATION IN THIS REGARD.

7.2.4 FILL MATERIAL

- GENERAL SITE FILL:

ALL GENERAL SITE FILL MATERIALS SHOULD CONSIST OF CLEAN SANDS OR FRAGMENTED LIMESTONE, FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS. THE FILL MATERIALS SHOULD HAVE NO MORE THAN 10-12 PERCENT BY DRY WEIGHT PASSING THE U.S. NO. 200 SIEVE, AND NO PARTICLE LARGER THAN 3 INCHES IN DIAMETER.

- VRT DEPRESSIONS:

THE USE OF RECYCLED CONCRETE IN LIEU OF NATURAL CRUSHED LIMESTONE GRAVEL AS BACKFILL TO THE VRT DEPRESSIONS IS NOT RECOMMENDED. FREQUENTLY FINER DEBRIS OR POORLY GRADED MINOR PARTICLES ARE INCLUDED IN THE FINAL CRUSHED CONCRETE PRODUCT. WE HAVE IN THE PAST REJECTED SUCH MATERIALS DUE TO THE PRESENCE OF EXCESSIVE AMOUNTS OF THESE CONCRETE CRUSHING BYPRODUCTS, RESULTING IN LOST PRODUCTION TIME. HENCE, IT IS RECOMMENDED THAT THE CHOSEN VRT CONTRACTOR UTILIZE FDOT #67 LIMESTONE STONE.

7.2.5 GROUNDWATER CONTROL AND EXCAVATIONS

DEWATERING MEASURES MAY BE REQUIRED FOR UNDERGROUND UTILITY INSTALLATIONS (PARTICULARLY GRAVITY SEWER PIPES AND STRUCTURES), AND POTENTIALLY ALSO FOR UNDERGROUND STORMWATER/DRAINAGE SYSTEMS. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR DESIGNING AND MAINTAINING THE PROPOSED DEWATERING SYSTEMS. WE DO NOT RECOMMEND BACKFILLING IN WET CONDITIONS. ALL WORK SHOULD TAKE PLACE "IN-THEDRY".

TO PREVENT TRENCH INSTABILITY, GROUNDWATER SHOULD BE DRAIN DOWN PRIOR TO EXCAVATION AND SHOULD BE MAINTAINED AT LEAST 2 FEET BELOW THE TRENCH/EXCAVATION BOTTOM UNTIL DIGGING. PLACEMENT AND COMPACTION OF FILL AND BACKFILL SOILS IS COMPLETE, AND SUFFICIENT DEADWEIGHT EXISTS ON PIPES AND BURIED/EMBEDDED STRUCTURES TO PREVENT UPLIFT. DECOMMISSIONING OF DEWATERING SYSTEMS SHOULD BE ADDRESSED IN THE CONTRACTOR'S DEWATERING SUBMITTAL. WATER FROM DEWATERING PUMPS SHOULD BE DISCHARGED AS FAR AS PRACTICABLE FROM THE WORK AREAS TO PREVENT RETURN FLOW AND/OR EROSION. WE NOTE THAT THE ENCOUNTERED CLAYEY SOILS MAY BE DIFFICULT TO DEWATER.

IF WET WEATHER CONDITIONS ARE EXPERIENCED DURING CONSTRUCTION, THE CONTRACTOR SHOULD LIMIT THE DURATION OF OPEN CUTS, SLOPE THE EXCAVATION BOTTOM TO FACILITATE DRAINAGE AND/OR PROVIDE BERMS TO LIMIT RUNOFF INTO THE EXCAVATIONS. THE CONTRACTOR SHOULD HAVE MEANS TO INTERCEPT AND REMOVE ANY LOCALIZED INFLOWS. IN ADDITION, EXCAVATED SOILS SHOULD BE STOCKPILED TO PROMOTE RUNOFF AND LIMIT WETTING OF THE SOILS.

ANY EXCAVATION SHOULD BE MADE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS AND GUIDELINES. THE RECOMMENDATIONS AND DEFINITIONS IN OSHA 29 C.F.R. PART 1926 SUBPART P "EXCAVATIONS" AND THE FLORIDA TRENCH SAFETY ACT SHOULD BE REVIEWED AND UTILIZED FOR ANY SUBSURFACE EXCAVATION EFFORTS. EXCAVATED MATERIALS SHOULD NOT BE STOCKPILED AT THE EDGE OF THE EXCAVATION WITHIN A HORIZONTAL DISTANCE EQUAL TO THE EXCAVATION DEPTH. TRENCH BOXES OR ENGINEERED SHORING SYSTEM MAY BE REQUIRED. THE DESIGN AND IMPLEMENTATION OF TEMPORARY SLOPES AND SHORING SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. FURTHER, THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE INTEGRITY OF ADJACENT PROPERTY, PROTECTING ADJACENT ROADWAY ROW, AND FOR IMPLEMENTING ALL NECESSARY SAFETY MEASURES.

7.3 SHALLOW FOUNDATIONS AND GROUND FLOOR SLAB

FOLLOWING THE PREPARATION OF THE FOUNDATION SOILS IN ACCORDANCE WITH THE ABOVE SITE PREPARATION RECOMMENDATIONS, INCLUDING VRT IMPLEMENTATION, THE SITE SHOULD BE SUITABLE FOR SUPPORTING THE PROPOSED THREE-STORY OFFICE BUILDING ON CONVENTIONAL SHALLOW FOUNDATIONS PROPORTIONED FOR AN ALLOWABLE BEARING STRESS OF 5,000 POUNDS PER SQUARE FOOT (PSF), OR LESS. ALL CONVENTIONAL FOUNDATIONS SHOULD BE AT LEAST 24 INCHES WIDE, AND ALL INDIVIDUAL COLUMN FOOTINGS SHOULD HAVE A MINIMUM WIDTH OF 36 INCHES. EXTERIOR FOUNDATIONS SHOULD BEAR AT LEAST 18 INCHES BELOW ADJACENT OUTSIDE FINAL GRADES. BASED UPON THE BORING INFORMATION AND THE PROVIDED LOADING CONDITIONS, WE ESTIMATE THAT THE RECOMMENDED ALLOWABLE BEARING STRESS WILL PROVIDE A MINIMUM FACTOR OF SAFETY IN EXCESS OF TWO AGAINST BEARING CAPACITY FAILURE, WITH THE SITE PROVIDED AND THE FOUNDATION DESIGN AS RECOMMENDED. WE ANTICIPATE THAT TOTAL SETTLEMENTS OF ONE INCH OR LESS, AND DIFFERENTIAL SETTLEMENT BETWEEN ADJACENT SIMILARLY LOADED FOOTINGS LESS THAN ONE-HALF INCH, BECAUSE OF THE GRANULAR NATURE OF THE SUBSURFACE SOILS. THE MAJORITY OF THE SETTLEMENTS SHOULD OCCUR DURING CONSTRUCTION. POST-CONSTRUCTION SETTLEMENT SHOULD BE MINIMAL.

WE RECOMMEND THAT AACE INSPECT ALL FOOTING EXCAVATIONS IN ORDER TO VERIFY THAT FOOTING BEARING CONDITIONS ARE CONSISTENT WITH EXPECTATIONS.

AFTER THE GROUND SURFACE IS PROOFROLLED AND FILLED AS RECOMMENDED IN THIS REPORT, THE GROUND FLOOR SLAB CAN BE PLACED DIRECTLY ON THE VIBRATORY ROLLER COMPACTED SUBGRADE. IN OUR OPINION, A HIGHLY POROUS BASE MATERIAL IS NOT NECESSARY. WE RECOMMEND TO USE A MINIMUM OF 10 MIL POLYETHYLENE FILM AS THE MAIN COMPONENT OF A VAPOR BARRIER SYSTEM. WE RECOMMEND ISOLATING THE GROUND FLOOR SLAB FROM COLUMN AND WALL FOUNDATIONS. CARE MUST BE EXERCISED IN INSTALLING CONTROL JOINTS SHORTLY AFTER PLACING THE CONCRETE, AND IN PLACING AND MAINTAINING THE STEEL REINFORCEMENT AT ITS DESIGNATED ELEVATION WITHIN THE FLOOR SLAB.

UTILITY CONTACTS:

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MC FIBER	ALLAN OCHALEK	(772) 288-5465
TECO GAS	MAX CHAMORRO	(954) 453-0812

ENGINEER OF RECORD INSPECTION REQUIREMENTS
CONTRACTOR TO CALL CONTRACT ENGINEER OF
RECORD 48 HOURS ADVANCE FOR FOLLOWING
INSPECTIONS:

- PRECONSTRUCTION MEETING
- DRAINAGE PIPE (UNCOVERED)
- WATER / SANITARY SEWER LINES (UNCOVERED)
- PAVEMENT BASE / CONCRETE
- BUILDING CONSTRUCTION
- SEWALV FORMS