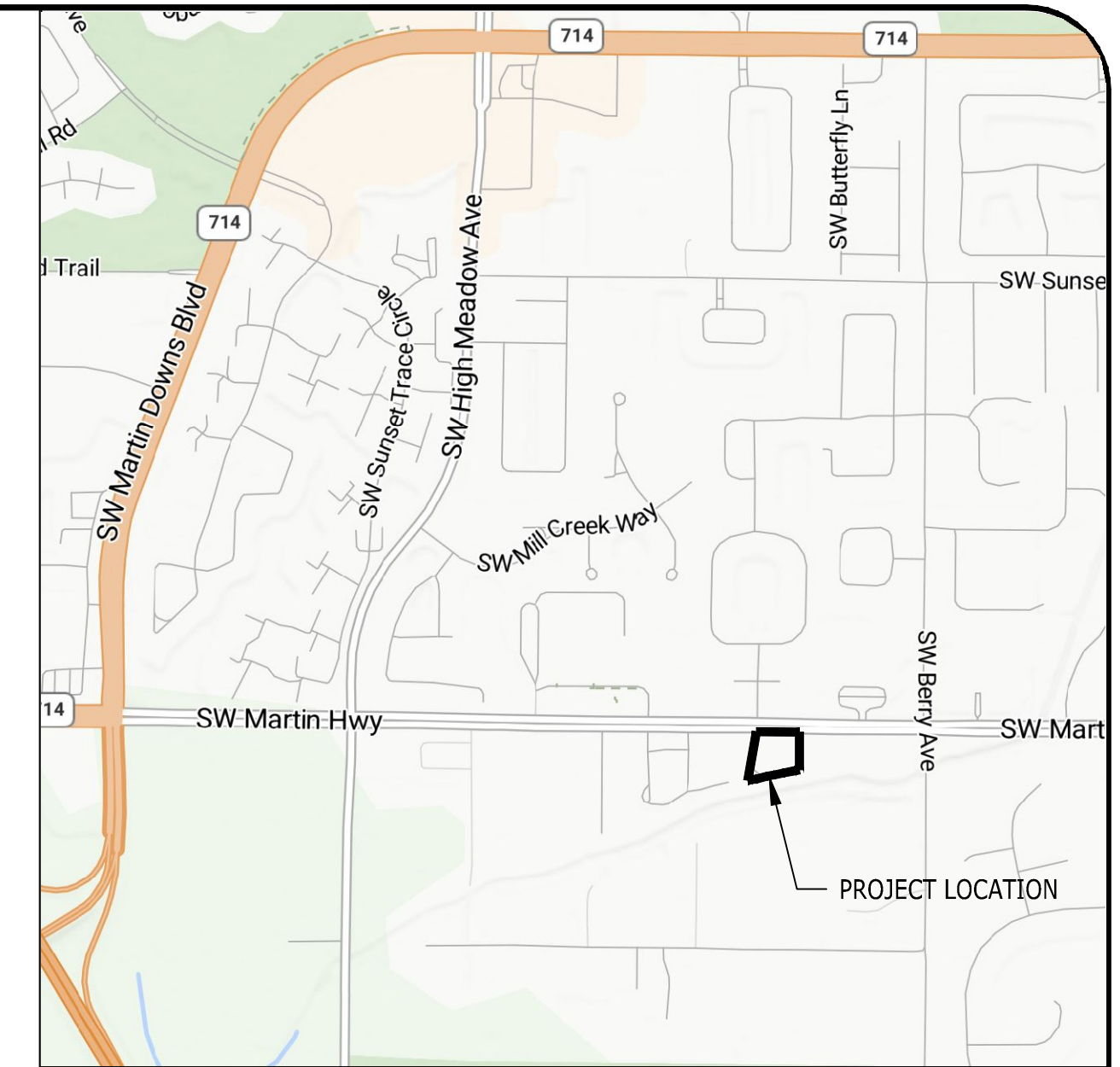


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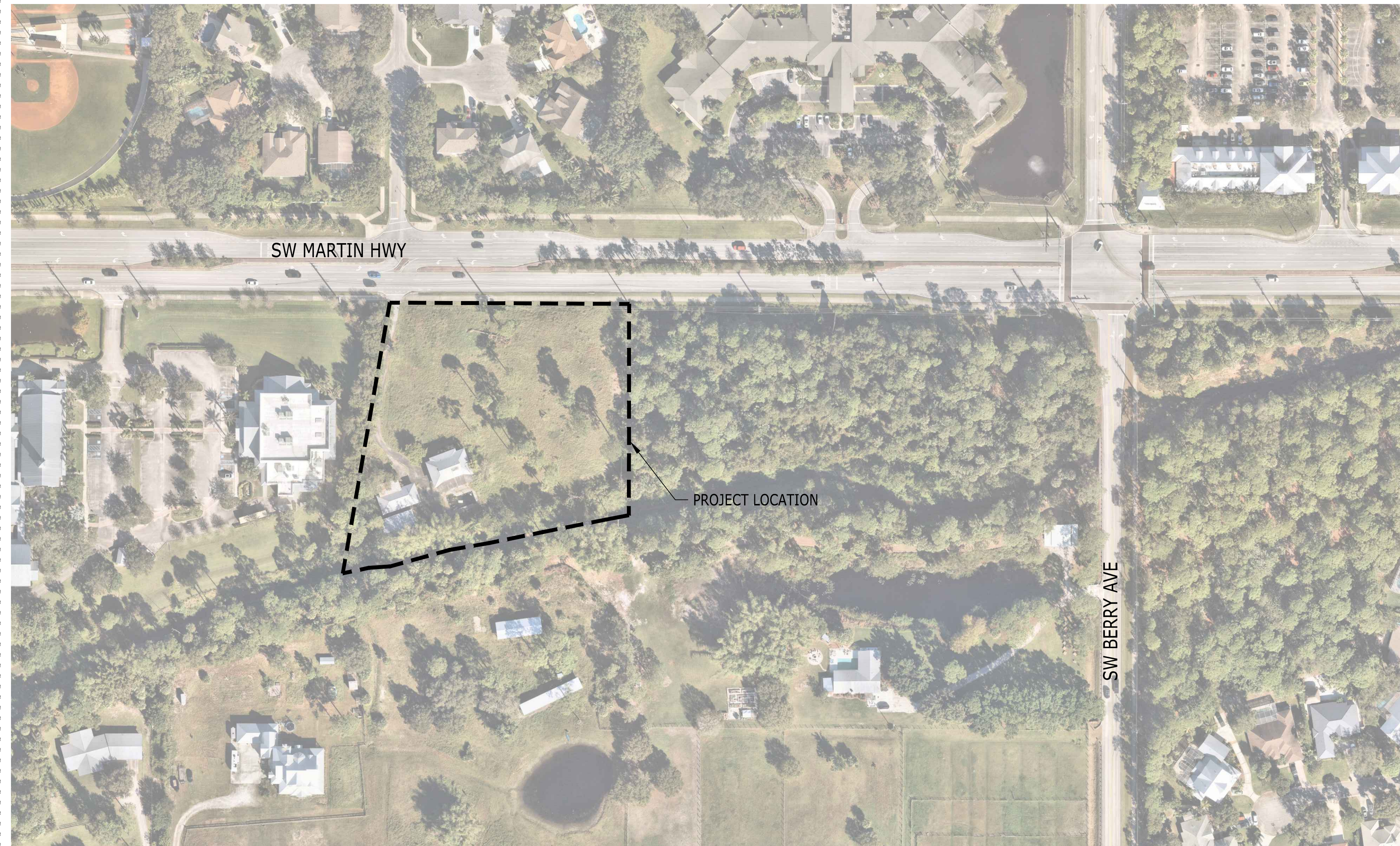
# PALM CITY FSED

## MARTIN COUNTY, FLORIDA

CATALYST PROJECT NO. 20240180  
APRIL 3, 2025



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
1" = 100'

GENERAL INFORMATION			
PARCEL NUMBERS:	24-38-40-000-002-00001-1		
ADDRESS:	2600 SW MARTIN HWY PALM CITY, FL 34990		
COUNTY:	MARTIN COUNTY		
OWNER:	PASTEUR HEALTHCARE PROPERTIES, LLC 1085 W MORSE BOULEVARD KING OF PRUSSIA, PA 19406		
APPLICANT:	CATALYST DESIGN GROUP 1085 W MORSE BOULEVARD WINTER PARK, FLORIDA 32789 (689) 219-8900 CONTACT: MATTHEW LYONS, PE M.LYONS@CATALYST-DG.COM		
SITE DATA			
SITE AREA:	AC: 2.91 S.F.: 126,835		
DISTURBED AREA:	AC: 2.29 S.F.: 99,696		
PROPERTY ZONING:	COR-1: COMMERCIAL OFFICE/RESIDENTIAL DISTRICT		
PROPOSED LAND USE:	MEDICAL SERVICES		
BUILDING DATA			
PROPOSED BUILDING:	8,600 SF		
BUILDING HEIGHT:	MAXIMUM: 30' PROPOSED: 1-STORY (23'-3")		
BUILDING SETBACKS:	MINIMUM: 25' PROPOSED: 65'		
FRONT (NORTH):	25' 65'		
SIDE (EAST):	10' 21'		
SIDE (WEST):	10' 110'		
REAR (SOUTH):	25' 80'		
LAND USE DATA			
PROPOSED F.A.R.:	0.068		
IMPERVIOUS COVER			
	S.F.	AC.	%
EXISTING	15,123	0.35	11.92%
DEMOLISHED	(15,123)	(0.35)	-11.92%
PROPOSED BUILDING	8,600	0.20	6.78%
PROPOSED PAVEMENT	30,297	0.70	23.89%
PROPOSED CONCRETE	9,692	0.22	7.64%
TOTAL IMPERVIOUS	48,589	1.12	38.31%
OPEN SPACE			
	S.F.	AC.	%
EXISTING	111,712	2.56	88.08%
PROPOSED	79,246	1.80	61.69%
LANDSCAPE BUFFERS			
	MINIMUM	PROPOSED	
FRONT (NORTH):	10'	10'	
SIDE (EAST):	10'	10'	
SIDE (WEST):	10'	10'	
REAR (SOUTH):	10'	66'	
PARKING CALCULATIONS			
REQUIRED VEHICLE PARKING (1 SPACED / 175 SF):			50
MAX 20% REDUCTION PER MIC LDR 4.623.A			(10)
TOTAL REQUIRED SPACES			40
PROPOSED PARKING			
	STANDARD	ADA	TOTAL
	40	4	44

Sheet List Table	
Sheet Number	Sheet Title
C0.0	Cover Sheet
C1.0	Existing Conditions
C1.1	Existing Conditions
C1.2	Existing Conditions
C2.0	Notes
C3.0	Erosion Control Plan
C3.1	Erosion Control Details
C4.0	Demolition Plan
C5.0	Site Layout Plan
C5.1	Fire Truck Analysis
C6.0	Grading & Drainage Plan
C6.1	Benchmarks & Cross Sections
C7.0	Utility Plan
C8.0	Details
C8.1	Details
C8.2	Stormwater Details
C8.3	Lift Station
C8.4	CONTECH Details
C9.0	City Details
C9.1	City Details
L2.00	Landscape Plan
L0.0	Cover Sheet
L2.10	Landscape Schedule & Tables
L2.20	Landscape Details
L6.00	Irrigation Plan
L6.10	Irrigation Specifications
L6.20	Irrigation Details
L6.21	Irrigation Details
L6.22	Irrigation Details
L6.23	Irrigation Details

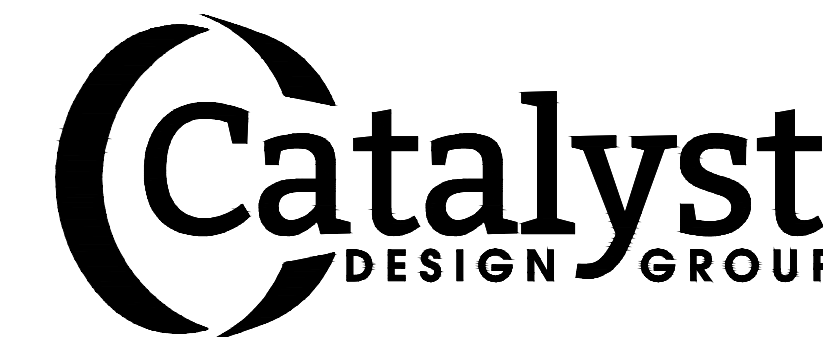
ARCHITECT  
**tm** **TPartners, PLLC**  
Architecture Interiors Planning

211 FRANKLIN ROAD, SUITE 200  
BRENTWOOD, TN 37027

LAND OWNER

**PASTEUR HEALTHCARE PROPERTIES, LLC**  
367 SOUTH GULPH ROAD  
KING OF PRUSSIA, PA 19406

CIVIL ENGINEER/ LANDSCAPE ARCHITECT



1085 W MORSE BLVD, WINTER PARK, FL 32789  
(615) 622-7200 | WWW.CATALYST-DG.COM  
MATTHEW M. LYONS, PE 95829  
TIMOTHY J. SALK, PLA LA6666749  
Florida Firm Registration No. 33093

Land Use	ITE Code	Intensity	Daily			AM Peak Period			PM Peak Period		
			Trip Ends	In Trips	Out Trips	In Trips	Out Trips	Total Trips	In Trips	Out Trips	Total Trips
Free-Standing Emergency Room	650	8.60 KSF	214	5	5	10	6	7	13		
<b>Total</b>			<b>214</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>6</b>	<b>7</b>	<b>13</b>		

COVER SHEET

C0.0

LEGAL DESCRIPTION:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 110666426
COMMITMENT DATE: MARCH 05, 2025 @ 8:00 AM

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARTIN, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
ALL THAT PART OF TRACT 2, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING NORTHERLY OF THE CENTERLINE OF DANFORTH CREEK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE AFORESAID TRACT 2, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 714, THENCE RUN NORTH 89°51'38" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 339.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 89°51'38" EAST A DISTANCE OF 339.06 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 2; THENCE RUN SOUTH 00°05'53" EAST, ALONG SAID EAST LINE A DISTANCE OF 311.10 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF DANFORTH CREEK; THENCE MEANDER SAID CENTERLINE SOUTHWESTERLY A DISTANCE OF 410.00 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE BEAR SOUTH 9°24'21" WEST FROM THE POINT OF BEGINNING; THENCE RUN NORTH 09°24'21" EAST ALONG SAID LINE A DISTANCE OF 393.64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 2664, PAGE 1728, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2
THE WEST 275.8 FEET OF TRACT 1, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, LYING NORTH OF DANFORTH'S CREEK, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (NOW IN MARTIN COUNTY, FLORIDA).

PARCEL 3
START AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, THEN RUN NORTH 89°22'49" WEST, ALONG THE NORTH LINE OF SAID SECTION 24, BEING ALSO THE CENTERLINE OF STATE ROAD #714 A DISTANCE OF 202.10 FEET, THENCE RUN SOUTH 00°22'31" WEST, TO THE SOUTH RIGHT OF WAY OF SAID STATE ROAD #714 A DISTANCE OF 50 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE TO RUN SOUTH 00°22'31" WEST, A DISTANCE OF 423 FEET, THENCE RUN NORTH 89°22'49" WEST, A DISTANCE OF 100 FEET, THENCE RUN NORTH 00°22'31" EAST, TO THE AFORESAID SOUTH RIGHT OF WAY OF STATE ROAD #714 A DISTANCE OF 423 FEET, THENCE RUN SOUTH 89°22'49" EAST ALONG THE SOUTH RIGHT OF WAY OF STATE ROAD #714 A DISTANCE OF 100 FEET TO THE POINT OR PLACE OF BEGINNING.

A/K/A
WEST 100 FEET OF EAST 302.1 FEET OF TRACT 1 (LESS SOUTH 188.7 FEET & NORTH 50 FEET RIGHT OF WAY) OF PALM CITY FARMS, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY FLORIDA, TOGETHER WITH RIPARIAN AND LITTORAL RIGHTS THEREUNTO BELONGING.

AND

START AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEING ALSO THE NORTHEAST CORNER OF TRACT 1, PLAT OF PALM CITY FARMS, PLAT BOOK 6 PAGES 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA; THENCE RUN NORTH 89°22'49" WEST ALONG THE NORTH LINE OF SAID SECTION 24, BEING ALSO THE CENTERLINE OF STATE ROAD #714, A DISTANCE OF 302.10 FEET, THENCE RUN SOUTH 00°22'31" WEST, TO THE SOUTH RIGHT OF WAY OF SAID STATE ROAD #714 A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE TO RUN SOUTH 00°22'31" WEST, A DISTANCE OF 611.7 FEET TO THE SOUTH LINE OF SAID TRACT 1, THENCE RUN NORTH 89°22'49" WEST ALONG SAID SOUTH LINE OF TRACT 1, A DISTANCE OF 100 FEET; THENCE RUN NORTH 00°22'31" EAST TO THE AFORESAID SOUTH RIGHT OF WAY OF STATE ROAD #714 A DISTANCE OF 611.7 FEET, THENCE RUN SOUTH 89°22'49" EAST ALONG SAID SOUTH RIGHT OF WAY OF STATE ROAD #714, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING

A/K/A

WEST 100 FEET OF EAST 402 FEET OF TRACT (LESS SOUTH 188.7 FEET) OF PALM CITY FARMS, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY FLORIDA.

TOGETHER WITH RIPARIAN AND LITTORAL RIGHTS THEREUNTO BELONGING.

PROPERTY ALSO DESCRIBED AS:

A PARCEL OF LAND BEING APPROXIMATELY THE WEST 200 FEET OF THE EAST 402.1 FEET OF THE NORTH 473 FEET OF TRACT 1, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS THE NORTH 50 FEET FOR RIGHT OF WAY OF SW MARTIN HIGHWAY (COUNTY ROAD 714), SAID PARCEL OF LAND BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 1, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE NORTH 89°42'30" WEST, ALONG THE NORTH LINE OF SAID TRACT 1, ALSO BEING THE CENTERLINE OF SW MARTIN HIGHWAY (COUNTY ROAD 714), A DISTANCE OF 202.10 FEET; THENCE SOUTH 00°06'18" WEST, TO THE SOUTH RIGHT OF WAY LINE OF SAID SW MARTIN HIGHWAY (COUNTY ROAD 714), A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°06'18" WEST, A DISTANCE OF 423.00 FEET, THENCE NORTH 00°42'30" WEST A DISTANCE OF 200.15 FEET, THENCE NORTH 00°05'57" EAST, TO SAID SOUTH RIGHT OF WAY LINE OF SW MARTIN HIGHWAY (COUNTY ROAD 714), A DISTANCE OF 423.00 FEET, THENCE SOUTH 89°42'30" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE SW MARTIN HIGHWAY (COUNTY ROAD 714), A DISTANCE OF 200.20 FEET TO THE POINT OF BEGINNING.

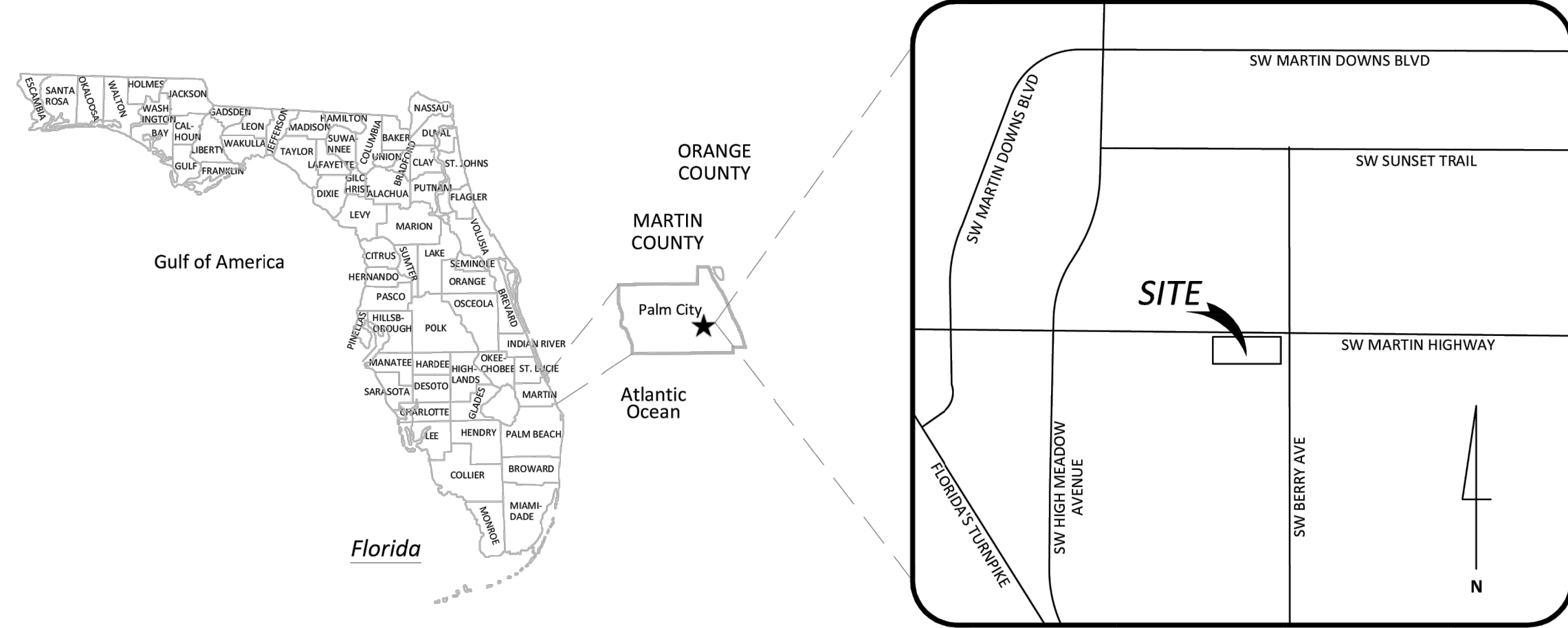
TOGETHER WITH RIPARIAN AND LITTORAL RIGHTS THEREUNTO BELONGING.

SURVEYOR'S REPORT:

- 1. FIELD BEARINGS AND DISTANCES ARE BASED ON STATE PLANE GRID. THE BEARING BASE IS ALONG THE MONUMENTED SOUTHERN SURVEY LINE. (BEARING BASE: N78°07'12"E)
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER SJ-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY IS TO CONVEY AN ALTA/NSPS LAND TITLE SURVEY. THE REQUIREMENTS FOR AN ALTA/NSPS LAND TITLE SURVEY ARE DEFINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" (EFFECTIVE FEBRUARY 23, 2021).
3. THE ACCURACY STANDARD USED FOR HORIZONTAL CONTROL FOR THIS SURVEY EXCEEDS A MINIMUM RELATIVE DISTANCE OF 1 FOOT IN 10,000 FEET. ("STANDARDS OF PRACTICE (51-17.051 FAC)" PURSUANT TO SECTION 472.027, FLORIDA STATUTES).
4. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TOPCON HIPER VR GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS BASED ON FPNM (FLORIDA PERMANENT REFERENCE NETWORK).
4.1. THE REDUNDANT RTK (REAL TIME KINEMATICS) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON APRIL 9, 2025.
4.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
4.3. HORIZONTAL DATA IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011AD).
5. THE ACCURACY STANDARD USED FOR THE VERTICAL CONTROL FOR THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENT CLASSIFIED IN THE STANDARDS OF PRACTICE (51-17.051 FAC). THE MAXIMUM ERROR OF ACCURACY ALLOWED FOR THIS TYPE OF SURVEY IS 0.05 TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES (0.05\*V). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION EXCEEDS THIS REQUIREMENT.
6. VERTICAL CONTROL IS BASED ON GPS LEVELING UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK.
6.1. VERTICAL DATA IS BASED ON NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT).
6.2. VERTICAL DATA IS BASED ON MARTIN COUNTY CONTROL POINT DESIGNATED AS "DC B1" ELEV=13.12 (NORTH AMERICAN VERTICAL DATUM) 1988 (U.S. SURVEY FOOT).
6.3. THREE TEMPORARY BENCH MARKS WERE SET ON THE SITE. SEE THE MAP OF SURVEY.
7. DISTANCES THAT WERE MEASURED WITH E.D.M. EQUIPMENT HAVE BEEN ADJUSTED FOR TEMPERATURE.
8. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
9. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
10. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
11. ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE.
12. THIS PROPERTY LIES WITHIN ZONES X AND AE OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS MAP NUMBER 12085C0314H WITH AN EFFECTIVE DATE OF FEBRUARY, 2021.
13. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
14. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND OR JURISDICTIONAL BOUNDARIES NOR ENDANGERED SPECIES HABITAT.
15. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
16. MEASUREMENT SHOWN HEREON ARE IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
17. THE SUBJECT PARCELS SHOWN HEREON ARE CONTIGUOUS TO MARTIN HIGHWAY WITHOUT GAPS OR HIATUS, HAVING UNINTERRUPTED ACCESS.
18. THE LANDS SHOWN HEREON ARE THE SAME AS THOSE DESCRIBED IN THE REFERENCED TITLE COMMITMENT AND THE LEGAL DESCRIPTIONS COMPRISED THEREIN.

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF
A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
NOT VALID WITHOUT ALL SHEETS



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:

(PER THIS SURVEYOR)

PARCEL 1
A PORTION OF TRACT 2, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST; PALM CITY FARMS, PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING NORTHERLY OF THE CENTERLINE OF DANFORTH CREEK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID TRACT 2 WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 714, ACCORDING TO FDOT SECTION MAP 89000-2602; THENCE, ALONG SAID WEST LINE OF TRACT 2, N0°17'47"E, 22.00 FEET; THENCE, DEPARTING SAID WEST LINE, N89°51'38"E, 339.06'; THENCE, S0°05'31"W, 8.94 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 714, ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°42'13"E, 340.46 FEET TO THE EAST LINE OF AFORESAID TRACT 2; THENCE, ALONG SAID EAST LINE OF TRACT 2, S0°04'17"W, 276.51 FEET, TO A 4" BY 4" CONCRETE MONUMENT, NO ID; THENCE, CONTINUE ALONG SAID EAST LINE OF TRACT 2, S0°04'17"W, 24 FEET, MORE OR LESS, TO THE APPROXIMATE CENTER LINE OF DANFORTH CREEK; THENCE, MEANDER WEST ALONG THE CENTERLINE OF DANFORTH CREEK FOR APPROXIMATELY 416 FEET, MORE OR LESS; THENCE, DEPARTING SAID APPROXIMATE CENTER LINE OF DANFORTH CREEK, N9°50'31"E, 22 FEET, MORE OR LESS, TO A 5/8" IRON ROD AND CAP, L85102; THENCE, N9°50'31"E, 368.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 126,835 SQUARE FEET, OR 2.91 ACRES, MORE OR LESS.

PARCEL 2
THE WEST 275.8 FEET OF TRACT 1, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, LYING NORTH OF DANFORTH'S CREEK, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (NOW IN MARTIN COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 2, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714, ACCORDING TO FDOT SECTION MAP 89000-2602; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°42'13"E, 275.81 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S0°05'30"W, 237.74 FEET TO 5/8" IRON ROD AND CAP, L85102; THENCE, S0°05'30"W, 16 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF DANFORTH CREEK; THENCE, MEANDER WEST ALONG THE CENTERLINE OF DANFORTH CREEK FOR APPROXIMATELY 282 FEET, MORE OR LESS, TO THE EAST LINE OF AFORESAID TRACT 2; THENCE, ALONG SAID EAST LINE, N0°04'17"E, 24 FEET, MORE OR LESS, TO A 4" BY 4" CONCRETE MONUMENT, NO ID; THENCE, CONTINUE ALONG SAID EAST LINE, N0°04'17"E, 285.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 76,368 SQUARE FEET, OR 1.75 ACRES, MORE OR LESS.

ALTA/NSPS PLAT A ITEMS:

- 1. MONUMENTS PLACED (A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. (SHOWN ON MAP OF SURVEY)
2. ADDRESSES(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. (SHOWN ON MAP OF SURVEY)
3. FLOOD ZONE CLASSIFICATION WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. (SHOWN ON MAP OF SURVEY, SEE SURVEYOR'S REPORT NO. 12)
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). (SHOWN ON MAP OF SURVEY)
6. (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (NO REPORT PROVIDED TO THIS SURVEYOR)
(B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (NO REPORT PROVIDED TO THIS SURVEYOR)
7. (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN ON MAP OF SURVEY)
(b) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. (SHOWN ON MAP OF SURVEY)
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). (SHOWN ON MAP OF SURVEY)
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES; STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. (NONE FOUND ON SUBJECT PARCEL AT TIME OF SURVEY)
10. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5(A) AND (B) ABOVE) BY:
(A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION) (NO REPORT PROVIDED TO THIS SURVEYOR)
11. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." (SHOWN ON MAP OF SURVEY)
12. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. (THE PROPERTY HEREON IS 174 FEET (MORE OR LESS) EAST OF THE INTERSECTION OF SW MARTIN HIGHWAY AND SW BERRY AVENUE)
13. NAMES OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NONE FOUND AT TIME OF SURVEY)
14. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NONE FOUND BY OR PROVIDED TO THIS SURVEYOR AT TIME OF SURVEY)
15. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLATTABLE OFFSETS (E.G., APPURTENANT EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, (PERTINENT, DISCLOSED DOCUMENTS SHOWN ON MAP OF SURVEY)

ABBREVIATIONS LEGEND:

- ADJ ADJUSTED
ALTA AMERICAN LAND TITLE ASSOCIATION
AKA ALSO KNOWN AS
(C) CALCULATED DATA
COA CERTIFICATE OF AUTHORIZATION
CONC CONCRETE
(D) DEED DATA
E.M. ELECTRONIC DISTANCE MEASUREMENT
ELEV ELEVATION
FAC FLORIDA ADMINISTRATIVE CODE
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
G.P.R. GROUND PENETRATING RADAR
GPS GLOBAL POSITIONING SYSTEM
ID IDENTIFICATION
INV INVERT
LNB LICENSED BUSINESS LICENSED SURVEYOR
LS MEASURED DATA
MES MITERED END SECTION
NAD NORTH AMERICAN DATUM
NO NUMBER
NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(P) PLAT DATA
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
PVC POLYVINYL CHLORIDE
RCP OFFICIAL RECORDS BOOK
RCP REINFORCED CONCRETE PIPE
RTK REAL TIME KINEMATICS
R/W RIGHT-OF-WAY
SDJ SURVEYOR'S DESCRIPTION
SEC SECTION
S.U.E. SUBSURFACE UTILITY ENGINEERING
(TYP) TYPICAL
U.S. UNITED STATES
FO FIBER OPTIC

SYMBOLS LEGEND:

- BENCHMARK
BOLLARD
MAILBOX
STREET SIGN
WETLAND FLAG
CABLE TELEVISION BOX
FIBER OPTIC BOX
TELEPHONE PEDESTAL
ELECTRIC CONTROL PANEL
ELECTRIC BOX
ELECTRIC METER
ELECTRIC TRANSFORMER
LIGHT POLE
PEDESTRIAN CROSSWALK SIGNAL
CONCRETE UTILITY POLE
STEEL UTILITY POLE
WOOD UTILITY POLE
GUY WIRE ANCHOR
CATCH BASIN
MITERED END SECTION
CURB INLET, LEFT
CURB INLET, RIGHT
CURB INLET

- CLEANOUT
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
WELL
WATER METER
BACKFLOW PREVENTER
GAS VALVE
SANITARY VALVE
WATER VALVE
STORM DRAIN MANHOLE
SANITARY MANHOLE

TREE LEGEND:

- UNKNOWN TREE SPECIES
CYPRESS TREE
OAK TREE
PALM TREE
PINE TREE

HATCH LEGEND:

- ASPHALT SURFACE
CONCRETE SURFACE
BRICK PAVERS
DETECTABLE WARNING

SCHEDULE B-II ITEMS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 110666426
COMMITMENT DATE: MARCH 05, 2025 @ 8:00 AM

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NONE KNOWN BY THIS SURVEYOR)
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (NONE KNOWN BY THIS SURVEYOR)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NONE KNOWN BY THIS SURVEYOR)
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (NONE KNOWN TO THIS SURVEYOR)
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY MATTER)
7. INTENTIONALLY DELETED - md
8. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)

NOTES FOR STANDARD EXCEPTIONS: STANDARD EXCEPTIONS FOR PARTIES IN POSSESSION, FOR MECHANICS LIENS, AND FOR TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS SHALL BE DELETED UPON RECEIPT OF AN ACCEPTABLE NON-LIEN AND POSSESSION AFFIDAVIT ESTABLISHING WHO IS IN POSSESSION OF THE LANDS, THAT THERE ARE NO LIENS OR ENCUMBRANCES UPON THE LANDS OTHER THAN AS SET FORTH IN THE COMMITMENT, THAT NO IMPROVEMENTS TO THE LANDS HAVE BEEN MADE WITHIN THE PAST 90 DAYS OR ARE ACCEPTED THAT TO BE MADE BEFORE CLOSING THAT WILL NOT BE PAID IN FULL, AND THAT THERE ARE NO UNRECORDED TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID AFFIDAVIT.

STANDARD EXCEPTION(S) FOR QUESTIONS OF SURVEY MAY BE DELETED UPON RECEIPT AND REVIEW OF A PROPERLY CERTIFIED SURVEY MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR ALL LAND SURVEYS DATED NO MORE THAN 90 DAYS PRIOR TO CLOSING OR SUCH OTHER PROOF AS MAY BE ACCEPTABLE TO THE COMPANY. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID SURVEY OR PROOF.

STANDARD EXCEPTION 7 REGARDING MINERALS OR MINERAL RIGHTS IS AMENDED TO READ AS FOLLOWS "ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS, WITHOUT RIGHT OF ENTRY".

- 9. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT A SURVEY MATTER)
10. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS, NOTHING GRAPHICAL TO DEPICT)
11. RIGHTS OF THE LAMAR COMPANIES, AS TENANT ONLY, UNDER AN UNRECORDED LEASE WITHOUT RIGHTS OF FIRST REFUSAL OR OPTIONS TO PURCHASE THE PROPERTY THE UNDERLYING LEASE OF WHICH IS REFERENCED IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF BILLBOARD LEASE RECORDED IN BOOK 2935, PAGE 1616 (AS TO PARCEL 3) (SHOWN ON MAP OF SURVEY)
12. PERPETUAL EASEMENT AS RECORDED IN BOOK 2664, PAGE 1726. (PARCEL 1) (SHOWN ON MAP OF SURVEY)
13. RIGHT OF WAY RESERVATION IN FAVOR OF THE STATE OF FLORIDA AS CONTAINED IN DEED RECORDED IN DEED BOOK 32, PAGE 257, AS AFFECTED BY THAT CERTAIN TRANSFER OF ROAD RESERVATIONS RECORDED IN BOOK 2699, PAGE 2638. (SHOWN ON MAP OF SURVEY)
14. RESOLUTION NO. 15-11.16 RECORDED IN BOOK 2828, PAGE 506. (AFFECTS PARCELS 1 & 2, NOTHING GRAPHICAL TO DEPICT)
15. RESOLUTION NO. 15-11.17 RECORDED IN BOOK 2828, PAGE 510. (DOES NOT AFFECT)
16. RESOLUTION NO. 16-8-9 RECORDED IN BOOK 2893, PAGE 298. (DOES NOT AFFECT)
17. RESOLUTION NO. 18-8-7 RECORDED IN BOOK 3014, PAGE 857. (DOES NOT AFFECT)
18. RESOLUTION NO. 18-8.16 RECORDED IN BOOK 3021, PAGE 2990 AND RE-RECORDED IN BOOK 3041, PAGE 2845. (AFFECTS ALL THREE PARCELS, NOTHING GRAPHICAL TO DEPICT)
19. RESOLUTION NO. 22-12.1 RECORDED IN BOOK 3352, PAGE 765. (AFFECTS ALL THREE PARCELS, NOTHING GRAPHICAL TO DEPICT)
20. RESOLUTION NO. 23-12.3 RECORDED IN BOOK 3412, PAGE 1569. (AFFECTS ALL THREE PARCELS, NOTHING GRAPHICAL TO DEPICT)
21. RESOLUTION NO. 24-12.10 RECORDED IN BOOK 3475, PAGE 2650. (AFFECTS ALL THREE PARCELS, NOTHING GRAPHICAL TO DEPICT)
22. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. (NOT A SURVEY MATTER)
23. AUTOMATIC PHOSPHATES, METALS, MINERALS AND PETROLEUM RESERVATION UNTO THE STATE OF FLORIDA BY VIRTUE OF SECTION 270.11(1), F.S., AS A RESULT OF DEED RECORDED IN DEED BOOK 32, PAGE 257. THE RIGHT OF ENTRY AND EXPLORATION ARISING OUT OF SAID RESERVATIONS HAS BEEN AUTOMATICALLY RELEASED BY VIRTUE OF SECTION 270.11(3), F.S. (AFFECTS PARCELS 2 & 3, NOTHING GRAPHICAL TO DEPICT)



KPMFranklin
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222 CHURCH STREET
KISSIMMEE, FL 32741
PHONE (407) 848-1216
COA 32069 LB 6605

Table with 2 columns: REV. NO., DATE. Rows 1-8.

Table with 2 columns: REV. NO., DATE. Rows 9-18.

Table with 2 columns: REV. NO., DATE. Rows 19-25.

MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
PALM CITY FSED

CAUTION
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EXISTING CONDITIONS
C1.0

DATE: 4-15-2025
JOB NO: 25-0103.000
DRAWN: AR
APPROVED: MWH
SHEET NO: 1 OF 3
REV: 4

SURVEYOR'S CERTIFICATE:

TO: PASTEUR HEALTHCARE PROPERTIES, LLC A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE COMPANY
BUCHANAN INGERSOLL & ROONEY, PC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 16, AND 18.

THE FIELD WORK WAS COMPLETED ON 04/16/2025 (FIELD SURVEY DATE)

DATE OF MAP: 04/23/2025



Digitally signed by Mitchel W Hill
DN: cn=Mitchel W Hill,
o=QualiSign, ou=14101000001806A118FF7001029AD,
c=Florida, ou=US
Date: 2025.03.23 14:08:48-0400

MITCHEL W. HILL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER LS7374

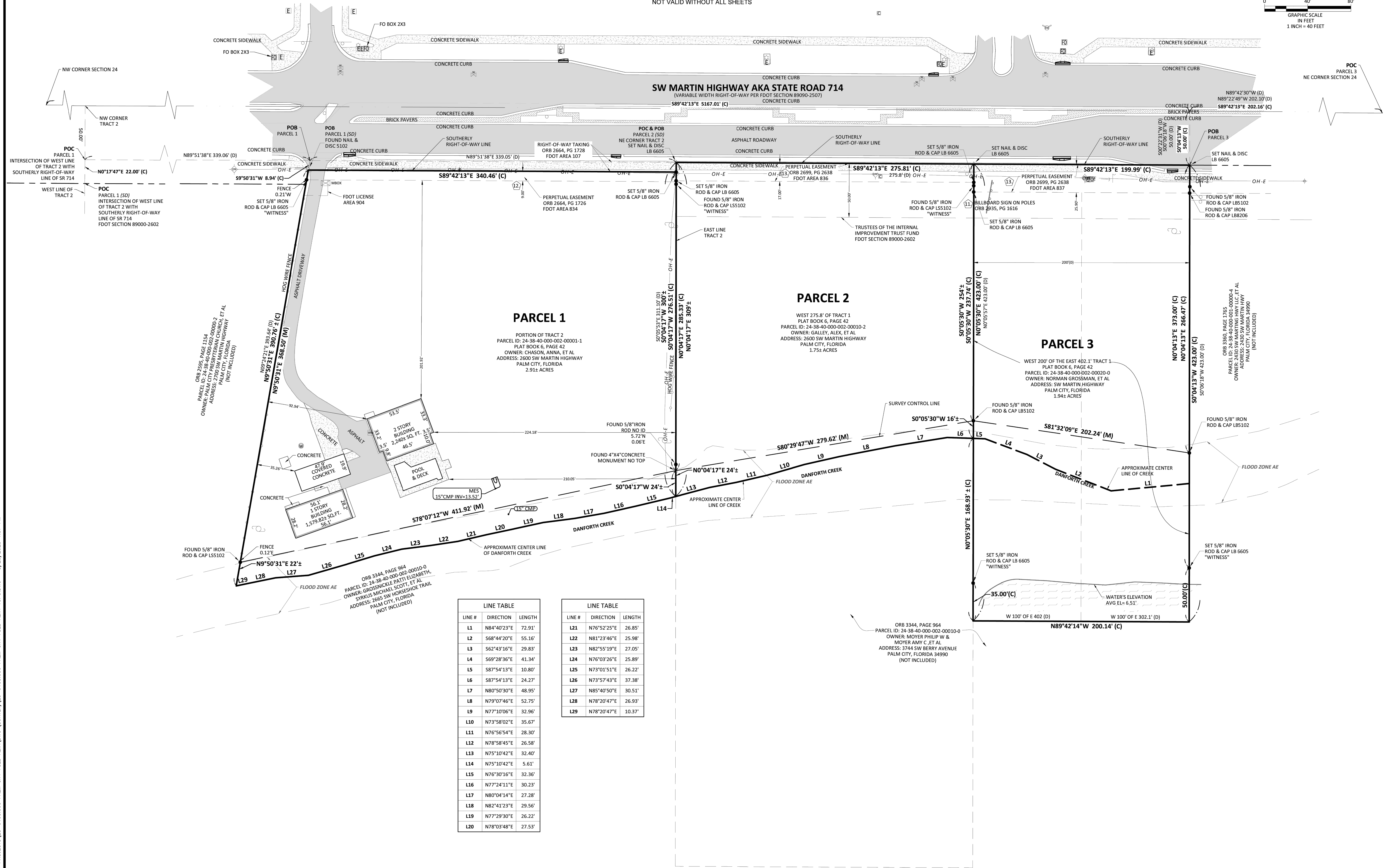
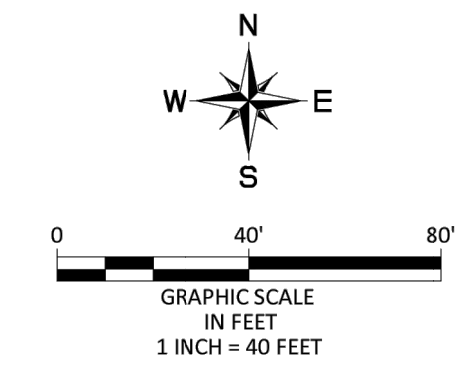
NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

THIS SHEET IS PART OF A 3-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

S:\\_PROJECT SURVEY PROJECTS\25-0103.000 PALM CITY FSED ALTA\DWG (SURVEY)\25-0103.000 PALM CITY FSED ALTA-TOPO.DWG - 5/23/2025 1:57 PM

# MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF  
A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA  
NOT VALID WITHOUT ALL SHEETS



LINE #	DIRECTION	LENGTH
L1	N84°40'23"E	72.91'
L2	S68°44'20"E	55.16'
L3	S62°43'16"E	29.83'
L4	S69°28'36"E	41.34'
L5	S87°54'13"E	10.80'
L6	S87°54'13"E	24.27'
L7	N80°50'30"E	48.95'
L8	N79°07'46"E	52.75'
L9	N77°10'06"E	32.96'
L10	N73°58'02"E	35.67'
L11	N76°56'54"E	28.30'
L12	N78°58'45"E	26.58'
L13	N75°10'42"E	32.40'
L14	N75°10'42"E	5.61'
L15	N76°30'16"E	32.36'
L16	N77°24'11"E	30.23'
L17	N80°04'14"E	27.28'
L18	N82°41'23"E	29.56'
L19	N77°29'30"E	26.22'
L20	N78°03'48"E	27.53'

LINE #	DIRECTION	LENGTH
L21	N76°52'25"E	26.85'
L22	N81°23'46"E	25.98'
L23	N82°55'19"E	27.05'
L24	N76°03'26"E	25.89'
L25	N73°01'51"E	26.22'
L26	N73°57'43"E	37.38'
L27	N85°40'50"E	30.51'
L28	N78°20'47"E	26.93'
L29	N78°20'47"E	10.37'

REV. NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY**  
**PALM CITY FSED**

**CAUTION**  
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**EXISTING CONDITIONS**  
**C1.1**

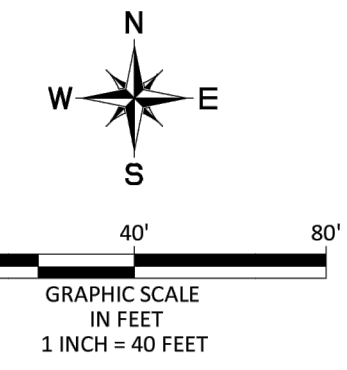
DATE: 4-15-2025  
JOB NO: 25-0103.000  
DRAWN: AR  
APPROVED: MWH  
SHEET NO: 2 OF 3 REV: 4

THIS SHEET IS PART OF A 3-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

S:\PROJECT SURVEY PROJECTS\25-0103.000 PALM CITY FSED ALTA.DWG (SURVEY)\25-0103.000 PALM CITY FSED ALTA-TOPO.DWG - 5/23/2025 1:57 PM

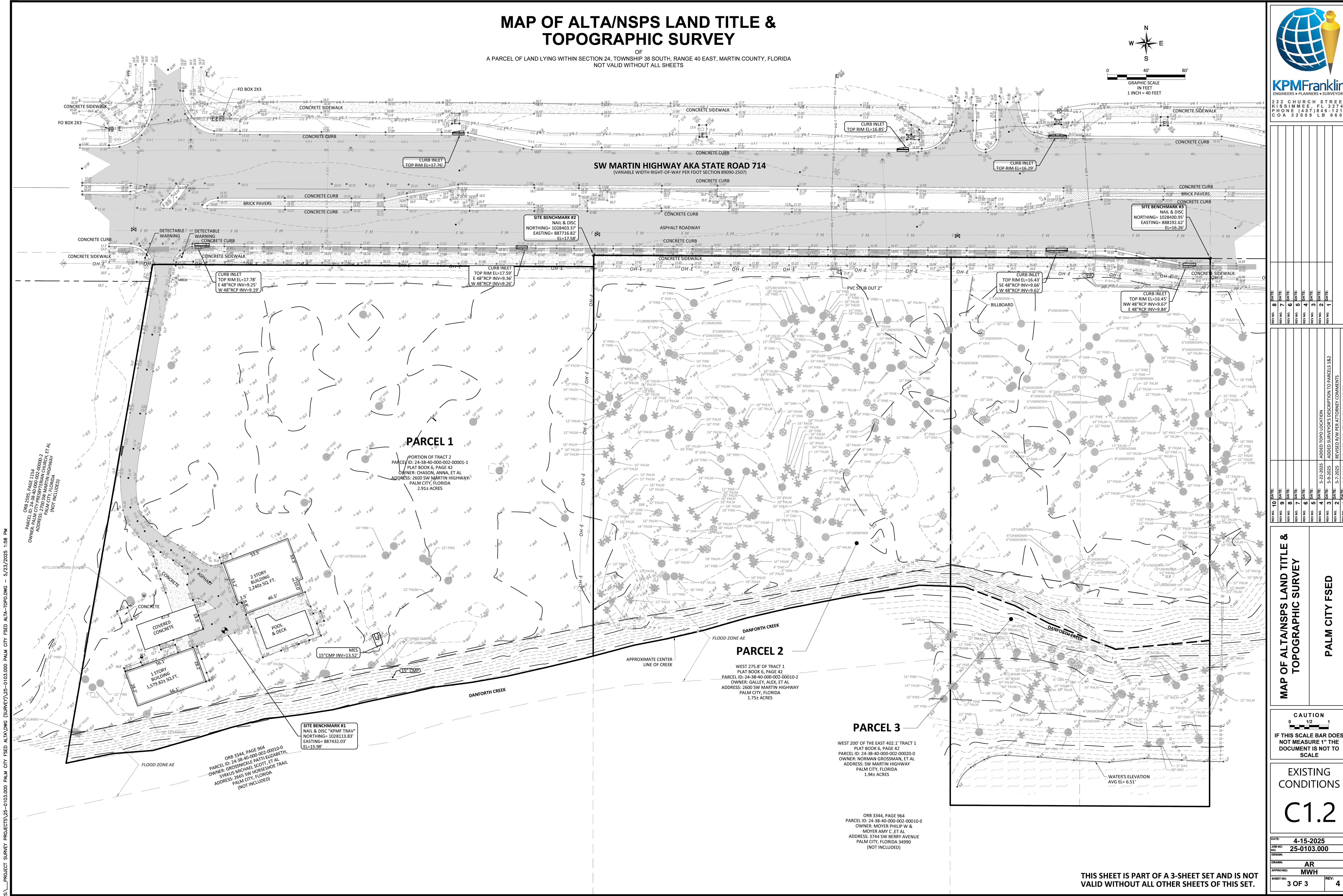
# MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

OF  
A PARCEL OF LAND LYING WITHIN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA  
NOT VALID WITHOUT ALL SHEETS



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ORB 2895, PAGE 115  
PARCEL ID: 24-38-40-000-0002-0000-2  
OWNER: PALM CITY BAY HYPERMAN CHURCH, ET AL  
ADDRESS: 2700 SW MARTIN HIGHWAY  
PALM CITY, FLORIDA  
(NOT INCLUDED)

S:\PROJECT SURVEY PROJECTS\25-0103.000 PALM CITY FSED ALTA.DWG (SURVEY)\25-0103.000 PALM CITY FSED ALTA-TOP.DWG - 5/23/2025 1:48 PM

ORB 3344, PAGE 964  
PARCEL ID: 24-38-40-000-0002-0000-0  
OWNER: GROSSNICOLA PATTI ELIZABETH,  
SHIRUS MICHAEL SCOTT, ET AL  
ADDRESS: 2665 SW HORSESHOE TRAIL  
PALM CITY, FLORIDA  
(NOT INCLUDED)

**PARCEL 1**  
PORTION OF TRACT 2  
PARCEL ID: 24-38-40-000-0001-1  
PLAT BOOK 6, PAGE 42  
OWNER: CHASON, ANNA, ET AL  
ADDRESS: 2600 SW MARTIN HIGHWAY  
PALM CITY, FLORIDA  
2.91± ACRES

**PARCEL 2**  
WEST 275.8' OF TRACT 1  
PLAT BOOK 6, PAGE 42  
PARCEL ID: 24-38-40-000-0002-0000-2  
OWNER: GALLEY, ALEX, ET AL  
ADDRESS: 2600 SW MARTIN HIGHWAY  
PALM CITY, FLORIDA  
1.75± ACRES

**PARCEL 3**  
WEST 200' OF THE EAST 402.1' TRACT 1  
PLAT BOOK 6, PAGE 42  
PARCEL ID: 24-38-40-000-0002-0000-0  
OWNER: NORMAN GROSSMAN, ET AL  
ADDRESS: SW MARTIN HIGHWAY  
PALM CITY, FLORIDA  
1.94± ACRES

ORB 3344, PAGE 964  
PARCEL ID: 24-38-40-000-0002-0000-0  
OWNER: MOYER PHILIP W &  
MOYER AMY C, ET AL  
ADDRESS: 3744 SW BERRY AVENUE  
PALM CITY, FLORIDA 34990  
(NOT INCLUDED)

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

**MAP OF ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY**

**PALM CITY FSED**

**CAUTION**  
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**EXISTING CONDITIONS**  
**C1.2**

DATE:	4-15-2025
JOB NO.:	25-0103.000
DESIGN:	
DRAWN:	AR
APPROVED:	MWH
SHEET NO.:	3 OF 3
REV.:	4

THIS SHEET IS PART OF A 3-SHEET SET AND IS NOT VALID WITHOUT ALL OTHER SHEETS OF THIS SET.

PROJECT NOTES

- 1. SITE EXISTING CONDITIONS ARE TAKEN FROM SURVEY BY KPM FRANKLIN DATED MAY 23, 2025. CATALYST DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF OR OMISSIONS FROM THE EXISTING CONDITIONS OR ERRORS RESULTING THEREFROM.
2. CATALYST DESIGN GROUP RECOMMENDS THAT CONSTRUCTION STAKING BE PROVIDED BY A SURVEYOR LICENSED IN THE STATE OF THE PROJECT.
3. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO CONSTRUCTION AND MAKE THE ENGINEER AWARE OF ANY INCONSISTENCIES BETWEEN THE SITE CONDITIONS AND EXISTING CONDITIONS PLAN.
4. DIMENSIONS PROVIDED ON THE PLAN ARE TAKEN TO THE FACE OF CURBS, EDGE OF CONCRETE OR EDGE OF BUILDING, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO PERMIT REQUIREMENTS AS WORK PROCEEDS.
9. SITE CONTROL SHALL BE BASED OFF THE REFERENCE POINTS PROVIDED. SEE THE ARCHITECTURAL PLANS FOR LAYOUT CONTROL OF BUILDING ADJUSTIONS.
10. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR UTILITY LOCATION (CALL 811) AND HAVE THE UTILITIES MARKED BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE FAMILIAR WITH THE UTILITY LOCATIONS, PROTECT UTILITIES WHICH REMAIN IN SERVICE, AND REPAIR ANY DAMAGE TO UTILITY SYSTEMS PER THE UTILITY PROVIDER REQUIREMENTS.
11. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO PUBLIC ROADWAYS, CURBS AND SIDEWALKS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AT CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCIES AT CONTRACTOR'S EXPENSE.
13. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
14. ON SITE ASPHALT PAVEMENT MATERIALS SHALL BE PER LOCAL AUTHORITY SPECIFICATIONS, STATE SPECIFICATIONS, AND GEOTECHNICAL REPORT RECOMMENDATIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND PRECAUTIONS. UNLESS OTHERWISE NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW. DESIGN DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH LOCAL/STATE SPECIFICATIONS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE DEVIATION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES AND/OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF FLORIDA, WHOSE SERVICES ARE ENGAGED AND PAID FOR BY THE CONTRACTOR.
18. ALL SPECIFICATIONS, DOCUMENTS, AND DETAILS REFERENCED SHALL BE THE LATEST REVISION AS APPLICABLE AT THE TIME OF PERMIT APPROVAL.
19. CONTRACTOR SHALL REPAIR ALL OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN AT THE START OF CONSTRUCTION.

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL REQUEST UTILITY LOCATIONS (811) AND VERIFY LOCATIONS OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO ACCOMPLISH THE PROPOSED WORK.
3. THE CONTRACTOR SHALL PROTECT PROPERTY BOUNDARY PINS AND SURVEY CONTROL POINTS FROM DAMAGE.
4. THE CONTRACTOR SHALL COMPLY WITH EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS AND INSTALL NECESSARY EPC MEASURES AND CONSTRUCTION ENTRANCE/EXIT PRIOR TO DISTURBING EXISTING VEGETATION. THE CONTRACTOR SHALL ALSO USE WATER SPRINKLING OR OTHER MEASURES TO CONTROL DUST AND OTHER AIRBORNE DEBRIS RESULTING FROM DEMOLITION.
5. TREE PROTECTION MEASURES SPECIFIED IN THESE PLANS SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION OPERATIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION AND TREE REMOVAL.
7. THE CONTRACTOR MAY BE REQUIRED TO PHASE THE DEMOLITION TO MAINTAIN EXISTING UTILITY SERVICES, PROPER DRAINAGE OR ACCESS TO THE SITE OR ADJOINING SITES. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTION OF EXISTING ACTIVE UTILITIES AND TRAFFIC PATTERNS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE AND PROVIDE A DEMOLITION PHASING SCHEDULE WHERE REQUESTED.
8. UTILITY AND STORM SEWER LINES SHOULD NOT BE DEMOLISHED UNTIL NEW OR RELOCATED LINES HAVE BEEN INSTALLED AND ARE OPERATIONAL.
9. THE CONTRACTOR SHALL INCLUDE IN THEIR COST ANY ISOLATION VALVES OR TEMPORARY MEASURES REQUIRED TO ACCOMPLISH RELOCATIONS AND DEMOLITION OF UTILITIES.
10. PAVEMENTS, SIDEWALKS, CURBS AND OTHER HARD SURFACES SHALL BE EVENLY SAW CUT AT THE LIMITS OF REMOVAL TO PROVIDE A CLEAN EDGE. COORDINATE LIMITS OF REMOVAL WITH PROPOSED CONSTRUCTION INCLUDING GRADING, UTILITY INSTALLATION, PROPOSED LAYOUT, ETC.
11. EXISTING SITE FEATURES NOTED AS BEING ABANDONED MAY BE ABANDONED INPLACE IF THE ITEMS ARE LOCATED MORE THAN 24" BELOW FINAL SUBGRADES (TO TOP OF PIPE OR OTHER FEATURE) AND NOT LOCATED WITHIN PROPOSED BUILDING FOOTPRINTS. ENDS OF PIPES ABANDONED SHALL BE SEALED WITH CONCRETE.
12. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S COST UNLESS NOTED TO BE PROVIDED TO THE OWNER.
13. CAVITIES LEFT BY DEMOLITION SHALL BE PROPERLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
14. WHERE EXISTING IRRIGATION LINES ARE LOCATED WITHIN THE AREA OF CONSTRUCTION, THEY SHALL BE PROTECTED OR RE-ROUTED AND CONNECTED TO MAINTAIN OPERATION OF LANDSCAPE AREAS WHICH REMAIN DURING CONSTRUCTION. COORDINATE TEMPORARY MEASURES WITH DESIGN OF NEW SYSTEM AND REMOVE TEMPORARY MEASURES WHEN NO LONGER NEEDED.
15. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR ALL ON-SITE AND OFF-SITE DETERIORATION REQUIREMENTS AND PERMIT THROUGH THE NECESSARY LOCAL AND STATE AGENCIES AS NEEDED.
16. IF AN EXISTING WELL IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, CONTRACTOR TO INFORM ENGINEER AND ABANDON/REMOVE ANY EXISTING WELLS PER LOCAL/STATE STANDARDS AND SPECIFICATIONS.

ADA ACCESSIBILITY NOTES

- 1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY ARE TO BE CONSTRUCTED BASED ON LOCAL AUTHORITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS. WHERE THERE ARE NO LOCAL STANDARDS, THE CONTRACTOR SHALL CONSTRUCT CURB RAMPS ACCORDING TO THE CURRENT VERSION OF THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROVAG), PUBLISHED BY THE UNITED STATES ACCESS BOARD.
2. PRIVATE CURB RAMPS ON THE SITE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND/OR FAIR HOUSING ACT (FHA), WHERE APPLICABLE.
3. BEFORE PLACING PAVEMENT OR SIDEWALKS, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM ACCESSIBLE DOORS, ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. MAXIMUM GRADES WITHIN ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE 2% IN ANY DIRECTION. WITHIN ACCESSIBLE PATHS MAXIMUM SLOPES FOR SIDEWALKS SHALL BE LONGITUINALLY MAXIMUM 5%, FOR RAMPS SHALL BE LONGITUINALLY MAXIMUM 8.33% (1:12), AND CROSS SLOPES SHALL BE MAXIMUM 2%. TURNING MOVEMENTS SHALL BE 5'X5' MAXIMUM 2% IN ANY DIRECTION.
4. CURB RAMPS SHALL HAVE A LANDING AT THE TOP MATCHING THE WIDTH OF THE RAMP AND A MINIMUM DEPTH OF 48". RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP AND BOTTOM OF THE RAMP. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ACCESSIBLE STANDARDS OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
5. CONTRACTOR TO FIELD VERIFY SLOPE MEASUREMENTS ON FINISHED GRADE, SUBGRADE, AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY CONFORMANCE TO ADA SLOPES. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAYING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
6. WHERE CONSTRUCTION IS TAKING PLACE WITHIN AN EXISTING DEVELOPMENT OR FACILITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AN ACCESSIBLE PATH PER ADA STANDARD SPECIFICATIONS THROUGHOUT THE CONSTRUCTION PROCESS AS NEEDED.

TREE PROTECTION NOTES

- 1. INSTALL TREE PROTECTION PRIOR TO DEMOLITION OR EARTH MOVING OPERATIONS ON SITE IN ACCORDANCE WITH THE DETAILS AND NOTES PROVIDED IN THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL STAKE THE LIMITS OF CONSTRUCTION TO ENSURE THE TREE PROTECTION MEASURES ARE INSTALLED IN THE PROPER LOCATIONS.
3. THE TREE PROTECTION MEASURES SHALL CONSIST OF 48" TALL CHAIN LINK FENCE WITH STEEL TEE POSTS OR ORANGE CONSTRUCTION BARRICADE FENCE. PRIOR TO CONSTRUCTION OPERATIONS, TREE PROTECTION FENCE INSTALLATION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND GOVERNING AUTHORITY IF REQUIRED.
4. ANY GRADING OR EXCAVATION WITHIN THE PROTECTED ROOT ZONE SHALL BE ACCOMPLISHED BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE DAMAGE.
5. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF CONSTRUCTION OPERATIONS WILL DELAY THE PLACEMENT OF BACKFILL THE ROOTS SHALL BE TEMPORARILY COVERED WITH MULCH AND WATERED UNTIL BACKFILL OPERATIONS CAN BE ACCOMPLISHED.
6. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.
7. WHEN GRADING OR TRENCHING OPERATIONS ARE DIRECTED WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, THE ROOTS SHALL FIRST BE CUT USING A "DITCH WITCH" OR SIMILAR EQUIPMENT TO PROVIDE A CLEAN CUT OF THE ROOTS AT THE LIMIT OF DISTURBANCE, PRIOR TO USE OF OTHER GRADING MACHINERY. ONCE THE ROOTS HAVE BEEN CUT AS NOTED ALL EQUIPMENT SHALL BE RESTRICTED FROM ENTERING THE AREA BETWEEN THE CUT LINE AND TREE TRUNK. TRENCHES SHALL BE BACKFILLED AND TAMPED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL BE INSTALLED WITHIN THE LIMITS OF PROPOSED PAVEMENTS WHEN EXTENDING UNDER THE DRIP LINE OF TREES TO BE PRESERVED UNTIL OPERATIONS TO CONSTRUCT THE PAVED AREAS ARE INITIATED. THEN THE BARRICADES CAN BE RELOCATED TO PROVIDE THE MINIMUM AREA NECESSARY FOR CONSTRUCTION OF THE PROPOSED WORK AND SHALL REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION DURING PERIODS OF DROUGHT EXCEEDING SEVEN DAYS, EVENLY DISTRIBUTE WATER OVER THE ENTIRE ROOT ZONE.
10. ROOT ZONE AREAS OF TREES THAT HAVE BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITIES SHALL BE AERATED AT THE DIRECTION OF A QUALIFIED ARBORIST.
11. HOSE DOWN FOLIAGE OF SPECIMEN TREES SUBJECT TO HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE GRASS TO LESS THAN 12" IN HEIGHT WITHIN THE AREAS OF TREE PROTECTION DURING THE CONSTRUCTION PERIOD. DO NOT USE HERBICIDES TO CONTROL VEGETATION WITHIN THE TREE PROTECTION AREA.
13. REMOVAL OF TREE PROTECTION FENCING SHALL NOT OCCUR UNTIL APPROVED BY THE GOVERNING AUTHORITY WHERE REQUIRED, OR THE OWNER'S REPRESENTATIVE. ALL REMNANTS OF THE FENCING SHALL BE REMOVED AND RESTORATION OF THE AREAS SHALL BE COMPLETED.

EROSION CONTROL NOTES

- 1. EROSION PREVENTION AND SEDIMENT CONTROL (EPC) MEASURES SHALL BE INSTALLED PER LOCAL AND STATE REQUIREMENTS PRIOR TO ANY EARTH MOVING ACTIVITIES.
2. PROVIDE CONSTRUCTION ENTRANCE/EXIT AS DETAILED ON THE PLANS AND PER LOCAL REQUIREMENTS. MAINTAIN ENTRANCE/EXIT THROUGHOUT CONSTRUCTION AND MAINTAIN THE PUBLIC ROADWAY FREE OF TRACKED MUD AND DIRT.
3. EPC MEASURES SHALL BE INSTALLED AND INSPECTED BY LOCAL OFFICIALS (IF REQUIRED) PRIOR TO BEGINNING EARTH MOVING OPERATIONS. EPC MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
4. LOCATION OF DIVERSION DITCHES, SILT FENCE, AND OTHER MEASURES MAY BE SLIGHTLY ADJUSTED IN THE FIELD TO AVOID TREES AND OTHER EXISTING FEATURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THE SITE, AS WELL AS LOCAL AND STATE REQUIREMENTS. THE CONTRACTOR SHALL ALSO PROVIDE THE CERTIFIED EROSION CONTROL INSPECTOR AND CONTINUAL MAINTENANCE OF THE EPC MEASURES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, THEN ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. AS THE WORK PROGRESSES THE LOCATION AND TYPE OF MEASURES MAY REQUIRE ADJUSTMENTS. TEMPORARY MEASURES MAY BE REQUIRED IN CERTAIN AREAS THAT CAN BE REMOVED DURING THE WORK DAY AND RE-ESTABLISHED WHEN WORK CEASES FOR THE DAY OR PRIOR TO A DAYTIME RAIN EVENT.
7. SEDIMENT SHALL BE REMOVED FROM EROSION PREVENTION AND SEDIMENT CONTROL MEASURES WHEN THE DESIGN CAPACITIES HAVE BEEN REDUCED BY 50% OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCY. PROPERLY DISPOSE OF ACCUMULATED SEDIMENT.
8. THE CONTRACTOR SHALL PROVIDE A RAIN GAUGE AT THE SITE AND DOCUMENT RAINFALL EVENTS DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING RECORDS AT THE SITE: DATE WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON PORTIONS OF THE SITE, THE DATES WHEN STABILIZATION MEASURES ARE INITIATED, INSPECTION RECORDS, AND RAINFALL EVENTS.
10. EXISTING SITE VEGETATION SHALL REMAIN IN PLACE AS LONG AS POSSIBLE AND SHALL NOT BE REMOVED MORE THAN 10 DAYS PRIOR TO THE DATE AT WHICH EARTH MOVING OPERATIONS ARE TO BEGIN UNLESS TEMPORARY COVER IS INSTALLED. DO NOT REMOVE VEGETATION OR TREES UNLESS NECESSARY FOR GRADING OR OTHER PROJECT PURPOSES.
11. THE CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE LENGTH OF TIME THE SITE SOILS ARE EXPOSED TO EROSION. PROVIDE TEMPORARY COVER AS NECESSARY.
12. EPC MEASURES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED AND WHEN DEEMED NO LONGER NEEDED BY THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCY.

AS-BUILT REQUIREMENTS

- 1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED SURVEYOR IN THE STATE OF FLORIDA TO PROVIDE AS-BUILT SURVEY DATA FOR UTILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE. A THIRD-PARTY DIGITALLY SIGNED AND SEALED PDF COPY OF THE AS-BUILT DRAWINGS AND AS-BUILT CAD FILE (IF AUTOCAD 2004 OR NEWER) SHALL BE PROVIDED.
2. AS-BUILT SURVEYS SHOULD AT A MINIMUM PROVIDE THE FOLLOWING ITEMS:
2.1. NORTH AMERICAN VERTICAL DATUM 1988 SHALL BE USED (UNLESS LOCAL JURISDICTION REQUIRES OTHERWISE), DATUM SHALL BE NOTED ON EACH DRAWING.
2.2. SPOT ELEVATIONS AND CONTOURS (NOT TO EXCEED 1' INTERVAL) FOR ALL PERMANENT STORMWATER QUALITY AREAS, DETENTION PONDS, AND ASSOCIATED EMBANKMENTS TO ENSURE PROPER SIZING OF THESE FEATURES.
2.3. LOCATION, SIZE, MATERIAL, LENGTH, SLOPES, AND ELEVATION INFORMATION FOR ALL STORMWATER PIPES AND STRUCTURES.
2.4. SIZE, MATERIAL, AND ELEVATION INFORMATION FOR ALL STORMWATER QUALITY FEATURES. INCLUDE AS-BUILT SURVEY CONFIRMATION OF ALL INFORMATION DETAILED IN THE PLANS FOR THE PROJECT'S OUTLET CONTROL STRUCTURE, WATER QUALITY DEVICE, UNDERGROUND DETENTION SYSTEM, UNDERDRAIN SYSTEM, AND/OR POND LINER. INCLUDE INFORMATION SUCH AS ELEVATION & SIZE OF WEIRS, DRIPICES, RISERS, TOP OF CASTINGS, SKIMMERS, INVERTS, ETC. AS-BUILT OF THE POND & OUTLET STRUCTURE SHOULD BE PROVIDED AS SOON AS POSSIBLE UPON COMPLETION OF THESE ELEMENTS (WITHIN 21 DAYS) SO AS NOT TO DELAY PERMIT CLOSEOUT PROCESS.
2.5. ALL OTHER AS-BUILT INFORMATION REQUIRED BY THE JURISDICTIONAL AUTHORITY OR NOTED ELSEWHERE IN THE PLANS.
2.6. LOCATION, SIZE, MATERIAL, LENGTH, SLOPE, AND ELEVATION INFORMATION FOR ALL UTILITY COMPONENTS PROPOSED AS PART OF THIS PROJECT. INCLUDE ALL FIRE, DOMESTIC, AND RECLAIM WATER DEVICES, SANITARY SEWER SYSTEM COMPONENTS (INCLUDING LIFT STATION START-UP REPORT), ETC.
3. THE CONTRACTOR SHALL REVIEW LOCAL AUTHORITY'S AS-BUILT REQUIREMENTS AND/OR CONTACT ENGINEER TO CONFIRM AS-BUILT INFORMATION. PHOTOGRAPHIC EVIDENCE OF PROPER INSTALLATION OF STORMWATER MANAGEMENT AND WATER QUALITY INFRASTRUCTURE AND/OR VIDEO INSPECTIONS OF STORMWATER PIPES MAY BE REQUIRED. THE CONTRACTOR SHALL CAPTURE AND RETAIN PHOTOGRAPHIC DOCUMENTATION OF KEY INSTALLATION MILESTONES AS NEEDED. FAILURE TO PROVIDE NECESSARY PHOTOGRAPHIC DOCUMENTATION PRIOR TO BACKFILLING MAY CAUSE DELAYS AND MAY REQUIRE SITE INVESTIGATION THAT COULD INCLUDE RE-EXCAVATION OF COMPLETED INFRASTRUCTURE AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR TO RETAIN AND PROVIDE RECEIPTS FOR ANY FABRICATED STORMWATER MANAGEMENT INFRASTRUCTURE SUCH AS PROPRIETARY WATER QUALITY UNITS, UNDERGROUND DETENTION STRUCTURES, PERMEABLE PAVERS, OR SPECIALTY SOIL MEDIA (WITH APPLICABLE TESTING IF REQUIRED).

STORM SEWER NOTES

- 1. ALL STORMWATER PIPES, STRUCTURES, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS AS INCLUDED WITHIN THE PLANS AND PROVIDED BY THE MANUFACTURER FOR THE INSTALLATION OF PIPES, STRUCTURES, WATER QUALITY UNITS AND FABRICATED DETENTION SYSTEMS.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND FABRICATED DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.
3. PIPE SPECIFICATIONS:
3.1. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III, WALL TYPE 'B' CONFORMING TO ASTM C76 UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS OR MASTIC SEAL CONFORMING TO ASTM C990. RCP SHALL BE INSTALLED PER THE RECOMMENDATIONS OF ASTM C1479.
3.1.1. CLASS IV RCP PIPE IS REQUIRED FOR FILL HEIGHTS OVER 13' OR WHERE NOTED BY THE ENGINEER.
3.2. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE DUAL-WALL WITH CORRUGATED EXTERIOR AND SMOOTH INTERIOR. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH RUBBER GASKET SOIL TIGHT JOINTS CONFORMING TO ASTM F477. THERMOPLASTIC PIPING SHALL BE INSTALLED PER THE RECOMMENDATIONS OF ASTM C2321.
3.3. HIGH-PERFORMANCE POLYPROPYLENE (HP) PIPE SHALL BE DUAL-WALL WITH CORRUGATED EXTERIOR AND SMOOTH INTERIOR, CONFORMING TO ASTM F2881 AND AASHTO M330 WITH GASKETED SOIL TIGHT JOINTS CONFORMING TO ASTM F477. THERMOPLASTIC PIPING SHALL BE INSTALLED PER THE RECOMMENDATIONS OF ASTM C2321.
4. ALL PIPES SHALL BE INSTALLED, AT A MINIMUM, WITH SOIL TIGHT JOINTS AND BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
5. PIPE BEDDING, BACKFILL, AND COMPACTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH LOCAL AND STATE DEPARTMENT OF TRANSPORTATION DETAILS AND SPECIFICATIONS.
6. PIPES UNDER EXISTING PAVEMENT AREAS SHALL BE COMPLETELY BACKFILLED WITH CRUSHED STONE OR PER LOCAL AUTHORITY STANDARD REQUIREMENTS. PAVEMENT SECTIONS SHALL MEET OR EXCEED EXISTING CONDITIONS WITH A SMOOTH TRANSITION.
7. STORM STRUCTURE SPECIFICATIONS:
7.1. STORM INLETS AND MANHOLES SHALL BE PRECAST IN COMPLIANCE WITH THE LOCAL/STATE JURISDICTIONAL AUTHORITY'S STANDARD DETAILS AND SPECIFICATIONS, AND MEET/ EXCEED SPECIFICATIONS OF ASTM C478/C913. STRUCTURES SHALL BE TRAFFIC RATED PER H-20 LOADING REQUIREMENTS.
7.2. REFER TO STRUCTURE TABLE FOR CASTING FRAME AND GRATE TYPES. FRAMES AND GRATES TO BE PROVIDED IN ACCORDANCE WITH THE LOCAL/STATE JURISDICTIONAL AUTHORITY'S STANDARD DETAILS AND SPECIFICATIONS AND INSTALLED PER MANUFACTURES RECOMMENDATIONS.
7.3. PIPE CONNECTIONS TO STRUCTURES:
7.3.1. FLEXIBLE, WATERTIGHT GASKETS SHALL COMPLY WITH ASTM C923
7.3.2. NON-SHRINK GROUT PER ASTM C1107
7.4. FRAMES AND GRATES:
7.4.1. MATERIAL: GRAY IRON CLASS 35 PER ASTM A48 UNLESS OTHERWISE INDICATED.
7.5. REFER TO PIPE AND STRUCTURE TABLE FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER PIPE DIAMETERS OR CASTING SIZES.
9. TOP OF STRUCTURE ELEVATIONS FOR DRAINAGE STRUCTURES SHALL BE PROVIDED PER THE DETAILS AND STRUCTURE TABLE.
10. CONTRACTOR SHALL PLACE STRUCTURES BASED ON THE ACTUAL DIMENSIONS OF ORDERED STRUCTURE/GRATE TO ALIGN WITH PROPOSED OR EXISTING CURB LINE. STRUCTURES SHOULD NOT BE INSTALLED BASED SOLELY ON STRUCTURE CENTERLINES.
11. COORDINATE THE LOCATION OF SITE DRAINAGE SYSTEMS WITH THE BUILDING ARCHITECTURE AND PLUMBING PLANS FOR COLLECTION OF ROOF DRAINS AND DOWNSPOUTS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. ADJUST THE CASTINGS OF ALL EXISTING AND NEW STRUCTURES TO MATCH PROPOSED FINISH GRADE ENSURING POSITIVE DRAINAGE IS STILL MAINTAINED. SLOPE THE TOPS OF CASTINGS TO MATCH SLOPES OF PROPOSED PAVEMENTS AND SIDEWALKS.

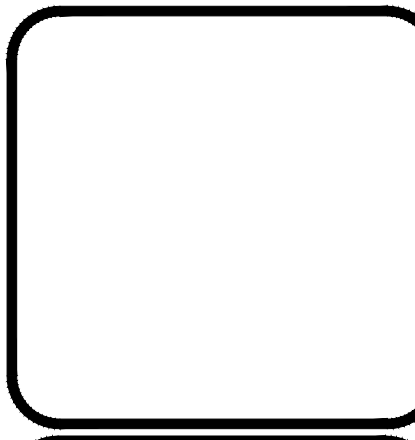
SITE UTILITY NOTES

- 1. THE CONTRACTOR SHALL REQUEST UTILITY LOCATIONS (811) AND VERIFY LOCATIONS OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
2. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS OF EACH UTILITY AND VERIFY THE SCOPE OF INSTALLATIONS OR RELOCATIONS THAT WILL BE REQUIRED AND IMPACT EACH COULD HAVE ON THE SCHEDULE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCING OF INSTALLATION OF THE UTILITIES TO AVOID CONFLICTING HORIZONTAL AND VERTICAL LOCATIONS.
3. ALL PUBLIC WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE TO THE GOVERNING AUTHORITY'S REQUIREMENTS AND SPECIFICATIONS. IF THE GOVERNING AUTHORITY DOES NOT HAVE MATERIAL RECOMMENDATIONS FOR PRIVATE UTILITIES, THEN THE CONTRACTOR SHALL PROVIDE PRIVATE MATERIALS IN ACCORDANCE WITH PUBLIC STANDARDS. OTHERWISE, THE FOLLOWING MINIMUM STANDARDS SHALL BE MET:
3.1. PRIVATE GRAVITY SANITARY SEWER APPLICATIONS:
3.1.1. POLYVINYL CHLORIDE PIPE (PVC) 4" AND GREATER SHALL BE SDR 35, PER ASTM D3034 OR ASTM F679
3.1.1.1. JOINTS: ELASTOMERIC GASKETED, BELL AND SPIGOT, PUSH-ON TYPE PROVIDING A WATER TIGHT SEAL PER ASTM D3212.
3.1.2. DUCTILE IRON PIPE (DIP) SHALL BE PRESSURE CLASS 350 COMPLYING WITH LATEST VERSION OF AWWA C150/C151
3.1.2.1. JOINTS AND FITTINGS: MECHANICAL, PUSH-ON JOINTS, OR FLANGED JOINTS CONFORMING TO AWWA STANDARD C110/C111/C153.
3.1.2.2. LINER AND COATING: INTERIOR LINER 40 MIL DRY FILM, PERMA SHIELD 431 PL OR APPROVED EQUAL AND ASPHALTIC EXTERIOR COATINGS CONFORMING TO ANSI AWWA C151 FOR ALL PIPES, JOINTS, AND FITTINGS.
3.2. PRIVATE POTABLE WATER APPLICATIONS:
3.2.1. POLYVINYL CHLORIDE PIPE (PVC) LESS THAN 4" SHALL BE SCHEDULE 40 PVC PIPE PER ASTM D1785
3.2.1.1. JOINTS AND FITTINGS: SOLVENT CEMENTED JOINTS PER ASTM D2672. PVC FITTINGS PER ASTM D2466
3.2.2. POLYVINYL CHLORIDE PIPE (PVC) 4" AND GREATER SHALL BE AWWA C900, DR-18
3.2.2.1. JOINTS AND FITTINGS: RESTRAINED GASKETED JOINTS PER ASTM F477 AND ASTM D3139. DIP FITTINGS WITH RESTRAINED JOINTS CONFORMING TO AWWA STANDARD C110/C111/C153 ARE TO BE USED.
3.2.2.2. LINING & COATING: INTERIOR CEMENT MORTAR LINING CONFORMING TO AWWA C104 REQUIREMENTS AND ASPHALTIC EXTERIOR COATINGS CONFORMING TO AWWA C151 FOR ALL PIPES, JOINTS, AND FITTINGS.
3.2.3. DUCTILE IRON PIPE (DIP) 16" AND BELOW SHALL BE PRESSURE CLASS 350 COMPLYING WITH LATEST VERSION OF AWWA C150/C151.
3.2.3.1. JOINTS AND FITTINGS: MECHANICAL OR PUSH-ON JOINTS OR FLANGED JOINTS CONFORMING TO AWWA STANDARD C110/C111/C153/C153.
3.2.3.2. LINING & COATING: INTERIOR CEMENT MORTAR LINING CONFORMING TO AWWA C104 AND ASPHALTIC EXTERIOR COATINGS CONFORMING TO AWWA C151 FOR ALL PIPES, JOINTS, AND FITTINGS.

- 4. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF THE PROPOSED SEWER CONNECTION POINT PRIOR TO INSTALLATION OF NEW LINES. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE UTILIZING THE CORING AND RESILIENT SEAL METHOD IF NOT OTHERWISE NOTED PER LOCAL REGULATIONS.
6. THE CONTRACTOR SHALL VERIFY ANY PIPE LENGTHS, MATERIALS AND SIZES PROVIDED ON THE PLANS WITH FIELD CONDITIONS AND COORDINATE THE EXACT LOCATION OF THE BUILDING SERVICES WITH THE PLUMBING PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. MINIMUM SLOPE OF 6" SANITARY SEWER SERVICES SHALL BE 1%. INSTALL PER INVERTS PROVIDED ON THE PLAN AND WITH A MINIMUM 48" OF COVER WITHIN ROADWAYS AND 30" OF COVER WITHIN LANDSCAPE AREAS.
8. MARK THE LOCATION OF PVC LINES WITH A #8 WIRE.
9. PROVIDE A MINIMUM OF 36" OF COVER OVER ALL WATER AND FIRE LINES.
10. ALL FIRE LINES SHALL BE INSTALLED FROM THE POINT OF CONNECTION TO THE BUILDING BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF FLORIDA.
11. PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL BENDS AND BLOCKING/ROODING ON WATER/FIRE LINES TO ACHIEVE THE PROPOSED ALIGNMENT SHOWN ON THE PLANS.
12. BEFORE CONNECTIONS ARE MADE TO EXISTING LINES, INSTALLED LINES SHALL BE FLUSHED, TESTED, AND APPROVED BY THE GOVERNING AUTHORITY IN ACCORDANCE WITH THEIR REQUIREMENTS.
13. REPAIR DAMAGE TO EXISTING FEATURES TO PRE-CONSTRUCTION CONDITION IN ACCORDANCE WITH GOVERNING AUTHORITY'S REQUIREMENTS IN A TIMELY MANNER. TRENCHES WITHIN EXISTING PAVEMENTS SHALL BE EVENLY SAW CUT FOR REMOVAL AND COMPLETELY BACKFILLED WITH CRUSHED STONE. REPAIR ROADWAYS PER GOVERNING AGENCY'S STANDARDS.
14. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY COMPACT FILL WITHIN UTILITY TRENCHES AND AROUND OTHER PROJECT FEATURES TO AVOID SETTLEMENT. SETTLEMENT OCCURRING WITHIN 12 MONTHS OF COMPLETION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
15. EXISTING AND NEW CASTINGS SHALL BE ADJUSTED TO MATCH FINISH GRADE. CASTINGS SHALL BE SLOPED TO MATCH SLOPES OF PROPOSED PAVEMENTS AND SIDEWALKS.
16. THE CONTRACTOR SHALL COORDINATE GAS SERVICE, ELECTRICAL SERVICE, AND COMMUNICATION SERVICES WITH THE APPROPRIATE PROVIDER AND PAY NECESSARY FEES FOR INSTALLATION.
17. THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY LOCAL ELECTRICAL SERVICE PROVIDER AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.

SITE GRADING NOTES

- 1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. FEMA # 12085C0141H OF THE FEMA FLOOD INSURANCE MAPS FOR MARTIN COUNTY, FLORIDA, DATED FEBRUARY 19, 2020.
2. FOLLOW THE DIRECTIVES OF THE EROSION CONTROL AND TREE PROTECTION NOTES INCLUDED ELSEWHERE IN THESE DOCUMENTS.
3. THE GEOTECHNICAL REPORT, PREPARED BY UES DATED APRIL 17, 2025 IS INCORPORATED BY REFERENCE AND MAKE A PART OF THE CONTRACT DOCUMENTS. IT IS INTENDED THAT THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT BE FOLLOWED. IN THE EVENT OF CONFLICTS BETWEEN THE CONSTRUCTION DRAWINGS AND THE GEOTECHNICAL REPORT, MAKE NO ASSUMPTIONS. THE ENGINEER SHALL BE IMMEDIATELY BE NOTIFIED FOR CLARIFICATION.
4. THE CONTRACTOR SHALL REQUEST UTILITY LOCATIONS (811) AND VERIFY LOCATIONS OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR IF DAMAGED PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
5. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER WITH ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO INITIATING GRADING OPERATIONS.
7. POSITIVE DRAINAGE SHALL BE ESTABLISHED INITIALLY AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS. CONTRACTOR SHALL REQUEST ADDITIONAL INFORMATION FROM THE ENGINEER WHERE INTENT IN THE PROPOSED GRADE IS UNCLEAR.
9. STRIP TOPSOIL FROM PROPOSED GRADING AREAS AND STOCKPILE FOR A MINIMUM. PROVIDE TEMPORARY SEEDING FOR STOCKPILE AREAS DURING CONSTRUCTION. REDISTRIBUTE TOPSOIL AT A MINIMUM DEPTH OF 6" IN LAWN AREAS AND 18" IN LANDSCAPE BEDS. PROVIDE ADDITIONAL TOPSOIL WHEN ONSITE QUANTITIES ARE INSUFFICIENT.
10. CONTRACTOR WILL PROCURE THE SERVICES OF A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE WORK AND MAKE TESTS AS REQUIRED.
11. CONTRACTOR SHOULD COMPLETE GRADING ACTIVITIES WITHIN 10 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
12. FILL AREAS SHALL BE PROOF ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATIONS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED. COMPACTION OF BACKFILL MATERIALS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR), UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL REPORT.
13. THE CONTRACTOR SHALL, AT THEIR COST, PROVIDE OFFSITE MATERIALS MEETING THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT WHERE ONSITE SOIL QUANTITIES ARE NOT SUFFICIENT. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL REPRESENTATIVE PRIOR TO BEING HAULED TO THE SITE. MATERIAL SHALL BE PLACED AND COMPACTED IN LIFT DEPTHS AS NOTED IN THE SPECIFICATIONS AND INSPECTED BY THE GEOTECHNICAL REPRESENTATIVE. SUBGRADES SHALL BE PROOF ROLLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND GEOTECHNICAL REPRESENTATIVE'S DIRECTIONS. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED AS DIRECTED.
14. CUT AREAS SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. THE CONTRACTOR SHALL EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED. COMPACTION OF BACKFILL MATERIALS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR), UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL REPORT.
15. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
15.1. C136/136M STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES
15.2. D421-58 DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
15.3. D422-63 STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
15.4. D1150-54 METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO. 200 SIEVE.
15.5. D698 METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
15.6. D1557-78 STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL AGGREGATE MIXTURES USING 10LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.
15.7. D2487 STANDARD PRACTICE FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES
15.8. D4938 STANDARD TEST METHODS FOR LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX OF SOILS
15.9. D6938 STANDARD TEST METHODS FOR IN-PLACE DENSITY AND WATER CONTENT OF SOIL AND SOIL-AGGREGATE BY NUCLEAR METHODS
CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXISTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
16. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND SPOT ELEVATIONS AND REQUEST INFORMATION FROM THE ENGINEER FOR SPOTS OR CONTOURS THAT DO NOT APPEAR TO CORRESPOND WITH OTHER SURROUNDING GRADING. PROPOSED GRADES REFLECT AN INTENT FOR THE SLOPES AND DIRECTION OF DRAINAGE. THE CONTRACTOR SHALL REQUEST DIRECTION FOR AREAS WHERE THE INTENT IS NOT CLEAR.
17. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES GENERALLY REFLECT THE SURVEY DATA USED IN PREPARING THESE PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING SITE WORK.
17.1. WHERE BUILDINGS (EXISTING OR PROPOSED) OR OTHER SITE ELEMENTS CLOSELY ABUT THE RIGHT-OF-WAY OR ACCESSIBLE PATH, THE CONTRACTOR SHALL CONFIRM STAK, CURB, AND SIDEWALK GRADES IN THESE AREAS ARE CONSISTENT WITH THE EXPECTED ELEVATIONS & HORIZONTAL LOCATIONS WITHIN THE PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
17.2. WHERE PROPOSED NEW CURB AND SIDEWALK ARE ALONG EXISTING RIGHT-OF-WAY, THE CONTRACTOR SHALL CONFIRM CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS, AND PLACE NEW CURB SUCH THAT PROPER CROSS SLOPES ARE ACHIEVED PER THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN ELEVATIONS AND FIELD CONDITIONS.
18. MAXIMUM CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL UNLESS DIRECTLY NOTED OTHERWISE ON THE PLAN. FILL SLOPES SHALL BE CONSTRUCTED BY FILLING BEYOND THE DESIRED GRADES TO OBTAIN COMPACTION AND THEN CUT BACK TO THE DESIRED GRADES. WHERE GRADES ARE 3:1 AND STEEPER CONTRACTOR TO PROVIDE SLOPE STABILIZATION UTILIZING NORTH AMERICAN GREEN, SC-250 OR APPROVED EQUAL. IN AREAS THAT ARE NOTED TO REQUIRE STABILIZATION WHERE SLOPES ARE LESS THAN 3:1 CONTRACTOR TO USE NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL.
19. MINIMUM GRADES SHALL BE 1% IN PAVEMENT AREAS, AND A MINIMUM OF 2% IN LAWN AREAS UNLESS DIRECTLY SPECIFIED IN THE PLANS.
20. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY COMPACT FILL WITHIN UTILITY TRENCHES AND AROUND OTHER PROJECT FEATURES TO AVOID SETTLEMENT. SETTLEMENT OCCURRING WITHIN 12 MONTHS OF COMPLETION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
21. UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THE PLANS, ALL PROPOSED GRADES SHALL TIE INTO EXISTING GRADES AT THE PROJECT PROPERTY BOUNDARY. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF IT APPEARS THERE IS CONFLICTING FIELD CONDITIONS THAT WOULD NOT ALLOW GRADING AS DESIGNED.
22. SOD ALL DISTURBED AREAS, INCLUDING STORMWATER FACILITIES (DOWN TO 1' BELOW CONTROL ELEVATION FOR WET PONDS) WITHIN 30 DAY OF VEGETATION REMOVAL, UNLESS OTHERWISE INDICATED.



PALM CITY FSED
MARTIN COUNTY, FLORIDA

Table with columns: NO., DATE, DESCRIPTION. Row 1: 04/03/2026, 11/20/2025, CONSTRUCTION DOCUMENTS

DRAWING TITLE
NOTES

PROJECT NUMBER 20240180
DRAWING NUMBER C2.0

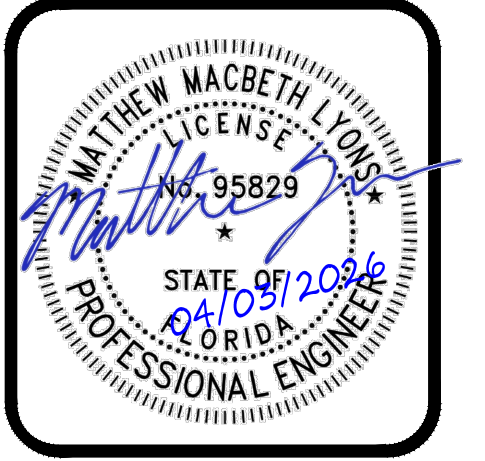
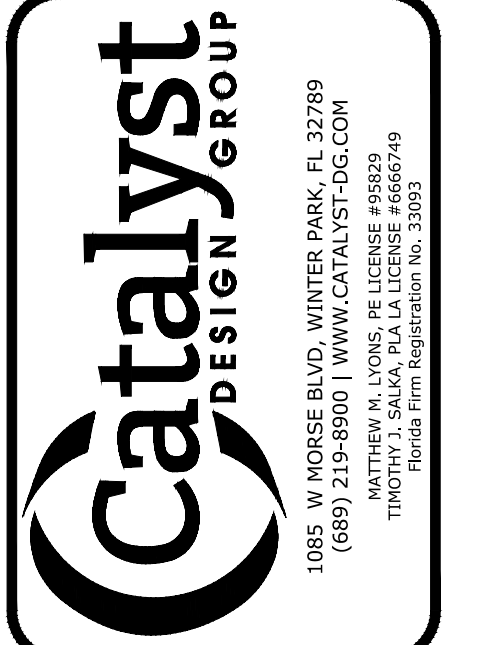
**SW MARTIN HIGHWAY AKA STATE ROAD 718**  
(VARIABLE-WIDTH RIGHT-OF-WAY PER FDOT SECTION 89090-2507)

PROPOSED FSED  
8,600 S.F.  
MIN. FFE= 19.00 (NAVD88)

EROSION CONTROL KEYNOTES		
CODE	DESCRIPTION	DET # / SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE	1 / C3.1
EC2	SILT FENCE	3 / C3.1
EC3	INLET PROTECTION	4 / C3.1
EC4	TREE PROTECTION	2 / C3.1

LEGEND	
SILT FENCE	—SF—
INLET PROTECTION	—IP—
CONSTRUCTION ENTRANCE	—CE—

- 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.
  - SEE SHEET C2.0 & C3.1 FOR EROSION CONTROL NOTES.
  - ALL WORK WITHIN FDOT RIGHT-OF-WAY MUST MEET CRITERIA SHOWN IN THE FDOT DESIGN MANUAL AND FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.



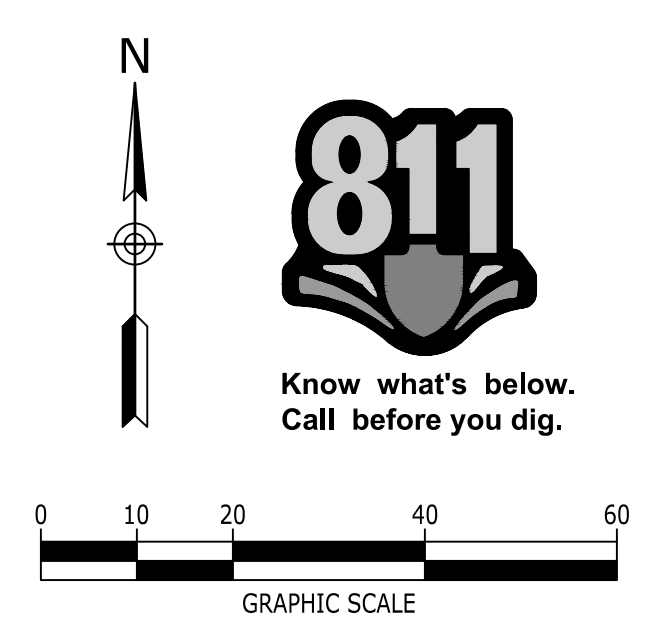
**PALM CITY FSED**  
MARTIN COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	04/03/2026	CCD 2
2	11/20/25	CONSTRUCTION DOCUMENTS

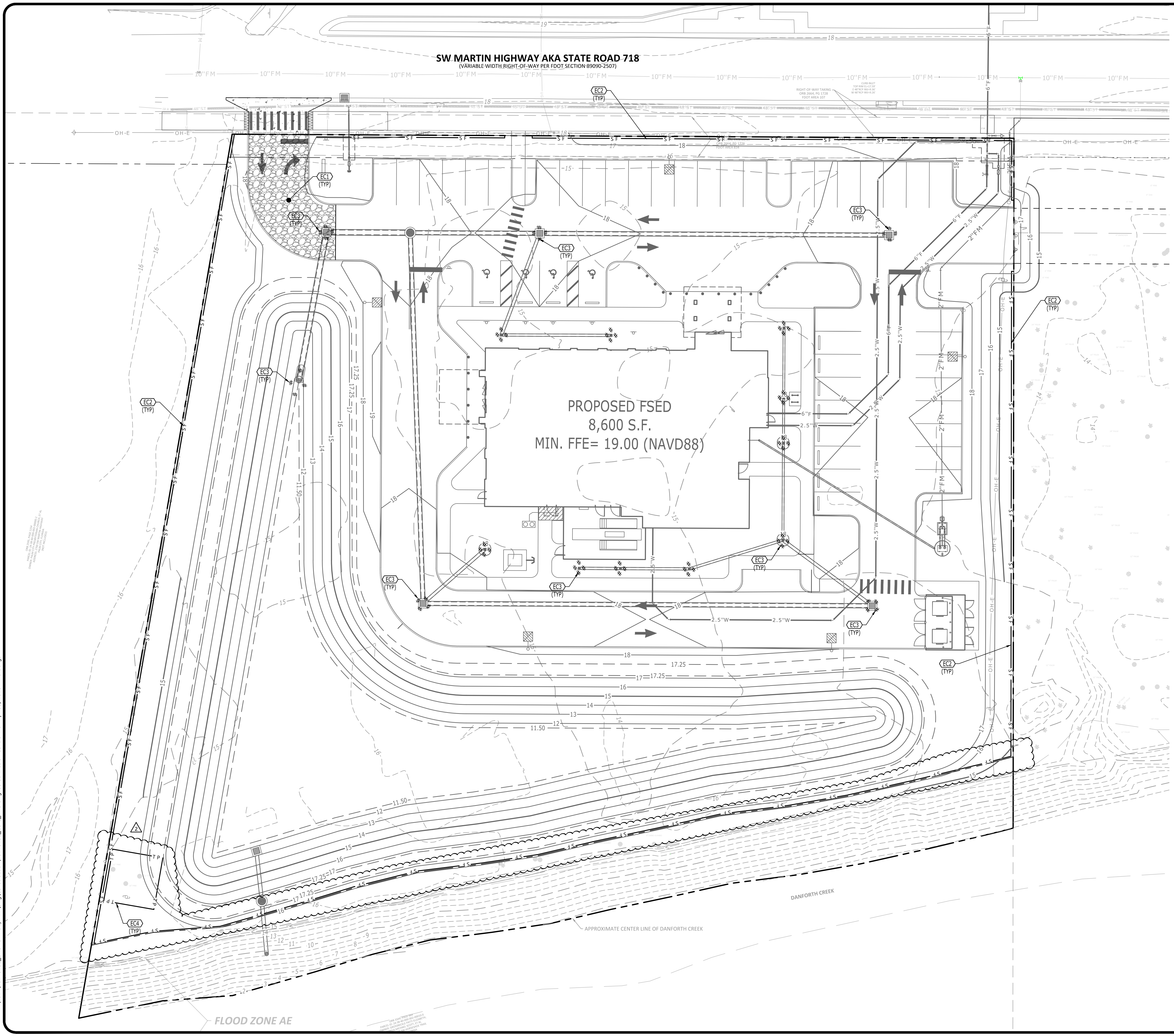
DRAWING TITLE  
**EROSION CONTROL PLAN**

PROJECT NUMBER  
20240180

DRAWING NUMBER  
**C3.0**



P:\2024\20240180\_UHS Palm City FED\Wg\Construction\20240180\_C3-0\_ERO.dwg-C3.00 Erosion Control Plan Apr 03, 2026 mwardenga



**FDEP NPDES NOTES**

- PRIOR TO START OF CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL SUBMIT TO THE STATE OF FLORIDA ENVIRONMENTAL PROTECTION (F.D.E.P.), A NOTICE OF INTENT (N.O.I.) TO USE THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, AND OBTAIN A VERIFICATION OF PERMIT COVERAGE. CONTACT THE NPDES NOTICES CENTER AT TEL. 866-336-6312, FOR MORE INFORMATION.
- THE CONTRACTOR SHALL PROVIDE A QUALIFIED INSPECTOR TO INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A 0.50 INCH RAINFALL EVENT OR GREATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A RAIN GAUGE AND KEEPING A RECORD OF THE RAINFALL ON THE PROJECT SITE.
- THE CONTRACTOR SHALL PREPARE A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATION OF THE INSPECTOR, DATE OF INSPECTION, RAINFALL DATA, AND MAJOR OBSERVATIONS RELATING TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE REPORT SHALL EITHER IDENTIFY THE INCIDENTS OF NON-COMPLIANCE OR STATE THAT THE PROJECT IS IN COMPLIANCE WITH THE PERMIT. THE REPORT SHALL BE SIGNED BY THE INSPECTOR. COPIES OF THE INSPECTION REPORTS SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION(S) (AHJ) UPON REQUEST.
- ALL CONTRACTORS AND SUB-CRONTACTORS IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN OF THIS N.O.I. VERIFICATION OF PERMIT SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING CONSTRUCTION ACTIVITIES AT THE SITE. A COPY OF THE CERTIFICATION SHALL BE PROVIDED TO THE ENGINEER OF RECORDS AND LOCAL AHJ UPON REQUEST.

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND STORMWATER POLLUTION PREVENTION PLAN THEREUNDER PREPARED FOR THE PROJECT"

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

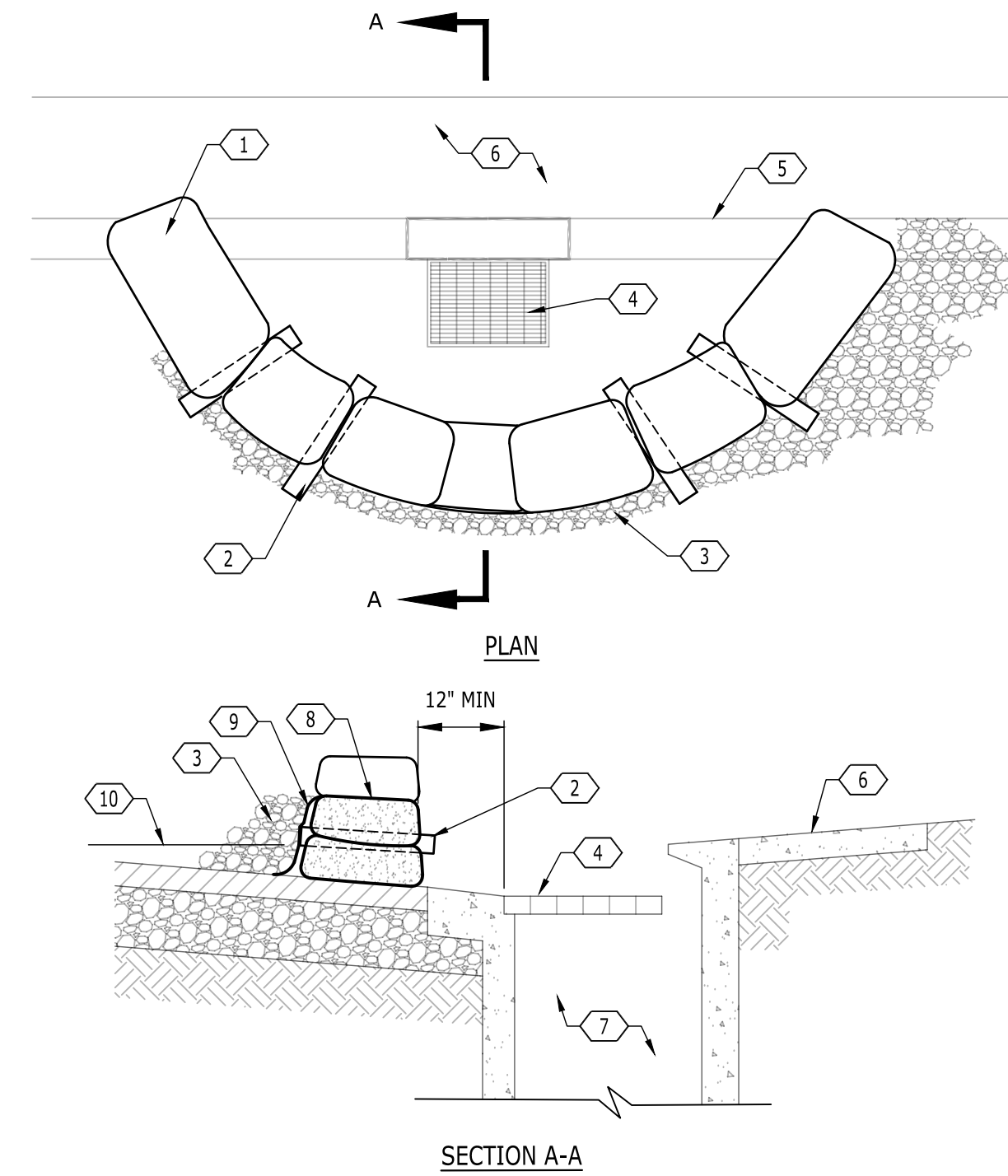
- IN ADDITION TO THE INSPECTION AND MAINTENANCE REPORTS THE CONTRACTOR SHALL KEEP RECORDS OF THE CONSTRUCTION ACTIVITIES INCLUDING: DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN AN AREA, DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, EITHER TEMPORARY OR PERMANENT, AND DATES WHEN AN AREA IS STABILIZED.
- UPON COMPLETION OF FINAL STABILIZATION THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.).
- THE CONTRACTOR SHALL RETAIN COPIES OF THE STORM WATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THE NPDES N.O.I. VERIFICATION OF PERMIT, AND KEEP RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT AND NOTICE OF TERMINATION FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE N.O.T. IS SUBMITTED.
- PERMIT INFORMATION AND APPLICATION FORMS ON NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR CONSTRUCTION GENERIC PERMIT (CGP) FOR CONSTRUCTION ACTIVITY ARE AVAILABLE FROM [HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/CONTENT/NPDES-PERMITS-AND-FORMS](https://FLORIDADEP.GOV/WATER/STORMWATER/CONTENT/NPDES-PERMITS-AND-FORMS), OR BY CALLING THE FDEP AT TELEPHONE NO. 863-850-245-7522.

**EROSION CONTROL NOTES:**

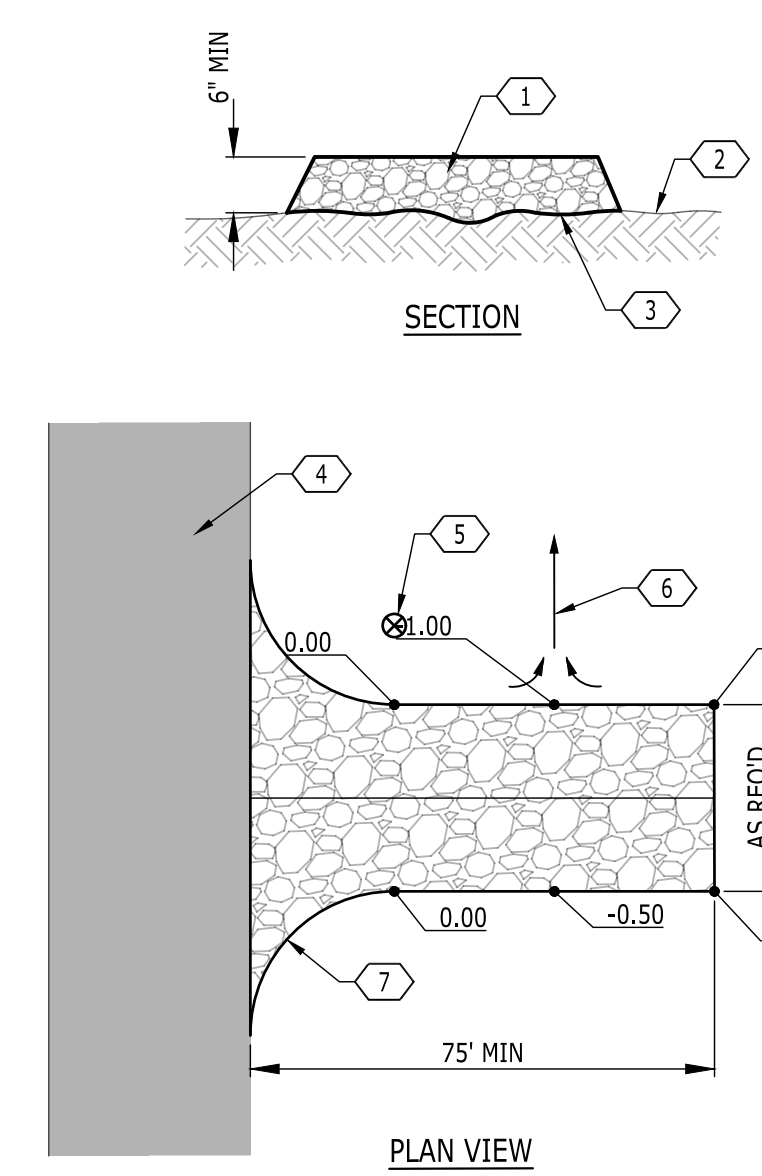
- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
- THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
- PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
- CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDEED AREAS.
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

KEYNOTES	
CODE	DESCRIPTION
1	SAND BAGS; OVERLAP ONTO CURB
2	PVC PIPE; 2"-3" DIA.; PLACE BETWEEN FIRST AND SECON LAYERS OF SAND BAGS (TYP.)
3	CLEAN, WASHED, STONE FILTER (3/4" DIA. NOMINAL SIZE GRAVEL OR APPROVED EQUAL); LINE ENTIRE OUTER PERIMETER OF THE SANDBAG BARRIER;
4	CURB INLET
5	BACK OF CURB
6	SIDEWALK
7	CATCH BASIN
8	SPLILWAY
9	FILTER FABRIC
10	ALLOWABLE PONDING ELEV.

NOTE:  
1. NOT APPLICABLE IN AREAS OF HIGH SILTS AND CLAYS WITHOUT USE OF FILTER FABRIC LAYER.  
2. PERIODICALLY REMOVE AND REPLACE GRAVEL. OLD GRAVEL MAY BE USED AS BACKFILL MATERIAL IF APPROVED BY THE ENGINEER.

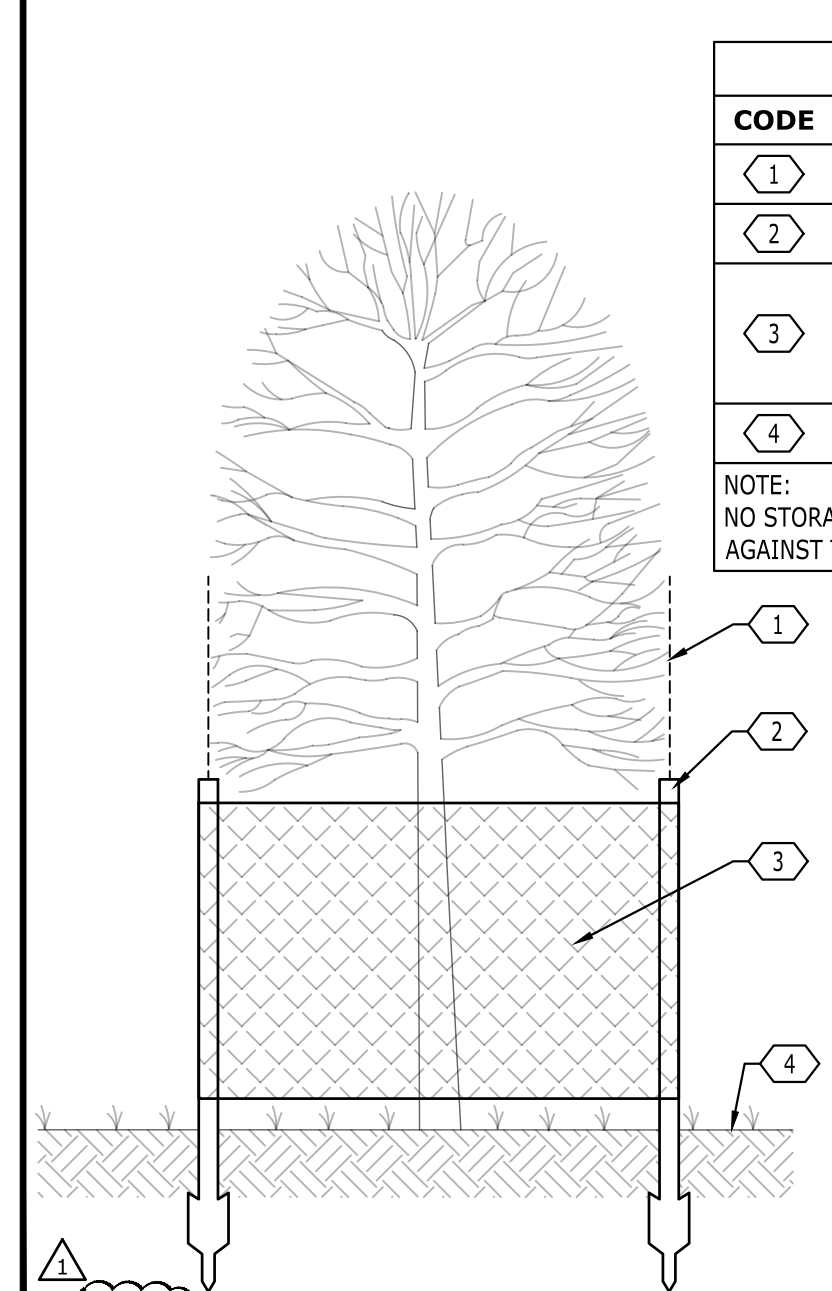


**4 SAND BAG CURB INLET PROTECTION**



KEYNOTES	
CODE	DESCRIPTION
1	COARSE AGGREGATE; ASM D448 NO. 1 STONE (1.5" - 3.5" DIA.)
2	ORIGINAL GRADE
3	FILTER FABRIC;
4	EXISTING STREET
5	WATER PROVIDED TO WASH TIRES, AS DIRECTED BY ENGINEER
6	SWALE TO SEDIMENT TRAP
7	20' MIN. RADIUS (TYP.)

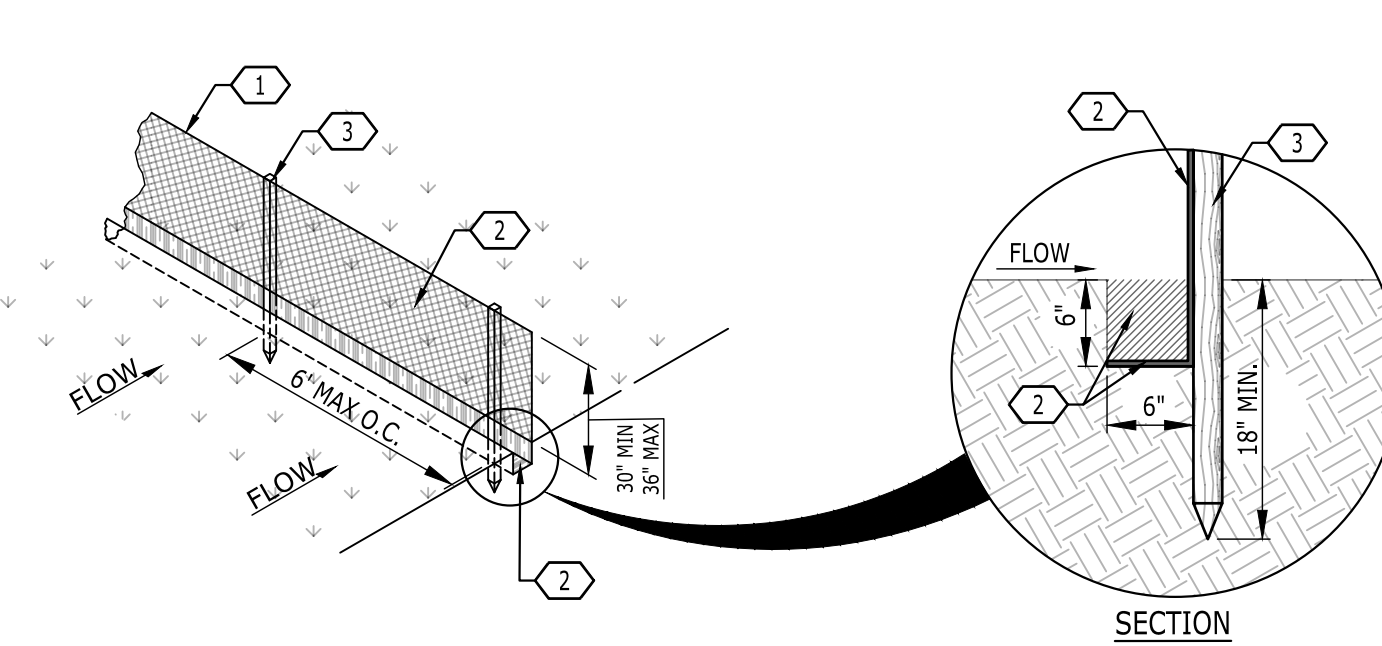
**1 TEMPORARY CONSTRUCTION ENTRANCE**



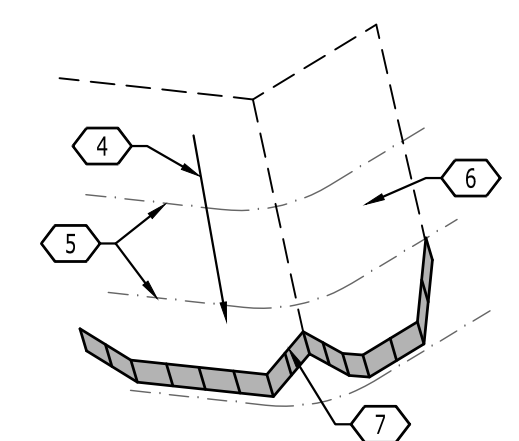
KEYNOTES	
CODE	DESCRIPTION
1	DRIP LINE OF TREE(S) (TYP)
2	METAL FENCE POST (TYP)
3	4' HIGH CHAIN LINK FENCE. INSTALL FENCE AT THE DRIP LINE OF TREES TO BE PRESERVED. FENCE SHALL BE REMOVED AT THE END OF THE CONSTRUCTION PERIOD.
4	EXISTING GROUND

NOTE:  
NO STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN OR AGAINST THE TREE PROTECTION FENCING.

**2 TREE PROTECTION**

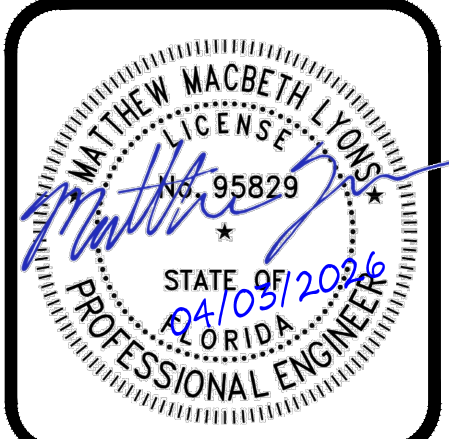
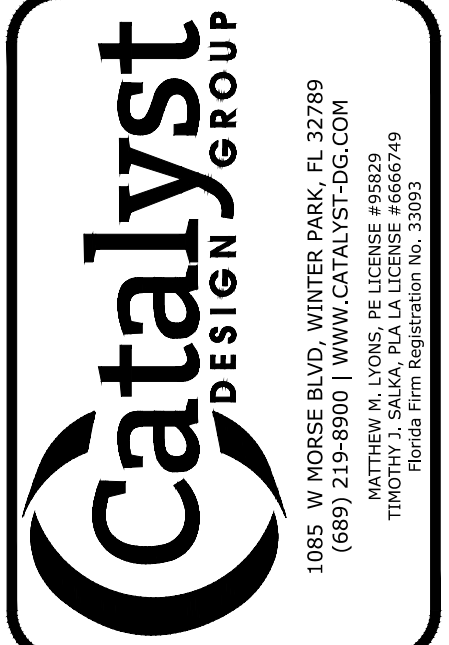


KEYNOTES	
CODE	DESCRIPTION
1	WOVEN WIRE FENCE BACKING FOR TYPE "B" SILT FENCE ONLY
2	ENGINEERING FILTER FABRIC*; BURY BOTTOM OF FABRIC IN 6"x6" TRENCH; BACKFILL TRENCH WITH SOIL AND COMPACT
3	POST; WOOD (2"x2" MIN.) OR STEEL T-POST (1.3 LB./FT. MIN.)
4	98' MAXIMUM RECOMMENDED SLOPE LENGTH
5	LEVEL CONTOUR; INSTALL SILT FENCE ALONG A LEVEL CONTOUR
6	MAX. TRIBUTARY AREA: 0.25 Ac. / 100 FT. OF FENCE
7	TURN LAST 6' OF FENCE UP SLOPE



**3 SILT FENCE - TYPES A & B**

SPECIFICATIONS		
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill -100	Warp-120 Fill -100
Elongation (%Max.) (ASTM D-4632)	40	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25	25
Ultraiolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175	175
Minimum Fabric Width (Inches)	36	22



**PALM CITY FSED**  
MARTIN COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	04/03/2026	CONSTRUCTION DOCUMENTS
2	11/20/25	CONSTRUCTION DOCUMENTS

DRAWING TITLE  
**EROSION CONTROL DETAILS**

PROJECT NUMBER  
20240180

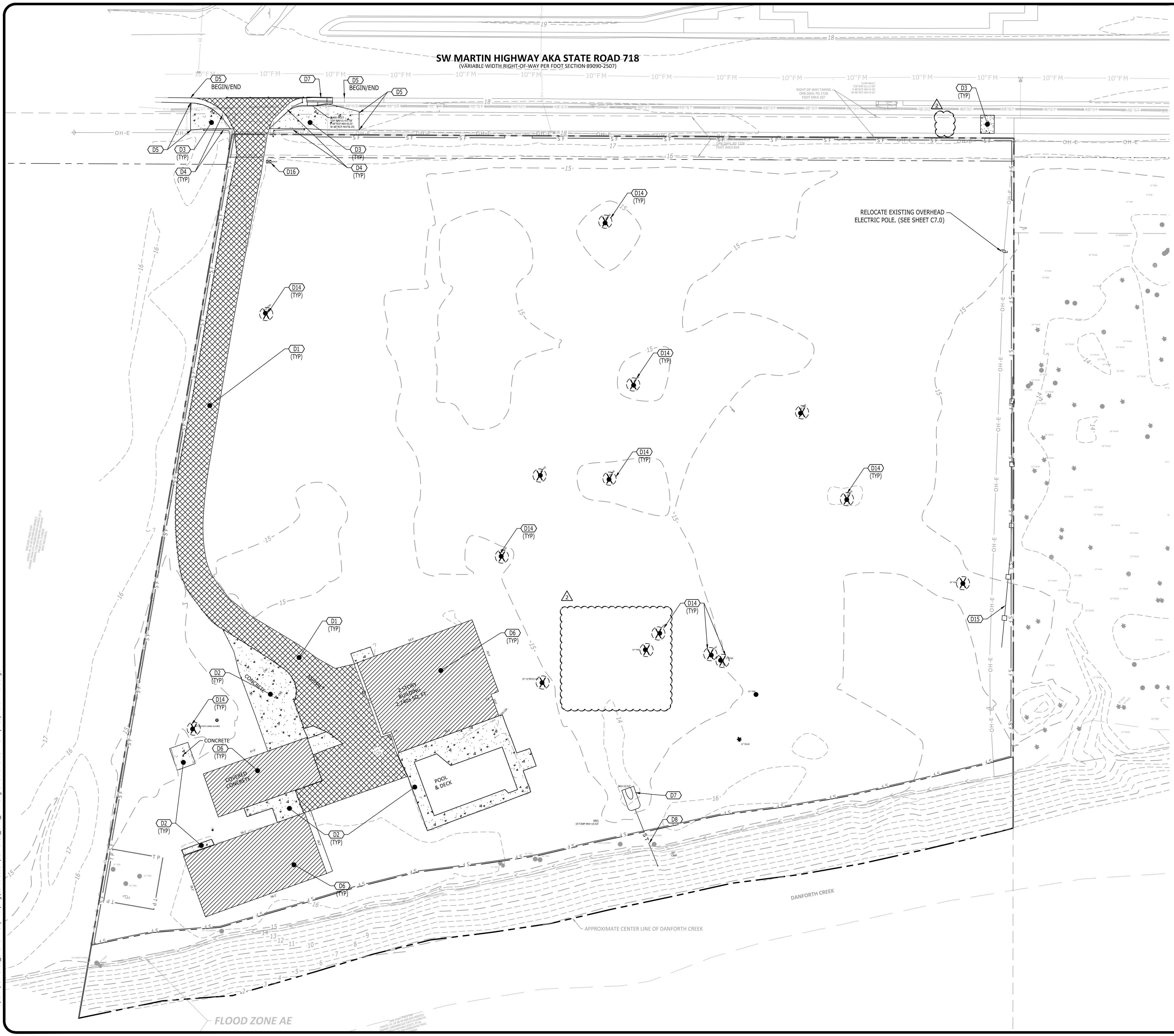
DRAWING NUMBER  
**C3.1**

**SW MARTIN HIGHWAY AKA STATE ROAD 718**  
(VARIABLE-WIDTH RIGHT-OF-WAY PER FDOT SECTION 89090-2507)

DEMOLITION KEYNOTES	
CODE	DESCRIPTION
D1	REMOVE EXISTING ASPHALT PAVEMENT
D2	REMOVE EXISTING CONCRETE PAVEMENT
D3	REMOVE EXISTING CONCRETE SIDEWALK
D4	REMOVE EXISTING CONCRETE CURB
D5	EVENLY SAWCUT
D6	REMOVE EXISTING BUILDING/STRUCTURE
D7	REMOVE EXISTING DRAINAGE STRUCTURE
D8	REMOVE EXISTING STORM LINE
D9	REMOVE EXISTING WATERLINE & APPURTENANCES
D11	REMOVE EXISTING UTILITY LINE & APPURTENANCES
D14	REMOVE EXISTING TREE
D15	REMOVE EXISTING FENCE
D16	REMOVE EXISTING MAILBOX

LEGEND	
BUILDING TO BE REMOVED	
CONCRETE TO REMOVE	
ASPHALT PAVEMENT TO REMOVE	
TREES TO BE REMOVED	
SILT FENCE	S F
TREE PROTECTION	T P

- NOTES**
- SEE SHEET C2.0 FOR DEMOLITION NOTES.
  - ALL TEMPORARY ROUTES AND TEMPORARY ACCESSIBLE PARKING SHALL COMPLY WITH APPLICABLE ADA STANDARDS.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO ACCOMPLISH THE PROPOSED WORK.
  - ALL WORK WITHIN FDOT RIGHT-OF-WAY MUST MEET CRITERIA SHOWN IN THE FDOT DESIGN MANUAL AND FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.

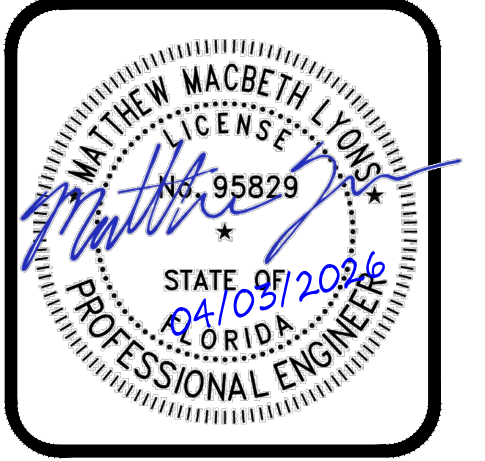
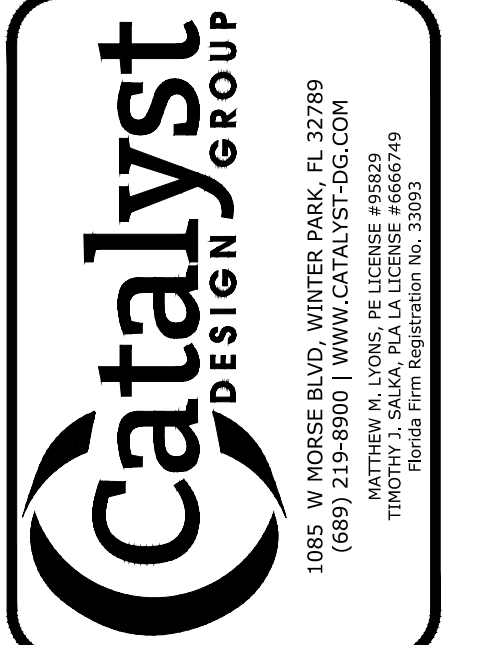


N

**811**  
Know what's below.  
Call before you dig.

GRAPHIC SCALE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW LYONS, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**PALM CITY FSED**

MARTIN COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	04/03/2026	CCD 2
2	11/20/25	CONSTRUCTION DOCUMENTS

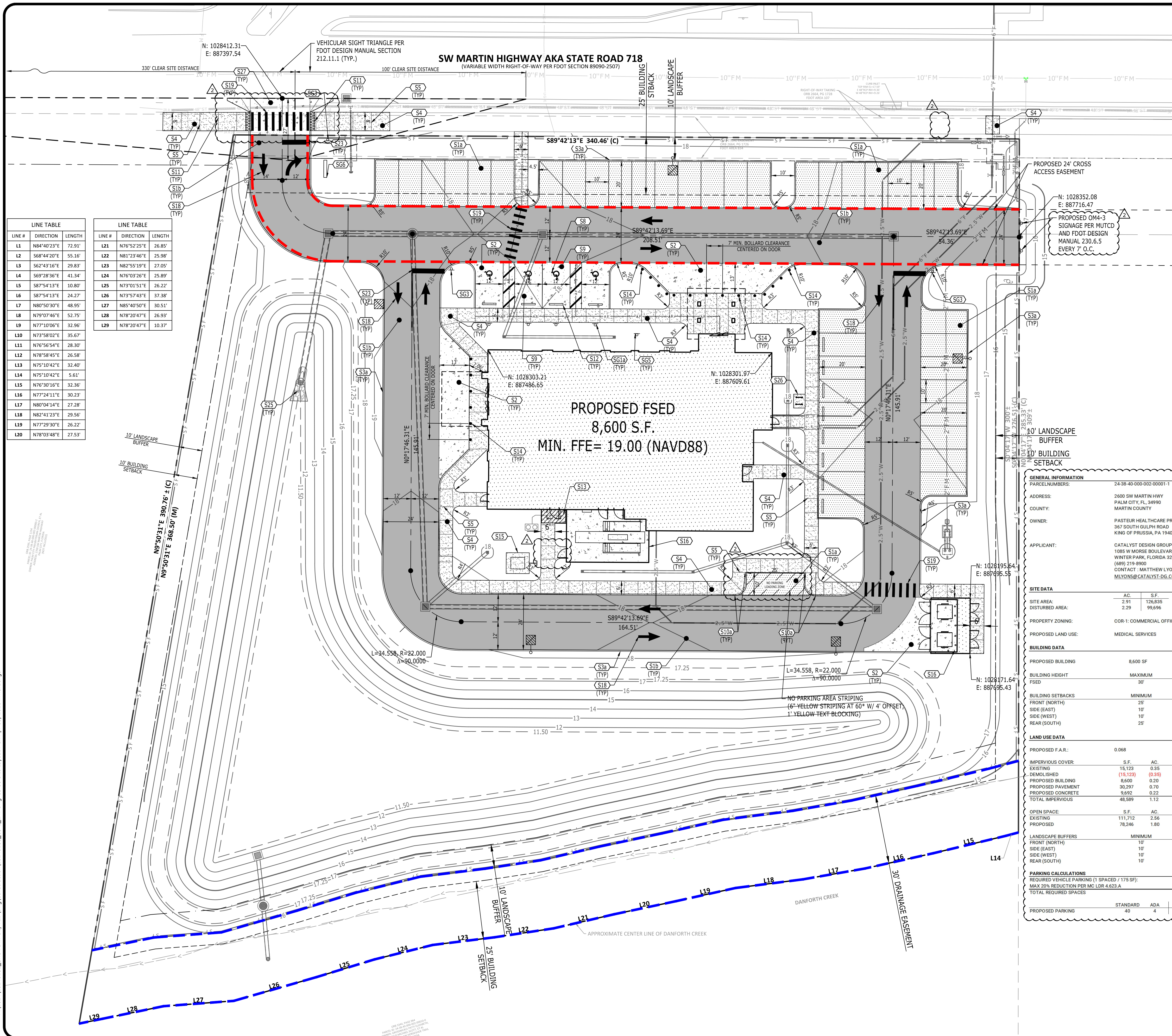
DRAWING TITLE  
**DEMOLITION PLAN**

PROJECT NUMBER  
20240180

DRAWING NUMBER  
**C4.0**

P:\2024\20240180\_UHS Palm City FED (Wg) Construction\20240180\_C4-0\_DEM.dwg-C4.0 Demolition Plan Apr 03, 2026 mwardenga

P:\2024\20240180\_UHS Palm City FED (Wg) Construction\20240180\_C5-0\_LAY\wpc-C5-00 Site Layout Plan Apr 03, 2026 mwardeng



LINE #	DIRECTION	LENGTH
L1	N84°40'23"E	72.91'
L2	S68°44'20"E	55.16'
L3	S62°43'16"E	29.83'
L4	S69°28'36"E	41.34'
L5	S87°54'13"E	10.80'
L6	S87°54'13"E	24.27'
L7	N80°50'30"E	48.95'
L8	N79°07'46"E	52.75'
L9	N77°10'06"E	32.96'
L10	N73°58'02"E	35.67'
L11	N76°56'54"E	28.30'
L12	N78°58'45"E	26.58'
L13	N75°10'42"E	32.40'
L14	N75°10'42"E	5.61'
L15	N76°30'16"E	32.36'
L16	N77°24'11"E	30.23'
L17	N80°04'14"E	27.28'
L18	N82°41'23"E	29.56'
L19	N77°29'30"E	26.22'
L20	N78°03'48"E	27.53'

### SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	1 / C8.0
S1b	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
S2	CONCRETE PAVEMENT	2 / C8.0
S3a	FDOT TYPE "D" CURB	FDOT INDEX 520-001
S3c	FDOT TYPE "F" CURB	FDOT INDEX 520-001
S4	CONCRETE SIDEWALK	5 / C8.0
S5	SIDEWALK JOINTS	6 / C8.0
S8	ACCESSIBLE SYMBOL	12 / C8.0
S9	ACCESSIBLE PARKING SPACE	9 / C8.0
S10a	SIDEWALK TRANSITION	7 / C8.1
S11	TACTILE WARNING SURFACE	FDOT INDEX 522-002
S12	CONCRETE WHEELSTOP	11 / C8.0
S13	DECONTAMINATION ROOM STRIPING	SEE ARCH. PLANS
S14	BOLLARD	2 / C8.1
S15	UTILITY PAD	SEE MEP PLANS
S16	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S17	GENERATOR ENCLOSURE	SEE ARCH. PLANS
S18	DIRECTIONAL ARROWS	4 / C8.0
S19	PEDESTRIAN CROSSWALK	3 / C8.0
S20a	FENCE (6' HEIGHT)	SEE LANDSCAPE PLANS
S23	PAINTED STOP BAR (24")	7 / C8.0
S24	SITE LIGHTING	SEE MEP PLANS
S25	RIP RAP	4 / C8.2
S26	BIKE RACK	9 / C8.1
S27	CONCRETE FLARED DRIVEWAY	FDOT SHEET INDEX 522-003

### SITE SIGNAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
SG1a	ACCESSIBLE PARKING SIGN (FTP-20-06 & FTP-22-06)	8 / C8.0
SG3	*STOP* SIGN (R1-1)	1 / C8.01
SG5	SERVICE ANIMAL RELIEF AREA (SARA) SIGN	10 / C8.0
SG6	MONUMENT SIGN	SEE ARCH. PLANS

### LEGEND

BUILDING	[Symbol]
CONCRETE PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
HEAVY DUTY PAVEMENT	[Symbol]
LIGHT DUTY PAVEMENT	[Symbol]
PAINTED STRIPE	[Symbol]
CONCRETE CURB	[Symbol]
CENTERLINE	[Symbol]
BUILDING SETBACK	[Symbol]
LANDSCAPE BUFFER	[Symbol]
DRAINAGE EASEMENT	[Symbol]
SILT FENCE	[Symbol]
TREE PROTECTION	[Symbol]
ACCESSIBLE PATH	[Symbol]
CROSS ACCESS EASEMENT	[Symbol]
DRAINAGE EASEMENT	[Symbol]

- ### NOTES
- SEE SHEET C2.0 FOR GENERAL NOTES.
  - ALL DISTURBED AREAS IN THE FDOT RIGHT-OF-WAY WILL BE SODDED.
  - ALL WORK WITHIN FDOT RIGHT-OF-WAY MUST MEET CRITERIA SHOWN IN THE FDOT DESIGN MANUAL AND FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.

### GENERAL INFORMATION

PARCEL NUMBERS: 24-38-40-000-002-00001-1

ADDRESS: 2630 SW MARTIN HWY  
PALM CITY, FL 34999  
MARTIN COUNTY

OWNER: PASTEUR HEALTHCARE PROPERTIES, LLC  
367 SOUTH GULPH ROAD  
KING OF PRUSSIA, PA 19406

APPLICANT: CATALYST DESIGN GROUP  
1085 W MORSE BOULEVARD  
WINTER PARK, FLORIDA 32789  
(889) 219-8900  
CONTACT: MATTHEW LYONS, PE  
MLYONS@CATALYST-DG.COM

### SITE DATA

	AC	S.F.
SITE AREA:	2.91	126,835
DISTURBED AREA:	2.29	99,696

PROPERTY ZONING: COR-1: COMMERCIAL OFFICE/RESIDENTIAL DISTRICT

PROPOSED LAND USE: MEDICAL SERVICES

### BUILDING DATA

	PROPOSED	PROPOSED
PROPOSED BUILDING:	8,600 SF	
BUILDING HEIGHT:	25'	65'
FSED:	30'	1-STORY (23'-3")

### BUILDING SETBACKS

	MINIMUM	PROPOSED
FRONT (NORTH):	25'	65'
SIDE (EAST):	10'	21'
SIDE (WEST):	10'	110'
REAR (SOUTH):	25'	80'

### LAND USE DATA

	S.F.	AC	%
PROPOSED F.A.R.:	0.068		
IMPERVIOUS COVER:			
EXISTING:	15,123	0.35	11.92%
DEMOLISHED:	(15,123)	(0.35)	(11.92%)
PROPOSED BUILDING:	8,600	0.29	6.70%
PROPOSED PAVEMENT:	30,297	0.70	23.89%
PROPOSED CONCRETE:	9,692	0.22	7.64%
TOTAL IMPERVIOUS:	48,589	1.12	38.31%

### OPEN SPACE:

	S.F.	AC	%
EXISTING:	111,712	2.56	88.08%
PROPOSED:	78,246	1.80	61.69%

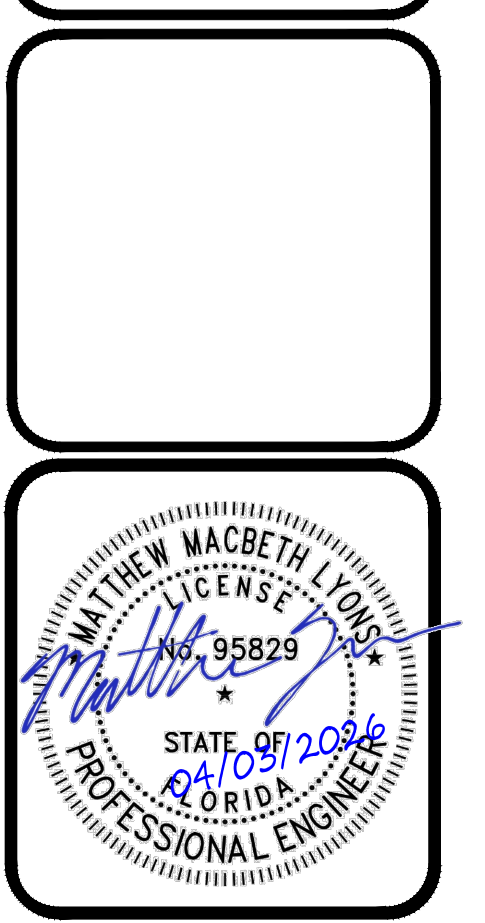
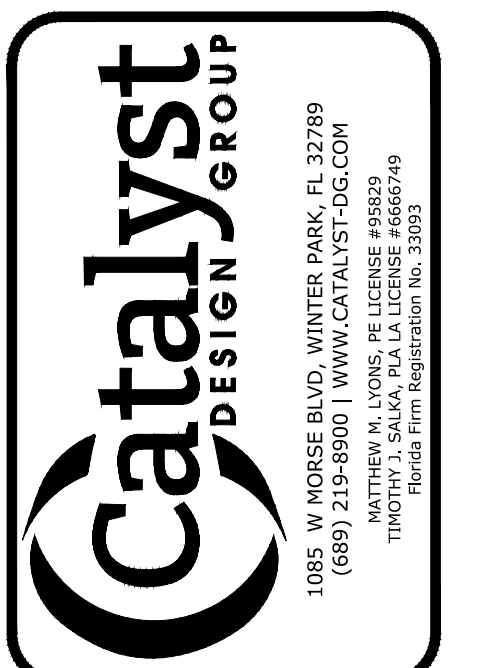
### LANDSCAPE BUFFERS:

	MINIMUM	PROPOSED
FRONT (NORTH):	10'	10'
SIDE (EAST):	10'	10'
SIDE (WEST):	10'	10'
REAR (SOUTH):	10'	66'

### PARKING CALCULATIONS

	STANDARD	ADA	TOTAL
REQUIRED VEHICLE PARKING (1 SPACE / 175 SF):			50
MAX 20% REDUCTION PER MC LDR 4.623.A:			(10)
TOTAL REQUIRED SPACES:	40	4	44

PROPOSED PARKING: STANDARD 40, ADA 4, TOTAL 44



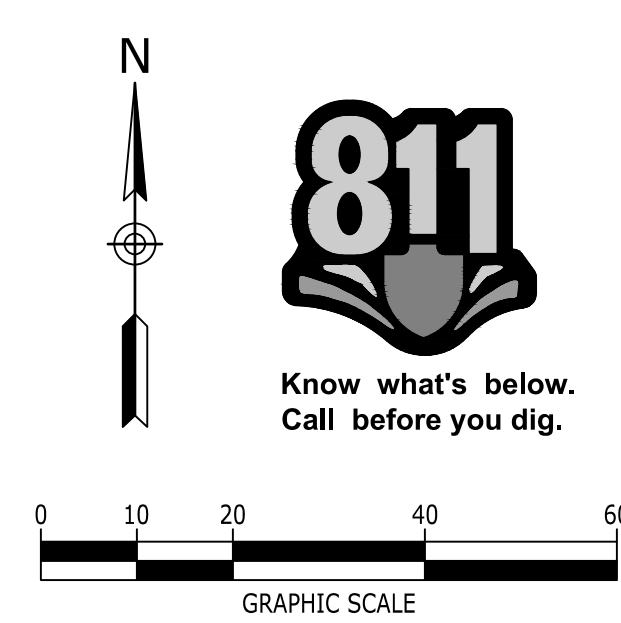
**PALM CITY FSED**  
 MARTIN COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
04/03/2026	CDD 2	CONSTRUCTION DOCUMENTS
11/20/25		

DRAWING TITLE  
**SITE LAYOUT PLAN**

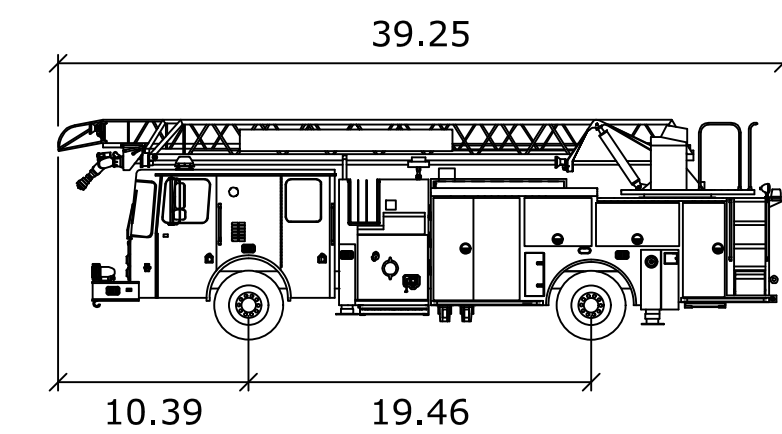
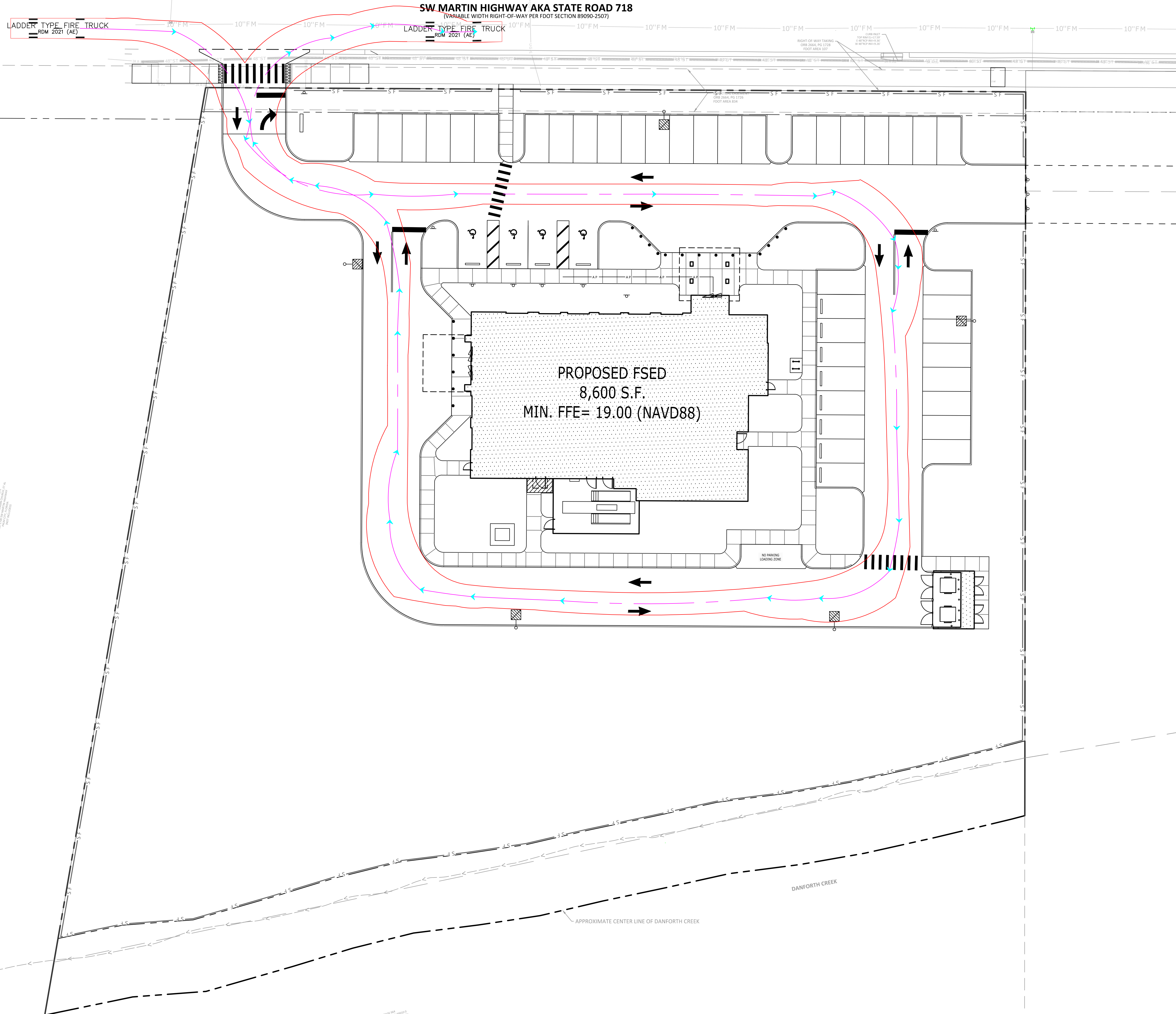
PROJECT NUMBER  
20240180

DRAWING NUMBER  
**C5.0**



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW LYONS, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

P:\2024\20240180\_LHS Palm City FED\wg\Construction\20240180\_C5-L\_FIRE.dwg-C5.1\_FIRE TRUCK ANALYSIS Apr 03, 2026 mwardenga



**LADDER TYPE FIRE TRUCK**

feet

Width : 8.37  
 Track : 8.37  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0



**PALM CITY FSED**

MARTIN COUNTY, FLORIDA

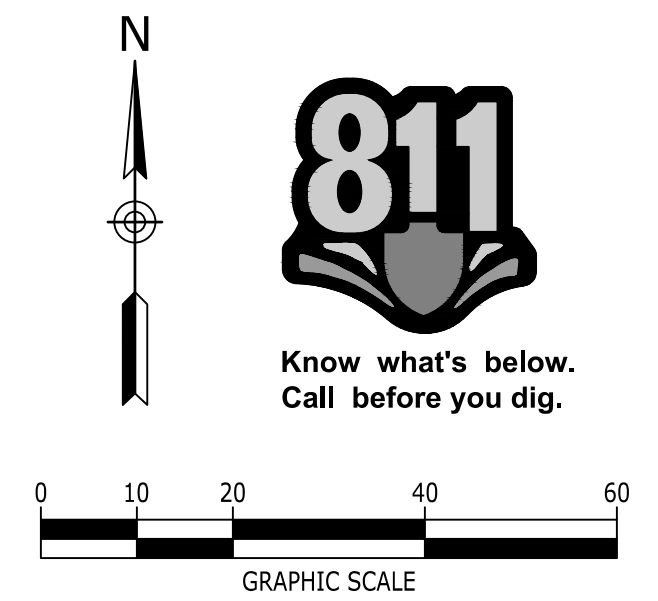
NO.	DATE	DESCRIPTION
1	04/03/2026	CCD 2
2	11/20/25	CONSTRUCTION DOCUMENTS

DRAWING TITLE  
**FIRE TRUCK ANALYSIS**

PROJECT NUMBER  
20240180

DRAWING NUMBER  
**C5.1**

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW LYONS, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**SW MARTIN HIGHWAY AKA STATE ROAD 718**  
(VARIABLE-WIDTH RIGHT-OF-WAY PER FDOT SECTION 89090-2507)

**PROPOSED FSED**  
8,600 S.F.  
MIN. FFE= 19.00 (NAVD88)

**GRADING & DRAINAGE KEYNOTES**

CODE	DESCRIPTION
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER 15 FEET
G19	FLUSH CONDITION
G20	BUILDING CONNECTION. SEE PLUMBING PLANS.
G21	MATCH EXISTING GRADE

**LEGEND**

STORM PIPE & INLET	
SPOT ELEVATION	+0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	
SILT FENCE	SF
TREE PROTECTION	TP
DRAINAGE EASEMENT	

**PIPE TABLE**

FROM CODE	FROM INV.	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
A2	12.16	A1	11.50	1.00%	24"	66	ADS HP STORM
A3	12.25	A2	12.16	0.25%	24"	37	ADS HP STORM
A4	12.65	A3	12.25	0.25%	18"	162	ADS HP STORM
A5	13.14	A4	12.65	0.25%	18"	196	ADS HP STORM
A6	13.62	A5	13.14	1.00%	15"	48	PVC
A7	14.05	A6	13.62	1.00%	12"	43	PVC
A8	14.35	A7	14.05	1.00%	12"	30	PVC
A9	14.53	A8	14.35	1.00%	12"	18	PVC
B1	12.39	A3	12.25	0.25%	18"	56	ADS HP STORM
B2	12.77	B1	12.39	0.25%	18"	152	ADS HP STORM
C1	13.01	A4	12.65	1.00%	15"	36	PVC
CS-1	10.00	CS-2	9.50	2.28%	18"	22	CMP
CS-2	9.50	CS-3	9.00	2.16%	18"	23	CMP
D1	14.04	A6	13.62	1.00%	10"	42	PVC
D2	14.24	D1	14.04	1.00%	10"	20	PVC
D3	14.54	D2	14.24	1.00%	10"	30	PVC
E1	13.34	B1	12.39	2.00%	15"	47	PVC
E2	14.29	E1	13.34	2.00%	12"	48	PVC

**STRUCTURE TABLE**

CODE	DESCRIPTION	TOP GRATE	INVERT	STRUCTURE DEPTH
A2	FOOT TYPE F INLET	17.05	12.12	4.93
A3	JUNCTION MANHOLE	17.59	12.25	5.34
A4	FOOT TYPE F INLET	17.00	12.65	4.35
A5	FOOT TYPE F INLET	17.00	13.14	3.86
A6	NDS DRAIN INLET	17.95	13.62	4.33
A7	NDS DRAIN INLET	18.25	14.05	4.20
A8	NDS DRAIN INLET	18.25	14.35	3.90
A9	NDS DRAIN INLET	18.25	14.53	3.72
B1	FOOT TYPE F INLET	17.56	12.39	5.17
B2	FOOT TYPE F INLET	17.05	12.77	4.28
C1	NDS DRAIN INLET	17.75	13.01	4.74
CS-1	CONTROL STRUCTURE	17.00	10.00	7.00
CS-2	CONTECH JELLYFISH	13.85	9.50	4.35
D1	NDS DRAIN INLET	17.95	14.04	3.91
D2	NDS DRAIN INLET	17.95	14.24	3.71
D3	NDS DRAIN INLET	18.25	14.54	3.71
E1	NDS DRAIN INLET	18.00	13.34	4.66
E2	NDS DRAIN INLET	18.00	14.29	3.71
E3	CLEANOUT	18.80	14.50	4.30
G1	FOOT TYPE 9 CURB INLET	17.39	9.20	8.19

**STORM STRUCTURES**

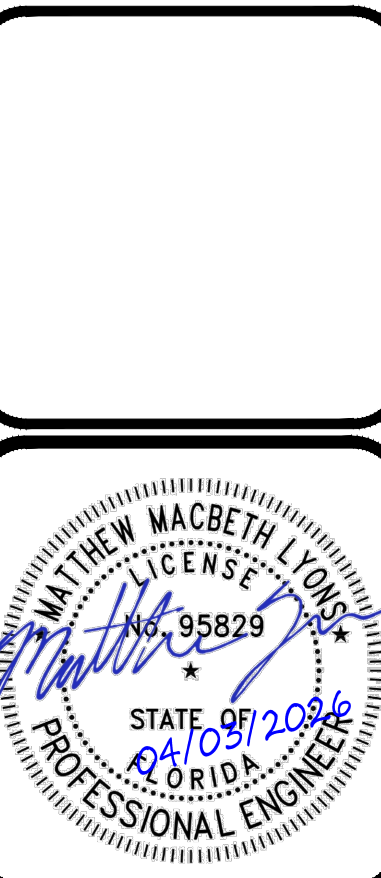
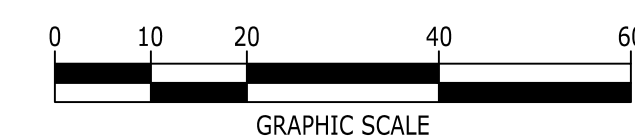
DESCRIPTION	DET #/SHT #
FOOT TYPE F INLET	FDOT INDEX 425-053
MITERED END SECTION (MES)	FDOT INDEX 430-021
JUNCTION MANHOLE	FDOT TYPE J & P / FDOT INDEX 425-010
NDS DRAIN INLET	6 / C8.2
CONTROL STRUCTURE	2 / C8.2
CANTILEVER OUTFALL	7 / C8.2

**MITERED END SECTION TABLE**

CODE	DESCRIPTION	INVERT
A1	MES	11.50
CS-2	CANTILEVER OUTFALL	9.00

**NOTES**

- SEE SHEET C2.0 FOR GRADING & DRAINAGE NOTES.
- ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- CONTRACTOR SHALL PULL ANY REQUIRED DEWATERING PERMIT AS NECESSARY BASED ON THE MEANS & METHODS OF CONSTRUCTION



**PALM CITY FSED**  
MARTIN COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
	04/03/2026	CCD 2
	11/20/25	CONSTRUCTION DOCUMENTS

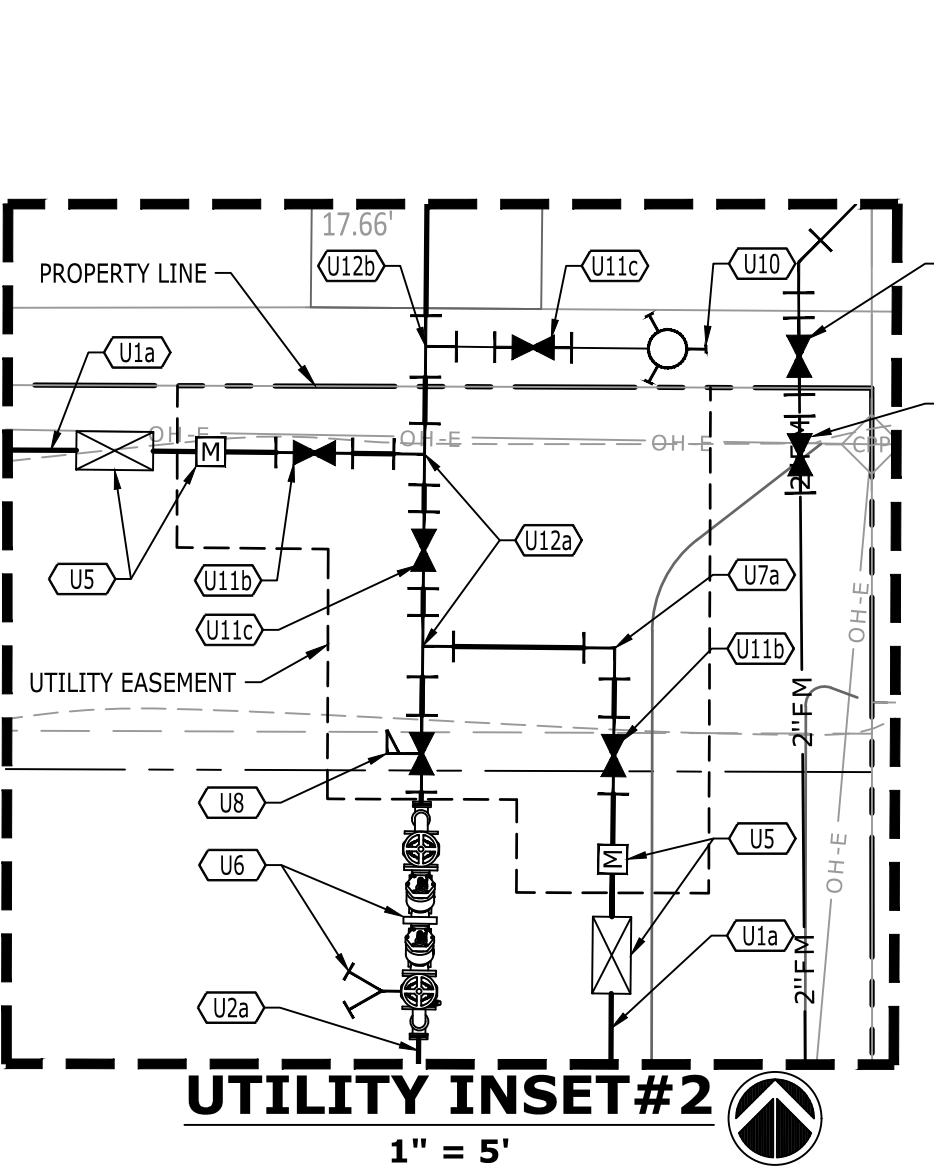
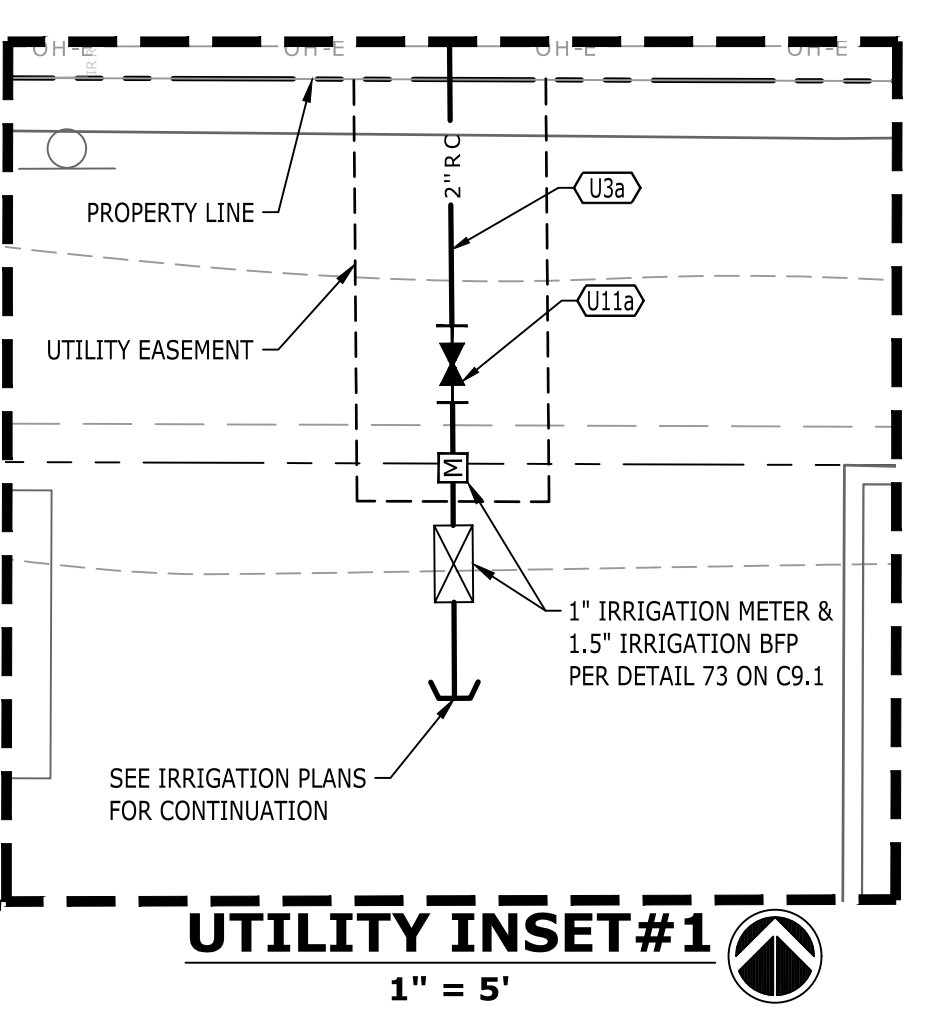
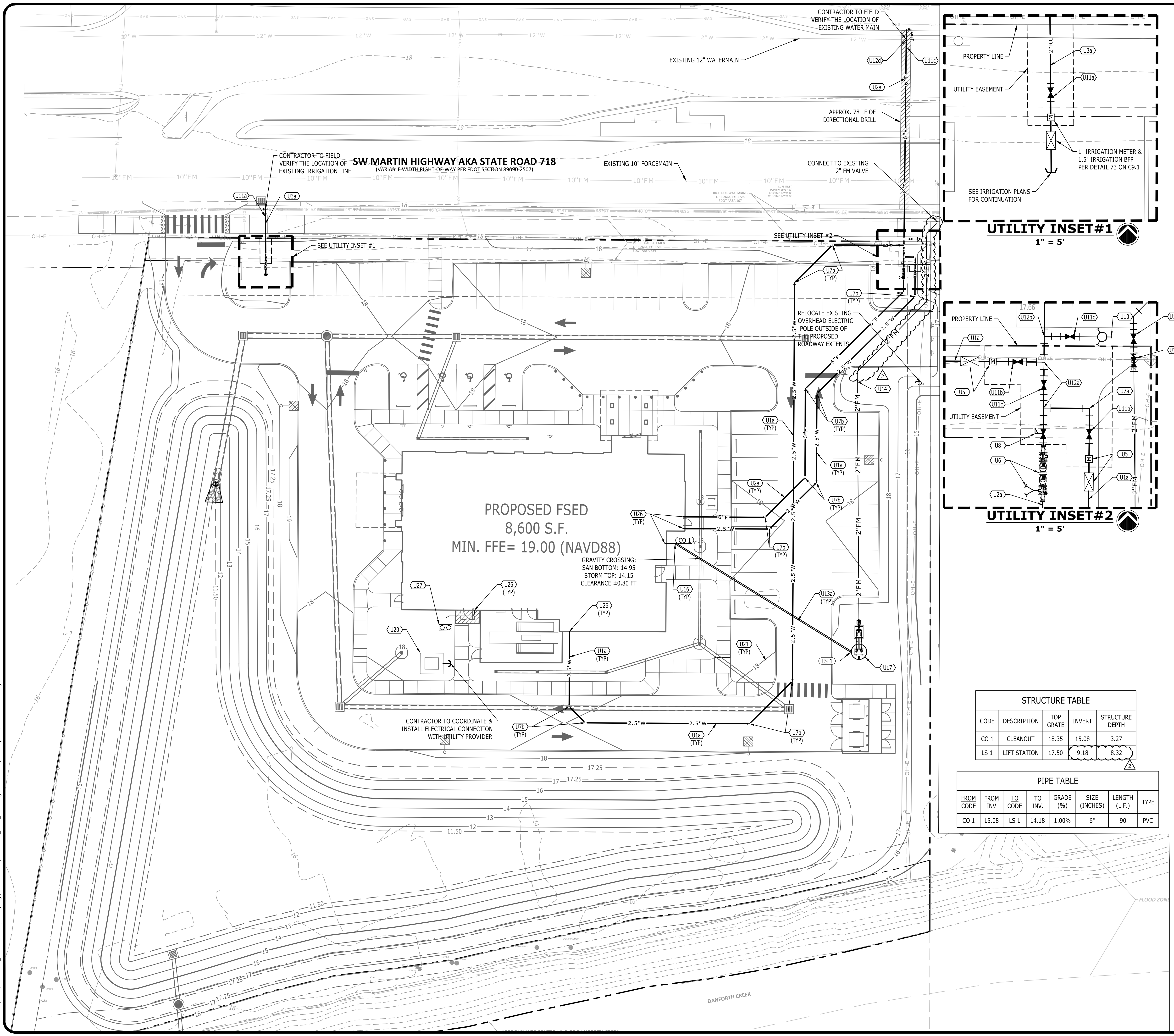
DRAWING TITLE  
**GRADING & DRAINAGE PLAN**

PROJECT NUMBER  
20240180

DRAWING NUMBER  
**C6.0**

P:\2024\20240180\_LHS Palm City FED\Wg\Construction\20240180\_C6-0\_GRA.dwg-C6.0 Grading & Drainage Plan Apr 03, 2025 mwardenga

P:\2024\20240180\_UHS Palm City FED\wg\Construction\20240180\_C7-0\_UPL\wg-C7-00\_Utility Plan Apr 03, 2026 mwardenga



UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1a	2.5" PVC WATER LINE	23 / C9.0
U2a	6" PVC FIRE LINE	23 / C9.0
U3a	2" PVC IRRIGATION LINE	23 / C9.0
U5	2" REDUCED PRESSURE BACKFLOW PREVENTER W/ 2" WATER METER	6 & 16 / C9.0
U6	6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY W/ MOUNTED FDC	17 / C9.0
U7a	90 DEG. BEND (SEE LINE FOR SIZE)	21 / C9.0
U7b	45 DEG. BEND (SEE LINE FOR SIZE)	21 / C9.0
U8	POST INDICATOR VALVE	8 / C8.1
U10	FIRE HYDRANT ASSEMBLY	7 / C9.1
U11a	2.5" GATE VALVE	81 / C9.1
U11b	2.5" GATE VALVE	18 / C9.0
U11c	6" GATE VALVE	18 / C9.0
U11d	2" GATE VALVE	18 / C9.0
U11e	2" CHECK VALVE	18 / C9.0
U12a	6" x 2" TEE	21 / C9.0
U12b	6" x 6" TEE	21 / C9.0
U12c	12" x 6" TAPPING SLEEVE & VALVE	3 & 18 / C9.0
U13a	6" PVC SANITARY SEWER LINE	23 / C9.0
U14	2" HDPE SANITARY SEWER FORCE MAIN	23 / C9.0
U16	SANITARY SEWER CLEANOUT	33 / C9.0
U17	PRIVATE LIFT STATION	C8.3
U20	ELECTRIC TRANSFORMER	SEE MEP PLANS
U21	UNDERGROUND ELECTRIC LINE	SEE MEP PLANS
U25	SITE LIGHTING	SEE MEP PLANS
U26	BUILDING CONNECTION	SEE MEP PLANS
U27	DECONTAMINATION TANK (@1.0% MIN. FROM CONNECTION TO BUILDING)	SEE MEP PLANS FOR CONTINUATION & DETAIL

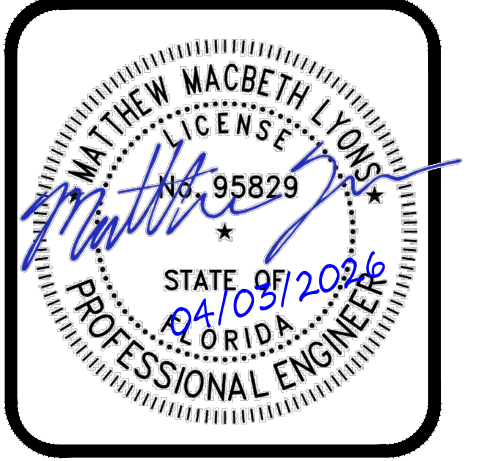
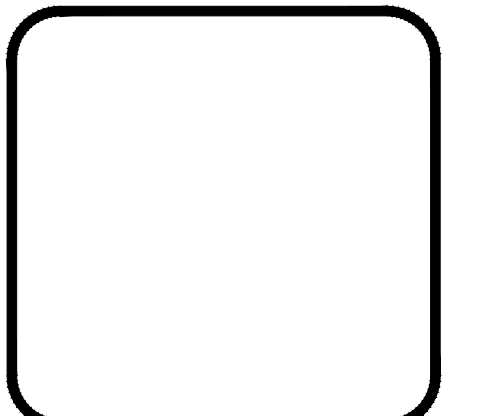
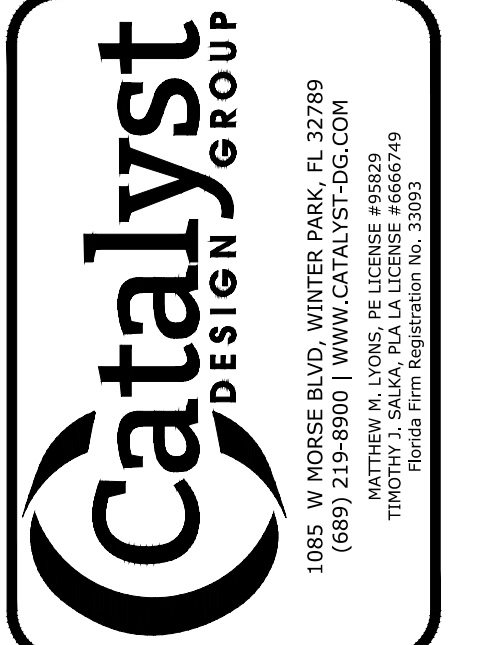
LEGEND	
DOMESTIC WATER SERVICE	— W —
FIRE SERVICE	— F —
RESTRAINED BEND	— T —
CLEANOUT ON SANITARY SEWER LINE	— C —
FIRE HYDRANT ASSEMBLY	— H —
VALVE	— V —
UNDERGROUND ELECTRIC	— U-G-E —
SILT FENCE	— S-F —
TREE PROTECTION	— T-P —

- NOTES:**
- SEE SHEET C2.0 FOR UTILITY NOTES.
  - THE SITE ELECTRICAL, GAS, TELECOM, & FIBER INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL & GAS COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND CONDUITS / LINES ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY LOCAL UTILITY SERVICE PROVIDERS AND THE MEP ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND MEP ENGINEER SHOULD A CONFLICT ARISE.
  - ALL WORK WITHIN FDOT RIGHT-OF-WAY MUST MEET CRITERIA SHOWN IN THE FDOT DESIGN MANUAL AND FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.

STRUCTURE TABLE				
CODE	DESCRIPTION	TOP GRATE	INVERT	STRUCTURE DEPTH
CO 1	CLEANOUT	18.35	15.08	3.27
LS 1	LIFT STATION	17.50	9.18	8.32

PIPE TABLE							
FROM CODE	FROM INV.	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
CO 1	15.08	LS 1	14.18	1.00%	6"	90	PVC

**811**  
 Know what's below.  
 Call before you dig.  
  
 GRAPHIC SCALE



PALM CITY FSD

MARTIN COUNTY, FLORIDA

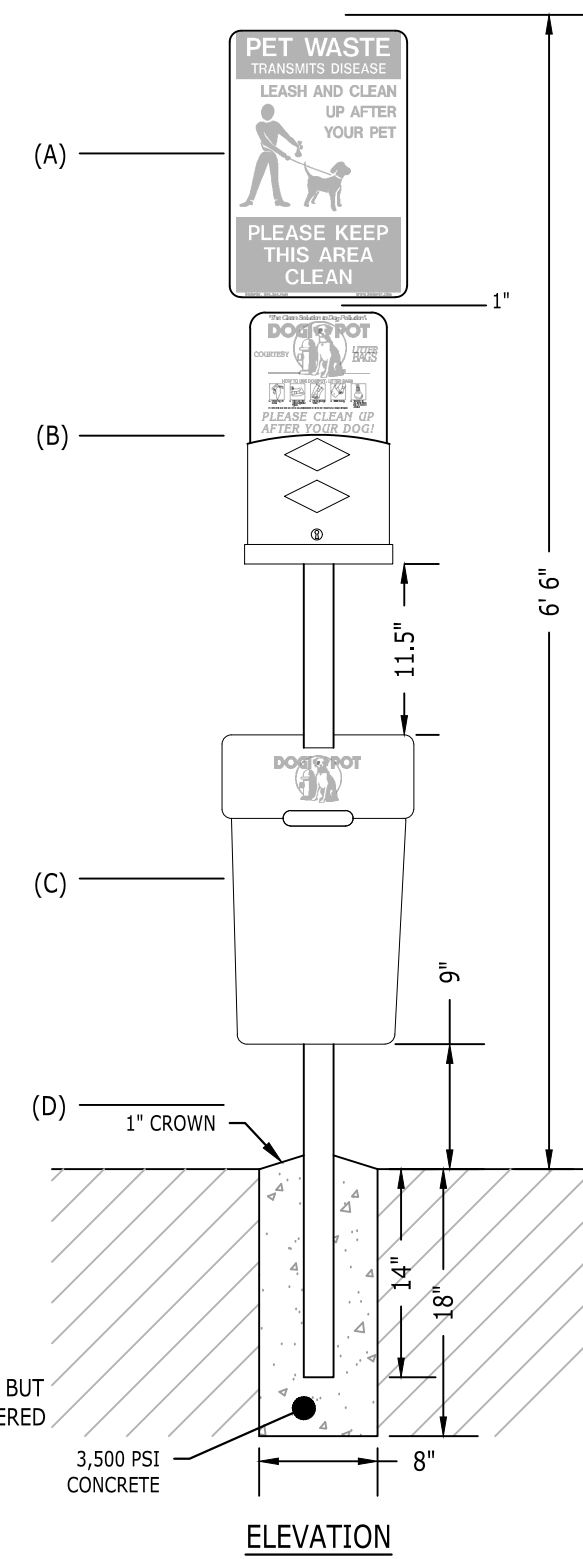
NO.	DATE	DESCRIPTION
1	04/03/2026	CCD 2
2	11/20/25	CONSTRUCTION DOCUMENTS

DRAWING TITLE  
**UTILITY PLAN**

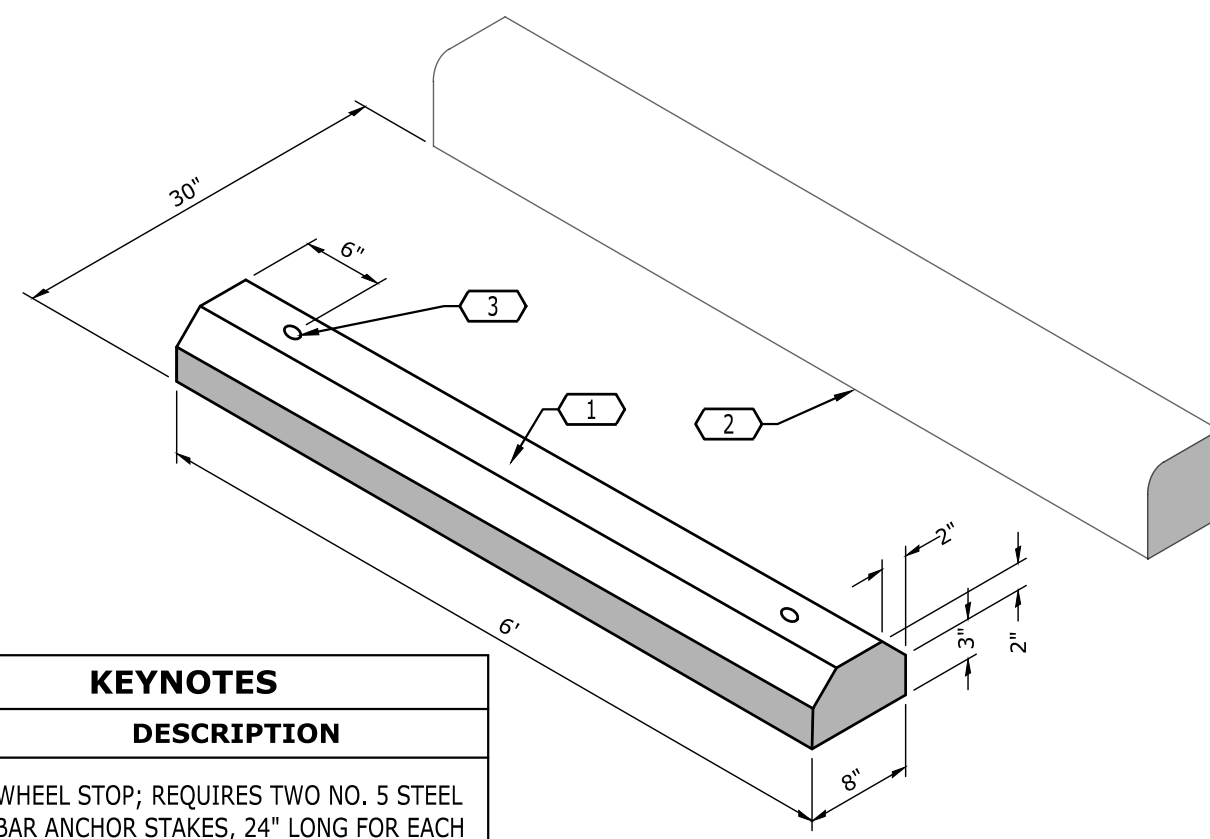
PROJECT NUMBER  
20240180

DRAWING NUMBER  
**C7.0**

- INCLUDES:**
- POLY DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
  - POLY DOGIPOT JUNIOR BAG DISPENSER (ITEM #1007-2), WITH MOUNTING HARDWARE
  - TWO KEYS FOR DISPENSER BOTTOM LOCKING ACCESS TRAY / INSERT (ITEM #1402), INSTALLED IN DOGIPOT JUNIOR BAG DISPENSER
  - 10 GALLON POLY TRASH RECEPTACLE (ITEM #1208-L) WITH ATTACHABLE LID WITH MOUNTING HARDWARE
  - ONE BOX DOGIPOT LINER TRASH BAGS (ITEM #1404)
  - 2" X 2" X 4" - 8" POLY TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE
- (A) DOGIPOT PET SIGN (ITEM #1203 / 1204):**
- H: 18" X W: 11.5"
  - 1/4 GAUGE REFLECTIVE ALUMINUM
  - WEIGHT: 1.35 LBS
  - FOREST GREEN ON WHITE
- (B) POLY DOGIPOT JUNIOR BAG DISPENSER (ITEM #1007-2):**
- H: 17" X W: 10" X D: 3"
  - 2.5 MM ABS / PP FOREST GREEN POLYETHYLENE
  - WEIGHT: 5 LBS
  - 400 BAG CAPACITY
  - TWO DIAMOND BAG DISPENSER SLOTS
  - BOTTOM LOCKING ACCESS TRAY / INSERT
  - CLEARLY POSTED INSTRUCTIONS
- (C) POLY TRASH RECEPTACLE WITH LID (ITEM #1208-L):**
- H: 21" X W: 13" X D: 12"
  - 2.5 MM ABS / PP FOREST GREEN POLYETHYLENE
  - WEIGHT: 4 LBS
  - 10 GALLON CAPACITY
  - ATTACHABLE HINGED LID (ITEM #1210-N)
  - ONE BOX 50 COUNT DOGIPOT LINER TRASH BAGS (ITEM #1404) INCLUDED
- (D) TELESCOPIC POLY MOUNTING POST (ITEM #1304):**
- 2" X 2" X 8"
  - 1/25 GAUGE FIBERGLASS
  - WEIGHT: 8 LBS
- HOLE:**
- FILL WITH 40 LBS. "READY TO USE" CEMENT
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWING.
  3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADetails.com/info](http://www.CADetails.com/info) AND ENTER REFERENCE NUMBER 2635-010.



**10 PET WASTE SIGN**  
NOT TO SCALE

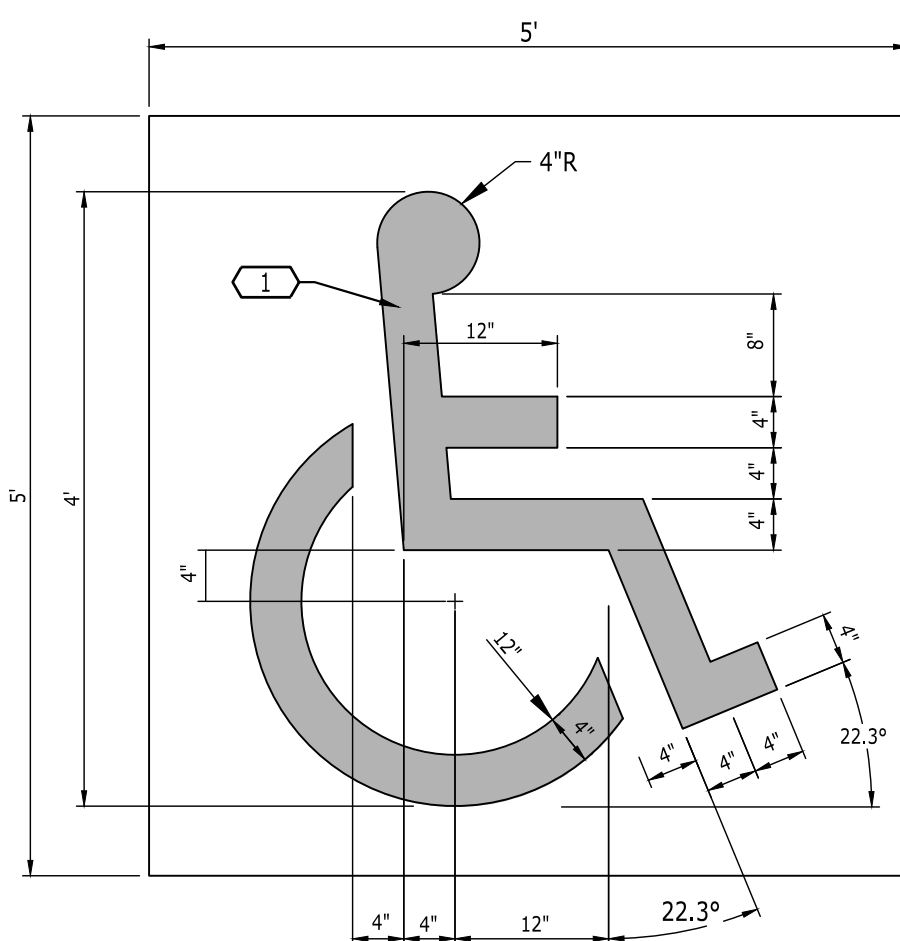


KEYNOTES	
CODE	DESCRIPTION
1	WHEEL STOP; REQUIRES TWO NO. 5 STEEL BAR ANCHOR STAKES, 24" LONG FOR EACH SECTION; EACH SECTION REINFORCED WITH TWO NO. 3 DEFORMED BARS. PAINT BLUE IN ADA PARKING AREAS.
2	FACE OF CURB OR EDGE OF PAVEMENT
3	1" DIA. HOLE (TYP.)

**NOTE:**  
1. PAINT WHEELSTOPS BLUE IN ADA AREAS.

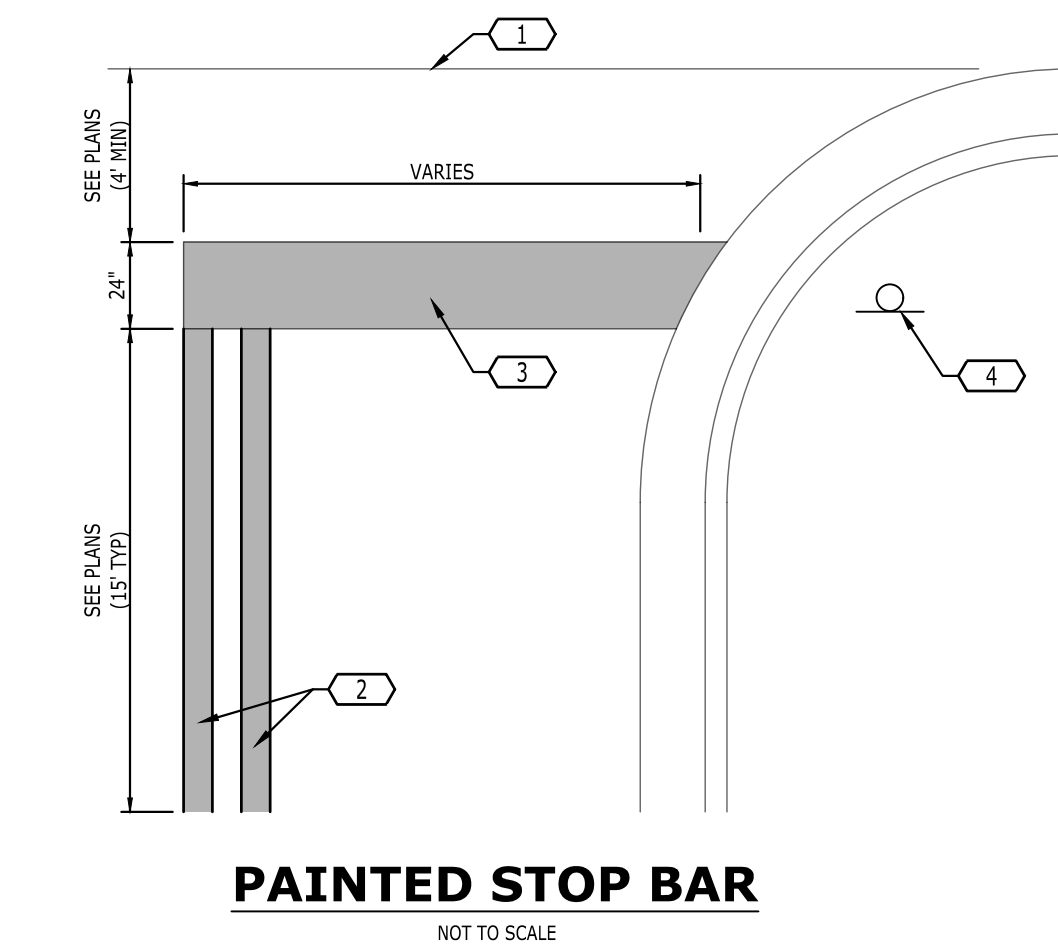
**11 PRECAST CONCRETE WHEEL STOP**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	ACCESSIBLE SYMBOL; PAINT ON ALL ACCESSIBLE SPACES; SYMBOL SHALL BE PAINTED WHITE ON A BLUE BACKGROUND



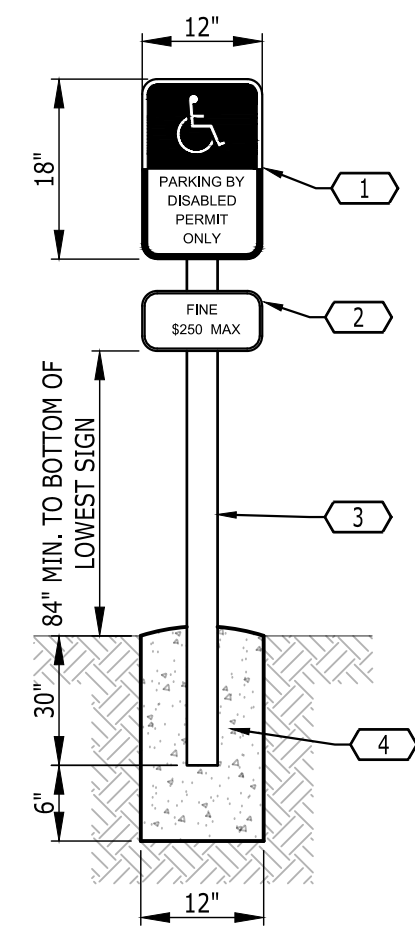
**12 ACCESSIBLE SYMBOL**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	STOP BAR PLACED 4 FEET BEFORE EDGE OF SIDEWALK/CROSSWALK
2	6" DOUBLE SOLID YELLOW LINE PER FOOT INDEX 711-001
3	WHITE REFLECTIVE PAINTED LINE; EXTEND TO EDGE OF GUTTER OR FACE OF CURBE
4	STOP SIGN



**7 PAINTED STOP BAR**  
NOT TO SCALE

**NOTE:**  
SIGNAGE SHALL COMPLY WITH THE MOST CURRENT AMERICANS WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES

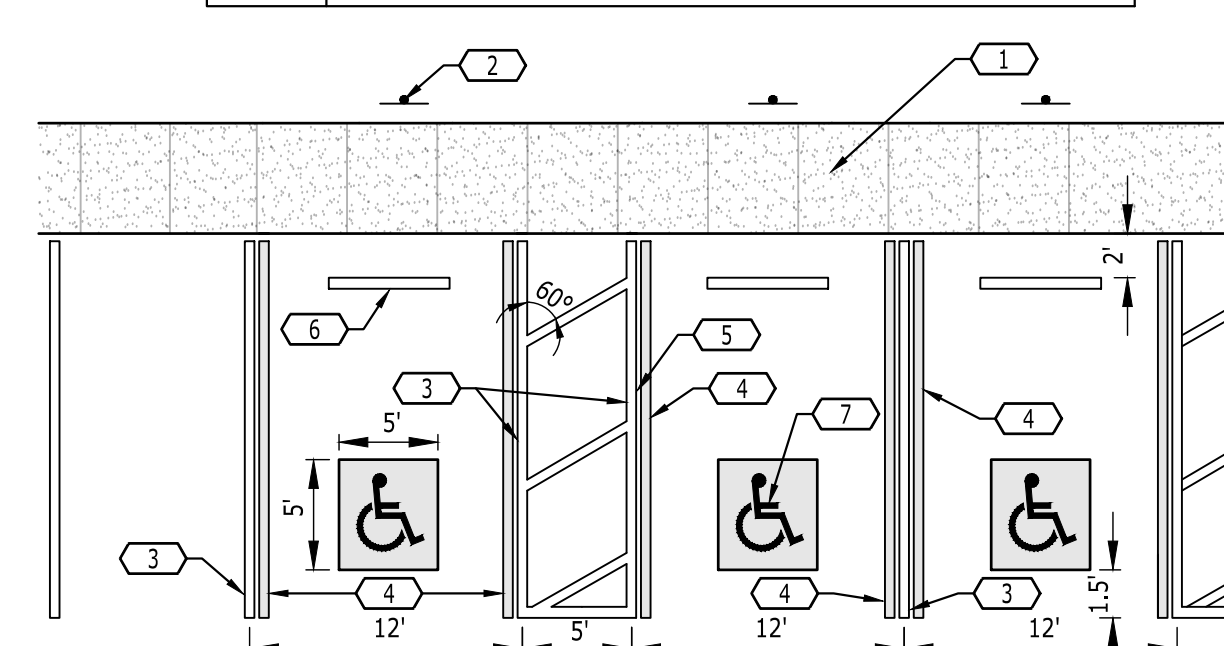


KEYNOTES	
CODE	DESCRIPTION
1	9 GA. SIGN BLANK WITH WHITE BACKGROUND; ATTACH WITH THREE STAINLESS STEEL TAMPER-RESISTANT SCREWS (FTP-20-06 PER FOOT INDEX 1735S)
2	PENALTY PLATE; PROVIDE AT ALL ACCESSIBLE SPACES (FTP-22-06 PER FOOT INDEX 1735S)
3	2"x2" STEEL TUBE; CLOSE TUBE END AND GRIND SMOOTH; PAINT BLACK
4	3000 PSI CONCRETE BASE; CENTERED ON THE ACCESSIBLE PARKING SPACE

**8 ACCESSIBLE PARKING SIGN**  
NOT TO SCALE

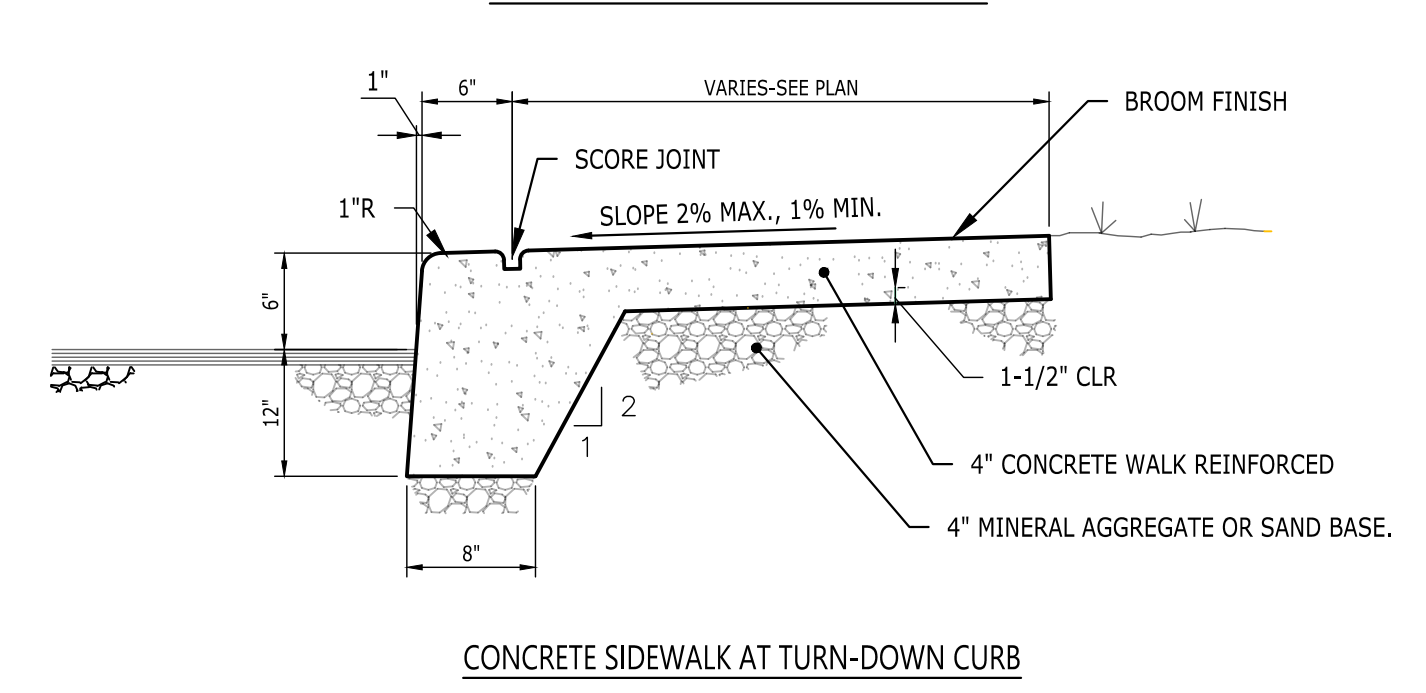
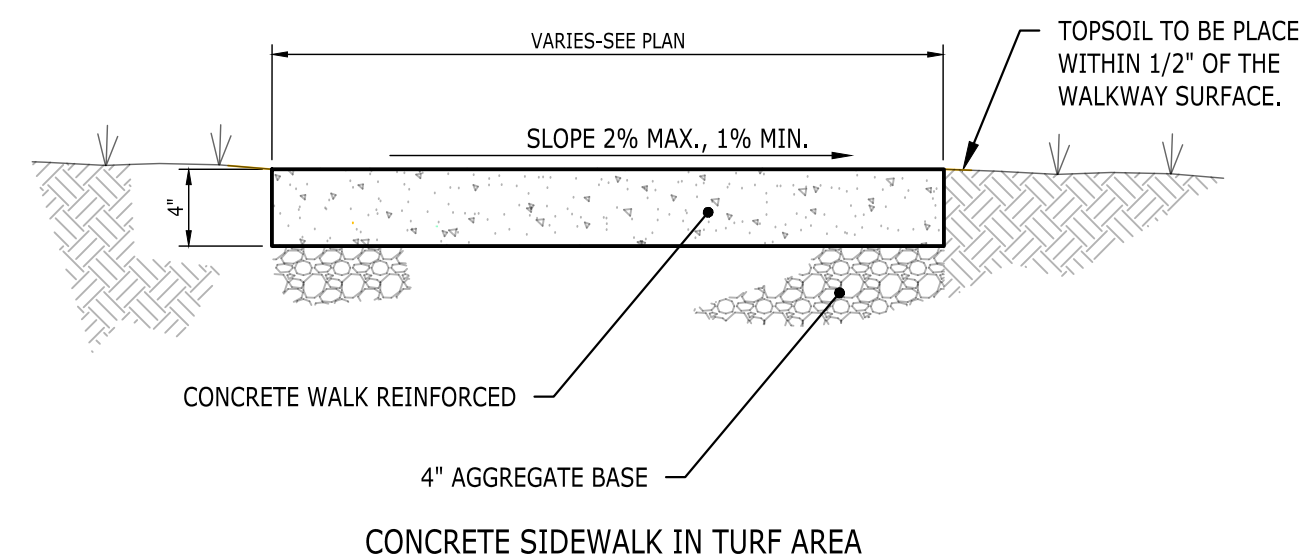
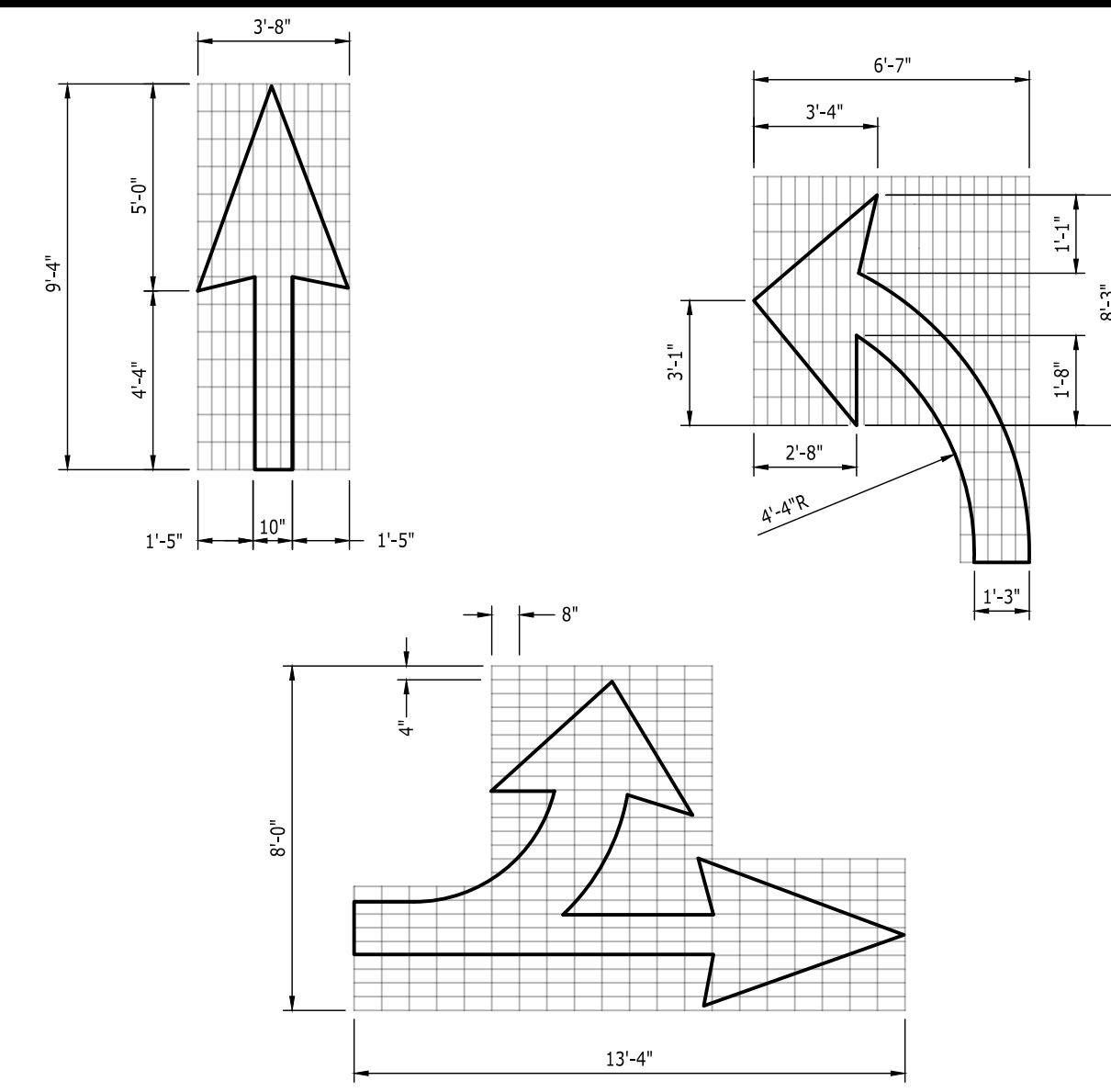
KEYNOTES	
CODE	DESCRIPTION
1	SIDEWALK FLUSH WITH PAVEMENT; MAX. 2% SLOPE IN ANY DIRECTION
2	ACCESSIBLE PARKING SIGN (TYP.); REFER TO DETAIL
3	6" WHITE STRIPE
4	6" BLUE STRIPE
5	5' WIDE SHARED ACCESS AISLE WITH 3 - 6" WHITE EQUALLY SPACED DIAGONAL STRIPES; REFER TO PLANS FOR LOCATIONS
6	PRECAST CONCRETE WHEELSTOP PAINTED BLUE (TYP.); REFER TO DETAIL
7	PAINTED ACCESSIBLE SYMBOL; REFER TO DETAIL

**NOTE:** MAX. 2% SLOPE IN ANY DIRECTION FOR ADA PARKING SPACES AND ACCESS AISLES



**9 ACCESSIBLE PARKING (FLORIDA)**  
NOT TO SCALE

**4 PAINTED DIRECTIONAL ARROWS**  
NOT TO SCALE

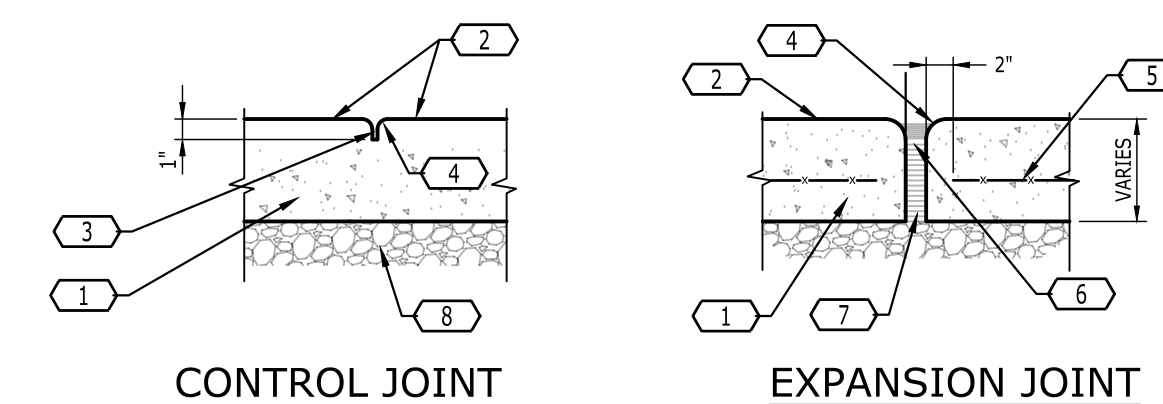


**NOTE:**  
SIDEWALK SECTION AND REINFORCEMENT WITHIN FOOT RIGHT-OF-WAY SHALL BE PER FOOT INDEX 522-001 AND FOOT STANDARD SPECIFICATION SECTION 522.

USE 3500 PSI CONCRETE; PROVIDE CONTROL JOINTS @ 5' CENTERS PROVIDE EXPANSION JOINTS @ 25' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL

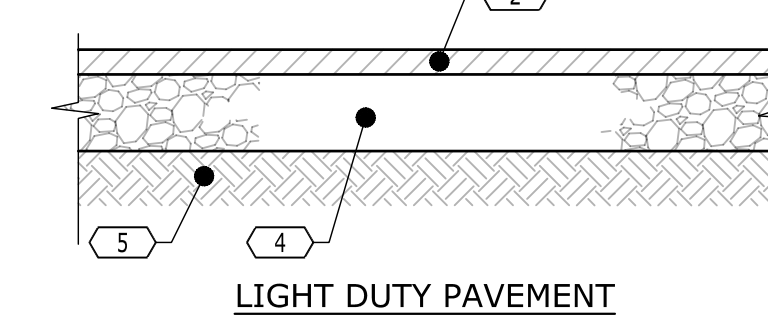
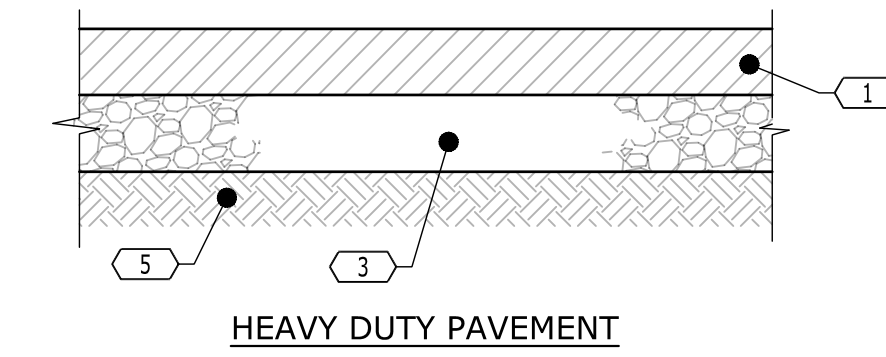
**5 CONCRETE SIDEWALK**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE SIDEWALK
2	BROOM FINISH
3	1/4" HAND-GROOVED JOINT
4	TOOLED EDGE; 3/4" RADIUS (TYP.)
5	CONCRETE REINFORCEMENT; 6"x6"xW2.9x22.9 W.W.F.; GRADE 60 STEEL
6	POLYURETHANE SELANT
7	1/2" PREMOLDED EXPANSION JOINT MATERIAL
8	MINERAL AGGREGATE BASE (TYP.)



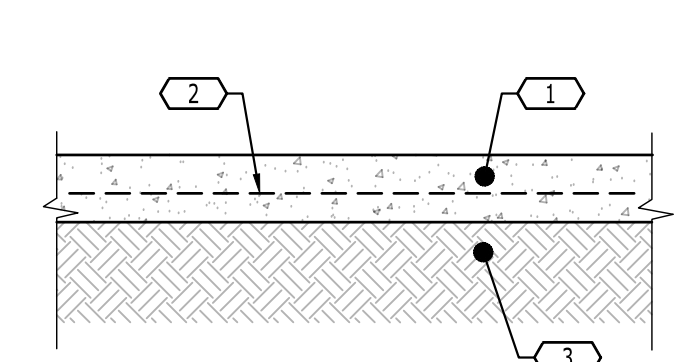
**6 SIDEWALK JOINTS**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	2.5" ASPHALTIC CONCRETE (SP-9.5)
2	1.5" ASPHALTIC CONCRETE (SP-9.5)
3	8" LIMEROCK OR CRUSHED CONCRETE BASE COURSE WITH A MINIMUM LBR OF 100 COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557)
4	6" LIMEROCK OR CRUSHED CONCRETE BASE COURSE WITH A MINIMUM LBR OF 100 COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557)
5	12" SUBGRADE WITH A MINIMUM LBR OF 40 COMPACTED TO AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557)



**NOTE:**  
1. ON ALL EXISTING PAVEMENT REPAIR OR REPLACEMENT, USE THE PAVEMENT SECTIONS SHOWN OR MATCH THE EXISTING SECTION, WHICHEVER IS GREATER.

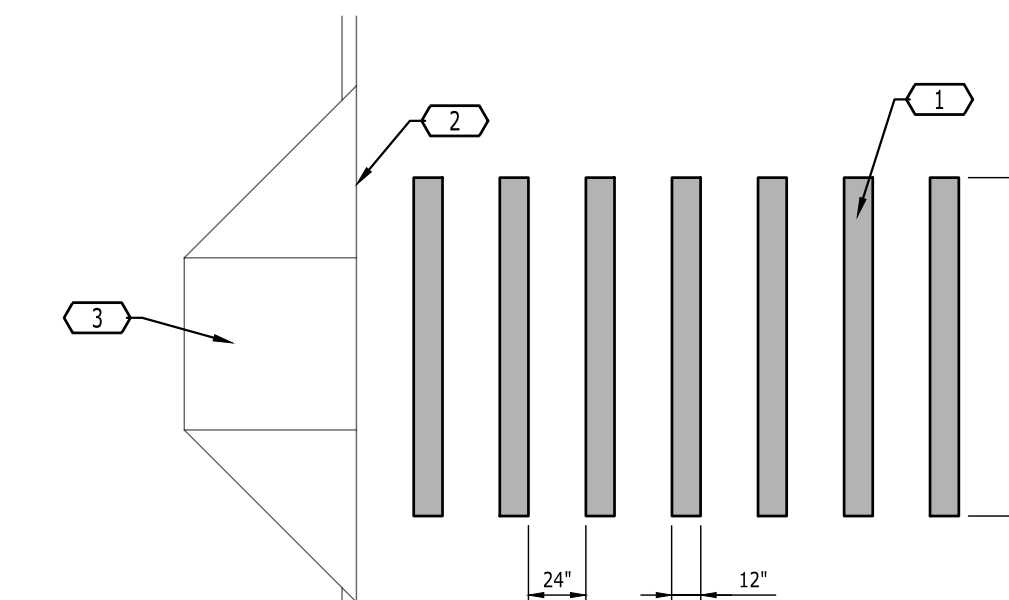
**1 ASPHALT PAVEMENT**  
NOT TO SCALE



KEYNOTES	
CODE	DESCRIPTION
1	8" CONCRETE PAVEMENT (4000 PSI)
2	6"x6", W2.9x22.9 W.W.F.; ASTM GRADE 60 STEEL
3	12" COMPACTED SUBGRADE WITH MINIMUM LBR OF 20 COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY

**2 CONCRETE PAVEMENT**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	PEDESTRIAN CROSSWALK; MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT; PAINT 12" WIDE STRIPES AS INDICATED WITH PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL; CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
2	FACE OF CURB
3	ACCESSIBLE RAMP



**3 PEDESTRIAN CROSSWALK**  
NOT TO SCALE



1085 W. HORSE BLVD., WINTER PARK, FL 32789  
(889) 219-8900 | WWW.CATALYST-DC.COM  
TINOTHY J. SALLA, P.E., P.L.A. LICENSE # 46669-99  
Florida Firm Registration No. 33093

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MARTIN COUNTY, FLORIDA

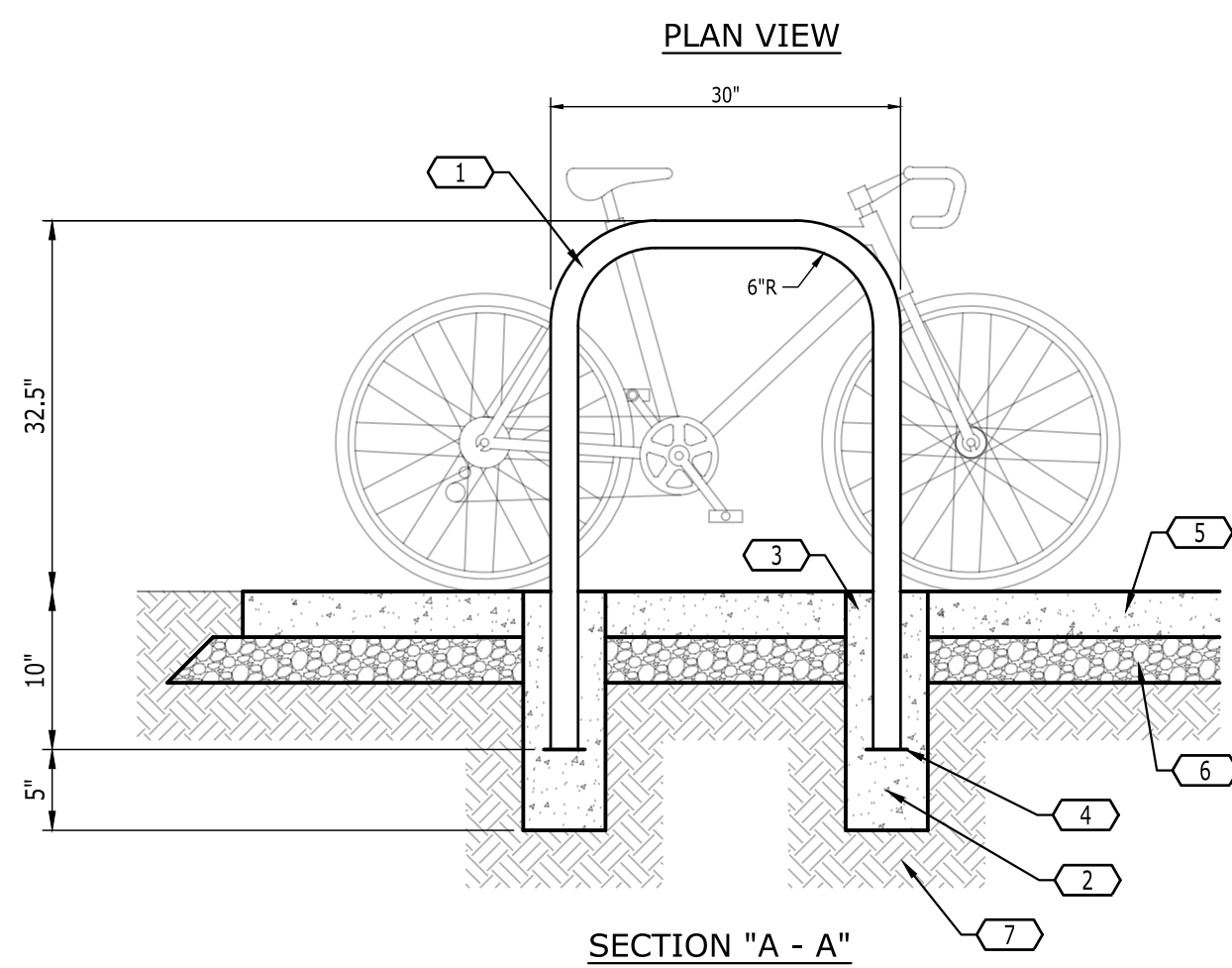
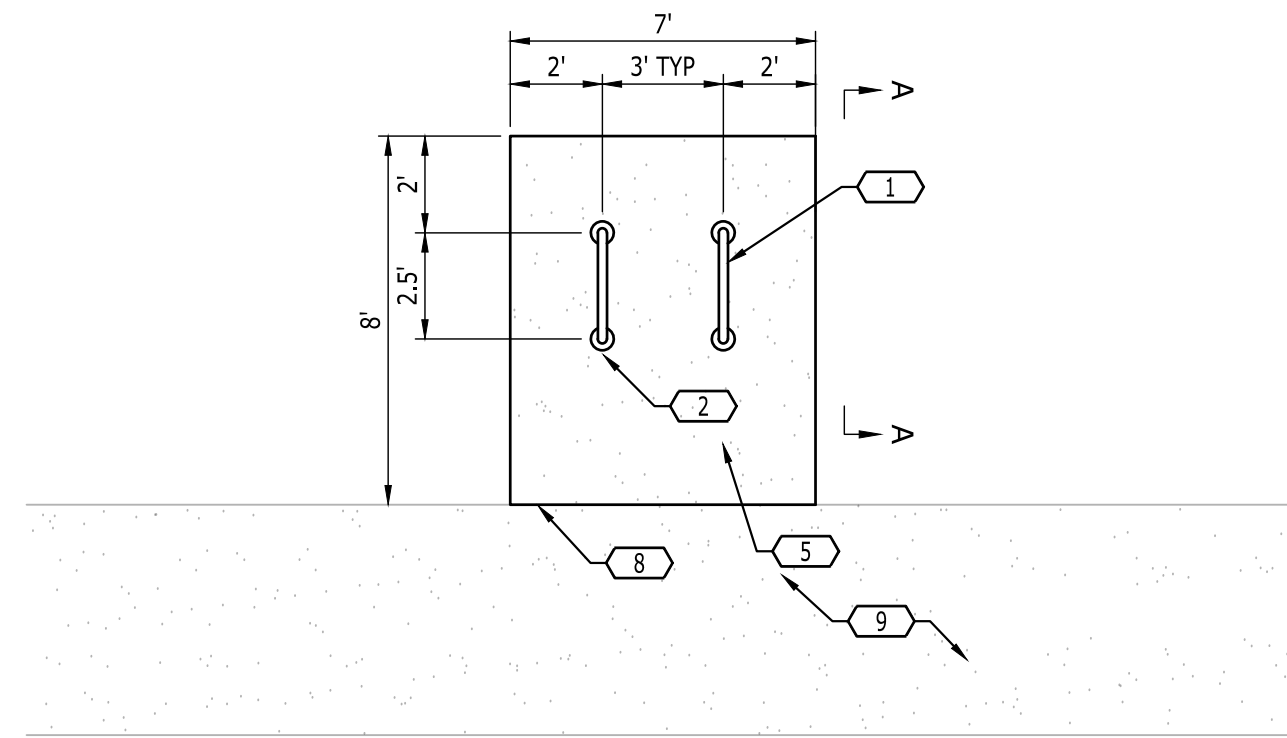
NO.	DATE	CONSTRUCTION DOCUMENTS	DESCRIPTION
11/20/25			

DRAWING TITLE  
**DETAILS**

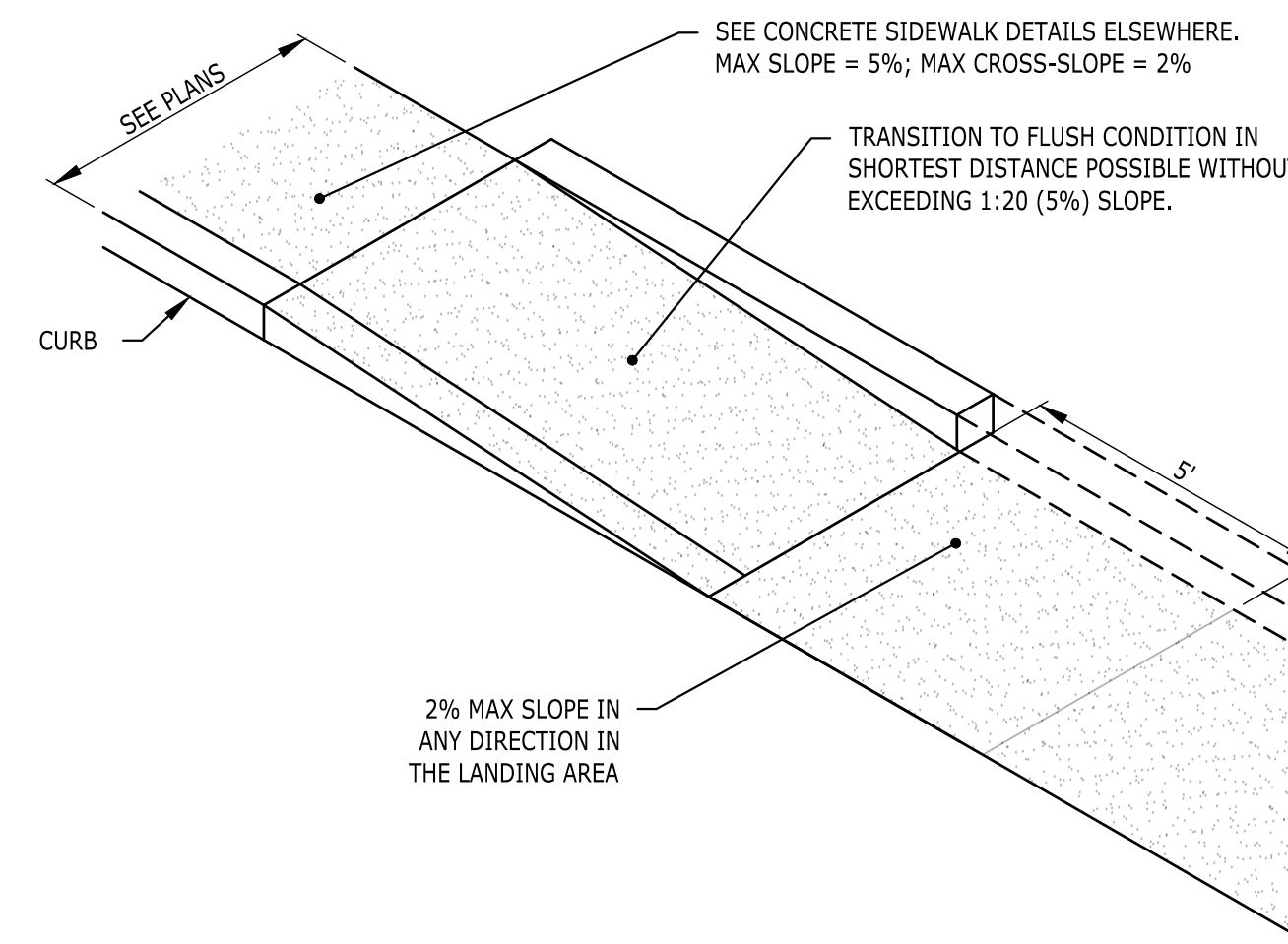
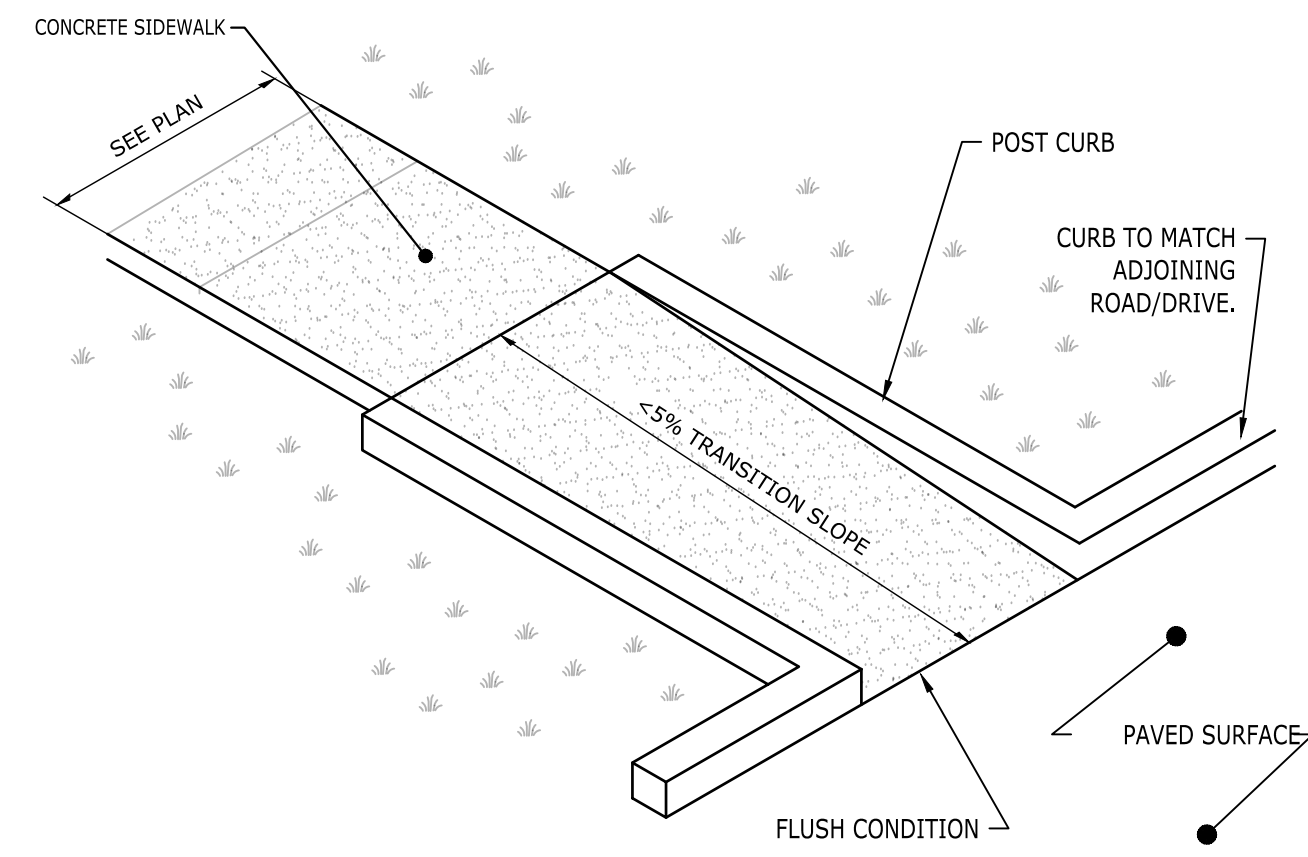
PROJECT NUMBER  
20240180

DRAWING NUMBER  
**C8.0**

KEYNOTES	
CODE	DESCRIPTION
1	BICYCLE RACK; 2.375" DIA. STEEL TUBING; COVER PORTION ABOVE GRADE WITH BLACK PVC COATING 1/8" THICK; PVC COATING IS NOT REQUIRED IF STAINLESS STEEL IS USED; OTHER RACK/FIXTURE TYPES MAY BE USED WITH THE ENGINEER'S PRIOR APPROVAL
2	CONCRETE FOOTING; 3500 PSI
3	6" DIA. HOLE FORMED OR CORED IN CONCRETE PAVEMENT
4	3"x3"x1/8" STEEL PLATE WELDED TO END OF TUBING
5	CONCRETE PAVEMENT; MATCH SIDEWALK SECTION (4" DEPTH WITH 6"x6"xW2.9xW2.9 W.W.F.)
6	4" AGGREGATE BASE
7	UNDISTURBED OR COMPACTED SUBGRADE
8	1/2" EXPANSION JOINT
9	ADJACENT SIDEWALK OR PARKING LOT

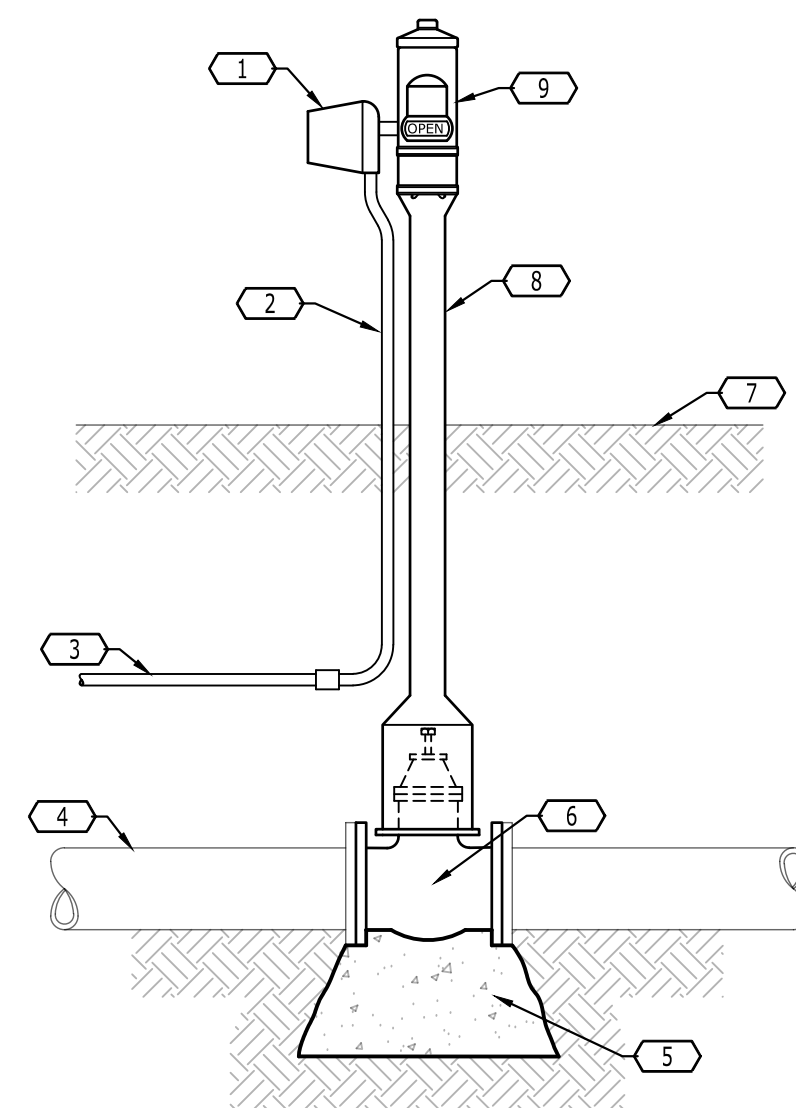


**9 BICYCLE RACK WITH PAD**  
NOT TO SCALE

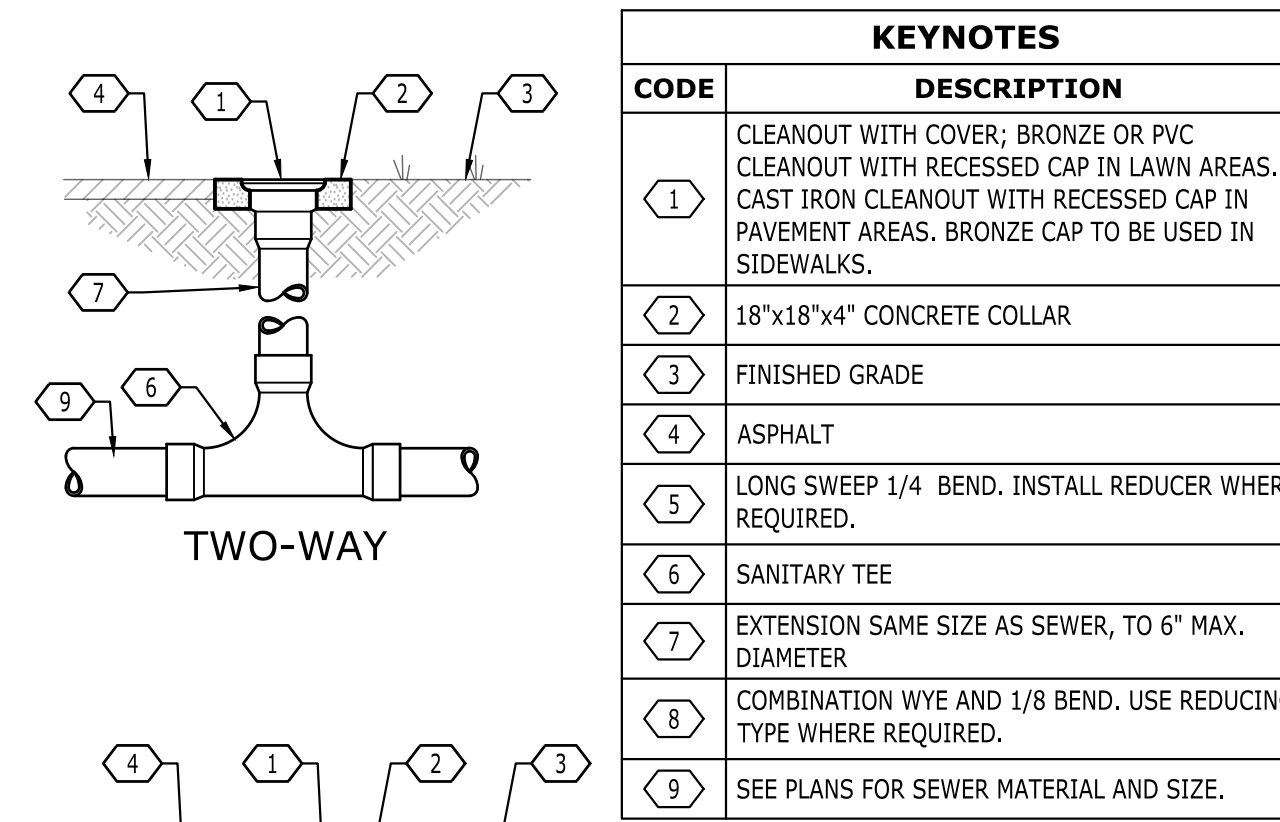


**7 SIDEWALK TRANSITION**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	WEATHERPROOF, TAMPER-PROOF SENSOR HOUSING
2	RIGID CONDUIT ABOVE GRADE. SIZE PER SWITCH MANUFACTURER'S RECOMMENDATIONS.
3	PVC CONDUIT ALLOWED BELOW GRADE
4	FIRE MAIN. SEE PLANS FOR PIPE SIZE AND LOCATION.
5	CONCRETE THRUST BLOCK
6	VALVE. SEE SPECIFICATIONS FOR SIZE AND TYPE.
7	FINISHED GRADE
8	ADJUSTABLE CAST IRON VALVE BOX SLEEVE
9	POST INDICATOR VALVE. SEE SPEC'S.



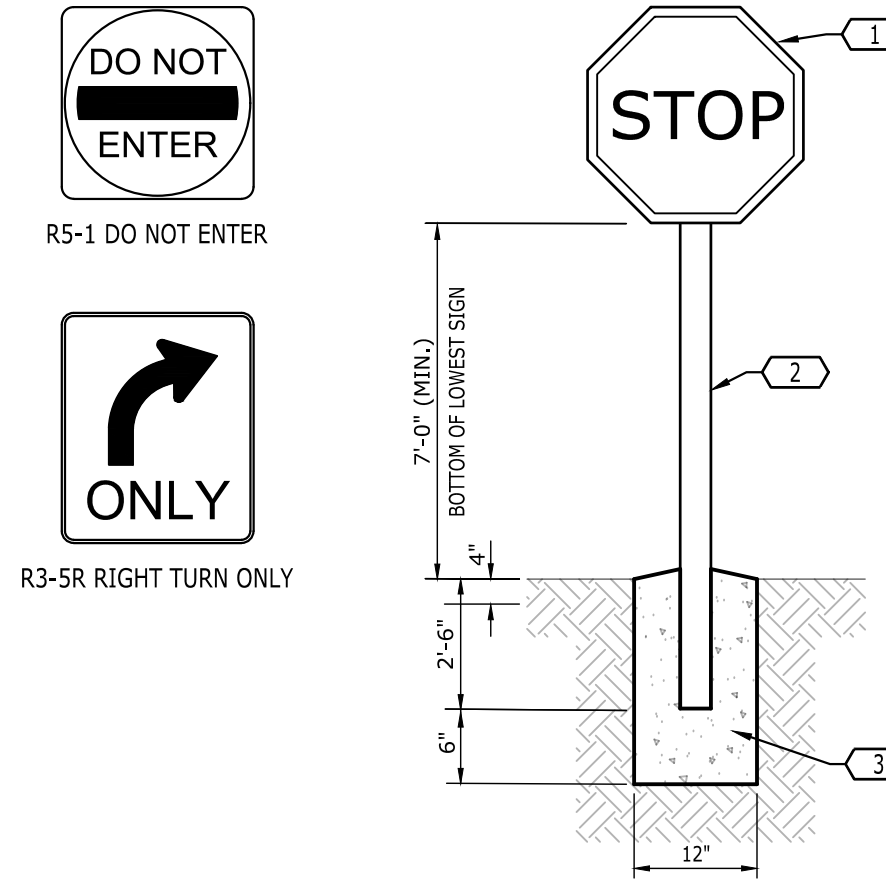
**8 POST INDICATOR VALVE**  
NOT TO SCALE



KEYNOTES	
CODE	DESCRIPTION
1	CLEANOUT WITH COVER; BRONZE OR PVC CLEANOUT WITH RECESSED CAP IN LAWN AREAS. CAST IRON CLEANOUT WITH RECESSED CAP IN PAVEMENT AREAS. BRONZE CAP TO BE USED IN SIDEWALKS.
2	18"x18"x4" CONCRETE COLLAR
3	FINISHED GRADE
4	ASPHALT
5	LONG SWEEP 1/4 BEND. INSTALL REDUCER WHERE REQUIRED.
6	SANITARY TEE
7	EXTENSION SAME SIZE AS SEWER, TO 6" MAX. DIAMETER
8	COMBINATION WYE AND 1/8 BEND. USE REDUCING TYPE WHERE REQUIRED.
9	SEE PLANS FOR SEWER MATERIAL AND SIZE.

**4 CLEANOUTS**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	R1-1 STOP SIGN (30" X 30"). PROVIDE 36" X 36" SIGN ALONG & WITHIN FDOT RIGHT-OF-WAY.
2	2" SQUARE GALVANIZED STEEL TUBE. PROVIDE WELDED CAP AT TOP AND GRIND WELDS SMOOTH.
3	CONCRETE FOOTING



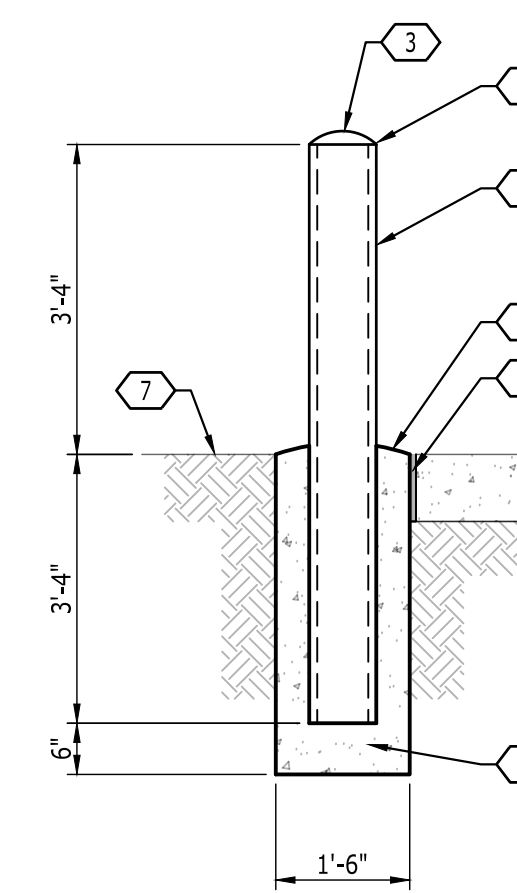
**1 STOP SIGN**  
NOT TO SCALE



R5-1 DO NOT ENTER



R3-SR RIGHT TURN ONLY



KEYNOTES	
CODE	DESCRIPTION
1	6" DIA. x 6'-8" STAINLESS STEEL PIPE BOLLARD FILLED W/ CONCRETE.
2	CHAMFER PIPE 1/8" ALL AROUND
3	MIN. 1/4" CONCRETE CROWN
4	1" CROWN
5	1/2" EXPANSION JOINT MATERIAL, AASHTO M-33, WHERE PLACED IN A RIGID PAVEMENT AREA.
6	3,500 PSI CONCRETE
7	FINISH GRADE

NOTE:  
THE PRIMER AND FIRST COAT OF PAINT SHALL BE APPLIED BEFORE INSTALLATION. A SECOND COAT OF PAINT SHALL BE APPLIED AFTER INSTALLATION.

**2 STEEL BOLLARD**  
NOT TO SCALE

**5 RESERVED**  
NOT TO SCALE

**6 RESERVED**  
NOT TO SCALE

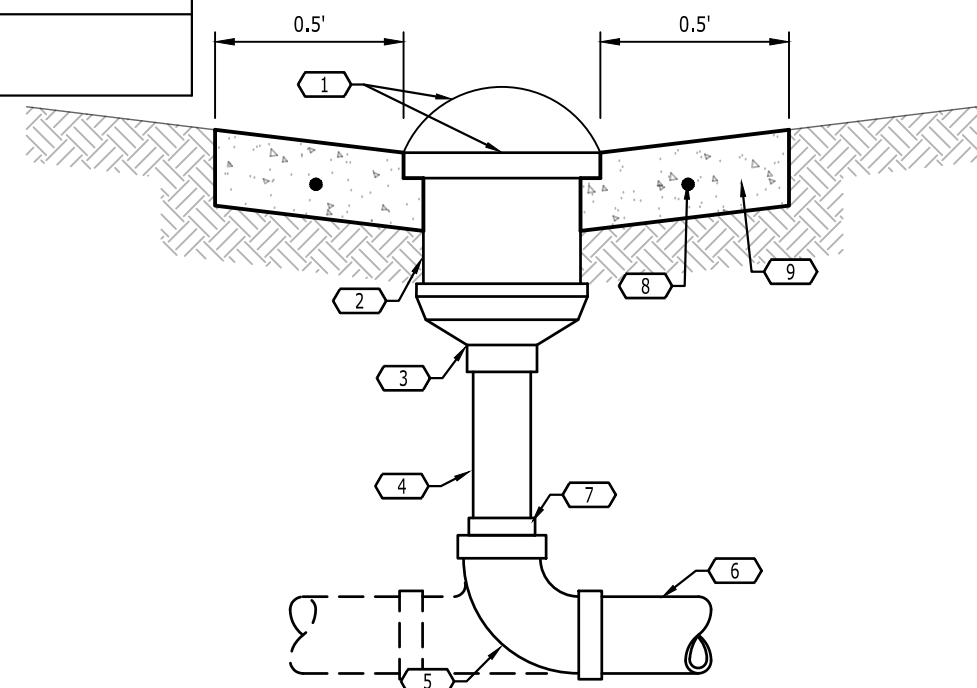
**3 RESERVED**  
NOT TO SCALE

**10 RESERVED**  
NOT TO SCALE

NO.	DATE	DESCRIPTION
11/20/25		CONSTRUCTION DOCUMENTS

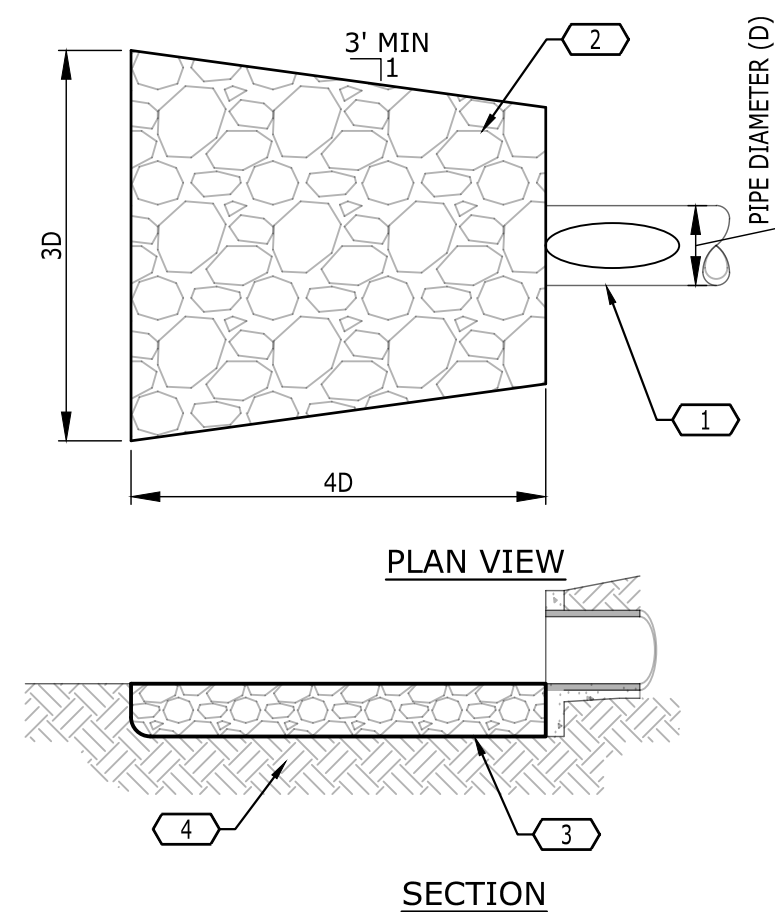
DRAWING TITLE	
DETAILS	
PROJECT NUMBER	20240180
DRAWING NUMBER	C8.1

KEYNOTES	
CODE	DESCRIPTION
1	NDS 1211 GRATE (FOR TURF APPLICATIONS) OR NDS 1281 GRATE (FOR MULCH APPLICATIONS)
2	NDS 1216 RISER BOX
3	NDS 1230 HUB ADAPTOR
4	6" PVC, LENGTH AS REQ'D
5	8" PVC ELL OR TEE
6	8" PVC STORM PIPE
7	8" X 6" PVC REDUCER. MAY BE OMITTED IF REDUCING TEE IS USED.
8	No. 4 BAR, CONT.
9	4" THICK CONCRETE COLLAR (TURF APPLICATIONS ONLY)

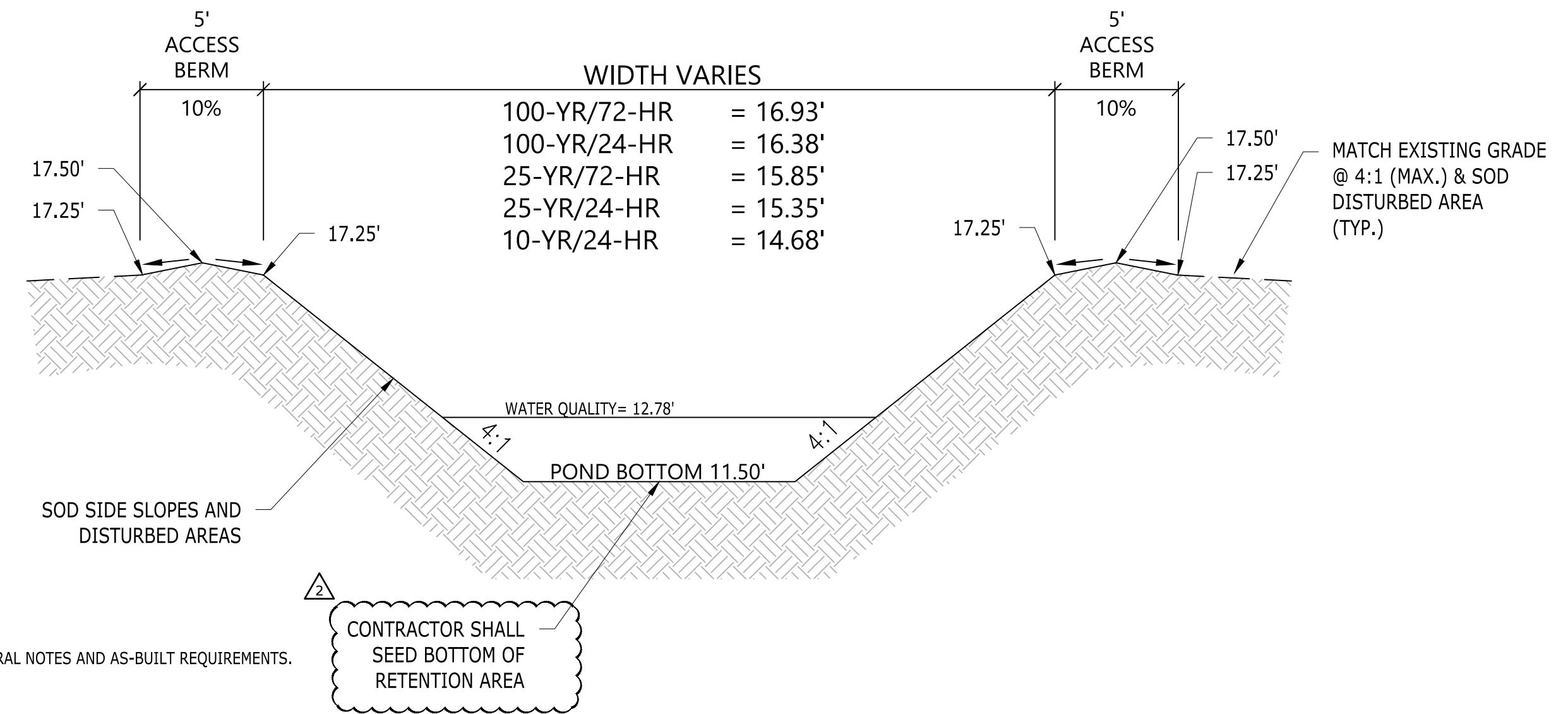


**6** **12" NDS DRAIN INLET**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	MITERED END SECTION PER FDOT INDEX 430-021
2	RIP-RAP PER FDOT SPEC. SECTION 530
3	TYPE D2 GEOTEXTILE FABRIC PER FDOT SPEC. 514
4	12" BEDDING STONE PER FDOT SPEC. SECTION 530

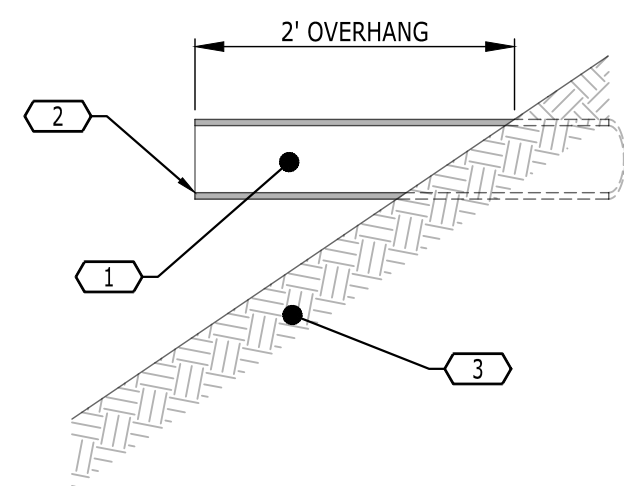


**4** **RIP-RAP AT MITERED END SECTION**  
NOT TO SCALE

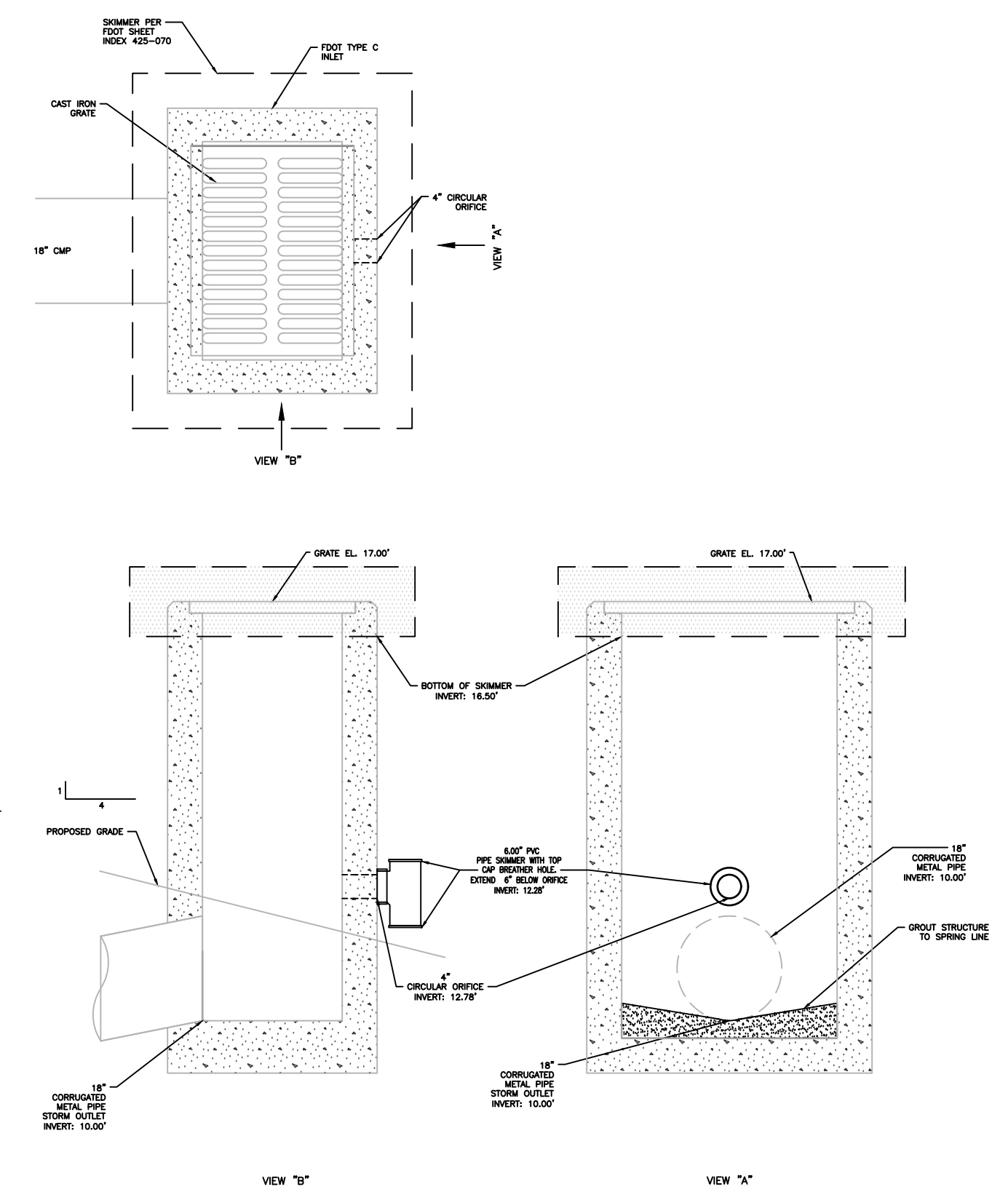


**1** **POND 100 TYPICAL SECTION**  
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CORRUGATED METAL PIPE
2	OUTFALL PIPE INVERT EL. = 9.00'
3	EXISTING CREEK BANK



**7** **CANTILEVER OUTFALL**  
NOT TO SCALE



**2** **POND 100 OUTLET STRUCTURE CS-1**  
SCALE 2:1

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P:\2024\20240180\_LHS Palm City FED (Wg)\Construction\20240180\_CB-2\_STORM.dwg-C8.2 Stormwater Details Apr 03, 2026 mwardenga

**8** **RESERVED**  
NOT TO SCALE

**3** **RESERVED**  
NOT TO SCALE



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MARTIN COUNTY, FLORIDA

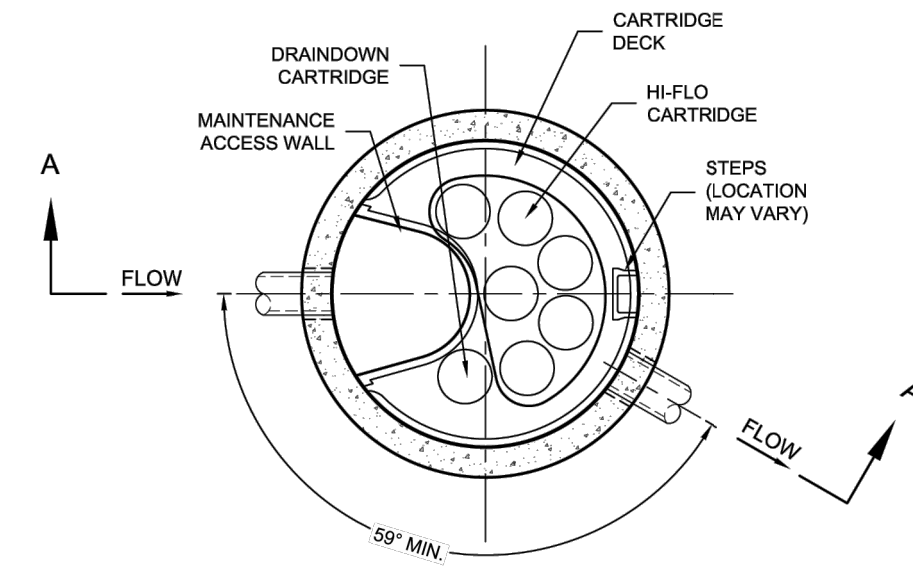
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2	11/20/25	

DRAWING TITLE  
**STORMWATER DETAILS**

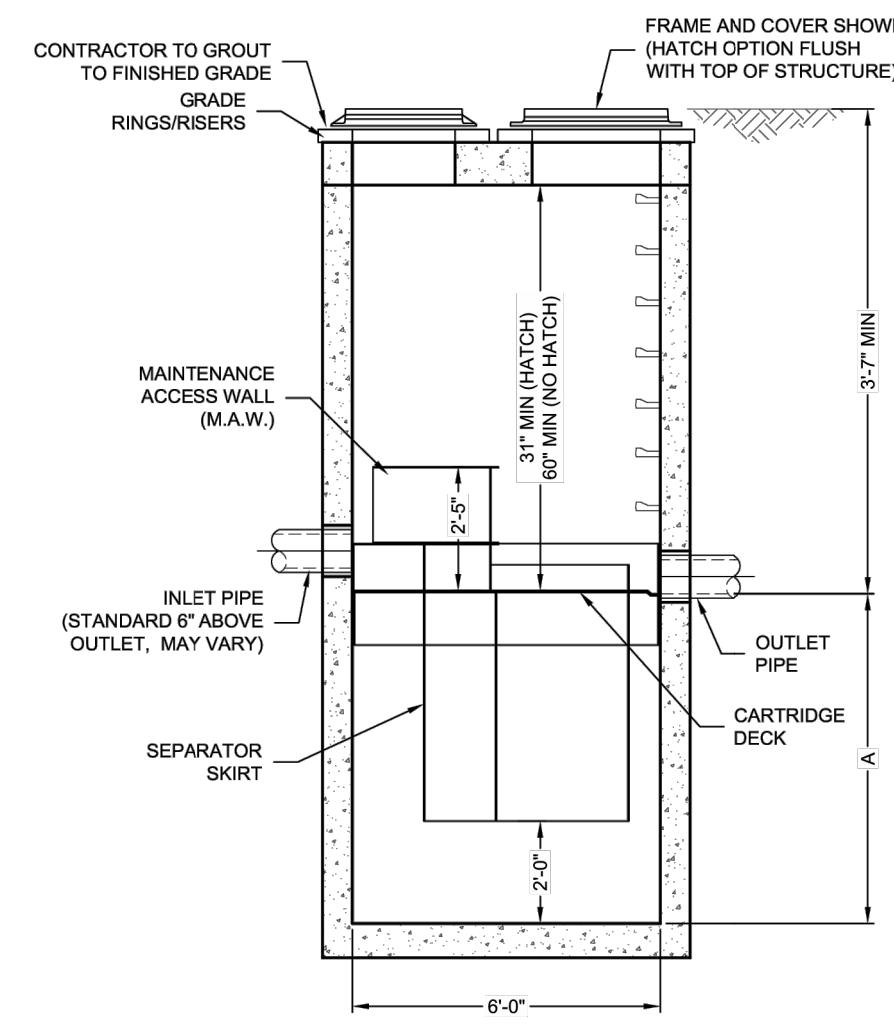
PROJECT NUMBER  
20240180

DRAWING NUMBER  
**C8.2**





PLAN VIEW



SECTION A-A

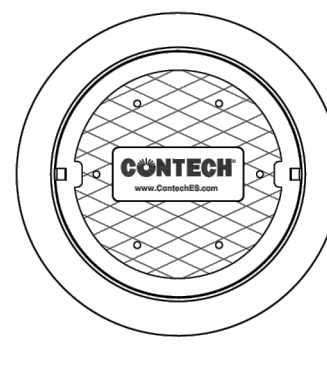
Jellyfish® Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NOS. 8,291,778; 8,221,918 & U.S. 12,393; OTHER INTERNATIONAL PATENTS PENDING

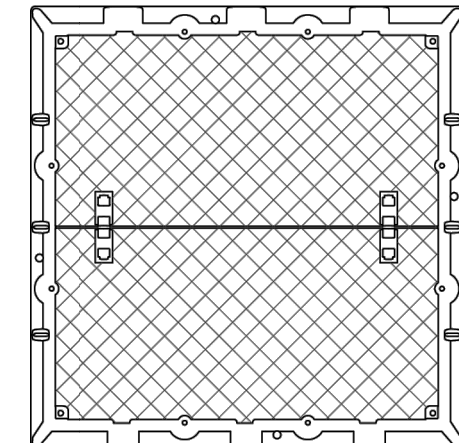
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. 67" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 1.16 CFS. IF THE SITE CONDITIONS EXCEED 1.16 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	54"	40"	27"	10"
CARTRIDGE DEPTH	6'-3"	5'-3"	4'-2"	3'-2"
OUTLET INVERT TO STRUCTURE INVERT (A)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	6 / 1			
MAX. CARTS HIGH-FLO / DRAINDOWN				



FRAME AND COVER (DIAMETER VARIES) N.T.S.



HATCH (48" x 48" CAST INTO SLAB) N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	-		
WATER QUALITY FLOW RATE (cfs)	-		
PEAK FLOW RATE (cfs)	-		
RETURN PERIOD OF PEAK FLOW (yrs)	-		
# OF CARTRIDGES REQUIRED (HF / DD)	*/*		
CARTRIDGE SIZE	-		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	-	-	-
INLET PIPE #2	-	-	-
OUTLET PIPE	-	-	-
RIM ELEVATION	-		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	-	-	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES

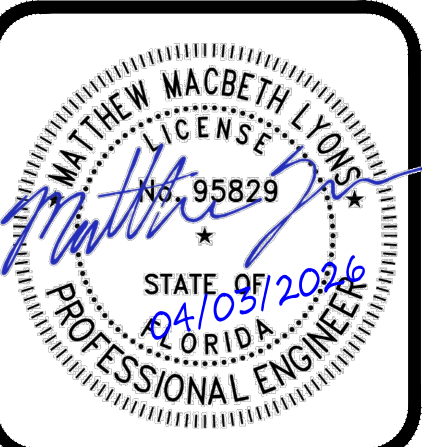
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE: [www.contechES.com](http://www.contechES.com)
- JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0'-3" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M318 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
- CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
[www.contechES.com](http://www.contechES.com)  
3025 Centre Pointe Dr., Suite 400, West Chester, OH 45099  
800-338-1122 513-846-7000 513-846-7993 FAX

JELLYFISH JF6  
STANDARD DETAIL  
OFFLINE CONFIGURATION



PALM CITY FSED

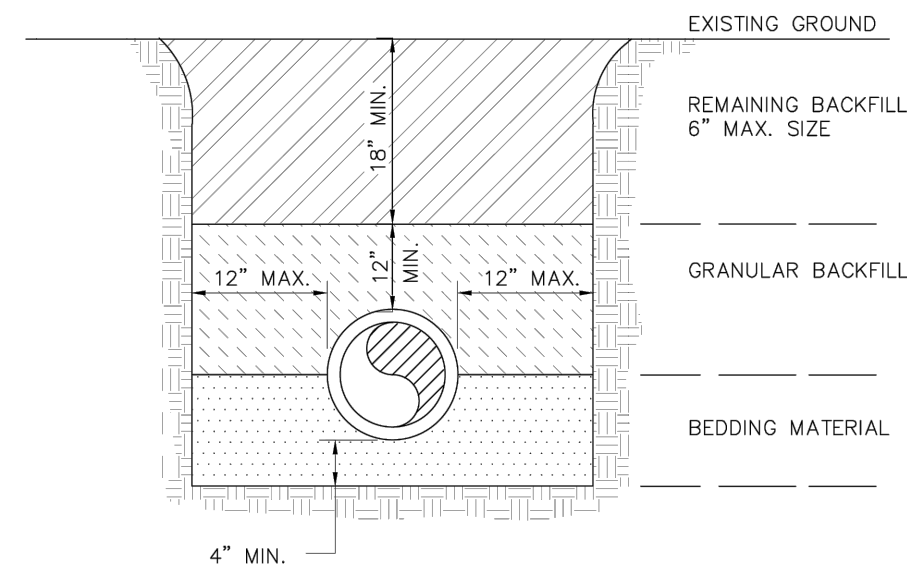
MARTIN COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	04/03/2026	CCD 2
2	11/20/25	CONSTRUCTION DOCUMENTS

DRAWING TITLE  
CONTECH DETAILS

PROJECT NUMBER  
20240180

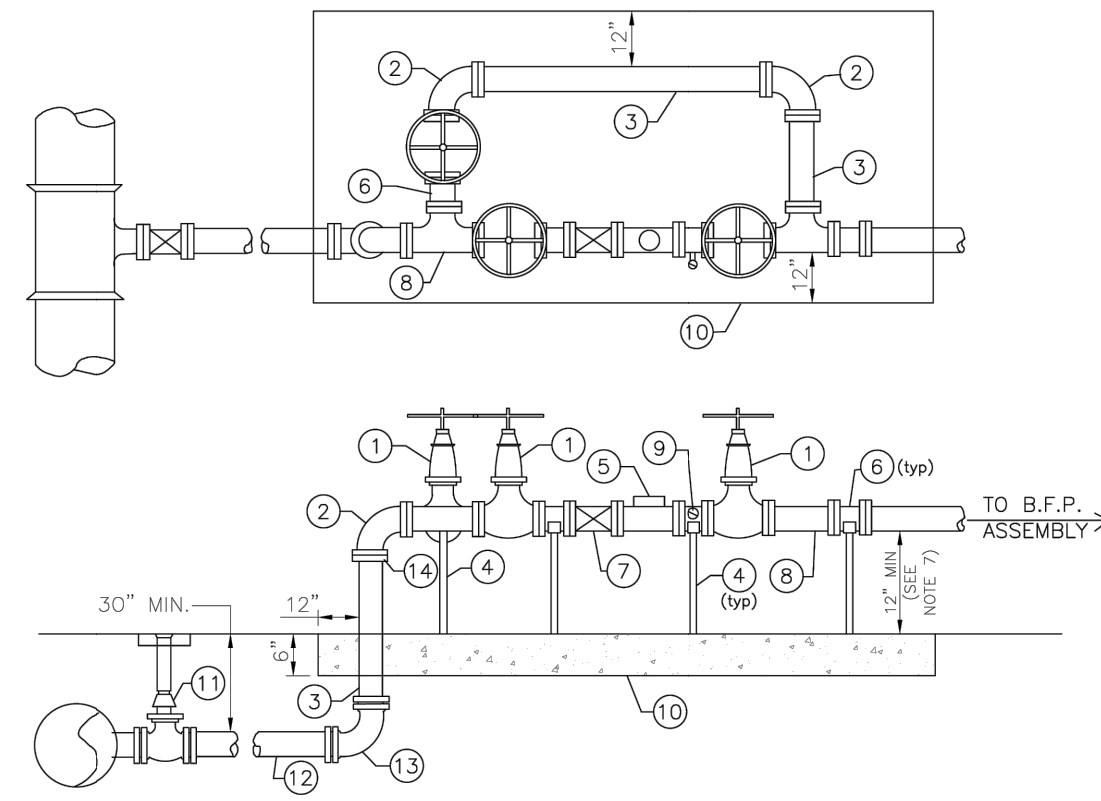
DRAWING NUMBER  
C8.4



- NOTES:
- BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMESTOCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
  - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
  - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
  - BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS WATER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
  - BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
  - A. WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.  
B. WHERE "NOT" PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING FILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 90% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
  - CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL TRENCH SAFETY REGULATIONS

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	TYPICAL TRENCH DETAIL	DWG No.
AUGUST 2016		23



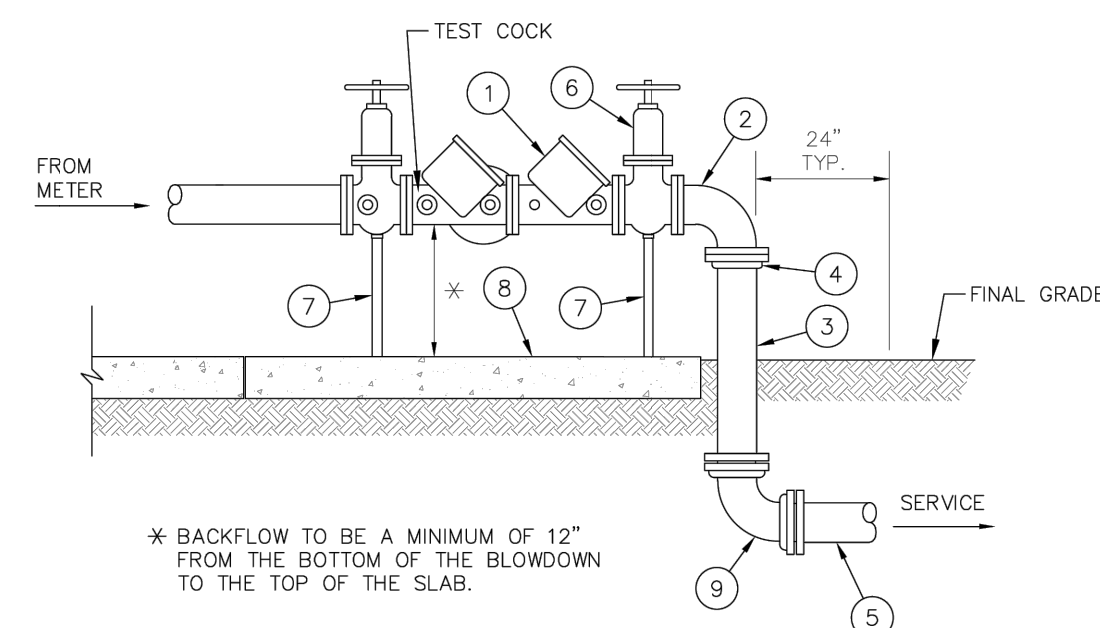
MATERIAL

ITEM	QUANT.	DESCRIPTION
1	3	4" 6" 8" VALVE, GATE, C.I., (FLANGE - FLANGE) OS&Y
2	3	4" 6" 8" BEND - 90°, (FLANGE - FLANGE)
3	VARIES	4" 6" 8" PIPE, DUCTILE IRON, (FLANGE - FLANGE)
4	4	ADJUSTABLE PIPE SUPPORTS (316 SS)
5	1	3" 4" 6" 8" METER, (FLANGE - FLANGE)
6	4	4" 6" 8" D.I. SPOOL PIECE, 12" MIN. LENGTH, F - F
7	1	3" 4" 6" 8" WATER METER STRAINER, (FLANGE - FLANGE)
8	2	D.I. BYPASS TEE, (FLANGE - FLANGE), (SIZE VARIES)
9	1	2" TAP WITH LOCKING BALL VALVE
10	*	CONC. SLAB, 2500# PSI
11	1	4" 6" 8" VALVE, GATE, MJ
12	VARIES	4" 6" 8" PIPE
13	*	4" 6" 8" BEND-90°, (MJ-MJ) W/ RETAINER GLANDS
14	1	4" 6" 8" ADAPTER, FLANGE, DIP

- NOTES:
- ALL ABOVE GRADE PIPING SHALL BE DUCTILE IRON WITH FLANGED ENDS
  - FOR 3" METER AND STRAINER, USE 4" D.I. PIPE WITH 4"x3" REDUCER WITH FLANGED ENDS ON BOTH SIDES OF THE METER/STRAINER ASSEMBLY.
  - FIELD ADJUST AND CUT D.I. PIPE TO THE PROPER LENGTH AS REQUIRED.
  - METER BYPASS SHALL BE A MIN. OF 4" DIA. AND SIZED TO MEET REQUIRED FLOWS
  - ALL EXPOSED DUCTILE IRON PIPING AND FITTINGS SHALL BE PAINTED "BLUE", PAINT SPECIFICATIONS MUST BE SUBMITTED TO MARTIN COUNTY UTILITIES PRIOR TO APPLICATION.
  - METER SHALL BE BADGER COMPOUND METER, BRONZE BODY, POLYMER BOTTOM PLATE WITH INTEGRAL MOUNT IRON 100V FN ENDPOINT.
  - HEIGHT SHALL ALLOW A MINIMUM OF 12" FROM TOP OF SLAB TO THE BOTTOM OF THE BLOWDOWN OF THE B.F.P.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	TYPICAL ABOVE GROUND METER (3" OR LARGER)	DWG No.
AUGUST 2016		6



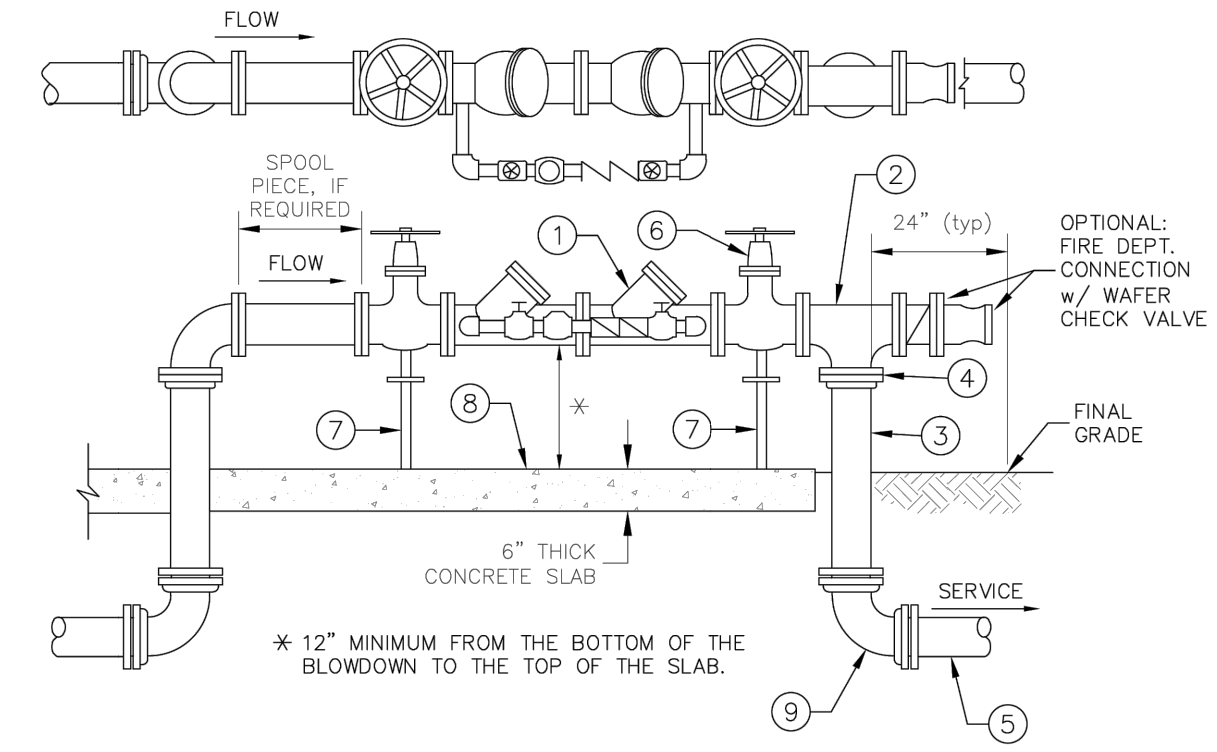
MATERIAL

ITEM	QUANT.	DESCRIPTION
1	1	3", 4", 6", 8" VALVE, O.C. BACKFLOW PREVENTER
2	2	4", 6", 8" BEND - 90° ( FLANGE-FLANGE )
3	*	4", 6", 8" PIPE, DUCTILE IRON ( CLASS 350 )
4	2	4", 6", 8" ADAPTER, FLANGE, D.I.P.
5	2	4", 6", 8" PIPE, P.V.C. ( DR-18 )
6	2	3", 4", 6", 8" GATE VALVE, C.I., ( FLANGE-FLANGE )
7	2	ADJUSTABLE PIPE SUPPORTS (316 SS)
8	1	CONCRETE SLAB
9	2	BEND - 90° ( MJ-MJ )

- NOTES:
- FIELD ADJUST AND CUT ITEM 3 TO PROPER LENGTH. THIS TYPE OF CONSTRUCTION IS DESIGNED FOR LIMITED WORKING AREA.
  - ALL EXPOSED DUCTILE IRON PIPES AND FITTINGS SHALL BE PAINTED "BLUE", PAINT SPECIFICATIONS MUST BE SUBMITTED TO MARTIN COUNTY UTILITIES PRIOR TO APPLICATION.
  - FOR 3" BACKFLOW ASSEMBLY, USE 4" D.I. PIPE WITH 4"x3" REDUCER WITH FLANGED ENDS ON BOTH SIDES OF THE BACKFLOW ASSEMBLY.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	REDUCED PRESSURE BACKFLOW PREVENTER SINGLE SERVICE (3" OR LARGER-90' ELL)	DWG No.
AUGUST 2016		16



MATERIAL

ITEM	QUANT.	DESCRIPTION
1	1	2", 4", 6", 8" DOUBLE CHECK DETECTOR BACKFLOW PREVENTER
2	2	2", 4", 6", 8" TEE ( FLANGE-FLANGE )
3	*	2", 4", 6", 8" PIPE, DUCTILE IRON ( CLASS 350 )
4	2	2", 4", 6", 8" ADAPTER, FLANGE, D.I.P.
5	2	2", 4", 6", 8" PIPE
6	2	GATE VALVE, C.I., ( FLANGE-FLANGE ) OS&Y
7	2	ADJUSTABLE PIPE SUPPORTS (316 SS)
8	1	CONCRETE SLAB
9	3	BEND - 90° ( MJ-MJ )

- NOTES:
- FIELD ADJUST AND CUT ITEM 3 TO PROPER LENGTH. THIS TYPE OF CONSTRUCTION IS DESIGNED FOR LIMITED WORKING AREA.
  - ALL EXPOSED DUCTILE IRON PIPES AND FITTINGS SHALL BE PAINTED "RED", PAINT SPECIFICATIONS MUST BE SUBMITTED TO MARTIN COUNTY UTILITIES PRIOR TO APPLICATION.
  - DETECTOR METER SHALL READ IN GALLONS AND SHALL BE 5/8" NEPTUNE MAGNETIC DRIVE, MODEL T-10.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	FIRE LINE DOUBLE CHECK DETECTOR ASSEMBLY	DWG No.
AUGUST 2016		17

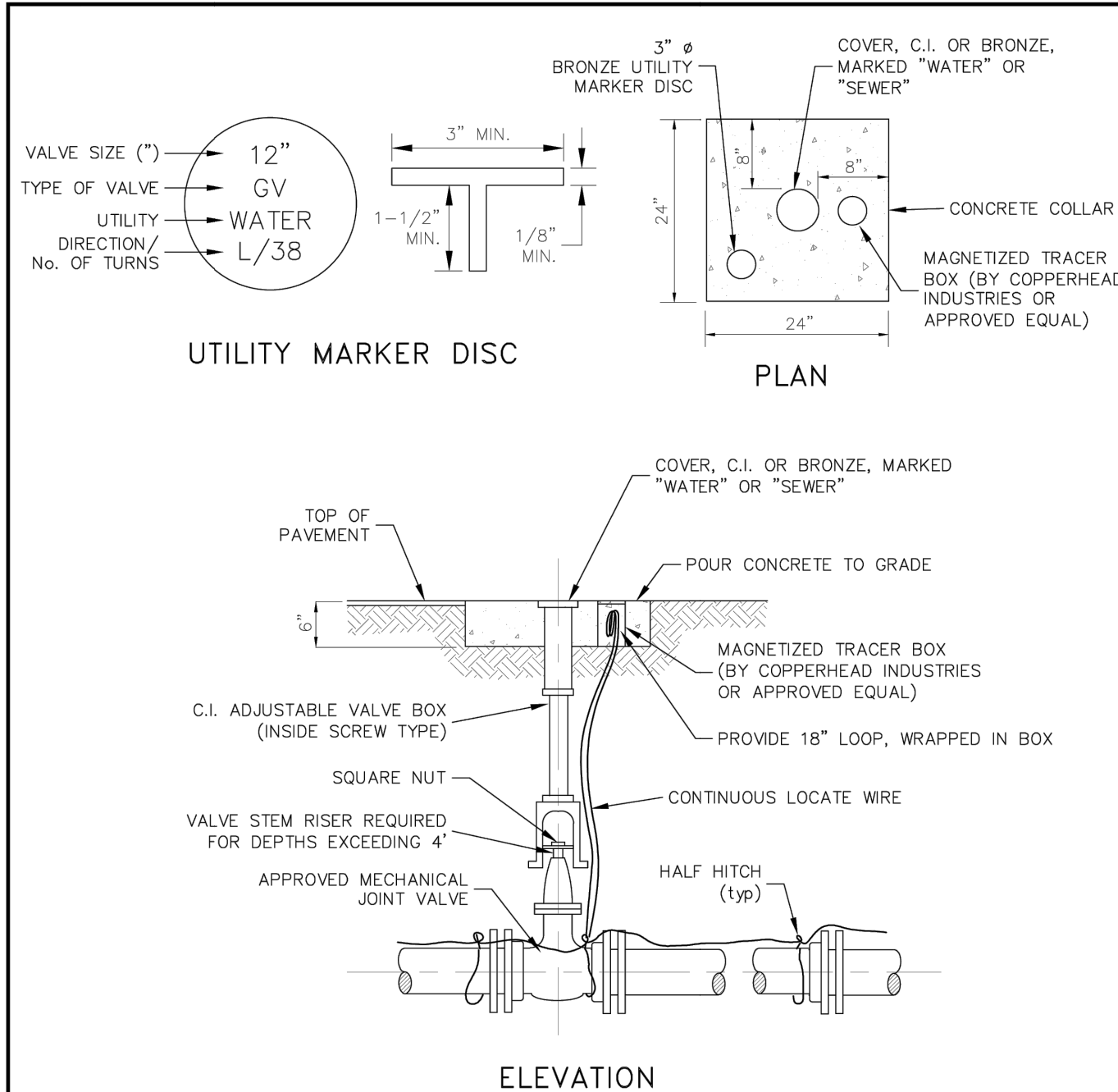
MIN. LENGTH (IN FEET) OF PIPE TO BE RESTRAINED (SOURCES: ESHA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE	PIPE SIZE							
	4"	6"	8"	10"	12"	16"	20"	24"
90° HORIZ. BEND	14	20	25	30	35	45	54	62
45° HORIZ. BEND	6	8	11	13	15	19	22	26
22.5° HORIZ. BEND	3	4	5	6	7	9	11	12
11.25° HORIZ. BEND	1	2	3	3	4	4	5	6
90° VERT. OFFSET	7	10	13	16	19	25	30	35
45° VERT. OFFSET	3	4	5	6	7	8	10	12
22.5° VERT. OFFSET	1	2	3	3	4	4	5	6
11.25° VERT. OFFSET	1	1	1	2	2	2	3	3
PLUG (DEAD END)	32	45	59	70	83	107	129	151
IN-LINE VALVE	32	45	45	45	45	55	65	80
TEE (BRANCH RESTRAINT)	4" x 4"	23	-	-	-	-	-	-
	6" x 4"	21	35	-	-	-	-	-
	8" x 4"	18	34	47	-	-	-	-
	10" x 4"	16	32	46	58	-	-	-
	12" x 4"	13	30	44	57	69	-	-
	16" x 4"	7	26	41	55	67	90	-
	20" x 4"	1	21	38	52	65	88	109
	24" x 4"	1	16	34	49	62	86	108
	30" x 4"	1	8	28	44	58	83	106
	36" x 4"	1	1	22	39	54	80	103
REDUCER (LARGER PIPE RESTRAINT)	42" x 4"	1	1	15	33	49	77	100
	48" x 4"	1	1	7	27	44	73	97
	60" x 4"	23	-	-	-	-	-	-
	8" x 4"	38	25	-	-	-	-	-
	10" x 4"	57	43	24	-	-	-	-
	12" x 4"	72	60	44	41	-	-	-
16" x 4"	99	90	78	75	45	-	-	
20" x 4"	123	116	107	105	81	45	-	
24" x 4"	146	140	132	131	111	82	45	

- NOTES:
- THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:  
SOIL TYPE-SAND TEST PRESSURE-150 PSI DEPTH OF BURY-3'  
TRENCH TYPE-3 SAFETY FACTOR-1.5 VERTICAL OFFSET-3'  
MINIMUM PIPE LENGTH ALONG TEE RUN-5'
  - THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
  - ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
  - RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.
  - DESIGN ENGINEER SHALL BE RESPONSIBLE FOR PROPERLY SIZING THE LENGTH OF PIPE TO BE RESTRAINED.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

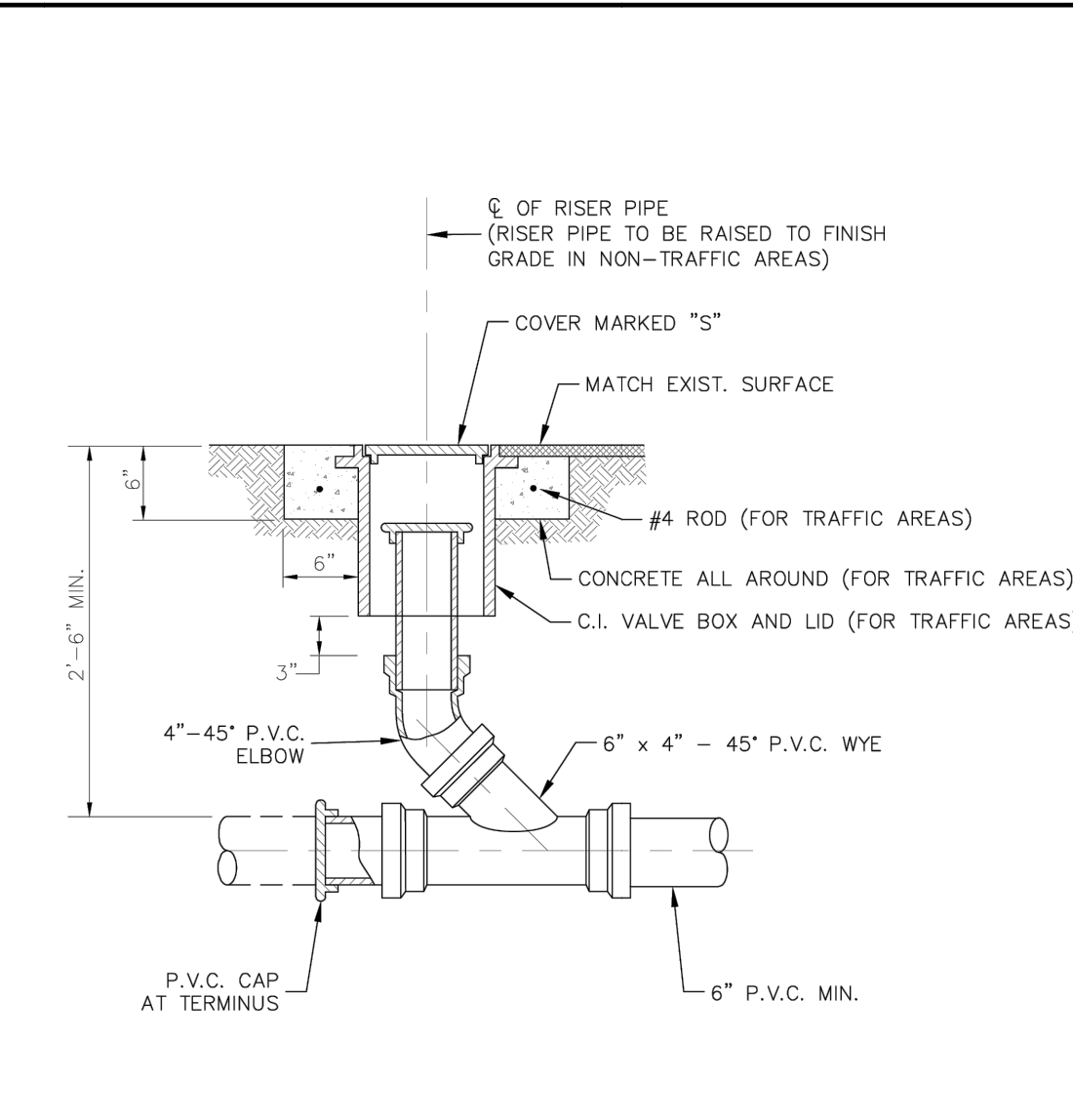
REVISION	MECHANICAL JOINT ANCHORING REQUIREMENTS	DWG No.
AUGUST 2016		21



- NOTES:
- A LOCATION BALL (3M EMB BALL MARKERS; WATER/BLUE, MODEL No. 1403-XR; SEWER/GREEN, MODEL No. 1404-XR OR EQUAL) SHALL BE INSTALLED AT EACH FITTING AND/OR EVERY 100 FEET OF SEPARATION.
  - FOR DEEP VALVE INSTALLATIONS, A 6" C-900 PVC EXTENSION MAY BE USED TO BRING VALVE BOX TO GRADE.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

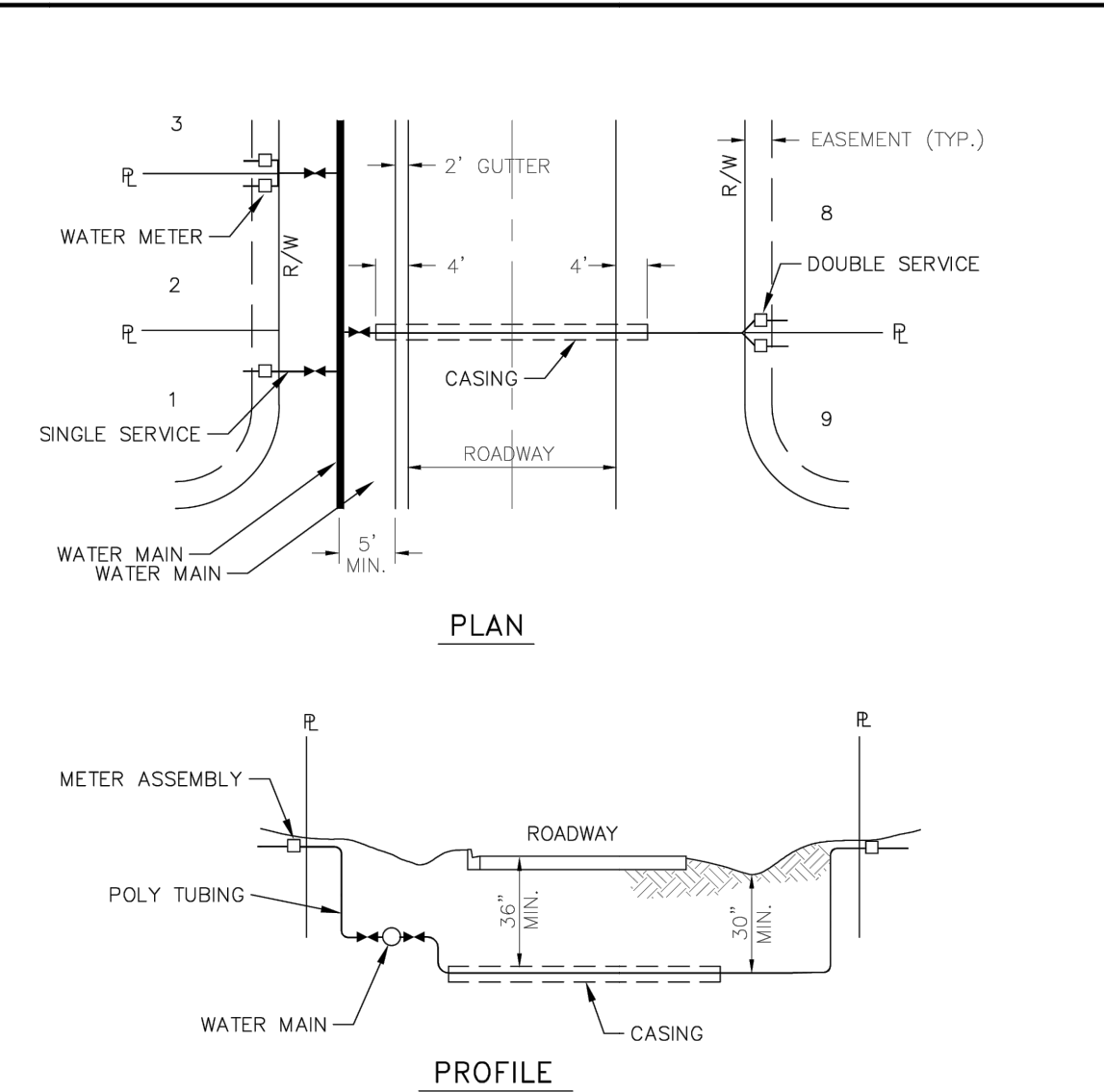
REVISION	VALVE SETTING DETAIL	DWG No.
AUGUST 2016		18



- NOTES:
- CONCRETE PAD W/ REBAR AND CAST IRON VALVE BOX TO BE INSTALLED IN TRAFFIC AREAS ONLY.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	SEWER SERVICE CLEANOUT	DWG No.
AUGUST 2016		33



- NOTES:
- HOUSE SERVICE LATERAL UNDER PAVEMENT SHALL BE INSTALLED THROUGH A 2" MINIMUM PVC SCH. 80 CASING OR HDPE CASING (EXISTING ROADWAYS).
  - TAPPING SADDLE AND CORPORATION STOP MUST BE PLACED IN ACCESSIBLE AREAS, OUT FROM UNDER ANY PAVED AREAS.
  - SERVICE LOCATOR WIRE SHALL BE LAID IN THE TRENCH WITH ALL SERVICES, CONNECTED TO THE MAIN WIRE AND WRAPPED AROUND THE SERVICE PIPING OR TUBING. WIRE FOR POTABLE WATER SHALL BE BLUE IN COLOR.

MARTIN COUNTY CONSTRUCTION STANDARDS & DETAILS

REVISION	WATER SERVICE CONNECTIONS (SINGLE OR DOUBLE) PLAN / PROFILE	DWG No.
AUGUST 2016		3



UHS PALM CITY FSED  
MARTIN COUNTY, FLORIDA

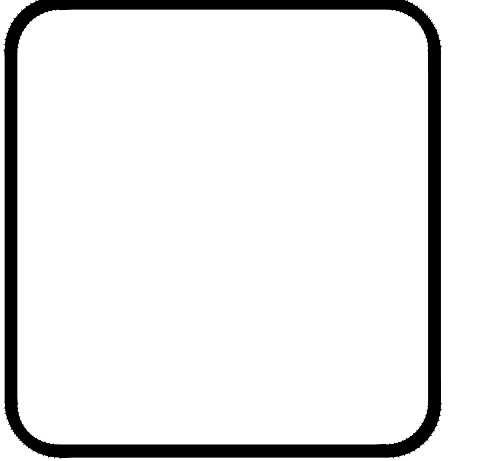
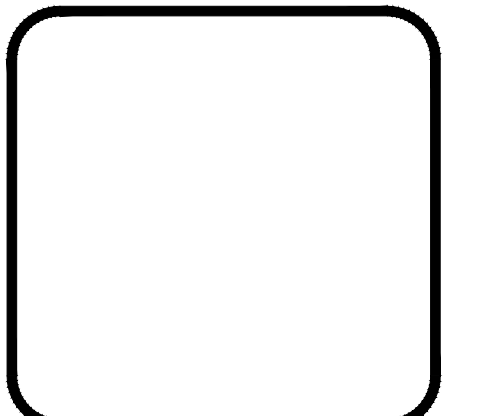
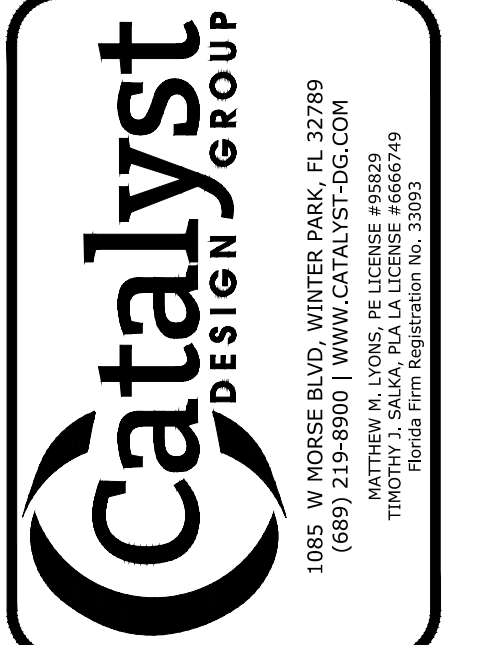
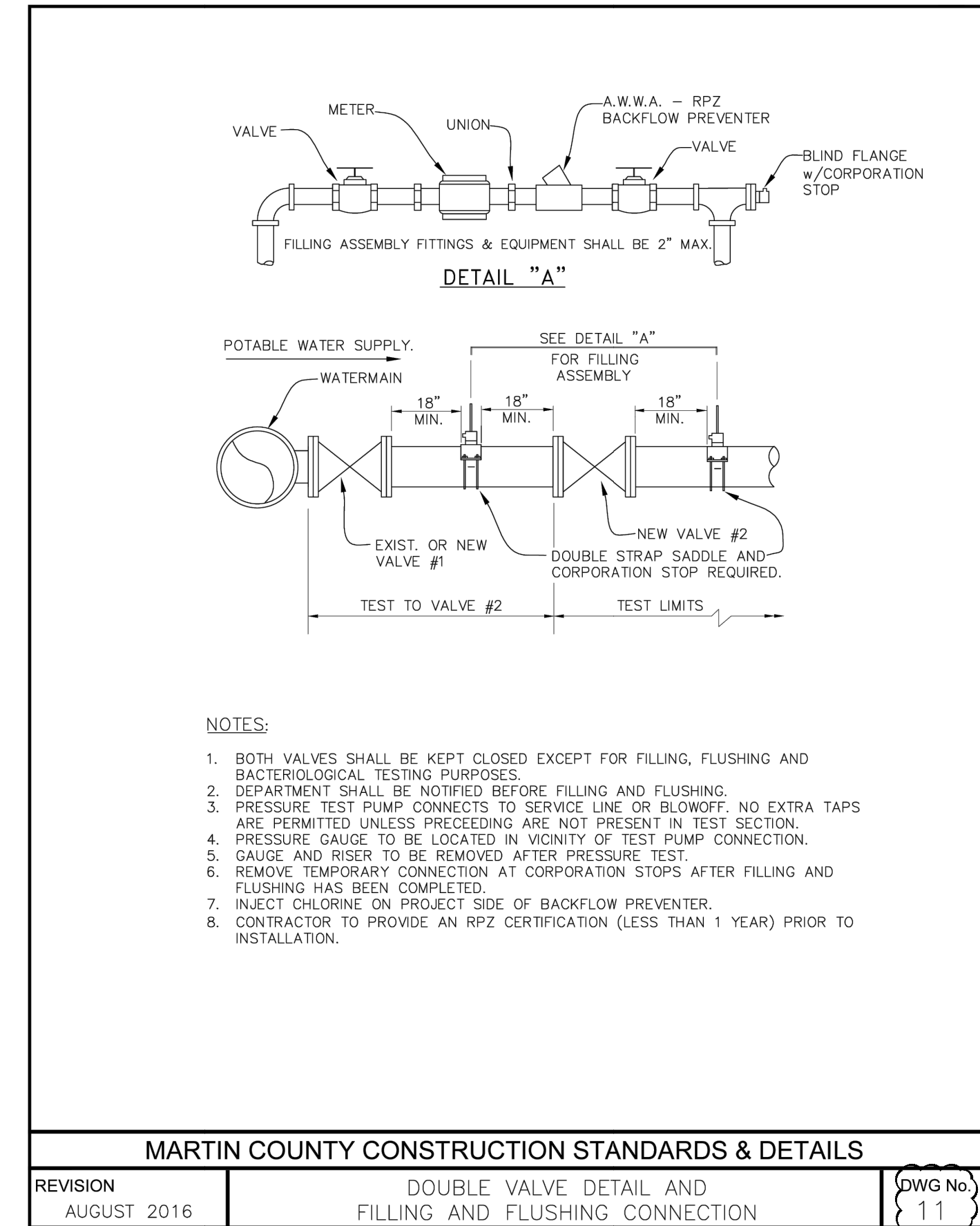
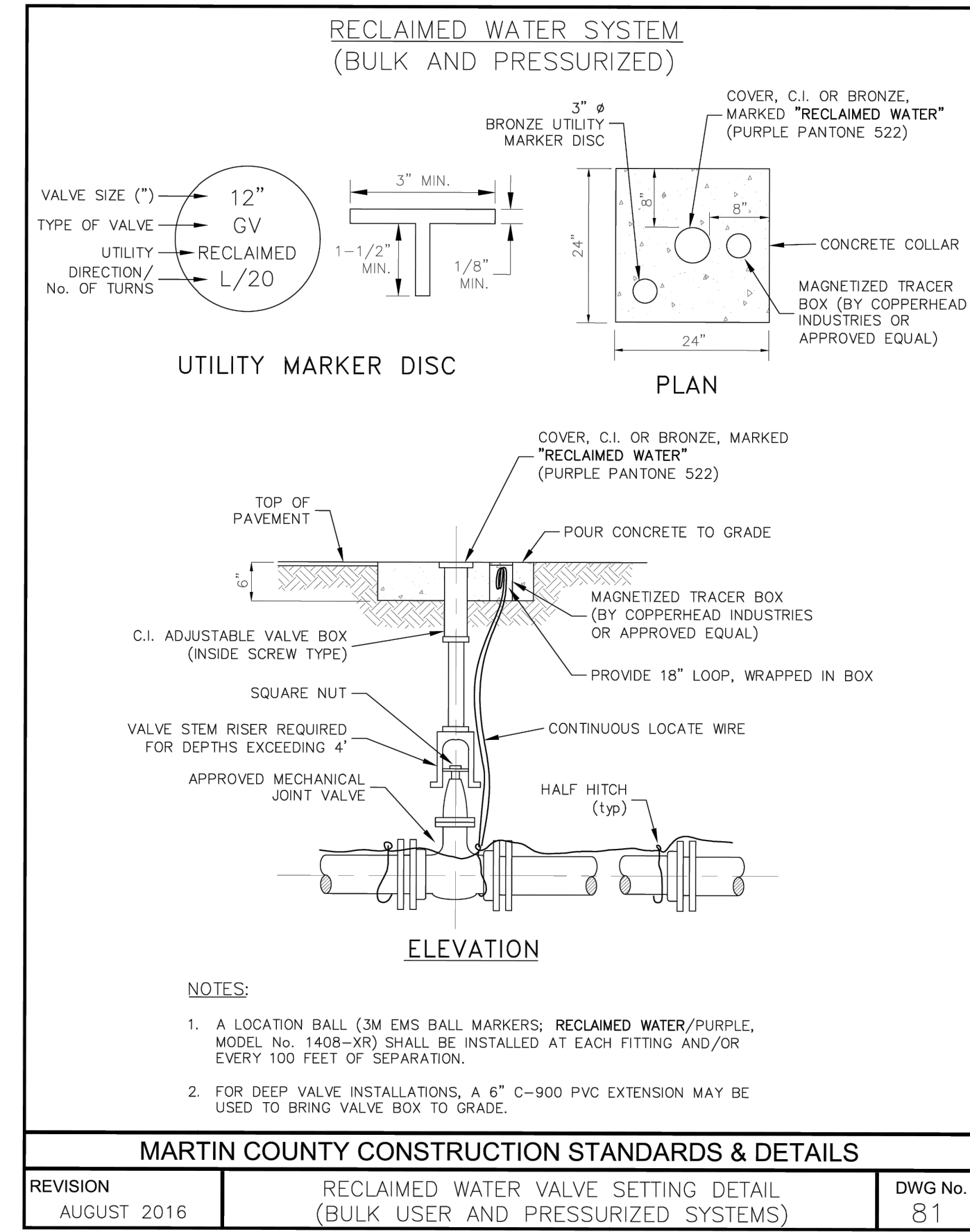
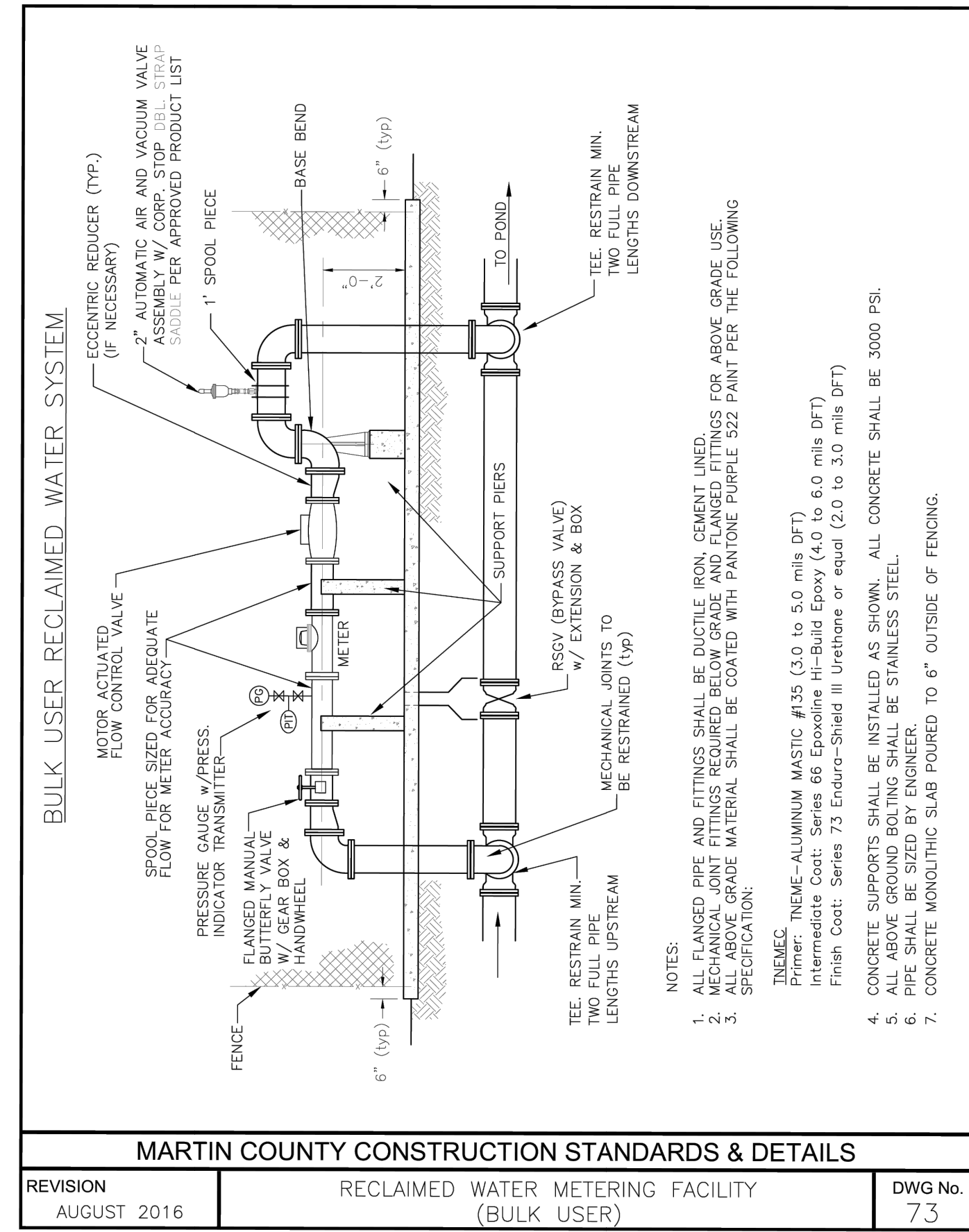
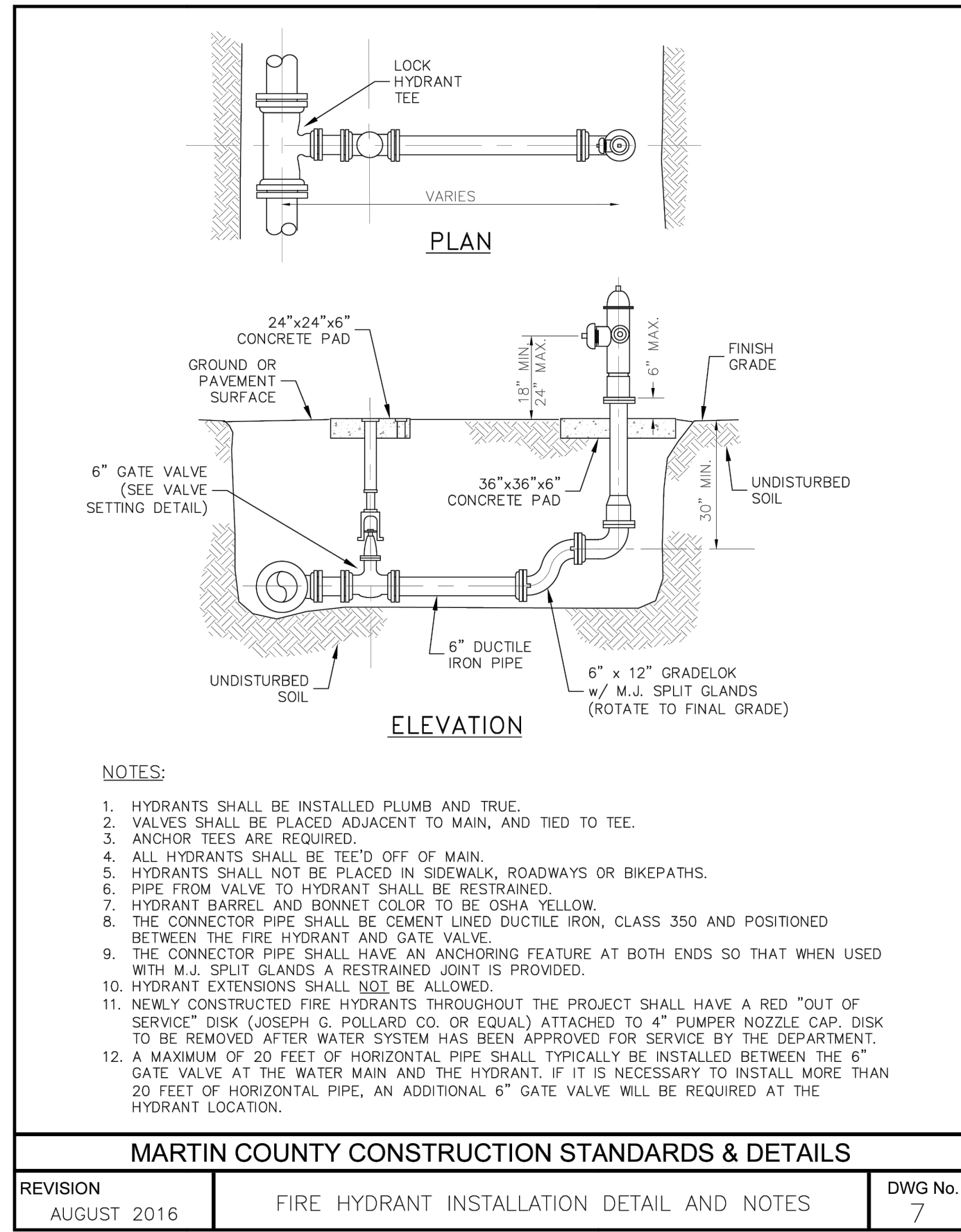
NO.	DATE	DESCRIPTION
11/20/25		CONSTRUCTION DOCUMENTS

DRAWING TITLE  
CITY DETAILS

PROJECT NUMBER  
20240180

DRAWING NUMBER  
C9.0

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**PALM CITY FSED**  
 MARTIN COUNTY, FLORIDA

NO.	DATE	DESCRIPTION
1	04/03/2026	CCD 2
2	11/20/25	CONSTRUCTION DOCUMENTS

DRAWING TITLE  
**CITY DETAILS**

PROJECT NUMBER  
 20240180

DRAWING NUMBER  
**C9.1**