

**FINAL GEOTECHNICAL EXPLORATION AND
ENGINEERING SERVICES REPORT**

CONDUCTED FOR:

State Road 82 Development
State Road 82
Fort Myers, Lee County, Florida

PREPARED FOR:

Ms. Lauren Baker
Design Development Associate
Milhaus Development LLC
460 Virginia Avenue
Indianapolis, Indiana 46203

30 January 2023
YPC Project No. 22GY237



***YPC Consulting Group, PL
5931 Country Lakes Drive
Fort Myers, Florida 33905
Phone (239) 693-7700
Fax (239) 690-0271***



YPC Consulting Group, P.L.
5931 Country Lakes Drive
Fort Myers, Florida 33905
Phone (239) 693-7700
Fax (239) 690-0271
Florida Certificate of Authorization No. 28233

Ms. Lauren Baker
Design Development Associate
Milhaus Development LLC
460 Virginia Avenue
Indianapolis, Indiana 46203

30 January 2023

Subject: *Final Geotechnical Exploration and Engineering Services Report*
State Road 82 Development
State Road 82
Fort Myers, Lee County, Florida

YPC Project No. 22GY237

Dear Ms. Baker:

YPC Consulting Group, P.L. is pleased to submit the *Final Geotechnical Exploration Services Report* for the project referenced above.

It has been a pleasure to work for you on this project. Please contact us should you have any questions or if you require additional information.

copies to: 1, Ms. Lauren Baker
 via email only: lauren.baker@milhaus.com
 1, Mr. Taylor Lindsley
 via email only: taylor.lindsley@milhaus.com

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|--|---|
| • <i>Geotechnical Engineering</i> | • <i>Pre-Condition Surveys</i> |
| • <i>Construction Materials Testing</i> | • <i>Threshold Inspection Services</i> |
| • <i>Pile Monitoring Services</i> | • <i>Vibration Monitoring Services</i> |

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1.0 INTRODUCTION

1.1 Terms of Reference

YPC Consulting Group, P.L. (YPC) was retained by the Client to provide final geotechnical exploration and engineering services for the State Road 82 Development project located on State Road 82 in Fort Myers, Lee County, Florida (hereafter referred to as the "project site"). Please refer to **Figure 1** for a Project Site Location and Vicinity Map. These services were performed in general accordance with the 3rd revised YPC Proposal No. 22415YFM dated 2 November 2022, and subsequent written authorization by the Client.

1.2 Project Description

YPC Consulting Group, P.L. (YPC) previously provided preliminary geotechnical exploration and engineering services for the above-referenced project, the results of which were presented in our *Preliminary Geotechnical Exploration and Engineering Services Report* dated 16 December 2021 (YPC Project No. 21GY258).

YPC was provided a general site plan prepared by Kimley Horn dated April 2022 for this project. The site plan indicates that the project will include the construction of five (5) 4-story wood-frame multi-family buildings, an amenity center, paved parking areas, and the excavation of one (1) proposed lake. The number of test borings, locations, and test boring depths were planned by the Client.

A total of nineteen (19) test borings were originally planned in coordination with the Client, but test boring SB-872 (parking area) was deleted due to access problems. The preliminary report referenced above indicated that maximum anticipated column and wall loads of 50 kips and 18 kip/ft, respectively, for the 4-story structures are anticipated. These structural loads were therefore utilized in our evaluation. The site is very low, so a significant amount of fill material will reportedly be placed to raise the site grades to the design finish grades. YPC anticipates that on the order of 3-ft to 5-ft of fill will be placed at the site.

1.3 Purpose and Scope of Work

The purpose of the geotechnical exploration and engineering services completed by YPC for the project was to describe, in general terms, soil and groundwater conditions encountered at the project site and to evaluate the subsurface conditions relative to design and construction of the foundations for the proposed structures and excavation of the proposed lake. To achieve this purpose, the scope of services has included the elements listed below.

- ▶ exploring subsurface soil conditions by advancing total of eighteen (18) Standard Penetration Test (SPT) borings. Detail of test boring type, location, and termination depths are summarized in the table below.

TEST BORING TYPE	LOCATION	# BORING	DEPTH (ft)
SPT	Amenity Center	2	30
SPT	4-Story Multi-Family Buildings	10	30
SPT	Lake	3	30
SPT	Parking Areas	3	10
Note: Depths are the termination depths below the existing ground surface (egs) at the time of geotechnical field exploration program			

- ▶ recording groundwater levels in the test borings;
- ▶ grouting the test borings in general accordance with regulatory requirements;
- ▶ evaluating generalized boring data as well as groundwater conditions;
- ▶ performing visual inspection of all soil samples and laboratory tests on the selected samples for soil classification purposes;
- ▶ providing observations and comments for use by the Client in planning for the proposed lake excavation;
- ▶ performing an engineering evaluation and providing foundation design recommendations for the proposed structures; and,
- ▶ compiling the field exploration data and geotechnical engineering recommendations in this report of findings.

2.0 FIELD EXPLORATION AND LABORATORY INSPECTION & TESTING PROGRAMS

2.1 Field Exploration Program

The field exploration program, consisting of the elements described in Section 1.3 above, was performed in general accordance with relevant portions of applicable testing procedures during the period from 5 to 13 January 2023.

The test borings were advanced by a drilling subcontractor, under the supervision of an YPC engineer, using a mud-rotary procedure. Representative soil samples were obtained using split-barrel sampling procedures. In this procedure, a 2-in. outer-diameter, split-barrel sampler is driven into the soil by a 140-lb automatic hammer with a free-fall of 30-in. The number of blows required to drive the sampler through a 12-in. interval is termed the Standard Penetration Resistance, or "N", value, and is indicated for each sample on the boring logs. The "N" value is an indication of the relative density of granular soils in-situ.

Soil samples obtained during the field exploration program were sealed immediately in the field and brought to YPC's laboratory for further examination and testing. The test boring locations were selected by Client and staked in the field by the project surveyor. The test borings were advanced at the approximate locations illustrated in the Project Layout and Test Location Plan presented in **Figure 2**.

2.2 Laboratory Inspection and Testing Programs

Laboratory inspection of soil samples is generally performed to assist in the classification of soils based on their mechanical and physical behavior. It is noted that the indicated boundaries between soil types are approximate, and that actual transition between soil types may be gradual. Tests were performed on selected samples retrieved for this project to determine moisture contents and particle size distributions including percent passing #4, #10, #40, #60, #100, and #200 U.S. standard sieves. All soil samples were visually inspected by a geotechnical engineer and classified in general accordance with the Unified Soil Classification System (USCS), modified accordingly to describe typical southwest Florida conditions. Laboratory test results are indicated on the individual boring log profiles presented in **Figures 3A through 3E**. Sieve analyses are also summarized in **Appendix A** (**Table A-1** contains a summary of gradation test results).

3.0 SITE, GROUNDWATER, AND SOIL CONDITIONS

3.1 Site Features

The project site is located off State Road 82 west of Lightard Knott Lane in Fort Myers, Lee County, Florida. The project site has some very low areas that flood during the rainy season and a section of wetland. The project site is partially vegetated with trees, bushes, and tall grass. The east portion of the project site was previously utilized for agricultural purposes. The western portion of the site contains a cypress head. Existing residential and agricultural buildings exist in the northern section of the property. Due to unfavorable site conditions at some portions of the project site, test borings SB-870 was moved 25-ft north, SB-873 and SB-874 were moved 60-ft east, and SB-872 was deleted. The site was so low and wet, with unstable ground, that construction equipment was required to pull the drill rig around the site.

3.2 Groundwater Conditions

At the time of the field exploration program, groundwater levels were recorded at approximately 2.0-ft below the eggs in the test borings. It is noted that any groundwater table will be subject to fluctuation due to seasonal climatic changes, construction and development activities, rainfall variations, surface-water runoff, the extent of artificial drainage, tidal influences, and other site-specific factors. Since groundwater level variations

are anticipated, design drawings and specification should incorporate such possibilities and provide for dewatering, as required, during construction.

3.3 Subsurface Soils

General subsurface soil conditions at the boring locations are described in the table below (please refer to **Figure 2** for the Project Layout and Test Location Plan and **Figures 3A through 3E** for boring log profiles).

TEST BORING ID	APPROXIMATE DEPTHS TO BOTTOM OF STRATUM (ft)	SOIL DESCRIPTIONS
AMENITY CENTER BORINGS		
SB-870	9.5	poorly-graded sand (SP) and/or poorly-graded sand with silt (SP-SM)
	20.0	silty sand (SM)
	30.0	poorly-graded sand with silt (SP-SM)
SB-871	10.0	poorly-graded sand (SP)
	15.0	weathered/fractured limestone (WLS)
	20.0	silty sand (SM)
	30.0	poorly-graded sand (SP)
BUILDING #1 BORINGS		
SB-873, SB-874	10.0	poorly-graded sand (SP) and/or poorly-graded sand with silt (SP-SM)
	20.0	silty sand (SM)
	30.0	poorly-graded sand (SP)
BUILDING #2 BORINGS		
SB-875	10.0	poorly-graded sand (SP)
	30.0	silty sand (SM)
SB-876	10.0	poorly-graded sand (SP)
	20.0	silty sand (SM)
	30.0	poorly-graded sand (SP)
BUILDING #3 BORINGS		
SB-878, SB-886	10.0	poorly-graded sand (SP)
	20.0	silty sand (SM)
	30.0	poorly-graded sand (SP)
BUILDING #4 BORINGS		
SB-884, SB-885	10.0	poorly-graded sand (SP)
	20.0-25.0	silty sand (SM)
	30.0	poorly-graded sand (SP) and/or poorly-graded sand with silt (SP-SM)
BUILDING #5 BORINGS		
SB-882	9.5	poorly-graded sand (SP)
	20.0	weathered/fractured silty limestone (WLS)
	30.0	poorly-graded sand (SP)

SB-883	10.0	poorly-graded sand (SP) and/or poorly-graded sand with silt (SP-SM)
	20.0	silty sand (SM)
	30.0	poorly-graded sand with silt (SP-SM)
PARKING AREA BORINGS		
SB-877, SB-887, SB-888	10.0	poorly-graded sand (SP)
LAKE BORINGS		
SB-879, SB-880	9.5-10.0	poorly-graded sand (SP)
	20.0	silty sand (SM)
	30.0	poorly-graded sand (SP)
SB-881	10.0	poorly-graded sand (SP)
	20.0	silty sand (SM)
	25.0	weathered/fractured limestone (WLS)
	30.0	poorly-graded sand with silt (SP-SM)

4.0 OBSERVATIONS, COMMENTS, CONCLUSIONS, AND RECOMMENDATIONS

Based on current conditions and data obtained during the field exploration and visual inspection of soil samples for this project, observations and comments are presented below:

- ▶ Subsurface soils generally consist of poorly-graded sand (SP) and/or poorly-graded sand with silt (SP-SM), silty sand (SM), and weathered/fractured silty limestone (WLS) to the boring termination depths 10-ft to 30-ft below the egs.
- ▶ Poorly-graded sand (SP) and poorly-graded sand with silt (SP-SM) can generally be used as embankment fill or fill beneath structures. Any silty sand (SM) containing more than 12% fines (i.e., more than 12% passing the #200 Standard U.S. sieve) should be effectively mixed with clean sands to reduce the overall fines contents to less than 12%, or their use should be restricted to landscape areas and maintenance berms. Soils with higher fines contents require more strict moisture control close to optimum moisture content in order to achieve compaction. Fill in roadway or pavement areas should also be limited to less than 12% fines.
- ▶ Any weathered and/or fractured limestone (WLS) excavated from the lake areas and planned for use as structural fill material should be crushed and processed to provide a well-graded rock-sand mixture with maximum particle sizes of 3-in. Crushing and processing is the preferred option for use of rock material since compaction tests can be performed as the material is placed.
- ▶ Excavation of predominantly sandy soils (SP, SP-SM, and SM) and weathered and/or fractured limestone (WLS) can generally be achieved with normal heavy-

duty earthwork equipment. Although no hard limestone was encountered at the test boring locations, the presence of very hard limestone at various depths and at other locations cannot be ruled out.

4.1 Site Preparation, Fill Placement, and Inspection

- ▶ All building pad areas, including 10-ft outside the building construction limits, should be stripped of all obstructions, topsoil and other organic or deleterious materials. Fill should not be placed until the stripped surface has been inspected by an YPC representative, tested for compaction, and approved.
- ▶ All stripped areas should be proof-rolled with appropriate compaction equipment for site and soil conditions. The moisture content should be adjusted as necessary to aid compaction efforts. A YPC representative must be present during the proof-rolling operation to observe for any ground subsidence.
- ▶ Care should be taken to avoid damage to any nearby or adjacent structures while compaction operations are ongoing. Prior to initiating compaction operations, occupants of nearby or adjacent structures should be notified and the existing conditions of the structures should be documented with photographs and survey (if deemed necessary). Compaction should cease if deemed potentially detrimental to nearby or adjacent structures and YPC should be contacted immediately. It is recommended that a vibratory compactor maintain a minimum separation of 35-ft from existing structures. Within this zone, use of a track-mounted bulldozer or a vibratory roller operating in static mode is recommended.
- ▶ Engineered fill required to achieve the desired finished grade should be placed in loose lift thicknesses not greater than 12-in. if using vibratory compaction methods. If compaction in static mode is used, or if a bulldozer is used, loose lift thicknesses of 4-in. should be maintained. Each lift should be placed, compacted, and tested prior to placement of the next lift. Field density tests should be performed to at least 1.0-ft below the stripped, proof-rolled, and compacted surface of natural soils. Additional field density tests should be performed for each 1.0-ft lift of fill placed. Any areas not in compliance with the compaction requirements should be reworked and re-tested prior to placement of the next lift of fill. It is recommended that a field density test be performed for each 2,000-ft² of building pad area, or fraction thereof, or a minimum of 5 tests per lift, whichever is greater.
- ▶ All fill material in the proposed building pad areas should be compacted to at least 95 percent of the maximum dry density determined from ASTM D1557, *Test Method for Compaction Characteristics Using Modified Effort*.

- Fill materials required to achieve building pad elevation should consist of select fill containing less than 12 percent fines (i.e., less than 12 percent passing the #200 sieve). It is noted that select fill towards the upper end of this limit (i.e., 7 to 12 percent fines) may require strict moisture control during compaction. Additionally, select fill would be free of organics, rock pieces greater than 3.0-in. in diameter, and other deleterious materials.

4.2 Building Foundations (Amenity Center and 4-Story Multi-Family Buildings)

The anticipated structural loading conditions indicated in **Section 1.2** of this report will create increased vertical stresses in the very loose silty sands and weathered/fractured silty limestone layers encountered at the project site within the foundation influence zone. Our evaluations based on the assumptions indicated in **Section 1.2** of this report will result in estimated total settlement of up to 2.86-in. with little or no fill if the soils are not improved prior to construction. The total settlement will increase if fill is to be placed as expected since fill creates an area surcharge load. Differential settlements on the order of 2.1-in. are anticipated. It is YPC's professional opinion that the soils in the proposed building areas should be improved using vibro-replacement (VR) methods in order to consolidate the very loose soils and minimize settlement prior to construction. VR details are provided in **Section 4.2.1** of this report below. Provided that the VR operation is successfully performed, the proposed buildings can be satisfactorily supported on a conventional spread footing foundation system designed using an allowable soil bearing pressure of 4,000 psf. This design bearing pressure assumes that the subsurface soils in the improvement zone are improved to approximately 75% average relative density. If the average relative density throughout the improvement depth is successfully improved to approximately 75%, then anticipated post-improvement total and differential settlements will be less than 1.0-in. and 0.5-in., respectively, which is generally considered acceptable for this type of structures.

4.2.1 Vibro-Replacement Ground Improvement for Shallow Foundations

Briefly, the VR (stone column) process involves inserting a large vibrating metal probe into the soil by water jetting techniques. The vibration of the probe device densifies the surrounding soil. Crushed stone, placed on the ground surface around the device, migrates downward and fills the void space created by the vibrating probe. Thus, as the probe is withdrawn from the soil, the crushed stone is compacted into the surrounding loose material as a continuous stone column is formed. It is noted that some wet and loose soil will be created and left on the surface of the building pad areas during the ground densification operation. This material would need to be removed from the building pad areas during subgrade preparation. The building sites should be cleared of vegetation and topsoil prior to initiating the VR process.

For the proposed amenity center and 4-story multi-family buildings, we suggest that stone columns be installed to a minimum depth of 2 times the width of the column footings (i.e.,

2B) and 4 times the width of wall footings (i.e. 4B) below the bottom of the footings. The “B” term is the nominal width of the footings. Footing elements should bear directly on top of the stone columns.

Post-improvement testing by YPC should be performed to confirm the VR improvement results in the field. The post-improvement evaluation process will include advancement of Piezocone Penetration Test (PCPT) soundings (after a pore water dissipation period), or Standard Penetration Test (SPT) borings, in order to verify that the planned ground improvement was achieved throughout most of the specified improvement depth. The post-improvement test data will be provided to the specialty contractor design engineer for use in evaluating the effectiveness of their system.

The VR process is a highly specialized ground modification technique. Only a specialty contractor with several years of experience and a successful track record using this specific technique should be retained to design and install this VR system. Each specialty contractor/engineer uses different methods to design and install VR systems so actual installation depths, as well as probe spacings, should be determined by the specialty contractor’s engineer. The specialty contractor engineer should design to the post-improvement settlement criteria described in this report, or more stringent requirements if provided by the structural engineer. The specialty contractor’s shop drawings delineating the probe layout, depths, and installation details should be signed and sealed by the specialty engineer, since they will be the geotechnical engineer-of-record for the buildings.

It is emphasized that these general recommendations are based on design loads previously provided to YPC. If final loading conditions change, YPC should be retained to re-evaluate these recommendations after final loads are available, and before the design is finalized

5.0 LIMITATIONS

This final geotechnical services report has been prepared for the exclusive use of the Client. No other warranty is expressed nor implied. It is noted that the information presented in this report address only soils and deposits that would normally be influenced by the proposed construction. The scope of services does not include an evaluation of deep soil or rock conditions where limestone cavities may exist due to sinkhole activity. Deep borings/soundings, geophysical exploration, and/or resistivity surveys would be required in order to evaluate the structural condition and stability of deep soil and rock formations, and is beyond the scope of services for this project.

This report has been prepared to aid in the evaluation of the property and to assist the owner and/or engineer in planning and design of this project. The scope of services is limited to the specific project and locations described herein, and the description of the project as described herein represents YPC's understanding of significant project aspects related to soil

characteristics. In the event that any changes in the design or location of the structures as outlined in the report are planned, YPC must be informed so that the changes can be reviewed and the conclusions of this report modified or approved in writing. **Any conclusions or recommendations made by others based on the data contained herein are not the responsibility of YPC, unless we are advised of the same in writing and given the opportunity to review those conclusions and recommendations.**

The analyses and recommendations submitted in this report are based upon the data obtained from field exploration program at locations indicated in the Project Layout and Test Location Plan presented in **Figure 2**, as well as any other information discussed in this report. In the performance of a subsurface exploration, specific information is obtained at specific locations at specific times. However, it is known that site and subsurface conditions can change over time. Additionally, variations in soil and rock exist on most sites between test locations. The nature and extent of such variations may not become evident until after the start of construction. If variations appear, it will be necessary to re-evaluate the recommendations of this report after performing on-site observations during the construction period and/or performing supplemental tests.

It is the responsibility of the Client to see that the recommendations in this report are brought to the attention of all concerned parties. Because of the possibility of unanticipated subsurface conditions occurring, it is recommended that a "changed condition" clause be provided in contracts with the general contractor and with subcontractors involved in foundations or earthwork construction. Furthermore, it is necessary that YPC be retained to review the site preparations and foundation phases of construction. Otherwise, no responsibility for construction compliance with the design concepts, plans, specifications, and recommendations presented herein can be assumed.

The reproduction of any portion of this report in plans or other engineering documents supplied to parties other than the Client or assigned parties must bear the language indicating that the information contained in the report is for general information only, and that neither the Client nor YPC are liable to such parties.

Ms. Lauren Baker
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State Road 82
Fort Myers, Lee County, Florida
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YPC Consulting Group, P.L.
30 January 2023

6.0 ACKNOWLEDGMENT

YPC appreciates the opportunity to work with you on this project. Please contact us should you have any questions concerning this report or if you require additional information.

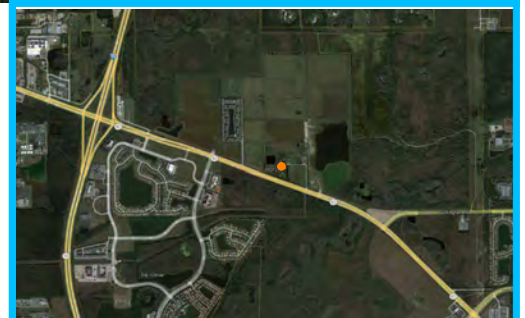
Sincerely,

YPC Consulting Group, P.L.
Florida Certificate of Authorization No. 28233


*This document has been electronically signed
& sealed using a digital signature by:*

Yen-Po Chiu, P.E.
Senior Project Manager
Florida Registration No. 62391

*Printed copies of this document are not considered signed and sealed and
the signature must be verified on any electronic copies.*



WGS84
 LAT: N 26.630808°
 LONG: W 81.785484°
 22GY237.dwg (01-26-2023)

TITLE			SOURCE		FIGURE NO.
Project Site Location and Vicinity Map			Google Earth		1
	DATE	26th January 2023	State Road 82 Development State Road 82 Fort Myers, Lee County, Florida for: Ms. Lauren Baker Milhaus Development LLC Indianapolis, Indiana		
	DRAWN BY	JBC			
	CHECKED BY	YPC			
	SCALE	nts			
	PROJECT NO.	22GY237			



LEGEND	
SB-1 	Standard Penetration Boring(s) Location and Identification.

22GY237.dwg (01-26-2023)

NO.	REVISIONS	DATE	BY	NAME	DATE	SEAL	PROJECT NAME	CLIENT	SHEET TITLE	Figure No.
				DESIGNED			State Road 82 Development State Road 82 Fort Myers, Lee County, Florida	Ms. Lauren Baker Milhaus Development LLC Indianapolis, Indiana	Project Layout and Test Location Plan	2
				DRAWN	JBC	01/26/2023			SOURCE	PROJECT NO.
				CHECKED	YPC	01/26/2023			Base Plan Acquired from: Google Earth	22GY237
				APPROVED	YPC	01/26/2023				



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APPENDIX A

LABORATORY TESTING DATA

Table A-1. Summary of Gradation Test Results

Boring N ^o	Depth below Ground (ft)	Moisture Content (%)	Atterberg Limits			% Passing Sieve						Organic Content (%)	Material Description Soil Classification (USCS)
			LL	PL	PI	#4	#10	#40	#60	#100	#200		
SB-888	8.0 - 10.0	19.2				100	100	89.5	70.0	37.1	3.1		POORLY-GRADED SAND (SP), grayish brown, wet
SB-879	4.0 - 6.0	19.2				100	99.6	89.2	69.1	37.1	3.4		POORLY-GRADED SAND (SP), gray, wet
SB-879	18.5 - 20.0	23.8				88.0	79.5	59.4	51.6	47.5	43.3		SILTY SAND (SM), light gray, wet (few shell and limerock fragments)
SB-877	8.0 - 10.0	20.1				100	100	90.7	70.0	34.3	2.5		POORLY-GRADED SAND (SP), gray, wet
SB-887	8.0 - 10.0	19.3				100	100	90.2	69.7	36.1	2.2		POORLY-GRADED SAND (SP), gray, wet
SB-881	6.0 - 8.0	20.4				100	100	89.2	68.9	34.7	2.1		POORLY-GRADED SAND (SP), brown, wet
SB-881	18.5 - 20.0	22.1				87.5	77.0	61.4	54.0	49.5	42.8		SILTY SAND (SM), light gray, wet (few limerock fragments)
SB-880	6.0 - 8.0	17.8				100	100	89.4	69.4	36.2	1.8		POORLY-GRADED SAND (SP), gray, wet

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