

COMMUNITY BOULEVARD AT RIVERLAND PARCEL B

CIVIL CONSTRUCTION PLANS & SPECIFICATIONS
SECTION 21 AND 22, TOWNSHIP 37 S, RANGE 39 E
ST. LUCIE COUNTY, FLORIDA

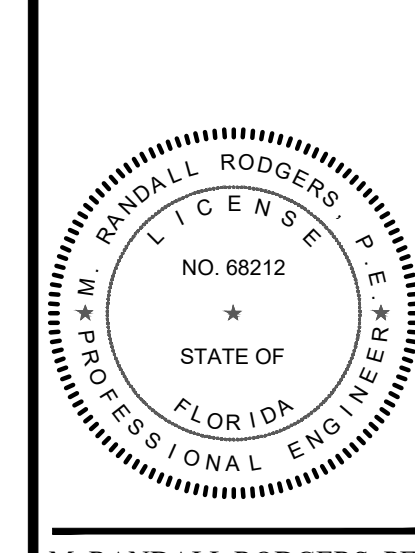


ENGINEERING & SURVEYING, LLC
590 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A. # 3222

BY:	DATE:	COMMENT:
TG	04/26/21	PER SPRG COMMENTS

PROJECT:
COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
DEVELOPMENT
COMPANY, LLC

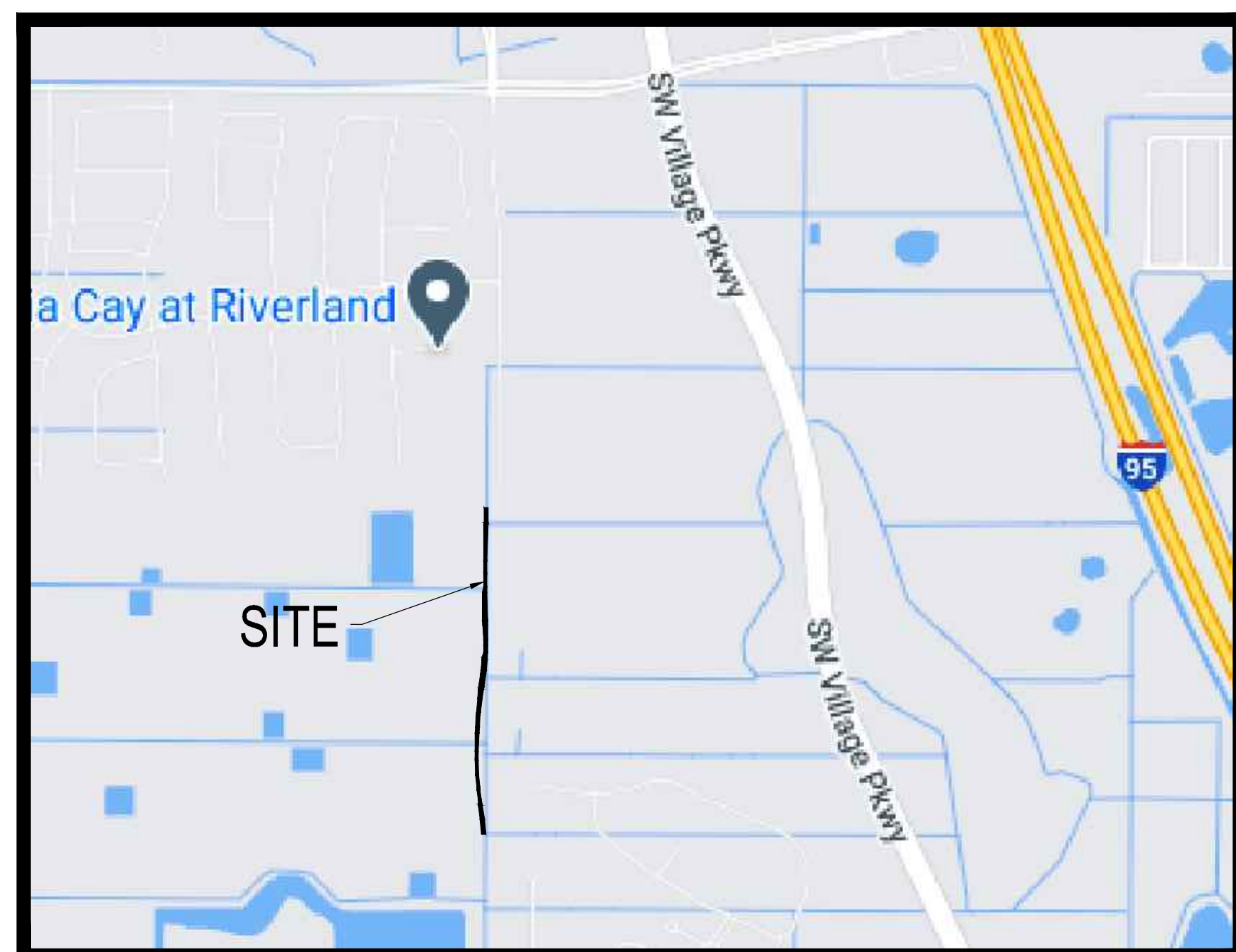


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

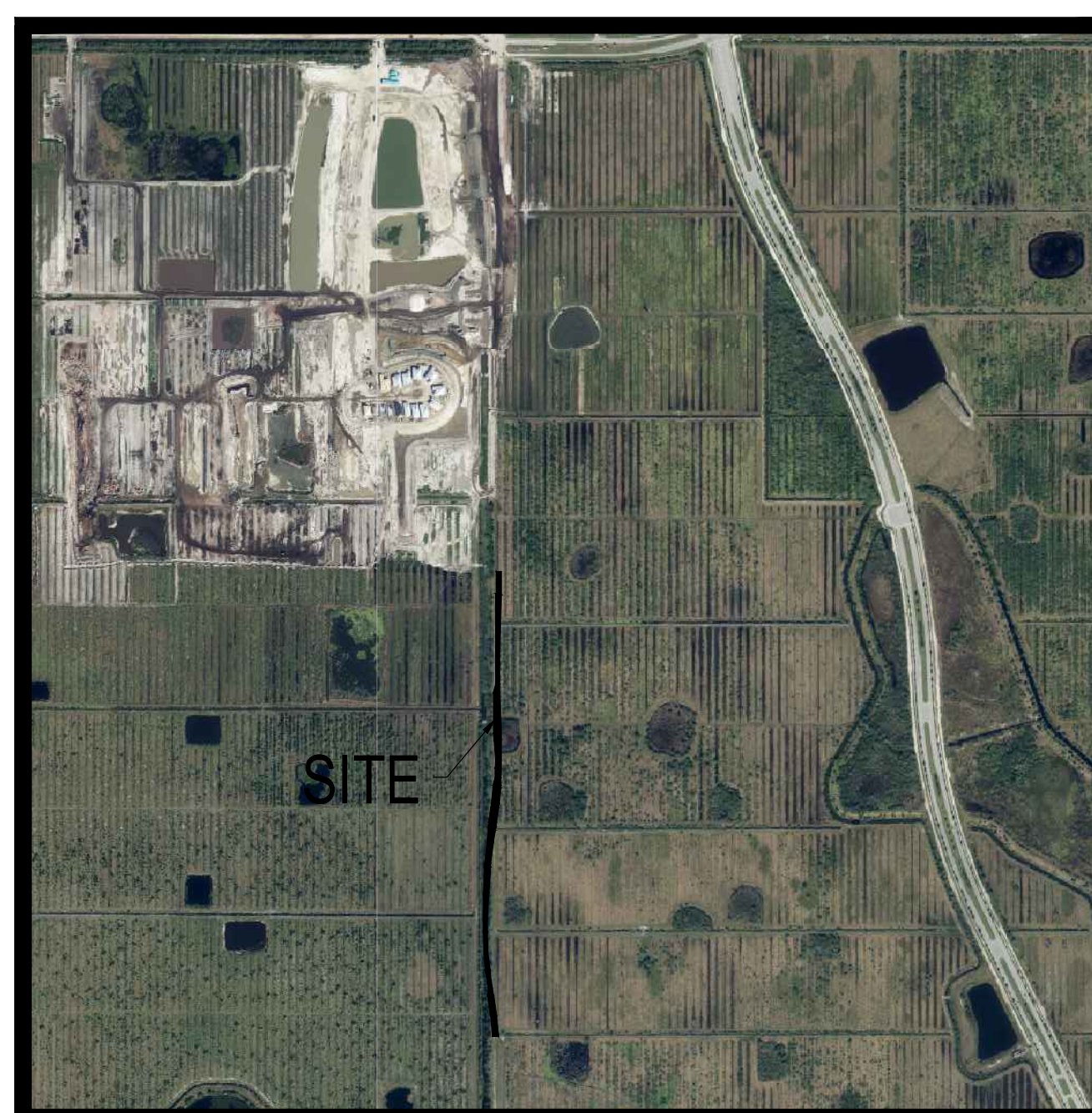
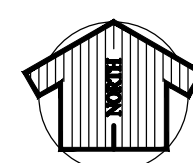
PROJECT No.: 21-1003
DRAWN BY: SOG
CHECKED BY: RR
DATE: 7/8/2021
CAD ID.: 21-1003-COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COV.



LOCATION MAP
N.T.S.



VICINITY AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
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NOTE:
PSLUSD STANDARDS AND DETAILS (01-01-2019)

LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 25, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, AS RECORDED IN PLAT BOOK 85, PAGE 35, SAID PUBLIC RECORDS; THENCE SOUTH 89°54'26" EAST, ALONG THE SOUTH LINE OF SAID COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, A DISTANCE OF 150.00 FEET; THENCE, ALONG THE WEST LINE OF PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, SOUTH 00°05'34" WEST, A DISTANCE OF 1243.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, ALONG THE WEST LINE CONSERVATION TRACT NO. 14, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE, ALONG SAID WEST LINE OF PULTE AT TRADITION PHASE 1, THE WEST LINE OF RELOCATED UTILITY SITE 6, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, SAID PUBLIC RECORDS, THE WEST LINE OF E/W #3 R/W AS DESCRIBED IN OFFICIAL RECORDS BOOK 2889, PAGE 2993, SAID PUBLIC RECORDS, AND THE WEST LINE OF PARCEL 4, DEL WEBB AT TRADITION, PLAT BOOK 75, PAGE 4, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 112.30 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°05'34" EAST, ALONG THE EAST LINE OF E/W #3 RIGHT-OF-WAY, AS DESCRIBED OFFICIAL RECORDS BOOK 3902, PAGE 465, SAID PUBLIC RECORDS, A DISTANCE OF 112.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE ALONG THE WEST LINE OF THAT ROAD RIGHT-OF-WAY, AS DESCRIBED OFFICIAL RECORDS BOOK 3902, PAGE 503, FOR THE FOLLOWING FIVE (5) COURSES, NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO A POINT OF TANGENCY; THENCE, ALONG SAID WEST LINE OF COMMUNITY BOULEVARD RIGHT-OF-WAY, 75.00 FEET IN WIDTH, AS DESCRIBED OFFICIAL RECORDS BOOK 2889, PAGE 2933 AND PARTIALLY RELEASED IN OFFICIAL RECORDS BOOK 3902, PAGE 376, ALL OF SAID PUBLIC RECORDS, NORTH 00°05'34" EAST, A DISTANCE OF 1243.59 FEET TO THE POINT OF BEGINNING

CONTAINING 11.059 ACRES, MORE OR LESS.

PLAN FOR
RIVERLAND DEVELOPMENT COMPANY, LLC

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

590 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 21-1003

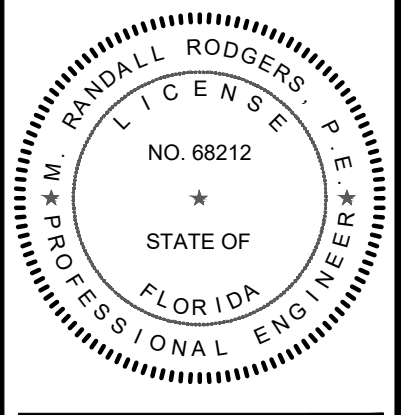


CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

REVISIONS:	
BY:	DATE:
TG	04/26/21
JRM	05/19/21

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
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CLIENT:
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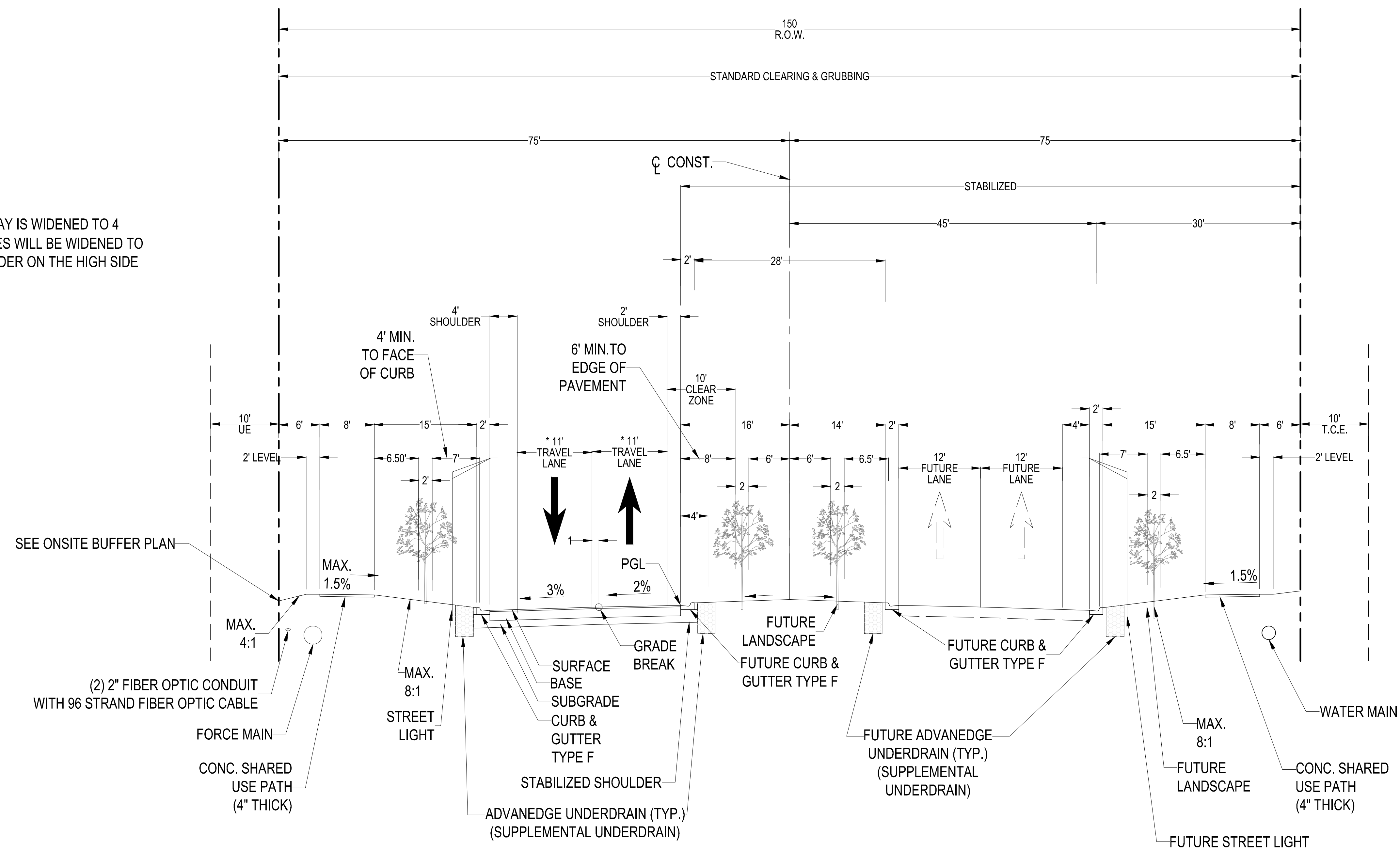

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

PROJECT No.: 21-1003
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 7/8/2021
CADD#1003 - TYPICAL SECTIONS

SHEET TITLE:
TYPICAL SECTIONS

SHEET NUMBER:
01

* WHEN THE ROADWAY IS WIDENED TO 4 LANES, THESE LANES WILL BE WIDENED TO 12' AND THE SHOULDER ON THE HIGH SIDE WILL BE REMOVED.



**TYPICAL SECTION
COMMUNITY BLVD.**

NTS
STA. 334+00 TO STA. 341+00
STA. 360+00 TO STA. 366+00

DESIGN SPEED = 45 MPH
POSTED SPEED = 35 MPH

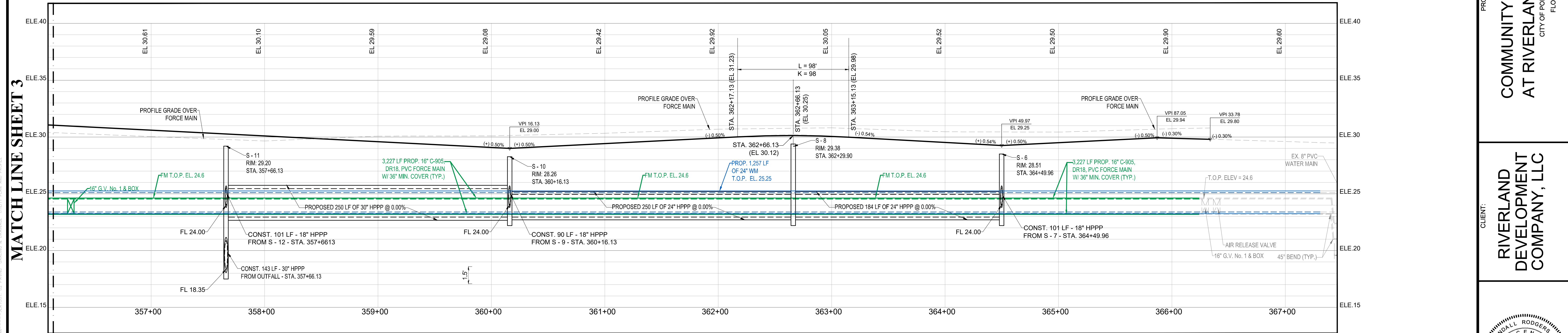
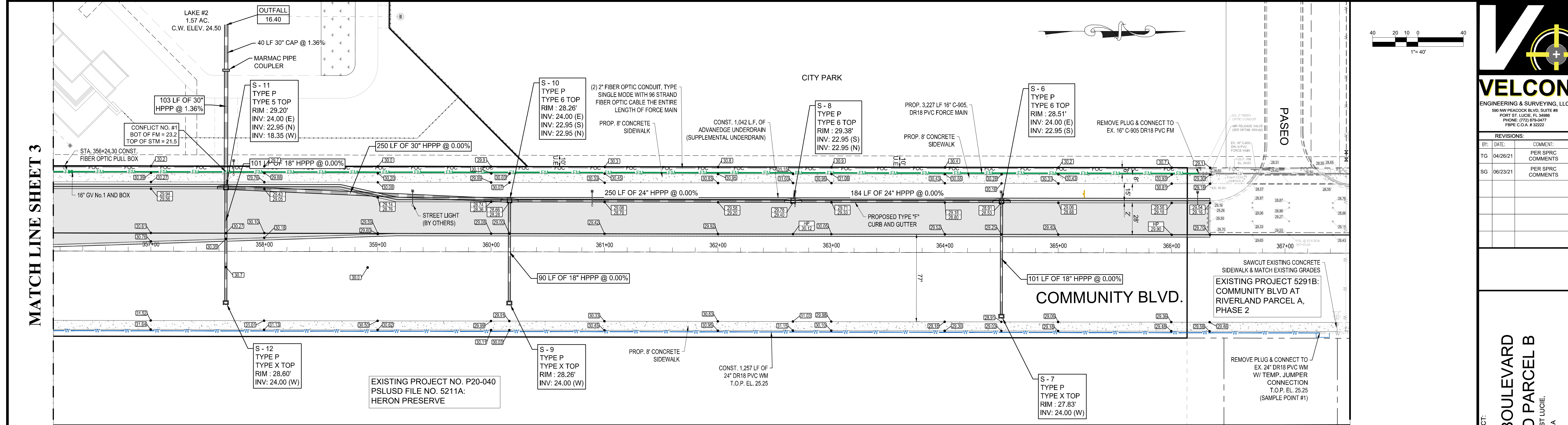
TYPICAL SECTION NOTES:

- ALL PAVED AREAS WITHIN THE PROJECT LIMITS WHICH ARE NOT SPECIFICALLY COVERED BY A "TYPICAL SECTION" SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT SPECIFICATIONS INDICATED HEREON. UNLESS OTHERWISE NOTED.
- SEE PLAN & PROFILE AND/OR CROSS SECTION SHEETS FOR DIMENSIONS, ELEVATIONS AND SLOPES INDICATED AS "VARIES".
- PLACEMENT OF LIGHT POLES SHALL MEET FDOT CLEAR ZONE REQUIREMENTS.

NEW CONSTRUCTION				
WEARING SURFACE	BASE	STRUCTURAL COEFFICIENT PER INCH	SUBGRADE	STRUCTURAL COEFFICIENT PER INCH
1.5" TYPE FC - 12.5 FRICTION COURSE (W/RUBBER) OVER 3" TYPE SP - 12.5 ASPHALTIC CONCRETE STRUCTURAL COURSE	8" THICK, LIMEROCK (LBR 100) COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY, A.S.H.T.O. T-180	0.18	12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO L.B.R. = 40	0.08
	OPTIONAL BLACK BASE 5" THICK, TYPE B-12.5 (BLACK BASE) MAY BE SUBSTITUTED IN LIEU OF 6-1/2" LIMEROCK	0.30	12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO L.B.R. = 40	0.08
	OPTIONAL DOUBLE ROCK 5.5" ADDITIONAL LIMEROCK BASE AND 12" COMPACTED SUBGRADE MAY BE SUBSTITUTED IN LIEU OF 12" STABILIZED SUBGRADE	0.18	12" THICK COMPACTED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO L.B.R. = 30	0.06
STABILIZED SHOULDER	N/A	N/A	12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO L.B.R. = 30	0.06



CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A



ROADWAY LIGHTING NOTE:
FPL STREETLIGHTS ARE TO BE INSTALLED VIA AN AGREEMENT BETWEEN THE CITY AND FPL WHERE FPL MAINTAINS THE LIGHTS.

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(9).

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.) TO CONVERT FROM N.A.V.D. 88 TO N.G.V.D. 29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
FORCE MAIN	
CATCH BASIN	
TYPE 5 INLET	
TYPE 6 INLET	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
STREET LIGHTING	
RIGHT OF WAY / CUE I/E	

HATCH LEGEND

	PROP. ASPHALT PAVEMENT
	PROP. CONCRETE

- GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
 - ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICATIONS, LATEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
 - LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
 - ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
 - NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 - CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
 - THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-190 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
 - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND IN A TIMELY MANNER.
 - THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
 - THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
 - THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
 - ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
 - IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
 - IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
 - LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
 - RCP INDICATES REINFORCED CONCRETE PIPE. CMP INDICATES GALVANIZED CORRUGATED METAL PIPE. BCCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE. CAP INDICATES CORRUGATED ALUMINUM PIPE. CPP INDICATES CORRUGATED POLYETHYLENE PIPE. (M2) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPP INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE.
 - MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FOOT STANDARD INDEX NO. 430-021.
 - COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
 - TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
 - ANY STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
 - ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
 - THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
 - IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
 - UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
 - WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
 - ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
 - ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
 - NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
 - MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
 - EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
 - ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.
 - TOPOGRAPHIC INFORMATION PREPARED BY VELCON ENGINEERING & SURVEYING, LLC. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SURVEY N.A.V.D.
 - THE EDGE DRAIN SHALL NOT BE REQUIRED WITH THE WRITTEN RECOMMENDATION OF A GEOTECHNICAL ENGINEER AND APPROVAL FROM PSL.

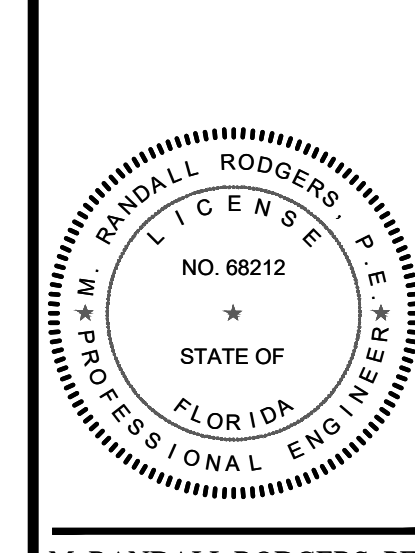


REVISIONS:

BY:	DATE:	COMMENT:
TG	04/26/21	PER SPRC COMMENTS
SG	06/23/21	PER SPRC COMMENTS

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DEVELOPMENT
COMPANY, LLC



M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
7/8/21

PROJECT No.: 21-1003
DRAWN BY: SCG
CHECKED BY: RR
DATE: 7/8/2021
CAD ID: 21-1003 - PGD PLAN

HEET TITLE:
PAVING, GRADING
& DRAINAGE,
UTILITY PLAN AND
PROFILE

SHEET NUMBER:
02

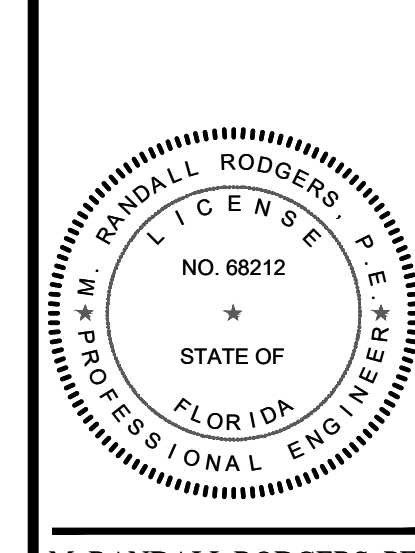
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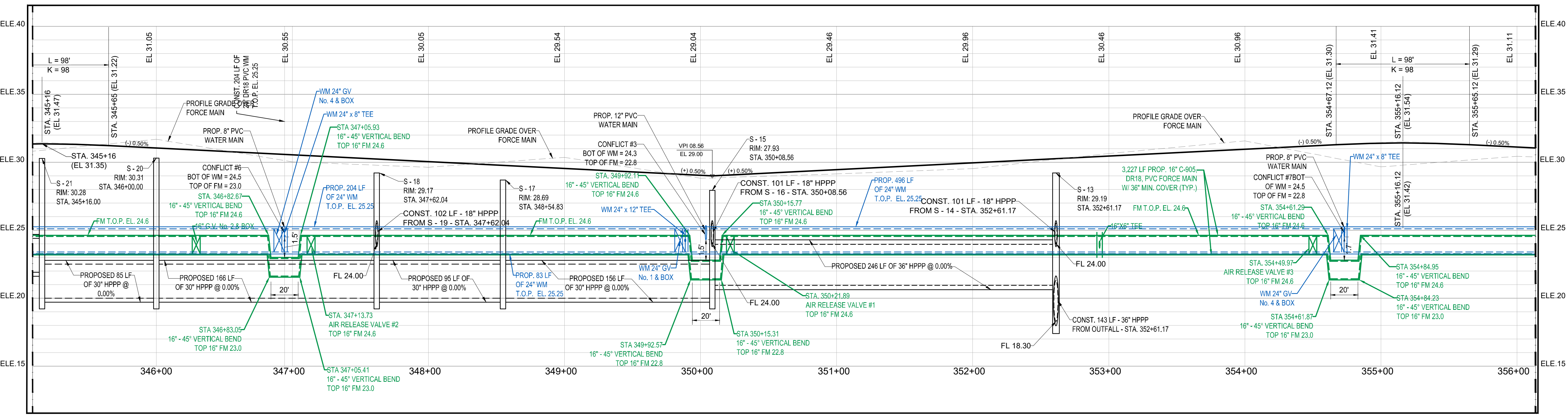
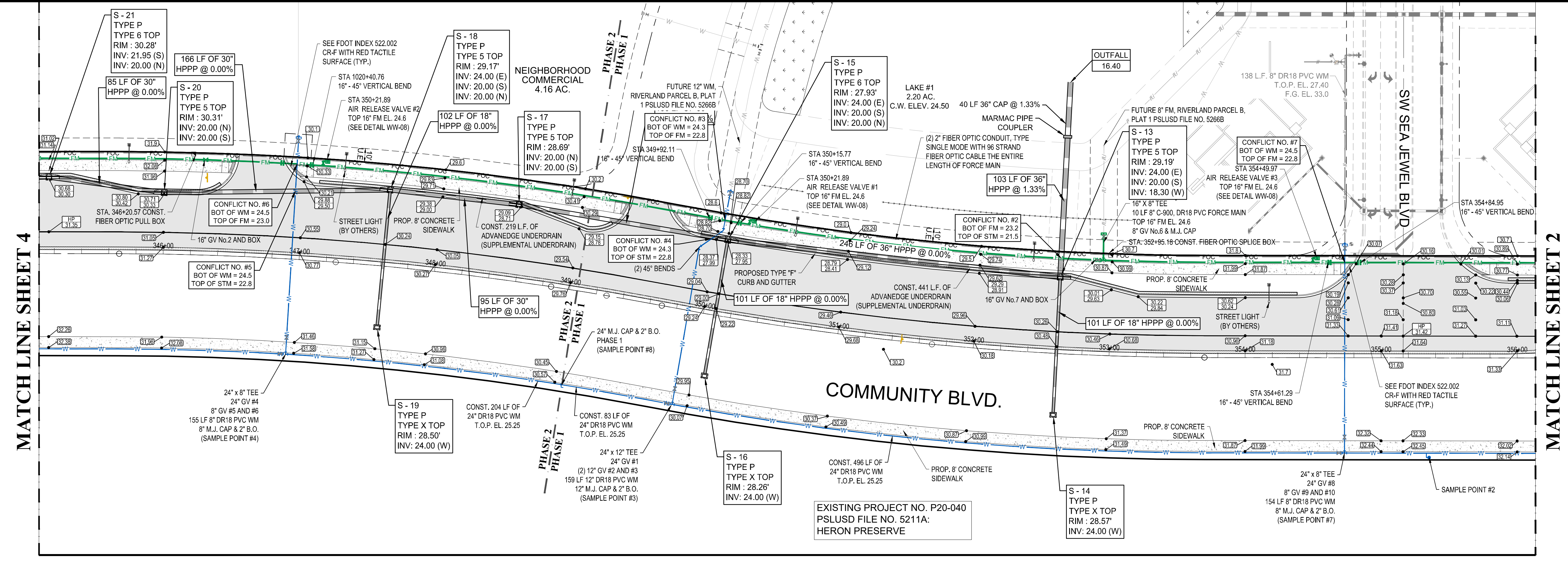


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

PROJECT No.: 21-1003
DRAWN BY: SCG
CHECKED BY: RR
DATE: 7/8/2021
CAD ID.: 21-1003 - PGD PLAN

SHEET TITLE:
**PAVING, GRADING
& DRAINAGE,
UTILITY PLAN AND
PROFILE**

SHEET NUMBER:
03



ENGINEERING LEGEND

WATER MAIN		TYPE 6 INLET	
STORM SEWER		MANHOLE	
SANITARY SEWER MAIN		PROP. ELEVATION	
FORCE MAIN		FIRE HYDRANT	
CATCH BASIN		DECORATIVE LIGHTING	
TYPE 5 INLET		RIGHT OF WAY / CUE / UE	

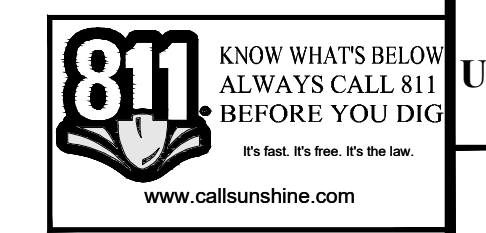
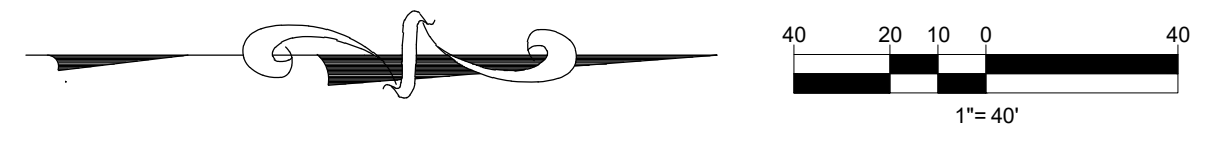
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FPL STREETLIGHTS ARE TO BE INSTALLED VIA AN AGREEMENT BETWEEN THE CITY AND FPL WHERE FPL MAINTAINS THE LIGHTS.

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NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.), TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

HATCH LEGEND

	PROP. ASPHALT PAVEMENT
	PROP. CONCRETE



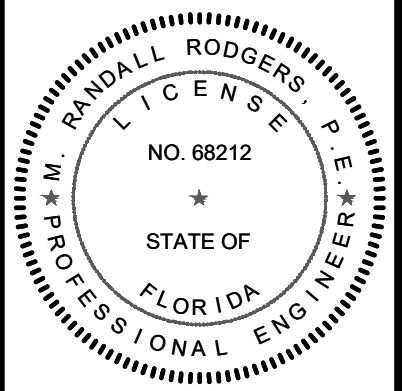
CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

REVISIONS:

BY:	DATE:	COMMENT:
TG	04/26/21	PER SPRC COMMENTS
SG	06/23/21	PER SPRC COMMENTS

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**

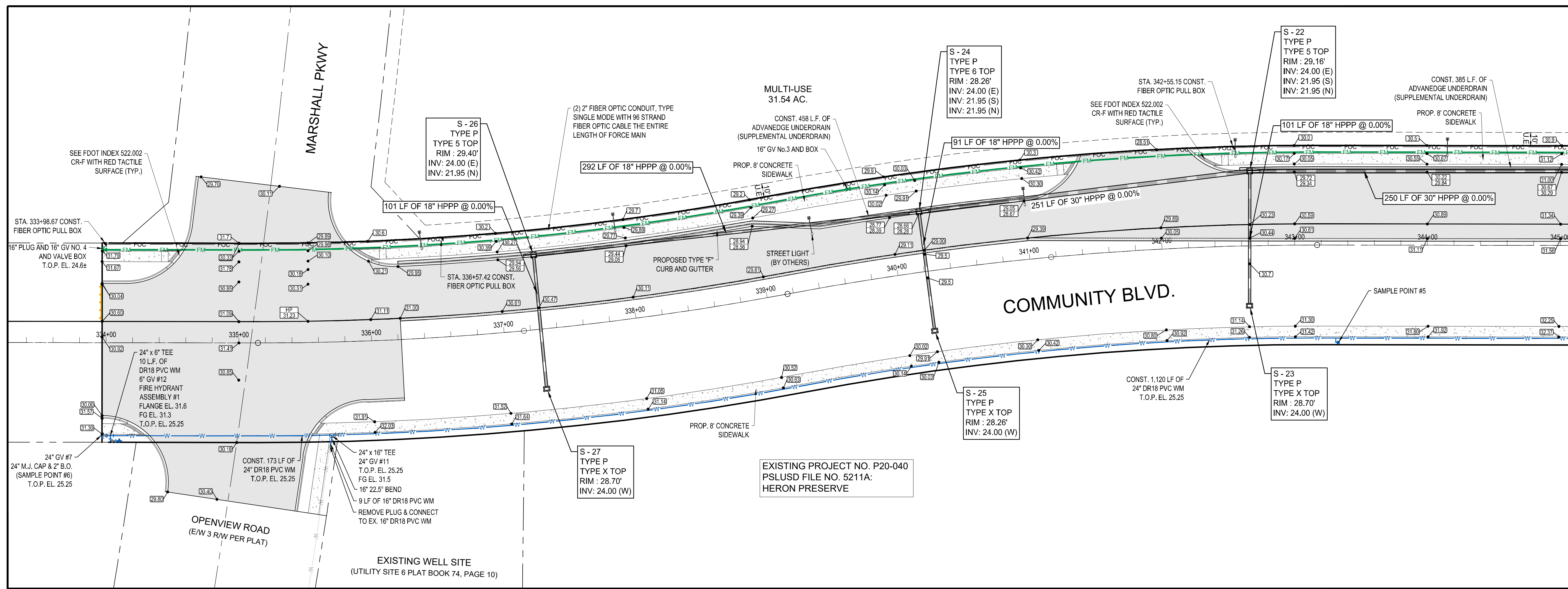


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

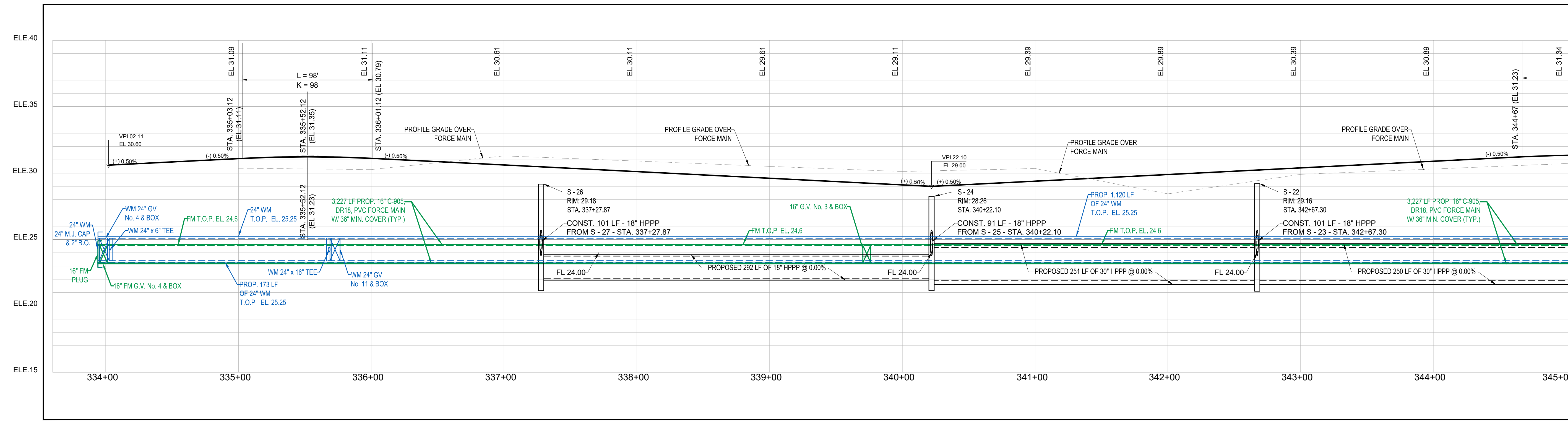
PROJECT No.: 21-1003
DRAWN BY: SCG
CHECKED BY: RR
DATE: 7/8/2021
CAD ID: 21-1003 - PGD PLAN

SHEET TITLE:
**PAVING, GRADING
& DRAINAGE,
UTILITY PLAN AND
PROFILE**

SHEET NUMBER:
04



MATCH LINE SHEET 3



MATCH LINE SHEET 3

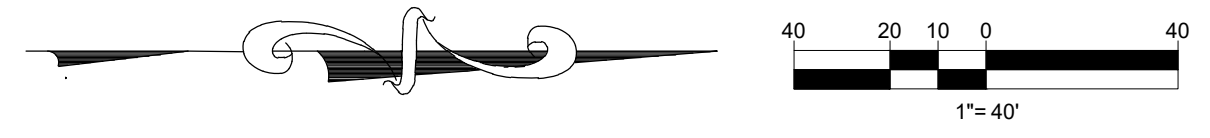
ENGINEERING LEGEND

WATER MAIN		TYPE 6 INLET	
STORM SEWER		MANHOLE	
SANITARY SEWER MAIN		PROP. ELEVATION	
FORCE MAIN		FIRE HYDRANT	
CATCH BASIN		DECORATIVE LIGHTING	
TYPE 5 INLET		RIGHT OF WAY / CUE / UE	

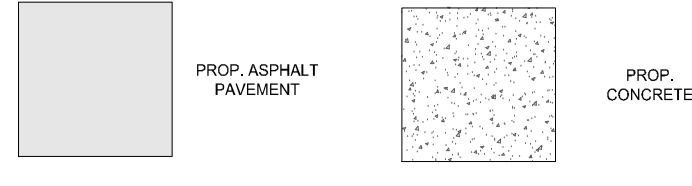
ROADWAY LIGHTING NOTE:
FPL STREETLIGHTS ARE TO BE INSTALLED VIA AN AGREEMENT BETWEEN THE CITY AND FPL WHERE FPL MAINTAINS THE LIGHTS.

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

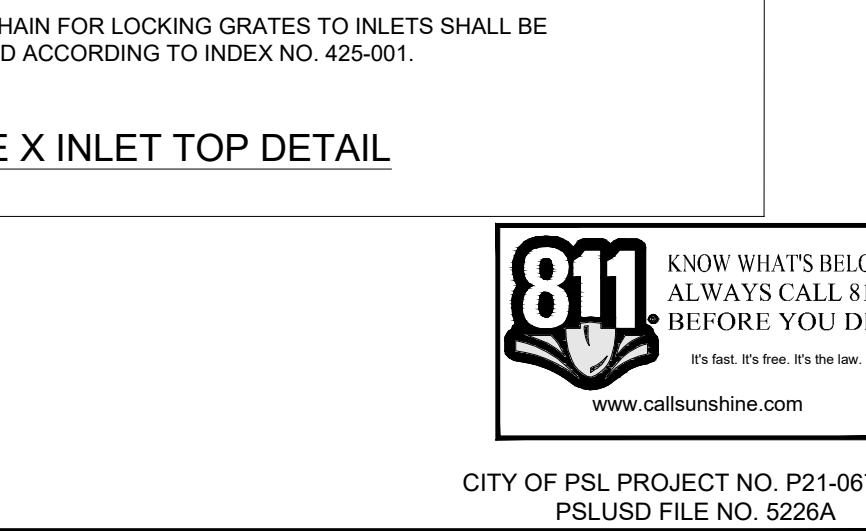
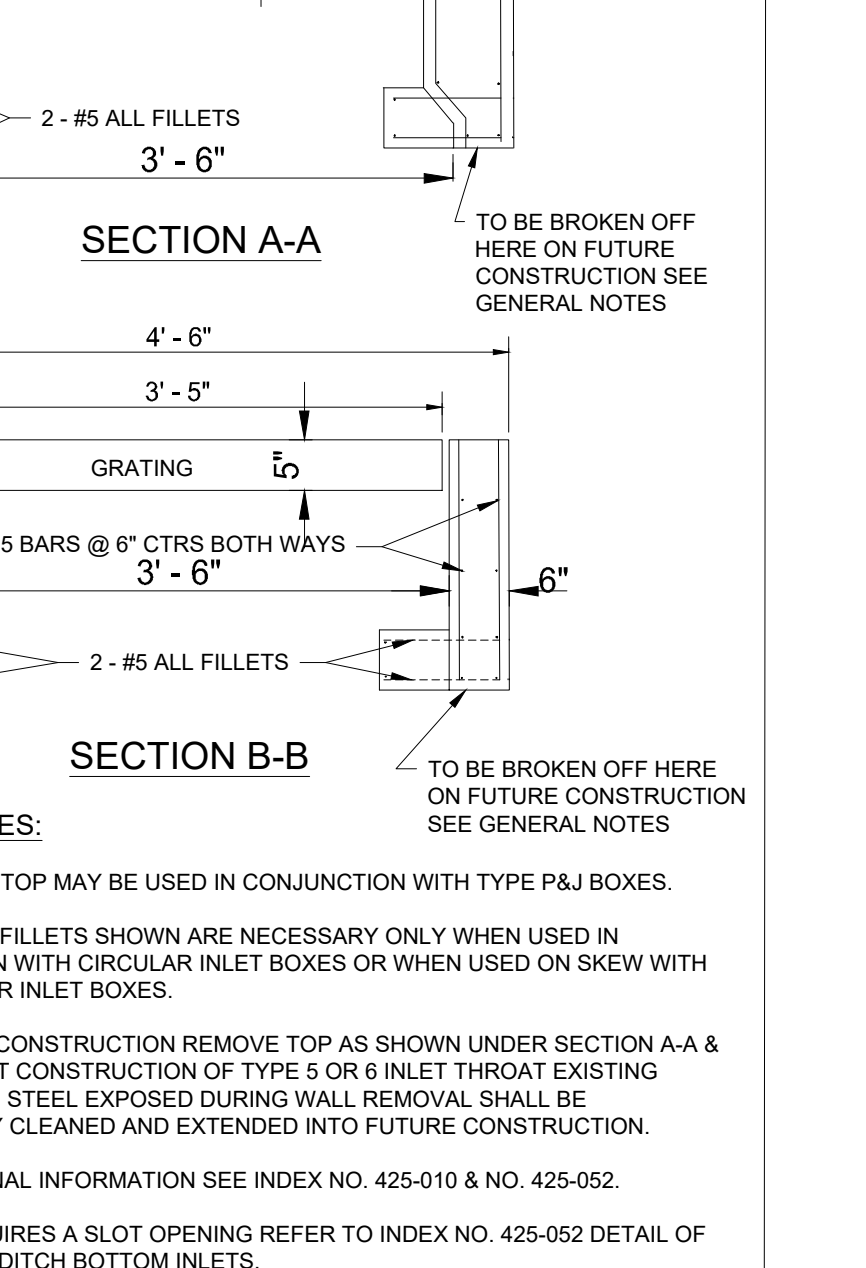
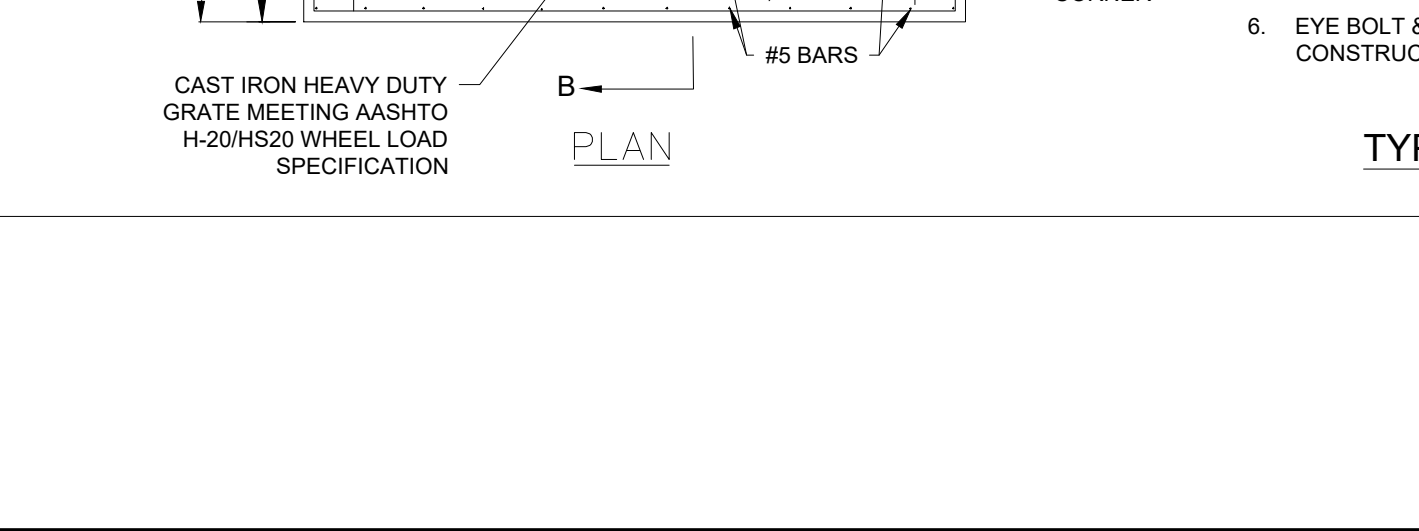
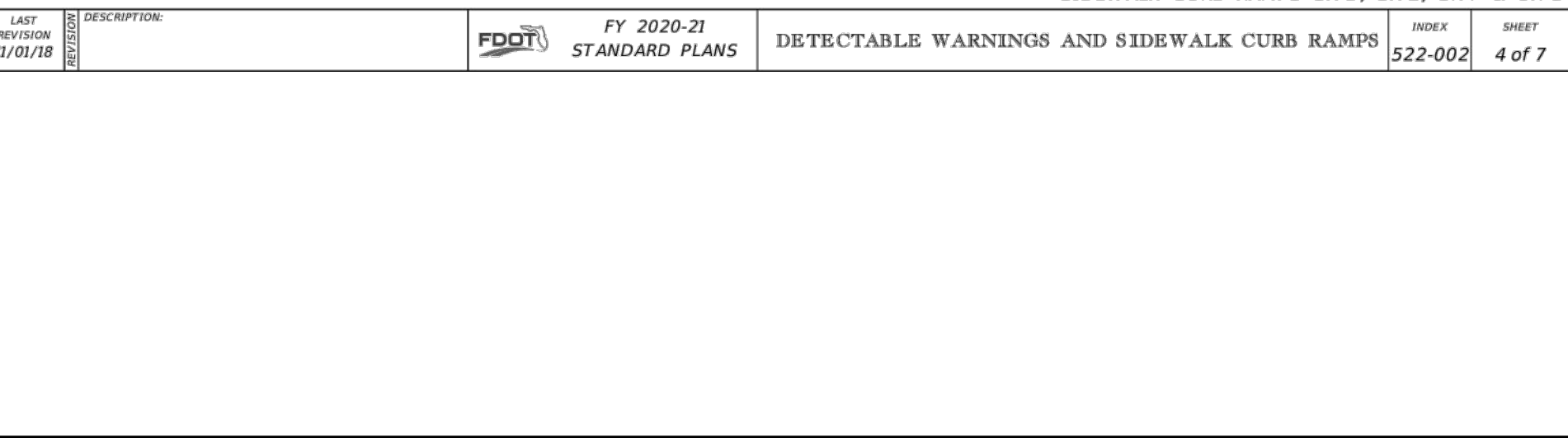
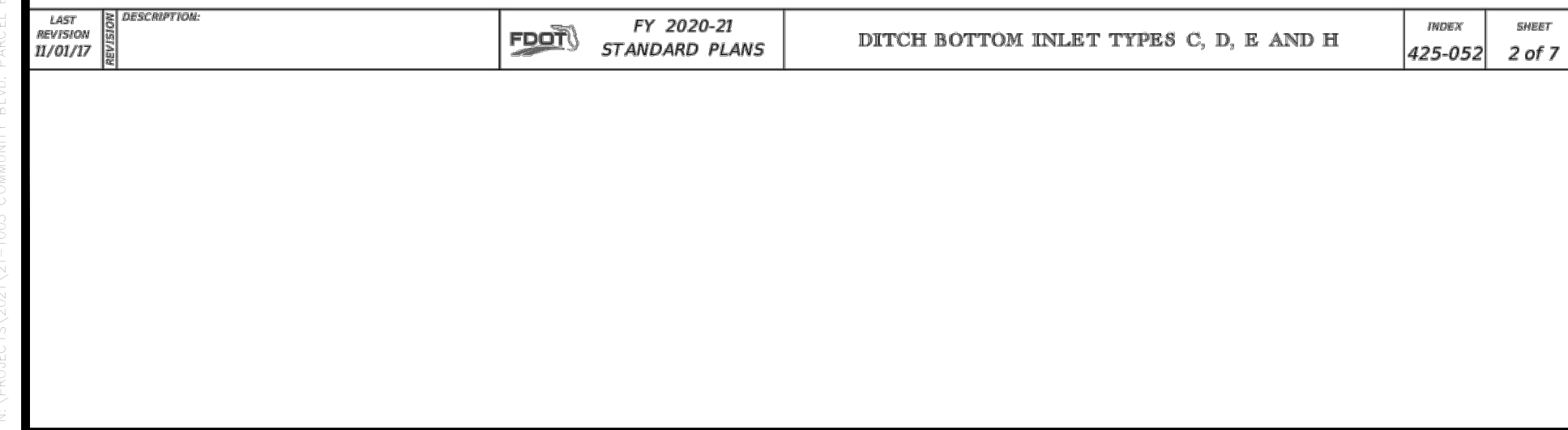
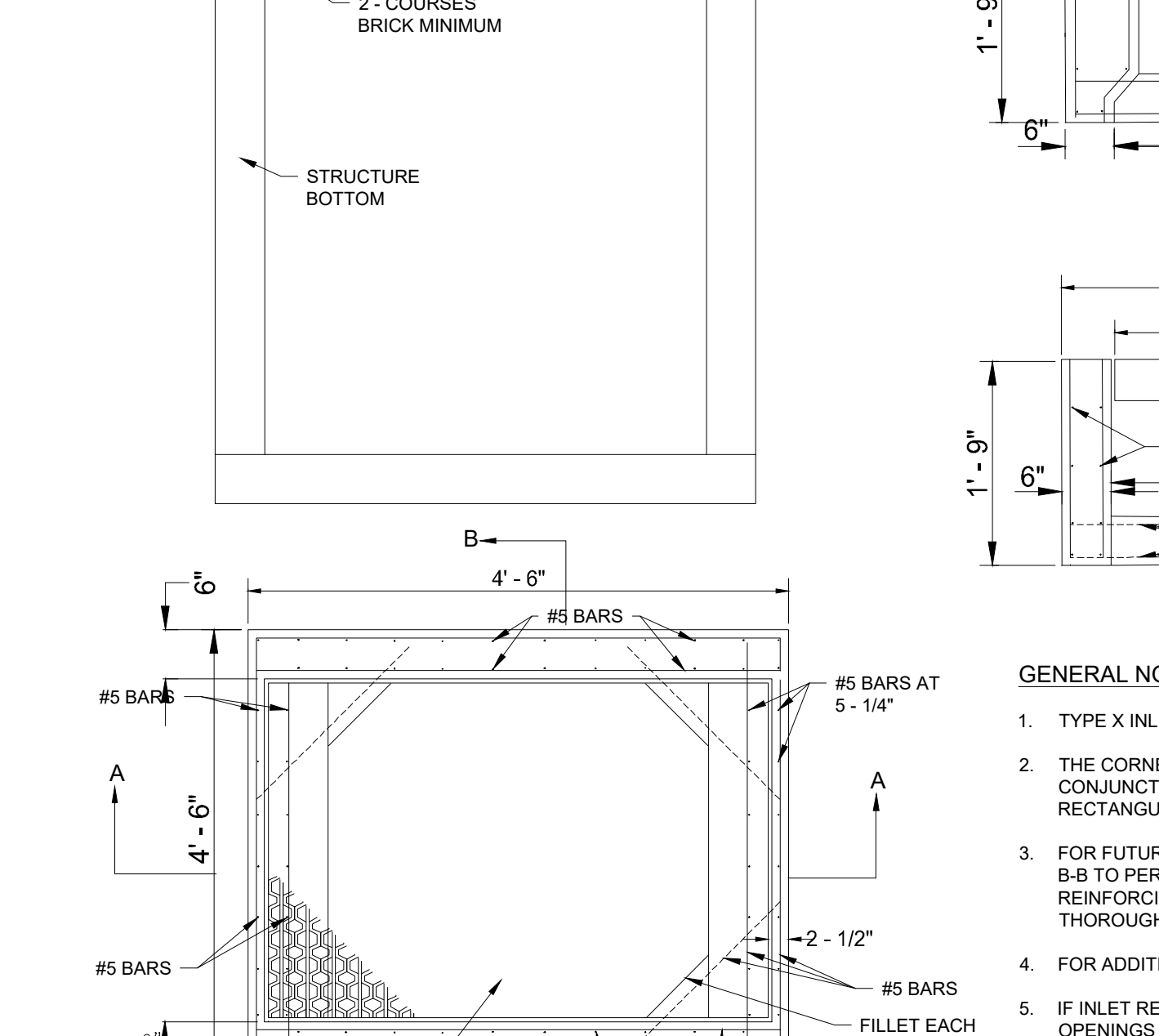
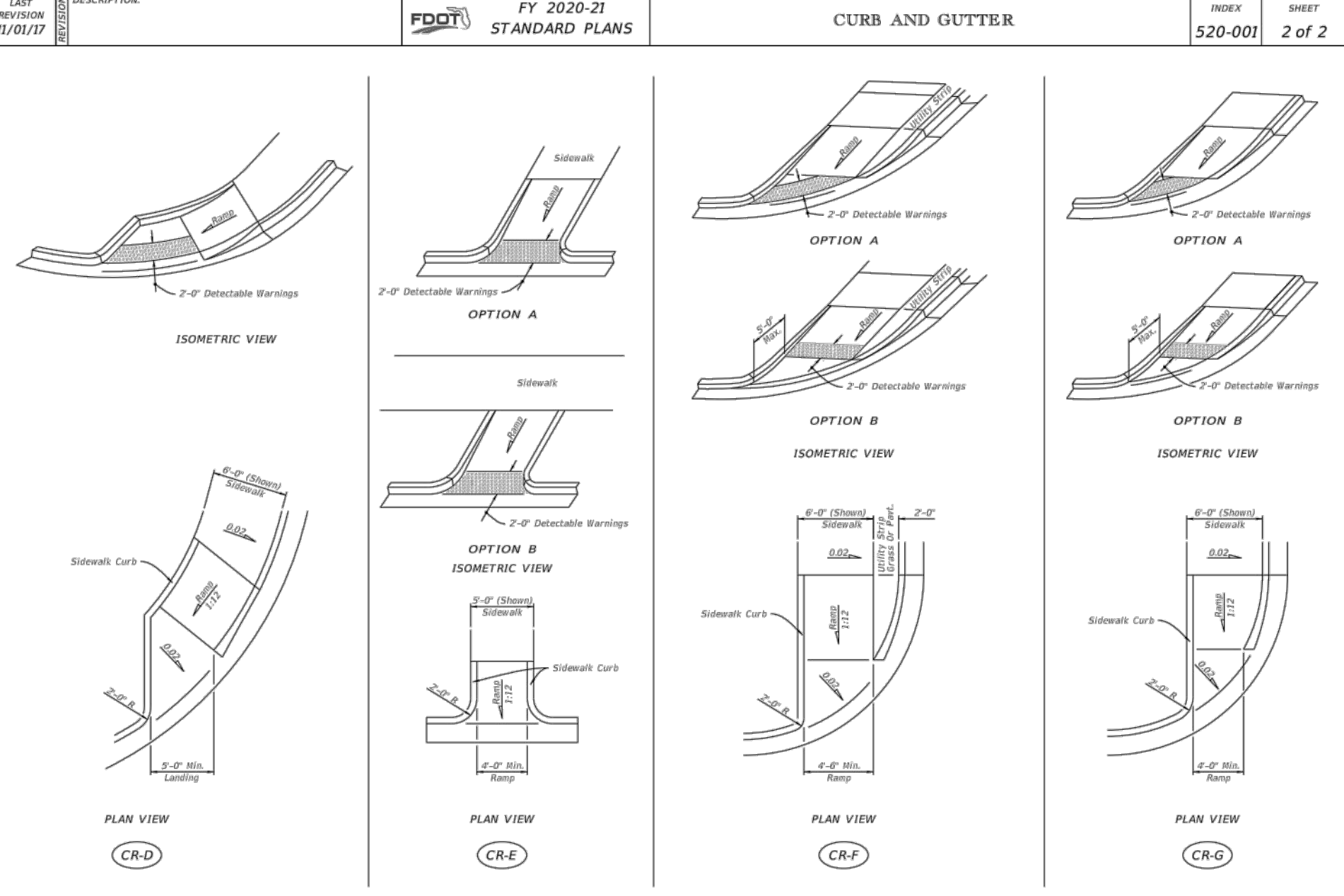
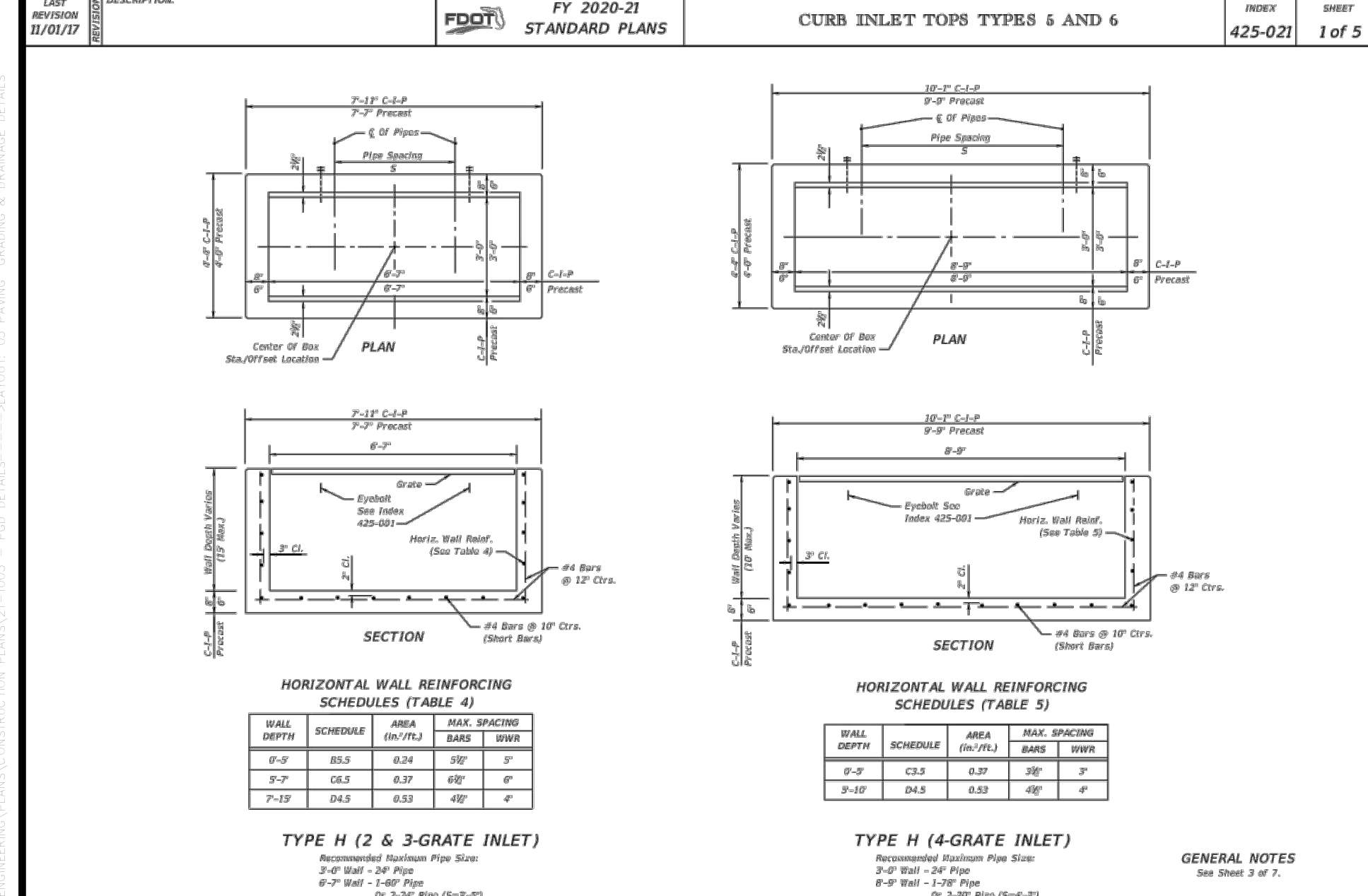
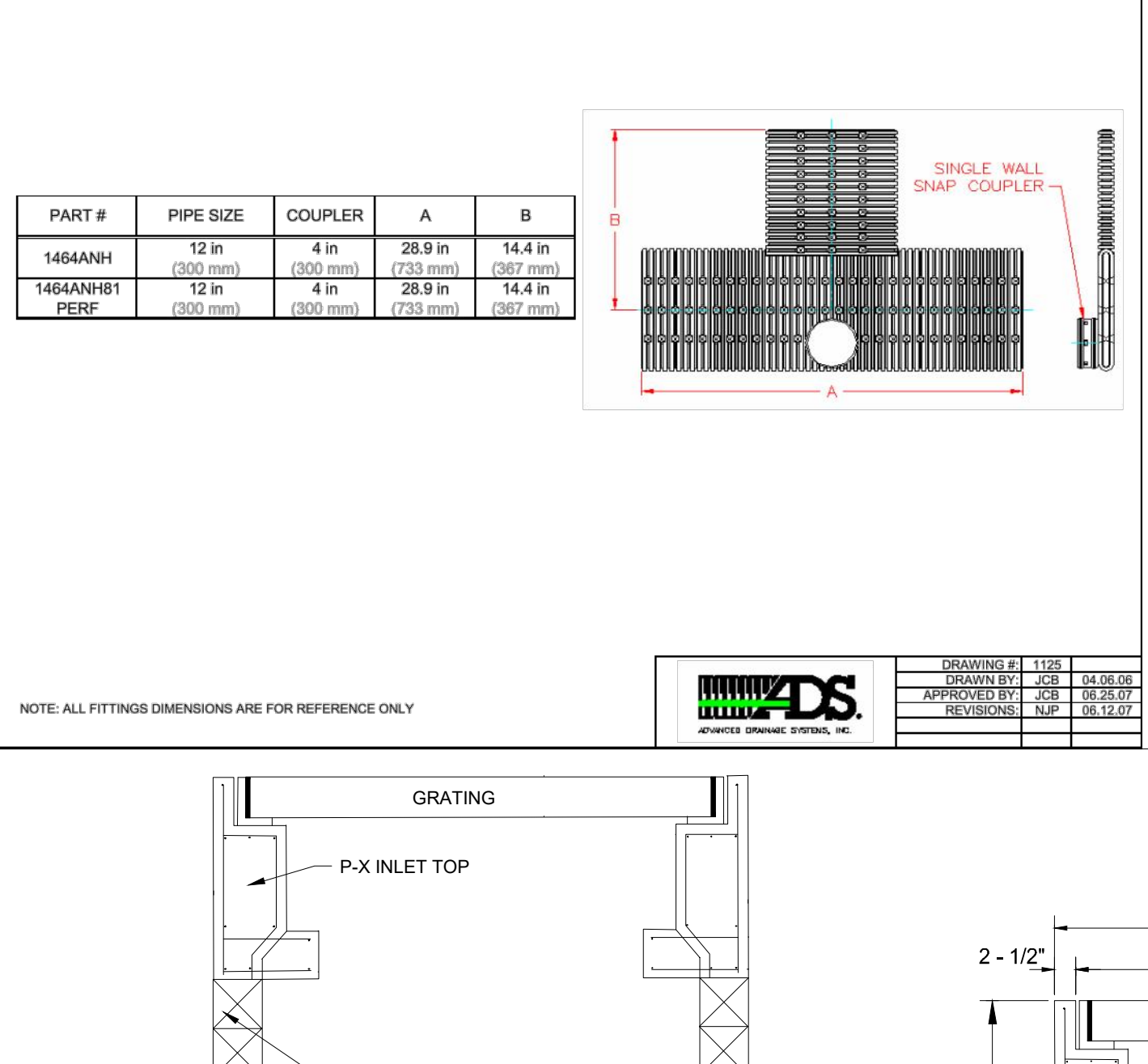
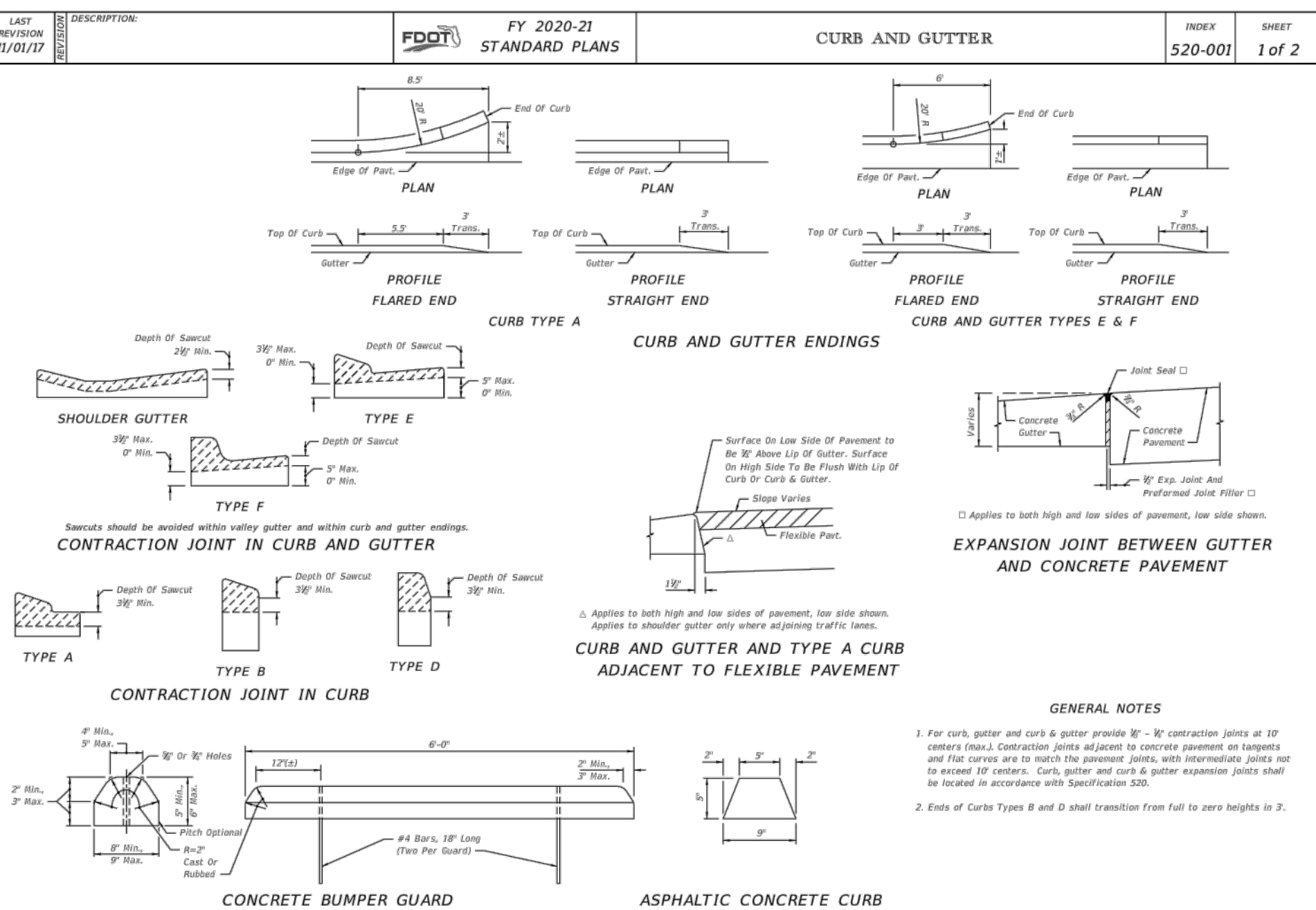
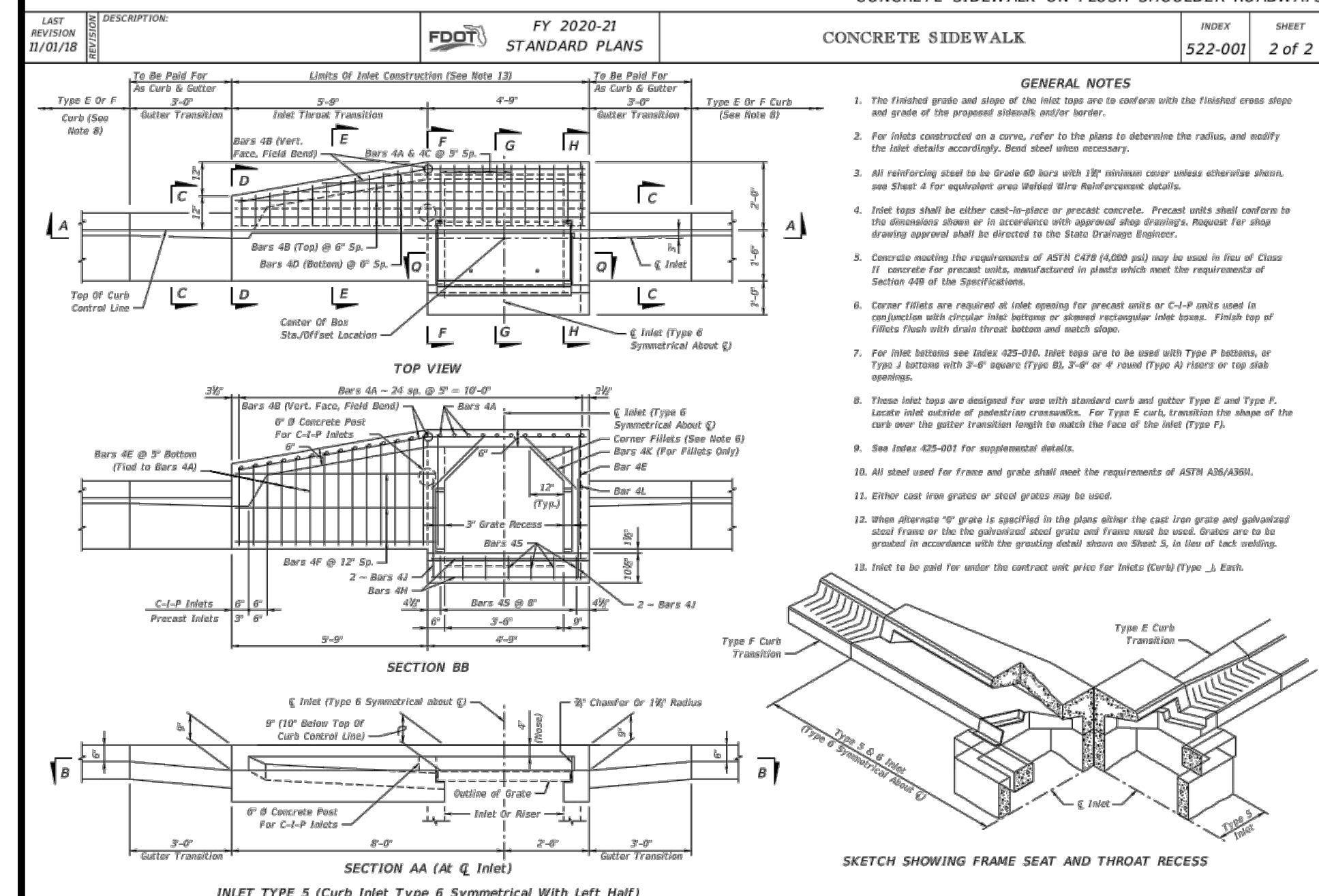
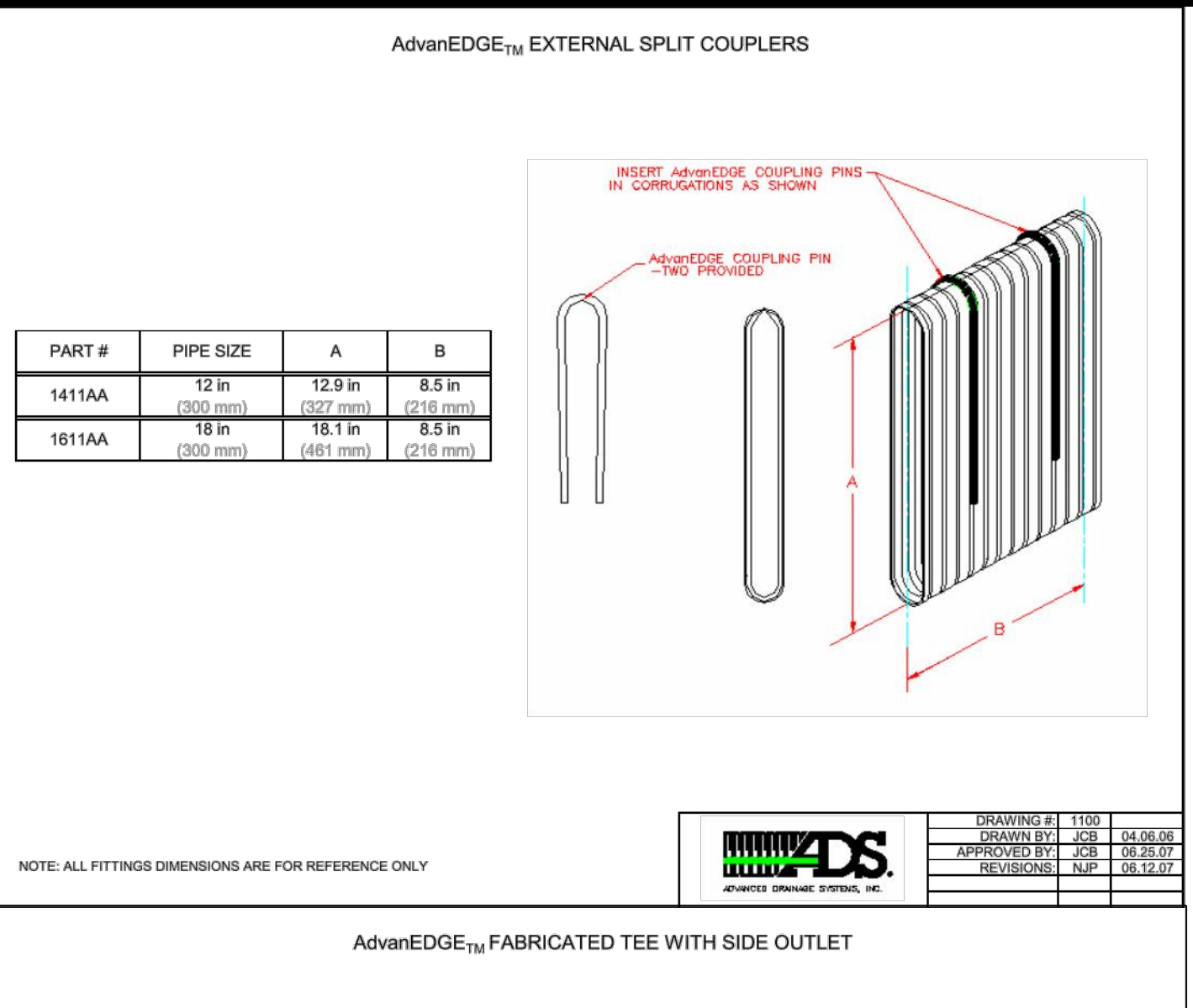
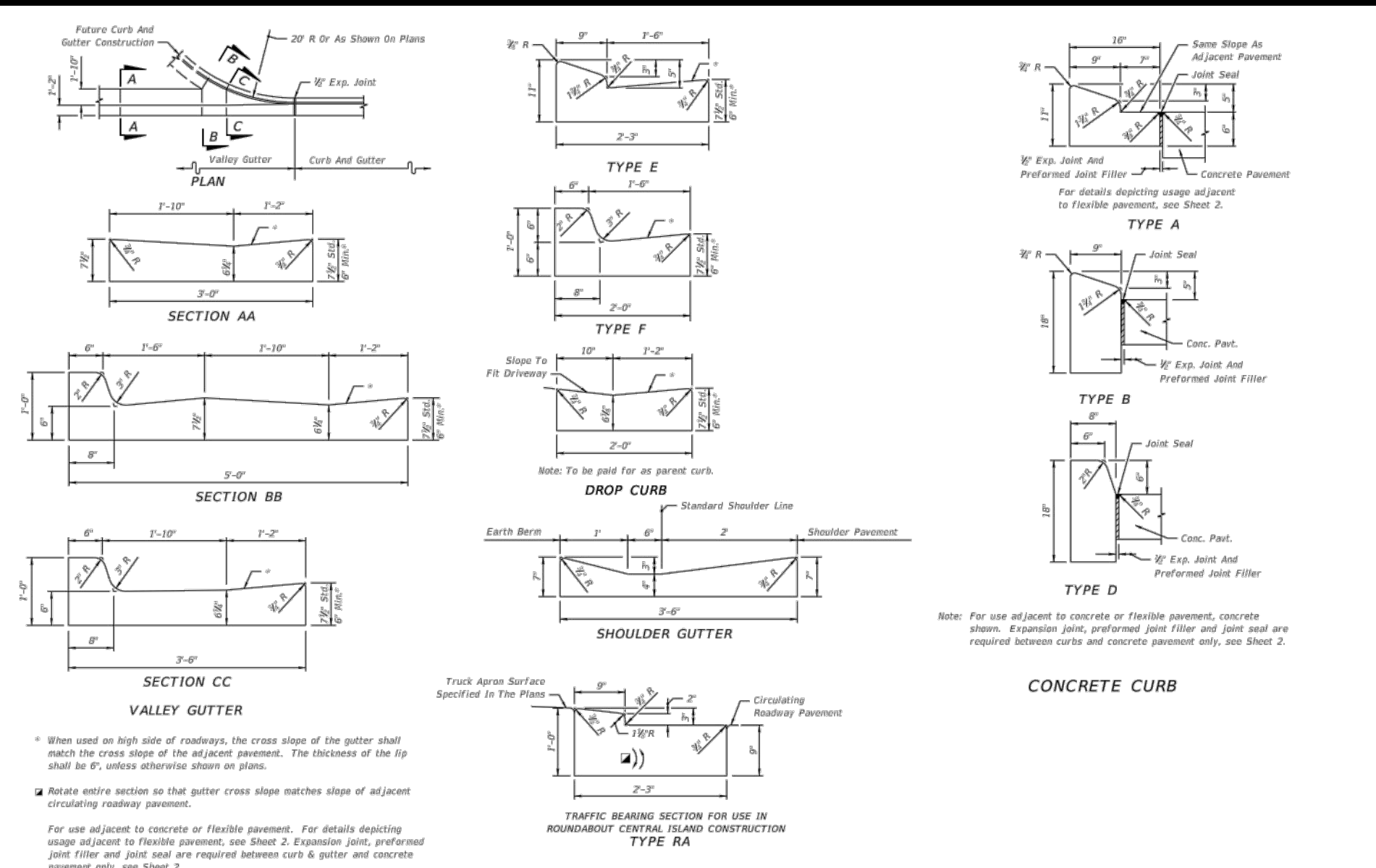
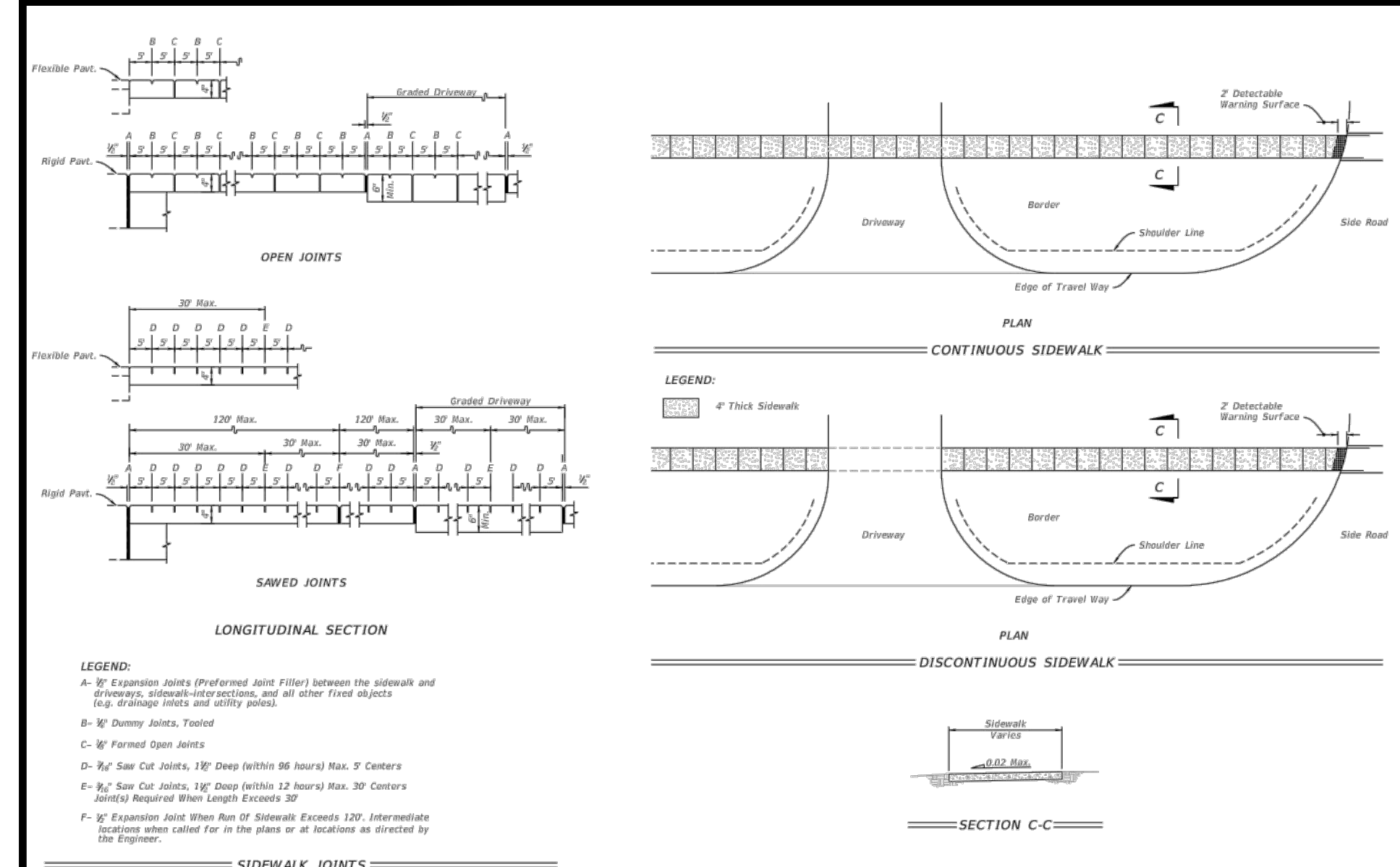


HATCH LEGEND



CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

Printed on Thursday, July 08, 2021, 10:14 AM by: 04010



VELCON
ENGINEERING & SURVEYING, LLC
590 NW PEACOCK BLVD. SUITE #9
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FIRE C.O.A. 3222

REVISIONS:

BY:	DATE:	COMMENT:
TG	04/26/21	PER SPRC COMMENTS
SG	06/23/21	PER SPRC COMMENTS

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**

PROJECT No.: 21-1003
DRAWN BY: SJC
CHECKED BY: RR
DATE: 7/8/2021
CAD ID.: 21-1003 - PGD DETAILS

SHEET TITLE:
**PAVING, GRADING
& DRAINAGE
DETAILS**

SHEET NUMBER:
05

Printed on: Thursday, July 08, 2021, 10:14 AM by: CAD103

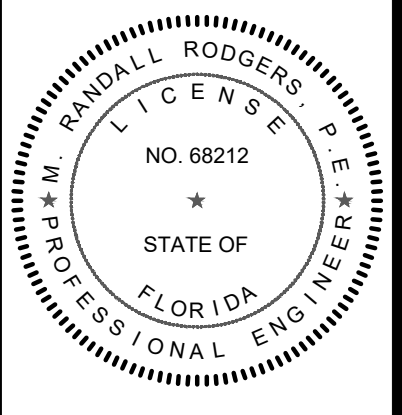
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CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

REVISIONS:		
BY:	DATE:	COMMENT:
TG	04/26/21	PER SPRNC COMMENTS
SG	06/23/21	PER SPRNC COMMENTS

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
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DEVELOPMENT
COMPANY, LLC**

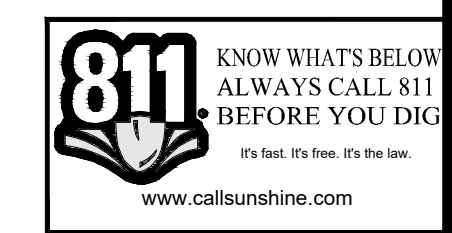
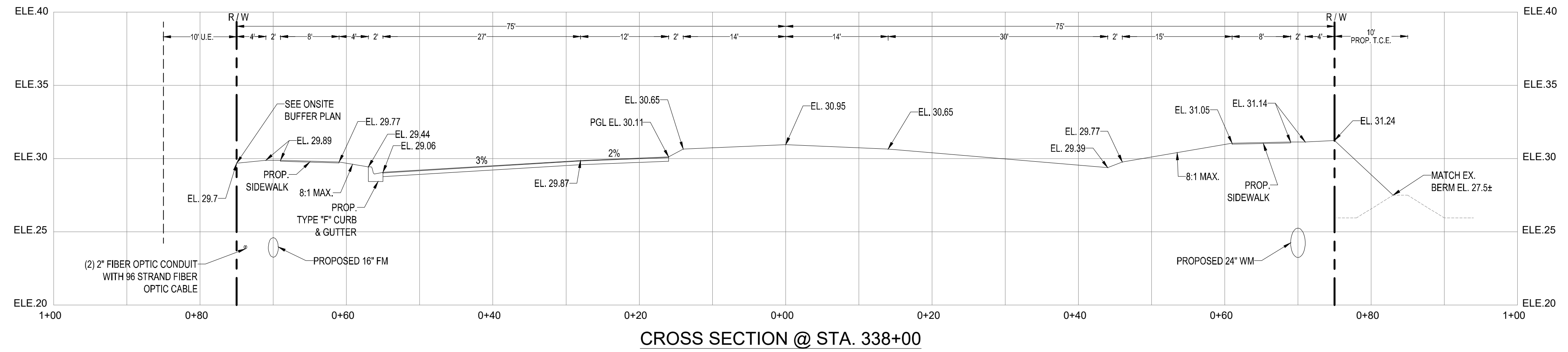
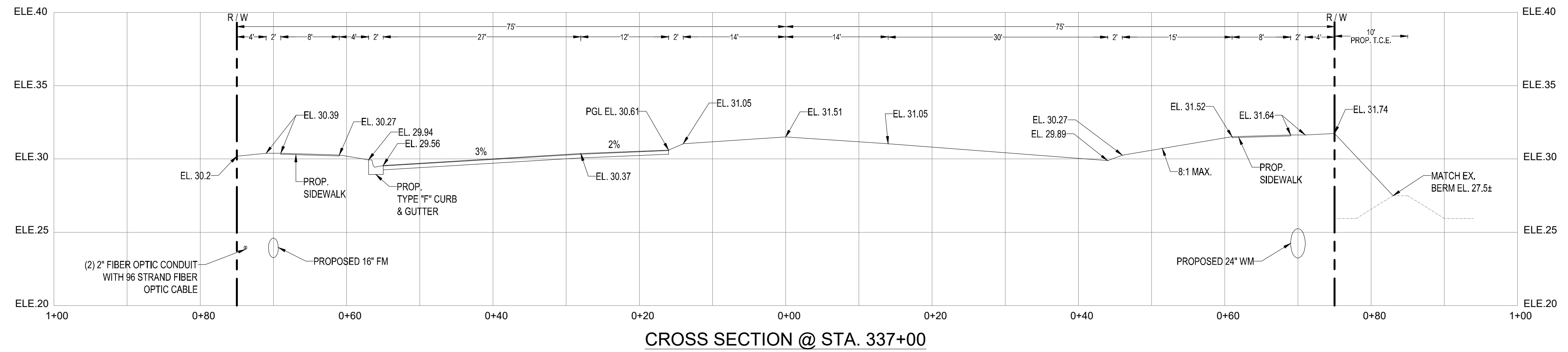
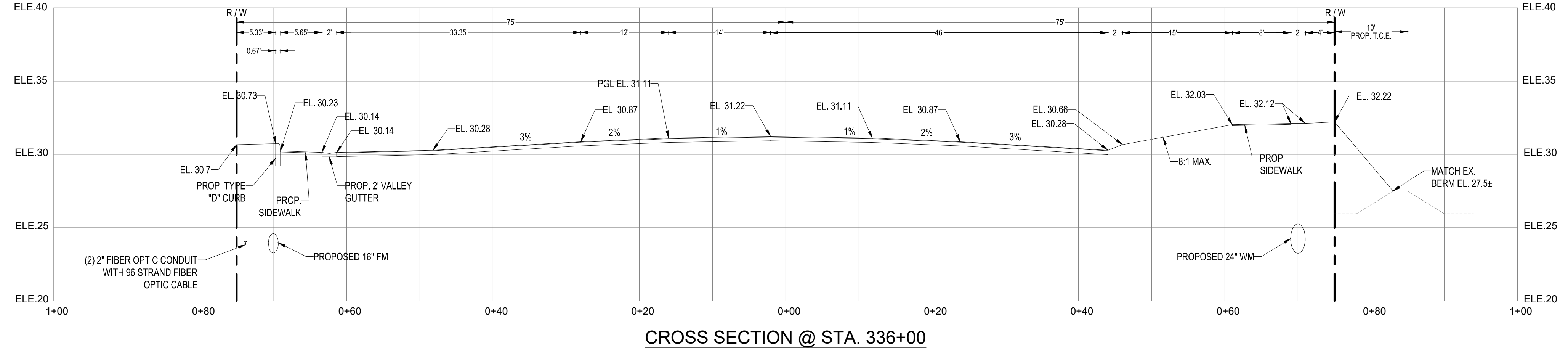
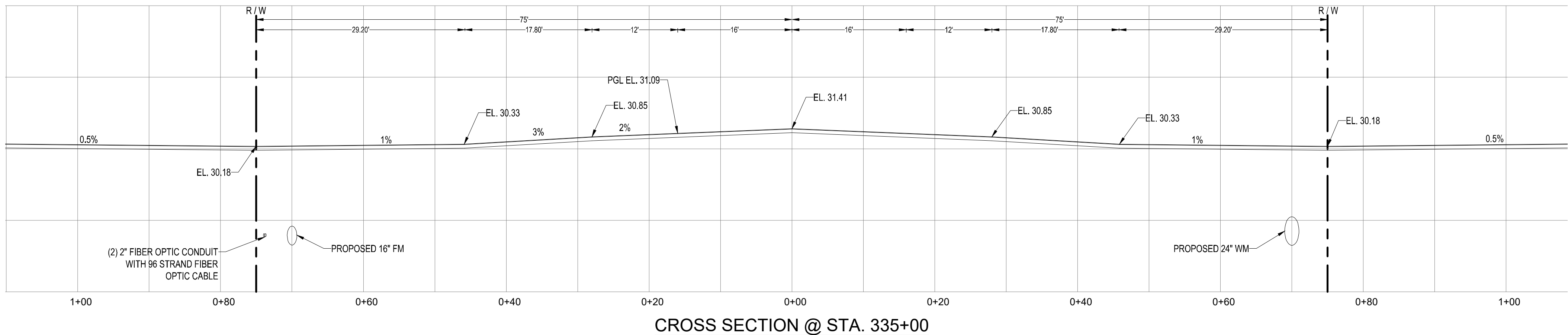


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

PROJECT No.: 21-1003
DRAWN BY: SOJ
CHECKED BY: RR
DATE: 7/8/2021
CAD: 12-1003 - CROSS SECTIONS

SHEET TITLE:
CROSS SECTIONS

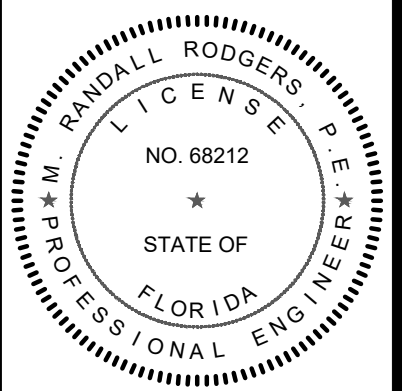
SHEET NUMBER:
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REVISIONS:		
BY:	DATE:	COMMENT:

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**

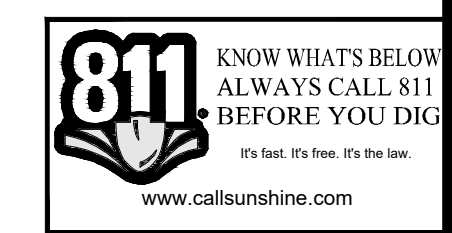
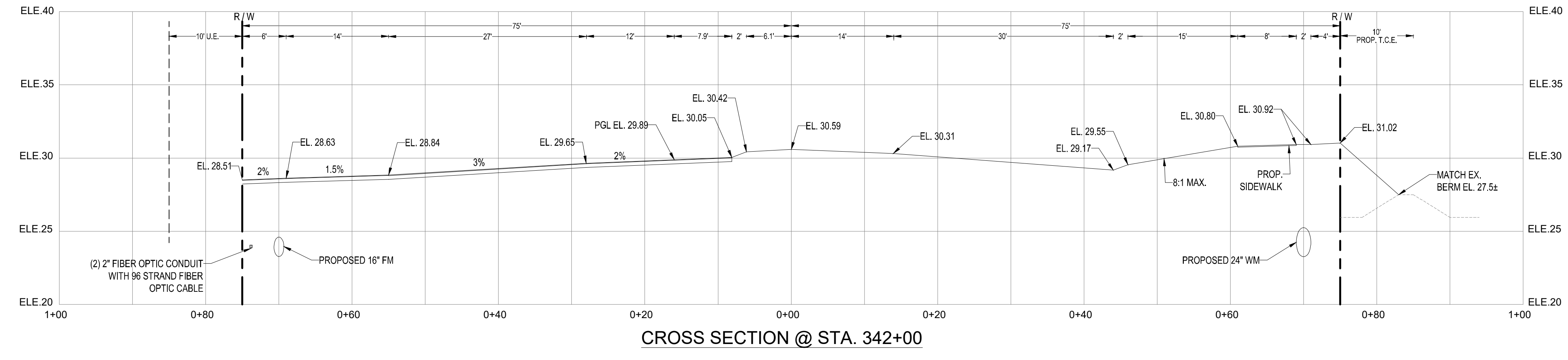
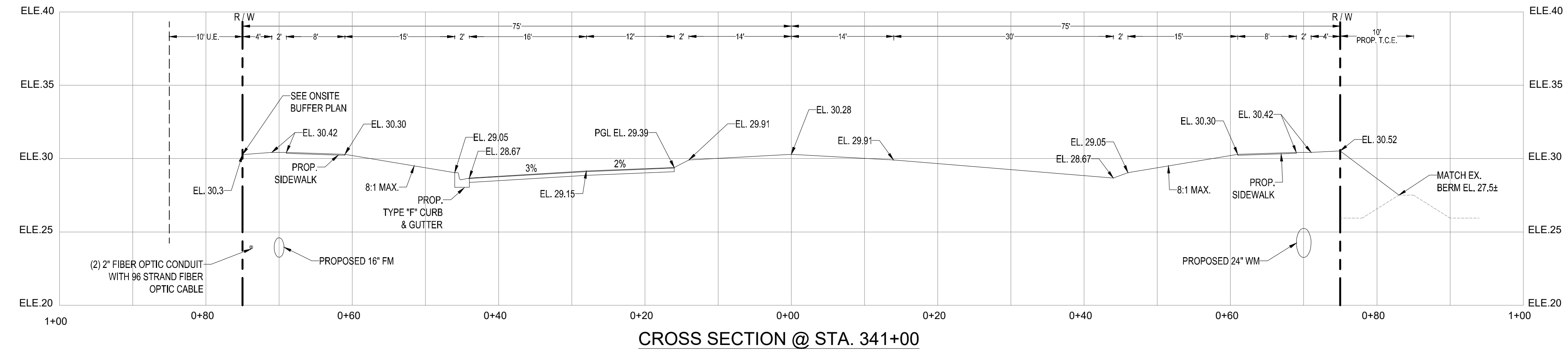
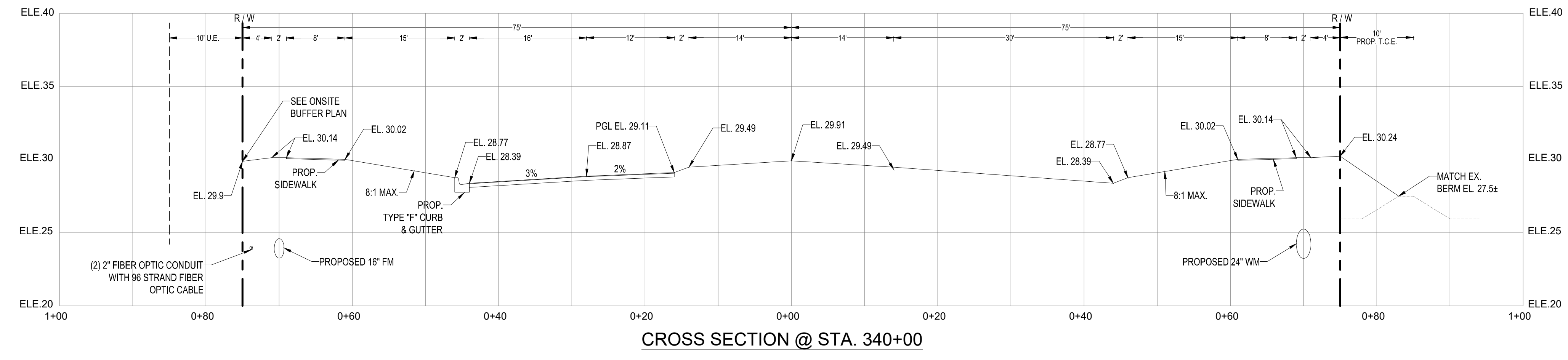
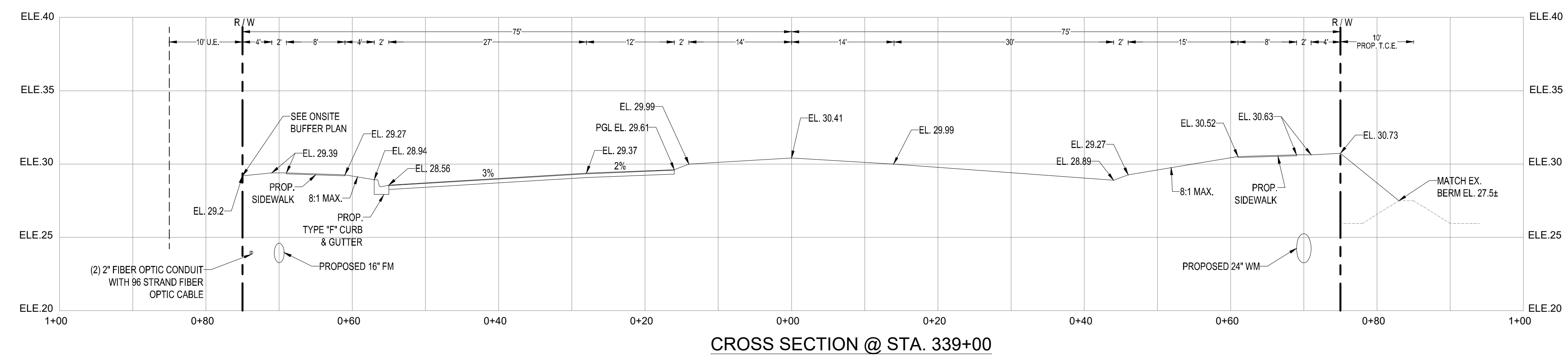


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

PROJECT No.: 21-1003
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 7/8/2021
CAD: 123-1003 - CROSS SECTIONS

SHEET TITLE:
CROSS SECTIONS

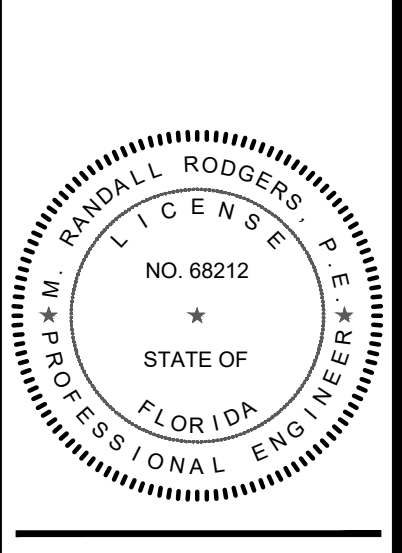
SHEET NUMBER:
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REVISIONS:	
BY:	DATE:

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**

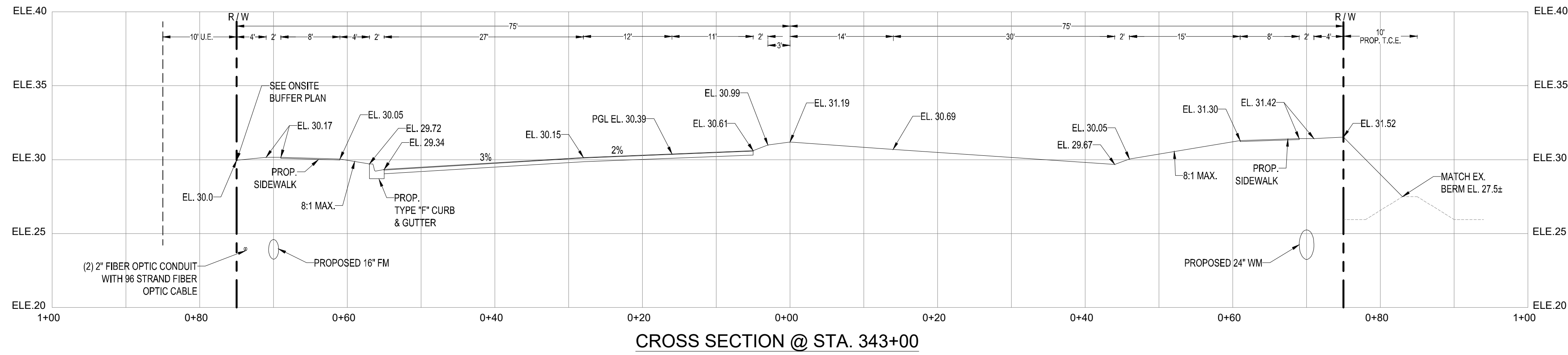


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7/8/21

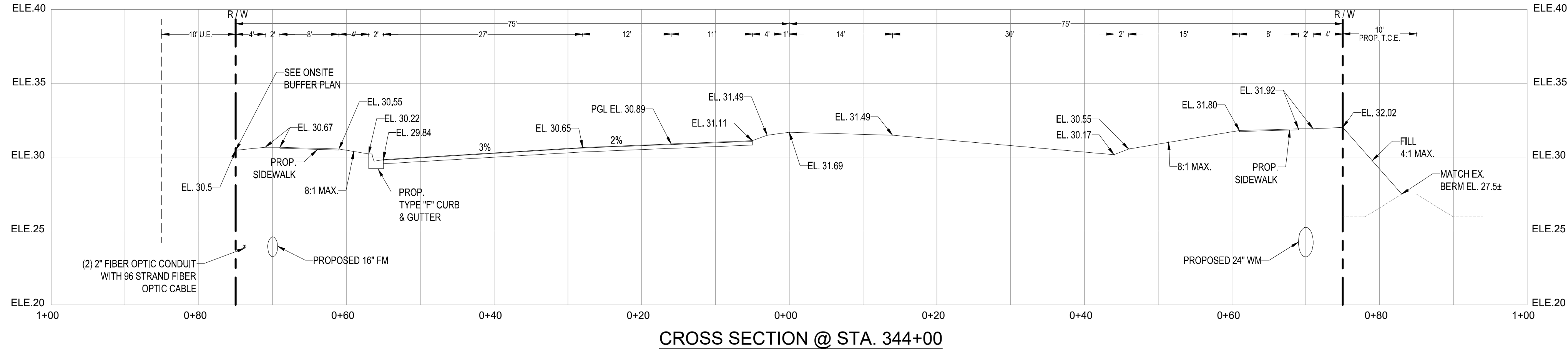
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CAD: 123-1003 - CROSS SECTIONS

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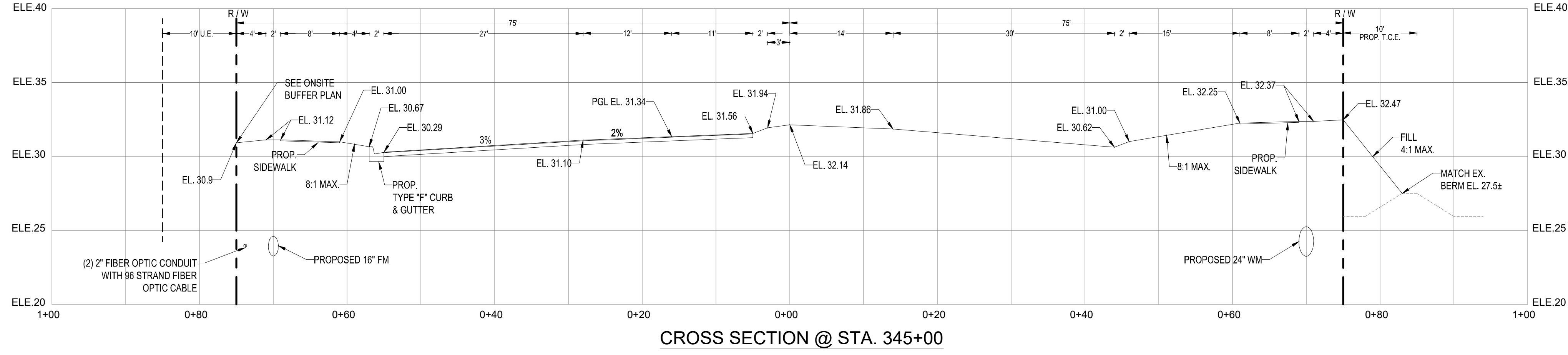
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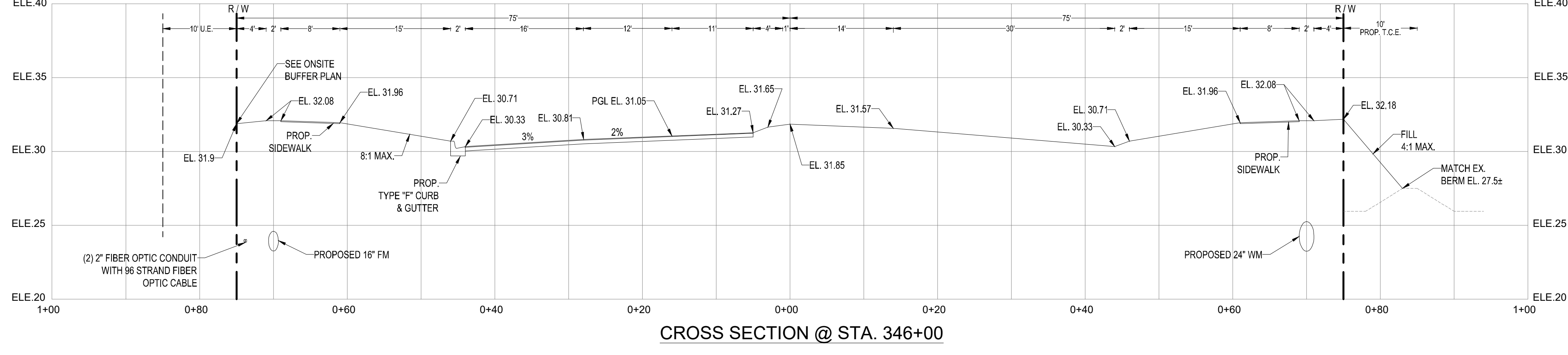
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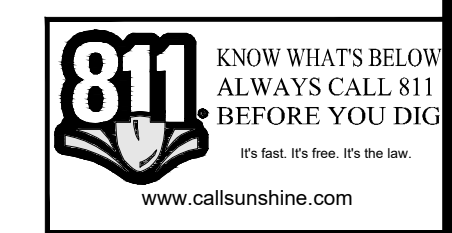
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CROSS SECTION @ STA. 345+00



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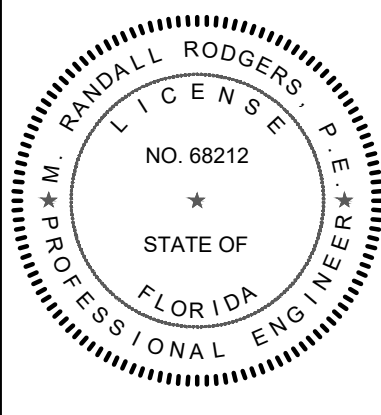


CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

REVISIONS:	
BY:	DATE: COMMENT:

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

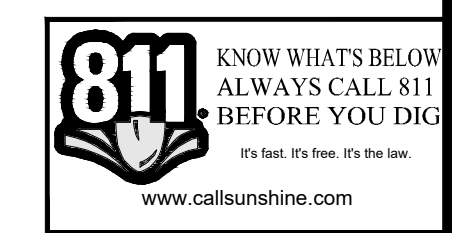
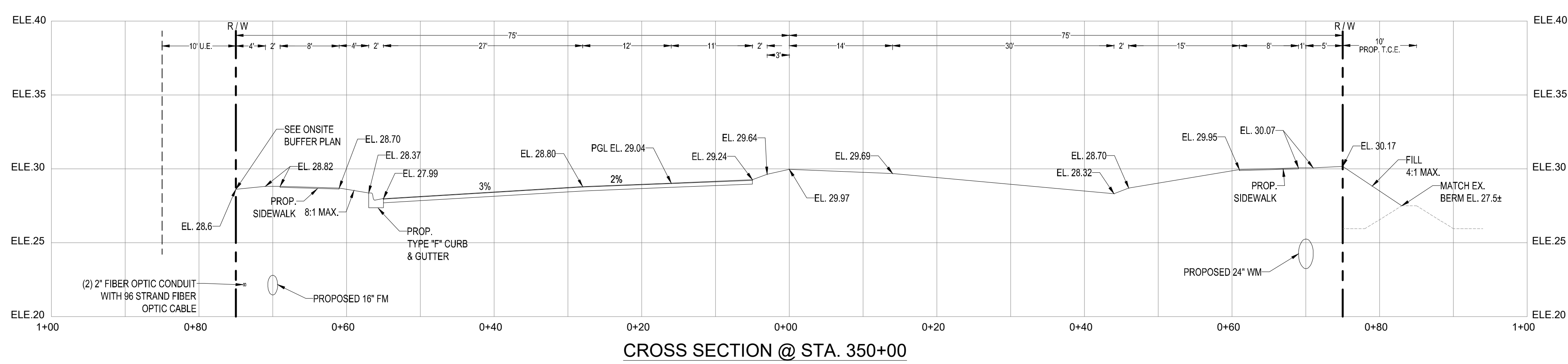
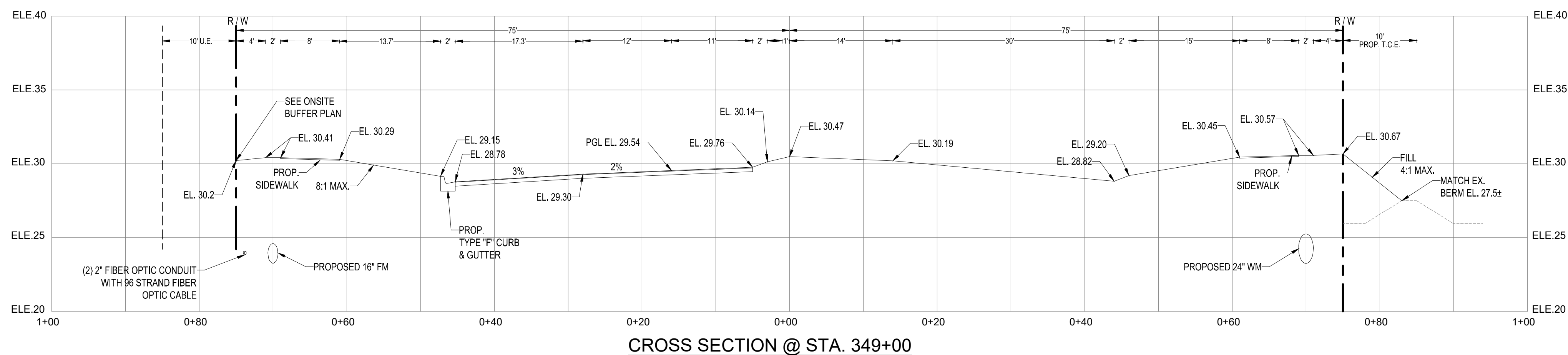
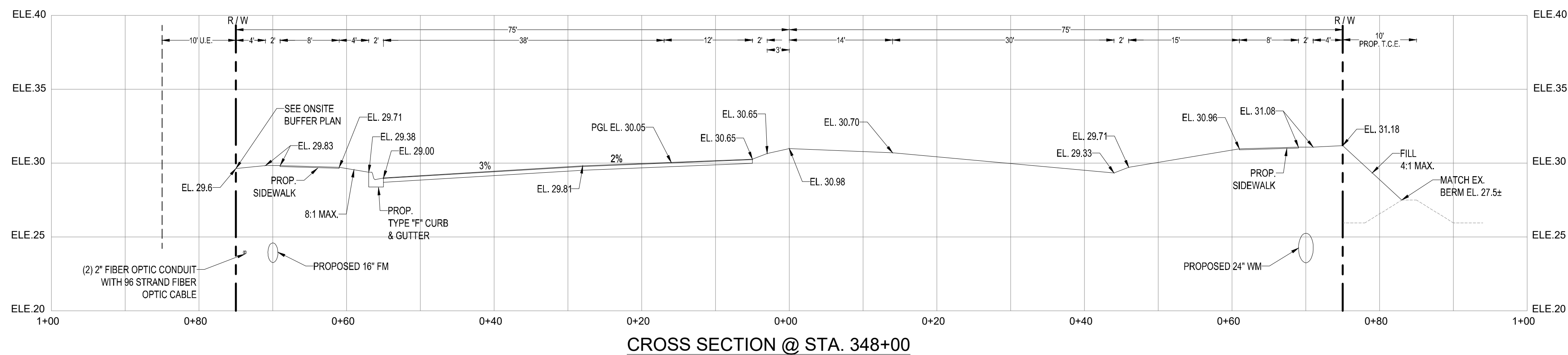
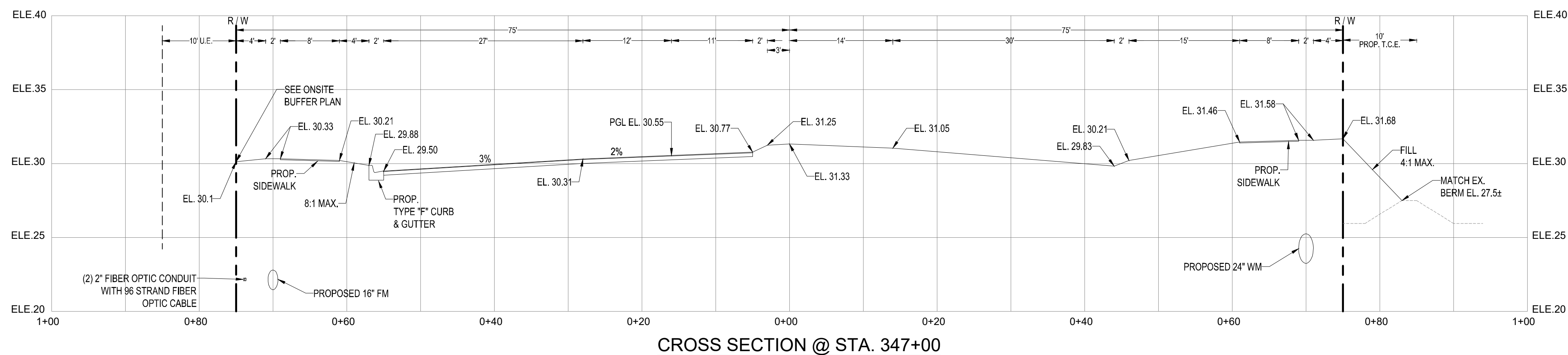
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DRAWN BY: SOG
CHECKED BY: RR
DATE: 7/8/2021
CAD: 13-1003 - CROSS SECTIONS

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

09



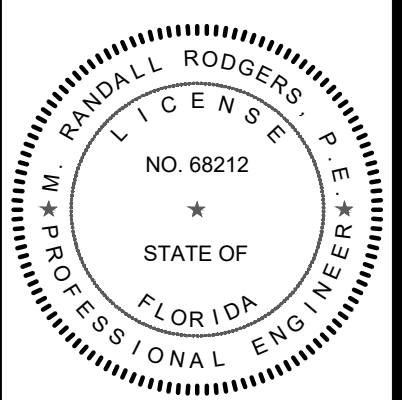
CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
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DEVELOPMENT
COMPANY, LLC**

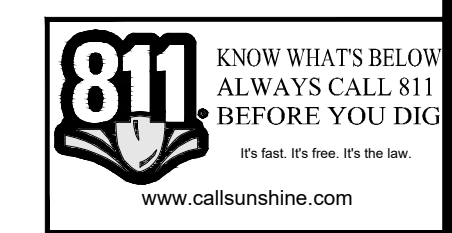


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FLORIDA LICENSE No. 68212
7/8/21

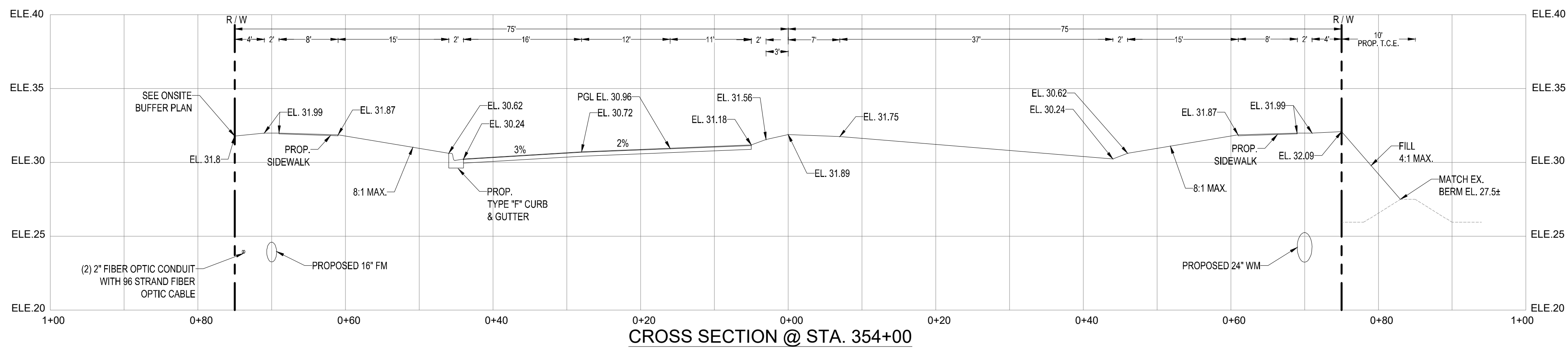
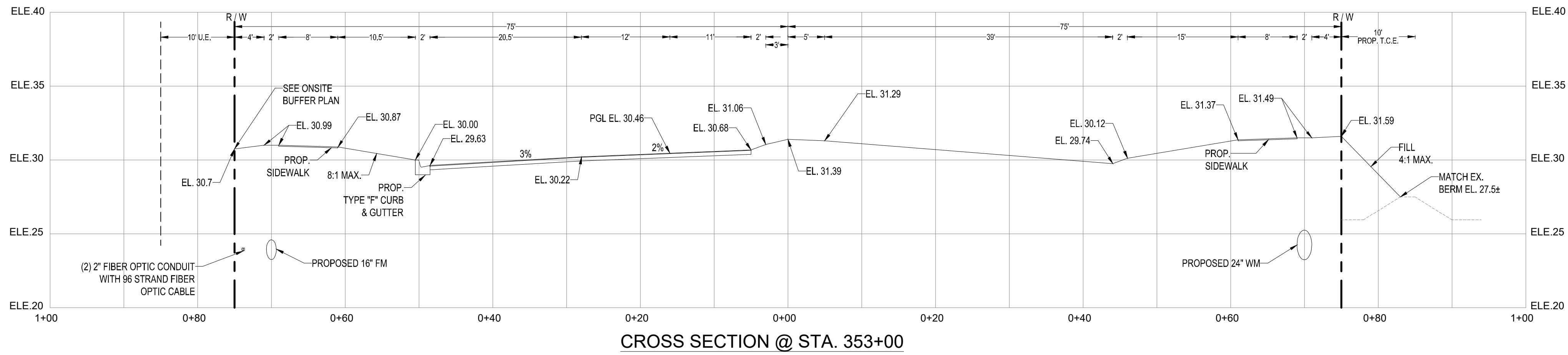
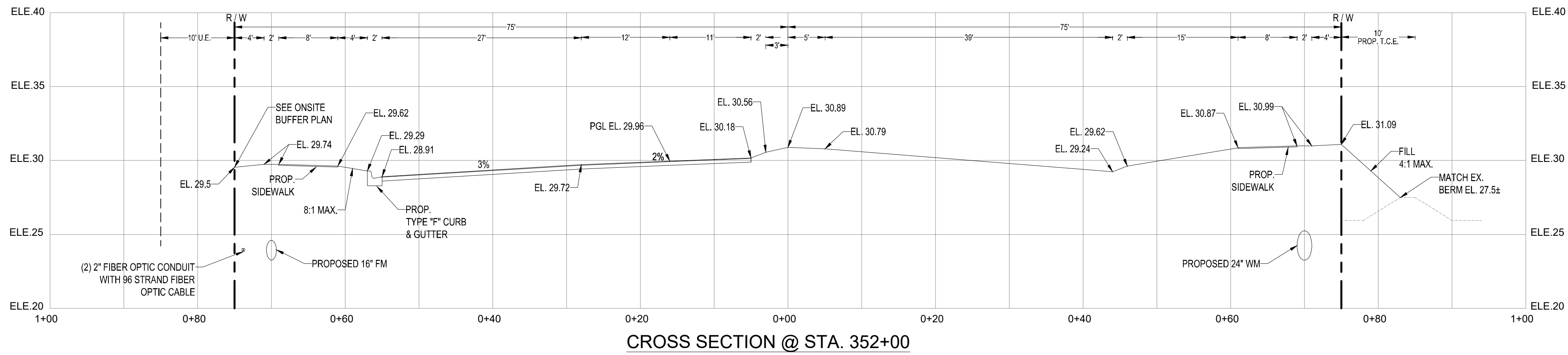
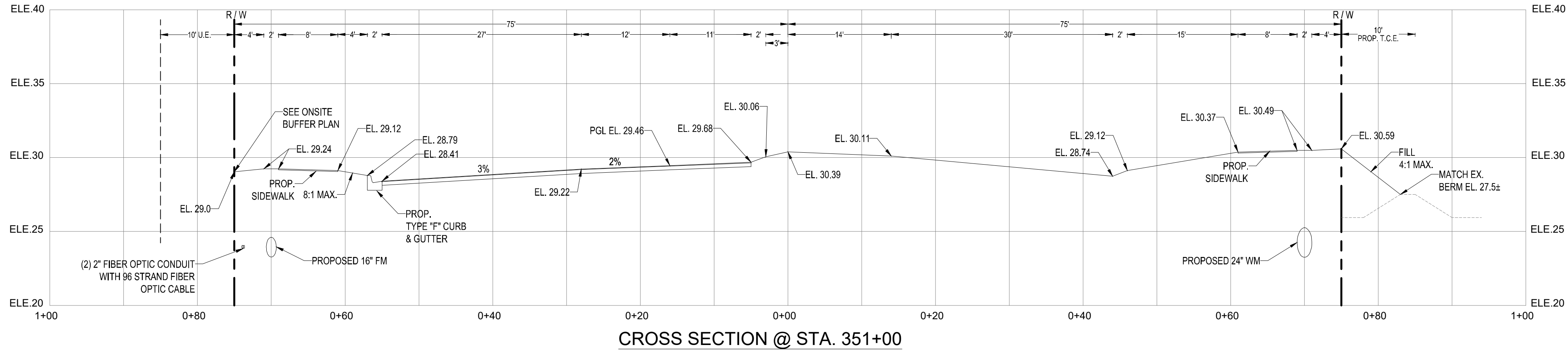
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DATE: 7/8/2021
CAD: 123-1003 - CROSS SECTIONS

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CROSS SECTIONS

SHEET NUMBER:
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CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

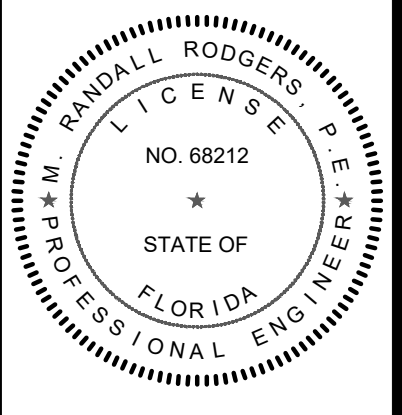


REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
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DEVELOPMENT
COMPANY, LLC**



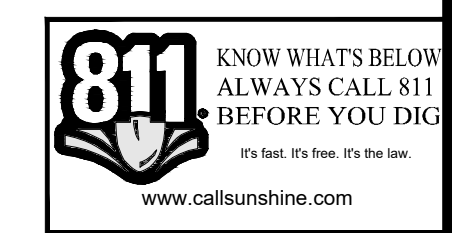
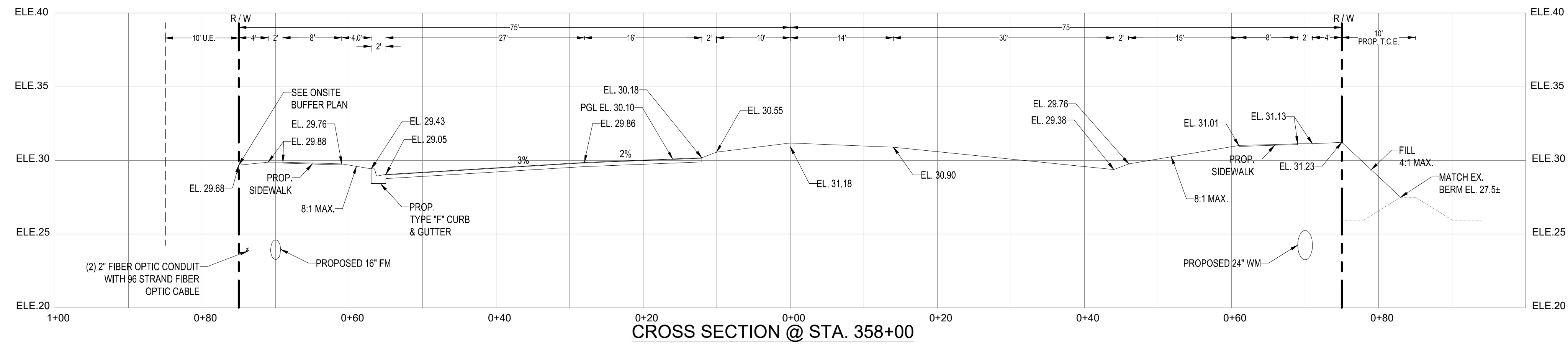
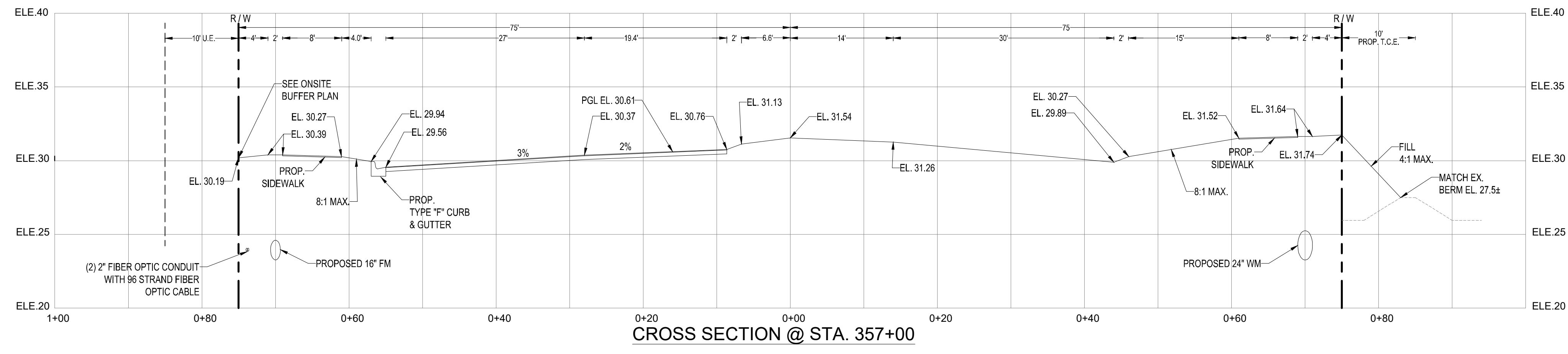
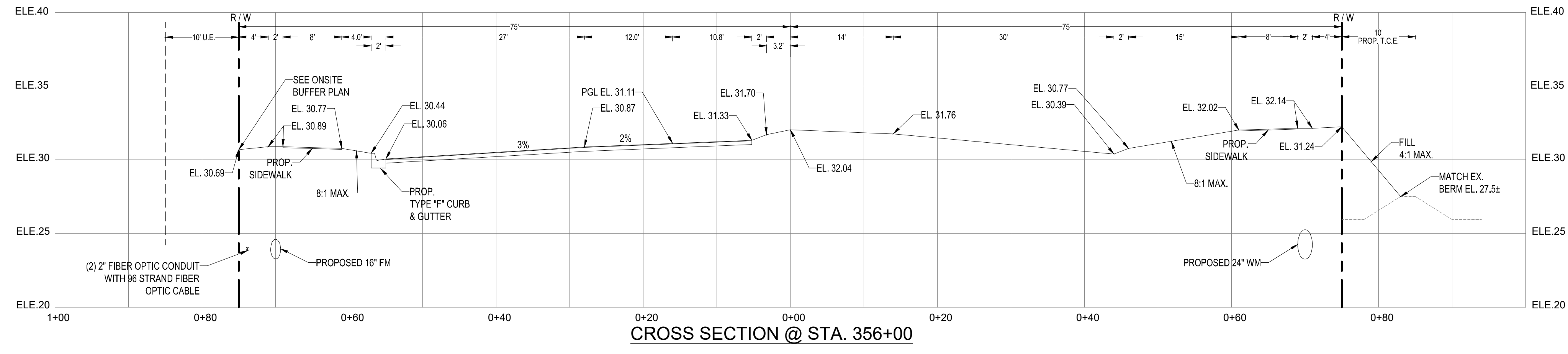
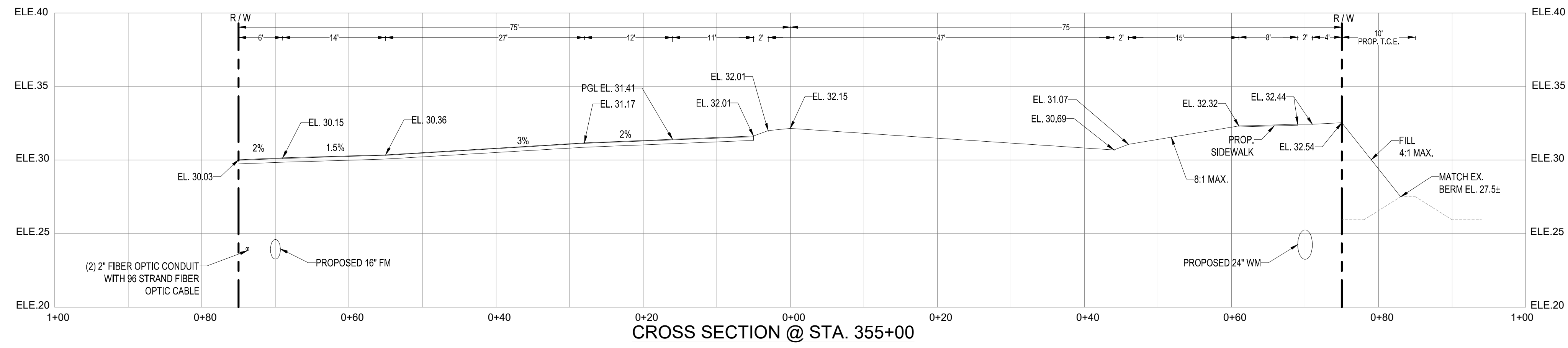
M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

PROJECT No.: 21-1003
DRAWN BY: SOG
CHECKED BY: RR
DATE: 7/8/2021
CAD: 12-1003 - CROSS SECTIONS

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:
11

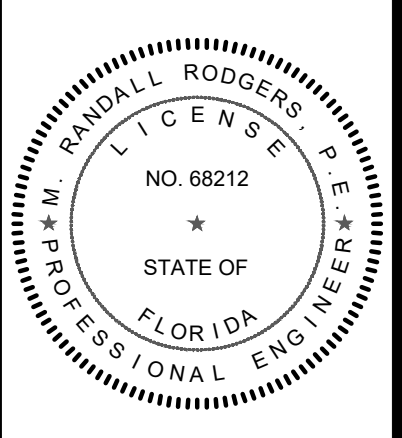


CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

REVISIONS:	
BY:	COMMENT:

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

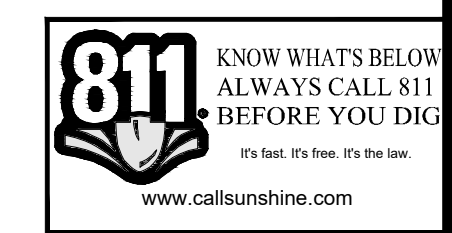
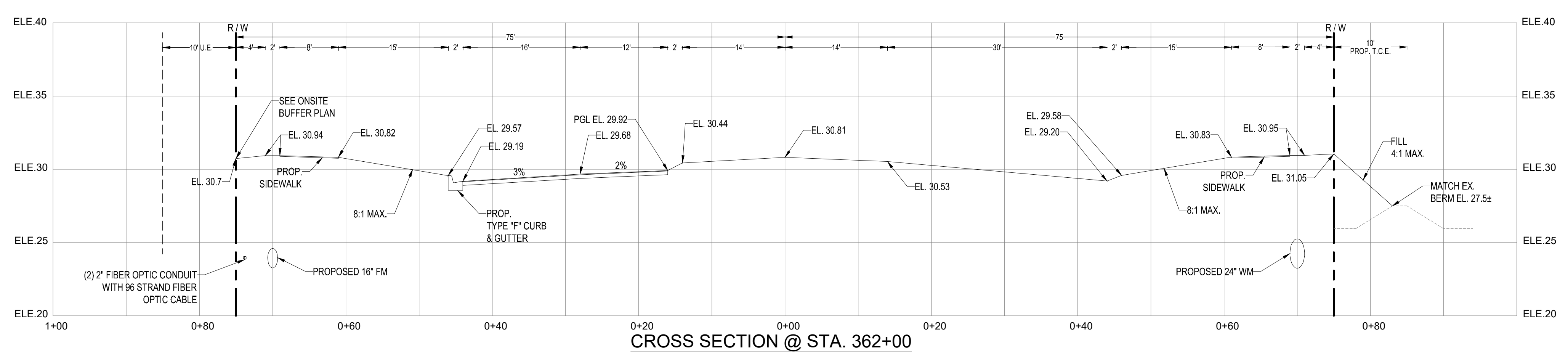
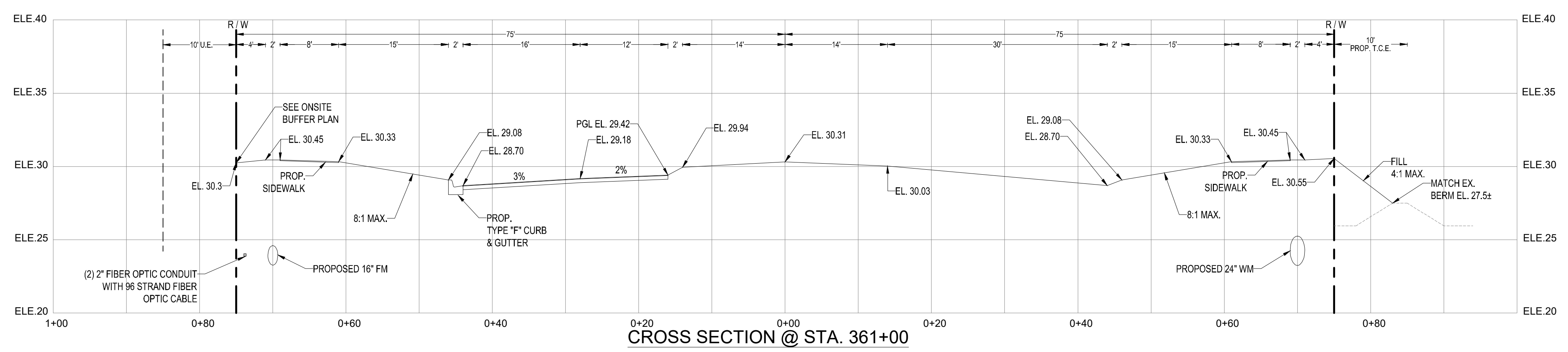
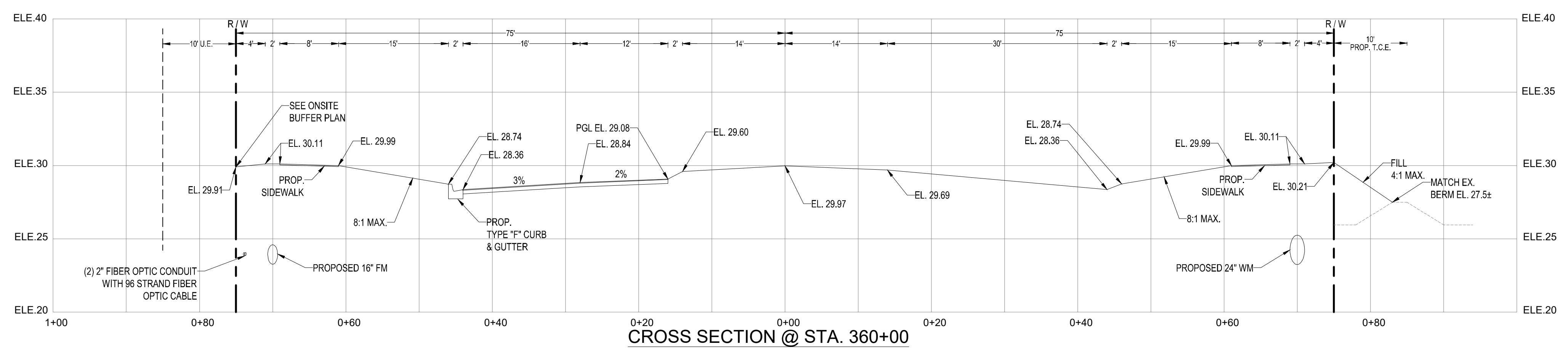
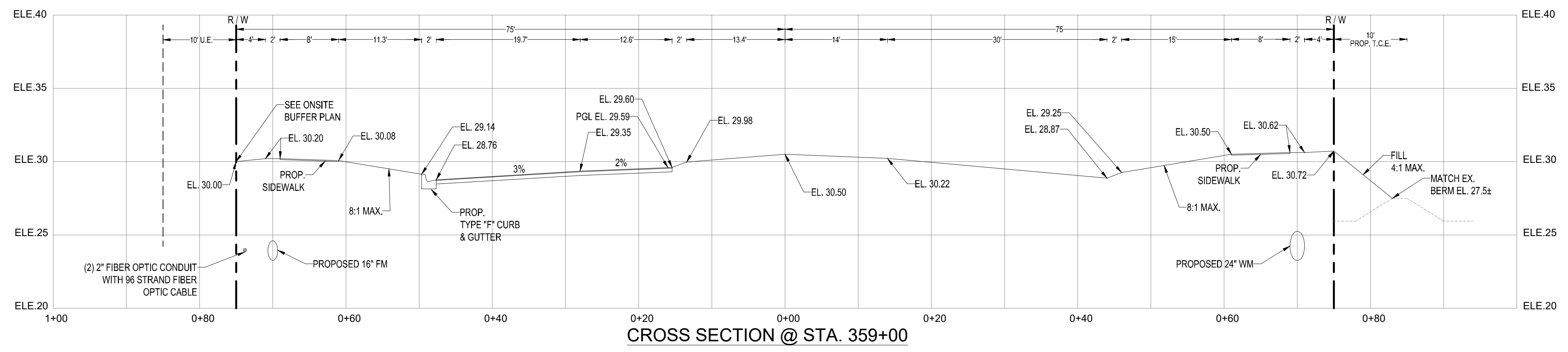
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DRAWN BY: SOG
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DATE: 7/8/2021
CAD: 12-1003 - CROSS SECTIONS

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

12



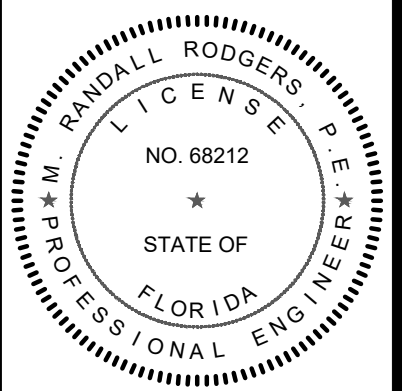
CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
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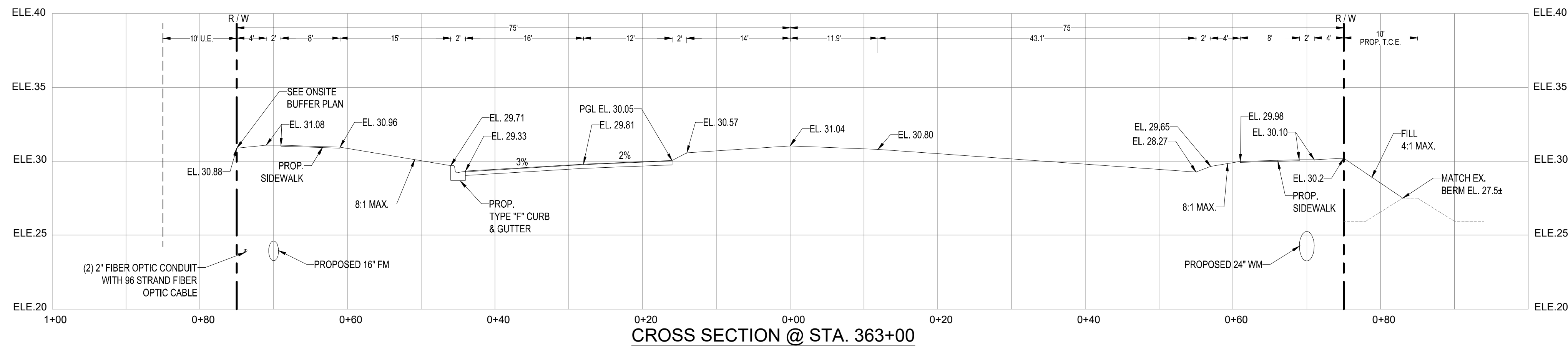


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

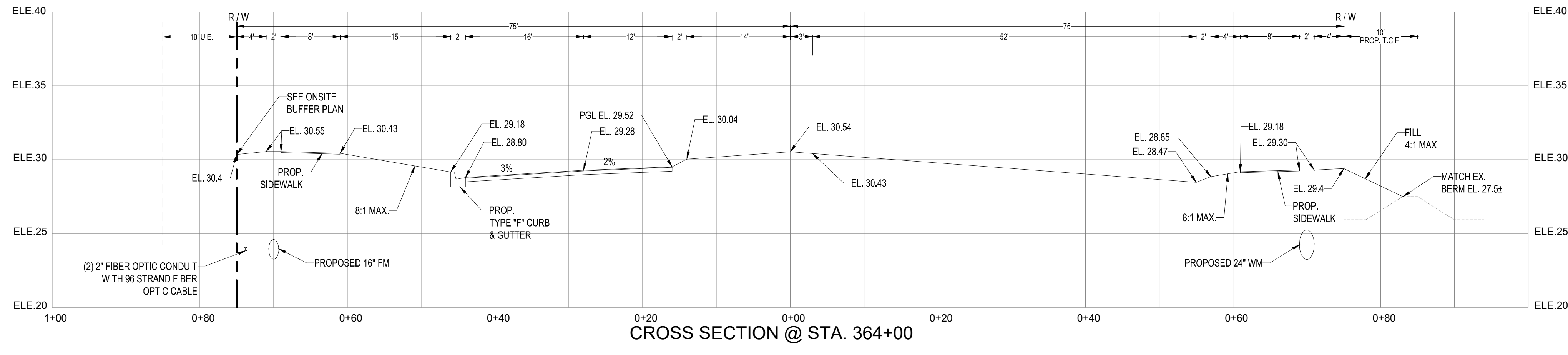
PROJECT No.: 21-1003
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 7/8/2021
CAD: 13-1003 - CROSS SECTIONS

SHEET TITLE:
CROSS SECTIONS

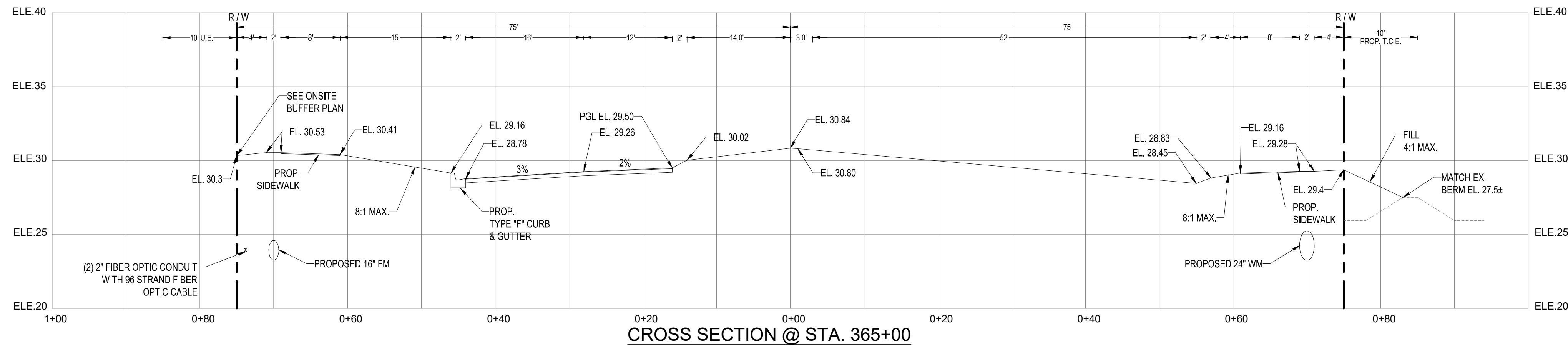
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13



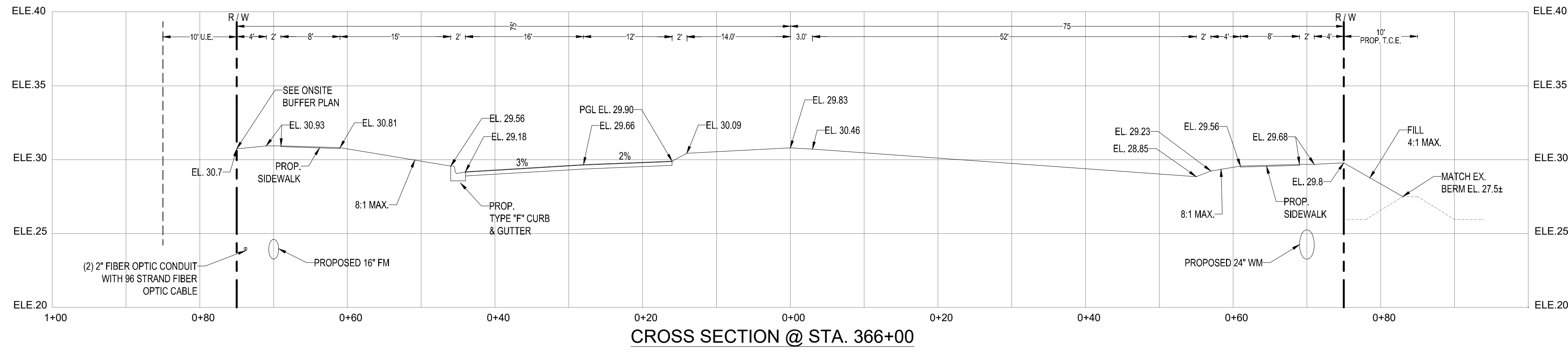
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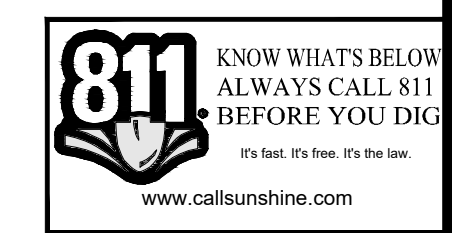
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CROSS SECTION @ STA. 365+00



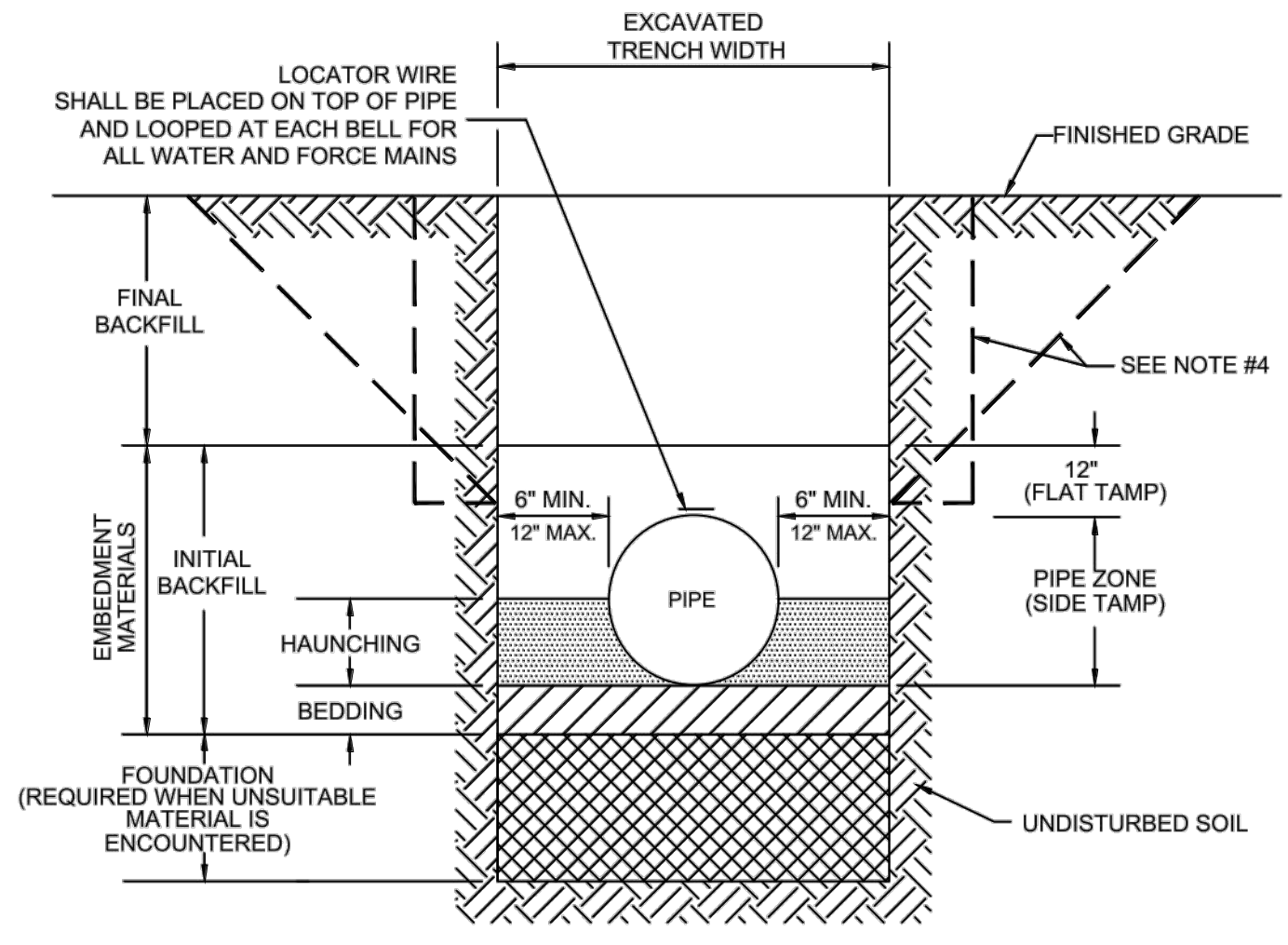
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CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A

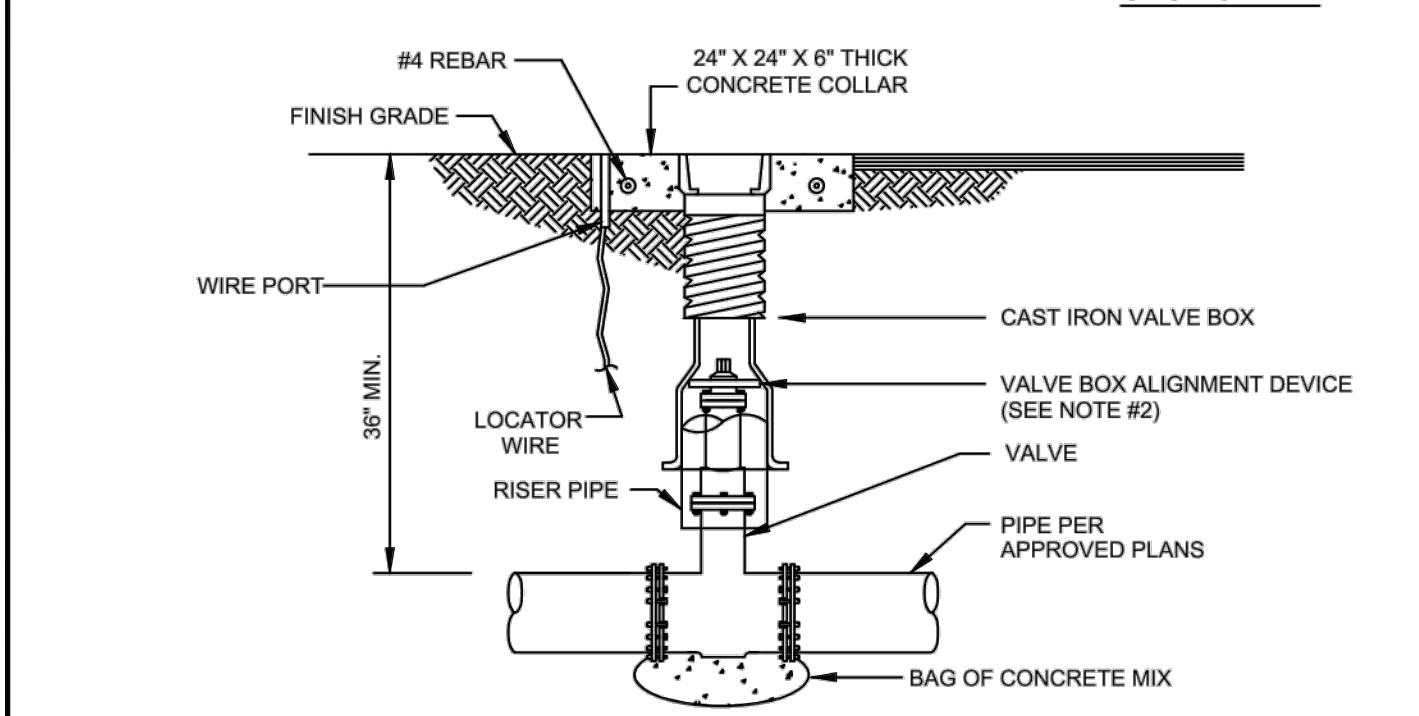
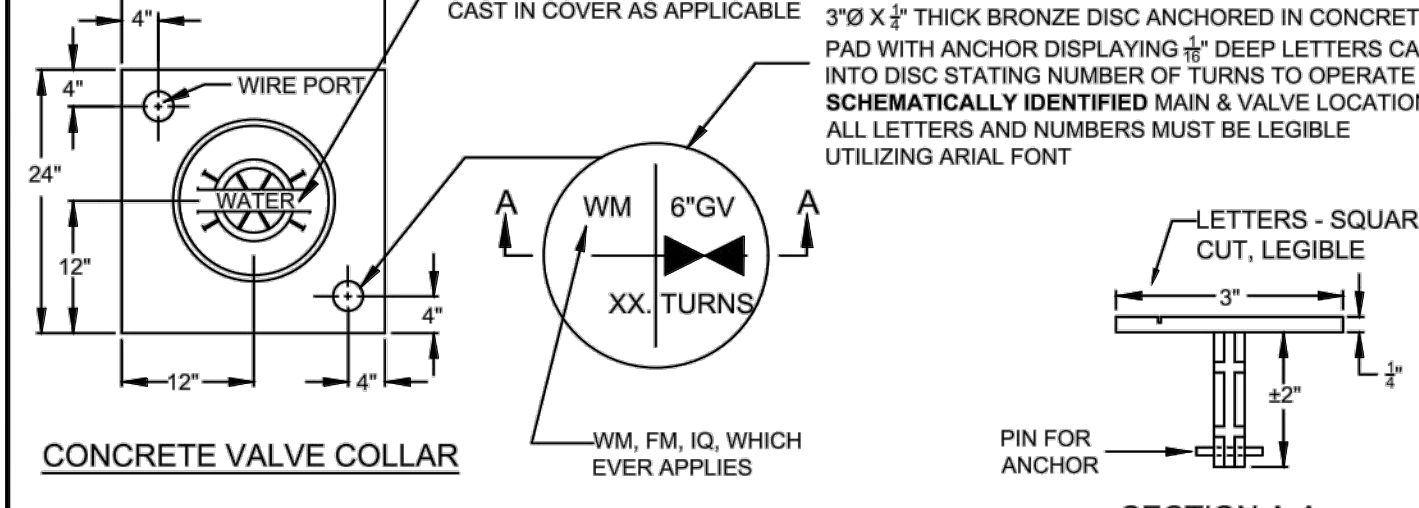
MINIMUM SEPARATION BETWEEN PSLUSD FACILITIES AND OTHER UTILITIES	
JOINT SPACING @ CROSSINGS (PULL JOINT CENTERED)	
CROSSINGS (1)	
HORIZONTAL SEPARATION	
OTHER PIPE	<p>GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, VACUUM SANITARY SERVICE, STORM SEWER, STORM SEWER FORCE MAIN</p> <p>ALL OTHER FACILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TV, POWER, ETC.</p>
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10' MINIMUM

(1) WATER MAIN SHOULD CROSS OVER OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 18".
 (2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 (3) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 (4) A PSLUSD FACILITY INCLUDES MAINS AND STRUCTURES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER.



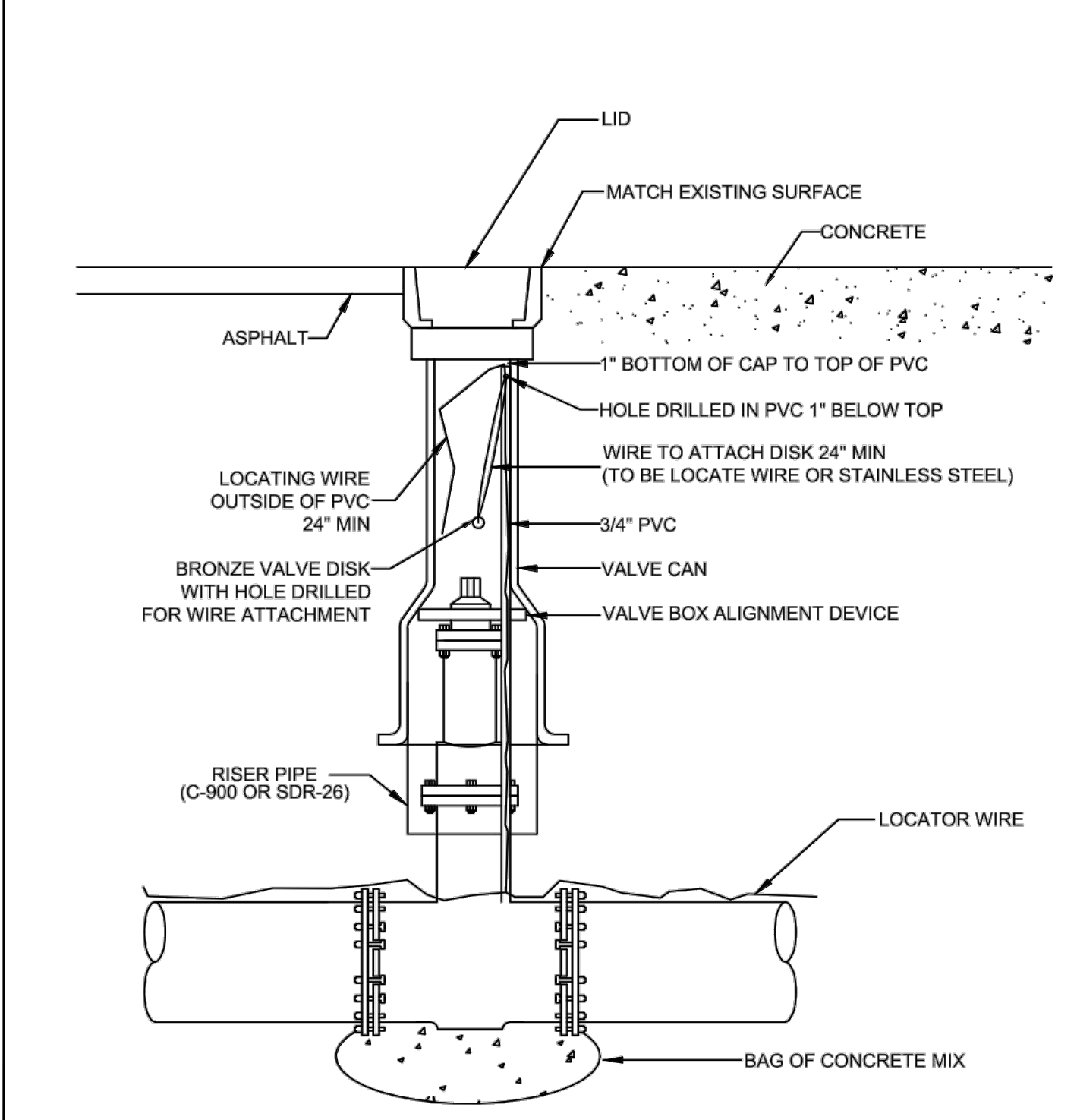
NOTES:

- FOR TRENCHES REQUIRING SHEETING, SHORING, STAY BRACING, TRENCH JACKS OR TRENCH BOX, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SUPPORTS.
- IF THE MAXIMUM TRENCH WIDTH MUST BE EXCEEDED, THE AREA OUTSIDE OF THE MAXIMUM EMBEDMENT SHALL BE COMPACTED TO FINAL BACKFILL REQUIREMENTS. IF THE PIPE IS INSTALLED IN A COMPACTED EMBANKMENT, THE EMBANKMENT SHALL BE IN PLACE AND COMPACTED TO 12" MIN. COVER BEFORE INSTALLATION OF PIPE.
- IF BEDDING IS REQUIRED TO BRING TRENCH BOTTOM UP TO GRADE AND PROVIDE UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE, THEN A MINIMUM COMPACTED DEPTH OF 4 TO 6 INCHES OF SELECT EMBEDMENT MATERIAL IS REQUIRED.
- THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
- AN APPROVED LOCATOR WIRE SHALL BE USED.
- EARTHWORK, EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH PSLUSD STANDARDS.



NOTES:

- WHEN TOP OF OPERATING NUT IS DEEPER THAN 30", A HIGH STRENGTH STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. A STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
- A VALVE BOX ALIGNMENT DEVICE SHALL BE PROVIDED TO ELIMINATE SHIFTING OF THE VALVE BOX AGAINST THE OPERATING NUT.
- C900 OR SDR-26 P.V.C. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX IF NEEDED.
- RPM'S SHALL NOT BE INSTALLED IN CROSSWALKS OR PEDESTRIAN WALKWAYS.
- THE TOP SIDE OF THE VALVE BOX COVER AND THE INSIDE OF TOP SECTION OF THE VALVE BOX SHALL BE PAINTED BLUE FOR WATER MAINS, GREEN FOR SEWER MAINS AND PURPLE FOR RECLAIMED WATER MAINS.



NOTES:

- WHEN TOP OF OPERATING NUT IS DEEPER THAN 30", A HIGH STRENGTH STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. A STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
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- C900 OR SDR-26 P.V.C. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX IF NEEDED.
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MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
 900 S.E. OGDEN LANE
 PORT ST. LUCIE, FL 34983
 PHONE (772) 873-6400 FAX (772) 873-6433

STANDARD SEPARATION REQUIREMENTS
 DETAIL: G-01
 DATE: 2019
 SCALE: N.T.S.
 SHEET: 1 OF 4

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
 900 S.E. OGDEN LANE
 PORT ST. LUCIE, FL 34983
 PHONE (772) 873-6400 FAX (772) 873-6433

STANDARD PIPE TRENCH CROSS SECTION
 DETAIL: G-04
 DATE: 2019
 SCALE: N.T.S.
 SHEET: 1 OF 1

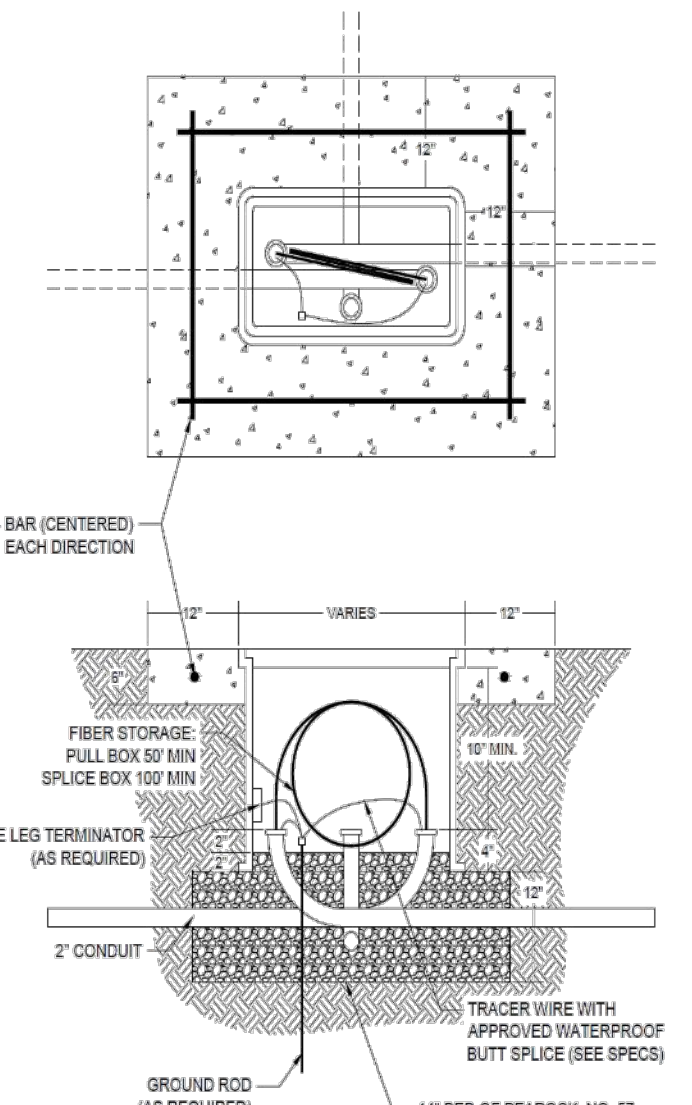
MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
 900 S.E. OGDEN LANE
 PORT ST. LUCIE, FL 34983
 PHONE (772) 873-6400 FAX (772) 873-6433

TYPICAL VALVE BOX AND COLLAR IN UNPAVED AREA
 DETAIL: G-07
 DATE: 2019
 SCALE: N.T.S.
 SHEET: 1 OF 2

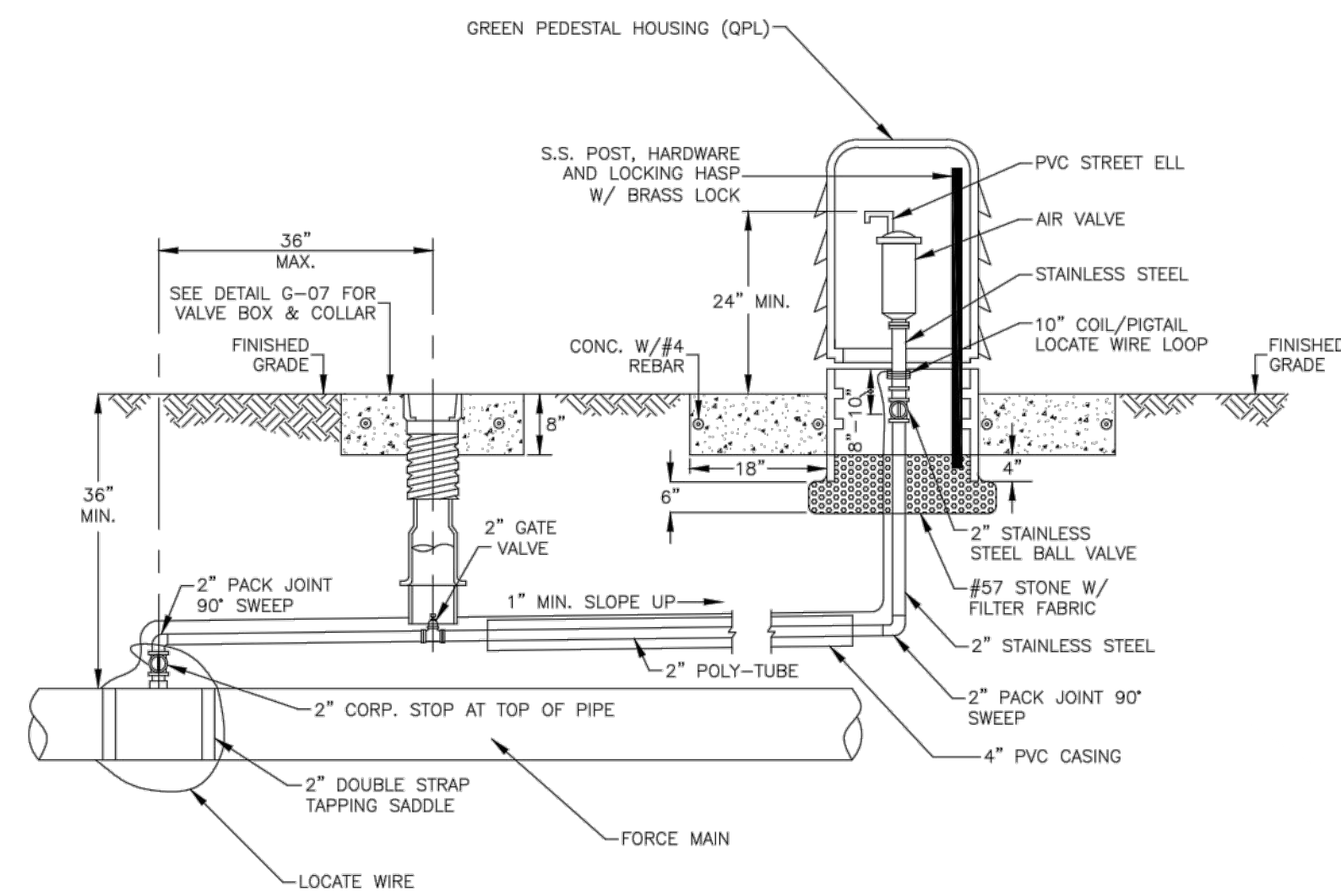
TYPICAL VALVE BOX IN PAVED AREA
 DETAIL: G-07
 DATE: 2019
 SCALE: N.T.S.
 SHEET: 2 OF 2

City of Port St Lucie Fiber Optic Network 2015

- Fiber optic boxes shall not be installed in roadways or driveways.
- The fiber optic box shall be one of the products included on the FDOT Approved List of Traffic Control Signals and Devices Product List, Pull Box and Cover, Latest Edition.
- Fiber optic boxes shall be installed flush with the finished grade surface.
- Fiber optic box length (long side) shall be parallel to the roadway.
- City of Port St Lucie standard kevlar pull (male) tape shall be installed in the empty conduits for future use.
- Fiber optic boxes shall contain only Fiber Optic Cable, Conduit and Locate Wire. Fiber Optic boxes shall not contain electrical conduit or conductor. Electrical conduit and conductors shall be installed in separate boxes from each other.
- Conduit center line shall be aligned to top edge of box to facilitate cable pulling.
- All fiber optic boxes shall have 1" x 6" wide (min) x 6" deep concrete aprons sloped away from box. Apron concrete shall have a minimum strength of 28 days of Fc= 3000 psi with 1-#4 bar in each direction. Apron is to be included in the cost of each box.
- Fiber optic boxes shall meet FM 5-539 test procedure.
- Fiber optic boxes shall be equipped with a nonskid cover secured by self-cleaning auger bolts and any other miscellaneous stainless steel hardware required for installation or as shown in the plans. All hardware shall be stainless steel.
- Fiber optic boxes shall be made of polymer concrete and be designed, tested and certified to meet tier 15 vertical test load. The fiber optic boxes shall be marked "Fiber Optic" and identify the "tier 15" load.
- All splices shall be properly weatherproofed by approved method.
- The size and type of fiber optic communications conduit shall be shown on the plans.
- The use of ground rods shall be shown in the plans. Ground rods shall be a minimum of 10' deep.
- Refer to the PSLUSD Design Standards Section 11 Fiber Optic Cable, Latest Edition, for splice requirements, box requirements, fiber optic cable, ground rods and other pertinent information.



APPENDIX C - PAGE 41 of 52
 V.1.2.4-2015
 Fiber Optic Specifications



AUTOMATIC AIR RELEASE VALVE FOR FORCE MAINS IN UNPAVED AREAS NTS

NOTES:

- ALL AIR RELEASE VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL. DETAIL WW-09 SHALL BE USED ONLY AS DIRECTED BY PSLUSD IN WRITING.
- AIR VALVE, PIPING AND APPURTENANCES SHALL BE IN ACCORDANCE WITH PSLUSD UTILITY STANDARDS.
- THE AIR VALVE SHALL BE SIZED BY THE ENGINEER-OF-RECORD (EOR) BASED ON MANUFACTURER'S RECOMMENDATION. THE EOR SHALL CONSULT WITH THE PSLUSD REGARDING THE TYPE OF THE VALVE TO BE USED AND LOCATION.

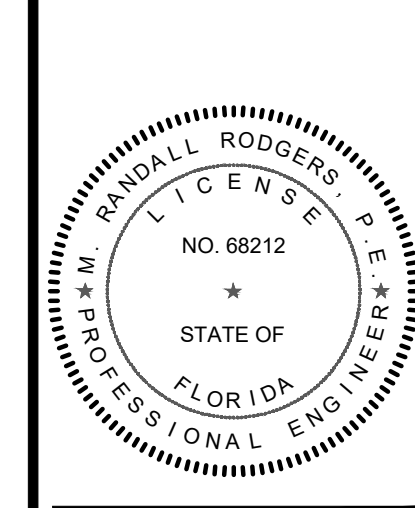


REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
COMMUNITY BOULEVARD AT RIVERLAND PARCEL B
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND DEVELOPMENT COMPANY, LLC



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 7/8/21

PROJECT No.: 21-1003
 DRAWN BY: SOIC
 CHECKED BY: RR
 DATE: 7/8/2021
 CAD: L21-1003 - UTILITY DETAILS

SHEET TITLE:

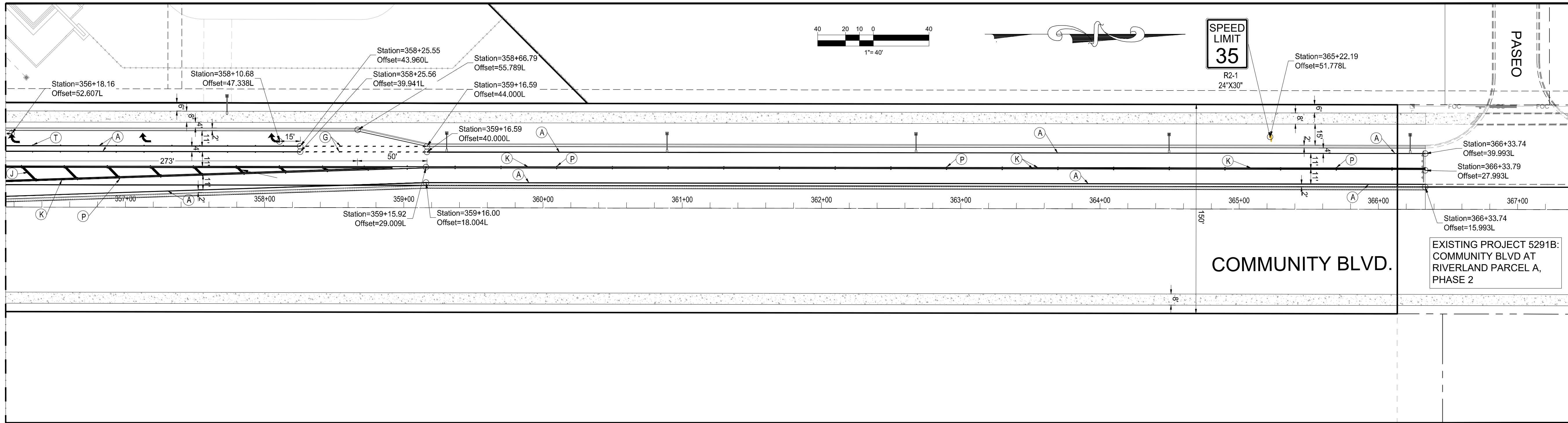
UTILITY DETAILS

SHEET NUMBER:

14



CITY OF PSL PROJECT NO. P21-067
 PSLUSD FILE NO. 5226A



REVISIONS:	
BY: SG	DATE: 06/23/21
COMMENT: PER SPRIC COMMENTS	

PROJECT: COMMUNITY BOULEVARD AT RIVERLAND PARCEL B CITY OF PORT ST LUCIE, FLORIDA
 CLIENT: RIVERLAND DEVELOPMENT COMPANY, LLC

NOTES:

ANY ROADWAY SIGNS AND ASSOCIATED POSTS THAT ARE INTENDED TO BE MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL MEET THE MOST RECENT MUTCD AND FDOT STANDARDS.

ALL SIGN MATERIAL WILL BE DIAMOND GRADE
 GENERAL SIGN SPECIFICATIONS:

FLAT BLADE: ALCOA #86054.6083-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3877 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30", 36" AND 42" L.

LETTERS: NAME - 6" UPPERCASE WITH 4.5" LOWERCASE & 9" UPPERCASE WITH 6.75" LOWERCASE. SERIES 'B' # 3870 HIGH INTENSITY (SILVER) OR EQUAL - SUFFIX - 4.5".

POST: STEEL FLANGED CHANNEL POST 3 LBS. WEIGHT PER FOOT WITH BAKED GREEN ALKYD OR GALVANIZED FINISH PER A.S.T.M. A-123 WITHOUT ANCHOR PLATES. SQUARE POST PER FDOT INDEX 11860.

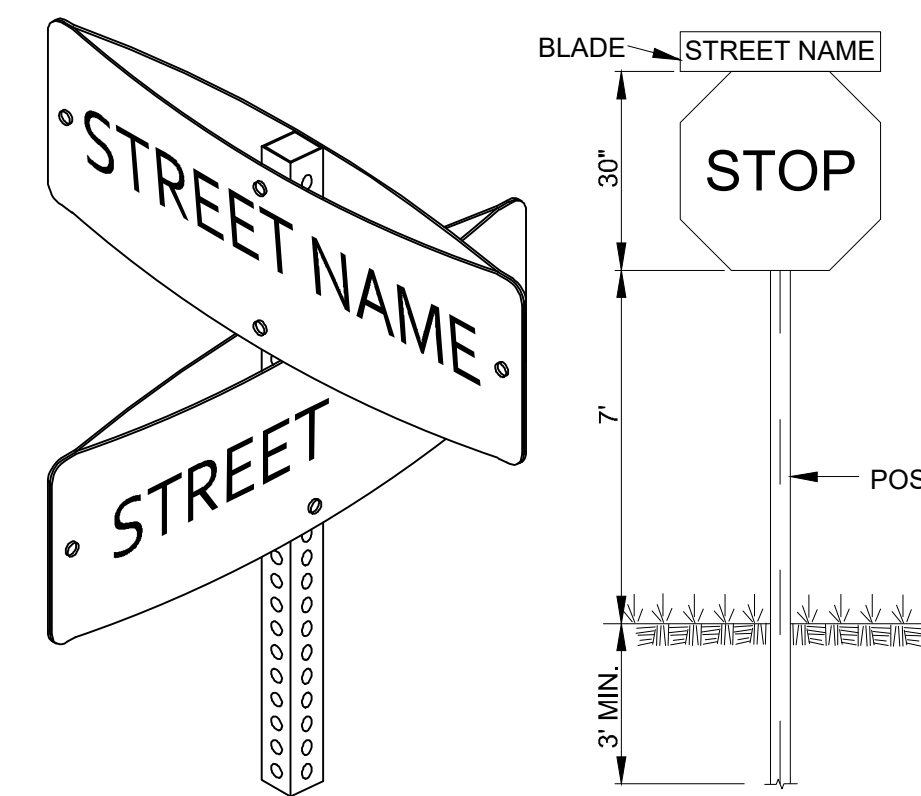
BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE OR U-CHANNEL POSTS BY MEANS OF (2) 5/16" DIAMETER HEX HEAD BOLTS.

STOP SIGN: R1-1 MUTCD (HIGH INTENSITY)

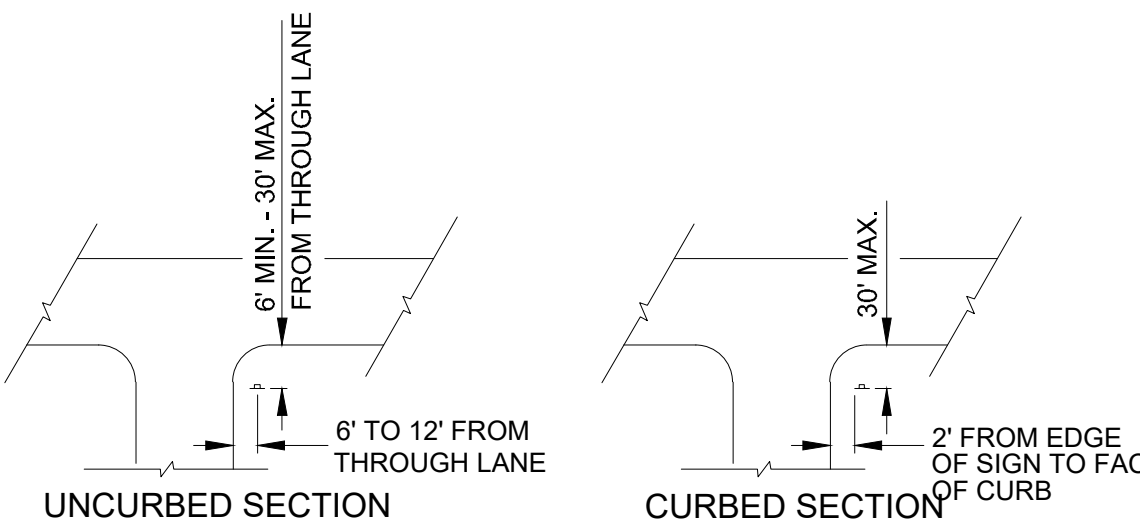
LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

POLICY: 9" BLADES WITH 6" UPPERCASE WITH 4.5" LOWERCASE LETTERS FOR TWO ROADS WITH A SPEED LIMIT UNDER 45 MPH.

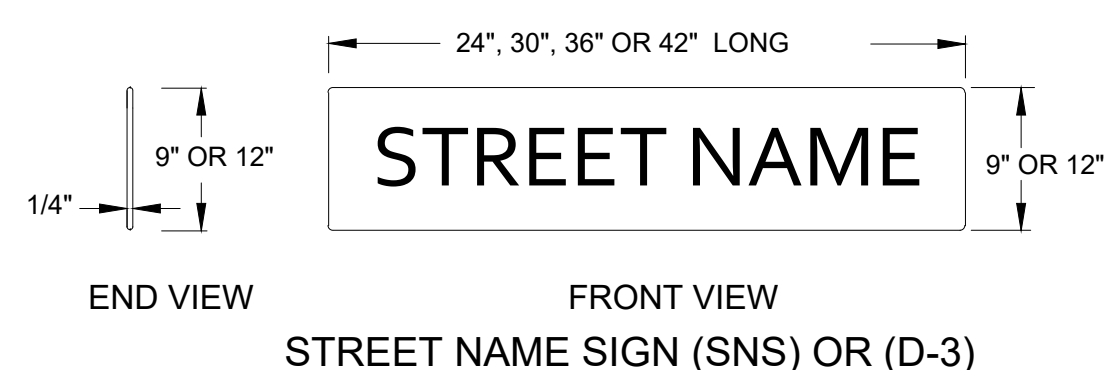
12" BLADES WITH 9" UPPERCASE WITH 6.75" LOWERCASE LETTERS FOR:
 -THOROUGHFARE ROADS FOUR LANES OR WIDER.
 -TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.
 ONLY ONE BLADE WILL BE INSTALLED AT INTERSECTION WITH THOROUGHFARE ROAD INDICATING THE SIDE STREET NAME.



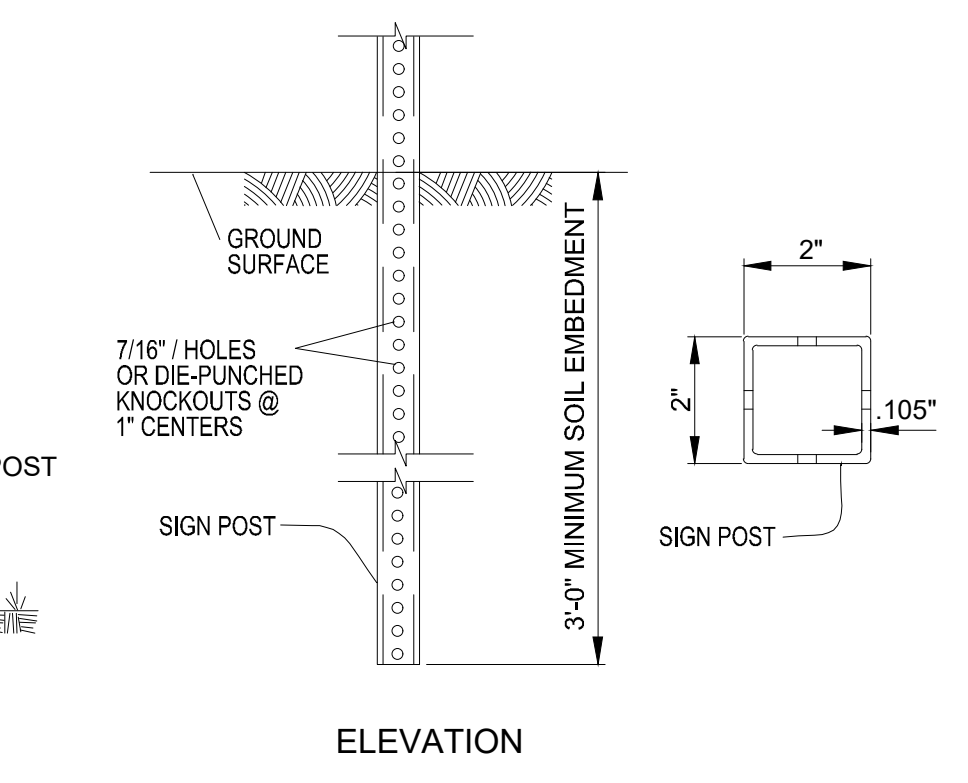
STREET NAME SIGN WITH STOP SIGN
 N.T.S.



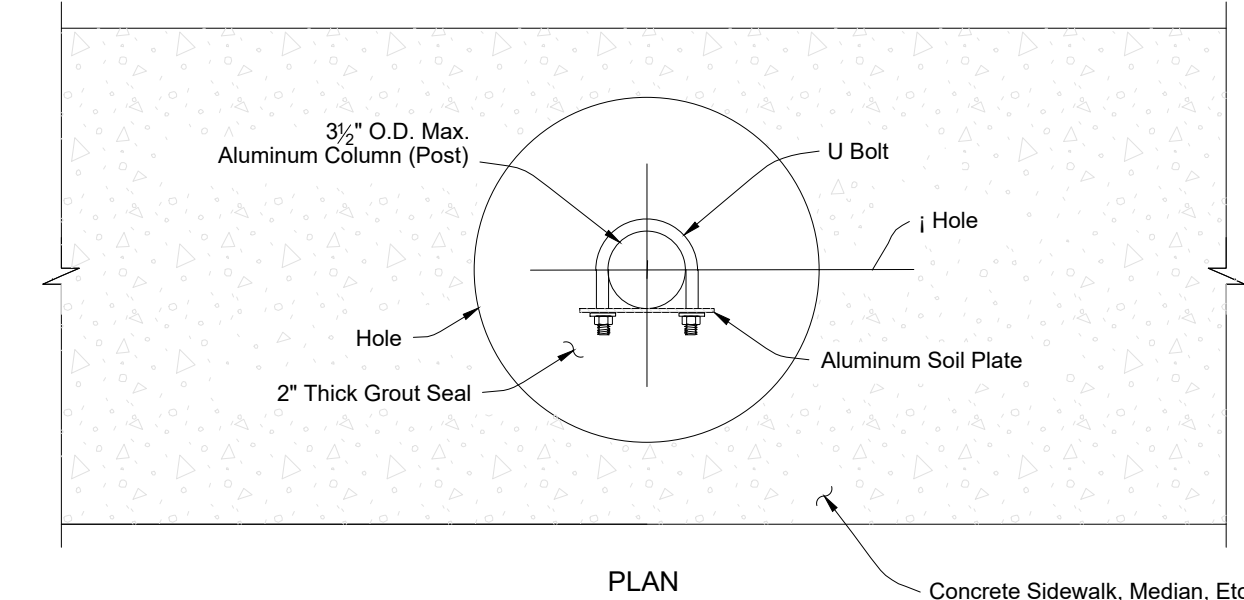
TYPICAL STOP SIGN PLACEMENT



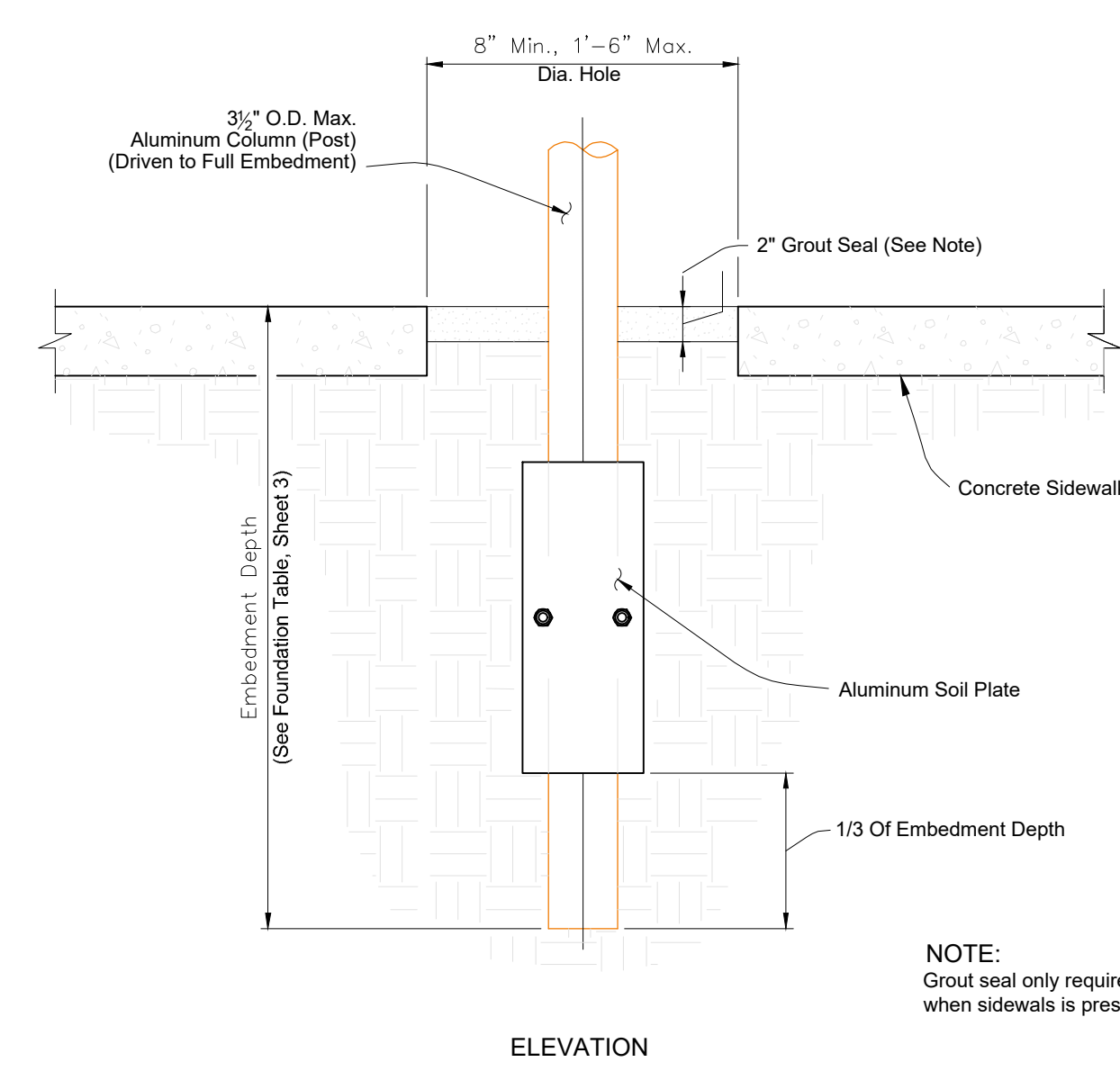
STREET NAME SIGN (SNS) OR (D-3)



STEEL SQUARE TUBE POST DETAILS



PLAN



ELEVATION

DRIVEN POST DETAIL
 (Frangible Post In Through Sidewalk Shown
 Installations without Sidewalk Similar)
 DRIVEN POST, CONCRETE/STUB, AND SOIL PLATE DETAILS

STRIPING KEY

- (A) - 6" SOLID WHITE
- (B) - 8" SOLID WHITE
- (C) - 12" SOLID WHITE
- (D) - 18" SOLID WHITE
- (E) - 24" SOLID WHITE
- (F) - 6" SKIP WHITE TYP. (10' - 30')
- (G) - 6" SKIP WHITE TYP. (6' - 10')
- (H) - 6" SKIP WHITE TYP. (2' - 4')
- (I) - 6" SOLID YELLOW
- (J) - 18" SOLID YELLOW
- (K) - 6" DOUBLE YELLOW
- (L) - 6" SKIP YELLOW TYP. (10' - 30')
- (M) - 6" SKIP YELLOW TYP. (6' - 10')
- (N) - 6" SKIP YELLOW TYP. (2' - 4')
- (P) - RPM BI - DIRECTIONAL YELLOW / YELLOW
- (R) - FDP WHITE
- (S) - FDP YELLOW
- (T) - RPM BI - DIRECTIONAL WHITE / RED

— SIGN (NTS)



CITY OF PSL PROJECT NO. P21-067
 PSLUSD FILE NO. 5226A

PROJECT NO.:	21-1003
DRAWN BY:	SOIC
CHECKED BY:	RR
DATE:	7/8/2021
CAD ID.:	21-1003 - PMS PLAN

SHEET TITLE:
PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:
15

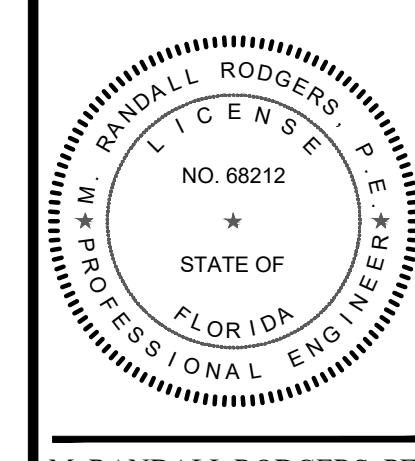


REVISIONS:	
BY:	DATE:
TG	04/26/21
SG	06/23/21

COMMENTS:	
PER SPRC	COMMENTS
PER SPRC	COMMENTS

PROJECT:
**COMMUNITY BOULEVARD B
 AT RIVERLAND PARCEL B**
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
**RIVERLAND
 DEVELOPMENT
 COMPANY, LLC**



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 7/8/21

PROJECT No.:	21-1003
DRAWN BY:	SOIC
CHECKED BY:	RR
DATE:	7/8/2021
CAD ID.:	21-1003 - PMS PLAN

SHEET TITLE:
**PAVEMENT
 MARKINGS &
 SIGNAGE PLAN**

SHEET NUMBER:
16

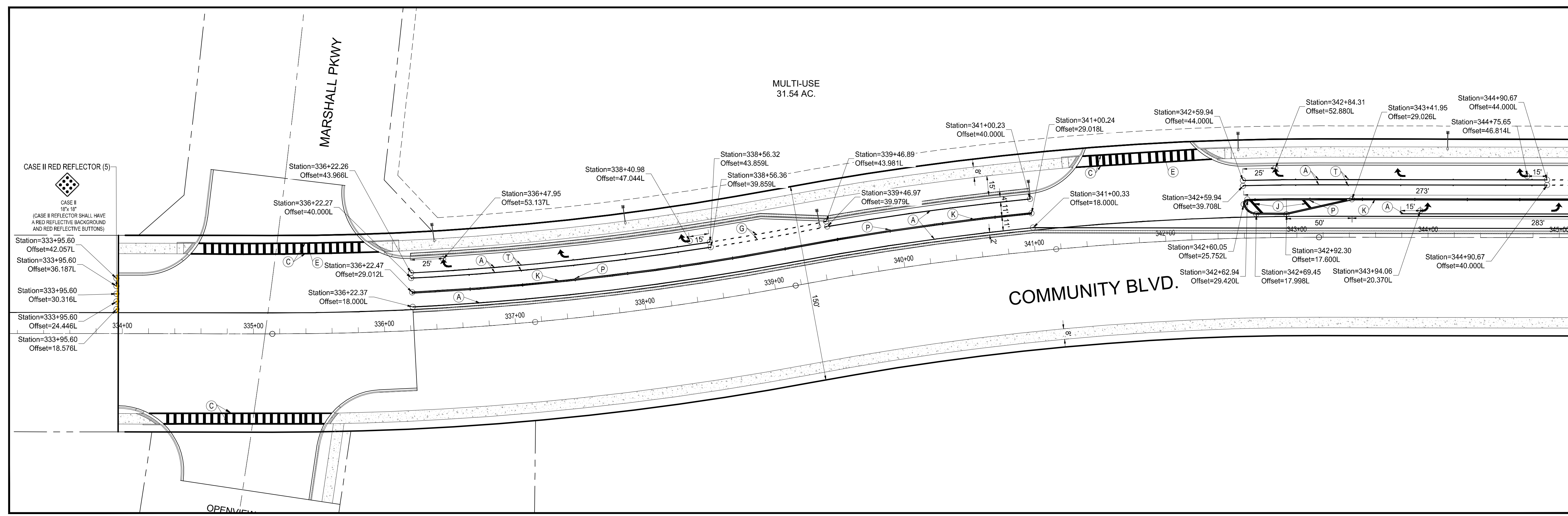
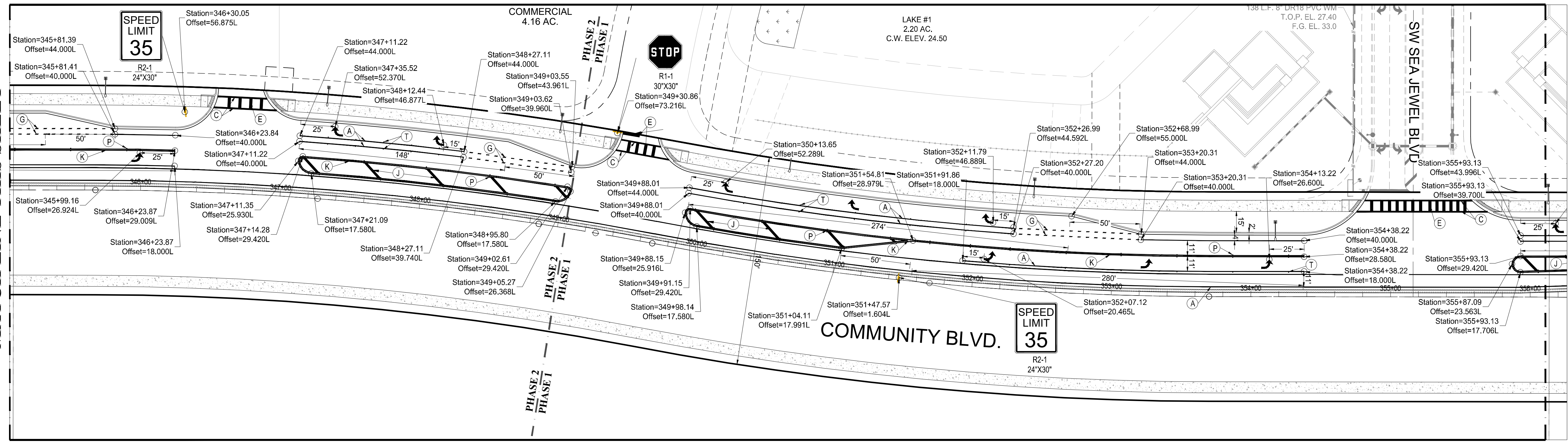


CITY OF PSL PROJECT NO. P21-067
 PSLUSD FILE NO. 5226A

MATCH LINE SHEET 15

MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

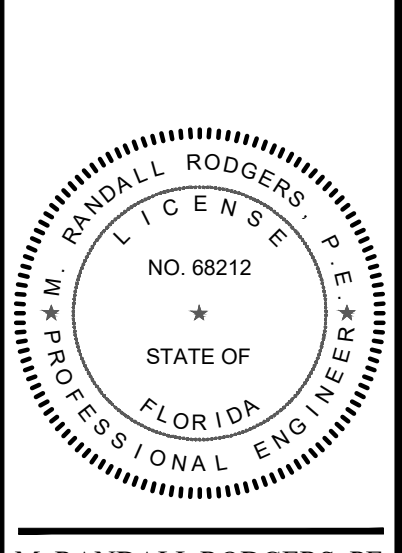


REVISIONS:	
BY:	DATE:
TG	04/26/21
	PER SPR/C COMMENTS

BY:	DATE:	COMMENT:

PROJECT:
**COMMUNITY BOULEVARD
AT RIVERLAND PARCEL B**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/8/21

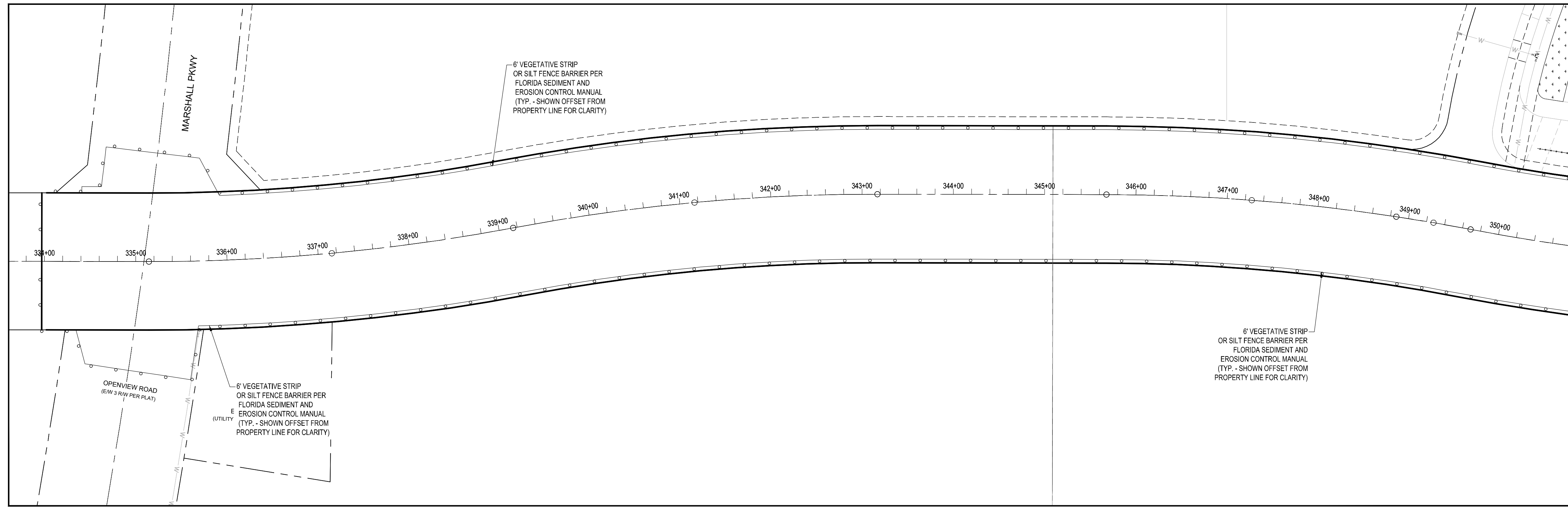
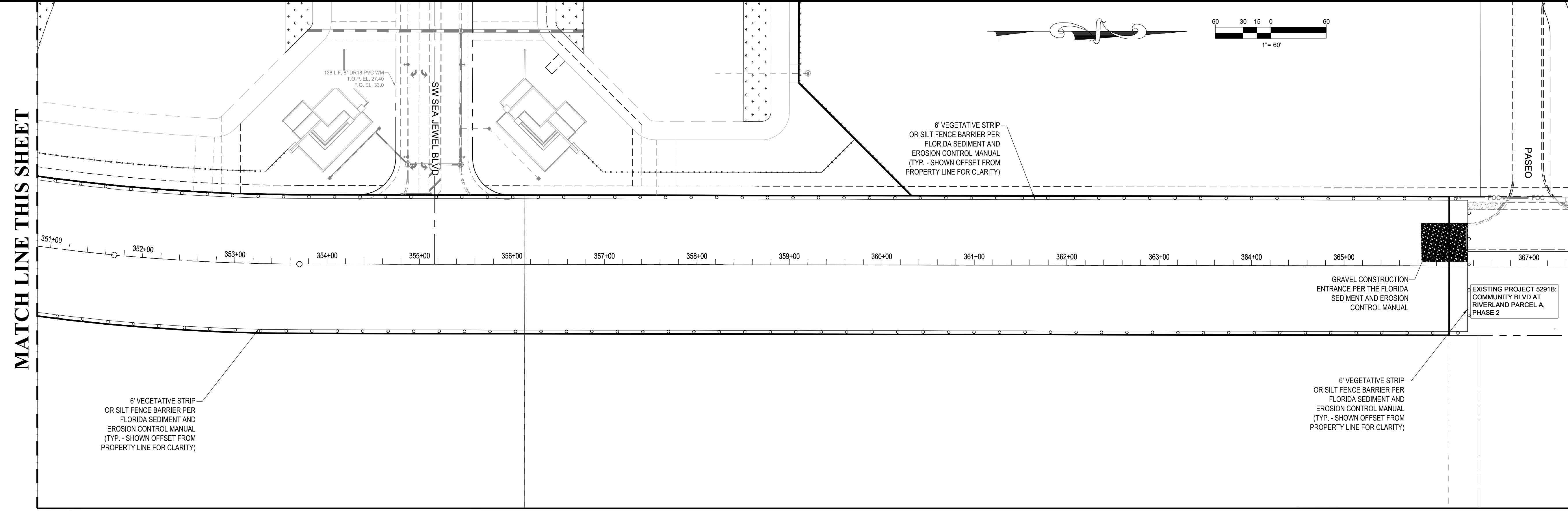
PROJECT No.: 21-1003
DRAWN BY: SCG
CHECKED BY: RR
DATE: 7/8/2021
CADD#003 - EROSION CONTROL PLAN

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
17



CITY OF PSL PROJECT No. P21-067
PSLUSD FILE No. 5226A



NOTE:
EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTIES AND WATERWAYS. STREET SWEEPING SHALL BE PERFORMED ANYTIME SEDIMENT HAS BEEN TRACKED ONTO THE ADJACENT ROADWAYS FROM THE SITE OR THE SITE DRIVEWAYS. SHOULD DUST BECOME AN ISSUE, ALL UNSTABILIZED AREAS SHALL BE WETTED DOWN SUFFICIENTLY IN ORDER TO PREVENT DUST.

SILT FENCE SHALL BE IN PLACE PRIOR TO CLEARING
PROJECT AREA: 481,739 S.F. (11.059 AC)
AREA TO BE CLEARED: 484,746 S.F. (11.128 AC)

LEGEND	
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT TO REMAIN
	EXISTING EDGE OF PAVEMENT TO BE REMOVED
	CONCRETE TO BE REMOVED
	EXISTING LIGHT POLE TO BE REMOVED
	6' VEGETATIVE STRIP OR SILT FENCE

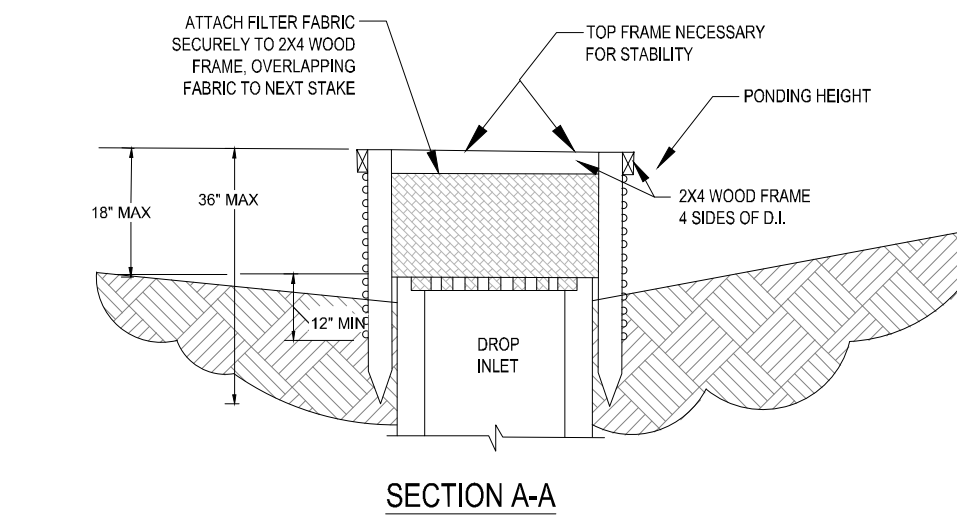
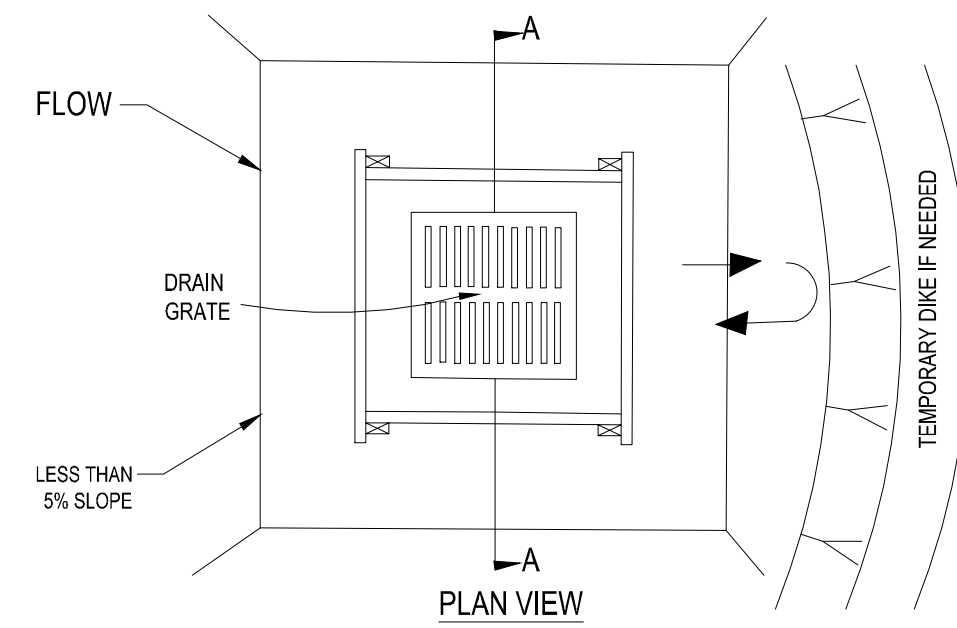
NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).

ENVIRONMENTAL STATEMENT:
THIS SITE WAS INCLUDED IN THE OVERALL RIVERLAND ENVIRONMENTAL SITE ASSESSMENT AND THIS AREA OF THE DEVELOPMENT IS PART OF THE MASTER GRADING PLAN THAT WAS APPROVED BY THE CITY AND IS CURRENTLY IN OPERATION.

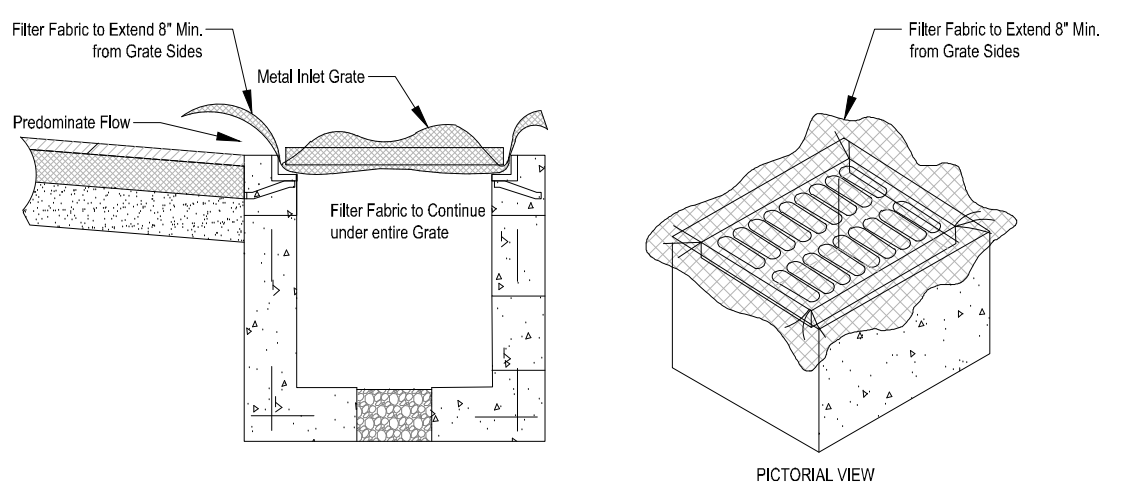
Section 1	Project Name and location information:	Community Blvd. at Riverland - Parcel B City of Port St. Lucie, Florida
Section 2	Describe the nature of the construction activity:	Construction activities consist of the construction of Community Blvd Roadway, Water Main and Force Main in the City of Port St. Lucie, St. Lucie County, Florida
Section 3	Describe the intended sequence of major soil disturbing activities: The following sequence of major activities shall be followed unless the contractor can propose an alternative that is equal or exceeds the erosion and sediment control practices described in this document, and is approved by the Engineer. The detailed sequence for the entire project can vary significantly from contractor to contractor. The contractor is responsible for providing a detailed sequence of construction for all construction activities.	<ol style="list-style-type: none"> 1. Placement of all erosion control devices. 2. Clearing and grubbing, earthwork, filling of the existing lake, and excavation of the dry detention area. 3. Storm sewer construction; all storm sewer shall be constructed in the upstream direction. 4. Water & wastewater utility construction. 5. Earthwork associated with roadway, curb, subgrade, base and pavement. 6. Final seed and mulch and landscaping and sodding of the unpaved project area as called for in plans.
Section 4	Total area of the site:	11.059 acres
Section 5	Total area of the site to be disturbed:	11.128 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site: The soils are silty fine sand to clean sands. The small sand particle size will make the potential for erosion high.	Runoff Data Runoff Coefficients: Before: 0.81 During: 0.30-0.81 After: 0.81
Section 7	Estimate the drainage area size for each discharge point:	11.128 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	There is one (1) discharge point for the project. Lat. 27°12'21.84" N, Long. 80°26'55.86" W Receiving Water is the C-23 Canal
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	The following defines general quantities for the sequence of construction and the use of stabilization and structural practices. The contractor is also responsible for documenting this portion of the SWPPP. The construction of this project is expected to last twelve months. Install stabilized construction entrances at all common areas where construction vehicles will be entering and exiting the construction site. The driveways shall be constructed per the Florida Sediment and Erosion Control Manual. Install silt fences, Type III, around all ditch bottom inlets on the project, and the project perimeter. Filter cloth under the grates on catch basins may be used in lieu of a silt fence. Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	Temporary: Seed and mulch, and sod in accordance with Specification Section 104. Permanent: All stabilization practices shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily ceased. The contractor is also responsible for documenting this portion of the SWPPP.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	Temporary: Silt fence in accordance with the Florida Sediment and Erosion Control Manual. Staked turbidity barrier in accordance with the Florida Sediment and Erosion Control Manual. Soil tracking prevention device in accordance with the Florida Sediment and Erosion Control Manual. A stabilized construction entrance to be constructed per the Florida Sediment and Erosion Control Manual. All sediment controls shall be in place prior to any soil disturbing activity upstream of the control.	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres. Previously completed and stabilized lakes within Riverland Parcel B shall provide sediment basin storage for this plat.	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process. All lakes within Riverland Parcel B serve as interconnected detention areas as part of the east basin of the Riverland Master Drainage System.	
Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.

Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition. Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufacturers' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities. Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities. The contractor is required to submit a dewatering plan to SFWMD for approval prior to commencement of any construction activities that require dewatering. This plan shall include any stockpile areas and excavation areas. The contractor is responsible for documenting this portion of the SWPPP. If contaminated soil or groundwater is encountered, contact the District Hazardous Materials Coordinator
Section 22	Site Map The construction plans will substitute as site maps. Locations of the required information are described below. Drainage Patterns: The drainage flow directions are shown on the Paving and Drainage Plan. Approximate Slopes: The slopes of the site can be seen on the Grading and Drainage plan and cross sections. Areas of Soil Disturbance: The areas to be disturbed are indicated on the plan. Any areas where permanent features are shown to be constructed above or below ground will be disturbed. Areas not to be disturbed: Those areas shown outside of the limits of the silt fence will not be disturbed. Locations of Controls: The erosion control devices and locations are shown on the Sediment & Erosion Control Plan. Areas to be stabilized: Temporary stabilization practices are also shown on the plans, if applicable. Areas of permanent stabilization are shown on the Paving and Drainage Plan. Surface Water: Surface water for the project is collected by inlets and culverts and directed to the Water Management Tracts within the Riverland Development, which are part of the Riverland Master Stormwater Management System. All water quality and attenuation is provided by the master system. Receiving Waters: The Riverland Master Stormwater Management System discharges to the C-23 Canal and the ultimate outfall is the North Fork of the St. Lucie River.
Section 23	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification: "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 this Stormwater Pollution Prevention Plan prepared thereunder. This document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." Name (Operator and/or Responsible Authority) _____ Date _____

Name	Title	Company Name, Address and Phone Number	Responsible Items	Date

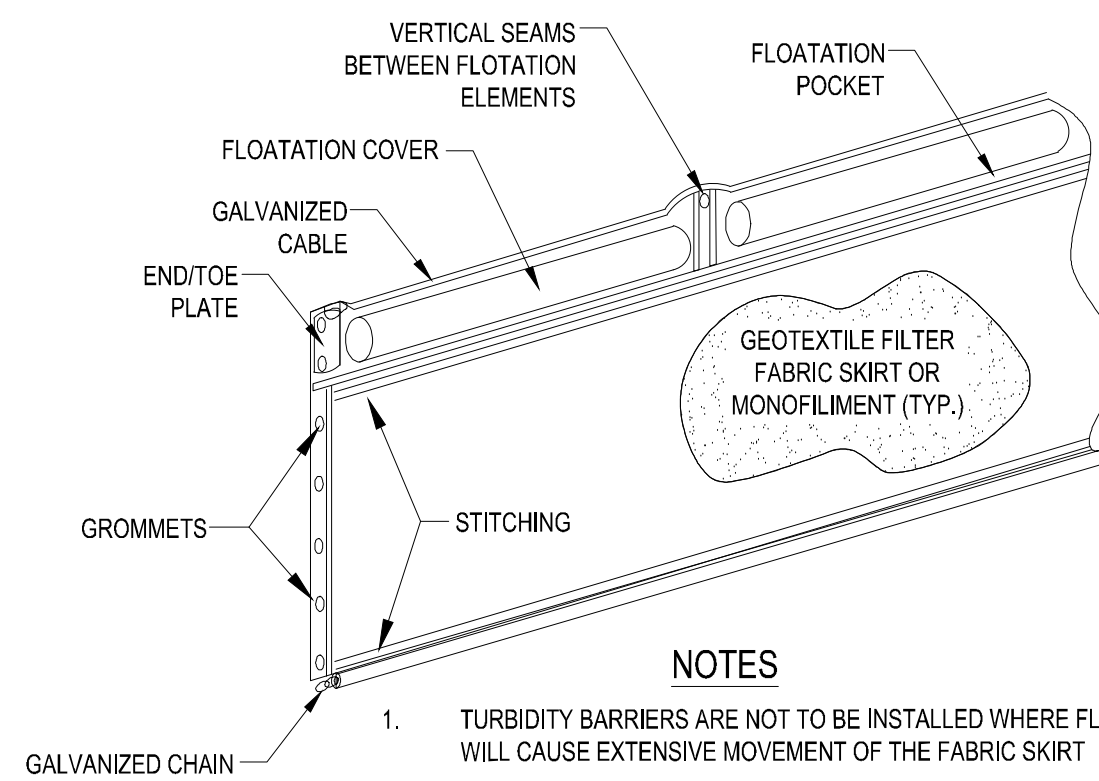


- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS, (LESS THAN 5%) (5 FT. MIN. LENGTH).
 2. USE 2X4 WOOD OR EQUIVALENT METAL STAKES.
 3. INSTALL 2X4 WOOD TOP FRAME TO INSURE STABILITY.
 4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE OF THE STRUCTURE.

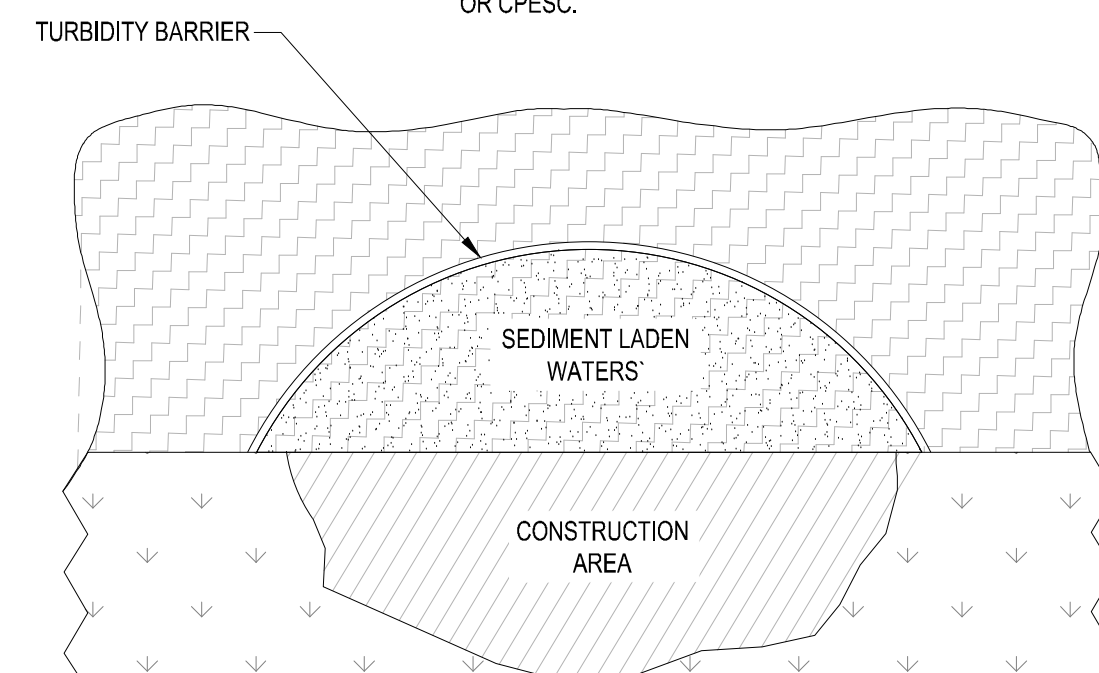


- GENERAL NOTES:
1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8\"/>
 2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

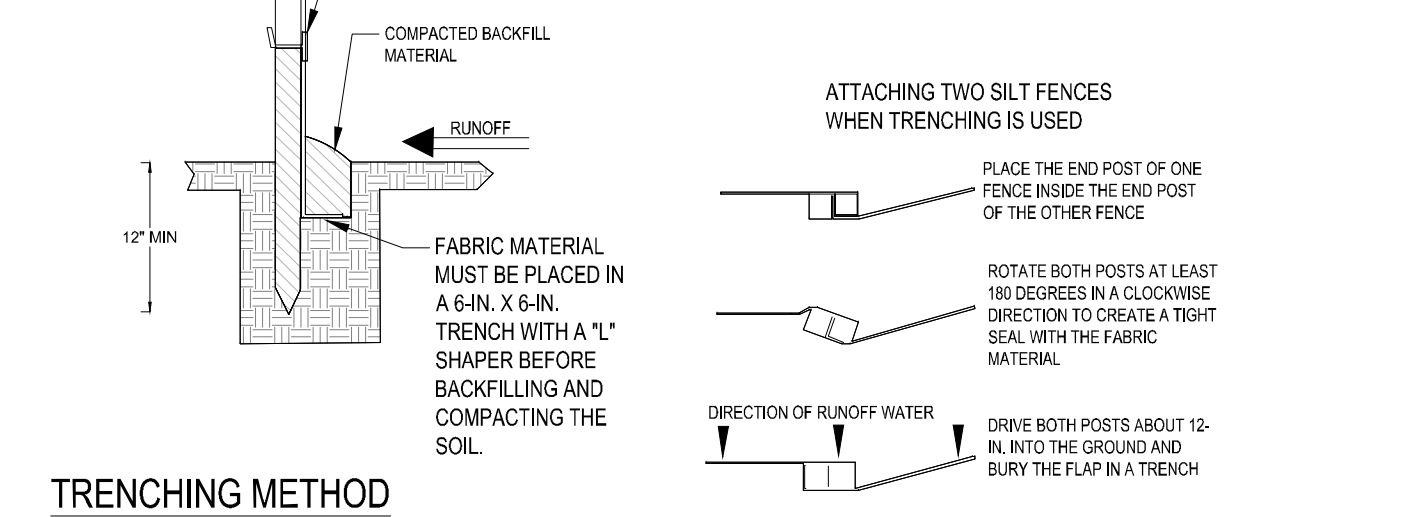
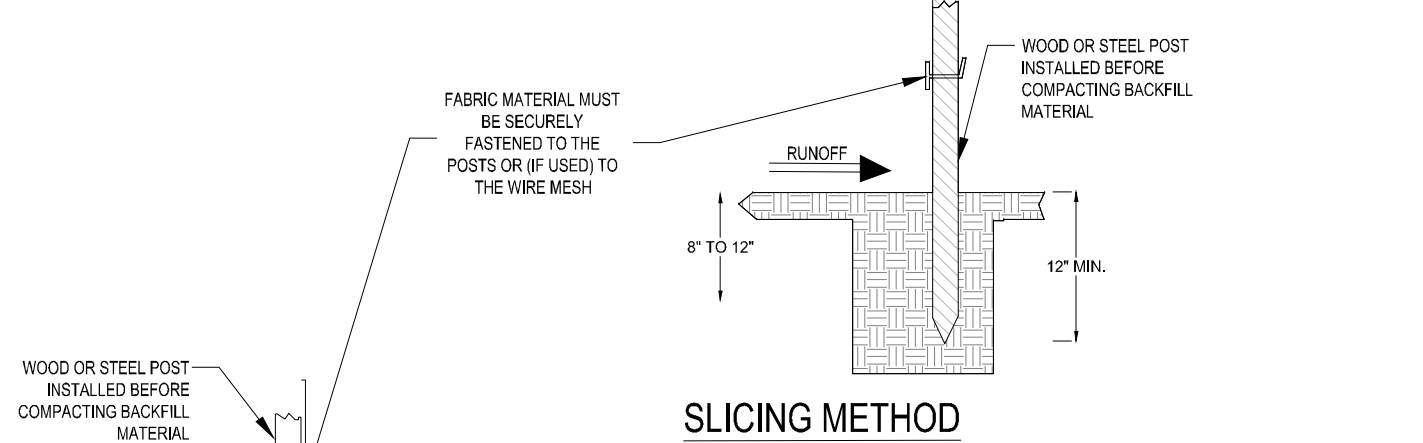
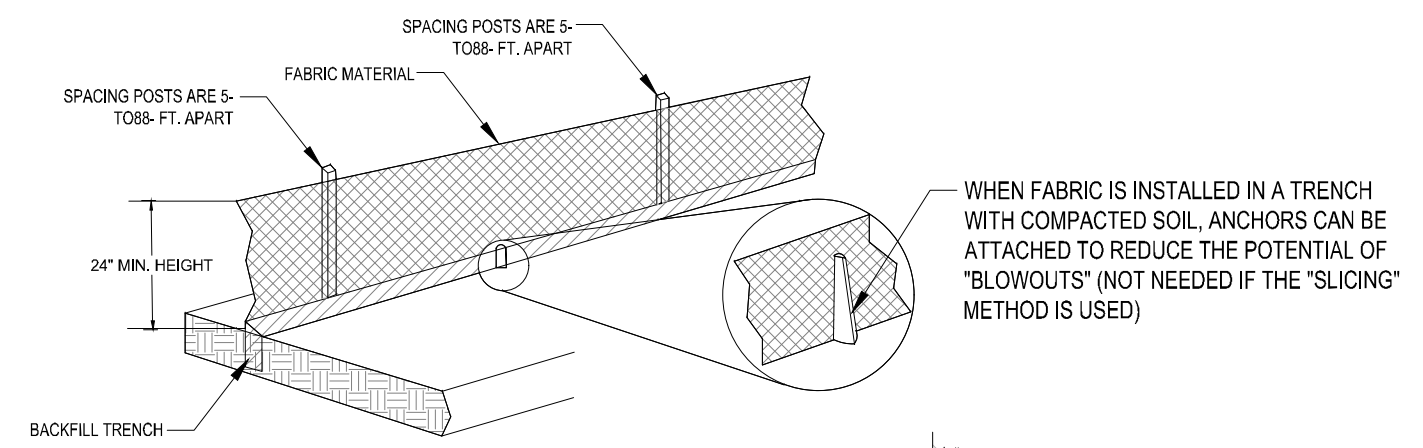
FILTER FABRIC DETAIL



- NOTES
1. TURBIDITY BARRIERS ARE NOT TO BE INSTALLED WHERE FLOWS WILL CAUSE EXTENSIVE MOVEMENT OF THE FABRIC SKIRT
 2. FLOTATION SIZE DETERMINED BY SKIRT DEPTH/SITE VARIABLES.
 3. BEFORE TAKING THE TURBIDITY BARRIER AWAY FROM A CONSTRUCTION SITE, ACCUMULATED SEDIMENTS BEHIND FABRIC SKIRT MAY HAVE TO BE REMOVED AS DIRECTED BY THE ENGINEER OR CPESC.

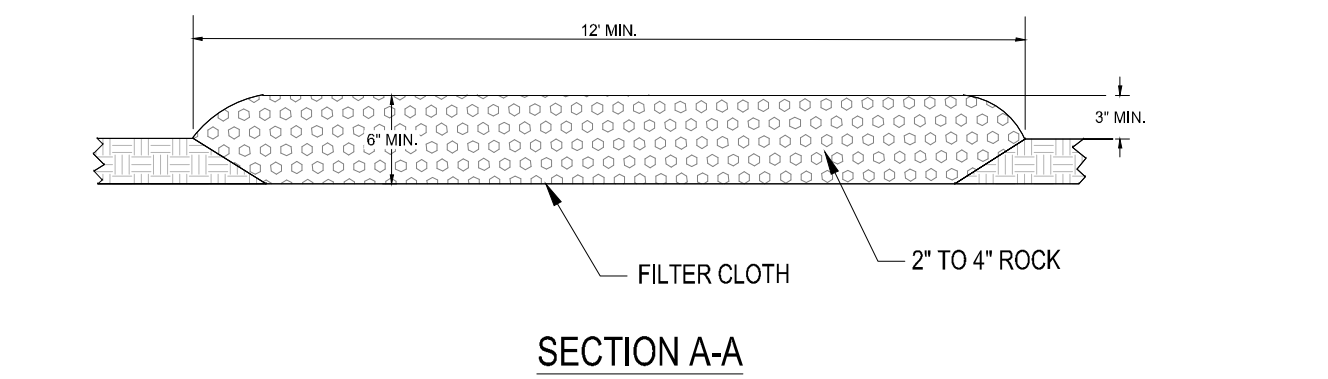
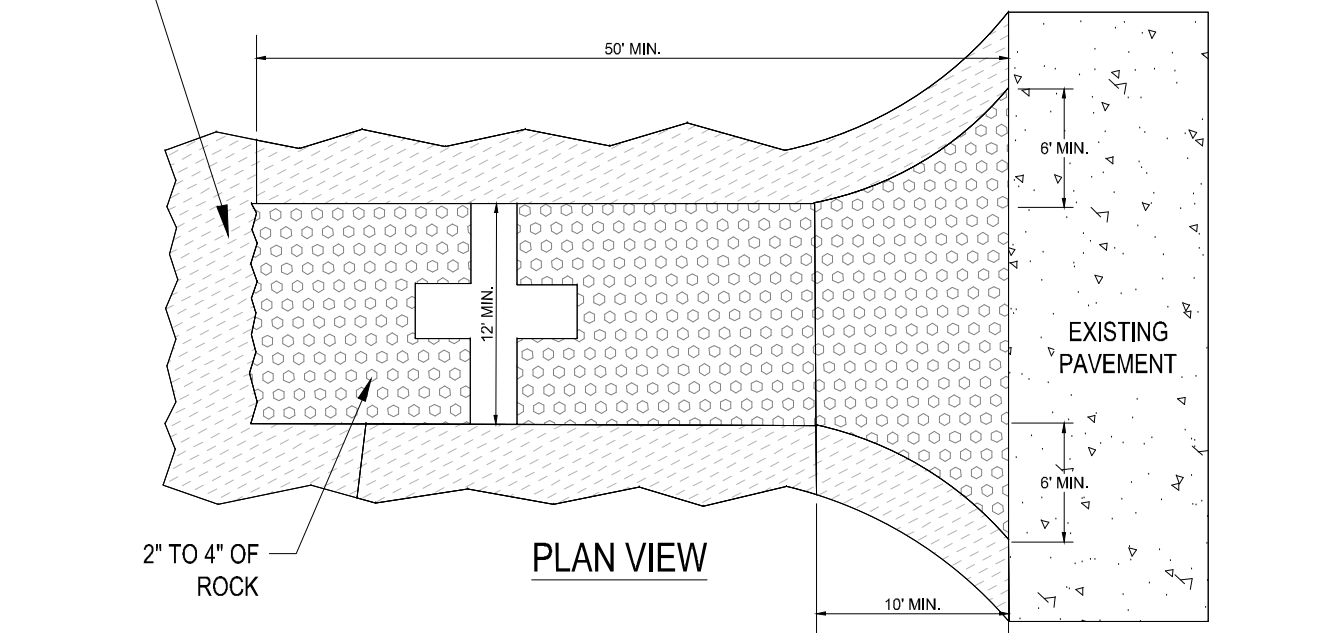
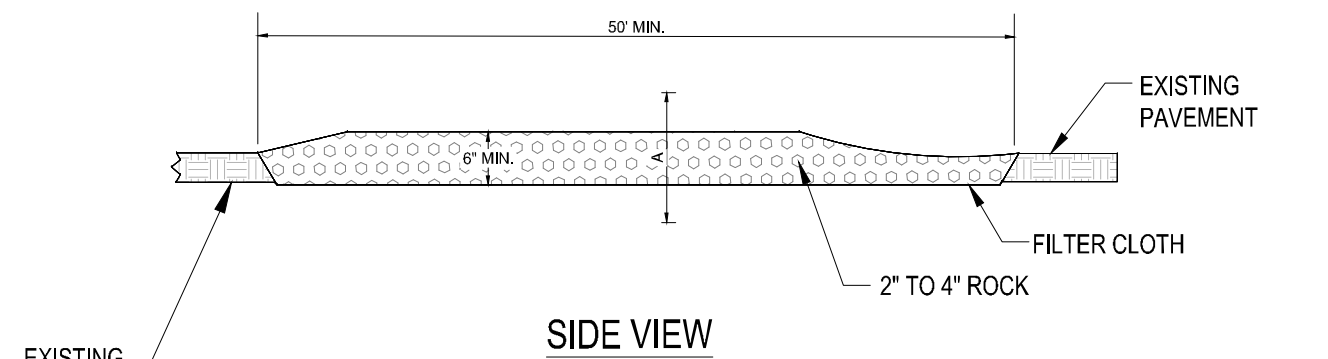


TURBIDITY BARRIER



TRENCHING METHOD

SILT FENCE BARRIER INSTALLATION



SOIL TRACKING PREVENTION DEVICE



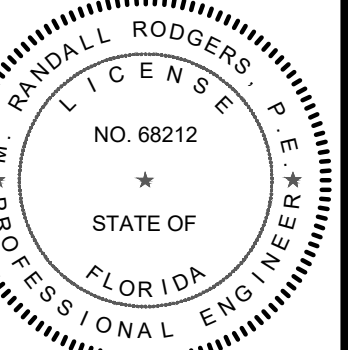
CITY OF PSL PROJECT NO. P21-067
PSLUSD FILE NO. 5226A



REVISIONS:	BY:	DATE:	COMMENT:

PROJECT:
COMMUNITY BOULEVARD AT RIVERLAND PARCEL B
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND DEVELOPMENT COMPANY, LLC



M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
7/8/21

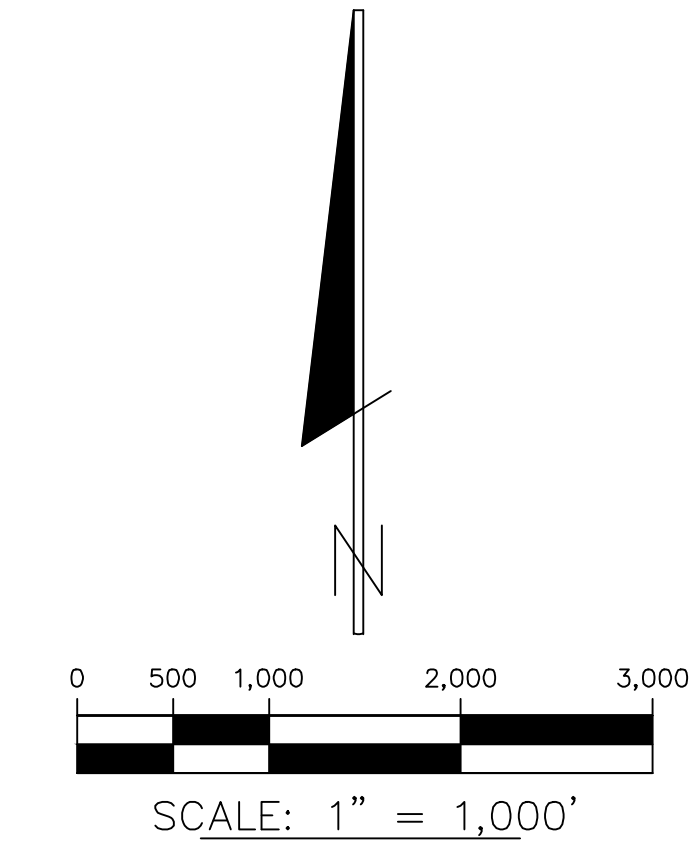
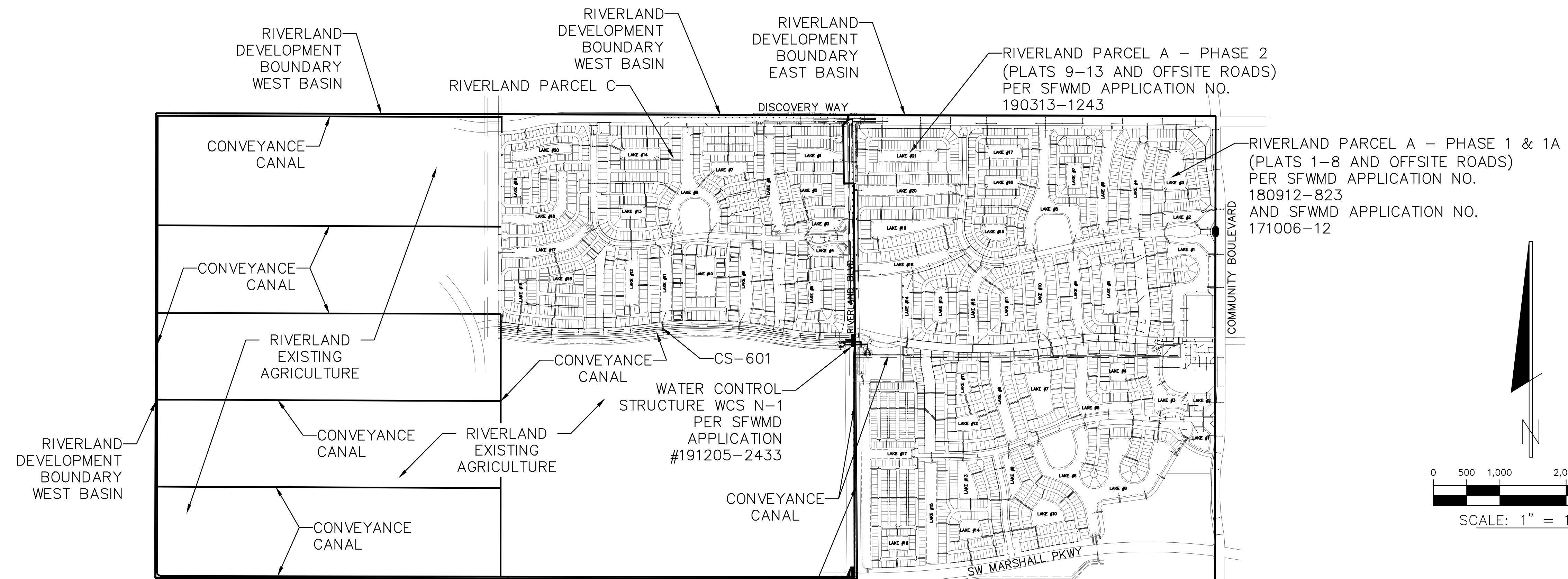
PROJECT NO.: 21-1003
DRAWN BY: SOG
CHECKED BY: RR
DATE: 7/8/2021
CAD/RD/003 - EROSION CONTROL PLAN

SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:
18



REVISIONS:	
BY:	DATE:



NOTE:
 WEST BASIN CONTROL WATER ELEVATION = 25.5 NAVD88
 EAST BASIN CONTROL WATER ELEVATION = 24.5 NAVD88



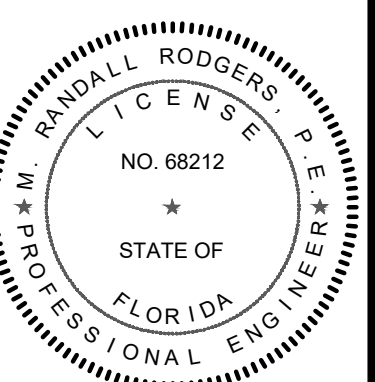
LOCATION MAP

N.T.S.

SEC. 15, 16, 21 & 22, TWP. 37 S., RGE. 39 E.

PROJECT:
**COMMUNITY BOULEVARD
 AT RIVERLAND PARCEL B**
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
**RIVERLAND
 DEVELOPMENT
 COMPANY, LLC**



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 7/8/21

PROJECT No.: 21-1003
 DRAWN BY: SOIC
 CHECKED BY: RR
 DATE: 7/8/2021
 CAD: KX003 - MASTER DRAINAGE PLAN

SHEET TITLE:
**MASTER
 DRAINAGE PLAN**

SHEET NUMBER:
19



Printed on Thursday, July 08, 2021, 10:17 AM by CAD103... CAD: KX003 - MASTER DRAINAGE PLAN... SHEET: 19 MASTER DRAINAGE PLAN