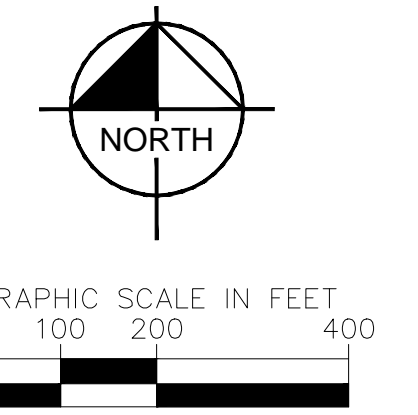


Plotted By: Hollen, Chris. Sheet Set: 147641009 - Tradition Regional Park. Layout: C-209 FUTURE PHASE FINE GRADING PLAN. September 18, 2023 03:51:49pm. K:\VRB-LDEVA-Tradition Regional Park\CAD\PlanSheets\C-200 OVERALL PAVING, GRADING AND DRAINAGE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FUTURE PHASE FILLING TO BE PERFORMED CONCURRENT WITH PHASE 1 ROUGH/MASS GRADING AREA.

REFER TO C&T PLANS FOR ROUGH/MASS GRADING.

(REFER TO KHA PLAN SHEETS C-201 TO C-209 FOR DETAILED GRADING OF PHASE 1 SCOPE OF WORK)



- PHASE 1 GRADING AREA (REFER TO PLAN SHEETS C-201 TO C-209)
- FUTURE PHASE (MASS GRADING ONLY)
- FPL EASEMENT AREA (NO GRADING TO OCCUR)
- FUTURE PARK PHASE (NO GRADING TO OCCUR)

- NOTES:**
1. MINIMUM CROWN OF ROAD = 26.00'
 2. MINIMUM FINISHED FLOOR ELEV. = 28.20'
 3. CONTROL WATER ELEVATION = 24.00' NAVD 88'
 4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
 5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 6. ALL ELEVATIONS REFERENCED ARE IN NAVD 88'
 7. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS
 8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT
 9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 11. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 12. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 13. GENERAL CONTRACTOR TO SIZE STRUCTURES AND SUBMIT SHOP DRAWINGS TO ENGINEERING FOR VERIFICATION PRIOR TO ORDERING.
 14. CONTRACTOR TO MAKE SURE THAT RIMS OFFSET FROM THE LOW POINT IN THE CROWN OF THE ROAD GRADED SO THAT THE RIMS ARE THE LOW POINT OF THE CURB LINE.
 15. ALL LANDSCAPE ISLANDS TO BE 18" ABOVE TOP OF CURB.
 16. STORM DRAINAGE PIPE MATERIAL SHALL BE RCP OR PROFILE WALL POLYPROPYLENE PIPE (PP). LAKE OUTFALLS ARE TO BE CORRUGATED ALUMINUM PIPE CONSISTENT WITH THE DETAIL.

VERTICAL DATUM
 ELEVATIONS SHOWN HEREON ARE BASED ON THE
 NORTH AMERICAN VERTICAL DATUM OF 1988.
 CONVERSION FACTOR NGVD TO NAVD = -1.50

CALL 48 HOURS BEFORE YOU DIG



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PSLUSD #5410
 CITY OF PORT ST. LUCIE PROJECT #
P21-116

No.	REVISIONS	DATE	BY

Kimley-Horn

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LICENSED PROFESSIONAL
 CHRISTOPHER J. HOLLEN,
 P.E.
 FLORIDA LICENSE NUMBER
 74685

KHA PROJECT
 147641009

DATE
 DATE

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

FUTURE PHASE FINE GRADING PLAN

TRADITION REGIONAL PARK
 PREPARED FOR

mattamyHOMES

FLORIDA

ST. LUCIE CO.

SHEET NUMBER
C-209