

PAVING, GRADING AND DRAINAGE IMPROVEMENTS FOR RIVERLAND PARCEL C PLAT TEN REPLAT

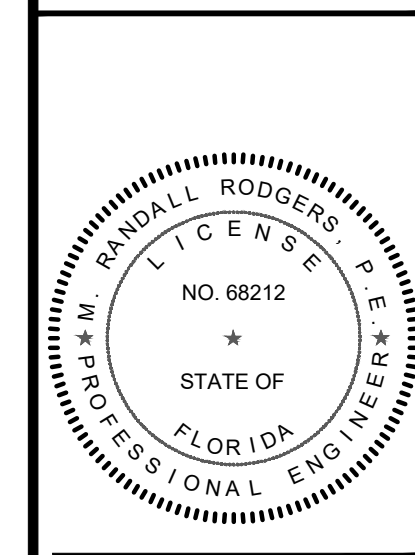
CIVIL CONSTRUCTION PLANS & SPECIFICATIONS SECTIONS 17 AND 20, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA



REVISIONS:		
BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT:
RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
ASSOCIATES III
LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOG
CHECKED BY: RR
DATE: 2/19/2021
CAD ID.: 20-1033 COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01



LOCATION MAP
N.T.S.



VICINITY AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
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11 - 12	PAVING, GRADING & DRAINAGE DETAILS
13	CROSS SECTIONS
14	CLEARING AND SEDIMENT & EROSION CONTROL PLAN
15	STORMWATER POLLUTION PREVENTION PLAN
16	MASTER DRAINAGE PLAN

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

LEGAL DESCRIPTION:
BEING ALL OF RIVERLAND PARCEL C - PLAT TEN, AS RECORDED IN PLAT BOOK 90, PAGE 1, ALL OF TRACT "L17", RIVERLAND PARCEL C - PLAT NINE, AS RECORDED IN PLAT BOOK 89, PAGE 27, ALL OF TRACTS "OS1" AND "OS3", RIVERLAND PARCEL C - PLAT EIGHT, AS RECORDED IN PLAT BOOK 89, PAGE 1, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "OS1", RIVERLAND PARCEL C - PLAT EIGHT, AS RECORDED IN PLAT BOOK 89, PAGE 1, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°50'39" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF E/W #1 (DISCOVERY WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 4077, PAGE 1480, OF SAID PUBLIC RECORDS, AND THE NORTH LINE OF SAID TRACT "OS1", A DISTANCE OF 80.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 127°00'58"; THENCE SOUTHEASTERLY, ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT "OS1" FOR THE FOLLOWING (6) SIX COURSES AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 88.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 71°13'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 78.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 34°12'05"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 41.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 356.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°50'39" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°09'21" WEST, ALONG THE WEST LINE OF SAID PLAT OF RIVERLAND PARCEL C - PLAT EIGHT, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°50'39" EAST, ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT "OS3" FOR THE FOLLOWING (4) FOUR COURSES AND ALONG A DISTANCE OF 5.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 372.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIVERLAND PARCEL C - PLAT TEN, FOR THE FOLLOWING (3) THREE COURSES, SOUTH 05°51'59" WEST, A DISTANCE OF 50.25 FEET; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 371.43 FEET; THENCE SOUTH 28°28'04" WEST, A DISTANCE OF 56.12 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIAL BEARING OF SOUTH 38°03'37" WEST, A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 37°28'00"; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT "L17" FOR THE FOLLOWING (8) EIGHT COURSES AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 32.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 09°57'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 85.96 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 40°13'34" WEST, A DISTANCE OF 237.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 299.00 FEET, A CENTRAL ANGLE OF 37°25'25"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 195.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°38'59" WEST, A DISTANCE OF 422.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1349.00 FEET, A CENTRAL ANGLE OF 12°24'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 292.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°56'34" WEST, A DISTANCE OF 200.45 FEET; THENCE NORTH 00°03'26" EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 89°56'34" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID RIVERLAND PARCEL C - PLAT TEN, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°03'26" EAST ALONG THE WESTERLY BOUNDARY OF SAID RIVERLAND PARCEL C - PLAT TEN AND ITS NORTHERLY PROJECTION, A DISTANCE OF 1691.43 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°13'28" WEST, A RADIUS OF 2150.00 FEET AND A CENTRAL ANGLE OF 14°11'31"; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF E/W #1 (DISCOVERY WAY) FOR THE FOLLOWING (3) THREE COURSES AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 532.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 14°34'19"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 508.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°50'39" EAST, A DISTANCE OF 230.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 58.097 ACRES, MORE OR LESS.

PLAN FOR
RIVERLAND ASSOCIATES III LLLP

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

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

ENGINEER'S PROJECT NO. 20-1033

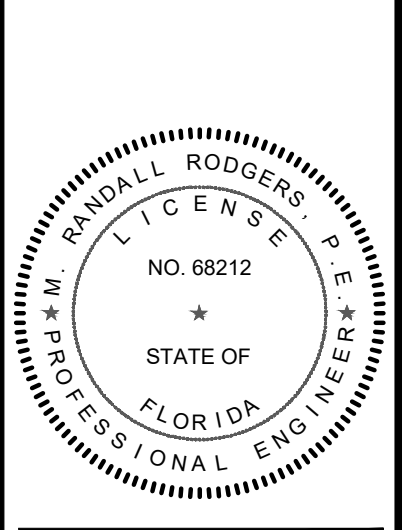


CITY OF PSL PROJECT NO. P21-008
PSLUSD FILE NO. 5267K

REVISIONS:		
BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT: RIVERLAND ASSOCIATES III
LLLP

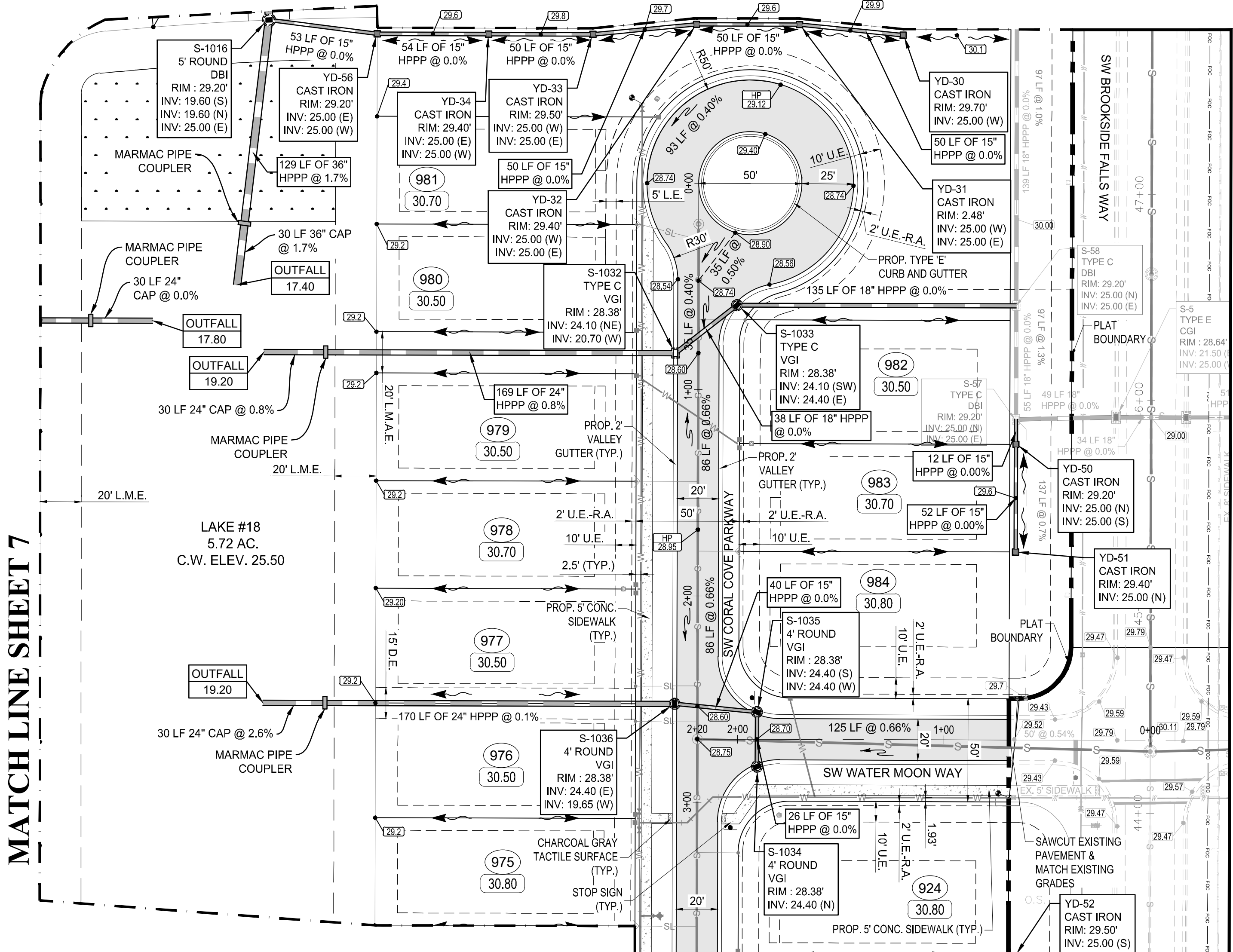
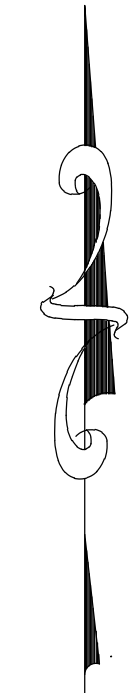
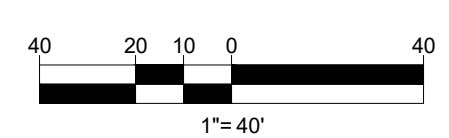


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD I.D.: 20-1033 PGD PLAN

SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN
SHEET NUMBER: 02

MATCH LINE SHEET 6



LEGEND

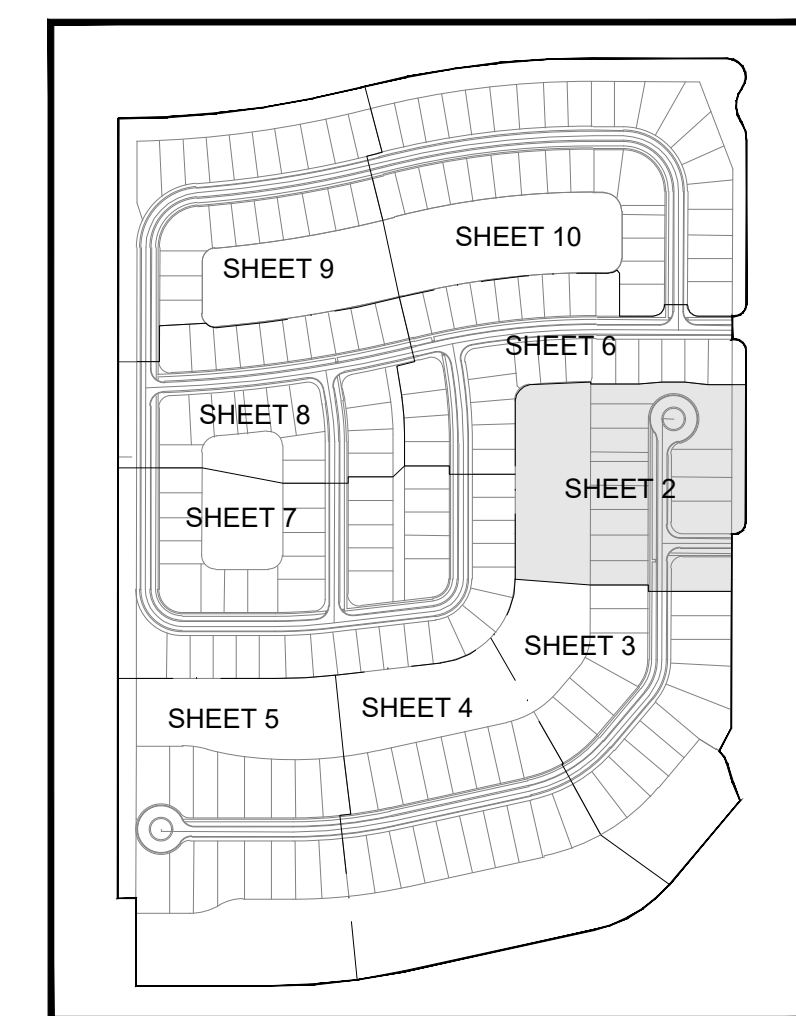
STRUCTURE	—
TYPE	—
GRATE	—
RIM	—
INV1	—
STORM MAIN WITH CATCH BASIN AND CALL OUT	
EXISTING STORM MAIN WITH CATCH BASIN	
SANITARY SEWER MAIN WITH MANHOLE	
WATER MAIN WITH VALVE	
PROPOSED ELEVATION	20.00
ELEVATION BY OTHERS	28.50
EXISTING ELEVATION	25.50
DIRECTION OF FLOW	
STREET LIGHTS	
SIGN	
LOT NUMBER	1
FINISHED FLOOR ELEVATION	30.00
CONTROL WATER ELEVATION	C.W. ELEV.
CORRUGATED ALUMINUM PIPE	CAP
DITCH BOTTOM INLET	DBI
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
HIGH POINT	HP
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
OPEN SPACE	O.S.
REINFORCED CONCRETE PIPE	RCP
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
VALLEY GUTTER INLET	VGI
CURB GUTTER INLET	CGI
YARD DRAIN	YD
PAVEMENT	—
SIDEWALK	—
DETECTABLE WARNING SURFACE (SEE NOTE)	—
LITTORAL PLANTING AREA	—
SECTION CULLOUT	SEC #

NOTES:

1. MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE ELEVATION 30.50' NAVD 88, WHICH IS ABOVE THE 100-YEAR, 3-DAY STORM STAGE ELEVATION.
2. MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD 88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
3. MINIMUM ROAD CROWN ELEVATION SHALL BE ELEVATION 28.00' NAVD 88, WHICH IS ABOVE THE 10-YEAR, 1-DAY STORM STAGE ELEVATION.
4. ALL ELEVATIONS SHOWN ON THESE PLANS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TO CONVERT ELEVATIONS TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), ADD 1.475 FEET TO THE NAVD88 ELEVATION. FOR EXAMPLE, NAVD88 + 1.475' = NGVD 29.
5. DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE REQUIREMENTS OF F.D.O.T. DESIGN STANDARDS INDEX 522-002 AND F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 627 (CURRENT EDITIONS).
6. AS AN ALTERNATE TO RCP, ADVANCED DRAINAGE SYSTEMS, INC. HP STORM PIPE. HPPP INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE MAY BE SUBSTITUTED WITH PRIOR WRITTEN APPROVAL FROM THE CITY OF PORT ST. LUCIE AND GLH ENGINEERING, LLC.
7. YD-4 WAS CHANGED TO S-4 AS PART OF THE REVISION DATED 05-15-20.

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:
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KEY MAP
N.T.S.



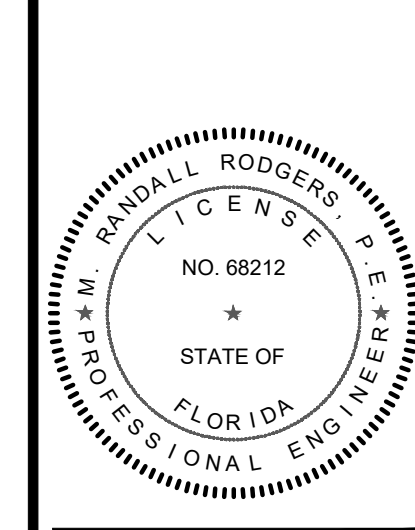
CITY OF PSL PROJECT No. P21-008
PSLUSD FILE No. 5267K

REVISIONS:

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PROJECT:
**RIVERLAND PARCEL C
PLAT TEN REPLAT**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES III
LLLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD ID.: 20-1033 PGD PLAN

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

SHEET NUMBER:
03

LEGEND

STRUCTURE	—+—+—+—
TYPE	—+—+—+—
GRATE	—+—+—+—
RIM	—+—+—+—
INV1	—+—+—+—

STORM MAIN WITH CATCH BASIN AND CALL OUT

EXISTING STORM MAIN WITH CATCH BASIN

SANITARY SEWER MAIN WITH MANHOLE

WATER MAIN WITH VALVE

PROPOSED ELEVATION: 20.00

ELEVATION BY OTHERS: 28.50

EXISTING ELEVATION: 25.50

DIRECTION OF FLOW: →

STREET LIGHTS: ●

SIGN: 1

LOT NUMBER: 30.00

FINISHED FLOOR ELEVATION: C.W. ELEV.

CONTROL WATER ELEVATION: CAP

CORRUGATED ALUMINUM PIPE: DBI

DITCH BOTTOM INLET: D.E.

DRAINAGE EASEMENT: D.S.E.

DRAINAGE SWALE EASEMENT: HP

HIGH POINT: L.E.

LANDSCAPE EASEMENT: L.M.A.E.

LAKE MAINTENANCE ACCESS EASEMENT: L.M.E.

LAKE MAINTENANCE EASEMENT: P.S.L.U.E.

CITY OF PORT ST. LUCIE UTILITY EASEMENT: O.S.

OPEN SPACE: RCP

REINFORCED CONCRETE PIPE: U.E.

UTILITY EASEMENT: U.E.-R.A.

UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION): VGI

VALLEY GUTTER INLET: CGI

CURB GUTTER INLET: YD

YARD DRAIN: PAVEMENT

PAVEMENT: SIDEWALK

SIDEWALK: DETECTABLE WARNING SURFACE (SEE NOTE)

DETECTABLE WARNING SURFACE (SEE NOTE): LITTORAL PLANTING AREA

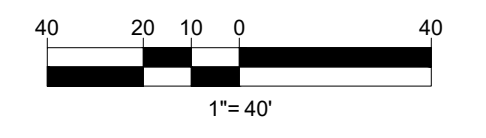
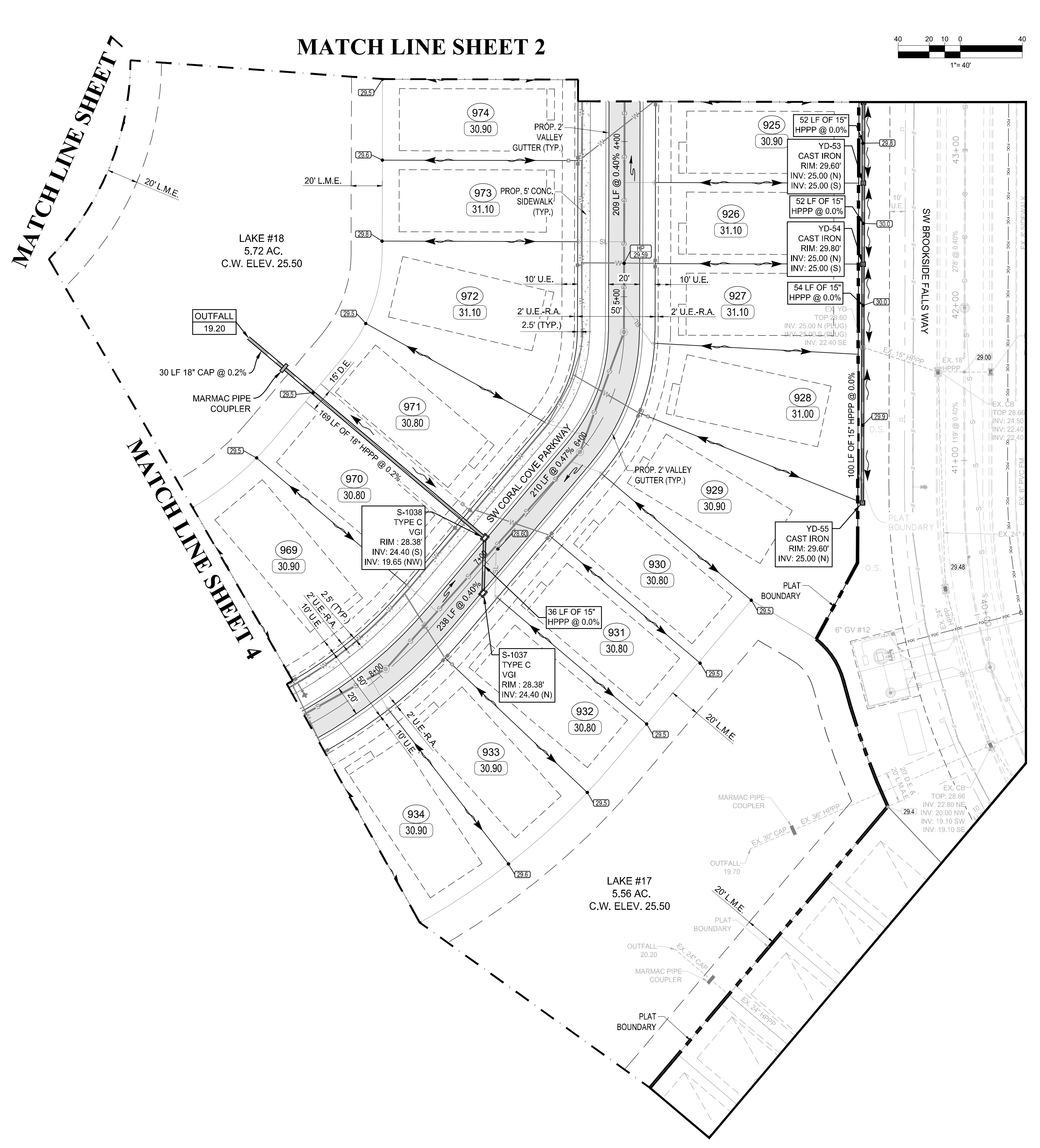
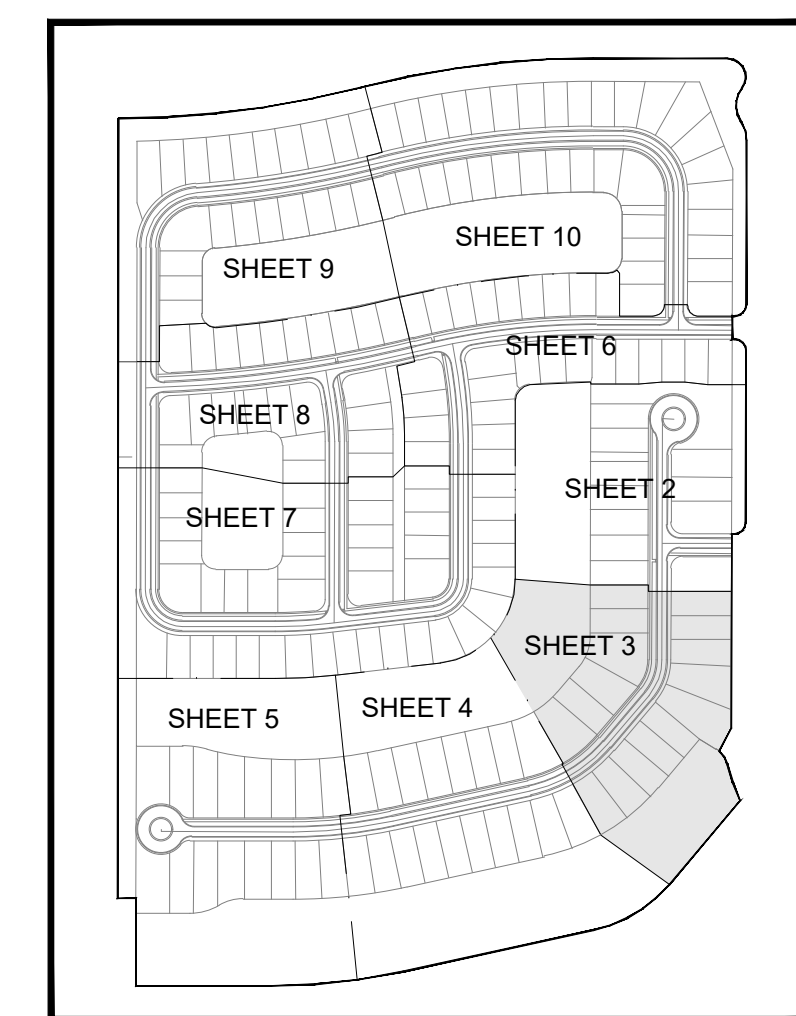
LITTORAL PLANTING AREA: SECTION CALLOUT

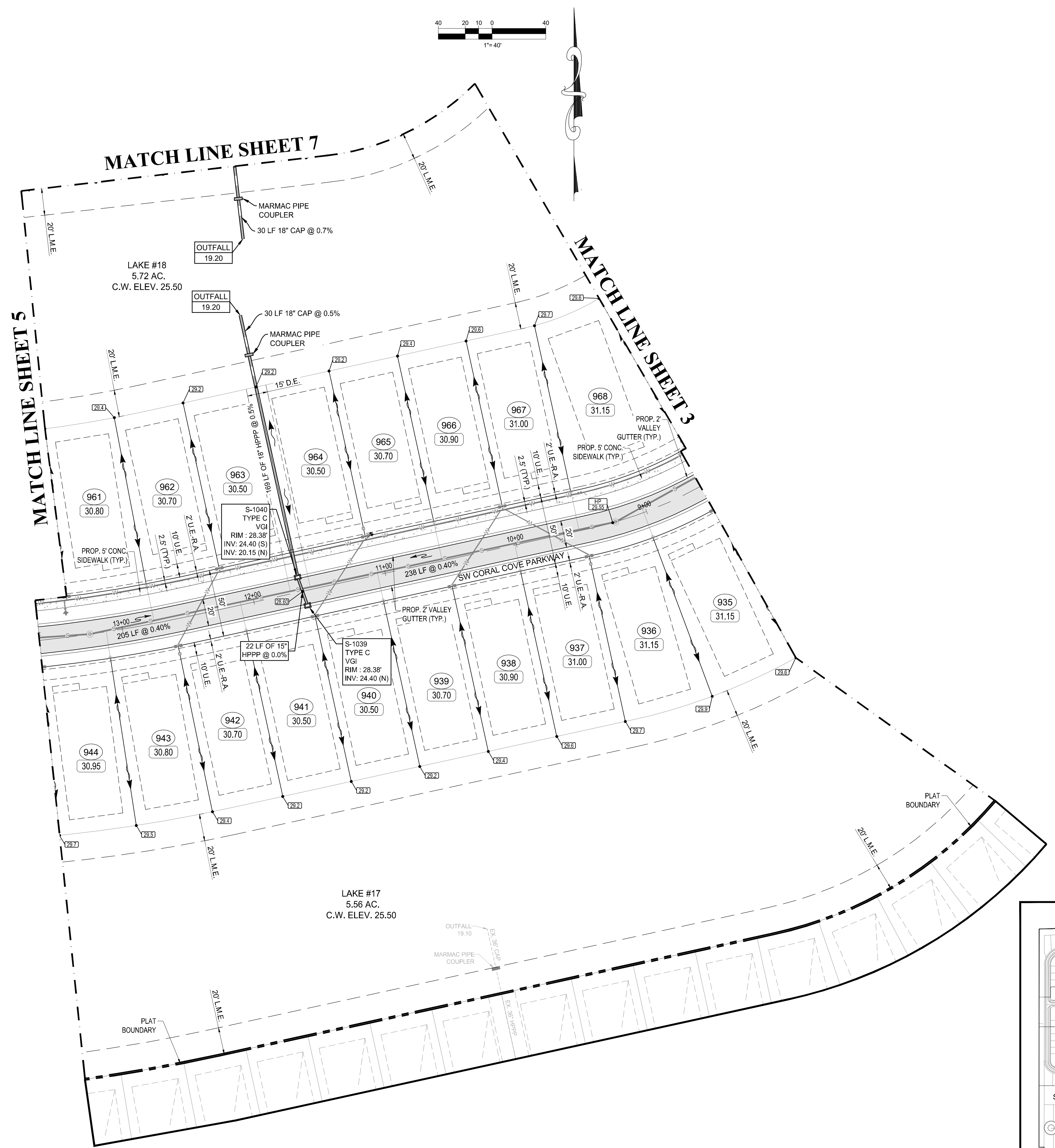
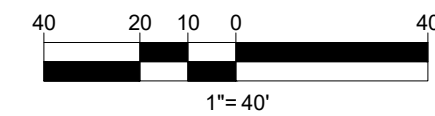
SEC #

- NOTES:**
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 - MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD 88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
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 - YD-4 WAS CHANGED TO S-4 AS PART OF THE REVISION DATED 05-15-20.

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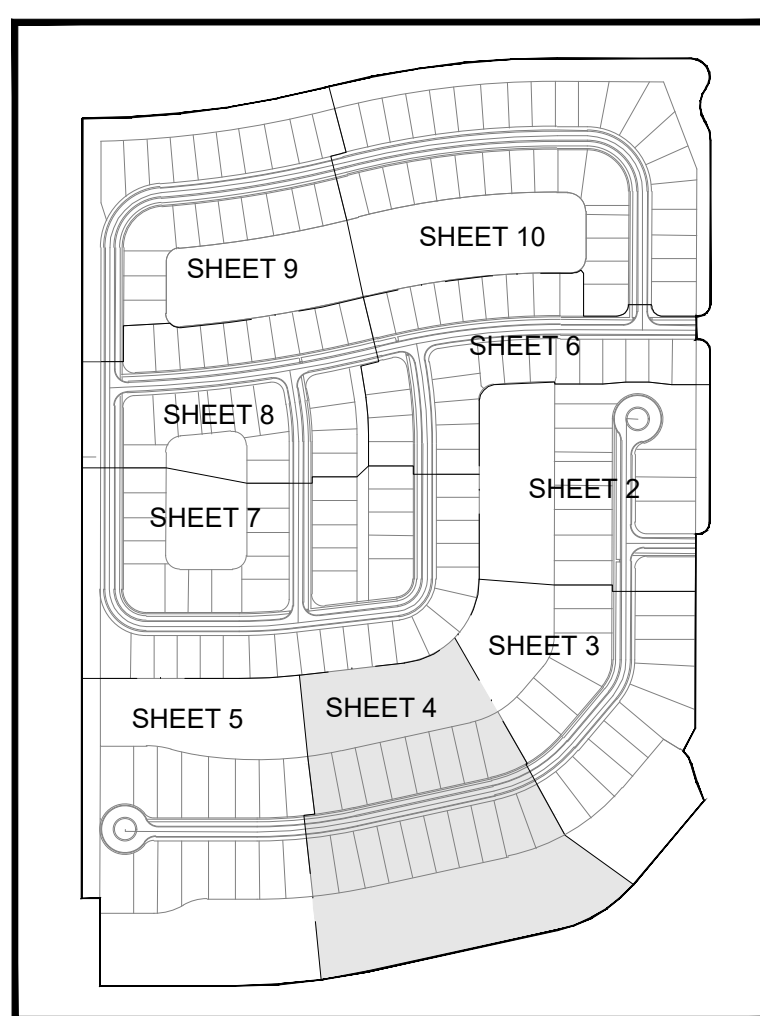
LEGEND

STRUCTURE	
TYPE	
GRATE	
RIM	
INV1	
STORM MAIN WITH CATCH BASIN AND CALL OUT	
EXISTING STORM MAIN WITH CATCH BASIN	
SANITARY SEWER MAIN WITH MANHOLE	
WATER MAIN WITH VALVE	
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EXISTING ELEVATION	
DIRECTION OF FLOW	
STREET LIGHTS	
SIGN	
LOT NUMBER	
FINISHED FLOOR ELEVATION	
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UTILITY EASEMENT	U.E.
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VALLEY GUTTER INLET	VGI
CURB GUTTER INLET	CGI
YARD DRAIN	YD
PAVEMENT	
SIDEWALK	
DETECTABLE WARNING SURFACE (SEE NOTE)	
LITTORAL PLANTING AREA	
SECTION CULLOUT	 SEC # SEC #

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KEY MAP
N.T.S.

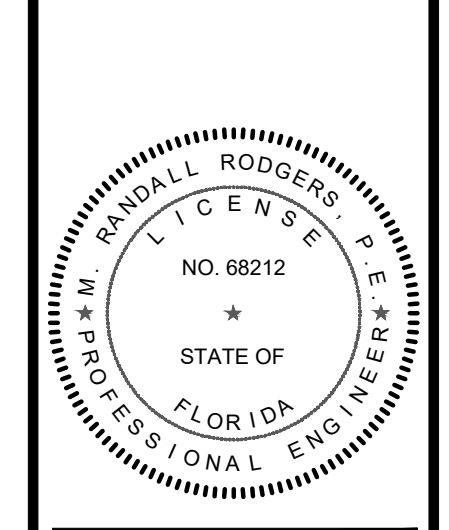


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CITY OF PORT ST. LUCIE,
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CAD I.D.: 20-1033 PGD PLAN

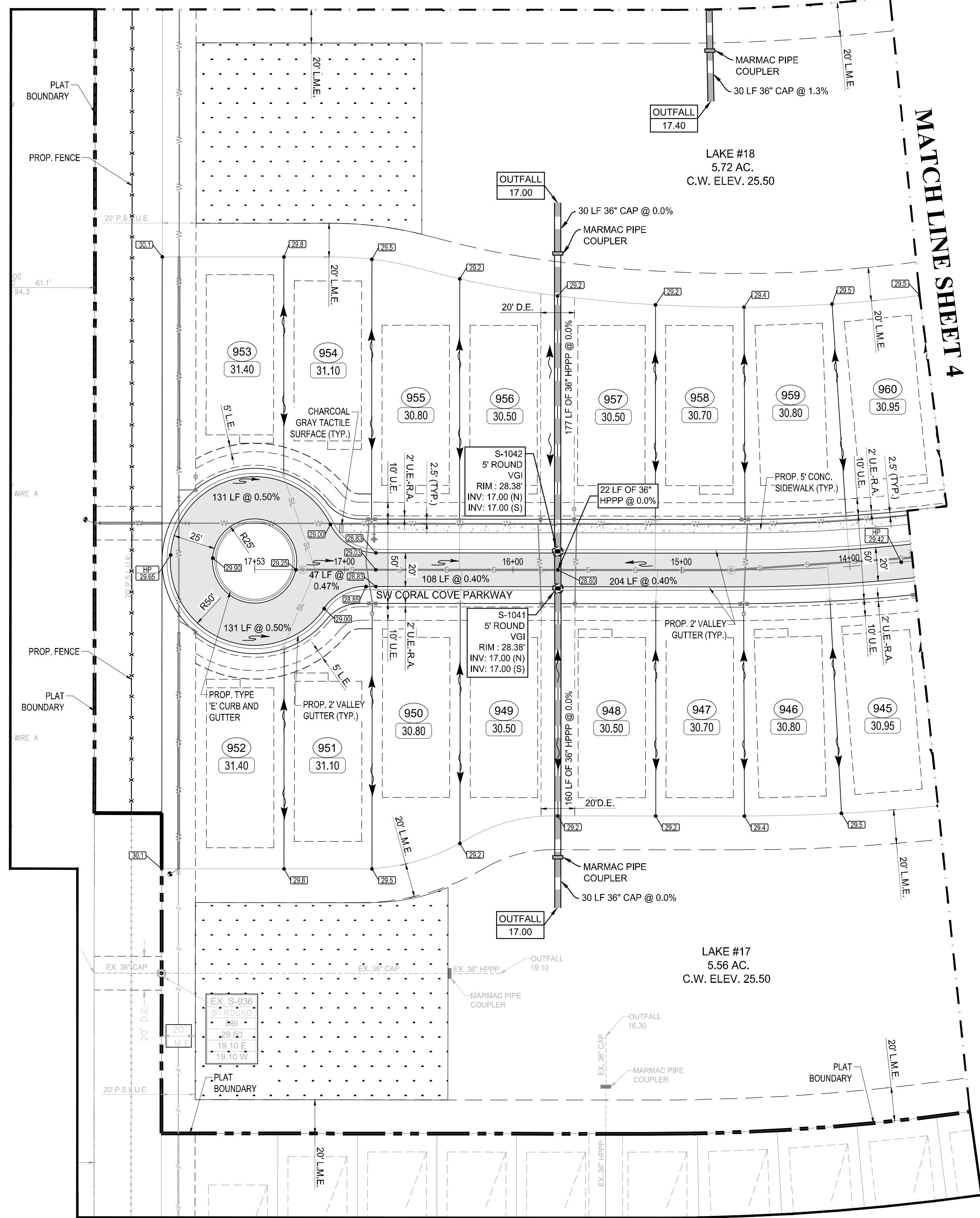
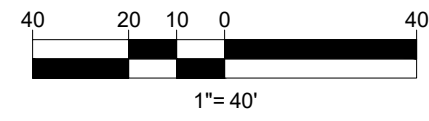
SHEET TITLE:
**PAVING, GRADING
& DRAINAGE PLAN**

SHEET NUMBER:
04



CITY OF PSL PROJECT NO. P21-008
PSLUSD FILE NO. 5267K

MATCH LINE SHEET 7



MATCH LINE SHEET 4

LEGEND

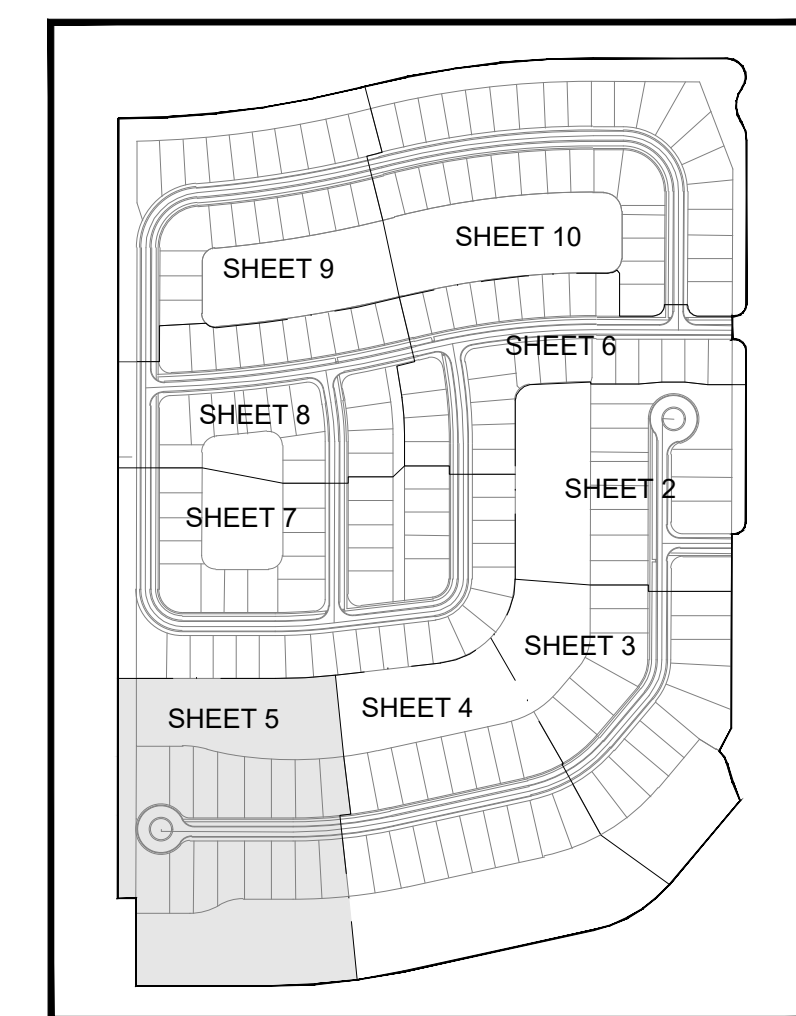
STRUCTURE TYPE	
GRATE	
RIM	
INV1	
STORM MAIN WITH CATCH BASIN AND CALL OUT	
EXISTING STORM MAIN WITH CATCH BASIN	
SANITARY SEWER MAIN WITH MANHOLE	
WATER MAIN WITH VALVE	
PROPOSED ELEVATION	
ELEVATION BY OTHERS	
EXISTING ELEVATION	
DIRECTION OF FLOW	
STREET LIGHTS	
SIGN	
LOT NUMBER	
FINISHED FLOOR ELEVATION	
CONTROL WATER ELEVATION	C.W. ELEV.
CORRUGATED ALUMINUM PIPE	CAP
DITCH BOTTOM INLET	DBI
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
HIGH POINT	HP
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
OPEN SPACE	O.S.
REINFORCED CONCRETE PIPE	RCP
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
VALLEY GUTTER INLET	VGI
CURB GUTTER INLET	CGI
YARD DRAIN	YD
PAVEMENT	
SIDEWALK	
DETECTABLE WARNING SURFACE (SEE NOTE)	
LITTORAL PLANTING AREA	
SECTION CULLOUT	 SEC # SEC #

NOTES:

1. MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE ELEVATION 30.50' NAVD 88, WHICH IS ABOVE THE 100-YEAR, 3-DAY STORM STAGE ELEVATION.
2. MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD 88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
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6. AS AN ALTERNATE TO RCP, ADVANCED DRAINAGE SYSTEMS, INC. HP STORM PIPE, HPPP INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE MAY BE SUBSTITUTED WITH PRIOR WRITTEN APPROVAL FROM THE CITY OF PORT ST. LUCIE AND GLH ENGINEERING, LLC.
7. YD-4 WAS CHANGED TO S-4 AS PART OF THE REVISION DATED 05-15-20.

NOTE:
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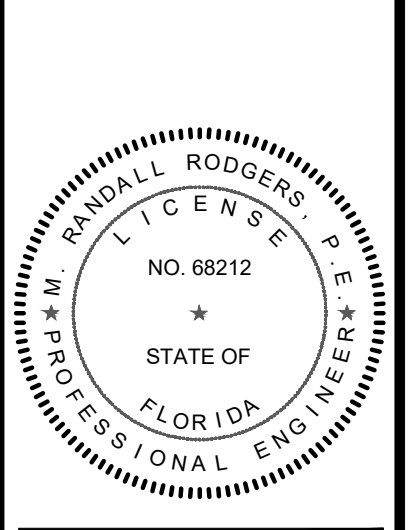
KEY MAP
N.T.S.



REVISIONS:		
BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL C
PLAT TEN REPLAT**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES III
LLLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

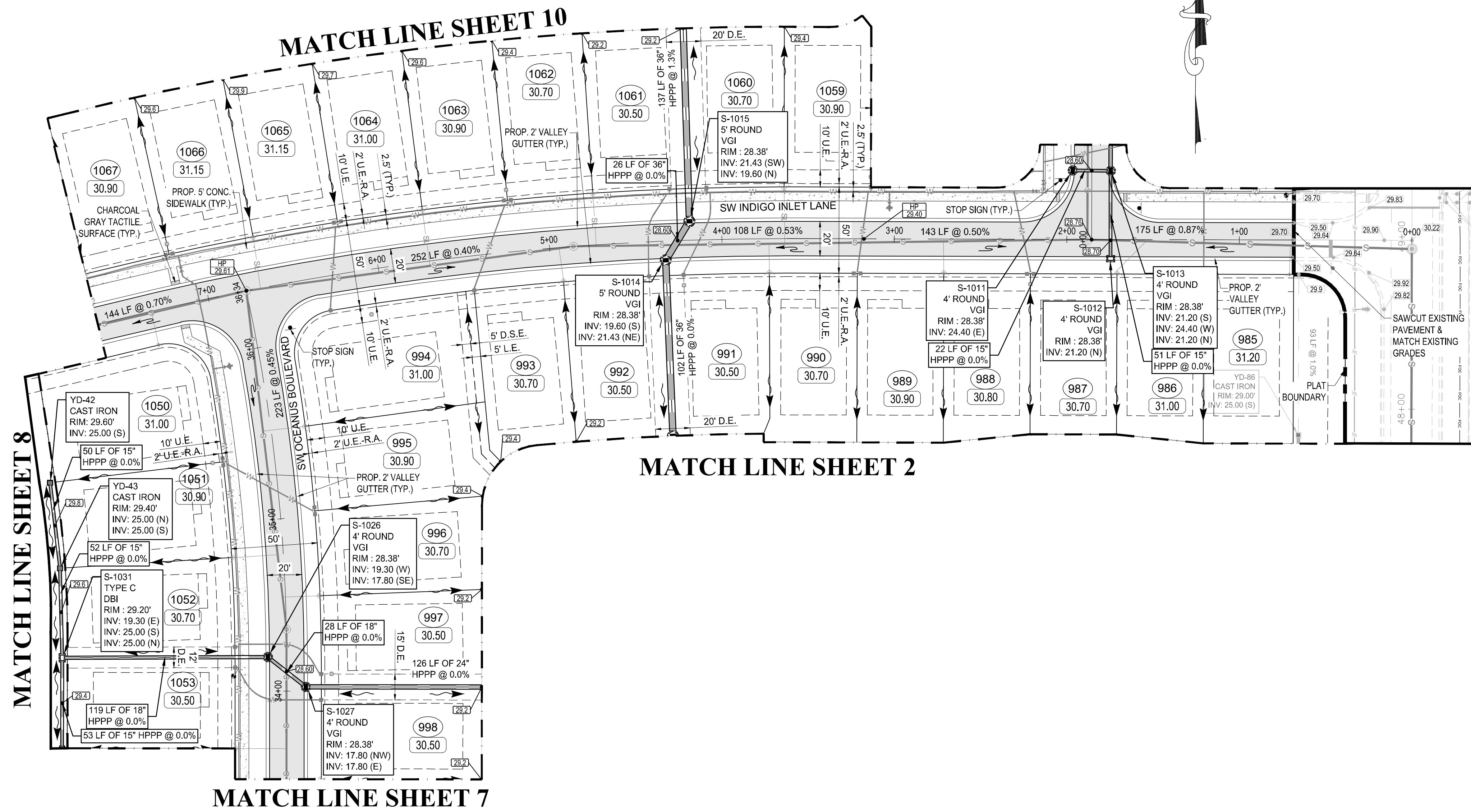
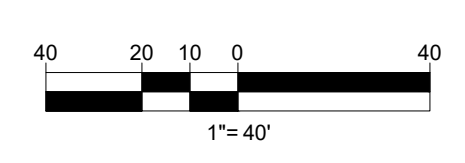
PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD ID.: 20-1033 PGD PLAN

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

SHEET NUMBER:
05



CITY OF PSL PROJECT No. P21-008
PSLUSD FILE No. 5267K



LEGEND

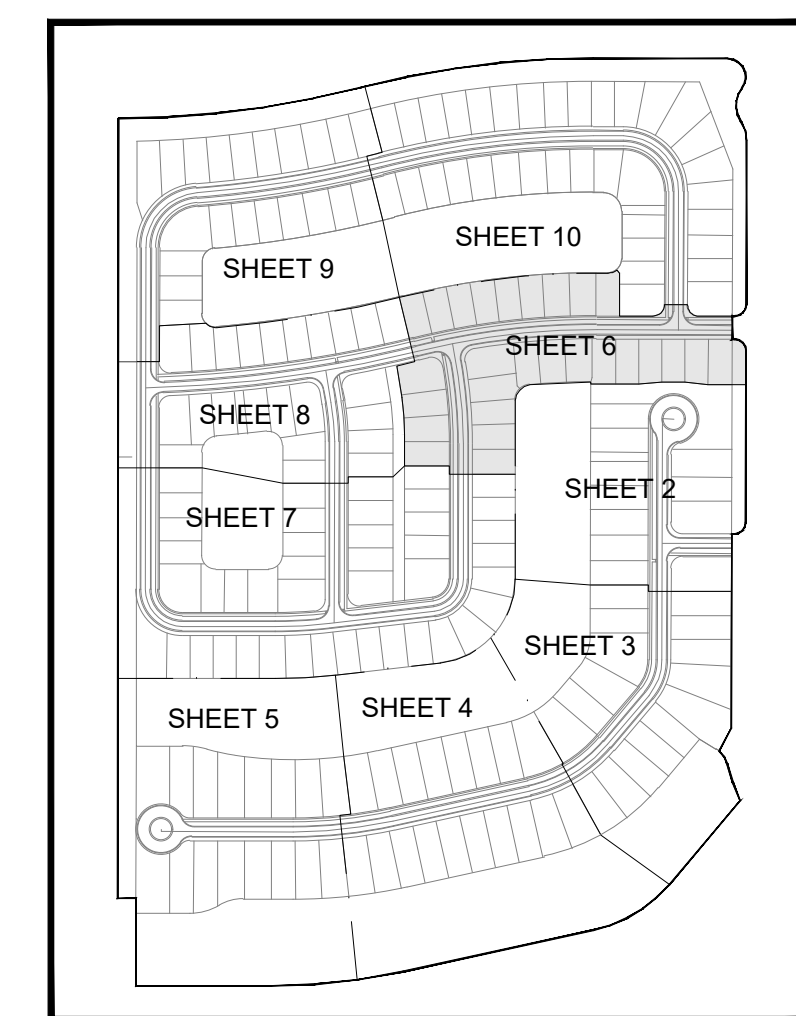
STRUCTURE TYPE	—
GRATE	—
RIM	—
INV1	—
STORM MAIN WITH CATCH BASIN AND CALL OUT	—
EXISTING STORM MAIN WITH CATCH BASIN	—
SANITARY SEWER MAIN WITH MANHOLE	—
WATER MAIN WITH VALVE	—
PROPOSED ELEVATION	② 20.00
ELEVATION BY OTHERS	② 28.50
EXISTING ELEVATION	② 25.50
DIRECTION OF FLOW	→
STREET LIGHTS	■
SIGN	①
LOT NUMBER	③ 30.00
FINISHED FLOOR ELEVATION	④
CONTROL WATER ELEVATION	C.W. ELEV.
CORRUGATED ALUMINUM PIPE	CAP
DITCH BOTTOM INLET	DBI
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
HIGH POINT	HP
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
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REINFORCED CONCRETE PIPE	RCP
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
VALLEY GUTTER INLET	VGI
CURB GUTTER INLET	CGI
YARD DRAIN	YD
PAVEMENT	▒
SIDEWALK	▒
DETECTABLE WARNING SURFACE (SEE NOTE)	▒
LITTORAL PLANTING AREA	▒
SECTION CULLOUT	SEC #

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KEY MAP
N.T.S.

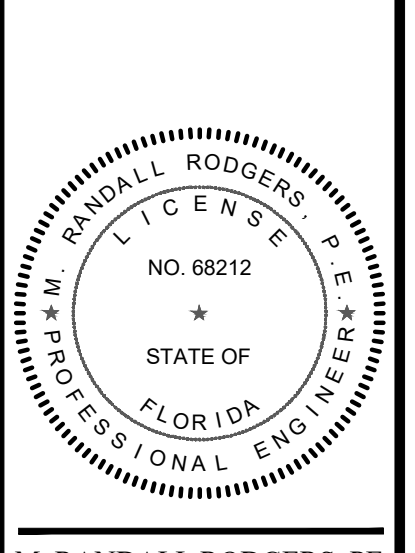


REVISIONS:

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT:
RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
ASSOCIATES III
LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.:	20-1033
DRAWN BY:	SOIC
CHECKED BY:	RR
DATE:	2/19/2021
CAD ID.:	20-1033 PGD PLAN

SHEET TITLE:
PAVING, GRADING
& DRAINAGE PLAN

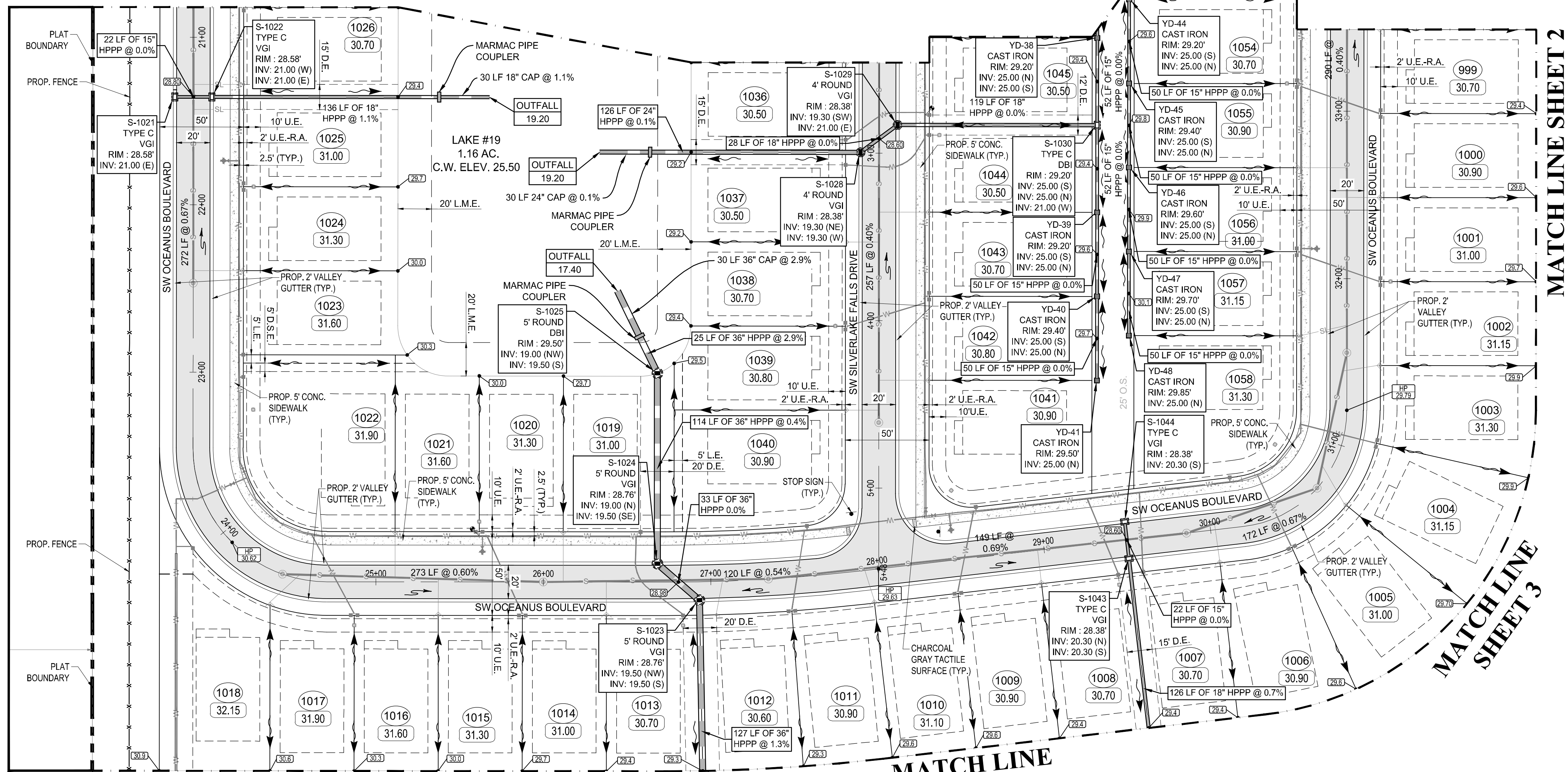
SHEET NUMBER:
06



CITY OF PSL PROJECT No. P21-008
PSLUSD FILE No. 5267K

MATCH LINE SHEET 8

MATCH LINE SHEET 6

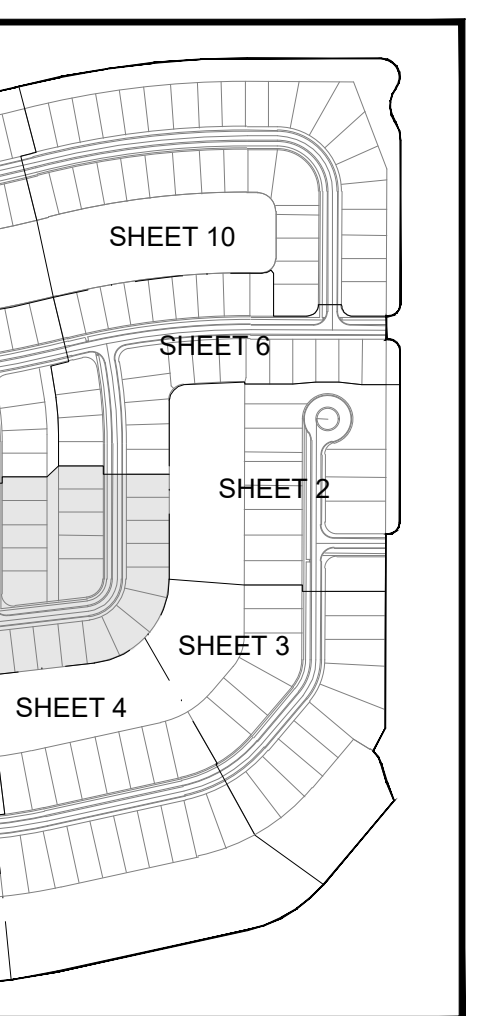


MATCH LINE SHEET 3

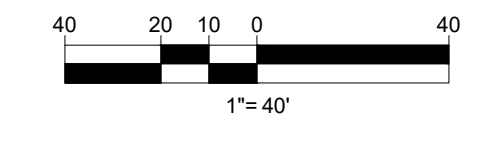
MATCH LINE SHEET 2

MATCH LINE SHEET 5

MATCH LINE SHEET 4



KEY MAP



LEGEND

STORM MAIN WITH CATCH BASIN AND CALL OUT	
EXISTING STORM MAIN WITH CATCH BASIN	
SANITARY SEWER MAIN WITH MANHOLE	
WATER MAIN WITH VALVE	
PROPOSED ELEVATION	
ELEVATION BY OTHERS	
EXISTING ELEVATION	
DIRECTION OF FLOW	
STREET LIGHTS	
SIGN	
LOT NUMBER	
FINISHED FLOOR ELEVATION	
CONTROL WATER ELEVATION	
CORRUGATED ALUMINUM PIPE	
DITCH BOTTOM INLET	
DRAINAGE EASEMENT	
DRAINAGE SWALE EASEMENT	
HIGH POINT	
LANDSCAPE EASEMENT	
LAKE MAINTENANCE ACCESS EASEMENT	
LAKE MAINTENANCE EASEMENT	
CITY OF PORT ST. LUCIE UTILITY EASEMENT	
OPEN SPACE	
REINFORCED CONCRETE PIPE	
UTILITY EASEMENT	
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	
VALLEY GUTTER INLET	
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SIDEWALK	
DETECTABLE WARNING SURFACE (SEE NOTE)	
LITTORAL PLANTING AREA	
SECTION CULLOUT	

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CITY OF PSL PROJECT NO. P21-008
PSLUSD FILE NO. 5267K

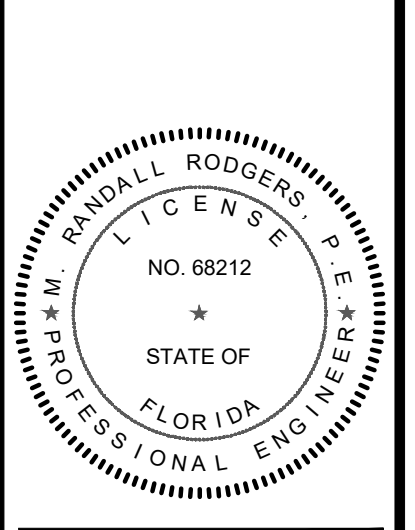


REVISIONS:

BY:	DATE:	COMMENT:

PROJECT: RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES III
LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD ID.: 20-1033 PGD PLAN

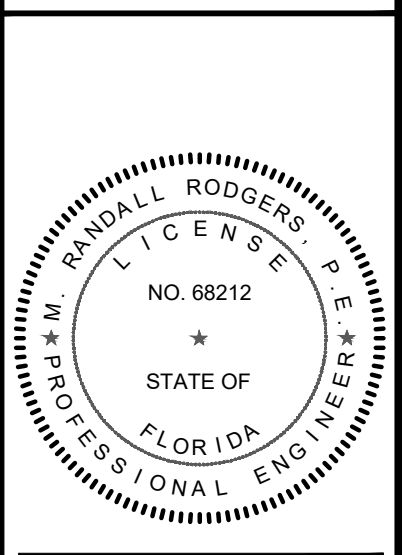
SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER: 07

REVISIONS:		
BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT: RIVERLAND ASSOCIATES III
LLLP

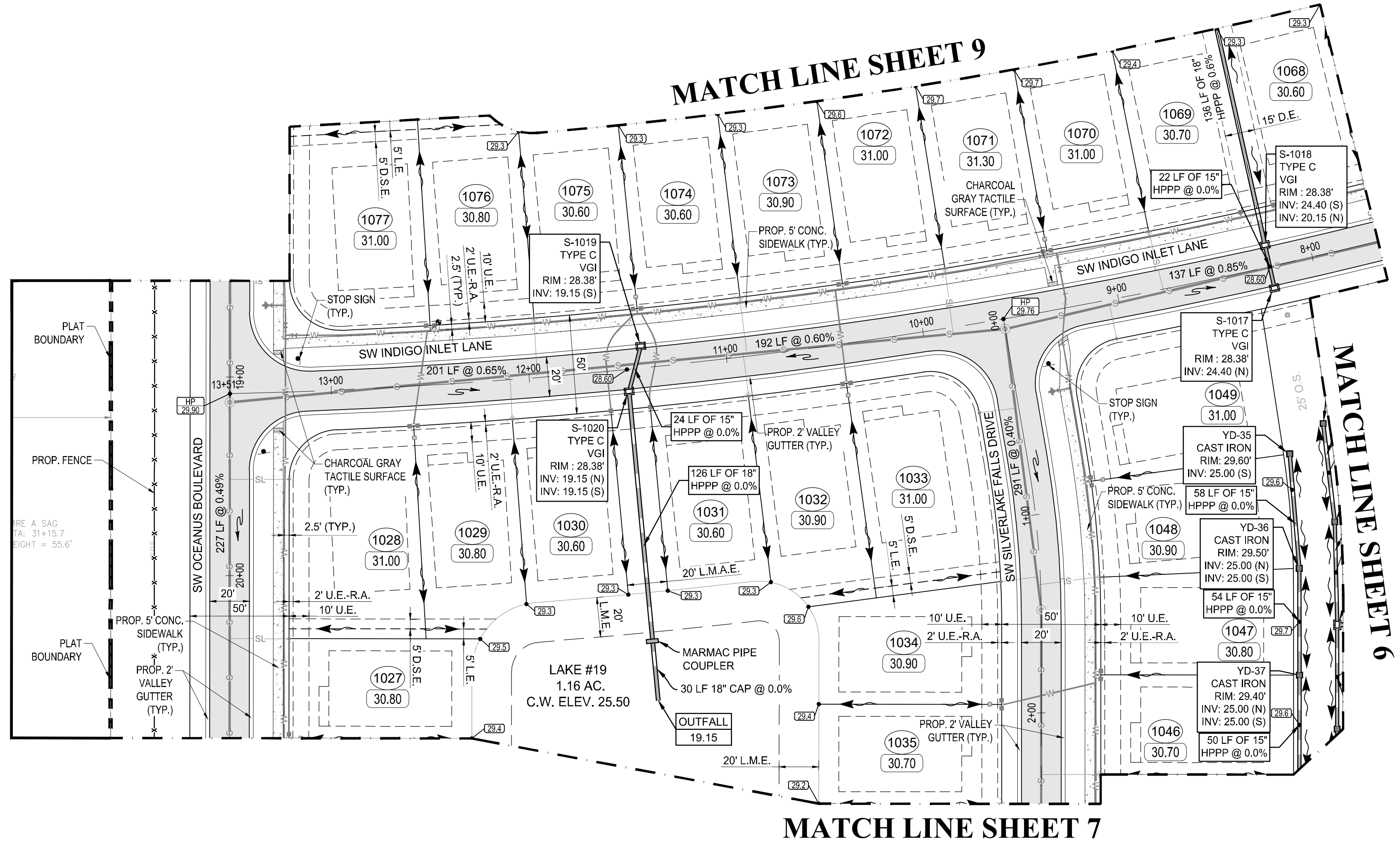
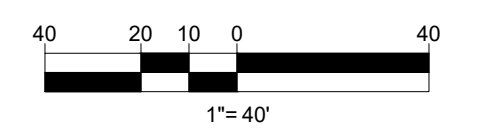


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD ID.: 20-1033 PGD PLAN

SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER: 08

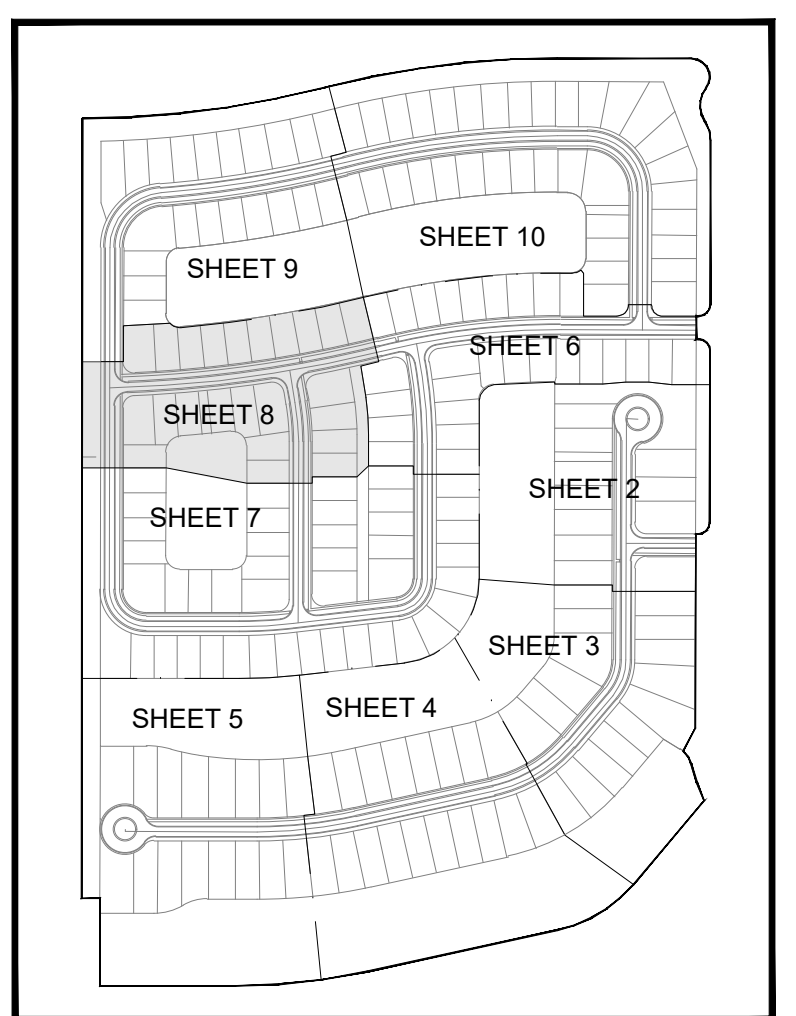


LEGEND	
STRUCTURE	---+---
TYPE	---
GRATE	---+---+---
RIM	---+---+---
INV1	---+---+---
STORM MAIN WITH CATCH BASIN AND CALL OUT	---+---+---
EXISTING STORM MAIN WITH CATCH BASIN	---
SANITARY SEWER MAIN WITH MANHOLE	---
WATER MAIN WITH VALVE	---
PROPOSED ELEVATION	(30.00)
ELEVATION BY OTHERS	(28.50)
EXISTING ELEVATION	(25.50)
DIRECTION OF FLOW	--->---
STREET LIGHTS	●
SIGN	①
LOT NUMBER	③
FINISHED FLOOR ELEVATION	(30.00)
CONTROL WATER ELEVATION	C.W. ELEV.
CORRUGATED ALUMINUM PIPE	CAP
DITCH BOTTOM INLET	DBI
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
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LANDSCAPE EASEMENT	L.E.
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CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
OPEN SPACE	O.S.
REINFORCED CONCRETE PIPE	RCP
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
VALLEY GUTTER INLET	VGI
CURB GUTTER INLET	CGI
YARD DRAIN	YD
PAVEMENT	[Pattern]
SIDEWALK	[Pattern]
DETECTABLE WARNING SURFACE (SEE NOTE)	[Pattern]
LITTORAL PLANTING AREA	[Pattern]
SECTION CALLOUT	SEC #

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KEY MAP

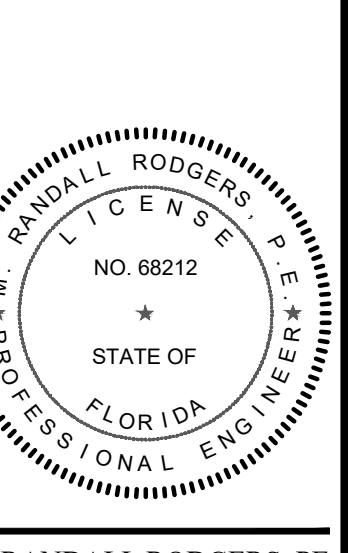


CITY OF PSL PROJECT No. P21-008
PSLUSD FILE No. 5267K

REVISIONS:		
BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE,
FLORIDA

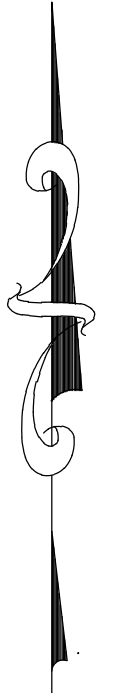
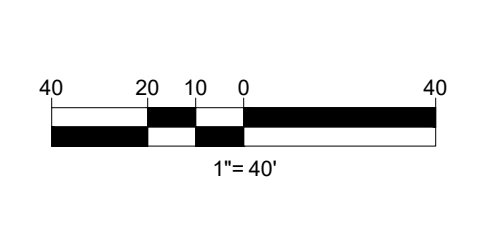
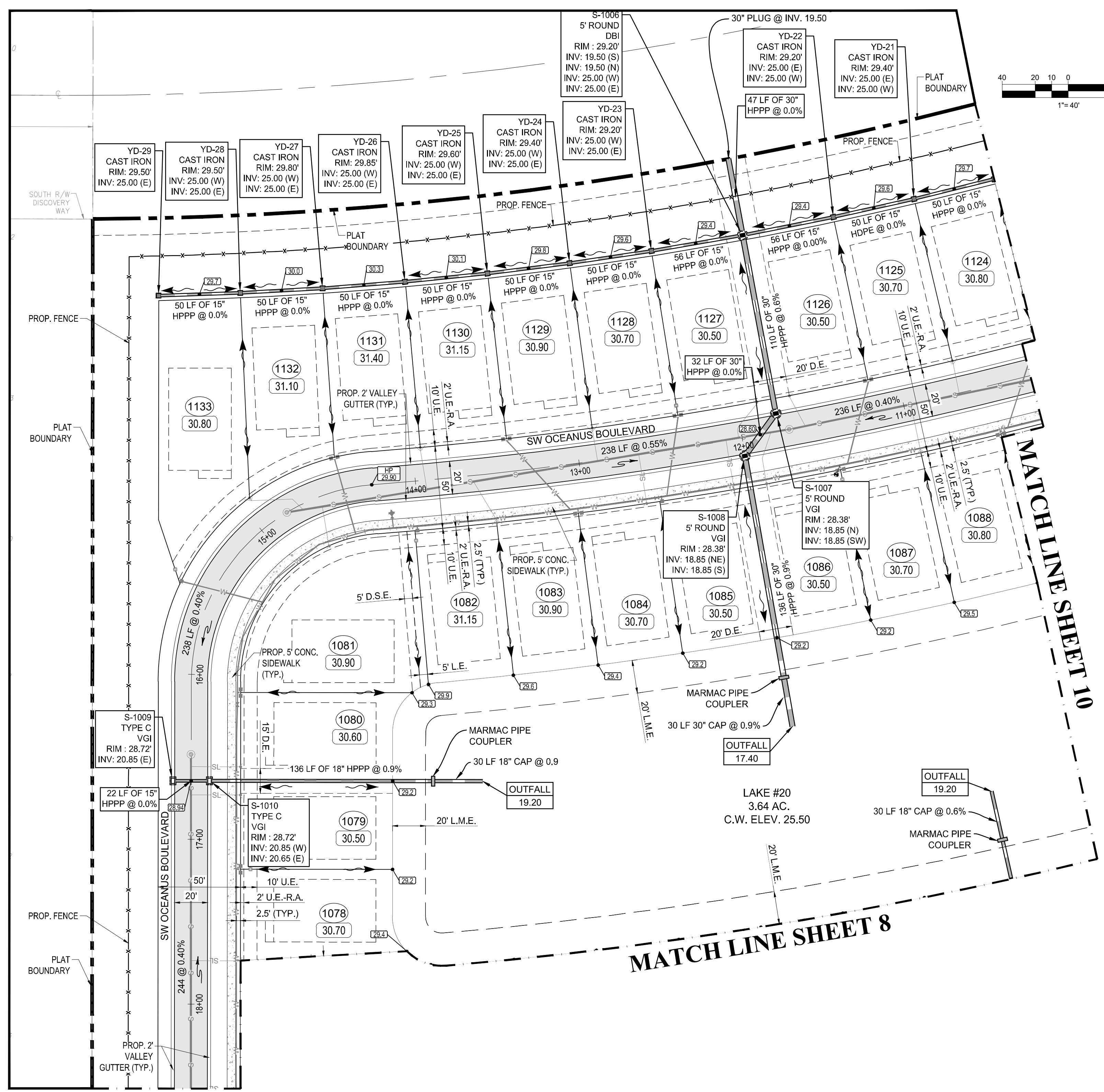
CLIENT: RIVERLAND ASSOCIATES III
LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD ID: 20-1033 PGD PLAN

SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN
SHEET NUMBER: 09



LEGEND

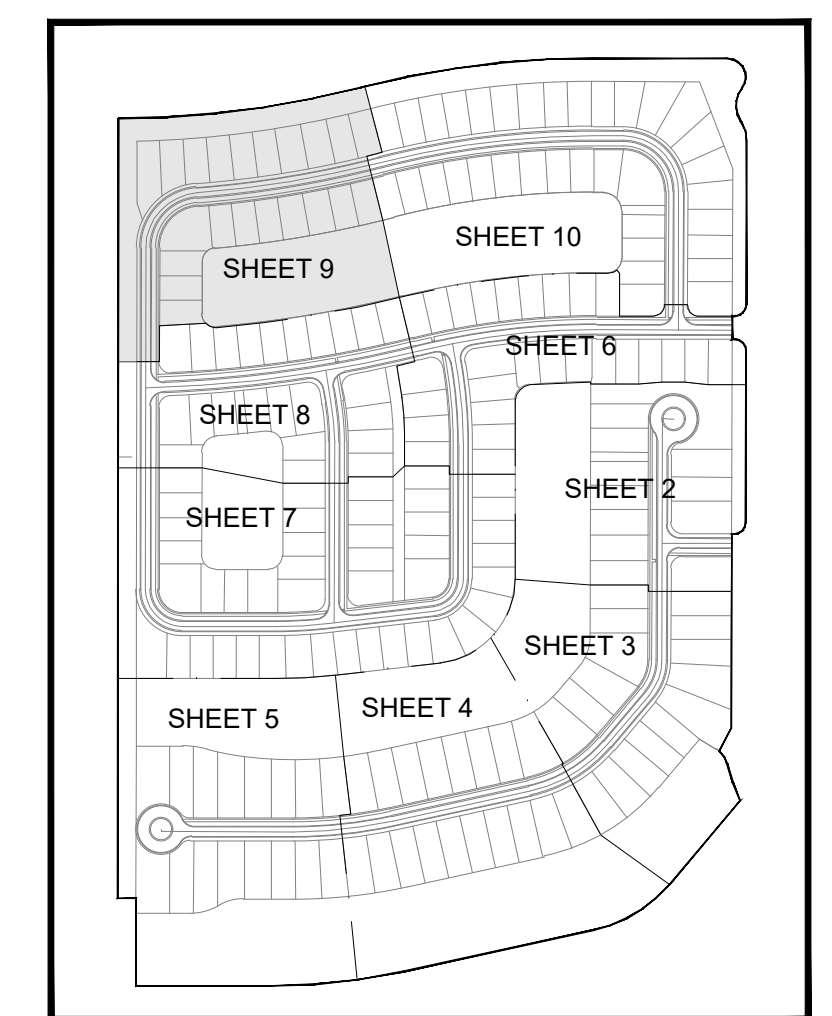
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CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
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NOTES:

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2. MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD 88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
3. MINIMUM ROAD CROWN ELEVATION SHALL BE ELEVATION 28.00' NAVD 88, WHICH IS ABOVE THE 10-YEAR, 1-DAY STORM STAGE ELEVATION.
4. ALL ELEVATIONS SHOWN ON THESE PLANS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TO CONVERT ELEVATIONS TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), ADD 1.475 FEET TO THE NAVD88 ELEVATION. FOR EXAMPLE, NAVD88 + 1.475' = NGVD 29.
5. DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE REQUIREMENTS OF F.D.O.T. DESIGN STANDARDS INDEX 522-002 AND F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 627 (CURRENT EDITIONS).
6. AS AN ALTERNATE TO RCP, ADVANCED DRAINAGE SYSTEMS, INC. HP STORM PIPE, HPPP INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE MAY BE SUBSTITUTED WITH PRIOR WRITTEN APPROVAL FROM THE CITY OF PORT ST. LUCIE AND GLH ENGINEERING, LLC.
7. YD-4 WAS CHANGED TO S-4 AS PART OF THE REVISION DATED 05-15-20.

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.

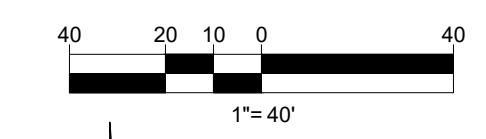
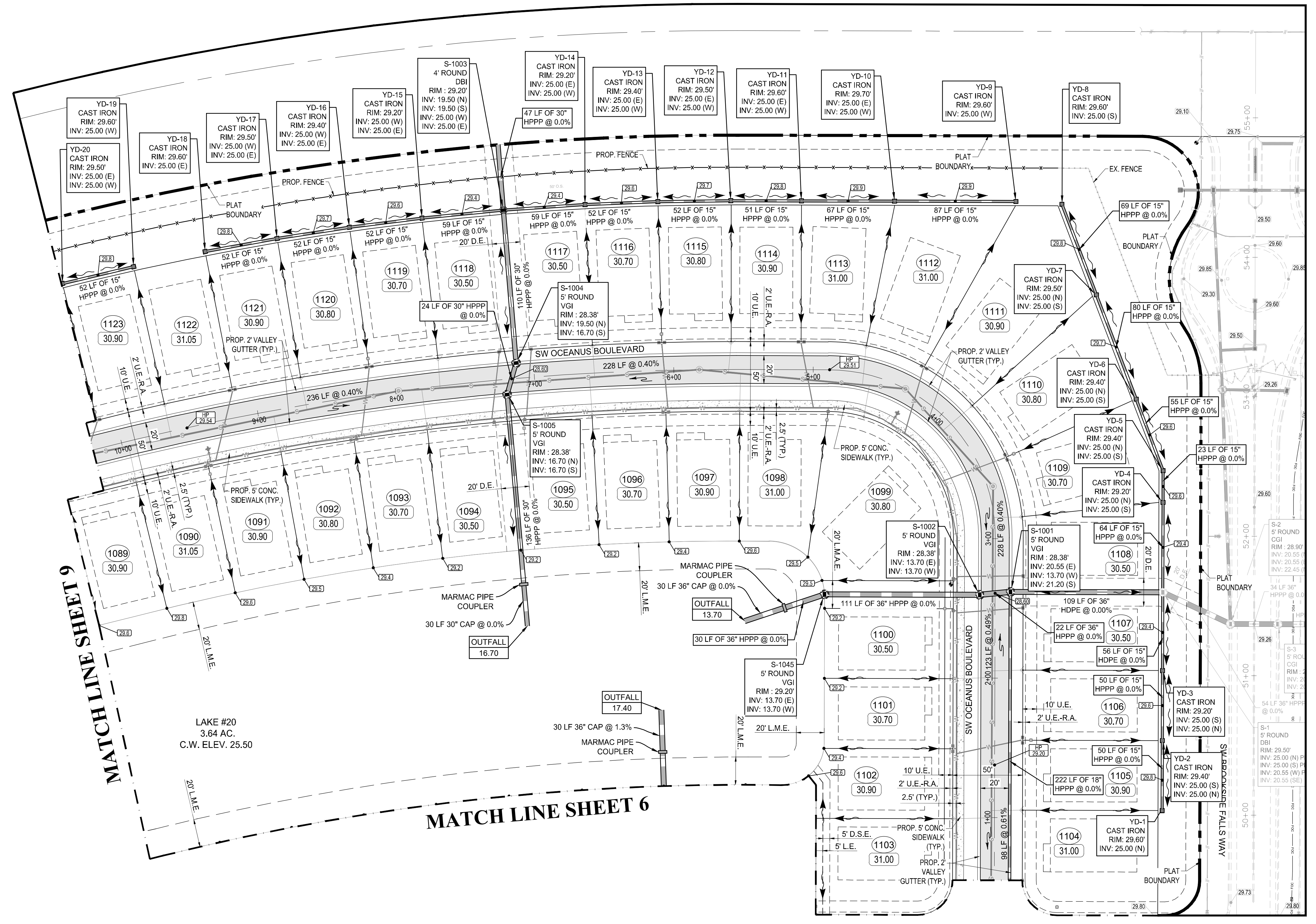


KEY MAP



CITY OF PSL PROJECT No. P21-008
PSLUSD FILE No. 5267K

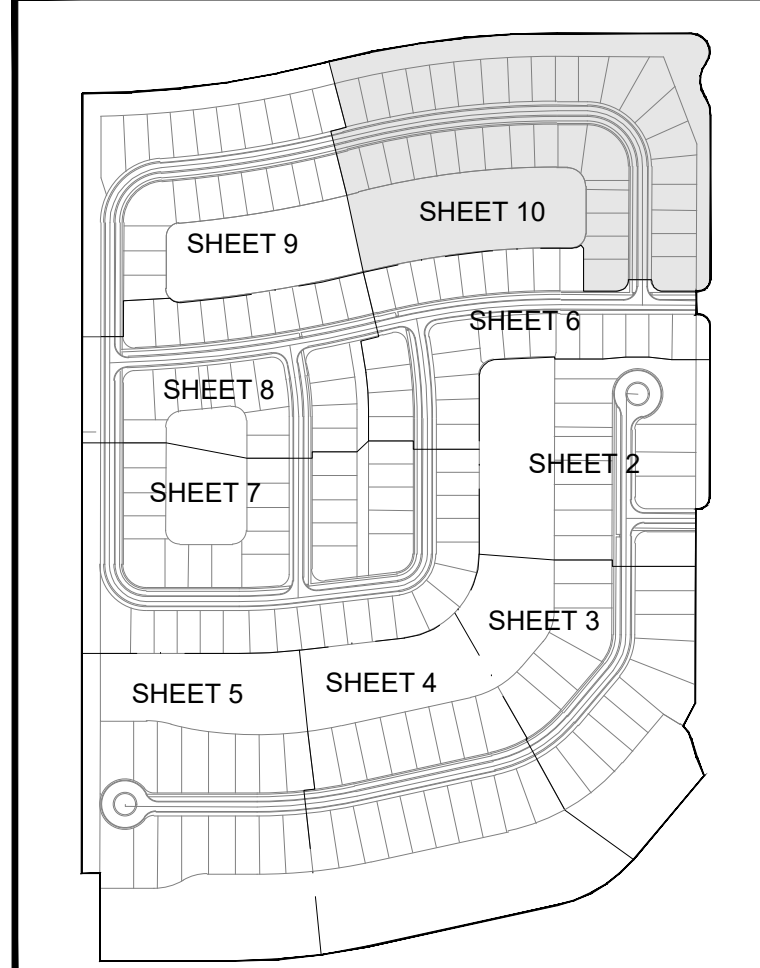
Printed on Friday, February 19, 2021, 9:53 AM by CAD103



LEGEND

STORM MAIN WITH CATCH BASIN AND CALL OUT	
EXISTING STORM MAIN WITH CATCH BASIN	
SANITARY SEWER MAIN WITH MANHOLE	
WATER MAIN WITH VALVE	
PROPOSED ELEVATION	
ELEVATION BY OTHERS	
EXISTING ELEVATION	
DIRECTION OF FLOW	
STREET LIGHTS	
SIGN	
LOT NUMBER	
FINISHED FLOOR ELEVATION	
CONTROL WATER ELEVATION	
CORRUGATED ALUMINUM PIPE	
DITCH BOTTOM INLET	
DRAINAGE EASEMENT	
DRAINAGE SWALE EASEMENT	
HIGH POINT	
LANDSCAPE EASEMENT	
LAKE MAINTENANCE ACCESS EASEMENT	
LAKE MAINTENANCE EASEMENT	
CITY OF PORT ST. LUCIE UTILITY EASEMENT	
OPEN SPACE	
REINFORCED CONCRETE PIPE	
UTILITY EASEMENT	
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	
VALLEY GUTTER INLET	
CURB GUTTER INLET	
YARD DRAIN	
PAVEMENT	
SIDEWALK	
DETECTABLE WARNING SURFACE (SEE NOTE)	
LITTORAL PLANTING AREA	
SECTION CALLOUT	

- NOTES:**
1. MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE ELEVATION 30.50' NAVD 88, WHICH IS ABOVE THE 100-YEAR, 3-DAY STORM STAGE ELEVATION.
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KEY MAP

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:
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CITY OF PSL PROJECT NO. P21-008
PSLUSD FILE NO. 5267K

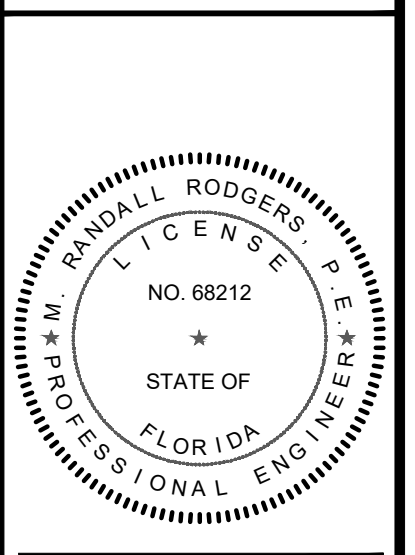


REVISIONS:

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT:
RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
ASSOCIATES III
LLLP

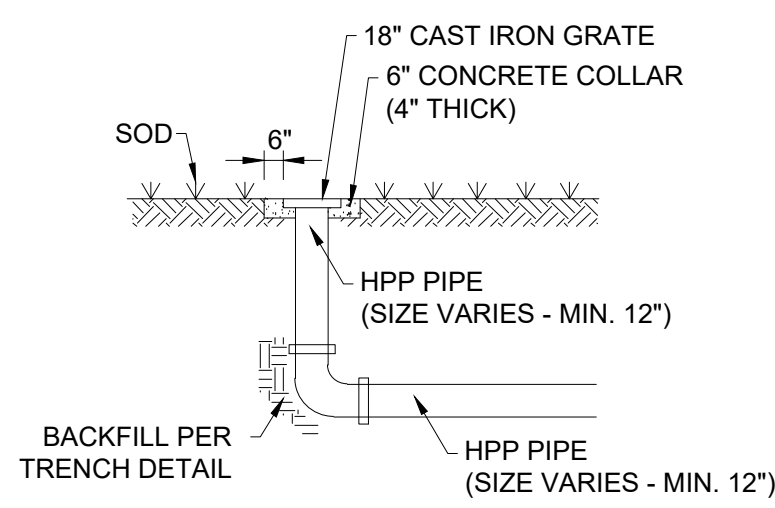


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD ID: 20-1033 PGD PLAN

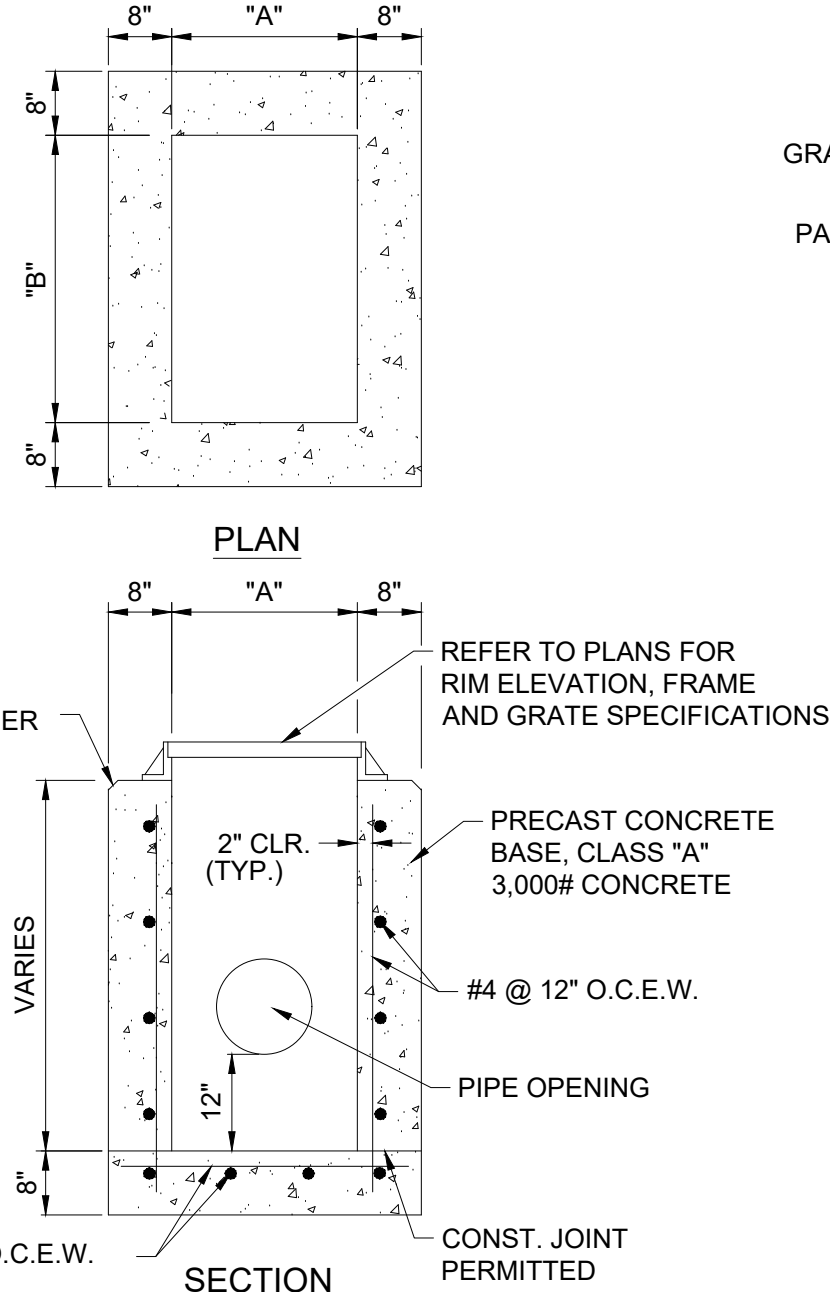
SHEET TITLE:
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:
10

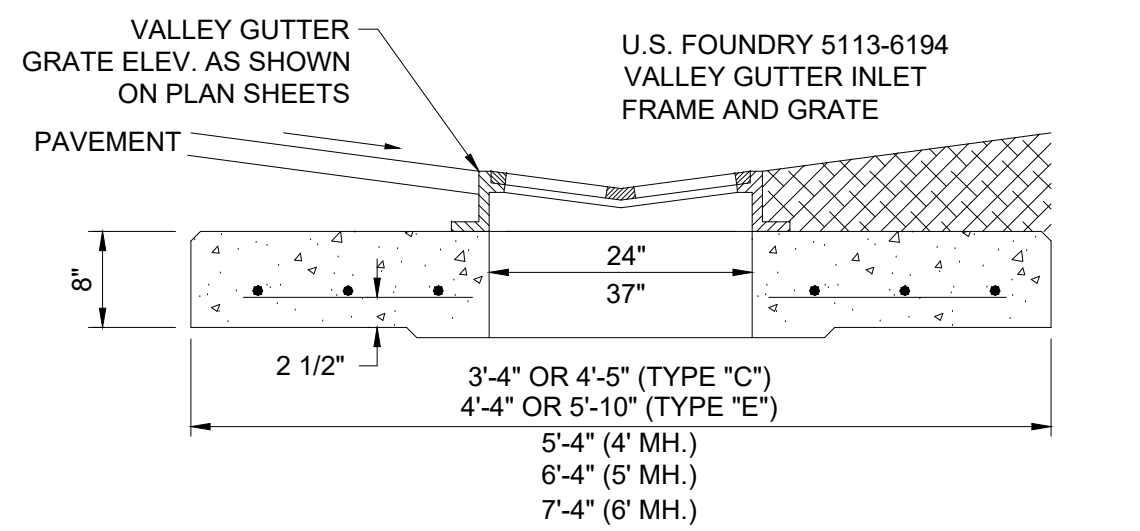


YARD DRAIN DETAIL
N.T.S.

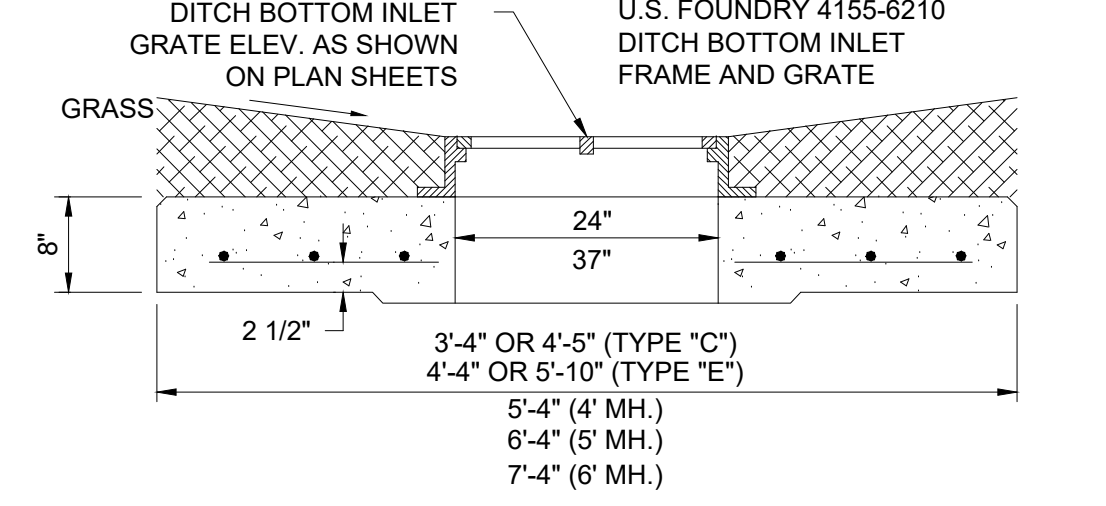
- INLET AND MANHOLE NOTES:**
1. ALL INLET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX # 201 & 232.
 2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER.
 3. STRUCTURES WITH SKEWED PIPE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH F.D.O.T. STANDARDS INDEX # 200, SHEET 3 OF 5 AND INDEX # 201, SHEET 5 OF 5. ROUND STRUCTURES ARE TO BE USED WHERE SKEW ANGLES EXCEED MAXIMUM ALLOWED OR WHEN PIPE CONNECTION WOULD BE AT THE CORNER OF A RECTANGULAR STRUCTURE. RECTANGULAR STRUCTURES WITH A CORNER OPENING IS ONLY TO BE USED WHEN A ROUND STRUCTURE IS NOT POSSIBLE.
 4. ALL EXPOSED CORNERS AND EDGES SHALL BE CHAMFERED 3/4\".
 5. INLETS AND MANHOLES SHALL BE PRECAST CLASS "A" 3,000 P.S.I. CONCRETE.
 6. FRAMES AND GRATES SHALL BE CAST IRON AND IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
 7. INLET GRATES SHALL BE U.S. FOUNDRY OR EQUAL.
 8. ALL INLET GRATES SHALL HAVE LOCKING CHAINS IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #201, OR AN APPROVED ALTERNATE SECURING MECHANISM.
 9. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. 615 GRADE 40.
 10. AS AN ALTERNATE, PRECAST CIRCULAR (MANHOLES) MAY BE FURNISHED IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #200 WITH WALLS AND REINFORCEMENT IN ACCORDANCE WITH A.S.T.M. C-478 SPECIFICATIONS, EXCEPT THAT MINIMUM WALL THICKNESS SHALL BE 6\".
 - 11) ALL INLETS IN GRASSED AREAS SHALL BE STANDARD TYPE "C" & "E" INLETS HAVING CONCRETE COLLARS. ALL INLETS IN GRASSED AREA AND ADJACENT TO GRASSED AREAS SHALL BE PROTECTED FROM SCOUR BY INSTALLATION OF A 4\" WIDE PERIMETER APRON OF SOD. ADDITIONALLY ALL INLET GRATES SHALL BE WRAPPED WITH FILTER CLOTH DURING CONSTRUCTION.



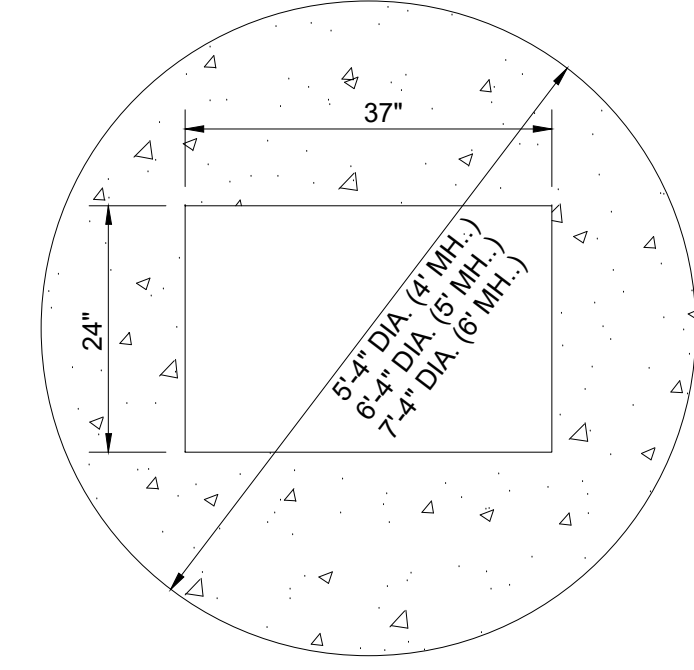
STANDARD TYPE "C" & "E" INLET DETAIL
N.T.S.



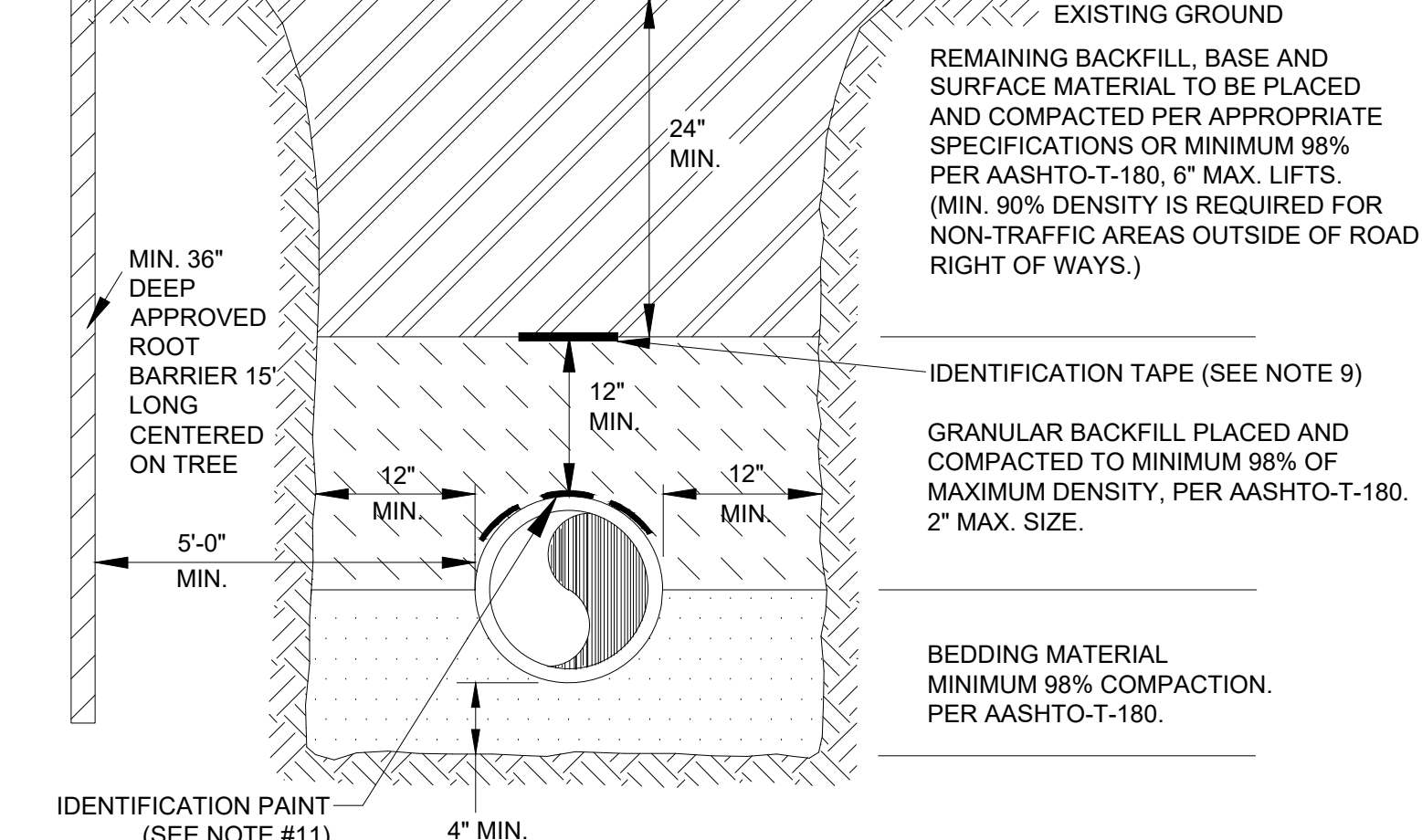
VALLEY GUTTER INLET (VGI) DETAIL
N.T.S.



DITCH BOTTOM INLET (DBI) DETAIL
N.T.S.



PLAN (4', 5' OR 6' MH)
N.T.S.



TYPICAL TRENCH DETAIL
N.T.S.

GENERAL SIGN SPECIFICATIONS:
SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD. COORDINATE WITH DEVELOPER FOR SPECIFIC SIGN TYPE AND MAINTAIN CONSISTENCY THROUGHOUT PROJECT.

FLAT BLADE: ALCOA #86054.6063-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 - PREFIX & 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.

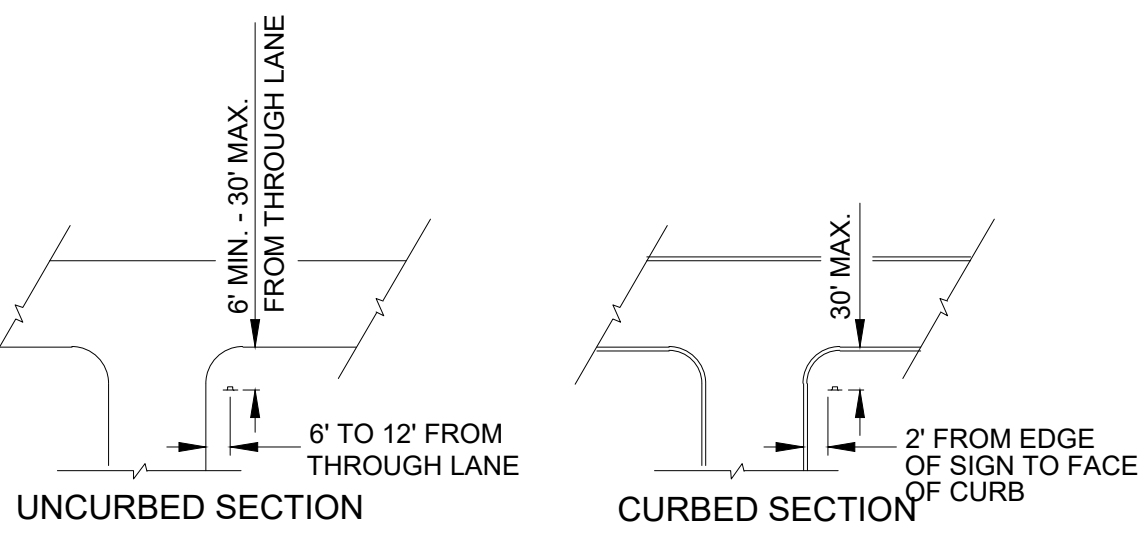
STOP SIGN: R1-1 MUTCD (HIGH INTENSITY)

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.

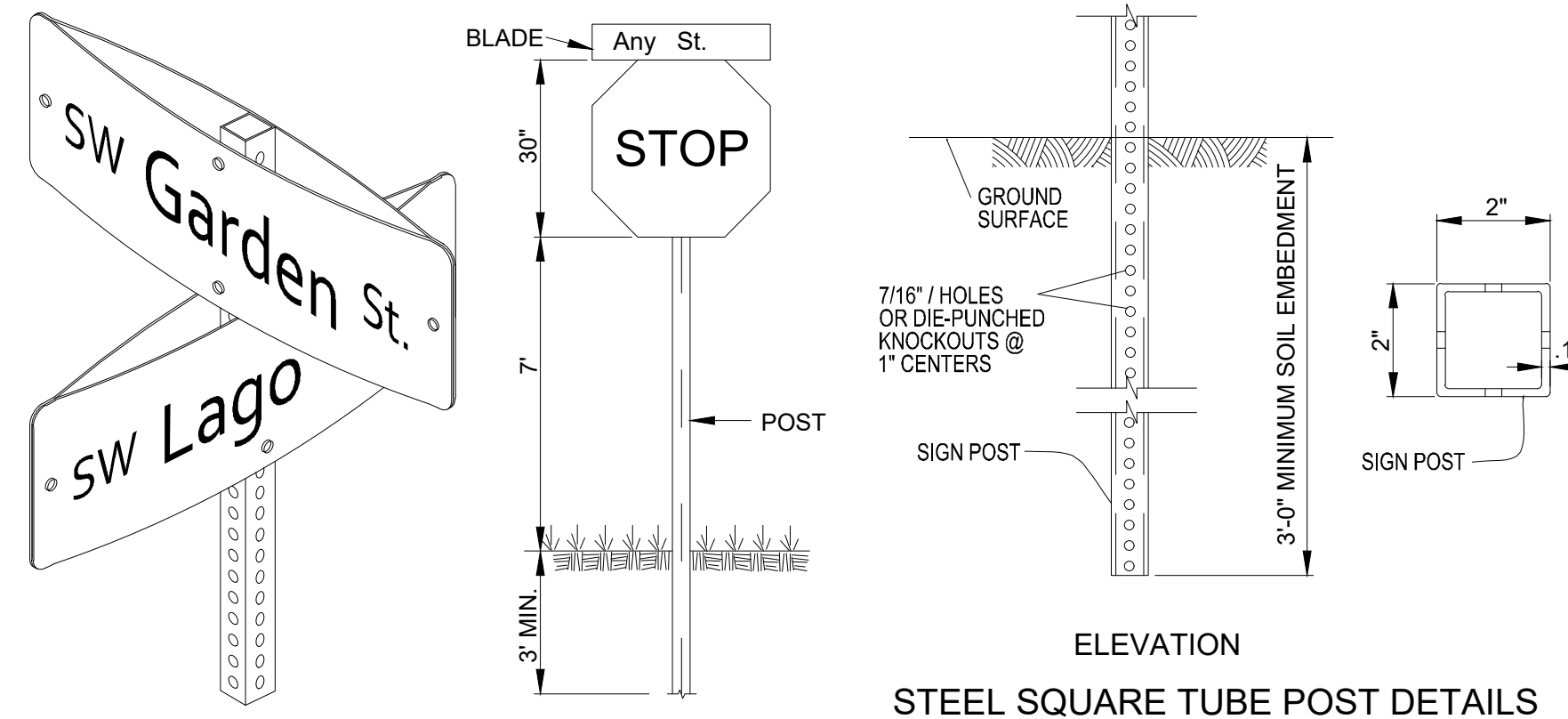
ONLY ONE BLADE WILL BE INSTALLED AT INTERSECTION WITH THOROUGHFARE ROAD INDICATING THE SIDE STREET NAME.



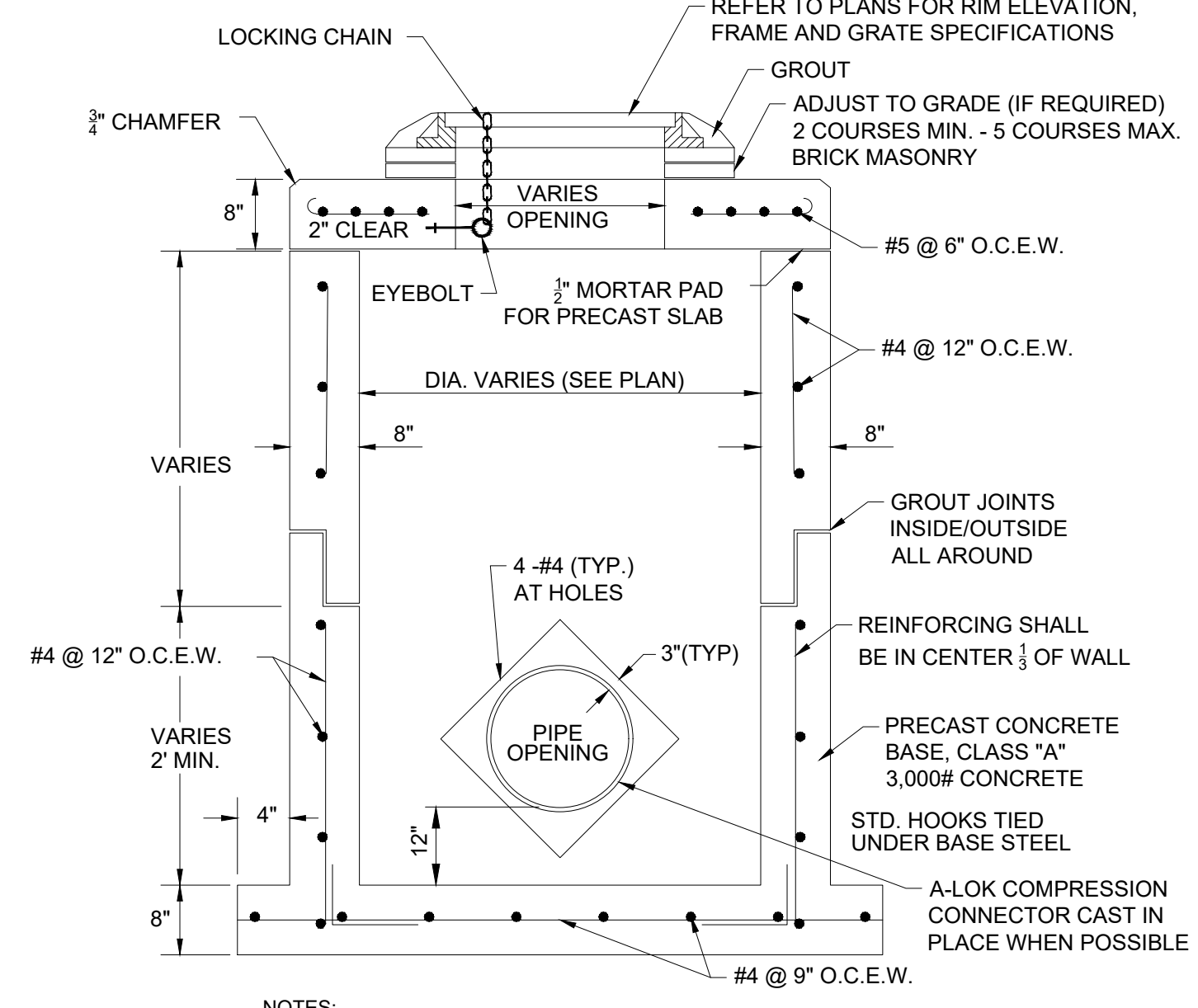
TYPICAL STOP SIGN PLACEMENT



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



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



STORM MANHOLE DETAIL
N.T.S.

NOTE: ALL GRADES SHOWN ARE IN NAVD88

- TRENCH NOTES:**
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMESTONE 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 5. DENSITY TESTS SHALL BE TAKEN IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, (MINIMUM 1 SET) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION AS PART OF THEIR FIELD REVIEW.
 6. THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 7. SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUGHFARE ROADS)
 8. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 9. APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE CITY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
 10. ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTING TREE.
 11. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.
 12. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

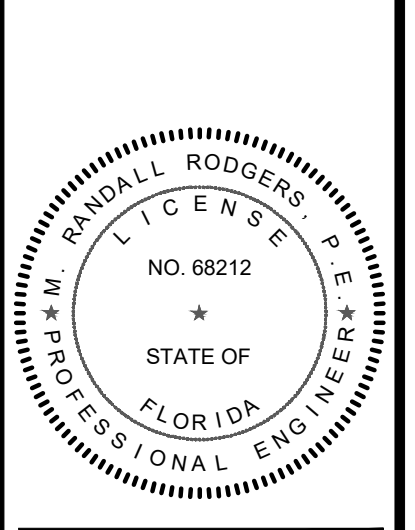


REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
ASSOCIATES III
LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD I.D.: 20-1033-PGD DETAILS

SHEET TITLE:
PAVING, GRADING
& DRAINAGE
DETAILS

SHEET NUMBER:
12



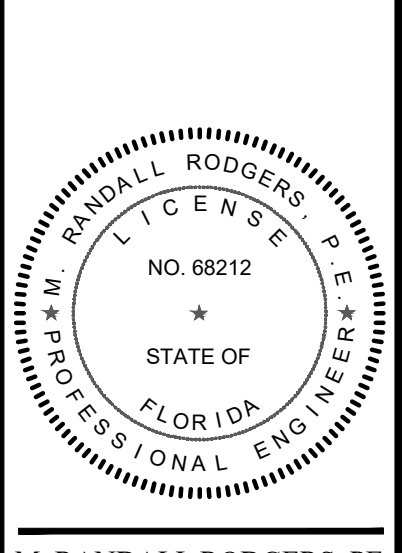
CITY OF PSL PROJECT NO. P21-008
PSLUSD FILE NO. 5267K

REVISIONS:	
BY:	COMMENT:

PROJECT: RIVERLAND PARCEL C
PLAT TEN REPLAT
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT: RIVERLAND ASSOCIATES III
LLLP

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

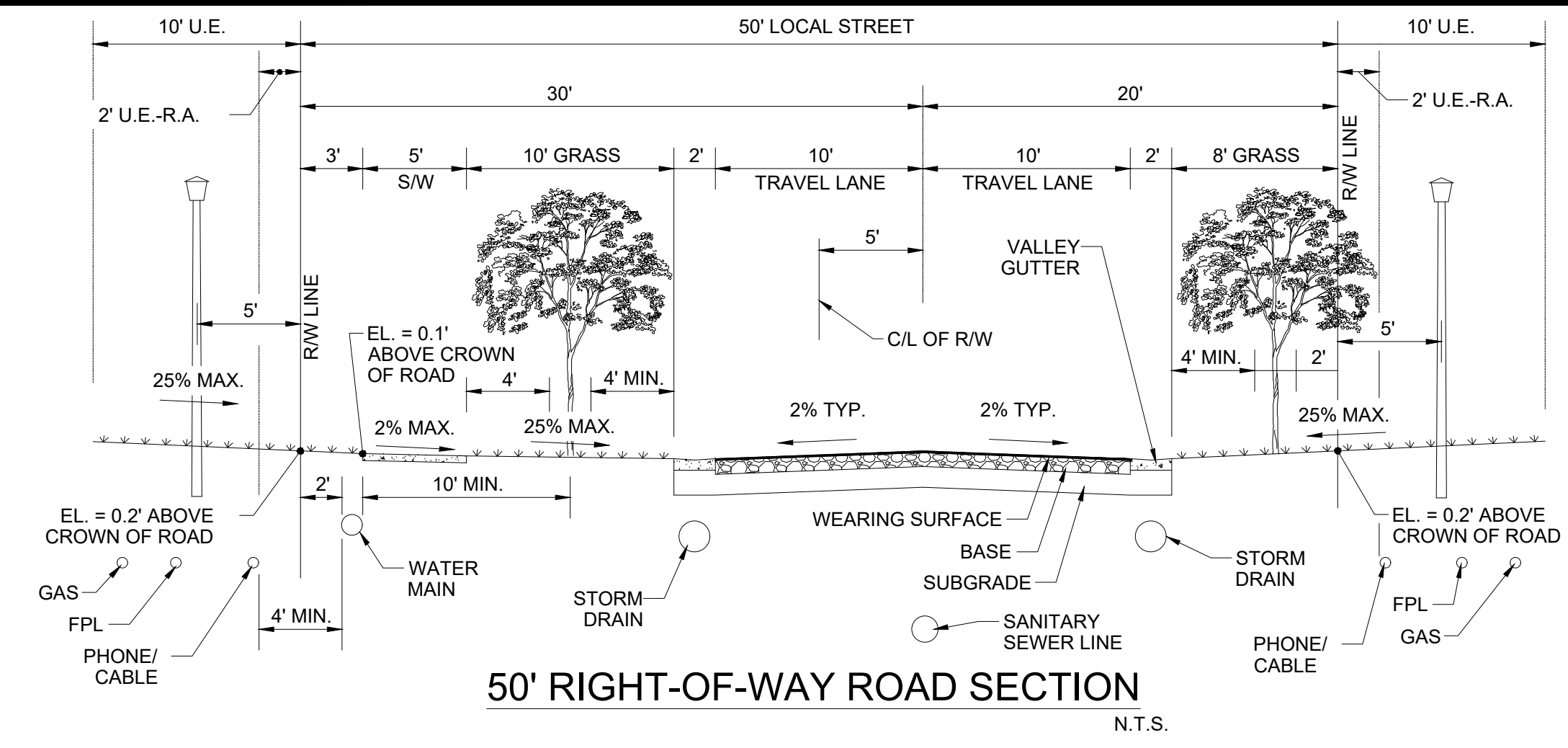


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.: 20-1033
DRAWN BY: SOIC
CHECKED BY: RR
DATE: 2/19/2021
CAD ID.: 20-1033-SECTIONS

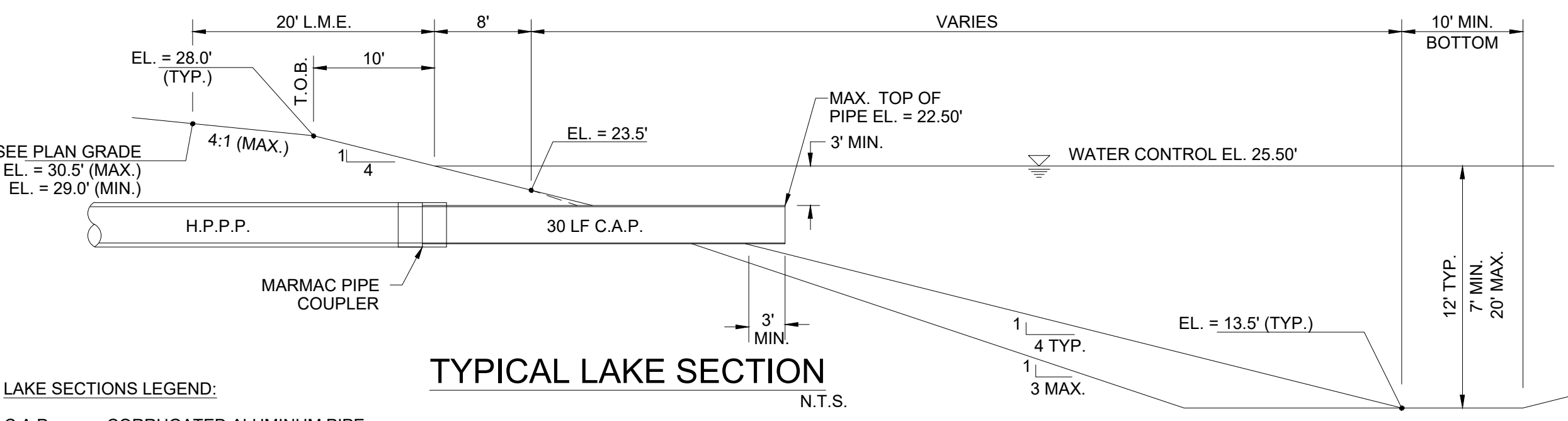
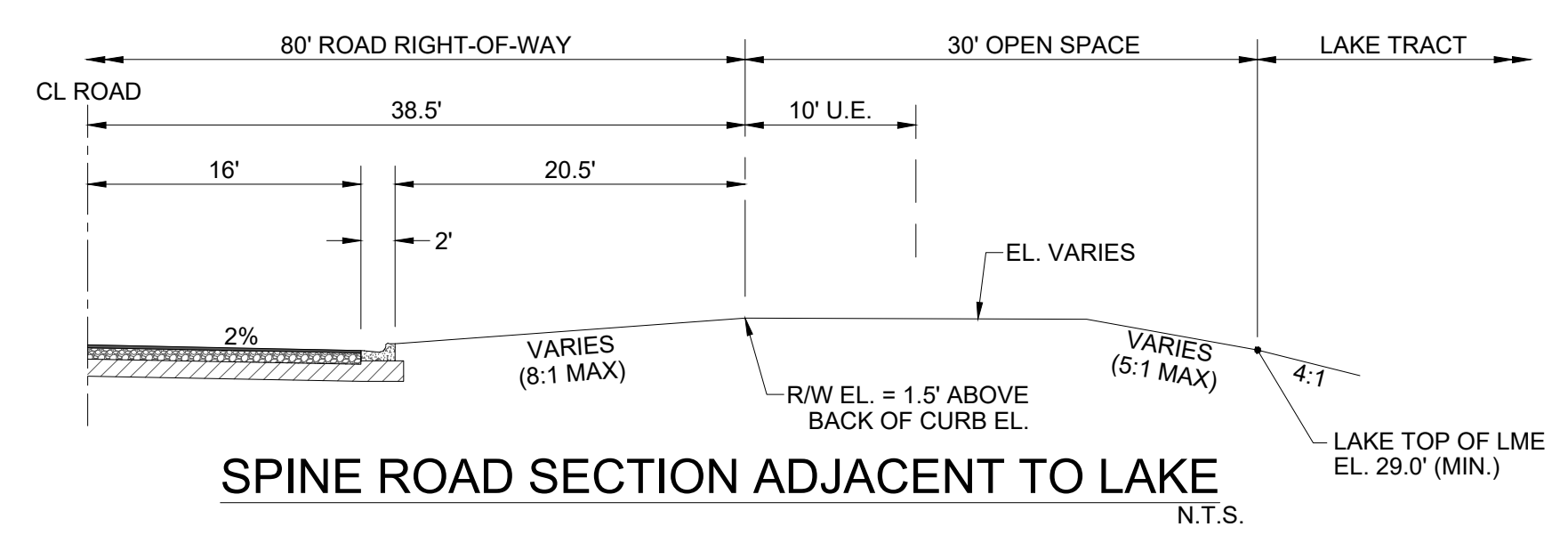
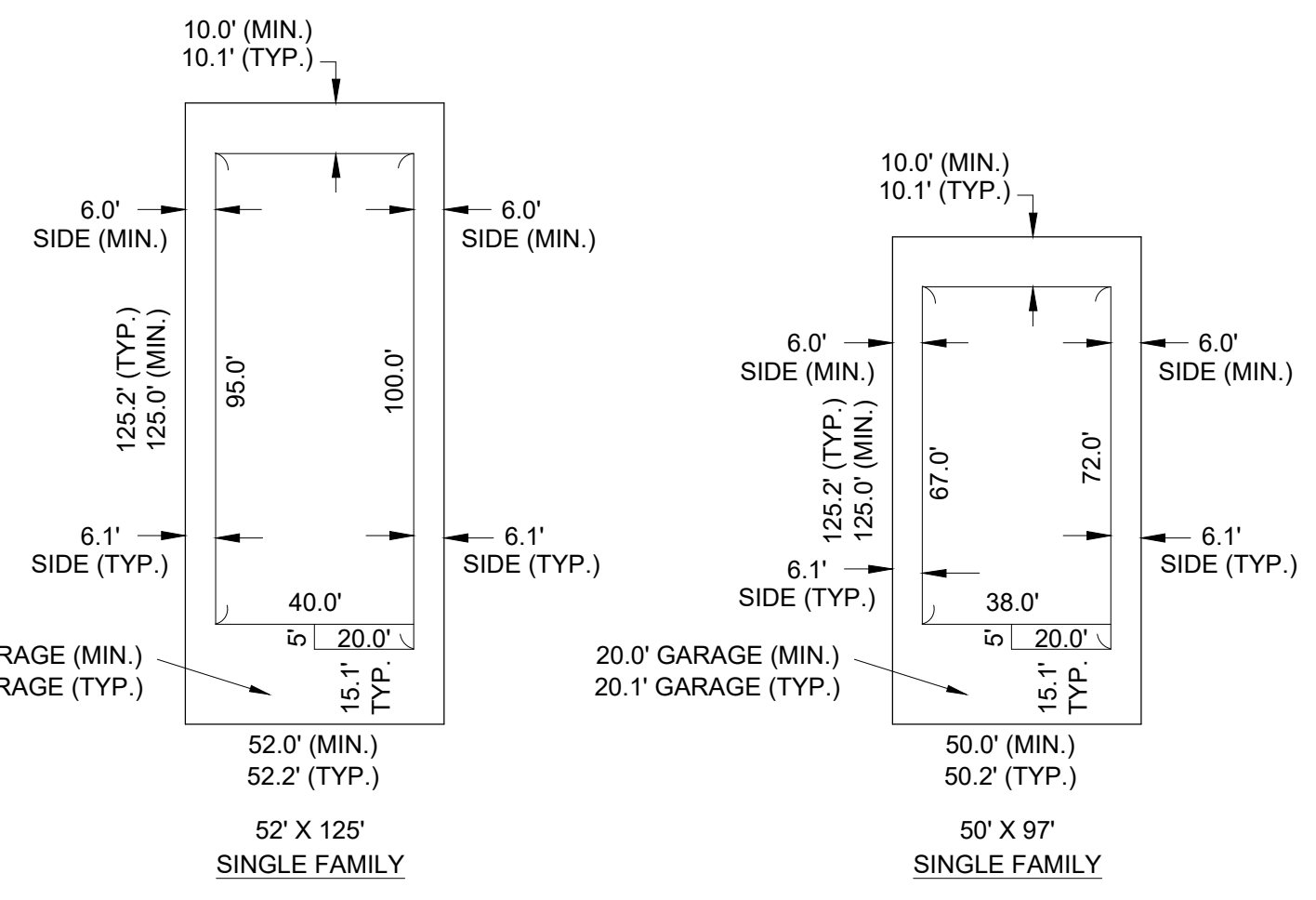
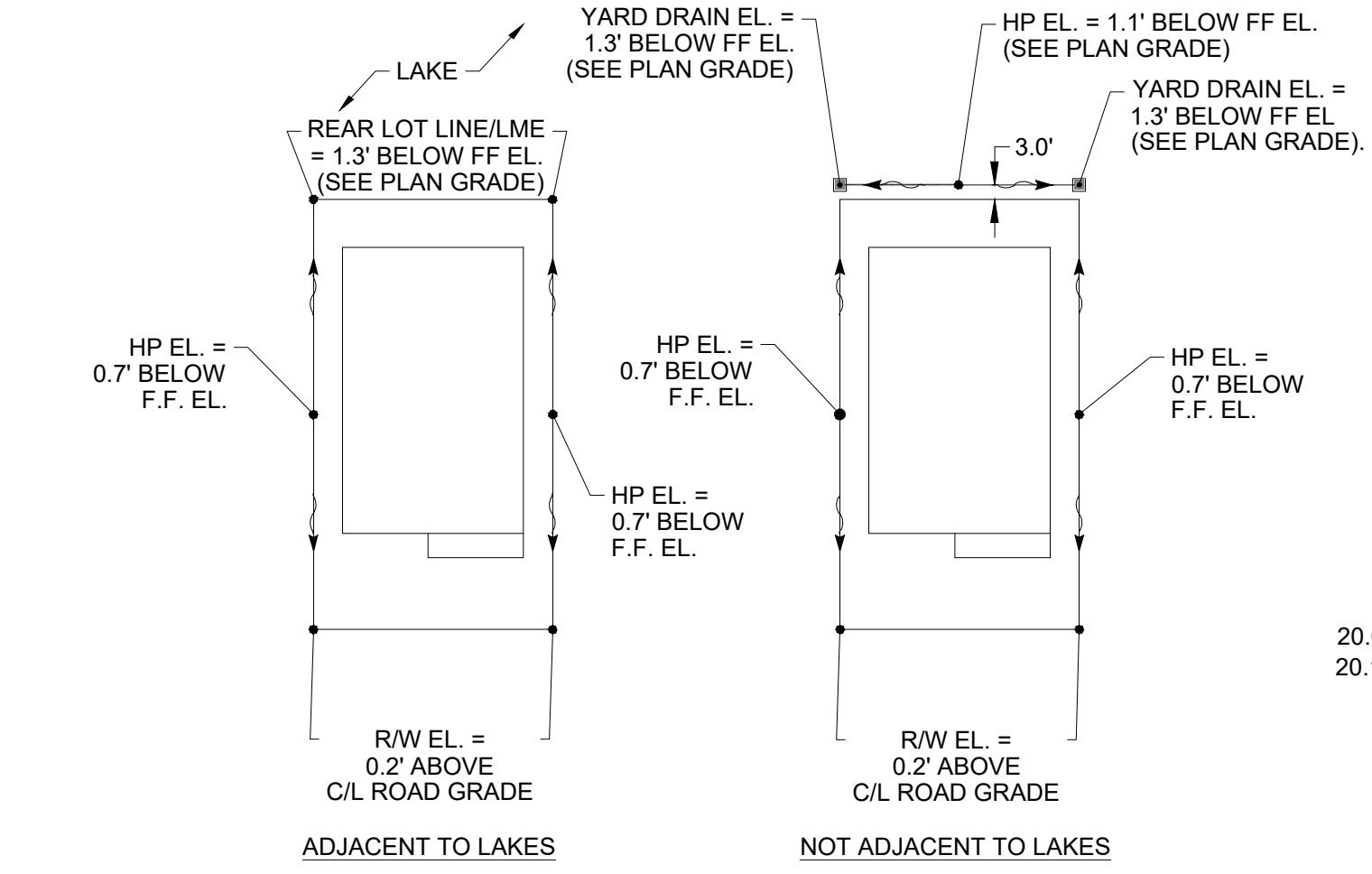
SHEET TITLE: CROSS SECTIONS

SHEET NUMBER: 13



SECTIONS LEGEND:

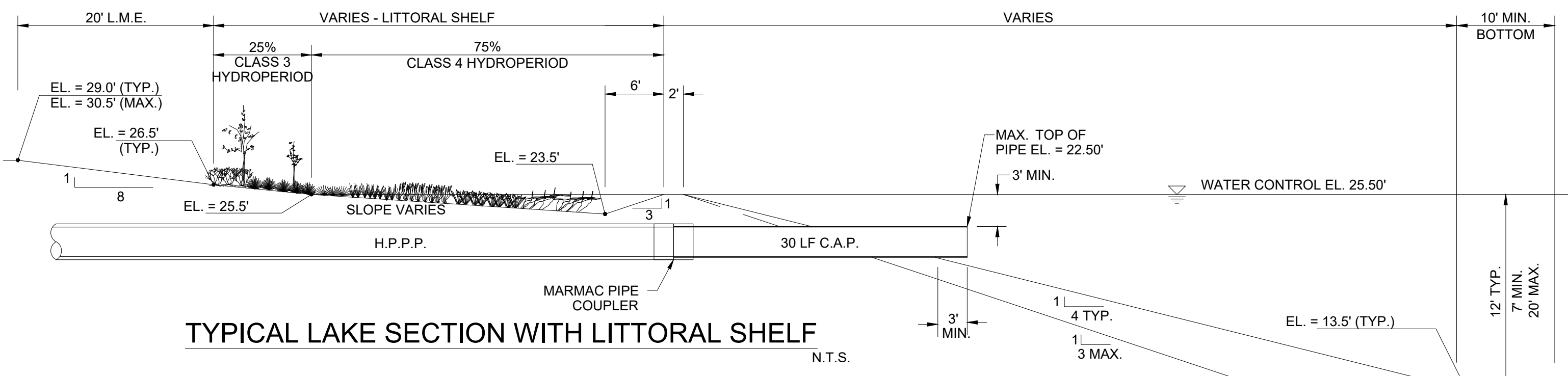
C/L	-CENTERLINE
CONC.	-CONCRETE
EL	-ELEVATION
FF	-FINISHED FLOOR
HPPP	-HIGH-PERFORMANCE POLYPROPYLENE PIPE
L/L	-LOT LINE
LME	-LAKE MAINTENANCE EASEMENT
MAX.	-MAXIMUM
MIN.	-MINIMUM
P/L	-PROPERTY LINE
P.S.L.U.E.	-CITY OF PORT ST. LUCIE UTILITY EASEMENT
R/W	-RIGHT-OF-WAY
S/W	-SIDEWALK
T/L	-TRACT LINE
TYP.	-TYPICAL
U.E.	-UTILITY EASEMENT
U.E.-R.A.	-UTILITY EASEMENT - RESTRICTED AREA



LAKE SECTIONS LEGEND:

C.A.P.	-CORRUGATED ALUMINUM PIPE
CONC.	-CONCRETE
EL	-ELEVATION
L.M.E.	-LAKE MAINTENANCE EASEMENT
MAX.	-MAXIMUM
MIN.	-MINIMUM
R.C.P.	-REINFORCED CONCRETE PIPE
H.P.P.P.	-HIGH-PERFORMANCE POLYPROPYLENE PIPE
T.O.B.	-TOP OF BANK
TYP.	-TYPICAL

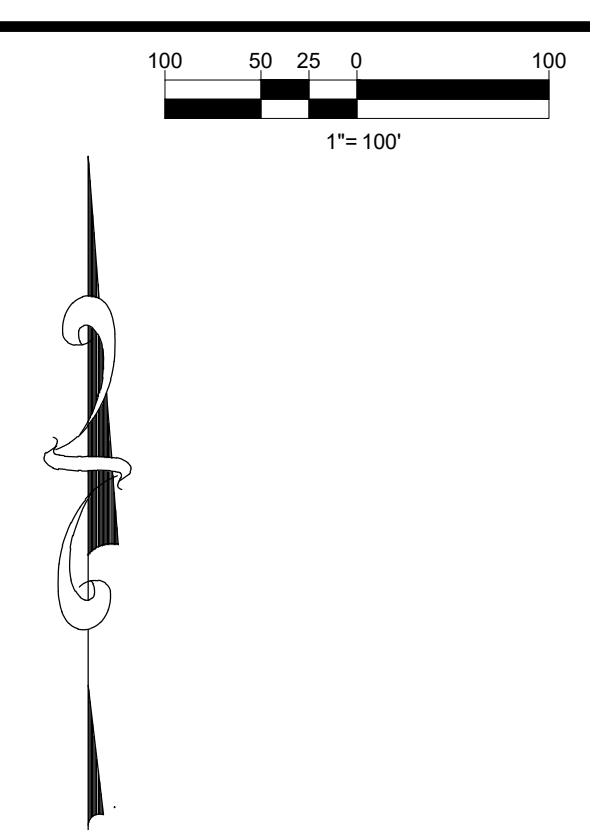
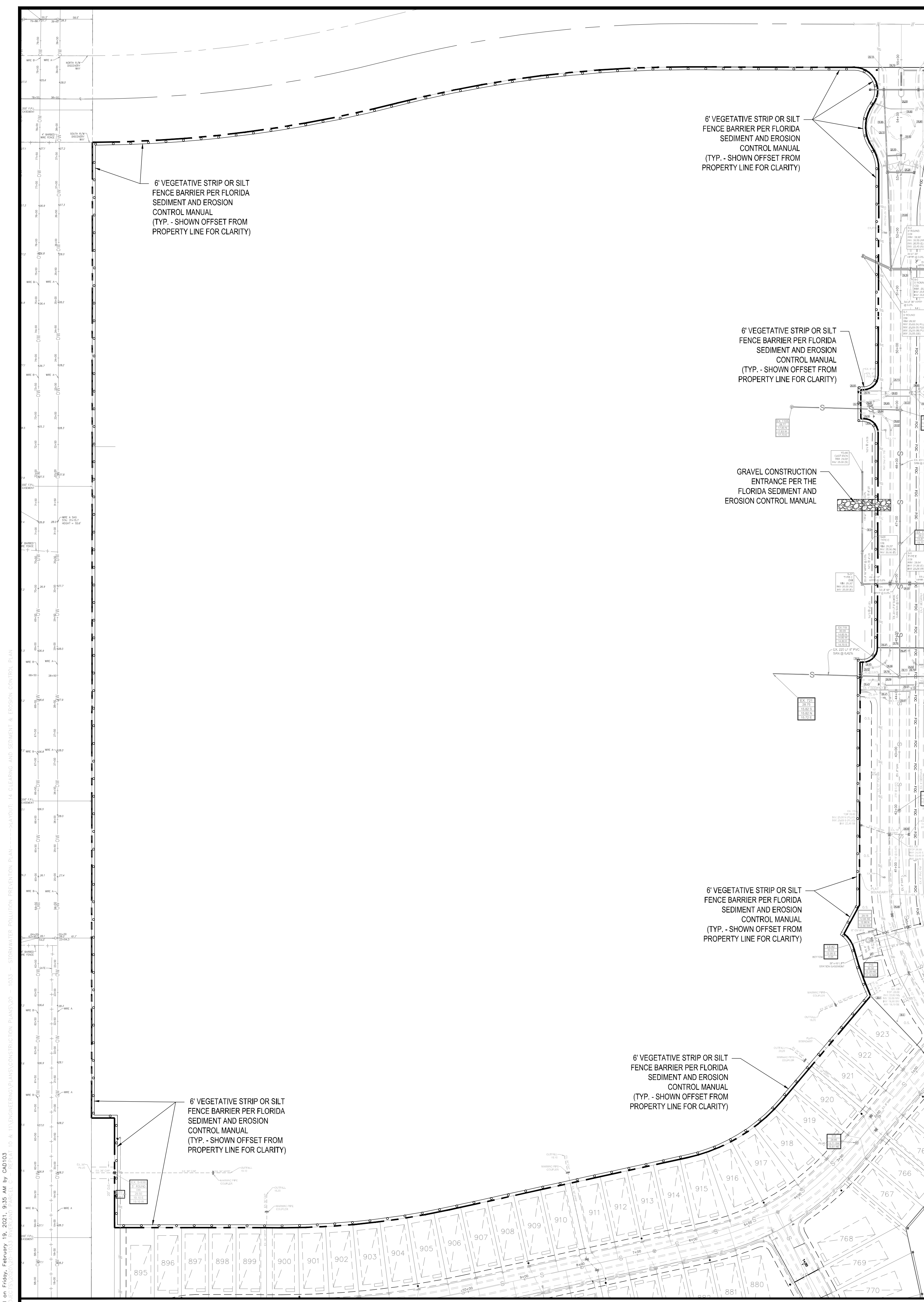
- LAKE SECTION NOTES:
- LAKE BANKS TO BE GRADED TO THE ABOVE TYPICAL SECTION AND REGRADED WHERE FINISHED LAKE AREAS ARE DISTURBED BY OUTFALL CONSTRUCTION.
 - ALL ELEVATIONS SHOWN ON THESE PLANS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TO CONVERT ELEVATIONS TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), ADD 1.475 FEET TO THE NAVD88 ELEVATION. FOR EXAMPLE NAVD88 + 1.475' = NGVD29.
 - LAKE CONTROL ELEVATION SHALL BE 25.50 NAVD88.



NOTE: ALL GRADES SHOWN ARE IN NAVD88



CITY OF PSL PROJECT NO. P21-008
PSLUSD FILE NO. 5267K



NOTE:
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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.

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: 2,530,579 S.F. (58.094 AC)
 AREA TO BE CLEARED: 2,530,579 S.F. (58.094 AC)

LEGEND	
— WM	EXISTING WATER MAIN
— FM	EXISTING FORCE MAIN
— S	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

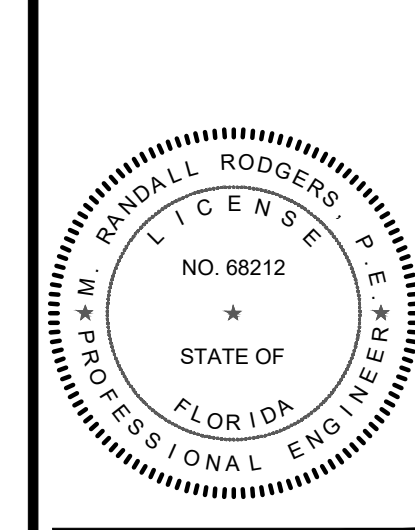


REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
RIVERLAND PARCEL C
PLAT TEN REPLAT
 CITY OF FORT ST. LUCIE,
 FLORIDA

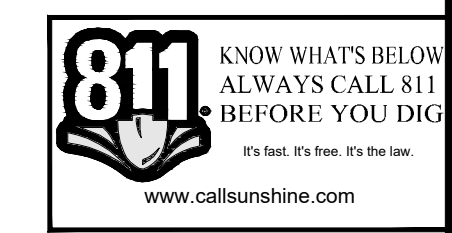
CLIENT:
RIVERLAND ASSOCIATES III
LLLP



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 2/19/21

PROJECT No.: 20-1033
 DRAWN BY: SOIC
 CHECKED BY: RR
 DATE: 2/19/2021
 CAD: LD20 - 1033 - STORMWATER POLLUTION PREVENTION PLAN

SHEET TITLE:
CLEARING AND SEDIMENT & EROSION CONTROL PLAN
 SHEET NUMBER:



CITY OF PSL PROJECT NO. P21-008
 PSLUSD FILE NO. 5267K

Printed on Friday, February 19, 2021, 9:33 AM by CAD103

Section 1	Project Name and location information:	Riverland Parcel C - Plat Ten Replat City of Port St. Lucie, Florida
Section 2	Describe the nature of the construction activity:	Construction activities consist of 210 Single-Family Residential units 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:	58.094 acres
Section 5	Total area of the site to be disturbed:	58.094 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.	<p>Runoff Data</p> <p>Runoff Coefficients: Before: 0.81 During: 0.30-0.81 After: 0.81</p>
Section 7	Estimate the drainage area size for each discharge point:	58.094 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 C 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.	
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 inlets(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: <ul style="list-style-type: none"> • 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

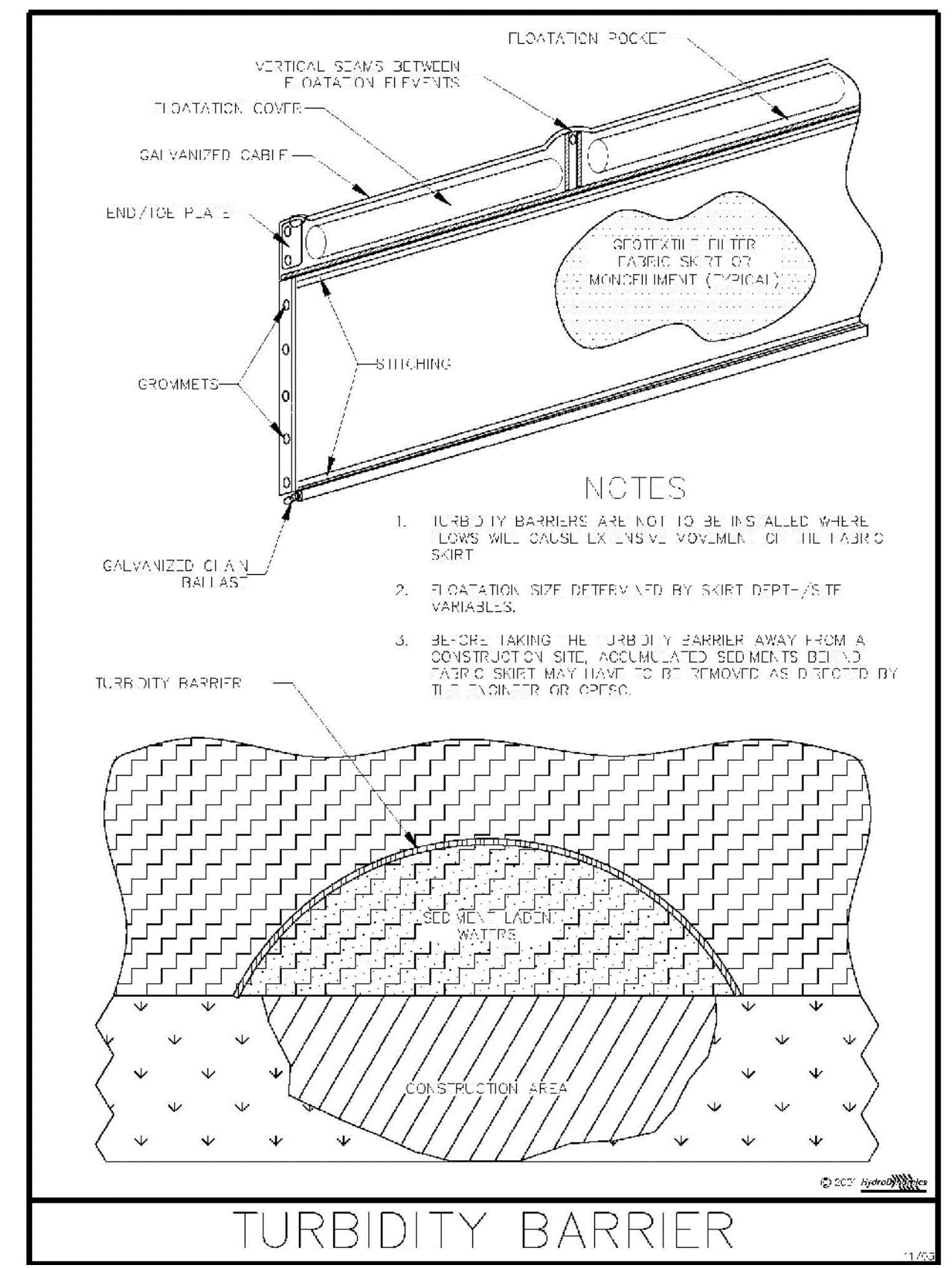


Figure V-44: Illustration of a Turbidity Barrier Curtain

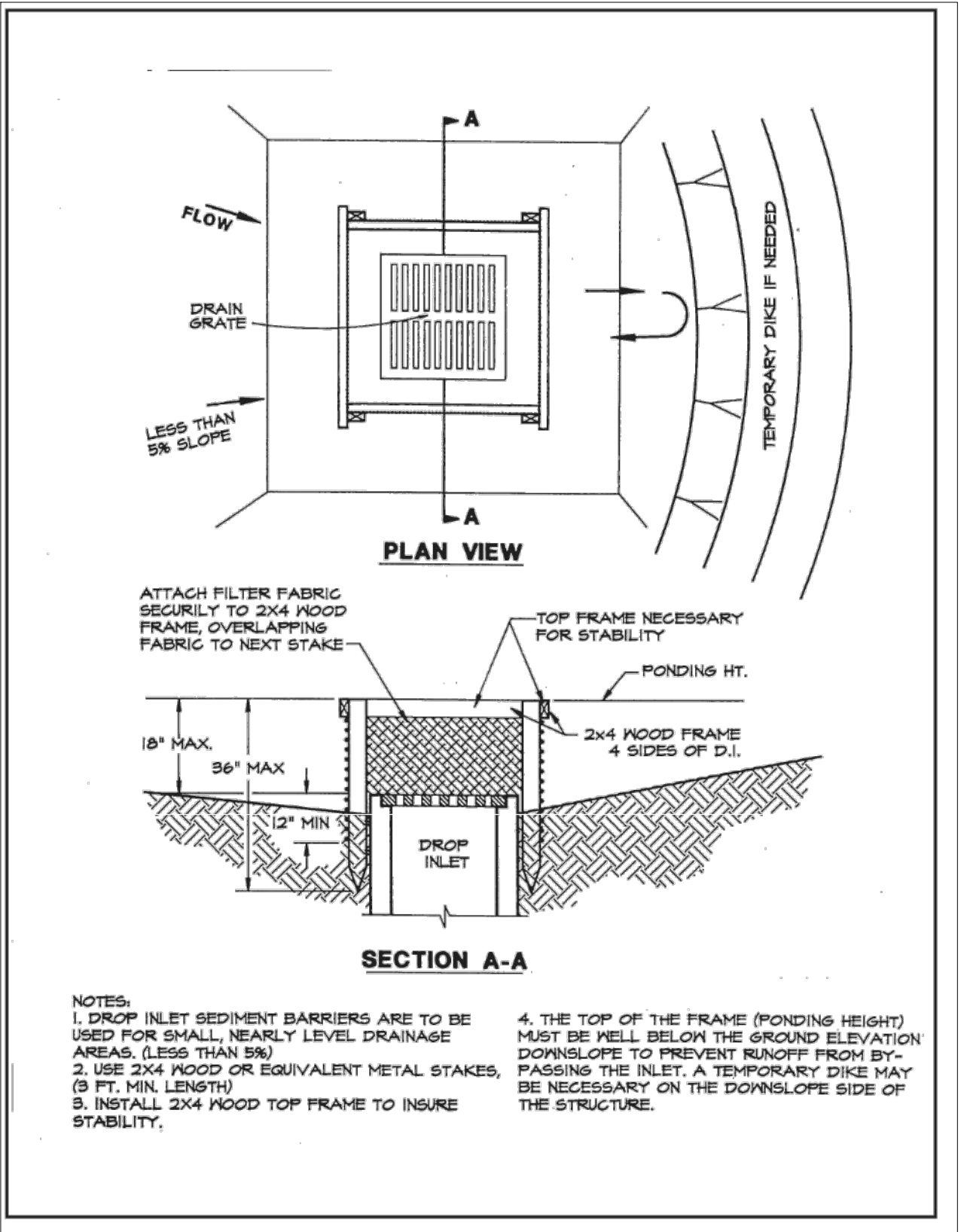


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

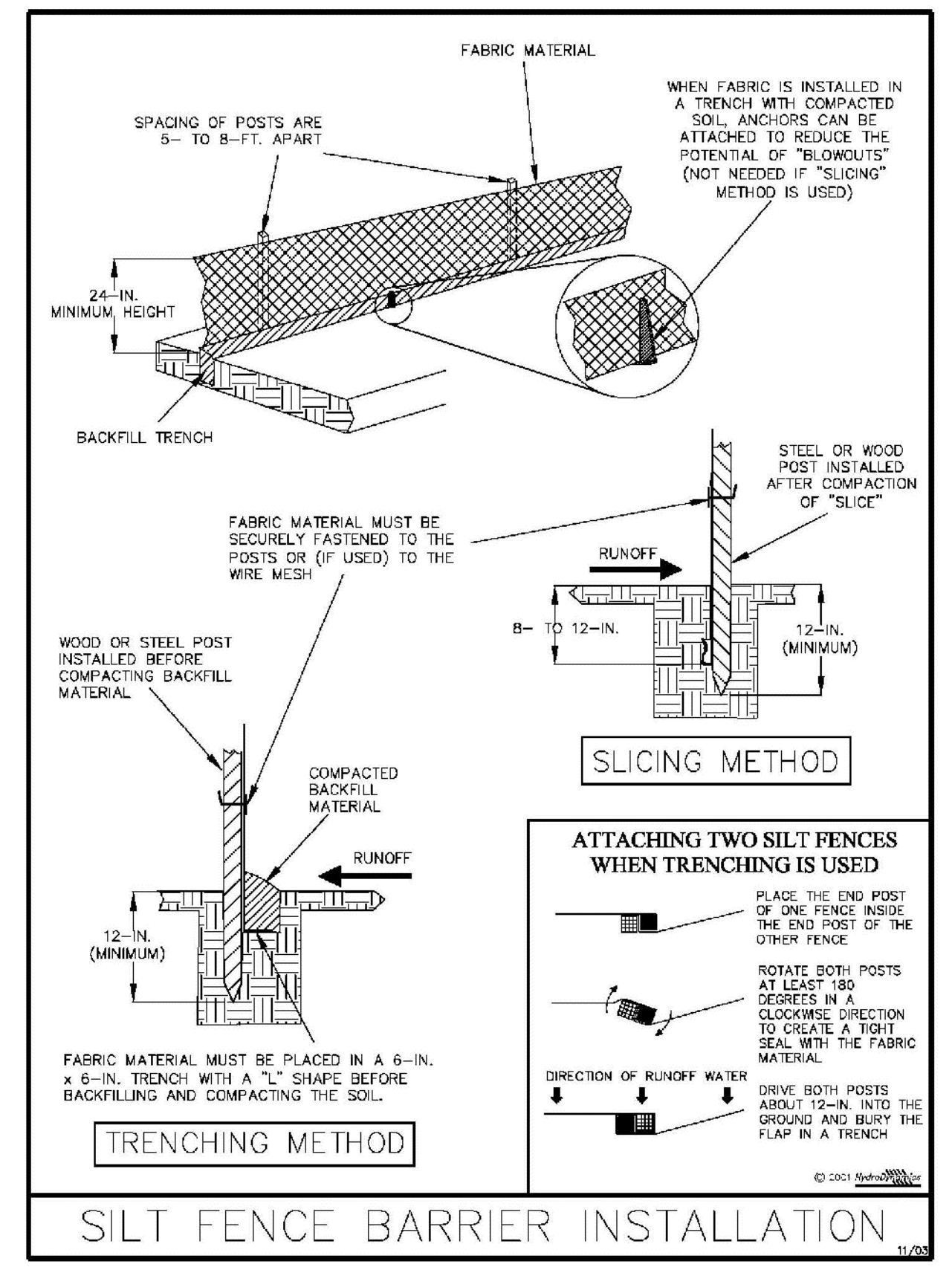
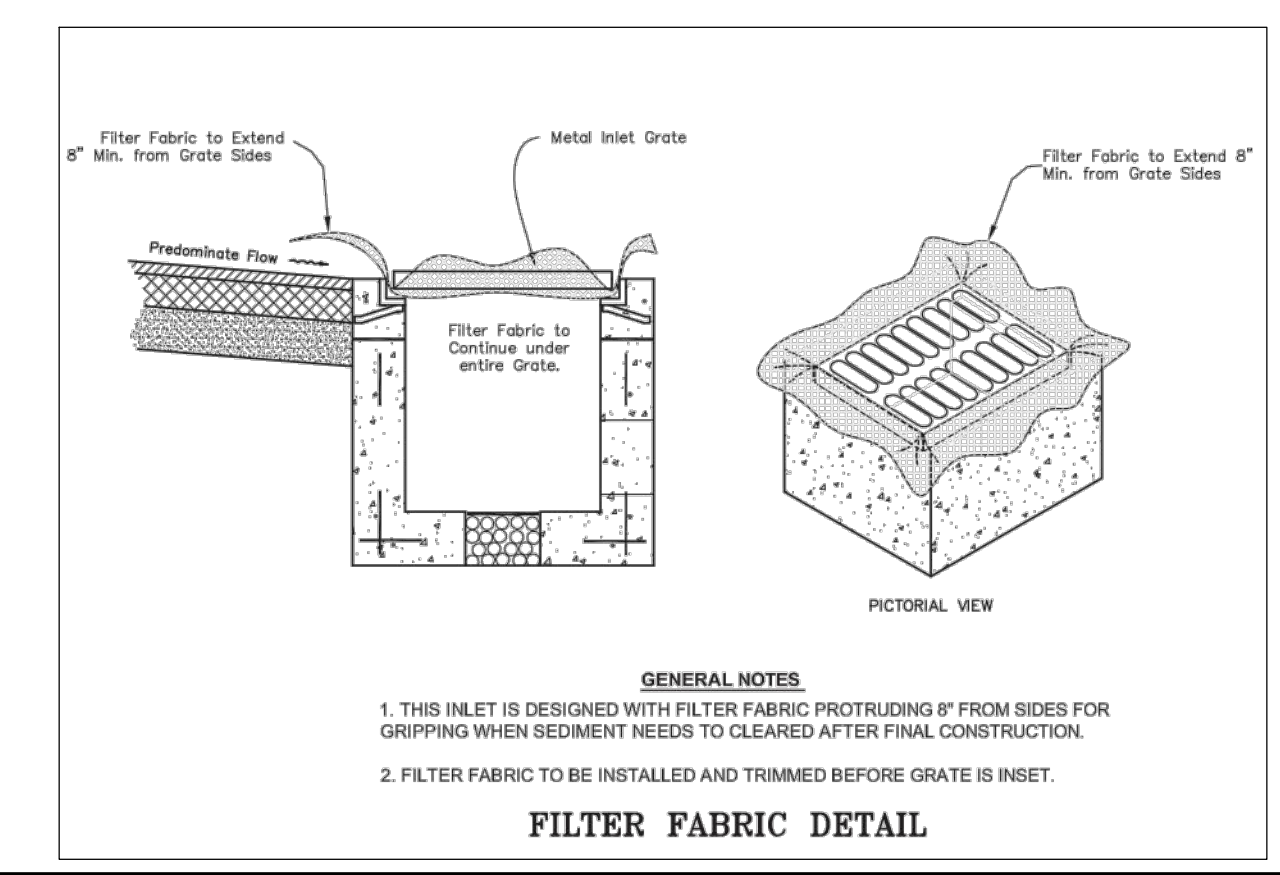


Figure V-40: Illustration of a Silt Fence Barrier

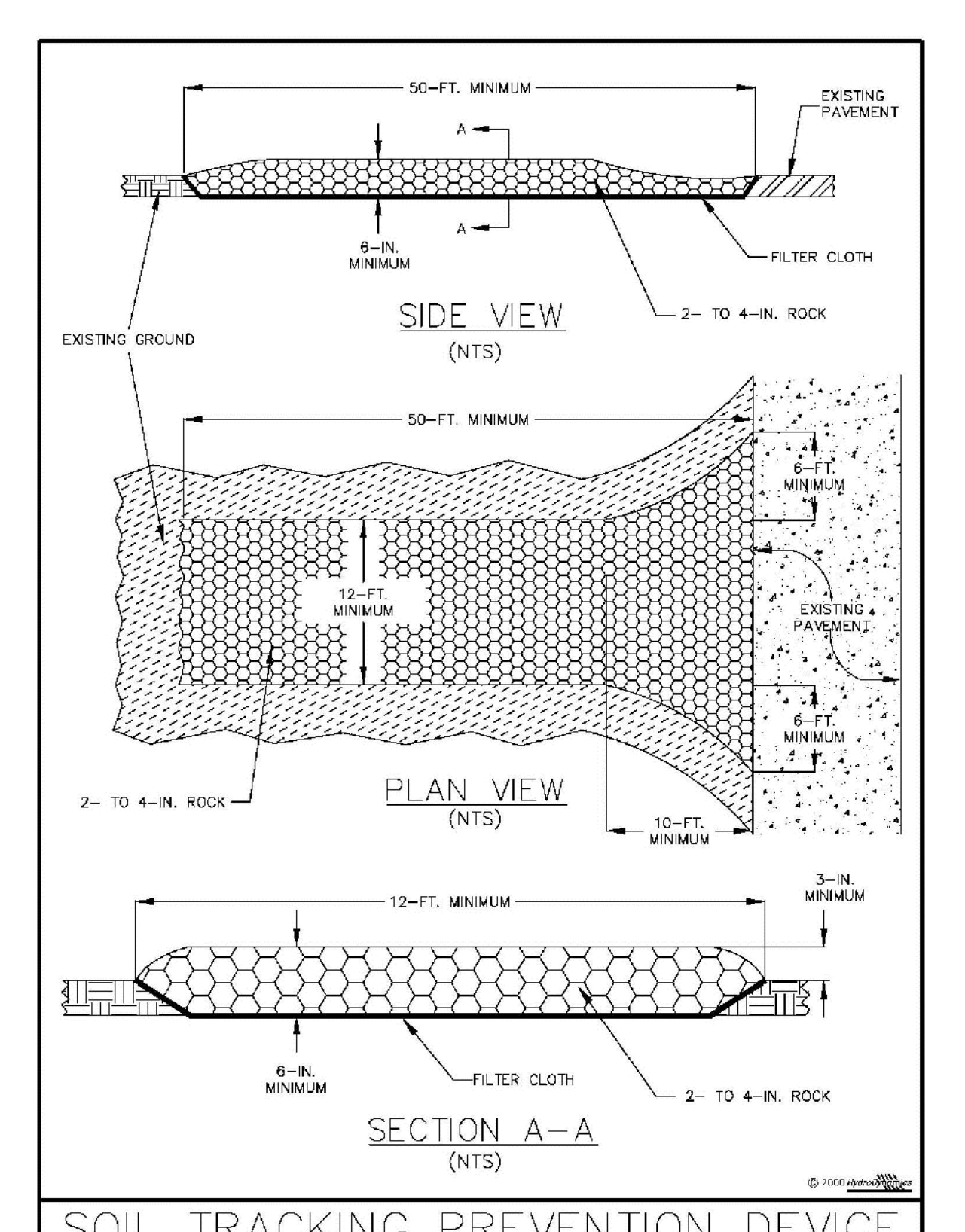


Figure V-52: Illustration of a Soil Tracking Prevention Device

VELCON
ENGINEERING & SURVEYING, LLC
590 NW PEACOCK BLVD. SUITE #9
PORT ST. LUCIE, FL 33958
PHONE: (772) 879-5477
FIRE: 604-A-3322

REVISIONS:	
BY:	DATE: COMMENT:
SG	02/08/21 PER SPRIC COMMENTS

PROJECT: **RIVERLAND PARCEL C
PLAT TEN REPLAT**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT: **RIVERLAND
ASSOCIATES III
LLLP**

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/19/21

PROJECT No.:	20-1033
DRAWN BY:	SOIC
CHECKED BY:	RR
DATE:	2/19/2021
CAD LID 20 - 1033 - STORMWATER POLLUTION PREVENTION PLAN	
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN	
SHEET NUMBER: 15	

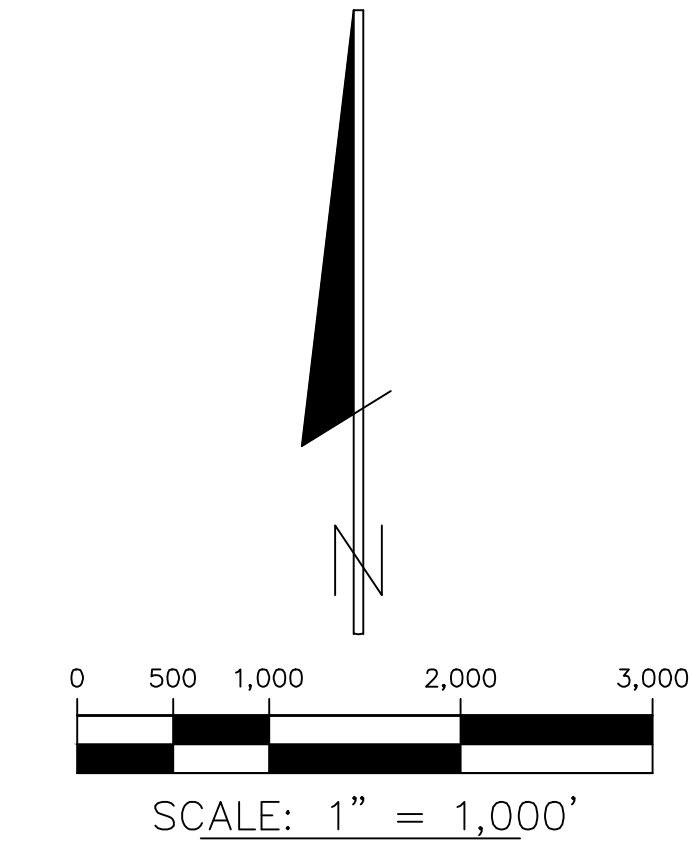
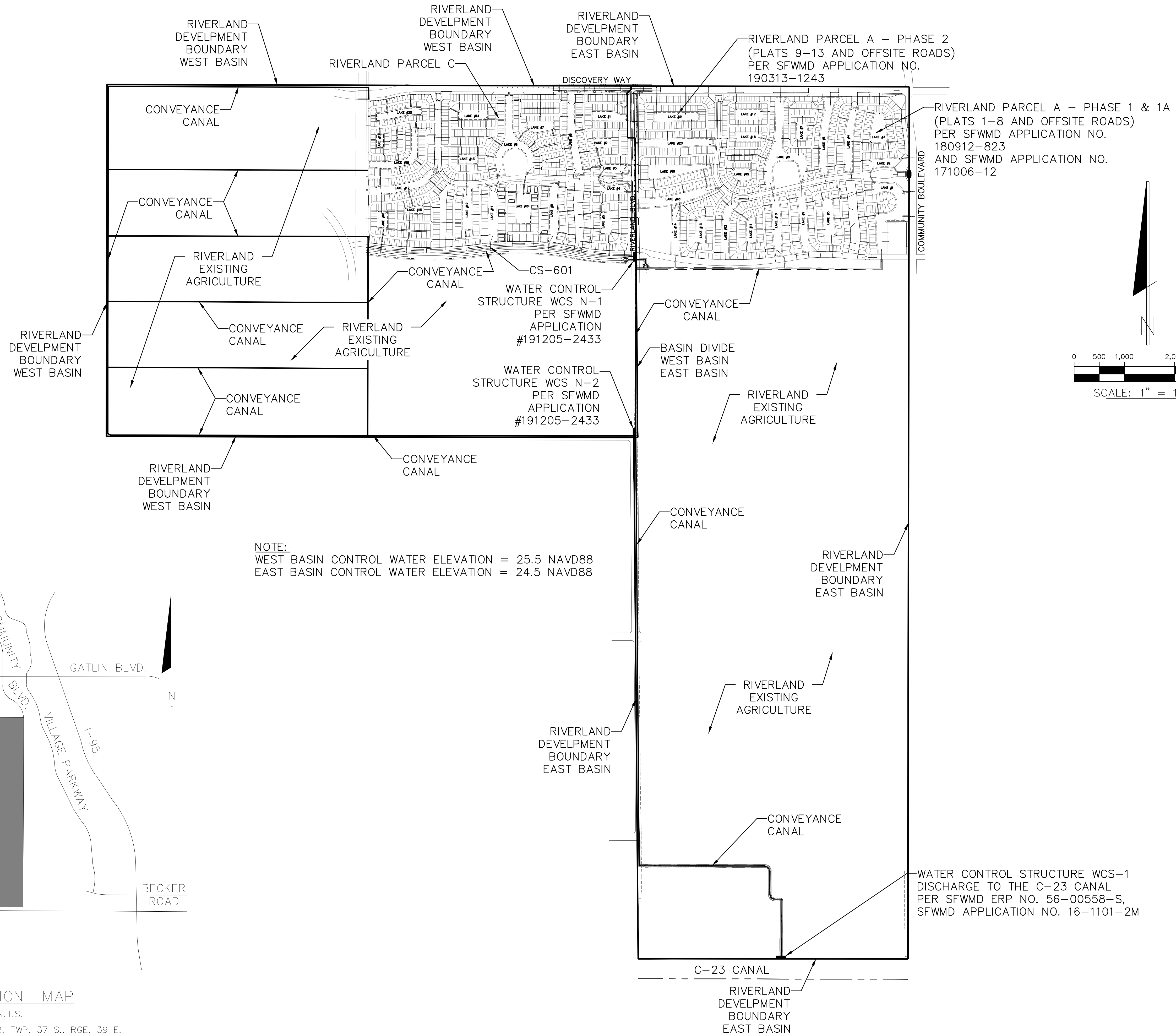
KNOW WHAT'S BELOW
ALWAYS CALL 811
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811
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CITY OF PSL PROJECT NO. P21-008
PSLUSD FILE NO. 5267K

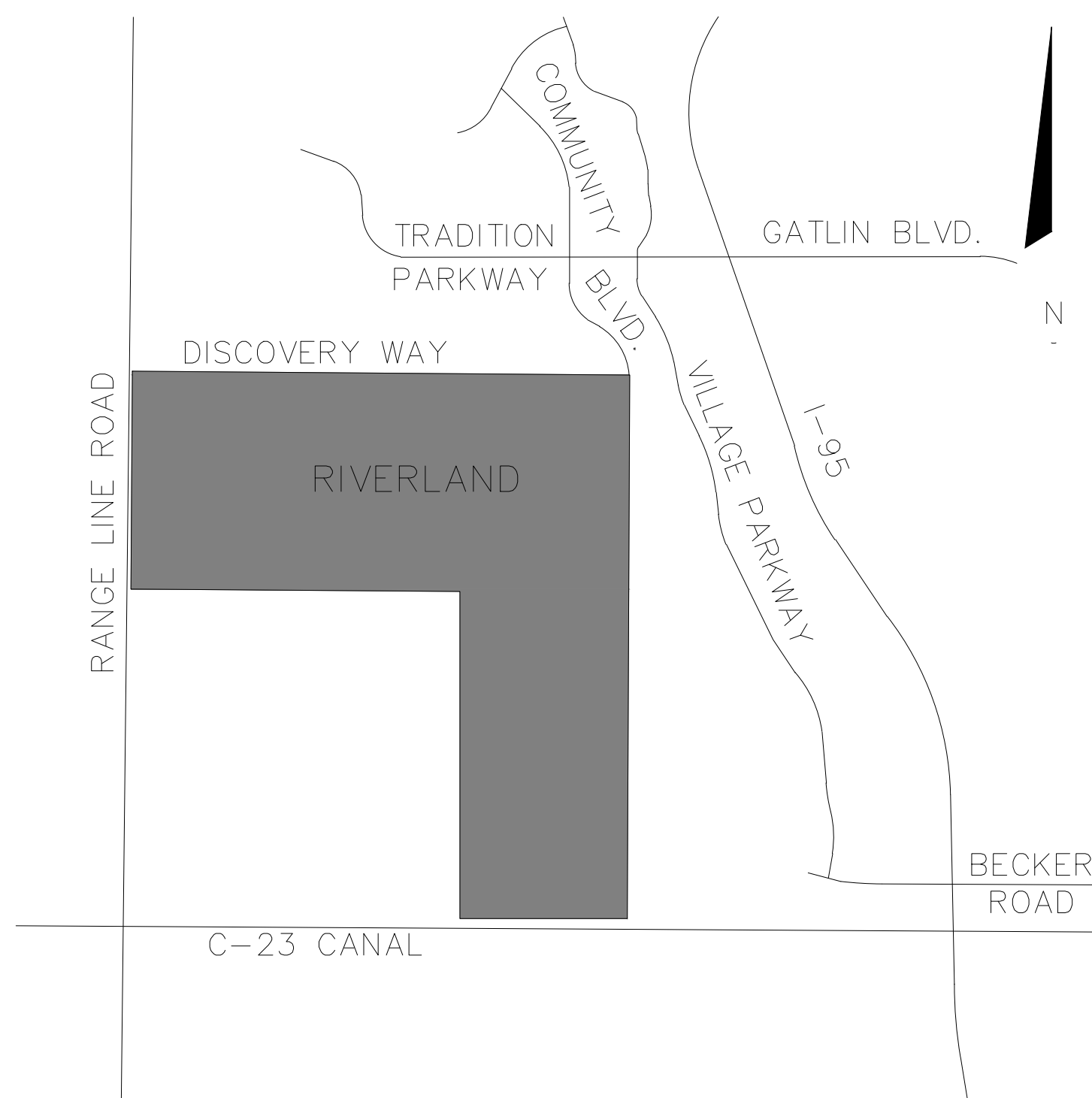


REVISIONS:

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRIC COMMENTS



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



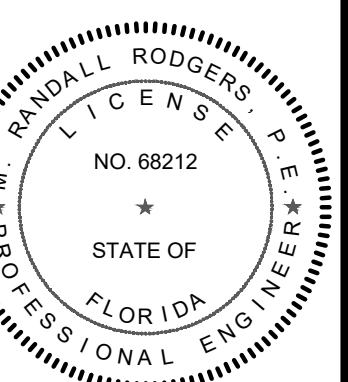
LOCATION MAP

N.T.S.

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

PROJECT:
RIVERLAND PARCEL C
PLAT TEN REPLAT
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
RIVERLAND ASSOCIATES III
LLLP



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 2/19/21

PROJECT No.: 20-1033
 DRAWN BY: SOIC
 CHECKED BY: RR
 DATE: 2/19/2021
 CADD: 1033 MASTER DRAINAGE PLAN

SHEET TITLE:
MASTER DRAINAGE PLAN

SHEET NUMBER:
16

