

DISCOVERY WAY AT RIVERLAND PARCEL C PHASE 1

ROADWAY CONSTRUCTION CIVIL CONSTRUCTION PLANS & SPECIFICATIONS SECTION 16, 17 & 18, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA

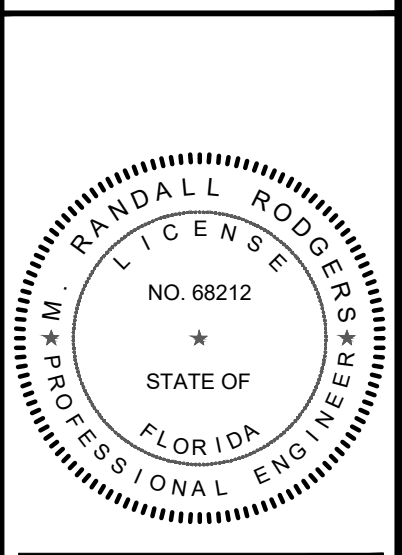


ENGINEERING & SURVEYING, LLC.
590 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRM C.O.A. # 3222

REVISIONS:	
BY:	COMMENT:
SG 03/02/21	PER SPRC COMMENTS
SG 03/22/21	PER PW COMMENTS

PROJECT:
**DISCOVERY WAY AT
RIVERLAND PARCEL C - PHASE 1**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
3/22/21

PROJECT No.: 20-1018
DRAWN BY: SOG
CHECKED BY: RR
DATE: 3/22/2021
CAD ID.: 20-1018-COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COV.

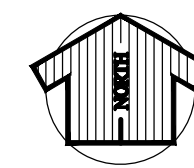
INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	TYPICAL SECTIONS
02 - 06	PAVING, GRADING & DRAINAGE, UTILITY PLAN AND PROFILE
07	PAVING, GRADING & DRAINAGE DETAILS
08 - 17	CROSS SECTIONS
18	UTILITY DETAILS
19 - 23	PAVEMENT MARKINGS & SIGNAGE PLAN
24 - 26	CLEARING AND SEDIMENT & EROSION CONTROL PLAN
27	STORMWATER POLLUTION PREVENTION PLAN

NOTE:
PSLUSD STANDARDS AND DETAILS (01-01-2019)



LOCATION MAP
N.T.S.



VICINITY \ AERIAL MAP
N.T.S.

LEGAL DESCRIPTION

BEING A PORTION OF THAT PARCEL OF LAND DESIGNATED AS ROADWAY E/W #1, ACCORDING TO OFFICIAL RECORDS BOOK 4077, PAGE 1480, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF DISCOVERY WAY AT RIVERLAND PARCEL A, AS RECORDED IN PLAT BOOK 85 AT PAGE 15 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID ROADWAY E/W #1; THENCE ALONG THE SOUTH LINE OF SAID ROADWAY E/W #1 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 89°50'39" WEST, A DISTANCE OF 4084.90 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 14°34'19"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 508.66 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF

2150.00 FEET AND A CENTRAL ANGLE OF 14°11'31"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 532.54 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 00°03'26" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, FROM WHICH THE RADIUS POINT BEARS NORTH 00°14'44" WEST, HAVING A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 14°10'15"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 494.65 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2150.00 FEET AND A CENTRAL ANGLE OF 14°34'19"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND ARC DISTANCE OF 546.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°50'39" EAST, ALONG THE NORTH LINE OF SAID ROADWAY E/W #1, A DISTANCE OF 4084.90 FEET; THENCE SOUTH 00°09'21" WEST, ALONG THE WEST LINE OF SAID DISCOVERY WAY AT RIVERLAND PARCEL A, DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.952 ACRES, MORE OR LESS.

PLAN FOR
RIVERLAND DEVELOPMENT COMPANY, LLC

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

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ENGINEER'S PROJECT NO. 20-1018

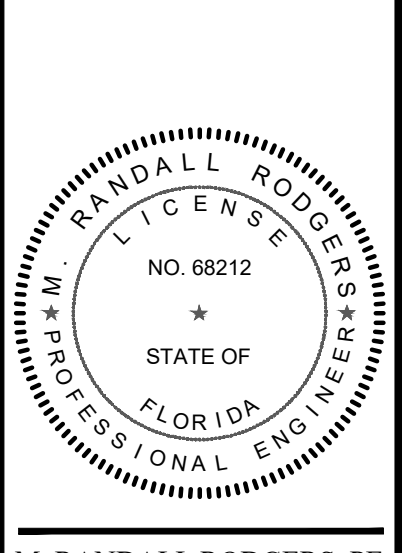


CITY OF PSL PROJECT NO. P21-014
PSLUSD FILE NO. 5267L

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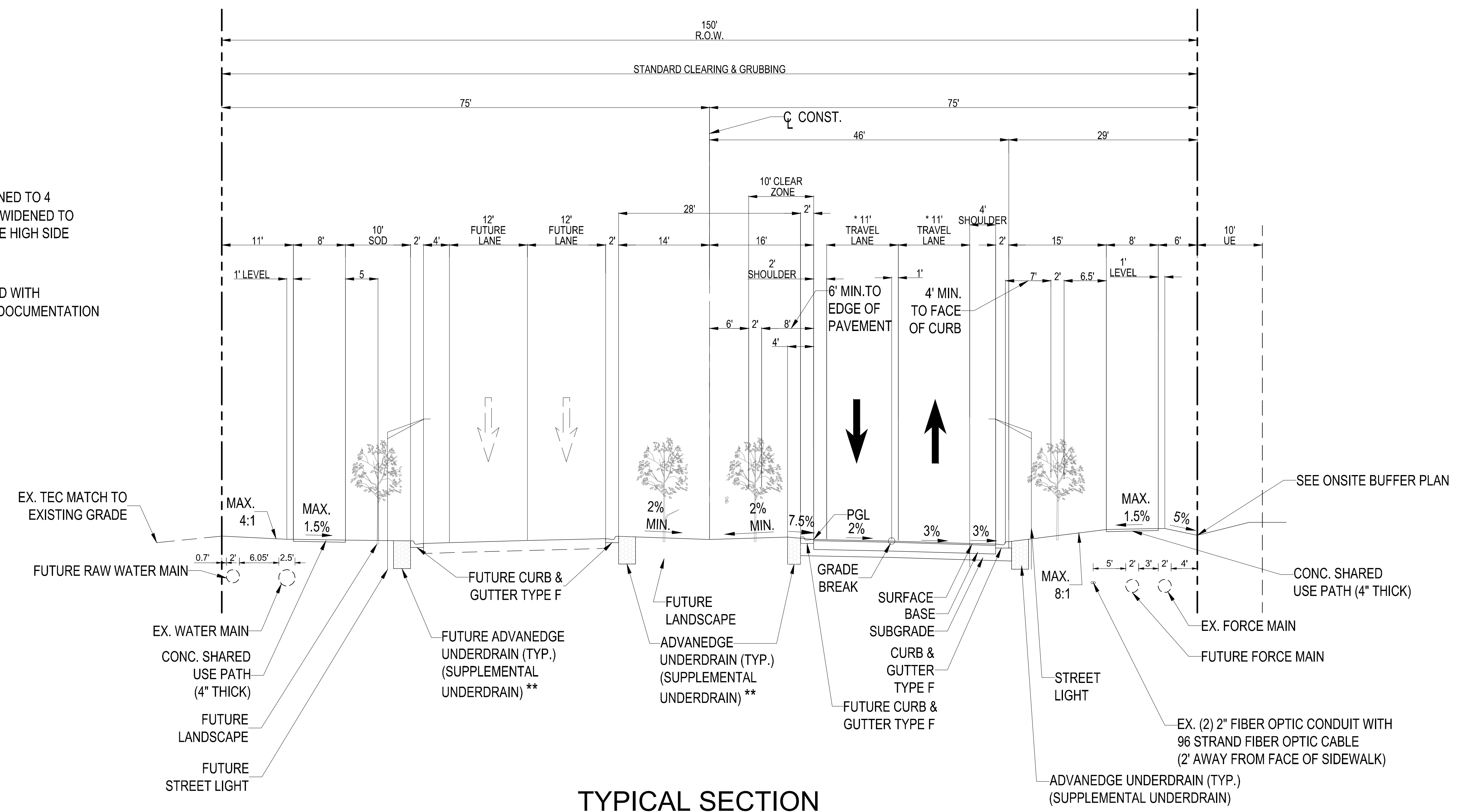
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CAD/01018 - TYPICAL SECTIONS

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.

** UNDERDRAIN MAY BE REMOVED WITH GEOTECHNICAL SUPPORTING DOCUMENTATION AND CITY APPROVAL.



**TYPICAL SECTION
DISCOVERY WAY**
NTS

STA. 605+07 TO STA. 639+00
MINIMUM PGL 29.57 NAVD

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

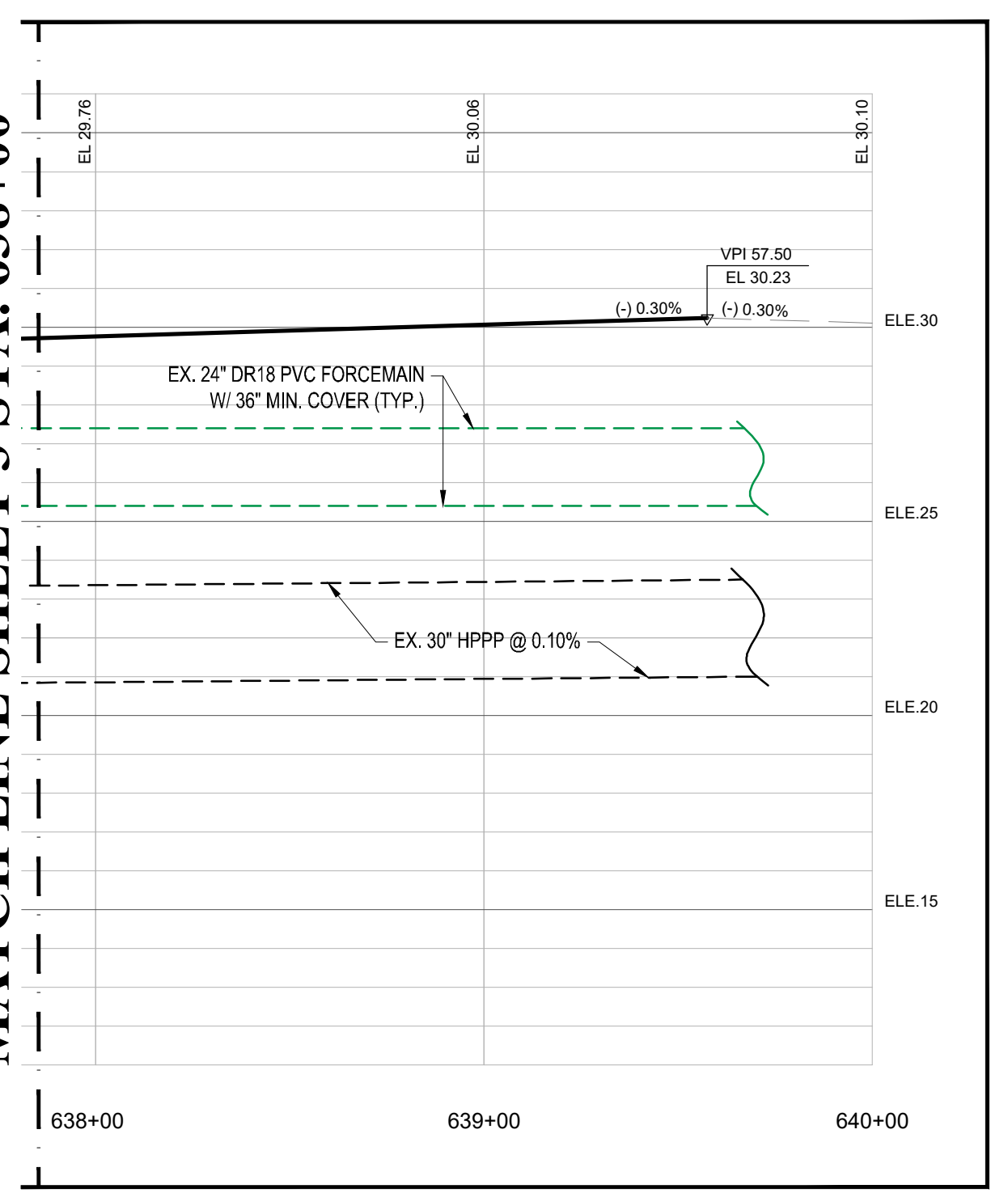
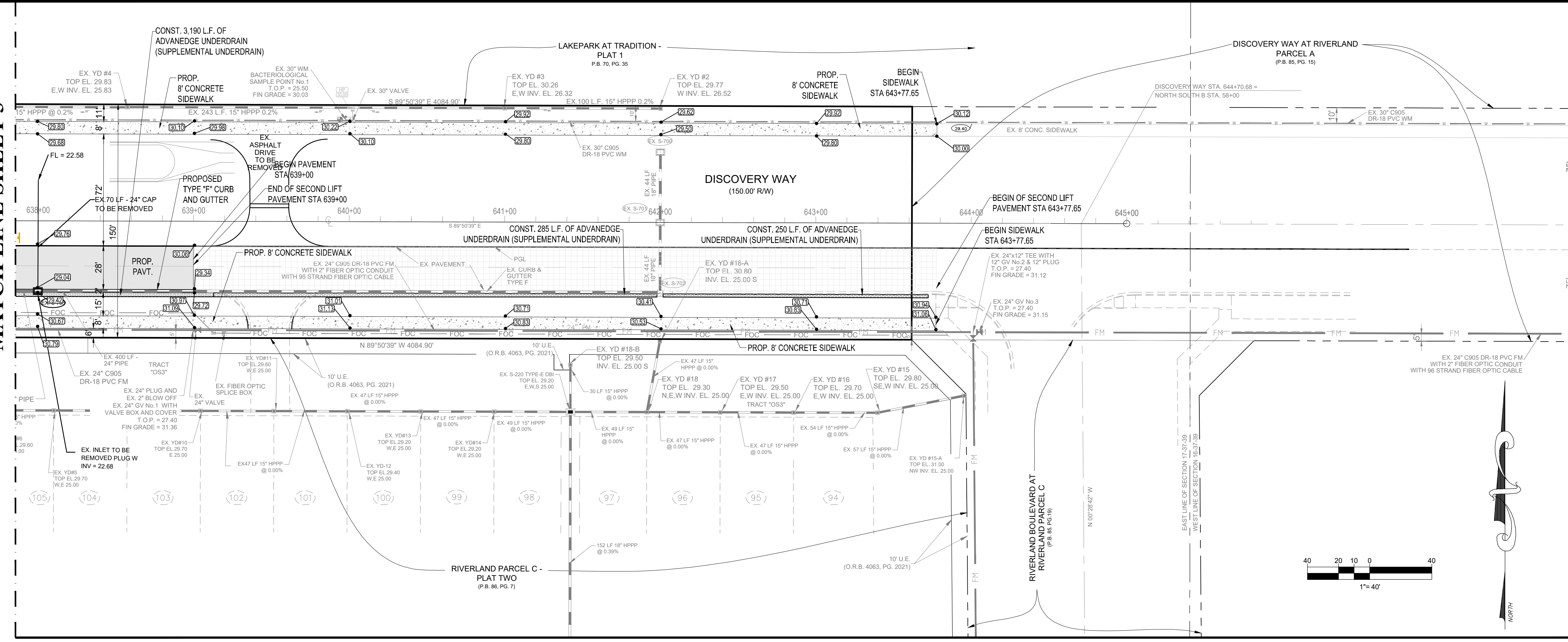
WEARING SURFACE	BASE	SUBGRADE	STRUCTURAL NUMBER (SN)
1.5" TYPE FC - 12.5 FRICTION COURSE (W/RUBBER) OVER 3" TYPE SP - 12.5 ASPHALTIC CONCRETE STRUCTURAL COURSE	8" THICK, LIMEROCK (LBR 100) COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY, A.S.H.T.O. T-180	12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO L.B.R. = 40	2 X 0.44 = 0.88 8 X 0.18 = 1.44 12 X 0.08 = 0.96 SN = 3.28
	OPTIONAL BLACK BASE 5" THICK, TYPE B-12.5 (BLACK BASE) MAY BE SUBSTITUTED IN LIEU OF 6-1/2" LIMEROCK	12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO L.B.R. = 40	2 X 0.44 = 0.88 5 X 0.30 = 1.50 12 X 0.08 = 0.96 SN = 3.34
	OPTIONAL DOUBLE ROCK 5.5" ADDITIONAL LIMEROCK BASE AND 12" COMPACTED SUBGRADE MAY BE SUBSTITUTED IN LIEU OF 12" STABILIZED SUBGRADE	12" THICK COMPACTED	2 X 0.44 = 0.88 13.5 X 0.18 = 2.43 12 X 0.00 = 0.00 SN = 3.31
STABILIZED SHOULDER	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	12 X 0.06 = 0.72 SN = 0.72



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MATCH LINE SHEET 3

MATCH LINE SHEET 3 STA. 638+00



ENGINEERING LEGEND

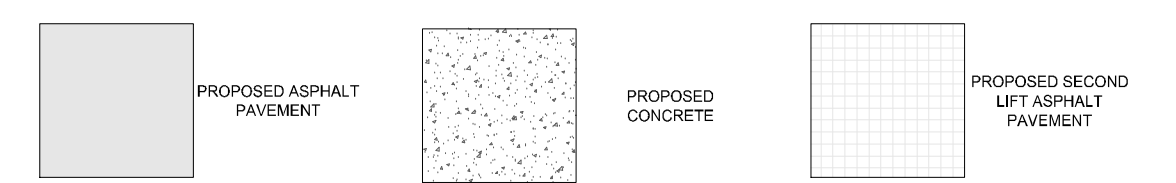
WATER MAIN		TYPE 6 INLET	
STORM SEWER		MANHOLE	
SANITARY SEWER MAIN		PROPOSED ELEVATION	
FORCE MAIN		FIRE HYDRANT	
CATCH BASIN		STREET LIGHTING	
TYPE 5 INLET		RIGHT OF WAY / CUE / UE	

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



GENERAL CONSTRUCTION NOTES:

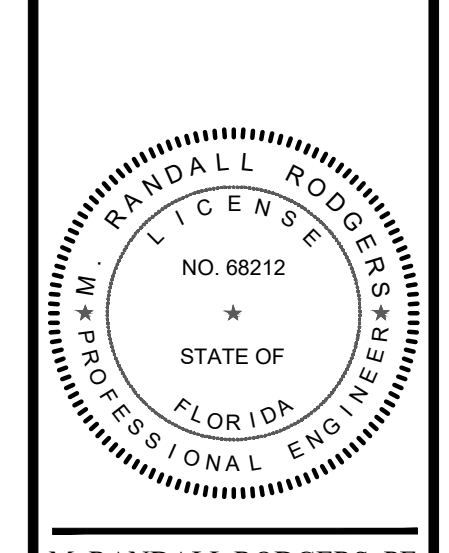
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE 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.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FOOT SPECIFICATIONS. LATEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. 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.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. 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-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. 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.
11. 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.
12. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
13. 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.
14. 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.
15. 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.
16. IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
17. 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.
18. LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
19. 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 (N12) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPP INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE.
20. MIXED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 272.
21. COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
22. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
23. ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
24. 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.
25. 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.
26. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
27. UNSALVAGEABLE 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.
28. 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.
29. 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.
30. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
31. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
32. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
33. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
34. 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.
35. 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 RIGHTS-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.
36. 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.
37. TOPOGRAPHIC INFORMATION PREPARED BY VELCON ENGINEERING & SURVEYING, LLC. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SURVEY N.A.V.D.
38. THE EDGE DRAIN SHALL NOT BE REQUIRED WITH THE WRITTEN RECOMMENDATION OF A GEOTECHNICAL ENGINEER AND APPROVAL FROM PSL.

VELCON
ENGINEERING & SURVEYING, LLC
590 NW PEACOCK BLVD. SUITE #9
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
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FLORIDA C.O.A.# 3222

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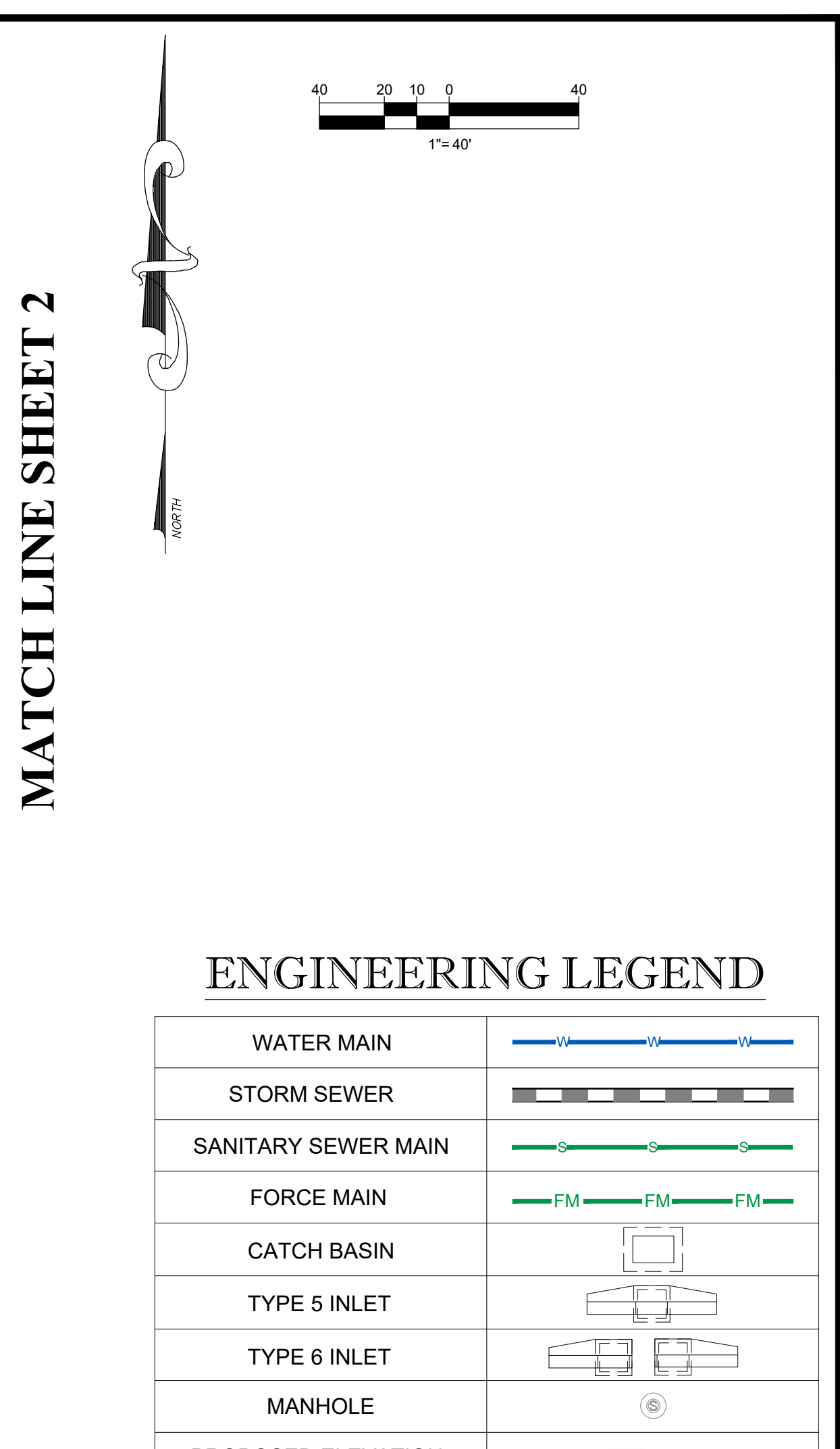
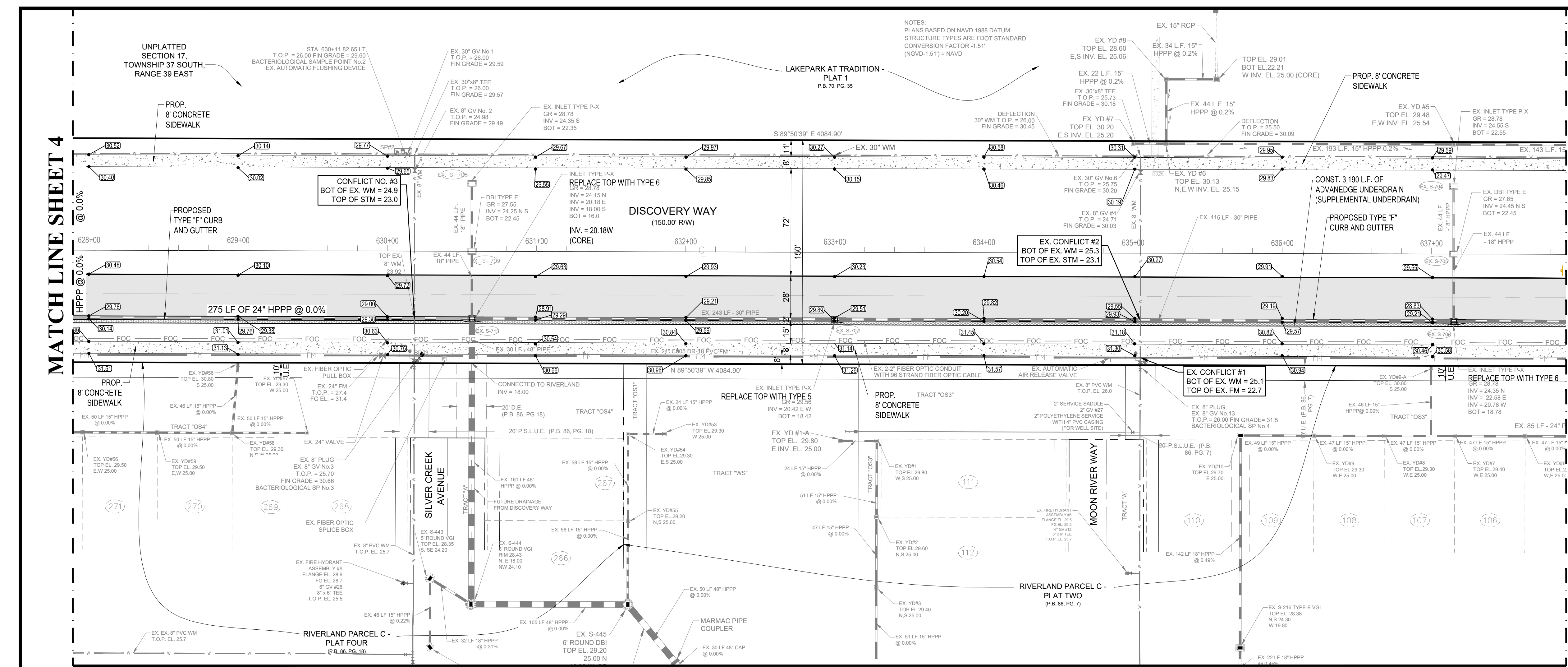
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SHEET TITLE:
PAVING, GRADING & DRAINAGE, UTILITY PLAN AND PROFILE



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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 / UE	

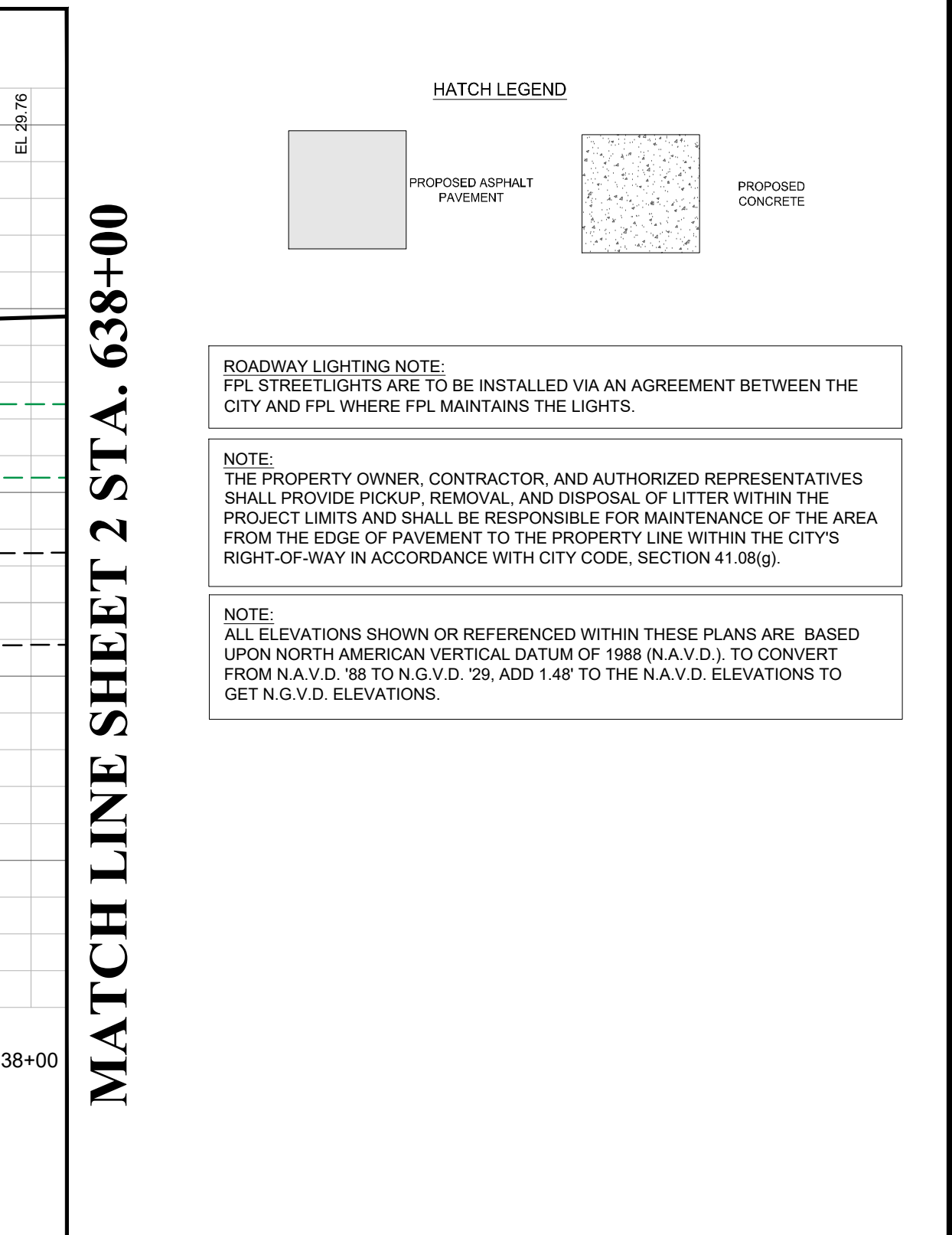
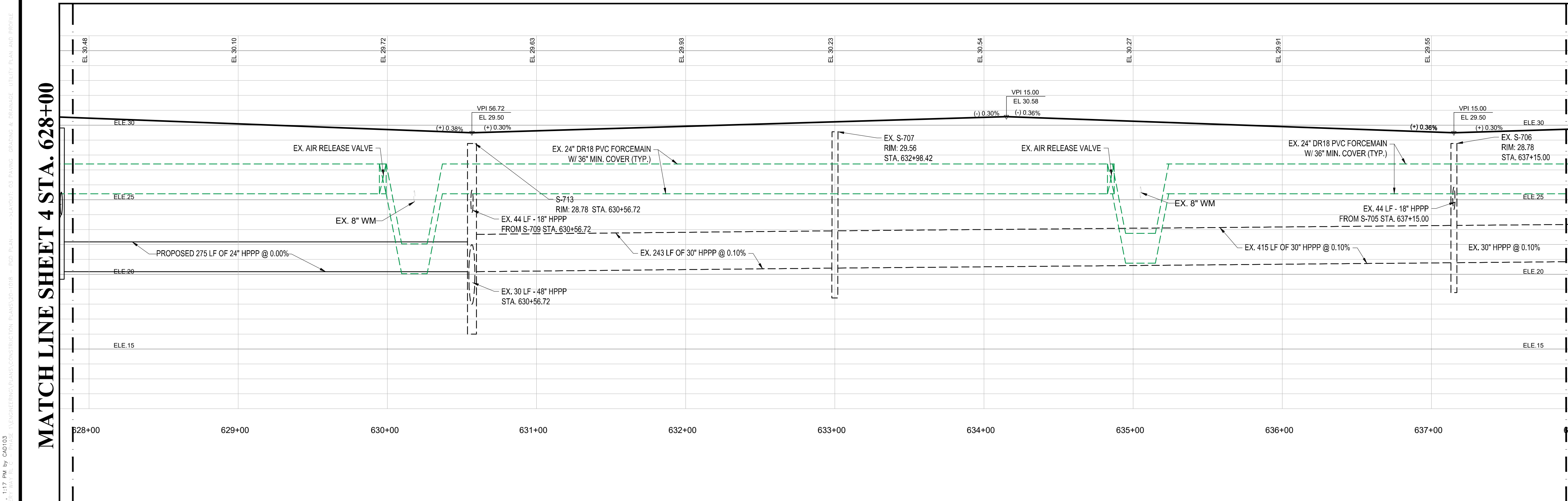
HATCH LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE

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BEFORE YOU DIG
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PSLSUD FILE NO. 5267L

03

VELCON
ENGINEERING & SURVEYING, LLC
590 NW PEACOCK BLVD. SUITE #9
PORT ST. LUCIE, FL 34956
PHONE: (772) 878-0477
FIRE C.O.A. 93222

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PAVING, GRADING & DRAINAGE, UTILITY PLAN AND PROFILE

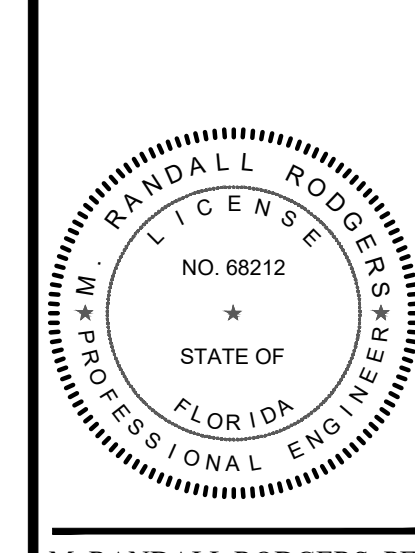
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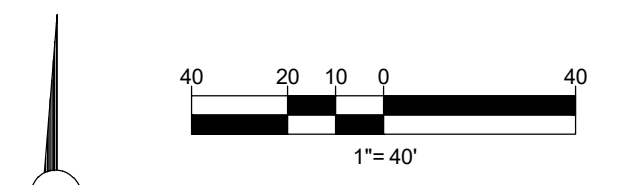


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**PAVING, GRADING &
DRAINAGE, UTILITY
PLAN AND PROFILE**

SHEET NUMBER:
04



ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
FORCE MAIN	
CATCH BASIN	
TYPE 5 INLET	
TYPE 6 INLET	
MANHOLE	
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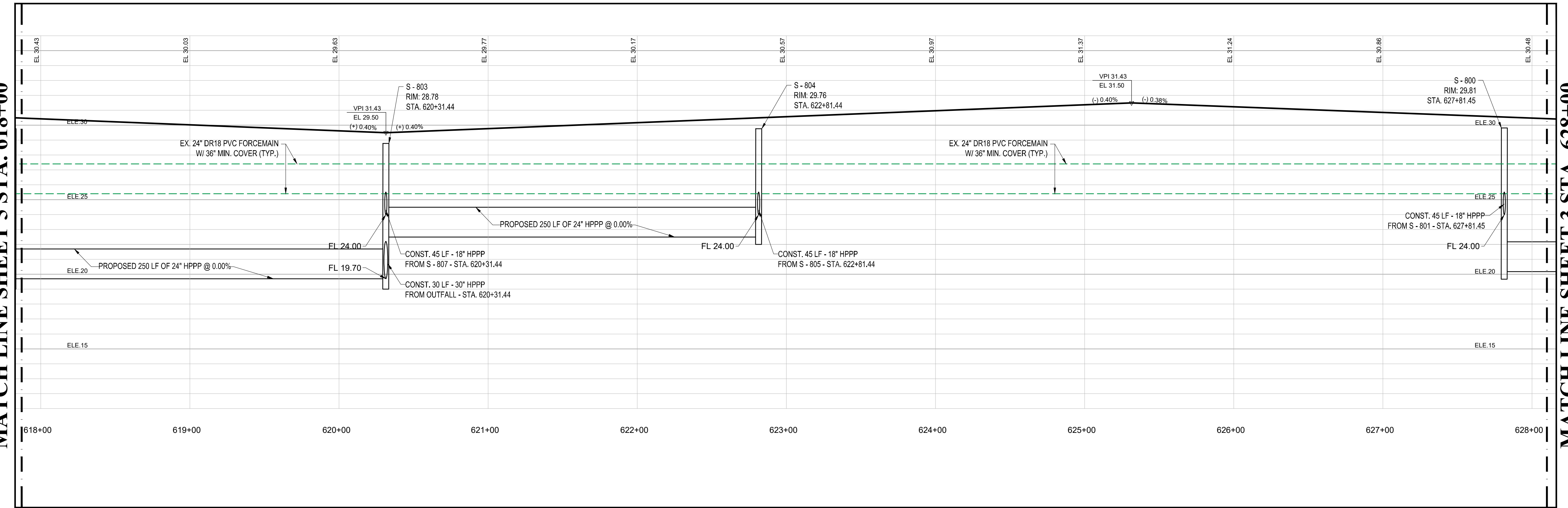
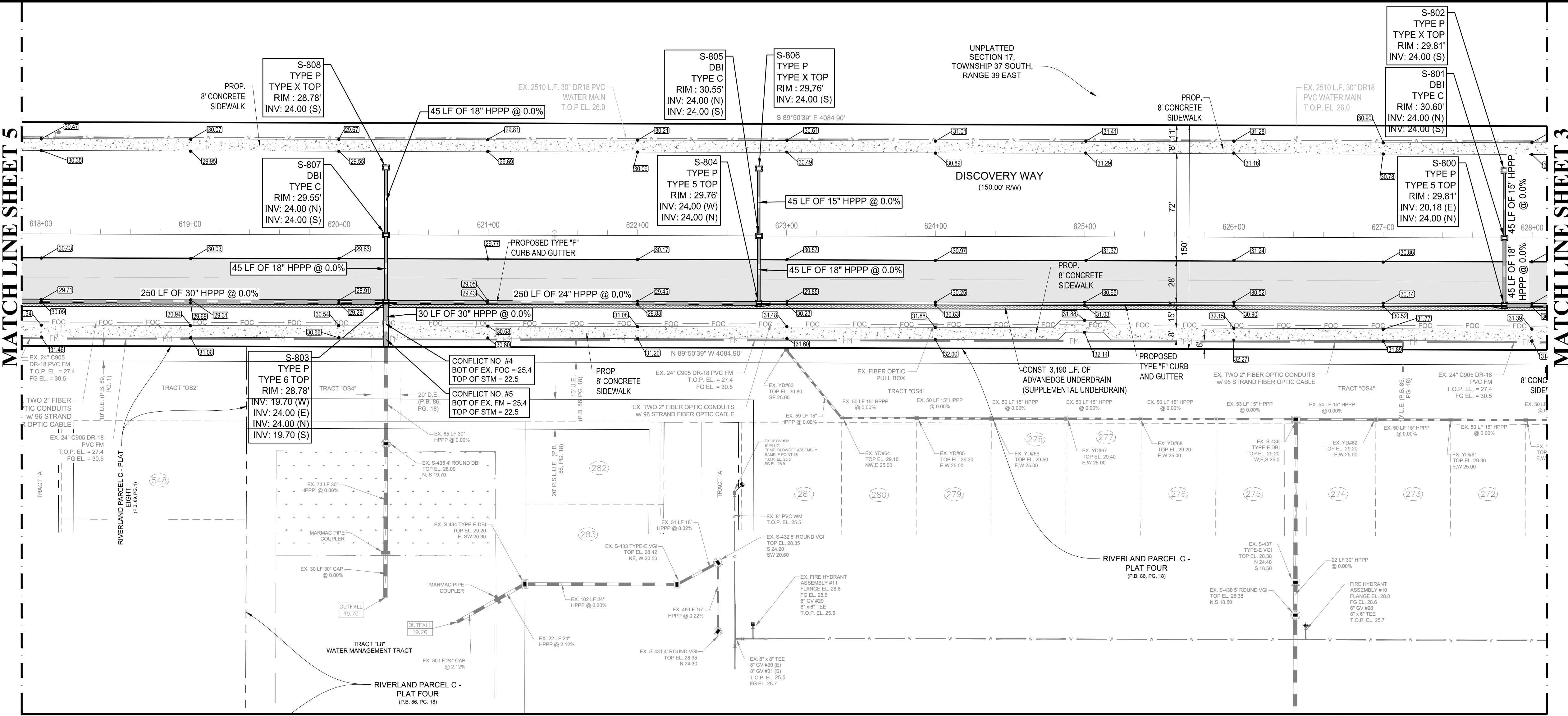
HATCH LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE

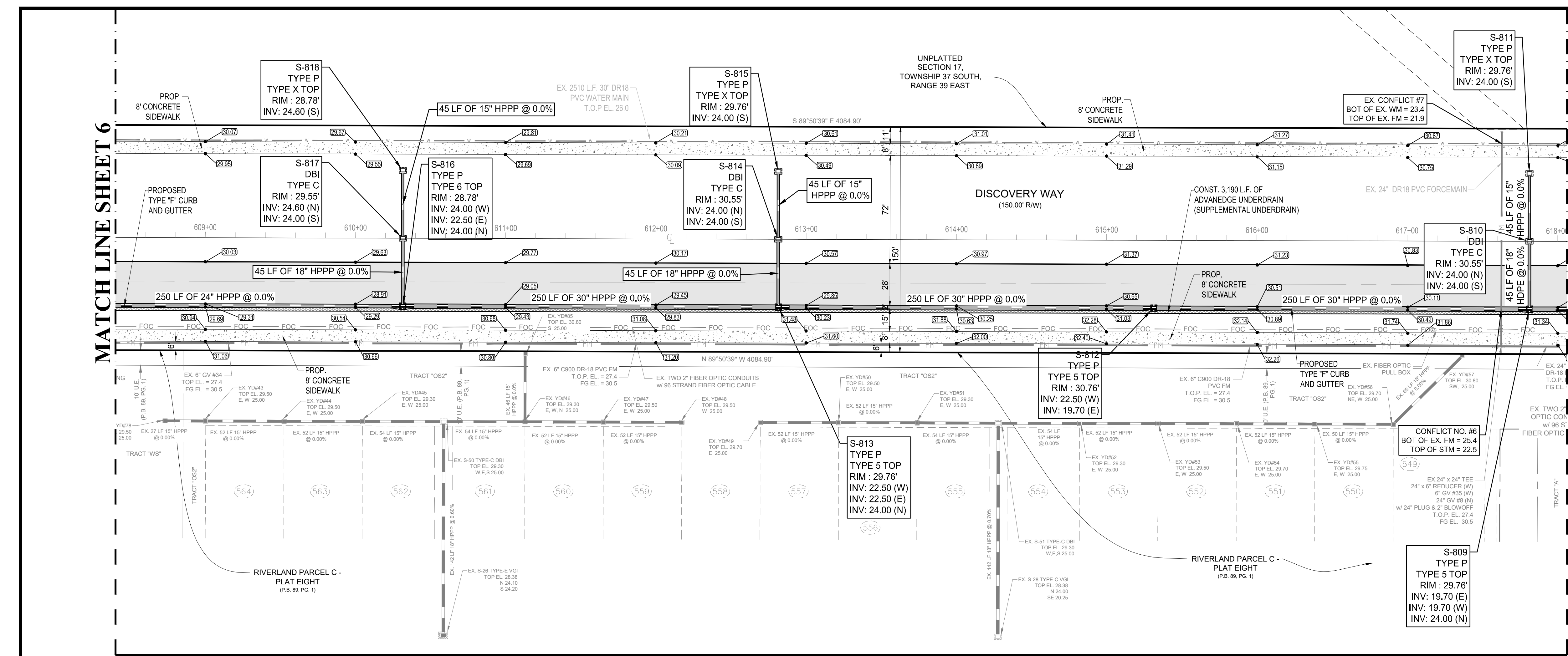
ROADWAY LIGHTING NOTE:
FPL STREETLIGHTS ARE TO BE INSTALLED VIA AN AGREEMENT BETWEEN THE CITY AND FPL WHERE FPL MAINTAINS THE LIGHTS.

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.

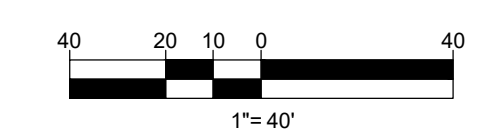


CITY OF PSL PROJECT NO. P21-014
PSLSUD FILE NO. 5267L



MATCH LINE SHEET 4

MATCH LINE SHEET 6



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 / UE	

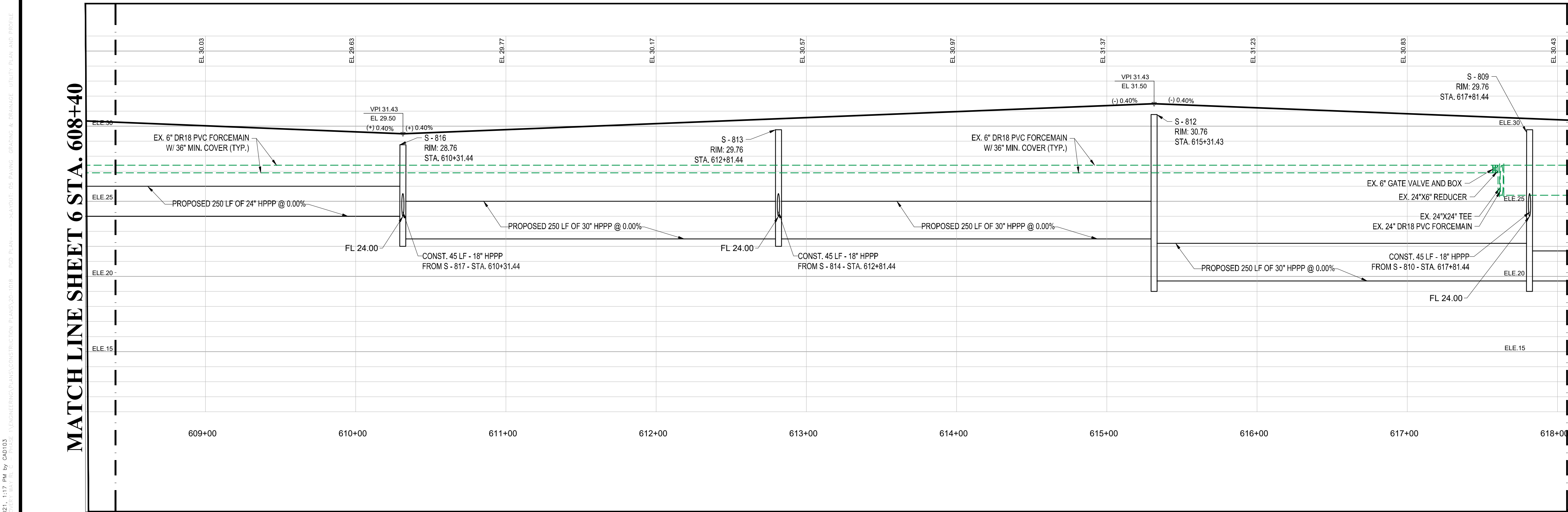
HATCH LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE

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

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MATCH LINE SHEET 4 STA. 618+00

MATCH LINE SHEET 6 STA. 608+40

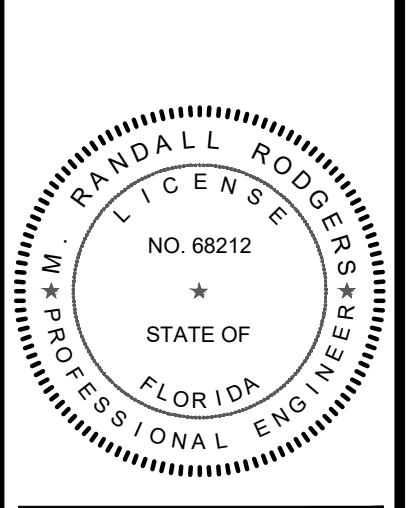


REVISIONS:

BY:	DATE:	COMMENT:
SG	03/02/21	PER SPRC COMMENTS

CLIENT:
 RIVERLAND DEVELOPMENT COMPANY, LLC
 RIVERLAND PARCEL C - PHASE 1
 CITY OF PORT ST. LUCIE, FLORIDA

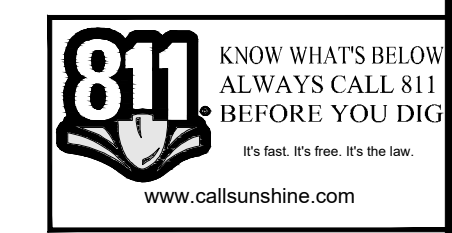
PROJECT:
 DISCOVERY WAY AT RIVERLAND PARCEL C - PHASE 1
 CITY OF PORT ST. LUCIE, FLORIDA



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 3/22/21

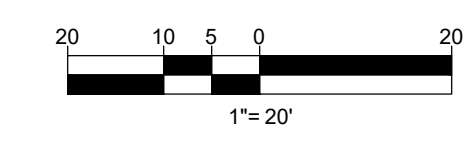
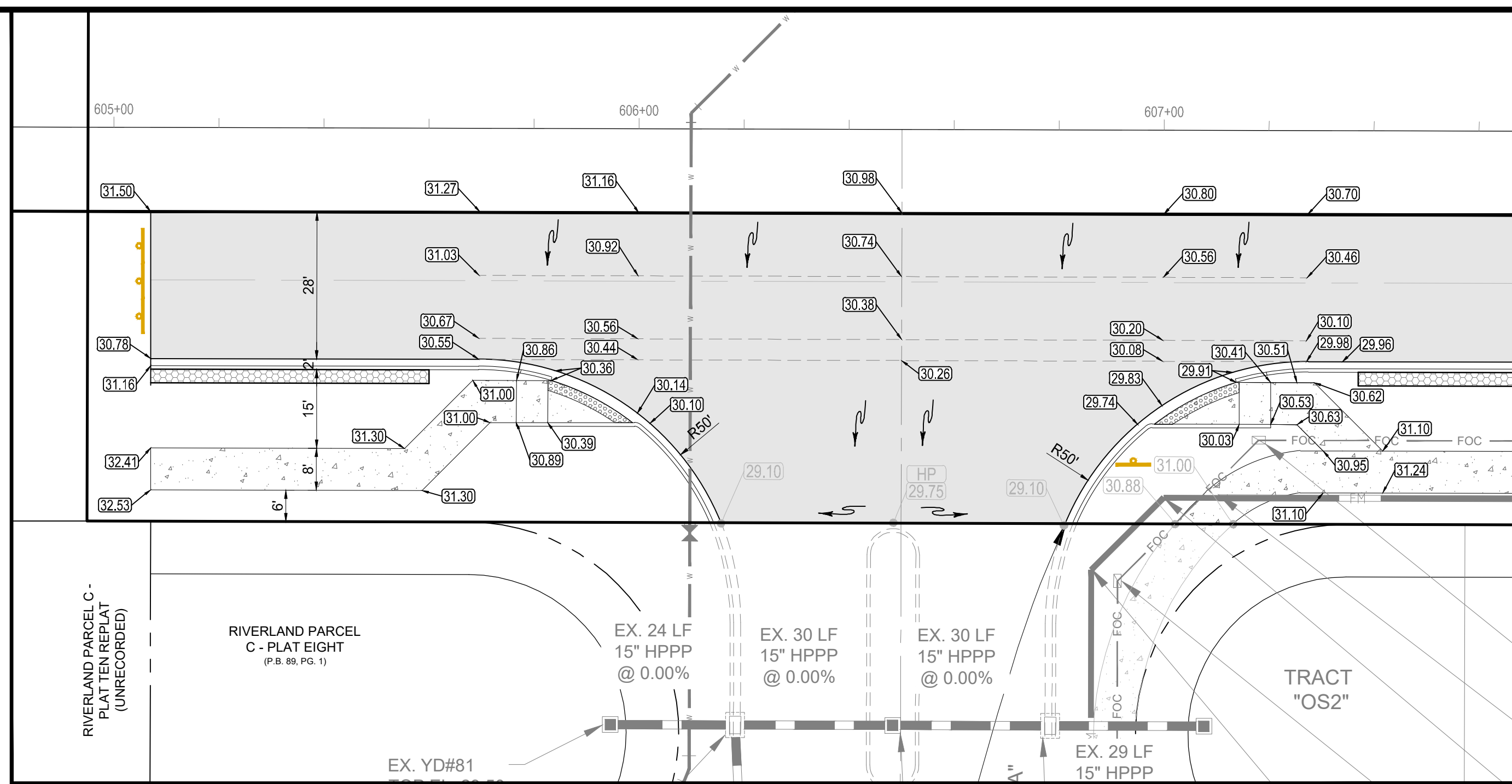
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 DRAWN BY: SOC
 CHECKED BY: RR
 DATE: 3/22/2021
 CAD ID.: 20-1018 - PGD PLAN

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

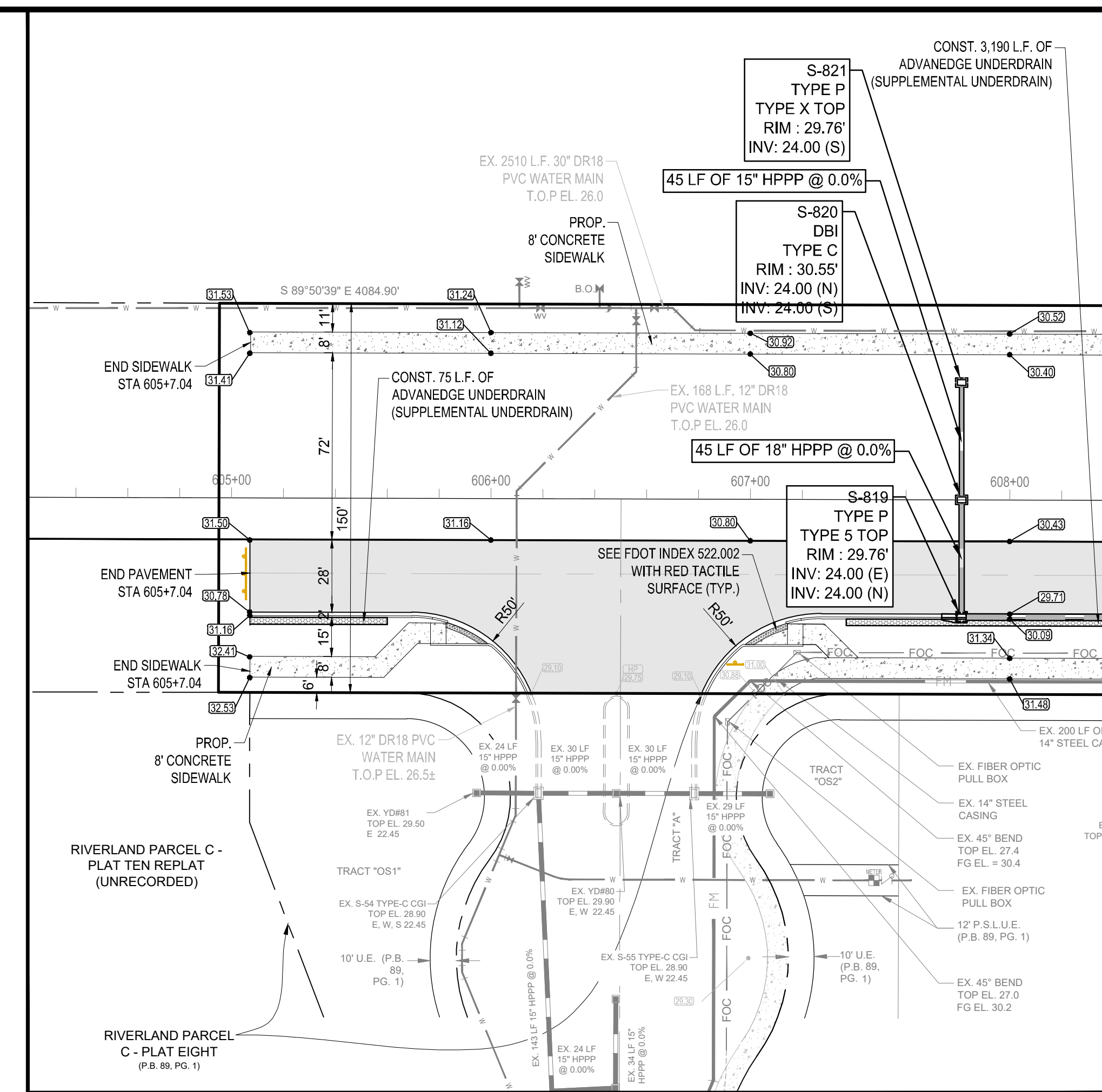


CITY OF PSL PROJECT NO. P21-014
 PLSLSD FILE NO. 5267L

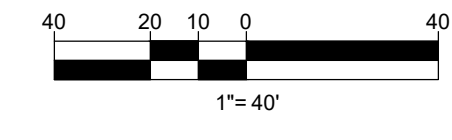
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ENTRANCE



MATCH LINE SHEET 5



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 / UE	

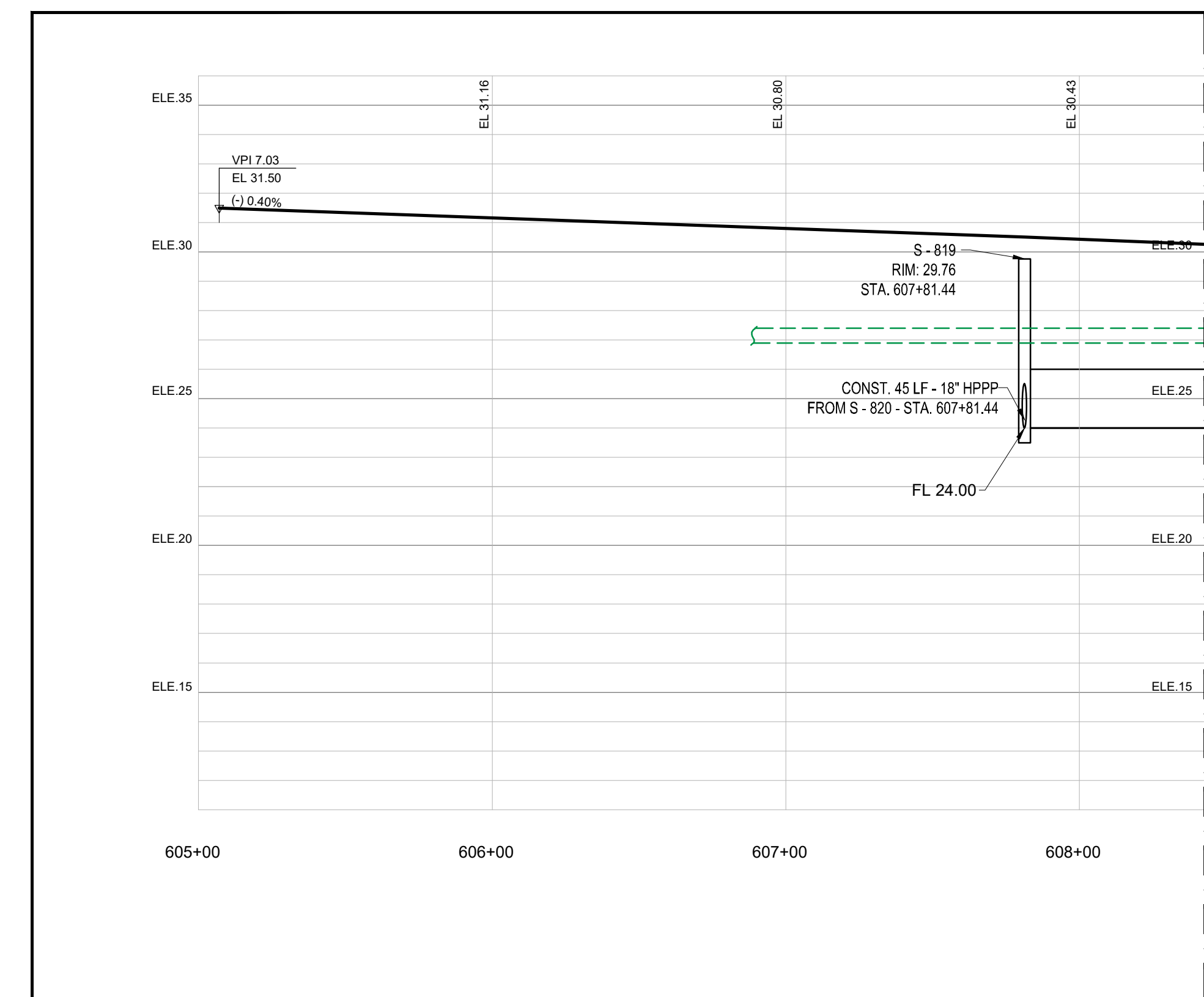
HATCH LEGEND



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

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NOTE:
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MATCH LINE SHEET 5 STA. 608+40

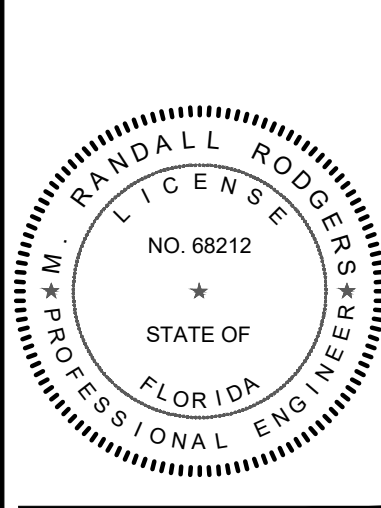


REVISIONS:

BY:	DATE:	COMMENT:
SG	03/02/21	PER SPR/C COMMENTS
SG	03/22/21	PER PW COMMENTS

PROJECT:
**DISCOVERY WAY AT
RIVERLAND PARCEL C - PHASE 1**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
3/22/21

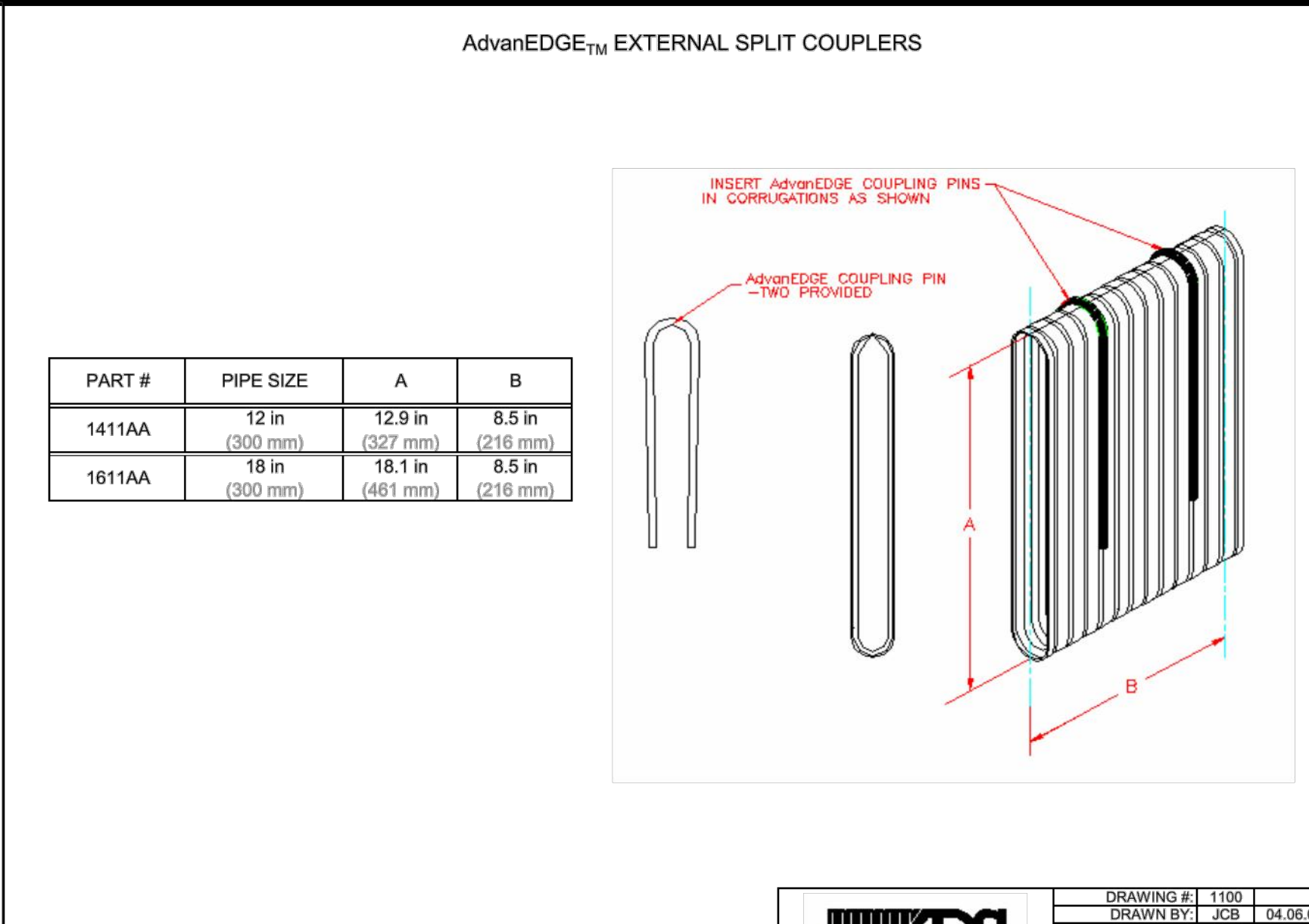
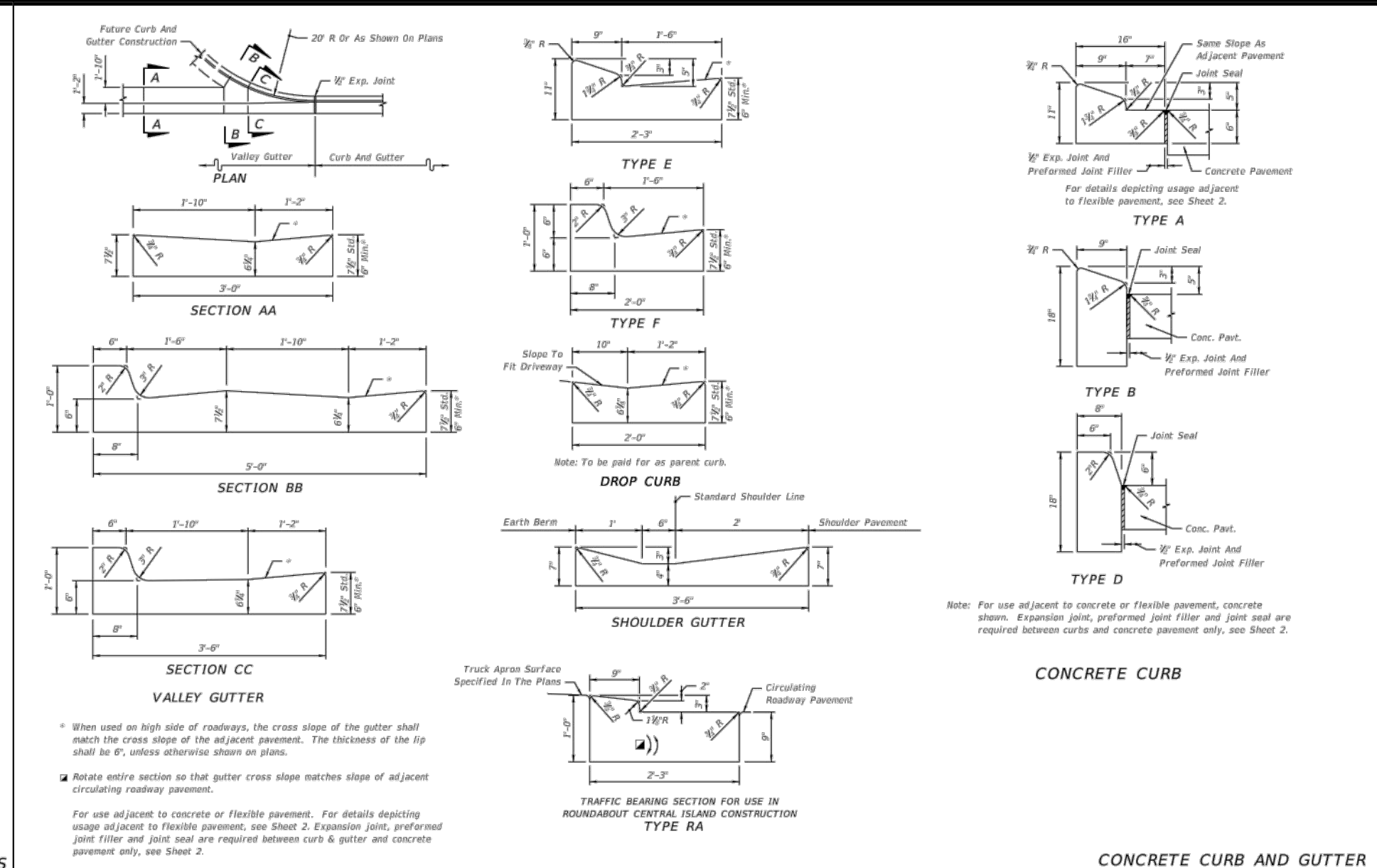
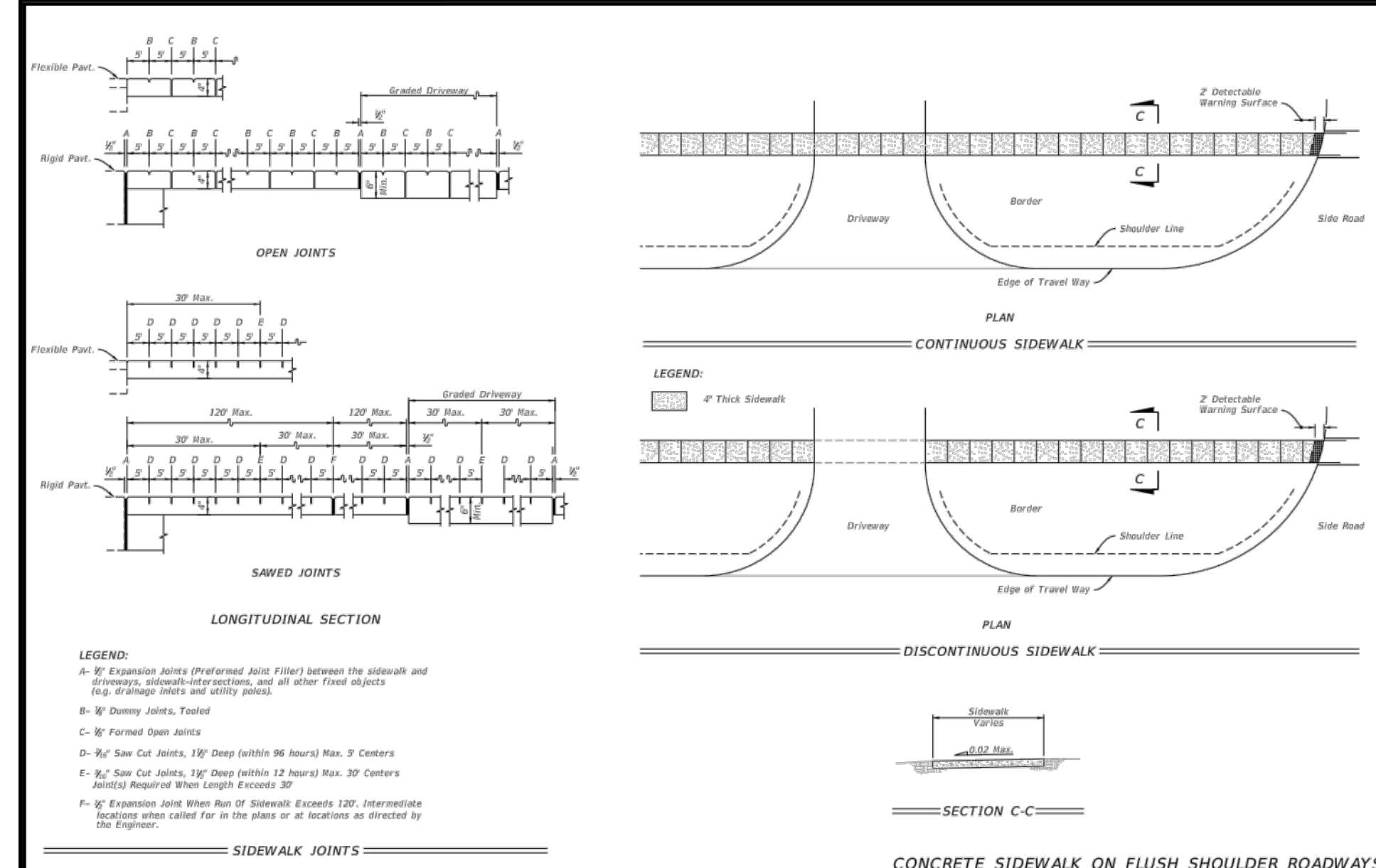
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DRAWN BY: SOC
CHECKED BY: RR
DATE: 3/22/2021
CAD ID.: 20-1018 - PGD PLAN

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



SHEET NUMBER:
06

CITY OF PSL PROJECT No. P21-014
PLSLUD FILE No. 5267L

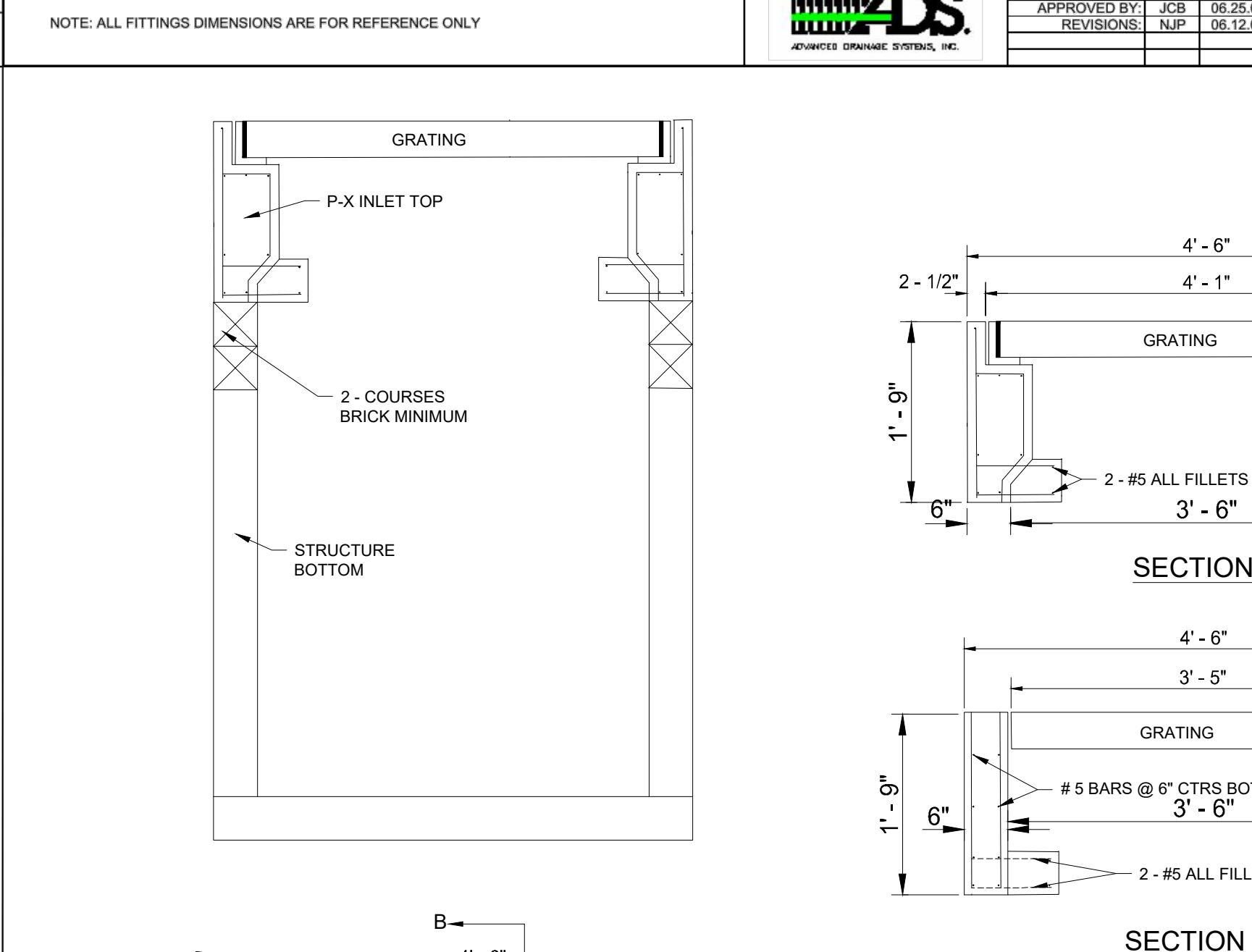
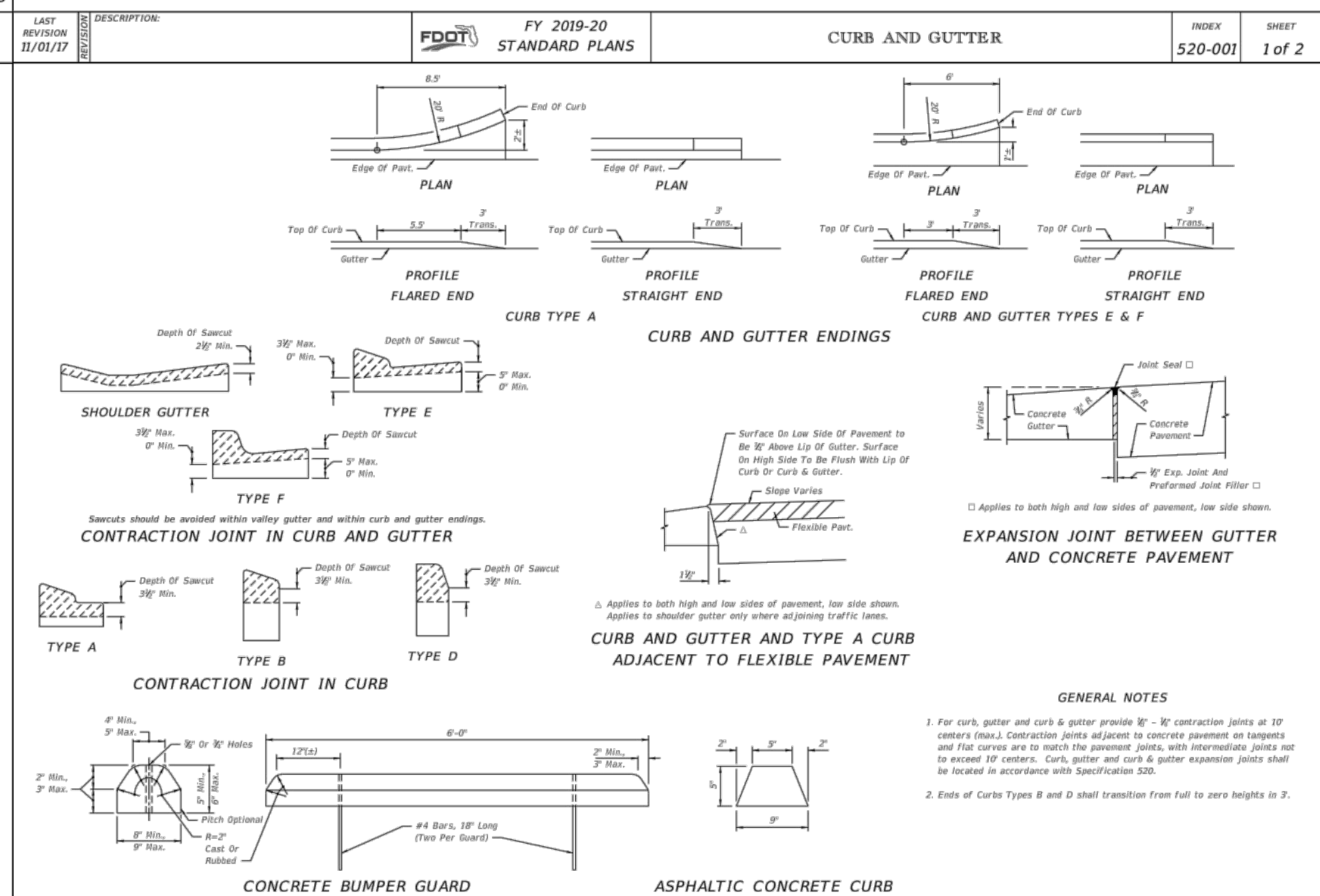
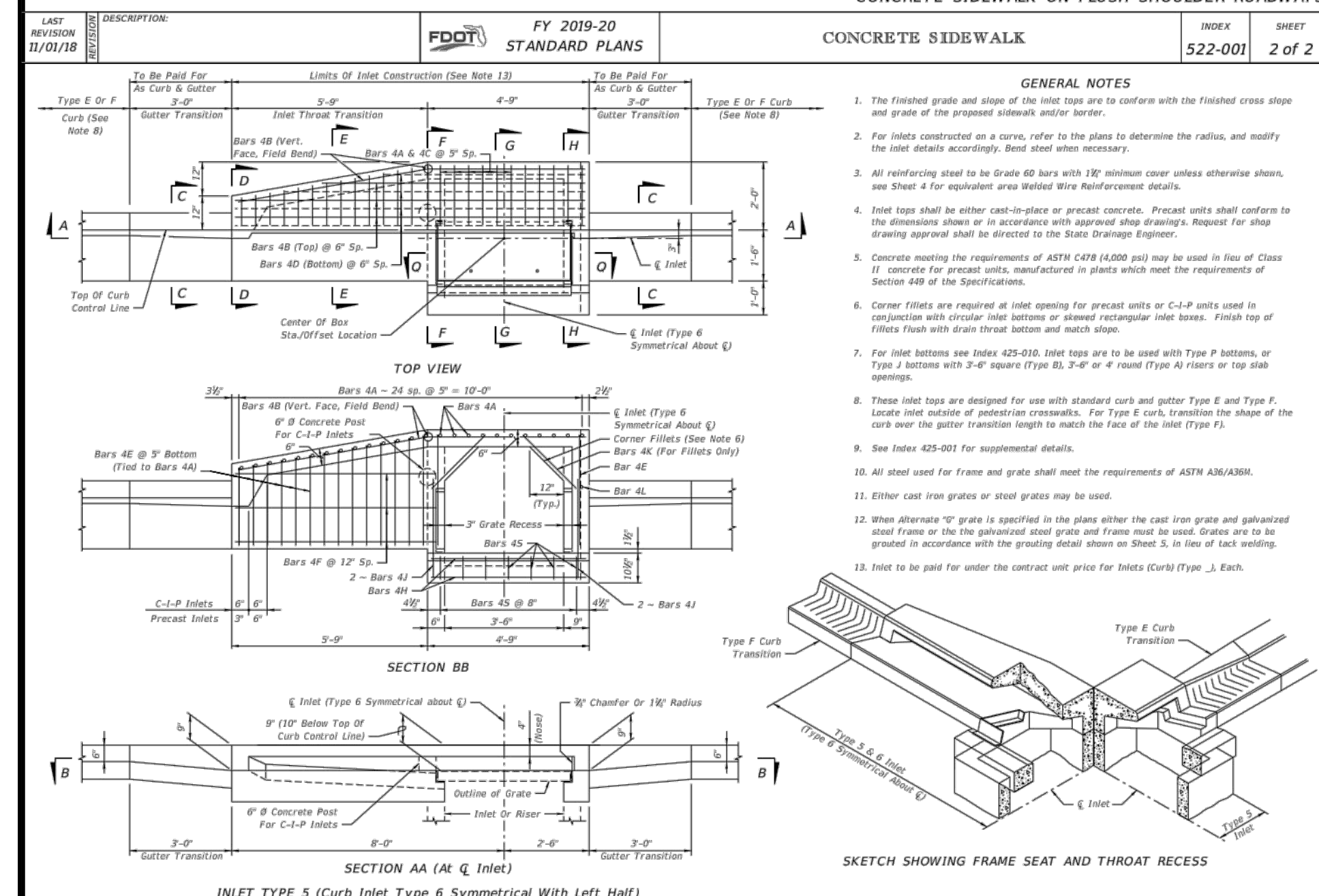


VELCON
ENGINEERING & SURVEYING, LLC
590 NW PEACOCK BLVD. SUITE #9
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FIRE C.O.A. # 3222

REVISIONS:

BY:	DATE:	COMMENT:
SG	02/12/21	PER SPRC COMMENTS

DRAWING # 1100
DRAWN BY: JCB 04.08.06
APPROVED BY: JCB 08.25.07
REVISIONS: NLP 06.12.07



PROJECT:
DISCOVERY WAY AT
RIVERLAND PARCEL C - PHASE 1
CITY OF PORT ST. LUCIE,
FLORIDA

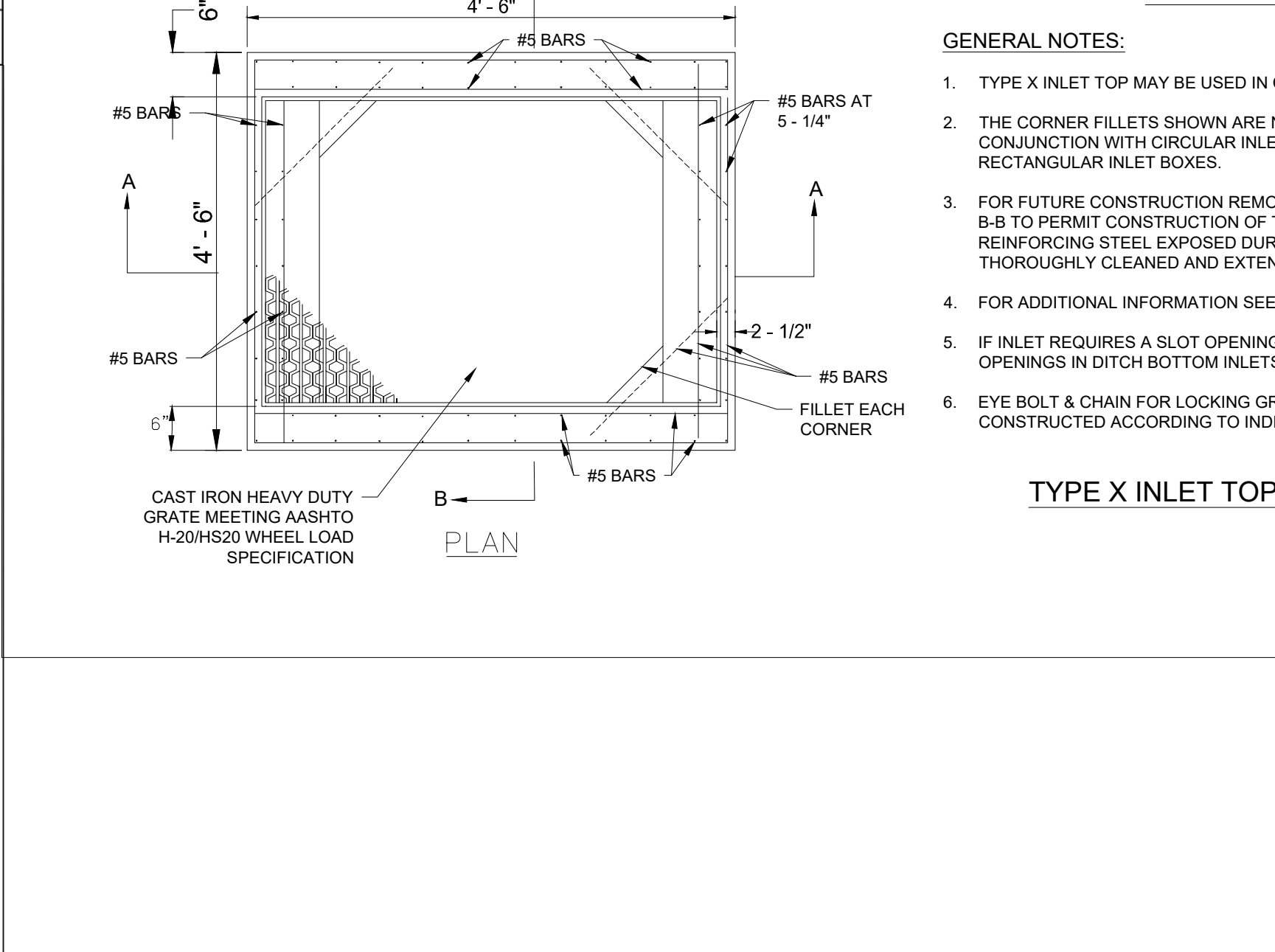
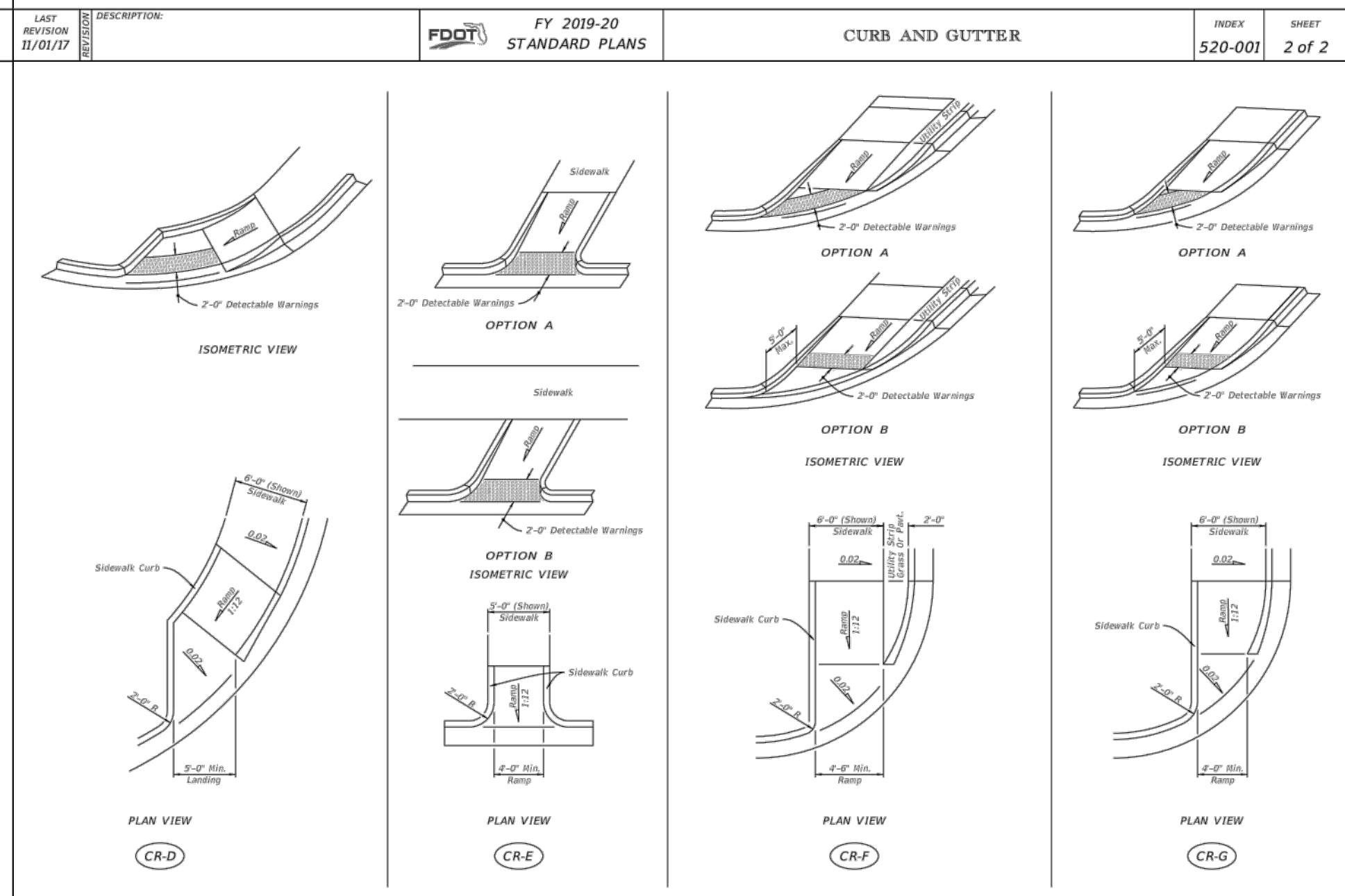
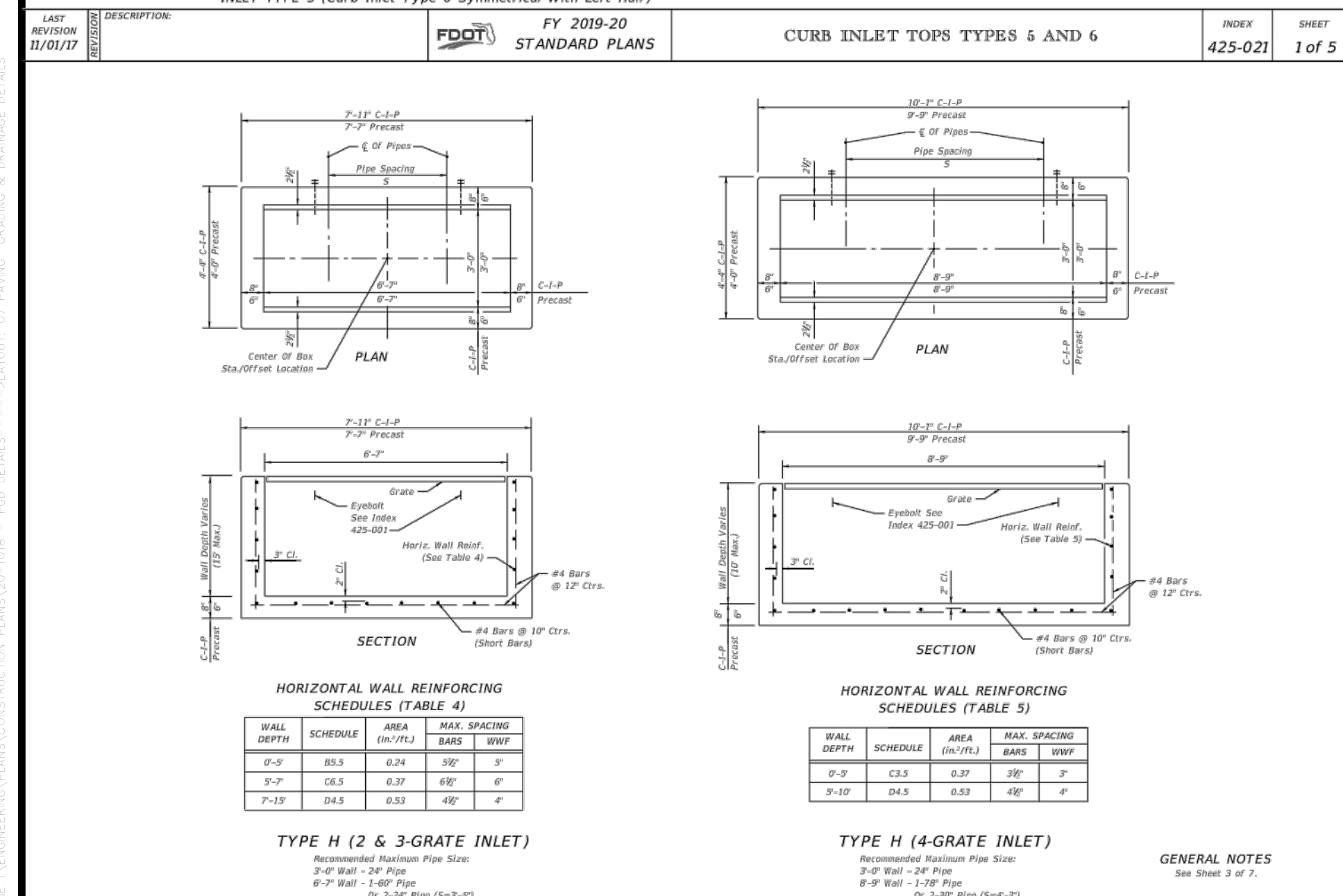
CIENT:
RIVERLAND
DEVELOPMENT
COMPANY, LLC

PROFESSIONAL ENGINEER
M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
3/22/21

PROJECT NO.: 20-1018
DRAWN BY: SOC
CHECKED BY: RR
DATE: 3/22/2021
CAD ID.: 20-1018 - PGD DETAILS

SHEET TITLE:
PAVING, GRADING &
DRAINAGE DETAILS

SHEET NUMBER:
07



PROFESSIONAL ENGINEER
M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
3/22/21

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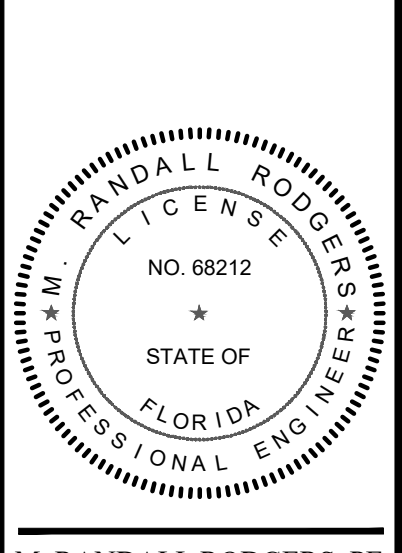
CITY OF PSL PROJECT NO. P21-014
PSLSUD FILE NO. 5267L



REVISIONS:		DATE:	COMMENT:
BY:	SG	03/02/21	PER SPRG COMMENTS

PROJECT:
**DISCOVERY WAY AT
RIVERLAND PARCEL C - PHASE 1**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**

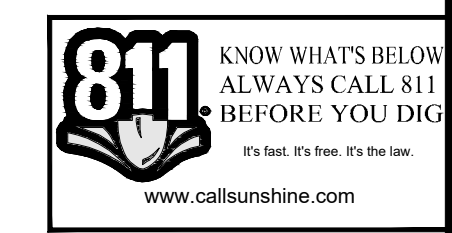


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
3/22/21

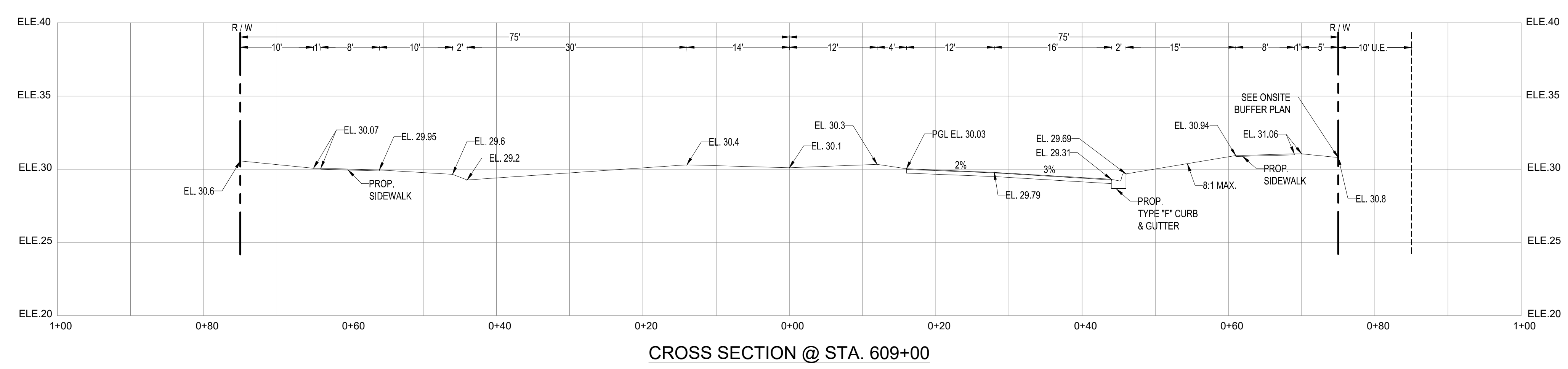
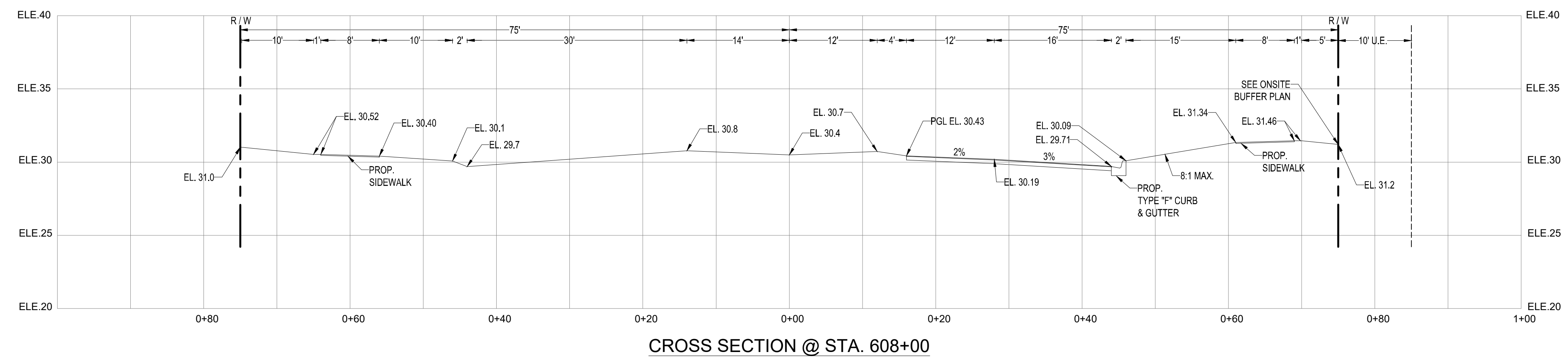
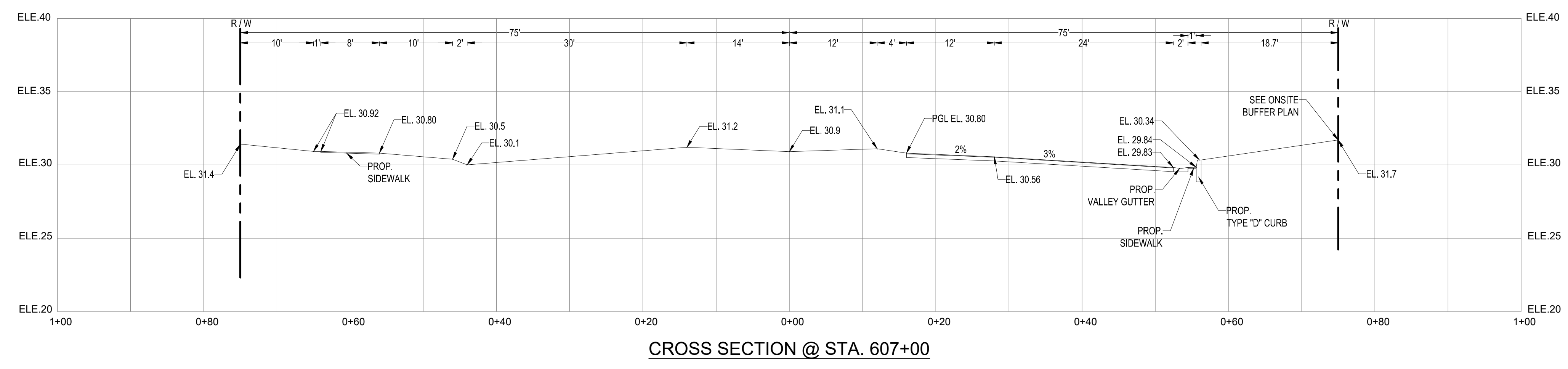
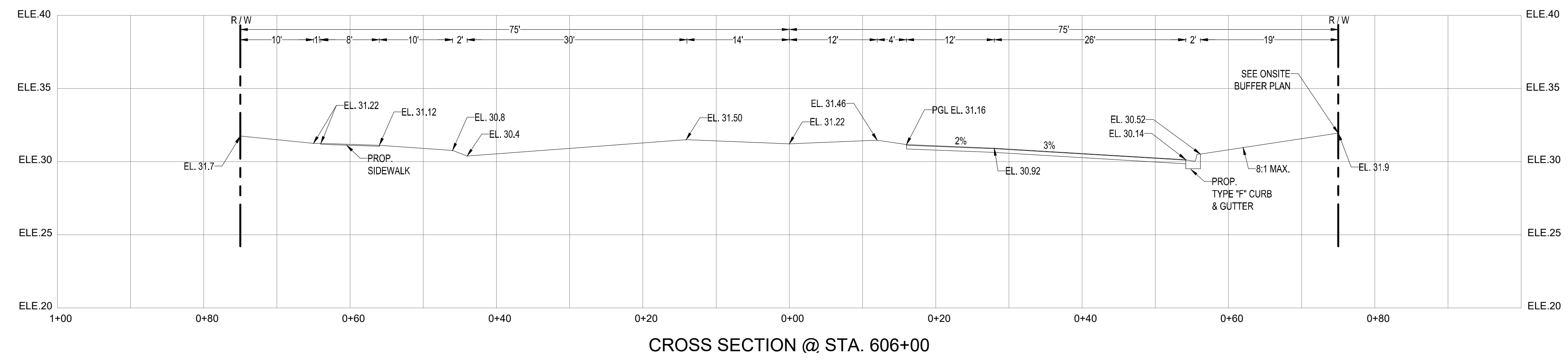
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CHECKED BY: RR
DATE: 3/22/2021
CAD: 129-1018 - CROSS SECTIONS

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CROSS SECTIONS

SHEET NUMBER:
08



CITY OF PSL PROJECT NO. P21-014
PSLSUD FILE NO. 5267L

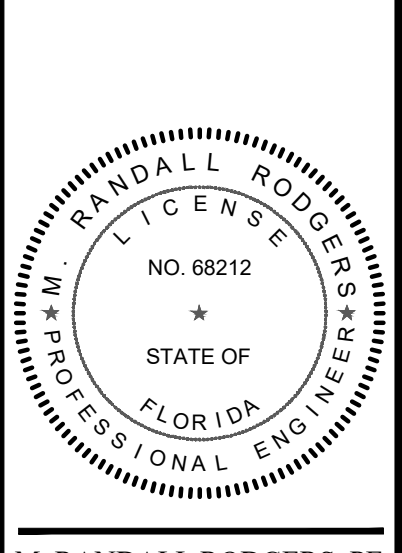


Printed on Monday, March 22, 2021, 1:18 PM by 040103

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BY:	DATE:
SG	03/02/21
	PER SPRC COMMENTS

PROJECT:
**DISCOVERY WAY AT
RIVERLAND PARCEL C - PHASE 1**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**

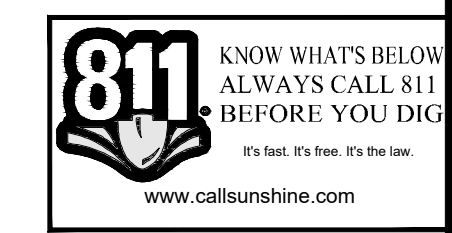


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
3/22/21

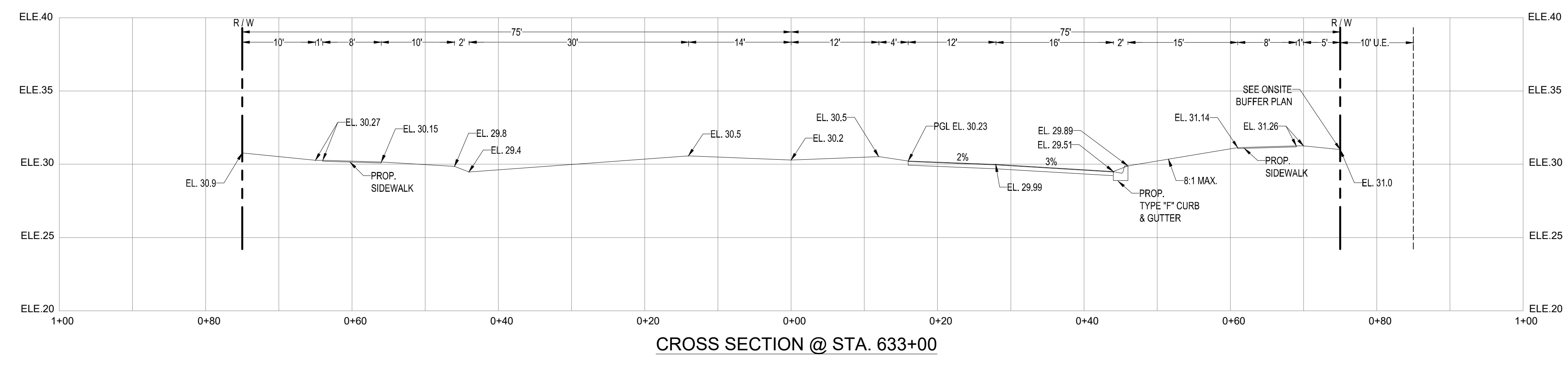
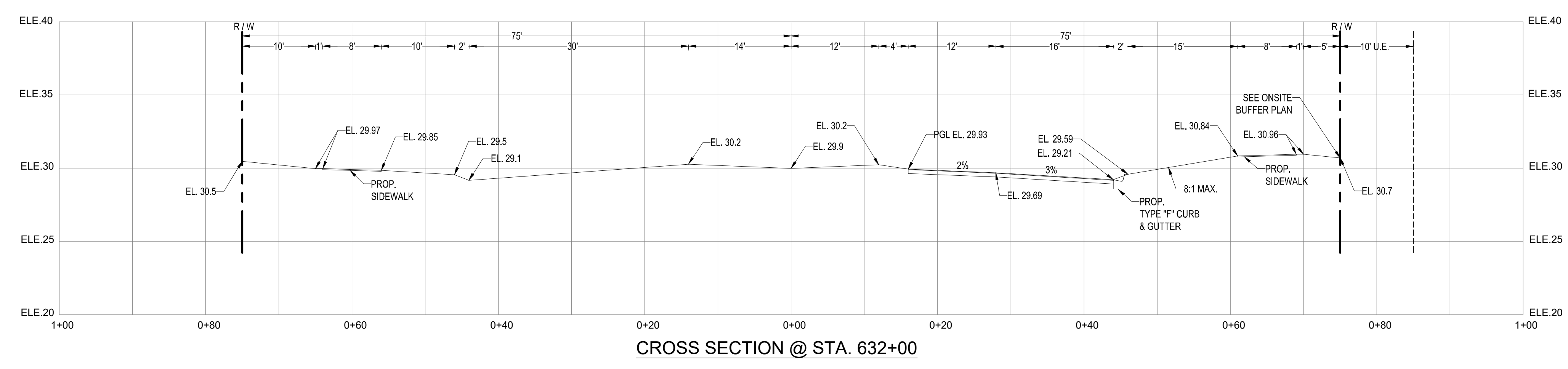
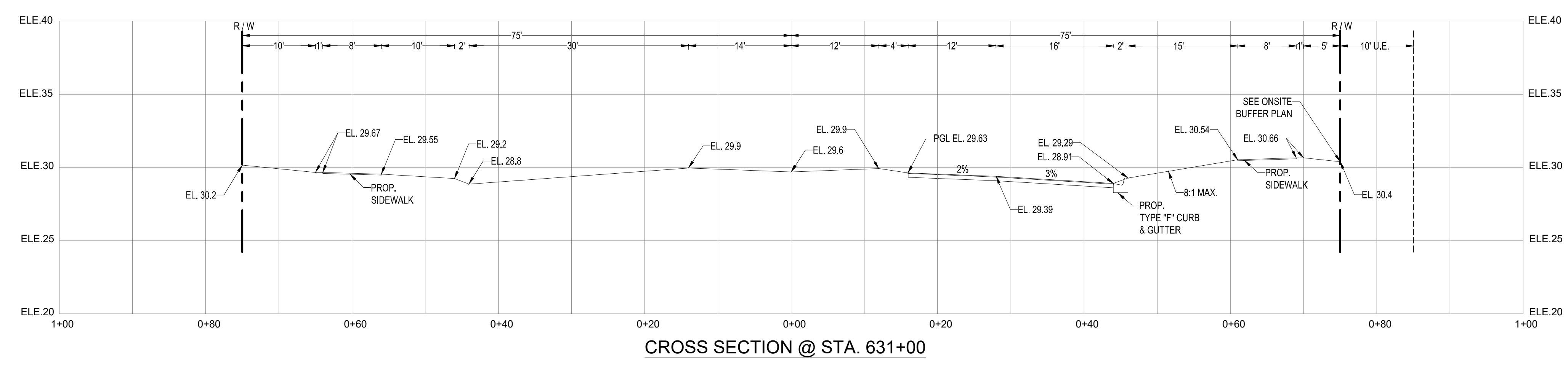
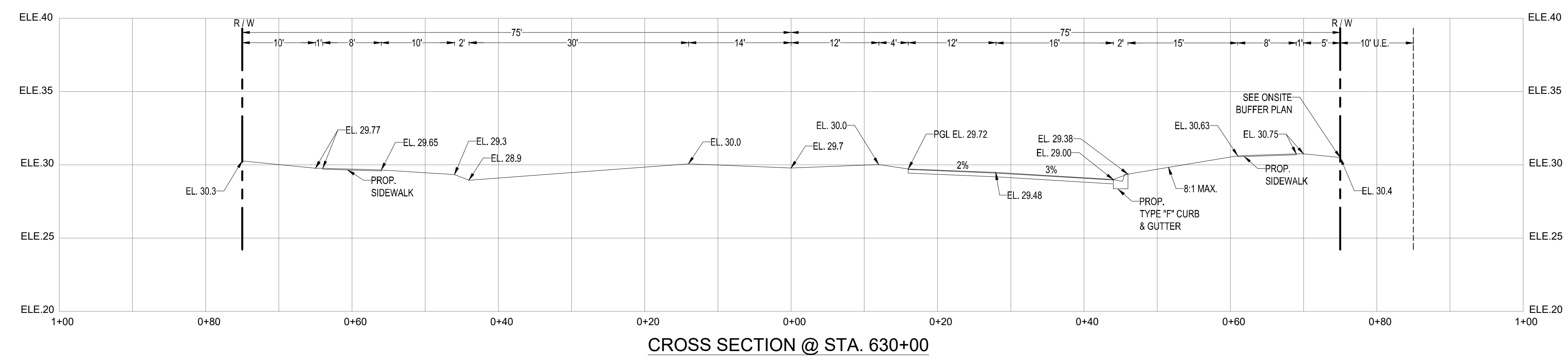
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CROSS SECTIONS

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14



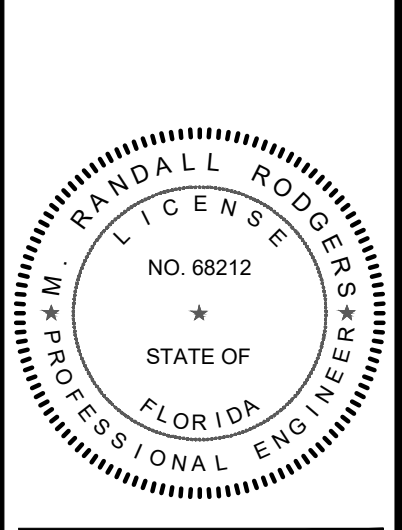
CITY OF PSL PROJECT NO. P21-014
PSLSUD FILE NO. 5267L



REVISIONS:	
BY:	DATE:
SG	03/02/21
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PROJECT:
**DISCOVERY WAY AT
RIVERLAND PARCEL C - PHASE 1**
CITY OF PORT ST. LUCIE,
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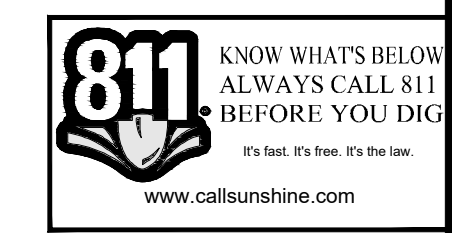


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3/22/21

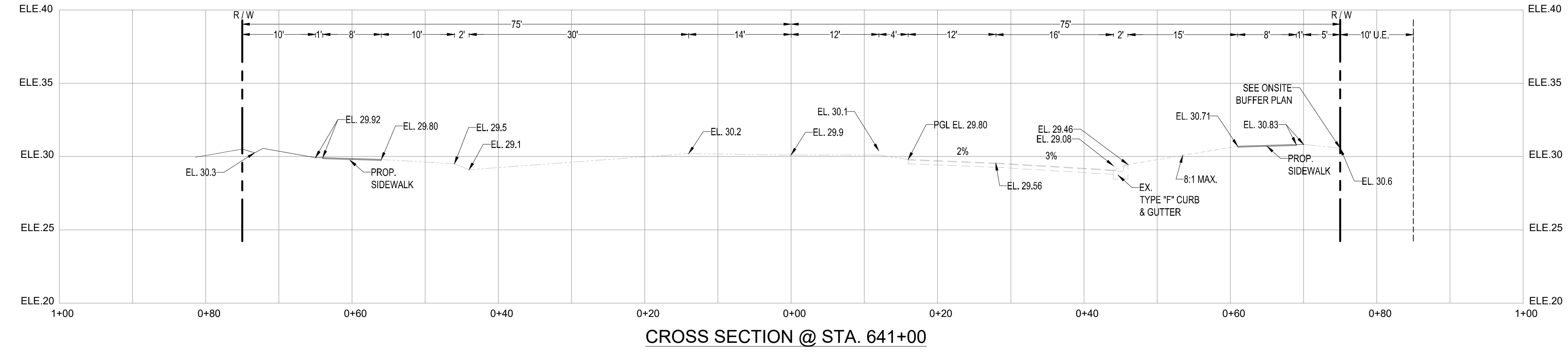
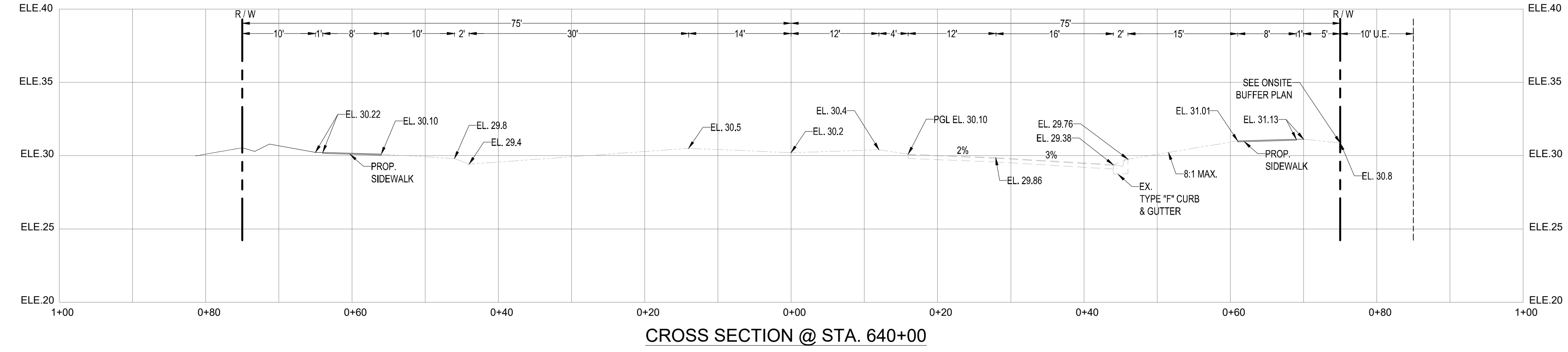
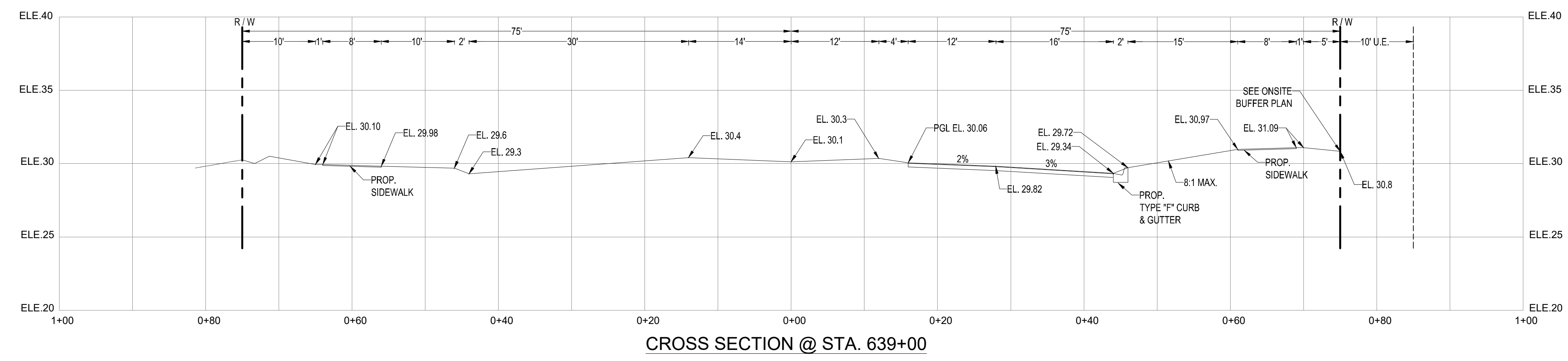
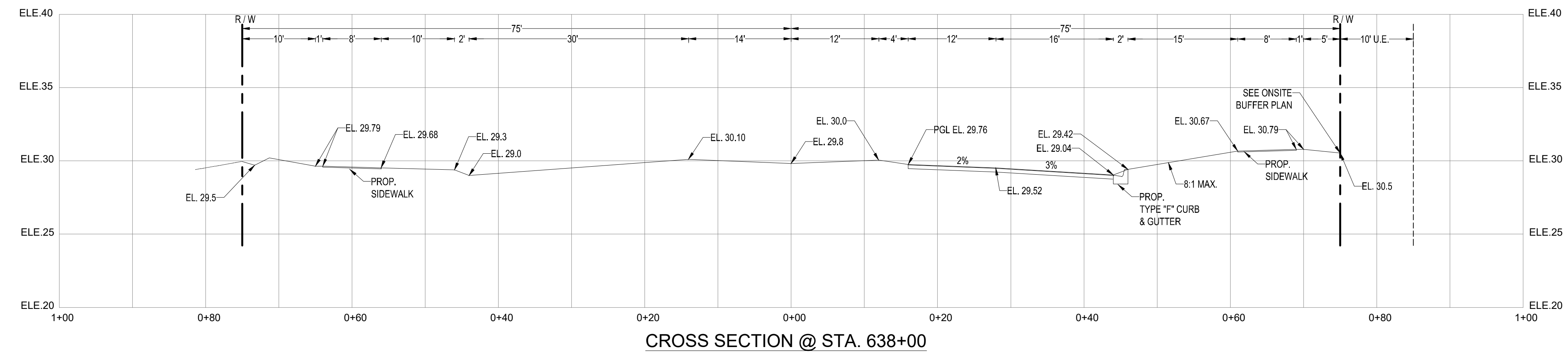
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DATE: 3/22/2021
CAD: 20-1018 - CROSS SECTIONS

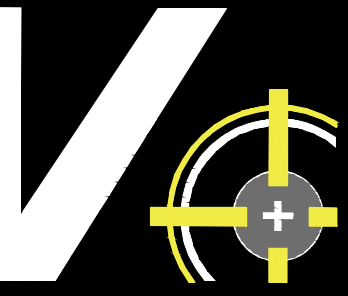
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CITY OF PSL PROJECT NO. P21-014
PSLSD FILE NO. 5267L

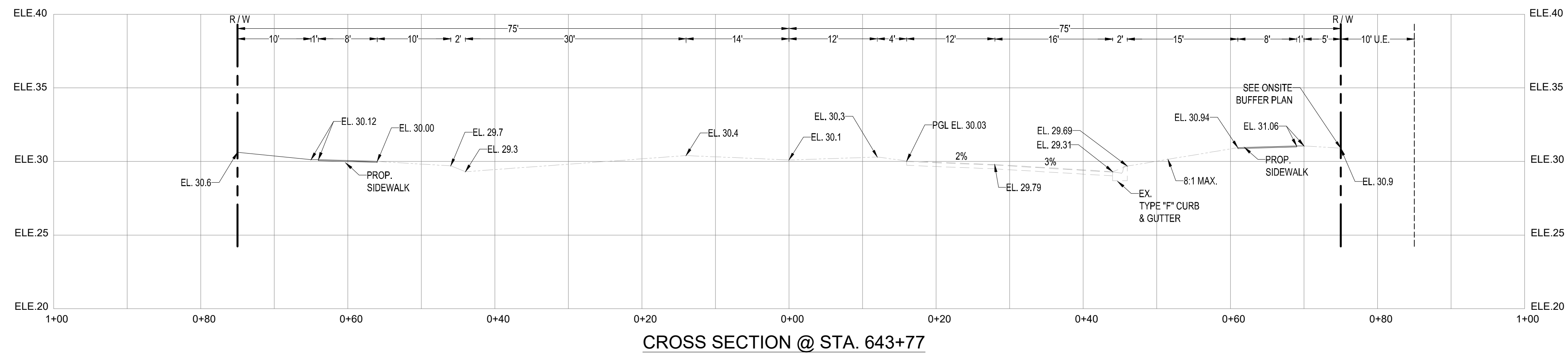
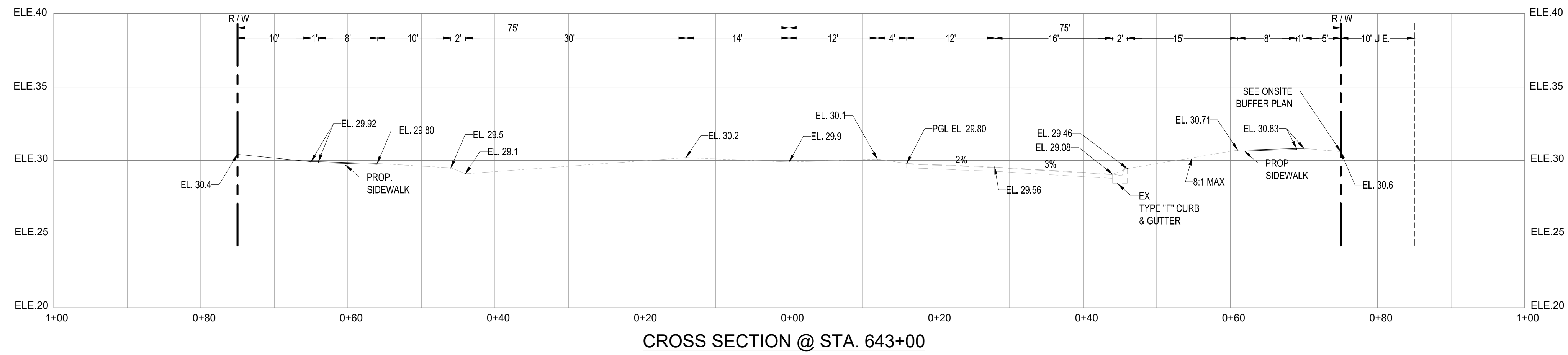
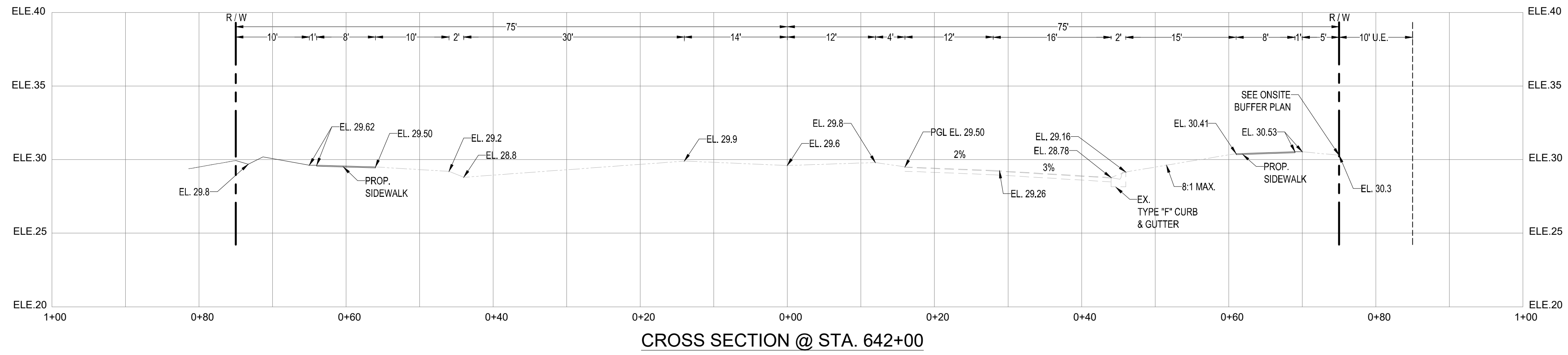




VELCON

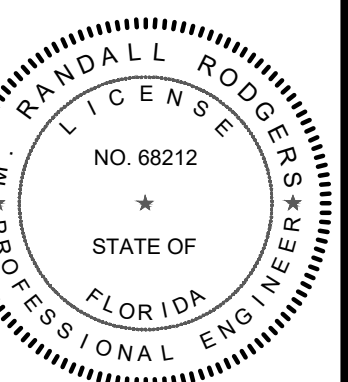
ENGINEERING & SURVEYING, LLC
590 NW HADDON BLVD. SUITE #9
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:	
BY:	DATE:
SG	02/12/21
	PER SPRC COMMENTS



PROJECT:
**DISCOVERY WAY AT
RIVERLAND PARCEL C - PHASE 1**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
DEVELOPMENT
COMPANY, LLC**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
3/22/21

PROJECT No.: 20-1018
DRAWN BY: SOC
CHECKED BY: RR
DATE: 3/22/2021
CAD: 20-1018 - CROSS SECTIONS

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

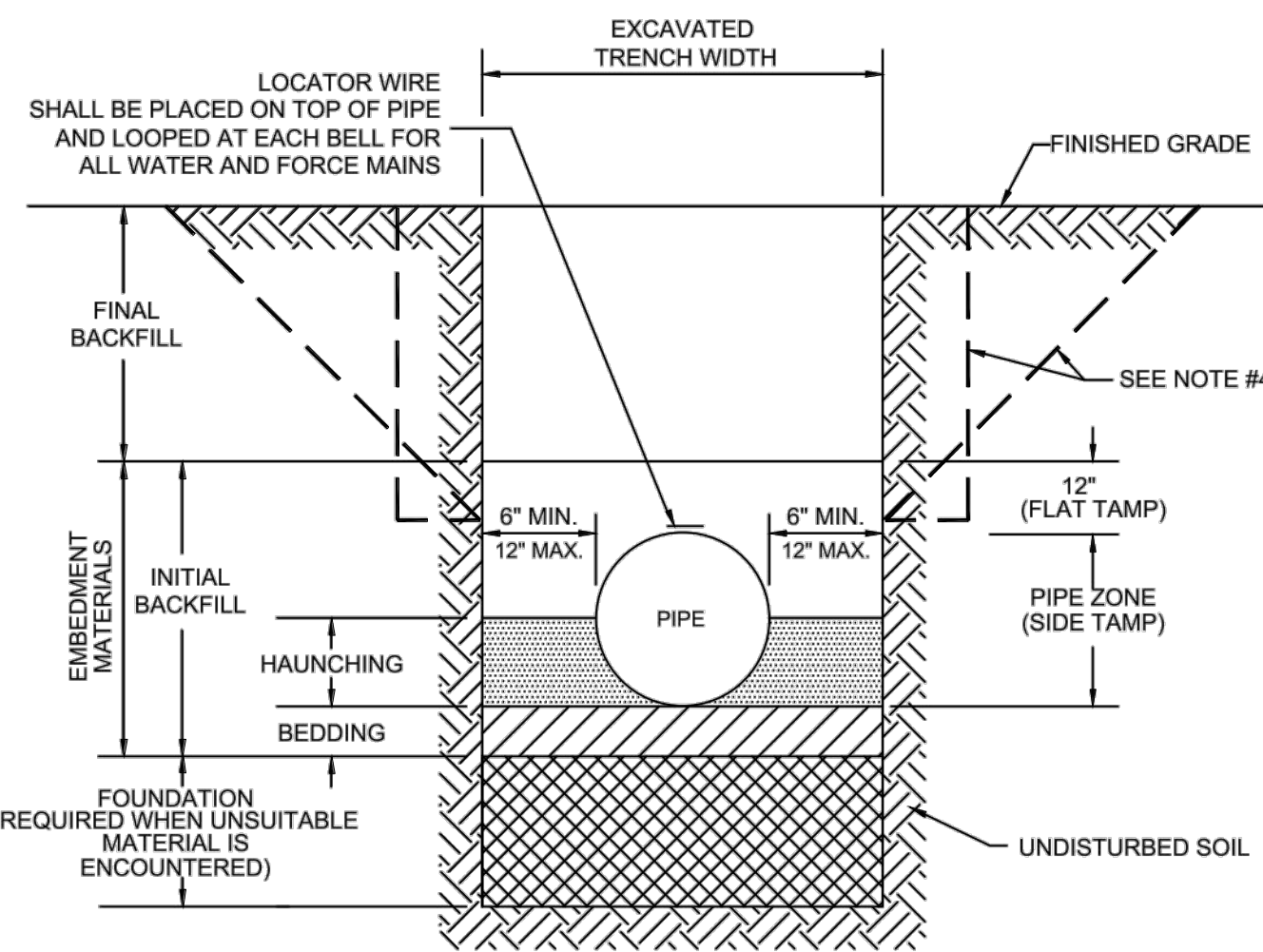
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CITY OF PSL PROJECT NO. P21-014
PSLSD FILE NO. 5267L

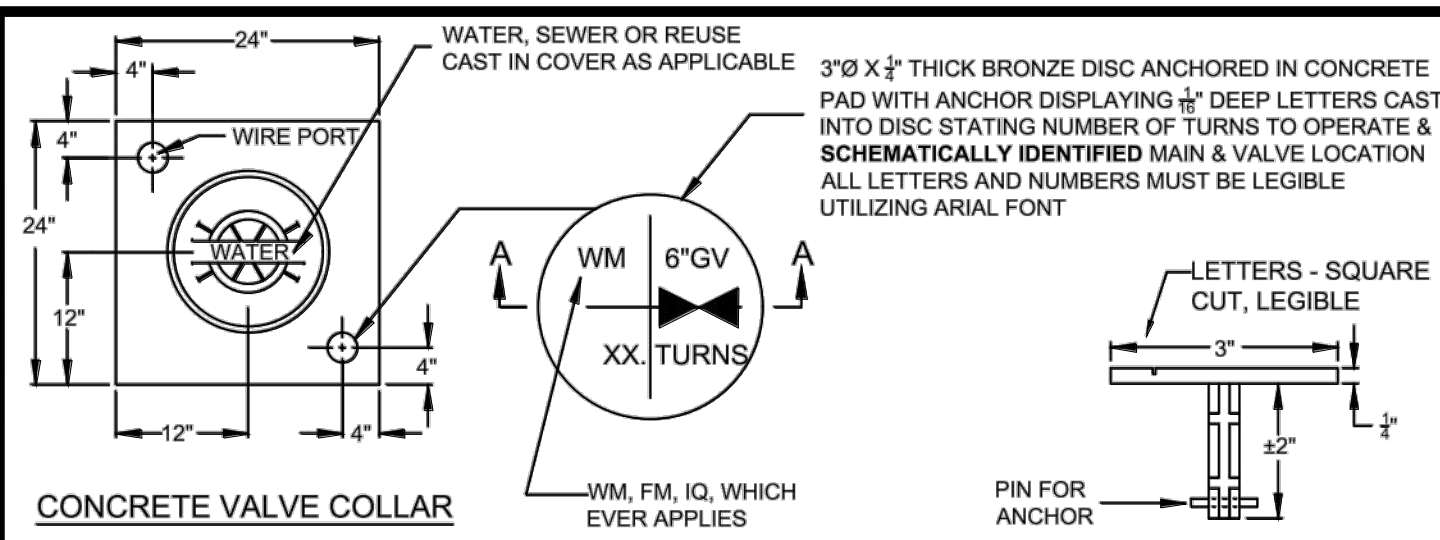
MINIMUM SEPARATION BETWEEN PSLUSD FACILITIES AND OTHER UTILITIES	
JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)	
CROSSINGS (1)	
HORIZONTAL SEPARATION	
OTHER PIPE	
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	

- (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.



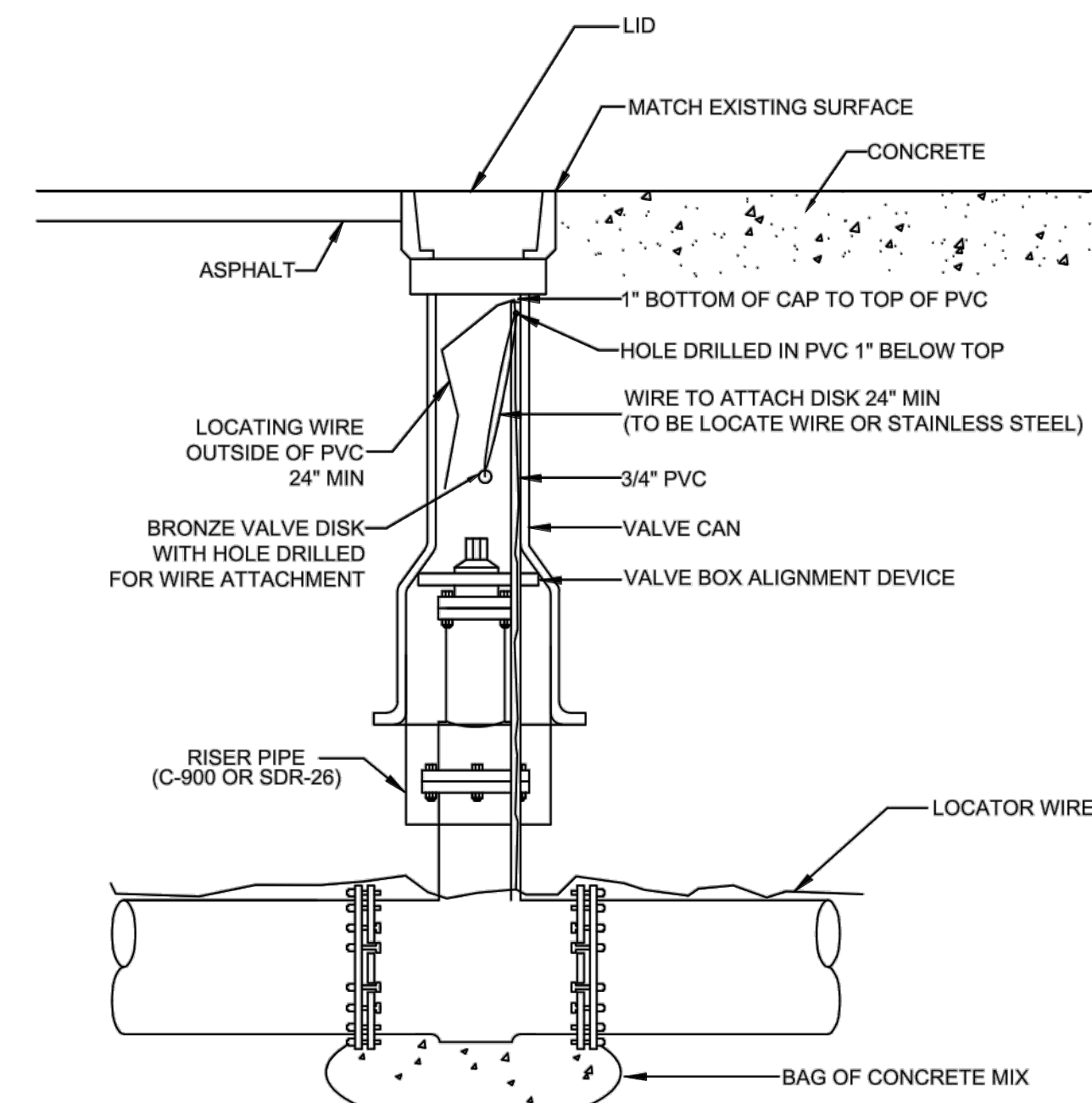
NOTES:

- 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.



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 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

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 UN-PAVED AREA

DETAIL: G-07 DATE: 2019 SCALE: N.T.S. SHEET: 1 OF 2

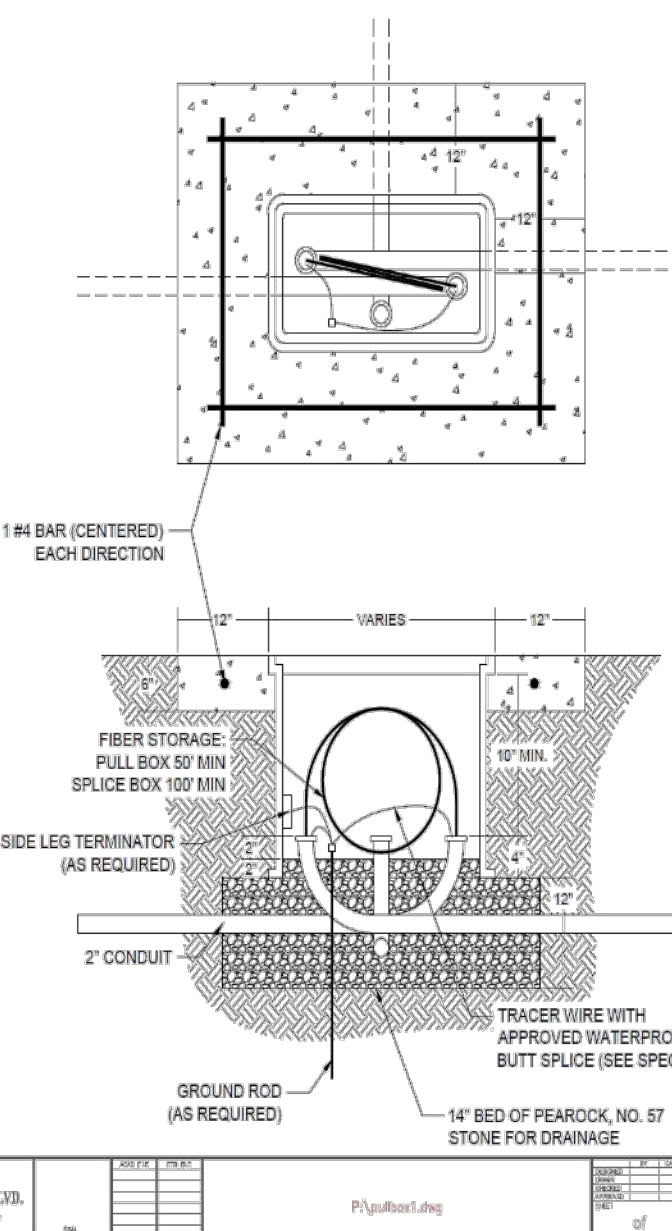
MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433

TYPICAL VALVE BOX IN PAVED AREA

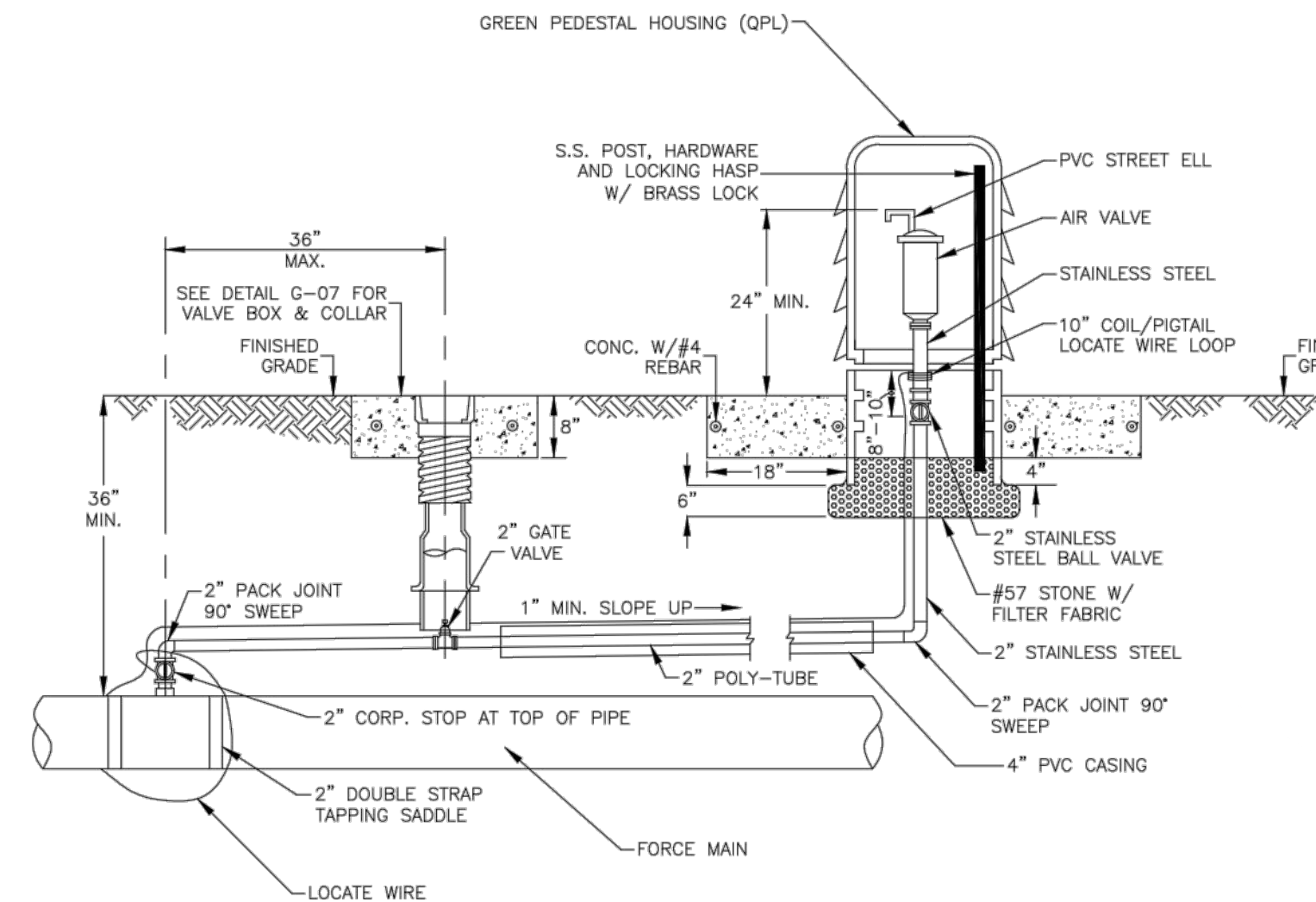
DETAIL: G-07 DATE: 2019 SCALE: N.T.S. SHEET: 2 OF 2

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 Covers, 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 Keivar pull (mule) 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'-0" wide (min) x 6" deep concrete aprons sloped away from box. Apron concrete shall have a minimum strength of 28 days of $f'_{c} = 3000$ 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



- 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.

AUTOMATIC AIR RELEASE VALVE FOR FORCE MAINS IN UNPAVED AREAS NTS

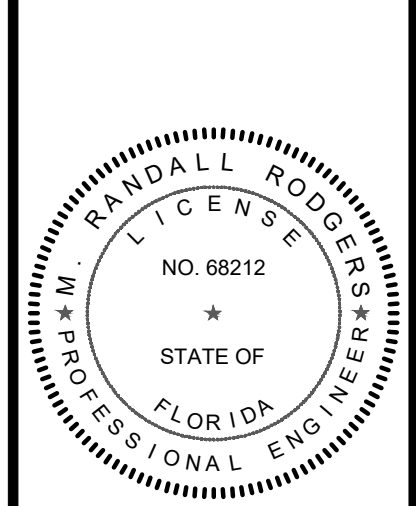
ENGINEERING DEPARTMENT CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 SHEET: 41 OF 52



REVISIONS:	
BY: DATE:	COMMENT:
SG 03/02/21	PER SPRC COMMENTS

PROJECT: DISCOVERY WAY AT RIVERLAND PARCEL C - PHASE 1 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND DEVELOPMENT COMPANY, LLC



M. RANDALL RODGERS, PE FLORIDA LICENSE No. 68212 3/22/21

PROJECT No.: 20-1018
DRAWN BY: SOC
CHECKED BY: RR
DATE: 3/22/2021
CAD: L20-1018 - UTILITY DETAILS

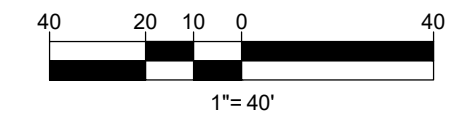
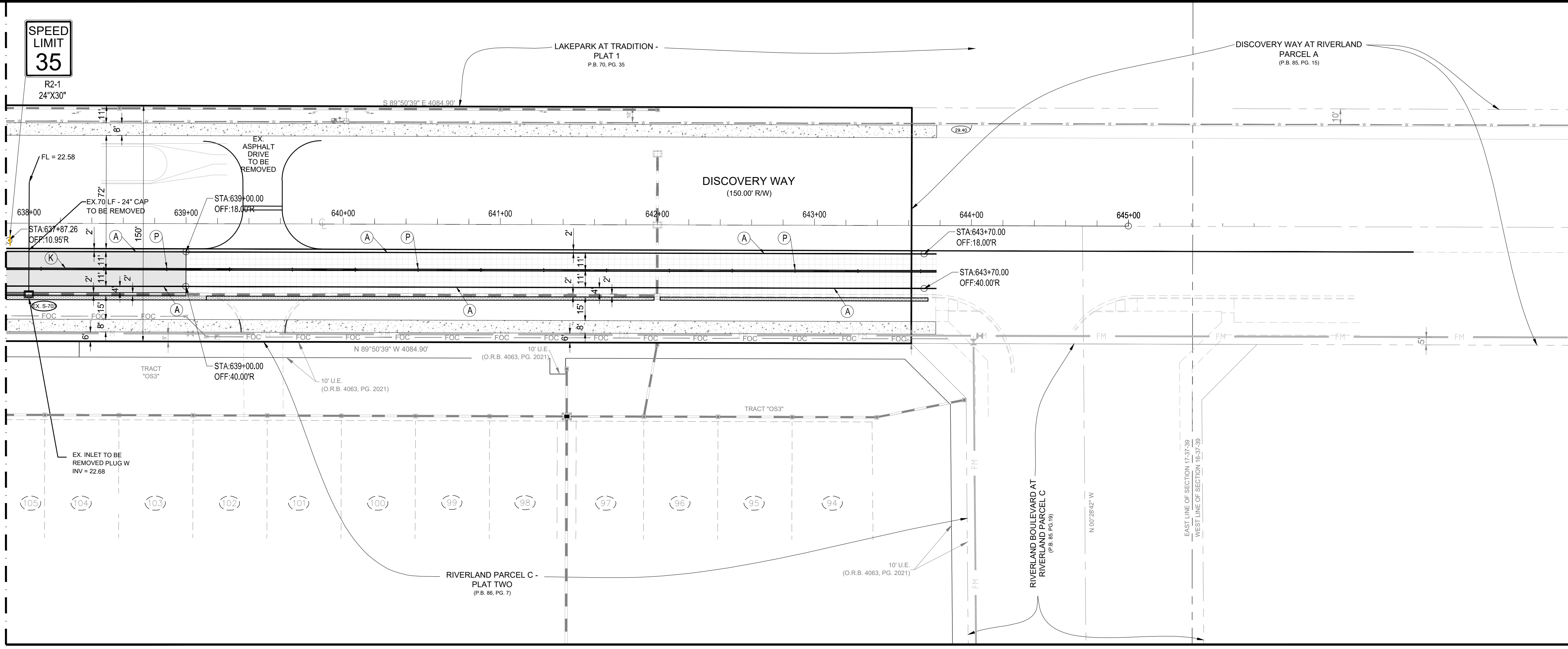
UTILITY DETAILS

SHEET NUMBER: 18



CITY OF PSL PROJECT NO. P21-014 PSLUSD FILE NO. 5267L

MATCH LINE SHEET 18

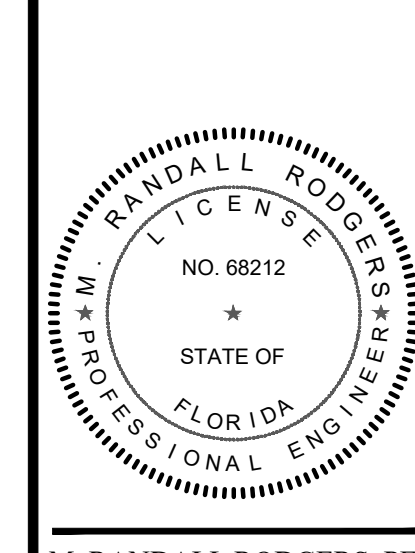


REVISIONS:

BY:	DATE:	COMMENT:
SG	03/02/21	PER SPRG COMMENTS

PROJECT:
DISCOVERY WAY AT RIVERLAND PARCEL C - PHASE 1
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND DEVELOPMENT COMPANY, LLC



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 3/22/21

PROJECT No.: 20-1018
 DRAWN BY: SOC
 CHECKED BY: RR
 DATE: 3/22/2021
 CAD ID: 20-1018 - PMS PLAN

SHEET TITLE:
PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:
19

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')
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- (P) - RPM BI - DIRECTIONAL YELLOW / YELLOW
- (R) - FDP WHITE
- (S) - FDP YELLOW
- (T) - RPM BI - DIRECTIONAL WHITE / RED
- () - SIGN (NTS)

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)

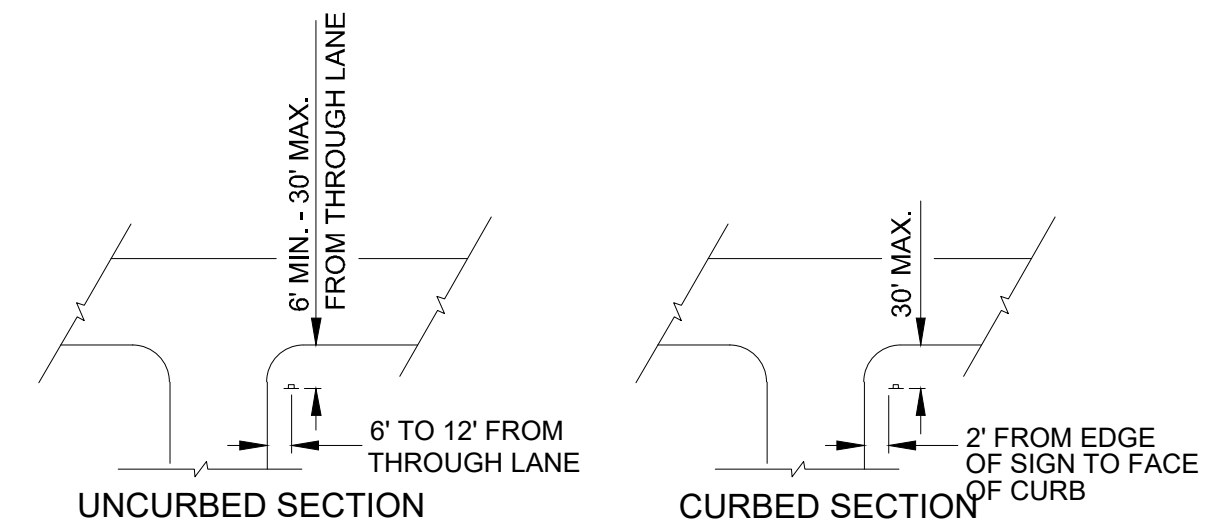
LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

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.

NOTES:

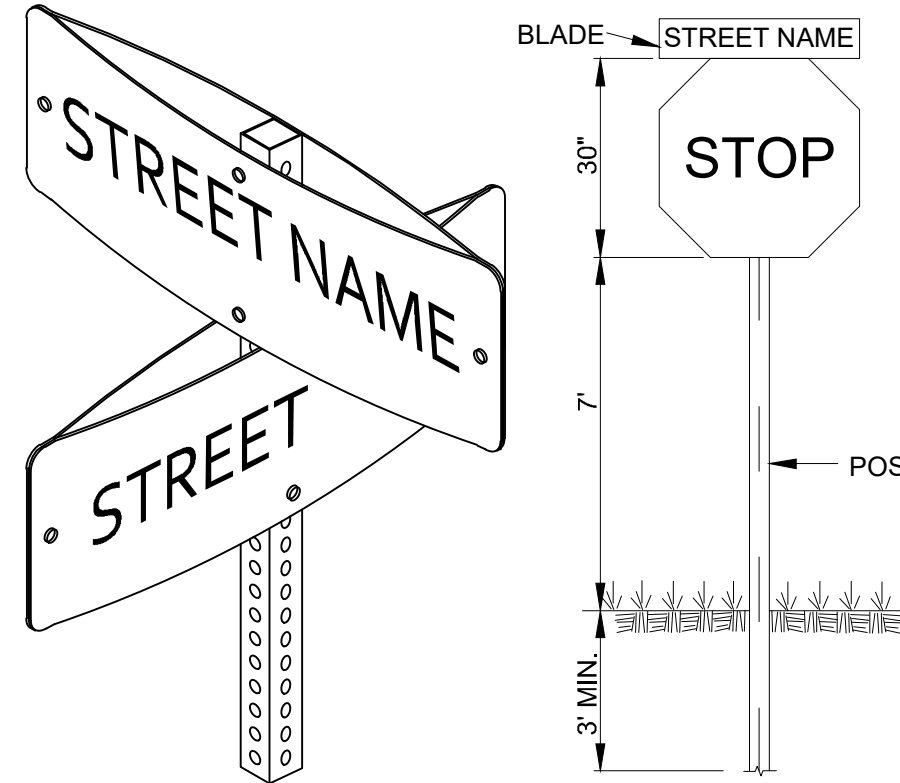
ANY ROADWAY SIGNS AND ASSOCIATED POSTS SHALL MEET THE MOST RECENT MUTCD AND FDOT STANDARDS.



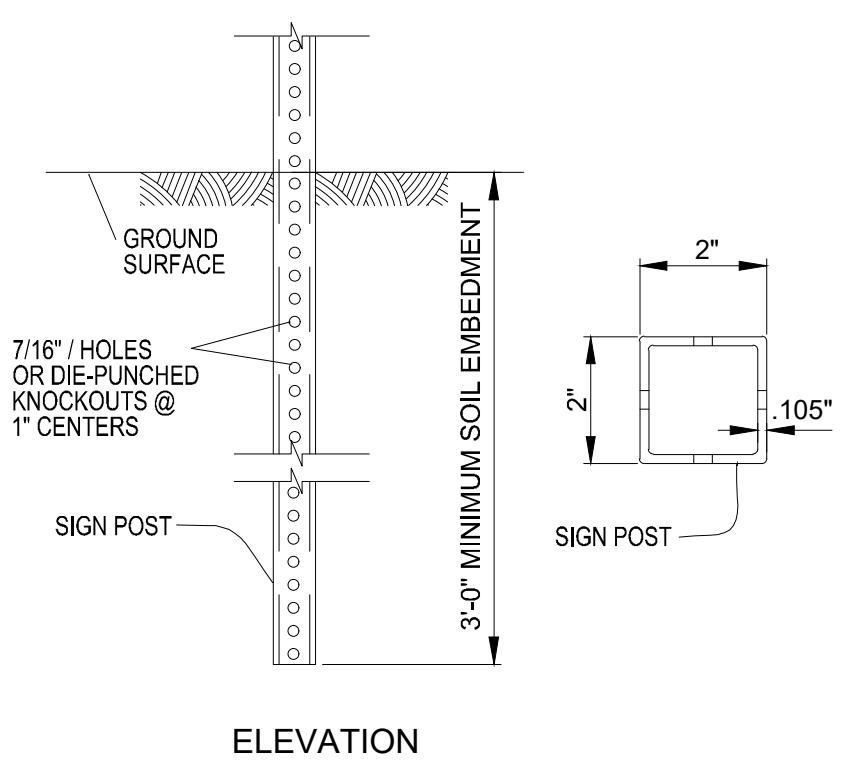
TYPICAL STOP SIGN PLACEMENT



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



ISOMETRIC VIEW



ELEVATION STEEL SQUARE TUBE POST DETAILS

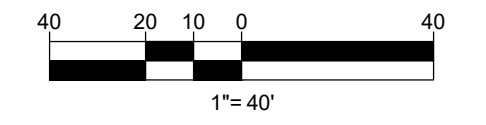
STREET NAME SIGN WITH STOP SIGN
 N.T.S.



UNPLATTED SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST

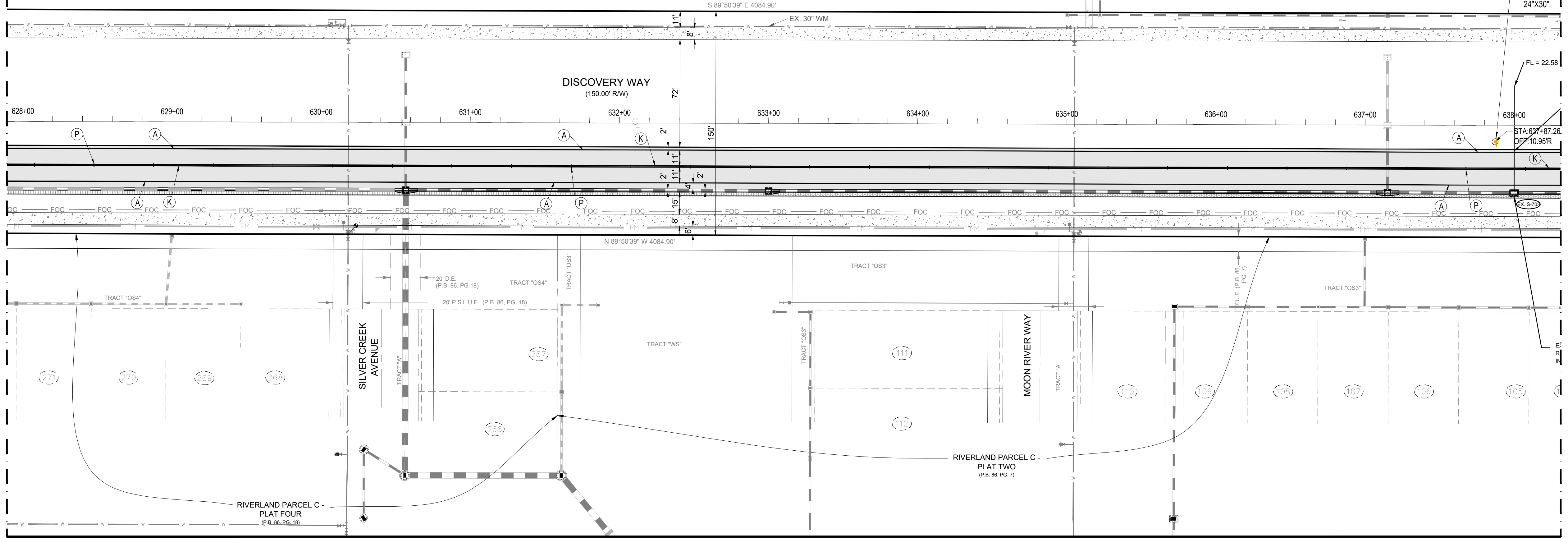
LAKEPARK AT TRADITION - PLAT 1 P.B. 70, PG. 35

SPEED LIMIT 35 R2-1 24"x30"



MATCHLINE SHEET 19

MATCHLINE SHEET 17



NOTES:
ANY ROADWAY SIGNS AND ASSOCIATED POSTS SHALL MEET THE MOST RECENT MUTCD AND FDOT STANDARDS.

STRIPING KEY

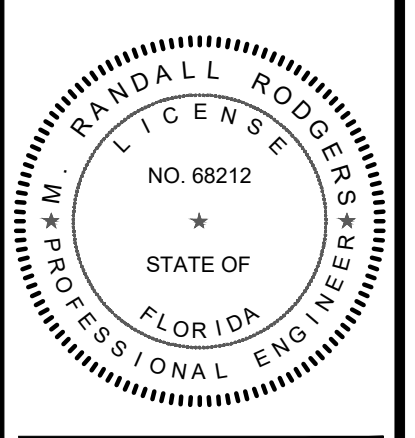
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 - (R) - FDP WHITE
 - (S) - FDP YELLOW
 - (T) - RPM BI - DIRECTIONAL WHITE / RED
- SIGN (NTS)



REVISIONS:	
BY:	DATE:
SG	03/02/21
COMMENT:	PER SPRG COMMENTS

PROJECT:
 DISCOVERY WAY AT RIVERLAND PARCEL C - PHASE 1
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
 RIVERLAND DEVELOPMENT COMPANY, LLC



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
3/22/21

PROJECT No.: 20-1018
DRAWN BY: SOC
CHECKED BY: RR
DATE: 3/22/2021
CAD ID.: 20-1018 - PMS PLAN

SHEET TITLE:
PAVEMENT MARKINGS & SIGNAGE PLAN

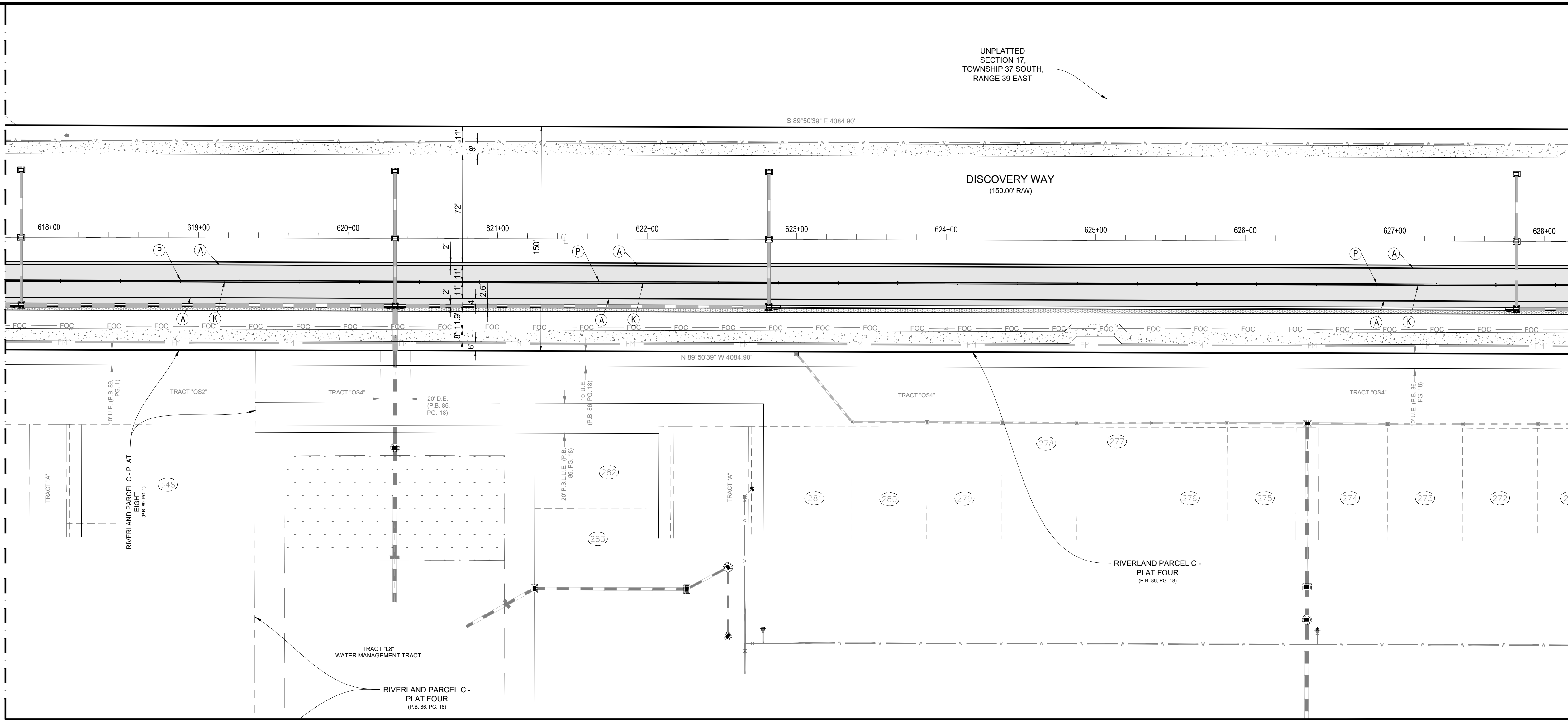
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20



CITY OF PSL PROJECT NO. P21-014
PSLSUD FILE NO. 5267L

Printed on Monday, March 22, 2021, 1:19 PM by 040103
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MATCHLINE SHEET 20



UNPLATTED SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST

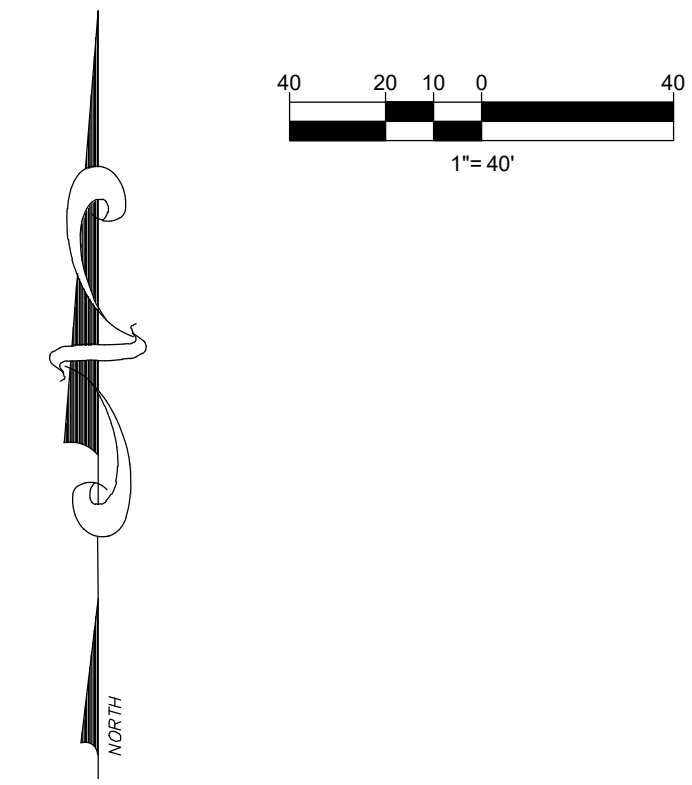
S 89°50'38" E 4084.90'

DISCOVERY WAY (150.00' RW)

N 89°50'37" W 4084.90'

NOTES:
 ANY ROADWAY SIGNS AND ASSOCIATED POSTS SHALL MEET THE MOST RECENT MUTCD AND FDOT STANDARDS.

MATCHLINE SHEET 18



STRIPING KEY

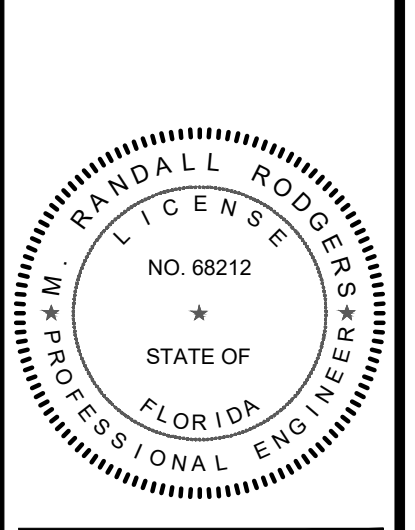
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- SIGN (NTS)

VELCON
 ENGINEERING & SURVEYING, LLC
 590 NW PEACOCK BLVD. SUITE #9
 PORT ST. LUCIE, FL 34986
 PHONE: (772) 879-5477
 FIRM C.O.A.# 3222

REVISIONS:		COMMENT:
BY:	DATE:	PER SPRG
SG	03/02/21	COMMENTS

PROJECT:
**DISCOVERY WAY AT
 RIVERLAND PARCEL C - PHASE 1**
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
**RIVERLAND
 DEVELOPMENT
 COMPANY, LLC**



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 3/22/21

PROJECT No.: 20-1018
 DRAWN BY: SOC
 CHECKED BY: RR
 DATE: 3/22/2021
 CAD ID: 20-1018 - PMS PLAN

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

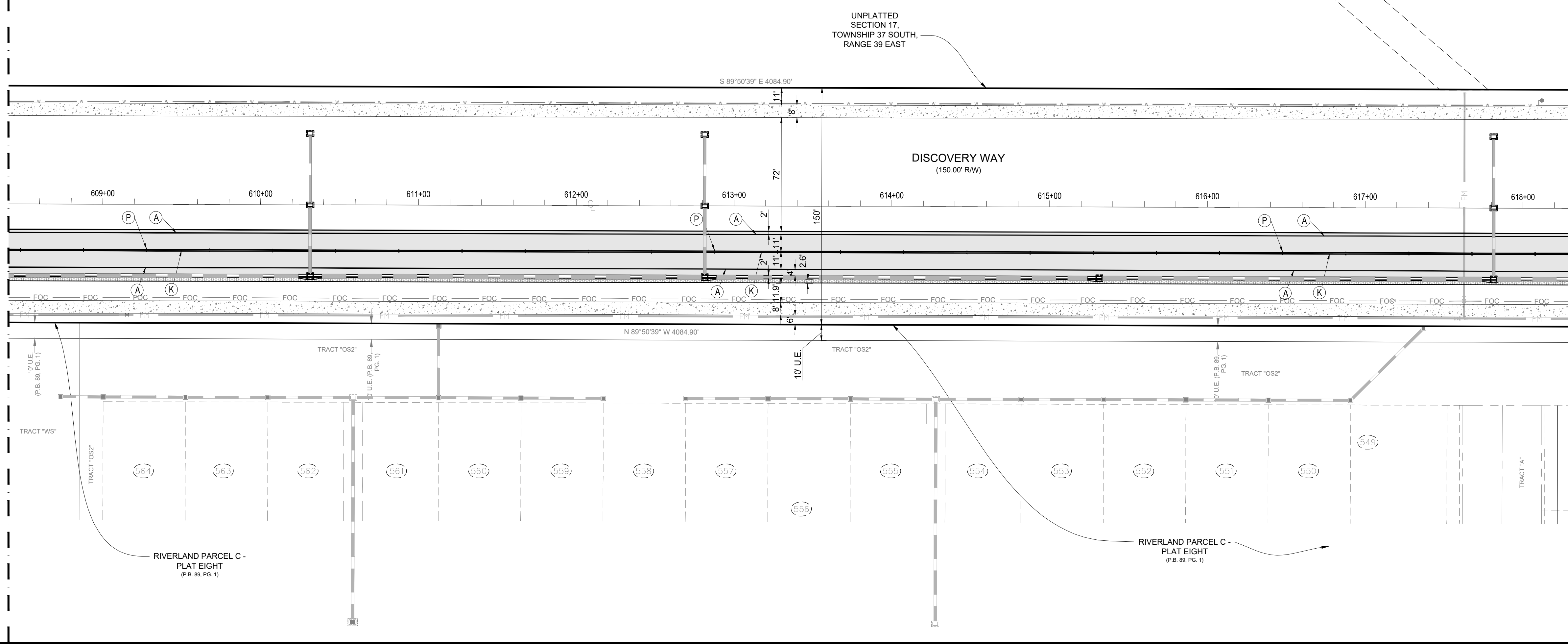
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21



CITY OF PSL PROJECT NO. P21-014
 PLSLUD FILE NO. 5267L

MATCH LINE SHEET 21

MATCH LINE SHEET 19



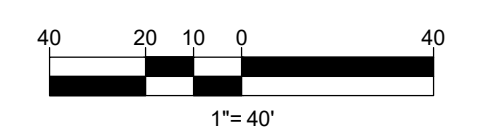
UNPLATTED SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST

DISCOVERY WAY (150.00' R/W)

RIVERLAND PARCEL C - PLAT EIGHT (P.B. 88, PG. 1)

RIVERLAND PARCEL C - PLAT EIGHT (P.B. 88, PG. 1)

NOTES:
 ANY ROADWAY SIGNS AND ASSOCIATED POSTS SHALL MEET THE MOST RECENT MUTCD AND FDOT STANDARDS.



STRIPING KEY

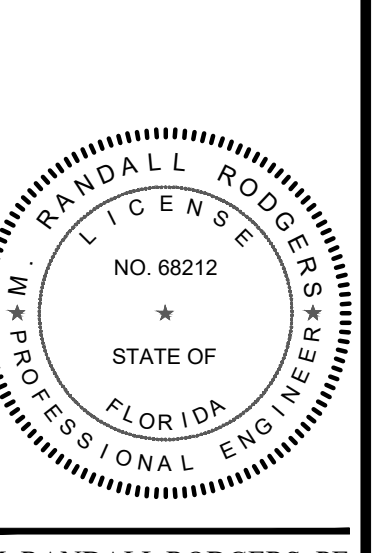
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- SIGN (NTS)



BY:	DATE:	COMMENT:
SG	03/02/21	PER SPRG COMMENTS

PROJECT:
DISCOVERY WAY AT RIVERLAND PARCEL C - PHASE 1
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND DEVELOPMENT COMPANY, LLC



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 3/22/21

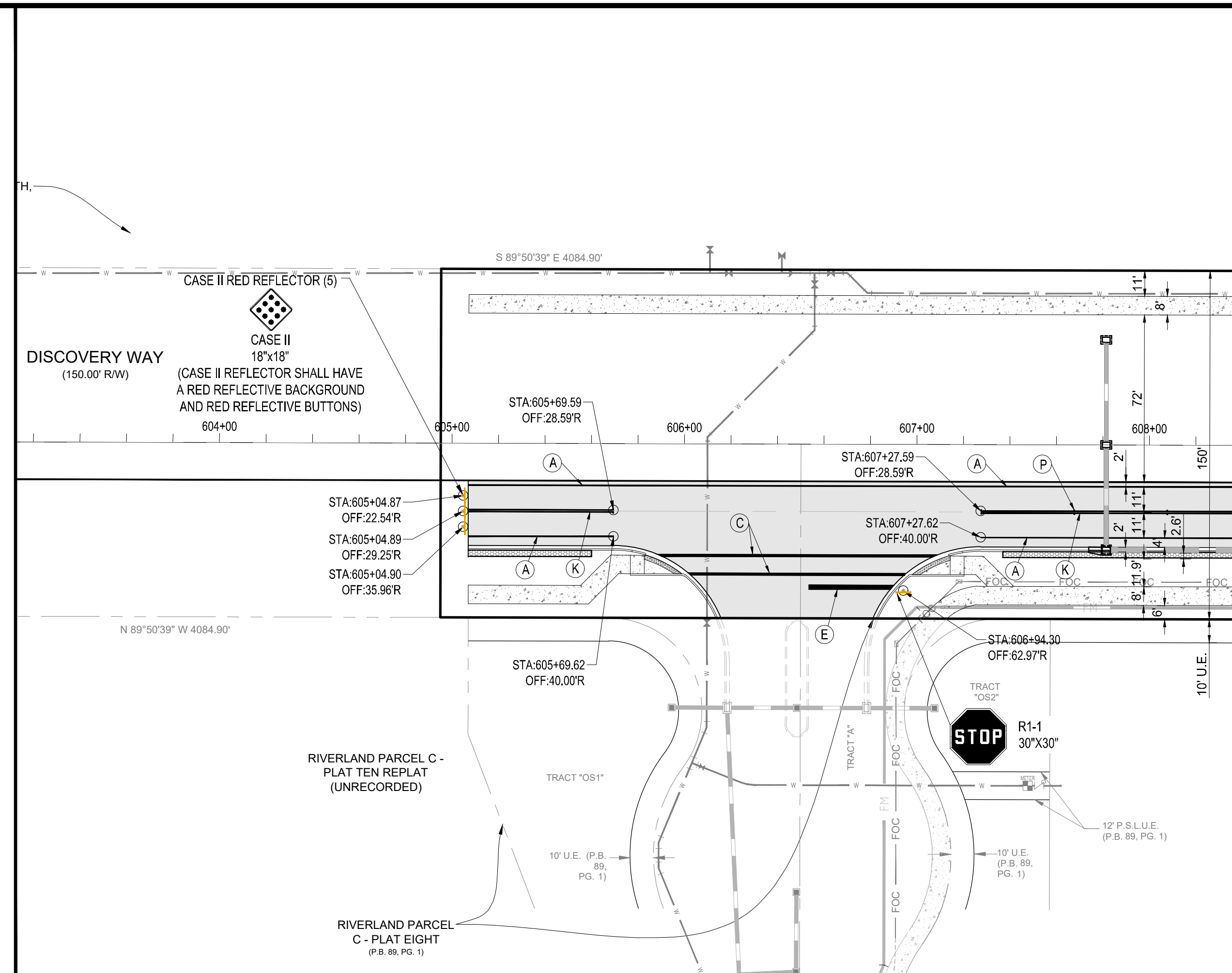
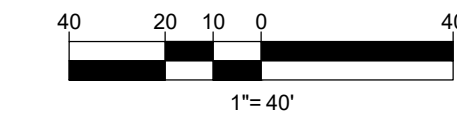
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DRAWN BY:	SOC
CHECKED BY:	RR
DATE:	3/22/2021
CAD ID.:	20-1018 - PMS PLAN

SHEET TITLE:
PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:
22



CITY OF PSL PROJECT NO. P21-014
 PLSLSD FILE NO. 5267L



MATCH LINE SHEET 20

NOTES:
 ANY ROADWAY SIGNS AND ASSOCIATED POSTS SHALL MEET THE MOST RECENT MUTCD AND FDOT STANDARDS.

STRIPING KEY

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- (T) - RPM BI - DIRECTIONAL WHITE / RED

SIGN (NTS)

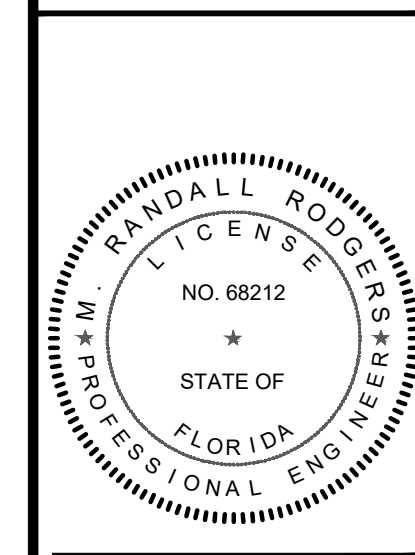


REVISIONS:	
BY:	DATE:
SG	03/02/21
SG	03/22/21

COMMENT:
PER SPRG COMMENTS
PER PW COMMENTS

PROJECT:
 DISCOVERY WAY AT
 RIVERLAND PARCEL C - PHASE 1
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
 RIVERLAND
 DEVELOPMENT
 COMPANY, LLC



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 3/22/21

PROJECT No.: 20-1018
 DRAWN BY: SOC
 CHECKED BY: RR
 DATE: 3/22/2021
 CAD ID: 20-1018 - PMS PLAN

SHEET TITLE:
 PAVEMENT
 MARKINGS &
 SIGNAGE PLAN

SHEET NUMBER:
 23

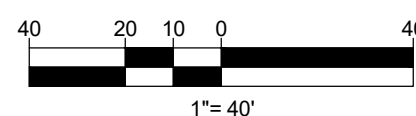
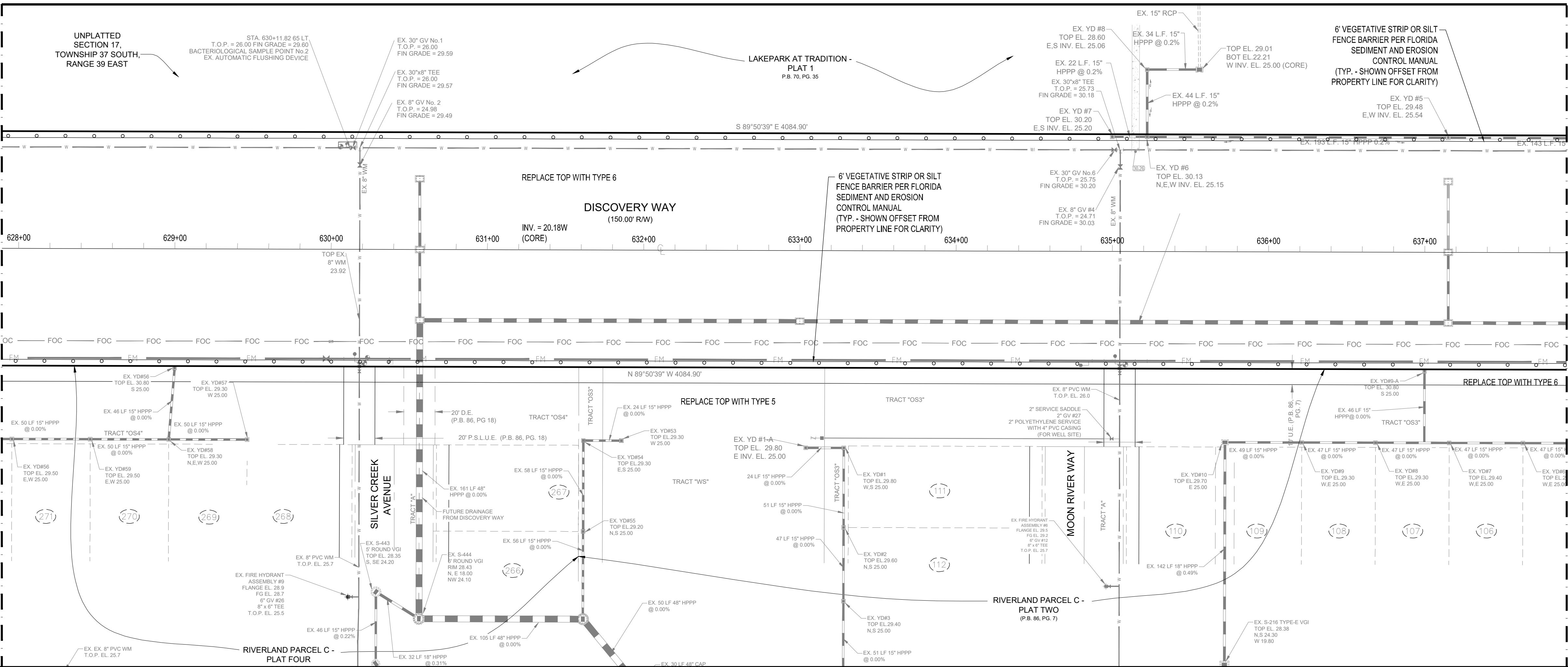
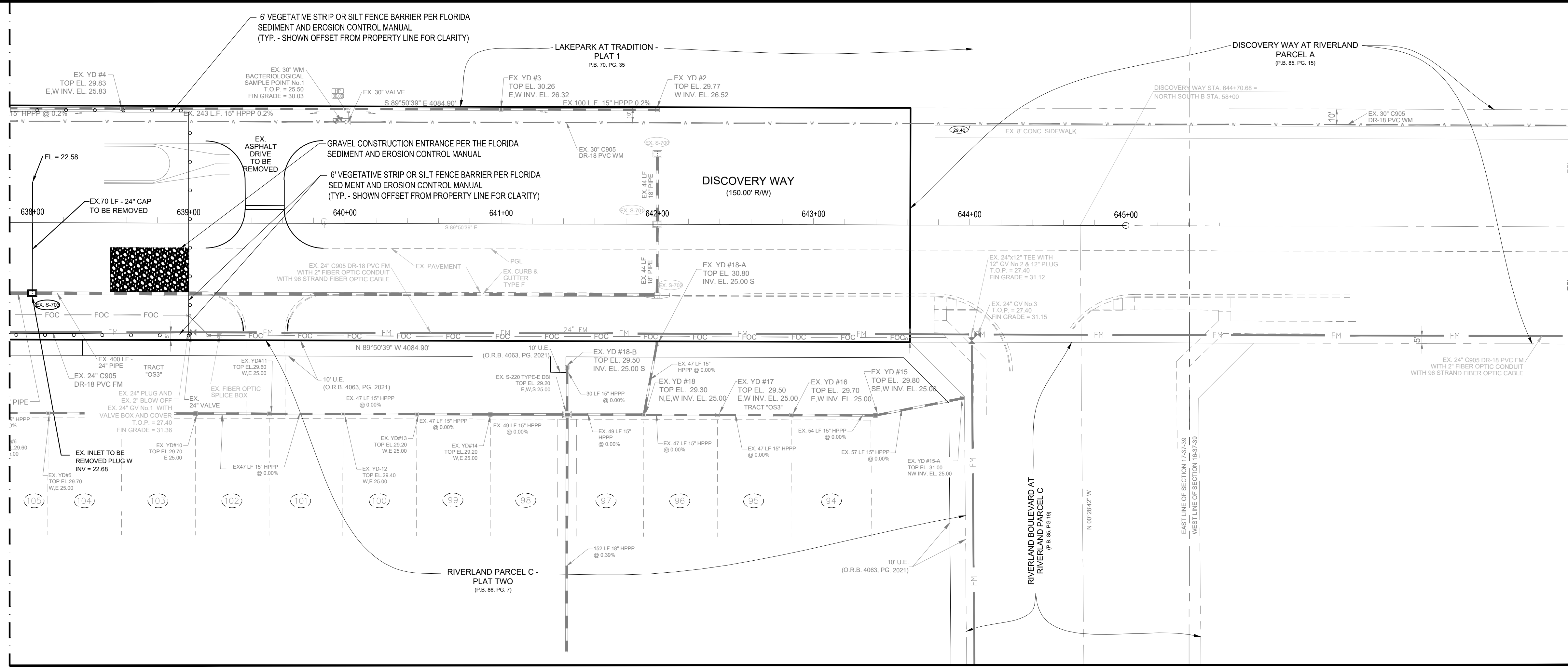


CITY OF PSL PROJECT NO. P21-014
 PLSLUD FILE NO. 5267L

MATCH LINE THIS SHEET

MATCH LINE SHEET 24

MATCH LINE THIS SHEET



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.

NOTE:
EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION AND SEDIMENT CONTROL USING THE LATEST F.O.D.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: 580,015 S.F. (13.315 AC)
AREA TO BE CLEARED: 481,789 S.F. (11,060 AC)

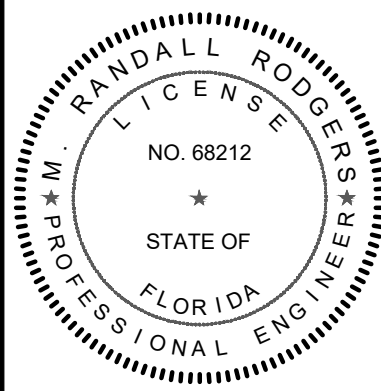
LEGEND	
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING EDGE OF PAVEMENT TO REMAIN
	EXISTING EDGE OF PAVEMENT TO BE REMOVED
	CONCRETE TO BE REMOVED
	EXISTING LIGHT POLE TO BE REMOVED
	6" VEGETATIVE STRIP OR SILT FENCE



REVISIONS:	
BY:	DATE:
SG	03/02/21
	PER SPRC COMMENTS

PROJECT:
DISCOVERY WAY AT RIVERLAND PARCEL C - PHASE 1
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND DEVELOPMENT COMPANY, LLC



M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
3/22/21

PROJECT NO.: 20-1018
DRAWN BY: SJC
CHECKED BY: RR
DATE: 3/22/2021
CAD: 03/01/21 - EROSION CONTROL PLAN

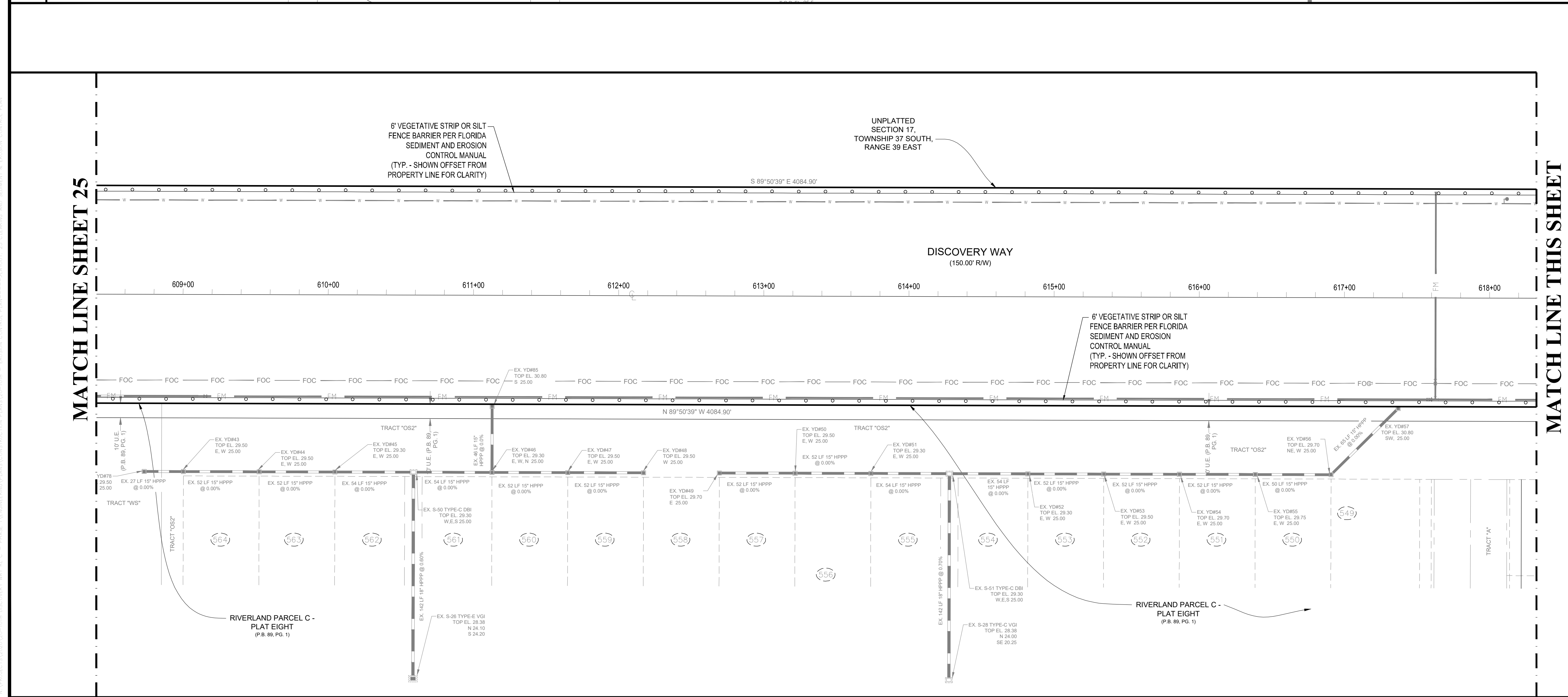
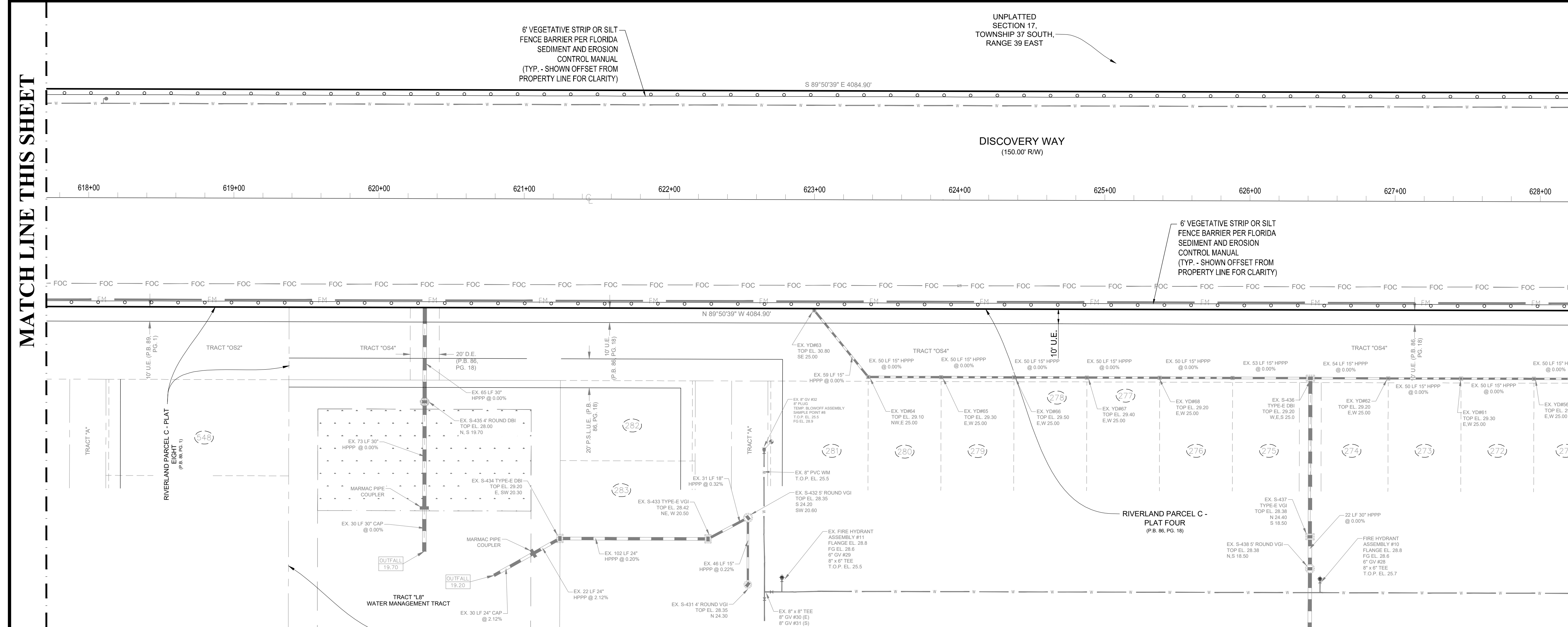
SHEET TITLE:
CLEARING AND SEDIMENT & EROSION CONTROL PLAN
SHEET NUMBER:
24



CITY OF PSL PROJECT NO. P21-014
PSLSUD FILE NO. 5267L

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REVISIONS:

BY:	DATE:	COMMENT:
SG	03/02/21	PER SPRC COMMENTS

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.

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

VELCON
ENGINEERING & SURVEYING, LLC
590 NW PEACOCK BLVD. SUITE #9
PORT ST. LUCIE, FL 34986
PHONE: (772) 873-5477
FIRE C.O.A. # 3222

PROJECT:
DISCOVERY WAY AT
RIVERLAND PARCEL C - PHASE 1
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
DEVELOPMENT
COMPANY, LLC

PROFESSIONAL ENGINEER
M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
3/22/21

PROJECT NO.: 20-1018
DRAWN BY: SOC
CHECKED BY: RR
DATE: 3/22/2021
CAD00018 - EROSION CONTROL PLAN

SHEET TITLE:
CLEARING AND
SEDIMENT &
EROSION
CONTROL PLAN

SHEET NUMBER:
25

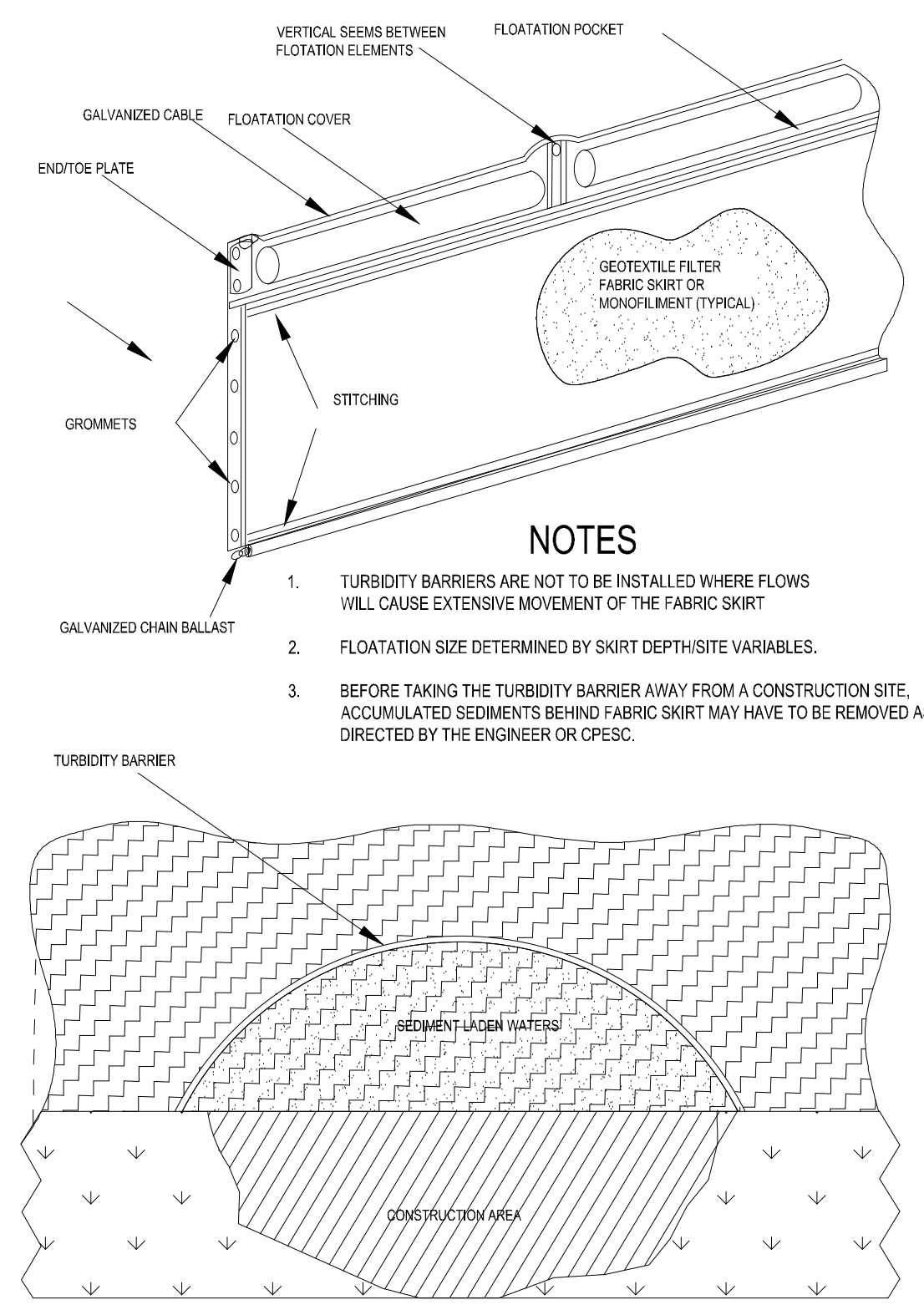
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CITY OF PSL PROJECT NO. P21-014
PSLSD FILE NO. 5267L

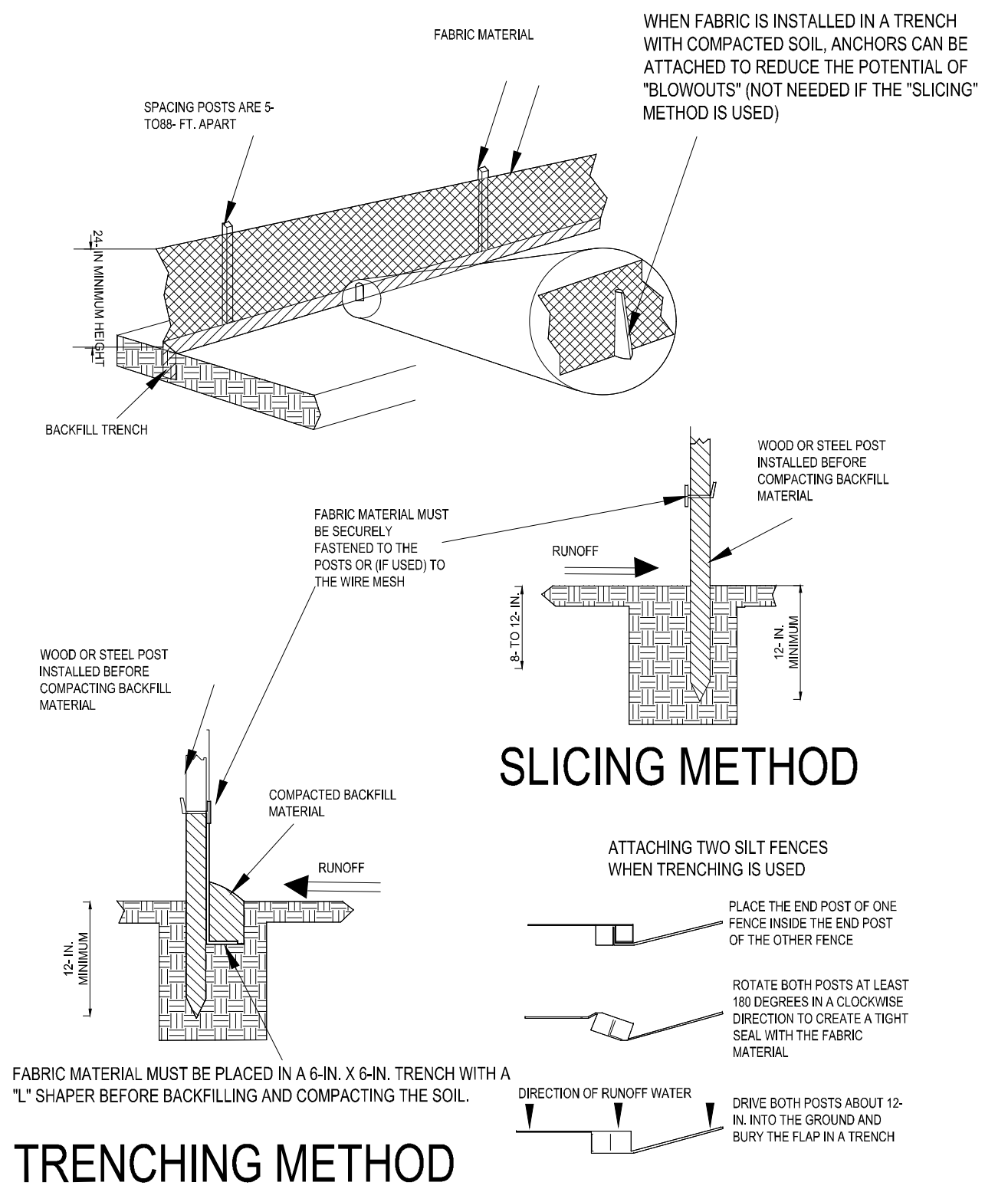
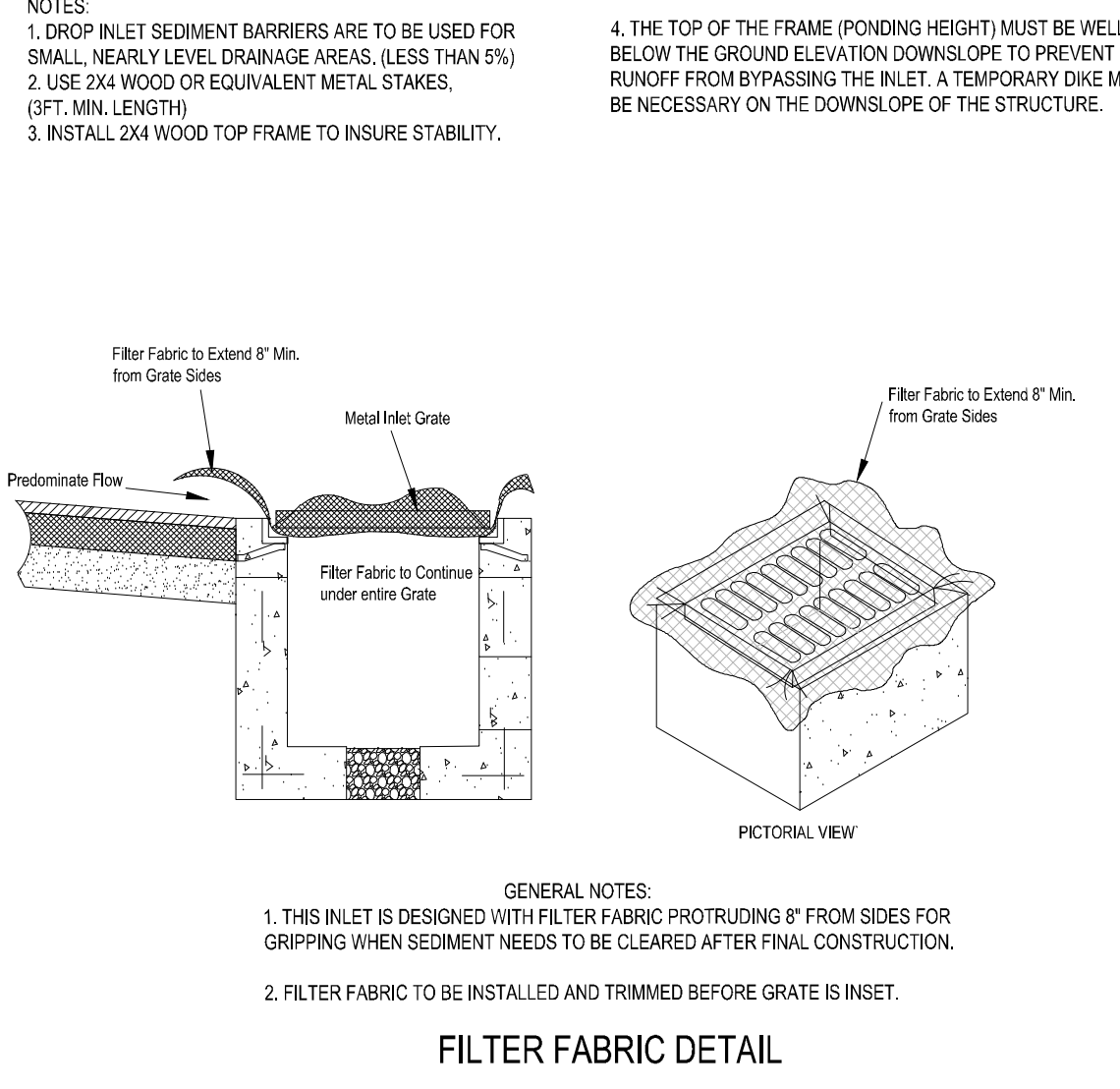
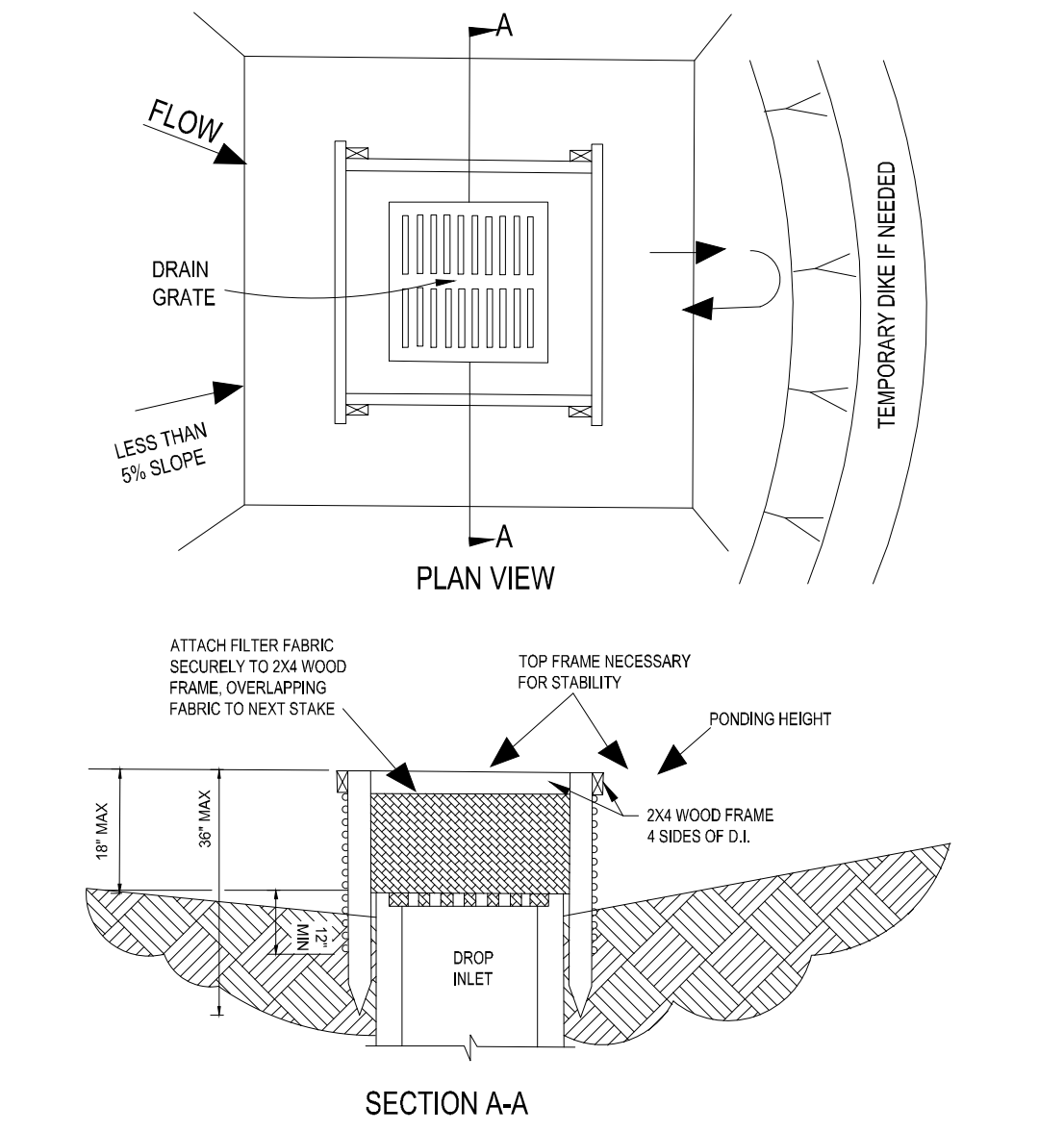
Section 1	Project Name and location information:	Discovery Way Roadway Construction at Riverland - Parcel C, City of Port St Lucie, Florida
Section 2	Describe the nature of the construction activity:	Construction activities consist of the construction of Discovery Way Roadway in the City of Port St Lucie, 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 area landscaping and sodding of the unpaved project area as called for in plans.
Section 4	Total area of the site:	13.315 acres
Section 5	Total area of the site to be disturbed:	11.060 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:	13.315 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.
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.	<p>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.</p> <p>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.</p> <p>Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).</p>
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.	<p>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.</p> <p>Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).</p>
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.	<p>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.</p> <p>Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).</p>
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.	<p>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.</p> <p>Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).</p>
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.
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.
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.
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 _____

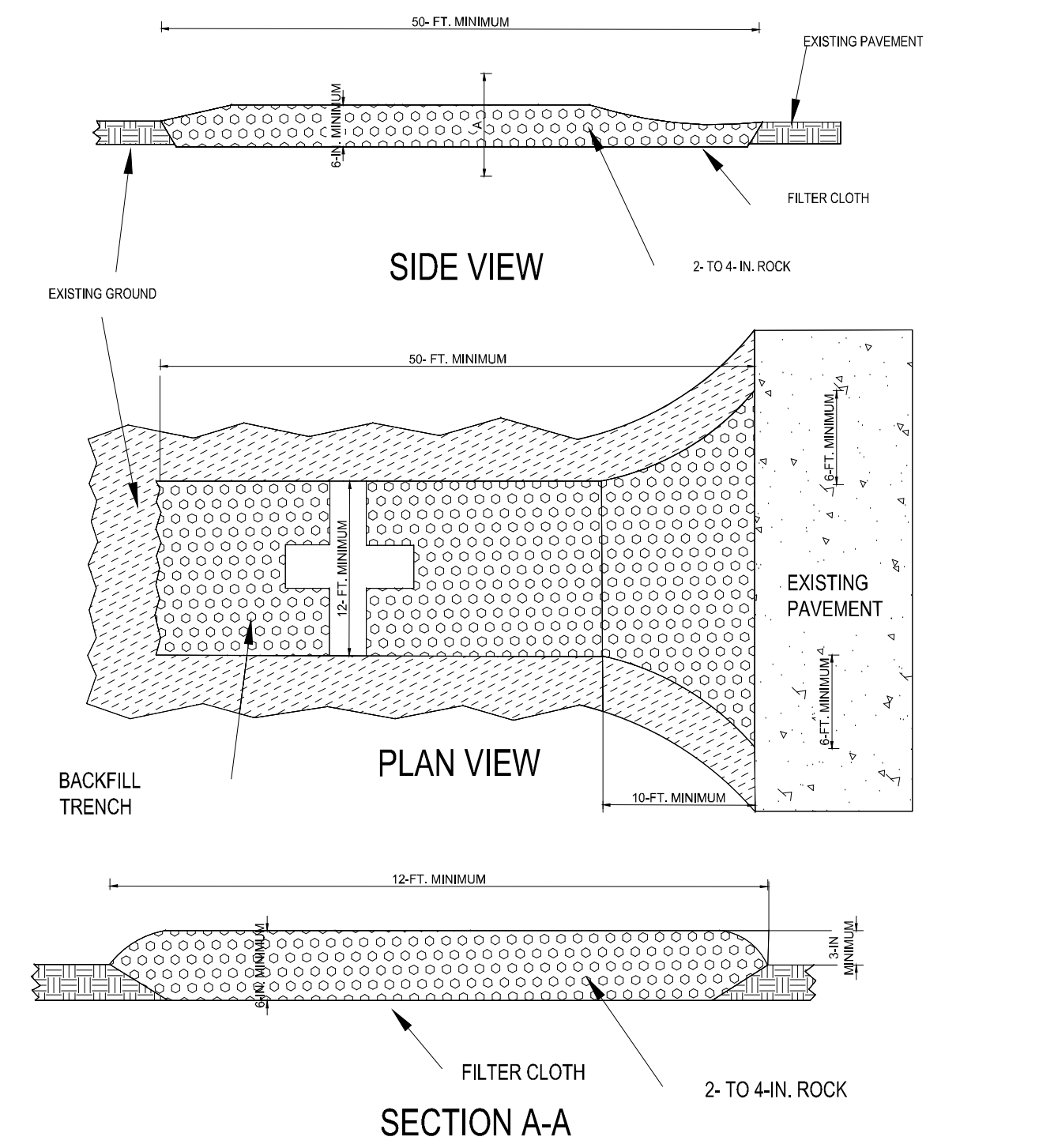
Name	Title	Company Name, Address and Phone Number	Responsible Items	Date



TURBIDITY BARRIER
Figure V-44: Illustration of a Turbidity Barrier Curtain



SILT FENCE BARRIER INSTALLATION
Figure V-40: Illustration of a Silt Fence Barrier



SOIL TRACKING PREVENTION DEVICE
Figure V-52: Illustration of a Soil Tracking Prevention Device

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FAX: (772) 879-5477

REVISIONS:	
BY:	DATE:
SG	03/02/21
COMMENT:	PER SPR/C

PROJECT: **DISCOVERY WAY AT RIVERLAND PARCEL C - PHASE 1**
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: **RIVERLAND DEVELOPMENT COMPANY, LLC**

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
3/22/21

PROJECT No.:	20-1018
DRAWN BY:	SQC
CHECKED BY:	RR
DATE:	3/22/2021
CA200018 - EROSION CONTROL PLAN	

SHEET TITLE: **STORMWATER POLLUTION PREVENTION PLAN**

SHEET NUMBER: **27**

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