

PAVING, GRADING AND DRAINAGE IMPROVEMENTS FOR RIVERLAND PARCEL D PLAT EIGHT

CIVIL CONSTRUCTION PLANS & SPECIFICATIONS SECTIONS 19 & 20, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA



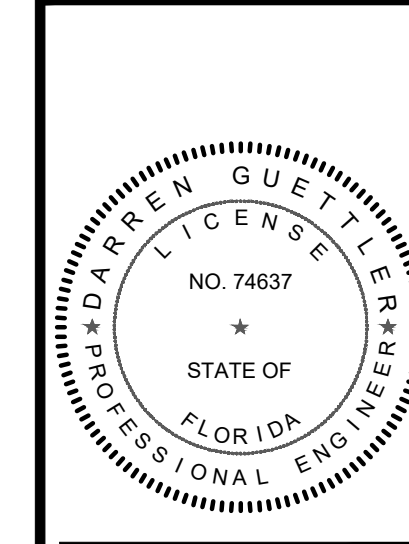
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A. # 3222

REVISIONS:		COMMENT:
BY:	DATE:	SPRG COMMENTS AND COMMENTS
SG	06-02-24	

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PROJECT:
RIVERLAND PARCEL D
PLAT 8
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
ASSOCIATES IV
LLLLP



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

PROJECT No.: 24-1009
DRAWN BY: SOG
CHECKED BY: DG
DATE: 04/18/2024
CAD ID: 24-1009 - COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02 - 07	PAVING, GRADING & DRAINAGE PLANS
08 - 10	PAVING, GRADING & DRAINAGE DETAILS
11 - 12	CROSS SECTIONS
13	CLEARING AND SEDIMENT & EROSION CONTROL PLAN
14	STORMWATER POLLUTION PREVENTION PLAN
15	MASTER DRAINAGE PLAN

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

GOVERNING DESIGN STANDARDS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY2023-24 STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
<http://www.fdot.gov/design/standardplans>

APPLICABLE IRS:
GOVERNING STANDARD SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, 2023-24 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
<http://www.dot.state.fl.us/programmanagement/Implemented/SpecBooks>

GOVERNING SPECIFICATIONS:
CITY OF PORT ST. LUCIE PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS FOR LAND DEVELOPMENT (MOST CURRENT EDITION), AS AMENDED BY CONTRACT DOCUMENTS.



LOCATION MAP
N.T.S.



VICINITY AERIAL MAP
N.T.S.

PLAN FOR RIVERLAND ASSOCIATES IV LLLP

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 24-1009

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WITHIN SECTIONS 19 AND 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "OS3", RIVERLAND PARCEL D - PLAT FIVE, AS RECORDED IN PLAT BOOK 124, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID RIVERLAND PARCEL D - PLAT FIVE FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, SOUTH 81°07'13" WEST, A DISTANCE OF 50.55 FEET; THENCE NORTH 89°58'34" WEST, A DISTANCE OF 1001.68 FEET; THENCE NORTH 85°35'36" WEST, A DISTANCE OF 65.93 FEET; THENCE NORTH 89°55'18" WEST, A DISTANCE OF 237.09 FEET; THENCE ALONG THE EASTERLY LINE OF N/S A RIGHT-OF-WAY, 150 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK, 3902, PAGE 484, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; NORTH 00°10'54" EAST, A DISTANCE OF 729.71 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 17°49'23"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 647.03 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 15°38'09" EAST, A RADIUS OF 1161.40 FEET AND A CENTRAL ANGLE OF 24°25'17"; THENCE ALONG THE SOUTHERLY LINE OF RIVERLAND PARCEL C - PLAT NINE, AS RECORDED IN PLAT BOOK 59, PAGE 27, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 495.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7100.00 FEET, A CENTRAL ANGLE OF 08°24'28"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1041.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 72.00 FEET, AND A CENTRAL ANGLE OF 44°10'46"; THENCE ALONG THE WESTERLY BOUNDARY OF RIVERLAND PARCEL D - PLAT SEVEN, AS RECORDED IN PLAT BOOK ___ PAGE ___ SAID PUBLIC RECORDS, FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 55.52 FEET TO A POINT OF TANGENCY; THENCE SOUTH 45°28'34" EAST, A DISTANCE OF 18.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 45°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°26'34" EAST, A DISTANCE OF 45.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 67°59'28"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 71.20 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE; THENCE SOUTH 00°26'34" EAST, A DISTANCE OF 1139.94 FEET; THENCE SOUTH 89°33'26" WEST ALONG THE NORTHERLY BOUNDARY OF SAID RIVERLAND PARCEL D - PLAT FIVE, A DISTANCE OF 128.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.725 ACRES, MORE OR LESS.

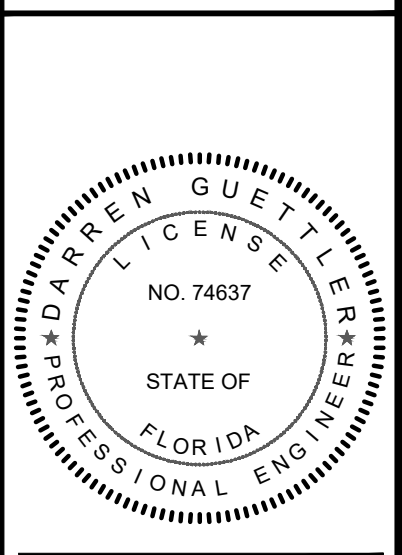


CITY OF PSL PROJECT NO. P24-075
PSLUSD FILE NO. 5268H

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PROJECT: RIVERLAND PARCEL D
PLAT 8
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV
LLLP

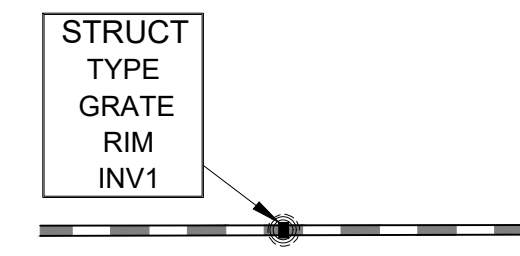


DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

PROJECT No.: 24-1009
DRAWN BY: SOG
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CAD ID: 24-1009 - PGD PLAN

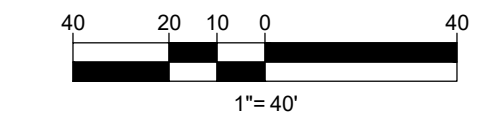
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SHEET NUMBER: 02

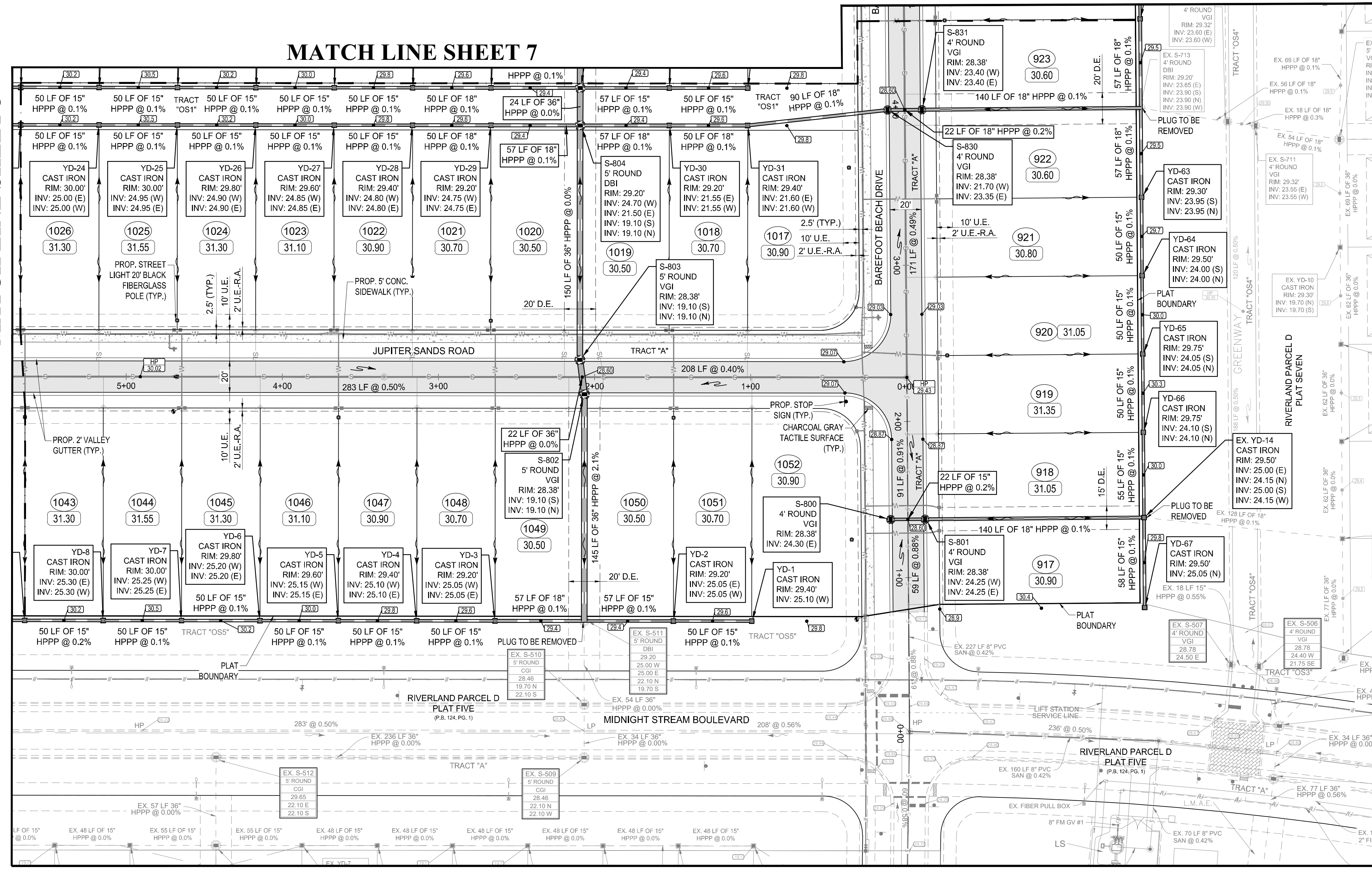


LEGEND

- 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
- PROPOSED YARD DRAIN WITH COLLAR (12" STANDPIPE, GRATE SIZE TO VARY)
- PROPOSED YARD DRAIN WITHOUT COLLAR (12" STANDPIPE, GRATE SIZE TO VARY)
- PAVEMENT
- SIDEWALK
- CHARCOAL GRAY DETECTABLE WARNING SURFACE (SEE NOTE)
- LITTORAL PLANTING AREA
- SECTION CALLOUT

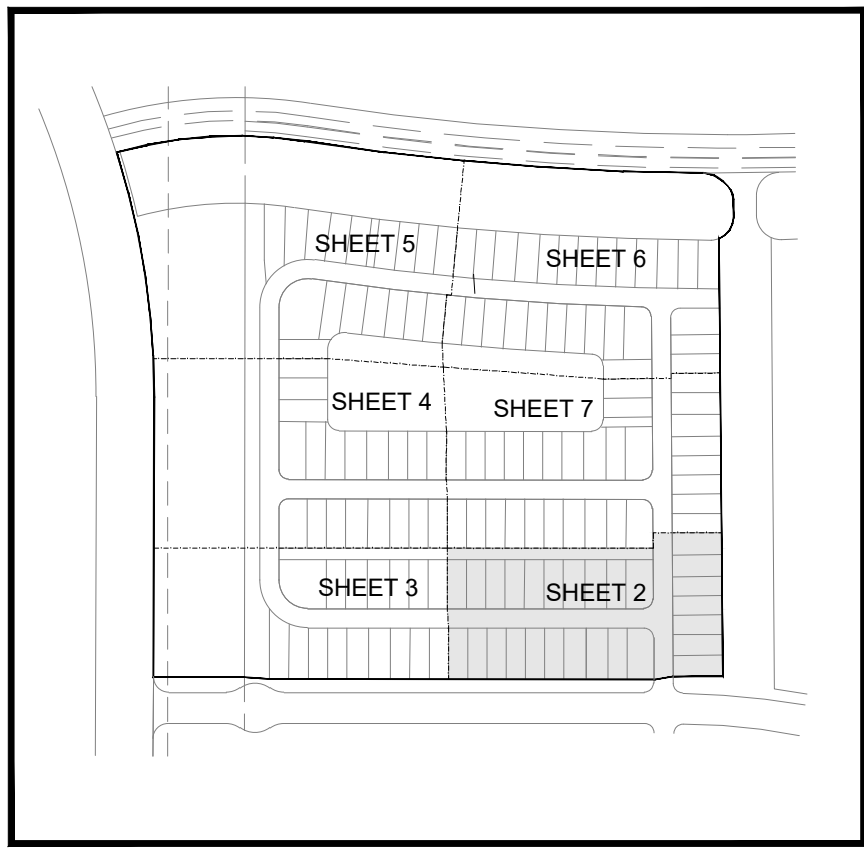


MATCH LINE SHEET 3



- NOTES:**
- MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE ELEVATION 30.50' NAVD88, WHICH IS ABOVE THE 100-YEAR, 3-DAY STORM STAGE ELEVATION.
 - MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
 - MINIMUM ROAD CROWN ELEVATION SHALL BE ELEVATION 28.60' NAVD88, WHICH IS ABOVE THE 10-YEAR, 1-DAY STORM STAGE ELEVATION.
 - 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.
 - DETECTABLE WARNING SURFACES SHALL COMPLY WITH THE REQUIREMENTS OF F.D.O.T. DESIGN STANDARDS INDEX 304 AND F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 527 (CURRENT EDITIONS).
 - AS AN ALTERNATE TO ADVANCED DRAINAGE SYSTEMS, INC. HPPP DRAINAGE, RCP STORM PIPE MAY BE SUBSTITUTED WITH WRITTEN APPROVAL FROM THE CITY OF PORT ST. LUCIE AND VELCON ENGINEERING & SURVEYING, LLC.
 - A SITE ENVIRONMENTAL ASSESSMENT PERFORMED BY EW CONSULTANTS, INC. FOR RIVERLAND PARCEL D WAS PERFORMED ON APRIL 18, 2022.

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.

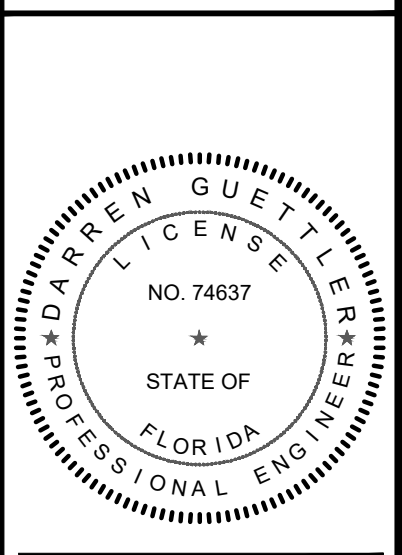


CITY OF PSL PROJECT No. P24-075
PSLUSD FILE NO. 5268H

REVISIONS:	
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SG	06-02-24
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PROJECT: RIVERLAND PARCEL D
PLAT 8
CITY OF PORT ST. LUCIE, FLORIDA

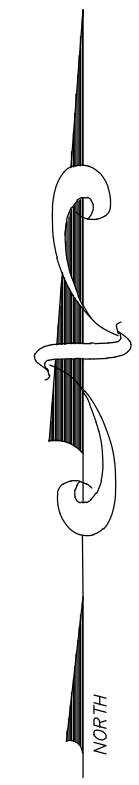
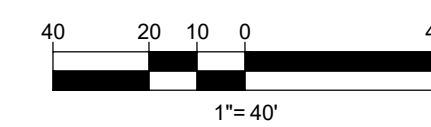
CLIENT: RIVERLAND ASSOCIATES IV LLLP



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

PROJECT No.: 24-1009
DRAWN BY: SOG
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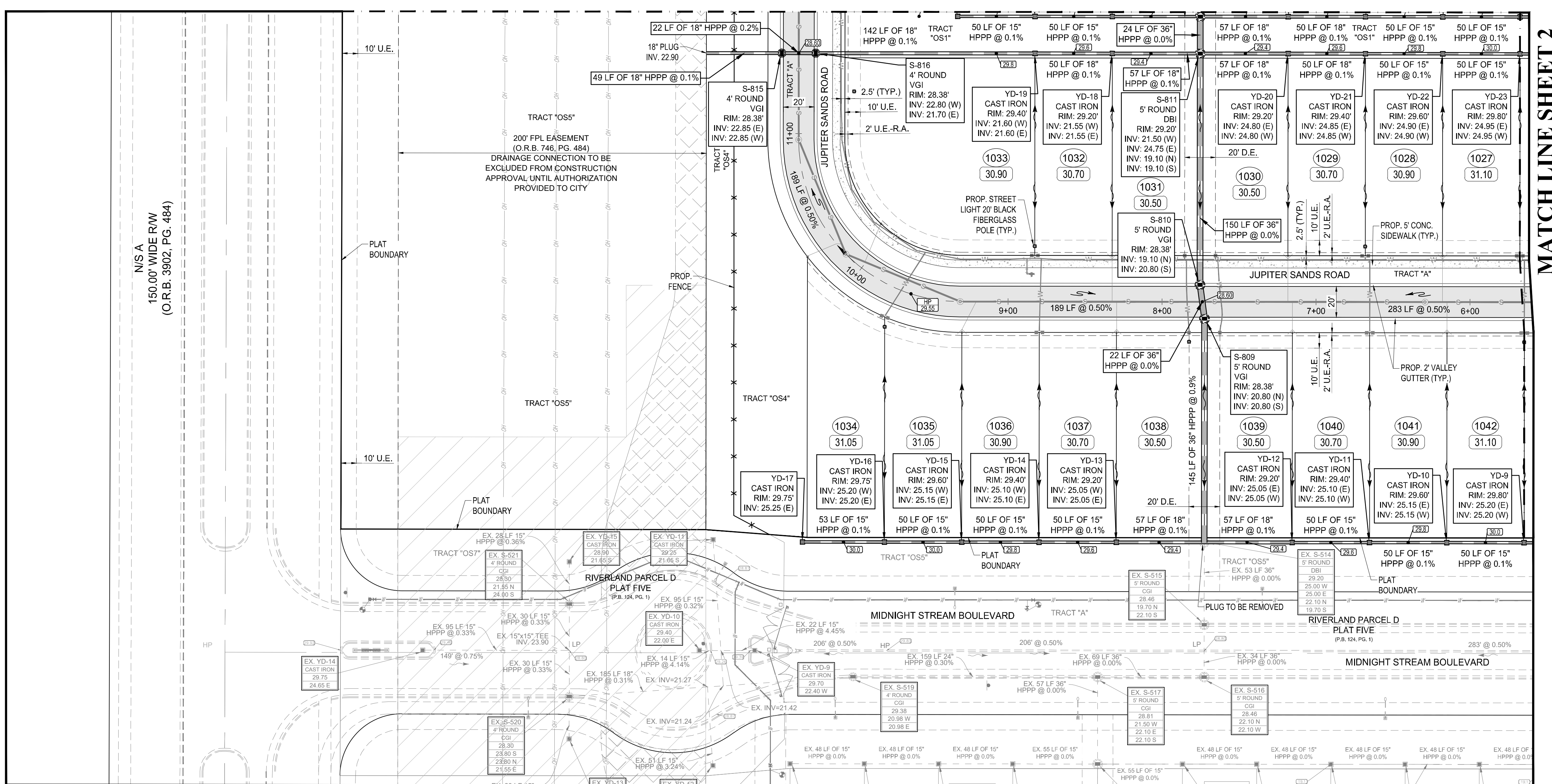
SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN
SHEET NUMBER: 03



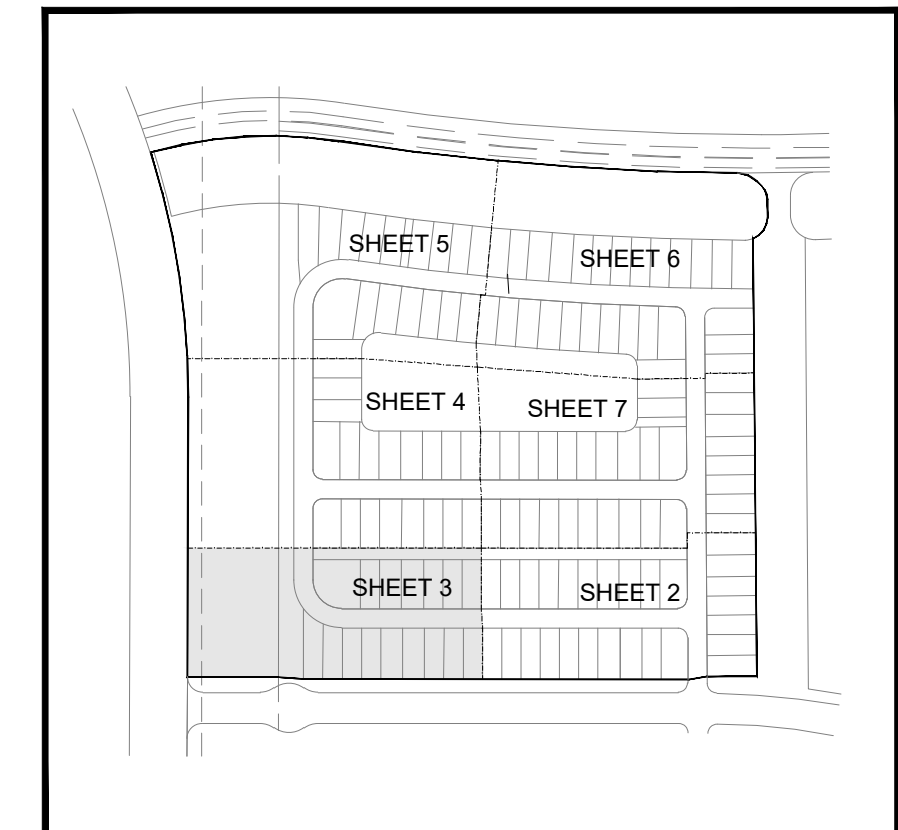
LEGEND

- 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
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- PROPOSED YARD DRAIN WITH COLLAR (18" GRATE)
- PROPOSED YARD DRAIN WITHOUT COLLAR (12" STANDPIPE, GRATE SIZE TO VARY)
- PAVEMENT
- SIDEWALK
- CHARCOAL GRAY DETECTABLE WARNING SURFACE (SEE NOTE)
- LITTORAL PLANTING AREA
- SECTION CALLOUT

MATCH LINE SHEET 4



MATCH LINE SHEET 2



- NOTES:**
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 - MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
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 - A SITE ENVIRONMENTAL ASSESSMENT PERFORMED BY EW CONSULTANTS, INC. FOR RIVERLAND PARCEL D WAS PERFORMED ON APRIL 18, 2022.

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.

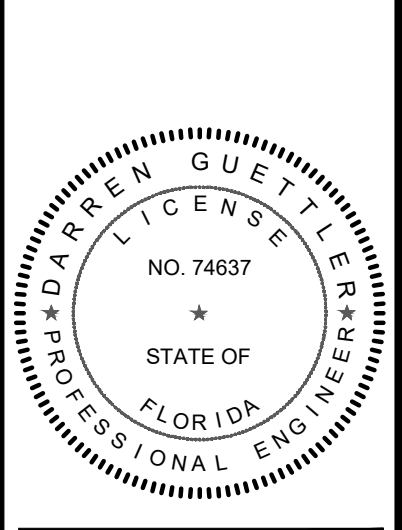


CITY OF PSL PROJECT NO. P24-075
PSLUSD FILE NO. 5268H

REVISIONS:	
BY:	DATE:
SG	06-02-24
	SPRC COMMENTS AND COMMENTS

PROJECT: RIVERLAND PARCEL D
PLAT 8
CITY OF PORT ST. LUCIE, FLORIDA

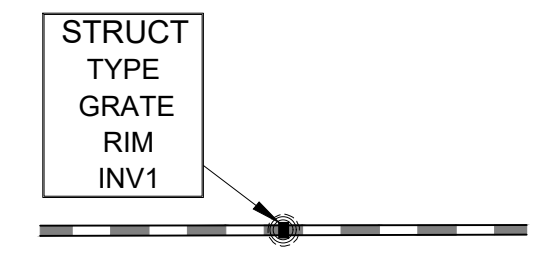
CLIENT: RIVERLAND ASSOCIATES IV LLLP



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

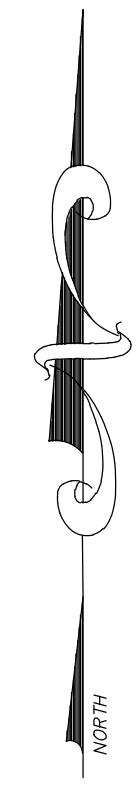
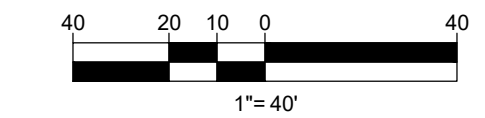
PROJECT No.: 24-1009
DRAWN BY: SOG
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SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN
SHEET NUMBER: 04

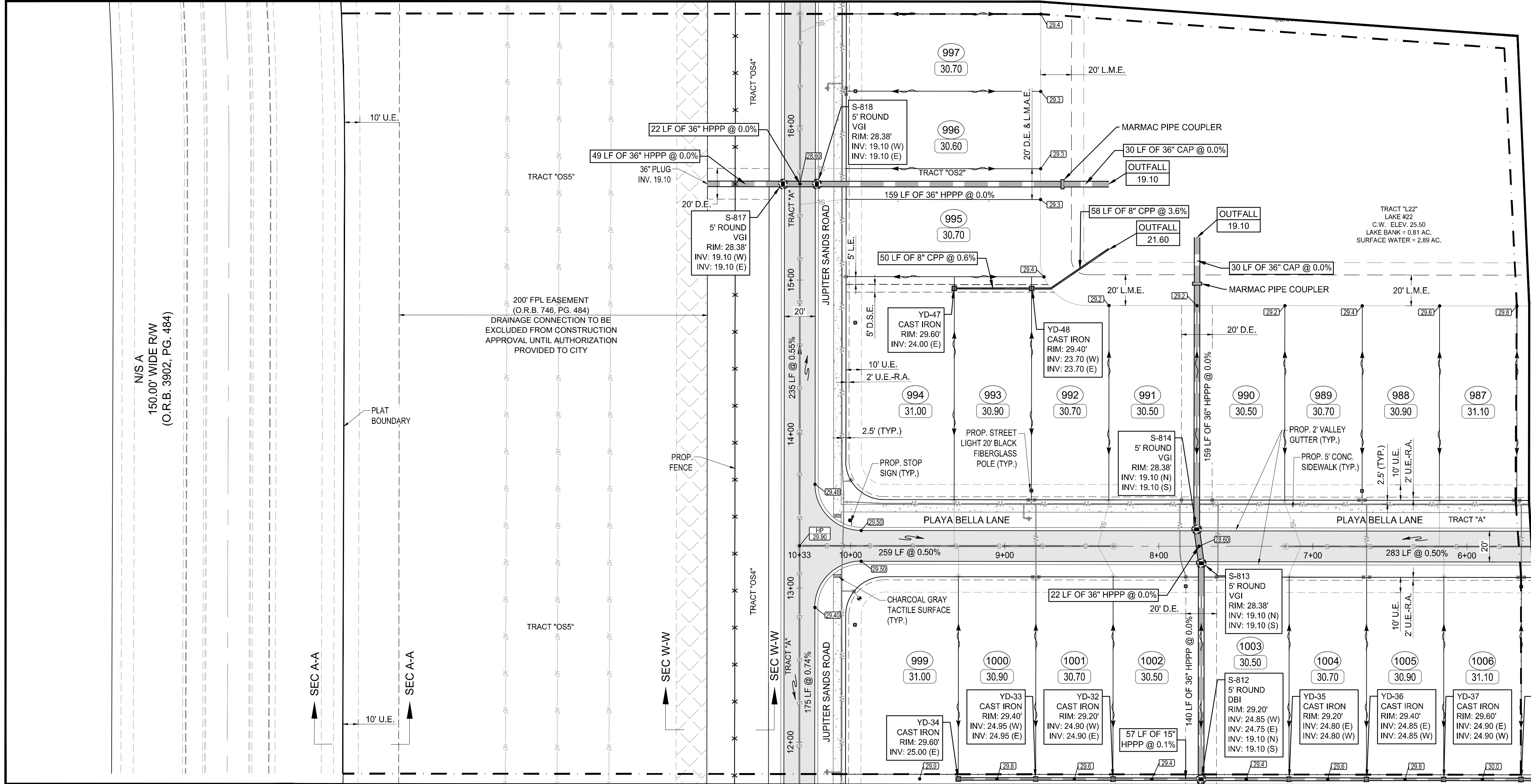


LEGEND

- 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
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
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- OPEN SPACE
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- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
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- PAVEMENT
- SIDEWALK
- CHARCOAL GRAY DETECTABLE WARNING SURFACE (SEE NOTE)
- LITTORAL PLANTING AREA
- SECTION CALLOUT

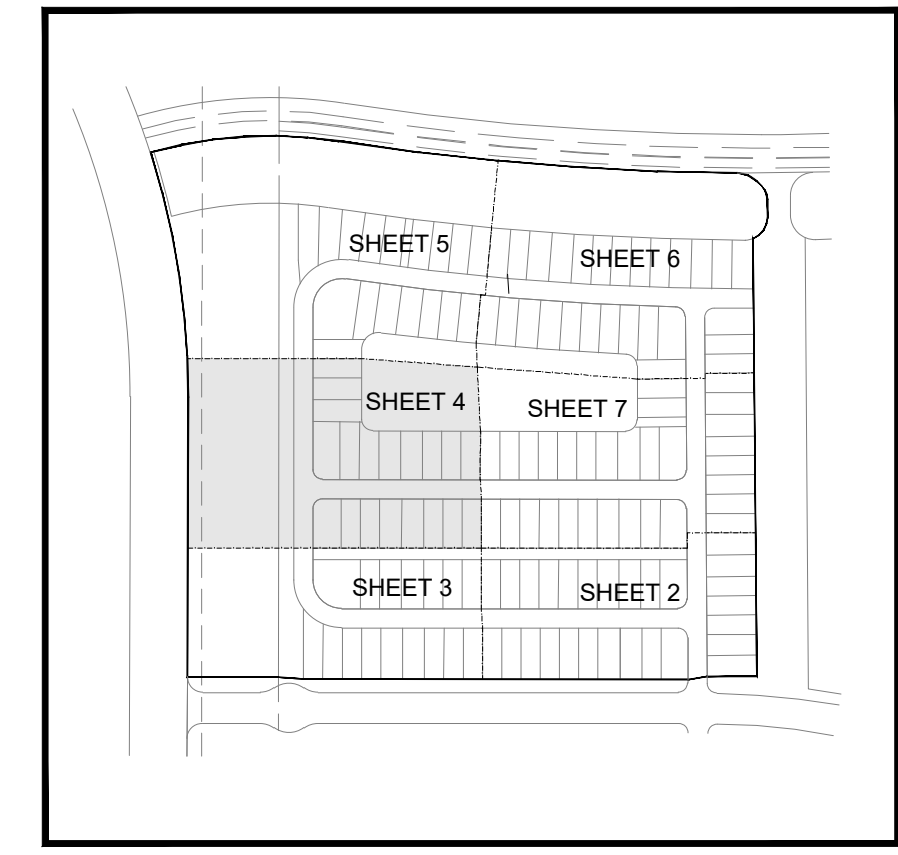


MATCH LINE SHEET 5



MATCH LINE SHEET 7

MATCH LINE SHEET 3

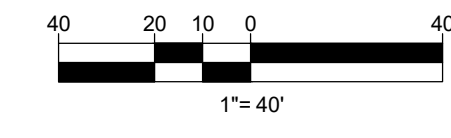


- NOTES:**
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 - MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
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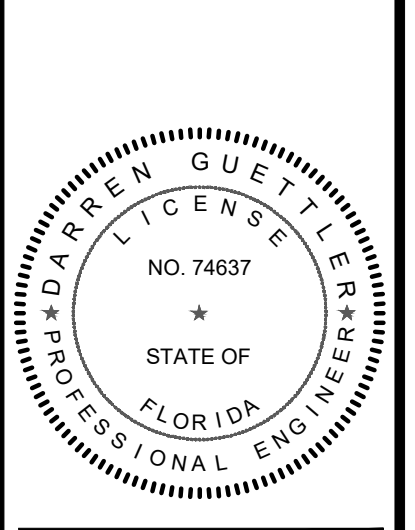
CITY OF PSL PROJECT NO. P24-075
PSLUSD FILE NO. 5268H



REVISIONS:		DATE:	BY:	COMMENT:
1	SG	06-02-24		SPRG COMMENTS AND COMMENTS

PROJECT: RIVERLAND PARCEL D
 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
 PROPOSED YARD DRAIN WITH COLLAR (18" GRATE): [Symbol]
 PROPOSED YARD DRAIN WITHOUT COLLAR (12" STANDPIPE, GRATE SIZE TO VARY): [Symbol]
 PAVEMENT: [Symbol]
 SIDEWALK: [Symbol]
 CHARCOAL GRAY DETECTABLE WARNING SURFACE (SEE NOTE): [Symbol]
 LITTORAL PLANTING AREA: [Symbol]

CLIENT: RIVERLAND ASSOCIATES IV
 LLLP
 PROJECT: RIVERLAND PARCEL D
 PLAT 8
 CITY OF PORT ST. LUCIE,
 FLORIDA



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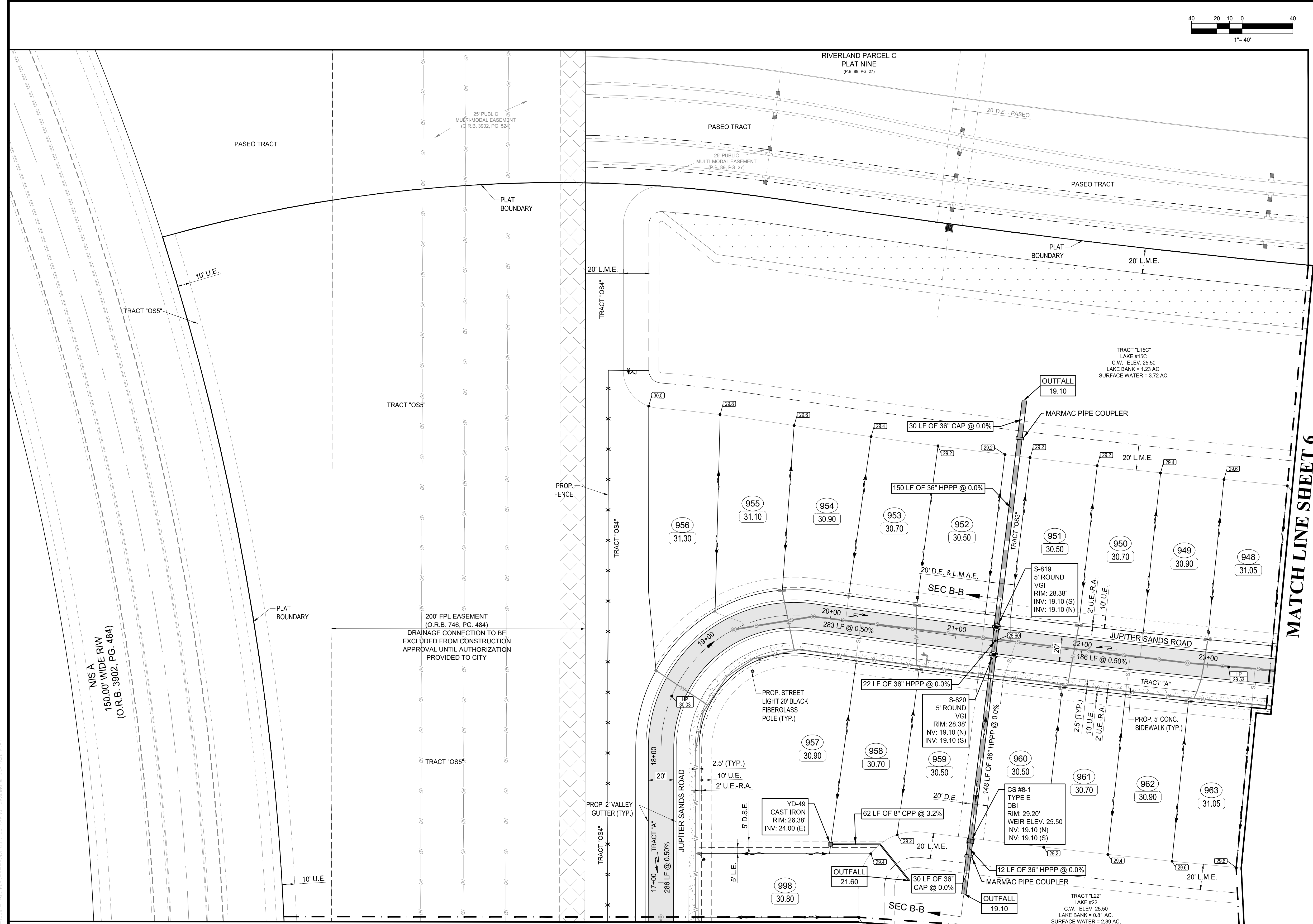
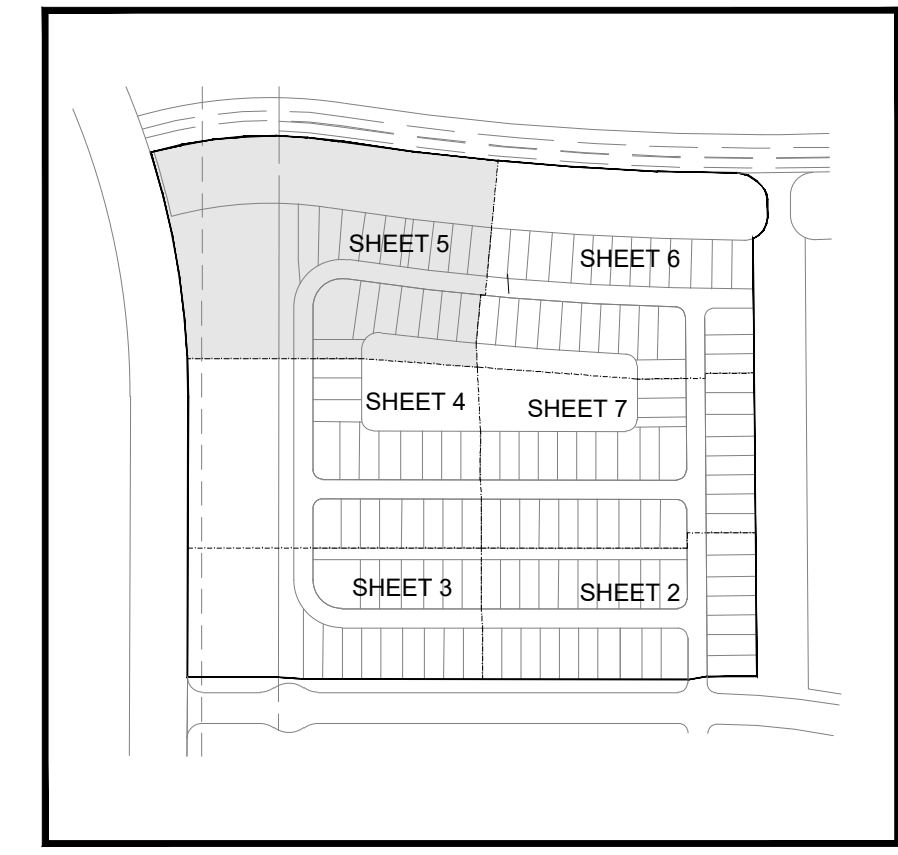
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SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER: 05

LEGEND

STRUCTURE TYPE	[Symbol]
GRATE	[Symbol]
RIM	[Symbol]
INV1	[Symbol]
STORM MAIN WITH CATCH BASIN AND CALL OUT	[Symbol]
EXISTING STORM MAIN WITH CATCH BASIN	[Symbol]
SANITARY SEWER MAIN WITH MANHOLE	[Symbol]
WATER MAIN WITH VALVE	[Symbol]
PROPOSED ELEVATION	20.00
ELEVATION BY OTHERS	28.60
EXISTING ELEVATION	25.50
DIRECTION OF FLOW	[Symbol]
STREET LIGHTS	[Symbol]
SIGN	[Symbol]
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
PROPOSED YARD DRAIN WITH COLLAR (18" GRATE)	[Symbol]
PROPOSED YARD DRAIN WITHOUT COLLAR (12" STANDPIPE, GRATE SIZE TO VARY)	[Symbol]
PAVEMENT	[Symbol]
SIDEWALK	[Symbol]
CHARCOAL GRAY DETECTABLE WARNING SURFACE (SEE NOTE)	[Symbol]
LITTORAL PLANTING AREA	[Symbol]
SECTION CALLOUT	SEC #



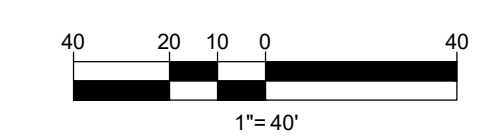
MATCH LINE SHEET 4

- NOTES:**
- MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE ELEVATION 30.50' NAVD88, WHICH IS ABOVE THE 100-YEAR, 3-DAY STORM STAGE ELEVATION.
 - MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
 - MINIMUM ROAD CROWN ELEVATION SHALL BE ELEVATION 28.60' NAVD88, WHICH IS ABOVE THE 10-YEAR, 1-DAY STORM STAGE ELEVATION.
 - 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.
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 - AS AN ALTERNATE TO ADVANCED DRAINAGE SYSTEMS, INC. HPPP DRAINAGE, RCP STORM PIPE MAY BE SUBSTITUTED WITH WRITTEN APPROVAL FROM THE CITY OF PORT ST. LUCIE AND VELCON ENGINEERING & SURVEYING, LLC.
 - A SITE ENVIRONMENTAL ASSESSMENT PERFORMED BY EW CONSULTANTS, INC. FOR RIVERLAND PARCEL D WAS PERFORMED ON APRIL 18, 2022.

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. P24-075
 PSLUSD FILE NO. 5268H



LEGEND

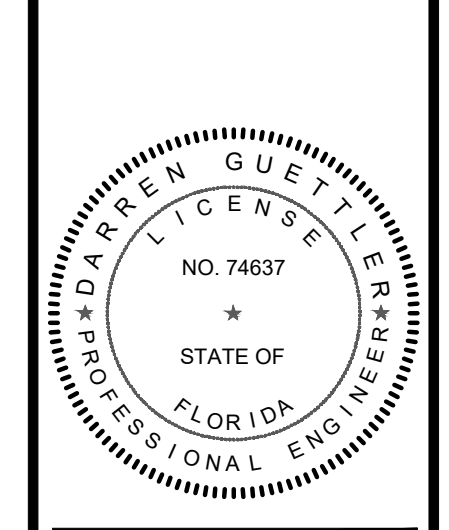
STORM MAIN WITH CATCH BASIN AND CALL OUT	
EXISTING STORM MAIN WITH CATCH BASIN	
SANITARY SEWER MAIN WITH MANHOLE	
WATER MAIN WITH VALVE	
PROPOSED ELEVATION	
ELEVATION BY OTHERS	
EXISTING ELEVATION	
DIRECTION OF FLOW	
STREET LIGHTS	
SIGN	
LOT NUMBER	
FINISHED FLOOR ELEVATION	
CONTROL WATER ELEVATION	
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	
PROPOSED YARD DRAIN WITH COLLAR (18" GRATE)	
PROPOSED YARD DRAIN WITHOUT COLLAR (12" STANDPIPE, GRATE SIZE TO VARY)	
PAVEMENT	
SIDEWALK	
CHARCOAL GRAY DETECTABLE WARNING SURFACE (SEE NOTE)	
LITTORAL PLANTING AREA	
SECTION CALLOUT	



REVISIONS:	
BY:	DATE:
SG	06-02-24

PROJECT: RIVERLAND PARCEL D PLAT 8 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV LLLP



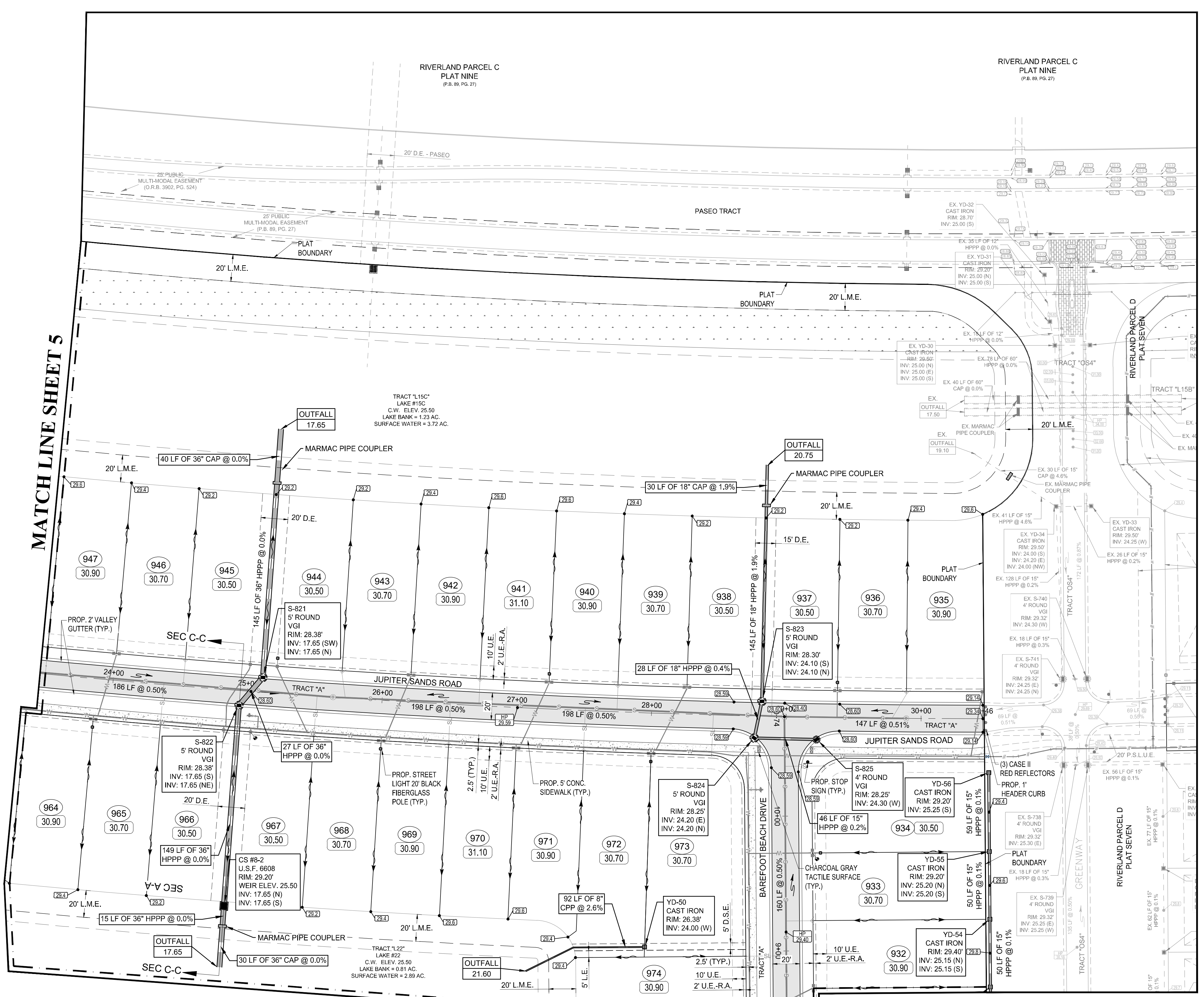
DARREN GUETTLER, PE
FLORIDA LICENSE NO. 74637
11/8/24

PROJECT No.: 24-1009
DRAWN BY: SOG
CHECKED BY: DG
DATE: 04/18/2024
CAD ID: 24-1009 - PGD PLAN

SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN
SHEET NUMBER: 06



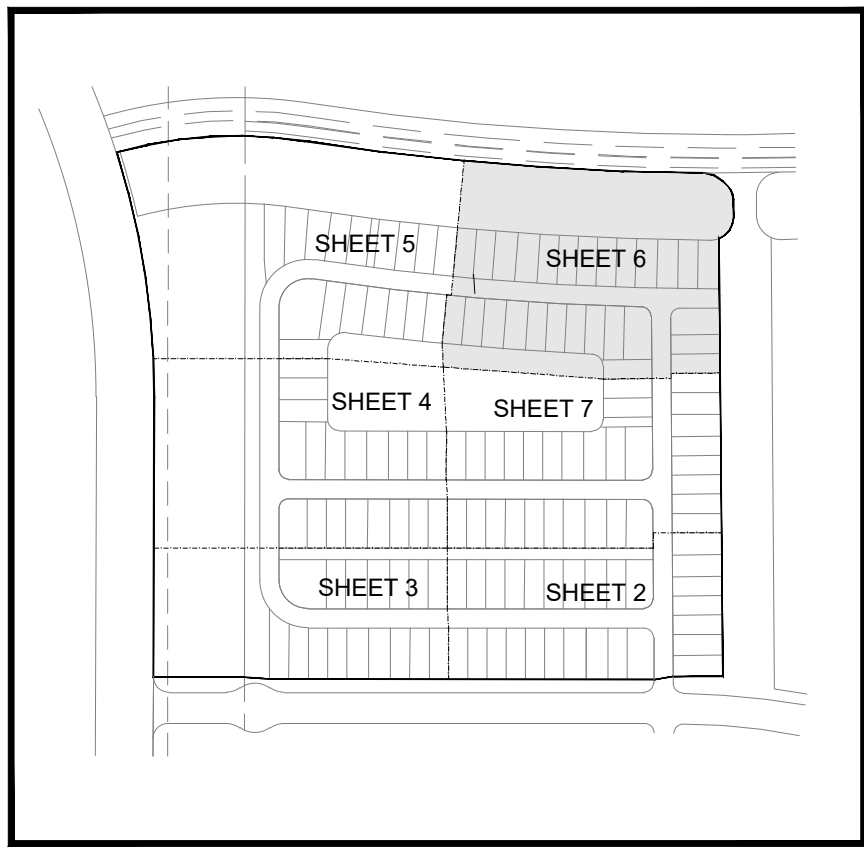
CITY OF PSL PROJECT NO. P24-075
PSLUSD FILE NO. 5268H



MATCH LINE SHEET 7

- NOTES:**
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 - AS AN ALTERNATE TO ADVANCED DRAINAGE SYSTEMS, INC. - HPPP DRAINAGE, RCP STORM PIPE MAY BE SUBSTITUTED WITH WRITTEN APPROVAL FROM THE CITY OF PORT ST. LUCIE AND VELCON ENGINEERING & SURVEYING, LLC.
 - A SITE ENVIRONMENTAL ASSESSMENT PERFORMED BY EW CONSULTANTS, INC. FOR RIVERLAND PARCEL D WAS PERFORMED ON APRIL 18, 2022.

NOTE:
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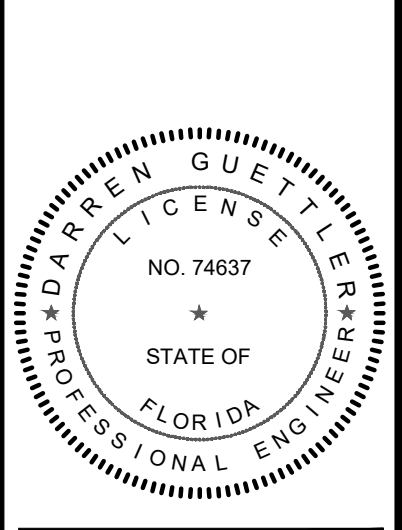


KEY MAP
N.T.S.

REVISIONS:		COMMENT:
BY:	DATE:	
SG	06-02-24	SPRG COMMENTS AND COMMENTS

PROJECT:
**RIVERLAND PARCEL D
PLAT 8**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES IV
LLLP**

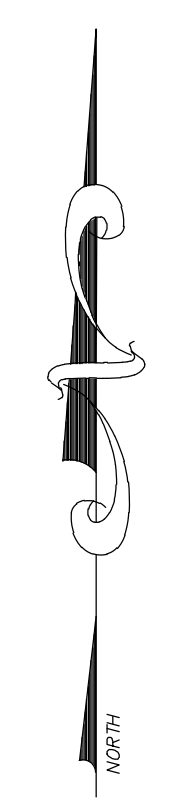
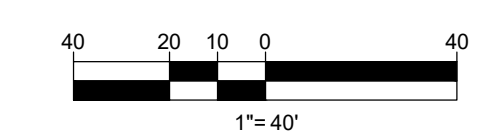


DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

PROJECT No.: 24-1009
DRAWN BY: SOG
CHECKED BY: DG
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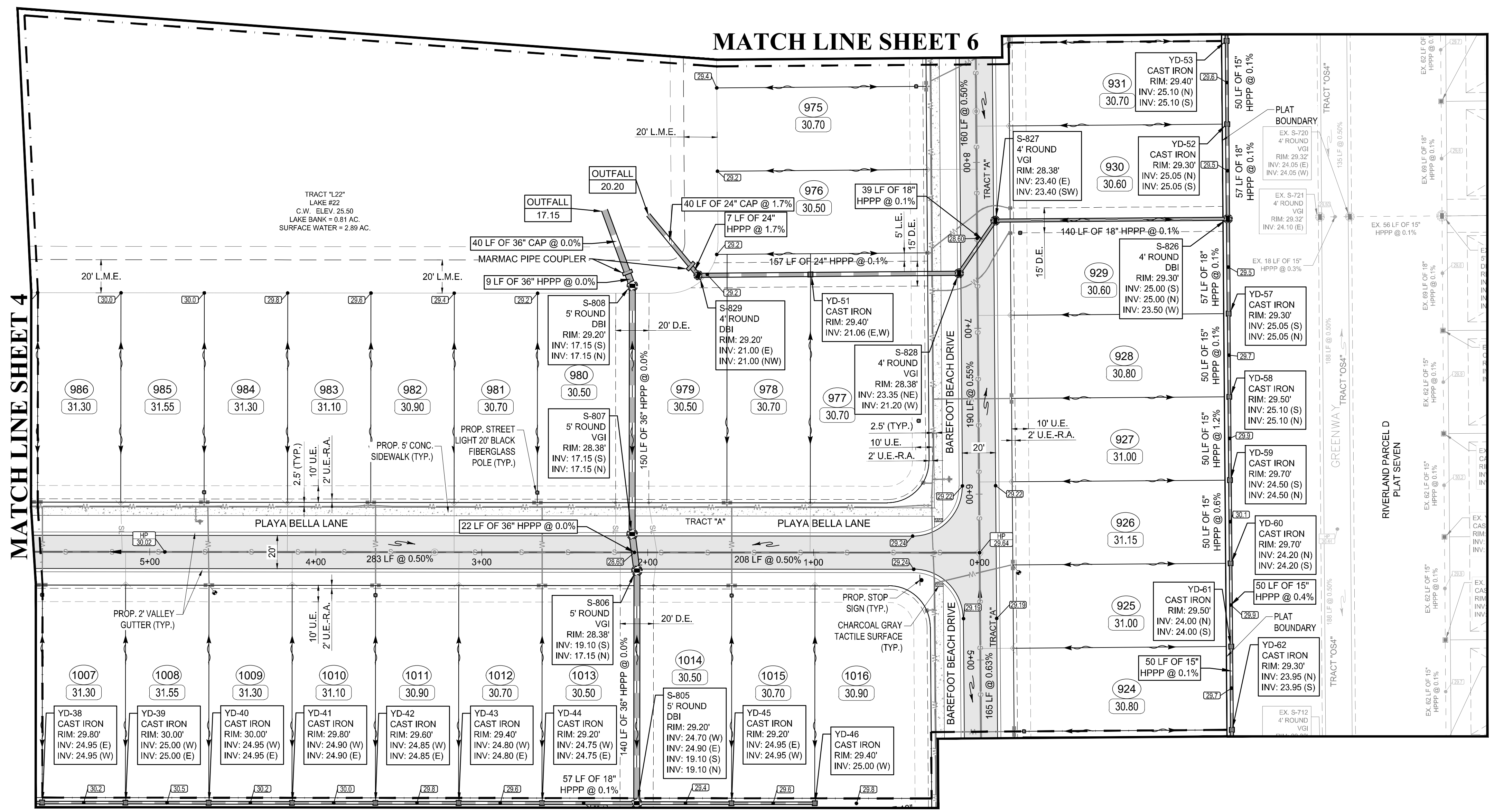
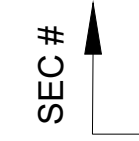
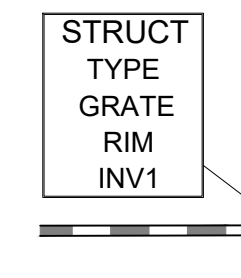
SHEET TITLE:
**PAVING, GRADING
& DRAINAGE PLAN**

SHEET NUMBER:
07



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)
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- CURB BOTTOM INLET
- YARD DRAIN
- PROPOSED YARD DRAIN WITH COLLAR (12" STANDPIPE, GRATE SIZE TO VARY)
- PROPOSED YARD DRAIN WITHOUT COLLAR (12" STANDPIPE, GRATE SIZE TO VARY)
- PAVEMENT
- SIDEWALK
- CHARCOAL GRAY DETECTABLE WARNING SURFACE (SEE NOTE)
- LITTORAL PLANTING AREA
- SECTION CALLOUT



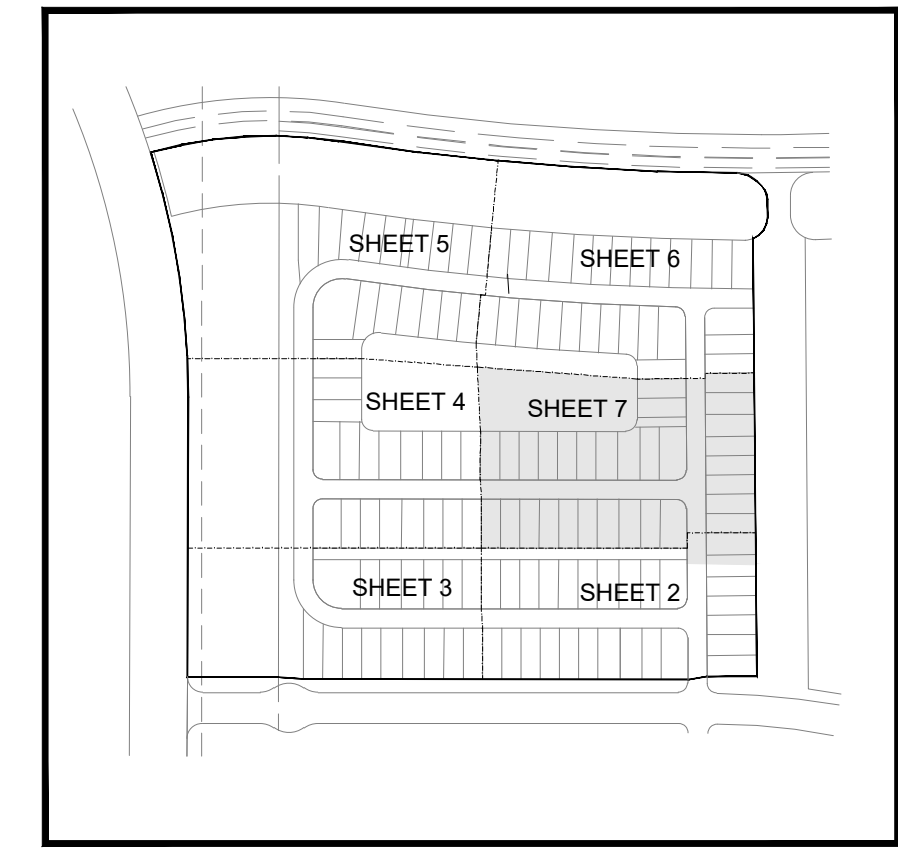
MATCH LINE SHEET 6

MATCH LINE SHEET 4

MATCH LINE SHEET 2

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KEY MAP
N.T.S.



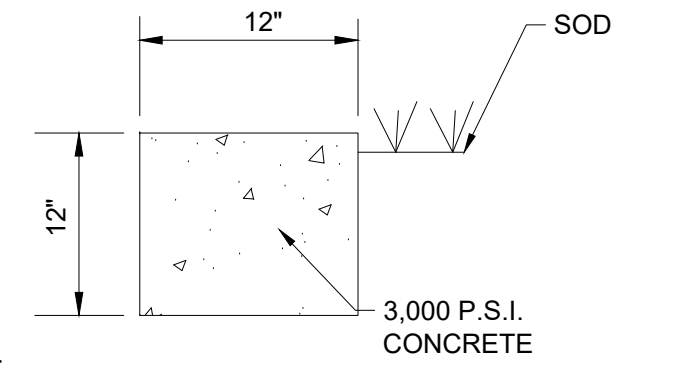
CITY OF PSL PROJECT No. P24-075
PSLUSD FILE No. 5268H

GENERAL NOTES

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- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK.
- THE CONTRACTOR SHALL CALL SUNSHINE (1-800-432-4770), 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- UTILITIES - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION FROM WHAT IS SHOWN ON THE PLAN.
- AS-BUILTS - THE CONTRACTOR SHALL SUBMIT "AS-BUILT" INFORMATION OBTAINED BY A FLORIDA REGISTERED LAND SURVEYOR. INFORMATION SHALL BE IN A FORMAT SPECIFIED BY THE GOVERNING AGENCIES.
- GUARANTY - ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, INSTALLATION AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART FOR THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
- CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD, PARKING OR BUILDING AREA, THEY SHALL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT OR FOUNDATION AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
- SOD - WHERE SOD IS SHOWN, LOWER THE GROUND 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
- SUBGRADE - SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T-180 SPECIFICATIONS. SUBGRADE SHALL BE 12" THICK AND EXTEND 12" BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "F" CURB & GUTTER OR TYPE "D" CURB. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION. WHEN FILLING IS REQUIRED, SUBGRADE SHALL BE COMPACTED IN 6" LIFTS.
- BASE MATERIAL - APPROVED BASE MATERIAL, MINIMUM L.B.R. 100, SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180 SPECIFICATIONS AND MEET THE CRITERIA SET FORTH IN THE PLANS AND SPECIFICATIONS AND AS CALLED FOR IN BOTH FLORIDA D.O.T. INDEX 514 AND FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL NOTIFY BOTH THE OWNER AND OWNER'S GEOTECHNICAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO BASE MATERIAL DELIVERY TO THE PROJECT TO SCHEDULE MATERIAL TESTING. TEST RESULTS THAT DO NOT MEET THE SPECIFIED CRITERIA, SHALL CAUSE THE CONTRACTOR, AT HIS SOLE EXPENSE, TO REMOVE ANY AND ALL OF SAME MATERIAL THAT IS EITHER ALREADY PLACED IN ROADWAYS OR IN STOCKPILES AND NOT USE IT IN AREAS REQUIRING BASE MATERIAL. CONTRACTOR SHALL NOTIFY OWNER AND OWNER'S GEOTECHNICAL ENGINEER 48 HOURS PRIOR TO DELIVERY OF BASE MATERIAL THAT IS FROM A NEW SOURCE TO SCHEDULE MATERIAL TESTING. CONTRACTOR SHALL PROVIDE THE OWNER AND OWNER'S GEOTECHNICAL ENGINEER A SCHEMATIC INDICATING WHERE ON THE PROJECT THE CHANGE IN MATERIAL SOURCE HAS OCCURRED. AT MINIMUM, ALL BASE MATERIAL SHALL BE TESTED PRIOR TO THE START OF EACH NEW PHASE OF THE WORK AND AS THE OWNER OR OWNER'S GEOTECHNICAL ENGINEER DEEMS AS NECESSARY DURING FIELD INSPECTIONS TO ENSURE ALL BASE MATERIAL THROUGHOUT THE PROJECT MEETS ALL MINIMUM CRITERIA.
- PRIME COAT - BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD, UNLESS A DIFFERENT RATE IS DIRECTED BY THE ENGINEER. PRIME COAT IS TO BE APPLIED AT LEAST 24 HOURS PRIOR TO PLACEMENT OF PAVEMENT WITH AN ABSOLUTE MINIMUM APPLICATION LEAD TIME OF 12 HOURS PERMITTED ONLY WITH THE WRITTEN APPROVAL FROM THE ENGINEER.
- TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
- SURFACE COURSE - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
- PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- CONCRETE - ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S ENGINEER.
- PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O. T-99) SPECIFICATIONS.
- ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK. ALL CONCRETE PIPES SHALL HAVE GASKET JOINTS.
- 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).

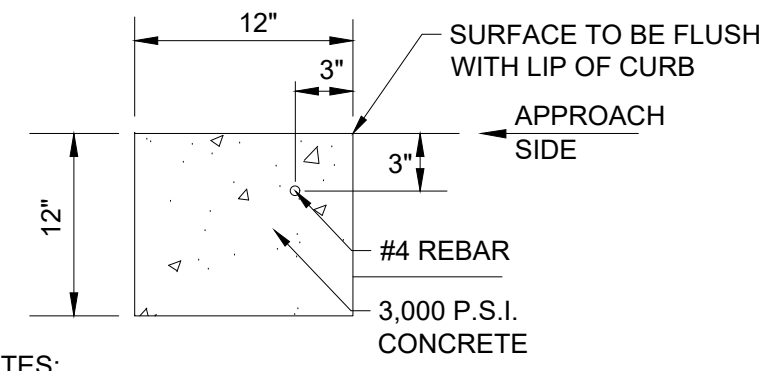
PAVING / SIDEWALK SPECIFICATIONS

TYPE	WEARING SURFACE	BASE	SUBGRADE	STRUCTURAL NUMBER (SN) (LOCAL ROADS SN = 1.89 MIN.)
50' RIGHT-OF-WAY ROAD SECTION	2" THICK, TYPE S-III A.C.A.C. INSTALLED IN TWO LIFTS (FIRST LIFT TO BE 1" & SECOND LIFT TO BE 1"). TACK COAT REQUIRED WITH MULTIPLE LIFTS.	6-1/2" THICK, LIMEROCK (LBR 100) COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY, A.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 EITHER L.B.R. = 40 OR F.B.V. = 75	2 X 0.44 = 0.88 6.5 X 0.18 = 1.17 12 X 0.08 = 0.96 SN = 3.01
		OPTIONAL BLACK BASE 5" THICK, TYPE B-12.5 (BLACK BASE) MAY BE SUBSTITUTED IN LIEU OF 6-1/2" LIMEROCK		2X 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		2 X 0.44 = 0.88 12.0 X 0.18 = 2.16 12 X 0 = 0 SN = 3.04
SIDEWALKS *	4" THICK 3,000 PSI CONCRETE OR 6" THICK 3,000 PSI CONCRETE WITH W1.4 X W1.4, 6" X 6" REINFORCING MESH AT ALL DRIVEWAYS & L.M.A.E.'S	N/A	4" THICK, CLEAN SAND COMPACTED TO 98% PER A.A.S.H.T.O. T-180	N/A



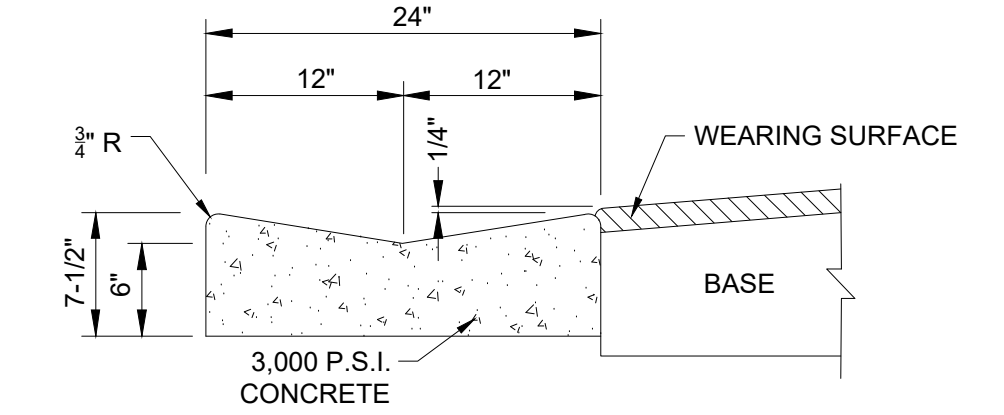
1' HEADER CURB (NON-TRAFFIC)
N.T.S.

NOTES:
1. CONTRACTOR SHALL EXCAVATE 2' ON EITHER SIDE OF FORMS WHEN INSTALLING HEADER CURB. EXCAVATED AREA SHALL BE BACKFILLED WITH BASE MATERIAL AND COMPACTED IN 6" MAXIMUM LIFTS. WORK SHALL BE INSPECTED BY ENGINEER.
2. 1/2" EXPANSION JOINT SHALL BE INSTALLED WHERE HEADER CURB ADJOINS OTHER CONCRETE CURB AND AT 10' MAXIMUM INTERVALS WHILE AVOIDING WHEELPATH.



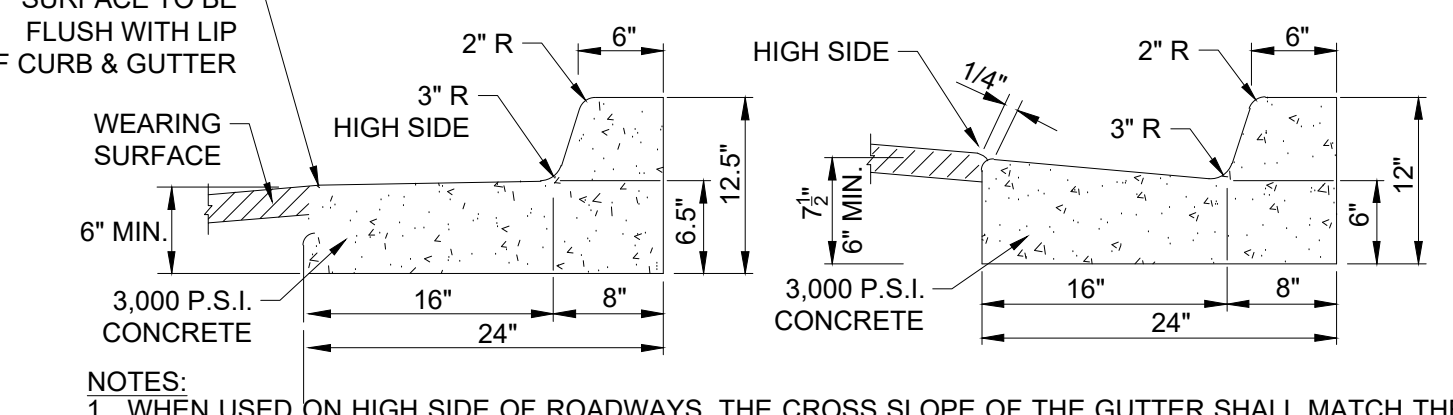
12" FLUSH HEADER CURB
N.T.S.

NOTES:
1. CONTRACTOR SHALL EXCAVATE 2' ON EITHER SIDE OF FORMS WHEN INSTALLING HEADER CURB. EXCAVATED AREA SHALL BE BACKFILLED WITH BASE MATERIAL AND COMPACTED IN 6" MAXIMUM LIFTS. WORK SHALL BE INSPECTED BY ENGINEER.
2. 1/2" EXPANSION JOINT SHALL BE INSTALLED WHERE HEADER CURB ADJOINS OTHER CONCRETE CURB.



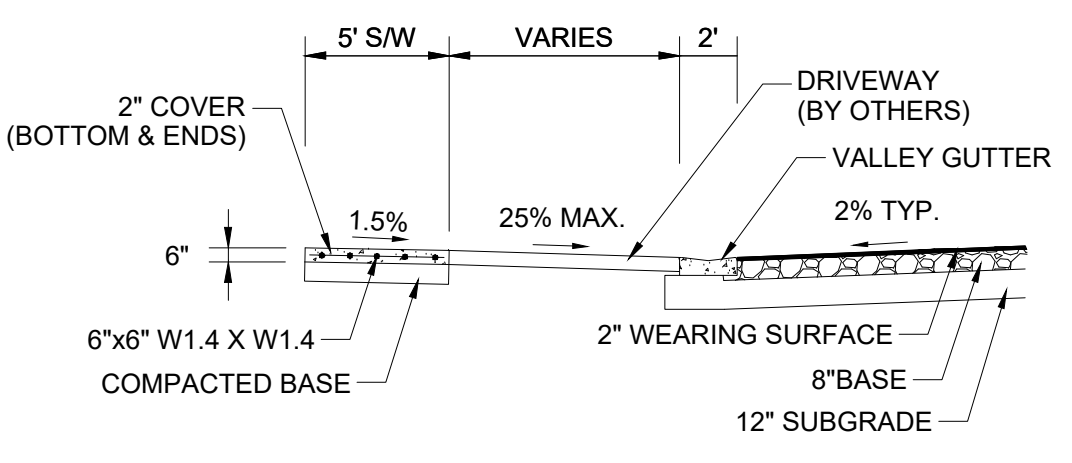
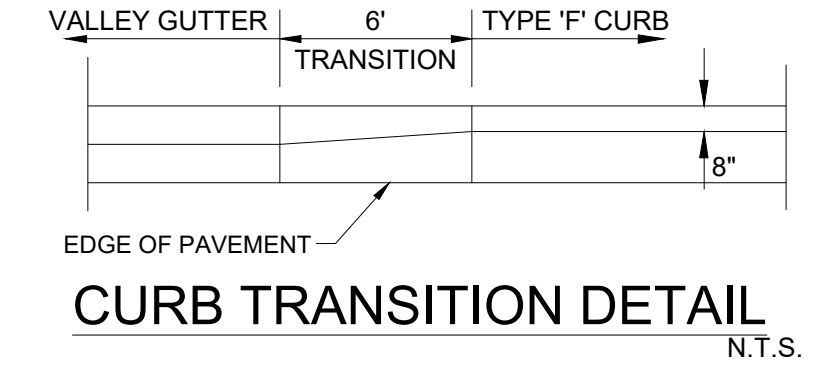
2' VALLEY GUTTER

NOTES:
1. SAWCUTS REQUIRED AT 5' CENTERS.
2. CURB SHALL BE PLACED ON SPECIFIED SUBGRADE COURSE.



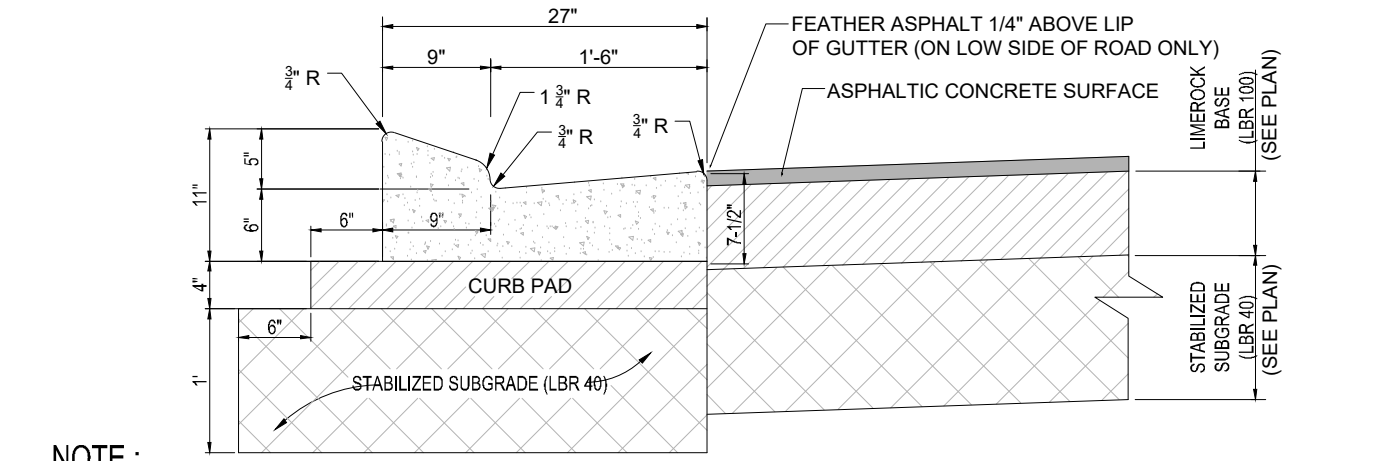
TYPE "F" CURB & GUTTER
N.T.S.

NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6" INCHES.
2. SAWCUTS REQUIRED AT 10' CENTERS.
3. CURB SHALL BE PLACED ON SPECIFIED SUBGRADE COURSE.



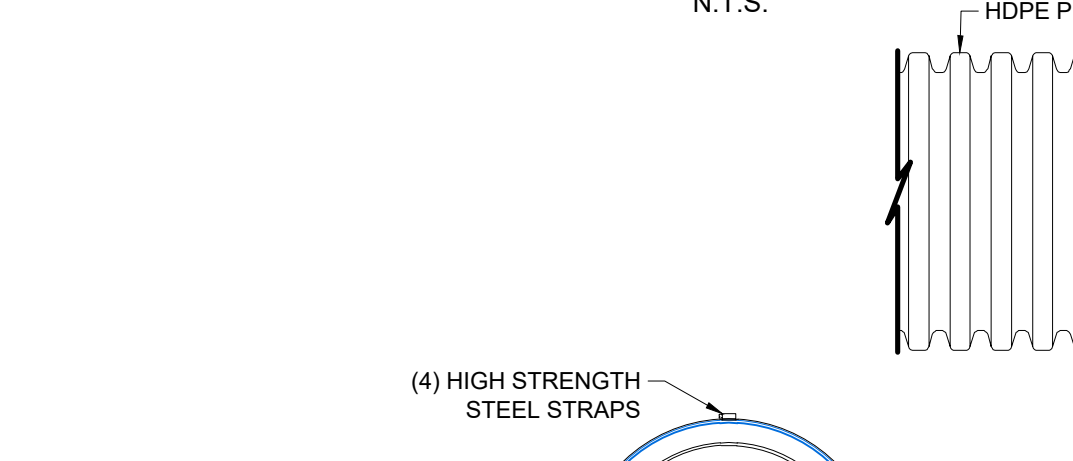
SIDEWALK AT DRIVEWAYS
N.T.S.

- *SIDEWALK NOTES:**
- SIDEWALKS ADJACENT TO RESIDENTIAL UNITS WILL BE CONSTRUCTED WITH RESPECTIVE UNIT.
 - SIDEWALK TO BE 4" THICK, PORTLAND CEMENT CONCRETE, MINIMUM 3,000 P.S.I. @ 28 DAYS.
 - SIDEWALK TO BE BROOM FINISHED WITH EVEN DUSTLESS SURFACE.
 - COMPACTED BASE TO BE A MINIMUM 4" OF CLEAN SAND OR SANDY LOAM, COMPACTED TO 98% PER A.A.S.H.T.O. T-180, FULL WIDTH.
 - AT DRIVEWAYS, SIDEWALKS SHALL BE THICKENED TO 6" WITH 6"X6" W1.4 X W1.4 MESH.
 - TYPE "A" EXPANSION JOINTS (1/2" WITH PREFORMED JOINT FILLER PER F.D.O.T. STANDARD INDEX #310) SHALL BE LOCATED WHERE NEW CONCRETE MEETS EXISTING CONCRETE.
 - TYPE "B" (1/2" TOOLED JOINTS) OR TYPE "D" (3/8" SAWCUT JOINTS) PER F.D.O.T. STANDARD INDEX #310 SHALL BE LOCATED AT 5' O.C. SAW-CUT JOINTS AVOIDED WHENEVER POSSIBLE.

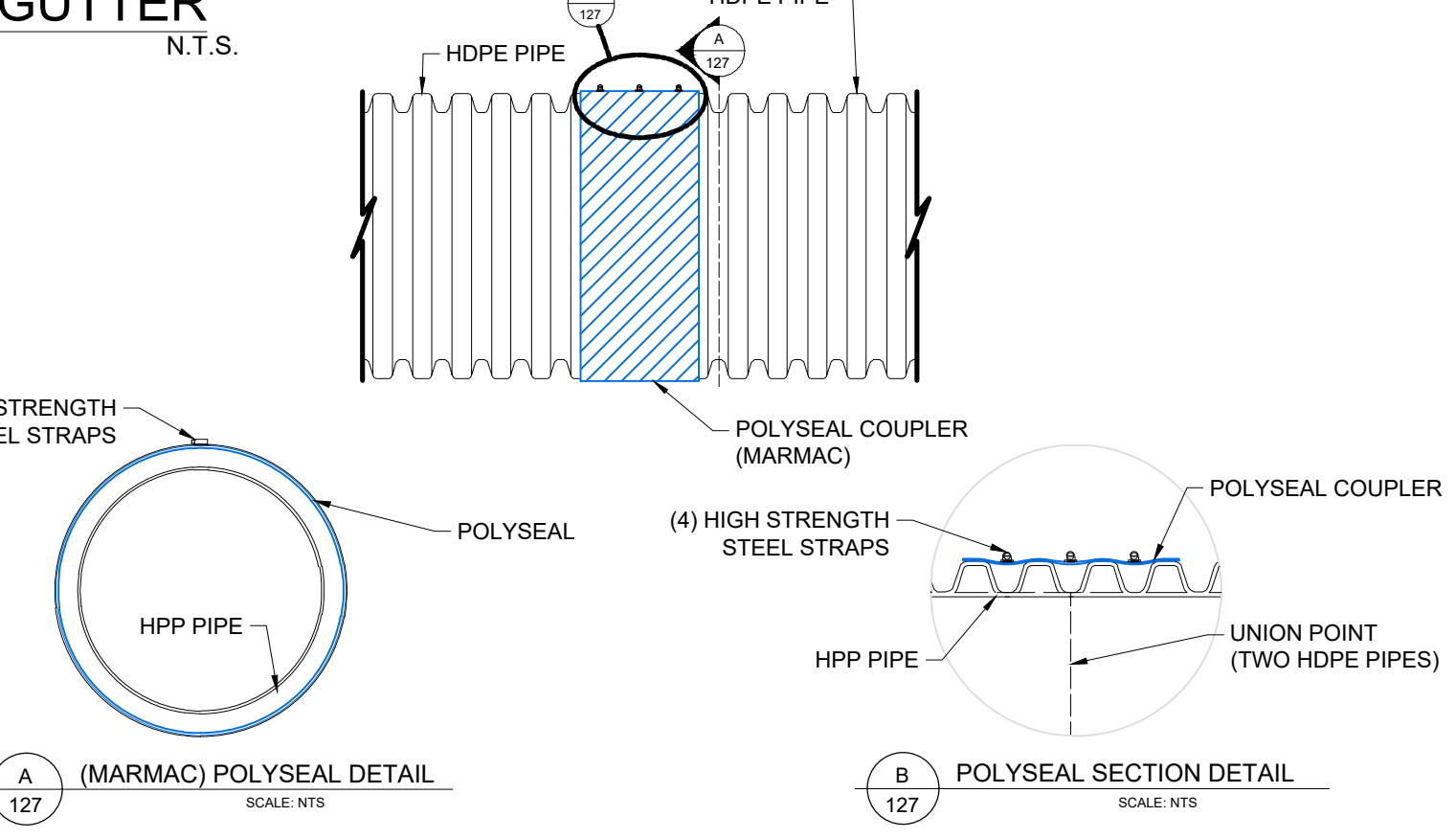


TYPE "E" CURB & GUTTER
N.T.S.

NOTE:
1. WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".
2. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS.



TYPE "D" CURB
N.T.S.



NOTES:
1. THE COUPLER SHALL BE PLACED AROUND THE PIPE, MASTIC SIDE TO THE PIPE, SPANNING THE JOINT. THE PROTECTIVE RELEASE FILM SHALL BE REMOVED AND THE COUPLER APPLIED WITH THE OVERLAP AT THE TOP OF THE PIPE. THE STRAPS SHALL BE SECURED (OUTSIDE STRAPS FIRST) ON THE LARGER OD PIPE WITH THE PROPER TOOLS. THE SECURING STRAPS ON THE OUTSIDE OF THE SMALL OD SHALL THEN BE SECURED. THE INSIDE STRAP SHALL BE TIGHTENED LAST. THE CLOSING FLAP SHALL COVER THE EXPOSED STRAP WORK AREA, COMPLETING THE JOINT.
2. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2521 - STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE, LATEST EDITION.
3. SEE MARMAC INC., FOR SPECIFIC PRODUCT INFORMATION AND SELECTION.

DETAILS LEGEND:

C/L	-CENTERLINE	R	-RADIUS
CONC.	-CONCRETE	R/W	-RIGHT-OF-WAY
EL	-ELEVATION	SW	-SIDEWALK
L/L	-LOT LINE	TYP.	-TYPICAL
LME	-LAKE MAINTENANCE EASEMENT	U.E.	-UTILITY EASEMENT
MAX.	-MAXIMUM	U.E.-R.A.	-UTILITY EASEMENT - RESTRICTED AREA
MIN.	-MINIMUM		
P.S.L.U.E.	-CITY OF PORT ST. LUCIE UTILITY EASEMENT		

NOTE: ALL GRADES SHOWN ARE IN NAVD88

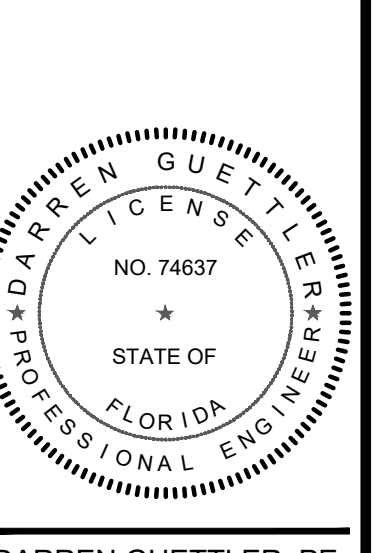


REVISIONS:

BY:	DATE:	COMMENT:
SG	06-02-24	SPRC COMMENTS AND COMMENTS

PROJECT:
RIVERLAND PARCEL D
PLAT 8
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND ASSOCIATES IV
LLLP



DARREN GUETTLER, PE
FLORIDA LICENSE NO. 74637
11/8/24

PROJECT No.: 24-1009
DRAWN BY: SOG
CHECKED BY: DG
DATE: 04/18/2024
CAD ID.: 24-1009 - PGD DETAILS

PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:
08



CITY OF PSL PROJECT NO. P24-075
PSLUSD FILE NO. 5268H

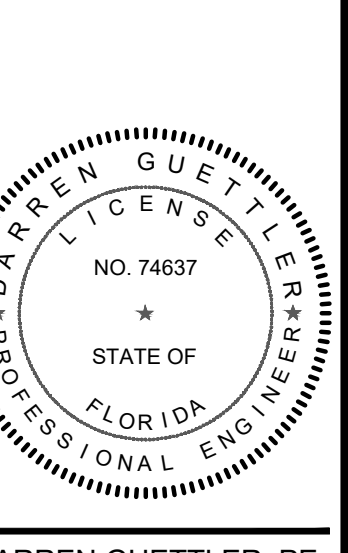
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BY:	DATE:	
SG	06-02-24	SPRC COMMENTS AND COMMENTS

PROJECT:	
RIVERLAND PARCEL D	PLAT 8

CITY OF PORT ST. LUCIE,
FLORIDA

PROJECT: RIVERLAND PARCEL D
PLAT 8
CITY OF PORT ST. LUCIE,
FLORIDA

CUSTOMER: RIVERLAND ASSOCIATES IV LLLP

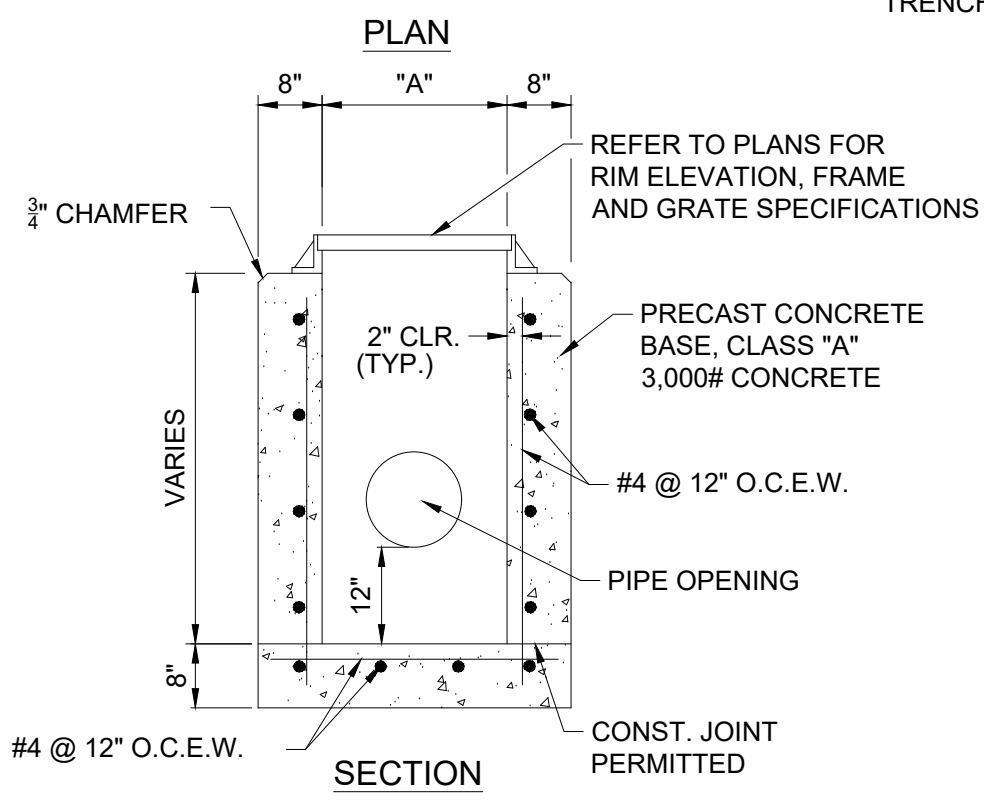
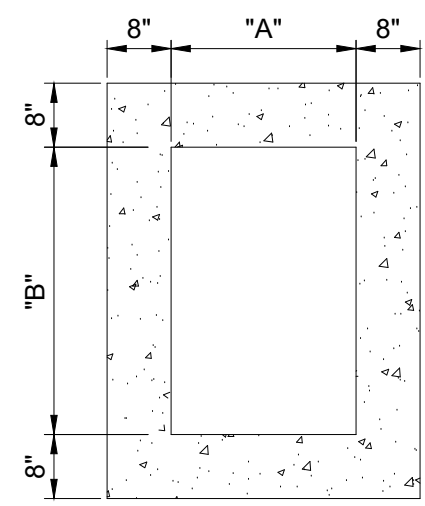


DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

PROJECT No.: 24-1009
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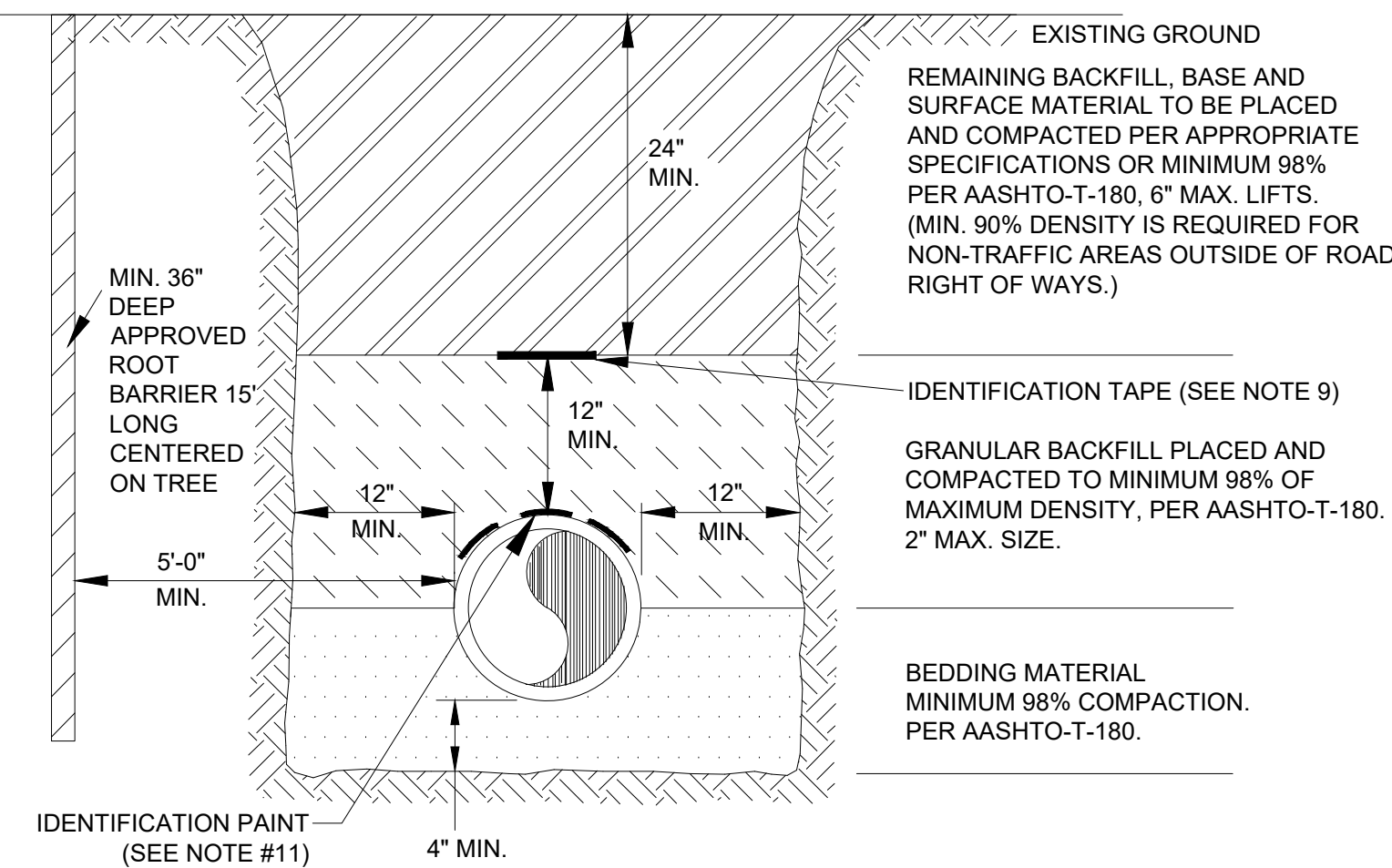
SHEET TITLE:
PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:
09



TYPE	DIMENSIONS	
INLET	"A"	"B"
C	2'-0"	3'-1"
E	3'-0"	4'-6"

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



- TRENCH NOTES:**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 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.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 - 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.
 - THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 - SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUGHFARE ROADS)
 - THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 - 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.
 - ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTING TREE.
 - 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.
 - PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

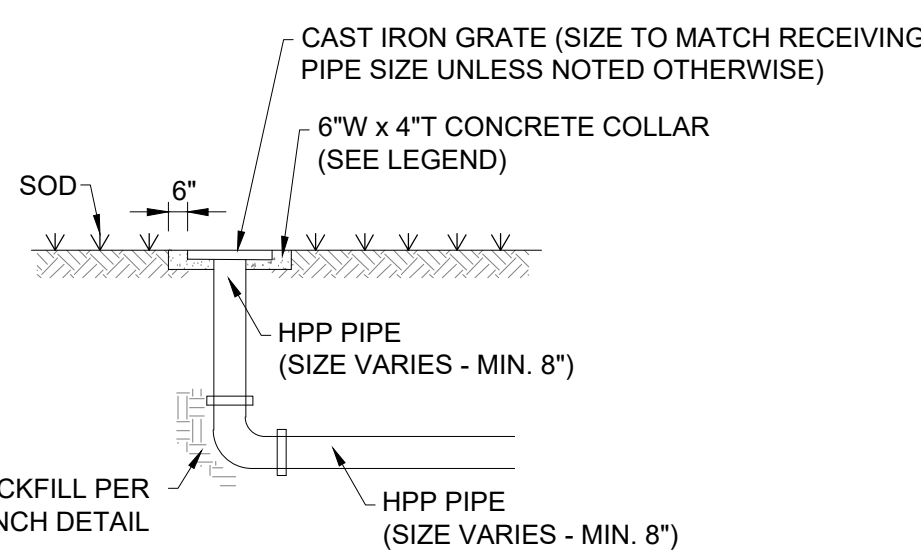
TYPICAL TRENCH DETAIL
N.T.S.

DETAILS LEGEND:

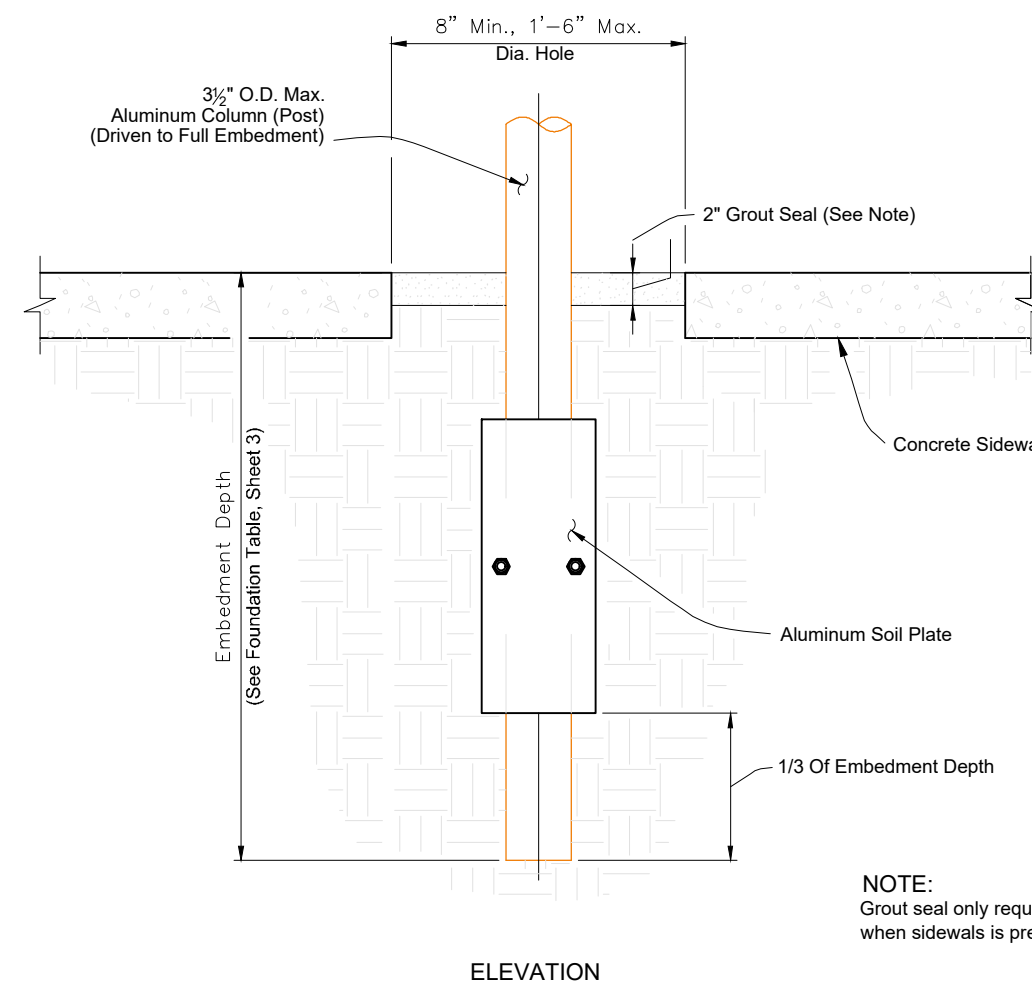
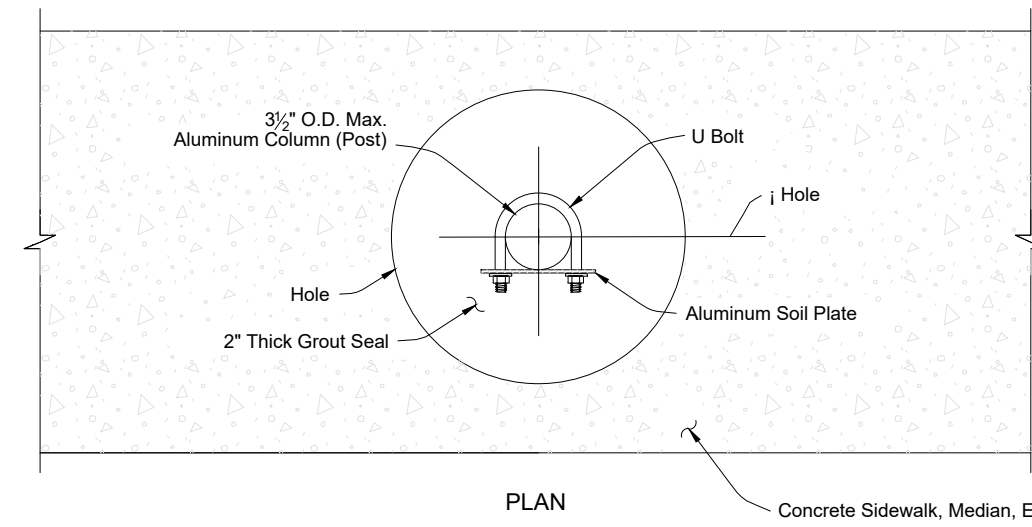
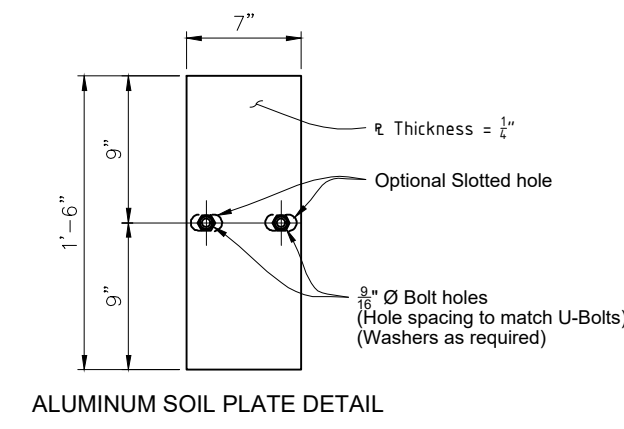
C/L	-CENTERLINE	R	-RADIUS
CONC.	-CONCRETE	R/W	-RIGHT-OF-WAY
EL	-ELEVATION	SW	-SIDEWALK
LL	-LOT LINE	TYP.	-TYPICAL
LME	-LAKE MAINTENANCE EASEMENT	U.E.	-UTILITY EASEMENT
MAX.	-MAXIMUM	U.E.-R.A.	-UTILITY EASEMENT - RESTRICTED AREA
MIN.	-MINIMUM		
P.S.L.U.E.	-CITY OF PORT ST. LUCIE UTILITY EASEMENT		

INLET AND MANHOLE NOTES:

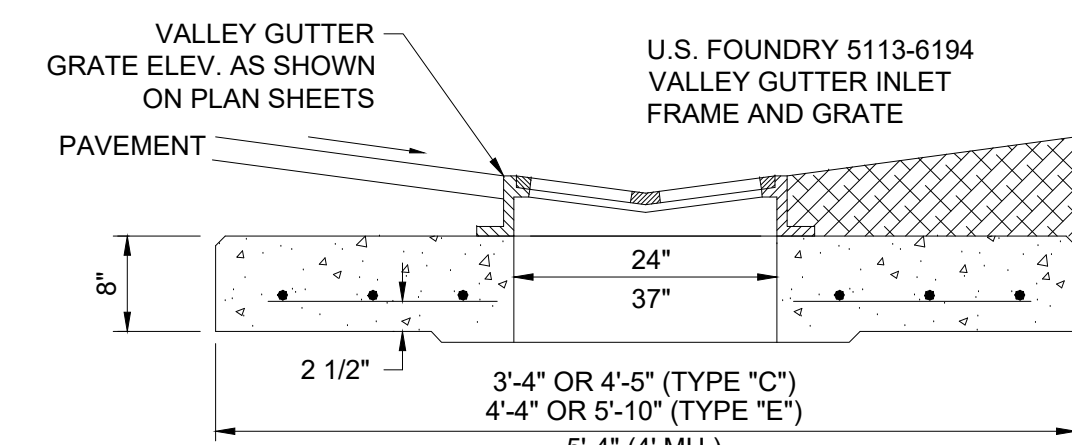
- ALL INLET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX # 201 & 232.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER.
- STRUCTURES WITH SKEWED PIPE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH F.D.O.T. STANDARDS INDEX # 200, SHEET 3 OF 5 AND INDEX # 201, SHEET 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.
- ALL EXPOSED CORNERS AND EDGES SHALL BE CHAMFERED 3/4".
- INLETS AND MANHOLES SHALL BE PRECAST CLASS "A" 3,000 P.S.I. CONCRETE.
- FRAMES AND GRATES SHALL BE CAST IRON AND IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
- INLET GRATES SHALL BE U.S. FOUNDRY OR EQUAL.
- ALL INLET GRATES SHALL HAVE LOCKING CHAINS IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #201, OR AN APPROVED ALTERNATE SECURING MECHANISM.
- REINFORCING STEEL SHALL CONFORM TO A.S.T.M. 615 GRADE 40.
- 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".
- 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.



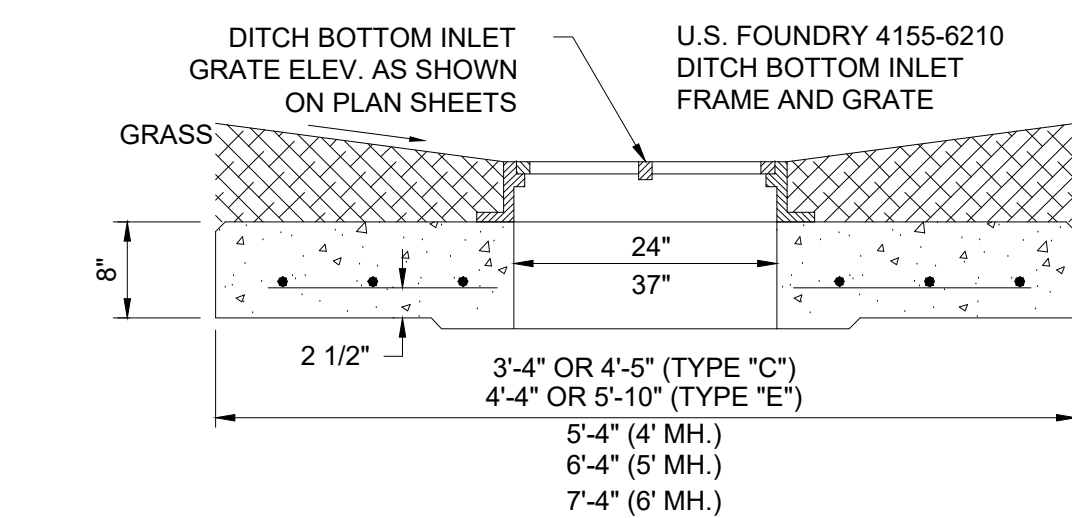
YARD DRAIN DETAIL
N.T.S.



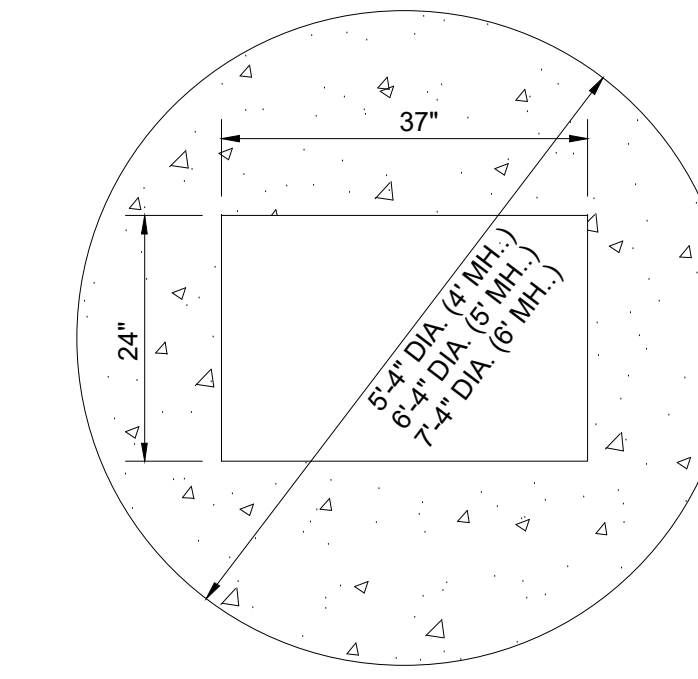
DRIVEN POST, CONCRETE/STUB, AND SOIL PLATE DETAILS FDOT INDEX 700-010
N.T.S.



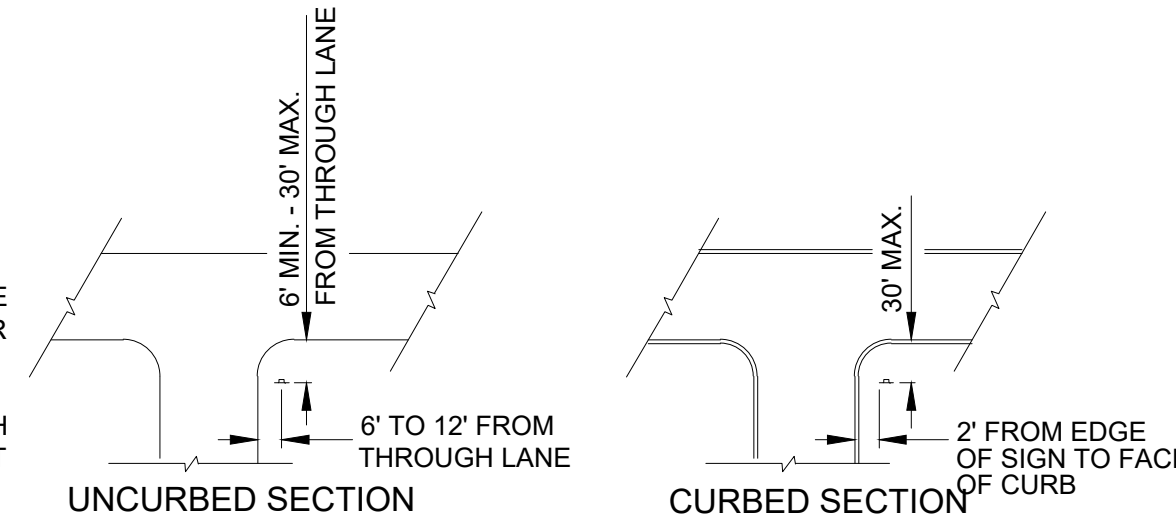
VALLEY GUTTER INLET (VGI) DETAIL
N.T.S.



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



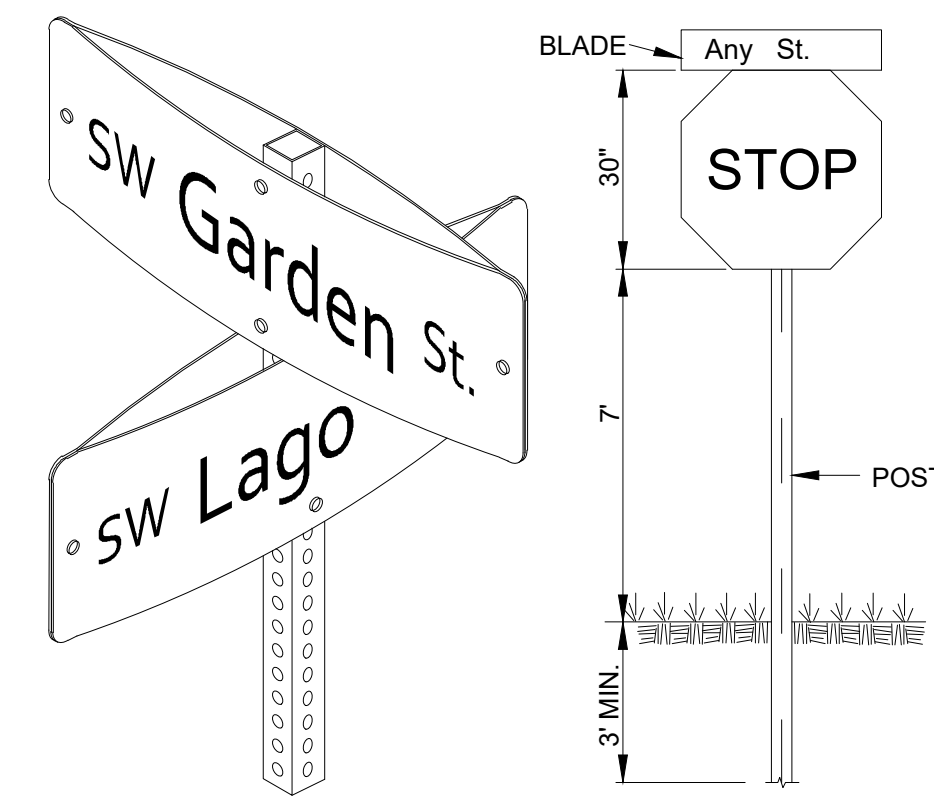
PLAN (4', 5' OR 6' MH)
N.T.S.



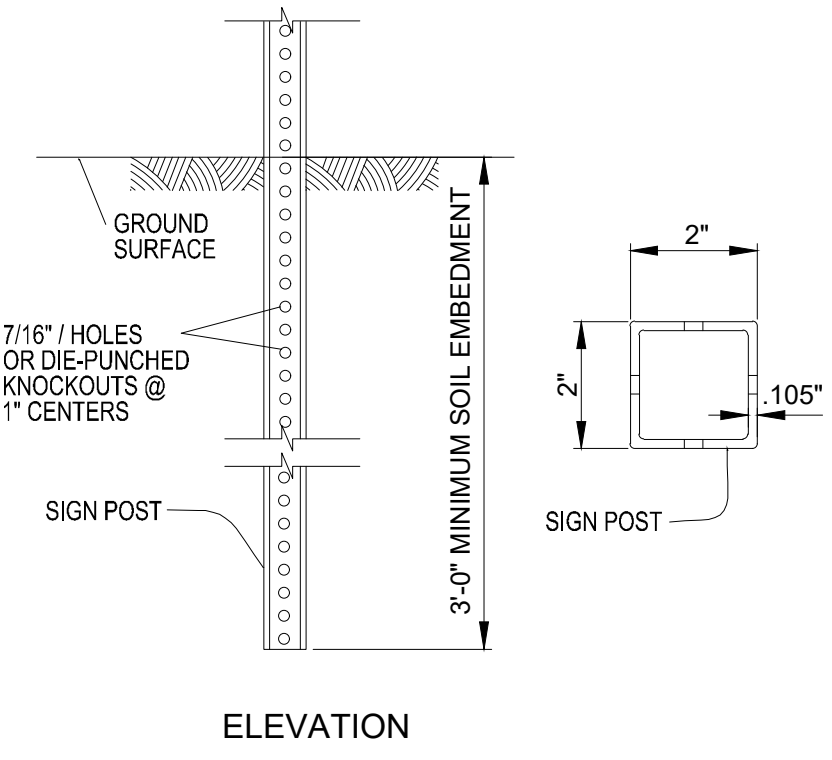
TYPICAL STOP SIGN PLACEMENT



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



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



STEEL SQUARE TUBE POST DETAILS

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 ALDINE 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 ALKYL 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) 1/8" DIAMETER HEX HEAD BOLTS.

STOP SIGN: R1-1 MUTCD (HIGH INTENSITY)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

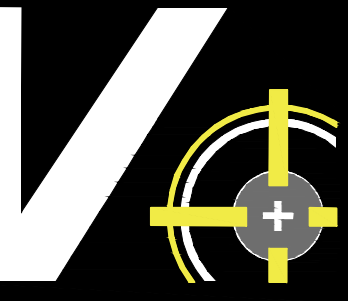
POLICY: 9" BLADES WITH 6" UPPERCASE WITH 4.5" LOWERCASE LETTERS FOR THOROUGHFARE ROADS FOUR LANES OR WIDER, TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.

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.



CITY OF PSL PROJECT No. P24-075
PSLUSD FILE No. 5268H



VELCON

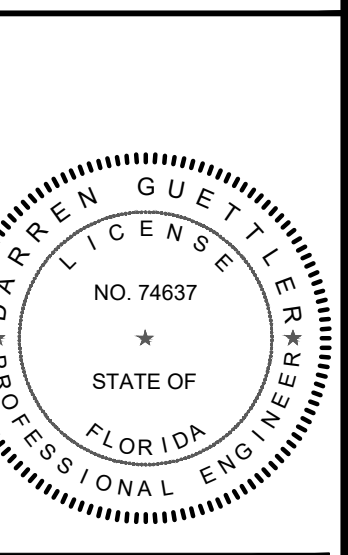
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 873-5477
FIRE C.O.A. # 3222

REVISIONS:		COMMENT:
BY:	DATE:	SPRC COMMENTS AND COMMENTS
SG	06-02-24	

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PROJECT: RIVERLAND PARCEL D
PLAT 8
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IN LLLP

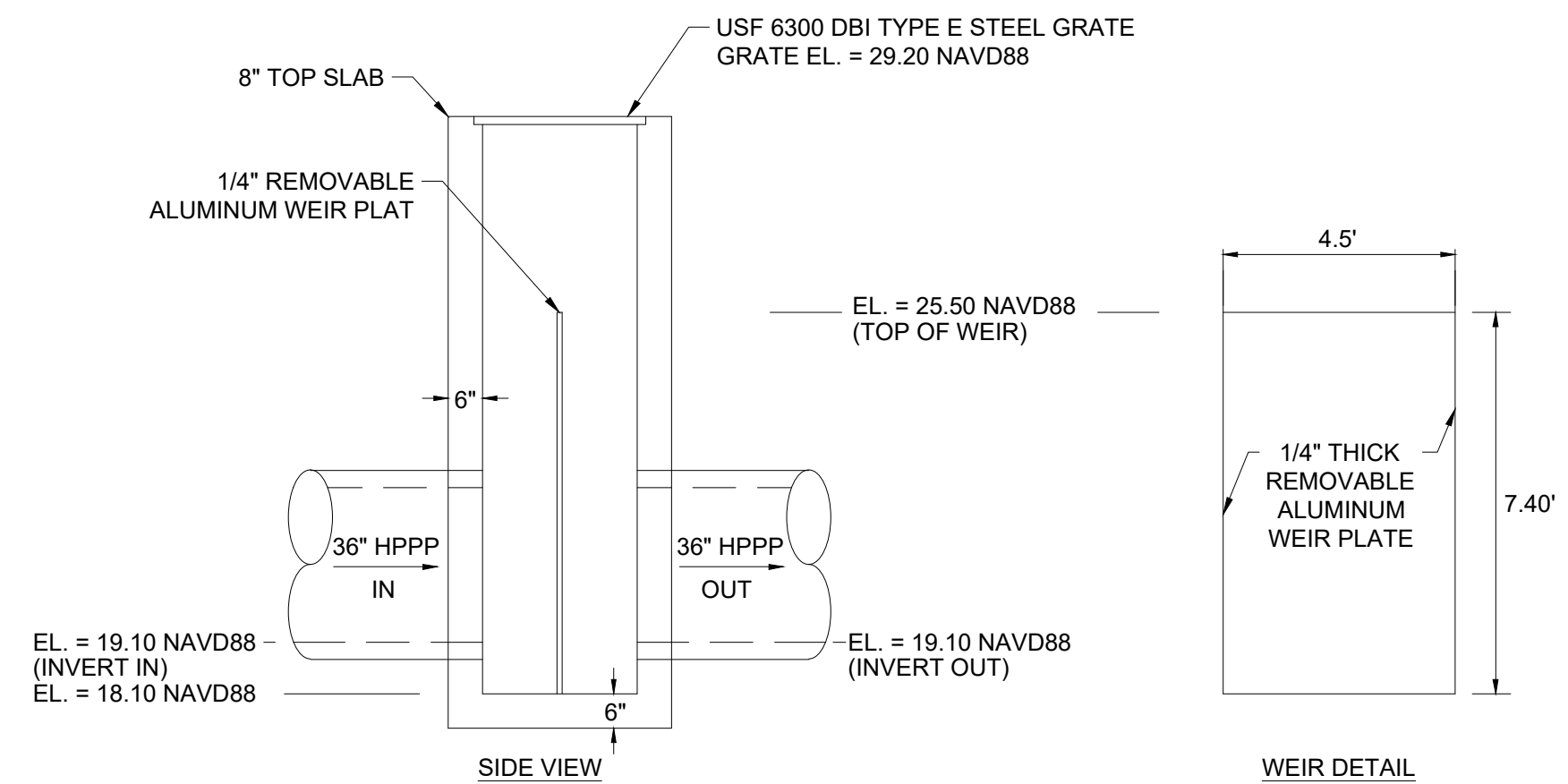
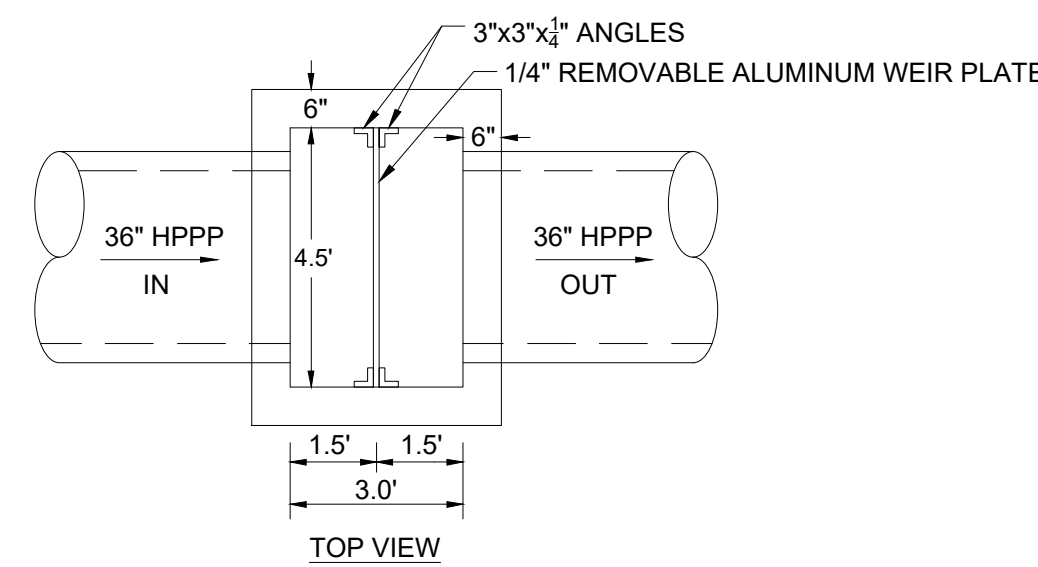


DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

PROJECT No.: 24-1009
DRAWN BY: SOIC
CHECKED BY: DG
DATE: 04/18/2024
CAD I.D.: 24-1009 - PGD DETAILS

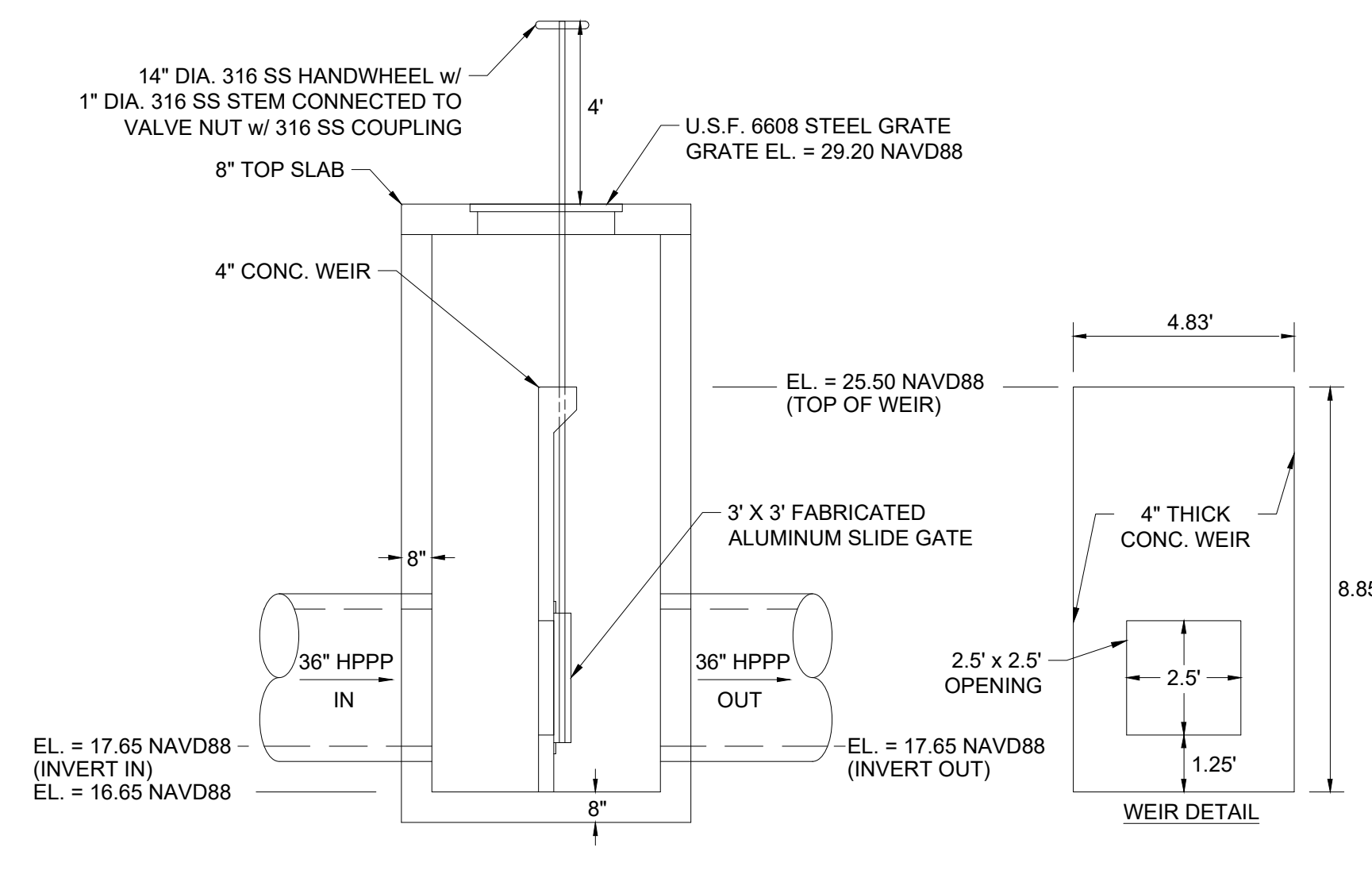
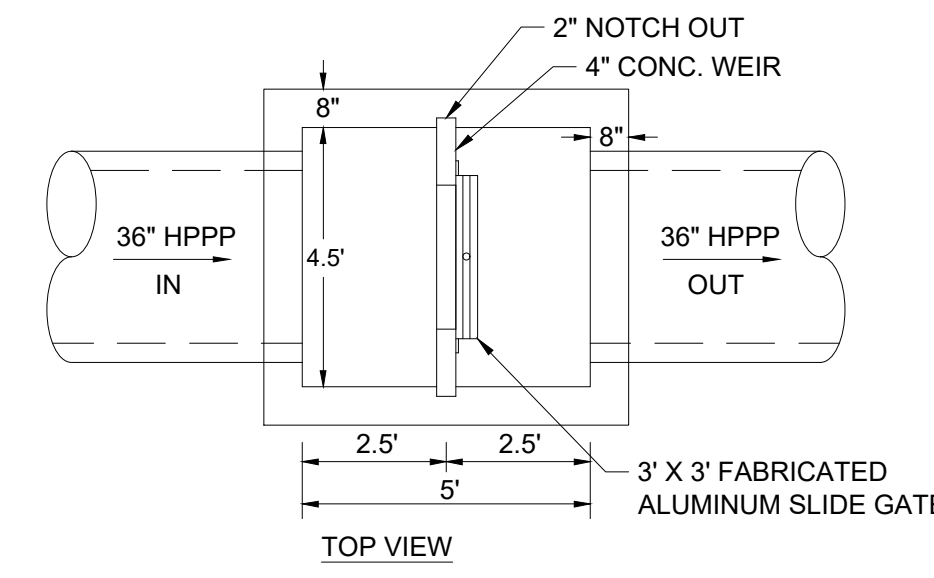
SHEET TITLE: PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER: 10



NOTES:
1. SHOP DRAWING FOR THE STRUCTURE AND SLIDE GATE SHALL BE PROVIDED AND APPROVED PRIOR TO FABRICATION.

CONTROL STRUCTURE CS #8-1 DETAIL
N.T.S.



NOTES:
1. SHOP DRAWING FOR THE STRUCTURE AND SLIDE GATE SHALL BE PROVIDED AND APPROVED PRIOR TO FABRICATION.

CONTROL STRUCTURE CS #8-2 DETAIL
N.T.S.



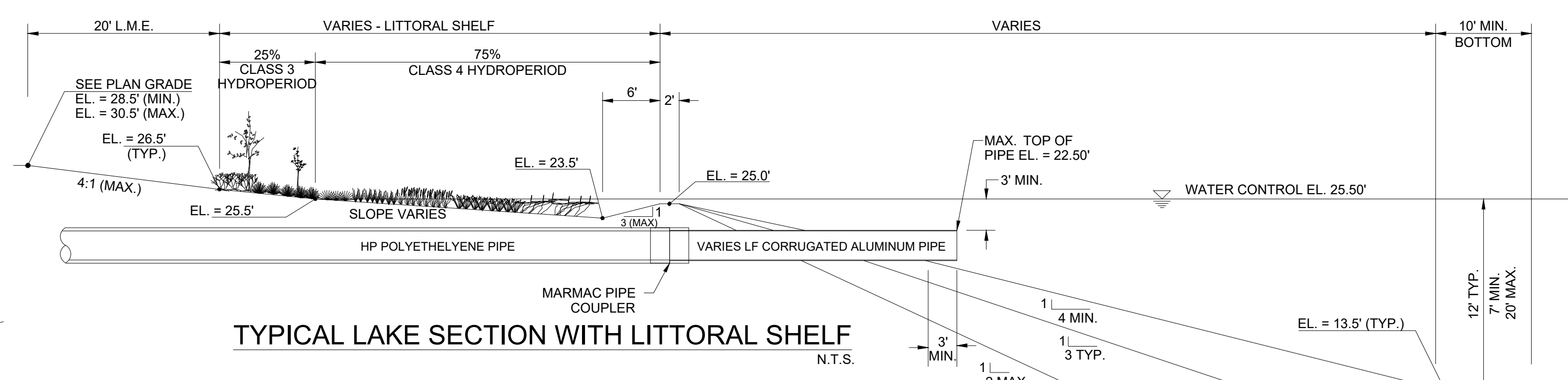
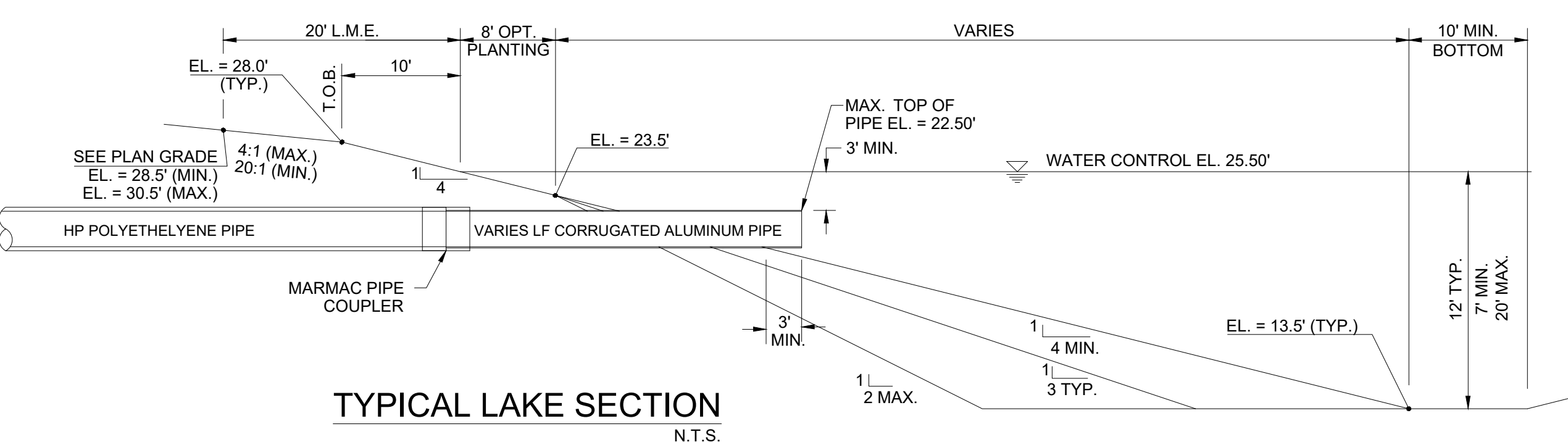
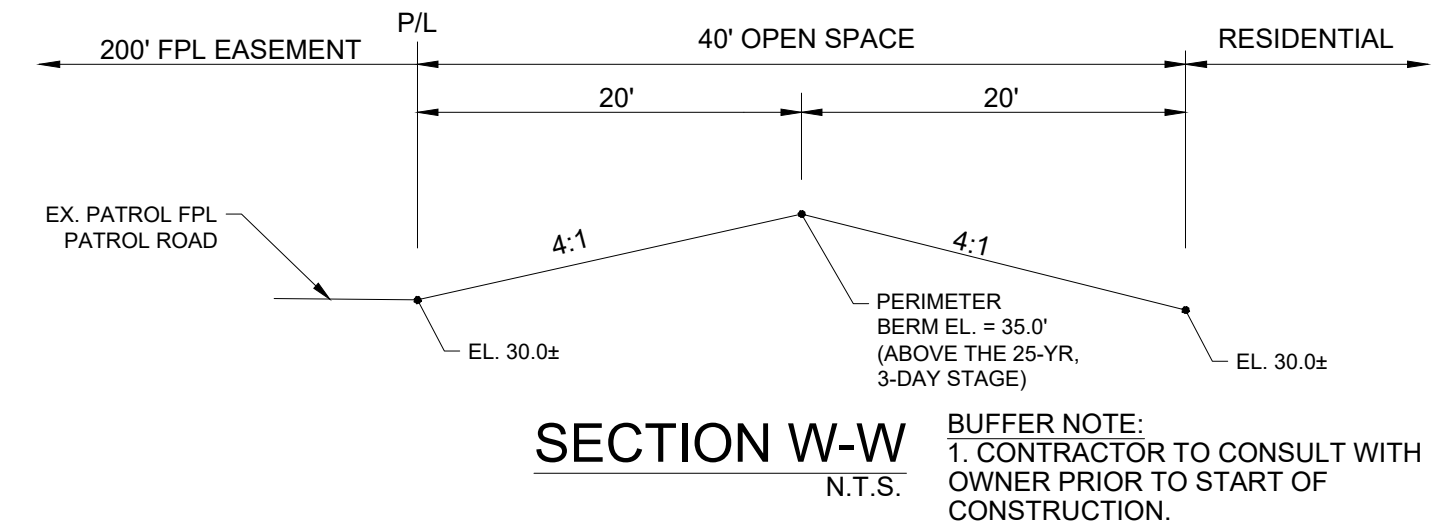
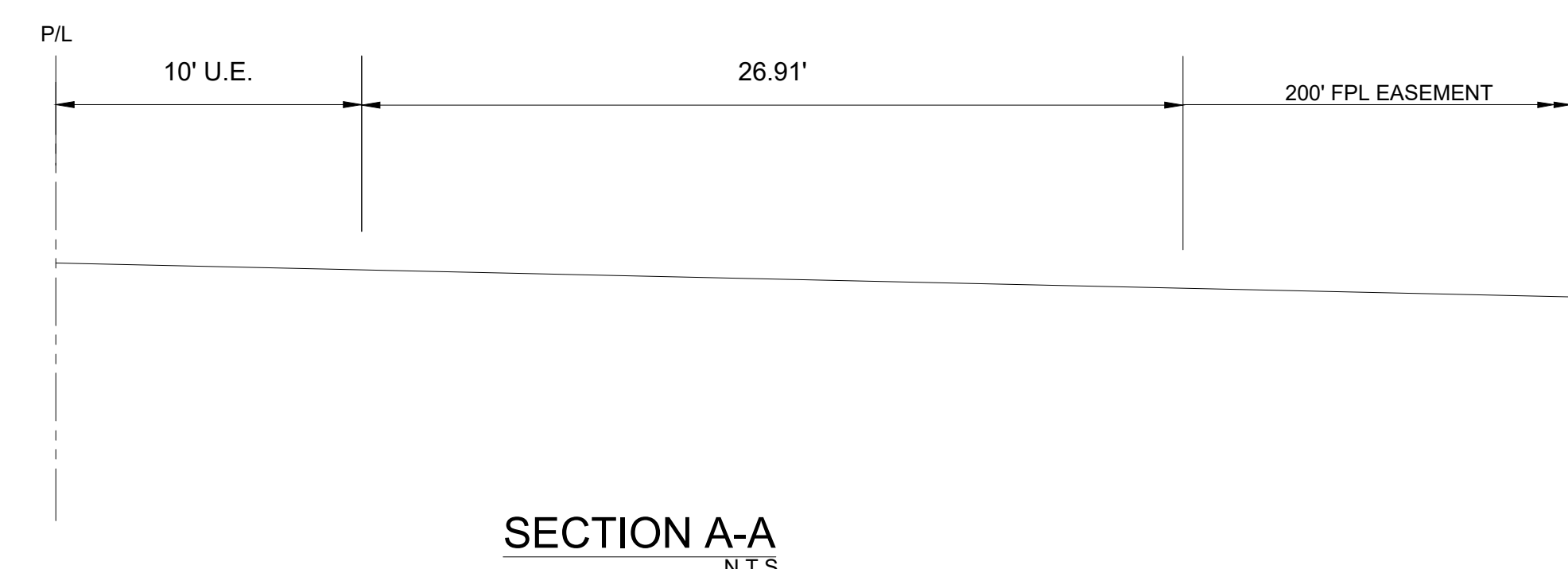
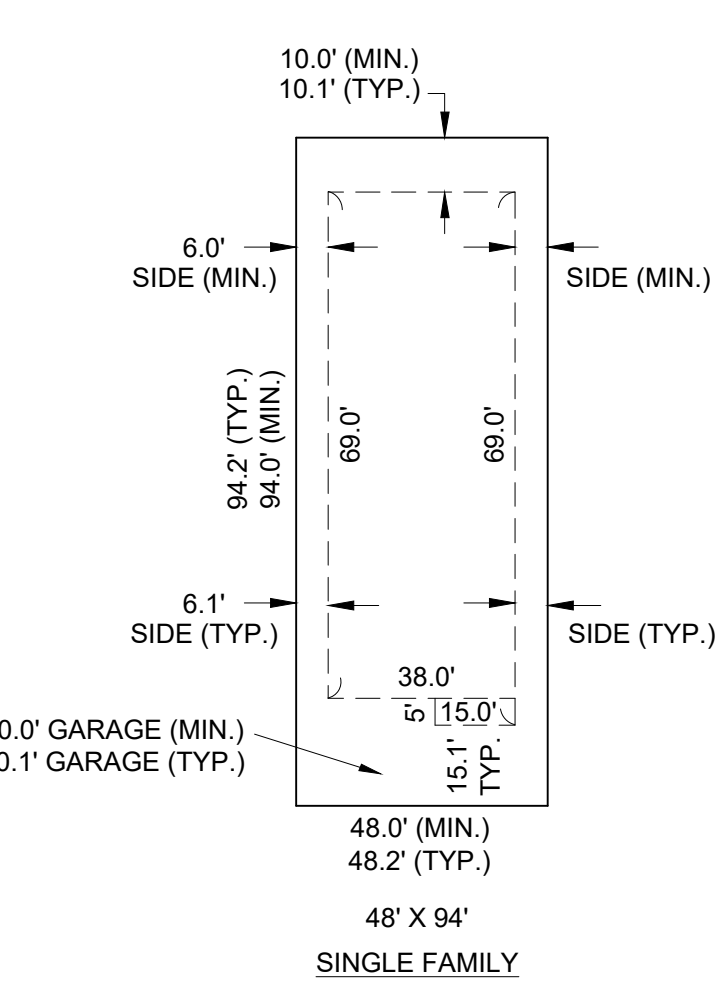
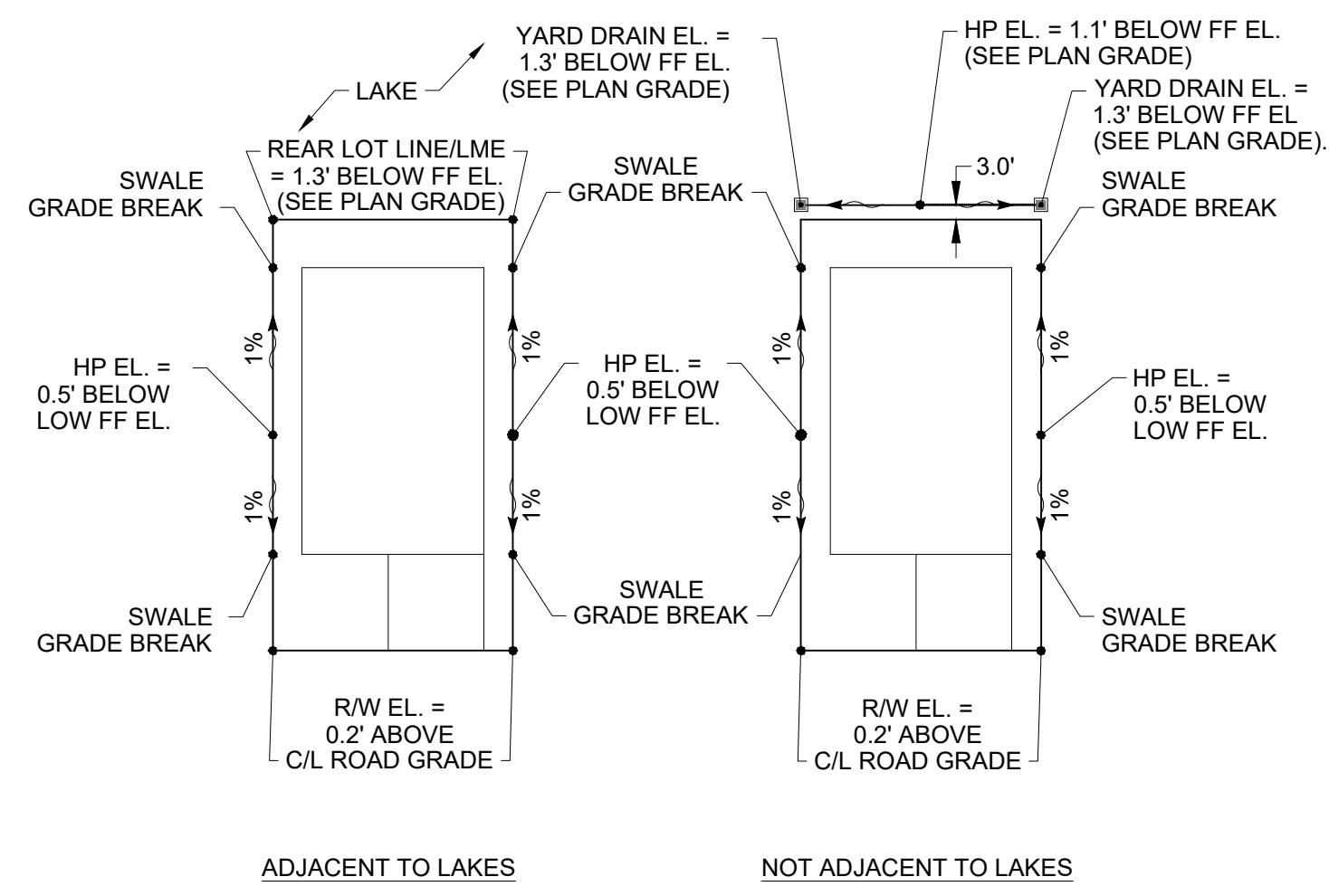
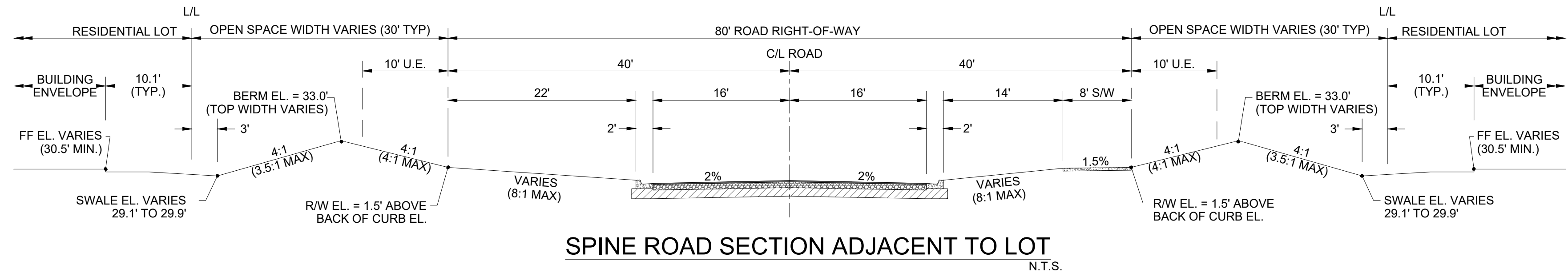
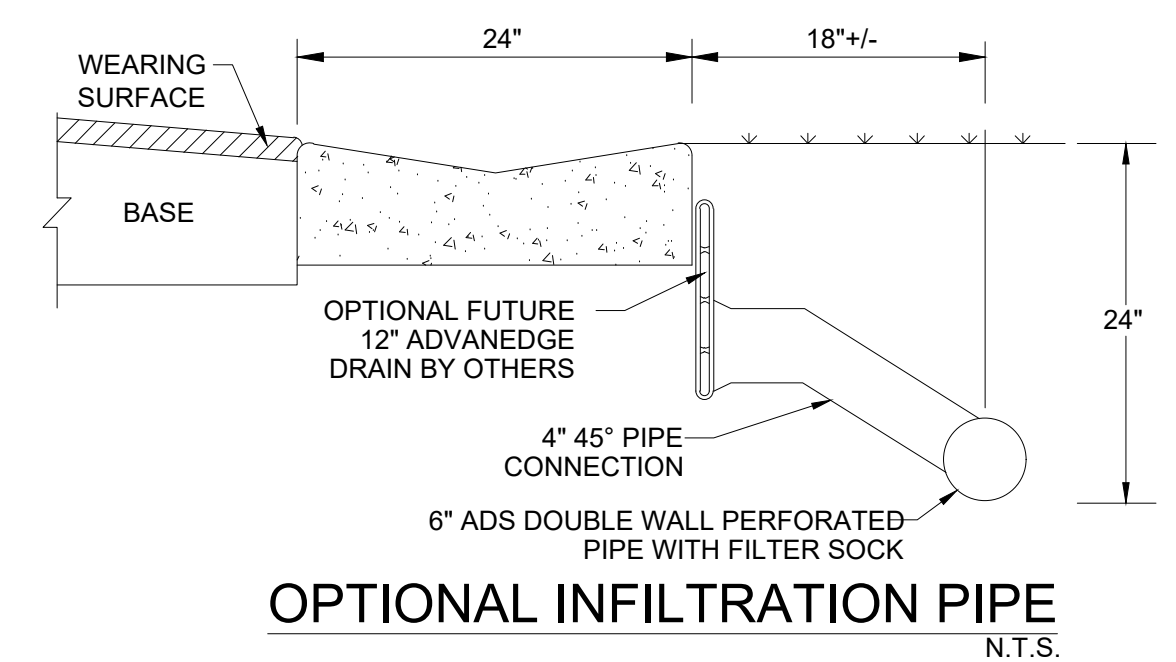
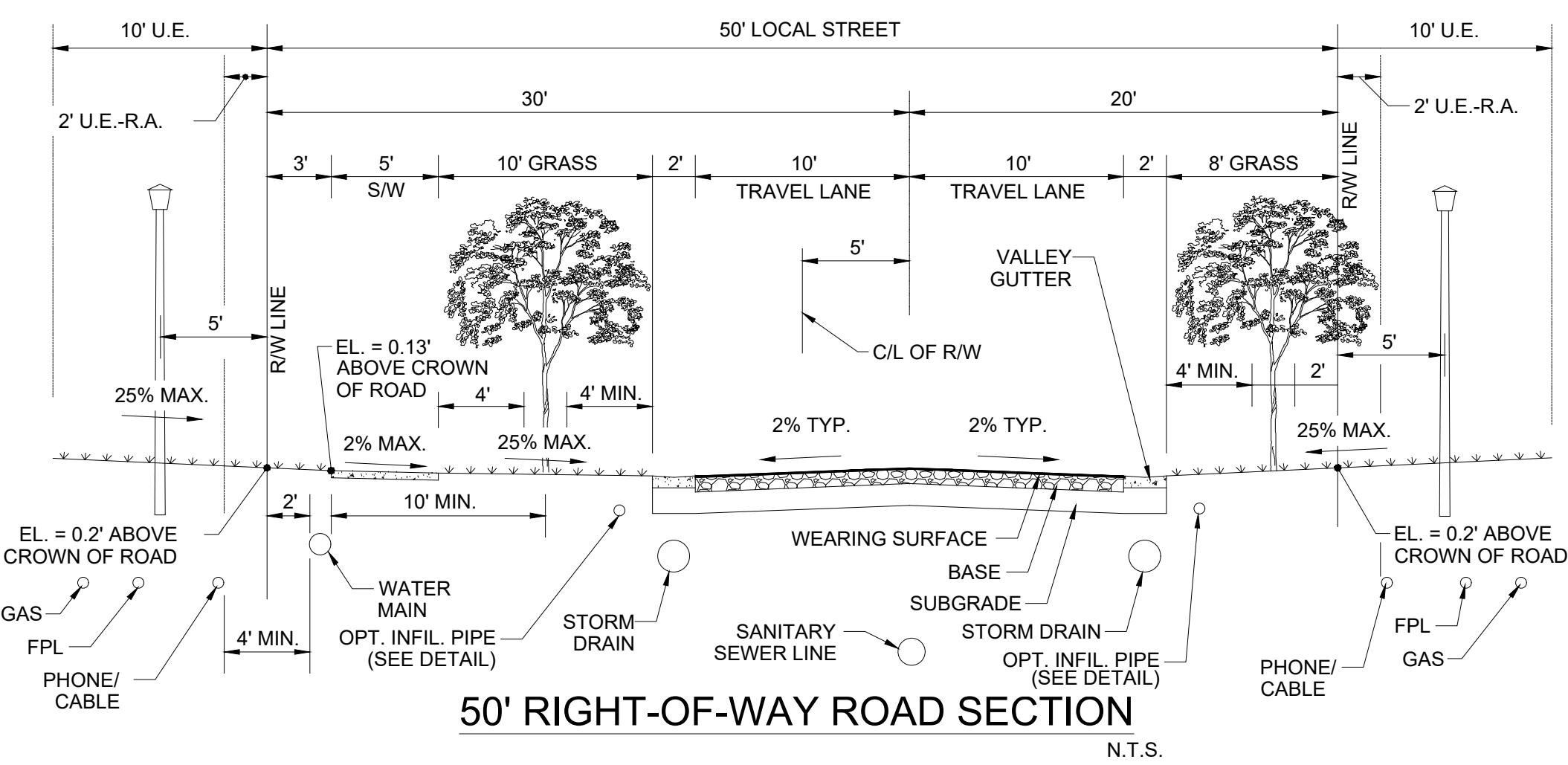
CITY OF PSL PROJECT NO. P24-075
PSLUSD FILE NO. 5268H

GENERAL NOTES

- ALL ELEVATIONS SHOWN ON THESE PLANS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.50' NAVD88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, STATE OR FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED PRIOR TO INITIATING THE WORK.
- THE CONTRACTOR SHALL CALL SUNSHINE (1-800-432-4770), 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
- UTILITIES - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION FROM WHAT IS SHOWN ON THE PLAN.
- AS-BUILTS - THE CONTRACTOR SHALL SUBMIT "AS-BUILT" INFORMATION OBTAINED BY A FLORIDA REGISTERED LAND SURVEYOR. INFORMATION SHALL BE IN A FORMAT SPECIFIED BY THE GOVERNING AGENCIES.
- GUARANTY - ALL MATERIAL AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, INSTALLATION AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART FOR THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD, PARKING OR BUILDING AREA, THEY SHALL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT OR FOUNDATION AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
- ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S ENGINEER.
- THIS WILL BE A RETENTION SYSTEM, THERE WILL BE NO OUTFALL CONNECTIONS TO ADJACENT PARCELS FOR THIS PHASE OF CONSTRUCTION.
- EXCAVATED MATERIAL SHALL BE PLACED THROUGHOUT THE SITE WITHIN ROAD RIGHT-OF-WAYS, BUILDING PADS AND OPEN SPACE AREAS. ANY FILL REQUIRED TO BE STOCKPILED SHALL BE APPROVED BY THE CITY OF PORT ST. LUCIE PRIOR TO STOCKPILING.
- DEWATERING SHALL NOT BE REQUIRED FOR THIS PHASE OF CONSTRUCTION.
- IRRIGATION SHALL NOT BE REQUIRED FOR THIS PHASE OF CONSTRUCTION.
- PRIOR TO THE FILLING OR EXCAVATION WITHIN THE 10' F&L EASEMENT (ORB 444, PG 600) THE EASEMENT SHALL BE ABANDONED.
- ON-SITE BURNING SHALL NOT BE AUTHORIZED UNLESS ALL APPLICABLE PERMITS HAVE BEEN OBTAINED BY THE CONTRACTOR/OWNER.
- 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).

SECTIONS/DETAILS LEGEND:

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



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 1928 (NGVD29), ADD 1.475 FEET TO THE NAVD88 ELEVATION. FOR EXAMPLE NAVD88 + 1.475' = NGVD29.
- LAKE CONTROL ELEVATION SHALL BE 25.50' NAVD88.

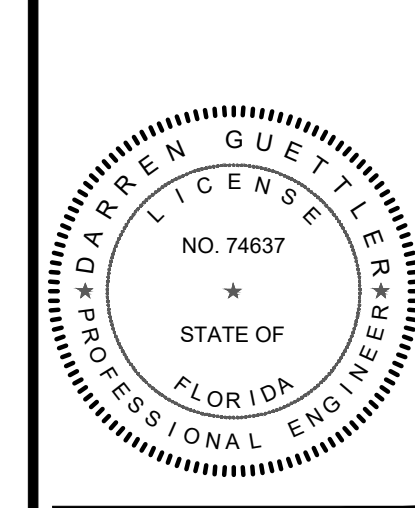
NOTE: ALL GRADES SHOWN ARE IN NAVD88



BY:	DATE:	COMMENT:
SG	06-02-24	SPRG COMMENTS AND COMMENTS

PROJECT: RIVERLAND PARCEL D
PLAT 8
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV LLLP



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

PROJECT No.: 24-1009
DRAWN BY: SOG
CHECKED BY: DG
DATE: 04/18/2024
CAD ID.: 24-1009 - SECTIONS

SHEET TITLE: CROSS SECTIONS

SHEET NUMBER: 11



CITY OF PSL PROJECT NO. P24-075
PSLUSD FILE NO. 5268H



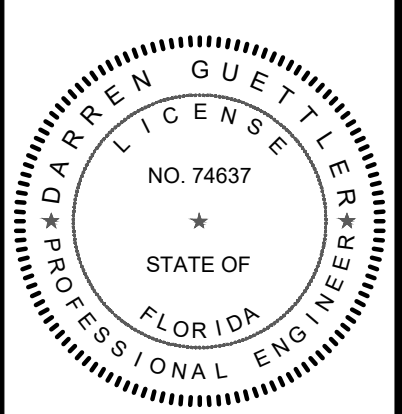
ENGINEERING & SURVEYING, LLC
 1449 NW COMMERCIAL CENTRE DR
 FORT ST. LUCIE, FL 34986
 PHONE: (772) 879-5477
 FBPE C.O.A. # 3222

REVISIONS:	
BY:	DATE:
SG	06-02-24
	SPRC COMMENTS AND COMMENTS

COMMENTS:	

PROJECT:
RIVERLAND PARCEL D
PLAT 8
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
RIVERLAND ASSOCIATES IV LLLP

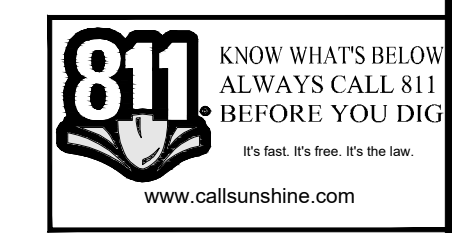


DARREN GUETTLER, PE
 FLORIDA LICENSE No. 74637
 11/8/24

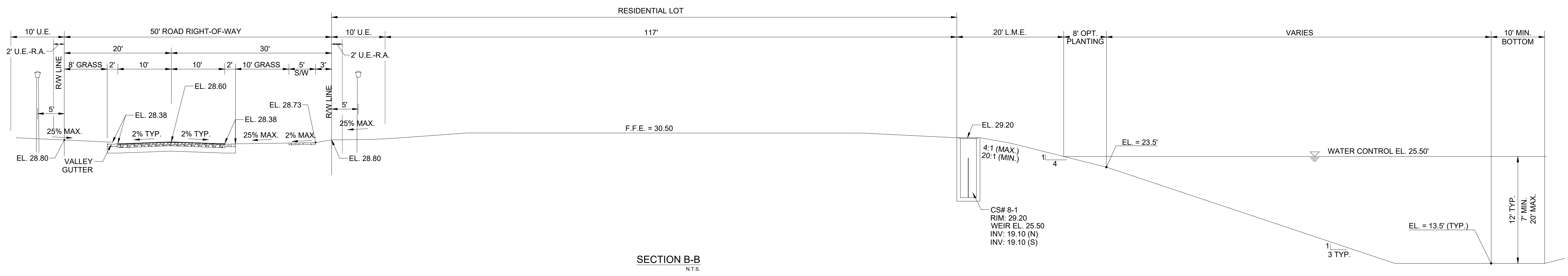
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 DRAWN BY: SOIC
 CHECKED BY: DG
 DATE: 04/18/2024
 CAD ID: 24-1009 - SECTIONS

SHEET TITLE:
CROSS SECTIONS

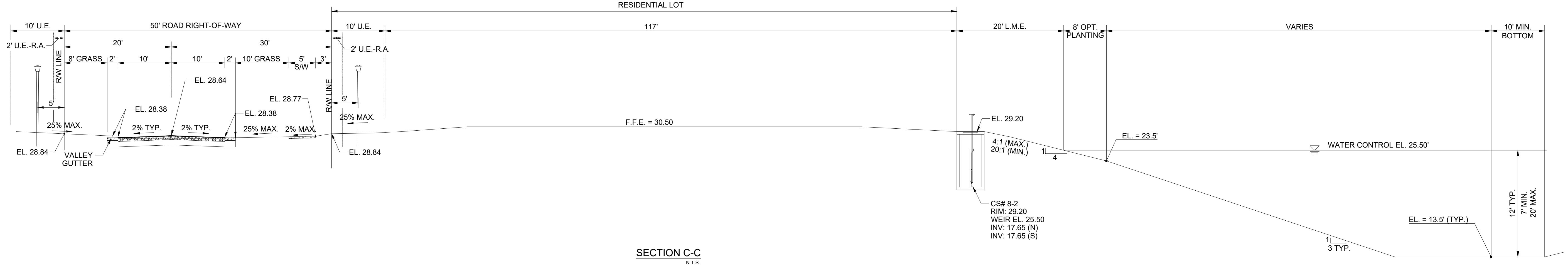
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CITY OF PSL PROJECT NO. P24-075
 PSLUSD FILE NO. 5268H

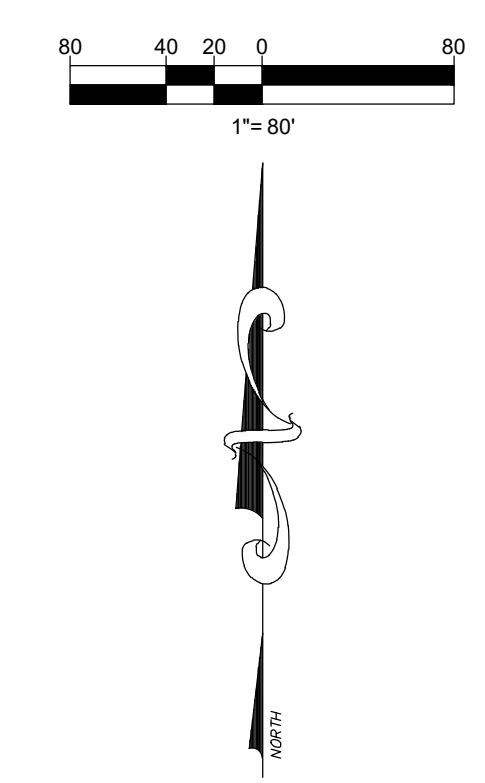
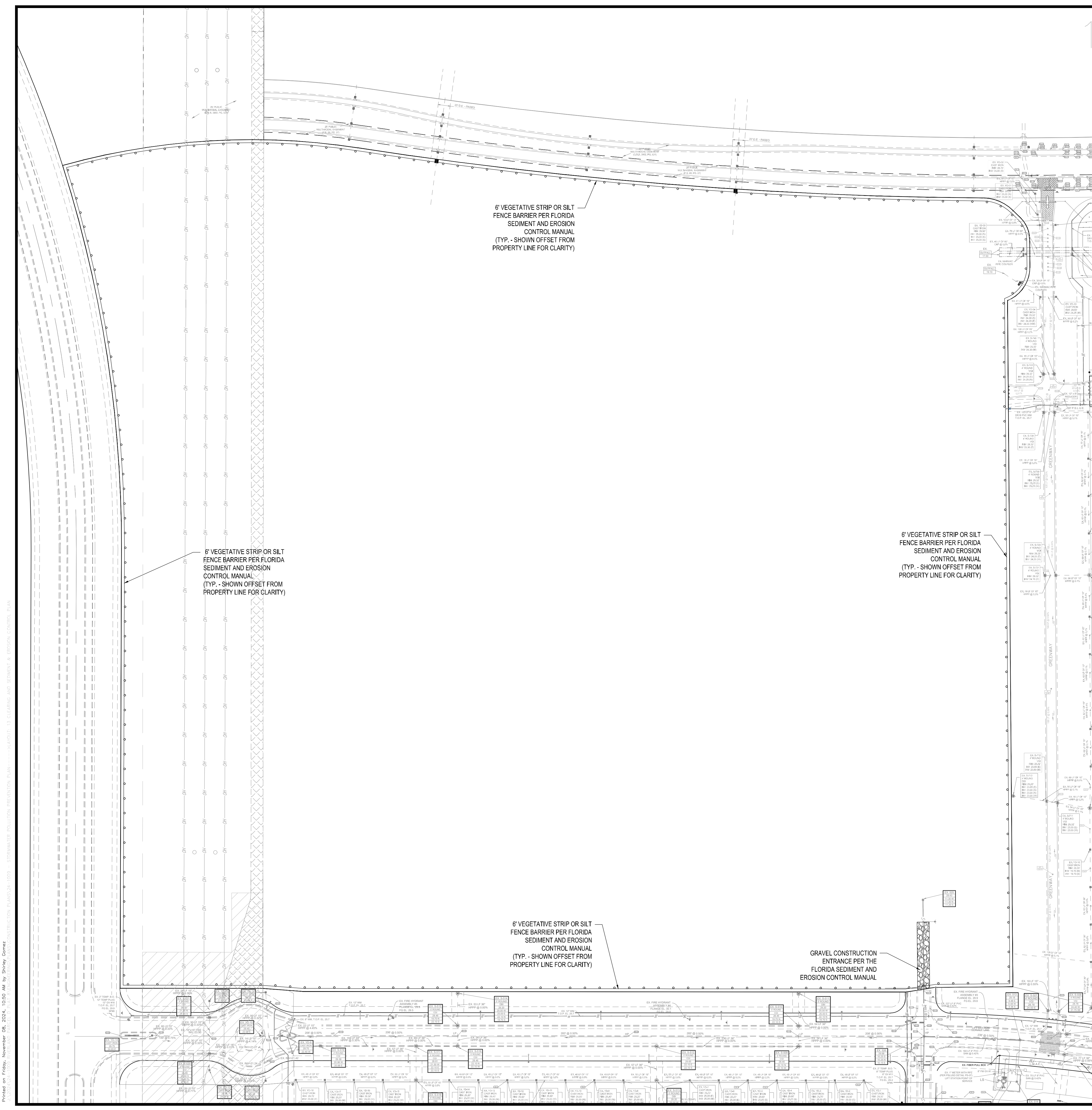


SECTION B-B
 N.T.S.



SECTION C-C
 N.T.S.

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

NOTE:
 EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.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: 2,035.353 S.F. (46.725 AC)
 AREA TO BE CLEARED: 2,035.353 S.F. (46.725 AC)

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).

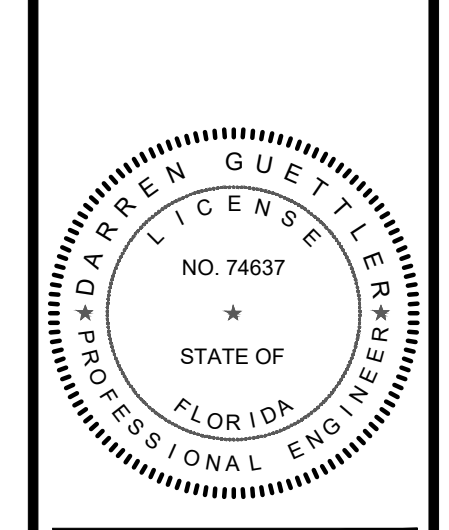
ENVIRONMENTAL STATEMENT:
 THIS SITE WAS INCLUDED IN THE OVERALL RIVERLAND ENVIRONMENTAL SITE ASSESSMENT AND THIS AREA OF THE DEVELOPMENT IS PART OF THE MASTER GRADING PLAN THAT WAS APPROVED BY THE CITY AND IS CURRENTLY IN OPERATION.



REVISIONS:	
BY:	DATE:
SG	06-02-24

PROJECT:
**RIVERLAND PARCEL D
 PLAT 8**
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
**RIVERLAND
 ASSOCIATES IV
 LLLP**



DARREN GUETTLER, PE
 FLORIDA LICENSE NO. 74637
 11/8/24

PROJECT NO.: 24-1009
 DRAWN BY: SOG
 CHECKED BY: DG
 DATE: 04/18/2024
 CAD I.D.: 24-1009 - STORMWATER POLLUTION PREVENTION PLAN



CITY OF PSL PROJECT NO. P24-075
 PSLUSD FILE NO. 5268H

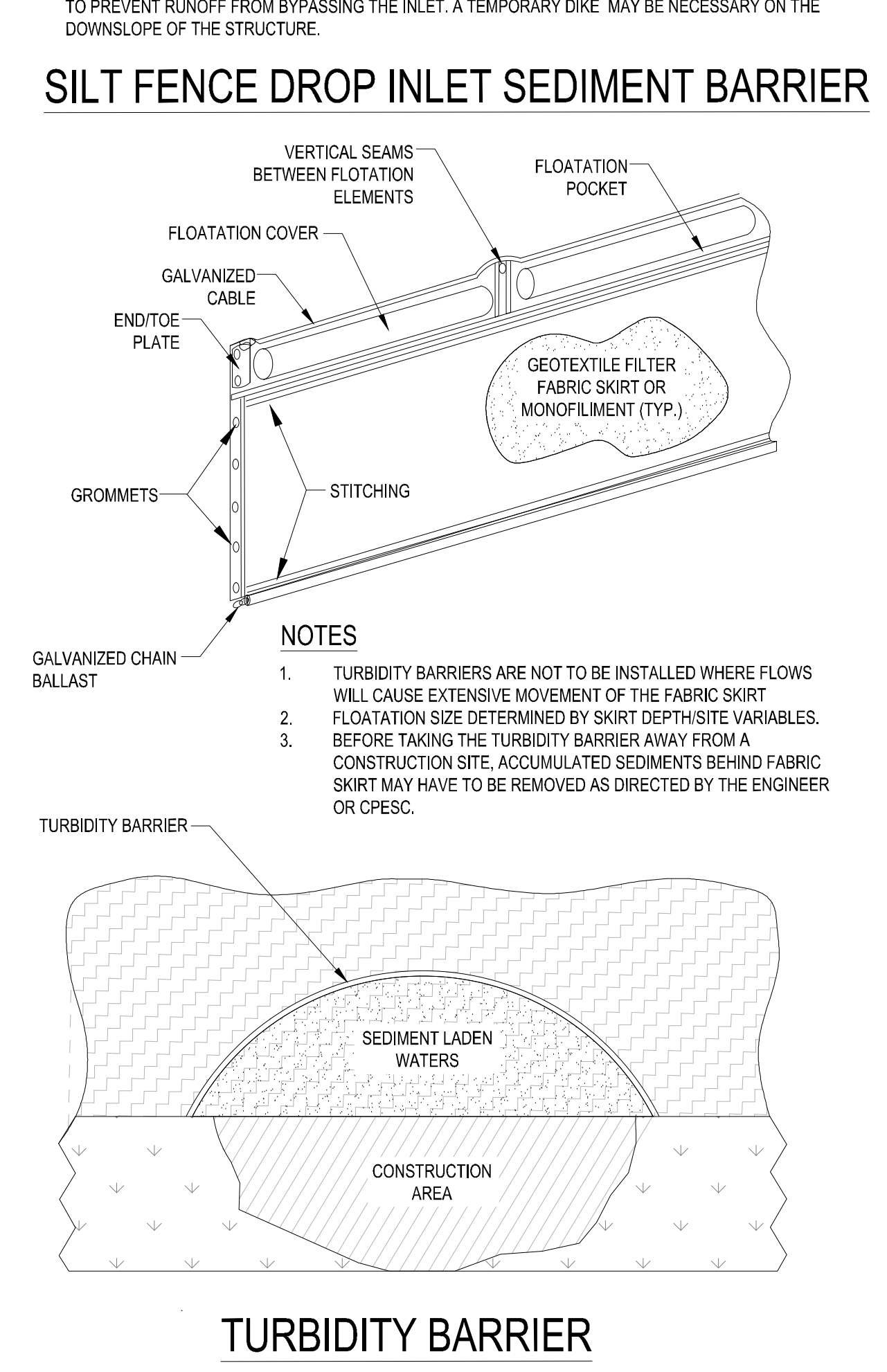
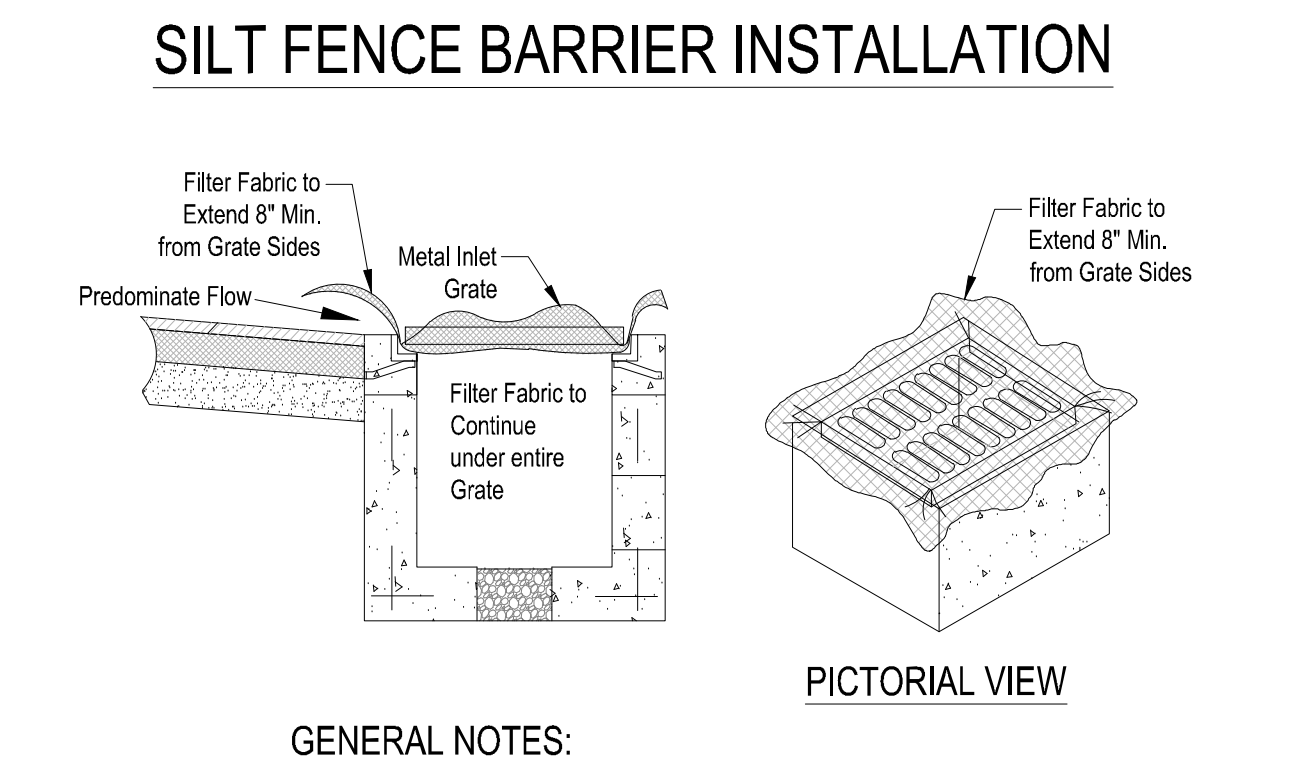
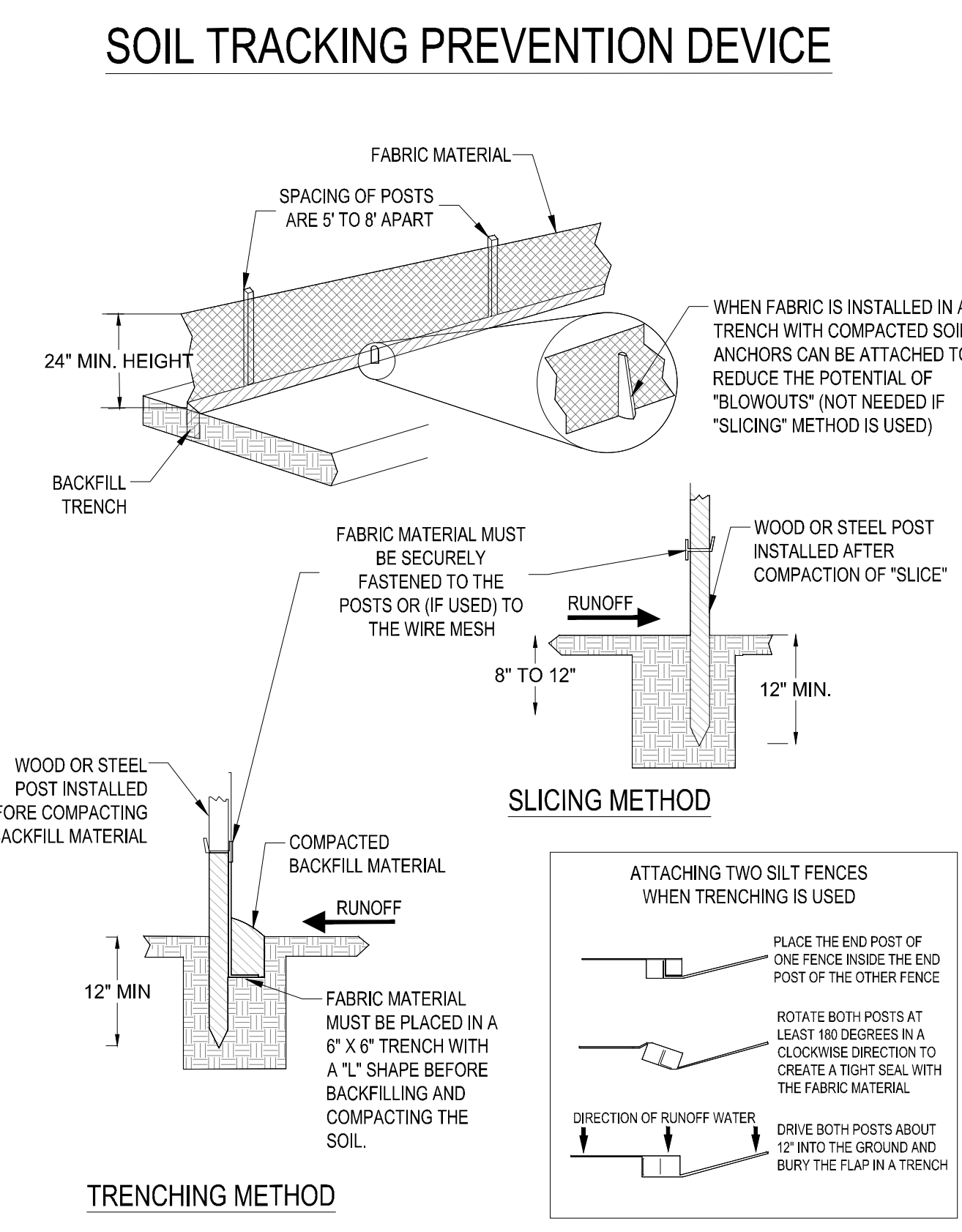
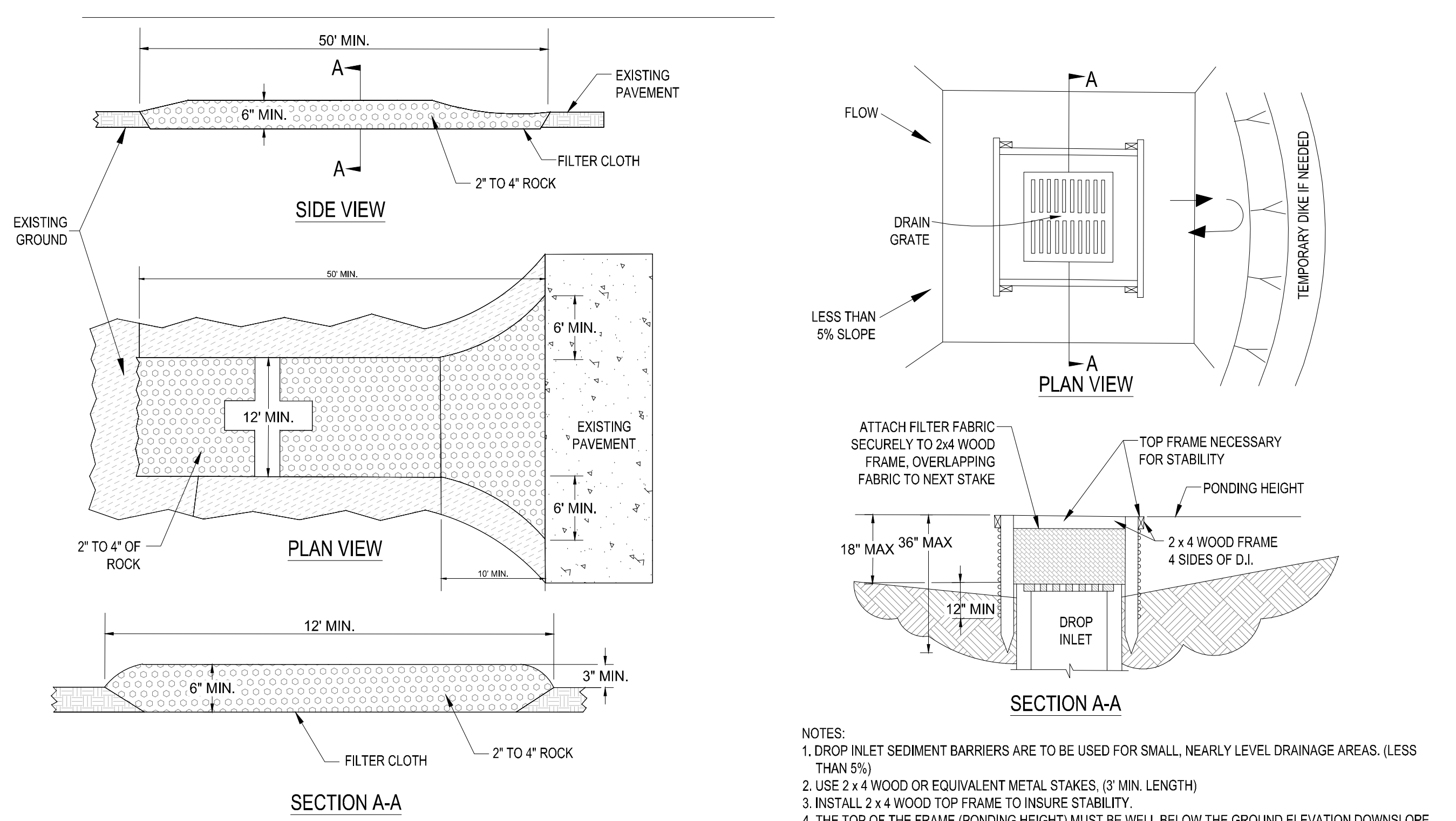
13

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Section 1	Project Name and location information:	Riverland - Parcel D Plat 8 City of Port St. Lucie, Florida
Section 2	Describe the nature of the construction activity:	Construction activities consist of 136 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:	46.73 acres
Section 5	Total area of the site to be disturbed:	46.73 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site: The soils are silty fine sand to clean sands. The small sand particle size will make the potential for erosion high.	Runoff Coefficients: Before: 0.81 During: 0.30-0.81 After: 0.81
Section 7	Estimate the drainage area size for each discharge point.	46.73 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MSD 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.	
	N/A - less than 10 acres	
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 inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.

Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: <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 manufactures' 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



ENGINEERING & SURVEYING, LLC
 1449 NW COMMERCIAL CENTRE DR
 PORT ST. LUCIE, FL 34987
 PHONE: (772) 879-5477
 FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
SG	06-02-24	SPRC COMMENTS AND COMMENTS

PROJECT: RIVERLAND PARCEL D PLAT 8 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV LLLP

DARREN GUETTLER, PE
 FLORIDA LICENSE No. 74637
 11/8/24

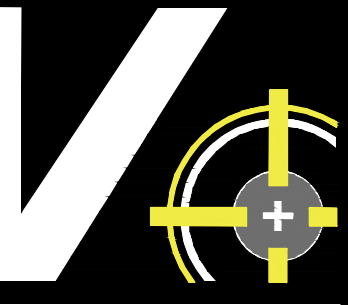
PROJECT No.: 24-1009
 DRAWN BY: SOG
 CHECKED BY: DG
 DATE: 04/18/2024
 CAD ID: 24-1009 - STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER: 14

STORMWATER POLLUTION PREVENTION PLAN

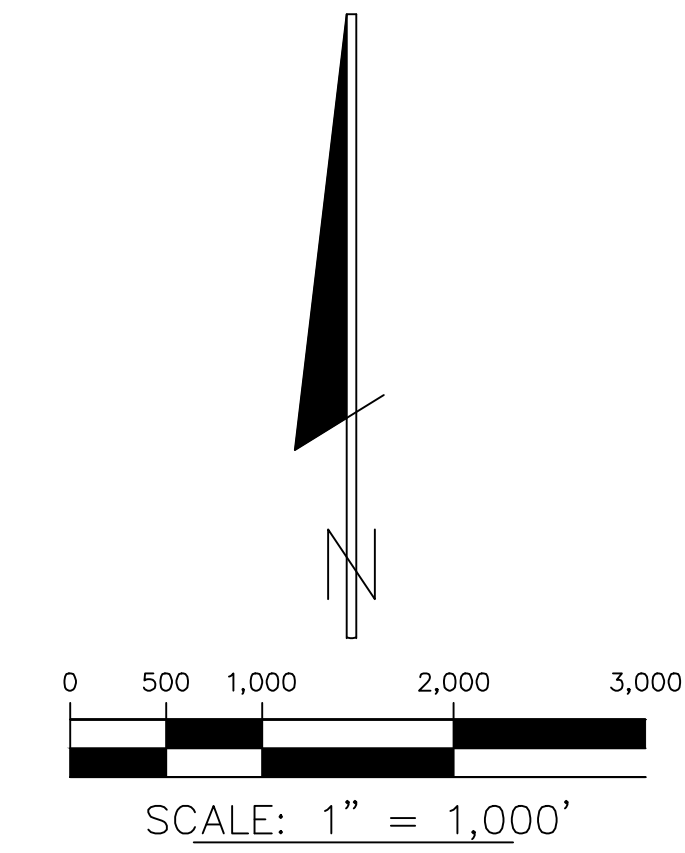
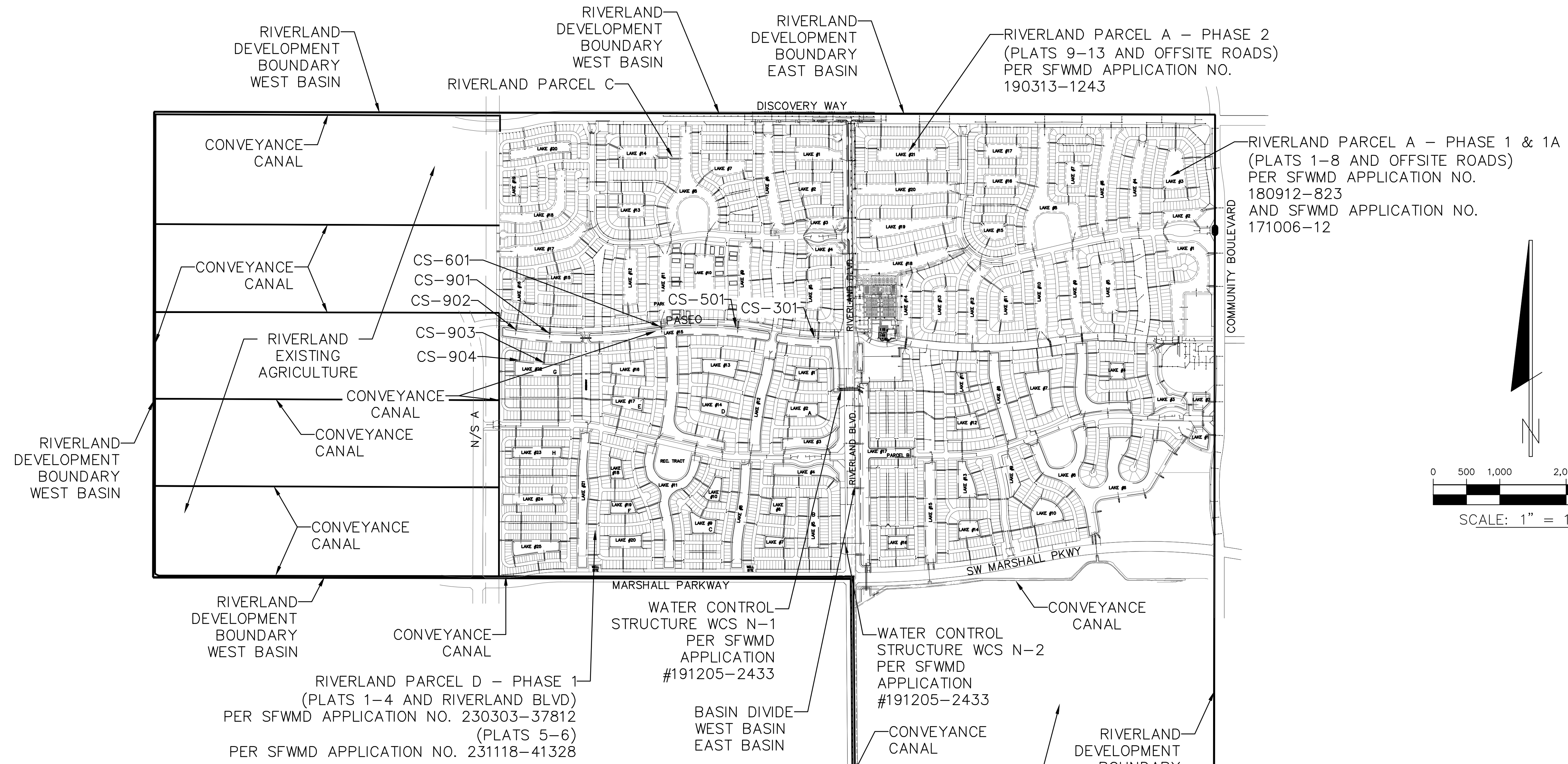
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
 875 West 17th Street, Suite 103
 www.callsunshine.com

CITY OF PSL PROJECT No. P24-075
 PSLUSD FILE NO. 5268H

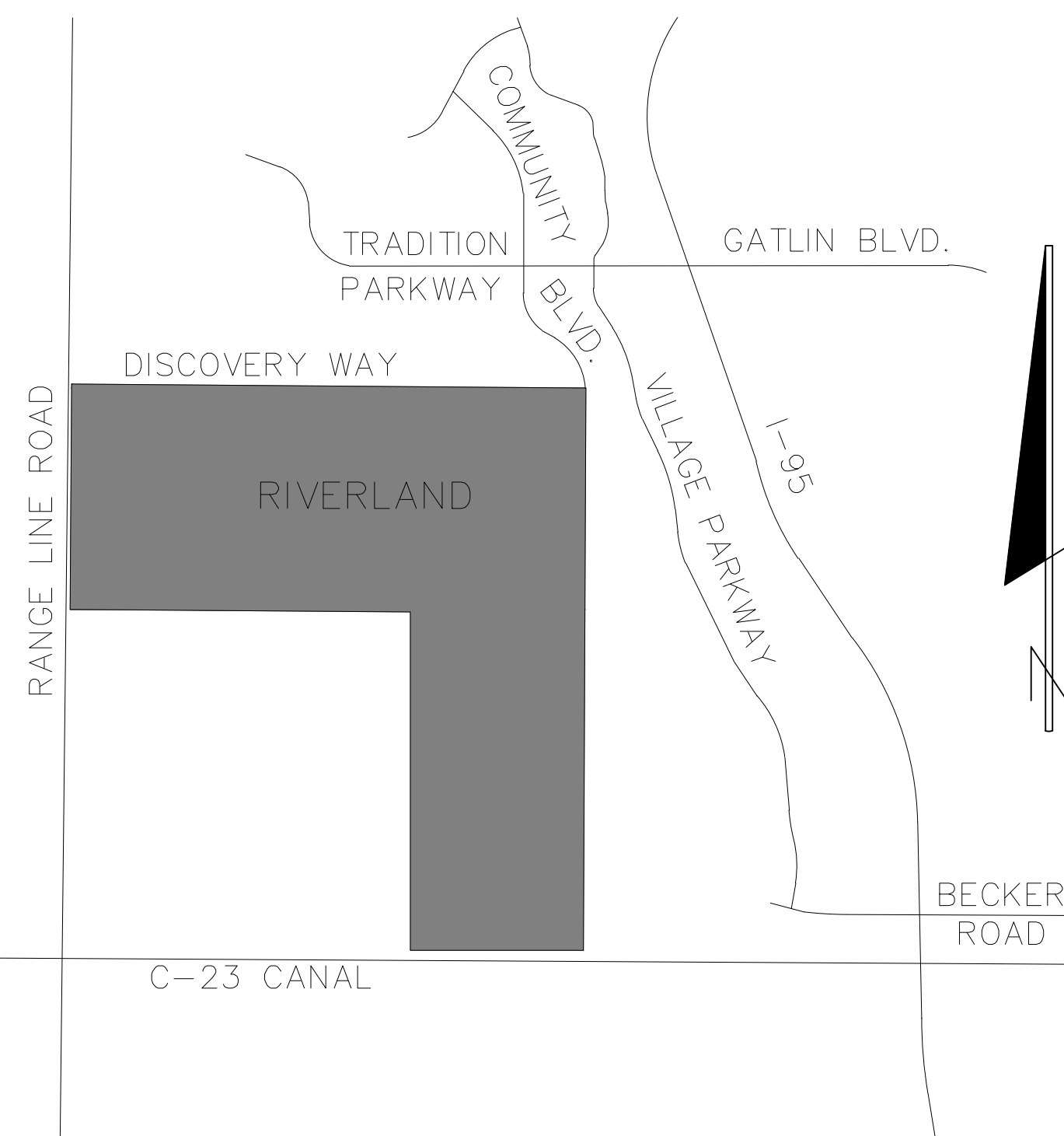


VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 878-5477
FIRE C.O.A. # 3222

REVISIONS:		COMMENT:
BY:	DATE:	SPRG COMMENTS AND COMMENTS
SG	06-02-24	



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

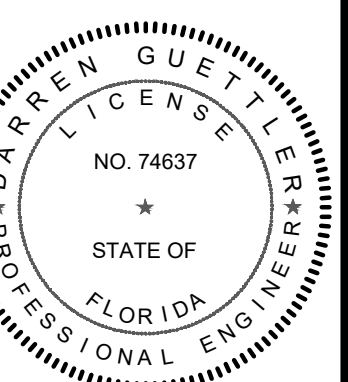


LOCATION MAP
N.T.S.

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

PROJECT:
**RIVERLAND PARCEL D
PLAT 8**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES IV
LLLP**



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
11/8/24

PROJECT NO.: 24-1009
DRAWN BY: SOG
CHECKED BY: DG
DATE: 04/18/2024
CADC081009 - MASTER DRAINAGE PLAN

SHEET TITLE:
MASTER DRAINAGE PLAN



SHEET NUMBER:
15

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