

CONSTRUCTION PLANS FOR ESPLANADE at TRADITION

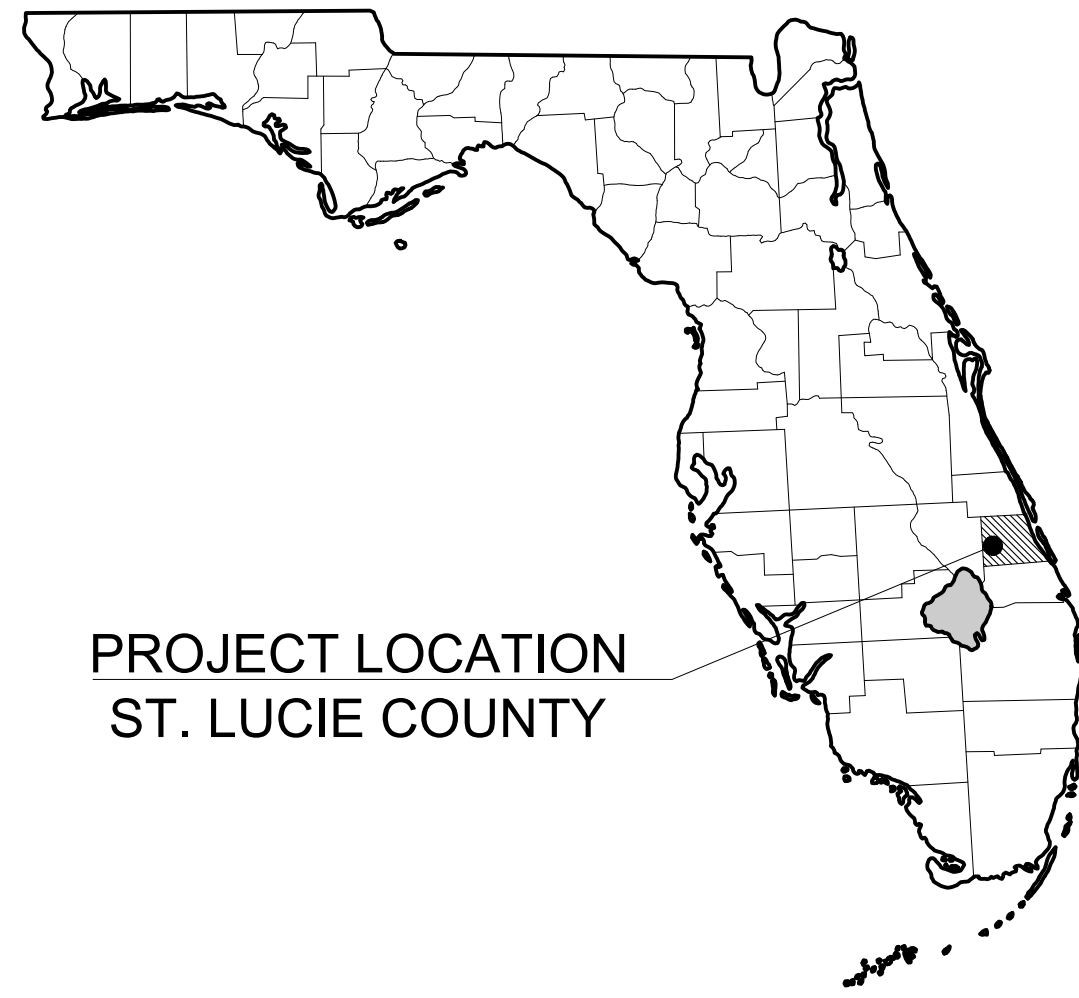
PHASE 2

LOCATED IN

PORT ST. LUCIE, FLORIDA 34987

PREPARED FOR:

TaylorMorrison®



PROJECT LOCATION
ST. LUCIE COUNTY

LEGAL DESCRIPTION (ALL 3 PHASES)

A PARCEL OF LAND LYING IN SECTIONS 5, 6 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF FERLAK DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (EXHIBIT "B"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF PARCEL 14-14, PARCEL 14-5A AND PARCEL 14-5B AS RECORDED IN OFFICIAL RECORDS BOOK 3274, PAGE 915, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

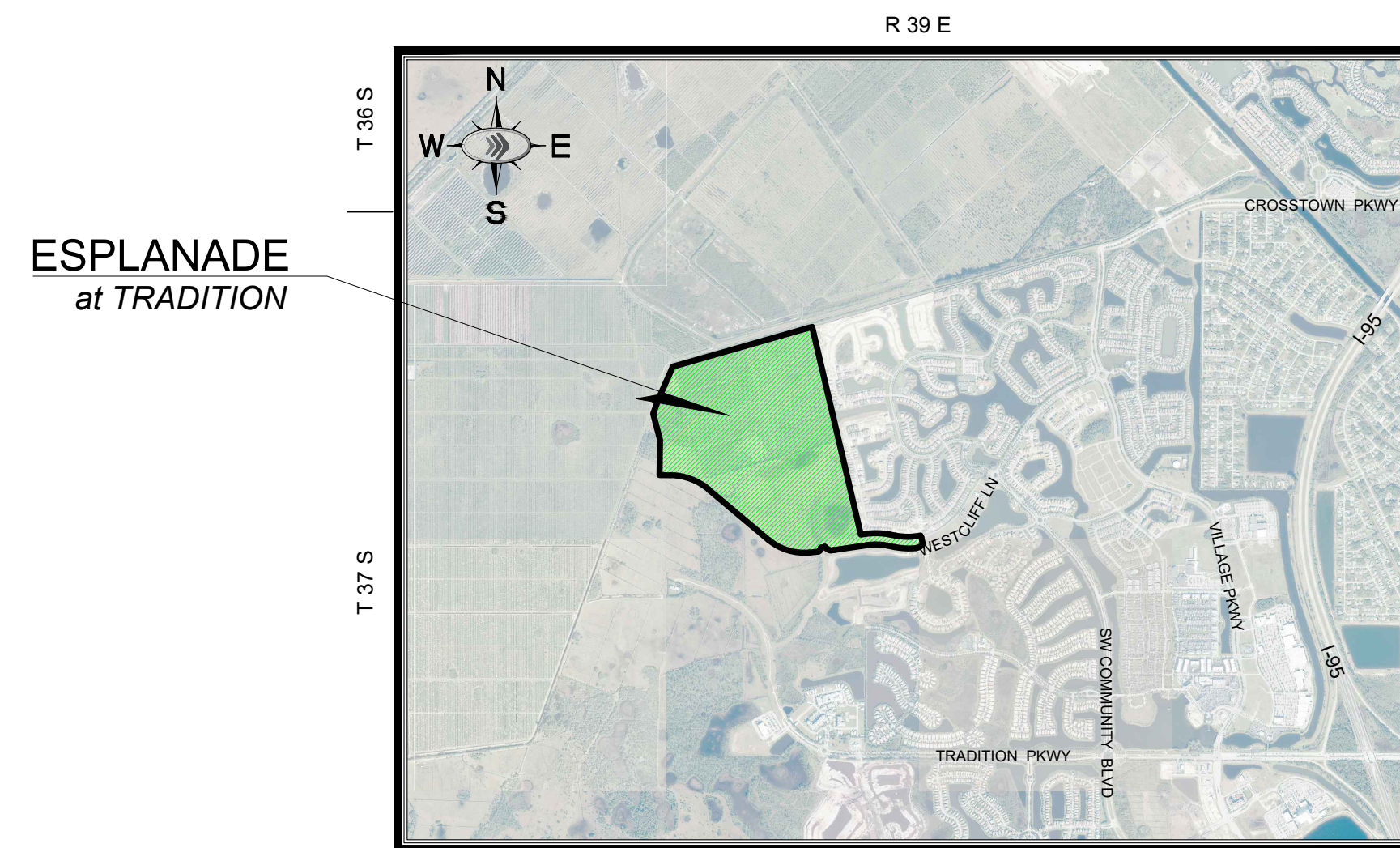
BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF TRADITION PLAT NO. 35 AS RECORDED IN PLAT BOOK 52, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTHERLY LINE OF TRADITION PLAT NO. 62 AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 81°33'53" WEST, ALONG SAID NORTHERLY LINE OF TRADITION PLAT NO. 62, ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL 14-14, A DISTANCE OF 621.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE OF TRADITION PLAT NO. 62, THROUGH A CENTRAL ANGLE OF 5°23'17", A DISTANCE OF 106.26 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 53°22'26" WEST ALONG SAID NORTHERLY LINE OF TRADITION PLAT NO. 62, A DISTANCE OF 15.42 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRADITION PLAT NO. 62 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID FERLAK DRIVE, SAID POINT BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 760.00 FEET AND WHOSE RADIAL LINE BEARS NORTH 87°04'30" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, BEING SAID EASTERLY LINE OF FERLAK DRIVE RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 10°28'47", A DISTANCE OF 139.01 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 70°05'23" WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 40.23 FEET; THENCE SOUTH 81°44'05" WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 40.18 FEET; THE FOLLOWING 3 COURSES BEING ALONG THE WESTERLY LINE OF SAID TRADITION PLAT NO. 62; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°30'50", HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS SOUTH 14°17'13" WEST, A DISTANCE OF 48.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 08°37'53", A DISTANCE OF 16.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 51°19'04"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.78 FEET TO THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 2311 AND OFFICIAL RECORDS BOOK 3274, PAGE 915, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 5 COURSES AND DISTANCES: THENCE SOUTH 84°43'49" WEST, A DISTANCE OF 174.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,100.00 FEET, A CENTRAL ANGLE OF 45°17'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 869.38 FEET; THENCE NORTH 49°59'11" WEST, A DISTANCE OF 1,546.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 39°18'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 823.44 FEET; THENCE NORTH 89°18'10" WEST, A DISTANCE OF 211.19 FEET TO THE WEST LINE OF A 200 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676 AND OFFICIAL RECORDS BOOK 768, PAGE 927, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE ALSO BEING THE EAST LINE OF A 40 FOOT WIDE UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2432, PAGE 2034, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE OF SAID 40 FOOT WIDE UTILITY EASEMENT AND SAID WEST LINE OF SAID 200 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT THE FOLLOWING 2 COURSES AND DISTANCES: THENCE NORTH 00°41'50" EAST, A DISTANCE OF 700.46 FEET; THENCE NORTH 14°45'25" WEST, A DISTANCE OF 532.17 FEET TO A POINT ON THE EASTERLY LINE OF A 20 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 20°17'59" EAST ALONG SAID EAST LINE OF SAID 20 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 348.20 FEET TO A POINT ON THE EAST LINE OF O.L. PEACOCK CANAL PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1745, PAGE 1816 AND PAGE 1955, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 24°05'21" EAST ALONG SAID EAST LINE OF O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 663.33 FEET; THENCE NORTH 74°03'19" EAST ALONG THE SOUTHERLY LINE OF A RESERVOIR ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1536, PAGE 1754, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE SOUTHERLY LINE OF O.L. PEACOCK CANAL PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1745, PAGE 1816 AND PAGE 1955, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 2,864.71 FEET TO A POINT ON THE WESTERLY LINE OF TRADITION PLAT NO. 77 AS RECORDED IN PLAT BOOK 76, PAGE 27, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 14-14 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3274, PAGE 915; THENCE SOUTH 13°12'00" EAST ALONG SAID WESTERLY LINE OF TRADITION PLAT NO. 77, THE WESTERLY LINE OF TRADITION PLAT NO 75 AS RECORDED IN PLAT BOOK 73, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SAID WESTERLY LINE OF TRADITION PLAT NO. 35, ALSO BEING SAID EASTERLY LINE OF SAID PARCEL 14-14 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3274, PAGE 915, A DISTANCE OF 4220.66 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

TOGETHER WITH:

TRADITION PLAT NO. 62 (PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) THAT PART OF SAID SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PLAT NUMBER 62 REFERRED TO ABOVE, THENCE SOUTH 11°13'04" EAST, A DISTANCE OF 30.00 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1300.00 FEET AND WHOSE CHORD BEARS NORTH 78°30'30" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.00 FEET, THENCE SOUTH 12°58'52" EAST, A DISTANCE OF 129.50 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 32.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.58 FEET TO A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 108.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.56 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 182.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.09 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1450.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.90 FEET, THENCE NORTH 78°46'37" WEST, A DISTANCE OF 146.08 FEET TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1205.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 413.44 FEET, THENCE SOUTH 81°33'53" WEST, A DISTANCE OF 654.60 FEET TO CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2950.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.91 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.78 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 110.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.79 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.95 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 760.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.01 FEET, THENCE SOUTH 53°22'26" EAST, A DISTANCE OF 15.42 FEET TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1130.00 FEET AND WHOSE CHORD BEARS NORTH 78°52'15" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.26 FEET, THENCE NORTH 81°33'53" EAST, A DISTANCE OF 708.20 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1430.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 490.64 FEET, THENCE SOUTH 78°46'37" EAST, A DISTANCE OF 112.72 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1270.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 497.42 FEET TO THE POINT OF BEGINNING. (OFFICIAL RECORDS BOOK 3274, PAGE 915)

CONTAINING 283.138 ACRES OR 12,333,501 SQUARE FEET MORE OR LESS.



VICINITY MAP
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER

MATT YOUNG
LAND ACQUISITION DIRECTOR
TAYLOR MORRISON
2600 LAKE LUCIEN DRIVE
SUITE 350
MAITLAND, FL 32751
(407) 629-0077

SURVEYOR

DAVID P. LINDLEY R.L.S.
CAUFIELD & WHEELER
7900 GLADES ROAD
SUITE 100
BOCA RATON, FL 33434
(561) 392-1991

PLANNER

STEVE GARRETT, R.L.A.
LUCIDO AND ASSOCIATES, INC.
701 SE OCEAN BLVD.
STUART, FL 34994
(772) 220-2100

ENVIRONMENTAL

BIO-TECH CONSULTING INC.
3025 EAST SOUTH STREET
ORLANDO, FL 32803

CIVIL ENGINEER

KINAN HUSAINY, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100
FAX (772) 794-4130

LANDSCAPE ARCHITECT

JACK CALDWELL
WALDROP ENGINEERING
429 SOUTH KELLER RD, SUITE 210
ORLANDO, FL 32810
407-775-6500

ADDITIONAL GOVERNING AGENCIES CONTACTS:

PLANNING/ZONING

CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
(772) 871-5212

FIRE CHIEF

ST. LUCIE COUNTY FIRE DEPT.
5160 N.W. MILNER DRIVE
PORT ST. LUCIE, FL 34983
(772) 621-3400

STORMWATER

GLEN GAREAU
S. FL. WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
(561) 686-8800

ENGINEERING

COLT SCHWERDT
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
(772) 871-5100

Sheet List Table	
Sheet Number	Sheet Title
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C-001	GENERAL NOTES
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C-025	DEWATERING PLAN
C-026	DEWATERING DETAILS
C-100	OVERALL SWPPP PLAN PHASE I
C-150	OVERALL SWPPP PLAN PHASE II
C-175	SWPPP DETAILS
C-176	SWPPP DETAILS
C-180	CLEARING AND GRUBBING PLAN
C-200	OVERALL PAVING, DRAINAGE AND GRADING PLAN
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C-202	PAVING, DRAINAGE AND GRADING PLAN
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C-319	WATER AND SEWER PLAN
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C-415	STREET PROFILES
C-416	STREET PROFILES

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

KINAN F. HUSAINY

FL LICENSE NUMBER
75481

KHA PROJECT

DATE
05/13/2019

SCALE AS SHOWN
C/A

DESIGNED BY
C/A

DRAWN BY
KFI

CHECKED BY
DATE

COVER SHEET

ESPLANADE at TRADITION
PREPARED FOR
TaylorMorrison®
FLORIDA
PORT ST. LUCIE

CALL 48 HOURS BEFORE YOU DIG
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Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.
VERTICAL DATUM ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). SUBTRACT 1.50' FROM NGVD '29 ELEVATION TO GET THE NAVD '88 ELEVATION.

PSLUSD PROJECT #
5309B

CITY OF PORT ST. LUCIE PROJECT #
P21-043

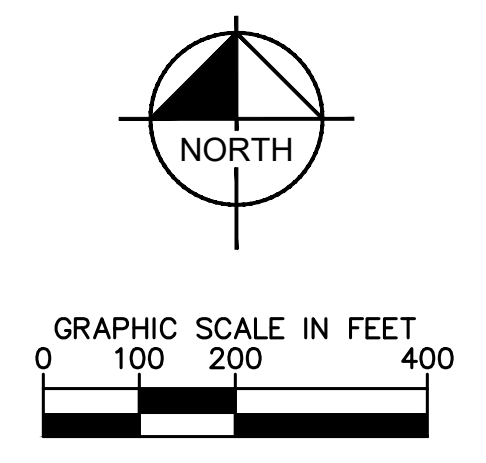
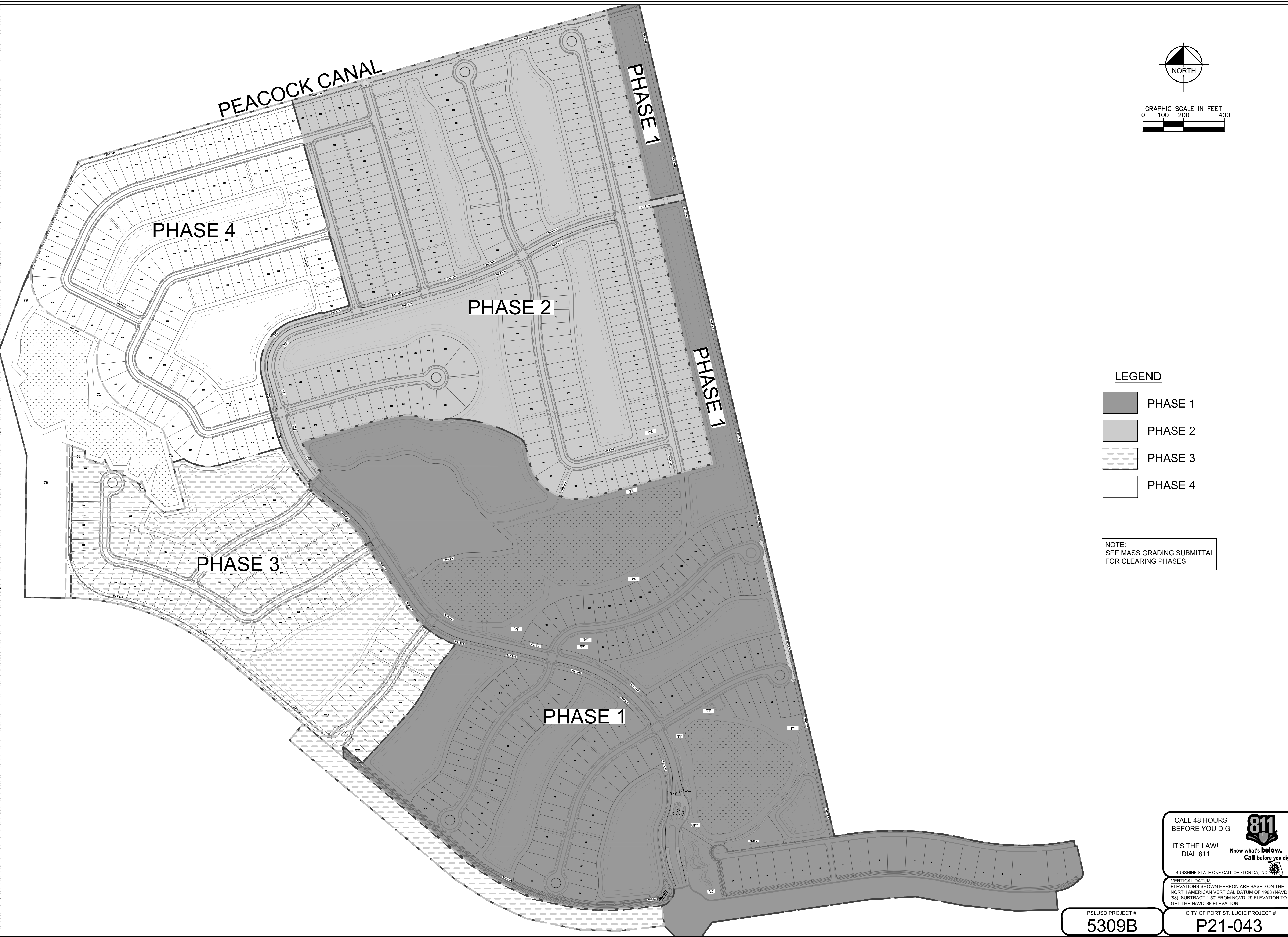
SHEET NUMBER
C-000

THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

PREPARED BY:
Kimley»Horn

Plotted By: Gomez, Jonathan; Sheet: Set: ESPLANADE AT TRADITION; Layout: C-000; COV: January 21, 2022; 03:01:20pm; K:\WEB_DEVS\esplanade at tradition\CAD\layouts\C-000_COVER_SHEET.dwg; This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Gomez, Jonathan - Sheet SHE:ESPLANADE AT TRADITION - Layout:010 PHASE - January 21, 2022 - 03:08:52pm - K:\VRB_LDEV\esplanade at tradition\CAD\plansheets\010 PHASING PLAN.dwg
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LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

NOTE:
SEE MASS GRADING SUBMITTAL
FOR CLEARING PHASES

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811

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PSLUSD PROJECT #
5309B

CITY OF PORT ST. LUCIE PROJECT #
P21-043

SHEET NUMBER
C-010

No.	REVISIONS	DATE	BY
1	SHOW PHASING PER PSL COMMENTS	4/13/2020	CJA

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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL	KIMAN F. HUSHINY	FL LICENSE NUMBER	75481
KHA PROJECT	DATE	SCALE	AS SHOWN
	05/13/2019	DESIGNED BY	CJA
		DRAWN BY	CJA
		CHECKED BY	KFH
		DATE:	

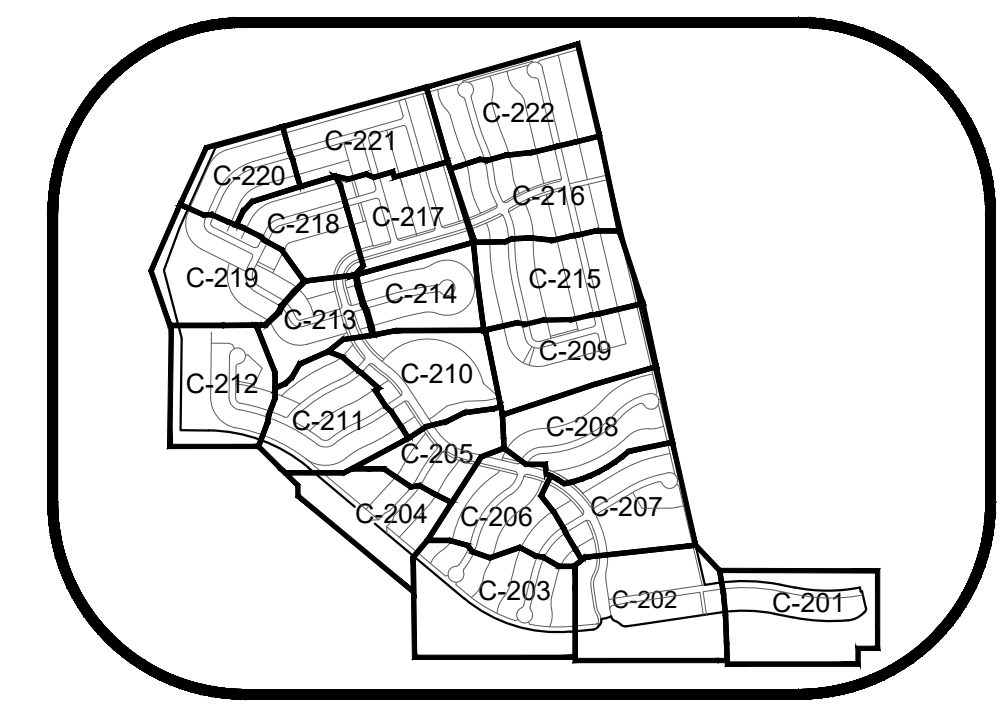
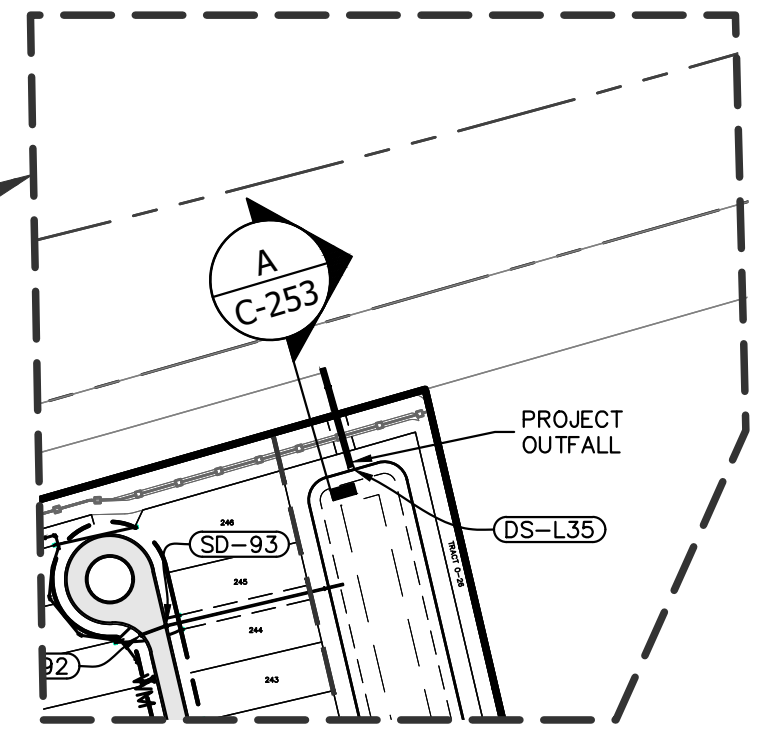
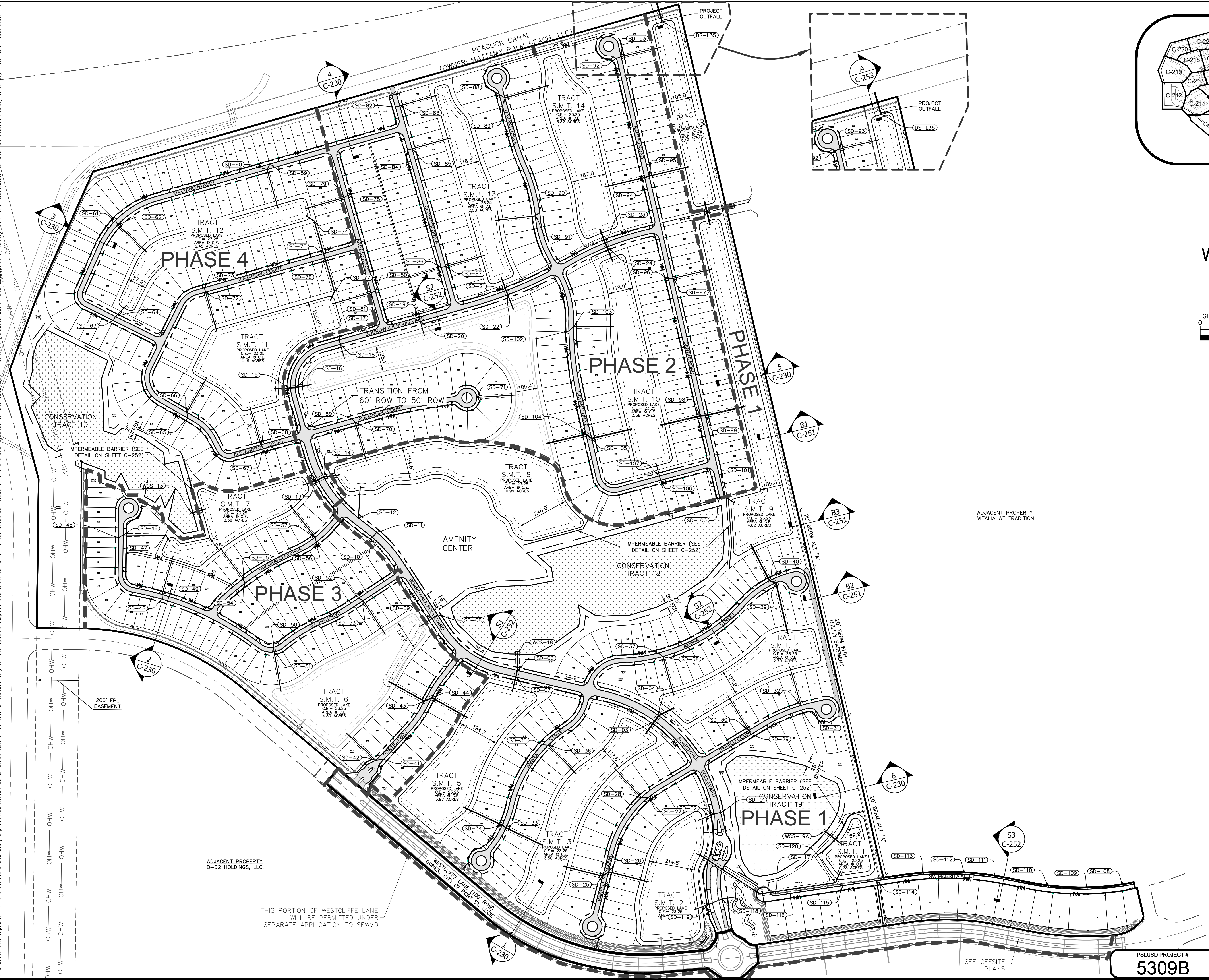
PHASING PLAN

ESPLANADE at TRADITION PREPARED FOR

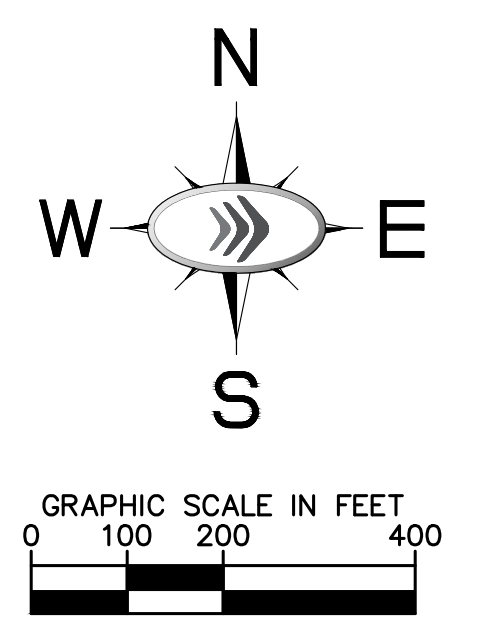
TaylorMorrison FLORIDA

PORT ST. LUCIE

Plotted By: Gomez, Jonathan. Sheet: S:\ESPLANADE AT TRADITION. Layout: C-200.PDG. January 21, 2022. 03:15:12pm. K:\V\RE_IDE\esplanade at tradition\CAD\plansets\C-200 OVERALL PAVING, DRAINAGE AND GRADING PLAN.dwg
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KEY MAP



NO.	REVISIONS	DATE	BY

Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL	KIMAN F. HUSHINY
FL LICENSE NUMBER	75481

**OVERALL PAVING,
 DRAINAGE AND
 GRADING PLAN**

**ESPLANADE
 at TRADITION**
 PREPARED FOR
TaylorMorrison
 FLORIDA

SHEET NUMBER
C-200

CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

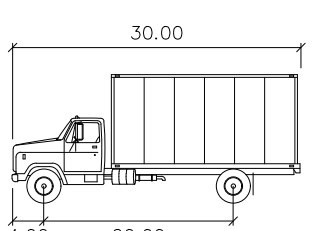
PLUSD PROJECT #
5309B

CITY OF PORT ST. LUCIE PROJECT #
P21-043

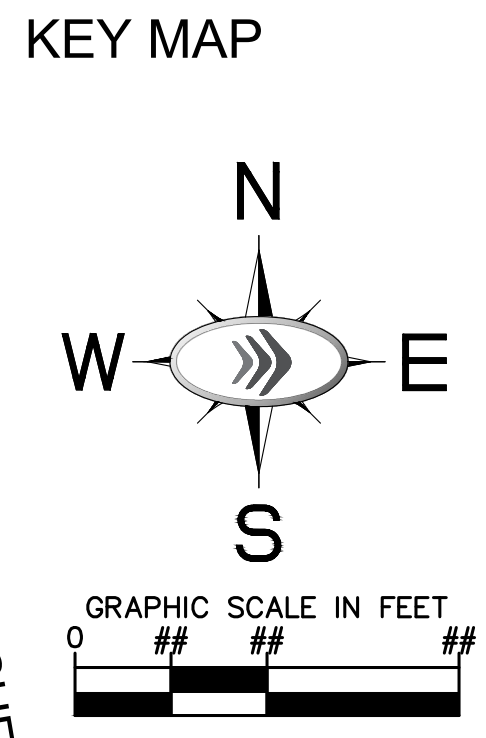
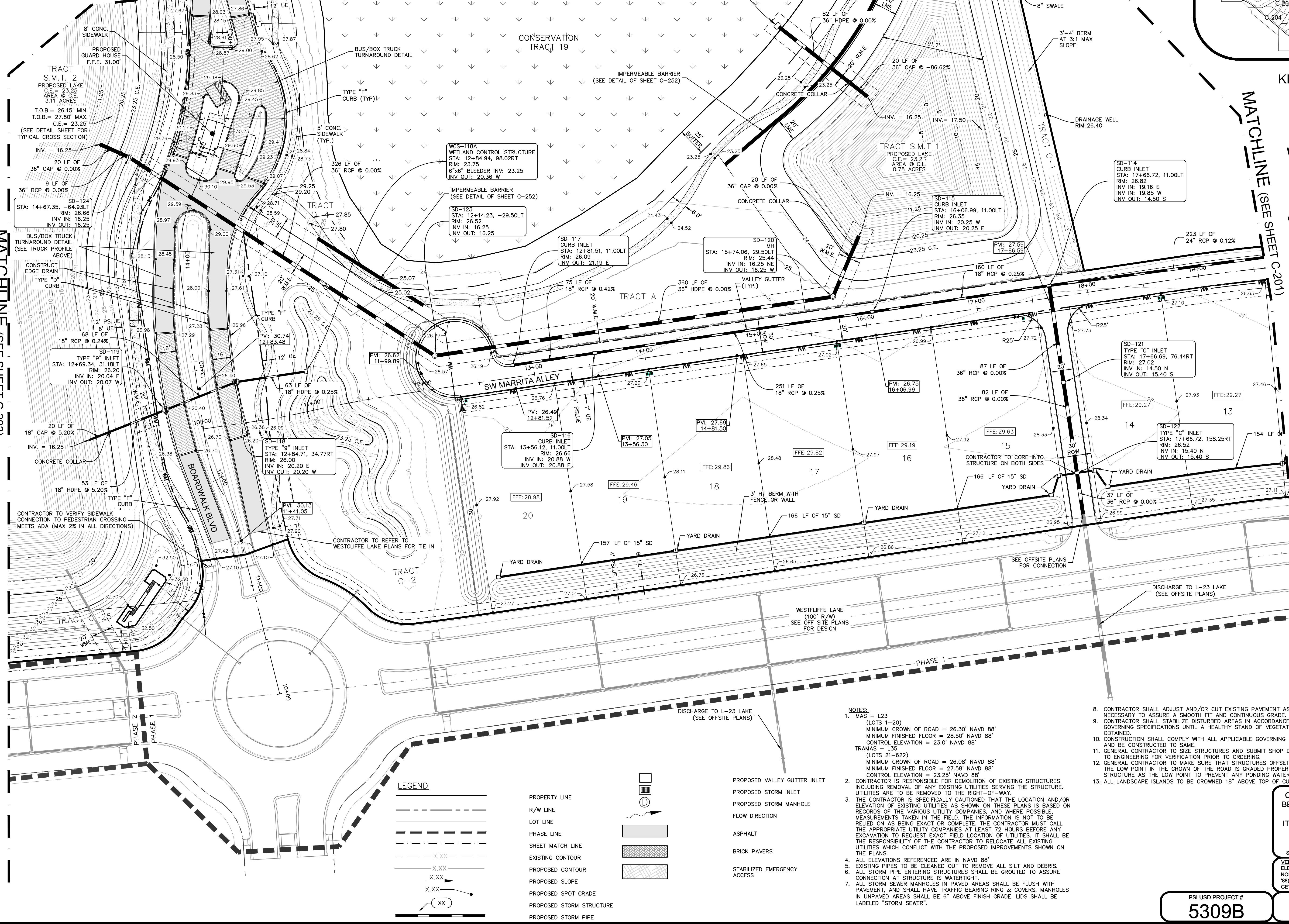
THIS PORTION OF WESTCLIFFE LANE WILL BE PERMITTED UNDER SEPARATE APPLICATION TO SFWMD

SEE OFFSITE PLANS

Plotted By: Gomez, J. Date: 03/16/2019. Project: 2019-03-16-580000. File: PAVING, DRAINAGE AND GRADING PLAN.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Scale information: Width 8.00, Track 8.00, Lock to Lock Time 16.0, Steering Angle 31.8



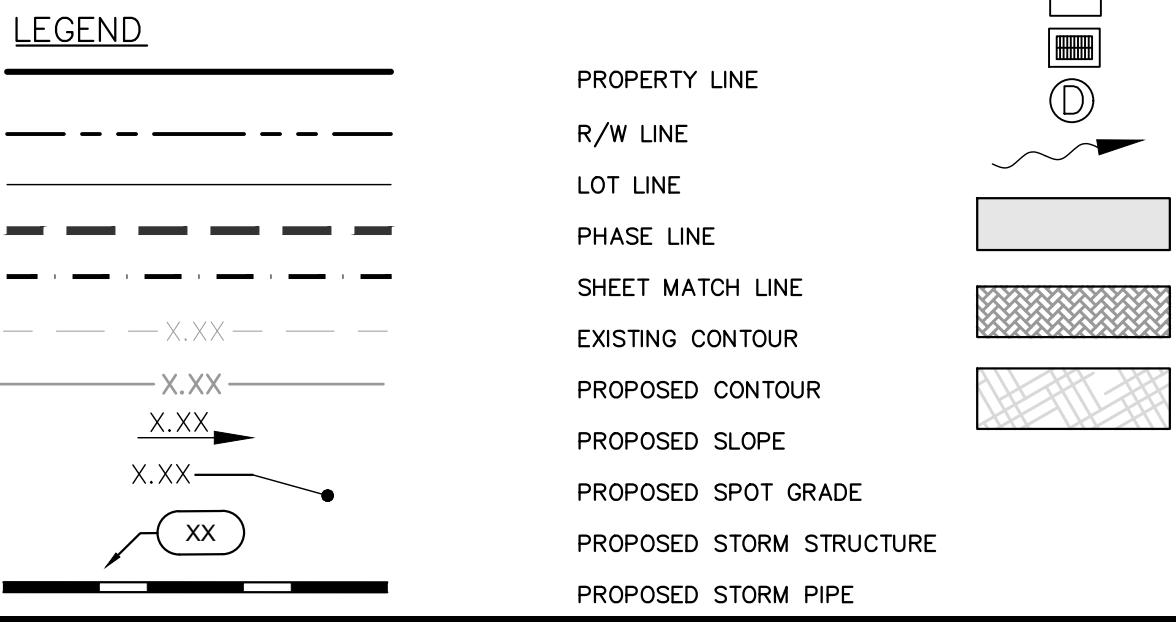
REVISIONS PER SP/RC COMMENTS table with columns for No., Date, and Description.

Kimley >>> Horn logo and contact information: 2019 KIMLEY-HORN AND ASSOCIATES, INC., 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960.

LICENSED PROFESSIONAL information for KIMAN F. HUSAINY, KHA PROJECT, DATE 05/13/2019, SCALE AS SHOWN, DESIGNED BY CJA, DRAWN BY CJA, CHECKED BY KFH.

PAVING, DRAINAGE AND GRADING PLAN

ESPLANADE at TRADITION PREPARED FOR TaylorMorrison logo and project identification.



- NOTES: 1. MAS - L23 (LOTS 1-20) MINIMUM CROWN OF ROAD = 26.30' NAVD 88'... 2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES... 3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS... 4. ALL ELEVATIONS REFERENCED ARE IN NAVD 88'...

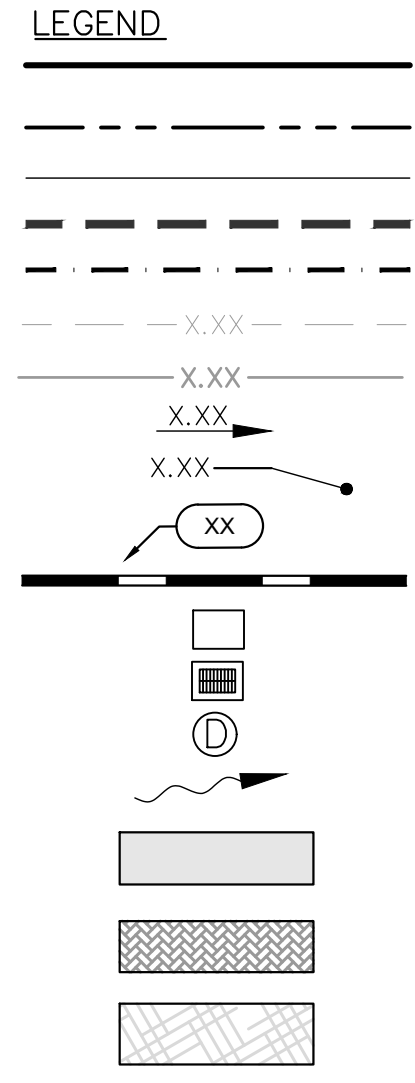
811 CALL 48 HOURS BEFORE YOU DIG. IT'S THE LAW! DIAL 811. Know what's below. Call before you dig.

PSLUSD PROJECT # 5309B

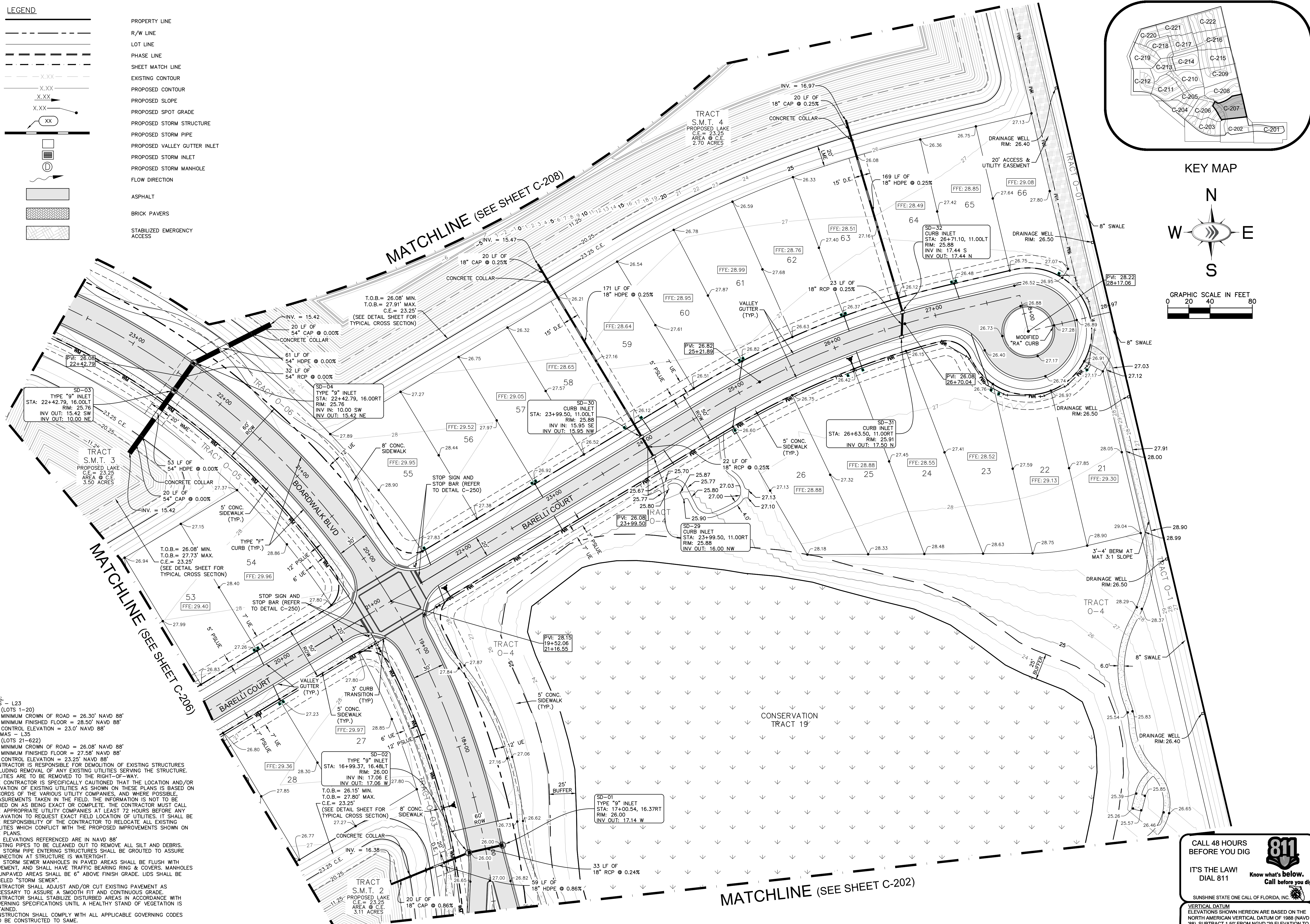
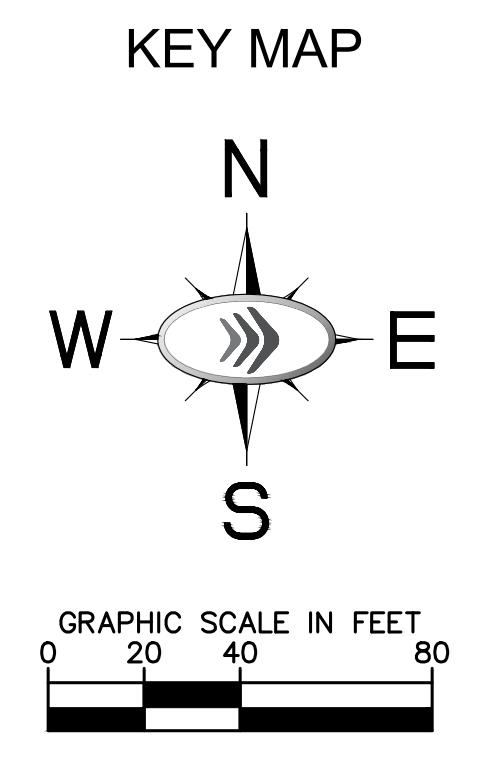
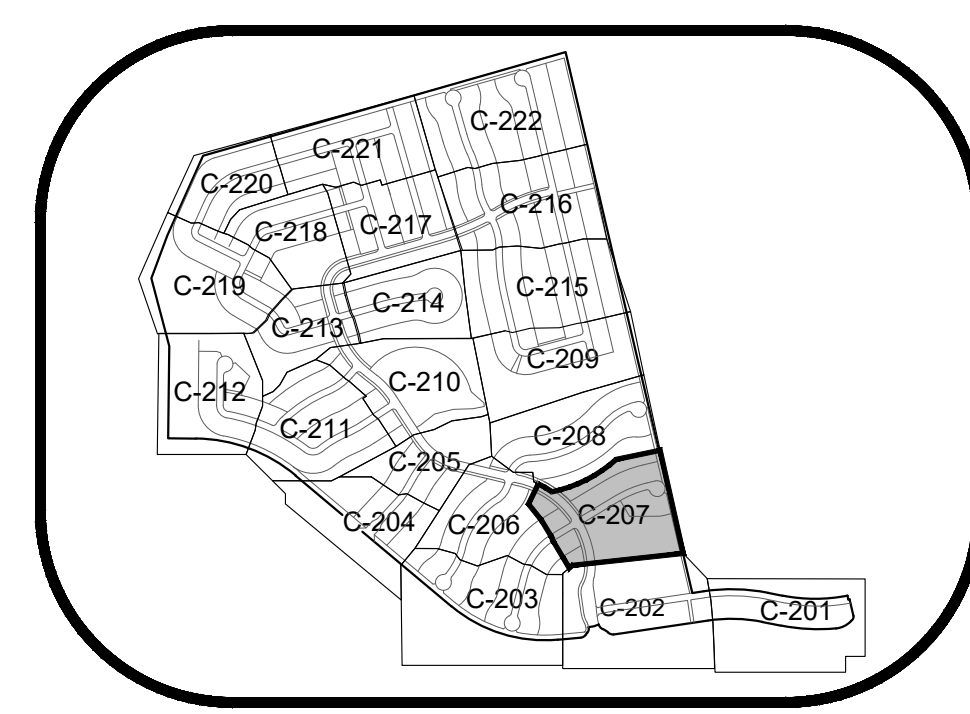
CITY OF PORT ST. LUCIE PROJECT # P21-043

SHEET NUMBER C-202

Plotted By: Gomez, Jonathan. Sheet: S-21-043. Date: 05/13/2019. Location: L:\projects\2019\21-043\21-043.dwg. User: jgomez. Date: 05/13/2019.



PROPERTY LINE
 R/W LINE
 LOT LINE
 PHASE LINE
 SHEET MATCH LINE
 EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED SLOPE
 PROPOSED SPOT GRADE
 PROPOSED STORM STRUCTURE
 PROPOSED STORM PIPE
 PROPOSED VALLEY GUTTER INLET
 PROPOSED STORM INLET
 PROPOSED STORM MANHOLE
 FLOW DIRECTION
 ASPHALT
 BRICK PAVERS
 STABILIZED EMERGENCY ACCESS



- NOTES:**
- MAS - L23 (LOTS 1-20)
 MINIMUM CROWN OF ROAD = 26.30' NAVD 88'
 MINIMUM FINISHED FLOOR = 28.50' NAVD 88'
 CONTROL ELEVATION = 23.0' NAVD 88'
 TRAMAS - L35 (LOTS 21-622)
 MINIMUM CROWN OF ROAD = 26.08' NAVD 88'
 MINIMUM FINISHED FLOOR = 27.58' NAVD 88'
 CONTROL ELEVATION = 23.25' NAVD 88'
 - CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL ELEVATIONS REFERENCED ARE IN NAVD 88'
 - EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
 - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - GENERAL CONTRACTOR TO SIZE STRUCTURES AND SUBMIT SHOP DRAWINGS TO ENGINEERING FOR VERIFICATION PRIOR TO ORDERING.
 - GENERAL CONTRACTOR TO MAKE SURE THAT STRUCTURES OFFSET FROM THE LOW POINT IN THE CROWN OF THE ROAD IS GRADED PROPERLY TO THE STRUCTURE AS THE LOW POINT TO PREVENT ANY PONDING WATER.
 - ALL LANDSCAPE ISLANDS TO BE CROWNED 18" ABOVE TOP OF CURB.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL	KIMAN F. HUSAINI
KHA PROJECT	5309B
DATE	05/13/2019
SCALE	AS SHOWN
DESIGNED BY	CJA
DRAWN BY	CJA
CHECKED BY	KFH
DATE	

PAVING, DRAINAGE AND GRADING PLAN

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PSLUSD PROJECT #	CITY OF PORT ST. LUCIE PROJECT #	SHEET NUMBER
5309B	P21-043	C-207