

# RIVERLAND SPORTS COMPLEX

## PHASE 4

### CIVIL CONSTRUCTION PLANS & SPECIFICATIONS

SECTION 21, TOWNSHIP 37 S, RANGE 39 E  
CITY OF PORT ST. LUCIE, FLORIDA

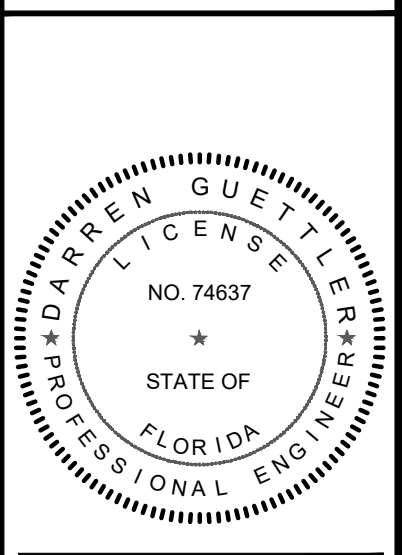


ENGINEERING & SURVEYING, LLC.  
1449 NW COMMERCE CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477  
FIRE C.O.A. # 3222

| REVISIONS: |          |
|------------|----------|
| BY:        | DATE:    |
| SG         | 03-07-23 |
| SG         | 04-10-23 |

PROJECT:  
RIVERLAND SPORTS COMPLEX  
PHASE 4  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
RIVERLAND ASSOCIATES I  
LLLP

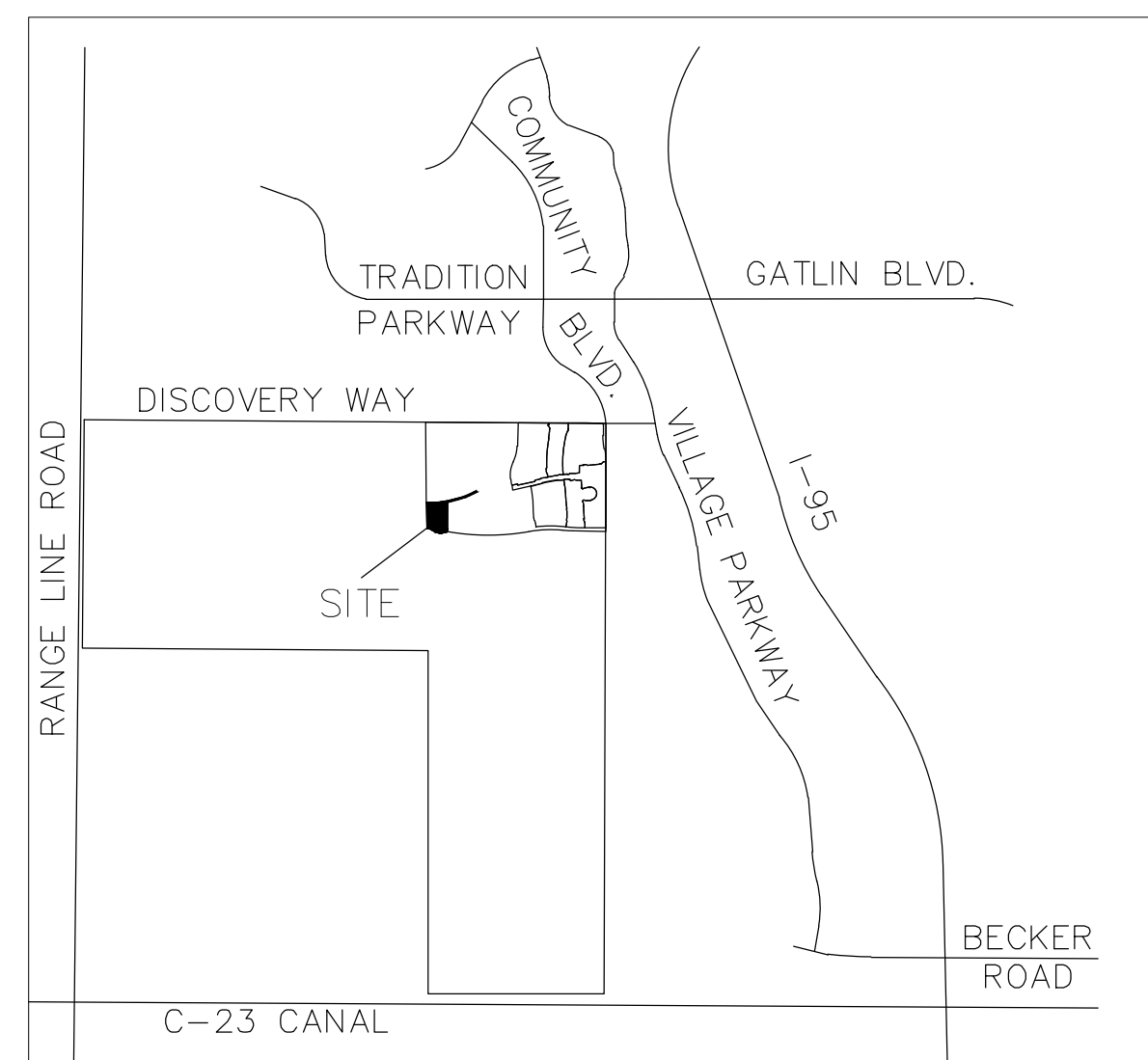


DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
5/3/23

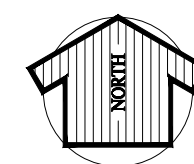
PROJECT NO.: 22-1037  
DRAWN BY: SOJ  
CHECKED BY: DG  
DATE: 11/29/2022  
CAD ID: 22-1037-COVER

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
01



LOCATION MAP  
N.T.S.



VICINITY AERIAL MAP  
N.T.S.

### INDEX OF DRAWINGS

| SHEET NO. | DESCRIPTION                                  |
|-----------|--|
| 01        | COVER SHEET                                  |
| 02        | OVERALL SITE PLAN                            |
| 03 - 04   | SITE PLAN                                    |
| 05 - 06   | PAVING, GRADING & DRAINAGE PLANS             |
| 07        | PAVING, GRADING & DRAINAGE DETAILS           |
| 08 - 09   | WATER AND SEWER PLANS                        |
| 10 - 11   | WATER AND SEWER DETAILS                      |
| 12        | CLEARING AND SEDIMENT & EROSION CONTROL PLAN |
| 13        | STORMWATER POLLUTION PREVENTION 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.

#### LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND ALL OF TRACT "R4", RIVERLAND PARCEL A - PLAT NINE, AS RECORDED IN PLAT BOOK 80, PAGES 13 THROUGH 29, AND ALL OF RIVERLAND PARCEL A - PLAT THIRTEEN, AS RECORDED IN PLAT BOOK 85, PAGES 24 THROUGH 26, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING WITHIN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "R4"; THENCE NORTH 89°31'18" EAST, ALONG THE NORTH LINE OF SAID TRACT "R4", A DISTANCE OF 50.00 FEET TO THE POINT OF NON-TANGENT INTERSECTION ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°31'24" EAST, A RADIUS OF 3356.00 FEET AND A CENTRAL ANGLE OF 11°20'38"; THENCE EASTERLY, ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 664.45 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 00°59'00" WEST, ALONG THE EAST LINE OF SAID TRACT "R4", A DISTANCE OF 975.81 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 09°51'46" EAST, A RADIUS OF 6960.00 FEET AND A CENTRAL ANGLE OF 17°05'24"; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID RIVERLAND PARCEL A - PLAT THIRTEEN AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2075.99 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 07°13'37" EAST, ALONG THE EAST LINE OF SAID RIVERLAND PARCEL A - PLAT THIRTEEN, A DISTANCE OF 120.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7080.00 FEET AND A CENTRAL ANGLE OF 16°56'03"; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID RIVERLAND PARCEL A - PLAT THIRTEEN AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 2092.53 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 03°06'54" EAST, A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 12°00'58"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 89.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 501.00 FEET AND A CENTRAL ANGLE OF 55°24'05"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 484.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 40°44'55"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 113.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 37.52 FEET; THENCE NORTH 00°28'42" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF N/S B, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 490, SAID PUBLIC RECORDS AND THE WEST LINE OF SAID TRACT "R4", A DISTANCE OF 912.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.280 ACRES, MORE OR LESS.

PLAN FOR  
RIVERLAND ASSOCIATES I LLLP

ENGINEER & SURVEYOR



VELCON

ENGINEERING & SURVEYING, LLC.

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

ENGINEER'S PROJECT NO. 22-1037



CITY OF PSL PROJECT NO. P20-068-A5  
PSLUSD FILE NO. 52031-4

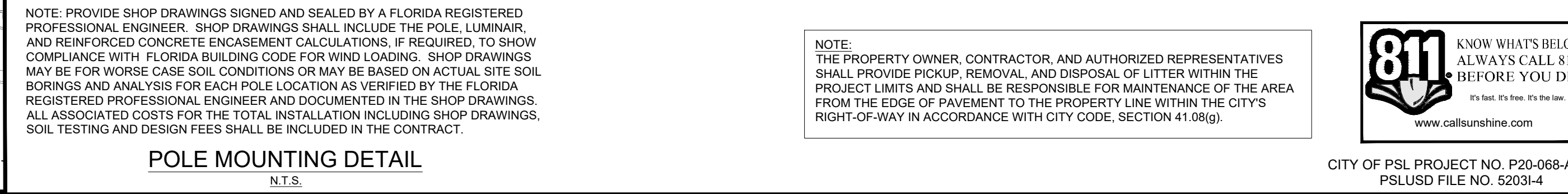
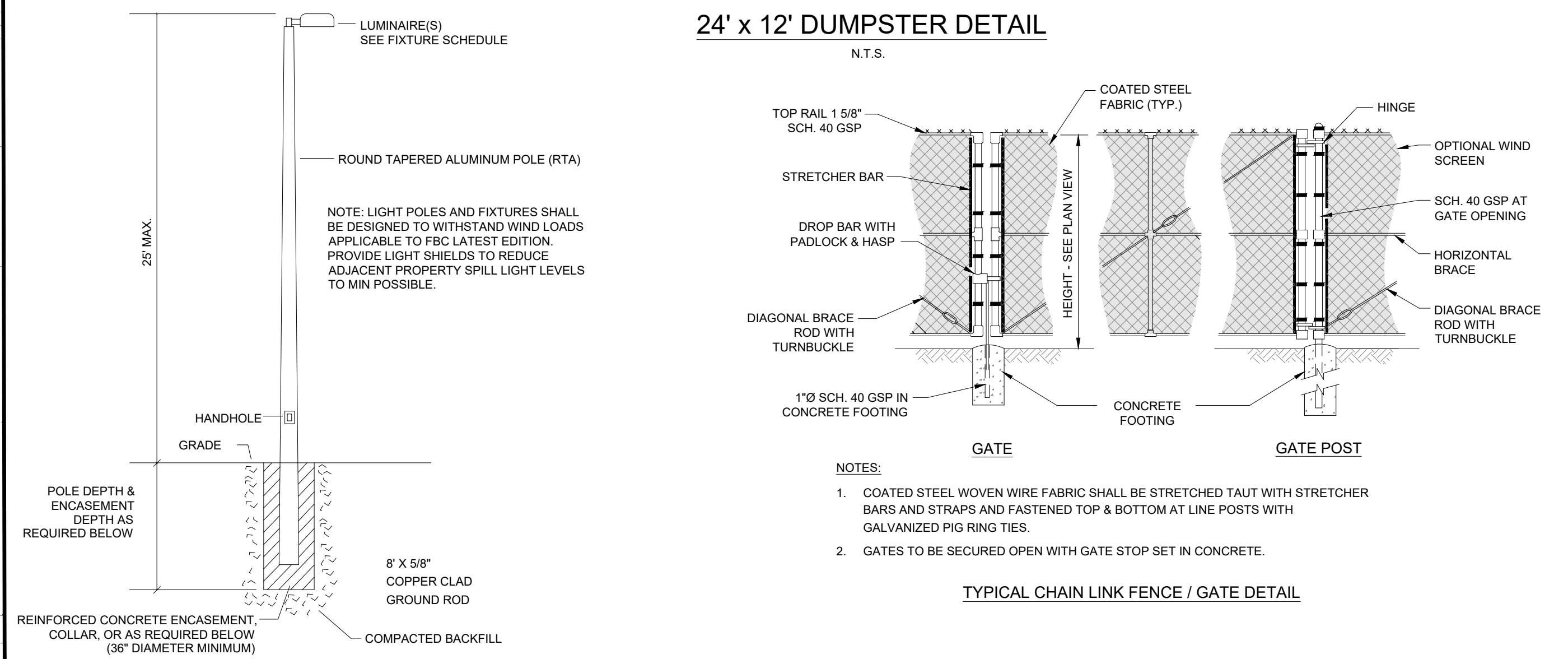
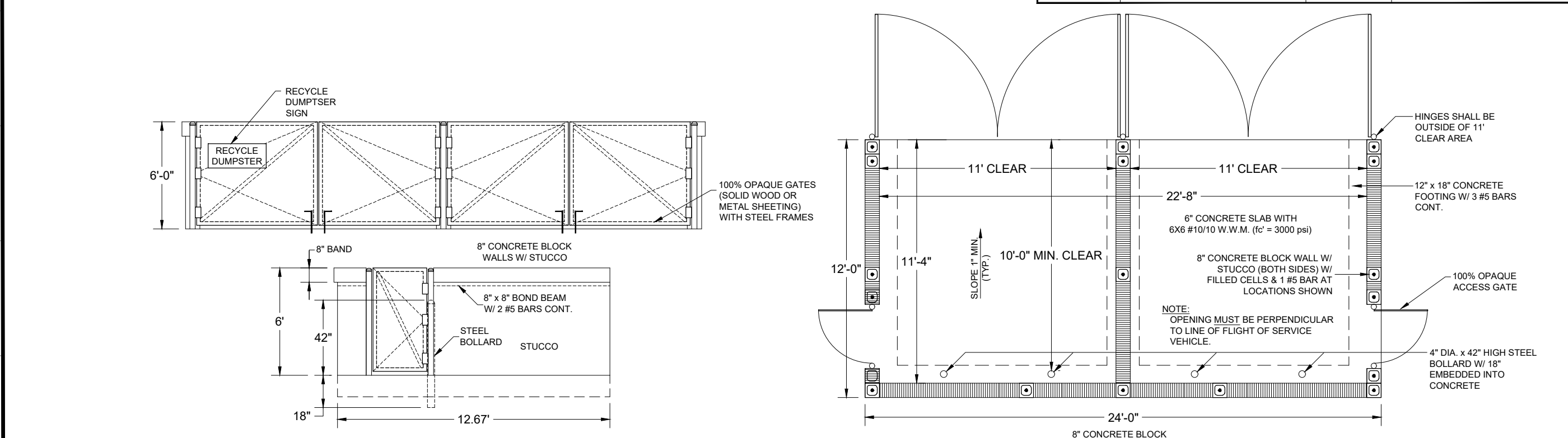


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1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 878-5477  
FIRE C.O.A. # 3222

| REVISIONS: | BY: | DATE:    | COMMENT:                  |
|------------|-----|----------|---------------------------|
| SG         |     | 03-07-23 | REVISED PER SPRC COMMENTS |
| SG         |     | 04-10-23 | REVISED PER SPRC COMMENTS |

LOCATION MAP  
N.T.S.  
SECTION 21 TWP. 37S RGE. 39E

| LEGEND |  |
|--------|--|
|        | HANDICAP STALL                                     |
|        | NUMBER OF PARKING SPACES                           |
|        | EXISTING WATER MAIN                                |
|        | EXISTING FORCE MAIN                                |
|        | EXISTING GRAVITY SEWER MAIN                        |
|        | EXISTING EDGE OF PAVEMENT                          |
|        | PROPOSED CLEAN OUT                                 |
|        | DRAINAGE EASEMENT                                  |
|        | EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT         |
|        | EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT           |
|        | EXISTING LIGHT FIXTURE TYPE SB 23' HEIGHT          |
|        | EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT          |
|        | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT          |
|        | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT          |
|        | PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT          |
|        | PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT         |
|        | PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT         |
|        | PROPOSED ASPHALT PAVEMENT                          |
|        | PROPOSED PAVERS                                    |
|        | PROPOSED CONCRETE SIDEWALK                         |
|        | PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY      |
|        | LANDSCAPE BUFFER                                   |
|        | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT          |
|        | L.M.E. LAKE MAINTENANCE EASEMENT                   |
|        | P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT |
|        | U.E. UTILITY EASEMENT                              |



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).

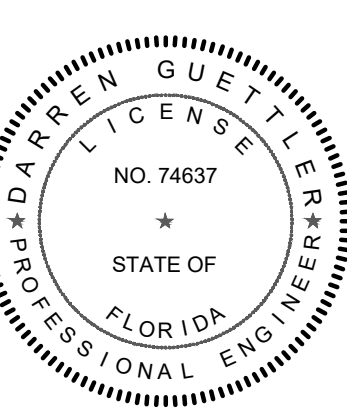


CITY OF PSL PROJECT NO. P20-068-AS  
PLUSD FILE NO. 52031-4



RIVERLAND SPORTS COMPLEX  
PHASE 4  
CITY OF PORT ST. LUCIE, FLORIDA

RIVERLAND ASSOCIATES I  
LLP

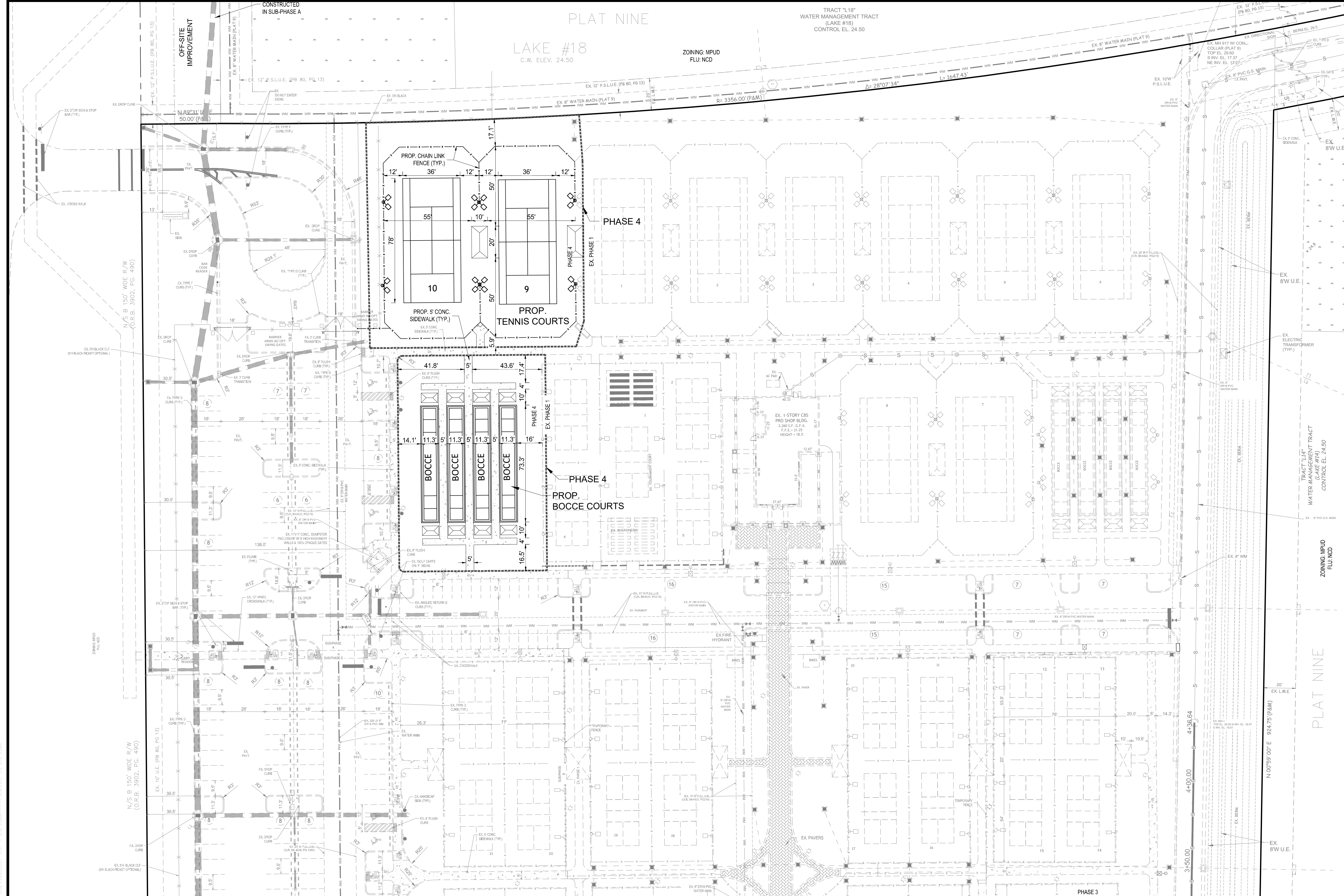


DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
5/3/23

PROJECT No.: 22-1037  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 11/29/2022  
CAD ID.: 22-1037-10 PLAN

OVERALL SITE PLAN

SHEET NUMBER:  
**02**



**DEVELOPER:**  
RIVERLAND ASSOCIATES I LLLP  
1600 SAWGRASS CORPORATE PARKWAY SUITE 400  
SUNRISE, FL 33323

**PARCEL IDENTIFICATION NUMBERS:**  
4321-504-0015-000-0  
4321-504-0015-000-3  
4316-431-0002-000-0

**PROPERTY CLASSIFICATIONS:**  
ZONING: MPUD - MASTER PLANNED UNIT  
DEVELOPMENT: NCD - NEW COMMUNITY DEVELOPMENT  
FUTURE LAND USE: NCD - NEW COMMUNITY DEVELOPMENT

**MIN. BUILDING SETBACKS:**  
FRONT: 25 FEET  
REAR: 25 FEET  
SIDE: 10 FEET

**BUILDING DATA:**  
EXISTING PRO SHOP BLDG = 2,260 S.F.  
EXISTING BUILDING HEIGHT (1-STORY) = 18.5 FEET  
EXISTING FITNESS BUILDING ONE - PHASE 1 = 14,394 S.F.  
EXISTING BUILDING HEIGHT (1-STORY) = 26 FEET  
EXISTING FITNESS BUILDING ONE - PHASE 2 = 17,051 S.F.  
EXISTING BUILDING HEIGHT (1-STORY) = 26 FEET  
PROPOSED EXERCISE BUILDING - PHASE 4 = 11,910 S.F.  
PROPOSED BUILDING HEIGHT (1-STORY) = 26 FEET  
PROPOSED JUICEBAR - PHASE 4 = 3,482 S.F.  
PROPOSED JUICEBAR HEIGHT (1-STORY) = 18.5 FEET

**PARKING CALCULATIONS:**  
N/A - ONLY THE RESIDENTS WITHIN THE COMMUNITY WILL BE PERMITTED TO USE THE RECREATIONAL FACILITIES. GOLF CART PARKING AND VEHICULAR PARKING IS BASED ON THE FACILITIES PROVIDED.  
SPACES REQUIRED = N/A  
SPACES PROVIDED = 362 SPACES (12' H.C., 235 REGULAR, 115 GOLF CART)

**DRAINAGE STATEMENT:**  
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE WATER MANAGEMENT TRACT L14 AND L18 LOCATED AT THE NORTH AND EAST OF PROJECT. THE MASTER STORMWATER MANAGEMENT SYSTEM PROVIDES ALL WATER QUALITY PRETREATMENT AND ATTENUATION.

**UTILITY PROVIDERS:**  
POTABLE WATER = PSLUSD  
WASTEWATER = PSLUSD  
IRRIGATION = EXISTING LAKES

**TRAFFIC STATEMENT:**  
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11TH EDITION  
CATEGORY: RACQUET/TENNIS CLUB (491)  
(AVERAGE RATES UTILIZED) AVERAGE RATE TRIPS  
WEEKDAY DAILY TRIPS: 30.8 \* 25.75 794  
PEAK HOUR TRIPS: 1.91 \* 25.75 49  
PEAK HOUR TRIPS: 3.82 \* 25.75 98

**HAZARDOUS WASTE STATEMENT:**  
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

**WELLFIELD PROTECTION ORDINANCE:**  
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

**PROJECT NOTES:**  
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE  
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS  
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED  
- ALL SIGNS SHALL BE APPROVED SEPARATELY

**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.

**LANDSCAPE:**  
OS13, OS12 AND OS11 WILL SERVE AS THE LANDSCAPE BUFFERS FOR THE ARTS AND CULTURE CENTER. PER M.P.U.D. A BUFFER ALONG RIVERLAND PARCEL A PLAT 14 WILL NOT BE REQUIRED.

**REVISIONS:**

| BY: | DATE:    | COMMENT:                  |
|-----|----------|---------------------------|
| SG  | 03-07-23 | REVISED PER SPRC COMMENTS |
| SG  | 04-10-23 | REVISED PER SPRC COMMENTS |

**TRAFFIC STATEMENT:**

| (AVERAGE RATES UTILIZED) | AVERAGE RATE | TRIPS |
|--------------------------|--------------|-------|
| WEEKDAY DAILY TRIPS:     | 30.8 * 25.75 | 794   |
| PEAK HOUR TRIPS:         | 1.91 * 25.75 | 49    |
| PEAK HOUR TRIPS:         | 3.82 * 25.75 | 98    |

**HAZARDOUS WASTE STATEMENT:**

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**MATCH LINE SHEET 4**

**LEGEND**

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  | HANDICAP STALL                             |  | EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT   |  | PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY       |
|  | NUMBER OF PARKING SPACES                   |  | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT  |  | L.B. LANDSCAPE BUFFER                              |
|  | EXISTING WATER MAIN                        |  | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT  |  | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT          |
|  | EXISTING GRAVITY SEWER MAIN                |  | PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT  |  | L.M.E. LAKE MAINTENANCE EASEMENT                   |
|  | EXISTING EDGE OF PAVEMENT                  |  | PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT |  | P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT |
|  | PROPOSED CLEAN OUT                         |  | PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT |  | U.E. UTILITY EASEMENT                              |
|  | EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT  |  | PROPOSED ASPHALT PAVEMENT                  |  | D.E. DRAINAGE EASEMENT                             |
|  | EXISTING LIGHT FIXTURE TYPE SB 25' HEIGHT  |  | PROPOSED PAVERS                            |  |  |
|  | EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT |  | PROPOSED CONCRETE SIDEWALK                 |  |  |

**SITE DATA:**

| TOTAL PROJECT AREA                 | 718,484 S.F. | 16,494 AC | 100.00% |
|------------------------------------|--------------|-----------|---------|
| <b>IMPERVIOUS AREA</b>             |              |           |         |
| EX. PRO SHOP BLDG                  | 2,260 S.F.   | 0.052 AC  | 0.32%   |
| EX. PAVEMENT                       | 39,173 S.F.  | 0.899 AC  | 5.45%   |
| EX. WALKS                          | 22,583 S.F.  | 0.518 AC  | 3.14%   |
| EX. COURTS                         | 92,064 S.F.  | 2.114 AC  | 12.81%  |
| <b>PHASE 2:</b>                    |              |           |         |
| EX. FITNESS BUILDING ONE - PHASE 1 | 14,394 S.F.  | 0.331 AC  | 2.00%   |
| EX. WALKS                          | 28,745 S.F.  | 0.660 AC  | 4.00%   |
| EX. POOL                           | 3,859 S.F.   | 0.089 AC  | 0.54%   |
| EX. PAVEMENT                       | 134,748 S.F. | 3.093 AC  | 18.75%  |
| EX. COURTS                         | 9,933 S.F.   | 0.228 AC  | 1.38%   |
| <b>PHASE 3:</b>                    |              |           |         |
| EX. FITNESS BUILDING ONE - PHASE 2 | 17,051 S.F.  | 0.391 AC  | 2.37%   |
| EX. COURTS                         | 49,665 S.F.  | 1.140 AC  | 6.91%   |
| EX. WALKS                          | 15,223 S.F.  | 0.349 AC  | 2.12%   |
| EX. POOL                           | 4,326 S.F.   | 0.099 AC  | 0.60%   |
| <b>PHASE 4:</b>                    |              |           |         |
| PROP. EXERCISE BUILDING/JUICEBAR   | 15,392 S.F.  | 0.353 AC  | 2.14%   |
| PROP. COURTS/BOCCO                 | 17,327 S.F.  | 0.398 AC  | 2.41%   |
| PROP. PAVEMENT/WALKS               | 9,428 S.F.   | 0.216 AC  | 1.31%   |
| TOTAL IMPERVIOUS                   | 476,171 S.F. | 10.931 AC | 66.28%  |
| TOTAL PERVIOUS                     | 242,313 S.F. | 5.563 AC  | 33.72%  |

**VELCON**  
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PORT ST. LUCIE, FL 34987  
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FIRE C.O.A. # 3222

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PHASE 4  
CITY OF PORT ST. LUCIE, FLORIDA

**CLIENT:**  
RIVERLAND ASSOCIATES I LLLP

**DARREN GUETTLER, PE**  
FLORIDA LICENSE No. 74637  
5/3/23

**PROJECT No.:** 22-1037  
**DRAWN BY:** SOG  
**CHECKED BY:** DG  
**DATE:** 11/29/2022  
**CAD ID.:** 22-1037-SITE PLAN

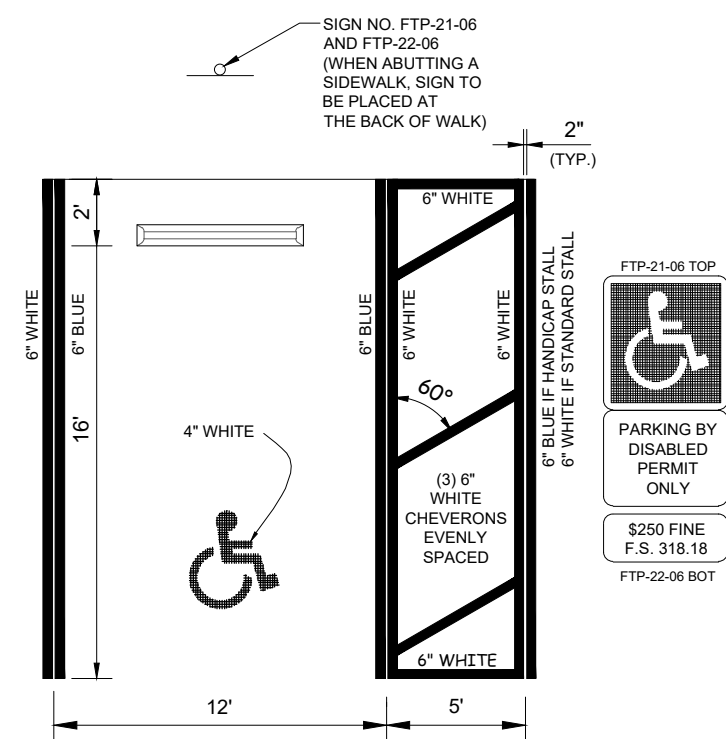
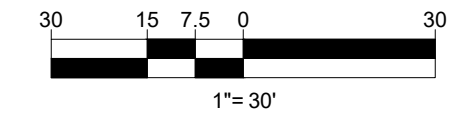
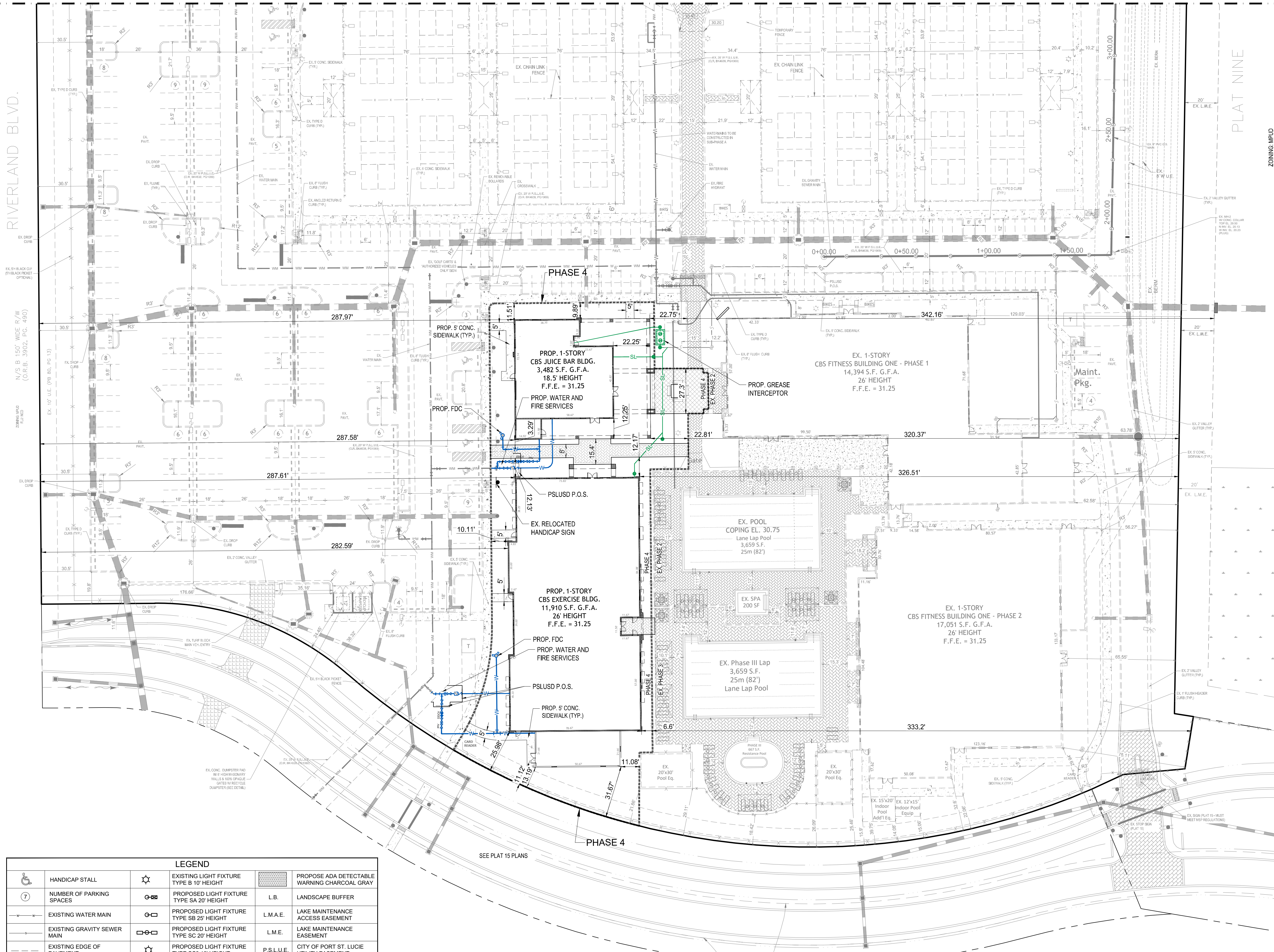
**SHEET TITLE:**  
SITE PLAN

**SHEET NUMBER:**  
03

**811** KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG  
www.call811.com

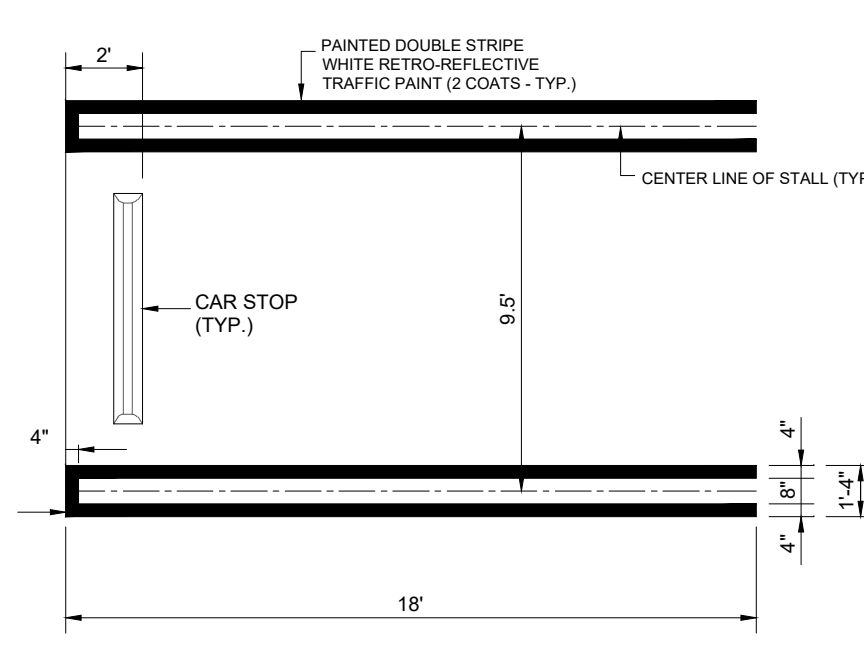
CITY OF PSL PROJECT NO. P20-068-AS  
PSLUSD FILE NO. 52031-4

MATCH LINE SHEET 3

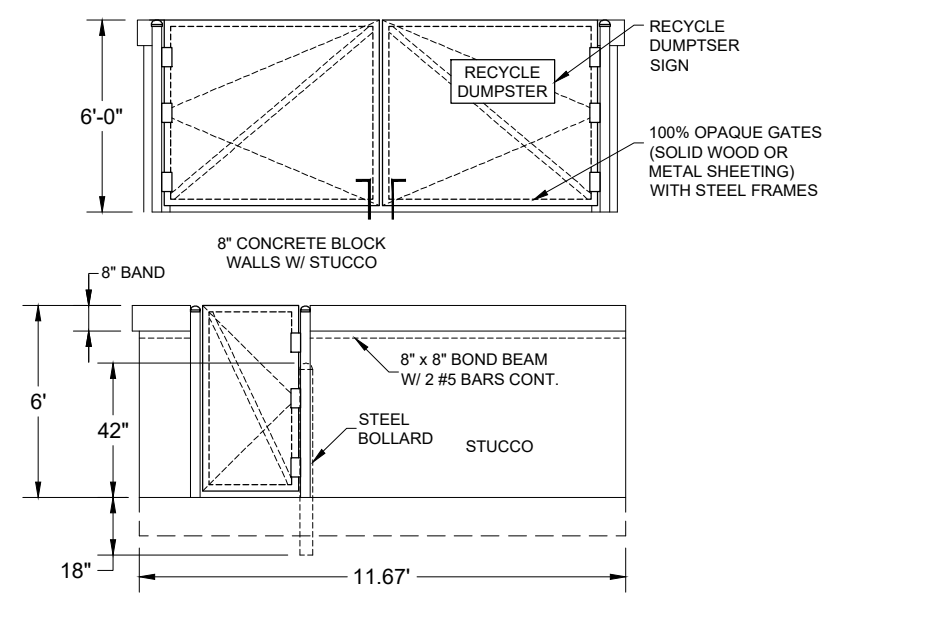


- NOTES:
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
  - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
  - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 555a.
  - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
  - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
  - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.
  - 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.

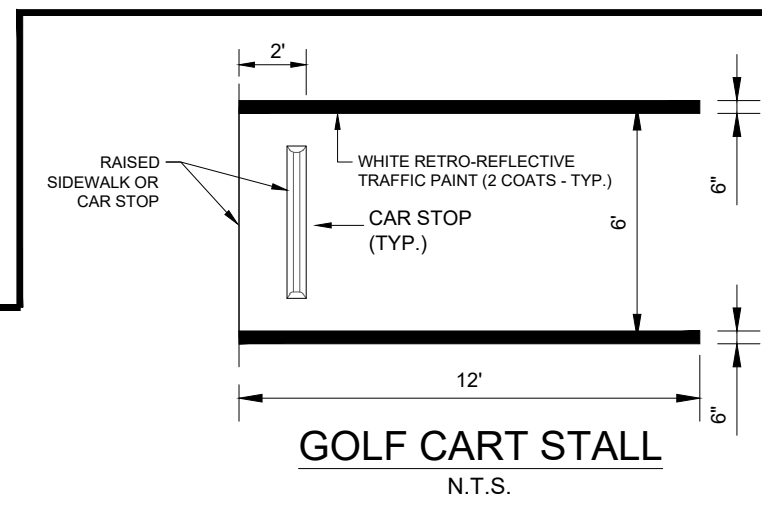
HANDICAP SPACE DETAIL



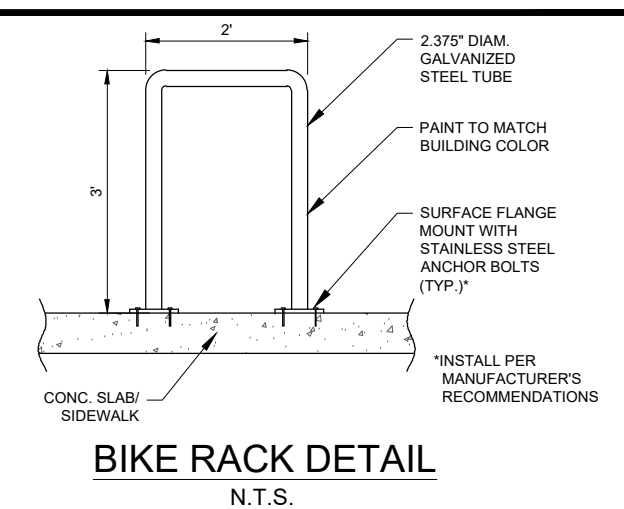
TYPICAL 18' PARKING STALL



11' x 11' DUMPSTER DETAIL



GOLF CART STALL



BIKE RACK DETAIL

| LEGEND |  |  |   |
|--------|--|--|---|
|        | HANDICAP STALL                               |  | EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT  |
|        | NUMBER OF PARKING SPACES                     |  | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT |
|        | EXISTING WATER MAIN                          |  | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT |
|        | EXISTING GRAVITY SEWER MAIN                  |  | PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT |
|        | EXISTING EDGE OF PAVEMENT                    |  | PROPOSED LIGHT FIXTURE TYPE SD 10' HEIGHT |
|        | PROPOSED CLEAN OUT                           |  | PROPOSED LIGHT FIXTURE TYPE SE 15' HEIGHT |
|        | EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT    |  | PROPOSED ASPHALT PAVEMENT                 |
|        | EXISTING LIGHT FIXTURE TYPE SB 23' HEIGHT    |  | PROPOSED PAVERS                           |
|        | EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT   |  | PROPOSED CONCRETE SIDEWALK                |
|        | PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY |  | LANDSCAPE BUFFER                          |
|        | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT    |  | L.M.E. LAKE MAINTENANCE EASEMENT          |
|        | CITY OF PORT ST. LUCIE UTILITY EASEMENT      |  | U.E. UTILITY EASEMENT                     |
|        | D.E. DRAINAGE EASEMENT                       |  |   |

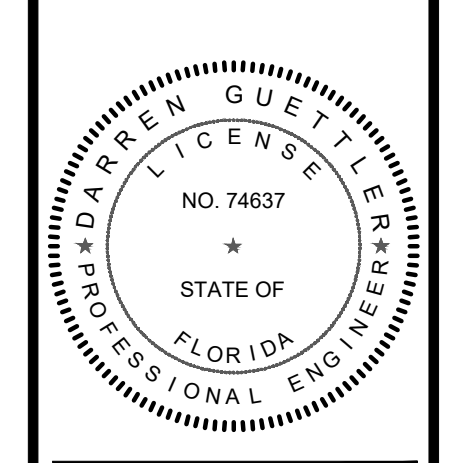
NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).



| REVISIONS:  |                           |
|-------------|---------------------------|
| BY: DATE:   | COMMENT:                  |
| SG 03-07-23 | REVISED PER SPRC COMMENTS |
| SG 04-10-23 | REVISED PER SPRC COMMENTS |

PROJECT: RIVERLAND SPORTS COMPLEX  
 PHASE 4  
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES I  
 LLLP



DARREN GUETTLER, PE  
 FLORIDA LICENSE NO. 74637  
 5/3/23

PROJECT No.: 22-1037  
 DRAWN BY: SOG  
 CHECKED BY: DG  
 DATE: 11/29/2022  
 CAD ID.: 22-1037 - SITE PLAN

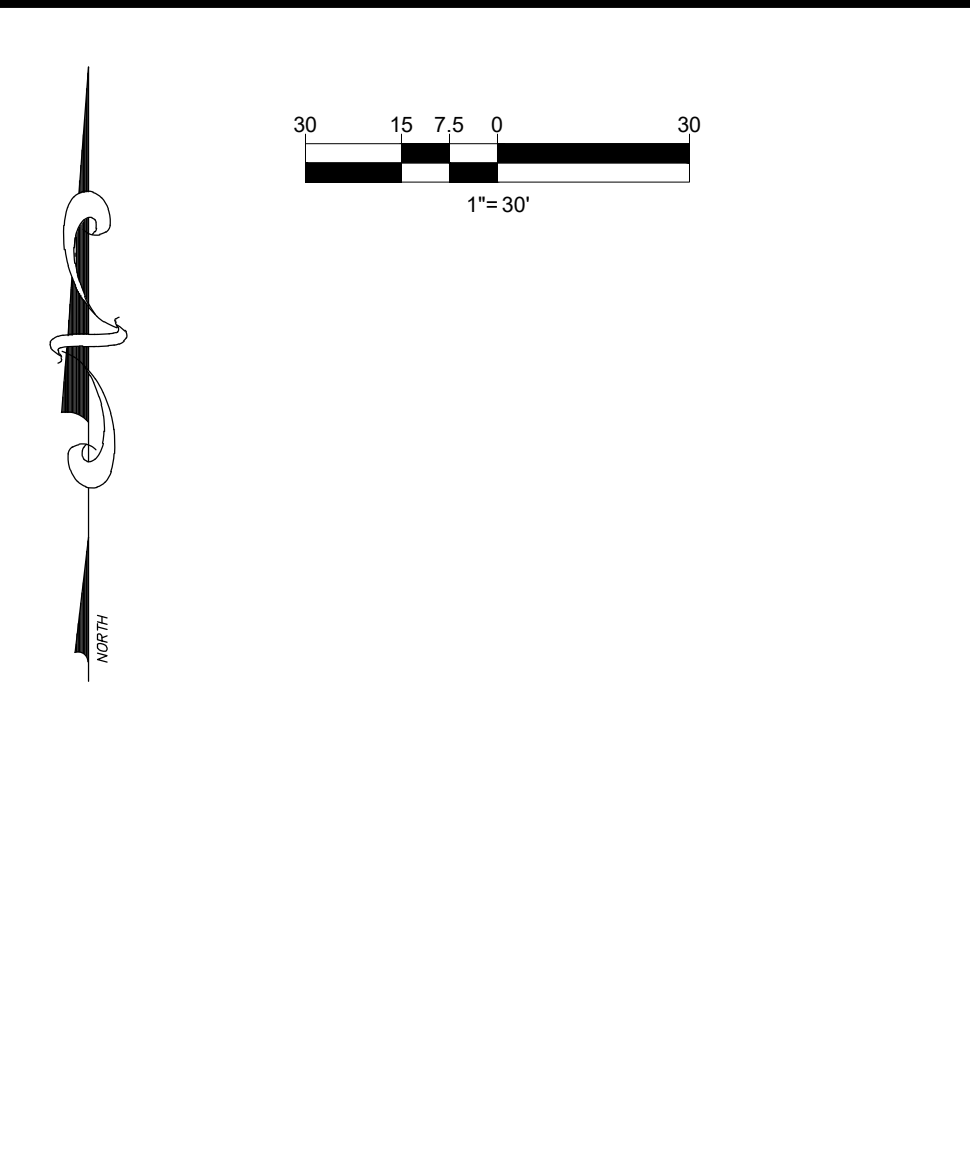
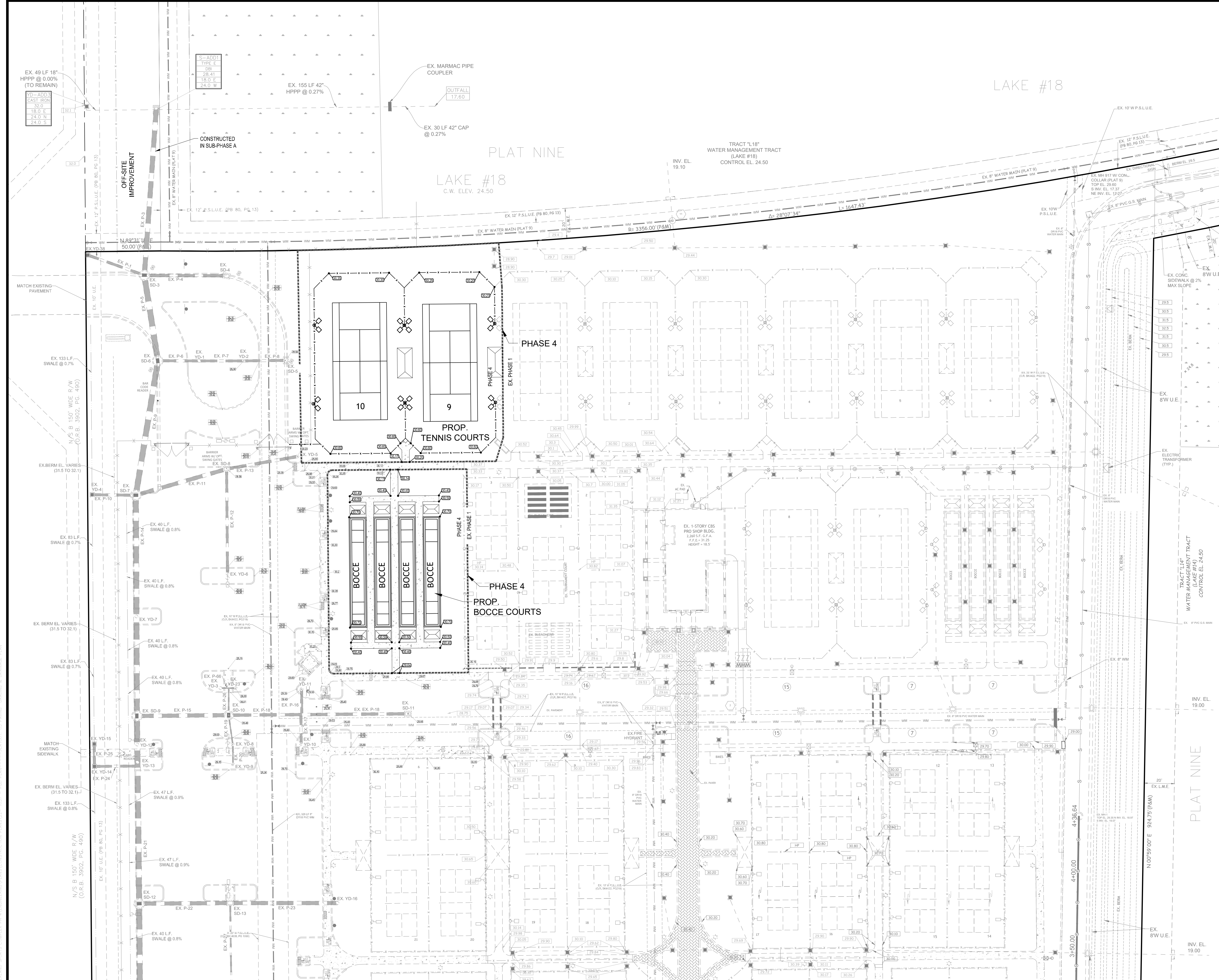
SHEET TITLE: SITE PLAN

SHEET NUMBER: 04



CITY OF PSL PROJECT NO. P20-068-AS  
 PSLUSD FILE NO. 52031-4

Printed on Wednesday, May 03, 2023, 2:00 PM by Shirley Gomez



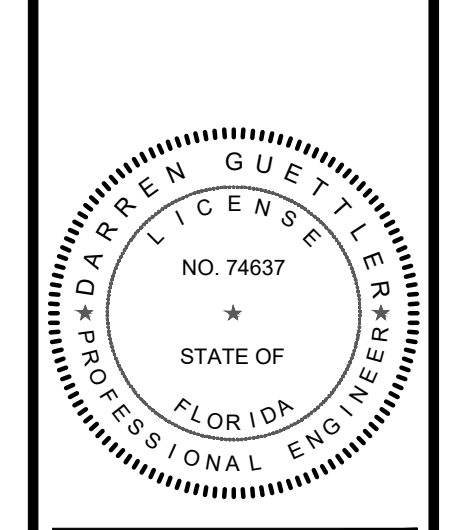
| LEGEND |   |  |  |
|--------|---|--|--|
|        | EXISTING GRADE ELEVATION                  |  | PROPOSED ASPHALT PAVEMENT                          |
|        | PROPOSED ELEVATION<br>(H.P. = HIGH POINT) |  | PROPOSED CONCRETE SIDEWALK                         |
|        | RUNOFF FLOW DIRECTION                     |  | D.E. DRAINAGE EASEMENT                             |
|        | EXISTING WATER MAIN                       |  | L.B. LANDSCAPE BUFFER                              |
|        | EXISTING FORCE MAIN                       |  | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT          |
|        | EXISTING GRAVITY SEWER MAIN               |  | L.M.E. LAKE MAINTENANCE EASEMENT                   |
|        | EXISTING EDGE OF PAVEMENT                 |  | P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT |
|        | PROPOSED CATCH BASIN                      |  | U.E. UTILITY EASEMENT                              |
|        | PROPOSED CLEAN OUT                        |  | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT          |
|        | PROPOSED YARD DRAIN WITH COLLAR (18\"/>   |  | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT          |
|        | PROPOSED GRAVITY SEWER MAIN               |  | PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT          |
|        | PROPOSED BLDG. SEWER                      |  | PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT         |
|        | PROPOSED WATER SERVICE                    |  | PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT         |
|        | PROPOSED STORM SEWER                      |  | PROPOSED YARD DRAIN WITHOUT COLLAR (12\"/>         |



| REVISIONS: |          |                           |
|------------|----------|---------------------------|
| BY:        | DATE:    | COMMENT:                  |
| SG         | 03-07-23 | REVISED PER SPRC COMMENTS |
| SG         | 04-10-23 | REVISED PER SPRC COMMENTS |

PROJECT: RIVERLAND SPORTS COMPLEX  
 PHASE 4  
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES I LLLP



DARREN GUETTLER, PE  
 FLORIDA LICENSE No. 74637  
 5/3/23

PROJECT No.: 22-1037  
 DRAWN BY: SOG  
 CHECKED BY: DG  
 DATE: 11/29/2022  
 CAD ID.: 22-1037-PGD PLAN

SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER: 05

MATCH LINE SHEET 6

NOTE:  
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).

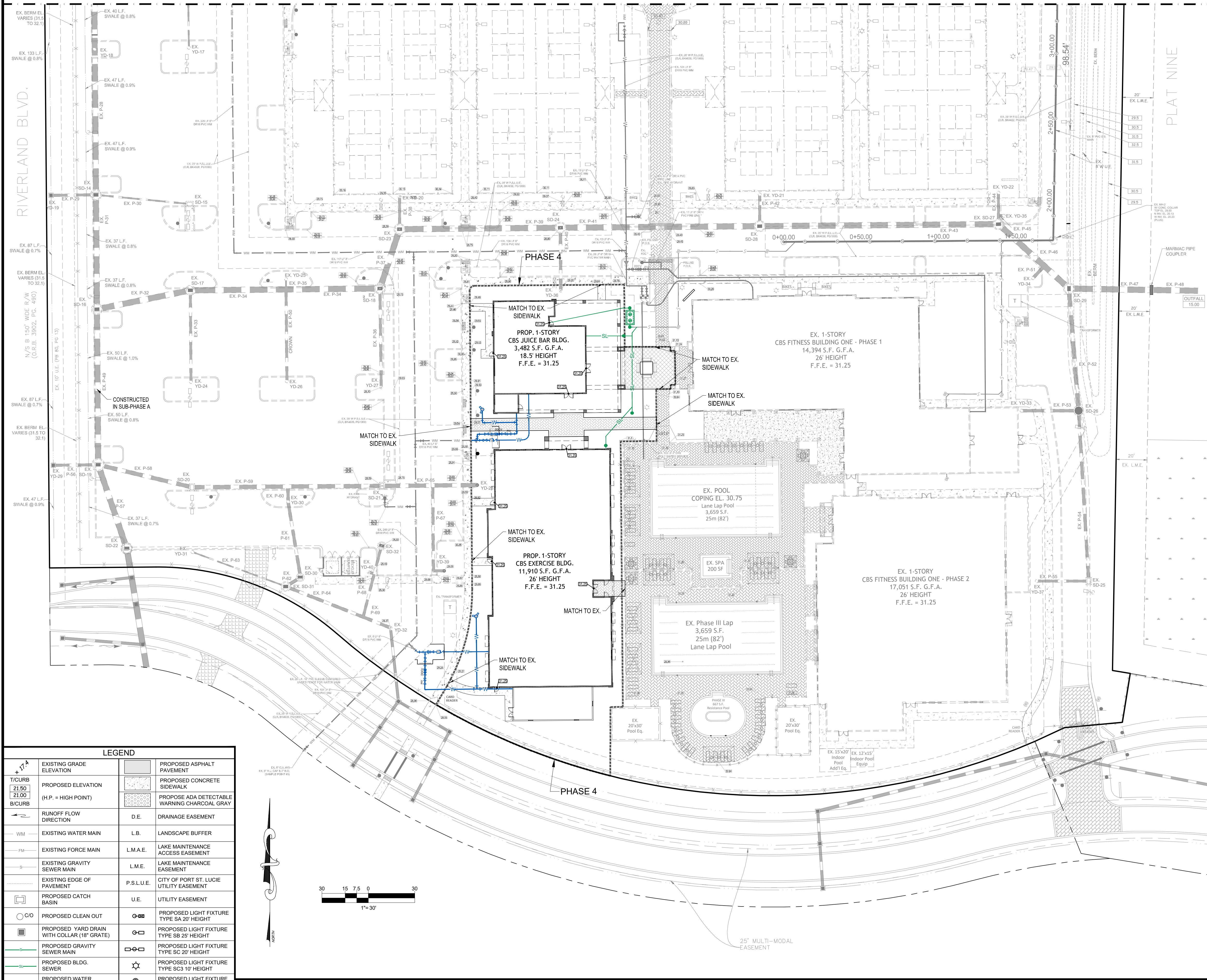
NOTE:  
 ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.



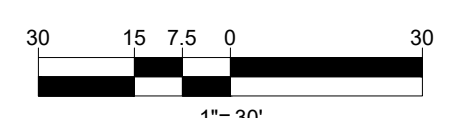
CITY OF PSL PROJECT No. P20-068-AS  
 PSLUSD FILE No. 52031-4

Printed on Wednesday, May 03, 2023, 2:00 PM by Shiley Gomez.

# MATCH LINE SHEET 5



| LEGEND |  |
|--------|--|
|        | EXISTING GRADE ELEVATION                           |
|        | PROPOSED ASPHALT PAVEMENT                          |
|        | PROPOSED CONCRETE SIDEWALK                         |
|        | PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY      |
|        | RUNOFF FLOW DIRECTION                              |
|        | D.E. DRAINAGE EASEMENT                             |
|        | W.M. EXISTING WATER MAIN                           |
|        | L.B. LANDSCAPE BUFFER                              |
|        | F.M. EXISTING FORCE MAIN                           |
|        | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT          |
|        | L.M.E. LAKE MAINTENANCE EASEMENT                   |
|        | G.S.M. EXISTING GRAVITY SEWER MAIN                 |
|        | P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT |
|        | C.B. PROPOSED CATCH BASIN                          |
|        | U.E. UTILITY EASEMENT                              |
|        | C.O. PROPOSED CLEAN OUT                            |
|        | SA 20' PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT   |
|        | YD 18\"/>  |
|        | SB 20' PROPOSED LIGHT FIXTURE TYPE SB 20' HEIGHT   |
|        | G.S.M. PROPOSED GRAVITY SEWER MAIN                 |
|        | SC 20' PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT   |
|        | B.S. PROPOSED BLDG. SEWER                          |
|        | SC3 10' PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT |
|        | W.S. PROPOSED WATER SERVICE                        |
|        | SC4 10' PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT |
|        | SS. PROPOSED STORM SEWER                           |
|        | YD 12\"/>  |



- GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
  - ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICATIONS, LATEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
  - LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
  - ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
  - NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
  - CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
  - THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
  - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND IN A TIMELY MANNER.
  - THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
  - THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
  - THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
  - ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
  - IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
  - IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
  - LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
  - RCP INDICATES REINFORCED CONCRETE PIPE. CMP INDICATES GALVANIZED CORRUGATED METAL PIPE. BOCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE. CAP INDICATES CORRUGATED ALUMINUM PIPE. CPP INDICATES CORRUGATED POLYETHYLENE PIPE (N12) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPF INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE.
  - MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 430-021.
  - COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
  - TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
  - ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
  - ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
  - THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
  - IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
  - UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
  - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
  - WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6\"/>
  - ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
  - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
  - ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
  - NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
  - MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
  - EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST FDOT STANDARDS. BAILED 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 PROPERTY AND WATERWAYS.
  - ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.
  - BOUNDARY INFORMATION PREPARED BY VELCON ENGINEERING & SURVEYING, LLC. DRAWING NO. 18-1046. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SURVEY.

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).

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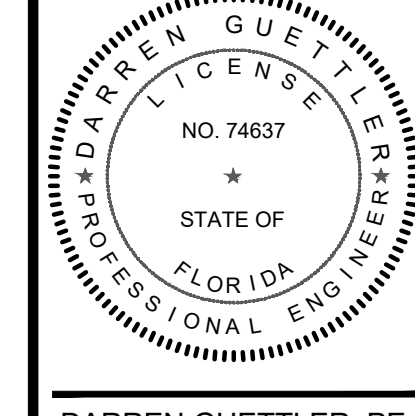


**VELCON**  
ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34987  
PHONE: (772) 879-0477  
FIRE C.O.A. # 3222

| REVISIONS: |                           |
|------------|---------------------------|
| BY:        | DATE:                     |
| SG         | 03-07-23                  |
|            | REVISED PER SPRC COMMENTS |
| SG         | 04-10-23                  |
|            | REVISED PER SPRC COMMENTS |

PROJECT: RIVERLAND SPORTS COMPLEX  
PHASE 4  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES I  
LLLP



DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
5/3/23

PROJECT No.: 22-1037  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 11/29/2022  
CAD ID: 22-1037-PGD PLAN

SHEET TITLE: PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER: 06



CITY OF PSL PROJECT NO. P20-068-A5  
PLSUD FILE NO. 52031-4

**GENERAL NOTES**

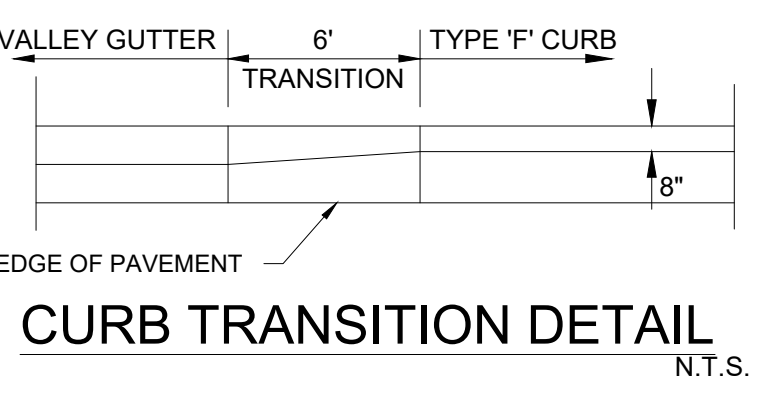
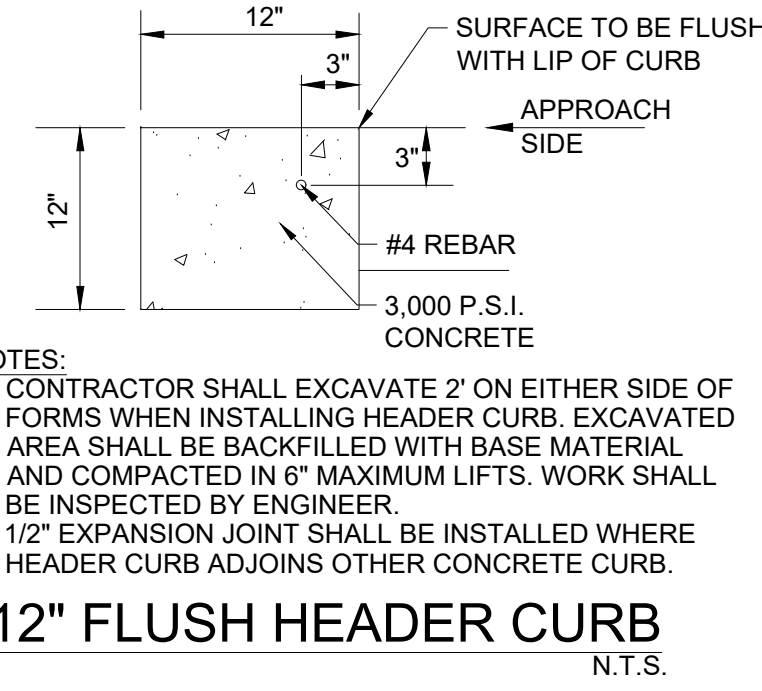
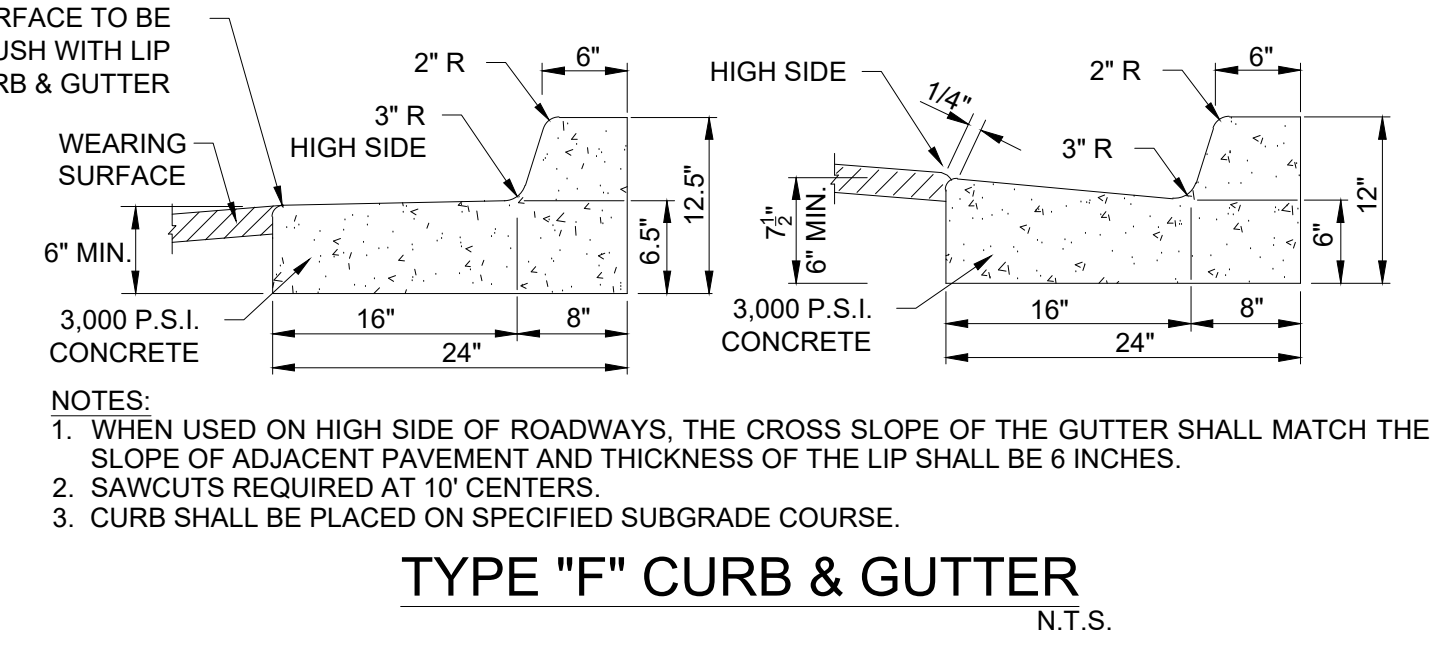
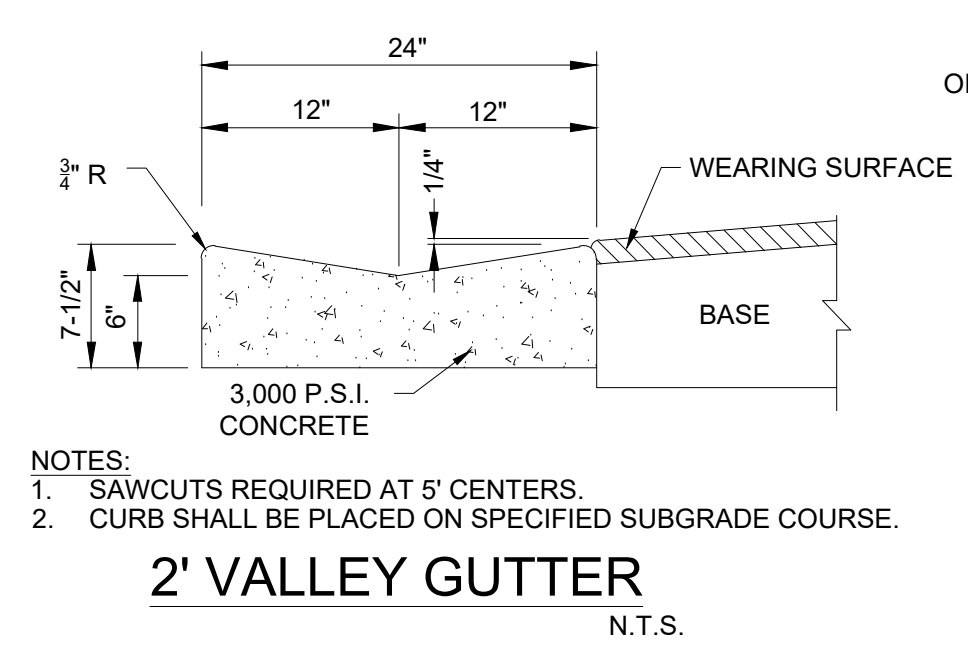
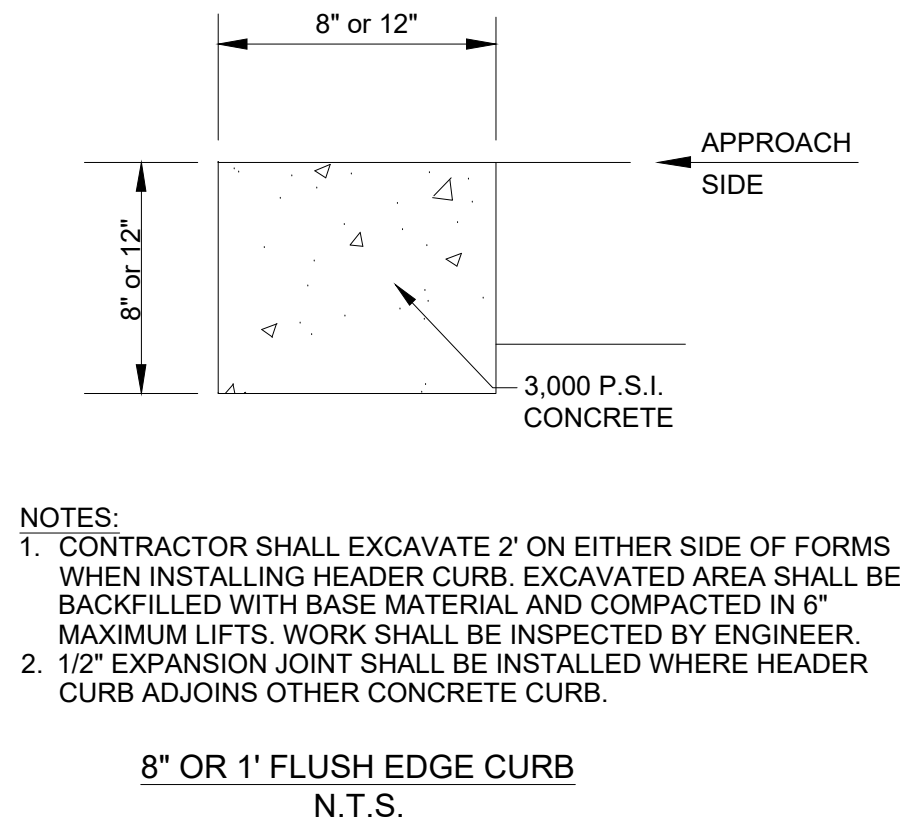
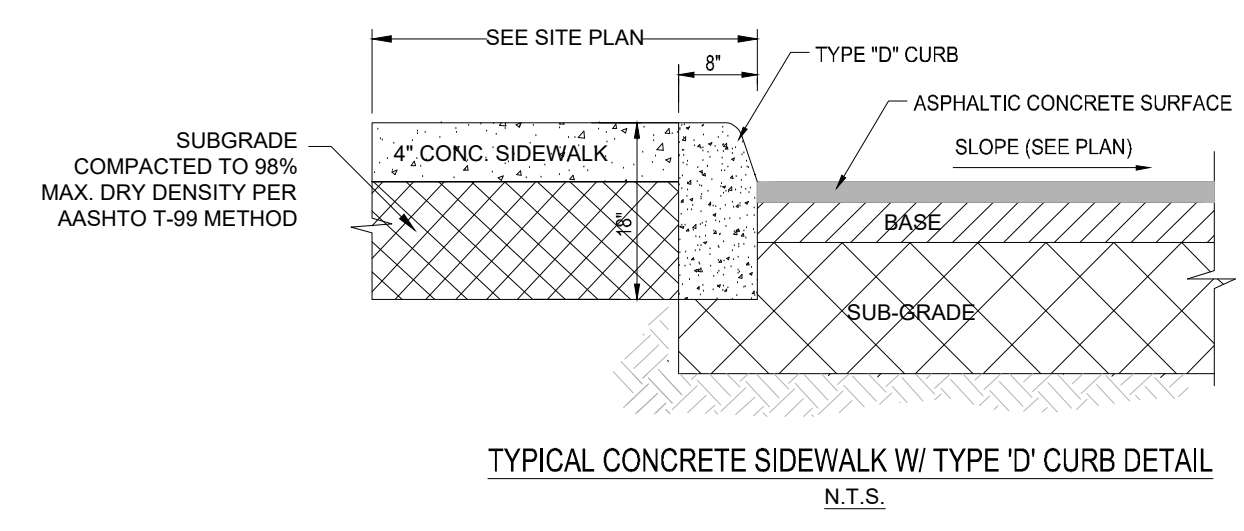
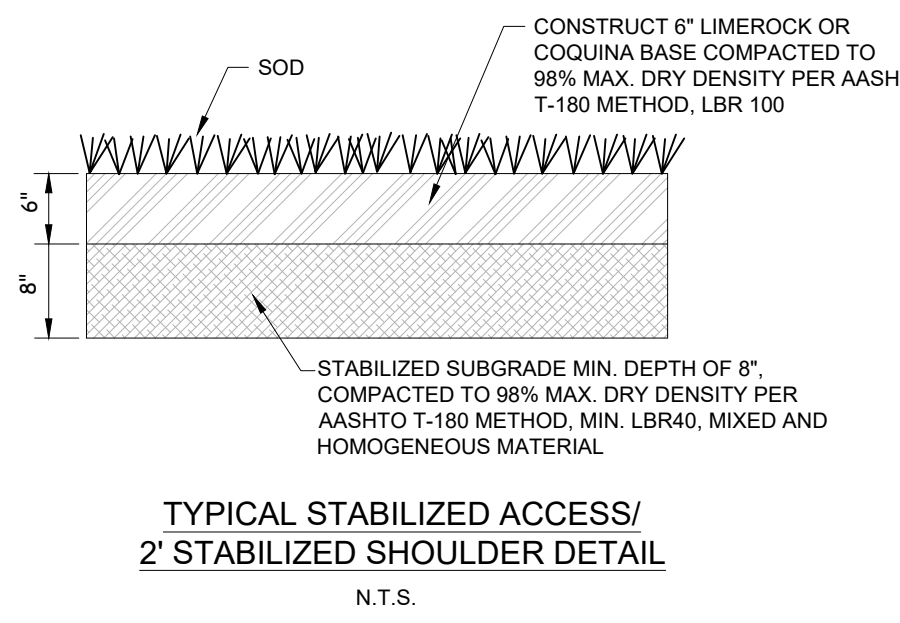
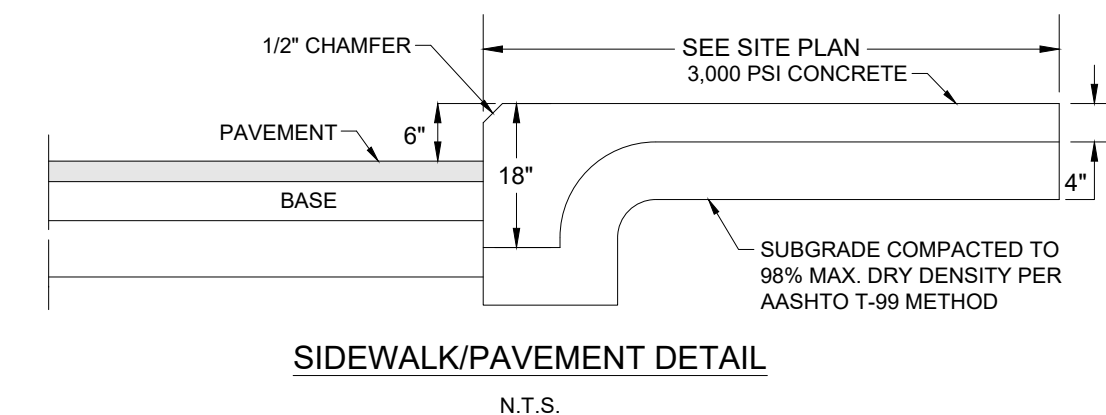
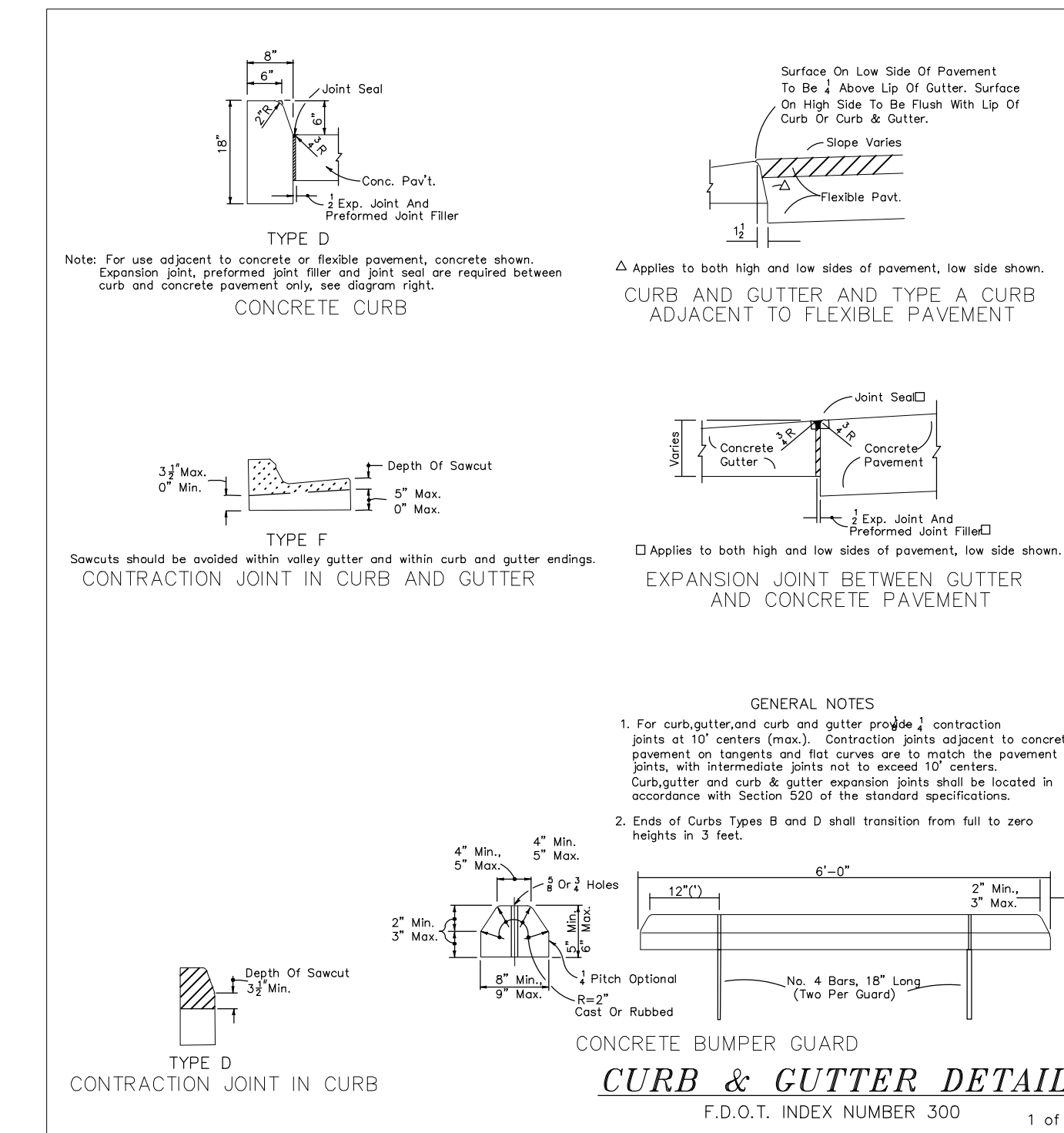
- MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE ELEVATION 30.50' NAVD88, WHICH IS ABOVE THE 100-YEAR, 3-DAY STORM STAGE ELEVATION.
- MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 29.5' NAVD88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
- MINIMUM ROAD CROWN ELEVATION SHALL BE ELEVATION 28.0' 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.
- 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 GUARANTY 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)<br>(LOCAL ROADS SN = 1.89 MIN.)  |  |
|---|---|--|---|---|--|
|   |   |  |   | COEFFICIENT PER INCH  | SN   |
| VEHICULAR PARKING AREA PAVEMENT SECTION | 1-3/4" THICK, TYPE TYPE SP-9.5 TYPE C ASPHALTIC CONCRETE INSTALLED IN TWO LIFTS (FIRST LIFT TO BE 1" & SECOND LIFT TO BE 3/4"). TACK COAT REQUIRED WITH MULTIPLE LIFTS. | STRUCTURAL COEFFICIENT PER INCH = 0.44 | 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 | 1.75 X 0.44 = 0.77<br>6.5 X 0.18 = 1.17<br>12 X 0.08 = 0.96<br>SN = 2.90 |
|   |   |  | OPTIONAL BLACK BASE 5" THICK, TYPE B-12.5 (BLACK BASE) MAY BE SUBSTITUTED IN LIEU OF 6-1/2" LIMEROCK                                | STRUCTURAL COEFFICIENT PER INCH = 0.30  | 1.75 X 0.44 = 0.77<br>5 X 0.30 = 1.50<br>12 X 0.08 = 0.96<br>SN = 3.23   |
|   |   |  | OPTIONAL DOUBLE ROCK 5.5" ADDITIONAL LIMEROCK BASE AND 12" COMPACTED SUBGRADE MAY BE SUBSTITUTED IN LIEU OF 12" STABILIZED SUBGRADE | STRUCTURAL COEFFICIENT PER INCH = 0.18  | 1.75 X 0.44 = 0.77<br>12.0 X 0.18 = 2.16<br>12 X 0 = 0<br>SN = 2.93      |
| 16' CART PATH SECTION                   | 1-1/2" THICK, TYPE SP-9.5 TYPE C ASPHALTIC CONCRETE INSTALLED IN TWO LIFTS (FIRST LIFT TO BE 3/4" & SECOND LIFT TO BE 3/4"). TACK COAT REQUIRED WITH MULTIPLE LIFTS.    | STRUCTURAL COEFFICIENT PER INCH = 0.44 | 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 | 1.50 X 0.44 = 0.66<br>6.5 X 0.18 = 1.17<br>12 X 0.08 = 0.96<br>SN = 2.79 |
|   |   |  | OPTIONAL BLACK BASE 5" THICK, TYPE B-12.5 (BLACK BASE) MAY BE SUBSTITUTED IN LIEU OF 6-1/2" LIMEROCK                                | STRUCTURAL COEFFICIENT PER INCH = 0.30  | 1.50 X 0.44 = 0.66<br>5 X 0.30 = 1.50<br>12 X 0.08 = 0.96<br>SN = 3.12   |
| 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   | N/A  |

**\*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 (2" WITH PREFORMED JOINT FILLER PER F.D.O.T. STANDARD INDEX #310) SHALL BE LOCATED WHERE NEW CONCRETE MEETS EXISTING CONCRETE.
- TYPE "B" (2" TOOLED JOINTS) OR TYPE "D" (3" SAW-CUT JOINTS) PER F.D.O.T. STANDARD INDEX #310 SHALL BE LOCATED AT 5' O.C. SAW-CUT JOINTS AVOIDED WHENEVER POSSIBLE.



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

**NOTE: ALL GRADES SHOWN ARE IN NAVD88**

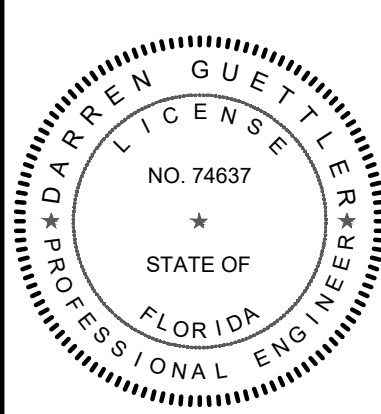


**REVISIONS:**

| BY: | DATE:    | COMMENT:                  |
|-----|----------|---------------------------|
| SG  | 03-07-23 | REVISED PER SPRC COMMENTS |
| SG  | 04-10-23 | REVISED PER SPRC COMMENTS |

**RIVERLAND SPORTS COMPLEX  
PHASE 4  
CITY OF PORT ST. LUCIE,  
FLORIDA**

**RIVERLAND ASSOCIATES I  
LLP**



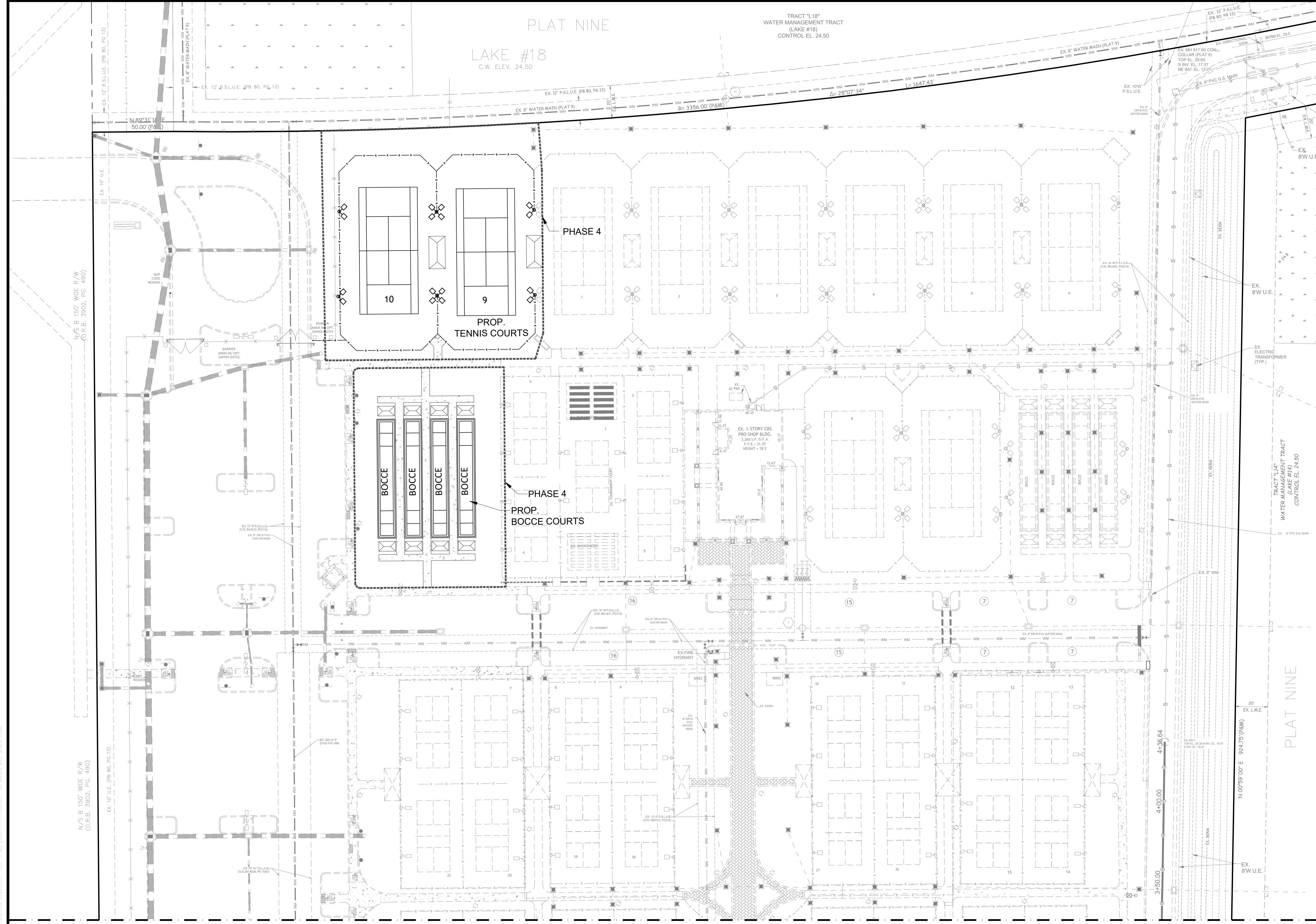
PROJECT No.: 22-1037  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 11/29/2022  
CAD I.D.: 22-1037 - PSD DETAILS

PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:  
**07**



CITY OF PSL PROJECT NO. P20-068-AS  
PSLUSD FILE NO. 52031-4



| REVISIONS: |          |
|------------|----------|
| BY:        | DATE:    |
| SG         | 03-07-23 |
| SG         | 04-10-23 |

| LEGEND |  |  |  |
|--------|--|--|--|
|        | EXISTING GRADE ELEVATION               |  | PROPOSED ASPHALT PAVEMENT                          |
|        | PROPOSED ELEVATION (H.P. = HIGH POINT) |  | PROPOSED CONCRETE SIDEWALK                         |
|        | RUNOFF FLOW DIRECTION                  |  | PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY      |
|        | EXISTING WATER MAIN                    |  | D.E. DRAINAGE EASEMENT                             |
|        | EXISTING FORCE MAIN                    |  | L.B. LANDSCAPE BUFFER                              |
|        | EXISTING GRAVITY SEWER MAIN            |  | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT          |
|        | EXISTING EDGE OF PAVEMENT              |  | L.M.E. LAKE MAINTENANCE EASEMENT                   |
|        | PROPOSED CATCH BASIN                   |  | P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT |
|        | PROPOSED CLEAN OUT                     |  | U.E. UTILITY EASEMENT                              |
|        | PROPOSED YARD DRAIN                    |  | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT          |
|        | PROPOSED GRAVITY SEWER MAIN            |  | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT          |
|        | PROPOSED BLDG. SEWER                   |  | PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT          |
|        | PROPOSED WATER SERVICE                 |  | PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT         |
|        | PROPOSED STORM SEWER                   |  | PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT         |

\* DENOTES INSTALLATION BY SPECIALTY CONTRACTOR

- NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
  - PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.

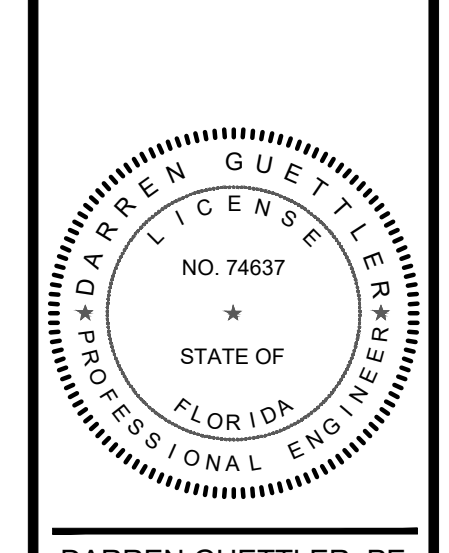
**MATCH LINE SHEET 09**



| REVISIONS: |          |
|------------|----------|
| BY:        | DATE:    |
| SG         | 03-07-23 |
| SG         | 04-10-23 |

PROJECT:  
**RIVERLAND SPORTS COMPLEX  
PHASE 4**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND  
ASSOCIATES I  
LLP**



PROJECT No.: 22-1037  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 11/29/2022  
CAD ID.: 22-1037-WS PLAN

SHEET TITLE:  
**WATER AND  
SEWER PLAN**

SHEET NUMBER:  
**08**



CITY OF PSL PROJECT NO. P20-068-A5  
PSLUSD FILE NO. 52031-4



MATCH LINE SHEET 08



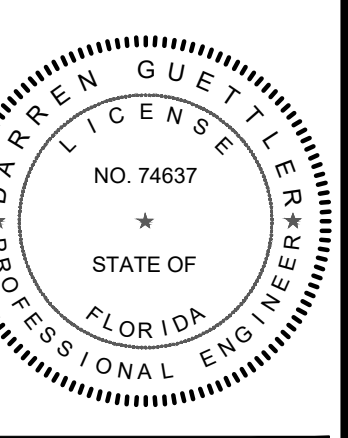
| REVISIONS: |          |
|------------|----------|
| BY:        | DATE:    |
| SG         | 03-07-23 |
| SG         | 04-10-23 |

| COMMENTS:   |               |
|-------------|---------------|
| REVISED PER | SPRC COMMENTS |
|             |               |
|             |               |

| COMMENTS:   |               |
|-------------|---------------|
| REVISED PER | SPRC COMMENTS |
|             |               |
|             |               |

PROJECT: RIVERLAND SPORTS COMPLEX  
 PHASE 4  
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES I LLLP



DARREN GUETTLER, PE  
 FLORIDA LICENSE No. 74637  
 5/3/23

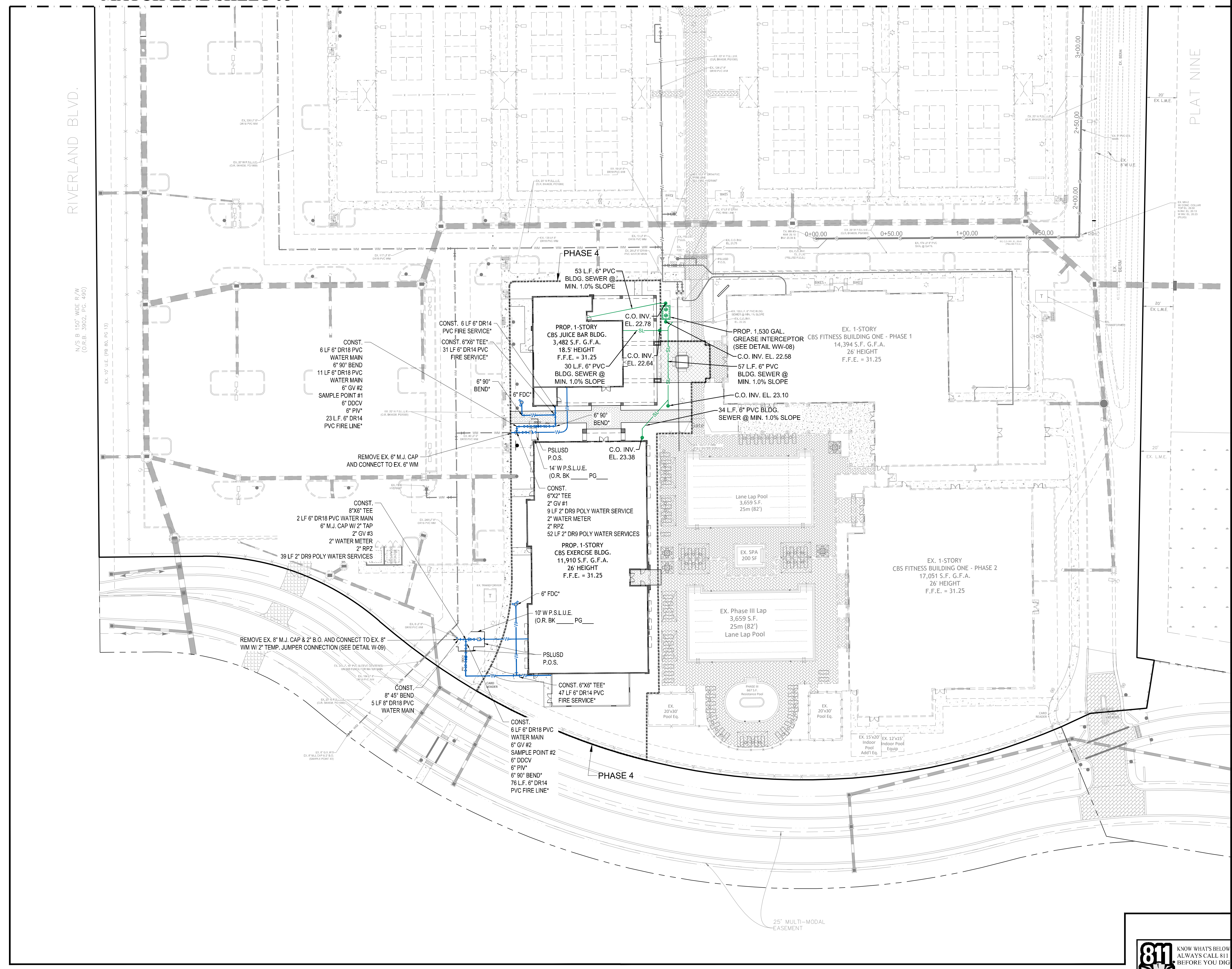
PROJECT No.: 22-1037  
 DRAWN BY: SOG  
 CHECKED BY: DG  
 DATE: 11/29/2022  
 CAD ID: 22-1037-WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 09

| LEGEND |  |  |
|--------|--|--|
|        | EXISTING GRADE ELEVATION                           |  |
|        | PROPOSED ELEVATION (H.P. = HIGH POINT)             |  |
|        | RUNOFF FLOW DIRECTION                              |  |
|        | EXISTING WATER MAIN                                |  |
|        | EXISTING FORCE MAIN                                |  |
|        | EXISTING GRAVITY SEWER MAIN                        |  |
|        | EXISTING EDGE OF PAVEMENT                          |  |
|        | PROPOSED CATCH BASIN                               |  |
|        | PROPOSED CLEAN OUT                                 |  |
|        | PROPOSED YARD DRAIN                                |  |
|        | PROPOSED GRAVITY SEWER MAIN                        |  |
|        | PROPOSED BLDG. SEWER                               |  |
|        | PROPOSED WATER SERVICE                             |  |
|        | PROPOSED STORM SEWER                               |  |
|        | PROPOSED ASPHALT PAVEMENT                          |  |
|        | PROPOSED CONCRETE SIDEWALK                         |  |
|        | PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY      |  |
|        | D.E. DRAINAGE EASEMENT                             |  |
|        | L.B. LANDSCAPE BUFFER                              |  |
|        | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT          |  |
|        | L.M.E. LAKE MAINTENANCE EASEMENT                   |  |
|        | P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT |  |
|        | U.E. UTILITY EASEMENT                              |  |
|        | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT          |  |
|        | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT          |  |
|        | PROPOSED LIGHT FIXTURE TYPE SC 30' HEIGHT          |  |
|        | PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT         |  |

\* DENOTES INSTALLATION BY SPECIALTY CONTRACTOR



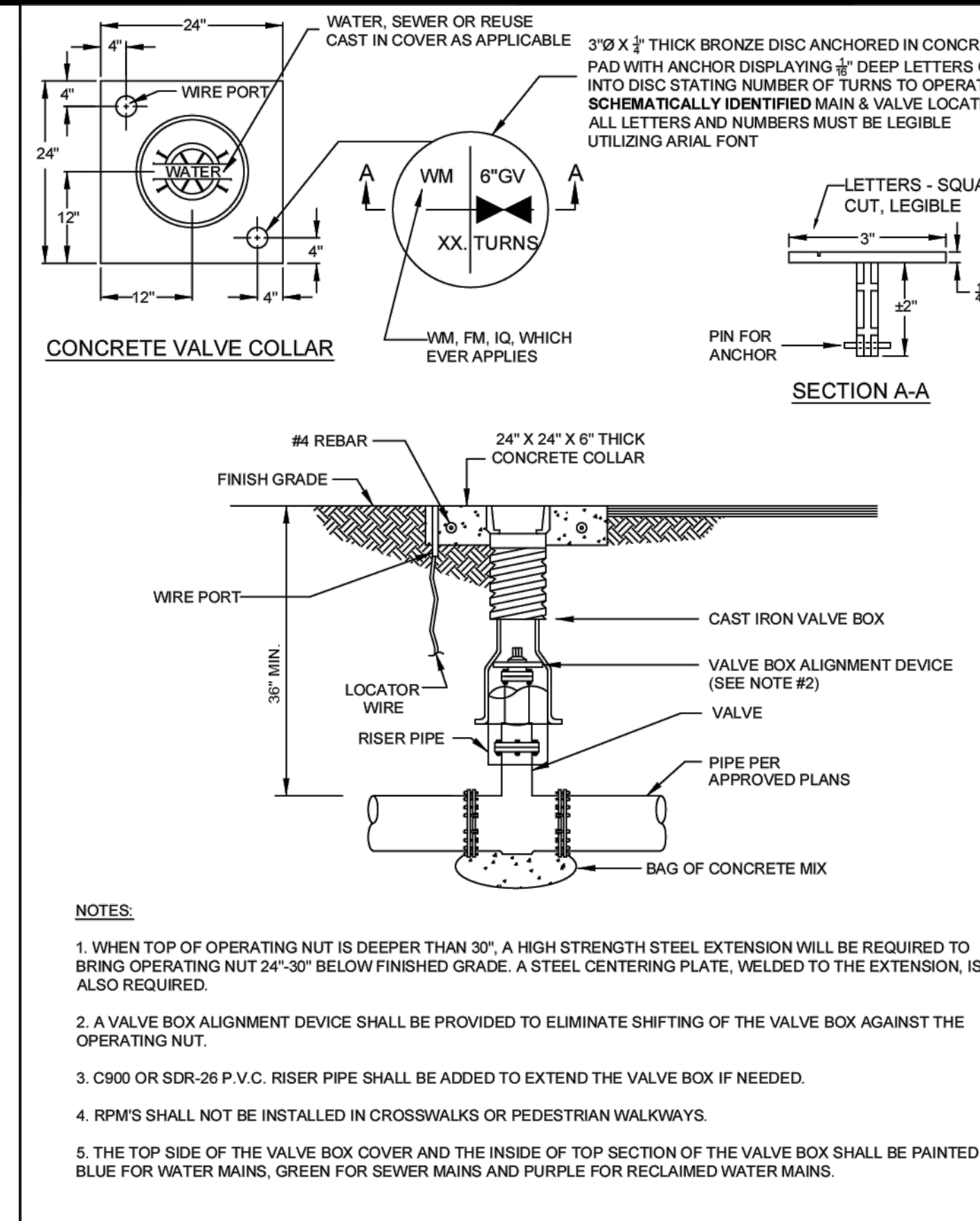
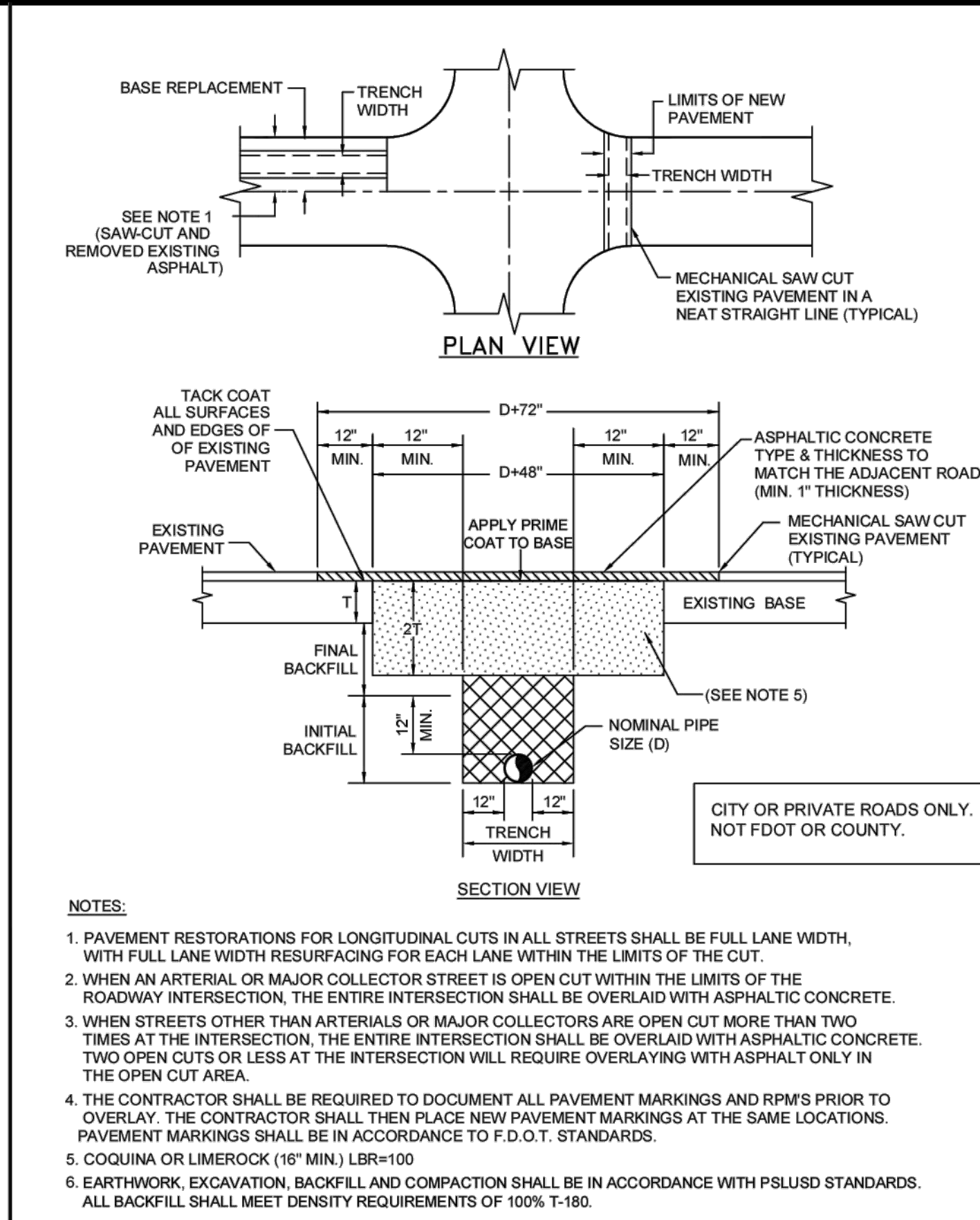
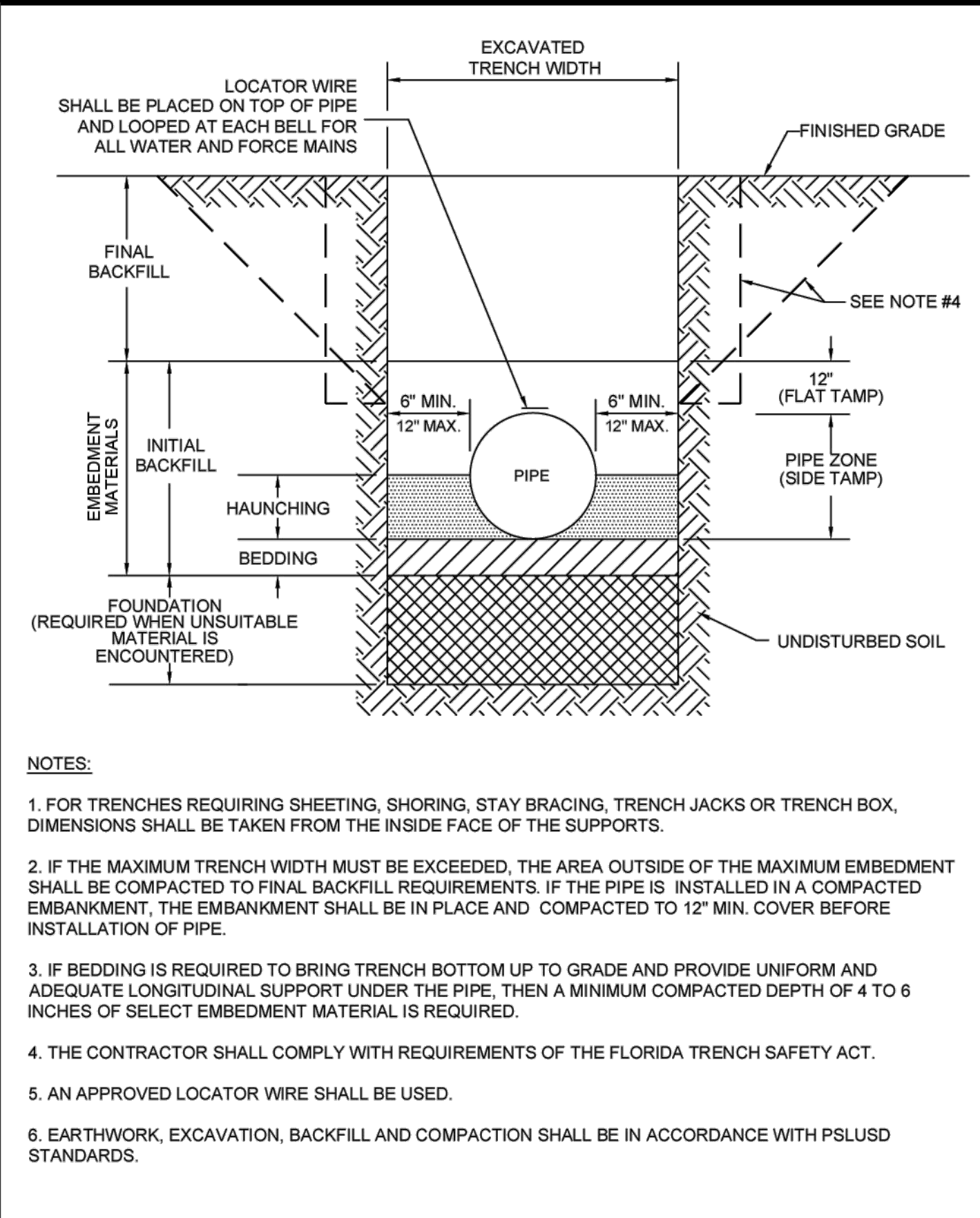
Printed on Wednesday, May 03, 2023, 2:01 PM by Shirley Gomez. C:\Users\shirley\OneDrive\Desktop\CONSTRUCTION PLANS\22-1037-WS PLAN\22-1037-WS PLAN - 08 MATCH LINE SHEET 08 - WATER AND SEWER PLAN



CITY OF PSL PROJECT NO. P20-068-AS  
 PSLUSD FILE NO. 52031-4

| MINIMUM SEPARATION BETWEEN PSLUSD FACILITIES AND OTHER UTILITIES | JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED) | CROSSINGS (1) | HORIZONTAL SEPARATION | OTHER PIPE  |
|--|---|---------------|-----------------------|---|
|  |   |               |                       | GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, VACUUM SANITARY SERVICE, STORM SEWER, STORM SEWER FORCE MAIN |
|  |   |               |                       | ALL OTHER FACILITIES, INCLUDING TELEPHONE, CABLE TV, POWER, ETC.  |
|  |   |               |                       | ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  |

(1) WATER MAIN SHOULD CROSS OVER OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 18".  
 (2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.  
 (3) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.  
 (4) A PSLUSD FACILITY INCLUDES MAINS AND STRUCTURES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER.

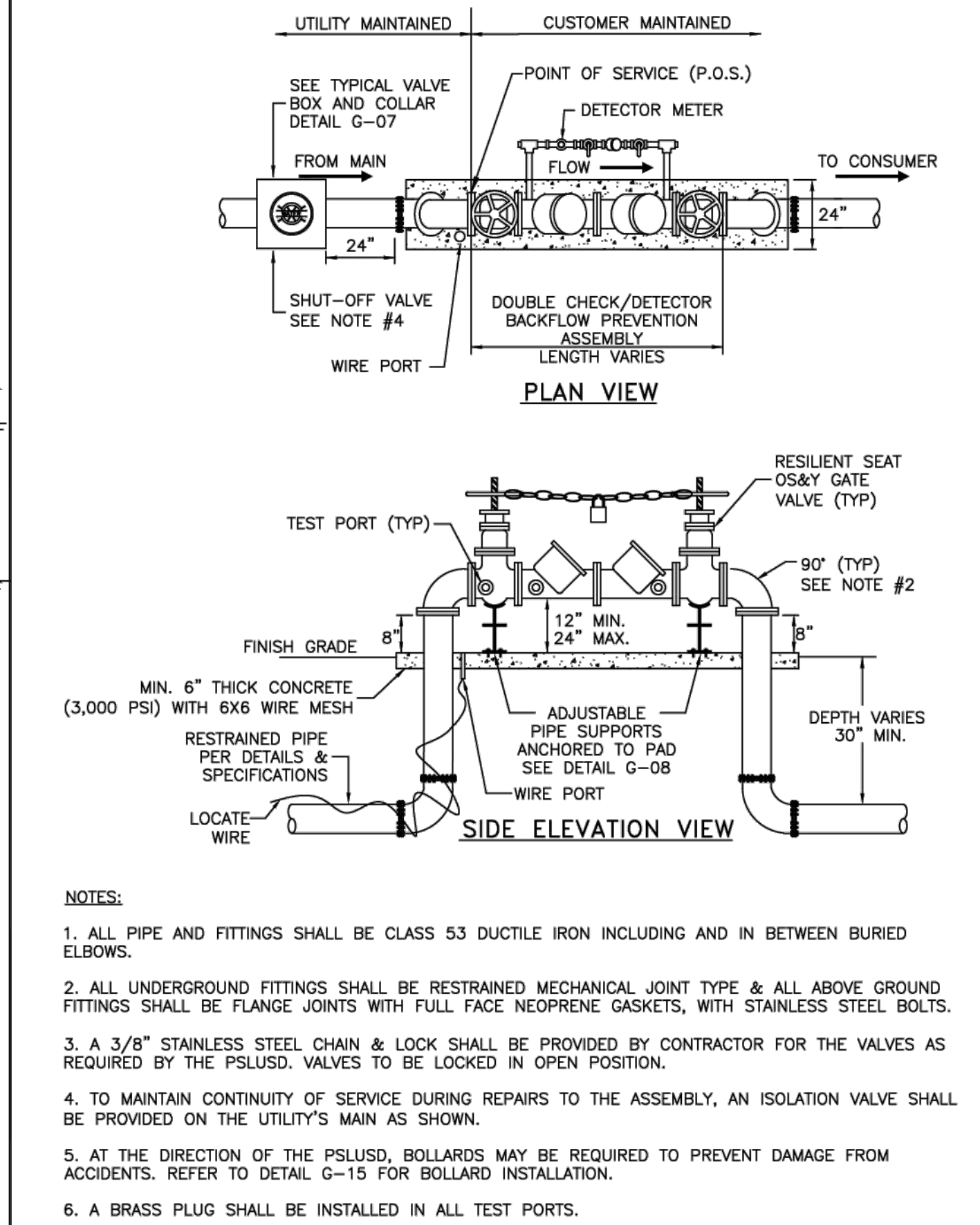
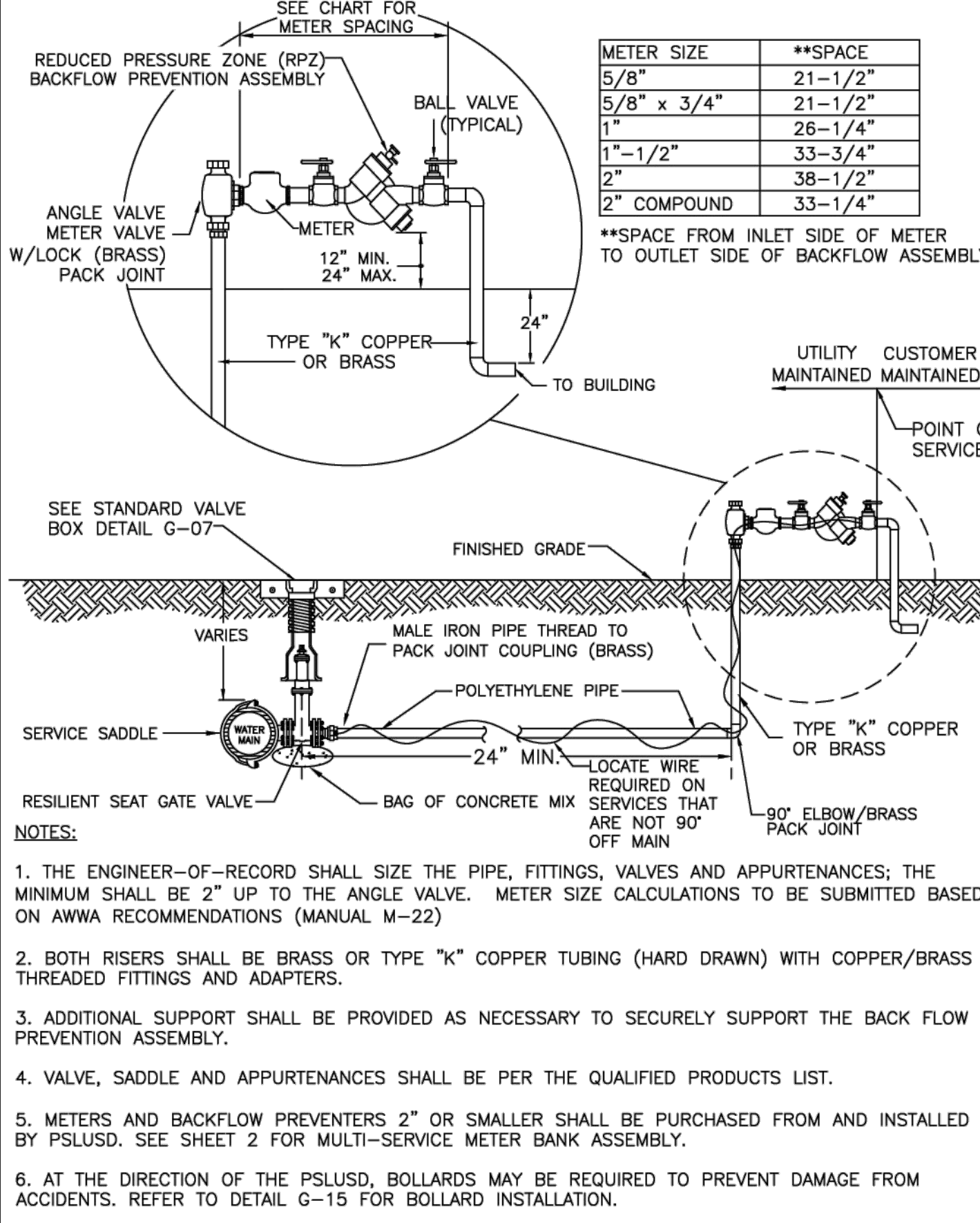
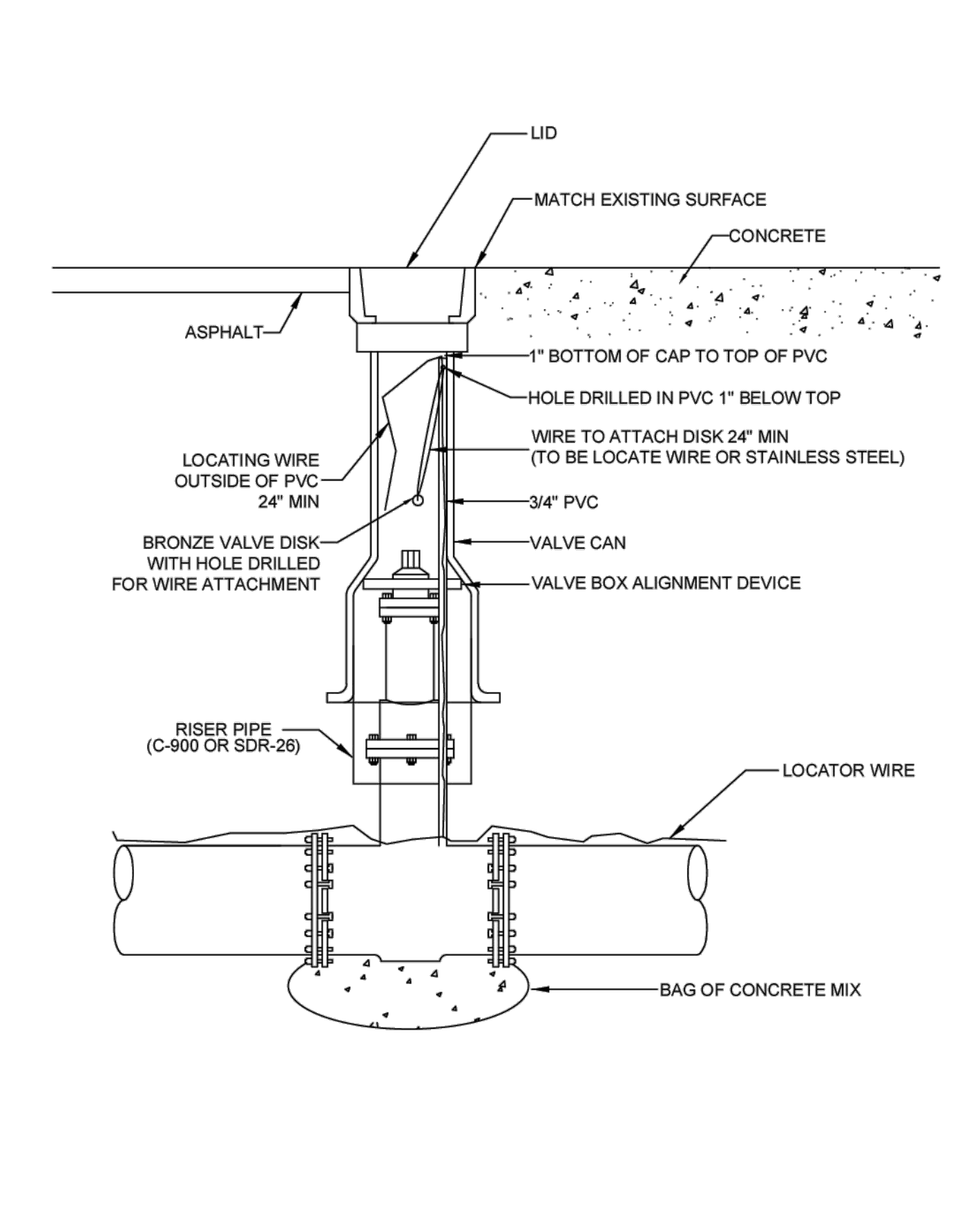


|   |   |  |
|---|---|--|
| MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>STANDARD SEPARATION REQUIREMENTS</b> | DETAIL: G-01<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 1 |
|---|---|--|

|   |   |  |
|---|---|--|
| MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>STANDARD PIPE TRENCH CROSS SECTION</b> | DETAIL: G-04<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 1 |
|---|---|--|

|   |  |  |
|---|--|--|
| MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>UTILITY ROAD CUT PAVEMENT RESTORATION</b> | DETAIL: G-05<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 1 |
|---|--|--|

|   |  |  |
|---|--|--|
| MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>TYPICAL VALVE BOX AND COLLAR IN UN-PAVED AREA</b> | DETAIL: G-07<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 2 |
|---|--|--|



|   |  |  |
|---|--|--|
| MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>TYPICAL VALVE BOX IN PAVED AREA</b> | DETAIL: G-07<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 2 OF 2 |
|---|--|--|

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|---|--|--|
| MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>COMMERCIAL WATER SERVICE CONNECTION</b> | DETAIL: W-02<br>DATE: 2017<br>SCALE: N.T.S.<br>SHEET: 1 OF 2 |
|---|--|--|

|   |                                       |  |
|---|---------------------------------------|--|
| MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>FIRE SERVICE BACKFLOW ASSEMBLY</b> | DETAIL: W-07<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 1 |
|---|---------------------------------------|--|



| BY: | DATE:    | COMMENT:                  |
|-----|----------|---------------------------|
| SG  | 03-07-23 | REVISED PER SPRC COMMENTS |
| SG  | 04-10-23 | REVISED PER SPRC COMMENTS |

PROJECT:  
**RIVERLAND SPORTS COMPLEX**  
**PHASE 4**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND ASSOCIATES I**  
**LLLP**



DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
5/3/23

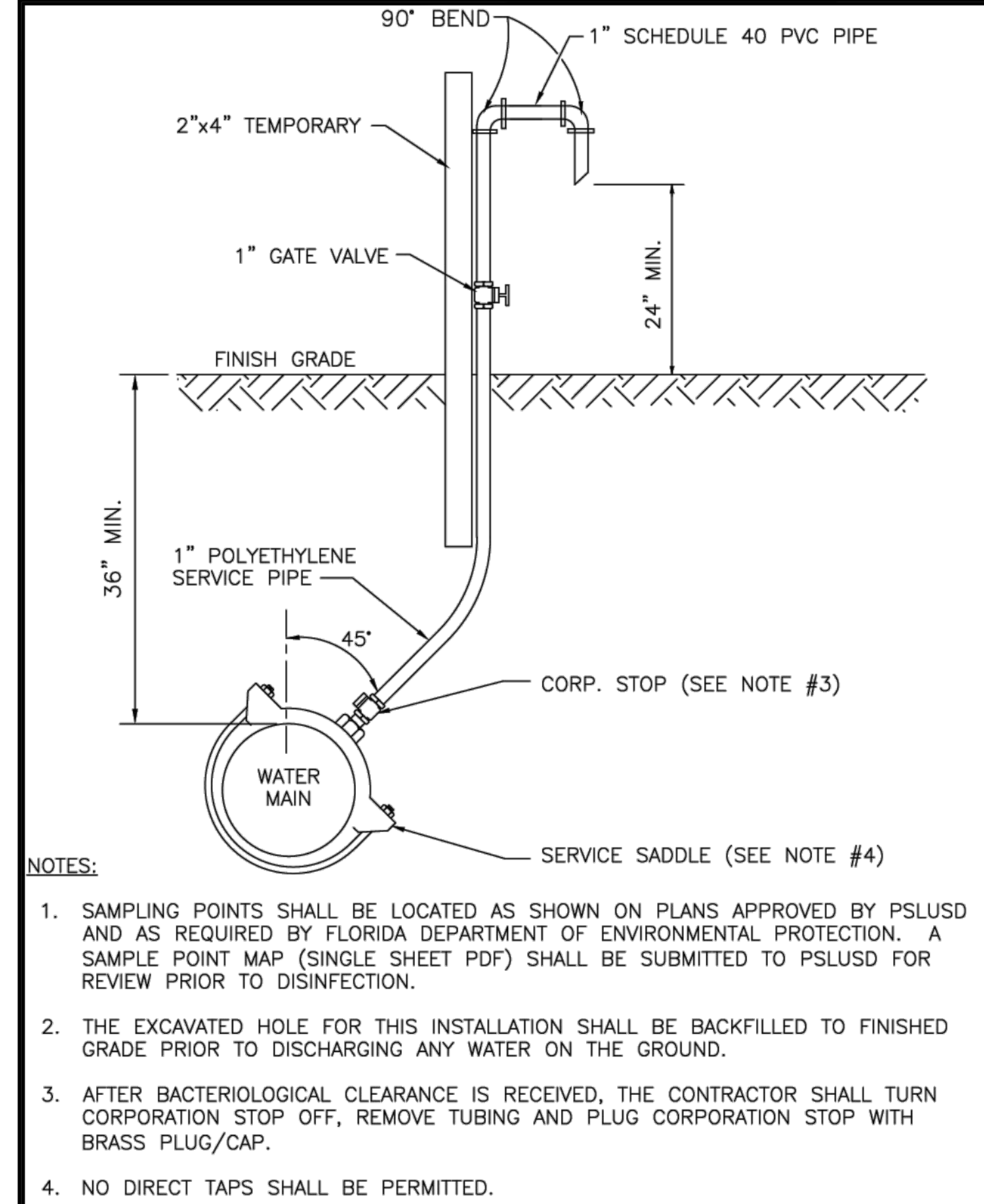
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| PROJECT No.: | 22-1037              |
| DRAWN BY:    | SOJ                  |
| CHECKED BY:  | DG                   |
| DATE:        | 11/29/2022           |
| CAD ID.:     | 22-1037 - WS DETAILS |

SHEET TITLE:  
**WATER AND SEWER DETAILS**

SHEET NUMBER:  
**10**



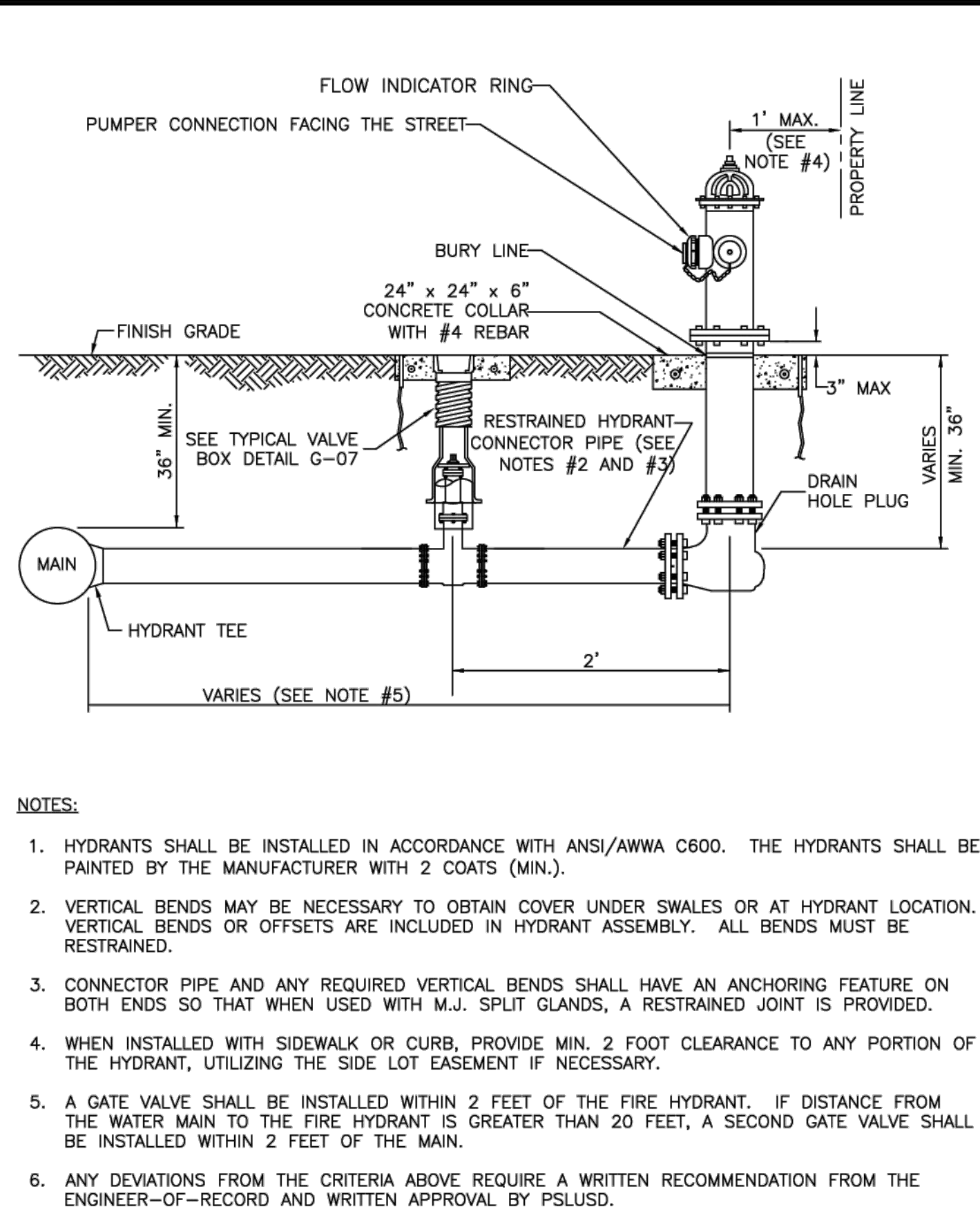
CITY OF PSL PROJECT NO. P20-068-AS  
PSLUSD FILE NO. 52031-4



**NOTES:**

- SAMPLING POINTS SHALL BE LOCATED AS SHOWN ON PLANS APPROVED BY PSLUSD AND AS REQUIRED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. A SAMPLE POINT MAP (SINGLE SHEET PDF) SHALL BE SUBMITTED TO PSLUSD FOR REVIEW PRIOR TO DISINFECTION.
- THE EXCAVATED HOLE FOR THIS INSTALLATION SHALL BE BACKFILLED TO FINISHED GRADE PRIOR TO DISCHARGING ANY WATER ON THE GROUND.
- AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED, THE CONTRACTOR SHALL TURN CORPORATION STOP OFF, REMOVE TUBING AND PLUG CORPORATION STOP WITH BRASS PLUG/CAP.
- NO DIRECT TAPS SHALL BE PERMITTED.

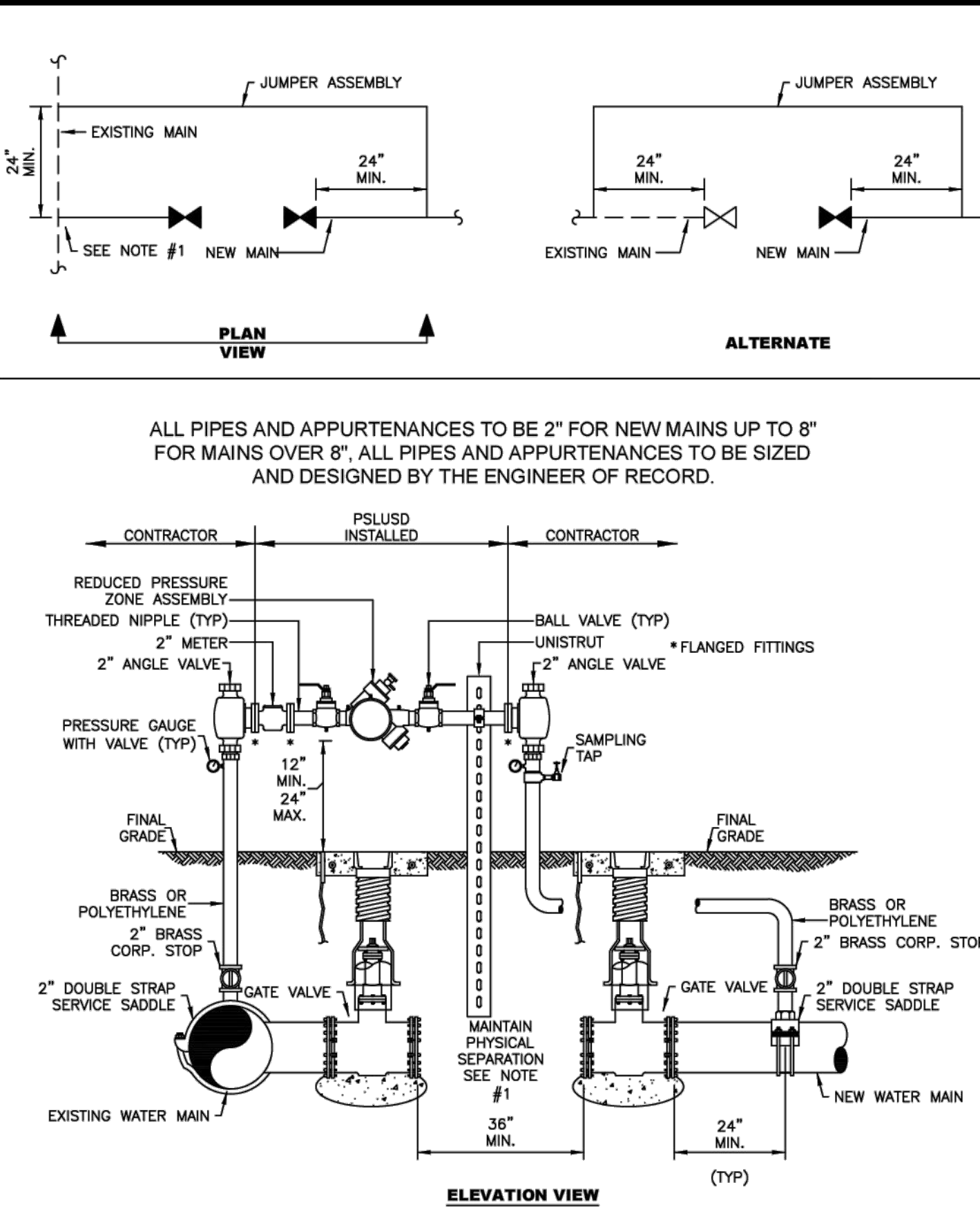
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|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>WATER SAMPLING POINT</b> | DETAIL: W-05<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 1 |
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**NOTES:**

- HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600. THE HYDRANTS SHALL BE PAINTED BY THE MANUFACTURER WITH 2 COATS (MIN.).
- VERTICAL BENDS MAY BE NECESSARY TO OBTAIN COVER UNDER SWALES OR AT HYDRANT LOCATION. VERTICAL BENDS OR OFFSETS ARE INCLUDED IN HYDRANT ASSEMBLY. ALL BENDS MUST BE RESTRAINED.
- CONNECTOR PIPE AND ANY REQUIRED VERTICAL BENDS SHALL HAVE AN ANCHORING FEATURE ON BOTH ENDS SO THAT WHEN USED WITH M.J. SPLIT GLANDS, A RESTRAINED JOINT IS PROVIDED.
- WHEN INSTALLED WITH SIDEWALK OR CURB, PROVIDE MIN. 2 FOOT CLEARANCE TO ANY PORTION OF THE HYDRANT, UTILIZING THE SIDE LOT EASEMENT IF NECESSARY.
- A GATE VALVE SHALL BE INSTALLED WITHIN 2 FEET OF THE FIRE HYDRANT. IF DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 20 FEET, A SECOND GATE VALVE SHALL BE INSTALLED WITHIN 2 FEET OF THE MAIN.
- ANY DEVIATIONS FROM THE CRITERIA ABOVE REQUIRE A WRITTEN RECOMMENDATION FROM THE ENGINEER-OF-RECORD AND WRITTEN APPROVAL BY PSLUSD.

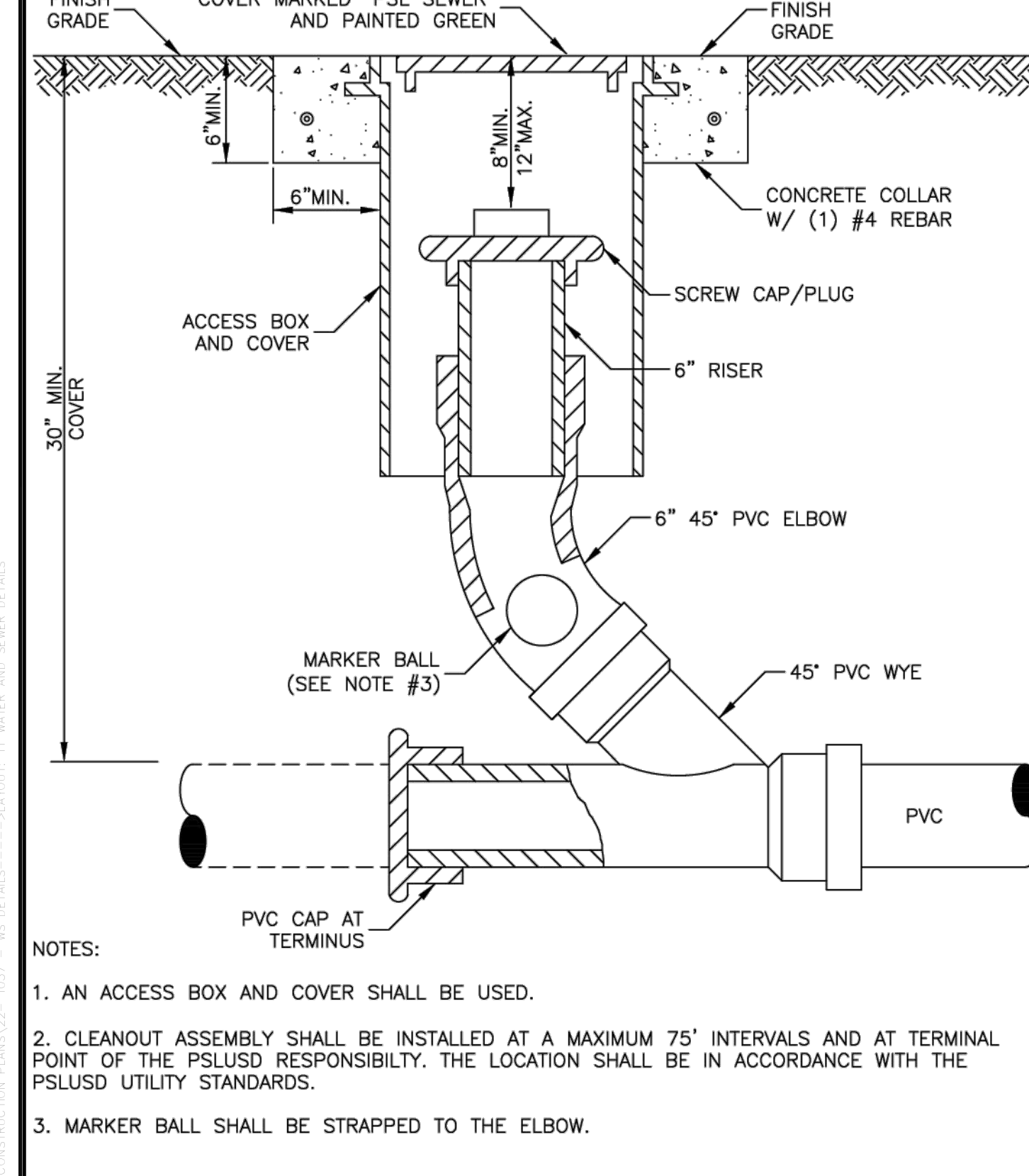
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|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>FIRE HYDRANT ASSEMBLY</b> | DETAIL: W-06<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 1 |
|--|---|------------------------------|--|



**TEMPORARY JUMPER CONNECTION (UP TO 8" PIPE)**

DETAIL: W-09  
DATE: 2019  
SCALE: N.T.S.  
SHEET: 1 OF 2

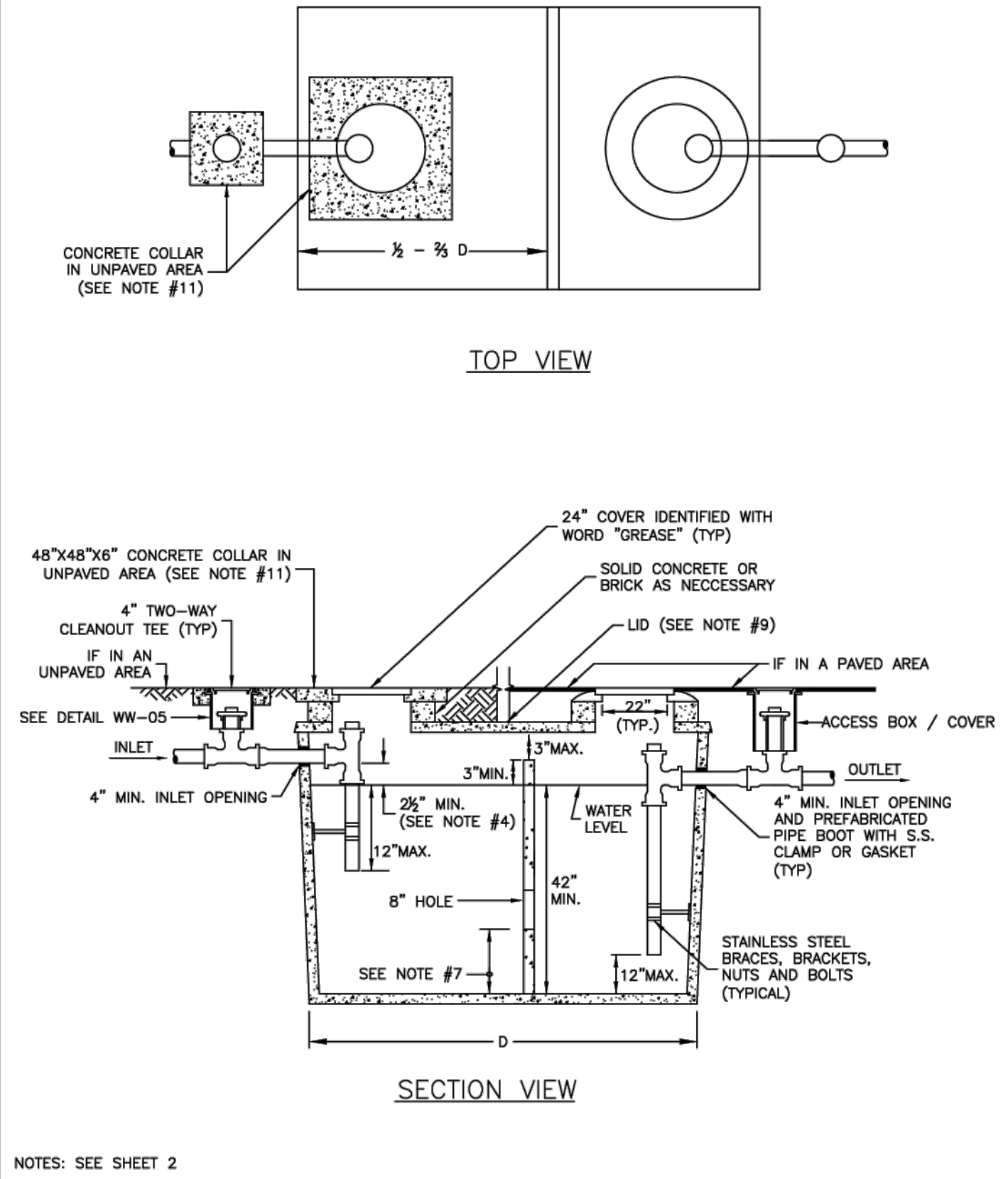
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|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>TEMPORARY JUMPER CONNECTION (UP TO 8" PIPE)</b> | DETAIL: W-09<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 2 |
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**NOTES:**

- AN ACCESS BOX AND COVER SHALL BE USED.
- CLEANOUT ASSEMBLY SHALL BE INSTALLED AT A MAXIMUM 75' INTERVALS AND AT TERMINAL POINT OF THE PSLUSD RESPONSIBILITY. THE LOCATION SHALL BE IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS.
- MARKER BALL SHALL BE STRAPPED TO THE ELBOW.

|  |   |                                |   |
|--|---|--------------------------------|---|
|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>SANITARY SEWER CLEANOUT</b> | DETAIL: WW-05<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 1 |
|--|---|--------------------------------|---|



**GREASE, OIL, AND SAND INTERCEPTOR**

DETAIL: WW-10  
DATE: 2019  
SCALE: N.T.S.  
SHEET: 1 OF 2

|  |   |  |   |
|--|---|--|---|
|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>GREASE, OIL, AND SAND INTERCEPTOR</b> | DETAIL: WW-10<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 2 |
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**STANDARD DETAIL NOTES FOR GREASE/SAND/OIL INTERCEPTORS**

THESE NOTES ARE APPLICABLE TO THE STANDARD DETAIL SHEET WW-10A

- INTERCEPTORS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN FLORIDA, IN ACCORDANCE WITH PSLUSD GREASE/OIL/SAND INTERCEPTOR POLICY, APPLICABLE BUILDING CODES AND STATE REGULATIONS. AN APPROVAL MUST BE OBTAINED FROM PSLUSD PRIOR TO INSTALLATION. DEVIATIONS SHALL NOT BE MADE WITHOUT PRIOR APPROVAL.
- THE INTERCEPTOR SHALL BE BUILT OF PRE-CAST CONCRETE WITH A MINIMUM OF 4" THICK WALLS AND WITH PRE-CAST HOLES FOR THE INLET/OUTLET PIPES. SHOP DRAWINGS SHALL BE SUBMITTED TO THE PSLUSD FOR APPROVAL IF THE TANK IS NOT ON THE APPROVED QUALIFIED PRODUCTS LIST (OPL).
- ALL PIPING SHALL BE A MINIMUM OF 4" PVC.
- THE INLET AND OUTLET TEES SHALL BE LOCATED NO MORE THAN 4" FROM END OF THE TANK AND SHALL BE IN ACCORDANCE WITH ASTM C923-98, LATEST REVISION. THE INLET INVERT LEVEL SHALL BE A MINIMUM OF 2 1/2" ABOVE THE WATER LEVEL. THE INLET TEE IS NOT REQUIRED FOR SAND/OIL INTERCEPTORS, HOWEVER, IF USED IT SHALL NOT EXTEND MORE THAN 12" BELOW THE WATER LEVEL. THE OUTLET TEE SHALL EXTEND TO WITHIN 8" OF THE TANK BOTTOM. THE TEES SHALL BE SECURED TO THE TANK WALL AS PER DETAIL SUBMITTED BY THE ENGINEER-OF-RECORD AND APPROVED PSLUSD.
- THE LIQUID DEPTH SHALL BE AT LEAST 42".
- INSPECTION PORTS (TWO-WAY CLEAN-OUTS) SHALL BE INSTALLED ON EACH END OF THE INTERCEPTOR, WHICH ARE EASILY ACCESSIBLE FOR INSPECTION/SAMPLING.
- A Baffle shall be installed 1/2 (ONE-HALF) TO 2/3 (TWO-THIRDS) 'D' FROM THE INLET SIDE. THE FLOW BETWEEN THE TWO COMPARTMENTS SHALL BE THROUGH AN 8" DIAMETER HOLE IN THE Baffle; THE HOLE SHALL BE LOCATED 12" FROM THE TANK BOTTOM FOR A GREASE INTERCEPTOR AND 16" TO 20" FOR A SAND/OIL INTERCEPTOR. A Baffle IS NOT REQUIRED IF MULTIPLE INTERCEPTORS ARE INSTALLED IN SERIES, HOWEVER, INSPECTION PORTS SHALL BE INSTALLED ON EACH END OF THE INTERCEPTORS.
- THE MINIMUM EFFECTIVE CAPACITY OF THE TANK SHALL BE AS REQUIRED BY THE PSLUSD. INSTALLATION OF MULTIPLE TANKS SHALL BE IN SERIES. WHEN MULTIPLE TANKS ARE USED THERE SHALL BE A MINIMUM 4" SEPARATION BETWEEN TANKS WITH THE REQUIRED INSPECTION PORT INSTALLED IN THE CENTER.
- THE LID SHALL BE AT LEAST 8" THICK. TRAFFIC LIDS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C890-91, LATEST REVISION.
- INTERCEPTOR SHALL BE PROVIDED WITH A MANHOLE OVER EACH COMPARTMENT FOR ACCESS. THE MANHOLES SHALL BE BROUGHT TO GRADE AND FITTED WITH COVERS AS SPECIFIED IN THE DETAIL.
- A CONCRETE COLLAR SHALL BE PROVIDED AROUND THE COVERS AND SANITARY SEWER CLEANOUT BOX WHEN THE INTERCEPTOR IS LOCATED IN AN UNPAVED AREA. GROUND SHALL BE SLOPED AWAY FROM THE INTERCEPTOR TO PREVENT PONDING OF STORM WATER.
- ALL JOINTS, INCLUDING MID-SEAMS, RISERS AND LIDS SHALL BE SEALED JOINTS AROUND THE RISER AND THE TANK SHALL BE SEALED AND MADE WATERTIGHT.
- INSTALLATION OF THE INTERCEPTOR AND ITS COMPONENTS SHALL BE PERFORMED BY A LICENSED PLUMBER OR SEPTIC TANK CONTRACTOR REGISTERED WITH THE FLORIDA DEPARTMENT OF HEALTH.
- INSPECTIONS ARE REQUIRED BY PSLUSD AS PER THE UTILITY STANDARDS. AN INITIAL INSPECTION IS REQUIRED WITH THE TANK ABOVE GROUND.

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|--|---|--|---|
|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>GREASE, OIL, AND SAND INTERCEPTOR</b> | DETAIL: WW-10<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 2 OF 2 |
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**NOTES:**

- A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE PSLUSD WATER MAINS AND PROPOSED NEW WATER MAINS. A PHYSICAL SEPARATION SHALL BE MAINTAINED, EXCEPT AS NOTED IN #5 BELOW. THE PROCEDURES ARE APPLICABLE WHEN CONNECTING TO AN EXISTING PSLUSD WATER MAIN, WHETHER BY TAPPING TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB OUT WITH AN EXISTING GATE VALVE.
- THE CONTRACTOR SHALL CONTACT THE PSLUSD REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. PSLUSD INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TIE-INS OR WET TAPS TO EXISTING WATER MAINS, JUMPER INSTALLATION, FLUSHING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW WATER MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS MANUAL.
- THE TEMPORARY JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE SUPPLIED, INSTALLED AND TESTED BY THE PSLUSD, IN COORDINATION WITH THE ENGINEER OF RECORD AND CONTRACTOR. OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE PSLUSD APPROVED QUALIFIED PRODUCTS LIST. THE JUMPER CONNECTION SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE ASSEMBLY IS REMOVED BY THE PSLUSD.
- ALL NEW WATER MAINS SHALL BE DOUBLE-PIGGED, FLUSHED, PRESSURE TESTED AND DISINFECTED. NEW MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL THE BACTERIOLOGICAL TEST RESULTS ARE SATISFACTORY AND A WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE PSLUSD.
- A PHYSICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE EXISTING MAIN AND NEW MAIN, EXCEPT AS NOTED HEREIN. IF THE NEW MAIN IS OF A SIZE OR LENGTH THAT PIGGING/FLUSHING CANNOT BE EFFECTIVELY ACCOMPLISHED WITH THE JUMPER CONNECTION, MORE THAN ONE JUMPER MAY BE USED AS DETERMINED BY THE EOR OR, THE PSLUSD MAY ALLOW A PHYSICAL CONNECTION UNDER CONTROLLED CONDITIONS AS FOLLOWS:
  - THE PROCEDURE WILL BE CONDUCTED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR AND THE ENGINEER-OF-RECORD (EOR) OR REPRESENTATIVE.
  - THE NEW VALVE(S) SHOWN IN THIS DETAIL SHALL BE PRESSURE/LEAKAGE TESTED AND REPLACED IF LEAKAGE IS OBSERVED. THE VALVES WILL BE KEPT CLOSED BY THE PSLUSD AND SHALL NOT BE OPERATED BY ANY ONE OTHER THAN PSLUSD PERSONNEL.
  - THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW MAIN.
  - THE CONTRACTOR SHALL DISINFECT THE PIPE AND FITTINGS USED TO MAKE THE CONNECTION BY SPRAYING AND SWABBING WITH CHLORINE.
  - ALL VALVES IN THE NEW SYSTEM DOWNSTREAM OF THE JUMPER SHALL BE OPENED BY THE CONTRACTOR PRIOR TO FLUSHING. THE VALVES SHOWN IN THIS DETAIL SHALL BE OPENED BY PSLUSD PERSONNEL ONLY.
  - THE PIGGING AND FLUSHING SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR. THE VALVES WILL BE CLOSED BY PSLUSD PERSONNEL AFTER THE MAIN HAS BEEN FLUSHED.
- THE WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL NOT BE OPENED UNTIL THE RESULTS OF PRESSURE TESTING AND BACTERIOLOGICAL TESTING ARE SATISFACTORY AND THE SYSTEM HAS BEEN ACCEPTED FOR OPERATION BY THE PSLUSD.
- DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 20 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION.
- CONNECTION TO EXISTING MAINS SHALL NOT BE MADE PRIOR TO BACTERIOLOGICAL CLEARANCE AND UNTIL APPROVED BY THE PSLUSD.
- UPON WRITTEN ACCEPTANCE OF BACTERIOLOGICAL CLEARANCE BY THE PSLUSD, THE SAMPLING POINTS CAN BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A PSLUSD INSPECTOR, UNLESS THE CONNECTION WAS PREVIOUSLY MADE AS INDICATED IN NOTE 5D; THE PIPE AND FITTINGS FOR CONNECTION SHALL BE DISINFECTED BY SPRAYING AND SWABBING WITH CHLORINE. ONCE APPROVAL TO PLACE THE WATER SYSTEM INTO OPERATION HAS BEEN RECEIVED, THE JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE REMOVED BY THE PSLUSD IN COORDINATION WITH THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE REST OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.
- ABANDONED TAP LOCATIONS TO BE SHOWN ON THE AS-BUILTS.

**TEMPORARY JUMPER CONNECTION**

DETAIL: W-09  
DATE: 2019  
SCALE: N.T.S.  
SHEET: 2 OF 2

|  |   |                                    |  |
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|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>TEMPORARY JUMPER CONNECTION</b> | DETAIL: W-09<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 2 OF 2 |
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|  |   |                                |   |
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|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>SANITARY SEWER CLEANOUT</b> | DETAIL: WW-05<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 1 |
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|  | MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE<br>900 S.E. OGDEN LANE<br>PORT ST. LUCIE, FL 34983<br>PHONE (772) 873-6400 FAX (772) 873-6433 | <b>GREASE, OIL, AND SAND INTERCEPTOR</b> | DETAIL: WW-10<br>DATE: 2019<br>SCALE: N.T.S.<br>SHEET: 1 OF 2 |
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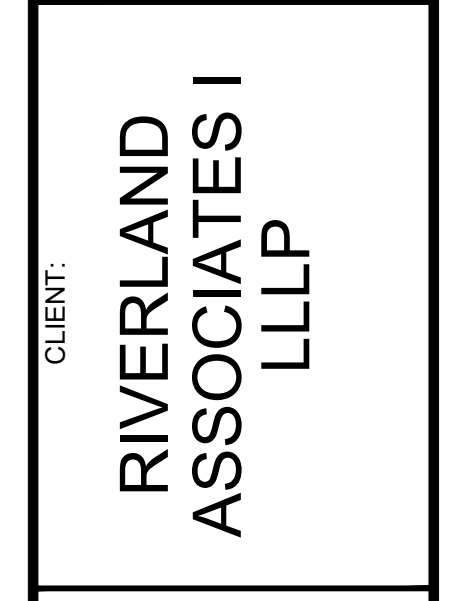
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|--|---|--|---|



| REVISED: | DATE:    | COMMENT:                  |
|----------|----------|---------------------------|
| SG       | 03-07-23 | REVISED PER SPRC COMMENTS |
| SG       | 04-10-23 | REVISED PER SPRC COMMENTS |

PROJECT: RIVERLAND SPORTS COMPLEX  
PHASE 4  
CITY OF PORT ST. LUCIE, FLORIDA

RIVERLAND ASSOCIATES I  
LLLP



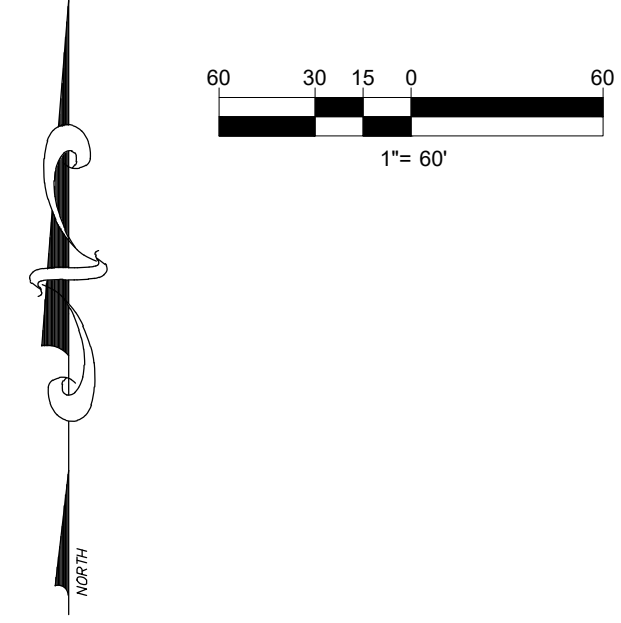
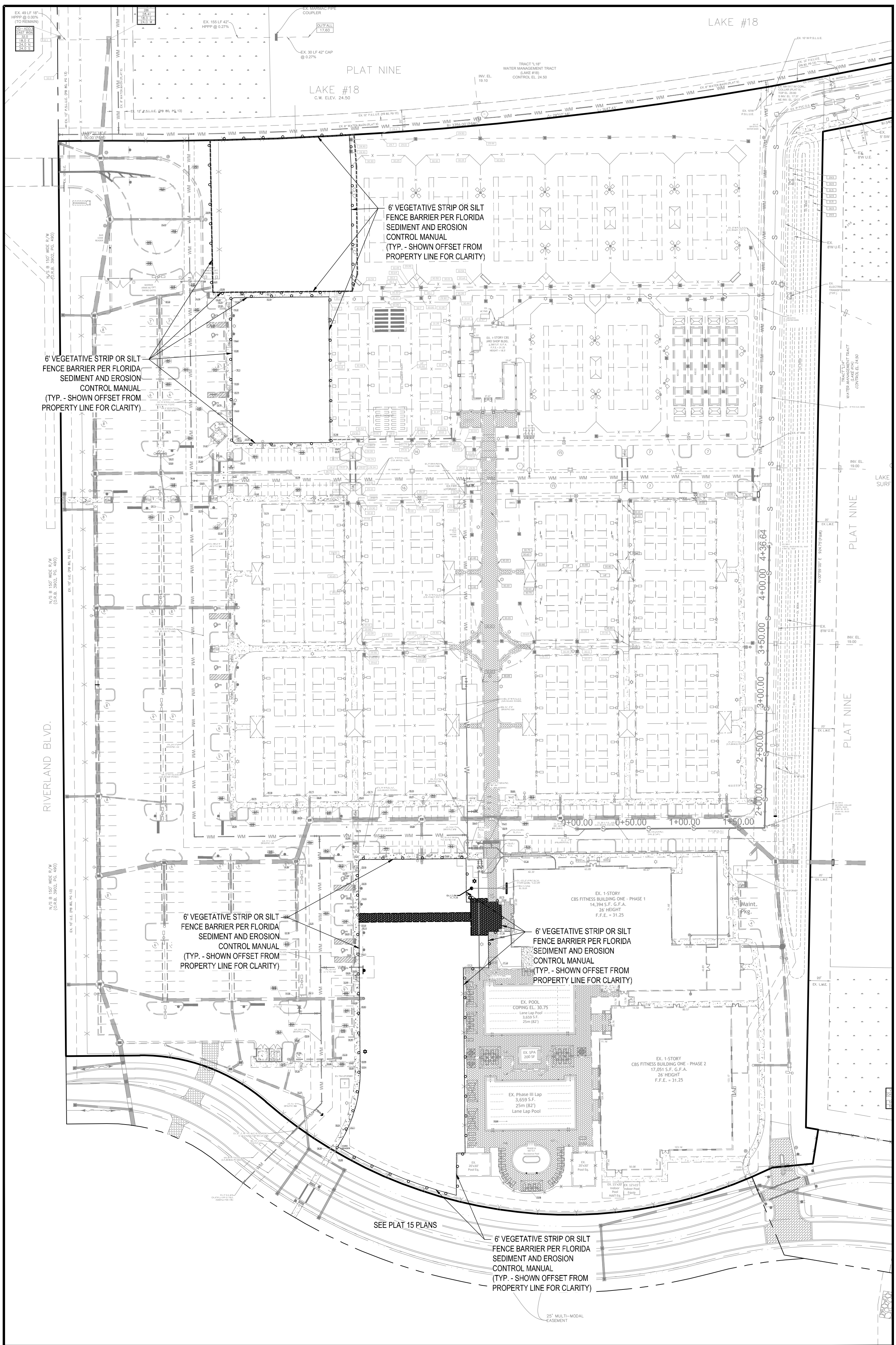
DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
5/3/23

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|---------------|-------------------------|
| PROJECT NO.:  | 22-1037                 |
| DRAWN BY:     | SOJ                     |
| CHECKED BY:   | DG                      |
| DATE:         | 11/29/2022              |
| CAD ID.:      | 22-1037-WS DETAILS      |
| SHEET TITLE:  | WATER AND SEWER DETAILS |
| SHEET NUMBER: | 11                      |



CITY OF PSL PROJECT NO. P20-068-AS  
PSLUSD FILE NO. 52031-4

Printed on Wednesday, May 03, 2023, 2:01 PM by Shiley Gomez



**NOTE:**  
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND THIS AREA OF THE DEVELOPMENT IS PART OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).

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

**NOTE:**  
 EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTIES AND WATERWAYS. STREET SWEEPING SHALL BE PERFORMED ANYTIME SEDIMENT HAS BEEN TRACKED ONTO THE ADJACENT ROADWAYS FROM THE SITE OR THE SITE DRIVEWAYS. SHOULD DUST BECOME AN ISSUE, ALL UNSTABILIZED AREAS SHALL BE WETTED DOWN SUFFICIENTLY IN ORDER TO PREVENT DUST.

**PERIMETER VEGETATIVE STRIP OR SILT FENCE SHALL BE IN PLACE PRIOR TO CLEARING**

PROJECT AREA: 715,719 S.F. (16,430 AC)  
 AREA TO BE CLEARED: 61,803 S.F. (1,419 AC)

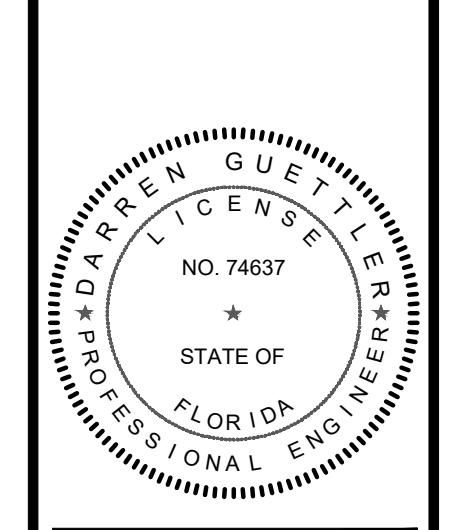
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|--------|---|
|        | EXISTING WATER MAIN                     |
|        | EXISTING FORCE MAIN                     |
|        | EXISTING GRAVITY SEWER MAIN             |
|        | EXISTING EDGE OF PAVEMENT TO REMAIN     |
|        | EXISTING EDGE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

**VELCON**  
 ENGINEERING & SURVEYING, LLC  
 1449 NW COMMERCIAL CENTRE DR  
 FORT ST. LUCIE, FL 32908  
 PHONE: (772) 879-5477  
 FIRM C.O.A. # 32222

| REVISIONS: |          |                           |
|------------|----------|---------------------------|
| BY:        | DATE:    | COMMENT:                  |
| SG         | 03-07-23 | REVISED PER SPRC COMMENTS |
| SG         | 04-10-23 | REVISED PER SPRC COMMENTS |

PROJECT:  
**RIVERLAND SPORTS COMPLEX**  
**PHASE 4**  
 CITY OF FORT ST. LUCIE,  
 FLORIDA

CLIENT:  
**RIVERLAND ASSOCIATES I LLLP**



DARREN GUETTLER, PE  
 FLORIDA LICENSE No. 74637  
 5/3/23

PROJECT No.: 22-1037  
 SOG  
 DRAWN BY: DG  
 CHECKED BY: DG  
 DATE: 11/29/2022  
 CAD ID: 22-1037-STORMWATER POLLUTION PREVENTION PLAN

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



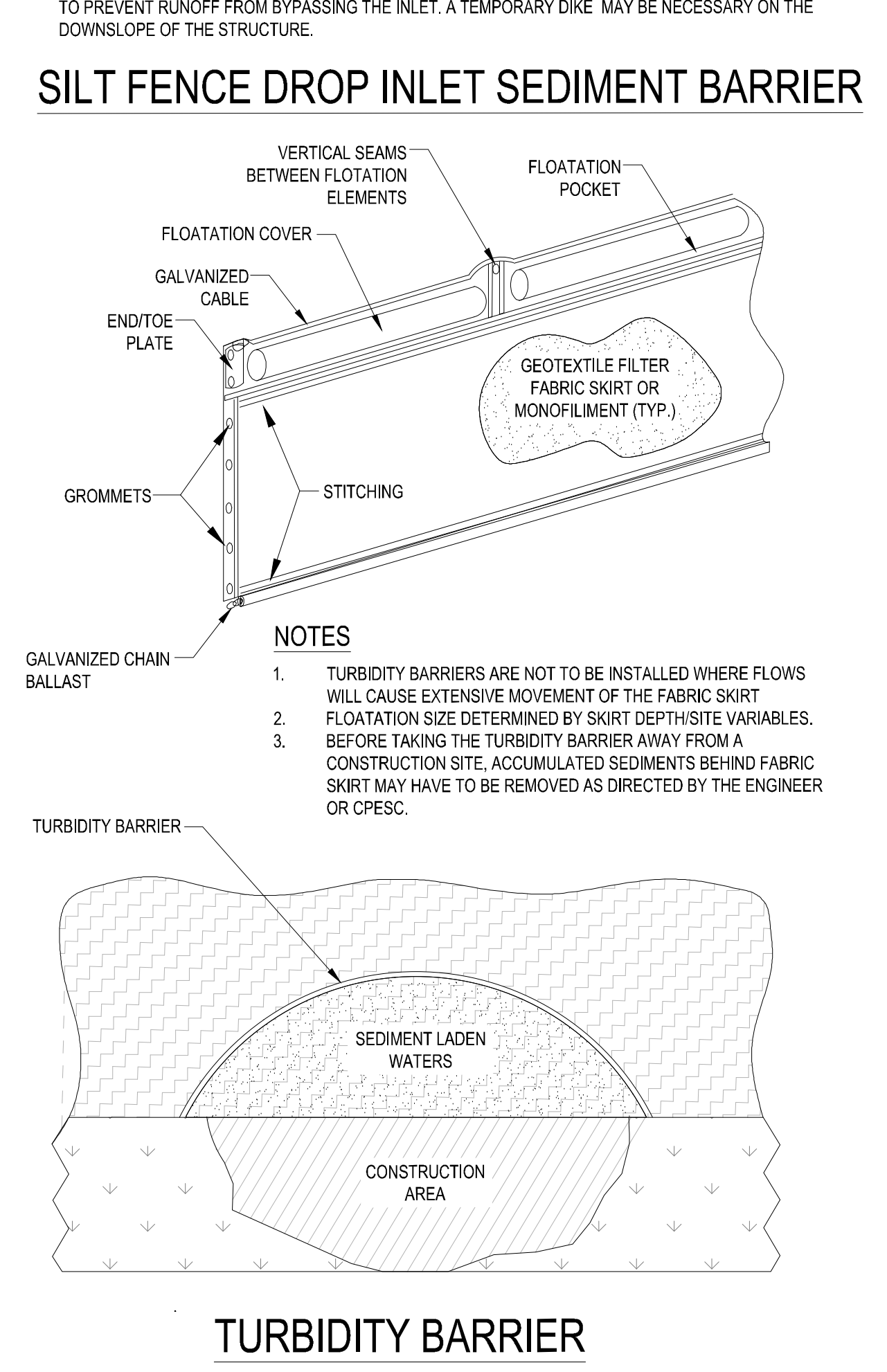
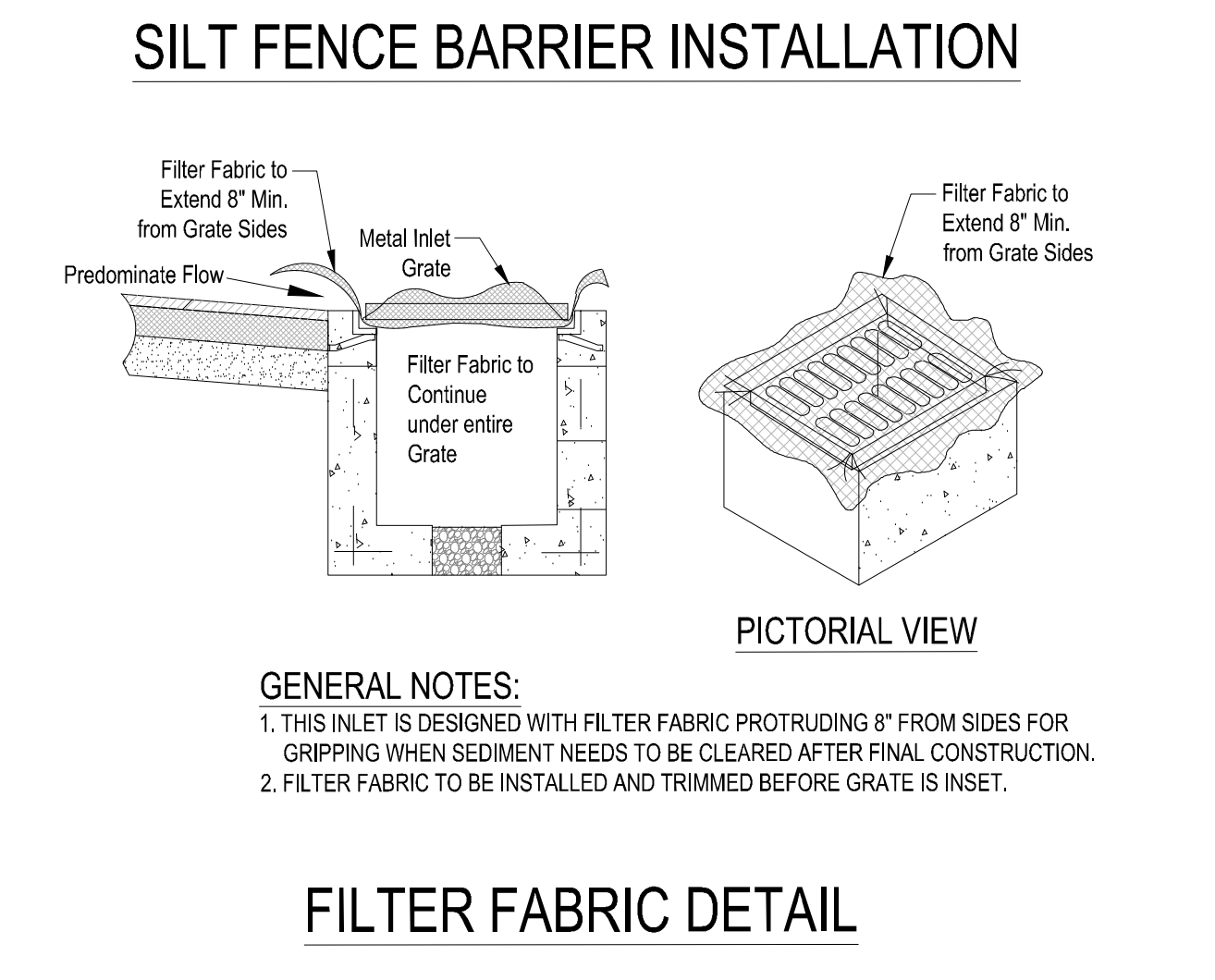
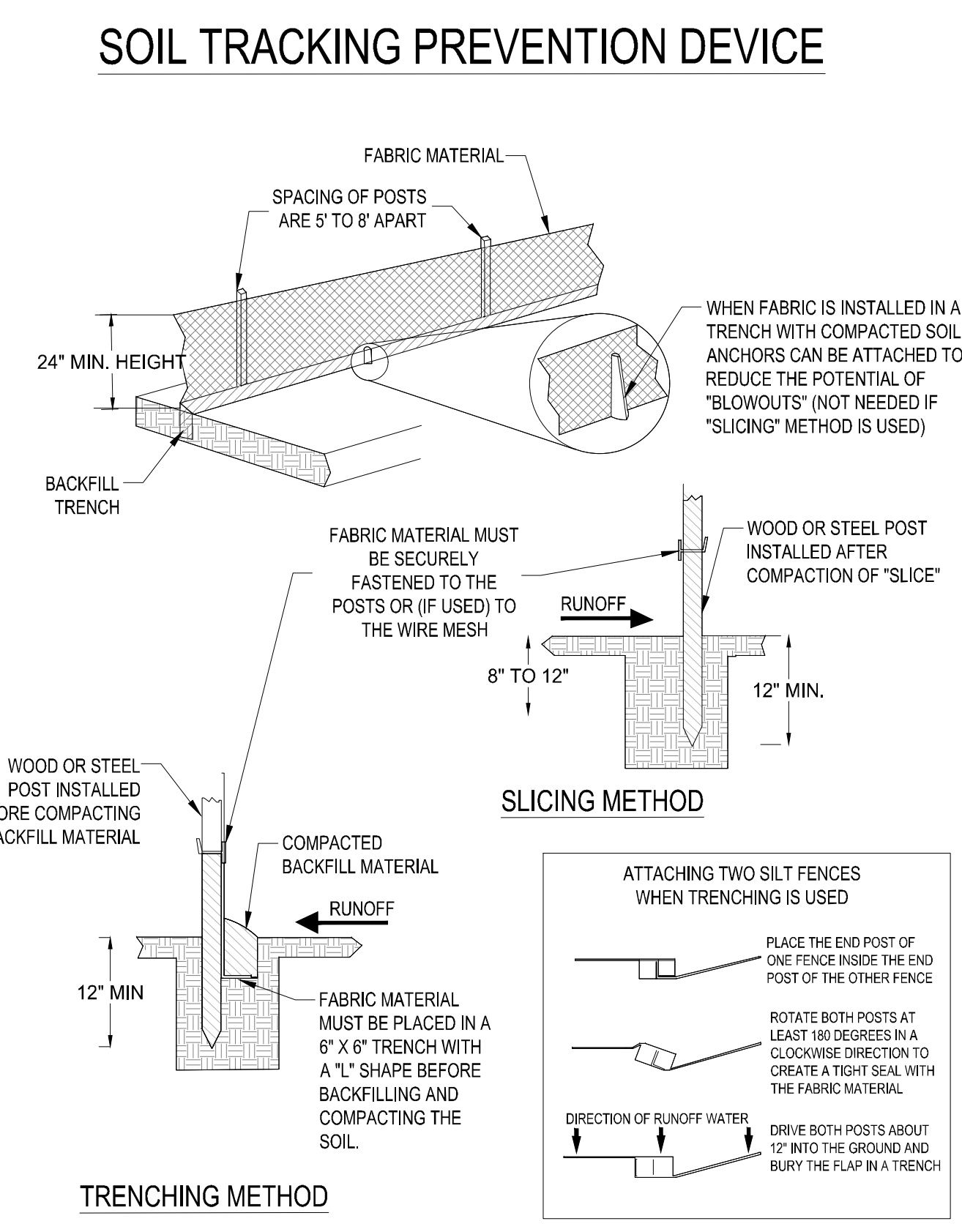
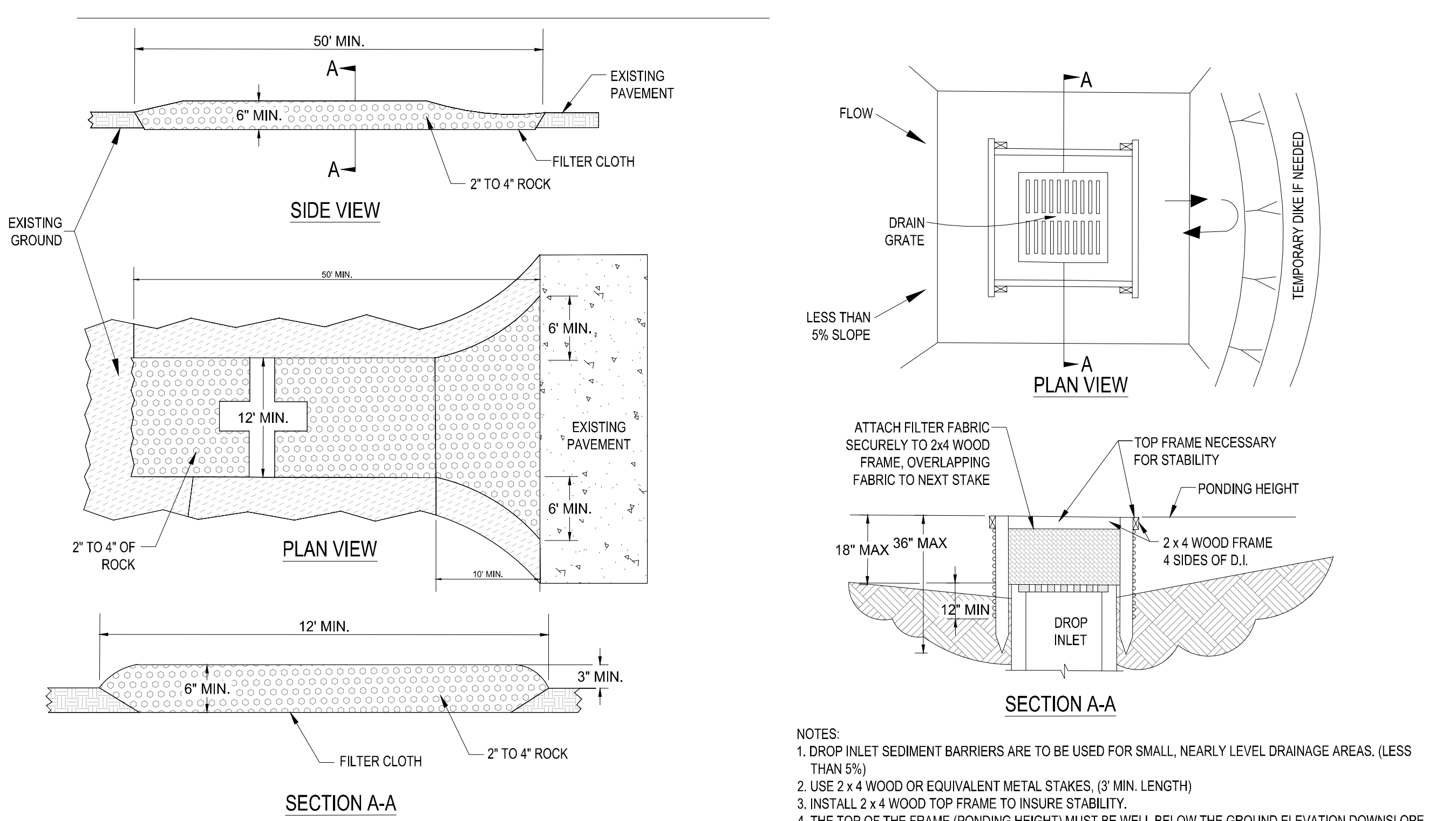
CITY OF PSL PROJECT NO. P20-068-A5  
 PSLUSD FILE NO. 52031-4


**12**

|            |   |  |
|------------|---|--|
| Section 1  | Project Name and location information:  | Riverland Sports Complex- Phase IV<br>City of Port St. Lucie, Florida  |
| Section 2  | Describe the nature of the construction activity:   | Construction activities consist of the construction of a new exercise building, Juice bar, tennis courts and bocce ball courts that will serve the project site in Port St. Lucie, St. Lucie County, Florida   |
| Section 3  | Describe the intended sequence of major soil disturbing activities:<br>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"> <li>1. Placement of all erosion control devices.</li> <li>2. Clearing and grubbing, earthwork, filling of the existing lake, and excavation of the dry detention area.</li> <li>3. Storm sewer construction; all storm sewer shall be constructed in the upstream direction.</li> <li>4. Water &amp; wastewater utility construction.</li> <li>5. Earthwork associated with roadway, curb, subgrade, base and pavement.</li> <li>6. Final seed and mulch and landscaping and sodding of the unpaved project area as called for in plans.</li> </ol> |
| Section 4  | Total area of the site:   | 16.430 acres   |
| Section 5  | Total area of the site to be disturbed:   | 1.419 acres  |
| Section 6  | Existing data describing the soil or quality of any stormwater discharge from the site:<br>The soils are silty fine sand to clean sands. The small sand particle size will make the potential for erosion high.   | Runoff Data<br>Runoff Coefficients: Before: 0.81<br>During: 0.30-0.81<br>After: 0.81   |
| Section 7  | Estimate the drainage area size for each discharge point:   | 1.419 acres  |
| Section 8  | Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:  | There is one (1) discharge point for the project. Lat. 27°12'21.84" N, Long. 80°26'55.86" W<br>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.<br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>Temporary:<br>Seed and mulch, and sod in accordance with Specification Section 104.<br><br>Permanent:<br>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:<br>Silt fence in accordance with the Florida Sediment and Erosion Control Manual.<br>Staked turbidity barrier in accordance with the Florida Sediment and Erosion Control Manual.<br>Soil tracking prevention device in accordance with the Florida Sediment and Erosion Control Manual.<br>A stabilized construction entrance to be constructed per the Florida Sediment and Erosion Control Manual.<br>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.   |

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|------------|---|
| 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:<br><br>• 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.<br>• Maintenance shall be performed on the rock entrance when any void spaces are full of sediment.<br>• 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.<br>• Bare areas of the site that were previously seeded shall be reseeded per manufacturer's instructions.<br>• Mulch and sod that has been washed out shall be replaced immediately.<br>• 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<br><br>The construction plans will substitute as site maps. Locations of the required information are described below.<br><br>Drainage Patterns:<br>The drainage flow directions are shown on the Paving and Drainage Plan.<br><br>Approximate Slopes:<br>The slopes of the site can be seen on the Grading and Drainage plan and cross sections.<br><br>Areas of Soil Disturbance:<br>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.<br><br>Areas not to be disturbed:<br>Those areas shown outside of the limits of the silt fence will not be disturbed.<br><br>Locations of Controls:<br>The erosion control devices and locations are shown on the Sediment & Erosion Control Plan.<br><br>Areas to be stabilized:<br>Temporary stabilization practices are also shown on the plans, if applicable. Areas of permanent stabilization are shown on the Paving and Drainage Plan.<br><br>Surface Water:<br>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.<br><br>Receiving Waters:<br>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:<br><br>"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."<br><br>Name (Operator and/or Responsible Authority) _____ Date _____  |

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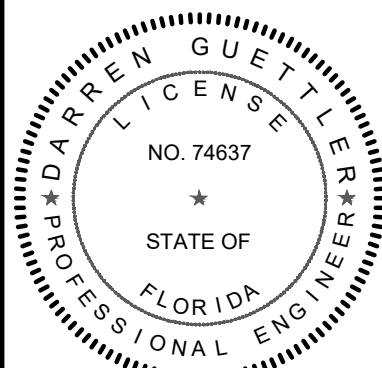


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| REVISIONS: |          | COMMENT:                  |
|------------|----------|---------------------------|
| BY:        | DATE:    |                           |
| SG         | 03-07-23 | REVISED PER SPRC COMMENTS |
| SG         | 04-10-23 | REVISED PER SPRC COMMENTS |


RIVERLAND SPORTS COMPLEX  
 PHASE 4  
 CITY OF PORT ST. LUCIE,  
 FLORIDA

RIVERLAND ASSOCIATES I  
 LLLP



**DARREN GUETTLER, PE**  
FLORIDA LICENSE No. 74637  
5/3/23

|   |  |
|---|--|
| PROJECT No.:                                | 22-1037                                      |
| DRAWN BY:                                   | SOG  |
| CHECKED BY:                                 | DG   |
| DATE:                                       | 11/29/2022                                   |
| CAD ID:                                     | 22-1037-STORMWATER POLLUTION PREVENTION PLAN |
| SHEET TITLE:                                |  |
| <b>STORMWATER POLLUTION PREVENTION PLAN</b> |  |
| SHEET NUMBER:                               |  |
| 13  |  |



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