

PAVING, GRADING AND DRAINAGE IMPROVEMENTS

FOR

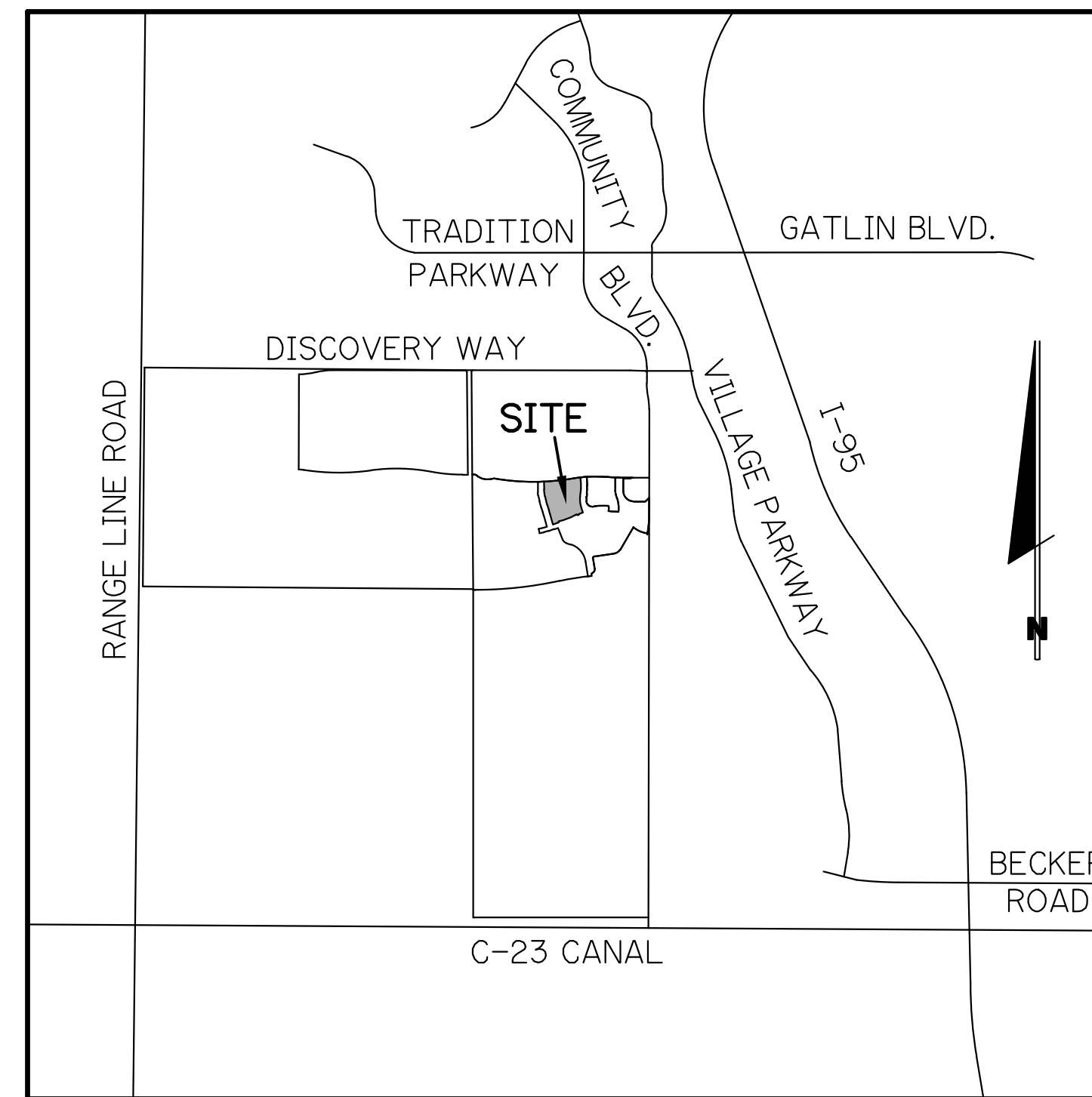
RIVERLAND — PARCEL B

PLAT THREE

CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LAST REVISED: 9/8/2021
RIV-B PL 3 PD

DEVELOPER: **RIVERLAND ASSOCIATES II, LLLP**
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
(954) 753-1730



LOCATION MAP

N.T.S.
SEC. 21 TWP. 37 S RGE. 39 E

PREPARED BY:

GLH ENGINEERING, LLC

1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FL CERTIFICATE OF AUTHORIZATION NO. 27459

INDEX OF SHEETS

SHEET No.	DESCRIPTION
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8-11	PAVING, GRADING AND DRAINAGE DETAILS
12	MASTER DRAINAGE PLAN

REVISION NO.	DATE

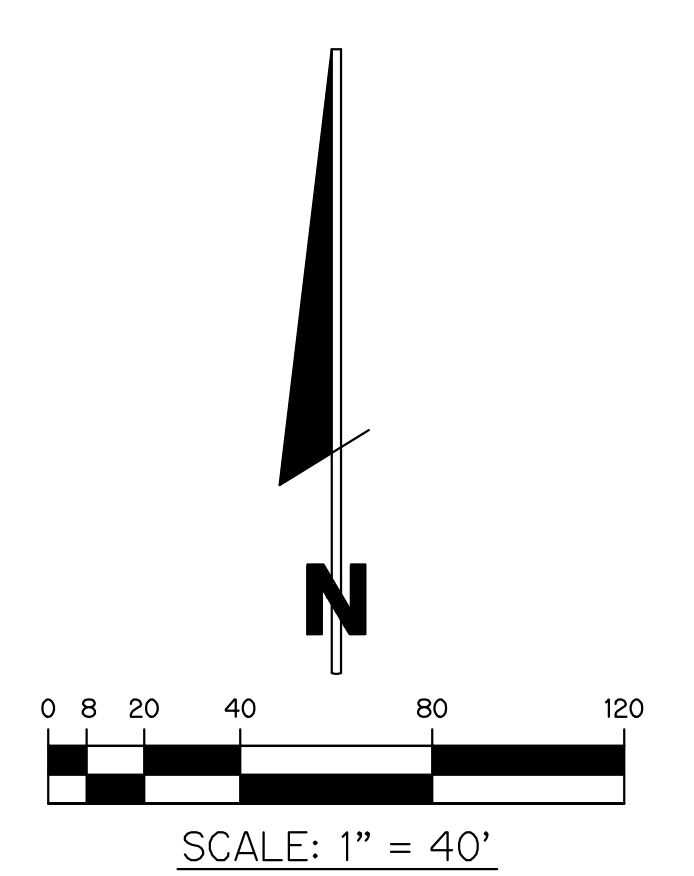
NOTE: ALL GRADES SHOWN ARE IN NAVD88

P21-106

BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

RIV-B PL 3 PD

SHEET 1 OF 12

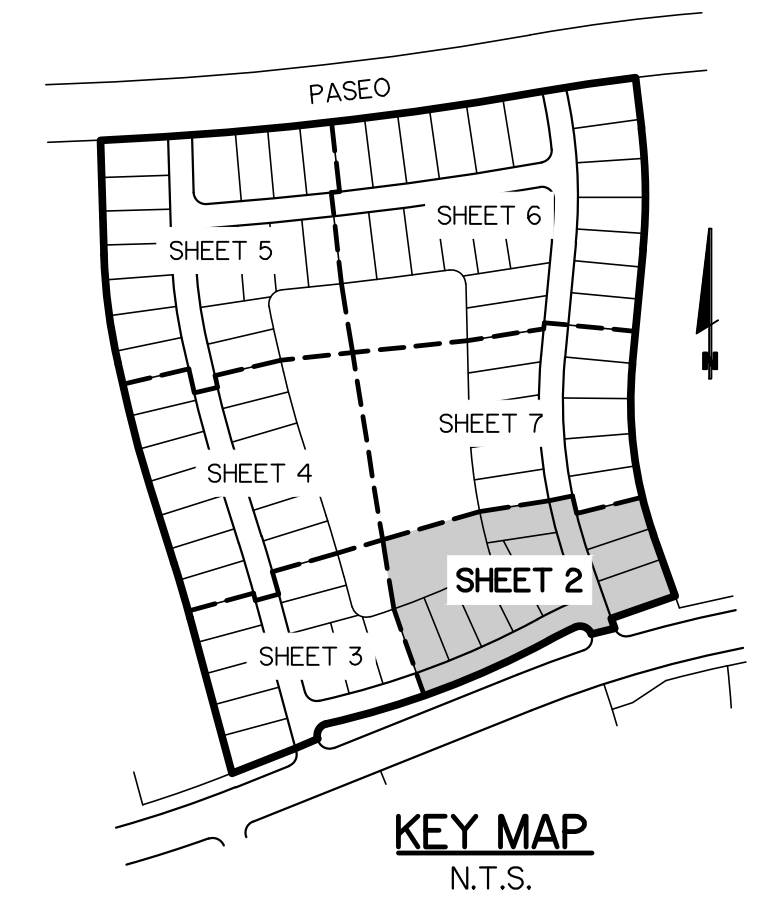
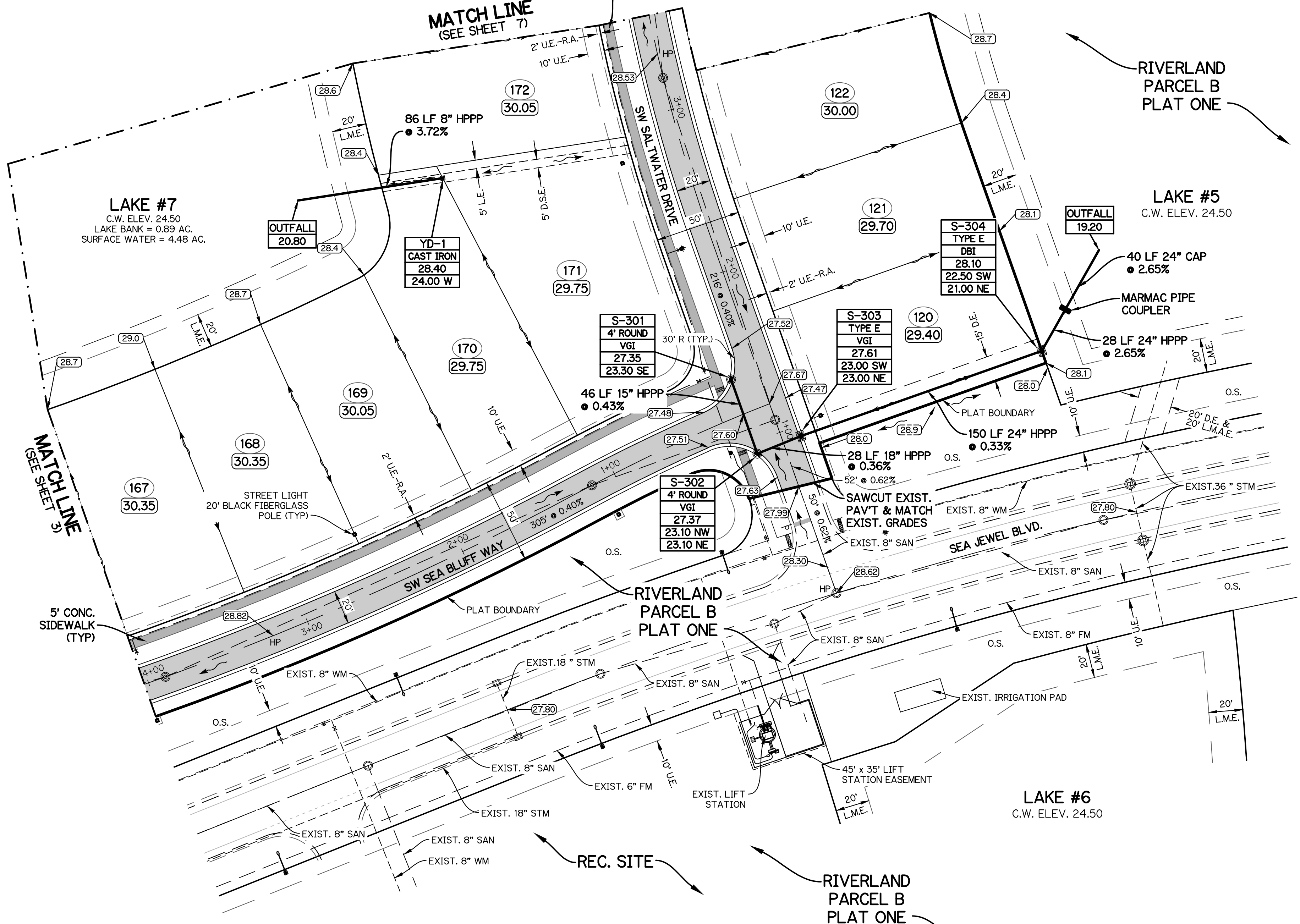


- NOTES:**
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STR #	TYPE	GRATE	RIM EL.	INV EL.

LEGEND

STORM MAIN WITH CATCH BASIN AND CALL OUT	---	DRAINAGE EASEMENT	D.E.
EXISTING STORM MAIN WITH CATCH BASIN	---	DRAINAGE SWALE EASEMENT	D.S.E.
SANITARY SEWER MAIN WITH MANHOLE	---	HIGH POINT	HP
WATER MAIN WITH VALVE	---	HIGH PERFORMANCE POLYPROPYLENE	HPPP
PROPOSED ELEVATION	(20.00)	LANDSCAPE EASEMENT	L.E.
ELEVATION BY OTHERS	(20.00)	LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
EXISTING ELEVATION	+28.53	LAKE MAINTENANCE EASEMENT	L.M.E.
DIRECTION OF FLOW	→	CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
STREET LIGHTS	■	OPEN SPACE	O.S.
STOP SIGN (R1-1 w/ D-3)	■	REINFORCED CONCRETE PIPE	RCP
LOT NUMBER	(1)	UTILITY EASEMENT	U.E.
FINISHED FLOOR ELEVATION	(20.00)	UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
CONTROL WATER ELEVATION	C.W. ELEV.	VALLEY GUTTER INLET	VGI
CORRUGATED ALUMINUM PIPE	CAP	YARD DRAIN	YD
DITCH BOTTOM INLET	DBI	PAVEMENT/SIDEWALK	
CURB & GUTTER INLET	CGI	DETECTABLE WARNING SURFACE (SEE NOTE)	
		LITTORAL PLANTING AREA	
		SECTION CALLOUT	



PAVING, GRADING AND DRAINAGE PLAN
FOR
RIVERLAND-PARCEL B
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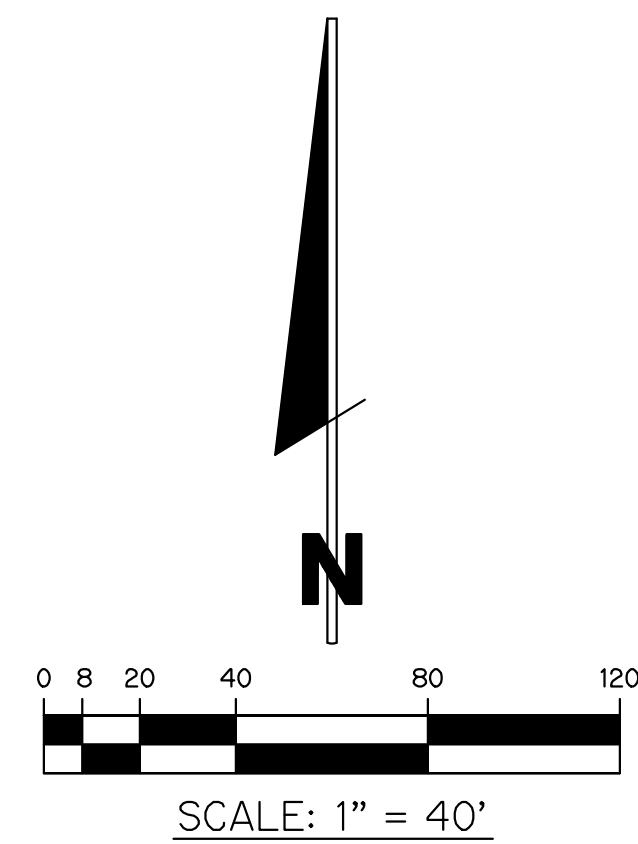
NO.	DATE	BY	CHK

GLH ENGINEERING, LLC
 1600 SAWGRASS CORPORATE
 PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730

SCALE: 1"=40'
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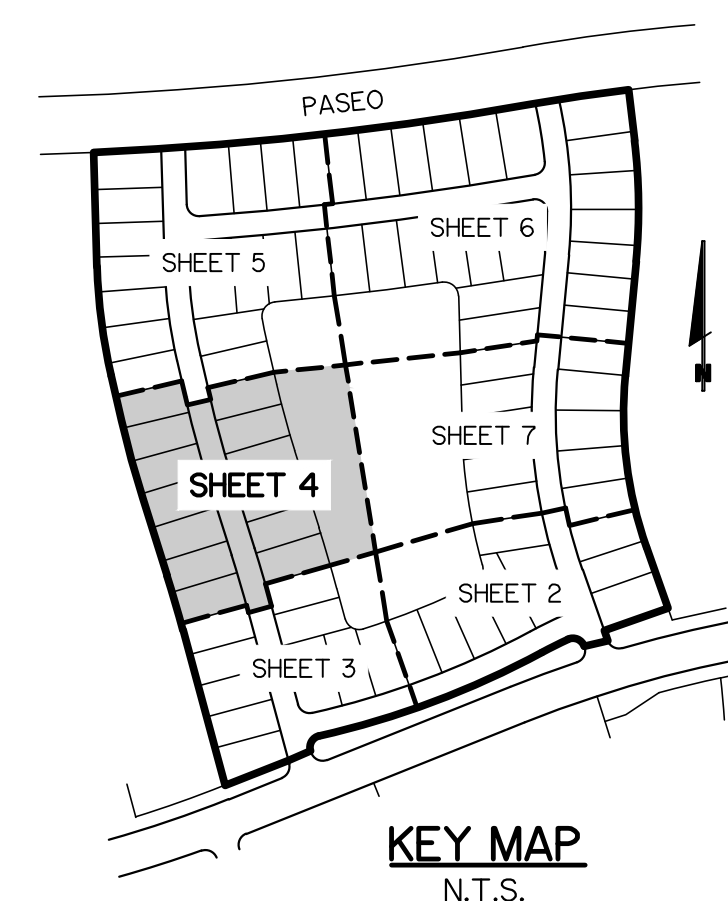
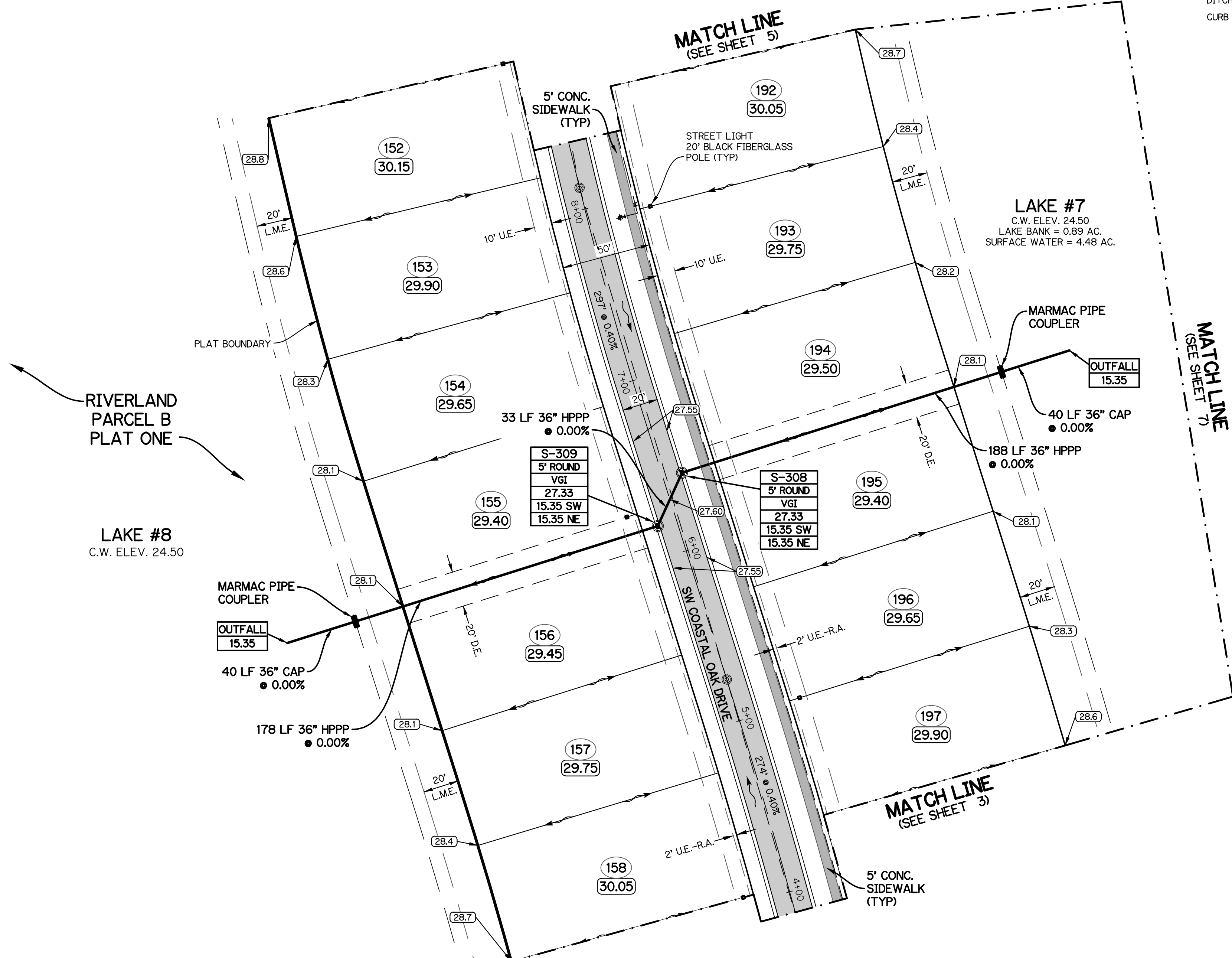
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 P21-106



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	STORM MAIN WITH CATCH BASIN AND CALL OUT		DRAINAGE EASEMENT
	EXISTING STORM MAIN WITH CATCH BASIN		DRAINAGE SWALE EASEMENT
	SANITARY SEWER MAIN WITH MANHOLE		HIGH POINT
	WATER MAIN WITH VALVE		HIGH PERFORMANCE POLYPROPYLENE
	PROPOSED ELEVATION	20.00	LANDSCAPE EASEMENT
	ELEVATION BY OTHERS	20.00	LAKE MAINTENANCE ACCESS EASEMENT
	EXISTING ELEVATION	20.00	LAKE MAINTENANCE EASEMENT
	DIRECTION OF FLOW	20.00	CITY OF PORT ST. LUCIE UTILITY EASEMENT
	STREET LIGHTS	20.00	OPEN SPACE
	STOP SIGN (R1-1 w/ D-3)	20.00	REINFORCED CONCRETE PIPE
	LOT NUMBER	20.00	UTILITY EASEMENT
	FINISHED FLOOR ELEVATION	20.00	UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
	CONTROL WATER ELEVATION	20.00	VALLEY GUTTER INLET
	CORRUGATED ALUMINUM PIPE	20.00	YARD DRAIN
	DITCH BOTTOM INLET	20.00	PAVEMENT/SIDEWALK
	CURB & GUTTER INLET	20.00	DETECTABLE WARNING SURFACE (SEE NOTE)
		20.00	LITTORAL PLANTING AREA
		20.00	SECTION CALLOUT
		20.00	D.E.
		20.00	D.S.E.
		20.00	HP
		20.00	HPPP
		20.00	L.E.
		20.00	L.M.A.E.
		20.00	L.M.E.
		20.00	P.S.L.U.E.
		20.00	O.S.
		20.00	RCP
		20.00	U.E.
		20.00	U.E.-R.A.
		20.00	VGI
		20.00	YD



PAVING, GRADING AND DRAINAGE PLAN
 FOR
RIVERLAND-PARCEL B
PLAT THREE

REVISIONS	DATE	BY	CK

GLH ENGINEERING, LLC
 1600 SAWGRASS CORPORATE
 PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730

SCALE: 1"=40'
 DATE: 9/8/21
 DESIGNED BY: AQC
 CHECKED BY: BA
 FILE NAME:
 RIV-B PL 3 PD

BRIAN ARNOLD, P.E.
 FLORIDA P.E. #81294

RIV-B PL 3 PD

SHEET 4 OF 12

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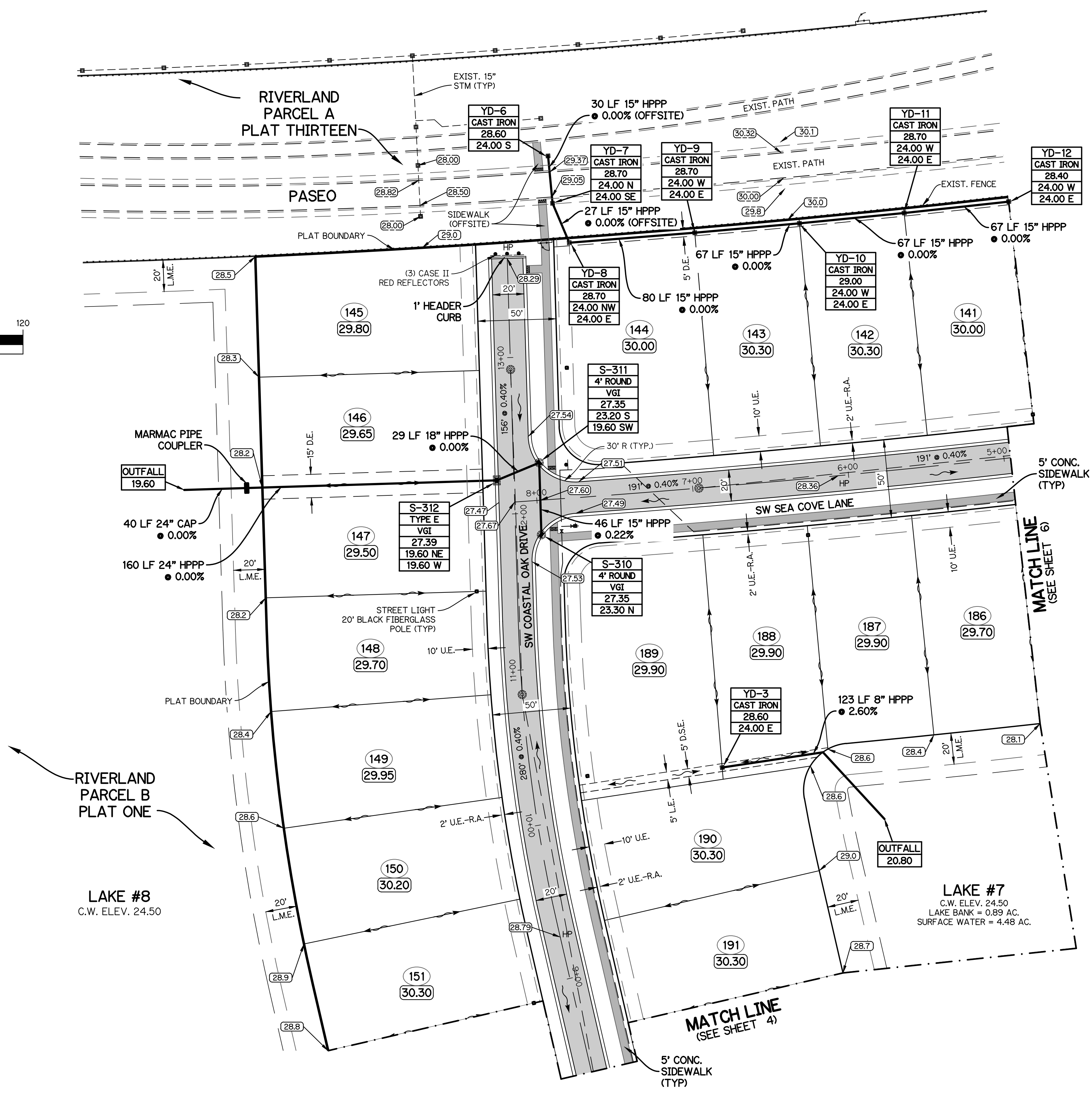
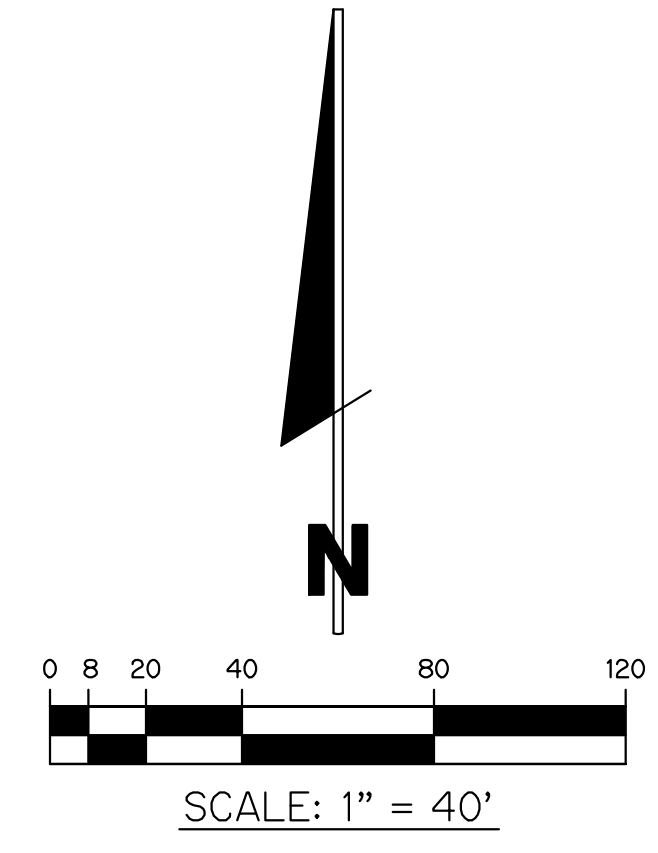
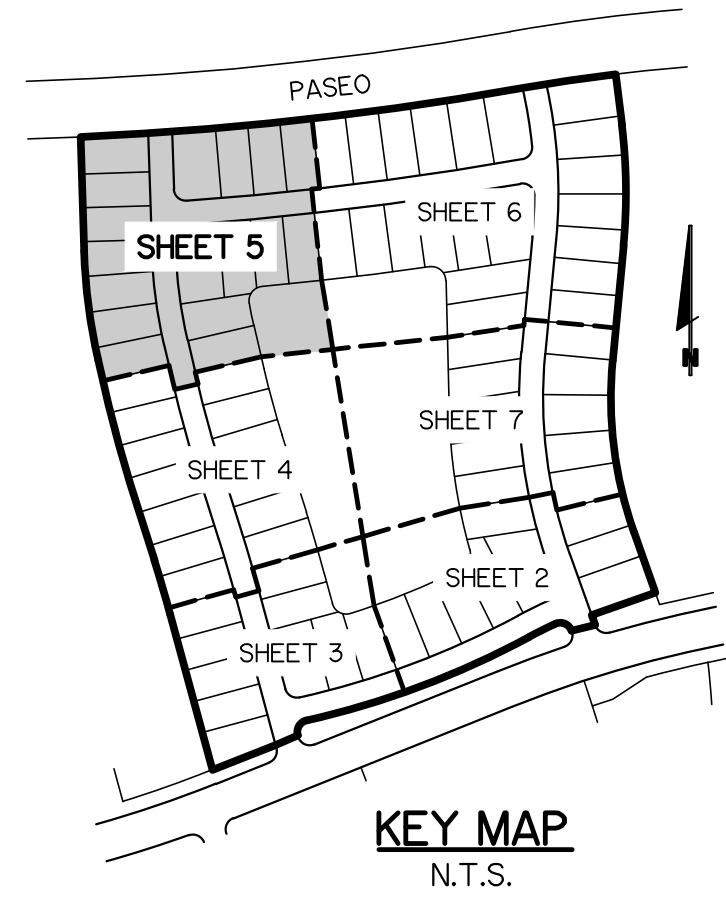
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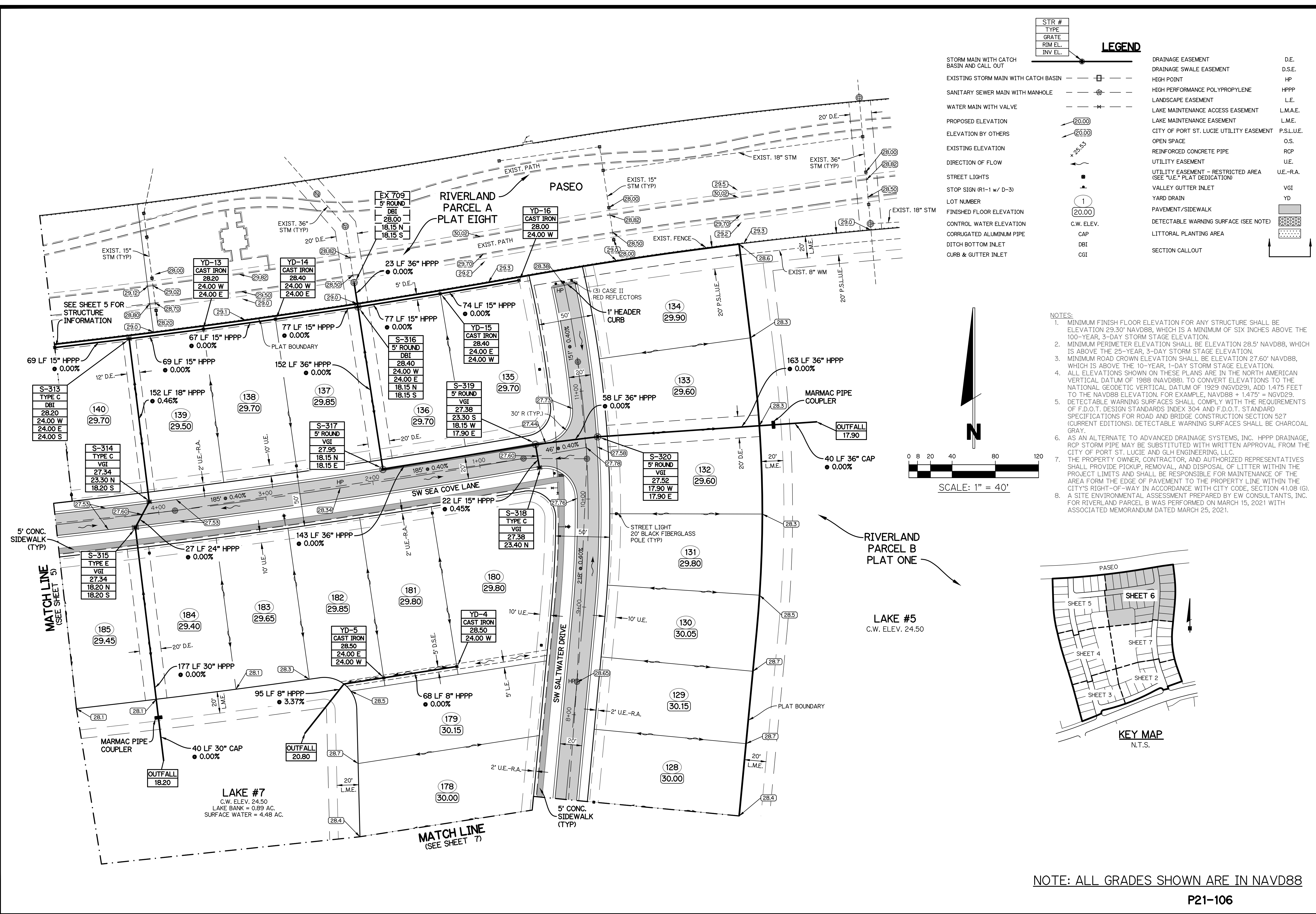
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ELEVATION BY OTHERS				
EXISTING ELEVATION				
DIRECTION OF FLOW				
STREET LIGHTS				
STOP SIGN (R1-1 w/ D-3)				
LOT NUMBER				
FINISHED FLOOR ELEVATION				
CONTROL WATER ELEVATION				
CORRUGATED ALUMINUM PIPE				
DITCH BOTTOM INLET				
CURB & GUTTER INLET				
DRAINAGE EASEMENT				
DRAINAGE SWALE EASEMENT				
HIGH POINT				
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LANDSCAPE EASEMENT				
LAKE MAINTENANCE ACCESS EASEMENT				
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CITY OF PORT ST. LUCIE UTILITY EASEMENT				
OPEN SPACE				
REINFORCED CONCRETE PIPE				
UTILITY EASEMENT				
UTILITY EASEMENT - RESTRICTED AREA				
VALLEY GUTTER INLET				
YARD DRAIN				
PAVEMENT/SIDEWALK				
DETECTABLE WARNING SURFACE (SEE NOTE)				
LITTORAL PLANTING AREA				
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	LAKE MAINTENANCE ACCESS EASEMENT
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	OPEN SPACE
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	D.E.
	D.S.E.
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	HPPP
	L.E.
	L.M.A.E.
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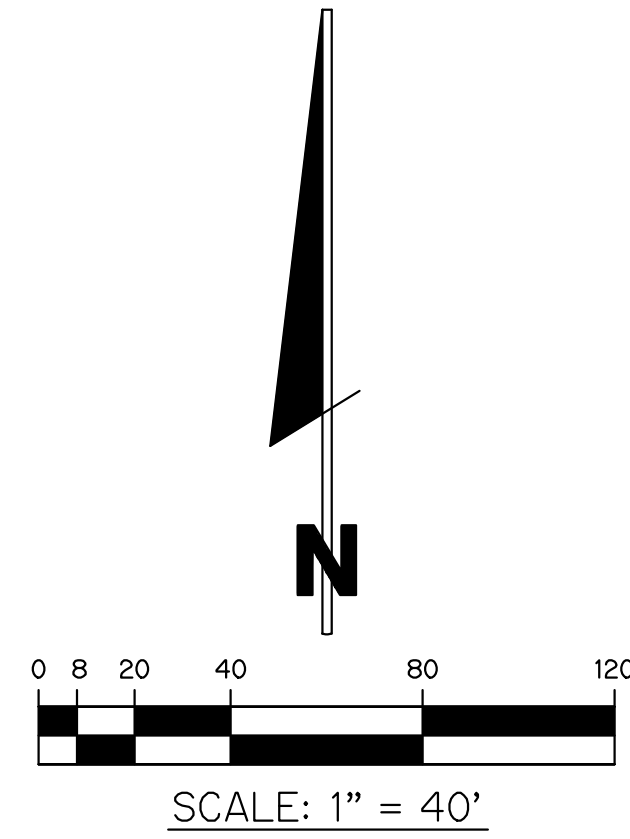
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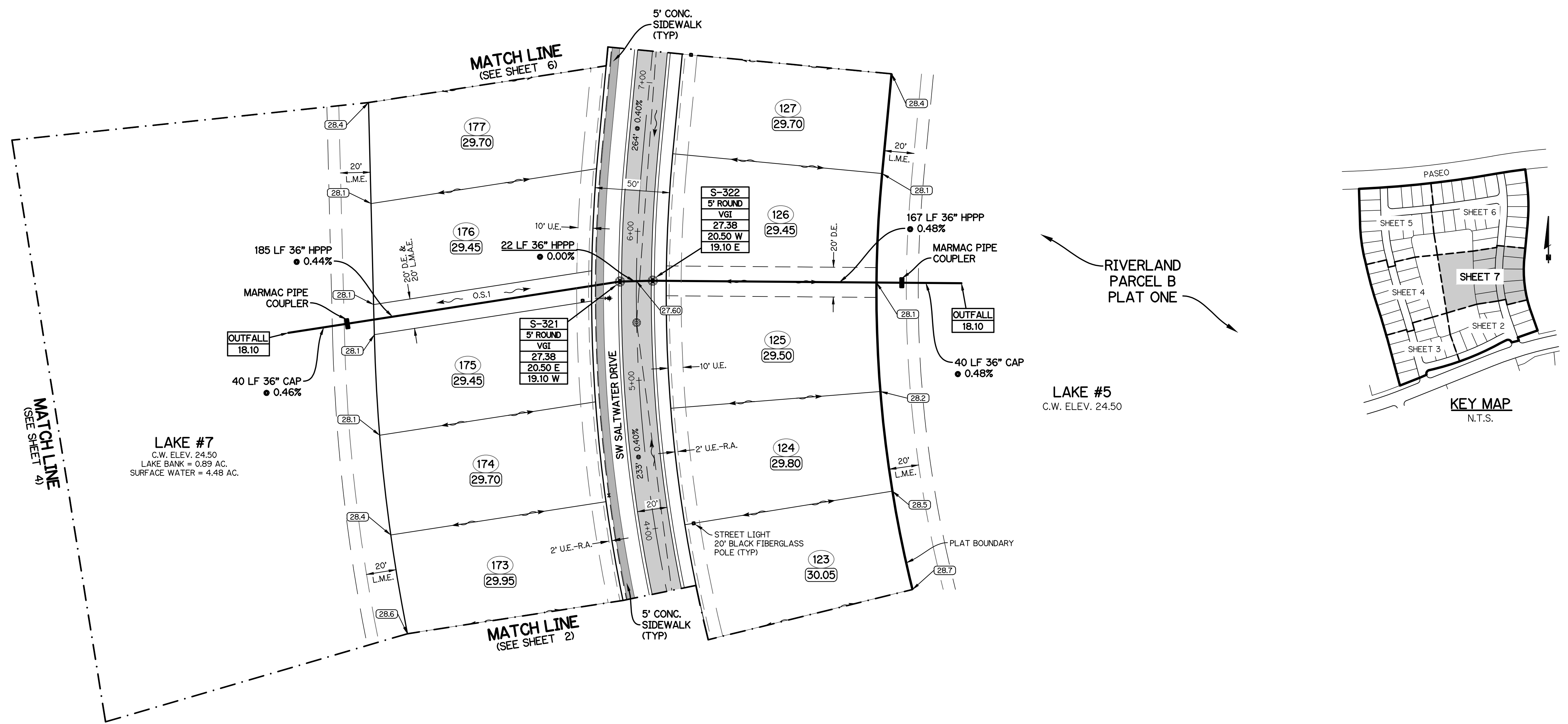
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PAVEMENT/SIDEWALK	[Pattern]
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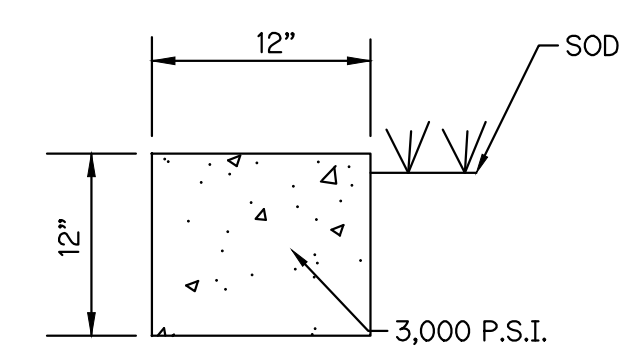
SHEET 7 OF 12

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GENERAL NOTES

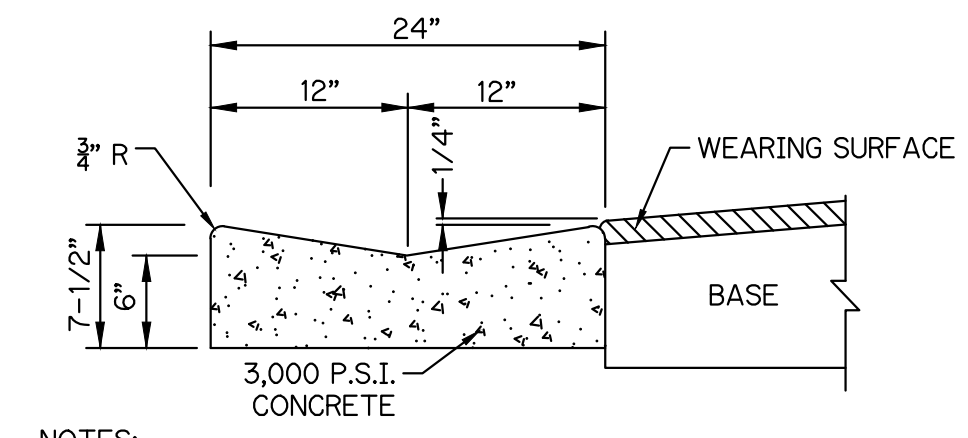
- MINIMUM FINISH FLOOR ELEVATION FOR ANY STRUCTURE SHALL BE ELEVATION 29.40' NAVD88, WHICH IS ABOVE THE 100-YEAR, 3-DAY STORM STAGE ELEVATION WITH ZERO DISCHARGE.
- MINIMUM PERIMETER ELEVATION SHALL BE ELEVATION 28.50' NAVD88, WHICH IS ABOVE THE 25-YEAR, 3-DAY STORM STAGE ELEVATION.
- MINIMUM ROAD CROWN ELEVATION SHALL BE ELEVATION 27.60' NAVD88, WHICH IS ABOVE THE 10-YEAR, 1-DAY STORM STAGE ELEVATION AND 2' ABOVE THE AVERAGE WET SEASON WATER TABLE.
- 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 GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTY PERIOD, THE AFFECTED PART, PARTS OR MATERIALS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
- CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD, PARKING OR BUILDING AREA, THEY SHALL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT OR FOUNDATION AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
- SOD - WHERE SOD IS SHOWN, LOWER THE GROUND 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
- SUBGRADE - SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE A.A.S.H.T.O. T-180 SPECIFICATIONS. SUBGRADE SHALL BE 12" THICK AND EXTEND 12" BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER. TYPE "F" CURB & GUTTER OR TYPE "D" CURB. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST EDITION. WHEN FILLING IS REQUIRED, SUBGRADE SHALL BE COMPACTED IN 6" LIFTS.
- BASE MATERIAL - APPROVED BASE MATERIAL, MINIMUM L.B.R. 100, SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180 SPECIFICATIONS AND MEET THE CRITERIA SET FORTH IN THE PLANS AND SPECIFICATIONS AND AS CALLED FOR IN BOTH FLORIDA D.O.T. INDEX 514 AND FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CONTRACTOR SHALL NOTIFY BOTH THE OWNER AND OWNER'S GEOTECHNICAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO BASE MATERIAL DELIVERY TO THE PROJECT TO SCHEDULE MATERIAL TESTING. TEST RESULTS THAT DO NOT MEET THE SPECIFIED CRITERIA, SHALL CAUSE THE CONTRACTOR, AT HIS SOLE EXPENSE, TO REMOVE ANY AND ALL OF SAME MATERIAL THAT IS EITHER ALREADY PLACED IN ROADWAYS OR IN STOCKPILES AND NOT USE IT IN AREAS REQUIRING BASE MATERIAL. CONTRACTOR SHALL NOTIFY OWNER AND OWNER'S GEOTECHNICAL ENGINEER 48 HOURS PRIOR TO DELIVERY OF BASE MATERIAL THAT IS FROM A NEW SOURCE TO SCHEDULE MATERIAL TESTING. CONTRACTOR SHALL PROVIDE THE OWNER AND OWNER'S GEOTECHNICAL ENGINEER A SCHEMATIC INDICATING WHERE ON THE PROJECT THE CHANGE IN MATERIAL SOURCE HAS OCCURRED. AT MINIMUM, ALL BASE MATERIAL SHALL BE TESTED PRIOR TO THE START OF EACH NEW PHASE OF THE WORK AND AS THE OWNER OR OWNER'S GEOTECHNICAL ENGINEER DEEMS AS NECESSARY DURING FIELD INSPECTIONS TO ENSURE ALL BASE MATERIAL THROUGHOUT THE PROJECT MEETS ALL MINIMUM CRITERIA.
- PRIME COAT - BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD, UNLESS A DIFFERENT RATE IS DIRECTED BY THE ENGINEER. PRIME COAT IS TO BE APPLIED AT LEAST 24 HOURS PRIOR TO PLACEMENT OF PAVEMENT WITH AN ABSOLUTE MINIMUM APPLICATION LEAD TIME OF 12 HOURS PERMITTED ONLY WITH THE WRITTEN APPROVAL FROM THE ENGINEER.
- TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
- SURFACE COURSE - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTED THICKNESS TO BE AS NOTED ON PLANS.
- PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- CONCRETE - ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
- ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S ENGINEER.
- PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (A.A.S.H.T.O.) T-99 SPECIFICATIONS.
- ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK. ALL CONCRETE PIPES SHALL HAVE GASKET JOINTS.
- THE PROPERTY OWNER, CONTRACTOR AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).
- AN ENVIRONMENTAL ASSESSMENT WAS PREPARED ON MARCH 15, 2021 BY EW CONSULTANTS, INC. THE FOLLOWING TABLE HAS BEEN COMPLETED BASED ON THE ENVIRONMENTAL ASSESSMENT:

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	N/A	NO	NO
RARE HABITAT	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
SPECIES OF SPECIAL CONCERN	NO	N/A	NO	NO
INVASIVE/EXOTIC VEGETATION	NO	N/A	NO	NO



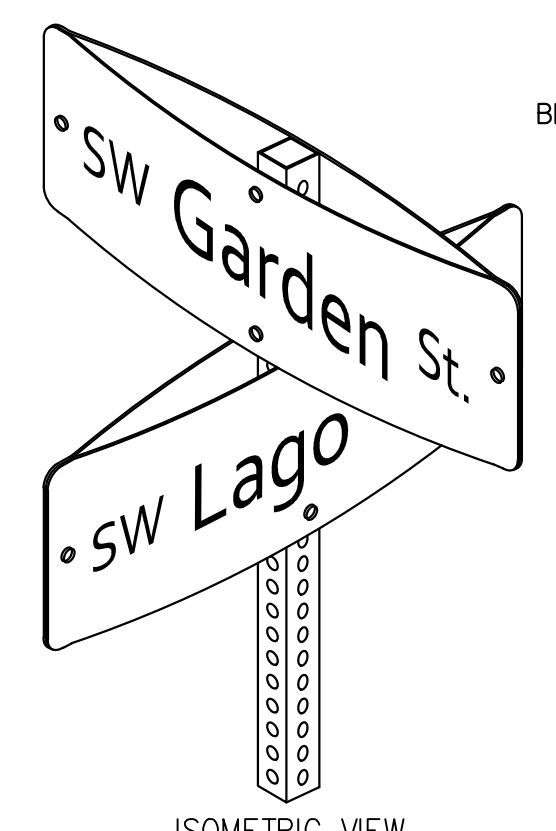
- NOTES:**
- CONTRACTOR SHALL EXCAVATE 2' ON EITHER SIDE OF FORMS WHEN INSTALLING HEADER CURB. EXCAVATED AREA SHALL BE BACKFILLED WITH BASE MATERIAL AND COMPACTED IN 6" MAXIMUM LIFTS. WORK SHALL BE INSPECTED BY ENGINEER.
 - 1/2" EXPANSION JOINT SHALL BE INSTALLED WHERE HEADER CURB ADJOINS OTHER CONCRETE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

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

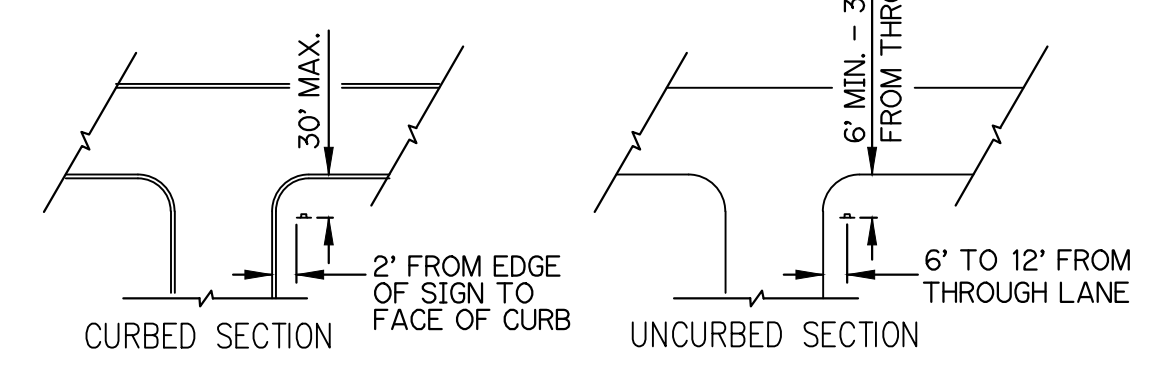


- NOTES:**
- SAWCUTS REQUIRED AT 5' CENTERS.
 - CURB SHALL BE PLACED ON SPECIFIED SUBGRADE COURSE.

2' VALLEY GUTTER
N.T.S.



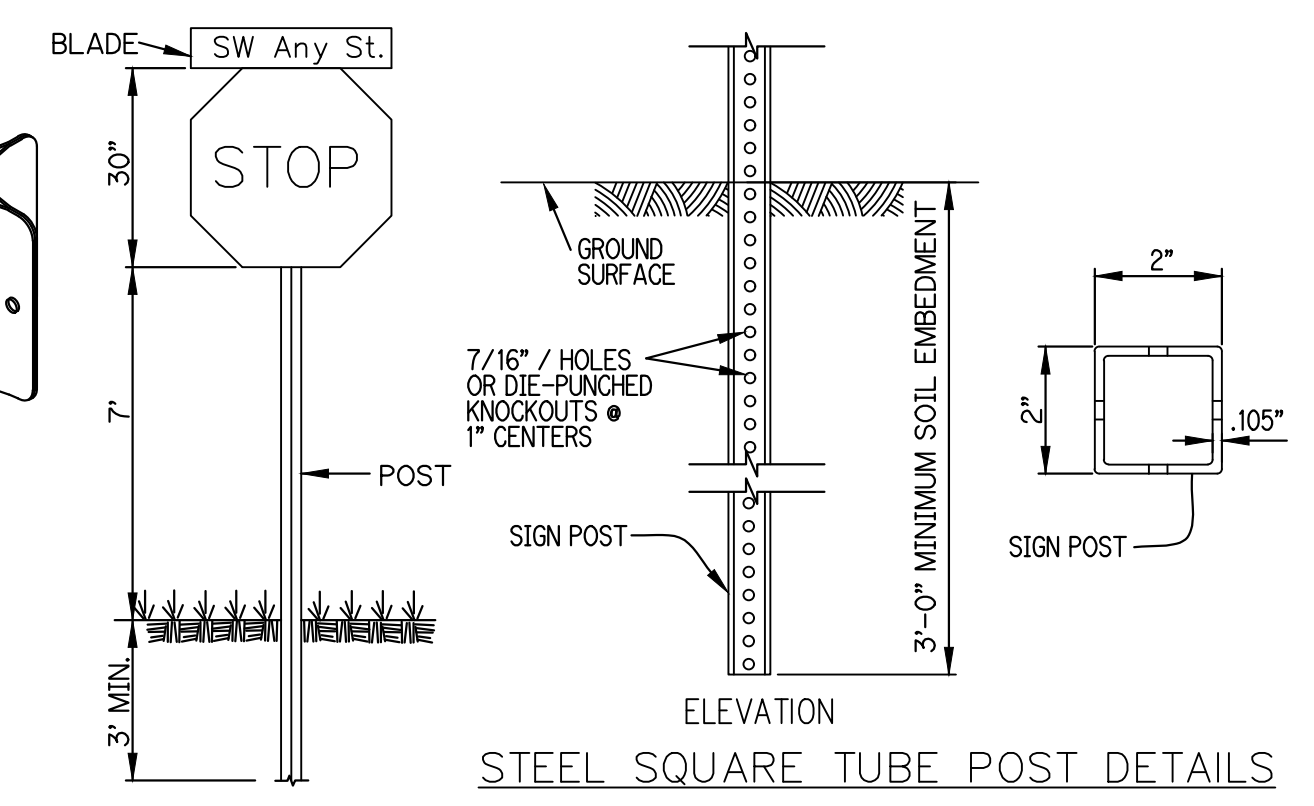
ISOMETRIC VIEW



TYPICAL STOP SIGN PLACEMENT



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



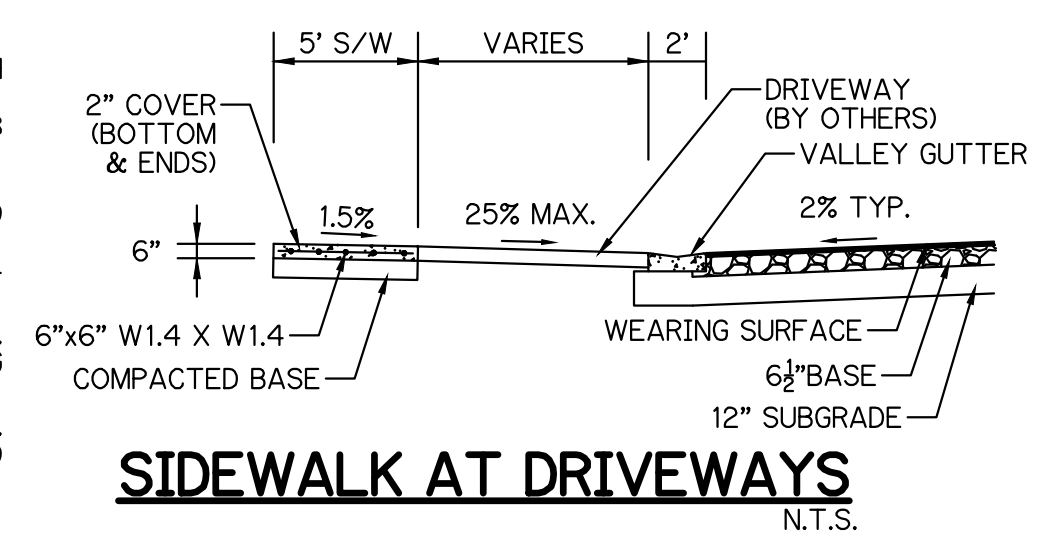
STREET NAME SIGN WITH STOP SIGN
N.T.S.

PAVING / SIDEWALK SPECIFICATIONS

TYPE	WEARING SURFACE	BASE	SUBGRADE	STRUCTURAL NUMBER (SN) (LOCAL ROADS SN = 1.89 MIN.)
50' RIGHT-OF-WAY ROAD SECTION	2" THICK, TYPE S-III A.C.A.C. INSTALLED IN TWO LIFTS (FIRST LIFT TO BE 1" & SECOND LIFT TO BE 1"). TACK COAT REQUIRED WITH MULTIPLE LIFTS.	6-1/2" THICK, LIMEROCK (LBR 100) COMPACTED IN ONE LIFT TO 98% MAXIMUM DRY DENSITY, A.A.S.H.T.O. T-180 OPTIONAL BLACK BASE 5" THICK, TYPE B-12.5 (BLACK BASE) MAY BE SUBSTITUTED IN LIEU OF 6-1/2" LIMEROCK OPTIONAL DOUBLE ROCK 5.5" ADDITIONAL LIMEROCK BASE AND 12" COMPACTED SUBGRADE MAY BE SUBSTITUTED IN LIEU OF 12" STABILIZED SUBGRADE	12" THICK, STABILIZED SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY A.S.H.T.O. T-180 AND STABILIZED TO EITHER L.B.R. = 40 OR F.B.V. = 75	2 X 0.44 = 0.88 6.5 X 0.18 = 1.17 12 X 0.08 = 0.96 SN = 3.01 2 X 0.44 = 0.88 5 X 0.30 = 1.50 12 X 0.08 = 0.96 SN = 3.34 2 X 0.44 = 0.88 12.0 X 0.18 = 2.16 12 X 0 = 0 SN = 3.04
SIDEWALKS *	4" THICK 3,000 PSI CONCRETE OR 6" THICK 3,000 PSI CONCRETE WITH W1.4 X W1.4, 6" X 6" REINFORCING MESH AT ALL DRIVEWAYS & L.M.A.E.'S	N/A	4" THICK, CLEAN SAND COMPACTED TO 98% PER A.A.S.H.T.O. T-180	N/A

***SIDEWALK NOTES:**

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



SIDEWALK AT DRIVEWAYS
N.T.S.

DETAILS LEGEND:

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

GENERAL SIGN SPECIFICATIONS:

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

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALDINE FINISH WITH #3877 GREEN HIGH INTENSITY BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30", 36" AND 42" L.

LETTERS: NAME - 6" UPPERCASE WITH 4.5" LOWERCASE & 9" UPPERCASE WITH 6.75" LOWERCASE. SERIES "B" # 3870 HIGH INTENSITY (SILVER) OR EQUAL - PREFIX & SUFFIX - 4.5".

POST: STEEL FLANGED CHANNEL POST 3 LBS. WEIGHT PER FOOT WITH BAKED GREEN ALKYD OR GALVANIZED FINISH PER A.S.T.M. -A-123 WITHOUT ANCHOR PLATES. SQUARE POST PER FDOT INDEX 11860.

BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE OR U-CHANNEL POSTS BY MEANS OF (2) 3/8" DIAMETER HEX HEAD BOLTS.

STOP SIGN: R1-1 MUTCD (HIGH INTENSITY)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

POLICY: 9" BLADES WITH 6" UPPERCASE WITH 4.5" LOWERCASE LETTERS FOR TWO ROADS WITH A SPEED LIMIT UNDER 45 MPH.

12" BLADES WITH 9" UPPERCASE WITH 6.75" LOWERCASE LETTERS FOR THOROUGHFARE ROADS FOUR LANES OR WIDER, TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.

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

NOTE: ALL GRADES SHOWN ARE IN NAVD88

PAVING, GRADING AND DRAINAGE DETAILS
FOR
RIVERLAND-PARCEL B
PLAT THREE

NO.	DATE	BY	CK

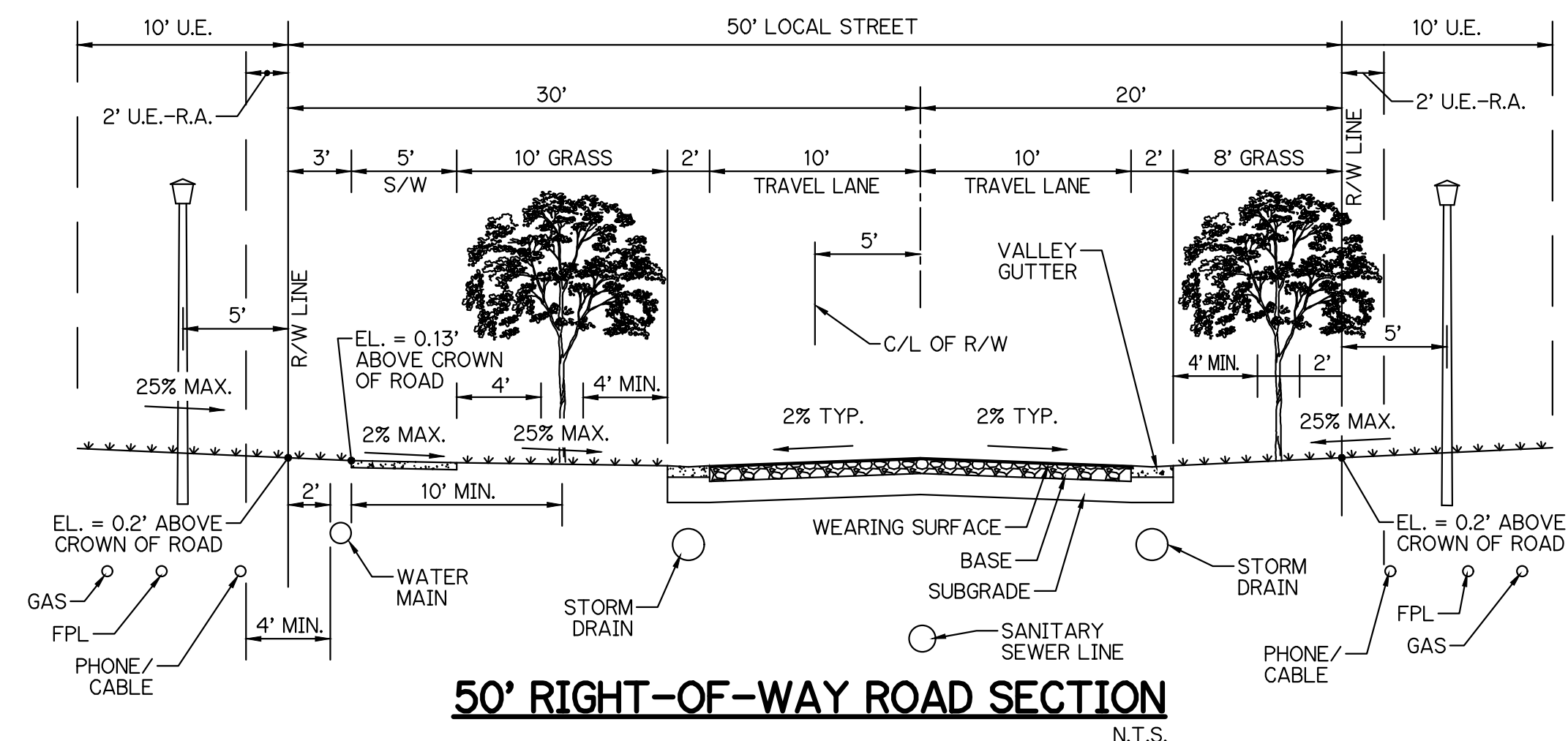
GLH ENGINEERING, LLC
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730

SCALE: 1"=40'
 DATE: 9/8/21
 DESIGNED BY: AQC
 CHECKED BY: BA
 FILE NAME:
 RIV-B PL 3 PD

BRIAN ARNOLD, P.E.
 FLORIDA P.E. #81294

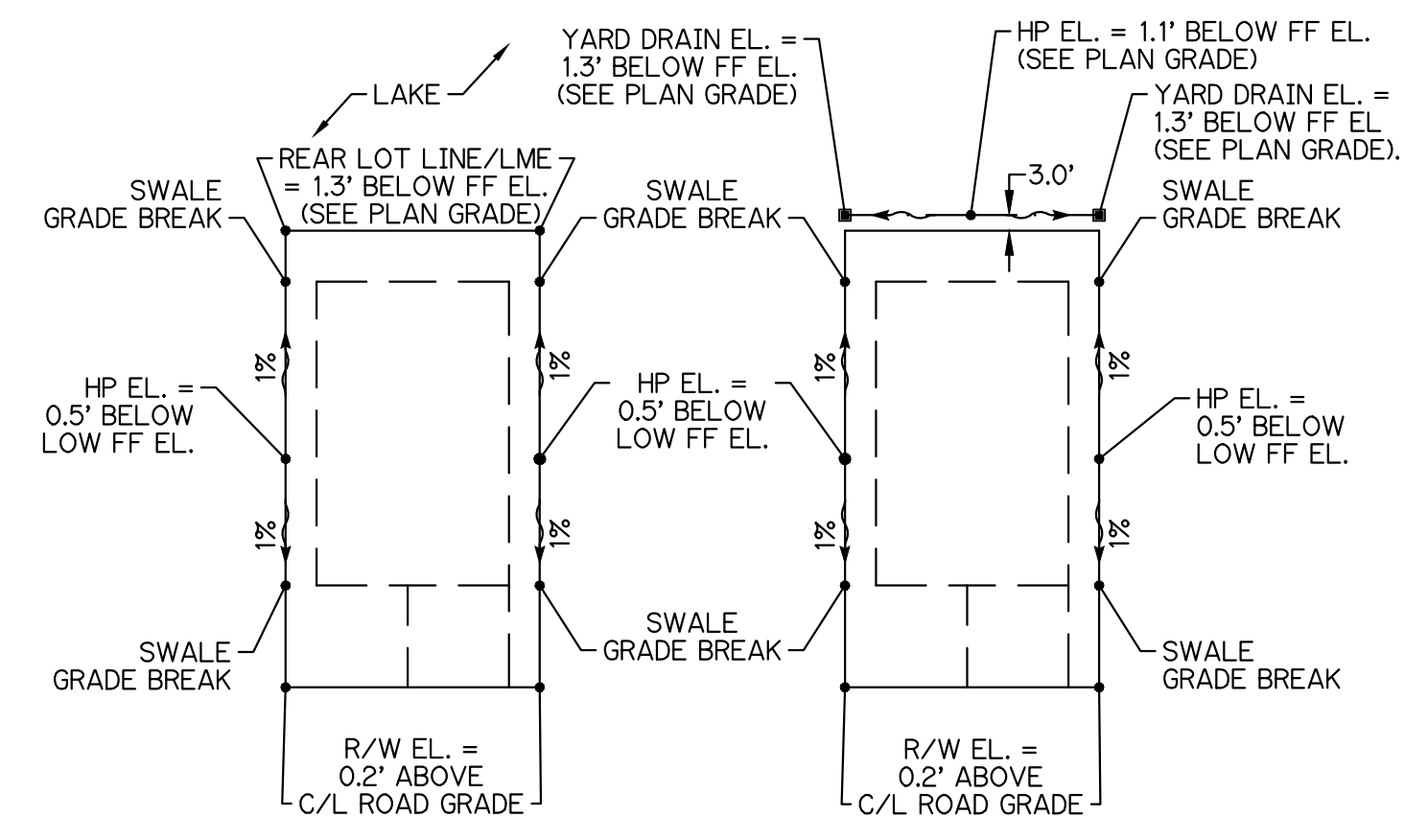
RIV-B PL 3 PD

PAYING, GRADING AND DRAINAGE DETAILS
 FOR
RIVERLAND-PARCEL B
PLAT THREE

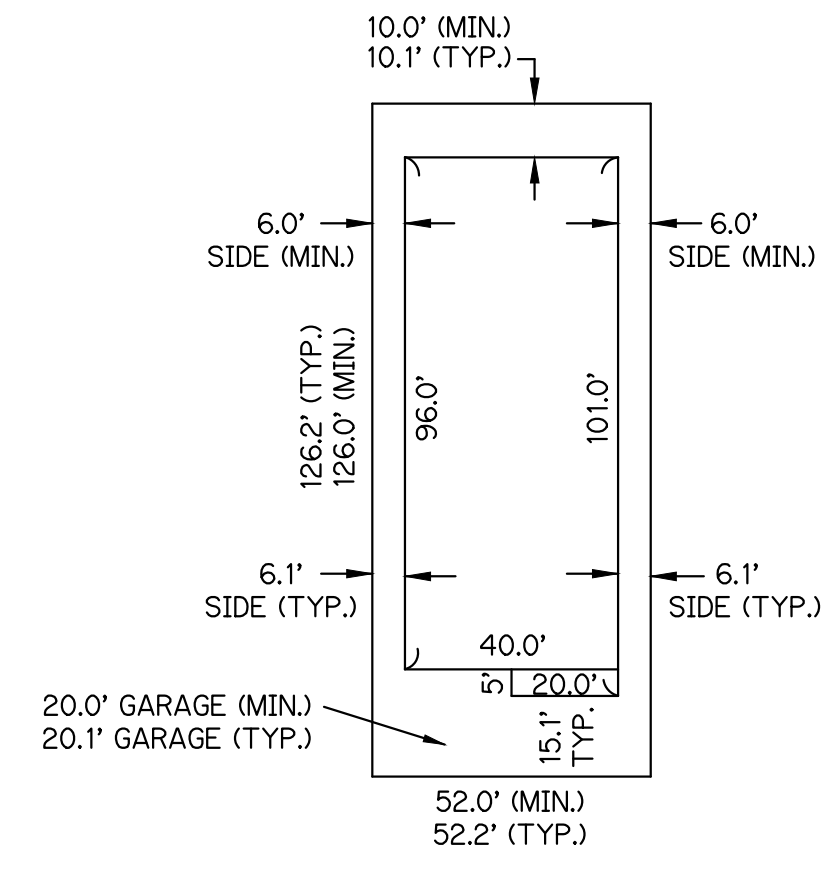


50' RIGHT-OF-WAY ROAD SECTION
N.T.S.

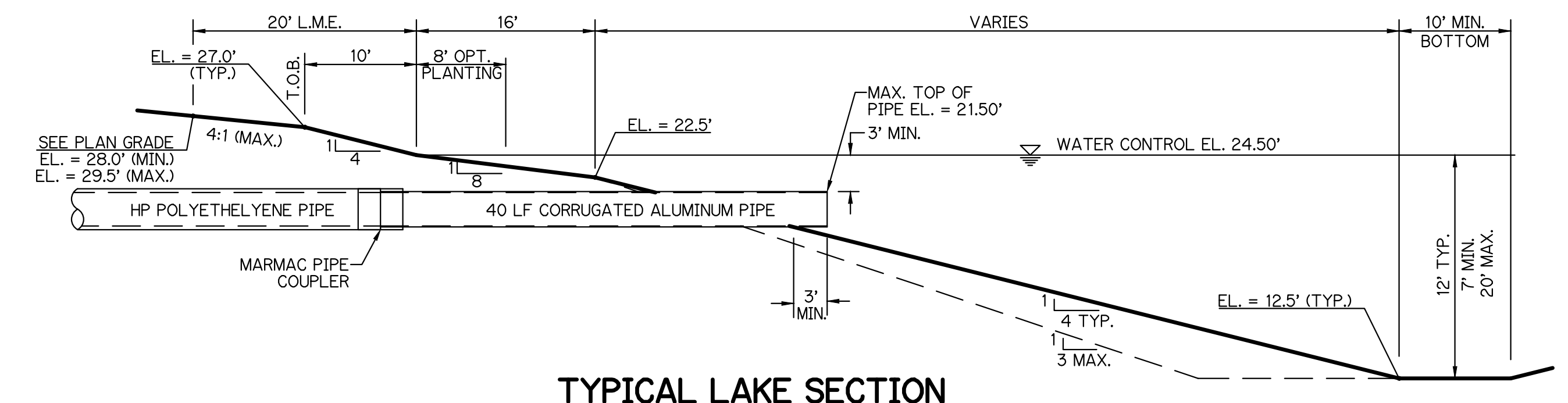
- SECTIONS/DETAILS LEGEND:**
- C/L - CENTERLINE
 - CONC. - CONCRETE
 - EL. - ELEVATION
 - FF - FINISHED FLOOR
 - HPPP - HIGH PERFORMANCE POLYETHYLENE PIPE
 - L/L - LOT LINE
 - LME - LAKE MAINTENANCE EASEMENT
 - MAX. - MAXIMUM
 - MIN. - MINIMUM
 - P/L - PROPERTY LINE
 - P.S.L.U.E. - CITY OF PORT ST. LUCIE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



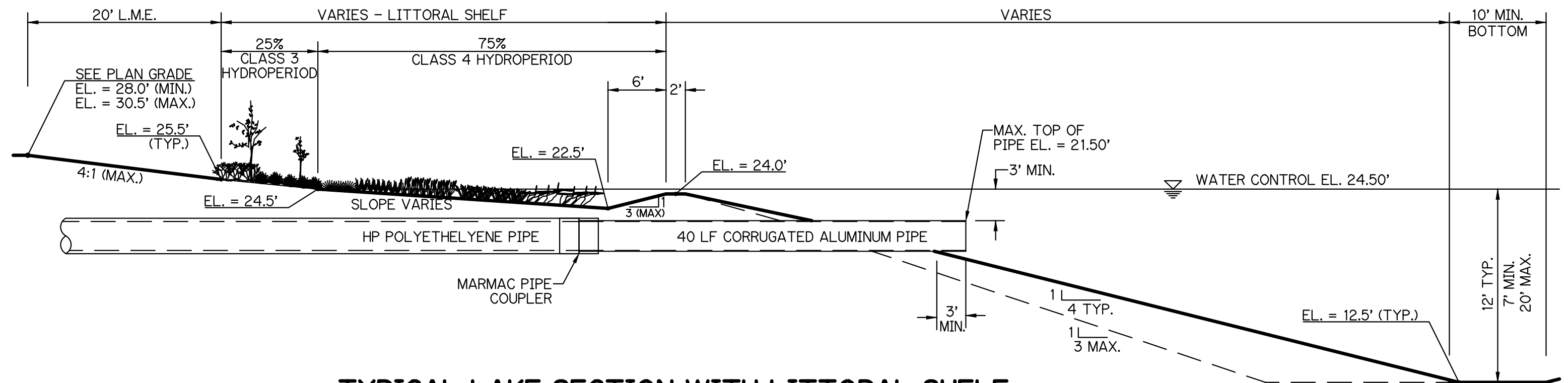
TYPICAL LOT GRADING PLAN
N.T.S.



**TYPICAL LOT/
BUILDING DIMENSIONS**
N.T.S.



TYPICAL LAKE SECTION
N.T.S.



TYPICAL LAKE SECTION WITH LITTORAL SHELF
N.T.S.

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

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

NOTE: ALL GRADES SHOWN ARE IN NAVD88

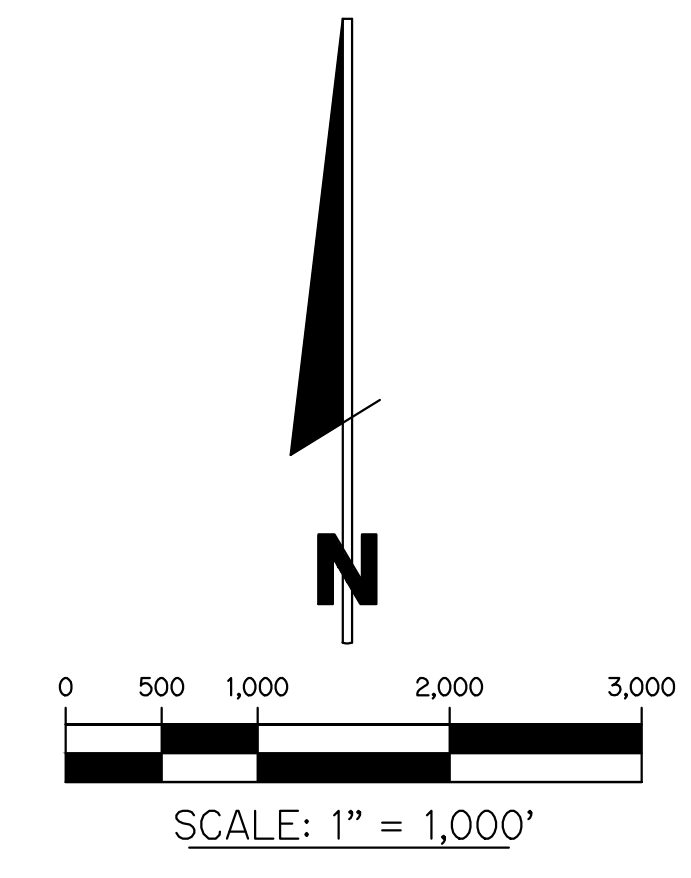
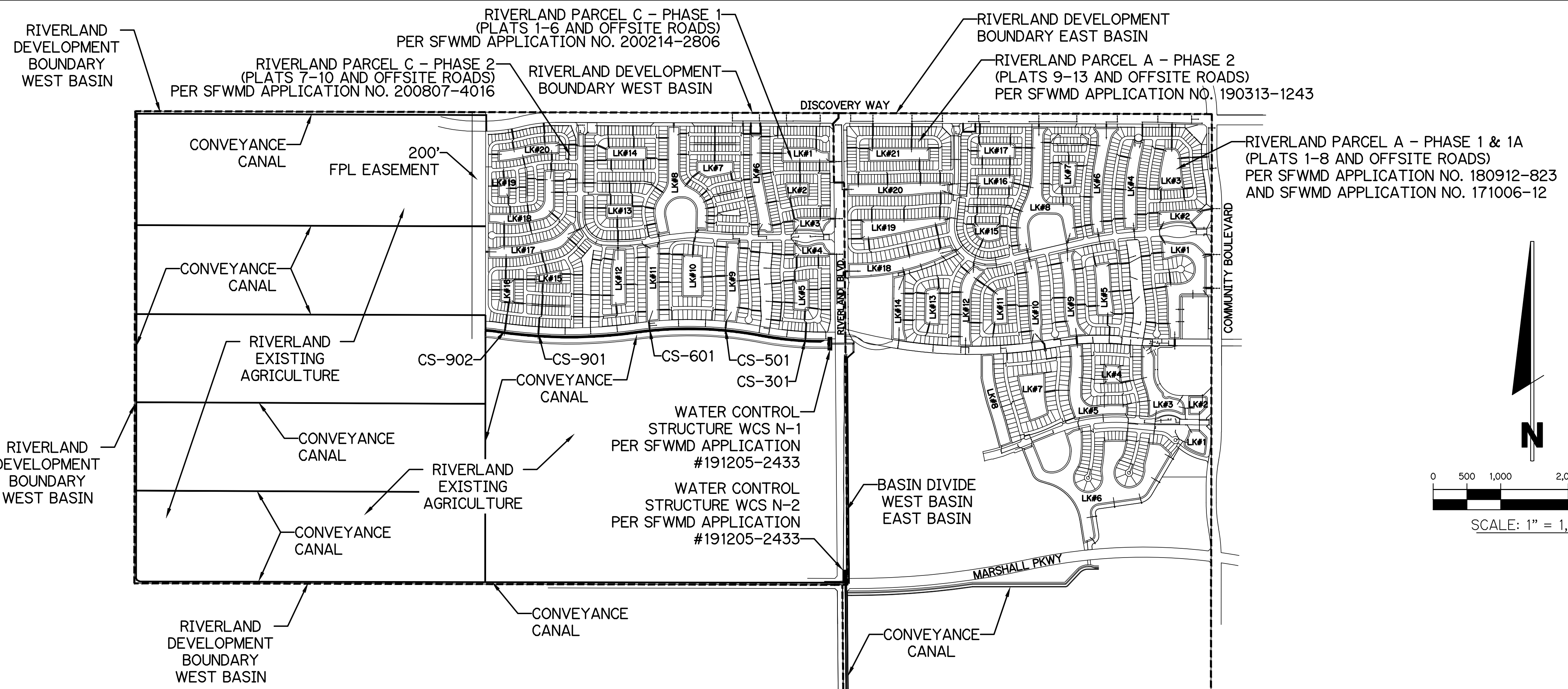
NO.	DATE	BY	CK

GLH ENGINEERING, LLC
 1600 SAWGRASS CORPORATE
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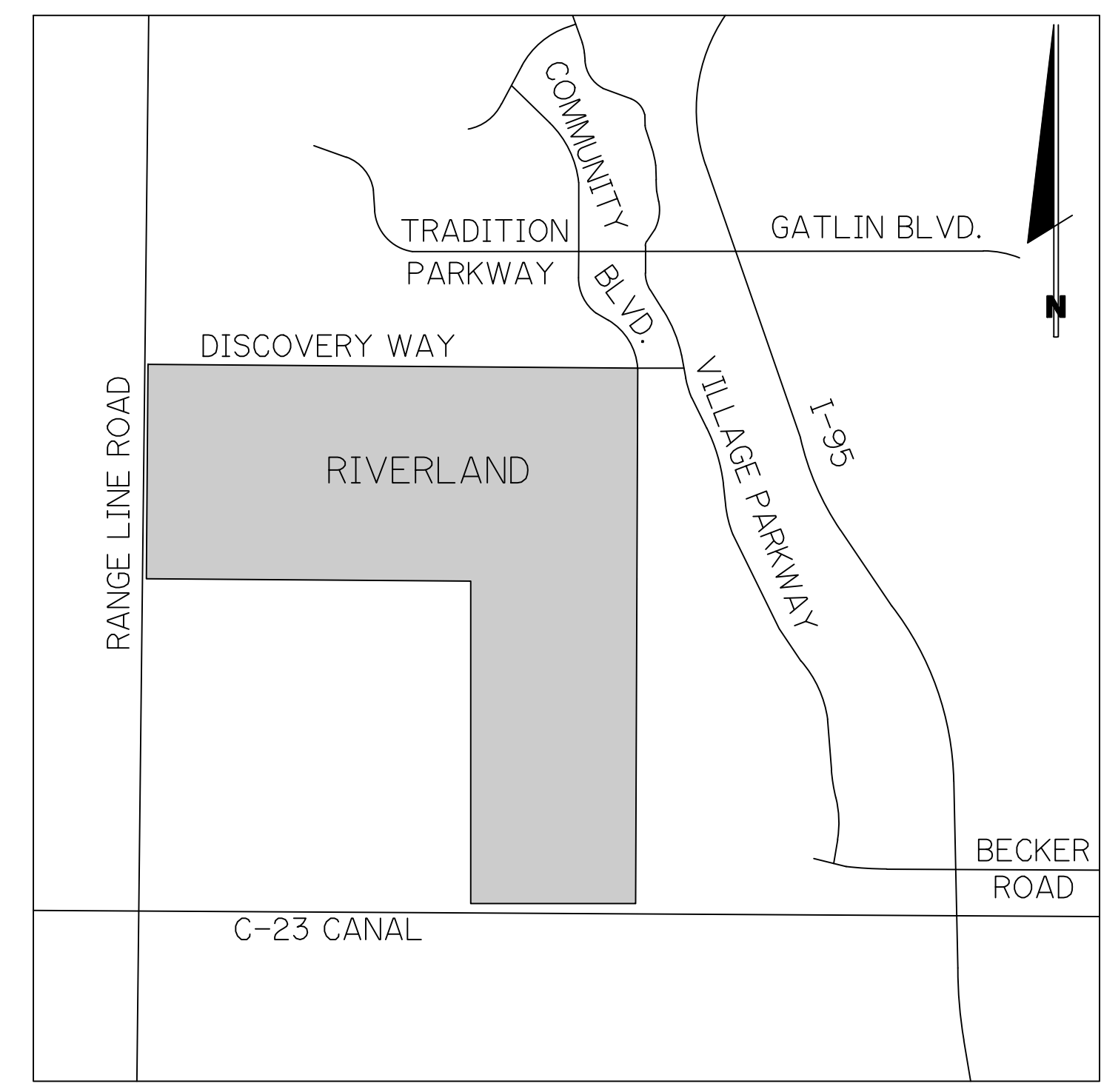
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 DESIGNED BY: AQC
 CHECKED BY: BA
 FILE NAME:
 RIV-B PL 3 PD

BRIAN ARNOLD, P.E.
 FLORIDA P.E. #81294

RIV-B PL 3 PD



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



LOCATION MAP
 N.T.S.
 SEC. 15, 16, 21 & 22, TWP. 37 S., RGE. 39 E.

EXISTING AGI PUMP
 PER SFWMD ERP NO. 56-00558-S AND
 SFWMD APPLICATION NO. 171003-13
 AND APPLICATION NO. 191205-2433

EXISTING CONTROL STRUCTURE PC-22
 AGI DISCHARGE TO THE C-23 CANAL
 PER SFWMD ERP NO. 56-00558-S AND
 SFWMD APPLICATION NO. 171003-13
 AND APPLICATION NO. 191205-2433

WATER CONTROL STRUCTURE WCS-1
 DISCHARGE TO THE C-23 CANAL
 PER SFWMD ERP NO. 56-00558-S,
 SFWMD APPLICATION NO. 16-1101-2M

PAVING, GRADING AND DRAINAGE DETAILS
FOR
RIVERLAND-PARCEL B
PLAT THREE

NO.	REVISIONS	DATE	BY	CK

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SHEET 12 OF 12