

CONTRACT
CONSTRUCTION OF
REQUIRED
IMPROVEMENTS

This Contract, made and entered into this 30th day of April, 2018, by and between River Place Builders, LLC, a Florida Limited Liability Company, hereinafter referred to as "Developer" and the City of Port St. Lucie, a Florida Municipal Corporation, hereinafter referred to as "City":

WITNESSETH:

WHEREAS, an ordinance known as The Port St. Lucie Subdivision Regulations, Florida, established procedures and for the surveying and platting thereof; requiring the installation of certain improvements and providing penalties for violations, among other things; and

WHEREAS, a final plat of a subdivision within the incorporated area of the City of Port St. Lucie shall not be recorded until the Developer has installed the Required Improvements or has guaranteed to the satisfaction of the City such improvements will be installed; and

WHEREAS, Developer requests the recording of a certain plat of a subdivision in Port St. Lucie, Florida, to be known as River Place on the St. Lucie No. 10 1st Replat; and

WHEREAS, the Required Improvements for the River Place on the St. Lucie No. 10 1st Replat are to be installed after recordation under guarantees posted with the City;

WHEREAS, the Required Improvements are those improvements depicted on the construction plans approved by the City Engineer, identified as Plans Prepared by Stephen Cooper, P.E. & Associates, Inc. on file with the City Engineer under Project #P17-225.

NOW, THEREFORE, in consideration of the agreement of the Developer as set forth herein, and to gain approval of the City to record said plat, the Developer and City agree as follows:

1. The Developer agrees to, within two (2) years from and after the date of recording of said plat, complete the Required Improvements for the subdivision to be known as River Place on the St. Lucie No. 10 1st

Replat according to the construction plans approved by the City Engineer, identified as Plans Prepared by Stephen Cooper, P.E. & Associates, Inc. on file with the City Engineer under Project # P17-225. A copy of the construction plans for the Required Improvements and Cost Estimates are attached hereto as **Exhibit "A"**.

2. The Developer, in accordance with the requirements established by the Subdivision Regulations of the City of Port St. Lucie, Florida, tenders to the City a guarantee of surety, specifically identified as:

Letter of Credit #2018-08, dated April 19, 2018 with Seacoast National Bank, as Surety by order of City of Port St. Lucie, Florida.

3. The Letter of Credit as set forth herein and prescribed by the Subdivision Regulations of the City of Port St. Lucie, Florida, is required by this contract and attached hereto as **Exhibit "B"** and by reference made a part hereof.
4. In the event the Developer shall fail or neglect to fulfill its obligations under this contract as required by the Subdivision Regulations of the City of Port St. Lucie, Florida, the City may draw the funds available under the terms of the Letter of Credit to pay for the cost of construction and installation of the Required Improvements to the final total cost, including but not limited to, engineering, legal and contingent costs together with any damages, either direct or consequential, which the City may sustain as a result of the failure of the Developer to carry out and execute all of the provisions of this contract and the provisions of the Subdivision Regulations of the City of Port St. Lucie, Florida.
5. The Developer further agrees that the City, at its option, shall have the right to construct and install, or pursuant to public advertisement and receipt of bids, cause to be constructed and installed the Required Improvements in case the Developer fails or refuses to do so in accordance with the terms of this contract. The Developer shall be liable hereunder to reimburse the City the total cost hereof.

6. Developer understands and agrees that extensions of this contract will be granted for twelve (12) months after receipt of written request for extension and if approved by the City of Port St. Lucie Council. The written request shall be accompanied by a cost estimate of all Required Improvements which have not been completed, including but not limited to repair of existing pavement, 1" type Sp9.5 Overlay, striping, sidewalk construction, traffic control, import fill, retainer walls, removal of exotics, replacement of damaged traffic signs, water systems, and sewer systems. The cost estimate shall be prepared and certified by a Professional Engineer registered in the State of Florida. Any outstanding Performance Bonds or Surety shall be increased to the current estimated cost of improvements.
7. If the Letter of Credit submitted by a Developer with this contract to the City has an expiration date on or before April 18, 2019, the Developer agrees to renew the Letter of Credit prior to its expiration so that such Letter of Credit shall remain in full force and effect during the entire term of this contract. Upon renewal, the amount of the Letter of Credit shall be in an amount equal to the sum stated in this contract or to any lesser sum agreed to by the City Engineer.
8. The City agrees to record said plat at such time as the plat complies with the provisions set forth by the Subdivision Regulations of the City of Port St. Lucie, Florida, and has been approved in the manner prescribed therein.
9. Prior to the City releasing the Letter of Credit the City will obtain written confirmation from River Place on the St. Lucie Community Development District (C.D.D.), an Independent Special District Created Under Chapter 190, Florida Statutes that it agrees River Place Builders, LLC, has satisfactorily completed all obligations under this Completion Contract. However, if the Letter of Credit expires the City has no obligation to obtain authorization from River Place on the St. Lucie Community Development District (C.D.D.), an Independent Special District prior to releasing the Letter of Credit.
10. Notwithstanding the foregoing, the City has the sole right to determine

whether to draw funds available under the terms of this Contract and the Letter of Credit to pay for the cost of construction and installation of the Required Improvements.

IN WITNESS WHEREOF, the parties have executed these presents this 30th day of April, 2018.

River Place Builders, LLC, a
Florida limited liability company

By: 

Stanley Markofsky, Manager

City Council of Port St. Lucie, a Florida
Municipal corporation

By: 

Gregory J. Oravec, Mayor

Exhibit "A"

SCPE

**STEPHEN COOPER, P.E.
& ASSOCIATES, INC.**

~CONSULTING ENGINEER~

• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

7450 S. Federal Highway • Port St. Lucie, FL 34952

Phone: 772-336-2933 • Fax: 844-649-1426

FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

scooper@scpeinc.com

March 20, 2018

Mr. Clyde Cuffy
City of Port St. Lucie
Engineering Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

RE: River Place Plat No. 10; 1st Replat; City of PSL P17-225
Revised Bond Estimate for Remaining Improvements

Dear Clyde;

Please allow this letter to serve as our bond estimate to complete the remaining improvements at the subject site. As you know, most of the improvements have been completed. The only remaining improvements to be completed to the best of our knowledge would be a second lift of asphalt and completion of the sidewalks identified as the Developer' responsibility.

Based on the attached estimate, these improvements total \$ 79,410.00. The City of Port St. Lucie requires a bond in the amount of 120% of this estimate; therefore the total bond shall be **\$ 95,292.00.**

Please review our bond estimate, If the bond amount is acceptable, we will provide the bond for further review.

Thank you for your help,

Sincerely,

SCPE



Stephen Cooper, P.E., President

Attachment: Engineer's Estimate

cc: Mathew Markofsky, River Place Builders, LLC

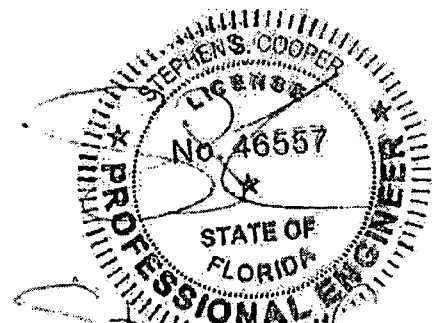
Engineer's Estimate of Probable Costs

for

River Place Plat No. 10; 1st RePlat

<u>Item Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Repair Existing Pavement	1	LS	\$ 5,000.00	\$ 5,000.00
3/4" Type SP9.5 Overlay	6,490	SY	\$ 9.00	\$ 58,410.00
Striping/Signage	1	LS	\$ 4,000.00	\$ 4,000.00
4' Sidewalk (Developer Req)	400	SY	\$ 25.00	\$ 10,000.00
Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00

TOTAL ESTIMATE \$ 79,410.00



Stephens Cooper
PE 46557

3-20-2018

Abacoa Construction, LLC
(CGC #1513481)
Corporate Office
605 Belvedere Road, Suite 7
West Palm Beach, FL 33405
Tel: 561 722 3890

E-mail: coralkeydesign@yahoo.com

February 20, 2018

Mr. Rich Hans
River Place On The St. Lucie Community Development District
5385 North Nob Hill Road
Sunrise, Florida 33351

Re: River Place On The St. Lucie No. 10 1st Replat;
Bond Estimate for Lot Retainer Walls; Import Fill; Exotics Removal; and Traffic Signs

Dear Mr. Hans:

Please allow this letter to serve as the bond estimate to complete the lot improvements, specifically in reference to the retainer walls, lot fill requirements, removal of exotics from the upland preserve, and replacement of damaged traffic signs.

Based on the attached estimate, these improvements total \$106,000.00.

Please review the bond estimate, if the bond amount is acceptable, River Place Builders, LLC will provide the bond to you.

Thank you.

Sincerely,
Abacoa Construction, LLC



Mark L. Jenkins, Manager

Attachment: Contractor's Estimate

Contractor's Estimate of Probable Costs

for

River Place On The St. Lucie Plat No. 10 1st Replat

<u>Item Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Import Fill	2,000	CY	\$9.00	\$18,000.00
Retainer Walls (4-6' face)	1,261	LF	\$65.00	\$82,000.00
Removal of Exotics (U.P.A.)	1	EA	\$5,000.00	\$5,000.00
Replacement of Damage Traffic Signs	1	EA	\$1,000.00	\$1,000.00
TOTAL ESTIMATE			\$106,000.00	



Construction Plans and Specifications

For

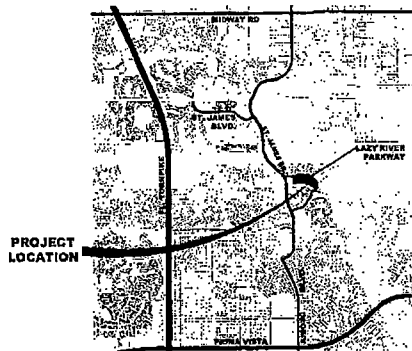
LITTLE TURTLE AT RIVER PLACE ON THE ST. LUCIE



LOCATION MAP

SCALE
VERTICAL ELEVATIONS AND BENCHMARKS SHOWN
HEREIN ARE RELATIVE TO THE NORTH AMERICAN
VERTICAL DATUM (NAD 83) OF 1984

"PLEASE REFER TO THE ENVIRONMENTAL IMPACT
ASSESSMENT REPORT PREPARED BY DLS
ENVIRONMENTAL SERVICES, INC. DATED
AUGUST 14, 2011, IN ADDITION TO NELAND
PROCESSED PERMITS AND ANY OTHER
APPLICABLE FEDERAL, STATE AND LOCAL
REGULATIONS TO DETERMINE THE NATURE OF
DEVELOPMENT PRIOR TO ANY CLEARING OR
CONSTRUCTION. AUTHORIZATION FOR A "TENT
PERMIT" MUST BE OBTAINED FROM THE
APPLICABLE STATE AND/OR FEDERAL AGENCY."



LOCATION MAP
N.T.S.

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE ACTS ENACTED BY THE STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION FOR STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (DATED
JANUARY 2011) AND DESIGN STANDARDS (DATED 2011, 2012).
APPLICABLE DESIGN STANDARDS MODIFICATIONS FOR DESIGN STANDARDS MODIFICATIONS (DATED 2012) OF
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (DATED 2011) SHALL BE USED UNLESS
OTHERWISE SPECIFIED.

MAINTENANCE OF TRAFFIC PER 1001 - 1282.03 & 613

ALL ELEVATIONS ARE IN FEET UNLESS NOTED OTHERWISE.

ALL SHEET NOTES SHALL INCORPORATE PHOTO CELL REQUIREMENTS.

INDEX OF SHEETS

SHEET No.	SHEET TITLE/DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	STORM WATER POLLUTION PREVENTION AND CLEARING
C4.0	HORIZONTAL CONTROL, PAVEMENT MARKING AND SIGNAGE PLAN
C5.0	PAVING, GRADING AND DRAINAGE PLAN
C6.0	UTILITY SERVICES RELOCATION PLAN
C6.1	UTILITY SERVICES RELOCATION PLAN
C7.0	PAVING AND UTILITY DETAILS AND SPECIFICATIONS

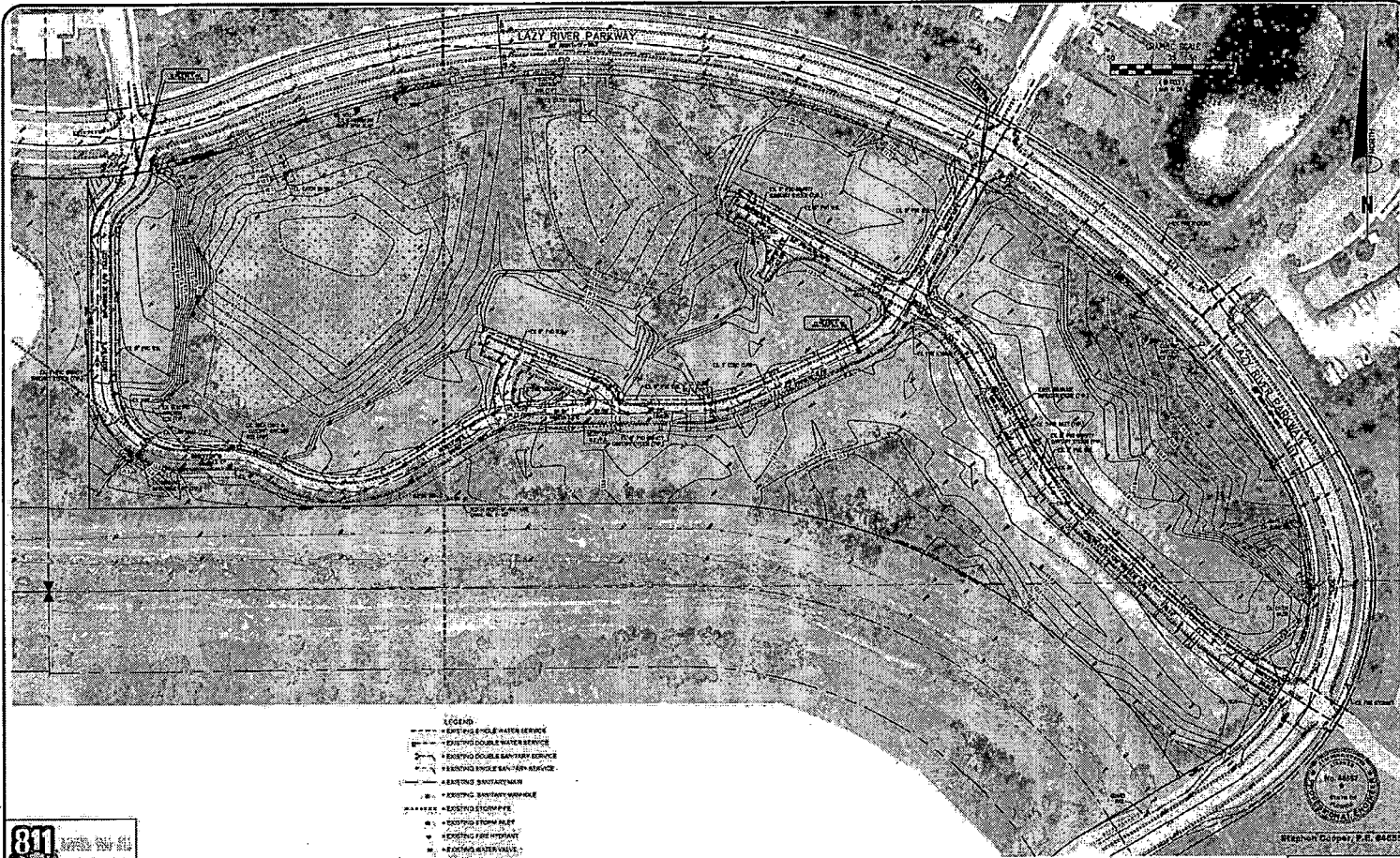
PREPARED BY
SCPE
STEPHEN COOPER, P.E.
Associated, INC.
Consulting Engineers
1400 East Fowler Highway, Suite 100
P.O. Box 1000, Palm Bay, FL 32909
Tel: 888.888.8888 or 888.888.8888

NO.	DATE	BY	REVISIONS
1	8/22/11	SC	ISSUED FOR PERMITS



811 BEFORE YOU DIG
www.811florida.com
PS&SD FILE NUMBER
11-230-02
PS&SD PROJECT NUMBER
P17-225
SHEET C1.0

Stephen Cooper, P.E. #66557



- LEGEND**
- EXISTING SINGLE WATER SERVICE
 - EXISTING DOUBLE WATER SERVICE
 - EXISTING DOUBLE SANITARY SERVICE
 - EXISTING SINGLE SANITARY SERVICE
 - EXISTING SANITARY MAIN
 - EXISTING SANITARY SERVICE
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN



NO.	DATE	DESCRIPTION

**LITTLE TURTLE AT RIVER PLACE
ON THE ST. LUCIE
CITY OF PORT ST. LUCIE**
FLORIDA

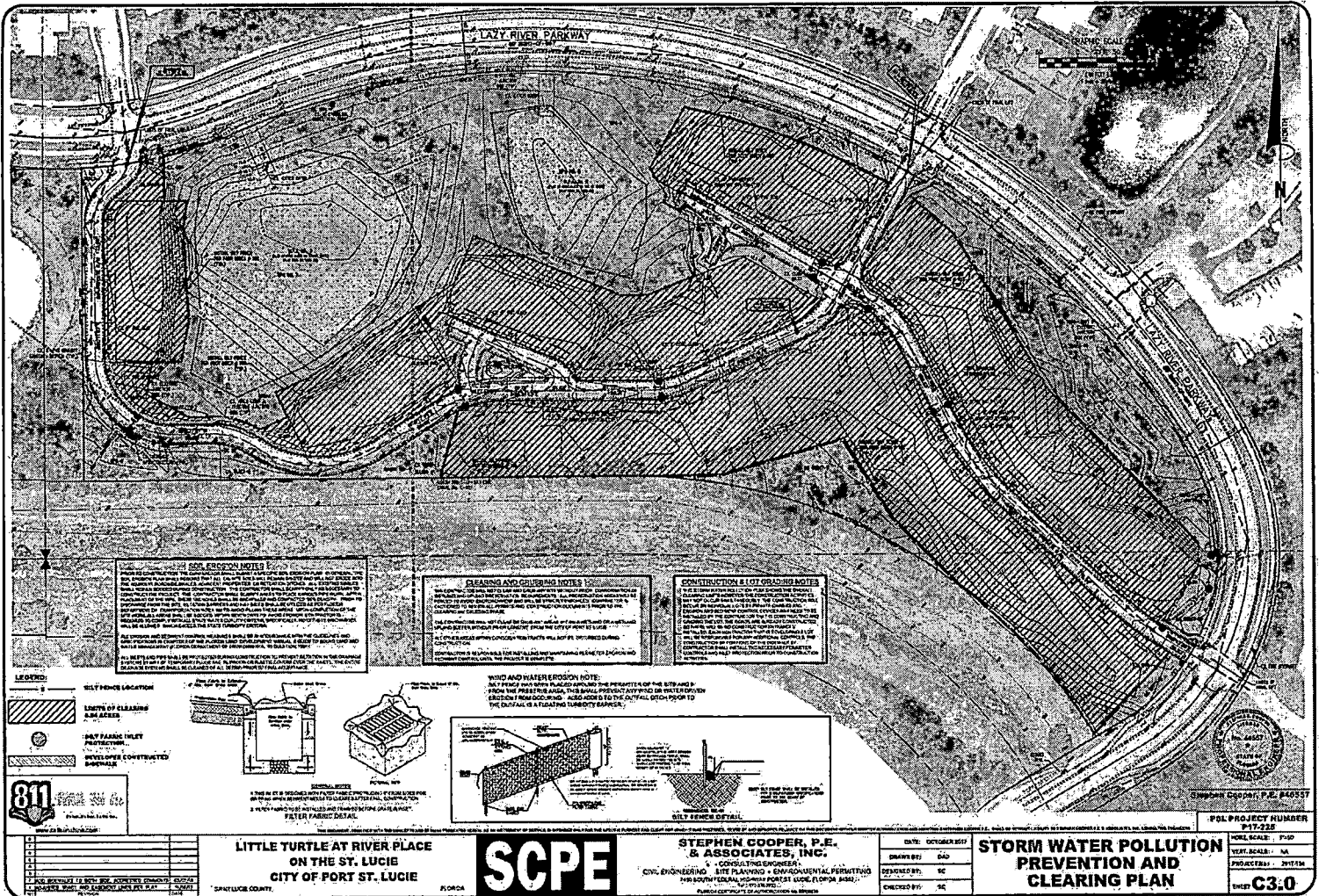


**STEPHEN COOPER, P.E.
& ASSOCIATES, INC.**
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL RESTORATION
1000 W. UNIVERSITY AVENUE, SUITE 200, PORT ST. LUCIE, FLORIDA 34956
TEL: 888-322-2222 FAX: 888-322-2223

DATE	OCTOBER 2012
DRAWN BY	DAD
DESIGNED BY	JAC
CHECKED BY	AC

**EXISTING
CONDITIONS PLAN**

PDL PROJECT NUMBER	112-225
SCALE	1"=50'
DATE	10/2012
PROJECT NO.	112-225
DEPT.	C2.0

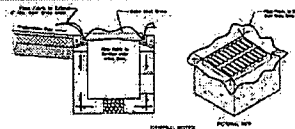


EXISTING AND PROPOSED EROSION NOTES:
 ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL REMAIN IN PLACE UNTIL THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE THE SOIL SURFACE. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE THE SOIL SURFACE. THE EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE THE SOIL SURFACE.

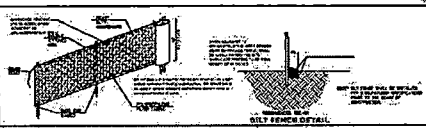
CLEARING AND GRADING NOTES:
 ALL CLEARING AND GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE. ALL CLEARING AND GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE. ALL CLEARING AND GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE.

CONSTRUCTION & LOT GRADING NOTES:
 ALL CONSTRUCTION AND LOT GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE. ALL CONSTRUCTION AND LOT GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE. ALL CONSTRUCTION AND LOT GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE.

- LEGEND:**
- EXISTING BELT FENCE LOCATION
 - LIMITS OF CLEARING AND GRADING
 - SOFT FABRIC SLOPE PROTECTION
 - DEVELOPER CONSTRUCTED SWAPPER



WIND AND WATER EROSION NOTE:
 ALL PILES AND MATS SHALL BE PLACED AROUND THE PERIMETER OF THE SITE AND FROM THE PRESSURE SIDE. THIS SHALL PREVENT ANY WIND OR WATER EROSION FROM OCCURRING. ALSO ADD TO THE CIVIL DETAIL BOOK TO THE DETAIL IS A TYPICAL TYPICAL EROSION.



NO.	DATE	DESCRIPTION
1	10/20/2017	ISSUED FOR PERMIT
2	10/20/2017	ISSUED FOR PERMIT
3	10/20/2017	ISSUED FOR PERMIT
4	10/20/2017	ISSUED FOR PERMIT
5	10/20/2017	ISSUED FOR PERMIT
6	10/20/2017	ISSUED FOR PERMIT
7	10/20/2017	ISSUED FOR PERMIT
8	10/20/2017	ISSUED FOR PERMIT
9	10/20/2017	ISSUED FOR PERMIT
10	10/20/2017	ISSUED FOR PERMIT

**LITTLE TURTLE AT RIVER PLACE
 ON THE ST. LUCIE
 CITY OF PORT ST. LUCIE**

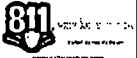
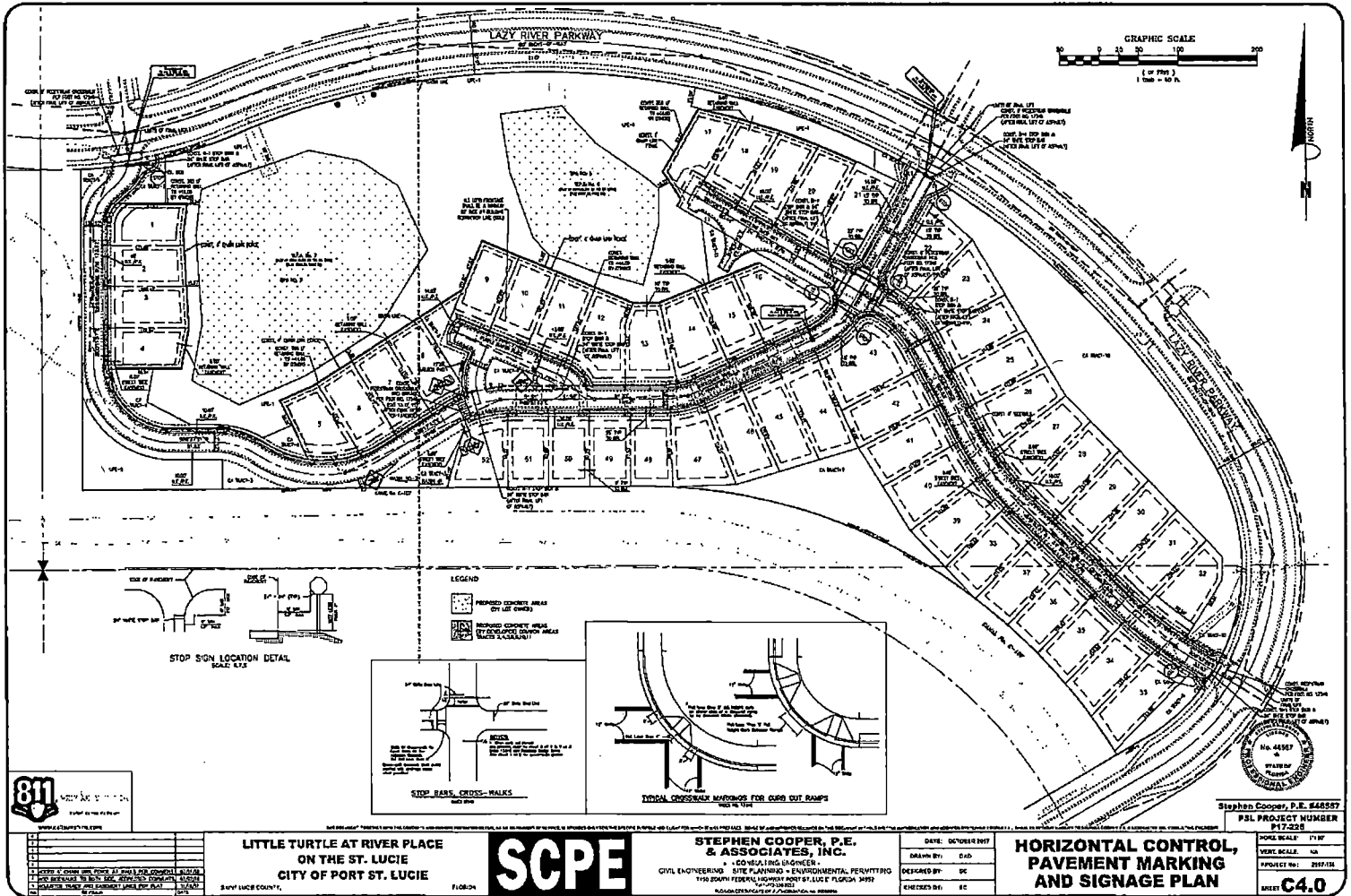


**STEPHEN COOPER, P.E.
 & ASSOCIATES, INC.**
 CONSULTING ENGINEERS
 CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
 100 SOUTH FEDERAL HIGHWAY, SUITE 1000, PORT ST. LUCIE, FLORIDA 34952
 TEL: 888-333-3333 FAX: 888-333-3333
 WWW.SCOPEINC.COM

DATE:	OCTOBER 2017
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC

**STORM WATER POLLUTION
 PREVENTION AND
 CLEARING PLAN**

SCALE:	AS SHOWN
PROJECT NUMBER:	P17-228
PROJECT NAME:	LITTLE TURTLE AT RIVER PLACE
PROJECT LOCATION:	PORT ST. LUCIE, FLORIDA
PROJECT OWNER:	THE CITY OF PORT ST. LUCIE
PROJECT DATE:	OCTOBER 2017
PROJECT STATUS:	ISSUED FOR PERMIT
PROJECT PHASE:	PRELIMINARY
PROJECT DRAWING:	STORM WATER POLLUTION PREVENTION AND CLEARING PLAN
PROJECT SHEET:	C3.0



NO.	DATE	DESCRIPTION
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**LITTLE TURTLE AT RIVER PLACE
ON THE ST. LUCIE
CITY OF PORT ST. LUCIE**
ST. LUCIE COUNTY, FLORIDA

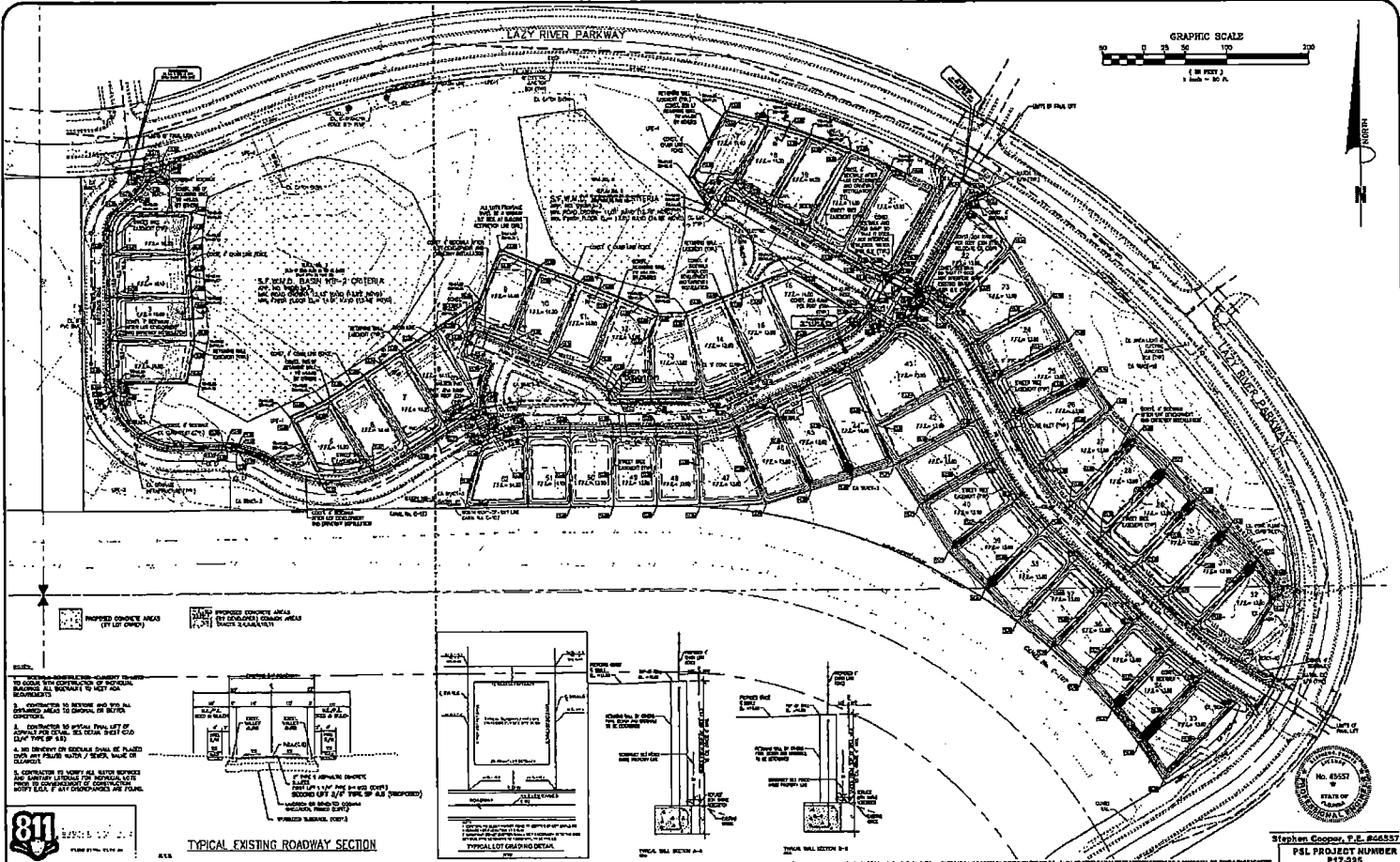


**STEPHEN COOPER, P.E.
& ASSOCIATES, INC.**
A PROFESSIONAL ENGINEERING FIRM
CIVIL ENGINEERING, SITE PLANNING & ENVIRONMENTAL PERMITTING
1100 SOUTH FEDERAL HIGHWAY, SUITE 101, PORT ST. LUCIE, FLORIDA 34952
TEL: 888-888-8888

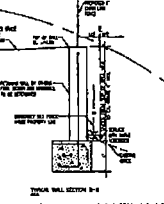
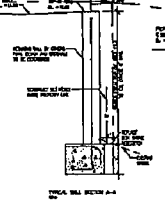
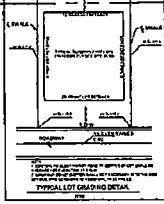
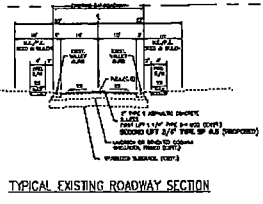
DATE: OCTOBER 2017
DRAWN BY: DJD
DESIGNED BY: DC
CHECKED BY: EC

**HORIZONTAL CONTROL,
PAVEMENT MARKING
AND SIGNAGE PLAN**

Stephen Cooper, P.E. 448357
P.S.L. PROJECT NUMBER
P17-228
SHEET **C4.0**



ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, PORT ST. LUCIE, FLORIDA. ALL MATERIALS SHALL BE SUBJECT TO FIELD AND LABORATORY TESTING. ALL MATERIALS SHALL BE SUBJECT TO FIELD AND LABORATORY TESTING. ALL MATERIALS SHALL BE SUBJECT TO FIELD AND LABORATORY TESTING.



**LITTLE TURTLE AT RIVER PLACE
 ON THE ST. LUCIE
 CITY OF PORT ST. LUCIE**



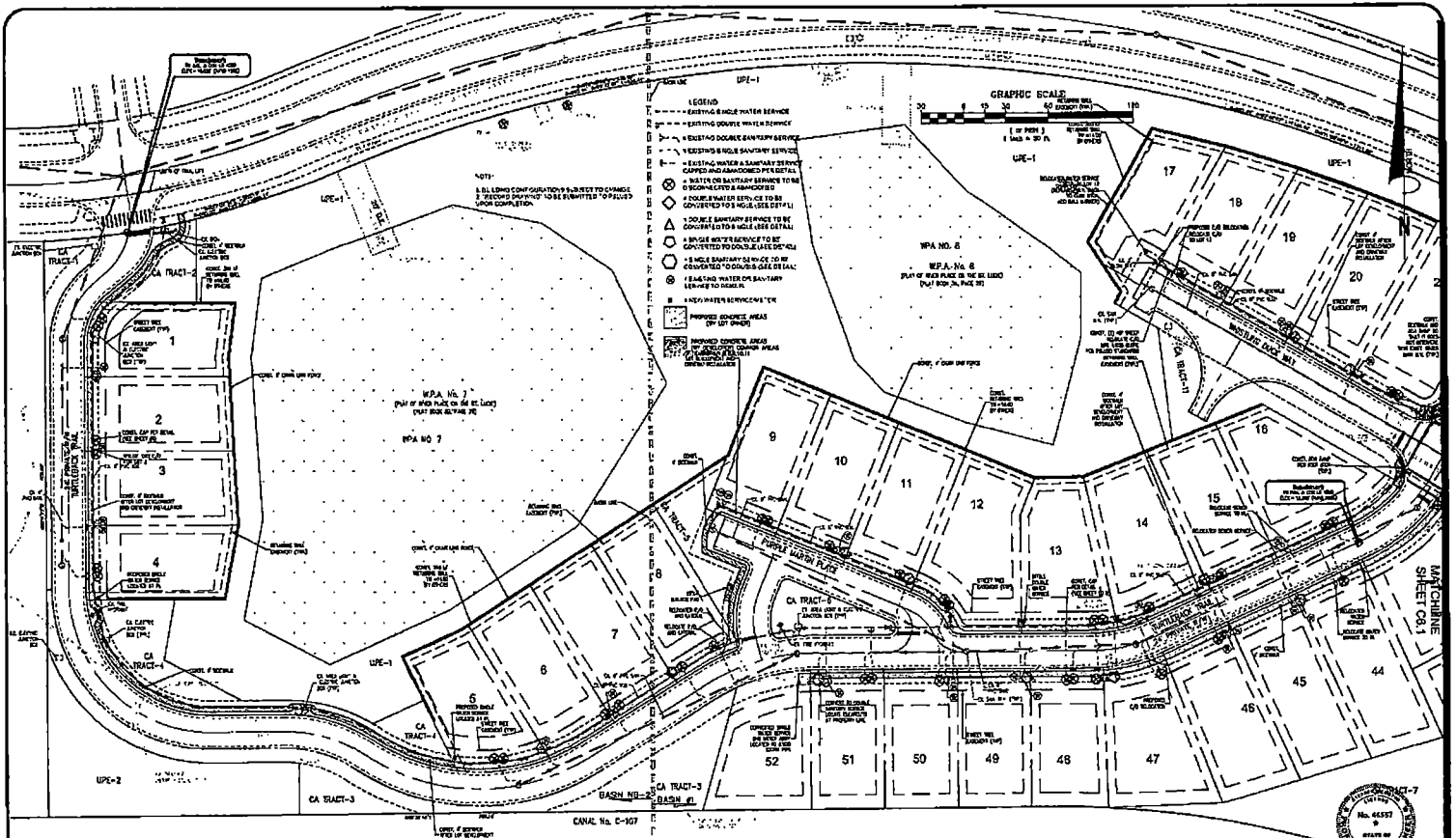
**STEPHEN COOPER, P.E.
 & ASSOCIATES, INC.**
 - CONSULTING ENGINEERS -
 CIVIL ENGINEER NO. 123456789
 SITE PLANNING + ENVIRONMENTAL PERMITTING
 1432 SOUTH FEDERAL HIGHWAY, PORT ST. LUCIE, FLORIDA 34954
 (888) 333-3333
 WWW.SCOOPER-PA.COM

DATE	OCTOBER 2017
DESIGNED BY	DAP
DESIGNED BY	SC
CHECKED BY	BO

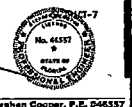
**PAVING, GRADING
 AND DRAINAGE PLAN**
 SHEET **C5.0**

Stephen Cooper, P.E. 63557
 P.E. PROJECT NUMBER
 P17-225

SCALE	1" = 40'
DATE	10/20/17
PROJECT NO.	2017-124
SHEET	C5.0



NOTES:
 1. EXISTING UTILITY SERVICES, INCLUDING SYMBOLS, OF SERVICE LINES TO MAINS AND PLUMBING / EQUIPMENT OF EACH HOME, SHALL REMAIN UNCHANGED UNLESS SHOWN OTHERWISE.
 2. SANITARY SERVICE SHALL BE PROVIDED TO EACH HOME BY GRAVITY TO THE SEWER MAIN. ALL SERVICE LINES SHALL BE INSTALLED TO THE SEWER MAIN.
 3. CONSTRUCTION OF GRAVITY SANITARY SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA, SANITARY CODE.
 4. NO CONSTRUCTION OF SANITARY SERVICE SHALL BE PERMITTED UNLESS THE SERVICE LINES ARE INSTALLED TO THE SEWER MAIN.
 5. CONSTRUCTION OF SANITARY SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA, SANITARY CODE.
 6. CONSTRUCTION OF SANITARY SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA, SANITARY CODE.
 7. CONSTRUCTION OF SANITARY SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA, SANITARY CODE.
 8. CONSTRUCTION OF SANITARY SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA, SANITARY CODE.
 9. CONSTRUCTION OF SANITARY SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA, SANITARY CODE.
 10. CONSTRUCTION OF SANITARY SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA, SANITARY CODE.



1	DATE	DESCRIPTION
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4		

**LITTLE TURTLE AT RIVER PLACE
 ON THE ST. LUCIE
 CITY OF PORT ST. LUCIE**
 SAINT LUCIE COUNTY, FLORIDA

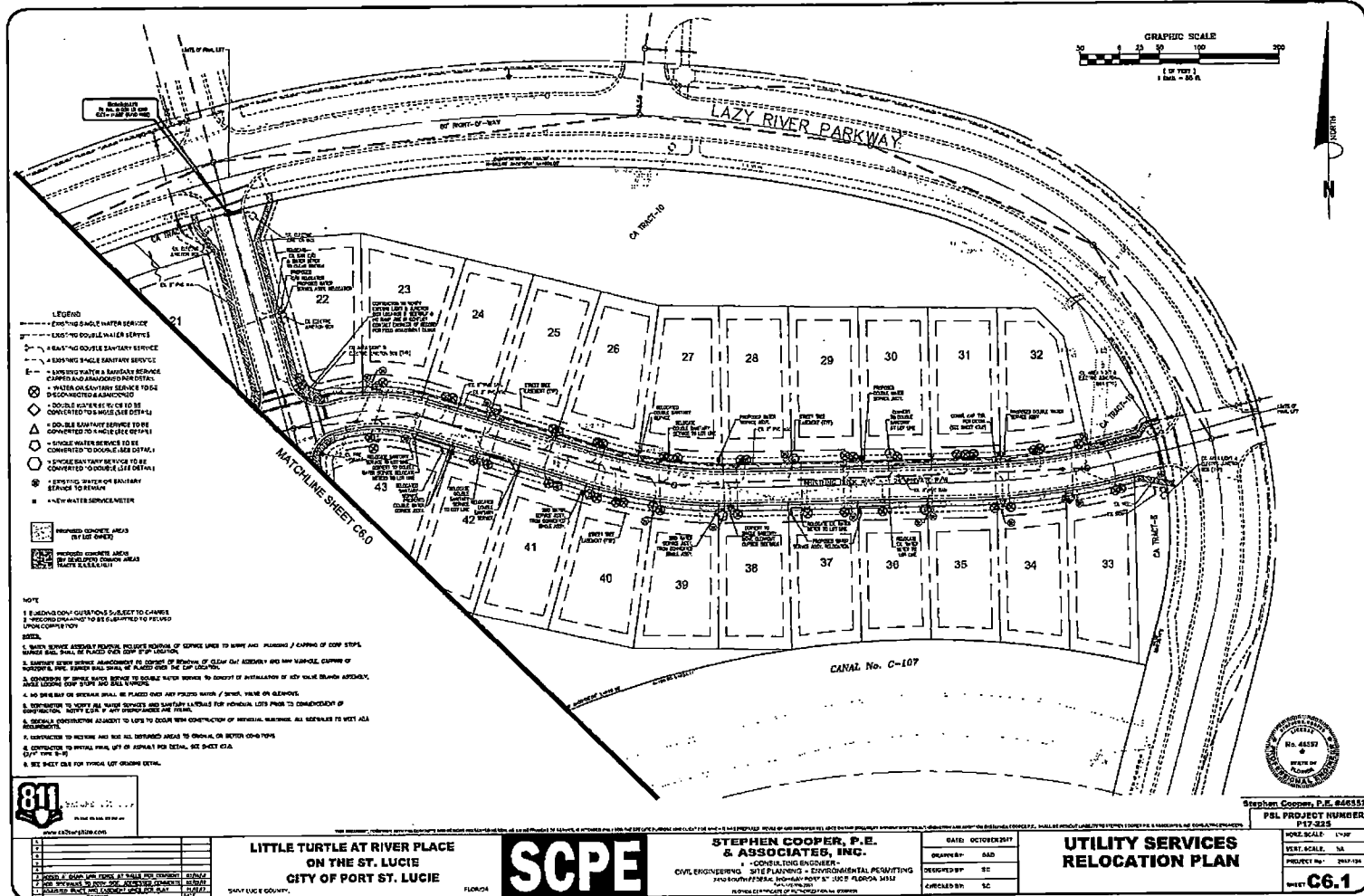


**STEPHEN COOPER, P.E.
 & ASSOCIATES, INC.**
 CONSULTING ENGINEER
 CIVIL ENGINEERING, SITE PLANNING & ENVIRONMENTAL PERMITTING
 1410 BOVING FARM ROAD, SUITE 101, PORT ST. LUCIE, FLORIDA 34952
 PHONE: 888-272-8278

DATE:	OCTOBER 2011
DRAWN BY:	CSB
DESIGNED BY:	BC
CHECKED BY:	BC

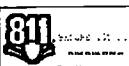
**UTILITY SERVICES
 RELOCATION PLAN**

PSL PROJECT NUMBER: 0117-235
 SHEET: C6.0



- LEGEND**
- EXISTING SINGLE WATER SERVICE
 - EXISTING DOUBLE WATER SERVICE
 - EXISTING SINGLE SANITARY SERVICE
 - EXISTING WATER & SANITARY SERVICE JUMPED AND ADJUSTED FOR DETAIL
 - ⊗ WATER OR SANITARY SERVICE TO BE DISCONNECTED AND RECONNECTED
 - ⊕ DOUBLE SERVICE TO BE TO BE CONVERTED TO SINGLE (SEE DETAIL)
 - ⊖ DOUBLE SANITARY SERVICE TO BE CONVERTED TO SINGLE (SEE DETAIL)
 - ⊙ SINGLE WATER SERVICE TO BE CONVERTED TO DOUBLE (SEE DETAIL)
 - ⊙ SINGLE SANITARY SERVICE TO BE CONVERTED TO DOUBLE (SEE DETAIL)
 - ⊙ EXISTING WATER OR SANITARY SERVICE TO REMAIN
 - ⊙ NEW WATER SERVICE METER

- NOTE**
1. EXISTING CONDITIONS SUBJECT TO CHANGE.
 2. RECORD DRAWING TO BE SUBMITTED TO PERMITTED AGENCIES.
 3. MATCHLINE SHEET C6.0
 4. MATCHLINE SHEET C6.1
 5. MATCHLINE SHEET C6.2
 6. MATCHLINE SHEET C6.3
 7. MATCHLINE SHEET C6.4
 8. MATCHLINE SHEET C6.5
 9. MATCHLINE SHEET C6.6
 10. MATCHLINE SHEET C6.7
 11. MATCHLINE SHEET C6.8
 12. MATCHLINE SHEET C6.9
 13. MATCHLINE SHEET C6.10
 14. MATCHLINE SHEET C6.11
 15. MATCHLINE SHEET C6.12
 16. MATCHLINE SHEET C6.13
 17. MATCHLINE SHEET C6.14
 18. MATCHLINE SHEET C6.15
 19. MATCHLINE SHEET C6.16
 20. MATCHLINE SHEET C6.17
 21. MATCHLINE SHEET C6.18
 22. MATCHLINE SHEET C6.19
 23. MATCHLINE SHEET C6.20
 24. MATCHLINE SHEET C6.21
 25. MATCHLINE SHEET C6.22
 26. MATCHLINE SHEET C6.23
 27. MATCHLINE SHEET C6.24
 28. MATCHLINE SHEET C6.25
 29. MATCHLINE SHEET C6.26
 30. MATCHLINE SHEET C6.27
 31. MATCHLINE SHEET C6.28
 32. MATCHLINE SHEET C6.29
 33. MATCHLINE SHEET C6.30
 34. MATCHLINE SHEET C6.31
 35. MATCHLINE SHEET C6.32
 36. MATCHLINE SHEET C6.33
 37. MATCHLINE SHEET C6.34
 38. MATCHLINE SHEET C6.35
 39. MATCHLINE SHEET C6.36
 40. MATCHLINE SHEET C6.37
 41. MATCHLINE SHEET C6.38
 42. MATCHLINE SHEET C6.39
 43. MATCHLINE SHEET C6.40



**LITTLE TURTLE AT RIVER PLACE
ON THE ST. LUCIE
CITY OF PORT ST. LUCIE**



**STEPHEN COOPER, P.E.
& ASSOCIATES, INC.**
CONSULTING ENGINEER
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
210 SOUTH PINEAVE, PORT ST. LUCIE, FLORIDA 34951
TEL: 888-888-8888

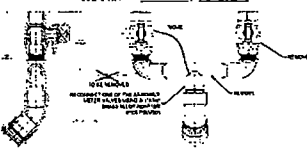
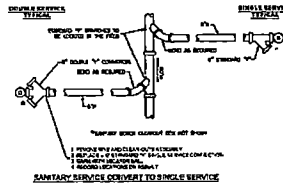
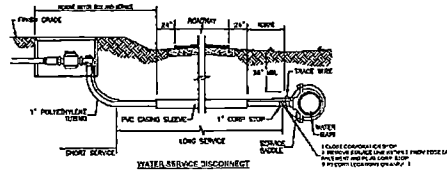
DATE:	OCTOBER 2017
DRAWN BY:	BAJ
DESIGNED BY:	SC
CHECKED BY:	SC

**UTILITY SERVICES
RELOCATION PLAN**

HORIZ. SCALE:	1"=50'
VERT. SCALE:	1"=10'
PROJECT No.:	2017-024
SHEET:	C6.1

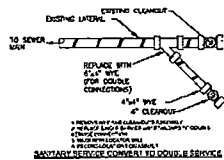


Stephen Cooper, P.E. #44527
PSL PROJECT NUMBER
P17-225



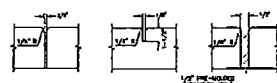
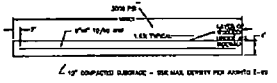
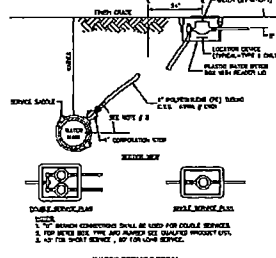
WATER SERVICE CONVERSION TO SINGLE SERVICE

1. REMOVE EXISTING WATER SERVICE TO SINGLE SERVICE
2. INSTALL NEW WATER SERVICE TO SINGLE SERVICE
3. REMOVE EXISTING WATER SERVICE TO SINGLE SERVICE
4. REMOVE EXISTING WATER SERVICE TO SINGLE SERVICE



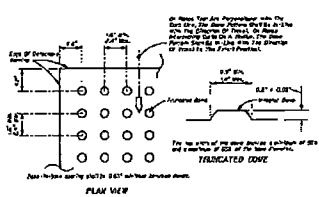
1	DATE	DESCRIPTION
2		
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12		

**LITTLE TURTLE AT RIVER PLACE
ON THE ST. LUCIE
CITY OF FORT ST. LUCIE**



SIDEWALK JOINTS	
TYPE	LOCATION
"A"	AT P.C. AND E.O. OF CURVES AND AT INTERSECTION OF EXISTING AND NEW SIDEWALKS
"B"	6'-0\"/>
"C"	WHERE NEW SIDEWALKS ADJOIN EXISTING SIDEWALKS, DRIVEWAYS AND DRIVEWAYS

SIDEWALK CONSTRUCTION DETAILS
N.T.S.



CURB RAMP DETECTABLE WARNING DETAIL

1. GENERAL

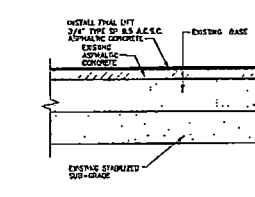
- A. INSTALLATION: INSTALLATION SHALL MEET THE REQUIREMENTS OF FOOT RESTRICTION, UNLESS OTHERWISE SPECIFIED FOR THE SPECIFIC OF PROJECTS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT ST. LUCIE, FLORIDA, AND THE STATE OF FLORIDA, PRIOR TO THE START OF CONSTRUCTION.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT ST. LUCIE, FLORIDA, AND THE STATE OF FLORIDA, PRIOR TO THE START OF CONSTRUCTION.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT ST. LUCIE, FLORIDA, AND THE STATE OF FLORIDA, PRIOR TO THE START OF CONSTRUCTION.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FORT ST. LUCIE, FLORIDA, AND THE STATE OF FLORIDA, PRIOR TO THE START OF CONSTRUCTION.

2. EXISTING AND NEW

- A. EXISTING SIDEWALKS: EXISTING SIDEWALKS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE SIDEWALKS. ALL REPAIRS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT.
- B. NEW SIDEWALKS: NEW SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT.
- C. CURB AND GUTTER: CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT.
- D. DRIVEWAYS: DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT.
- E. DRIVEWAYS: DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THE PROJECT.

3. PAVING REQUIREMENTS

- A. DRIVEWAYS: DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6\"/>
- B. DRIVEWAYS: DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6\"/>
- C. DRIVEWAYS: DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6\"/>
- D. DRIVEWAYS: DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6\"/>
- E. DRIVEWAYS: DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM OF 6\"/>



PAVEMENT SECTION



Stephen Cooper, P.E. #45557
PSL PROJECT NUMBER
P17-238

**PAVING AND UTILITY
DETAILS AND
SPECIFICATIONS**

DATE:	OCTOBER 2017
DRAWN BY:	DAO
DESIGNED BY:	SC
CHECKED BY:	SC

SCPE
STEPHEN COOPER, P.E. & ASSOCIATES, INC.
ENGINEERS ARCHITECTS PLANNERS ENVIRONMENTAL PERMITTING
1400 SUPERIOR PARKWAY NORTH, SUITE 100, FORT ST. LUCIE, FLORIDA 34941
TEL: 888-288-8888 FAX: 888-288-8888

DATE: 11/20/17
PROJECT SCALE: 1/8\"/>

SHEET **C7.0**

Exhibit "B"



IRREVOCABLE STANDBY LETTER OF CREDIT

Applicant: River Place Builders, LLC

Beneficiary: City of Port St. Lucie
Attention: Clyde Cuffy
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Dear Sirs:

We open an Irrevocable Letter of Credit in your favor for the account of the City of Port St. Lucie, a Florida municipal corporation, to be used in connection with the project known as River Place on the St. Lucie No. 10 1st Replat in the City of Port St. Lucie, Florida, and in connection with the obligations of River Place Builders, LLC, a Florida limited liability company, under the Contract for Construction of Required Improvements by and between River Place Builders, LLC, a Florida limited liability company, and dated Year 2018 (herein called the "Completion Contract"). This Letter of Credit is Exhibit "B" to the Completion Contract.

In the event that River Place Builders, LLC, a Florida limited liability company, shall fail or neglect to fulfill its obligations under the Completion Contract, you may draw upon this Letter of Credit such amount not to exceed \$222,492.00 as is required to complete the Required Improvements more particularly described in the Completion Contract.

Acting through your City Engineer, you will notify us when:

1. The improvements required by the Completion Contract have been timely and satisfactorily completed and this credit may be released; or
2. River Place Builders, LLC, a Florida limited liability company, has failed to perform or is in default under the terms of the Completion Contract.

All drafts under this Letter of Credit must be marked "Drawn Under the Seacoast National Bank Irrevocable Letter of Credit No. 2018-08 dated April 19, 2018" Drafts submitted must be accompanied by a certification from your City Engineer that River Place Builders, LLC, a Florida limited liability company, is in default under the terms of the Completion Contract and shall set forth the items of the Completion Contract and shall set forth the items required by the Completion Contract which are not completed as of the date of such certification, as well as the cost to complete such

items. The draft or drafts will be in the amount certified as required to complete in accordance with the Completion Contract, but in no event will all drafts exceed \$222,492.00. In addition, all drafts will be accompanied by a certified copy of a resolution by the City Council of the City of Port St. Lucie, Florida, resolving that the proceeds drawn under this Letter of Credit are to be used solely for the completion of uncompleted items required by the Completion Contract.

Our obligation to you shall terminate upon satisfactory completion of all obligations of River Place Builders, LLC, a Florida limited liability company, under the terms of the Completion Contract, or on April 18, 2019 whichever shall first occur, whereupon this Letter of Credit will be delivered to us with proper notation that it is canceled.

We agree and understand that the Completion Contract requires the City to obtain written consent from River Place on the St. Lucie Community Development District (C.D.D.), an Independent Special District created under Chapter 190, Florida Statutes, prior to releasing this Letter of Credit under certain circumstances.

We agree with the drawers, endorsers, and bona fide holders of drafts that drafts drawn under and in compliance with the terms of this credit shall be duly honored if presented on or before April 18, 2019.

Very truly yours,

Issuer:

Seacoast National Bank

815 Colorado Avenue

Stuart, FL 34494

BY: 