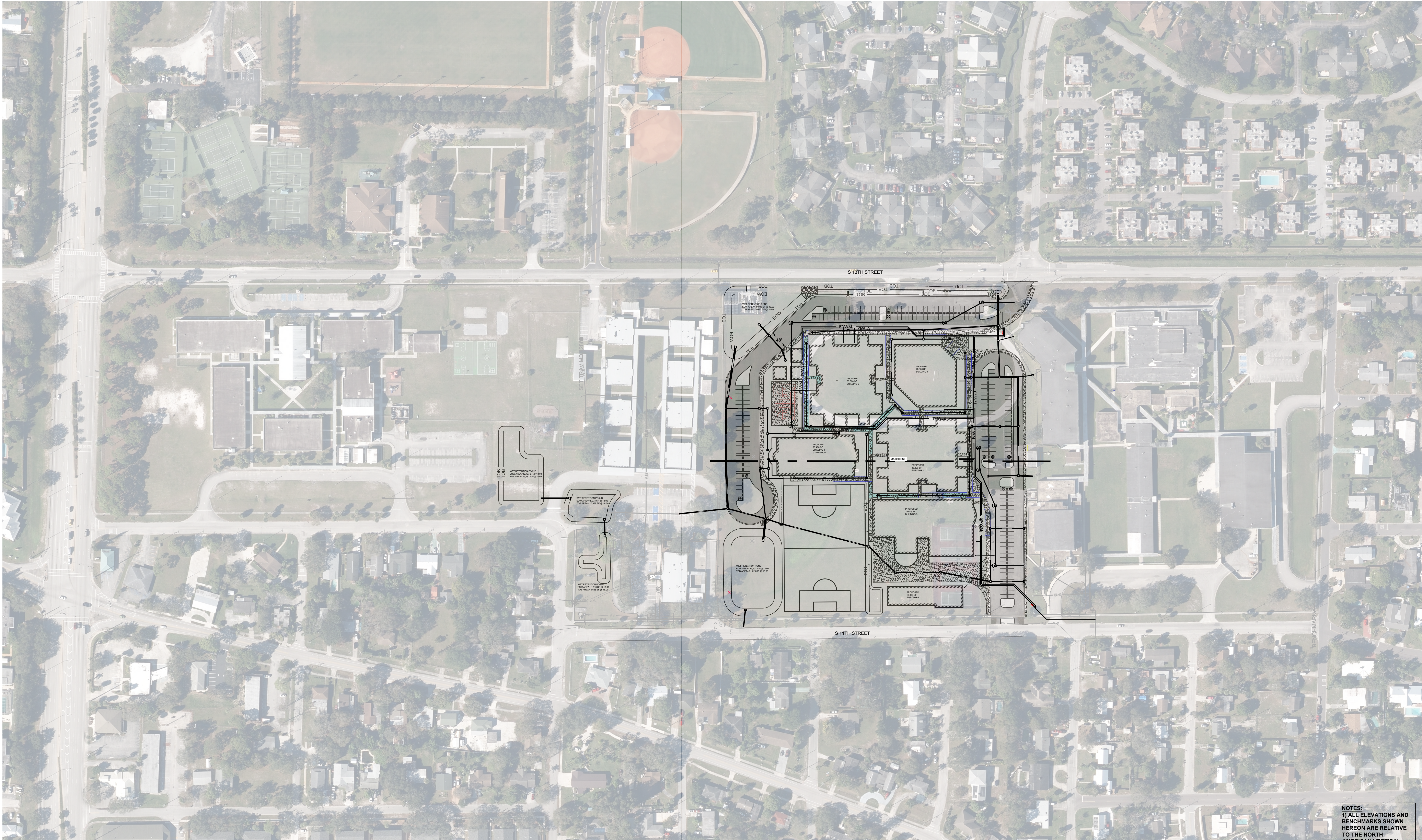
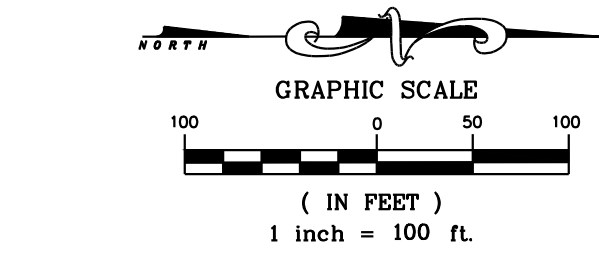




VICINITY MAP
1"=600'



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROJECT BOUNDARY
- PROPOSED SIGN
- PROPOSED SECURITY FENCING

CODE REVIEW:

CERTIFICATE:



SPIEZZE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

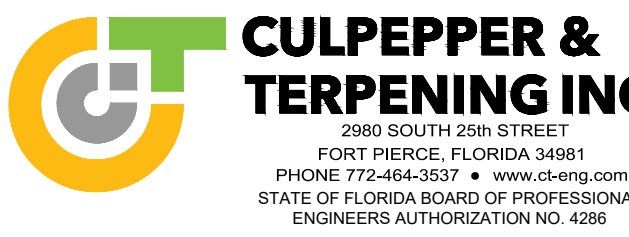
SIGNATURE:
ANTHONY DONICK
STEFAN K. MATTHEWS
JOHN F. ROBERT
STEVE LEMME

ARCH 0246
ARCH 0646
ARCH 0131
ARCH 0070

SEAL:

CONSULTANTS:

STEFAN K. MATTHEWS, P.E. FL REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT

10701 SW SUNDANCE VISTA BLVD
PORT ST. LUCIE, FL 34987

FOR

ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

REVISION NAME	DATE
---------------	------

FOR BID:

TBD

DRAWING TITLE:

KEY SHEET

COMMISSION NUMBER:

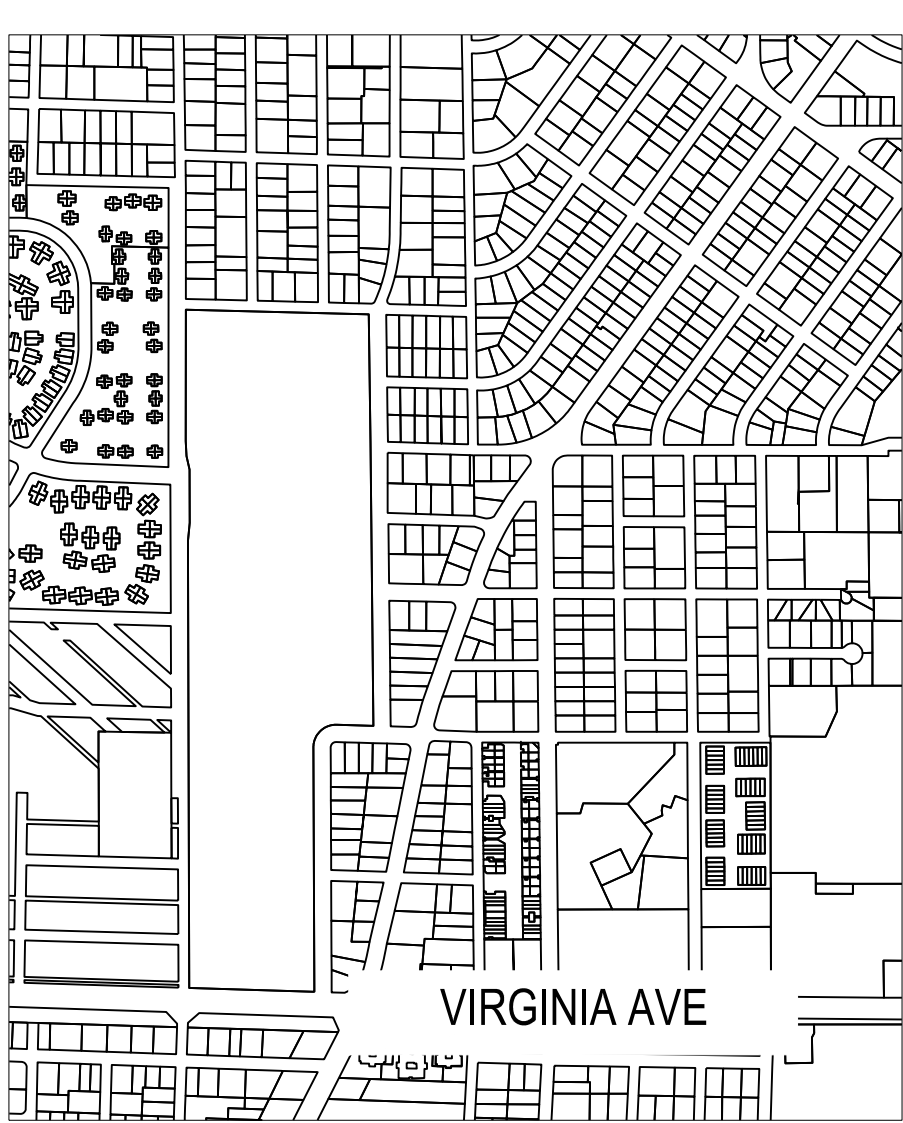
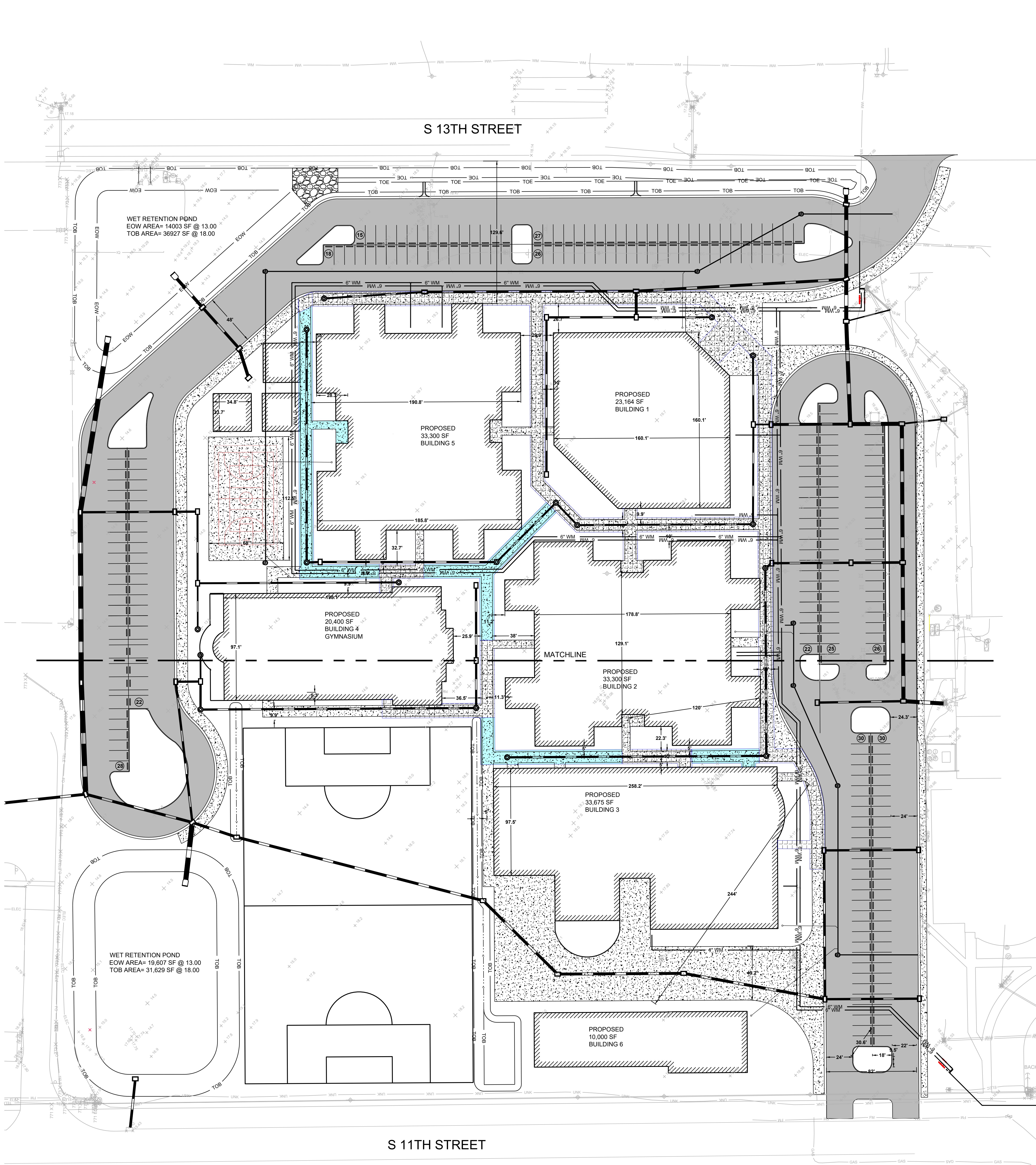
24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C2.1

NOTES:
1) ALL ELEVATIONS AND
BENCHMARKS SHOWN
HEREON ARE RELATIVE
TO THE NORTH
AMERICAN VERTICAL
DATUM (N.A.V.D.) OF 1988.



DESIGN CRITERIA:	PERMITTED ELEV	PLAN ELEV
CONTROL ELEVATION	= 24.00	= 24.00
MIN. PAVEMENT	= 27.50	= 27.50
MIN. PERIMETER BERM	= 27.00	= 27.00
MIN. FINISHED FLOOR	= 28.20	= 29.26

LEGEND	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROJECT BOUNDARY
	PROPOSED SIGN
	PROPOSED SECURITY FENCING

LEGAL DESCRIPTION

XXX

SITE DATA TABLE

Owner: School Board of St. Lucie County 9461 Brandywine Lane Port St. Lucie, FL 34986 Phone: (772) 429-7547	Applicant: School Board of St. Lucie County 9461 Brandywine Lane Port St. Lucie, FL 34986 Phone: (772) 429-7547
Engineer / Surveyor: Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 www.ct-eng.com	Owners Representatives: Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 www.ct-eng.com
Landscape Architect: Lucido & Associates 701 SE Ocean Blvd Stuart, FL 34994 Phone: (772) 220-2100	Architect: Spiezle Architectural Group Inc. 2001 9th Ave, Suite 308 Vero Beach, FL 32901 Phone: (772) 94-2929

- Project Name:**
Dan McCarty School
- Location:**
Directly east of S13th S and north of Virginia Ave in Ft Pierce
- Project Description:**
A K thru 8th school with associated recreational facilities and infrastructure.
- Sec/Town/Range:**
Section 16/ Township 35S/ Range 40E
- Map ID:**
247165
- Parcel ID Numbers:**
2416-143-0000-000-3
- Gross Site Area:**
63.3 acres (total parcel)
2,322,760 sq feet (approximate)
15.8 acres (proposed development tract)
688,389 sq feet (approximate)
- Zoning:**
SF Low Den 15.80 ac
- Land Use:**
8300 - Public City Schools 15.80 ac
- Building Data:**

Sidewalks (feet)	Provided
West	129.6
East	147.5
- Development Schedule:**

Start	4th Qtr 2026
Complete	4th Qtr 2027
- Flood Zone:**
The project site is located in Flood Zone X.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 1211C0187K, (2/19/2020 - not printed)
- Site Coverage:**

Impervious	SF	ACRE	% Basin
Buildings	150267	3.45	21.9%
Pavement	158926	3.65	23.2%
Sidewalk	75563	1.73	11.0%
Total Impervious	384756	8.83	56.1%
PerVIOUS	SF	ACRE	% Basin
Open Space	301,633	6.92	43.9%
Total PerVIOUS	301,633	6.92	43.9%
- Utility Service:**

Water Service	Port St. Lucie	Electric Service	FPL
Sewage Service	Port St. Lucie	Cable Service	Blue Stream
Re-Use Water	na		
- Fire Services:**
Fire Hydrants are provided at the project property line. A series of on-site fire hydrants are to be provided in a looped system around the the proposed building as indicated on the project site plan.
- Site Lighting:**
No lighting shall be directed off-site. Site lighting to be provided by a combination of wall mounted and pole fixtures. Parking lot (auto) lighting shall be at an average of 2.0 ft Candles. Parking lot shall be an average of 1.5 ft Candles. Site lighting to be LED fixtures.
- Refuse Collection:**
Trash and solid waste is collected by approved City of Port St. Lucie Service provider.
- Parking Provided:**

Standard Spaces	254	Spaces
Handicapped	10	Spaces
Total	264	Spaces
- Site Drainage:**
The stormwater management system for the overall project area (known as Greensone Schools), is governed by the South Florida Water Management District Permit No xxx (as may be amended). This project is an Institutional use, which absolves the site of any dry pretreatment provisions as may be required by the permit.

The stormwater system for this project provides a series of interconnected stormwater catch basins located throughout the project site that serve to collect the surface stormwater runoff. The runoff is then directed to the site outfall to the master stormwater system of Basin WG-07 of Western Grove as permitted in the approved conceptual permit. The stormwater infrastructure throughout Western Grove is constructed as permitted with SFVMD to provide for both water quality treatment and attenuation storage in this area (in lieu of having a separate storage area on the project site for the same purposes). Thus, this project is responsible to meet the land use and grading assumptions outlined in the conceptual permit in order to verify its water quality and quantity regulatory obligations.
- Traffic Statement:**
Trip generation is based upon Institute of Transportation Engineers (ITE) Code 530 (11th edition) - Private School (K-8). Full buildout is considered.

	average rate	x1000 sf	trips
Weekday Daily Trips:	1.01/1000 SF	231	500.63
AM Peak	1.01/1000 SF	231	152.26
PM Peak	0.60/1000 SF	231	43.83
- Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored 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.

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

CODE REVIEW:

CERTIFICATE:



SPIEZLE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32906
PHONE: 888-974-7566

SIGNATURE:
ANTHONY DONICK
STEFANUS SIEGL
JOHN T. BRIGHT
STEVE LEONE

SEAL:

CONSULTANTS:

STEFAN K. MATTHES, P.E. FL REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL REDEVELOPMENT

10701 SW SUNDANCE VISTA BLVD
PORT ST. LUCIE, FL 34987

FOR

ST. LUCIE SCHOOL DISTRICT

9461 BRANDYWINE LANE, PORT ST. LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

REVISION NAME	DATE
---------------	------

FOR BID:

TBD

DRAWING TITLE:

SITE PLAN

COMMISSION NUMBER:

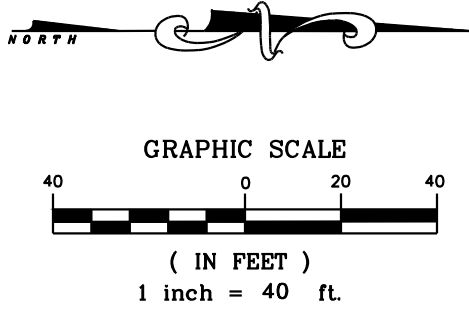
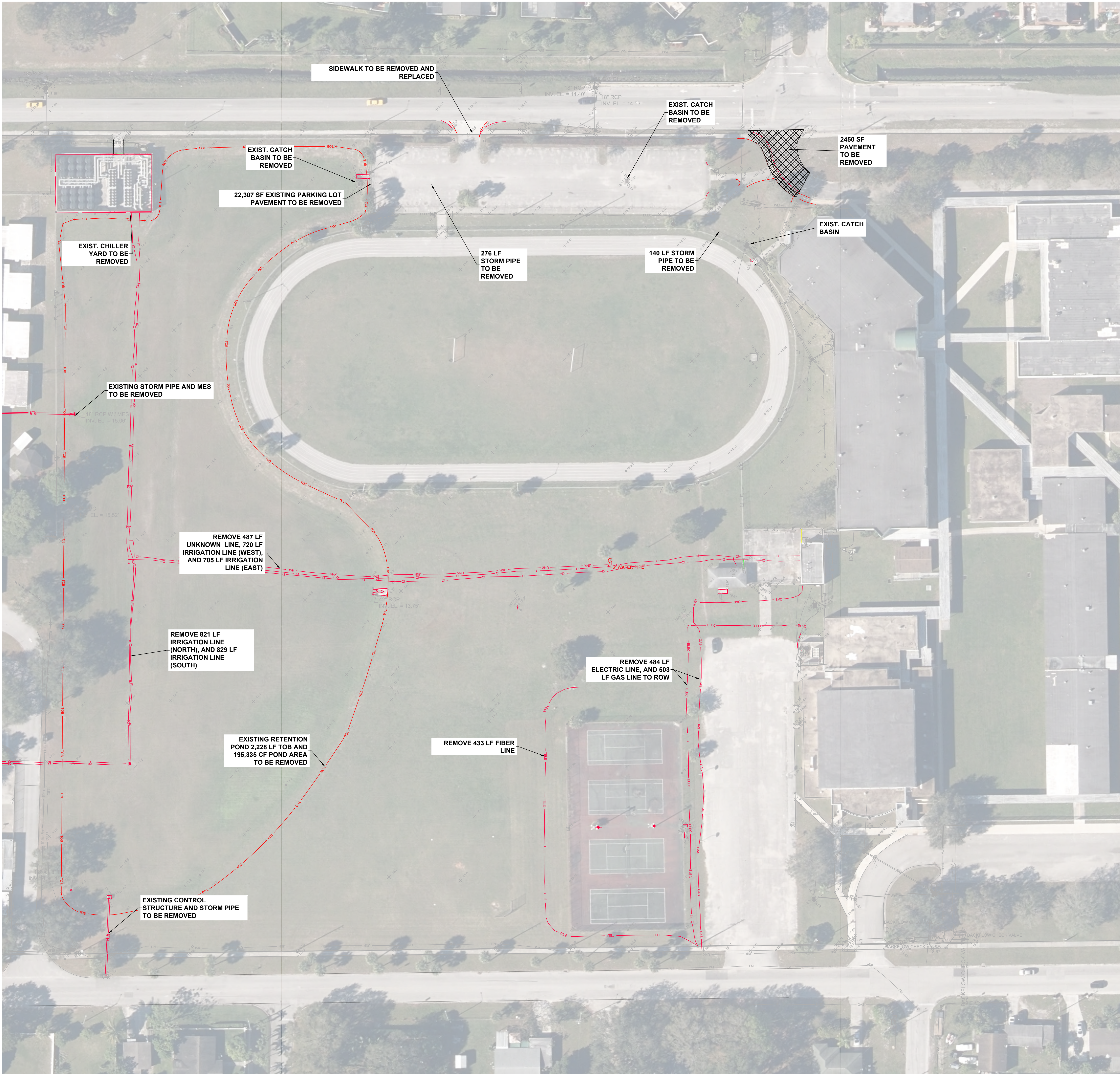
24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C2.2

3' = 1'-0"
1 1/2" = 1'-0"
1" = 1'-0"
3/4" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"



LEGEND
— EXIST. INFRASTRUCTURE TO BE REMOVED

NOTES:
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CODE REVIEW:

CERTIFICATE:



SPIEZLE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

SIGNATURE:
ANTHONY DONATO
STEVEN SIEGL
JOHN F. ROBERT
STEVE LEONE

ARCH 2406
ARCH 2406
ARCH 2406
ARCH 2406

SEAL:

CONSULTANTS:

STEFAN K. MATTHEWS, P.E., FL REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT
10701 SW SUNDANCE VISTA BLVD
PORT ST. LUCIE, FL 34987

FOR
ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

REVISIONS:

REVISION NAME	DATE
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FOR BID:

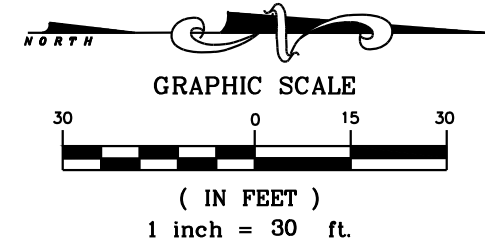
DRAWING TITLE:

DEMOLITION PLAN

COMMISSION NUMBER: 24K054

DO NOT SCALE THE DRAWINGS
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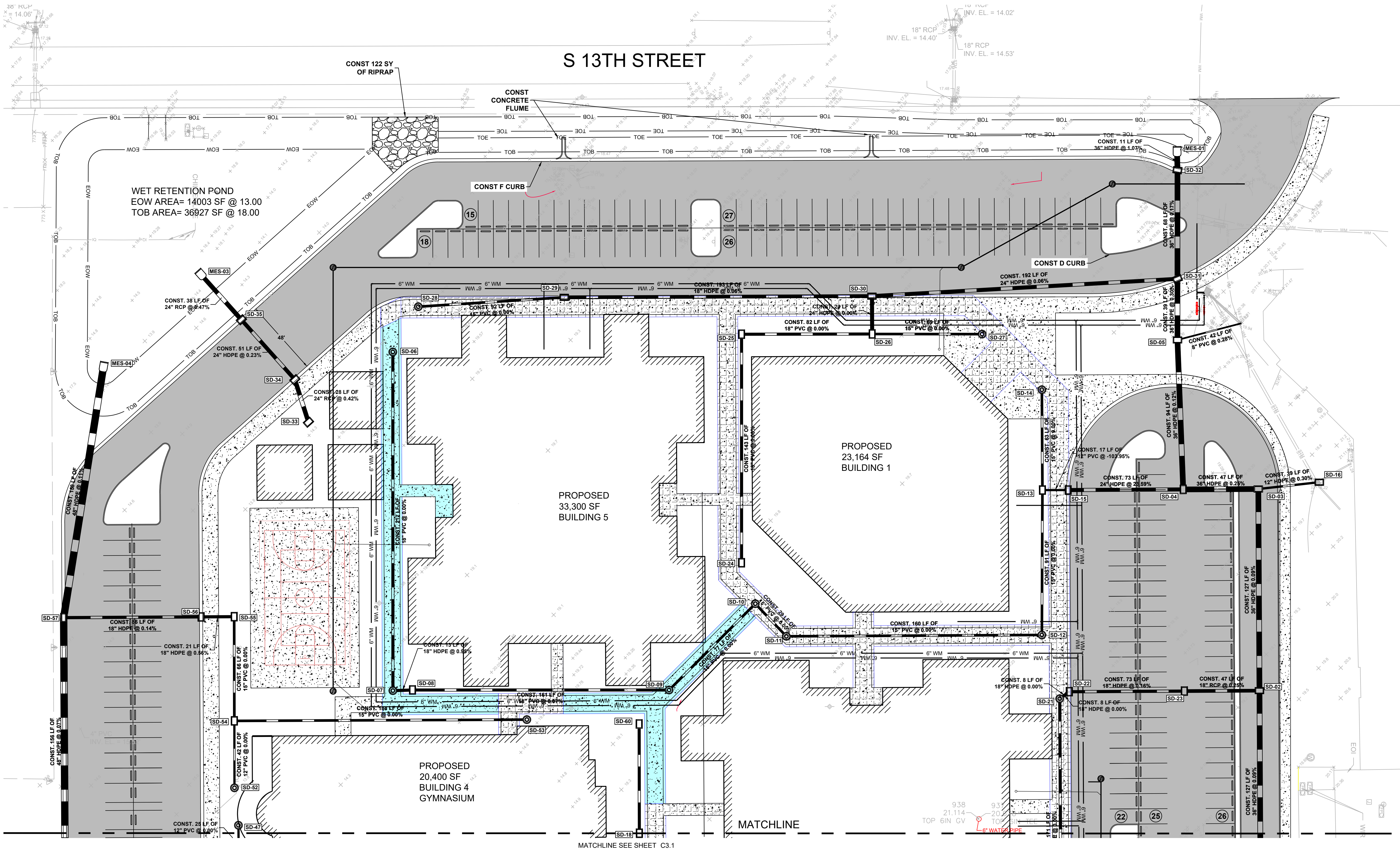
C2.3



DESIGN CRITERIA:	PERMITTED ELEV PLAN ELEV
CONTROL ELEVATION	= 24.00
MIN. PAVEMENT	= 27.50
MIN. PERIMETER BERM	= 27.00
MIN. FINISHED FLOOR	= 28.20

LEGEND	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
PROJECT BOUNDARY	
PROPOSED SIGN	
CHAIN LINK FENCE	
PROPOSED ELEVATION	
PROPOSED TOP OF CURB ELEVATION	
PROPOSED EDGE OF PAVEMENT ELEVATION	
CANOPY BID ALTERNATE	
PROPOSED CANOPY	

NOTES:
1. CHAIN LINK FENCE SHALL BE IN THE STANDARDS SET FORTH BY THE CHAIN LINK MANUFACTURERS INSTITUTE. ALL FENCING HAS TOP RAILS COMMERCIAL GRADE WITH STEEL TIE WIRES.
2. THE ROOF DRAINAGE SHOWN REPRESENTS THE INFRASTRUCTURE NECESSARY TO CARRY RUNOFF FROM ALL DOWNSPOUT AND CANOPY CONNECTIONS. THE CONNECTIONS THEMSELVES SHALL BE MADE PER THE DETAIL ON SHEET C201. REFER TO THE ARCHITECTURAL PLANS FOR THE PRECISE LOCATION OF ALL ROOF DRAINAGE.
3. ALL ROOF DRAINAGE PIPING IS TO HAVE A POSITIVE PHYSICAL SLOPE OF 0.5% UNLESS SPECIFIED OTHERWISE. ALL HOPE TYPING LOCATED UNDERNEATH PAVEMENTS IS TO BE TRAFFIC RATED FOR HS-20 LOADING.



DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
MES-01 MITERED END SECTION	RIM = 1.28 S INV = (2.99) E INV = (2.99)
MES-03 MITERED END SECTION	RIM = 0.00 NE INV = (3.08) S INV = (2.74)
MES-04 MITERED END SECTION	RIM = 0.00 E INV = 14.25 S INV = (2.74)
SD-02 TYPE E INLET	RIM = 0.00 W INV = (2.87) S INV = (2.99) E INV = (2.99)
SD-03 TYPE E INLET	RIM = 0.00 N INV = (2.87) S INV = (2.99) E INV = (2.99)
SD-04 TYPE E INLET	RIM = 0.00 S INV = (2.99) E INV = (2.87) W INV = (2.87)
SD-05 TYPE E INLET	RIM = 0.00 W INV = (2.87) S INV = (2.99) E INV = (2.99)
SD-06 MANHOLE	RIM = 0.19 E INV = (2.87) S INV = (2.87)
SD-07 MANHOLE	RIM = 0.23 W INV = (2.87) S INV = (2.99) E INV = (2.99)
SD-08 YARD DRAIN	RIM = (2.23) W INV = (2.87) S INV = (2.87) E INV = (2.99)
SD-09 MANHOLE	RIM = 0.00 NW INV = (2.87) S INV = (2.87) NE INV = (2.87)
SD-10 MANHOLE	RIM = 6.50 SE INV = (2.87) NE INV = (2.87) SW INV = (2.87)
SD-11 MANHOLE	RIM = 19.09 W INV = (2.74) SW INV = (2.87) S INV = (2.74)
SD-12 MANHOLE	RIM = 0.17 W INV = (2.74) S INV = (2.74) E INV = (2.74)
SD-13 TYPE C INLET	RIM = 17.50 E INV = (2.74) W INV = (2.74) S INV = (2.74) N INV = (2.74)
SD-14 MANHOLE	RIM = 0.00 E INV = (2.74) S INV = (2.74) W INV = (2.74) N INV = (2.74)
SD-15 TYPE C INLET	RIM = 17.50 N INV = 14.00 S INV = 14.00 E INV = (2.74) W INV = (2.74)
SD-18 YARD DRAIN	RIM = 0.00 W INV = (2.74) S INV = (2.74) E INV = (2.74) N INV = (2.74)
SD-21 MANHOLE	RIM = 0.00 E INV = (2.74) NW INV = (2.74) S INV = (2.74)
SD-22 TYPE C INLET	RIM = 0.00 N INV = (2.87) S INV = (2.74) E INV = (2.74)

DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SD-23 TYPE C INLET	RIM = 0.00 S INV = (2.99) N INV = (2.87) W INV = (2.74)
SD-24 YARD DRAIN	RIM = 0.00 W INV = (2.74) S INV = (2.74) E INV = (2.74)
SD-25 TYPE C INLET	RIM = 0.00 N INV = (2.74) S INV = (2.74) E INV = (2.74)
SD-26 TYPE C INLET	RIM = 0.00 W INV = (2.74) S INV = (2.74) E INV = (2.74)
SD-27 MANHOLE	RIM = 6.50 S INV = (2.74) W INV = (2.74) E INV = (2.74)
SD-28 MANHOLE	RIM = (0.84) N INV = (2.87) S INV = (2.87) E INV = (2.87)
SD-29 TYPE C INLET	RIM = 0.00 N INV = (2.87) S INV = (2.87) W INV = (2.87)
SD-30 TYPE C INLET	RIM = 0.00 N INV = (2.87) S INV = (2.99) E INV = (2.74)
SD-31 TYPE E INLET	RIM = 0.00 W INV = (2.87) S INV = (2.99) E INV = (2.99)
SD-32 TYPE E INLET	RIM = 0.00 W INV = (2.87) S INV = (2.99) E INV = (2.99)
SD-33 TYPE C INLET	RIM = 1.88 W INV = (0.75) S INV = (0.75) E INV = (0.75)
SD-34 TYPE C INLET	RIM = 1.88 SW INV = (0.75) S INV = (0.75) NE INV = (0.75)
SD-35 TYPE C INLET	RIM = 1.76 SW INV = (2.87) NE INV = (0.87) S INV = (0.87)
SD-47 MANHOLE	RIM = 0.00 E INV = (2.74) S INV = (2.74) W INV = (2.74)
SD-52 MANHOLE	RIM = 0.23 W INV = (3.20) S INV = (3.20) E INV = (3.20)
SD-53 MANHOLE	RIM = 0.23 S INV = (2.74) W INV = (2.74) E INV = (2.74)
SD-54 YARD DRAIN	RIM = 0.00 N INV = (2.74) E INV = (3.20) W INV = (3.20)
SD-55 TYPE C INLET	RIM = 0.00 S INV = (2.87) E INV = (3.20) W INV = (3.20)
SD-56 TYPE C INLET	RIM = 0.00 S INV = (2.87) N INV = (2.99) E INV = (2.99)
SD-60 YARD DRAIN	RIM = (2.23) E INV = (2.74) S INV = (2.74) W INV = (2.74)

NOTES:
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CERTIFICATE:

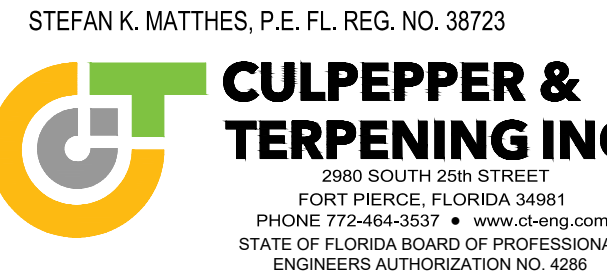


SPIEZLE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT SUITE 404
VERO BEACH, FL 32986
PHONE: 888-974-7666

SIGNATURE:
ANTHONY DONICKO
STEFANUS BUELL
JOHN T. ROBERT
STEVE LEMME

SEAL:

CONSULTANTS:



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

#	REVISION NAME	DATE
---	---------------	------

FOR BID:

TBD

DRAWING TITLE:

PAVING, GRADING,
AND DRAINAGE PLAN

COMMISSION NUMBER:

24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C3.1

CODE REVIEW:

CERTIFICATE:



SPIEZZE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

SIGNATURE:
ANTHONY DONICKO
STEFANUS SIEGL
JOHN F. ROBERT
STEVE LEONE

AR012486
AR0684
AR01341
AR0070

SEAL:

CONSULTANTS:

STEFAN K. MATTHES, P.E. FL REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

REVISION	REVISION NAME	DATE
----------	---------------	------

FOR BID:

TBD

DRAWING TITLE:

PAVING, GRADING,
AND DRAINAGE PLAN

COMMISSION NUMBER:

24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C3.2

NOTES:
1) ALL ELEVATIONS AND
BENCHMARKS SHOWN
HEREON ARE RELATIVE
TO THE NORTH
AMERICAN VERTICAL
DATUM (N.A.V.D.) OF 1988.



(IN FEET)

1 inch = 30 ft.

DESIGN CRITERIA:	PERMITTED ELEV PLAN ELEV
CONTROL ELEVATION	= 24.00
MIN. PAVEMENT	= 27.50
MIN. PERIMETER BERM	= 27.00
MIN. FINISHED FLOOR	= 28.20

LEGEND

ASPHALT PAVEMENT

CONCRETE PAVEMENT

PROJECT BOUNDARY

PROPOSED SIGN

CHAIN LINK FENCE

PROPOSED ELEVATION

PROPOSED TOP OF CURB ELEVATION

PROPOSED EDGE OF PAVEMENT ELEVATION

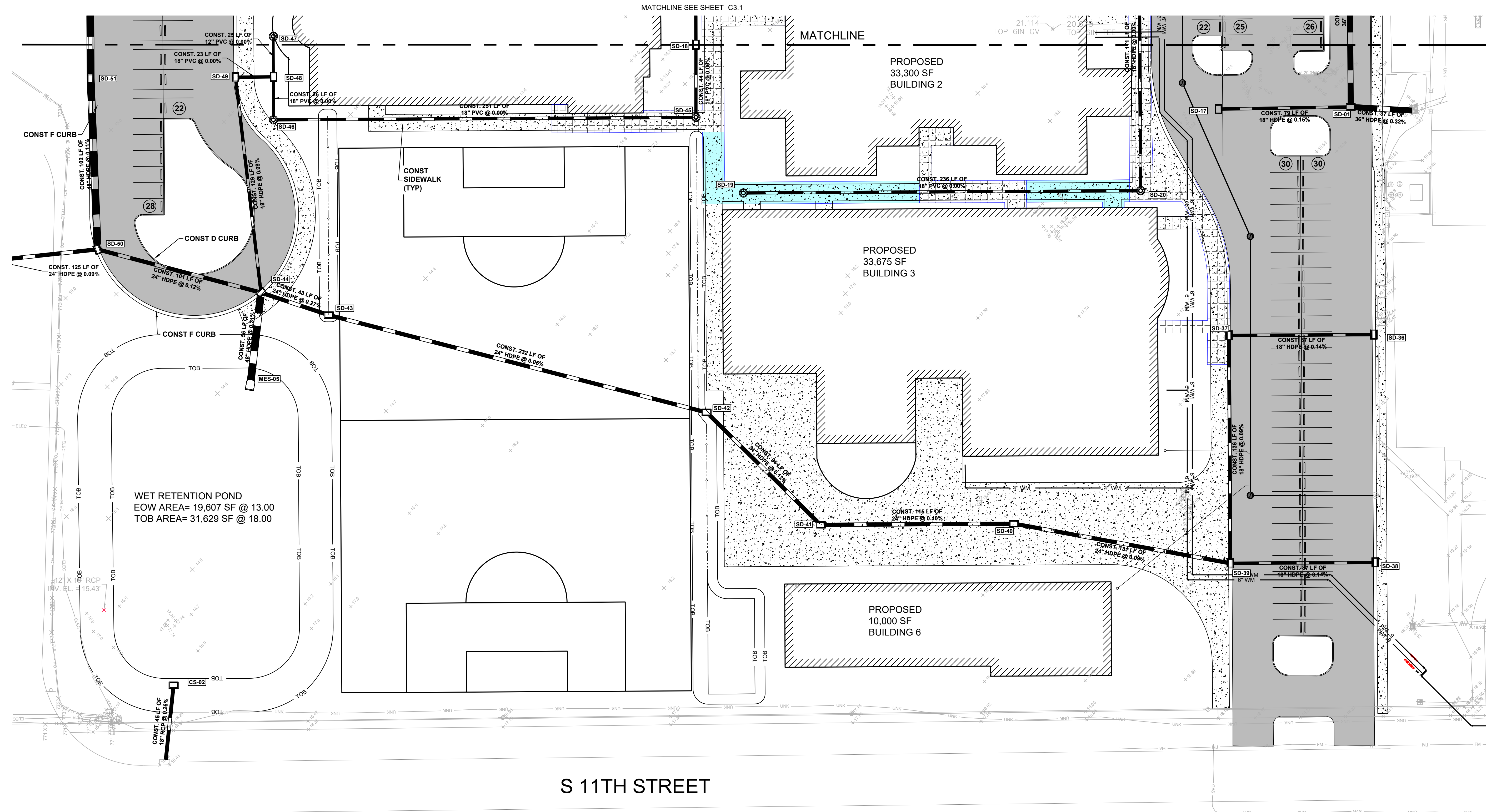
CANOPY BID ALTERNATE

PROPOSED CANOPY

NOTES:
1. CHAIN LINK FENCE SHALL BE IN THE
STANDARD SET FORTH BY THE CHAIN LINK
MANUFACTURERS INSTITUTE. ALL FENCING
HAS TOP RAILS, COMMERCIAL GRADE WITH
STEEL TIE WIRES.
2. THE ROOF DRAINAGE SHOWN REPRESENTS
THE INFRASTRUCTURE NECESSARY TO CARRY
RUNOFF FROM ALL DOWNSPUT AND CANOPY
CONNECTIONS. THE CONNECTIONS
THEMSELVES SHALL BE MADE PER THE
DETAIL ON SHEET C301. REFER TO THE
ARCHITECTURAL PLANS FOR THE PRECISE
LOCATION OF ALL ROOF DRAINAGE.
3. ALL ROOF DRAINAGE PIPING IS TO HAVE A
POSITIVE PHYSICAL SLOPE OF 0.5% UNLESS
SPECIFIED OTHERWISE. ALL HOPE PIPING
LOCATED UNDERNEATH PAVEMENTS IS TO BE
TRAFFIC RATED FOR HS-20 LOADING.

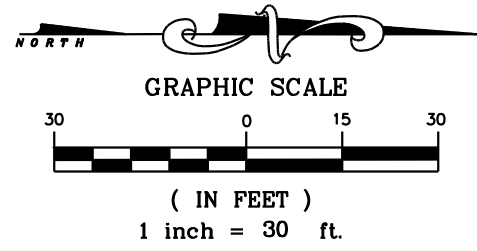
STRUCTURE NAME	STURCTURE DETAILS
SD-01 TYPE E INLET	RM = 0.00 W INV = (23.87) N INV = (22.83) S INV = (22.71)
SD-19 MANHOLE	RM = 0.00 N INV = (2.74)
SD-20 MANHOLE	RM = 0.00 S INV = (2.74) W INV = (2.74)
SD-36 TYPE C INLET	RM = 0.00 S INV = (22.71)
SD-37 TYPE C INLET	RM = 0.00 E INV = (22.71) N INV = (22.83)
SD-38 TYPE C INLET	RM = 0.00 S INV = (22.71)
SD-39 TYPE C INLET	RM = 0.00 S INV = (22.71) N INV = (22.83) W INV = (22.83)
SD-40 TYPE C INLET	RM = 0.00 S INV = (22.83) N INV = (22.83)
SD-41 TYPE E INLET	RM = 0.00 SW INV = (22.83) N INV = (22.71)
SD-42 TYPE C INLET	RM = 0.00 NE INV = (22.71) S INV = (22.83)
SD-44 TYPE E INLET	RM = 0.00 N INV = (22.71) W INV = (22.83) E INV = (22.83) S INV = (2.87)
SD-45 MANHOLE	RM = 0.00 W INV = (2.74) N INV = (2.74)
SD-46 MANHOLE	RM = 0.00 E INV = (2.74)
SD-47 MANHOLE	RM = 0.00 S INV = (2.74) E INV = (2.74) W INV = (2.74)
SD-48 YARD DRAIN	RM = 0.00 S INV = (2.74) E INV = (2.74) W INV = (2.74)
SD-49 TYPE C INLET	RM = 0.00 E INV = (22.71) N INV = (2.74)
SD-50 TYPE C INLET	RM = (0.11) W INV = (2.87) N INV = (2.99) S INV = (2.87)

STRUCTURE NAME	STURCTURE DETAILS
CS-02 CONTROL STRUCTURE MODIFIED TYPE C INLET	RM = 0.00 E INV = (22.83)



S 11TH STREET

3"=1'-0"
1 1/2"=1'-0"
1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
1/4"=1'-0"
1/8"=1'-0"
3/16"=1'-0"
1/16"=1'-0"

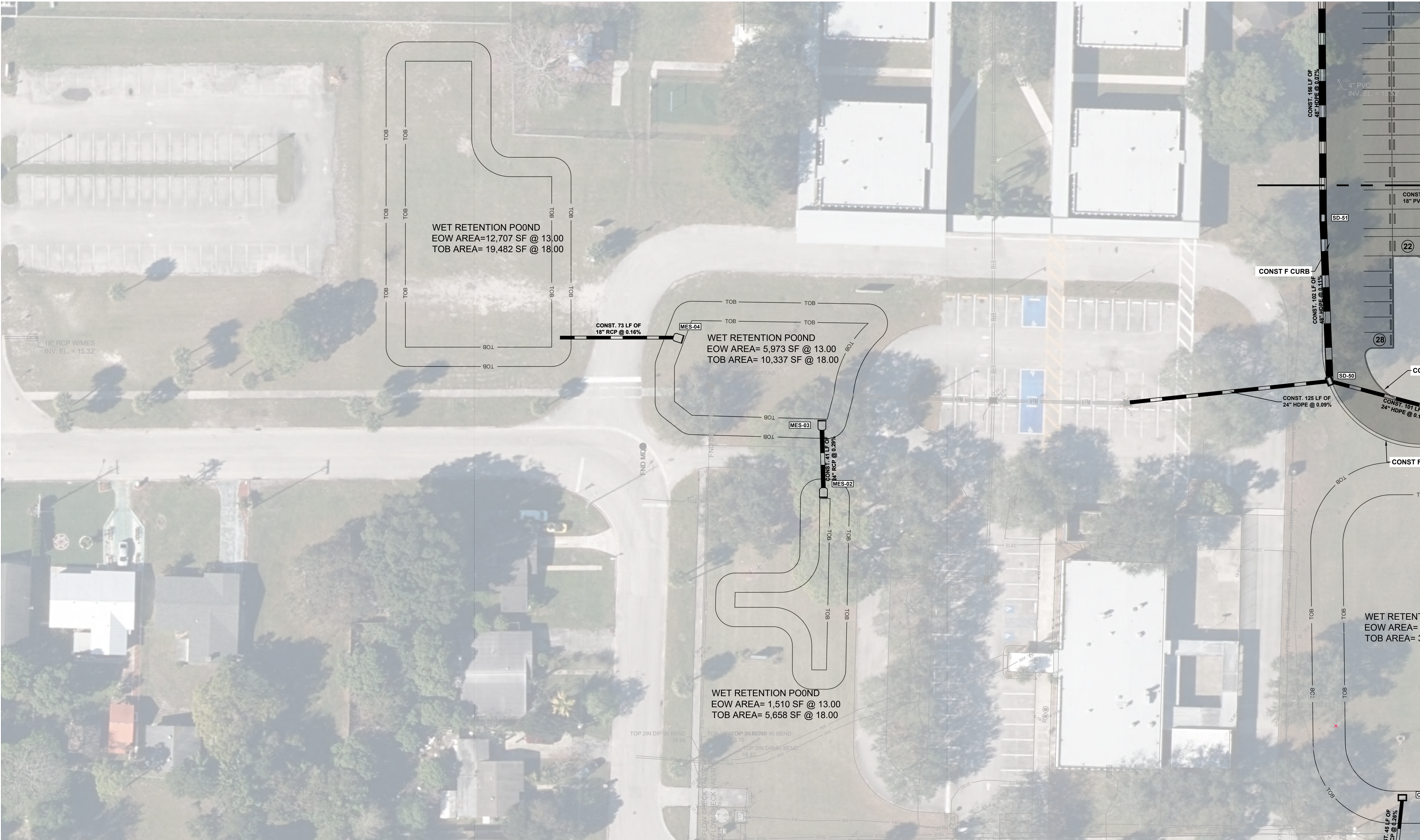


DESIGN CRITERIA:	PERMITTED ELEV PLAN ELEV
CONTROL ELEVATION	= 24.00 = 24.00
MIN. PAVEMENT	= 27.50 = 27.50
MIN. PERIMETER BERM	= 27.00 = 27.00
MIN. FINISHED FLOOR	= 28.20 = 29.26

LEGEND	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
PROJECT BOUNDARY	
PROPOSED SIGN	
CHAIN LINK FENCE	
PROPOSED ELEVATION	
PROPOSED TOP OF CURB ELEVATION	
PROPOSED EDGE OF PAVEMENT ELEVATION	
CANOPY BID ALTERNATE	
PROPOSED CANOPY	

NOTES:
1. CHAIN LINK FENCE SHALL BE IN THE STANDARDS SET FORTH BY THE CHAIN LINK MANUFACTURERS INSTITUTE. ALL FENCING HAS TOP RAILS, COMMERCIAL GRADE WITH STEEL TIE WIRES.
2. THE ROOF DRAINAGE SHOWN REPRESENTS THE INFRASTRUCTURE NECESSARY TO CARRY RUNOFF FROM ALL DOWNSPUT AND CANOPY CONNECTIONS. THE CONNECTIONS THEMSELVES SHALL BE MADE PER THE DETAIL ON SHEET C201. REFER TO THE ARCHITECTURAL PLANS FOR THE PRECISE LOCATION OF ALL ROOF DRAINAGE.
3. ALL ROOF DRAINAGE PIPING IS TO HAVE A POSITIVE PHYSICAL SLOPE OF 0.5% UNLESS SPECIFIED OTHERWISE. ALL HOPE PIPING LOCATED UNDERNEATH PAVEMENTS IS TO BE TRAFFIC RATED FOR HS-20 LOADING.

MATCHLINE SEE SHEET C3.1



NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

CODE REVIEW:

CERTIFICATE:



SPIEZZLE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

SIGNATURE:

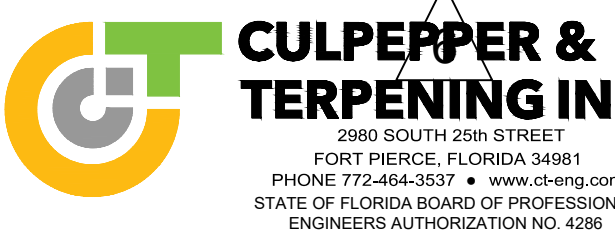
ANTHONY DONACKO
STEVEN SIEGL
JOHN T. BRIGHT
STEVE LEONE

ARCH 2446
ARCH 6646
ARCH 0141
ARCH 0070

SEAL:

CONSULTANTS:

STEFAN K. MATTHES, P.E. FL REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

REVISION NAME	DATE
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FOR BID:

TBD

DRAWING TITLE:

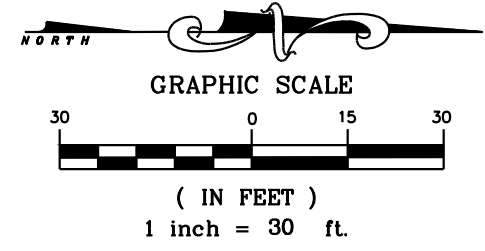
COMMISSION NUMBER:

24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C3.3



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROJECT BOUNDARY
- PROPOSED SIGN
- CHAIN LINK FENCE
- PROPOSED ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EDGE OF PAVEMENT ELEVATION

DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SS-01 4" SANITARY MANHOLE	RIM = 15.35 N INV = 14.16 SE INV = 14.26
SS-02 4" SANITARY MANHOLE	RIM = 15.88 NW INV = 14.89 S INV = 14.79
SS-03 4" SANITARY MANHOLE	RIM = 17.56 N INV = 16.37 E INV = 16.47
SS-04 4" SANITARY MANHOLE	RIM = 18.72 W INV = 17.83
SS-08 4" SANITARY MANHOLE	RIM = 19.10 E INV = 17.91

CERTIFICATE:

spiezle

SPIEZE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32986
PHONE: 888-974-7666

SIGNATURE:
ANTHONY DONACKO
STEVEN SIEGL
JOHN F. BRIGHT
STEVE LEMME

AR012486
AR0686
AR013141
AR0003

SEAL:

CONSULTANTS:

STEFAN K. MATTHES, P.E., FL REG. NO. 38723

CULPEPPER & TERPENING INC.
2880 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981
PHONE: 772-464-3837 • www.ct-inc.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4296

PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

#	REVISION NAME	DATE
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FOR BID: TBD

DRAWING TITLE:

UTILITY PLANS

COMMISSION NUMBER:

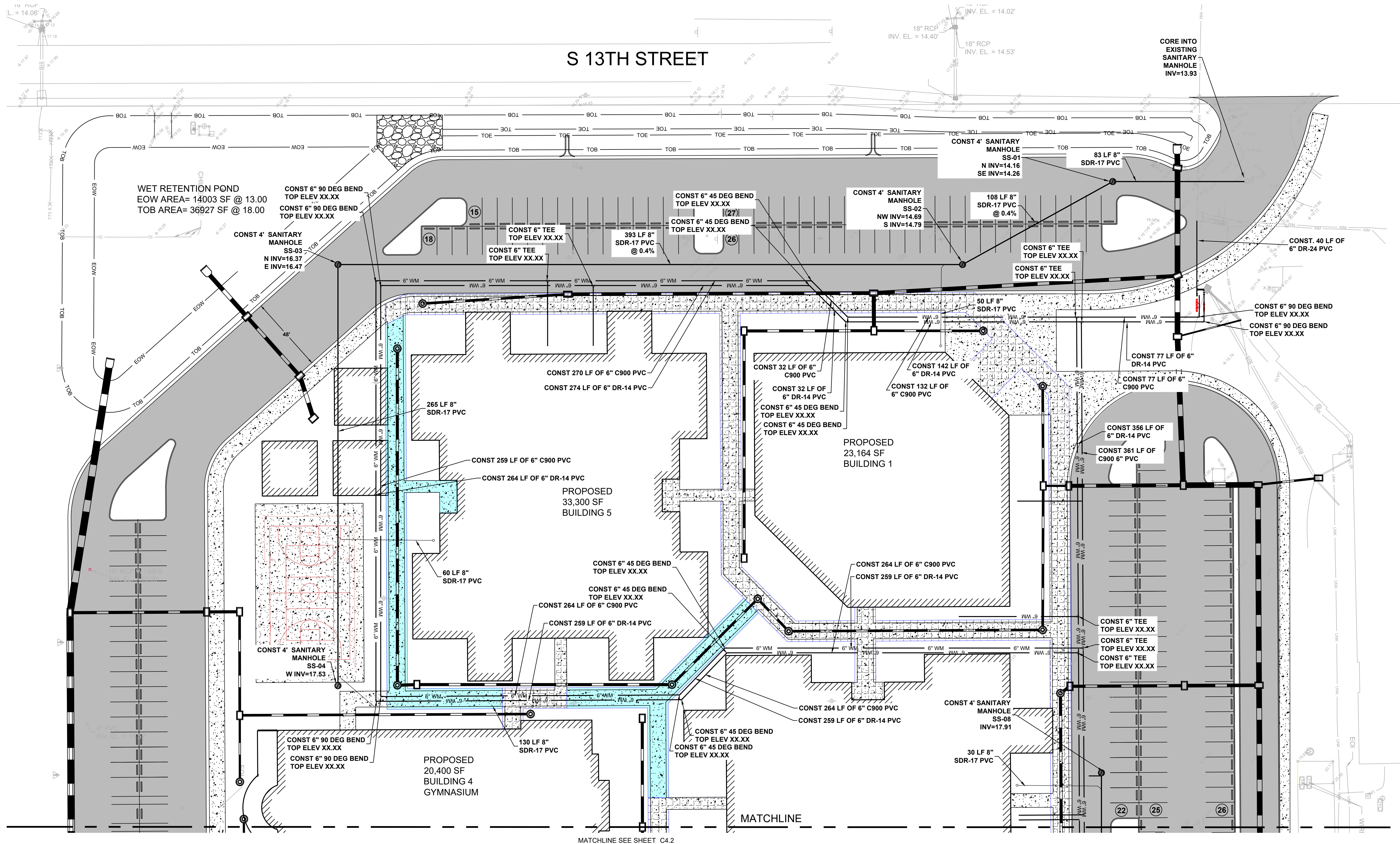
24K054

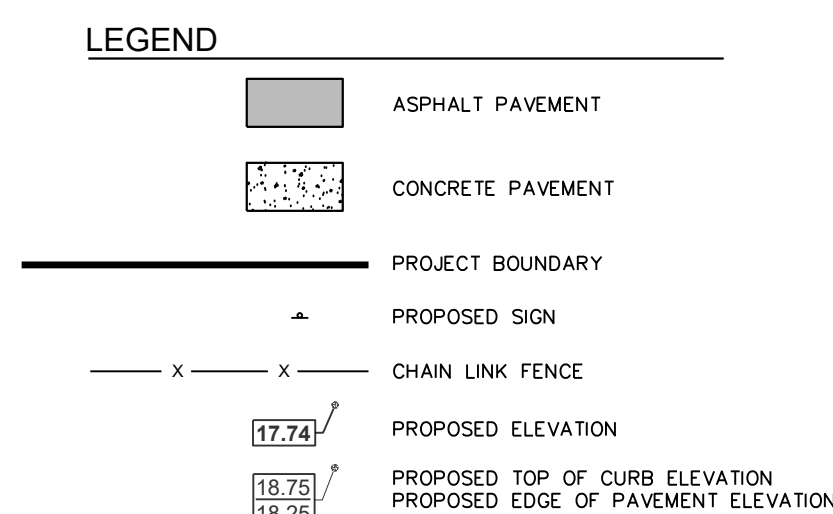
DO NOT SCALE THE DRAWINGS

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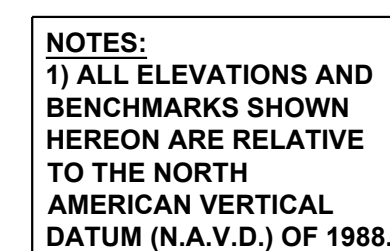
C4.1

NOTES:
1) ALL ELEVATIONS AND
BENCHMARKS SHOWN
HEREON ARE RELATIVE
TO THE NORTH
AMERICAN VERTICAL
DATUM (N.A.V.D.) OF 1988.





DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STURCTURE DATA
SS-05 4" SANITARY MANHOLE	RIM = 17.55 N INV = 16.36 W INV = 16.46
SS-06 4" SANITARY MANHOLE	RIM = 18.27 E INV = 17.08 SW INV = 17.18
SS-07 4" SANITARY MANHOLE	RIM = 18.77 NE INV = 17.58 W INV = 17.68



CERTIFICATE

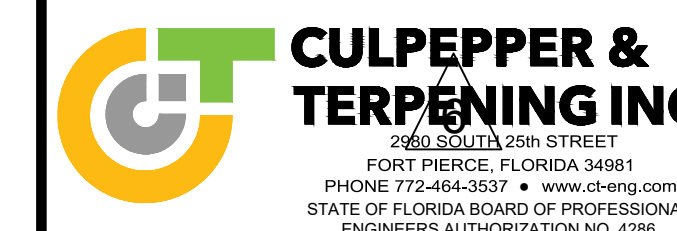


AR0012456
AR002548
AR001241
AR00370

SEAL

CONSULTANTS

STEFAN K. MATTHES, P.E. FL. REG. NO. 38723



PRELIMINARY PLANS

PROJECT

DAN MCCARTY SCHOOL
REDEVELOPMENT

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

ST. LUCIE SCHOOL DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBC

REVISIONS:

#	REVISION NAME	DATE
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FOR BIDDING

TBD

DRAWING TITLE:

UTILITY PLANS

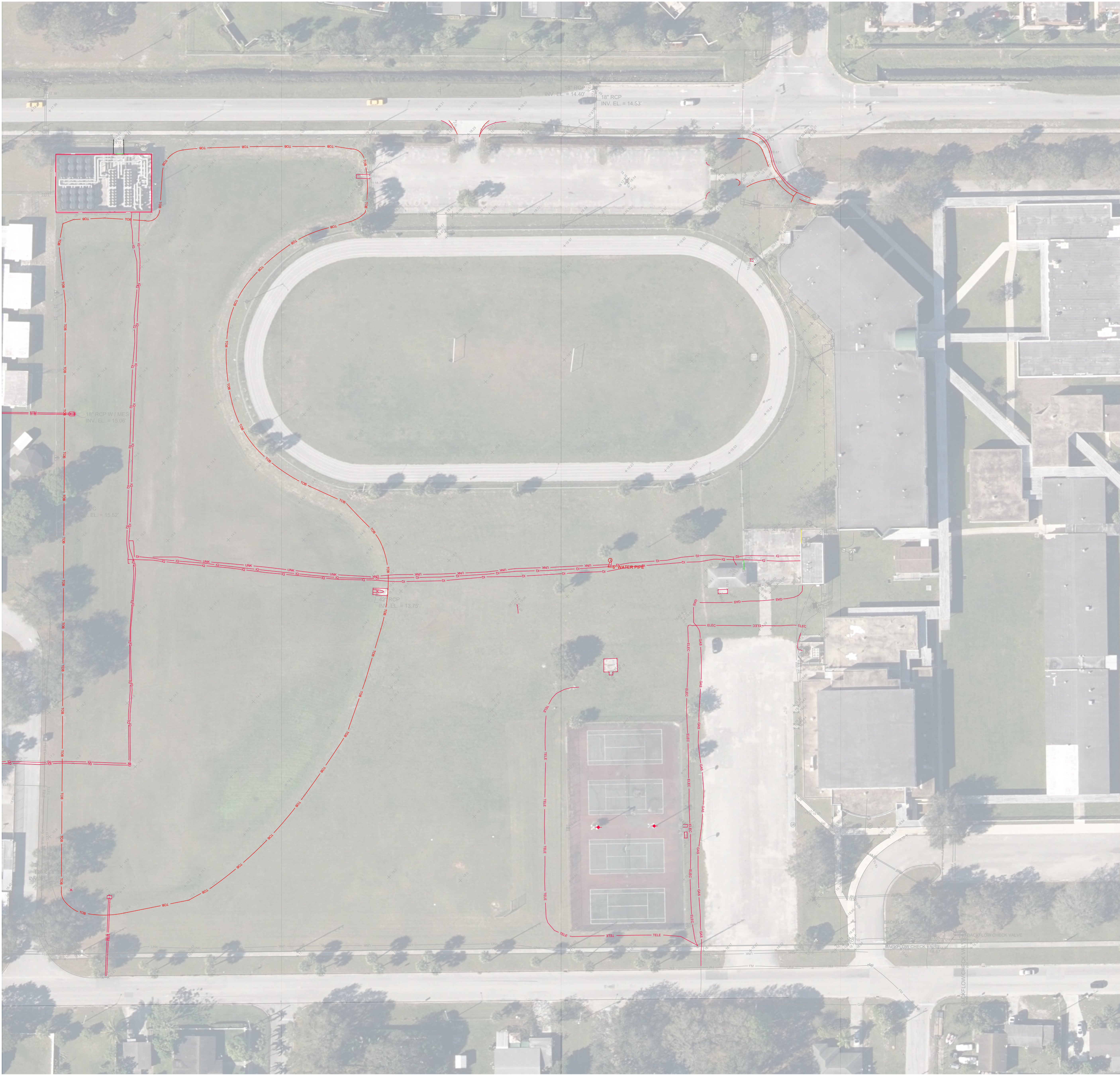
COMMISSION NUMBER:

24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C4.2



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

NOTES:
1) ALL ELEVATIONS AND
BENCHMARKS SHOWN
HEREON ARE RELATIVE
TO THE NORTH
AMERICAN VERTICAL
DATUM (N.A.V.D.) OF 1988.

CODE REVIEW:

CERTIFICATE:



SPIEZZE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

SIGNATURE:
ANTHONY DONATO
STEVEN BIELA
JOHN F. BRIGHT
STEVE LEONE

ARCH 2400
ARCH 600
ARCH 10141
ARCH 0070

SEAL:

CONSULTANTS:

STEFAN K. MATTHEWS, P.E. FL REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT
10701 SW SUNDANCE VISTA BLVD
PORT ST. LUCIE, FL 34987

FOR
ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW: TBD

REVISIONS:

REVISION NAME	DATE
---------------	------

FOR BID: TBD

DRAWING TITLE:

EROSION AND
SEDIMENT CONTROL
PLAN

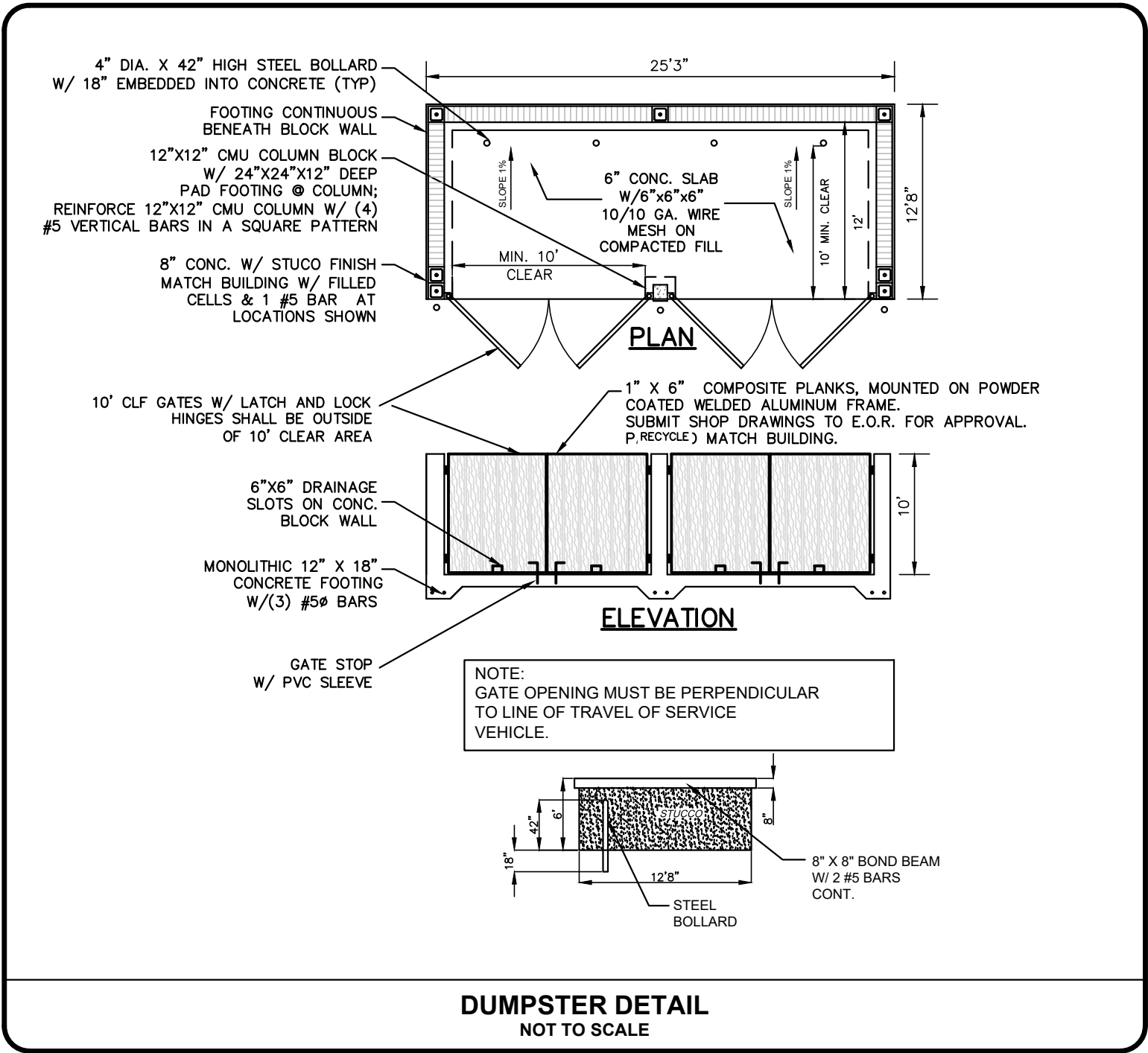
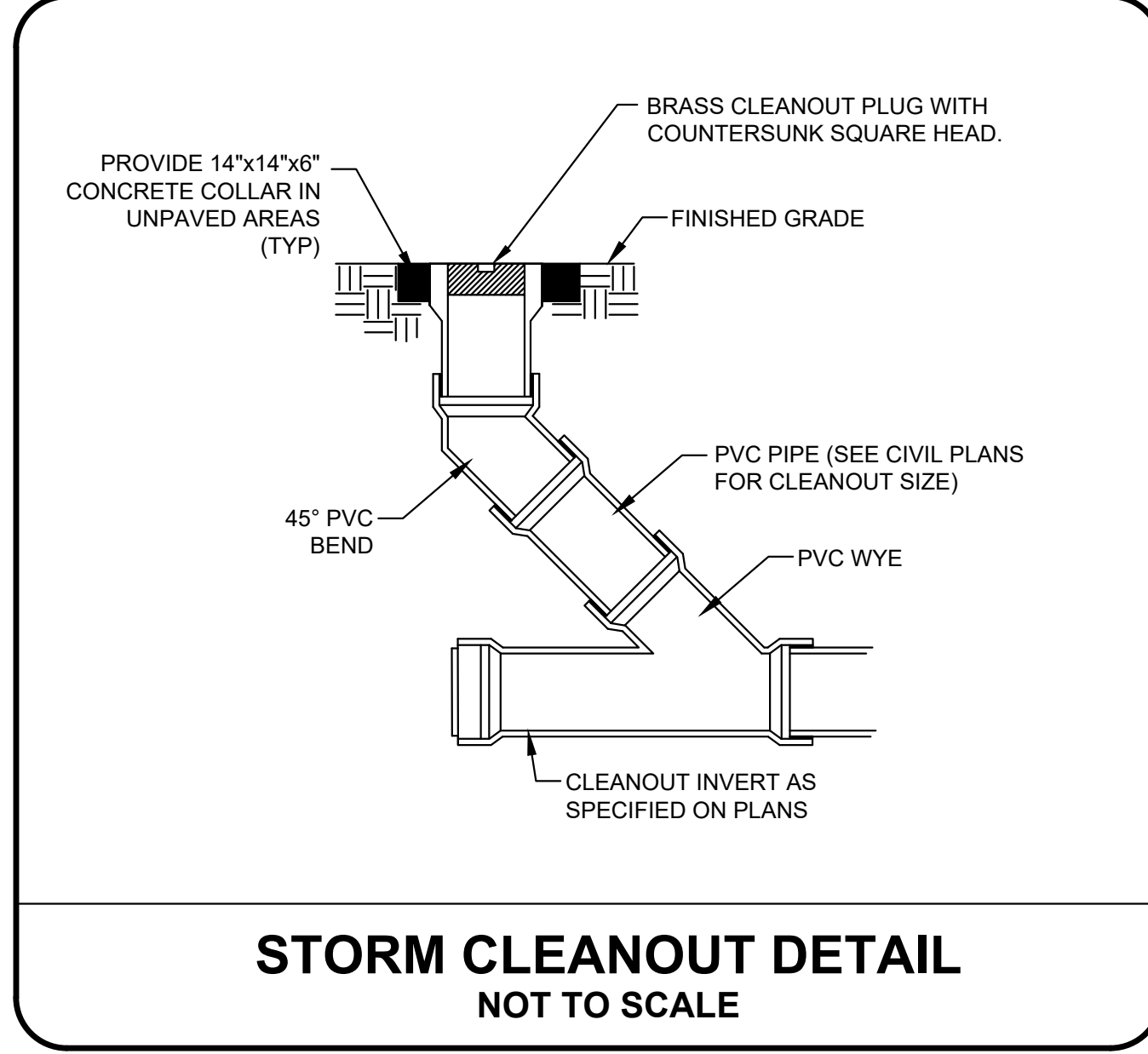
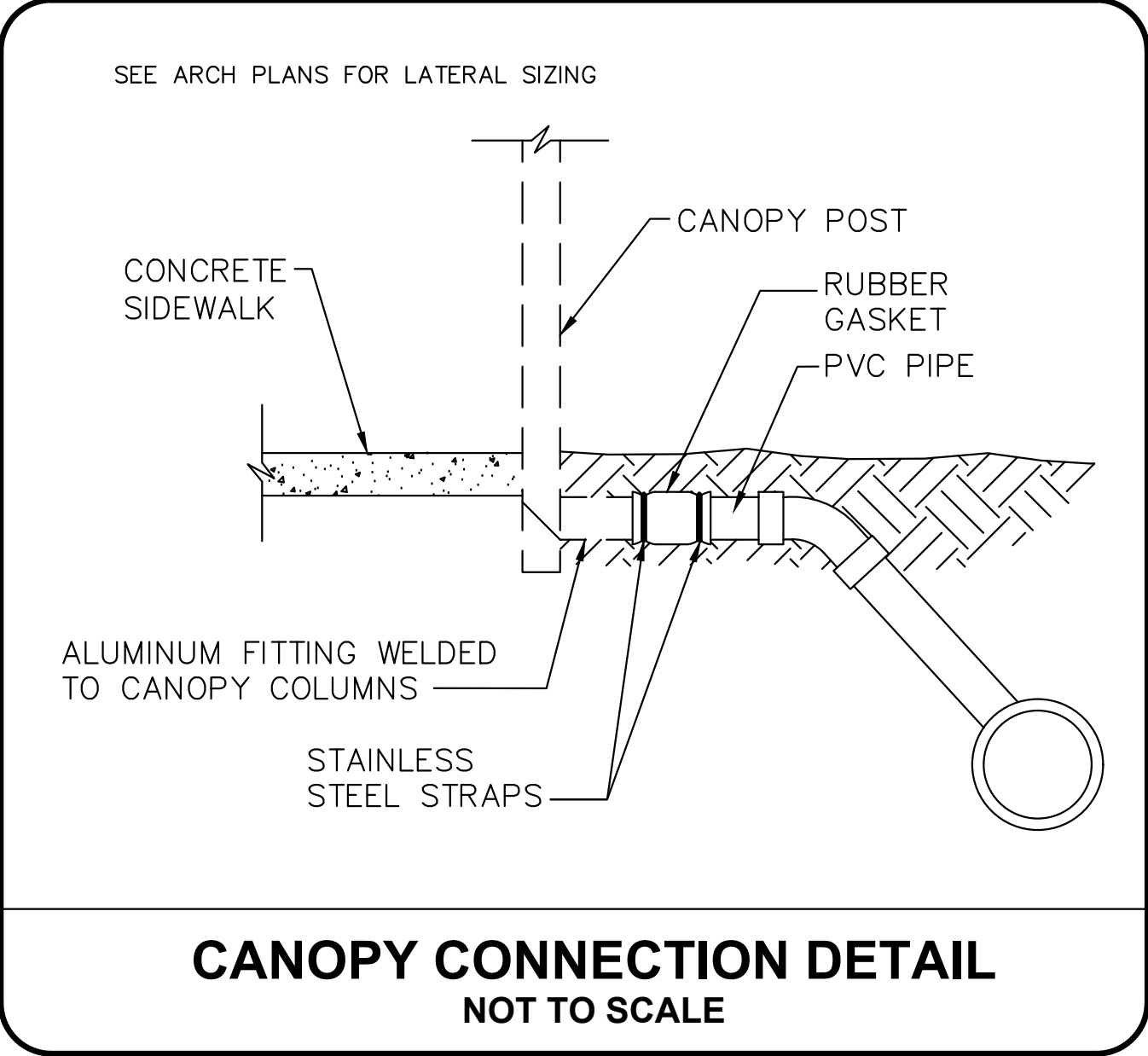
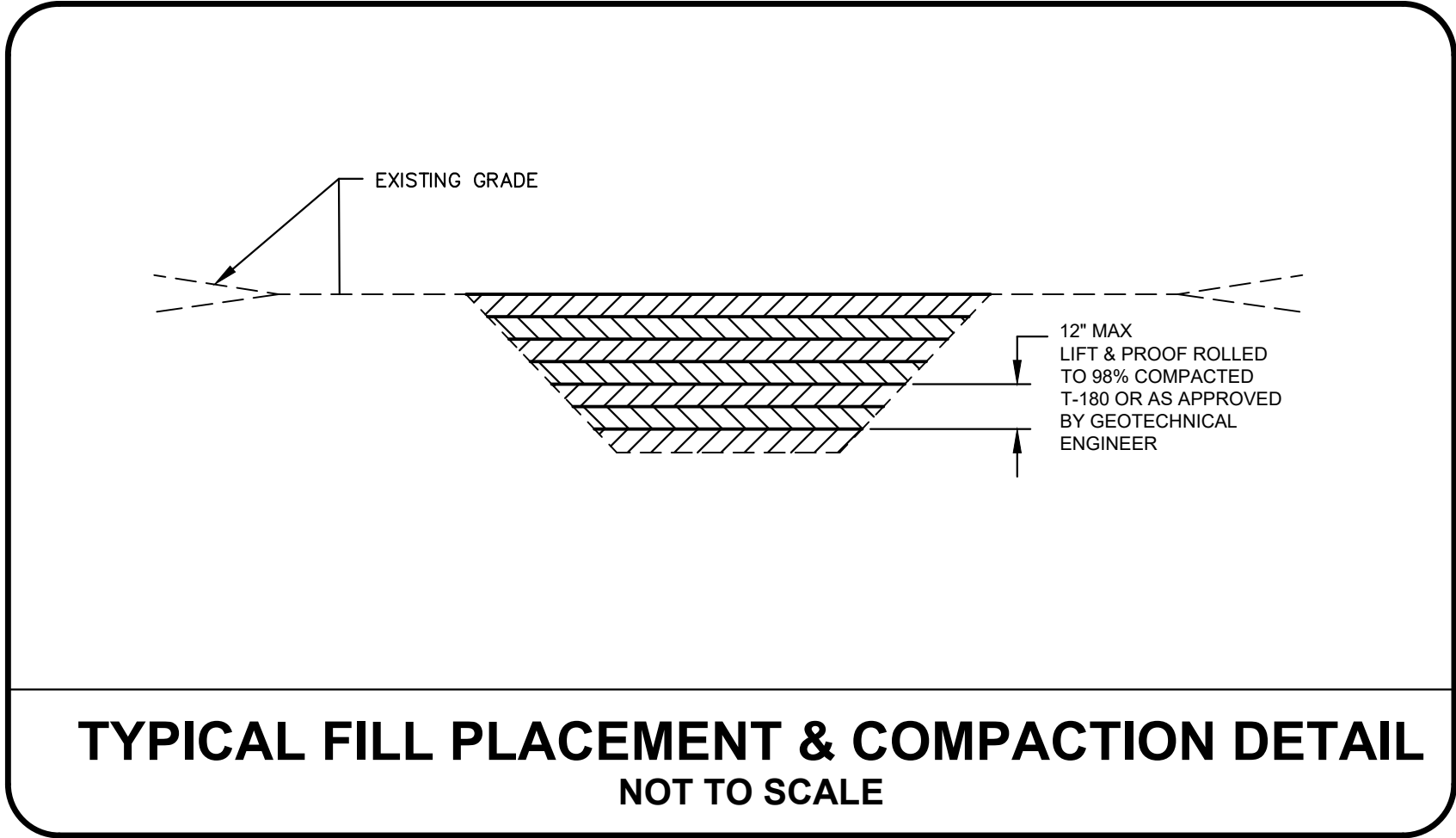
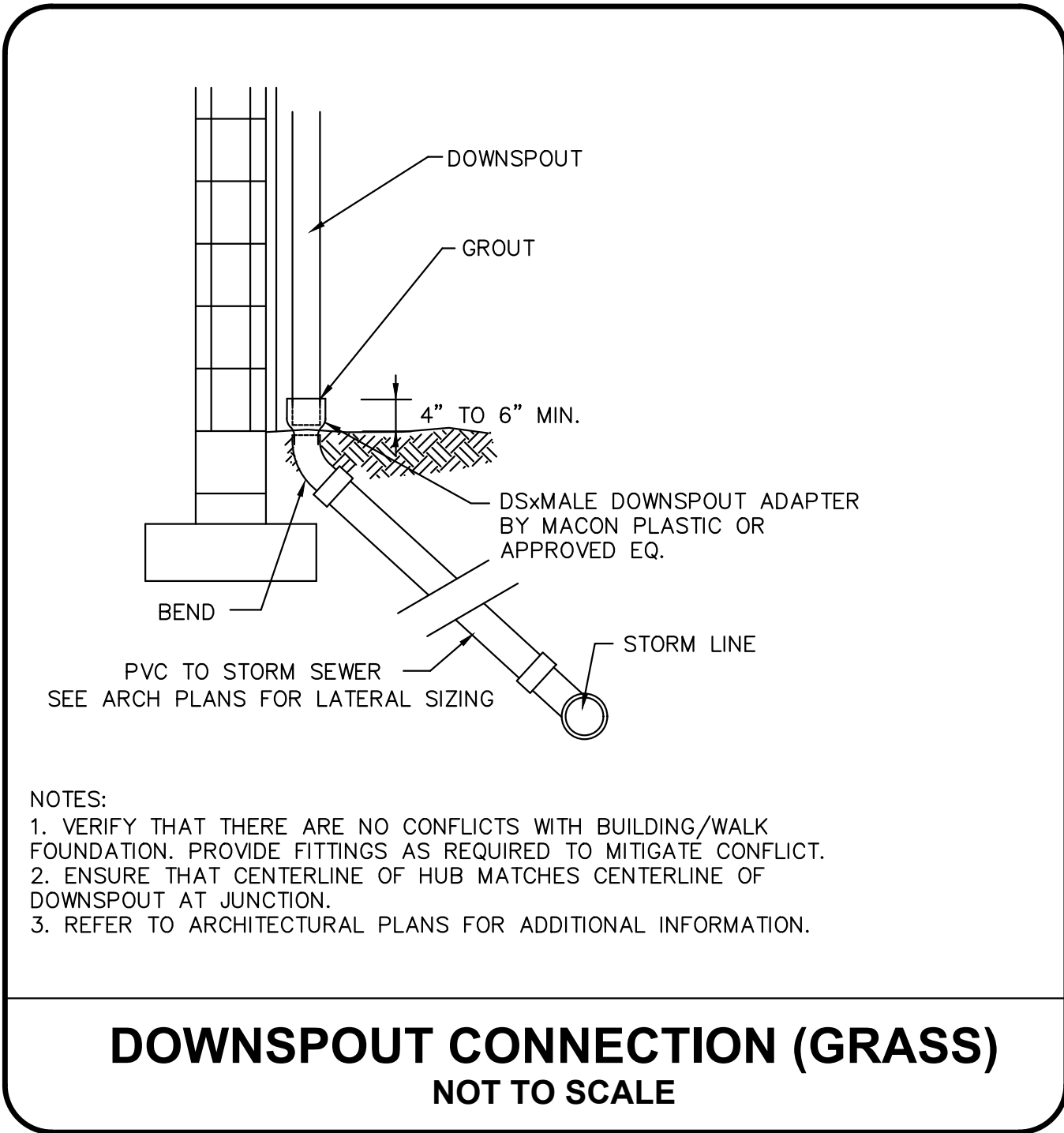
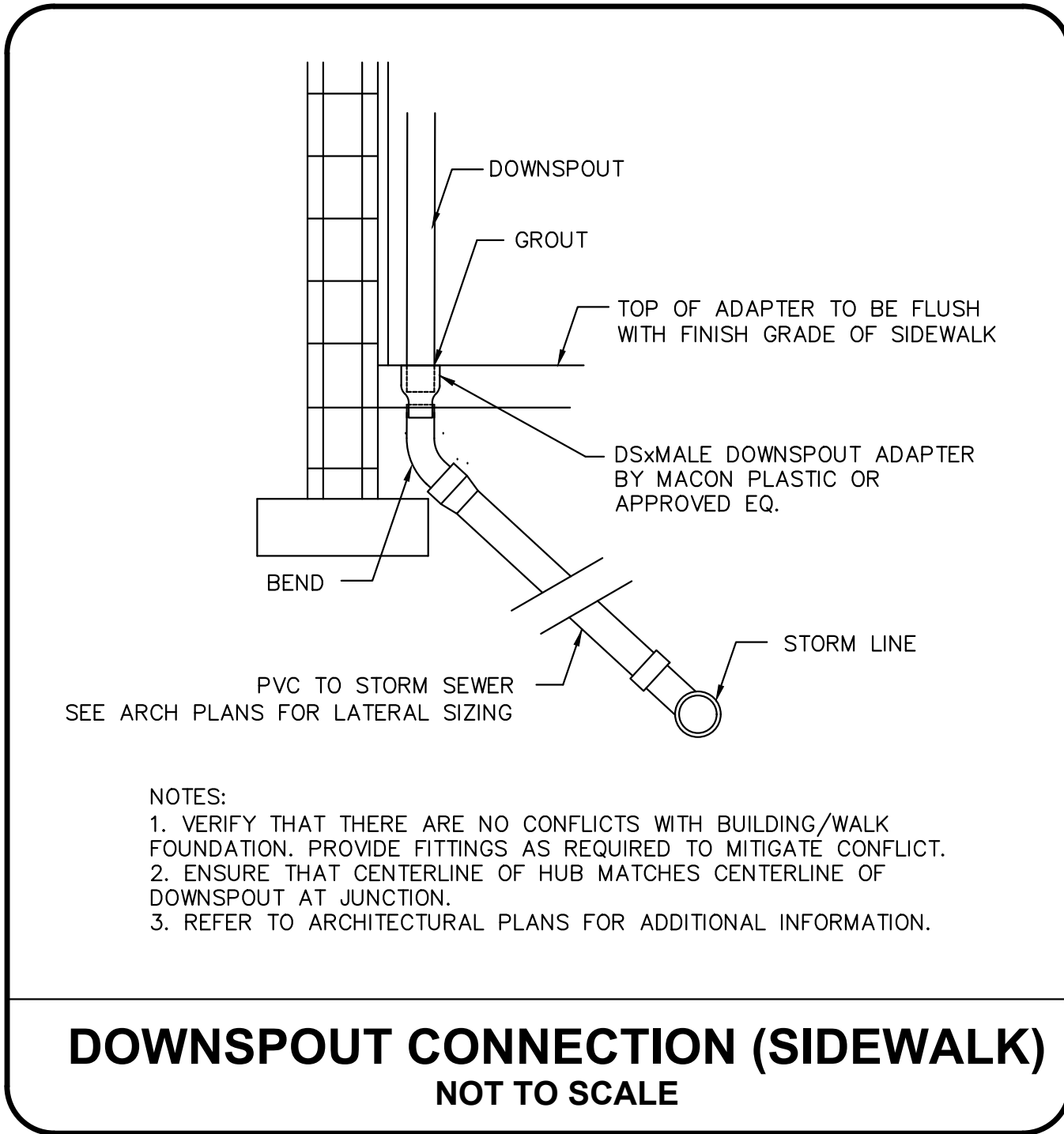
COMMISSION NUMBER: 24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C5.1

3'-1-0" 1'-0" 2'-0" 3'-0" 4'-0" 5'-0" 6'-0" 7'-0" 8'-0" 9'-0" 10'-0" 11'-0" 12'-0" 13'-0" 14'-0" 15'-0" 16'-0" 17'-0" 18'-0" 19'-0" 20'-0" 21'-0" 22'-0" 23'-0" 24'-0" 25'-0" 26'-0" 27'-0" 28'-0" 29'-0" 30'-0" 31'-0" 32'-0" 33'-0" 34'-0" 35'-0" 36'-0" 37'-0" 38'-0" 39'-0" 40'-0" 41'-0" 42'-0" 43'-0" 44'-0" 45'-0" 46'-0" 47'-0" 48'-0" 49'-0" 50'-0" 51'-0" 52'-0" 53'-0" 54'-0" 55'-0" 56'-0" 57'-0" 58'-0" 59'-0" 60'-0" 61'-0" 62'-0" 63'-0" 64'-0" 65'-0" 66'-0" 67'-0" 68'-0" 69'-0" 70'-0" 71'-0" 72'-0" 73'-0" 74'-0" 75'-0" 76'-0" 77'-0" 78'-0" 79'-0" 80'-0" 81'-0" 82'-0" 83'-0" 84'-0" 85'-0" 86'-0" 87'-0" 88'-0" 89'-0" 90'-0" 91'-0" 92'-0" 93'-0" 94'-0" 95'-0" 96'-0" 97'-0" 98'-0" 99'-0" 100'-0"



CODE REVIEW:

CERTIFICATE:



SPIEZLE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

SIGNATURE:
ANTHONY DONATO
STEFANUS BEGL
JOHN F. ROBERT
STEVE LEONE

AR0012496
AR00646
AR013141
AR00070

SEAL:

CONSULTANTS:

STEFAN K. MATTHES, P.E. FL REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

**DAN MCCARTY SCHOOL
REDEVELOPMENT**

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

**ST. LUCIE SCHOOL
DISTRICT**

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

REVISION	REVISION NAME	DATE
2	ADDENDUM #2	1/6/25

FOR BID:

TBD

DRAWING TITLE:

**PAVING, GRADING,
AND DRAINAGE
DETAILS**

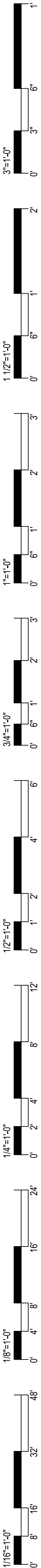
COMMISSION NUMBER:

24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C6.2



CODE REVIEW:

CERTIFICATE:



SPIEZZLE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

SIGNATURE:

ANTHONY DONADIO
STEFAN K. MATTHES
JOHN F. ROBERT
STEVE LEONE

ARCH 12466
ARCH 646
ARCH 13141
ARCH 673

SEAL:

CONSULTANTS:

STEFAN K. MATTHES, P.E. FL. REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

REVISION NAME	DATE
---------------	------

FOR BID:

TBD

DRAWING TITLE:

PAVING, GRADING,
AND DRAINAGE
DETAILS

COMMISSION NUMBER:

24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C6.3

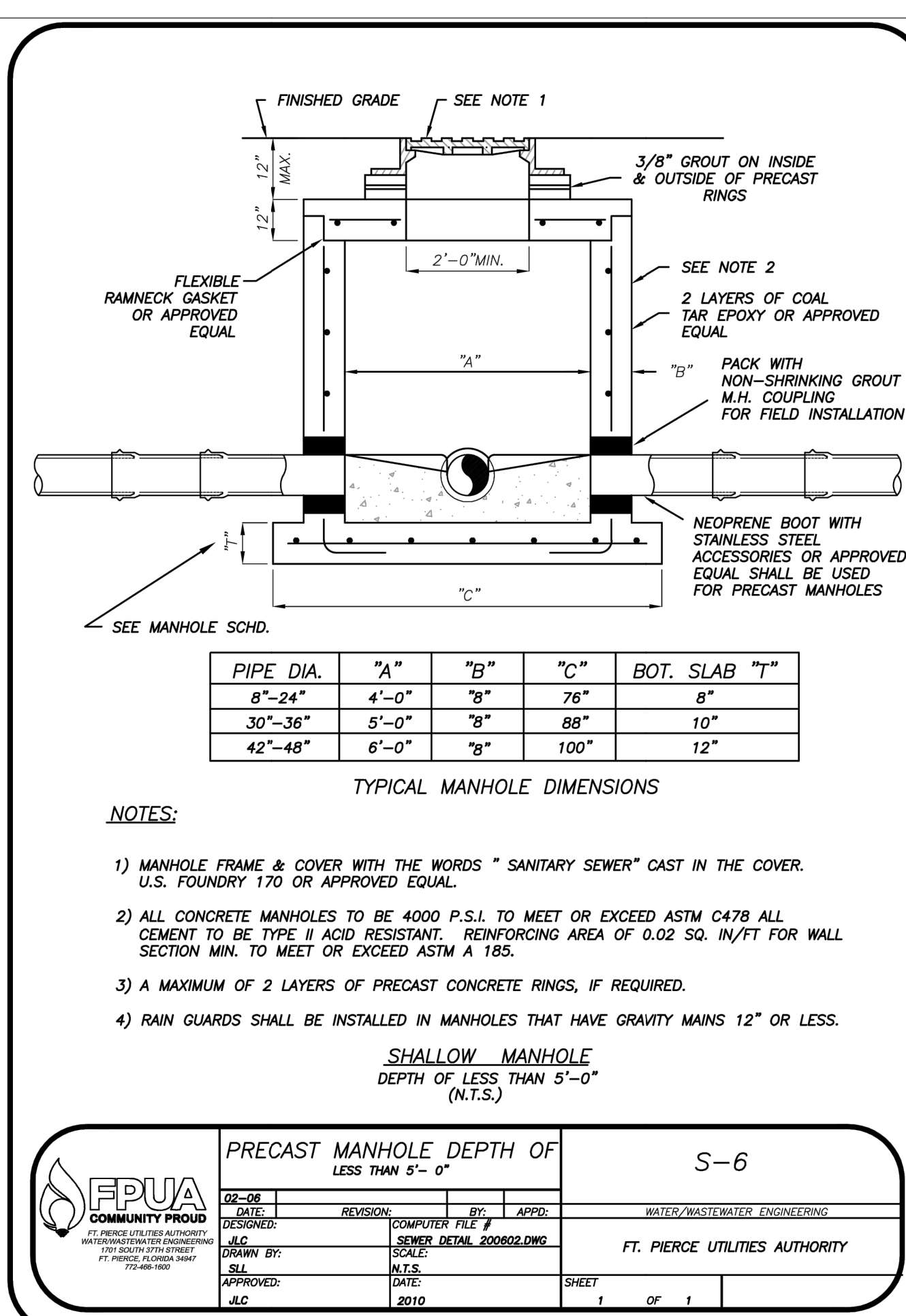
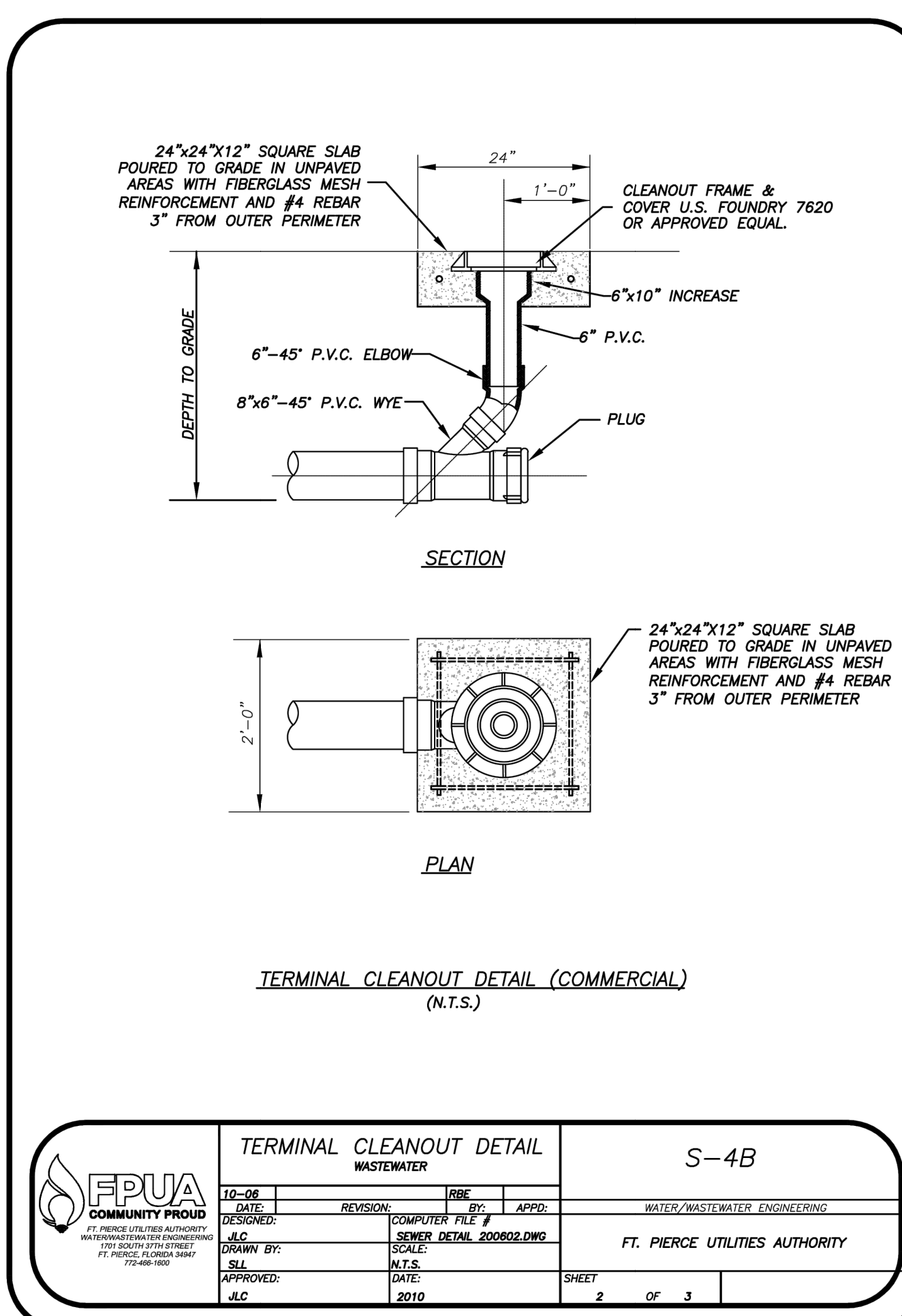
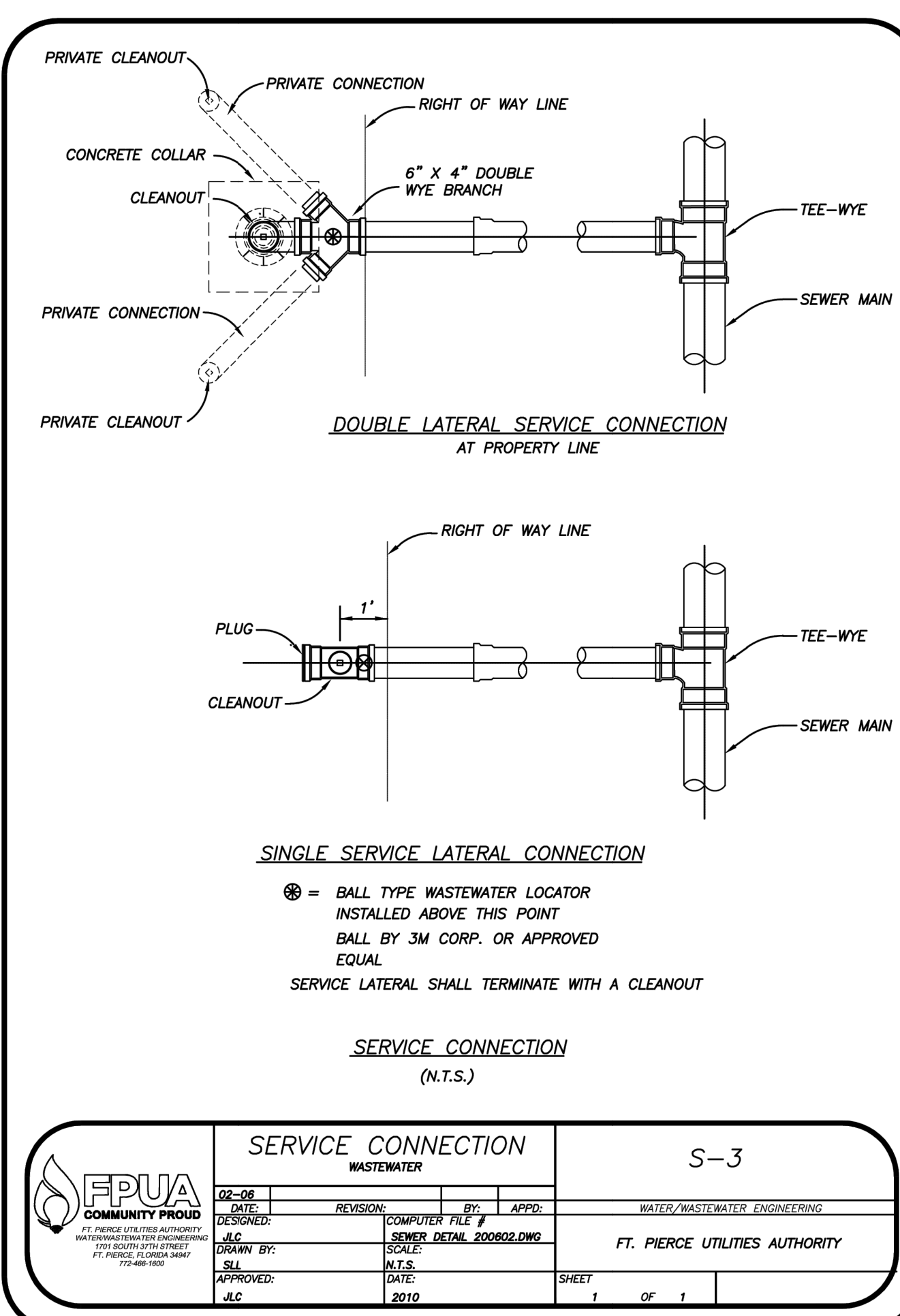
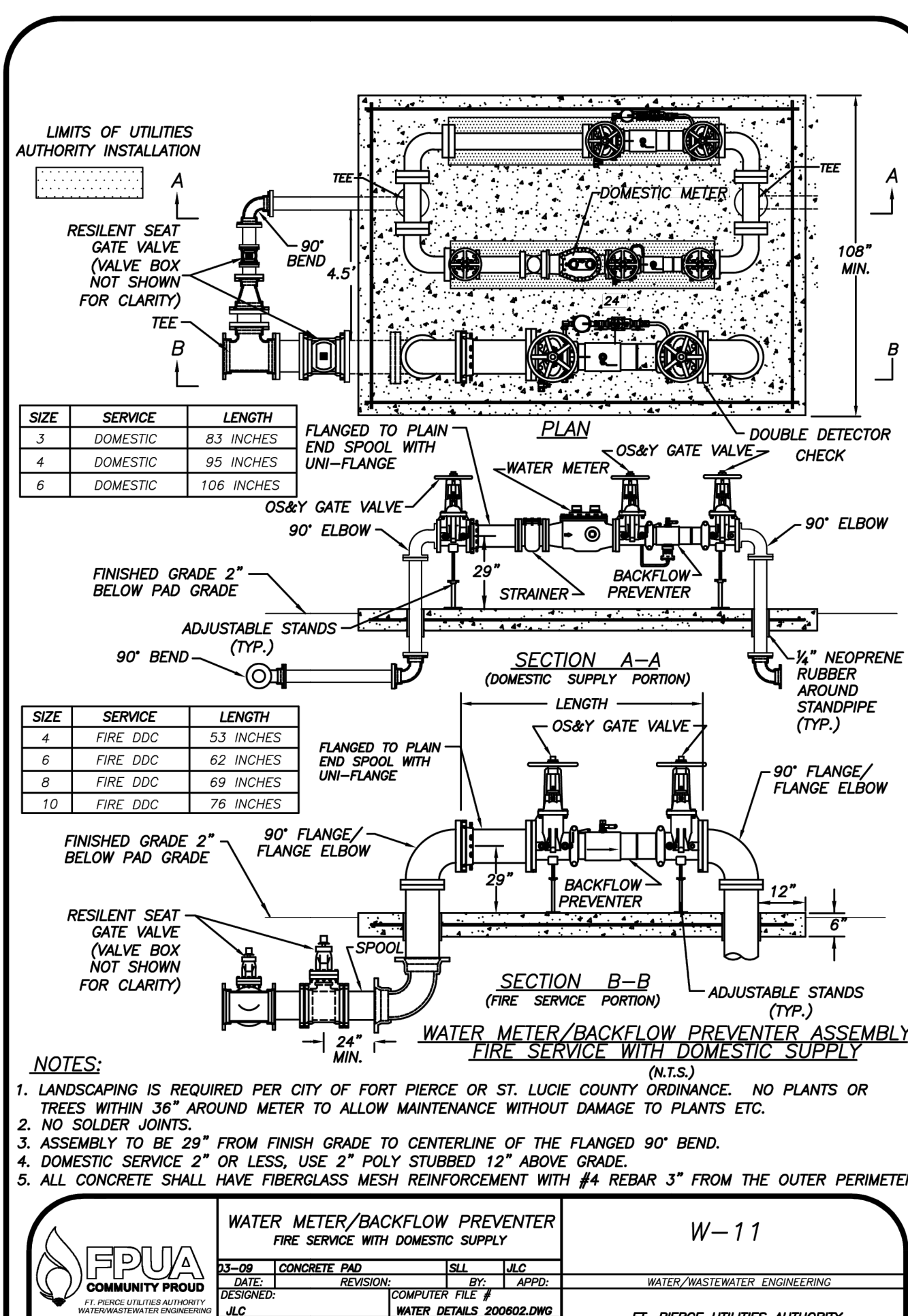
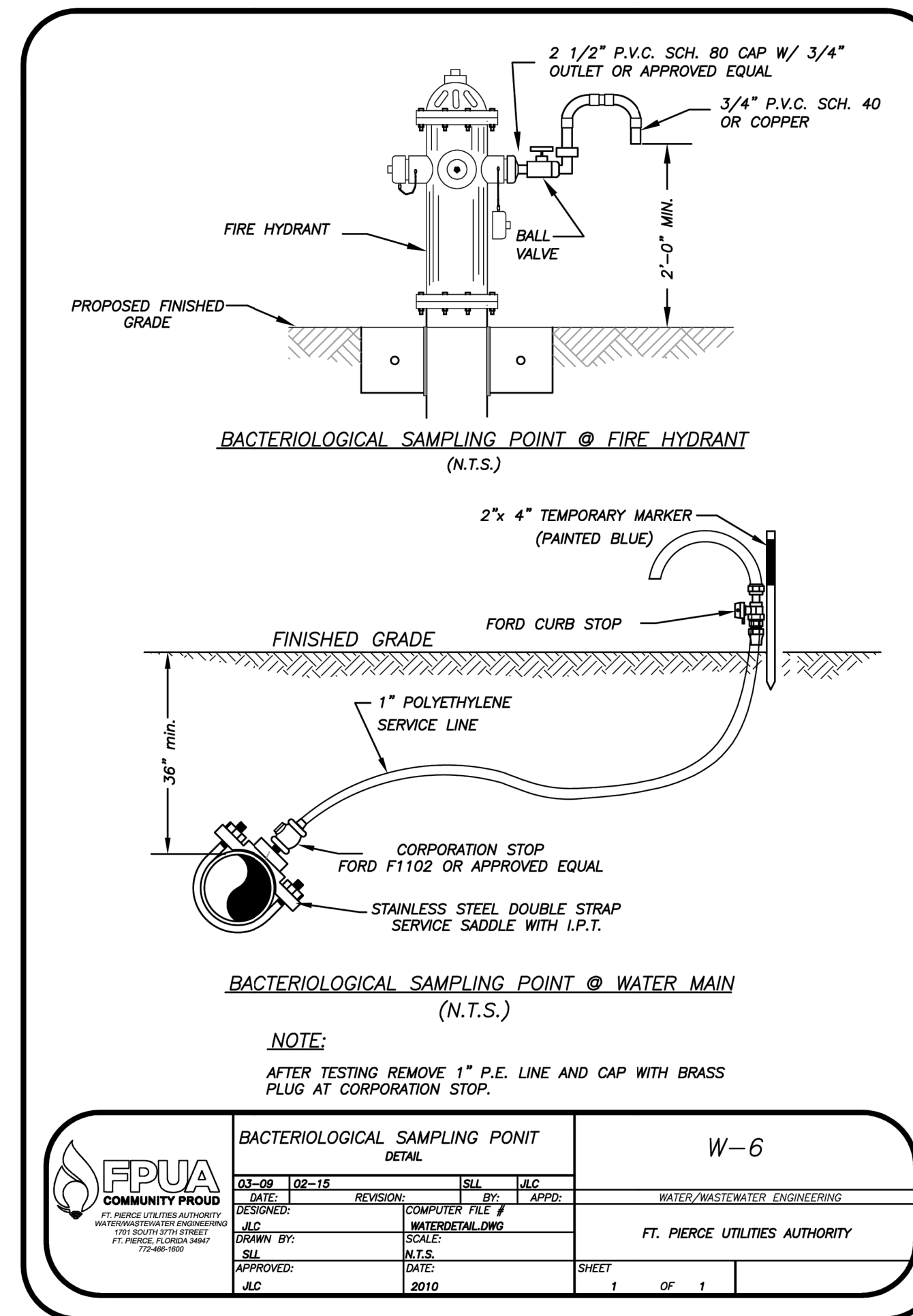
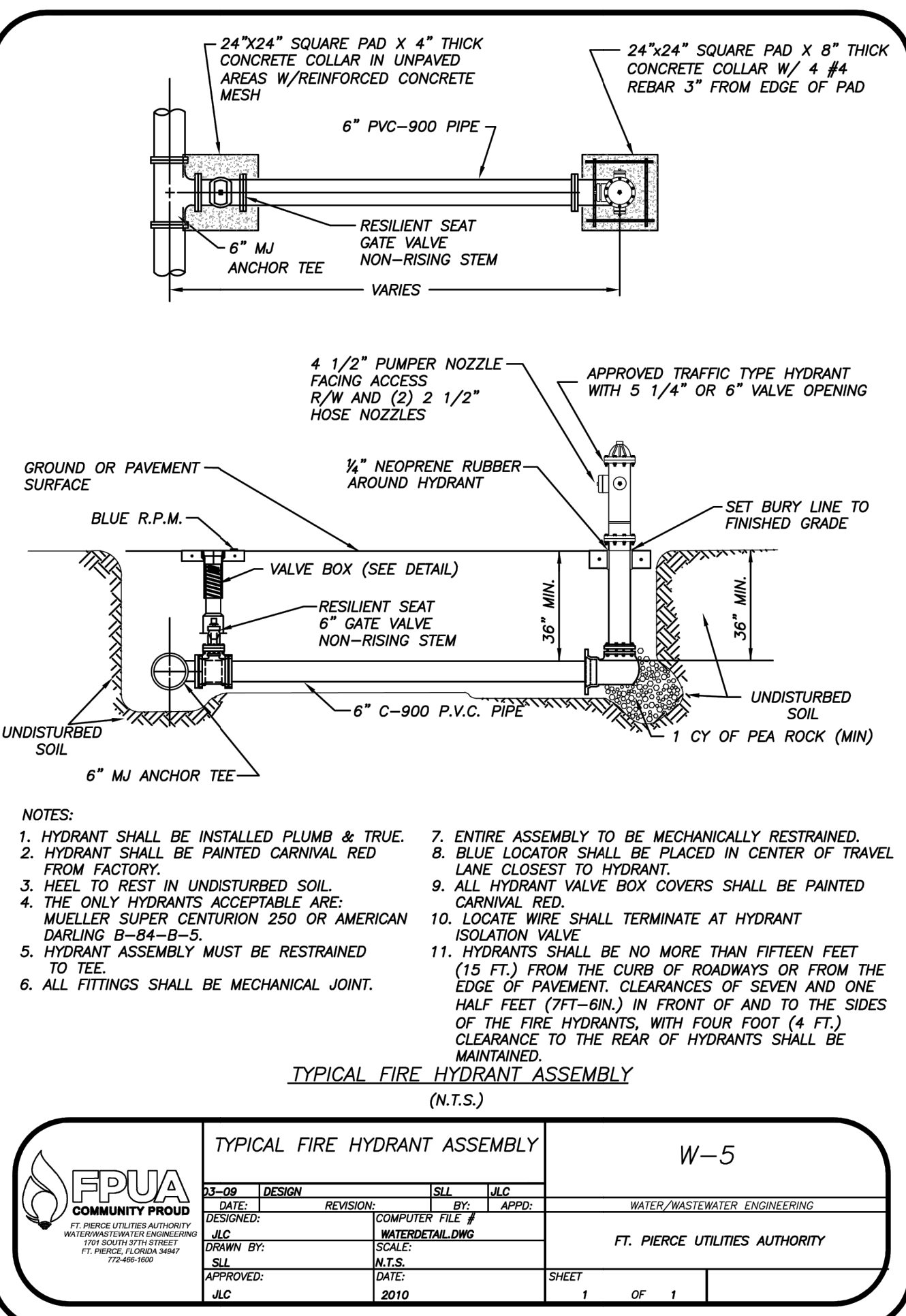
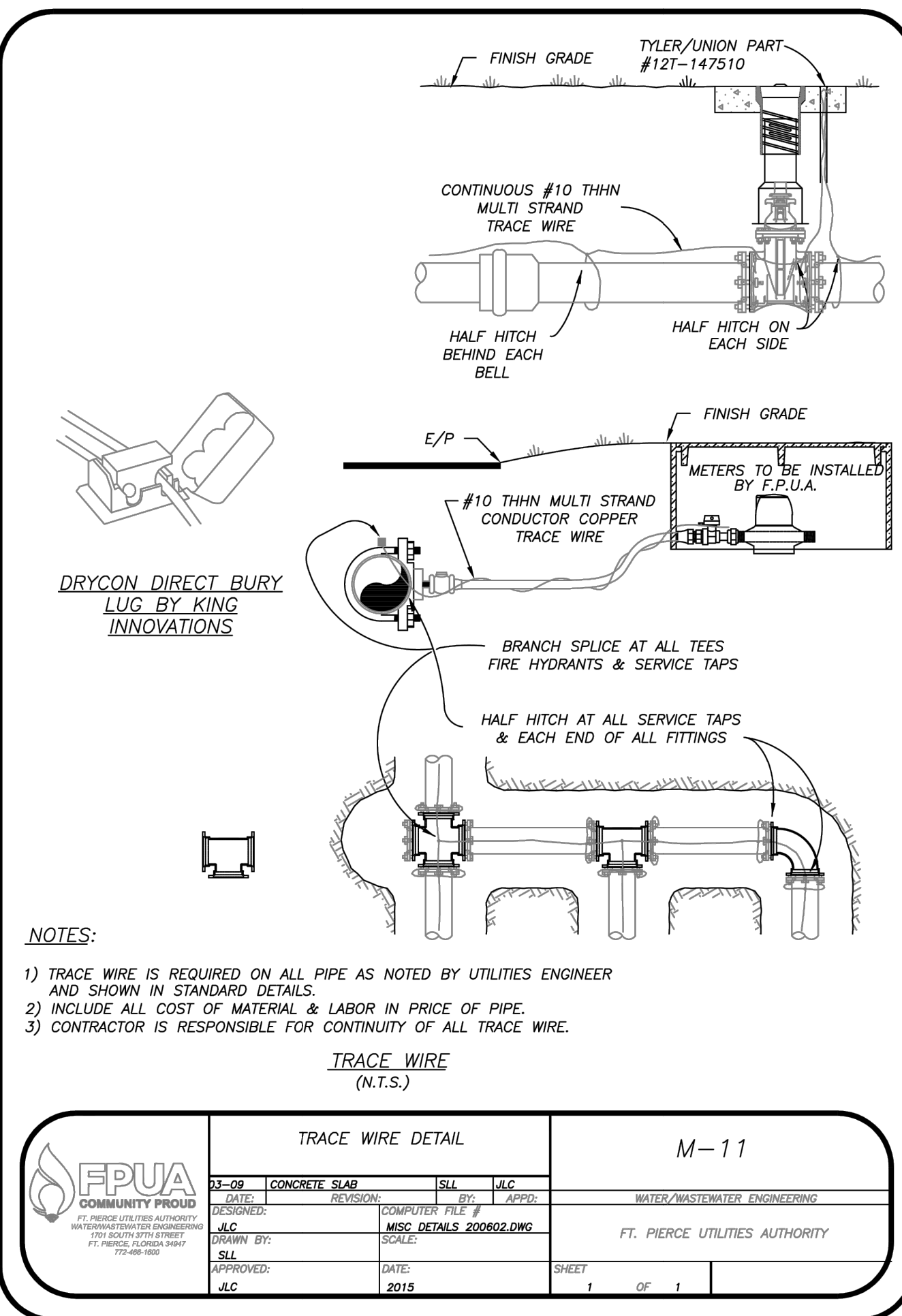
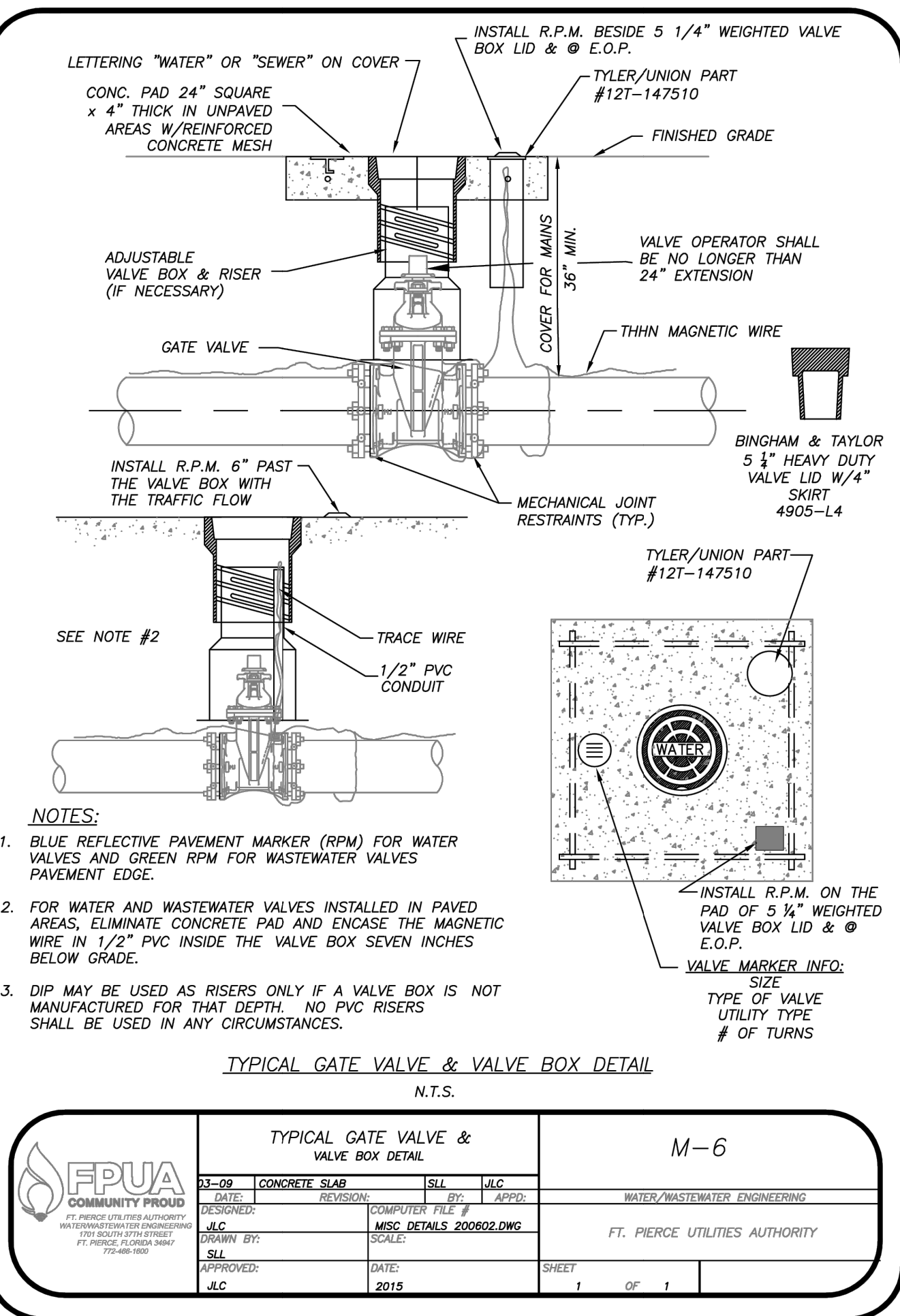
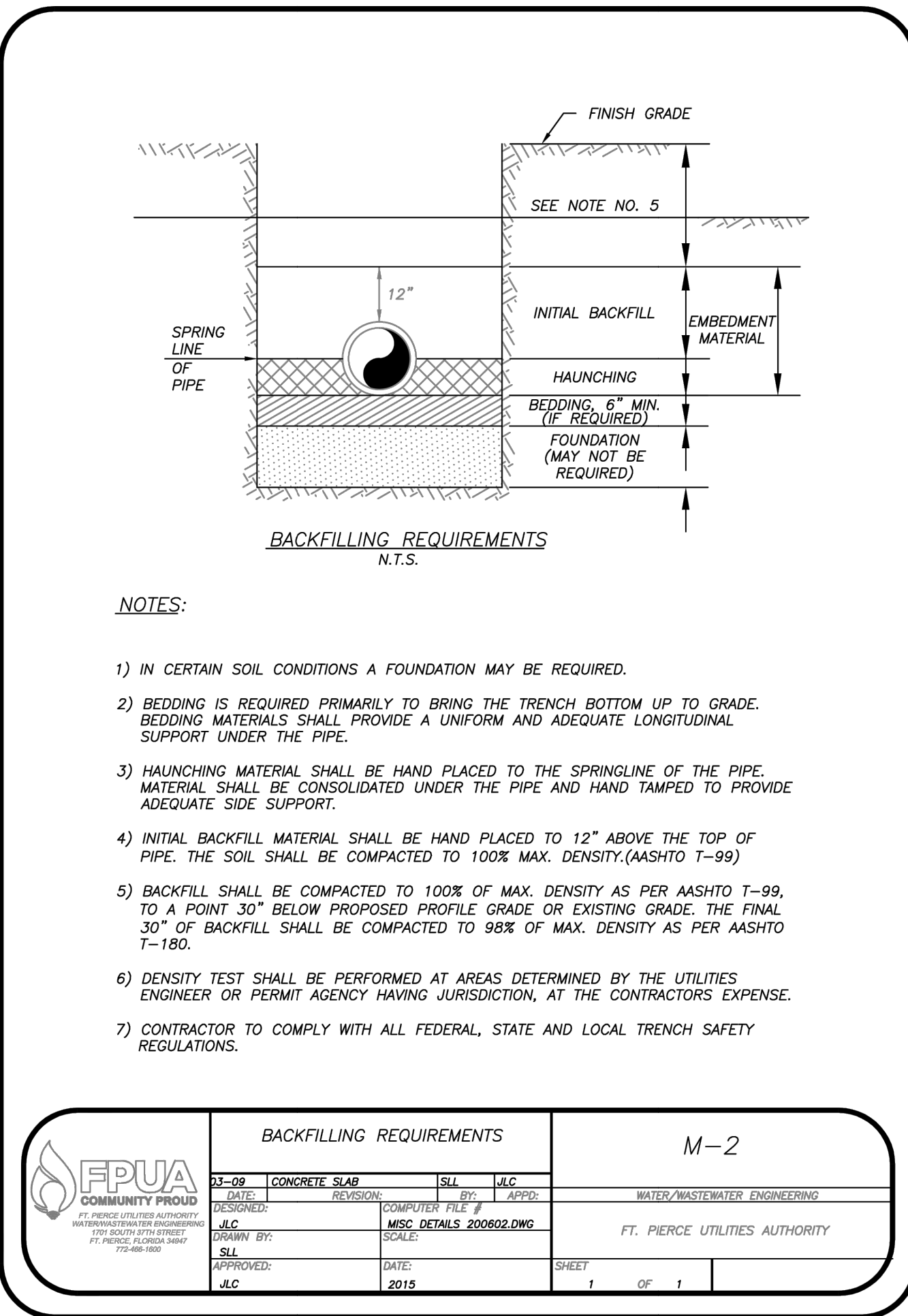
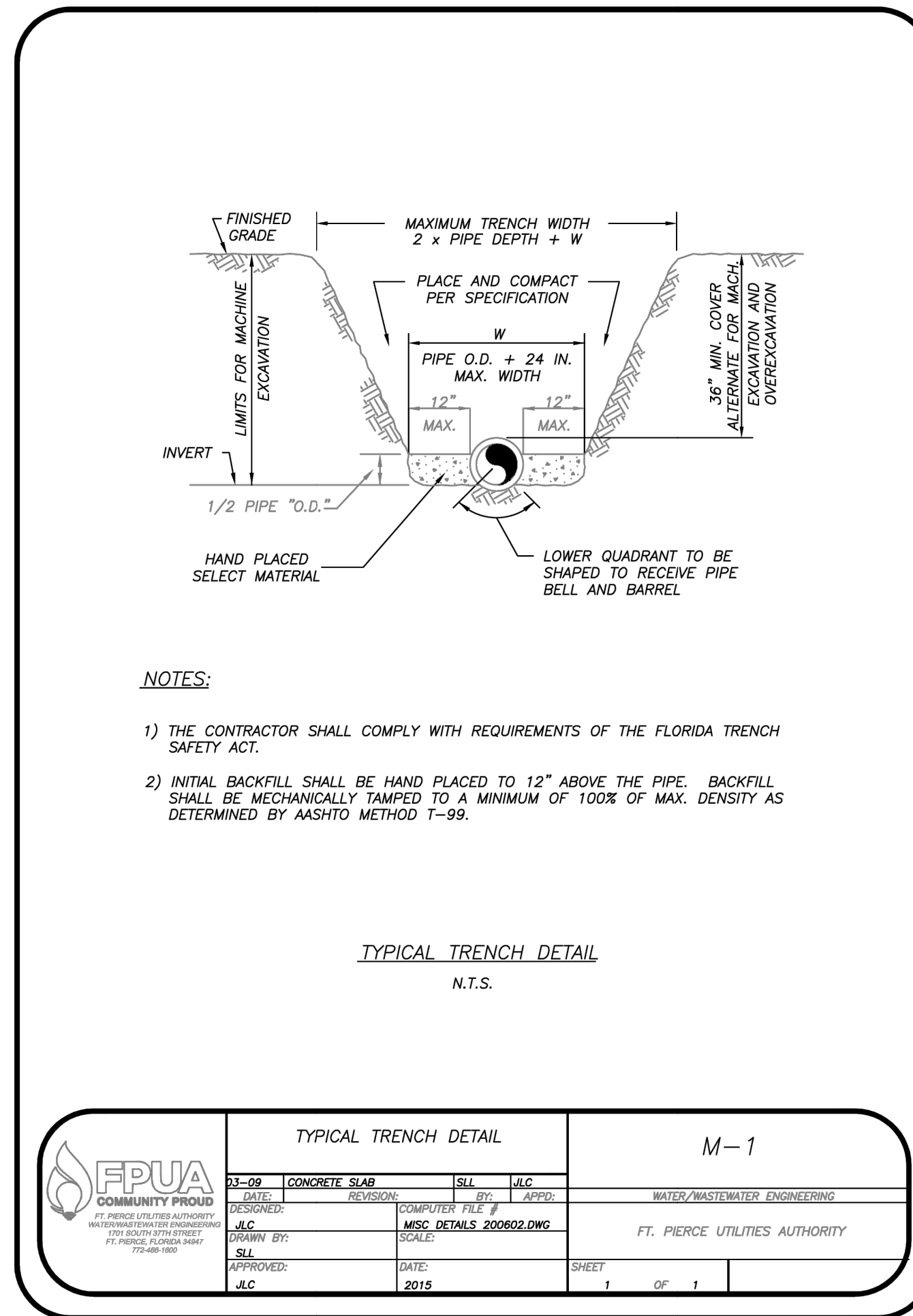


Diagram of a typical manhole showing dimensions and construction details. Includes a table for typical manhole dimensions and notes on construction requirements.

PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	7"	78"	8"
30"-36"	5'-0"	7"	88"	10"
42"-48"	6'-0"	7"	100"	12"

Diagram of an inside drop manhole showing dimensions and construction details. Includes a table for typical manhole dimensions and notes on construction requirements.

PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	7"	78"	8"
30"-36"	5'-0"	7"	88"	10"
42"-48"	6'-0"	7"	100"	12"

Diagram of an inside drop manhole showing dimensions and construction details. Includes a table for typical manhole dimensions and notes on construction requirements.

PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	5'-0"	7"	70"	8"
30"-36"	6'-0"	7"	84"	10"
42"-48"	7'-0"	7"	96"	12"

Diagram of flow patterns for invert channels. Includes a table for flow patterns and notes on construction requirements.

DATE	REVISION	BY	APPD.
DESIGNED			
DRAWN BY			
APPROVED			

Diagram of mechanical joint anchoring requirements. Includes a table for mechanical joint anchoring requirements and notes on construction requirements.

DATE	REVISION	BY	APPD.
DESIGNED			
DRAWN BY			
APPROVED			

Diagram of mechanical joint restraint notes. Includes a table for mechanical joint restraint notes and notes on construction requirements.

DATE	REVISION	BY	APPD.
DESIGNED			
DRAWN BY			
APPROVED			

Diagram of pavement restoration notes. Includes a table for pavement restoration notes and notes on construction requirements.

DATE	REVISION	BY	APPD.
DESIGNED			
DRAWN BY			
APPROVED			

Diagram of water distribution notes. Includes a table for water distribution notes and notes on construction requirements.

DATE	REVISION	BY	APPD.
DESIGNED			
DRAWN BY			
APPROVED			

Diagram of water distribution notes. Includes a table for water distribution notes and notes on construction requirements.

DATE	REVISION	BY	APPD.
DESIGNED			
DRAWN BY			
APPROVED			

Diagram of wastewater construction notes. Includes a table for wastewater construction notes and notes on construction requirements.

DATE	REVISION	BY	APPD.
DESIGNED			
DRAWN BY			
APPROVED			

Project information and review section. Includes project name, location, and review details.

PROJECT: DAN MCCARTY SCHOOL REDEVELOPMENT

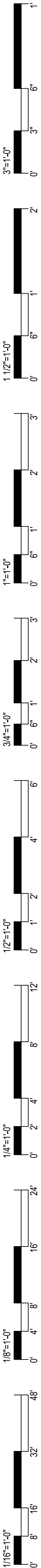
LOCATION: 9461 BRANDYWINE LANE, PORT ST. LUCIE, FL 34986

REVISIONS:

REVISION	REVISION NAME	DATE
2	ADDENDUM #2	1/6/25

COMMISSION NUMBER: 24K054

DRAWING NUMBER: C6.5



CODE REVIEW:

CERTIFICATE:



SPIEZZLE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

SIGNATURE:

ANTHONY DONADIO
STEVEN S. BIELA
JOHN F. BRIGHT
STEVE LEONE

ARCH 12466
ARCH 646
ARCH 13141
ARCH 073

SEAL:

CONSULTANTS:

STEFAN K. MATTHES, P.E., FL. REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

REVISION NAME	DATE
---------------	------

FOR BID:

TBD

DRAWING TITLE:

UTILITY DETAILS

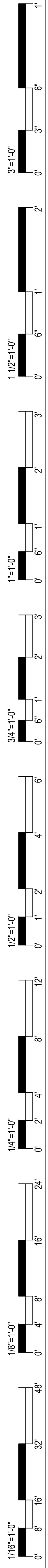
COMMISSION NUMBER:

24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C6.6



1. THE ENGINEER-OF-RECORD SHALL SUBMIT TO PLSUSD THE SHOP DRAWINGS FOR EACH STRUCTURE, PROVIDING THE DIAMETER OF EACH PIPE, INVERT ELEVATION OF EACH SECTION AND THE NUMBER OF DEGREES BETWEEN PIPES.
(15 DEGREE INCREMENTS IF POSSIBLE)
2. MANHOLE INTERIOR SHALL BE LINED UTILIZING A CORROSION RESISTANT SYSTEM, LISTED ON THE PLSUSD QUALIFIED PRODUCT LIST.
3. MANHOLE EXTERIOR SHALL BE COATED WITH A PRIMER AND TWO COATS OF A WATER BASED EPOXY 3-5 MILS EACH PER THE PLSUSD SPECIFICATIONS. APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

FINISH GRADE

COVER MARKED "PSL SEWER" AND PAINTED GREEN

MATCH FINISH GRADE

6" MIN.

6" MIN.

8" MIN. 12" MAX.

CONCRETE COLLAR W/ (1) #4 REBAR

ACCESS BOX AND COVER

SCREW CAP/PLUG

6" RISER

6" 45° PVC ELBOW

MARKER BALL (SEE NOTE #3)

45° PVC WYE

PVC

PVC CAP AT TERMINUS

30" MIN. COVER

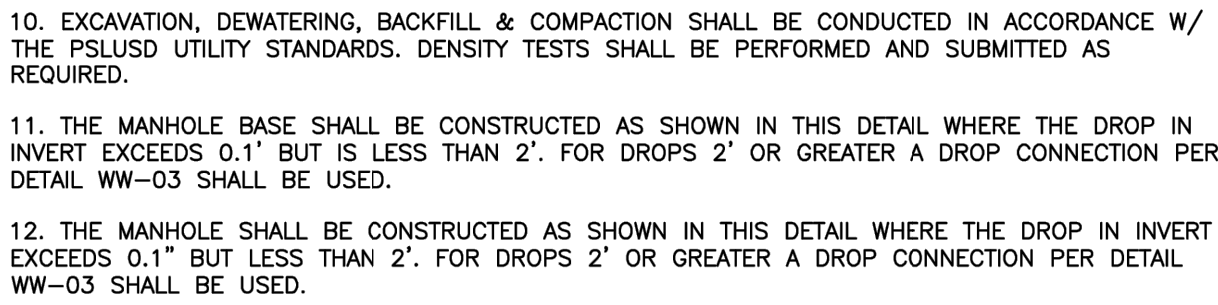
NOTES:

1. AN ACCESS BOX AND COVER SHALL BE USED.
2. 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.
3. MARKER BALL SHALL BE STRAPPED TO THE ELBOW.

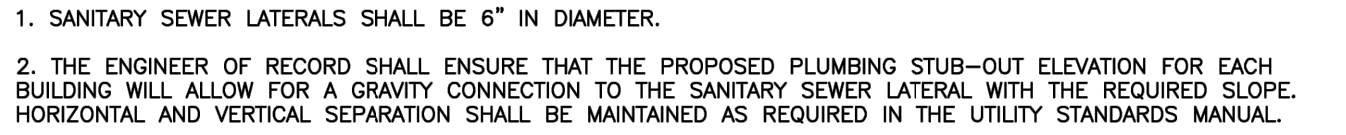
MINIMUM CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

SANITARY SEWER CLEANOUT

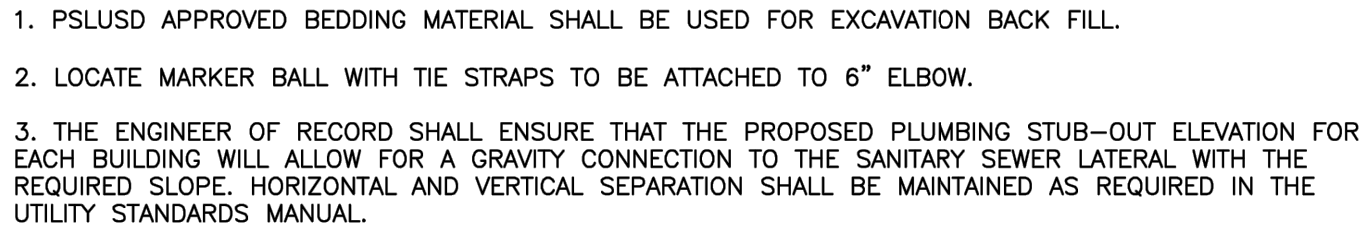
DETAIL WW-05
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1



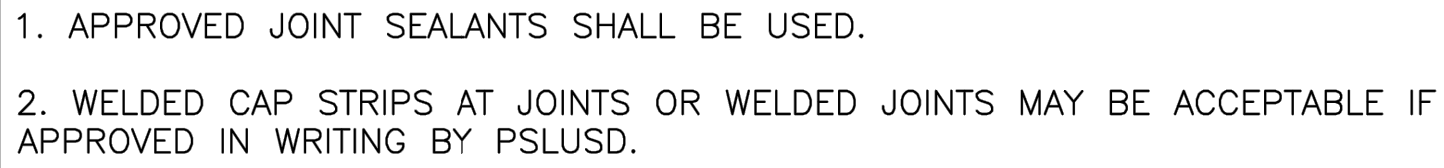
	MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	STANDARD PRECAST MANHOLE (DROP)	DETAILED: WW-02
			DATE: 1/19/20
			SCALE: N.T.S.
			SHEET: 2 OF 2



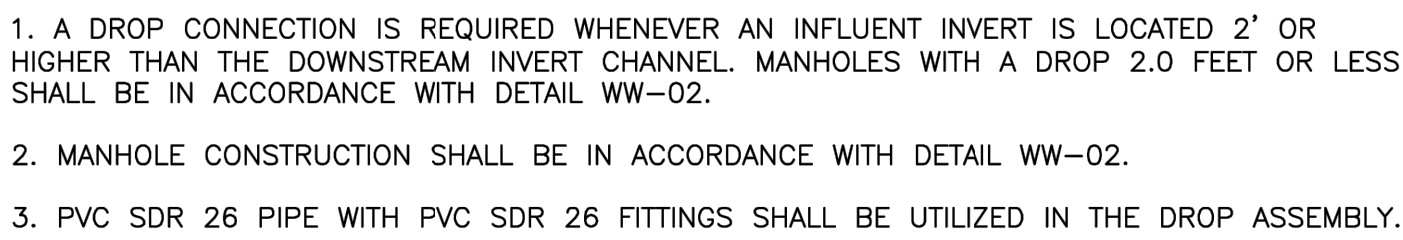
 MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	SANITARY SEWER LATERAL (SHALLOW)	DETAIL: WW-06
		DATE: 2019
		SCALE: N.T.S.
		SHEET: 1 OF 1



 MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	SANITARY SEWER LATERAL (DEEP)	DETAIL: VW-07
		DATE: 2019
		SCALE: N.T.S.
		SHEET: 1 OF 1



	MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	MANHOLE / WETWELL JOINT DETAIL	DATE: WW-04 DATE: 2019 SCALE: N.T.S. SHEET: 1 OF 1



	MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE 900 S.E. OGDEN LANE PORT ST. LUCIE, FL 34983 PHONE (772) 873-6400 FAX (772) 873-6433	OUTSIDE DROP MANHOLE	DETAIL: WW-03 DATE: 2019 SCALE: N.T.S. SHEET: 1 OF 1
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C6.7



1. GENERAL

1. Mobilization: Mobilization shall meet the requirements of FDOT Section 101. This work shall include, but is not limited to, operations necessary for the movement of personnel, equipment, supplies, and incidentals to the project site, and for the establishment of temporary offices, buildings, safety equipment and first aid supplies, sanitary and other facilities, as required by State and local laws and regulations, the costs of bonds and any required insurance, and any other preconstruction expense necessary for the start of work, excluding the cost of construction materials; shall also be included in this section. This section also includes any and all work related to the final cleanup.
2. Construction Surveying: The Owner shall provide horizontal control consisting of four control points. The Owner shall also provide vertical benchmarks as shown on the plans. This control shall be provided one time only. The Contractor is responsible for all other construction surveying. The Contractor is responsible to protect these reference points and the construction staking throughout the job. The Contractor shall bear the cost of any necessary restaking.
3. Soil Testing: Soil Testing shall be performed by a certified testing laboratory. The contractor shall be responsible for payment of any failed tests and inspections.

2. EARTHWORK AND GRADING

- Materials and construction methods for earthwork, excavation, embankment and grading shall meet the requirements of FDOT Section 120 and shall be performed to achieve final grades, elevations and typical sections as shown on the plans for the proposed work.
1. Clearing and Grubbing: Clearing and grubbing shall meet the requirements of FDOT Section 110 and shall be performed within the limits of the project work. This work shall include, but is not limited to, the removal of existing trees, brush stumps, roots and other objectionable material to a depth of 18 inches below the natural ground or design grade, whichever is lower. The areas to be cleared and grubbed generally consist of rights-of-way, utility easements, water management tracts, and portions of the lots as detailed on the plans. The Contractor shall confirm with the Owner the removal of any trees for possible preservation. All material shall be removed from the site of the project and shall be disposed of in accordance with local, regional, State and Federal laws, regulations and ordinances.
2. Rough Grade: The Contractor shall grade the rights-of-way and lots to meet the requirements of FDOT Sections 110 and 120 and shall conform to the lines, grades, and typical sections as shown on the plans.
3. Fine Grade: The Contractor shall fine grade the roadway to meet the requirements of FDOT Sections 110 and 120 and shall conform to the lines, grades and typical sections as shown on the plans.
4. Sod: Sod shall meet the requirements of FDOT Section 570, 575, and 981 and shall be placed adjacent to the curbing for a minimum width of 24 inches.
5. Seed and Mulch: Seed and mulch shall meet the requirements of FDOT Sections 570, 575, and 981 and shall be placed in all disturbed areas not otherwise addressed in plans provided by the owner.

3. POTABLE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM

- Materials, construction methods, required tests, testing methods and construction tolerances for the wastewater collection and transmission system shall meet the requirements of the current AWWA Specifications, FDEP, and PSLUSD.
1. The Contractor and/or construction surveyor shall verify the elevation of the benchmark shown on construction plans. Verify all elevations of existing pavement, stubouts, and structures before starting construction and notify the Engineer if any discrepancy in elevations exist.
- The Contractor is herein advised that "asbuilt drawings" will be performed on the project which will reflect the elevation and location of all structures and improvements on the project. These "asbuilt drawings" will be utilized by the Engineer to determine conformance of the project to required tolerances as set forth by permitting and/or approving public agencies. Tolerances established by these agencies must be met in order for the project to be accepted for final certification and approval. As Builts shall be in accordance with the Port St. Lucie Utilities Systems Department Standards.
3. All construction shall be in accordance with the City of Port St. Lucie Utility Systems Department's Technical Specifications and Construction Standards, latest revision, and with all applicable Florida Department of Environmental Protection Rules and Regulations.
4. No field changes or deviations from design are to be made without prior written approval of the Engineer of Record and Port St. Lucie Utilities Systems Department.
5. The contractor shall coordinate service grades and location with the Engineer.
6. All materials, construction methods, testing and disinfection shall conform to the requirements of the City of Port St. Lucie Utility Systems Department and AWWA current standards.
7. PVC Water Main: The Dimension Rating (DR) and Pressure Rating shall be C900, DR-18 (Pressure 6 class 235) for 4" to 12" pipe and C 905, DR-18 (Pressure rating 235) for 14" to 24" pipe. Minimum cover shall be 36 inches, unless otherwise noted. Water mains shall be blue in color.
8. Ductile Iron Fittings: Ductile iron fittings shall be used on all PVC C900 & C905 mains. Fittings shall conform to AWWA/ANSI C153/A21.53.06 with a minimum pressure rating of 350 psi. Fittings shall be coated as specified under c.(1) (d) Coating & Linings for DIP. Fittings shall be restrained with restrained joints as per the detail.
9. Gate Valve with Box: Valves 2" and larger shall be gray or ductile iron body, conforming to AWWA C509 or C515, with mechanical joints or flanged ends, and shall be equipped with a 2" square gray or ductile iron wrench nut. Valves shall be rated for 250-psi working pressure.
10. Water/Sewer lines shall be laid on undisturbed ground, compacted to 98% of maximum density in accordance with AASHTO T-180. Backfill shall be compacted to 98% of maximum density in accordance with AASHTO T-180. The contractor shall submit certified density tests on each 12" lift.

11. The contractor shall contact the Engineer of Record, the appropriate governmental jurisdictional agency and all utility companies at least 48 hours prior to commencement of construction for coordination of any utilities. The contractor shall schedule a pre-construction meeting with the Engineer, Port St. Lucie Utilities Systems Department and the City of Port St. Lucie Engineer and Department a minimum of ten (10) working days prior to starting construction.
12. Areas to be open cut shall be overlaid within the limits of the open cut as indicated in the plans.
13. Minimum cover shall be 36" for water mains.

4. POTABLE WATER DISTRIBUTION SYSTEM

1. The contractor shall repair or replace any damage caused by construction activity. Disturbed areas shall be restored to their original condition. Any disturbed areas within Public rights-of-way shall be sodded. All other unpaved and unsodded areas disturbed during the construction shall be seeded and mulched in accordance with Section 570 of the Florida Department of Transportation specifications.
2. Existing utilities shall be field verified and protected by the contractor.
3. The contractor shall tap existing lines under the supervision of Port St. Lucie Utilities Systems Department only after preliminary testing and disinfection has been completed and approved.
4. Water main shall be marked by the use of continuous Blue wire per the PSLUSD's Qualified Product list (QPL)
5. Service taps (Bacteria Sample Points (BSP)) shall be placed approximately ten feet away from gate valves, as shown, for testing. Following testing and sterilization of waterline, the Contractor shall place a brass plug in all corporation stops which were used as BSP's and remove the tubing and curb stops.
6. Mechanical restraints to be used on all fittings. No thrust blocks are to be utilized within the system.
7. Hydrostatic and leakage tests shall be made between valves and/or connectors for each section tested using the procedure outlined in ANSI/AWWA C600 for DIP and C605 for PVC.

Allowable leakage formula:

$$L = \frac{SD \sqrt{P}}{148,000}$$

Where:

L = Allowable leakage in gallons per hour

S = Length of pipe tested in feet

D = Nominal diameter of the pipe in inches

P = Average test pressure maintained during test in pounds per square inch gauge

8. Water main shall be disinfected and approved in accordance with the latest applicable Florida Department of Environmental Protection and AWWA requirements (AWWA C-651).
9. All crossings will be inspected by the PSLUSD prior to backfilling.

5. WASTEWATER COLLECTION AND TRANSMISSION SYSTEM

Materials, trench excavation, pipe-laying and backfilling operations shall meet the requirements of FDOT Sections 125 and 430. Pipe shall be laid in true alignment in a dry pipe trench with an adequate supporting value. If normal dewatering efforts fail as specified in FDOT Section 430, a minimum six inch compacted rock bed shall be used. All backfill shall be compacted to a minimum density of 95 percent of the maximum density as determined by AASHTO T-180, unless otherwise shown on the plans. Pipe laying shall proceed upgrade with spigot ends pointing in the direction of the flow.

1. 8" PVC Sanitary Sewer Main: 8" PVC sewer main shall meet the requirements of ASTM D-3212 for SDR 26. Minimum cover shall be 48 inches, unless otherwise noted. Sewer mains shall be green in color or marked as approved by PSLUSD.
2. Sanitary Manhole:
- A. Manhole interior shall be lined as detailed and specified by the manufacturer. The minimum inside diameter of manholes shall be 48". Non-penetrating lift pin inserts shall be installed by pre-cast Fabricator. Pre-cast reinforced manholes shall be in accordance with ASTM C478, Class II, made with Type II acid resistant cement, shall attain a minimum compressive strength of 4000 psi in 28 days. The liner system shall be cast integrally into the manhole, pre-cast concrete surrounding it, with alignment/grade of channels/l openings for connecting pipes matching drawing requirements. Liner integrally formed bell gaskets shall comply with ASTM F477 Standard Specification for Elastomeric Seal (Gaskets) for Joining Plastic Pipe. Installation of pre-cast manholes shall comply with the details shown in the Construction Standards and in accordance with the manufacturer's recommendations.
- B. Manhole frames and covers shall be ductile iron or gray cast iron traffic rated heavy duty conforming to ASTM Designation A48, Class 30 and on the Qualified Product List. Covers shall be marked with the word "SANITARY SEWER" in 2" raised letters. Frames and covers shall be set to the correct finish grade elevation.
- C. The base slab and first ring of the pre-cast manhole shall be cast monolithically.
- D. Lift holes shall be grouted once the manhole is in place.
3. Sanitary Drop Manhole: Drop manholes shall meet the requirements of PSLUSD and shall be constructed in the locations, elevations, and dimensions as shown on the plans. Manholes shall be set plumb to line and grade and shall rest on a carefully graded, uniform bearing base.
4. Service Connection: Sewer services shall meet the requirements of PSLUSD and shall be 6 inch PVC Schedule 40 with a minimum slope of 1/8 per foot of run. Sewer services shall terminate and be plugged water tight at the back of the right-of-way or utility easement line at a depth of three feet. The sewer service shall be marked with a treated stake and electronic marker. The Contractor is not responsible for installation of meters.

GENERAL NOTES

1. Grassing shall be furnished and installed in conformance with the approved landscape plan. All disturbed areas not shown to be planted, mulched, etc. shall be sodded.
2. Sod shall be placed such that the top of the grass is at the same elevation as the top of adjacent finish grade.
3. The location of existing utilities shown is approximate only and must be field verified by the Contractor prior to beginning work.
4. These plans shall not be used for construction unless they are marked "Approved for Construction".
5. Contractor to obtain and review all permits prior to starting construction
6. Drawing scale may change due to reproduction
7. Maintenance of traffic must be in conformance with FDOT Specifications.
8. All nuisance exotic vegetation on-site must be removed in conjunction with site development. Contractor is to confirm limits of preserve areas appropriately prior to starting construction.

5. PVC Force Main: PVC force main shall meet the same requirements as PVC water main. Minimum cover shall be 36 inches, unless otherwise noted. Force mains shall be white in color and marked with red tape or marked as approved by the Owner. The price of ductile iron fittings, meeting the requirements ANSI A21.10 (AWWA C-100), shall be included in this cost. Fittings shall be restrained with restrained joints and/or thrust blocks of poured in place concrete as per the water distribution details.
6. Testing: The Contractor shall visually inspect all gravity sewer mains to verify conformance to the requirements of PSLUSD with the aid of mirrors and lights. This inspection shall be performed after the completion of all manholes, connection of all services and all compactation efforts, but prior to paving. A full pipe diameter shall be visible between all manholes. The Contractor shall repair or replace any portion that does not meet the specifications at his own expense.

8. PSLUSD SEPARATION NOTES: (SEE PSLUSD DET G-01 SHEET 20)

1. Water mains shall cross over other pipes unless not feasible. Sewers and force mains should cross under water mains whenever possible. Sanitary sewers, force mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible. All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (full length of pipe centered on the crossing).
2. A minimum 10-foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible. In cases where it is not possible to maintain a 10-foot horizontal separation, the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.
3. Maximum obtainable separation of reclaimed water lines and domestic water lines shall be practiced. A minimum horizontal separation of five feet (outside to outside), shall be maintained between reclaimed water lines and either potable water mains or sewage collection lines. A minimum vertical clearance of 18 inches must be maintained between reclaimed water lines and potable water mains or sewage collection lines. At crossings, provisions of FAC Rule 17-604 and 10 States Standards apply.
4. All potable water, wastewater, and reclaimed water facilities shall be located a minimum 5 feet horizontal (from edge of facility) from other public utilities, privately owned irrigation mains, drainage lines, drainage structures, power poles, and light poles.
5. A minimum of 10 feet horizontal separation is also required from structures, buildings, walls, fountains, and fences unless specifically approved by the PSLUSD in writing.
6. TV cable, phone lines and irrigation lines shall cross Department's facilities with a minimum of 12 inches vertical clearance.
7. Gas mains and electric power cables shall cross PSLUSD facilities with a minimum of 18 inches vertical clearance.

THE WORK

Existing Utilities and Structures:

Existing utilities, structures and facilities shown on the Drawings were located as accurately as possible from the records examined. No guarantee is made that all existing facilities are shown or that those shown are entirely accurate. The Contractor shall assure himself of the actual location of the utilities, structures, or facilities prior to performance of any work in the vicinity. The utility companies or utility agencies will co-operate with the Contractor's operations. Prior to start of the work, the Contractor shall request each utility agency to advise him of the location of their facilities in the vicinity. The Owner will assume no liability for damages sustained or cost incurred because of the Contractor's operation in the vicinity of existing utilities or structures, or to the temporary bracing and shoring of same. In the event that it is necessary to shore, brace, or swing a utility, the utility company or department affected should be contacted and their permission secured as to the method used for any such work.

Restoration of Damaged Structures or Utilities:

It shall be the responsibility of the Contractor to repair, rebuild or restore to its former condition, any and all portions of existing utilities, structures, equipment, appurtenances or facilities, other than those to be paid for under this Contract, which may be disturbed or damaged due to this construction operation, at no cost to the Owner.

Final Cleanup:

Upon completion of the work, but before final payment will be made, the Contractor shall clear and remove from the Project area, all falsework, equipment, surplus and discarded materials, rubbish and temporary structures which result from the work under this Agreement, and shall restore in an acceptable manner, all property which has been damaged during the prosecution of the work.

Record Information:

Upon completion of the work, but prior to submittal of the request for final payment, the Contractor shall obtain and submit record information to the Owner. This information shall include the following:

1. Water and Wastewater Systems:

As-built plans for water/sewer mains shall be provided by the Contractor/Engineer of Record and shall be comprised of three (3) blue-line copies of a certified survey. The blue-line copies shall bear the original signature and embossed seal of the surveyor who performed the as-built survey. The as-built plans shall be submitted after the completion of construction or as otherwise indicated herein, prior to submittal to Port St. Lucie Utilities Systems Department. The as-built survey shall be prepared in plan and profile format by a professional land surveyor registered in the State of Florida, and shall comply with applicable provisions of the Florida Administrative Code and Chapter 472 of the Florida Statutes. The as-built drawing shall be at the same scale and reference the same baseline as the drawings prepared by the Engineer of Record. The horizontal and vertical location of the mains and appurtenances shall be accurately depicted to scale and shall be identified relative to the baseline and relative to readily identifiable permanent reference points existing after the completion of the construction. Locations shall be shown for all fittings, valves, hydrants, manholes, sample points, air releases, etc., both horizontal and vertical, and the location of the main at each baseline station as shown on the plans (100 feet maximum) both horizontal and vertical. Underground facilities (i.e. drainage, gas, electric, telephone, etc.) crossing the mains shall be accurately shown both horizontally and vertically and shall identify size, type, facility, material, and clearance. All information shall be based upon measurements and observations made in the field by the surveyor certifying the survey, or by personnel under his employment, direction and supervision. The cost for preparing and maintaining the as-built plans shall be incidental to the construction cost.

2. Drainage System:

- a. High points and low points of swales;
- b. Locations and grate and invert elevations of all structures;
- c. Location, size, type, length and invert of all culverts.

Location and elevation of high and low points in roadway and any other changes in grade.

The record information shall be certified by a Florida Professional Land Surveyor. Locations shall be made by reference to centerline stationing and offset or by other means acceptable to the Owner. Elevations shall be according to the North American Vertical Datum (NAVD).

Guarantee: All materials and the installation thereof which are furnished and installed by the Contractor, under the terms of the Agreement, shall be guaranteed by the Contractor against defective workmanship, mechanical and physical defects, leakage, breakage, and other damages and failure under normal operation for a period of one (1) year from the date of final payment, said date to constitute the commencement of the one (1) year warranty period. All materials and installations proving to be defective within the specified period of the guaranty shall be replaced without cost to the Owner, by the manufacturer or the Contractor. The period of guarantee of each such replacement shall be from and after the date of installation thereof.

UTILITY CONTACTS

Company	Contact	Telephone Numbers
PSLUSD	Laney Southerly, PE	(772) 873-6400
Florida Power & Light	Patricia Blardinelli	(772) 337-7011
Comcast Cable	Rick Johnson	(561) 402-4513
AT&T	Ivan Arill	(772) 460-4441
Florida City Gas	Ron Muller	(321) 638-3424

CODE REVIEW:

CERTIFICATE:



SPIEZLE ARCHITECTURAL GROUP INC.
80 ROYAL PALM POINT
SUITE 404
VERO BEACH, FL 32960
PHONE: 888-974-7666

SIGNATURE:

ANTHONY DONATO
STEVEN SHELTON
JOHN WRIGHT
STEVE LEONE

AS00248
JW0064
AW00141
EN00003

SEAL:

CONSULTANTS:

STEFAN K. MATTHEWS, P.E. FL REG. NO. 38723



PRELIMINARY PLANS

PROJECT:

DAN MCCARTY SCHOOL
REDEVELOPMENT

SW POWERLINE RD AND TRADITION
PARKWAY PORT ST. LUCIE, FL 34986

FOR

ST. LUCIE SCHOOL
DISTRICT

9461 BRANDYWINE LANE, PORT ST.
LUCIE, FL 34986

FOR CODE REVIEW:

TBD

REVISIONS:

REVISION NAME	DATE
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FOR BID:

TBD

DRAWING TITLE:

SPECIFICATIONS

COMMISSION NUMBER:

24K054

DO NOT SCALE THE DRAWINGS

DRAWING NUMBER:

C6.8