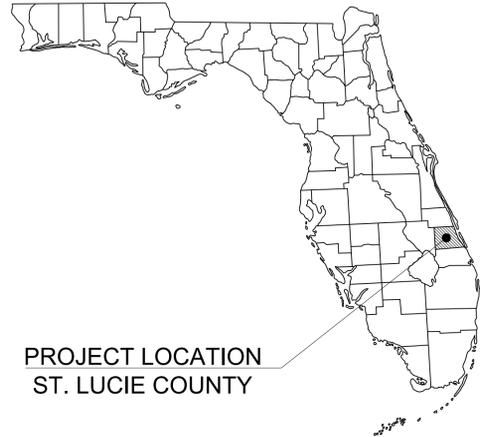


# CONSTRUCTION PLANS FOR SG-3 NORTHWEST OUTPARCEL COMMERCIAL LOT 1

CITY OF PORT ST. LUCIE  
FLORIDA



PROJECT LOCATION  
ST. LUCIE COUNTY

### PROJECT TEAM:

**DEVELOPER**  
PEBB TRADITION SG3, LLC  
IAN WEINER  
7900 GLADES ROAD, SUITE 600  
BOCA RATON, FL 33434  
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**SURVEYOR**  
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**ENGINEER**  
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**LANDSCAPE ARCHITECT**  
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### ADDITIONAL GOVERNING AGENCIES CONTACTS:

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

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

**STORMWATER**  
GLEN GAREAU  
S. FL. WATER MANAGEMENT DISTRICT  
3301 GUN CLUB ROAD  
WEST PALM BEACH, FL 33406  
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**ENGINEERING**  
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PORT ST. LUCIE, FL 34984  
(772) 871-5100



PROJECT  
LOCATION



VICINITY MAP  
NOT TO SCALE

### LEGAL DESCRIPTION

LOT 1, OF SG-3 COMMERCIAL SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

# PR #184

PREPARED BY:

## Kimley»Horn

THIS PROJECT UTILIZES THE FDOT STANDARD PLANS AND SPECIFICATIONS - 2023 THROUGH 2024.

THIS PROJECT UTILIZES THE PSLUSD 2019 STANDARDS AND SPECIFICATIONS, EFFECTIVE DATE OF 01/01/2019 AND AMENDMENT ONE TO THE STANDARDS EFFECTIVE 8/1/2024.

THIS PROJECT UTILIZES THE CITY OF PORT ST. LUCIE ENGINEERING STANDARDS FOR LAND DEVELOPMENT, 1ST EDITION - DECEMBER 2020.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

VERTICAL DATUM  
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SUBTRACT 1.50' FROM NAVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.

Know what's below.  
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CITY OF PORT ST. LUCIE PROJECT # P25-084  
PSLUSD PROJECT # S211E-21

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**Kimley»Horn**  
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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT 147942001  
DATE 2/24/2025  
SCALE AS SHOWN  
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DRAWN BY  
CHECKED BY

COVER SHEET

SG-3 NW OUTPARCEL  
COMMERCIAL LOT 1  
PREPARED FOR  
PEBB TRADITION SG3, LLC  
CITY OF PORT ST. LUCIE  
FLORIDA

SHEET NUMBER  
C-000

Plotted By: Corbin, Matt | Street: Sate: NW, OUTPARCEL - SHOPPES AT THE HEART | LAYOUT: C-001 | SHEETS: 03-01-1330m | K:\V\B\1\06\147842001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-001 GENERAL NOTES - 147842001.dwg | This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Repair of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES:

- 1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELATIVE CITY OF PORT ST. LUCIE AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND FDEP REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, NOC'S AND INSURANCE REQUIRED FOR THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION OF THE SITE PRIOR TO THE BEGINNING OF THE WORK.
4. THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE FROM THE SURVEY PROVIDED BY CAUFIELD & WHEELER, INC. ON FEBRUARY 2, 2025.
5. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
6. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING AND NEWLY CONSTRUCTED UTILITIES DURING THE CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
8. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER WORK WHICH MAY BE ONGOING ADJACENT TO, OR AFFECTING, THIS CONSTRUCTION.
9. CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO THE INITIATING OF ANY EXCAVATION ACTIVITIES.
10. CONTRACTOR SHALL PROTECT EXISTING SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE CONSTRUCTION OPERATION.
12. CONSTRUCTION WARNING SIGNS SHALL BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS IN ACCORDANCE WITH FDEP DURING AND FOLLOWING CONSTRUCTION.
15. CONTRACTOR SHALL HYDRO SEED AND MULCH (OR SOD AS APPLICABLE) ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT.
16. CONTRACTOR SHALL MAINTAIN "AS-BUILT" INFORMATION ON A REGULAR BASIS.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE, AS-BUILT DRAWINGS FOR ANY JURISDICTIONAL AGENCIES AS MAY BE REQUIRED FOR PROJECT CERTIFICATION.
18. CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 48 HOURS NOTICE OF ALL MEETINGS OR TESTING MEASURES REQUIRED TO BE WITNESSED BY THE CONSTRUCTION ACTIVITIES RELATED TO THE WORK.
19. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED.
20. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS.

GENERAL UTILITY NOTES:

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PORT ST LUCIE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE, DETAILS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. IF SOLVENT CONTAMINATION IS FOUND IN ANY TRENCH, WORK WILL BE STOPPED AND THE CEC, OWNER, AND THE PROPER AUTHORITIES NOTIFIED.
3. VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN AND PROFILE SHEETS HAVE BEEN ASSUMED.
4. UNSUITABLE MATERIALS UNDER PROPOSED PIPING SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL, PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180.
5. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS.
6. THE LENGTH OF TRENCH OPEN AT ANY ONE TIME SHALL BE CONTROLLED BY THE PARTICULAR SURROUNDING CONDITIONS.
7. NO CONNECTIONS TO EXISTING POTABLE WATER SYSTEMS SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED.
8. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED ON THE "AS BUILT" DRAWINGS PRIOR TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE.

WATER / SEWER SEPARATION:

- 1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHALL CROSS UNDER WATER MAINS WHENEVER POSSIBLE.
2. A FULL, UNCUT LENGTH OF WATER MAIN PIPE, AT LEAST 20 FEET IN LENGTH, SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER PIPING.
3. WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM PIPES CARRYING RAW WASTEWATER.

WASTEWATER COLLECTION SYSTEMS:

- 1. MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, GRAVITY SEWERS, MANHOLES, SERVICE LATERALS, FORCE MAINS, LIFT STATIONS, AND TESTING REQUIREMENTS SHALL CONFORM TO THE CITY OF PORT ST LUCIE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS.
2. WYE GRAVITIES FOR LATERAL SERVICE SHALL BE SIX (6) INCHES I.D.
3. PLUGS SHALL BE OF THE SAME MATERIAL AS THE PIPE, GASKETED, AND SHALL WITHSTAND THE REQUIRED TEST PRESSURE.
4. LEAKAGE TEST SHALL BE IN ACCORDANCE WITH CITY OF PORT ST. LUCIE AND AWWA C-600, SECTION 5.2.

GENERAL SEPARATION NOTE:

- 1. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE)

NOTE:

- 1. 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).
2. IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH THESE NOTES AND THE UTILITY STANDARDS MANUAL, THE MORE STRINGENT REQUIREMENT APPLIES.

WATER DISTRIBUTION SYSTEMS:

- 1. MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, TESTING, AND DISINFECTION SHALL CONFORM TO THE CITY OF PORT ST LUCIE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS.

WATER AND SEWER UTILITY NOTES:

- 1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION.
10. AIR RELEASE VALVES MAY BE REQUIRED IN ADDITION TO WHAT IS SHOWN ON THE PLANS AND ALSO MAY NEED TO BE MOVED IF HIGH POINTS ARE BUILT IN AREAS OTHER THAN WHAT IS SHOWN ON THE PLANS.

GENERAL STRIPING AND SIGNAGE NOTES:

- 1. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH FDOT AND LATEST EDITION OF MUTCD.

PAVING, GRADING AND DRAINAGE NOTES:

- 1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
3. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR CITY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL REGULATIONS.
4. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
5. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
7. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER.
12. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED.
13. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS.
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS.
15. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL.
17. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK.
18. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING.
19. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE.
20. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS.
21. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.
22. PLOT PLAN ENGINEER/SURVEYOR IS RESPONSIBLE FOR ADJUSTING INDIVIDUAL LOT GRADING AND DRAINAGE STRUCTURE RIM ELEVATIONS WITHIN THE SUBJECT LOT TO ACCOMMODATE LOT SPECIFIC BUILDINGS, BUILDING OPTIONS (PORCHES/LANAIS), AC PADS, AND DRIVEWAYS.
23. FINISHED FLOOR ELEVATIONS (FFE) SHOWN ON THE PLANS IS THE MINIMUM FFE. FFE CAN BE RAISED DURING PLOT PLAN DESIGN BUT CANNOT BE LOWERED.
24. FFE'S DENOTED ON THE PLANS ARE ASSUMED TO BE APPLIED TO THE LOWEST CONCRETE SLAB OF THE PLOT PLANS.
25. AT TIME OF MASTER COMMUNITY INFRASTRUCTURE INSTALLATION, UTILITY SERVICES ARE DESIGNED WITHOUT THE KNOWLEDGE OF INDIVIDUAL PLOT PLANS/FLOOR PLANS/BUILDING OPTIONS.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.
VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVD 88). SUBTRACT 1.56' FROM NAVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.



Know what's below. Call before you dig.

CITY OF PORT ST. LUCIE PROJECT # P25-084 PLSUSD PROJECT # 5211E-21

Table with columns: No., REVISIONS, DATE, BY

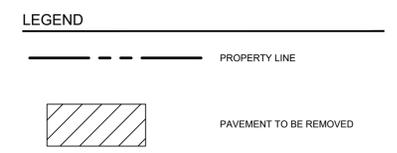
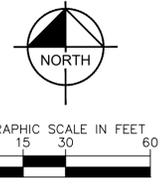
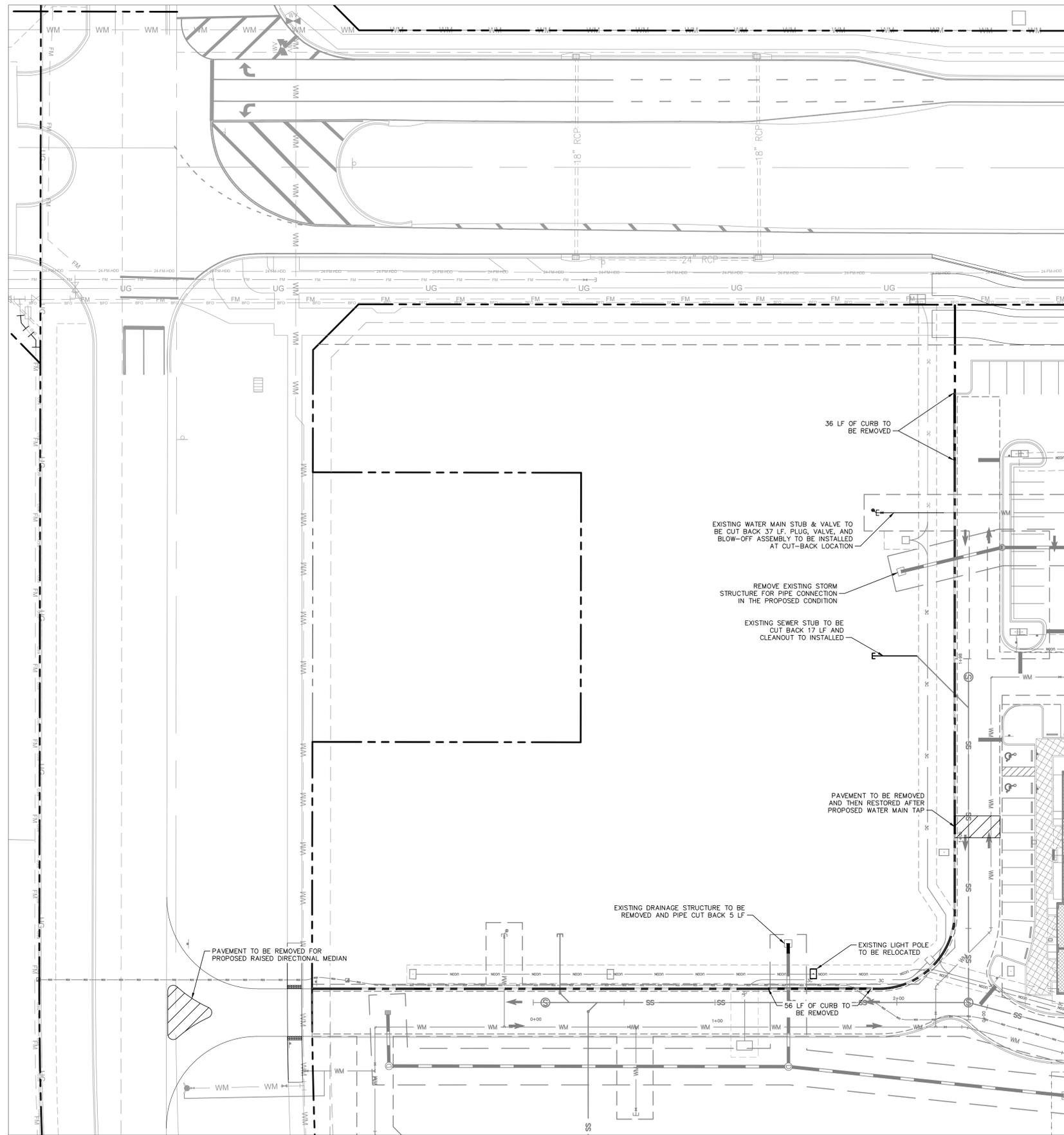
Kimley >>> Horn logo and contact information: 2025 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960

Professional Engineer seal for Christopher J. Hollen, No. 74685, State of Florida

GENERAL NOTES

SG-3 NW OUTPARCEL COMMERCIAL LOT 1 PREPARED FOR PEBB TRADITION SG3, LLC CITY OF PORT ST. LUCIE FLORIDA SHEET NUMBER C-001

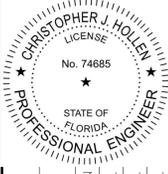
Plotted By: Cyron, Matt - Sheet Set: NW OUTPARCEL - SHOPPES AT THE HEART - LAYOUT: C-050 DEMOLITION PLAN - November 05, 2025 03:01:52pm - K:\VRB - LDEV\147842001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-050 DEMOLITION PLAN - 147842001.dwg  
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- DEMOLITION NOTES**
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
  2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
  3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
  4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
  5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
  6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
  7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
  8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
  9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
  10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
  11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
  12. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
  13. SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.
  14. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
  15. ALL ITEMS NOT CALLED OUT TO BE REMOVED SHALL BE PROTECTED IN PLACE.

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 PHONE: 772-794-4100  
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KHA PROJECT	147942001
DATE	2/24/2025
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

**DEMOLITION PLAN**

**SG-3 NW OUTPARCEL  
 COMMERCIAL LOT 1**  
 PREPARED FOR  
**PEBB TRADITION SG3, LLC**  
 CITY OF PORT ST. LUCIE, FLORIDA



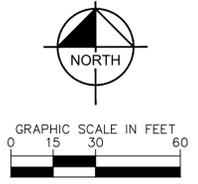
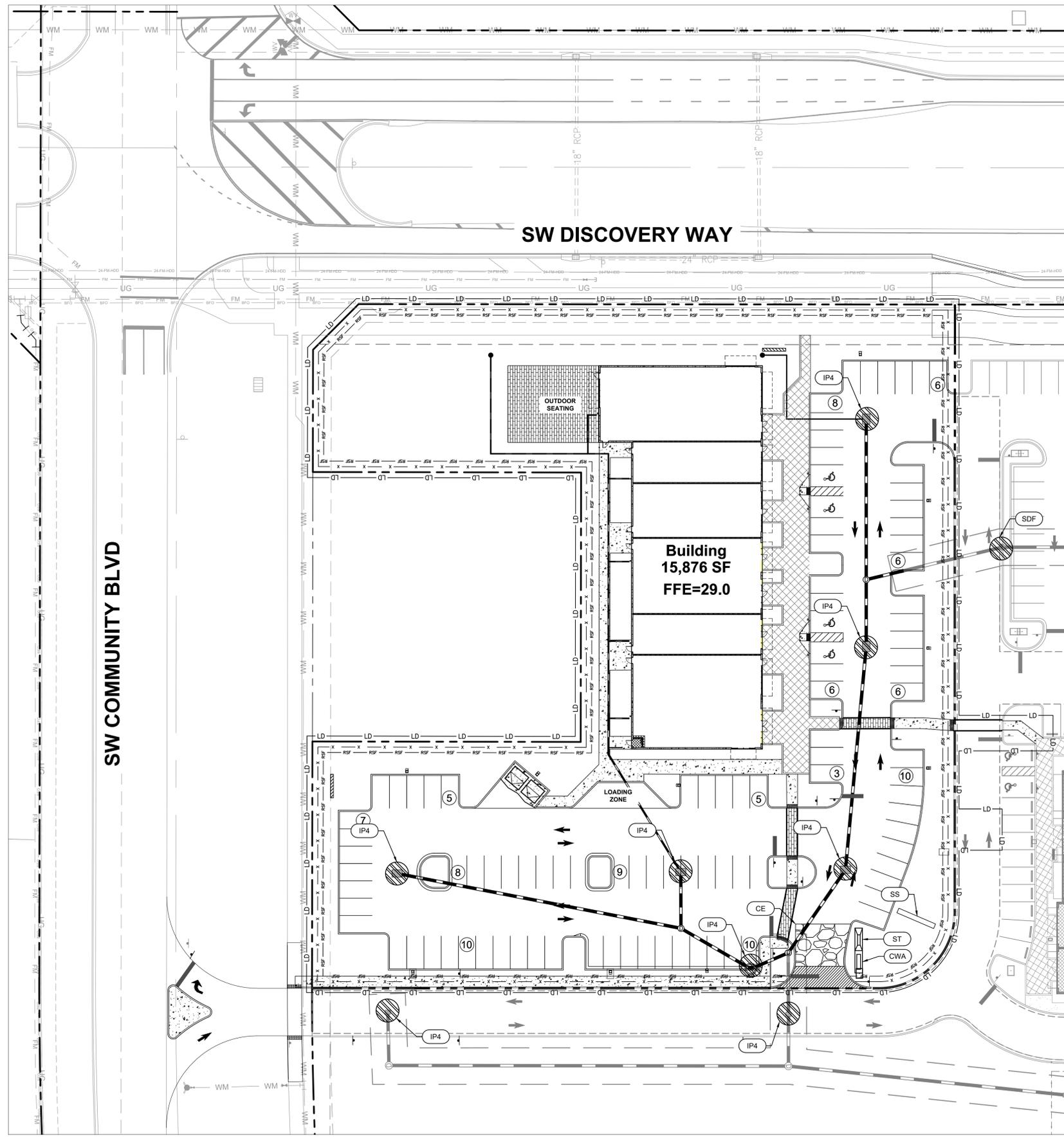
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CITY OF PORT ST. LUCIE PROJECT #  
 P25-084  
 PLSUSD PROJECT #  
 5211E-21

SHEET NUMBER  
**C-050**

Plotted By: Cyron, Matt - Sheet Set: NW Outparcel - Shoppes at the Heart - LAYOUT-C-051 - SWPPP PLAN - November 05, 2025 - 03:02:09pm - K:\VRB\DEVA\147842001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-051 - SWPPP PLAN - 147842001.dwg  
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**EROSION CONTROL LEGEND**

- TEMPORARY CONSTRUCTION EXIT (SEE E&S DETAIL SHEETS)
- PROPOSED CONSTRUCTION FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT (SEE E&S DETAIL SHEETS)
- CONSTRUCTION EXIT/ENTRANCE
- MOBILE CONCRETE WASH AREA
- TEMPORARY SEDIMENT TRAP
- SWPPP INFORMATION SIGN
- SILT FENCE INLET PROTECTION
- SOCK DRAIN INLET SEDIMENT FILTER
- INLET PROTECTION

**LEGEND**

- PROPERTY LINE
- PROPOSED ROADWAY CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET

**SWPPP NOTES**

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND CUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE. ONLY ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.

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VERTICAL DATUM  
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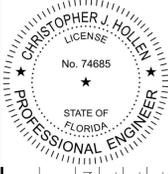


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PSLUSD PROJECT # 5211E-21

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 PHONE: 772-794-4100  
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DATE	2/24/2025
SCALE	AS SHOWN
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**SWPPP PLAN**

SG-3 NW OUTPARCEL  
 COMMERCIAL LOT 1  
 PREPARED FOR  
 PEBB TRADITION SG3, LLC  
 CITY OF PORT ST. LUCIE, FLORIDA

SHEET NUMBER  
**C-051**



CHAPTER 4: BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

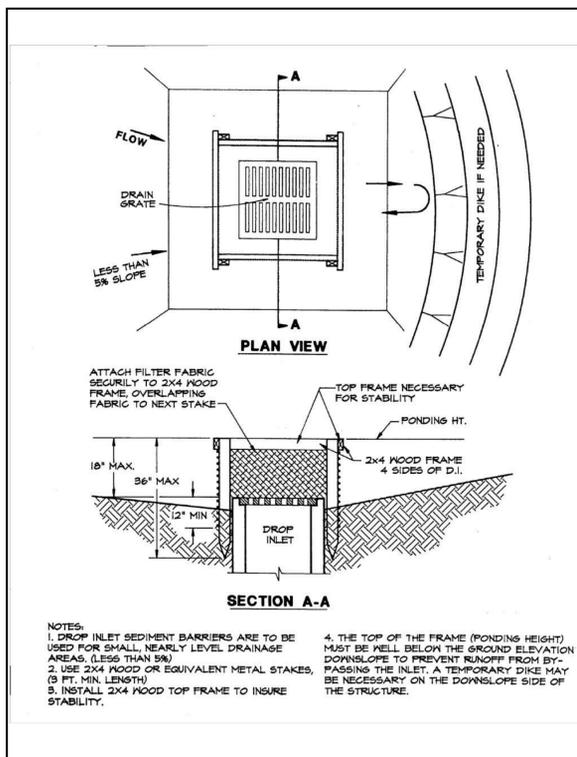


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier  
Source: Erosion Draw

STATE OF FLORIDA EROSION & SEDIMENT CONTROL - DESIGNER & REVIEWER MANUAL

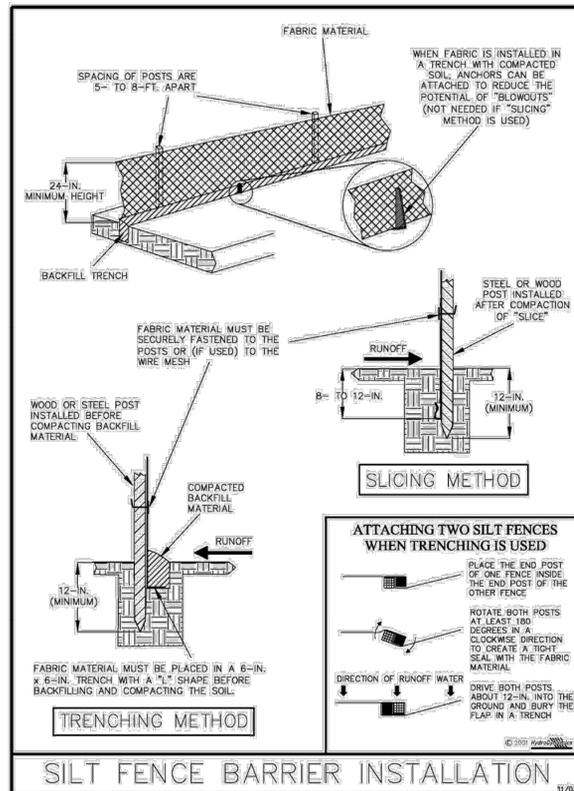


Figure V-40: Illustration of a Silt Fence Barrier

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STATE OF FLORIDA EROSION & SEDIMENT CONTROL - DESIGNER & REVIEWER MANUAL

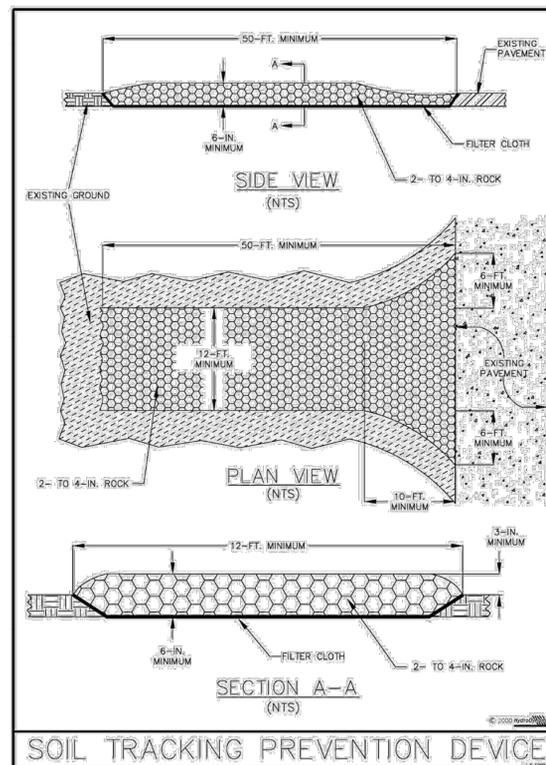
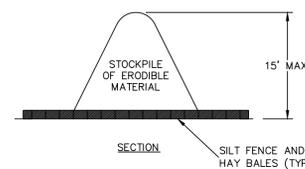
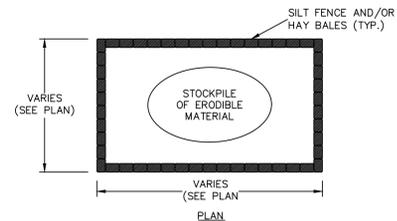


Figure V-52: Illustration of a Soil Tracking Prevention Device

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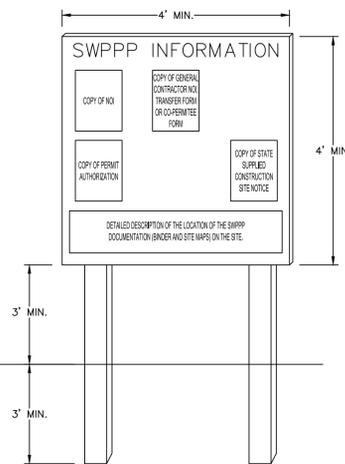
SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL

NOTE: WHEN STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

77

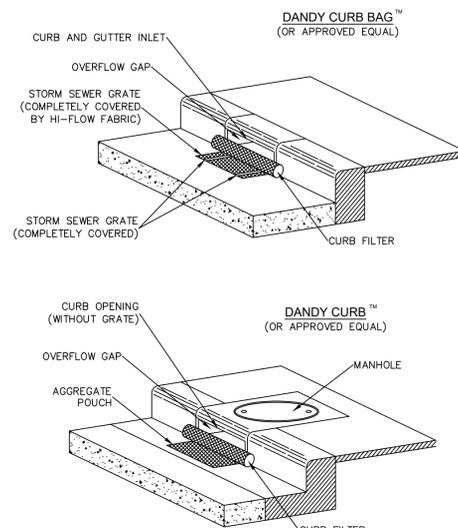
V-7

V-31

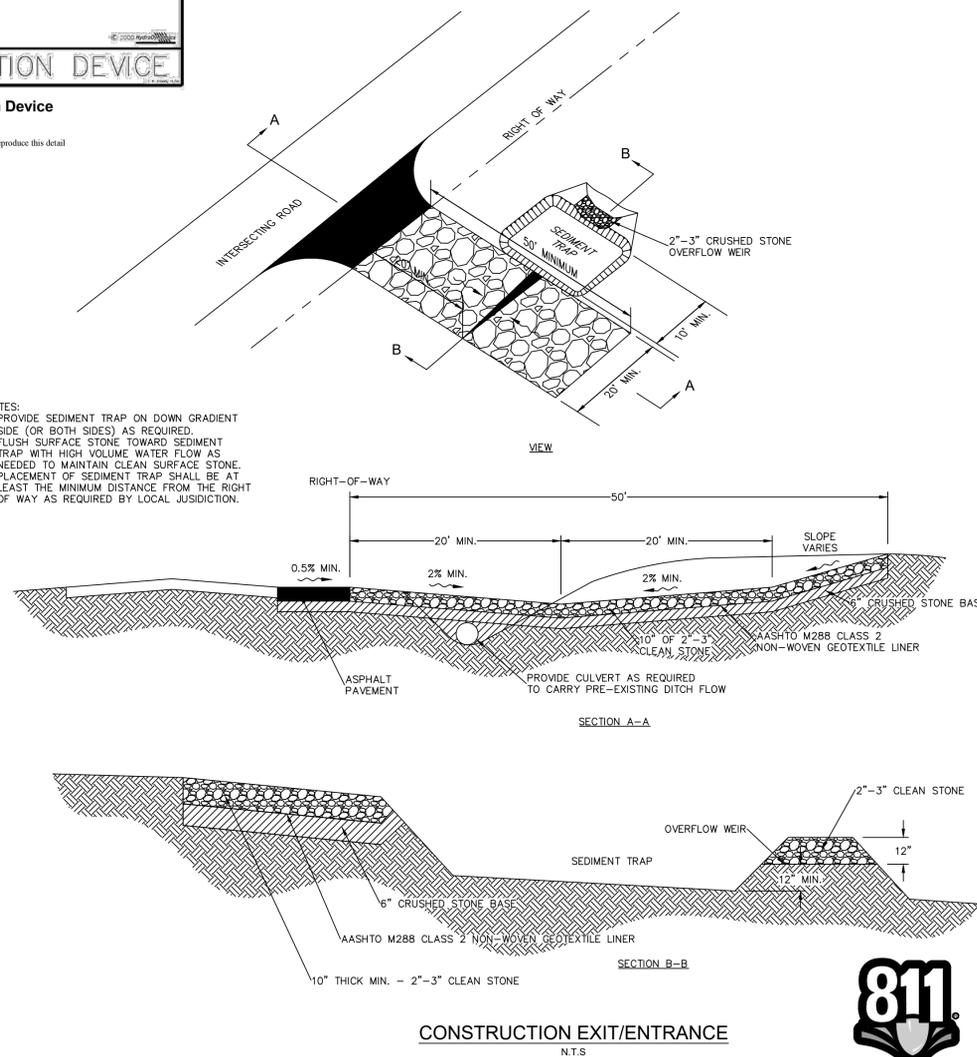


SWPPP INFORMATION SIGN  
N.T.S.

- NOTES:**
- "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
  - SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
  - THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
  - ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
  - CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
  - SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
  - CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



CURB INLET SEDIMENT CONTROL  
N.T.S.



CONSTRUCTION EXIT/ENTRANCE  
N.T.S.

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VERTICAL DATUM  
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PLUSD PROJECT # 5211E-21

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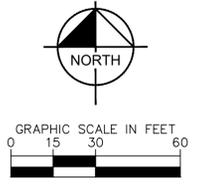
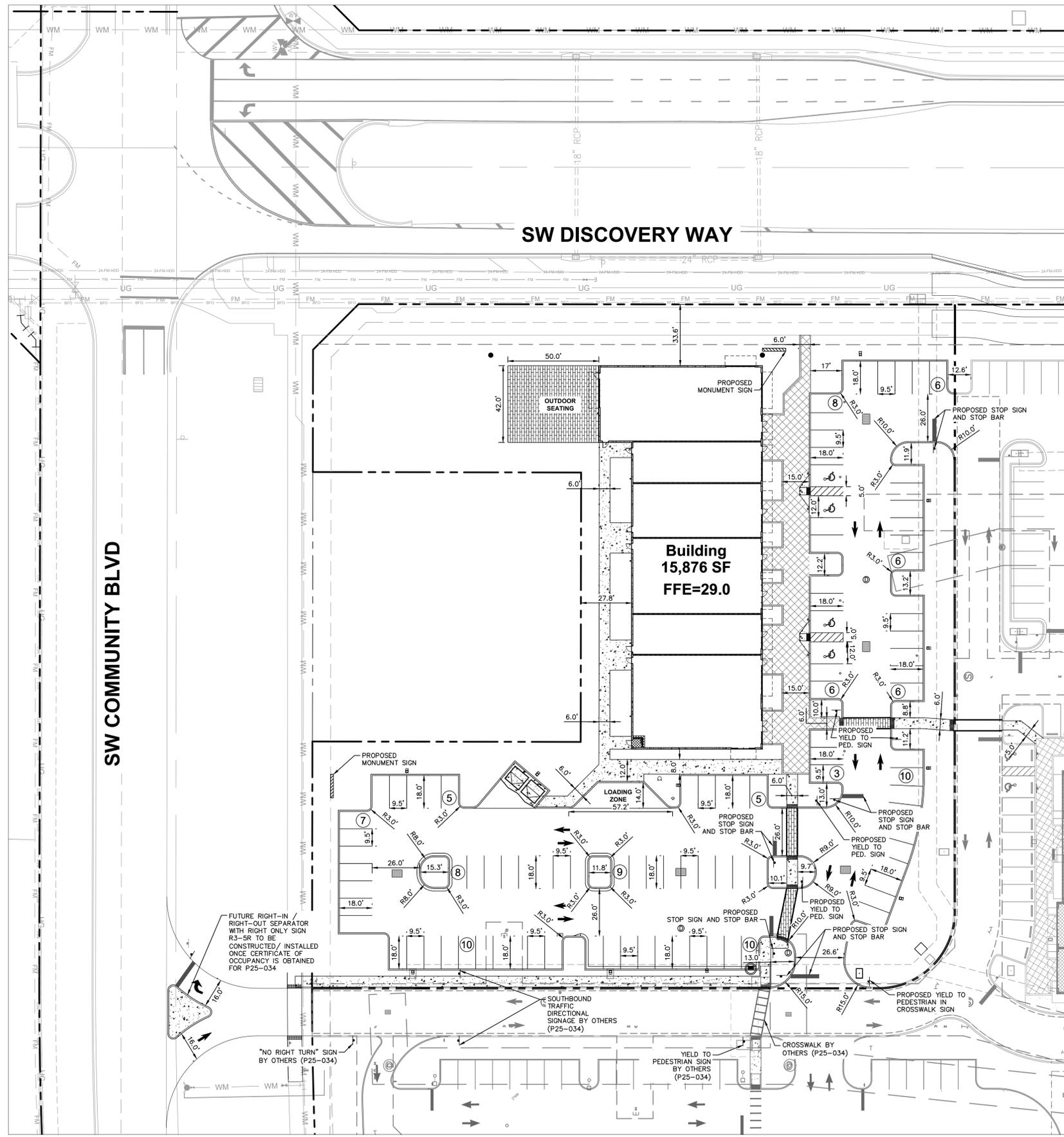
SWPPP DETAILS

SG-3 NW OUTPARCEL  
COMMERCIAL LOT 1  
PREPARED FOR  
PEBB TRADITION SG3, LLC  
CITY OF PORT ST. LUCIE, FLORIDA

SHEET NUMBER  
C-053

Plotted By: Cyron, Matt | Sheet: SWPPP OUTPARCEL - SHOPPES AT THE HEART | Layout: C-053\_SWPPP\_DETAILS | November 05, 2025 | 03:02:19pm | K:\WRB\_LDEV\147842001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-053\_SWPPP\_DETAILS | 147842001.dwg  
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**LEGEND**

	PROPERTY LINE
	PARCEL BOUNDARY
	PROPOSED WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED WATER GATE VALVE
	PROPOSED REDUCER
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER PIPE
	PROPOSED ROADWAY CURB INLET - TYPE P-5
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET TYPE P-9
	PROPOSED TRANSFORMER PAD

**GENERAL NOTES:**

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THE APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS.)
- 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).
- FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
- UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.
- CONTRACTOR TO INSTALL SLEEVES AROUND EXISTING CITY IRRIGATION MAIN LINES RUNNING ACROSS PROPOSED DRIVEWAYS.

SW COMMUNITY BLVD

SW DISCOVERY WAY

Building  
15,876 SF  
FFE=29.0



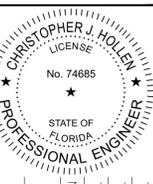
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CITY OF PORT ST. LUCIE PROJECT #  
P25-084  
PSLUSD PROJECT #  
5211E-21

NO.	REVISIONS	DATE	BY

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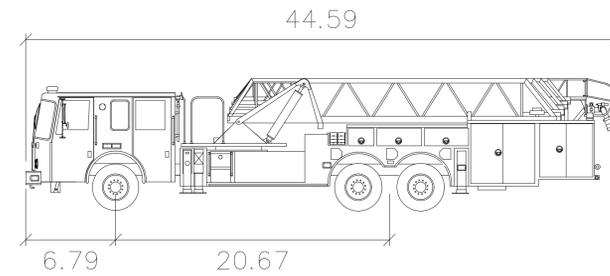
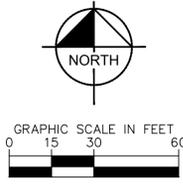
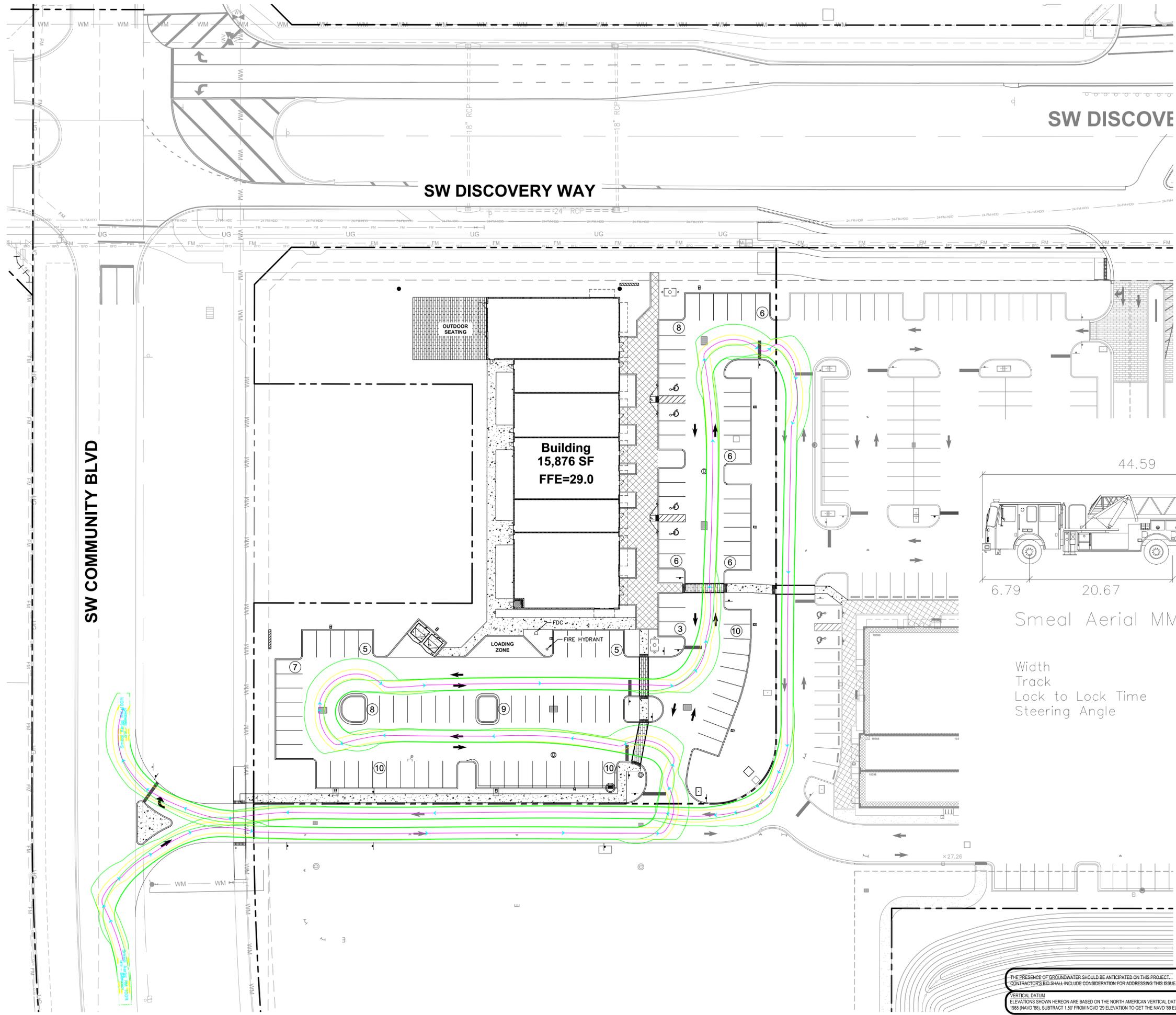
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**HORIZONTAL CONTROL PLAN**

**SG-3 NW OUTPARCEL COMMERCIAL LOT 1**  
PREPARED FOR  
PEBB TRADITION SG3, LLC  
CITY OF PORT ST. LUCIE, FLORIDA

SHEET NUMBER  
**C-100**

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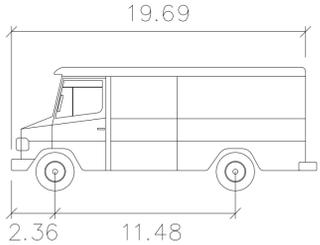
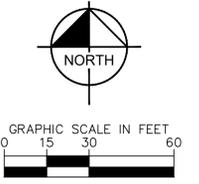
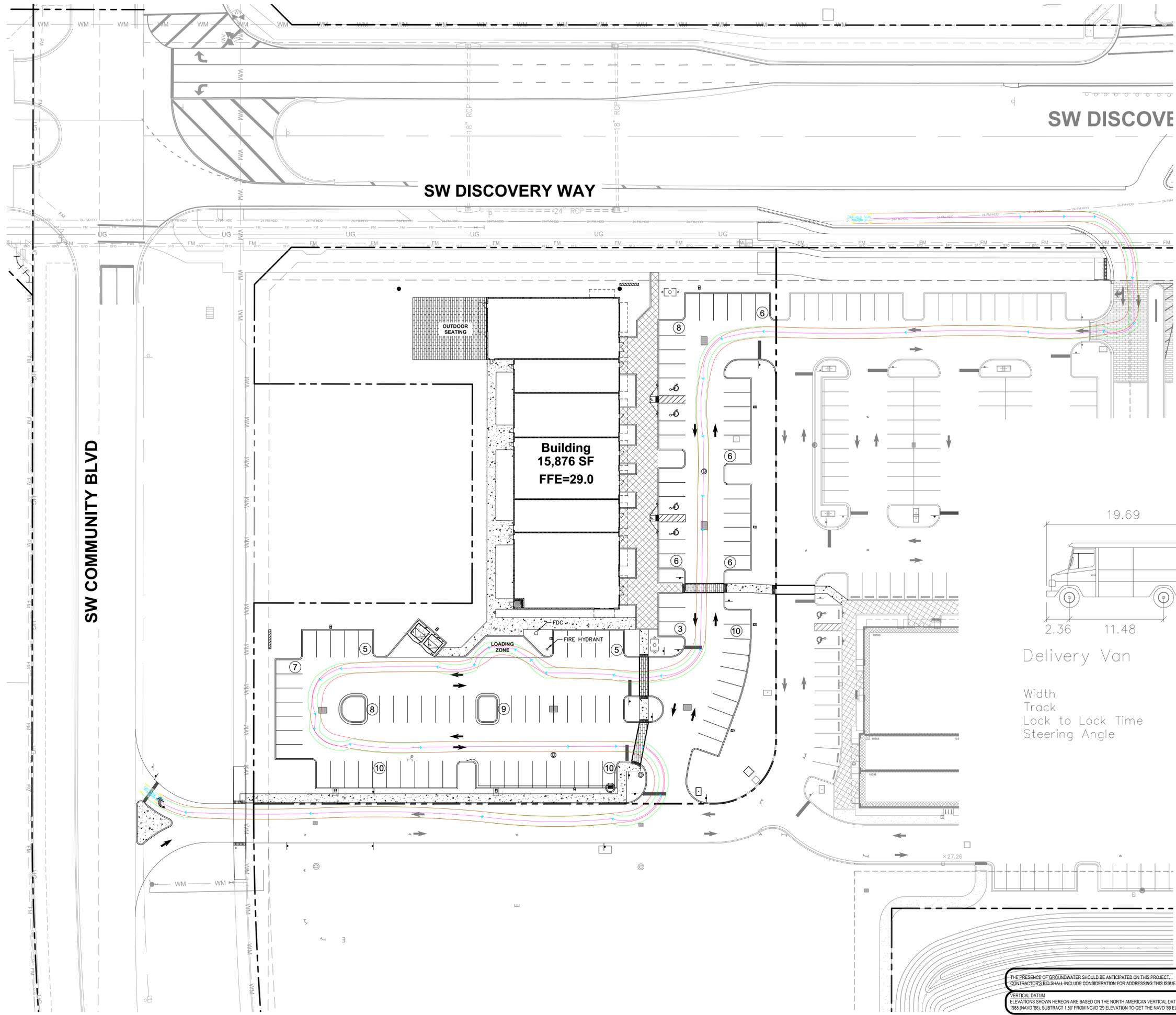
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# TRUCK TURN PLAN

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PEBB TRADITION SG3, LLC  
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER  
**C-105**

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Delivery Van

Width	: 6.89
Track	: 6.89
Lock to Lock Time	: 6.0
Steering Angle	: 46.2



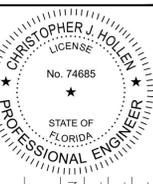
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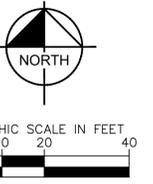
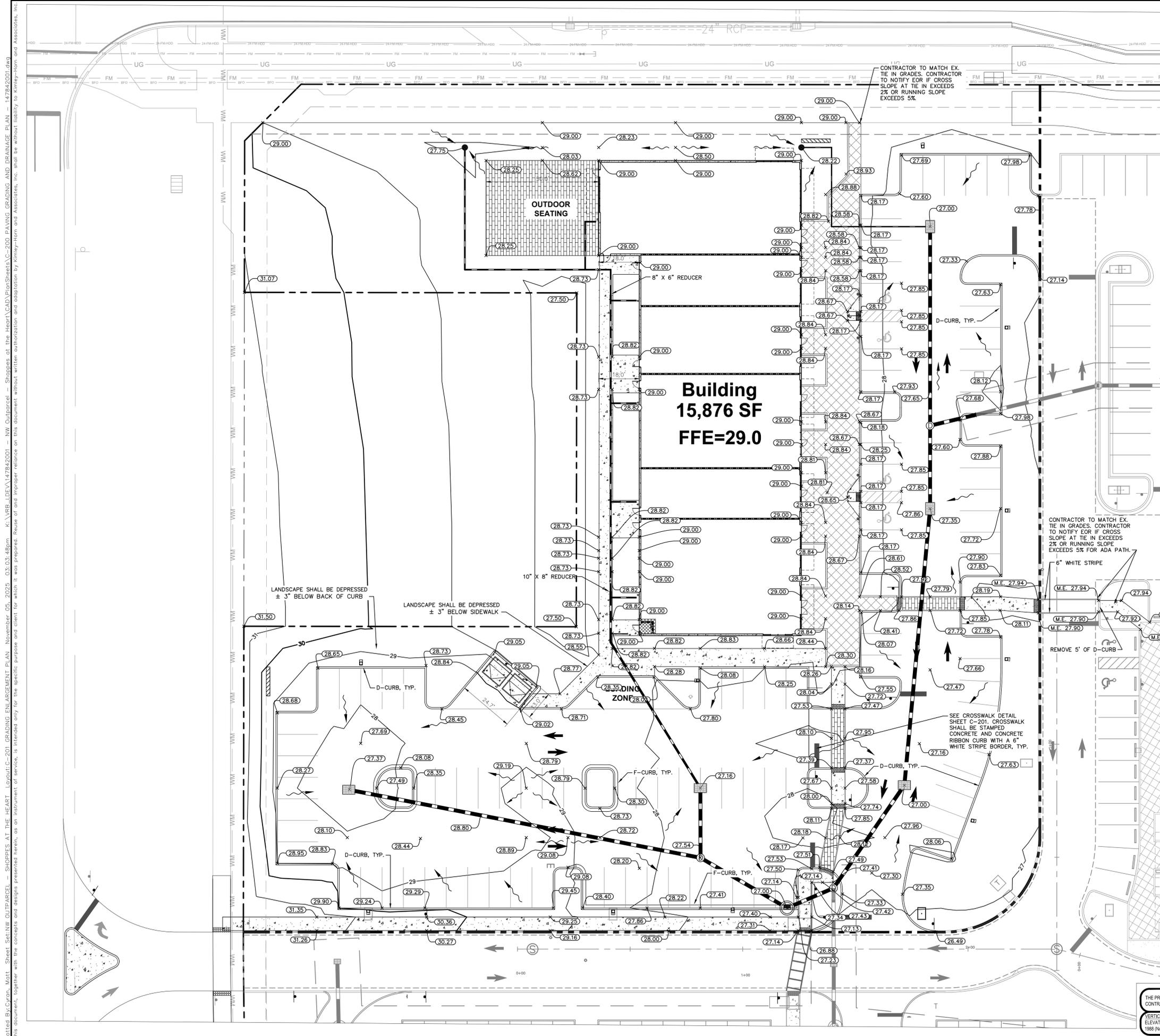
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# DELIVERY TRUCK TURN PLAN

SG-3 NW OUTPARCEL  
COMMERCIAL LOT 1  
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PEBB TRADITION SG3, LLC  
CITY OF PORT ST. LUCIE, FLORIDA

SHEET NUMBER  
**C-106**



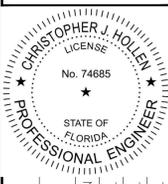


**LEGEND**

---	PROPERTY LINE
- - - -	PARCEL BOUNDARY
— W — W —	PROPOSED WATER MAIN
— S — S —	PROPOSED WATER SERVICE
— G — G —	PROPOSED WATER GATE VALVE
— R — R —	PROPOSED REDUCER
— H — H —	PROPOSED FIRE HYDRANT ASSEMBLY
— S —	PROPOSED SANITARY SEWER
— SS —	PROPOSED SANITARY SEWER MAIN
— S — S —	PROPOSED STORM SEWER PIPE
—	PROPOSED ROADWAY CURB
—	INLET - TYPE P-5
—	PROPOSED STORM MANHOLE
—	PROPOSED CATCH BASIN
—	PROPOSED CURB INLET TYPE P-9
—	PROPOSED TRANSFORMER PAD
—	EXISTING ASPHALT
—	PROPOSED ASPHALT (STANDARD DUTY)
—	STAMPED CONCRETE - DETAIL ON SHEET C-205
—	PAVERS - SEE HARDSCAPE PLANS BY OTHERS

- GENERAL NOTES:**
- MINIMUM CROWN OF ROAD = 27.00'
  - MINIMUM FINISHED FLOOR ELEV. = 28.50'
  - CONTRACTOR TO MATCH EX. TIE IN GRADES. CONTRACTOR TO NOTIFY EOR IF CROSS SLOPE AT THE IN EXCEEDS 2% OR RUNNING SLOPE EXCEEDS 5%.
  - CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
  - CONTRACTOR TO REFER TO FOOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 425-001, 425-010, 425-020, 425-021, 425-024, 425-052, AND 425-053 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
  - ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
  - CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS TO MATCH PROPOSED FINISHED GRADE OF ANY EXISTING UTILITIES TO REMAIN THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
  - ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
  - ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
  - SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH, 6" RISE, AND 1:12 SLOPE. LANDINGS ASSOCIATED WITH RAMPS AND AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. MINIMUM GRADE ON SIDEWALKS IN THE FIRST TEN (10) FEET ADJACENT TO BUILDINGS SHALL BE 1.5% MINIMUM.
  - SPOT ELEVATIONS ARE AT BOTTOMFACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING GRADES AND DRAINAGE HAVE BEEN TAKEN FROM A SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED APRIL 28, 2020. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "LB 7062", SAID POINT BEING A MAG NAIL AND DISK STAMPED "LB 7062", BENCHMARK #2 PER ARCADIS GRANDE PALMS BOUNDARY AND TOPOGRAPHIC SURVEY. SITE BENCHMARKS ARE AS SHOWN.
  - HDPE STORM PIPE-CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE STORM DRAINAGE PIPE INSTALLATION MANUAL AND SPECIFICATIONS AND COMPLYING WITH ALL MANUFACTURER'S INSTALLATION PROCEDURES AND REQUIREMENTS. TESTING OF BACKFILL MATERIAL AND COMPACTION OF BACKFILL MATERIAL IS THE CONTRACTOR'S RESPONSIBILITY.
  - ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FOOT INLET #430-001. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL. EXISTING STORM INLETS AND PIPES ON PROPERTY TO BE JETTED AND CLEANED PRIOR TO ENGINEER'S ACCEPTANCE OF SYSTEM.
  - CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION ACTIVITY.
  - CONTRACTOR TO ENSURE POSITIVE RUNOFF FROM THE BUILDING. PAVING SHALL BE FREE OF PONDING AND MAINTAIN POSITIVE OUTFALL TO THE DRAINAGE SYSTEM. CONTRACTOR SHALL FIELD VERIFY EXISTING DRAINAGE PATTERNS AND TIE-IN GRADES AND ALERT OWNER AND ENGINEER SHOULD ANY CONFLICTS ARISE.
  - DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
  - ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
  - ALL SIDEWALKS BEHIND AND ADJACENT TO LANDSCAPE ISLANDS WILL BE SLOPED TO PREVENT STANDING WATER ALONG THE LANDSCAPE ISLAND.
  - CONTRACTOR TO REFER TO THE ARCHITECTURAL PLANS FOR BUILDING EXTERIOR WALL AND SIDING MATERIAL TO DETERMINE THE GRADING FROM BUILDING FEE FOUNDATION AND IF AN INSPECTION STRIP IS REQUIRED.
  - ALL CURBS TO HAVE VERTICAL SAWCUT JOINTS EVERY TEN FEET (10').
  - ALL CURBS TO BE BROOM FINISHED VERTICALLY.
  - ALL SIDEWALKS NEED TO BE BROOM FINISHED PERPENDICULAR TO THE TRAFFIC FLOW.
  - ALL BUILDING DOWNSPOUTS TO BE INSTALLED TO COLLECT OR SHEETFLOW ROOF RUN OFF TO ON-SITE DRAINAGE SYSTEM.

**Kimley»Horn**  
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT  
147942001  
DATE  
2/24/2025  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

**GRADING ENLARGEMENT PLAN**

**SG-3 NW OUTPARCEL COMMERCIAL LOT 1**  
 PREPARED FOR  
**PEBB TRADITION SG3, LLC**  
 CITY OF PORT ST. LUCIE, FLORIDA



Know what's below.  
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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.  
 VERTICAL DATUM  
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SUBTRACT 1.50' FROM NAVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.

CITY OF PORT ST. LUCIE PROJECT #  
P25-084  
P.L.S.U.D. PROJECT #  
5211E-21

SHEET NUMBER  
**C-201**

Plotted By: Byron, Matt. Sheet Set: NW OUTPARCEL - SHOPPES AT THE HEART. Layout: C-201 GRADING ENLARGEMENT PLAN. November 05, 2025. 03:03:48pm. K:\WEB\LOEVA\147942001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-200 PAVING GRADING AND DRAINAGE PLAN - 147942001.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# Saddle Gasket

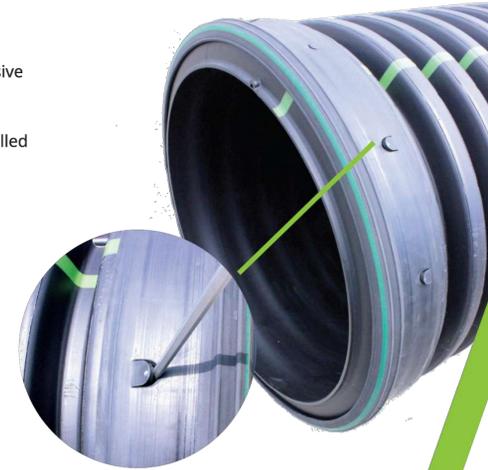
Advanced Drainage Systems introduces a new saddle gasket that will save on installation time. The gasket fits pipe diameters 12"-36" (300-900 mm) and is used for dual wall N-12® (HDPE) and HP Storm (PP). The gasket and pipe can then be installed into the bells of Nyloplast® basins or fittings.

## Features & Benefits

- Gaskets fits dual wall N-12 (HDPE) and HP Storm (PP) pipe
- Pry hole technology for 24"-36" (600-900 mm) is ADS exclusive
- Watertight performance per ASTM D3212
- Product simplification
- Audible "snap" to know when saddle gasket has been installed properly onto pipe
- Manufactured in the U.S.A.

## Significant Installation Time Savings

Diameter in (mm)	Valley Gasket Install Time (People Needed)	Saddle Gasket Install Time (People Needed)
12-18 (300-450)	5-10 minutes (1)	<5 minutes (1)
24-30 (600-750)	20+ minutes (2)	<5 minutes (1)
36 (900)	30+ minutes (2+)	<5 minutes (1)



Pictured above is a 24"-36" (600-900 mm) saddle gasket.

## Gasket Comparison

Size in (mm)	New Gasket Code	Old Gasket Code
12 (300)	1258AG	1259AG
15 (375)	1558AG	1559AG
18 (450)	1858AG	1859AG
		1859AGL
		2459AG
24 (600)	2458AG 2458AGL 2458AGHPEP	2459AGL
		2459AGLHP
		2459AGLMH
30 (750)	3058AG	3063MG
36 (900)	3658AG	3660MG
		3665MG

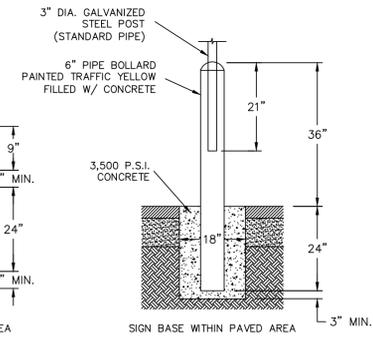
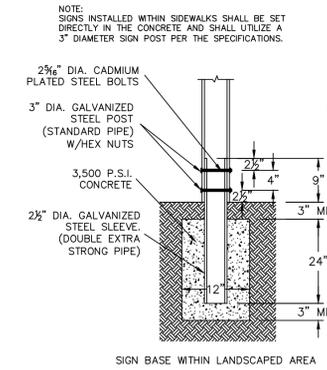
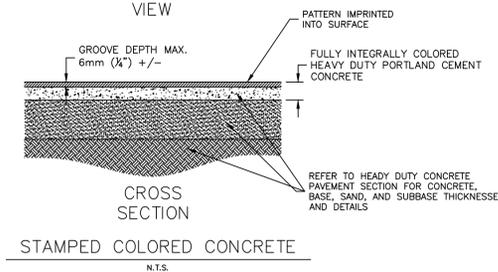
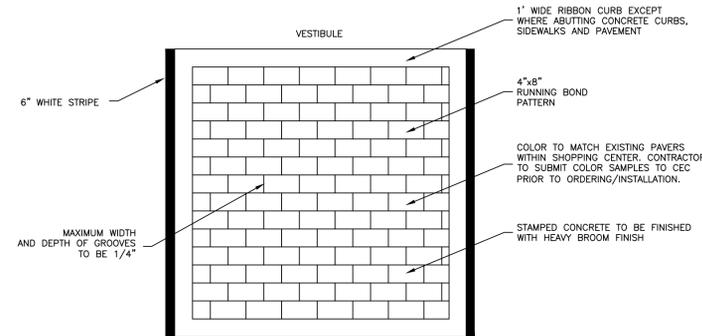
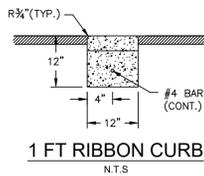
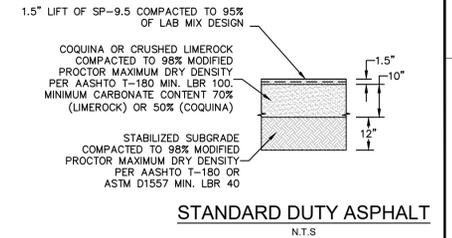
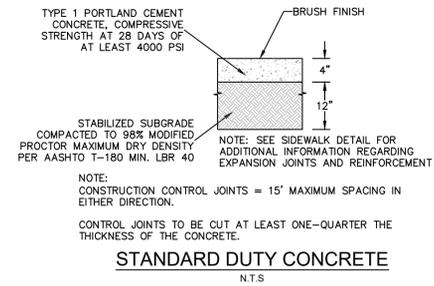
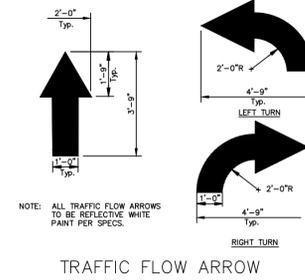


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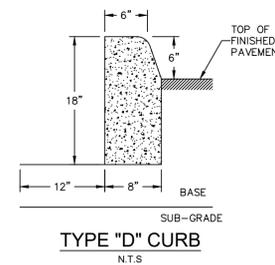
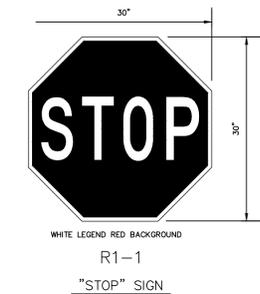
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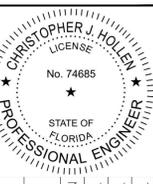
Scan QR code to view 24"-36" (600-900 mm) install video.



NOTES:  
1. BOTH SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST MUTCD EDITION. WARNING SIGNS W11-2 (TOP) & W16-7P (BOTTOM) WITH A BLACK LEGEND ON A FLUORESCENT YELLOW-GREEN BACKGROUND.



**Kimley»Horn**  
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REGISTRY NO. 35106



KHA PROJECT: 147942001  
DATE: 2/24/2025  
SCALE: AS SHOWN  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

PAVING GRADING AND DRAINAGE DETAILS

SG-3 NW OUTPARCEL COMMERCIAL LOT 1  
PREPARED FOR: PEBB TRADITION SG3, LLC  
CITY OF PORT ST. LUCIE, FLORIDA



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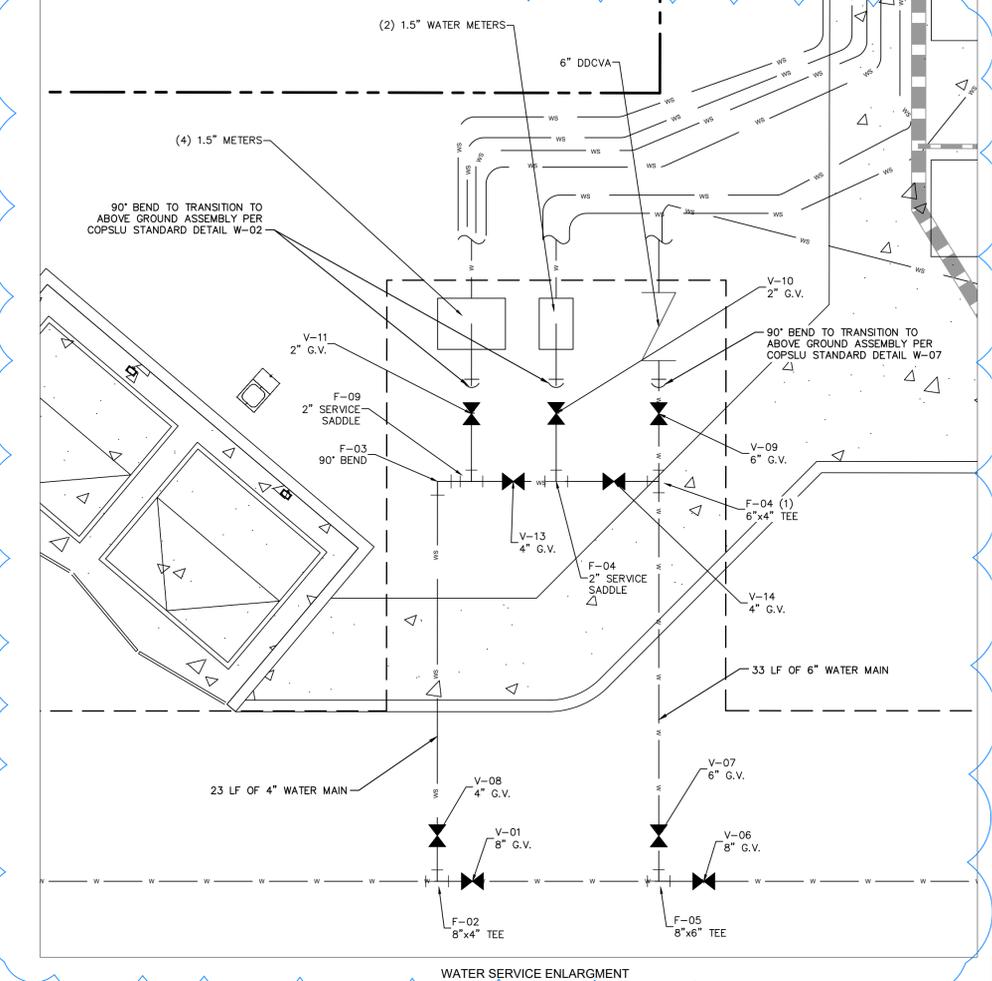
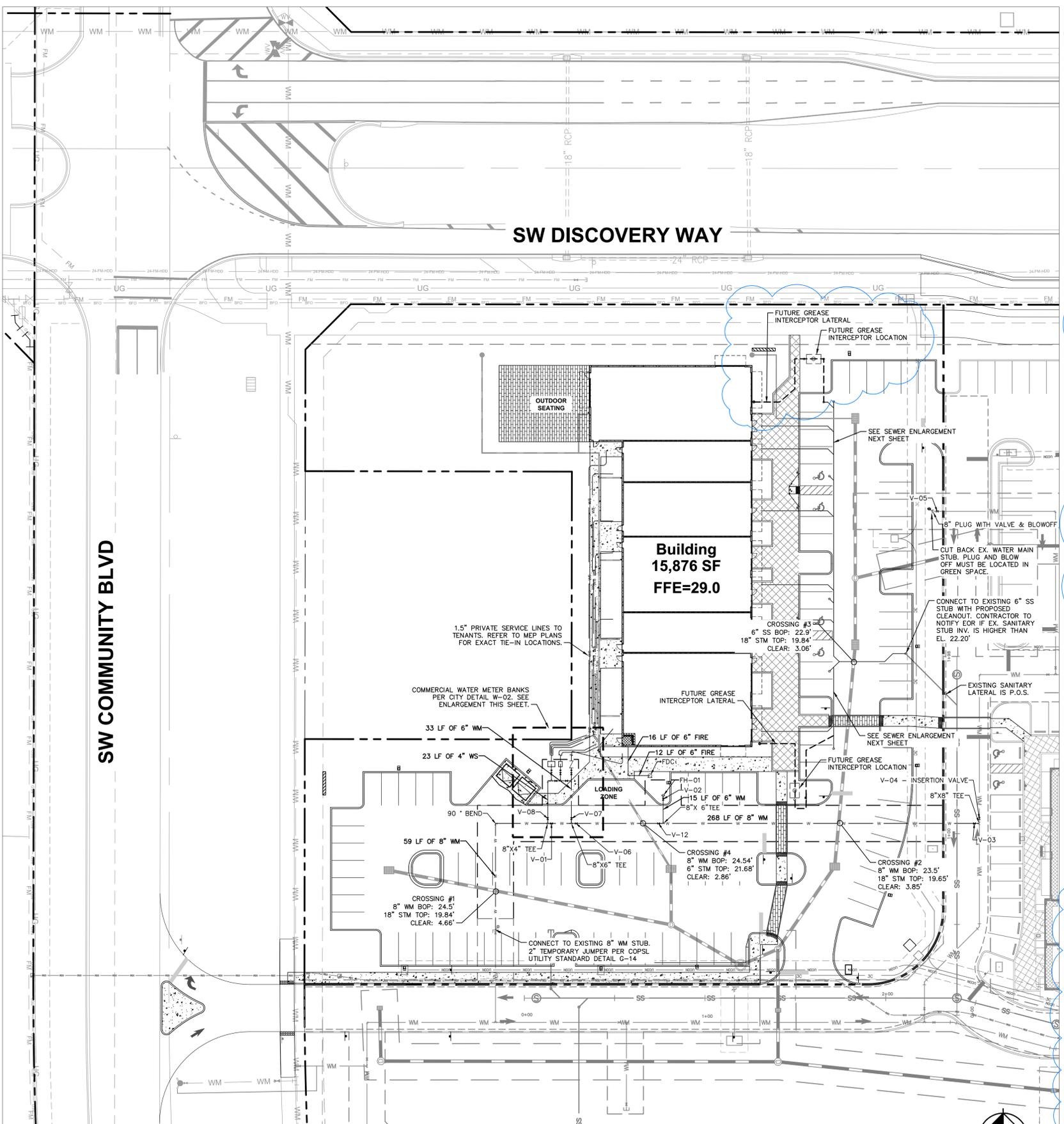
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.  
VERTICAL DATUM ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVD 88). SUBTRACT 1.50' FROM NAVD 88 ELEVATION TO GET THE NAVD 89 ELEVATION.

CITY OF PORT ST. LUCIE PROJECT # P25-084  
PLUSD PROJECT # S211E-21

SHEET NUMBER C-205

Plotted By: Cyron, Matt | Sheet Set: NW OUTPARCEL - SHOPPING AT THE HEART | LAYOUT: C-205 PAVING GRADING AND DRAINAGE DETAILS | November 05, 2025 | 03:03:53pm | K:\VRR\_LDEV\147842001 - NW Outparcel - Shopping at the Heart\CAD\PlanSheets\C-205 PAVING GRADING AND DRAINAGE NOTES - 147842001.dwg | This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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- GENERAL NOTES:**
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
  - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
PVC SDR35 PER ASTM D 3034.
  - GRAVITY SEWER AT DEPTHS GREATER THAN 15 FEET, THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATION FOR PRESSURE PIPE MAINS. (C-900, DR-18, PRESSURE CLASS 235) (PER PLSUD USM PAGE 61, LINE 18)
  - WATER LINES SHALL BE AS FOLLOWS:  
PVC C-900, DR-18 PER PLSUD USM PAGE 60 LINE 44.
  - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
  - ALL UTILITIES SHOULD BE KEPT TEN (10) FEET APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
  - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" AND A MAXIMUM OF 5'-0" COVER ON ALL WATER LINES.
  - UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  - TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
  - ALL CONCRETE FOR ENCASUREMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
  - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
  - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES PLSUD WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
  - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
  - REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  - UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
  - ALL PLSUD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES INCLUDING LIGHT POLES AND A VERTICAL SEPARATION OF AT LEAST 18" INCLUDING FOOTERS.

PLAN ID	SIZE (IN.)	TYPE	FLUID	MANUF.	MODEL	DATE	# TURNS	PLSUD
V-01	8"	G.V.	WATER					
V-02	6"	G.V.	WATER					
V-03	8"	G.V.	WATER					
V-04	8"	G.V.	WATER					
V-05	8"	G.V.	WATER					
V-06	8"	G.V.	WATER					
V-07	6"	G.V.	WATER					
V-08	4"	G.V.	WATER					
V-09	6"	G.V.	WATER					
V-10	2"	G.V.	WATER					
V-11	2"	G.V.	WATER					
V-12	8"	G.V.	WATER					
V-13	4"	G.V.	WATER					
V-14	4"	G.V.	WATER					

UTILITY TABLE	
WATERMAIN	
FIRE HYDRANTS	1
8" WATERMAIN	327 LF
6" WATERMAIN	48 LF

**LEGEND**

	PROPERTY LINE		PROPOSED SANITARY SEWER MANHOLE		PROPOSED STORM MANHOLE
	PARCEL BOUNDARY		PROPOSED SANITARY LATERAL		PROPOSED CATCH BASIN
	PROPOSED WATER MAIN		PROPOSED STORM SEWER PIPE		PROPOSED CURB INLET TYPE P-9
	PROPOSED WATER SERVICE		PROPOSED ROADWAY CURB INLET - TYPE P-5		PROPOSED TRANSFORMER PAD
	PROPOSED WATER GATE VALVE				
	PROPOSED REDUCER				
	PROPOSED FIRE HYDRANT ASSEMBLY				

**GRAPHIC SCALE IN FEET**  
0 15 30 60

**NORTH**

SG-3 NW OUTPARCEL  
COMMERCIAL LOT 1  
PREPARED FOR  
PEBB TRADITION SG3, LLC  
CITY OF PORT ST. LUCIE  
FLORIDA

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REGISTRY NO. 35106

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SCALE: AS SHOWN  
DESIGNED BY: [Redacted]  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]

**WATER AND SEWER  
UTILITY PLAN**

PROJECT NO. 147942001

DATE: 2/24/2025

SCALE: AS SHOWN

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

**811**  
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CITY OF PORT ST. LUCIE PROJECT # P25-084  
PLSUD PROJECT # 5211E-21

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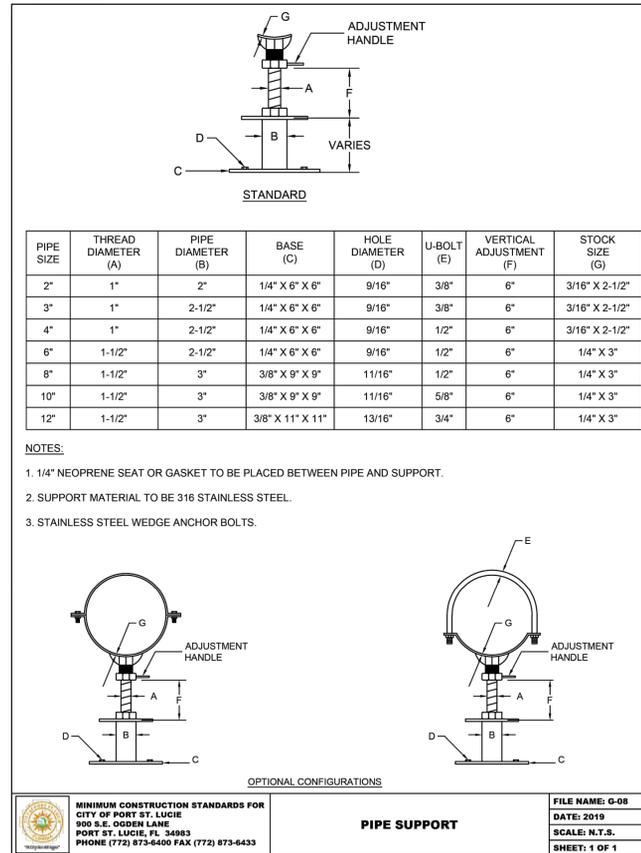
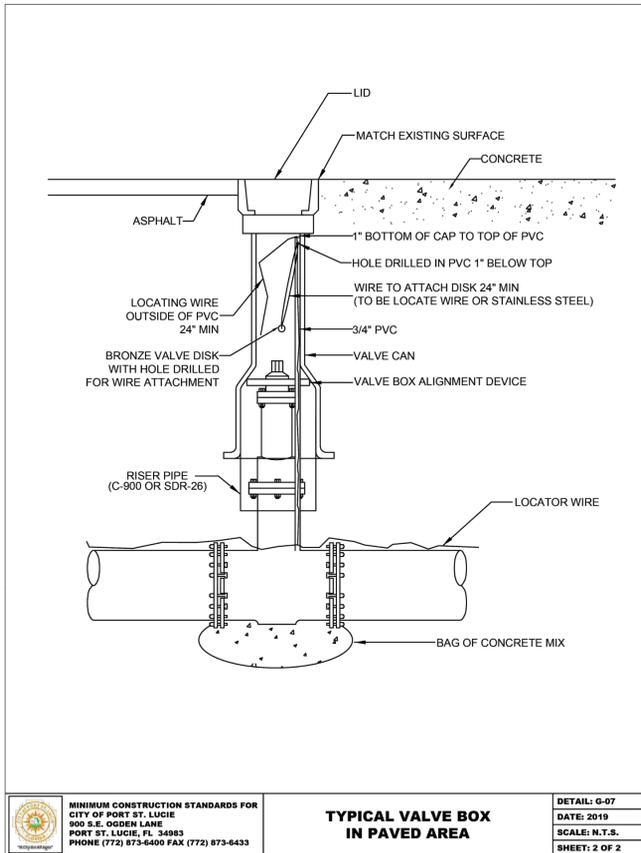
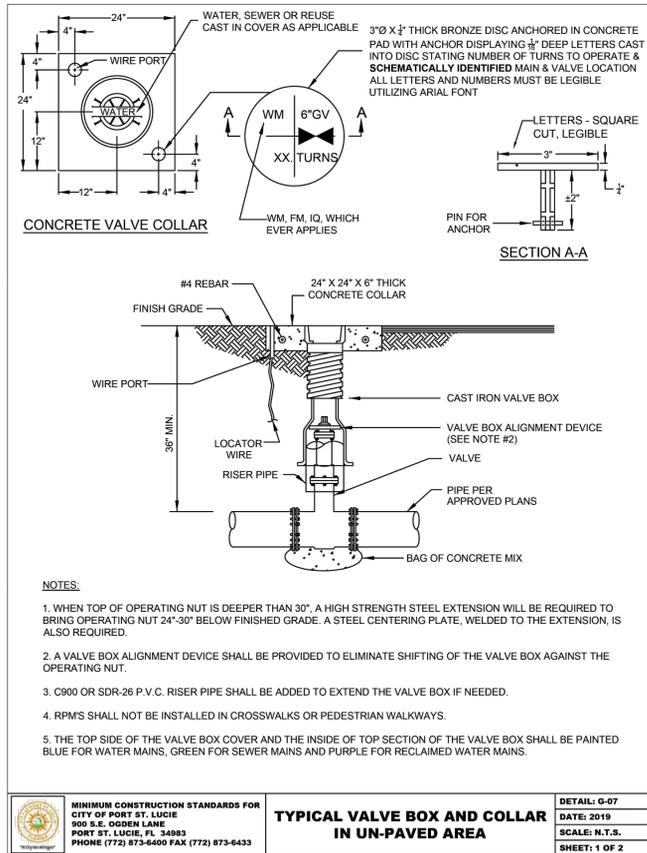
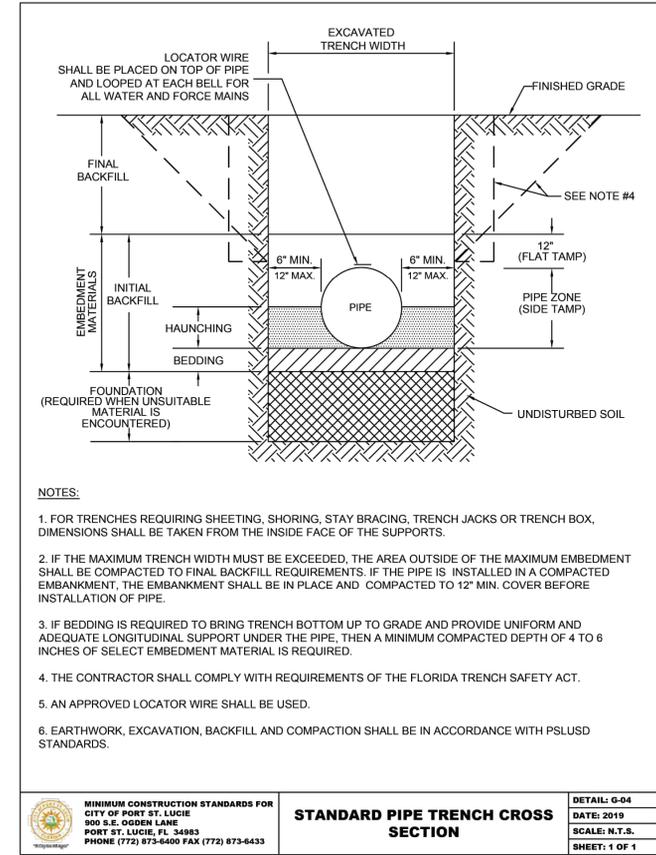
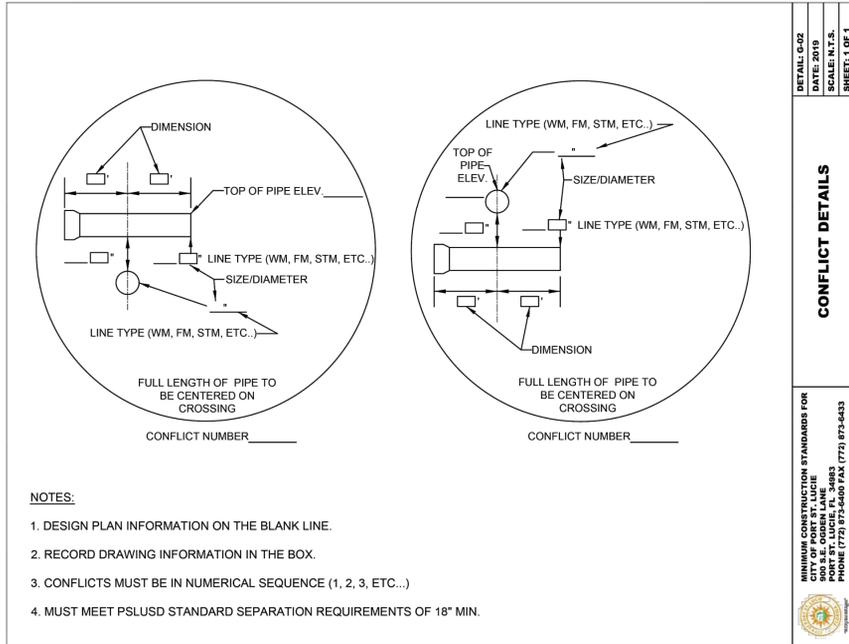
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**C-300**



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MINIMUM SEPARATION BETWEEN PSLUSD FACILITIES AND OTHER UTILITIES			
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (2), (3), VACUUM SANITARY SERVICE, STORM SEWER, STORM SEWER FORCE MAIN	 10' MINIMUM	 18' MINIMUM	 6' MINIMUM
ALL OTHER FACILITIES, INCLUDING BUT NOT LIMITED TO: TELEPHONE, CABLE TV, POWER, ETC.	 5' MINIMUM	 18' MINIMUM	 3' MINIMUM
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10' MINIMUM	.....	.....

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



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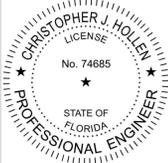


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CITY OF PORT ST. LUCIE PROJECT # P25-084  
 PSLUSD PROJECT # S211E-21

**Kimley-Horn**

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KHA PROJECT 147942001  
 DATE 2/24/2025  
 SCALE AS SHOWN  
 DESIGNED BY  
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CITY OF PORT ST. LUCIE UTILITY  
 LUCIE UTILITY  
 DETAILS

SG-3 NW OUTPARCEL  
 COMMERCIAL LOT 1  
 PREPARED FOR  
 PEBB TRADITION SG3, LLC  
 CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER  
**C-305**

NO.	REVISIONS	DATE	BY

Plotted By: Cyron, Matt - Sheet: SG-3 NW OUTPARCEL - SHOPPES AT THE HEART - LUCIE UTILITY DETAILS - November 05, 2025 - 03:04:49pm - K:\VRB\_LUCIE\147842001 - NW Outparcel - Shoppes at the Heart\CAD PlantSheets\C-301 CITY OF PORT ST. LUCIE UTILITY DETAILS - 147842001.dwg  
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### HORIZONTAL BENDS

DIAMETER	HORIZONTAL - L (FEET)					TEE* (BRANCH)	VALVES OR DEAD END
	11-1/4"	22-1/2"	45°	90°	11-1/4"		
4"	2	4	8	18	20	39	39
6"	3	5	11	25	36	55	55
8"	4	7	14	33	52	72	72
10"	4	8	16	39	65	87	87
12"	5	9	19	45	80	102	102
14"	6	11	21	51	93	116	116
16"	6	12	24	57	107	131	131
18"	7	13	26	63	120	145	145
20"	7	14	29	68	133	159	159
24"	8	16	33	79	157	185	185
30"	10	19	39	93	192	222	222
36"	11	21	44	106	225	257	257
42"	12	24	49	117	254	289	289
48"	13	26	53	128	283	321	321

**NOTES:**

- THE REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:
  - SOIL CONDITIONS: SILTY SAND (SM)
  - TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
  - MINIMUM COVER: 3 FT
  - SAFETY FACTOR: 1.5
  - TEST PRESSURE: 150 PSI
  - \* SIZE ON SIZE TEE & 5' LENGTH ALONG RUN
- IF FIELD CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS BASED ON THE FIELD CONDITION FOR REVIEW AND APPROVAL OF PSLUSD.

**MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE**  
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**PIPELINE RESTRAINT REQUIREMENTS (HORIZONTAL)**

**DETAIL: G-09**  
 DATE: 2019  
 SCALE: N.T.S.  
 SHEET: 1 OF 3

### VERTICAL BENDS

DIAMETER	VERTICAL OFFSET - L (FEET)							
	11-1/4"		22-1/2"		45°		90°	
	UPPER BEND	LOWER BEND	UPPER BEND	LOWER BEND	UPPER BEND	LOWER BEND	UPPER BEND	LOWER BEND
4"	4	2	8	3	17	5	39	11
6"	6	2	11	4	23	7	55	15
8"	8	2	15	4	30	9	72	20
10"	9	3	18	5	36	10	87	24
12"	11	3	21	6	43	12	102	28
14"	12	4	24	7	49	14	116	32
16"	13	4	27	8	55	16	131	36
18"	15	4	29	8	60	17	145	40
20"	16	5	32	9	66	18	158	44
24"	19	6	37	11	77	22	185	51
30"	22	7	45	13	92	26	222	62
36"	26	8	52	15	107	30	256	71
42"	29	8	58	16	120	34	289	80
48"	32	9	64	18	133	37	320	89

**NOTES:**

- THE REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:
  - SOIL CONDITIONS: SILTY SAND (SM)
  - TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
  - UPPER SIDE MINIMUM COVER: 3 FT
  - LOWER SIDE MINIMUM COVER: 5 FT
  - SAFETY FACTOR: 1.5
  - TEST PRESSURE: 150 PSI
- WHEN CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS FOR REVIEW AND APPROVAL OF PSLUSD.
- ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.

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**PIPELINE RESTRAINT REQUIREMENTS (VERTICAL)**

**DETAIL: G-09**  
 DATE: 2019  
 SCALE: N.T.S.  
 SHEET: 2 OF 3

### REDUCER

DIAMETER	L = RETAINED LENGTH AT LARGER SIZE OF REDUCER (FEET)													
	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
4"		29	52	71	89	105	121	136	151	179	217	253	285	318
6"			31	53	74	93	111	127	143	172	211	249	282	315
8"				29	54	76	96	114	131	163	204	243	277	310
10"					30	55	78	98	117	151	195	235	271	305
12"						30	56	79	100	137	184	226	263	299
14"							30	56	79	120	171	216	255	292
16"								30	56	101	156	204	245	283
18"									30	80	140	190	233	273
20"										56	121	175	221	263
24"											78	141	192	238
30"												78	140	194
36"													75	139
42"														75

**NOTES:**

- THE REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:
  - SOIL CONDITIONS: SILTY SAND (SM)
  - TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
  - MINIMUM COVER: 3 FT
  - SAFETY FACTOR: 1.5
  - TEST PRESSURE: 150 PSI
- IF FIELD CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS BASED ON THE FIELD CONDITION FOR REVIEW AND APPROVAL OF PSLUSD.

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**PIPELINE RESTRAINT REQUIREMENTS (REDUCER)**

**DETAIL: G-09**  
 DATE: 2019  
 SCALE: N.T.S.  
 SHEET: 3 OF 3

**NOTES:**

- THE VALVE BOX SHALL BE IN ACCORDANCE WITH STANDARD DETAIL G-07.
- THRUST BLOCKS MAY BE REQUIRED AT THE UTILITY'S DIRECTION. (CASE BY CASE)
- NO TAP WILL BE ALLOWED CLOSER THAN 5 FEET FROM ANY JOINT, FITTING OR EXISTING TAP ALONG THE MAIN.
- ALL COUPONS MUST BE PROVIDED TO PSLUSD WITH DATE, LOCATION AND PIPE SIZE DOCUMENTED.
- SIZE ON SIZE TAPS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY PSLUSD.
- SEE NOTES ON DETAIL G-07.

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**TAPPING SLEEVE AND VALVE ASSEMBLY**

**DETAIL: G-10**  
 DATE: 2019  
 SCALE: N.T.S.  
 SHEET: 1 OF 1

**FOR 2" JUMPER CONNECTIONS UP TO 8" PIPE**

**TEMPORARY JUMPER CONNECTION**

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**TEMPORARY JUMPER CONNECTION**

**DETAIL: G-14**  
 DATE: 2019  
 SCALE: N.T.S.  
 SHEET: 1 OF 2

**NOTES:**

- A TEMPORARY JUMPER CONNECTION SHALL BE PROVIDED IN ACCORDANCE WITH THIS DETAIL WHEN AN EXISTING PSLUSD WATER MAIN WILL BE USED FOR FILLING, FLUSHING OR PIGGING A NEWLY CONSTRUCTED POTABLE WATER, WASTEWATER FORCE MAIN OR RECLAIMED WATER MAIN. A DIRECT CONNECTION SHALL NOT BE MADE UNDER ANY CIRCUMSTANCES. THE SIZE OF THE JUMPER CONNECTION SHALL BE SPECIFIED BY THE ENGINEER-OF-RECORD (EOR) BASED ON VELOCITY REQUIRED TO FLUSH THE MAIN.
- THE CONTRACTOR SHALL CONTACT THE PSLUSD REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. PSLUSD INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TI-INS OR WET TAPS TO EXISTING MAINS. JUMPER INSTALLATION, FLUSHING, PIGGING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS MANUAL.
- THE TEMPORARY JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE SUPPLIED, INSTALLED AND TESTED BY THE PSLUSD, IN COORDINATION WITH THE EOR AND CONTRACTOR. OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL DISINFECT THE PIPE AND FITTINGS USED TO MAKE THE CONNECTION BY SPRAYING AND SWABBING WITH CHLORINE AS NECESSARY. A SUPPORT SHALL BE PROVIDED FOR THE ASSEMBLY AS NECESSARY. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE PSLUSD APPROVED QUALIFIED PRODUCTS LIST. THE JUMPER CONNECTION SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE ASSEMBLY IS REMOVED BY THE PSLUSD. THE VALVES SHALL BE OPERATED BY PSLUSD PERSONNEL ONLY.
- ALL NEW WATER MAINS SHALL BE DOUBLE-PIGGED, FLUSHED, PRESSURE TESTED AND DISINFECTED. NEW MAIN SHALL NOT BE PLACED INTO SERVICE UNTIL THE BACTERIOLOGICAL TEST RESULTS ARE SATISFACTORY AND A WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE PSLUSD.
- PIGGING AND FLUSHING SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR. WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL NOT BE OPENED UNTIL THE RESULTS OF PRESSURE TESTING AND BACTERIOLOGICAL TESTING ARE SATISFACTORY AND THE SYSTEM HAS BEEN ACCEPTED FOR OPERATION BY THE PSLUSD. ALL VALVES SHALL BE CLOSED BY PSLUSD PERSONNEL AFTER FLUSHING AND SHALL REMAIN CLOSED DURING THE PRESSURE TEST.
- DISINFECTION OF POTABLE WATER MAINS SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 20 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION.
- CONNECTION TO EXISTING WATER MAINS SHALL NOT BE MADE PRIOR TO BACTERIOLOGICAL CLEARANCE.
- UPON WRITTEN APPROVAL, THE SAMPLING POINTS SHALL BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A PSLUSD INSPECTOR. THE PIPE AND FITTINGS FOR CONNECTION SHALL BE DISINFECTED BY SPRAYING AND SWABBING WITH CHLORINE.
- THE JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE REMOVED BY THE PSLUSD IN COORDINATION WITH THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE REST OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.

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**TEMPORARY JUMPER CONNECTION**

**DETAIL: G-14**  
 DATE: 2019  
 SCALE: N.T.S.  
 SHEET: 2 OF 2

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CITY OF PORT ST. LUCIE PROJECT # P25-084  
 PSLUSD PROJECT # 5211E-21

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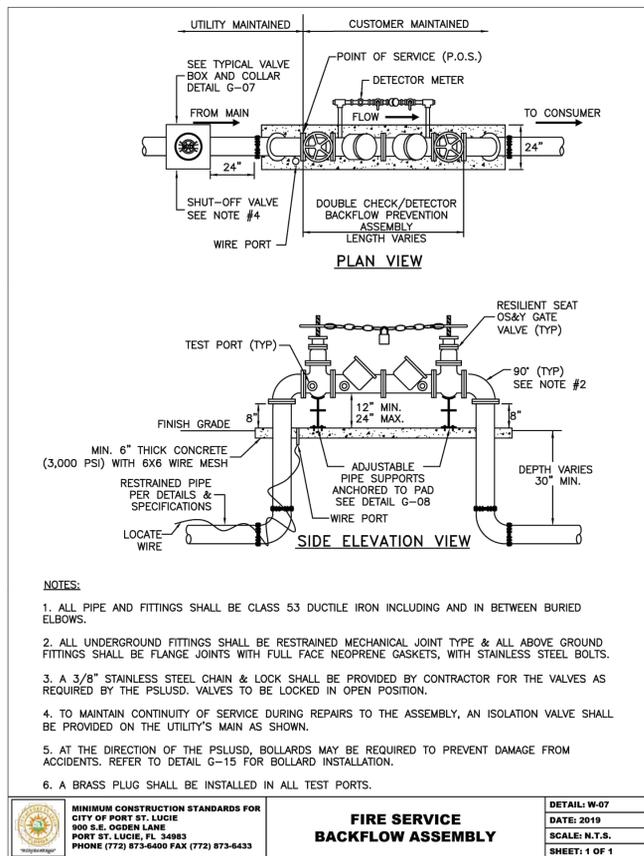
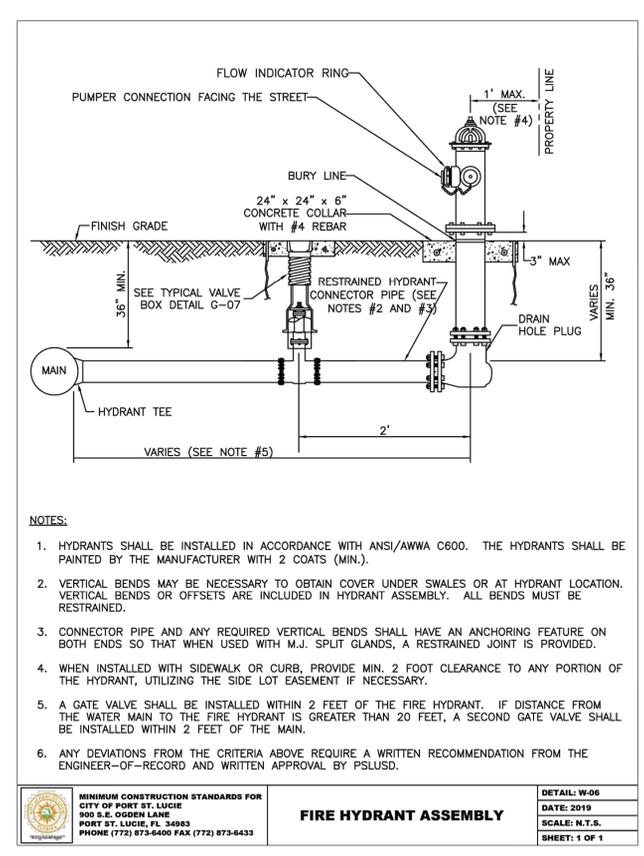
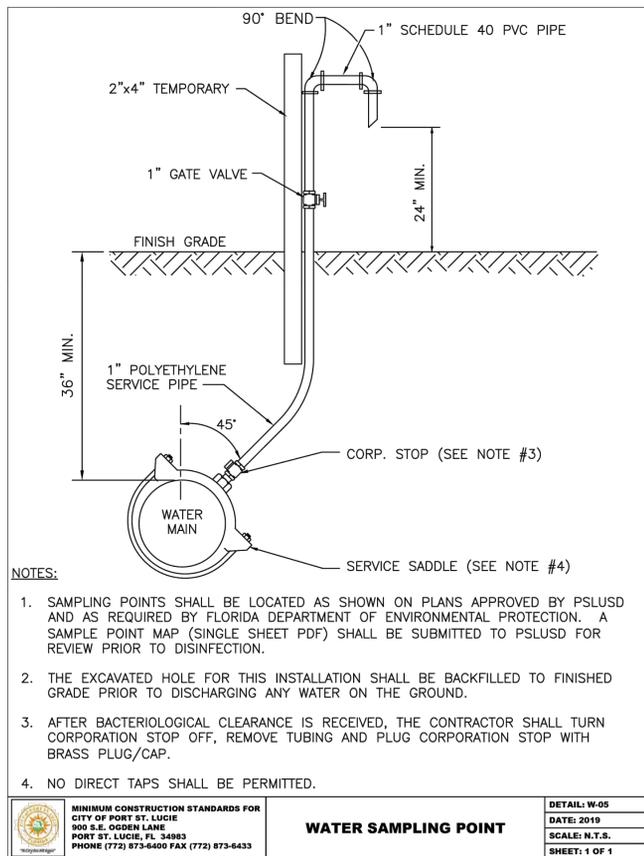
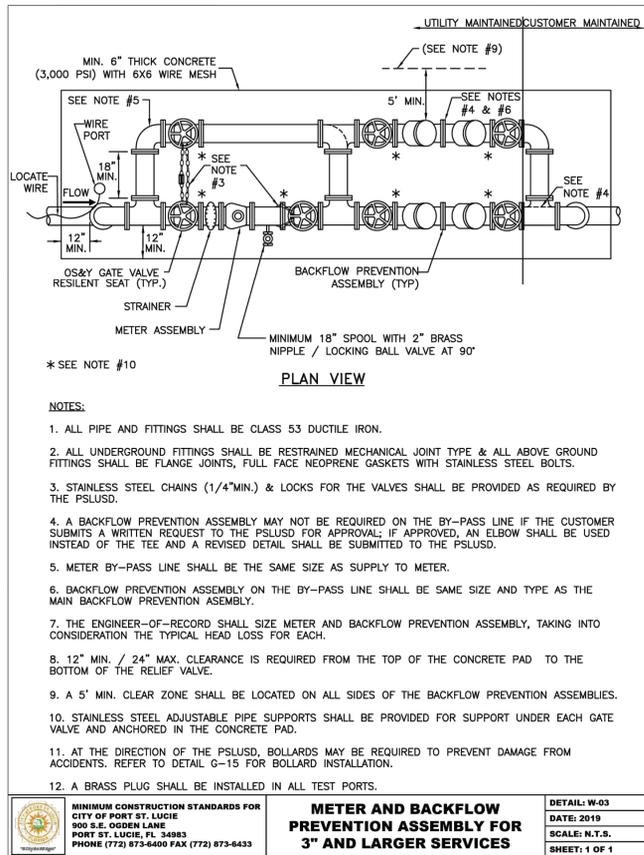
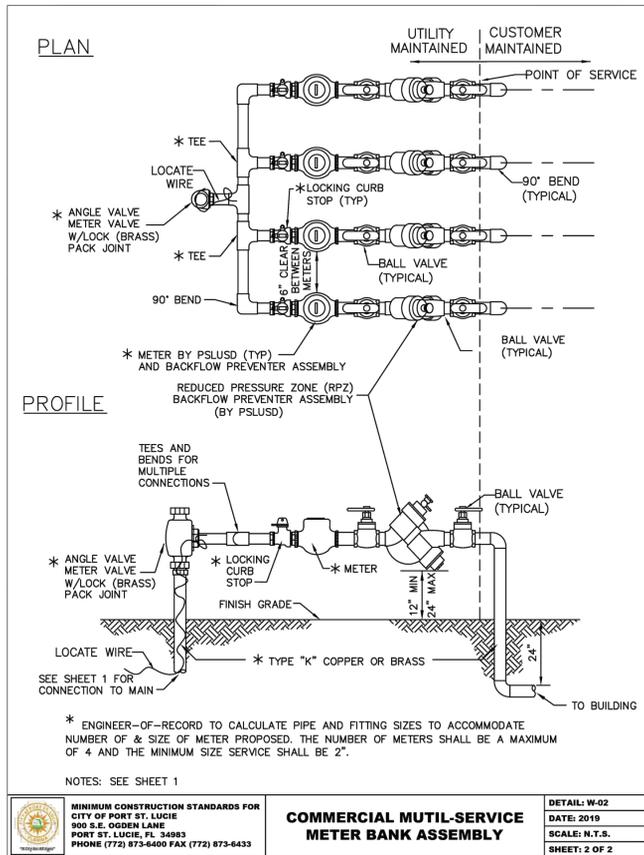
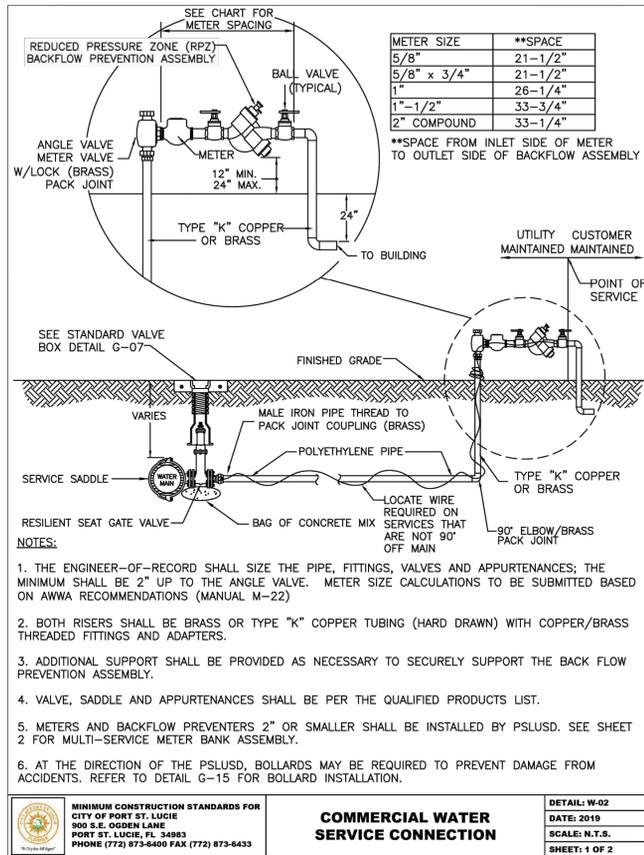
CITY OF PORT ST. LUCIE UTILITY LUCIE UTILITY DETAILS

**SG-3 NW OUTPARCEL COMMERCIAL LOT 1**  
 PREPARED FOR  
 PEBB TRADITION SG3, LLC  
 CITY OF PORT ST. LUCIE FLORIDA

**811**

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**C-306**



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

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

- NOTES:
- ALL PIPE AND FITTINGS SHALL BE CLASS 53 DUCTILE IRON INCLUDING AND IN BETWEEN BURIED ELBOWS.
  - ALL UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE & ALL ABOVE GROUND FITTINGS SHALL BE FLANGE JOINTS WITH FULL FACE NEOPRENE GASKETS, WITH STAINLESS STEEL BOLTS.
  - A 3/8" STAINLESS STEEL CHAIN & LOCK SHALL BE PROVIDED BY CONTRACTOR FOR THE VALVES AS REQUIRED BY THE PSLUSD. VALVES TO BE LOCKED IN OPEN POSITION.
  - TO MAINTAIN CONTINUITY OF SERVICE DURING REPAIRS TO THE ASSEMBLY, AN ISOLATION VALVE SHALL BE PROVIDED ON THE UTILITY'S MAIN AS SHOWN.
  - AT THE DIRECTION OF THE PSLUSD, BOLLARDS MAY BE REQUIRED TO PREVENT DAMAGE FROM ACCIDENTS. REFER TO DETAIL G-15 FOR BOLLARD INSTALLATION.
  - A BRASS PLUG SHALL BE INSTALLED IN ALL TEST PORTS.



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VERTICAL DATUM ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), SUBTRACT 1.57' FROM NAVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.

CITY OF PORT ST. LUCIE PROJECT # P25-084  
 PSLUSD PROJECT # 5211E-21

SG-3 NW OUTPARCEL COMMERCIAL LOT 1  
 PREPARED FOR PEBB TRADITION SG3, LLC  
 CITY OF PORT ST. LUCIE, FLORIDA

CITY OF PORT ST. LUCIE UTILITY LUCIE UTILITY DETAILS

SHEET NUMBER C-307

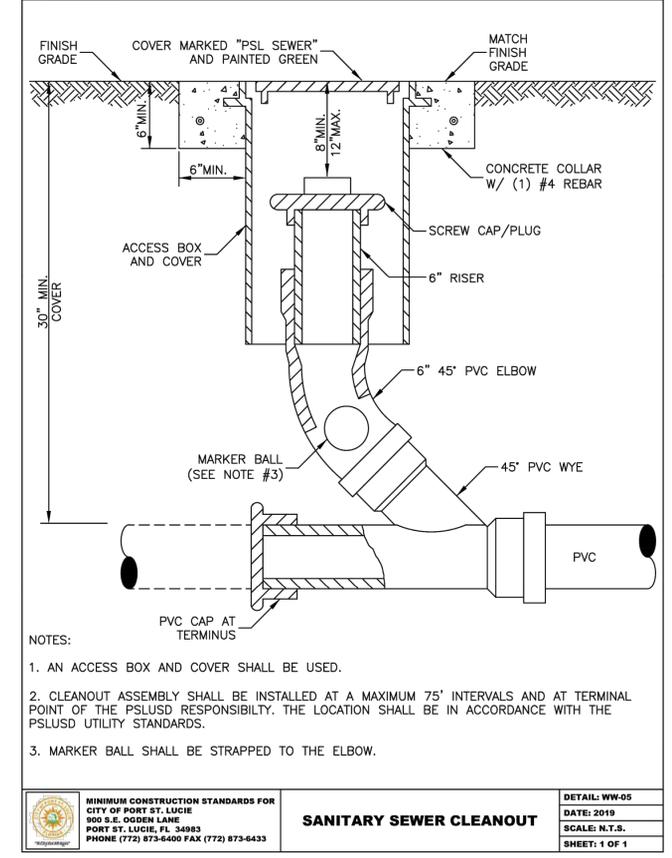
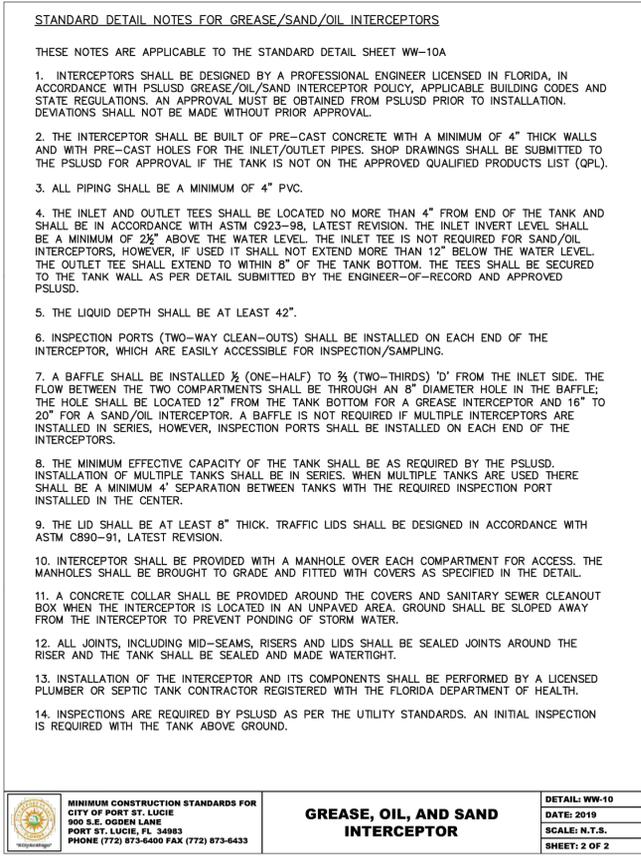
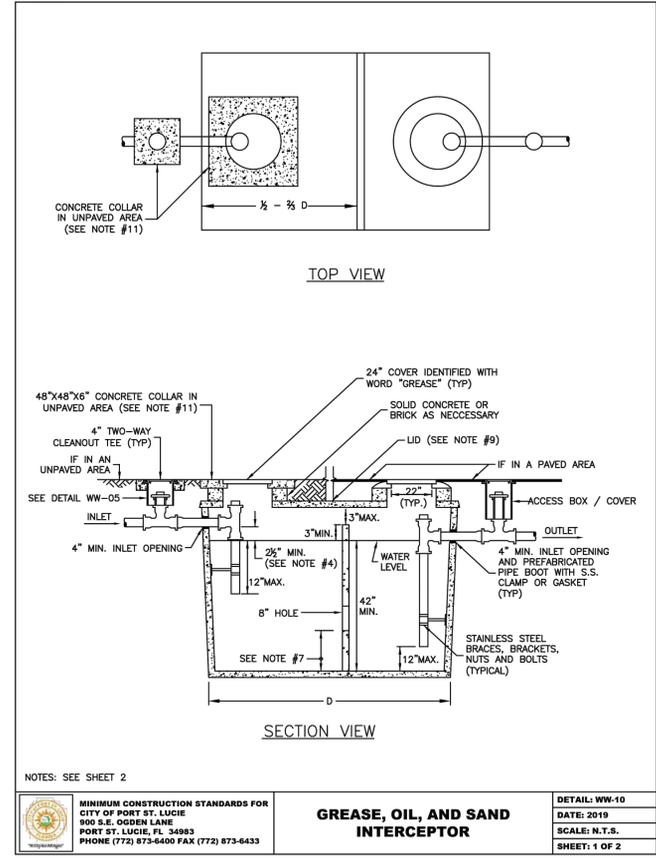
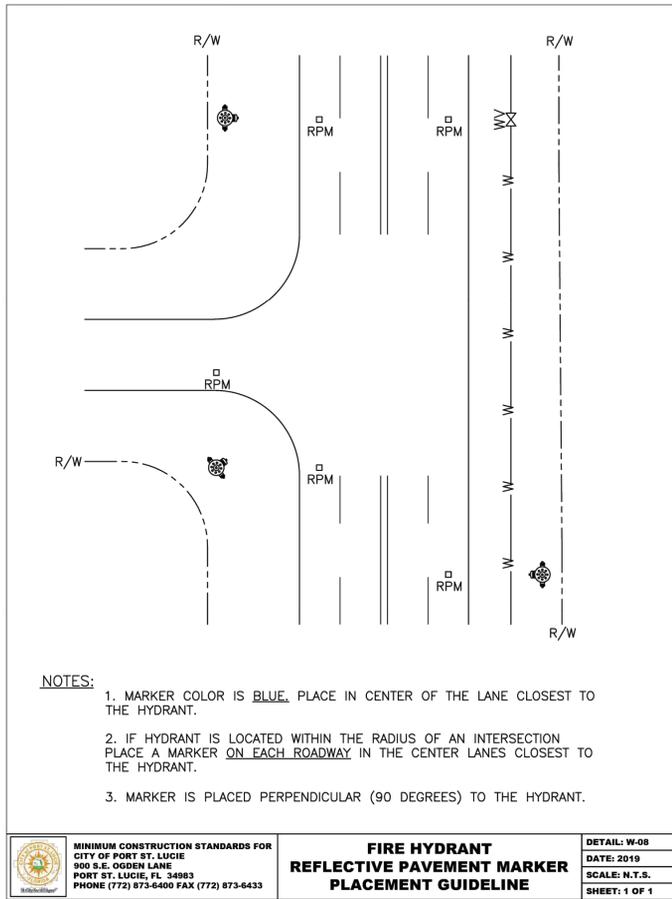
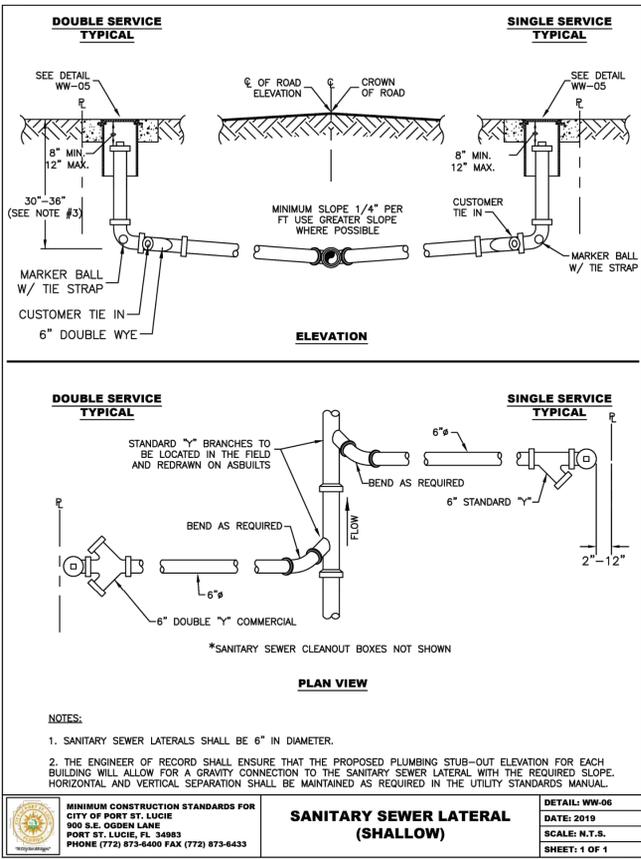
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Plotted By: Cyron, Matt - Sheet: SG-3 NW OUTPARCEL - SHOPPING AT THE HEART - LAYOUT-C-308 CITY OF PORT ST. LUCIE UTILITY DETAILS - November 05, 2025 - 03:05:30pm - K:\VRB\_LDEV\147842001 - NW Outparcel - Shoppes at the Heart\CAD Plans\Sheets\C-301 CITY OF PORT ST. LUCIE UTILITY DETAILS - 147842001.dwg  
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VERTICAL DATUM  
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SUBTRACT 1.50' FROM NAVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.



CITY OF PORT ST. LUCIE PROJECT # P25-084  
 PLSUSD PROJECT # 5211E-21

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**CHRISTOPHER J. HOLLEN**  
 LICENSE  
 No. 74685  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

KHA PROJECT 147942001  
 DATE 2/24/2025  
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**CITY OF PORT ST. LUCIE UTILITY DETAILS**

**SG-3 NW OUTPARCEL COMMERCIAL LOT 1**  
 PREPARED FOR  
 PEBB TRADITION SG3, LLC  
 FLORIDA  
 CITY OF PORT ST. LUCIE

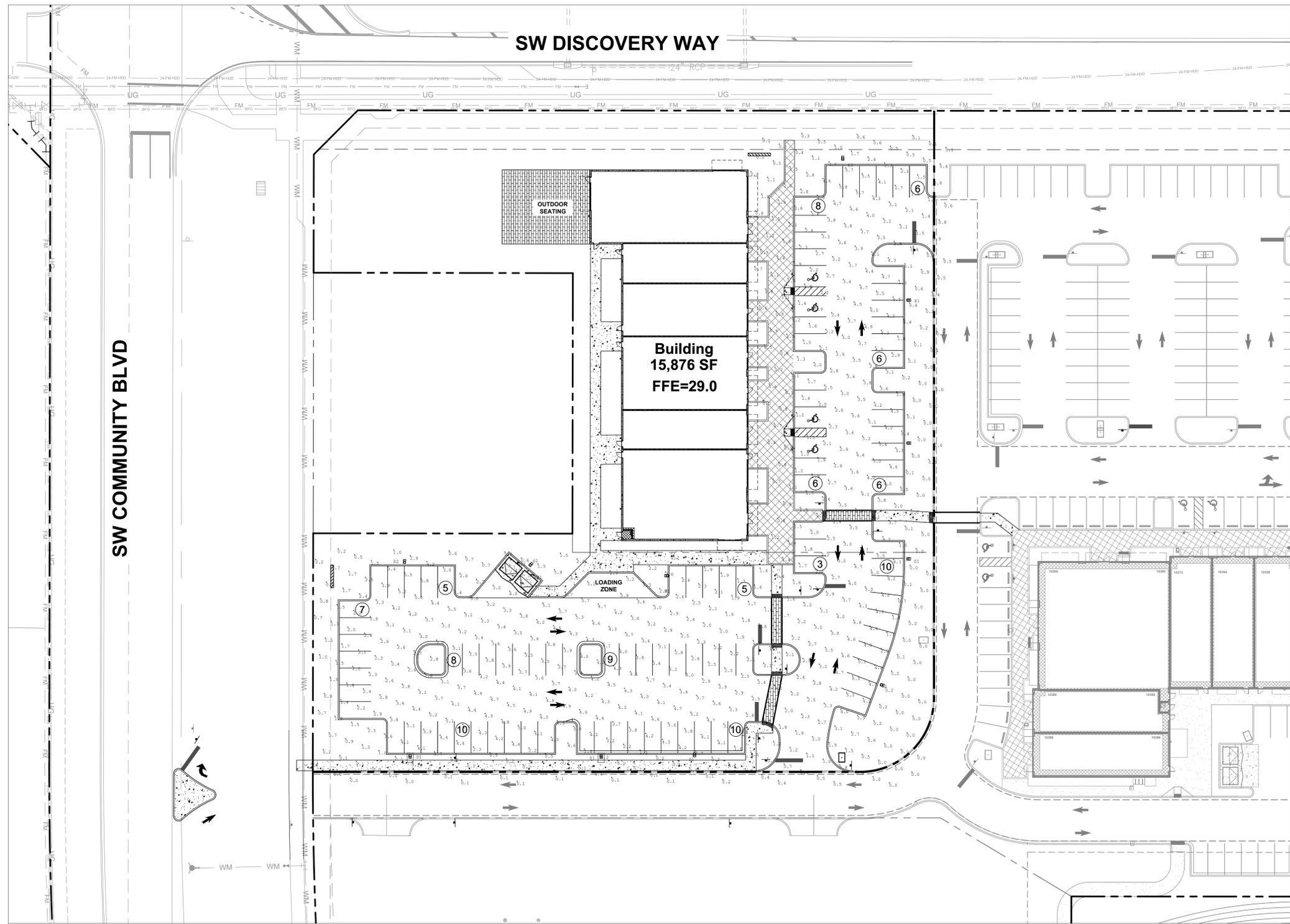
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Plotted By: Cyron, Matt Sheet: SW OUTPARCEL - SHOPPES AT THE HEART - LAYOUT C-500 PHOTOMETRIC PLAN - 147842001 - November 05, 2025 05:17:22pm K:\VRB\_DEVA\147842001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-500 PHOTOMETRIC PLAN-147842001.dwg  
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Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Total Lumens	Total Wattage	LLF	BUG Rating	Mounting Height
	6	S1	Single	Lithonia Lighting	DSX1 LED P7 40K 80CRI BLC4 MVOLT MVOLT RPA DBXD	15306	184.43	1.000	B0-U0-G4	20
	3	S2	Single	Lithonia Lighting	DSX1 LED P7 40K 80CRI TFTM MVOLT RPA EGS DBXD	18369	184.435	1.000	B2-U3-G4	20
	1	S3	Single	Lithonia Lighting	DSX1 LED P7 40K 80CRI TSW MVOLT RPA DBXD	21620	184.43	1.000	B5-U0-G3	20
	2	WP1	Single	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VW MVOLT SRM DBXD	1983	15.018	1.000	B1-U0-G0	8

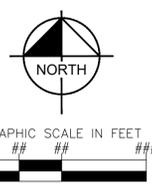
Label	CalcType	Max	Min	Avg	Units
Parking Lot	Illuminance	6.7	0.0	2.41	Fc
Trash Enclosure	Illuminance	14.9	3.7	10.53	Fc



**LEGEND**

- PROPERTY LINE
- PARCEL BOUNDARY
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- GENERAL NOTES:**
1. HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  2. ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
  3. ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
  4. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
  5. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 154 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
  6. NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)
  7. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
  8. THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
  9. SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THE APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS.)
  10. 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)
  11. FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
  12. UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.



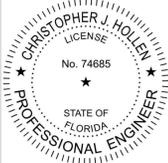
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

VERTICAL DATUM  
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVD 88). SUBTRACT 1.57' FROM NAVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.

CITY OF PORT ST. LUCIE PROJECT # P25-084  
 PLSUSD PROJECT # 5211E-21

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT	147942001
DATE	2/24/2025
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

**PHOTOMETRIC PLAN**

**SG-3 NW OUTPARCEL COMMERCIAL LOT 1**  
 PREPARED FOR  
**PEBB TRADITION SG3, LLC**  
 CITY OF PORT ST. LUCIE, FLORIDA

SHEET NUMBER  
**C-500**