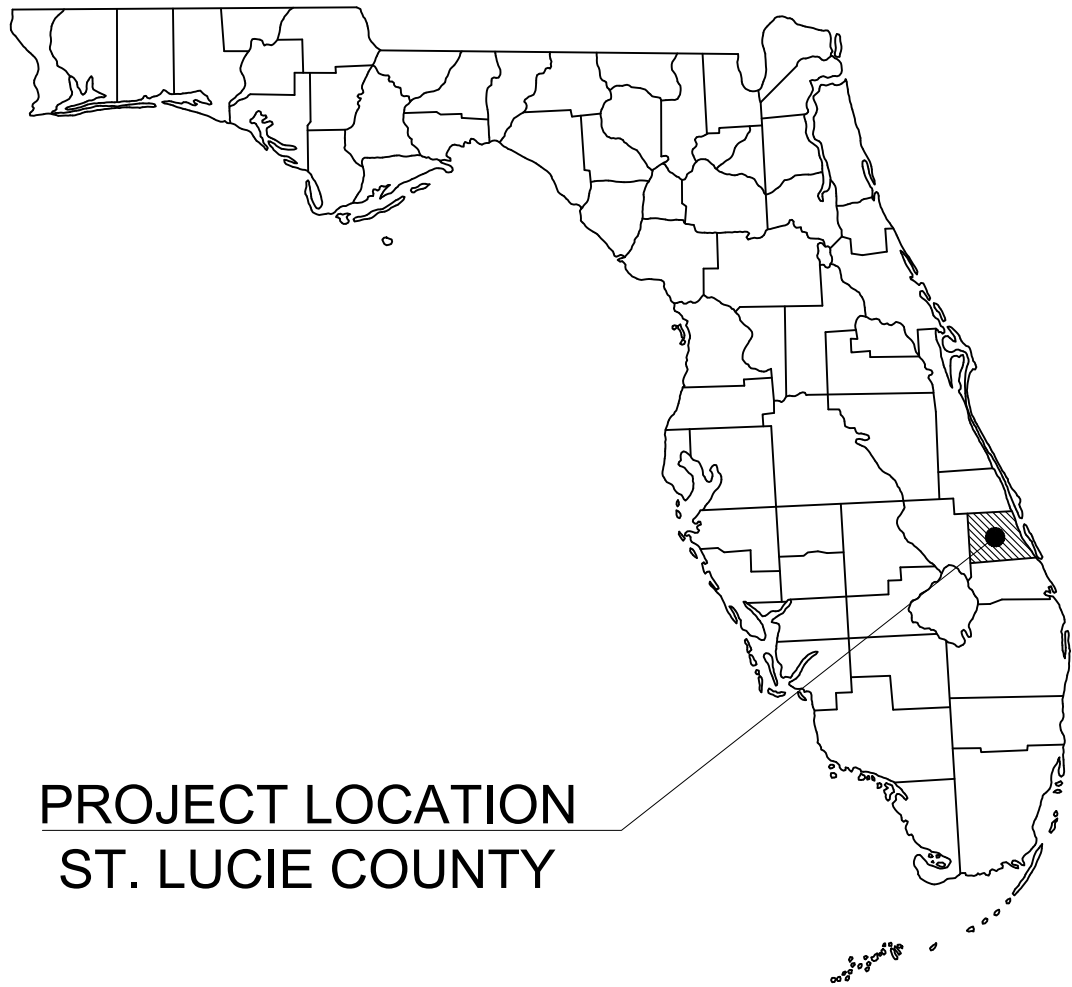


CONSTRUCTION PLANS

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
TEL: (561) 613-4020

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
CHRISTOPHER J. HOLLEN, P.E.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
TEL: (772) 794-4100

LANDSCAPE ARCHITECT

LUCIDO & ASSOCIATES
STEVE GARRETT
701 S.E. OCEAN BOULEVARD
STUART, FL 34994
TEL: (772) 220-2100

SURVEYOR

CAULFIELD & WHEELER, INC.
RONNIE FURNISS
240 NW PEACOCK BLVD, SUITE 201
PORT ST. LUCIE, FL 34986
TEL: (954) 868-1232

TRAFFIC

MACKENZIE ENGINEERING & PLANNING INC.
SHAUN MACKENZIE, P.E.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
TEL: (772) 286-8030

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

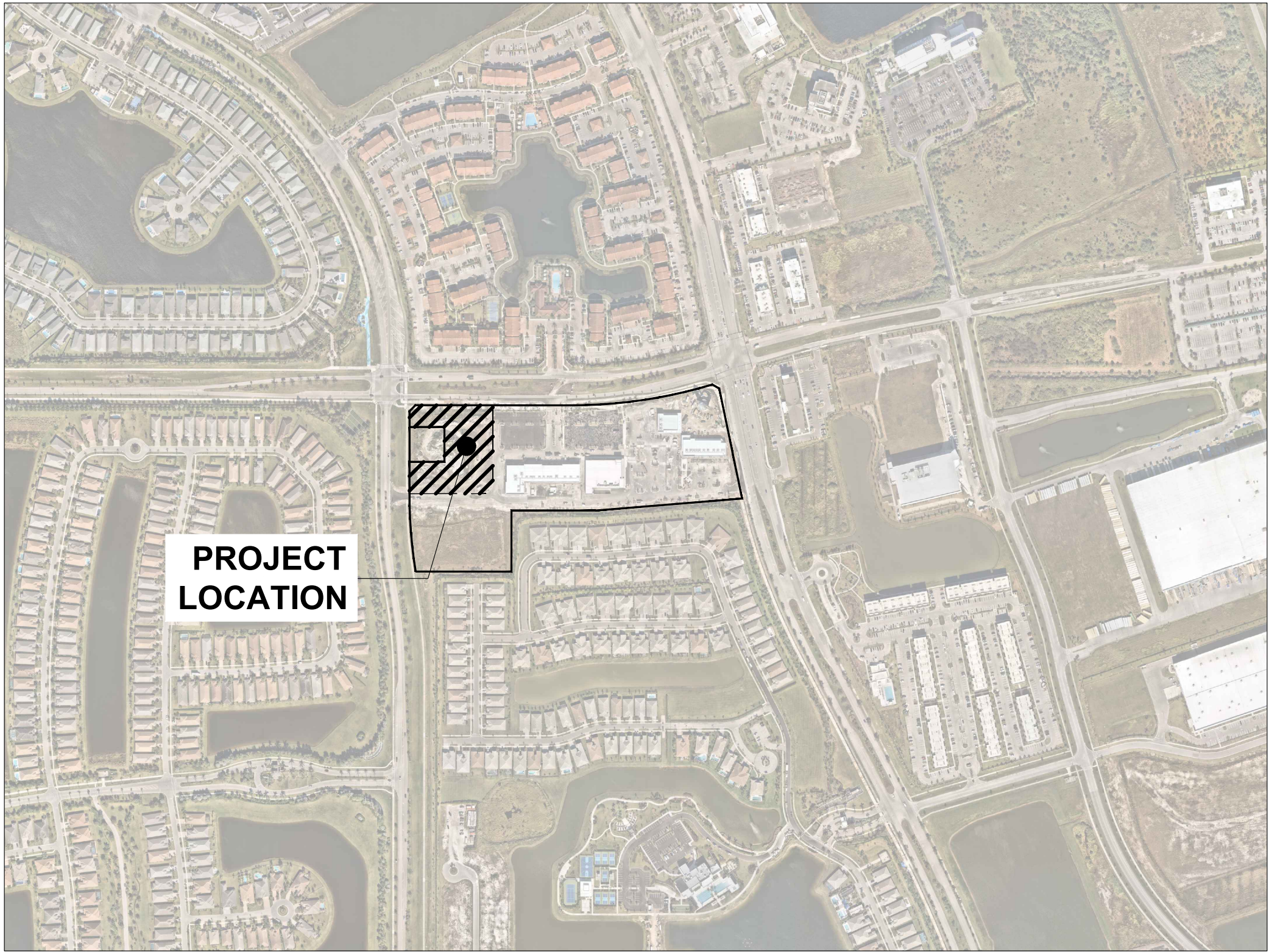
ST. LUCIE COUNTY FIRE DEPT.
5160 N.W. MILNER DRIVE
PORT ST. LUCIE, FL 34983
(772) 621-3400

STORMWATER

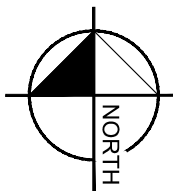
GLEN GAREAU
S. FL. WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
(561) 686-8800

ENGINEERING

COLT SCHWERDT
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
(772) 871-5100



PROJECT
LOCATION



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

COMMERCIAL PARCEL, PARCEL 1, PARCEL 2 AND PARCEL 3 OF SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

CONTAINING 15.293 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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 NGVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.



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

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-050	DEMOLITION PLAN
C-051	SWPP PLAN
C-052	SWPP DETAILS
C-053	SWPP DETAILS
C-100	HORIZONTAL CONTROL PLAN
C-105	TRUCK TURN PLAN
C-106	DELIVERY TRUCK TURN PLAN
C-200	PAVING GRADING AND DRAINAGE PLAN
C-201	GRADING ENLARGEMENT PLAN
C-205	PAVING GRADING AND DRAINAGE DETAILS
C-500	PHOTOMETRIC PLAN
C-300	WATER AND SEWER UTILITY PLAN
C-301	SEWER PLAN ENLARGEMENT
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C-306	CITY OF PORT ST. LUCIE UTILITY DETAILS
C-307	CITY OF PORT ST. LUCIE UTILITY DETAILS
C-308	CITY OF PORT ST. LUCIE UTILITY DETAILS

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

COVER SHEET

LICENSED PROFESSIONAL
CHRISTOPHER J. HOLLEN,
P.E.
FLORIDA LICENSE NUMBER
74685
DATE: ---

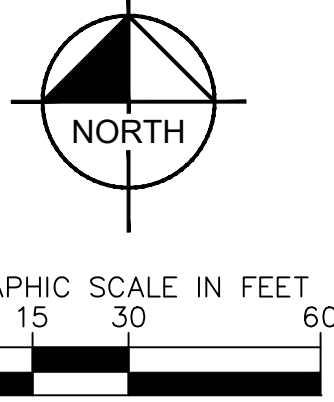
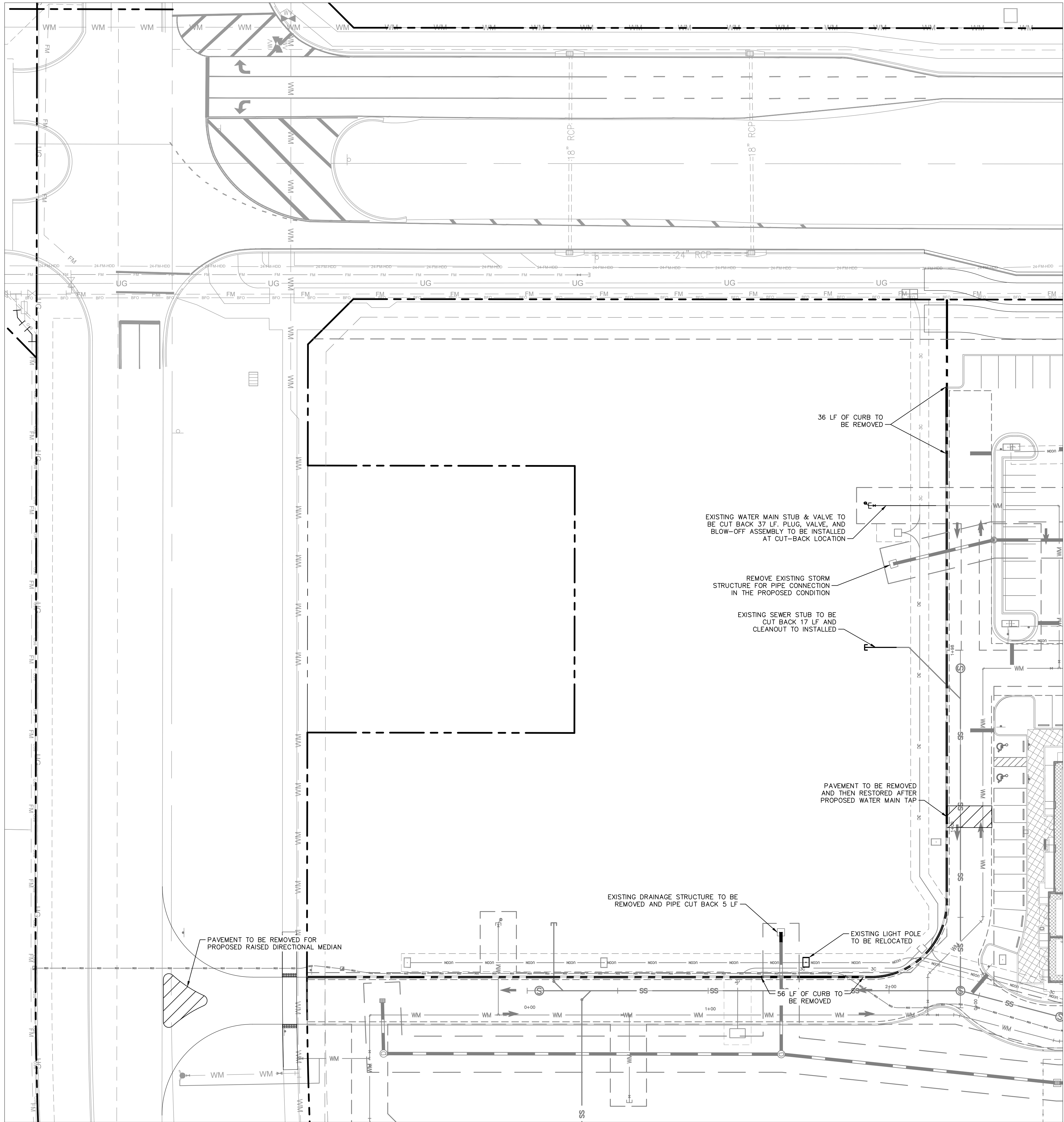
KHA PROJECT
147942001
DATE
2/24/2025
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

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

No.	REVISIONS	DATE	BY

SHEET NUMBER
C-000

Plotted By: Anderson, Sarah Sheet: Set: NW OUTPARCEL — SHOPPES AT THE HEART Layout: C-050 DEMOLITION PLAN September 09, 2025 09:57:53am K:\VRB_LDEV\147842001 — NW Outparcel — Shoppes at the Heart\CAD\PlanSheets\C-050 DEMOLITION PLAN — 147842001.dwg
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LEGEND

- PROPERTY LINE
- PAVEMENT TO BE REMOVED

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.



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

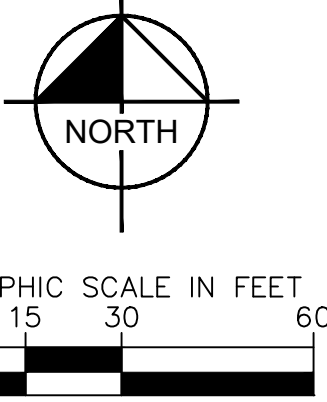
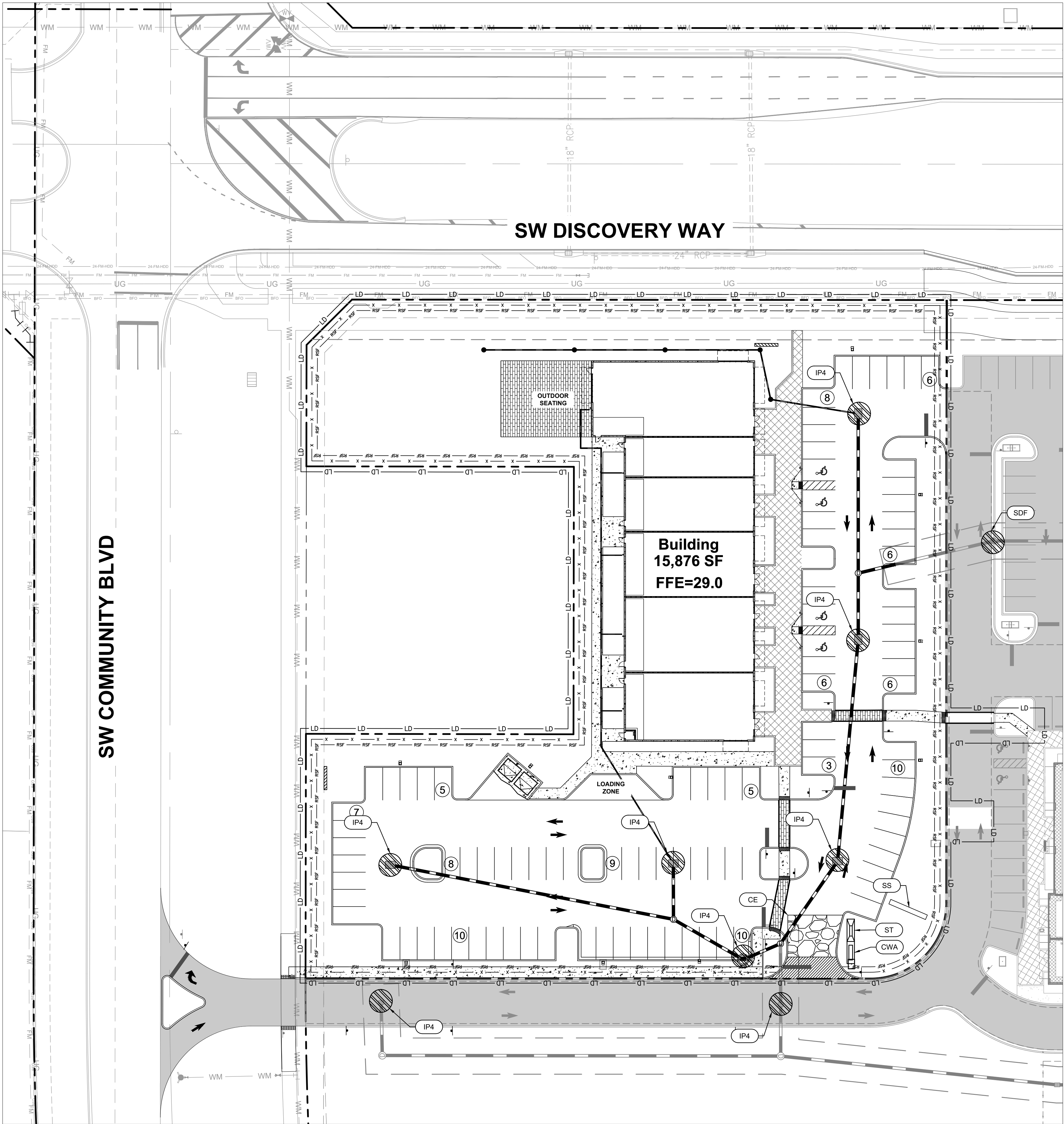
SG-3 NW OUTPARCEL
COMMERCIAL LOT 1
PREPARED FOR
PEBB TRADITION SG3, LLC
CITY OF PORT ST. LUCIE, FLORIDA

DEMOLITION PLAN

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KHA PROJECT 147942001	LICENSED PROFESSIONAL CHRISTOPHER J. HOLLEN, P.E. FLORIDA LICENSE NUMBER 74685	DATE 2/24/2025	NO.	REVISIONS	DATE	BY
SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY			

Plotted By: Anderson, Sarah - Sheet Set: NW OUTPARCEL - SHOPPES AT THE HEART - Layout: C-051 SWPP PLAN - September 09, 2025 - 09:57:53am - K:\VRB-LDEV\147842001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-051 SWPP 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

- 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.
- 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.
- 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.
- 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.
- A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
- AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
- 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.
- 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.
- 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.
- 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.
- 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 GUTTERS, 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.
- 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.
- PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
- EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
- CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
- CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
- THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE. ONLY ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
- NOI TO BE POSTED ON SITE.



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

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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

FLORIDA
CITY OF PORT ST. LUCIE

SWPP PLAN

DATE: 2/24/2025
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

LICENSED PROFESSIONAL
CHRISTOPHER J. HOLLEN,
P.E.
FLORIDA LICENSE NUMBER
74685

Kimley»Horn

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NO.

REVISIONS

DATE

BY

SHEET NUMBER
C-051

CHAPTER 4: BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

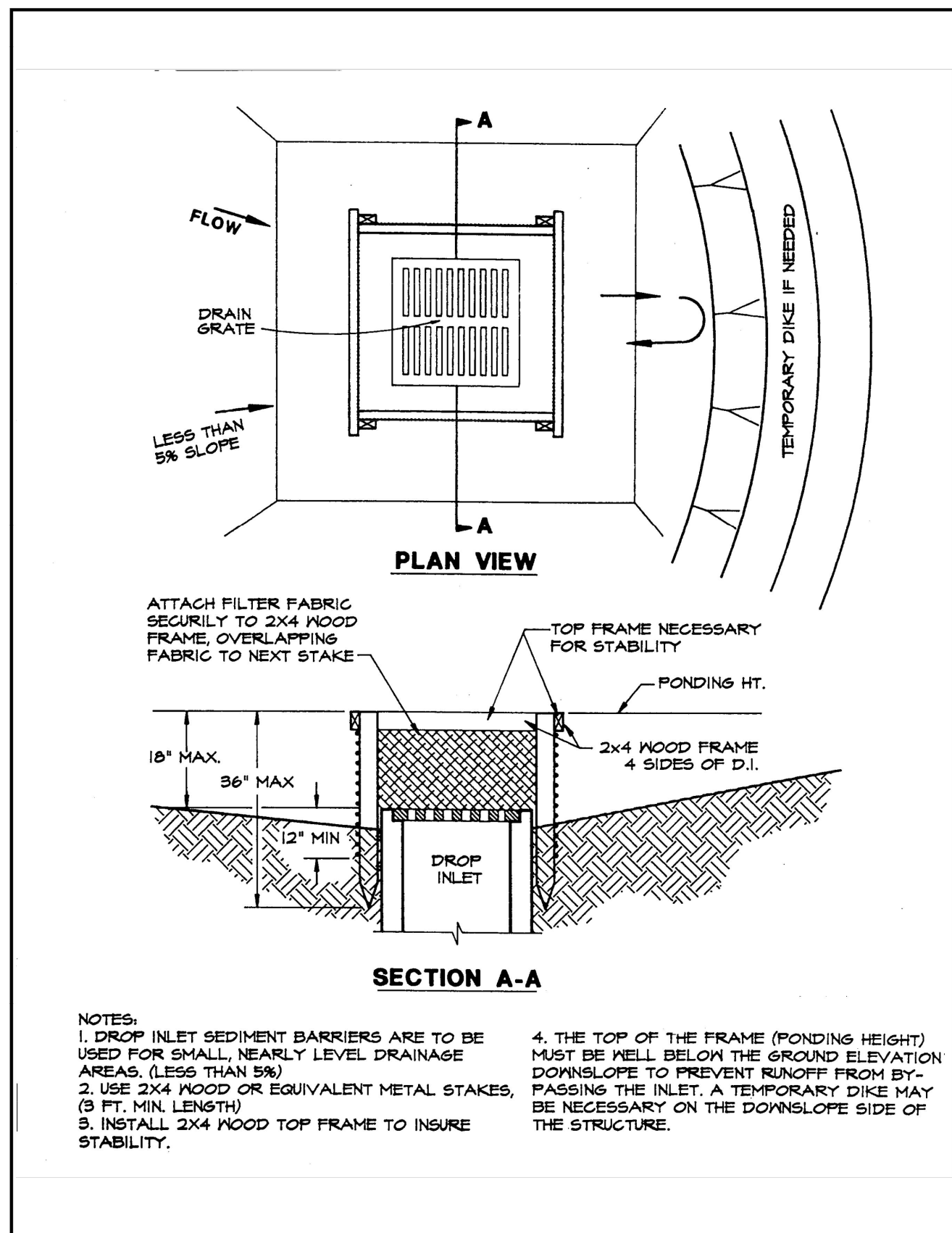
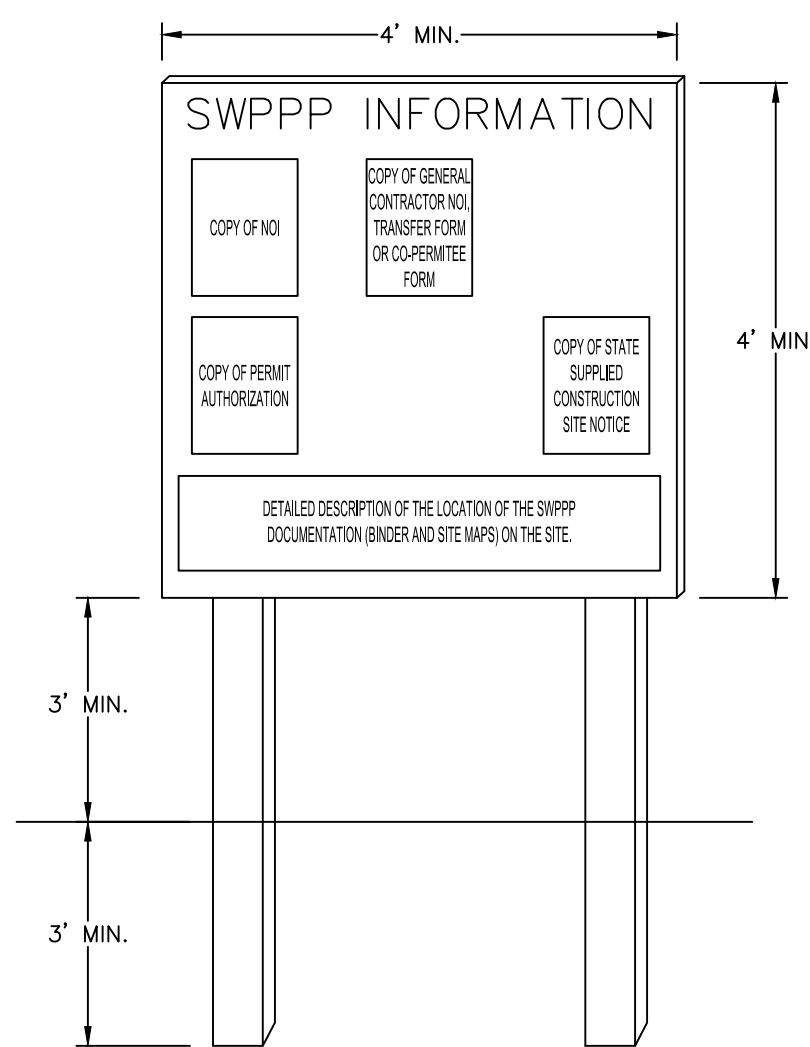


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier
Source: Erosion Draw

77



- NOTES:
 1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
 2. THE SIGN BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OULDOOD.
 3. SWPPP SIGN BOARD, SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
 4. 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.
 5. 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.
 6. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
 7. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN

N.T.S

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

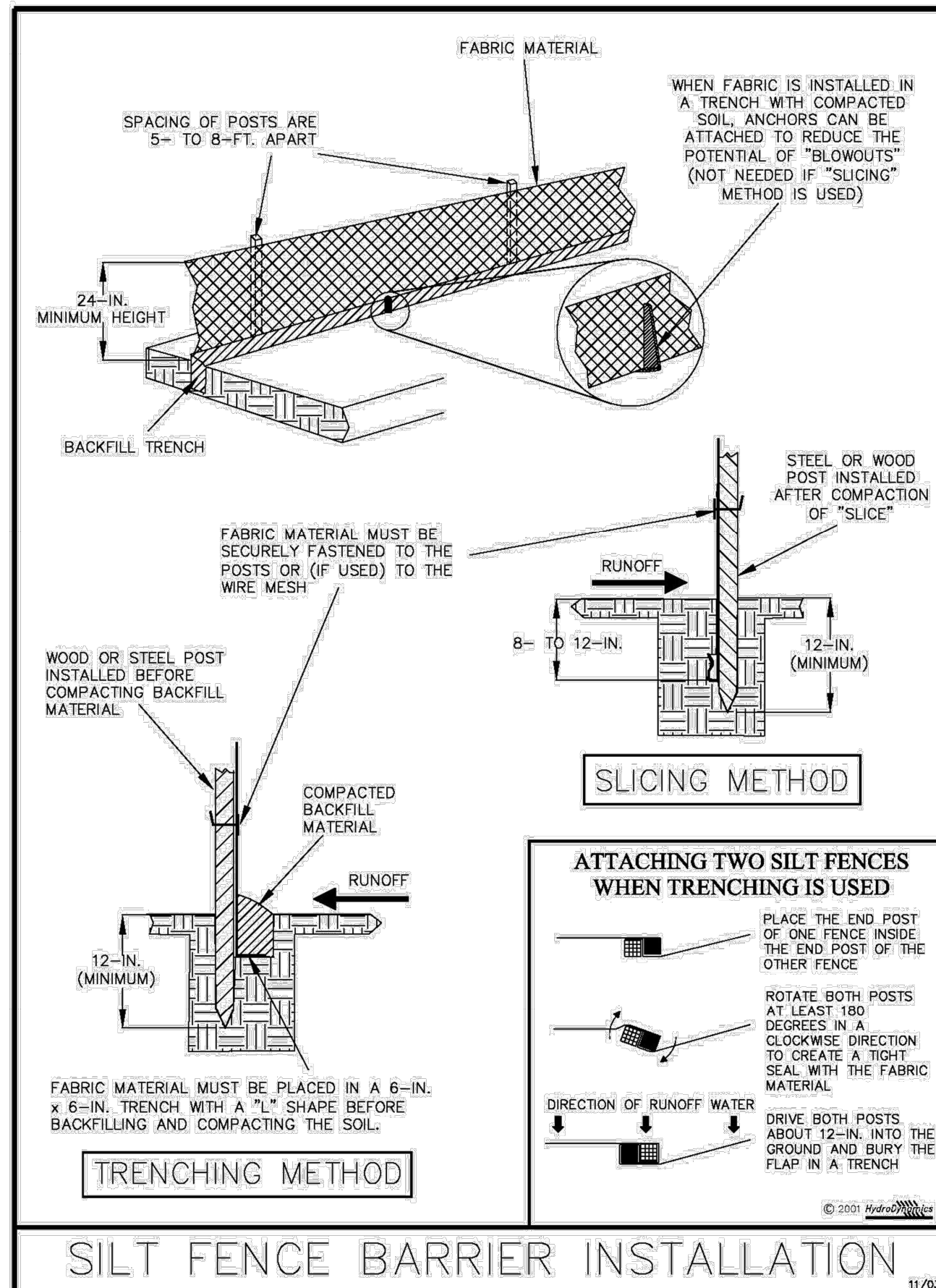
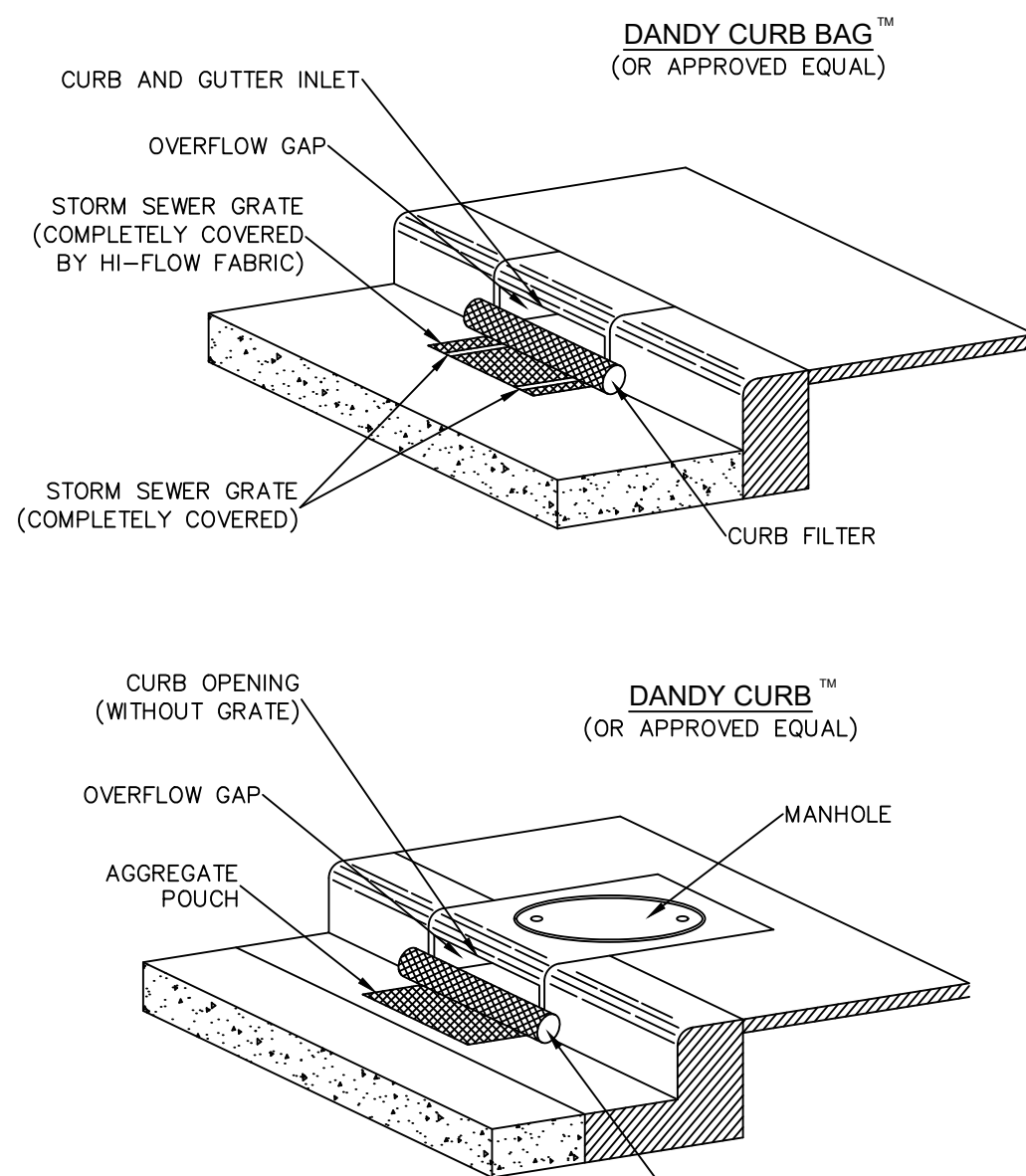


Figure V-40: Illustration of a Silt Fence Barrier

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V-7



CURB INLET SEDIMENT CONTROL

N.T.S.

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

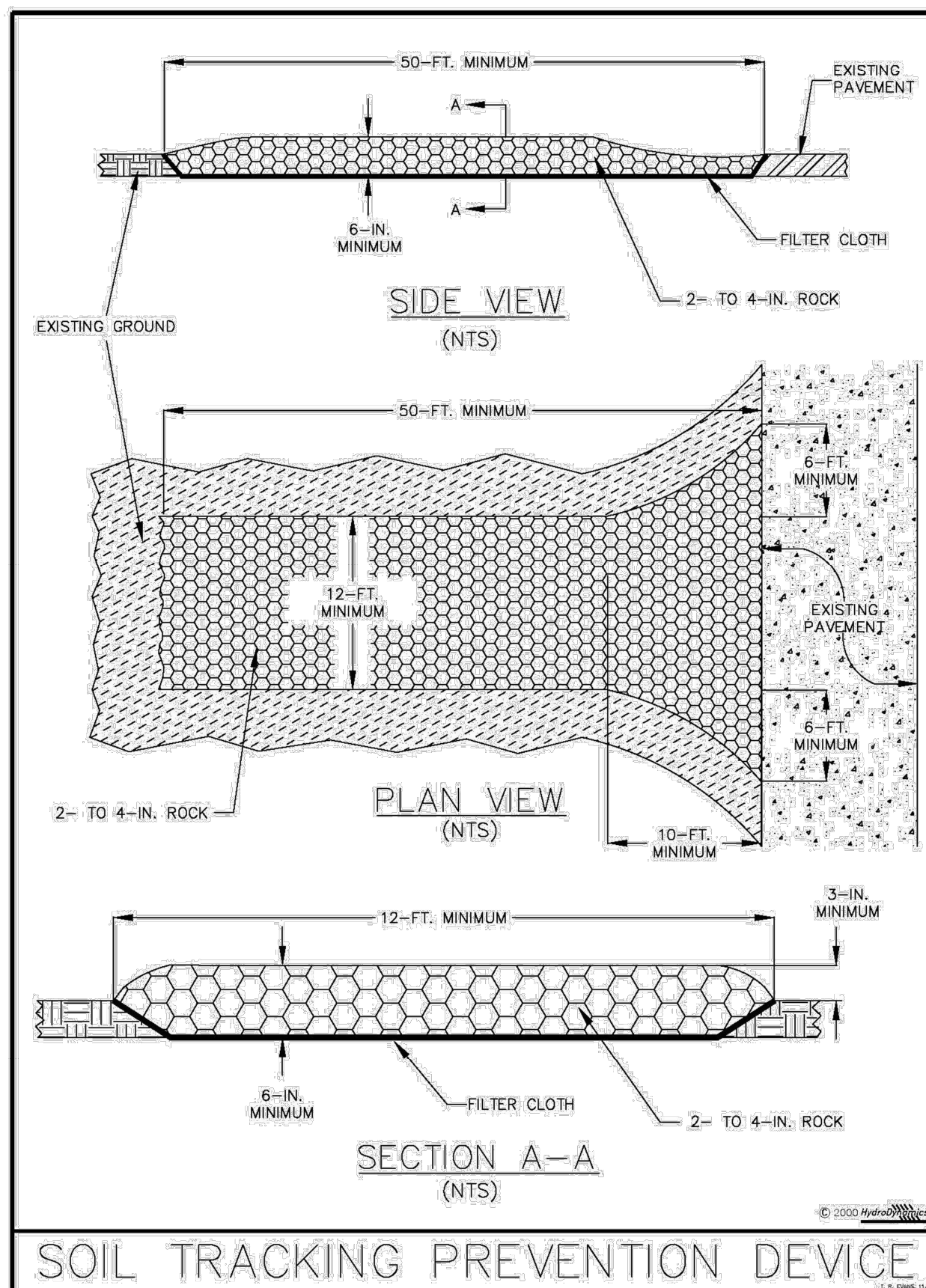
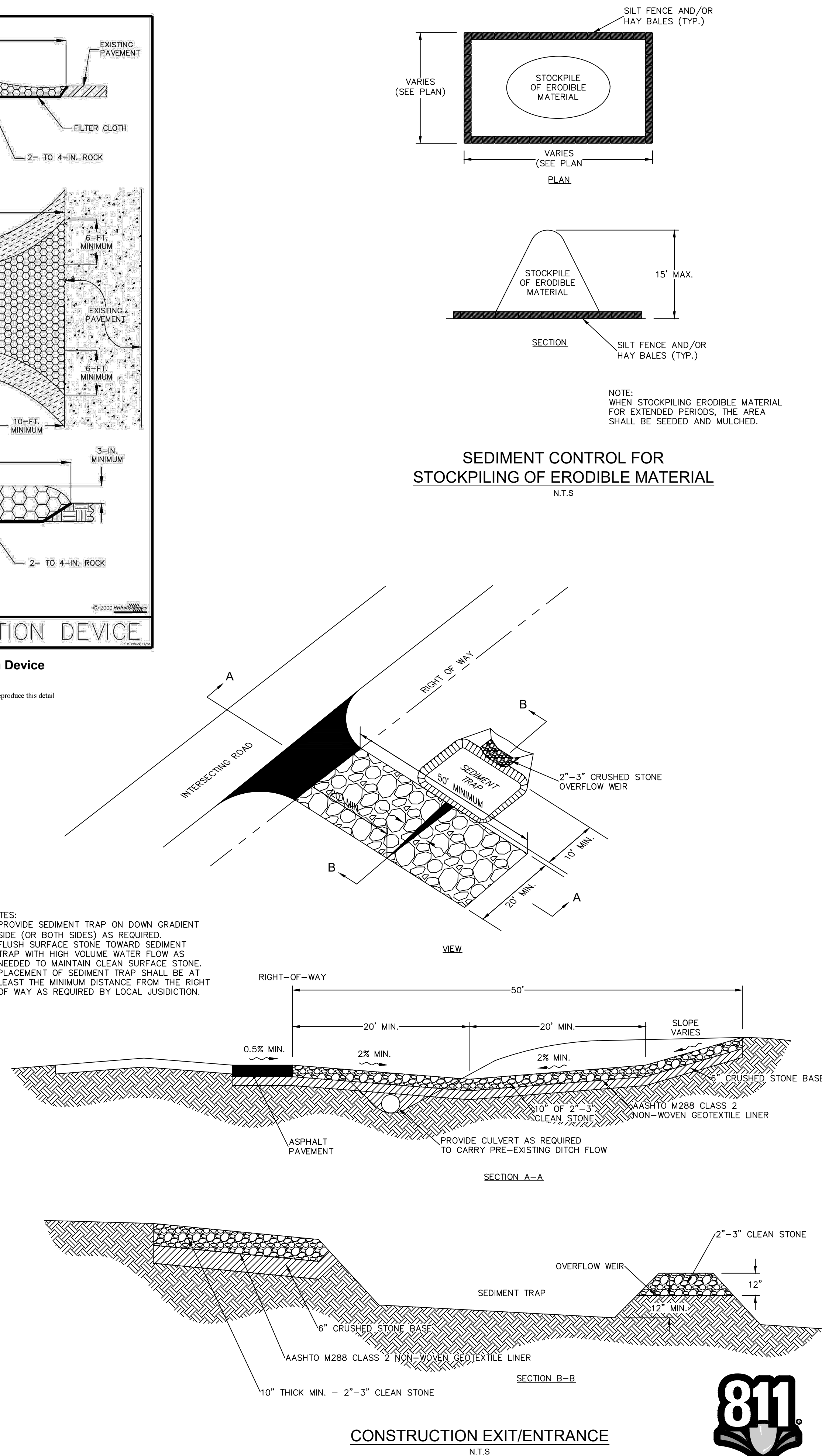


Figure V-52: Illustration of a Soil Tracking Prevention Device

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V-31



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

[illegible]

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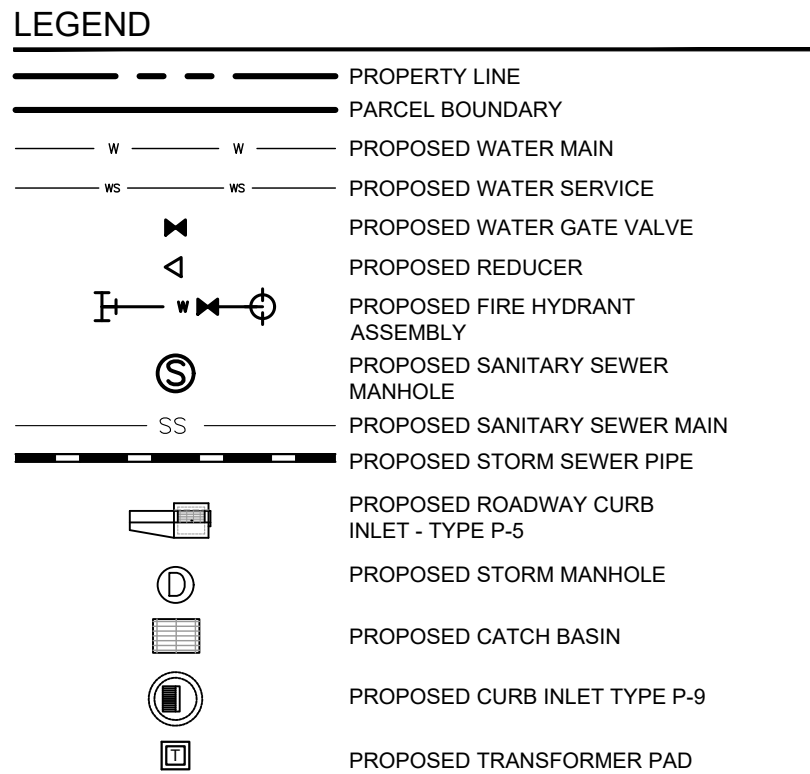
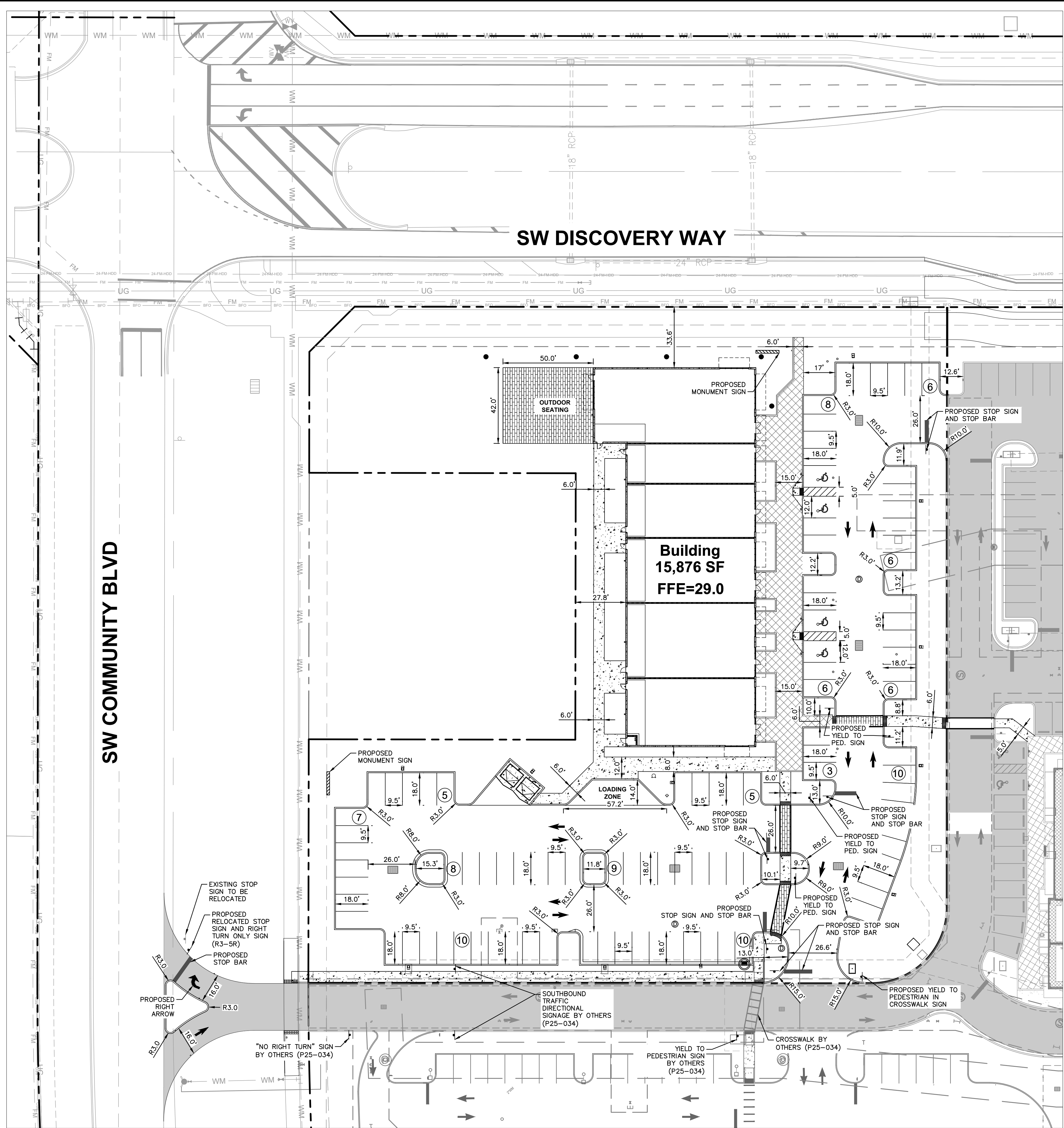
KHA PROJECT 147942001 DATE 2/24/2025	LICENSED PROFESSIONAL CHRISTOPHER J. HOLLEN, P.E. FLORIDA LICENSE NUMBER 74685 DATE:
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SWPP DETAILS

**SG-3 NW OUTPARCEL
COMMERCIAL LOT 1**
PREPARED FOR
PEBB TRADITION SG3, LLC

SHEET NUMBER
C-053

Plotted By: Anderson, Sarah Sheet: Set: NW Outparcel - SHOPS AT THE HEART Layout: C-100 HORIZONTAL CONTROL PLAN September 09, 2025 09:58:37am K:\VRB-LDEV\147842001 - NW Outparcel - Shops at the Heart\CAD\PlanSheets\C-100 HORIZONTAL CONTROL PLAN - 147842001.dwg
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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 THE 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.



Know what's below.
Call before you dig.

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
PSLUSD PROJECT #
5211E-21

SG-3 NW OUTPARCEL
COMMERCIAL LOT 1
PREPARED FOR
PEBB TRADITION SG3, LLC

CITY OF PORT ST. LUCIE
FLORIDA

HORIZONTAL
CONTROL PLAN

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

LICENSED PROFESSIONAL
CHRISTOPHER J. HOLLEN,
P.E.
FLORIDA LICENSE NUMBER
74685

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

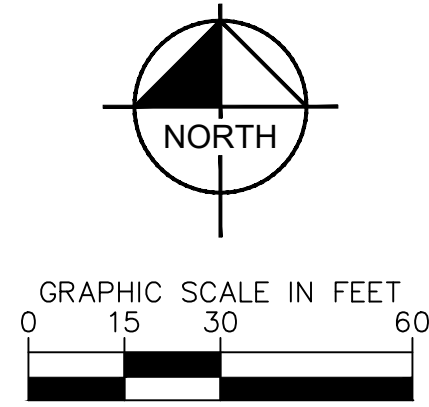
NO.

REVISIONS

DATE

BY

SHEET NUMBER
C-100



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

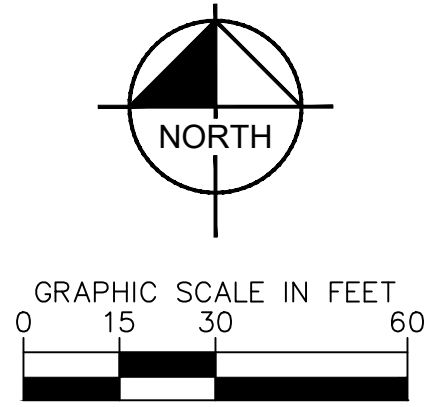
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TRUCK TURN PLAN

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



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SHEET NUMBER
C-106

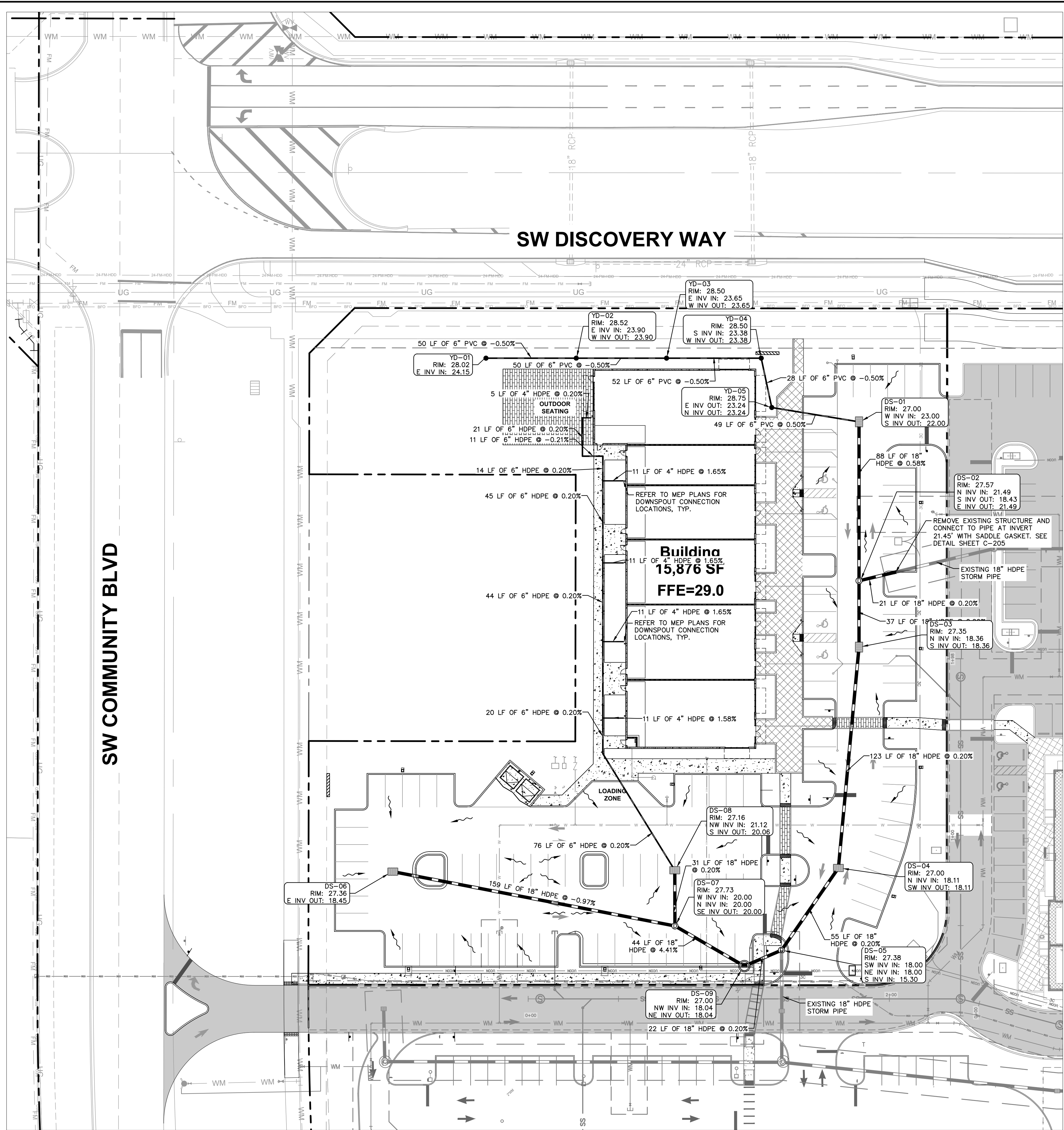
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P.F.
FLORIDA LICENSE NUMBER
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Plotted By: Anderson, Sarah Sheet: Set: NW OUTPARCEL - SHOPPES AT THE HEART Layout: C-200 PAVING GRADING AND DRAINAGE PLAN September 09, 2025 09:59:38am K:\VRB-LDEV\147842001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-200 PAVING GRADING AND DRAINAGE PLAN - 147842001.dwg
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Received 9.18.25



LEGEND

---	PROPERTY LINE
---	PARCEL BOUNDARY
W W	PROPOSED WATER MAIN
WS WS	PROPOSED WATER SERVICE
+	PROPOSED WATER GATE VALVE
+	PROPOSED REDUCER
+	PROPOSED FIRE HYDRANT ASSEMBLY
+	PROPOSED SANITARY SEWER MANHOLE
SS	PROPOSED SANITARY SEWER MAIN
---	PROPOSED STORM SEWER PIPE
+	PROPOSED STORM SEWER 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'
CONTROL WATER ELEVATION = 24.00' NAVD 88'
 - 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 FDOT 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.
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Know what's below.
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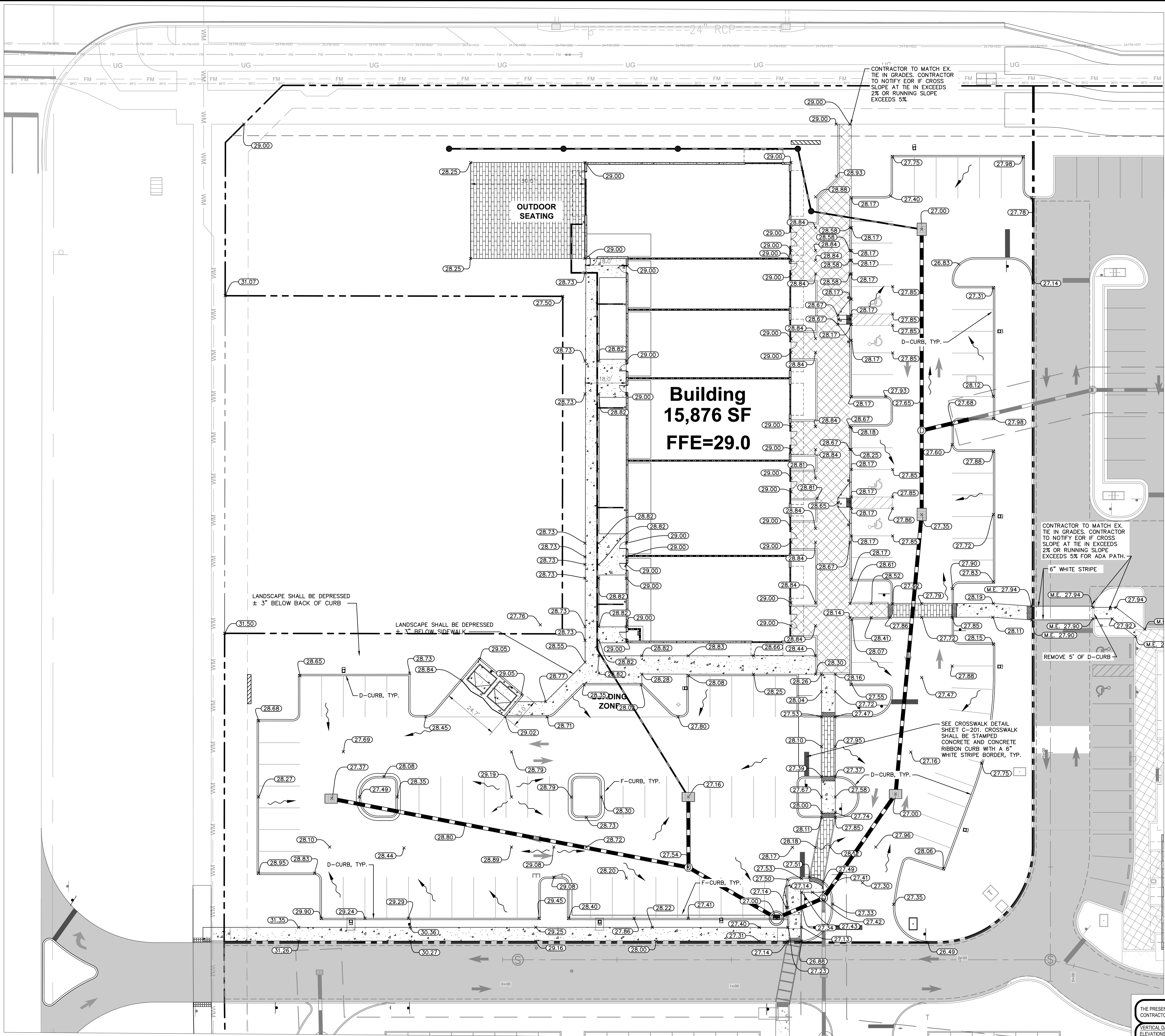
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CITY OF PORT ST. LUCIE PROJECT #
P25-084
PSLUSD PROJECT #
5211E-21

KHA PROJECT 147942001		DATE 2/24/2025		SCALE AS SHOWN		DESIGNED BY ---		DRAWN BY ---		CHECKED BY ---		KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM		REGISTERED PROFESSIONAL CHRISTOPHER J. HOLLEN, P.E. FLORIDA LICENSE NUMBER 74685		DATE ---		BY ---	
PAVING GRADING AND DRAINAGE PLAN														SG-3 NW OUTPARCEL COMMERCIAL LOT 1 PREPARED FOR PEBB TRADITION SG3, LLC		FLORIDA CITY OF PORT ST. LUCIE		SHEET NUMBER C-200	
Kimley»Horn														REVISIONS		DATE		BY	

Plotted By: Anderson, Sarah Sheet: Set: NW OUTPARCEL - SHOPPES AT THE HEART Layout: C-201 GRADING ENLARGEMENT PLAN September 09, 2025 09:59:50am k:\VRB\LD\EN\147842001 - NW Outparcel - Shoppes at the Heart\CAD\PlanSheets\C-200 PAVING GRADING AND DRAINAGE PLAN - 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
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Call before you dig.

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

KHA PROJECT 147942001		DATE 2/24/2025		SCALE AS SHOWN		DESIGNED BY DRAWN BY CHECKED BY		DATE	
KIMLEY-HORN AND ASSOCIATES, INC. CHRISTOPHER J. HOLLEN, P.E. FLORIDA LICENSE NUMBER 74685		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		REVISIONS		BY	
SG-3 NW OUTPARCEL COMMERCIAL LOT 1		PREPARED FOR PEBB TRADITION SG3, LLC		CITY OF PORT ST. LUCIE		FLORIDA		SHEET NUMBER C-201	

Kimley»Horn

**GRADING
ENLARGEMENT PLAN**

811
Know what's below.
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Plotted By: Anderson, Sarah Sheet: Set: NW OUTPARCEL — SHOPPES AT THE HEART Layout: C-205 PAVING GRADING AND DRAINAGE DETAILS September 09, 2025 10:00:02am K:\VRB_LDEV\147842001 — NW Outparcel — Shoppes at the Heart\CAD Plans\Sheets\C-201 PAVING GRADING AND DRAINAGE NOTES — 147842001.dwg
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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

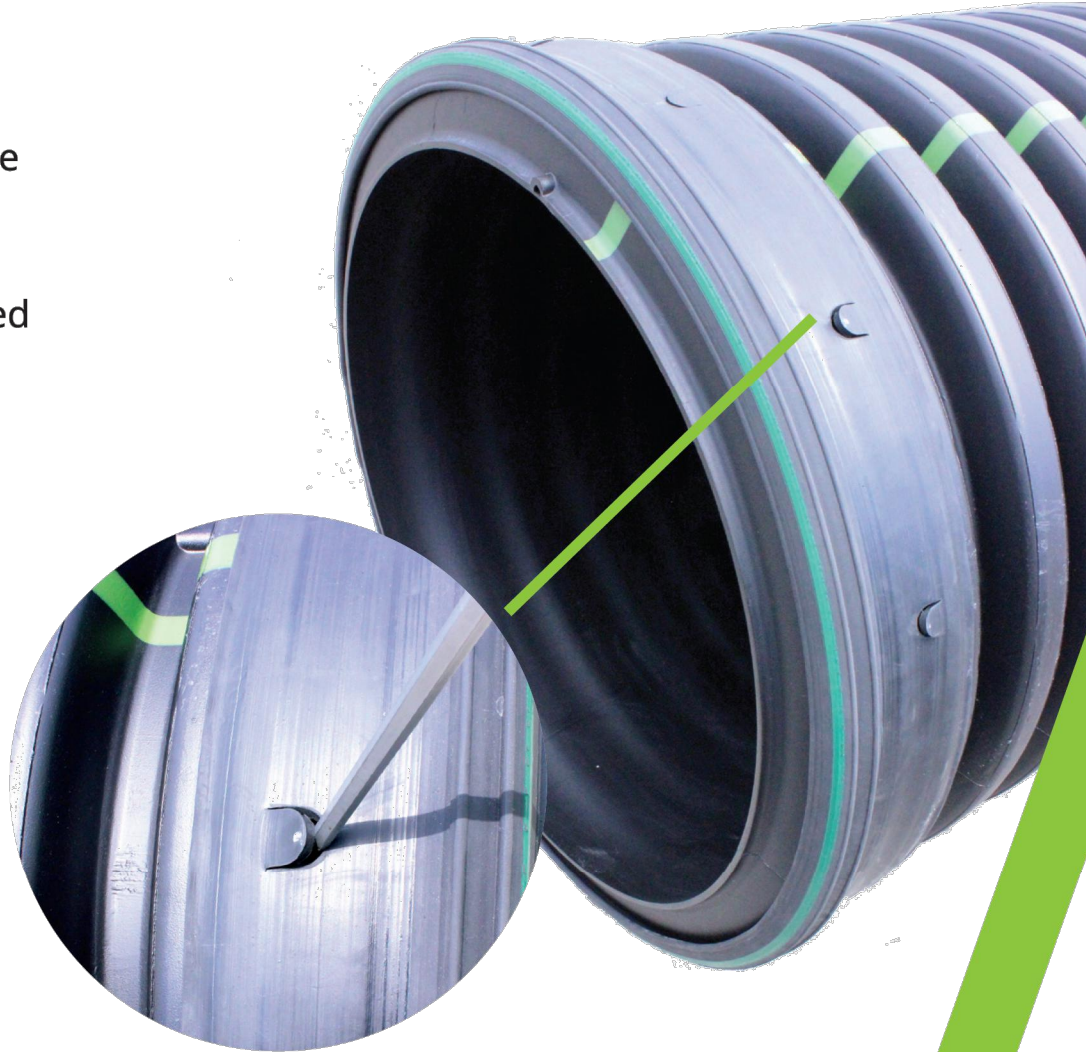
Diameter in (mm)	Valley Gasket Install Time (People Needed)	Saddle Gasket Install Time (People Needed)
12-18 (300-450)	5-10 minutes (1)	<5 minutes (1)
24-30 (600-750)	20+ minutes (2)	<5 minutes (1)
36 (900)	30+ minutes (2+)	<5 minutes (1)

Gasket Comparison

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



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Nyloplast® is a registered trademark of Nyloplast, Inc.
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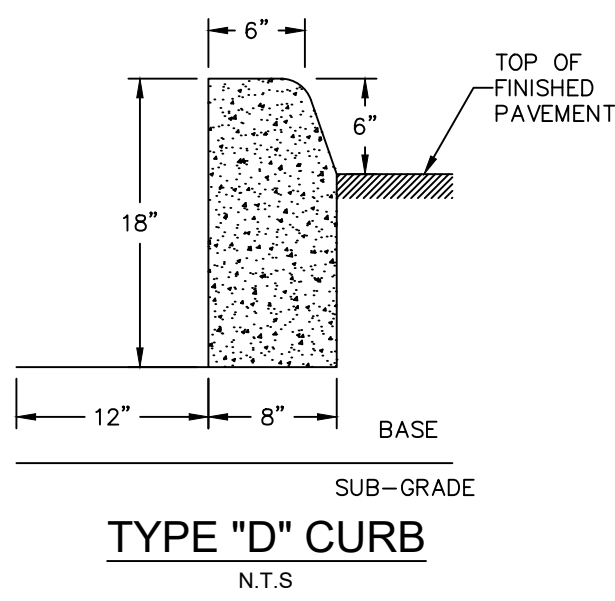
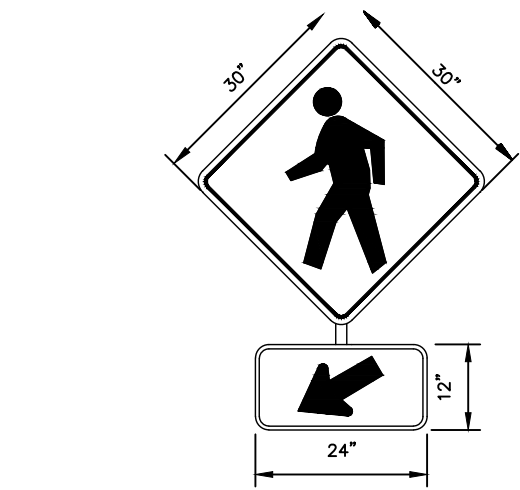
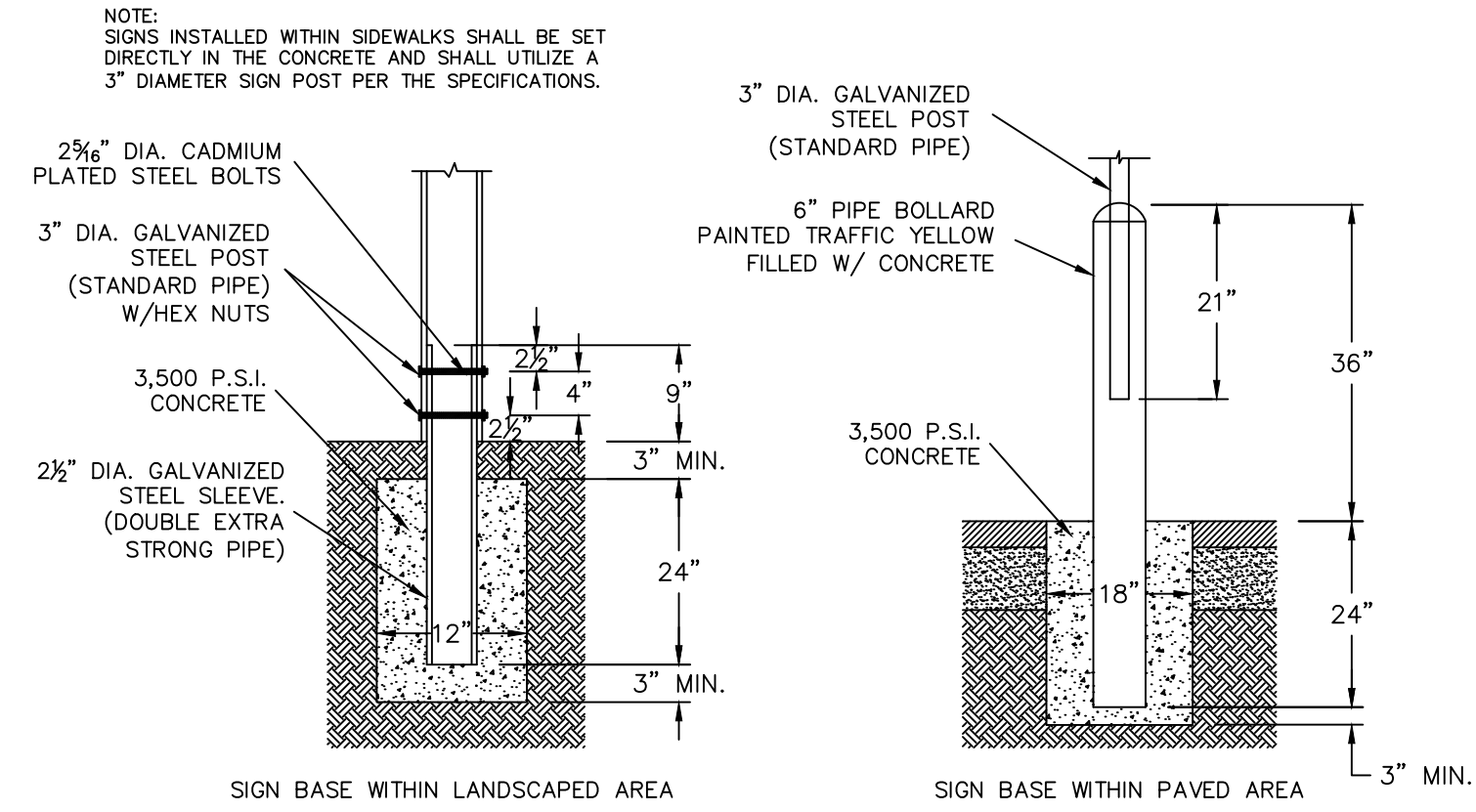
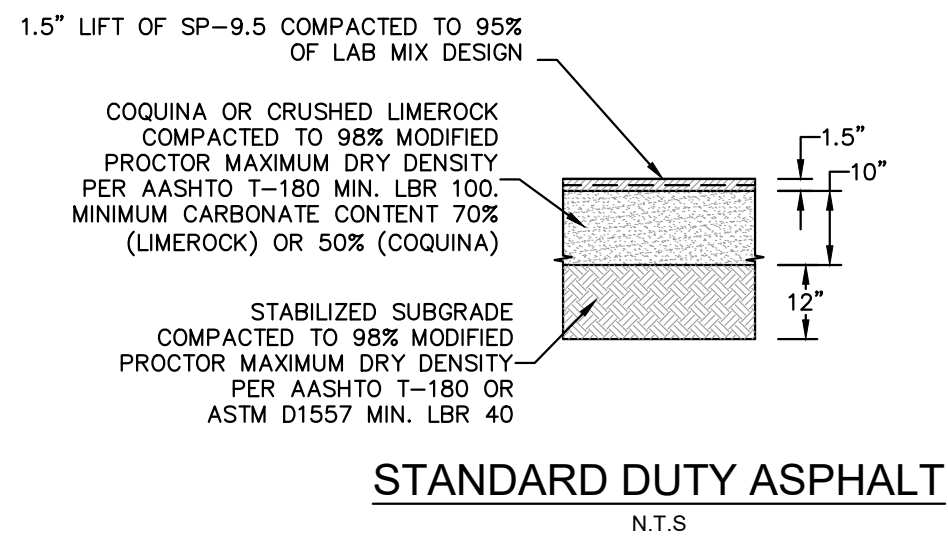
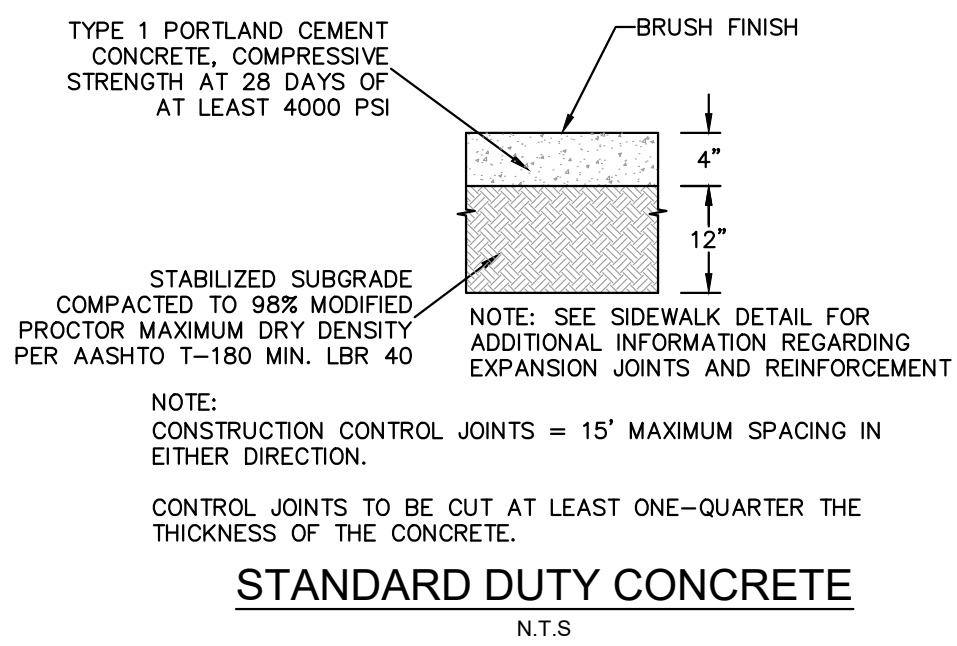
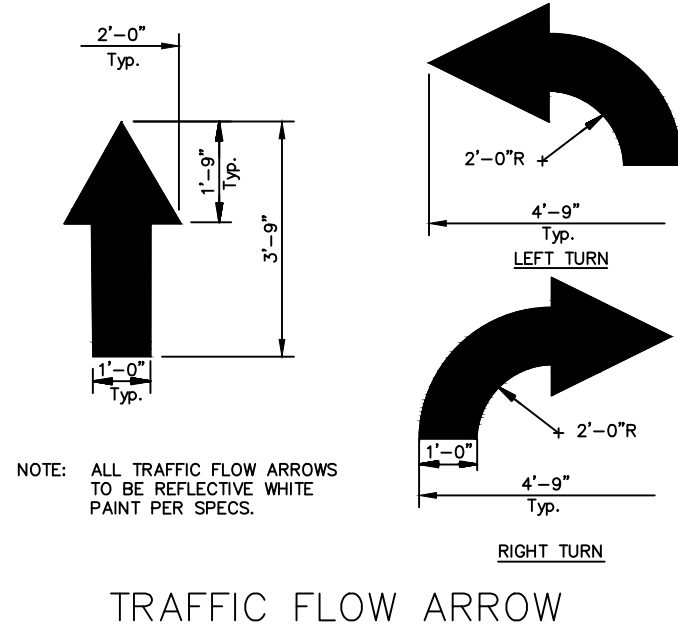
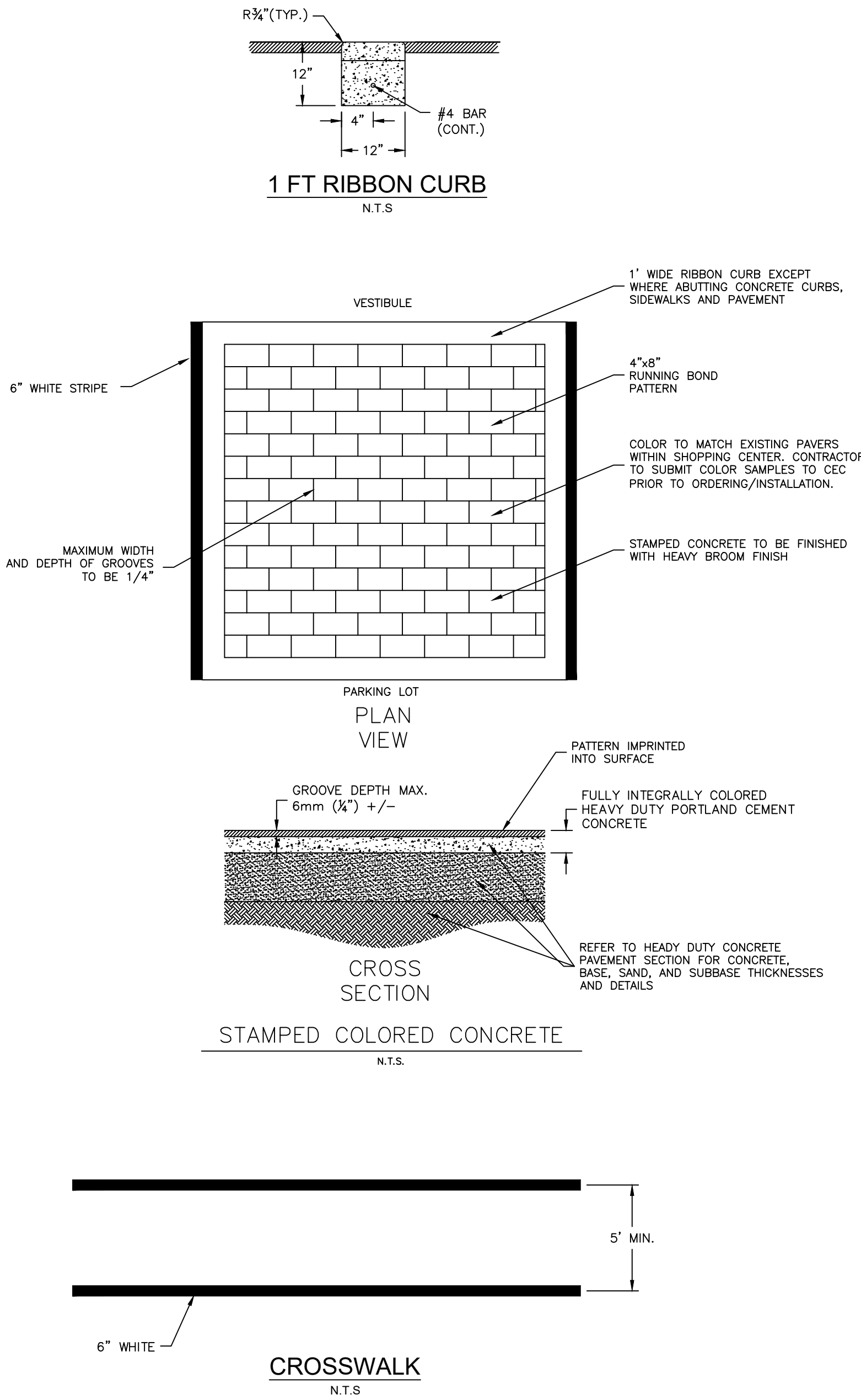


Pictured above is a 24"-36" (600-900 mm) saddle gasket.



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

adspipe.com
800-821-6710



Know what's below.
Call before you dig.

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S211E-21

PAVING GRADING
AND DRAINAGE
DETAILS

SG-3 NW OUTPARCEL
COMMERCIAL LOT 1
PREPARED FOR
PEBB TRADITION SG3, LLC

SHEET NUMBER
C-205

Kimley»Horn

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
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DRAWN BY
CHECKED BY

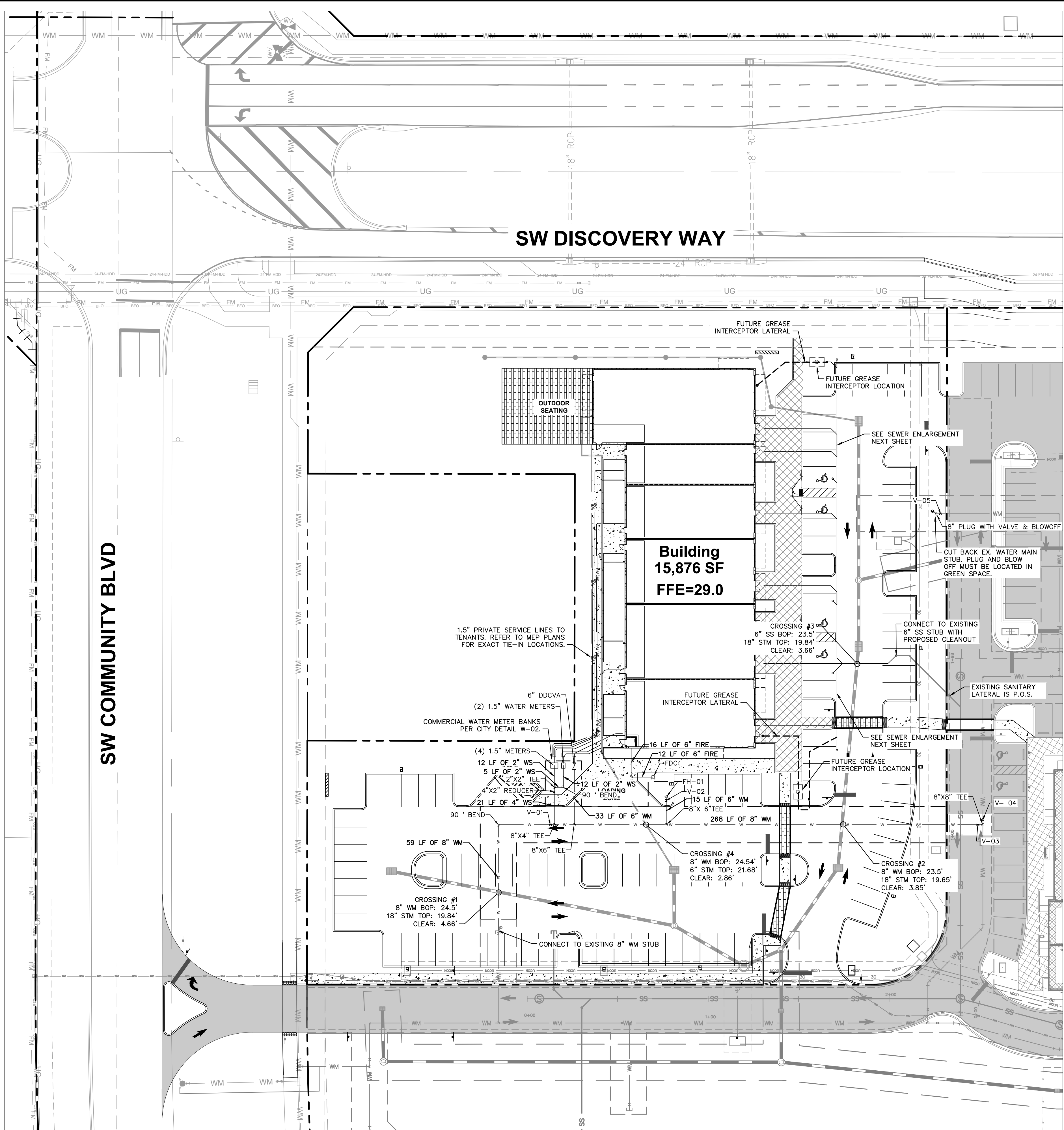
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CITY OF PORT ST. LUCIE
FLORIDA

Plotted By: Anderson, Sarah Sheet: Set: NW OUTPARCEL — SHOPS AT THE HEART Layout: C-300 WATER AND SEWER UTILITY PLAN September 09, 2025 10:00:44am K:\VRB_LDEV\147842001 — NW Outparcel — Shops at the Heart\CAD\PlanSheets\C-300 WATER AND SEWER UTILITY PLAN — 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 LATERAL
- 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:**
- 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 SDR26 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 PSLUSD USM PAGE 61, LINE 18).
 - WATER LINES SHALL BE AS FOLLOWS:
PVC C-900, DR-18 PER PSLUSD USM PAGE 60 LINE 44.
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - ALL UTILITIES SHOULD BE KEPT TEN (10') 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 WATERLINES.
 - 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 ENCASEMENTS 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 PSLUSD 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.
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 - ALL PSLUSD 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.

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

VALVE TABLE								
PLAN ID	SIZE (IN.)	TYPE	FLUID	MANUF.	MODEL	DATE	# TURNS	PSLUSD
V-01	8"	G.V.	WATER					
V-02	8"	G.V.	WATER					
V-03	8"	G.V.	WATER					
V-04	8"	G.V.	WATER					
V-05	8"	G.V.	WATER					

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 1988 (NAVD 88). SUBTRACT 1.50' FROM NGVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION.



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

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

LICENSED PROFESSIONAL
147942001

DATE
2/24/2025

SCALE
AS SHOWN

DESIGNED BY
—

DRAWN BY
—

CHECKED BY
—

DATE
—

**WATER AND SEWER
UTILITY PLAN**

**SG-3 NW OUTPARCEL
COMMERCIAL LOT 1**

PREPARED FOR
PEBB TRADITION SG3, LLC

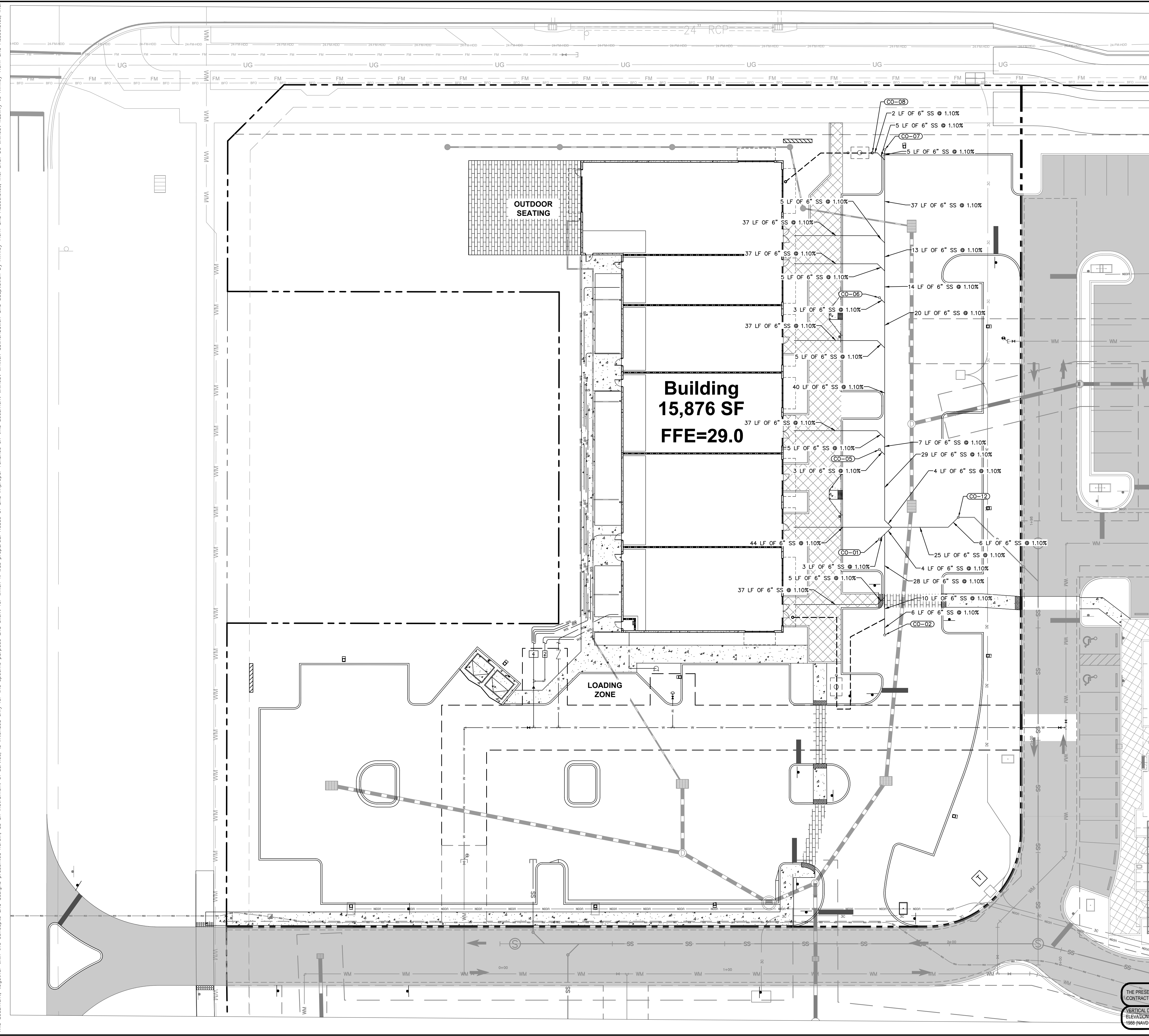
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C-300

REVISIONS

No.	DATE	BY

Plotted By: Anderson, Sarah Sheet: Set: NW OUTPARCEL — SHOPS AT THE HEART Layout: C-301 — SEWER PLAN ENLARGEMENT September 09, 2025, 10:00:56am K:\WEB_IDEVA\147842001 — NW Outparcel — Shops at the Heart\CAD\PlanSheets\C-303 WATER AND SEWER UTILITY PLAN — 147842001.dwg
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VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), SUBTRACT 1.50' FROM NGVD 29 ELEVATION TO GET THE NAVD 88 ELEVATION


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

KHA PROJECT 147942001		DATE 2/24/2025		SCALE AS SHOWN		DESIGNED BY —		DRAWN BY —		CHECKED BY —		DATE —	
LICENSED PROFESSIONAL		CHRISTOPHER J. HOLLEN, P.E.		FLORIDA LICENSE NUMBER 74685		DATE —		BY —		REVISIONS		DATE —	
SEWER PLAN ENLARGEMENT													
SG-3 NW OUTPARCEL COMMERCIAL LOT 1													
PREPARED FOR PEBB TRADITION SG3, LLC													
CITY OF PORT ST. LUCIE FLORIDA													
SHEET NUMBER C-301													

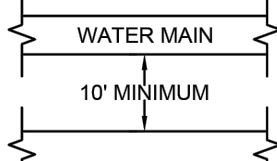
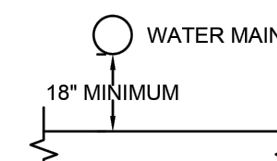
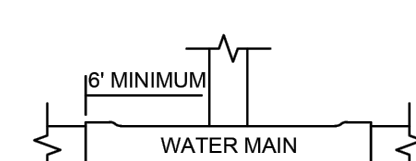
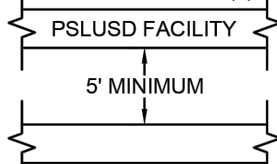
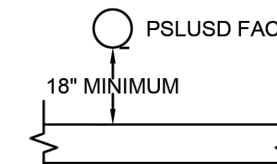
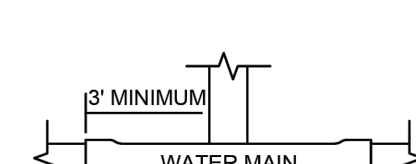
Plotted By: Anderson, Sarah Sheet: SG-3 NW OUTPARCEL — SHOPPES AT THE HEART Layout: C-305 — CITY OF PORT ST. LUCIE UTILITY DETAILS September 03, 2025 10:01:46am K:\VRB-IDEV\147842001 — NW Outparcel — Shoppes at the Heart\CAD\PlanSheets\C-305 CITY OF PORT ST. LUCIE UTILITY DETAILS — 147842001.dwg
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Received 9.18.25



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 SEPARATION REQUIREMENTS
DETAIL: G-02
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1


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.

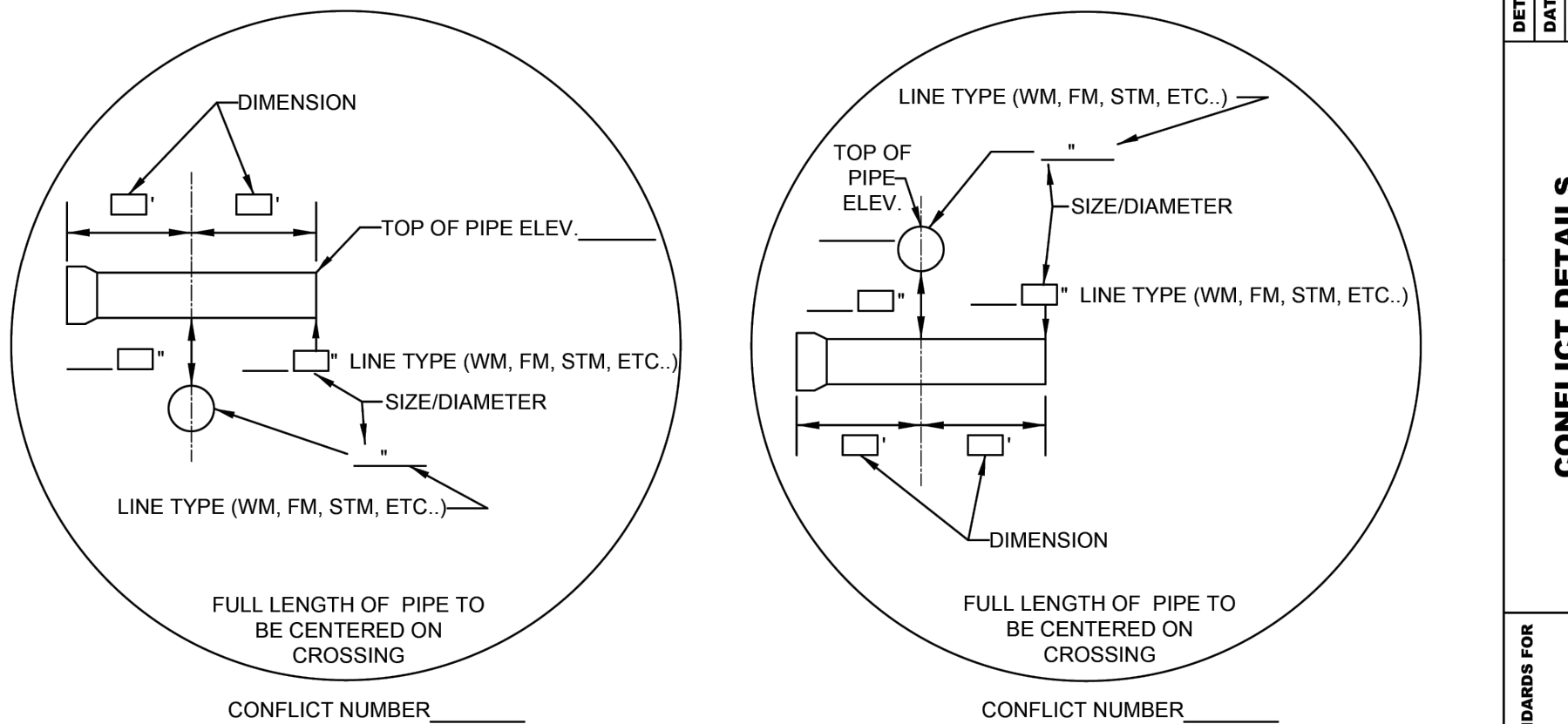
(3) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(4) A PSLUSD FACILITY INCLUDES MAINS AND STRUCTURES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER.



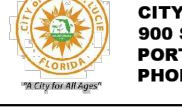
MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

CONFLICT DETAILS
DETAIL: G-02
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1



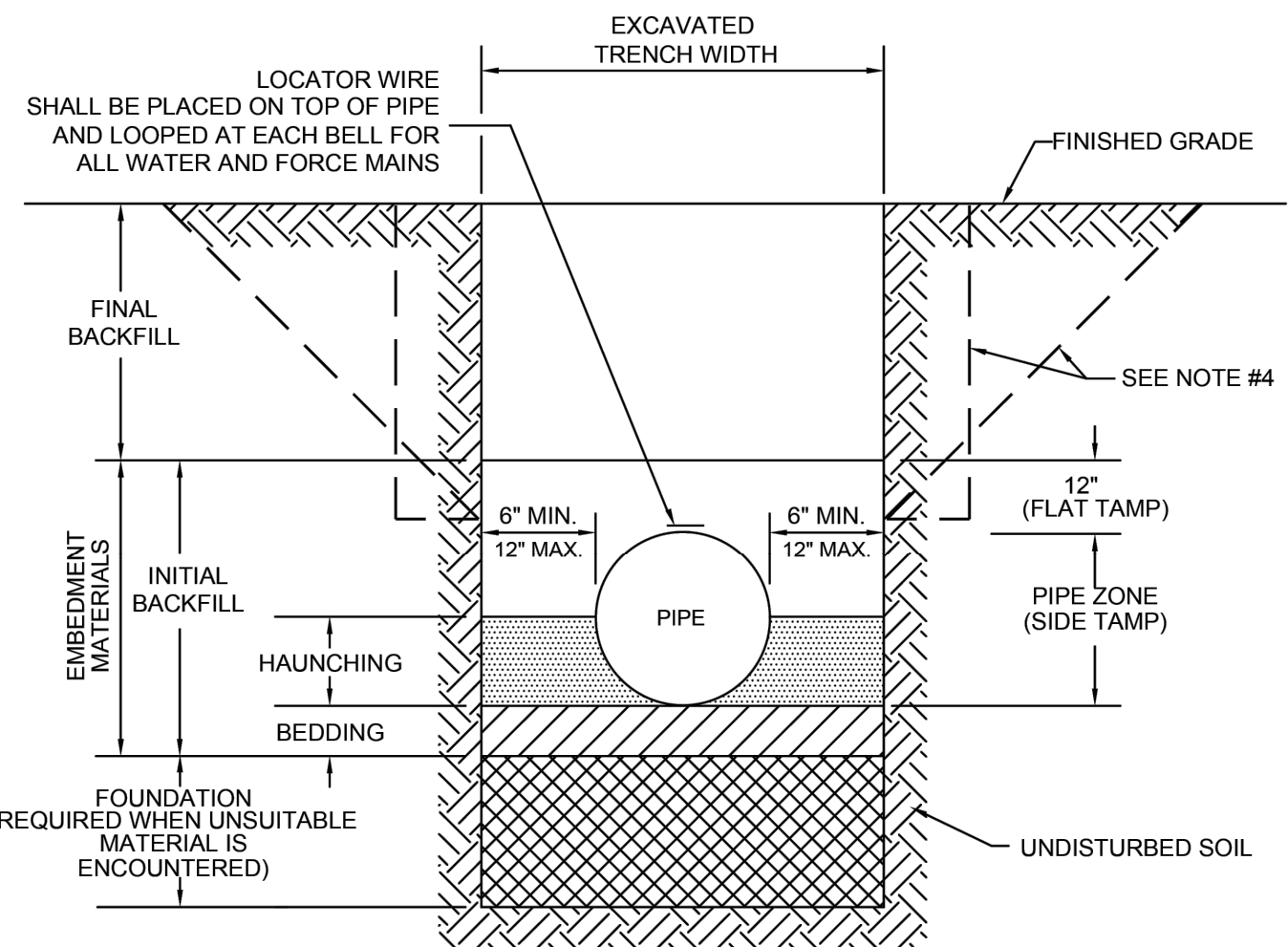
NOTES:

- DESIGN PLAN INFORMATION ON THE BLANK LINE.
- RECORD DRAWING INFORMATION IN THE BOX.
- CONFLICTS MUST BE IN NUMERICAL SEQUENCE (1, 2, 3, ETC...)
- MUST MEET PSLUSD STANDARD SEPARATION REQUIREMENTS OF 18" MIN.




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STANDARD PIPE TRENCH CROSS SECTION
DETAIL: G-04
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1



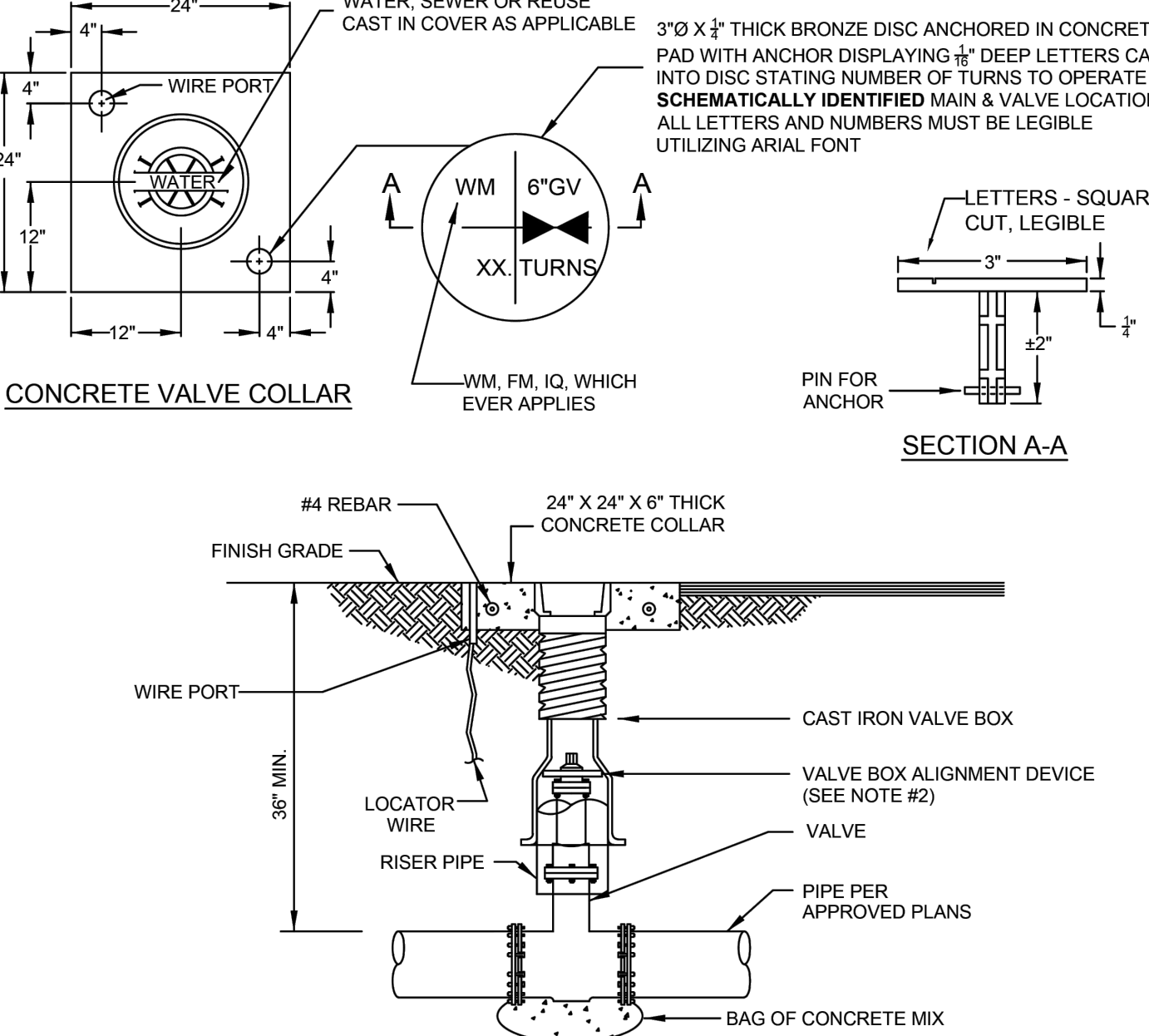
NOTES:

- FOR TRENCHES REQUIRING SHEETING, SHORING, STAY BRACING, TRENCH JACKS OR TRENCH BOX, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SUPPORTS.
- IF THE MAXIMUM TRENCH WIDTH MUST BE EXCEEDED, THE AREA OUTSIDE OF THE MAXIMUM EMBEDMENT SHALL BE COMPACTED TO FINAL BACKFILL REQUIREMENTS. IF THE PIPE IS INSTALLED IN A COMPACTED EMBANKMENT, THE EMBANKMENT SHALL BE IN PLACE AND COMPACTED TO 12" MIN. COVER BEFORE INSTALLATION OF PIPE.
- IF BEDDING IS REQUIRED TO BRING TRENCH BOTTOM UP TO GRADE AND PROVIDE UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE, THEN A MINIMUM COMPACTED DEPTH OF 4 TO 6 INCHES OF SELECT EMBEDMENT MATERIAL IS REQUIRED.
- THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
- AN APPROVED LOCATOR WIRE SHALL BE USED.
- EARTHWORK, EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH PSLUSD STANDARDS.




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TYPICAL VALVE BOX AND COLLAR IN UN-PAVED AREA
DETAIL: G-07
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 2



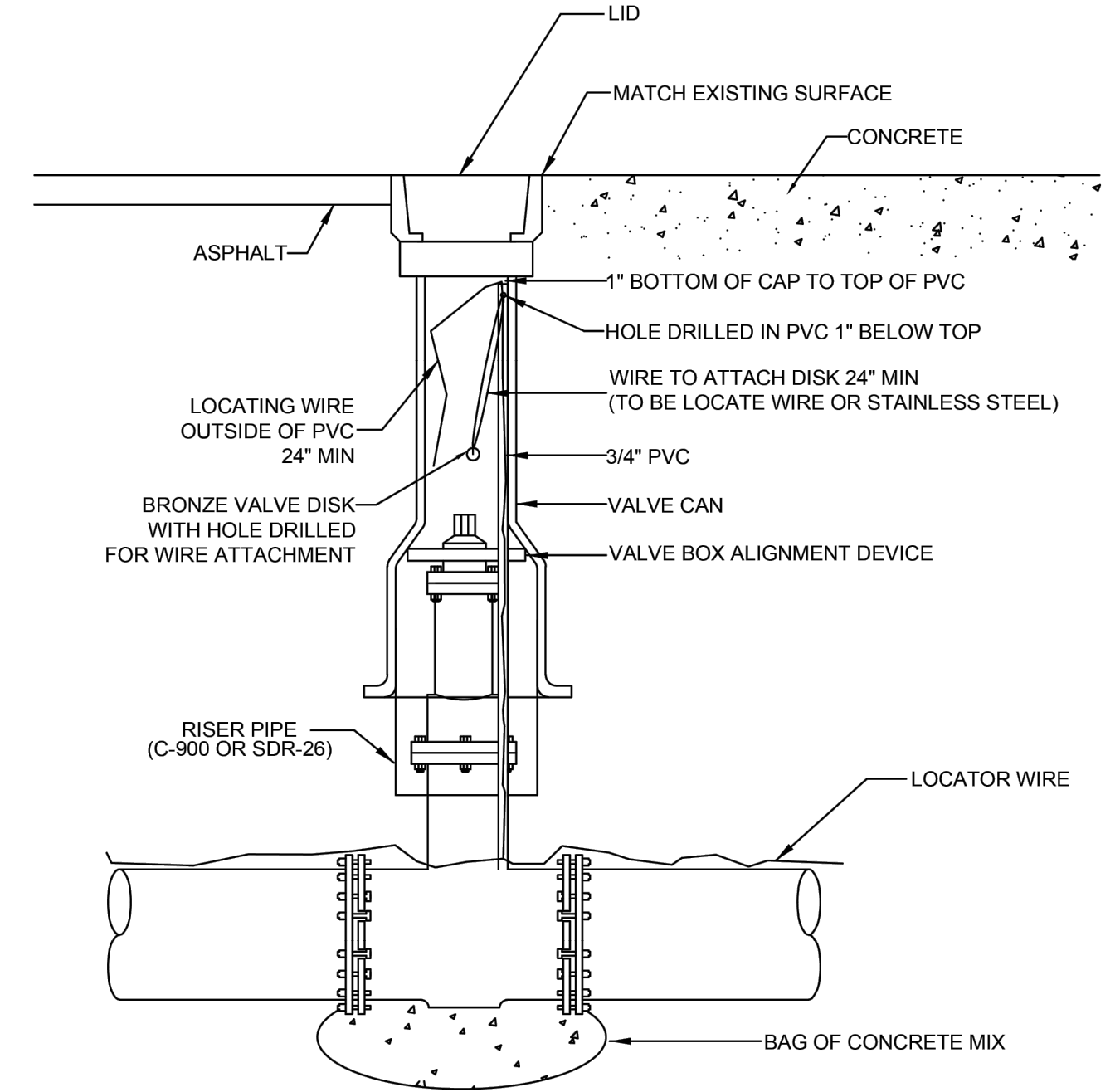
NOTES:


- WHEN TOP OF OPERATING NUT IS DEEPER THAN 30", A HIGH STRENGTH STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. A STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
- A VALVE BOX ALIGNMENT DEVICE SHALL BE PROVIDED TO ELIMINATE SHIFTING OF THE VALVE BOX AGAINST THE OPERATING NUT.
- C900 OR SDR-26 P.V.C. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX IF NEEDED.
- RPM'S SHALL NOT BE INSTALLED IN CROSSWALKS OR PEDESTRIAN WALKWAYS.
- THE TOP SIDE OF THE VALVE BOX COVER AND THE INSIDE OF TOP SECTION OF THE VALVE BOX SHALL BE PAINTED BLUE FOR WATER MAINS, GREEN FOR SEWER MAINS AND PURPLE FOR RECLAIMED WATER MAINS.



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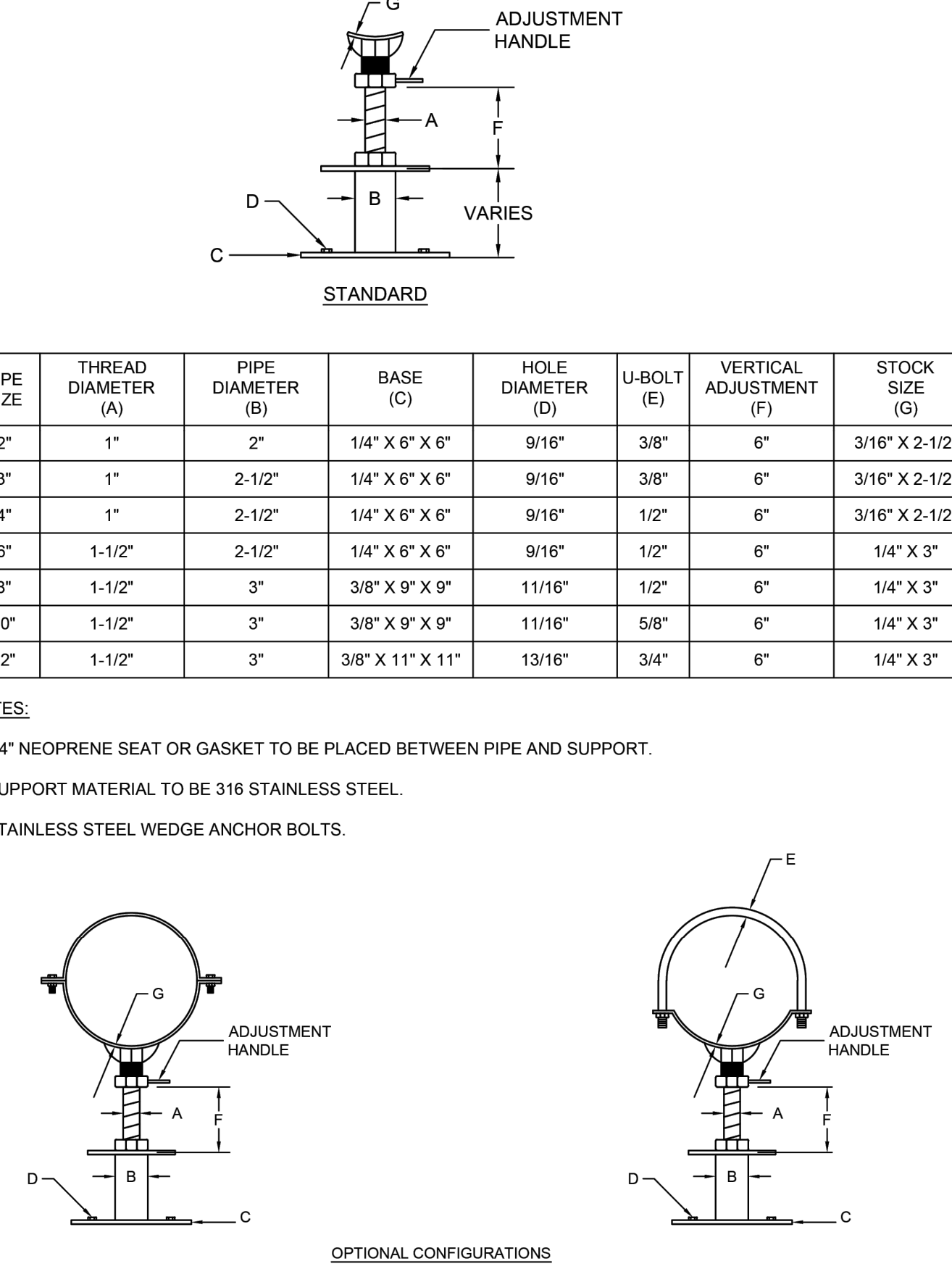
TYPICAL VALVE BOX IN PAVED AREA
DETAIL: G-07
DATE: 2019
SCALE: N.T.S.
SHEET: 2 OF 2





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PIPE SUPPORT
FILE NAME: G-08
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1



NOTES:

- 1/4" NEOPRENE SEAT OR GASKET TO BE PLACED BETWEEN PIPE AND SUPPORT.
- SUPPORT MATERIAL TO BE 316 STAINLESS STEEL.
- STAINLESS STEEL WEDGE ANCHOR BOLTS.

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

CITY OF PORT ST. LUCIE
LUCIE UTILITY
DETAILS

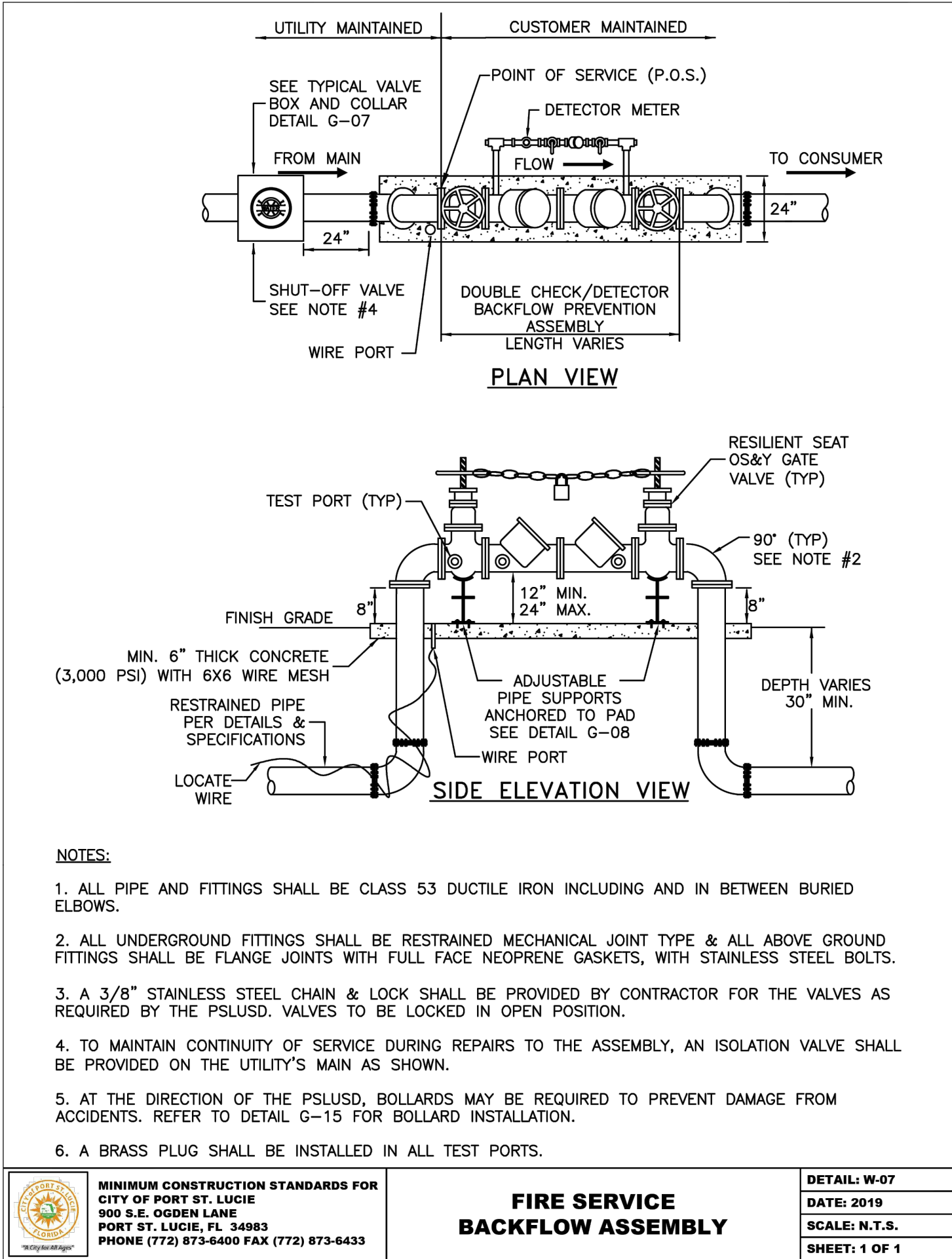
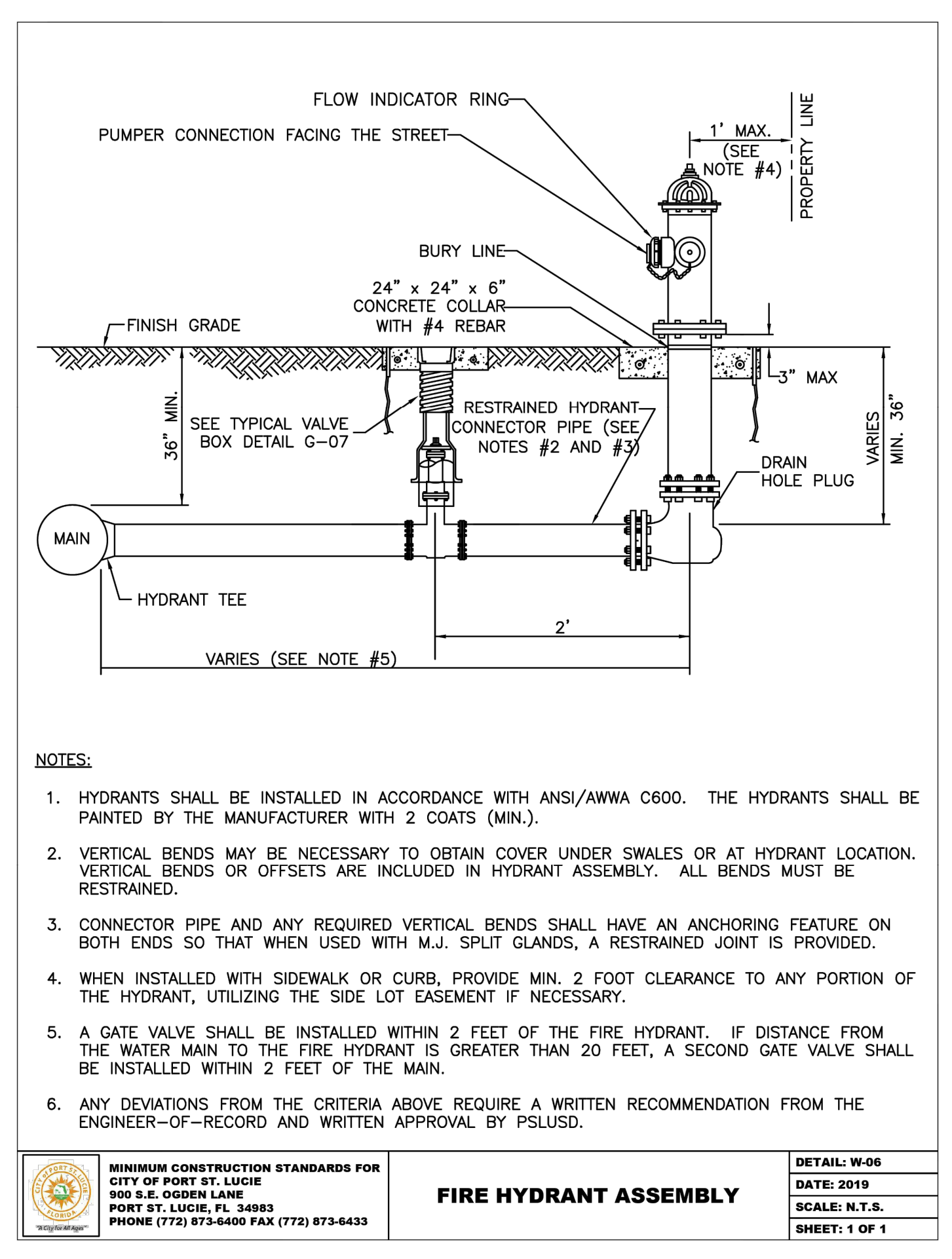
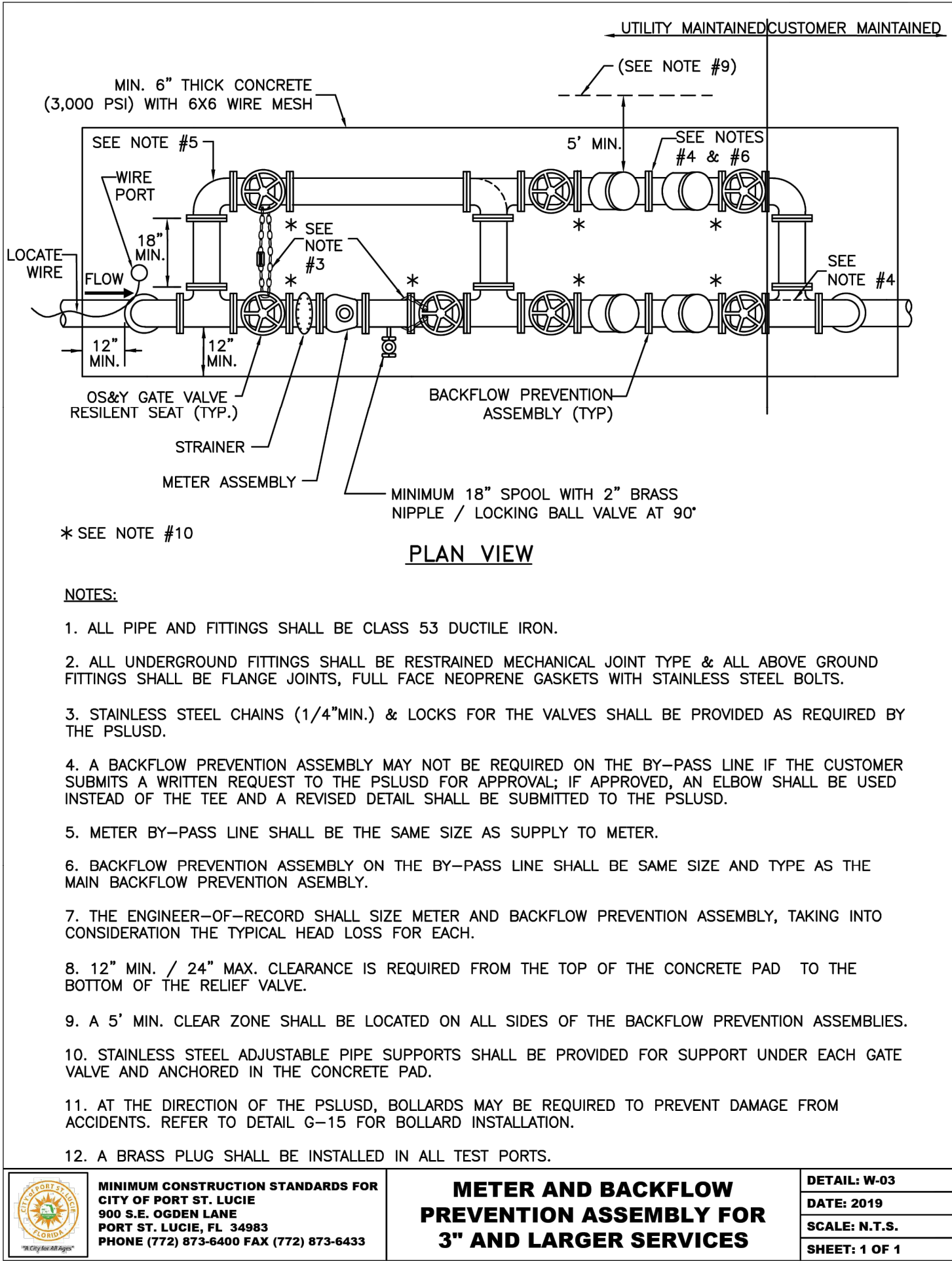
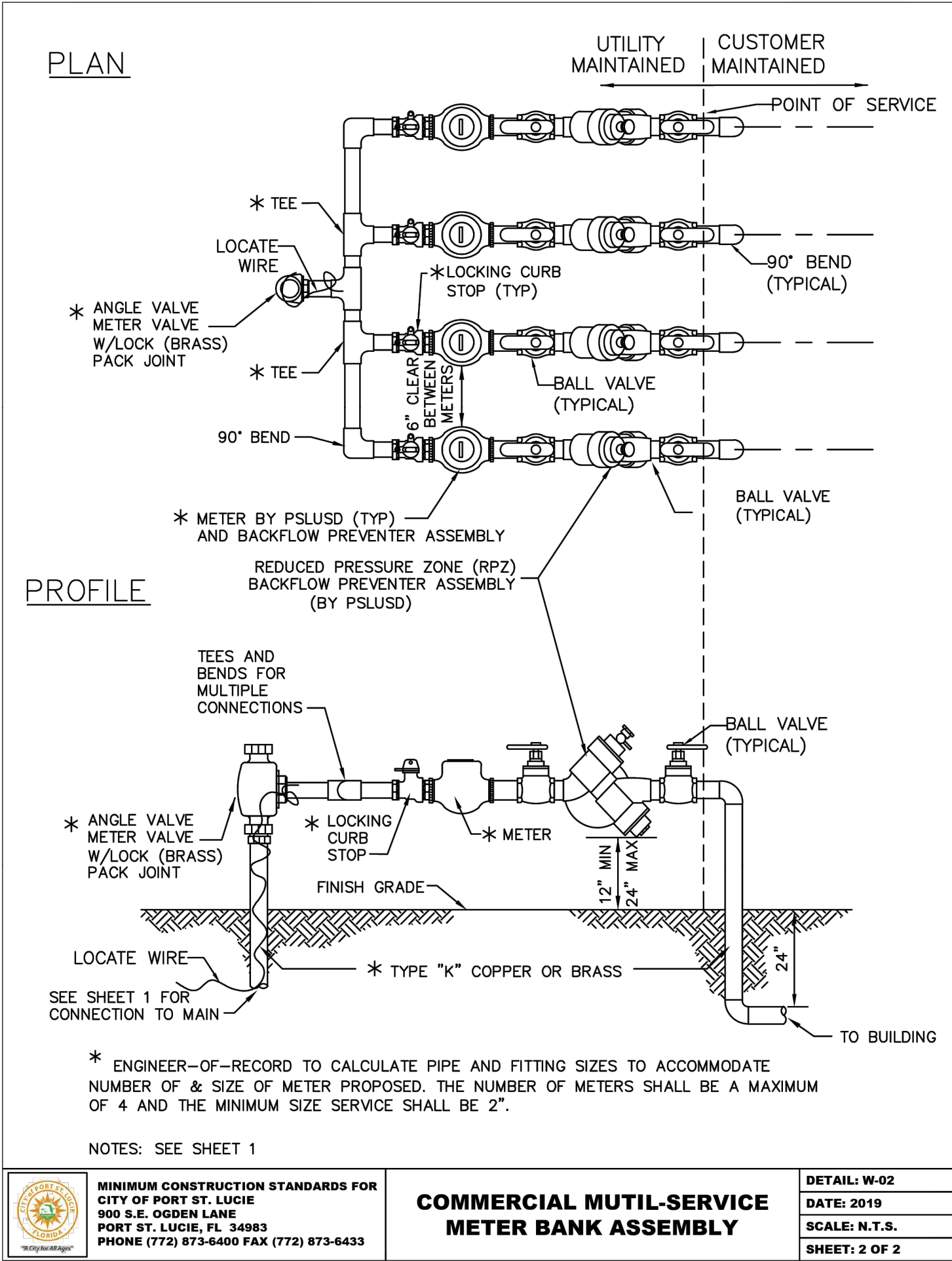
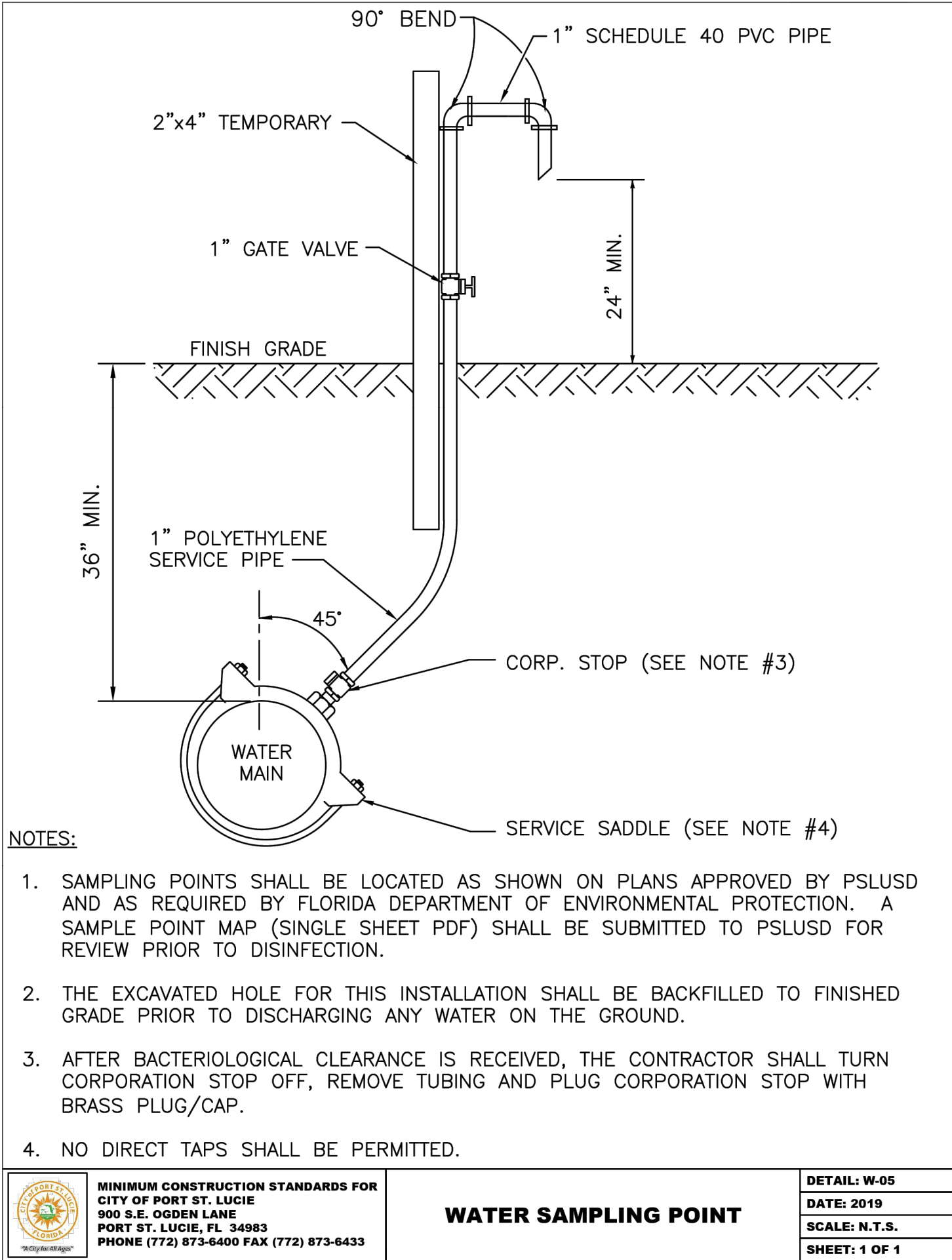
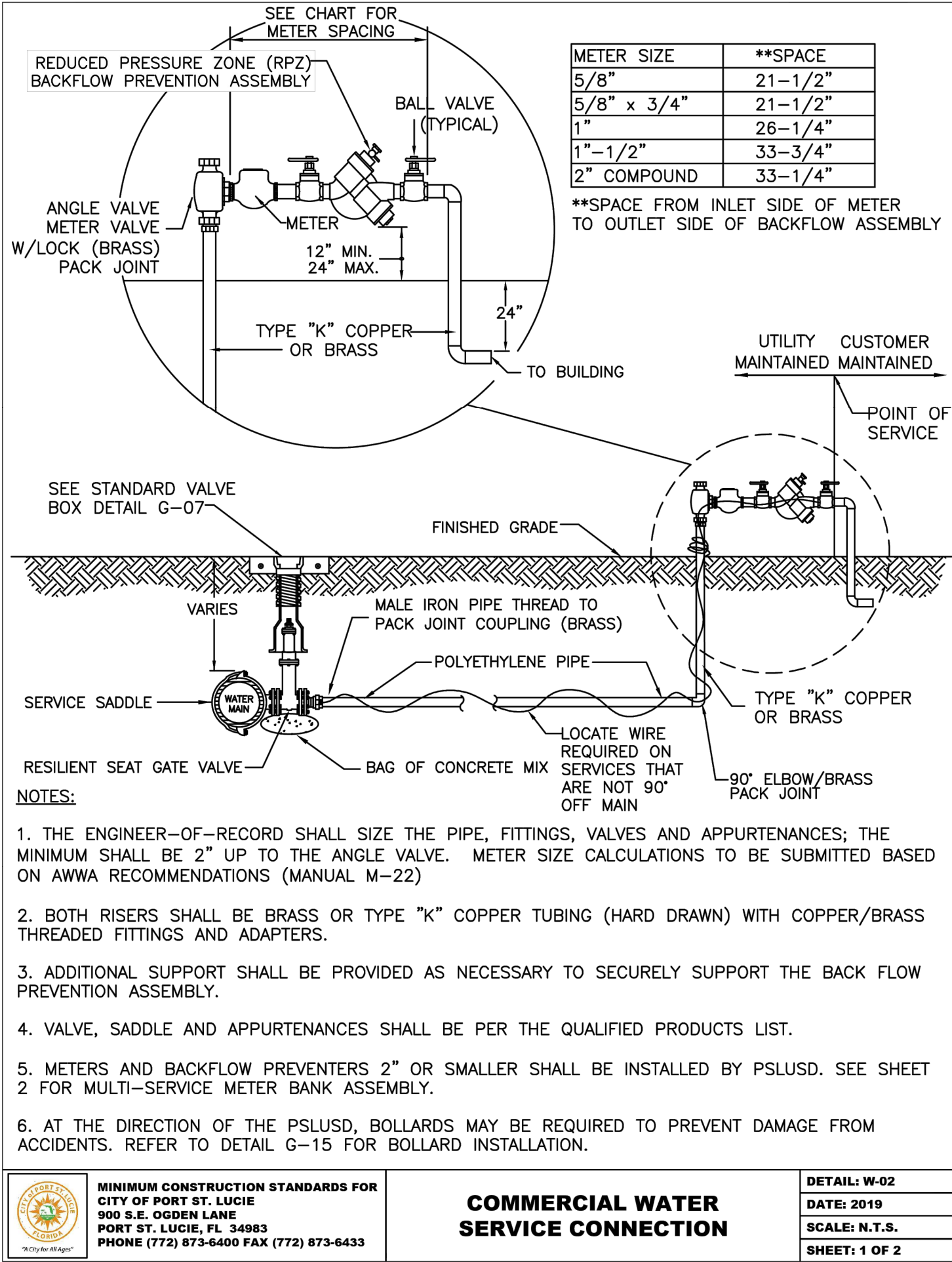
LICENSED PROFESSIONAL
CHRISTOPHER J. HOLLEN,
P.E.
FLORIDA LICENSE NUMBER
74685
DATE: ---

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

NO.	REVISIONS	DATE	BY

SHEET NUMBER
C-305

Plotted By: Anderson, Sarah Sheet: SG-3 NW OUTPARCEL — SHOPPES AT THE HEART Layout: C-307 CITY OF PORT ST. LUCIE UTILITY DETAILS — September 03, 2025 10:02:00am K:\VRB\LDEV\147842001 — NW Outparcel — Shoppes at the Heart\CAD\PlanSheets\C-301 CITY OF PORT ST. LUCIE UTILITY DETAILS — 147842001.dwg
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PSLUSD PROJECT # S211E-21

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LICENSED PROFESSIONAL
CHRISTOPHER J. HOLLEN,
P.E.
FLORIDA LICENSE NUMBER
74685

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

CITY OF PORT ST. LUCIE UTILITY DETAILS

SG-3 NW OUTPARCEL COMMERCIAL LOT 1
PREPARED FOR
PEBB TRADITION SG3, LLC

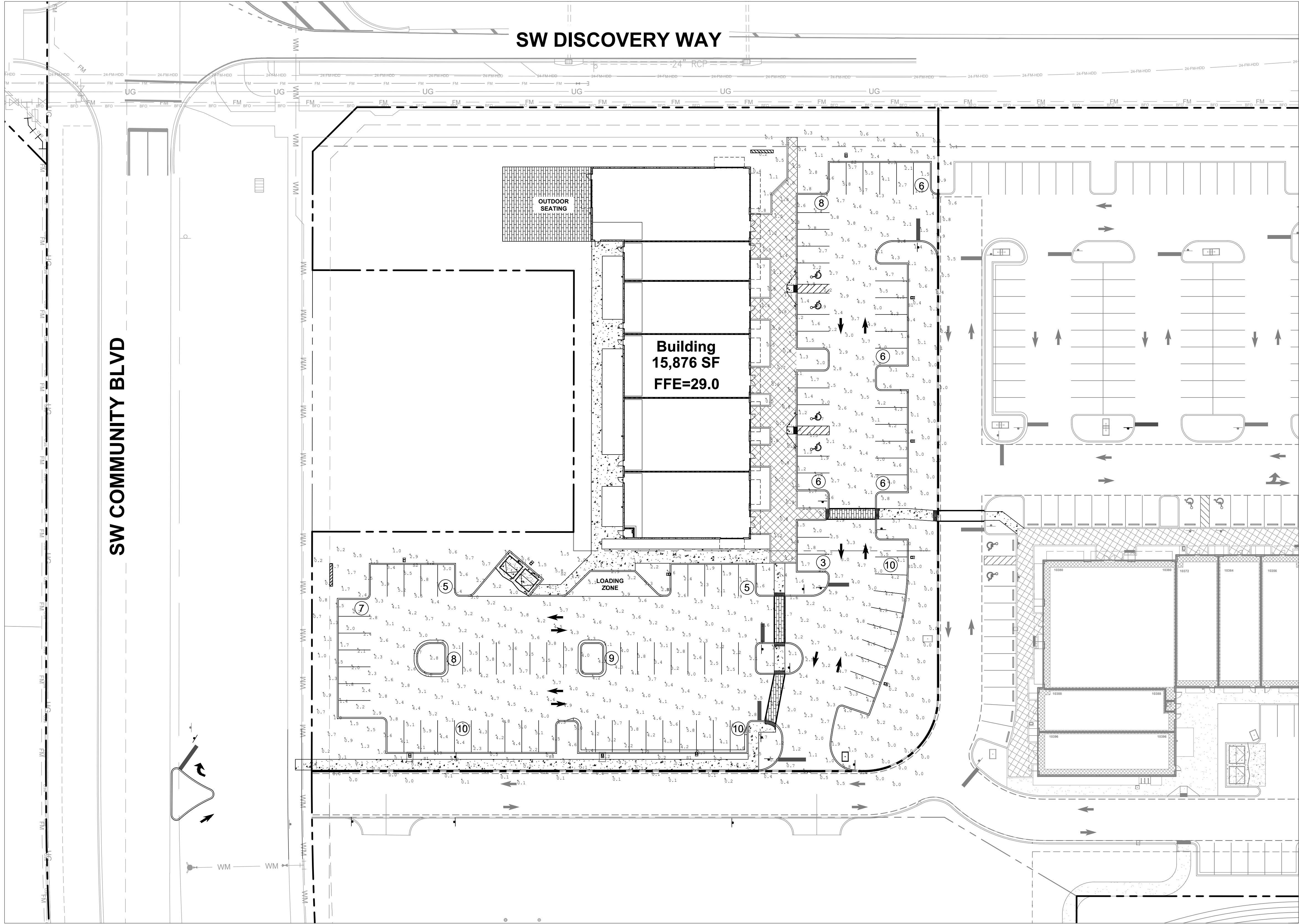
SHEET NUMBER
C-307

REVISIONS
No. DATE BY

Plotted By: Anderson, Sarah Sheet: Set: NW OUTPARCEL -- SHOPS AT THE HEART Layout: C-500 PHOTOMETRIC PLAN-147842001 September 09, 2025 10:00:20am K:\V\B\DEVA\147842001 -- NW Outparcel -- Shops at the Heart\CAD\PlanSheets\C-500 PHOTOMETRIC PLAN-147842001.dwg
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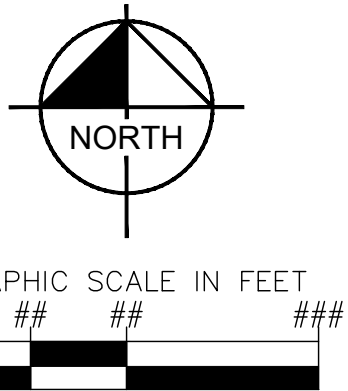
Standard Electric Luminaire Schedule										
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Total Lumens	Total Wattage	LLF	BUG Rating	Mounting Height
	7	S1	Single	Lithonia Lighting	DSX1 LED P7 40K 80CRI BLC4 MVOLT MVOLT RPA DBXD	15306	184.43	1.000	B0-U0-G4	20
	3	S2	Single	Lithonia Lighting	DSX1 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

Calculation Summary					
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
	PROPOSED 12" WATER MAIN
	PROPOSED 8" WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED WATER GATE VALVE
	PROPOSED REDUCER
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MAIN
	PROPOSED 8" SANITARY FORCE MAIN
	PROPOSED 6" SANITARY FORCE 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
	EXISTING ASPHALT
	PROPOSED ASPHALT (STANDARD DUTY)
	PROPOSED ASPHALT (HEAVY DUTY)

- 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 164 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 MANS 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.



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
PSLUSD PROJECT #
S211E-21

SG-3 NW OUTPARCEL COMMERCIAL LOT 1 PREPARED FOR PEBB TRADITION SG3, LLC CITY OF PORT ST. LUCIE FLORIDA	PHOTOMETRIC PLAN	KHA PROJECT 147942001 DATE 2/24/2025 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	LICENSED PROFESSIONAL CHRISTOPHER J. HOLLEN, P.E. FLORIDA LICENSE NUMBER 74685 DATE: ---	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	No.	REVISIONS	DATE	BY