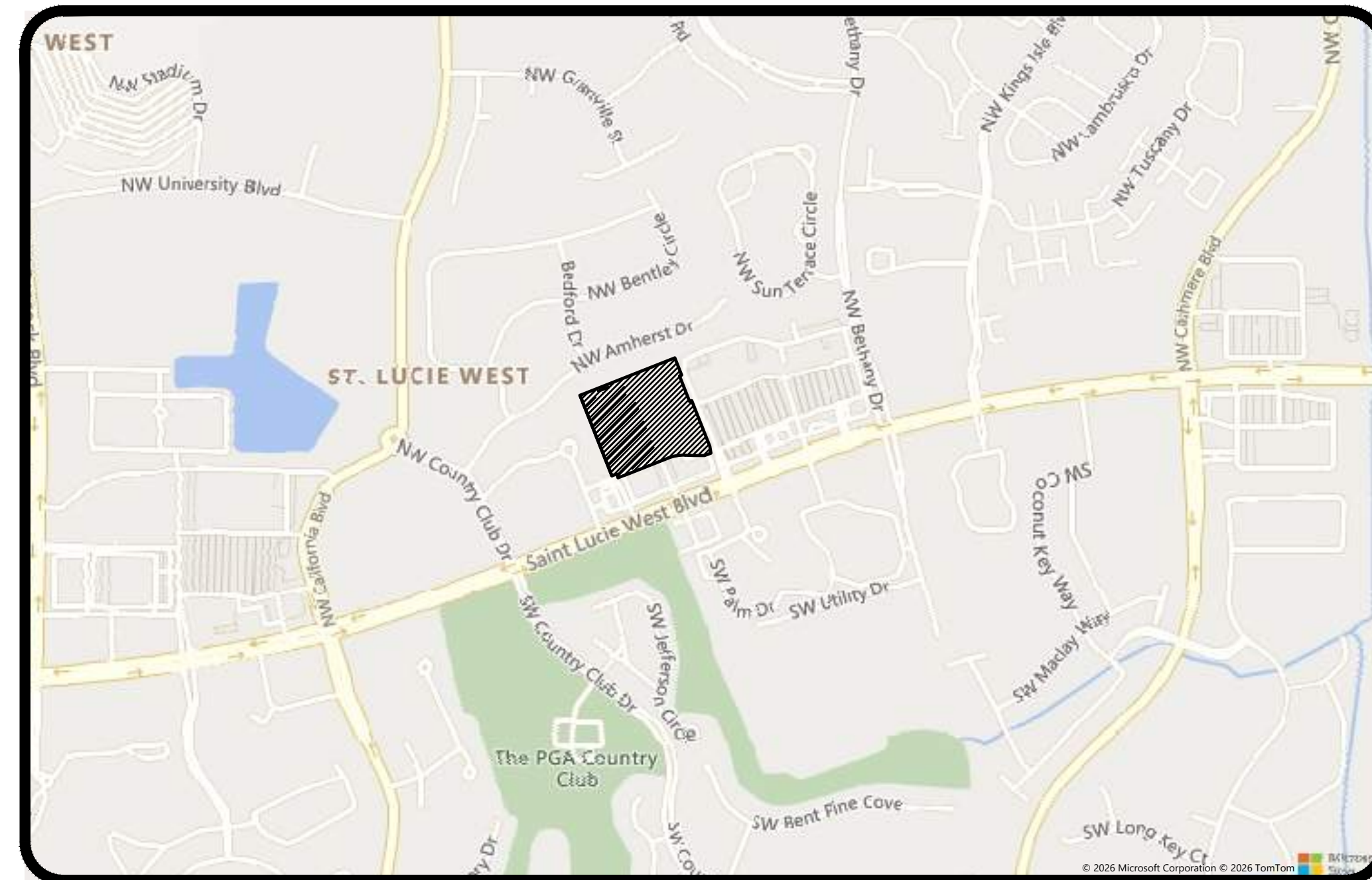


# CONSTRUCTION PLANS AND SPECIFICATIONS

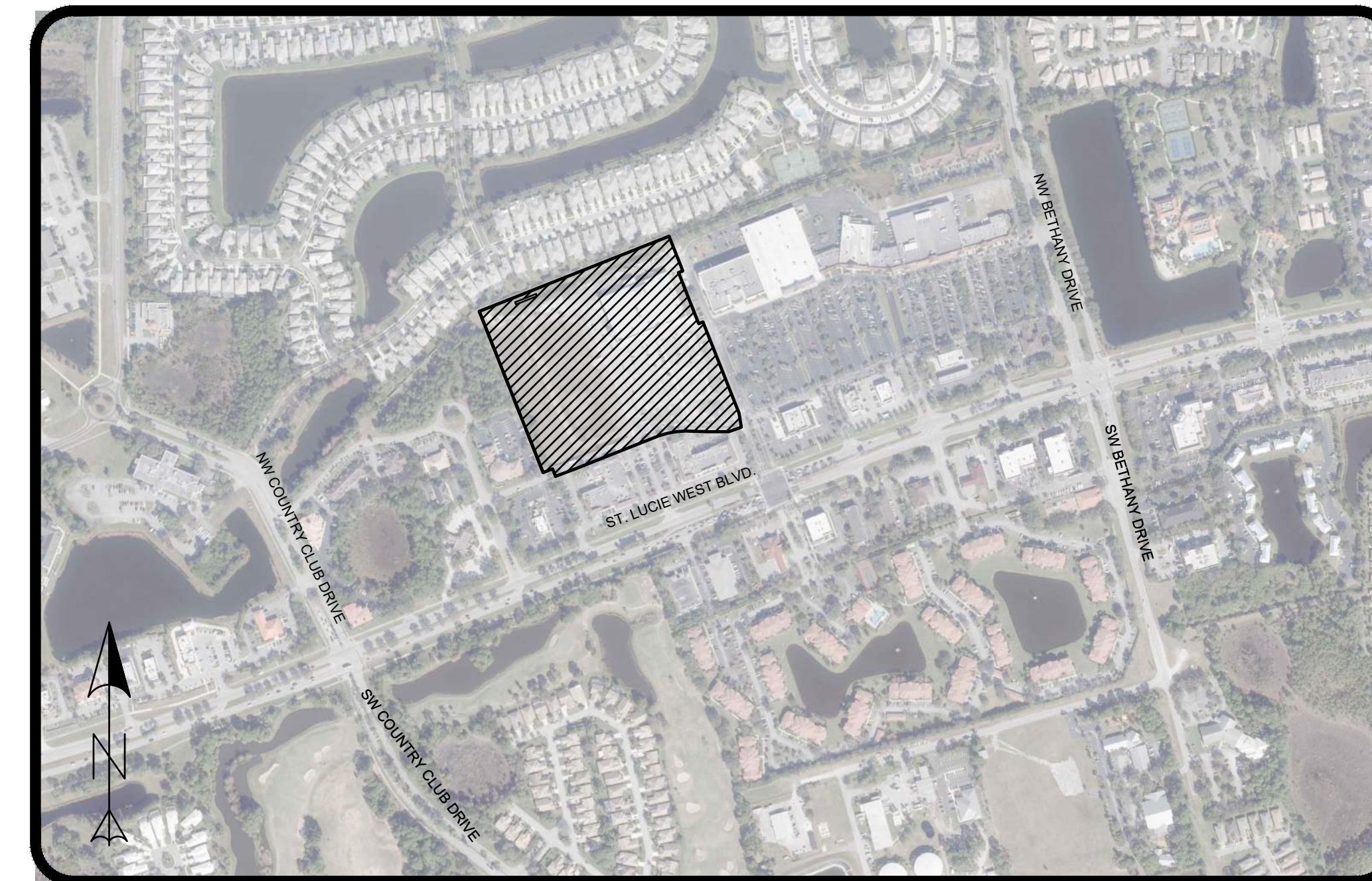
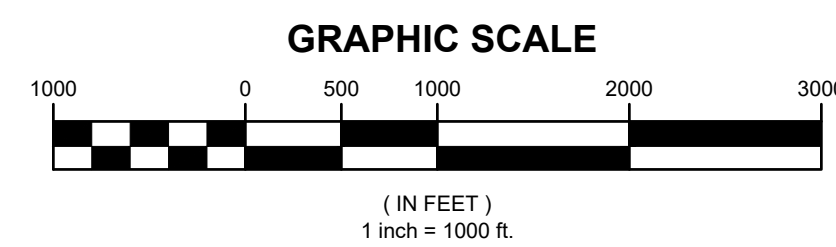
## THE SHOPPES AT ST. LUCIE WEST - PHASE IIIC - ACADEMY SPORTS & OUTDOORS

### SECTION 25, TOWNSHIP 36S, RANGE 39E

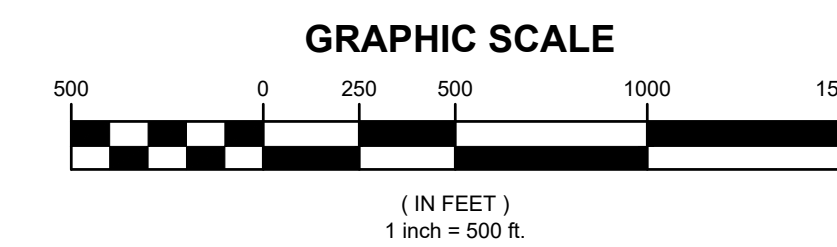
### PORT ST. LUCIE, FLORIDA



**LOCATION MAP**



**PROJECT AREA**



### PROJECT INFORMATION

HW PROJECT NO: --  
 PARCEL ID#: --  
 ZONING INFO: --  
 OWNERSHIP: --  
 PROJECT DATUM AND COORDINATE SYSTEM:  
 HORIZONTAL: FLORIDA STATE PLANE NAD83 (FL83-EF)  
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

**GOVERNING STANDARDS & SPECIFICATIONS:**  
 FLORIDA DEPARTMENT OF TRANSPORTATION, FY2024-25 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE  
 CONSTRUCTION AT THE FOLLOWING WEBSITE:  
<https://www.fdot.gov/programmanagement/Implemented/SpecBooks>  
 (EFFECTIVE: JULY 2024-2025)

LAND DEVELOPMENT TO CONFORM TO THE CURRENT PORT SAINT LUCIE ENGINEERING DEPARTMENT STANDARDS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ST. LUCIE WEST SERVICE DISTRICT STANDARD DETAILS AND SPECIFICATIONS, LATEST REVISION, QUALIFIED PRODUCTS LIST AND WITH ALL APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.

ALL ELEVATIONS SHOWN HERE REFERENCE THE NORTH AMERICAN VERTICAL DATUM NAVD88

#### LEGAL DESCRIPTION

PARCEL 1, ST. LUCIE WEST PLAT NO. 185 REPLAT OF SHOPPES AT ST. LUCIE WEST PHASE III, AS RECORDED IN PLAT BOOK 56, PAGE 31, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

REVISIONS	
DATE	COMMENT

### INDEX OF DRAWINGS

- C-100 LAND CLEARING AND DEMOLITION PLAN
- C-101 LAND CLEARING AND DEMOLITION PLAN
- C-102 EROSION CONTROL DETAILS
- C-200 HORIZONTAL CONTROL
- C-201 HORIZONTAL CONTROL PLAN
- C-300 PAVING, GRADING, AND DRAINAGE PLAN
- C-301 PAVING, GRADING, AND DRAINAGE PLAN
- C-302 ROOF DRAIN PLAN
- C-400 UTILITY PLAN
- C-401 UTILITY PLAN
- C-500 STRIPING & SIGNAGE PLAN
- C-501 STRIPING & SIGNAGE PLAN
- C-600 PAVING, GRADING, AND DRAINAGE DETAILS
- C-700 WATER - UTILITY DETAILS
- C-701 SEWER - UTILITY DETAILS
- C-800 SPECIFICATIONS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAYSON R. HARRISON ON FEBRUARY 27, 2023.  
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---

**THE SHOPPES AT ST. LUCIE WEST**  
**PHASE IIIC - ACADEMY SPORTS & OUTDOORS**  
 PORT ST. LUCIE  
 PSL PROJECT NO. P18-060-A2

---

PROJECT NO. **822770**

DATE **March 27, 2026**

DATE **March 27, 2026**

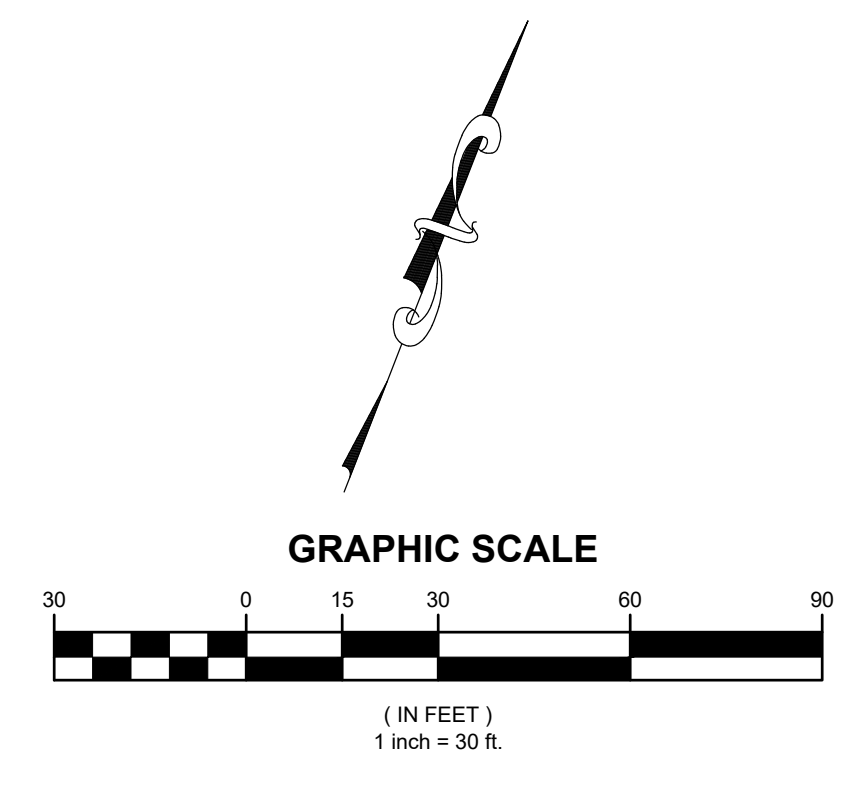
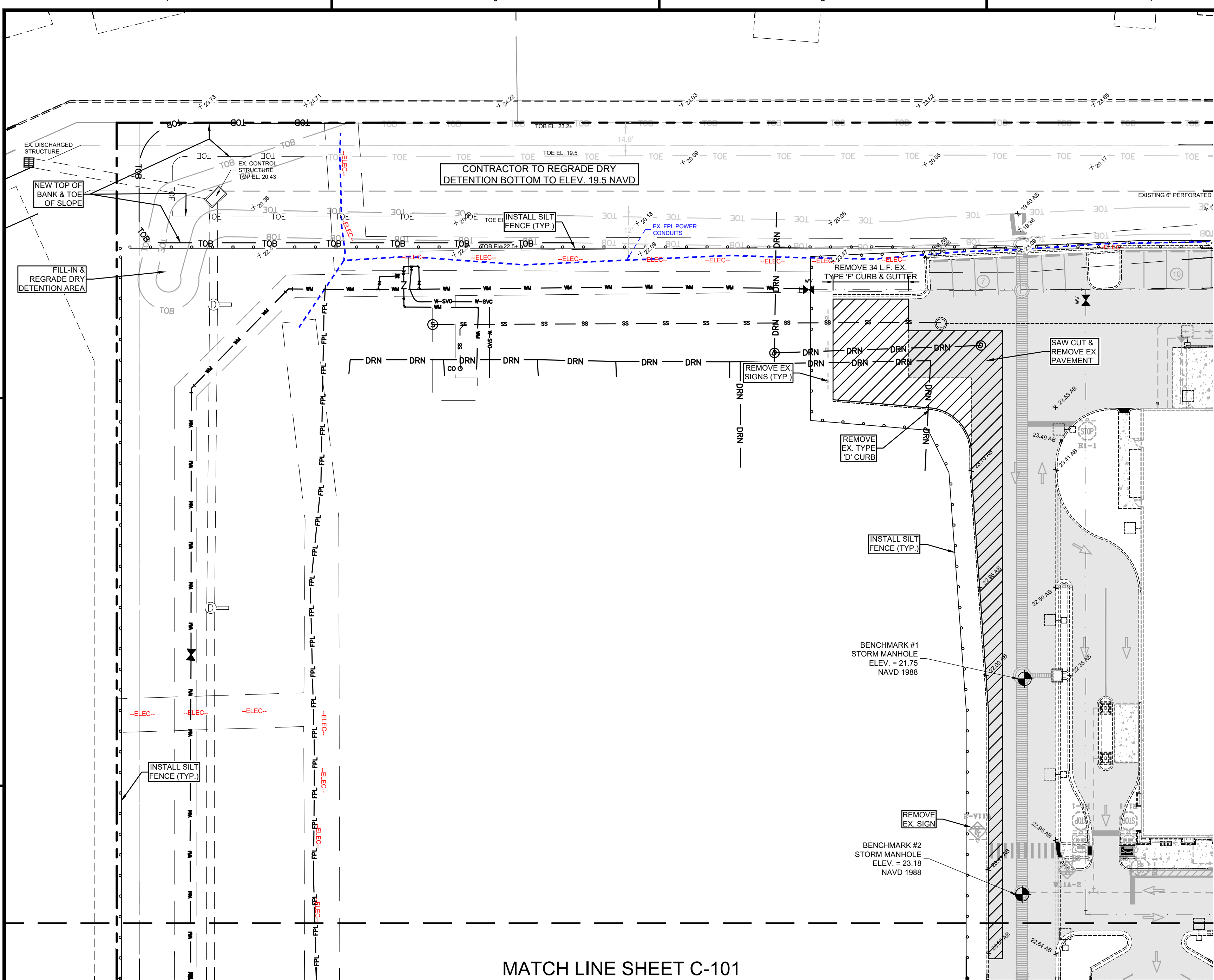
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J.R. HARRISON, P.E. (DATE) **822770**

10250 SW VILLAGE PARKWAY - SUITE 201  
 PORT SAINT LUCIE, FL 34987  
 772-462-2455

PROJECT NO. **25-319**

FILE LOCATION: Z:\000-20250-15-103 REAL ESTATE - SHOPPES @ S.W. II - FLORIDA BLUEENGINEERING\AUTOCAD\DWG\2025\04\08\_314.PLT  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



MATCH LINE SHEET C-101

2	2026.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTPRINT & DOWNSHOTS	JLW	JRH
1	2026.03.28	REDESIGNED PER EROSION CONTROL MANUAL STANDARDS	JLW	JRH
REV	DATE	DESCRIPTION	BY	CHK

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PROJECT: **THE SHOPPES AT ST. LUCIE WEST**  
**PHASE III C - ACADEMY SPORTS & OUTDOORS**  
 PORT ST. LUCIE  
 PSL PROJECT NO. P18-060-A2

DATE: 4/8/2026		SCALE: AS SHOWN
DRAWN BY: ---	DESIGNED BY: ---	CHECKED BY: ---
PROJECT NO.: 25-319(04-8-26).DWG		
DRAWING NO.: <b>J.R. HARRISON, P.E. (DATE) #82270</b>		REV: <b>2</b>
10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455		

ENVIRONMENTAL SITE ASSESSMENT STATEMENT				
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A

**LAND CLEARING DEBRIS DISPOSAL METHOD:**  
 1) DEBRIS WILL BE SORTED ON-SITE IN THE STOCKPILE AREA AND HAULED OFF-SITE FOR REMOVAL. NO BURNING WILL OCCUR ON-SITE.

**SOIL STABILIZATION METHOD:**  
 1) GEO-TECHNICAL EXPLANATIONS HAVE INDICATED THE ON-SITE SOILS ARE SUFFICIENT FOR USE IN ROADLOT CONSTRUCTION. ON-SITE SOILS WILL BE PLACED AND COMPACTED USING VIBRATORY ROLLING MACHINES.

**EROSION CONTROL DEVICES:**  
 1) CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION AND SEDIMENT CONTROL USING THE LATEST FLORIDA EROSION AND SEDIMENT CONTROL MANUAL STANDARDS.  
 2) EROSION CONTROL DEVICES SHALL BE POSITIONED AT LEAST 5 FEET FROM PRESERVE AREAS.  
 3) ALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES TO PREVENT SILTATION OF ADJACENT PROPERTY. PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS WILL BE IN PLACE PRIOR TO THE PRE-CONSTRUCTION MEETING. CONTRACTOR TO HAVE COPIES OF PERMITS AND CONSTRUCTION PLANS ON THE SITE. IN THE PERMIT BOX, ITS LOCATION IS SHOWN ON THIS PLAN.  
 4) ALL CONSTRUCTION BARRICADES, SILT FENCES, AND TURBIDITY BARRIERS WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SOODING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAY.  
 5) FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

**DATUM NOTE:**  
 1) ALL ELEVATIONS SHOWN ON THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD). A TYPICAL ACCEPTED CONVERSION TO NGVD FROM NAVD IS  $NGVD = NAVD - 1.48'$ .

**CLEARING NOTE:**  
 1) LIMITS OF CLEARING TO INCLUDE ALL AREAS WITHIN BOUNDARY LINE AND UP TO THE SILT FENCE, AS SHOWN ON THE CLEARING AND DEMOLITION PLAN.

2) ALL NON-PROTECTED EXISTING VEGETATION (EXOTICS) ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.

3) NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.

4) A LAND CLEARING PERMIT MAY BE OBTAINED SUBSEQUENT TO THE SATISFACTORY INSPECTION OF THE CONTROL STRUCTURES AND BARRICADES. THIS PERMIT SHALL BE POSTED IN THE PERMIT BOX, ITS LOCATION SHOWN ON THE CLEARING AND DEMOLITION PLAN.

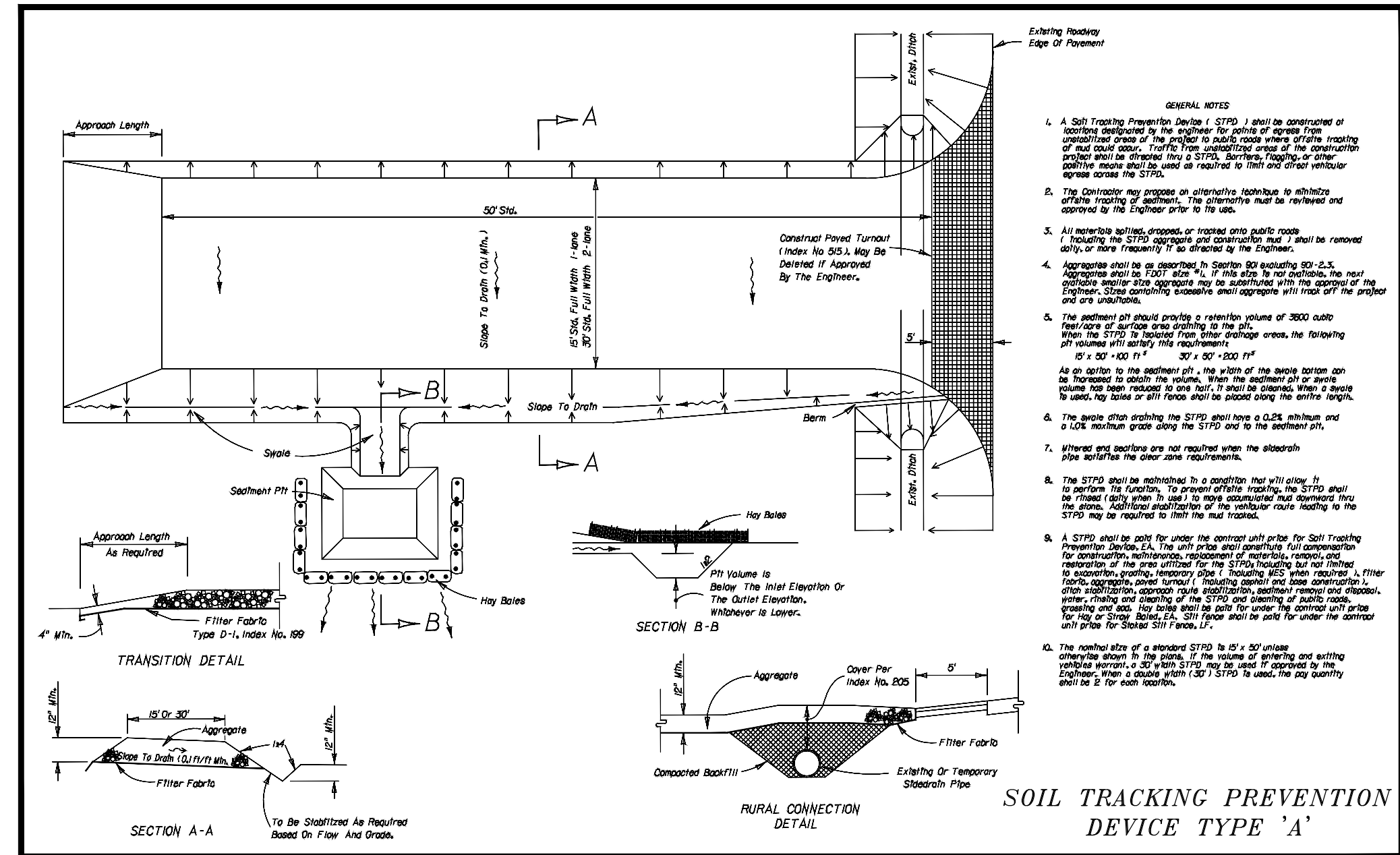
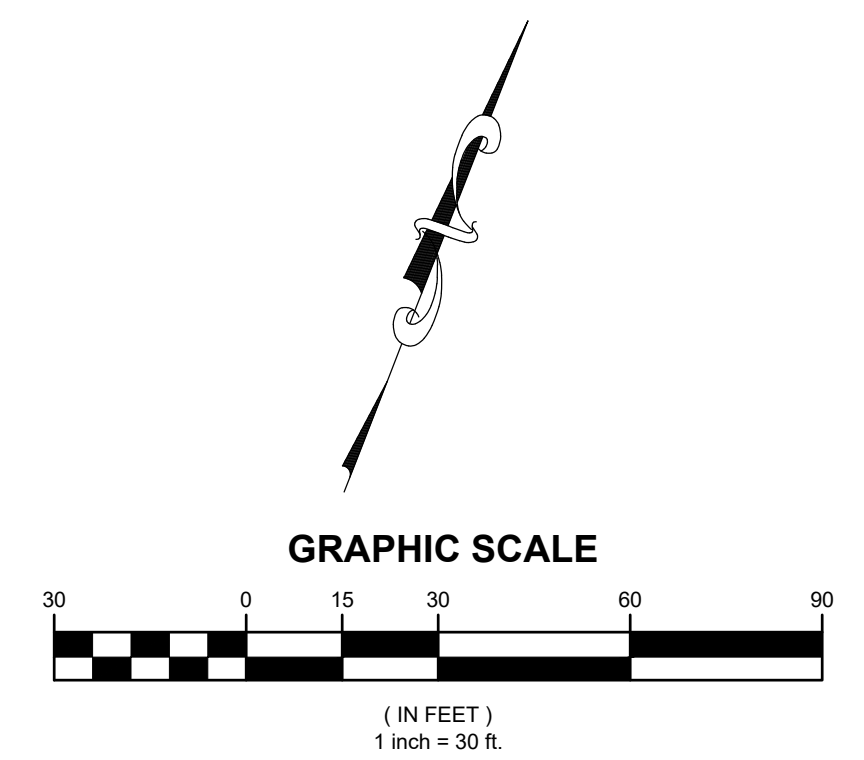
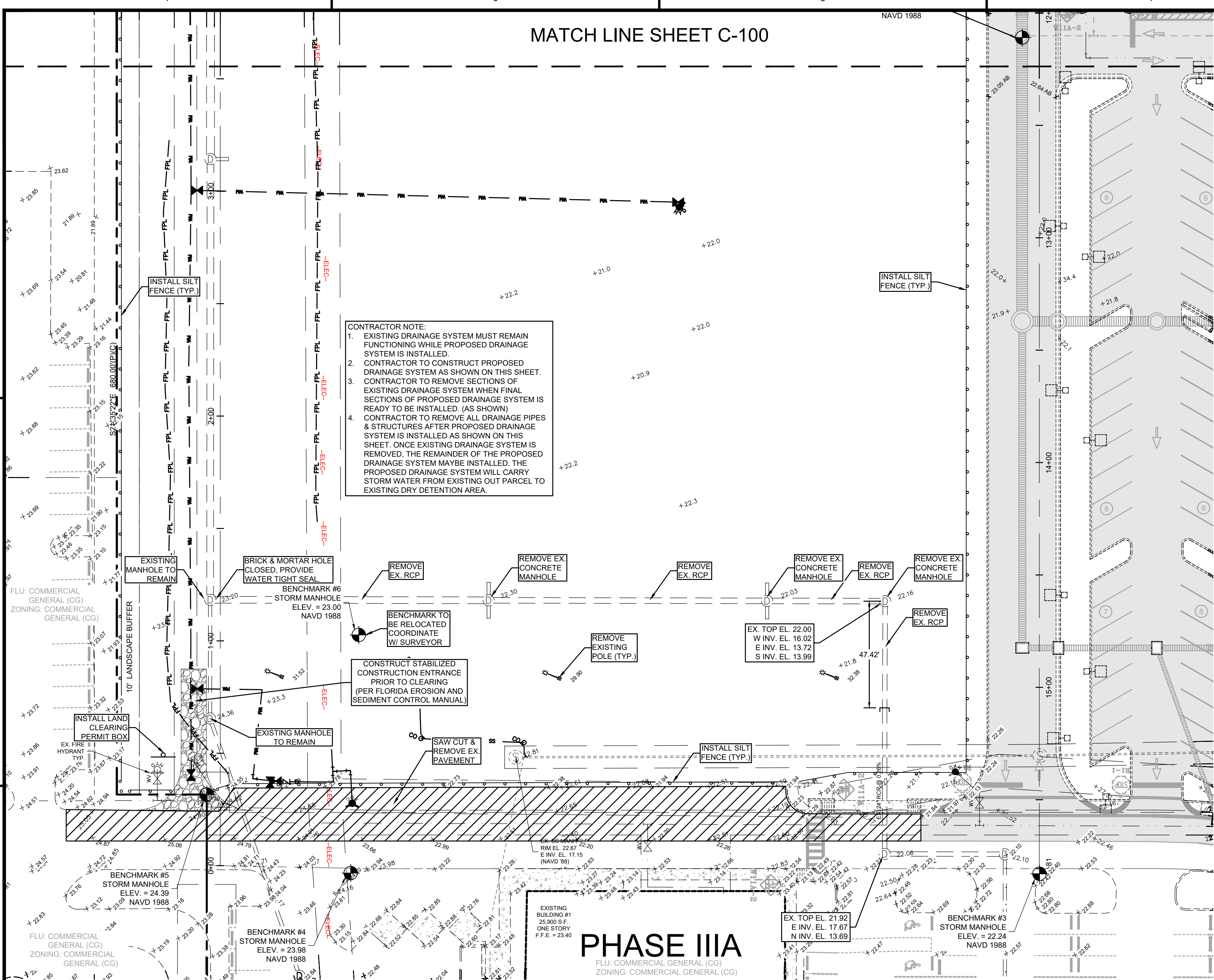
5) TREE PROTECTION BARRICADES ARE TO BE CONSTRUCTED PER CHAPTER 154 - LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS.

**GENERAL NOTES:**  
 1) PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.  
 2) CONTRACTOR TO REFER TO THE GEOTECHNICAL ENGINEERING EVALUATION REPORT FOR SITE PREPARATION RECOMMENDATIONS AND GUIDANCE FOR THE CONSTRUCTION OF THIS SITE, ANDERSEN ANDRE CONSULTING ENGINEERS, INC. (AACE FILE NO. 18-261, DECEMBER 27, 2018)  
 3) 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).

LEGEND			
	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO BE REMOVED # - TREE TAG
	BLOCK NUMBER		EX. PALM TREE TO BE REMOVED # - TREE TAG
	MITERED END SECTION		EX. PINE TREE TO BE REMOVED # - TREE TAG
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG HEIGHT OF FIXTURE.		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
	EXISTING DRAINAGE		PROPOSED STANDARD ASPHALT
	EX. OAK TREE TO REMAIN # - TREE TAG		PROPOSED CONCRETE

FILE LOCATION: Z:\DC-2025\25-319-002\REAL ESTATE - SHOPPING @ SLV III - FLORIDA BLUEENGINEERING\AUTOCAD\DWG\2025\04\08\314.DWG; 2025.04.08. 3:14 PM  
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4. Soil Tracking Prevention Device (STPD) shall be constructed of concrete or steel pipe with a minimum diameter of 36 inches and a length of 10 feet. The STPD shall be installed in a trench 18 inches deep and 18 inches wide. The trench shall be backfilled with concrete or compacted earth to the top of the trench. The STPD shall be installed in a trench 18 inches deep and 18 inches wide. The trench shall be backfilled with concrete or compacted earth to the top of the trench.
5. All materials, methods, processes or means used shall comply with the Florida Building Code and the Florida Electrical Code. All materials, methods, processes or means used shall comply with the Florida Building Code and the Florida Electrical Code.
6. The contractor shall provide an alternate method to achieve the required slope of the STPD. The alternate method shall be reviewed and approved by the Engineer prior to its use.
7. All materials, methods, processes or means used shall comply with the Florida Building Code and the Florida Electrical Code. All materials, methods, processes or means used shall comply with the Florida Building Code and the Florida Electrical Code.
8. The STPD shall be installed in a trench 18 inches deep and 18 inches wide. The trench shall be backfilled with concrete or compacted earth to the top of the trench. The STPD shall be installed in a trench 18 inches deep and 18 inches wide. The trench shall be backfilled with concrete or compacted earth to the top of the trench.
9. The STPD shall be installed in a trench 18 inches deep and 18 inches wide. The trench shall be backfilled with concrete or compacted earth to the top of the trench. The STPD shall be installed in a trench 18 inches deep and 18 inches wide. The trench shall be backfilled with concrete or compacted earth to the top of the trench.
10. The STPD shall be installed in a trench 18 inches deep and 18 inches wide. The trench shall be backfilled with concrete or compacted earth to the top of the trench. The STPD shall be installed in a trench 18 inches deep and 18 inches wide. The trench shall be backfilled with concrete or compacted earth to the top of the trench.

**PHASE IIIA**  
FLU COMMERCIAL GENERAL (CG)  
ZONING: COMMERCIAL GENERAL (CG)

REV	DATE	DESCRIPTION	BY	CHK
2	2025.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FPRINT & DOWNSHOTS	JLW	JRH
1	2022.12.20	REVISED CONSTRUCTION PLANS PER 14-22 SPRC COMMENTS	---	---

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LEGEND			
	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO BE REMOVED # TREE TAG.
	BLOCK NUMBER		EX. PALM TREE TO BE REMOVED # - TREE TAG.
	MITRED END SECTION		EX. PINE TREE TO BE REMOVED # - TREE TAG.
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG HEIGHT OF FIXTURE.		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
	EXISTING DRAINAGE		PROPOSED STANDARD ASPHALT
	EX. OAK TREE TO REMAIN # - TREE TAG		PROPOSED CONCRETE

PROJECT: THE SHOPPES AT ST. LUCIE WEST  
PHASE III C - ACADEMY SPORTS & OUTDOORS  
PORT ST. LUCIE  
PSL PROJECT NO. P18-060-A2

DATE		SCALE	
4/8/2026	AS SHOWN		
DRAWN BY	DESIGNED BY	CHECKED BY	
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PROJECT No.		25-319(04-8-26)DWG	
J.R. HARRISON, P.E. (DATE)		DRAWING No.	
#82270		C-101	
10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455		REV.	
		2	

**GENERAL NOTES EROSION CONTROL**  
SECTION VII (SWPPP NARRATIVE)

**1.0 SITE DESCRIPTION**

**1.A NATURE OF CONSTRUCTION ACTIVITIES**

CONSTRUCTION ACTIVITIES CONSIST OF THE CONSTRUCTION OF ONE (1) SPORTING GOOD BUILDING (63,224 S.F.) AND ONE (1) FUTURE BUILDING (5,000 S.F.) TOTALING 68,224 S.F., 114,050 S.F. OF PAVEMENT AND 18,752 S.F. OF CONCRETE ON 5.296 ACRES WITHIN ST. LUCIE WEST OF ST. LUCIE COUNTY, FLORIDA.

**1.B SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES**

THE FOLLOWING SEQUENCE OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL OR EXCEEDS THE EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED IN THIS DOCUMENT, AND IS APPROVED BY THE ENGINEER. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES.

1. PLACEMENT OF ALL EROSION CONTROL DEVICES.
2. CLEARING AND GRUBBING, EARTHWORK AND EXCAVATION OF PONDS.
3. STORM SEWER CONSTRUCTION; ALL STORM SEWER SHALL BE CONSTRUCTED IN THE UPSTREAM DIRECTION.
4. EARTHWORK ASSOCIATED WITH ROADWAY, CURB, SUBGRADE, BASE AND PAVEMENT.
5. FINAL SEED AND MULCH AND OR SODDING OF THE UNPAVED PROJECT AREA AS CALLED FOR IN PLANS.

**1.C AREA ESTIMATES**

TOTAL SITE AREA: 17.930 ACRES  
TOTAL AREA TO BE DISTURBED: 5.296 ACRES

**1.D RUNOFF DATA**

RUNOFF COEFFICIENTS: BEFORE: 0.30  
DURING: 0.30-0.81  
AFTER: 0.81

SOILS DATA:  
THE SOILS ARE SILTY FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.

**DRAINAGE AREAS FOR EACH OUTFALL:**

**1.E SITE MAP**

THE CONSTRUCTION PLANS WILL SUBSTITUTE AS SITE MAPS. LOCATIONS OF THE REQUIRED INFORMATION ARE DESCRIBED BELOW.

**DRAINAGE PATTERNS:**  
THE DRAINAGE FLOW DIRECTIONS ARE SHOWN ON THE PAVING AND DRAINAGE PLAN.

**APPROXIMATE SLOPES:**  
THE SLOPES OF THE SITE CAN BE SEEN ON THE PAVING AND DRAINAGE PLAN AND CROSS SECTIONS.

**AREAS OF SOIL DISTURBANCE:**  
THE AREAS TO BE DISTURBED ARE INDICATED ON THE PLAN. ANY AREAS WHERE PERMANENT FEATURES ARE SHOWN TO BE CONSTRUCTED ABOVE OR BELOW GROUND WILL BE DISTURBED.

**AREAS NOT TO BE DISTURBED:**  
FOR THE PURPOSE OF THIS PLAN, IT IS REASONABLE TO SAY THAT ALL AREAS OF THE PROJECT WILL BE DISTURBED DURING SOME PHASE OF CONSTRUCTION.

**LOCATIONS OF CONTROLS:**  
THE EROSION CONTROL DEVICES AND LOCATIONS ARE SHOWN ON THE PAVING AND DRAINAGE PLAN.

**AREAS TO BE STABILIZED:**  
TEMPORARY STABILIZATION PRACTICES ARE ALSO SHOWN ON THE PLANS, IF APPLICABLE. AREAS OF PERMANENT STABILIZATION ARE SHOWN ON THE PAVING AND DRAINAGE PLAN.

**SURFACE WATER:**  
SURFACE WATER DISCHARGE IS SHOWN ON THE PAVING AND DRAINAGE PLAN. THE SURFACE WATER OF THE PROJECT WILL DISCHARGE TO AN EXISTING DRY DETENTION AREA ON THE NORTH SIDE OF THE PROPERTY.

**1.F RECEIVING WATERS**

THE SURFACE WATERS OF THE PROJECT WILL DISCHARGE INTO AN EXISTING MASTER DRAINAGE SYSTEM ON THE WEST SIDE OF THE PROPERTY.

**2.0 CONTROLS**

**2.A EROSION AND SEDIMENT CONTROLS**

THE FOLLOWING DEFINES GENERAL QUANTITIES FOR THE SEQUENCE OF CONSTRUCTION AND THE USE OF STABILIZATION AND STRUCTURAL PRACTICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP. THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO LAST AT LEAST SIX MONTHS.

INSTALL STABILIZED CONSTRUCTION ENTRANCES AT ALL COMMON AREAS WHERE CONSTRUCTION VEHICLES WILL BE ENTERING AND EXITING THE CONSTRUCTION SITE. THE DRIVEWAYS SHALL BE CONSTRUCTED USING A SOIL TRACKING PREVENTION DEVICE (SEE DETAIL) IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 104.

INSTALL SILT FENCES, TYPE III, AROUND ALL DITCH BOTTOM INLETS ON THE PROJECT, AND THE PROJECT PERIMETER. FILTER CLOTH UNDER THE GRATES ON CATCH BASINS MAY BE USED IN LIEU OF A SILT FENCE.

INSTALL STAKED TURBIDITY BARRIERS AT THE LOCATIONS AS INDICATED IN THE PAVING AND DRAINAGE PLAN (DISCHARGE POINTS).

**2.A.1 STABILIZED PRACTICES**

TEMPORARY:  
SEED AND MULCH, AND SOD IN ACCORDANCE WITH SPECIFICATION SECTION 104.

PERMANENT:  
ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP.

**2.A.2 STRUCTURAL PRACTICES**

TEMPORARY:  
SILT FENCE IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 104.

STAKED TURBIDITY BARRIER (SEE DETAIL) IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 104.

SOIL TRACKING PREVENTION DEVICE (SEE DETAIL) IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 104.

A STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED (SEE DETAIL) IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 104.

ALL SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBING ACTIVITY UPSTREAM OF THE CONTROL.

**2.B STORMWATER MANAGEMENT**

STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DETAILS, AND SWALES TO STORMWATER RETENTION/DETENTION PONDS.

**2.C OTHER CONTROLS**

**2.C.1 WASTE DISPOSAL**

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP. THE CONTRACTOR SHALL PROVIDE LITTER CONTROL AND COLLECTION OF MATERIALS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION

**2.C.2 OFF-SITE VEHICLE TRACKING**

THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP. LOADED HAUL TRUCKS SHALL BE COVERED WITH A TRAPPAULIN. EXCESS DIRT MATERIAL ON THE ROADS SHALL BE REMOVED IMMEDIATELY. HAULING ON UNPAVED SURFACES SHALL BE MONITORED TO MINIMIZE DUST AND CONTROL EROSION. HAUL ROADS SHALL BE WARRERD OR OTHER CONTROLS PROVIDED AS NECESSARY TO REDUCE DUST AND CONTROL SEDIMENTS.

**2.C.3 STATE AND LOCAL REGULATIONS (WASTE, SANITARY, AND SEPTIC)**

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP. THE CONTRACTOR SHALL PROVIDE PORTABLE SANITARY WASTE FACILITIES. THESE FACILITIES SHALL BE COLLECT OR EMPTIED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS

**2.C.4 FERTILIZERS AND PESTICIDES**

FERTILIZER SHALL BE APPLIED AT A RATE SPECIFIED BY THE LANDSCAPE ARCHITECT. THE APPLICATION OF FERTILIZERS SHALL BE ACCOMPLISHED IN A MANNER AS DESCRIBED BY THE MANUFACTURER OR LANDSCAPE ARCHITECT TO ENSURE THE PROPER INSTALLATION AND TO AVOID OVER FERTILIZING

**2.D STATE AND LOCAL PLANS**

THIS PROJECT HAS PERMIT NUMBER 56-00573-S-152 APPROVED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD). THIS PROJECT WILL REQUIRE A SURFACE WATER PERMIT MODIFICATION TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) PERMIT.

**3. MAINTENANCE**

ITEM	MAINTENANCE	POSED REPLACEMENT INTERVAL
SILT FENCE	IN ACCORDANCE WITH THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 104.	6 MONTHS

PONDS	REMOVE SEDIMENT WHEN IT BECOMES 0.15M (6") DEEP.	
-------	--	--

SYNTHETIC BALES	REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF BALES.	3 MONTHS
-----------------	--	----------

THE CONTRACTOR SHALL MAINTAIN RAIN GAUGES ON-SITE AND RECORD DAILY RAINFALL. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP IN THE SECTION 104 EROSION CONTROL PLAN.

**4. INSPECTION**

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.

POINTS OF DISCHARGE TO WATERS IN THE UNITED STATES.  
POINTS OF DISCHARGE TO MUNICIPAL SEWERAGE SYSTEMS.  
DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.  
AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.  
STRUCTURAL CONTROLS.  
STORMWATER MANAGEMENT SYSTEMS.  
LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

**5. NON-STORMWATER DISCHARGES**

THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO SFWMD FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES THAT REQUIRE DEWATERING. THIS PLAN SHALL INCLUDE ANY STOCKPILE AREAS AND EXCAVATION AREAS. SEE SFWMD RULE 40 D-2 CONSUMPTIVE USE OF WATER, RULE 40 D-3 REGULATION WELLS SPECIFYING REQUIREMENTS FOR DEWATERING AND ERP APPLICATION SECTION E, SUBSECTION D CONSTRUCTION SCHEDULE AND TECHNIQUES.

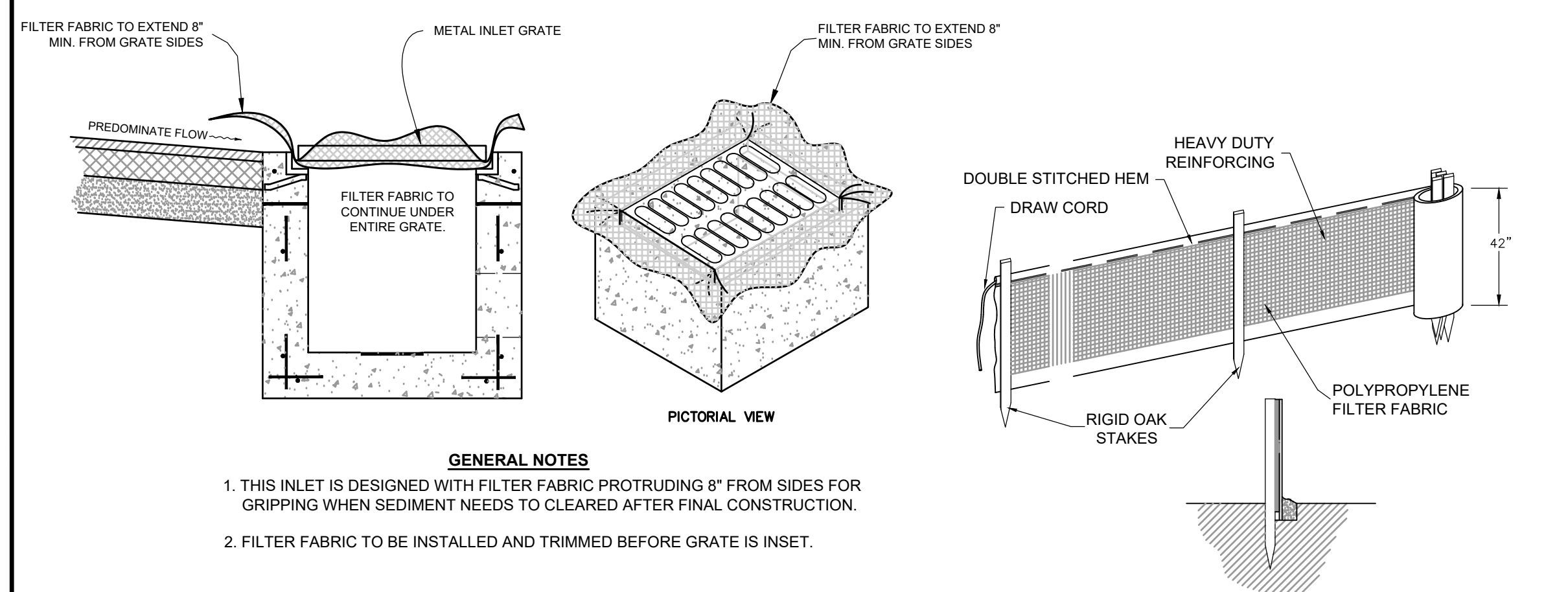
THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP. IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE DISTRICT HAZARDOUS MATERIALS COORDINATOR.

**6. RESPONSIBLE ENTITIES**

THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THERE UNDER."

NAME AND TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER	RESPONSIBLE ITEMS	DATE

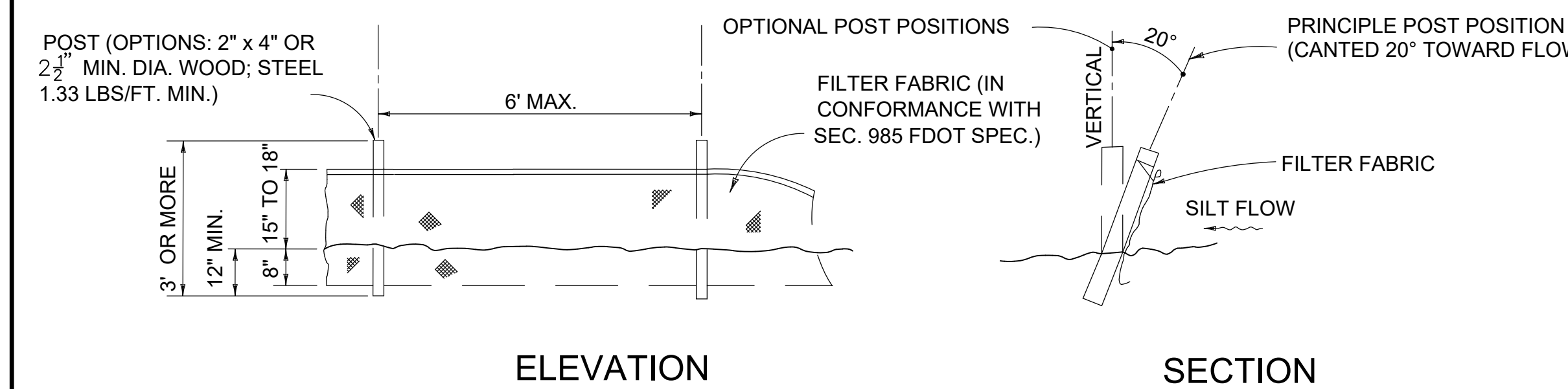


- GENERAL NOTES**
1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO BE CLEARED AFTER FINAL CONSTRUCTION.
  2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

**NOTES:**

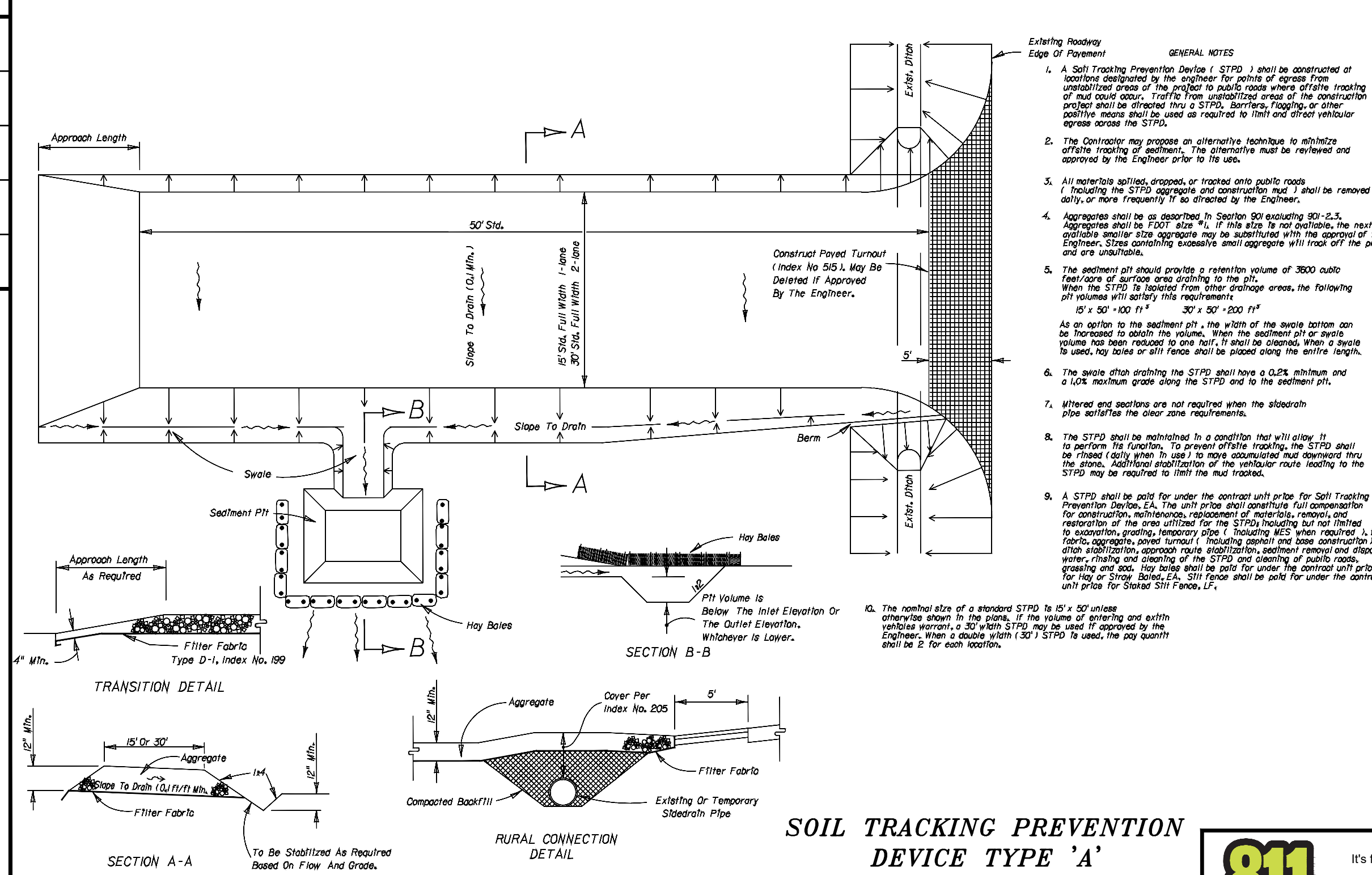
1. SILT FENCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
2. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
4. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.

**SILT FENCE DETAIL**



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STACKED SILT FENCE (LF).

**FILTER FABRIC DETAIL**



**SOIL TRACKING PREVENTION DEVICE TYPE 'A'**

NO.	DATE	DESCRIPTION	BY	CHK.
1	2006.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FRPNRT & DOWNSUITS	JLW	JRH
REV	DATE	DESCRIPTION	BY	CHK.

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Port Saint Lucie, Florida 34987  
772.462.2455  
WWW.HALEYWARD.COM

PROJECT  
**THE SHOPPES AT ST. LUCIE WEST**  
PHASE IIIC - ACADEMY SPORTS & OUTDOORS  
PORT ST. LUCIE  
PSL PROJECT NO. P18-060-A2

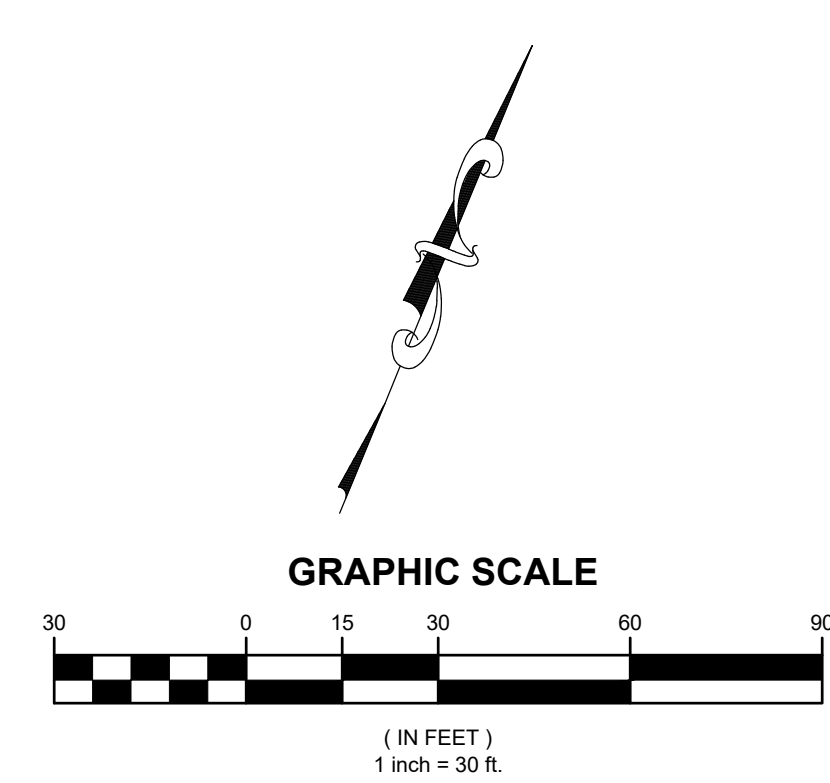
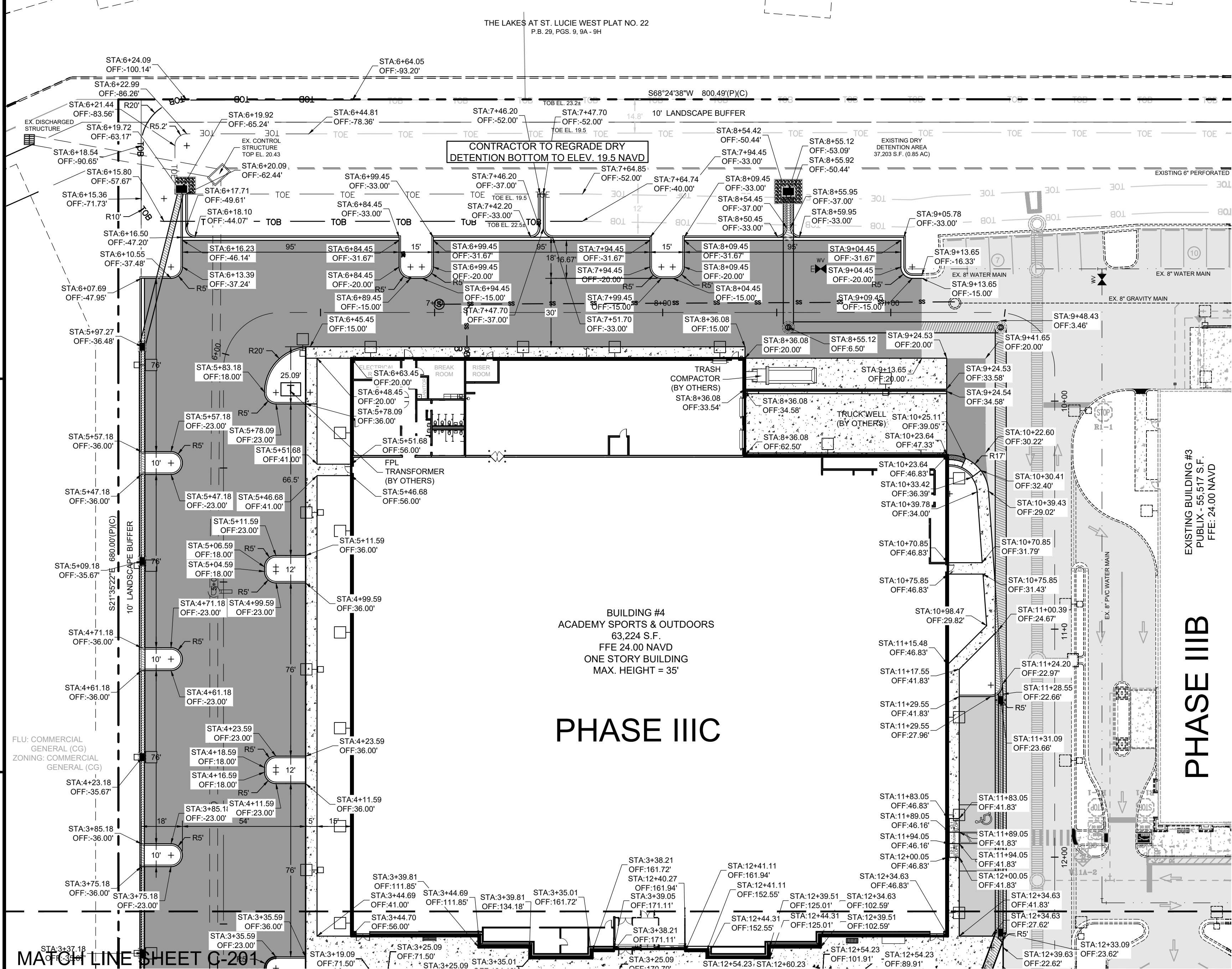
**EROSION CONTROL DETAILS**

DATE	SCALE	
4/8/2026	AS SHOWN	
DRAWN BY	DESIGNED BY	CHECKED BY
PROJECT No.	25-319(04-8-26)DWG	
DRAWING No.	#82270	
DRAWN BY	J.R. HARRISON, P.E. (DATE)	
PROJECT No.	10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455	
DRAWING No.	<b>C-102</b>	
DATE	SCALE	REV.
4/8/2026	AS SHOWN	1

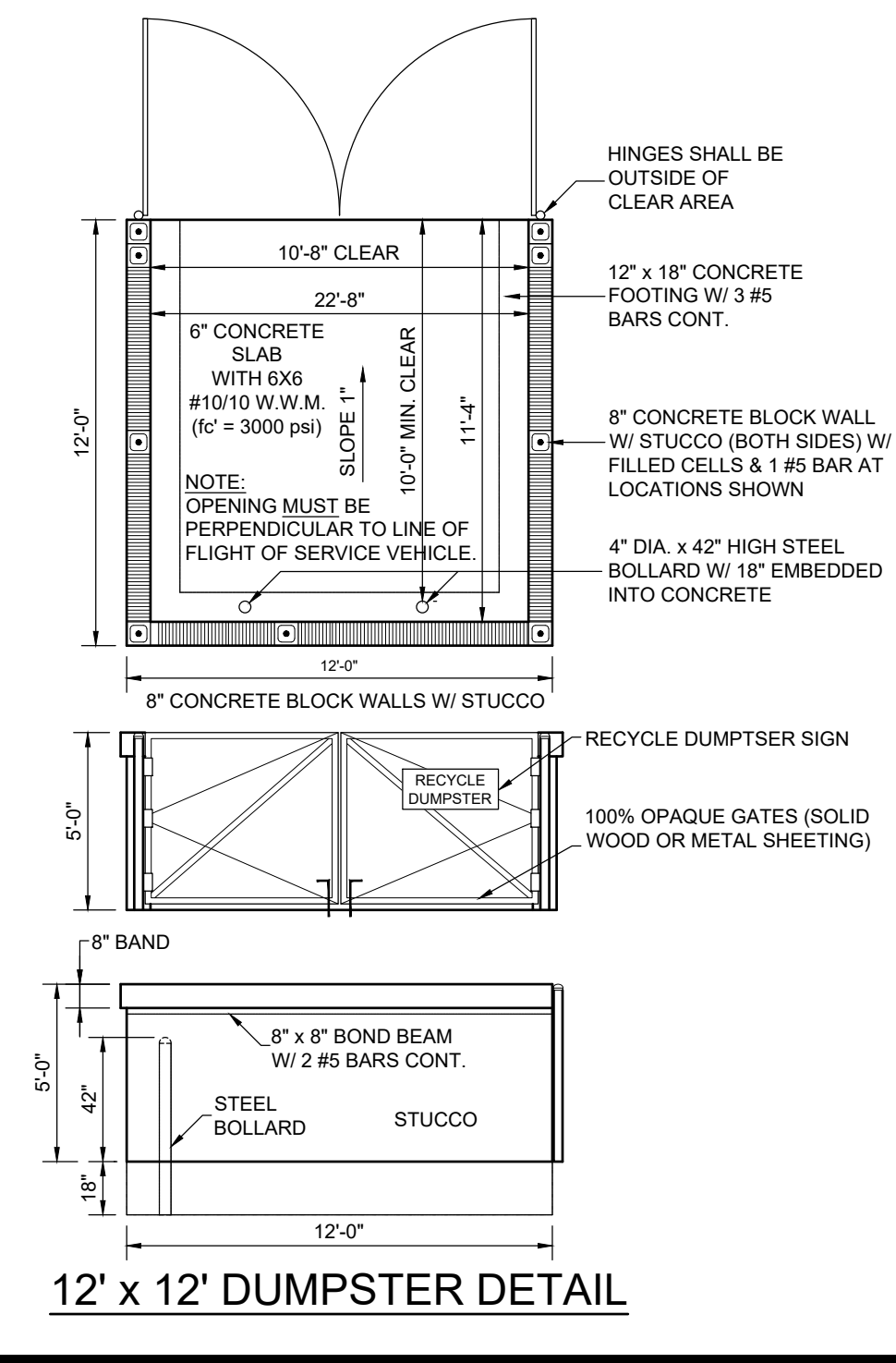
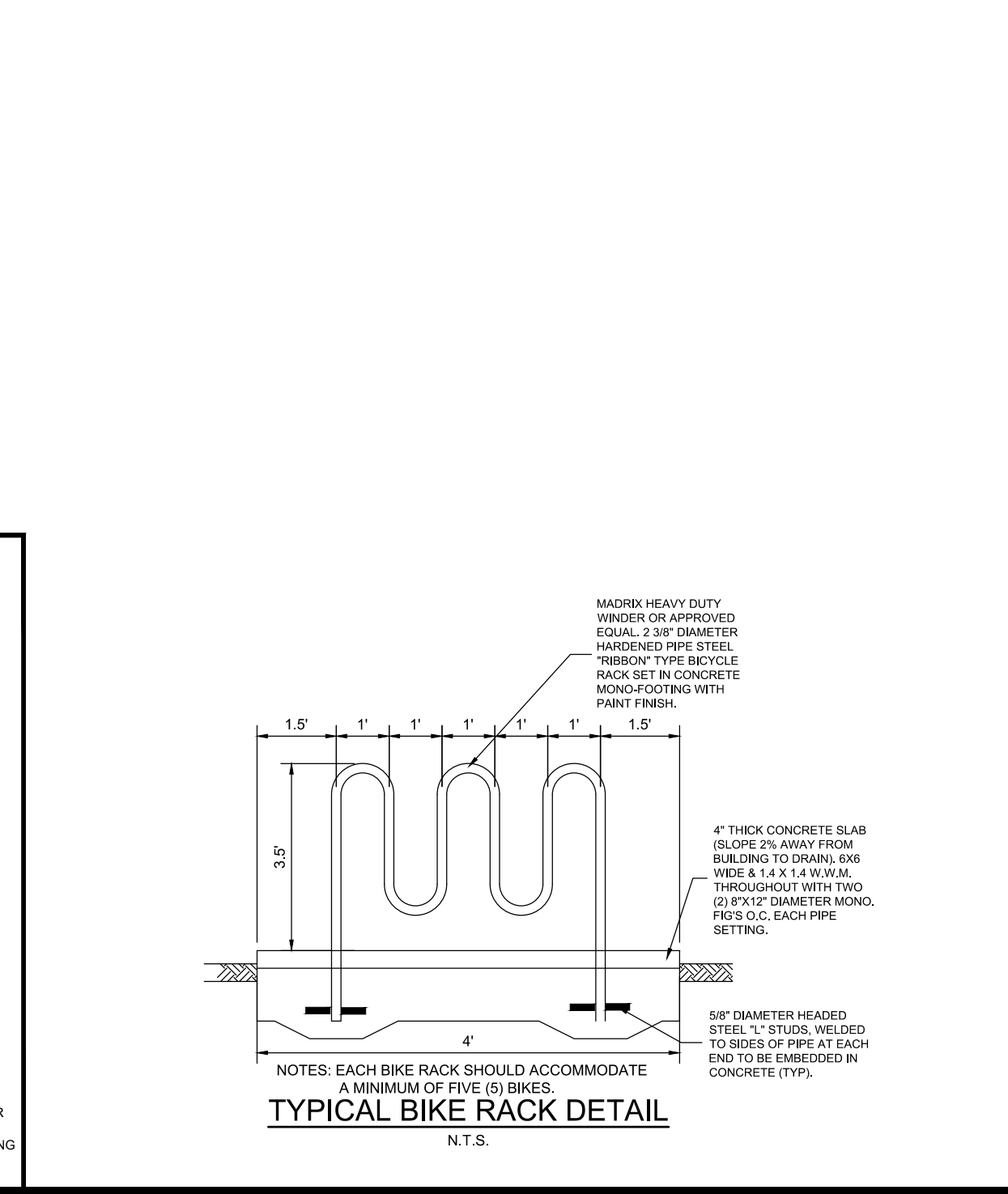
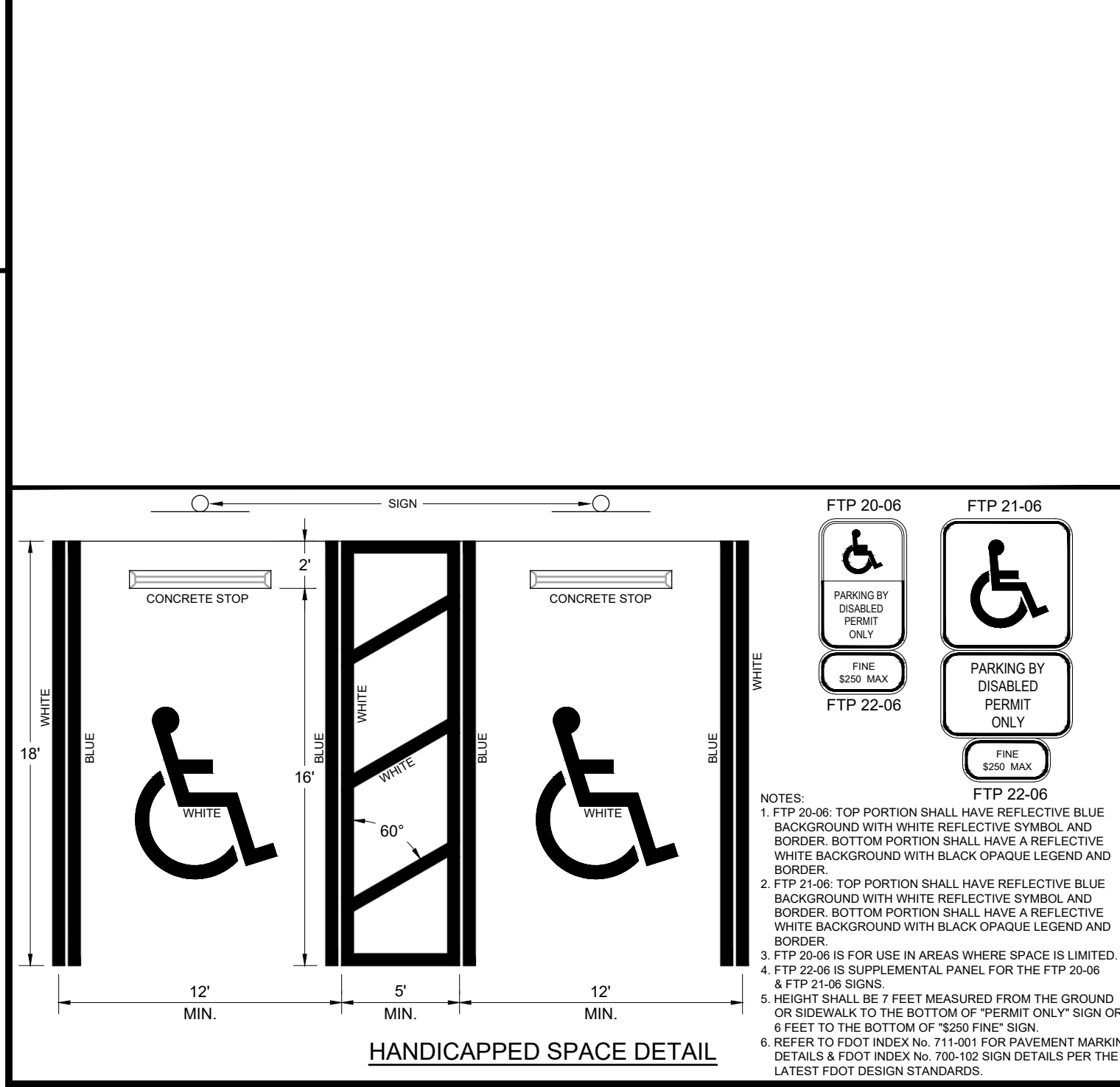
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FILE LOCATION: Z:\DOC\2025\25-319-048 REAL ESTATE - SHOPPES AT ST. LUCIE WEST - EROSION CONTROL - SWPPP - 4/8/2026\DWG\2026-04-08-14-14.DWG  
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FILE LOCATION: Z:\DC\2025\25-319-042 REAL ESTATE - SHOPPES AT ST. LUCIE WEST PLAT NO. 22 (DWG) 2025.04.08.3.14 PM  
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MATCH LINE SHEET C-201



LEGEND			
	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO BE REMOVED. # - TREE TAG.
	BLOCK NUMBER		EX. PALM TREE TO BE REMOVED. # - TREE TAG.
	MITERED END SECTION		EX. PINE TREE TO BE REMOVED. # - TREE TAG.
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG S1 MH. 17'		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
	EXISTING DRAINAGE		PROPOSED STANDARD ASPHALT
	EX. OAK TREE TO REMAIN # - TREE TAG		PROPOSED CONCRETE

REV	DATE	DESCRIPTION	BY	CHK.
2	2026.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTPRINT & DOWNSOUTS	JLW	JRH
1	2022.12.20	REVISED CONSTRUCTION PLANS PER 12-14-22 SPRC COMMENTS	---	---

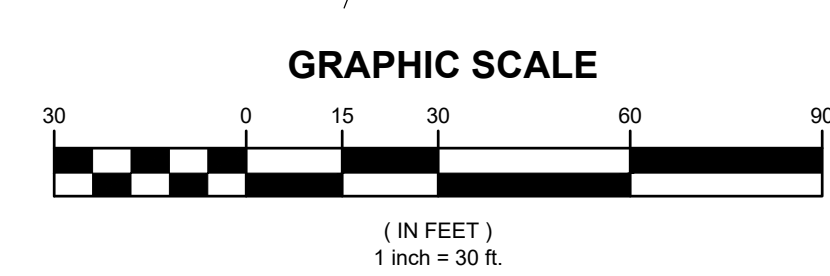
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 Port Saint Lucie, Florida 34987  
 772.462.2455

PROJECT: THE SHOPPES AT ST. LUCIE WEST  
 PHASE IIIA - ACADEMY SPORTS & OUTDOORS  
 PORT ST. LUCIE, FL  
 PSL PROJECT NO. P18-060-A2

DATE			SCALE		
DATE	4/8/2026	SCALE	AS SHOWN		
DRAWN BY	DESIGNED BY	CHECKED BY			
PROJECT NO.			25-319(04-8-26) DWG		
DRAWING NO.			C-200		
DATE			REV.		
J.R. HARRISON, P.E. (DATE)			8/22/20		
10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455			2		

MATCH LINE SHEET C-200



PHASE IIIA  
FLU COMMERCIAL GENERAL (CG)  
ZONING: COMMERCIAL GENERAL (CG)

TRANSFORMER (BY OTHERS)  
BUILDING #5  
5,000 S.F.  
FIVE (5) ONE STORY

FILE LOCATION: Z:\DOC\2025\25-19-402 REAL ESTATE - SHOPPES @ ST. LUCIE WEST - PHASE IIIA - FLORIDA BLUEPRINTING\AUTOCAD\DWG\2025\04\08\_314.DWG  
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2	2026.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTRPNT & DOWNSOUTS	JLW	JRH
1	2022.12.20	REVISED CONSTRUCTION PLANS PER 12-14-22 SPRC COMMENTS	---	---
REV	DATE	DESCRIPTION	BY	CHK

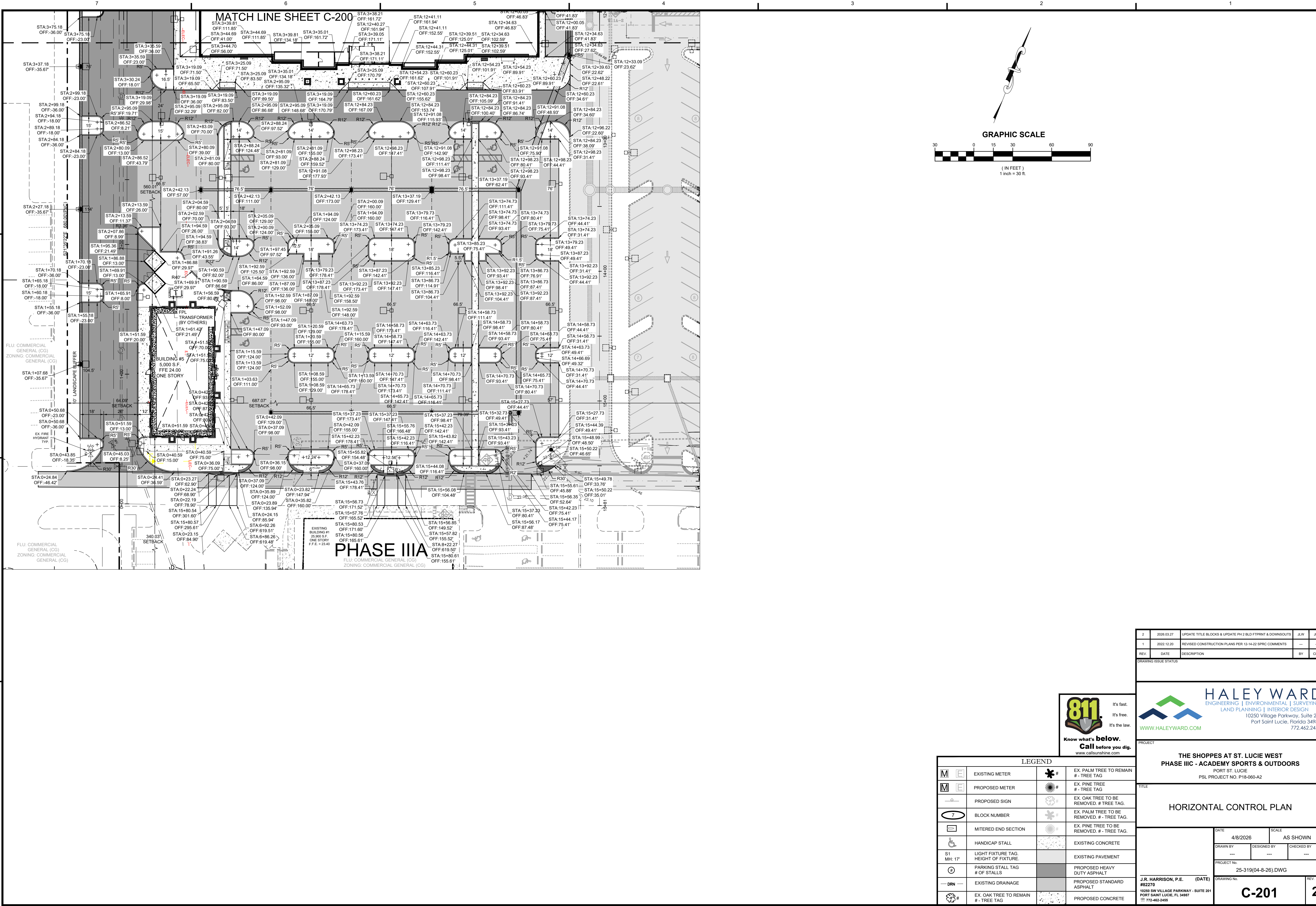
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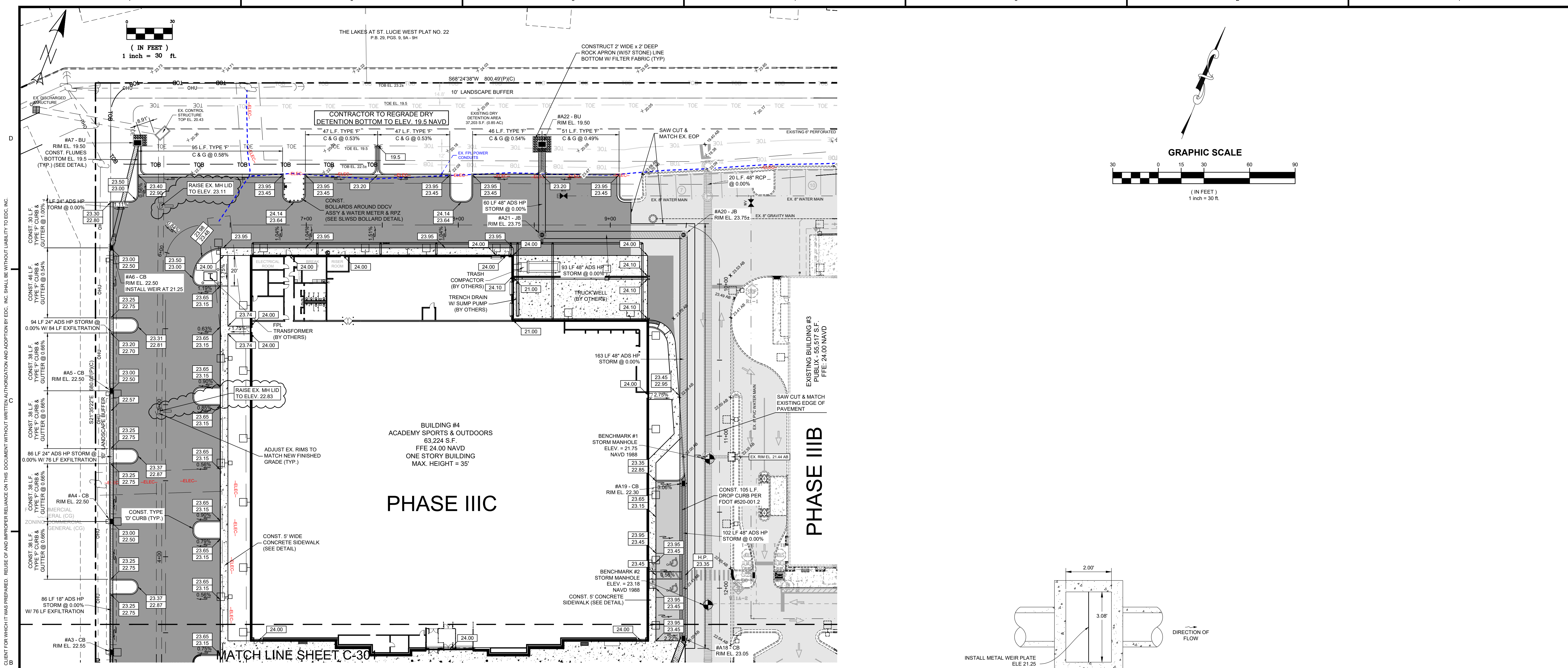
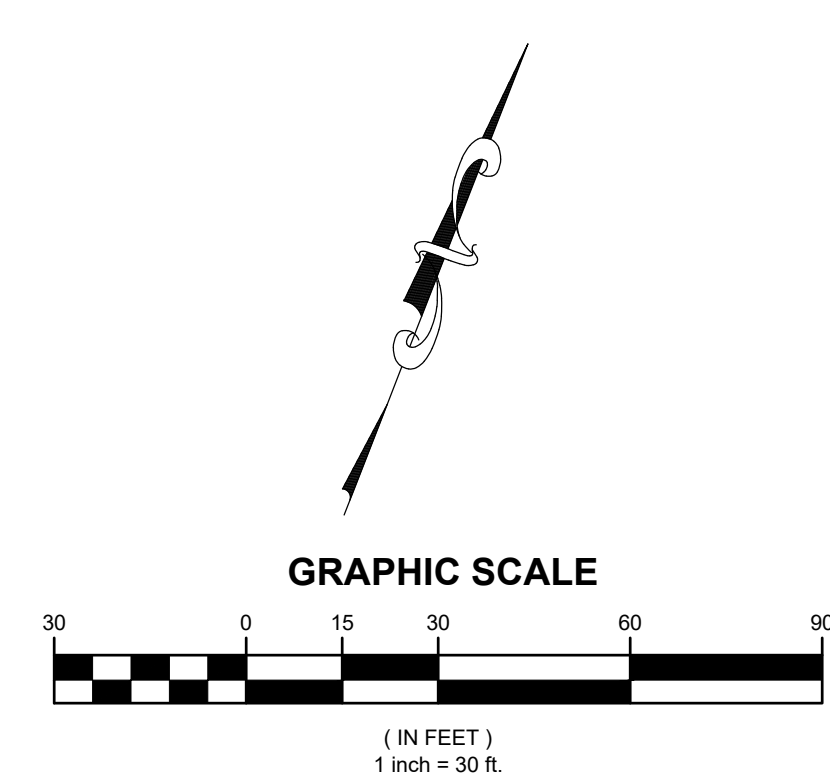
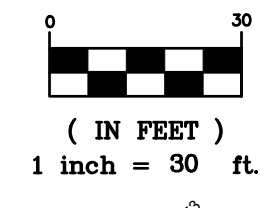
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772.462.2455

PROJECT: THE SHOPPES AT ST. LUCIE WEST  
PHASE IIIA - ACADEMY SPORTS & OUTDOORS  
PORT ST. LUCIE  
PSL PROJECT NO. P18-060-A2

DATE: 4/8/2026		SCALE: AS SHOWN	
DRAWN BY: ---	DESIGNED BY: ---	CHECKED BY: ---	
PROJECT NO.: 25-319(04-8-26) DWG			
DRAWING NO.: J.R. HARRISON, P.E. (DATE) #82270		REV: 2	
10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455			

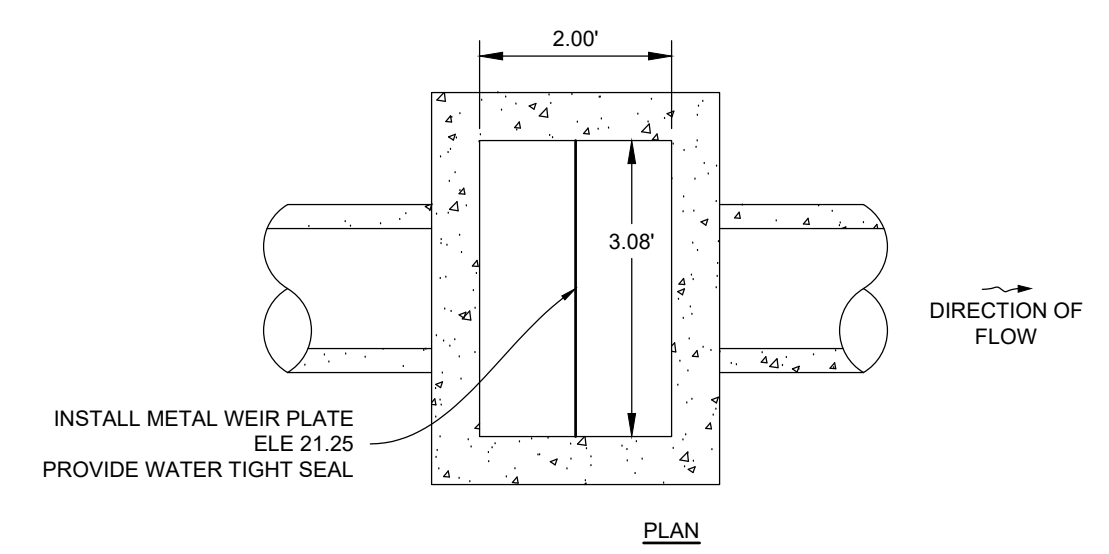
LEGEND			
	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO BE REMOVED. # TREE TAG.
	BLOCK NUMBER		EX. PALM TREE TO BE REMOVED. # - TREE TAG.
	MITERED END SECTION		EX. PINE TREE TO BE REMOVED. # - TREE TAG.
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG, HEIGHT OF FIXTURE, MH. 17'		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
	EXISTING DRAINAGE		PROPOSED STANDARD ASPHALT
	EX. OAK TREE TO REMAIN # - TREE TAG		PROPOSED CONCRETE





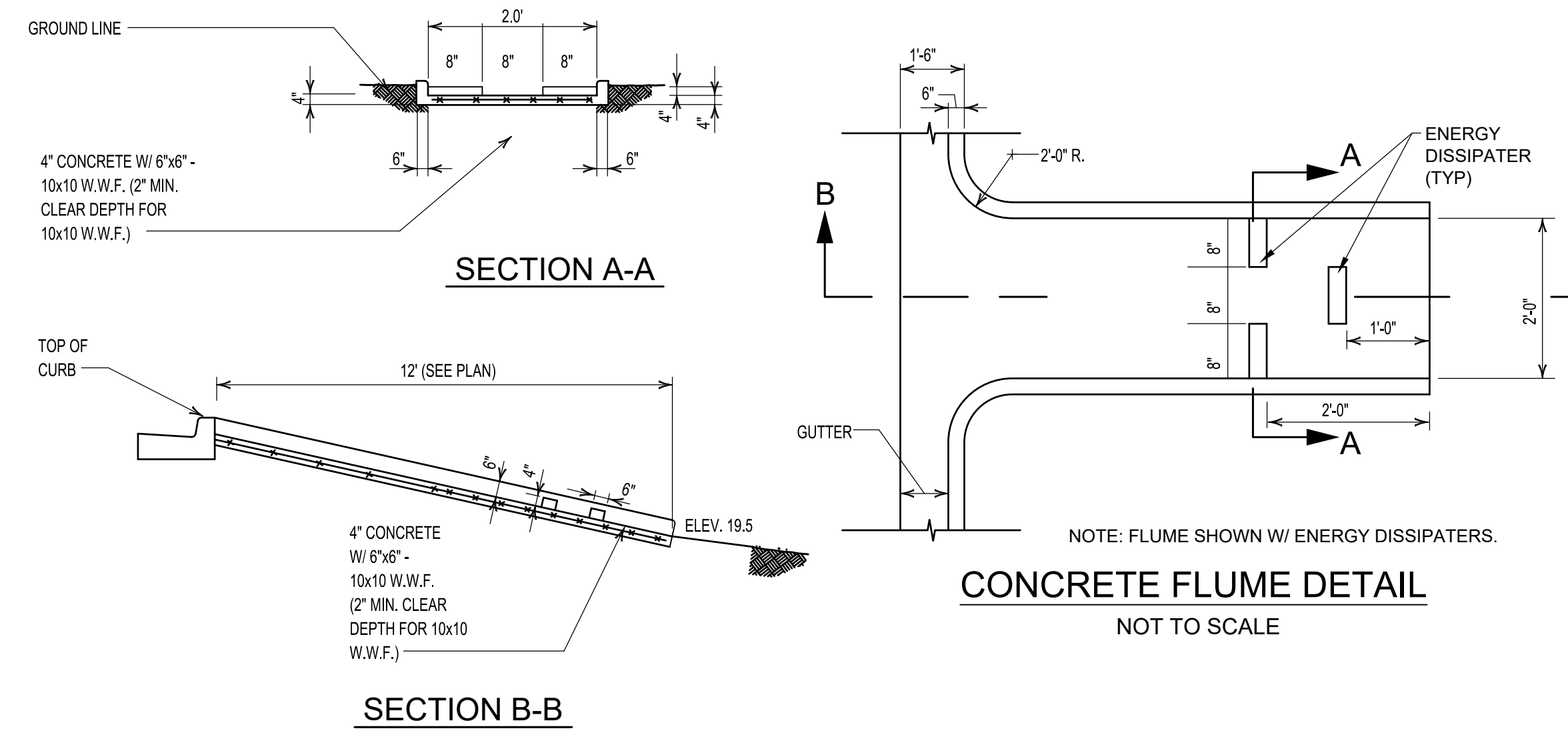
**PHASE IIIC**

**PHASE IIIB**



NOTES:  
1. REFER TO F.D.O.T. FOR ADDITIONAL PLANS 425-010, 425-001, AND 425-052 FOR INFORMATION.

**#A6-CB CONTROL STRUCTURE**



STORM SEWER INLET TABLE										
STRUCTURE NAME	GRATE TYPE	RISER SIZE	RISER TYPE	BOTTOM OR STRUCTURE TYPE	STATION	OFFSET	RIM	IN INV.	OUT INV.	BOTTOM ELEV.
#A1 - CB	USF 5130-6168			C	1+07.68	-35.67	22.85	18.50 (N)	18.50 (N)	17.50
#A2 - CB	USF 5130-6168			C	2+27.18	-35.67	22.80	18.50 (S)	18.50 (N)	17.50
#A3 - CB	USF 5130-6168	C	B	3.5', TYPE 'P', ALT. 'B'	3+37.18	-35.67	22.55	18.50 (S)	18.50 (N)	17.50
#A4 - CB	USF 5130-6168	C	B	3.5', TYPE 'P', ALT. 'B'	4+23.18	-35.67	22.50	18.50 (S)	18.50 (N)	17.50
#A5 - CB	USF 5130-6168	C	B	3.5', TYPE 'P', ALT. 'B'	5+09.18	-35.67	22.50	18.50 (S)	18.50 (N)	17.50
#A6 - CB	USF 5130-6168	C	B	3.5', TYPE 'P', ALT. 'B'	5+97.27	-36.48	22.50	18.50 (S)	16.50 (N)	15.50
#A7 - BU	USF 6300			E	6+19.92	-65.24	19.50	16.50 (S)		15.50
#A8 - CB	USF 6212			C	6+70.24	111.00	22.00		18.50 (E)	17.50
#A9 - CB	USF 6212			C	6+70.24	173.00	21.50	18.50 (W)	18.50 (E)	17.50
#A10 - CB	USF 6212			C	15+09.09	129.41	21.60	18.50 (W)	17.50 (E)	16.50
#A11 - JB	USF 170-E			5'Ø MANHOLE	15+09.09	68.78	21.53	17.50 (W) 13.43 (S)	15.00 (E)	12.40
#A12 - CB	USF 6212	C	B	6'Ø, TYPE 'J', ALT. 'A'	15+09.09	62.41	21.50	15.00 (W)	15.00 (N)	12.85
#A13 - CB	USF 6212			C	2+42.13	57.00	22.50	18.50 (S)	18.50 (E)	17.50
#A14 - CB	USF 6212			C	2+42.13	111.00	22.75	18.50 (W)	18.50 (E)	17.50
#A15 - CB	USF 6212			C	2+42.13	173.00	22.75	18.50 (W)	18.50 (E)	17.50
#A16 - CB	USF 6290			E	13+37.19	129.41	22.75	18.50 (W) 18.50 (N)	17.50 (E)	16.50
#A17 - CB	USF 6212	C	B	6'Ø, TYPE 'J', ALT. 'A'	13+37.19	62.41	22.75	15.00 (S)	15.00 (N)	14.00
#A18 - CB	USF 5105-6148	C	B	6'Ø, TYPE 'J', ALT. 'A'	12+33.09	23.62	23.05	15.00 (S)	15.00 (N)	14.00
#A19 - CB	USF 5105-6148	C	B	6'Ø, TYPE 'J', ALT. 'A'	11+31.09	23.66	22.30	15.00 (S)	15.00 (N)	14.00
#A20 - JB	USF 170-E			8'Ø MANHOLE	9+48.68	6.45	23.75	15.00 (S)	15.00 (W)	14.00
#A21 - JB	USF 170-E			8'Ø MANHOLE	8+55.12	6.50	23.75	15.00 (E)	10.80 (N) 18.00 (S)	9.80
#A22 - BU	USF 6300	E	B	6', TYPE 'J', ALT. 'B'	8+55.12	-53.09	19.50	10.80 (S)		9.80

LEGEND			
	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO BE REMOVED. # TREE TAG.
	BLOCK NUMBER		EX. PALM TREE TO BE REMOVED. # - TREE TAG.
	MITERED END SECTION		EX. PINE TREE TO BE REMOVED. # - TREE TAG.
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG # OF STALLS		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
	EXISTING DRAINAGE		PROPOSED STANDARD ASPHALT
	EX. OAK TREE TO REMAIN # - TREE TAG		PROPOSED CONCRETE

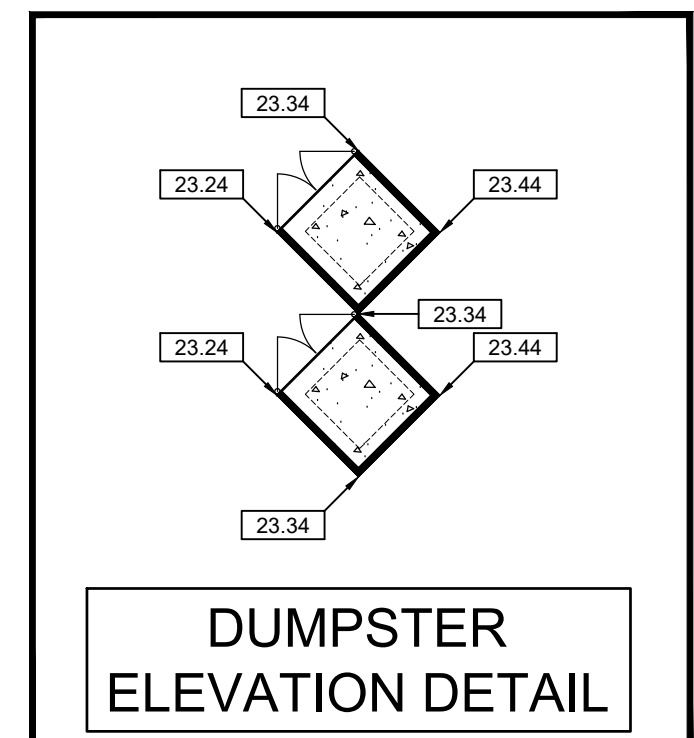
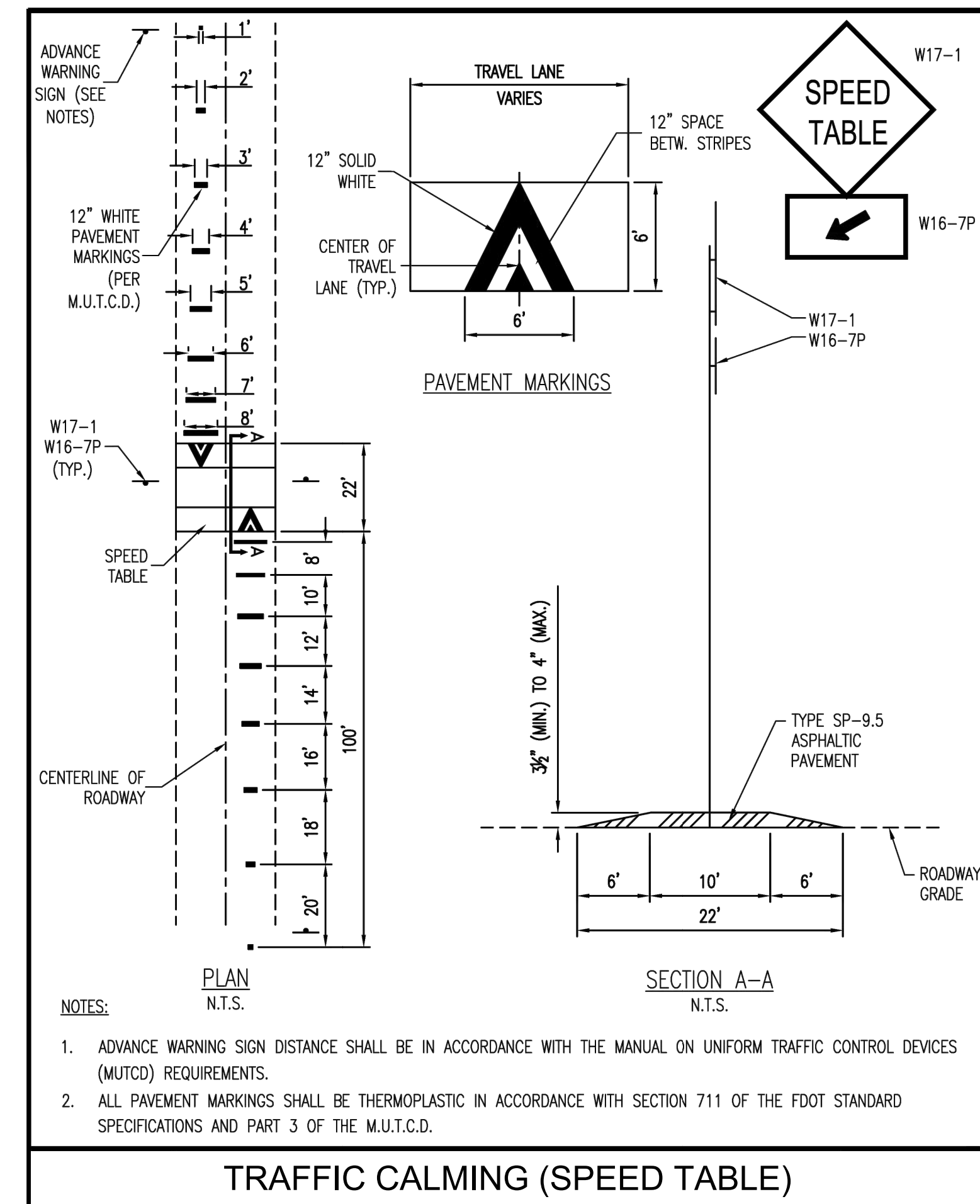
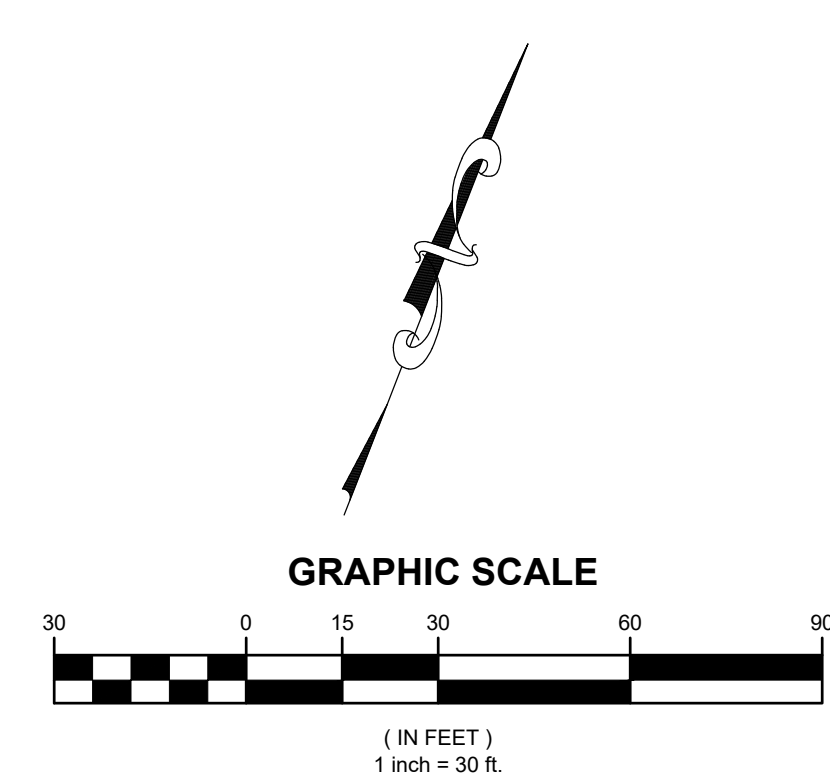
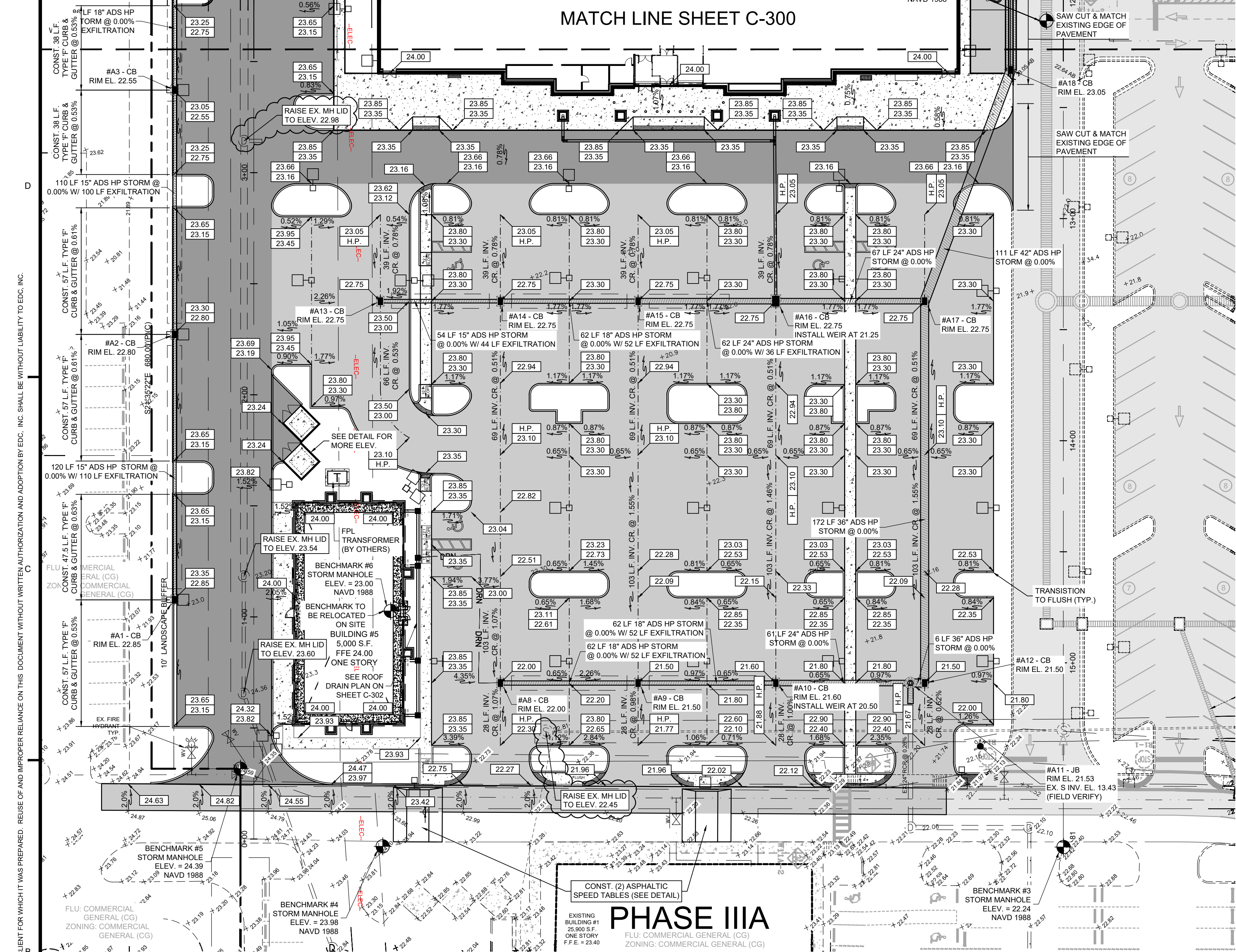
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PROJECT: THE SHOPS AT ST. LUCIE WEST  
PHASE IIIC - ACADEMY SPORTS & OUTDOORS  
PORT ST. LUCIE  
PSL PROJECT NO. P18-060-A2

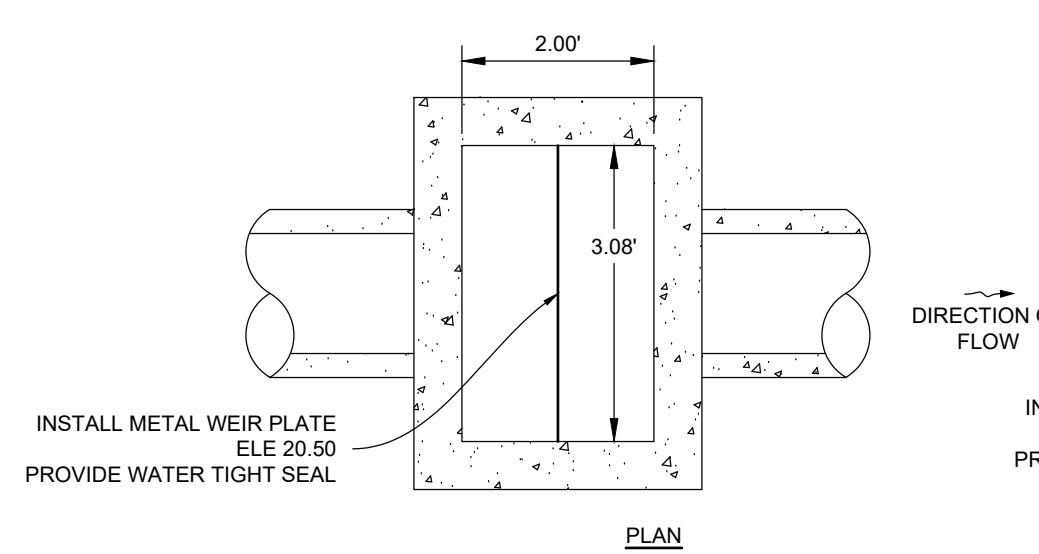
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DATE: 4/8/2026	SCALE: AS SHOWN
DRAWN BY: [blank]	DESIGNED BY: [blank]
CHECKED BY: [blank]	[blank]
PROJECT NO.: 25-319(04-8-26)DWG	DRAWING NO. [blank]
J.R. HARRISON, P.E. (DATE) 8/22/20	REV. [blank]
10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455	<b>C-300</b>
	<b>3</b>

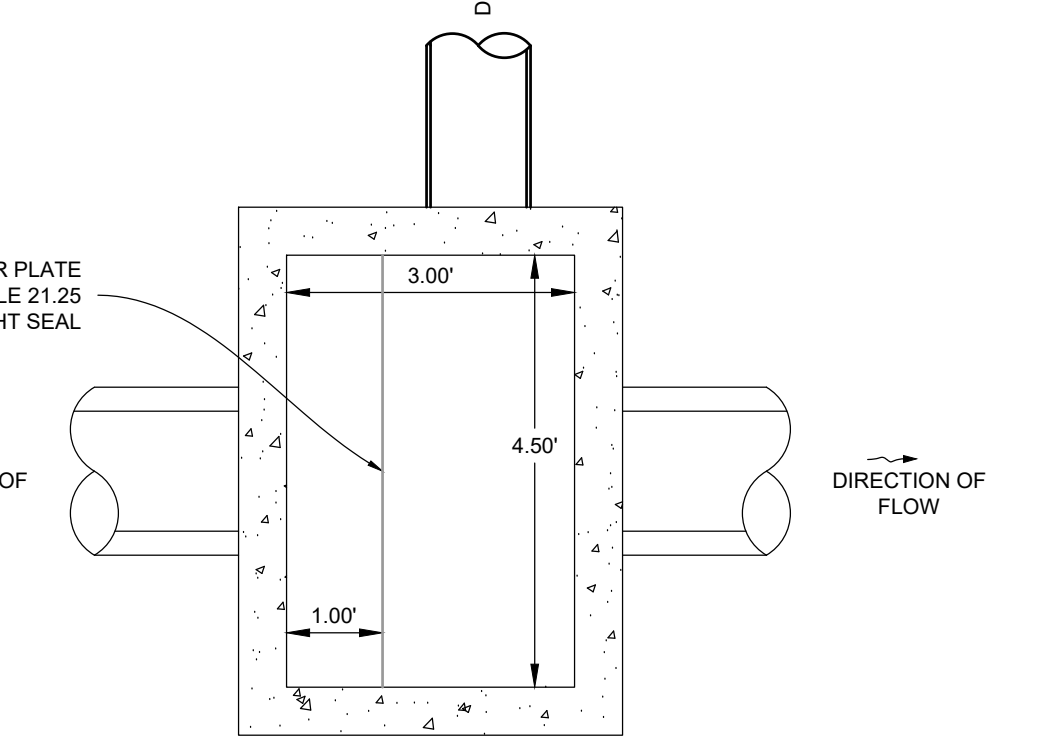
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STORM SEWER INLET TABLE										
STRUCTURE NAME	GRATE TYPE	RISER SIZE	RISER TYPE	BOTTOM OR STRUCTURE TYPE	STATION	OFFSET	RIM	IN INV.	OUT INV.	BOTTOM ELEV.
#A1 - CB	USF 5130-6168			C	1+07.68	-35.67	22.85	18.50 (N)	18.50 (N)	17.50
#A2 - CB	USF 5130-6168			C	2+27.18	-35.67	22.80	18.50 (S)	18.50 (N)	17.50
#A3 - CB	USF 5130-6168	C	B	3.5', TYPE 'P', ALT. 'B'	3+37.18	-35.67	22.55	18.50 (S)	18.50 (N)	17.50
#A4 - CB	USF 5130-6168	C	B	3.5', TYPE 'P', ALT. 'B'	4+23.18	-35.67	22.50	18.50 (S)	18.50 (N)	17.50
#A5 - CB	USF 5130-6168	C	B	3.5', TYPE 'P', ALT. 'B'	5+09.18	-35.67	22.50	18.50 (S)	18.50 (N)	17.50
#A6 - CB	USF 5130-6168	C	B	3.5', TYPE 'P', ALT. 'B'	5+97.27	-36.48	22.50	18.50 (S)	16.50 (N)	15.50
#A7 - BU	USF 6300			E	6+19.92	-65.24	19.50	16.50 (S)		15.50
#A8 - CB	USF 6212			C	6+70.24	111.00	22.00		18.50 (E)	17.50
#A9 - CB	USF 6212			C	6+70.24	173.00	21.50	18.50 (W)	18.50 (E)	17.50
#A10 - CB	USF 6212			C	15+09.09	129.41	21.60	18.50 (W)	17.50 (E)	16.50
#A11 - JB	USF 170-E			5' Ø MANHOLE	15+09.09	68.78	21.53	17.50 (W) 13.43 (S)	15.00 (E)	12.40
#A12 - CB	USF 6212	C	B	6' Ø, TYPE 'J', ALT. 'A'	15+09.09	62.41	21.50	15.00 (W)	15.00 (N)	12.85
#A13 - CB	USF 6212			C	2+42.13	57.00	22.75	18.50 (S)	18.50 (E)	17.50
#A14 - CB	USF 6212			C	2+42.13	111.00	22.75	18.50 (W)	18.50 (E)	17.50
#A15 - CB	USF 6212			C	2+42.13	173.00	22.75	18.50 (W)	18.50 (E)	17.50
#A16 - CB	USF 6290			E	13+37.19	129.41	22.75	18.50 (W) 18.50 (N)	17.50 (E)	16.50
#A17 - CB	USF 6212	C	B	6' Ø, TYPE 'J', ALT. 'A'	13+37.19	62.41	22.75	17.50 (W) 15.00 (S)	15.00 (N)	14.00
#A18 - CB	USF 5105-6148	C	B	6' Ø, TYPE 'J', ALT. 'A'	12+33.09	23.62	23.05	15.00 (S)	15.00 (N)	14.00
#A19 - CB	USF 5105-6148	C	B	6' Ø, TYPE 'J', ALT. 'A'	11+31.09	23.66	22.30	15.00 (S)	15.00 (N)	14.00
#A20 - JB	USF 170-E			8' Ø MANHOLE	9+48.68	6.45	23.75	15.00 (S)	15.00 (W)	14.00
#A21 - JB	USF 170-E			8' Ø MANHOLE	8+55.12	6.50	23.75	15.00 (E)	10.80 (N) 18.00 (S)	9.80
#A22 - BU	USF 6300	E	B	6', TYPE 'J', ALT. 'B'	8+55.12	-53.09	19.50	10.80 (S)		9.80



#A10-CB CONTROL STRUCTURE



#A16-CB CONTROL STRUCTURE

LEGEND			
	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO REMAIN # - TREE TAG
	BLOCK NUMBER		EX. PALM TREE TO REMAIN # - TREE TAG
	MITERED END SECTION		EX. PINE TREE TO REMAIN # - TREE TAG
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG # OF STALLS		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
	EXISTING DRAINAGE		PROPOSED STANDARD ASPHALT
	EX. OAK TREE TO REMAIN # - TREE TAG		PROPOSED CONCRETE

REV	DATE	DESCRIPTION	BY	CHK
4	2026.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTRNT & DOWNSOUTS	J.W	JRH
3	2023.05.23	ADDED NEW GRADE ELEVATIONS FOR EX. MANHOLES	---	---
2	2023.01.23	REVISED CONST. PLANS TO UPDATE PIPE & STRUCTURE SIZES	---	---
1	2022.12.20	REVISED CONSTRUCTION PLANS PER 12-14-22 SPRC COMMENTS	---	---

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PROJECT: THE SHOPPES AT ST. LUCIE WEST  
PHASE III C - ACADEMY SPORTS & OUTDOORS  
PORT ST. LUCIE  
PSL PROJECT NO. P18-060-A2

TITLE: PAVING, GRADING, & DRAINAGE PLAN

DATE: 4/8/2026 SCALE: AS SHOWN

DRAWN BY: DESIGNED BY: CHECKED BY:

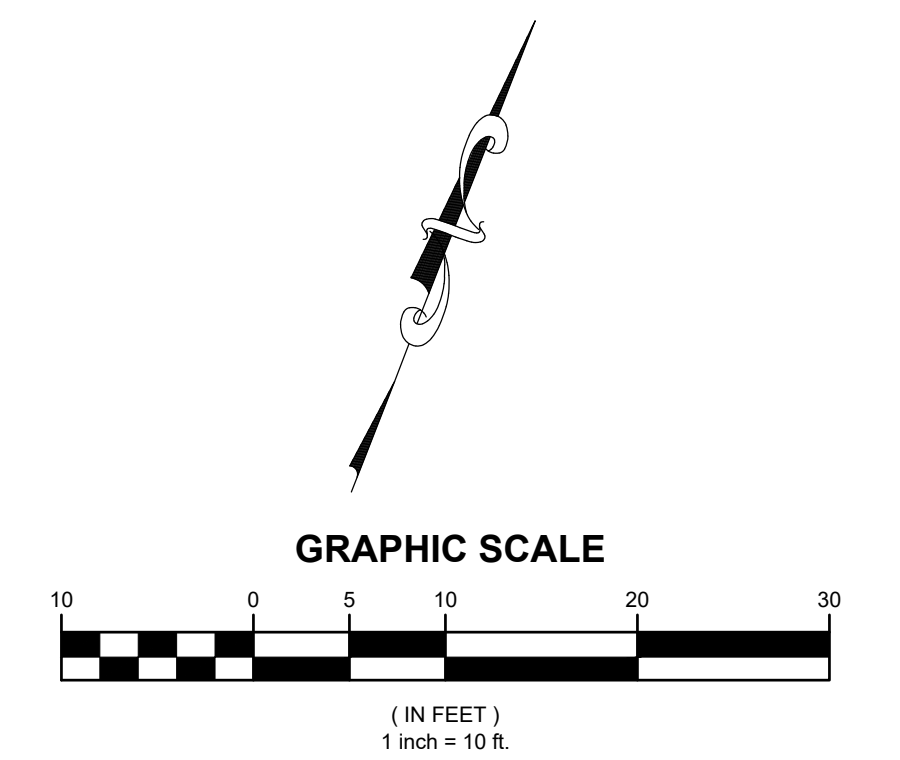
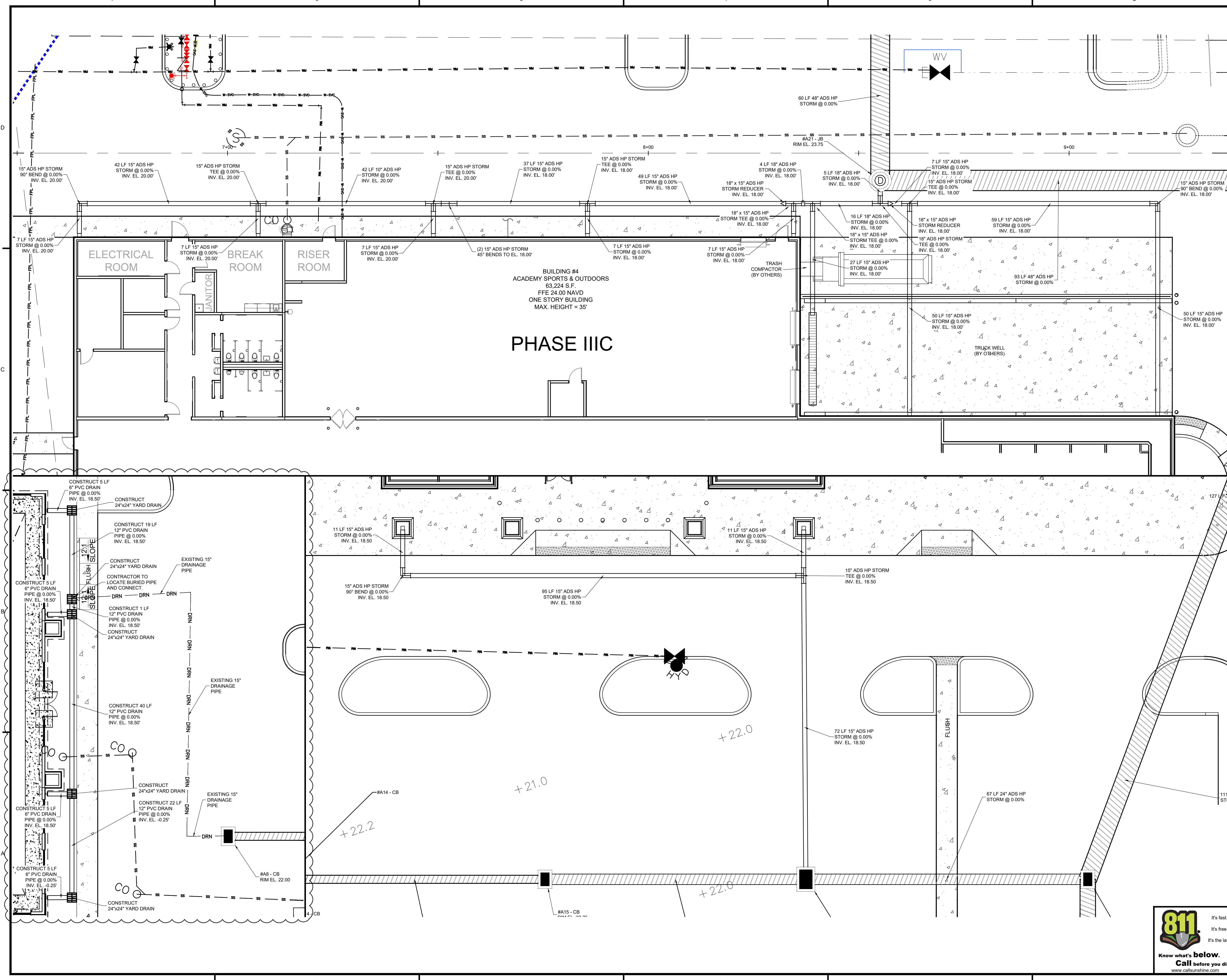
PROJECT NO.: 25-319(04-8-26) DWG

J.R. HARRISON, P.E. (DATE) #82270  
10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772.462.2455

**C-301**

FILE LOCATION: Z:\DC-2025\25-319-0428 REAL ESTATE - SHOPPES @ ST. LUCIE - FLORIDA\BLUEPRINTS\DRAWING\25-319(04-8-26) DWG 2026.04.08. 3.14 PM  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, 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 ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

FILE LOCATION: Z:\DC\2025\319 - ACS REAL ESTATE - SHOPPES @ ST. LUCIE - FLORIDA BLUEPRINTING\DC\2025\319\04-8-26.DWG; 2025.04.08. 3:14 PM  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE 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 ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



2	2025.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTPRINT & DOWNSOUTS	JLW	JRH
1	2023.02.13	ADDED BUILDING #6 ROOF DRAIN SYSTEM	---	---
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				

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PROJECT  
**THE SHOPPES AT ST. LUCIE WEST  
PHASE IIIC - ACADEMY SPORTS & OUTDOORS**  
PORT ST. LUCIE  
PSL PROJECT NO. P18-060-A2

TITLE  
**ROOF DRAIN PLAN**

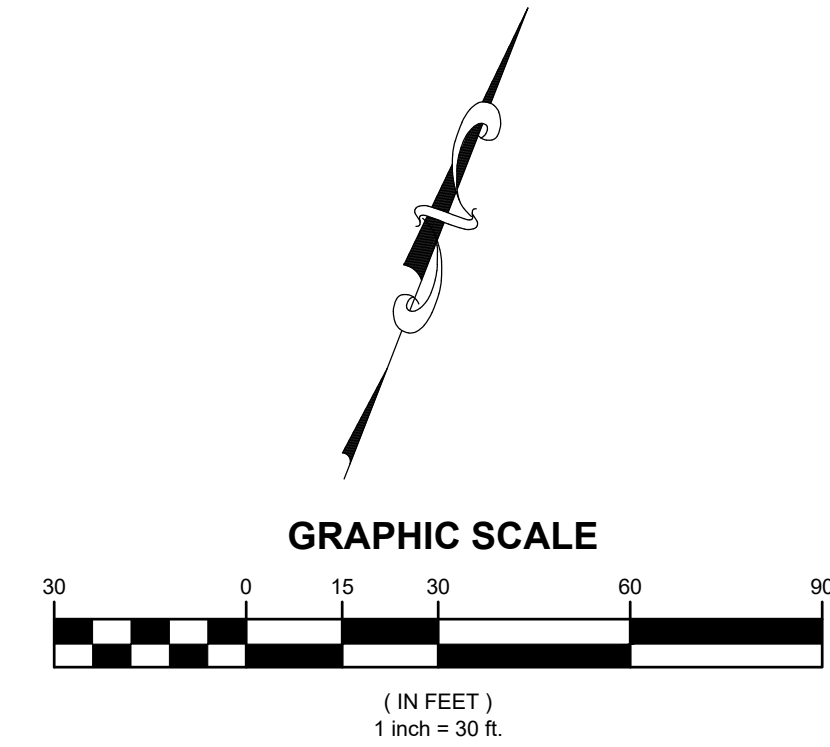
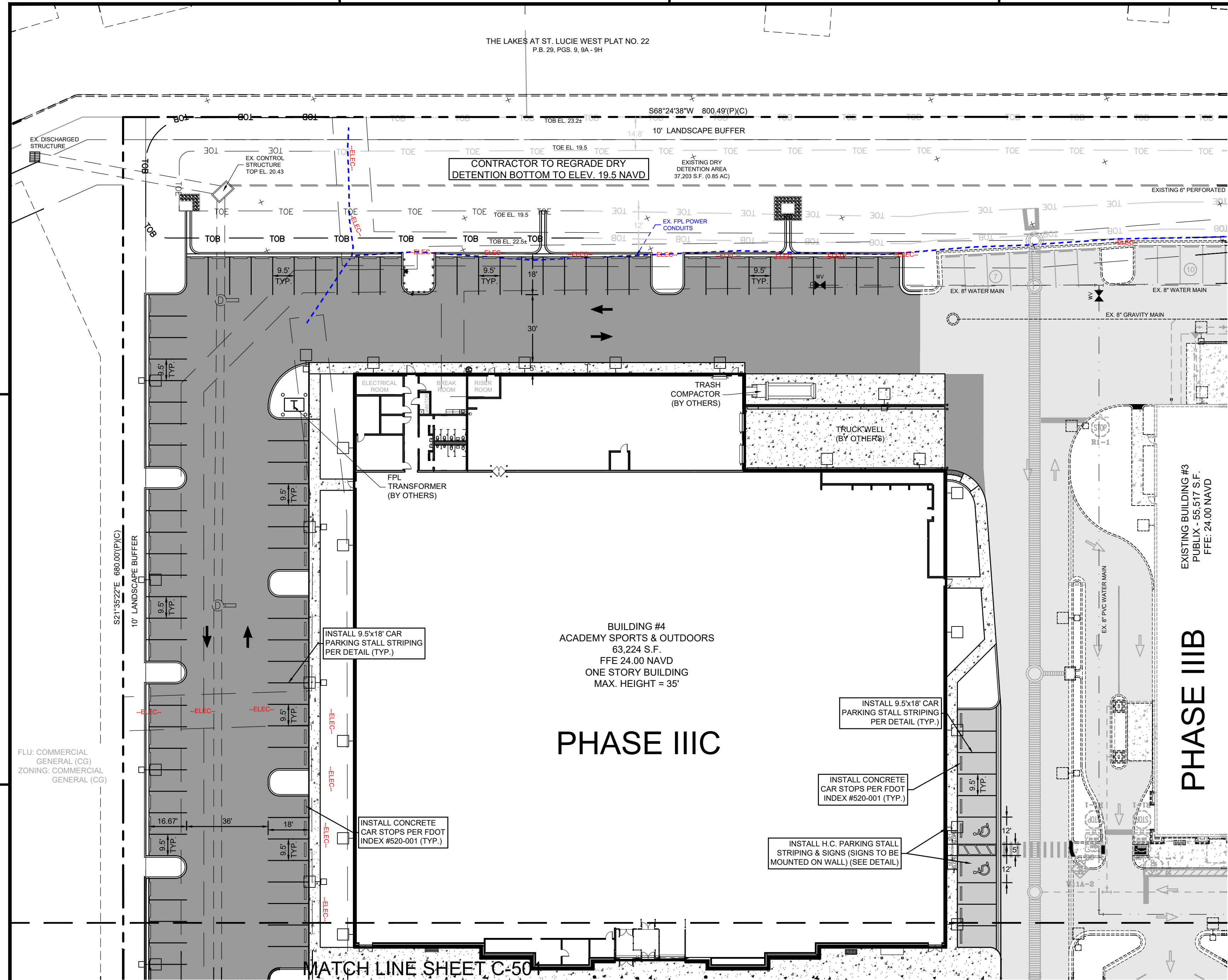
DATE	4/8/2026	SCALE	AS SHOWN
DRAWN BY	---	DESIGNED BY	---
PROJECT NO.	25-319(04-8-26).DWG		
DRAWING NO.	822770		
DRAWN BY	J.R. HARRISON, P.E. (DATE)	CHECKED BY	---
PROJECT NO.	10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455		
DRAWING NO.	<b>C-302</b>		
REV.	<b>2</b>		

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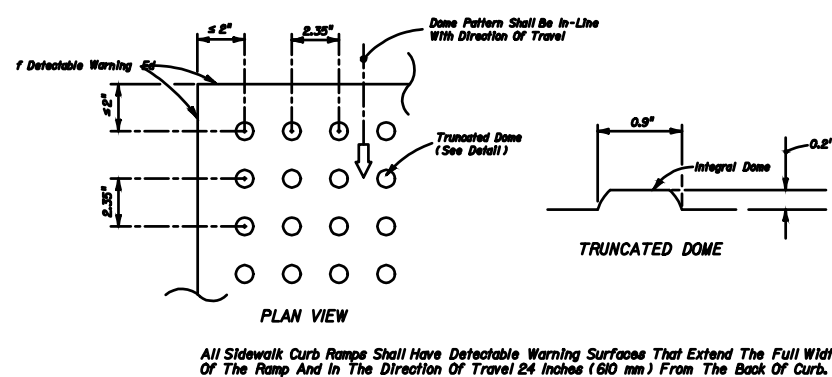




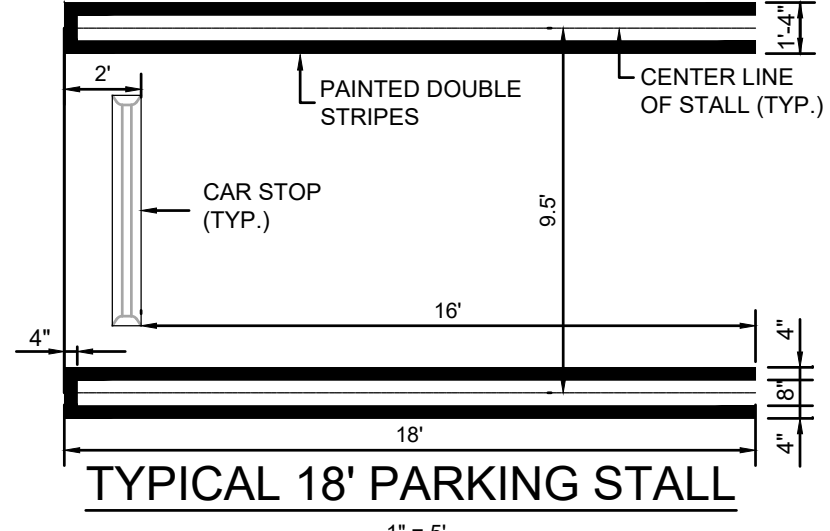
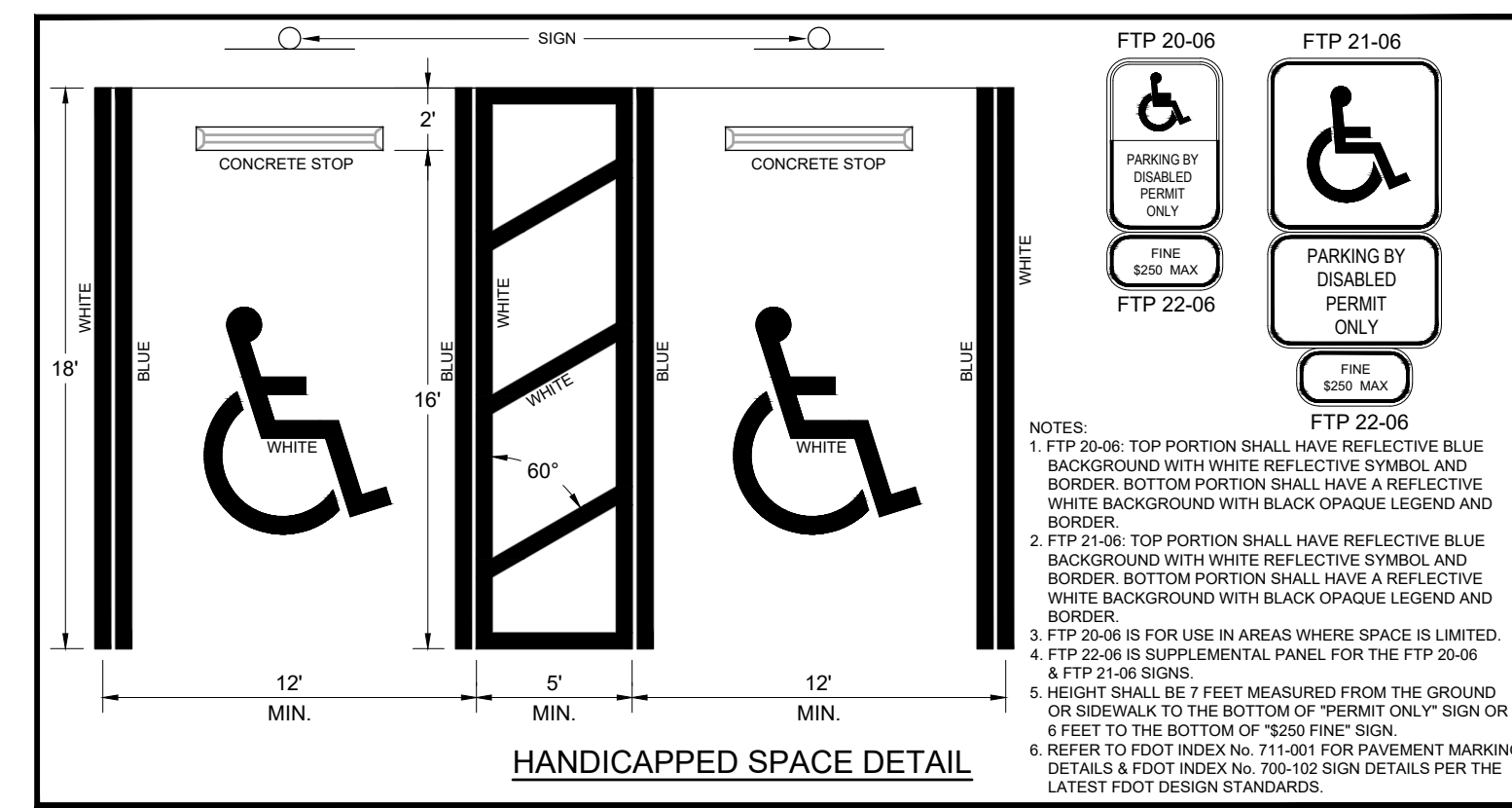
FILE LOCATION: Z:\DC-2025\25-19-402 REAL ESTATE - SHOPPING @ S.W. 88 - FLORIDA BLUEENGINEERING\AUTOCAD\DWG\2025\2025-04-08-3-14 PM THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



- NOTE:**
- 1) FOR ALL SIGNAGE AND PAVEMENT MARKINGS REFER TO FDOT 2022-2023 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
  - 2) ALL ON-SITE STRIPING SHALL BE PAINTED PER FDOT 2022-2023 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
  - 3) ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
  - 4) ALL STRIPING SHALL BE SLIP RESISTANT PAINT.



**CURB RAMP  
DETECTABLE WARNING**



LEGEND			
	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO BE REMOVED. # TREE TAG.
	BLOCK NUMBER		EX. PALM TREE TO BE REMOVED. # - TREE TAG.
	MITERED END SECTION		EX. PINE TREE TO BE REMOVED. # - TREE TAG.
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG HEIGHT OF FIXTURE.		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
	EXISTING DRAINAGE		PROPOSED STANDARD ASPHALT
	EX. OAK TREE TO REMAIN # - TREE TAG		PROPOSED CONCRETE

1	2025.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTPRINT & DOWNSCUTS	JLW	JRH
REV	DATE	DESCRIPTION	BY	CHK

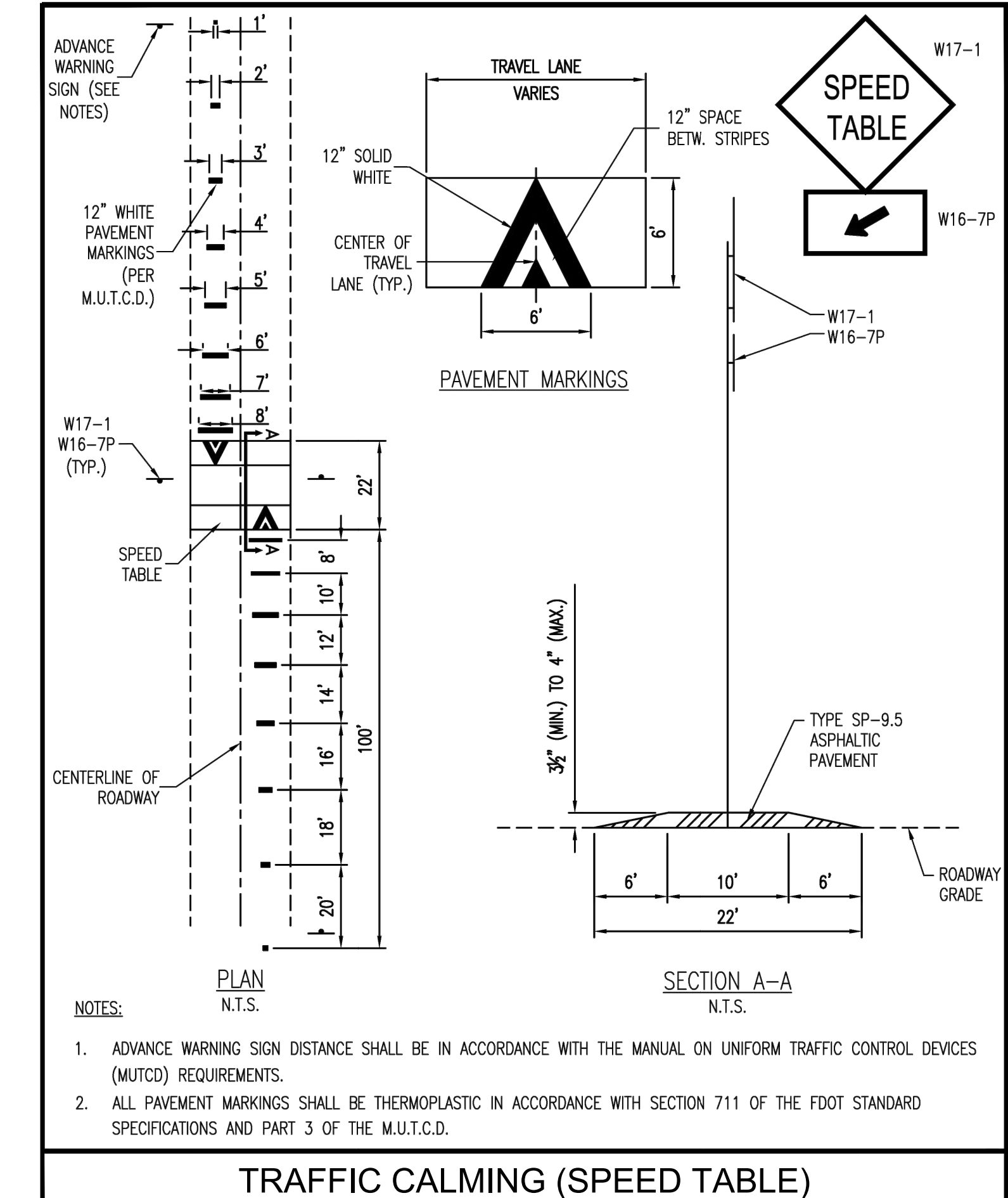
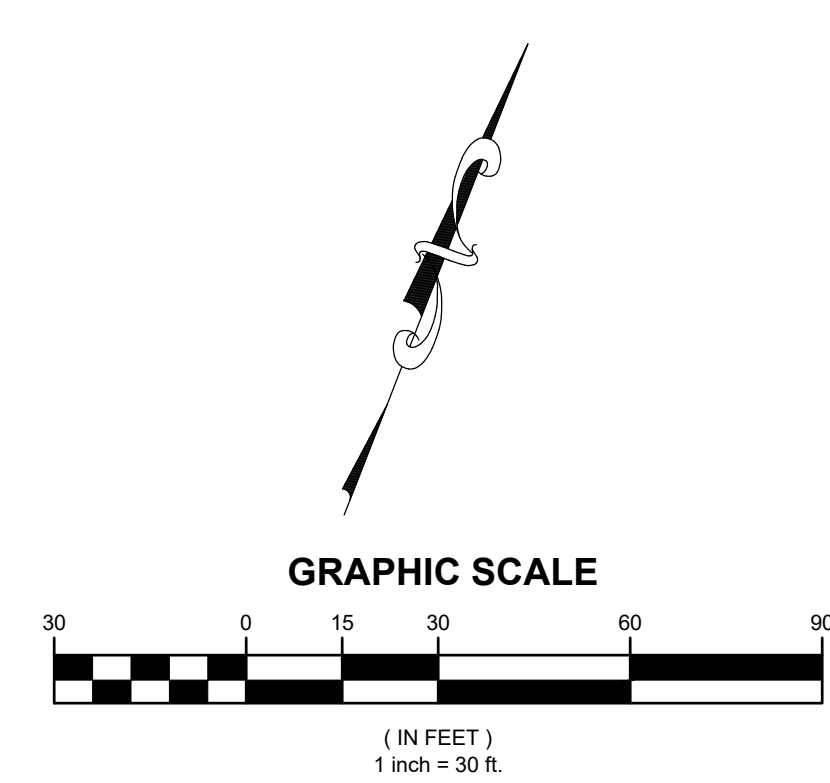
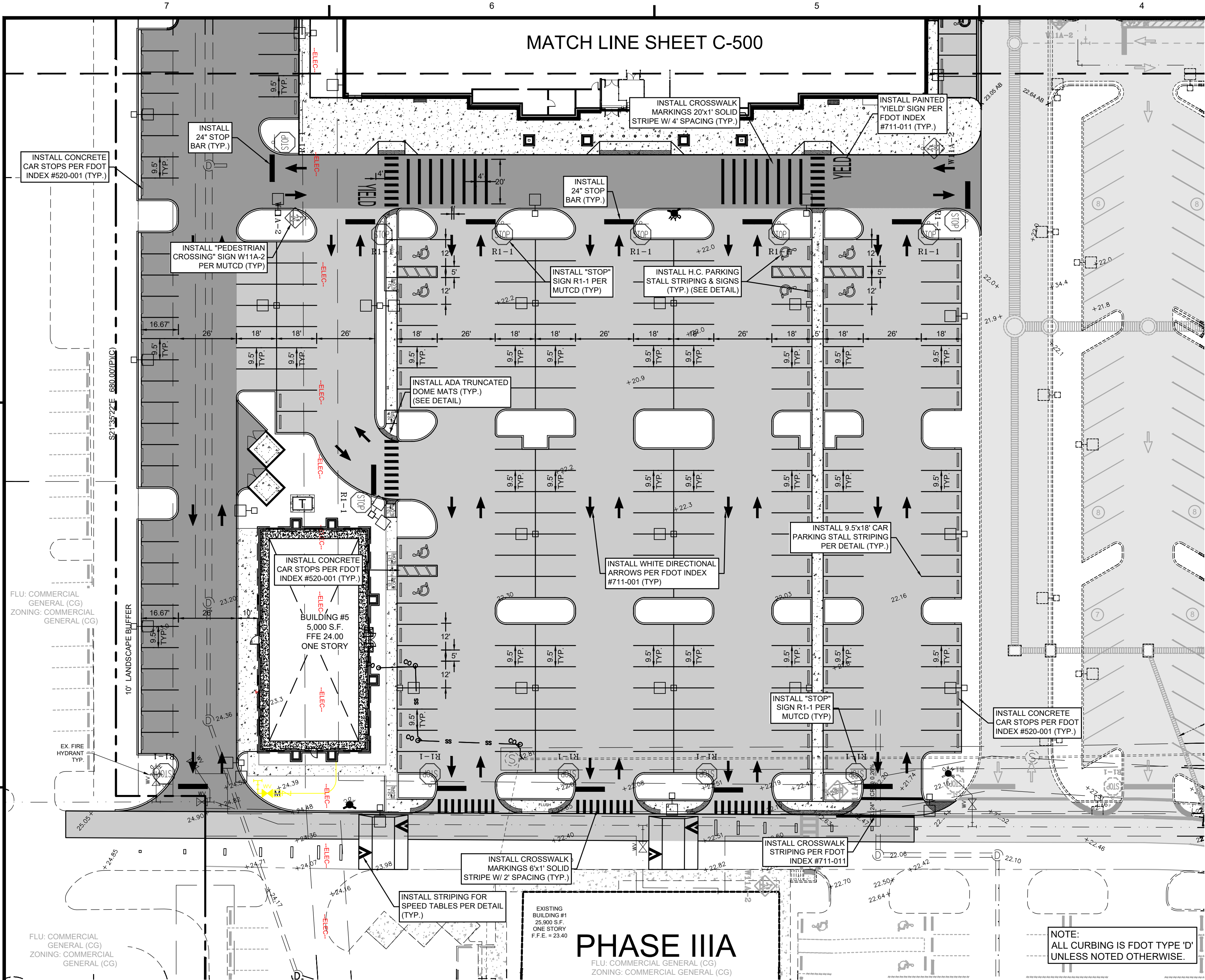
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**PROJECT**  
 THE SHOPPES AT ST. LUCIE WEST  
 PHASE III C - ACADEMY SPORTS & OUTDOORS  
 PORT ST. LUCIE  
 PSL PROJECT NO. P18-060-A2

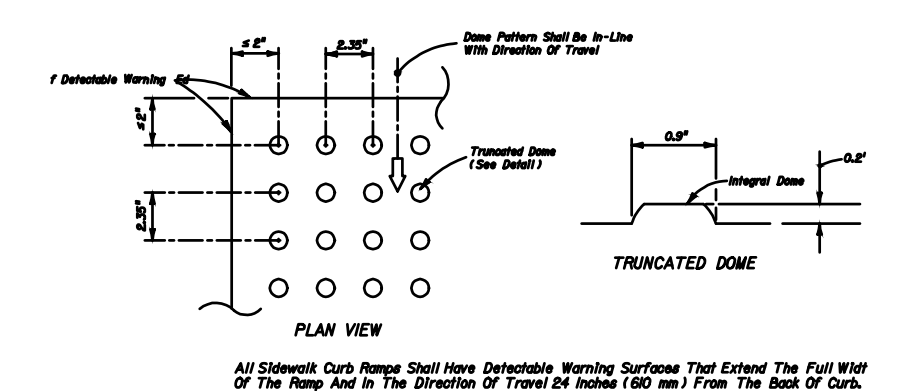
<b>TITLE</b> STRIPING & SIGNAGE PLAN	
DATE 4/8/2026	SCALE AS SHOWN
DRAWN BY ---	DESIGNED BY ---
CHECKED BY ---	---
PROJECT NO. 25-319(04-8-26) DWG	
DRAWING NO. J.R. HARRISON, P.E. (DATE) #82270	REV. 1

**C-500**

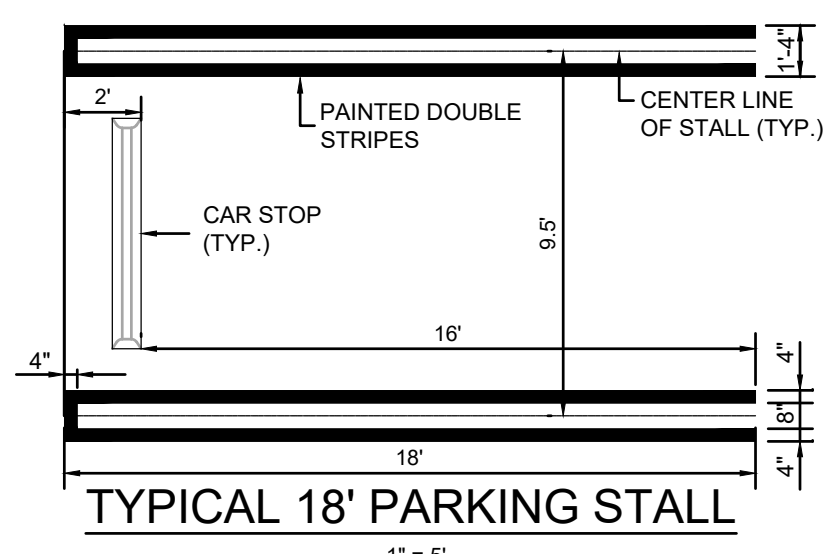
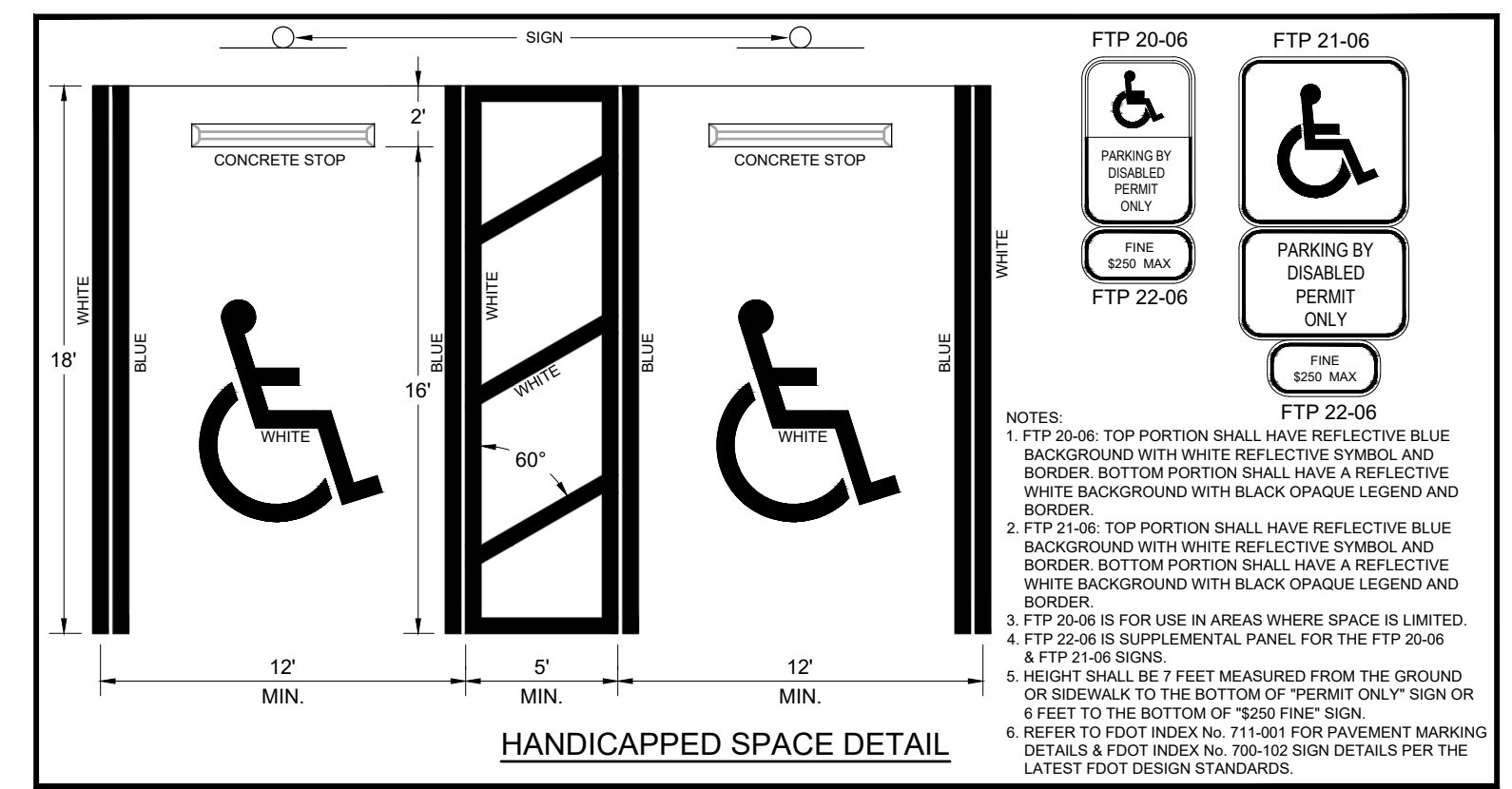
FILE LOCATION: Z:\DOC\2025\25-119-4028 REAL ESTATE - SHOPPES @ ST. LUCIE - FLORIDA BLUEPRINTING\AUTOCAD\DWG\2025\25-119-4028-04-08-314.DWG; 2025.04.08. 3:14 PM  
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 3) ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.  
 4) ALL STRIPING SHALL BE SLIP RESISTANT PAINT.

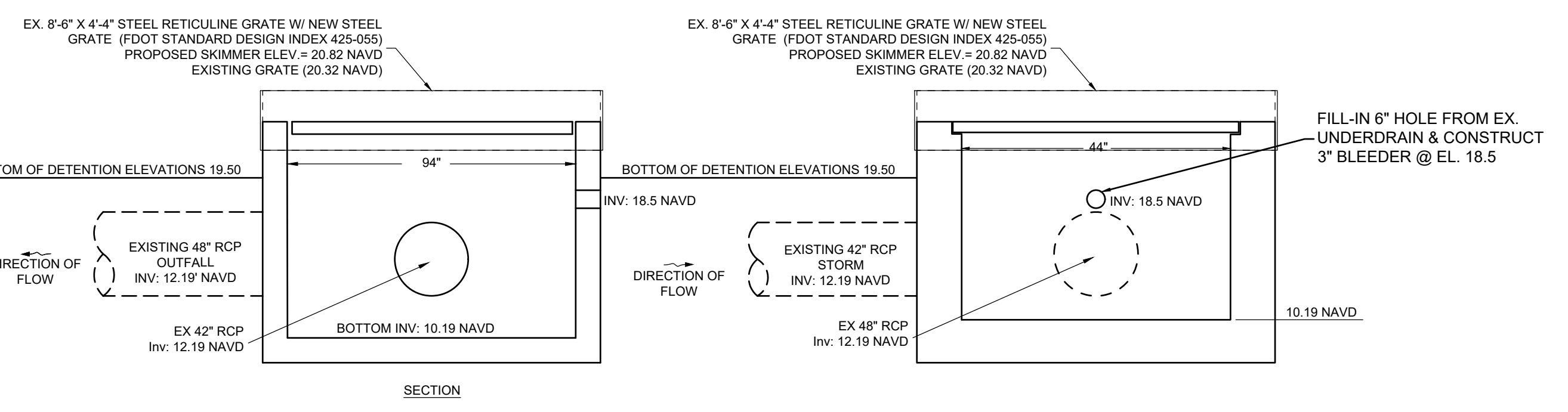
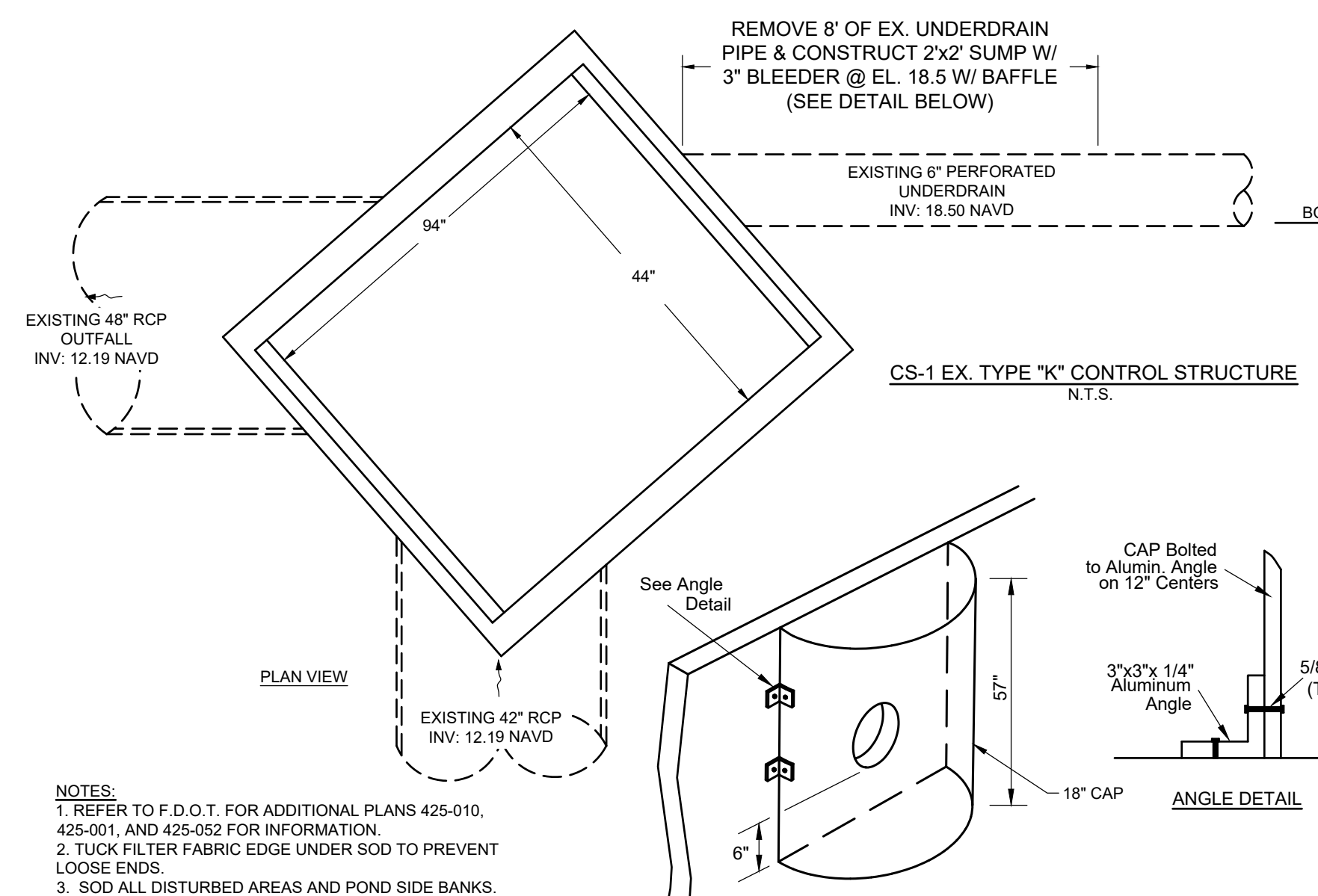


**CURB RAMP  
DETECTABLE WARNING**



LEGEND			
	EXISTING METER		EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED METER		EX. PINE TREE # - TREE TAG
	PROPOSED SIGN		EX. OAK TREE TO BE REMOVED. # - TREE TAG.
	BLOCK NUMBER		EX. PALM TREE TO BE REMOVED. # - TREE TAG.
	MITERED END SECTION		EX. PINE TREE TO BE REMOVED. # - TREE TAG.
	HANDICAP STALL		EXISTING CONCRETE
	LIGHT FIXTURE TAG, HEIGHT OF FIXTURE.		EXISTING PAVEMENT
	PARKING STALL TAG # OF STALLS		PROPOSED HEAVY DUTY ASPHALT
	EXISTING DRAINAGE		PROPOSED STANDARD ASPHALT
	EX. OAK TREE TO REMAIN # - TREE TAG		PROPOSED CONCRETE

1	2025.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTRPNT & DOWNSUITS	JLW	JRH
REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
 <b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING LAND PLANNING   INTERIOR DESIGN 10250 Village Parkway, Suite 201 Port Saint Lucie, Florida 34987 772.462.2455 <a href="http://WWW.HALEYWARD.COM">WWW.HALEYWARD.COM</a>				
PROJECT				
<b>THE SHOPPES AT ST. LUCIE WEST PHASE III C - ACADEMY SPORTS &amp; OUTDOORS</b> PORT ST. LUCIE PSL PROJECT NO. P18-060-A2				
TITLE				
<b>STRIPING &amp; SIGNAGE PLAN</b>				
DATE		SCALE		
4/8/2026		AS SHOWN		
DRAWN BY	DESIGNED BY	CHECKED BY		
PROJECT NO.				
25-319(04-8-26) DWG				
DRAWING NO.				
#82270				
DATE				
4/8/2026				
DRAWING NO.				
#82270				
PROJECT NO.				
10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455				
<b>C-501</b>				<b>1</b>



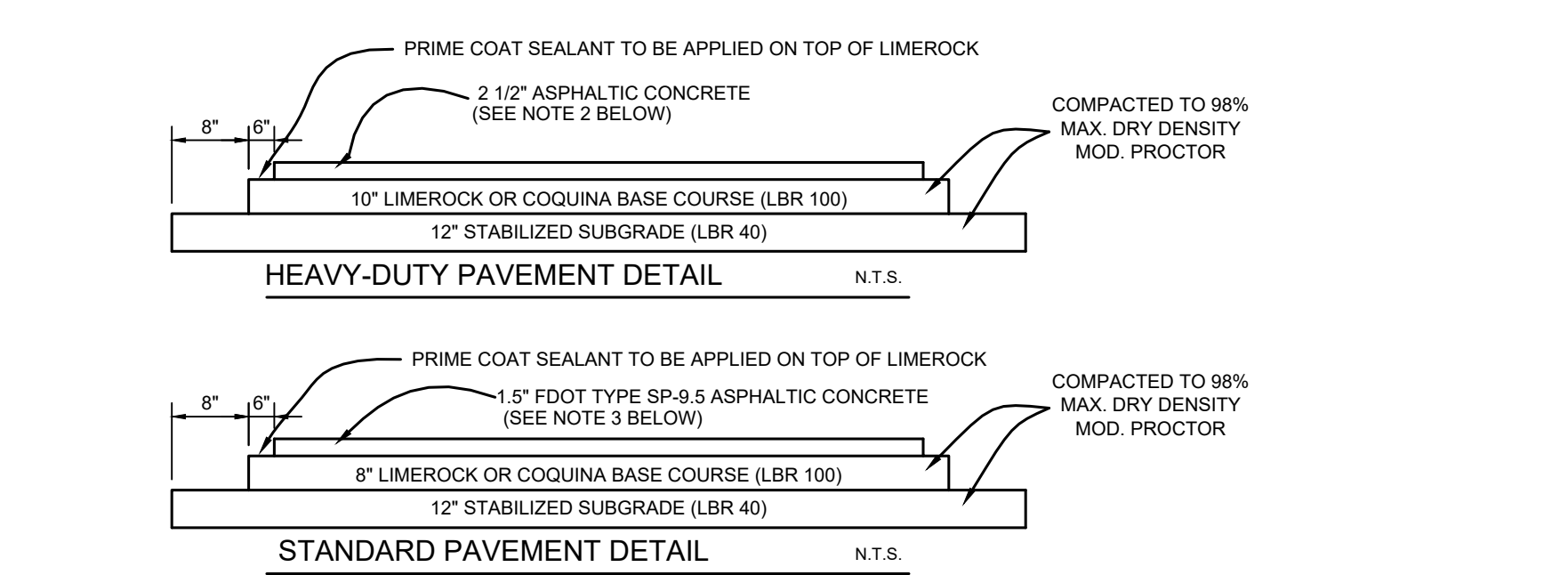
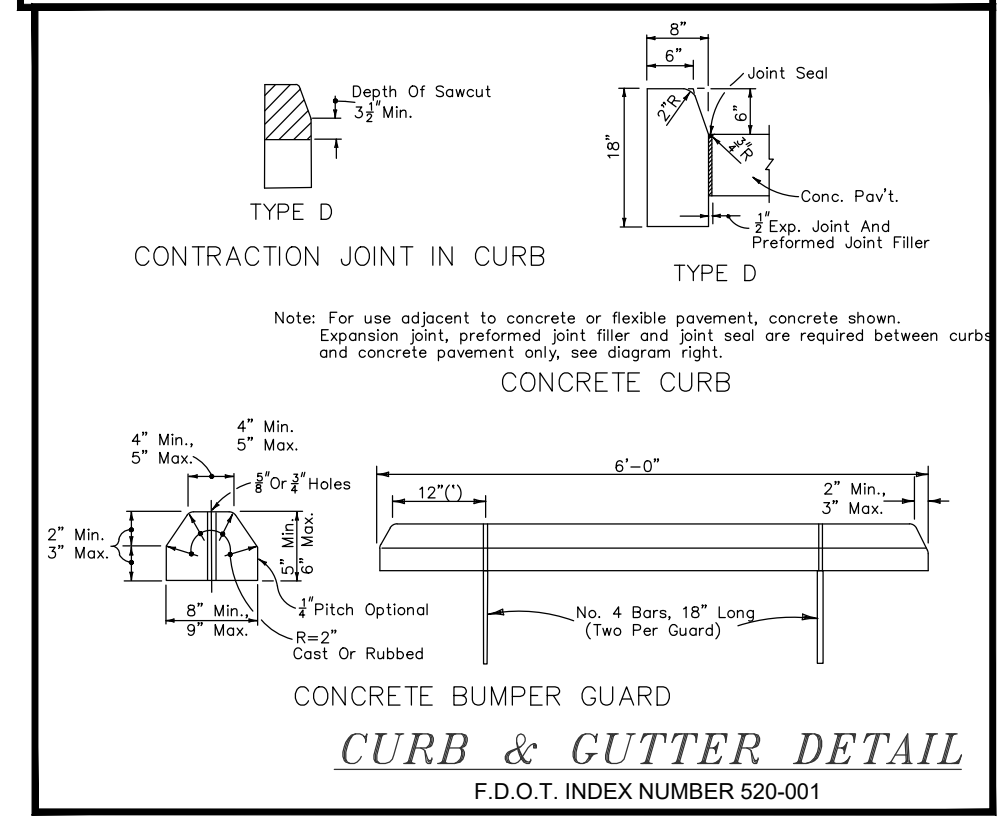
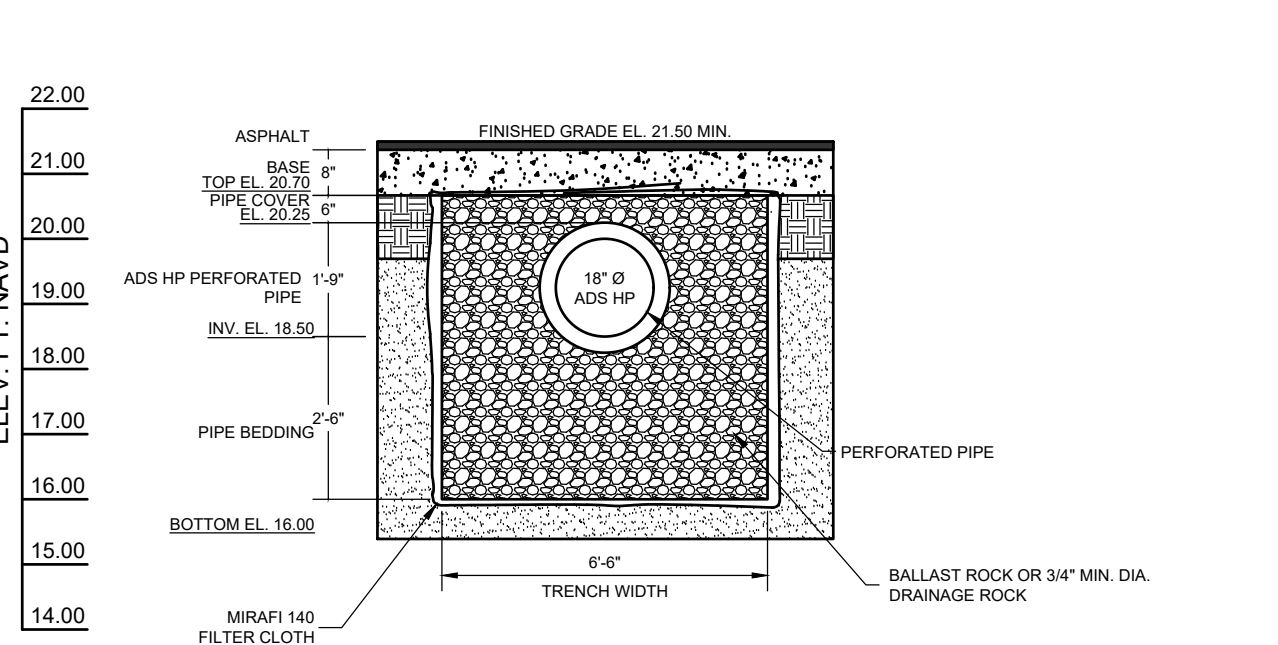
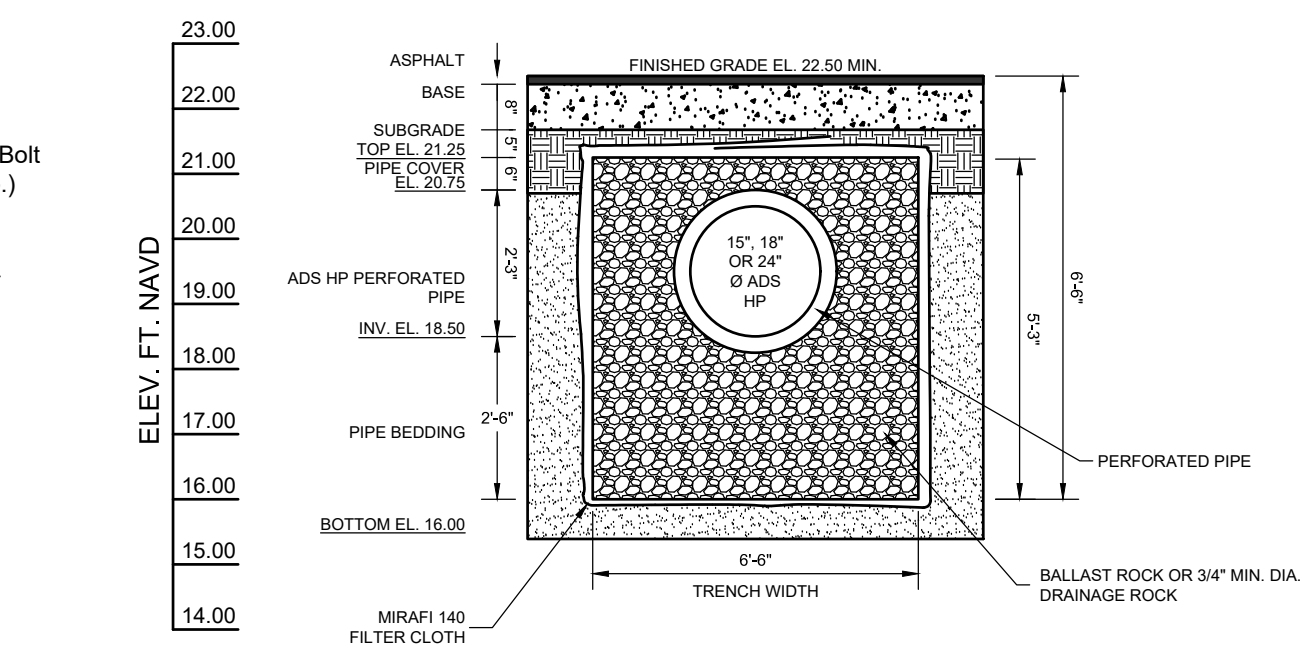
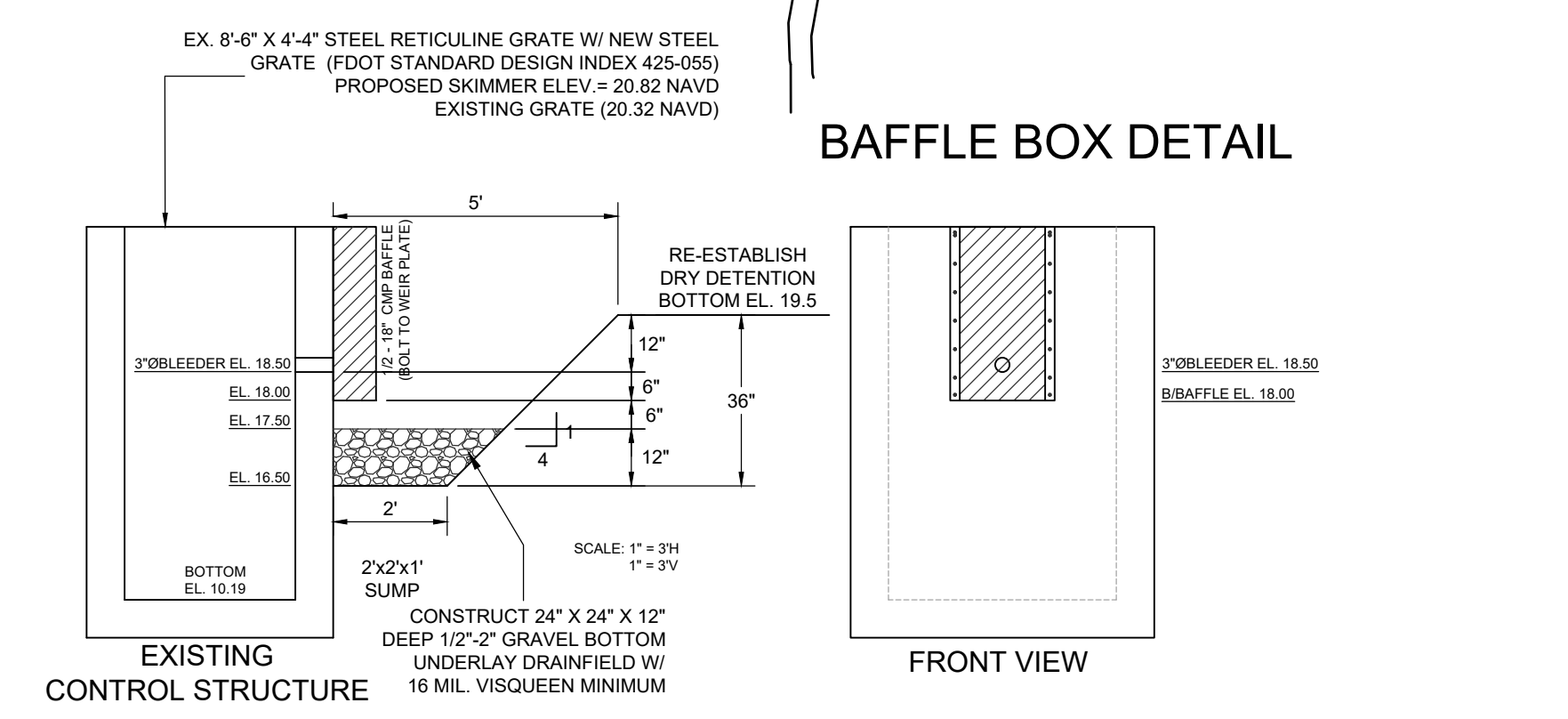
SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS			
ITEMS TO BE TESTED	DENSITY	L.B.R.	
		MAX. SPACING LIN. FT.	MAX. SPACING SQ. FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	10,000
LIMEROCK BASE	300	10,000	10,000
SHELLROCK BASE	300	10,000	10,000
ASPHALT	---	---	PER INSP. PER INSP.

NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12\"/>

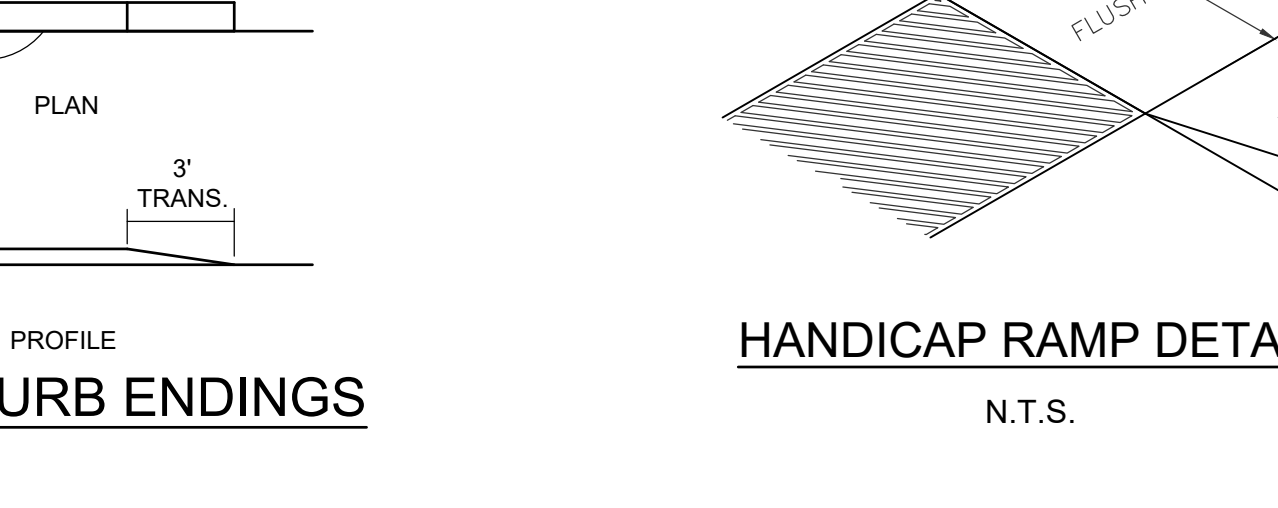
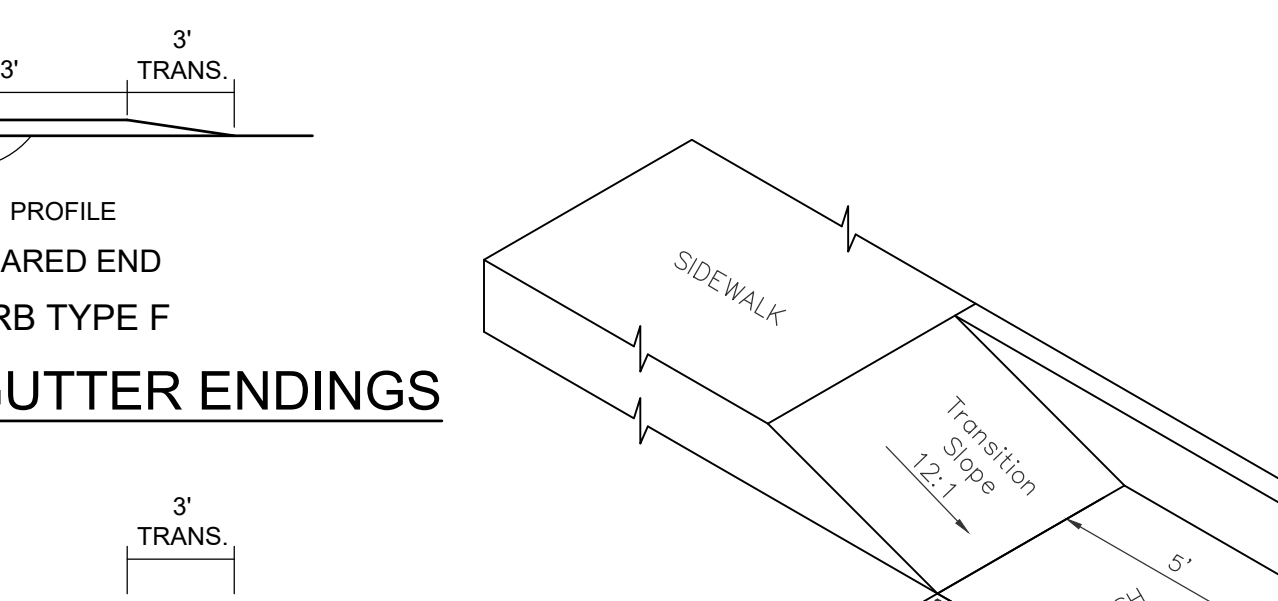
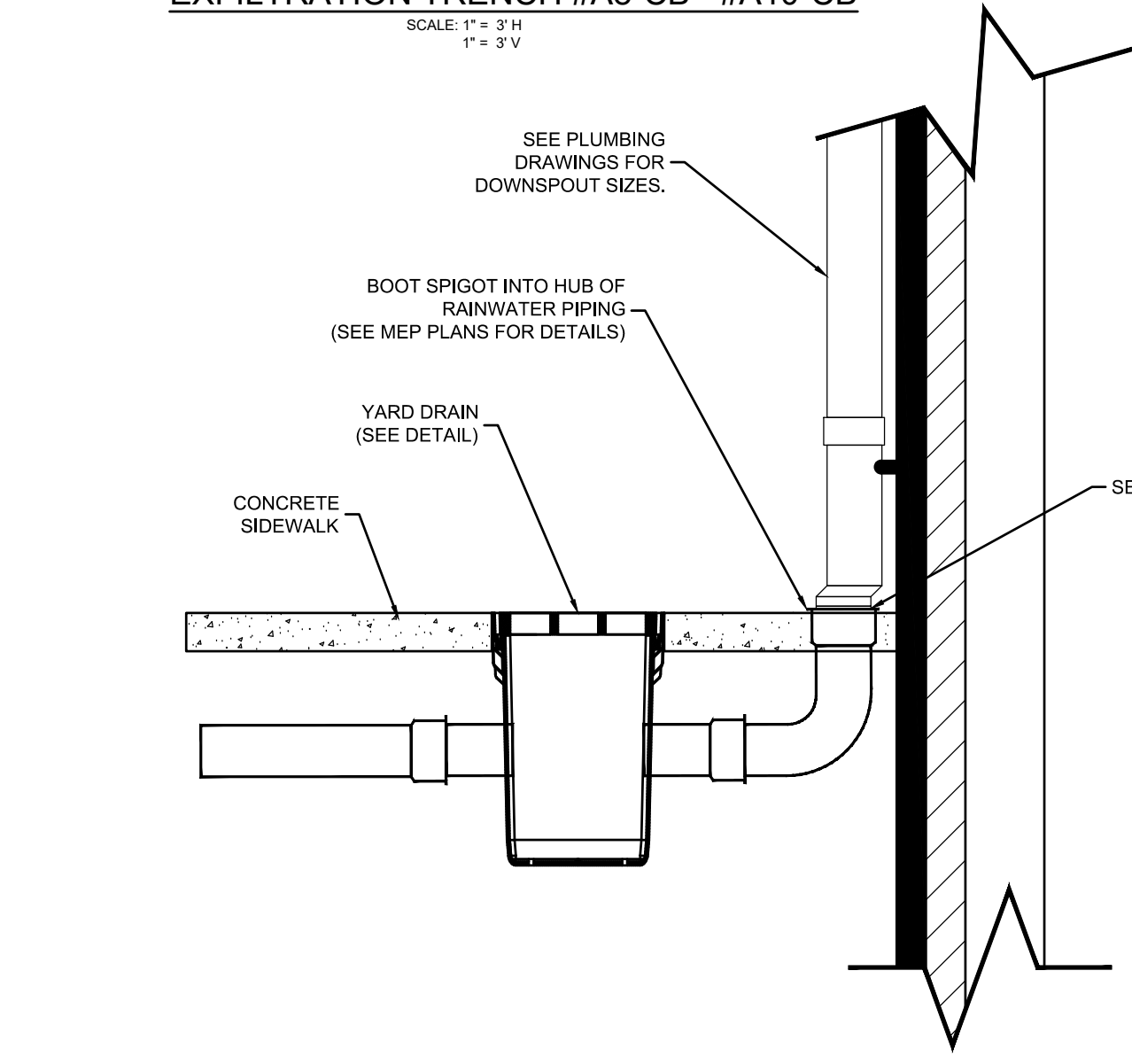
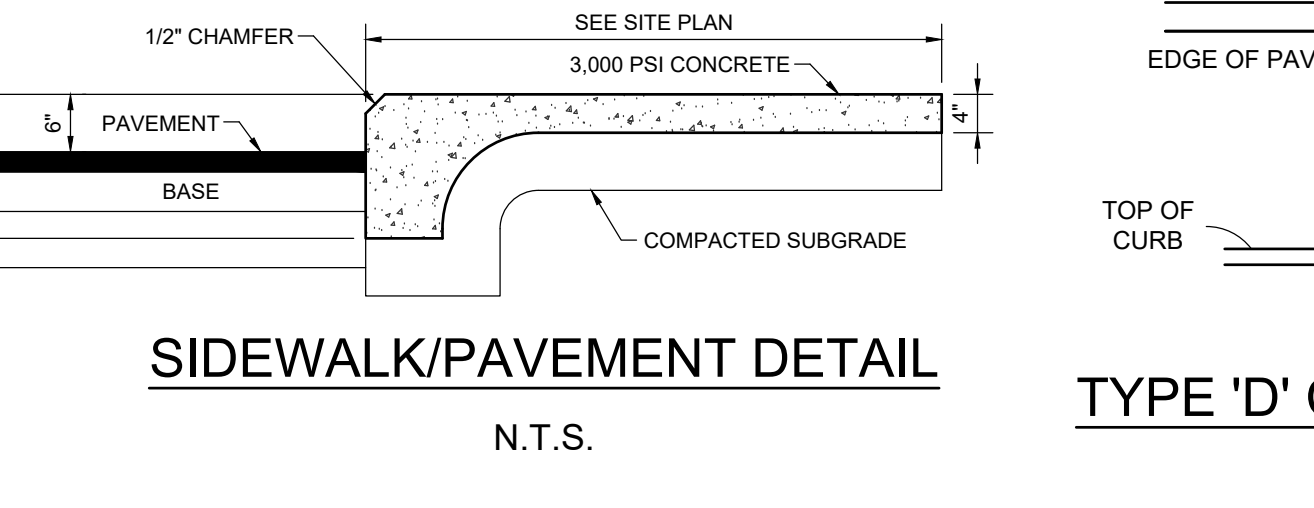
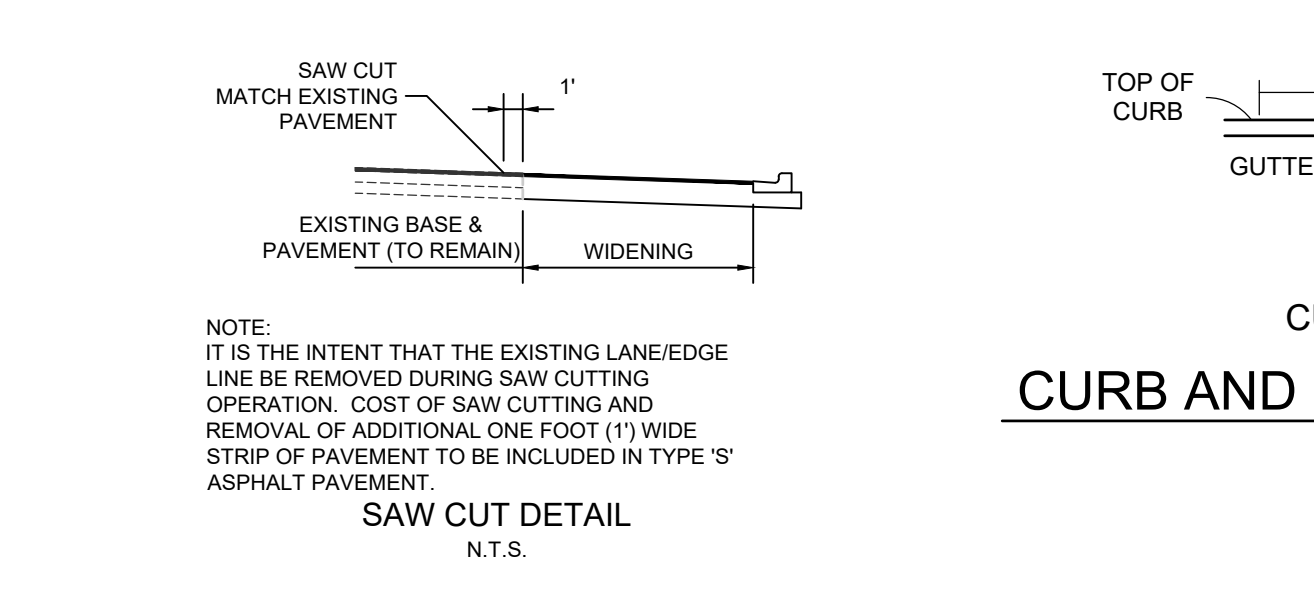
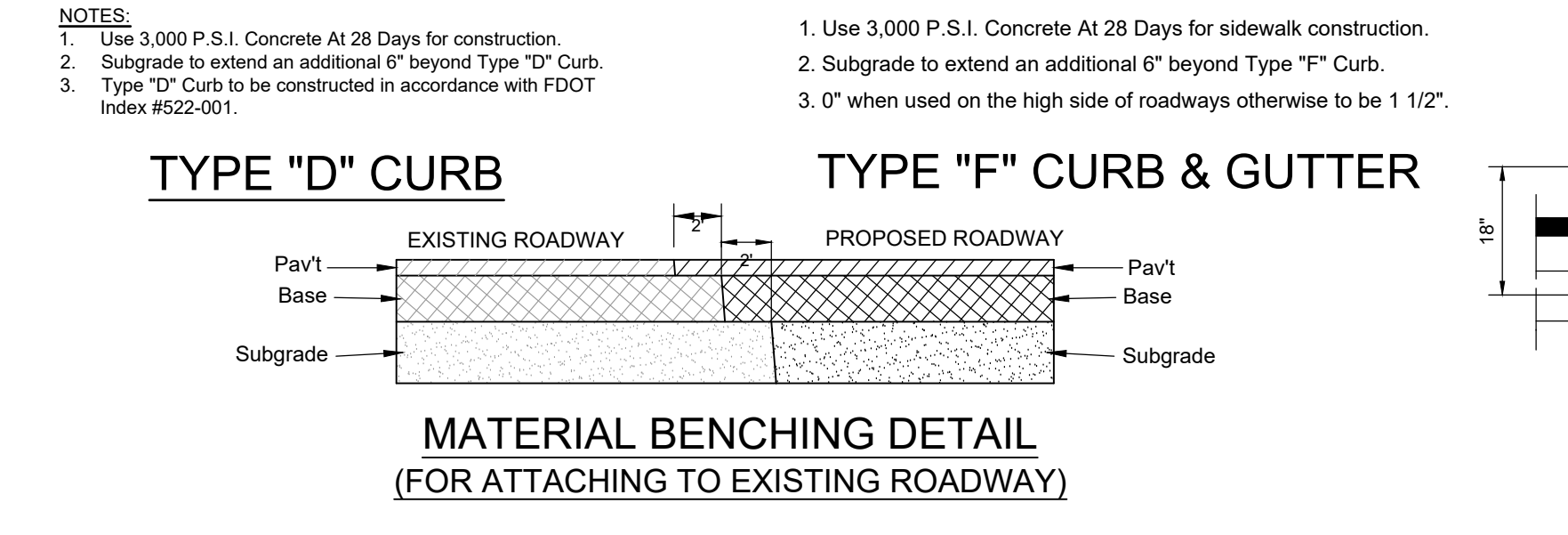
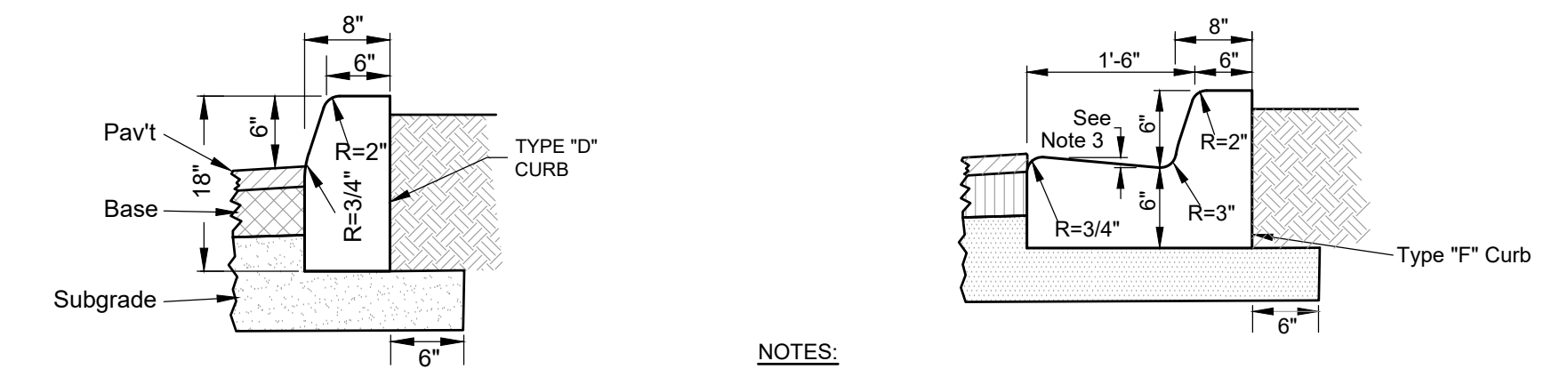
SIDEWALK SLOPES PER ADA		
LENGTH	MAX. SLOPE	LONGITUDINAL
≤ 6'	1:12 8.33%	WITHOUT HANDRAILS
6' < 30'	1:12 8.33%	HANDRAILS BOTH SIDES
> 30' < 50'	1:20 5.00%	NO HANDRAILS

NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50 (2.0%).

NOTE:  
 1. SOD ALL DISTURBED AREAS TO INCLUDE GRASS WITHIN THE RIGHT-OF-WAY, MEDIAN, TRANSITIONS TO PROPERTY LINES AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY ASSOCIATED WITH THIS PROJECT. CONTRACTOR TO MATCH SURROUNDING GRASS WITH THAT OF EQUAL TYPE.  
 2. ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.5' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.



- NOTES:  
 1. THE 6-INCH BASE COURSE MAY BE PLACED AND COMPACTED IN A SINGLE LAYER. THE 10-INCH BASE COURSE SHOULD BE PLACED AND COMPACTED IN TWO LAYERS.  
 2. THE 2.5-INCH SHOULD BE PLACED AND COMPACTED IN TWO LAYERS. 1st LAYER 1.5-INCH SP-12.5 & 2nd LAYER TO BE 1-INCH SP-9.5.  
 3. THE 1.5-INCH SP-9.5 SHOULD BE PLACED AND COMPACTED IN TWO LIFTS OF 3/4-INCH SP-9.5.  
 4. PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.



- NOTES:  
 1. Grate to be attached to catch basin with screw provided at time of installation.  
 2. Riser can be cut to achieve exact elevation.  
 3. Do not use over 5 risers in catch basin.  
 4. Installation to be completed in accordance with NDS specifications.



REV	DATE	DESCRIPTION	BY	CHK
2	2026.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTRPNT & DOWNSPOUTS	JLW	JRH
1	2022.12.20	REVISED CONSTRUCTION PLANS PER 12-14-22 SPRC COMMENTS	---	---

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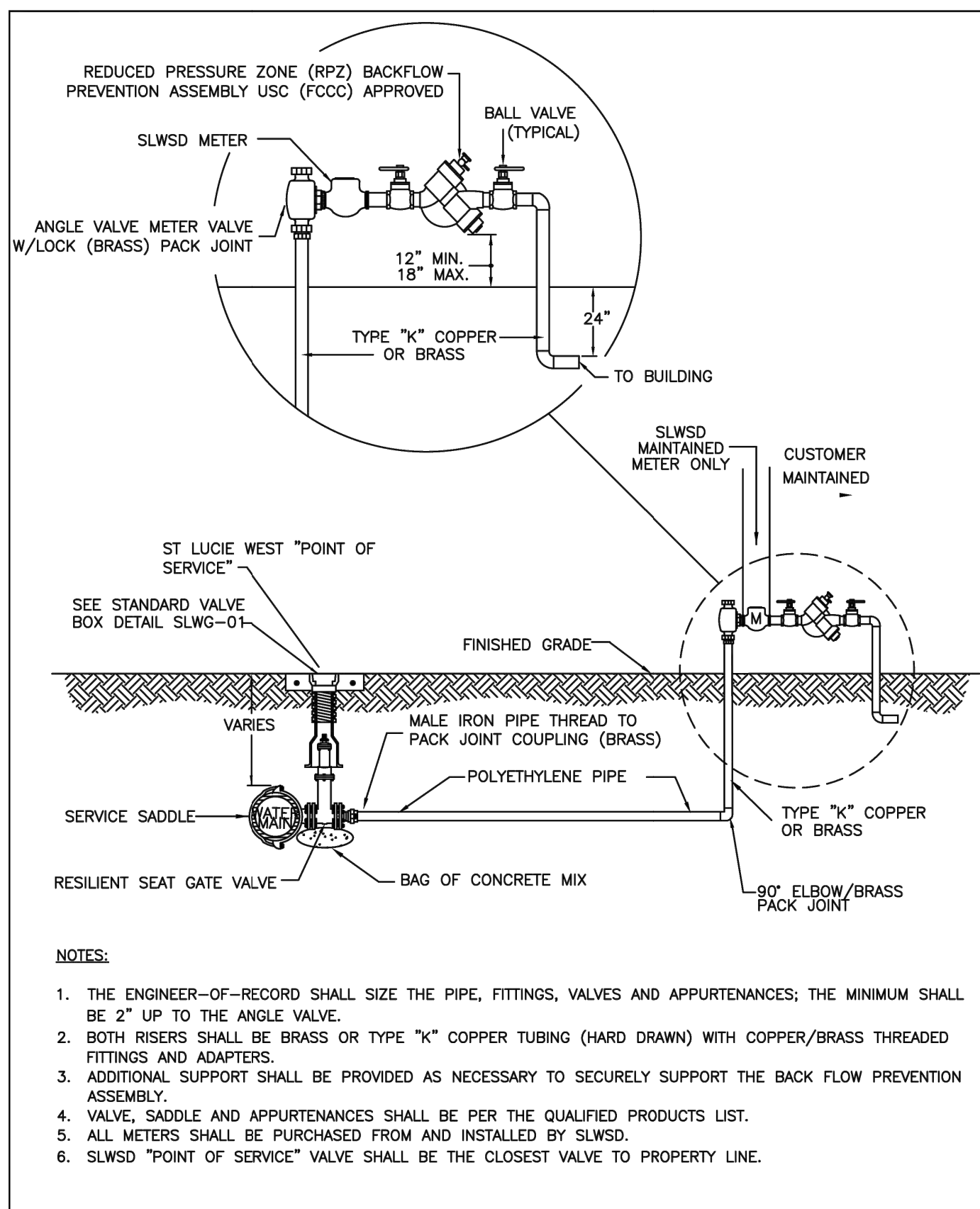
PROJECT  
**THE SHOPS AT ST. LUCIE WEST**  
**PHASE IIIC - ACADEMY SPORTS & OUTDOORS**  
 PORT ST. LUCIE  
 PSL PROJECT NO. P18-060-A2

TITLE  
**PAVING, GRADING, & DRAINAGE DETAILS**

DATE	SCALE
4/8/2026	AS SHOWN
DRAWN BY	DESIGNED BY
PROJECT No.	CHECKED BY
25-319(04-8-26)DWG	
DRAWING No.	REV.
<b>C-600</b>	<b>2</b>

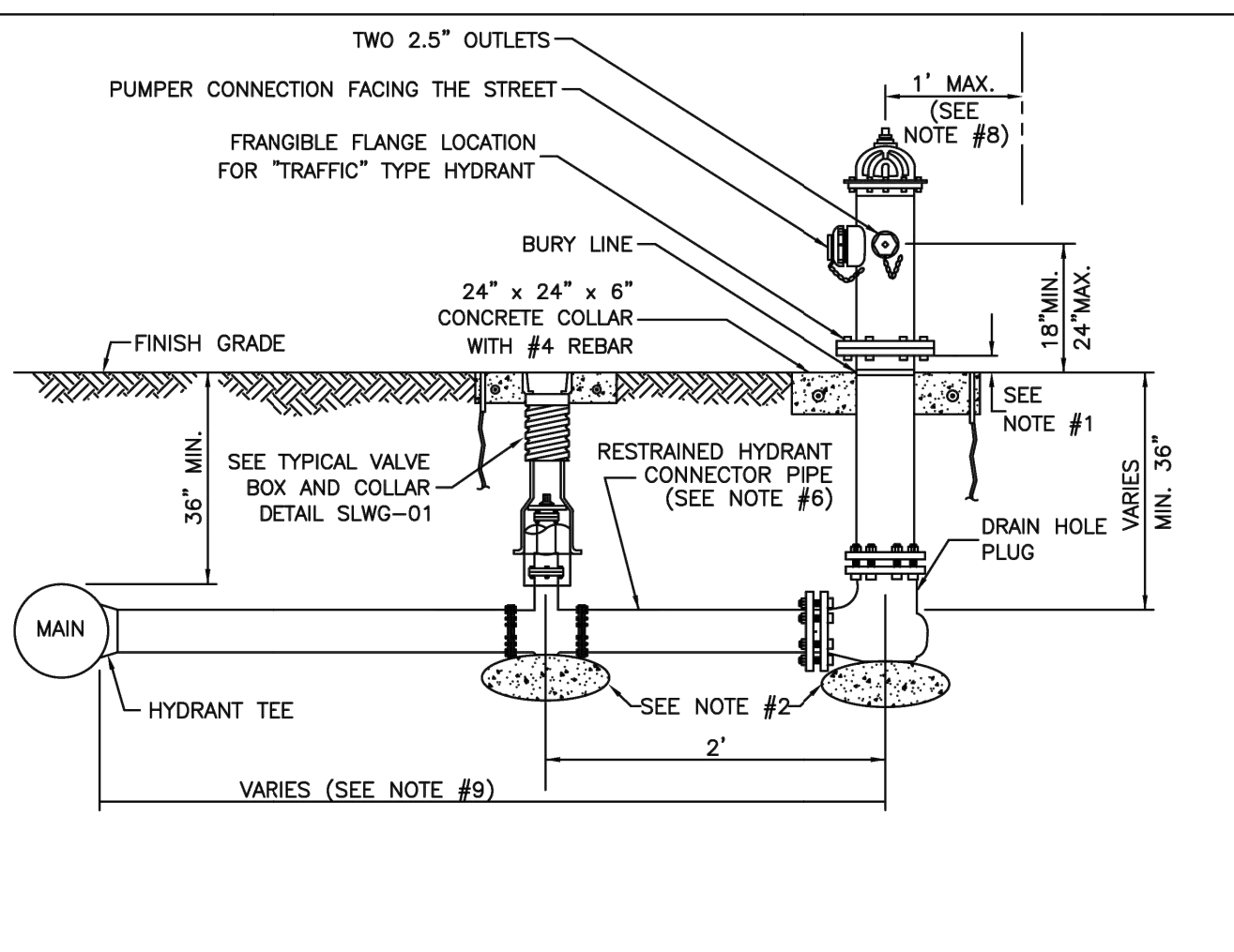
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FILE LOCATION: Z:\DC\2025\25-319-0428 REAL ESTATE - SHOPS @ ST. LUCIE WEST - PHASE IIIC - FLORIDA BLUEPRINTING\AUTOCAD\DWG\2026\04-08-26\2026.04.08.3.14.DWG  
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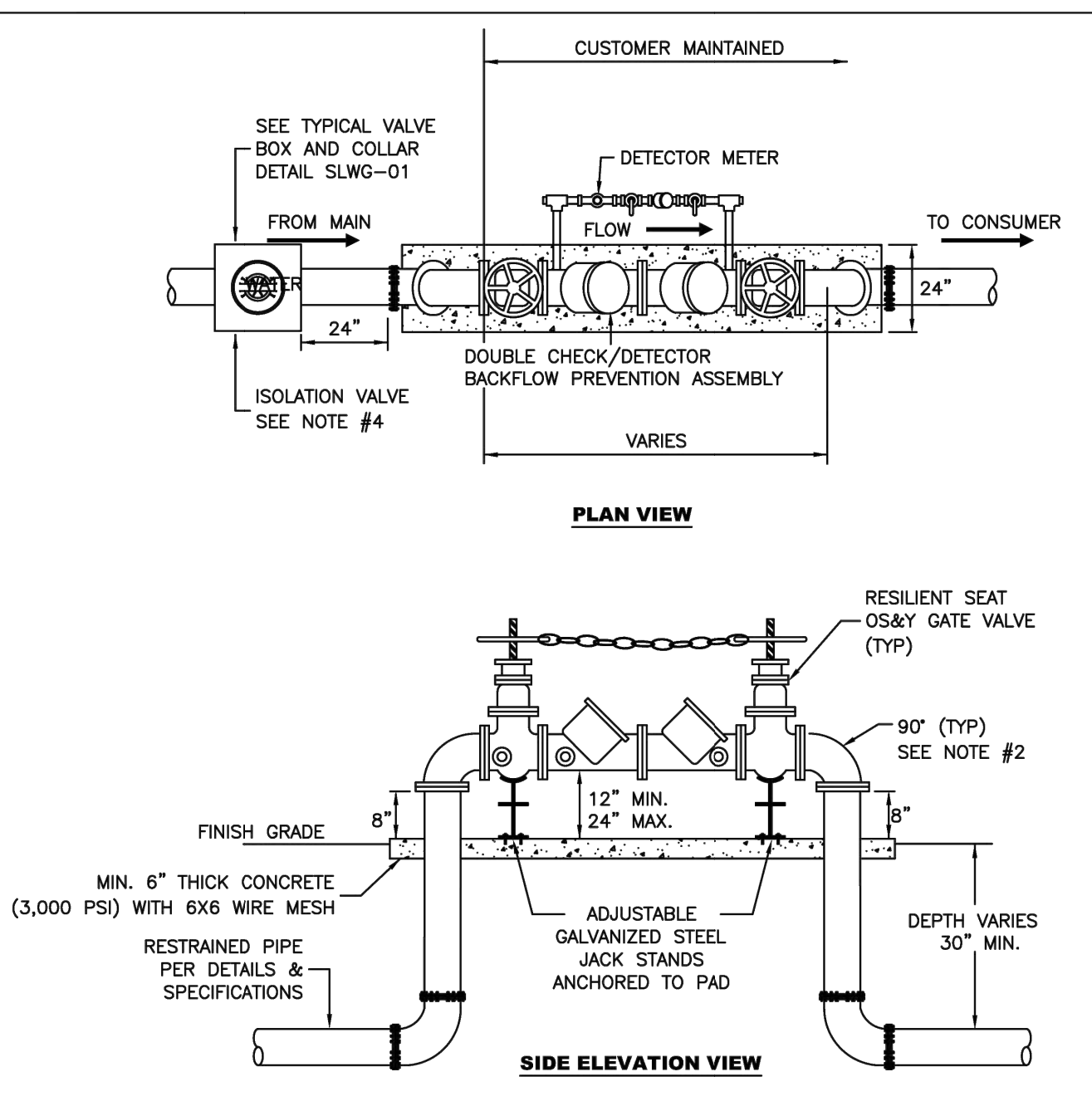
- NOTES:**
1. THE ENGINEER-OF-RECORD SHALL SIZE THE PIPE, FITTINGS, VALVES AND APPURTENANCES; THE MINIMUM SHALL BE 2" UP TO THE ANGLE VALVE.
  2. BOTH RISERS SHALL BE BRASS OR TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS THREADED FITTINGS AND ADAPTERS.
  3. ADDITIONAL SUPPORT SHALL BE PROVIDED AS NECESSARY TO SECURELY SUPPORT THE BACK FLOW PREVENTION ASSEMBLY.
  4. VALVE, SADDLE AND APPURTENANCES SHALL BE PER THE QUALIFIED PRODUCTS LIST.
  5. ALL METERS SHALL BE PURCHASED FROM AND INSTALLED BY SLWSD.
  6. SLWSD "POINT OF SERVICE" VALVE SHALL BE THE CLOSEST VALVE TO PROPERTY LINE.

	<b>MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT</b> 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	<b>COMMERCIAL WATER SERVICE CONNECTION</b>	<b>DETAIL: SLW-02A</b> DATE: 03/20/20 SCALE: N.T.S. SHEET: 1 OF 2
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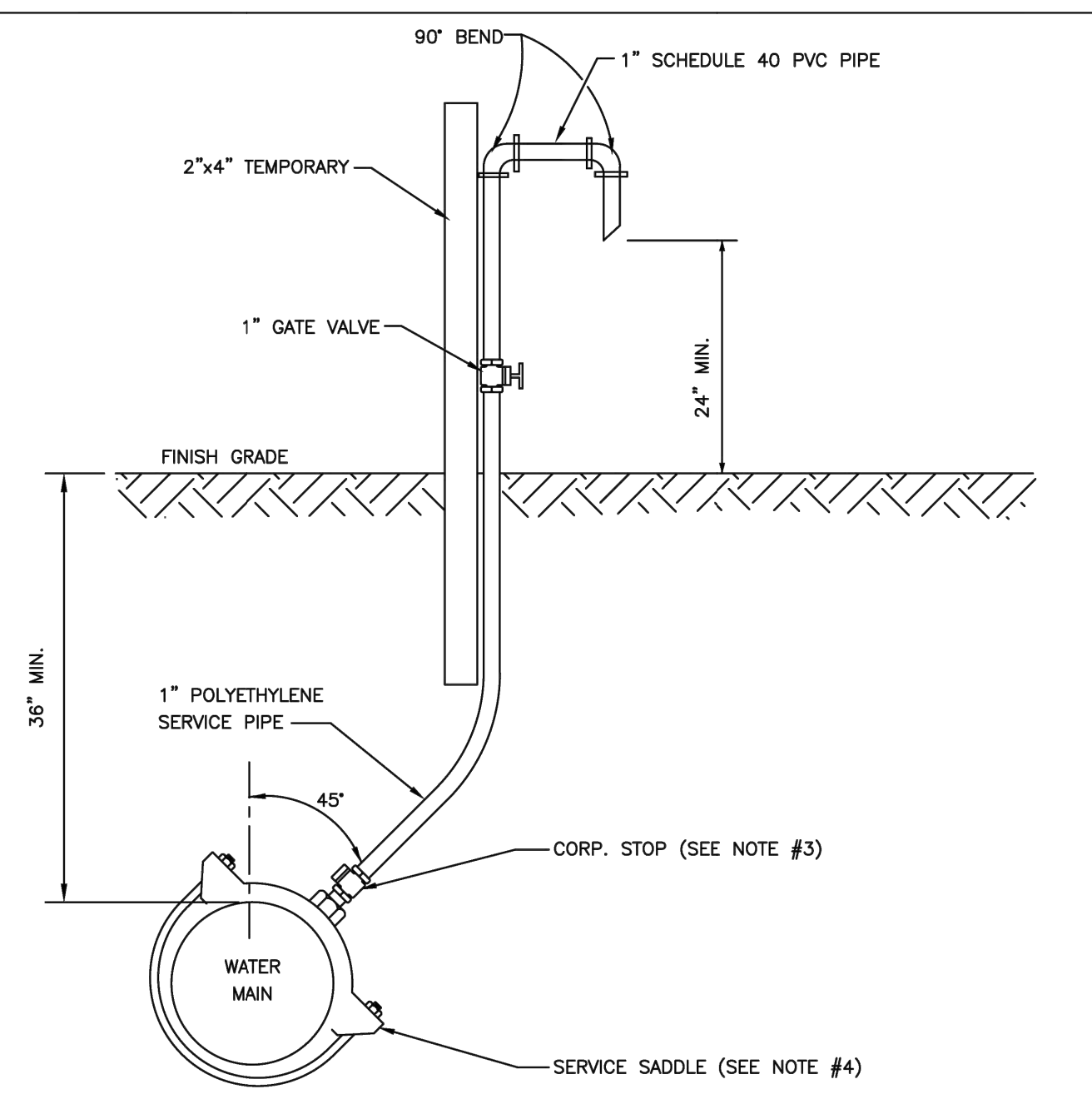
- NOTES:**
1. CLEARANCE SHALL BE 3".
  2. A FIRM BASE CONSISTING OF BAGS OF CONCRETE MIX SHALL BE PLACED UNDER THE HYDRANT AND VALVES.
  3. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502, DRY BARREL "BREAK-AWAY" TYPE WITH 5 1/4" VALVE OPENING.
  4. THE MINIMUM BURY DEPTH SHALL BE 36 INCHES.
  5. HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600. ALL PARTS AND MATERIALS USED IN THE ASSEMBLY SHALL BE ON THE QUALIFIED PRODUCTS LIST (QPL). THE HYDRANTS SHALL BE PAINTED BY THE MANUFACTURER WITH 2 COATS (MIN.) PER QPL.
  6. 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.
  7. 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.
  8. WHEN INSTALLED WITH SIDEWALK OR CURB, PROVIDE MIN. 2 FOOT CLEARANCE TO ANY PORTION OF THE HYDRANT, UTILIZING THE SIDE LOT EASEMENT IF NECESSARY.
  9. 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.
  10. ANY DEVIATIONS FROM THE CRITERIA ABOVE REQUIRE A WRITTEN RECOMMENDATION FROM THE ENGINEER-OF-RECORD AND WRITTEN APPROVAL BY SLWSD.

	<b>MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT</b> 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	<b>FIRE HYDRANT ASSEMBLY</b>	<b>DETAIL: SLW-04</b> DATE: 03/20/20 SCALE: N.T.S. SHEET: 1 OF 1
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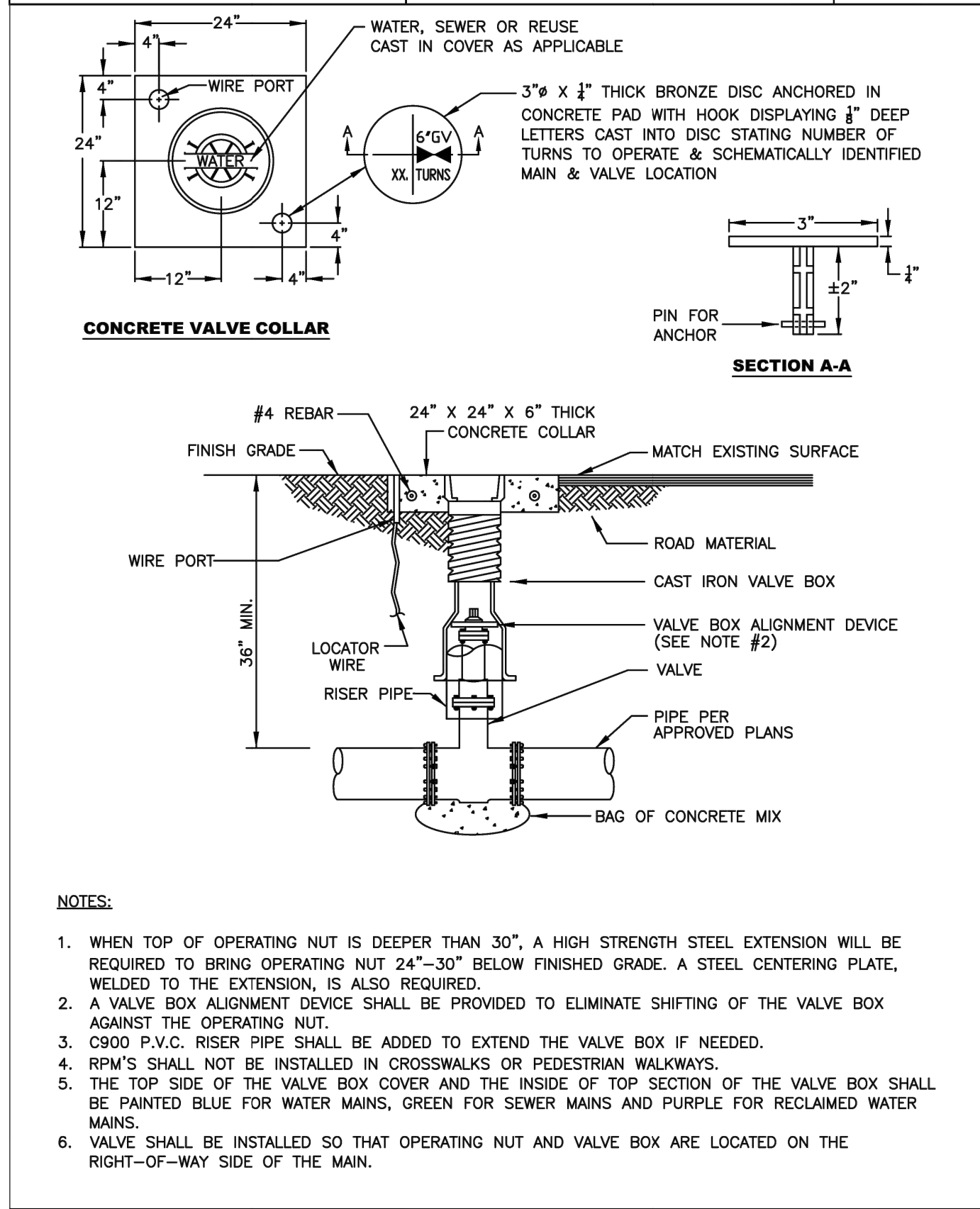
- NOTES:**
1. ALL PIPE AND FITTINGS SHALL BE CLASS 53 DUCTILE IRON.
  2. ALL UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE & ALL ABOVE GROUND FITTINGS SHALL BE FLANGE JOINTS WITH FULL FACE NEOPRENE GASKETS, WITH STAINLESS STEEL BOLTS.
  3. A 3/8" STAINLESS STEEL CHAIN & LOCK SHALL BE PROVIDED FOR THE VALVES AS REQUIRED BY THE SLWSD. VALVES TO BE LOCKED IN OPEN POSITION.
  4. TO MAINTAIN CONTINUITY OF SERVICE DURING REPAIRS TO THE ASSEMBLY, AN ISOLATION VALVE SHALL BE PROVIDED ON THE SLWSD MAIN AND LABELED SLWSD POINT OF SERVICE.

	<b>MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT</b> 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	<b>FIRE SERVICE BACKFLOW ASSEMBLY</b>	<b>DETAIL: SLW-05</b> DATE: 03/20/20 SCALE: N.T.S. SHEET: 1 OF 1
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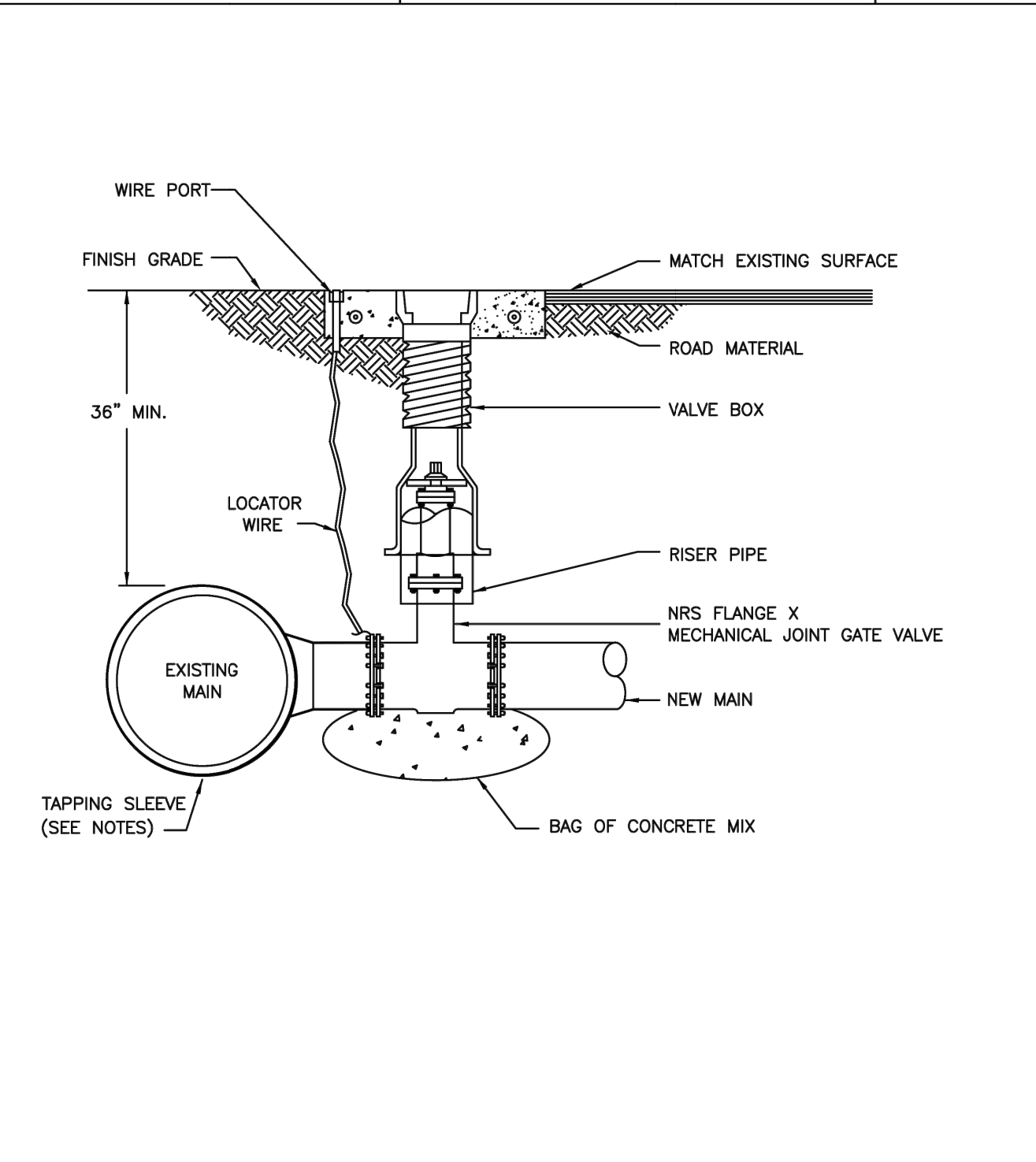
- NOTES:**
1. SAMPLING POINTS SHALL BE LOCATED AS SHOWN ON PLANS APPROVED BY SLWSD AND AS REQUIRED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
  2. THE EXCAVATED HOLE FOR THIS INSTALLATION SHALL BE BACKFILLED TO FINISHED GRADE PRIOR TO DISCHARGING ANY WATER ON THE GROUND.
  3. AFTER BACTERIOLOGICAL CLEARANCE IS RECEIVED, THE CONTRACTOR SHALL TURN CORPORATION STOP OFF, REMOVE TUBING AND PLUG CORPORATION STOP WITH BRASS PLUG/CAP.
  4. SERVICE SADDLE SHALL BE PER QUALIFIED PRODUCTS LIST. NO DIRECT TAPS.

	<b>MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT</b> 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	<b>WATER SAMPLING POINT</b>	<b>DETAIL: SLW-09</b> DATE: 03/20/20 SCALE: N.T.S. SHEET: 1 OF 1
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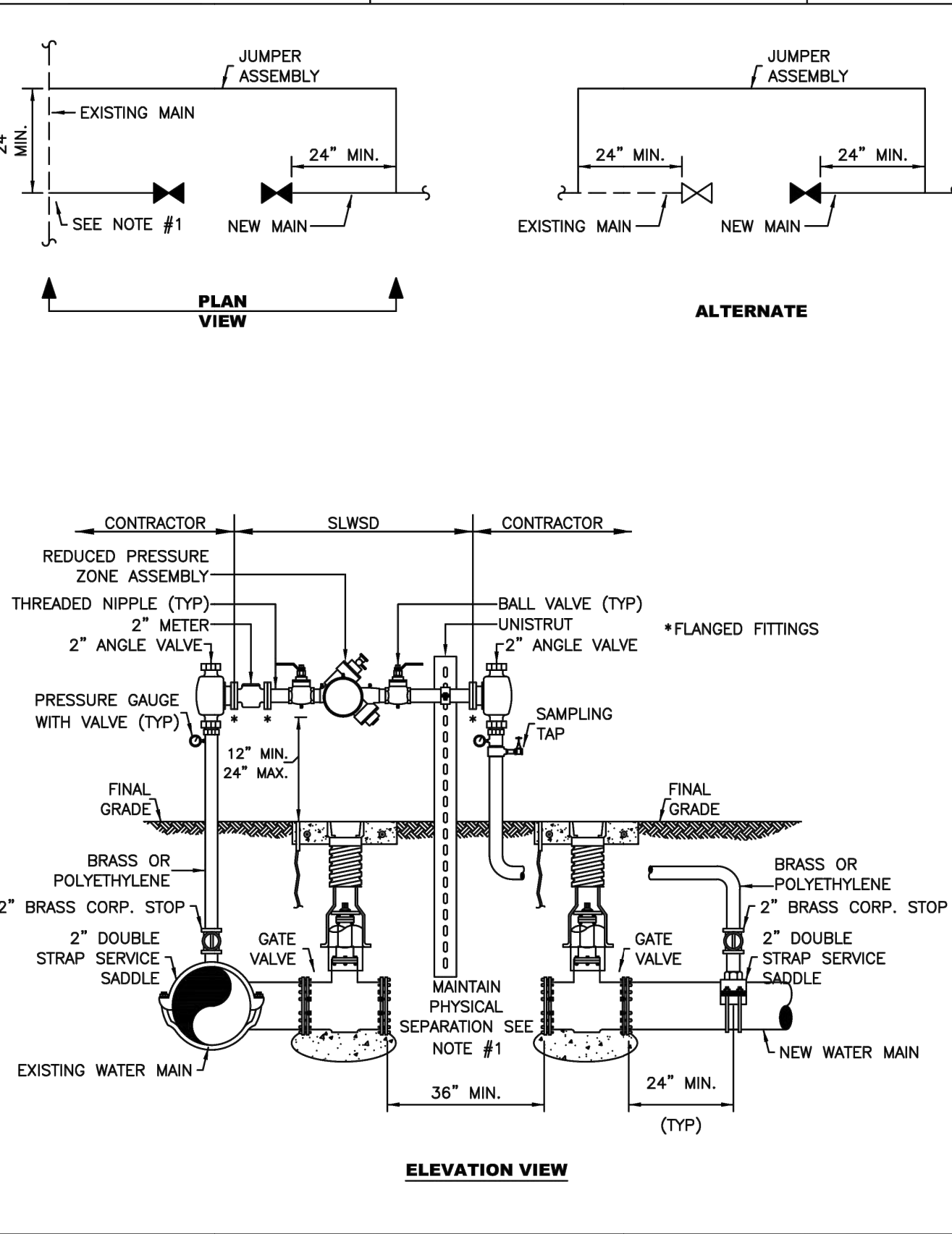
- NOTES:**
1. WHEN TOP OF OPERATING NUT IS DEEPER THAN 30", A HIGH STRENGTH STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. A STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
  2. A VALVE BOX ALIGNMENT DEVICE SHALL BE PROVIDED TO ELIMINATE SHIFTING OF THE VALVE BOX AGAINST THE OPERATING NUT.
  3. CS90 P.V.C. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX IF NEEDED.
  4. RPW'S SHALL NOT BE INSTALLED IN CROSSWALKS OR PEDESTRIAN WALKWAYS.
  5. 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.
  6. VALVE SHALL BE INSTALLED SO THAT OPERATING NUT AND VALVE BOX ARE LOCATED ON THE RIGHT-OF-WAY SIDE OF THE MAIN.

	<b>MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT</b> 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	<b>TYPICAL VALVE BOX AND COLLAR</b>	<b>DETAIL: SLW-01</b> DATE: 03/20/20 SCALE: N.T.S. SHEET: 1 OF 1
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- NOTES:**
1. THE VALVE BOX AND COLLAR SHALL BE IN ACCORDANCE WITH STANDARD DETAIL SLW-01.
  2. TAPPING SLEEVE SHALL BE PER QUALIFIED PRODUCTS LIST.
  3. THRUST BLOCKS MAY BE REQUIRED AT THE SLWSD'S DIRECTION, (CASE BY CASE)
  4. NO TAP WILL BE ALLOWED CLOSER THAN 5 FEET FROM ANY JOINT, FITTING OR EXISTING TAP ALONG THE MAIN.

	<b>MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT</b> 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	<b>WET TAP ASSEMBLY</b>	<b>DETAIL: SLW-03</b> DATE: 03/20/20 SCALE: N.T.S. SHEET: 1 OF 1
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	<b>MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT</b> 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	<b>POTABLE TEMPORARY JUMPER CONNECTION</b>	<b>DETAIL: SLW-13A</b> DATE: 03/20/20 SCALE: N.T.S. SHEET: 1 OF 2
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- NOTES:**
1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE SLWSD WATER MAINS AND PROPOSED NEW WATER MAINS. A PHYSICAL SEPARATION SHALL BE MAINTAINED, EXCEPT AS NOTED IN #5 BELOW. THE PROCEDURES ARE APPLICABLE WHEN CONNECTING TO AN EXISTING SLWSD WATER MAIN, WHETHER BY TAPPING TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB OUT WITH AN EXISTING GATE VALVE.
  2. THE CONTRACTOR SHALL CONTACT THE SLWSD REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. SLWSD INSPECTIONS ARE SPECIFICALLY REQUIRED FOR TIE-INS OR WET TAPS TO EXISTING WATER MAINS, JUMPER INSTALLATION, FLUSHING, PRESSURE TESTING, DISINFECTION, SAMPLING, PLUGGING OF SAMPLING POINTS AND PERMANENT CONNECTION OF THE NEW WATER MAIN. THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES STRICTLY IN ACCORDANCE WITH THE SLWSD UTILITY STANDARDS MANUAL.
  3. THE TEMPORARY JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE SUPPLIED, INSTALLED AND TESTED BY THE SLWSD, IN COORDINATION WITH THE ENGINEER OF RECORD AND CONTRACTOR. OTHER MATERIALS AND INSTALLATION REQUIRED FOR THE CONNECTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FITTINGS SHALL BE RESTRAINED MECHANICAL JOINT TYPE. ALL MATERIALS SHALL BE PER THE SLWSD APPROVED QUALIFIED PRODUCTS LIST. THE JUMPER CONNECTION SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE ASSEMBLY IS REMOVED BY THE SLWSD.
  4. 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 SLWSD.
  5. A PHYSICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE EXISTING MAIN AND NEW MAIN, EXCEPT AS NOTED HEREIN. IF THE NEW MAIN IS OF A SIZE OR LENGTH THAT PIGGING/FLUSHING CANNOT BE EFFECTIVELY ACCOMPLISHED WITH THE JUMPER CONNECTION, THE SLWSD MAY ALLOW A PHYSICAL CONNECTION UNDER CONTROLLED CONDITIONS AS FOLLOWS:
    - a. THE PROCEDURE WILL BE CONDUCTED BY THE CONTRACTOR IN THE PRESENCE OF A SLWSD INSPECTOR AND THE ENGINEER-OF-RECORD (EOR) OR REPRESENTATIVE.
    - b. THE NEW VALVE(S) SHOWN IN THIS DETAIL SHALL BE PRESSURE/LEAKAGE TESTED AND REPLACED IF LEAKAGE IS OBSERVED. THE VALVES WILL BE KEPT CLOSED BY THE SLWSD AND SHALL NOT BE OPERATED BY ANY ONE OTHER THAN SLWSD PERSONNEL.
    - c. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW MAIN.
    - d. THE CONTRACTOR SHALL DISINFECT THE PIPE AND FITTINGS USED TO MAKE THE CONNECTION BY SPRAYING AND SWABBING WITH CHLORINE.
    - e. ALL VALVES IN THE NEW SYSTEM DOWNSTREAM OF THE JUMPER SHALL BE OPENED BY THE CONTRACTOR PRIOR TO FLUSHING. THE VALVES SHOWN IN THIS DETAIL SHALL BE OPENED BY SLWSD PERSONNEL ONLY.
    - f. THE PIGGING AND FLUSHING SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A SLWSD INSPECTOR. THE VALVES WILL BE CLOSED BY SLWSD PERSONNEL AFTER THE MAIN HAS BEEN FLUSHED.
  6. THE WATER MAINS SHALL BE PRESSURE TESTED AFTER FLUSHING AND PRIOR TO DISINFECTION. ALL VALVES SHALL REMAIN CLOSED DURING THE PRESSURE TEST AND WILL BE OPENED BY SLWSD PERSONNEL AFTER THE TEST RESULTS ARE SATISFACTORY.
  7. DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH AWWA C651. A MINIMUM PRESSURE OF 20 PSI SHALL BE MAINTAINED IN THE NEW MAIN AFTER DISINFECTION.
  8. UPON BACTERIOLOGICAL CLEARANCE, THE SAMPLING POINTS SHALL BE REMOVED AND PLUGGED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE THE PERMANENT CONNECTION IN THE PRESENCE OF A SLWSD INSPECTOR, UNLESS THE CONNECTION WAS PREVIOUSLY MADE AS INDICATED IN NOTE 5D; 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 SLWSD IN COORDINATION WITH THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE REST OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.

	<b>MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT</b> 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	<b>TEMPORARY JUMPER CONNECTION</b>	<b>DETAIL: SLW-13B</b> DATE: 03/20/20 SCALE: N.T.S. SHEET: 2 OF 2
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1	2026.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTPRINT & DOWNSUITS	JLW	JRH
REV	DATE	DESCRIPTION	BY	CHK

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
LAND PLANNING | INTERIOR DESIGN  
10250 Village Parkway, Suite 201  
Port Saint Lucie, Florida 34987  
772.462.2455  
WWW.HALEYWARD.COM

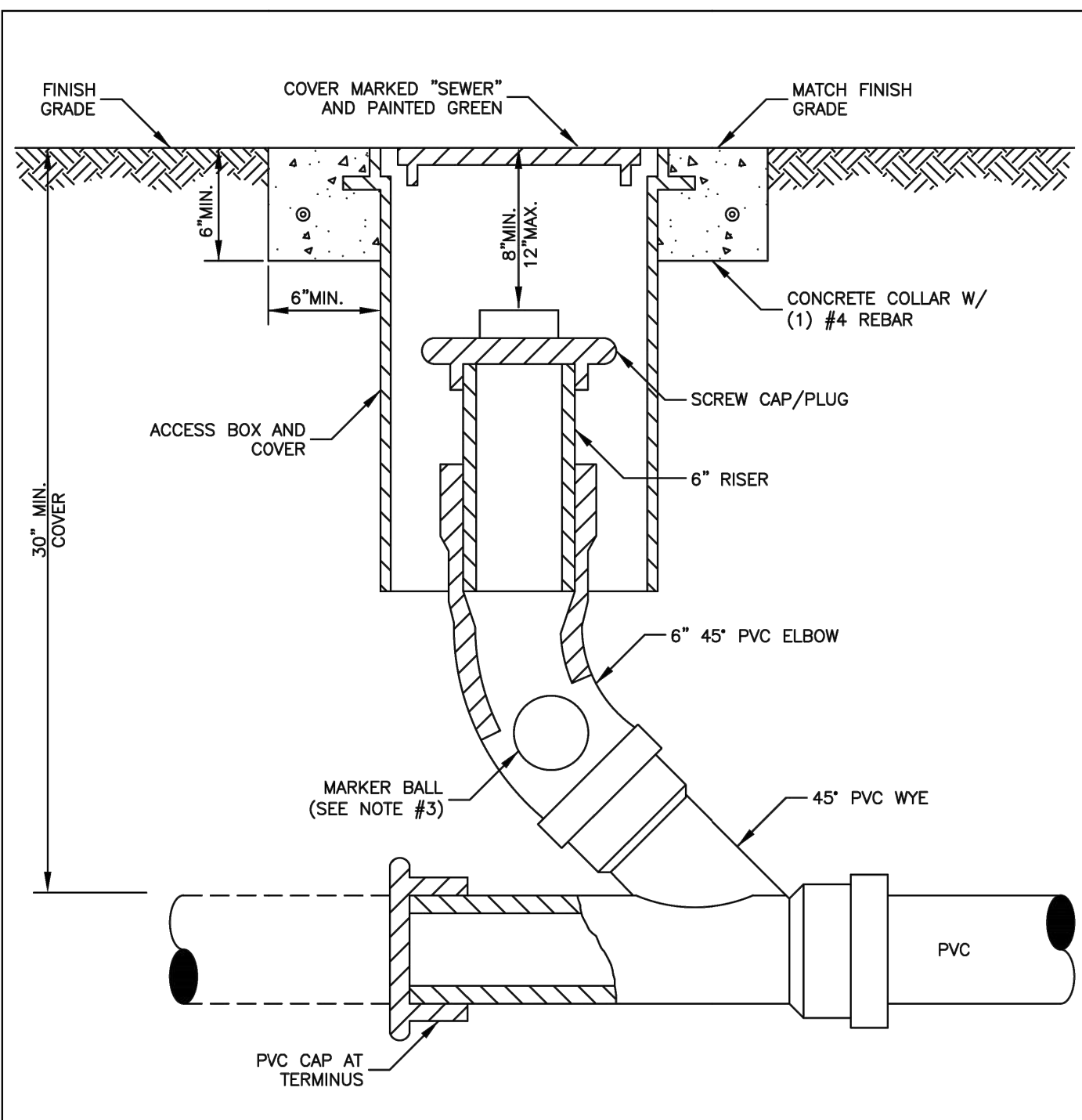
<b>PROJECT</b>	<b>THE SHOPPES AT ST. LUCIE WEST PHASE IIIC - ACADEMY SPORTS &amp; OUTDOORS</b> PORT ST. LUCIE PSL PROJECT NO. P18-060-A2
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<b>TITLE</b>	<b>WATER UTILITY DETAILS</b>
<b>DATE</b>	4/8/2026
<b>SCALE</b>	AS SHOWN
<b>DRAWN BY</b>	---
<b>DESIGNED BY</b>	---
<b>CHECKED BY</b>	---
<b>PROJECT NO.</b>	25-319(04-8-26)DWG
<b>DRAWING NO.</b>	<b>C-700</b>
<b>REV.</b>	<b>1</b>

**J.R. HARRISON, P.E. (DATE)**  
#82270  
10250 SW VILLAGE PARKWAY - SUITE 201  
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FILE LOCATION: Z:\DOC\2025\25-319-042\REAL ESTATE - SHOPPES @ SLW III - FLORIDA BLUEPRINTING\DRAWING\25-319(04-8-26)DWG; 2026.04.08. 3:14 PM  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNERS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE AS 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 ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

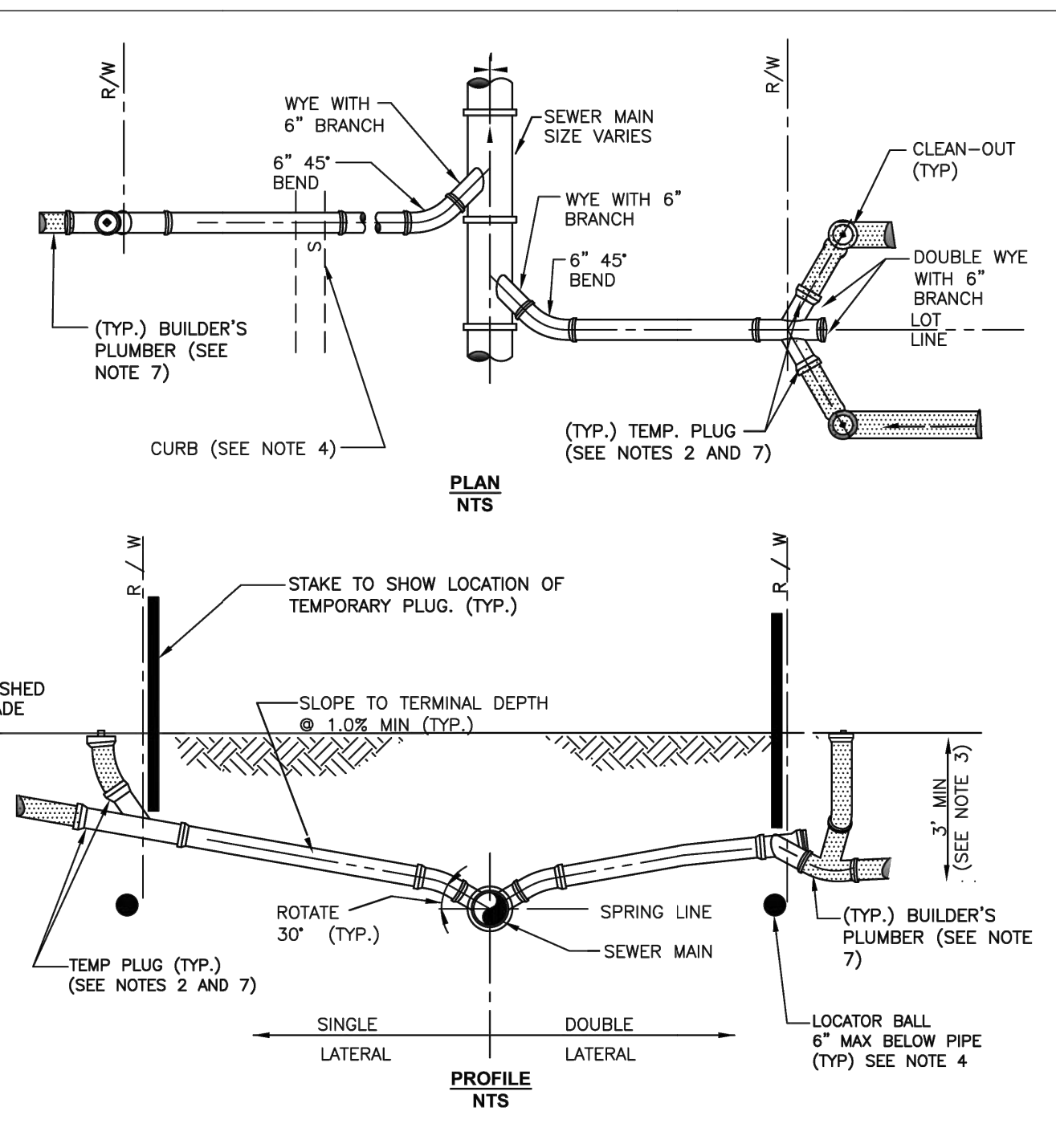


- NOTES:**
1. AN ACCESS BOX AND COVER ON THE QUALIFIED PRODUCT LIST SHALL BE USED.
  2. CLEANOUT ASSEMBLY SHALL BE INSTALLED AT A MAXIMUM 75' INTERVALS AND AT TERMINAL POINT OF THE SLWSD RESPONSIBILITY. THE LOCATION SHALL BE IN ACCORDANCE WITH THE SLWSD UTILITY STANDARDS. "POINT OF SERVICE"
  3. MARKER BALL SHALL BE STRAPPED TO THE ELBOW.

**MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT**  
450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986  
PHONE: (772) 340-0220

**SANITARY SEWER CLEANOUT**

DETAIL: SLWS-01  
DATE: 03/2020  
SCALE: N.T.S.  
SHEET: 1 OF 1

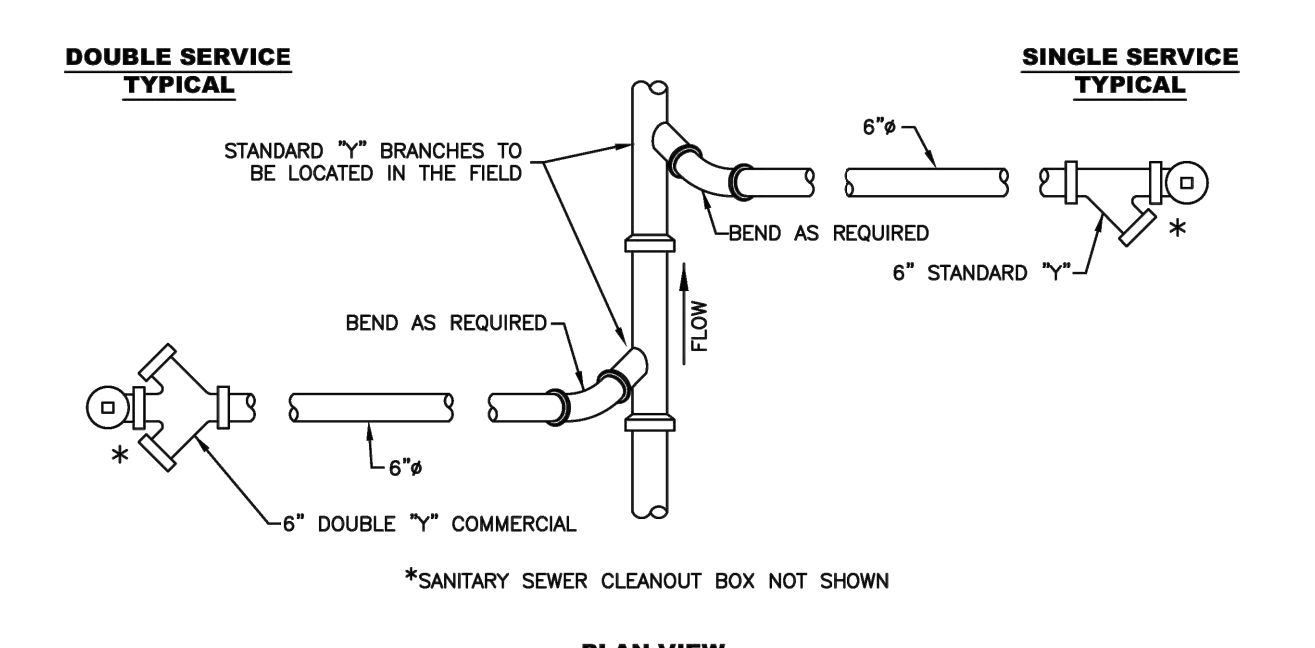
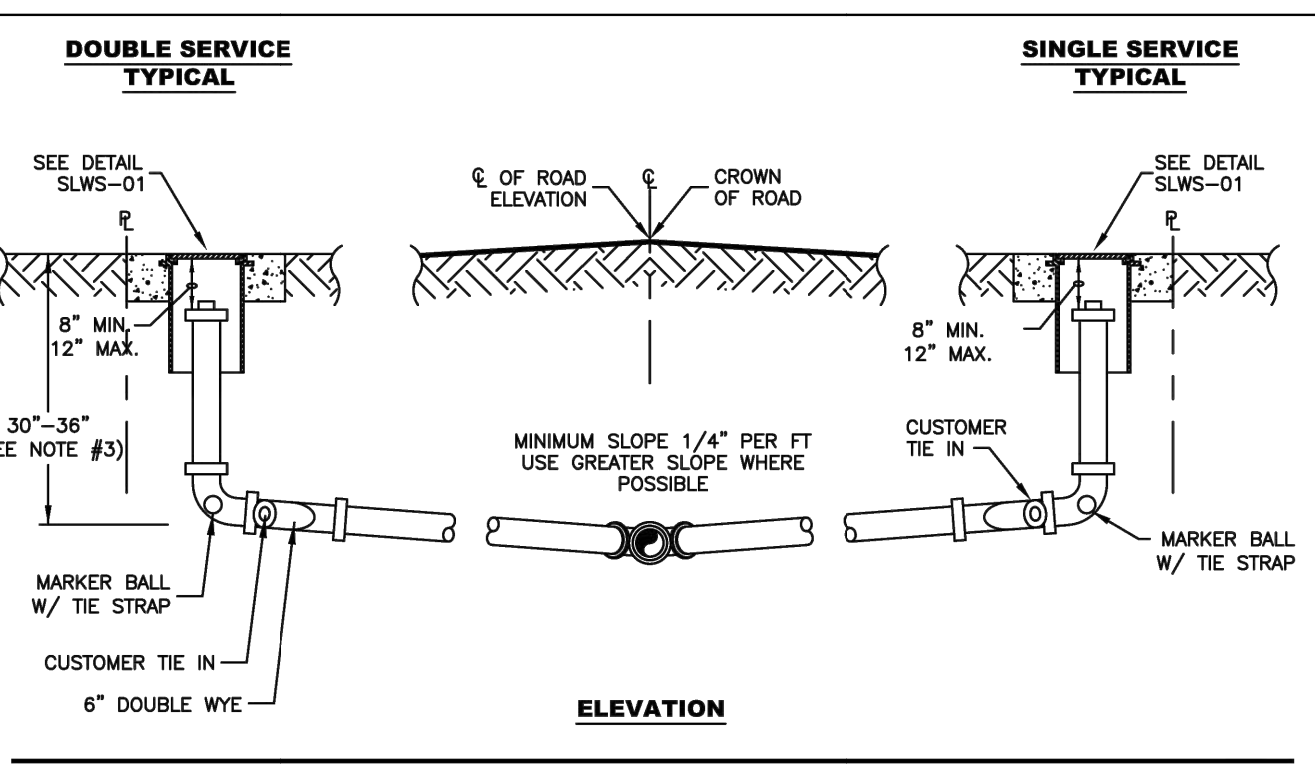


- NOTES:**
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
  2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR.
  3. WYE TO BE NO SHALLOWER THAN 3'-FEET AND NO DEEPER THAN 5'-FEET.
  4. LOCATOR BALLS TO BE INSTALLED BY DEVELOPER'S SITE-WORK CONTRACTOR, ONE PER SERVICE.
  5. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
  6. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT, AND CONNECT SERVICE LATERAL TO HOUSE.

**MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT**  
450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986  
PHONE: (772) 340-0220

**SERVICE LATERAL**

DETAIL: SLWS-04  
DATE: 03/2020  
SCALE: N.T.S.  
SHEET: 1 OF 1

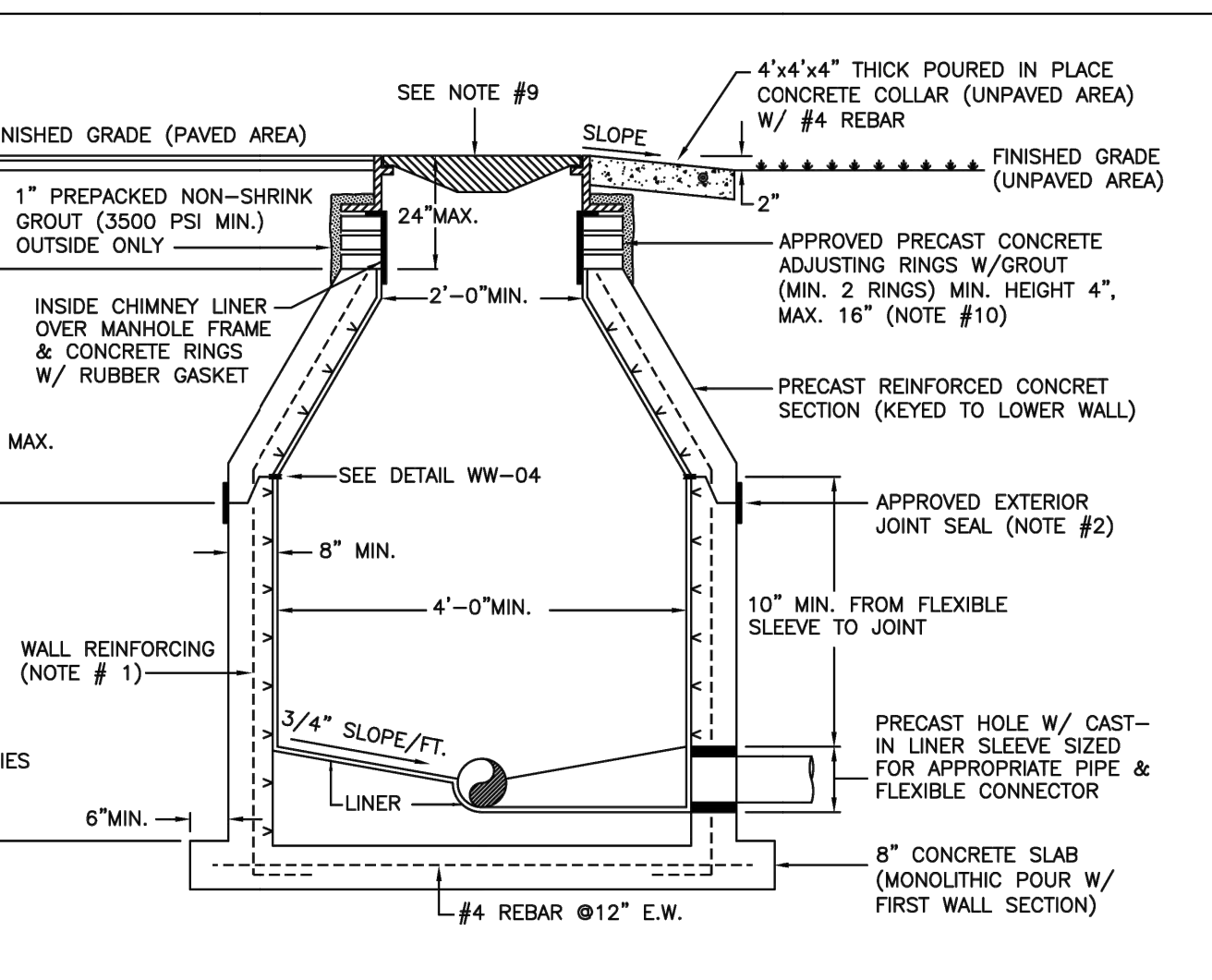


- NOTES:**
1. SANITARY SEWER LATERALS SHALL BE MIN. 6" IN DIAMETER.
  2. ALL MATERIALS ARE TO BE PER SLWSD APPROVED QUALIFIED PRODUCT LIST.
  3. THE ENGINEER OF RECORD SHALL ENSURE THAT THE PROPOSED PLUMBING SUB-OUT ELEVATION FOR EACH BUILDING WILL ALLOW FOR A GRAVITY CONNECTION TO THE SANITARY SEWER LATERAL WITH THE REQUIRED SLOPE. HORIZONTAL AND VERTICAL SEPARATION SHALL BE IN ACCORDANCE WITH SLWSD STANDARDS.(SEE SLWG-04)

**MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT**  
450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986  
PHONE: (772) 340-0220

**SANITARY SEWER LATERAL (SHALLOW)**

DETAIL: SLWS-02  
DATE: 03/2020  
SCALE: N.T.S.  
SHEET: 1 OF 1

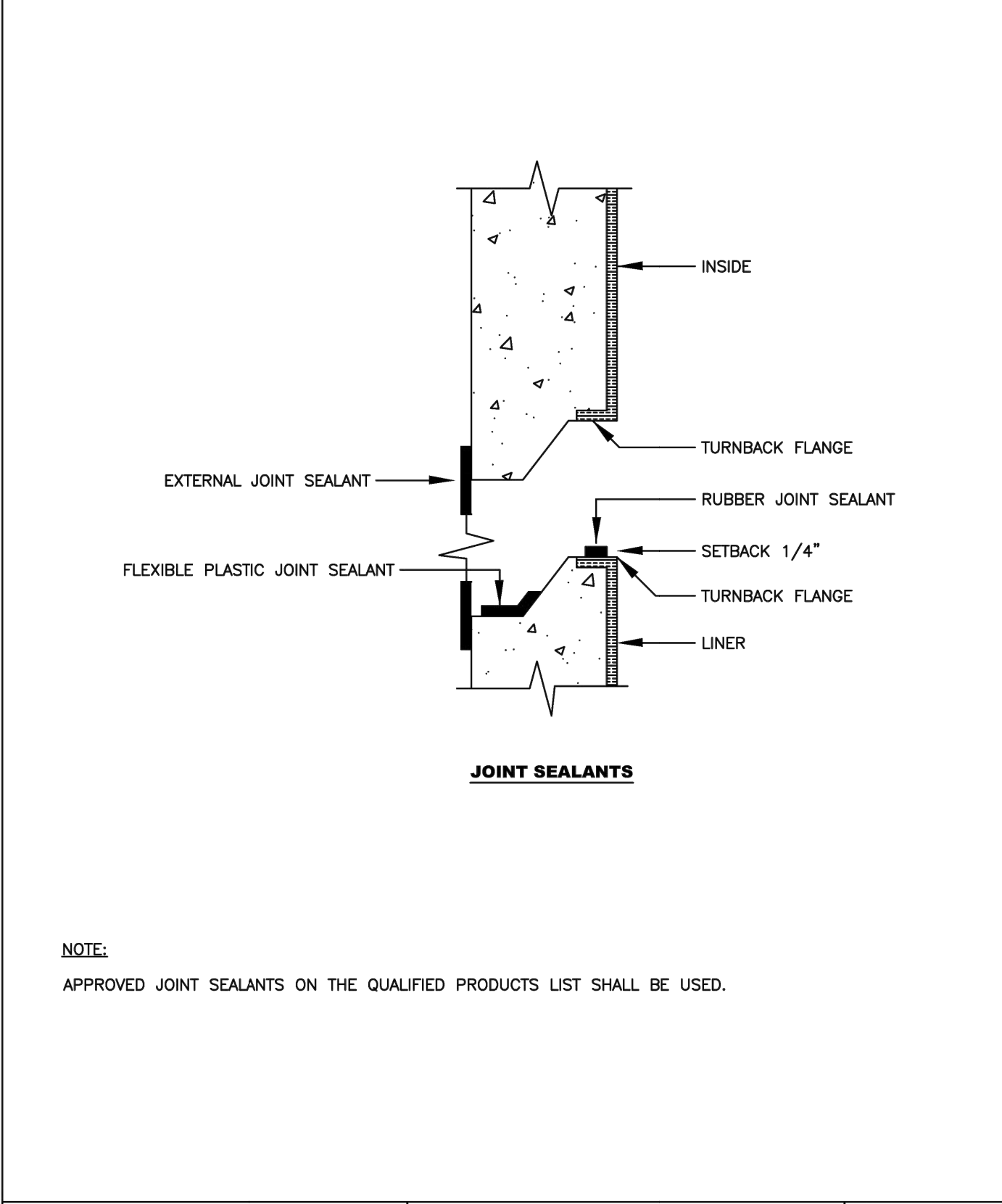


- NOTES:**
1. MANHOLE FABRICATION SHALL BE IN ACCORDANCE W/ ASTM C-478, LATEST REVISION.
  2. SEALANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION BETWEEN MANHOLE SECTIONS & AT ALL JOINTS (SEE DETAIL SLWS-06). ALSO AN APPROVED EXTERIOR JOINT SEAL SHALL BE APPLIED AT THE JOINTS.
  3. ALL PIPE OPENINGS SHALL BE GAS AND WATER TIGHT WITH NO EXPOSED CONCRETE SURFACES.
  4. CAST OPENINGS SHALL BE MANUFACTURED WITH A POLYPROPYLENE SLEEVE CAST IN. APPROVED FLEXIBLE MANHOLE CONNECTORS SHALL BE USED AT PIPE CONNECTIONS. HOLE SIZE PER BOOT MANUFACTURER'S SPECIFICATIONS. DOUBLE STAINLESS STEEL PIPE CLAMPS MUST BE INSTALLED ON THE FLEXIBLE SLEEVES WHERE REQUIRED BY BOOT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  5. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT FLOW INTO FLOW STREAM (SEE DETAIL SLWS-07).
  6. LIFT HOLES ARE PERMITTED BUT MUST BE GROUTED ONCE MANHOLE IS IN PLACE.
  7. A MINIMUM OF 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND SERVICE WYE.
  8. MANHOLE AND BASE WILL BE LINED INSIDE WITH AN APPROVED LINER SYSTEM ON THE QUALIFIED PRODUCTS LIST (QPL).
  9. AN APPROVED COVER & FRAME SHALL BE PROVIDED PER OPL. APPROVED INSIDE MANHOLE CHIMNEY SEALANT SHALL BE APPLIED OVER THE MANHOLE FRAME, CONCRETE RINGS, AND LINER SECTION IN ACCORDANCE WITH THE SPECIFICATIONS.
  10. MAXIMUM HEIGHT OF CHIMNEY SHALL NOT EXCEED 24 INCHES INCLUDING FRAME CASTING.
  11. EXCAVATION, Dewatering, BACKFILL & COMPACTION SHALL BE CONDUCTED IN ACCORDANCE W/ THE SLWSD UTILITY STANDARDS. DENSITY TESTS SHALL BE PERFORMED AND SUBMITTED AS REQUIRED.

**MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT**  
450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986  
PHONE: (772) 340-0220

**STANDARD PRECAST MANHOLE**

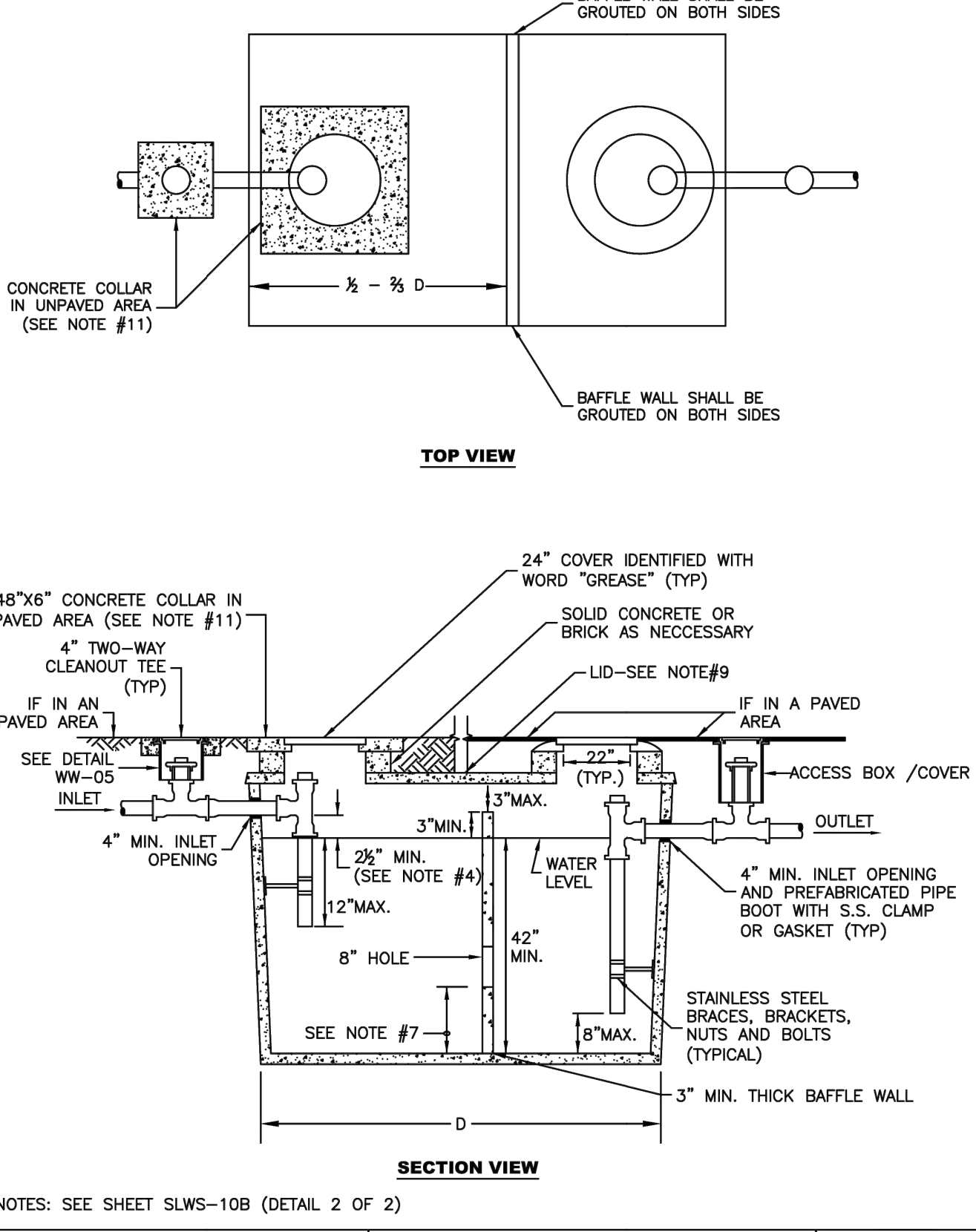
DETAIL: SLWS-05  
DATE: 03/2020  
SCALE: N.T.S.  
SHEET: 1 OF 1



**MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT**  
450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986  
PHONE: (772) 340-0220

**MANHOLE / WETWELL JOINT DETAIL**

DETAIL: SLWS-06  
DATE: 03/2020  
SCALE: N.T.S.  
SHEET: 1 OF 1



**MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT**  
450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986  
PHONE: (772) 340-0220

**GREASE, OIL, AND SAND INTERCEPTOR**

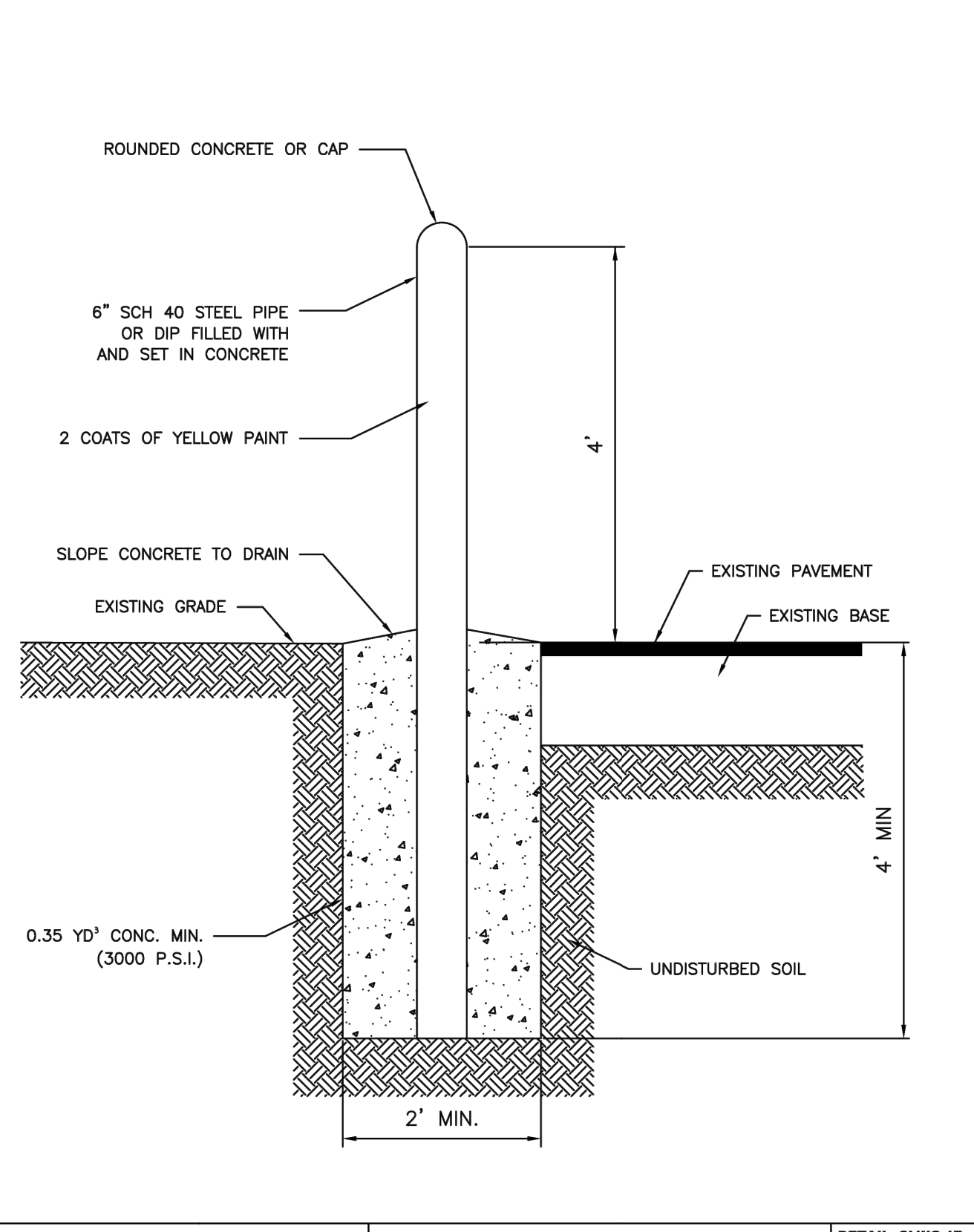
DETAIL: SLWS-10A  
DATE: 03/2020  
SCALE: N.T.S.  
SHEET: 1 OF 2

- STANDARD DETAIL NOTES FOR GREASE/SAND/OIL INTERCEPTORS**
- THESE NOTES ARE APPLICABLE TO THE STANDARD DETAIL SHEET SLWS-10A
1. INTERCEPTORS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN FLORIDA, IN ACCORDANCE WITH SLWSD GREASE/OIL/SAND INTERCEPTOR POLICY, APPLICABLE BUILDING CODES AND STATE REGULATIONS. AN APPROVAL MUST BE OBTAINED FROM SLWSD PRIOR TO INSTALLATION. DEVIATIONS SHALL NOT BE MADE WITHOUT PRIOR APPROVAL.
  2. THE INTERCEPTOR SHALL BE BUILT OF PRE-CAST CONCRETE WITH A MINIMUM OF 4" THICK WALLS AND WITH PRE-CAST HOLES FOR THE INLET/OUTLET PIPES. SHOP DRAWINGS SHALL BE SUBMITTED TO THE SLWSD FOR APPROVAL IF THE TANK IS NOT ON THE APPROVED QUALIFIED PRODUCTS LIST (QPL).
  3. ALL PIPING SHALL BE A MINIMUM OF 4" PVC.
  4. THE INLET AND OUTLET TEES SHALL BE LOCATED NO MORE THAN 4" FROM END OF THE TANK AND SHALL BE IN ACCORDANCE WITH ASTM C923-98, LATEST REVISION; THE INLET INVERT LEVEL SHALL BE A MINIMUM OF 2 1/2" ABOVE THE WATER LEVEL. THE INLET TEE IS NOT REQUIRED FOR SAND/OIL INTERCEPTORS, HOWEVER, IF USED IT SHALL NOT EXTEND MORE THAN 12" BELOW THE WATER LEVEL. THE OUTLET TEE SHALL EXTEND TO WITHIN 8" OF THE TANK BOTTOM. THE TEES SHALL BE SECURED TO THE TANK WALL AS PER DETAIL SUBMITTED BY THE ENGINEER-OF-RECORD AND APPROVED BY SLWSD.
  5. THE LIQUID DEPTH SHALL BE AT LEAST 42".
  6. INSPECTION PORTS (TWO-WAY CLEAN-OUTS) SHALL BE INSTALLED ON EACH END OF THE INTERCEPTOR, WHICH ARE EASILY ACCESSIBLE FOR INSPECTION/SAMPLING.
  7. A BAFFLE SHALL BE INSTALLED 1/2 (ONE-HALF) TO 3/4 (TWO-THIRDS) 'D' FROM THE INLET SIDE. THE FLOW BETWEEN THE TWO COMPARTMENTS SHALL BE THROUGH AN 8" DIAMETER HOLE IN THE BAFFLE; THE HOLE SHALL BE LOCATED 12" FROM THE TANK BOTTOM FOR A GREASE INTERCEPTOR AND 16" TO 20" FOR A SAND/OIL INTERCEPTOR. A BAFFLE IS NOT REQUIRED IF MULTIPLE INTERCEPTORS ARE INSTALLED IN SERIES, HOWEVER, INSPECTION PORTS SHALL BE INSTALLED ON EACH END OF THE INTERCEPTORS.
  8. THE MINIMUM EFFECTIVE CAPACITY OF THE TANK SHALL BE AS REQUIRED BY THE SLWSD. WHEN THE REQUIRED EFFECTIVE CAPACITY OF THE INTERCEPTOR IS GREATER THAN 1250 GALLONS, INSTALLATION OF TANKS SHALL BE IN SERIES. WHEN MULTIPLE TANKS ARE USED THERE SHALL BE A MINIMUM 4' SEPARATION BETWEEN TANKS WITH THE REQUIRED INSPECTION PORT INSTALLED IN THE CENTER.
  9. THE LID SHALL BE AT LEAST 8" THICK. TRAFFIC LIDS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C890-91, LATEST REVISION.
  10. INTERCEPTOR SHALL BE PROVIDED WITH A MANHOLE OVER EACH COMPARTMENT FOR ACCESS TO THE INLET AND OUTLET TEES. THE MANHOLES SHALL BE BROUGHT TO GRADE AND FITTED WITH COVERS AS SPECIFIED IN THE DETAIL. ONLY COVERS ON THE QPL SHALL BE USED.
  11. A CONCRETE COLLAR SHALL BE PROVIDED AROUND THE COVERS AND SANITARY SEWER CLEANOUT BOX WHEN THE INTERCEPTOR IS LOCATED IN AN UNPAVED AREA. GROUND SHALL BE SLOPED AWAY FROM THE INTERCEPTOR TO PREVENT PONDING OF STORM WATER.
  12. ALL JOINTS, INCLUDING MID-SEAMS, RISERS AND LIDS SHALL BE SEALED USING A BONDING COMPOUND THAT MEETS ASTM C-990-96, LATEST REVISION. JOINTS AROUND THE RISER AND THE TANK SHALL BE SEALED AND MADE WATERTIGHT WITH APPROVED JOINT SEALING SYSTEM PER THE QPL.
  13. INSTALLATION OF THE INTERCEPTOR AND ITS COMPONENTS SHALL BE PERFORMED BY A LICENSED PLUMBER OR SEPTIC TANK CONTRACTOR REGISTERED WITH THE FLORIDA DEPARTMENT OF HEALTH.
  14. INSPECTIONS ARE REQUIRED BY SLWSD AS PER THE UTILITY STANDARDS. AN INITIAL INSPECTION IS REQUIRED WITH THE TANK ABOVE GROUND.

**MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT**  
450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986  
PHONE: (772) 340-0220

**GREASE, OIL, AND SAND INTERCEPTOR**

DETAIL: SLWS-10B  
DATE: 03/2020  
SCALE: N.T.S.  
SHEET: 2 OF 2



**MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT**  
450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986  
PHONE: (772) 340-0220

**BOLLARD DETAIL**

DETAIL: SLWG-17  
DATE: 03/2020  
SCALE: N.T.S.  
SHEET: 1 OF 1

REV	DATE	DESCRIPTION	BY	CHK
1	2020.03.27	UPDATE TITLE BLOCKS & UPDATE PH 2 BLD FTRPT & DOWNSHOTS	JLW	JRH

DRAWING ISSUE STATUS

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
LAND PLANNING | INTERIOR DESIGN  
10250 Village Parkway, Suite 201  
Port Saint Lucie, Florida 34987  
772.462.2455  
WWW.HALEYWARD.COM

**THE SHOPS AT ST. LUCIE WEST  
PHASE IIIC - ACADEMY SPORTS & OUTDOORS**  
PORT ST. LUCIE  
PSL PROJECT NO. P18-060-A2

**SEWER UTILITY DETAILS**

DATE: 4/8/2026  
SCALE: AS SHOWN

DRAWN BY: ---  
DESIGNED BY: ---  
CHECKED BY: ---

PROJECT No.: 25-319(04-8-26)DWG

J.R. HARRISON, P.E. (DATE)  
#82270  
10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772.462.2455

**C-701**

1

FILE LOCATION: Z:\DC-2025\319 - A&S REAL ESTATE - SHOPS @ SLW II - FLORIDA BLUEPRINTING\AUTOCAD\DWG\2026.04.08.3.14.DWG; 2026.04.08.3.14.PLM  
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GENERAL NOTES

- 1. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK...
2. THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD, THE APPROPRIATE GOVERNMENT, JURISDICTIONAL AGENCY AND ALL OTHER CONCERNED UTILITIES AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE OF CONSTRUCTION OPERATIONS.
3. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION...

PAVING, GRADING AND DRAINAGE NOTES

- 1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL...
2. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON, OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF ONE (1) FOOT...

- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER...
5. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS...

STORM SEWER NOTES

- 1. STANDARD SEPARATION FOR ALL WATER AND/OR WASTEWATER MAINS, HORIZONTAL AND VERTICAL, SHALL BE PER FDEP REQUIREMENTS, PROVISIONS OF F.A.C. RULE 62.604 AND TEN STATES STANDARD OR LOCAL MUNICIPALITIES, WHICHEVER IS MORE STRINGENT.
2. ALL DISTURBED OUTFALL DRAINAGE AREAS SHALL BE SODDED UPON COMPLETION OF GRADING AFTER AS-BUILT GRADE ELEVATIONS ARE APPROVED BY THE ENGINEER.
3. PRIOR TO FINAL PAYMENT FOR RETENTION, DETENTION AND DRAINAGE DITCH QUANTITIES, ALL SLOPES AND SWALES SHALL BE SODDED TO AVOID EROSION.

FILTER FABRIC (STORM PIPE JOINTS)

THE CONTRACTOR SHALL WRAP ALL STORM PIPE JOINTS. CONSTRUCTION SHALL BE PER F.D.O.T. INDEX NO. 430-001 WITH WOVEN GEOTEXTILE TYPE 1 (SECTION 985), SECURED W/ STRAP (SECTION 985). ALL JOINTS SHALL BE WRAPPED FOR A MINIMUM OF 18 INCHES FROM THE BAND OR JOINT OR BELL AND SPIGOT AS APPLICABLE.

DEWATERING

STORM SEWER PIPES AND STRUCTURES AND UTILITIES SHALL BE LAID "IN THE DRY", UNLESS OTHERWISE APPROVED IN WRITING BY THE UTILITY AND ENGINEER OF RECORD. THE CONTRACTOR, AT NO DIRECT COST TO THE OWNER, SHALL PERFORM ALL DEWATERING ACTIVITY. TRENCH EXCAVATIONS SHALL BE DEWATERED BY USING ONE OR MORE OF THE FOLLOWING METHODS: SOCK DRAINS, WELL POINT SYSTEM, SUMP PUMPS OR OTHER METHODS AS APPROVED BY THE ENGINEER.

CONFLICTS

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME ACQUAINTED WITH EXISTING CONDITIONS AND TO LOCATE STRUCTURES AND STORM PIPES ALONG THE PROPOSED STORM PIPE ALIGNMENT IN ORDER TO AVOID CONFLICTS. WHERE ACTUAL CONFLICTS ARE UNAVOIDABLE, WORK SHALL BE COORDINATED WITH THE FACILITY OWNER AND PERFORMED SO AS TO CAUSE AS LITTLE INTERFERENCE AS POSSIBLE WITH THE SERVICE RENDERED BY THE FACILITY DISTURBED.

SOD

- 1. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND. ALL SODDED AREAS SHALL BE GRASSED AS SPECIFIED ON PLANS AND SURVIVAL GUARANTEED FOR NINETY DAYS FROM DATE OF REPLACEMENT.
2. SODDING SHALL CONSIST OF SITE PREPARATION, FURNISHING AND PLACING SOD, STAPLES AND FERTILIZER AND IRRIGATING AT THE RATES AND MANNER DESCRIBED IN THIS SPECIFICATION FOR THE DESIGNATED AREAS.

8. WHERE SODDING WILL BE DONE, ALL LOOSE ROCK, WOODY MATERIAL, AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH SODDING SHALL BE REMOVED AND THE AREA SHALL BE REASONABLY SMOOTH AND UNIFORM. LIME AND FERTILIZER WILL BE APPLIED IN THE SAME QUANTITY AND MANNER AS SPECIFIED BY THE MANUFACTURER.

9. THE SOD STRIPS SHALL BE LAID IN A STAGGERED PATTERN WITH SNGS EVEN JOINTS. ALL JOINTS SHALL BE BUTTED TIGHT TO PREVENT VOIDS. IMMEDIATELY FOLLOWING SOD PLACEMENT, IT SHALL BE ROLLED OR TAMPED TO INSURE SOLID CONTACT OF ROOT MAT TO SOIL SURFACE.

SOIL EROSION PLAN

- 1. NO POLLUTION OR EROSION CAUSED BY THIS PROJECT WILL BE ALLOWED IN THE STORMWATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSTALL ANY DEVICES NECESSARY TO PREVENT POLLUTION OR EROSION. THE COST OF POLLUTION AND EROSION CONTROL SHALL BE INCIDENTAL TO THE COST OF THE CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A SITE SPECIFIC SOIL EROSION CONTROL PLAN. IN GENERAL, THE SOIL EROSION CONTROL PLAN SHALL REQUIRE THAT ALL CONSTRUCTION SHALL BE LIMITED TO THE ROADWAY RIGHT-OF-WAY AND NOT ERODE INTO THE ADJACENT ROADSIDE SWALES...

WATER QUALITY NOTES

- 1. THE CONTRACTOR MUST MAINTAIN A COPY OF THE LATEST LOCAL WATER MANAGEMENT DISTRICT SURFACE WATER PERMIT, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY DISTRICT REPRESENTATIVES.
2. ALL ACTIVITIES SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY LOCAL SURFACE WATER PERMIT. ANY DEVIATION FROM THE PERMITTED ACTIVITY AND THE CONDITIONS FOR UNDERTAKING THAT ACTIVITY SHALL BE CONSIDERED A VIOLATION OF THE PERMIT.
3. THE LOCAL WATER MANAGEMENT DISTRICT AUTHORIZED STAFF, UPON PROPER IDENTIFICATION, MUST BE GRANTED PERMISSION TO ENTER, INSPECT AND OBSERVE THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.

4. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES (BEST MANAGEMENT PRACTICES) REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. ALL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATIONS 1988).

5. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE CONTRACTOR SHALL ASSIST THE DESIGN ENGINEER TO PROVIDE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

EARTHWORK AND RELATED OPERATIONS

- 1. THE CONTRACTOR SHALL PROVIDE A QUALITY CONTROL PLAN FOR MONITORING OF ALL EARTHWORK AND RELATED OPERATIONS. THE QUALITY CONTROL PLAN SHALL INCLUDE AS A MINIMUM, ALL TESTS THAT WILL BE PERFORMED INCLUDING THE PROPOSED TEST FREQUENCIES, ALL MATERIAL SOURCES, THE NAME AND BACKGROUND OF THE PERSON THAT THE CONTRACTOR WILL DESIGNATE AS THE CONTRACTOR'S QUALITY CONTROL MANAGER.
2. THE TESTING LABORATORY THAT IS RETAINED TO PERFORM THE CONTRACTOR'S QUALITY CONTROL TESTING MUST BE CERTIFIED BY A RECOGNIZED QUALIFYING AGENCY SUCH AS FDOT, CMEC OR AASHTO FOR THE TYPE OF WORK TO BE PERFORMED.
3. THE QUALITY CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY EARTHWORK OR RELATED OPERATION.

SOIL RECOMMENDATION AND REQUIREMENTS

- 1. STRIPPING AND GRUBBING: DURING THE GRUBBING OPERATION, ROOTS WITH A DIAMETER GREATER THAN 1/2 INCH, OR SMALL ROOTS IN A DENSE STATE, SHOULD BE GRUBBED AND COMPLETELY REMOVED WITHIN AND TO A DISTANCE OF 4 FEET BEYOND ROADWAY LIMITS.
2. FILL REQUIREMENTS: WHERE FILL IS TO BE PLACED ON NATURAL GROUND, THE SURFACE MUST BE PREPARED AS OUTLINED ABOVE. THE FILL AT GRADE SHOULD BE GRUBBED AND COMPLETELY REMOVED WITHIN AND TO A DISTANCE OF 4 FEET BEYOND ROADWAY LIMITS.
3. EXCAVATION AND BACKFILLING: WHERE EXCAVATION AND BACKFILLING ARE REQUIRED, THE SOILS SHOULD BE REMOVED TO THE SPECIFIED DEPTH. SUFFICIENT COMPACTIVE EFFORT MUST THEN BE APPLIED TO THE EXCAVATED SURFACE TO OBTAIN A MINIMUM OF 98% OF THE MODIFIED PROCTOR (AASHTO T-180) MAXIMUM VALUE.
4. FOOTING EXCAVATION: SEE SOILS LABORATORY RECOMMENDATIONS.

EXCAVATION FOR STRUCTURES AND PIPES

- 1. EARTHWORK AND RELATED OPERATIONS PERFORMED ON STRUCTURES AND PIPES SHALL BE CONDUCTED IN ACCORDANCE WITH SECTIONS 125 AND OTHER APPLICABLE SECTIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) UNLESS OTHERWISE SHOWN ON THE PLANS.
2. REMOVAL OF UNSUITABLE, ORGANIC OR PLASTIC MATERIAL SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND SHALL BE INCIDENTAL TO OTHER WORK.

PIPE AND STRUCTURE BACKFILL

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF EXCAVATED SOILS MEET THE REQUIREMENTS OF THE PROJECT LANS AND SPECIFICATIONS RELATIVE TO MATERIAL CLASSIFICATION. PIPE AND STRUCTURE BACKFILL MATERIAL SHALL BE LIMITED TO MATERIAL CLASSIFIED AS A-1, A-3 AND A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE COMPACTED IN ACCORDANCE WITH F.D.O.T. SECTION 125 REQUIREMENTS.
2. IF THE BACKFILL MATERIAL IS CLASSIFIED AS A-2-4 BASED ON AASHTO M-145 CRITERIA, THE MAXIMUM PERMISSIBLE MOISTURE CONTENT SHALL BE 2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.

CLEAN-UP

- 1. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A NEAT CONDITION AT ALL TIMES AND SHALL RESTORE / REPAIR ALL DRIVEWAYS, SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION SYSTEMS, ETC., AFFECTED BY CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, DEBRIS, EQUIPMENT, ETC., FROM THE JOBSITE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION OPERATIONS.
3. FOR FURTHER SITE MAINTENANCE REQUIREMENTS THE CONTRACTOR IS REFERRED TO THE "AGREEMENT BETWEEN OWNER AND CONTRACTOR".

FOUNDATION PREPARATION

- 1. CONSTRUCTION METHODS: AREAS ON WHICH FILTER FABRIC AND ARTICULATED CONCRETE BLOCK MATTRESSES ARE TO BE PLACED SHALL BE CONSTRUCTED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE SUBGRADE FOR THE ARTICULATED CONCRETE BLOCK MATS SHALL BE FREE OF VOIDS, PITS, OR DEPRESSIONS AND SHALL BE PROOF-ROLLED TO A MINIMUM OF 120% OF THE ASTM D-698 DENSITY.
2. EXCAVATION AND PREPARATION FOR ANCHOR TRENCHES, SIDE TRENCHES, AND TOE TRENCHES OR APRONS SHALL BE DONE IN ACCORDANCE TO THE LINES, GRADES AND DIMENSIONS SHOWN ON THE DRAWINGS.

PAVEMENT MARKING AND SIGNAGE

- 1. PAVEMENT MARKINGS: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR REQUIRED TO COMPLETE THE PROJECT WORK IN THIS SECTION. MATERIALS AND CONSTRUCTION METHODS FOR APPLYING PAINTED TRAFFIC STRIPES AND MARKINGS, COMPLETE WITH REFLECTIVE GLASS SPHERES, SHALL CONFORM TO THE REQUIREMENTS OF SECTION 710 AND 711. FOOT SPECIFICATIONS, TRAFFIC PAINT SHALL BE APPLIED IN ALL LOCATIONS SHOWN ON THE PLANS.
2. SIGNAGE: THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED, INCLUDING ALL SUPPORTING ELEMENTS, TO INSTALL SIGNS AT THE LOCATIONS SHOWN ON THE PLANS. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO SECTION 700, FOOT SPECIFICATIONS. STOP SIGNS ARE TO BE HIGH INTENSITY REFERENCE PER FDOT STANDARDS, LOCAL COUNTY/CITY STANDARD AND THE MANUAL OF UNIFORM CONTROL DEVICES.
3. TURN LANES SHALL BE STRIPED PER FDOT INDEX 711-001 IN THEIR ENTIRETY TO INCLUDE EDGE STRIPING, CROSS WALKS, AND TURN ARROW PLACEMENT. ALL FINAL ROADWAY STRIPING SHALL BE THERMOPLASTIC INSTALLED PER FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION SECTION 711.

Table with columns: REV, DATE, DESCRIPTION, BY, CHK. Includes drawing title 'NOT FOR CONSTRUCTION', project name 'THE SHoppES AT ST. LUCIE WEST PHASE IIIC - ACADEMY SPORTS & OUTDOORS', and specifications section.

811 logo with text 'It's fast. It's free. It's law.' and contact information for 'what's below. Call before you dig. www.call4sunshine.com'. Includes drawing title 'C-800' and date '2026.03.27'.

FILE LOCATION: Z:\DOC\2025\315 - A02 BEAL REAL ESTATE - SHoppES @ ST. LUCIE - FLORIDA BLUEPRINTING\DRAWING\2026\315\04-26\DWG\_2026.04.08\_3.14.rvt

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