COUNCIL ITEM
DATE 11I
10/22/12

RESOLUTION NO. 12-R111

A RESOLUTION APPROVING THE PRELIMINARY PLAT AND CONSTRUCTION PLANS FOR TRADITION PLAT NO. 52 WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA, ON THE REQUEST OF AVATAR SEASONS, LLC; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by Avatar Seasons, LLC to approve the preliminary plat and construction plans for Tradition Plat No. 52, within the City of Port St. Lucie, Florida; and

WHEREAS, there is a private road and drainage facilities to be constructed within the platted area by the developer; and

WHEREAS, the plat conforms to Section 156, Port St. Lucie City Code, and meets all State requirements for such plats; and

WHEREAS, the Site Plan Review Committee, on August 8, 2012, recommended approval of the preliminary plat (P12-080); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the preliminary plat and construction plans for Tradition Plat 52, P12-080, within the City of Port St. Lucie, Florida, said plat being offered by Avatar Seasons, LLC as owners and title holders of said property and as prepared by Brian K. Hefner, P.S.M., as designated on the attached said plat.

Section 3. This Resolution shall take effect immediately upon its adoption.

RESOLUTION NO. 12-R111

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 22nd day of October, 2012.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

_____
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* __X__ *SPECIAL* ____

DATE: OCTOBER 22, 2012

ORDINANCE ____ *RESOLUTION* __X__ *MOTION* ____ *PUBLIC HEARING* ____

ITEM: P12-080 Tradition Plat No. 52, Apple Blossom Trail Extension Preliminary Plat Application

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RECOMMENDED ACTION:

On August 8, 2012 the Site Plan Review Committee unanimously voted to recommend approval of this subdivision application.

EXHIBITS:

A. Staff Report
B. Support Materials

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

To establish the right-of-way and allow for the construction of the extension for Apple Blossom Trail. This will connect the two ends of Apple Blossom Trail thereby creating a loop road as is identified on the PUD concept plan for Season's at Tradition.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING *DATE: 10/9/2012*

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OF OCTOBER 22, 2012

FROM: JOHN FINIZIO, PLANNER J.F.

RE: PRELIMINARY SUBDIVISION PLAT APPLICATION
PROJECT NO. P12-080
TRADITION PLAT NO. 52, APPLE BLOSSOM TRAIL EXTENSION

DATE: OCTOBER 8, 2012

APPLICANT: Carnahan, Proctor, and Cross, Inc. The authorization letter is attached to the staff report.

OWNER: Avatar Season, LLC.

LOCATION: North of Westcliffe Lane, south of the Verano DRI, and west of Village Parkway. This property is located within the Seasons @ Tradition Subdivision, north of Tradition Plat 35, and west of Tradition Plat 40.

LEGAL DESCRIPTION: A parcel of land lying in Sections 4, 5, 8, and 9, Township 37 South, Range 39 East. The complete legal description is included in the staff report.

SIZE: Approximately 12.1 acres, or 527,479 square feet. This area covers the right-of-way for Apple Blossom Trail and the required drainage.

EXISTING ZONING: MPUD (Tradition Master Planned Unit Development).

EXISTING USE: This area is currently vacant land.

SURROUNDING USES: North = MPUD (Master Planned Unit Development) zoning. The majority of this land is not platted, but there are some residential lots platted. This area is currently all vacant. South = MPUD (Master Planned Unit Development) zoning. This area is platted for residential lots, but it is currently all vacant land. East = MPUD (Master Planned Unit Development) zoning. Part of this area is platted for residential lots, and part is the location for a future recreation center; all of this area is currently vacant. West = MPUD (Master Planned Unit Development) zoning; this area is currently not platted.

PROPOSED PROJECT: To establish the right-of-way and allow for the construction of the extension for Apple Blossom Trail. This will connect the two ends of Apple Blossom Trail thereby creating a loop road as is identified on the PUD concept plan for Season's at Tradition.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: Sewer/water will be provided by the City of Port St. Lucie Utilities. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: This subdivision plat is creating the right-of-way for Apple Blossom Trail. This will connect the two ends of Apple Blossom Trail, thereby creating a looop as identified on the PUD concept plan. This application does not include any residential or commercial development, so therefore will not be generating any traffic itself. Staff review indicates that this project will generate 0 trips on the road adjacent to the project as per ITE Trip Generation 8th Edition.

This project should not have an adverse effect on transportation level of service for the adjacent roadways. Roadway level-of-service and traffic conditions within Tradition are monitored through the Tradition Development of Regional Impact (DRI).

Parks/Open Space: As required in the Development Order for the Tradition DRI, a subdivision plat was submitted that included access and identification of a 100 acre property to the City of Port St. Lucie to be used as an active recreation park site.

Storm Water: The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: There is no upland habitat preservation required for this property. The upland habitat preservation requirements for the Tradition DRI are addressed in the DRI development order.

Schools: As identified in the Tradition Development Order; a plan for the provision of necessary school facilities concurrent with the development of the residential portion of the Tradition DRI was submitted and approved by the City of Port St. Lucie and the St.

Lucie County School Board. School facilities are available to serve the projected demand in accordance with the approved plan.

Other: This project has also been reviewed for consistency with the Tradition D.R.I. for all Development Order requirements. There are no outstanding conditions that would prevent this project from moving forward.

RELATED PROJECTS:

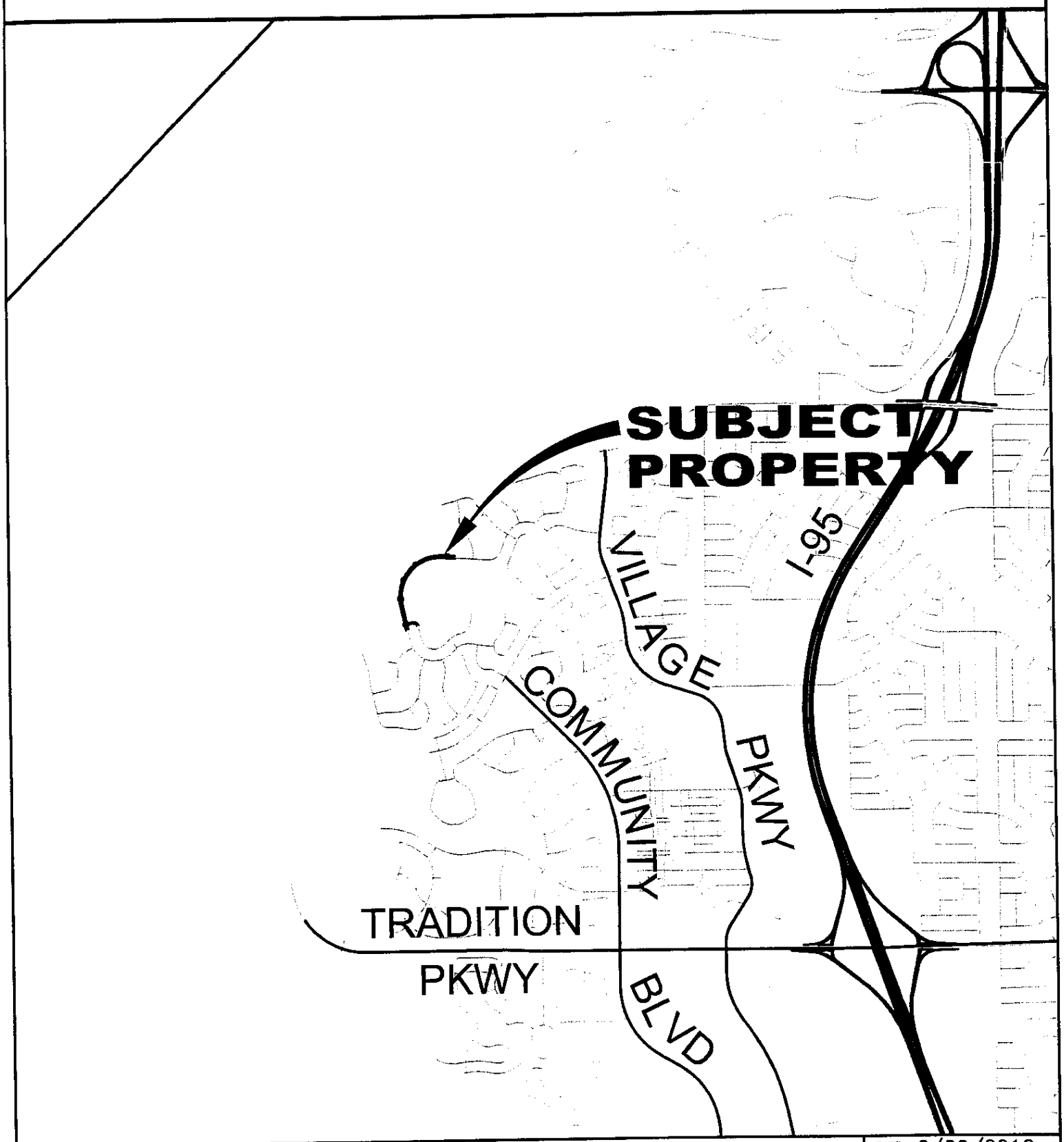
P12-068 Seasons @ Tradition PUD Concept Plan Amendment. This application consisted of identifying a new model center within the Seasons @ Tradition development with a temporary parking lot to service the model home row. This application was approved by the Site Plan Review Committee on June 13, 2012.

P07-277 Tradition Plat No. 52, Phase 4, Spine Road Final Plat Application. This application was to create a spine road (Apple Blossom Trail) within the Season's @ Tradition subdivision which would have connected the two ends of Apple Blossom Trail. This application expired March 1, 2009.

STAFF RECOMMENDATION:

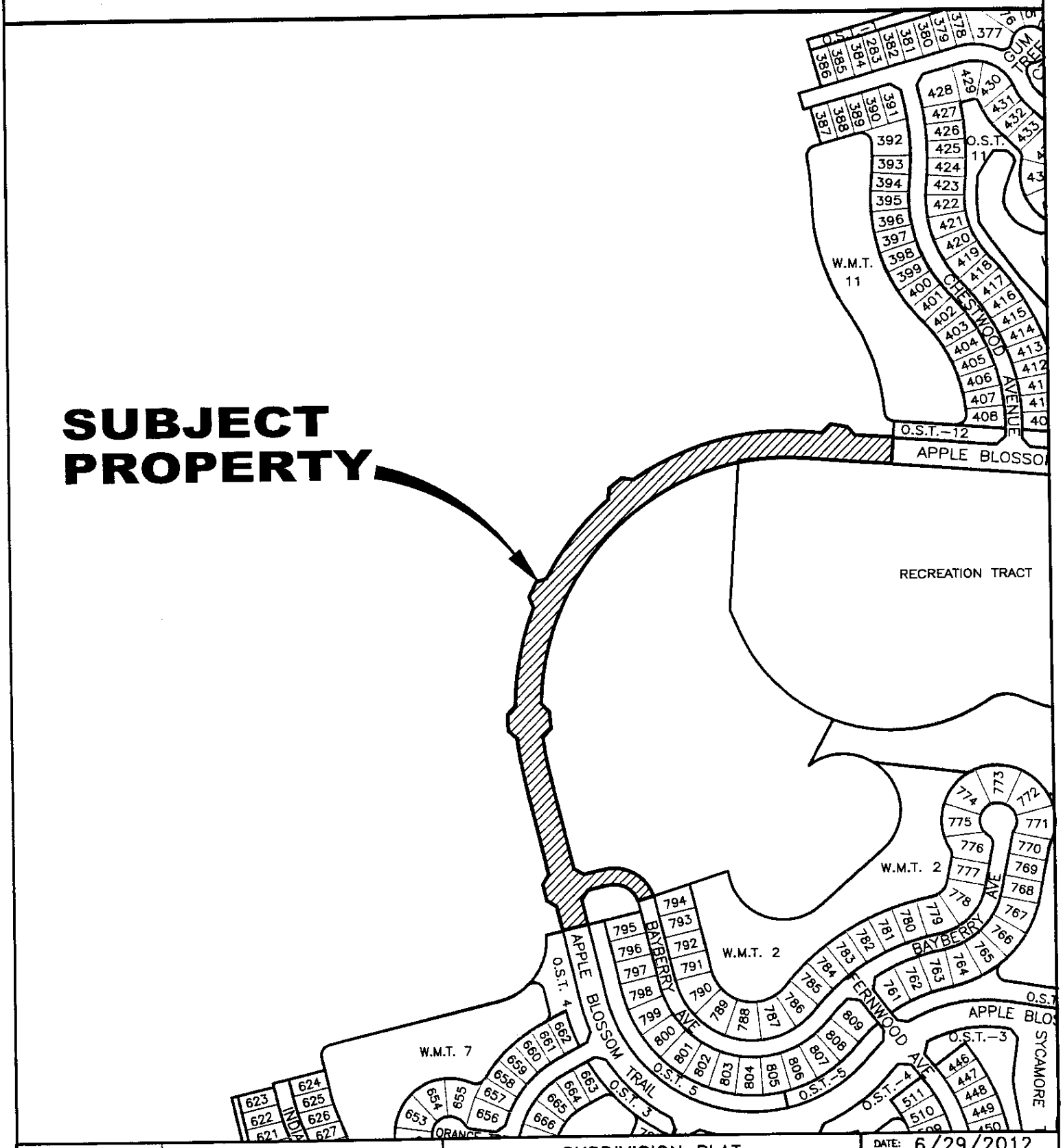
The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning policies of the City's Comprehensive Plan, City Subdivision Code: The Site Plan Review Committee reviewed the request on June 13, 2012 and recommended approval.

SITE LOCATION



CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SUBDIVISION PLAT	DATE: 6/29/2012
Prepared by: M.I.S. DEPARTMENT PZ 2012.DWG	APPLE BLOSSOM TRAIL EXTENSION	APPLICATION NUMBER: P12-080
		CADD FILE NAME: P12-080L
		SCALE:1"=.5 MI.

SITE LOCATION



CITY OF PORT ST. LUCIE FLORIDA	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT. Prepared by: M.I.S. DEPARTMENT PZ 2012.DWG	SUBDIVISION PLAT APPLE BLOSSOM TRAIL EXTENSION	DATE: 6/29/2012 APPLICATION NUMBER: P12-080 CADD FILE NAME: P12-080M SCALE:1"=400'

SITE LOCATION

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

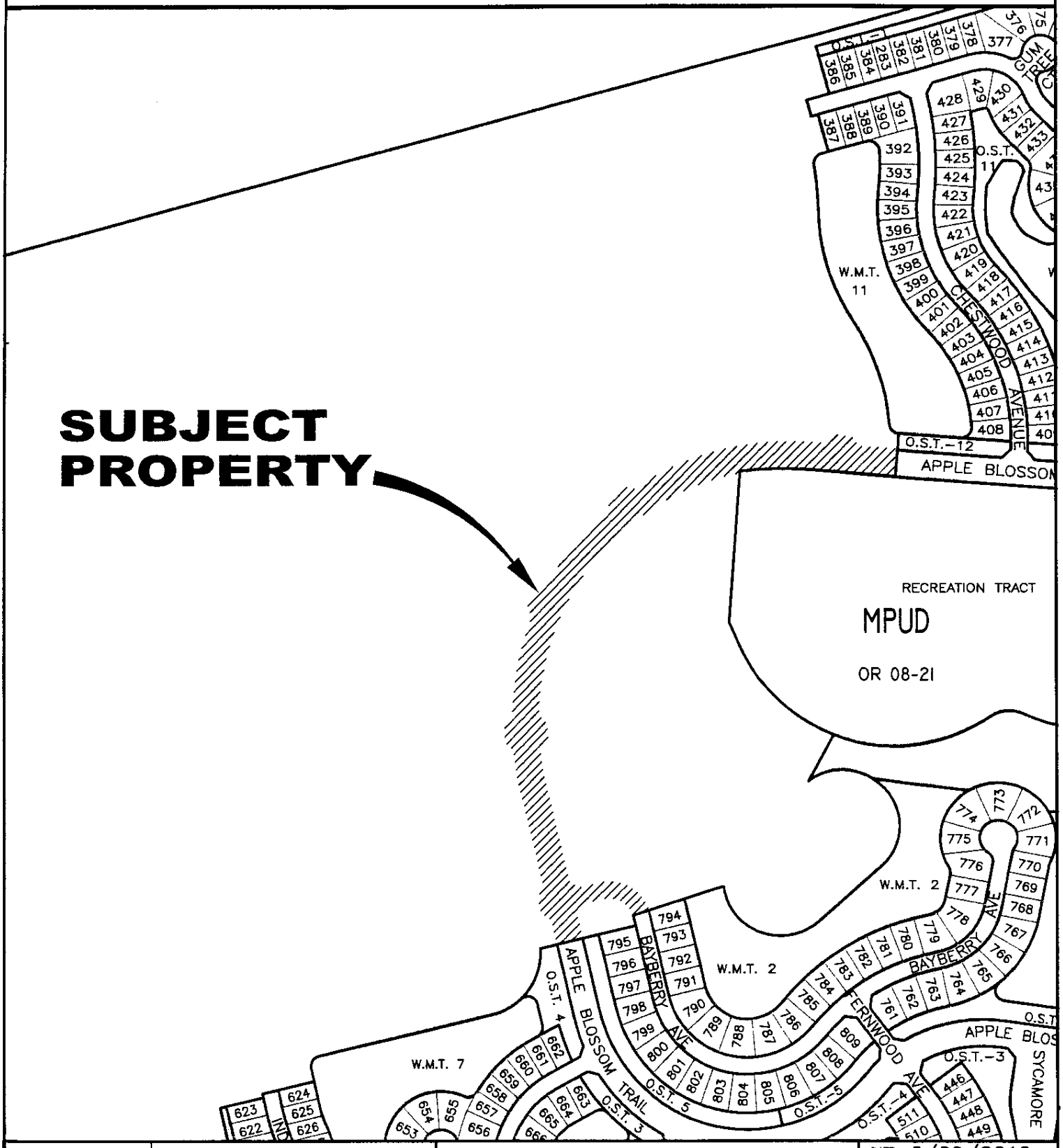
PZ 2012.DWG

SUBDIVISION PLAT
APPLE BLOSSOM TRAIL EXTENSION

AERIAL DEC 2010

DATE: 6/29/2012
APPLICATION NUMBER: P12-080
CADD FILE NAME: P12-080A
SCALE:1"=200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT
APPLE BLOSSOM TRAIL EXTENSION

DATE: 6/29/2012
APPLICATION NUMBER: P12-080
CADD FILE NAME: P12-080M
SCALE:1"=400'

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5212 FAX: (772)871-5124

P&Z File No. PL2-080
Fee (Nonrefundable)$ 945.00
Receipt # 11804

PRIMARY CONTACT EMAIL ADDRESS: xabier.guerricagoitia@carnahan-proctor.com

PROJECT NAME: APPLE BLOSSOM TRAIL EXTENSION

LEGAL DESCRIPTION:

LOCATION OF PROJECT SITE: SEASONS @ TRADITION

PROPERTY TAX I.D. NUMBER: 1304-344-0002-000-6

CIRCLE ONE: **PRELIMINARY** **FINAL** **PRELIMINARY & FINAL**

PROPOSED USE: INFRASTRUCTURE

GROSS SQ. FT. OF STRUCTURE(S): N/A

RECEIVED
JUN 20 2012
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: CITY OF PORT ST. LUCIE

GROSS ACREAGE & SQ. FT. OF SITE: 4.689 AC

FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY:
NAME, ADDRESS, TELEPHONE & FAX NO.
AVATAR SEASON, LLC
395 VILLAGE DR., KISSIMMEE, FL 34759
863-427-7214

APPLICANT OR AGENT OF OWNER:
NAME, ADDRESS, TELEPHONE & FAX NO.
CARNAHAN PROCTOR CROSS, INC.
604 COURTLAND ST. STE 101, ORLANDO, FL 32804
407-462-0869

PROJECT ARCHITECT/ENGINEER:
(FIRM, ENGINEER OF RECORD
CARNAHAN, PROCTOR, CROSS, INC.
XABIER GUERRICAGOITIA

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.)
51951
604 COURTLAND ST., STE 101, ORLANDO, FL 32804

- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

OWNER'S SIGNATURE	HAND PRINT NAME	TITLE	DATE
Anthony Iorio	Anthony Iorio	VP	6/18/2012

Avatar Seasons, LLC
395 Village Drive
Kissimmee, FL 32819

City of Port St. Lucie
Planning and Zoning
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

RE: Seasons at Tradition

To Whom it May Concern:

I hereby authorize Xabier Guerricagoitia of Carnahan, Proctor and Cross, Inc. to act as agent on my behalf in the matter of permitting a Conceptual Site Plan Amendment, Engineering Site Plan and a Plat for the proposed model center at the Seasons at Tradition, specifically located in Tradition Plat No. 22.

As my agent Mr. Guerricagoitia is authorized to sign applications and receive and respond to comments related to applications and approvals for the projects named above.

Sincerely,

Anthony Iorio
Vice President
Avatar Seasons, LLC

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF MAY 2016 BY ANTHONY S. IORIO AS VICE PRESIDENT OF AVATAR SEASONS, LLC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION WHO IS PERSONALLY KNOWN TO ME.

LISETTE NAZAREWSKY
MY COMMISSION #EE166817
EXPIRES: FEB 06, 2016
Bonded through 1st State Insurance

MY COMMISSION EXPIRES:
02/06/2016

NOTARY PUBLIC
PRINT NAME: LISETTE NAZAREWSKY

LISETTE NAZAREWSKY
MY COMMISSION #EE166817
EXPIRES: FEB 06, 2016
Bonded through 1st State Insurance

STATE OF: FLORIDA
COUNTY OF: POLK

FILE # 3394805 OR BOOK 3131 PAGE 1673, Recorded 09/25/2009 at 12:04 PM
Doc Tax: $50750.00

Prepared by:
Steven L. Daniels, Esq.
Arnstein & Lehr LLP
515 N. Flagler Drive, 6th Floor
West Palm Beach, FL 33401

Folio Number:

COPY

(Space Above This Line For Recording Data)

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 22 day of SEPT, 2009 between **OREO CORP.**, an Ohio Corporation which transacts business in Florida as. **"OREO CORP. of OHIO"**, whose post office address is Mailcode OH-01-27-0504, 127 Public Square, Cleveland, Ohio 44114-1306, Attention: Michael V. Lugli ("**Grantor**") and **AVATAR SEASONS, LLC, a Florida limited liability company**, whose address is 201 Alhambra Circle, 12th Floor, Coral Gables, Florida 33134 ("**Grantee**"):

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

COPY

See Exhibit A attached hereto and incorporated herein. ("The Property")

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

This conveyance is SUBJECT to matters set forth on Exhibit "B" attached hereto and incorporated herein.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that, subject to the matters set forth above, the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

COPY

OR BOOK 5151 PAGE 1074

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

OREO CORP., an Ohio corporation which transacts business in Florida as **"OREO CORP. OF OHIO"**

BY: _____

ARAM A. POLADIAN JR

Printed Name

Its: DESIGNATED SIGNER

BY: _____

BROOKS BENJAMIN

Printed Name

Its: DESIGNATED SIGNER

Executed pursuant to authority contained in Certificate recorded of even date herewith.

STATE OF California)

) ss:

COUNTY OF Orange)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Aram A Poladian Jr as Designated Signer of OREO Corp. an Ohio corporation, and by Brooks Benjamin, as Designated Signer of OREO Corp., an Ohio corporation, which transacts business in Florida as "OREO CORP OF OHIO", who are {X} personally known to me or who have produced _____ as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 22nd day of September, 2009.

Notary Public

Christine J Flores

Typed, printed or stamped name of Notary Public

CHRISTINE J FLORES
Commission # 1712227
Notary Public - California
Orange County
My Comm. Expires Dec 22, 2010

8587515.1

COPY

Exhibit "A"
Legal Description

COPY

A PARCEL OF LAND LYING IN SECTIONS 4, 5, 8 AND 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE QUARTER CORNER OF SAID SECTION 4, SAID POINT ALSO LYING ON THE WEST LINE OF THE PLAT OF PORT ST. LUCIE SECTION THIRTY FIVE, RECORDED IN PLAT BOOK 15, PAGES 10, 10A THROUGH 10P, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE NORTH 00°35'12" EAST AS A BASIS OF BEARINGS ALONG THE EAST LINE OF SAID SECTION 4 AND THE SAID WEST LINE OF PORT ST. LUCIE SECTION THIRTY FIVE, A DISTANCE OF 2833.04 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4 AND THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 72°10'58" WEST DEPARTING SAID CORNER, A DISTANCE OF 2776.65 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1550.00 FEET AND TO THE POINT OF BEGINNING (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 06°33'21" WEST FROM THIS POINT), THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°19'18", AN ARC DISTANCE OF 522.70 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 64°07'21" EAST ALONG SAID LINE, A DISTANCE OF 62.54 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1465.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°46'05" WEST FROM THIS POINT); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°16'33", AN ARC DISTANCE OF 288.31 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 07°02'38" WEST ALONG SAID LINE, A DISTANCE OF 1147.21 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°12'14", AN ARC DISTANCE OF 213.71 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 86°50'24" WEST ALONG SAID LINE, A DISTANCE OF 34.53 FEET; THENCE SOUTH 27°42'24" WEST, A DISTANCE OF 53.20 FEET; THENCE SOUTH 38°38'24" WEST, A DISTANCE OF 37.98 FEET; THENCE SOUTH 44°31'27" WEST, A DISTANCE OF 95.92 FEET; THENCE SOUTH 83°17'42" WEST, A DISTANCE OF 34.91 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1400.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 81°04'17" EAST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID

COPY

CURVE, THROUGH A CENTRAL ANGLE OF 11°13'17", AN ARC DISTANCE OF 274.19 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 20°08'59" EAST ALONG SAID LINE, A DISTANCE OF 224.12 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2760.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°16'26" EAST FROM THIS POINT); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°42'52", AN ARC DISTANCE OF 1816.74 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 32°00'42" WEST ALONG SAID LINE, A DISTANCE OF 798.53 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°22'15", AN ARC DISTANCE OF 52.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°52'20", AN ARC DISTANCE OF 214.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°43'50", AN ARC DISTANCE OF 31.44 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 182.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°46'14", AN ARC DISTANCE OF 94.57 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 57°59'18" WEST ALONG SAID LINE, A DISTANCE OF 200.00 FEET; THENCE SOUTH 32°00'42" WEST, A DISTANCE OF 666.94 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1270.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°12'41", AN ARC DISTANCE OF 1534.12 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 78°46'37" WEST ALONG SAID LINE, A DISTANCE OF 112.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1430.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°39'30", AN ARC DISTANCE OF 490.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 81°33'53" WEST ALONG SAID LINE, A DISTANCE OF 86.74; THENCE NORTH 13°12'00" WEST, A DISTANCE OF 1897.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF GROVE 3; THENCE CONTINUE NORTH 13°12'00" WEST DEPARTING SAID SOUTH LINE, A DISTANCE OF 2322.76 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID GROVE 3; THENCE NORTH 74°03'19" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2476.84 FEET TO THE NORTHEAST CORNER OF SAID GROVE 3; THENCE NORTH 13°31'07" EAST DEPARTING THE BOUNDARY OF SAID GROVE 3, A DISTANCE OF 14.05 FEET;

COPY

THENCE NORTH 74°14'30" EAST, A DISTANCE OF 2543.44 FEET; THENCE NORTH 76°04'00" EAST, A DISTANCE OF 272.64 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

TRACTS O.S.T. 1 THROUGH O.S.T. 12, INCLUSIVE; TRACT PR-28; LOTS 56, 57, 60, 61, 63, 67, 113, 115, 116, 117, 118, 119, 120, 122, 127, 130, 138, 145, 151, 164, 165, 167, 168, 169, 171, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 207, 217, 218, 219, 220, 223, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 236, 237, 242, 247, 257, 258, 259, 265, 266, 267, 270, 271, 272, 273, 274, 277, 278, 285, 295, 296, 297, 306, 307, 308, 311, 316, 317, 321, 323, 324, 326, 327, 329, 336, 337, 338, 340, 352; TRADITION PLAT NO. 28, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 24 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. TRACTS O.S.T.-1 THROUGH O.S.T.-6, INCLUSIVE AND TRACT PR-13, TRADITION PLAT NO. 22, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 18 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AND TRACTS O.S.T.-1 THROUGH O.S.T.-6, INCLUSIVE, AND TRACT PR-35, TRADITION PLAT NO. 35, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 1 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT

ALL WATER MANAGEMENT TRACTS AS SHOWN ON THE FOLLOWING PLATS - TRADITION PLAT NO.28, RECORDED IN PLAT BOOK 45, PAGE 24; TRADITION PLAT NO. 22, RECORDED IN PLAT BOOK 46, PAGE 18; TRADITION PLAT NO. 35, RECORDED IN PLAT BOOK 52, PAGE 1 AND TRADITION PLAT NO. 40, RECORDED IN PLAT BOOK 54, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO DESCRIBED AS :

ALL OF TRADITION PLAT NO. 22, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 18 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS TRACTS O.S.T.-1 THROUGH O.S.T.-6, INCLUSIVE AND TRACT PR-13, AND ALL WATER MANAGEMENT TRACTS.

ALL OF TRADITION PLAT NO. 28, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 24 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS LOTS 56, 57, 60, 61, 63, 67, 113, 115, 116, 117, 118, 119, 120, 122, 127, 130, 138, 145, 151, 164,

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165, 167, 168, 169, 171, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 207, 217, 218, 219, 220, 223, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 236, 237, 242, 247, 257, 258, 259, 265, 266, 267, 270, 271, 272, 273, 274, 277, 278, 285, 295, 296, 297, 306, 307, 308, 311, 316, 317, 321, 323, 324, 326, 327, 329, 336, 337, 338, 340, 352;
TRACTS O.S.T. 1 THROUGH O.S.T. 12, INCLUSIVE; TRACT PR-28, AND ALL WATER MANAGEMENT TRACTS.

ALL OF TRADITION PLAT NO. 35, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 1 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,. LESS TRACTS O.S.T. 1 THROUGH O.S.T. 6, INCLUSIVE, AND TRACT PR-35, AND ALL OF WATER MANAGEMENT TRACTS

ALL OF TRADITION PLAT NO. 40, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 3, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,. LESS ALL OF WATER MANAGEMENT TRACTS.

TOGETHER WITH PROPOSED PHASE 4 DESCRIBED AS FOLLOWS,: A PARCEL OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF TRADITION PLAT NUMBER 28, RECORDED IN PLAT BOOK 45, PAGES 24 THROUGH 38 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, FOR A POINT OF BEGINNING, AND RUNNING THENCE ALONG THE WESTERLY BOUNDS OF SAID TRADITION PLAT 28 THE FOLLOWING 13 COURSES AND DISTANCES;

1. SOUTH 15°52'47" EAST A DISTANCE OF 32.17 FEET;
2. SOUTH 15°56'41" EAST A DISTANCE OF 115.00 FEET;
3. SOUTH 74°03'19" WEST A DISTANCE OF 69.89 FEET;
4. SOUTH 15°56'41" EAST A DISTANCE OF 50.00 FEET;
5. NORTH 74°03'19" EAST A DISTANCE OF 20.00 FEET;
6. SOUTH 15°56'41" EAST A DISTANCE OF 115.00 FEET;
7. SOUTH 74°03'19" WEST A DISTANCE OF 23.07 FEET TO A POINT OF CURVATURE; THENCE
8. SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 30.00 FEET, CENTRAL ANGLE 82°58'29", AN ARC DISTANCE OF 43.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE 9. SOUTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 1140.00 FEET, CENTRAL ANGLE 07°10'36", AN ARC DISTANCE OF 142.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE
10. SOUTHEASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 610.00 FEET, CENTRAL ANGLE 32°13'10", AN ARC DISTANCE OF 343.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE

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11. SOUTHEASTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 640.00 FEET, CENTRAL ANGLE 29°25'27" AN ARC DISTANCE OF 328.67 FEET TO A POINT OF REVERSE CURVATURE; THENCE
12. SOUTHEASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 30.00 FEET, CENTRAL ANGLE 81°07'28" AN ARC DISTANCE OF 42.48 FEET TO A POINT OF TANGENCY; THENCE
13. SOUTH 04°20'16" WEST A DISTANCE OF 130.00 FEET TO A POINT IN THE NORTHERLY BOUNDS OF TRADITION PLAT NUMBER 40, RECORDED IN PLAT BOOK 54 AT PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 85°39'44" WEST ALONG THE NORTHERLY BOUNDS THEREOF A DISTANCE OF 262.39 FEET TO A POINT OF CURVATURE: THENCE WESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 760.00 FEET, CENTRAL ANGLE 15°14'57", AN ARC DISTANCE OF 202.27 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE WESTERLY BOUNDS OF PLAT 40 REFERRED TO ABOVE, WHICH POINT BEARS NORTH 10°54'40" WEST FROM THE RADIUS POINT OF THE CURVE LAST ABOVE MENTIONED; THENCE ALONG THE BOUNDS OF SAID PLAT 40 THE FOLLOWING 5 COURSES AND DISTANCES;

1. SOUTH 04°13'06" WEST A DISTANCE OF 447.83 FEET; THENCE
2. SOUTH 23°39'43" EAST A DISTANCE OF 75.02 FEET TO POINT OF CURVATURE; THENCE
3. SOUTHEASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 500.00 FEET, CENTRAL ANGLE 45°16'55", AN ARC DISTANCE OF 395.16 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE, WHICH POINT BEARS SOUTH 21°03'22" WEST FROM THE RADIUS POINT OF THE CURVE LAST ABOVE DESCRIBED; THENCE
4. SOUTH 28°31'20" WEST A DISTANCE OF 159.05 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 37°39'32" EAST FROM THIS LAST DESCRIBED POINT;
5. THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG A CURVE TO RIGHT OF RADIUS 170.00 FEET, CENTRAL ANGLE 70°01'53", AN ARC DISTANCE OF 207.79 FEET TO POINT IN THE NORTHERLY BOUNDS OF TRADITION PLAT NUMBER 35, RECORDED IN PLAT BOOK 52 AT PAGES 1 THROUGH 14 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDS OF SAID PLAT 35 THE FOLLOWING 14 COURSES AND DISTANCES;

1. SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 170.00 FEET, CENTRAL ANGLE 105°51'00", AN ARC DISTANCE OF 314.06 FEET TO A POINT OF TANGENCY;
2. THENCE SOUTH 48°13'21" WEST A DISTANCE OF 252.07 FEET TO A POINT OF CURVATURE; THENCE
3. SOUTHWESTERLY, WESTERLY AND NORTWESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 170.00 FEET, CENTRAL ANGLE 125°11'43" AN ARC

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DISTANCE OF 371.46 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE, WHICH POINT BEARS SOUTH 83°25'04" WEST FROM THE RADIUS POINT OF THE CURVE LAST ABOVE DESCRIBED; THENCE

4. SOUTH 72°15'58" WEST A DISTANCE OF 290.61 FEET TO A POINT OF CURVATURE; THENCE

5. SOUTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 75.00 FEET, CENTRAL ANGLE 04°32'02", AN ARC DISTANCE OF 5.93 FEET TO A POINT OF TANGENCY; THENCE

6. SOUTH 13°12'00" EAST A DISTANCE OF 26.32 FEET; THENCE

7. SOUTH 76°48'00" WEST A DISTANCE OF 297.60 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 86°17'18" WEST FROM THIS LAST DESCRIBED POINT; THENCE

8. SOUTHWESTERLY AND WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 190.00 FEET, CENTRAL ANGLE 80°30'42", AN ARC DISTANCE OF 266.99 FEET TO A POINT OF TANGENCY; THENCE

9. SOUTH 76°48'00" WEST A DISTANCE OF 546.85 FEET TO A POINT OF CURVATURE; THENCE

10. SOUTHWESTERLY AND SOUTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 30.00 FEET, CENTRAL ANGLE 90°00'00", AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE

11. SOUTH 13°12'00" EAST A DISTANCE OF 39.58 FEET; THENCE

12. SOUTH 76°48'00" WEST A DISTANCE OF 165.00 FEET; THENCE

13. SOUTH 13°12'00" EAST A DISTANCE OF 11.77 FEET; THENCE

14. SOUTH 76°48'00" WEST A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE MENTIONED PLAT NUMBER 35; THENCE NORTH 13°12'00" WEST A DISTANCE OF 2549.61 FEET TO A POINT IN THE NORTHERLY BOUNDS OF GROVE 3 TRACT AS DESCRIBED IN OFFICIAL RECORDS BOOK 383 AT PAGE 1059, THENCE NORTH 74°03'19" EAST ALONG SAID NORTHERLY BOUNDS A DISTANCE OF 2476.84 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 13°31'07" EAST, DEPARTING SAID NORTHERLY BOUNDS, A DISTANCE OF 14.05 FEET; THENCE NORTH 74°14'30" EAST A DISTANCE OF 18.57 FEET TO POINT OF BEGINNING.

COPY

COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

COPY

(a) Provisions of the Plat of Tradition Plat No. 28, recorded in Plat Book 45, Page 24 of the Public Records of St. Lucie County, Florida.

(b) Provisions of the Plat of Tradition Plat No. 22, recorded in Plat Book 46, Page 18 of the Public Records of St. Lucie County, Florida.

(c) Provisions of the Plat of Tradition Plat No. 35, recorded in Plat Book 52, Page 1 of the Public Records of St. Lucie County, Florida.

(d) Provisions of the Plat of Tradition Plat No. 40, recorded in Plat Book 54, Page 1 of the Public Records of St. Lucie County, Florida.

(e) The terms, provisions and conditions contained in that certain Interlocal Agreement recorded in Book 1518, Page 2469, and District Development Interlocal Agreement recorded in Book 1525, Page 866.

(f) The terms, provisions and conditions contained in that certain Annexation and Development Agreement recorded in Book 1648, Page 2879.

COPY

(g) The terms, provisions and conditions contained in that certain Agreement to Dedicate-Community Infrastructure recorded in Book 1659, Page 2439.

(h) The terms, provisions and conditions contained in that certain Community Charter for Tradition recorded in Book 1700, Page 868, as affected by: Book 1965, Page 1624.

(i) The terms, provisions and conditions contained in Resolution 03-R67, Constituting a Development Order by the City of Port St. Lucie recorded as Exhibit "A" to the Notice of Adoption of the Development Order for the Tradition Development of Regional Impact recorded in Book 1810, Page 1990, as affected by: Book 1853, Page 2387.

(j) The terms, provisions and conditions contained in that certain Declaration of Consent to Imposition of Special Assessments recorded in Book 1881, Page 2114.

COPY

(k) Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Book 1958, Page 1412, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(l) Easement granted to Florida Power & Light Company by Instrument recorded in Book 2350, Page 1753.

(m) Declaration of Restrictions and Protective Covenants for Seasons at Tradition, which contains provisions for a private charge or assessments, recorded in Book 2493, Page 1369, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(n) The terms, provisions and conditions contained in that certain Notice of Establishment of the Tradition Community Development District No. 5 recorded in Book 2685, Page 699.

(o) The terms, provisions and conditions contained in that certain Access and Exclusive Utility Easement recorded in Book 2813, Page 2810.

(p) The terms, provisions and conditions contained in that certain Deed of Conservation Easement recorded in Book 3028, Page 2735.

(q) The terms, provisions and conditions contained in that certain Deed of Conservation Easement recorded in Book 3028, Page 2746.

(r) The terms, provisions and conditions contained in that certain Deed of Conservation Easement recorded in Book 3028, Page 2758 as re-recorded in Book 3029, Page 371.

(s) The terms, provisions and conditions contained in that certain Deed of Conservation Easement recorded in Book 3028, Page 2770.

(t) The lien of taxes and assessments for the year 2009 and all subsequent years, which are not yet due and payable.

(u) Easement Agreement by A. Duda & Sons to D & M Indian River Groves recorded in Book 383, Page 1074, as it relates to Exhibit "A" of said easement agreement.

COPY

SEASONS AT TRADITION

Apple Blossom Trail Extension

FINAL ENGINEERING PLANS

COUNCIL ITEM 11i
DATE 10-22-12

FOR AVATAR SEASONS, LLC

City of Port St. Lucie

AUGUST 2012

CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

PROJECT NO. 120409

604 COURTLAND STREET - SUITE # 101 - ORLANDO, FL 32804

PHONE: (407)960-5980 FAX: (407)960-5983 WEB: www.carnahan-proctor.com

OWNER:

AVATAR SEASONS, LLC
395 Village Drive
Poinciana, FL 34759
(863) 427-7214

APPLICANT

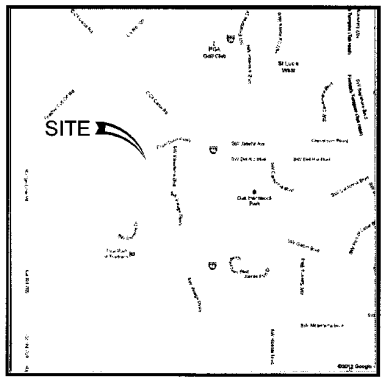
AVATAR SEASONS, LLC
395 Village Drive
Poinciana, FL 34759
(863) 427-7214

DEVELOPMENT TEAM

SURVEYOR & CIVIL ENGINEER
CARNAHAN – PROCTOR – CROSS
604 COURTLAND STREET – SUITE #101
ORLANDO, FL 32804
(407)960-5980

LOCATION MAP

NOT TO SCALE



ALL ELEVATIONS ARE BASED ON NAVD-88

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C17–C18	SIGNING AND PAVEMENT MARKING PLAN
C19–C20	ROADWAY / DRAINAGE DETAILS
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C25	CLEARING PLAN
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ENGINEER IN CHARGE:
XABIER J. GUERRICAGOITIA, P.E.
FLORIDA PE No. 51951

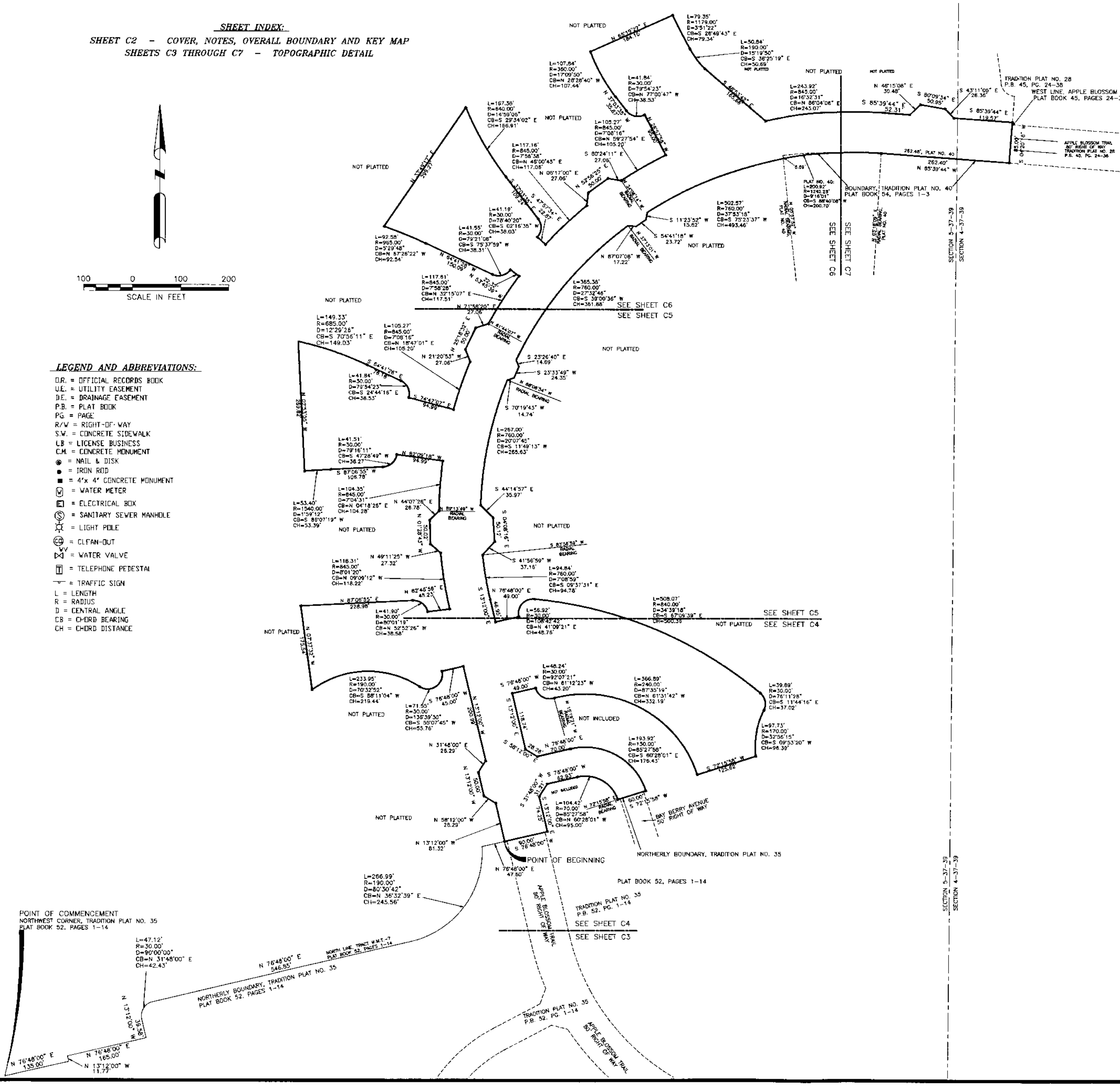
CARNAHAN, PROCTOR, CROSS, INC.
CERT. OF AUTH. NO. 2936

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951

CITY OF PSL PROJECT NO. P12-080

SHEET INDEX:

SHEET C2 - COVER, NOTES, OVERALL BOUNDARY AND KEY MAP
SHEETS C3 THROUGH C7 - TOPOGRAPHIC DETAIL



LEGEND AND ABBREVIATIONS:

O.R. = OFFICIAL RECORDS BOOK
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.B. = PLAT BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
S.W. = CONCRETE SIDEWALK
L.B. = LICENSE BUSINESS
C.M. = CONCRETE MONUMENT
= NAIL & DISK
= IRON ROD
= 4"x 4" CONCRETE MONUMENT
= WATER METER
= ELECTRICAL BOX
= SANITARY SEWER MANHOLE
= LIGHT POLE
= CLEAN-OUT
= WATER VALVE
= TELEPHONE PEDESTAL
= TRAFFIC SIGN
L = LENGTH
R = RADIUS
D = CENTRAL ANGLE
CB = CHORD BEARING
CH = CHORD DISTANCE

LEGAL DESCRIPTION:

A portion of Sections 4 and 5, Township 37 South, Range 39 East, St. Lucie County, Florida and a portion of the Recreation Tract, as shown on the Plat of Tradition Plat No. 40, as recorded in Plat Book 54, Pages 1 through 3 of the Public Records of St. Lucie County, Florida; said lands being more particularly described as follows:

Commence at the Northwest corner of Tradition Plat No. 35, as recorded in Plat Book 52, Pages 1 through 14 of the Public Records of St. Lucie County, Florida; thence along the Northerly boundary of Tradition Plat No. 35 the following 8 courses: N 76°48'00" E, a distance of 135.00'; thence N 13°12'00" W, a distance of 11.77'; thence N 76°48'00" E, a distance of 165.00'; thence N 13°12'00" W, a distance of 39.58' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 90°00'00", thence along the arc of said curve a distance of 47.12' to the point of tangency; thence N 76°48'00" E, a distance of 546.85' to the point of curvature of a curve to the left, having a radius of 190.00' and a central angle of 80°30'42", thence along the arc of said curve a distance of 266.99'; thence leaving said curve run N 76°48'00" E, a distance of 47.60' to the Point of Beginning; thence N 13°12'00" W, a distance of 81.32'; thence N 58°12'00" W, a distance of 28.29'; thence N 13°12'00" W, a distance of 50.00'; thence N 31°48'00" E, a distance of 28.29'; thence N 13°12'00" W, a distance of 200.99'; thence S 76°48'00" W, a distance of 45.00' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of S 55°07'45" West and a chord distance of 55.76'; thence run along the arc of said curve through a central angle of 136°39'30", a distance of 71.55' to the point of reverse curvature to the left, having a radius of 190.00' and a central angle of 70°32'52", thence run along the arc of said curve 233.95'; thence leaving said curve run N 07°37'32" W, a distance of 175.54'; thence N 87°06'55" E, a distance of 228.98'; to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 80°01'19", thence run along the arc of said curve 41.90'; thence leaving said curve run N 82°46'56" E, a distance of 45.23' to a point on a non-tangent curve concave Easterly, having a radius of 845.00', a chord bearing of N 09°09'12" W, and a chord distance of 118.22'; thence run along the arc of said curve through a central angle of 08°01'20", a distance of 118.31'; thence leaving said curve run N 49°11'25" W, a distance of 27.32'; thence N 01°28'43" W, a distance of 50.02'; thence N 44°07'26" E, a distance of 26.78' to a point on a non-tangent curve concave Easterly, having a radius of 845.00', a chord bearing of N 04°18'26" E, and a chord distance of 104.28'; thence run along the arc of said curve through a central angle of 07°04'31", a distance of 104.35'; thence leaving said curve run N 82°09'18" W, a distance of 94.99' to a point on a non-tangent curve concave Northwesterly, having a radius of 30.00', a chord bearing of S 47°28'49" W, and a chord distance of 38.27'; thence run along the arc of said curve through a central angle of 79°16'11", a distance of 41.51' to the point of tangency; thence S 87°06'55" W, a distance of 106.78' to the point of curvature of a curve to the left, having a radius of 1540.00' and a central angle of 01°59'12", thence along the arc of said curve 53.40'; thence leaving said curve run N 02°53'05" W, a distance of 269.82' to a point on a non-tangent curve concave Southwesterly, having a radius of 685.00', a chord bearing of S 70°56'11" E, and a chord distance of 149.03; thence run along the arc of said curve through a central angle of 12°29'26", a distance of 149.33' to the point of tangency; thence S 64°41'28" E, a distance of 76.18' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 79°54'23", thence along the arc of said curve 41.84'; thence leaving said curve run S 74°47'07" E, a distance of 94.99' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 18°47'01" E, and a chord distance of 105.20'; thence run along the arc of said curve through a central angle of 07°08'16", a distance of 105.27'; thence leaving said curve run N 21°20'53" W, a distance of 27.06'; thence N 25°18'32" E, a distance of 50.00'; thence N 71°58'20" E, a distance of 27.06' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 32°15'07" E, and a chord distance of 117.51'; thence run along the arc of said curve through a central angle of 07°58'28", a distance of 117.61'; thence leaving said curve run N 53°45'39" W, a distance of 22.32' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of S 75°37'59" W, and a chord distance of 38.31'; thence run along the arc of said curve through a central angle of 79°21'06", a distance of 41.55' to the point of tangency; thence N 64°41'28" W, a distance of 150.09' to the point of curvature of a curve to the left, having a radius of 965.00' and a central angle of 05°29'48", thence along the arc of said curve 92.58'; thence leaving said curve run N 33°49'17" E, a distance of 299.27' to a point on a non-tangent curve concave Northeasterly, having a radius of 640.00', a chord bearing of S 29°34'02" E, and a chord distance of 166.91'; thence run along the arc of said curve through a central angle of 14°59'06", a distance of 167.38' to the point of tangency; thence S 37°03'35" E, a distance of 109.24' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 78°40'20", thence along the arc of said curve 41.19'; thence leaving said curve run S 47°57'34" E, a distance of 22.87' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 46°00'45" E, and a chord distance of 117.06'; thence run along the arc of said curve through a central angle of 07°56'38", a distance of 117.16'; thence leaving said curve run N 06°17'00" E, a distance of 27.06'; thence N 52°56'25" E, a distance of 50.00'; thence S 80°24'11" E, a distance of 27.06' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 59°27'54" E, and a chord distance of 105.20'; thence run along the arc of said curve through a central angle of 07°08'16", a distance of 105.27'; thence leaving said curve run N 26°57'58" W, a distance of 95.00' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of N 77°00'47" W, and a chord distance of 38.53'; thence run along the arc of said curve through a central angle of 79°54'23", a distance of 41.84' to the point of tangency; thence N 37°03'35" W, a distance of 35.87' to the point of curvature of a curve to the right, having a radius of 360.00' and a central angle of 17°09'50", thence along the arc of said curve 107.84'; thence leaving said curve run N 65°19'27" E, a distance of 184.15' to a point on a non-tangent curve concave Easterly, having a radius of 1179.00', a chord bearing of S 26°49'43" E, and a chord distance of 79.34'; thence run along the arc of said curve through a central angle of 03°51'22", a distance of 79.35' to the point of compound curvature to the left, having a radius of 190.00' and a central angle of 15°19'50", thence along the arc of said curve 50.84'; thence leaving said curve run S 48°53'42" E, a distance of 165.66' to a point on a non-tangent curve concave Southerly, having a radius of 845.00', a chord bearing of N 86°04'06" E, and a chord distance of 243.07'; thence run along the arc of said curve through a central angle of 16°32'31", a distance of 243.92' to the point of tangency; thence S 85°39'44" E, a distance of 52.31'; thence N 46°15'08" E, a distance of 30.48'; thence S 80°09'34" E, a distance of 50.95'; thence S 43°11'06" E, a distance of 26.36'; thence S 85°39'44" E, a distance of 119.57'; thence S 04°20'16" W, a distance of 85.00'; thence N 85°39'44" W, a distance of 262.40' to the point of curvature of a curve to the left, having a radius of 760.00' and a central angle of 37°53'18", thence along the arc of said curve a distance of 502.57'; thence leaving said curve run S 11°23'52" W, a distance of 15.62'; thence S 54°41'18" W, a distance of 23.72'; thence N 87°07'08" W, a distance of 17.22' to a point on a non-tangent curve concave Southeasterly, having a radius of 760.00', a chord bearing of S 39°00'36" W, and a chord distance of 361.88'; thence run along the arc of said curve through a central angle of 27°32'46", a distance of 365.38'; thence leaving said curve run S 23°26'40" E, a distance of 14.69'; thence S 23°33'49" W, a distance of 24.35'; thence S 70°19'43" W, a distance of 14.74' to a point on a non-tangent curve concave Easterly, having a radius of 760.00', a chord bearing of S 11°49'13" W, and a chord distance of 265.63'; thence run along the arc of said curve through a central angle of 20°07'45", a distance of 267.00'; thence leaving said curve run S 44°14'57" E, a distance of 35.97'; thence S 04°08'16" E, a distance of 50.12'; thence S 41°56'59" W, a distance of 37.16' to a point on a non-tangent curve concave Easterly, having a radius of 760.00', a chord bearing of S 09°37'31" E, and a chord distance of 94.78'; thence run along the arc of said curve through a central angle of 07°08'59", a distance of 94.84' to the point of tangency; thence S 13°12'00" E, a distance of 46.95'; thence N 76°48'00" E, a distance of 49.00' to a point on a non-tangent curve concave Southeasterly, having a radius of 30.00', a chord bearing of N 41°09'21" E, and a chord distance of 48.76'; thence run along the arc of said curve through a central angle of 108°42'42", a distance of 56.92' to the point of compound curvature to the right, having a radius of 840.00' and a central angle of 34°39'18", thence along the arc of said curve 508.07' to the point of compound curvature to the right, having a radius of 30.00' and a central angle of 76°11'28", thence along the arc of said curve 39.89' to the point of reverse curvature to the left, having a radius of 170.00' and a central angle of 32°56'15", thence along the arc of said curve 97.73'; thence leaving said curve run S 72°15'58" W, a distance of 125.62' to a point on a non-tangent curve concave Southwesterly, having a radius of 240.00', a chord bearing of N 61°31'42" W, and a chord distance of 332.19'; thence run along the arc of said curve through a central angle of 87°35'19", a distance of 366.89' to the point of reverse curvature to the right, having a radius of 30.00' and a central angle of 92°07'21", thence along the arc of said curve 48.24'; thence leaving said curve run S 76°48'00" W, a distance of 49.00'; thence S 13°12'00" E, a distance of 118.74'; thence S 58°12'00" E, a distance of 28.28'; thence N 76°48'00" E, a distance of 70.00' to the point of curvature of a curve to the right, having a radius of 130.00' and a central angle of 85°27'58", thence along the arc of said curve a distance of 193.92'; thence leaving said curve run S 72°15'58" W, a distance of 60.00' to a point on a non-tangent curve concave Southwesterly, having a radius of 70.00', a chord bearing of N 60°28'01" W, and a chord distance of 95.00'; thence run along the arc of said curve through a central angle of 85°27'58", a distance of 104.42' to the point of tangency; thence S 76°48'00" W, a distance of 62.93'; thence S 31°48'00" W, a distance of 31.21'; thence S 13°12'00" E, a distance of 74.25'; thence S 76°48'00" W, a distance of 90.00' to the Point of Beginning.

Said lands having an area of 527,478.6 square feet or 12.109 acres more or less.

NOTES:

1. This survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. The land description shown hereon was written by this surveyor as directed by Client.
3. All bearings and distances shown hereon are correct and in agreement with the found and set monuments as measured in the field unless otherwise noted.
4. There may be additional documents affecting the surveyed property that can be found in the public records of St. Lucie County, Florida.
5. Bearings shown hereon are based on the North line of Tract W.M.T 7, as being North 76°48'00" East, Per the plat of Tradition Plat No. 35, Plat Book 52, Pages 1 through 14, St. Lucie County, Florida.
6. No underground utilities, foundations or improvements have been located except as shown.
7. Elevations shown hereon are based on the North American Vertical Datum of 1988.

CERTIFICATION:

I hereby state that this Boundary and Topographic Survey is true and correct to the best of my knowledge and belief as surveyed in the field under my direction in May, 2012, and that this Boundary and Topographic Survey meets the Minimum Technical Standards for Florida Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

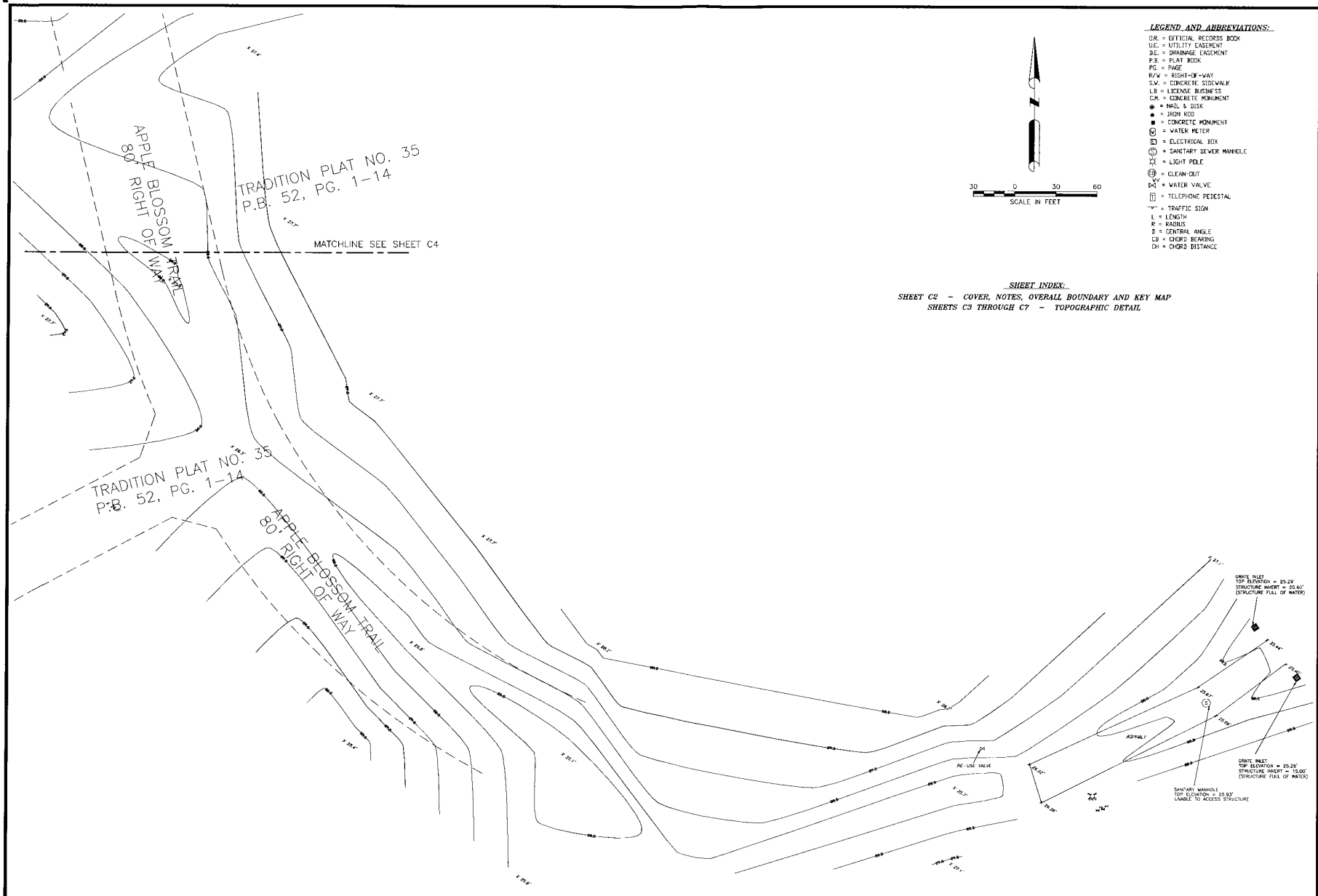
For the firm by:______________________
Brian K. Hefner, P.S.M.
Professional Surveyor and Mapper
Florida License No. 5370

BOUNDARY AND TOPOGRAPHIC SURVEY
TRADITION PLAT NO. 52
FOR: AV HOMES, INC.

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
604 COURTLAND STREET, SUITE 101, ORLANDO, FL 32804
PHONE: 407-960-5980 FAX: 407-960-5983 WEBSITE: www.carnahan-proctor.com

NO.	DATE	BY	CKD	REVISIONS
1	09/27/12	BKH	ODP	REVISED PER CITY COMMENTS

SHEET NO.
C2
SHEET 1 OF 6 OF SURVEY
PROJECT NO.: 120409



LEGEND AND ABBREVIATIONS:

O.R. = OFFICIAL RECORDS BOOK
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.B. = PLAT BOOK
PG. = PAGE
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C.M. = CONCRETE MONUMENT
= NAIL & DISK
= IRON ROD
= CONCRETE MONUMENT
= WATER METER
= ELECTRICAL BOX
= SANITARY SEWER MANHOLE
= LIGHT POLE
= CLEAN-OUT
= WATER VALVE
= TELEPHONE PEDESTAL
= TRAFFIC SIGN
L = LENGTH
R = RADIUS
D = CENTRAL ANGLE
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SHEET INDEX:

SHEET C2 - COVER, NOTES, OVERALL BOUNDARY AND KEY MAP
SHEETS C3 THROUGH C7 - TOPOGRAPHIC DETAIL

BOUNDARY AND TOPOGRAPHIC SURVEY
TRADITION PLAT NO. 52
FOR: AV HOMES, INC.

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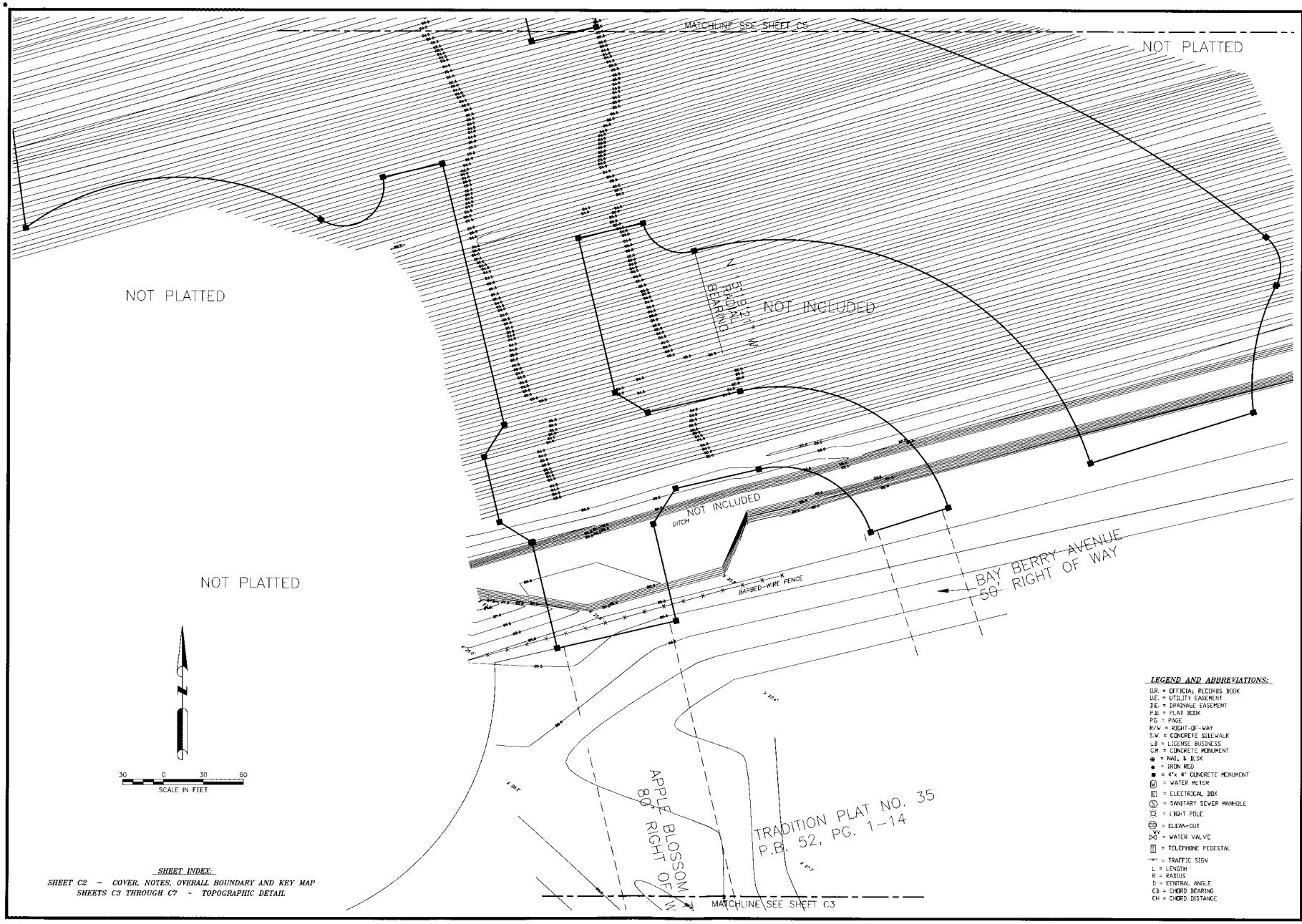
NO.	DATE	BY	CKD	REVISIONS
1	09/27/12	BKH	CDP	REVISED PER CITY COMMENTS

SHEET NO.
C3
SHEET 2 OF 6 OF SURVEY
PROJECT NO.: 120409



SHEET INDEX:

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SHEETS C3 THROUGH C7 - TOPOGRAPHIC DETAIL

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= NAIL & DISK
= IRON ROD
= 4"x 4" CONCRETE MONUMENT
= WATER METER
= ELECTRICAL BOX
= SANITARY SEWER MANHOLE
= LIGHT POLE
= CLEAN-OUT
= WATER VALVE
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BOUNDARY AND TOPOGRAPHIC SURVEY
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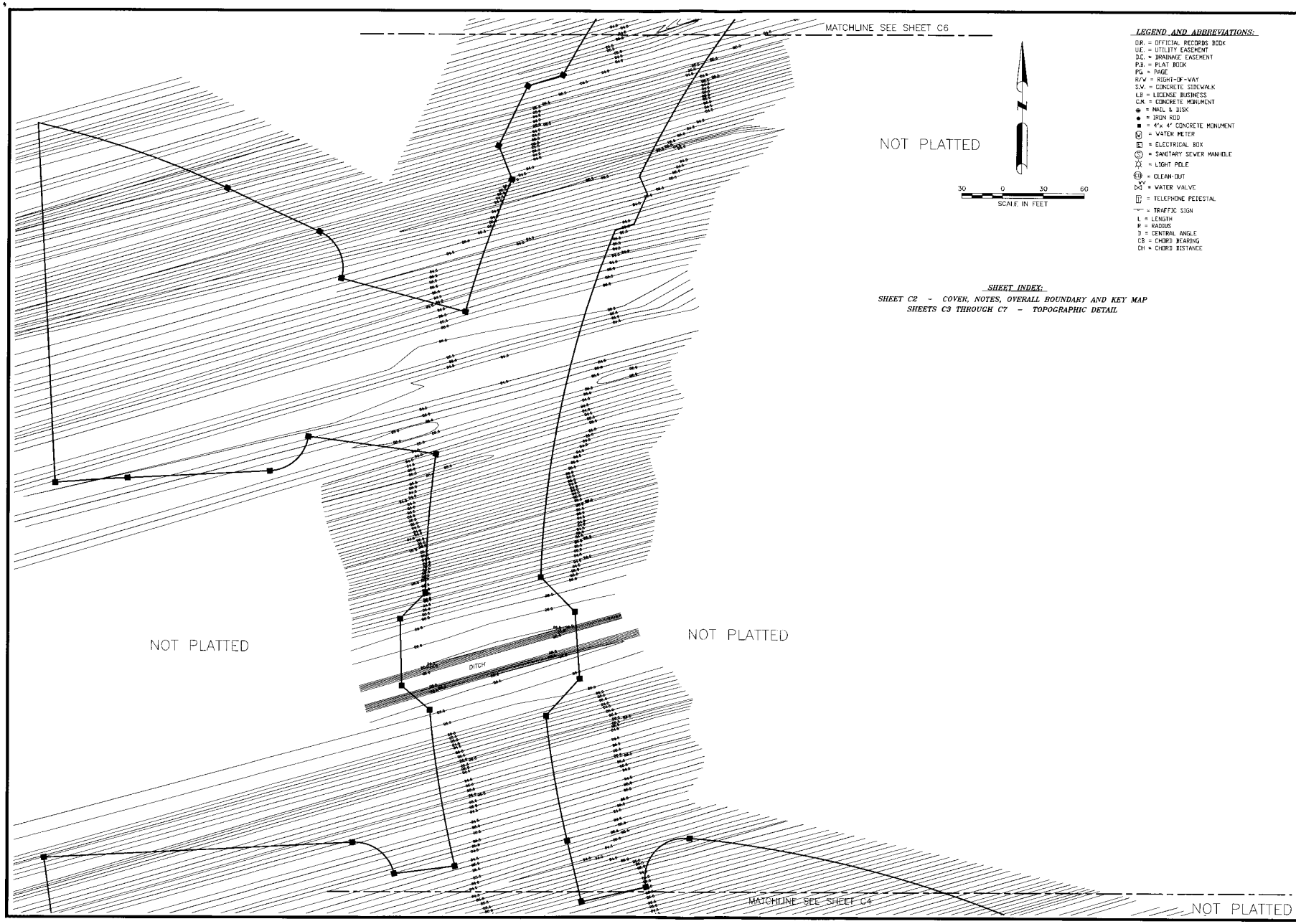
SHEET NO.
C4
SHEET 3 OF 6 OF SURVEY
PROJECT NO.: 120409



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SHEETS C3 THROUGH C7 - TOPOGRAPHIC DETAIL

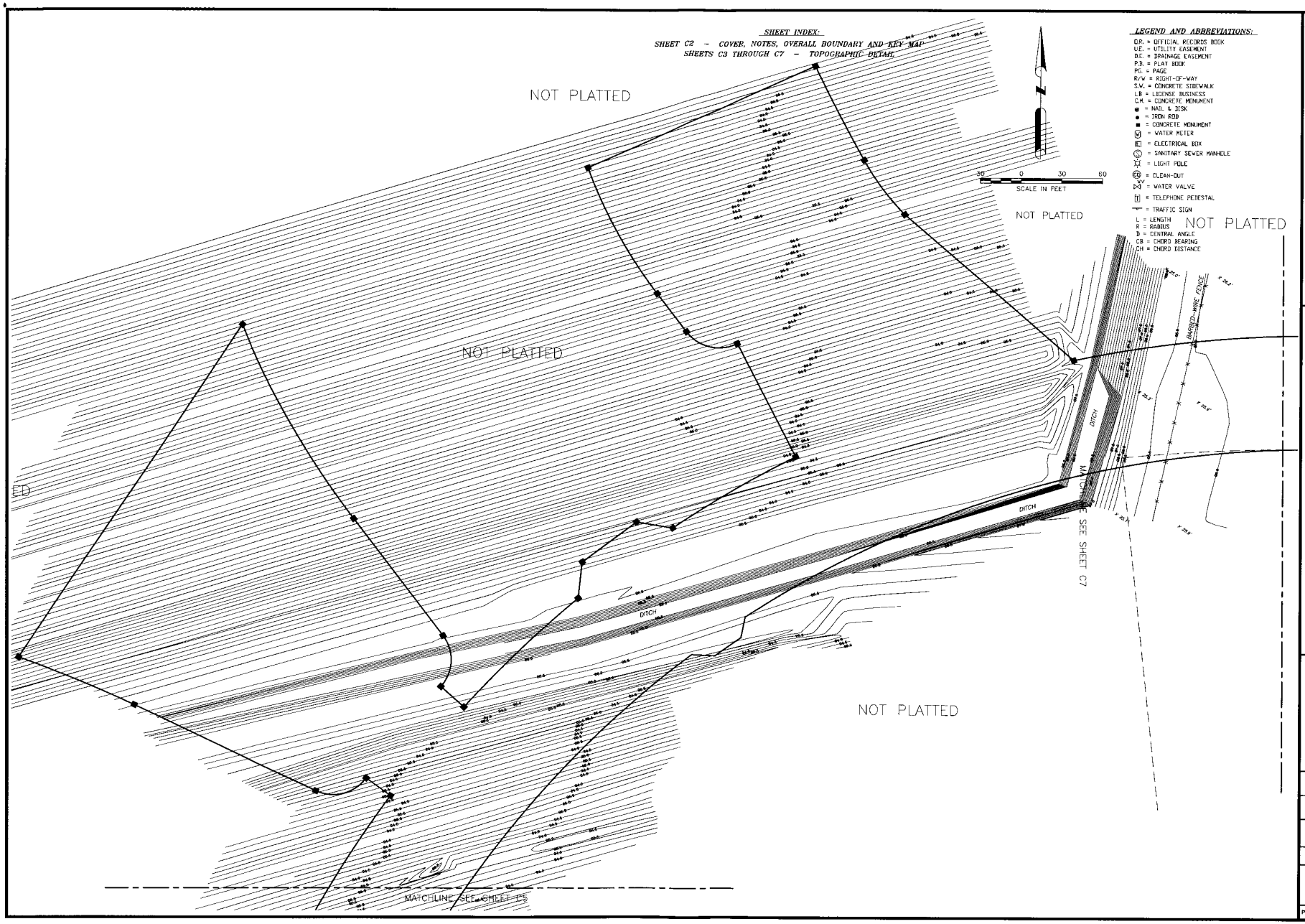
BOUNDARY AND TOPOGRAPHIC SURVEY

TRADITION PLAT NO. 52
FOR: AV HOMES, INC.

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
634 COURTLAND STREET, SUITE 101, ORLANDO, FL 32804
PHONE: 407-895-0660 FAX: 407-895-0663 WEBSITE: www.carnahan-proctor.com

NO.	DATE	BY	CKD	REVISIONS
1	09/27/12	BKH	ODP	REVISED PER CITY COMMENTS

SHEET NO.
C5
SHEET 4 OF 8 OF SURVEY
PROJECT NO.: 120409

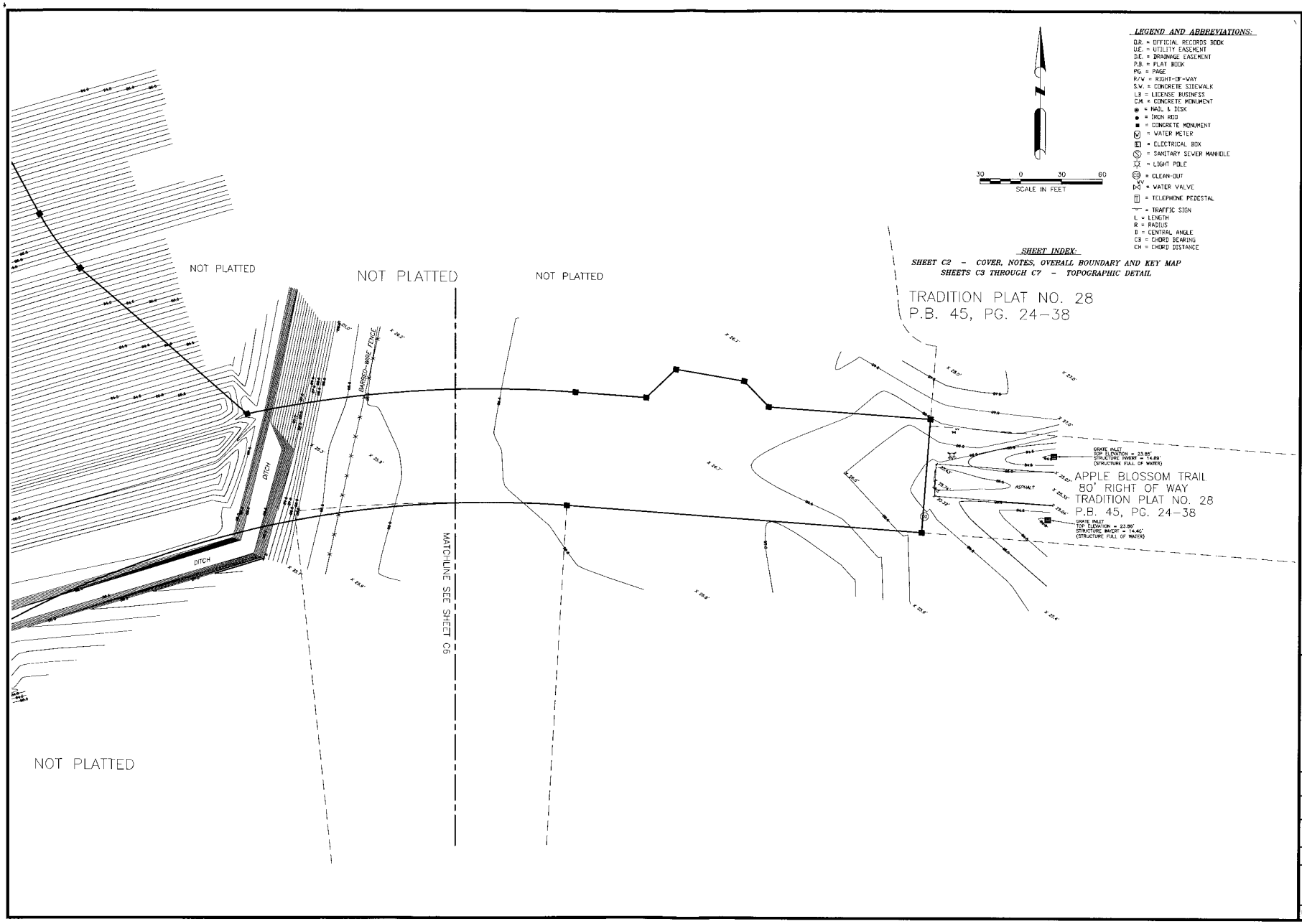


BOUNDARY AND TOPOGRAPHIC SURVEY
TRADITION PLAT NO. 52
FOR: AV HOMES, INC.

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
184 COURTLAND STREET, SUITE 101, ORLANDO, FL 32804
PHONE: 407-660-0660 FAX: 407-660-0683 WEBSITE: www.carnahan-proctor.com

NO.	DATE	BY	CKD	REVISIONS
1	09/27/13	BKH	ODP	REVISED PER CITY COMMENTS

SHEET NO.
C6
SHEET 6 OF 6 OF SURVEY
PROJECT NO.: 120409



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SHEET INDEX:

SHEET C2 – COVER, NOTES, OVERALL BOUNDARY AND KEY MAP
SHEETS C3 THROUGH C7 – TOPOGRAPHIC DETAIL

BOUNDARY AND TOPOGRAPHIC SURVEY

TRADITION PLAT NO. 52
FOR: AV HOMES, INC.

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
814 COURTLAND STREET, SUITE 101, ORLANDO, FL 32804
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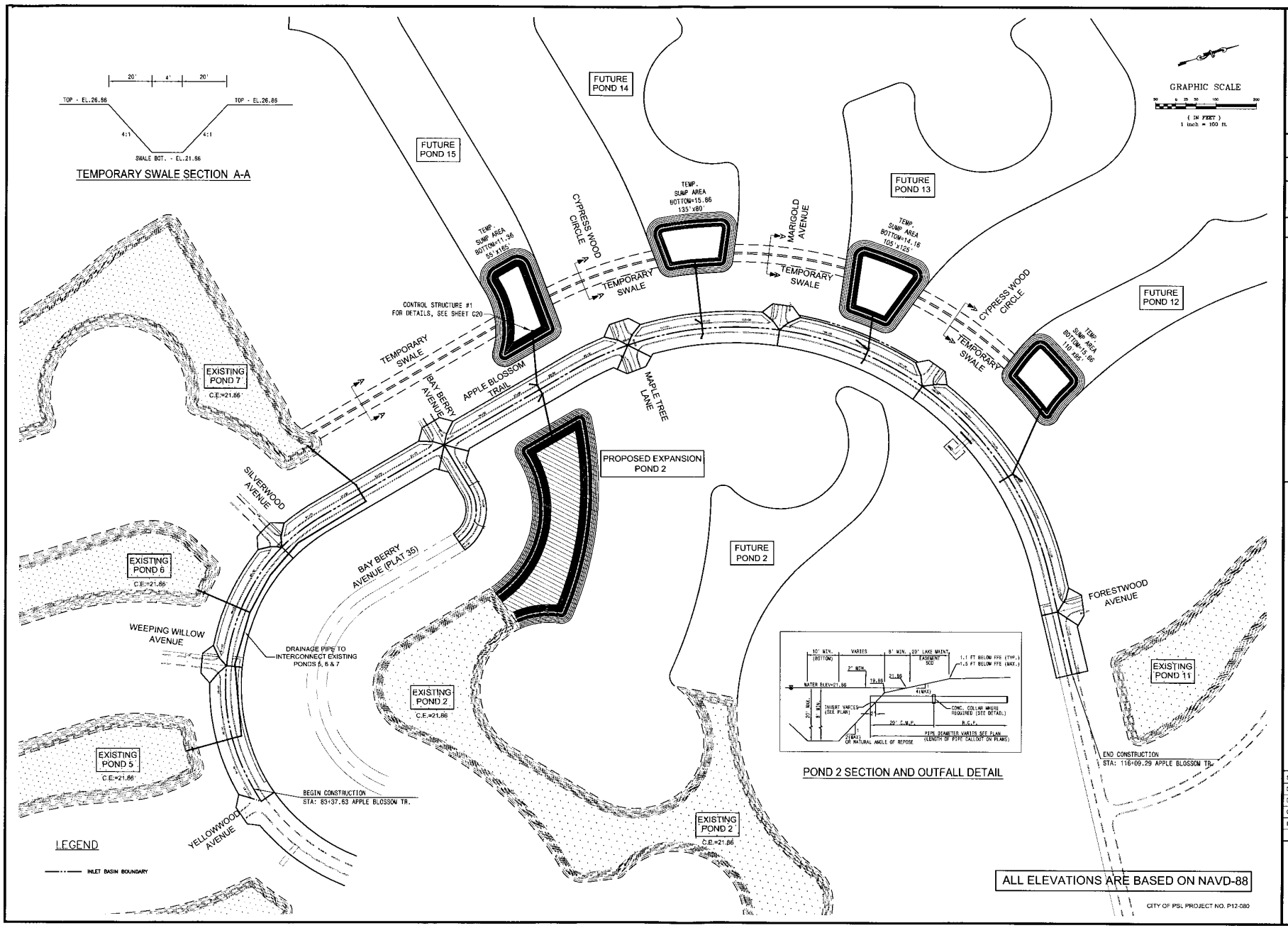
NO.	DATE	BY	CKD	REVISIONS
1	09/27/13	BKH	ODP	REVISED PER CITY COMMENTS

SHEET NO.
C7
SHEET 8 OF 8 OF SURVEY

PROJECT NO.: 120409



NO.	DATE	BY	CKD	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

DRAINAGE MAP

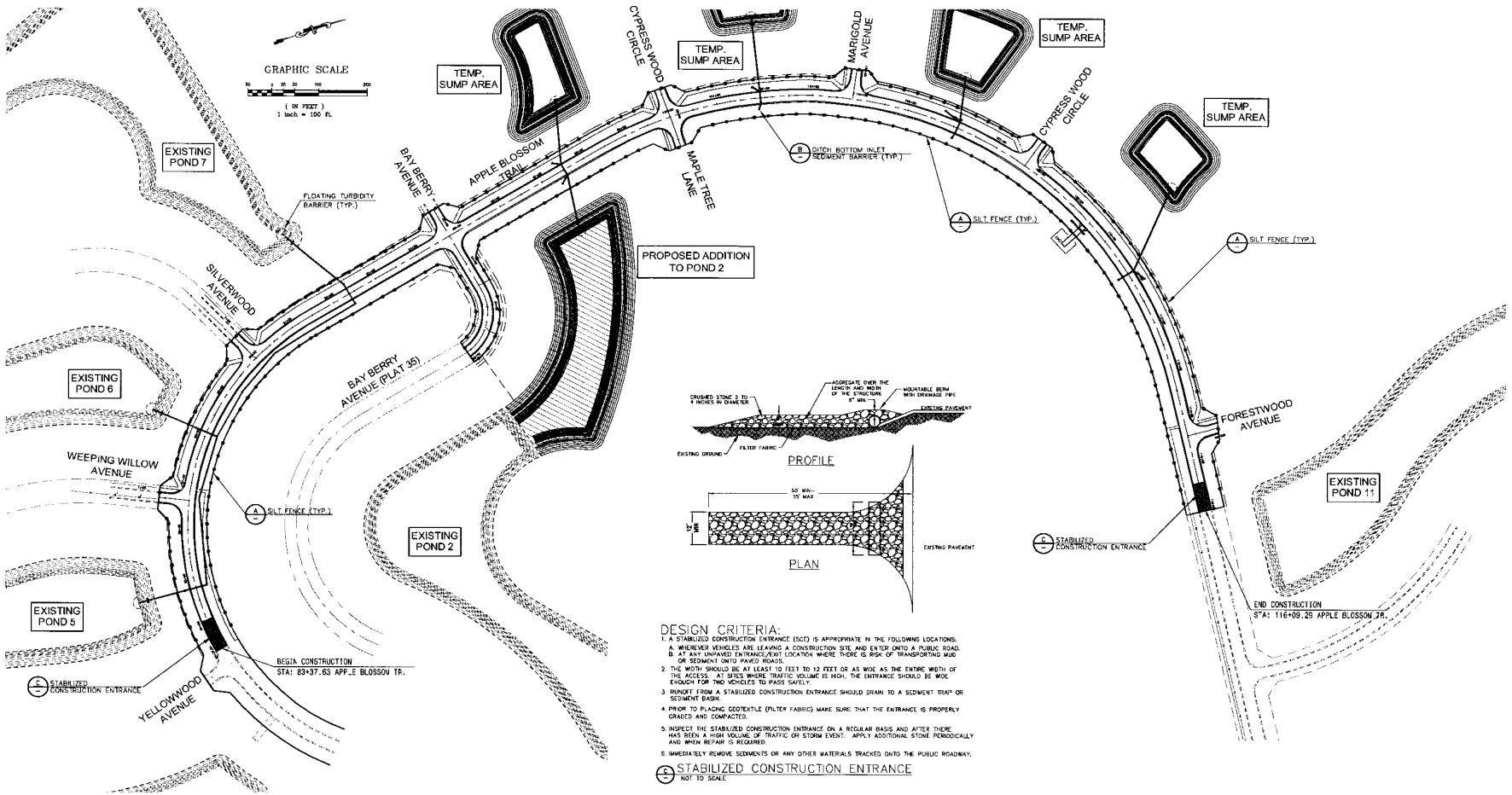
FILE NO. 120409

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
CPC AUTH. NO. 00002936

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C8

XAVIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION NO. 51961



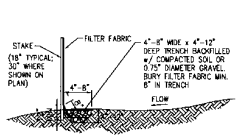
DESIGN CRITERIA:

1. A STABILIZED CONSTRUCTION ENTRANCE (SCE) IS APPROPRIATE IN THE FOLLOWING LOCATIONS:
   A. WHEREVER VEHICLES ARE LEAVING A CONSTRUCTION SITE, AND ENTER ONTO A PUBLIC ROAD.
   B. AT ANY UNPAVED ENTRANCE/EXIT LOCATION WHERE THERE IS RISK OF TRANSPORTING MUD OR SEDIMENT ONTO PAVED ROADS.
2. THE WIDTH SHOULD BE AT LEAST 10 FEET TO 12 FEET OR AS WIDE AS THE ENTIRE WIDTH OF THE ACCESS. AT SITES WHERE TRAFFIC VOLUME IS HIGH, THE ENTRANCE SHOULD BE WIDE ENOUGH FOR TWO VEHICLES TO PASS SAFELY.
3. RUNOFF FROM A STABILIZED CONSTRUCTION ENTRANCE SHOULD DRAIN TO A SEDIMENT TRAP OR SEDIMENT BASIN.
4. PRIOR TO PLACING GEOTEXTILE (FILTER FABRIC) MAKE SURE THAT THE ENTRANCE IS PROPERLY GRADED AND COMPACTED.
5. INSPECT THE STABILIZED CONSTRUCTION ENTRANCE ON A REGULAR BASIS AND AFTER THERE HAS BEEN A HIGH VOLUME OF TRAFFIC OR STORM EVENT. APPLY ADDITIONAL STONE PERIODICALLY AND WHEN REPAIR IS REQUIRED.
6. IMMEDIATELY REMOVE SEDIMENTS OR ANY OTHER MATERIALS TRACKED ONTO THE PUBLIC ROADWAY.

C STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

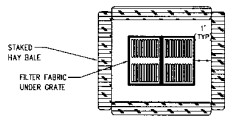
STORMWATER POLLUTION PREVENTION NOTES

1. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ERECTING AND MAINTAINING AN EROSION AND SEDIMENT CONTROL SYSTEM TO MEET CITY OF PORT ST. LUCIE, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND FDEP NPDES REQUIREMENTS.
2. EACH AREA OF THE SITE SHALL NOT BE DISTURBED UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED. DISTURBED AREAS SHALL BE COVERED OR STABILIZED AS SOON AS POSSIBLE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE AREA THEY PROTECT HAS BEEN SODDED, PAVEMENT HAS BEEN PLACED, OR THE AREA IS OTHERWISE COMPLETELY STABILIZED.
4. ALL DISTURBED AREAS OF THE SITE SHALL BE INSPECTED BY QUALIFIED PERSONNEL OF THE RESPONSIBLE CONTRACTOR EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT OF 0.25 INCHES OR MORE TO ASSESS THE INTEGRITY OF THE EROSION AND SEDIMENT CONTROLS. THE INSPECTOR SHALL NOTE ANY DAMAGE OR DEFICIENCIES IN THE CONTROL MEASURES IN AN INSPECTION REPORT. PROBLEM AREAS SHALL BE CORRECTED BY THE RESPONSIBLE CONTRACTOR WITHIN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.
5. THE CONTRACTOR SHALL KEEP A RECORD OF CONSTRUCTION ACTIVITIES INCLUDING DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA, DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, WHETHER TEMPORARILY OR PERMANENTLY, AND DATES WHEN AN AREA IS STABILIZED.
6. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO ALLOW RAINFALL RUNOFF DIRECTLY FROM THE PROJECT SITE.
7. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT-LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. IF, AFTER FOURTEEN DAYS, GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THOSE AREAS SHALL BE REWORKED AND ADDITIONAL SEED OR SOD APPLIED TO ESTABLISH THE DESIRED VEGETATIVE COVER.



1. STAKES SHALL BE INSTALLED ON DOWNSTREAM SIDE OF FILTER FABRIC.
2. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION 985.
3. MAINTENANCE OF THE SILT FENCE SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION 104-6.4.
4. WHEN SLOPES ARE GREATER THAN 2:1 OR MORE THAN 100 FEET IN LENGTH, A DOUBLE ROW OF SILT FENCE SHALL BE INSTALLED WITH ONE FOOT SEPARATION BETWEEN THE TWO ROWS OF SILT FENCE.
5. WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE, THE SEDIMENT SHALL BE REMOVED.

A SILT FENCE
NOT TO SCALE
NOTE: SILT FENCE IS LIMITS OF CONSTRUCTION.



NOTES:
1. SEDIMENT BARRIER SHALL BE INSTALLED IMMEDIATELY UPON PLACEMENT OF INLET AND SUBSEQUENTLY BACKFILLING IN VICINITY. BARRIER SHALL REMAIN IN PLACE UNTIL PLACEMENT AND COMPACTION OF BASE MATERIAL.
2. ANCHOR BALES WITH 2 - 2"x2"x4' STAKES PER BALE.
3. SILTSACK CATCH BASIN SILT FILTERING SYSTEM BY ACF ENVIRONMENTAL (800) 448-3636, OR APPROVED EQUAL SHALL BE USED.

B DITCH BOTTOM (FLAT GRATE) INLET SEDIMENT BARRIER
NOT TO SCALE

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

STORMWATER POLLUTION PREVENTION PLAN

CARNAHAN-PROCTOR-CROSS, INC.
CONSULTING ENGINEERS, SURVEYORS, PLANNERS
561.CCURE PHONE: (772)286-1010 FAX: (772)286-1944
CPC AUTH. NO. 00002936

FILE NO. 120409

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG
C9	

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION NO. 51951

P:\PLOTS\...\120409\13\13409 - Traditon 1Cell\Engineering\Apple Blossom Trail\Plans\Storm\Sheets\STORMWATER POLLUTION PREVENTION PLAN.dwg, 8/21/2012 2:49:13 PM, xavier_g13a

GENERAL NOTES

1. BENCHMARKS FOR CONSTRUCTION HAVE BEEN PROVIDED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY, SHEETS C2-C7.

2. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF PORT ST. LUCIE, FDOT STANDARDS, AND THE CONSTRUCTION PLANS AND SPECIFICATIONS. WHERE CONFLICTS EXIST, THE CITY OF PORT ST. LUCIE'S STANDARDS SHALL DICTATE. CONTRACTOR SHALL BRING ALL CONFLICTS TO THE ATTENTION OF THE ENGINEER. SUBSTITUTIONS AND DEVIATION FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.

3. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE ENGINEER WILL THEN FORWARD THE DRAWINGS TO THE CITY OF PORT ST. LUCIE FOR THEIR APPROVAL. WATER AND SEWER DRAWINGS SHALL BE FORWARDED, BY THE ENGINEER, TO THE UTILITY COMPANIES FOR THEIR APPROVAL.

4. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND BEFORE BEGINNING ANY CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. ANY PENALTIES, STOP WORK ORDERS OR ADDITIONAL WORK RESULTING FROM THE CONTRACTOR BEING IN VIOLATION OF THE REQUIREMENTS ABOVE SHALL BE FULLY BORNE BY THE CONTRACTOR.

5. THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXCERCISE CAUTION WHEN CROSSING UNDERGROUND UTILITIES, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FIRST. ANY FEES ASSOCIATED WITH UTILITY RELOCATIONS SHALL BE BORNE BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE UTILITIES ARE RELOCATED IN ACCORDANCE WITH RESPECTIVE UTILITY COMPANY STANDARDS. IT IS REQUESTED THAT UTILITY COMPANIES MOVE THEIR PARTICULAR UTILITIES. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

6. AN ONSITE PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN ALL JURISDICTIONAL ENTITIES, INCLUDING, BUT NOT LIMITED TO, CITY OF PORT ST. LUCIE, SFWMD, THE UTILITY COMPANIES, ST. LUCIE COUNTY, THE ENGINEER OF RECORD AND THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

7. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND, INCLUDING LANDSCAPE IRRIGATION SPRINKLERS, SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGES PRIOR TO THE CONSTRUCTION OF THE PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF THE ENGINEER.

8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND AT LEAST 48 HOURS BEFORE REQUIRING INSPECTION ON EACH AND EVERY PHASE OF WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS NOTICE PRIOR TO ANY SCHEDULED TESTING. FINAL TESTING OR PRESSURE TESTING WILL NOT BE ACCEPTED UNLESS WITNESSED BY THE ENGINEER'S REPRESENTATIVE.

9. ALL CONTRACTORS, CITY AND COUNTY REPRESENTATIVES, AND UTILITY COMPANIES ARE RESPONSIBLE FOR THEIR RESPECTIVE SURVEYING AND LAYOUT FROM BENCHMARKS PROVIDED ON THE CONSTRUCTION PLANS. ANY SURVEY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED UPON COMPLETION OF THE WORK BY A REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF FLORIDA.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING ANY CONSTRUCTION ACTIVITIES FROM TAKING PLACE OUTSIDE THE LIMITS OF CONSTRUCTION. ANY ON-SITE OR OFFSITE AREAS DISTURBED SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.

11. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ALL ALL PERMITS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FIVE (5) SETS OF AS-BUILT DRAWINGS PREPARED BY A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF FLORIDA TO THE ENGINEER OF RECORD WITHIN TWO (2) WEEKS AFTER CONSTRUCTION HAS BEEN COMPLETED ON EACH PHASE.

12. ALL DEWATERING COSTS ASSOCIATED WITH THE INSTALLATION AND CONSTRUCTION OF THE UNDERGROUND UTILITIES; STORMWATER PIPES AND MANHOLES; SANITARY SEWER MAINS, MANHOLES, AND STORMWATER MANAGEMENT SYSTEMS SHALL BE INCLUDED AS PART OF THE CONSTRUCTION BID COSTS.

13. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONG SIDE OF AND OVER ALL UTILITIES. THE ENGINEER MAY REQUIRE THAT COMPACTION TESTS BE TAKEN TO VERIFY BACKFILL COMPACTION. THE COST OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CONTRACTOR.

14. CONTRACTOR SHALL PERFORM HIS DUTIES IN SUCH MANNER THAT WILL NOT IMPACT, HINDER OR DETER ANY ON-GOING OPERATIONS ON THE ADJACENT PROPERTIES.

15. FOR MAINTENANCE OF TRAFFIC ISSUES, THE CONTRACTOR SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, (MUTCD, CURRENT EDITION) AND FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 600-670, AS APPLICABLE (CURRENT EDITION).

16. PIPE BACKFILL – REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE F.D.O.T. SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO) T-99 SPECIFICATIONS.

17. UTILITIES – IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY DEVIATION OF UTILITY LOCATIONS FROM WHAT IS SHOWN ON THE PLANS.

18. STORM SEWER PIPE SHALL BE PAID BASED ON MEASUREMENT FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

19. WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.

20. ALL PIPE LENGTHS AND CENTERLINE SLOPE LENGTHS SHOWN ON THESE DRAWINGS ARE SCALED DISTANCES. THE CONTRACTOR SHALL CONFIRM MEASUREMENTS IN THE FIELD AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCY WITH THE DRAWINGS PRIOR TO PERFORMING THE WORK.

21. INLETS AND MANHOLES – ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARDS SPECIFICATIONS, LATEST EDITION AND ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, AND CITY OF PORT ST. LUCIE STANDARDS, LATEST EDITION. ALL INLETS REQUIRE THE GRATE TO BE SECURED TO THE BASIN WITH A CHAIN.

22. REINFORCED CONCRETE PIPE – THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF ASTM C-76 AND WITH THE FDOT SPECIFICATIONS, LATEST EDITION. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.

23. ALL PAVING AND DRAINAGE WORK SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE CITY OF PORT ST. LUCIE LATEST STANDARDS.

24. ANY EXISTING ROADWAY AND/OR UTILITY THAT IS DAMAGED BY THE CONTRACTOR SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER.

25. SUBGRADE – SHALL BE COMPACTED AS NOTED ON THE PLANS AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12" BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "F" CURB & GUTTER OR TYPE "D" CURB. SUBGRADE SHALL BE 12" THICK COMPACTED TO 98% ACCORDING TO AASHTO T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF 10 FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE LIMEROCK BEARING RATIO, TEST METHOD "D" OF AASHTO T-180 SPECIFICATIONS.

26. BASE – APPROVED LOCAL BASE MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 SPECIFICATIONS AND AS CALLED FOR IN FDOT SPECIFICATIONS, LATEST EDITION. BASE SHALL BE PLACED AND COMPACTED IN TWO (2) EQUAL LAYERS.

27. PRIME COAT – BITUMINOUS PRIME COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.25 GALLONS PER SQUARE YARD, UNLESS A LOWER RATE IS DIRECTED BY THE ENGINEER.

28. TACK COAT – BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.

29. SURFACE COURSE – ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION. THE MINIMUM COMPACTED THICKNESS TO BE NOTED ON THE PLANS.

30. PAVEMENT MARKINGS – SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD, LATEST EDITION) AND THE CITY OF PORT ST. LUCIE STANDARDS.

31. CONCRETE – ALL CONCRETE SHALL DEVELOP 2500 PSI (MINIMUM) 28-DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 PSI (MINIMUM) 28-DAY COMPRESSIVE STRENGTH.

32. CONTRACTOR TO OBTAIN ALL REQUIRED DEWATERING PERMITS FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

33. 4" SLEEVES SHALL BE SCHEDULE 80 AND BE PLACED AT 0.00% SLOPE WITH TOP OF PIPE 3.0' BELOW PROFILE GRADE. ENDS OF PIPE SHALL HAVE METAL LOCATORS INSTALLED.

34. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN CHANGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

35. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES SUCH AS TURBIDITY CURTAINS, SILT BARRIERS, AND HAY BALES WHERE NECESSARY IN ORDER TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL WATER QUALITY STANDARDS.

36. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO THE BID PROCESS TO DETERMINE THE METHODS AND EXTENT DEWATERING NECESSARY (IF ANY) AND SHALL INCLUDE METHODS AND COSTS ASSOCIATED WITH DEWATERING IN THE BID.

37. CLEAN UP: THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE OF RUBBISH AND WASTE MATERIALS AND RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS. CLEAN UP AND RESTORATION SHALL BE ACCOMPLISHED ON A CONTINUING BASIS THROUGHOUT THE CONTRACT PERIOD AND IN SUCH A MANNER AS TO MAINTAIN A MINIMUM OF NUISANCE AND INTERFERENCE TO THE GENERAL PUBLIC AND RESIDENTS IN THE VICINITY OF THE WORK. THE CONTRACTOR SHALL ALSO REMOVE, WHEN NO LONGER NEEDED, ALL TEMPORARY STRUCTURES AND EQUIPMENT USED IN HIS OPERATIONS. IT IS THE INTENT OF THIS SPECIFICATION THAT THE CONSTRUCTION AREA AND THOSE OTHER AREAS NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AS NEARLY AS POSSIBLE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.

EARTHWORK AND SITEWORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING OF THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO N.T.P. TO DETERMINE IF ANY OFF SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

3. ALL EXCESS FILL FROM SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH, AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND.

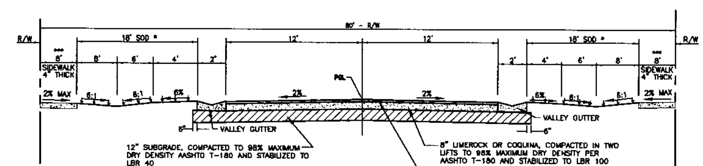
5. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFFSITE, AND MATERIALS TO BE DISPOSED OF OFFSITE, ALL OF WHICH WILL AFFECT THEIR PRICING. ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFFSITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

6. THE CONTRACTOR MUST INSTALL AND MAINTAIN GRASS, SEED AND MULCH, OR SOD ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETED FINAL GRADES, AND AT ANY OTHER TIME AS NECESSARY TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES TO ANY DOWNSTREAM WATER BODY, WETLAND OR OFFSITE PROPERTY. SODDING ON SLOPES 3:1 AND STEEPER SHALL BE STAKED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT COMPLYING WITH APPLICABLE STATE WATER QUALITY STANDARDS DURING CONSTRUCTION AS SPECIFIED IN THE PERMITS. ALL WATER AND WIND EROSION SHALL BE MINIMIZED AS DEFINED IN THE SPECIFICATIONS AND PERMITS. THE SPECIFICATIONS PROVIDE ONLY A MINIMUM REQUIREMENT FOR EROSION AND SEDIMENTATION CONTROL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT CONTROL MEASURES NOT SHOWN IN THE SPECIFICATIONS. ALL COSTS ASSOCIATED WITH TURBIDITY CONTROL AND SEDIMENT STABILIZATION SHALL BE BORNE BY THE CONTRACTOR.

8. THE CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION UNLESS SODDING, OR OTHER MORE READILY EFFECTIVE STABILIZATION PRACTICES ARE SPECIFIED ON THE PLANS.

9. CLEARING AND GRUBBING SHALL BE DISPOSED IN A LEGAL FASHION. PRIOR TO ANY BURNING, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE REGULATORY AGENCIES.



*** CONCRETE SIDEWALK IS PROPOSED ON ONLY ONE SIDE OF APPLE BLOSSOM TRAIL. SEE GEOMETRY PLANS FOR SPECIFIC LOCATION OF SIDEWALK.

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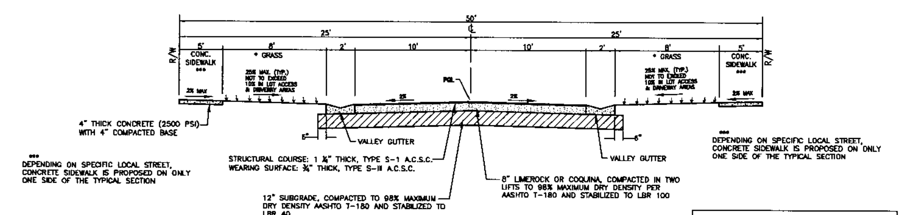
TYPICAL ROAD SECTION - APPLE BLOSSOM TRAIL
STA 83+37.63 - STA 116+09.29

*NOTE:
SEED & MULCH ON COMPACTED SHOULDER TO PATHWAY OR PROPERTY LINE. STABILIZED AS NEEDED TO MIN. FBV OF 75 P.S.I. (6" DEPTH) OR FULL SOD ON COMPACTED SHOULDER TO PATHWAY OR PROPERTY LINE



*** DEPENDING ON SPECIFIC LOCAL STREET, CONCRETE SIDEWALK IS PROPOSED ON ONLY ONE SIDE OF THE TYPICAL SECTION

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TYPICAL ROAD SECTION - LOCAL STREET

WEEPING WILLOW AVENUE
SILVERWOOD AVENUE
BAY BERRY AVENUE
MAPLE TREE LANE
MARIGOLD AVENUE
CYPRESS WOOD CIRCLE
FORESTWOOD AVENUE

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

GENERAL NOTES / TYPICAL SECTION

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
604 COURTLAND STREET SUITE 101, ORLANDO, FLORIDA 32804
PHONE: (407)960-5980 FAX: (407)960-5983

CPC AUTH. NO. 00002936
FILE NO. 120409

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C10

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951

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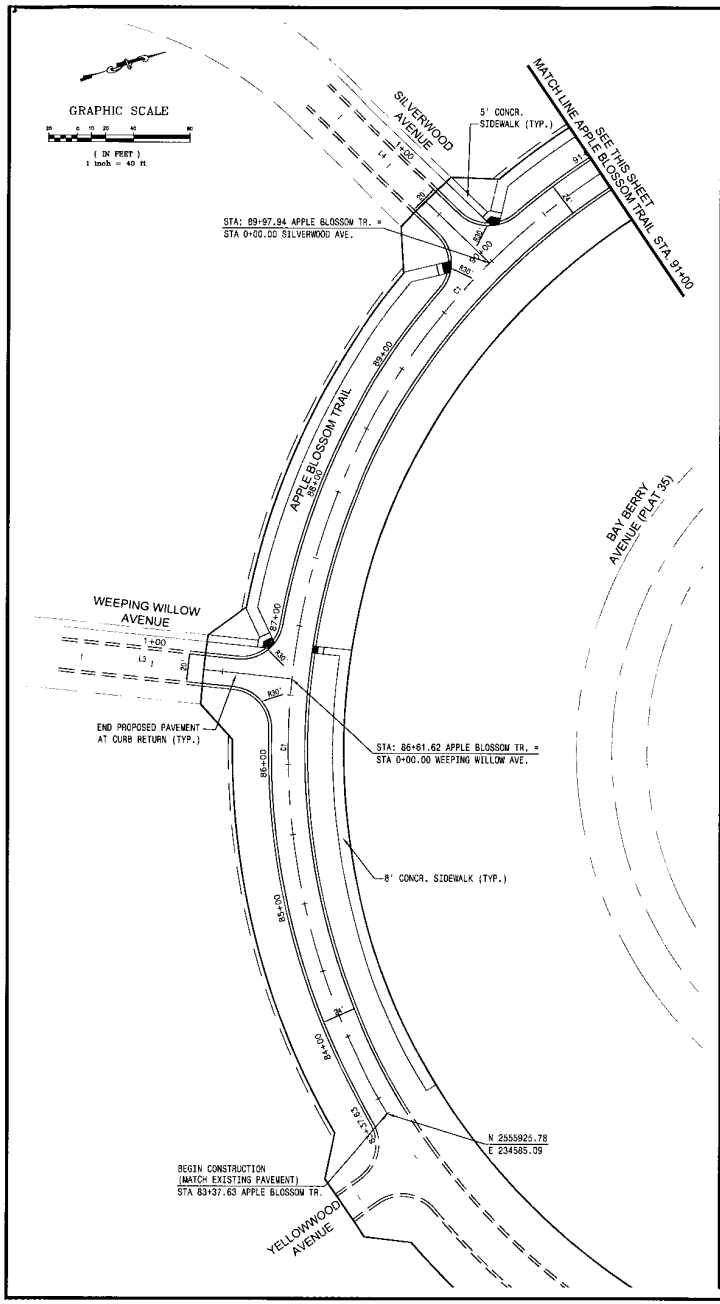

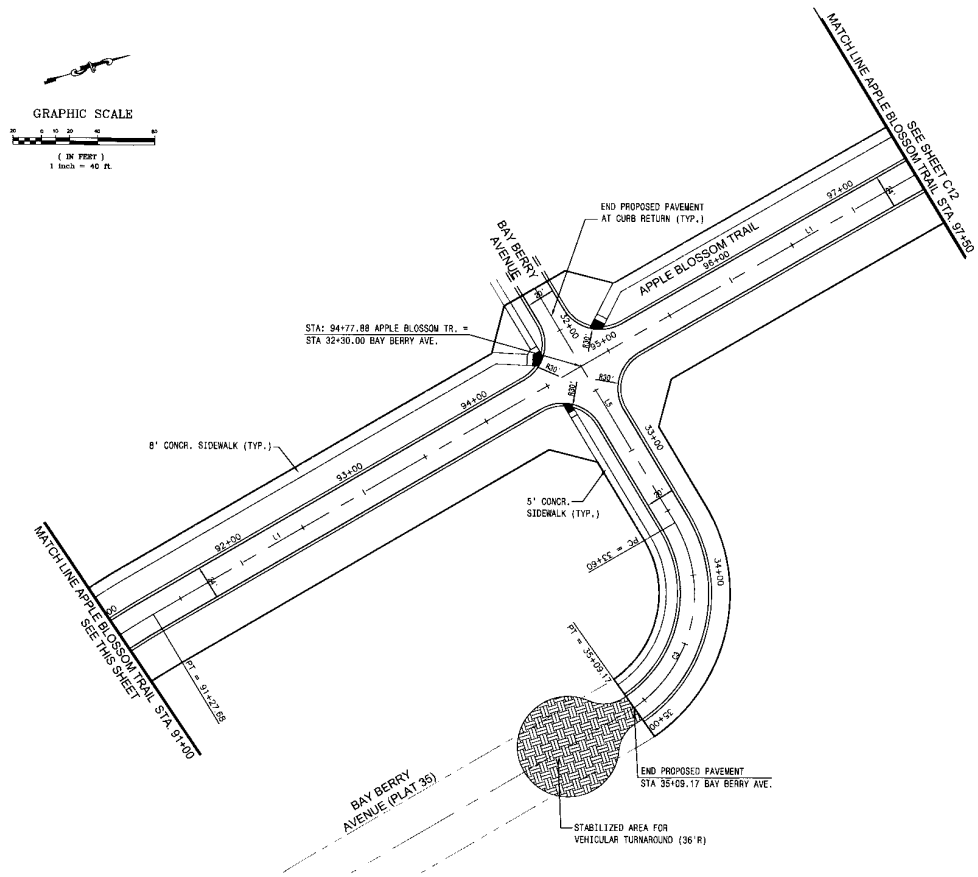

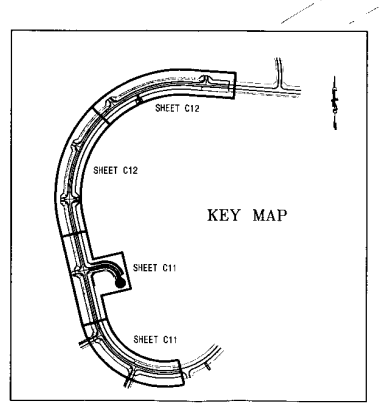

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	89°41'09"	782.66	500.00	497.27
C3	85°27'58"	149.17	100.00	92.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	717.70	N13°12'00"W
L3	165.23	N23°23'36"E
L4	172.29	N61°56'00"E
L5	195.00	N76°48'00"E

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

GEOMETRY PLAN

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
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PHONE: 1(407)660-0400 FAX: 1(407)660-0403

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SCALE:	AS SHOWN
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DESIGNED BY:	XJG

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XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
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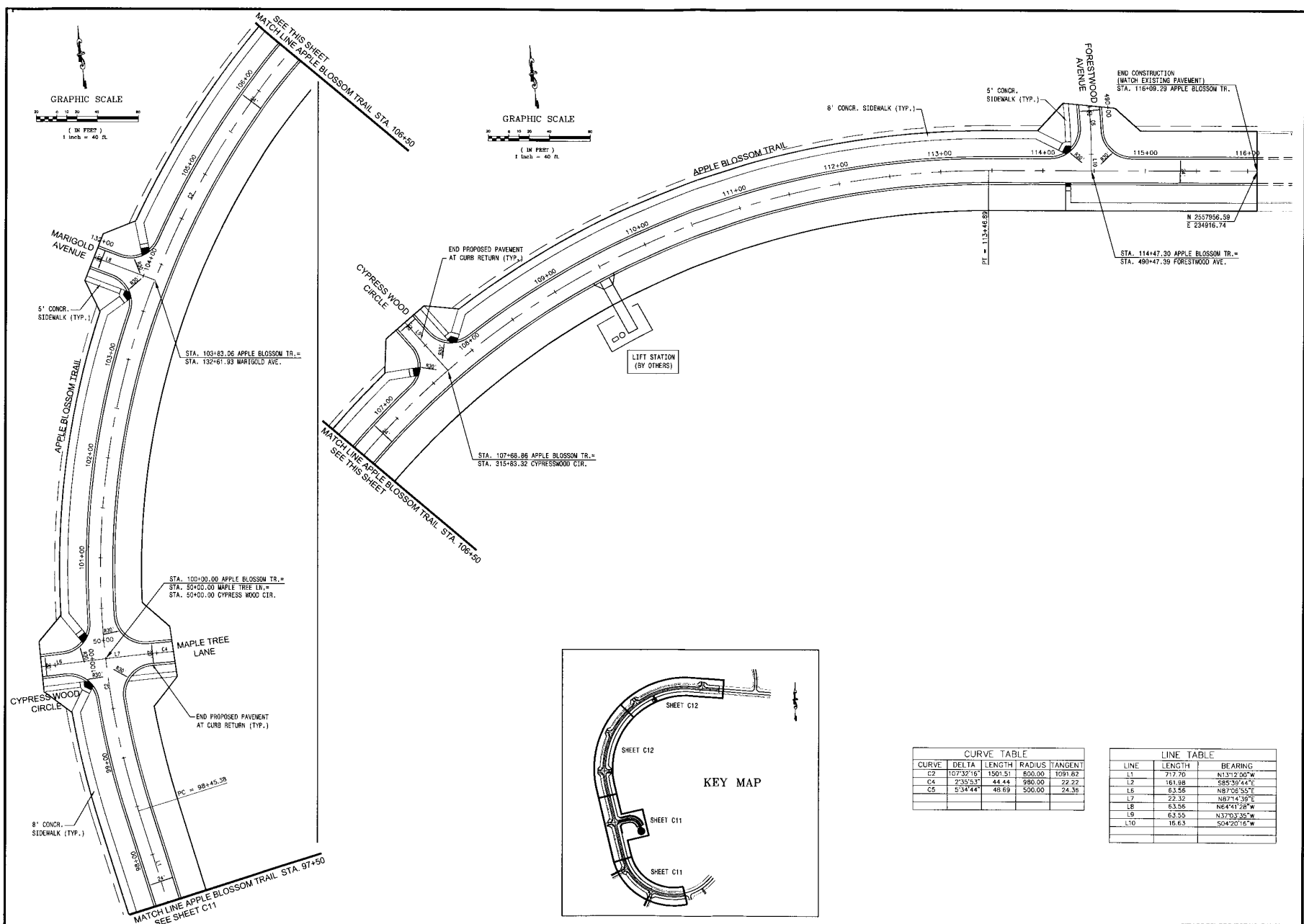

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C2	107°32'16"	1501.51	800.00	1091.82
C4	2°35'53"	44.44	980.00	22.22
C5	5°34'44"	48.69	500.00	24.36

LINE TABLE		
LINE	LENGTH	BEARING
L1	717.70	N13°12'00"W
L2	161.88	S85°39'44"E
L6	63.56	N87°06'55"E
L7	22.32	N87°14'39"E
L8	63.56	N64°41'28"W
L9	63.55	N37°03'35"W
L10	16.63	S04°20'16"W

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

GEOMETRY PLAN

FILE NO. 120409

CARNAHAN-PROCTOR-CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
444 COURTLAND STREET, SUITE 211, ORLANDO, FLORIDA 32804
PHONE: (407) 898-2626 FAX: (407) 898-2626
CPC AUTH. NO. 00002936

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C12

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951

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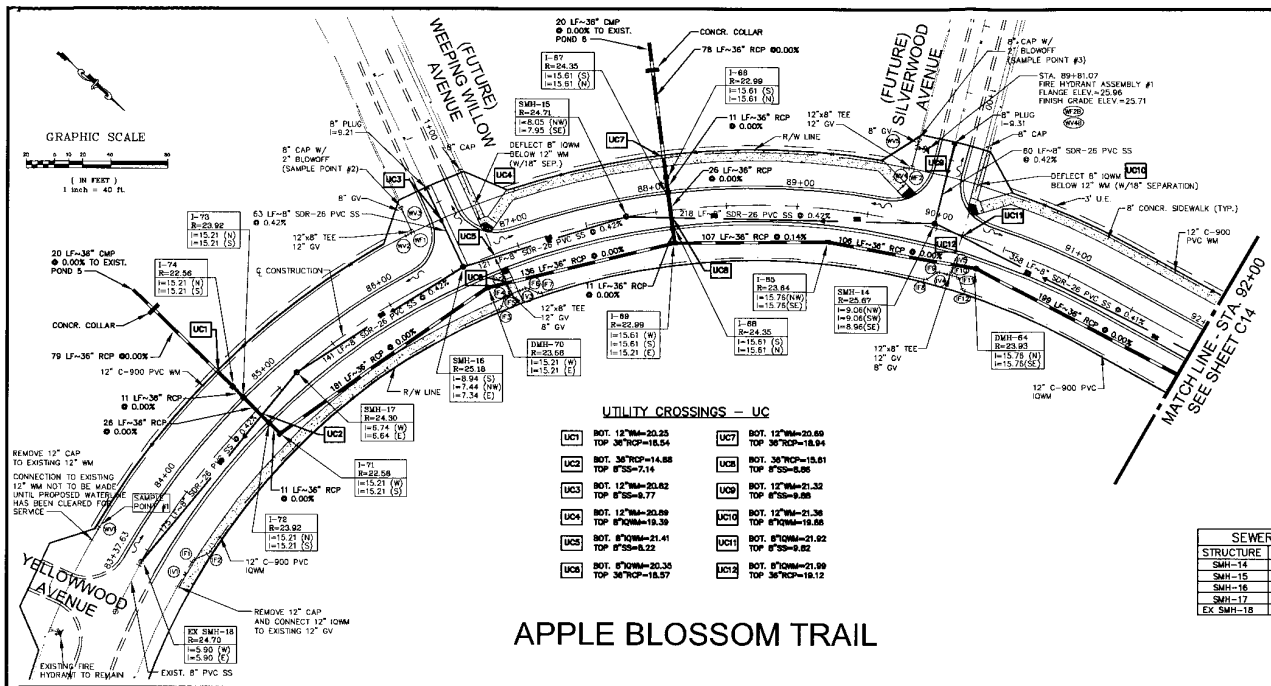
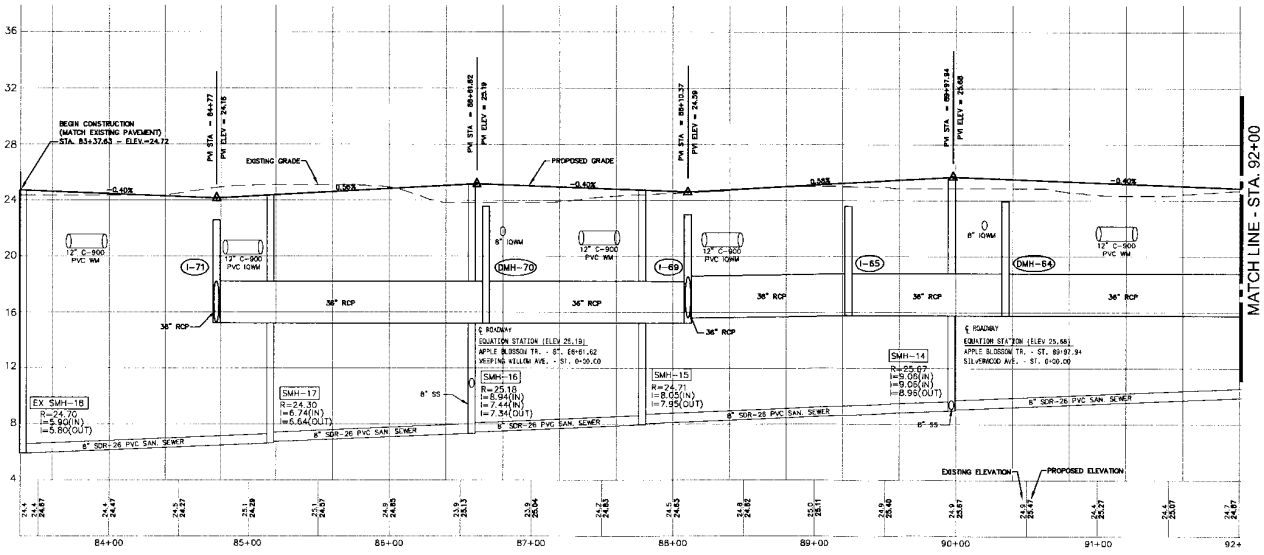
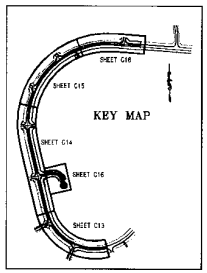


FITTINGS/VALVES CHART					
FITTING/VALVE	TYPE	STATION	OFFSET	TOP OF PIPE	FINISH GRADE
WF1	12"x8"TEE	86+37.49	38.0' (LT)	22.13	25.13
WF2	12"x8"TEE	89+73.79	38.0' (LT)	22.61	25.61
WF2B	8"x6"TEE	89+74.46	53.9' (LT)	22.84	25.84
WV1	12"GV	83+46.64	38.0' (LT)	21.75	24.75
WV2	12"GV	85+33.60	38.0' (LT)	22.10	25.10
WV3	8"GV	86+38.26	55.2' (LT)	22.39	25.39
WV4	12"GV	89+69.52	38.0' (LT)	22.58	25.58
WV4B	6"GV	89+79.07	53.8' (LT)	22.74	25.74
WV5	8"GV	89+74.58	57.3' (LT)	22.90	25.90
IF1	45'BEND	83+60.99	31.0' (RT)	21.44	24.44
IF2	45'BEND	83+71.64	38.1' (RT)	21.65	24.65
IF3	45'BEND	86+71.08	38.0' (RT)	22.22	25.22
IF4	45'BEND	86+77.68	31.0' (RT)	21.94	24.94
IF5	90°x8"TEE	86+82.12	31.1' (RT)	21.92	24.92
IF6	45'BEND	86+95.17	31.0' (RT)	21.86	24.86
IF7	45'BEND	87+02.87	38.0' (RT)	22.09	25.09
IF8	45'BEND	90+02.27	38.1' (RT)	22.73	25.73
IF9	45'BEND	90+09.73	30.1' (RT)	22.27	25.27
IF10	12"x8"TEE	90+19.31	30.0' (RT)	22.23	25.23
IF11	45'BEND	90+25.37	30.0' (RT)	22.21	25.21
IF12	45'BEND	90+32.01	38.0' (RT)	22.61	25.61
IV1	12"GV	83+48.61	31.0' (RT)	21.49	24.49
IV2	8"GV	86+82.05	25.7' (RT)	21.06	24.06
IV3	12"GV	86+90.79	31.0' (RT)	21.88	24.88
IV4	12"GV	90+15.40	30.1' (RT)	22.25	25.25
IV5	8"GV	90+19.17	25.4' (RT)	21.48	24.48

SEWER STRUCTURE CHART		
STRUCTURE	STATION	OFFSET
SMH-14	89+97.94	3.00 (LT)
SMH-15	87+78.95	0.00
SMH-16	86+58.28	0.00
SMH-17	85+16.75	0.00
EX SMH-18	83+40.81	0.00

DRAINAGE STRUCTURE CHART			
STRUCTURE	TYPE	STATION	OFFSET
DMH-64	MH	90+35.97	20.00 (RT)
I-65	TYPE E	89+24.17	24.00 (RT)
I-65	TYPE E	88+10.49	24.00 (LT)
I-67	TYPE V	88+10.37	13.00 (LT)
I-68	TYPE V	88+10.37	13.00 (RT)
I-69	TYPE E	88+10.49	24.00 (RT)
DMH-70	MH	86+68.57	20.50 (RT)
I-71	TYPE E	84+77.04	24.00 (RT)
I-72	TYPE V	84+77.04	13.00 (RT)
I-73	TYPE V	84+77.04	13.00 (LT)
I-74	TYPE E	84+77.04	24.00 (LT)





VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'

ALL ELEVATIONS ARE BASED ON NAVD-88

CITY OF PSL PROJECT NO. P12-080

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

PLAN AND PROFILE
APPLE BLOSSOM TR. - STA. 83+37 to STA. 92+00

NO	DATE	BY	CK'D	REVISIONS
2	10-12-12	DAP	XJG	REV. PER CITY COMMENTS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

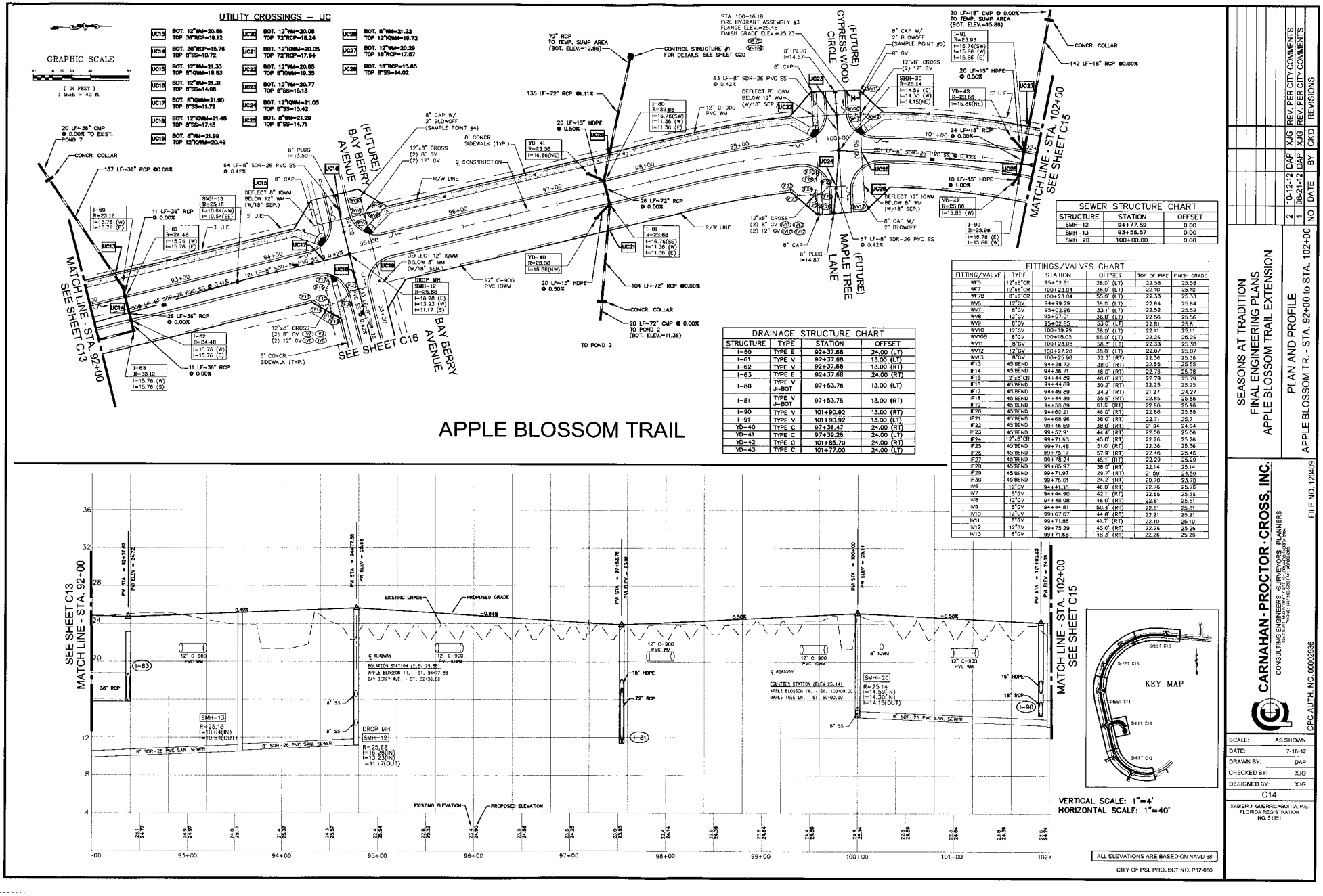
CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS, SURVEYORS, PLANNERS
CPC AUTH. NO. 00002936

FILE NO. 120406

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C13

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION NO. 51951



SEWER STRUCTURE CHART		
STRUCTURE	STATION	OFFSET
SMH-12	94+77.89	0.00
SMH-13	93+56.57	0.00
SMH-20	100+00.00	0.00

DRAINAGE STRUCTURE CHART			
STRUCTURE	TYPE	STATION	OFFSET
I-60	TYPE E	92+37.68	24.00 (LT)
I-61	TYPE V	92+37.68	13.00 (LT)
I-62	TYPE V	92+37.68	13.00 (RT)
I-63	TYPE E	92+37.68	24.00 (RT)
I-80	TYPE V J-BOT	97+53.76	13.00 (LT)
I-81	TYPE V J-BOT	97+53.76	13.00 (RT)
I-90	TYPE V	101+90.92	13.00 (RT)
I-91	TYPE V	101+90.92	13.00 (LT)
YD-40	TYPE C	97+36.47	24.00 (RT)
YD-41	TYPE C	97+39.26	24.00 (LT)
YD-42	TYPE C	101+85.70	24.00 (RT)
YD-43	TYPE C	101+77.00	24.00 (LT)

FITTINGS/VALVES CHART					
FITTING/VALVE	TYPE	STATION	OFFSET	TOP OF PIPE	FINISH GRADE
WF5	12"x8"CR	95+02.81	38.0' (LT)	22.58	25.58
WF7	12"x8"CR	100+23.04	38.0' (LT)	22.10	25.10
WF7B	8"x6"CR	100+23.04	55.0' (LT)	22.33	25.33
WV5	12"GV	94+99.29	38.0' (LT)	22.64	25.64
WV7	8"GV	95+02.96	33.1' (LT)	22.52	25.52
WV8	12"GV	95+07.01	38.0' (LT)	22.56	25.56
WV9	8"GV	95+02.85	53.0' (LT)	22.81	25.81
WV10	12"GV	100+19.29	38.0' (LT)	22.11	25.11
WV10B	8"GV	100+18.05	55.0' (LT)	22.25	25.25
WV11	8"GV	100+23.08	58.3' (LT)	22.38	25.38
WV12	12"GV	100+27.26	38.0' (LT)	22.07	25.07
WV13	8"GV	100+25.96	52.3' (RT)	22.36	25.36
IF13	45°BEND	94+28.72	38.0' (RT)	22.55	25.55
IF14	45°BEND	94+36.71	46.0' (RT)	22.78	25.78
IF15	12"x8"CR	94+44.89	46.0' (RT)	22.79	25.79
IF16	45°BEND	94+44.89	30.2' (RT)	22.25	25.25
IF17	45°BEND	94+49.89	24.2' (RT)	21.27	24.27
IF18	45°BEND	94+44.89	55.6' (RT)	22.85	25.85
IF19	45°BEND	94+50.89	61.6' (RT)	22.96	25.96
IF20	45°BEND	94+60.21	46.0' (RT)	22.86	25.86
IF21	45°BEND	94+66.96	38.0' (RT)	22.71	25.71
IF22	45°BEND	99+46.69	38.0' (RT)	21.94	24.94
IF23	45°BEND	99+52.91	44.4' (RT)	22.06	25.06
IF24	12"x8"CR	99+71.53	45.0' (RT)	22.26	25.26
IF25	45°BEND	99+71.48	51.0' (RT)	22.36	25.36
IF26	45°BEND	99+75.17	57.9' (RT)	22.46	25.46
IF27	45°BEND	99+78.24	45.1' (RT)	22.29	25.29
IF28	45°BEND	99+85.97	38.0' (RT)	22.14	25.14
IF29	45°BEND	99+71.97	29.7' (RT)	21.59	24.59
IF30	45°BEND	99+76.61	24.2' (RT)	20.70	23.70
IV6	12"GV	94+41.35	46.0' (RT)	22.76	25.76
IV7	8"GV	94+44.90	42.1' (RT)	22.66	25.86
IV8	12"GV	94+46.98	46.0' (RT)	22.81	25.81
IV9	8"GV	94+44.81	50.4' (RT)	22.81	25.81
IV10	12"GV	99+67.67	44.8' (RT)	22.21	25.21
IV11	8"GV	99+71.86	41.7' (RT)	22.10	25.10
IV12	12"GV	99+75.29	45.0' (RT)	22.26	25.26
IV13	8"GV	99+71.68	48.3' (RT)	22.26	25.26

APPLE BLOSSOM TRAIL

VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'

ALL ELEVATIONS ARE BASED ON NAVD-88

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
2	10-12-12	DAP	XJG	REV. PER CITY COMMENTS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

PLAN AND PROFILE
APPLE BLOSSOM TR. - STA. 92+00 to STA. 102+00

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
544 CROUSE AVENUE, SUITE 100 · NAPLES, FLORIDA 34102
PHONE: (239) 430-0660 · FAX: (239) 430-0664

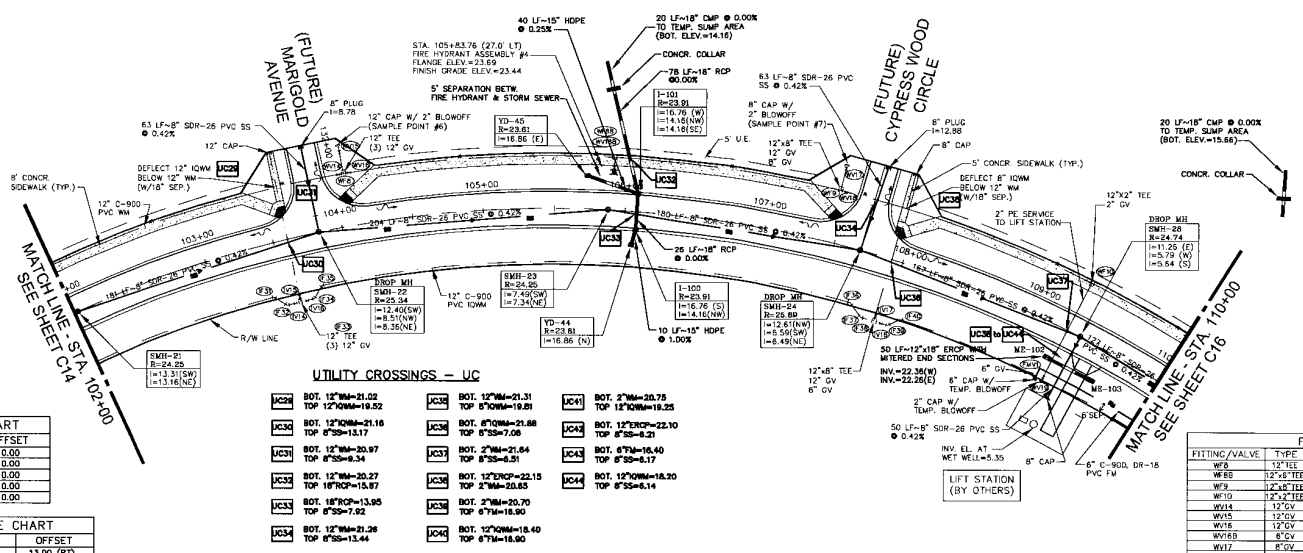
FILE NO. 120409

CPC AUTH. NO. 00002936

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C14

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION NO. 51951



UTILITY CROSSINGS – UC

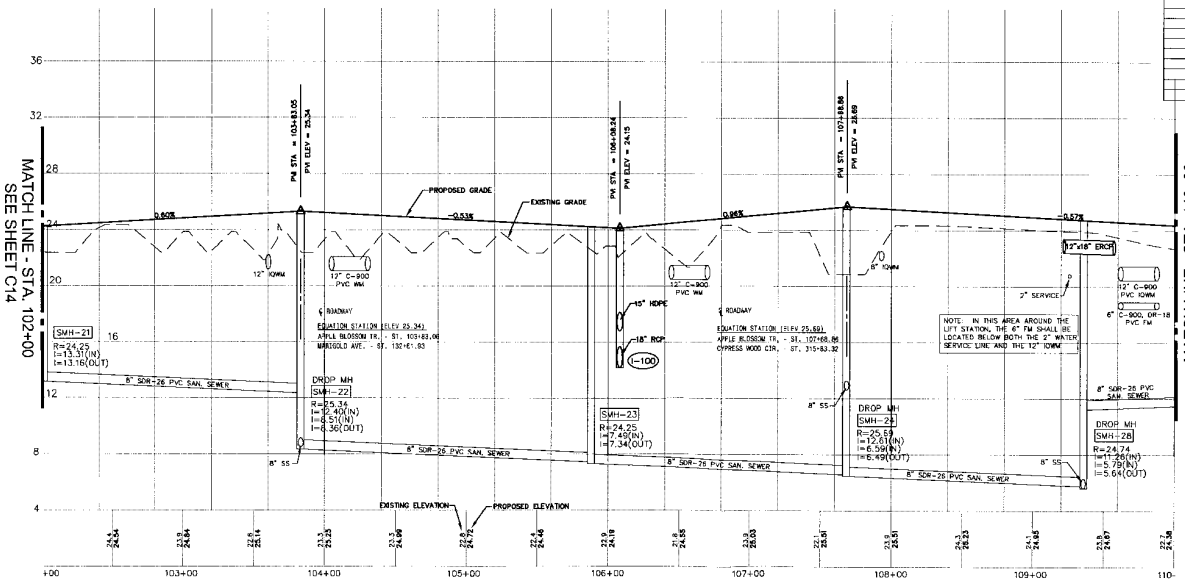
UC29	BOT. 12"WM=21.02 TOP 12"IQWM=19.52	UC35	BOT. 12"WM=21.31 TOP 8"IQWM=19.81	UC41	BOT. 2"WM=20.75 TOP 12"IQWM=19.25
UC30	BOT. 12"IQWM=21.16 TOP 8"SS=13.17	UC36	BOT. 8"IQWM=21.68 TOP 8"SS=7.06	UC42	BOT. 12"ERCP=22.10 TOP 8"SS=8.21
UC31	BOT. 12"WM=20.97 TOP 8"SS=9.34	UC37	BOT. 2"WM=21.64 TOP 8"SS=8.51	UC43	BOT. 6"FM=16.40 TOP 8"SS=8.17
UC32	BOT. 12"WM=20.27 TOP 18"RCP=15.87	UC38	BOT. 12"ERCP=22.15 TOP 2"WM=20.65	UC44	BOT. 12"IQWM=18.20 TOP 8"SS=8.14
UC33	BOT. 18"RCP=13.95 TOP 8"SS=7.02	UC39	BOT. 2"WM=20.70 TOP 6"FM=16.90		
UC34	BOT. 12"WM=21.26 TOP 8"SS=13.44	UC40	BOT. 12"IQWM=18.40 TOP 6"FM=16.90		

SEWER STRUCTURE CHART		
STRUCTURE	STATION	OFFSET
SMH-21	102+02.01	0.00
SMH-22	103+83.06	0.00
SMH-23	105+88.01	0.00
SMH-24	107+68.87	0.00
SMH-28	109+36.19	0.00

DRAINAGE STRUCTURE CHART			
STRUCTURE	TYPE	STATION	OFFSET
I-100	TYPE V	106+08.24	13.00 (RT)
I-101	TYPE V	106+08.24	13.00 (LT)
ME-102	MES	109+22.68	24.00 (RT)
ME-103	MES	109+57.22	24.00 (RT)
YD-44	TYPE C	106+06.63	24.00 (RT)
YD-45	TYPE C	105+72.91	24.00 (LT)

APPLE BLOSSOM TRAIL

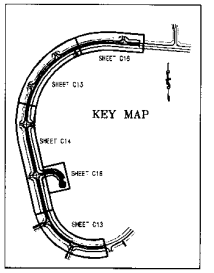
FITTINGS/VALVES CHART					
FITTING/VALVE	TYPE	STATION	OFFSET	TOP OF PIPE	FINISH GRADE
WF8	12"TEE	104+07.42	38.0' (LT)	22.28	25.28
WF8B	12"x6"TEE	105+90.77	38.0' (LT)	20.88	23.88
WF9	12"x8"TEE	107+44.93	38.0' (LT)	22.53	25.53
WF10	12"x2"TEE	109+26.06	38.0' (LT)	21.87	24.87
WV14	12"GV	104+03.88	38.0' (LT)	22.30	25.30
WV15	12"GV	104+07.33	53.8' (LT)	22.45	25.46
WV16	12"GV	104+11.26	38.0' (LT)	22.25	25.26
WV16B	6"GV	105+90.77	29.0' (LT)	20.46	23.46
WV17	8"GV	107+45.01	54.1' (LT)	22.80	25.80
WV18	12"GV	107+49.07	38.0' (LT)	22.57	25.57
WV19	2"GV	109+26.17	37.8' (RT)	21.84	24.84
IF31	45'BEND	103+40.42	38.0' (RT)	22.15	25.15
IF32	45'BEND	103+48.08	45.0' (RT)	22.36	25.36
IF33	12"TEE	103+58.70	46.0' (RT)	22.41	25.47
IF34	45'BEND	103+59.31	46.0' (RT)	22.46	25.46
IF35	45'BEND	103+76.90	38.0' (RT)	22.37	25.37
IF36	45'BEND	107+72.35	38.0' (RT)	22.71	25.71
IF37	45'BEND	107+82.66	45.0' (RT)	22.81	25.81
IF38	12"x8"TEE	107+93.28	46.0' (RT)	22.76	25.76
IF39	45'BEND	108+03.69	46.0' (RT)	22.71	25.71
IF40	45'BEND	108+13.46	39.0' (RT)	22.54	25.54
IV14	12"GV	103+54.82	45.8' (RT)	22.36	25.36
IV15	12"GV	103+58.71	41.7' (RT)	22.31	25.31
IV16	12"GV	103+63.94	46.0' (RT)	22.46	25.46
IV17	8"GV	107+93.18	41.9' (RT)	22.66	25.66
IV18	12"GV	107+98.33	46.0' (RT)	22.71	25.71
FMV1	6"GV	109+21.01	37.2' (RT)	21.02	24.92



VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'

ALL ELEVATIONS ARE BASED ON NAVD-88

CITY OF PSL PROJECT NO. P12-080



NO	DATE	BY	CK'D	REVISIONS
2.	10-12-12	DAP	XJG	REV. PER CITY COMMENTS
1.	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

PLAN AND PROFILE
APPLE BLOSSOM TR. - STA. 102+00 to STA. 110+00

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
FILE NO. 12046
CPC AUTH. NO. 00002936

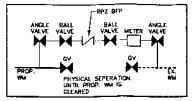
SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C15

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION NO. 51951

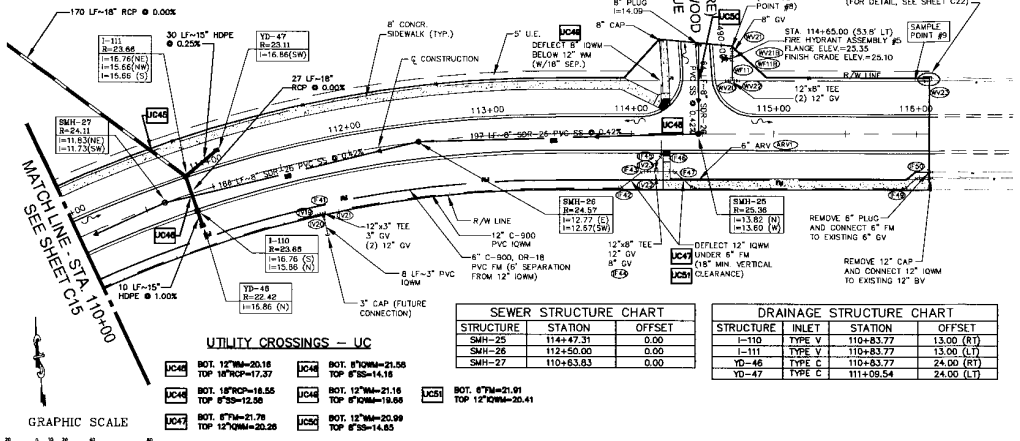
FITTINGS/VALVES CHART					
FITTING/VALVE	TYPE	STATION	OFFSET	TOP OF PIPE	FINISH GRADE
WF11	12"x8"TEE	114+70.83	38.0' (LT)	22.24	25.24
WF11B	8"x6"TEE	114+70.83	54.0' (LT)	22.18	25.18
WV20	12"GV	114+67.14	38.0' (LT)	22.27	25.27
WV21	8"GV	114+70.78	58.2' (LT)	22.53	25.53
WV21B	6"GV	114+67.04	53.8' (LT)	22.13	25.13
WV22	12"GV	114+74.75	38.0' (LT)	22.21	25.21
WV23	12"GV	116+06.77	38.0' (LT)	21.15	24.15
IF41	12"x3"TEE	111+72.39	39.0' (RT)	21.35	24.35
IF42	45°BEND	113+92.44	39.0' (RT)	22.23	25.23
IF43	45°BEND	114+07.80	27.0' (RT)	19.36	24.36
IF44	12"x8"TEE	114+17.28	27.0' (RT)	19.40	24.40
IF45	45°BEND	114+17.28	20.7' (RT)	19.49	24.49
IF46	45°BEND	114+21.00	16.2' (RT)	20.02	25.02
IF47	45°BEND	114+30.54	27.0' (RT)	19.45	24.45

FITTING/VALVE	TYPE	STATION	OFFSET	TOP OF PIPE	FINISH GRADE
IF48	45°BEND	114+43.25	39.0' (RT)	22.43	25.43
IF49	45°BEND	113+91.78	39.0' (RT)	21.29	24.29
IF50	45°BEND	116+00.89	31.0' (RT)	20.94	23.94
IV19	12"GV	111+67.24	39.0' (RT)	21.33	24.33
IV20	12"GV	111+72.33	42.2' (RT)	21.36	24.36
IV21	12"GV	111+78.45	39.0' (RT)	21.38	24.38
IV22	12"GV	114+12.36	27.0' (RT)	19.38	24.38
IV23	8"GV	114+17.24	23.4' (RT)	18.97	23.97
ARV1	6"ARV	114+47.31	33.0' (RT)	22.41	25.46



REMOVE 12" CAP AND CONNECT 12" WM TO EXISTING 12" WM

TEMPORARY JUMPER ASSEMBLY WITH BACKFLOW PREVENTION (FOR DETAIL, SEE SHEET C22)



UTILITY CROSSINGS – UC

UC45	BOT. 12"IW=20.16 TOP 18"RCP=17.37	UC46	BOT. 8"IQWM=21.56 TOP 8"SS=14.16
UC46	BOT. 18"RCP=16.55 TOP 8"SS=12.56	UC48	BOT. 12"IW=21.16 TOP 8"IQWM=19.66
UC47	BOT. 8"FM=21.78 TOP 12"IQWM=20.26	UC50	BOT. 12"IW=20.99 TOP 8"SS=14.85
UC51	BOT. 6"FM=21.91 TOP 12"IQWM=20.41		

SEWER STRUCTURE CHART		
STRUCTURE	STATION	OFFSET
SMH-25	114+47.31	0.00
SMH-26	112+50.00	0.00
SMH-27	110+83.83	0.00

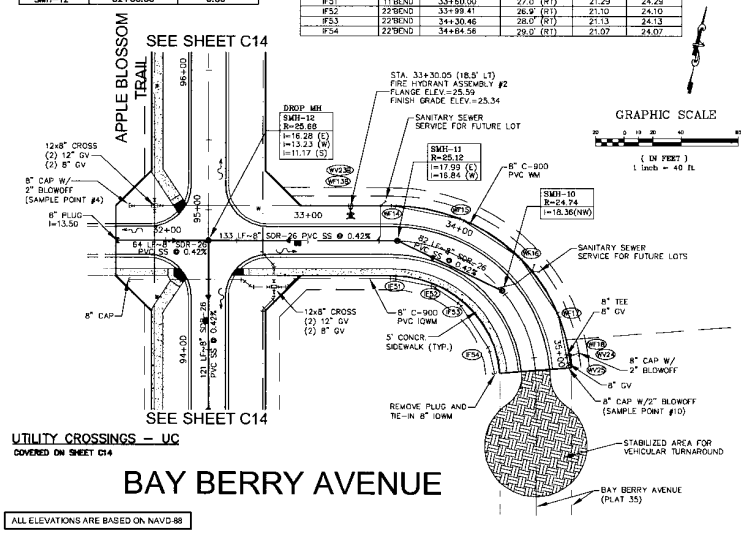
DRAINAGE STRUCTURE CHART			
STRUCTURE	INLET	STATION	OFFSET
I-110	TYPE V	110+83.77	13.00 (RT)
I-111	TYPE V	110+83.77	13.00 (LT)
YD-46	TYPE C	110+83.77	24.00 (RT)
YD-47	TYPE C	111+09.54	24.00 (LT)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

APPLE BLOSSOM TRAIL

FITTINGS/VALVES CHART					
FITTING/VALVE	TYPE	STATION	OFFSET	TOP OF PIPE	FINISH GRADE
WF13B	8"x6"TEE	33+29.93	25.0' (LT)	22.49	25.49
WF14	11°BEND	33+80.00	25.0' (LT)	21.47	24.47
WF15	22°BEND	33+99.27	25.0' (LT)	21.34	24.34
WF16	22°BEND	34+38.57	25.0' (LT)	21.02	24.02
WF17	22°BEND	34+77.85	25.0' (LT)	21.29	24.29
WF18	6"TEE	35+52.28	22.8' (LT)	20.53	23.53
WV23B	8"GV	33+29.99	20.5' (LT)	22.38	25.38
WV24	8"GV	35+02.09	27.0' (LT)	21.60	24.60
WV25	8"GV	35+07.06	23.2' (LT)	21.71	24.71
IF51	11°BEND	33+80.00	27.0' (RT)	21.29	24.29
IF52	22°BEND	33+99.41	26.9' (RT)	21.10	24.10
IF53	22°BEND	34+30.46	28.0' (RT)	21.13	24.13
IF54	22°BEND	34+84.56	29.0' (RT)	21.07	24.07

SEWER STRUCTURE CHART		
STRUCTURE	STATION	OFFSET
SMH-10	34+47.04	0.00
SMH-11	33+63.00	0.00
SMH-12	32+30.00	0.00

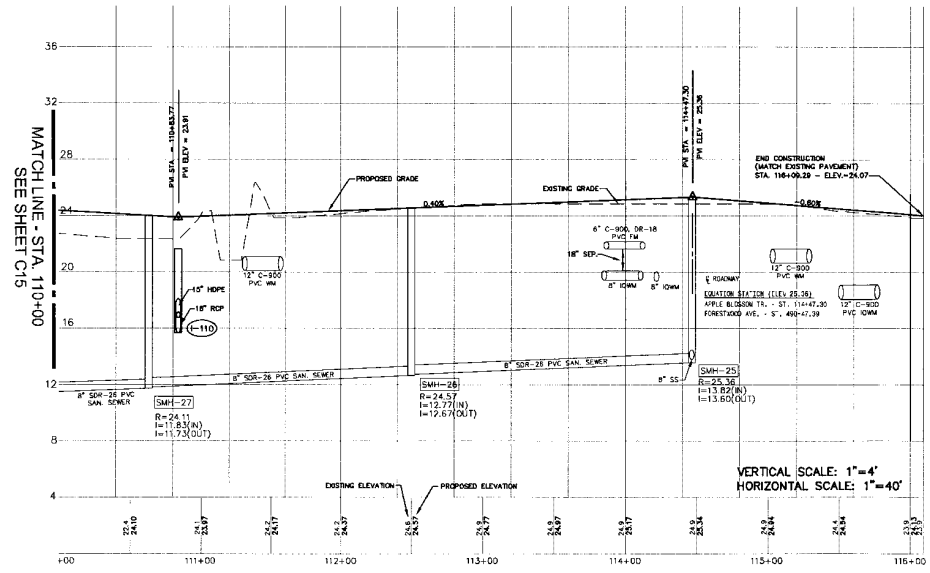


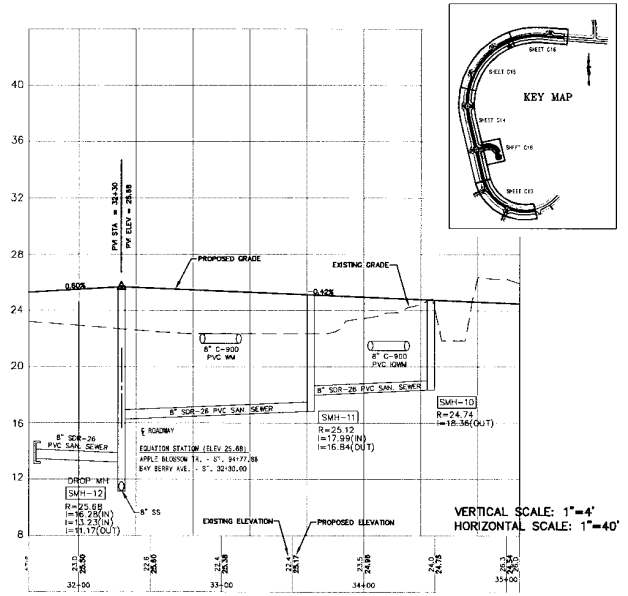
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

UTILITY CROSSINGS – UC
COVERED ON SHEET C14

BAY BERRY AVENUE

ALL ELEVATIONS ARE BASED ON NAVD-88





CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CKD	REVISIONS
3	10-12-12	DAP	XJG	REV. PER CITY COMMENTS
2	10-1-12	DAP	XJG	REV. PER CITY COMMENTS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

PLAN AND PROFILE
APPLE BLOSSOM TR. - STA. 110+00 to STA. 116+09

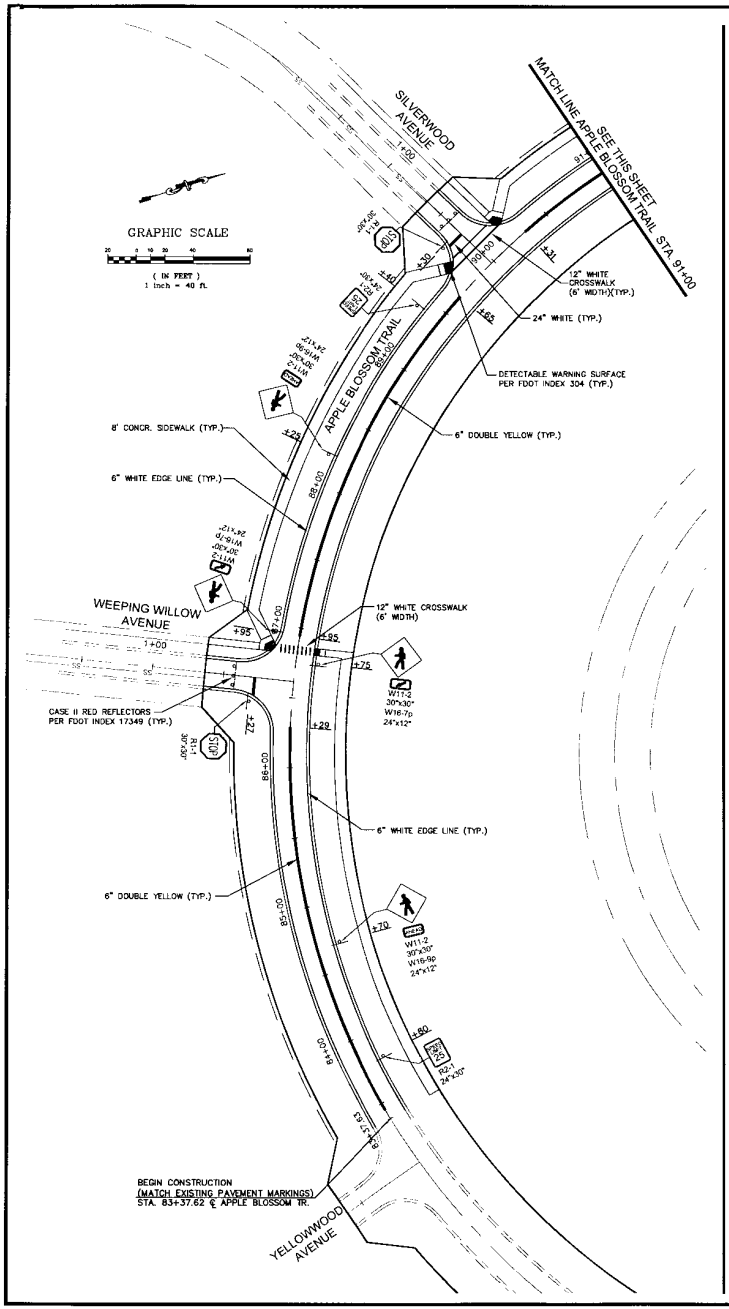
CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS, SURVEYORS, PLANNERS
CPC AUTH. NO. 00002936

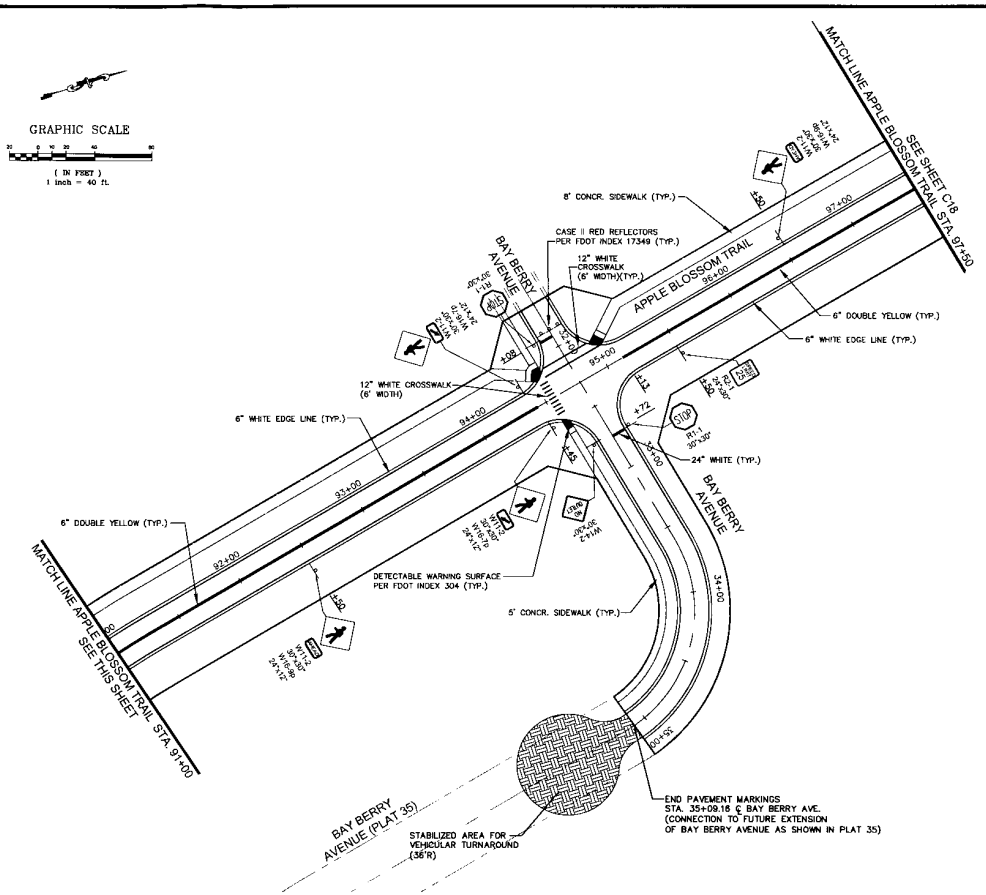
FILE NO. 120409

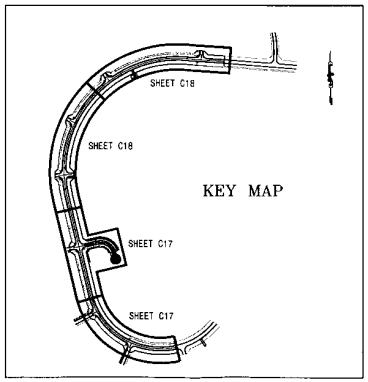
SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C16

XAVIER J. GUERRERO-OTTA, P.E.
FLORIDA REGISTRATION NO. 51951







GENERAL NOTES

1. ALL SIGNS SHALL MEET FDOT AND MUTCD SPECIFICATIONS FOR FACE OF SIGN, LOCATION AND POLE MOUNTING HEIGHT.
2. PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER AND THE CITY OF PORT ST. LUCIE FOR APPROVAL.
3. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
4. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED OUTSIDE OF THE REQUIRED CLEAR ZONE.
6. ALL STOP BARS TO BE A MINIMUM OF 4 FEET BEHIND CROSSWALK OR SIDEWALK.

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

SIGNING AND PAVEMENT MARKING PLAN

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
1400 CENTRE CIRCLE · SUITE 205 · FORT MYERS, FLORIDA 33907
PHONE: (239) 936-1302 FAX: (239) 936-1331

FILE NO. 120409

CPC AUTH. NO. 00002836

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C17

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951

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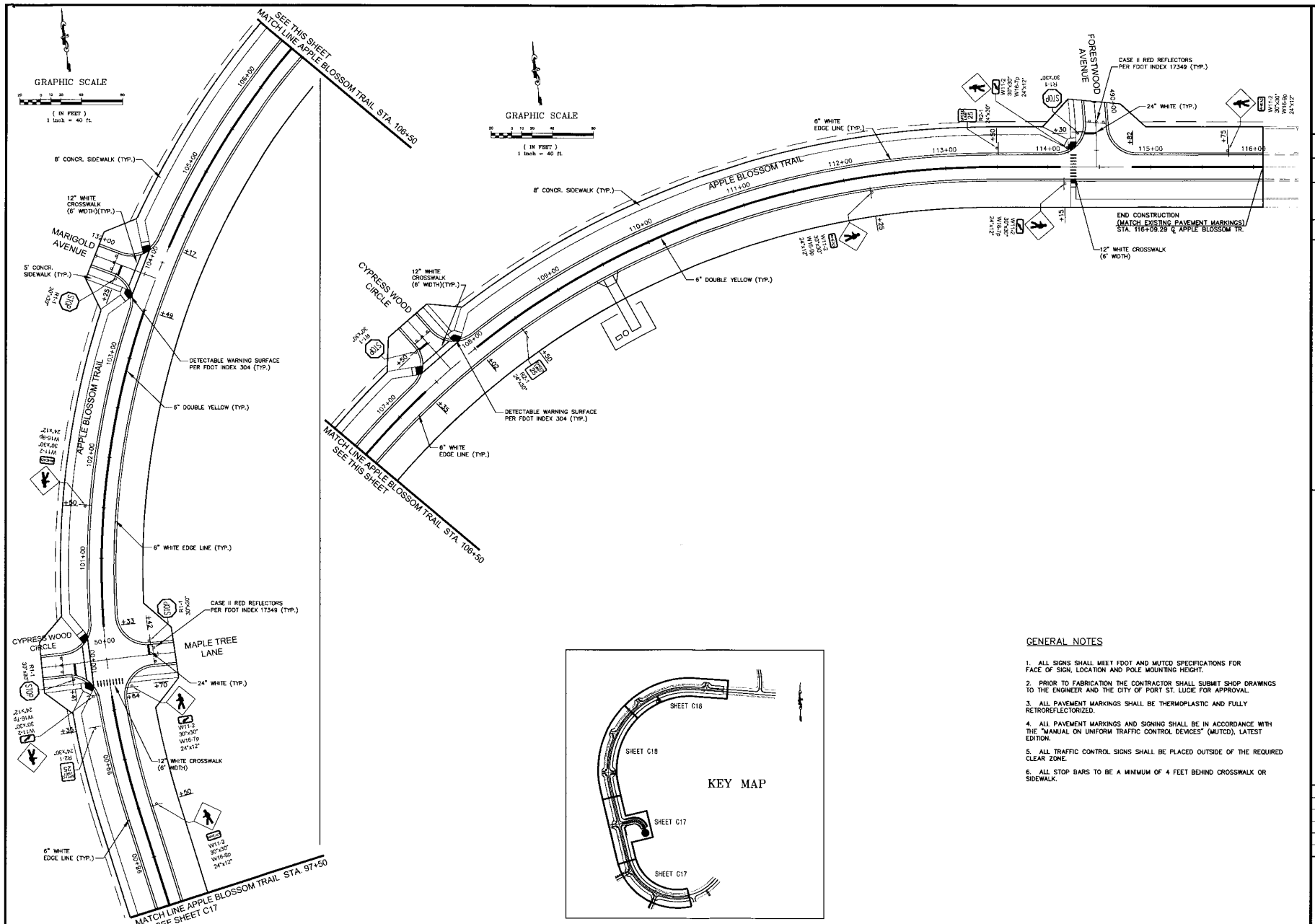


GENERAL NOTES

1. ALL SIGNS SHALL MEET FDOT AND MUTCD SPECIFICATIONS FOR FACE OF SIGN, LOCATION AND POLE MOUNTING HEIGHT.
2. PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER AND THE CITY OF PORT ST. LUCIE FOR APPROVAL.
3. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
4. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.
5. ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED OUTSIDE OF THE REQUIRED CLEAR ZONE.
6. ALL STOP BARS TO BE A MINIMUM OF 4 FEET BEHIND CROSSWALK OR SIDEWALK.

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

SIGNING AND PAVEMENT MARKING PLAN

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
844 COURTLAND STREET · SUITE 101 · ORLANDO, FLORIDA 32804
PHONE: 407-999-0000 FAX: 407-999-0003

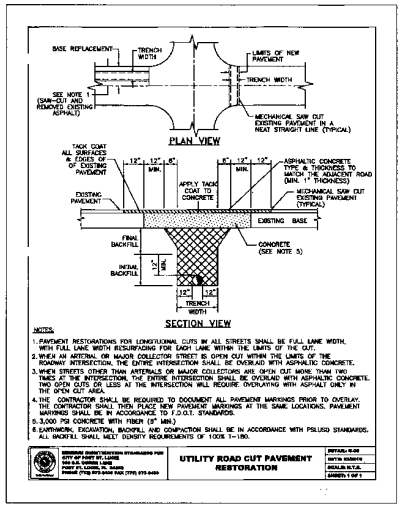
CPC AUTH. NO. 00002936

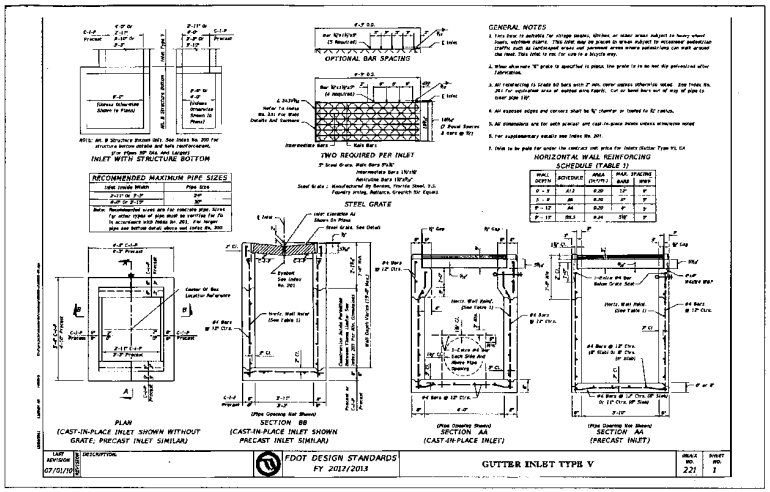
FILE NO. 120409

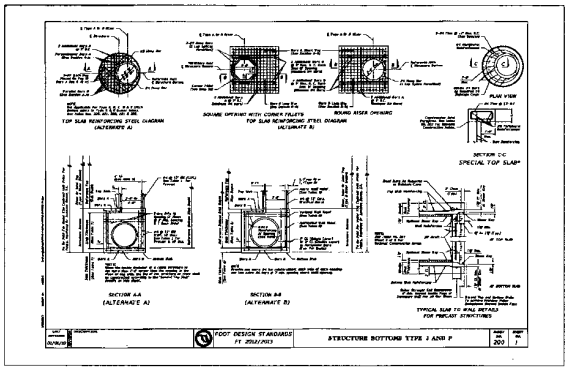
SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

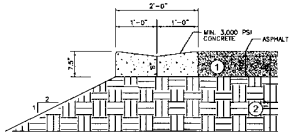
C18

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951









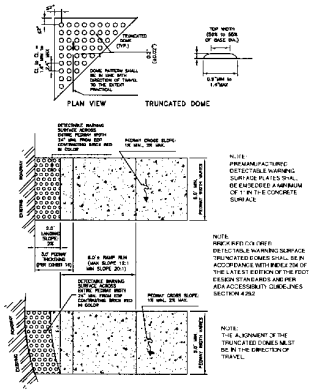
GENERAL NOTES:

1. 8" LIMEROCK OR COQUINA, COMPACTED IN TWO LIFTS TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180.
2. 12" SUBGRADE, COMPACTED TO 98% MAXIMUM DRY DENSITY AASHTO T-180 AND STABILIZED TO LBR 40.

ADDITIONAL CURBING NOTES:

1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. ALL CURBS SHALL BE POURED MONOLITHICALLY.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

VALLEY GUTTER



DETECTABLE WARNING SURFACE

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

ROADWAY / DRAINAGE DETAILS

NO	DATE	BY	CKD	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

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NO. 51951

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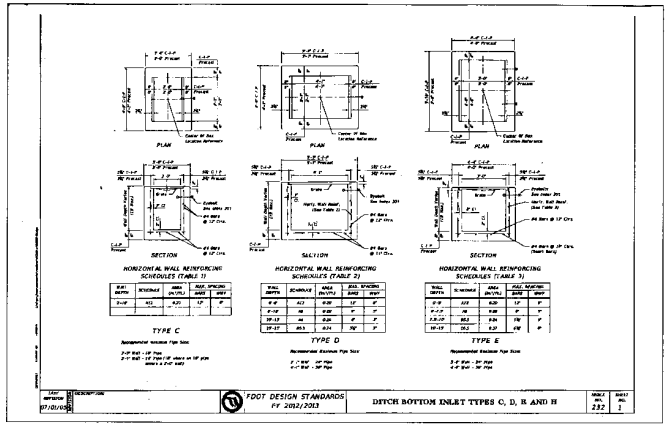
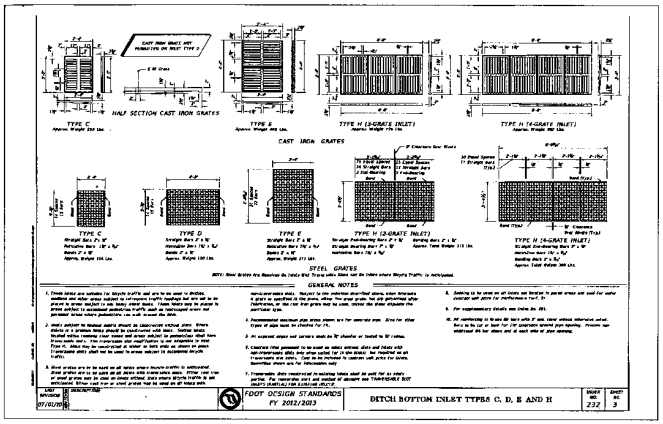
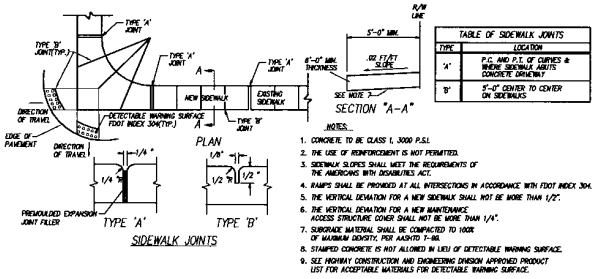
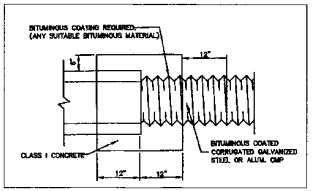


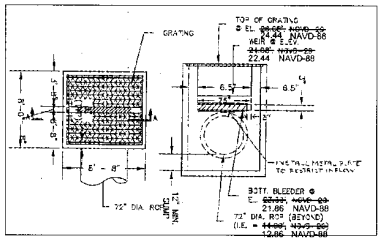




SIDEWALK DETAIL



CONCRETE COLLAR DETAIL



CONTROL STRUCTURE #1

CITY OF PSL PROJECT NO. P12-080

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

ROADWAY / DRAINAGE DETAILS

NO	DATE	BY	CKD	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS, SURVEYORS, PLANNERS
FILE NO. 120409
CPC AUTH. NO. 00002936

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CHECKED BY:	XJG
DESIGNED BY:	XJG

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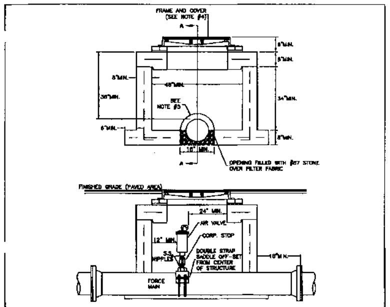
XAVIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951



NOTES:

1. THE AIR VALVE SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL ONLY WHEN PRIOR APPROVAL HAS BEEN OBTAINED FROM PSLUSD IN WRITING.

2. AIR VALVE SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED AND PER THE QUALIFIED PRODUCTS LIST (QPL). FORCE MAINS REQUIRE 2" MINIMUM.

3. THE ACCESS MANHOLE SHALL MEET THE SPECIFICATIONS OF THE UTILITY STANDARDS MANUAL AND CONFORM TO ASTMC-478.

4. A HINGED COVER AND FRAME SHALL BE PROVIDED PER QPL FOR A MINIMUM OPENING OF 32". THE COVER SHALL NOT HAVE A GASKET, SO THAT AIR CAN EXIT THE MANHOLE AND SHALL BE MARKED "SEWER AIR".

5. A CLEARANCE OF 2" SHALL BE MAINTAINED BETWEEN THE FORCE MAIN AND THE MANHOLE. THERE SHALL BE NO PIPE JOINTS WITHIN THE MANHOLE.

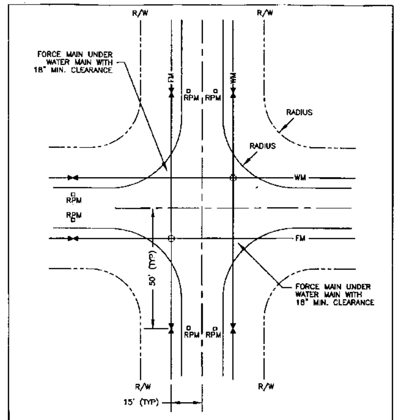
6. A LARGER MANHOLE WILL BE REQUIRED FOR PIPES LARGER THAN 12":

PIPE SIZE	MANHOLE DIAMETER
16"-24"	60"
30"-42"	72"

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

FORCE MAIN AIR VALVE AND ACCESS MANHOLE

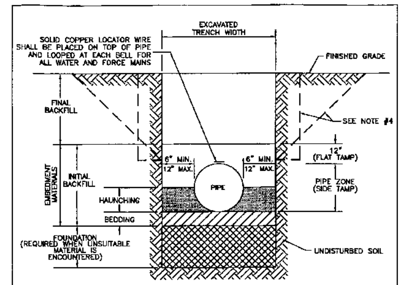
DETAIL: WW-06 | DATE: 03/2010 | SCALE: N.T.S. | SHEET: 1 OF 1



NOTES:
1. REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE PER PSLUSD SPECIFICATIONS. WATER RPM'S "BLUE" AND SEWER RPM'S "GREEN".
2. RPM NOT TO BE INSTALLED IN CROSSWALKS OR PEDESTRIAN WALKWAYS.
3. WIDER RIGHTS-OF-WAY MAY REQUIRE ADJUSTMENT OF VALVE LOCATIONS.

VALVE LOCATION GUIDELINES FOR INTERSECTIONS

DETAIL: G-03 | DATE: 03/2010 | SCALE: N.T.S. | SHEET: 1 OF 1



NOTES:

1. FOR TRENCHES REQUIRING SHEETING, SHORING, STAY BRACING, TRENCH JACKS OR TRENCH BOX, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SUPPORTS.

2. 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.

3. 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.

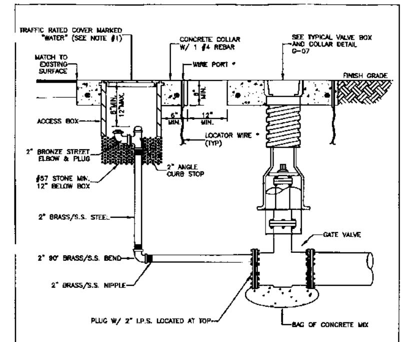
4. THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

5. AN APPROVED LOCATOR WIRE SHALL BE USED PER THE QUALIFIED PRODUCTS LIST.

6. EARTHWORK, EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH PSLUSD STANDARDS.

STANDARD PIPE TRENCH CROSS SECTION

DETAIL: G-04 | DATE: 03/2010 | SCALE: N.T.S. | SHEET: 1 OF 1

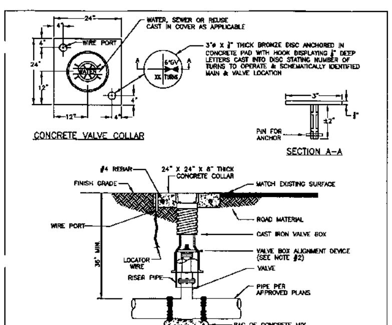


* WIRE PORT / LOCATOR WIRE NOT REQUIRED IF SEPARATION BETWEEN THE VALVE BOX AND ACCESS BOX IS 6' OR LESS.

NOTES:
1. COVER SHALL BE PAINTED BLUE FOR "WATER".
2. THE PIPE, FITTINGS AND APPURTENANCES USED SHALL BE ON THE PSLUSD QUALIFIED PRODUCTS LIST.

BLOW-OFF ASSEMBLY

DETAIL: W-04 | DATE: 1/2011 | SCALE: N.T.S. | SHEET: 1 OF 1



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. BOLT DOWN COVER SHALL BE USED IN ALL AREAS.

4. C900 P.V.C. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX IF NEEDED.

5. RPM'S SHALL NOT BE INSTALLED IN CROSSWALKS OR PEDESTRIAN WALKWAYS.

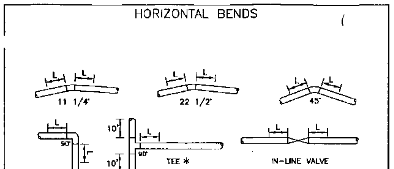
6. THE TOP SIDE OF THE VALVE BOX COVER AND THE INSIDE OF TOP SECTION OF THE VALVE BOX SHALL BE PAINTED BLUE FOR WATER MAINS, GREEN FOR SEWER MAINS AND PURPLE FOR RECLAIMED WATER MAINS.

7. VALVE SHALL BE INSTALLED SO THAT OPERATING NUT AND VALVE BOX ARE LOCATED ON THE RIGHT-OF-WAY SIDE OF THE MAIN.

TYPICAL VALVE BOX AND COLLAR

DETAIL: G-07 | DATE: 03/2010 | SCALE: N.T.S. | SHEET: 1 OF 1

HORIZONTAL BENDS



DIAMETER	11-1/4°	22-1/2°	45°	90°	TEE* (BRANCH)	VALVES OR DEAD END
	HORIZONTAL - L (FEET)					
4"	2	4	8	18	20	38
6"	3	5	11	25	38	55
8"	4	7	14	33	52	72
10"	4	8	16	39	65	87
12"	5	9	19	45	80	102
14"	5	11	21	51	93	118
16"	6	12	24	57	107	131
18"	7	13	26	63	120	145
20"	7	14	29	68	133	159
24"	8	16	33	79	157	185
30"	10	19	39	93	192	222
36"	11	21	44	108	225	257
42"	12	24	49	117	254	289
48"	13	26	53	128	283	321

NOTES:

1. THE REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:

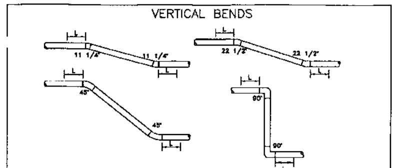
- SOIL CONDITIONS: SILTY SAND (SM)
- TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
- MINIMUM COVER: 3 FT
- SAFETY FACTOR: 1.5
- TEST PRESSURE: 150 PSI
- * SIZE ON SIZE TEE & 5' LENGTH ALONG RUN

2. IF FIELD CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS BASED ON THE FIELD CONDITION FOR REVIEW AND APPROVAL OF PSLUSD.

PIPELINE RESTRAINT REQUIREMENTS (HORIZONTAL)

DETAIL: G-08A | DATE: 03/2010 | SCALE: N.T.S. | SHEET: 1 OF 2

VERTICAL BENDS



DIAMETER	11-1/4° UPPER BEND	11-1/4° LOWER BEND	22-1/2° UPPER BEND	22-1/2° LOWER BEND	45° UPPER BEND	45° LOWER BEND	90° UPPER BEND	90° LOWER BEND
	VERTICAL OFFSET - L (FEET)							
4"	4	2	6	3	17	5	38	11
6"	6	2	11	4	23	7	55	15
8"	8	2	15	4	30	9	72	20
10"	9	3	18	5	36	10	87	24
12"	11	3	21	6	43	12	102	28
14"	12	4	24	7	48	14	118	32
16"	13	4	27	8	55	16	131	36
18"	15	4	29	8	60	17	145	40
20"	16	5	32	9	68	19	158	44
24"	18	6	37	11	77	22	183	51
30"	22	7	45	13	92	26	222	62
36"	26	8	52	15	107	30	258	71
42"	29	8	58	16	120	34	289	80
48"	32	9	64	18	133	37	320	89

NOTES:

1. THE REQUIREMENTS SET FORTH ABOVE WERE CALCULATED FOR PVC PIPE BASED UPON THE FOLLOWING ASSUMPTIONS:

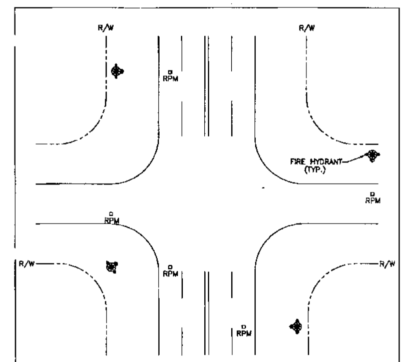
- SOIL CONDITIONS: SILTY SAND (SM)
- TRENCH TYPE: 3 (PIPE BEDDED IN 4" MINIMUM OF LOOSE SOIL WITH BACKFILL LIGHTLY COMPACTED)
- UPPER SIDE MINIMUM COVER: 3 FT
- LOWER SIDE MINIMUM COVER: 5 FT
- SAFETY FACTOR: 1.5
- TEST PRESSURE: 150 PSI

2. WHEN CONDITIONS DIFFER FROM THE ABOVE, THE ENGINEER-OF-RECORD (EOR) SHALL SUBMIT CALCULATIONS FOR REVIEW AND APPROVAL OF PSLUSD.

3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.

PIPELINE RESTRAINT REQUIREMENTS (VERTICAL)

DETAIL: G-08B | DATE: 03/2010 | SCALE: N.T.S. | SHEET: 2 OF 2



NOTES:

1. MARKER COLOR IS BLUE. PLACE IN CENTER OF THE LANE CLOSEST TO THE HYDRANT.

2. IF HYDRANT IS LOCATED WITHIN THE RADIUS OF AN INTERSECTION PLACE A MARKER ON EACH ROADWAY IN THE CENTER LANES CLOSEST TO THE HYDRANT.

3. MARKER IS PLACED PERPENDICULAR (90 DEGREES) TO THE HYDRANT.

FIRE HYDRANT REFLECTIVE PAVEMENT MARKER PLACEMENT GUIDELINE

DETAIL: W-05 | DATE: 03/2010 | SCALE: N.T.S. | SHEET: 1 OF 1

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SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

UTILITY DETAILS

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DESIGNED BY:	XJG

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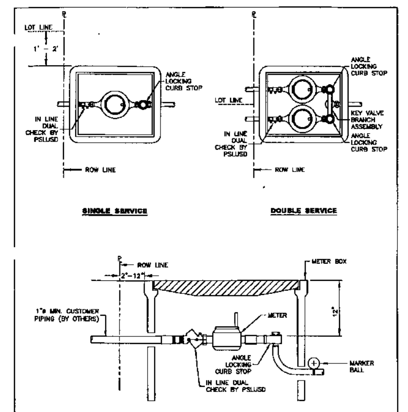
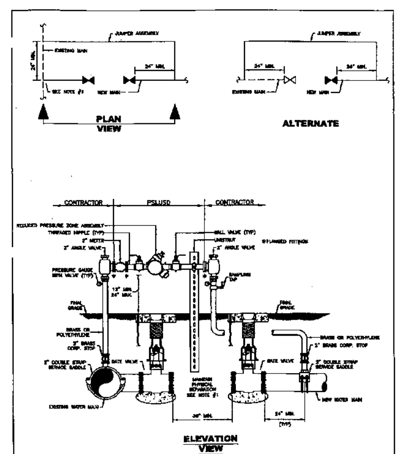


NOTES:

1. METER SHALL BE PURCHASED FROM AND INSTALLED BY PSLUSD.
2. LOCATE MARKER BALL WITH TIE STRAPS ARE TO BE PLACED AS SHOWN.
3. A KEY VALVE BRANCH ASSEMBLY SHALL BE PROVIDED BY CONTRACTOR FOR DOUBLE SERVICES.

RESIDENTIAL WATER SERVICE METER DETAIL

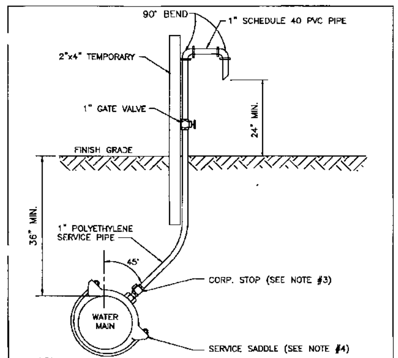


TEMPORARY JUMPER CONNECTION

NOTES:

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE PSLUSD 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 PSLUSD 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 PSLUSD REGARDING SCHEDULING OF REQUIRED INSPECTIONS RELATING TO THE CONNECTION. PSLUSD 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 PSLUSD UTILITY STANDARDS MANUAL.
3. THE TEMPORARY JUMPER ASSEMBLY (FLANGE TO FLANGE) WILL BE SUPPLIED, INSTALLED AND TESTED BY THE PSLUSD, 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 PSLUSD APPROVED QUALIFIED PRODUCTS LIST. THE JUMPER CONNECTION SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE ASSEMBLY IS REMOVED BY THE PSLUSD.
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 PSLUSD.
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 PSLUSD MAY ALLOW A PHYSICAL CONNECTION UNDER CONTROLLED CONDITIONS AS FOLLOWS:
   a. THE PROCEDURE WILL BE CONDUCTED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD 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 PSLUSD AND SHALL NOT BE OPERATED BY ANY ONE OTHER THAN PSLUSD 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 PSLUSD PERSONNEL ONLY.
   f. THE PIGGING AND FLUSHING SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF A PSLUSD INSPECTOR. THE VALVES WILL BE CLOSED BY PSLUSD 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 PSLUSD 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 PSLUSD 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 PSLUSD IN COORDINATION WITH THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE REST OF THE JUMPER CONNECTION PIPING AND PLUG THE CORPORATION STOP VALVES.

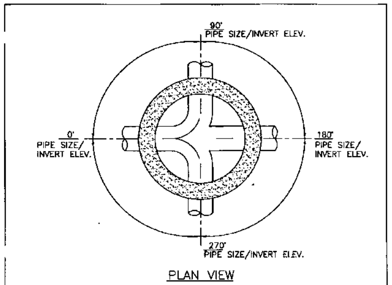
TEMPORARY JUMPER CONNECTION



NOTES:

1. SAMPLING POINTS SHALL BE LOCATED AS SHOWN ON PLANS APPROVED BY PSLUSD 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 COPORATION STOP WITH BRASS PLUG/CAP.
4. SERVICE SADDLE SHALL BE PER QUALIFIED PRODUCTS LIST. NO DIRECT TAPS SHALL BE PERMITED.

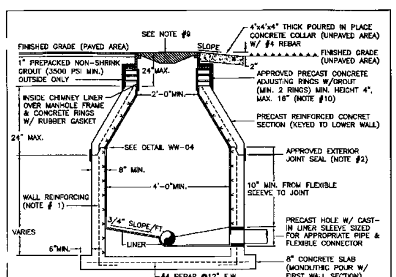
WATER SAMPLING POINT



NOTES:

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

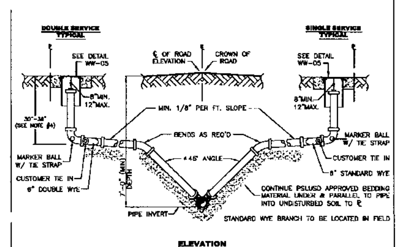
INVERT FLOW CHANNELS FOR MANHOLES



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 WW-04). ALSO AN APPROVED EXTERNAL 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 WW-01).
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 QPL. 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 PSLUSD UTILITY STANDARDS. DENSITY TESTS SHALL BE PERFORMED AND SUBMITTED AS REQUIRED.

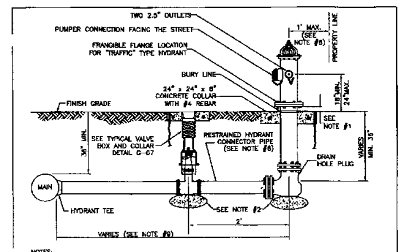
STANDARD PRECAST MANHOLE



NOTES:

1. PSLUSD APPROVED BEDDING MATERIAL SHALL BE USED FOR EXCAVATION BACK FILL.
2. ALL MATERIALS ARE TO BE PER PSLUSD APPROVED QUALIFIED PRODUCT LIST.
3. LOCATE MARKER BALL WITH TIE STRAPS TO BE ATTACHED TO 6" ELBOW.
4. THE ENGINEER OF RECORD SHALL ENSURE THAT THE PROPOSED PLUMBING STUB-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 MAINTAINED AS REQUIRED IN THE UTILITY STANDARDS MANUAL.

SANITARY SEWER LATERAL (DEEP)



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 PSLUSD.

FIRE HYDRANT ASSEMBLY

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

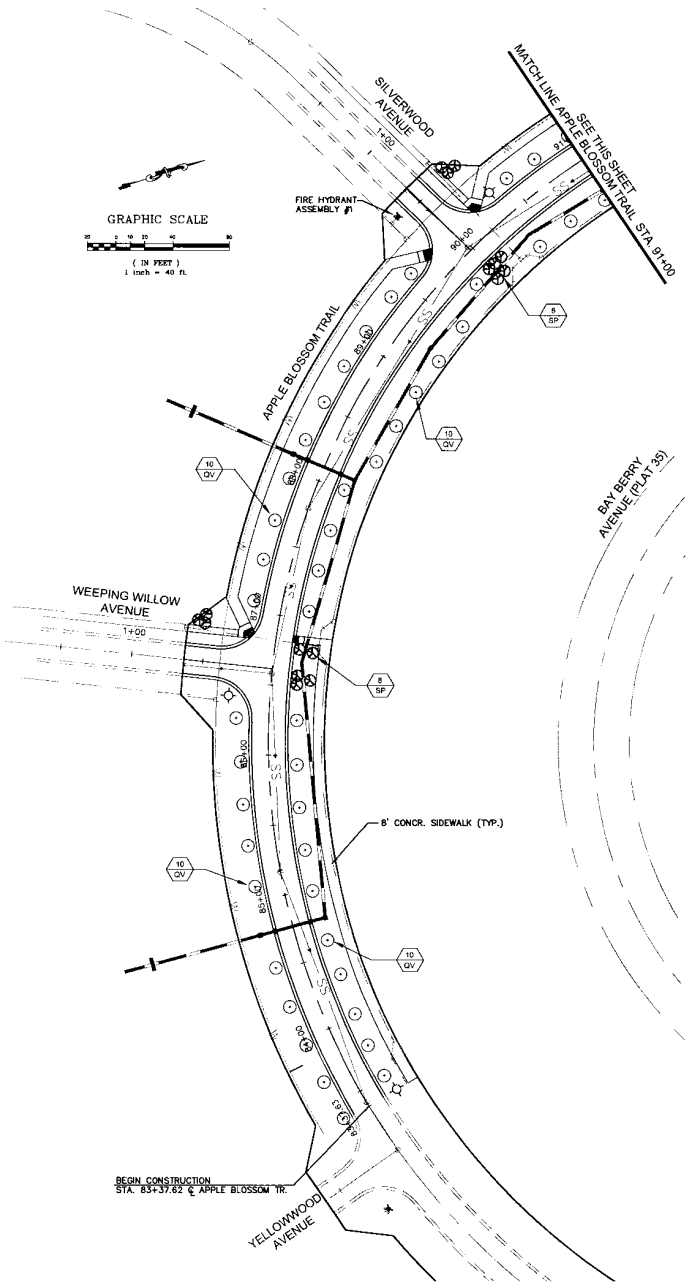
UTILITY DETAILS

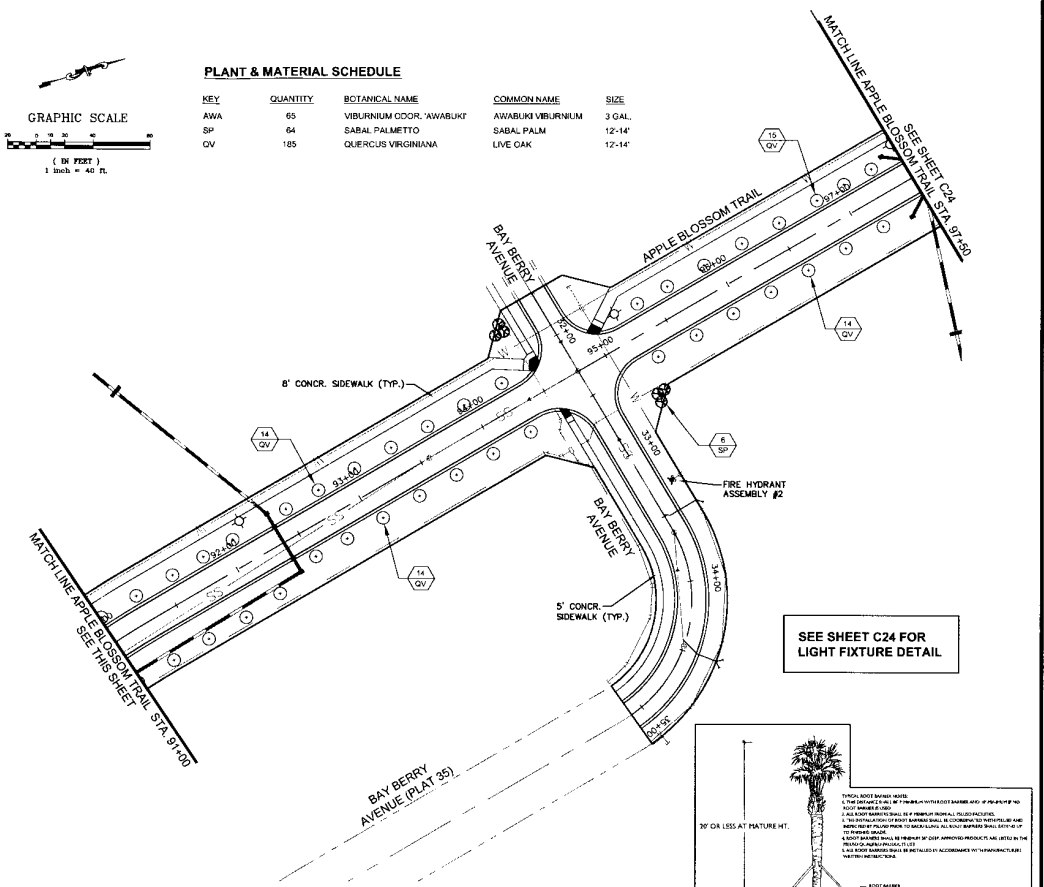
CARNAHAN·PROCTOR·CROSS, INC.
CONSULTING ENGINEERS SURVEYORS PLANNERS
CPC AUTH. NO. 00002936

FILE NO. 120409

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG
C22	

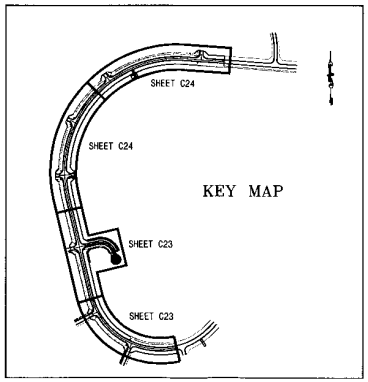
XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951

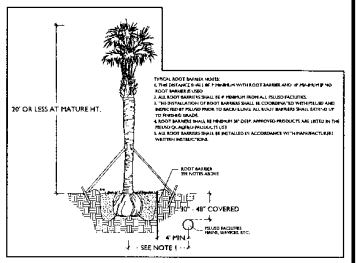




PLANT & MATERIAL SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AWA	65	VIBURNIUM ODOR 'AWABUKI'	AWABUKI VIBURNIUM	3 GAL.
SP	64	SABAL PALMETTO	SABAL PALM	12'-14'
QV	185	QUERCUS VIRGINIANA	LIVE OAK	12'-14'





TYPICAL PALM WITH ROOT BARRIER

LANDSCAPE NOTES

1. ALL LANDSCAPING WITHIN PSLUSD EASEMENTS SHALL COMPLY WITH PSLUSD STANDARDS, POLICIES, AND CODES.
2. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.
3. NO LANDSCAPE MATERIALS OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD FACILITY SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, AND MANHOLES, AIR RELEASE VALVES, ETC.
4. ALL LANDSCAPING WITHIN PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
5. NO TREES OR OTHER INVASIVE ROOT PLANTINGS SHALL BE LOCATED WITHIN 10 FEET OF A CITY UTILITY MAIN. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
6. SOD ALL DISTURBED AREAS. FLORITAM SOD TO BE INSTALLED IN "SEEN AREAS" SUCH AS, ADJACENT TO ROADWAYS, TRAFFIC INTERSECTION AREAS AND ALL MODEL HOMES.
7. ALL LANDSCAPE MATERIAL TO BE FLA. #1 OR BETTER.
8. MALALEUCA OR EUCALYPTUS MULCH (NO CYPRESS), AS REQUIRED, TO BE 3" THICK IN ALL PLANT BEDS.
9. FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 15 MPH WIND.
10. ALL PROHIBITED SPECIES SHALL BE REMOVED FROM SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
11. ALL LANDSCAPE PLANTINGS SHALL MEET SIGHT DISTANCE AND CLEAR ZONE REQUIREMENTS.
12. ALL TREES IN THE ROAD-OF-WAY ARE REQUIRED TO BE EQUIPPED WITH ROOT BARRIERS.

ALL LANDSCAPING MUST MEET THE PSLUSD STANDARD SEPARATION REQUIREMENTS FROM PSLUSD FACILITIES

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CK'D	REVISIONS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS
2	10-1-12	DAP	XJG	REV. PER CITY COMMENTS
3	10-12-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

LANDSCAPE PLAN

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
CPC AUTH. NO. 00002936
FILE NO. 120409

SCALE:	AS SHOWN
DATE:	7-18-12
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DESIGNED BY:	XJG

C23

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951

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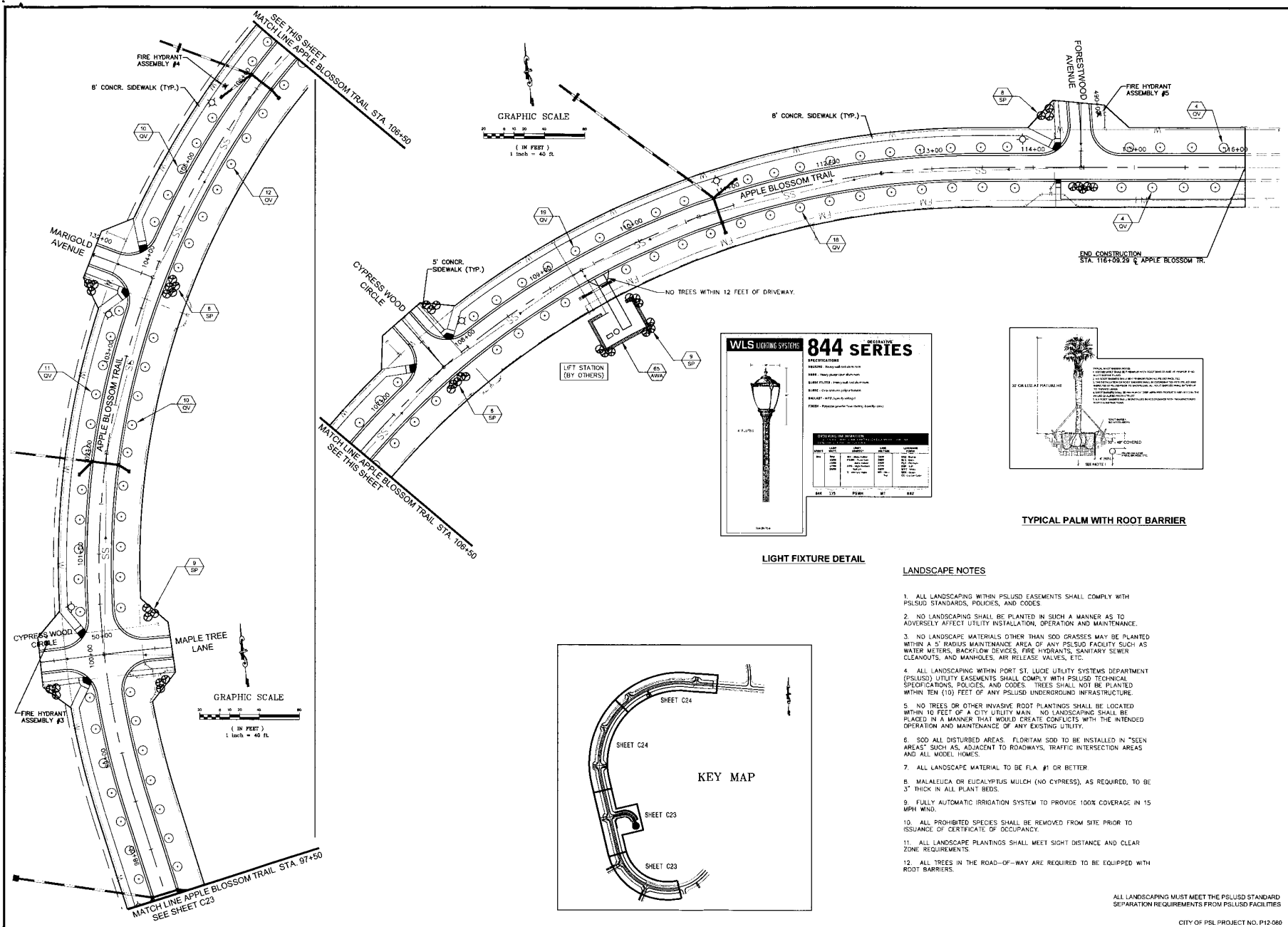

LIGHT FIXTURE DETAIL

TYPICAL PALM WITH ROOT BARRIER

LANDSCAPE NOTES

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CITY OF PSL PROJECT NO. P12-080

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SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

LANDSCAPE PLAN

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
104 COURTLAND STREET SUITE 101 ORLANDO, FLORIDA 32804
PHONE: (407)896-0594 FAX: (407)896-0595

CPC AUTH. NO. 00002936

FILE NO. 120409

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
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DESIGNED BY:	XJG

C24

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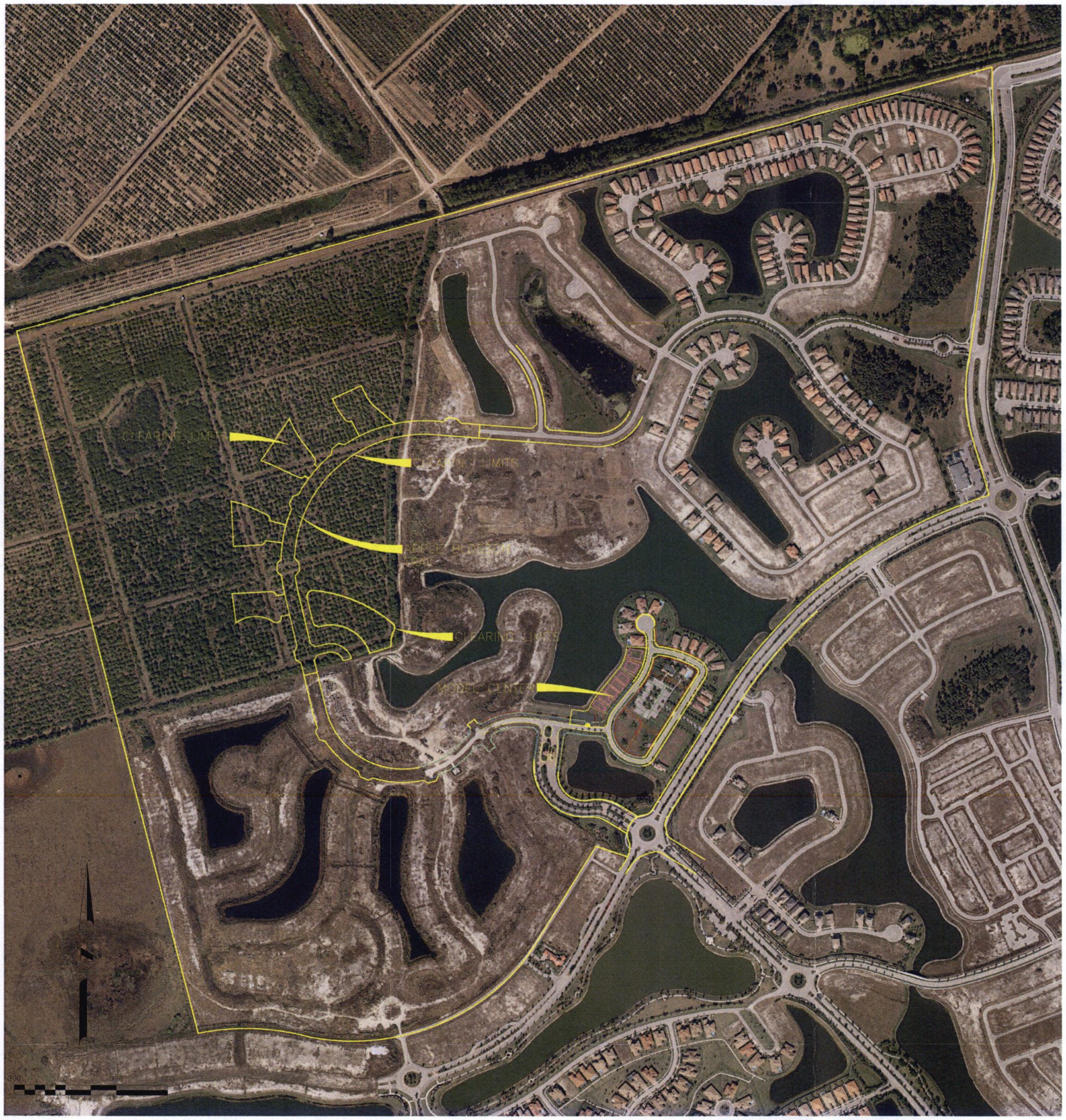


PLAT NO. 52

LEGAL DESCRIPTION:

A portion of Sections 4 and 5, Township 37 South, Range 39 East, St. Lucie County, Florida and a portion of the Recreation Tract, as shown on the Plat of Tradition Plat No. 40, as recorded in Plat Book 54, Pages 1 through 3 of the Public Records of St. Lucie County, Florida; said lands being more particularly described as follows:

Commence at the Northwest corner of Tradition Plat No. 35, as recorded in Plat Book 52, Pages 1 through 14 of the Public Records of St. Lucie County, Florida; thence along the Northerly boundary of Tradition Plat No. 35 the following 8 courses: N 76°48'00" E, a distance of 135.00'; thence N 13°12'00" W, a distance of 11.77'; thence N 76°48'00" E, a distance of 165.00'; thence N 13°12'00" W, a distance of 39.58' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 90°00'00", thence along the arc of said curve a distance of 47.12' to the point of tangency; thence N 76°48'00" E, a distance of 546.85' to the point of curvature of a curve to the left, having a radius of 190.00' and a central angle of 80°30'42", thence along the arc of said curve a distance of 266.99'; thence leaving said curve run N 76°48'00" E, a distance of 47.60' to the Point of Beginning; thence N 13°12'00" W, a distance of 81.32'; thence N 58°12'00" W, a distance of 28.29'; thence N 13°12'00" W, a distance of 50.00'; thence N 31°48'00" E, a distance of 28.29'; thence N 13°12'00" W, a distance of 200.99'; thence S 76°48'00" W, a distance of 45.00' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of S 55°07'45" West and a chord distance of 55.76'; thence run along the arc of said curve through a central angle of 136°39'30", a distance of 71.55' to the point of reverse curvature to the left, having a radius of 190.00' and a central angle of 70°32'52", thence run along the arc of said curve 233.95'; thence leaving said curve run N 07°37'32" W, a distance of 175.54'; thence N 87°06'55" E, a distance of 228.98'; to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 80°01'19", thence run along the arc of said curve 41.90'; thence leaving said curve run N 82°46'56" E, a distance of 45.23' to a point on a non-tangent curve concave Easterly, having a radius of 845.00', a chord bearing of N 09°09'12" W, and a chord distance of 118.22'; thence run along the arc of said curve through a central angle of 08°01'20", a distance of 118.31'; thence leaving said curve run N 49°11'25" W, a distance of 27.32'; thence N 01°28'43" W, a distance of 50.02'; thence N 44°07'26" E, a distance of 26.78' to a point on a non-tangent curve concave Easterly, having a radius of 845.00', a chord bearing of N 04°18'26" E, and a chord distance of 104.28'; thence run along the arc of said curve through a central angle of 07°04'31", a distance of 104.35'; thence leaving said curve run N 82°09'18" W, a distance of 94.99' to a point on a non-tangent curve concave Northwesterly, having a radius of 30.00', a chord bearing of S 47°28'49" W, and a chord distance of 38.27'; thence run along the arc of said curve through a central angle of 79°16'11", a distance of 41.51' to the point of tangency; thence S 87°06'55" W, a distance of 106.78' to the point of curvature of a curve to the left, having a radius of 1540.00' and a central angle of 01°59'12", thence along the arc of said curve 53.40'; thence leaving said curve run N 02°53'05" W, a distance of 269.82' to a point on a non-tangent curve concave southwesterly, having a radius of 685.00', a chord bearing of S 70°56'11" E, and a chord distance of 149.03; thence run along the arc of said curve through a central angle of 12°29'26", a distance of 149.33' to the point of tangency; thence S 64°41'28" E, a distance of 76.18' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 79°54'23", thence along the arc of said curve 41.84'; thence leaving said curve run S 74°47'07" E, a distance of 94.99' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 18°47'01" E, and a chord distance of 105.20'; thence run along the arc of said curve through a central angle of 07°08'16", a distance of 105.27'; thence leaving said curve run N 21°20'53" W, a distance of 27.06'; thence N 25°18'32" E, a distance of 50.00'; thence N 71°58'20" E, a distance of 27.06' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 32°15'07" E, and a chord distance of 117.51'; thence run along the arc of said curve through a central angle of 07°58'28", a distance of 117.61'; thence leaving said curve run N 53°45'39" W, a distance of 22.32' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of S 75°37'59" W, and a chord distance of 38.31'; thence run along the arc of said curve through a central angle of 79°21'06", a distance of 41.55' to the point of tangency; thence N 64°41'28" W, a distance of 150.09' to the point of curvature of a curve to the left, having a radius of 965.00' and a central angle of 05°29'48", thence along the arc of said curve 92.58'; thence leaving said curve run N 33°49'17" E, a distance of 299.27' to a point on a non-tangent curve concave Northeasterly, having a radius of 640.00', a chord bearing of S 29°34'02" E, and a chord distance of 166.91'; thence run along the arc of said curve through a central angle of 14°59'06", a distance of 167.38' to the point of tangency; thence S 37°03'35" E, a distance of 109.24' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 78°40'20", thence along the arc of said curve 41.19'; thence leaving said curve run S 47°57'34" E, a distance of 22.87' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00',a chord bearing of N 46°00'45" E, and a chord distance of 117.06'; thence run along the arc of said curve through a central angle of 07°56'38", a distance of 117.16'; thence leaving said curve run N 06°17'00" E, a distance of 27.06'; thence N 52°56'25" E, a distance of 50.00'; thence S 80°24'11" E, a distance of 27.26' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 59°27'54" E, and a chord distance of 105.20'; thence run along the arc of said curve through a central angle of 07°08'16", a distance of 105.27'; thence leaving said curve run N 26°57'58" W, a distance of 95.00' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of N 77°00'47" W, and a chord distance of 38.53'; thence run along the arc of said curve through a central angle of 79°54'23", a distance of 41.84' to the point of tangency; thence N 37°03'35" W, a distance of 35.87' to the point of curvature of a curve to the right, having a radius of 360.00' and a central angle of 17°09'50", thence along the arc of said curve 107.84'; thence leaving said curve run N 65°19'27" E, a distance of 184.15' to a point on a non-tangent curve concave Easterly, having a radius of 1179.00', a chord bearing of S 26°49'43" E, and a chord distance of 79.34'; thence run along the arc of said curve through a central angle of 03°51'22", a distance of 79.35' to the point of compound curvature to the left, having a radius of 190.00' and a central angle of 15°19'50", thence along the arc of said curve 50.84'; thence leaving said curve run S 48°53'42" E, a distance of 165.66' to a point on a non-tangent curve concave Southerly, having a radius of 845.00', a cord bearing of N 86°04'06" E, and a chord distance of 243.07'; thence run along the arc of said curve through a central angle of 16°32'31", a distance of 243.92' to the point of tangency; thence S 85°39'44" E, a distance of 52.31'; thence N 46°15'08" E, a distance of 30.48'; thence S 80°09'34" E, a distance of 50.95'; thence S 43°11'06" E, a distance of 26.36'; thence S 85°39'44" E, a distance of 119.57'; thence S 04°20'16" W, a distance of 85.00'; thence N 85°39'44" W, a distance of 262.40' to the point of curvature of a curve to the left, having a radius of 760.00' and a central angle of 37°53'18", thence along the arc of said curve a distance of 502.57'; thence leaving said curve run S 11°23'52" W, a distance of 15.62'; thence S 54°41'18" W, a distance of 23.72'; thence N 87°07'08" W, a distance of 17.22' to a point on a non-tangent curve concave Southeasterly, having a radius of 760.00', a chord bearing of S 39°00'36" W, and a chord distance of 361.88'; thence run along the arc of said curve through a central angle of 27°32'46", a distance of 365.38'; thence leaving said curve run S 23°26'40" E, a distance of 14.69'; thence S 23°33'49" W, a distance of 24.35'; thence S 70°19'43" W, a distance of 14.74' to a point on a non-tangent curve concave Easterly, having a radius of 760.00', a chord bearing of S 11°49'13" W, and a chord distance of 265.63'; thence run along the arc of said curve through a central angle of 20°07'45", a distance of 267.00'; thence leaving said curve run S 44°14'57" E, a distance of 35.97'; thence S 04°08'16" E, a distance of 50.12'; thence S 41°56'59" W, a distance of 37.16' to a point on a non-tangent curve concave Easterly, having a radius of 760.00', a chord bearing of S 09°37'31" E, and a chord distance of 94.78'; thence run along the arc of said curve through a central angle of 07°08'59", a distance of 94.84' to the point of tangency; thence S 13°12'00" E, a distance of 46.95'; thence N 76°48'00" E, a distance of 49.00' to a point on a non-tangent curve concave Southeasterly, having a radius of 30.00',a chord bearing of N 41°09'21" E, and a chord distance of 48.76'; thence run along the arc of said curve through a central angle of 108°42'42", a distance of 56.92' to the point of compound curvature to the right, having a radius of 840.00' and a central angle of 34°39'18", thence along the arc of said curve 508.07' to the point of compound curvature to the right, having a radius of 30.00' and a central angle of 76°11'28", thence along the arc of said curve 39.89' to the point of reverse curvature to the left, having a radius of 170.00' and a central angle of 32°56'15", thence along the arc of said curve 97.73'; thence leaving said curve run S 72°15'58" W, a distance of 125.62' to a point on a non-tangent curve concave Southwesterly, having a radius of 240.00', a chord bearing of N 61°31'42" W, and a chord distance of 332.19'; thence run along the arc of said curve through a central angle of 87°35'19", a distance of 366.89' to the point of reverse curvature to the right, having a radius of 30.00' and a central angle of 92°07'21", thence along the arc of said curve 48.24'; thence leaving said curve run S 76°48'00" W, a distance of 49.00'; thence S 13°12'00" E, a distance of 118.74'; thence S 58°12'00" E, a distance of 28.28'; thence N 76°48'00" E, a distance of 70.00' to the point of curvature of a curve to the right, having a radius of 130.00' and a central angle of 85°27'58", thence along the arc of said curve a distance of 193.92'; thence leaving said curve run S 72°15'58" W, a distance of 60.00' to a point on a non-tangent curve concave Southwesterly, having a radius of 70.00', a chord bearing of N 60°28'01" W, and a chord distance of 95.00'; thence run along the arc of said curve through a central angle of 85°27'58", a distance of 104.42' to the point of tangency; thence S 76°48'00" W, a distance of 62.93'; thence S 31°48'00" W, a distance of 31.21'; thence S 13°12'00" E, a distance of 74.25'; thence S 76°48'00" W, a distance of 90.00' to the Point of Beginning.

Said lands having an area of 527,478.6 square feet or 12.109 acres more or less.

NO	DATE	BY	CK'D	REVISIONS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

CLEARING PLAN

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
604 COURTLAND STREET SUITE 101, ORLANDO, FLORIDA 32804
PHONE: (407)960-5980 FAX: (407)960-5983

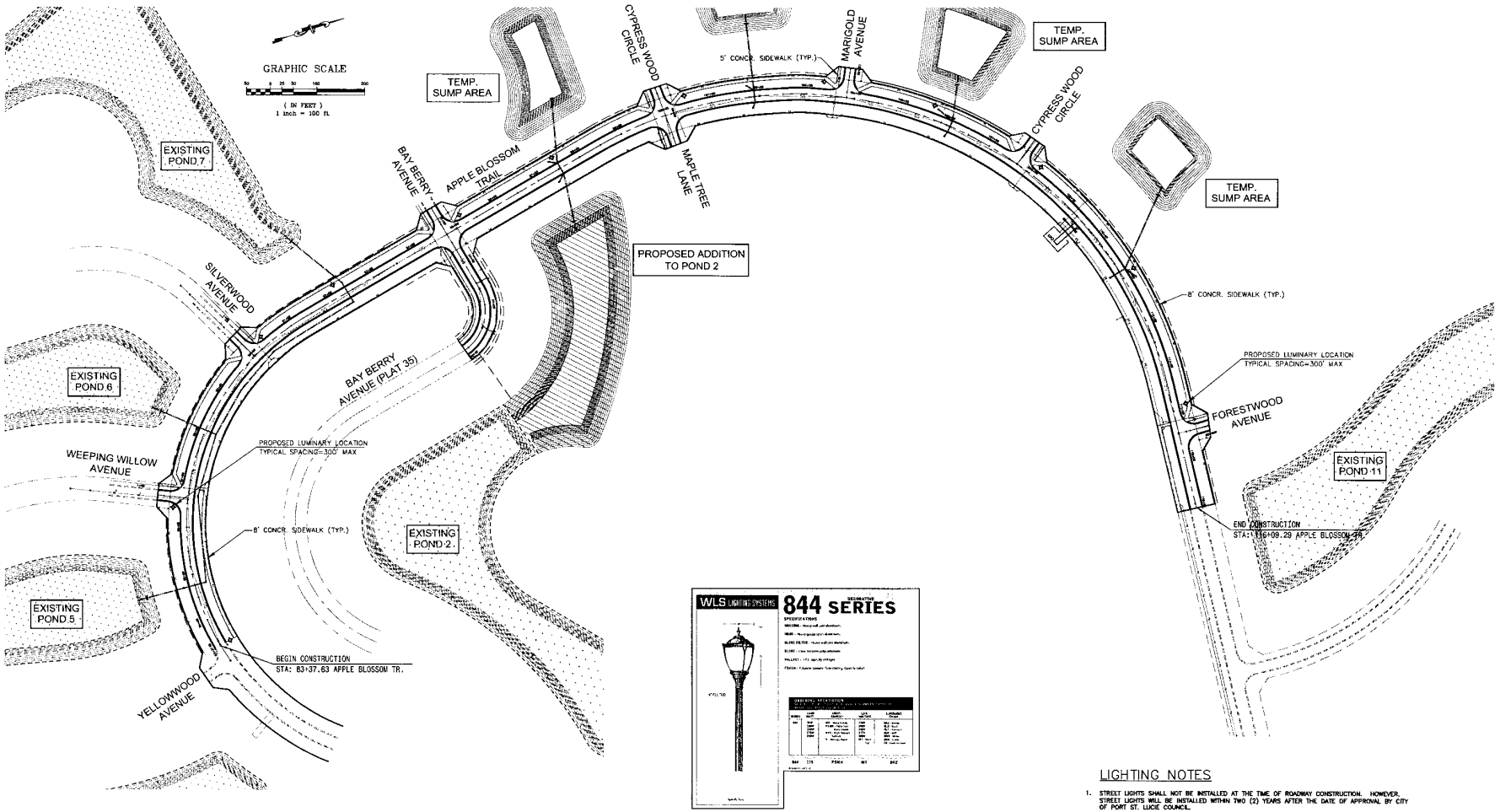
CPC AUTH. NO. 00002936

FILE NO. 120409

SCALE:	AS SHOWN
DATE:	6-20-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

CP25

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51981



LIGHT FIXTURE DETAIL

LIGHTING NOTES

1. STREET LIGHTS SHALL NOT BE INSTALLED AT THE TIME OF ROADWAY CONSTRUCTION. HOWEVER, STREET LIGHTS WILL BE INSTALLED WITHIN TWO (2) YEARS AFTER THE DATE OF APPROVAL BY CITY OF PORT ST. LUCIE COUNCIL.
2. THE MAXIMUM HEIGHT OF STANDARD LUMINAIRE SHALL NOT EXCEED THE MAXIMUM BUILDING HEIGHT PERMITTED, OR TWENTY FIVE (25) FEET, WHICHEVER IS LESS.
3. LIGHT POLES MUST MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ANY PSLUSD FACILITY.

CITY OF PSL PROJECT NO. P12-080

NO	DATE	BY	CKD	REVISIONS
2	10-1-12	DAP	XJG	REV. PER CITY COMMENTS
1	08-21-12	DAP	XJG	REV. PER CITY COMMENTS

SEASONS AT TRADITION
FINAL ENGINEERING PLANS
APPLE BLOSSOM TRAIL EXTENSION

STREET LIGHTING PLAN

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS + SURVEYORS + PLANNERS
CPC AUTH. NO. 00002936

FILE NO. 120409

SCALE:	AS SHOWN
DATE:	7-18-12
DRAWN BY:	DAP
CHECKED BY:	XJG
DESIGNED BY:	XJG

C26

XABIER J. GUERRICAGOITIA, P.E.
FLORIDA REGISTRATION
NO. 51951

P:\PROJECT FILES\120409 - Traditon\CAD\Layouts\Apple Blossom Trail\Sht-Lghtng.dwg, 8/27/2012 9:10:59 AM, prf_611

TRADITION PLAT NO. 52

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST
AND A REPLAT OF A PORTION OF TRADITION PLAT NO. 40, RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA.
LYING WITHIN SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK
PAGE
FILE NO.
DATE
TIME

LEGAL DESCRIPTION:

A portion of Sections 4 and 5, Township 37 South, Range 39 East, St. Lucie County, Florida and a portion of the Recreation Tract, as shown on the Plat of Tradition Plat No. 40, as recorded in Plat Book 54, Pages 1 through 3 of the Public Records of St. Lucie County, Florida; said lands being more particularly described as follows:

Commence at the northwest corner of Tradition Plat No. 35, as recorded in Plat Book 52, Pages 1 through 14 of the Public Records of St. Lucie County, Florida; thence along the Northerly boundary of Tradition Plat No. 35, the following 8 courses: N 76°48'00" E, a distance of 135.00'; thence N 13°12'00" W, a distance of 11.77'; thence N 76°48'00" E, a distance of 165.00'; thence N 13°12'00" W, a distance of 39.58' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 90°00'00", thence along the arc of said curve a distance of 47.12' to the point of tangency; thence N 76°48'00" E, a distance of 546.85' to the point of curvature of a curve to the left, having a radius of 190.00' and a central angle of 80°30'42", thence along the arc of said curve a distance of 266.99'; thence leaving said curve run N 76°48'00" E, a distance of 47.60' to the Point of Beginning; thence N 13°12'00" W, a distance of 81.32'; thence N 58°12'00" W, a distance of 28.29'; thence N 13°12'00" W, a distance of 50.00'; thence N 31°48'00" E, a distance of 28.29'; thence N 13°12'00" W, a distance of 200.89'; thence S 76°48'00" W, a distance of 45.00' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of S 55°07'45" West and a chord distance of 55.75'; thence run along the arc of said curve through a central angle of 135°39'30", a distance of 71.55' to the point of reverse curvature to the left, having a radius of 190.00' and a central angle of 70°30'57"; thence run along the arc of said curve 233.85'; thence leaving said curve run N 07°37'32" W, a distance of 175.54'; thence N 87°06'55" E, a distance of 228.98', to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 80°01'19", thence run along the arc of said curve 41.90'; thence leaving said curve run N 82°46'26" E, a distance of 45.23' to a point on a non-tangent curve concave Easterly, having a radius of 845.00', a chord bearing of N 09°58'12" W, and a chord distance of 116.22', thence run along the arc of said curve through a central angle of 08°01'20", a distance of 116.31'; thence leaving said curve run N 49°11'25" W, a distance of 27.32'; thence N 01°26'43" W, a distance of 50.02'; thence N 44°07'26" E, a distance of 26.78' to a point on a non-tangent curve concave Easterly, having a radius of 845.00', a chord bearing of N 64°18'26" E, and a chord distance of 104.28', thence run along the arc of said curve through a central angle of 07°04'31", a distance of 104.35'; thence leaving said curve run N 82°09'18" W, a distance of 84.99' to a point on a non-tangent curve concave Northwesterly, having a radius of 30.00', a chord bearing of S 47°28'49" W, and a chord distance of 38.27'; thence run along the arc of said curve through a central angle of 79°16'11", a distance of 41.51' to the point of tangency; thence S 87°06'55" W, a distance of 106.78' to the point of curvature of a curve to the left, having a radius of 1540.00' and a central angle of 01°59'12", thence along the arc of said curve 53.40'; thence leaving said curve run N 02°53'05" W, a distance of 269.82' to a point on a non-tangent curve concave Southeasterly, having a radius of 685.00', a chord bearing of S 70°56'11" E, and a chord distance of 149.63'; thence run along the arc of said curve through a central angle of 12°29'26", a distance of 149.33' to the point of tangency; thence S 64°41'28" E, a distance of 75.18' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 79°54'23", thence along the arc of said curve 41.84'; thence leaving said curve run S 74°47'07" E, a distance of 94.99' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 18°47'01" E, and a chord distance of 105.20', thence run along the arc of said curve through a central angle of 07°08'18", a distance of 105.27'; thence leaving said curve run N 21°20'53" W, a distance of 27.08'; thence N 25°18'32" E, a distance of 50.00'; thence N 71°58'20" E, a distance of 27.06' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 32°13'07" E, and a chord distance of 117.91'; thence run along the arc of said curve through a central angle of 07°58'28", a distance of 117.61'; thence leaving said curve run N 53°45'39" W, a distance of 22.32' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of S 75°37'09" E, and a chord distance of 38.31'; thence run along the arc of said curve through a central angle of 79°21'06", a distance of 41.55' to the point of tangency; thence N 64°41'28" E, a distance of 156.09' to the point of curvature of a curve to the left, having a radius of 965.00' and a central angle of 05°29'48", thence along the arc of said curve 92.58'; thence leaving said curve run N 33°49'17" E, a distance of 29.27' to a point on a non-tangent curve concave Northeasterly, having a radius of 840.00', a chord bearing of S 29°34'02" E, and a chord distance of 166.91'; thence run along the arc of said curve through a central angle of 11°23'06", a distance of 167.38' to the point of tangency; thence S 37°03'35" E, a distance of 109.24' to the point of curvature of a curve to the right, having a radius of 30.00' and a central angle of 76°40'20", thence along the arc of said curve 40.15'; thence leaving said curve run S 47°57'34" E, a distance of 29.87' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 46°00'45" E, and a chord distance of 117.06', thence run along the arc of said curve through a central angle of 07°56'36", a distance of 117.16'; thence leaving said curve run N 08°17'07" E, a distance of 27.06'; thence N 52°56'25" E, a distance of 50.00'; thence S 80°24'11" E, a distance of 27.06' to a point on a non-tangent curve concave Southeasterly, having a radius of 845.00', a chord bearing of N 39°27'54" E, and a chord distance of 105.20'; thence run along the arc of said curve through a central angle of 07°08'18", a distance of 105.27'; thence leaving said curve run N 25°57'58" W, a distance of 25.00' to a point on a non-tangent curve concave Northerly, having a radius of 30.00', a chord bearing of N 77°00'47" W, and a chord distance of 38.53'; thence run along the arc of said curve through a central angle of 79°54'23", a distance of 41.84' to the point of tangency; thence N 37°03'35" W, a distance of 35.87' to the point of curvature of a curve to the right, having a radius of 360.00' and a central angle of 17°09'50", thence along the arc of said curve 107.84'; thence leaving said curve run N 65°19'27" E, a distance of 184.15' to a point on a non-tangent curve concave Easterly, having a radius of 1175.00', a chord bearing of S 26°49'43" E, and a chord distance of 79.34'; thence run along the arc of said curve through a central angle of 03°51'22", a distance of 79.35' to the point of compound curvature to the left, having a radius of 190.00' and a central angle of 15°19'50", thence along the arc of said curve 50.84'; thence leaving said curve run S 48°53'42" E, a distance of 165.66' to a point on a non-tangent curve concave Southerly, having a radius of 845.00', a chord bearing of N 80°04'06" E, and a chord distance of 243.07', thence run along the arc of said curve through a central angle of 16°32'31", a distance of 243.92' to the point of tangency; thence S 89°39'44" E, a distance of 52.31', thence N 46°15'08" E, a distance of 30.64'; thence S 80°39'34" E, a distance of 50.95'; thence S 43°31'06" E, a distance of 26.35'; thence S 89°39'44" E, a distance of 119.57'; thence S 04°20'16" W, a distance of 85.00'; thence N 89°39'44" W, a distance of 282.40' to the point of curvature of a curve to the left, having a radius of 760.00' and a central angle of 37°53'18", thence along the arc of said curve a distance of 502.57'; thence leaving said curve run S 11°23'52" W, a distance of 15.62'; thence S 54°41'15" W, a distance of 23.72'; thence N 87°07'08" W, a distance of 17.22' to a point on a non-tangent curve concave Southeasterly, having a radius of 760.00', a chord bearing of S 31°00'36" W, and a chord distance of 361.88'; thence run along the arc of said curve through a central angle of 27°32'46", a distance of 365.38'; thence leaving said curve run S 23°26'40" E, a distance of 14.69'; thence S 23°33'49" W, a distance of 9.35'; thence S 70°19'43" W, a distance of 14.74' to a point on a non-tangent curve concave Easterly, having a radius of 760.00', a chord bearing of S 11°49'13" W, and a chord distance of 265.63'; thence run along the arc of said curve through a central angle of 20°07'45", a distance of 267.00'; thence leaving said curve run S 44°14'51" E, a distance of 35.97'; thence S 04°08'16" E, a distance of 50.12'; thence S 41°58'59" W, a distance of 37.16' to a point on a non-tangent curve concave Easterly, having a radius of 760.00', a chord bearing of S 09°37'31" E, and a chord distance of 94.78'; thence run along the arc of said curve through a central angle of 07°08'59", a distance of 94.84' to the point of tangency; thence S 13°12'00" E, a distance of 46.95'; thence N 76°48'00" E, a distance of 49.00' to a point on a non-tangent curve concave Southeasterly, having a radius of 30.00', a chord bearing of N 41°09'21" E, and a chord distance of 48.76'; thence run along the arc of said curve through a central angle of 99°42'42", a distance of 56.92' to the point of compound curvature to the right, having a radius of 840.00' and a central angle of 34°39'18", thence along the arc of said curve 508.07' to the point of compound curvature to the right, having a radius of 30.00' and a central angle of 78°11'28", thence along the arc of said curve 39.89' to the point of reverse curvature to the left, having a radius of 170.00' and a central angle of 32°56'15", thence along the arc of said curve 97.73'; thence leaving said curve run S 72°55'58" W, a distance of 125.62' to a point on a non-tangent curve concave Southeasterly, having a radius of 240.00', a chord bearing of N 61°31'42" W, and a chord distance of 332.19'; thence run along the arc of said curve through a central angle of 87°35'19", a distance of 366.89' to the point of reverse curvature to the right, having a radius of 30.00' and a central angle of 92°07'21", thence along the arc of said curve 48.24'; thence leaving said curve run S 76°48'00" W, a distance of 49.00'; thence S 13°12'00" E, a distance of 118.74'; thence S 58°12'00" E, a distance of 28.28'; thence N 76°48'00" E, a distance of 70.00' to the point of curvature of a curve to the right, having a radius of 130.00' and a central angle of 85°27'58", thence along the arc of said curve a distance of 193.92'; thence leaving said curve run S 72°15'58" W, a distance of 50.00' to a point on a non-tangent curve concave Southeasterly, having a radius of 70.00', a chord bearing of N 60°28'01" W, and a chord distance of 95.00'; thence run along the arc of said curve through a central angle of 85°27'58", a distance of 104.42' to the point of tangency; thence S 76°48'00" W, a distance of 62.93'; thence S 31°48'00" W, a distance of 31.21'; thence S 13°12'00" E, a distance of 74.25'; thence S 76°48'00" W, a distance of 90.00' to the Point of Beginning.

Said lands having an area of 527,478.6 square feet or 12.109 acres more or less.

DETAIL SHEET KEY MAP

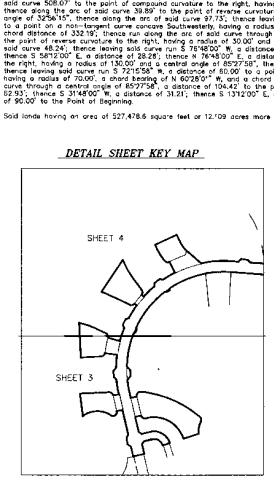


TABLE OF CONTENTS

SHEET 1 COVER
SHEET 2 OVERALL BOUNDARY AND KEY SHEET
SHEET 3 & 4 DETAIL

CERTIFICATE OF OWNERSHIP AND DEDICATION:

State of Florida
County of _____

Avatar Seasons, LLC, a Florida limited liability company, owner of the land described and platted as herein as Tradition Plat No. 52, being in St. Lucie County, Florida, has caused said lands to be surveyed and platted as shown hereon and hereby dedicated as follows:

1. Tract "PR-52", as shown hereon, is hereby dedicated to the Seasons at Tradition Residents' Association, Inc., its successors and/or assigns, as road right-of-ways for ingress-egress, utility and drainage purposes and is the perpetual maintenance obligation of said association, its successors and/or assigns. An easement over and under said Tract PR-52" as shown hereon is also reserved in favor of the City of Port St. Lucie, its successors and/or assigns, for City of Port St. Lucie service and emergency vehicles and also for access to, and the installation and maintenance of, public utility facilities; including but not limited to water and wastewater lines and appurtenant facilities. The City of Port St. Lucie shall not be responsible for any maintenance obligations for said easement area or such "Tract PR-52" except as shall relate to the servicing of such public utilities by the City of Port St. Lucie.

2. The open space tracts "O.S.T. 1" through "O.S.T. 5" as shown hereon, are hereby dedicated to the Seasons at Tradition Homeowner's Association, Inc., its successors and assigns, for open space, utility and pedestrian access purposes, and are the perpetual maintenance obligation of said association, its successors and assigns.

3. The storm water management tracts "W.M.T.-2", and "W.M.T.-12" through "W.M.T.-15" as shown hereon, are hereby dedicated to the Seasons at Tradition Homeowner's Association, Inc., its successors and assigns, for storm water management purposes, and are the perpetual maintenance obligation of said association, its successors and assigns.

4. The storm water management easements depicted hereon as "W.M.E.", are hereby dedicated to the Seasons at Tradition Homeowner's Association, Inc. its successors and assigns, for storm water management purposes, and are the perpetual maintenance obligation of said association, its successors and assigns.

5. Tracts "F.D.-1" through "F.D.-14" are future development tracts and are not dedicated by this plat. A Private Utility Easement is hereby dedicated over all of Tracts "F.D.-1" through "F.D.-14".

6. The Private Utility Easements shown hereon are hereby dedicated on a non-exclusive basis to Florida Power and Light, its successors and/or assigns, as private utility easements for the purpose of installation and maintenance of underground electric utilities only, and not for video communications, or other purposes.

7. The Private Utility Easements, as shown hereon, are hereby dedicated on a non-exclusive basis to City Gas Company of Florida, its successors and/or assigns, as private utility easement for the purpose of installation and maintenance of underground gas facilities only, and not for video communications or other purposes.

8. The Private Utility Easements, as shown hereon, are hereby dedicated on a non-exclusive basis to Hometown Cable TV, LLC, it successors and/or assigns, for the purpose of installation and maintenance of telephone cable, internet security lines and other telecommunication services.

9. The Private Utility Easements, as shown hereon, are hereby dedicated on a non-exclusive basis to the Seasons at Tradition Residents' Association, Inc., its successors and assigns, for the purpose of installation and maintenance of utilities including, but not limited to, water, sewer, irrigation, underground telephone, cable, internet, security lines, and other telecommunication services.

10. The Utility Easements (U.E.), as shown hereon are Utility Easements which are hereby dedicated to the City of Port St. Lucie ("City"), its successors, agents, employees, contractors, designees and assigns, a general ingress/egress easement over and across its driveways, parking, common or open space areas for access to, operation, modifications, installation of or maintenance of, public utilities facilities, including but not limited to, water and wastewater lines, appurtenant facilities, and equipment. There shall be no other public or private utility facilities installed in, on, over, under or across the easement area without the City's written permission. There shall be no improvements of any kind including, but not limited to, landscaping constructed within the boundaries of the easement area which would restrict the operation and maintenance of, or which may in any manner result in harm to the City's facilities. Seasons at Tradition Resident's Association, Inc., its successors and assigns, shall own, maintain, repair and replace any permitted improvements over the utility easement, which are not precluded by the foregoing, which may be damaged or destroyed by the City, its successors or assigns, designees or contractors in the construction, operation, maintenance of, or access to, the City's facilities. The City, its successors and assigns, shall have the right to require the removal of any improvements, which are constructed in violation of the conditions set forth above. If violating improvements are not removed upon request, the City, its successors or assigns, designees or contractors will remove said improvements without liability or responsibility therefore.

In Witness Whereof, the above named limited liability company have caused these presents to be signed

This _____day of _____ 2012

Avatar Seasons, LLC, a Florida limited liability company

By: _____

Print Name: Anthony S. Iorio

Print title:

State of Florida
County of _____

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2012 by Anthony S. Iorio of Avatar Seasons, LLC, a Florida limited liability company, and he acknowledged to and before me that he executed said instrument as _____ of said limited liability company. He is ( ) personally known to me, or ( ) has produced _____ as identification and did take an oath.

_____ _____
Commission No. and expiration date Notary Public, State of Florida

_____
Print name

TITLE CERTIFICATION:

State of Florida
County of _____

We, _____, hereby certify that as of _____ 2012 at _____

1. Apparent title to the land described as shown on this plat is in the name of the limited liability company executing the Certificate of Ownership and Dedication hereon.

2. There are no record mortgages, not satisfied or released of record encumbering the land described hereon.

Dated this _____ day of _____, 2012

First American Title Company
Name of firm

_____
Name:

Title:

Address of firm: 2233 Lee Road, Winter Park, Florida 32789

APPROVAL OF CITY COUNCIL:

State of Florida
City of Port St. Lucie

It is hereby certified that this plat of Tradition Plat No. 52, has been officially approved for record by the City Council of the City of Port St. Lucie, Florida this _____ day of _____, 2012.

Attest: City of Port St. Lucie

_____ _____
Name: Karen A. Phillips Name: JoAnn M. Faiella

Title: City Clerk Title: Mayor

CERTIFICATE OF APPROVAL:

State of Florida
County of St. Lucie

I, Joseph E. Smith, Clerk of the Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined, and that it complies in form with all requirements of the laws of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Pages _____ of the Public Records of St. Lucie County, Florida, this _____ day of _____, 2012.

_____
Joseph E. Smith, Clerk of Circuit Court
St. Lucie County, Florida

SURVEYOR'S NOTES:

1. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas, or other public utility.

2. Bearings shown hereon are based on the North line of Tract W.M.T. 7 as being North 75°48'00" East, Per the plat of Tradition Plat No. 35, Plat Book 52, Pages 1 through 14, St. Lucie County, Florida.

3. No buildings or any kind of obstruction shall be placed on utility or drainage easements.

4. All lines intersecting curves are radial unless noted.

5. Notice: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of St. Lucie County.

6. This plat has been reviewed for conformity to Chapter 177, Part II, Florida Statutes by a Professional Surveyor and Mapper employed by or under contract with the City of Port St. Lucie.

SURVEYOR'S CERTIFICATE:

State of Florida
County of Orange

This is to certify that this plat as shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) and lot corners have been set; and further, that the survey data complies with all of the requirements of Chapter 177, Florida Statutes, as amended, and in accordance with the surveying standards contained within Chapter 5J-17.05 of the Florida Administrative Code, set forth by the Florida Board of Surveyors and Mappers pursuant to Chapter 472.027, Florida Statutes and the ordinances of the City of Port St. Lucie, Florida.

This _____ day of _____ 2012

_____
Brian K. Hefner, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 5370

NOTARY

CLERK OF THE COURT

SURVEYOR

CARNAHAN PROCTOR CROSS, INC.
CONSULTING ENGINEERS SURVEYORS PLANNERS
CERTIFICATION NO. LB 2936
804 COURTLAND STREET, SUITE 101, ORLANDO, FL 32804
PHONE: 407-660-6868 FAX: 407-660-8883 WEBSITE: www.carnahan-proctor.com

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CITY OF PORT ST. LUCIE PROJECT NO.: P12-080

TRADITION PLAT NO. 52

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST
AND A REPLAT OF A PORTION OF TRADITION PLAT NO. 40, RECORDED IN PLAT BOOK 54,
PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA.
LYING WITHIN SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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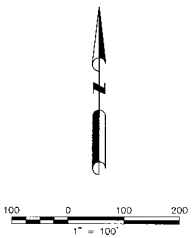

LEGEND AND ABBREVIATIONS:

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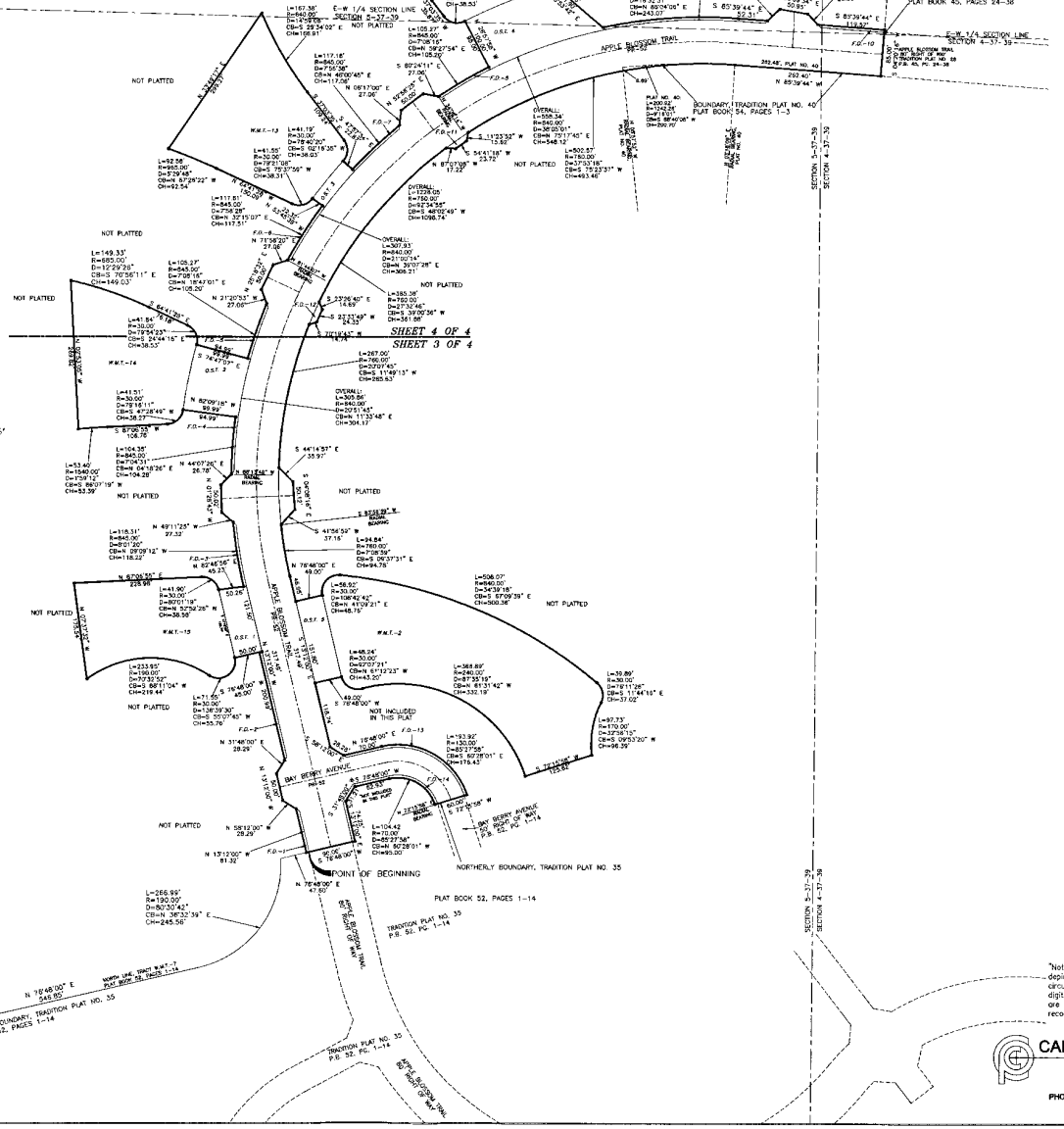

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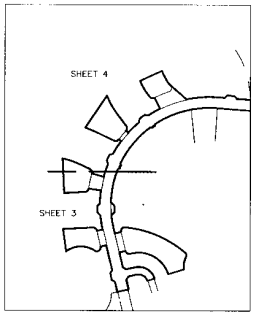
DETAIL SHEET KEY MAP



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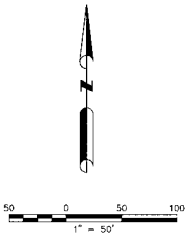

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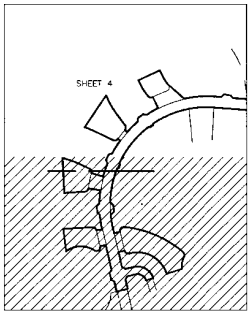
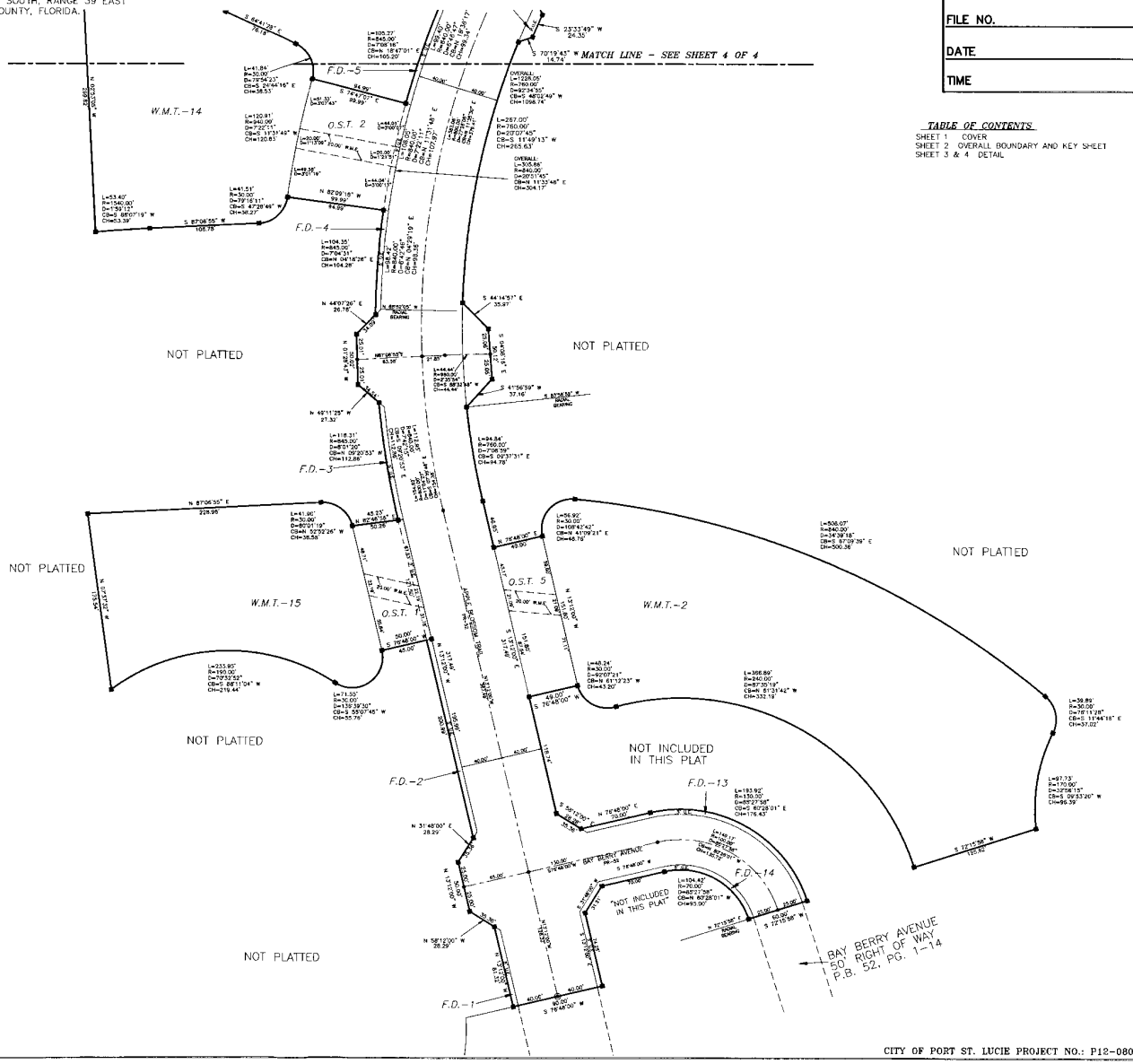


DETAIL SHOWN ON THIS SHEET



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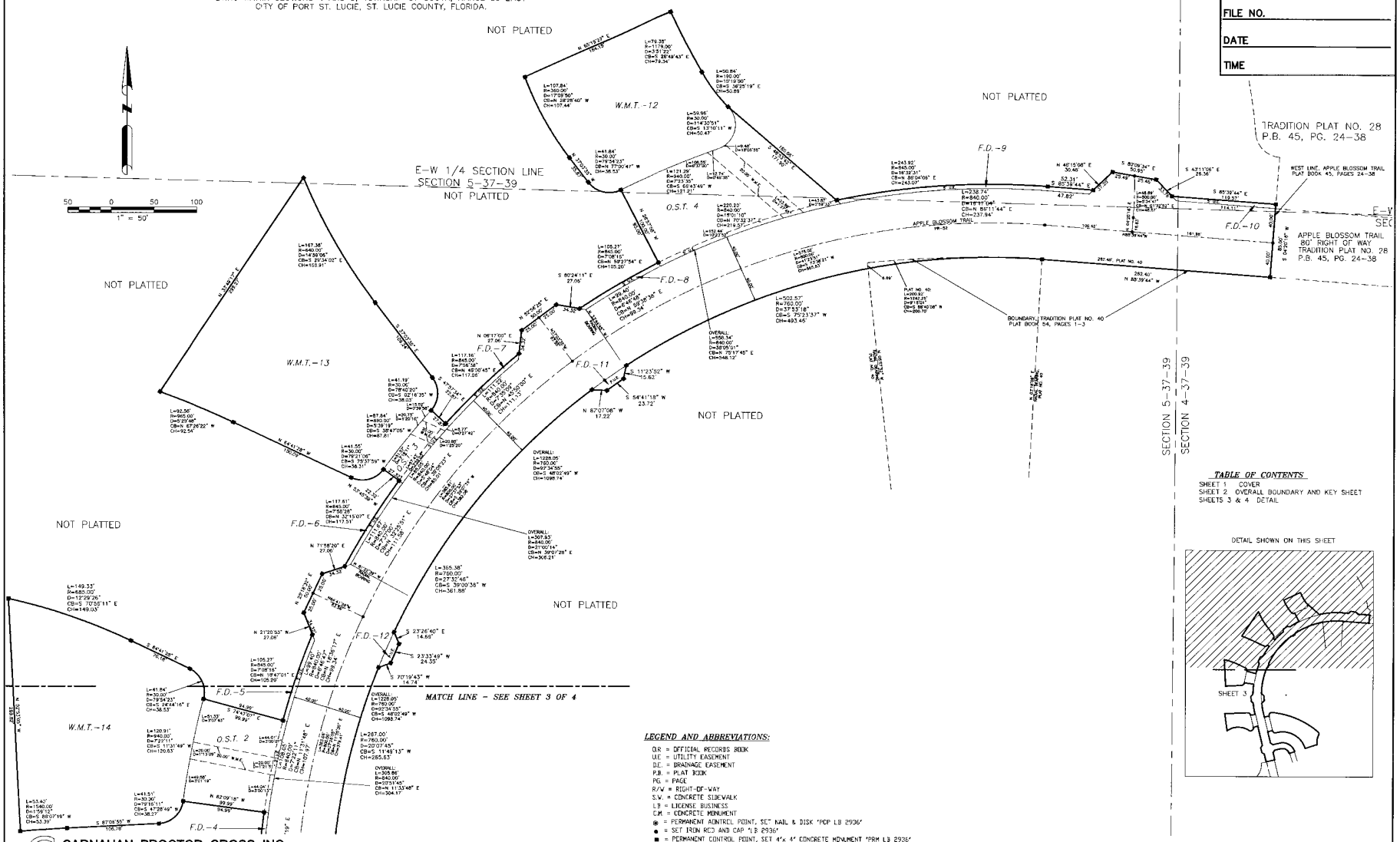

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