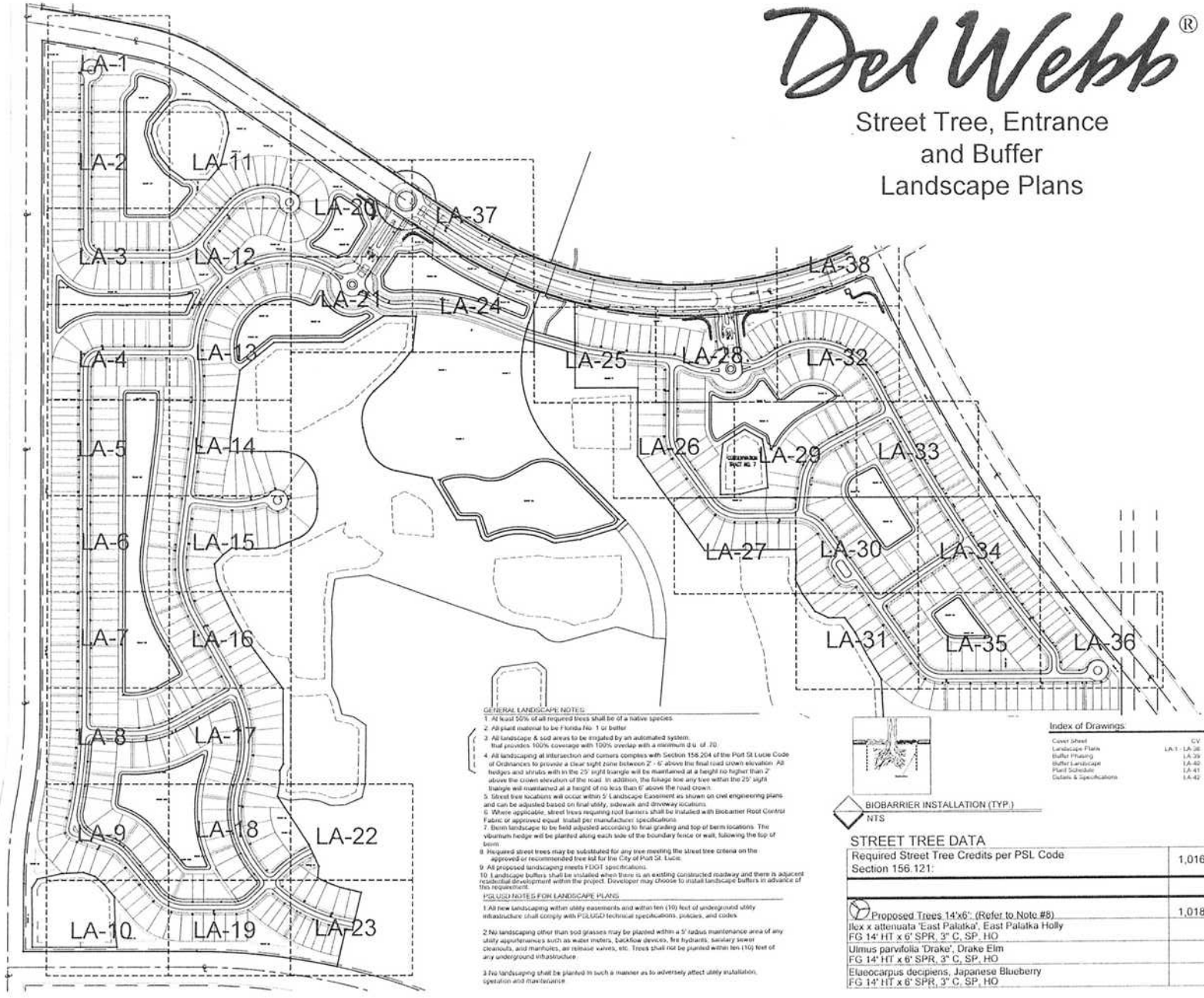
# Onsite Street Trees and Buffer Plan

# Del Webb®

## Street Tree, Entrance and Buffer Landscape Plans




GENERAL LANDSCAPE NOTES:

1. At least 50% of all required trees shall be of a native species.
2. All plant material to be Florida No. 1 or better.
3. All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum d.u. of 20.
4. All landscaping at intersection and corners complies with Section 156.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage low any tree within the 25' sight triangle will maintained at a height of no less than 6' above the road crown.
5. Street tree locations will occur within 5' Landscape Easement as shown on civil engineering plans and can be adjusted based on final utility, sidewalk and driveway locations.
6. Where applicable, street trees requiring root barriers shall be installed with Biobarrier Root Control Fabric or approved equal. Install per manufacturer specifications.
7. Berm landscape to be field adjusted according to final grading and top of berm locations. The viburnum hedge will be planted along each side of the boundary fence or wall, following the top of berm.
8. Required street trees may be substituted for any tree meeting the street tree criteria on the approved or recommended tree list for the City of Port St. Lucie.
9. All proposed landscaping meets FDOT specifications.
10. Landscape buffers shall be installed when there is an existing constructed roadway and there is adjacent residential development within the project. Developer may choose to install landscape buffers in advance of this requirement.

PSLUSD NOTES FOR LANDSCAPE PLANS

1. All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.

2. No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any underground infrastructure.

3. No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.



BIOBARRIER INSTALLATION (TYP.)
NTS

Index of Drawings:


| | |
|---|---|
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| Landscape Plans | LA-1 - LA-38 |
| Buffer Phasing | LA-39 |
| Buffer Landscape | LA-40 |
| Plant Schedule | LA-41 |
| Details & Specifications | LA-42 |


STREET TREE DATA

| | |
|---|---|
| Required Street Tree Credits per PSL Code Section 156.121: | 1,016 |
| | |
| Proposed Trees 14'x6'; (Refer to Note #8) | 1,018 |
| Ilex x attenuata 'East Palatka', East Palatka Holly FG 14' HT x 6' SPR, 3" C, SP, HO | |
| Ulmus parvifolia 'Drake', Drake Elm FG 14' HT x 6' SPR, 3" C, SP, HO | |
| Elaeocarpus decipiens, Japanese Blueberry FG 14' HT x 6' SPR, 3" C, SP, HO | |

lucido & associates

Key / Location:

Project Team:

Kimley»Horn

Courtney & Wheeler Inc.

EW

AJ ENGINEERING & PLANNING

Del Webb®

Port St. Lucie, Florida

Street Trees
Cover Sheet

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/21/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

NORTH

SCALE: 1" = 200'

0 100' 200' 400'

REG. # 1018
Thomas P. Lucido

| | | | |
|---|---|---|---|
| Designer | KV | Sheet | CV |
| Manager | DG | | |
| Project Number | 16-225 | | |
| Municipal Number | -- | | |
| Computer File | 16-225 Landscape Street Trees.dwg | | |

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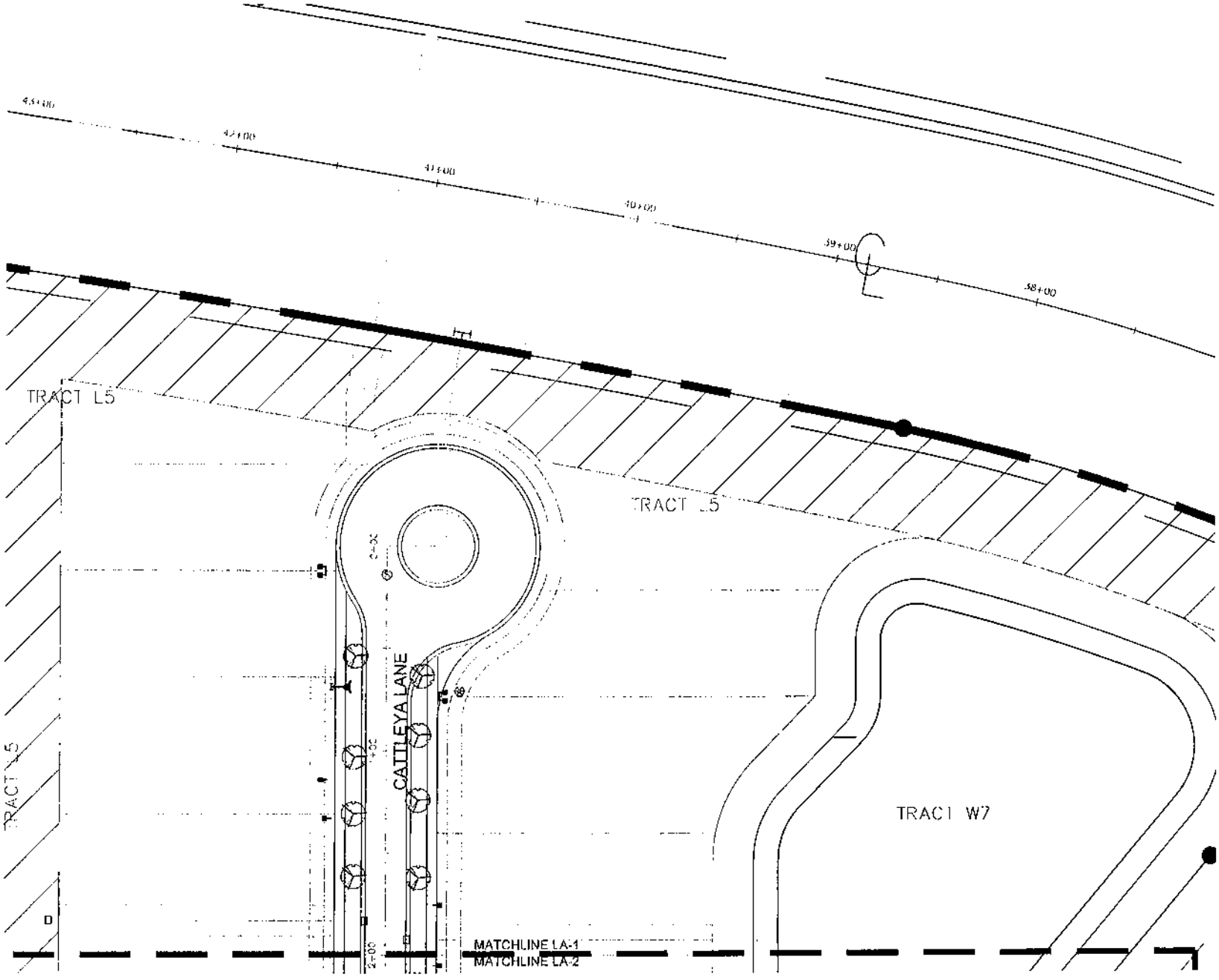



lucido & associates

Key / Location

NTS

Project Team:

Kimley»Horn

Del Webb

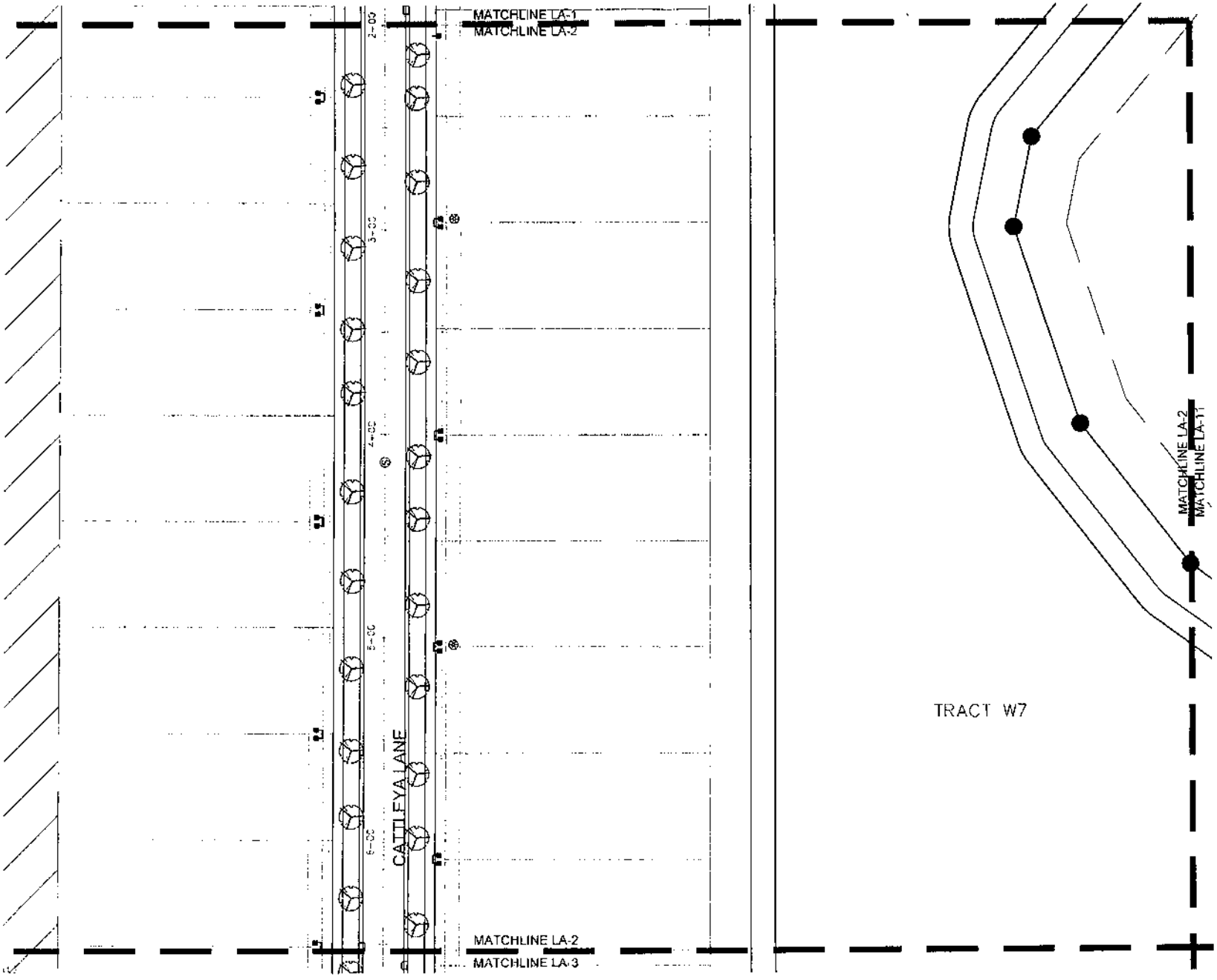
Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 6/26/15 | KV | Initial Submittal |
| 9/28/15 | KV | Resubmittal |
| 11/10/15 | KV | City Council Backup |

LA-1

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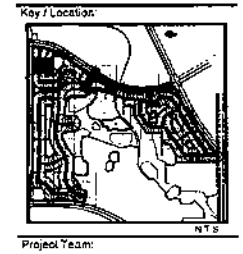
Key / Location:




Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 8/20/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Backup |

SCALE: 1" = 20'

0 10 20 40

Designed KV

Drawn KV

Project Number 15-225

Sheet

LA-2

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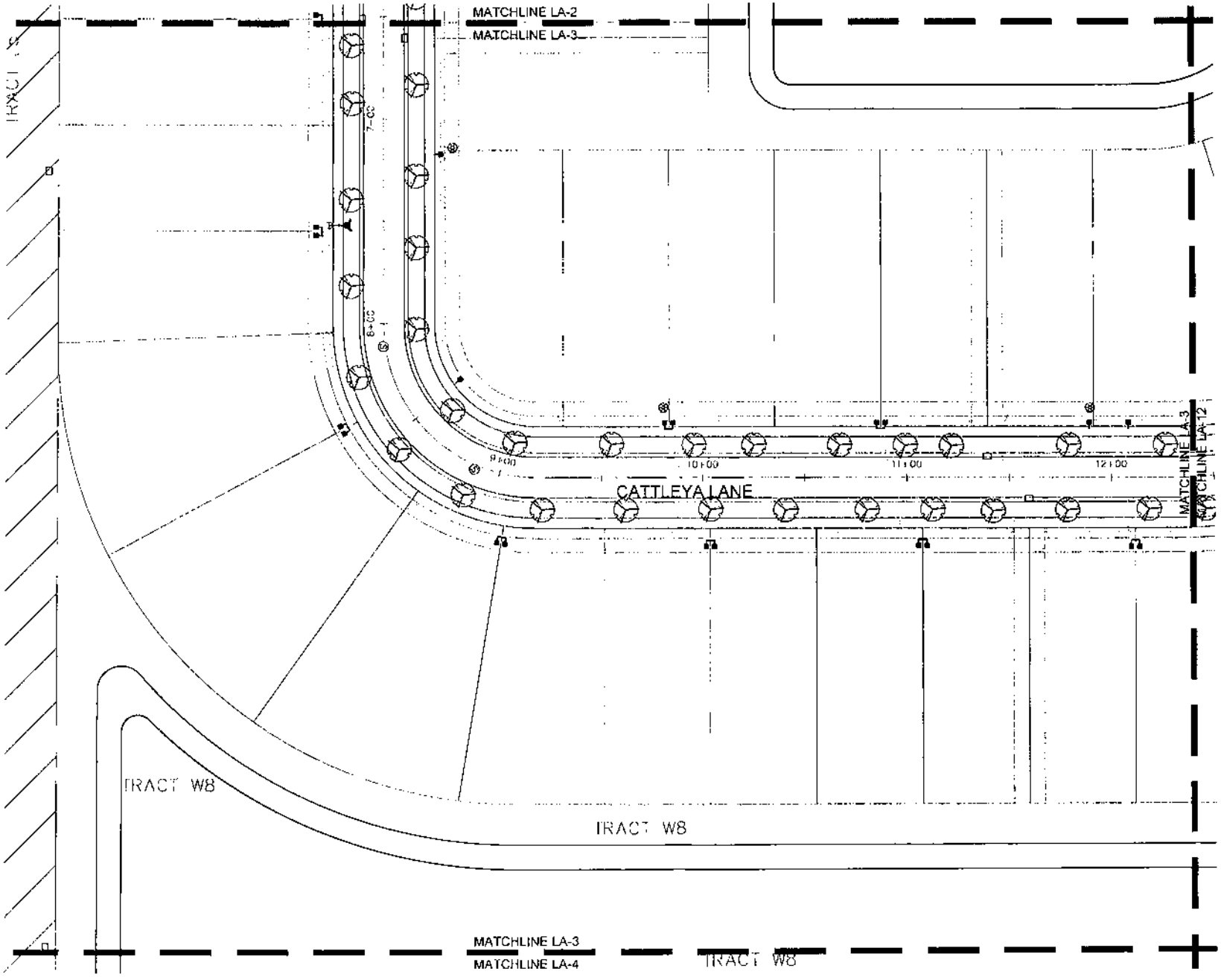



lucido & associates

Key / Location:

Project Team:

Kimley»Horn

Del Webb

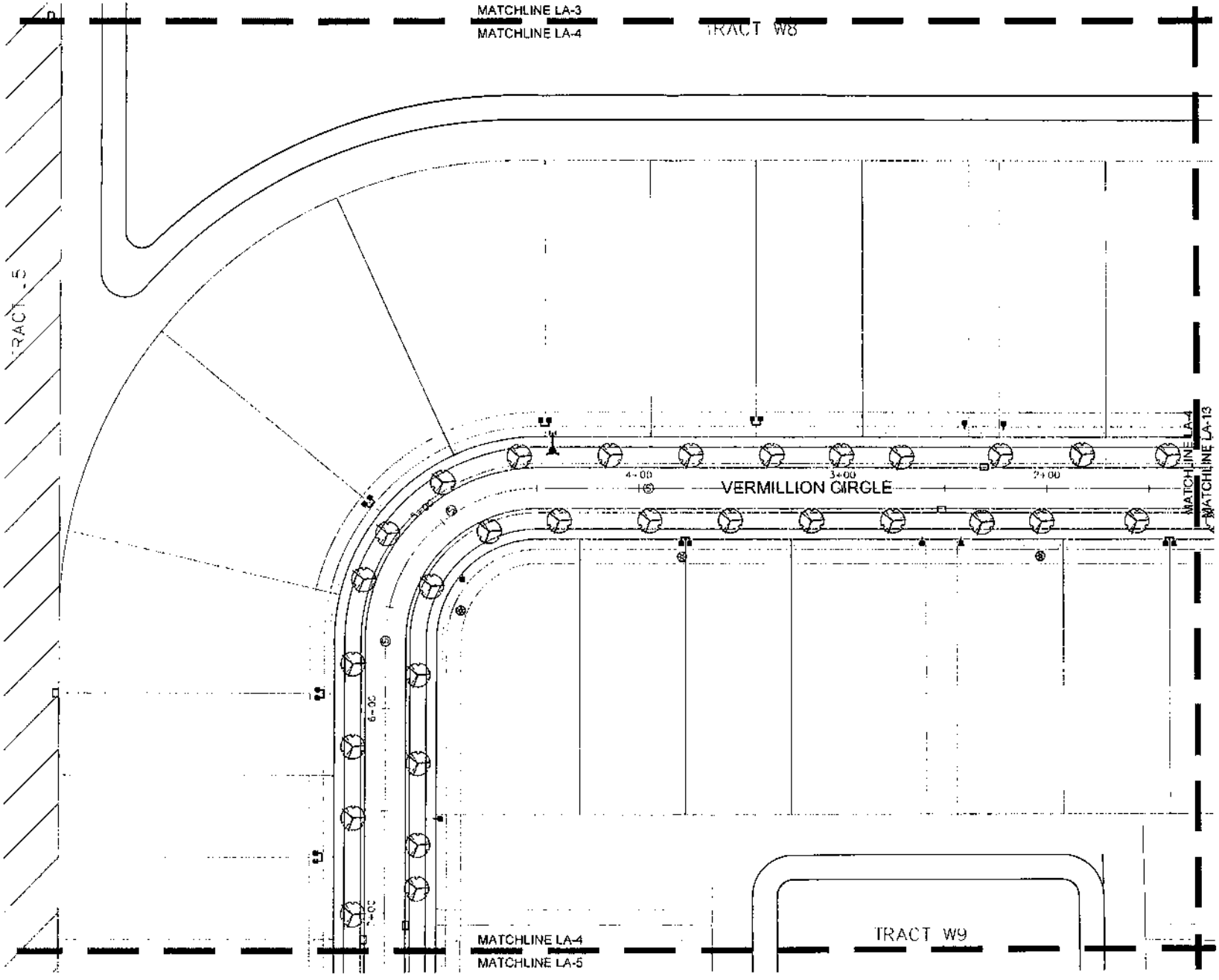
Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Issue Subjects |
| 8/20/16 | KV | Resubmittal |
| 2/10/16 | KV | For City Council Packets |

LA-3

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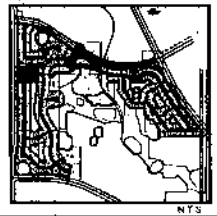



Project Team

Kimley»Horn

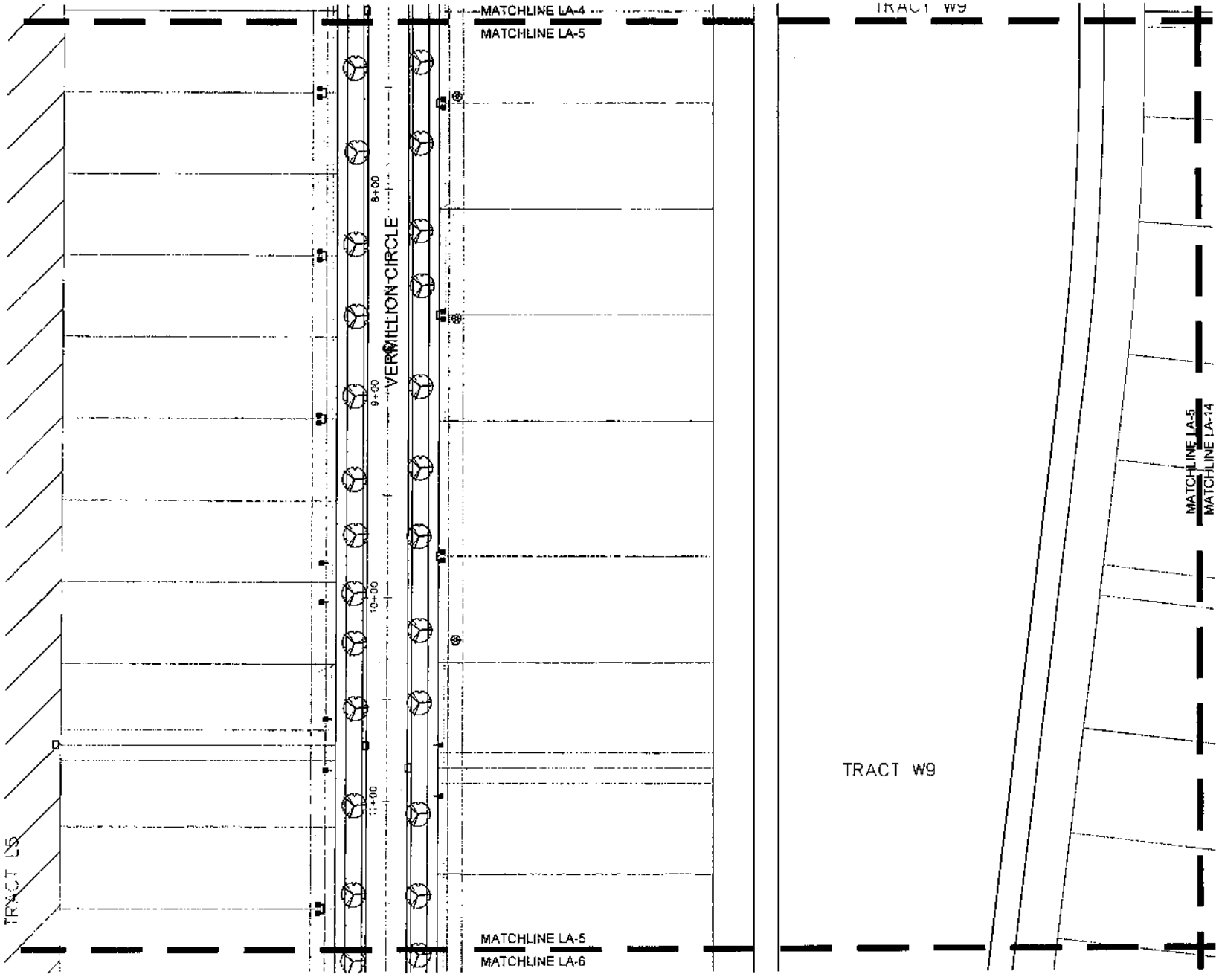
Del Webb

Port St. Lucie, Florida

Street Trees
Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/22/16 | KV | Initial Submittal |
| 9/23/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Exhibits |

LA-4

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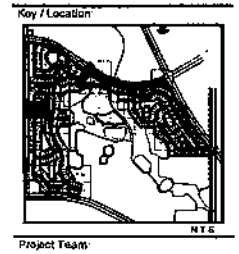



Project Team:

Kimley»Horn

Del Webb®

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/15 | KV | Initial Submittal |
| 9/29/15 | KV | Resubmittal |
| 11/16/15 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10' 20' 40'

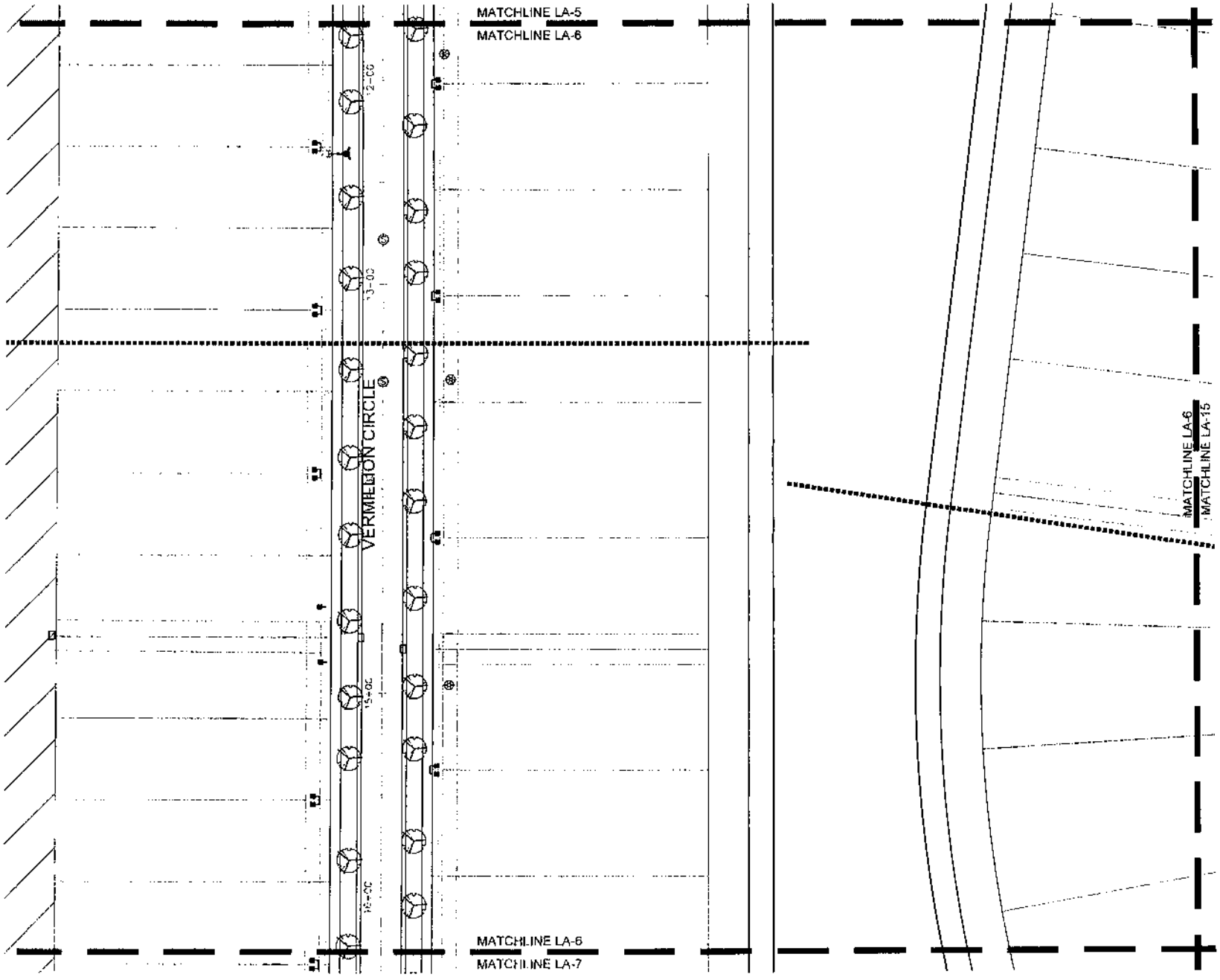
Designer: KV

Manager: DG

Project Number: 10-225

Sheet: LA-5

Computer File: 10-225 Landscape Street Trees.dwg




lucido & associates

Key / Location

NTS

Project Team

Kimley»Horn

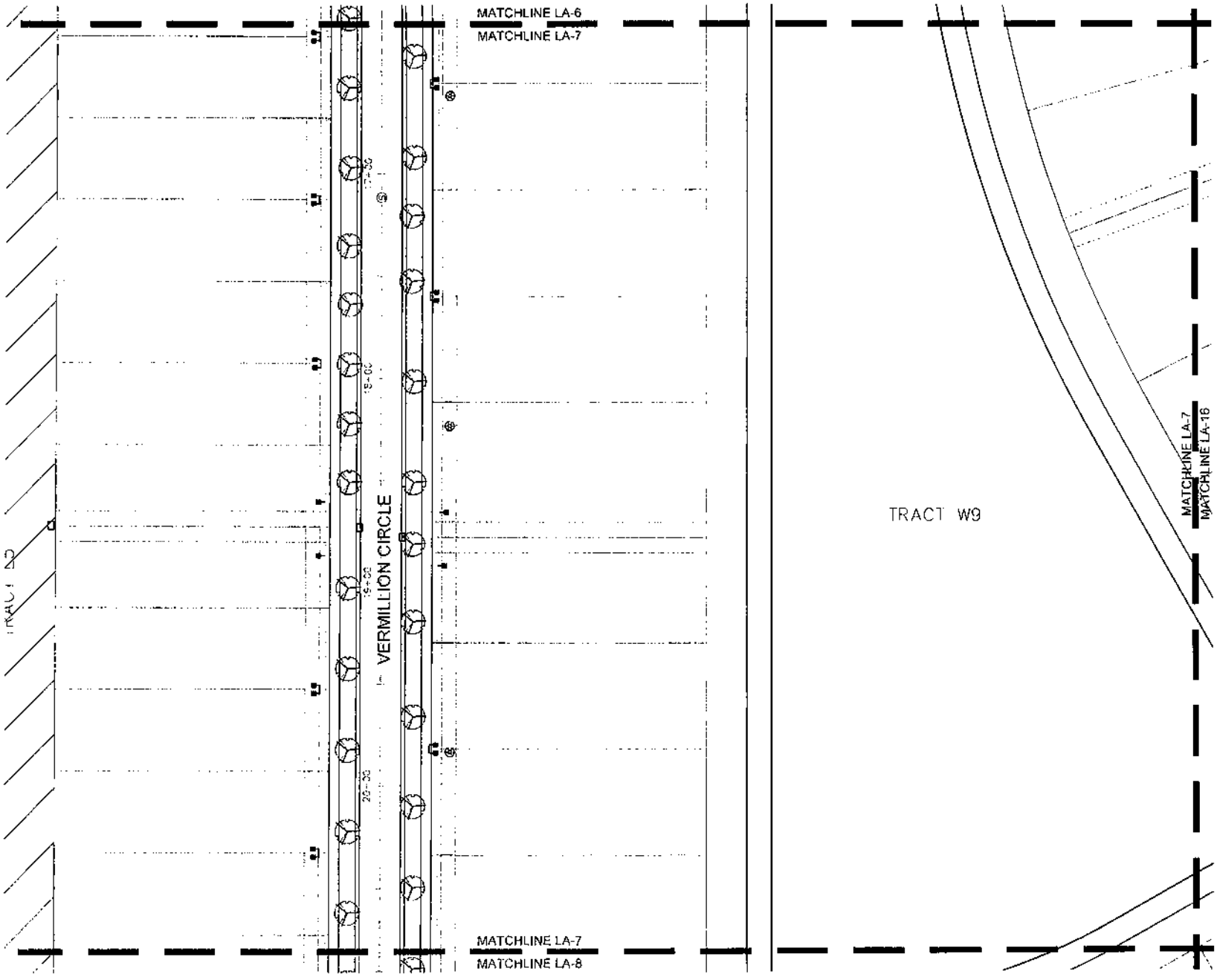
Del Webb

Port St. Lucie, Florida

Street Trees
Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/25/16 | KV | Initial Submittal |
| 8/29/16 | KV | Resubmittal |
| 11/18/16 | KV | For City Council Packets |

LA-6

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Key / Location

Project Team:

Kimley»Horn

Del Webb

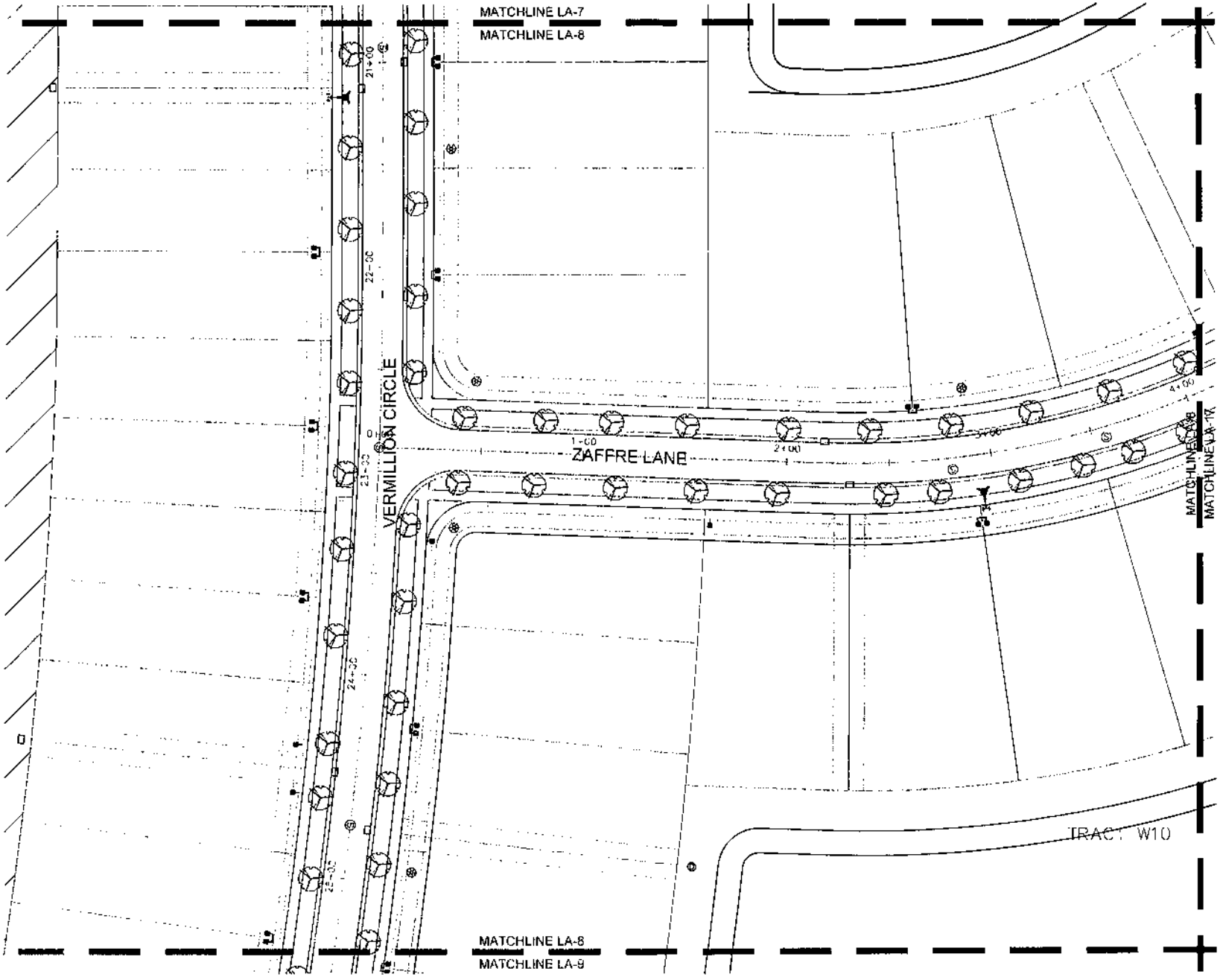
Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| [illegible] | KV | Initial Submittal |
| [illegible] | KV | Resubmittal |
| [illegible] | KV | For City Council Package |

LA-7

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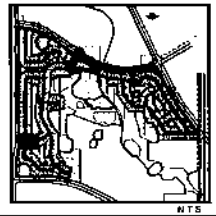
Key / Location:




Project Team

Kimley»Horn

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Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Index Submittal |
| 8/29/16 | KV | Resubmittal |
| 11/15/16 | KV | For City Council Packets |

SCALE: 1" = 40'

0 10 20 40'

REG. # 1216
Thomas M. Lucido

Designer: KV
Manager: SM
Project Number: 16-225
Municipal Number: -
Computer File: 16-225 Landscape Street Trees.dwg

Sheet

LA-8

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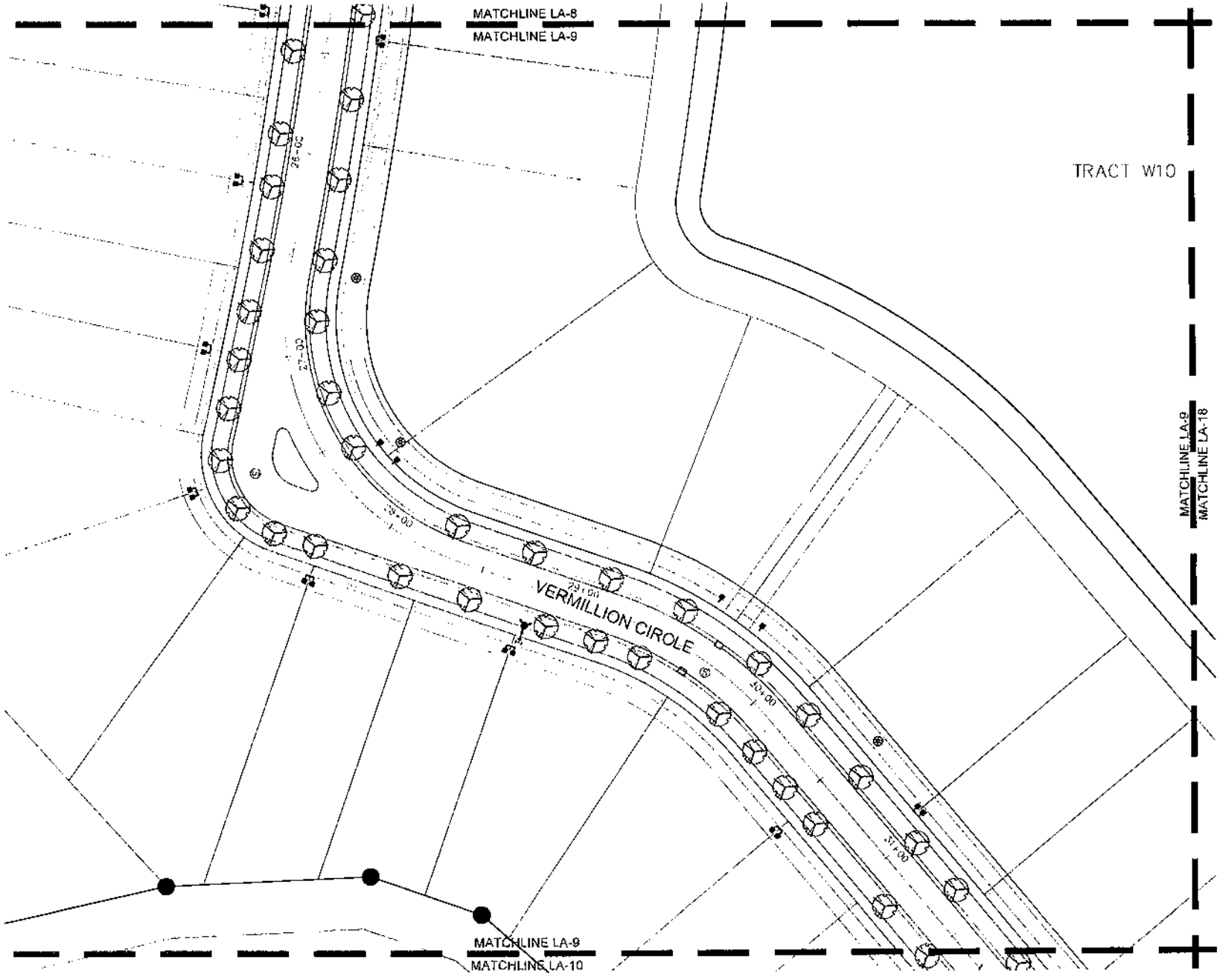


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Key / Location:

Project Team:

Kimley»Horn

Del Webb

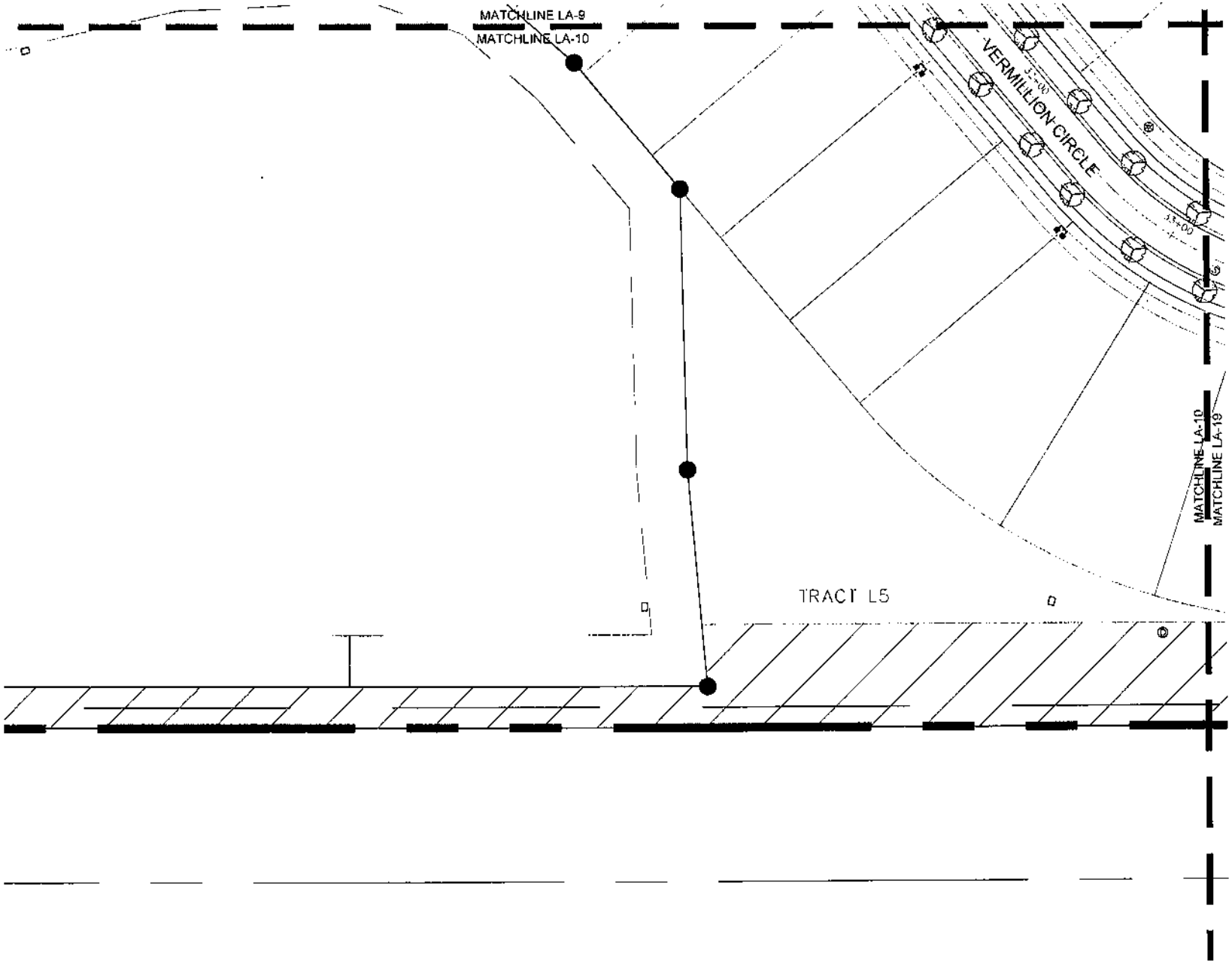
Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 5/26/18 | KV | Resubmittal |
| 11/16/18 | KV | For City Council Packets |

LA-9

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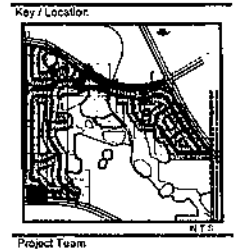
Key / Location




Project Team

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees

Landscape Plan

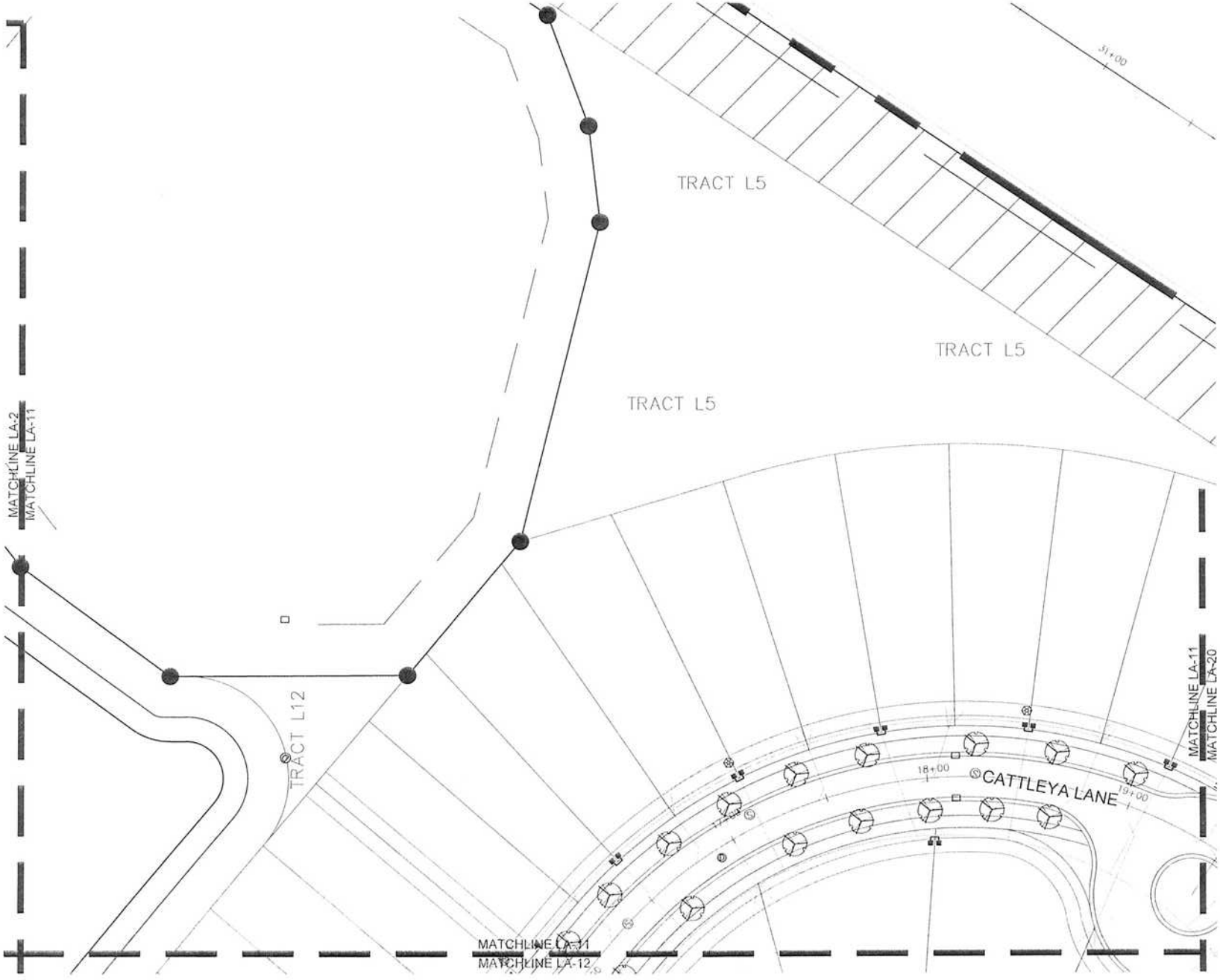
| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

Designer KV

Sheet

LA-10

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Key / Location:

Project Team:

Kimley»Horn

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Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10 20 40

REG. # 1018
Thomas P. Lucido

| | |
|---|---|
| Designer | KV |
| Manager | bfa |
| Project Number | 16-225 |
| Municipal Number | — |
| Computer File | 16-225 Landscape Street Trees.dwg |

Sheet

**LA-11**

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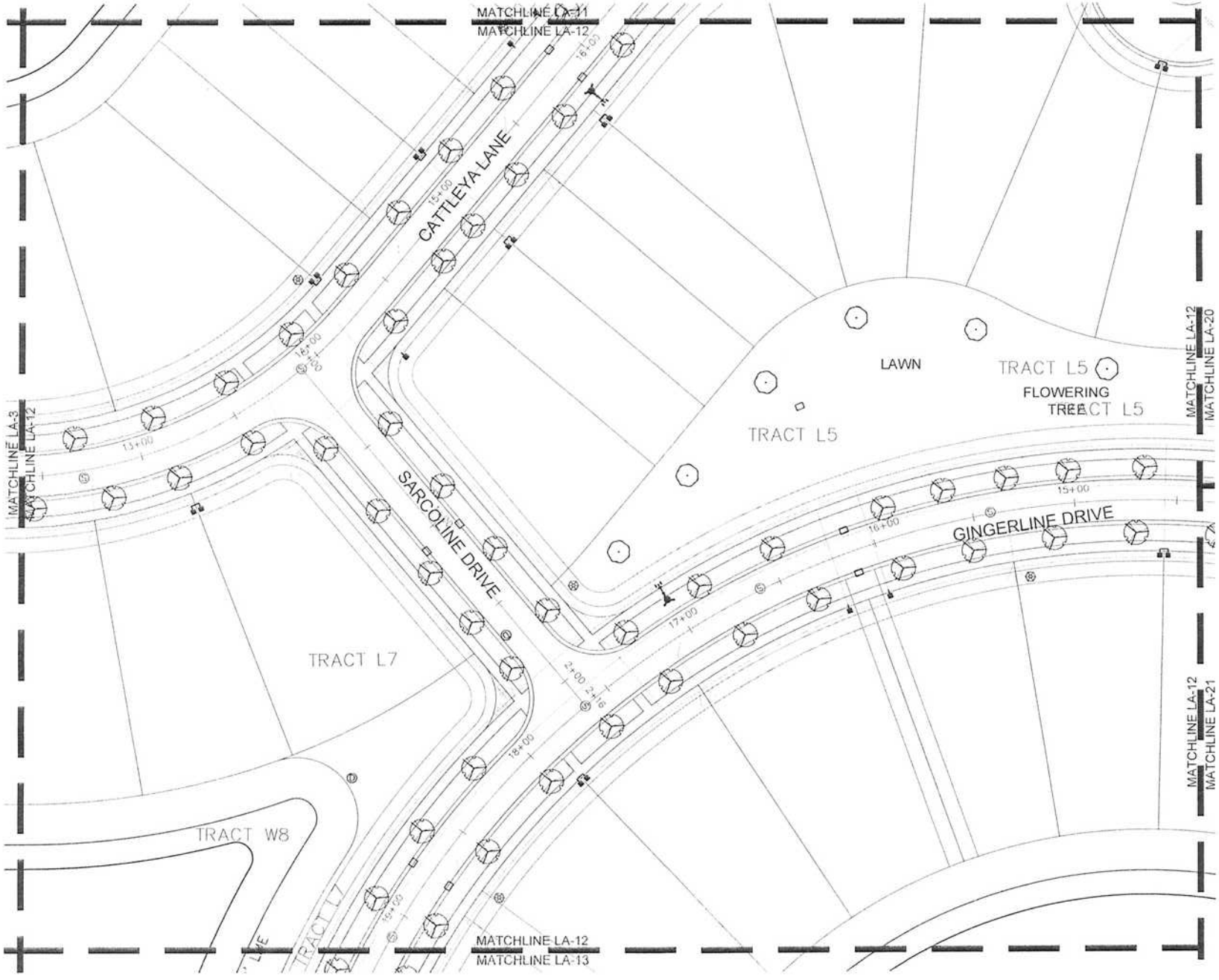


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Key / Location:

Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10 20 40

REG. # 1018
Thomas P. Lucido

Designer: KV
Manager: SG
Project Number: 16-225
Municipal Number: --
Computer File: 16-225 Landscape Street Trees.dwg

Sheet

**LA-12**

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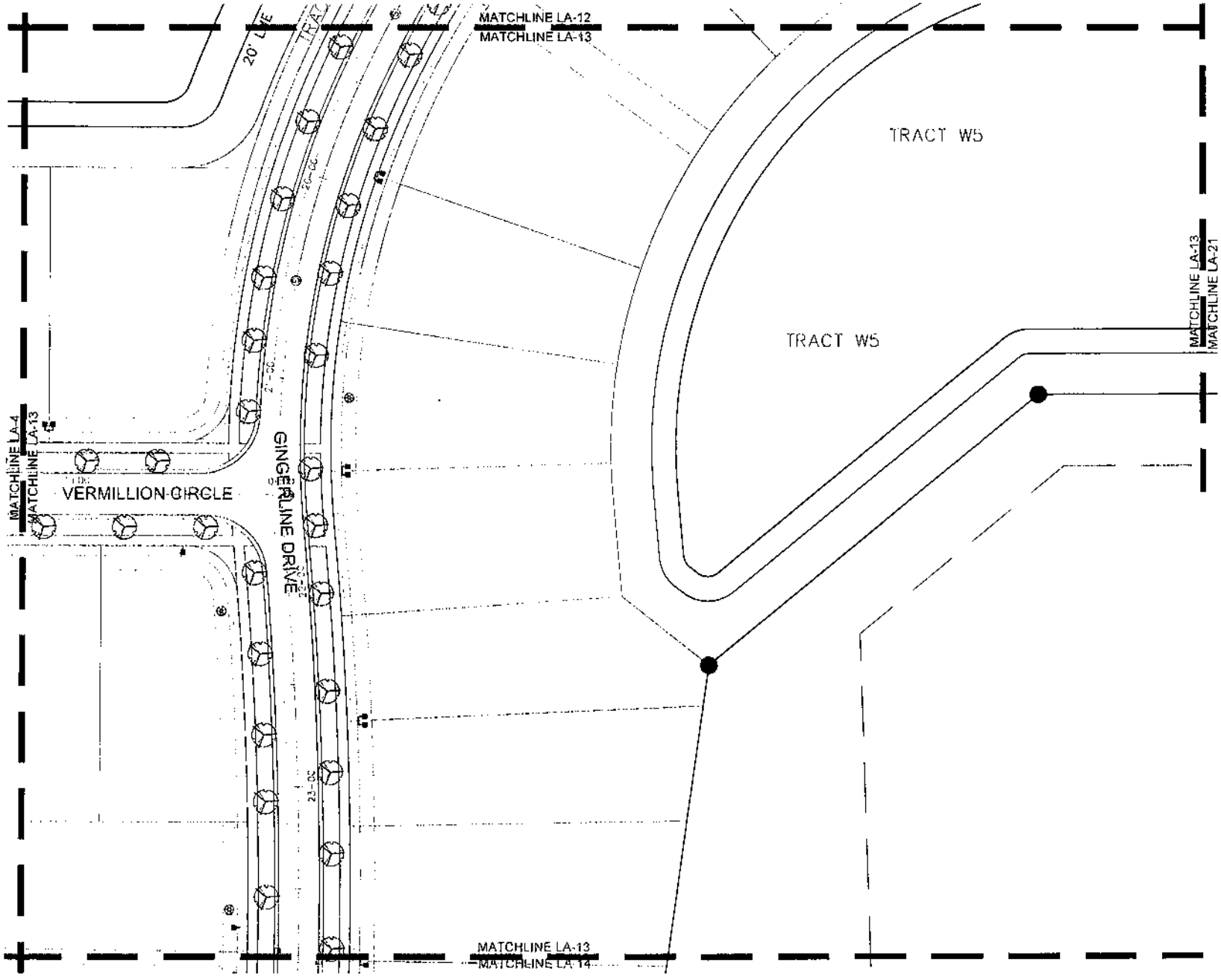


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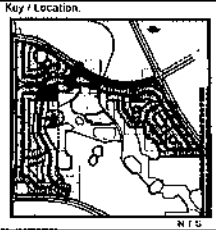
Key / Location:



Project Team

Kimley»Horn

Del Webb

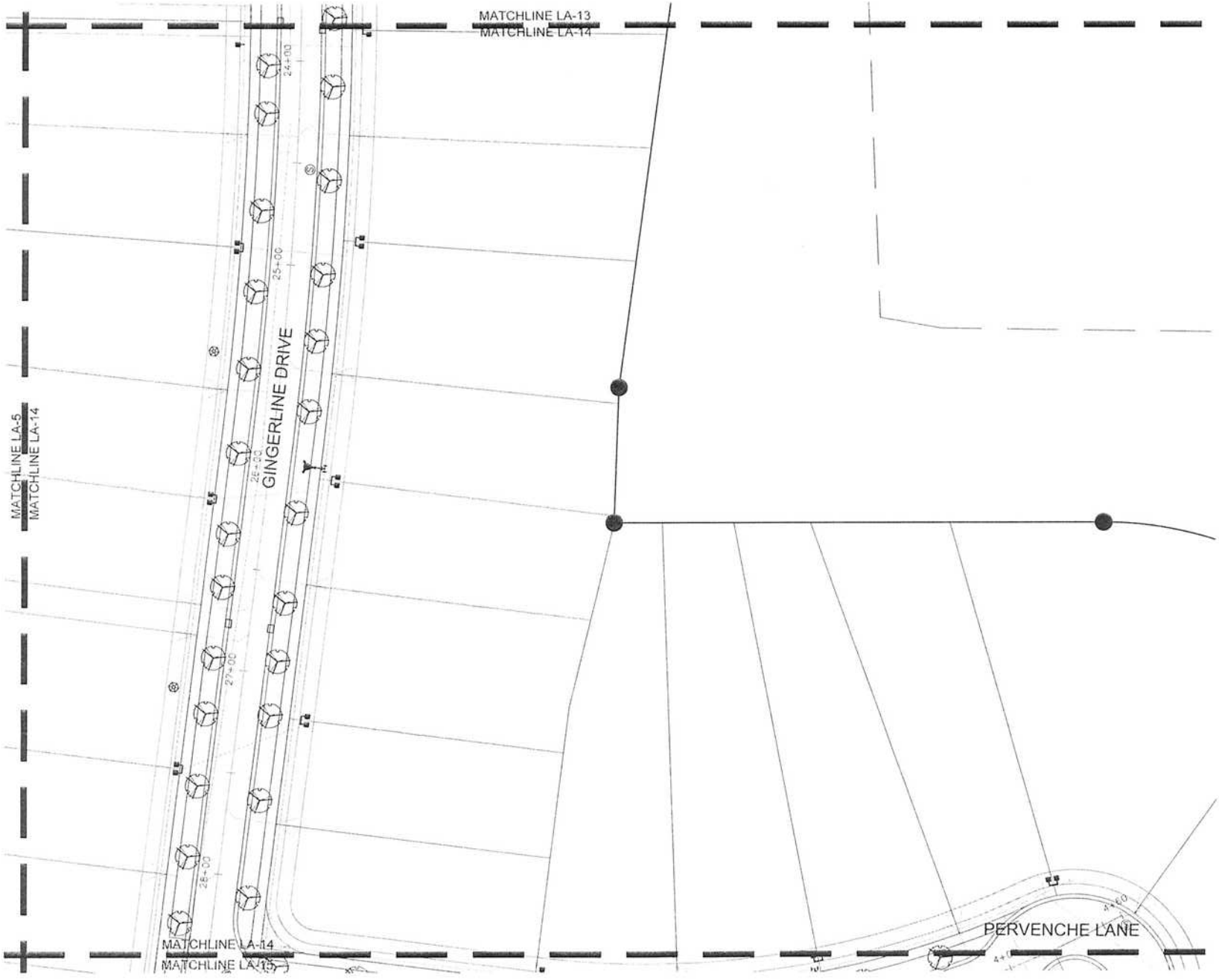
Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/28/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Package |

LA-13

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Key / Location:

Project Team:

Kimley»Horn

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Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10' 20' 40'

NEG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | LA-14 |
| Project Number | 16-225 | |
| Municipal Number | -- | |
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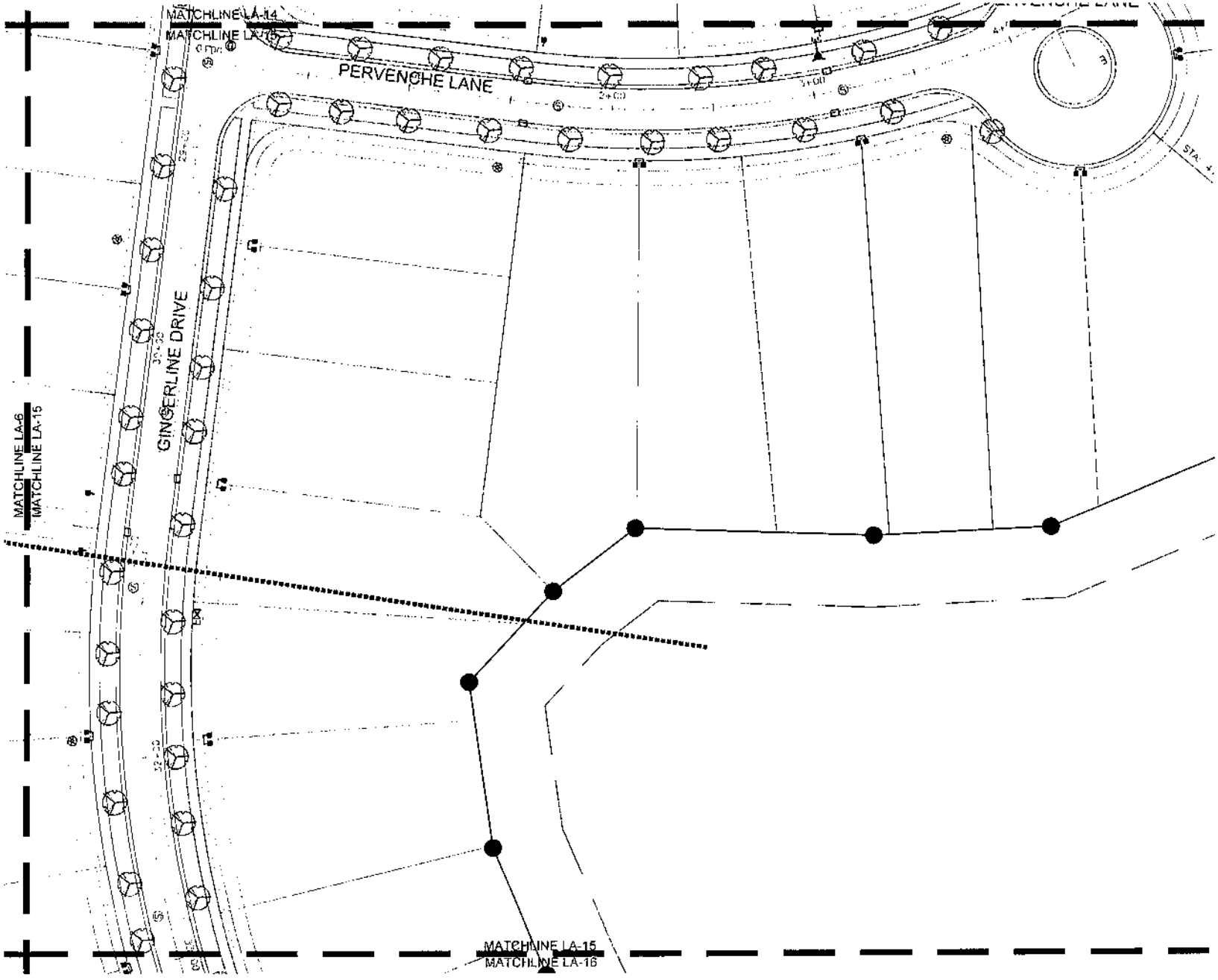


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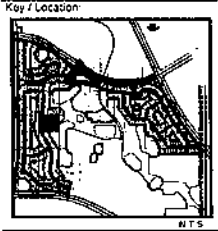
Key / Location:




Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees

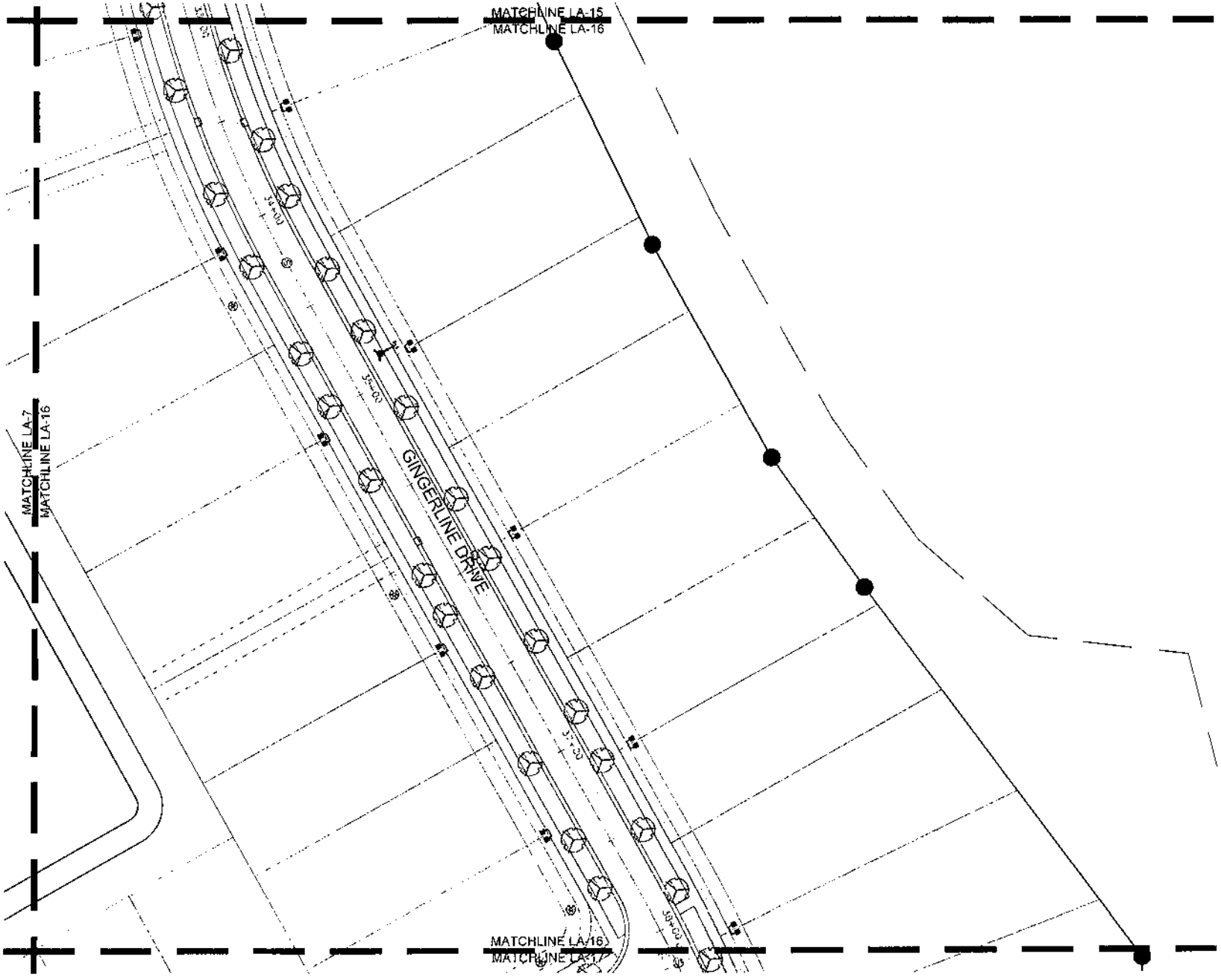
Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/26/16 | KV | Initial Submittal |
| 8/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Backup |

Designed: KV

Sheet

LA-15




lucido & associates

Key / Location

NTS

Project Team

Kimley»Horn

Del Webb

Port St. Lucie, Florida

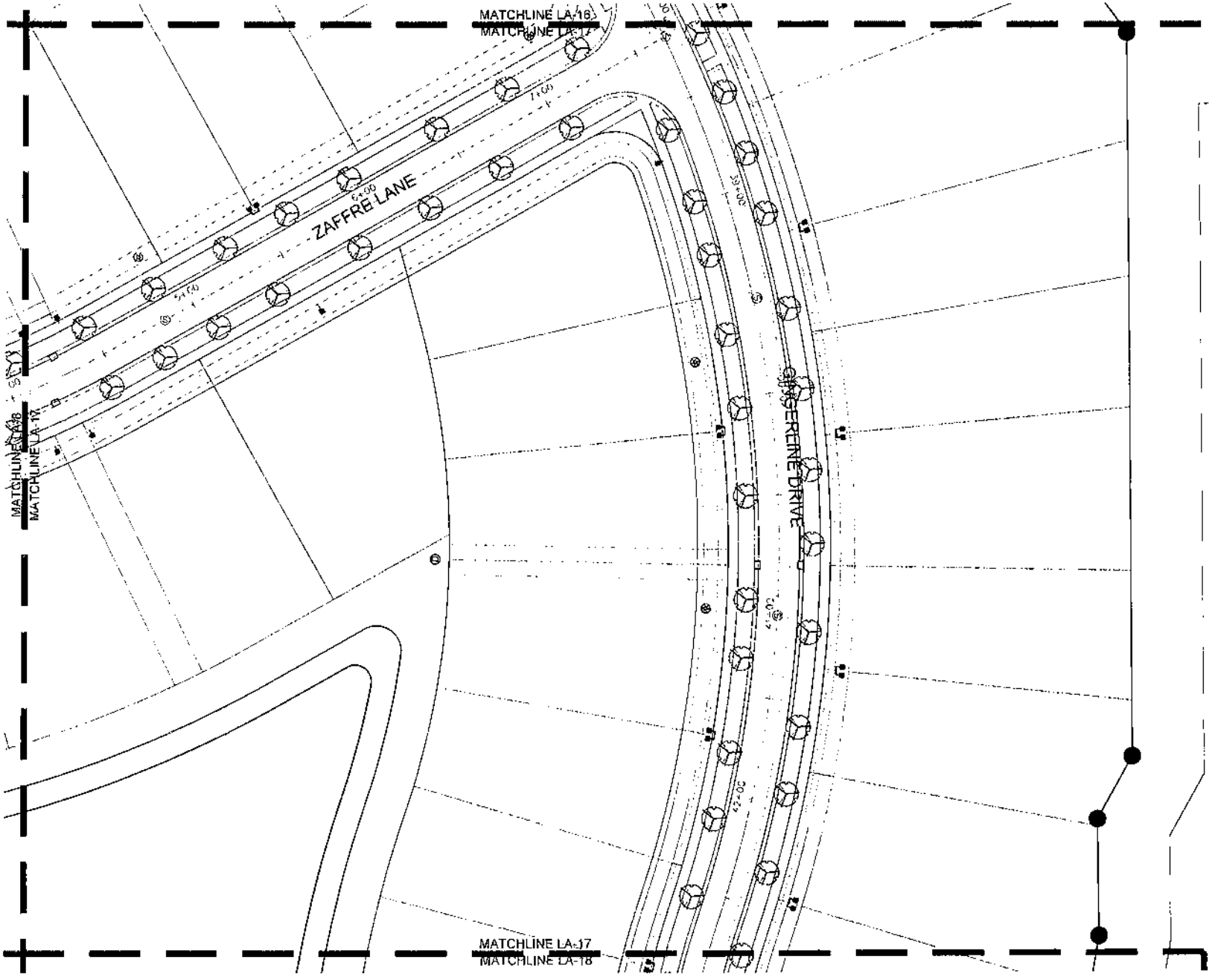
Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 8/29/16 | KV | Resubmittal |
| 11/18/16 | KV | For City Council Packets |

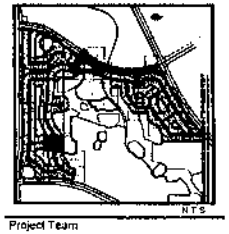
SCALE: 1" = 20'

LA-16




lucido & associates

Key / Location




Project Team

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Indus Submittal |
| 9/26/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Patrols |

SCALE: 1" = 20'

0 10 20 40'

REG. # 1016

Designed: KV

Manager: SG

Project Number: 16-229

Multiscale Number: --

Computer Date: 16-229 Landscape Street Trees.dwg

Sheet

LA-17

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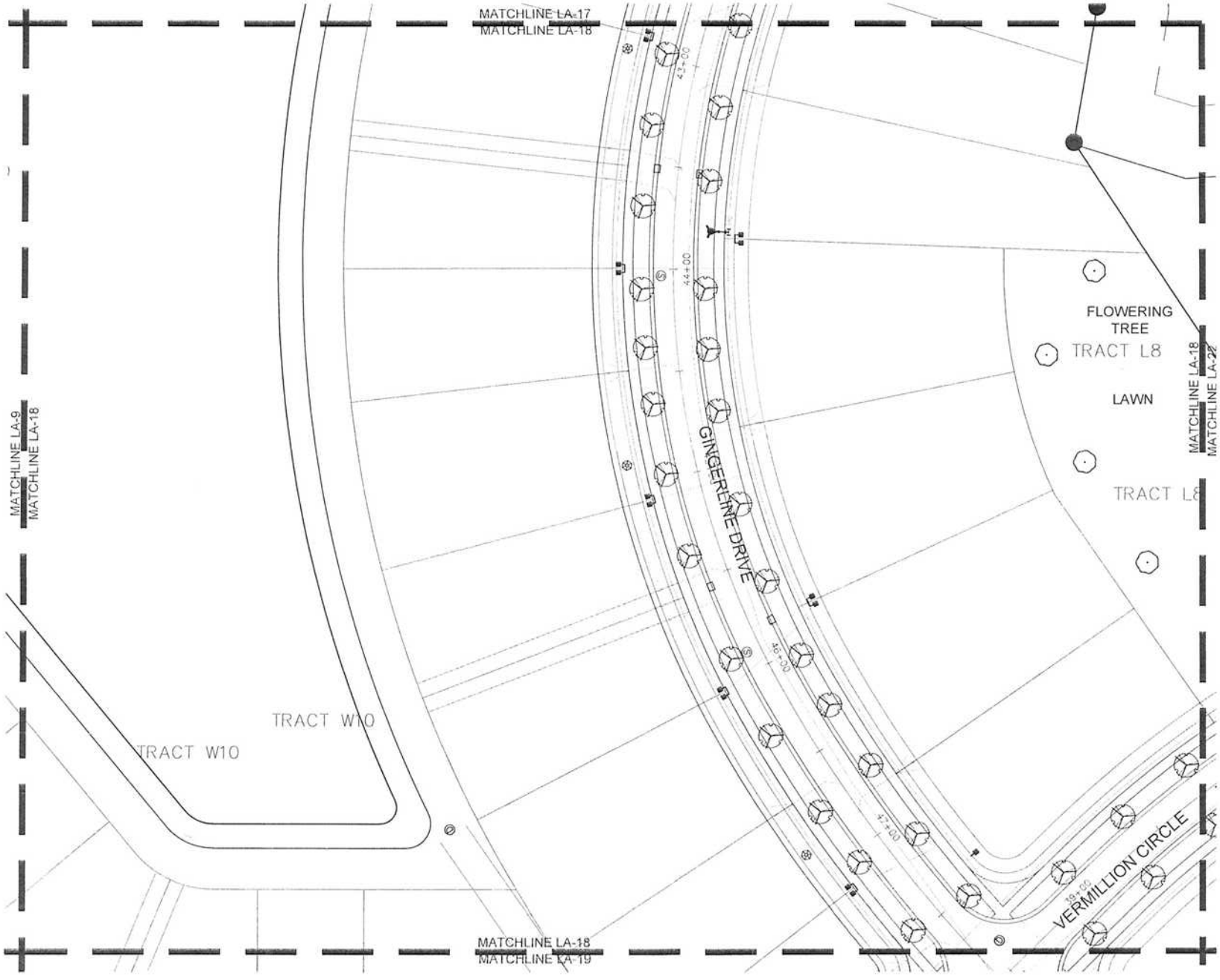


lucido & associates

Key / Location:

Project Team:

Kimley»Horn

Courtland & Whisner Inc.

EW

AJ

Del Webb®

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1019
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | LA-18 |
| Project Number | 16-225 | |
| Municipal Number | – | |
| Computer File | 16-225 Landscape Street Trees.dwg | |

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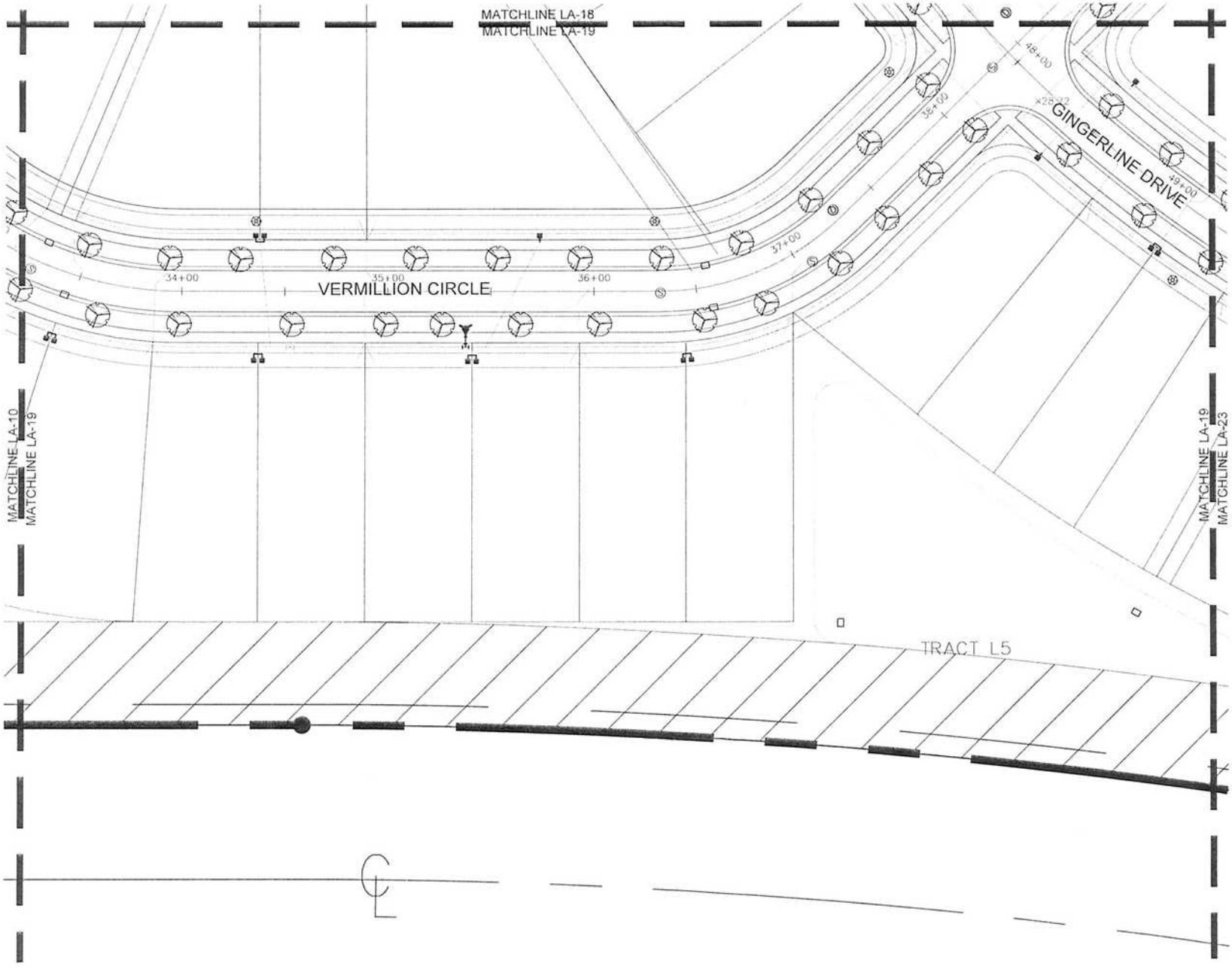


lucido & associates

Key / Location:

Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10 20 40

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | LA-19 |
| Project Number | 16-225 | |
| Municipal Number | — | |
| Computer File | 16-225 Landscape Street Trees.dwg | |

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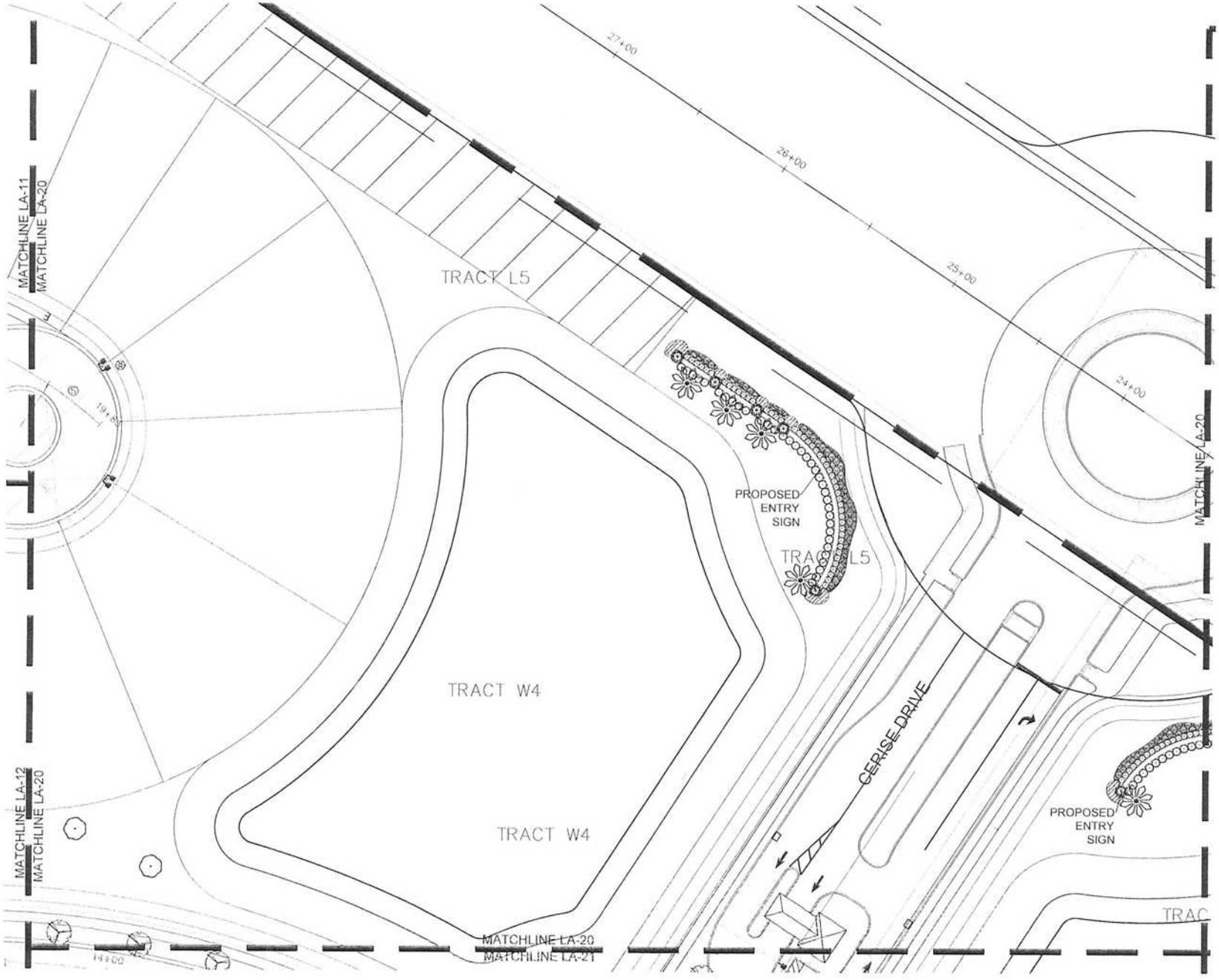


lucido & associates

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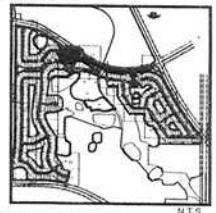


Project Team:

Kimley»Horn

Caulfield & Wheeler Inc.

AJ

Del Webb®

Port St. Lucie, Florida

Street Trees
Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG # 1018
Thomas P. Lucido

Designer: KV
Manager: SG
Project Number: 16-225
Municipal Number: --
Computer File: 16-225 Landscape Street Trees.dwg

Sheet
**LA-20**

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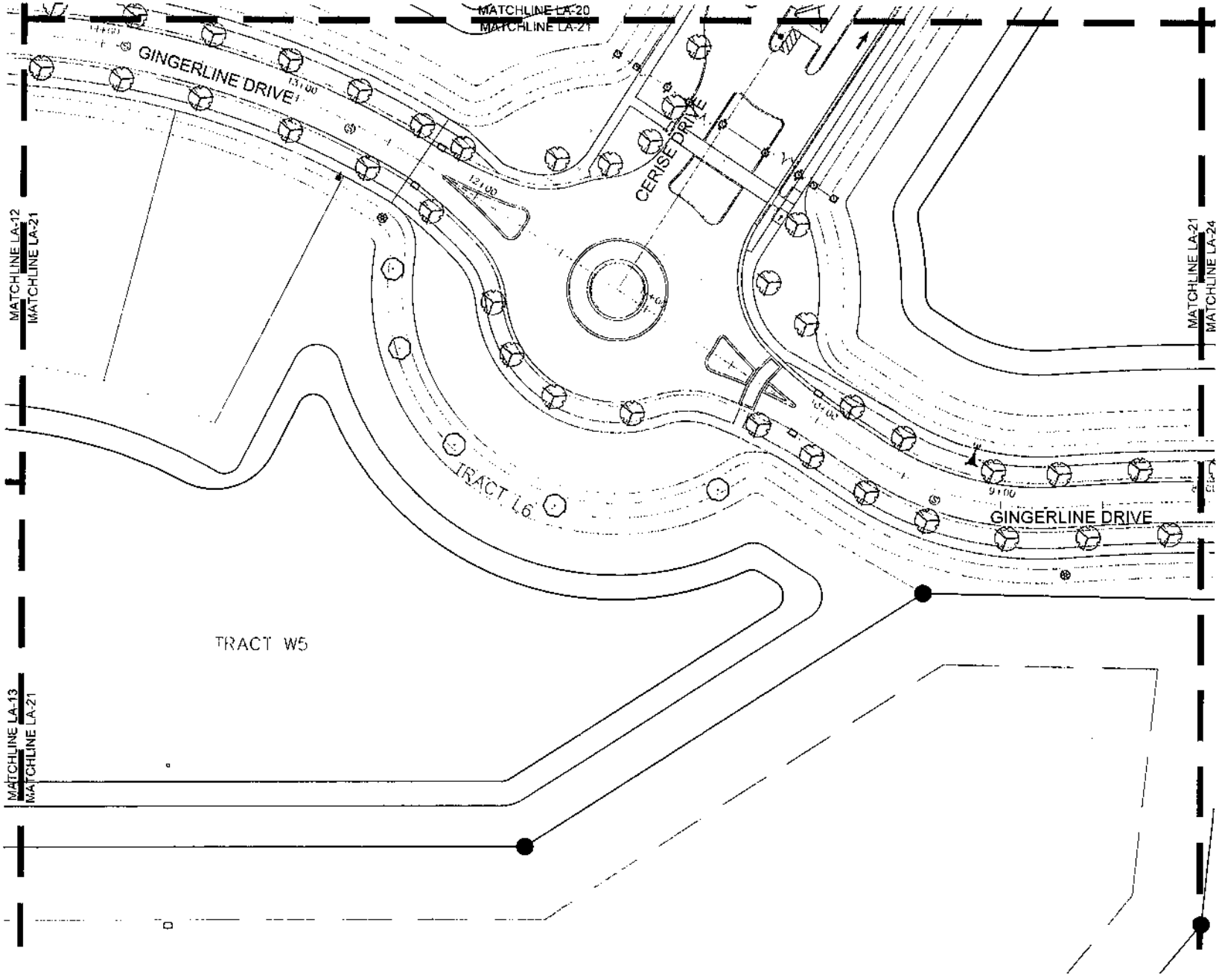



lucido & associates

Key / Location:

Project Team:

Kimley»Horn

Del Webb

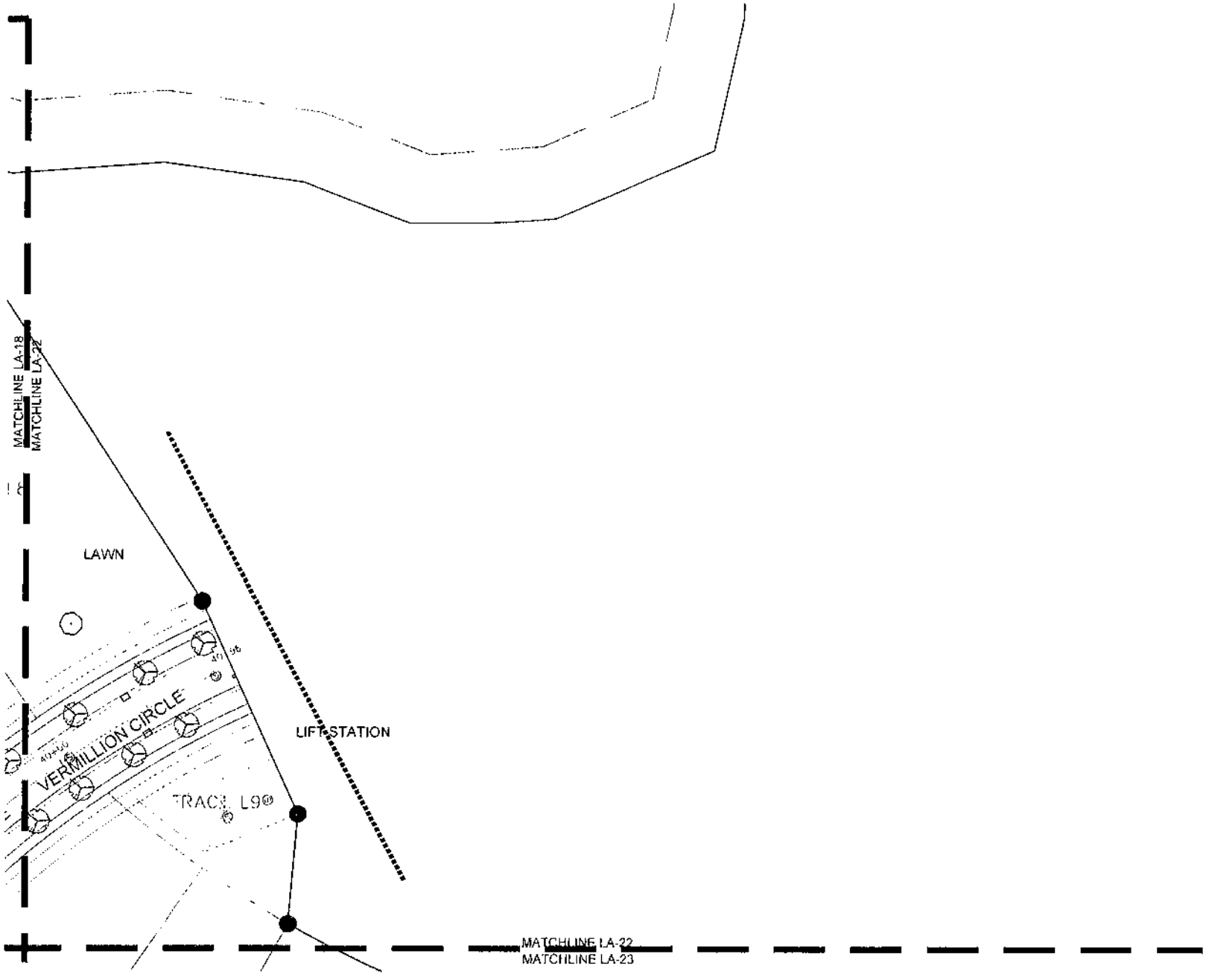
Port St. Lucie, Florida

Street Trees

Landscape Plan

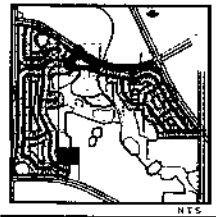
| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/18/16 | KV | For City Council Exhibits |

LA-21




lucido & associates

Key / Location




Project Team

Kimley»Horn

Del Webb

Port St. Lucie, Florida

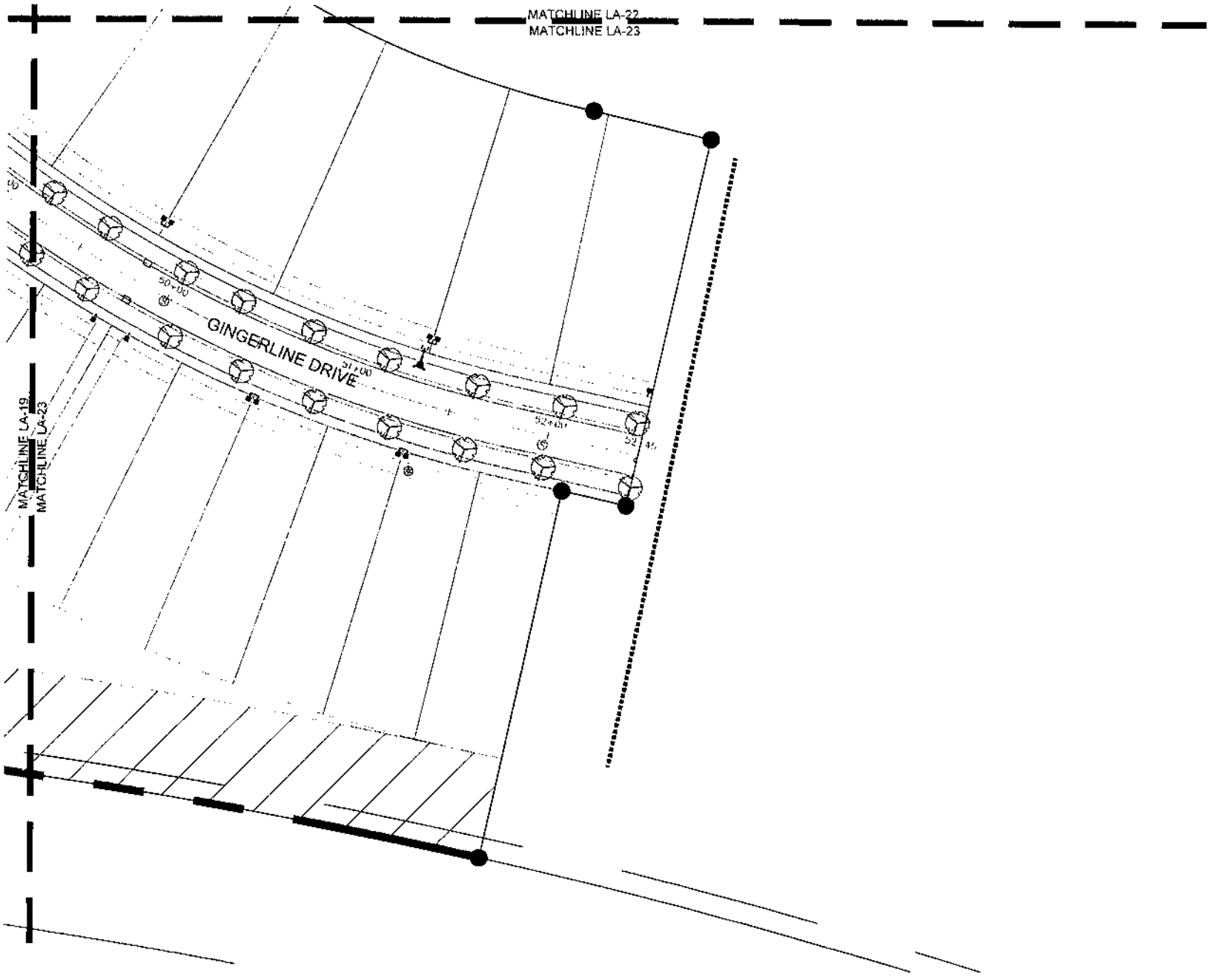
Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| [illegible] | KV | Initial Submittal |
| [illegible] | KV | Resubmittal |
| [illegible] | KV | For City Council Packets |

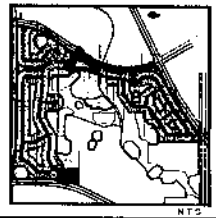
Sheet

LA-22




lucido & associates

Key / Location




Project Team:

Kimley»Horn

Del Webb

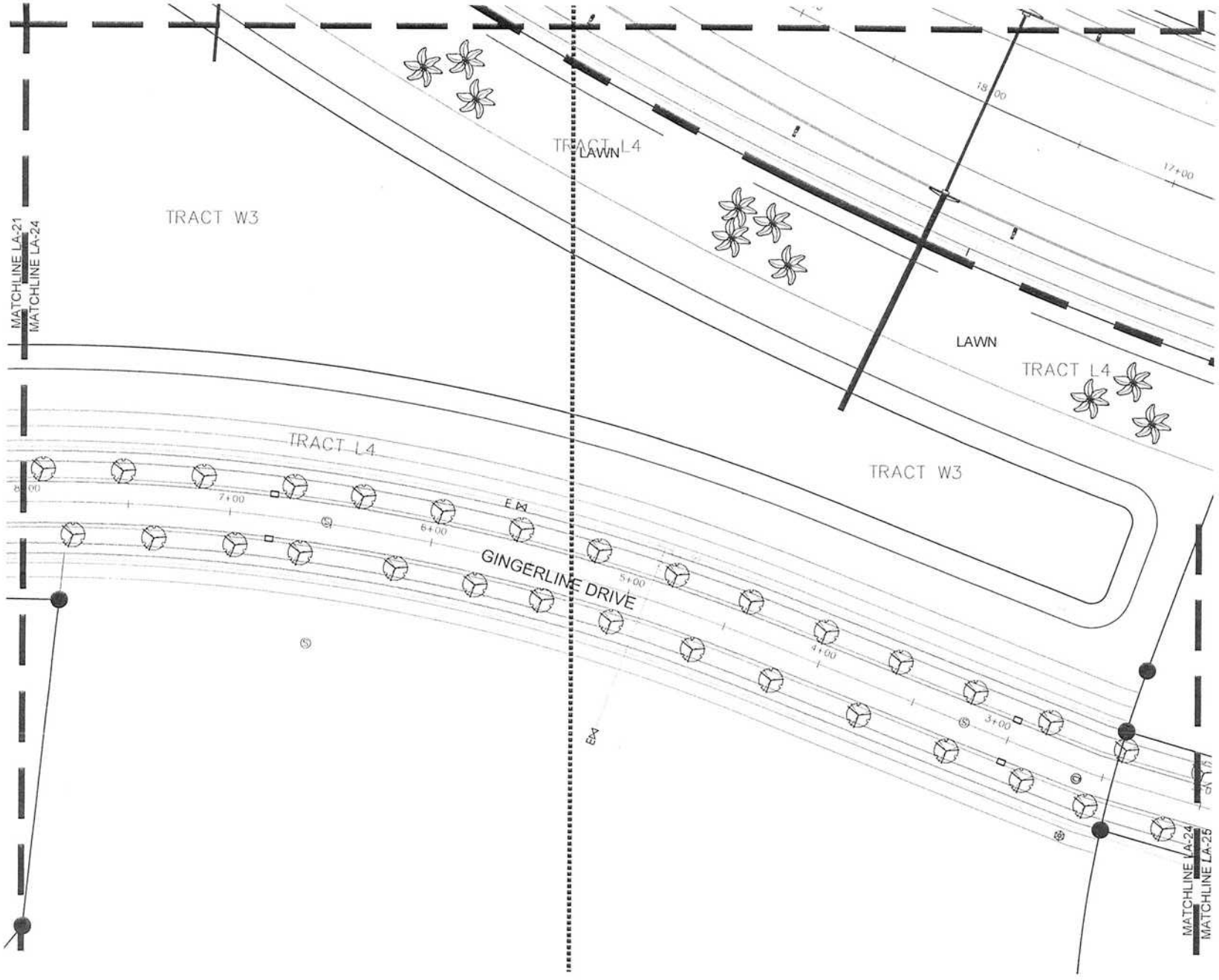
Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| [illegible] | KV | Initial Submittal |
| [illegible] | KV | Resubmittal |
| [illegible] | KV | For City Council Packets |

LA-23

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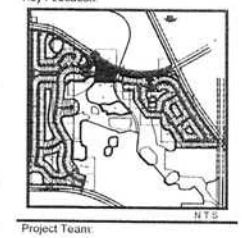


Project Team:

Kimley»Horn

Del Webb®

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/28/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1016
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | LA-24 |
| Project Number | 16-225 | |
| Municipal Number | — | |
| Computer File | 16-225 Landscape Street Trees.dwg | |

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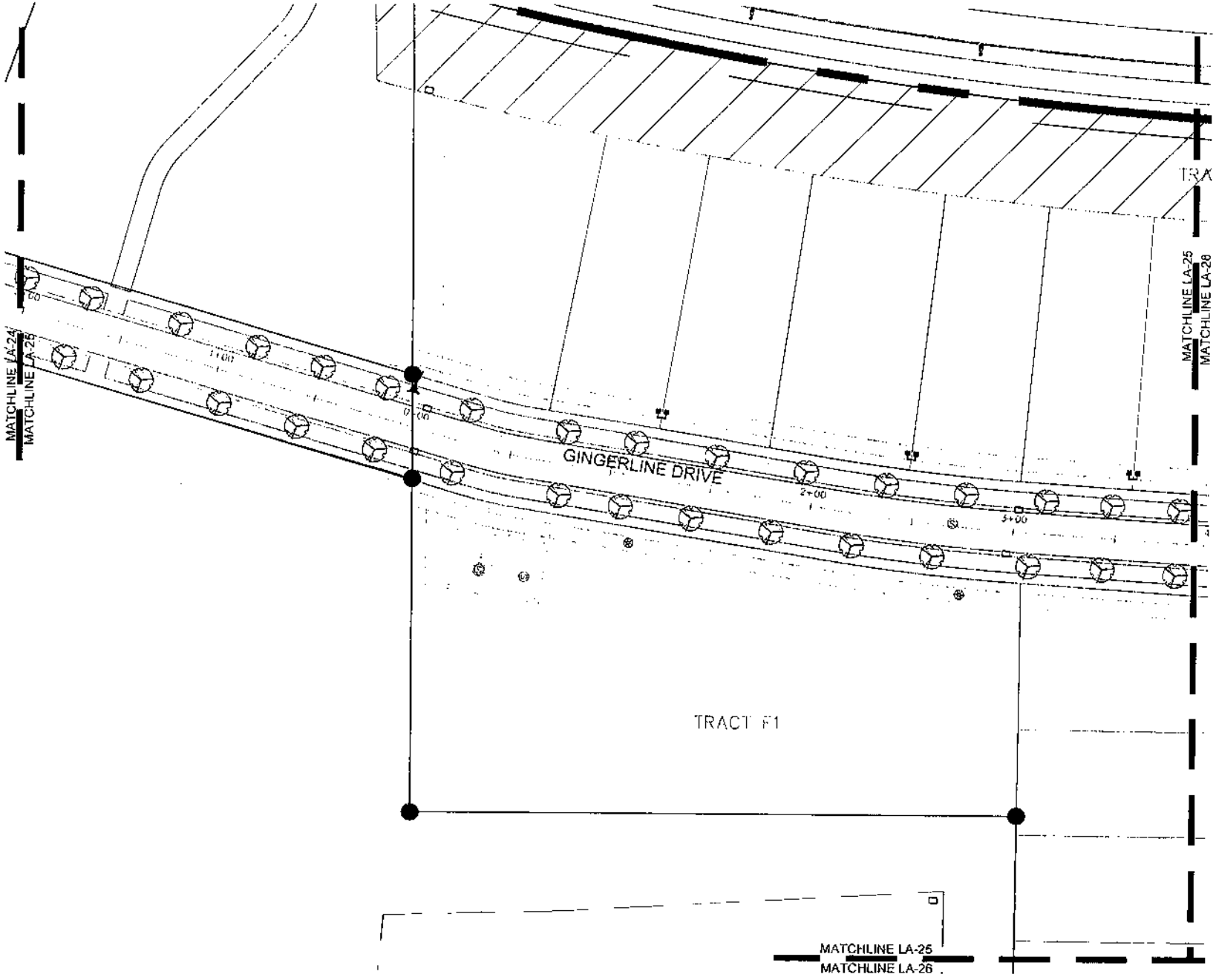
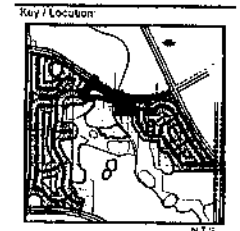



lucido & associates

Key / Location




Project Team

Kimley»Horn

Del Webb

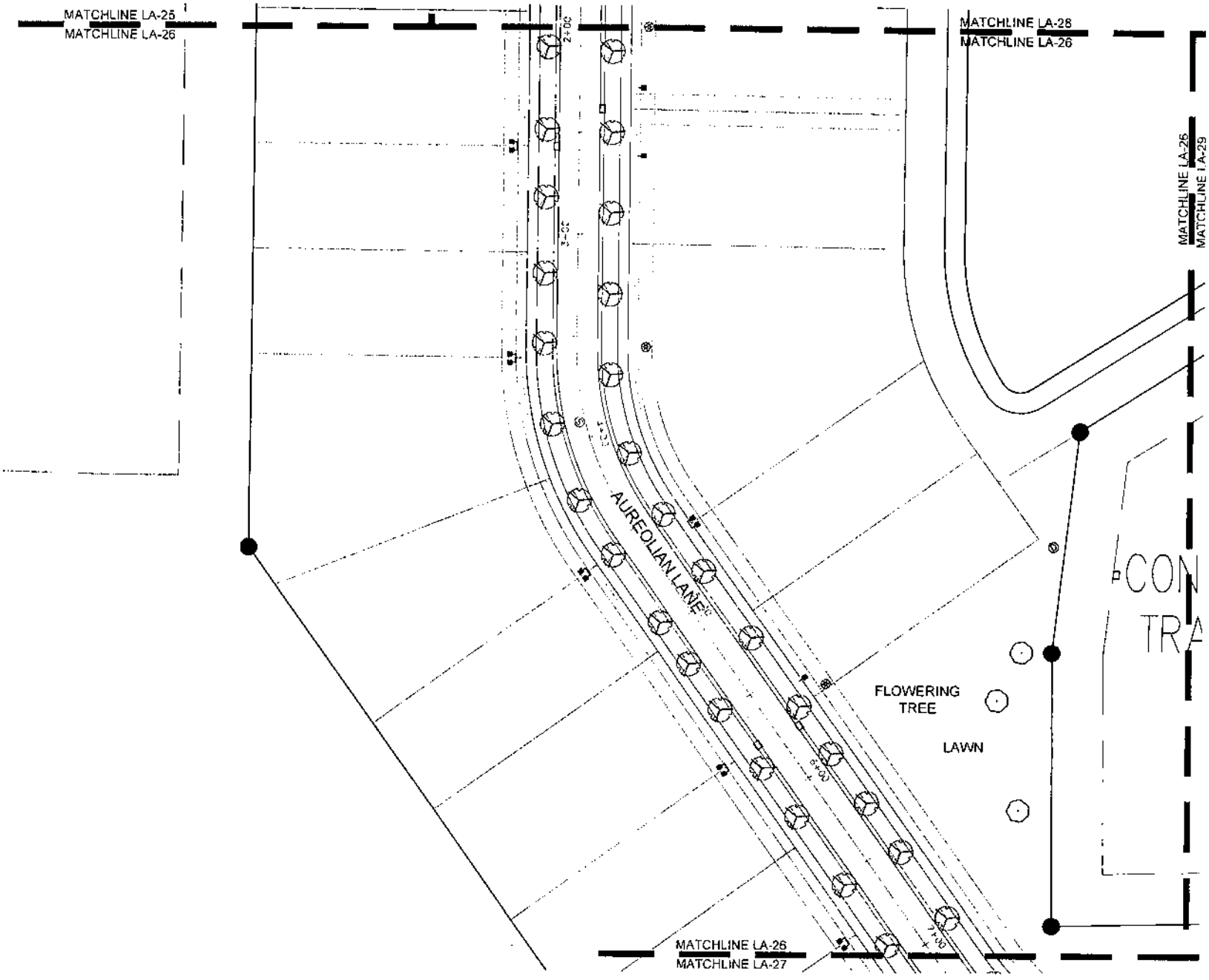
Port St. Lucie, Florida

Street Trees

Landscape Plan

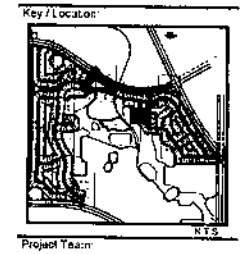
| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

LA-25




lucido & associates

Key / Location:




Project Team:

Kimley»Horn

Del Webb

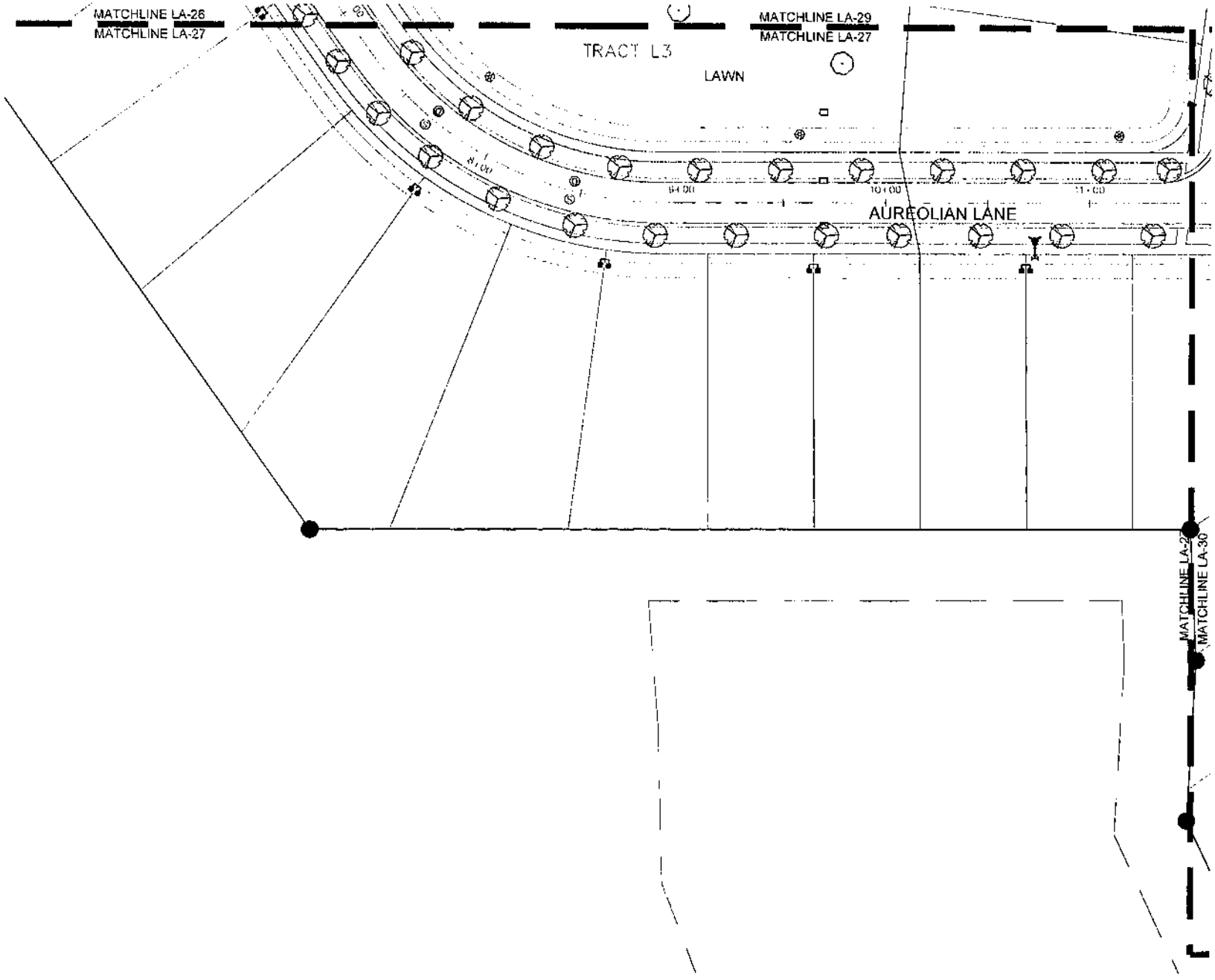
Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/20/16 | KV | Resubmittal |
| 11/15/16 | KV | Ent City Council Packets |

LA-26

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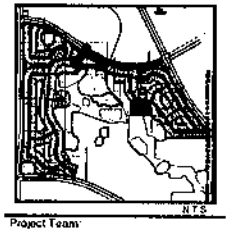
Key / Location




Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees

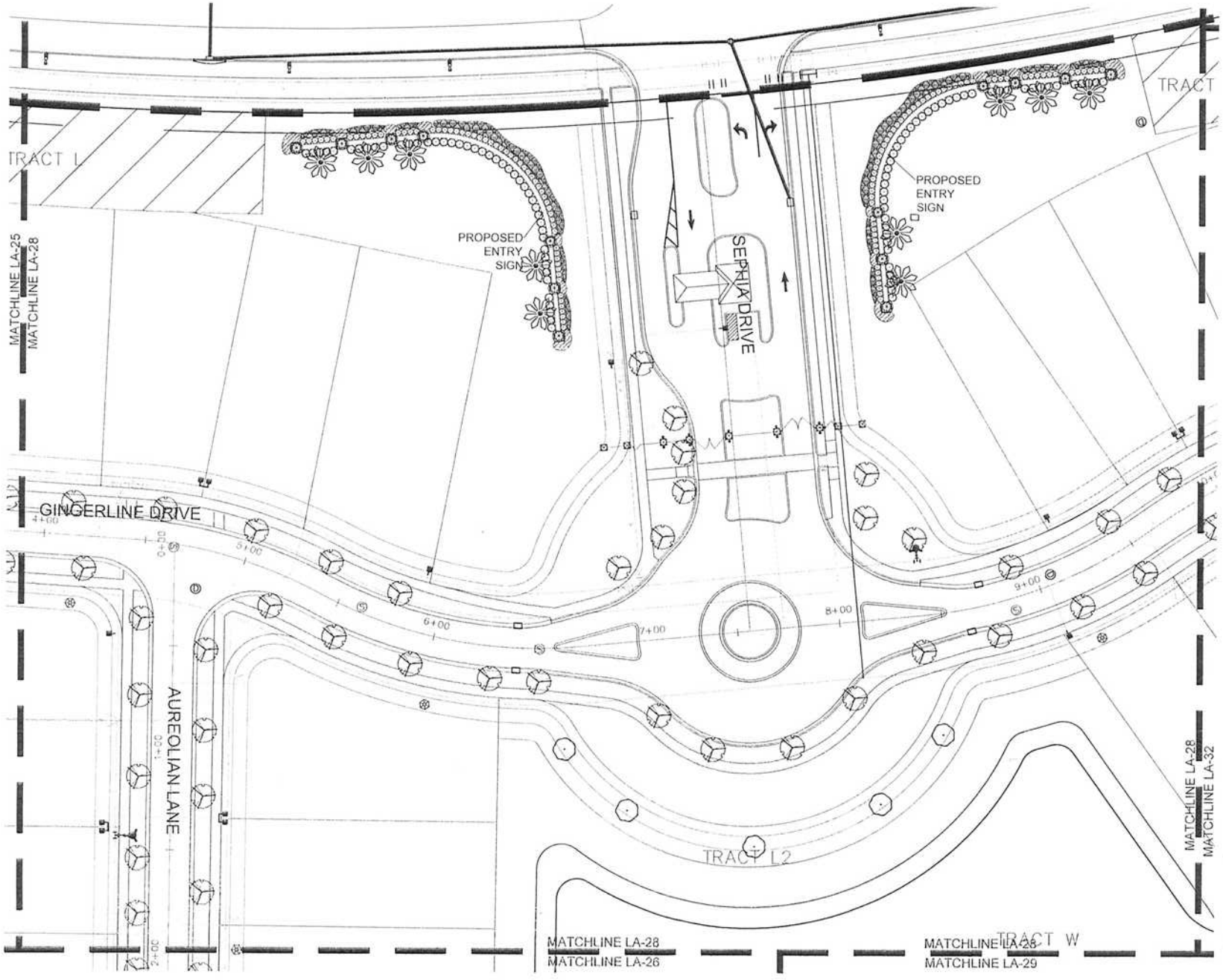
Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 8/25/16 | KV | Residential |
| 11/16/16 | KV | For City Council Patrols |

SCALE: 1" = 20'

Sheet

LA-27

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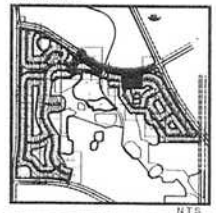


Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees
Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

Designer: KV
Manager: SG
Project Number: 16-225
Municipal Plan Set: —
Computer File: 16-225 Landscape Street Trees.dwg

Sheet
**LA-28**

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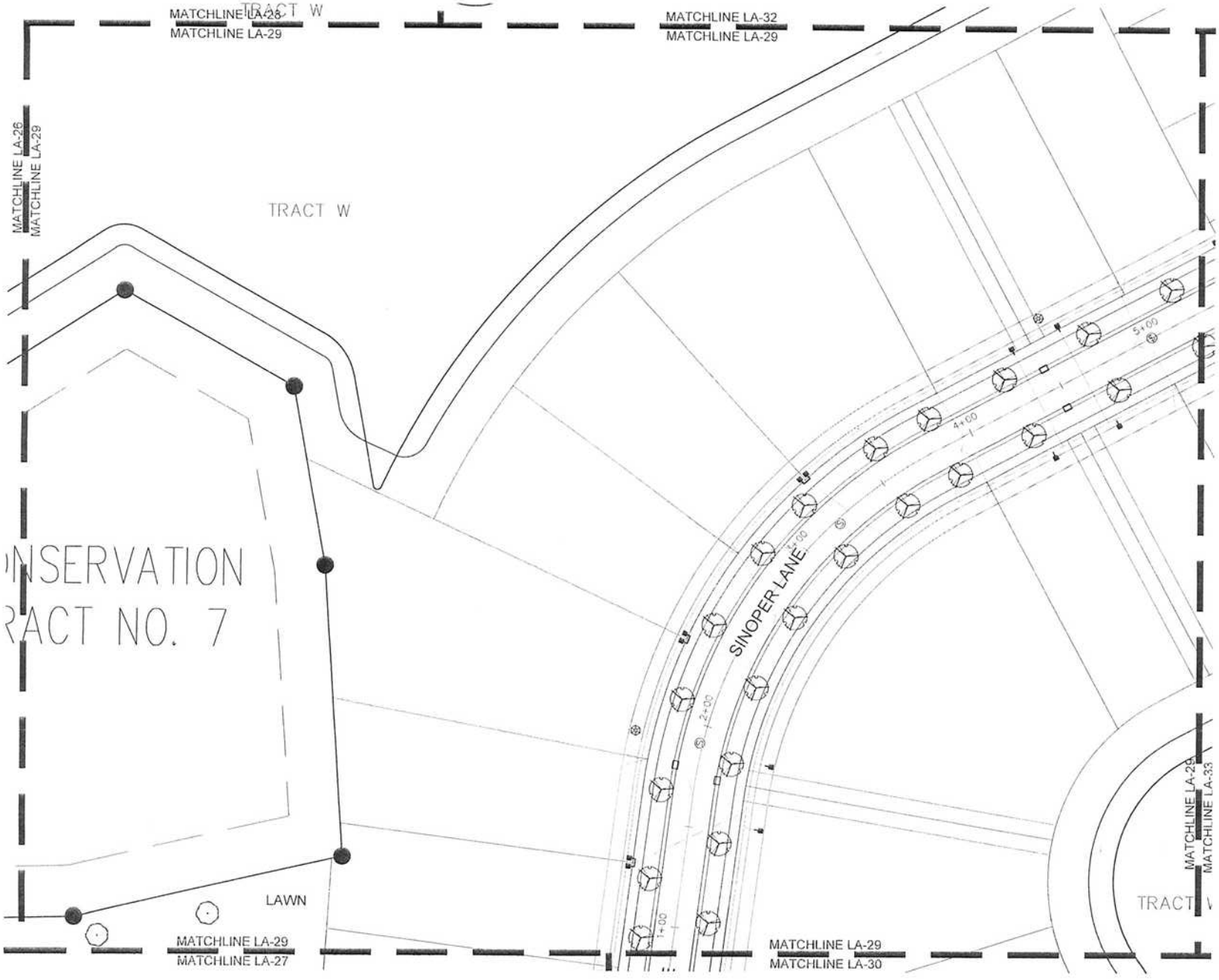


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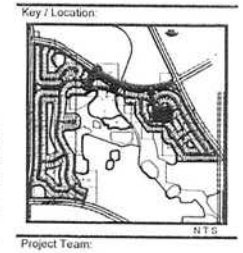
Key / Location:




Project Team:

Kimley»Horn

Del Webb®

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10 20 40

REG. # 1616
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | LA-29 |
| Project Number | 16-225 | |
| Municipal Number | — | |
| Computer File | 16-225 Landscape Street Trees.dwg | |

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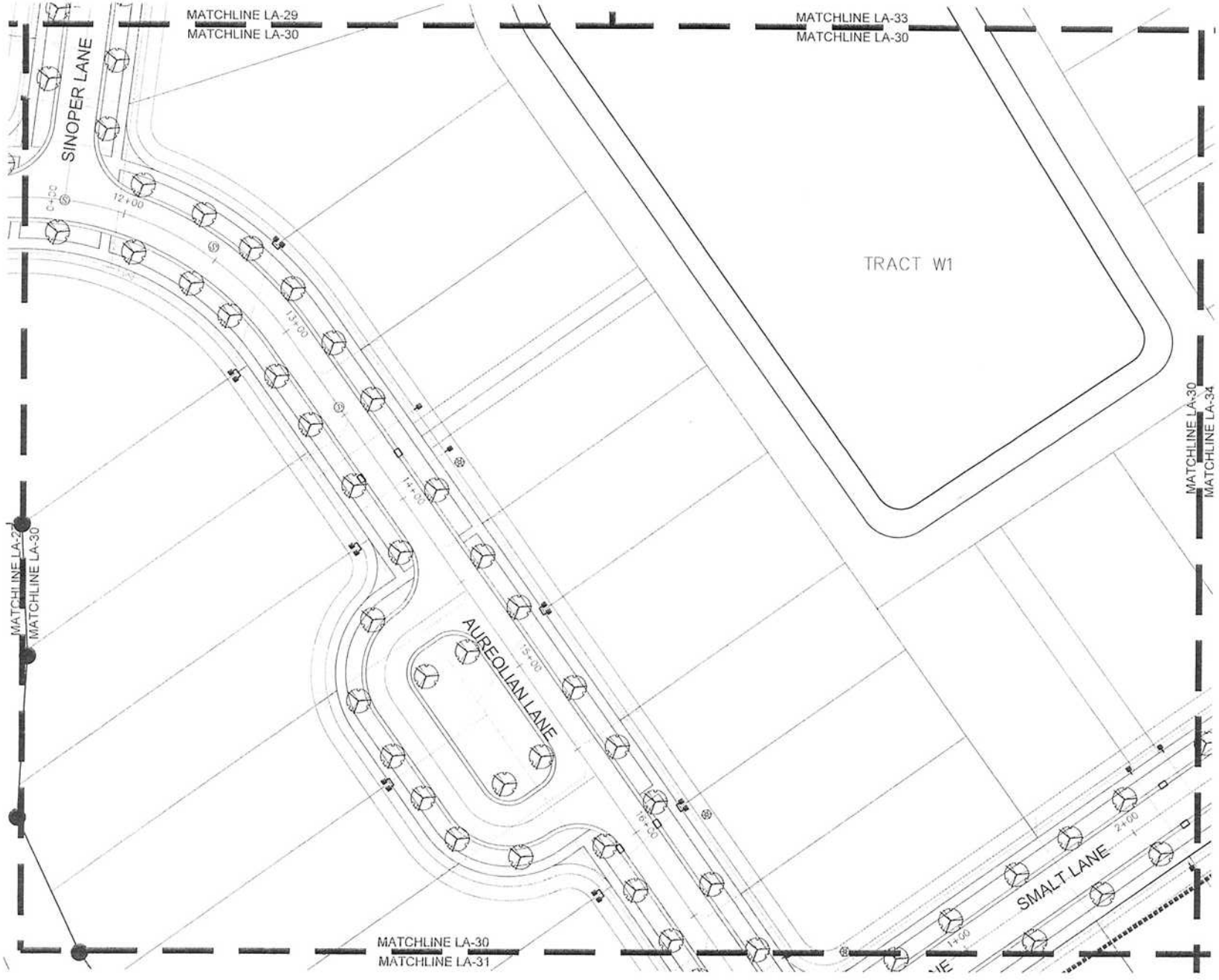


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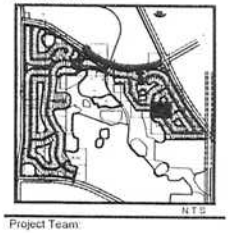
Key / Location




Project Team:

Kimley»Horn

Caulfield & Wheeler Inc.

EW

AJ

Del Webb

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/23/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | LA-30 |
| Project Number | 16-225 | |
| Municipal Number | — | |
| Computer File | 16-225 Landscape Street Trees.dwg | |

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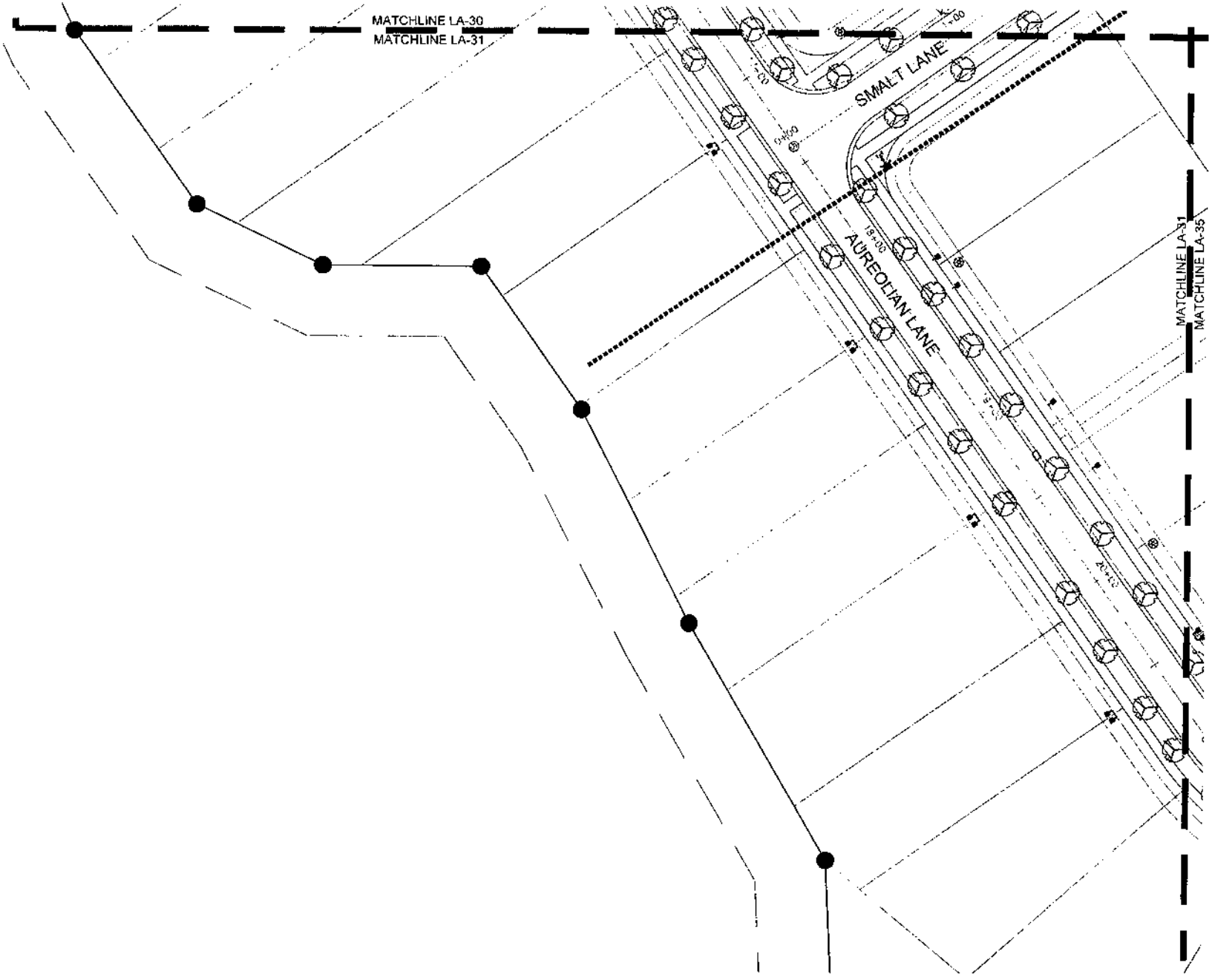



lucido & associates

Key / Location

Project Team

Kimley»Horn

Del Webb

Port St Lucie, Florida

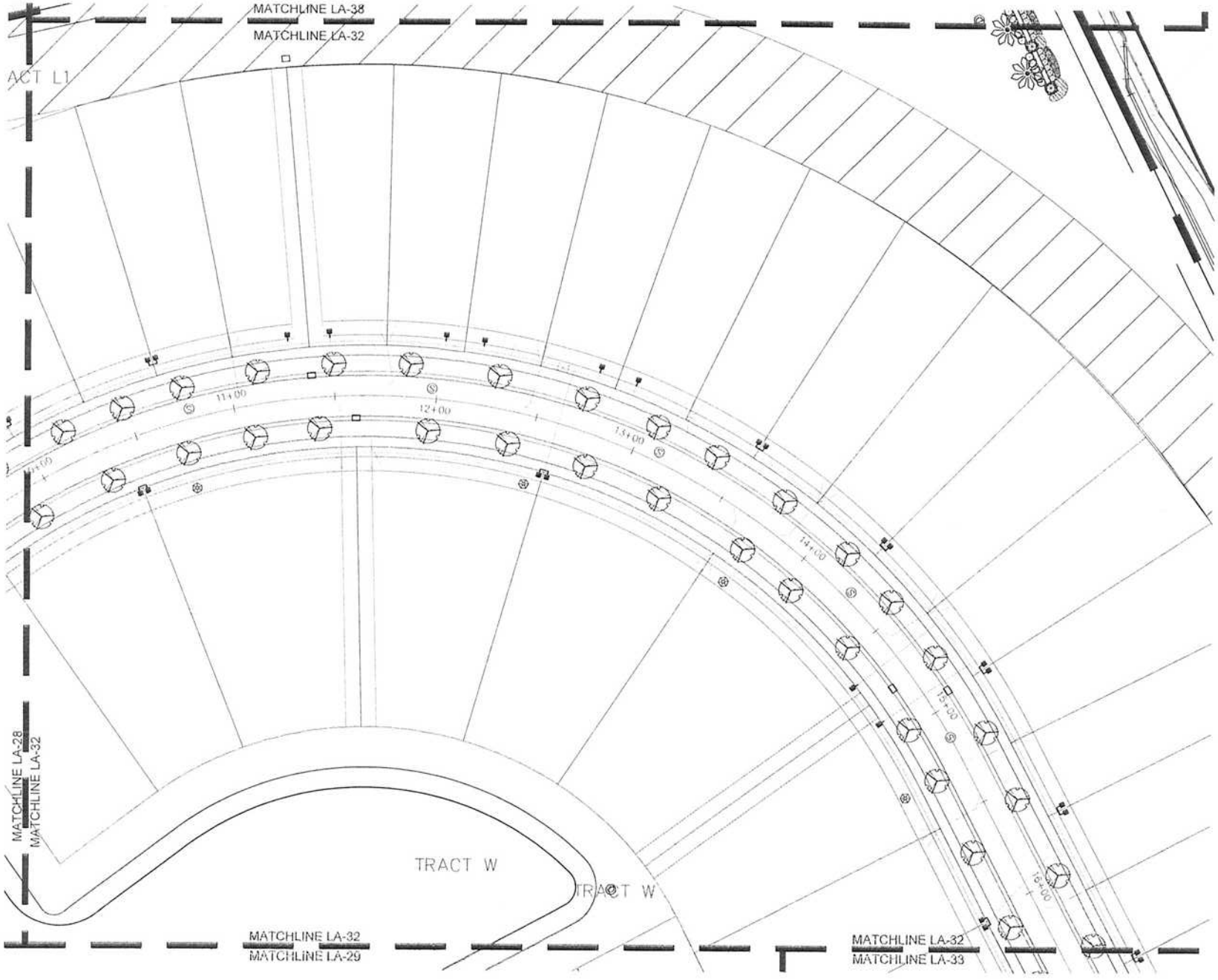
Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| [illegible] | KV | Initial Submittal |
| [illegible] | KV | Resubmittal |
| [illegible] | KV | For City Council Packets |

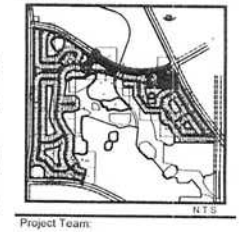
Sheet

LA-31




lucido & associates

Key / Location




Project Team:

Kimley»Horn

Del Webb®

Port St. Lucie, Florida

Street Trees
Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

| | |
|---|---|
| Designer | KV |
| Manager | SG |
| Project Number | 16-225 |
| Municipal Number | — |
| Computer File | 16-225 Landscape Street Trees.dwg |

Sheet
**LA-32**

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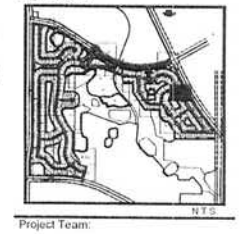
Key / Location:




Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer KV
Manager BG
Project Number 16-225
Municipal Number —
Computer File 16-225 Landscape Street Trees.dwg

Sheet

**LA-33**

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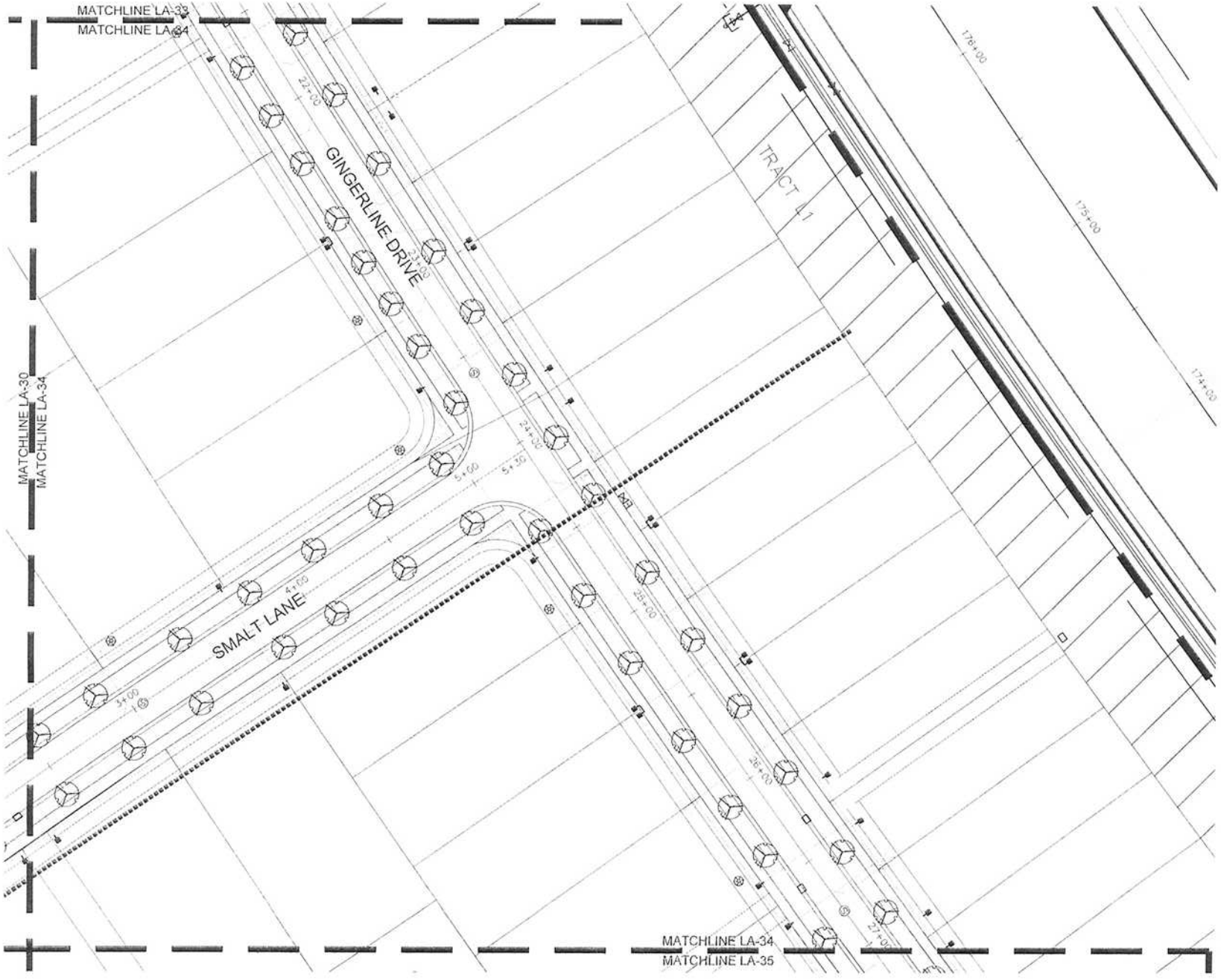


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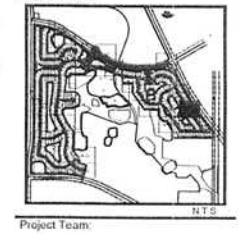


Project Team:

Kimley»Horn

Gaudinet & Wiseman Inc.

EW

AJ

Del Webb®

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10 20 40

REG. # 5018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | LA-34 |
| Project Number | 16-225 | |
| Municipal Number | — | |
| Computer File | 16-225 Landscape Street Trees.dwg | |

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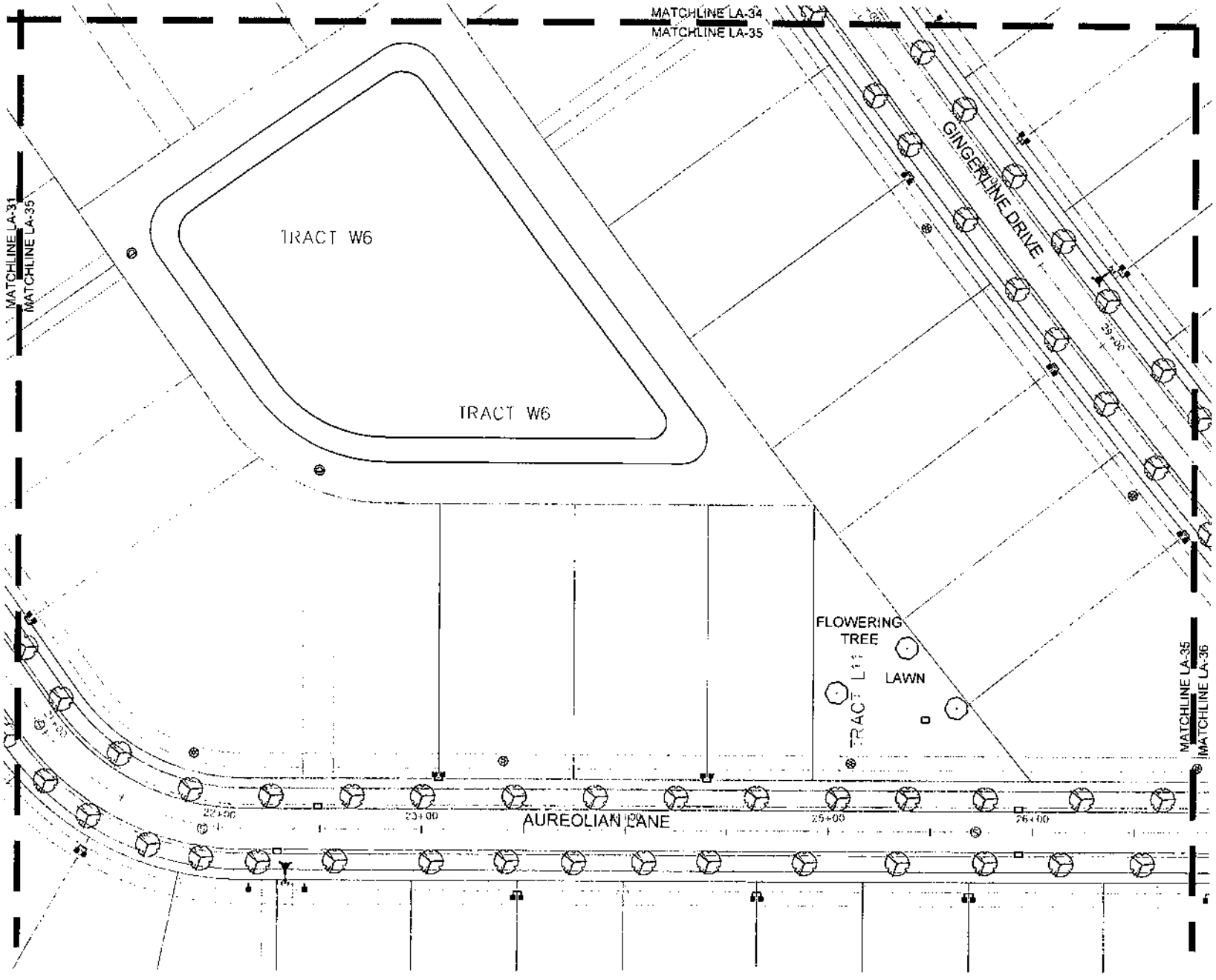


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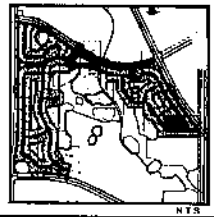
Key / Location:




Project Team

Kimley»Horn

Del Webb

Port St. Lucie, Florida

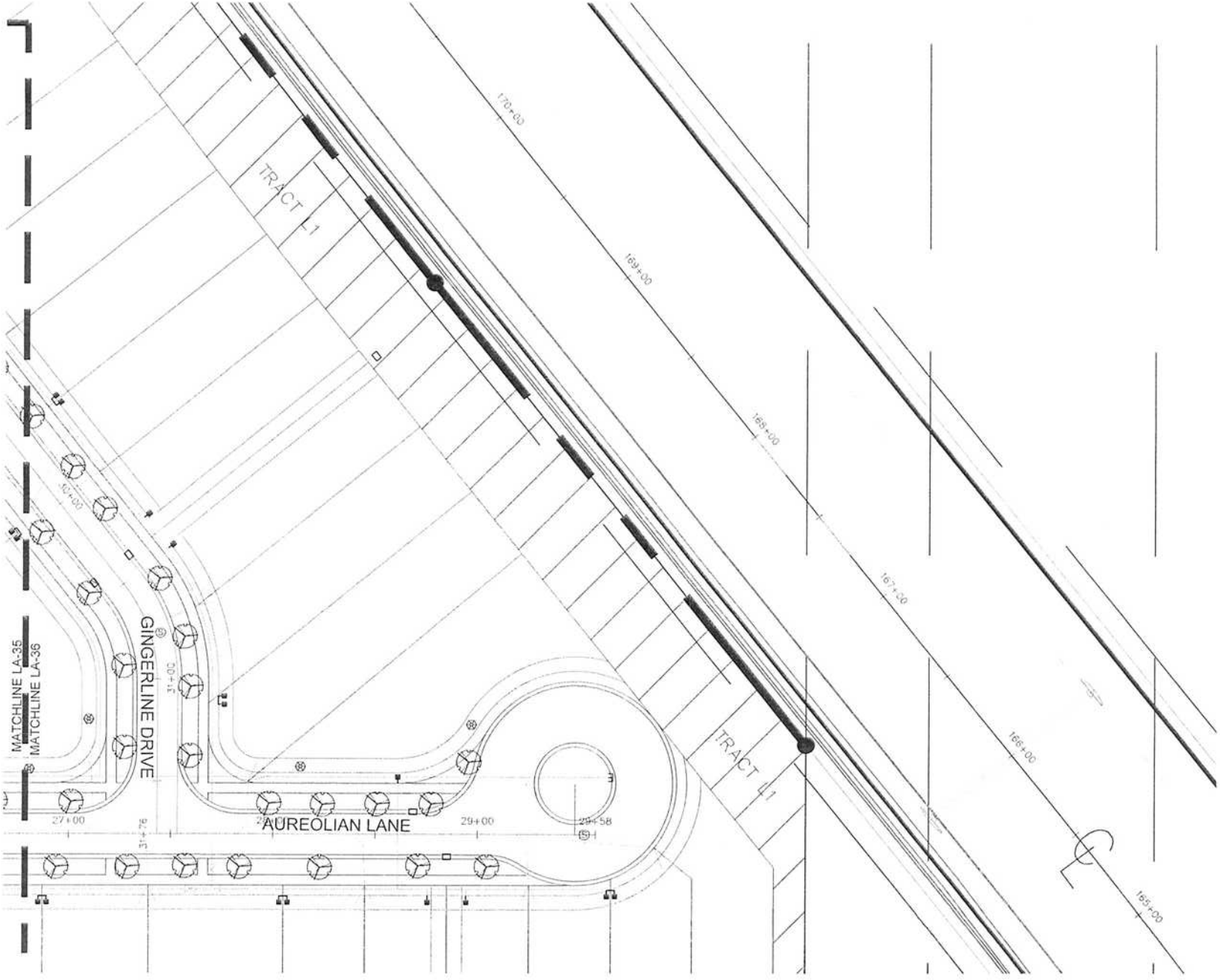
Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 8/29/16 | KV | Resubmittal |
| 11/10/16 | KV | For City Council Hearing |

Sheet

LA-35

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Key / Location:

Project Team:

Kimley»Horn

Del Webb®

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/20/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1014
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | LA-36 |
| Project Number | 16-225 | |
| Municipal Number | — | |
| Computer File | 16-225 Landscape Street Trees.dwg | |

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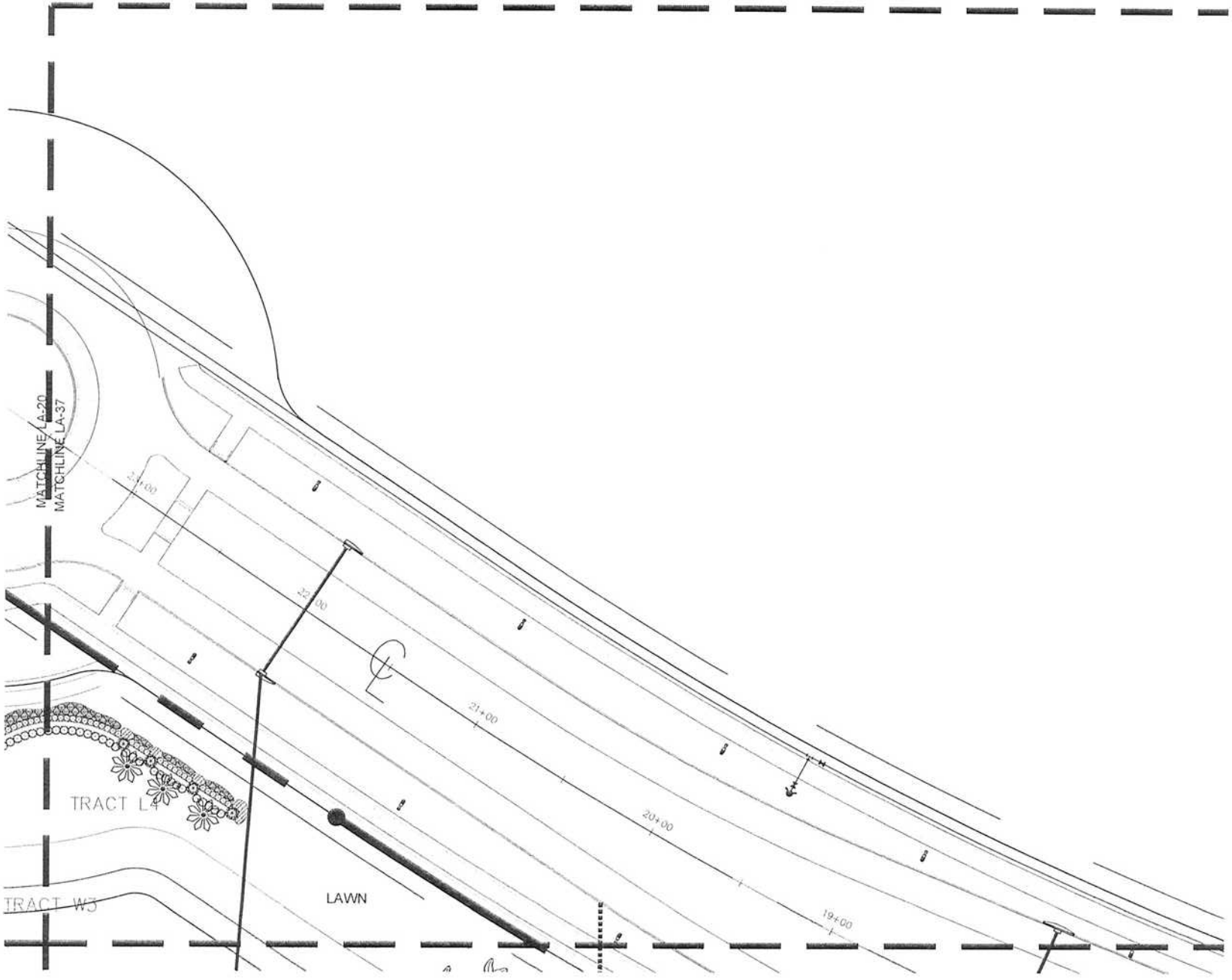


lucido & associates

Key / Location:

Project Team:

Kimley»Horn

Caulfield & Wheeler Inc.

AJ

Del Webb

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | GG | LA-37 |
| Project Number | 16-225 | |
| Municipal Number | — | |
| Computer File | 16-225 Landscape Street Trees.dwg | |

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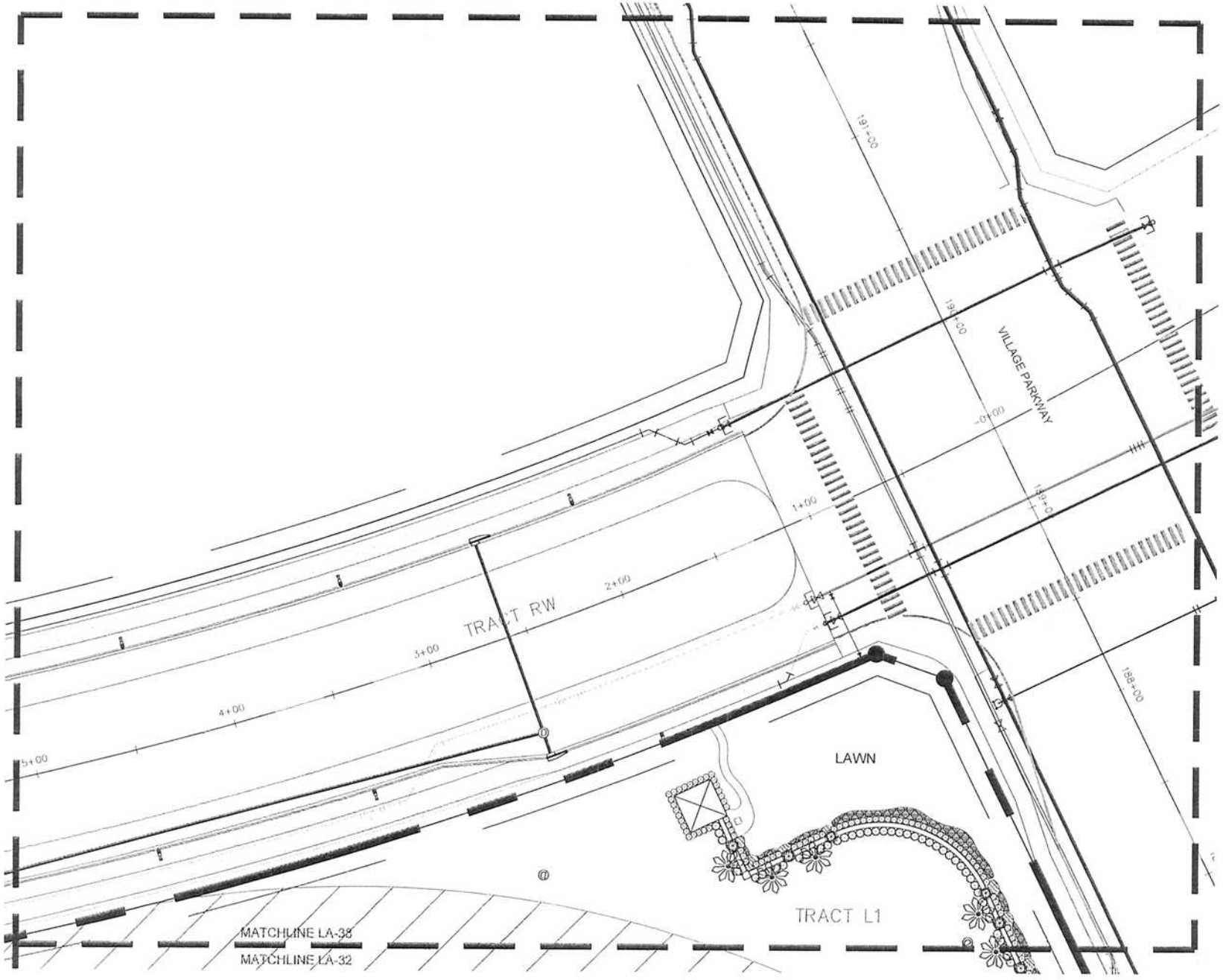
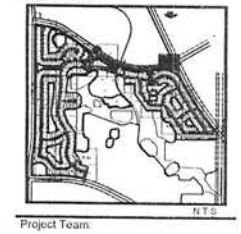



lucido & associates

Key / Location:




Project Team:

Kimley»Horn

Del Webb®

Port St. Lucie, Florida

Street Trees

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/29/16 | KV | Initial Submittal |
| 9/29/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = 20'

0 10 20 40

REG. # 16118
Thomas P. Lucido

| | |
|---|---|
| Designer | KV |
| Manager | SG |
| Project Number | 16-225 |
| Municipal Number | — |
| Computer File | 16-225 Landscape Street Trees.dwg |

Sheet

**LA-38**

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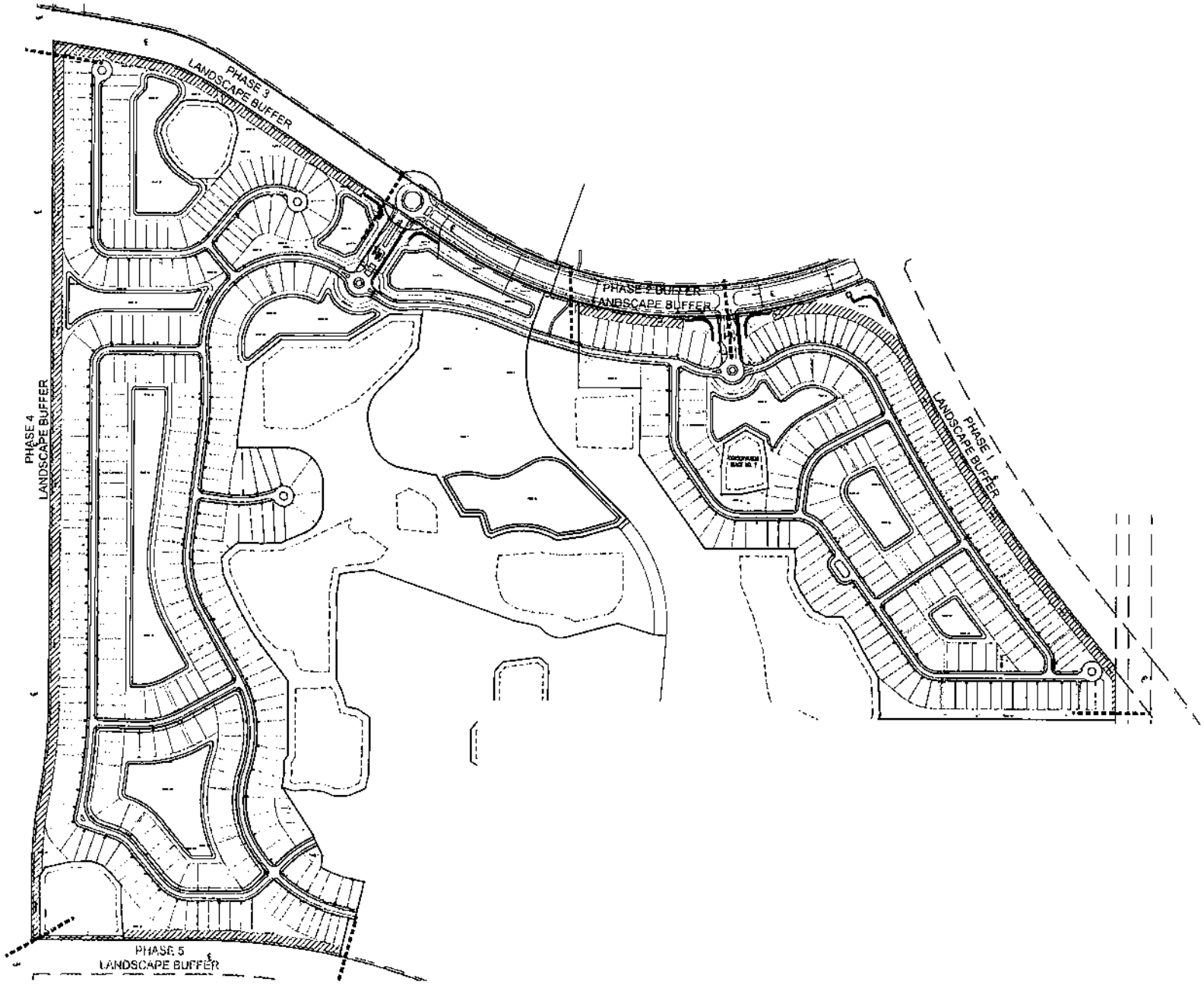


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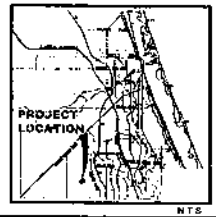
Key / Location.




Project Team:

Kimley»Horn

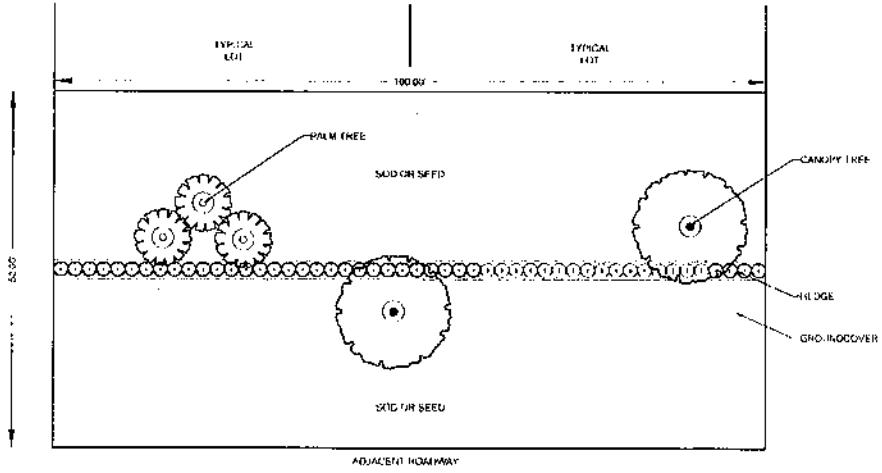
Del Webb

Port St. Lucie, Florida

Buffer Phasing

| Date | By | Description |
|---|---|---|
| 7/25/18 | AV | Initial Submittal |
| 9/20/18 | AV | Resubmittal |
| 11/13/18 | AV | For City Council Packets |

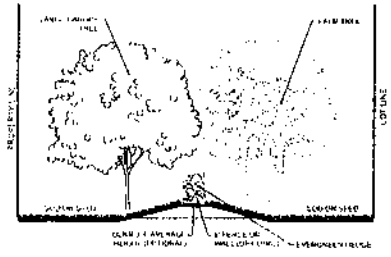
LA-39



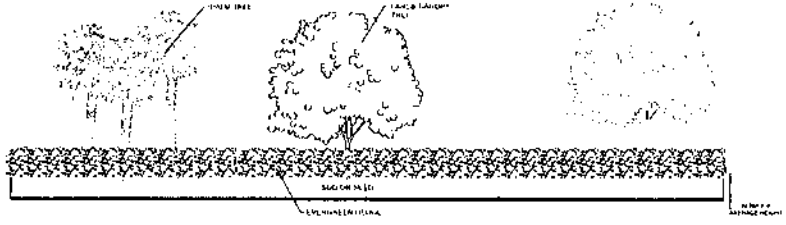

A TYPICAL 50' LANDSCAPE BUFFER

## PLANT SCHEDULE TYPICAL BUFFER

| TREES | BOTANICAL NAME / COMMON NAME | CONT | QTY |
|---|---|---|---|
| | Quercus virginiana / Southern Live Oak | FG, 12' HT x 6' SPR, 2.5' C, NO. 5P | 2 |
| PALM TREES | BOTANICAL NAME / COMMON NAME | CONT | QTY |
| | Sabal palmetto / Sabal Palm | FG, 10'-15' CT HT, NV, SAL, SP | 5 |
| SHRUBS | BOTANICAL NAME / COMMON NAME | SIZE | QTY |
| | Oxyjuboldrum lucida 'Hedrip' / Red Tip Cocopaw | 3G, 24" OA, P | 34 |
| | Viburnum odoratissimum / Sweet Viburnum | 3G, 24" OA, P | 6 |




B TYPICAL 100' LANDSCAPE BUFFER SECTION




C TYPICAL 100' LANDSCAPE BUFFER ELEVATION

NOTES:
CUSTOMIC DESIGN ELEMENTS SUCH AS BERM ELEVATION, FENCE OR WALL AND SPECIES SUBSTITUTIONS WILL BE PROVIDED AT TIME OF FINAL PLAT

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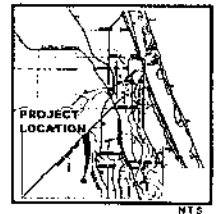
Key / Location:




Project Team

Kimley»Horn

Del Webb

Port St. Lucie Florida

Buffer

Landscape Plan

| Date | By | Description |
|---|---|---|
| 7/26/16 | KV | Initial Submittal |
| 9/26/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE 1" = 40'

Designer: RP
Manager: SG
Project Number: 16-125
Municipal Number: -
Contractor File: 16-125 Lot Sample Street Trees.dwg

Sheet

LA-40

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## PLANT_SCHEDULE_COMMON_AREAS_AND_ENTRANCE

| TREES | BOTANICAL NAME / COMMON NAME | CONT | | QTY |
|---|---|---|---|---|
| | Tabebuia caraiba / Silver Trumpet * | 45 G, 14' HT, SP | | 37 |
| | Bauhinia blakeana / Hong Kong Orchid Tree * | | | |
| | Elaeocarpus decipiens / Japanese Blueberry * | | | |
| **PALM TREES** | **BOTANICAL NAME / COMMON NAME** | **CONT** | | **QTY** |
| | Phoenix dactylifera 'Medjool' / Medjool Date Palm | 1'G, 8' GW, FH, CC, SP | | 24 |
| | Roystonea regia / Florida/Cuban Royal Palm | 7G, 12' GW, SP, No Scars, Straight | | 10 |
| **SHRUBS** | **BOTANICAL NAME / COMMON NAME** | **SIZE** | | **QTY** |
| | Agave americana 'Blue' / Blue Agave | 15G, 3' OA, F, SP, AS | | 31 |
| | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum | 3G, 36" OA, F | | 306 |
| | Viburnum odoratissimum 'Awabuki' / Awabuki Viburnum | 7G, 36" OA, FTB, 4' OC | | 211 |
| **GRASSES** | **BOTANICAL NAME / COMMON NAME** | **CONT** | **SPACING** | **QTY** |
| | Pennisetum setaceum 'White' / White Fountain Grass | 3G, 24" OA, F | 36" o.c. | 135 |
| **GROUND COVERS** | **BOTANICAL NAME / COMMON NAME** | **CONT** | **SPACING** | **QTY** |
| | Juniperus chinensis 'Parsonii' / Parsonii Juniper | 3G, 10" HT x 18" SPR, F | 24" o.c. | 753 |

* TREE SPECIES LISTED MAY BE USED INTERCHANGEABLY.

NOTES:
1. OPTIONAL DESIGN ELEMENTS SUCH AS BERM ELEVATION, FENCE OR GATE AND SPECIES SUBSTITUTIONS WILL BE PROVIDED AT TIME OF FINAL PLAN.
2. INCLUDED STREET TREES MAY BE SUBSTITUTED FOR ANY TREE MEETING THE STREET TREE CRITERIA ON THE APPROVED ON RECORD, USED TREE LIST FOR THE CITY OF PORT ST. LUCIE.

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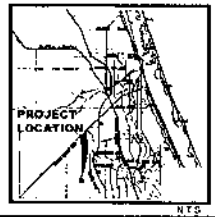
Key / Location:




N.T.S.

Project Team

Kimley»Horn

Del Webb

Port St. Lucie, Florida

COMMON AREAS AND ENTRANCE PLANT SCHEDULE

| Date | By | Description |
|---|---|---|
| 2/29/16 | KV | Initial Submittal |
| 9/24/16 | KV | Resubmittal |
| 11/16/16 | KV | For City Council Packets |

SCALE: 1" = NTS

Sheet

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The Landscape Contractor includes the supplying and installing of the trees, shrubs, plants, and ground cover together with necessary labor, equipment, material and tools required for the complete installation, direction and maintenance of the landscape plans.

1.02 PLANT STANDARDS:
A. Listing and discussion of plant materials to be used shall be that of name, size, condition and grades (Florida #1 or better as stated in "Grades and Standards of Florida Plants" hereinafter published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint himself with all of the existing conditions in order that no only understanding may otherwise exist as to the character or extent of the work to be performed and additionally, so as to be reasonable. Any/Every and all precautions to be taken in order to avoid damage to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 TRENCHES AND DISPOSAL:
A. As shall be a part of the drawings and in furtherance of a comprehensive. The plant list indicates the number, size and quantities of specific plant materials as called for and to be located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be communicated or called to the drawings.

B. The Landscape Contractor shall not take precedence of other's specifications or contract drawings. Full evaluation and as given if such errors are discovered. Upon the discovery of any discrepancies, it is mandatory that the drawings or specifications be called to the attention of the Landscape Architect. Failure to do so by the Landscape Contractor shall be considered and will determine the outcome necessary to make good.

C. If plant and landscaping are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 SUBSURFACE OBSTRUCTIONS:
A. The Landscape Contractor shall have the other trades contacted and directed by a Registered and licensed to grant locations, boring methods, digging techniques, and construction methods job and methods of work to avoid damage and/or disruption, correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English speaking foreman on the project at all times. The superintendent shall be capable of dealing and thoroughly understanding the Plans, Specifications and other Contract documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional cost or changes required as a result of failure to be cooperative with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage to other's property which may occur as a result of his fault or negligence in the execution of the work, or damage to underground pipes or cables.

1.07 CHANGES AND TAXES:
A. The Contractor shall not make any changes or "extras" to the project with a written agreement setting forth the additional price, then both executed by the Owner and the Contractor. Any work performed or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee covering all materials, workmanship and plant materials, sodded sod, for a period of One (1) YEAR from the date of completion and acceptance by the Landscape Architect and Owner, and shall be responsible for 90 calendar days after acceptance by the Landscape Architect and Owner. All plant materials and sod shall be satisfactorily established and growing for each respective period of time and the guaranteed period. The guarantee of plant material shall be extended to include replacement and maintenance, independent with right thereto, of the same variety, type, size, quality and grade as that of the original specification, depending, during the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee shall not cover plants subject to damage or destroyed by lightning, hurricane force winds, or any other acts of God, as well as maintenance of sod or plant maintenance.

B. At the end of the initial guarantee period, any dead required under the contract shall be dead or not of satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full installation cost of plant materials for the first replacement and at his expense a replacement (2) could expire with one (1) year, should sod replacement year has to occur.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation until substantial and final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to assume the responsibility for such care and maintenance.

1.10 WEED:
A. It shall be the responsibility of the Landscape Contractor to protect all grasses from injury and to avoid growing weed beds. Herbicide treating should not be placed and monitored during the progress of the work.

B. It shall be the Contractor's responsibility to perform to all beds, plots, and lawns activity spot and weed control including the Formal Dormant Sodded Sod Weeds and Weeds are [illegible].

1.11 INSPECTION AND REJECTION:
A. The Owner may reject the Nursery Contractor (s) to supply non-fitness for:
1. Unacceptable items to Landscape Architect or as of the Landscape Contractor date.
2. A Contractor statement showing supply and delivery of the materials subject to date.
3. A ordering of not less than (1) complete schedule of similar stock and of nature.
4. Unauthorized factor and substitution of plant or materials.
5. The number of required specimens of the subjectivity and weight of trees the organization has been in business under the present name.

1.12 PAYMENTS AND BONDING:
A. The Owner will make partial payment of retainage for the job for the time spent that the work is done. The minimum amount of retainage sent is $300,000.00 per payment and $500,000.00 per application or 5% required by law and agreed to in the contract.
The maximum bonds shall be required to have the coverage in street lanes beginning work in the site.

B. The Owner also have the right to require the Contractor to furnish surety covering faithful performance of the Contract and payment obligations during the period as specified in making requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her work of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. Materials list or specs to shown on the drawings. Minimum a substitute of Specifications, sized, and has to other requirements described requirements. In the event substitutions occur, the substitution shall be approved.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials are not permitted. Only upon written authorization by the Owner or the Landscape Architect. If plant material is not in sufficient size to meet specification, a change of material from the specified species must be submitted for approval and accompanied by a change of other items. If material or species size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and shall be of sound, free of disease, insects, eggs, larvae and defects. Roots shall be undamaged, healthy with fibrous and fine root hairs. Any damaged roots shall be removed before planting with fungicide or hormone paste. Any damaged growth shall be done at the time of planting.

D. All plant materials shall be healthy growth, where applicable, height, fill or spread, Better and more comply with of required specifications, grading standards and plant specifications as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current edition, the Grades and Standards for Nursery Plants, most current edition.

E. Plants that do not have the required balance of height and spread shall be considered unhealthy and shall not be acceptable.

F. The Landscape Contractor shall inform each year to identify to level and replacement may be required if sound and the Landscape Architect and/or equivalent by the Landscape Architect or his additional cost to owner.

2.02 INSPECTION:
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site for future grading, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner also have the right to further inspect trees and shrubs for insects or defects, including but not limited to, insects, diseases and root defects, and to reject unacceptable or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm root balls with natural soil or earth of sufficient size to insure survival. The Owner and/or Landscape Architect shall have the authority to determine the Owner and/or Landscape Architect and have 2 with [illegible] and shall be lifted and transported.

B. Plants with broken, damaged or insufficient root balls are not acceptable.

C. All plant materials shall be protected from injuries from frost, heat, or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which are not to be planted immediately on delivery to the site shall be stored in a shaded area, and kept in other protection from the drying of root and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 SOD:
A. All sod materials shall be shown on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by the Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any sod material not in satisfactorily in the site specification.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING INSTALLING:
A. Trees shall be stored in areas shall be thoroughly protected from chain marks, gouging or bark damage by means of Burlap, sand bulkhead or other approved methods. Bulkhead sod not be attached to the tree and bark.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, rocks, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall generally with the state fertilizer laws. Material shall not be less than: N-P-K from Organic source. Inorganic phosphate shall not be derived from the calcium form of a rock. Fertilizer shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes wet or otherwise damaged shall be rejected.

B. Thoroughly mixed 2 lbs of commercial fertilizer to each cubic yard of planting soil.

C. Tablet fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 grams in weight. Use trees and shrubs shall be fertilized with Lightning Bolt or Gator. Slow releasing jacket, tablet fertilizer tablets shall be equally spaced and placed adjacent to the root ball, top to depth in accordance with the following rates:

| | |
|---|---|
| 1 gallon container | 1 tablet |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon | 5 tablets |

Large tree, palm tree, shrub, and palms and bougainvillea shall have 1 tablet for each 12" inch of trunk diameter (measure at 5 feet from ground) or for each foot of height or spread of large shrub material.
The Landscape Architect reserves the right to inspect and remove the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be shredded, dry, free of weeds, seeds and pests, maintained at the level of application to prevent weed development. Organic mulch from mulch is prohibited.

B. All areas and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 3" mulch on area of 3 gallon material, keep away from trees or palm trunks as required by Landscape Architect.

PART 3: EXECUTION

3.01 GENERAL:
A. The Landscape Contractor shall exercise care in digging and other work that is not to damage existing plant, including underground wires, underground pipes and cables and the pipes and fixtures of existing systems. Should such damaged or underground installations be encountered when digging and planting, the Owner shall be notified and contacted immediately without the knowledge of people in charge immediately. The Contractor shall be responsible for the Landscape repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to allow 2 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the lawn grading during the course of landscape installation so as to keep dust and grading work to that proper performance by contractor to swales, sewers, drain structures, and other site conditions. The site grading plan must be followed prior to installation of sod to insure that drainage and other conditions are not be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall set the plant location and establish the location of all utilities and easements as shown/indicated on the site and be damage or disturbance on them.

C. Tree planting shall be bended where it is stated on the plan. The planting holes shall be deep and wide the specified treatment have been placed on the ground by the Landscape.

D. Excavation of holes shall extend in the shape be consistent on bottom of the planting holes and holes. Plant pits shall be circular in bottom and shall have a profile which conforms to the above standard "Tree and Shrub Planting Diagram".

E. A representative number of planting pits (1 a minimum of one in every 25 that excavated the pits) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/3) planting soil (1/3) existing native soil:
1 Gallon material (1 gal.) 12" x 12" x 12" min.
3 Gallon material (3 gal.) 20" x 20" x 18" min.
Balled material (7 gal.) 30" x 30" x 24" min.
Balled material and bags 1-1/2 times width of root ball and depth of root ball 12" min.

G. Any shrubs or trees of and shall be watered and the area has been cleared of existing and or other plant materials, rough stones, weeds, debris, stones etc. and the ground has been brought to an even grade. The planting drainage swale, high buildings and terrace drain beds has been cleared and approved by Landscape Architect to owner's use.

H. Each plant shall be planted in an individual hole to accommodate root ball, shrubs, and trees.

I. All plants shall be set to plumbs (vertical grade). No hang and be permitted crooked trees or shrubs. All ropes, wire, stakes, etc., shall be removed from trees and tops of the ball and removed from site, building lining etc.

J. All flagging ribbons must be removed from trees and shrubs before planting.

K. Excess substitution (fill) from all holes shall be removed from the site, or as additional expense to Owner.

L. All areas shall be installed with sod, immediately watered in during planting operations and with a minimum mulch depression fill all the sod line for future watering. Sod edges shall be lap-shaped tight (2") inches deep with tamped rolled and left in a neat, even manner.

3.04 PRUNING:
A. Perform sound and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a natural shape and preserve the plant's natural character.

B. Prune all cuts with sharp instruments flush with trunk or adjacent branch in such a manner as to leave distribution of shape. Cuts made at right angles to the of growth are not be permitted.

C. Trees must not be pruned to topped.

D. Remove all blossoms from palms.

3.05 GUYING:
A. All trees over six (6) feet in height shall immediately after setting in ground guyed, be guyed with three sets of the standard No. 12 gauge galvanized wire, see detail.

B. Wires shall not come in direct contact with the tree but shall be secured with an approved protection device of at least hose. Wires shall be fastened in such a manner as to avoid girdling trees and shrubs.

C. Stake to drive at least depth than 12" on. See detail.

D. Stakes shall be 2" x 2" lumber of sufficient length to adequately support each tree.

E. Turnbuckles for guying trees shall be galvanized or aluminum plated and shall be of adequate size and strength to properly maintain that guy wire.

3.06 MULCH:
A. Fresh mulch or tree shall be thoroughly watered in after planting. Balance of or newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See Section Notes of specimens than for water source.

3.07 SOD:
A. The Landscape Contractor shall sod of grass specified on the drawings.

B. It shall be the responsibility of the Landscape Contractor to free grass of landscape areas, surrounding of buildings, sidewalks, streets, alleys, and other areas.

C. The sod shall be firm, tough texture, having a compacted growth of grass and good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or diseases. The soil underneath of the sod shall be good loam with less than stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a blade mower, with the last mowing not more than seven days before the sod is cut. The sod shall be cut with uniform dimensions.

E. It is a requirement and as basic minimum to be be cut at the rate of 40 sq. yd. 2000 sq. ft. per 1 lb. spring sod.

F. Sodded sod shall be laid with strong staggered joints with a tongued or rolled, even surface.

G. The lowered area of or sod shall shown other settlement shall be one (1) inch below the top of standard curbs, walks, parking and road surfaces to allow for finishing soil.

H. If in the opinion of the Landscape Architect, the drainage is necessary after rolling, down areas sod and be newly spaded area the entire surface and thoroughly soaked in.

3.08 MULCHING:
A. The Landscape Contractor shall remove all vegetation and waste larger than (1") in diameter from areas to be seeded, shall the area, then apply fertilizer at a rate of 300 lbs. per acre.

B. Fertilizer: Agriform Slow Release Jacket (20) Pellets per each release tablet formula (formula used - 20 lbs. per acre). All sod need mulcher shall be applied per the manufacturer's instructions.

C. Use a mulching after seeding at a minimum 200 pounds rate. Then apply after mulch at the rate of 2,000 pounds per acre.

D. Apply fertilizer at the rate of 100 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish. Clean up and remove all debris and rubbish from the premises at completion of work. Leave the premises in a neat condition. Remove all debris and rubbish from the premises. Remove "Insure Lawn" signs completed sod as shown.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each area is finished and plant material will be maintained by the Owner or Landscape Architect. Maintenance shall include watering, weeding, cultivation of value, replacement, cleaning parts to proper grades or higher standards, spraying, replacement of planting mulch and/or any other necessary operations.

B. Mulch installation to open areas shall be watered and any damage resulting from planting operations shall be repaired promptly.

C. Maintenance of plants during the maintenance period shall be the responsibility of the Contractor, including replacement or damage on the part of water, spring, or nurture have shrub, and/or sod.

D. If the plant fail, wilt, or other unacceptable condition become apparent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are taken and during the maintenance period will be taken by the contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance with Contracts, and the conditions contained in Drawings or the Specifications and in the Specifications, including the complete removal of all trash, debris, soil or other waste material by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material must be alive and in good growing condition in their specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and if these conditions of the sod at sod installation and maintenance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and maintenance, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

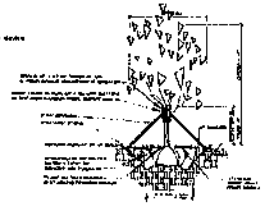
A. THE LARGE PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER AT THE WHICH LEVEL SHOULD DRAIN (2") ON NOW WITHIN FOUR (4) HOURS. NO DRAINAGE IS REQUIRED AND A DRAINAGE CHANNEL IS NOT REQUIRED
IF THE WATER LEVEL DROPS TWO FOUR INCHES (4") WITHIN THE FOUR (4) TEST PERIOD, A DRAINAGE CHANNEL IS REQUIRED

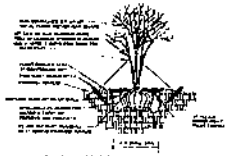
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST CUTTING DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE REGRADED.

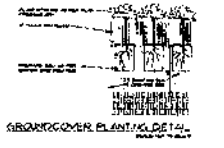
E. WHEN INCREDIBLE PLANTING PITS WITH PLANTING MATERIAL, USE WATER TO TAKEN TO KEEP THE CONSISTENCY OF THE SOIL AND THE SAME BACKGROUND THE PLANTING PIT AND DRAINAGE CHANNEL



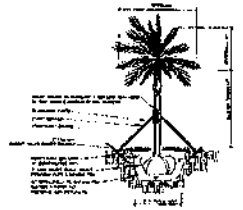
LARGE TREE PLANTING & STAKING



SMALL TREE PLANTING & STAKING



GROUNDCOVER PLANTING DETAIL



PALM PLANTING - SINGLE STAKE

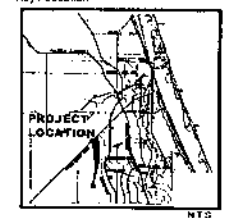
SHRUB PLANTING

DRAINAGE TESTING DETAIL

BRACING DETAIL

lucido & associates

Key / Location




Project Team

Kimley»Horn

Cardno ATC Wilbur Smith

Del Webb

Port St Lucie Florida

Street Trees

Details and Specifications

| Date | By | Description |
|---|---|---|
| 7/30/16 | RV | Initial Submittal |
| 9/23/16 | RV | Resubmittal |
| 11/10/16 | RV | For City Council Packets |

SCALE: 1" = NTS

| | | |
|---|---|---|
| Designed | RV | Sheet |
| Manager | LB | LA-42 |
| Project Number | 11-026 | |
| Drawing Number | | |
| Computer File | 16-026 Landscape Details Trees.dwg | |

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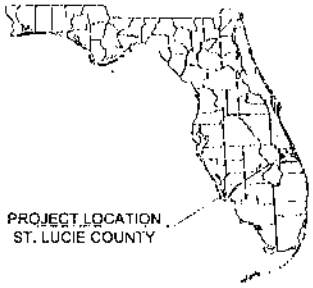
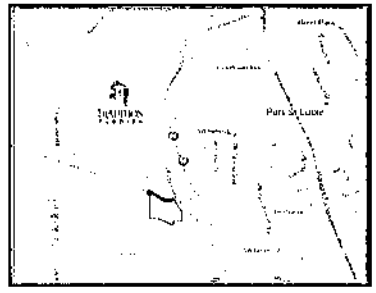
# Open View Road Construction Plans and Landscape Plans

# ROADWAY CONSTRUCTION PLANS
FOR
# OPEN VIEW ROAD
## SOUTHERN GROVE AT TRADITION
LOCATED IN
## PORT ST. LUCIE, FLORIDA 34987




EAST-WEST #3




VICINITY
N.T.S.

## PROJECT TEAM

**OWNER/DEVELOPER**
[illegible]

**PLANNER/L.A.**
[illegible]

**CIVIL ENGINEER**
[illegible]

**ARCHITECT**
[illegible]

**SURVEYOR**
[illegible]

**ENVIRONMENTAL**
[illegible]

## ADDITIONAL GOVERNING AGENCIES CONTACTS:

**PLANNING/ZONING**
[illegible]

**FIRE CHIEF**
[illegible]

**STORMWATER**
[illegible]

**ENGINEERING**
[illegible]

PREPARED BY:

Kimley»Horn

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CITY OF PORT ST. LUCIE PROJECT #
P16 - 120

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811

Kimley»Horn

COVER SHEET

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-000

## GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELATIVE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY LAND DEVELOPMENT CODES, FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND FDEP REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, NOCS AND INSURANCE REQUIRED FOR THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION OF THE SITE PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL INFORM THE OWNER, COMPANY REPRESENTATIVE, CITY, UTILITY AUTHORITY AND INTERESTED COUNTY AGENCIES AT LEAST 48 HOURS PRIOR TO THE SCHEDULED INSPECTION.
4. THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE FROM THE SURVEY PROVIDED BY CAULFIELD & WHEELER, INC. ON JULY 12, 20[illegible]. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM, IN THE FIELD, THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
6. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING AND NEWLY CONSTRUCTED UTILITIES DURING THE CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BE DAMAGED OR REQUIRE RELOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY AND THE ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
8. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER WORK WHICH MAY BE ONGOING ADJACENT TO OR AFFECTING THIS CONSTRUCTION. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND ALL AFFECTED UTILITY COMPANIES.
9. CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO THE INITIATING OF ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANY AND ANY PERMITS REQUIRED FOR THE WORK.
10. CONTRACTOR SHALL PROTECT EXISTING SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE/REPLACE ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE CONSTRUCTION OPERATIONS, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
12. CONSTRUCTION WARNING SIGNS SHALL BE FURNISHED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE, AND ALL TRAFFIC CONTROL DEVICES, SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARLY DEFINING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS IN ACCORDANCE WITH FDEP DURING AND FOLLOWING CONSTRUCTION, UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
15. CONTRACTOR SHALL HYDRO SEED AND MULCH (OR SOD AS APPLICABLE) ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT ACCORDING TO LOCAL REGULATIONS.
16. CONTRACTOR SHALL MAINTAIN "AS-BUILT" INFORMATION ON A REGULAR BASIS. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. WITHIN 14 DAYS OF THE COMPLETION OF THE WORK, CONTRACTOR SHALL PROVIDE SIGNED AND SEALED COPIES AND THE DIGITAL CAD FILE OF THE "AS-BUILT" DRAWINGS AND SUPPORTING SURVEY RECORDS TO THE ENGINEER. "AS-BUILT" DRAWINGS ARE TO BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE REQUIREMENTS.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE AS-BUILT DRAWINGS FOR ANY JURISDICTIONAL AGENCIES AS MAY BE REQUIRED FOR PROJECT CERTIFICATION.
18. CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 48 HOURS NOTICE OF ALL MEETINGS OR TESTING MEASURES REQUIRED TO BE WITNESSED BY THE CONSTRUCTION ACTION AS RELATED TO THE WORK.
19. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM CIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF PORT ST. LUCIE PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF PORT ST. LUCIE PRIOR TO CONSTRUCTION.

## GENERAL UTILITY NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE DETAILS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. IF SOLVENT CONTAMINATION IS FOUND IN ANY TRENCH, WORK WILL BE STOPPED AND THE CITY, OWNER, AND THE PROPER AUTHORITIES NOTIFIED. THE ST. LUCIE COUNTY HEALTH DEPARTMENT MAY GRANT APPROVAL OF THE USE OF DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL IN THE CONTAMINATED AREA. THIS APPROVAL MUST BE GRANTED IN WRITING AND PROVIDED TO CITY, AND PROPERTY OWNER. DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY CONTAMINATED AREA.
3. VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN AND PROFILE SHEETS HAVE BEEN ASSUMED. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER IF THE LOCATION DIFFERS FROM THAT SHOWN BEFORE CONTINUING WITH THE CONSTRUCTION.
4. UNSUITABLE MATERIALS UNDER PROPOSED PIPING SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL, PROPERLY COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180.
5. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS UNLESS OTHERWISE APPROVED BY THE ENGINEER. THRUST BLOCKING SHALL BE USED WHEN REQUIRED BY THE CITY OF PORT ST. LUCIE.
6. THE LENGTH OF TRENCH OPEN AT ANY ONE TIME SHALL BE CONTROLLED BY THE PARTICULAR SURROUNDING CONDITIONS, BUT SHALL BE LIMITED TO 300 LINEAR FEET UNLESS APPROVED BY THE ENGINEER IN WRITING.
7. NO CONNECTIONS TO EXISTING POTABLE WATER SYSTEMS SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED BY THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY AND FDEP.
8. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED ON THE "AS-BUILT" DRAWINGS PRIOR TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.

## WATER / SEWER SEPARATION

1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHALL CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE WHENEVER POSSIBLE.
2. A FULL, UNCUT LENGTH OF WATER MAIN PIPE, AT LEAST 20 FEET IN LENGTH, SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER PIPING, REGARDLESS OF THE VERTICAL SEPARATION.
3. WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM PIPES CARRYING RAW WASTEWATER, AND 5 FEET HORIZONTALLY FROM PIPES CARRYING RECLAIMED WATER, UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. WATER MAINS SHALL BE LAID TO PROVIDE A SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF WATER MAIN AND THE TOP OF SEWER OR RECLAIMED WATER PIPE. WATER MAINS SHALL CROSS ABOVE SEWER OR RECLAIMED WATER PIPE WITH A VERTICAL SEPARATION OF AT LEAST 18 INCHES.

## WASTEWATER COLLECTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, GRAVITY SEWERS, MANHOLES, SERVICE LATERALS, FORCEMAINS, LIFT STATIONS, AND TESTING REQUIREMENTS SHALL CONFORM TO THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC GRAVITY SEWER SHALL BE SDR 26.
2. JOINTS FOR DISSIMILAR PIPE SHALL BE MADE WITH A FLEXIBLE MECHANICAL COMPRESSION COUPLING WITH GRADE 304 STAINLESS STEEL BANDS.
3. WYE CRADLES FOR LATERAL SERVICE SHALL BE SIX (6) INCHES I.D., UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
4. PLUGS SHALL BE OF THE SAME MATERIAL AS THE PIPE, GASKETED, AND SHALL WITHSTAND THE REQUIRED TEST PRESSURE.
5. LEAKAGE TEST SHALL BE IN ACCORDANCE WITH CITY OF PORT ST. LUCIE AND AWWA C-600, SECTION 5.2.

## WATER DISTRIBUTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, TESTING, AND DISINFECTION SHALL CONFORM TO THE THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF PORT ST. LUCIE LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC PIPE SHALL BE SDR-18 UNLESS SPECIFIED OTHERWISE.

## WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

## GENERAL STRIPING AND SIGNAGE NOTES

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

## PAVING, GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR CITY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL REGULATIONS.
4. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
5. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL INCLUDE WASHOUTS WHICH MAY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
7. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
12. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
13. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
15. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
17. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
18. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
19. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
20. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
21. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

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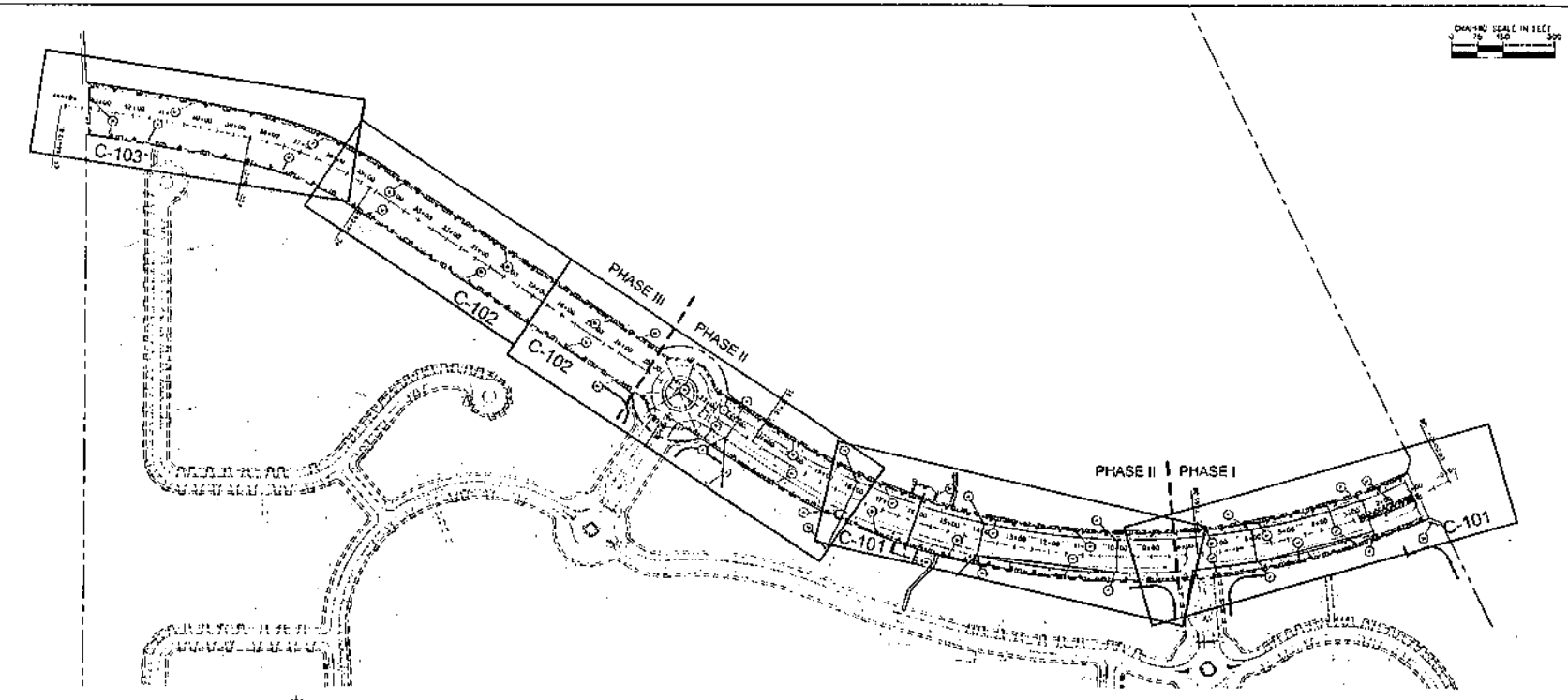
GENERAL NOTES

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP
CITY OF PORT ST. LUCIE, FLORIDA

SHEET NUMBER
C-001




OPEN VIEW ROAD MASTER PLAN

EROSION CONTROL PHASING NOTE:

CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS AND AS REQUIRED BY THE FLORIDA GENERIC PERMIT, PRIOR TO COMMENCING CONSTRUCTION OF EACH PHASE.

ONCE EROSION AND SEDIMENTARY CONTROL MEASURES ARE IN PLACE, CONTRACTOR TO NOTIFY THE CIVIL ENGINEER AND OWNER FOR VERIFICATION PRIOR TO CONSTRUCTION.

A TEMPORARY CONSTRUCTION ENTRANCE/EXIT MUST BE PROVIDED FOR ALL PHASES.

CONTRACTOR IS RESPONSIBLE FOR SEDIMENT TRACK OUT.

PERIMETER SEDIMENT AND EROSION CONTROL MEASURES AND TURBIDITY CONTROL, IF APPLICABLE, MUST BE IN PLACE AND INSPECTED PRIOR TO ISSUANCE OF THE ENGINEERING PERMIT, COMMENCING CLEARING, OR CONSTRUCTION. (SEE ENGINEERING PERMIT APPLICATION FOR NPDES INSPECTION CONTACT INFO).

## LEGEND

CIVIL FEATURES

EROSION DETAILS (SEE DETAIL SHEET C-150)

NOTES

1. FOR ALL EROSION AND SEDIMENTATION CONTROL DETAILS, REFER TO DETAIL SHEET C-150.
2. LIMITS OF DISTURBANCE IS ASSUMED TO BE INSIDE THE PROPERTY LINE FOR CLARITY WHERE DISTURBANCE DID LIMITS ARE DEPENDENT ON THE PROJECT PHASE.
3. THE SITE IS MADE TO OFFSET TO INSIDE THE PROPERTY LINE FOR CLARITY WHERE THE DISTURBANCE SITE LIMITS MAY BE ADJACENT TO INSIDE THE PROPERTY LINE.
4. CONTRACTOR SHALL CONFINE ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WITH NO EXCEPTIONS FOR USE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING PRIOR TO WORK.

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SWPPP MASTER PLAN

ROADWAY CONSTRUCTION PLANS FOR

OPEN VIEW ROAD

PREPARED FOR

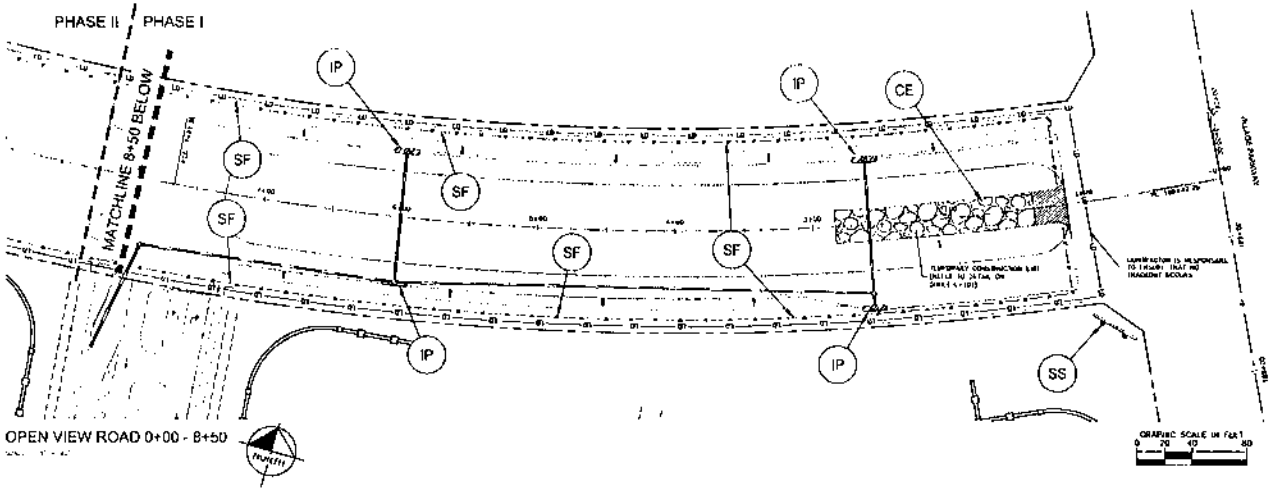
PULTE GROUP

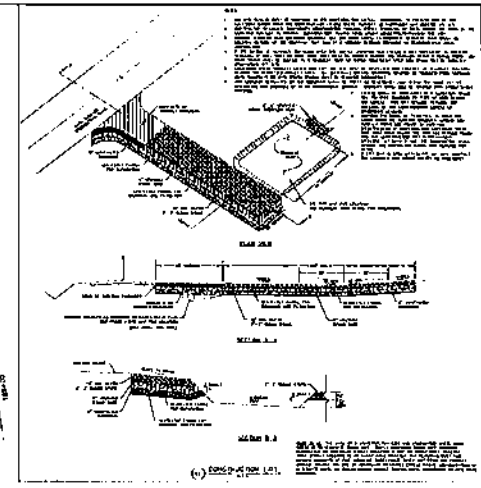
CITY OF PORT ST. LUCIE

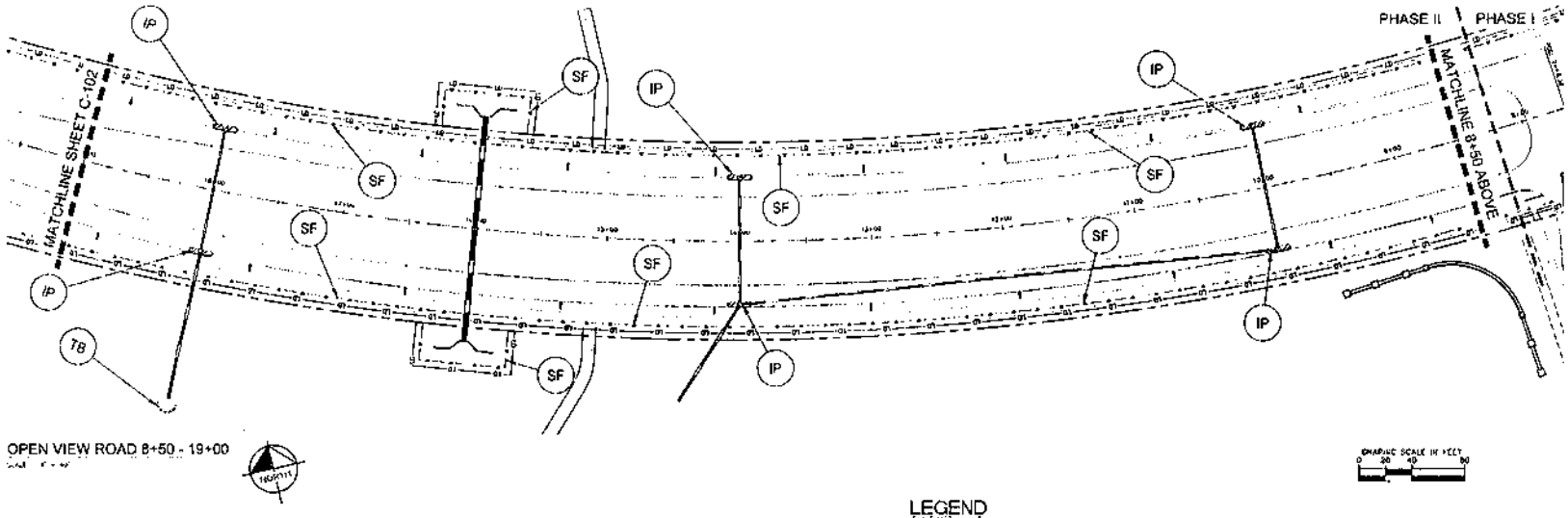
FLORIDA

SHEET NUMBER

C-100






## LEGEND

NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

CITY OF NORTH LAS VEGAS PROJECT # P16 - 120

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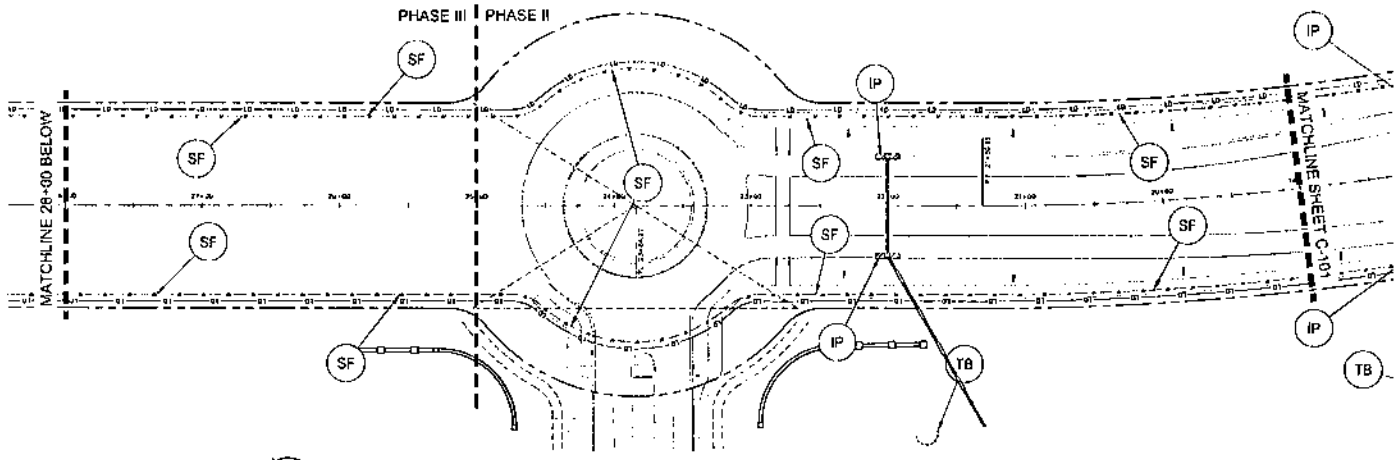
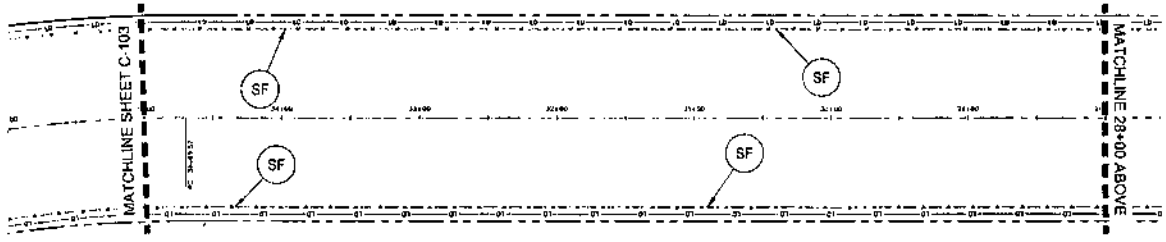
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SWPPP PLAN
STA 0+00 - 19+00

SHEET NUMBER
C-101




OPEN VIEW ROAD 19+00 - 28+00




OPEN VIEW ROAD 28+00 - 35+00

## LEGEND

NOTES

1. FOR ALL EROSION AND SEDIMENTATION CONTROL DETAILS, REFER TO DETAIL SHEET C-110
2. LIMITS OF DISTURBANCE IS OFFSET 3' INSIDE THE PROPERTY LINE FOR CLARITY. WHERE THIS OCCURS THE LIMITS OF DISTURBANCE IS THE PROPERTY LINE.
3. THE SILT FENCE IS OFFSET 10' INSIDE THE PROPERTY LINE FOR CLARITY. WHERE THIS OCCURS THE SILT FENCE SHOULD BE PLACED 1' INSIDE THE PROPERTY LINE.
4. CONTRACTOR SHALL CONTAIN ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WHICH INCLUDES STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING OR BETTER.

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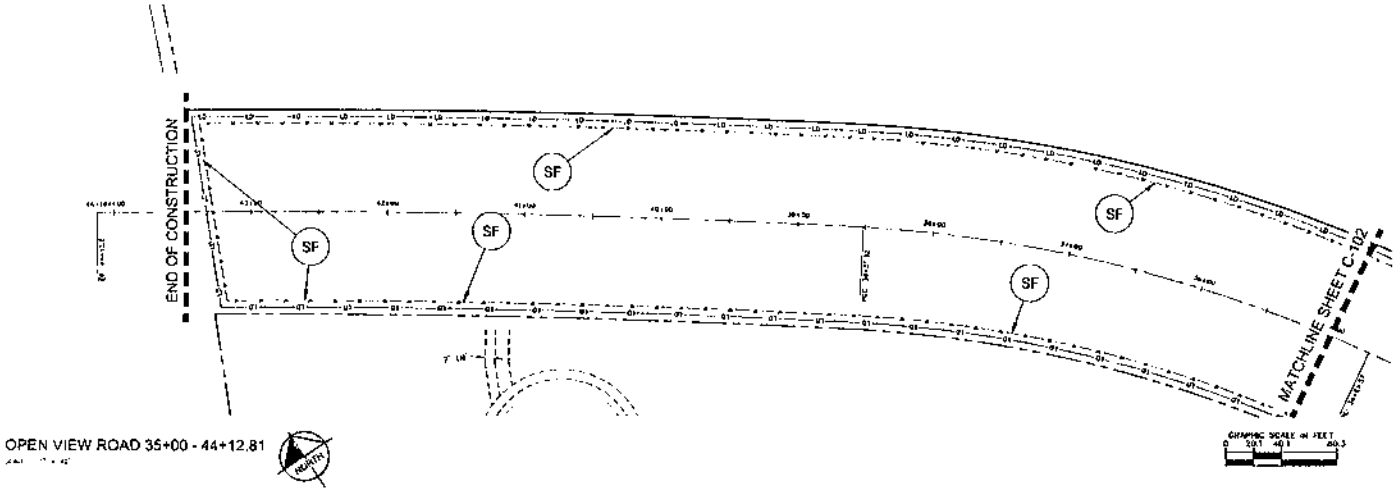
SWPPP PLAN
STA 19+00 - 35+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

C-102




## LEGEND

NOTES

1. FOR ALL EROSION AND SEDIMENTATION CONTROL DETAILS REFER TO DETAIL SHEET C-110
2. CHARTS OF DISTURBANCE IS OFFSET 5 INSIDE THE PROPERTY LINE FOR CLARITY. WHERE THIS OCCURS THE SILT FENCE IS INSIDE THE PROPERTY LINE.
3. THE SILT FENCE IS OFFSET 20 INSIDE THE PROPERTY LINE FOR CLARITY. WHERE THIS OCCURS THE SILT FENCE SHOULD BE PLACED 1' INSIDE THE PROPERTY LINE.
4. CONTRACTOR SHALL CONTAIN ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WHICH INCLUDES STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING OR BETTER.

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CITY OF PORT ST LUCIE PROJECT #
P16 - 120

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SWPPP PLAN STA
35+00 - 44+12.81

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-103

# SWPPP DETAILS

## EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, INCLUDING RUNOFF OR DEWATERING ACTIVITIES.
15. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
16. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
17. [illegible]
18. ALL STORM SEWER INLET GRATES TO BE COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
19. [illegible]
20. SILT FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 102.
21. HAY BALE INSTALLATION SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD INDEX NO. 102.
22. FLOATING TURBIDITY BARRIER INSTALLATION SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD INDEX NO. 103.
23. [illegible]
24. [illegible]
25. [illegible]
26. [illegible]
27. [illegible]
28. [illegible]
29. [illegible]
30. [illegible]
31. CONSTRUCTION SEQUENCING:
   - INSTALLATION OF PERIMETER SILT FENCE
   - CLEARING
   - LAKE EXCAVATION, MASS GRADING, SODDING OF LAKE BANKS
   - SANITARY SEWER, STORM DRAINAGE, WATERLINE INSTALLATION
   - FINAL GRADING

| OWNER/DEVELOPER |
|---|
| |
| SITE OPERATOR/GENERAL CONTRACTOR: |
| SUPERINTENDENT: |

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GENERAL CONTRACTOR (GC) SHALL ADHERE TO THE FOLLOWING PROCEDURE WHEN REQUESTING MODIFICATIONS TO THE SEQUENCE OF CONSTRUCTION:
1. SUBMIT REQUEST TO MODIFY SEQUENCE OF CONSTRUCTION TO THE ENGINEER OF RECORD IDENTIFYING THE REASON FOR REQUESTING THE CHANGE. ACCEPTABLE REASONS FOR SUCH REQUESTS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTABILITY OF SITE COMPONENTS AND ISSUES RELATED TO EXCESSIVE PRECIPITATION.
2. THE CIVIL ENGINEER SHALL COORDINATE WITH THE OWNER. ONCE THE REQUEST IS APPROVED BY THE OWNER, THE CIVIL ENGINEER WILL RESPOND TO THE GC AND WILL PROVIDE REVISED PLANS TO THE GENERAL CONTRACTOR.

NOTE: ALL MODIFICATIONS TO THE SEQUENCE OF CONSTRUCTION WILL BE APPROVED WITH THE UNDERSTANDING THAT NO ADDITIONAL COST WILL BE SUBMITTED BY THE GC.

## ONSITE BEST MANAGEMENT PRACTICES SEQUENCE

[illegible]

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SWPPP ENTRANCE SIGN
2. INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE)
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT PROTECTIVE FENCE AROUND ANY LAND TO BE PRESERVED IF NECESSARY, INCLUDING TREES.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CEC, CONSTRUCTION MANAGER, AGENCY(S) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24 HOURS. BMPS CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24 HOURS TO RESOLVE.

5. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, ETC.)
6. BEGIN CLEARING AND GRUBBING THE SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
9. PERFORM ROUGH SITE GRADING TO ESTABLISH PROPOSED DRAINAGE PATTERNS.

PHASE II
1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. REMOVE ALL SEDIMENTATION, TRASH, AND DEBRIS FROM TEMPORARY SEDIMENT BASINS.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
6. PREPARE SITE FOR PAVING.
7. PERFORM PAVING OF THE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. OBTAIN CONCURRENCE WITH THE ENGINEER THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
   B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMP'S.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRELIMINARY BMPS HAVE BEEN COMPLETELY INSTALLED. BMP RELATED STEPS IN THE ABOVE SEQUENCE ARE ITALICIZED FOR CLARITY.

## OFF-SITE MATERIAL AREA(S) INFORMATION

| | |
|---|---|
| BORROW SITE NAME | DISPOSAL SITE NAME |
| BORROW SITE ADDRESS | DISPOSAL SITE ADDRESS |
| BORROW SITE PERMIT HOLDER | DISPOSAL SITE PERMIT HOLDER |
| BORROW SITE PERMIT NO. | DISPOSAL SITE PERMIT NO. |
| BORROW SITE PERMITTING AGENCY | DISPOSAL SITE PERMITTING AGENCY |

[illegible]

## FLOOD ZONE NOTE

THE PROPERTY APPEARS TO BE SITUATED IN FLOOD ZONE "X" WHICH REFLECTS [illegible] OF FEBRUARY 16, 2012

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

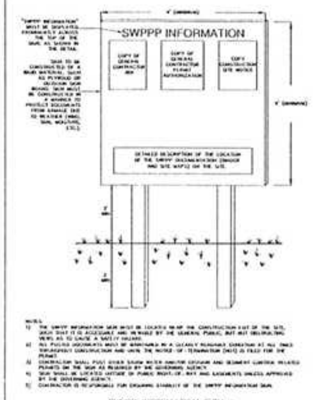
NOTE: CONTRACTOR TO COORDINATE EROSION CONTROL MEASURES FOR LIFE WORK AND OFFSITE WORK AS APPROPRIATE BASED ON CONTRACTOR'S PHASING OF THE WORK. ANY ADJUSTMENTS TO EROSION CONTROL MEASURES THAT MAY BE REQUIRED SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL CONTAIN ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WHICH INCLUDES STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING OR BETTER.

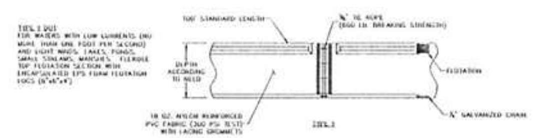
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING THROUGH THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING TO OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

| SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH SITE SPECIFIC PROJECT SCHEDULE | | | | | | | | | | | | | | | | | | | | | | | | |
| CONSTRUCTION SEQUENCE | | | | | | | | | | | | | | | | | | | | | | | | |
| TEMPORARY CONSTRUCTION EXITS | | | | | | | | | | | | | | | | | | | | | | | | |
| TEMPORARY CONTROL MEASURES | | | | | | | | | | | | | | | | | | | | | | | | |
| SEDIMENT CONTROL BASINS | | | | | | | | | | | | | | | | | | | | | | | | |
| STRIP & STOCKPILE TOPSOIL | | | | | | | | | | | | | | | | | | | | | | | | |
| ROUGH GRADE | | | | | | | | | | | | | | | | | | | | | | | | |
| STORM FACILITIES | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE CONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | |
| PERMANENT CONTROL STRUCTURES | | | | | | | | | | | | | | | | | | | | | | | | |
| FOUNDATION / BUILDING CONSTRUCTION | | | | | | | | | | | | | | | | | | | | | | | | |
| FINISH GRADING | | | | | | | | | | | | | | | | | | | | | | | | |
| LANDSCAPING/SEEDING/FINAL STABILIZATION | | | | | | | | | | | | | | | | | | | | | | | | |

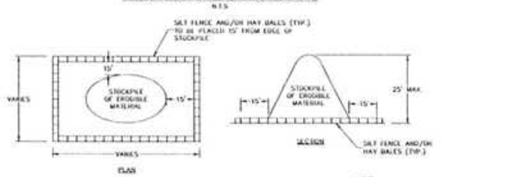
1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) THE SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.




SWPPP INFORMATION SIGN
N.T.S.

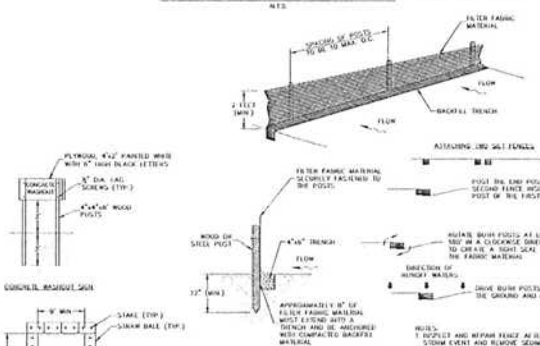


FLOATING TURBIDITY BARRIERS
N.T.S.



SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL
N.T.S.

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

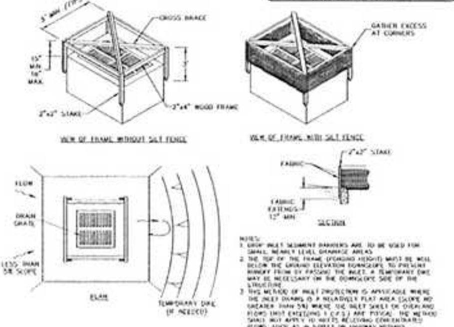


SILT FENCE INSTALLATION
N.T.S.

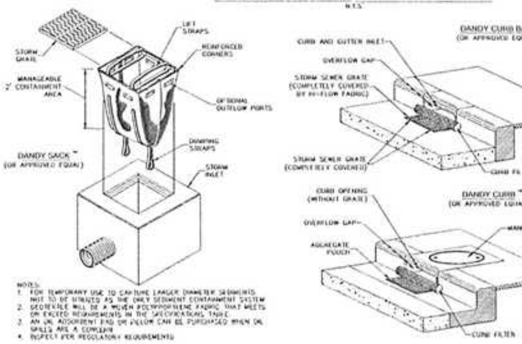
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S.

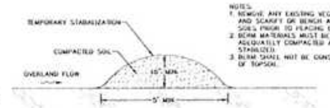
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



SILT FENCE INLET PROTECTION
N.T.S.



NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE STATED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.



TEMPORARY DIVERSION DIKE
N.T.S.

NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

TEMPORARY SEDIMENT SUMP
N.T.S.

CITY OF PORT ST. LUCIE PROJECT # P16 - 120

VERTICAL DATUM: ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

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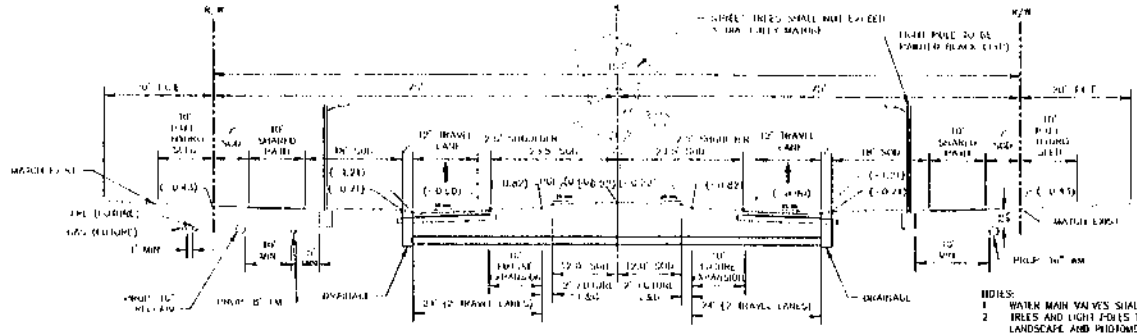
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT 047887020 | DATE 07/15/2016 | SCALE AS SHOWN | DESIGNED BY KAS | DRAWN BY MJP | CHECKED BY KFH

KINAN F. HUSAINY
STATE LICENSE NUMBER 75481

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP
CITY OF PORT ST. LUCIE FLORIDA

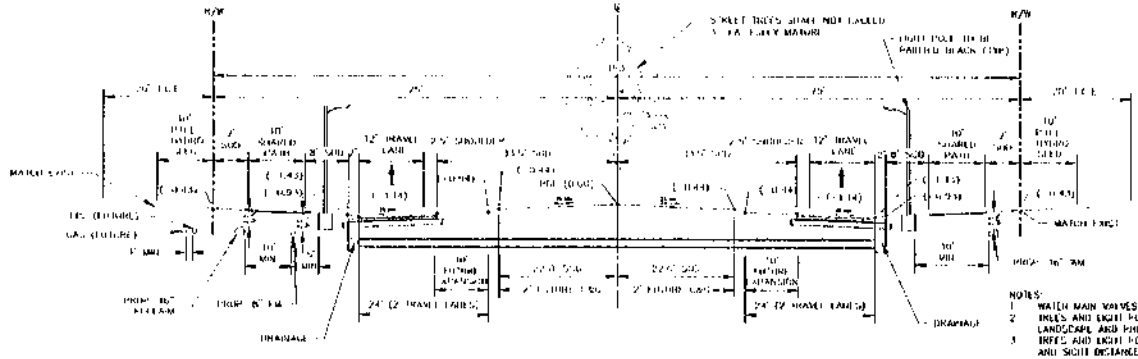
SHEET NUMBER C-110



DESIGN SPEED 40 MPH
POSTED SPEED 35 MPH

NOTES:
1. WATER MAIN VALVES SHALL NOT BE PLACED IN SIDEWALK.
2. TREES AND LIGHT POLES TO ALTERNATE, REFER TO LANDSCAPE AND PHOTOMETRIC PLANS FOR DETAILS.
3. TREES AND LIGHT POLES SHALL MEET FOOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.

OPEN VIEW ROAD ROADWAY SECTION AT STA. 22+00.00
N.T.S. 150' RIGHT-OF-WAY



NOTES:
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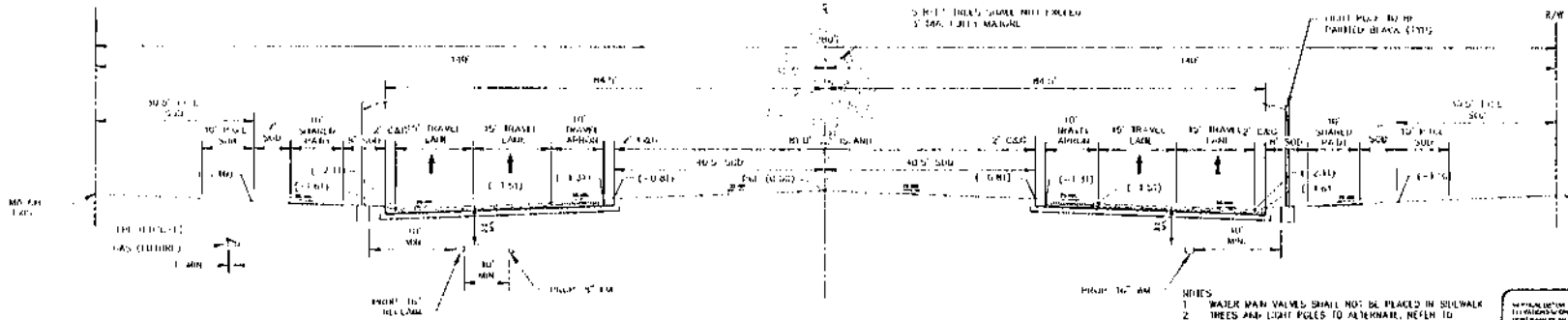
OPEN VIEW ROAD TYPICAL ROADWAY SECTION
N.T.S. 150' RIGHT-OF-WAY



NOTES:
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OPEN VIEW ROAD ROUNDABOUT SECTION
N.T.S.

*REFER TO SHEET C-222 FOR PAVEMENT DETAILS

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P16 - 120

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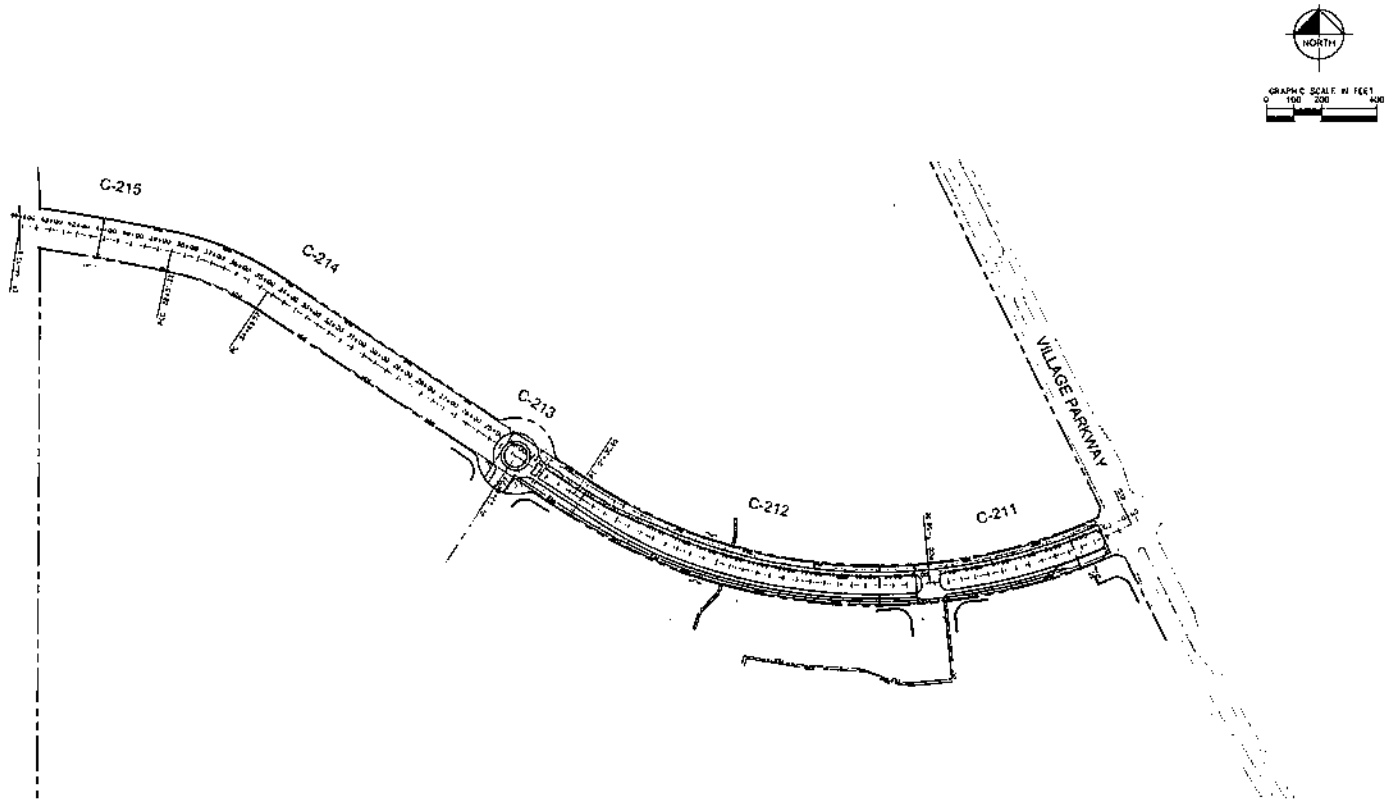
TYPICAL SECTIONS

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-200

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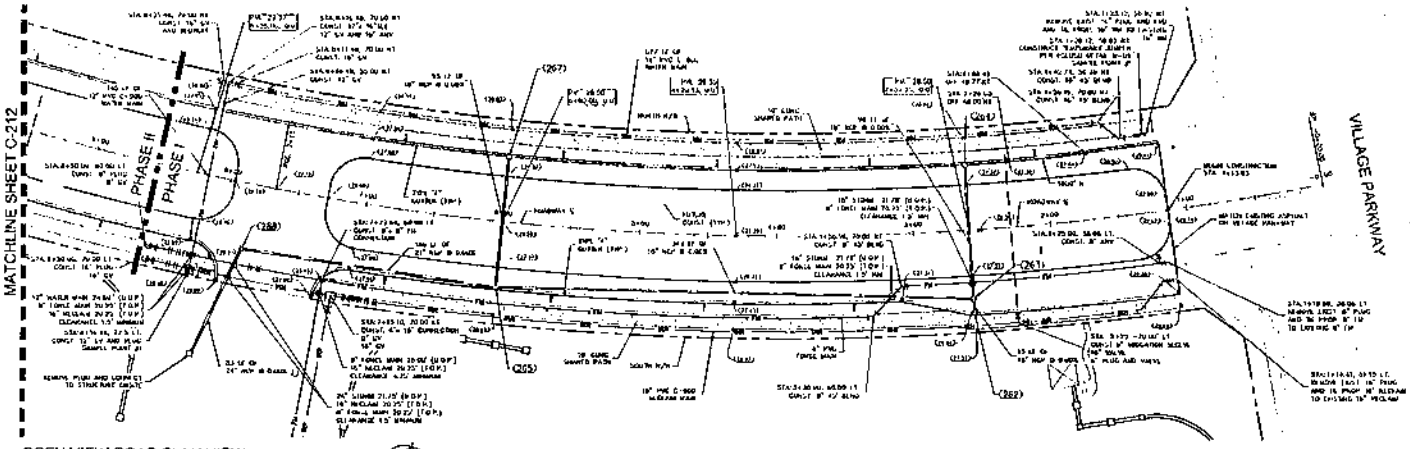
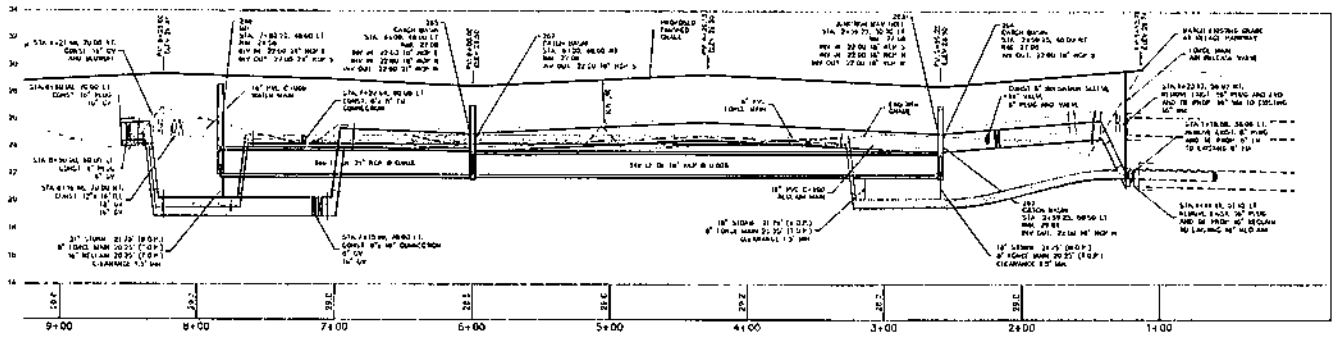
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

OVERALL KEY MAP

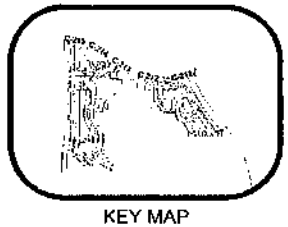
SHEET NUMBER
C-210




OPEN VIEW ROAD PLAN VIEW




OPEN VIEW ROAD PROFILE VIEW



KEY MAP

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811

CITY OF PORT ST. LUCIE PROJECT # P16 - 120

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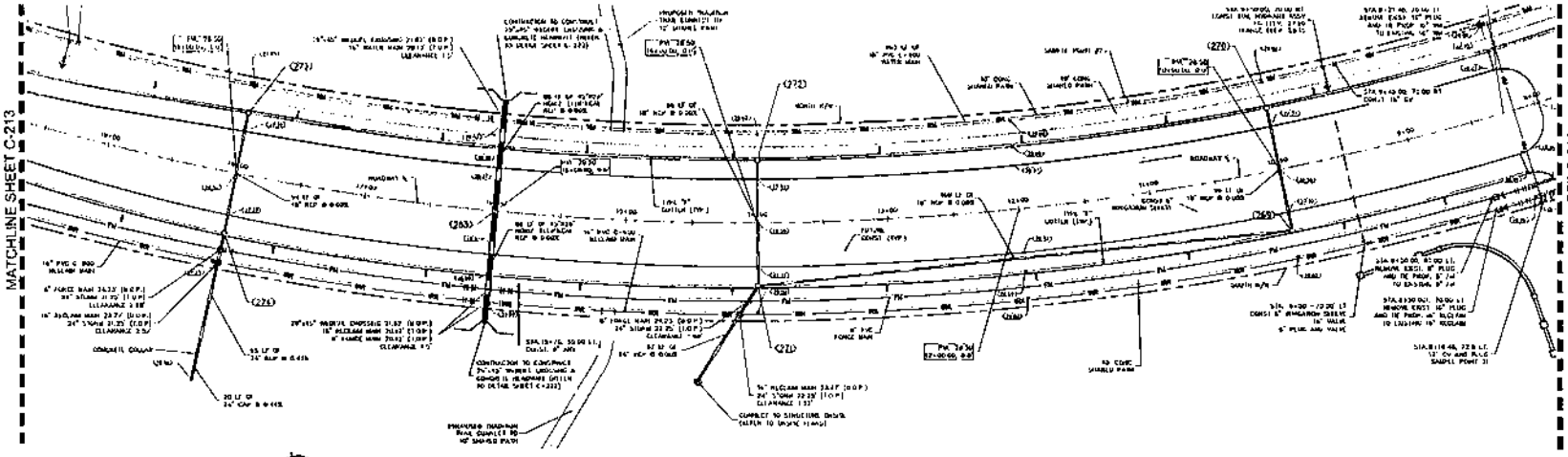
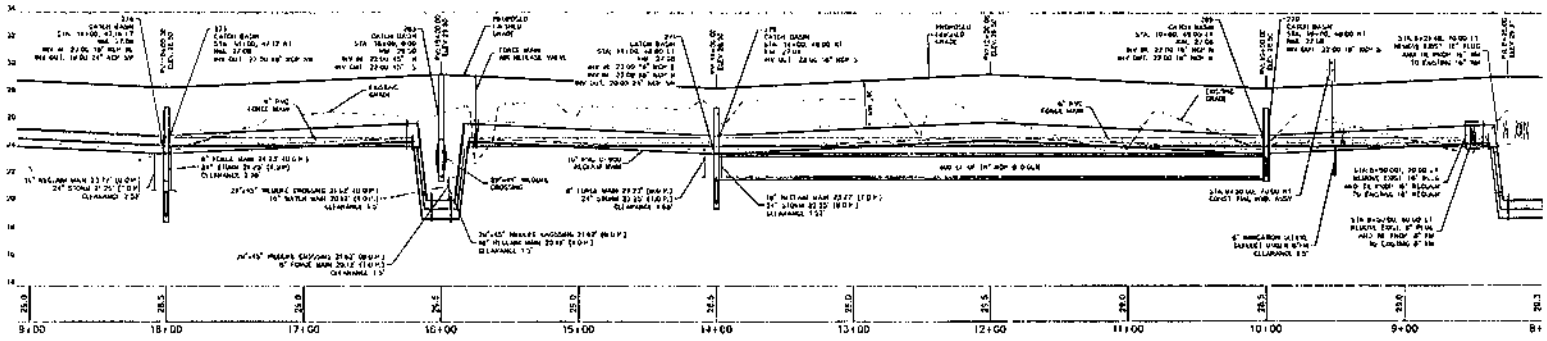
PLAN AND PROFILE
0+00 - 9+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-211



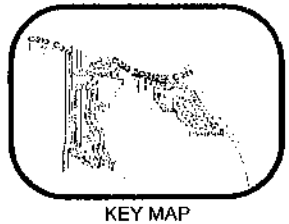

OPEN VIEW ROAD PLAN VIEW




OPEN VIEW ROAD PROFILE VIEW

*CONTRACTOR TO PROVIDE VERTICAL FITTINGS REQUIRED TO MAINTAIN THE MINIMUM VERTICAL UTILITY SEPARATION FROM PROPOSED PIPES.

LEGEND



KEY MAP

CITY OF PORT ST. LUCIE PROJECT # P16 - 120

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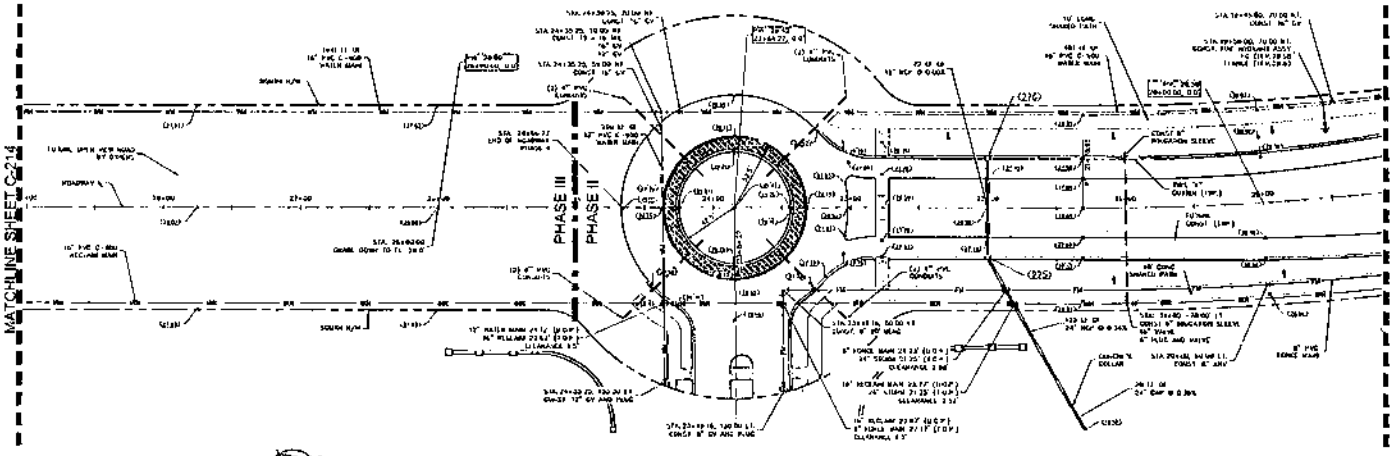
PLAN AND PROFILE
9+00 - 19+00

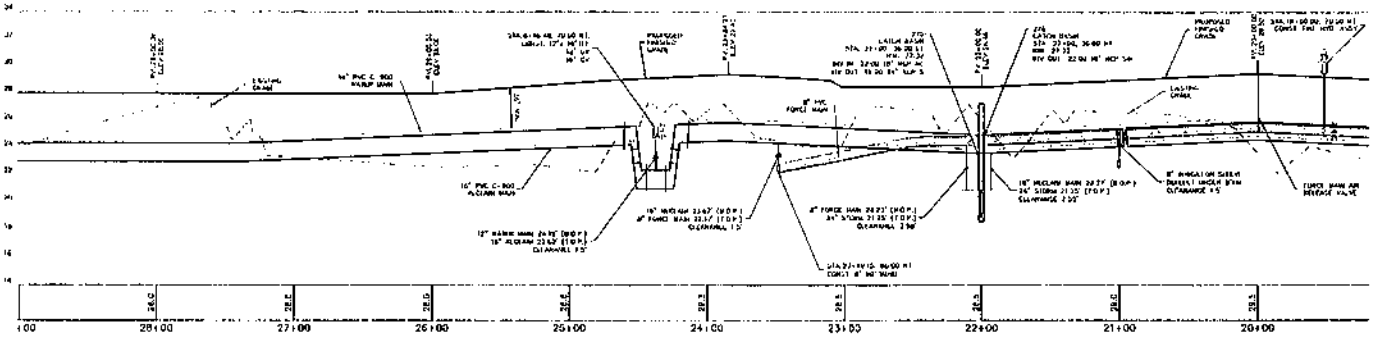
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

CITY OF PORT ST. LUCIE

SHEET NUMBER
C-212




OPEN VIEW ROAD PLAN VIEW




OPEN VIEW ROAD PROFILE VIEW

*CONTRACTOR TO PROVIDE VERTICAL FITTINGS REQUIRED TO MAINTAIN THE MINIMUM VERTICAL UTILITY SEPARATION FROM PROPOSED PIPES.

KEY MAP

CITY OF PORT St. LUCIE PROJECT # P16 - 120

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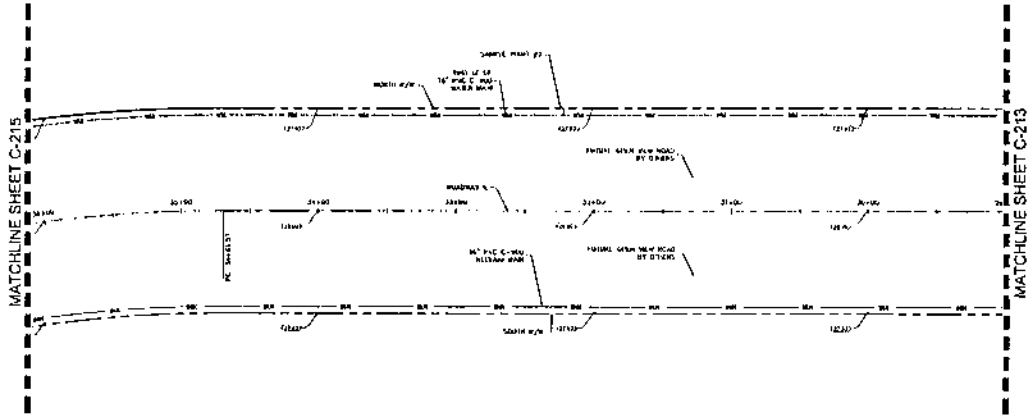
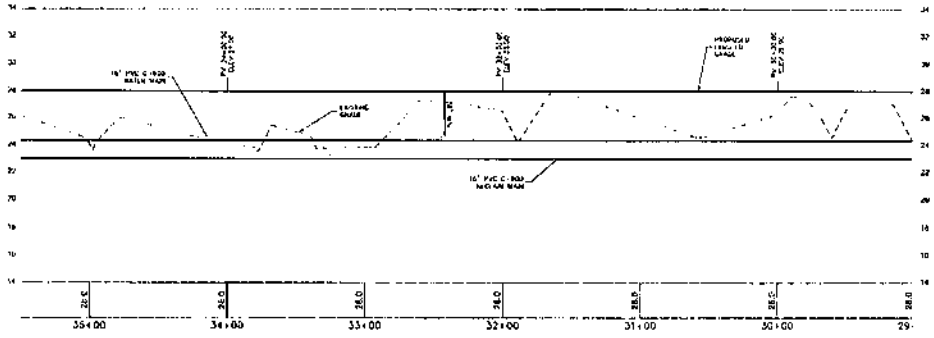
PLAN AND PROFILE
19+00 - 29+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-213

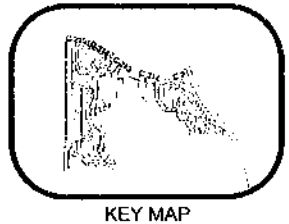



OPEN VIEW ROAD PLAN VIEW




OPEN VIEW ROAD PROFILE VIEW

*CONTRACTOR TO PROVIDE VERTICAL FITTINGS REQUIRED TO MAINTAIN THE MINIMUM VERTICAL UTILITY SEPARATION FROM PROPOSED PIPES.



KEY MAP

CITY OF FORT ST. LUCIE PROJECT #
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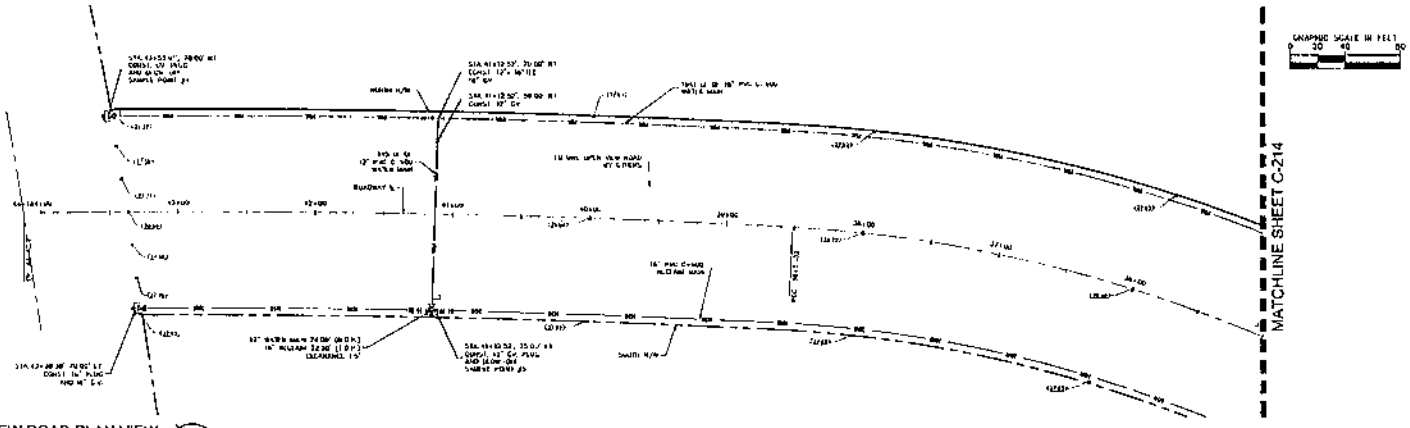
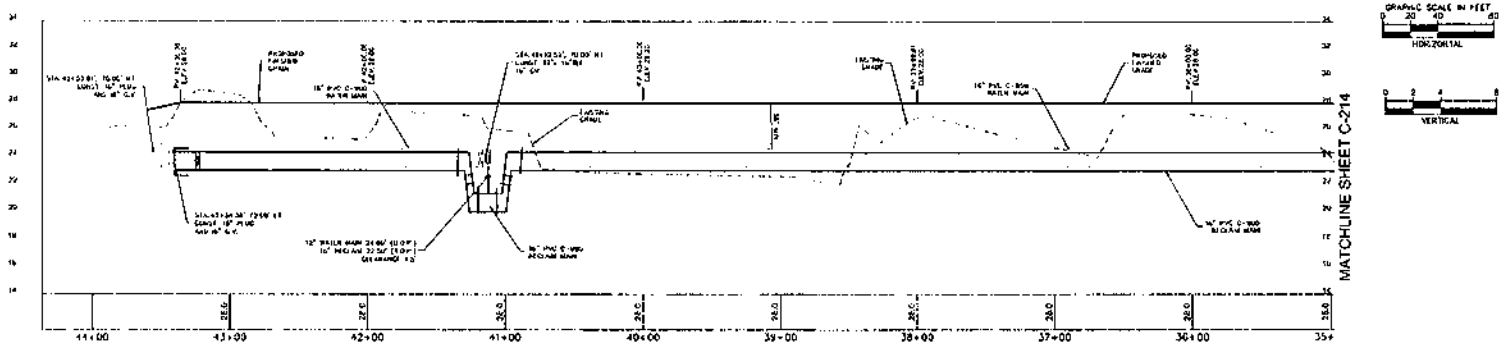
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

PLAN AND PROFILE
29+00 - 35+00

SHEET NUMBER
C-214




OPEN VIEW ROAD PLAN VIEW




OPEN VIEW ROAD PROFILE VIEW

*CONTRACTOR TO PROVIDE VERTICAL FITTINGS REQUIRED TO MAINTAIN THE MINIMUM VERTICAL UTILITY SEPARATION FROM PROPOSED PIPES.

KEY MAP

CITY OF PORT ST. LUCIE PROJECT #
P16 - 120

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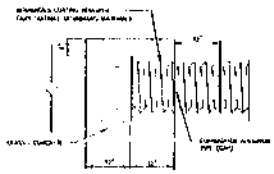
PLAN AND PROFILE
35+00 - 44+12.81

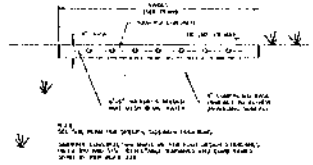
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

CITY OF PORT ST. LUCIE

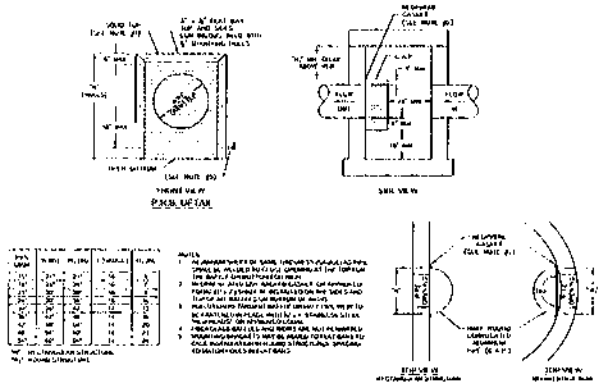
SHEET NUMBER
C-215



CONCRETE COLLAR DETAIL



TYPICAL 4" SIDEWALK SECTION



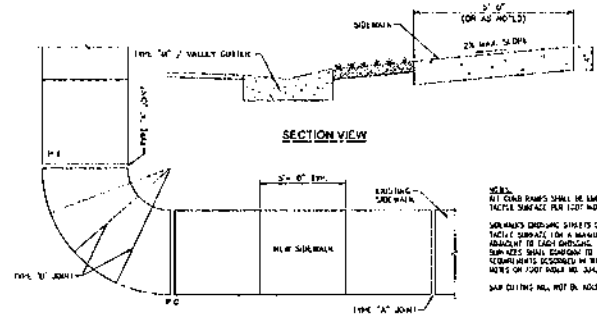
P.R.B. DETAIL

POLLUTION RETARDANT BAFFLE (PRB) DETAILS

| TABLE OF SIDEWALK THICKNESS - "T" | |
|---|---|
| LOCATION | "T" |
| RESIDENTIAL AREAS | 4" |
| AT DRIVEWAYS AND OTHER AREAS | 6" |

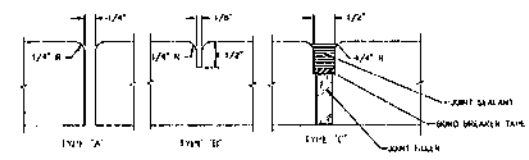
NOTE: CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS

| TABLE OF SIDEWALK JOINTS | |
|---|---|
| TYPE | LOCATION |
| "A" | P.C. AND P.T. OF CURVES. |
| "B" | 5'± 0" CENTER TO CENTER ON SIDEWALKS (BUT LESS THAN 4' AND NOT GREATER THAN 10') |
| "C" | WHERE SIDEWALK ADJUTS CONCRETE CURBS, ENDWALKS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS AT INTERVALS NOT GREATER THAN 100' |



SECTION VIEW

PLAN



SIDEWALK JOINTS

SIDEWALK CONSTRUCTION

CITY OF PORT ST. LUCIE PROJECT #
P16 - 120

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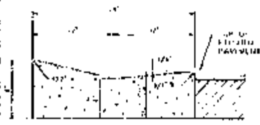
PAVING GRADING AND DRAINAGE DETAILS

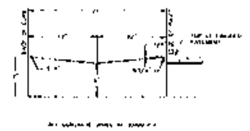
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

CITY OF PORT ST. LUCIE

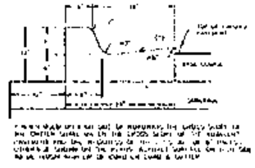
SHEET NUMBER
C-221



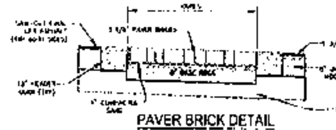
TYPE "M" CURB



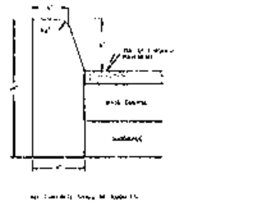
VALLEY GUTTER SECTION



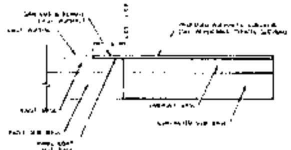
TYPE "F" CURB AND GUTTER



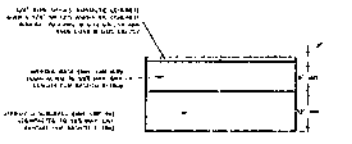
PAVER BRICK DETAIL



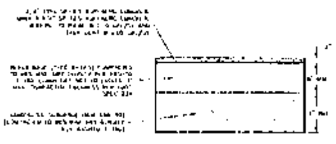
TYPE "D" CURB



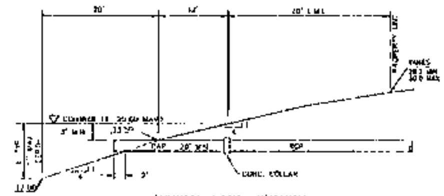
NEW ASPHALT PAVEMENT TIE-IN TYPICAL SECTION



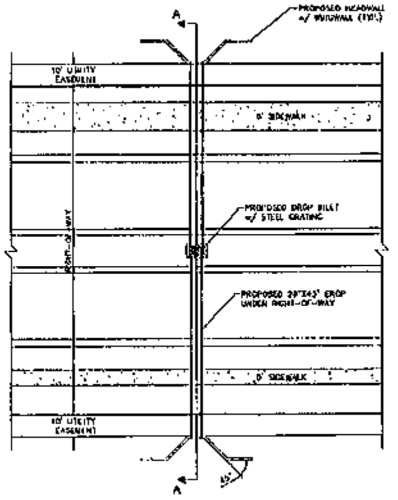
TYPICAL ASPHALTIC CONCRETE PAVEMENT SECTION



ALTERNATE B ASPHALTIC CONCRETE PAVEMENT SECTION

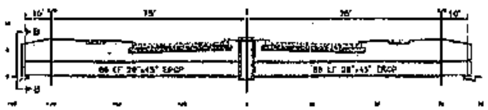


TYPICAL LAKE SECTION

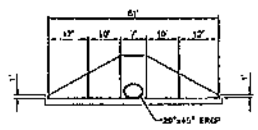



PLAN VIEW

Source: Vanasse Hangen Brustlin, Inc. University Park, Florida

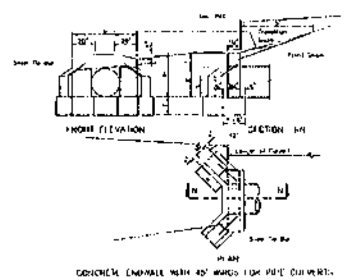



Section A-A




Section B-B (Headwall Detail)

Source: Vanasse Hangen Brustlin, Inc. University Park, Florida




GENERAL NOTES

1. Winged concrete endwalls are intended for use outside the clear zone.
2. Chamfer all exposed edges ¾".
3. Concrete shall be Class I, except ASTM C478 (4000 psi) Concrete may be substituted for precast items manufactured at plants meeting the requirements of Section 449 of the Specifications.
4. Endwall to be paid for under the contract unit price for Class I Concrete.
5. Sodding to be in accordance with Index No. 281, and paid for under the contract unit price for Performance Turf, Sod.

TYPICAL HEADWALL DETAIL

N.T.S.

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CITY OF PORT ST. LUCIE PROJECT #
P16 - 120

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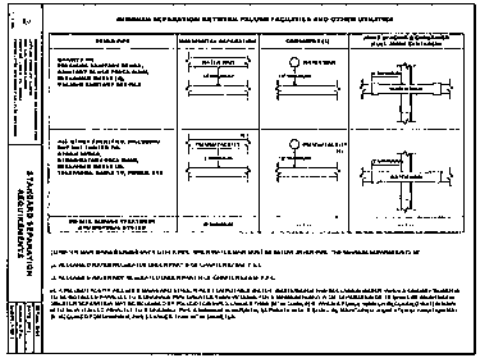
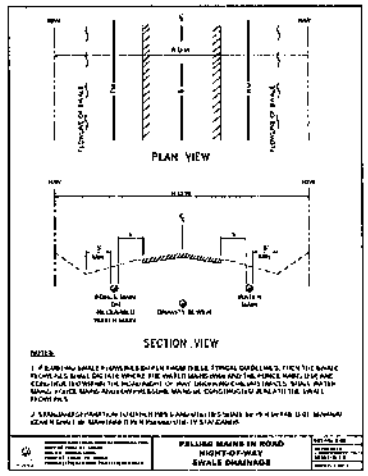
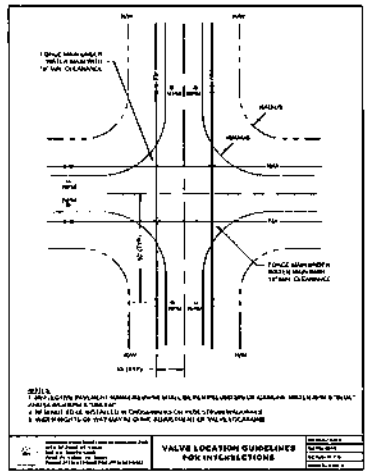
PAVING GRADING AND DRAINAGE DETAILS

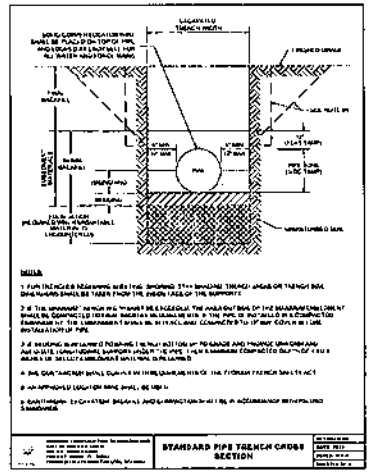
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

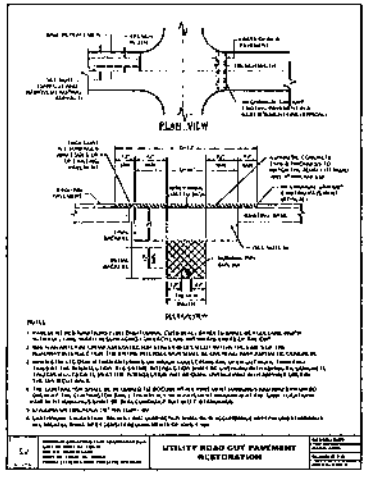
SHEET NUMBER
C-222

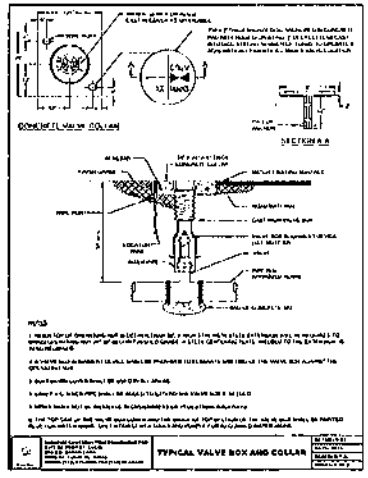


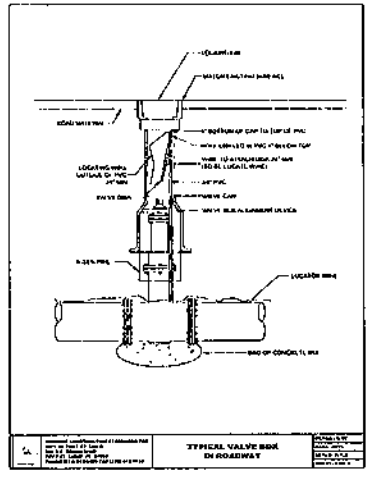



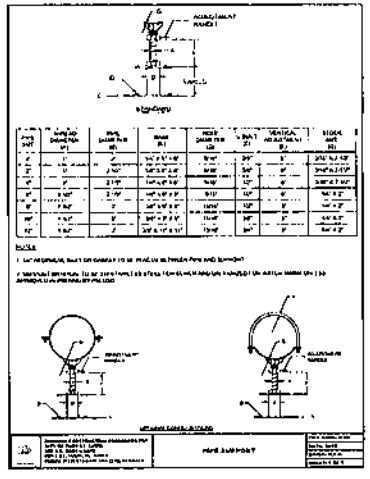

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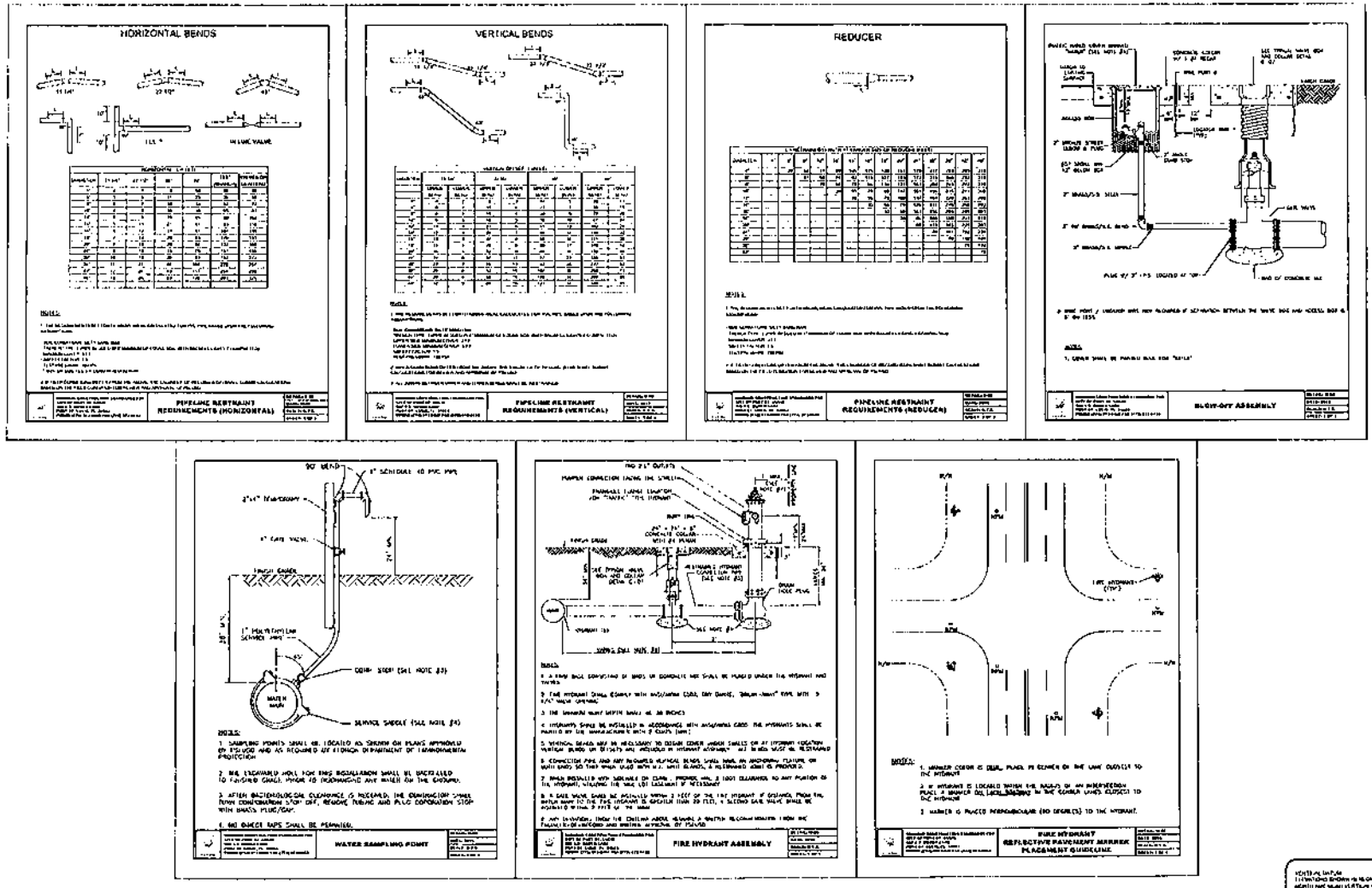
UTILITY DETAILS

ROADWAY CONSTRUCTION PLANS FOR OPEN VIEW ROAD

PREPARED FOR PULTE GROUP

SHEET NUMBER C-320

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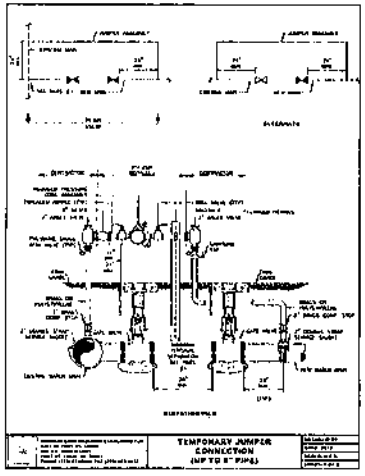
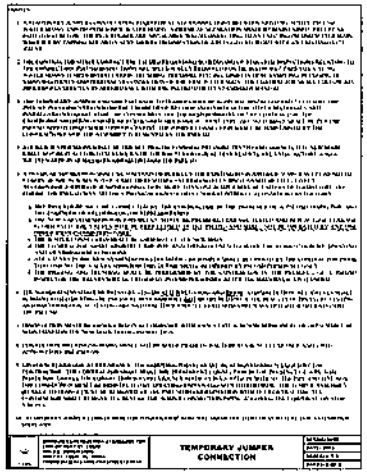
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

UTILITY DETAILS

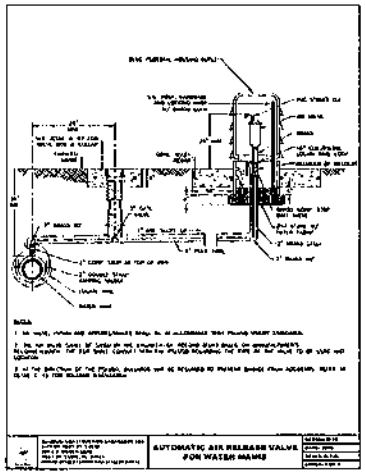
SHEET NUMBER C-321



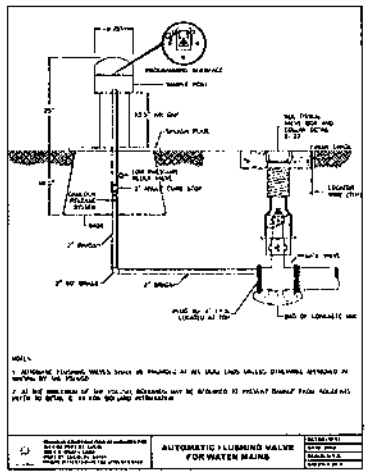
TEMPORARY JUMPER CONNECTION (UP TO 8" PIPE)



TEMPORARY JUMPER CONNECTION



AUTOMATIC AIR RELEASE VALVE FOR WATER MAINS



AUTOMATIC FLUSHING VALVE FOR WATER MAINS

CITY OF FORT ST. LUCIE PROJECT #
P16 - 120

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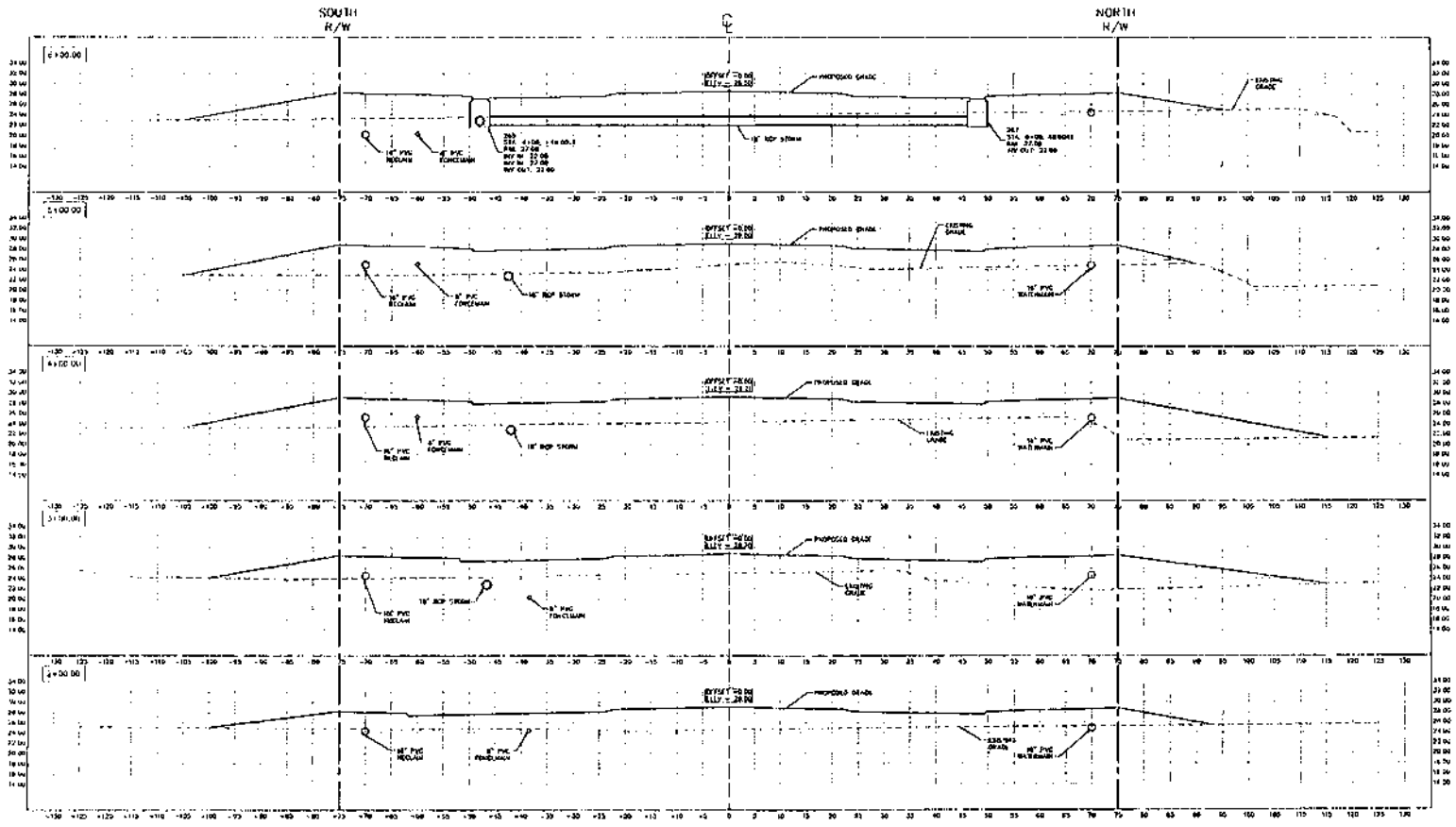
UTILITY DETAILS

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-322




GRAPHIC SCALE IN FEET

0 5 10 20

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

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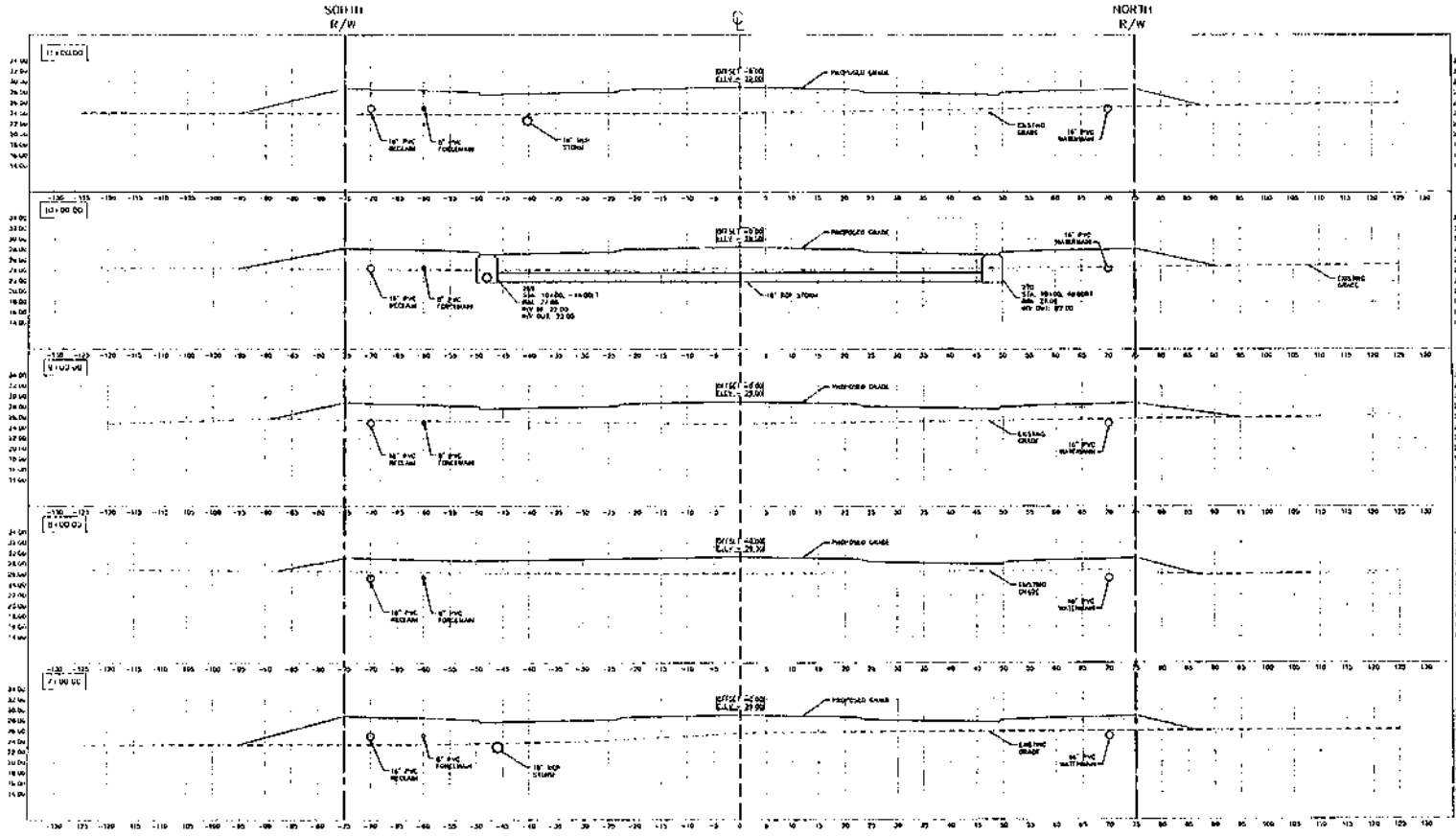
ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

CROSS SECTIONS
STA 2+00 - 6+00

SHEET NUMBER
C-400




GRAPHIC SCALE IN FEET

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CROSS SECTIONS
STA 7+00 - 11+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

CITY OF PORT ST. LUCIE

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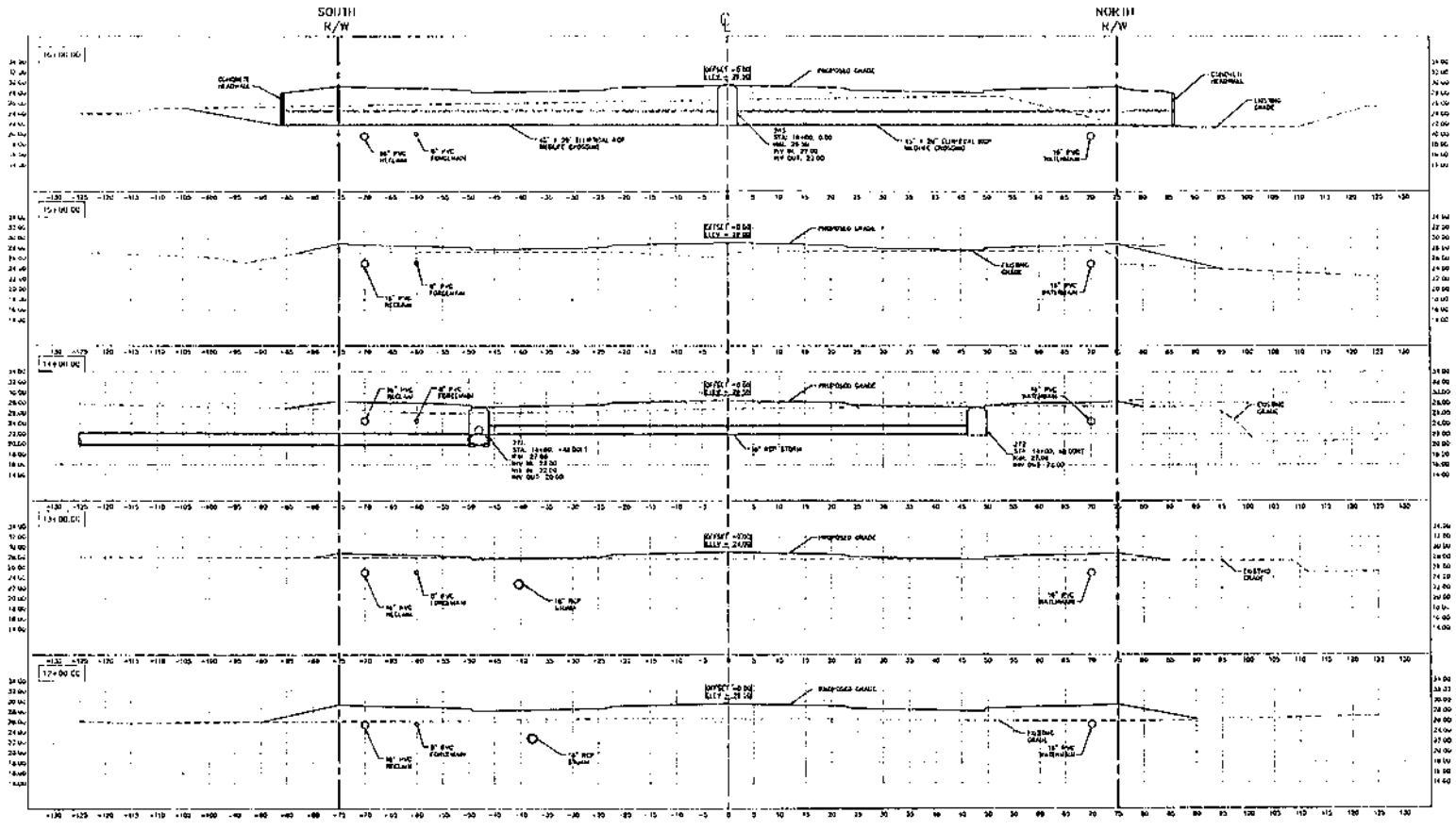
P16 - 120

C-401




CITY OF FORT ST. LUCIE PROJECT # P16 - 120

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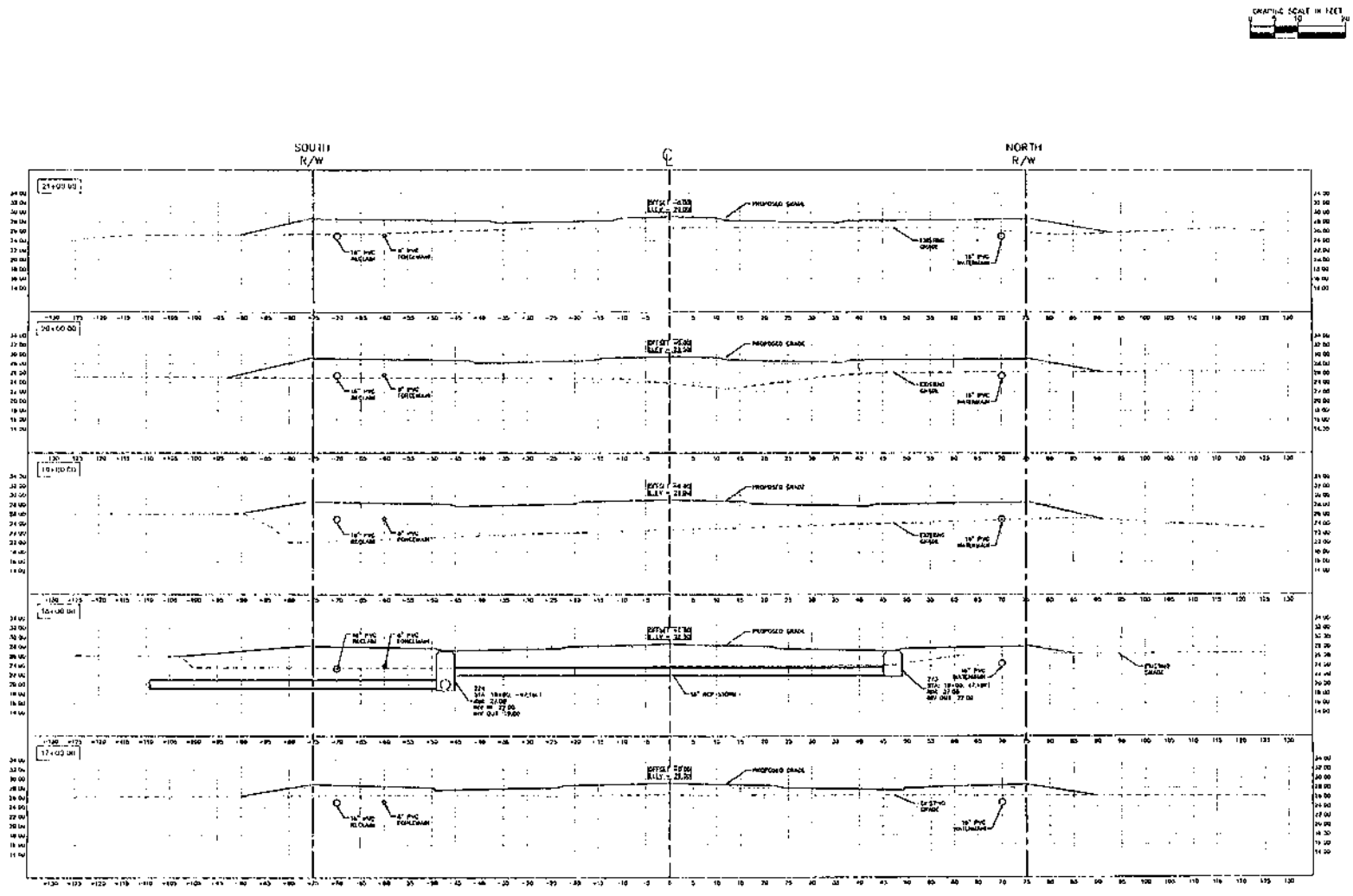
CROSS SECTIONS STA 12+00 - 16+00

RIGHT-OF-WAY CONSTRUCTION PLANS FOR OPEN VIEW ROAD PREPARED FOR PULTE GROUP

CITY OF FORT ST. LUCIE

SHEET NUMBER C-402

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P16 - 120

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CROSS SECTIONS
STA 17+00 - 21+00

ROADWAY CONSTRUCTION PLANS FOR
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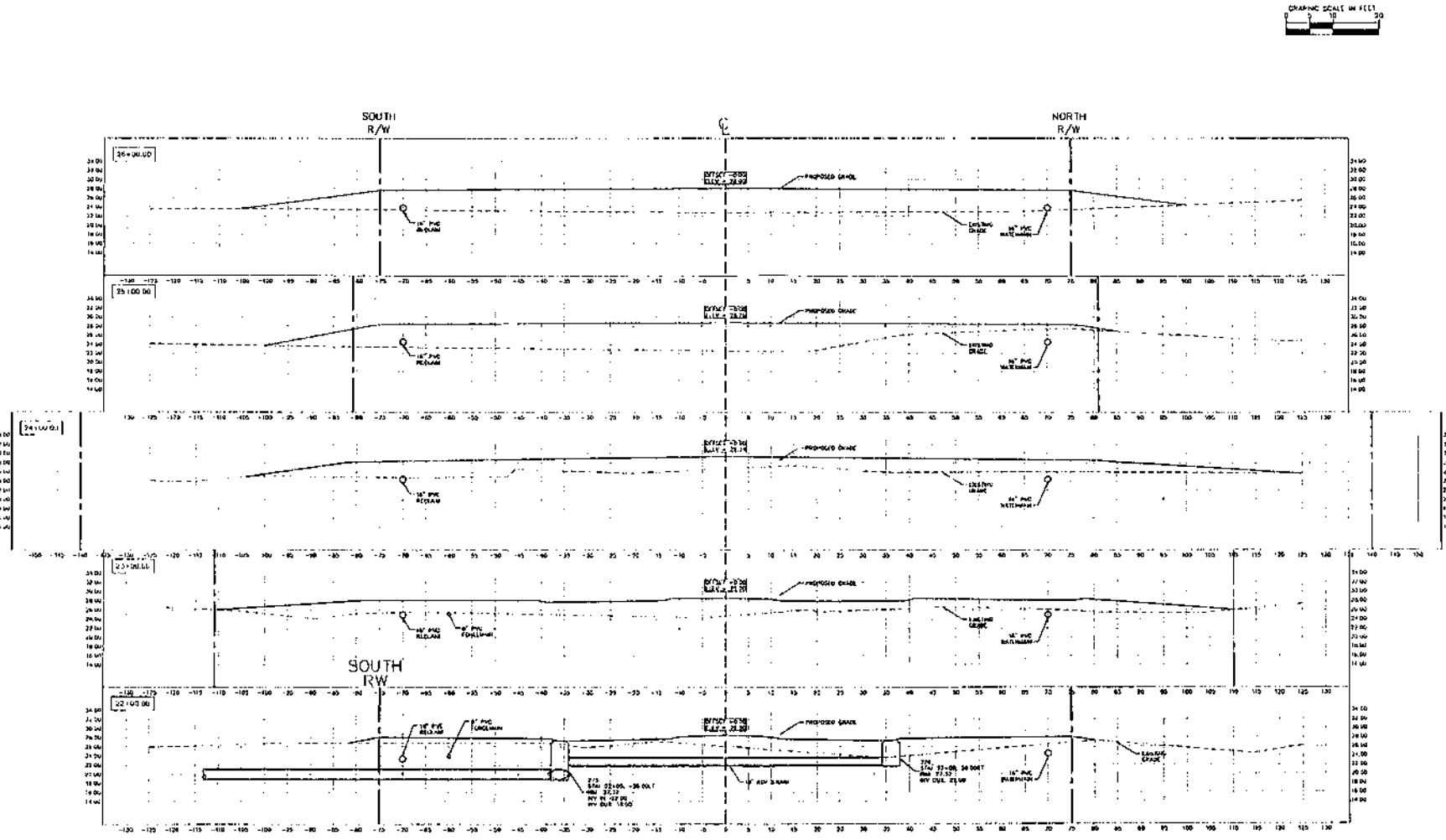
PULTE GROUP

SHEET NUMBER
C-403




CITY OF PONTE VEDRA PROJECT #
P16 - 120

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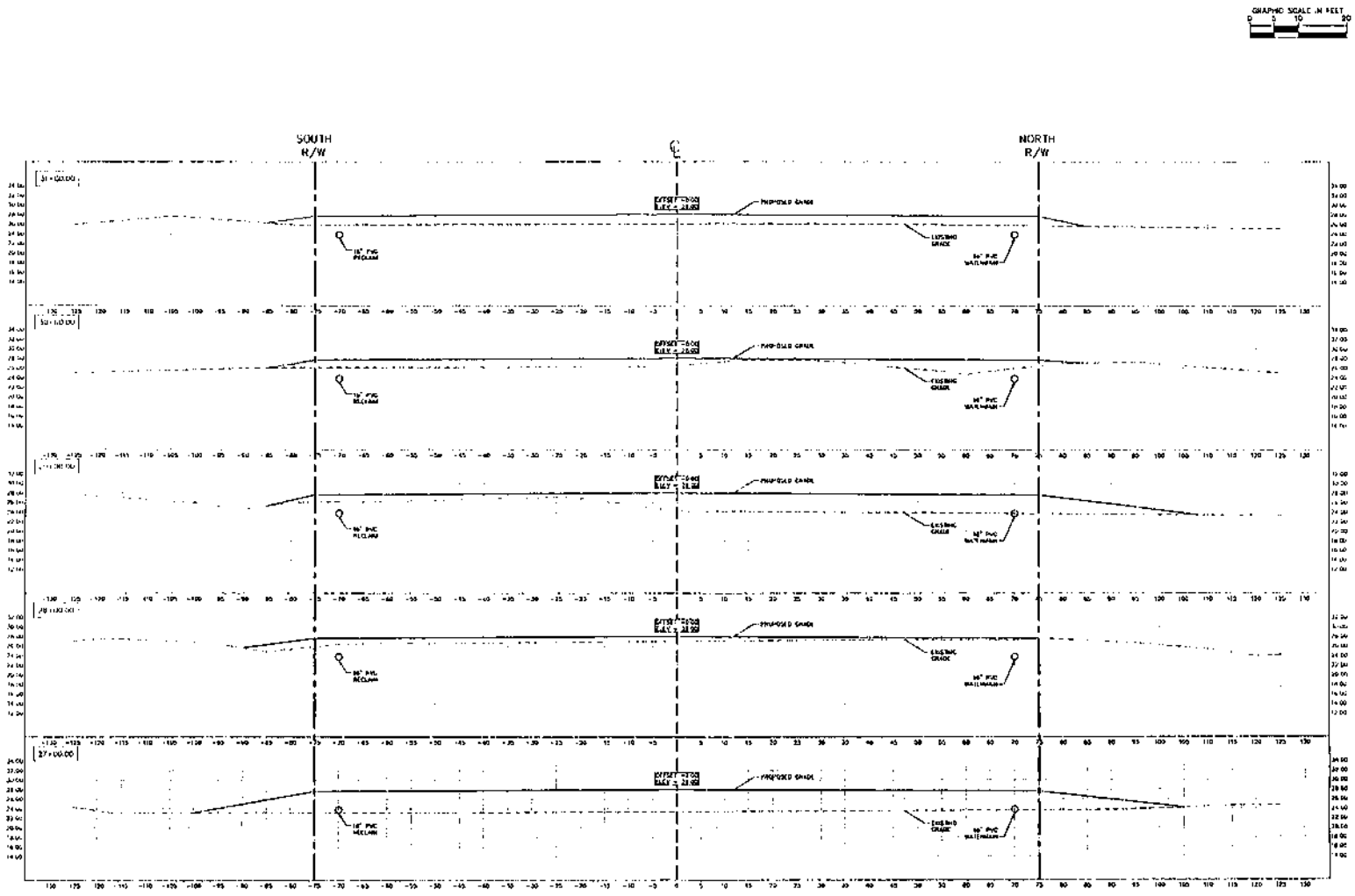
CROSS SECTIONS
STA 22+00 - 26+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-404

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P16 - 120

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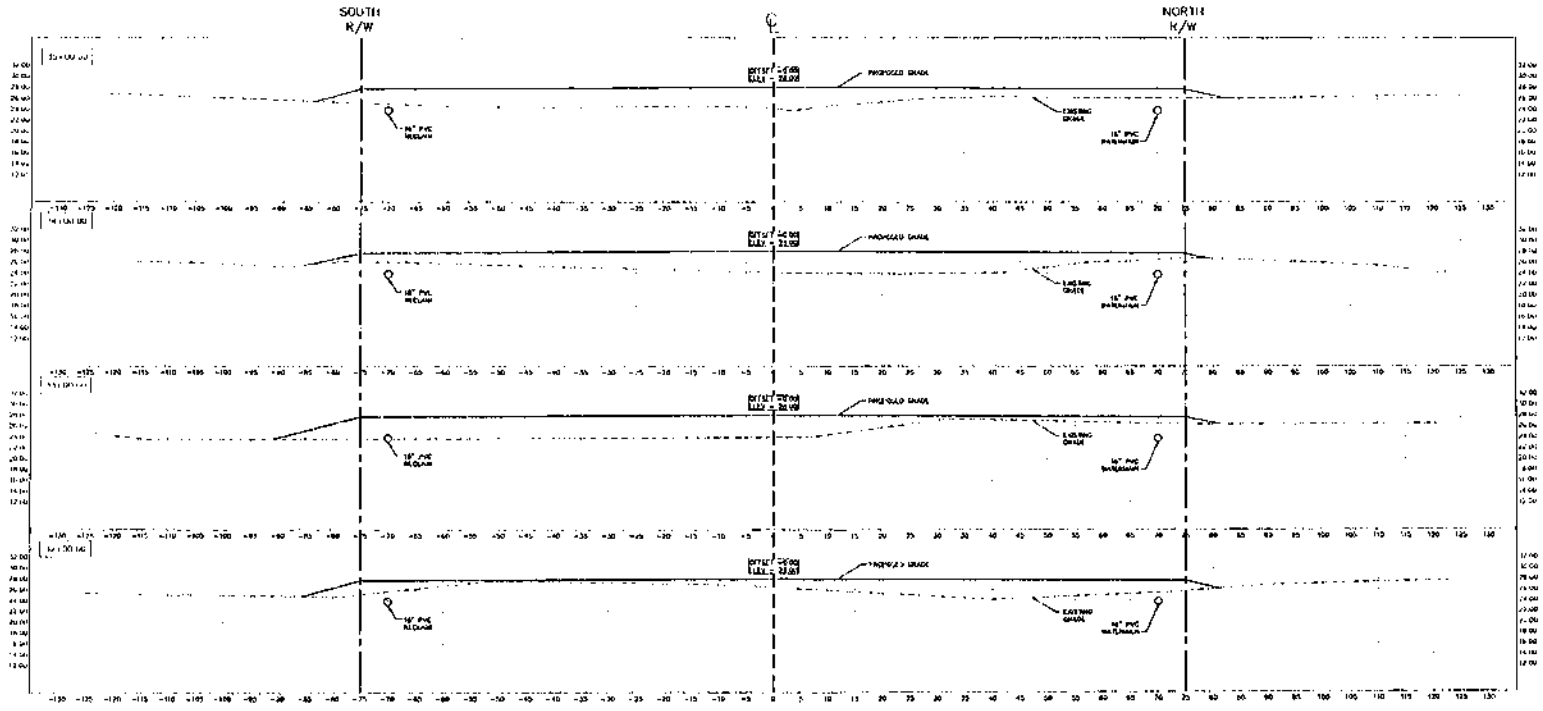
CROSS SECTIONS
STA 27+00 - 31+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

C-405




GRAPHIC SCALE IN FEET
0 5 10 20

CITY OF PORT ST. LUCIE PROJECT #
P16 - 120

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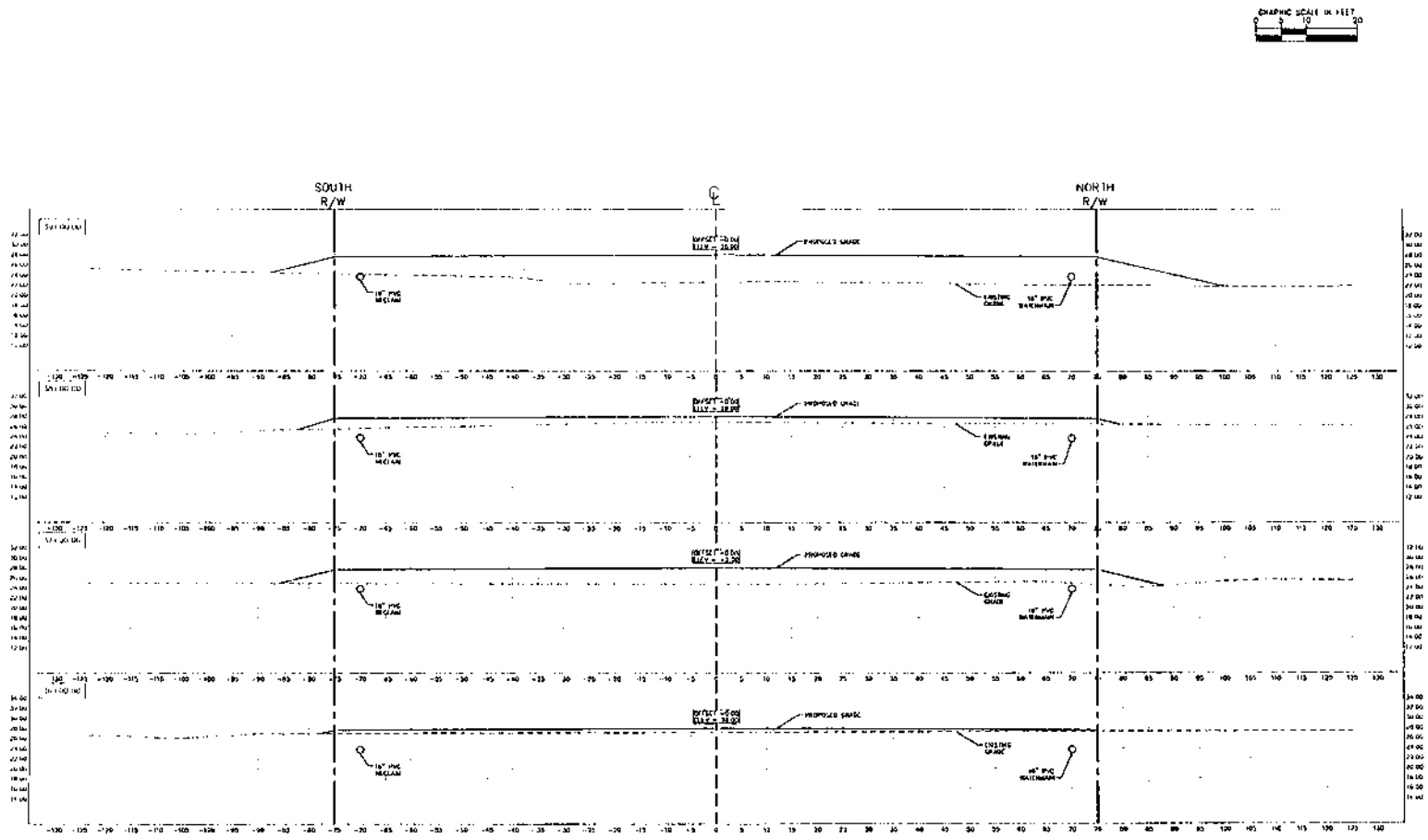
CROSS SECTIONS
STA 32+00 - 35+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-406

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P16 - 120

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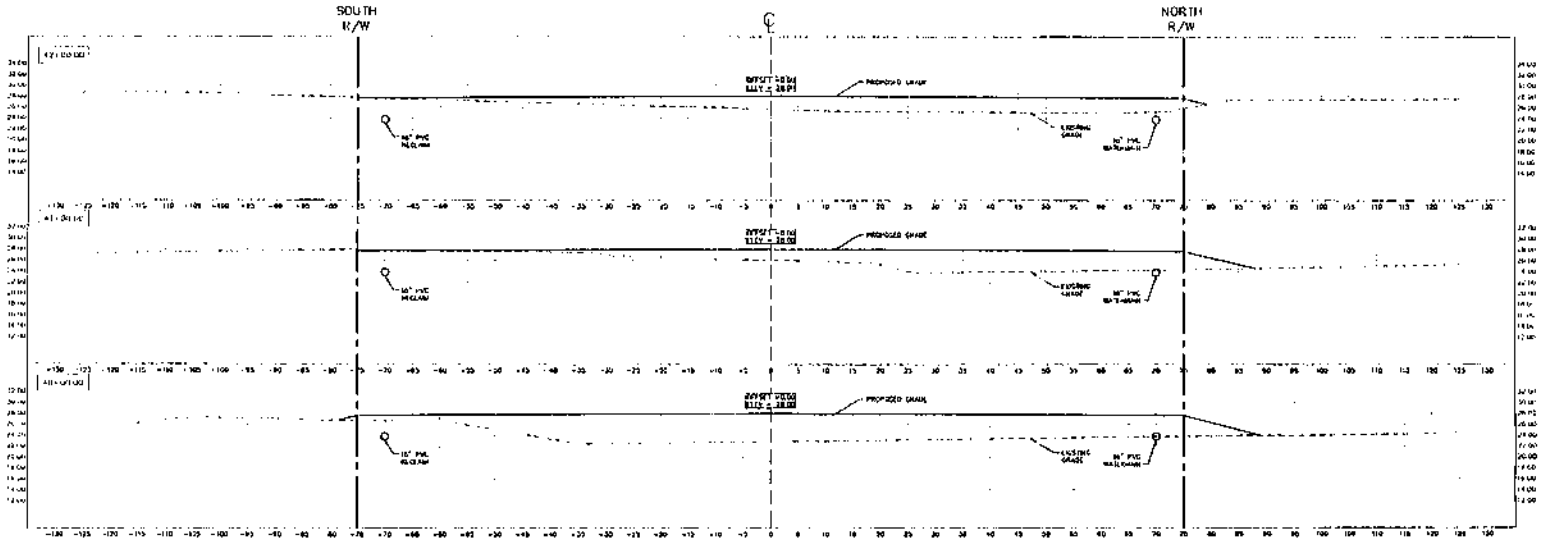
CROSS SECTIONS
STA 36+00 - 39+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-407




GRAPHIC SCALE IN FEET
0 5 10 20

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DIAL 811

811

P16 - 120

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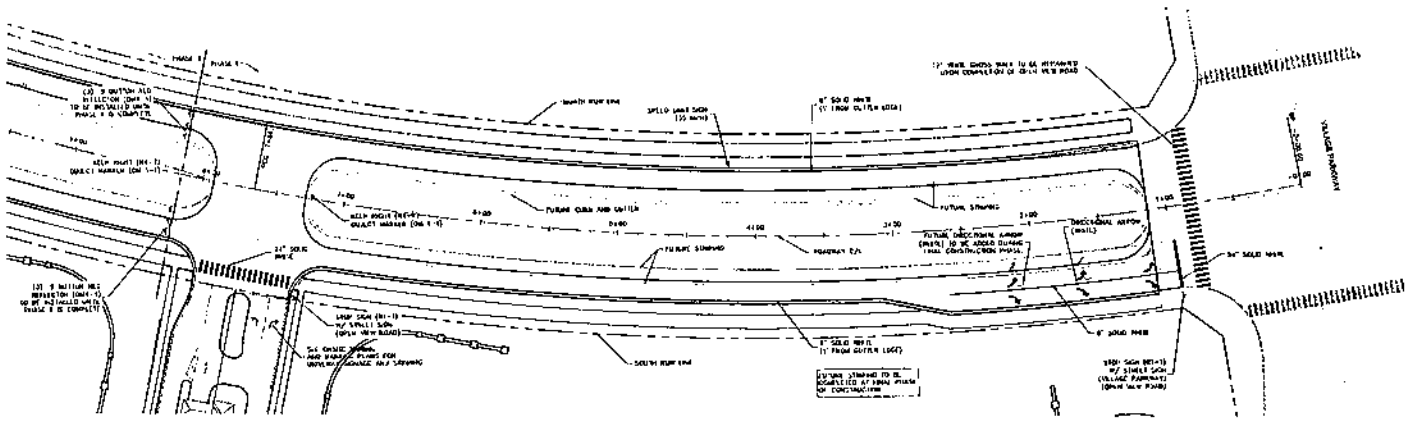
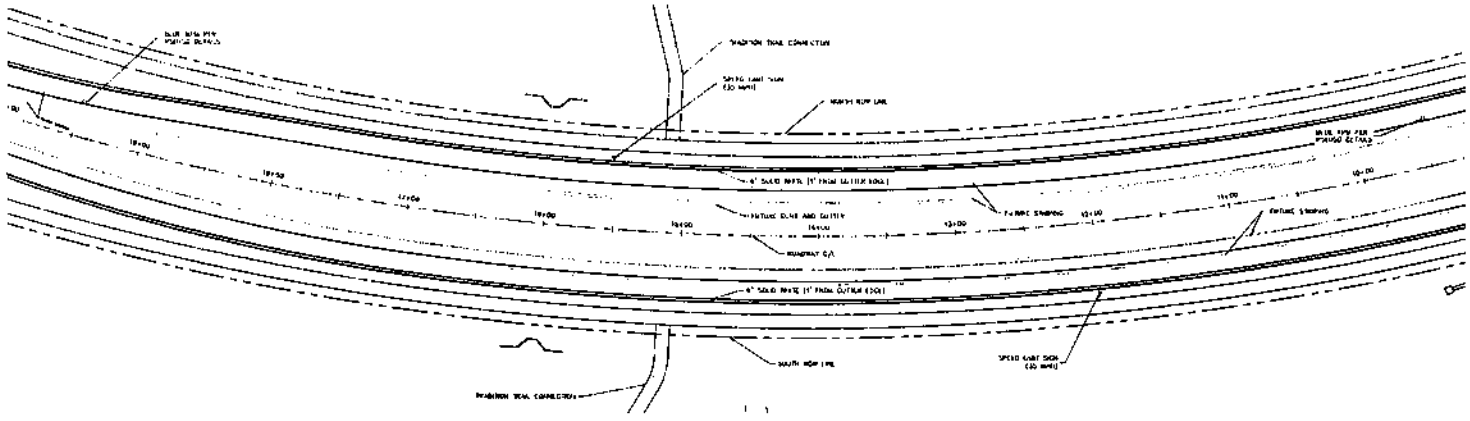
CROSS SECTIONS
STA 40+00 - 42+00

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-408



OPEN VIEW ROAD PLAN VIEW
1" = 40'



OPEN VIEW ROAD PLAN VIEW
1" = 40'

NOTES:

1. ALL CONSTRUCTION AND RESTORATION WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARD INDEX AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONSTRUCTION AND RESTORATION WORK SHALL COMPLY WITH THE CITY OF PORT ST. LUCIE TYPICALS FOR PAVEMENT MARKINGS, SIGNING AND GEOMETRICS.
3. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR APPROVED EQUAL.

CITY OF PORT ST. LUCIE PROJECT #
P16 - 120

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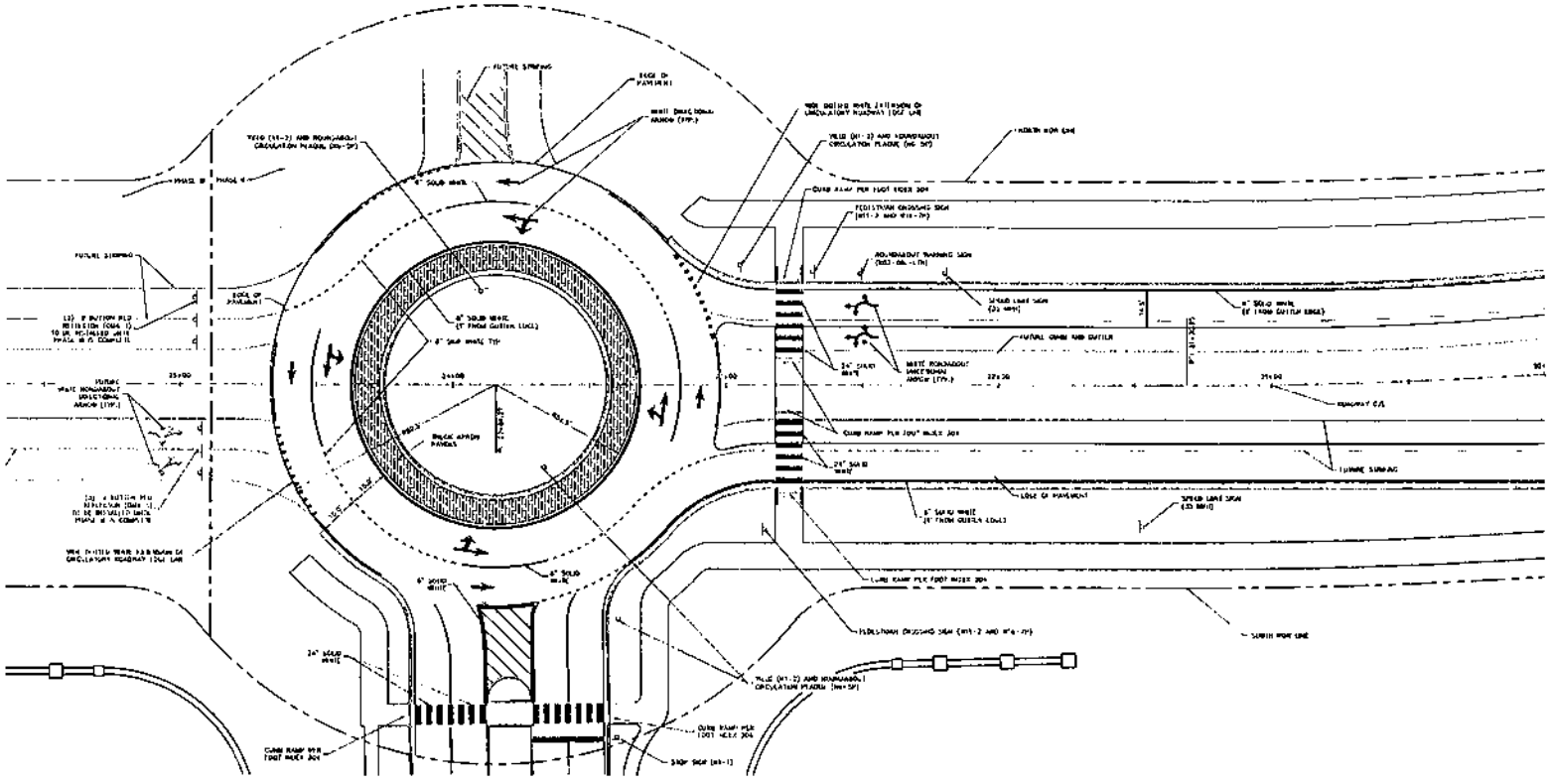
SIGNING AND PAVEMENT MARKING PLAN

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

CITY OF PORT ST. LUCIE

SHEET NUMBER
C-500




OPEN VIEW ROAD PLAN VIEW
1" = 20'

NOTES:

1. ALL CONSTRUCTION AND RESTORATION WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARD INDEX AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONSTRUCTION AND RESTORATION WORK SHALL COMPLY WITH THE CITY OF PORT ST. LUCIE TYPICALS FOR PAVEMENT MARKINGS, SIGNING AND GEOMETRICS.
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CITY OF PORT ST. LUCIE PROJECT #
P16 - 120

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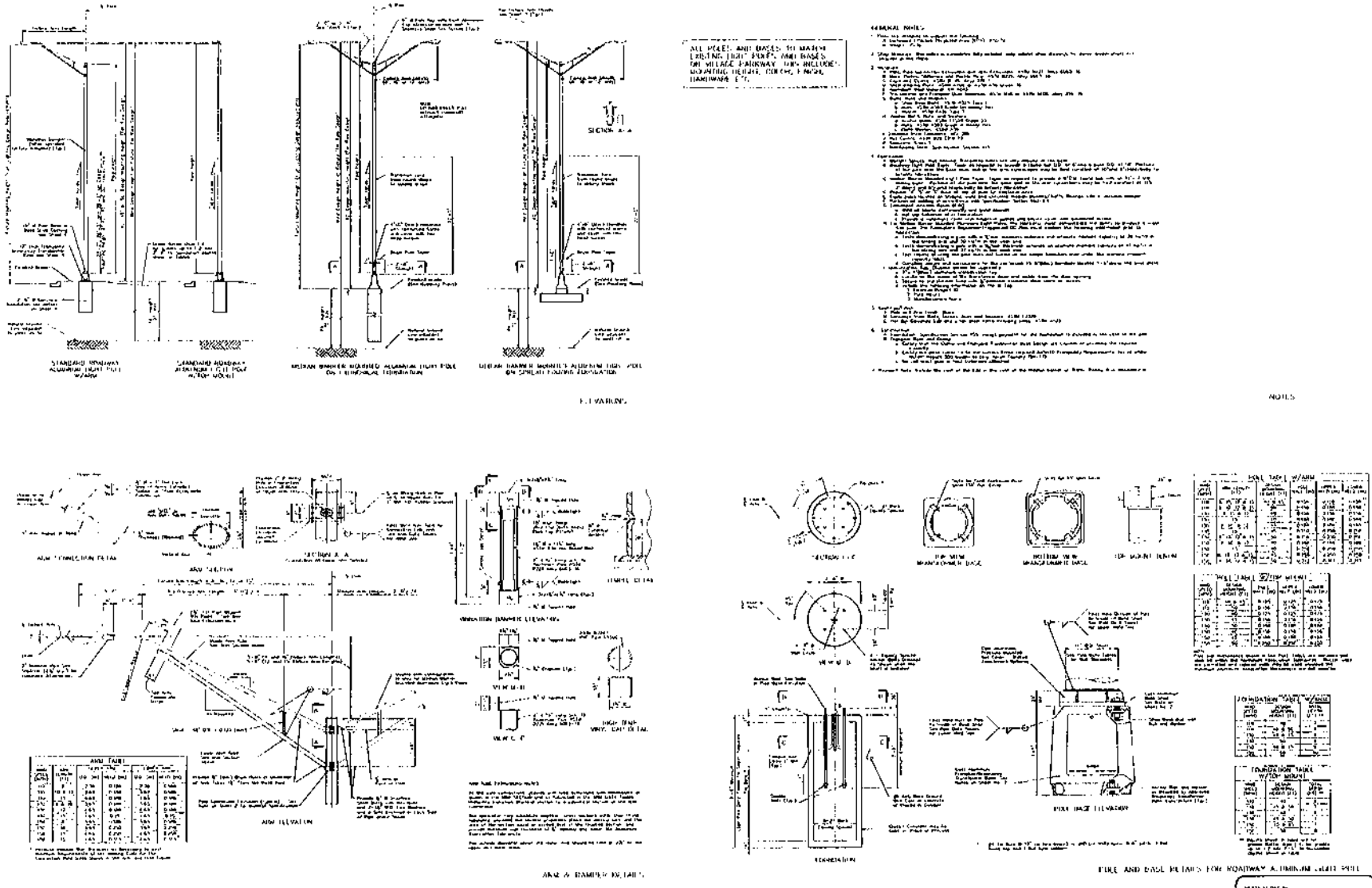
SIGNING AND PAVEMENT MARKING PLAN

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C-501




**STREET LIGHTING DETAILS**
**PER FDOT INDEX 17515**

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P16 - 120

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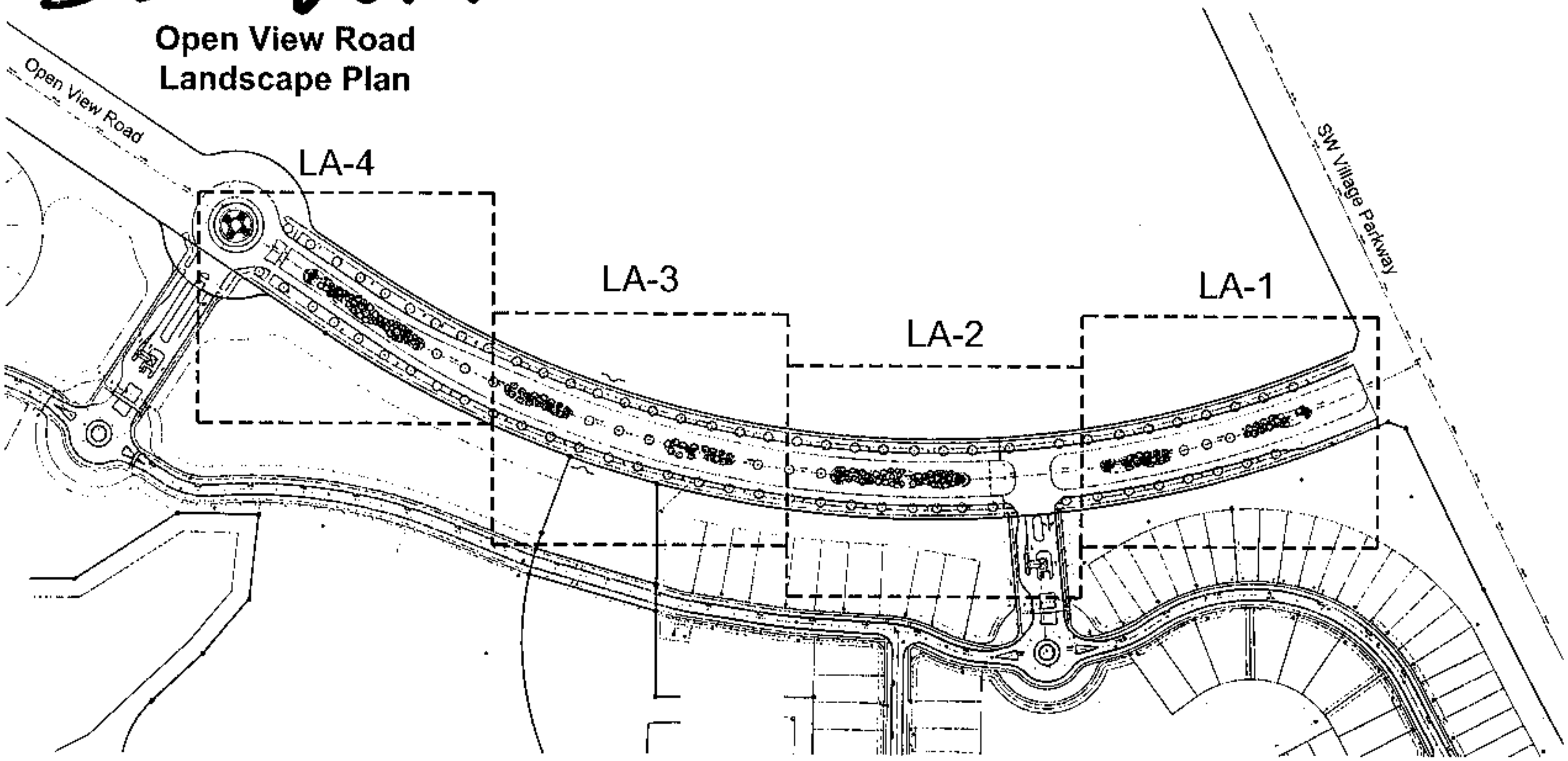
STREET LIGHTING DETAILS

ROADWAY CONSTRUCTION PLANS FOR
OPEN VIEW ROAD
PREPARED FOR
PULTE GROUP

SHEET NUMBER
C-600

Del Webb®

# Open View Road Landscape Plan




Index of Drawings:



| | |
|---|---|
| Cover Sheet | CV |
| Landscape Plans | LA-1 - LA-4 |
| Details & Specifications | LA-5 |



GENERAL LANDSCAPE NOTES:

AT LEAST 50% OF ALL REQUIRED TREES SHALL BE OF A NATIVE SPECIES.

ALL PLANTING BEDS TO BE COVERED WITH DEWITT LANDSCAPE FABRIC & RECEIVE 4" OF MULCH

ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER

ALL LANDSCAPE & SOD AREAS TO BE IRRIGATED BY AN AUTOMATED SYSTEM THAT PROVIDES 100% COVERAGE WITH 100% OVERLAP WITH A MINIMUM D.U. OF .70.

- All landscaping at intersection and corners complies with Section 158.204 of the Port St Lucie Code of Ordinances to provide a clear sight zone between 2' - 8' above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage and any tree within the 25' sight triangle will maintained at a height of no less than 8' above the road crown.

PSLUSD NOTES FOR LANDSCAPE PLANS

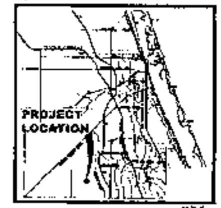
1 All new landscaping within existing or proposed utility easements and within ten (10) feet of existing or proposed underground utility infrastructure shall comply with PSLUSD technical specifications, policies and codes.

2 No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any existing or proposed utility appurtenances such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc. Trees shall not be planted within ten (10) feet of any existing or proposed PSLUSD main or appurtenance.

3 No landscaping shall be planted in such a manner as to adversely affect existing or proposed utility installation, operation and maintenance.


lucido & associates

Key / Location:



Project Team:

Kimley»Horn


Del Webb®

Port St. Lucie, Florida

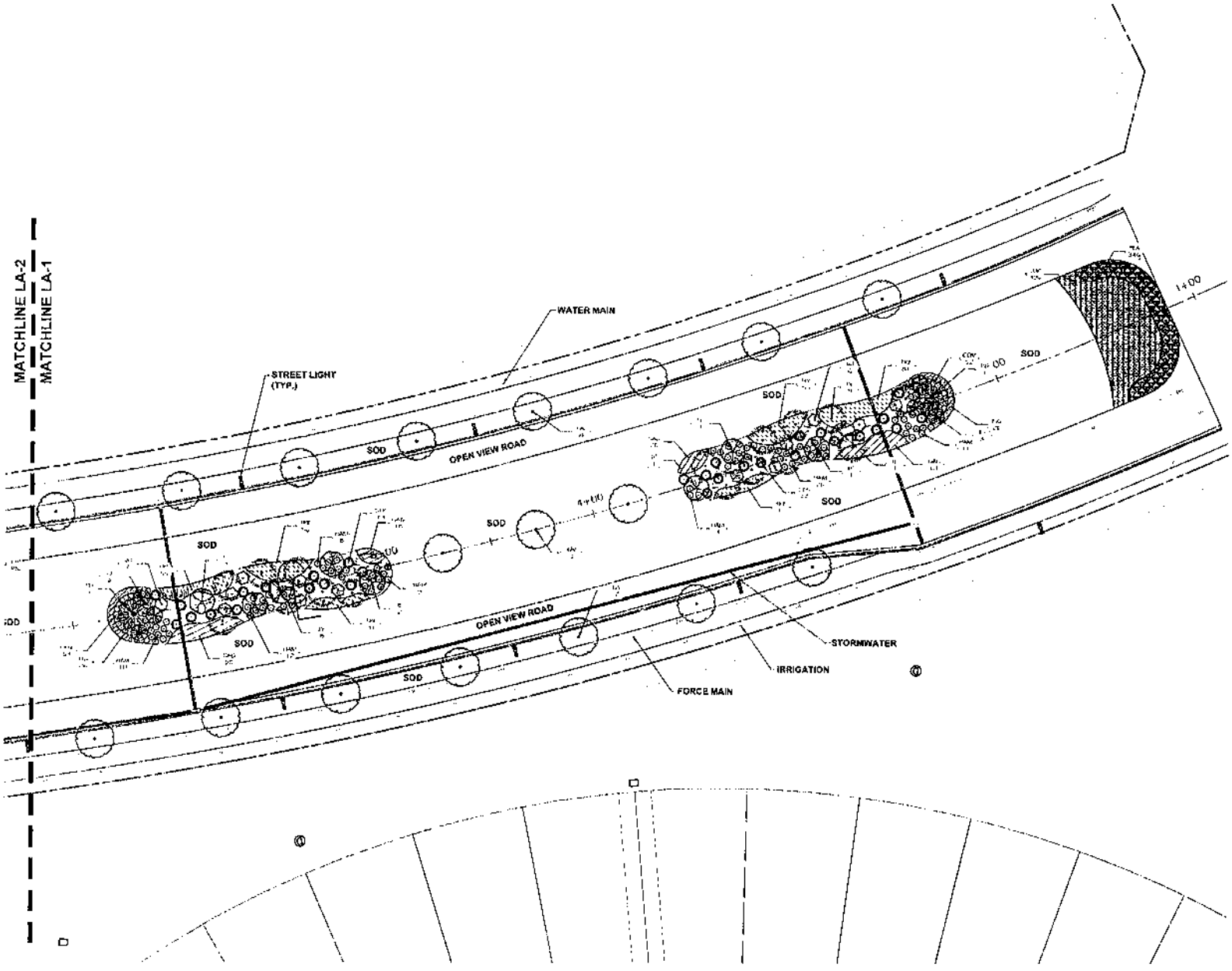
Open View Road Cover Sheet

| Date | By | Description |
|---|---|---|
| 08/17/15 | KV | Initial Submittal |
| 09/28/18 | KV | Resubmittal |

SCALE 1" = 100'

Sheet

CV

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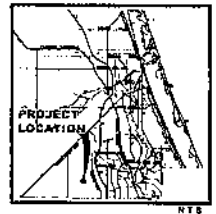
Key / Location:




Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

**Open View Road Landscape Plan**

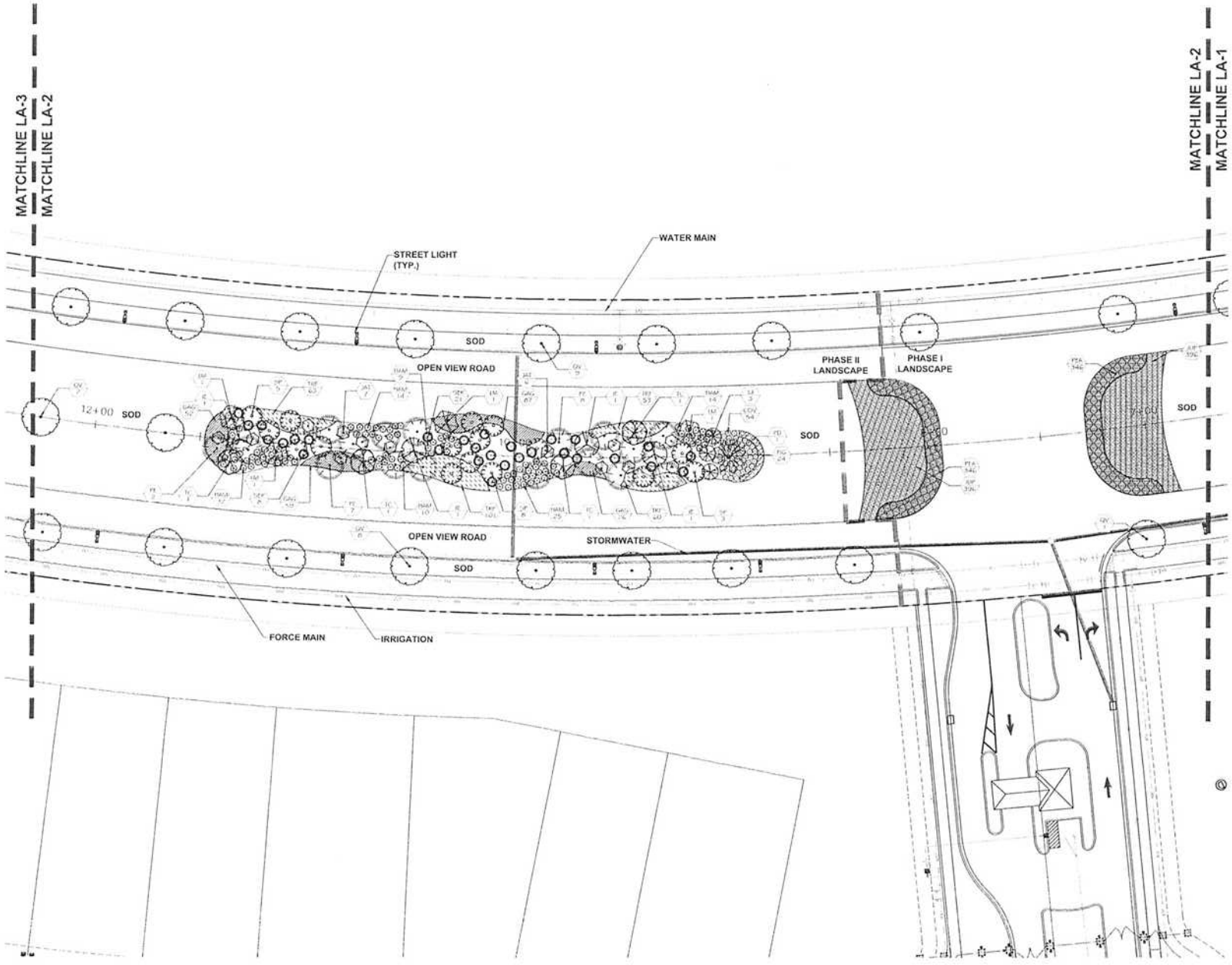
| Date | By | Description |
|---|---|---|
| 08/17/16 | KV | Initial Submittal |
| 09/29/16 | KV | Resubmittal |

SCALE: 1" = 20'

0 10' 20' 40'

Designer KV
Manager SG
Project Number 15-225
Municipal Number —
Computer File 15-225 EW 3 Landscape.dwg

Sheet **LA-1**

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Key / Location:

Project Team:

Kimley»Horn

Caulfield & Wheeler Inc.

EW

AJ

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Port St. Lucie, Florida

**Open View Road Landscape Plan**

| Date | By | Description |
|---|---|---|
| 08/17/16 | KV | Initial Submittal |
| 09/29/16 | KV | Resubmittal |

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | **LA-2** |
| Project Number | 16-226 | |
| Municipal Number | — | |
| Computer File | 16-226 EW 3 Landscape.dwg | |

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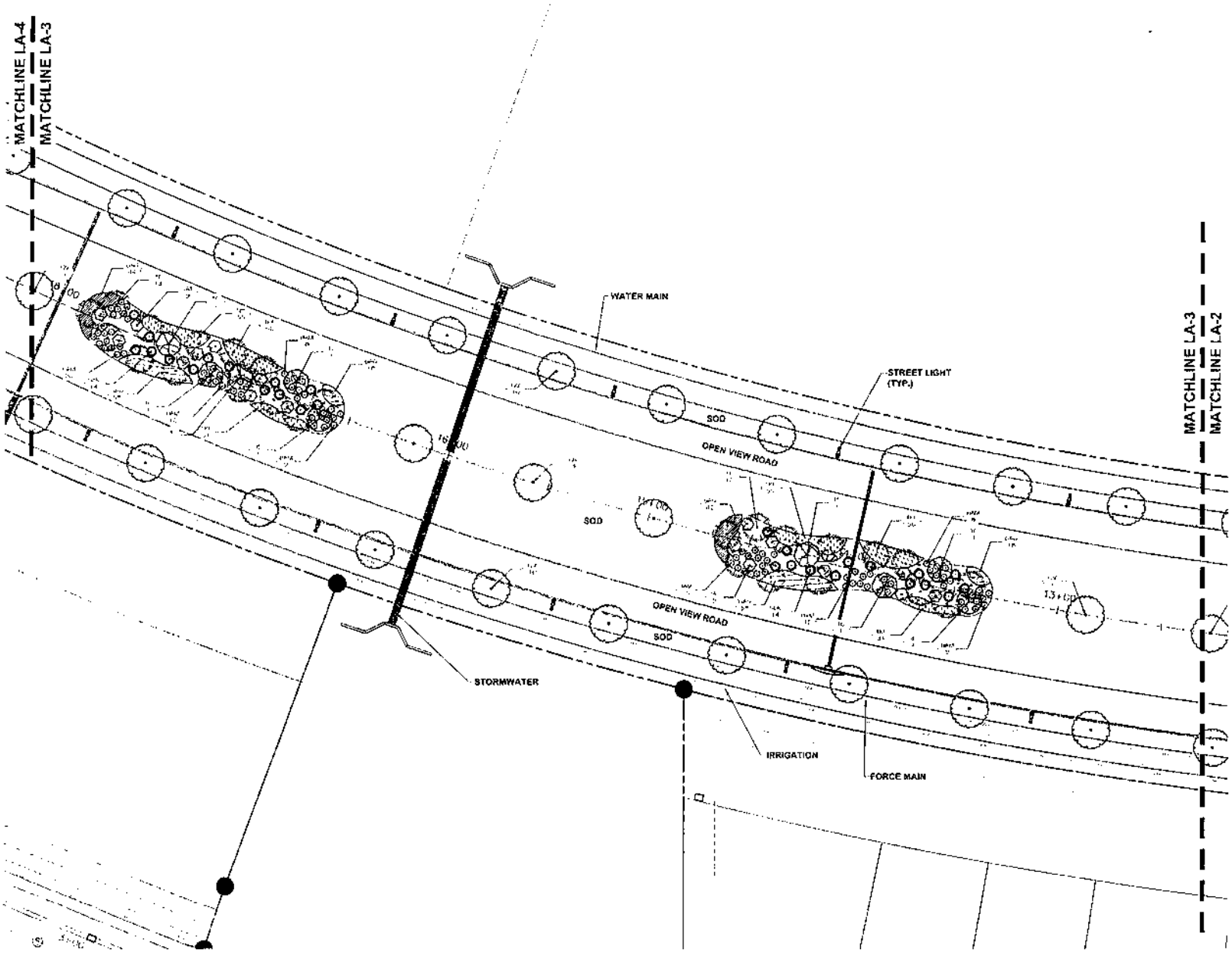


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Key / Location:

Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

**Open View Road Landscape Plan**

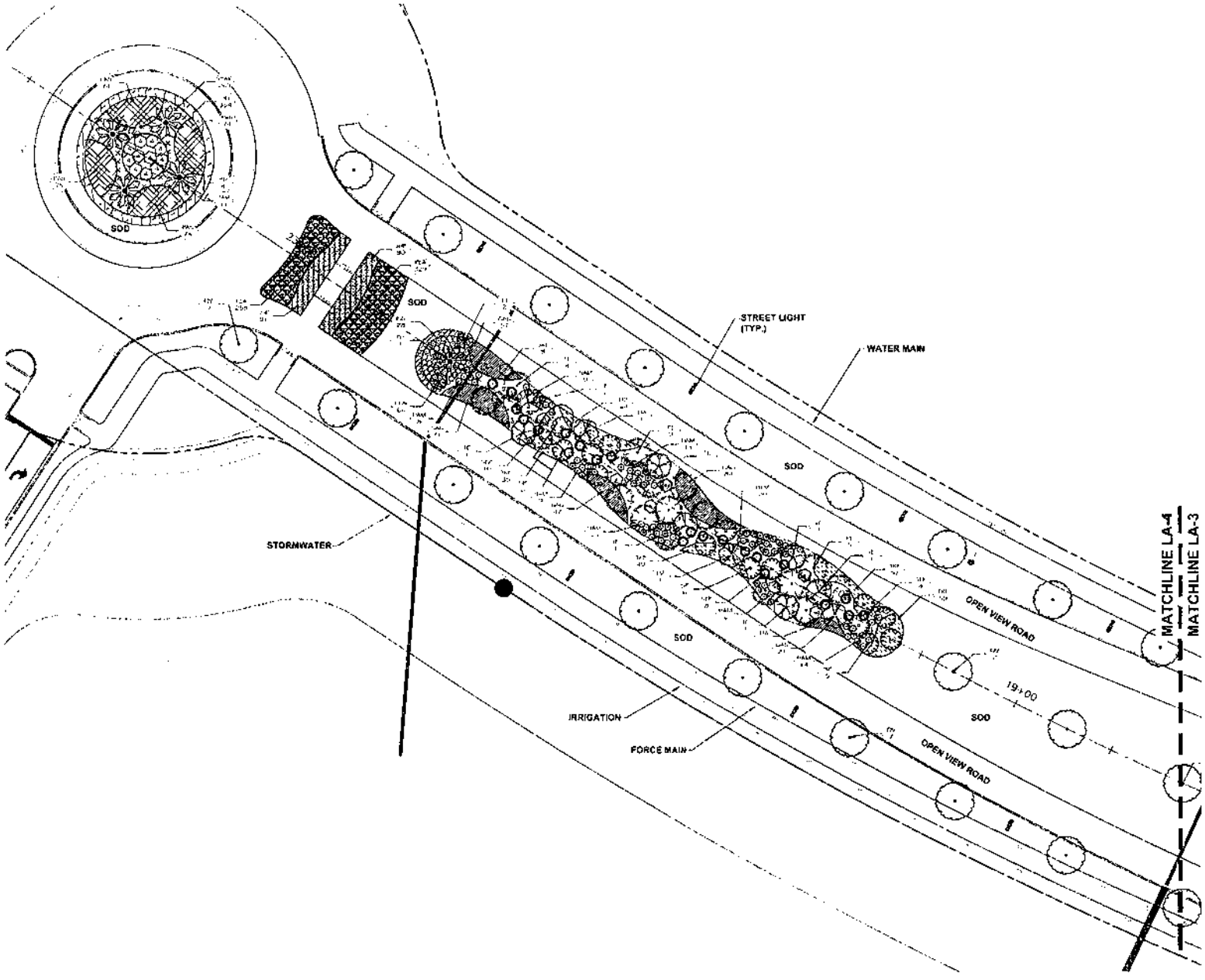
| Date | By | Description |
|---|---|---|
| 08/17/18 | KV | Initial Submittal |
| 09/29/18 | KV | Res Submittal |

SCALE: 1" = 20'

0 10' 20' 40'

Designer AV
Manager SG
Project Number 16-221
Municipal Number —
Computer File 16-221 EW 3 Landscape.dwg

Sheet **LA-3**

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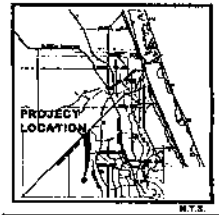
Key / Location:




Project Team:

Kimley»Horn

Del Webb

Port St. Lucie, Florida

**Open View Road Landscape Plan**

| Date | By | Description |
|---|---|---|
| 08/17/16 | KV | Initial Submittal |
| 09/29/16 | KV | Resubmittal |

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | KV | Sheet |
| Manager | SG | **LA-4** |
| Project Number | 15-226 | |
| Municipal Number | -- | |
| Computer File | 15-226 EW-3 Landscape.dwg | |

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LANDSCAPE SPECIFICATIONS

PART I: GENERAL CONDITIONS.

1.01 SCOPE:
A. The Landscape contractor shall furnish the supplying and planting of all trees, shrubs, vines, and ground cover materials, all necessary soil, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape work.

1.02 REFERENCE STANDARDS:
A. Grades and standards of plant materials to be used shall be not no worse than, size, condition and grades (Number #1 or better as defined in "Grades and Standards of Florida Plant Materials" published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and any adjacent property/land with all of the existing conditions in order that no misunderstanding may arise at a later date as to the character or extent of the work to be performed, and particularly, in order to complete functional and aesthetic installations in a manner satisfactory to the Owner. No additional compensation will be granted because of any physical difficulties which may be encountered in the execution or maintenance of the portion of the work.

1.04 LAYOUT AND DIMENSIONS:
A. The plans are a part of the drawings and a functional as a representation. The general dimensions, the layout, size and quantities of landscape plant materials are called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity counts, and any discrepancy between drawings and plant list shall be determined and corrected on the drawings.

B. The Landscape Contractor shall take site measurements or check in accordance to the specifications or contract drawings. Full information will be given if such errors are discovered. Upon the discovery of any discrepancies by, or brought from the attention of, subcontractors, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the correct measurement in each case.

C. If errors and discrepancies are found to designs after the contract is awarded, the Landscape Architect shall be the judge as to what was intended.

1.05 EVALUATION OF THE WORK:
A. The Landscape Contractor shall have an basic area experience and whether by a foreman and owned in plant materials, planting methods, leading techniques, bed construction, maintenance job and memory in order to execute installation satisfactorily and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking foreman on the project at all times, who shall be hired exclusively by the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any causes and shall provide and maintain all necessary safeguards for the protection of the public, the work to be performed, or any damage or injury to persons or property which may result as a result of the work or equipment or the execution of the work, or damage to underground pipes or cables.

1.07 CHANGES AND OFFSETS:
A. The Contractor shall not start work on any changes or "offsets" in the project until a written agreement setting forth the adjusted price has been executed by the Owner and the Contractor. Any work performed on changes or "offsets" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee covering all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of installation and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to be alive and healthy after acceptance by the Landscape Architect and Owner. All plant materials shall be alive and in satisfactory condition and growth for each specimen, and of vigor at the end of the guarantee period. The guaranteeing of plant materials shall be accomplished to make certainly and thoroughly replacement with plant materials of the same variety, size, vigor, quality and grade as that of the original installed material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guaranteeing and by not and well if plant material is damaged by spraying, fertilizer burn or salt, or any other acts of God, or due to vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant materials under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and shall subsequent replacement (s) cost equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to assume the responsibility for the care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the Contractor's responsibility to conform to all OSHA, state, and federal safety laws and codes including the Federal Occupational Safety and Health Act (OSHA).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to every notification to be responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company pertinent to work.
2. A listing of not less than (3) completed projects of similar nature and nature.
3. Personnel resume and expertise of years of experience.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for the job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $500,000.00 per occurrence or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner may have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as indicated in bidding requirements or specifically indicated in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATE:
A. Contractors shall secure any fee or all permits and certificates required for his/her share of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. Materials not of species as shown on the drawings, including a substitute of equivalent, suitable, and such other requirements deemed necessary, to the point discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant materials is not of sufficient size to meet specified sizes, a letter of variance from the Landscape Agency must be obtained by the Contractor prior to execution of any change order. If material of greater size is to be accepted, the quantity of material must be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials must have a habit of growth that is normal for the species and must be healthy, vigorous and must be at least the measurements specified in the plant list, much are the minimum acceptable size. Plants must be mature but not root bound or root bound in normal position. Any necessary pruning has to be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted. Florida #1 or better and also comply with all material requirements, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current edition and Grades and Standards for Nursery Plants, most current edition.

E. Plants that do not have the normal balance of height and spread typical for the species and shall not be acceptable.

F. The Landscape Contractor shall install sod plant in already to seed site. Adjustments may be required if plants are not balanced properly and/or approved by the Landscape Architect or its authorized agent in order.

2.02 INSPECTION:
A. The Landscape Architect and Owner may make base and remote at place of growth of all plant before shipping for compliance the requirements for growth, number, name, and quality. The Landscape Architect and Owner hold the right to further request tags and labels for size and condition of bale and root systems, trees, & plant and sized stock, and to reject unsatisfactory or defective materials or any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Dug and purchased plants (B & B) shall be set into firm natural bale of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Bale shall be firmly wrapped with burlap material, and bound with cord, rope, or wire mesh. All damaged plants shall be failed and rejected.

B. Plants with broken, damaged or bruised branches will be rejected.

C. All plant materials shall be protected from possible root injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying, or damage to plants.

D. Plants which cannot be planted immediately on delivery, be the site shall be placed and mulch well, mulch or other protection from the drying of wind and sun. All plants shall be watered on necessary by the Landscape Contractor and planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by the Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees marked for which to areas shall be thoroughly protected from chemicals, plating or bare stockpiles by means of burlap, sand bulkhead or other approved materials. Bulkhead shall not be shall not be less than eight inches.

2.06 PLANTING SOIL:
A. Planting soil for the plantings shall consist of existing native soil and shall be free of debris, roots, twigs, stones, plants, or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer law. Nitrogen shall not be less than 50% from organic sources. Inorganic chemical nitrogen shall not be derived from the nitrate form of nitrogen. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes damp or otherwise damaged shall be rejected.

B. Thoroughly mixed 2 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tablelized fertilizer shall be nutrient planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tablelized fertilizer as follows: three tablets per plant hole, fertilizer tablets shall be placed evenly and placed adjacent to the root ball and up in depth in accordance with the following ratios:

| | |
|---|---|
| 1 gallon container | 1 tablet |
| 2 gallon container | 2 tablets |
| 3 gallon container | 3 tablets |
| 7 gallon | 3 tablets |

Large palms, vine materials, ivy, shrub, and tablet and numerous material shall have 1 tablet for each 12" root of root diameter (measured 3 feet from ground) or for each foot of height to spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of stones, roots and twigs, delivered to the site or approved by an approved source. Organic Color Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after installing and thoroughly watered. Apply 3" mulch on top of planting materials. Keep mulch from trees in open areas as required by local jurisdiction.

PART 3: EXECUTION
3.01 GENERAL:
A. The Landscape Contractor shall verify locations of utility and other lines so as not to damage building work, including underground utility, underground pipes and cables and the plans and locations of underground systems. Should such underground or underground installations be encountered which interfere with planting, the Owner shall be consulted and instructions as regards the location of plants in that such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to which it involves all the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to prepare the final grading during the course of landscape installation so as to bring sod and planting areas to such proper elevations in relation to walks, paving, curb structures, and other site conditions. The site grading work must be checked prior to installation of sod or trees that drainage and other conditions are not to be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility surveys and determine the location of all utilities and underwater to proper protections can be taken not to damage or disturbance to them.

C. Tree planting pits to be located exactly as it is shown on the plans. No planting holes shall be dug until the final grade has been rough stated on the ground by the Contractor.

D. Excavation of holes shall extend to the required depth(s) as specified on the planting diagrams included in the planting plans. Plant pits shall be circular in outline and shall have a uniform vertical sides to the excavated. "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one or every 10 100 throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be saturated in the immediate vicinity and filled with a mixture of
(1/3) planting soil (1/3) existing native soil
1 Gallon material (1 gal.) 12" x 12" x 12" min.
3 Gallon material (3 gal.) 20" x 20" x 18" min.
Larger material (3 gal.) 30" x 30" x 24" min.
Plant growth material and trees. 1-1/2 times depth of ball and depth of box plus 12" wide.

G. No planting or backfill of any kind shall be executed until the area has been cleared of existing sod or other plant materials, rough grade, weeds, debris, stones and the ground has been brought to an even ground with positive drainage away from buildings and swales with edges and breaks and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All roots, wire, twine, etc., shall be removed from sides and top of the ball and removed back bale before filling in.

J. All burlap ribbon shall be removed from base and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All plants shall be installed with sand, thoroughly soaked in during planting operations and with a similar adjacent depression built at the root area for future watering. Sandy areas shall be hydrated (12) inches deep with hose, root and tip in a root, clear material.

3.04 MULCHING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in accordance with proserve the plant's natural character.

B. Mulch all beds with shrub backmaterials then, with hand or efficient brush, in such a manner as to ensure distribution of mulch. Take care of light unless to that of plants will not be permitted.

C. Trees shall not be pruned or topped.

D. Remove all trimmings from site.

3.05 LAYING:
A. All lawns area sod (1/2) foot in height shall immediately after setting to proper grade, be pressed and thoroughly watered. Sod shall be Bahia, Bermuda, Zoysia, Bahia, Bermuda, and Zoysia.

B. Where sod has come in direct contact with the line and shall be covered with an approved protection method at an contract option. Where sod is harvested in such a manner as to avoid injury contained seeds.

C. Sod is shown on a 2" minimum depth of topsoil.

D. Sod shall be of a 2" minimum length to satisfactorily support open sod.

E. Fertilization for during trees shall be administered in accordance planting and seed be of adequate size and strength to properly maintain right you sides.

3.06 MULCH:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all humps, depressions, stones, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of green with good root development. It shall contain no noxious weeds, or any other undesirable vegetation, fungus, insects, or diseases. The sod embedded in the soil shall be good clean soil, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a sod mower, with the first mowing not more than seven days before the sod is cut. The sod shall be uniformly cut and be free of dry patches.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks and other features to allow for building fall.

H. If in the opinion of the Landscape Architect, the drainage is unsatisfactory after rolling, sheet pilings have not been applied over the entire surface and thoroughly watered.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, modify the area, then apply fertilizer at a rate of 500 lbs per acre.

B. Application: Bermuda Grass Seed mixed - 700 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All seed shall uniform and be applied per the manufacturer's instructions.

C. Mat immediately after seeding with a minimum 200 pound rolled, dust spray cover mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-180 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. The final work of paved areas "broom clean" when completed will be done.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and after sodding and all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, mowing, removal of dead materials, resetting plants to proper grade or upright position, spraying, replacement of missing mulch and/or any other necessary operations.

B. Protect particular to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, including replacement of damage on the part of others, lighting, or numerous force winds, and heavy accumulation.

D. In the event that seeds or other unsuitable vegetation appears anywhere, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material that die or are taken over during the maintenance period will be replaced by the Contractor at no additional expense to the Owner, the only exception being Acceptance period.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and each completion and satisfactory with the provisions contained or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, and or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of the planting and at the request of the Landscape Contractor.

C. All plant materials must be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of sod shall correspond to Florida Grades and Standards what the sod is or better than that called for on the plans and in local specifications of the area of and inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and recommendation, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

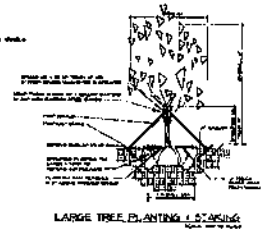
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE

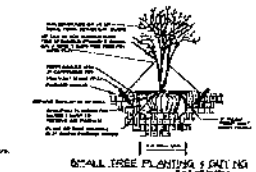
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

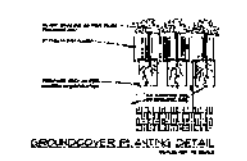
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL (SEE DETAIL)

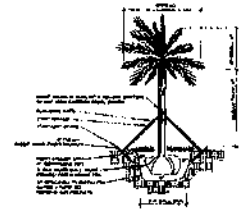
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.


LARGE TREE PLANTING & STAKING


SMALL TREE PLANTING & STAKING


GROUNDCOVER PLANTING DETAIL


PALM PLANTING - ANGLE STAKE

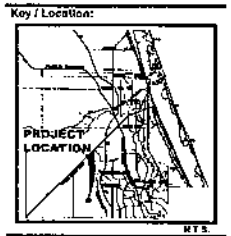
SHRUB PLANTING

DRAINAGE TESTING DETAIL


PRUNING DETAIL

lucido & associates

Key / Location:




Project Team:

Kimley»Horn

Caulfield & Whitmer, Inc.

AJ

Del Webb

Port St. Lucie, Florida

Open View Road

Details & Specifications

| Date | By | Description |
|---|---|---|
| 08/17/16 | RSV | Initial Submittal |
| 09/28/16 | RSV | Resubmittal |

SCALE: 1" = N/A

REG. # 1036
Thomas P. Lucido

| | |
|---|---|
| Designer | RSV |
| Manager | SG |
| Project Number | 16-226 |
| Manager Number | — |
| Cadfile/Plot File | 16 226 LPT & Landscape.dwg |

Sheet

LA-5

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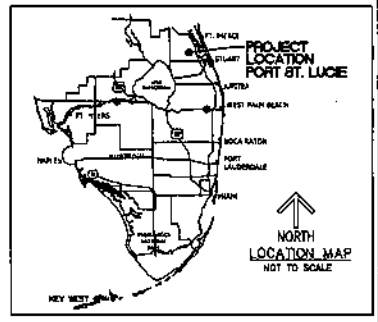
# Boundary Survey

# BOUNDARY SURVEY

PARCELS 27A AND 27B, AS SHOWN ON THE PLAT OF
SOUTHERN GROVE PLAT NO. 13, RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY FOR THE E/W 3 R/W (EXHIBIT E), AS RECORDED IN OFFICIAL RECORD BOOK 2899, PAGE 2933 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.




**DESCRIPTION:**

PARCELS 27A AND 27B, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 13, RECORDED IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

TOGETHER WITH:

A PORTION OF THE RIGHT-OF-WAY FOR THE E/W 3 R/W (EXHIBIT E), AS RECORDED IN OFFICIAL RECORD BOOK 2899 PAGE 2933, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 27A; THENCE N.25°57'21"W., A DISTANCE OF 150.04 FEET TO THE SOUTHEAST CORNER OF PARCEL 25B OF SAID SOUTHERN GROVE PLAT NO. 13, AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,925.00 FEET (A RADIAL LINE TO SAID POINT BEARS N.24°30'18"W.); THENCE WESTERLY ALONG THE ARC OF THE NORTH LINE OF SAID E/W 3 R/W, THROUGH A CENTRAL ANGLE OF 58°07'40", A DISTANCE OF 1952.95 FEET; THENCE N.58°22'38"W., A DISTANCE OF 371.54 FEET TO A POINT ON A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S23°59'06E, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 64°47'05", AN ARC DISTANCE OF 158.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID E/W 3 R/W; THENCE S58°22'38"E ALONG SAID SOUTH LINE, R/W, A DISTANCE OF 371.53 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTH LINE OF SAID E/W 3 R/W ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 58°13'58", AN ARC DISTANCE OF 2108.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 205.4919 ACRES, MORE OR LESS.

LEGEND AND ABBREVIATIONS

℄ - CENTERLINE
Δ - DELTA (CENTRAL ANGLE)
CB - CHORD BEARING
CD - CHORD DISTANCE
CM - CONCRETE MONUMENT
FND - FOUND
FIRC - FOUND IRON ROD WITH CAP
ID - IDENTIFICATION
L - ARC LENGTH
LB - LICENSED BUSINESS
O.R.B. - OFFICIAL RECORD BOOK
(P) - PLAT BOOK _____ PAGE _____
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PUE - PUBLIC UTILITY EASEMENT
R - RADIUS
SIRC - SET IRON ROD WITH CAP LB3591
○ - FOUND IRON ROD WITH CAP AS NOTED
□ - FOUND CONCRETE MONUMENT AS NOTED
● - SET IRON ROD WITH CAP LB3591
UE - UTILITY EASEMENT

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST WHICH LINE BEARS SOUTH 00°24'43" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
5. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN WERE DEDICATED BY SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 81, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
6. INTERIOR IMPROVEMENTS WERE NOT LOCATED.
7. GEOREFERENCED AERIAL PHOTOGRAPHY PROVIDED BY ST. LUCIE COUNTY, FLIGHT DATE 2012.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 5, 2014. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

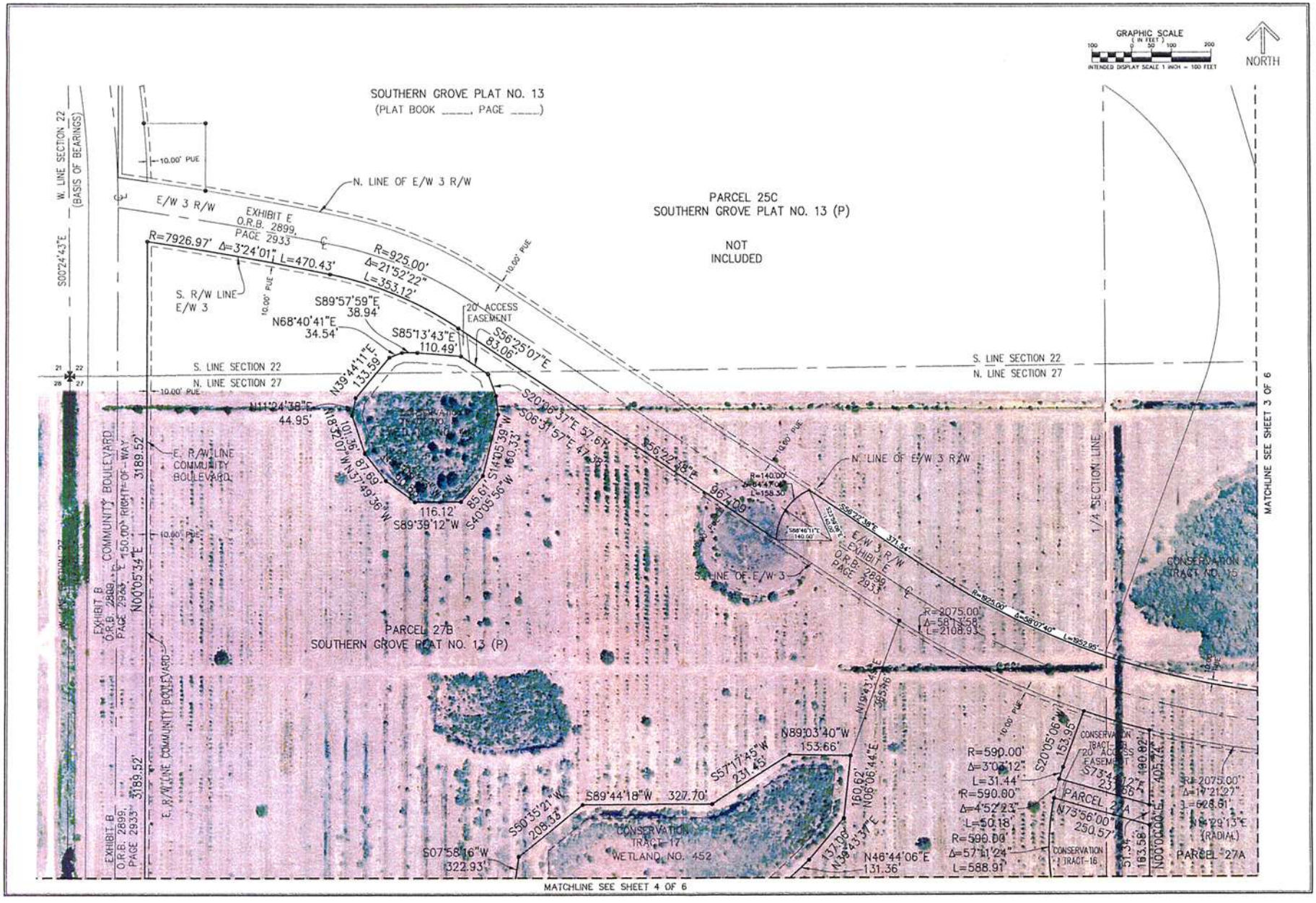
| REVISIONS | DATE | BY |
|---|---|---|
| | | |

C.A.U.L.F.IELD & WHEELER, INC.
CIVIL ENGINEERS - LAND PLANNERS
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

PARCELS 27A AND 27B
SOUTHERN GROVE PLAT NO. 13
TOGETHER WITH A PORTION OF THE E/W 3 R/W
CITY OF PORT ST. LUCIE - ST. LUCIE COUNTY, FLORIDA
BOUNDARY SURVEY

DATE 7/17/15
DRAWN BY DLS
F.B. / PG. ELFC
SCALE AS SHOWN

JOB # 7478
SHEET 1
OF 6 SHEETS

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| FILE NAME: 7478 plot 1 SUR1 | | |

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
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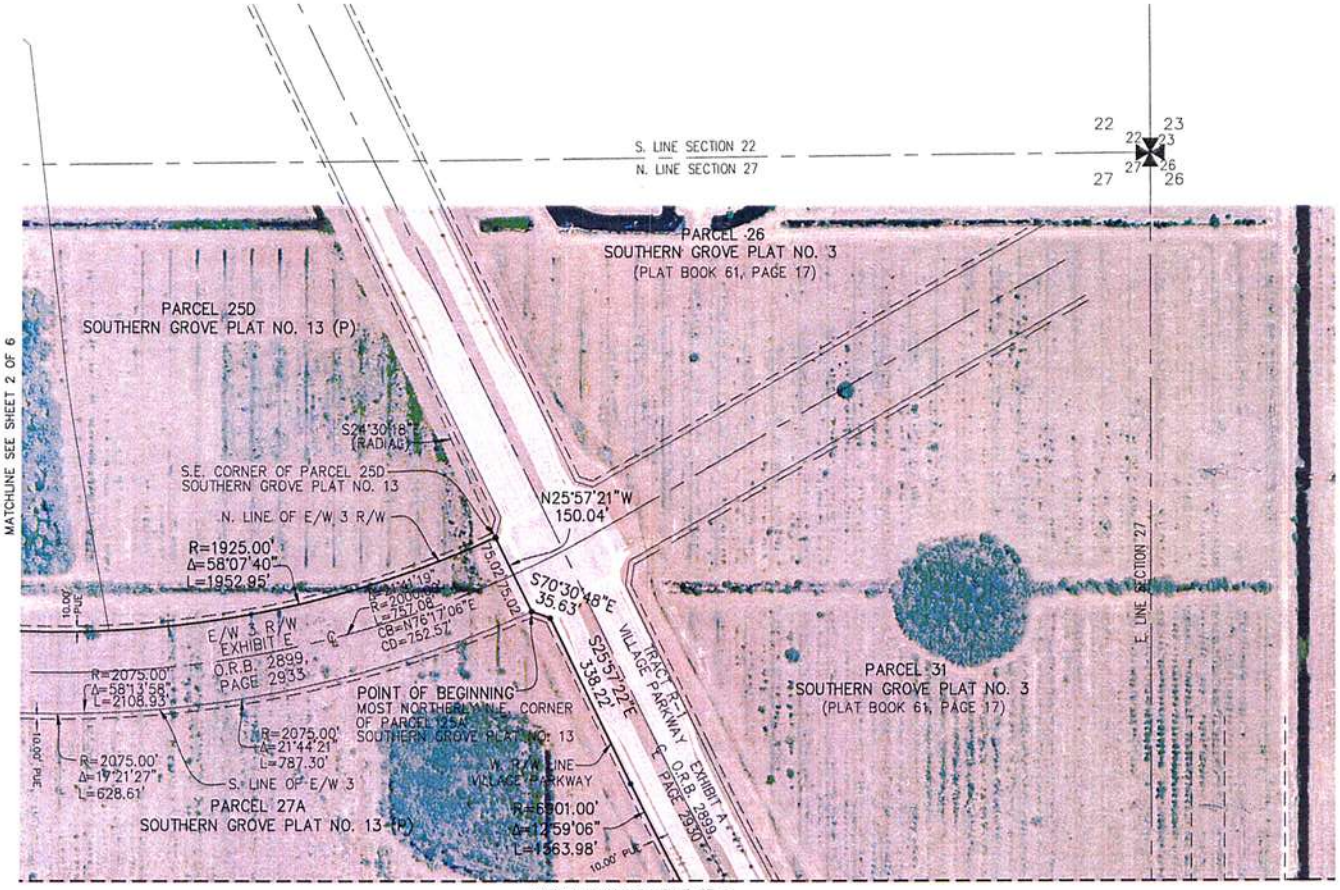
SOUTHERN GROVE PLAT NO. 13
TOGETHER WITH A PORTION OF THE E/W 3 R/W
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
BOUNDARY SURVEY

| | |
|---|---|
| DATE | 7/12/16 |
| DRAWN BY | DLS |
| F.B./PG. | ELEC |
| SCALE AS SHOWN | |

JOB # 7478
SHT. NO. 2
OF 6 SHEETS

GRAPHIC SCALE
( IN FEET )
100 0 50 100 200
INTENDED DISPLAY SCALE 1 INCH = 100 FEET

NORTH




| REVISIONS | DATE | BY |
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CALE, FIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
3500 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PARCELS 27A AND 27B
SOUTHERN GROVE PLAT NO. 13
TOGETHER WITH A PORTION OF THE E/W 3 R/W
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
BOUNDARY SURVEY

DATE 6/06/16
DRAWN BY DLS
F.B. / PG. ELEC
SCALE AS SHOWN

JOB # 7478
SHEET NO. 3
OF 6 SHEETS

GRAPHIC SCALE (IN FEET) 100 0 50 100 200
INTENDED DISPLAY SCALE 1 INCH = 100 FEET

NORTH

MATCHLINE SEE SHEET 3 OF 9

CONSERVATION TRACT-17
WETLAND NO. 452

PARCEL 27B
SOUTHERN GROVE PLAT NO. 13 (P)

S07°58'16"W 322.93'
S02°07'56"W 66.02'
S90°00'00"E 239.76'
R=175.00' Δ=90°00'00" L=274.89'
S00°00'00"E 97.29'
R=150.00' Δ=63°20'14" L=165.82'
S63°20'14"W 6.86'
S67°14'45"W 123.06'

131.36' N46°44'06"E
R=185.00' Δ=59°46'55" L=193.03'
R=185.00' Δ=65°21'49" L=211.05'
N13°02'49"W 65.87'
N78°24'38"W 172.59'
N31°17'40"W 137.81'
N50°24'21"W 92.33'
R=35.00' Δ=98°42'13" L=60.31'
N16°51'17"W 79.41'
89.64' N90°00'00"W

R=590.00' Δ=57°12'14" L=589.05'
PARCEL 27B
SOUTHERN GROVE PLAT NO. 13 (P)
1/4 SECTION LINE
N00°05'34"W 143.58'
N90°00'00"W 298.44'
WETLAND NO. 468
CONSERVATION TRACT-16
R=315.00' Δ=54°17'01" L=298.44'
R=35.00' Δ=36°28'32" L=22.28'
R=760.00' Δ=3°12'58" L=42.66'
S45°01'52"E 407.33'
S48°11'06"W 60.00'
S82°12'59"W 114.44'
S73°32'20"W 177.17'
20' A.E.

WETLAND NO. 454

CONSERVATION TRACT-17

WETLAND NO. 462

720.59'

10.00' PUE

COMMUNITY BOULEVARD
150.00' RIGHT-OF-WAY
3189.52'
N00°05'34"E

S52°35'42"W 50.47'
S42°51'38"W 60.53'
S08°11'59"E 82.21'
S23°05'49"E 67.03'
S25°45'11"E 110.31'
116.98' N88°11'46"W
S67°14'45"W 123.06'
S87°12'21"W 86.92'

WETLAND NO. 463
CONSERVATION TRACT-17

S29°23'17"E 119.22'
S35°24'16"E 77.79'
W. LINE CONSERVATION TRACT NO. 17
S35°43'52"E 226.10'
S00°15'51"E 354.16'

1/4 SECTION LINE

PARCEL 27C
SOUTHERN GROVE PLAT NO. 13 (P)

CONSERVATION TRACT NO. 10
WETLAND NO. 466

WETLAND NO. 465
CONSERVATION TRACT-17

CONSERVATION TRACT NO. 11
WETLAND NO. 467

PARCEL 27B
SOUTHERN GROVE PLAT NO. 13 (P)

S29°06'02"W 35.17'
S00°39'35"E 57.42'
S09°50'05"W 66.73'
S33°21'21"E 271.50'

E. R/W LINE COMMUNITY BOULEVARD
Δ=10°44'31" R=2215.00' L=415.27'
5'

MATCHLINE SEE SHEET 5 OF 6

MATCHLINE SEE SHEET 6 OF 6

| REVISIONS | DATE | BY |
|---|---|---|
| | | |

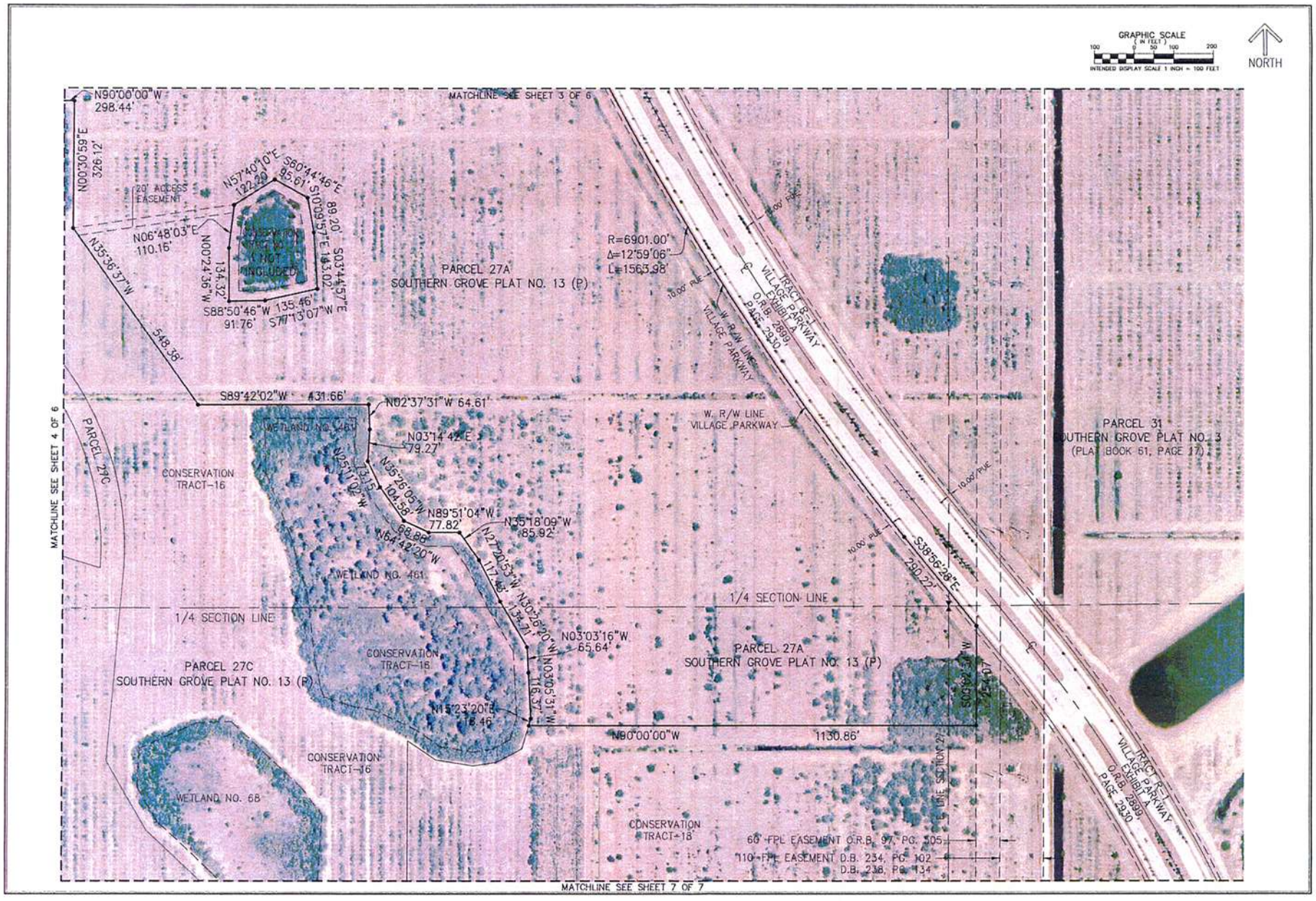
FILE NAME: 1478.dwg - SUR3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

PARCELS 27A AND 27B
SOUTHERN GROVE PLAT NO. 13
TOGETHER WITH A PORTION OF THE E/W 3 R/W
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
BOUNDARY SURVEY

DATE 7/12/16
DRAWN BY DLS
F.B. / PG FIELD
SCALE AS SHOWN

JOB # 7478
SHT. NO. 4
OF 6 SHEETS

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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
BOUNDARY SURVEY

| | |
|---|---|
| DATE | 7/12/16 |
| DRAWN BY | DLS |
| F.B / PG. | ELEC |
| SCALE AS SHOWN | |

JOB # 7478
SHT NO. 5
OF 6 SHEETS

| REVISIONS | DATE | BY |
|---|---|---|
| FILE NAME: 7478 plat 1 SUB3 | | |

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PARCELS 27A AND 27B
SOUTHERN GROVE PLAT NO. 13
TOGETHER WITH A PORTION OF THE E/W 3 R/W
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA
BOUNDARY SURVEY

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|---|---|
| DATE | 7/12/16 |
| DRAWN BY | DLS |
| F.B / PG | ELEC |
| SCALE AS SHOWN | |

JOB # 7478
SHT NO. 6
OF 6 SHEETS