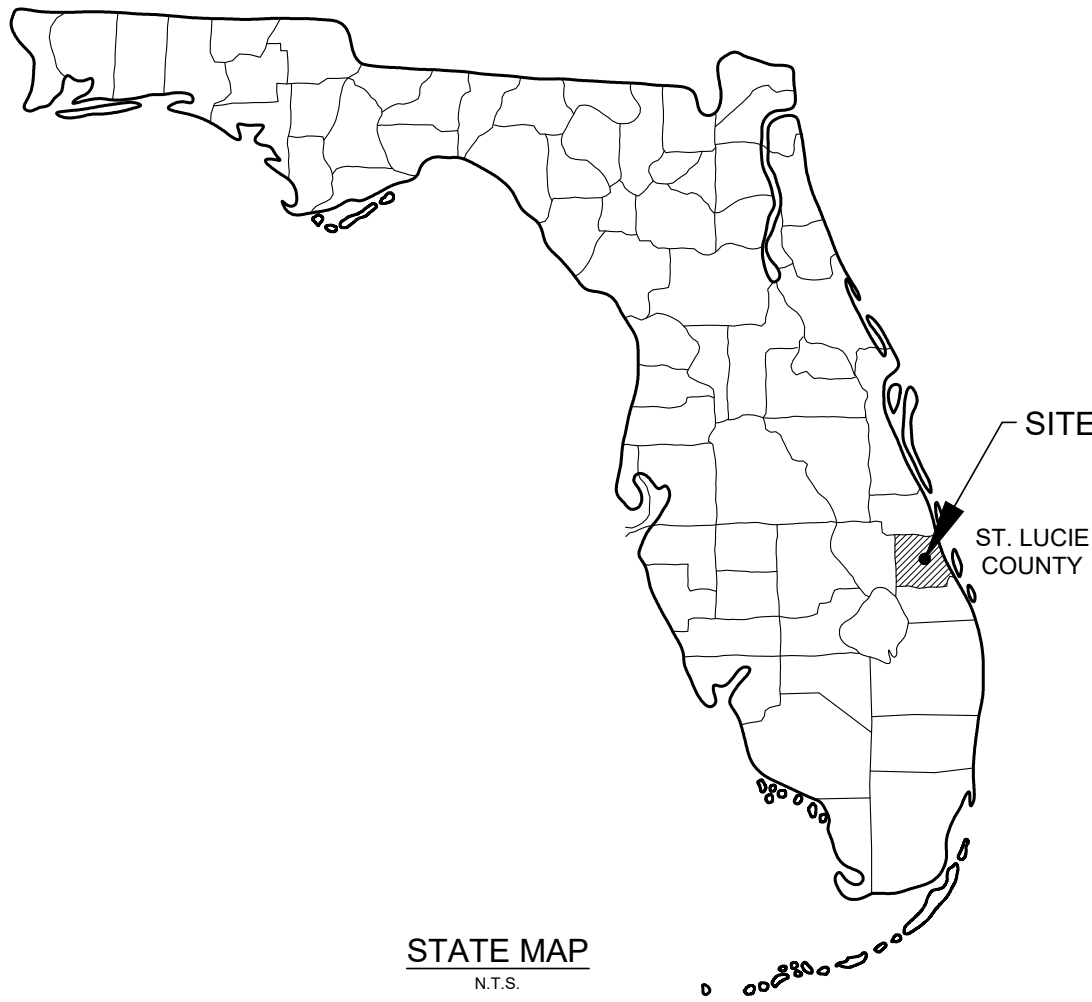


Plotted By: Lorenzo, Elena Sheet Set: STARBUCKS CASHMERE Layout: CV COVER SHEET October 06, 2025 01:15:20pm K:\VRE-LIDE\Agency\Florida\cashmere_starbucks\CAD\plansheets\CV COVER SHEET.dwg
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CONSTRUCTION PLANS FOR STARBUCKS CASHMERE LOCATED AT

PARCEL I.D. # 3430-602-0001-000-5
800 SW SAINT LUCIE WEST BLVD, PORT ST. LUCIE, FL 34986
CITY OF PORT ST. LUCIE, FLORIDA



PROJECT TEAM

OWNER/DEVELOPER

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EQUITY ONE (FLORIDA PORTFOLIO) LLC
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SAN ANTONIO, TEXAS 78299
(561) 630-2314

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SURVEYOR

MICHAEL T. OWEN
EDC SURVEYORS
10250 SW VILLAGE PKWY SUITE 201
PORT ST. LUCIE, FL
(772) 462-2455

PROJECT LOCATION



VICINITY

N.T.S.



LEGAL DESCRIPTION:
LOT 3A, PARCEL 20, ACCORDING TO PLAT BOOK 59, PAGE 14 OF THE PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA. CONTAINING 1.02 ACRES, MORE OR LESS

STORMWATER

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
(561) 686-8800

ENGINEERING

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

WATER

ST. LUCIE WEST SERVICES DISTRICT
450 SW UTILITY DRIVE
PORT SAINT LUCIE, FL 34986
(772) 340-0220

BUILDING DIVISION

CITY OF PORT ST. LUCIE BUILDING DEPARTMENT
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984
(772) 871-5132

SANITARY SEWER

ST. LUCIE WEST SERVICES DISTRICT
450 SW UTILITY DRIVE
PORT SAINT LUCIE, FL 34986
(772) 340-0220

FIRE PREVENTION

ST. LUCIE COUNTY FIRE DISTRICT
5160 NW MILNER DRIVE
PORT ST. LUCIE, FL 34983
(772) 621-3400

PLANNING AND ZONING

CITY OF PORT ST. LUCIE PLANNING & ZONING DEPARTMENT
121 SW PORT ST. LUCIE BLVD., BUILDING B
PORT ST. LUCIE, FL 34984
(772) 871-5124

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LEGEND:

- SHEET ISSUED
△ SHEET REVISED AND ISSUED

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PHONE: 772-794-4100
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KHA PROJECT 047427053	DATE 10/06/2025	SCALE AS SHOWN	DESIGNED BY JC	DRAWN BY JC	CHECKED BY SRB
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COVER SHEET

**STARBUCKS
CASHMERE**

PREPARED FOR
REGENCY

SHEET NUMBER

C-000

CITY OF PORT ST. LUCIE FLORIDA

REVISIONS

No.

DATE

BY

Plotted By: Lorenzo, Elena Sheet: Star-STARBUCKS CASHMERE Layout: C-001 GENERAL NOTES October 06, 2025 01:15:33pm K:\VRB-LEDEVA\Regencies\Florida\cashmere_starbucks\CAD\plansheets\C-001 GENERAL NOTES.dwg
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GENERAL CONSTRUCTION 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. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY REFERENCED IN NAVD '88 VERTICAL DATUM SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE REFERENCED IN NAVD '88 VERTICAL DATUM AND COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ASBUILT DRAWINGS ARE SUBMITTED IN NAVD '88 VERTICAL DATUM.
15. THE ELEVATION CERTIFICATE MUST BE REFERENCED IN NAVD '88 VERTICAL DATUM.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. 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.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. 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.
8. 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.
9. 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 CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. 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.
12. 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.
13. 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.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

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 IN NAVD '88 VERTICAL DATUM 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.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

DEWATERING NOTES

40E-2.061 GENERAL PERMITS BY RULE.
CERTAIN SPECIFIED USES HAVE BEEN DETERMINED TO BE REASONABLE-BENEFICIAL, NOT INTERFERING WITH EXISTING LEGAL USES, AND CONSISTENT WITH THE PUBLIC INTEREST PURSUANT TO SECTION 373.223, F.S. THE BOARD HEREBY GRANTS A GENERAL PERMIT BY RULE FOR ALL NON-EXEMPT CONSUMPTIVE USES WITHIN THE DISTRICT THAT SATISFY THE FOLLOWING CRITERIA:
(2) GENERAL PERMIT BY RULE FOR SHORT-TERM DEWATERING.
(a) THE BOARD HEREBY GRANTS A GENERAL PERMIT FOR THE USE OF WATER IN CONJUNCTION WITH SHORT-TERM DEWATERING OPERATIONS, SUCH AS WELL POINTING, UTILITY CONSTRUCTION, LAKE CONSTRUCTION, EXPLORATORY TESTING, AND OTHER MINOR USES; AQUIFER PERFORMANCE, TESTS; OR IN CONJUNCTION WITH A SHORT-TERM REMEDIAL ACTION PLAN APPROVED BY STATE OR LOCAL AGENCY HAVING LEGAL JURISDICTION OVER SUCH ACTIVITIES, PROVIDED THE FOLLOWING CRITERIA ARE MET:

1. HAS A MAXIMUM DAILY PUMPAGE OF LESS THAN 5 MILLION GALLONS (MG) AND A MAXIMUM TOTAL PROJECT PUMPAGE OF LESS THAN 100 MG OVER A ONE YEAR PERIOD;
 2. WILL RETAIN ALL DISCHARGE ON THE PROJECT SITE UNLESS ASSOCIATED WITH AN AQUIFER PERFORMANCE TEST;
 3. WILL NOT DEWATER TO A DEPTH BELOW 0.0 FEET NGVD (OR EQUIVALENT NAVD) WITHIN 1,000 FEET OF SALINE WATER, EXCEPT WHEN DEWATERING WATER WITH A CHLORIDE CONCENTRATION OF GREATER THAN 1,000 MILLIGRAMS PER LITER;
 4. WILL NOT OCCUR WITHIN 100 FEET OF A WASTEWATER TREATMENT PLANT RAPID-RATE LAND APPLICATION SYSTEM PERMITTED UNDER PART IV OF CHAPTER 62-610, F.A.C.
 5. WILL NOT OCCUR WITHIN 1,000 FEET OF A KNOWN LANDFILL OR CONTAMINATION AND,
 6. WILL NO OCCUR WITHIN 1,000 FEET OF A FRESHWATER WETLAND UNLESS DEWATERING ACTIVITIES ARE COMPETED WITHIN 60 DAYS.
- (b) IN PROCEEDING WITH A GENERAL PERMIT BY RULE FOR DEWATERING, THE PERMITTEE ACKNOWLEDGES THAT THE DEWATERING OPERATION IS SUBJECT TO THE PERMIT CONDITIONS IN SECTION 5.0 OF THE APPLICANTS HANDBOOK, INCLUDING RESPONSIBILITY FOR MITIGATING ANY HARM THAT MAY OCCUR AS A RESULT OF THE DEWATERING TO EXISTING LEGAL USES, OFF-SITE LAND USES, OR NATURAL RESOURCES.
(c) LINEAR PROJECTS, SUCH AS ROADS, UTILITIES, OR PIPELINES, MA QUALIFY FOR MULTIPLE GENERAL PERMITS BY RULE. THE DEWATERING ACTIVITY FOR THESE PROJECTS MAY HAVE A ROLLING ONE-YEAR DURATION, IN WHICH THE DEWATERING OPERATION AT THE END OF EACH ONE YEAR PERIOD OCCURS NO MORE THAN ONE MILE FROM THE LOCATION AT THE BEGINNING OF EACH ONE YEAR PERIOD.

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SHEET NUMBER

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ENGINEER
STATE OF
FLORIDA
No. 75804
KIMLEY-HORN & ASSOCIATES, INC.
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KHA PROJECT
047427053

DATE
10/06/2025

SCALE
AS SHOWN

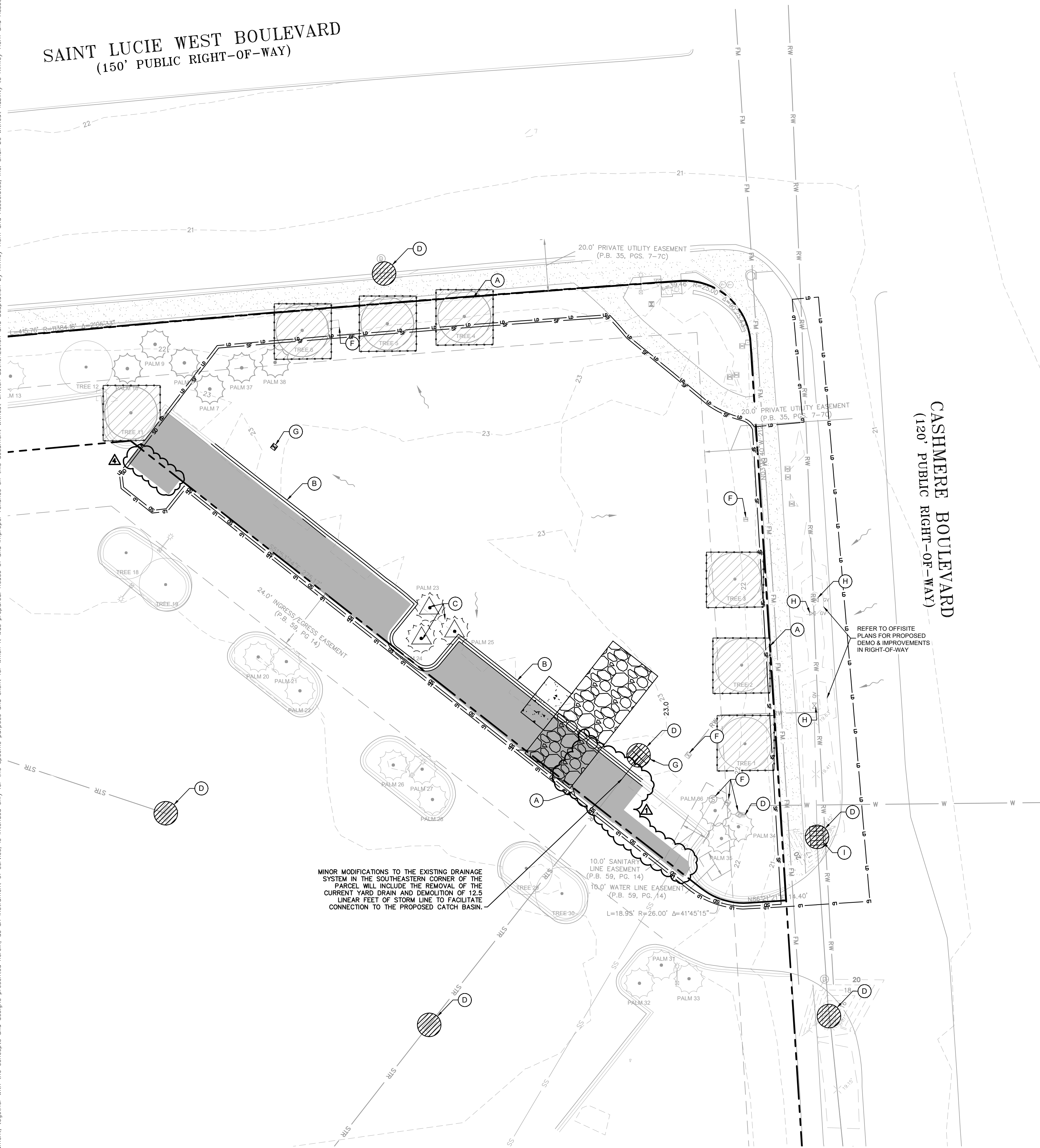
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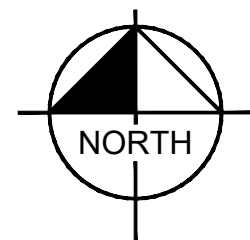
P24-148

SAINT LUCIE WEST BOULEVARD
(150' PUBLIC RIGHT-OF-WAY)



MINOR MODIFICATIONS TO THE EXISTING DRAINAGE SYSTEM IN THE SOUTHEASTERN CORNER OF THE PARCEL WILL INCLUDE THE REMOVAL OF THE CURRENT YARD DRAIN AND DEMOLITION OF 12.5 LINEAR FEET OF STORM LINE TO FACILITATE CONNECTION TO THE PROPOSED CATCH BASIN.

SURVEY NOTE: TREE LOCATION INFORMATION IS BASED UPON SURVEY INFO DATED 4/10/23 ALONG WITH SITE OBSERVATIONS CONDUCTED 8/23/23.



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments: a black segment from 0 to 10, a white segment from 10 to 20, a black segment from 20 to 30, and a white segment from 30 to 40.

KEY NOTES:

- (A) PROPERTY LINE
- (B) APPROXIMATELY 240 LF OF F TYPE CURB TO BE REMOVED
- (C) TREE TO BE RELOCATED
- (D) EXISTING WATER METER TO REMAIN
- (E) CATCH BASIN PROTECTION
- (F) EXISTING UTILITY STRUCTURE TO REMAIN
- (G) EXISTING UTILITY STRUCTURE TO BE REMOVED
- (H) EXISTING UTILITY STRUCTURE TO BE REMAIN. REFER TO OFFSITE PLANS.
- (I) EXISTING UTILITY STRUCTURE TO BE MODIFIED. REFER TO OFFSITE PLANS.

TOTAL AREA TO BE CLEARED = .88 ACRES

LEGEND

-
- PROPERTY LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT DIKE
- PROPOSED TREE PROTECTION FENCE
- EXISTING CURB TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- CONSTRUCTION ENTRANCE/SEDIMENT TRAP
- FLOW ARROW

NOTES

1. SITE PREPARATION/DEMOLITION
SAW CUT, REMOVE AND PROPERLY DISPOSE OF CONCRETE AND ASPHALT NECESSARY FOR CONSTRUCTION ACTIVITIES. ALL MATERIALS REMOVED DURING CONSTRUCTION SHALL BE DISPOSED OF OFF SITE PER LOCAL ORDINANCE.
2. REMOVE SOILS AS NECESSARY TO COMPLETE PROPOSED CONSTRUCTION. ANY IMPACTED SOILS ENCOUNTERED SHALL BE LOADED DIRECTLY ONTO TRANSPORT TRUCKS AND DISPOSED OF PER LOCAL ORDINANCE.
3. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY UNFORSEEN CONDITIONS.
4. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY THE CONTRACTOR.
5. IF DAMAGED AS A RESULT OF THIS CONTRACT, ANY ITEMS TO REMAIN SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL NOTIFY LOCAL UTILITIES 72 HOURS PRIOR TO DEMOLITION.
7. CONTRACTOR SHALL INSPECT OVER SITE PRIOR TO CONSTRUCTION START AND VERIFY THAT THE ENGINEERING DESIGN & CONSTRUCTION (EDC), INC. INDICATES THE CORRECT TOPOGRAPHY. IF ANY INACCURACIES ARE NOTED, PLEASE CONTACT OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH ALL UTILITIES AND COMPLY WITH REGULATIONS AND STANDARDS FOR EACH UTILITY.
9. CONTRACTOR SHALL PROVIDE BARRIERS, PERIMETER FENCING, PARTITIONS, PLANKING, BRACING, SHORING, LIGHTS AND SIGNS AS NECESSARY TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES.
10. CONTRACTOR SHALL EXERCISE CARE TO PREVENT DUST, VIBRATION, SETTLEMENT, OR OTHER IMPACT TO ADJACENT PROPERTY.
11. THE REMOVAL OF HAZARDOUS MATERIALS CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH REGULATORY REQUIREMENTS, RECOMMENDATIONS IN THE ENVIRONMENTAL SURVEY AND CONTRACT DOCUMENTS.
12. CONTOURS SHOWN AS EXISTING ON THIS PLAN ARE TAKEN FROM THE INFORMATION PROVIDED IN THE ENGINEERING DESIGN & CONSTRUCTION (EDC), INC. CONTRACTOR SHOULD FIELD VERIFY THE GRADES TO THEIR SATISFACTION PRIOR TO BIDDING.
13. REFER TO OFFSITE PLANS FOR MODIFICATIONS TO RIGHT-OF-WAY.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

3. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THE SITE MAP, THIS DRAWING ("THE STANDARD DETAILS"), THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
22. GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
23. REFER TO THE SWPPP FOR REPORTABLE SPILL QUANTITIES OF PETROLEUM PRODUCTS AND/OR HAZARDOUS WASTES.
24. REFER TO THE SPECIFICATIONS FOR RUN-OFF SAMPLING/MONITORING REQUIREMENTS IF APPLICABLE TO SITE DURING CONSTRUCTION.
25. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
26. IN THE EVENT OF HEAVY RAINFALL, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY INLET PROTECTION TO ENSURE FLOODING IN TRAVEL LANES DOES NOT OCCUR. CONTRACTOR TO REINSTATE IMMEDIATELY AFTER STORM EVENT.

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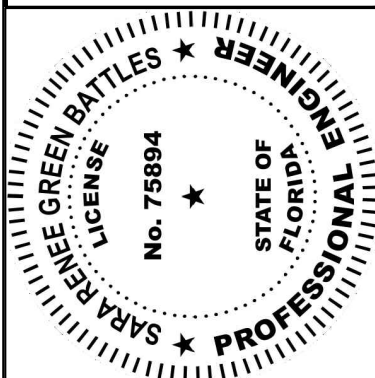


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KHA PROJECT 047427053	DATE 10/06/2025	SCALE AS SHOWN	DESIGNED BY JC	DRAWN BY JC	CHECKED BY ACF
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DEMOLITION &
EROSION CONTROL
PHASE I PLAN PHASE II

STARBUCKS
CASHMERE
PREPARED FOR
REGENCY

CITY OF PORT ST. LUCIE
FLORIDA

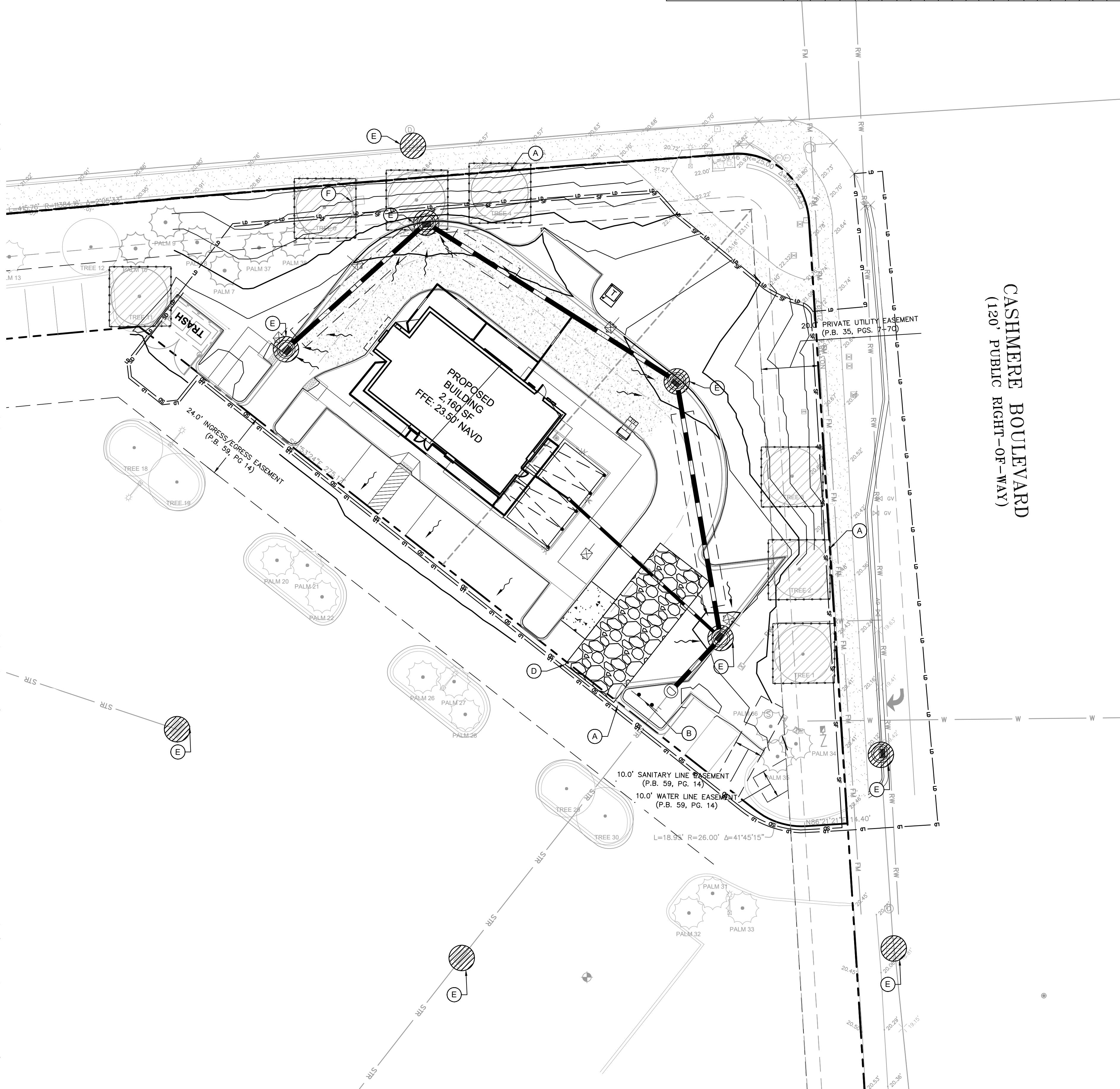
SHEET NUMBER

C-002

Plotted By: Lorenzo, Elena Sheet Set: STARBUCKS CASHMERE LAYOUT: C-003 PHASE II October 06, 2025 01:16:32pm K:\VRB\LOEVA\Regency\Florida\Cashmere\starbucks\CAD\plan\sheet\EROSION CONTROL PHASE II PLAN.dwg
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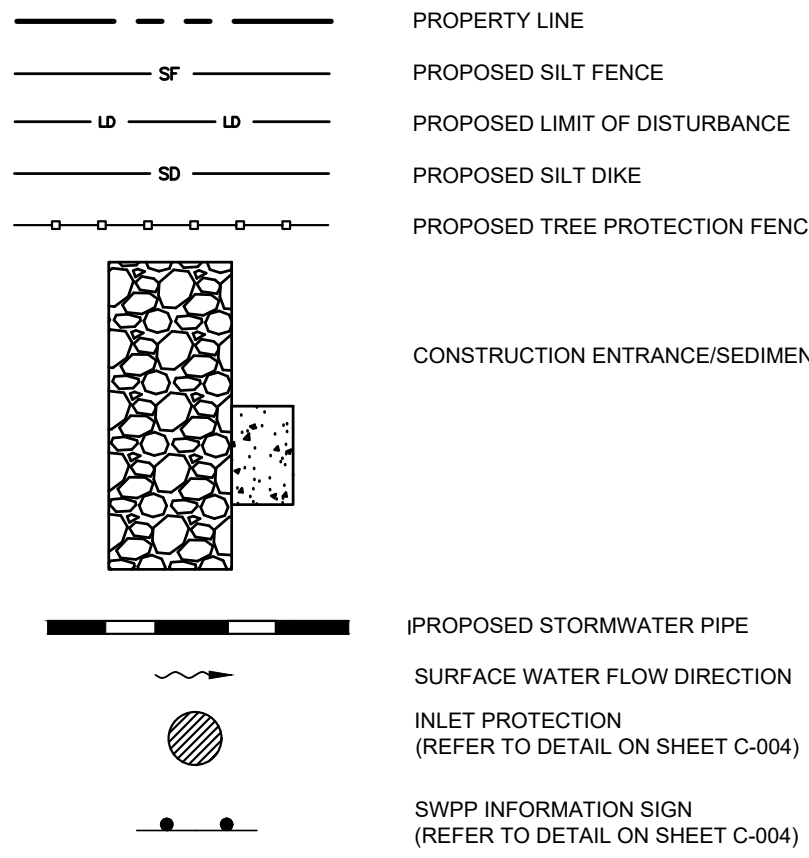
SAINT LUCIE WEST BOULEVARD
(150' PUBLIC RIGHT-OF-WAY)

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
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/SEED/FINAL STABILIZATION												



SURVEY NOTE: TREE LOCATION INFORMATION IS BASED UPON SURVEY INFO DATED 4/10/23 ALONG WITH SITE OBSERVATIONS CONDUCTED 8/23/23.

LEGEND



KEY NOTES:

- (A) PROPERTY LINE
- (B) STORM WATER POLLUTION PREVENTION SIGN
- (C) EXISTING TRANSFORMER
- (D) CONSTRUCTION ENTRANCE/ SEDIMENT TRAP
- (E) CATCH BASIN PROTECTION

TOTAL AREA TO BE CLEARED = .88 ACRES

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

- PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES (2) AND INSTALL SILT FENCE. CONSTRUCT IMPROVEMENTS TO MAIN ACCESS DRIVE AND MEDIAN CUT-THROUGH.
 2. CONTRACTOR TO INSTALL TEMPORARY PROTECTIVE BARRIER FENCING.
 3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
 4. INSTALL INLET PROTECTION AT EXISTING INLET(S)
 5. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
 6. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
- PHASE 2:
1. MAINTAIN APPLICABLE PHASE 1 BMPS.
 2. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
 3. INSTALL PROVIDED STORM, CATCH BASINS, AND UTILITIES.
 4. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
 5. CONSTRUCT CURB AND PAVING.
 6. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
 7. PROTECT TREES AROUND PERIMETER OF SITE.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION. SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THE SITE MAP, THIS DRAWING ("THE STANDARD DETAILS"), THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
22. GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
23. REFER TO THE SWPPP FOR REPORTABLE SPILL QUANTITIES OF PETROLEUM PRODUCTS AND/OR HAZARDOUS WASTES.
24. REFER TO THE SPECIFICATIONS FOR RUN-OFF SAMPLING/MONITORING REQUIREMENTS IF APPLICABLE TO SITE DURING CONSTRUCTION.
25. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
26. IN THE EVENT OF HEAVY RAINFALL, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY INLET PROTECTION TO ENSURE FLOODING IN TRAVEL LANES DOES NOT OCCUR. CONTRACTOR TO REINSTALL IMMEDIATELY AFTER STORM EVENT.

DUST CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO INCLUDE ALL MEASURES TO CONTROL DUST IN THE BASE BID.

TRACK OUT IS THE RESPONSIBILITY OF THE CONTRACT. THE CONTRACTOR IS REQUIRED TO INCLUDE ALL MEASURES TO CONTROL TRACK OUT IN BASE BID.

CALL 48 HOURS
BEFORE YOU DIG

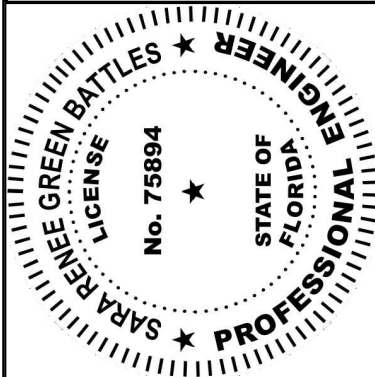


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PHONE: 772-794-4100
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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JC	DRAWN BY	JC	CHECKED BY	ACT
047427053	10/06/2025								

PHASE II EROSION
CONTROL PLAN

STARBUCKS
CASHMERE
PREPARED FOR
REGENCY

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER

C-003

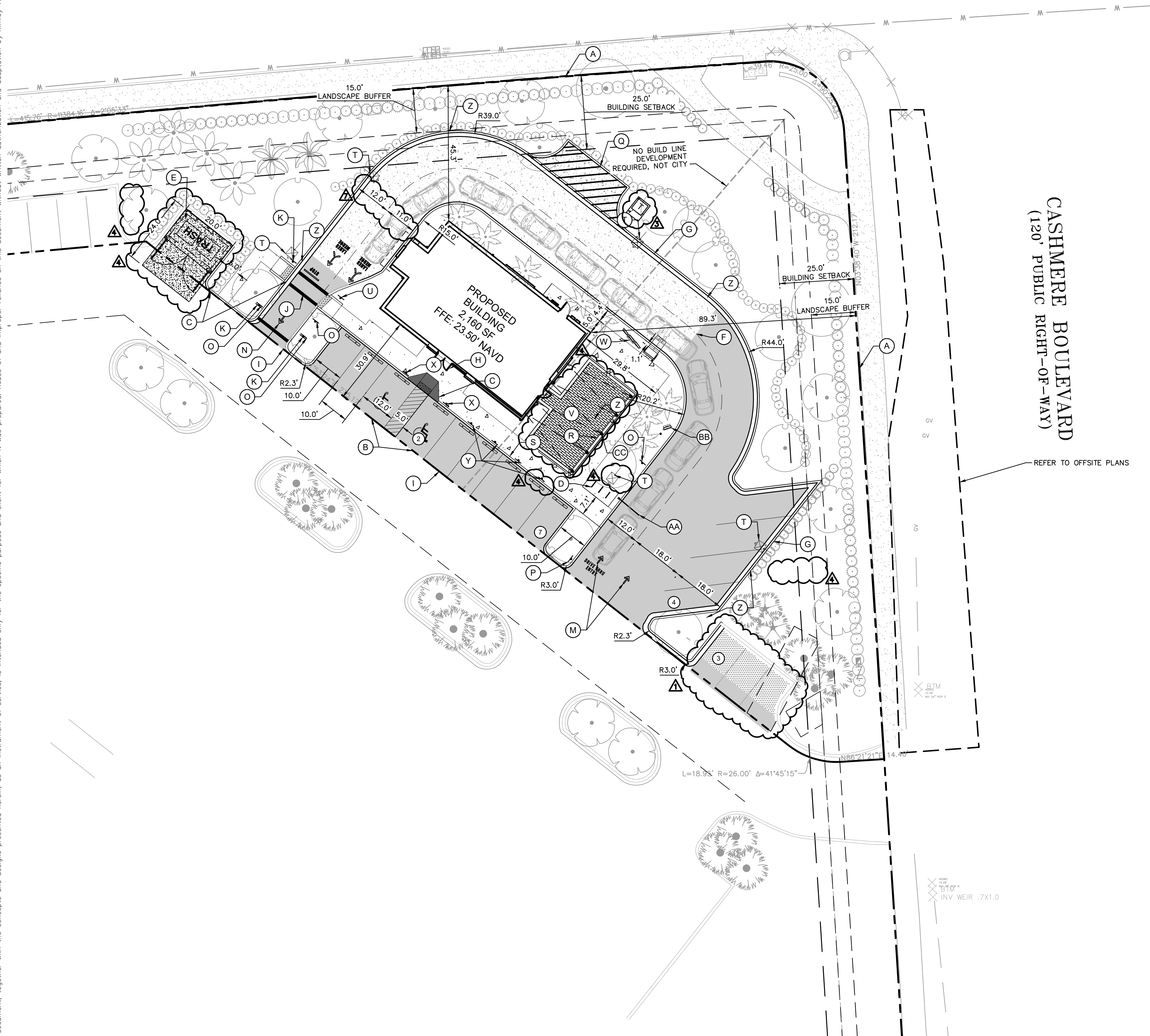
REVISIONS

No.

DATE

BY

SAINT LUCIE WEST BOULEVARD
(150' PUBLIC RIGHT-OF-WAY)



SURVEY NOTE: TREE LOCATION INFORMATION IS BASED UPON
SURVEY INFO DATED 4/10/23 ALONG WITH SITE OBSERVATIONS
CONDUCTED 8/23/23.

SITE DATA:

LOCATION:	SECTION 25 TOWNSHIP 36S RANGE 39E	
PARCEL ID:	3430-602-0001-000-5	
ADDRESS:	SW CORNER OF ST LUCIE WEST BOULEVARD & SW CASHMERE BOULEVARD	
LEGAL DESCRIPTION:	BANKUNITED AT CASHMERE CORNERS ST LUCIE WEST PLAT NO. 186 (P6 59-14) LOT 3A PARCEL 20	
ZONING:	GENERAL COMMERCIAL	
FUTURE ZONING:	GENERAL COMMERCIAL	
LAND USE:	VACANT LAND	
TYPE OF PROJECT:	RETAIL	
FLOOD ZONE:	"X" (F.I.R.M. PANEL #1211(I,C)0260J)	
PROJECT AREA:	45,137 SF	1.04 AC
BUILDING ELEVATIONS:		
TOP OF ROOF SCREEN:	20.83'	
TOP OF PARAPET:	18.00'	

	REQUIRED	PROVIDED
NORTH	25.0'	45.5'
EAST	25.0'	89.6'
SOUTH-WEST	25.0'	30.9'

LOT COVERAGE:	ACRES	SF	PERCENTAGE &
SITE AREA:	1.04	45,137	100.00
IMPERVIOUS AREA	0.35	15,055	33.35
BUILDING COVERAGE	0.05	2,160	14.35
PAVEMENT & SIDEWALK	0.28	12,356	82.07
OUTDOOR SEATING	0.01	539	3.58
PERVIOUS AREA:	0.69	30,082	66.65

STARBUCKS PARCEL PARKING SUMMARY:

REQUIRED PARKING RATIO







1 SPOT PER 75 SF (BUILDING)
1 SPOT PER 75 SF (OUTDOOR SEATING)

	<u>REQUIRED</u>	<u>PROVIDED</u>
STANDARD	34	28
ACCESSIBLE PER ADA	2	2
TOTAL PARKING	36	30 *



*REQUIRED PARKING NOT MET ON STARBUCKS PARCEL.
AN OVERALL SHARED PARKING AGREEMENT IS REQUIRED

SITE LEGEND

- | | |
|-------|--|
| ===== | PROPERTY LINE |
| ===== | PROPOSED LANDSCAPE BUFFER |
| ===== | PROPOSED BUILDING SETBACK |
| ===== | PROPOSED D CURB |
| ===== | OFFSITE IMPROVEMENT AREA, CONTRACTOR TO REFER TO OFFSITE PLANS |

- | | |
|---|--------------------------------|
|  | STANDARD DUTY ASPHALT PAVEMENT |
|  | HEAVY DUTY CONCRETE |
|  | CONCRETE SIDEWALK |
|  | MILL AND OVERLAY |
|  | PAVERS |
|  | BLACK INTEGRAL CONCRETE |

KEYNOTES:

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE (TYP.) (REFER TO DETAIL SHEET C-150)
- (C) ACCESSIBLE RAMP (REFER TO DETAIL SHEET C-150)
- (D) PROPOSED BIKE RACK
- (E) PROPOSED DUMPSTER
- (F) 6" WHITE SKIP STRIPING
- (G) PROPOSED F CURB
- (H) PROPOSED BUILDING ENTRANCE
- (I) PROPOSED ASPHALT TO MATCH EXISTING PAVEMENT
- (J) PROPOSED CROSSWALK
- (K) STOP SIGN (REFER TO FDOT R1-1)
- (L) 6' HIGH CONTINUOUS VEGETATION BUFFER
- (M) TRAFFIC ENTRY FLOW ARROW (REFER TO DETAIL SHEET C-150)
- (N) TRAFFIC EXIT FLOW ARROW (REFER TO DETAIL SHEET C-150)
- (O) ONE WAY TRAFFIC SIGN
- (P) DRIVE THROUGH DIRECTIONAL TRAFFIC SIGN
- (Q) LOADING SPACE
-  (R) PROPOSED RAILING
- (S) PROPOSED D CURB
- (T) PROPOSED ONSITE LIGHTING
- (U) PROPOSED THANK YOU/ EXIT SIGNAGE
- (V) OUTDOOR SEATING AREA
- (W) MENU BOARD
- (X) PROPOSED ADA SIGN
- (Y) PROPOSED PICKUP ORDER SIGN
- (Z) PROPOSED STORM STRUCTURE
- (AA) PROPOSED DRIVE THRU CLEARANCE SIGNAGE
- (BB) PROPOSED PRE MENU BOARD
-  (CC) POLE FOR STRING LIGHT CONNECTION (TYP.)

SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VEHICLES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE STATED OR OTHERWISE INDICATED, BUT NOT LIMITED TO, ALL UTILITIES, STREET LIGHTS, TRAFFIC SIGNALS & POLES, ETC. REQUIREMENTS FOR WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SURVEY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
7. NO WETLANDS ARE PRESENT.
8. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
9. TYPICAL 90' PARKING SLAT DEPTH IS 18" AND TYPICAL PARKING SLAT WIDTH IS 9.5' UNLESS OTHERWISE NOTED. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING SLAT DEPTH AND WIDTH.
10. THE DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH CITY OF PORT ST. LUCIE STANDARDS DEFINED BY SECTION 158.222.
11. (FFPC 118.3.2.4.1.1) FIRE PROTECTION ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL CONSTRUCTION AND SHALL BE WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EQUIPMENT VEHICLE.
12. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE POST CONSTRUCTION LAND SURVEY DOCUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.

VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AN ACCURACY OF $\pm 0.06''-0.10''$. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.

FLOOD ZONE

THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0260J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

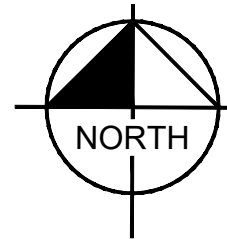
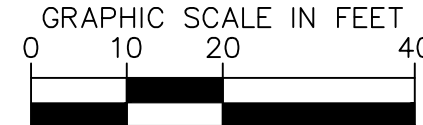
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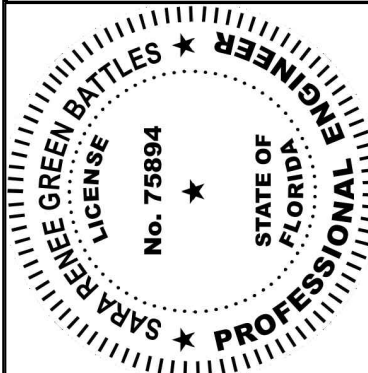
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<u>A</u>	PER DESIGN CHANGE	10/01/2025	EL
<u>A</u>	PER GENSER COMMENTS	8/19/2025	EL
<u>A</u>	PER DESIGN CHANGES	7/24/2025	EL
<u>A</u>	PER DESIGN CHANGES	5/07/25	EL
No.	REVISIONS	DATE	BY

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KHA PROJECT 047427053	DATE 10/06/2025	SCALE AS SHOWN	DESIGNED BY JC	DRAWN BY JC	CHECKED BY SRB
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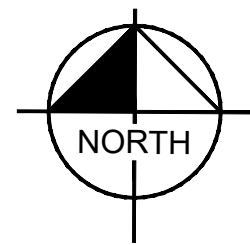
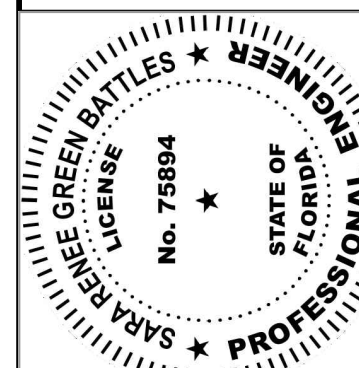
SITE PLAN

STARBUCKS
CASHMERE

PREPARED FOR
REGENCY
CITY OF PORT ST. LUCIE
FLORIDA

SHEET NUMBER

C-100

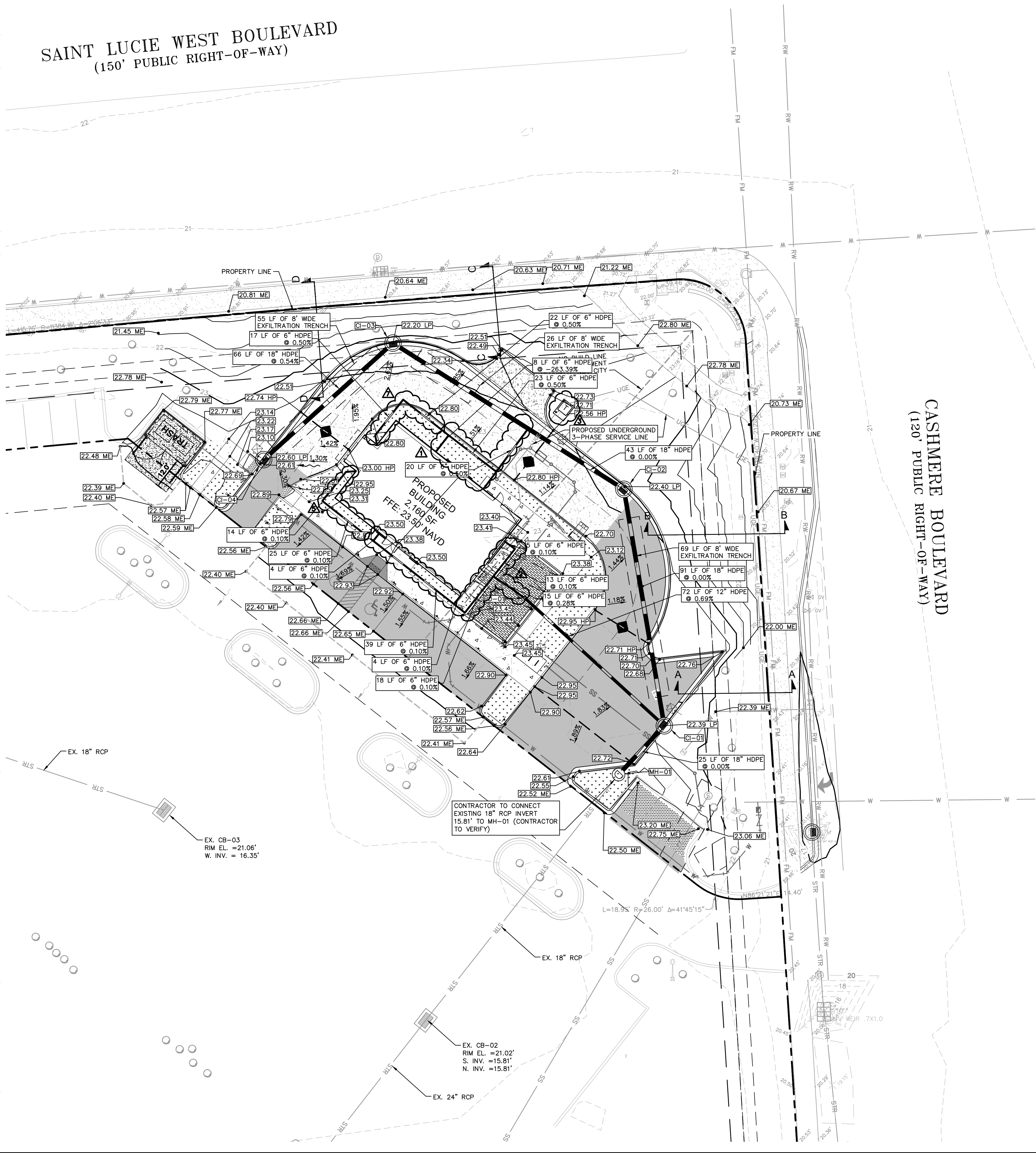
 CONCRETE SIDEWALKSUNSHINE STATE ONE CALL OF FLORIDA, INC. 

GRAPHIC SCALE IN FEET

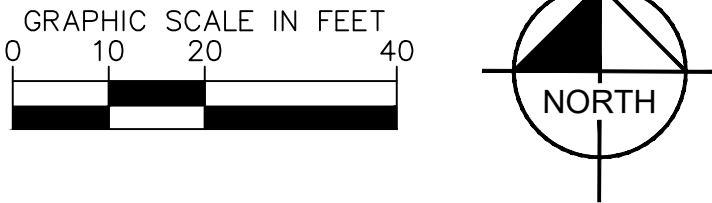
A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments of 20 feet each. The segments are colored in an alternating pattern: white, black, white, and black from left to right.

Plotted By: Lorenzo, Elena Sheet Set: Starbucks Cashmere LAYOUT: C-200 PAVING GRADING AND DRAINAGE PLAN October 06, 2025 01:18:35pm K:\VRB\LD\VRB\Florida\Cashmere\starbucks\CAD\plan\sheet\c-200 PAVING GRADING AND DRAINAGE PLAN.dwg
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SAINT LUCIE WEST BOULEVARD
(150' PUBLIC RIGHT-OF-WAY)



SURVEY NOTE: TREE LOCATIONS WERE NOT PROVIDED IN MOST RECENT SURVEY DATED 09/03/2024. TREE LOCATIONS DEPICTED ARE FROM A SURVEY DATED 12/08/2014.



PAVING AND GRADING NOTES

- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL MATERIALS AND CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FOOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-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.
- ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.
- ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
- ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SITE LEGEND

- PROPERTY LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED BUILDING SETBACK
- PROPOSED D CURB
- PROPOSED F CURB
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- MILL AND OVERLAY
- PAVERS
- BLACK INTEGRAL CONCRETE

GRADING LEGEND

- PROPOSED GRADE (EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED)
- T.O.C. P.V.T. TOP OF CURB & PAVEMENT GRADE
- HP HIGH POINT
- LP LOW POINT
- ME MATCH EXISTING
- GRADE BREAKLINE
- CROSS SECTIONS (REFER TO SHEET C-250)

PAVING LEGEND

- TYPE "D" CURB
- FLOW DIRECTION
- HIGH POINT / BREAK LINE
- TOS TOP OF SIDEWALK
- TOC TOP OF CURB
- MA MATCH EXISTING
- EOP EDGE OF PAVEMENT
- ONSITE SPOT GRADES
- EXISTING SPOT GRADES

DRAINAGE LEGEND

- EX DENOTES EXISTING FEATURE
- SD STORM DRAIN PIPE
- DRAINAGE STRUCTURE NUMBER
- PROPOSED STORM PIPE
- EXISTING STORM PIPE

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CI-01	CURB INLET W/ PRB (NW) & WEIR (SW) SEE WEIR DETAILS SHEET C-250 RIM: 22.39 INV IN: 17.17 INV OUT: 18.83
CI-02	CURB INLET W/ PRB (NW) & (SE) RIM: 22.38 INV IN: 17.17 INV OUT: 17.17
CI-03	CURB INLET W/ PRB (SE) & (SW) RIM: 22.20 INV IN: 17.17 INV OUT: 17.17
CI-04	CURB INLET W/ PRB (NE) RIM: 22.58 INV OUT: 17.53
MH-01	STORM MANHOLE RIM: 23.25 INV IN: 18.83
PD-01	PATIO DRAIN RIM: 23.20 INV IN: 19.66 INV OUT: 18.00

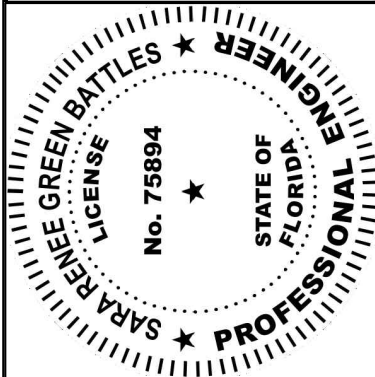
VERTICAL DATUM
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FLOOD ZONE
THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0260J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CALL 48 HOURS BEFORE YOU DIG
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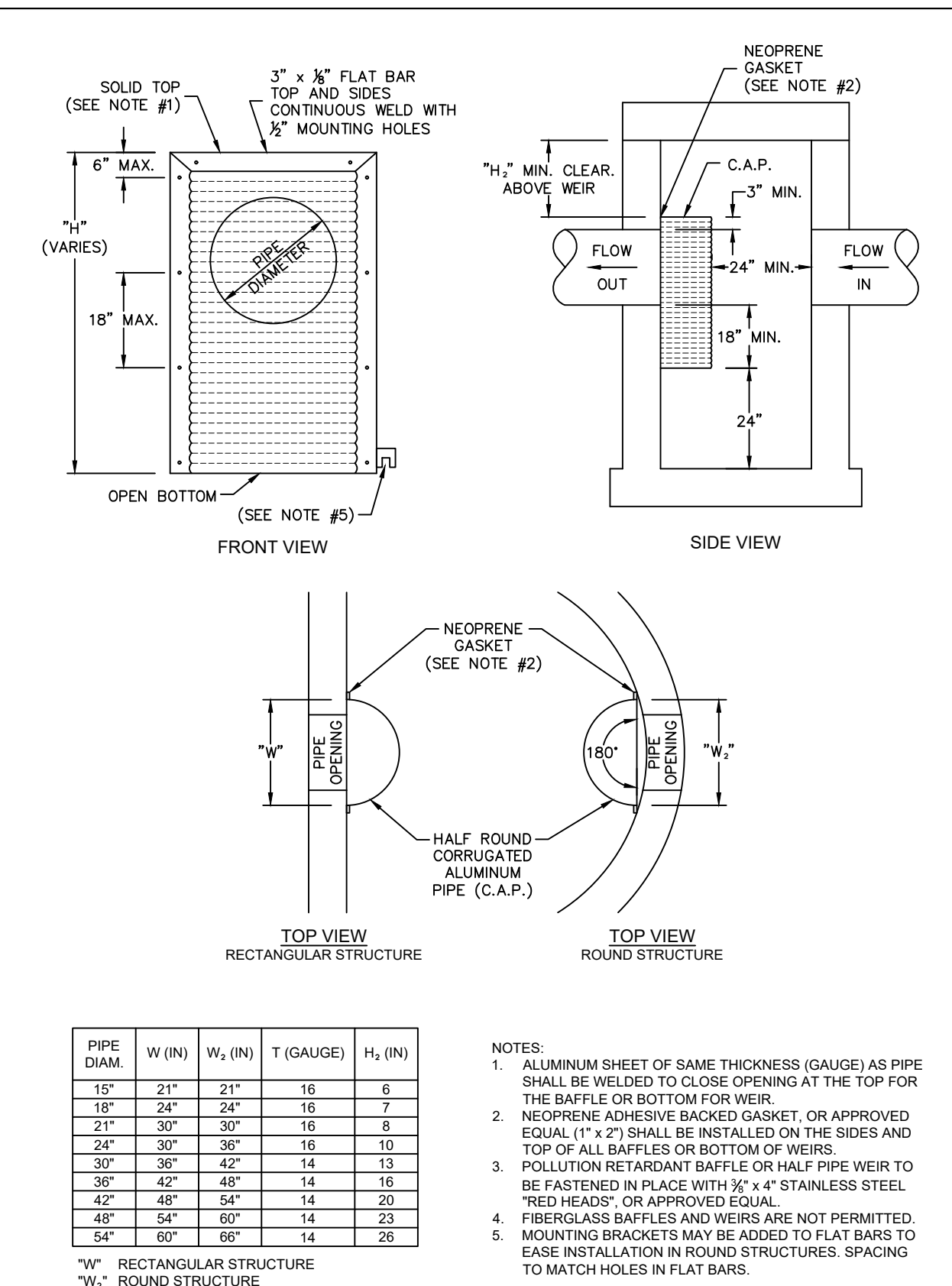
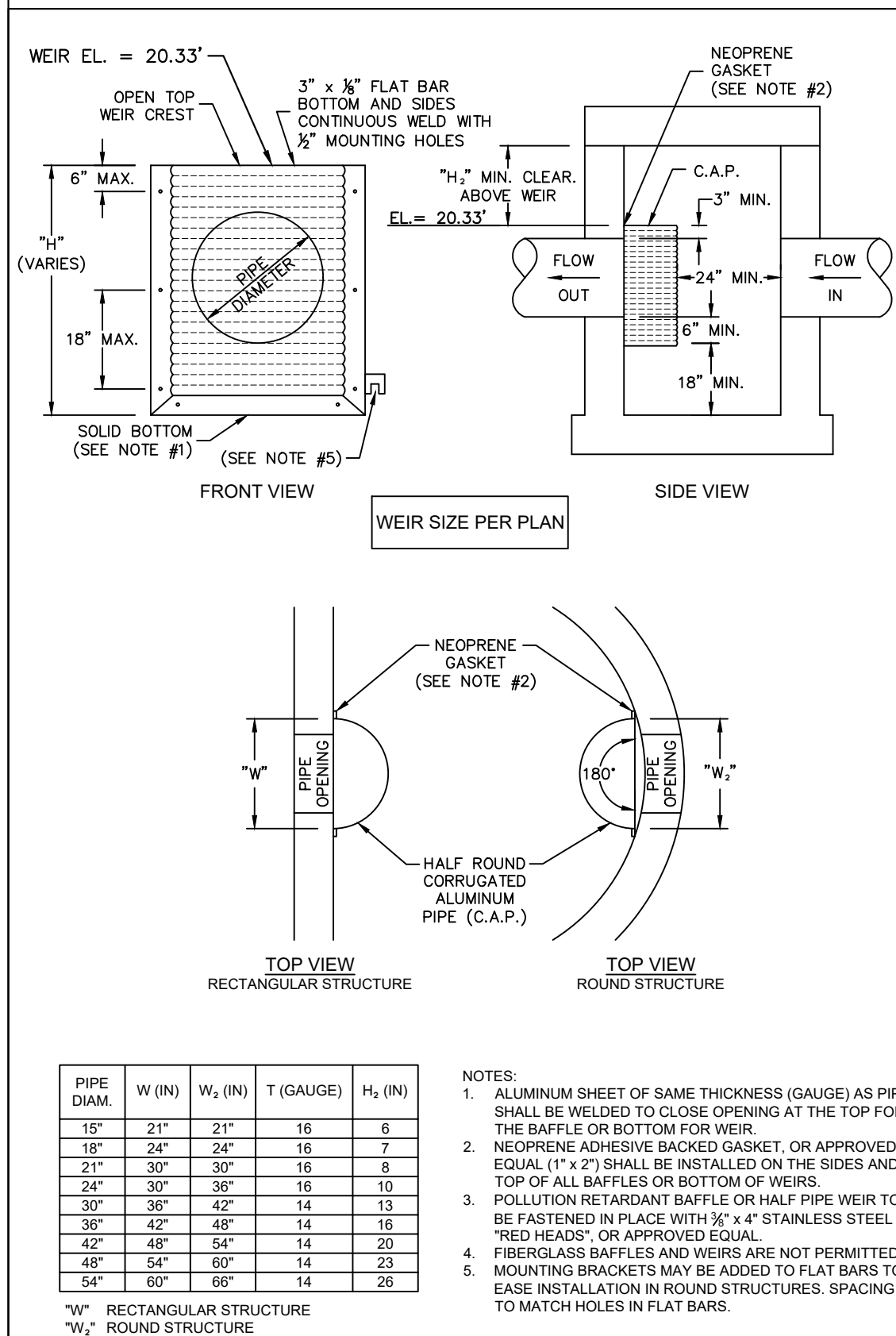
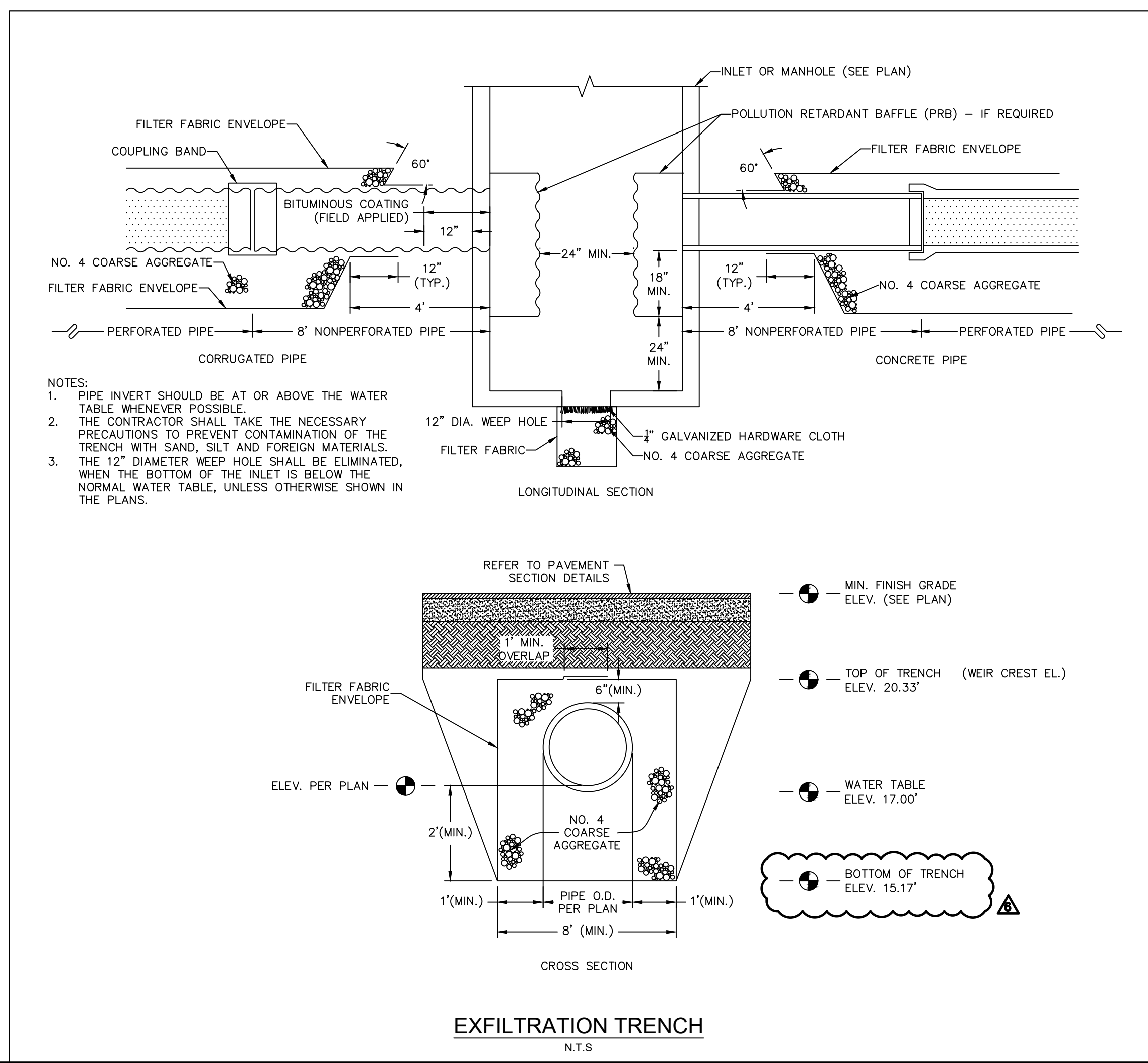
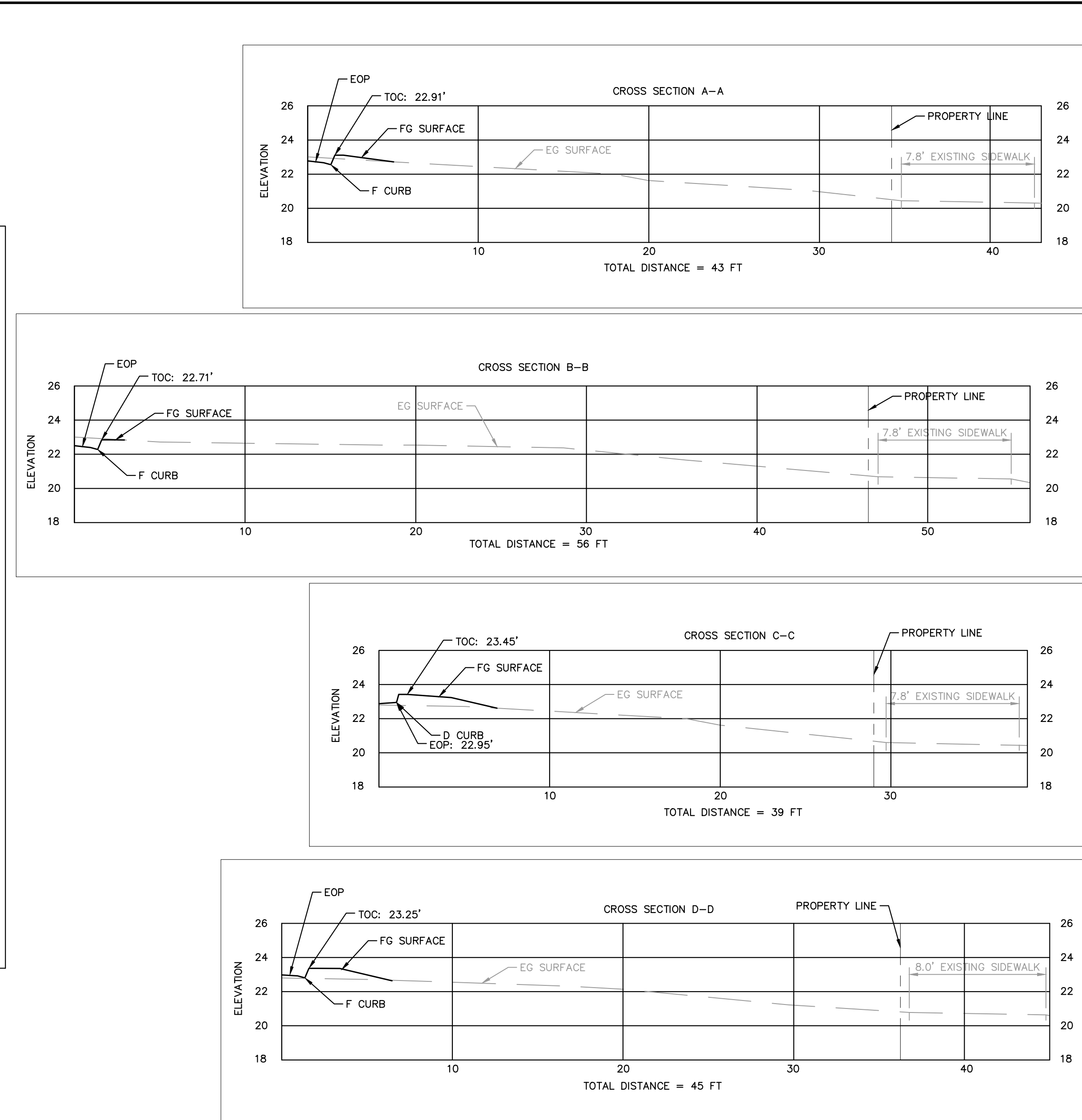
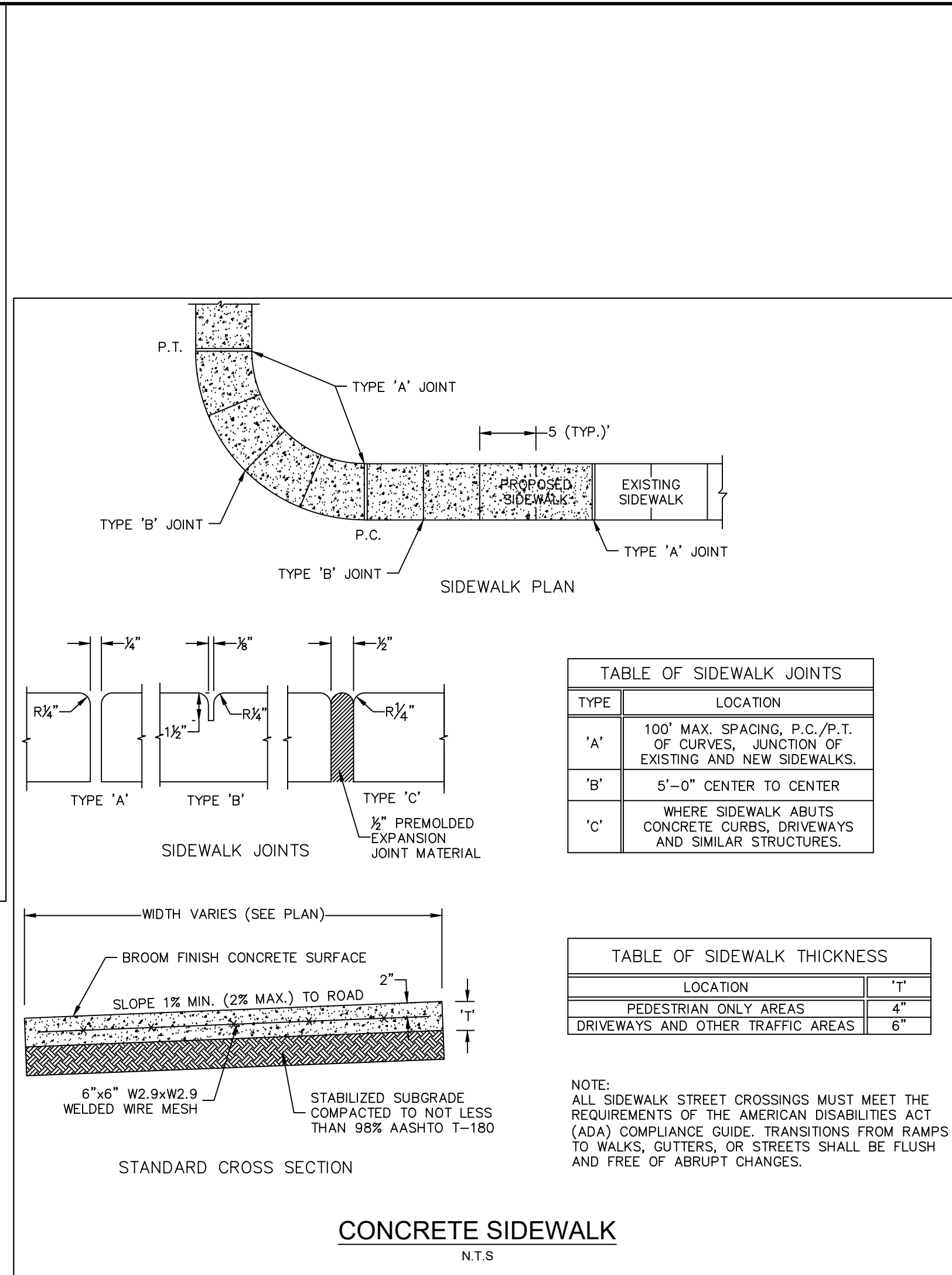
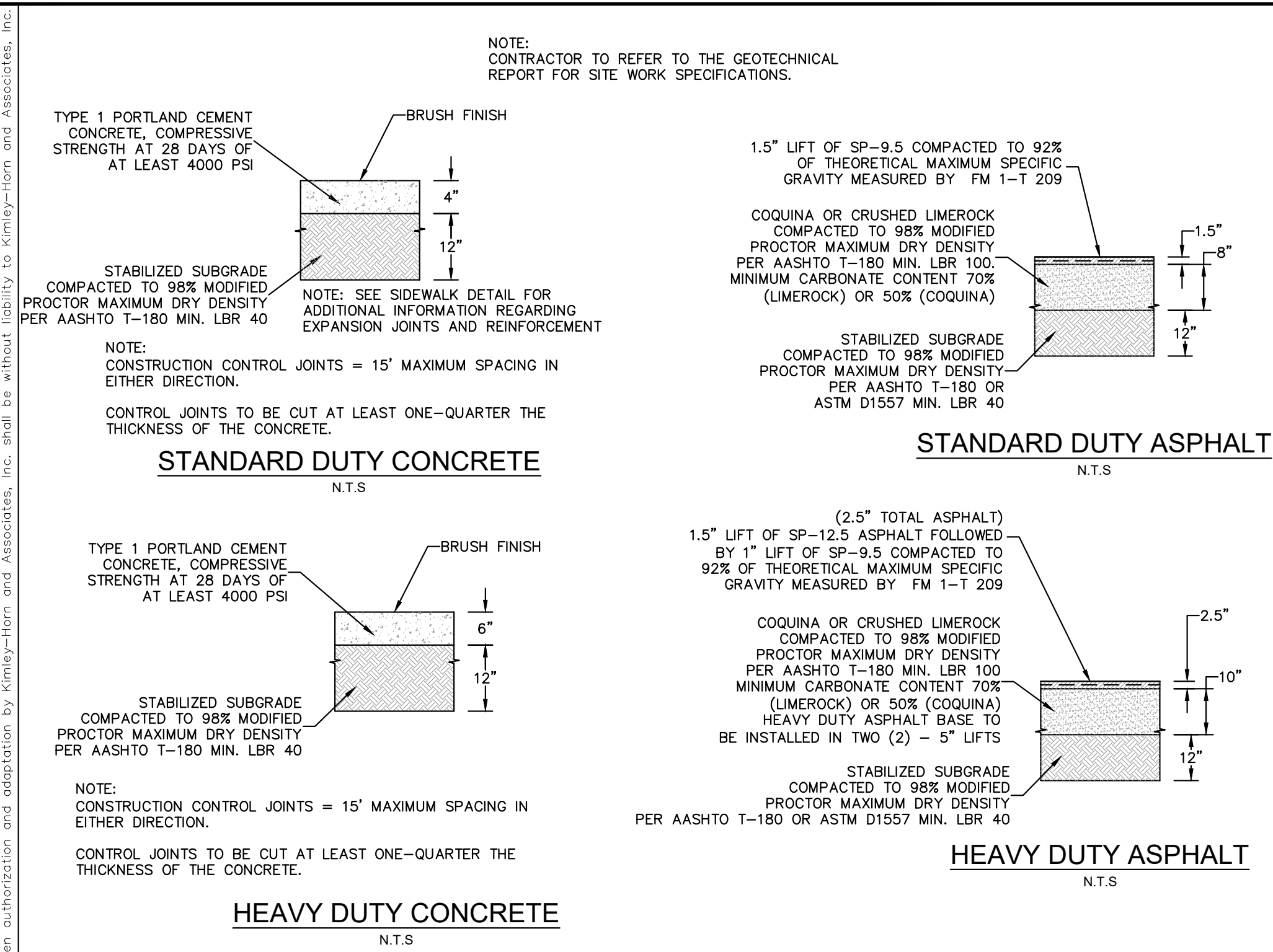
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
047427053	10/06/2025	JC	JC	JC	JC	SRE

PAVING GRADING AND DRAINAGE PLAN

STARBUCKS
CASHMERE
PREPARED FOR
REGENCY

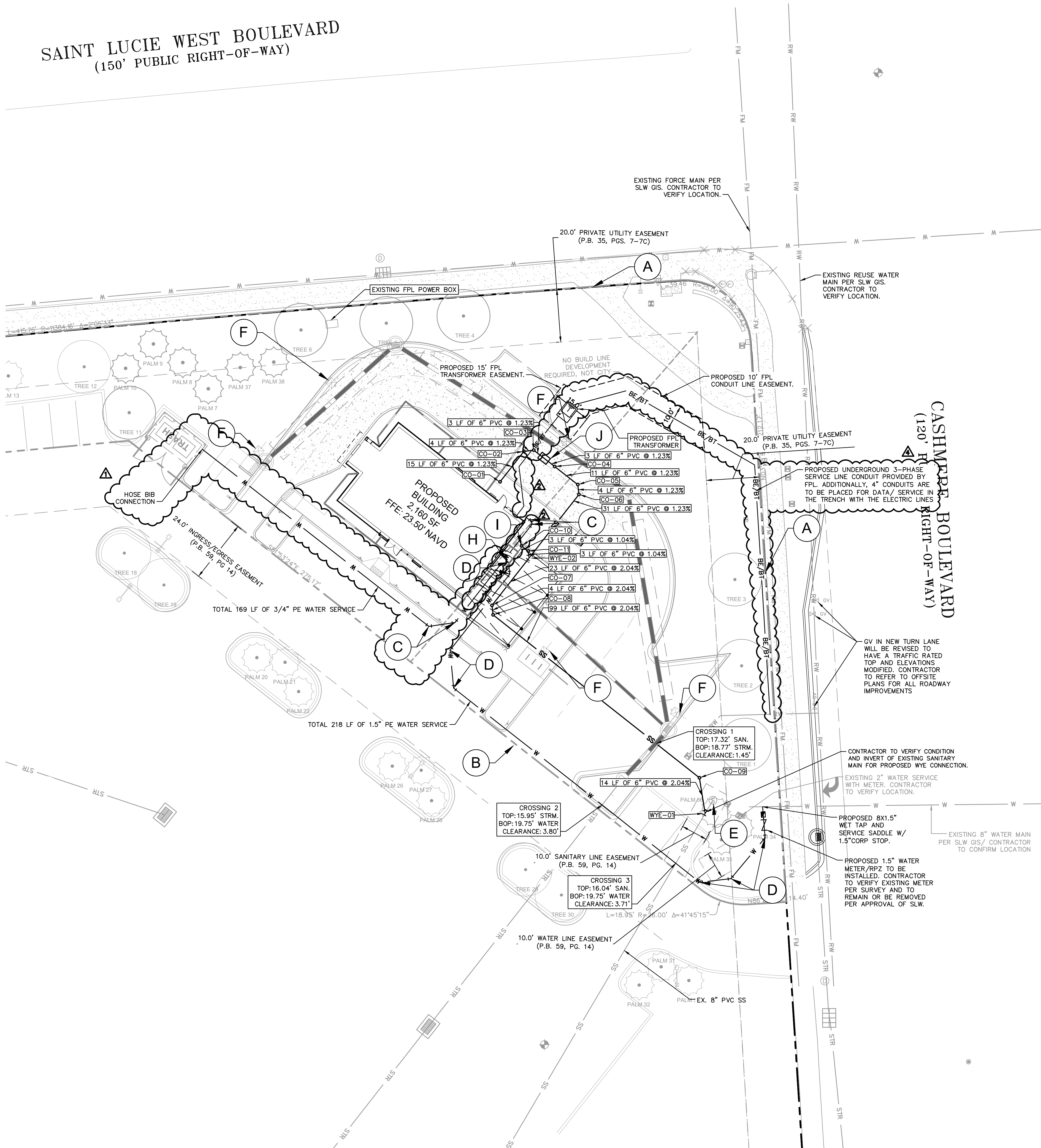
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C-200



Plotted By: Lorenzo, Elena Sheet Set: STARBUCKS CASHMERE Layout: C-300 UTILITY PLAN October 06, 2025 01:19:16pm K:\VRB\LEVA\Regency\Cashmere\starbucks\CAD\plansheets\C-300 UTILITY PLAN.dwg
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SAINT LUCIE WEST BOULEVARD
(150' PUBLIC RIGHT-OF-WAY)



SURVEY NOTE: TREE LOCATION INFORMATION IS BASED UPON SURVEY INFO DATED 4/10/23 ALONG WITH SITE OBSERVATIONS CONDUCTED 8/23/23.

KEYNOTES:

- (A) PROPERTY LINE
- (B) ADJACENT PROPERTY LINE
- (C) PROPOSED 45° 3/4" BEND
- (D) PROPOSED 45° 1.5" BEND
- (E) EXISTING UTILITY STRUCTURE TO REMAIN
- (F) PROPOSED LIGHT POLE
- (G) CONTRACTOR TO INSTALL 1.5" TAPPING SLEEVE AND VALVE THEN METER CONTRACTOR TO VERIFY LOCATION
- (H) RECLAIMED WATER CONNECTION TO BUILDING CONTRACTOR TO REFER TO ARCHITECTURAL PLANS.
- (I) SANITARY SEWER CONNECTION TO BUILDING CONTRACTOR TO REFER TO ARCHITECTURAL PLANS.
- (J) GREASE TRAP CONTRACTOR TO REFER TO SHEET C-350 UTILITY DETAILS.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED WATER LINE
- EXISTING WATER MAIN PER SLW GIS. CONTRACTOR TO CONFIRM
- SS PROPOSED SANITARY SEWER
- SS EXISTING SANITARY SEWER
- FM EXISTING FORCEMAIN PER SLW GIS. CONTRACTOR TO CONFIRM
- RW EXISTING RECLAIMED WATER LINE PER SLW GIS. CONTRACTOR TO CONFIRM
- PROPOSED BURIED ELECTRIC BURIED TELEPHONE LINE
- PROPOSED FPL UTILITY EASEMENT

UTILITY NOTES:

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
PVC SDR26 PER ASTM D 3034.
- GRAVITY SEWER AT DEPTHS GREATER THAN 15 FEET, THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATION FOR PRESSURE PIPE MAINS, SDR-21 AND PRESSURE RATING OF 200 PSI, PER ASTM D2241 WITH FITTING BEING THE SAME TYPE OF MATERIAL USED FOR THE PIPELINE.
- WATER LINES SHALL BE AS FOLLOWS:
PVC C-900 PER ASTM D2241 CLASS 150, PER ASTM D1784 AND D2241.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" AND A MAXIMUM OF 5'-0" COVER ON ALL WATERLINES.
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES PLUS WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
- ALL DUPLEX RESIDENTIAL BUILDINGS TO RECEIVE FIRE SPRINKLERS PER NFPA 130. SPRINKLER SYSTEMS TO BE INSTALLED BY LICENSED FIRE SPRINKLER CONTRACTOR.
- PER THE SURVEY PROVIDED BY ENGINEERING DESIGN & CONSTRUCTION, INC. DATED 4/07/2023.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON PORT SAINT LUCIE BENCHMARK "PSL577" WITH A ESTABLISHED ELEVATION OF 19.04'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CO-01	CLEAN OUT CONNECTION RIM: 23.39 INV OUT: 20.00
CO-02	CLEAN OUT CONNECTION RIM: 22.68 INV IN: 19.82 INV OUT: 19.82
CO-03	CLEAN OUT CONNECTION RIM: 22.66 INV IN: 19.77 INV OUT: 19.77
CO-04	CLEAN OUT CONNECTION RIM: 22.63 INV IN: 19.50 INV OUT: 19.50
CO-05	CLEAN OUT CONNECTION RIM: 22.59 INV IN: 19.36 INV OUT: 19.36
CO-06	CLEAN OUT CONNECTION RIM: 22.61 INV IN: 19.32 INV OUT: 19.32
CO-07	CLEAN OUT CONNECTION RIM: 23.38 INV IN: 18.48 INV OUT: 18.48
CO-08	CLEAN OUT CONNECTION RIM: 23.38 INV IN: 18.40 INV OUT: 18.40
CO-09	CLEAN OUT CONNECTION RIM: 22.75 INV IN: 16.38 INV OUT: 16.38
CO-10	CLEAN OUT CONNECTION RIM: 23.42 INV OUT: 19.00
CO-11	CLEAN OUT CONNECTION RIM: 23.40 INV IN: 18.97 INV OUT: 18.97
WYE-01	WYE CONNECTION RIM: 22.92 INV IN: 16.10
WYE-02	WYE CONNECTION RIM: 23.37 INV IN: 18.94 INV OUT: 18.94

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AN ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.

FLOOD ZONE
THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0260J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CALL 48 HOURS
BEFORE YOU DIG

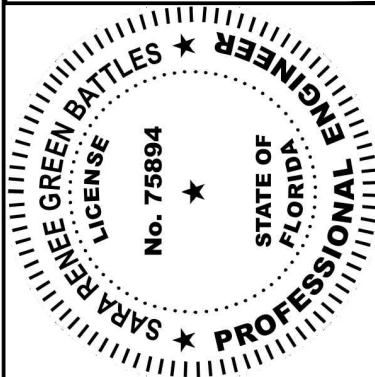
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Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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KHA PROJECT 047427053	DATE 10/06/2025	SCALE AS SHOWN	DESIGNED BY JC	DRAWN BY JC	CHECKED BY SRB
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UTILITY PLAN

STARBUCKS
CASHMERE
PREPARED FOR
REGENCY

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER

C-300

Plotted By: Lorenzo, Elma Sheet Set: Starbucks Cashmere Layout: C-350 UTILITY DETAILS October 06, 2025 01:20:01pm K:\VRB-LEDA\Regency\Florida\cashmere_starbucks\CAD\plansheets\C-301 UTILITY DETAILS.dwg
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GREASE INTERCEPTOR CALCULATIONS

Quote: 386X3FA7

Reference No. 79822

Project Name: Coffee Shop - Port St. Lucie, FL (81616)

Step 1: Flow rate to grease interceptor

Fixture flow rate: (cu in / 231) = gal x 0.75 / 2 min = 2 min flow rate

NAME	TYPE	DIMENSIONS	QTY	CU IN	FLOW RATE
3 Comp (13264)	3 Compartment Sink	16" x 19" x 14" (3)	1	12,768	20.73 GPM
Advansys (15186)	Dishwasher (Undercounter)	5 gal.	1	1,155	2.5 GPM
Countertop Rinser (22326)	Bar Sink One Bowl	26" x 9" x 12"	2	5,616	9.12 GPM
Floor Drain	Floor Drain	N/A	3	N/A	0 GPM
Floor Sink	Floor Sink	N/A	1	N/A	0 GPM
Hand Sink (14688)	Hand Sink	10" x 14" x 5"	1	700	1.14 GPM
Hand Sink (17809)	Hand Sink	10" x 6" x 5"	1	300	0.49 GPM
Ice Machine (10294)	Floor Sink	N/A	1	N/A	0 GPM
Mop Sink (10955)	Mop Basin	24" x 24" x 10"	1	5,760	9.35 GPM
Rinse Drop-In (10549)	Bar Sink One Bowl	12" x 20" x 14"	1	3,360	5.45 GPM
Rinse Drop-In (22630)	Pre-Rinse Sink One Bowl	27" x 26" x 14"	1	9,828	15.95 GPM
Water Filling Station (18743)	Floor Sink	N/A	1	N/A	0 GPM

Total 64.73 GPM

Step 2: Grease Production

Servings per day x Grease production value x Days between pump-outs = Grease output

Servings per day: 1000

Grease production value: 0.005 lbs per serving (Coffee Shop: Low / No flatware)

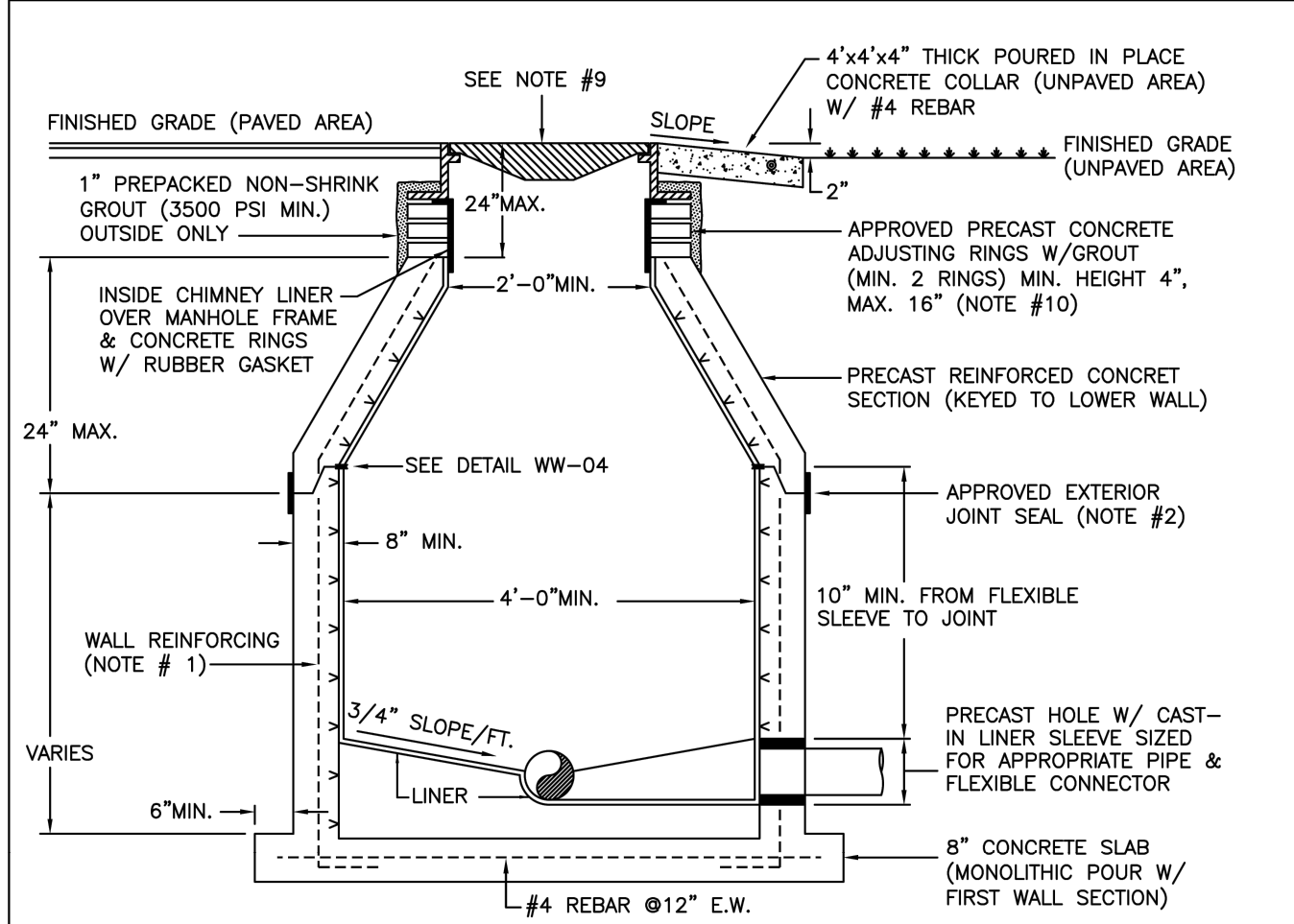
Days between pump-outs: 90 days

1000 x 0.005 x 90 = 450 lbs of FOG

SCHIER MODEL	Description: GREASE INTERCEPTOR 75 GPM, 4" PLAIN/FPT CONNECTIONS, H-20 RATED PICKABLE CAST IRON COVER
GB-75	Dimensions: Length: 47", Width: 33", Height: 39.75" Flow Rate/Grease Capacity: 75 GPM / 861 lbs Liquid Capacity: 125 gal

Specification Note: This Great Basin model has been sized to the flow rate and grease production requirements of the application and may not be substituted by liquid capacity alone. Any substitution requests must be approved by the specifying engineer and the authority having jurisdiction.

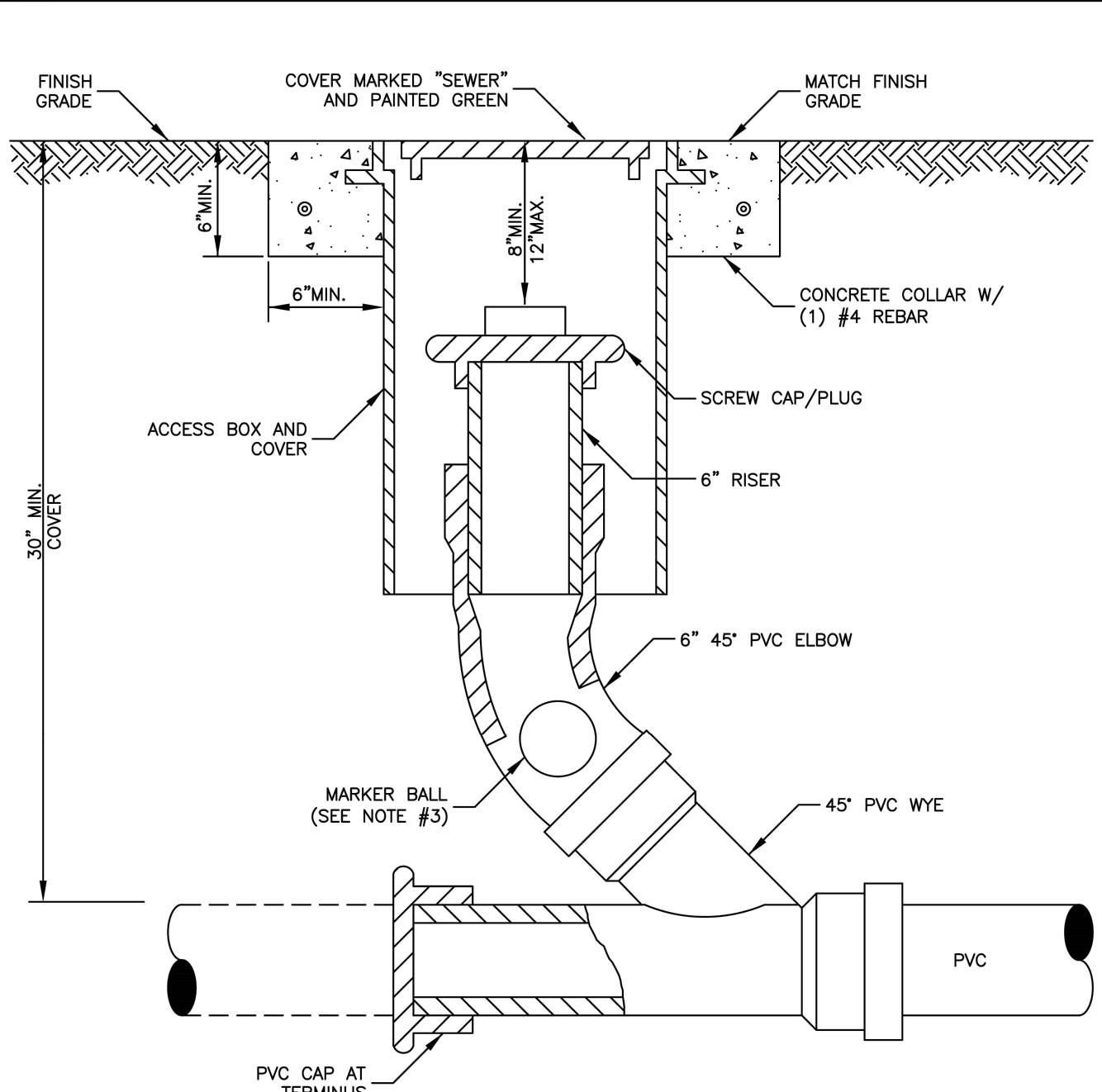
Please contact support@schierproducts.com for technical and procurement support for the specified Great Basin model.



NOTES:

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

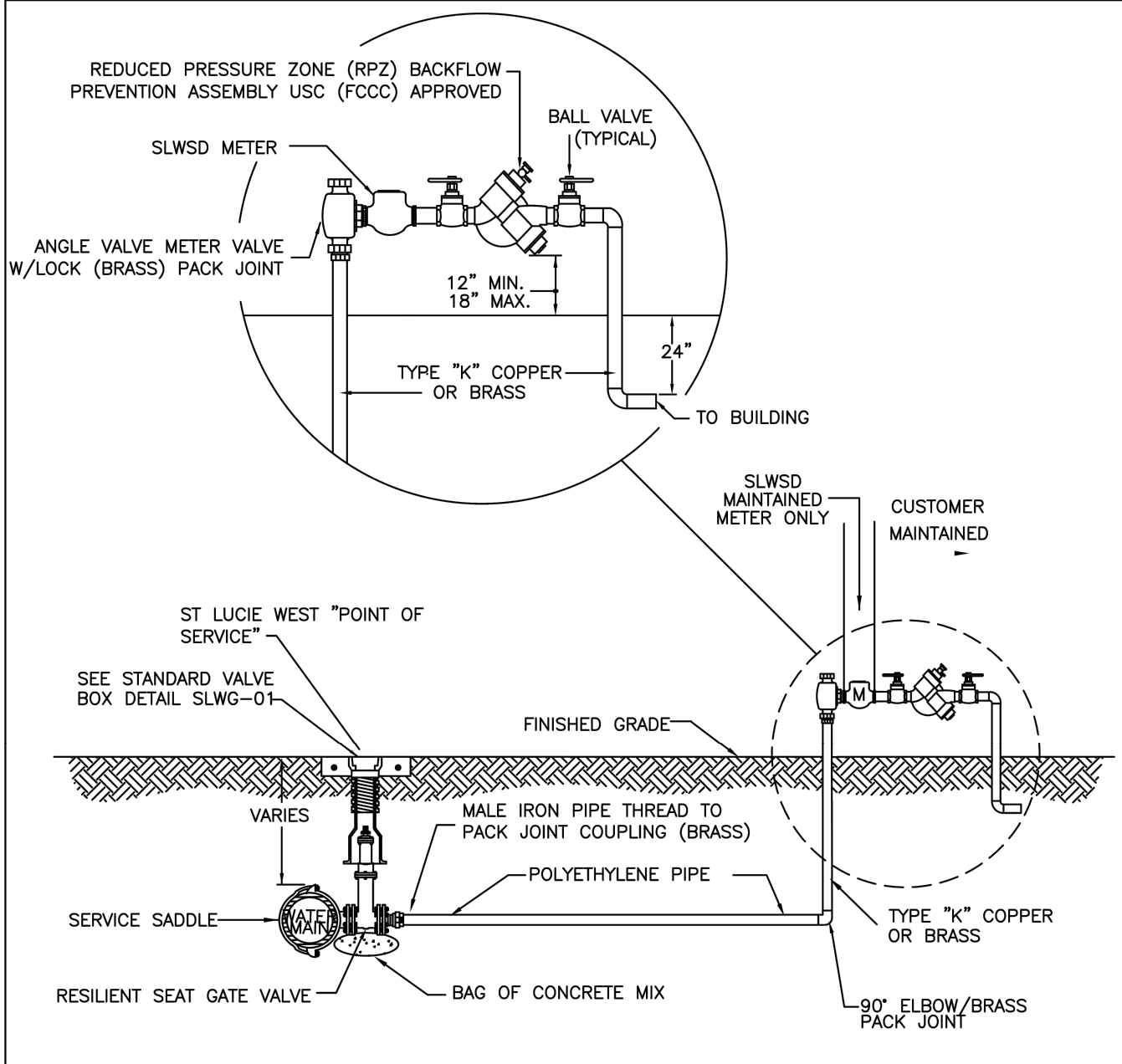
	MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	STANDARD PRECAST MANHOLE	DETAIL: SLWS-05 DATE: 03/2020 SCALE: N.T.S. SHEET: 1 OF 1
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NOTES:


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

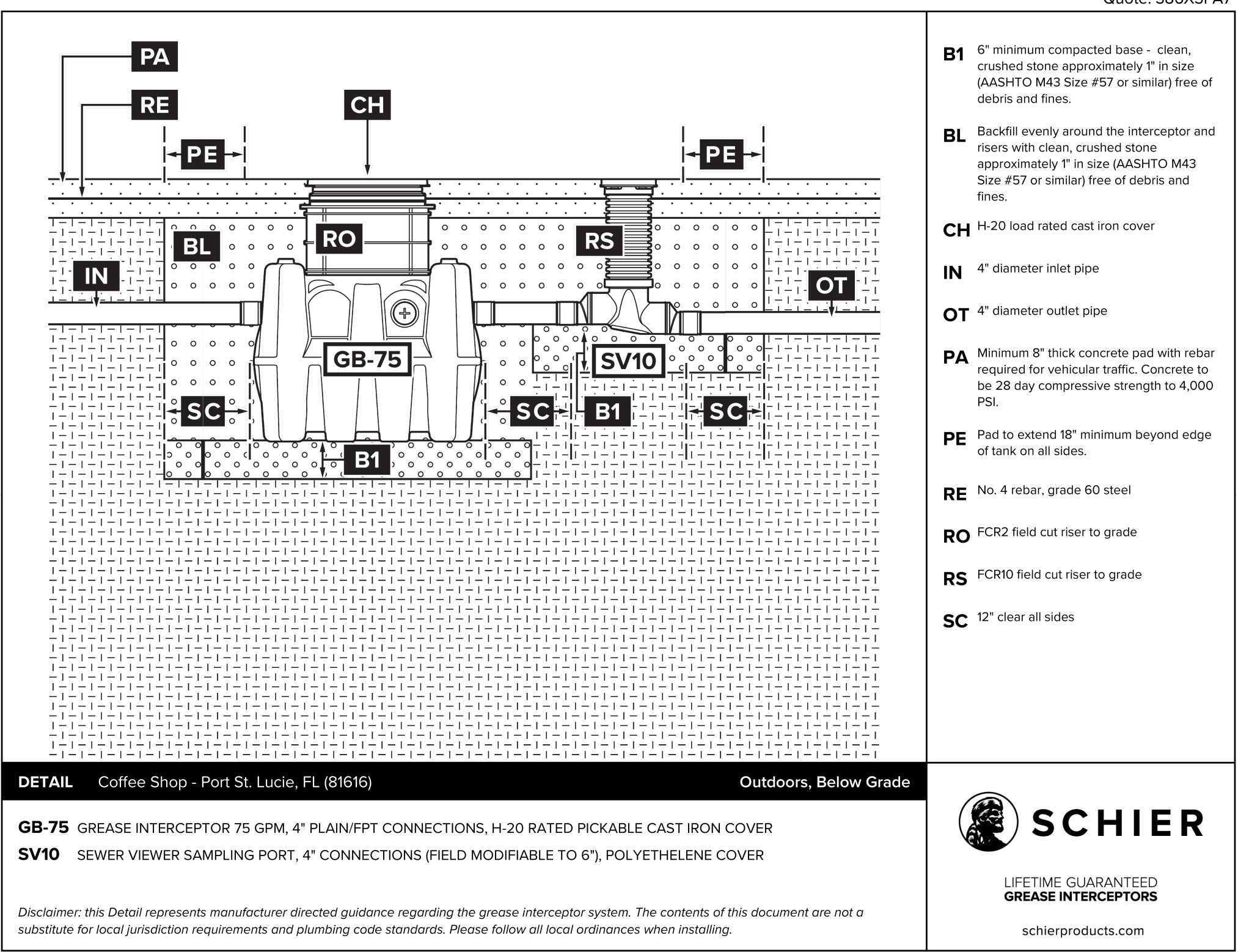
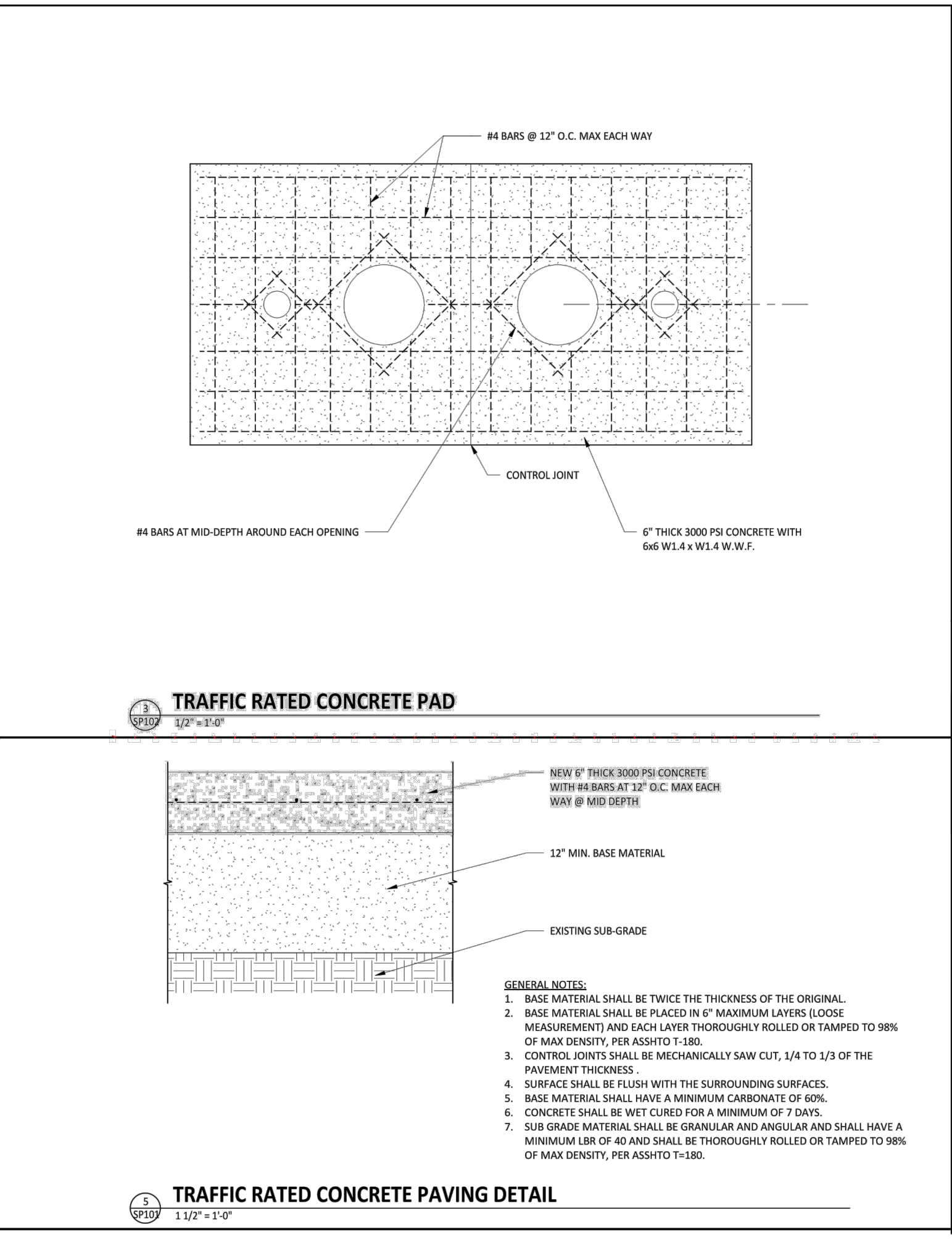
	MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	SANITARY SEWER CLEANOUT	DETAIL: SLWS-01 DATE: 03/2020 SCALE: N.T.S. SHEET: 1 OF 1
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NOTES:

- THE ENGINEER-OF-RECORD SHALL SIZE THE PIPE, FITTINGS, VALVES AND APPURTENANCES; THE MINIMUM SHALL BE 2" UP TO THE ANGLE VALVE.
- BOTH RISERS SHALL BE BRASS OR TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS THREADED FITTINGS AND ADAPTERS.
- ADDITIONAL SUPPORT SHALL BE PROVIDED AS NECESSARY TO SECURELY SUPPORT THE BACK FLOW PREVENTION ASSEMBLY.
- VALVE, SADDLE AND APPURTENANCES SHALL BE PER THE QUALIFIED PRODUCTS LIST.
- ALL METERS SHALL BE PURCHASED FROM AND INSTALLED BY SLWSD.
- SLWSD "POINT OF SERVICE" VALVE SHALL BE THE CLOSEST VALVE TO PROPERTY LINE.

	MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	COMMERCIAL WATER SERVICE CONNECTION	DETAIL: SLW-02A DATE: 03/2020 SCALE: N.T.S. SHEET: 1 OF 2
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Quote: 386X3FA7

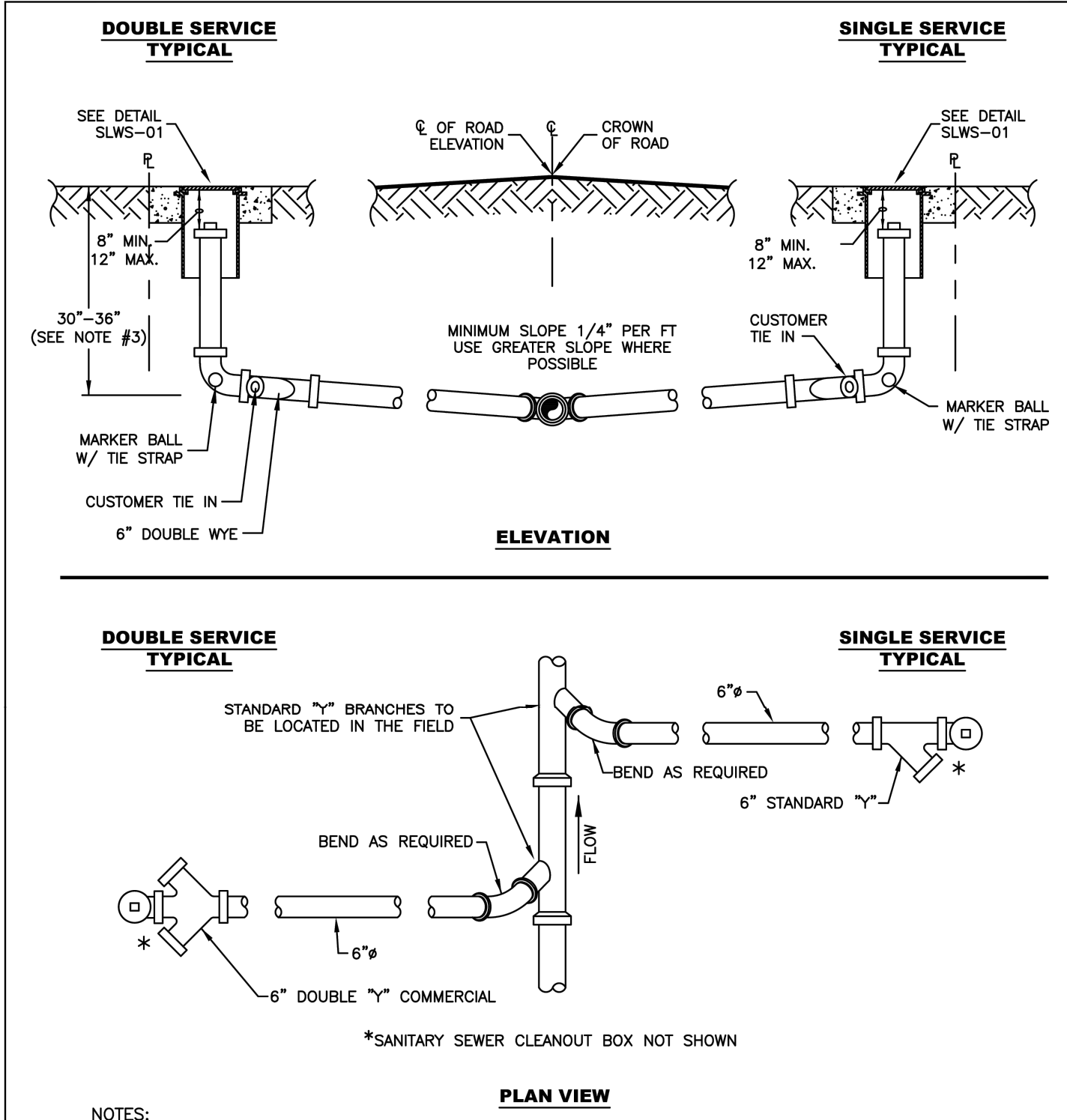
- B1 6" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
- BL Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.
- CH H-20 load rated cast iron cover
- IN 4" diameter inlet pipe
- OT 4" diameter outlet pipe
- PA Minimum 8" thick concrete pad with rebar required for vehicular traffic. Concrete to be 28 day compressive strength to 4,000 PSI.
- PE Pad to extend 18" minimum beyond edge of tank on all sides.
- RE No. 4 rebar, grade 60 steel
- RO FCRI2 field cut riser to grade
- RS FCRI0 field cut riser to grade
- SC 12" clear all sides



DETAIL Coffee Shop - Port St. Lucie, FL (81616) Outdoors, Below Grade

GB-75 GREASE INTERCEPTOR 75 GPM, 4" PLAIN/FPT CONNECTIONS, H-20 RATED PICKABLE CAST IRON COVER
SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHYLENE COVER

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.



NOTES:

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

	MINIMUM CONSTRUCTION STANDARDS FOR ST. LUCIE WEST SERVICES DISTRICT 450 SW UTILITY DRIVE, PORT SAINT LUCIE, FL 34986 PHONE: (772) 340-0220	SANITARY SEWER LATERAL (SHALLOW)	DETAIL: SLWS-02 DATE: 03/2020 SCALE: N.T.S. SHEET: 1 OF 1
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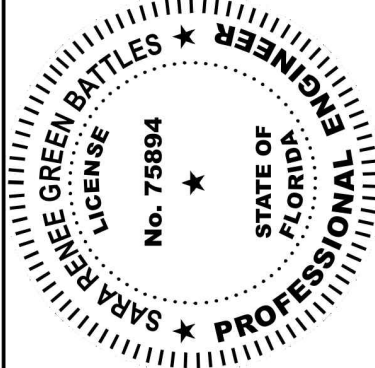


SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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



KHA PROJECT 047427053	DATE 10/06/2025	SCALE AS SHOWN	DESIGNED BY JC	DRAWN BY JC	CHECKED BY SRB
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UTILITY DETAILS

STARBUCKS
CASHMERE
PREPARED FOR
REGENCY

SHEET NUMBER

C-350

