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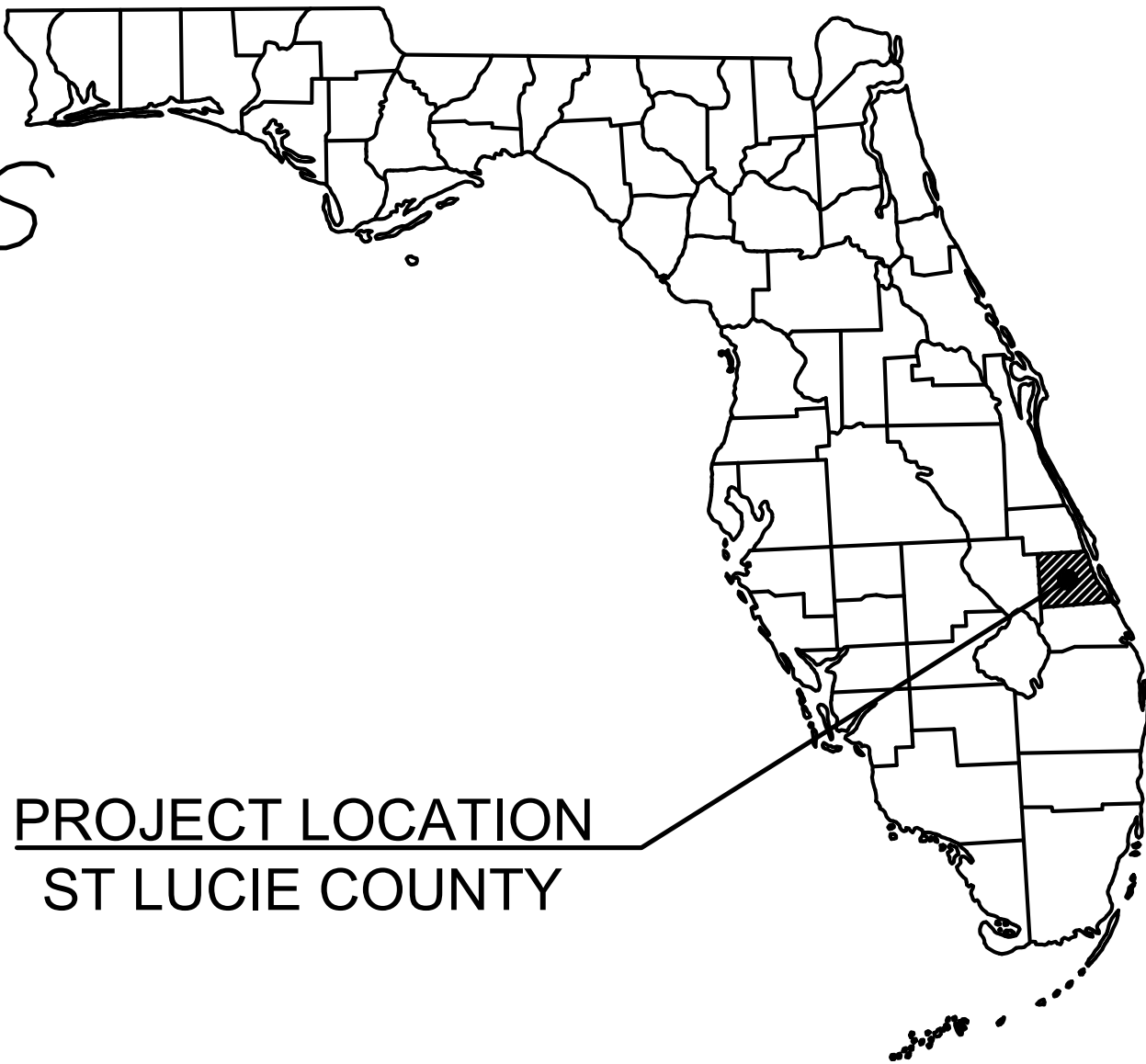
OFF-SITE ROADWAY CONTRACT PLANS

SW CASHMERE BOULEVARD ROADWAY IMPROVEMENTS

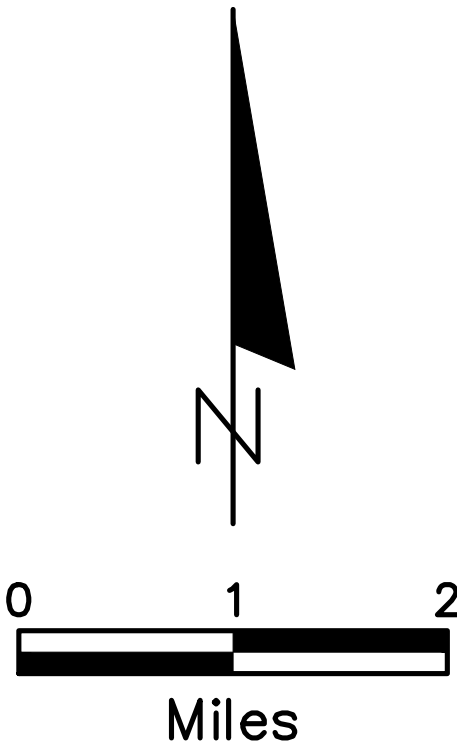
PORT. ST LUCIE, FLORIDA

FOR

EQUITY ONE (FLORIDA PORTFOLIO) LLC



PROJECT LOCATION  
ST LUCIE COUNTY



ROADWAY SHOP DRAWINGS  
TO BE SUBMITTED TO:

KIMLEY-HORN AND ASSOCIATES, INC.  
445 24th STREET, SUITE 200  
VERO BEACH, FL 32960  
(772) 794-4100

PLANS PREPARED BY:  
SARA R. BATTLES, P.E.

**Kimley»Horn**

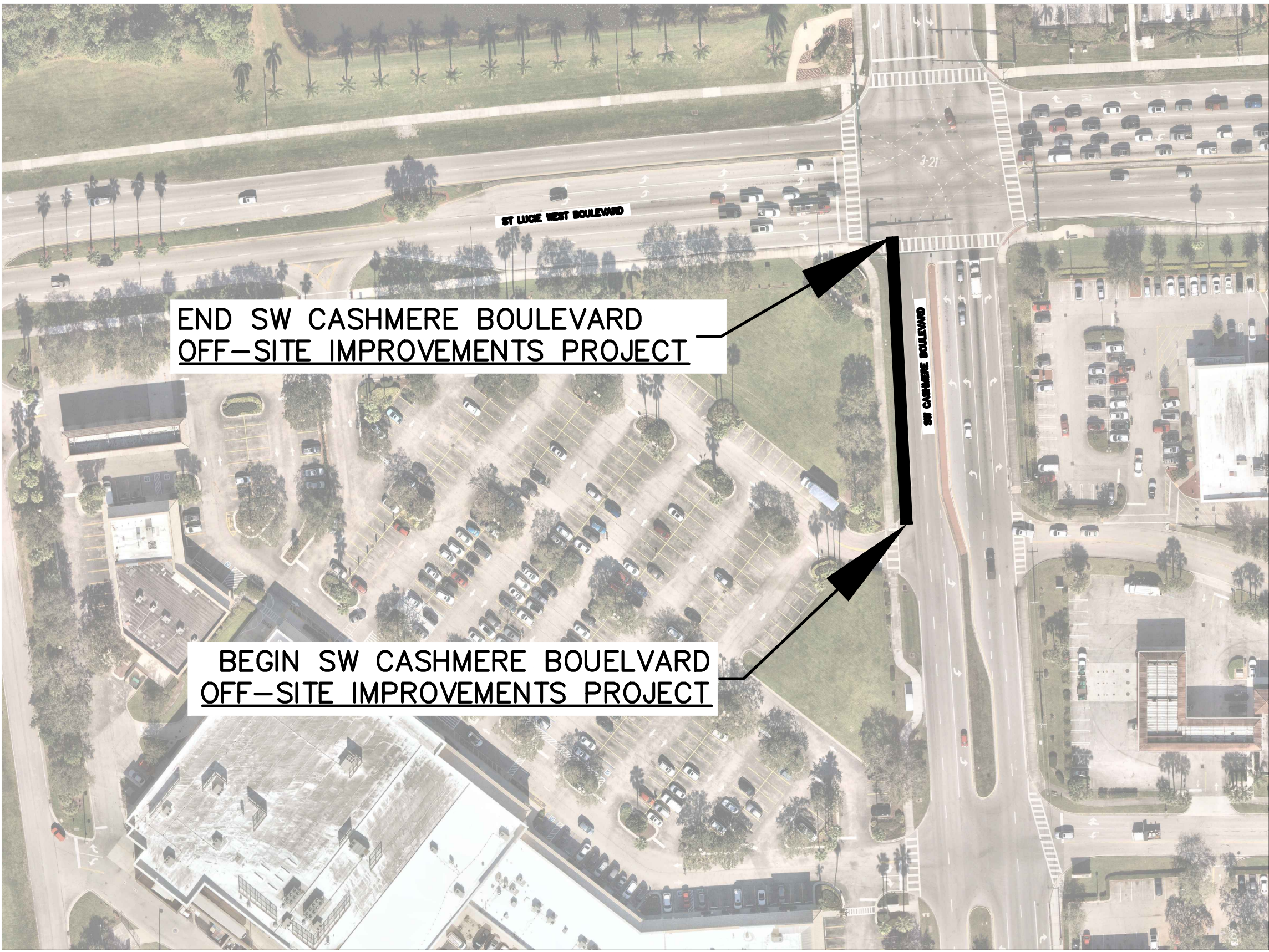
445 24th STREET, SUITE 200  
VERO BEACH, FL 32960  
(772) 794-4100  
PROJECT NUMBER: 147934001

NOTE: THE SCALE OF THESE PLANS MAY  
HAVE CHANGED DUE TO REPRODUCTION.

GOVERNING STANDARDS AND SPECIFICATIONS:  
FLORIDA DEPARTMENT OF TRANSPORTATION,  
FY 2024-25 DESIGN STANDARDS, AND  
STANDARD SPECIFICATIONS FOR ROAD, AND  
BRIDGE CONSTRUCTION DATED 2024,  
AS AMENDED BY CONTRACT DOCUMENTS.

B.M. DATA IS NORTH AMERICAN VERTICAL  
DATUM OF 1988 (NAVD88)

PERMIT  
SUBMITTAL



PROJECT TEAM

OWNER/DEVELOPER

EQUITY ONE (FLORIDA PORTFOLIO) LLC  
PO BOX 2539  
SAN ANTONIO, TEXAS 78299

CIVIL ENGINEER

SARA BATTLES, PE  
KIMLEY-HORN AND ASSOCIATES, INC.  
(772)794-4152  
SARA.BATTLES@KIMLEY-HORN.COM

ARCHITECT

CUHACI PETERSON  
2600 MAITLAND CENTER PKWY SUITE 200  
MAITLAND, FL 32751  
(407)661-910

LIST OF CONTACTS

WATER AND SEWER PROVIDER

ST LUCIE WEST SERVICES DISTRICT  
450 SW UTILITY DRIVE  
PORT ST LUCIE, FLORIDA 34986  
340-0220  
CONTACT: DENNIS PICKLE  
CUSTOMERSERVICE@SLWSD.ORG

FDOT

1000 N.W. 111 AVENUE  
MIAMI, FL 33172  
(305) 470-5266  
CONTACT: KARINA FUENTES, PE  
FDOT-D6COMM@DOT.STATE.FL.US

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200  
VERO BEACH, FLORIDA 32960  
(954)335-9800

SURVEYOR

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

ELECTRIC

1050 SE BRANDON CIRCLE  
PORT ST.LUCIE, FL 34952  
(772) 337-7062  
CONTACT: NAHUM HYPOLITE  
FDOT-D6COMM@DOT.STATE.FL.US

STORM SEWER

121 SW PORT ST.LUCIE BLVD  
PORT ST.LUCIE, FL 34983  
(772)871-5186  
CONTACT: ROXANNE CHESSER

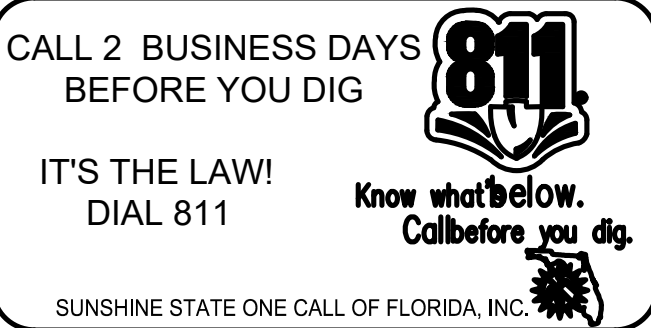
PREPARED FOR

EQUITY ONE (FLORIDA PORTFOLIO) LLC  
P.O. BOX 2539  
SAN ANTONIO, TEXAS 78299

ROADWAY PLANS  
ENGINEER OF RECORD: SARA BATTLES

P.E. NO.: 75894

PSL PROJECT NO.: P24-148



FISCAL YEAR	SHEET NO.
2025	1



Plotted By: Chon, Jessica Sheet Set: CASHMERE STARBUCKS - TURN LANE Layout: 2 SIGNATURE SHEET February 26, 2025 11:44:38am K:\VRB\_LDEV\Regency\Florida\Cashmere Starbucks\CAD\Draw\2 SIGNATURE SHEET.dwg  
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No.	REVISIONS	DATE	BY



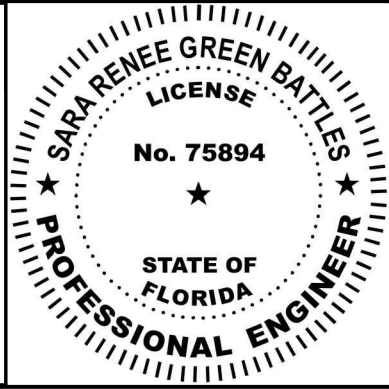
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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

KHA PROJECT	047427053
DATE	DECEMBER
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JC
CHECKED BY	SRB

CASHMERE STARBUCKS  
PREPARED FOR  
REGENCY CENTERES

PSL PROJECT NO.: P24-148  
ST.LUCIE COUNTY

FLORIDA



SIGNATURE SHEET

SHEET NUMBER

2

Plotted By: Chon, Jessica    Sheet: Set: CASHMERE STARBUCKS - TURN LANE    Layout: 3 GENERAL NOTES    February 26, 2025    11:44:43am    K:\VRE-LIDEV\Regency\Florida\Cashmere Starbucks\CAD\Draw\3 GENERAL NOTES.dwg    This document, together with the concept and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. GOVERNING SPECIFICATIONS: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED 2024.

2. CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD CONSTRUCTION DATED FY 2024-25.

3. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION) STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERE TO.

4. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT CITY OF PORT ST. LUCIE TO SCHEDULE A PRE-CONSTRUCTION MEETING.

5. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.

6. ALL STATIONS AND OFFSETS ARE REFERENCED TO BASELINE OF CONSTRUCTION.

7. THE FINISHED ROADWAY SECTION SHALL BE SMOOTH AND SET TO DRAIN.

8. EXISTING SECTION CORNERS AND ¼ SECTION CORNERS, AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE REFERENCED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND RESET AFTER CONSTRUCTION USING A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA.

9. ANY MAILBOX WITHIN THE LIMITS OF CONSTRUCTION IS TO BE TAKEN DOWN AND RESET IN ACCORDANCE WITH POSTAL REQUIREMENTS BY THE CONTRACTOR.

10. B.M. DATA IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-'88).

11. ANY NGVD - 1929 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, NOTIFY:

GEODETIC INFORMATION CENTER  
ATTN: MARK MAINTENANCE SECTION N/CG-162  
6001 EXECUTIVE BLVD.  
ROCKVILLE, MARYLAND 20852  
TELEPHONE NO. (301) 443-8319

12. THE EXACT LOCATIONS OF PROPOSED SWALES, BACK SLOPE LINES AND LIMITS OF CONSTRUCTION WILL BE IN ACCORDANCE WITH THE PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

13. CONTRACTOR SHALL ADJUST ALL UTILITY LIDS AND COVERS TO FINISHED GRADE AS REQUIRED.

14. ALL EXISTING DRAINAGE STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE NOTED. STRUCTURES IDENTIFIED TO BE REMOVED SHALL BE DISPOSED OF BY THE CONTRACTOR.

15. ALL AREAS REQUIRING SOD AND ALL DISTURBED R/W SHALL BE SODDED WITH BAHIA SOD. SODDING SHALL BE IN ACCORDANCE WITH SECTION 570.

16. THE CONTRACTOR WILL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT OF EXISTING.

17. ITEMS IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND BASE AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT THE CONTRACTOR'S EXPENSE UNLESS THE ITEMS ARE TO BE REUSED ON THE PROJECT.

18. THE APPLICANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE FDOT STD PLANS 102-600 SERIES AND THESE DOCUMENTS; THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, FHWA), SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS. PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
19. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.

20. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.

21. CONTRACTOR SHALL CONTACT THE LOCAL MEDIA A WEEK PRIOR TO ANY LANE CLOSURES AS IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT ERICK GILL, CITY OF PORT ST. LUCIE COMMUNICATIONS DIVISION DIRECTOR AT (772) 462-1791.

22. ALL MOT LANE CLOSURES SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED WITHOUT PRIOR APPROVAL FROM CITY OF PORT ST. LUCIE.

23. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STD PLANS 102-600 SERIES OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.

24. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY; THE EXACT LOCATION, SIZE, AND DEPTH SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR SHALL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.

25. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENG. DIVISION, HAVING JURISDICTON OVER THE PROJECT AT LEAST 2 BUSINESS DAYS, BEFORE ANY EXCAVATION WITHIN THE RIGHT OF WAY TO DETERMINE THE LOCATION OF EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.

26. THE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR 2 BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT COMPANY REPRESENTATIVES CAN BE PRESENT.

27. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES, UNDERGROUND UTILITIES, OR NEAR CANAL BANKS.

28. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 556 FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES.

29. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.

30. THE CONTRACTOR SHALL CALL SUNSHINE (1/800-432-4770) FOR FIELD LOCATIONS 2 BUSINESS DAYS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.

31. CONTRACTOR TO ENSURE THAT ALL PROPOSED UTILITY CONSTRUCTION IS IN FULL COMPLIANCE WITH THE MOST CURRENT CITY OF PORT ST. LUCIE UTILITY DETAILS AND MEET ALL CLEAR ZONE AND ADA REQUIREMENTS.

32. DRIVEWAYS THAT ARE DISTURBED ARE TO BE RECONSTRUCTED TO THEIR ORIGINAL OR BETTER CONDITIONS, UNLESS OTHERWISE STATED ON PLANS.

33. STAGING AND MATERIAL STORAGE SHALL NOT BE CONDUCTED ON ABUTTING PRIVATE PROPERTY WITHOUT APPROVAL FROM THE OWNER.

34. SIDEWALK JOINTS TO BE INSTALLED PER DETAILS ON FDOT STD PLANS 522-001 FOR ALL SIDEWALKS. ALL JOINTS SHALL BE TOOLED.

35. SODDING SHALL BE IN ACCORDANCE WITH SECTION 570.

36. NO EXISTING BASE MATERIAL REMOVED IN EXCAVATION SHALL BE REUSED AS PROPOSED BASE MATERIAL.

37. REMOVE ALL, MUCK, OVERBURDEN, AND ROOT MATERIAL TO THE RIGHT-OF-WAY LINE, BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
38. EROSION CONTROL MEASURES SHALL BE TAKEN BY CONTRACTOR DURING CONSTRUCTION PER FDOT STANDARD. SEE EROSION CONTROL SHEETS.

39. AT LOCATIONS WHERE PIPE AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED OR REMOVED UNDER THE EXISTING PAVEMENT, THE REPLACEMENT OF EMBANKMENT, BASE, ASPHALT, ETC. NECESSARY FOR EXCAVATION IS TO BE INCLUDED IN THE COST OF PIPE.

40. ALL SIDEWALK RAMPS SHALL MEET THE REQUIREMENTS OF FDOT STANDARD PLANS 522-002 AND FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL. (LATEST VERSION) AND SHALL COMPLY WITH ALL ADA REQUIREMENTS.

41. THE HIGHEST PRIORTY SHALL BE GIVEN TO ENSURE PEDESTRIAN SAFETY DURING CONSTRUCTION. IF PERMISSION IS GRANTED TO TEMPORARILY CLOSE A SIDEWALK, IT SHALL BE DONE WITH THE EXPRESS CONDITION THAT AN ALTERNATE ROUTE WILL BE PROVIDED, CLEARLY IDENTIFIED, AND REOPENED AS QUICKLY AS POSSIBLE.



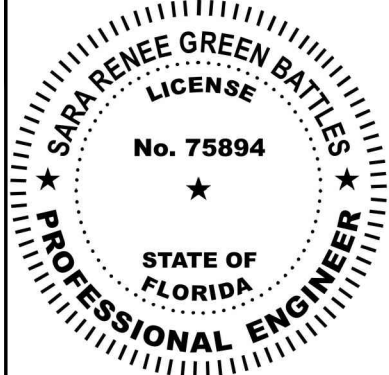
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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

KHA PROJECT	047427053
DATE	DECEMBER
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JC
CHECKED BY	SRB

CASHMERE STARBUCKS  
PREPARED FOR  
REGENCY CENTERES

PSL PROJECT NO.: P24-148  
ST.LUCIE COUNTY

FLORIDA



GENERAL NOTES

SHEET NUMBER

3



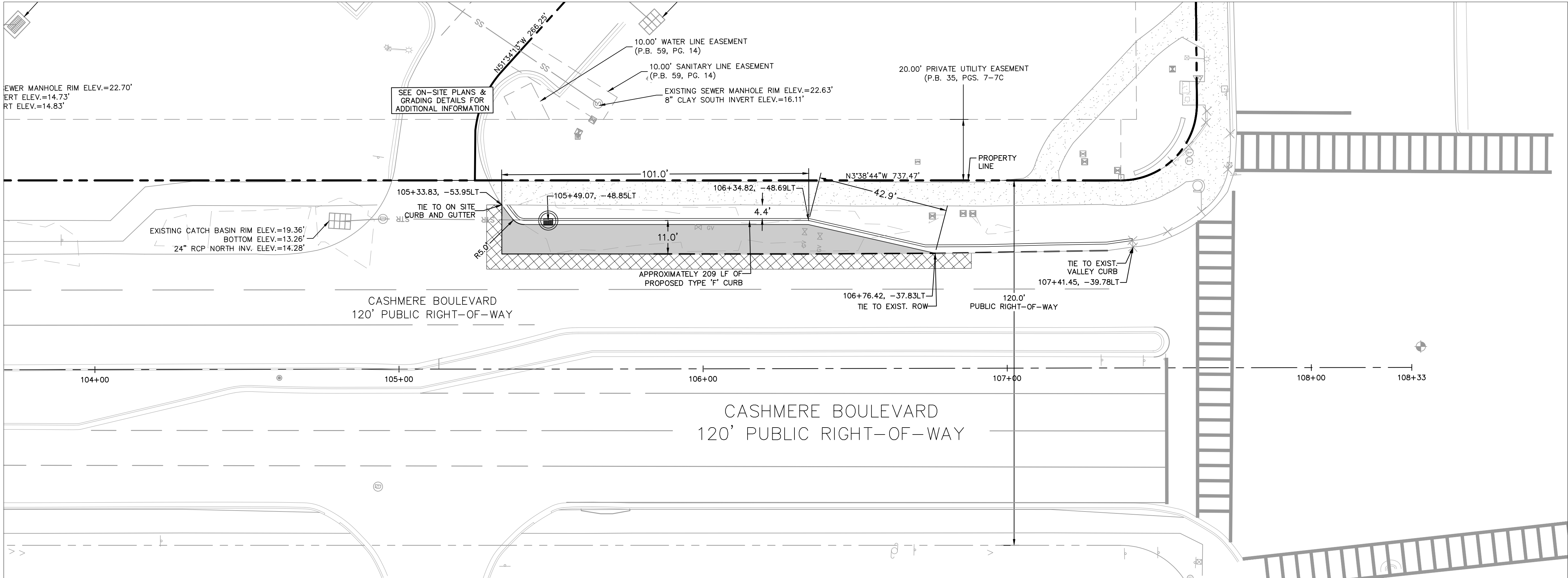


CASHMERE BOULEVARD  
120' PUBLIC RIGHT-OF-WAY

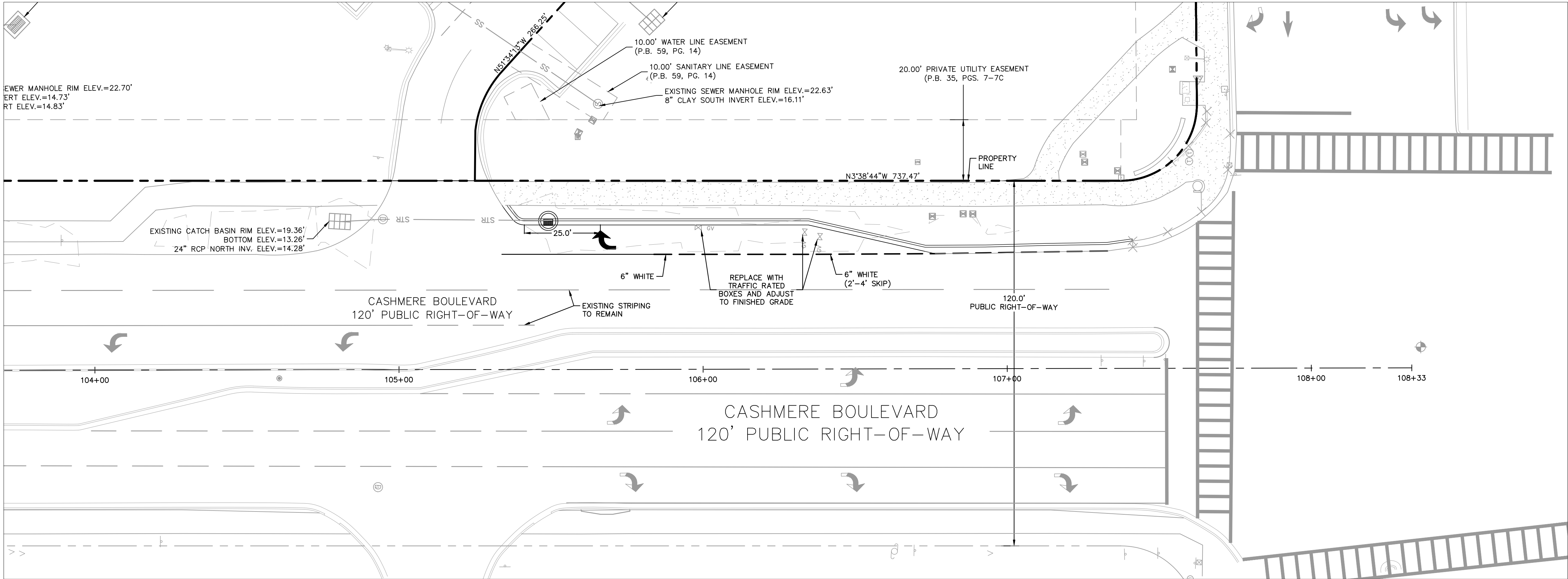
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Plotted By: Chon, Jessica Sheet Set: CASHMERE STARBUCKS - TURN LANE Layout: S PLAN SHEET February 26, 2025 11:45:06am K:\VRB\_LDEV\Regency\Florida\Cashmere Starbucks\CAD\Rdw\A3 PAVEMENT PLAN.dwg  
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- ROADWAY NOTES:
1. PAVEMENT MARKINGS & SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS AND FDOT STANDARD PLANS,
  2. ALL PAVEMENT MARKINGS WILL BE 90 MIL THERMOPLASTIC.
  3. DIMENSIONS OF STRIPING SHOWN ARE CENTER TO CENTER
  4. RPM'S WILL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND FDOT STANDARD PLANS.



No.	REVISIONS	DATE	BY

**Kimley»Horn**

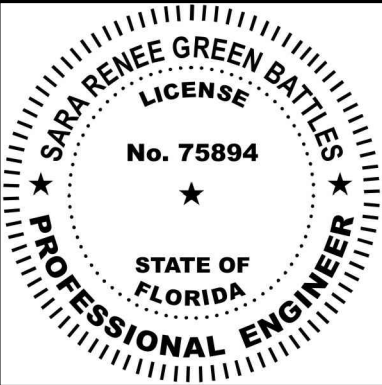
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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 047427053
DATE DECEMBER
SCALE AS SHOWN
DESIGNED BY JC
DRAWN BY JC
CHECKED BY SRB

**CASHMERE STARBUCKS**  
PREPARED FOR  
**REGENCY CENTERS**

PSL PROJECT NO.: P24-148  
ST. LUCIE COUNTY

FLORIDA



**PAVEMENT AND SIGNING &  
MARKING PLAN**

SHEET NUMBER
5

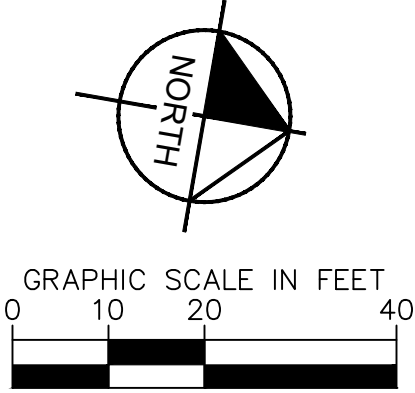


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STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CI-01	CURB INLET FDOT TYPE P9 RIM: 19.50

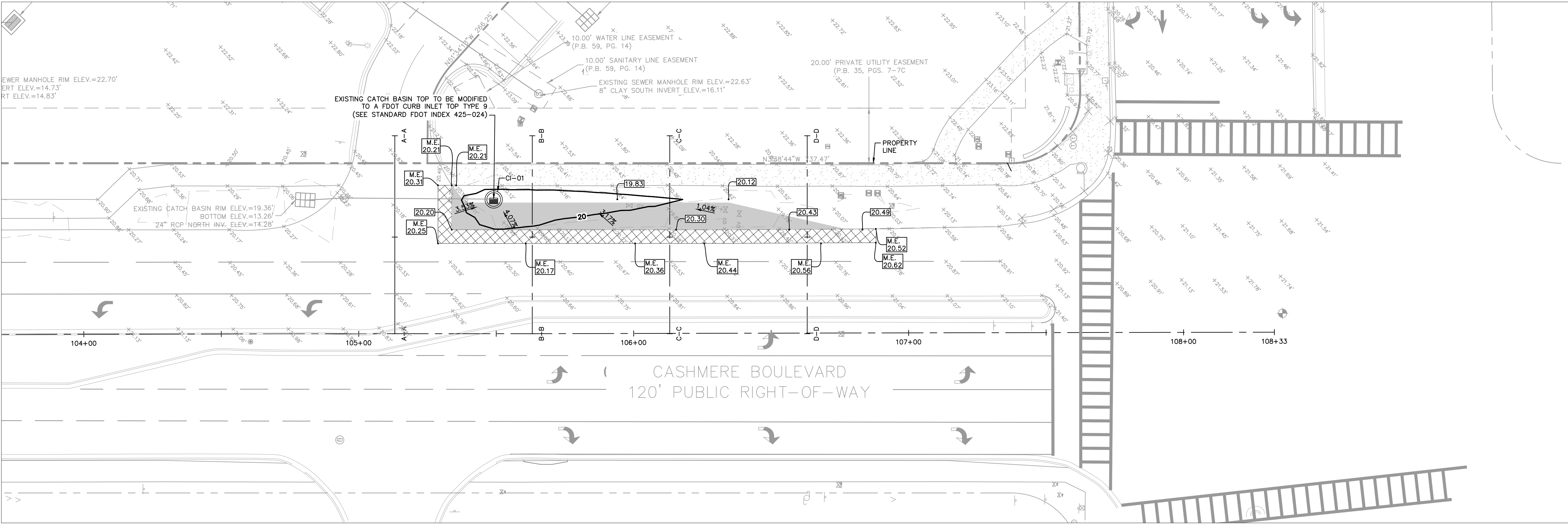
GRADING LEGEND

- PROPOSED GRADE (EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED)
- PAVEMENT
- TOP OF SIDEWALK
- BACK OF CURB
- HIGH POINT
- TOP OF WALL
- BOTTOM OF WALL
- MATCH ROADWAY PLANS
- MATCH EXISTING
- BUILDING REVEAL
- WALL/HEIGHTENED CURB
- PROPERTY BOUNDARY
- GRADING LIMITS
- BREAKLINE



PAVING LEGEND

- TYPE "D" CURB
- TYPE "F" CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVEMENT
- MILL & RESURFACE
- CONCRETE SIDEWALK



No.	REVISIONS	DATE	BY



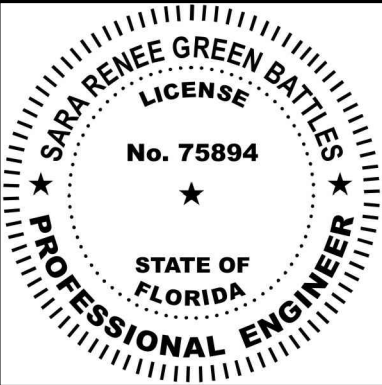
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CASHMERE STARBUCKS  
PREPARED FOR  
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PSL PROJECT NO.: P24-148  
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FLORIDA

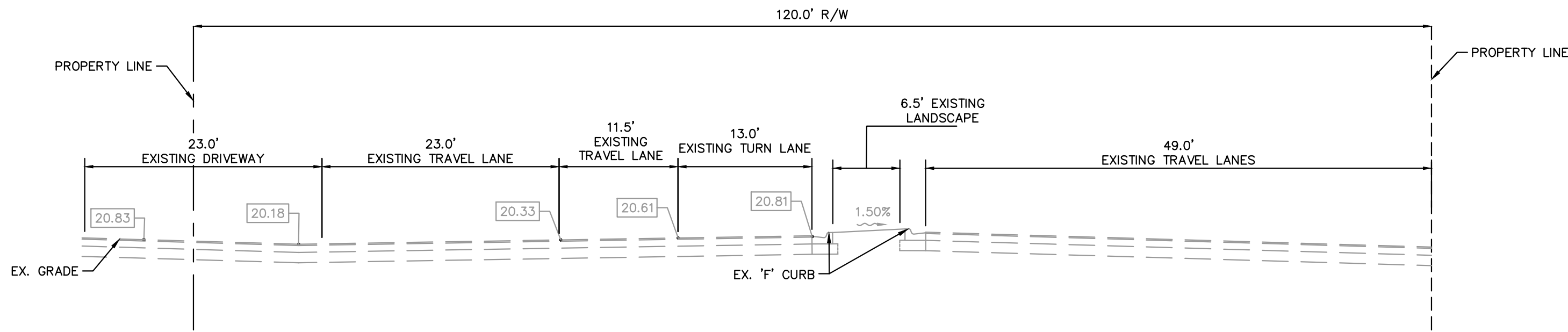
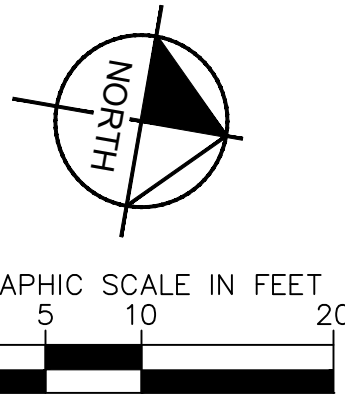


GRADING PLAN

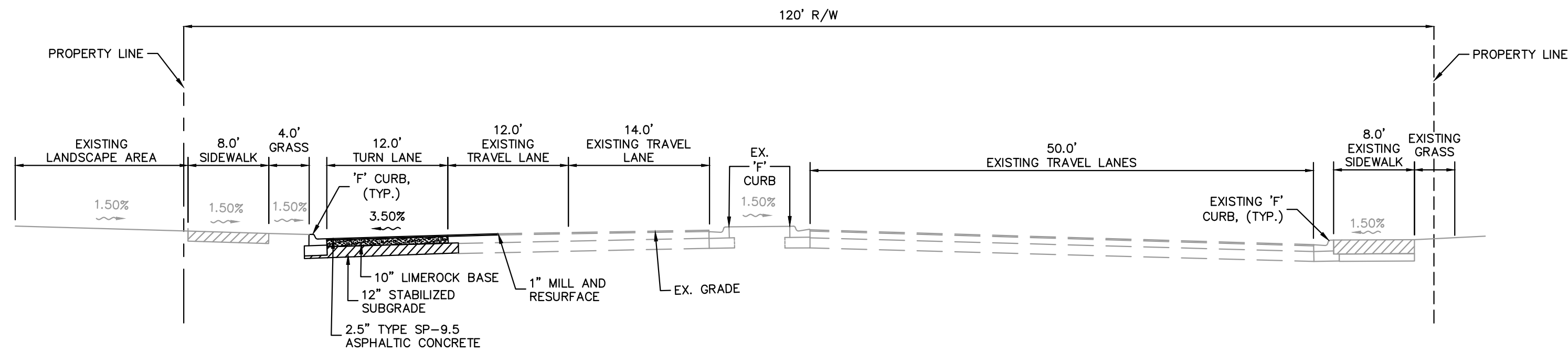
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SHEET NUMBER
6

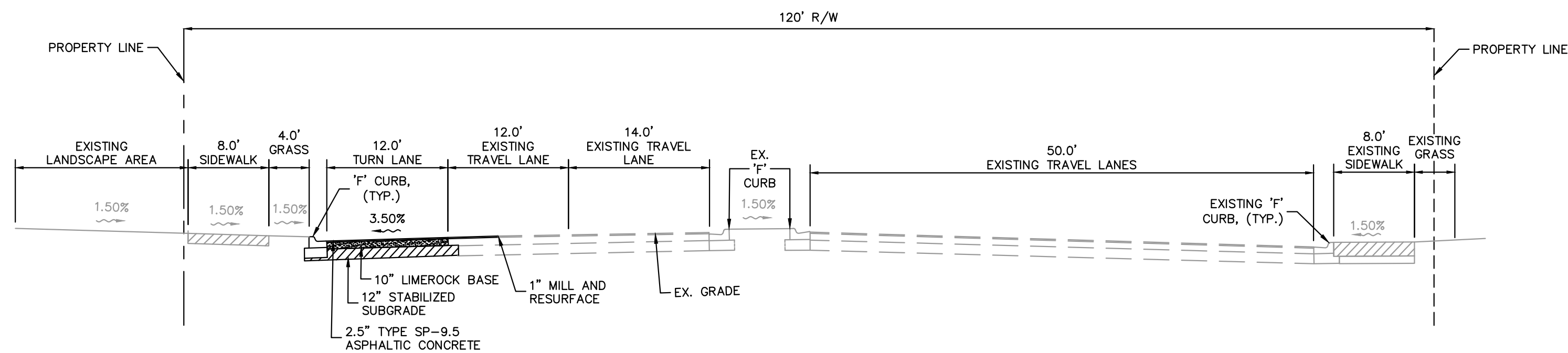
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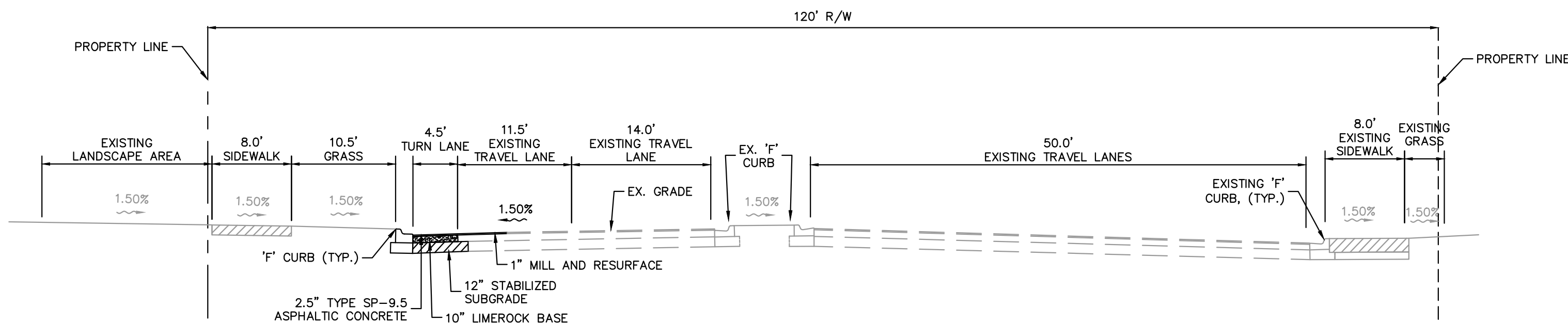
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TYPICAL ROADWAY SECTION - 'B'



TYPICAL ROADWAY SECTION - 'C'



TYPICAL ROADWAY SECTION - 'D'

No.	REVISIONS	DATE	BY

**Kimley»Horn**

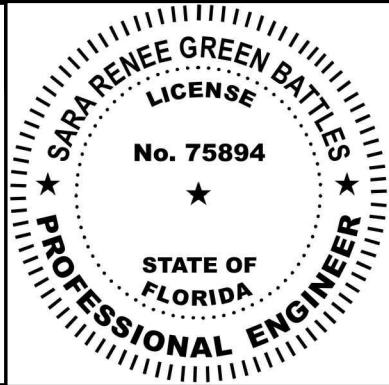
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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 047427053
DATE DECEMBER
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**CASHMERE STARBUCKS**  
PREPARED FOR  
**REGENCY CENTERS**

PSL PROJECT NO.: P24-148  
ST. LUCIE COUNTY

FLORIDA



**CASHMERE BOULEVARD ROAD  
CROSS SECTIONS**

SHEET NUMBER
7