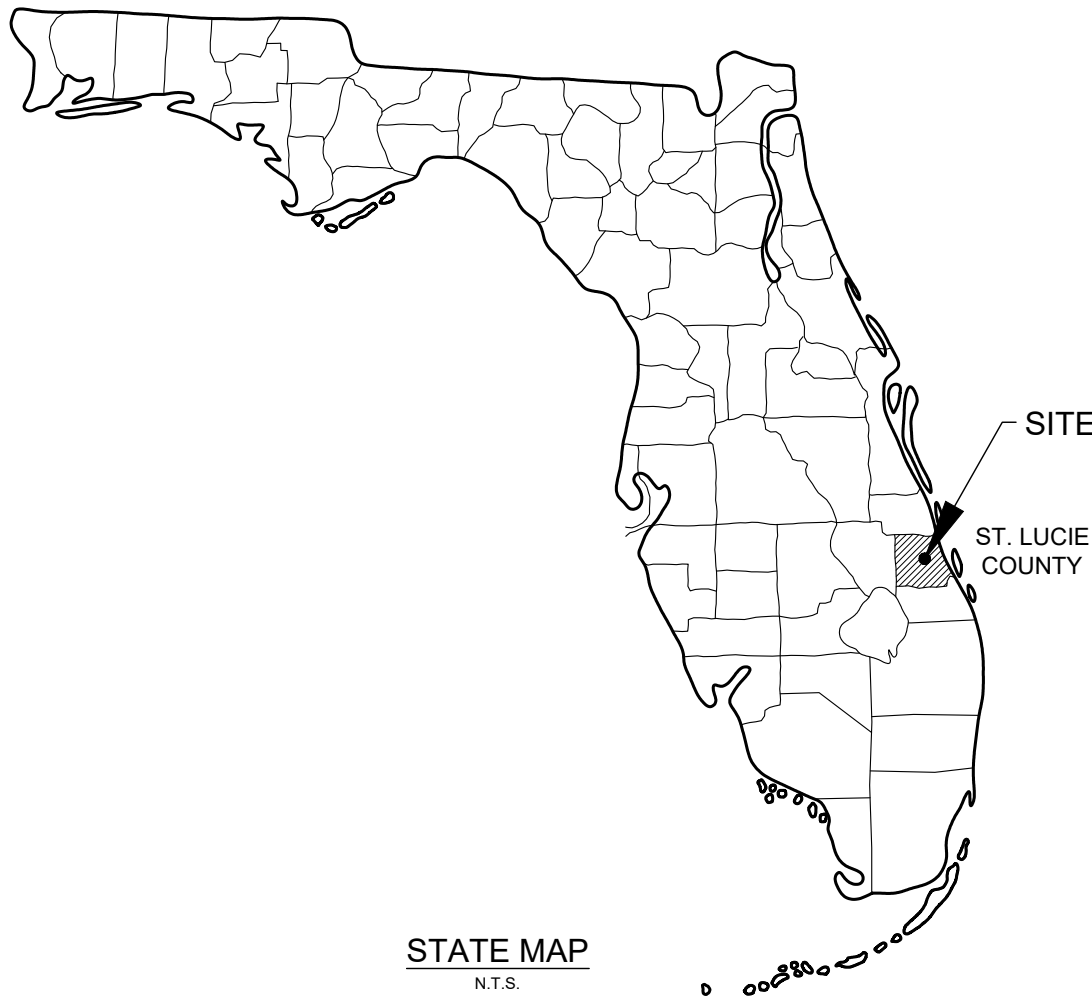


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# CONSTRUCTION PLANS FOR STARBUCKS CASHMERE LOCATED AT

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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SAN ANTONIO, TEXAS 78299

**CIVIL ENGINEER**  
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PROJECT LOCATION



**VICINITY**  
N.T.S.



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## LIST OF CONTACTS

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

**ENGINEERING**  
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121 S.W. PORT ST. LUCIE BLVD  
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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  
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**SANITARY SEWER**  
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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

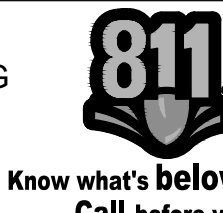
**PLANNING AND ZONING**  
CITY OF PORT ST. LUCIE PLANNING & ZONING DEPARTMENT  
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PORT ST. LUCIE, FL 34984  
(772) 871-5124

PREPARED BY:

**Kimley»Horn**

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**Kimley»Horn**

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KHA PROJECT 047427053	DATE 02/26/2025	SCALE AS SHOWN	DESIGNED BY JC	DRAWN BY JC	CHECKED BY SRB
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COVER SHEET

STARBUCKS  
CASHMERE  
PREPARED FOR  
REGENCY

P24-148

SHEET NUMBER

C-000

CITY OF PORT ST. LUCIE FLORIDA

REVISIONS

No.

DATE

BY



Plotted By: Lorenzo, Elena Sheet Starbuck's Cashmere Layout: C-001 GENERAL NOTES February 26, 2025 08:05:38pm K:\VRB-LOVE\Regency\Florida\Cashmere starbucks\CAD\planarets\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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Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

STARBUCKS CASHMERE PREPARED FOR REGENCY

FLORIDA

CITY OF PORT ST. LUCIE

Kimley»Horn

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

ENGINEER

STATE OF FLORIDA

PROFESSIONAL

REVISIONS

DATE

BY

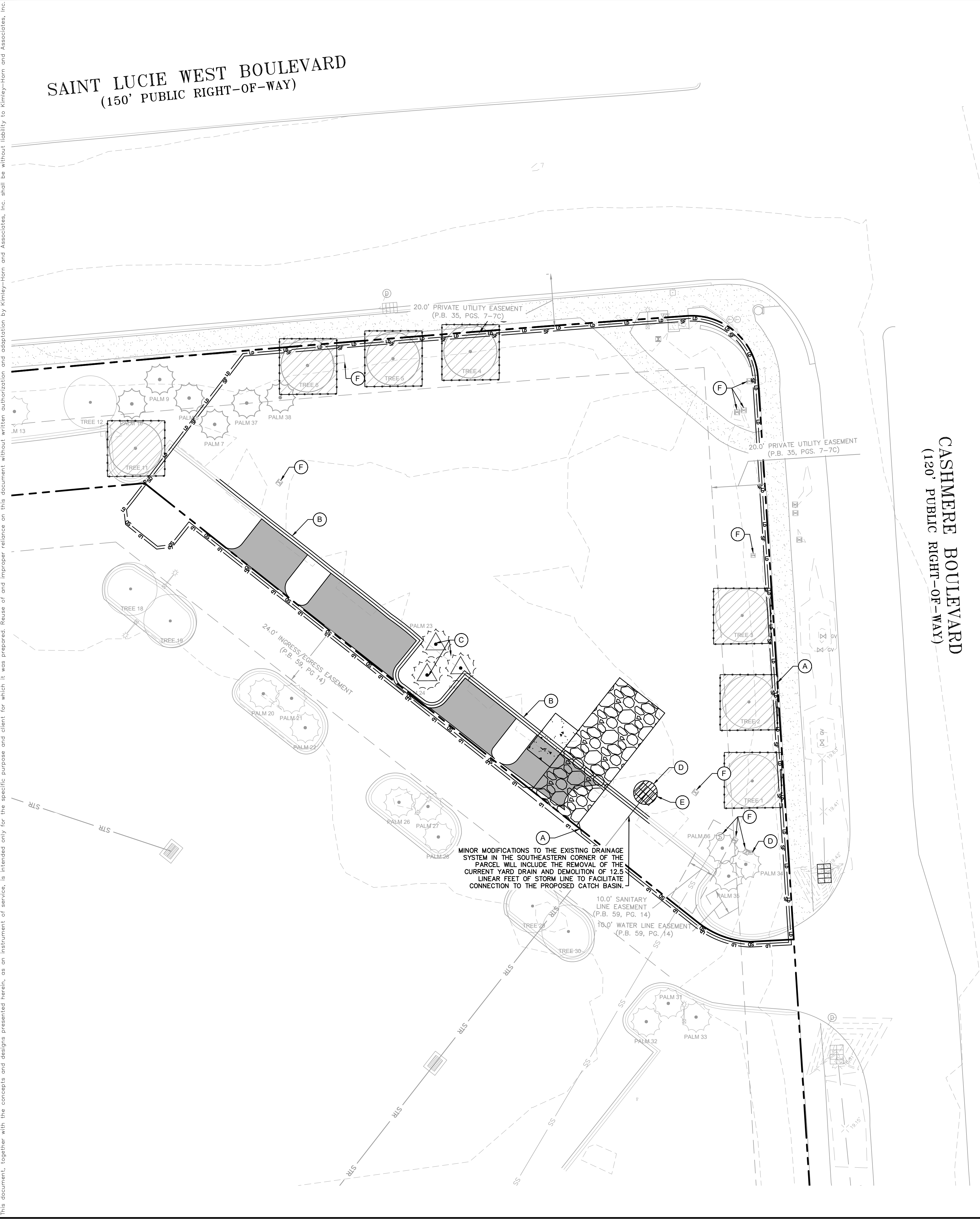
P24-148

SHEET NUMBER

C-001



Plotted By: Lorenzo, Elena - Sheet Set: STARBUCKS CASHMERE - LAYOUT: C-002 DEMOLITION & EROSION CONTROL PLAN - February 26, 2025 06:05:46pm - K:\VRB-LDEVA\Regen\Florida\starbucks\cashmere\storbucks\CAD\plansheets\C-002 DEMOLITION & EROSION CONTROL PLAN.dwg  
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SURVEY NOTE: TREE LOCATION INFORMATION IS BASED UPON SURVEY INFO DATED 4/10/23 ALONG WITH SITE OBSERVATIONS CONDUCTED 8/23/23.

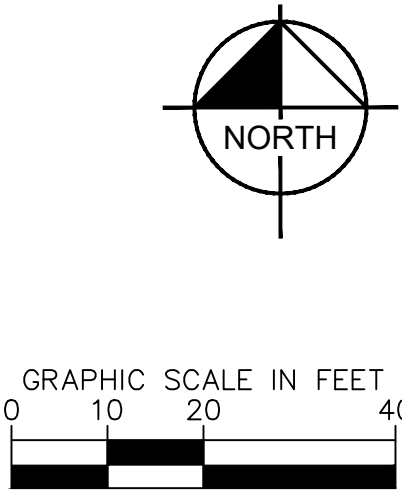
#### LEGEND

- 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

TOTAL AREA TO BE CLEARED = .81 ACRES

#### KEY NOTES:

- A PROPERTY LINE
- B 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



#### NOTES

- 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.
- 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.
- CONTRACTOR SHALL NOTIFY THE OWNER OF ANY UNFORSEEN CONDITIONS.
- THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY THE CONTRACTOR.
- 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.
- CONTRACTOR SHALL NOTIFY LOCAL UTILITIES 72 HOURS PRIOR TO DEMOLITION.
- 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.
- CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH ALL UTILITIES AND COMPLY WITH REGULATIONS AND STANDARDS FOR EACH UTILITY.
- CONTRACTOR SHALL PROVIDE BARRIERS, PERIMETER FENCING, PARTITIONS, PLANKING, BRACING, SHORING, LIGHTS AND SIGNS AS NECESSARY TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES.
- CONTRACTOR SHALL EXERCISE CARE TO PREVENT DUST, VIBRATION, SETTLEMENT, OR OTHER IMPACT TO ADJACENT PROPERTY.
- THE REMOVAL OF HAZARDOUS MATERIALS CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH REGULATORY REQUIREMENTS, RECOMMENDATIONS IN THE ENVIRONMENTAL SURVEY AND CONTRACT DOCUMENTS.
- 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.

#### GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- 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.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 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.
- 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.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 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.
- SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
- 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.
- REFER TO THE SWPPP FOR REPORTABLE SPILL QUANTITIES OF PETROLEUM PRODUCTS AND/OR HAZARDOUS WASTES.
- REFER TO THE SPECIFICATIONS FOR RUN-OFF SAMPLING/MONITORING REQUIREMENTS IF APPLICABLE TO SITE DURING CONSTRUCTION.
- 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.
- WHERE THE LIMITS OF DISTURBANCE AND SILT FENCE FOLLOW THE PROPERTY LINE, THE LIMITS OF DISTURBANCE AND SILT FENCE SHALL RUN AT THE PROPERTY LINE THESE LINES ARE VISUALLY SHOWN 2' OUTSIDE THE PROPERTY LINE AND 1' INSIDE THE PROPERTY LINE, RESPECTIVELY FOR CLARITY.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**Kimley»Horn**

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
047427053	02/26/2025	AS SHOWN	JC	JC	ACF

**DEMOLITION & EROSION CONTROL PLAN**

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

P24-148

SHEET NUMBER

C-002

CITY OF PORT ST. LUCIE FLORIDA

REVISIONS

No.

DATE

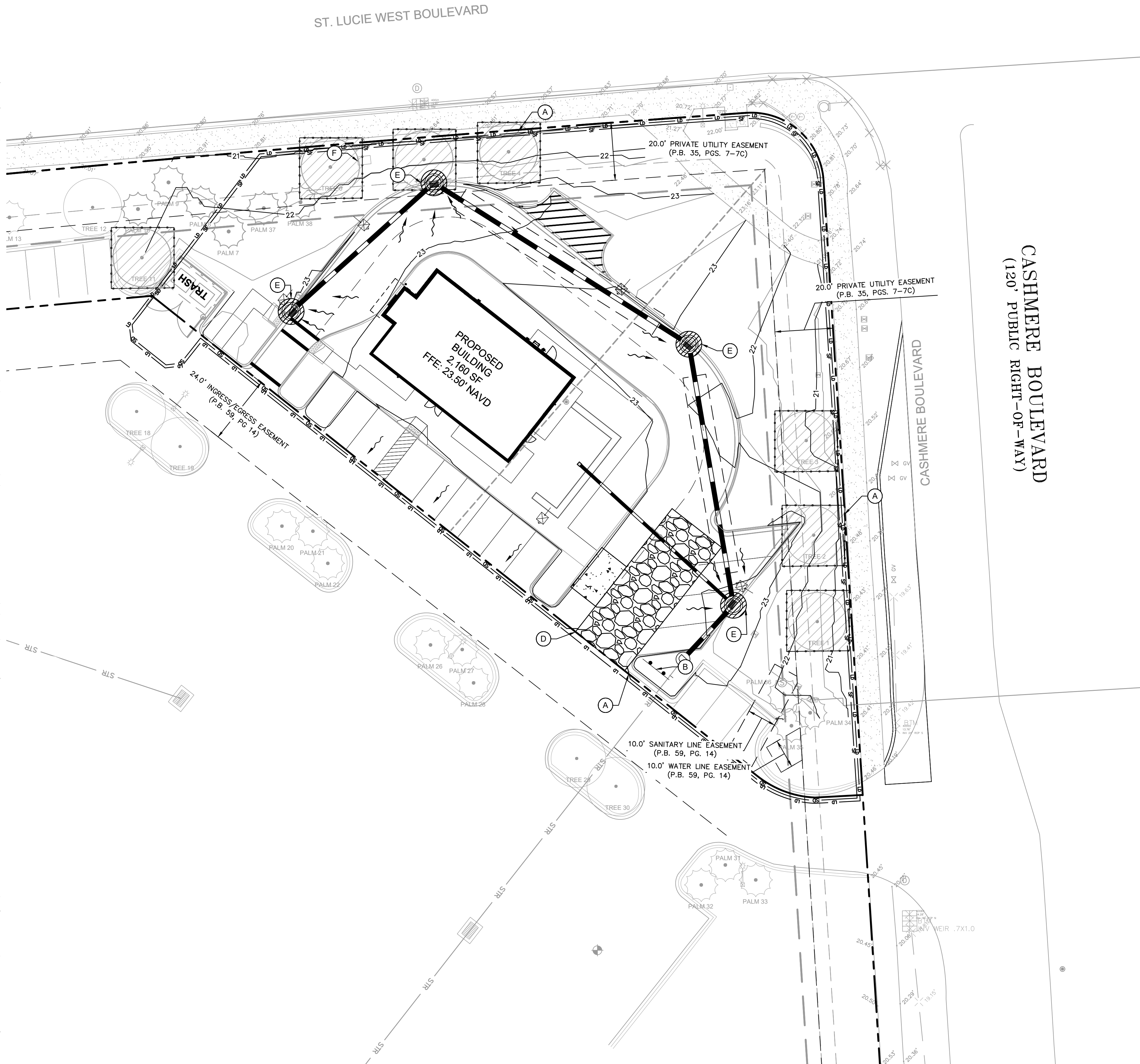
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Plotted By: Lorenzo, Elena Sheet Set: STARBUCKS CASHMERE LAYOUT: C-003 PHASE II SWPPP February 26, 2025 06:05:58pm K:\VRL-IDEA\Regency\Florida\Cashmere\Starbucks\CAD\plan\sheet\c-003 PHASE II SWPPP.dwg  
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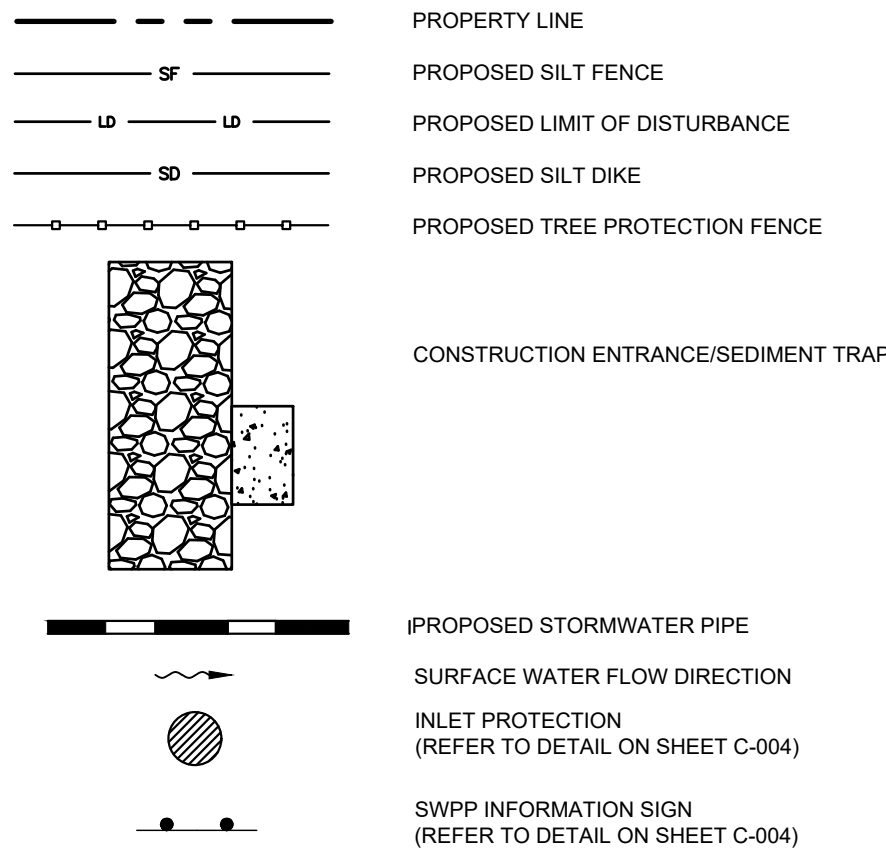
SAINT LUCIE WEST BOULEVARD  
(150' PUBLIC RIGHT-OF-WAY)

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												



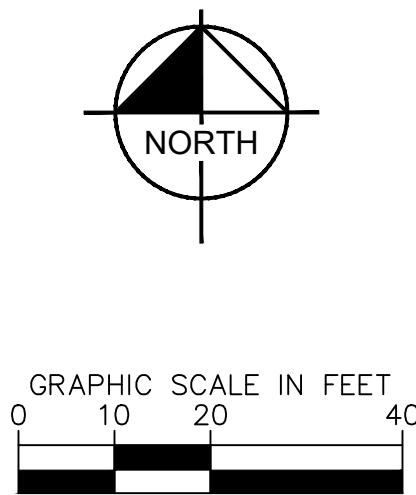
SURVEY NOTE: TREE LOCATION INFORMATION IS BASED UPON  
SURVEY INFO DATED 4/10/23 ALONG WITH SITE OBSERVATIONS  
CONDUCTED 8/23/23.

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 = .81 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. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.
- 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.
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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.
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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. WHERE THE LIMITS OF DISTURBANCE AND SILT FENCE FOLLOW THE PROPERTY LINE, THE LIMITS OF DISTURBANCE AND SILT FENCE SHALL RUN AT THE PROPERTY LINE THESE LINES ARE VISUALLY SHOWN 2' OUTSIDE THE PROPERTY LINE AND 1' INSIDE THE PROPERTY LINE, RESPECTIVELY FOR CLARITY.

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.

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DIAL 811

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Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

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PHONE: 772-794-4100  
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KHA PROJECT 047427053	DATE 02/26/2025	SCALE AS SHOWN	DESIGNED BY JC	DRAWN BY JC	CHECKED BY ACF
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PHASE II SWPPP

STARBUCKS  
CASHMERE

PREPARED FOR  
REGENCY

P24-148

SHEET NUMBER

C-003

CITY OF PORT ST. LUCIE FLORIDA

REVISIONS

No.

BY

DATE







[illegible]

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 VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY, EXACT ELEVATION LOCATIONS AND CAPACITIES OF ALL ELECTRICAL AND MECHANICAL EQUIPMENT.
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 NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL 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. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
7. NO WETLANDS ARE PRESENT.
8. MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
9. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
10. TYPICAL 90° PARKING STALL DEPTH IS 18' AND TYPICAL PARKING STALL WIDTH IS 9.5' UNLESS OTHERWISE NOTED.
11. EXISTING CONDITIONS MAY ALTER EXIST. SIZE OF PARKING STALL DEPTH AND WIDTH.
12. THE DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH CITY OF PORT ST. LUCIE ACCESS STANDARDS DEFINED BY SECTION 158.222
13. (FFPC 1=18.3.2.4.1.1) FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVE SURFACE CAPABLE OF SUPPORTING A 20-TON EQUIPPED FIRE FIGHTING VEHICLE.
14. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.

SUNSHINE STATE ONE CALL OF FLORIDA, INC. 

C-100

KHA PROJECT	DATE	SCALE	AS SHOWN
047427053	02/26/2025	DESIGNED BY	JC
		DRAWN BY	JC
		CHECKED BY	SRB

CITY OF PORT ST. LUCIE FLORIDA

REVISIONS

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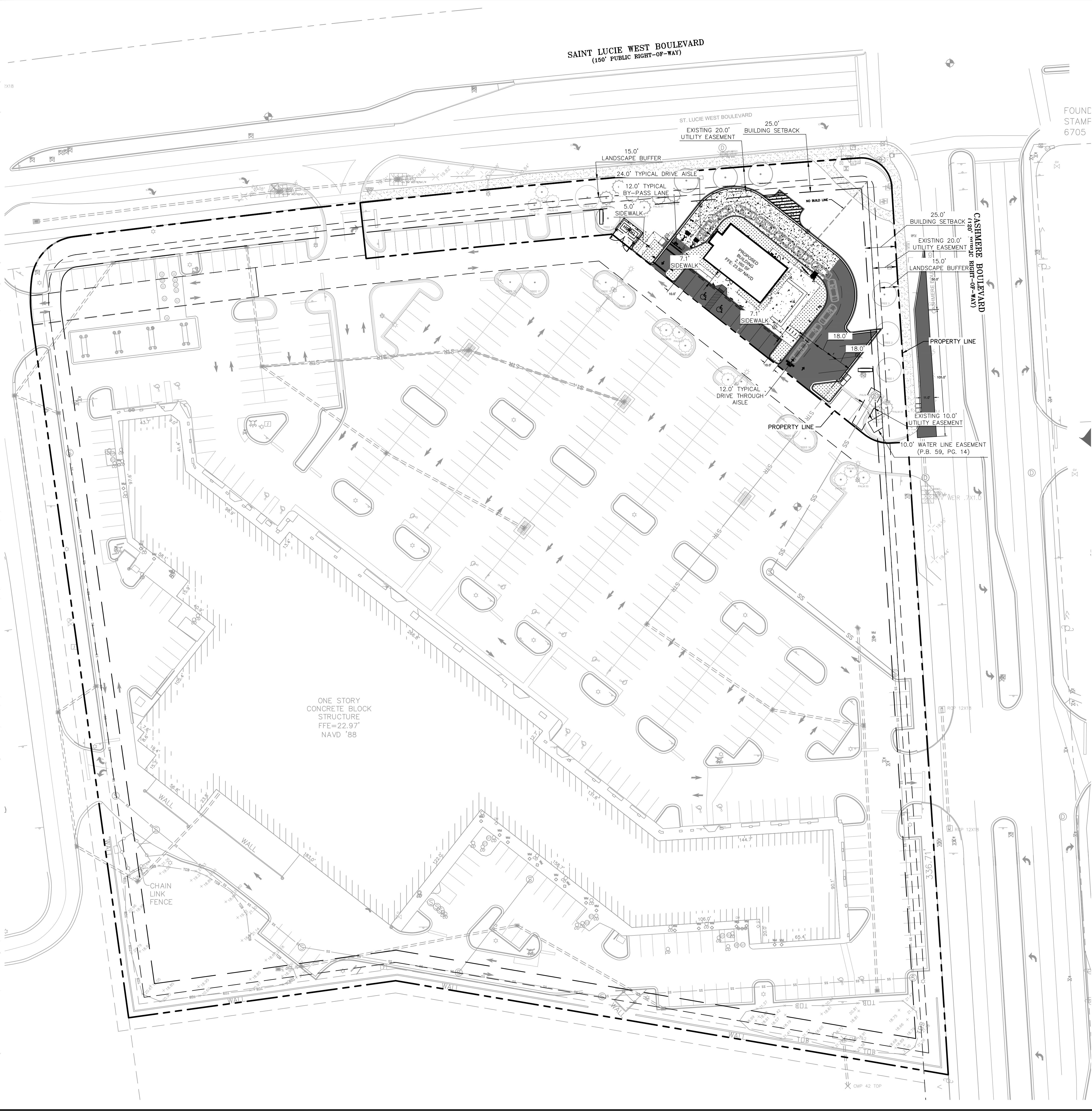
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**Journal of**

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Plotted By: Lorenzo, Elena Sheet Set: STARBUCKS CASHMERE Layout: C-101 Overall Site Plan February 26, 2025 06:06:40pm K:\VRB-LDEV\Regency\Florida\Cashmere Starbucks\CAD\plansheets\C-101 Overall Site Plan.dwg  
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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. 188 (P.B. 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 #12111C0260J)  
PROJECT AREA: 45,137 SF 1.04 AC  
BUILDING ELEVATIONS: TOP OF ROOF SCREEN: 20.83' TOP OF PARAPET: 18.00'  
BUILDING SETBACKS: 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)

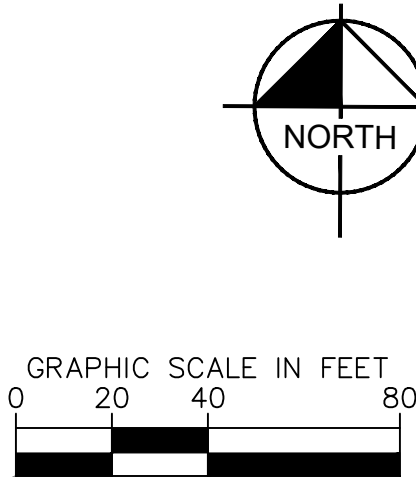
	REQUIRED	PROVIDED
STANDARD ACCESSIBLE PER ADA	34	28
	2	2
TOTAL PARKING	36	30 *

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

OVERALL SITE PARKING SUMMARY:

	REQUIRED	PROVIDED
REQUIRED PARKING RATIO	1 SPOT PER 200SF	5 SPOTS PER 1000SF
STANDARD ACCESSIBLE PER ADA	457	457
	9	20
	0	8
	N/A	6 (NOT INCLUDED IN TOTAL)

PROPERTY LINE	466	485
PROPOSED LANDSCAPE BUFFER		
PROPOSED BUILDING SETBACK		
PROPOSED D CURB		
STANDARD DUTY ASPHALT PAVEMENT		
HEAVY DUTY CONCRETE		
CONCRETE SIDEWALK		



STARBUCKS CASHMERE PREPARED FOR REGENCY CITY OF PORT ST. LUCIE FLORIDA

OVERALL SITE PLAN

STARBUCKS CASHMERE PREPARED FOR REGENCY CITY OF PORT ST. LUCIE FLORIDA

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ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.  
No. 75804  
STATE OF FLORIDA  
PROFESSIONAL

KHA PROJECT 047427053 DATE 02/26/2025 SCALE AS SHOWN DESIGNED BY JC DRAWN BY JC CHECKED BY ACF

P24-148 SHEET NUMBER C-101

REVISIONS

DATE BY





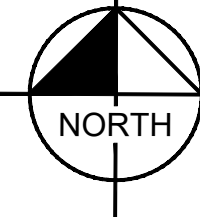
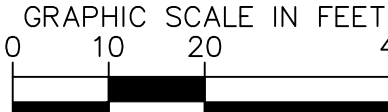


SAINT LUCIE WEST BOULEVARD  
(150' PUBLIC RIGHT-OF-WAY)

ST. LUCIE WEST BOULEVARD

CASHMERE BOULEVARD  
(120' PUBLIC RIGHT-OF-WAY)

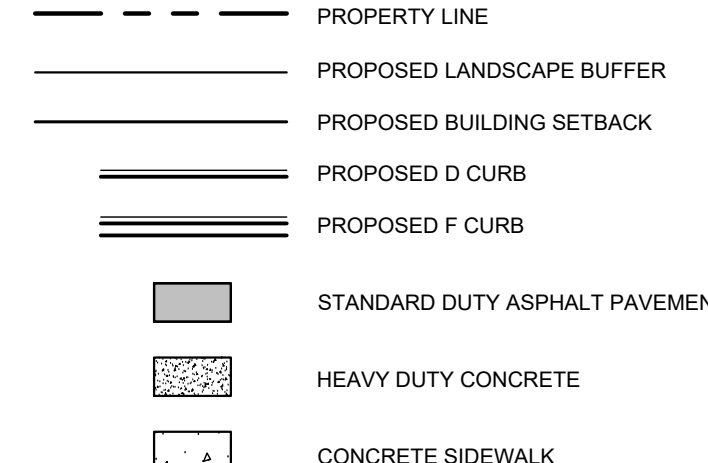
SURVEY NOTE: TREE LOCATIONS WERE NOT PROVIDED IN MOST RECENT SURVEY DATED 09/03/2024. TREE LOCATIONS DEPICTED ARE FROM A SURVEY DATED 12/08/2014.



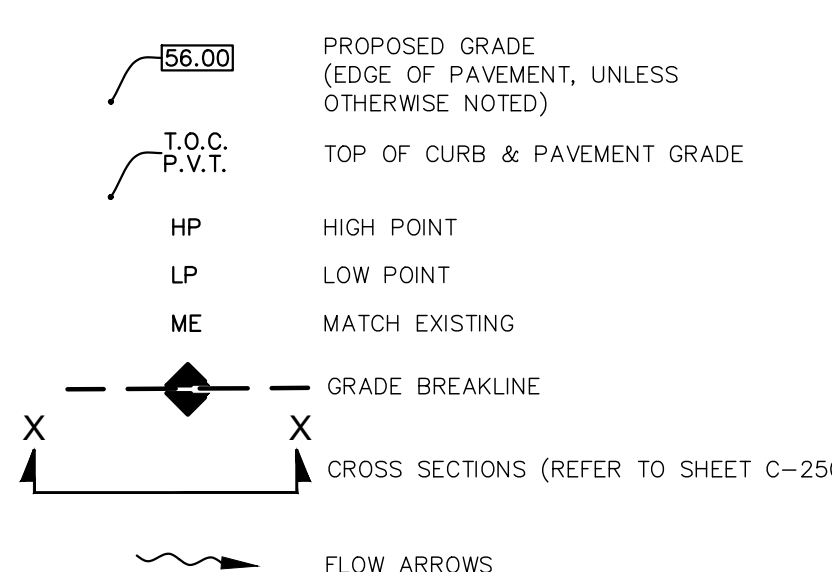
### PAVING AND GRADING NOTE

1. 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.
2. 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.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. 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.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT 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.
10. 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.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. 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.
13. 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.
14. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
15. 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.
16. 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.
17. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.
18. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FILL THICKNESS OF SOD WITH A 2-INCH UNDERCUT SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
19. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

## SITE LEGEN



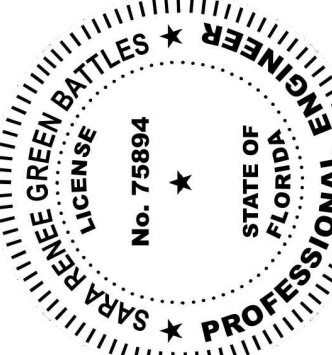
## GRADING LEGEN



STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CI-01	CURB INLET WEIR(S) ELEV: 20.33' PRB (N) RIM: 22.39 INV IN: 17.50 INV OUT: 17.17 INV OUT: 18.83
CI-02	CURB INLET W/ PRB (NW) & (S) RIM: 22.38 INV IN: 17.17 INV OUT: 17.17
CI-03	CURB INLET W/ PRB (SE) RIM: 22.20 INV IN: 17.17 INV IN: 17.17
CI-04	CURB INLET 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 OUT: 18.00

# Kimley»»Horn

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PHONE: 772-794-4100



# PAVING GRADING AND DRAINAGE PLAN

STARBUCKS  
CASHMERE  
PREPARED FOR  
REGENCY

P24-148

SHEET NUMBER

# C-20

CALL 48 HOURS  
BEFORE YOU DIE



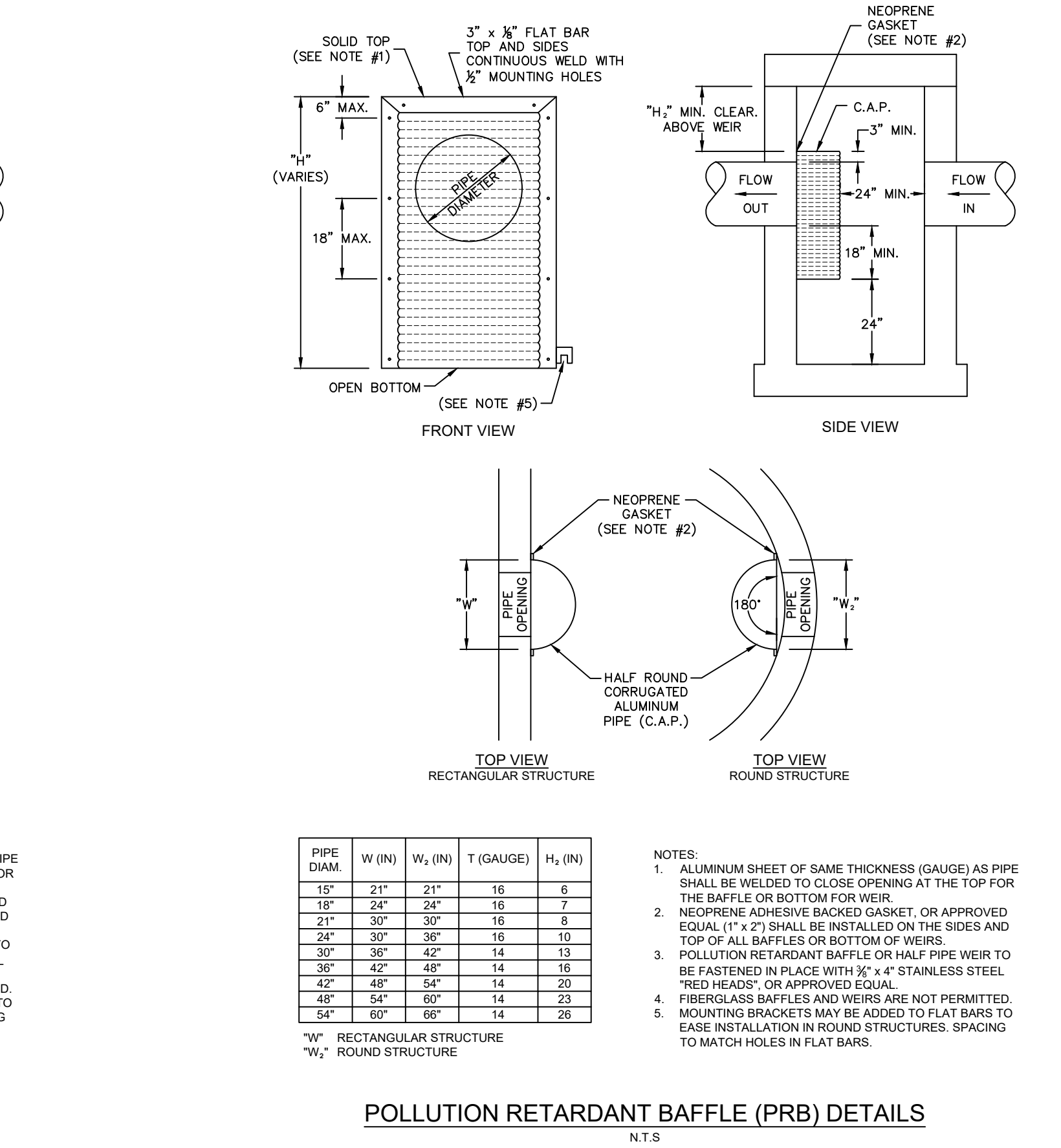
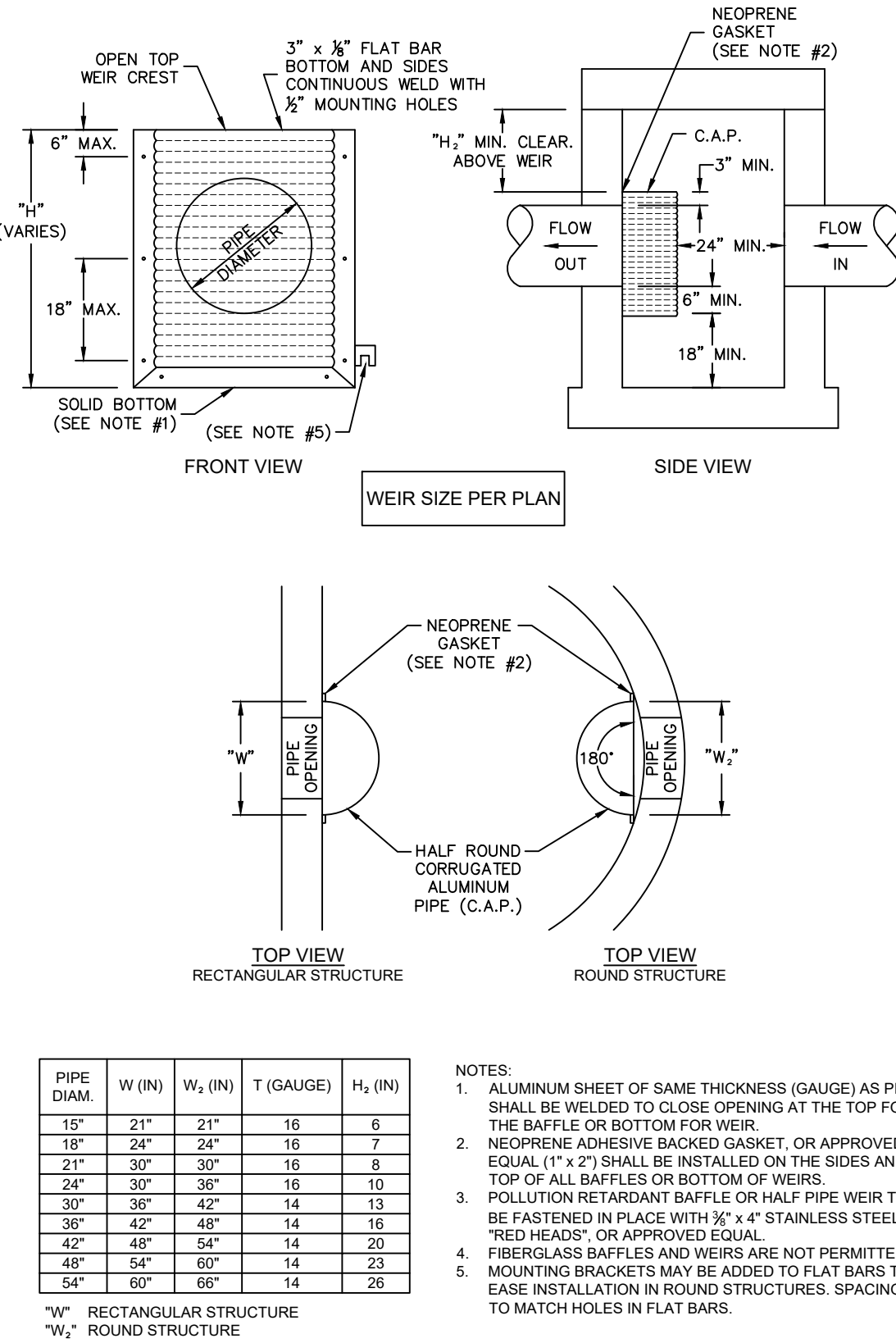
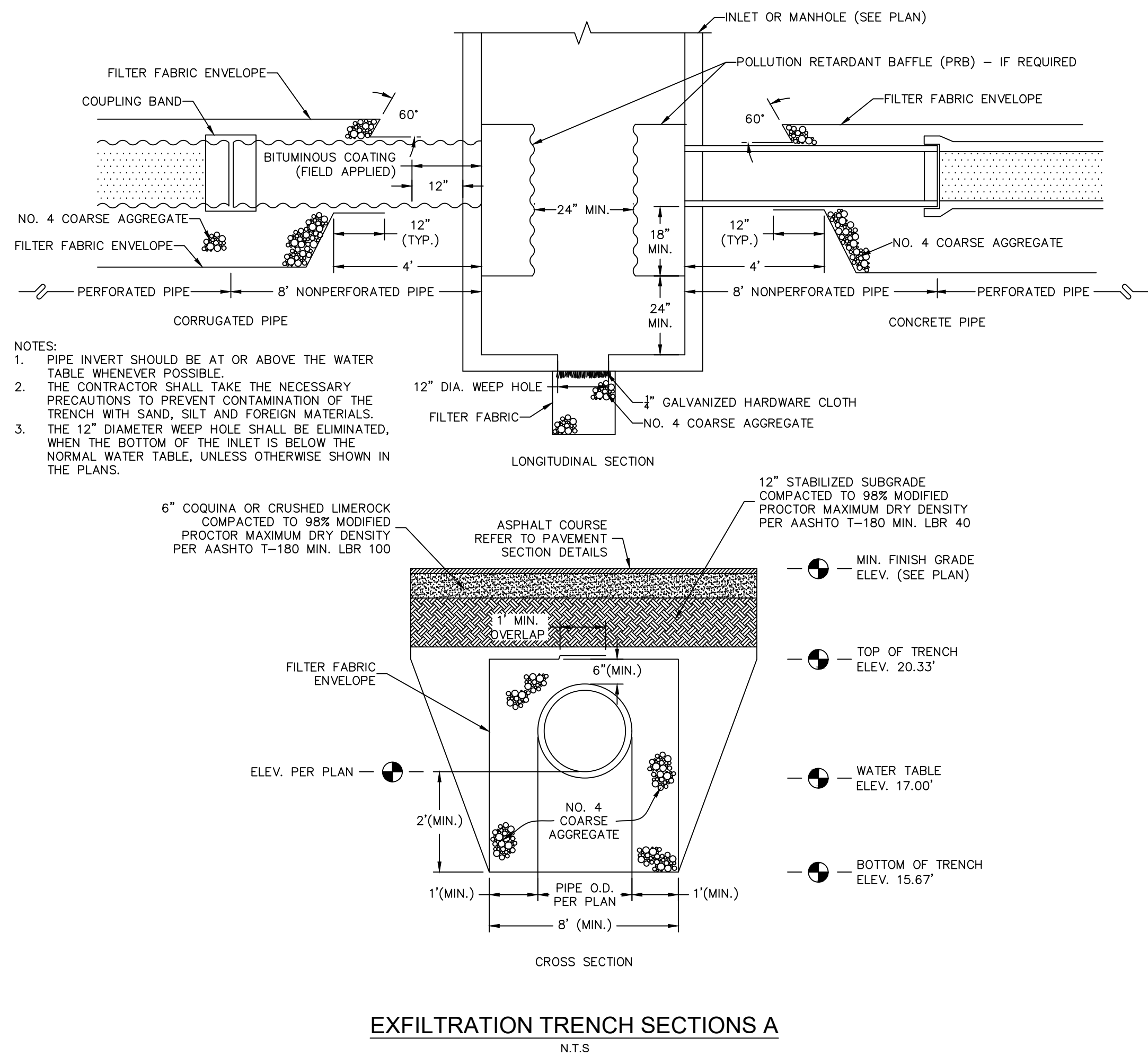
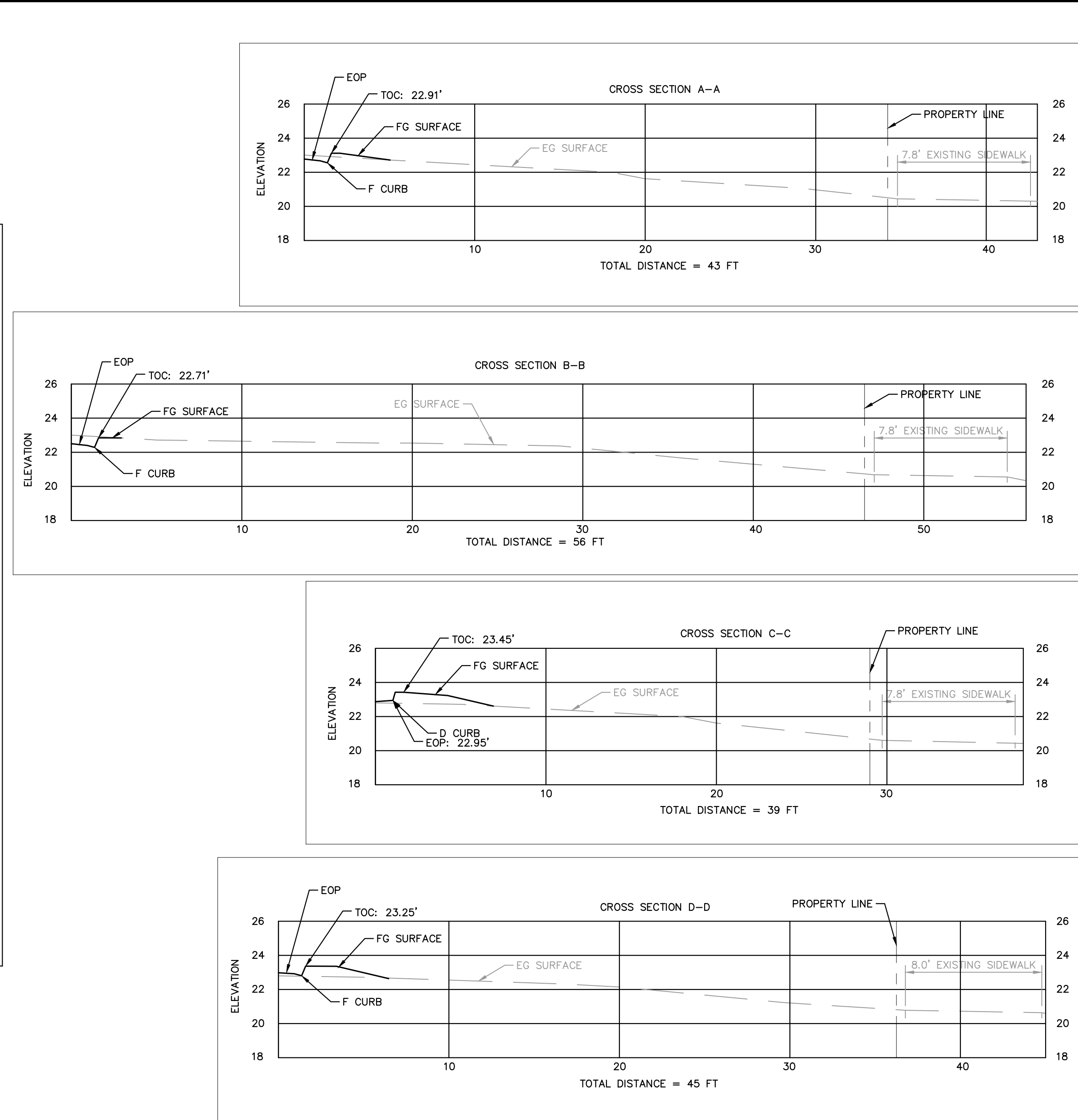
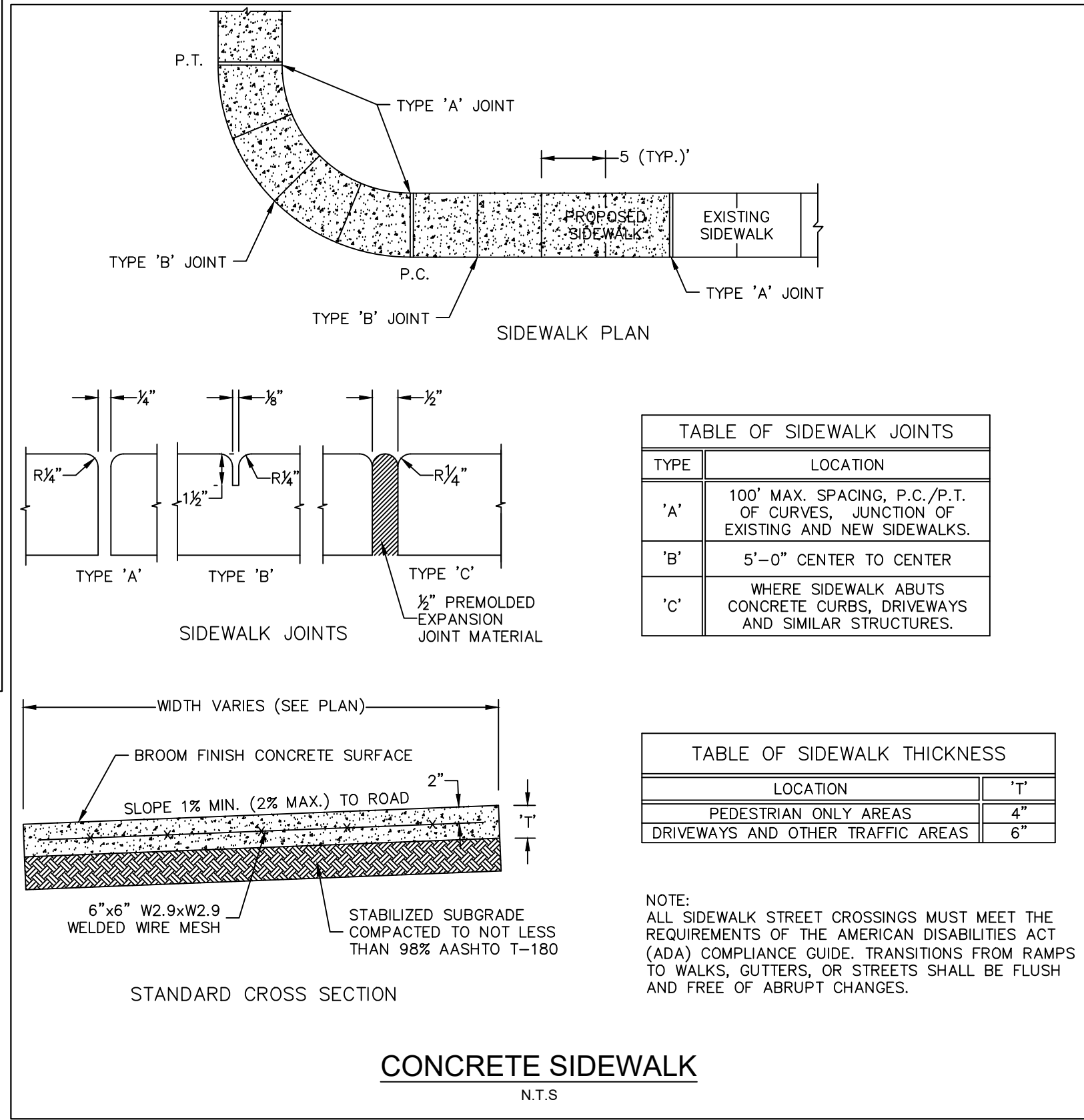
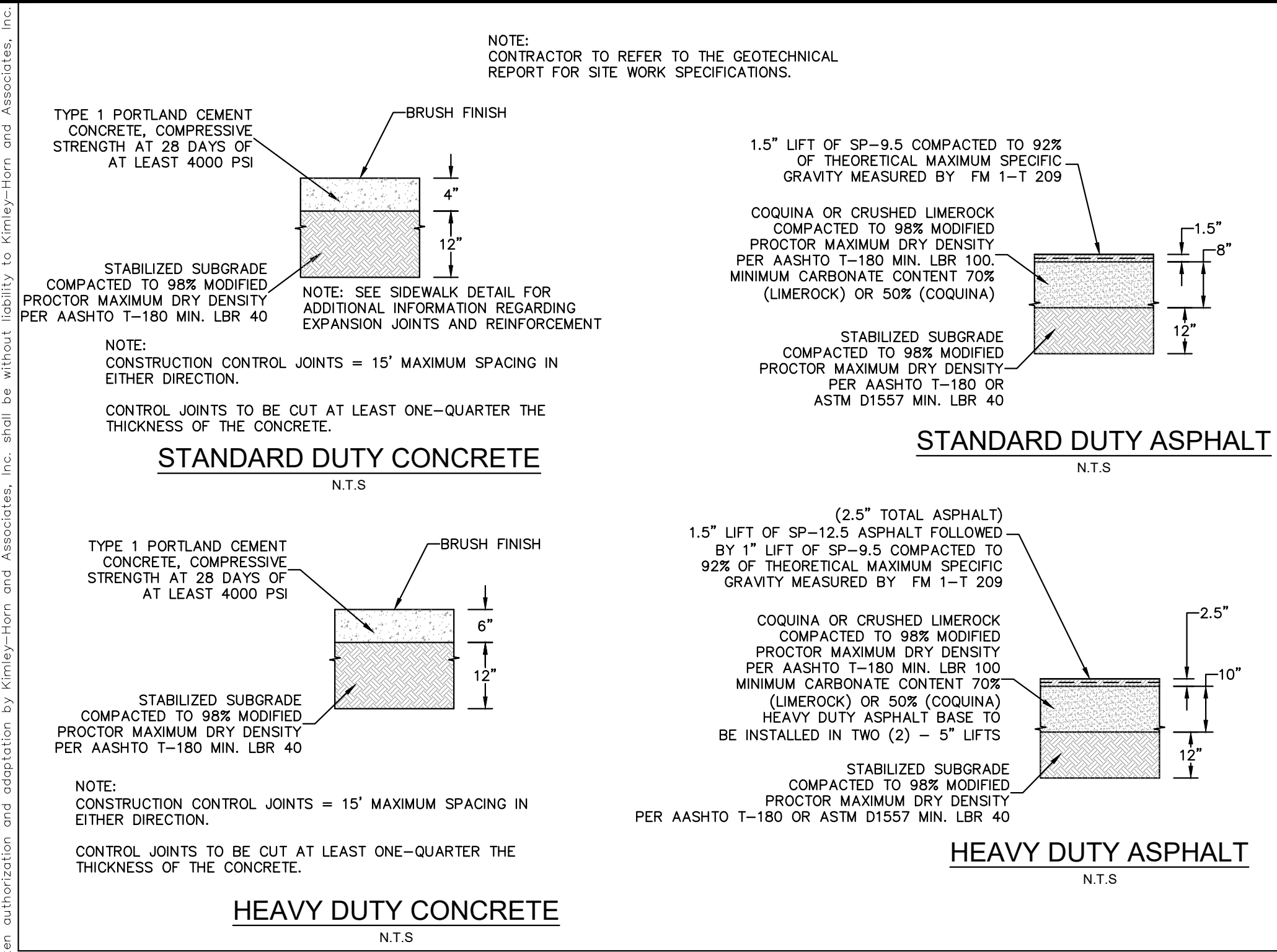
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Plotted By: Lorenzo, Elina Sheet Set: STARBUCKS CASHMERE Layout: C-201 PAVING GRADING AND DRAINAGE DETAILS February 26, 2025 06:07:13pm K:\VRE-LDEX\Reagency\Florida\cashmere\_starbucks\CAD\plansheets\C-201 PAVING GRADING AND DRAINAGE DETAILS.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NO.	REVISIONS	DATE	BY

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**STARBUCKS CASHMERE**  
PREPARED FOR  
REGENCY

**PAVING GRADING  
AND DRAINAGE  
DETAILS**

FLORIDA

CITY OF PORT ST. LUCIE

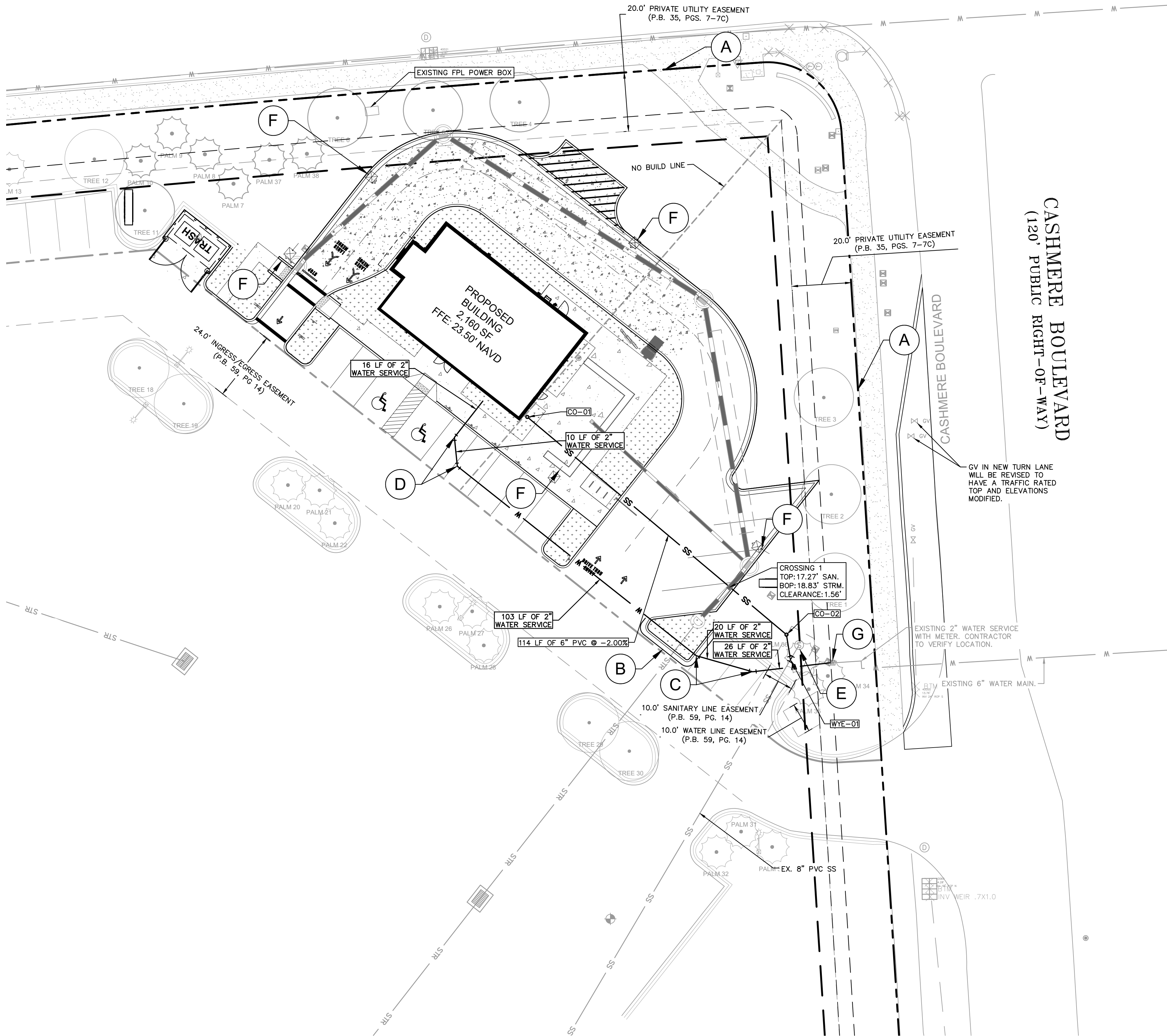
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Plotted By: Lorenzo, Elena Sheet Set: STARBUCKS CASHMERE Layout: C-300 UTILITY PLAN February 26, 2025 06:07:29pm K:\VRB\LORENZO\Florida\Starbucks\Cashmere\Starbucks\CAD\plan\stbcs-c-300 UTILITY PLAN.dwg  
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SAINT LUCIE WEST BOULEVARD  
(150' PUBLIC RIGHT-OF-WAY)

ST. LUCIE WEST BOULEVARD



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 22.5' 2" BEND
- (D) PROPOSED 45' 2" BEND
- (E) EXISTING UTILITY STRUCTURE TO REMAIN
- (F) PROPOSED LIGHT POLE
- (G) CONTRACTOR TO CONNECT TO EXISTING METER AND VALVE - CONTRACTOR TO VERIFY LOCATION

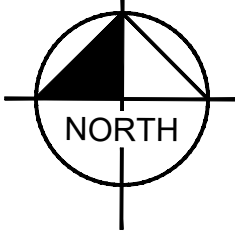
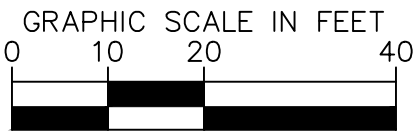
KEYNOTES:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED WATER MAIN
- SS PROPOSED SANITARY SEWER
- SS EXISTING SANITARY SEWER
- USE PROPOSED UNDERGROUND ELECTRIC CONDUIT

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 PLUSSED 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 13D. 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 RIM: 23.49 INV IN: 18.56
CO-02	CLEAN OUT RIM: 22.09 INV IN: 16.27 INV OUT: 16.27
WYE-01	4" WYE CONNECTION RIM: 22.59 INV OUT: 16.10



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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JC	DRAWN BY	JC	CHECKED BY	SRB
047427053	02/26/2025								

UTILITY PLAN

STARBUCKS  
CASHMERE  
PREPARED FOR  
REGENCY

P24-148

SHEET NUMBER

C-300

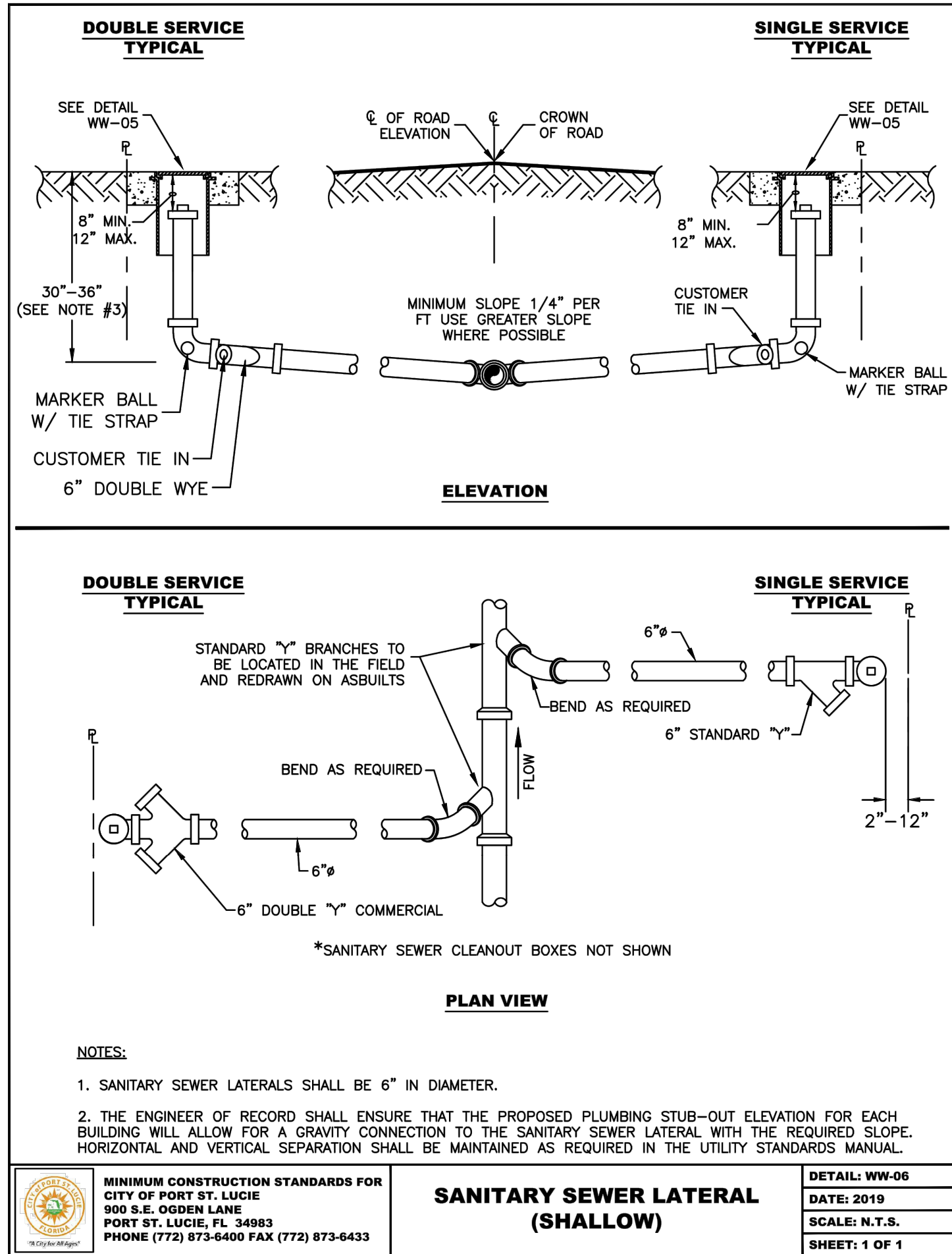
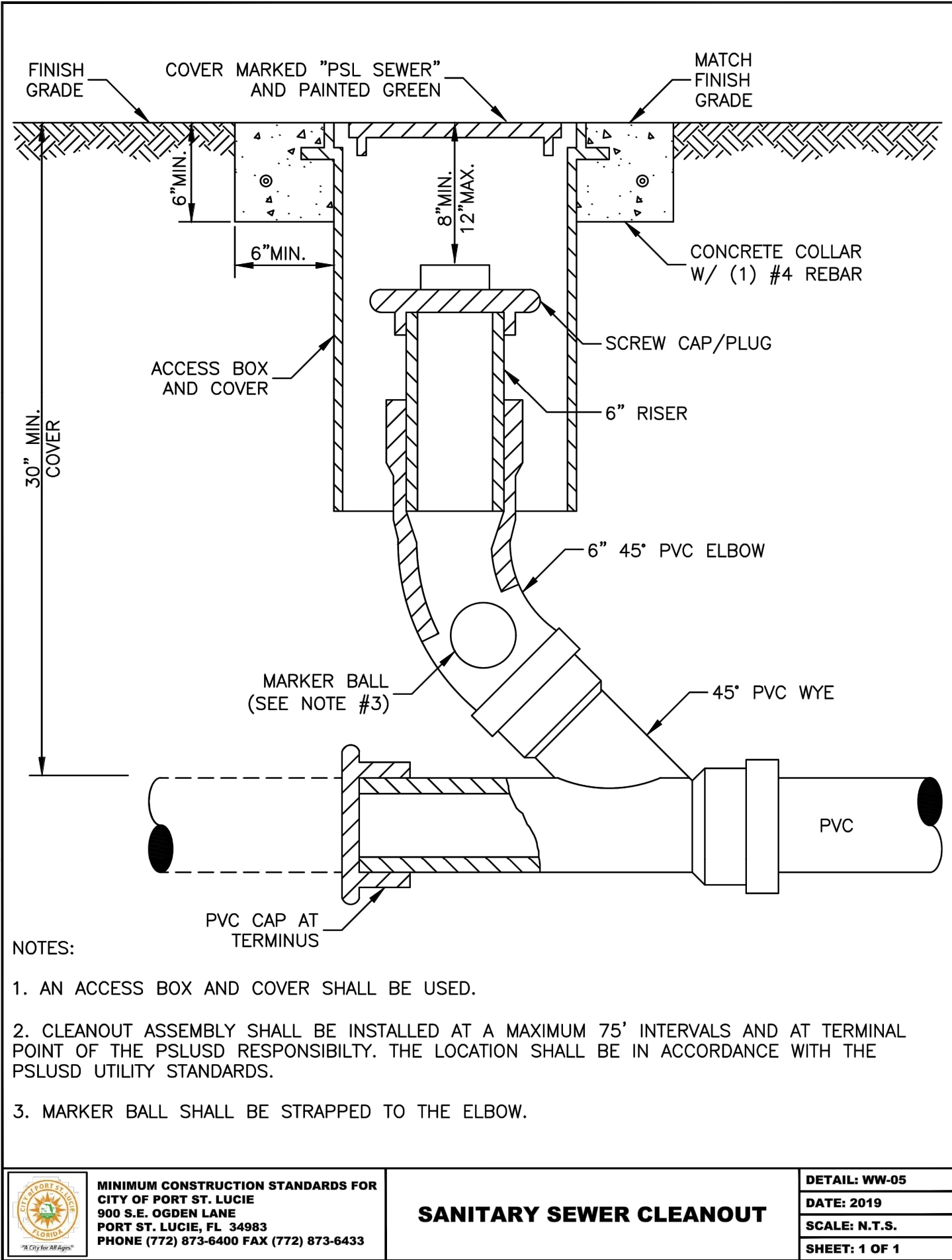
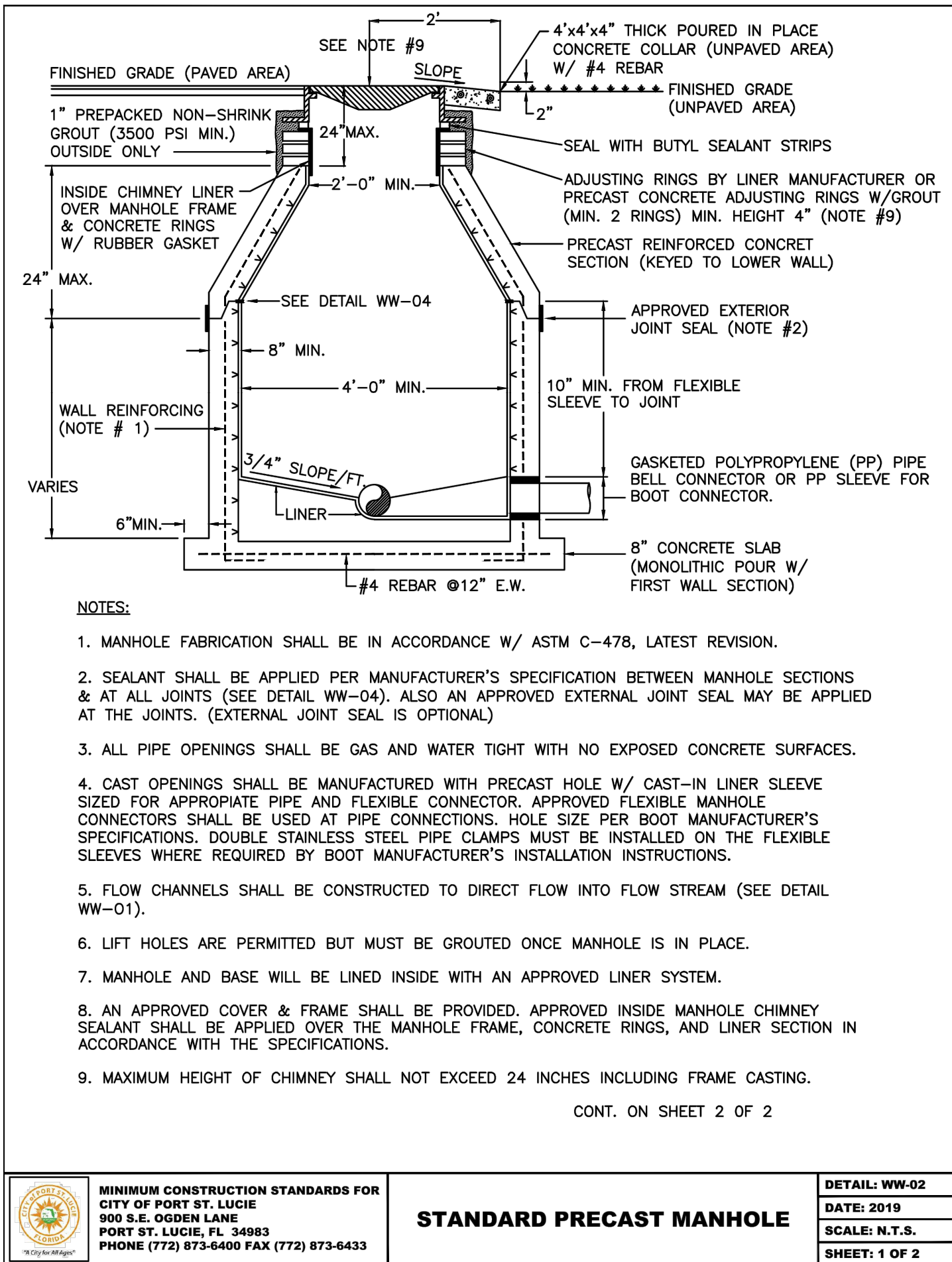
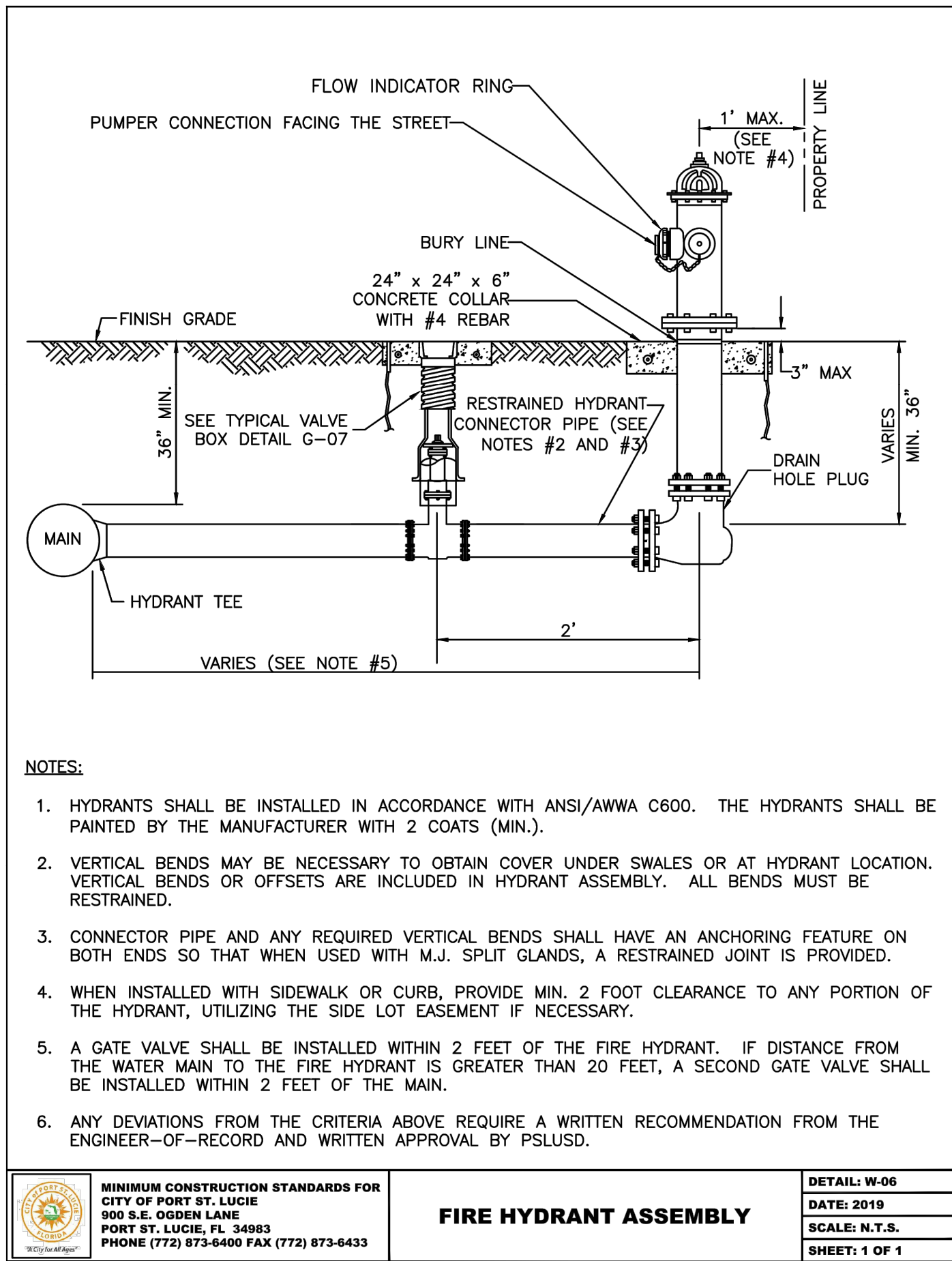
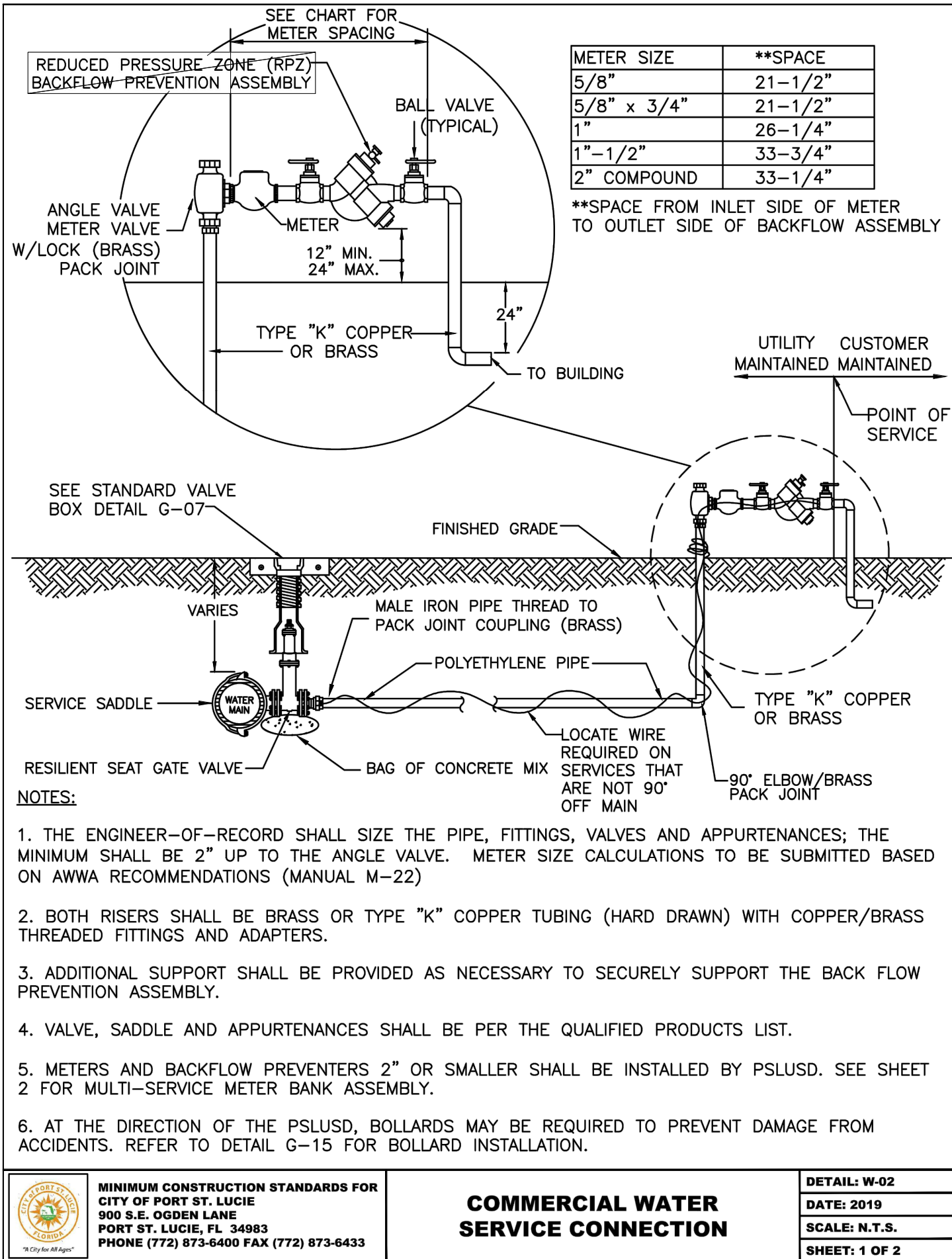
CITY OF PORT ST. LUCIE FLORIDA



Plotted By: Lorenzo, Elina Sheet Set: STARBUCKS CASHMERE Layout: C-301 UTILITY DETAILS February 26, 2025 08:07:36pm K:\VRB-LOEVA\Regency\Florida\Cashmere\_starbucks\CAD\plansheets\C-301 UTILITY DETAILS.dwg  
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MINIMUM SEPARATION BETWEEN PSLUSD FACILITIES AND OTHER UTILITIES			
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (2), (3), VACUUM SANITARY SERVICE, STORM SEWER, STORM SEWER FORCE MAIN	 10' MINIMUM	 18' MINIMUM	 6' MINIMUM
ALL OTHER FACILITIES, INCLUDING BUT NOT LIMITED TO: TELEPHONE, CABLE TV, POWER, ETC.	 5' MINIMUM	 18' MINIMUM	 6' MINIMUM
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10' MINIMUM	-----	-----

(1) WATER MAIN SHOULD CROSS OVER OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 18".  
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.  
(3) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.  
(4) A PSLUSD FACILITY INCLUDES MAINS AND STRUCTURES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER.



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**UTILITY DETAILS**

**STARBUCKS CASHMERE**  
PREPARED FOR  
**REGENCY**  
CITY OF PORT ST. LUCIE, FLORIDA

P24-148  
SHEET NUMBER  
**C-350**

KHA PROJECT 047427053  
DATE 02/26/2025  
SCALE AS SHOWN  
DESIGNED BY JC  
DRAWN BY JC  
CHECKED BY SRB

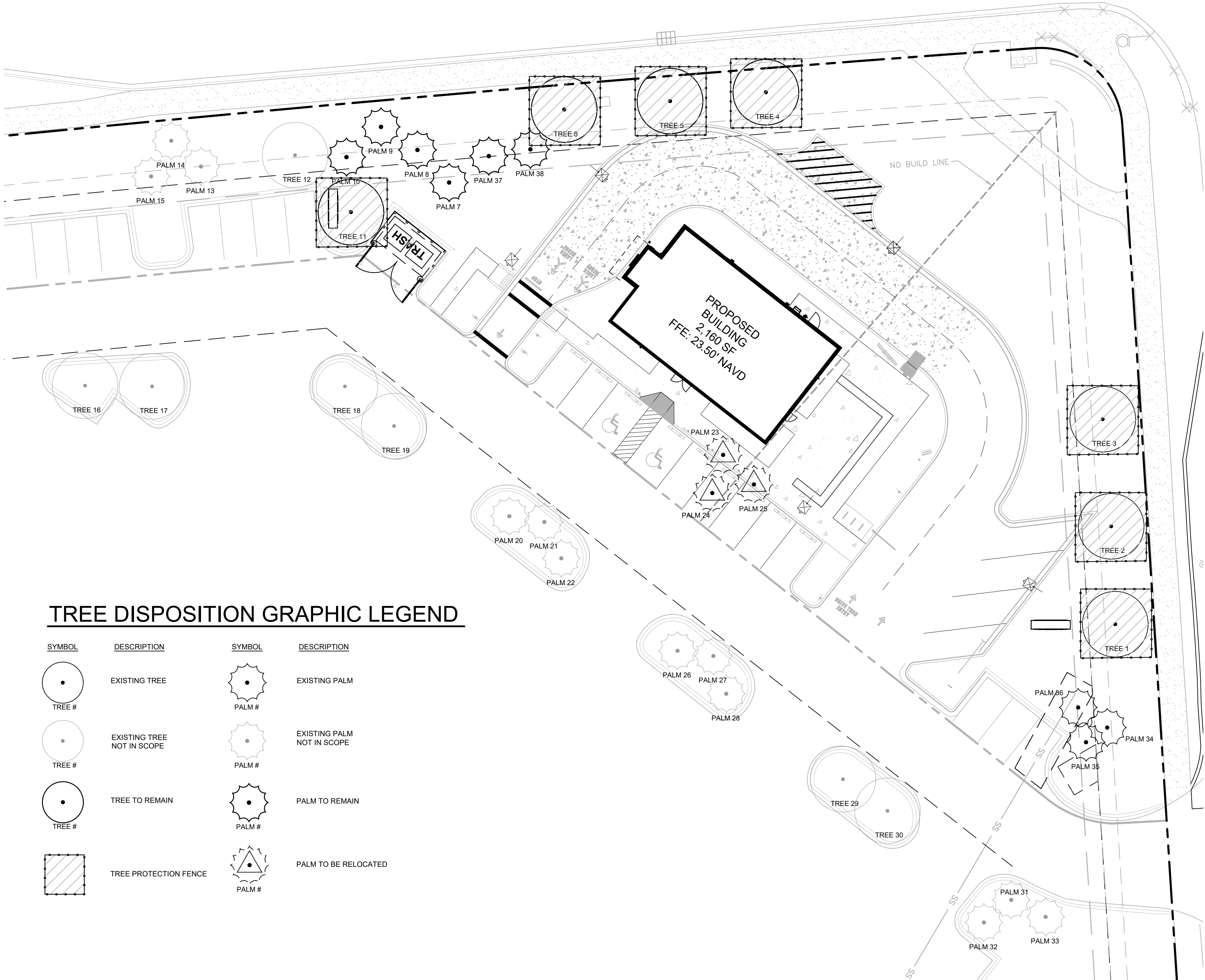
FLORIDA  
CITY OF PORT ST. LUCIE

REVISIONS  
No. DATE BY



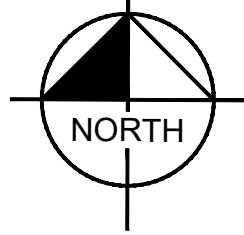
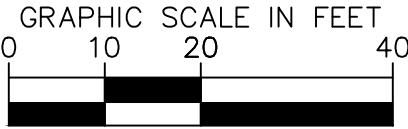
Plotted By: Lorenzo, Elena - Sheet Set: STARBUCKS CASHMERE - Layout: TREE DISPOSITION - February 26, 2025 - 06:07:53pm - K:\VRB\_LDEV\Regency\Florida\Cashmere\_starbucks\CAD\plansheets\1-100 TREE DISPOSITION.dwg

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TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING TREE		EXISTING PALM
	EXISTING TREE NOT IN SCOPE		EXISTING PALM NOT IN SCOPE
	TREE TO REMAIN		PALM TO REMAIN
	TREE PROTECTION FENCE		PALM TO BE RELOCATED



TREE DISPOSITION LIST

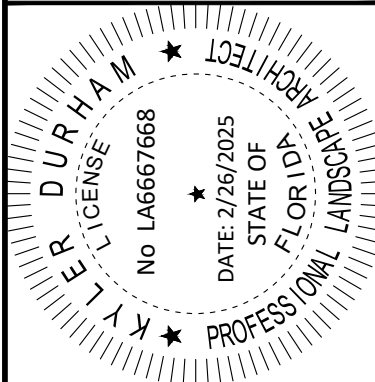
KHATREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (in.)	HEIGHT (FT.)	CANOPY (FT.)	DISPOSITION	MITIGATION(SQFT.)
1	Quercus virginiana	Southern Live Oak	16"	20'	25'	Remain	NA
2	Quercus virginiana	Southern Live Oak	14"	20'	25'	Remain	NA
3	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
4	D	Southern Live Oak	12"	20'	25'	Remain	NA
5	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
6	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
7	Sabal Palmetto	Sabal Palm	14"	20'	10'	Remain	NA
8	Sabal Palmetto	Sabal Palm	14"	20'	10'	Remain	NA
9	Sabal Palmetto	Sabal Palm	14"	20'	10'	Remain	NA
10	Sabal Palmetto	Sabal Palm	14"	20'	10'	Remain	NA
11	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
12	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
13	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
14	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
15	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
16	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
17	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
18	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
19	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
20	Washingtonia robusta	Mexican Fan Palm	14"	30'	10'	Remain	NA
21	Washingtonia robusta	Mexican Fan Palm	14"	30'	10'	Remain	NA
22	Washingtonia robusta	Mexican Fan Palm	14"	30'	10'	Remain	NA
23	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Relocate	NA
24	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Relocate	NA
25	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Relocate	NA
26	Washingtonia robusta	Mexican Fan Palm	14"	30'	10'	Remain	NA
27	Washingtonia robusta	Mexican Fan Palm	14"	30'	10'	Remain	NA
28	Washingtonia robusta	Mexican Fan Palm	14"	30'	10'	Remain	NA
29	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
30	Quercus virginiana	Southern Live Oak	12"	20'	25'	Remain	NA
31	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
32	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
33	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
34	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
35	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
36	Washingtonia robusta	Mexican Fan Palm	16"	30'	10'	Remain	NA
37	Wodyetia bifurcata	Foxtail Palm	12"	10'	8'	Remain	NA
38	Wodyetia bifurcata	Foxtail Palm	12"	10'	8'	Remain	NA

\*Species, height, DBH and canopy to be confirmed by ISA Certified Arborist\*

N.I.S. = Not in Scope

TREE DISPOSITION INFORMATION IS BASED UPON  
SURVEY INFO DATED 4/10/23 ALONG WITH SITE  
OBSERVATIONS CONDUCTED 8/23/23

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KHA PROJECT	DURHAM
047427053	DATE
02/26/2025	SCALE AS SHOWN
JC	DESIGNED BY
JC	DRAWN BY
BJV	CHECKED BY

TREE DISPOSITION

STARBUCKS  
CASHMERE  
PREPARED FOR  
REGENCY

PSL PROJ #:  
P24-148

SHEET NUMBER  
L-100

CITY OF PORT ST. LUCIE  
FLORIDA

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## TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

### PART 1 - DEFINITIONS

- A. Natural Resource - Existing trees or palms.
- B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.
- C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.
- D. Preserved Trees - Trees that are to be saved/remain in place.
- E. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.
- F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.
- G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

### PART 2 - TREE BARRIER

- A. Tree Protector Barrier Material.
  - 1. Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.
  - 2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
  - 3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

### PART 3 - EXECUTION

- A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated according to the specifications given by the Qualified Certified Arborist.
  - 1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist with the Owner's Representative.
  - 2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
  - 3. The Contractor's Certified Arborist shall be present during all pruning operations.
- B. Root Pruning - Refer to Arborist Report
  - 1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
  - 2. All roots shall be cut by hand.
  - 3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.
  - 4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.
- C. Tree Protector Barrier
  - 1. See detail in this sheet.
  - 2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.
- D. Tree Removals
  - 1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List. Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.
  - 2. If Tree Protector Barrier is damaged, repair shall be performed immediately.
  - 3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
  - 4. Burn pits are not allowed.

### PART 4 - PENALTIES

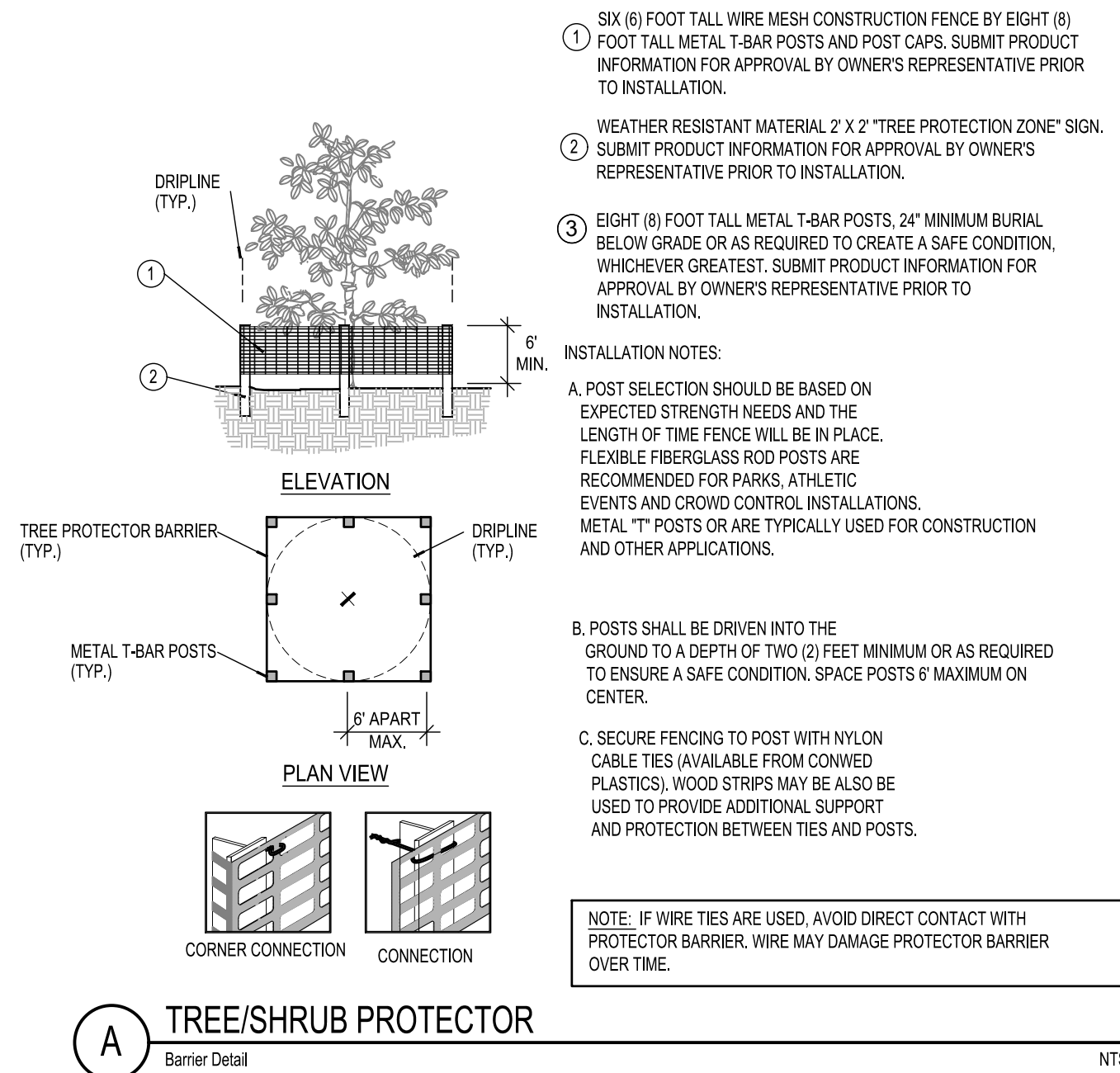
- A. Repair of Damaged Trees To Remain
  - 1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

### PART 5 - TREE PROTECTION

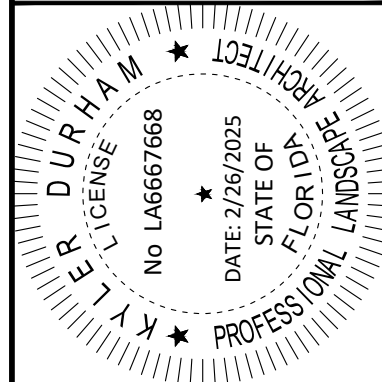
- A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.
- B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.
- C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.
- D. There shall no be change in grade within the critical root zone as per ANSI Standards.
- E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.
- F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

### PART 6 - IRRIGATION

- A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.
- B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.



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## TREE DISPOSITION NOTES

STARBUCKS  
CASHMERE  
PREPARED FOR  
REGENCY

PSL PROJ #:  
P24-148

SHEET NUMBER  
L-101

CITY OF PORT ST. LUCIE FLORIDA

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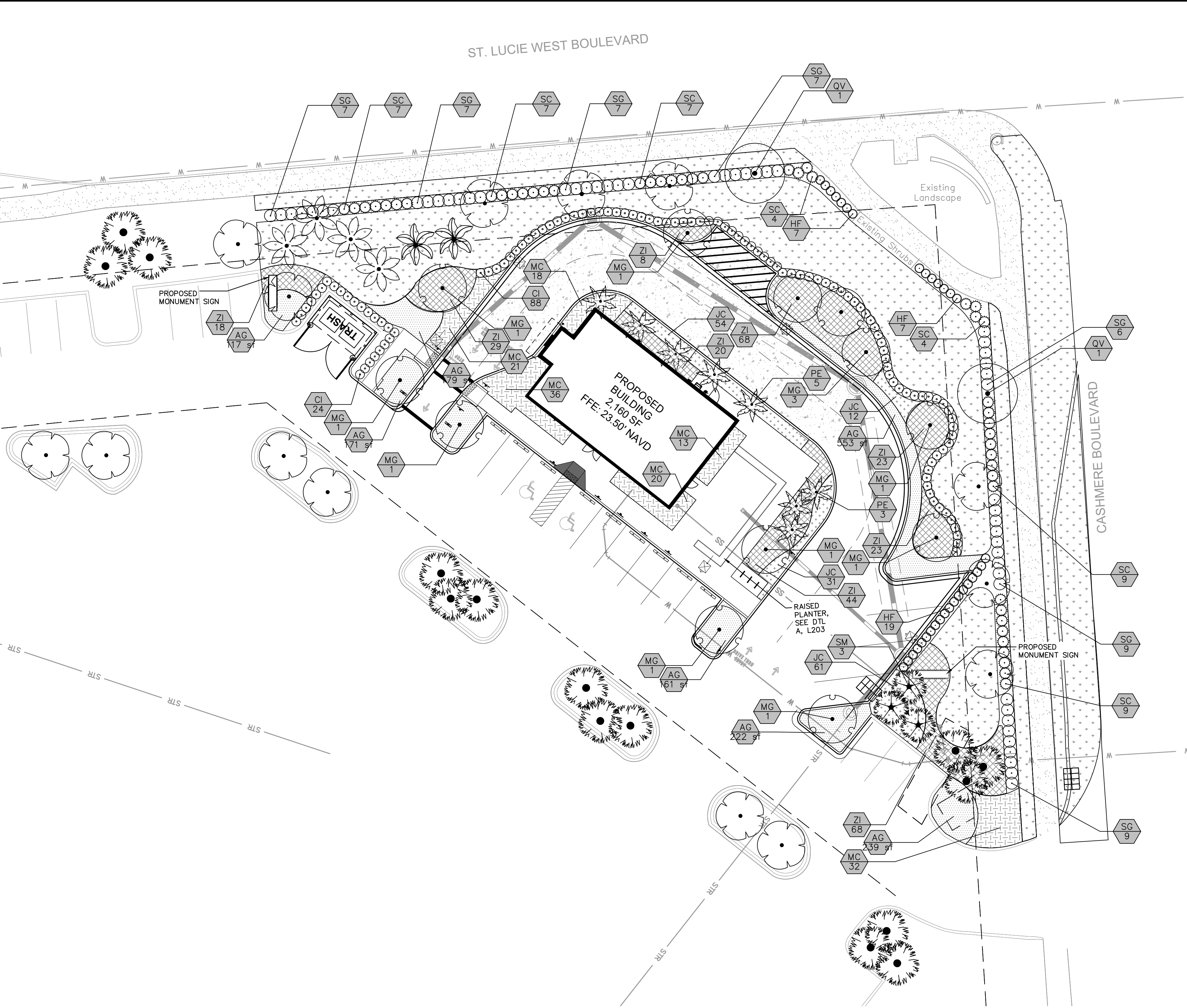


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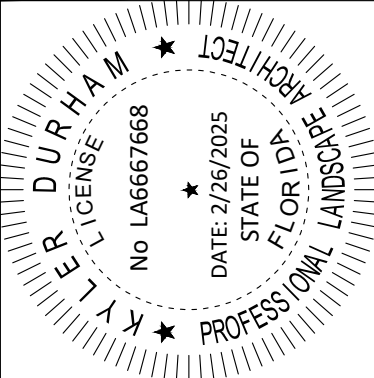
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE	WATER USE
TREES									
	EE2	2	EXISTING TO REMAIN	EXISTING FOXTAIL PALM	F.G.			NO	LOW
	EX	15	EXISTING TO REMAIN	EXISTING MEXICAN FAN PALM	F.G.			NO	MODERATE
	EE3	4	EXISTING TO REMAIN	EXISTING SABAL PALM	F.G.			YES	LOW
	EE	14	EXISTING TO REMAIN	EXISTING SOUTHERN LIVE OAK	F.G.			YES	LOW
	MG	12	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G.	2.5" CAL MIN.	12' HT MIN	YES	MODERATE
	PE	8	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	F.G.		12' HT MIN	NO	LOW
	QV	2	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	F.G.	3" CAL.	12' HT MIN	YES	LOW
	SM	3	MEXICAN FAN PALM	SABAL MEXICANA (RELOCATED)	F.G.			NO	MODERATE
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE	WATER USE
SHRUBS									
	CI	112	COCO PLUM	CHRYSOBALANUS ICACO	CONT.	36" O.C.	6' HT MIN	YES	MODERATE
	HF	33	FIREBUSH	HAMELIA PATENS	CONT.	36" O.C.	24" HT. MIN	YES	MODERATE
	SC	48	SILVER SAW PALMETTO	SERENOA REPENS 'CINEREA'	CONT.	36" O.C.	24" HT. MIN	YES	LOW
	SG	52	GREEN SAW PALMETTO	SERENOA REPENS 'GREEN'	CONT.	36" O.C.	24" HT. MIN	YES	LOW
SHRUB AREAS									
	JC	147	SHORE JUNIPER	JUNIPERUS CONFERTA	CONT.	30" O.C.	12' HT.	NO	LOW
	MC	140	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	CONT.	36" OC	24" HT.	YES	LOW
	ZI	300	COONTIE	ZAMIA INTEGRIFOLIA	CONT.	36" OC	24" HT.	YES	LOW
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	O.C.	SIZE	NATIVE	WATER USE
GROUND COVERS									
	AG	1,827 SF	PERENNIAL PEANUT	ARACHIS GLABRATA	SOD	SOD	SOD	NO	LOW
	PN	8,235 SF	BAHIAGRASS	PASPALUM NOTATUM	SOD				

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LANDSCAPE PLAN

STARBUCKS  
CASHMERE  
PREPARED FOR  
REGENCY  
FLORIDA  
CITY OF PORT ST. LUCIE  
PSL PROJ #:  
P24-148  
SHEET NUMBER  
L-200

LANDSCAPE CODE REQUIREMENTS

LANDSCAPE CODE REQUIRES MINIMUM OF 50% OF PLANTING MATERIALS TO BE DROUGHT TOLERANT.  
TOTAL TREES: 60  
TOTAL SHRUBS: 821  
TOTAL TREES AND SHRUBS: 881  
TOTAL DROUGHT TOLERANT SHRUBS AND TREES: 743  
743 / 881 = 84% DROUGHT TOLERANT  
  
PROPOSED GROUND COVER IS 100% DROUGHT TOLERANT.

LANDSCAPE CODE REQUIRES MINIMUM OF 50% OF TREES TO BE NATIVE SPECIES.  
TOTAL EXISTING TREES ON SITE: 38  
TOTAL PROPOSED TREES: 22  
TOTAL TREES: 60  
  
TOTAL NATIVE TREES: 31  
31 / 60 = 52% OF TREES ARE NATIVE.

LANDSCAPE CODE REQUIRES MINIMUM OF 20% OF TREES TO BE FLOWERING SPECIES.  
TOTAL TREES: 60  
TOTAL FLOWERING TREES: 12  
12 / 60 = 20% OF TREES ARE FLOWERING.

LANDSCAPE CODE REQUIRES SITES WITH OVER 41+ TREES TO HAVE 5 DIFFERENT SPECIES.  
PROPOSED LANDSCAPE PLAN HAS 6 SPECIES OF TREES AND PALMS.

LANDSCAPE CODE REQUIRES NO MORE THAN 25% OF REQUIRES TREES TO BE PALMS.  
TOTAL TREES: 60  
TOTAL EXISTING PALMS ON SITE: 24  
TOTAL PROPOSED NEW PALMS: 8  
\*THE 8 PALMS REQUIRED FOR THE BUILDING FACADE LANDSCAPE STRIP ARE EXEMPT FROM THIS REQUIREMENT AND NOT INCLUDED IN THE CALCULATION. NO NEW PALMS ARE PROPOSED FOR THE SITE. ONLY EXISTING PALMS WILL REMAIN.  
24 / 60 = 40% OF EXISTING TREES ON SITE ARE PALMS.

LANDSCAPE CODE REQUIRES MINIMUM OF 25% OF SHRUBS TO BE NATIVE SPECIES.  
TOTAL PROPOSED SHRUBS: 831  
TOTAL NATIVE SHRUBS: 649  
649 / 831 = 78% OF SHRUBS ARE NATIVE.

LANDSCAPE CODE REQUIRES SOD TO BE LIMITED TO BE LESS THAN 50% OF OF SITE.  
TOTAL SITE SQUARE FOOTAGE: 17,631  
TOTAL SOD AREA: 8,235 SF (47% OF SITE)  
TOTAL LANDSCAPE AREA: 9,396 SF (53% OF SITE)

LANDSCAPE CODE REQUIRES BUILDING FACADE REQUIREMENTS (206 LF - 20 LF OF ENTRY WAYS AND DRIVE THRU)= 186 LF.  
LANDSCAPE STRIP  
REQUIRED: 5' WIDE STRIP  
PROVIDED: 5' WIDE STRIP  
1 TREE OR PALM PER 30 LF OF BUILDING PERIMETER:  
REQUIRED: 186 / 30 = 7 TREE OR PALMS  
PROVIDED: 8 PALMS & 1 TREE  
1 SHRUB PER 2 LF OF BUILDING PERIMETER  
REQUIRED: 186 / 2 = 93 SHRUBS  
PROVIDED: 145 SHRUBS

NORTH

GRAPHIC SCALE IN FEET

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.











\*NOTE:  
1. CONTRACTOR SHALL SUBMIT  
PRODUCT DATA FOR REVIEW  
AND ACCEPTANCE BY THE  
CLIENT, CIVIL ENGINEER,  
AND LANDSCAPE ARCHITECT  
PRIOR TO PROCUREMENT,  
FABRICATION, AND  
INSTALLATION.

MANUFACTURER: POTSPLANTERSANDMORE.com  
(888) 381 - 9501

MODEL: SEE BELOW

SIZES: POTSDAM 72"x16"x32"

COLOR: TO BE SELECTED BY OWNER  
FROM MANUFACTURER'S FULL  
RANGE

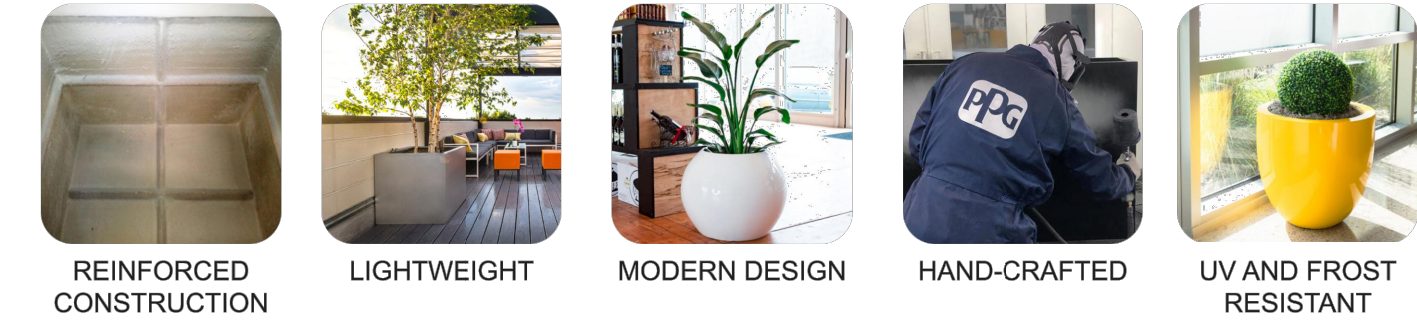
NOTES: INSTALL 12" DEEP DRAINAGE STONE  
IN BOTTOM OF POT WITH  
LANDSCAPE FILTER FABRIC FOR  
MEDIAN SEPARATION. ALL POTS TO  
BE FURNISHED WITH DRAINAGE  
HOLES.

TOLGA+POTSDAM+PERTH



part number	outside dimensions	opening	base size	weight	gallons
69367.36	36"L x 16"W x 24"H	33.25"L x 13.25"W	36"L x 16"W	33.1 lbs	51.4
69367.48	48"L x 16"W x 24"H	45.25"L x 13.25"W	48"L x 16"W	39.7 lbs	68.6
69367.60	60"L x 16"W x 24"H	57.25"L x 13.25"W	60"L x 16"W	47.4 lbs	85.7
69345.36	36"L x 16"W x 32"H	33.25"L x 13.25"W	36"L x 16"W	40.8 lbs	68.6
69345.48	48"L x 16"W x 32"H	45.25"L x 13.25"W	48"L x 16"W	52.9 lbs	91.4
69345.72	72"L x 16"W x 32"H	69"L x 13.25"W	72"L x 16"W	73.2 lbs	137
69050.36	36"L x 16"W x 42"H	33.25"L x 13.25"W	36"L x 16"W	50.7 lbs	90
69050.48	48"L x 16"W x 42"H	45.25"L x 13.25"W	48"L x 16"W	65 lbs	120

Please note that sizes my vary by up to 2% and that weights are approximations.



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A FREESTANDING PLANTER POT NOT TO SCALE

STARBUCKS  
CASHMERE  
PREPARED FOR  
REGENCY

CITY OF PORT ST. LUCIE

PSL PROJ #:  
P24-148

SHEET NUMBER  
L-203

MANUFACTURER  
DETAILS

KHA PROJECT  
047427053

DATE  
02/26/2025

SCALE AS SHOWN

DESIGNED BY JC

DRAWN BY JC

CHECKED BY ACF

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.




REVISIONS




DATE




BY





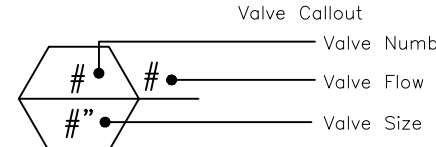
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
 1401 1402 1404 1408	RAIN BIRD RD-06-P30-1/2 SERIES MPR TURF SPRAY, GIN. POPUP with 30 PSI IN-STEM PRESSURE REGULATION, and FLOW-SHIELD TECHNOLOGY. 1/2IN. NPT FEMALE THREADED INLET.	30	30
 1401 1402 1404 1408	RAIN BIRD RD-06-P30-1/2 SERIES MPR TURF SPRAY, GIN. POPUP with 30 PSI IN-STEM PRESSURE REGULATION, and FLOW-SHIELD TECHNOLOGY. 1/2IN. NPT FEMALE THREADED INLET.	54	30
 1401 1402 1404 1408	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	41	60

	<u><b>SUMMARY</b></u>	<u><b>MANUFACTURER/MODEL/DESCRIPTION</b></u>	<u><b>QTY</b></u>
	 PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RAIN BIRD 6 IN. DRIP BOX.		18
	 RAIN BIRD ARVO50 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP-VALVE BOX (SEB 7X8 EMITTER BOX). USE WITH INSTALLATION BELOW SLO. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.		13
	 RAIN BIRD OPERING DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.		13
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-60-24 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COOPER SHEILD TECHNOLOGY .06 GPM EMITTERS AT 24" O.C. LATERALS SPACED AT 24" APART, WITH 1/2" W/2" OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT. SPECIFY XFS INERT FITTINGS.		4,722 L.F.

<u><b>SYMBOL</b></u>		<u><b>MANUFACTURER/MODEL/DESCRIPTION</b></u>	<u><b>QTY</b></u>
		RAIN BIRD ESP/LX/M2E 12 STATION TRADITIONALLY W-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1
		RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, S78) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1
		RAIN BIRD WS-PRO2-PHS MAXI/M2C, SITE/CONTROL, IQ, OR WEATHER REACH SERVER. COLLECTS AND STORES WEATHER DATA FROM FIELD LOCATIONS. PHONE CONNECT, SOLAR BATTERY MODEM, DIAL UP PHONE MODEM FOR PHONE COMMUNICATION WITH CENTRAL CONTROLLER, SOLAR POWERED.	1
		IRRIGATION LATERAL LINE- PVC CLASS 200 SDR 21	2.154 L.F.

PIPE SLEEVE: PVC CLASS 200  
TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL  
ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO  
EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18  
INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

41.0 L.F.

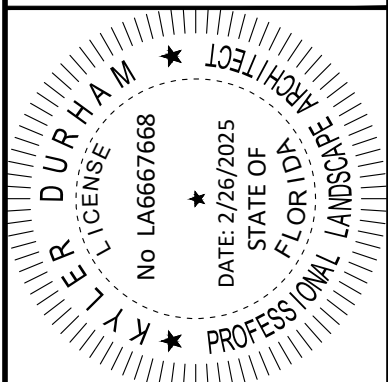


1. THE IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
2. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNER FOR OPERATING PARAMETERS OF THE EXISTING SYSTEM.
3. CONTRACTOR SHALL VERIFY CONTROLLER AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH PROPERTY OWNER.
4. COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.
5. ALL WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE.
6. THE EXISTING BURIAL LATERALS SHALL SHOW AND EXPRESS THE DESIGN INTENT TO PROVIDE 100% HEAD-TO-HEAD COVERAGE FOR ALL PROPOSED PLANTING AREAS. NEW IRRIGATION SPRAY HEADS AND BUBBLERS ARE TO BE INSTALLED TO SERVE PROPOSED PLANTINGS, AMENDING AN EXISTING NO-SITE IRRIGATION SYSTEM. CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE DESIGN INTENT LAYOUT TO CONNECT TO THE EXISTING SYSTEM. IT IS ASSUMED THAT THE CONTRACTOR MAY NEED TO INSTALL ADDITIONAL LATERALS, SLEEVES, EXTEND MAINLINE, OR ADD CONTROL VALVES AND WIRING TO ACCOMMODATE THE IRRIGATION SYSTEM AMENDMENTS.
7. THE LOCATION OF ALL GROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL VERIFY THEIR LOCATION.
8. ALL INSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT. ALL SLEEVES SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS, THE DEPTH BELOW GROUND, TO BE NOTED AT EACH END OF EACH SLEEVE. EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS.

1. INSTALLATION WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
2. ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
4. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES.
5. IRRIGATION SPRINKLER ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER REQUIREMENTS AND OPERATING ON DIFFERENT WATERING CYCLES.
6. IRRIGATION DESIGNWORK TO IMPERVIOUS AND NATURAL AREAS SHALL BE MINIMIZED.
7. A RAIN SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM, INSTALLED AT A LOCATION TO BE COORDINATED WITH OWNER.
8. IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% HEAD TO HEAD COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.
9. THIS PLAN DEPICTS DESIGN INTENT ONLY FOR AMENDING AN EXISTING IRRIGATION SYSTEM AND ITS SOLE PURPOSE IS TO PROVIDE A BASIS FOR IRRIGATION IMPROVEMENTS REQUIRED TO SERVE PROPOSED PLANTINGS. THE SELECTED CONTRACTOR IS REQUIRED TO PROVIDE AN IRRIGATION DESIGN, AS REQUIRED BY THE PERMIT AGENCY. CONTRACTOR'S IRRIGATION DESIGN TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO SUBMITTING FOR AN IRRIGATION SYSTEM CONSTRUCTION PERMIT.
10. POINT OF CONNECTION TO BE DETERMINED BY IRRIGATION CONTRACTOR AND VERIFIED WITH THE LANDSCAPE ARCHITECT. IRRIGATION SYSTEM CONNECTIONS TO THE CITY OR COUNTY SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
11. IRRIGATION SYSTEM CONNECTION TO POTABLE WATER SUPPLY WILL REQUIRE A DEDICATED IRRIGATION METER AND BACKFLOW PREVENTER, IRRIGATION CONTRACTOR RESPONSIBLE FOR ASSOCIATED PERMITTING AND FEES

[illegible]

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM      REGISTRY NO. 35106



KHA PROJECT 047427053	DATE 02/26/2025	SCALE AS SHOWN	DESIGNED BY JC	DRAWN BY JC	CHECKED BY BVJ
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# IRRIGATION PLAN

PREPARED FOR  
**REGENCY**

PSL PROJ #:  
P24-148

SHEET NUMBER

# L-300

CITY OF PORT ST. LUCIE  
FLORIDA

## REVISIONS

人	人
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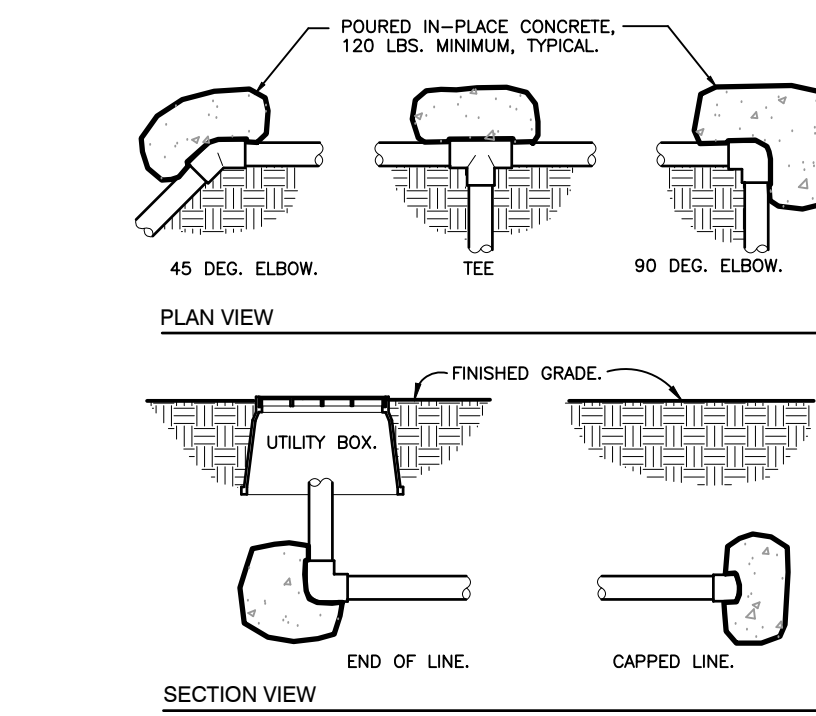
Know what's below.  
Call before you dig.

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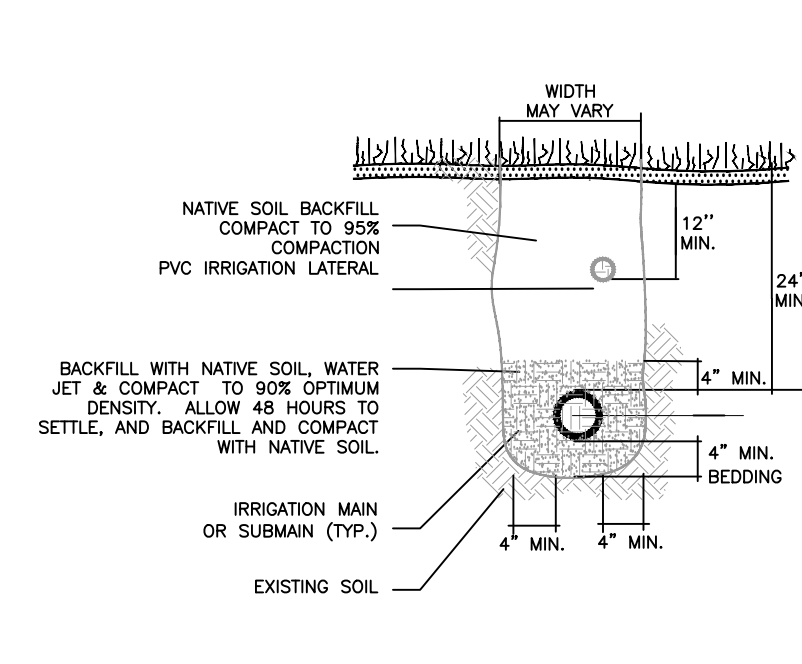


Plotted By: Lorenzo, Elena Sheet: Sht-STARBUCKS CASHMERE Layout: IRRIGATION DETAILS February 26, 2025 06:09:21pm K:\VRB\_LDEV\Regency\Florida\cashmere\_starbucks\CAD\plansheets\1-301 IRRIGATION DETAILS.dwg

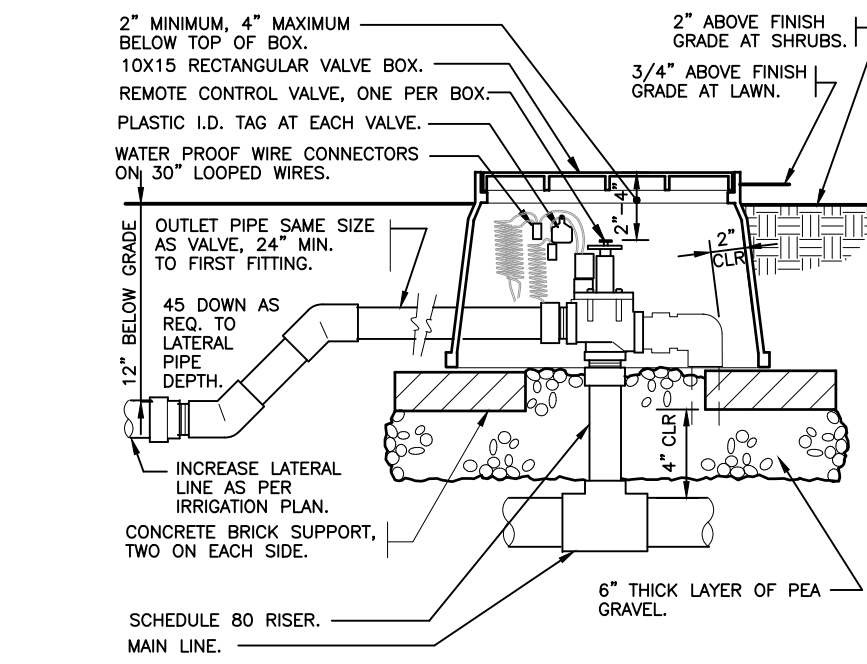
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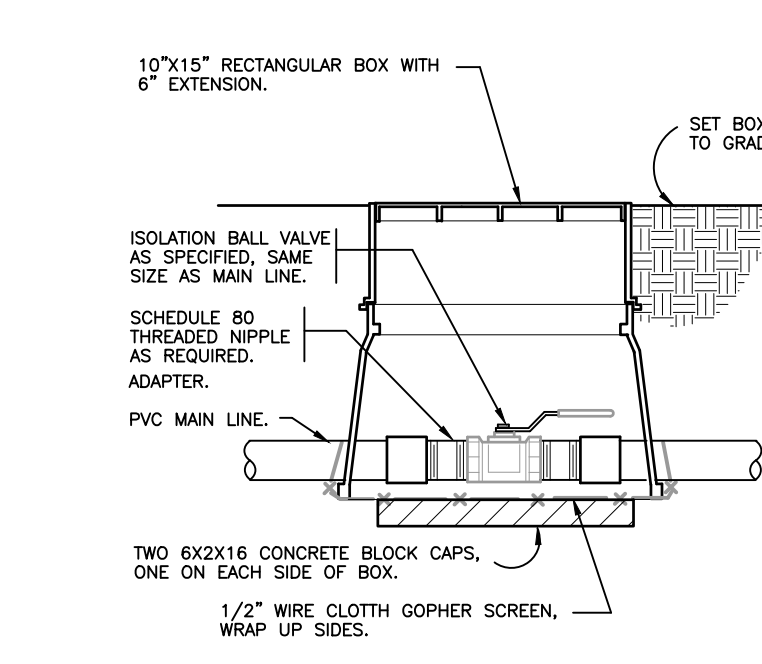
1 THRUST BLOCKING  
3/4" = 1'-0"



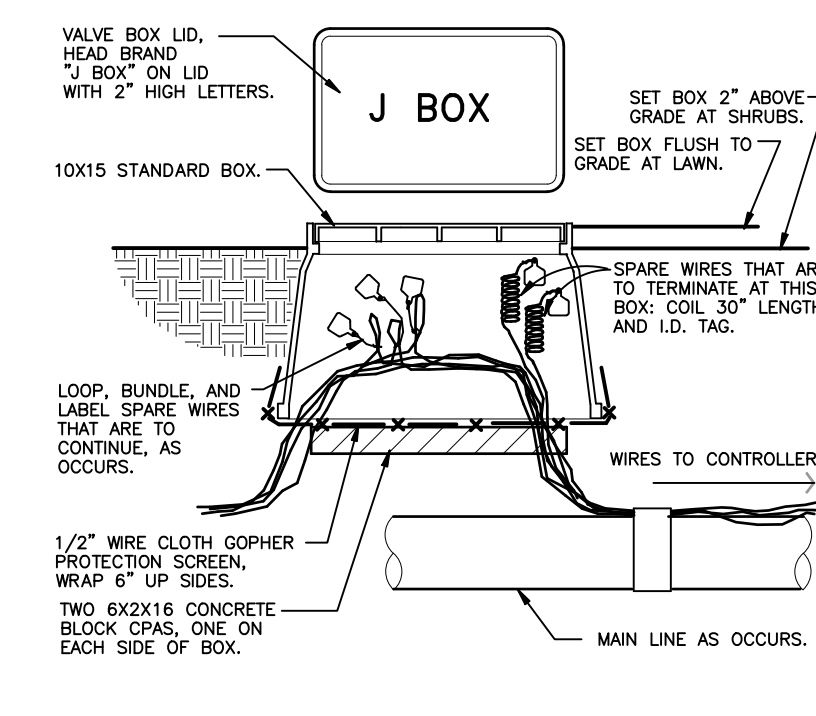
2 TRENCHING DETAIL  
NOT TO SCALE



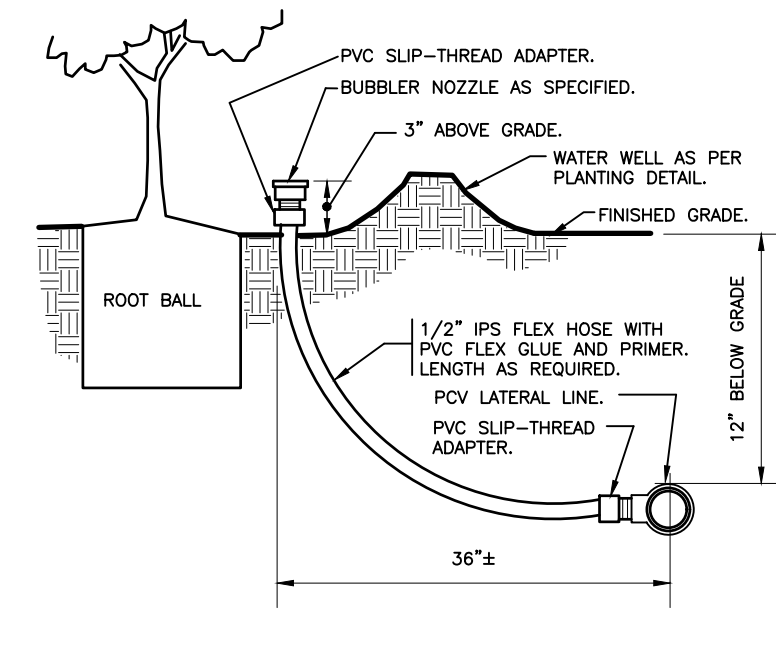
3 ELECTRIC REMOTE CONTROL VALVE  
1 1/2" = 1'-0"



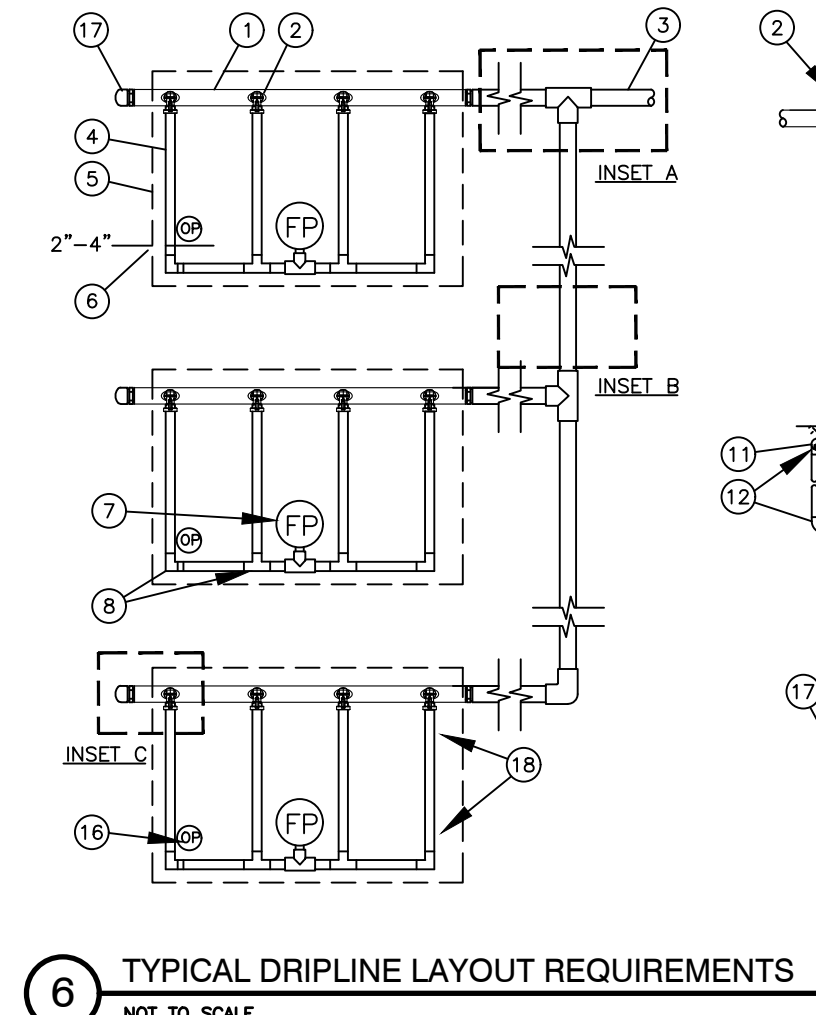
4 BRASS BALL ISOLATION VALVE  
1 1/2" = 1'-0"



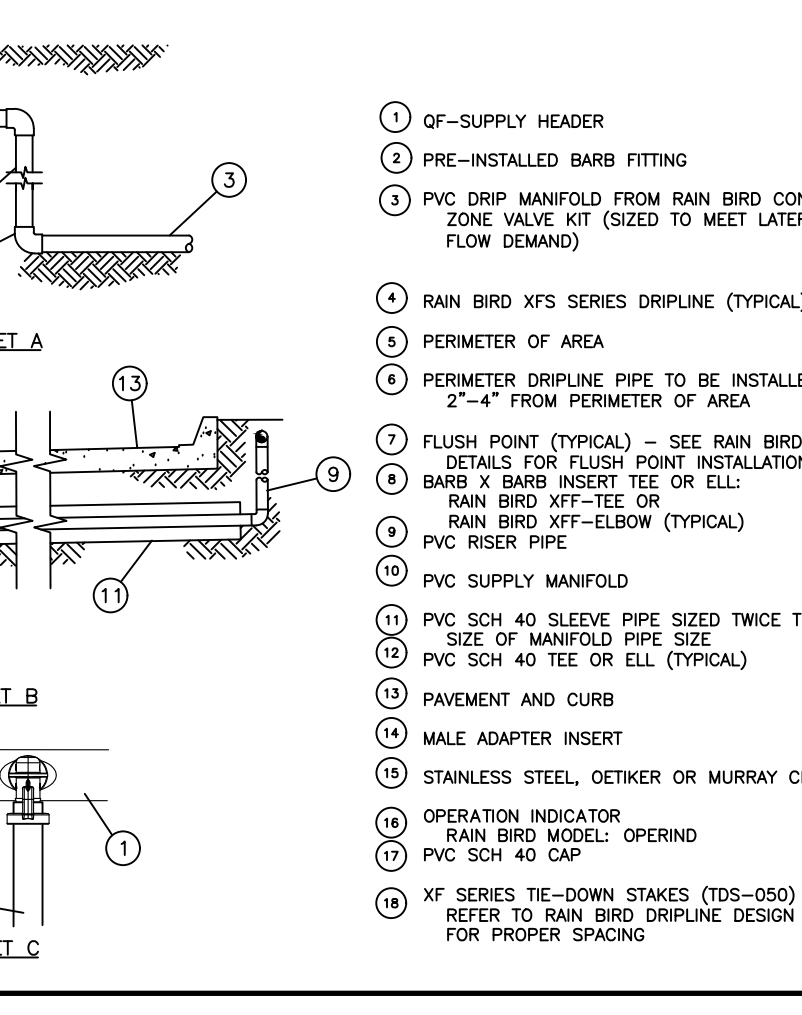
5 WIRE BUNDLE JUNCTION BOX  
1 1/2" = 1'-0"



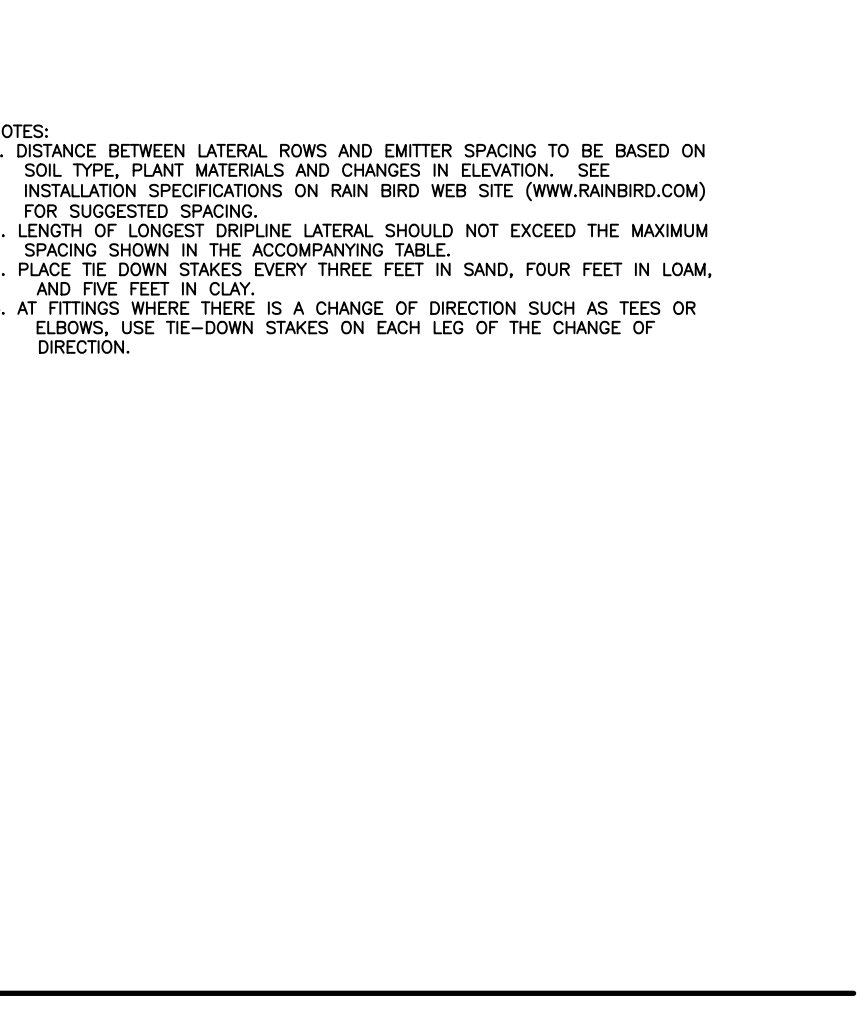
6 BUBBLER ON FLEX HOSE RISER  
3" = 1'-0"



7 TYPICAL DRIPLINE LAYOUT REQUIREMENTS  
NOT TO SCALE



8 LATERAL TO DRIP FEED DETAILS  
NOT TO SCALE





Plotted By: Lorenzo, Elena Street: Starbucks Cashmere Layout: IRRIGATION NOTES February 26, 2025 06:09:28pm K:\VRB-LDUE\Regency\Florida\cashmere\_starbucks\CAD\plans\sheets\I-302-IRRIGATION NOTES.dwg  
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GENERAL IRRIGATION SPECIFICATIONS AND NOTES

2.10 AUTOMATIC CONTROL VALVE

The automatic remote control valves shall be as specified on the plans, or approved equal.

2.10 GATE VALVES

- A. Gate valves for 3/4" through 2-1/2" shall be of brass or bronze construction, solid wedge, IPS threads, non-rising stem with wheel operating handle, for a continuous working pressure of 150 PSI.

Gate valves for 3" and larger: Iron body, brass or bronze mounted AWWA gate valves, with a clear waterway equal to the full nominal 3.09 CONTROL WIRE

- A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.

- B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.

- C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.

- D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL - Tite connectors or equal.

- E. Power Connections: Electrical connections to power and signal wires shall be made using 3M 82-A2 power cable splice kits.  
diameter of the valve, rubber gasket for a continuous working pressure of 150p PSI. Valve shall be equipped with a square operating nut.

2.11 VALVE BOXES

- A. For gate valves, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.  
B. For control valves 3/4" through 2", the drip valve assemblies, use AMETEK #10-181-014 box with #10-181-015 locking lid, or sized as necessary to effectively house the equipment  
C. For control wiring splices, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

2.12 IRRIGATION WIRING

- A. Wiring used for connecting the electric control valves to the controllers shall be Type UF, 600 volt, single strand, solid copper with PVC insulation 4/64" thick. Size shall be 14 gauge, red for "hot" or lead wires, and common wire to be 14 gauge, white in color.

- B. Contractor shall perform an ohm test on ground to assure adequate protection against surges and indirect lightning strikes.

2.13 MISCELLANEOUS MATERIALS

- A. Drainage Backfill: Cleaned gravel or crushed stone, graded from 1" maximum to 3/4" minimum.  
B. Metalized Underground Tape: The detectable, underground utility marking tape shall consist of a minimum: 5 mil (0.005") overall thickness; five-ply composition; ultra-high molecular weight, 100% virgin polyethylene; acid, alkaline and corrosion resistant; with no less than 150 pounds of tensile break strength per 6" width; color-code impregnated with color stable, lead-free, organic pigments suitable for direct burial. Tapes utilizing reprocessed plastics or resins shall not be acceptable. The detectable, underground utility marking tape shall have a 35 gauge (0.0035") solid aluminum foil, core encapsulated within a 2.55 mil (0.00255") polyethylene backing and a 0.6 mil (0.006") PET cover coating. The laminate on each side shall consist of a 0.75 mil (0.00075") layer of hot LPDE, poly-fusing the "sandwich" without use of adhesives.

2.14 AUTOMATIC CONTROL SYSTEM

An Independent Station Controller: Furnish a solid state controller, as specified on the plans. Each station shall be capable of timing from zero (0) minute to 99 minutes per station in one (1) minute increments.

Each station shall be capable of operating two (2) 7VA electric valve-in-head solenoids.

The stand-alone controller shall have two (2) possible programs.

The stand-alone controller shall provide global percentage increase/decrease (water budget) for all stations simultaneously, from ten (10) to two hundred (200) percent, in ten (10) percent increments.

All stations shall be able to be turned on/off manually buy operating timing mechanism or by manual switch at station output.

The stand-alone controller shall incorporate an integral MOV surge protection into the terminal block for each of its 24 VAC field wire outputs. Controller power input wires will also incorporate surge protection.

The control panel shall provide continuous display time. It shall have alphanumeric displays of descriptive English menu and legend identifiers with cursor selection of function and precision value adjustment by rotary dial input.

The stand-alone controller shall be UL listed and FCC approved.

The stand-alone controller shall have 117 VAC, 60 Hz input, 26.5 VAC, 60 Hz output for operating 24 VAC solenoids.

The stand-alone controller cabinet shall be a lockable and weather-resistant outdoor cabinet. Mount as noted on plans.

The controller shall be equipped with lightning protection, by the Contractor, on both the primary (120v) and each secondary (24v) circuit. The controller circuits shall be grounded to a copper clad grounding rod located at each controller.

The controller shall be equipped for a water conservation device, as specified.

PART III: EXECUTION

3.01 INSPECTION

The Contractor shall examine the areas and conditions under which landscape irrigation system is to be installed and notify the Landscape Architect in writing of conditions detrimental to the proper and timely completion of the work. The Contractor shall proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect.

3.02 PREPARATION

The Contractor shall provide sleeves to accommodate piping under walks or paving. The Contractor shall coordinate with other trades and install to accurate levels prior to paving work. Cutting and patching of paving and concrete will not be permitted. The Contractor shall maintain all warning signs, shoring, barricades, flares and red lanterns, as required by any local codes, ordinances or permits.

3.03 TRENCHING AND BACKFILLING

- A. Excavation: The Contractor shall stake out the location of each run of pipe, sprinkler heads, sprinkler valves and isolation valves prior to trenching. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space or backfilling and tamping. Trenches for pipe shall be cut to required grade lines, and compacted to provide accurate grade and uniform bearing for the full length of the line. The

bottom of the trenches shall be free of rock or other sharp edged objects. Minimum cover shall be as follows:

Pipe and Wire Depth

Pressure Mainline	18" at top of pipe from Finish Grade
Lateral Piping (rotor)	12" at top of pipe from Finish Grade
Lateral Piping (pop-up)	12" at top of pipe from Finish Grade
Control Wiring	Side of main Line

- B. Minimum Clearances: All pipelines shall have a minimum clearance of six inches from each other and from lines of other crafts. Parallel lines shall not be installed directly over one another. No lateral line shall be installed in the main-line trench.

3.04 INSTALLATION OF PIPING

- A. PVC Pipe and Joints: The Contractor shall not install solvent wild pipe when air temperature is below 40p F. Installation shall be in accordance with the manufacturer's instructions.

1. Only the solvent recommended by the pipe manufacturer shall be used. All PVC pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer, and it shall be the Contractor's full responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

3.05 BACKFILLING PROCEDURES

Initial backfill on PVC lines shall be pulverized native soil, free of foreign matter. Within radius of 4" of the pipe shall be clean soil or sand. Plant locations shall take precedence over sprinkler and pipe locations. The Contractor shall coordinate the location of trees and shrubs with the routing of lines and final head locations.

- A. Backfill and Compaction: The Contractor shall leave trenches slightly mounded to allow for settlement after the backfilling is completed. The Contractor shall clean the site of the work continuously of excess waste materials as the backfilling progresses, and leave in a neat condition. No trenches shall be left open for a period of more than 48 hours. Protect open trenches as required.

The Contractor shall carefully backfill excavated materials approved for backfilling, consisting of earth, loam, sand, and other approved materials, free of rock and debris over 1" in size. Backfill shall be compacted to original density of surrounding soil without dips, sunken areas, or irregularities.

The Contractor shall conform to DOT requirements for methods and required compaction percentages, for roads and paving.

The Contractor shall hand place the first 6" of backfill (or to top of pipe) and have it walked on so as to secure the position of the pipe and wire.

No wheel rolling will be allowed. The Contractor shall remove rock or debris extracted from backfill materials and dispose of offsite. The Contractor shall fill any voids left in backfill with approved backfill materials.

- B. Existing Lawns: Where trenching is required across existing lawns, uniformly cut strips of sod 6" wider than trench. The Contractor shall remove sod in rolls of suitable size for handling and keep moistened until replanted. The Contractor shall replant sod within 48 hours after removal, roll and water generously. The Contractor shall resod any areas not in healthy condition equal to adjoining lawns 10 days after replanting.

- C. Seeded Area: Trenching will be required across existing seeded areas, primarily roadway edging. The Contractor shall conform to the requirements of seeding, Section 02930 for the reseeded of the disturbed trench area.

- D. Pavements: Jack and bore or directional bore piping under paving materials as per local regulatory codes. No cutting and patching of pavement will be permitted.

3.06 VALVES

- A. Isolation Valves: Shall be sized corresponding to adjacent pipe size. Specified valve boxes shall be installed flush with finish grade in such a manner that surface forces applied to their exposed area will not be transmitted to the piping in which the valve is installed nor any other piping, wiring or other lines in the vicinity of said valves.

- B. Gate Valves: Install where shown, in valve boxes.

- C. Electric Control Valves: Shall be installed in specified valve boxes. The valve shall have 6" of 3/4" pea gravel installed below the bottom of the valve. If the valve box does not extend to the base of the valve, a valve box extension shall be installed. Electric control valves shall be installed where shown and grouped together where practical. The Contractor shall place no closer than 24" to walk edges, bikeway edges, buildings and walls. The Contractor shall adjust the valve to provide flow rate or rated operating pressure required for each sprinkler circuit.

3.07 CONDUIT AND SLEEVES

- A. Conduit and Sleeves for Control Wiring and Main/Lateral Pipe: The Contractor shall provide and install where necessary. Contractor shall coordinate locations of previously installed sleeving with the General Site Contractor.

The Contractor shall coordinate installation of sleeves with work of other disciplines.

3.08 CONTROLS

- A. The Contractor shall connect electric control valves to controllers in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc. Automatic controllers shall be provided and installed by the Contractor as noted on the drawings. All zones will be labeled on the controller.

- B. Controllers shall be equipped with lightning protection and grounded to a standard 5/8" copper clad steel ground rod driven a minimum of 8' into the ground and clamped.

- C. The electrical service to the controllers shall be performed by an electrical subcontractor in compliance with NEC requirements.

3.09 CONTROL WIRE

- A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.

- B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.

- C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.

- D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL - Tite connectors or equal.

- E. Power Connections: Electrical connections to power and signal wires shall be made using 3M 82-A2 power cable splice kits.

3.10 SPRINKLER HEADS

A. General Provisions:

1. Sprinkler heads shall be installed as designated on the shop drawings. Heads shall be installed on flexible PVC. Top to be flush with finish grade or top of curb.

2. Spacing of heads shall not exceed the maximum indicated on the shop drawings (unless directed by the Landscape Architect). In no case shall the spacing exceed the maximum recommended by the manufacturer.

- B. Head Types:

1. Pop-up- Rotary Sprinkler Heads: Shall be installed on flex joint and be set with top of head flush with finish grade. Heads installed at curb shall have 6" to 10" between perimeter of head and concrete. Heads placed at edge of pavement having no curb shall be installed 24" from edge of pavement.

2. Spray Pop-up Sprinkler Heads: Shall be installed on flexible PVC and be set with top of head flush with finished grade. Sprinkler heads placed adjacent to curbs will be installed 9" from concrete. Sprinkler heads placed adjacent to pavement having no curb shall be installed 24" from the edge of pavement.

3.11 COMPLETION

- A. Flushing: Before sprinkler heads are set, the Contractor shall flush the lines thoroughly to make sure there is no foreign matter in the lines.

The Contractor shall flush the main lines from dead end fittings for a minimum of five minutes under a full head of pressure.

- B. Testing: The Contractor shall notify Landscape Architect and Owner forty-eight (48) hours in advance of testing.

Prior to backfilling of main line fittings, Contractor shall fill the main line piping with water, in the presence of the Owner/Landscape Architect, taking care to purge the air from it by operating all the sprinkler control valves one or more times and/or such other means as may be necessary. A small, high pressure pump or other means of maintaining a continuous water supply shall be connected to the main line and set so as to maintain 100 PSI in the main line system for two (2) hours without interruption. When this has been accomplished and while the pressure in the system is still 100 PSI, leakage testing shall be performed in accordance with AWWA Standard C-600. Pressure readings shall be noted and make up water usage shall be recorded. Should the rate of make up water usage indicate significant leakage, the source of such leakage shall be found and corrected and the system then retested until the Owner/Landscape Architect is satisfied that the system is reasonably sound. Lateral line testing shall be conducted during the operating testing of the system by checking visually the ground surface until no leaks in this portion of the system are evident. Leaks shall be repaired or paid for by the Contractor at any time they appear during the warranty period.

- C. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

3.12 WARRANTY

- A. The Contractor shall fully warrant the landscape irrigation system for a period of one (1) year after the written final acceptance and will receive a written confirmation from the Landscape Architect that the warranty period is in effect.

- B. During the warranty period, the Contractor will enforce all manufacturer's and supplier's warranties as if made by the Contractor himself. Any malfunctions, deficiencies, breaks, damages, disrepair, or other disorder due to materials, workmanship, or installation by the Contractor and his suppliers shall be immediately and properly corrected to the proper order as directed by the Owner and/or Landscape Architect.

- C. Any damages caused by system malfunction shall be the responsibility of the Contractor who shall make full and immediate restoration for said damages.

3.13 WELL SPECIFICATION

WS-A. REFERENCE: General Provisions of the Contract, including General, Special and Supplementary Conditions and Division One General Requirements, apply to work specified in this section.

WS-B. DESCRIPTION OF WORK:

- A. Furnish all materials, equipment, labor, supervision and all related items necessary to complete this phase of the work as indicated on the drawings and/or specified herein.  
B. Capacity. Provide wells with minimum continuing producing capacity as follows: 70 GPM & 95 GPM  
C. Extent: Water well work is shown on drawings.  
D. Work: Includes furnishing all materials, equipment, labor, supervisors and all related items necessary to complete this phase of work, as indicated on drawings and specified herein.  
E. Water well: Work is based on following criteria:  
1. Type and size of well will be such as to assure a constant flow of water as indicated on irrigation plans.  
2. Water shall be sand free with the minimum amount of iron or tanning possible in a given geographic location.  
3. Driven steel case wells shall be driven to a depth into best rock formation - water bearing stratus.  
4. Rotary drilled well, PVC cased shall be drilled a minimum of 5 inches larger than the casing diameter. Depth as required to obtain the best water quality available in a given geographic location.  
5. A minimum of 20 feet of slotted stainless steel mesh shall extend from bottom of easing and shall be gravel packed. (TREM-PIPED).  
6. Casing shall be grouted to meet all state well drilling codes.  
7. Applications and permits for drilling and developing wells.  
a. Drilling for final water well depth  
b. Development of wells  
c. Testing and disinfection  
d. Setting of pumps and coordination to provide power for pumps  
F. Site Inspection: Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Owner's Representative for instructions as to further action. Failure to do so will make Contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.

WS-C QUALITY ASSURANCE:

- A. Protecting Water Quality: Take precautions to prevent contaminated water or water having undesirable physical or chemical characteristics from entering stratum from which well is to draw is supply. Prevent contaminated water, gasoline, etc., from entering well either through opening or by seepage through ground surface.  
B. Contamination: If well becomes contaminated or water having undesirable physical or chemical characteristics enters well due to neglect, provide casings, seals sterilizing agents or other materials to eliminate contamination or shut off undesirable water. Provide remedial work at no cost to the Owner.  
C. Exercise Care: In performance of work to prevent breakdown or caving in of strata overlying that from which water is to be drawn. Develop, pump or bail well until water pumped from well is substantially free from sand.  
D. Protect Work: To prevent either tampering with well or entrance of foreign matter. Upon completion, provide temporary well cap.  
E. Driller's Requirements: Experienced foreman or driller to be constantly in control of well site and who has authority to take orders from Owner's Representative and, upon request, furnish well drilling information desired by Owner's Representative.  
F. Abandonment of Drilling: If it becomes necessary to abandon drillings operations before completion of water producing well, follow regulations for abandonment of well as required by local authorities having jurisdiction. Should abandonment of drilling be necessary due to poor workmanship or negligence on part of the Contractor, no compensations will be allowed. Should abandonment of drilling necessary due to inadequate supply of good quality water, or for such other reason that Owner's Representative deems to be no fault of the Contractor, compensation for work will be based on unit prices in contract.

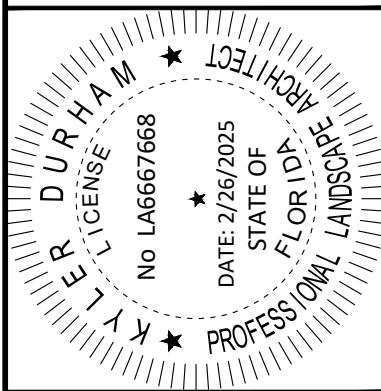
WS-D SUBMITTALS:

- A. Shop Drawings: Submit in accordance with General Conditions of the Contract for construction. Shop drawings shall include manufacturer's product specifications and installation instructions. Include other data as may be required to show compliance with these specifications. Distribute an additional copy of each installation instruction to the Installer.  
B. Samples, Records and Reports: Take samples of sub-strata formation at ten-foot intervals and at changes in formation throughout entire depth of well. Furnish samples of water-bearing formation to qualified testing laboratory and well screen manufacturer for mechanical sleeve analysis.  
C. Provide Owner's Representative the following information for record purposes:  
8. Casings - diameter, thickness, weight per foot of length, depth below grade  
9. Screen - diameter, opening size  
10. Pumping test - static water level, maximum safe yield, drawn down at maximum yield  
11. Log - formation log indication strata encountered  
12. Alignment - certification that well is aligned and plumb within specified tolerances  
D. Salt Content: If well driller has knowledge that salt content may be present at 2" pilot well will be drilled not to exceed 700 P.P.M. salt content.  
E. Submit Manufacturer's specifications: installation and start-up instructions, characteristics performance curves with selection points clearly indicated, shop drawings, wiring diagrams, and maintenance data including spare parts lists, for each types in each of the following.

WS-E WARRANTY: Provide warranty covering all material, workmanship and performance of well for a period of one (1) year after Final Acceptance.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA ON THE DATE ADJACENT TO THE SEAL. NO COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**Kimley»Horn**  
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT  
047427053  
DATE  
02/26/2025  
SCALE AS SHOWN  
DESIGNED BY JC  
DRAWN BY JC  
CHECKED BY BVJ

IRRIGATION NOTES

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

PSL PROJ #:  
**P24-148**

SHEET NUMBER

**L-302**

FLORIDA

CITY OF PORT ST. LUCIE

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BEFORE YOU DIG

IT'S THE LAW!  
DIAL 811

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

REVISIONS

No.

DATE

BY