



December 19, 2022

Daniel Robinson – Planner III, Code Compliance Liaison
City of Port St Lucie Planning & Zoning Department
121 SW Port St Lucie Blvd
Port St Lucie, FL 34984

RE: Riverland Parcel D – Plat 4 (P22-288)
South of Midnight Stream Boulevard at Riverland Parcel D
Preliminary and Final Plat Application, Construction Plans

Dear Mr. Robinson,

The preliminary and final plat with construction detail plans for the project were approved with conditions at the SPRC Meeting held on October 12, 2022. The following responses correspond to the comments provided via Fusion after this meeting:

Planning & Zoning

1. See Markups.
Response: This comment is understood.
2. Update project number on all plans.
Response: Project number (P22-288) has been added to all plans.
3. Provide correct ownership documents. The plat must match the documents provided.
Response: The deed for this property is in the process of being updated to represent Riverland Associates IV, LLP as the owner. When this documentation becomes available it will be provided
4. Please provide the list that was provided by the county as approved names.
Response: A list of the approved street names has been provided to the planning department directly via email 11-16-22.
5. Remove any trees that are in the sight triangle.
Response: This comment is understood, please refer to the updated landscape plan.

Public Works Department

1. Please provide the City of Port St. Lucie Project No. **(P22-288)** on the lower right-hand corner on all pages of the plans.
Response: Project No. (P22-288) has been added to all pages of the plans.
2. Refer to the Comments from the City Surveyor regarding the plat. **Currently under review.**



Response: City surveyor comments have been received and corresponding updates to the plat have been shown on the updated plat.

3. Please be advised, a performance bond for 120% of the construction cost of the subdivision infrastructure will be required prior to recording of the plat as per City Code 156.059 and 156.149. **Cost estimate must be signed and sealed.**

Response: This comment is understood. Once the cost estimate has been confirmed to be accurate by utilities and public works a signed and sealed copy will be provided for approval.

Preliminary and Final Plat

4. Provide plat book and page, see markups.

Response: This comment is understood. Once the plat book and page number for the corresponding plat referenced becomes available, this will be added to the plat.

Construction Plan

5. Provide plat book and page on various pages. See markups.

Response: This comment is understood. Once the plat book and page numbers for the corresponding plats referenced becomes available, this will be added to the Construction Plan.

6. Plans appear to be civil and include Paving, Grading and drainage, revise plan name and plan index.

Response: The cover sheet has been updated to reflect Paving, Grading and Drainage.

7. Will crosswalks be added to provide pedestrian crossing?

Response: Crosswalks will not be shown within the plat, only the spine road will provide crosswalks. As this is a private roadway within a private development, and liability is not on the City, the owner has chosen not to add the crosswalks to their plan.

8. Add D.E. to the easement on sheet 4, see markups.

Response: The Construction Plans and Plat have been updated to include a 20' D.E. where indicated in the markups on sheet 4. Please refer to the updated Plat and Construction Plans.

9. Will a berm be installed with yard drains on both sides? Provide details of berm. See markups.

Response: Yes, a perimeter berm will be provided similar to all other Riverland development projects that border a city right of way. Please refer to the detail on sheet 09 of the updated construction plans.

10. How will traffic be controlled in area on sheet 6? See markups.

Response: As this is a private road right of way within a private development,



the owner has chosen not to provide signage or striping in this open area in front of lots 343 – 340 and the “bulb” will remain as shown. The proposed bulb has been provided to allow access to these lots and maintain allowable turning radius for residents.

11. Please verify location of optional infiltration pipe, if they are being installed with this project.

Response: At this time the optional infiltration pipe is not being proposed. During construction areas where irrigation water may collect at the back of curb, the optional infiltration pipe is being proposed as a solution for this problem. If these issues are encountered and the optional infiltration pipe is selected for use, the pipe and corresponding connections will be reflected on the as-built drawings to be certified by the EOR.

12. Provide location of Spine Road Section and provide cross section to the South abutting Marshall Pkwy and construction plans and landscape plans need to match.

Response: The spine road sections provided on sheet 09 of the updated construction plans is provided to depict the linear distances at the tie ins from the internal plat spine road to the limits of this plat, for this reason these sections list elevations and slope as “varies” in some areas. Section S-S has also been provided on sheet 09 of the updated construction plans to detail the connection this plat will make to the Marshall Parkway road right of way to the south. The corresponding construction and landscaping plans have been updated to match. Please refer to the updated plans.

13. Clean up overlay of verbiage on sheet 13. See markups.

Response: This comment is understood, the overlap previously shown has been removed from sheet 13 the updated plans.

14. The applicant is advised that the following items are required regarding environmental concerns on the proposed project development site:

Response: This comment is understood. These items have been addressed via the previously reviewed and approved mass grading permit P22-122. Please refer to the environmental assessment provided with the P22-122 project.

- a. A site survey for gopher tortoises, as set forth in City Code Section 157.06(B), shall be required for all upland properties.
- b. An Environmental Site Assessment (City Code Section 157.04) is required for any development application involving land containing or adjacent to wetlands, containing listed plant or animal species, or for parcels greater than or equal to two acres in size. This report is required as part of the development approval.
- c. If the Environmental Site Assessment reveals the presence or probability of listed species, the applicant shall meet the requirements set forth in City Code Section 157.07(D) which includes written evidence of coordination with all applicable agencies (e.g., US Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission) concerning the listed species and a management plan to ensure protection of the species.



- d. Please add an Environmental Site Assessment Statement on the site Plan. The statement shall indicate whether an Environmental Assessment was required. If an assessment was required, the following table shall be completed and added to the **construction and/or clearing plans**.

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands				
Rare Habitat				
Threatened Species				
Endangered Species				
Species of Special Concern				
Invasive/Exotic Vegetation				

- e. The construction plans shall include notes referencing the Environmental Site Assessment, Management Plan, Relocation Plan, Permits, and any other documents that regulate the protection of endangered, threatened or listed species.

15. **Satisfied.**

16. See attached Public Works Policy #19-01pwd regarding Commercial Development Review for Traffic Generation, Stacking and Circulation. Please provide the required traffic information for Generation, Stacking, and Circulation. It should be noted that the Engineer of Record should be in attendance when this Site Plan is scheduled for City Council review. Additionally, all categories identified in Public Works Policy 1#19-01 should be addressed and if a category is not applicable, please state that and why it is not applicable.

Response: As this plat will only be accessible from the Parcel D spine road which gains access to Riverland Blvd. through Riverland Parcel D plat 1, this comment is not applicable. All traffic generation and stacking will be provided through the Parcel D Plat 1 entrance.

17. Provide signed and sealed drainage calculations to show that the system provides adequate attenuation, water quality (per SFWMD), discharge rate is within the allowable 0.5 cfs per acre, and provides adequate flood protection for the structure (100 year 3-day event with no discharge), parking lot (10 year 1 day), and that the project has a perimeter berm at or greater than the 25-year 3-day stage.

Response: This comment is understood. Drainage calculations have been provided with this response.

18. The applicant is advised that the following items need to be submitted, reviewed and approved prior to issuance of a Public Works Department Construction Permit for Clearing, Mass Grading, or Site Work:

Response: This comment is understood.

- a. *Stormwater ERU Calculation* form, completed with signature of the Engineer and Owner.



- b. An itemized cost estimate for the total *site work*, signed and sealed by the Engineer of Record, or a copy of the contractor's bid with a letter from the Engineer of Record certifying that the bid is acceptable for the project.
- c. Public Works *Construction Permit Application* completed by the Contractor.
- d. Documentation of construction plan approval from the Community Development District (if applicable).
- e. A copy of the approved SFWMD Permit/ Permit Modification for this project (if applicable)
- f. A copy of the approved FDEP 10/2 Self-Certification (if applicable)
- g. For projects that disturb 1 acre or more, submit a copy of the NOI submitted to the FDEP.
- h. For projects disturbing one acre or more provide one copy of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP can be submitted as part of the construction plan set, or separate from the construction plans in a text format. The SWPPP must include all the information required on the FDEP guidance template found at: <http://www.dep.state.fl.us/water/stormwater/npdes/swppp.htm>.
- i. Two (2) sets *****(folded)***** 24"x 36" signed and sealed Civil/ Site plans and one (1) set as PDF with valid electronic sign and seal.
- j. Payment of the Public Works Permit fee; the fee is based on the cost estimate. *Please include the project number (P22-288) on the check description/ memo line.*
- k. A *Compliance Form for Commercial Development* request needs to be uploaded to Project Fusion with a PDF of all attached items for approval. Once approved, the Planning & Zoning Department will notify Utilities for review and approval and once approved by Utilities they will notify Public Works for review and approval. Project Fusion can be found on the city website under the Planning & Zoning Department.

Submit all above items (except "j") in PDF format via one of the following methods:

- Upload to Project Fusion (excluding Public Work permitting items) <https://fusion.cityofpsl.com/>
 - Email attached items to (do not send a link for Public Works to download) engpw@cityofpsl.com
 - Upload to the City's FTP site <http://submit.cityofpsl.com/> (choose Public Works for the Department)
19. Perimeter sediment and erosion control measures and turbidity control, if applicable, must be in place prior to requesting the Pre-Construction Meeting, or before clearing or construction occurs.

Response: This comment is understood.

20. Once all items above are complete, you may request the Pre-Construction Meeting. Please email the Pre-Construction Meeting Request form to engpw@cityofpsl.com

The meeting shall include representatives from:

- a. The responsible authority (as per the NOI) if possible.



- b. The General Contractor
- c. The Engineer of Record (EOR)
- d. The City of PSL Public Works Commercial Inspections Division
- e. The City of PSL NPDES Division- (projects disturbing 1 acre or more)
- f. The City of PSL Planning & Zoning Dept (if available)
- g. South Florida Water Management District (SFWMD)
- h. Community Development District (if applicable and available)
- i. Florida Fish and Wildlife Conservation Commission (FWC) (if available)

The City Inspector will release the approved Public Works Construction permit package at the end of the Pre-Construction Meeting.

21. The final inspection from the Public Works Department is required to receive a Certificate of Occupancy from the City. A final Public Works inspection report will not be issued to the Building Department until the following items are submitted to the Public Works Department.

- a. Letter of Certification from the Engineer (signed and sealed) – **PDF and Hard Copy**
- b. Copy of letter from SFWMD accepting the Engineer's Construction Completion Certification – **PDF**
- c. Inspection test results (signed/ sealed) – **PDF**
- d. As-Built or Record Drawing (signed and sealed) – **PDF**
- e. As-Built or Record Drawing – **AutoCAD**

Note: City of Port St. Lucie Project No. (P22-288) should be shown on the lower right-hand corner on all pages of the As- Built/ Record Drawing.

Submit all Final Inspection items above electronically via one of the following methods:
-email attached items to engpw@cityofpsl.com (do not send link for PW to download your documents)

-Upload to the City's FTP site <http://submit.cityofpls.com/> (choose Public Works for the Department)

Utilities Department

General

1. The PSLUSD Project number (5268D) should be added to the plans. (USM Page 7, Line 1)

Response: This comment is understood, PSLUSD project number has been added to the updated construction plans.

2. CAD files shall accompany every PDF electronic file submittal. (USM Page 9, Line 9)



Response: This comment is understood, CAD files have been included with this response.

3. The Draft Utility Service Agreement will be sent via email with all required documents to be reviewed. Please review language and fees, return any mark-ups, and provide missing information. (USM Page 12, Line 40) **Provide Utility Project Information form along with historicals to determine ERCs values from other similar establishments. (PSL Code Reference 61.11(8)(f))**

Response: This comment is understood, the UPI package will be provided to the USD via email shortly.

4. Address all mark-ups made to the plans submitted, see uploaded plans.
5. Furthermore, the utility reserves the right to request additional submittals to make certain that its concerns have been addressed prior to granting final project approval.

Response: This comment is understood.

Plat

Satisfied

Landscape Plans

6. Show all PSLUSD-owned improvements and easements, existing and proposed water/ wastewater/ reclaimed facilities, and right-of-way, lot lines and pertinent easement information, showing Official Record Book and Page Number, shall be included. (USM Page 12, Line 21)

Response: This comment is understood.

7. Revise sheet P4-4 with the mark-ups on the Construction Plans.

Response: This comment is understood, please refer to the updated landscape plans.

Construction Plans

- Construction plans are not considered approved for construction until we receive an executed Utility Service Agreement and all associated fees are paid then the construction plans will be stamped and considered as approved for construction by PSLUSD.
- PSLUSD will notify the applicant when the construction and landscape plans are in compliance with the Utility Standards, however, the plans will not be approved until the Utility Service Agreement has been executed, all fees are paid, and a Construction Permit/Approval to Connect is issued by PSLUSD. (USM Page 12, Line 4)
- Design plans with Record Drawings in mind. Leave room for completed



construction data. (USM Page 9, Line 41) Record Drawings shall be prepared by a Professional Engineer licensed in the State of Florida according to the State requirements. Information from a Florida licensed surveyor is also required as noted below and incorporated into the Record Drawings (USM Page 123, Line 7) EOR shall allow room on the plan sheet for Record Drawing/ record information. Areas of congestion or detail may require blow-up details. (USM Page 124, Line 4)

8. Construction plans shall include the following: Cover sheet with the name of project, developer and engineer; detailed location map with street names and legal description; PSLUSD standards and details (indicate effective date); an index and issue date. (USM Page 9, Line 25)

Response: This comment is understood.

9. Submit Water and Wastewater Design Information forms for review signed and sealed by the Engineer of Record. (USM Page 9, Line 8)

Response: This comment is understood, design information forms for water and wastewater will be provided to the USD via email shortly.

10. Submit an unsigned Water and Wastewater Application for reviews. This document shall be signed by the applicant after it is stamped approved and when the plans are complete and ready for a permit. (USM Page 9, Line 8)

Response: This comment is understood, permit application forms for water and wastewater will be provided to the USD via email shortly.

11. Add the table below to the plans and fill in as much detail as possible.

Response: This comment is understood. From conversations with PSLUSD staff this comment is a recommendation. The requested table will be shown on the corresponding Record Drawings for the project.

Valve Table								
Plan ID	Size (in.)	Type	Fluid	Manufacturer	Model	Date Set	# Turns	PSLUSD #

12. Show information of all conflicts including elevations of conflicting (crossing) pipes shall be shown to indicate top and bottom pipe elevations (bottom of pipe for the upper line and top of pipe for the lower line). (USM Page 10, Line 1 & Utility Standard Details G-02)

- The minimum separation between PSLUSD mains and other utilities, as measured from the outside of each pipe, shall be as follows: Water mains shall be located a minimum of 10' from a gravity sewer, force main and reclaimed water main. The vertical separation shall be at least 18" with the water main crossing over the other pipes. All PSLUSD pipes shall have a minimum horizontal separation of 5' from all other underground utilities and a vertical separation of at least 18". When gravity sewer, force main, or reclaimed water main is to be installed parallel to a drainage pipe, a



minimum horizontal separation of 10' is desired. A greater separation may be required for drainage pipes larger than 48" in diameter. (USM page 15, Line 45) Relocate services from multiple crossings when possible.

- At the utility crossings where underground watermain will cross any existing or proposed gravity or vacuum-type sanitary sewer or storm sewer, one full length of water main pipe will be centered above or below the other pipeline so the watermain joints will be as far as possible from the other pipeline or the pipes will be arranged so that all watermain joints are at least 3 (three) feet from all joints in a vacuum-type sanitary sewers, storm sewers, stormwater force mains, or pipelines conveying reclaimed water regulated under Part II of Chapter 62-610, F.A.C., and at least 6 (six) feet from all joints in gravity or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C., [AFC 62-555.314(2); exceptions allowed under FAC 62-555.314 (5)]

Response: This comment is understood.

13. A written approval must be provided from the Fire Department and submitted to PSLUSD for the proposed fire hydrant layout. (USM Page 20, Line 21)

Response: This comment is understood.

14. A sample point location map shall be submitted on the overall Master Utility plan ((USM Page 21, Line 38) **If you have a phasing plan, it does not supersede constructing infrastructure for the site unless another plan is provided for partial certifications to the Utilities department for approval. See mark-ups on sheet 07.**

- Bacteriological sampling points shall be located at the point of connection to existing water main, at all dead ends, on the far side of all loops and no more than 1200' apart. (USM Page 21, Line 36)
- Fire Hydrants are discouraged for the collection of bacteriological samples that will be used to make decisions on the bacteriological quality of drinking water but can be allowed if complying with AWWA standards. (AWWA C651-14, Section 5.1.3)

Response: This comment is understood.

15. The EOR shall submit a report including the design and calculations for sizing of the gravity main. (USM Page 18, Line 15)

- All gravity wastewater lines shall be designed with hydraulic slopes sufficient to give mean velocities, when flowing full or half full, of not less than 2 fps and not more than 5 fps, based on Manning's formula using and "n" value of 0.013. The upsizing of sewers to reduce slopes will not be permitted unless justified by calculated flows. (Utility Standard Manual Page 22, Line 32)

Response: This comment is understood. Pipe sizing calculations have been



included as part of the Pump station calculations included with this response.

16. Water mains shall be designed in accordance with Chapter 62-555 of the Florida Administrative Code (FAC), St. Lucie County Fire Department standards and provisions of USM. The EOR shall submit a report including the **design and calculations for sizing** of the water main on the basis:

- At least maximum day domestic requirements plus fire flow at residual pressures of not less than 35 psi at all points in the system (USM Page 18, Line 22), per PSLUSD Master Plan (USM Page 18, Line 18), development Master Plan. (USM Page 18, Line 20)
- Velocity shall be less than 6 feet per second (fps) at peak hour. (USM Page 18, Line 29)
- Shall be at least 6" in residential areas. A 4" water main may be proposed for non-hydrant lines serving cul-de-sacs where additional development will not occur. In non-residential areas, distribution mains shall be a minimum of 8". (USM Page 18, Line 31)
- Piping shall be installed along straight line and grade between fittings, or other defined points, unless other definite lines of alignment deflection or grade change have been established. (Utility Standards Manual Page 63, Line 23) **Verify the maximum bending radius of proposed water main is not exceeded.**

Response: This comment is understood. This documentation will be provided to the USD via separate instrument shortly.

17. A temporary jumper connection is required between an existing active water, forcemain or reuse main and a newly constructed main until a clearance is obtained from the PSLUSD. The temporary connection shall be used at point (s) of filling in accordance with the standard details for potable and non-potable water jumper connection. (USM Page 114, Line 42) **This jumper is to be sized by the engineer especially if the line connections are larger than 8" then our Standard Details may not work.**

Response: This comment is understood.

18. The PSLUSD Standard Detail requirements shall be utilized, but do not have to be included in the construction plans submitted for review. If the standard details are included in the construction plans, the detail sheets shall not be reduced in scale or edited. If the standard details are not included in the construction plans, the contractor and EOR shall ensure that a copy of the USM, including Standard Details, is available at the project at all times. (USM Page 11, Line 37)

Response: This comment is understood.

19. All manholes, fire hydrants, sample points, and valves shall be numerically identified. (USM Page 10, Line 36) **Label each valve separately for the correct locations at the tees.**



Response: This comment is understood. Please refer to the updated construction plans.

20. A written approval must be obtained from the PSLUSD for dead-end water mains.

Dead ends shall be planned and located such that new or existing pavement will not have to be cut in the future when the main is extended. In such instances, mains less than 16" shall end with a valve, plug and a blow-off assembly; water mains 16" and larger shall end with a teed off fire hydrant, inline valve and plug. Permanent dead ends shall be equipped with an automatic flushing valve, that may be metered, with water billed to the developer. (USM Page 19, Line 1) **To avoid this an option is to move to watermain on the south side of SW Windy Way.**

Response: From conversations with PSLUSD staff it has been discussed that the current design will not be changed and this orientation has been deemed acceptable.

21. Call out size, length and type of material used to construct all mains and casings. (USM Page 10, Line 27) **This can be done as total numbers on the overall utility map to reduce clutter on the individual sheets. This avoids adding each length of pipe on the plan sheets.**

Response: This comment is understood. Please refer to the overall utility plan on sheet 07 of the updated construction plans.

22. Provide all easements (existing and proposed) and show Official Record Book and Page Number for the recorded easement document or plat. (USM Page 124, Line 32) See sheet 5.

- Utility easements must be a minimum of 20' wide for all mains not located within or adjacent to a city-owned ROW. (USM Page 14, Line 42)

Response: This comment is understood. Please refer to the updated construction plans.

23. Match profiles to plans views and plan views to the profiles. **See sheet 4.**

Response: This comment is understood. Please refer to the updated construction plans.

Grinder or Lift Station Calculations

24. Every project that includes a sewer connection must supply pump station calculations for the station calculations for the station, new or existing, that will be utilized for that project. (USM Page 9, Line 20)

Response: This comment is understood. This information will be provided to the USD via separate cover.

25. The EOR shall plot the specific system design on the manufacturer's original curve, plotting from zero flow at the designed static head, to and through the selected pump performance curve.

Response: This comment is understood. This information will be provided to the USD via separate cover.



Your next submittal must include the following items:

1. Transmittal Letter
2. Response letter addressing Utilities comments
3. CAD files
4. Construction plans
5. Landscaping plans
6. Pipe sizing calculations (water & sewer)
7. Pump station calculations with the manufacturer's original curve
8. Water Application and Design Information forms
9. Wastewater Application and Design Information forms

Revised plans received between the date of this comment letter and the upcoming SPRC meeting will not be reviewed before the meeting.

The updated plat and construction plans along with the corresponding documentation listed below are attached in response to the comments. Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Guettler', with a horizontal line extending to the right.

Darren C. Guettler, P.E.

Attachment:

1. Plat
2. Construction Plans (PDF & CAD)
3. Landscape Plan
4. Bond Cost Estimate
5. Drainage Calculations
6. Pump Station Calculations

Cc: File 20-1022 (w/ att)

M. Holler - PSLUSD (w/ att)

M. Perry - PSLPW (w/ att)

M. Fogarty – GLHomes (w/ att)