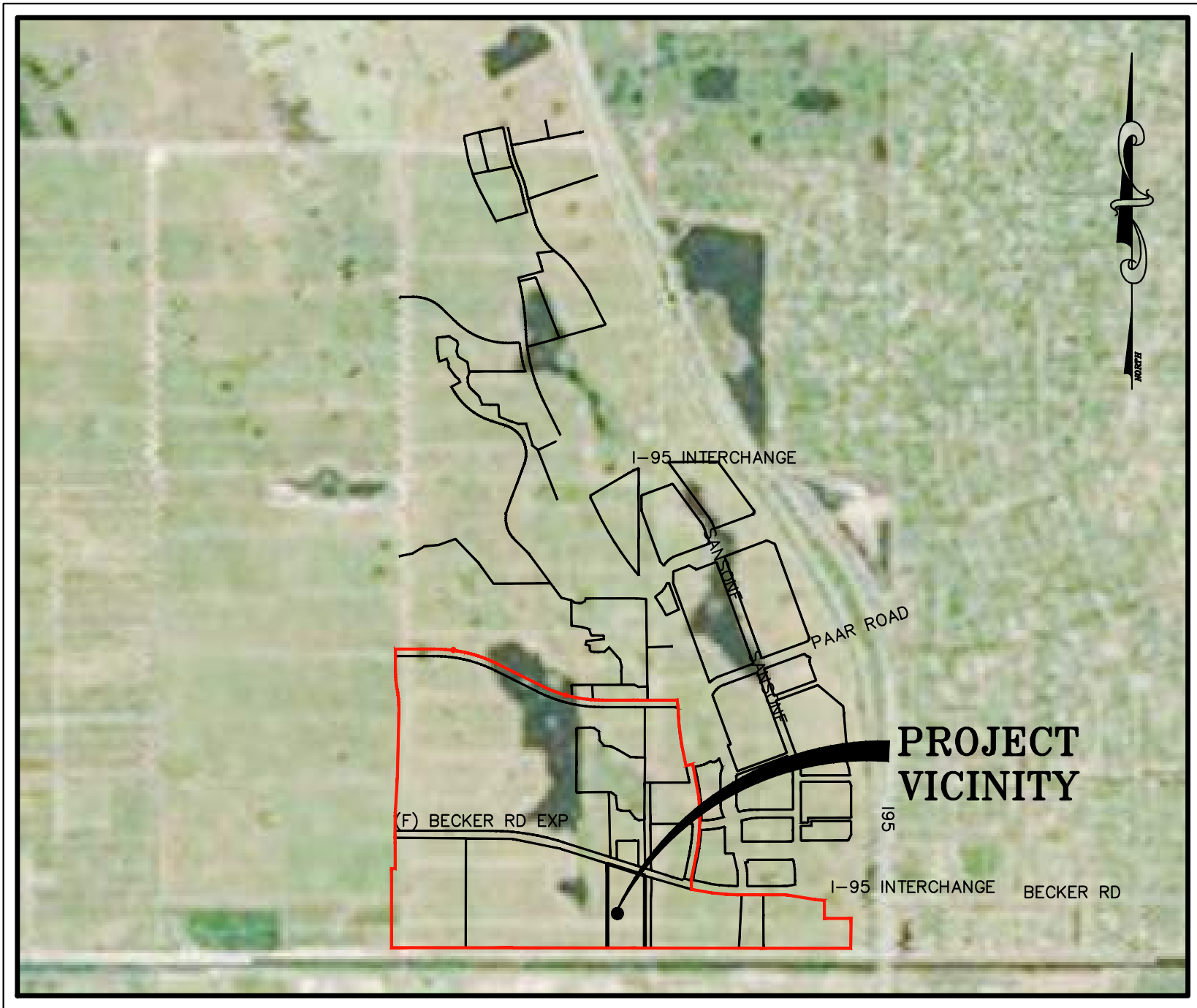


CONSTRUCTION PLANS FOR  
**SOGRO PARK**

IN  
SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST  
ST. LUCIE COUNTY, FLORIDA

PREPARED FOR  
**MATTAMY HOMES  
PALM BEACH LLC**



**LOCATION MAP** N.T.S.

SECTION 27 TOWNSHIP, 37 SOUTH, RANGE 39 EAST

GOVERNING DESIGN STANDARDS:  
FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2023-24 STANDARD PLANS  
FOR ROAD AND BRIDGE CONSTRUCTION .

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ENVIRONMENTAL RESOURCE  
PERMIT APPLICANT'S HANDBOOK VOL. II (2016)

CITY OF PORT ST. LUCIE PUBLIC WORK DEPARTMENT, ENGINEERING  
STANDARDS FOR LAND DEVELOPMENT (2020)

GOVERNING SPECIFICATIONS  
FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS  
FOR ROAD & BRIDGE CONSTRUCTION FY2023-24

FILE NAME: 19-080.SG2.001 SG BECKER ROAD PARK COVER.DWG



**VICINITY MAP** N.T.S.

ENVIRONMENTAL SITE ASSESSMENT DATA				
DESCRIPTION	FOUND (YES / NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES /NO)	RELOCATION PLAN (YES / NO)
WETLANDS	YES	FULLY PERMITTED BY ACOE AND SFWMD	NO	MITIGATION UNDER ACOE AND SFWMD.
RARE HABITAT	NO	N/A	NO	NO
THREATENED SPECIES	NO	N/A	NO	NO
ENDANGERED SPECIES	NO	N/A	NO	NO
SPECIES OF SPECIAL CONCERN	NO	N/A	NO	NO
INVASIVE / EXOTIC VEGETATION	YES	N/A	CLEARING	NO

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	EXIST.GRADING
3	PAVING GRADING AND DRAINAGE PLAN
5	SWPP-PHASE 1
6	SWPP-PHASE 2
7	SWPPP DETAILS
8	DETAILS
8	SPECIFICATIONS

LEGAL DESCRIPTION  
SOUTHERN GROVE REPLAT NO. 30 (PB  
87-17) TRACT F (36.040 AC - 1,569,902 SF)

GENERAL NOTES  
1.ALL OFFSITE FLOWS SHALL BE MAINTAINED DURING CONSTRUCTION.  
2.SITE IS COMPLETELY WITHIN BASIN F OF SOUTHERN GROVE.  
3.LIDAR WAS TAKEN WITH HEAVY VEGETATION IN THE PROJECT AREA.  
4.ALL ELEVATIONS ARE EF-83 NAVD



Know what's below.  
Call before you dig.


REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 10/31/23

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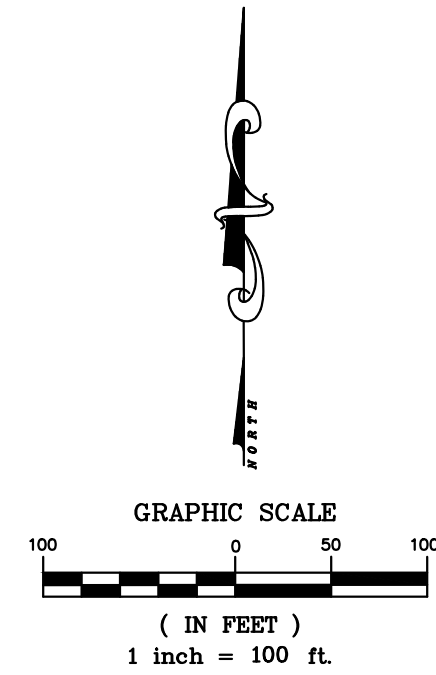
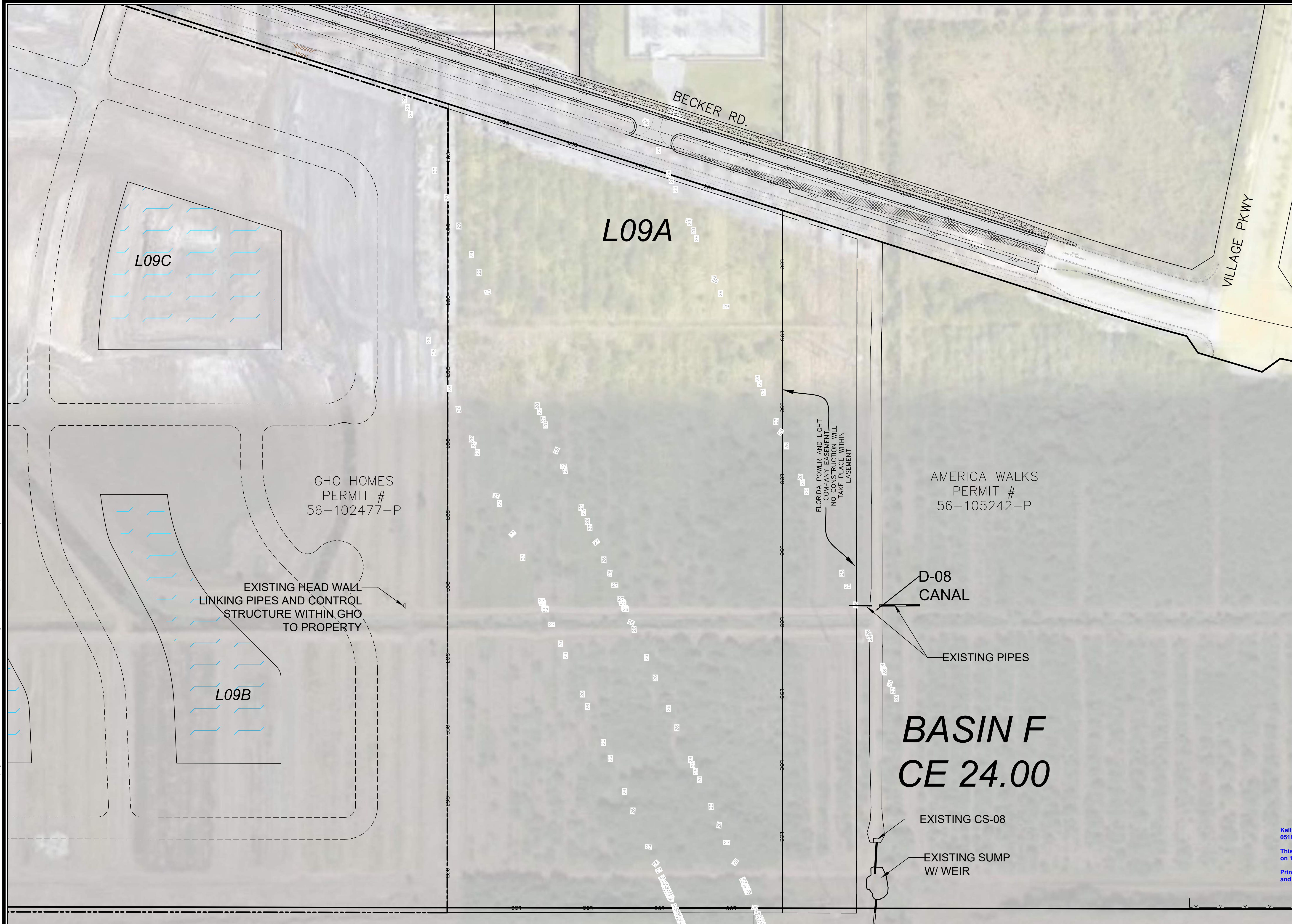
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LEGEND

LOC ALLOWABLE LIMITS OF CONSTRUCTION DISTURBANCE

GENERAL NOTES

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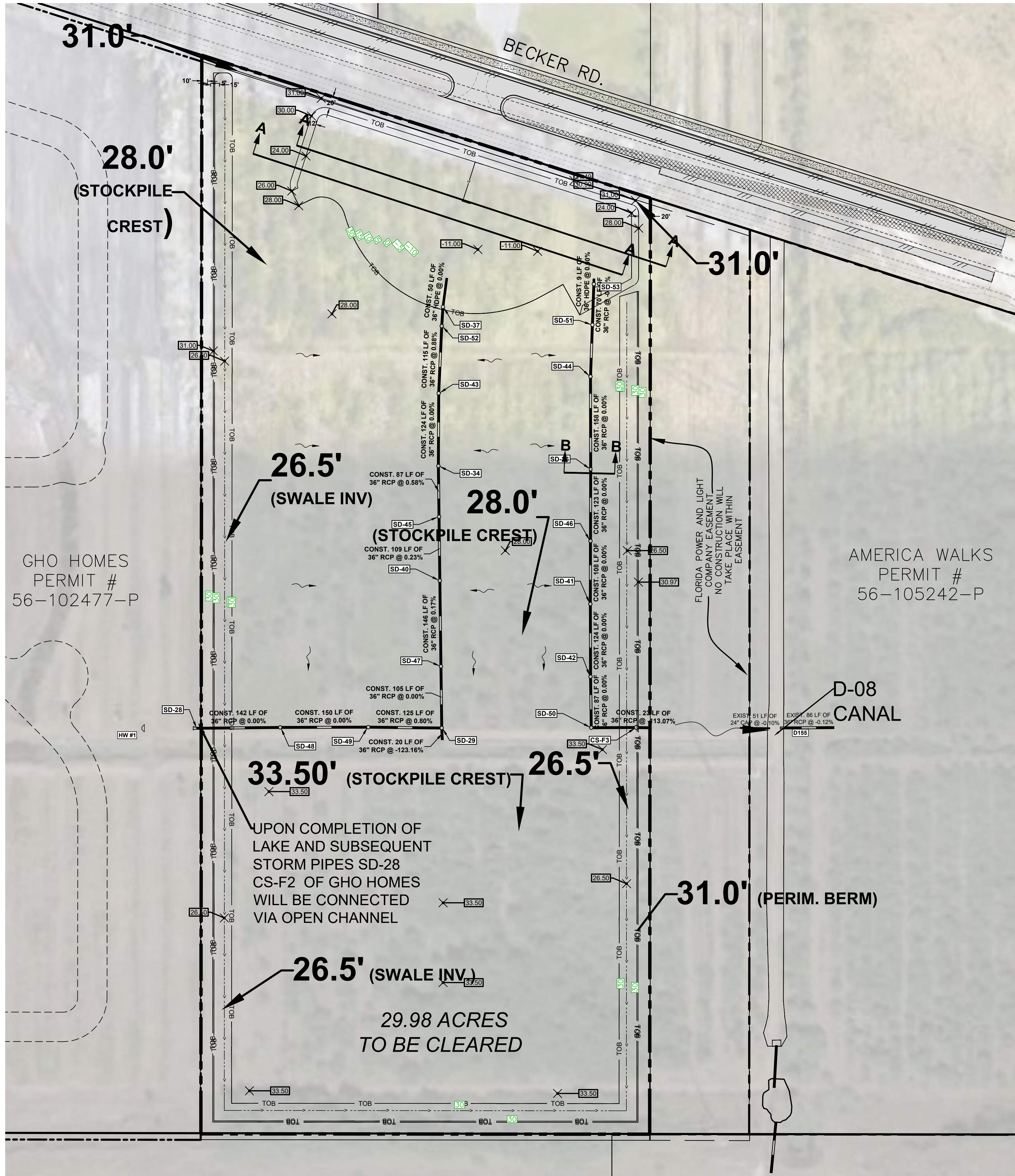
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**SOGRO PARK**  
**EXIST. GRADING**

DATE:
HORIZ. SCALE: 1"=100'
VERT. SCALE: SCALE
JOB No. 19-080
SHEET 2 of 8

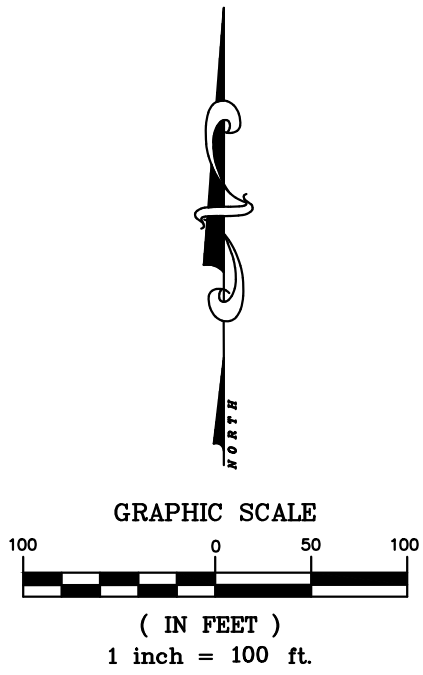


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DRAINAGE STRUCTURE TABLE	
STRUCTURE NAME	STURCTURE DETAILS
CS-F3	RIM = 27.50 W INV = 22.25 E INV = (5.79)
SD-28	RIM = 23.42 E INV = 20.00
SD-29	RIM = 28.00 W INV = 19.00 N INV = 19.00 S INV = (4.42)
SD-34	RIM = 28.00 N INV = 18.50 S INV = 18.50
SD-36	RIM = 28.00 N INV = 23.00 S INV = 23.00
SD-37	RIM = 21.33 S INV = 17.00 N INV = 17.00
SD-40	RIM = 28.00 S INV = 18.75 N INV = 18.50
SD-41	RIM = 28.00 N INV = 23.00 S INV = 23.00
SD-42	RIM = 28.00 S INV = 23.00 S INV = 23.00
SD-43	RIM = 28.00 S INV = 18.50 N INV = 18.50
SD-44	RIM = 28.00 N INV = 19.00 S INV = 23.00
SD-45	RIM = 24.33 N INV = 18.00 S INV = 18.75
SD-46	RIM = 28.00 N INV = 23.00 S INV = 23.00
SD-47	RIM = 28.00 S INV = 19.00 N INV = 19.00
SD-48	RIM = 28.00 W INV = 20.00 E INV = 20.00
SD-49	RIM = 28.00 W INV = 20.00 E INV = 20.00
SD-50	RIM = 28.00 N INV = 23.00 E INV = 23.00
SD-51	RIM = 28.00 N INV = 17.00 S INV = 17.38
SD-52	RIM = 28.00 S INV = 17.50 N INV = 17.50
SD-53	RIM = 21.33 N INV = 17.00 S INV = 16.99

GENERAL NOTES  
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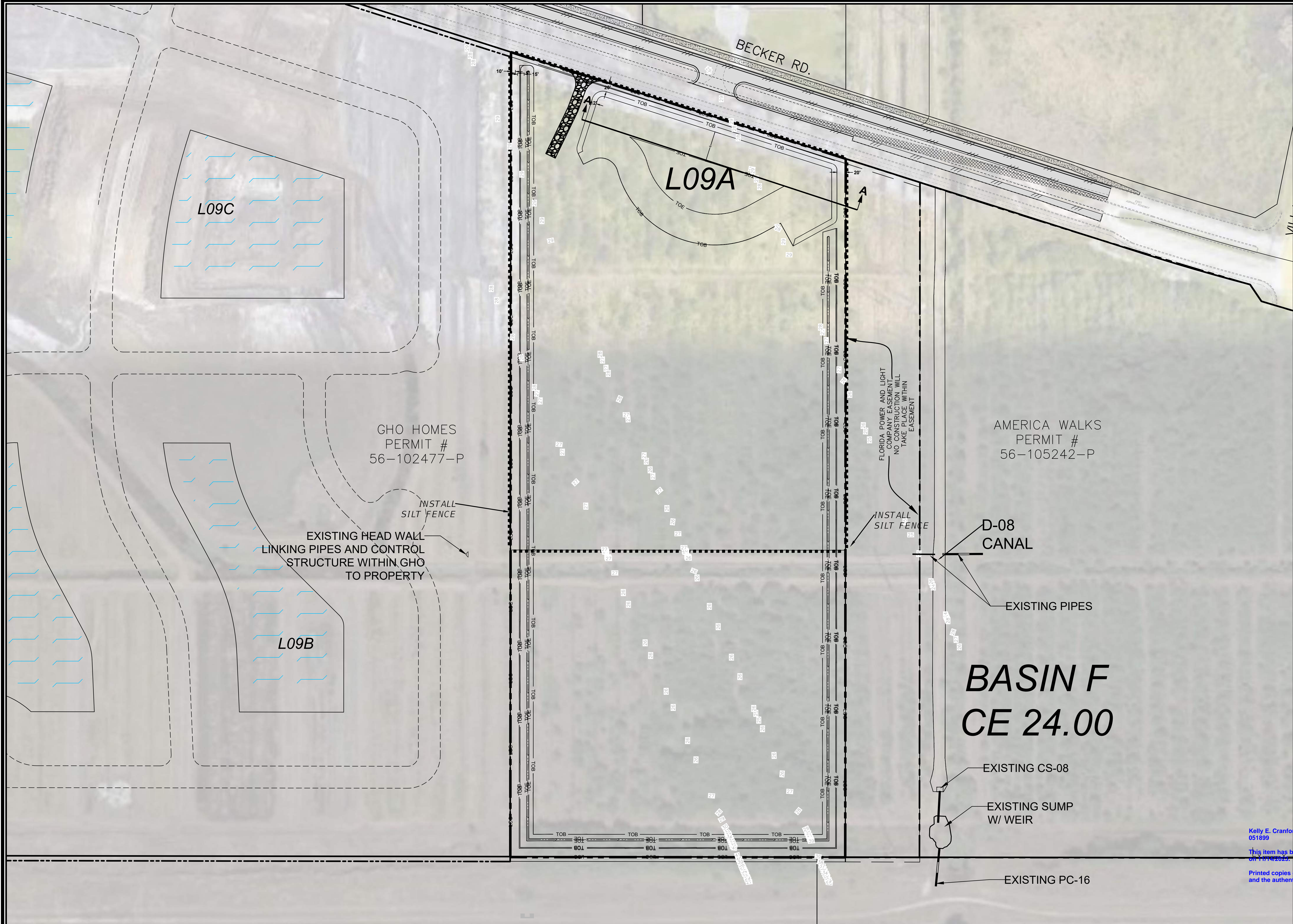
SOGRO PARK

PAVING GRADING AND DRAINAGE PLAN

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GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

LEGEND

- OVERLAND FLOW DIRECTION
- PROP. SILT FENCE
- ALLOWABLE LIMITS OF CONSTRUCTION DISTURBANCE
- FLOATING TURBIDITY BARRIER
- SOIL TRACKING PREVENTION DEVICE

GH0 HOMES  
PERMIT #  
56-102477-P

AMERICA WALKS  
PERMIT #  
56-105242-P

EXISTING HEAD WALL  
LINKING PIPES AND CONTROL  
STRUCTURE WITHIN GH0  
TO PROPERTY

FLORIDA POWER AND LIGHT  
COMPANY EASEMENT  
NO CONSTRUCTION WILL  
TAKE PLACE WITHIN  
EASEMENT

D-08  
CANAL

EXISTING PIPES

**BASIN F**  
**CE 24.00**

EXISTING CS-08

EXISTING SUMP  
W/ WEIR

EXISTING PC-16

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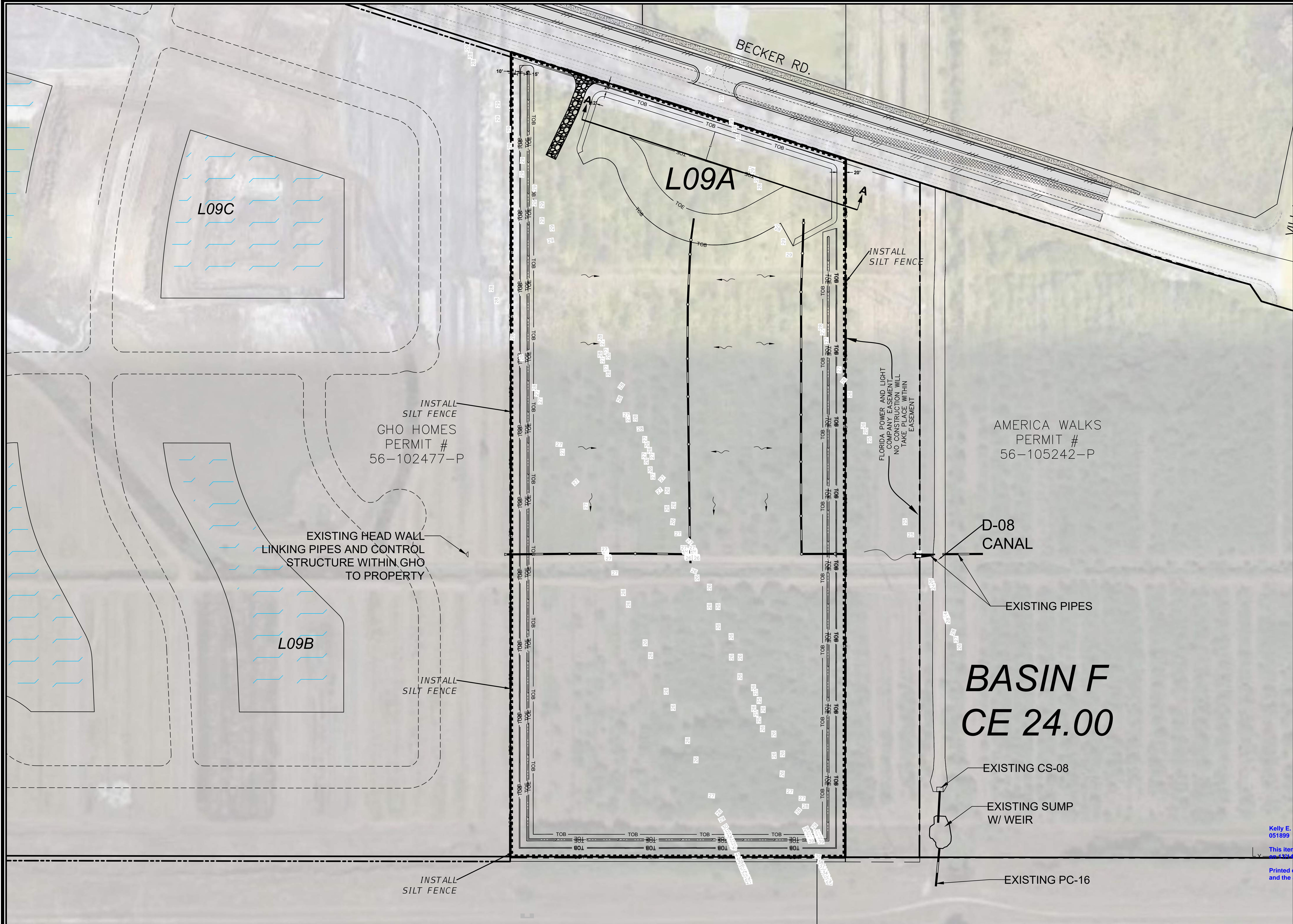
SOGRO PARK

SWPP-PHASE 1

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VERT. SCALE: SCALE
JOB No. 19-080
SHEET 4 of 8



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**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- OVERLAND FLOW DIRECTION
- PROP. SILT FENCE
- ALLOWABLE LIMITS OF CONSTRUCTION DISTURBANCE
- FLOATING TURBIDITY BARRIER
- SOIL TRACKING PREVENTION DEVICE

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**SOGRO PARK**  
**SWPP-PHASE 2**

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Section 1	Project Name and location information:	SoGro Park Sections 27, Township 37 South , Range 39 East, Port St. Lucie, Florida
Section 2	Describe the nature of the construction activity:	Developement of GoPro park along Becker Road
Section 3	Describe the intended sequence of major soil disturbing activities:	<ul style="list-style-type: none"><li>• 0-5 days, Phase 1 (North Portion) install perimeter sediment and erosion controls;</li><li>• 5-20 days, Phase 1 clearing and site prep</li><li>• 20-45 days, Phase 1 Earthwork filling &amp; grading</li><li>• 45-55 days, Phase 1 install underground drainage</li><li>• 55-60 Phase 2 (South Portion) Install perimeter sediment and erosion controls</li><li>• 60-75 days, Phase 2 Clearing and site prep</li><li>• 75-100 days, Phase 2 Earthwork filling &amp; grading</li><li>• 101-115 days, Phase 1/2 site stabilization.</li></ul>
Section 4	Total area of the site:	29.98 Acres
Section 5	Total area of the site to be disturbed:	<b>29.98 Acres</b>
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	Soil types:Lawnwood and Myakka Sands, Oldsmar Sand; depressional,Wabasso sand 0-2%, Winder sand frequently ponded; 0-1% slopes, and winder loamy sand
Section 7	Estimate the drainage area size for each discharge point:	29.98 Acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	Lat: N27° 12' 31.60" Long: W80° 24' 55.26"
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
		<ul style="list-style-type: none"><li>• Prior to clearing, a silt fence (trenched 6 inches deep and backfilled on the uphill side), will be installed as required.</li><li>• Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods no later than 60 days after the last construction activity.</li><li>• All installation shall be commenced as depicted on the attached site map and installation "typical".</li></ul>
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
		<ul style="list-style-type: none"><li>• Grassing or mulch shall be used to stabilize all disturbed areas.</li></ul>
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
		The site has been designed to minimize earthwork, therefore the contractor isn't required to widescale clearing and grading actives and thus reducing the disturbed areas.
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
		No temporary sedimentation basins are proposed as runoff will be directed to permanent surface
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
		<ul style="list-style-type: none"><li>• The Project's vegetative natural buffers will be installed during the construction phase, to assist in the site water quality discharge management.</li></ul>
Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No debris will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site: Cogon grass will require multiple rounds of treatment.	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.

Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	<ul style="list-style-type: none"><li>• Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent:</li><li>• Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.</li><li>• Maintenance shall be performed on the rock entrance when any void spaces are full of sediment.</li><li>• Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately.</li><li>• Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions.</li><li>• Mulch and sod that has been washed out shall be replaced immediately.</li><li>• Maintain all other areas of the site with proper controls as necessary.</li></ul>
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	It is expected that no non-stormwater discharges will occur from the site during construction period.
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

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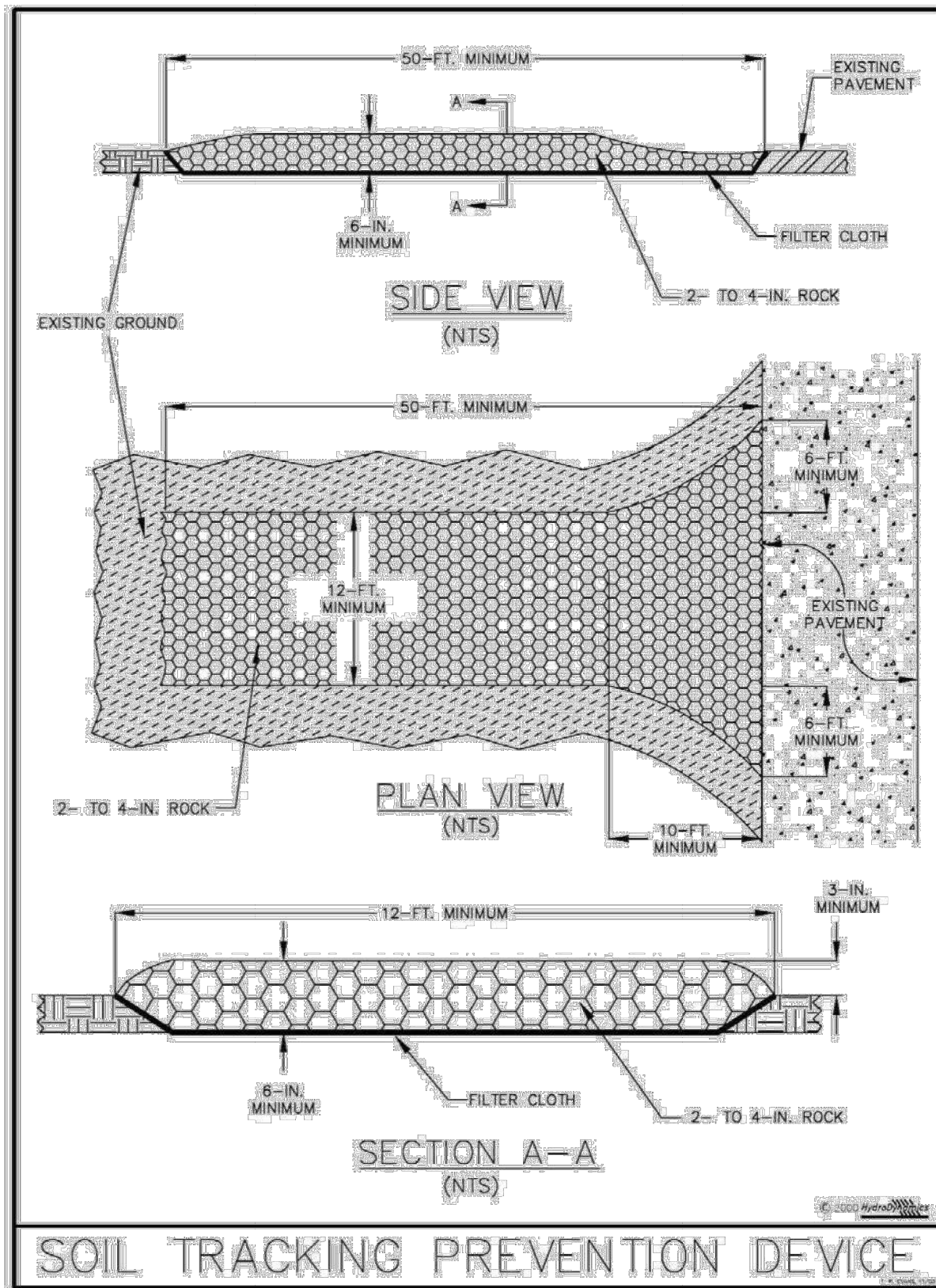


Figure V-19: Illustration of a Soil Tracking Prevention Device

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V-44

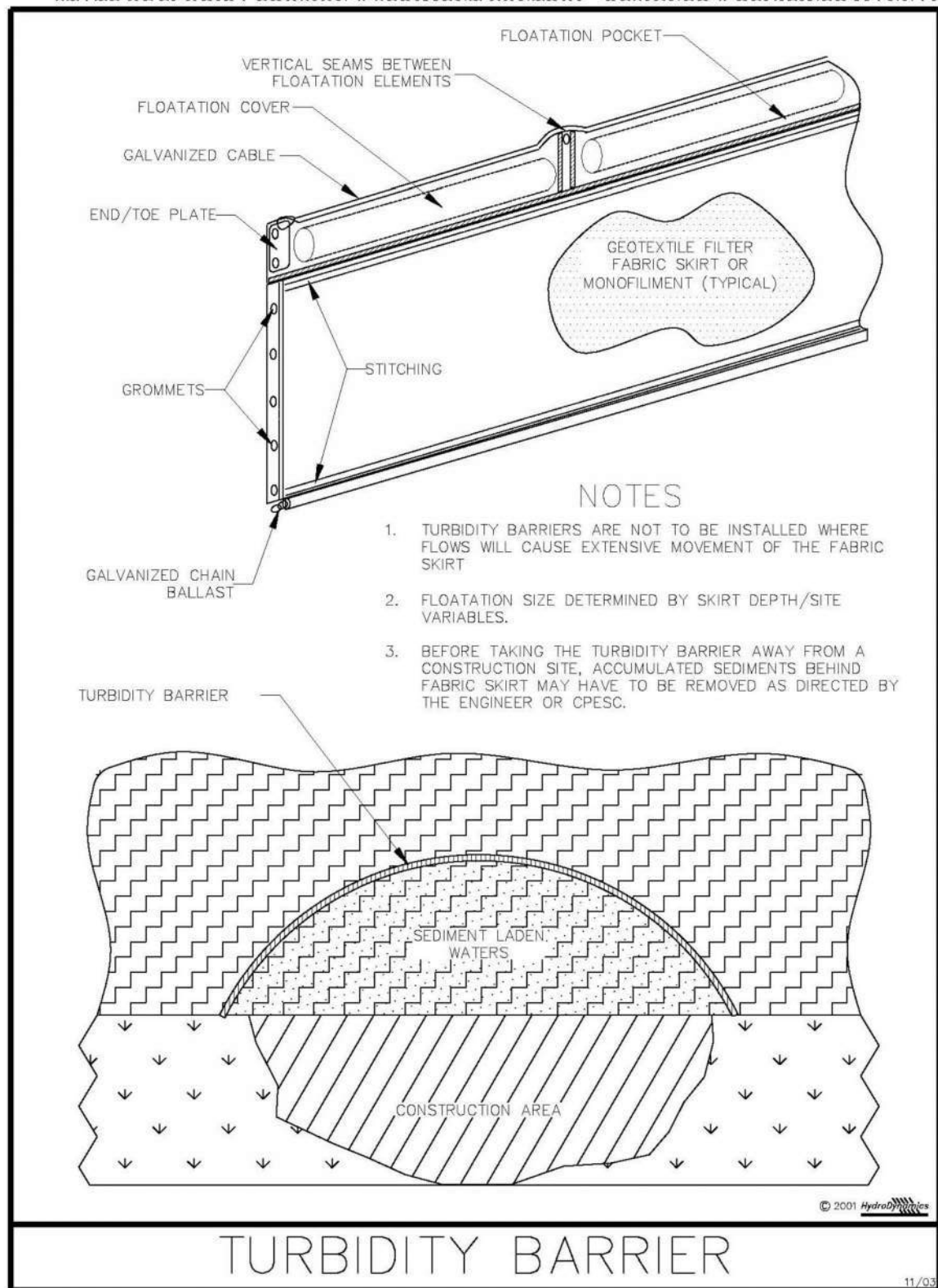


Figure V-44: Illustration of a Turbidity Barrier Curtain

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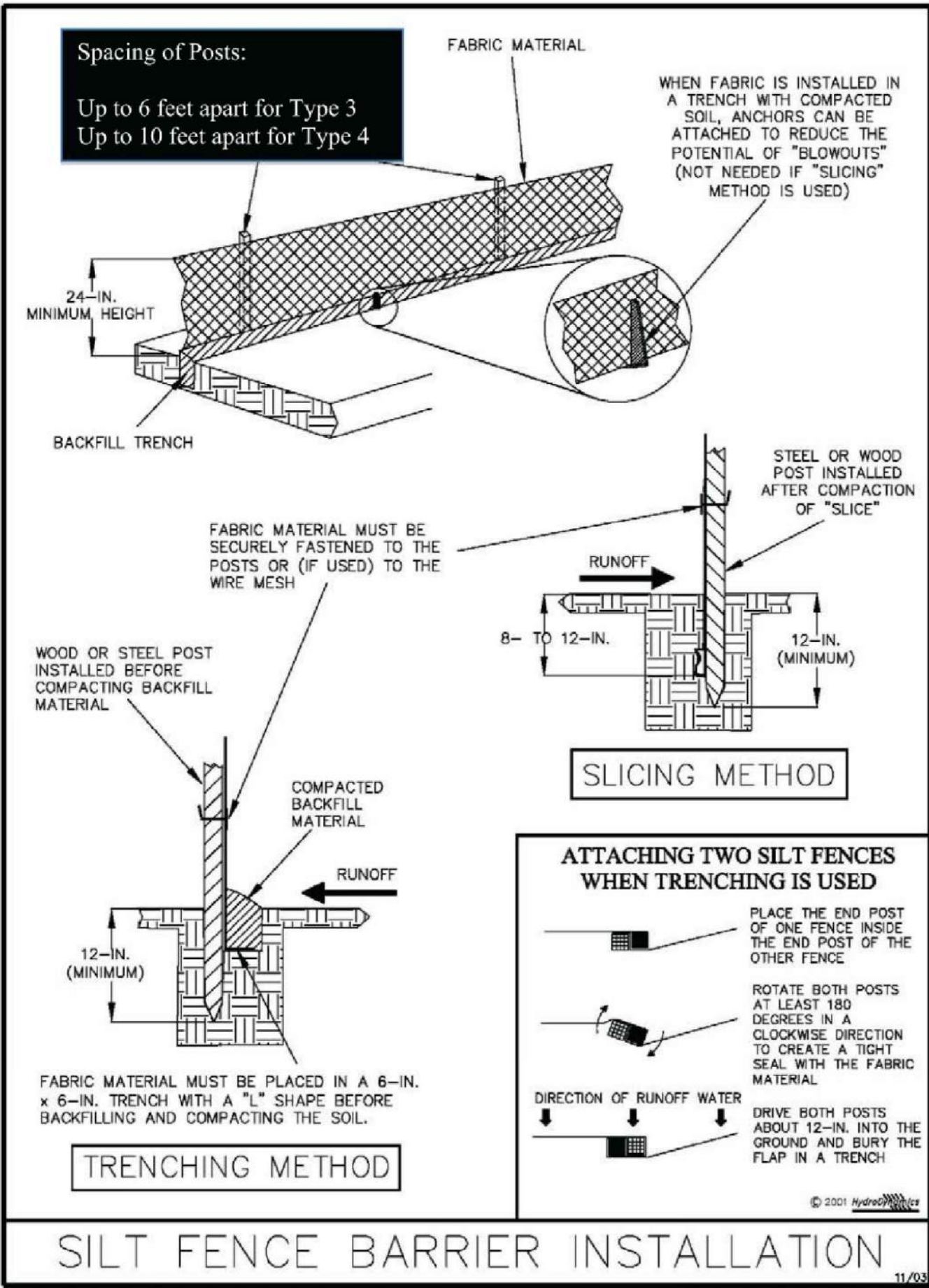


Figure V-2: Illustration of a Silt Fence Barrier

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SOGRO PARK	
SWPPP DETAILS	

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SHEET 6 of 8



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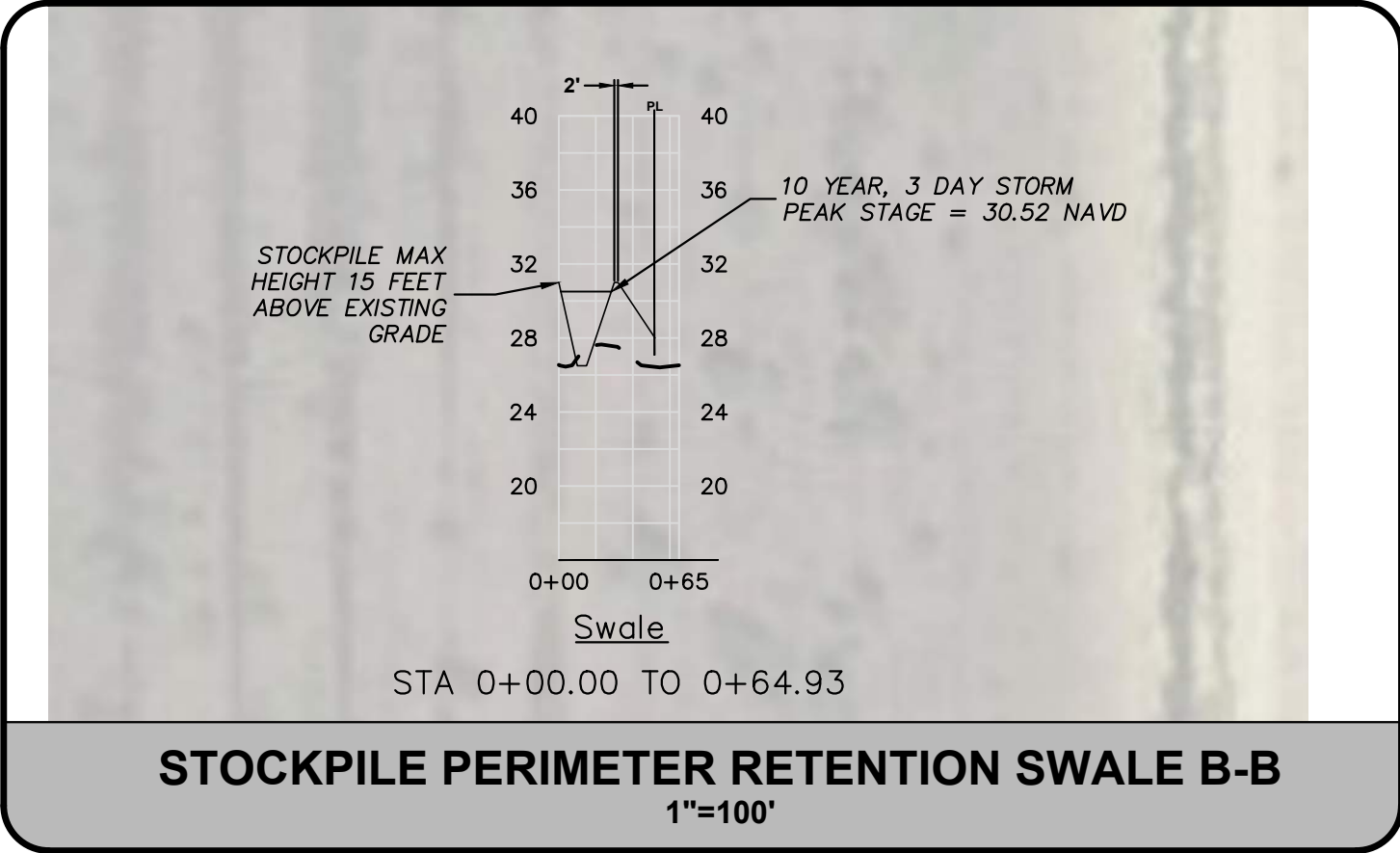
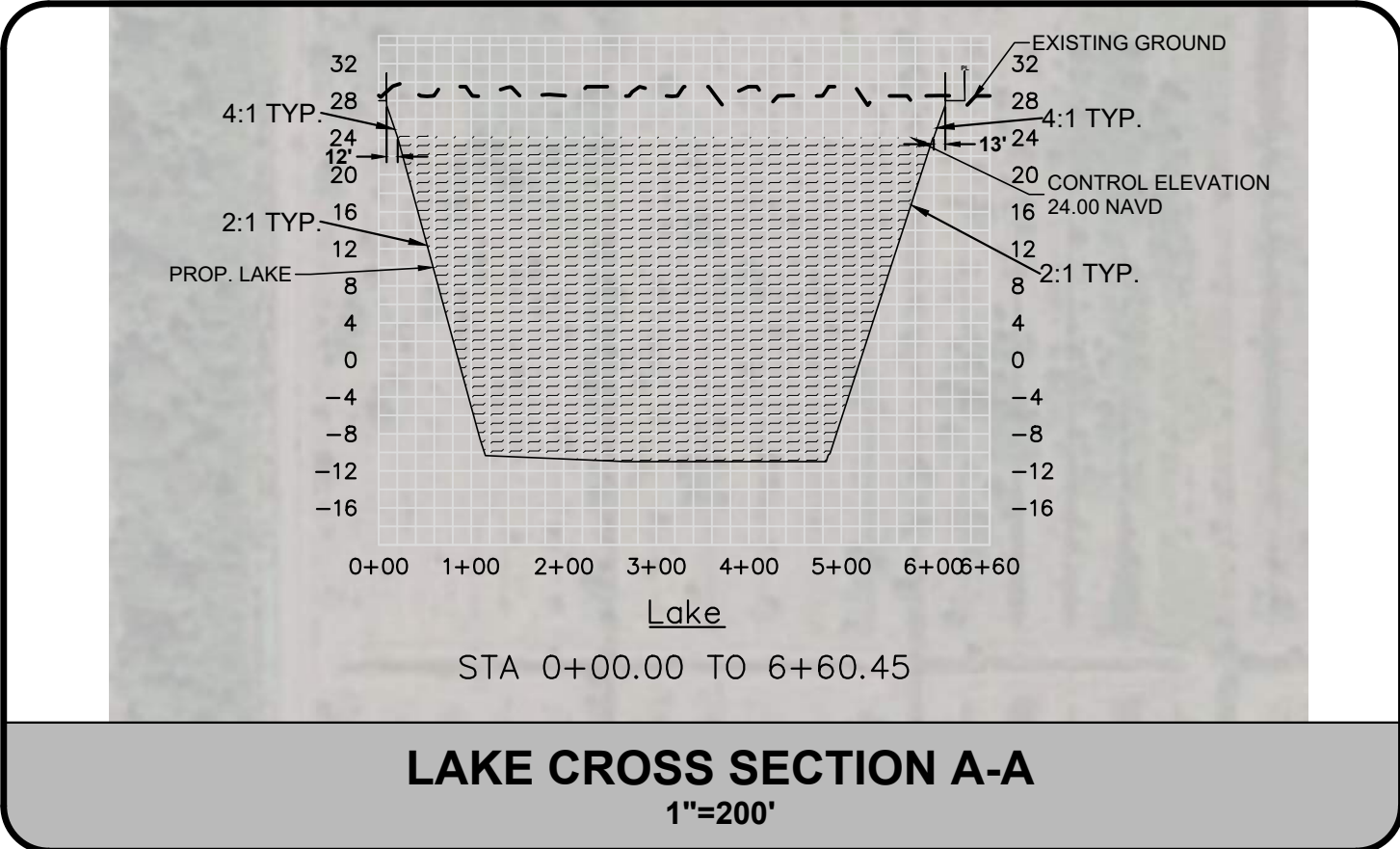
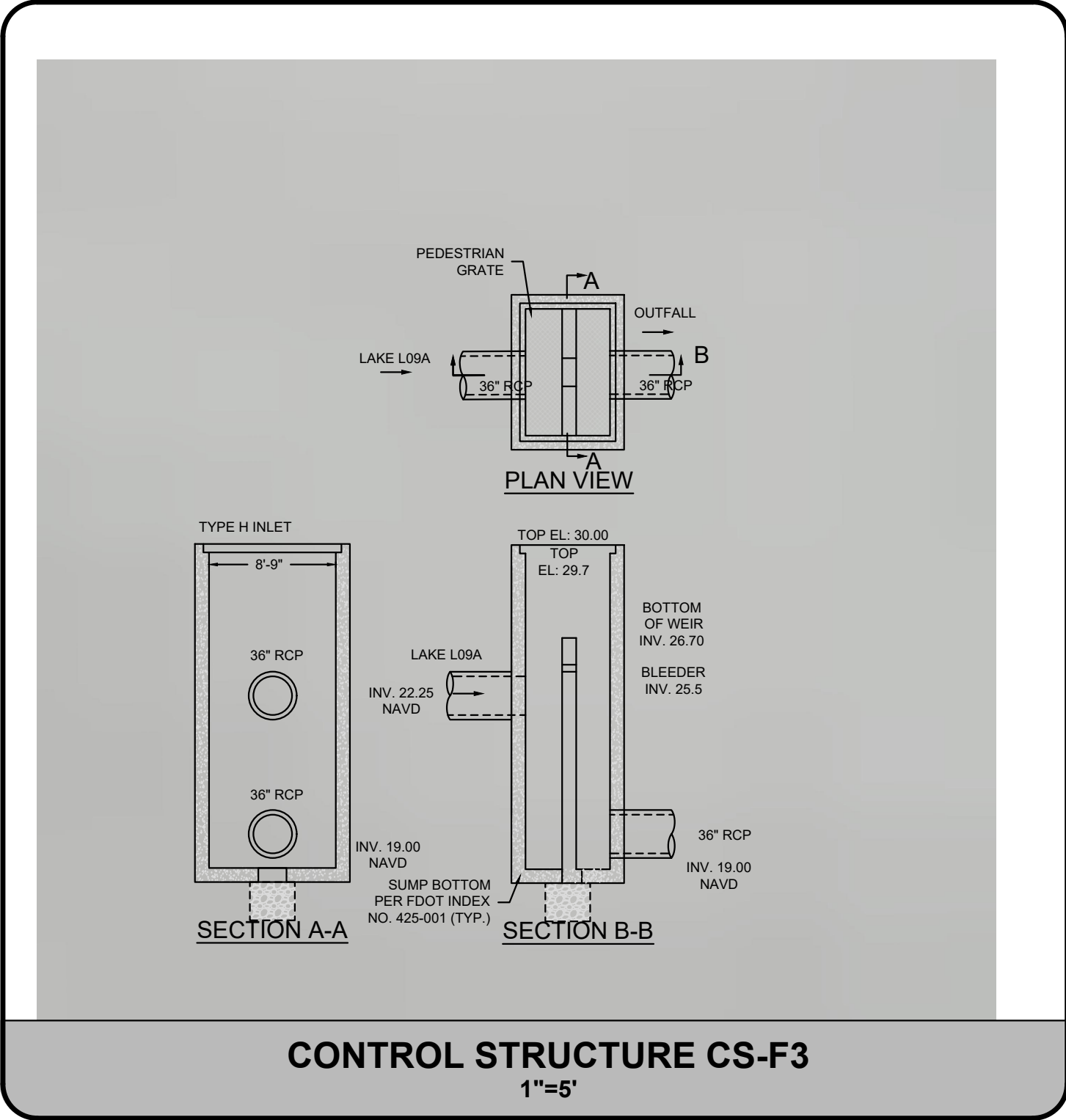
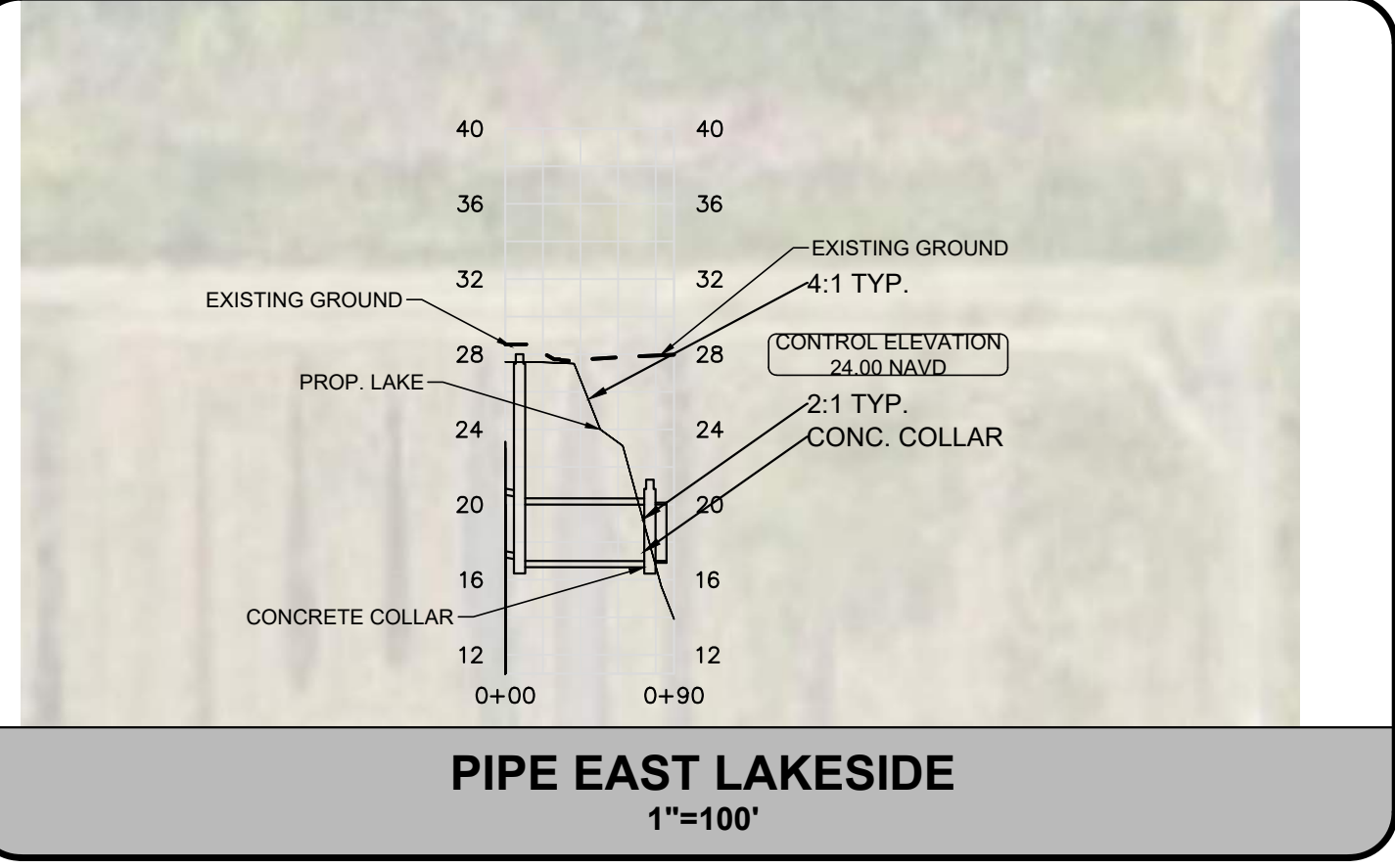
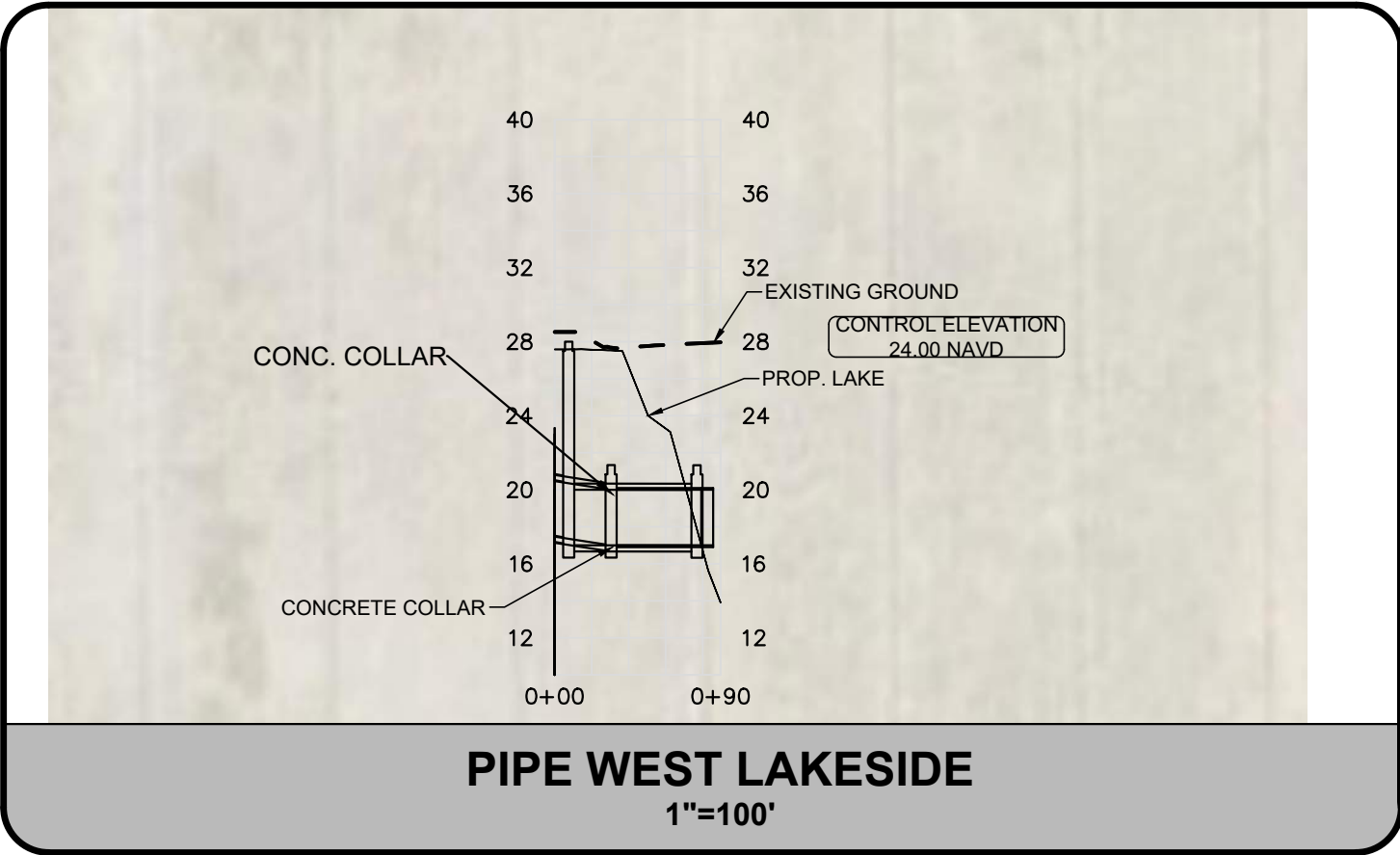
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SOGRO PARK

DETAILS

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1. GENERAL

- A. Mobilization: Mobilization shall meet the requirements of FDOT Section 101. This work shall include, but is not limited to, operations necessary for the movement of personnel, equipment, supplies, and incidentals to the project site, and for the establishment of temporary offices, buildings, safety equipment and first aid supplies, sanitary and other facilities, as required by State and local laws and regulations. The costs of bonds and any required insurance, and any other preconstruction expense necessary for the start of work, excluding the cost of construction materials, shall also be included in this section. This section also includes any and all work related to the final cleanup.
- B. Construction Surveying: The Owner shall provide horizontal control consisting of four control points. The Owner shall also provide vertical benchmarks as shown on the plans. This control shall be provided one time only. The Contractor is responsible for all other construction surveying. The Contractor is responsible to protect these reference points and the construction staking throughout the job. The Contractor shall bear the cost of any necessary restaking.
- C. Soil Testing: Soil Testing shall be performed by a certified testing laboratory. The contractor shall be responsible for payment of any failed tests and inspections.

2. EARTHWORK AND GRADING

- Materials and construction methods for earthwork, excavation, embankment, and grading shall meet the requirements of FDOT Section 120 and shall be performed to achieve final grades, elevations and typical sections as shown on the plans for the proposed work.
- A. Clearing and Grubbing: Clearing and grubbing shall meet the requirements of FDOT Section 110 and shall be performed within the limits of the project work. This work shall include, but is not limited to, the removal of existing trees, brush stumps, roots and other objectionable material to a depth of 18 inches below the natural ground or design grade, whichever is lower. The areas to be cleared and grubbed generally consist of rights-of-way, utility easements, water management tracts, and portions of the lots as detailed on the plans. The Contractor shall confirm with the Owner the removal of any trees for possible preservation. All material shall be removed from the site of the project and shall be disposed of in accordance with local, regional, State and Federal laws, regulations and ordinances.
- B. Rough Grade: The Contractor shall grade the rights-of-way and lots to meet the requirements of FDOT Sections 110 and 120 and shall conform to the lines, grades, and typical sections as shown on the plans.
- C. Fine Grade: The Contractor shall fine grade the roadway to meet the requirements of FDOT Sections 110 and 120 and shall conform to the lines, grades and typical sections as shown on the plans.
- D. Sod: Sod shall meet the requirements of FDOT Section 570, 575, and 981 and shall be placed adjacent to the curbing for a minimum width of 24 inches.
- E. Seed and Mulch: Seed and mulch shall meet the requirements of FDOT Sections 570, 575, and 981 and shall be placed in all disturbed areas not otherwise addressed in plans provided by the owner.

3. DRAINAGE IMPROVEMENTS

- Materials, trench excavation, pipe laying and backfilling operations for drainage improvements shall meet the requirements of FDOT Sections 125 and 430. Pipe shall be laid in true alignment in a pipe trench with an adequate supporting value and "bedded" to the detail shown in the plans and FDOT Section 430. All backfill shall be compacted to a minimum density of 95 percent of the maximum density as determined by AASHTO T-180, unless otherwise shown on the plans.
- The Contractor shall provide all materials and labor to complete the work for drainage improvements at the locations, sizes, and types shown on the plans for the following items:
- A. Reinforced Concrete Pipe: Reinforced concrete pipe shall meet the requirements of Class III of ASTM C-76, Wall Thickness "B", Latest Revision, as modified by FDOT Section 941. Gaskets for pipe joints shall be round rubber gaskets and shall meet the requirements of FDOT Section 942.
- B. Corrugated Aluminum Pipe (CAP) Pipe: PVC pipe shall meet the requirements of FDOT Section 948 and A.S.T.M. F-794, latest revision, and shall be constructed as shown on the plans.
- C. Type "C" and "E" Inlet: Precast concrete catch basins shall meet the requirements of ASTM C-478 and 64T FDOT Section 425. Catch basins shall be Class I concrete and shall be constructed to the detail as shown on the plans.
- D. Storm Manhole: Storm manholes shall meet the requirements of ASTM C-478 and 64T FDOT Section 425. Storm manholes shall be Class I concrete and shall be constructed to the detail as shown on the plans.
- E. Polypropylene Pipe: HP Storm Pipe shall meet or exceeds ASTM F2881 and AASHTO M330 standards. From a federal perspective, polypropylene (PP) pipe is approved for use by the Army Corps of Engineers for storm drainage applications under Section 33 40 00 (Unified Facilities Guide Specifications). The extended bell and spigot joint meets ASTM D3212 and ensures lab and field testable watertight performance. Smooth interior with a Manning's value of 0.012, resulting in increased flow capacity.

THE WORK

- Existing Utilities and Structures:
- Existing utilities, structures and facilities shown on the Drawings were located as accurately as possible from the records examined. No guarantee is made that all existing facilities are shown or that those shown are entirely accurate. The Contractor shall assure himself of the actual location of the utilities, structures, or facilities prior to performance of any work in the vicinity. The utility companies or utility agencies will co-operate with the Contractor's operations. Prior to start of the work, the Contractor shall request each utility agency to advise him of the location of their facilities in the vicinity. The Owner will assume no liability for damages sustained or cost incurred because of the Contractor's operation in the vicinity of existing utilities or structures, or to the temporary bracing and shoring of same. In the event that it is necessary to shore, braye, or swing a utility, the utility company or department affected should be contacted and their permission secured as to the method used for any such work.
- Restoration of Damaged Structures or Utilities:
- It shall be the responsibility of the Contractor to repair, rebuild or restore to its former condition, any and all portions of existing utilities, structures, equipment, appurtenances or facilities, other than those to be paid for under this Contract, which may be disturbed or damaged due to this construction operation, at no cost to the Owner.
- Final Cleanup:
- Upon completion of the work, but before final payment will be made, the Contractor shall clear and remove from the Project area, all falsework, equipment, surplus and discarded materials, rubbish and temporary structures which result from the work under this Agreement, and shall restore in an acceptable manner, all property which has been damaged during the prosecution of the work. The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City code, Section 41.08(g).
- Record Information:
- Upon completion of the work, but prior to submittal of the request for final payment, the Contractor shall obtain and submit record information to the Owner. This information shall include the following:
- Drainage System:
    - High points and low points of swales;
    - Locations and grate and invert elevations of all structures;
    - Location, size, type, length and invert of all culverts.
  - Paving and Grading:
- Location and elevation of high and low points in roadway and any other changes in grade.
- Lay all pipe, true to the lines and grades given, hubs upgrade and tongue end fully entered into the hub. When pipe with quadrant reinforcement or circular pipe with elliptical reinforcement is used, install the pipe in such a position such that the manufacturer's marks designating "top" and "bottom" of the pipe are not more than five degrees from the vertical plane through the longitudinal axis of the pipe.
- The record information shall be certified by a Florida Professional Land Surveyor. Locations shall be made by reference to centerline stationing and offset or by other means acceptable to the Owner. Elevations shall be according to the North American Vertical Datum (NAVD).
- Guarantee: All materials and the installation thereof which are furnished and installed by the Contractor, under the terms of the Agreement, shall be guaranteed by the Contractor against defective workmanship, mechanical and physical defects, leakage, breakage, and other damages and failure under normal operation for a period of one (1) year from the date of final payment, said date to constitute the commencement of the one (1) year warranty period. All materials and installations proving to be defective within the specified period of the guaranty shall be replaced, without cost to the Owner, by the manufacturer or the Contractor, at the period of guarantee of each such replacement shall be from and after the date of installation thereof.

GENERAL NOTES

- Grassing shall be furnished and installed in conformance with the approved landscape plan. All disturbed areas not shown to be planted, mulched, etc. shall be sodded.
- Sod shall be placed such that the top of the grass is at the same elevation as the top of adjacent finish grade.
- The location of existing utilities shown is approximate only and must be field verified by the Contractor prior to beginning Work.
- These plans shall not be used for construction unless they are marked "Approved for Construction" in the title block.
- Contractor to obtain and review all permits prior to starting construction
- Drawing scale may change due to reproduction
- Maintenance of traffic must be in conformance with FDOT Specifications.
- All nuisance exotic vegetation on-site must be removed in conjunction with site development.
- Drawing scale may change due to reproduction.
- It is the contractor's responsibility to ascertain the exact locations, size, and condition of all existing underground utilities whether shown or not, prior to construction. Contractor shall notify all utility companies prior to construction and notify engineer prior of any deviation from what is shown on the plan.
- All pipe lengths and centerline slope lengths shown on the drawing are scaled distances measured from center of structures). Contractor shall confirm all measurements in the field and notify engineer in writing of any discrepancies with the drawing prior to performing the work. All quantities shall be paid on the basis of field measurements of completed work.

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

NOTES:  
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.



**CULPEPPER & TERPENING INC**  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-466-9487 • www.ct-eng.com  
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CALCS.	EAC	
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APPROVED	KC	

SOGRO PARK

SPECIFICATIONS

DATE:
HORIZ. SCALE: N/A
VERT. SCALE: N/A
JOB No. 19-080
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