

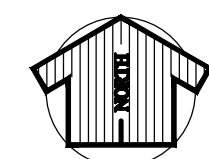
SECTION 36, TOWNSHIP 36 S, RANGE 40 E
ST. LUCIE COUNTY, FLORIDA



LEGAL DESCRIPTION:

PARCEL E, PORT ST. LUCIE SECTION SIXTY SEVEN, AS RECORDED IN PLAT BOOK 24, PAGES 28 THROUGH 28A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

LOT CONTAINS 43,560 SQUARE FEET MORE OR LESS



PLAN FOR
REMNANT CONSTRUCTION, LLC.

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 24-1021

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	DEMOLITION PLAN
02	SITE PLAN
03	PAVING, GRADING & DRAINAGE PLAN

GOVERNING DESIGN STANDARDS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY2023-24 STANDARDS PLANS FOR ROAD
AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
<http://www.fdot.gov/design/standardplans>

APPLICABLE IRS:
GOVERNING STANDARD SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, 2023-24 STANDARD SPECIFICATIONS FOR
ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
<http://www.dot.state.fl.us/programmanagement/Implemented/SpecBooks>

GOVERNING SPECIFICATIONS:
CITY OF PORT ST. LUCIE PUBLIC WORKS DEPARTMENT ENGINEERING STANDARDS FOR
LAND DEVELOPMENT (MOST CURRENT EDITION), AS AMENDED BY CONTRACT DOCUMENTS.

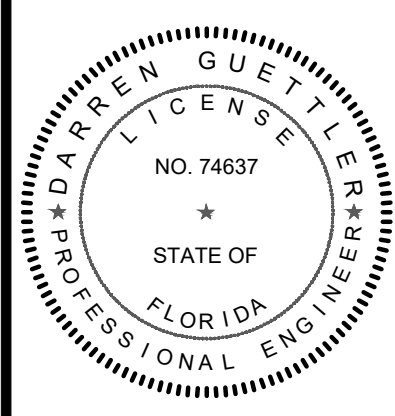


CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

[illegible]

PROJECT: **VILLAGE GREEN
(FIRE STATION #12)**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT: REMNANT CONSTRUCTION, LLC.



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
9/3/24

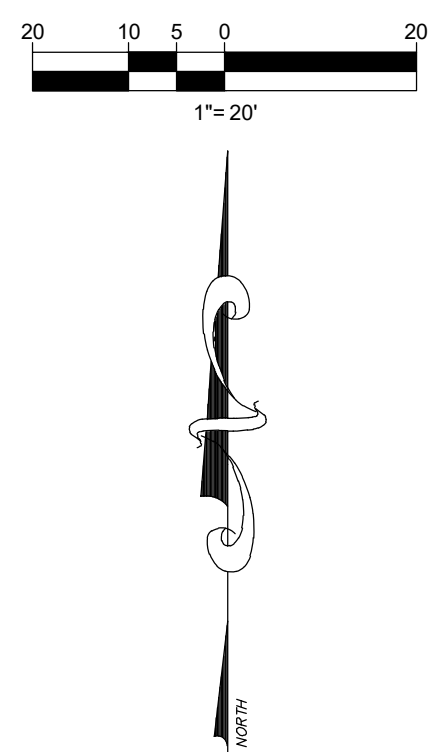
PROJECT No.: 24-1021
DRAWN BY: SOG
CHECKED BY: DG
DATE: 08/16/2024
CAD I.D.: 24-1021 - COVER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:




COV.



NOTE:
EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION AND SEDIMENT CONTROL USING THE LATEST F.O.D.T. STANDARDS. BAILED WAYS, STRAW, AND SITUATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SITUATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SITUATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTIES AND WATERWAYS. STREET SWEEPING SHALL BE PERFORMED ANYTIME SEDIMENT HAS BEEN TRACKED ONTO THE ADJACENT ROADWAYS FROM THE SITE OR THE SITE DRIVEWAYS. SHOULD NOT BECOME AN ISSUE. ALL UNSTABILIZED AREAS SHALL BE WETTED DOWN SUFFICIENTLY IN ORDER TO PREVENT DUST.

SILT FENCE SHALL BE IN PLACE PRIOR TO CLEARING

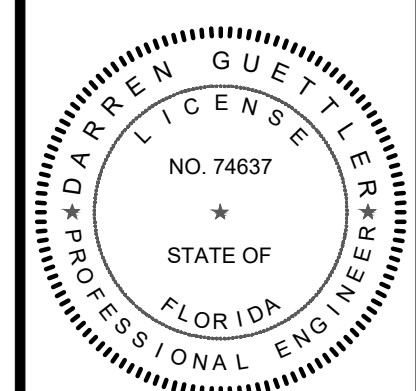
PROJECT AREA: 43,560 S.F. (1.00 AC)
AREA TO BE CLEARED: 720 S.F. (0.017 AC)

LEGEND	
— VM —	EXISTING WATER MAIN
— FM —	EXISTING FORCE MAIN
— S —	EXISTING GRAVITY SEWER MAIN
-----	EXISTING EDGE OF PAVEMENT TO REMAIN
-----	EXISTING EDGE OF PAVEMENT TO BE REMOVED
	CONCRETE TO BE REMOVED
	EXISTING LIGHT POLE TO BE REMOVED
	SILT FENCE

[illegible]

PROJECT: VILLAGE GREEN
(FIRE STATION #12)
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT: REMNANT
CONSTRUCTION,
LLC.



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
9/3/24

PROJECT No.: 24-1021
DRAWN BY: SOG
CHECKED BY: DG
DATE: 08/16/2024
CAD I.D.: 24-1021 - STORMWATER
POLLUTION PREVENTION PLAN
SHEET TITLE:






DEMOLITION PLAN

SHEET NUMBER:
01



CITY OF PSL PROJECT NO. PXX-XX
PSLUSD FILE NO. XXXX



LEGEND			
	HANDICAP STALL		EX. CONCRETE PAVEMENT
	NUMBER OF PARKING SPACES		PROPOSED CONCRETE PAVEMENT
— W —	EXISTING WATER MAIN	P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
— S —	EXISTING GRAVITY SEWER MAIN	U.E.	UTILITY EASEMENT
— E —	EXISTING EDGE OF PAVEMENT	D.E.	DRAINAGE EASEMENT
CO 	EX. CLEAN OUT		



" = 250

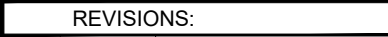
TOTAL PERVIOUS	23,789 S.F.	0.546 AC	54.61%
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811 KNOW WHAT'S BELOW
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BEFORE YOU DIG

It's fast. It's free. It's the law.

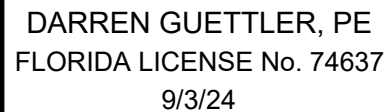
www.callsunshine.com

CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

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PROJECT:

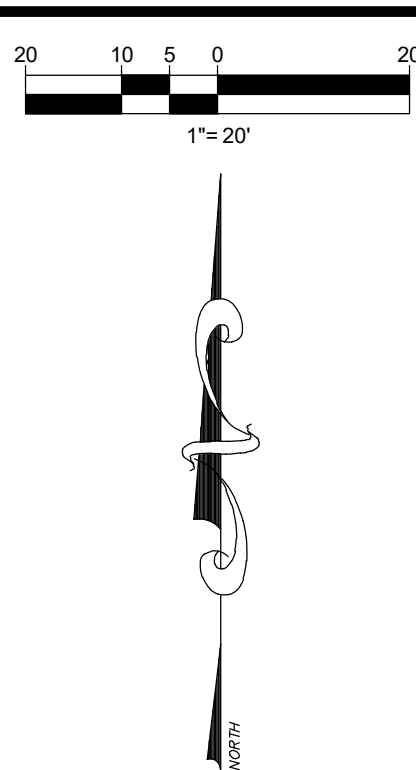
CLIENT:



SHEET TITLE:

SHEET NUMBER:

02



GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD ANY OMISSIONS OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKSMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING SLOSHA AND FDOT SPECIFICATIONS. LATEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENASTY TESTS TO ENGINEER OF RECORD. SUB GRAD FILL BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND IN A TIMELY MANNER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
12. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
15. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A PUBLIC LAND CORNER IS DAMAGED OR DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITH DELAY BY TELEPHONE.
16. IF HARDPAV IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
17. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
18. LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
19. RCP INDICATES REINFORCED CONCRETE PIPE. CMP INDICATES GALVANIZED CORRUGATED METAL PIPE. BCCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE. CAP INDICATES CORRUGATED ALUMINUM PIPE. CPP INDICATES CORRUGATED POLYETHYLENE PIPE. (N12) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPP INDICATES HIGH-PERFORMANCE POLYPROPYLENE PIPE.
20. MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 430-021.
21. COMPACTON REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
22. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
23. ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
24. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
25. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
26. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
27. UNSUABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
28. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
29. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF THE SIDEWALK SHALL BE USED TO SET THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE GIVEN FOR ADDITIONAL CLARITY.
30. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
31. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
32. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
33. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
34. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
35. EROSION AND SEDIMENT CONTROL. - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST S.D.O.T. STANDARDS. BAILED HAY, CROWD, AND TATTON BARBERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED. SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
36. ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.
37. TOPOGRAPHIC INFORMATION PREPARED BY VELCOM ENGINEERING & SURVEYING, LLC. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SURVEY N.A.V.D.

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACO IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS.

NOTE:
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).

NOTE:
PROPOSED UTILITY EASEMENTS FOR WATER AND WASTEWATER ARE NOT SHOWN ON THIS SHEET FOR CLARITY PURPOSES. THE PROPOSED UTILITY EASEMENTS FOR WATER AND WASTEWATER ARE SHOWN ON THE WATER & WASTEWATER PLAN SHEETS.

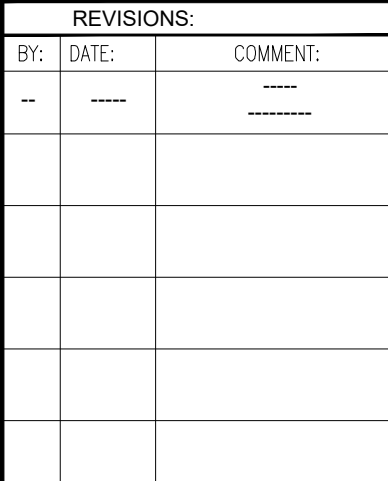
NOTE:
PER ENGINEERING STANDARD 6.10 (9), THE INSTALLATION OF ANY DRAINAGE PIPE ACROSS THE ENTIRE FRONT OF ANY LOT IN THE CITY IS PROHIBITED.

CONSTRUCTION FIELD OBSERVATIONS

- I. DRAINAGE
 - A. LAYING OF PIPE (BEFORE BACKFILL)
 - B. ALL DRAINAGE STRUCTURES AND PIPE LAYING COMPLETE
 - C. CONSTRUCTION AND STABILIZATION OF RETENTION AREAS AND SWALES
- II. SEEDING MULCH AND SODDING IN AREAS WHERE EROSION IS EVIDENT
- III. UTILITIES (PERMITS)
 - A. PIPE LAYING IN RIGHTS-OF-WAY
 - B. JACK AND BORING / DIRECTIONAL BORING
 - C. WET TAPS
 - D. ABOVE GROUND MANHOLE INSPECTIONS AND INSTALLATIONS
- IV. CONCRETE
 - A. CONSTRUCTION OF CURBING, SIDEWALK, NON-BUILDING SLABS, AND RETAINING WALLS BEFORE PLACEMENT OF CONCRETE
- V. PAVEMENT
 - A. LINE AND GRADE (CERTIFICATION)
 - B. SUBBASE (PRIOR TO ADDING BASE MATERIAL)
 - C. BASE (PRIOR TO PRIMING AND SAND SEAL)
 - D. BASE (AFTER PRIMING, SAND SEAL AND BEFORE PLACING OF ASPHALT)
- E. ASPHALT OR CONCRETE (WHILE PAVING IS IN PROCESS)
 - F. TURN OUT CONSTRUCTION INTO CITY, COUNTY, OR STATE ROAD (AFTER INSPECTIONS APPLY)
- G. TEST RESULT ON SUBBASE, BASE AND ASPHALT
- H. FINAL PROJECT OBSERVATION

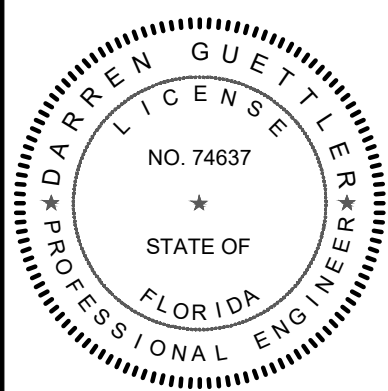
PROJECT CERTIFICATION REQUIREMENTS

- I. PAVEMENT TESTING
 - A. FLORIDA BEARING VALUE (FBV) OR LIMEROCK BEARING RATIO (LBR) TEST RESULTS.
 - B. COMPACTION TEST RESULTS.
 - C. BASE MATERIAL TEST RESULTS.
 - D. ASPHALT TEST RESULTS.
- II. WATER AND SEWER
 - A. DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFICATION FOR BOTH WATER AND SEWER (OPERATION AND MAINTENANCE), IF APPLICABLE.
 - B. HEALTH DEPARTMENT CERTIFICATION, IF APPLICABLE.
 - C. HYDROLOGICAL AND PRESSURE TESTING FOR WATER MAINS.
 - D. VIDEO AND EXFILTRATION TESTING FOR GRAVITY SEWER MAINS, IF APPLICABLE.
 - E. PRESSURE TESTING FOR FORCE MAINS, IF APPLICABLE.
 - F. UTILITY CERTIFICATE FOR OPERATION AND MAINTENANCE, IF APPLICABLE.
- III. CERTIFICATION AND RECORD DRAWINGS
 - A. SEALED CERTIFICATION BY THE ENGINEER OF RECORD FOR COMPLIANCE WITH APPROVED PLANS AND SPECIFICATIONS ALONG WITH RECORD DRAWINGS FOR THE PROJECT.



PROJECT: **VILLAGE GREEN
(FIRE STATION #12)**
CITY OF PORT ST LUCIE,
FLORIDA

CLIENT: REMNANT CONSTRUCTION, LLC.



DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
9/3/24

PROJECT No.: 24-1021
DRAWN BY: SOG
CHECKED BY: DG
DATE: 08/16/2024
CAD I.D.: 24-1021 - PGD PLAN

SHEET TITLE:

PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:

03



CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX