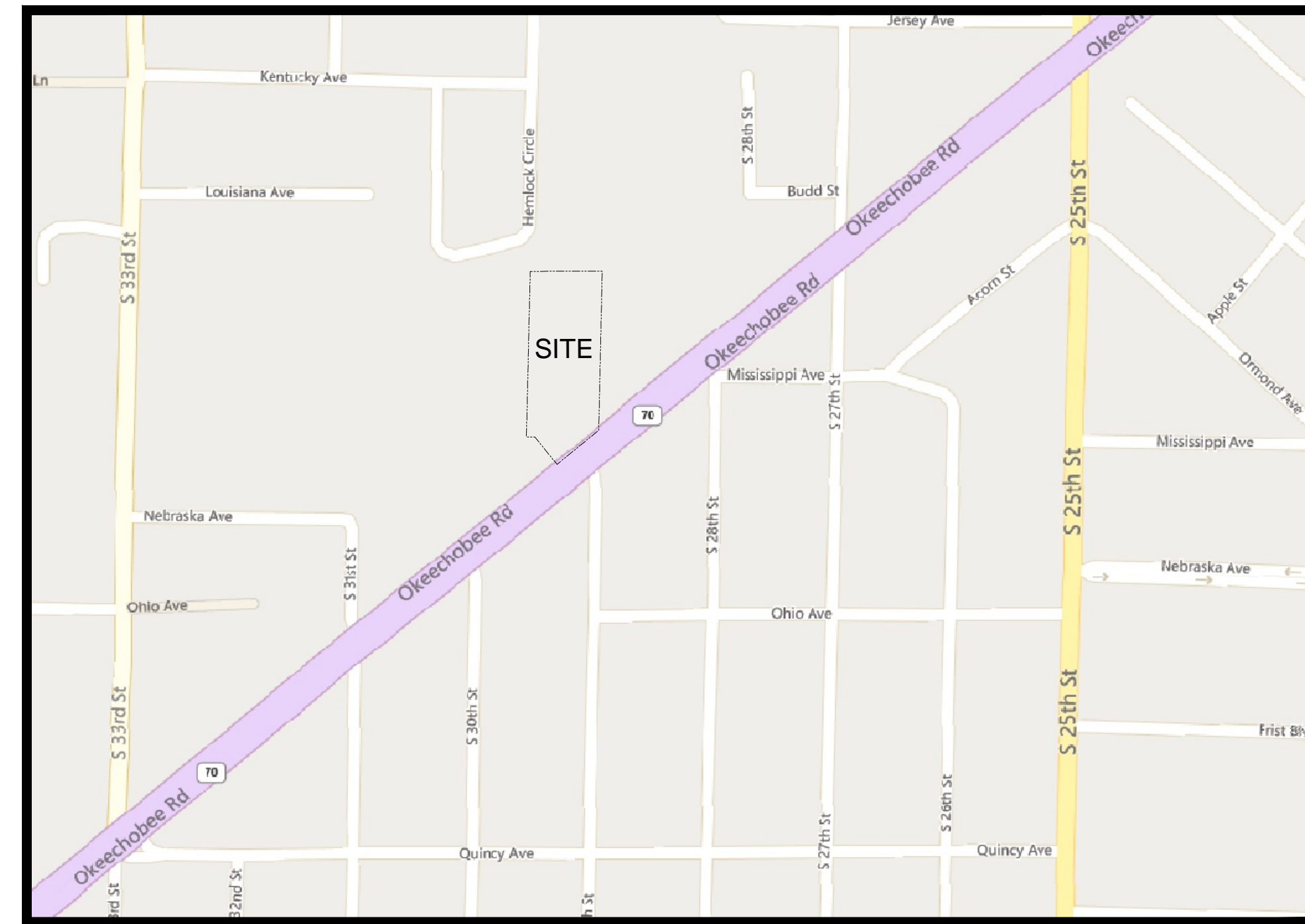
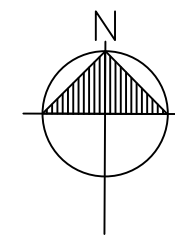


SITE CONSTRUCTION DRAWINGS FOR THE PORCH FACTORY

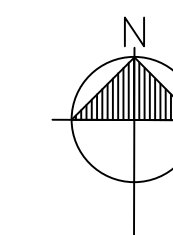
FT PIERCE
ST LUCIE COUNTY
FLORIDA



SITE AERIAL
SCALE: N.T.S



SITE LOCATION MAP
SCALE: N.T.S



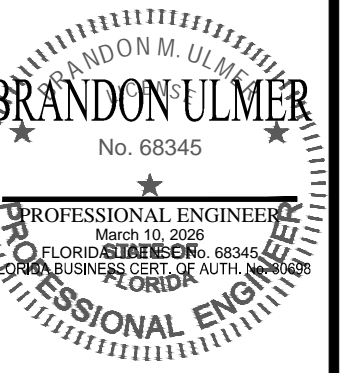
Sheet Number	Sheet Title
C-01	COVER
C-02	GENERAL NOTES
C-03	PGD PLAN
C-04	PGD DETAILS
C-05	CROSS SECTIONS
C-06	SWPPP

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This item has been digitally signed and sealed by Brandon Ulmer, P.E. on 3/10/26. Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.



ISSUE	DATE	COMMENTS

THE PORCH FACTORY	APPROVED BY BMU	SCALE SEE SHEET
THIS SHEET COVER	CHECKED BY BMU	DRAWN BY MJL

PROJ. NO. S25-100
DATE March 10, 2026
SHEET NO.

C-01

GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST JURISDICTIONAL STANDARDS AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY JURISDICTIONAL PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN FDOT RIGHT-OF-WAYS.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. 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.
15. 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 OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACINGS 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.
16. 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.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

- 1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS, HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CONTROLLING JURISDICTION AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS). THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'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.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
18. 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.
19. 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.
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
24. 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.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. 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.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. 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.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH JURISDICTIONAL MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE SHALL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 4" X 4" 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
9. A MINIMUM OF 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
10. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAINS STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
11. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURES DESCRIBED IN THE MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION, OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
B. USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX. TO WHICH THE PIPE IS MANUFACTURED.
C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
WATER MAIN CONSTRUCTION NOTES:
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS ON SHEET G-3)
2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPING AND DISCHARGE SYSTEMS:
2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C., THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6' ABOVE THE TOP OF THE SEWER.
2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DEFINED IN SECTION 381.00652(2), F.S. AND RULE 64E-6.002, F.A.C.
2.4. EXCEPTIONS/MITIGATION:
ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION, IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPHS 62-555.320(21)(b)3, F.A.C. USING BLUES AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
8. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
9. MARK DRINKING WATER SERVICES WITH A 4" X 4" X 8' PT POST PAINTED BLUE ON END.
10. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18. PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905, LATEST EDITION AND SHALL BE DR18. PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED IN THE UTILITY PROVIDERS. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21. MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI. ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50. DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSIIWWA C651-92 AND UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS, UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS. THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.

- 19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C. USING BLUES AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE-STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWW.8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLE SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWW.8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWW.8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C650.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN-SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. NFPA 1:16.5.3.1.3.

FORCE MAIN NOTES:

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
5. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
6. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
7. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
8. PIPE MATERIALS:
PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARDS C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT- SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT- SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
9. AIR LEAKAGE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
10. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
11. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:

- A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UN-IBELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
B. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL, CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
C. HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
D. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

AS-BUILT NOTES:

- 1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLE THREE PERMANENT POINTS.
F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FOP CRITERIA.
I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING, FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

- 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

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 DETECTED 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.

FILE: C:\Users\brandon.mills_Short & Associates\Comm\ - Documents\Projects\Stuart\02-100-The Porch Factory\CADD\C-2 GENERAL NOTES.dwg

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700 22nd Place, Suite 202D
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This item has been digitally signed and sealed by Brandon Ulmer, P.E. on 3/10/26 Printed copies of this document are not considered signed and sealed and signature must be verified on any electronic copies.

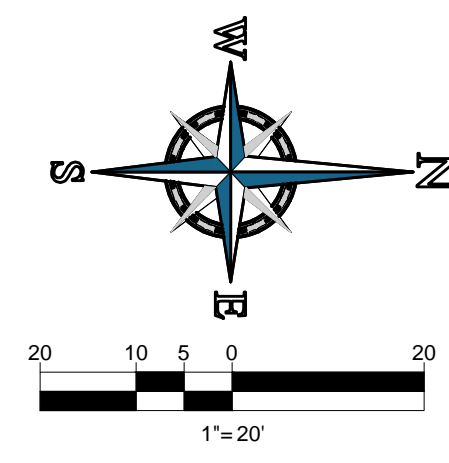
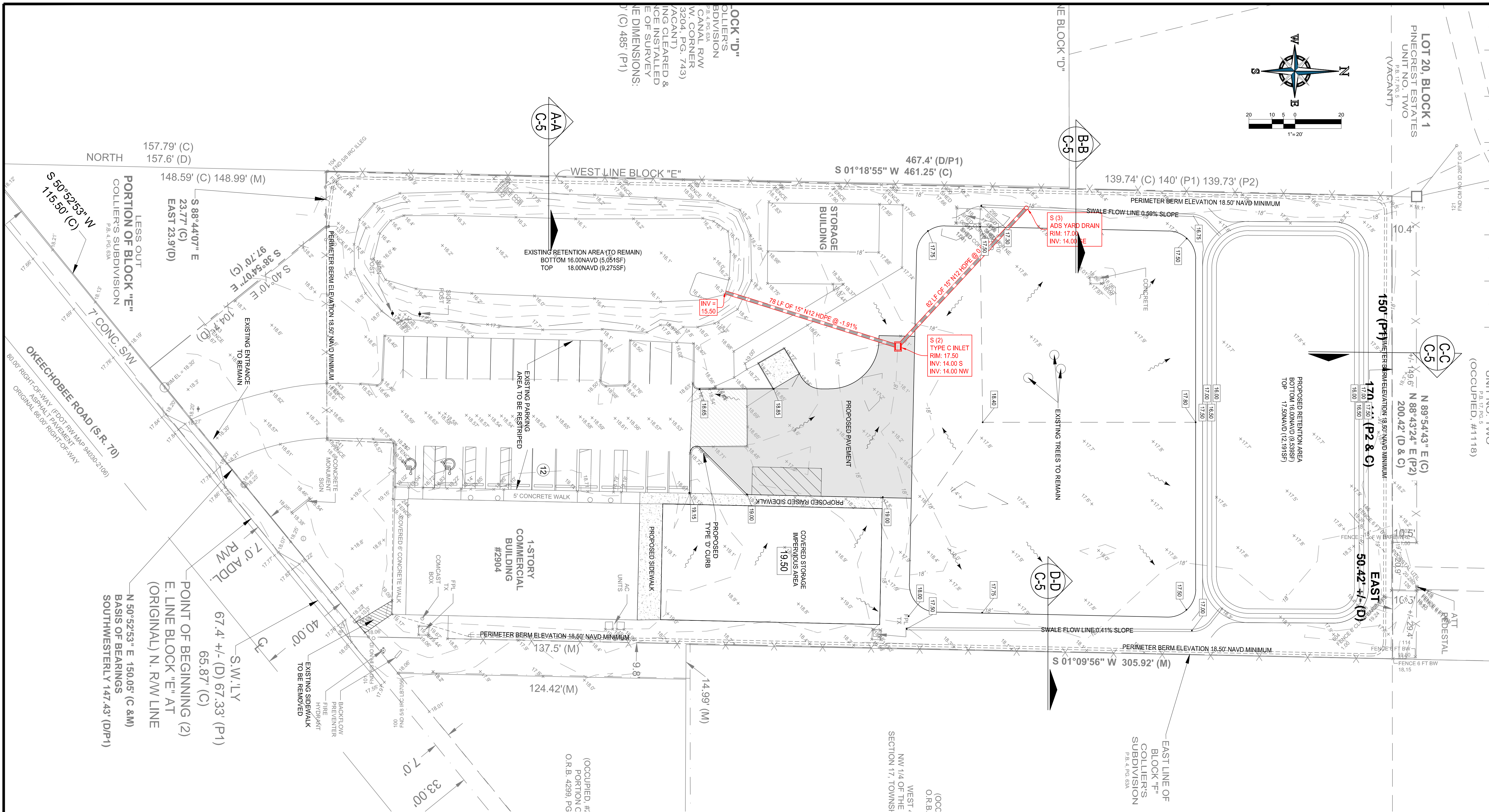


Table with 2 columns: ISSUE DATE, COMMENTS

THE PORCH FACTORY
THIS SHEET GENERAL NOTES
CHECKED BY: BMU
APPROVED BY: BMU
SCALE: SEE SHEET
DESIGNED BY: MJL

Table with 2 columns: PROJ. NO., DATE
PROJ. NO. S25-100
DATE March 10, 2026

SHEET NO. C-02



LOCK "D"
 MILLERS
 DIVISION
 8.4 PG. 6A
 CANAL R/W
 W. CORNER
 3204, PG. 7A3
 (VACANT)
 (ACANT)
 (ING CLEARED &
 JOE INSTALLED
 E OF SURVEY
 IE DIMENSIONS:
) (C) 485' (P1)

PROPOSED SITE DATA:

- A. GENERAL:**
1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
 3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURE PLANS.
 4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
 5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
 6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SEED, STRAW AND STABILIZE THE OUTPARCEL PRIOR TO COMPLETION.
 7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT. CONTRACTOR TO REMOVE EXISTING SIDEWALK AS NECESSARY AND REINSTALL TO ACHIEVE A 6' WIDE LANDING AT <2% AND A MAX RUNNING SLOPE OF 5% AT ALL PROPOSED ADA RAMPS, EXISTING CONNECTION TO SW MARTIN HIGHWAY ARE DESIGN PLANS AND HAVE NOT BEEN AS-BUILT AT THE TIME OF THIS PLAN SET.
 8. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
 9. ALL AREAS WITHIN THE COUNTY RIGHT OF WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
- B. MATERIALS:**
1. BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS, OR EQUIVALENT LIMEROCK THICKNESS W/ MIN. LBR-100, (MAX. 6" LIFTS)
 2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
 3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
- C. INSTALLATION:**
1. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY (AASHTO T-99), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR-40.
 1. SUBGRADE FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
 2. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
 4. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.
- D. TESTING:**
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
 3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
 4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
 5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
FORCE MAIN	
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
PROPOSED ELEVATION WITH TOP OF CURB	
FIRE HYDRANT	
24" STOP BAR AND STOP SIGN	
TYPE 'D' CURBING	

Stabilization of the disturbed areas must be completed within 30 days of vegetation removal. Areas can be temporarily seeded if left untouched for more than 30 days. All areas that are complete shall be sodded within 30 days of completion

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 Vero Beach, Florida 32960

UNIT NO. TWO
 (OCCUPIED, #1118)

PROFESSIONAL ENGINEER
BRANDON ULMER
 No. 68345
 PROFESSIONAL ENGINEER

ISSUE DATE	COMMENTS

APPROVED BY: **BMU**

CHECKED BY: **BMU**

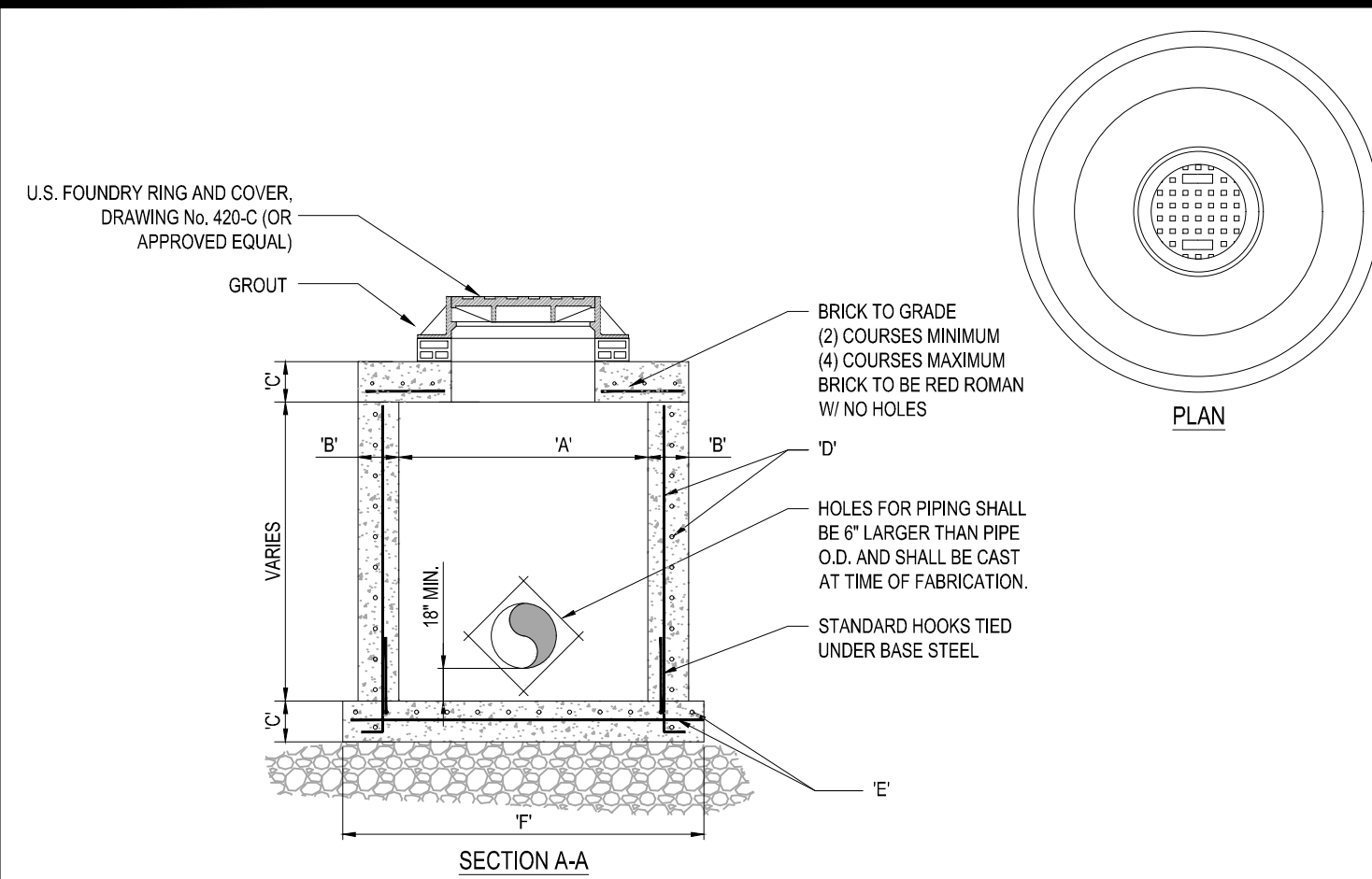
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SCALE: **SEE SHEET**

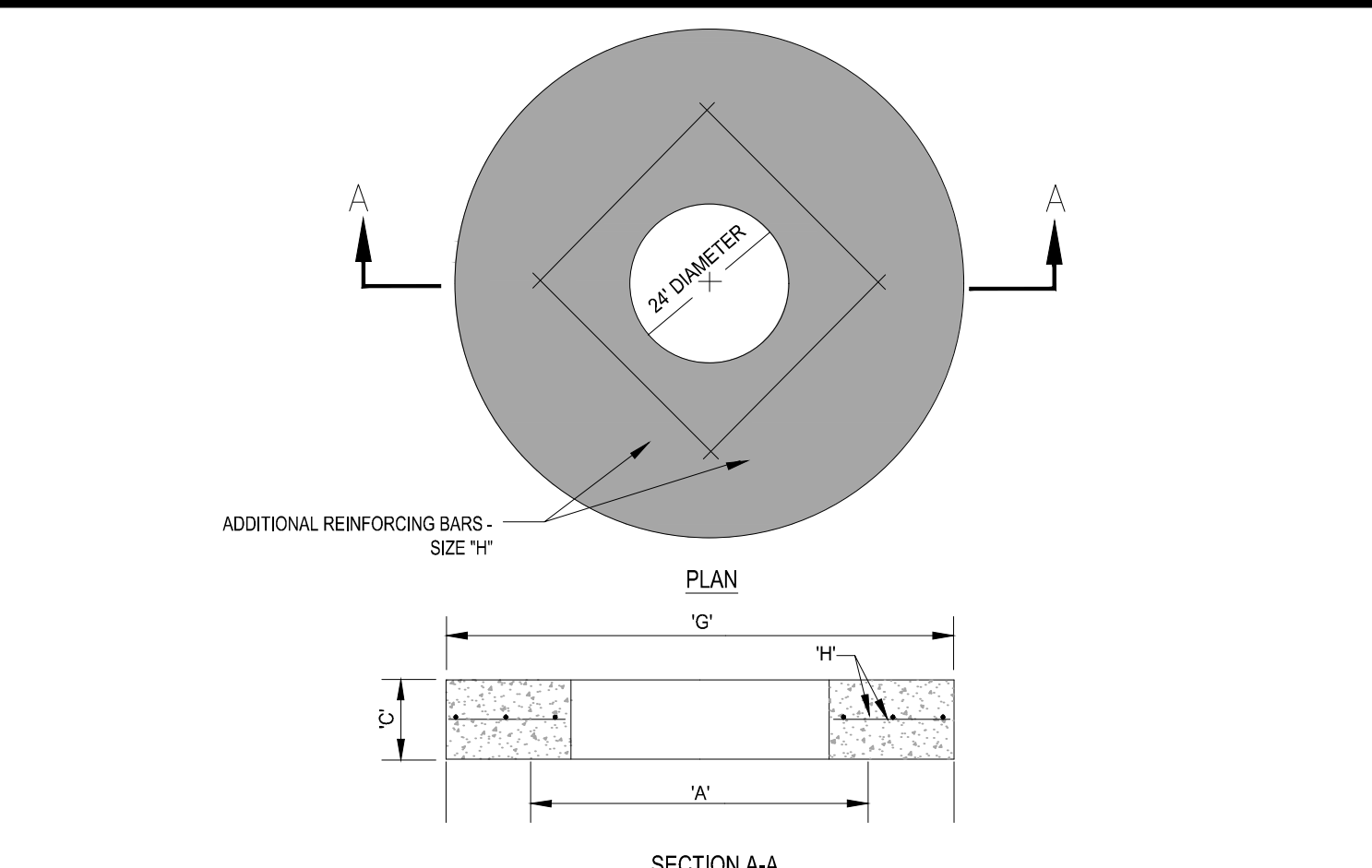
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DATE: **March 10, 2026**

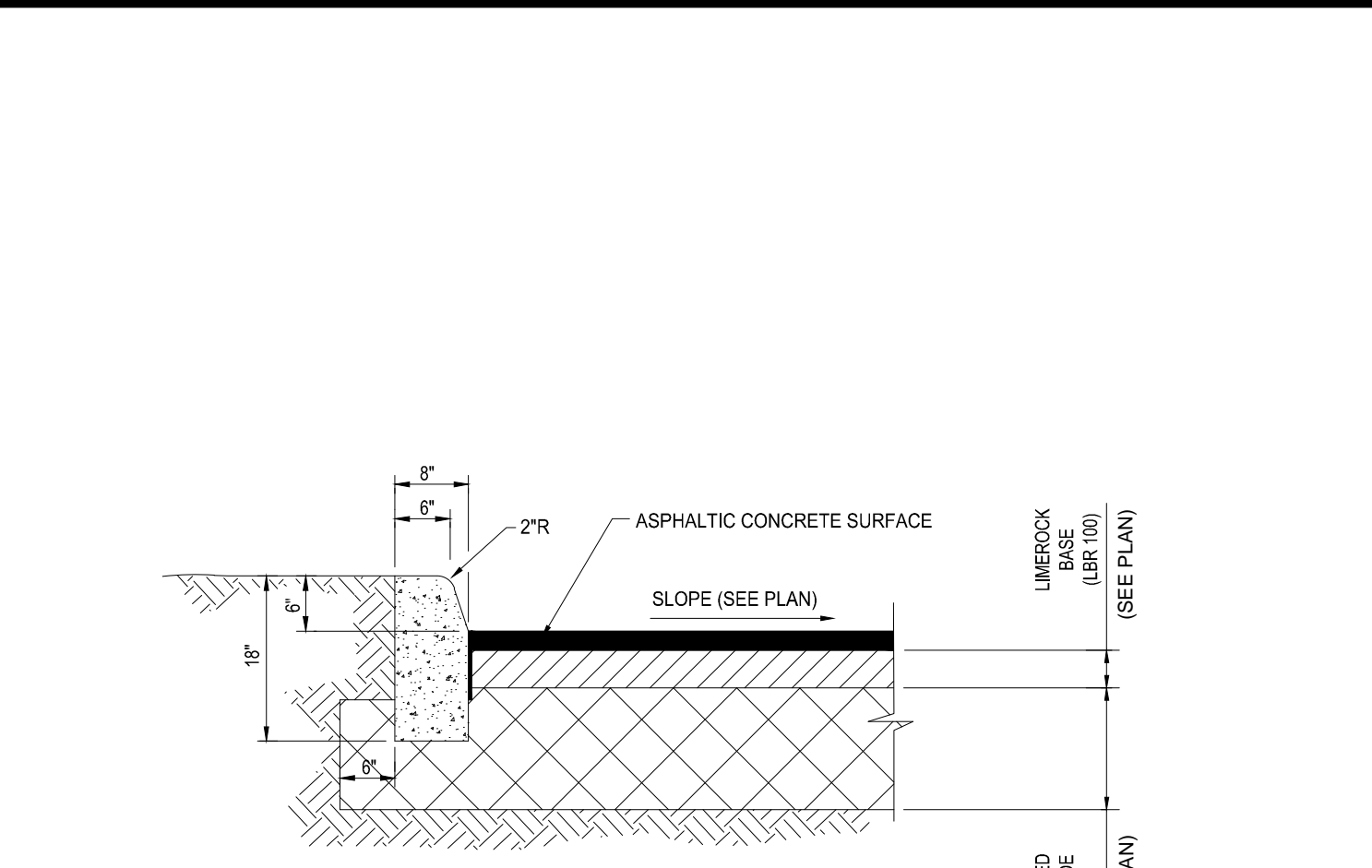
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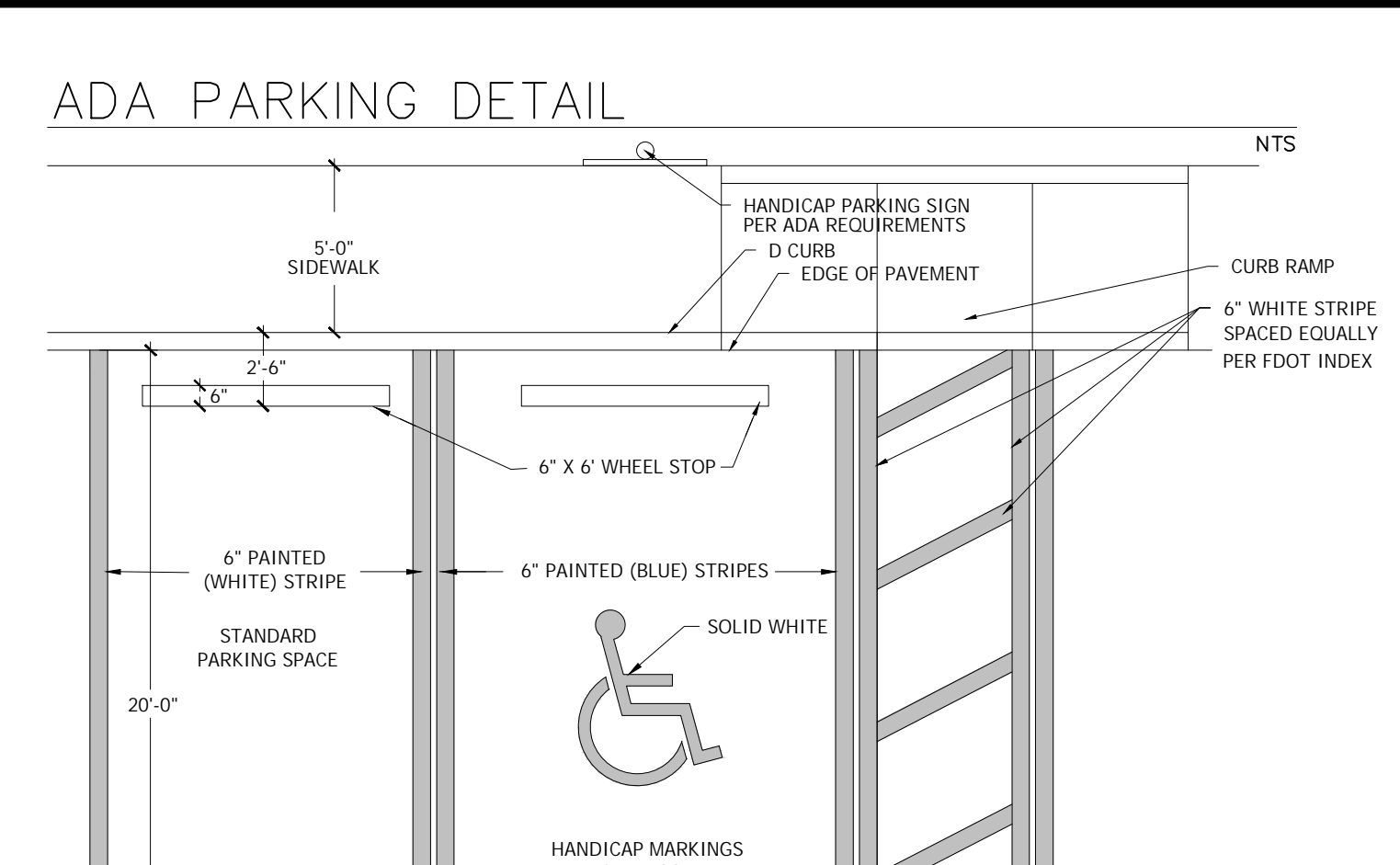
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M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2-W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø



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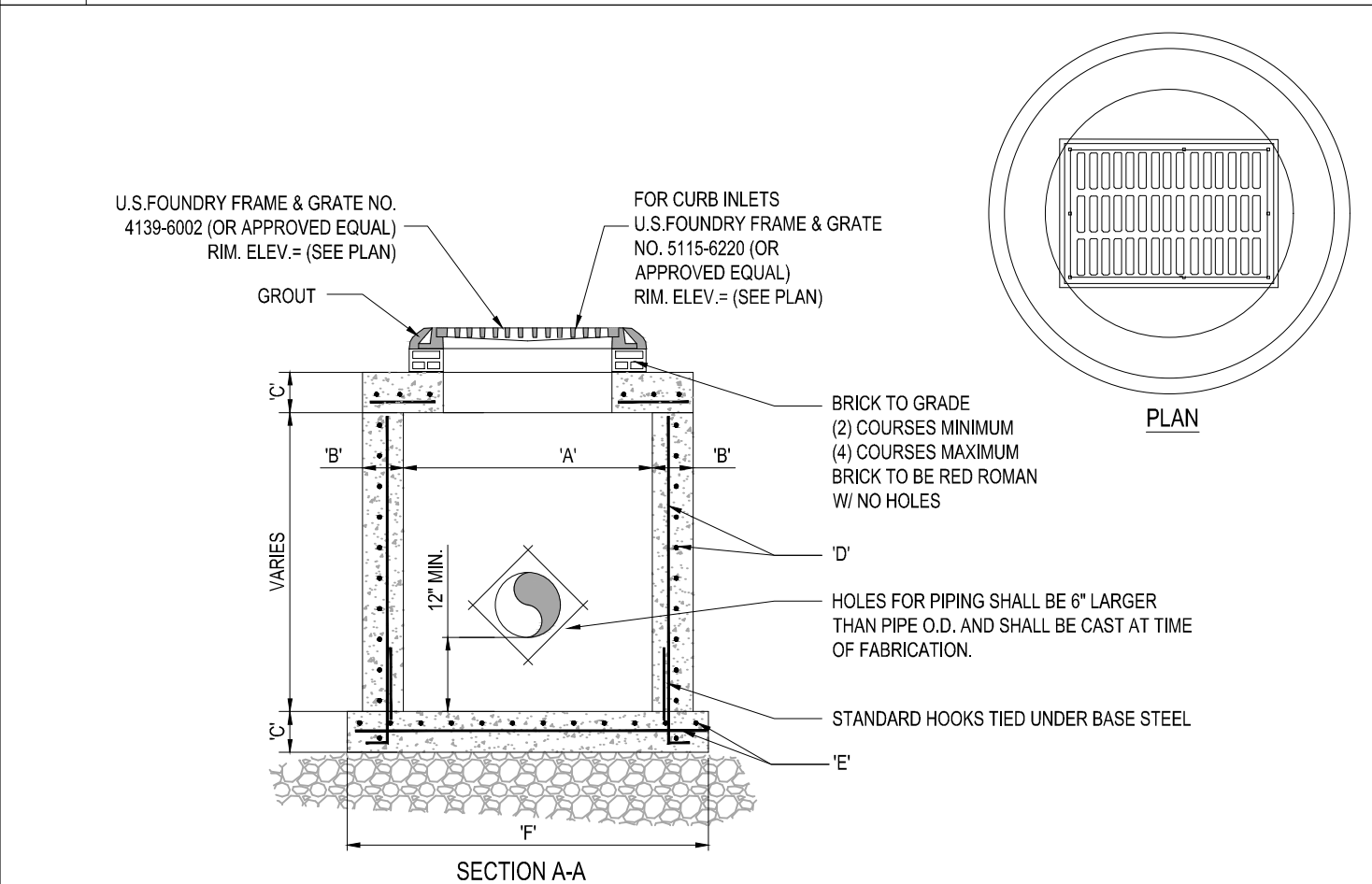
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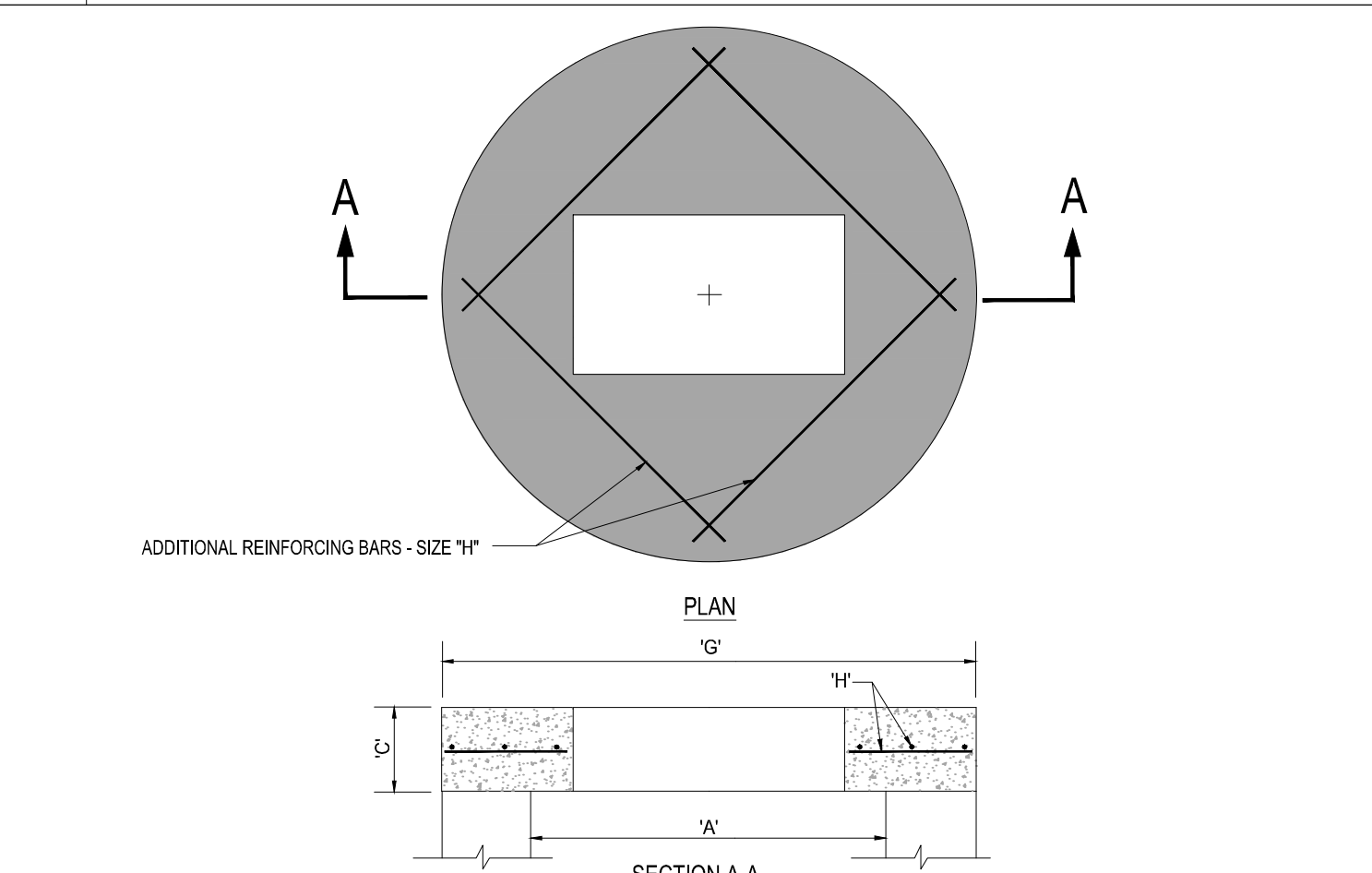
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2 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE

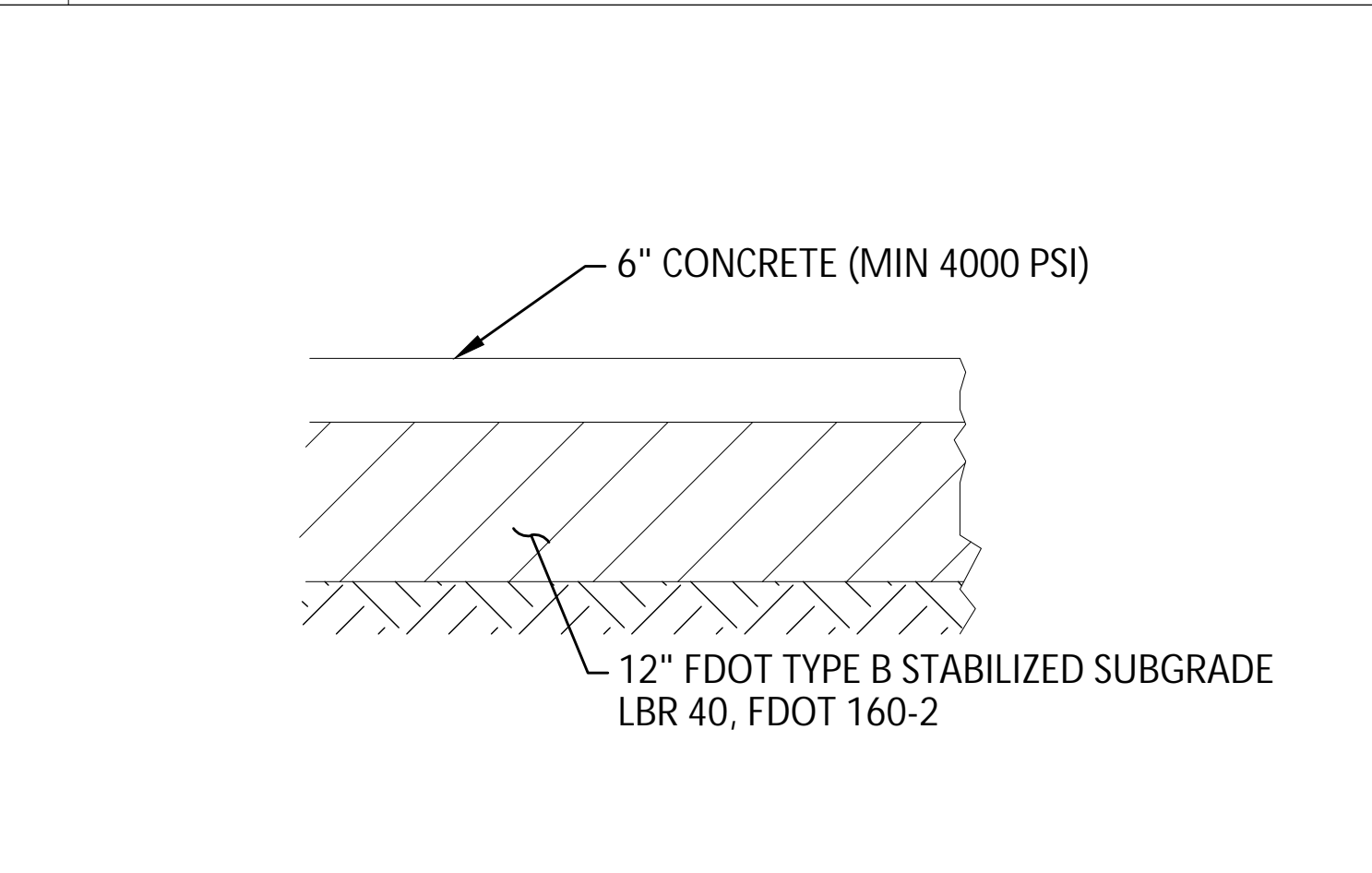
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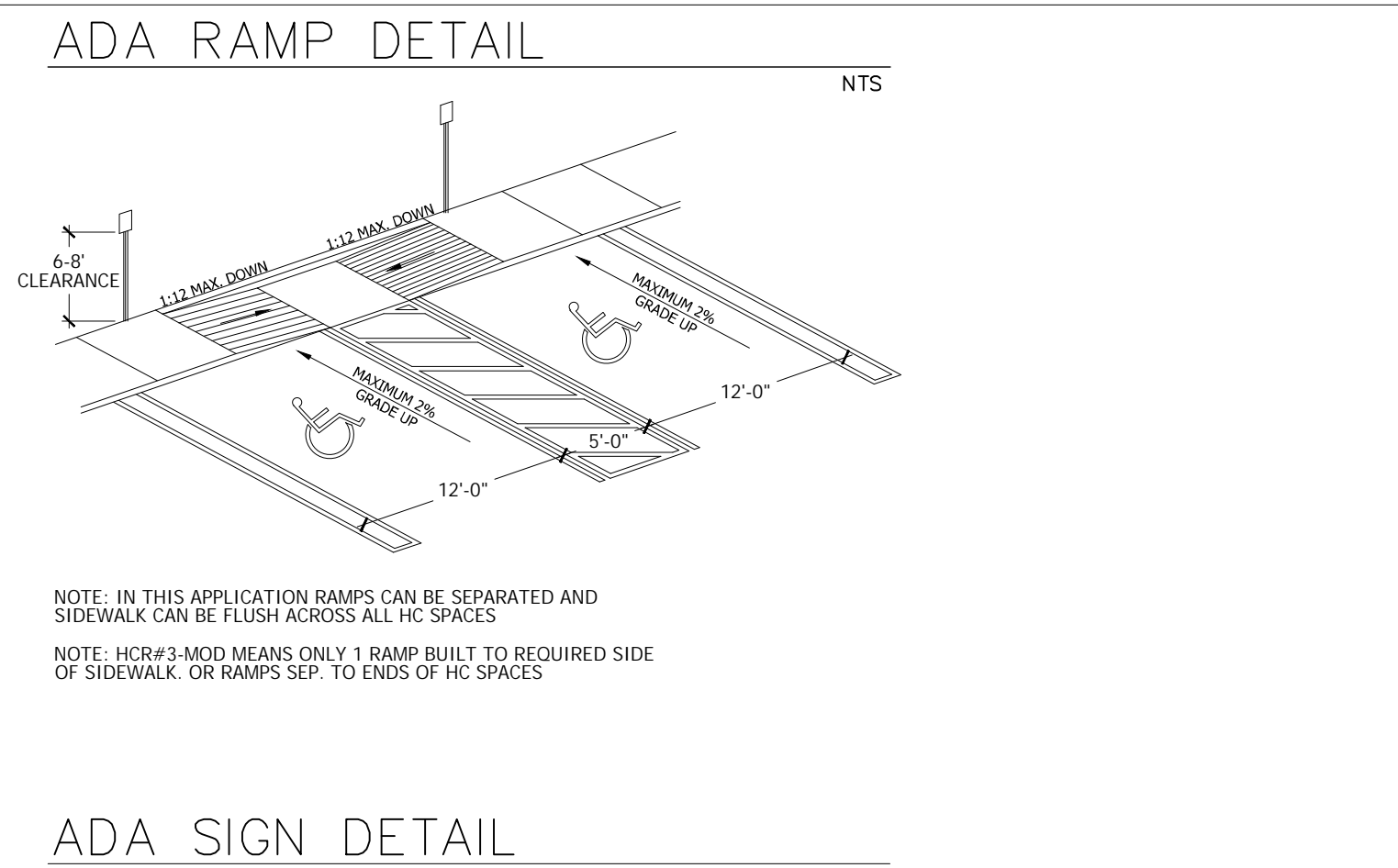
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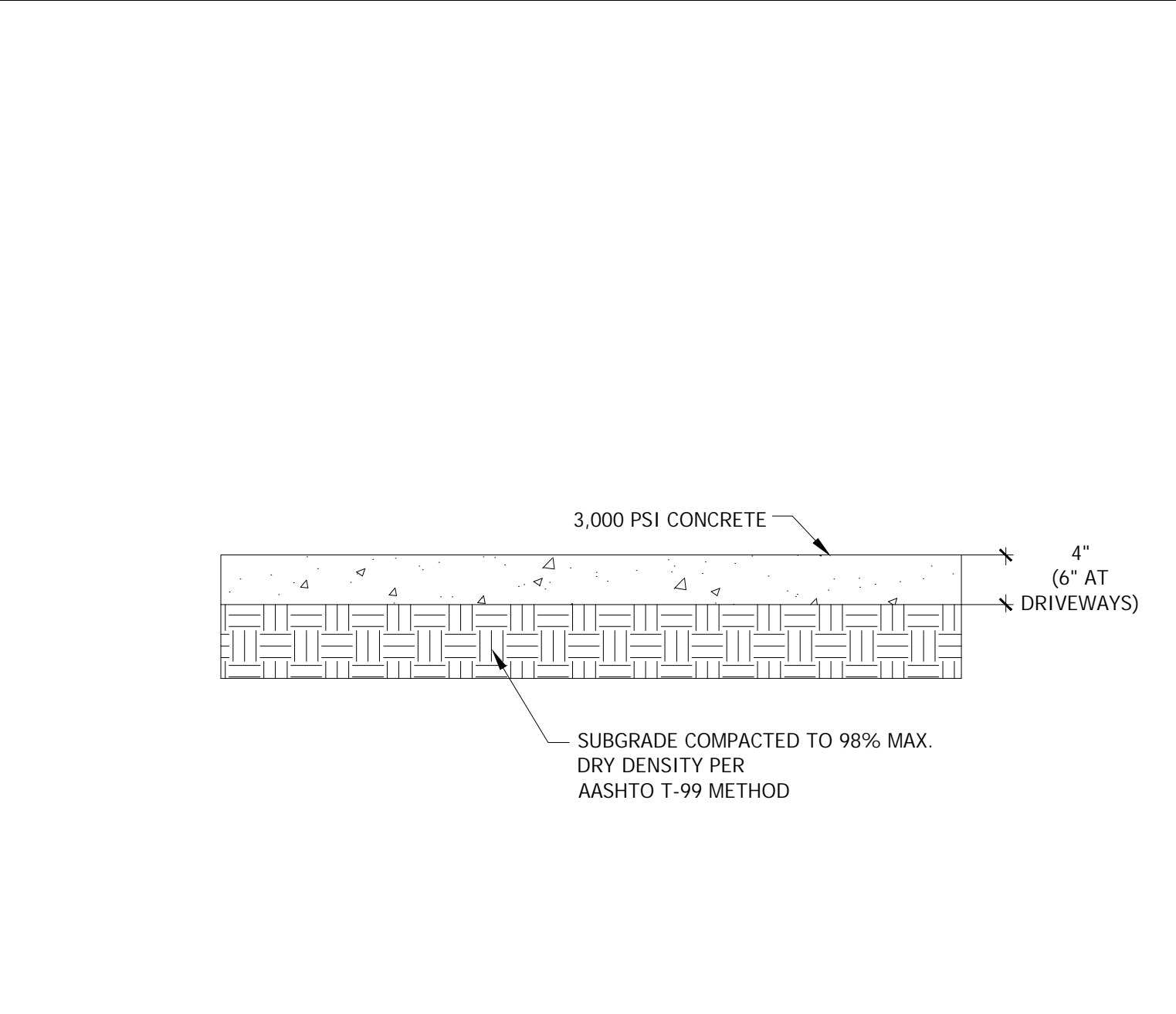
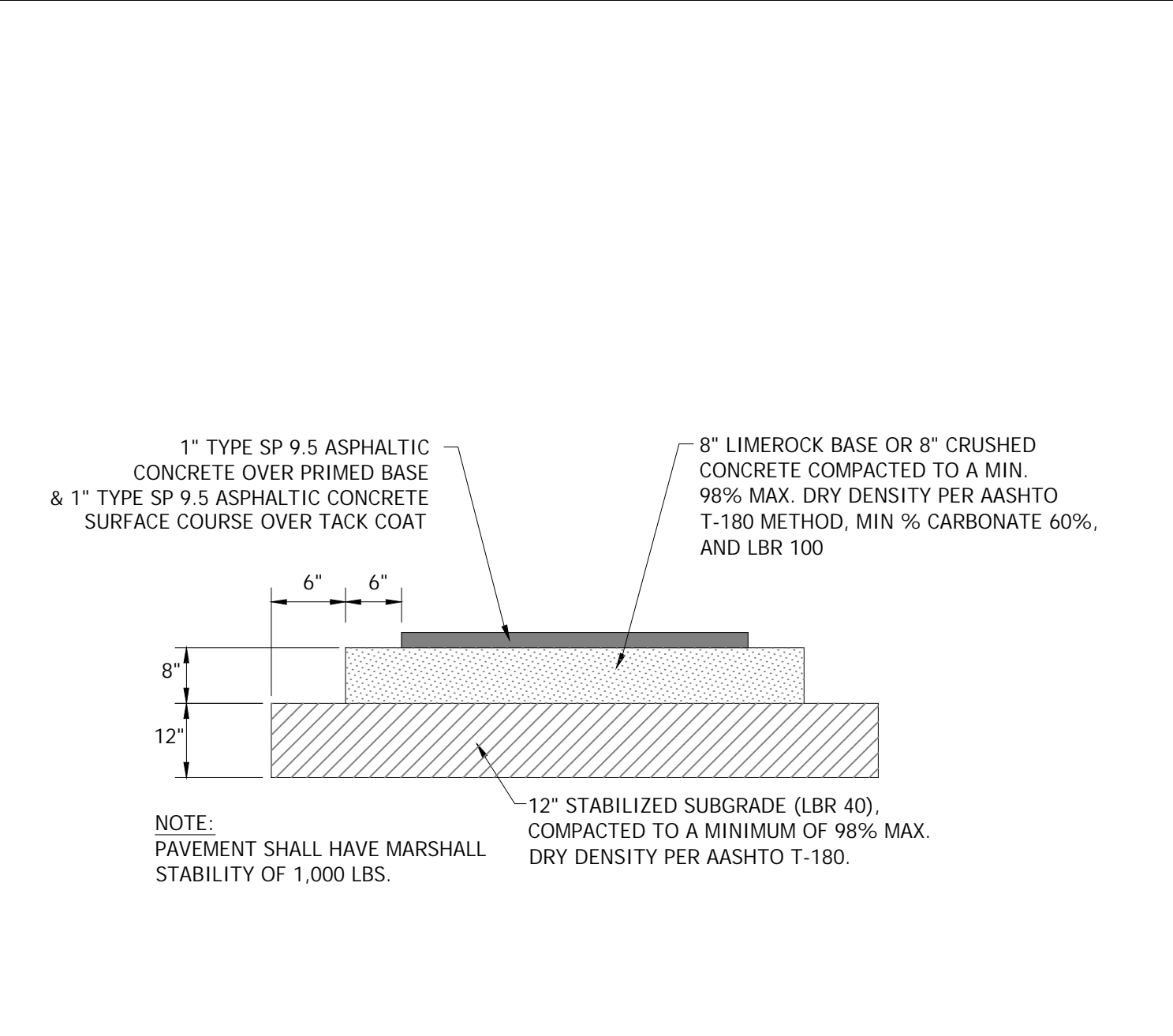
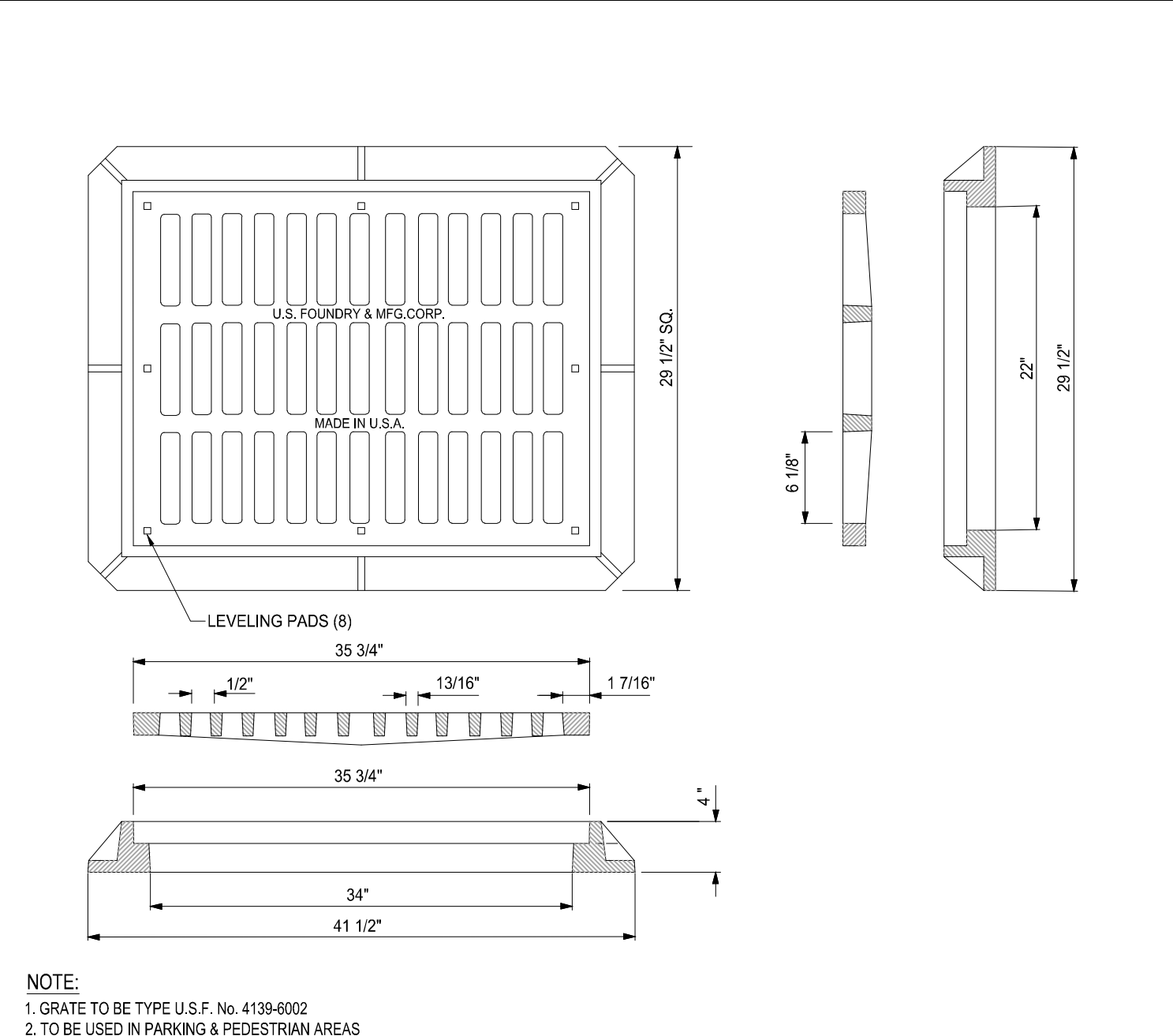
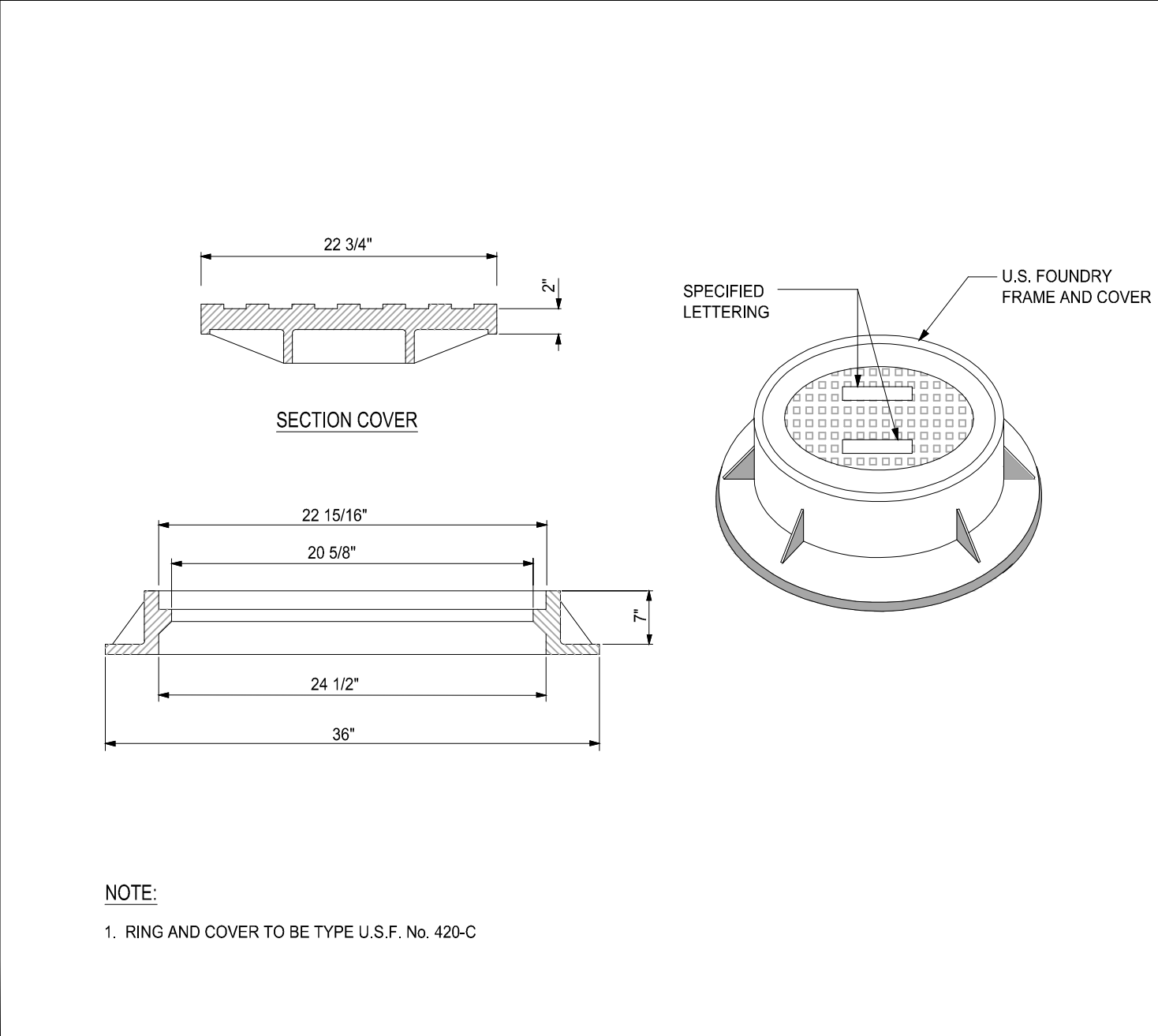
NOTE: TO BE CONSTRUCTED PER FDOT SPECIFICATIONS (SECTIONS 350) AND GEOTECHNICAL ENGINEERING REPORT



4 PRECAST CIRCULAR CATCH BASIN/CURB INLET
SCALE: NONE

5 PRECAST CONCRETE-TOP SLAB
SCALE: NONE

6 TYP. STANDARD DUTY CONCRETE SECTION
SCALE: NONE



7 MANHOLE FRAME DETAIL
SCALE: NONE

8 FRAME AND GRATE DETAIL USF #4139-6002
SCALE: NONE

VEHICULAR PAVEMENT DETAIL
NTS

SIDEWALK DETAIL

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BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
March 01, 2026
FLORIDA REG. NO. 68345
EXPIRES 03/01/2028
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

THE PORCH FACTORY

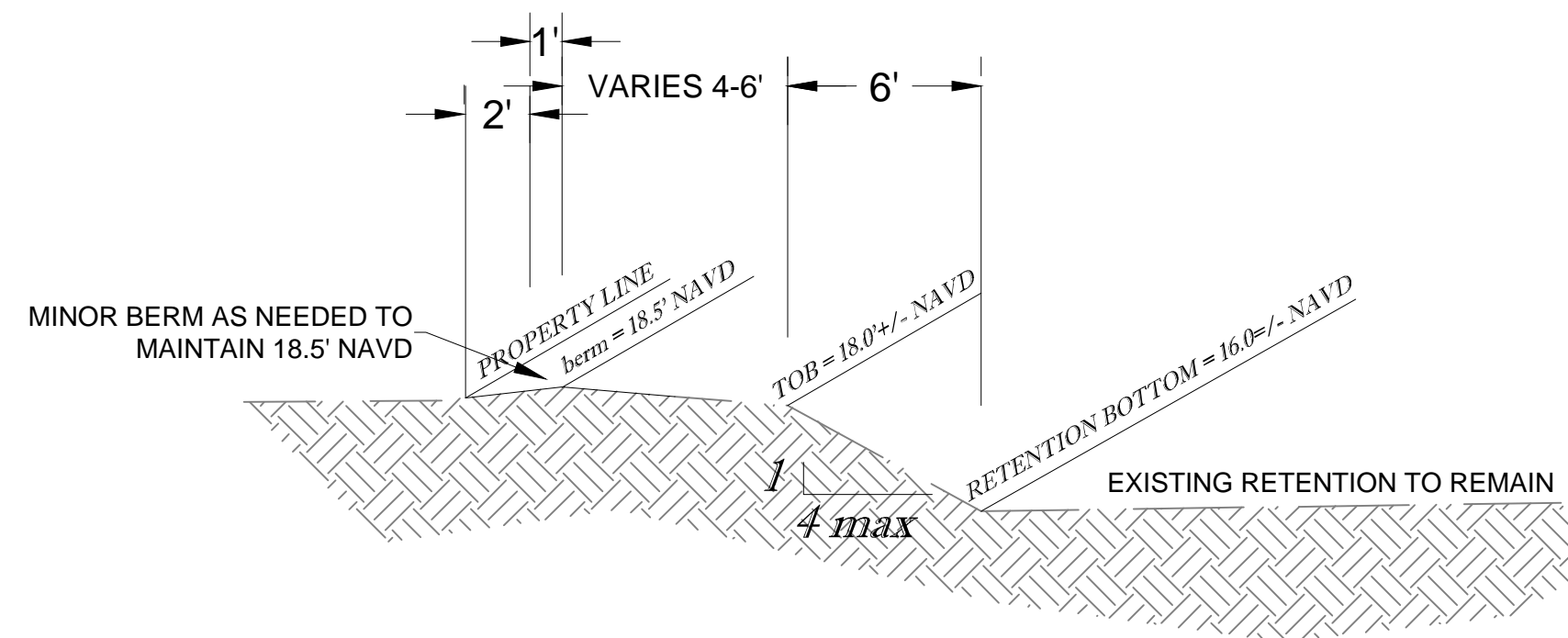
THIS SHEET: PGD DETAILS
DRAWN BY: MJL
CHECKED BY: BMU
APPROVED BY: BMU
SCALE: SEE SHEET

PROJ. NO. S25-100
DATE: March 10, 2026
SHEET NO.

C-04

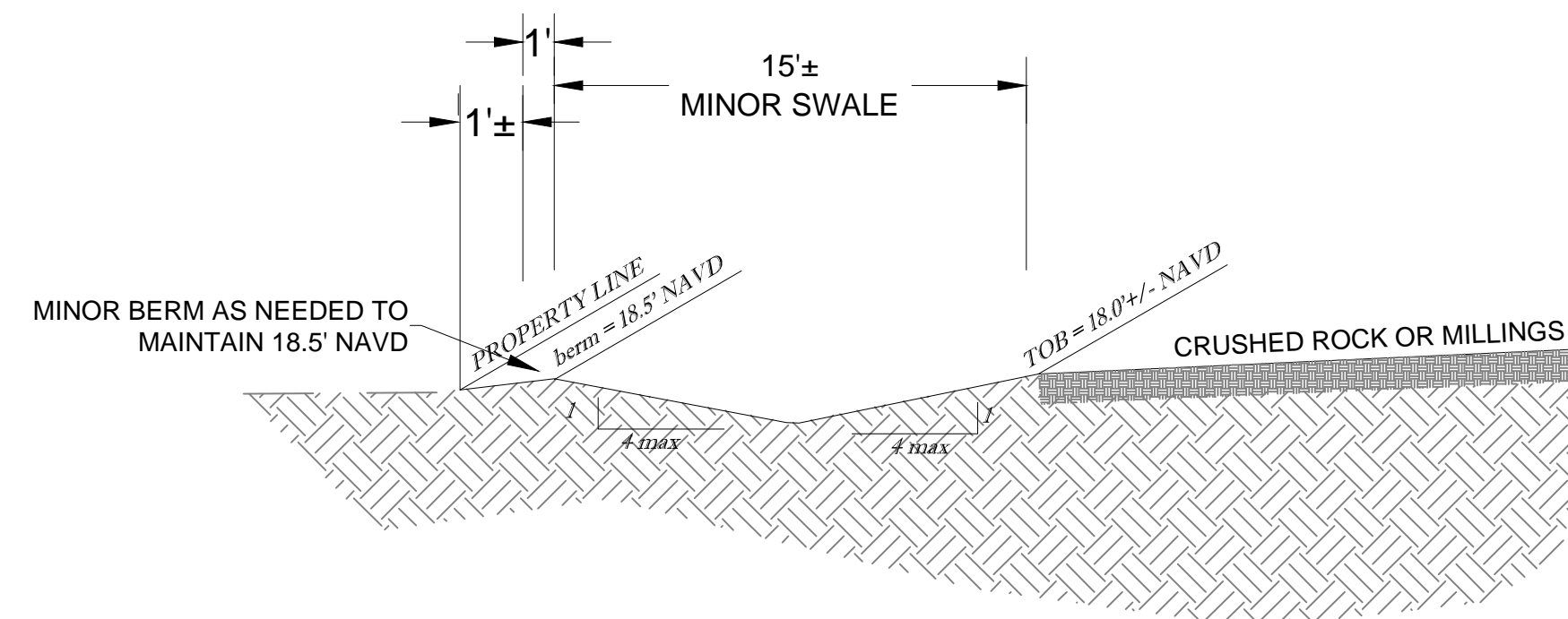
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FILE: C:\Users\brandon.mills\Documents\Projects\Stuart\206-100-The Porch Factory\CADD\C-5 CROSS SECTIONS.dwg



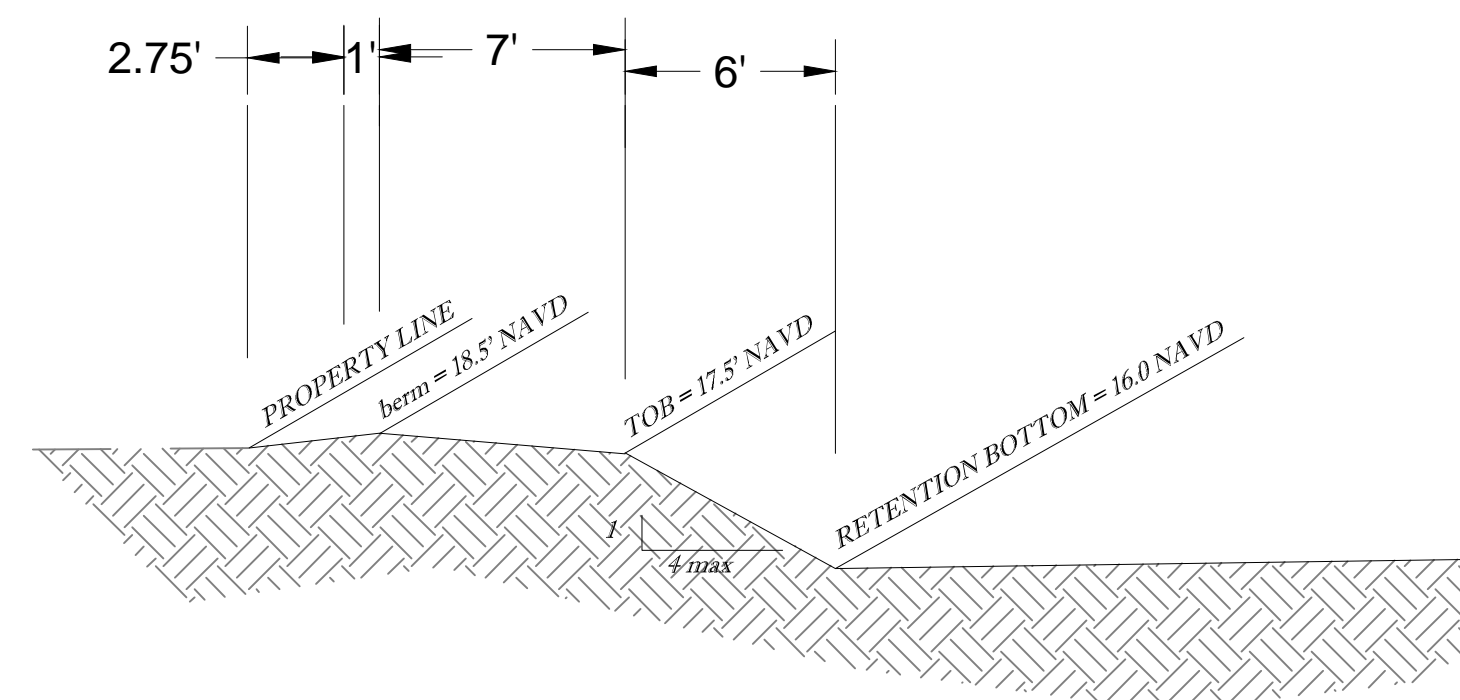
SECTION A-A (WEST PROPERTY LINE)

SCALE: N.T.S.



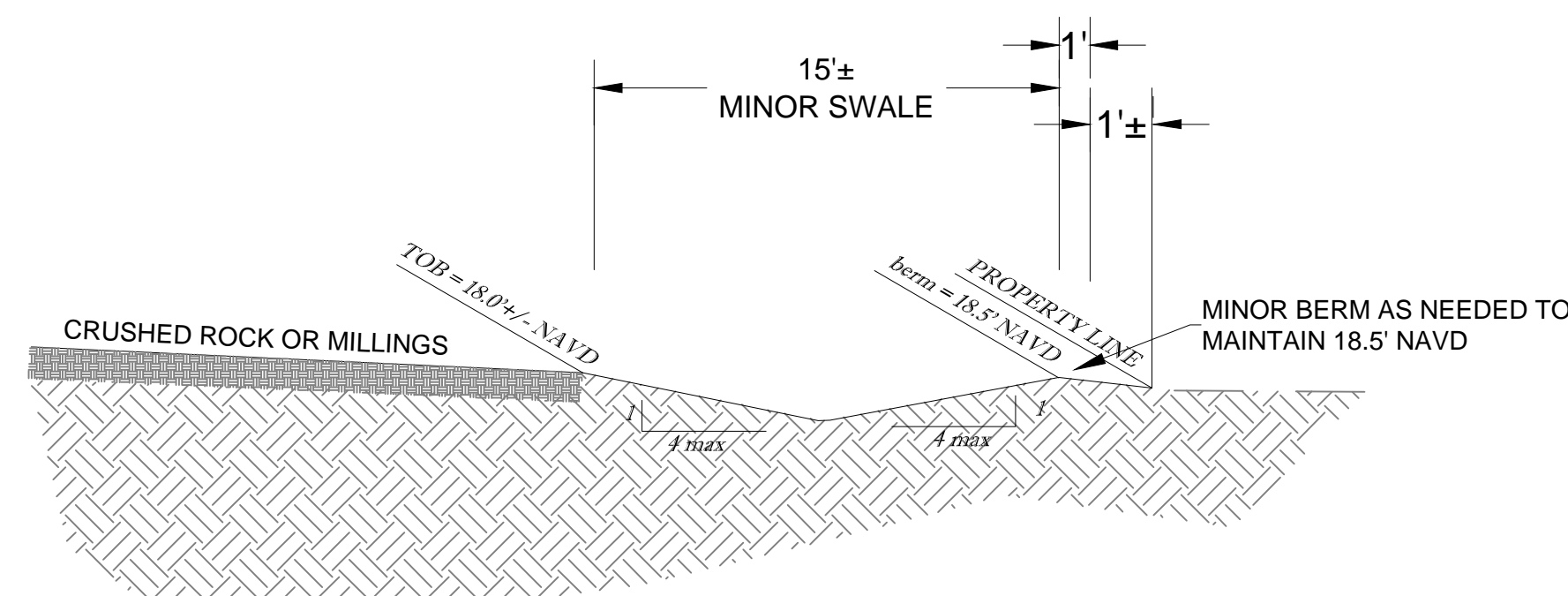
SECTION B-B (WEST PROPERTY LINE)

SCALE: N.T.S.



SECTION C-C (NORTH PROPERTY LINE)

SCALE: N.T.S.



SECTION D-D (EAST PROPERTY LINE)

SCALE: N.T.S.

PAVEMENT LEGEND

- (A) WEARING SURFACE: (ASPHALT AREAS ONLY)
2-INCHES OF SP-9.5 FINE MIX ASPHALTIC CONCRETE (2-1" LIFTS). BITUMINOUS ASPHALT COARSE MAY BE INSTALLED IN TWO SEPARATE 1" LIFTS TO ALLOW MOBILIZATION OF EQUIPMENT, THE SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL ALL OTHER WORK ON THE SITE HAS BEEN COMPLETED. UPON COMPLETION OF SECOND LIFT OF ASPHALT, ANY SCRATCHES GOUGES, OR LOSS OF AGGREGATE WILL NOT BE ACCEPTED. CONTRACTOR TO REMEDY ALL HOLES, BLEMISHES, ETC. PRIOR TO THE UNIFORM INSTALLATION OF SECOND LIFT. AFTER SECOND LIFT OF ASPHALT IS INSTALLED, TRAFFIC ROLLING IS REQUIRED.
- (B) LIME ROCK BASE: (ASPHALT, VEHICULAR PAVERS AREAS)
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).
- (C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
- (D) CONCRETE:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS/ DRIVE AILES WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

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ISSUE	DATE	COMMENTS

THE PORCH FACTORY	CHECKED BY BMU	APPROVED BY BMU	SCALE SEE SHEET
THIS SHEET CROSS SECTIONS	DRAWN BY MJL		

PROJ. NO.	S25-100
DATE	March 10, 2026
SHEET NO.	

C-05

EROSION CONTROL GENERAL NOTES:

- PROJECT NAME AND LOCATION INFORMATION:**
THE PORCH FACTORY, ST. LUCIE COUNTY, FLORIDA.
- NATURE OF ACTIVITY:**
COMMERCIAL.
- SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:**
THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL OR EXCEEDS THE EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED IN THIS DOCUMENT, AND IS APPROVED BY THE ENGINEER. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES.
 - PLACEMENT OF ALL EROSION CONTROL DEVICES.
 - CLEARING AND GRUBBING, EARTHWORK, AND EXCAVATION OF THE DETENTION AREAS.
 - INSTALL STORMWATER RETENTION BASIN.
 - CLEARING / GRUBBING OVER ALL AREAS.
 - SITE GRADING.
 - INSTALL STORMWATER AND UTILITIES.
 - STABILIZE SITE.
- TOTAL SITE AREA:** 2.26 ACRES
- TOTAL AREA TO BE DISTURBED:** 2.26 ACRES
- SOILS DATA:**
THE SOILS ARE SILTY FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.
- DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:** 2.26 ACRES
- LAT AND LONG OF EACH DISCHARGE POINT AND RECEIVING WATER:**
SITE IS FULLY RETAINED
- CONTROLS AND BMPs:**
PRIOR TO CLEARING, A SILT FENCE (TRENCHED 6" DEEP AND BACKFILLED ON THE UPHILL SIDE), SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.
A ROCK ENTRANCE ROAD (THAT IS 60' LONG WITH A 6" DEPTH OF FDOT #1 STONE AND LINED WITH FILTER FABRIC) SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.
AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLETS(S) / OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS.
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD OR OTHER PERMANENT STABILIZATION METHODS IF OTHER METHODS ARE USED. THIS SWPPP WILL BE MODIFIED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.
ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE ATTACHED SITE MAP AND INSTALLATION "TYPICALS" SHEET.
- STABILIZATION PRACTICES:**
TEMPORARY SEEDING SHALL BE RYE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURES RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.
SOD SHALL BE USED TO STABILIZED THE SIDES OF THE DETENTION BASINS.
FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE / EXIT.
VEGETATIVE BUFFERS IF ANY SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES OF THE PROPERTY, WITH THE EXCEPTION OF EXOTIC REMOVAL.

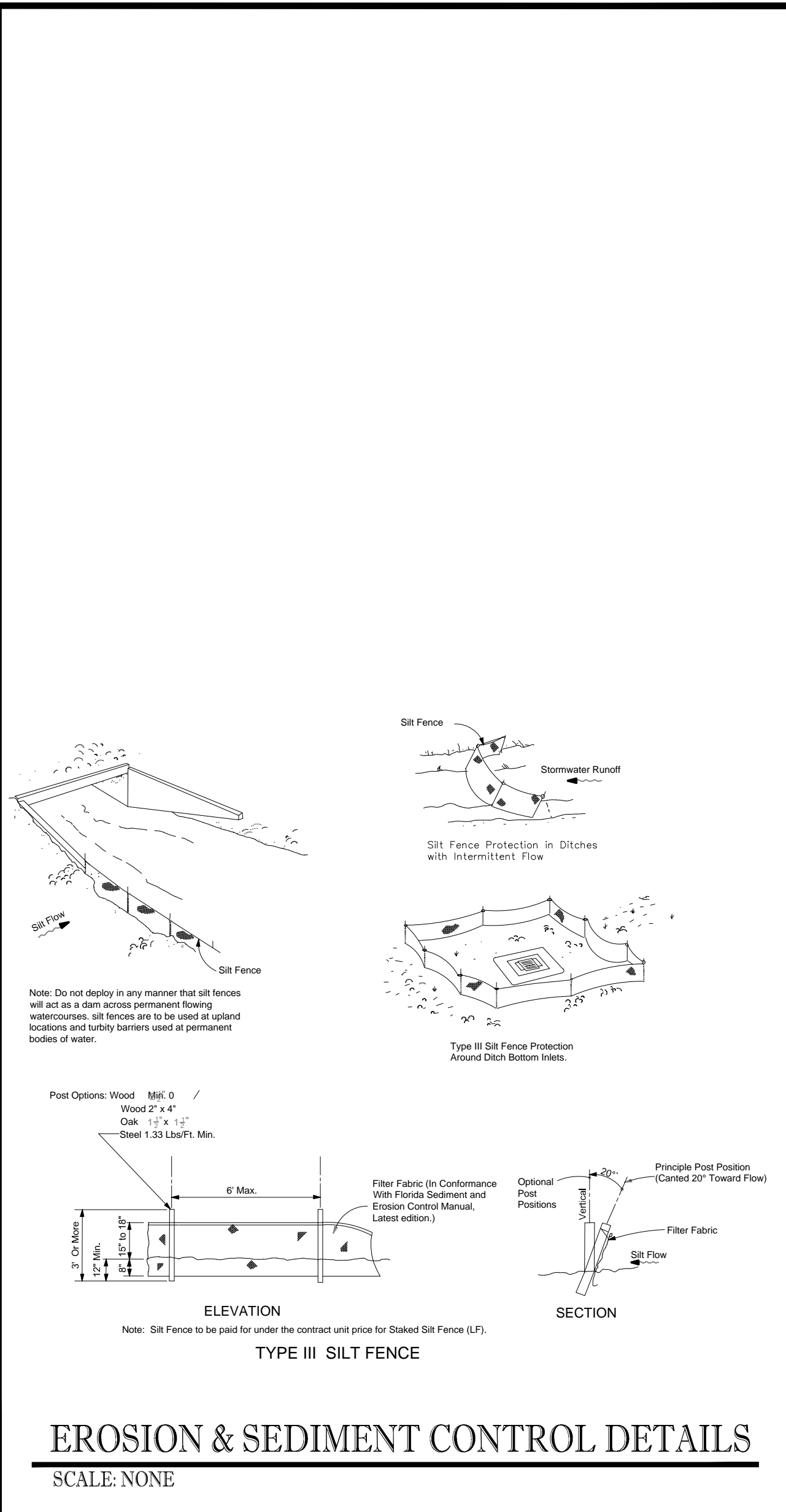
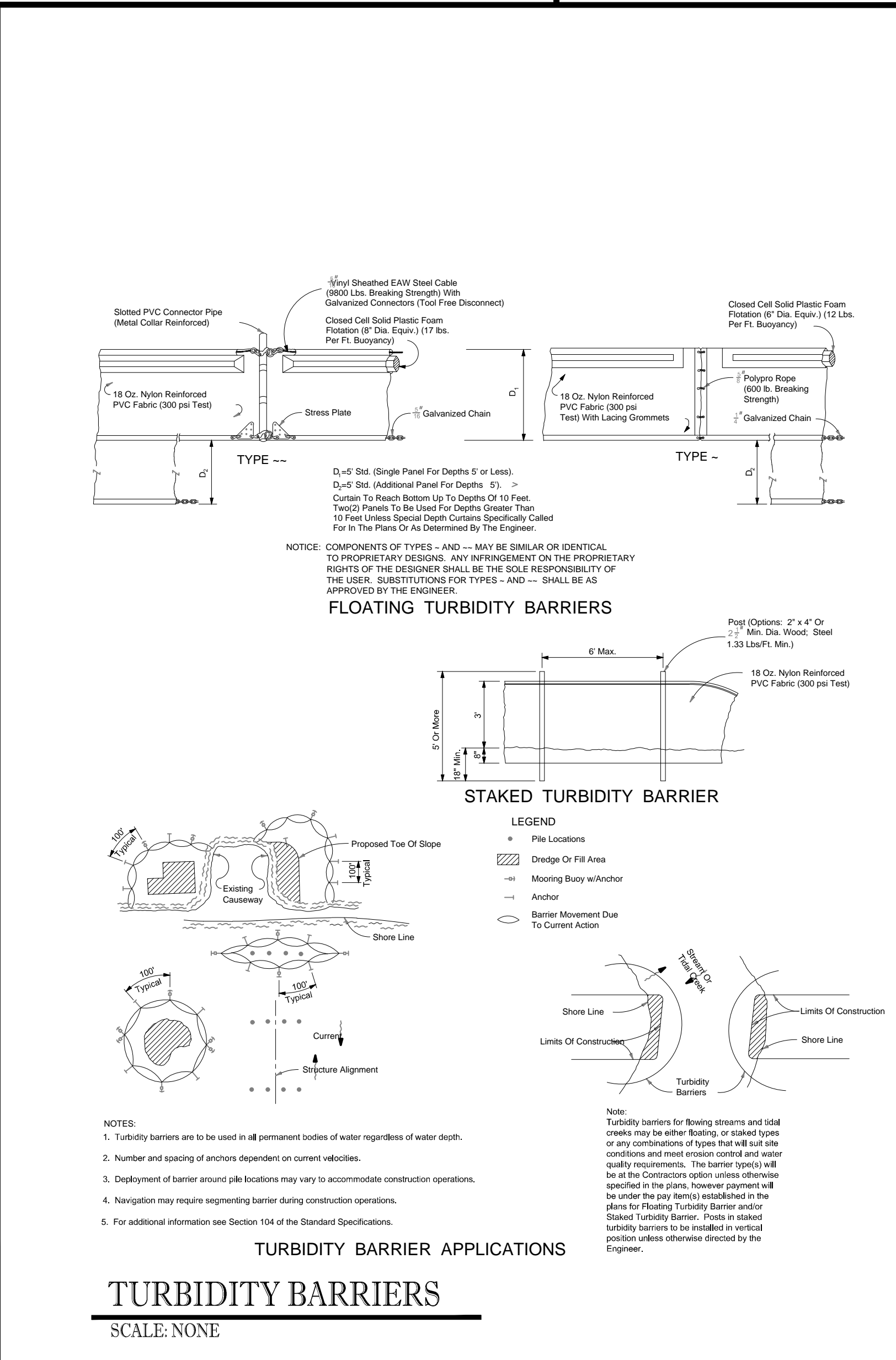
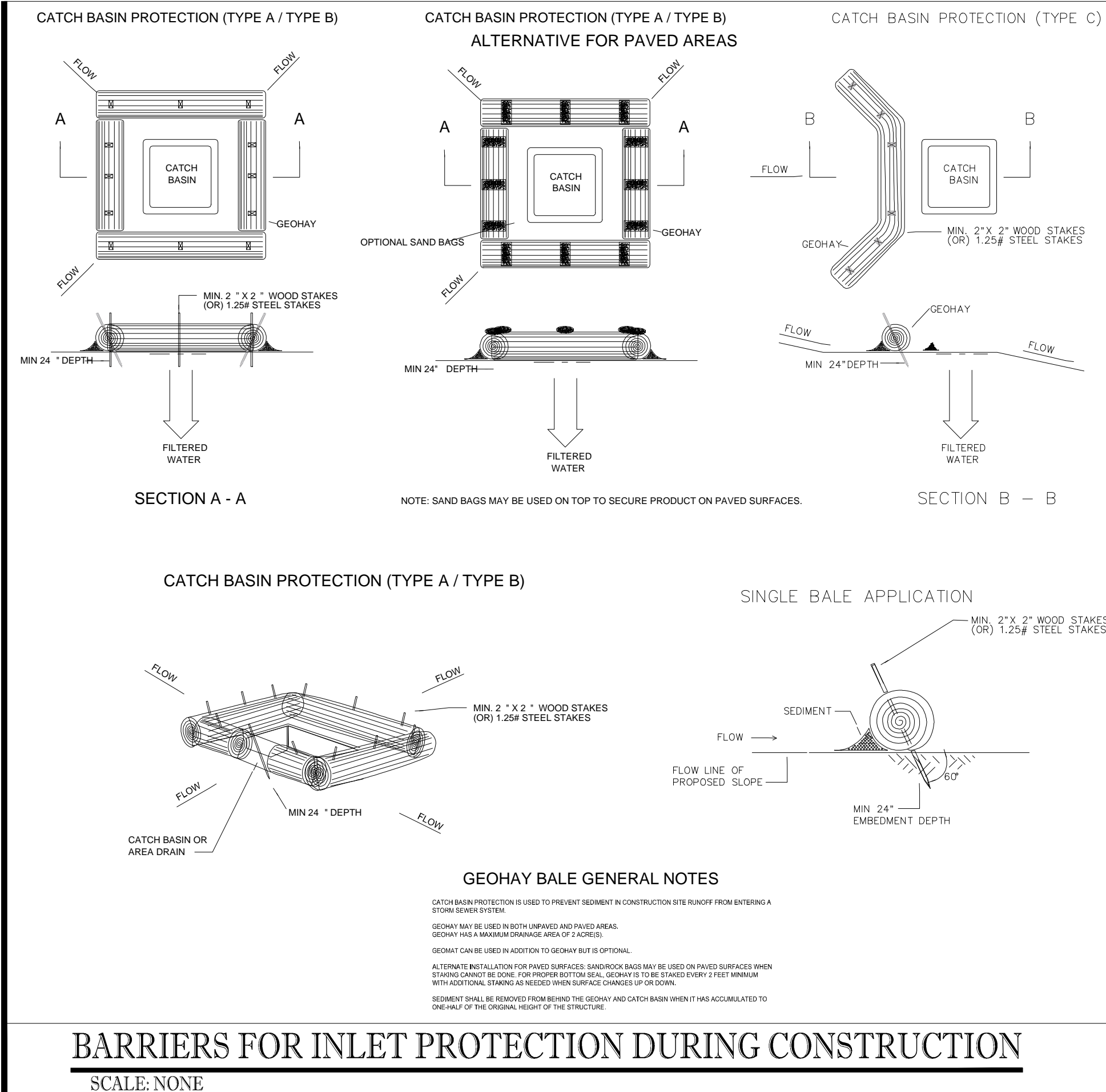
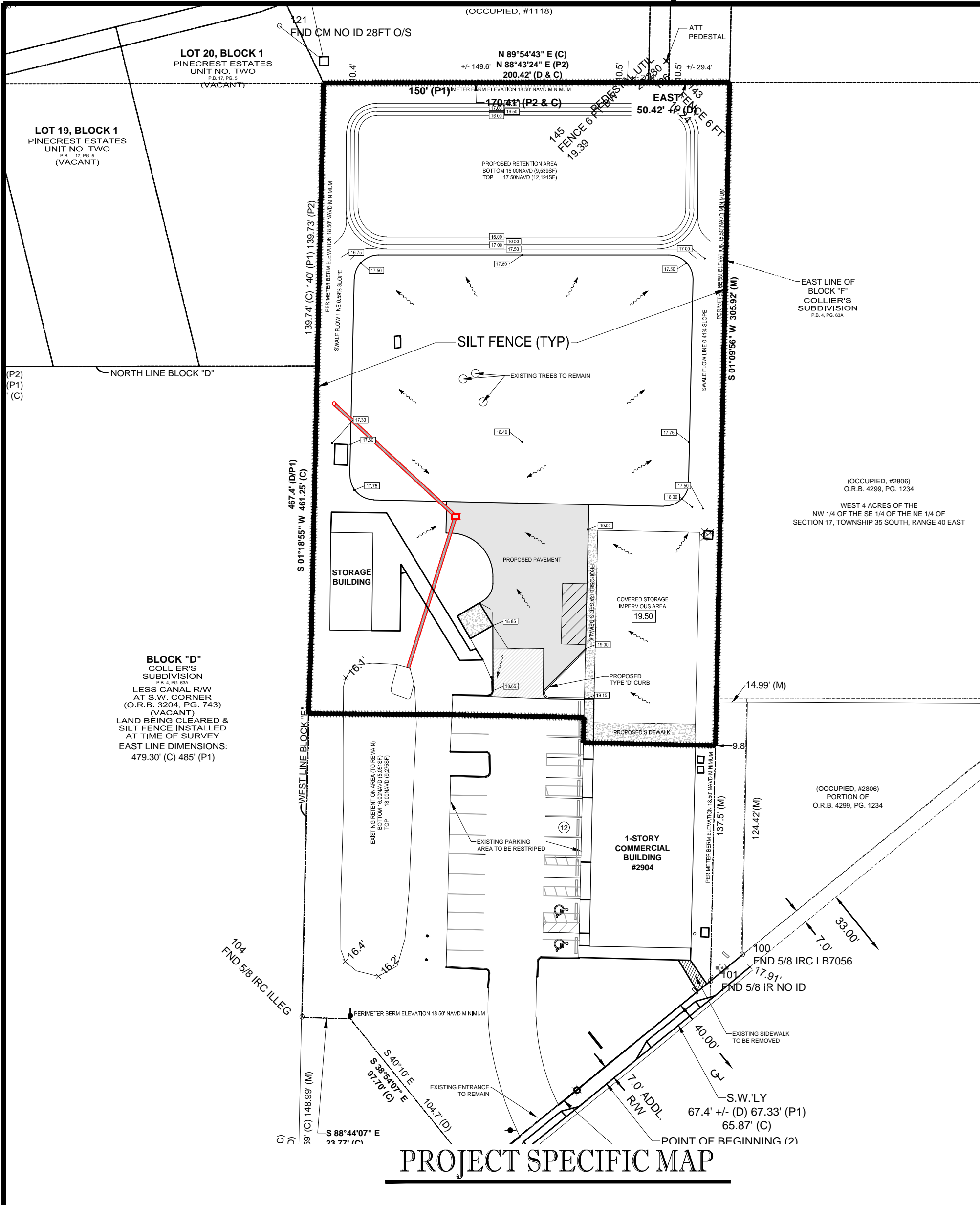
- INSPECTION:**
QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES GREATER.
POINTS OF DISCHARGE.
ALL DISTURBED AREAS OF CONSTRUCTION THAT NOT BEEN STABILIZED.
CONSTRUCTED AREAS WHERE VEHICLES ENTER OR EXITS THE SITE.
ALL BMPs.
WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.

- NON-STORMWATER DISCHARGES:**
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FORM THE SITE DURING CONSTRUCTION PERIOD: WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPWMD WATER USE PERMIT. IF SAID DISCHARGE DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO NOT ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

- RESPONSIBLE ENTITIES:**
THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES 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."

NAME AND TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER	DATE

- STRUCTURAL CONTROLS:**
A SILT FENCE (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES - HEADING) SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF EACH CONSTRUCTION PHASE.
A WET DETENTION BASIN SHALL BE CONSTRUCTED WHICH MAY BE USED AS A TEMPORARY SEDIMENT BASIN (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) IF NEEDED. CARE SHALL BE TAKEN TO ASSURE THE REMOVAL OF ACCUMULATED FINE SEDIMENTS AND THAT THE EXCESSIVE COMPACTION OF SOIL BY CONSTRUCTION MACHINERY IS AVOIDED.
INLETS / OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING).
- SEDIMENT BASINS:**
NO TEMPORARY SEDIMENTATION BASINS ARE PROPOSED. THE DETENTION BASINS (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) MAY BE USED AS A TEMPORARY SEDIMENT BASIN IF NEEDED.
- STORMWATER MANAGEMENT:**
STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DRAINS, AND SWALES TO STORMWATER RETENTION/DETENTION LAKES.
- WASTE DISPOSAL:**
ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULLED OFF SITE TO A LAND FILL OR OTHER PROPER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.
- OFF-SITE VEHICLE TRACKING:**
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.
- FERTILIZERS, HERBICIDES, AND PESTICIDES:**
FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE APPLIED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURE'S SUGGESTED APPLICATION RATES. NO FERTILIZERS WILL BE STORED ON SITE.
- TOXIC SUBSTANCES:**
ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
- OTHER CONTROLS:**
PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS(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. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
- MAINTENANCE:**
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.
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.
MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.
INLETS / 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.
BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEED PER MANUFACTURES INSTRUCTIONS.
MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.



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BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS

ISSUE DATE	COMMENTS

THE PORCH FACTORY

PROJ. NO. S25-100
DATE 3/11/2025
SHEET NO. C-06

CHECKED BY: BMU
APPROVED BY: BMU
SCALE: SEE SHEET
DESIGNED BY: MJL
SWPPP