

N

SITE LOCATION

PERMITS REQUIRED

CITY OF FORT PIERCE

PERMIT#

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| NO. | REVISIONS | DATE |

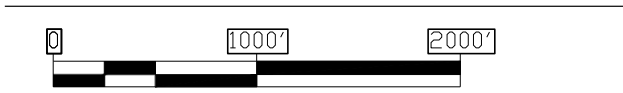
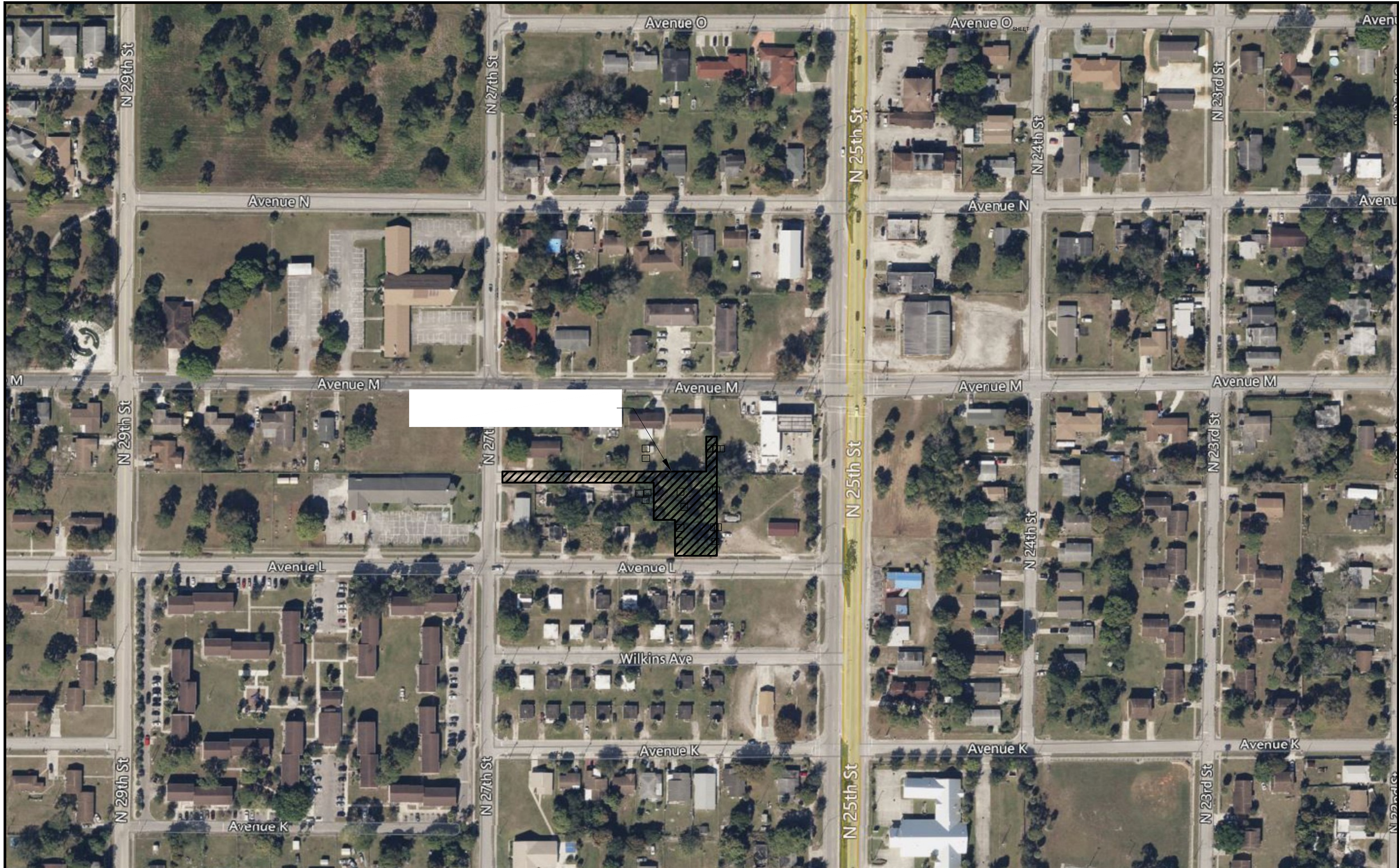
PROPOSED  
QUADPLEX  
DEVELOPMENT

2502 AVENUE L  
FORT PIERCE, FL 34947

LOCATION MAP

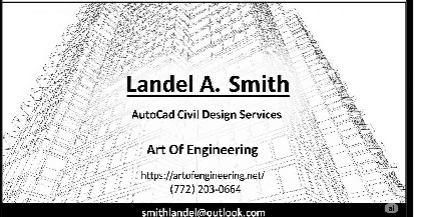
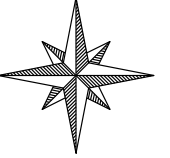
1"=1000'





C-101

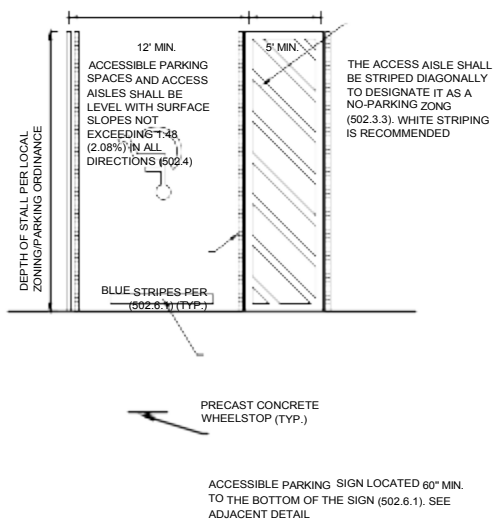
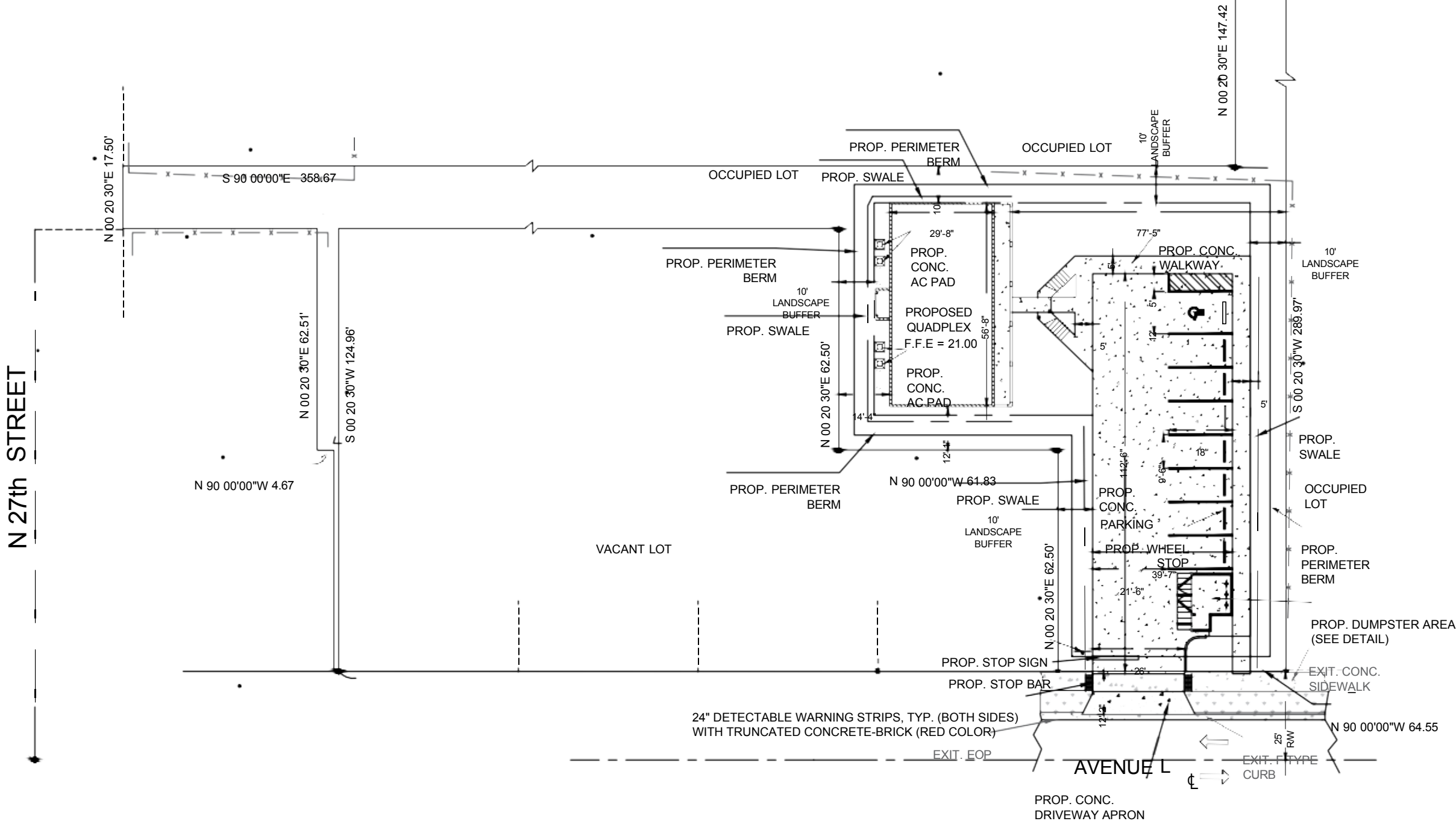
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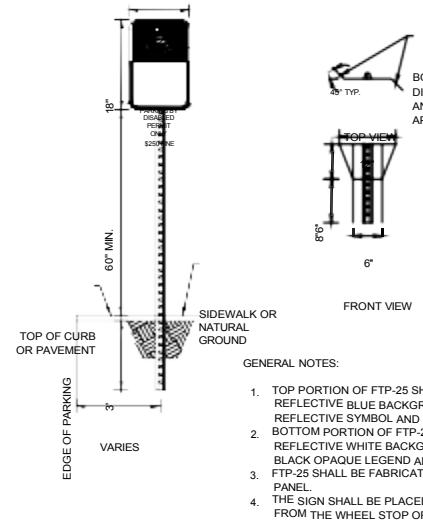
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N 27th STREET



HANDICAP PARKING STALL & SIGN DETAIL  
N.T.S.



TYPICAL PARKING DETAIL  
N.T.S.

LEGEND

- EXISTING CHAIN LINK FENCE
- EXISTING UTILITY EASEMENT (UE)
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT
- SODDED AREA
- PROPOSED CONCRETE
- PROPOSED BUILDING

SITE DATA:

STREET ADDRESS: 2502 AVENUE L, FORT PIERCE, FL 34947  
LEGAL DESCRIPTION: GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/WAS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM NW COR LOT 65 RUN E 25 FT, TH S 25 FT FOR POB, TH E 358.82 FT, TH S 137.42 FT, TH W 358.75 FT, TH N 137.39 FT TO POB AND LESS N 125 FT OF S 150 FT OF E 185.49 FT OF W 272.32 FT AND LESS E 59.68 FT OF W 84.68 FT OF N62.44 FT OF S 87.44 FT AND LESS N 62.5 FT OF S 149.94 FT OF E 55 FT OF W 80 FT AND LESS W61.83 FT OF E 126.38 FT OF N 62.5 FT OF S87.44 FT- (OR 3794-1025 ; 3795-1824)  
PARCEL ID: 2404-608-0103-000-4  
ZONING: MEDIUM DEN R-4  
FEMA FLOOD ZONE: X  
PROPOSED LAND USE: RESIDENTIAL  
BUILDING TYPE OF CONSTRUCTION: TWO (B)  
2 STORY BUILDING 25' IN HEIGHT  
INTERIOR LOT  
MINIMUM BUILDING SETBACK REQUIRED  
FRONT: 25 FEET  
SIDE YARD: 6 FEET  
REAR YARD: 5 FEET

TOTAL AREA = 0.43 ACR (18,778 SQ FT) (100%)  
PROP. BUILDING = 2,042 SQ FT (0.05 ACR) (10.67%)  
PAVEMENT/SIDEWALK/CONC. = 5,200 SQ FT (0.12 ACR) (27.69%)  
TOTAL IMPERVIOUS = 7,242 SQ FT (0.17 ACR) (38.56%)  
PERVIOUS = 11,536 SQ FT (0.26 ACR) (61.44%)  
TOTAL PARKING  
7 REGULAR SPACES  
1 ADA ACCESSIBLE SPACE  
8 TOTAL

THE PROPOSED CONSTRUCTION HAS BEEN DESIGNED TO BE CONSTRUCTED SO THAT THE DIVERSION OF POST DEVELOPMENT STORMWATER RUNOFF AND OTHER SURFACE WATERS SHALL NOT RESULT IN FLOODING OR DAMAGE TO ADJACENT PROPERTIES, IN ACCORDANCE WITH SECTION 103-203(B), OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.



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PROPOSED  
QUADPLEX  
DEVELOPMENT

2502 AVENUE L  
FORT PIERCE, FL 34947

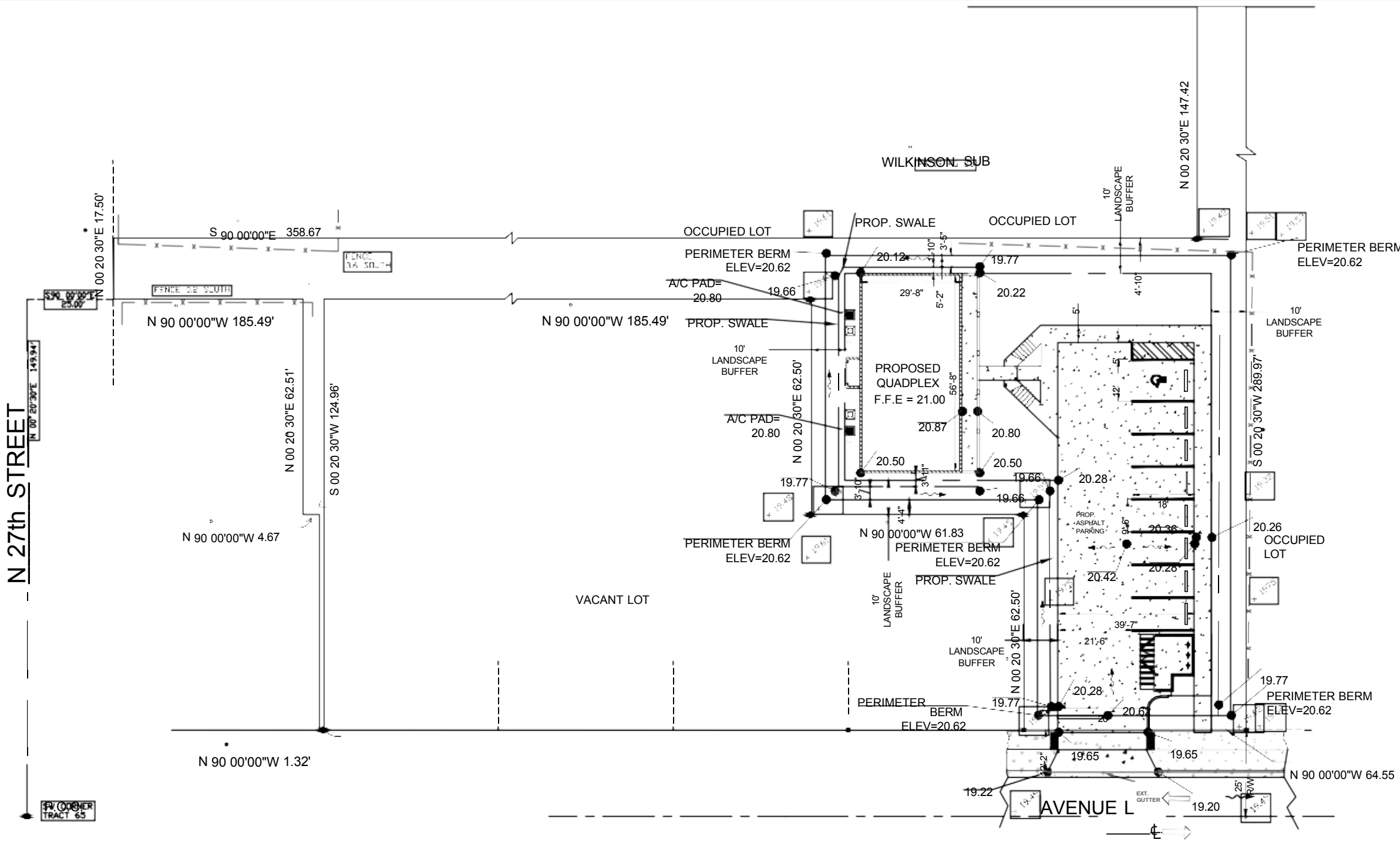
SHEET TITLE  
PROPOSED SITE PLAN

DATE  
04/24/2026  
SCALE  
1"=20'

SHEET

C-102

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L.S.



**LEGEND**

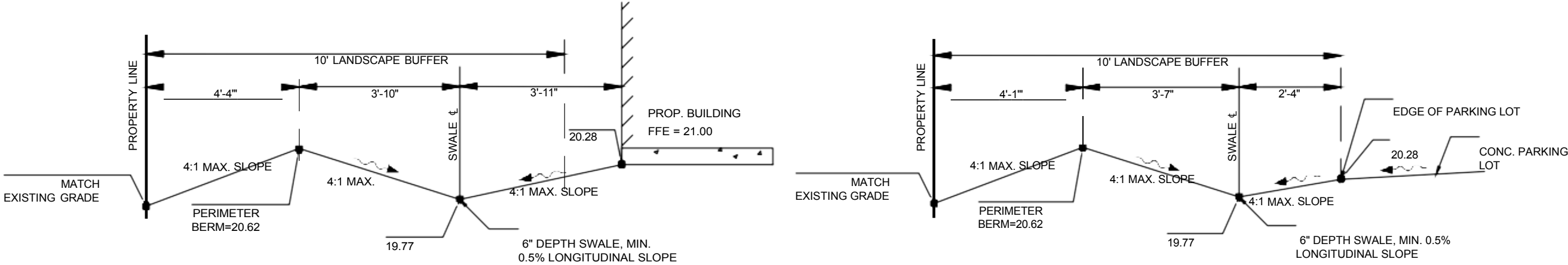
- 20.27 PROPOSED GRADES
- EXISTING GRADES
- PROPOSED DRAINAGE FLOW

**DRAINAGE STATEMENT:**  
THIS SITE HAS BEEN DESIGNED TO RETAIN THE RUNOFF GENERATED FROM A 25 YEARS 3-DAY, 0 DISCHARGE, RAIN EVENT. SEE DRAINAGE REPORT FOR CALCULATIONS AND FURTHER DETAILS.

PLEASE REFER TO SHEET 8 (C-7) FOR DRAINAGE AND GRADING DETAILS

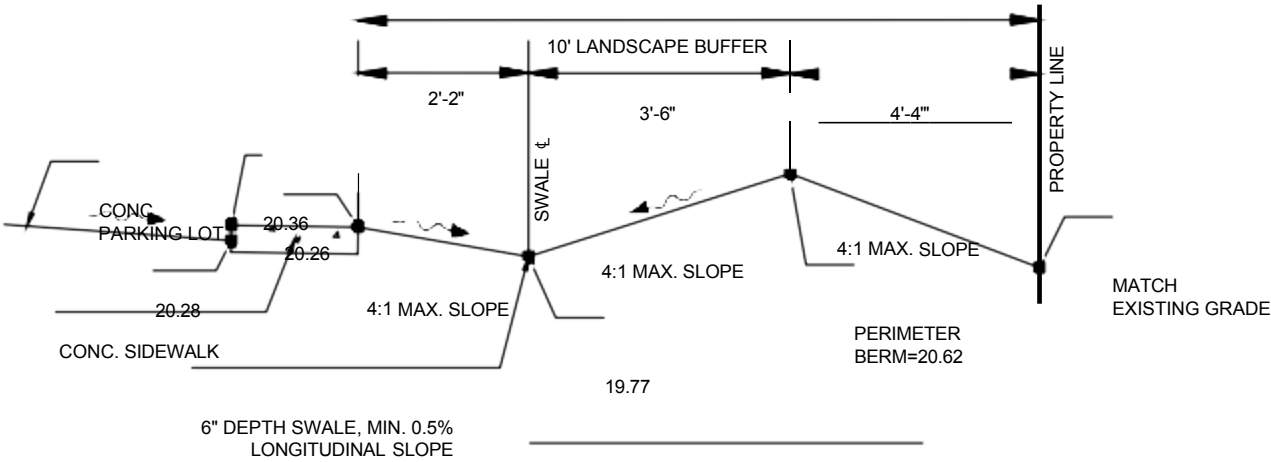
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125

ALL SIDEWALK GRADES ACROSS DRIVEWAY MUST BE ADA COMPLIANT WITH 2% MAX CROSS SLOPE



**TYPICAL SWALE DETAIL 1**  
N.T.S.

**TYPICAL SWALE DETAIL 2**  
N.T.S.



**TYPICAL SWALE DETAIL 3**  
N.T.S.

N

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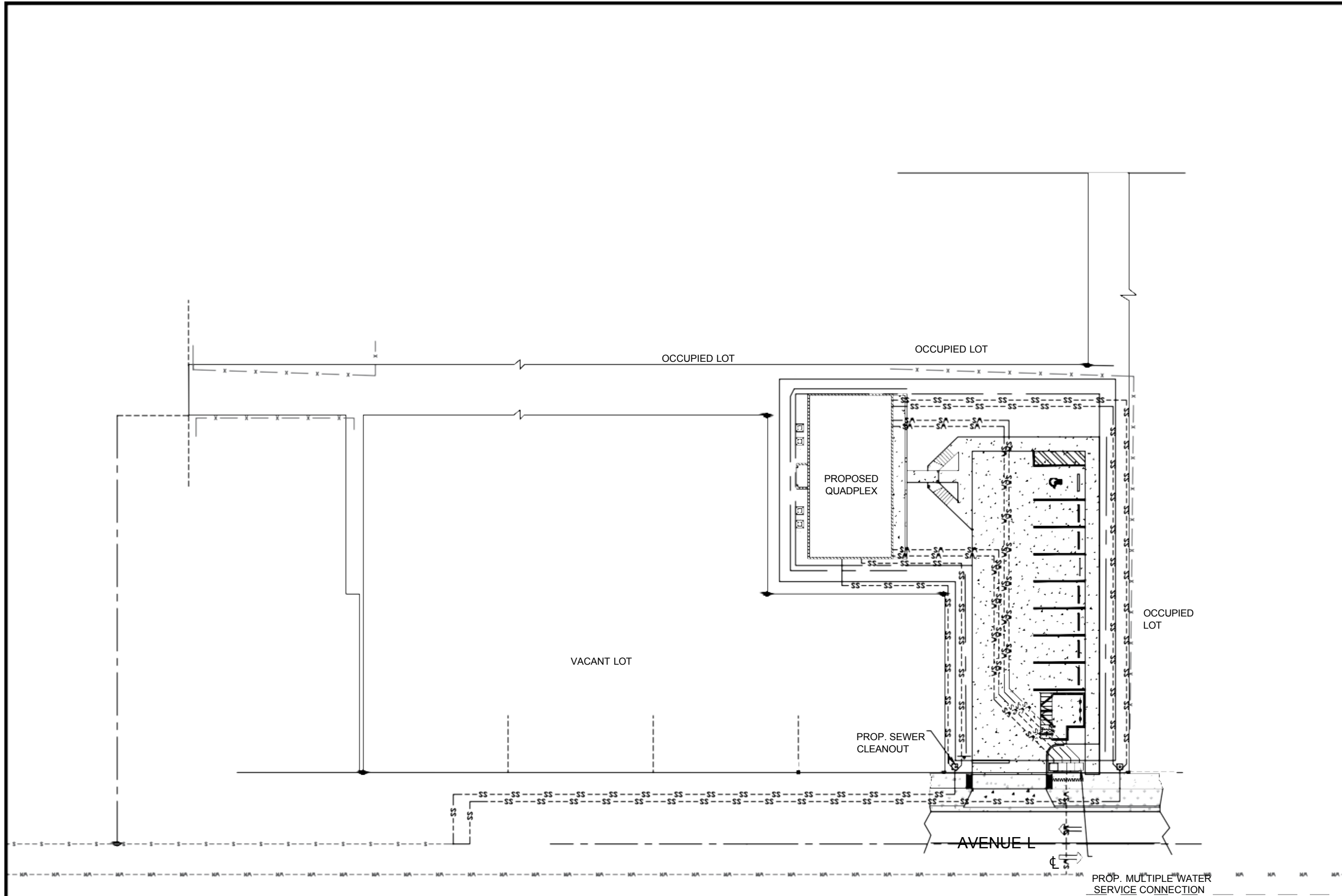
**PROPOSED QUADPLEX DEVELOPMENT**

2502 AVENUE L  
FORT PIERCE, FL 34947

|                                                   |       |
|---------------------------------------------------|-------|
| SHEET TITLE<br><b>DRAINAGE &amp; GRADING PLAN</b> |       |
| DATE<br>04/24/2026                                | SHEET |
| SCALE<br>1"=20'                                   |       |

C-103

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LS



LEGEND

- VS PROPOSED PVC WATER SERVICE LINE
- SS PROPOSED PVC SANITARY SEWER SERVICE
- WM EXISTING 6" FPUA WATER MAIN
- SM EXISTING 8" FPUA SEWER MAIN

PLEASE REFER TO FPUA STANDARD DETAILS FOR WATER AND SEWER SERVICE CONNECTIONS PROVIDED ON THE FOLLOWING DETAIL SHEETS C-5 AND C-6

FPUA ELECTRIC, WATER AND SEWER SERVICE.

NOTE: ELECTRIC CONNECTION SHALL BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH FPUA. SEE ELECTRICAL RISER DIAGRAM (SEE ARCHITECTURAL PLANS)

A CITY OF FORT PIERCE R/W PERMIT SHALL BE OBTAINED FROM THE FORT PIERCE ENGINEERING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORKS WITHIN THE N. 16TH STREET AND AVENUE M R/W.



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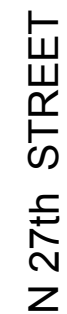
PROPOSED QUADPLEX DEVELOPMENT

2502 AVENUE L  
FORT PIERCE, FL 34947

|                       |       |
|-----------------------|-------|
| SHEET TITLE           |       |
| PROPOSED UTILITY PLAN | PLAN  |
| DATE                  | SHEET |
| 04/24/2026            |       |
| SCALE                 |       |
| 1"=20'                | C-104 |

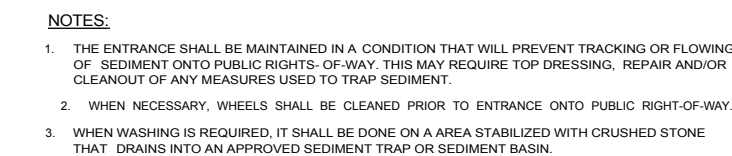
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CITY OF FORT PIERCE CODE ORDINANCE, SECTION 107-7.

- 1- INSTALL SILT FENCE PER DETAIL SHOWN;
- 2- PROTECT ALL WATER, SEWER MAIN PIPING;
- 3- THE PERMITEE SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST  
TWO WORKING DAYS BEFORE THE FOLLOWING:  
(1) START OF CONSTRUCTION;  
(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;  
(3) COMPLETION OF SITE CLEARING;  
(4) COMPLETION OF ROUGH GRADING;  
(5) COMPLETION OF FINAL GRADING;  
(6) CLOSE OF THE CONSTRUCTION SEASON;  
(7) COMPLETION OF FINAL LANDSCAPING.



~~CONSTRUCTION ENTRANCE DETAIL~~



Autofad Grl Design Services  
Aut HFI Engineering  
frank@hfieng.com  
(772) 405-0000  
www.hfieng.com

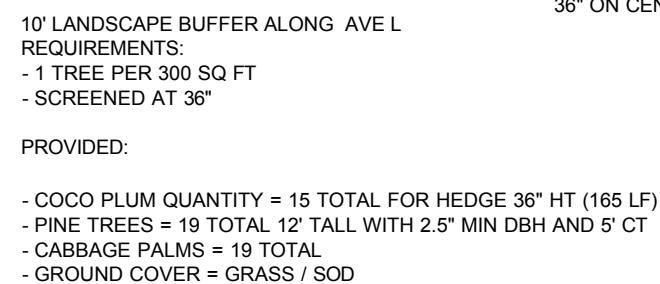
## CITY OF FORT PIERCE

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2502 AVENUE L  
FORT PIERCE, FL 34947

C-105

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C-106





FORT PIERCE UTILITIES AUTHORITY

WATER DISTRIBUTION NOTES

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
- WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
- POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
- FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
- GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
- WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FOOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FOOT ENGINEER.
- THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FOOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FOOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
- MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FOOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
- DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
- WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
- THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
- WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
- SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
- MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
- ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. - 2 HR MINIMUM TEST

$$L = \frac{SD(P)}{148,000} \times \frac{1}{2}$$

L= LEAKAGE IN GPH  
S= LENGTH OF PIPE IN FEET  
D= PIPE DIAMETER IN INCHES  
P= TESTING PRESSURE IN PSI

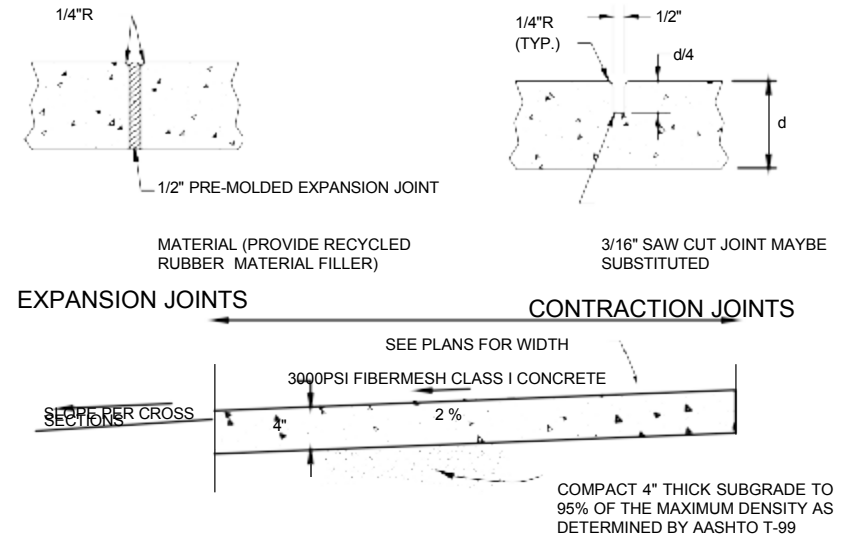
- PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
- A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
- CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
- THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
- WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONS/SITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
- MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
- WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FOOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FOOT ENGINEER.
- TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
- WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
- FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
- WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
- MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
- EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
- ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
- THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

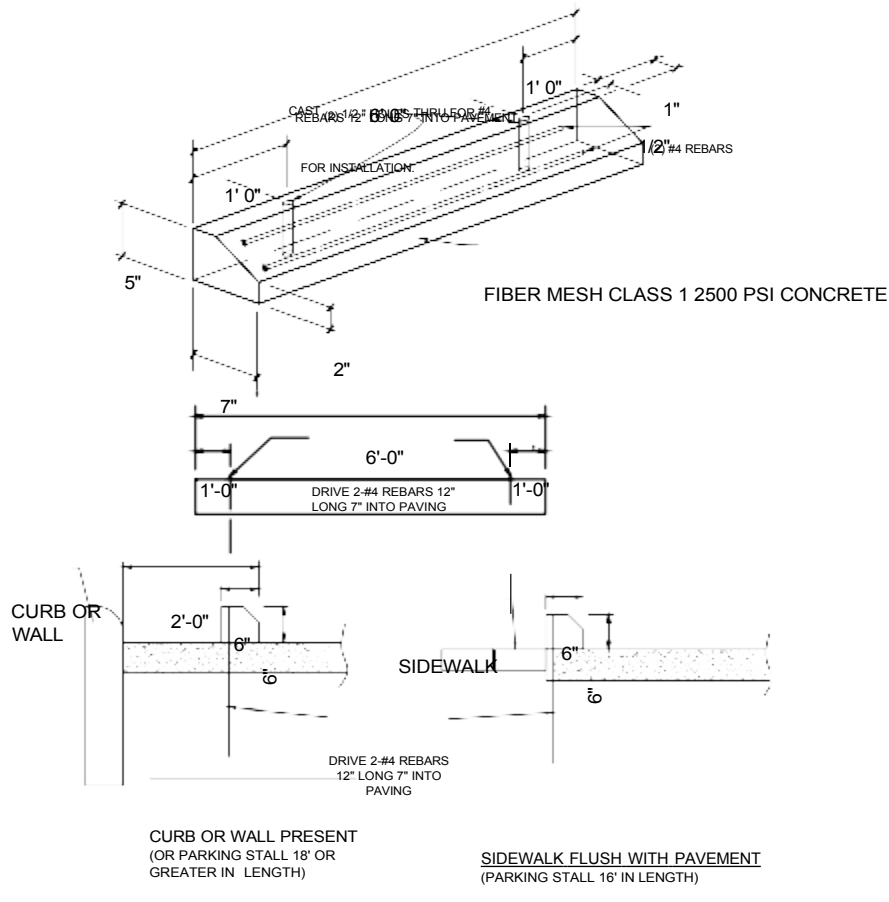
FORT PIERCE UTI

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- WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONS/SITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
- MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
- WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FOOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FOOT ENGINEER.
- TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
- WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
- FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
- WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
- MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
- EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
- ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
- THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

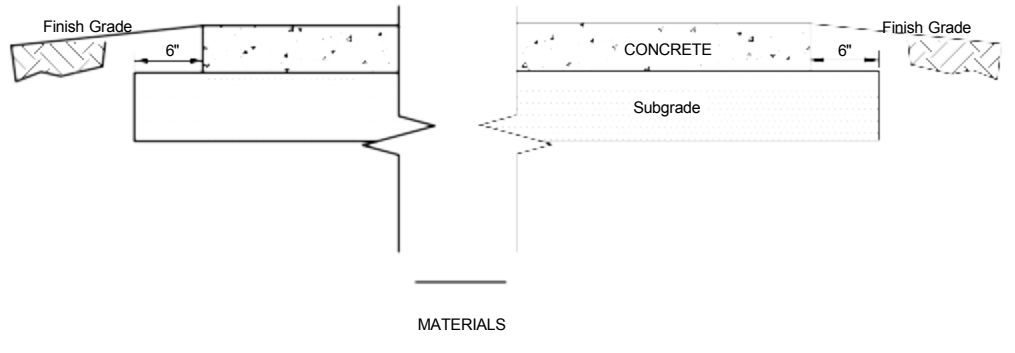


- NOTES:**
1. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING & NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
  2. PROVIDE CONTRACTION JOINTS EQUAL TO WIDTH OF 6' SIDEWALK AND 5' CENTER TO CENTER ALL OTHERS.
  3. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.
  4. FIBERMESH TO BE INCLUDED WRITTEN CONCRETE MIX.

## TYPICAL SIDEWALK DETAIL N.T.S.



## TYPICAL WHEEL STOP N.T.S.

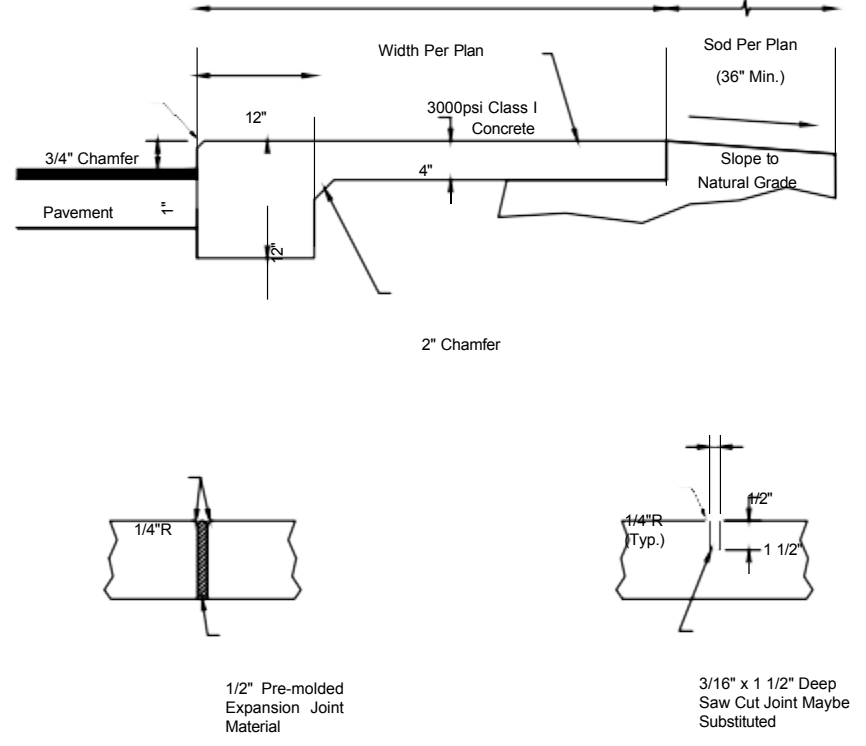


**SURFACE COURSE:** 6" Concrete Pavement, 4000 PSI Concrete with 10'X10' Construction Joints and "FIBERMESH" as specified by the manufactures recommendations or 6x6x10 wire reinforcement

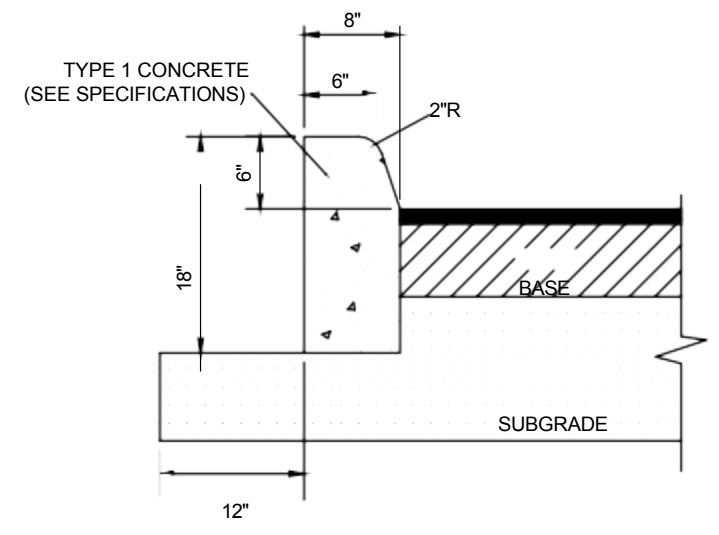
**SUBGRADE:** 12" Thick Stabilized Subgrade (FBV 75) Density shall be 98% Maximum as Determined by AASHTO T-180 Method

SURFACE COURSE AND SUBGRADE CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL BE ACCORDING TO FDOT STANDARD PLANS INDEX 330-001 AND DESIGN STANDARD INDEX 515/516

## TYPICAL CONCRETE PAVEMENT SECTION N.T.S.

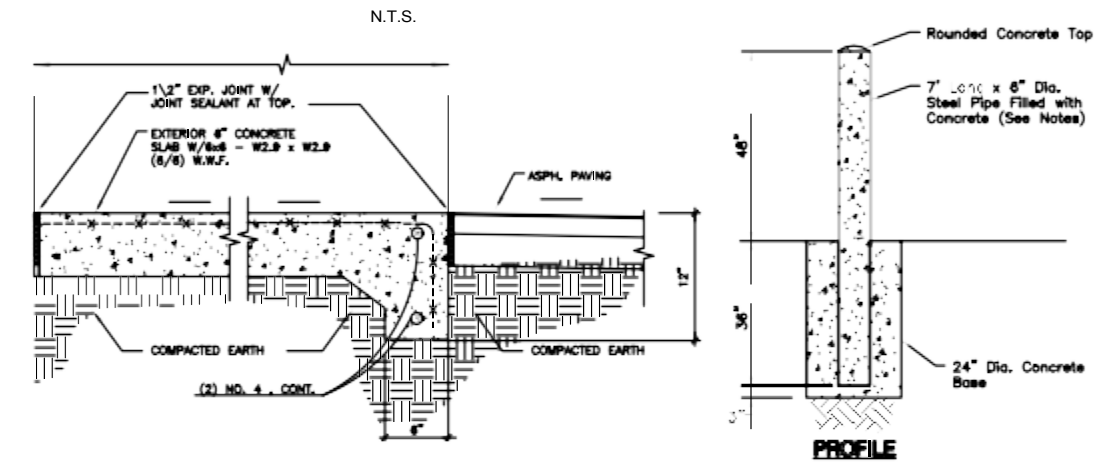


- NOTES:**
1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
  2. Provide contraction joints 5' center to center.

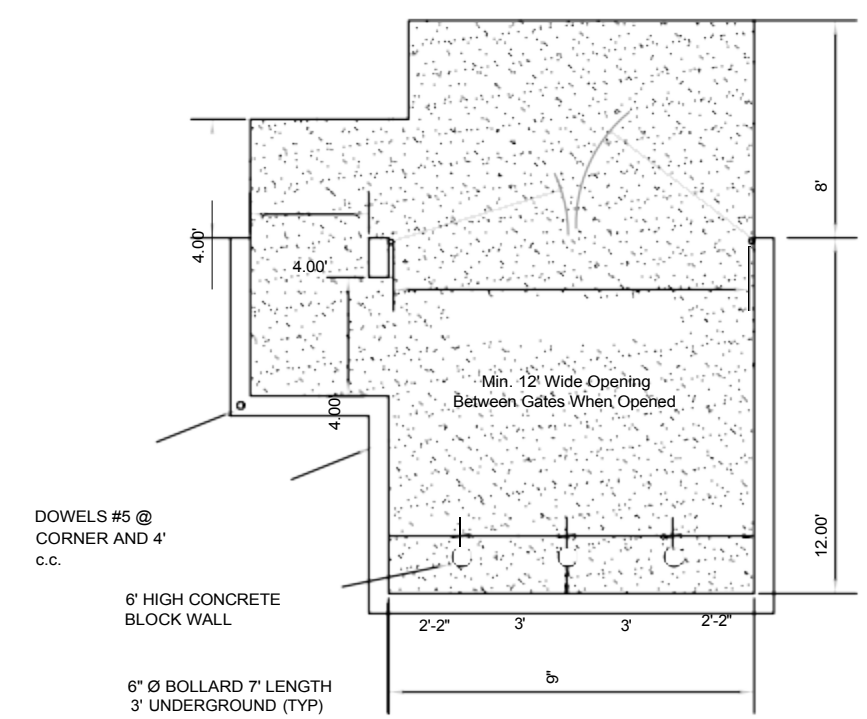


## SECTION VIEW

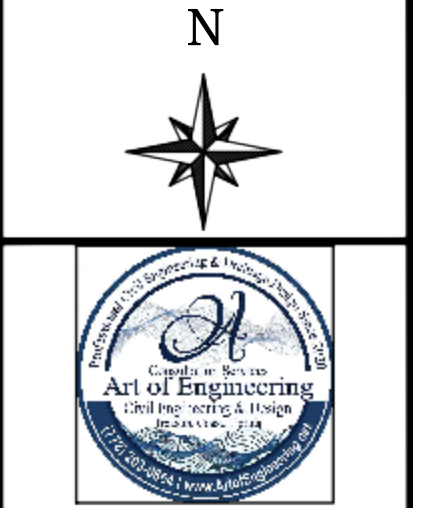
- NOTES:**
1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
  2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.



- NOTES:**
1. The minimum wall thickness of the pipe shall be 0.150".
  2. All posts shall have 2 coats of primer and 2 coats of Vell w too coat, unless otherwise noted.
  3. The primer c at shall meet the requirements of FDOT 971-5.
  4. All concrete shall be FDOT class 1.



## DUMPSTER DETAIL N.T.S.



## PERMITS REQUIRED CITY OF FORT PIERCE

| PERMIT# |           |      |
|---------|-----------|------|
|         |           |      |
|         |           |      |
|         |           |      |
|         |           |      |
| NO.     | REVISIONS | DATE |

## PROPOSED QUADPLEX DEVELOPMENT

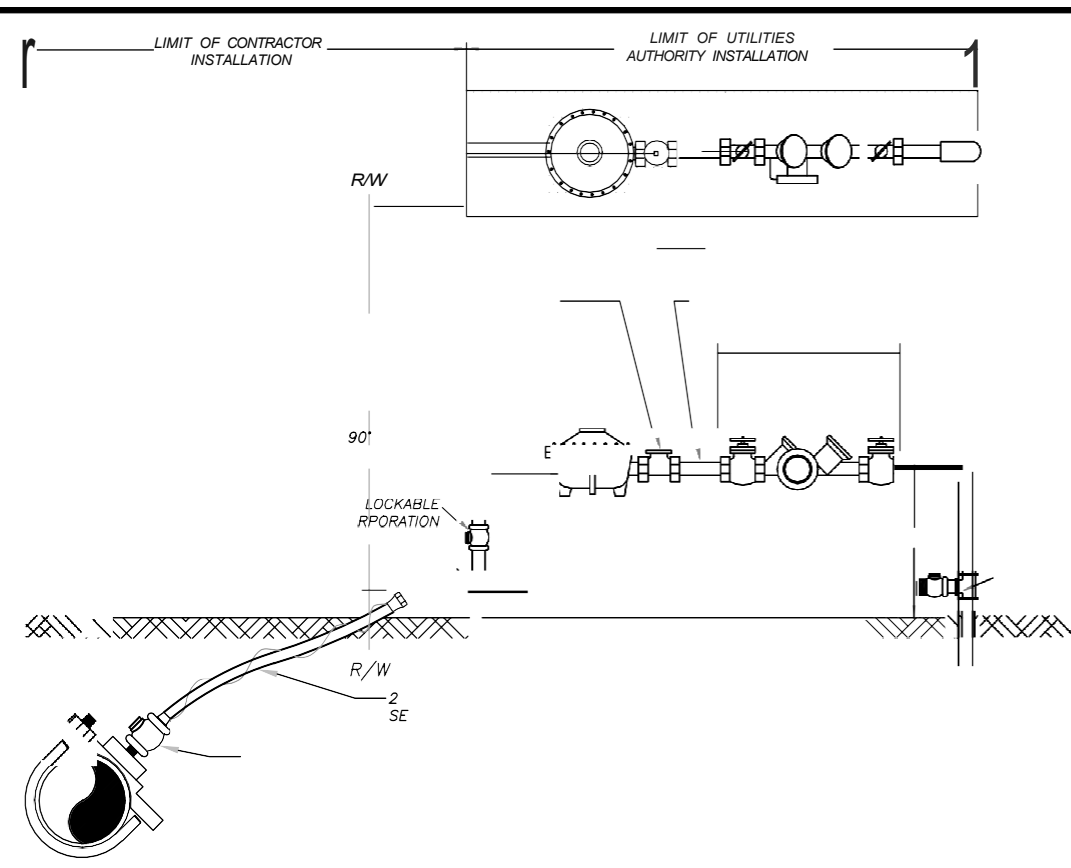
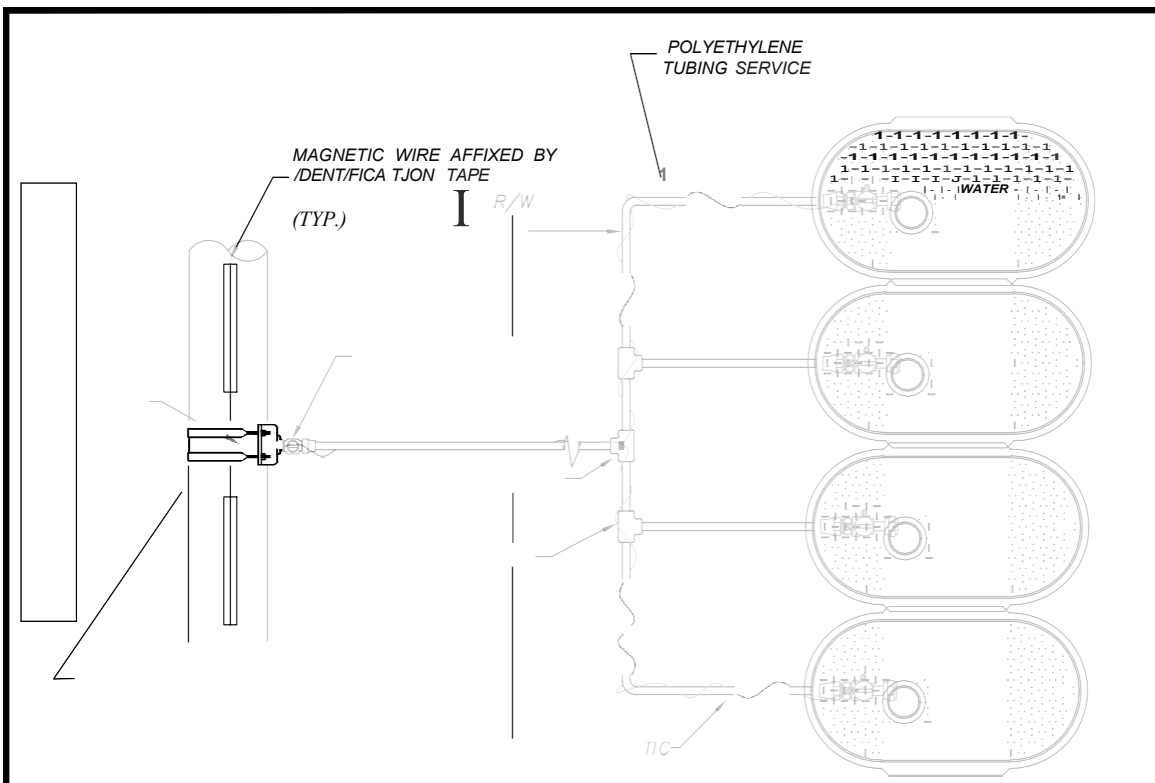
2502 AVENUE L  
FORT PIERCE, FL 34947

|              |  |       |
|--------------|--|-------|
| SHEET TITLE  |  | SHEET |
| SITE DETAILS |  |       |
| DATE         |  |       |
| 04/24/2026   |  |       |
| SCALE        |  | C-501 |
| N.T.S        |  |       |
| DRAWN BY     |  |       |

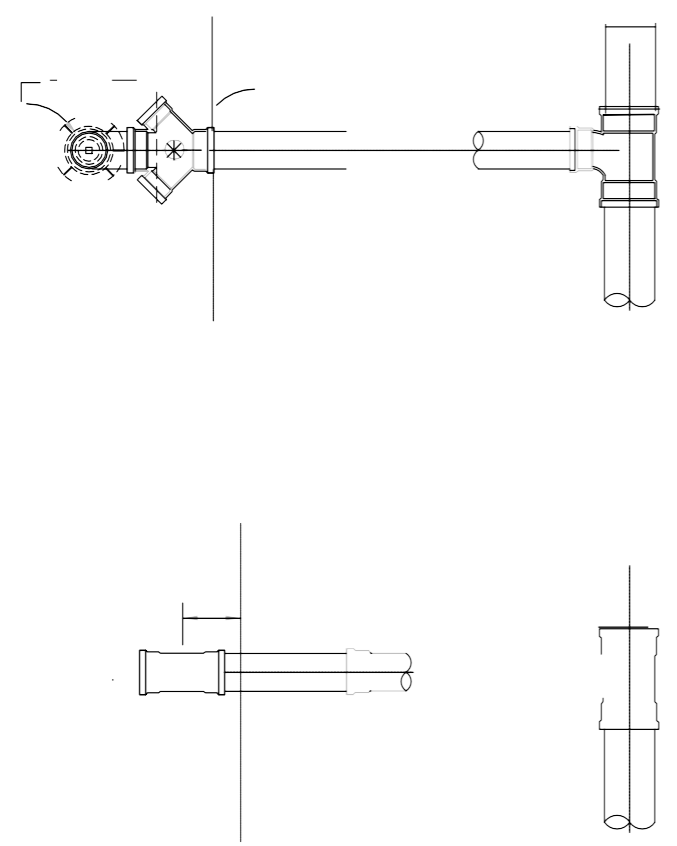
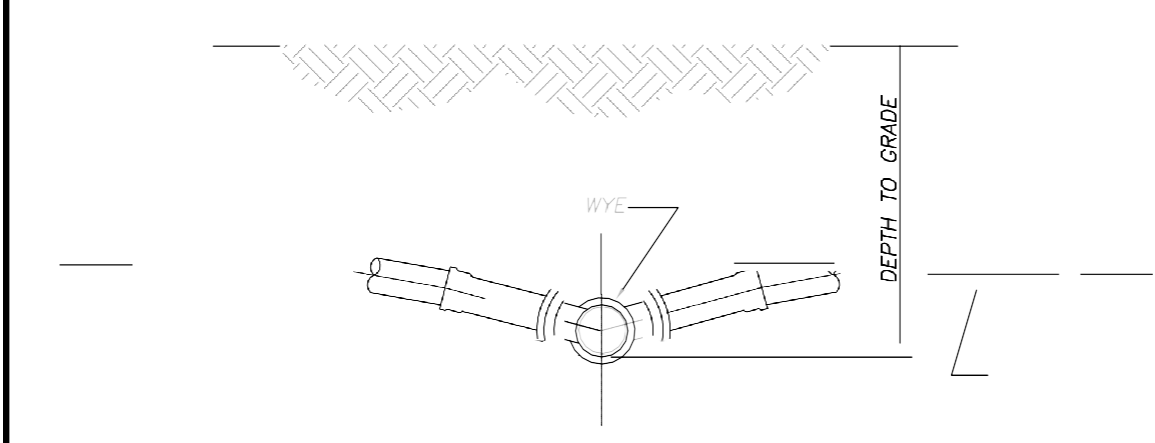
C-501





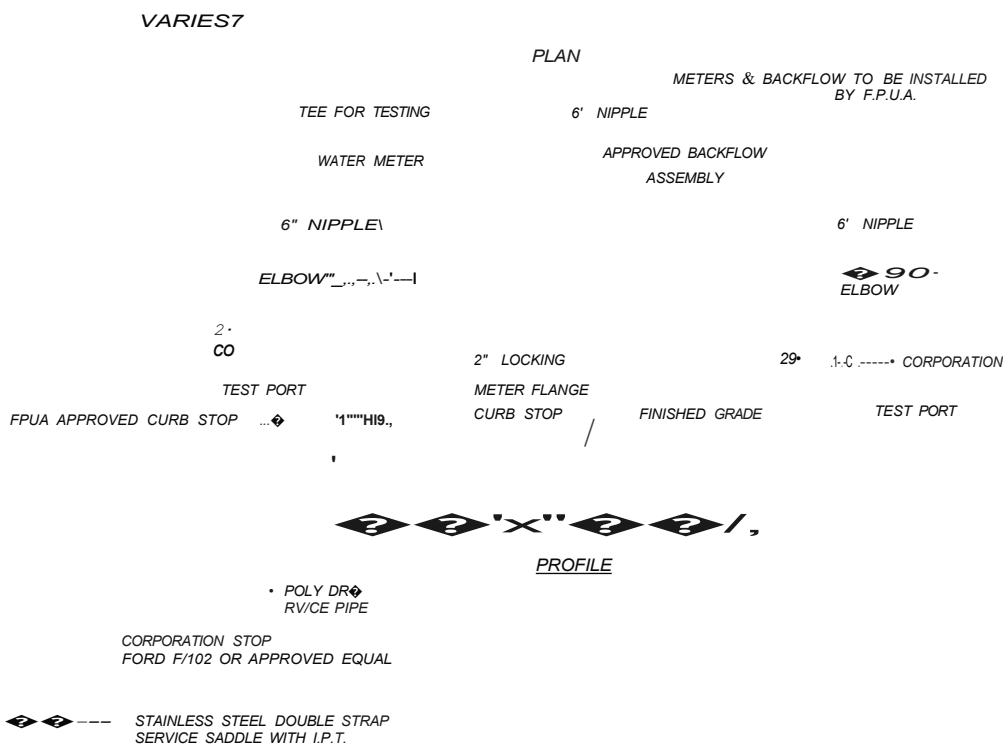


FINISHED



FINISHED





1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY ACT.
- 2) INITIAL BACKFILL SHALL BE MECH; DETERMINED BY

SEE NOTE 1

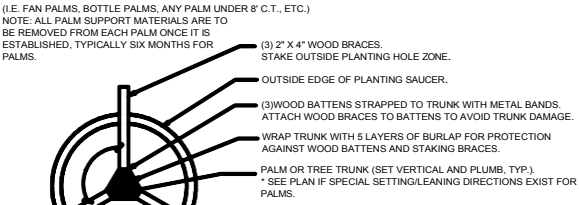
@ = BALL TYPE WASTEWATER LOCATOR  
INSTALLED ABOVE THIS POINT  
BALL BY 3M CORP. OR APPROVED  
EQUAL  
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

- 1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
- 2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
- 3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
- 4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO  
DETAIL 5-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION  
(N.T.S.)

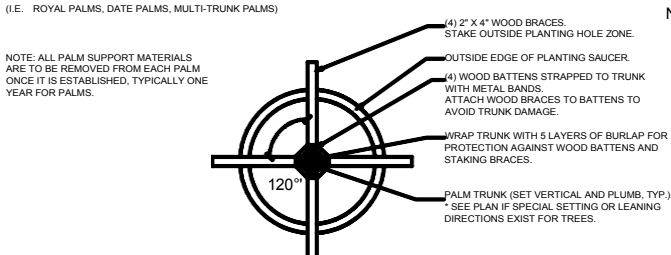
- 1) IN CERTAIN
- 2) BEDDING IS  
BEDDING M  
SUPPORT U
- 3) HAUNCHING  
MATERIAL S  
ADEQUATE
- 4) INITIAL BAG  
PIPE. THE
- 5) BACKFILL S  
TO A POINT  
30" OF BAC  
T-180.
- 6) DENSITY TE  
ENGINEER C
- 7) CONTRACTO  
REGULATION

SMALL PALM STAKING PLAN



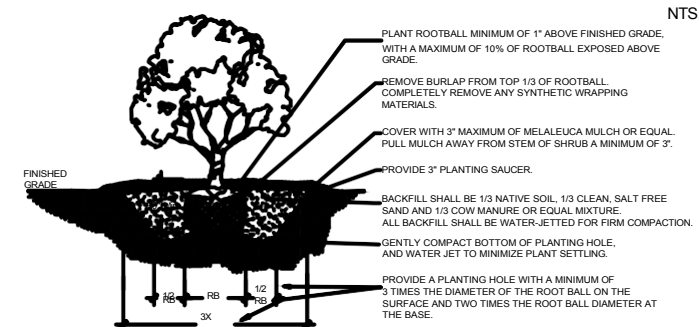
NTS.

LARGE PALM STAKING PLAN



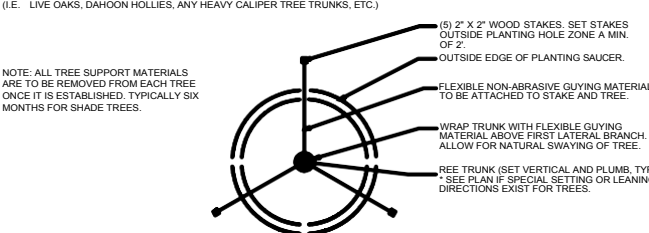
NTS.

SHRUB PLANTING DETAIL



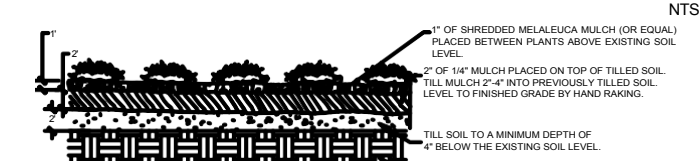
NTS.

LARGE TREE STAKING PLAN



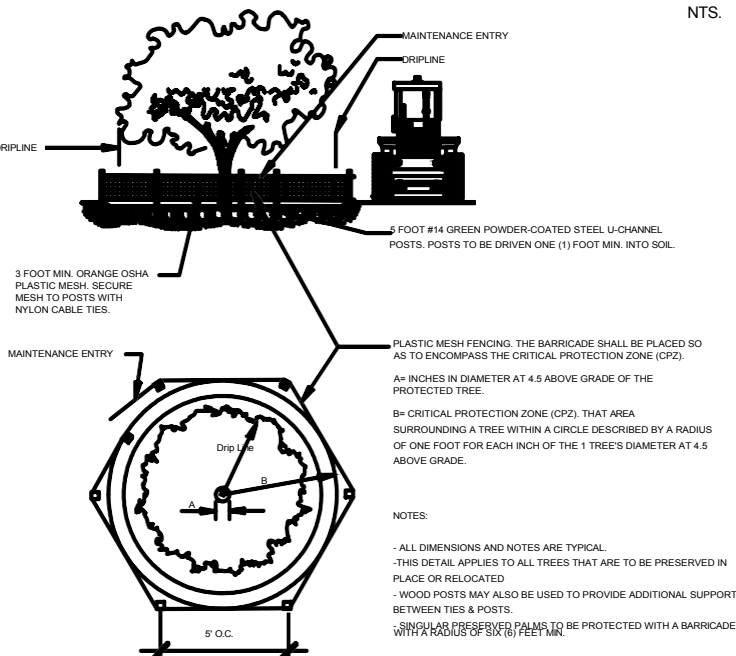
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GROUNDCOVER DETAIL



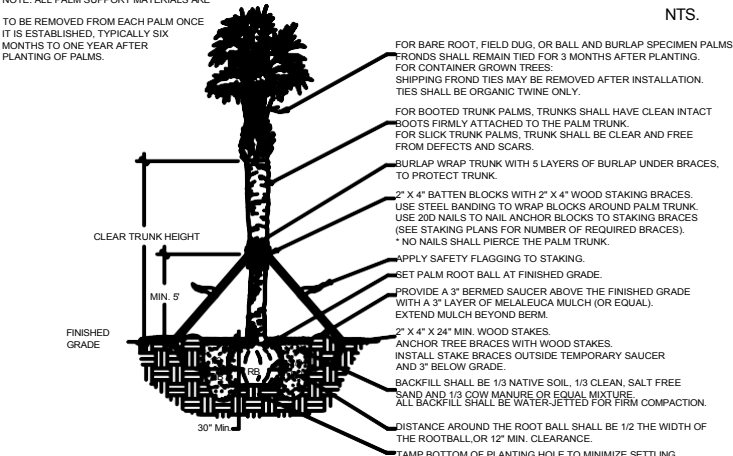
NTS.

PRESERVED TREE PROTECTION DETAIL



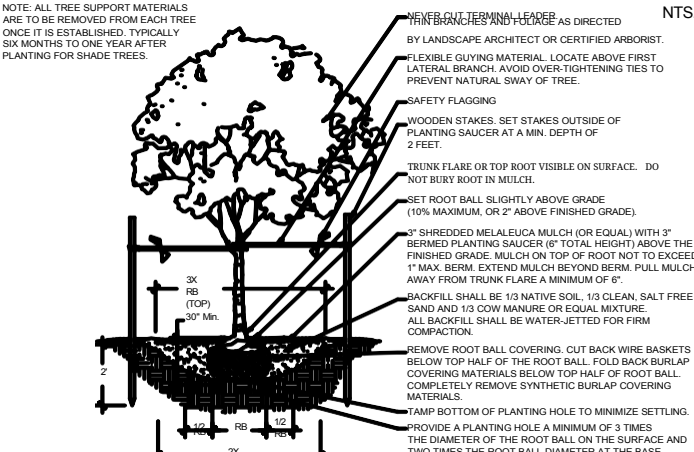
NTS.

PALM PLANTING DETAIL



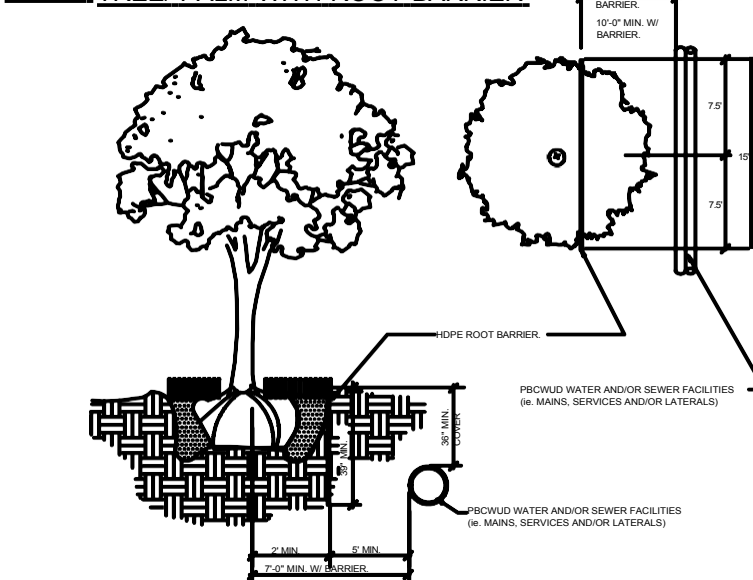
NTS.

TREE PLANTING DETAIL

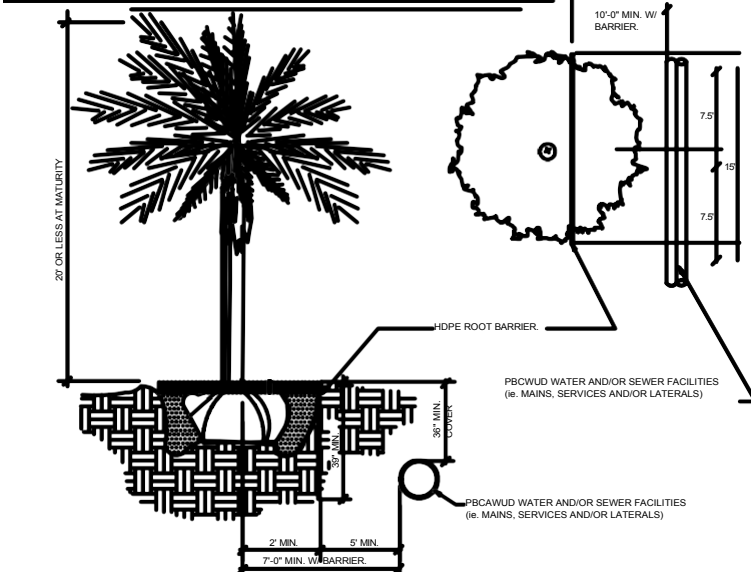


NTS.

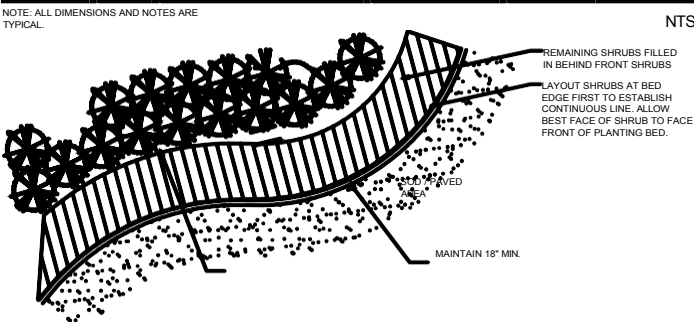
SMALL TREE/ PALM WITH ROOT BARRIER



CANOPY TREE / LG. PALM / WITH ROOT BARRIER



SHRUB AND GROUNDCOVER PLANTING DETAIL



NTS.

NOTES: PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.  
1. TREES SHOWN ON THIS PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS & UNDERGROUND UTILITIES. IN ANY CASE, THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREIN.  
2. TREES SHALL BE INSTALLED WITH A (10) TEN FOOT SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE HYDRANTS AND LIFT STATIONS. IF A (10) TEN FOOT SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENDOURCH INTO A PIGGIE WITHOUT PRIOR DEPARTMENT APPROVAL.  
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET MINIMUM OF A FLUSHING HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL AND DEPARTMENT.  
4. SOD CAN ONLY BE INSTALLED WITHIN (5) FIVE FOOT MINIMUM OF ANY DEPARTMENT RECLAIMED WATER METER.  
5. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH UTILITY HOLDER AND INSPECTED PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.  
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

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6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.  
7. LARGE PALM TREES INCLUDE ROYAL, WASHINGTON, BISMARK, DATE PALMS AND SIMILAR SIZED SPECIES.

LANDSCAPE SCHEDULE

| NATIVE | QTY | CODE | BOTANICAL               |
|--------|-----|------|-------------------------|
| *      | 15  | PE   | Pinus elliotii          |
| *      | 15  | SP   | Sabal palmetto          |
| *      | 55  | CHR  | Chrysobalanus icaco     |
|        |     | SOD  | Stenotaphrum secundatum |



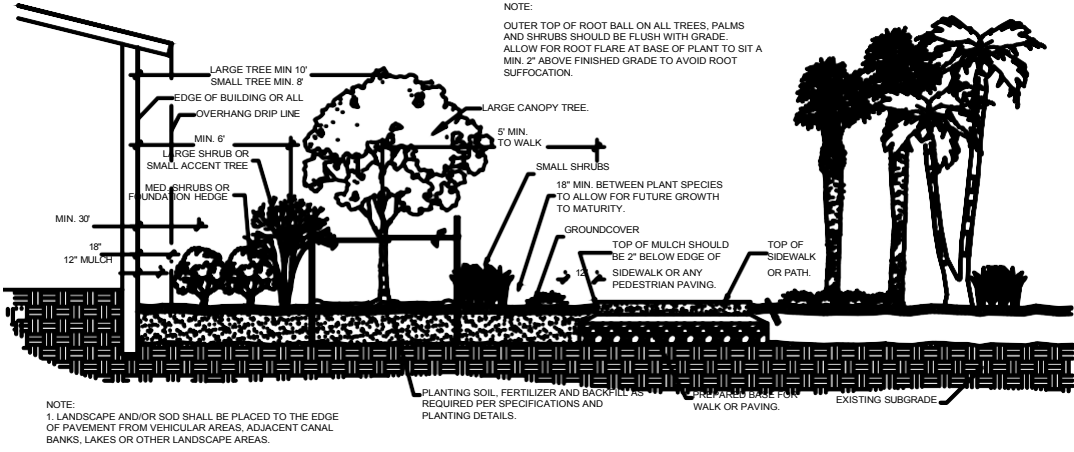
MAINTAIN 12" AT PLANT  
BED EDGE.

BETWEEN SHRUB MASSES,  
AS SHOWN.

NOTE:  
1. ALL PLANTING BEDS SHALL BE SHAPED & SLOPED TO PROVIDE PROPER DRAINAGE.  
2. LANDSCAPE AND/OR SOD SHALL BE PLACED TO THE EDGE OF PAVEMENT FROM  
VEHICULAR AREAS, ADJACENT CANAL BANKS, LAKES OR OTHER LANDSCAPE AREAS.

TYPICAL PLANTING DIAGRAM

NTS.



INSTALLATION

- ALL PLANT MATERIAL TO BE FLORIDA #1 OR
- ALL PLANTS TO HAVE 3" MIN. OF MELALEUCA
- ALL TREES IN LAWN AREAS TO HAVE A 24"
- TREES INSTALLED WITHIN PARKING ISLANDS
- PLANTING SOIL FOR TOPSOIL AND BACKFILL
- DEBRIS, WEEDS, ROCKS AND HAVING A pH BE
- TREE & SHRUB PITS WILL BE SUPPLEMENTE
- MANUFACTURER'S STANDARD CONTAINERS
- ALL ROAD ROCK, CONCRETE, ASPHALT AND
- AND BE REPLACED WITH PLANTING SOIL FRI
- ALL PLANT MATERIAL SHALL RECEIVE A MINI
- ALL GROUND COVER SHALL BE INSTALLED AT
- AT TIME OF PLANTING.
- ALL TREES & PALMS TO BE BRACED OR GUY
- ALL PLANTING TO BE DONE IN ACCORDANCE

SOD NOTES:

- ALL SOD TO BE GRADE "A" HEALTHY WEED/P
- TOPSOIL & CONFORM TO CURBS & PLANTERS
- ALL AREAS MARKED "SOD" SHALL BE SOD
- PROVIDE A 2" DEEP BLANKET OF PLANTING
- SUBSTANCE EXCAVATE USING NON-CONFORMI
- BY THE SOD INSTALLING
- PLACE SOD ON MOISTENED SOIL WITH EDGE
- KEEP EDGE OF SOD A MINIMUM OF 18" AWAY
- TRUNK.
- SOD TO BE WATERED IMMEDIATELY AFTER
- EXCAVATE AND REMOVE EXCESS SOIL SO T