



CITY OF PORT ST. LUCIE



***RESIDENTIAL REVIEW AND
PERMITTING GUIDELINES***

***RESIDENTIAL PERMITTING AND
DRIVEWAY MODIFICATIONS***

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Notice to all Contractors and Homeowner Builders

In order to expedite and facilitate the permitting and inspection process for new construction, and to better serve the public, the Public Works Department offers the following information:

Please Note:

All inspections and plan reviews are done on a case-by-case basis. **Circumstances may warrant additional requirements not specifically addressed by this package**

Minimum 12” temporary pipe is required in the City Right of Way. Beginning July 1, 2023, a rejection fee will be incurred if the pipe is not installed.

Per City Code 51.04(4)(E) 80% is the maximum permissible impervious area allowed.

Artificial grass is prohibited in the City right of way and all City easements.

Questions regarding inspections should be directed to the Public Works Residential Inspection Division.

Questions regarding plot plans or pool plans should be directed to the person who reviews these plans.

The intent of these requirements is to provide you with a functional surface water drainage plan as required by City Code Chapter 56. It is your responsibility to provide us with the proper information to make such a determination.

Please be aware that the following information is subject to change to meet current standards and/or to conform to revisions in NPDES requirements.

The Public Works Department does not permit or conduct inspections in the neighborhoods identified below. The Homeowner’s Association is responsible for approving individual site plans and drainage plans. All plans must be signed and sealed by a Florida licensed professional engineer. The signed and sealed, association approved site plan and drainage plans, will be requested by the Building Department in lieu of the engineering approval and inspection at the time of building permit application.

Bay St. Lucie	Sawgrass Lakes
Charleston Oaks	South River Shores
Kitching Cove	Vikings Landing
Lake Lucie Estates	Vikings Lookout
Osprey Ridge	

Circular Driveway or Turn-Around Area

City Code 158.221(B)(6) states single-family residential dwelling units on designated arterial or collector streets, which are determined to be a potential hazard by the Engineering/Public Works Department, shall be required to construct a circular drive, or provide a ten-foot by twenty-foot paved turn-around area adjacent to the driveway (when minimum circular driveway requirements or FDOT standards cannot be met). On corner lots, access shall be limited to local streets. Please be advised that streets may be added to this list periodically.

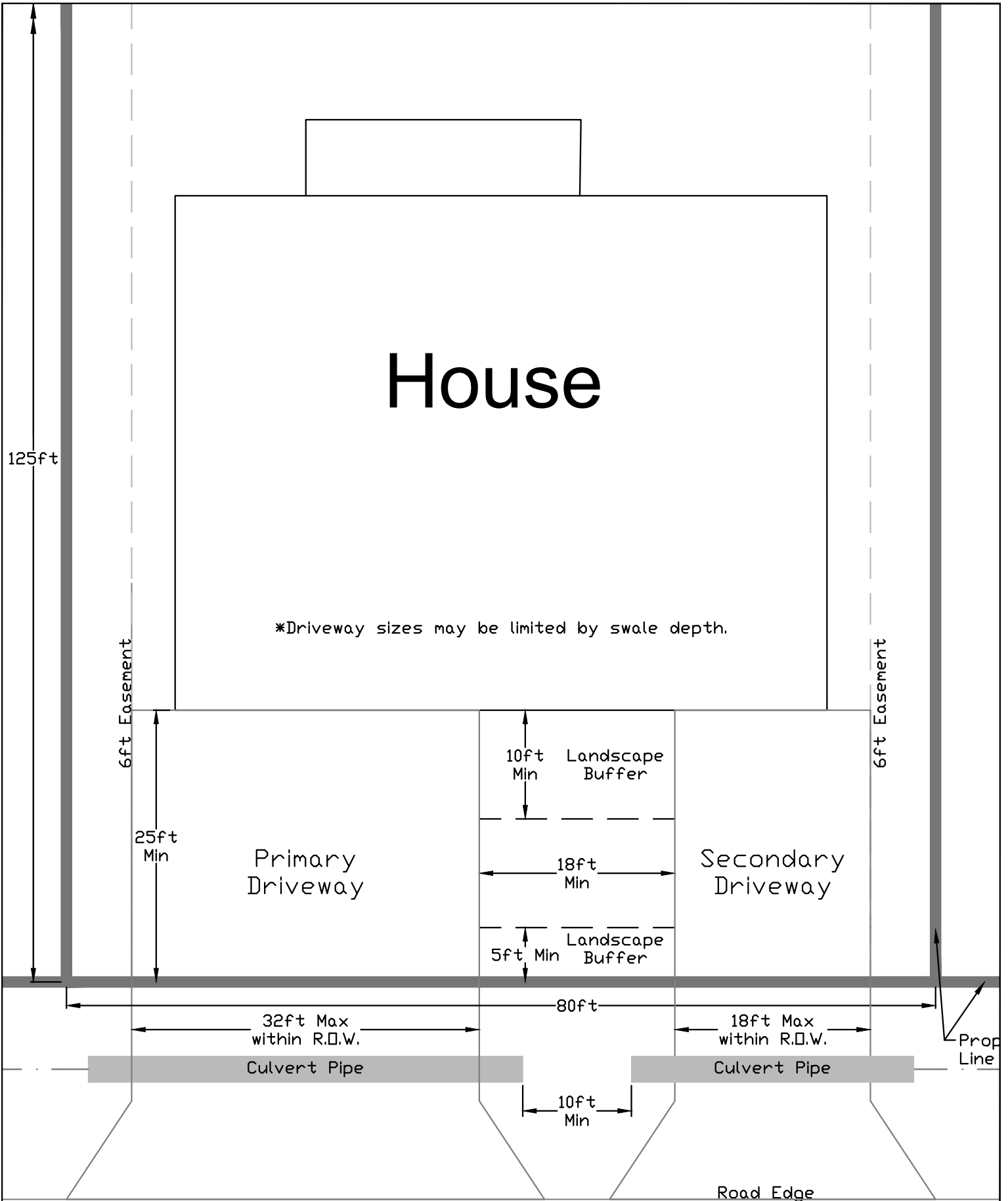
All roadways with more than two lanes will be required to construct a circular driveway, as long as there are no obstructions in the right-of-way.

The list includes the following:

Airoso Boulevard	Manville Dr.
Alcantarra Blvd	Mariposa Avenue
Bayshore Boulevard	Melaleuca Boulevard
Becker Road	Morningside Blvd.
California Boulevard	Oakridge Drive
Cameo Boulevard (N of PSL)	Paar Drive
Cashmere (N of Del Rio)	Port St. Lucie Boulevard
Darwin Boulevard	Prima Vista Boulevard
Del Rio Boulevard	Rosser Boulevard
Floresta Drive	St. James Drive
Gatlin Boulevard	Sandia Drive
Grand Dr.	Savage Boulevard
Import Drive	Savona Boulevard
Kestor Dr. (N of Becker)	Selvitz Rd.
Lakehurst Drive	Thornhill Drive (W of Floresta)
Lennard Road	Tulip Boulevard
N. Macedo Blvd	Westmoreland Blvd.

House

*Driveway sizes may be limited by swale depth.

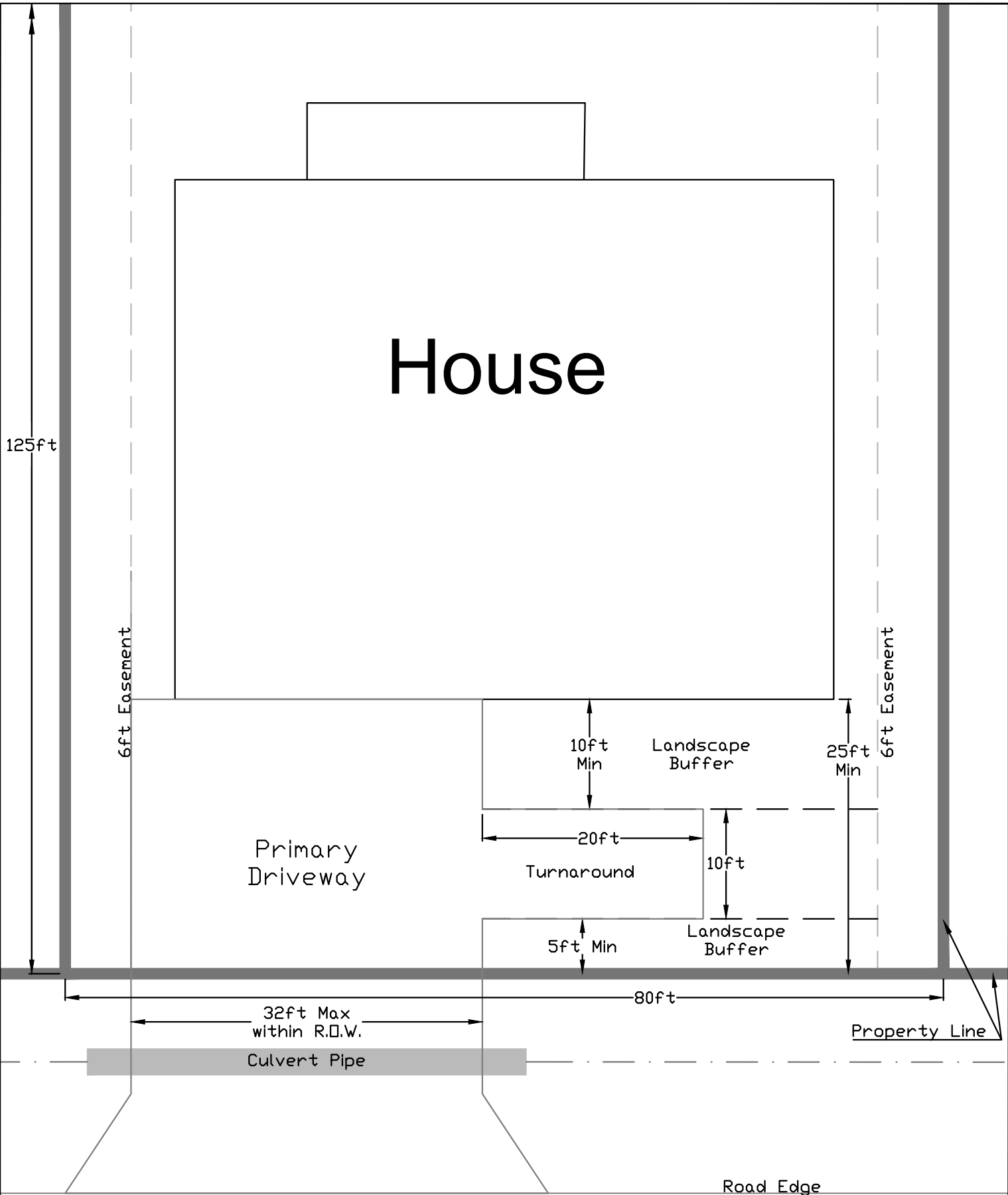


CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
121 SW PORT ST. LUCIE BOULEVARD
PORT ST. LUCIE, FL 34984

SECONDARY DRIVEWAY EXHIBIT

NOTES:
MINIMUM AND MAXIMUM DISTANCES
FOR A TYPICAL LOT WITH A
SECONDARY DRIVEWAY
CONFIGURATION

DETAIL: Figure 2
DATE: 2026
SCALE: N.T.S.
SHEET: 1 OF 1



CONSTRUCTION STANDARDS FOR
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PORT ST. LUCIE, FL 34984

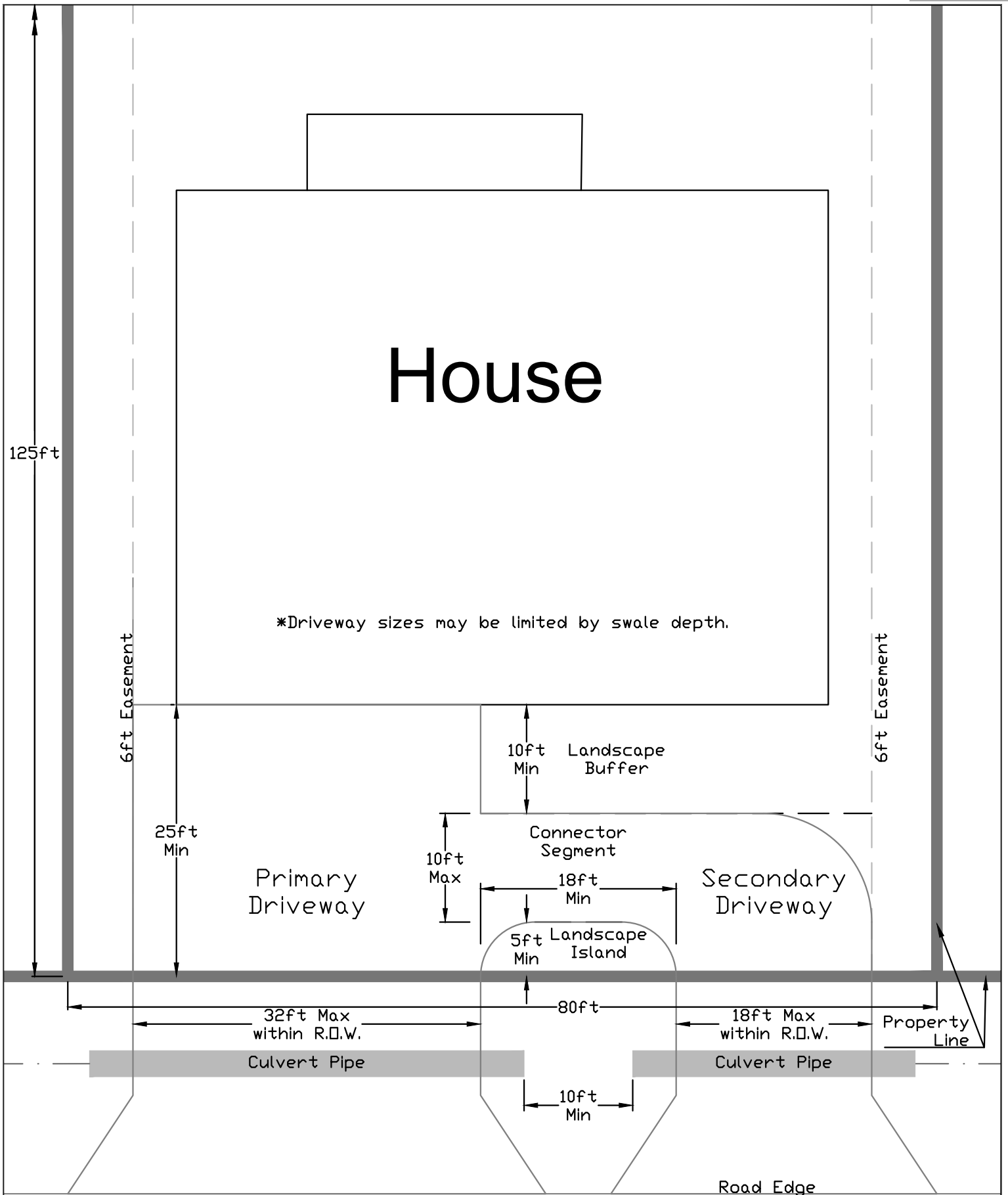
"T" TURNAROUND EXHIBIT

NOTES:
MINIMUM AND MAXIMUM DISTANCES
FOR A TYPICAL LOT WITH A
TURNAROUND CONFIGURATION

DETAIL: Figure 1
DATE: 2026
SCALE: N.T.S.
SHEET: 1 OF 1

House

*Driveway sizes may be limited by swale depth.



CONSTRUCTION STANDARDS FOR
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CIRCULAR DRIVEWAY EXHIBIT

NOTES:
MINIMUM AND MAXIMUM DISTANCES
FOR A TYPICAL LOT WITH A
CIRCULAR DRIVEWAY
CONFIGURATION

DETAIL: Figure 3
DATE: 2026
SCALE: N.T.S.
SHEET: 1 OF 1



ENGINEERING DEPARTMENT

Residential Fee Schedule

Effective October 1, 2026

Per Resolution 26-R78

Beginning October 24, 2023:

Our 3rd party vendor will be charging a 2.35% service fee to all electronic payments (Debit/Credit/Venmo/Paypal/etc.)

E-checks will be a flat \$0.40/transaction. No fees will be charged for cash or check.



Description	Fee
Plot Plan Review, Culvert Design and Inspection (Includes House Move):	
Inside Lot with One Culvert (1)	\$500.00
Corner Lot with One Culvert (1)	\$650.00
Each Additional Culvert	\$215.00
Plot Plan Review For Curb and Gutter Lot (1)	\$245.00
Builder At-Risk Plot Plan Review for Curb and Gutter	\$250.00
Plot Review & Culvert Design for Minor Rejection	\$115.00
Plot Plan Review & Culvert Design for Revision or Major Rejection:	
First	\$50.00
Second	\$75.00
Third and Each Subsequent	\$100.00
Culvert Reinspection:	
First	\$100.00
Second	\$125.00
Third and Each Subsequent	\$150.00
Driveway Addition/Modification Review Culvert Design and/or Inspection:	
With Culvert (1)	\$500.00
With Curb and Gutter (1)	\$245.00
Accessory Use (e.g., pool, garage, cottage etc.) Review/Inspection (1)	\$250.00
First and Each Subsequent Accessory Use Reinspection or Revision	\$110.00
Residential Revocable Encroachment Permit (Plus SLC Recording Fees)	\$125.00
St Lucie County Recording Fees <i>(based on current SLC fees)</i>	\$10.00 for 1st Page + \$8.50 per page thereafter (minimum of 5 pages)
Abandonment of Easement Request	\$400.00
Unity of Title- Single Owner	\$400.00
Unity of Title- Two Owners	\$500.00
Existing Structure Moving:	
Without Removal or Support of Traffic Signals	\$110.00
With Removal or Support of Traffic Signals	\$320.00

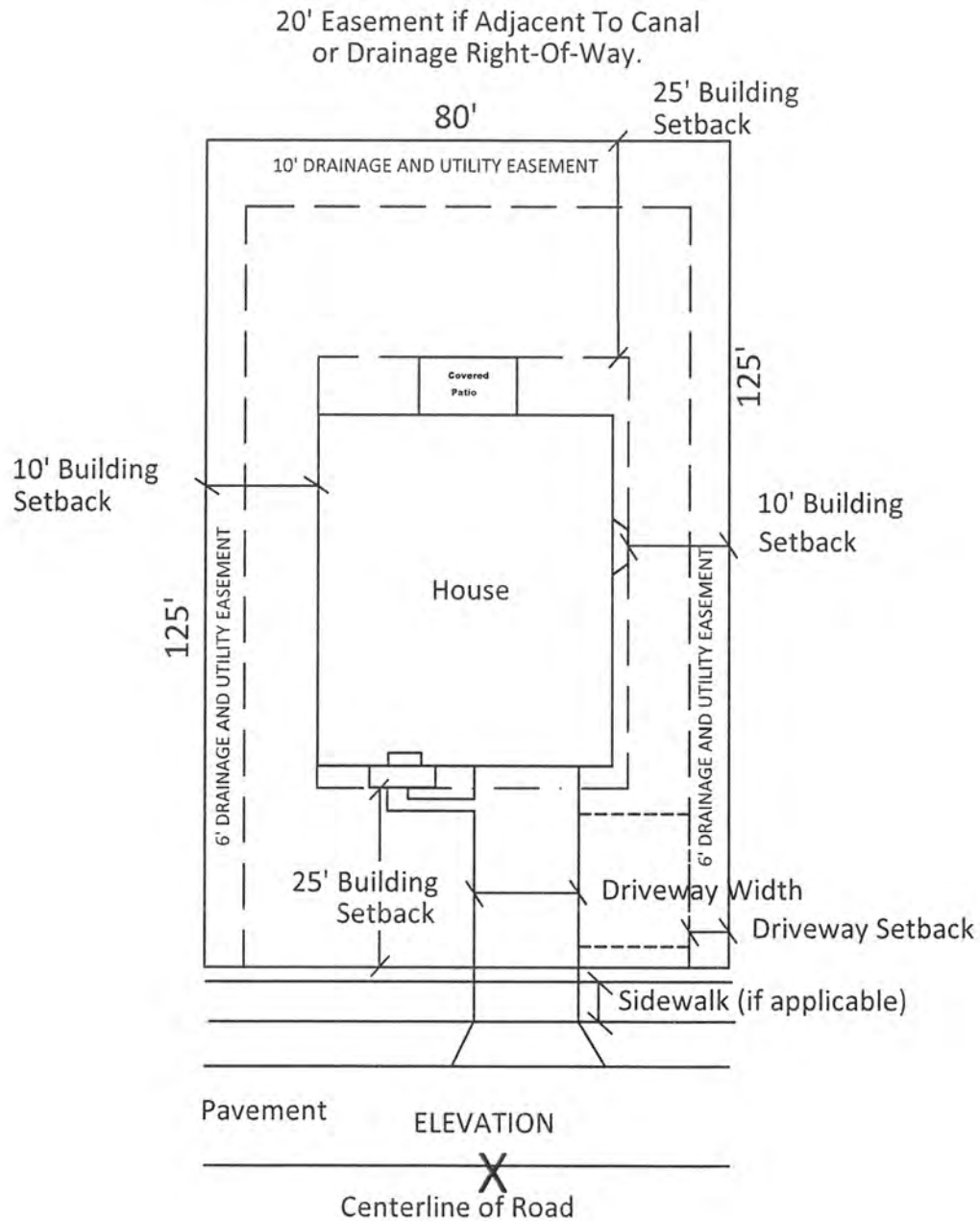
(1) Includes \$150.00 for NPDES Program

Plot Plans

To obtain a Building Permit for residential construction, a plot plan must be submitted to the City of Port St. Lucie Public Works Department for approval prior to the plans being submitted to the Building Department. In order for the Public Works Department to determine the Finished Floor Elevation of the proposed house, the following information must be shown on a survey and must be completed by a Florida Licensed Surveyor.

1. The plot plan must be signed and sealed. No additions to a sealed copy are permitted, except by the original signing party.
2. The easements for the lot (per the plat).
3. The Legal Description (lot, block, and Port St. Lucie section) **or** (lot and block and subdivision name and phase).
4. The plot plan must be to scale, and the scale must be on the plan.
5. Label adjacent lots as vacant or occupied. Provide FFE (finished floor elevations) for closest occupied lot within three (3) lots of subject lot.
6. If a tract is located adjacent to a lot, it must be labeled.
7. Benchmark for the construction site should be located in the centerline of the road, clearly marked with an "X" (if assumed benchmark is used it must be labeled as such). If a corner lot the benchmark used should be at the intersecting centerline of the two streets.
8. The FFE for buildings located in a Special Flood Hazard Area (FSHA) must be set by a surveyor. 1-foot above the base flood elevation.
9. An elevation must be shown in the centerline of the road. Corner lots must show an elevation in the center of the extension of the intersecting roads (See Exhibits A and B)
10. Must show ties from the property line to the closest corner of the proposed residence, bay windows, porch, entryway or garage (See Exhibits A and B).
11. Must show the proposed driveway(s) labeled with the width on the driveway(s) in the right-of-way area (minimum 10-feet wide, maximum 32-feet wide or secondary driveway minimum 10-feet wide, maximum 20-feet wide) per Code 158.222.
12. Secondary and Turnaround Driveways must meet Landscape Area minimum requirements (5-feet from front property line to secondary driveway, and 10-feet from front dwelling structure to secondary driveway). See Figures 1, 2, and 3 for reference.
13. The Plot Plan should reflect anything located in the City right-of-way (i.e. guardrails, culverts, telephone poles, guide wires, water and sewer valves, fire hydrants, meters) and topographic information that may affect the lot, the driveway, or the placement of the proposed residence.
14. In the event that a lot is located next to a canal and/or drainage right of way (ditch), the survey must show the location of the top of bank and the elevations along the top of bank, and the location and elevation along either the top of water and/or the bottom of ditch. The survey should also reflect the location and elevation of any culverts that are located in the ditch that may closely affect the subject property.
15. Survey submitted must meet the applicable requirements of Chapter 5J-17.050 through 5J-17.052 of the Florida Administrative Code (Standards of Practice/MTS).
16. If the proposed residence is to be built on two lots, the contractor must submit letters from the utility companies stating that they agree to abandon the easement between the lots. If easements are requested by any of the utility companies, they must be shown.
17. If homeowners own two lots but are only building on one, they must meet the requirement for one lot and the Public Works Permit Form must designate only the lot # being built on.

TYPICAL INSIDE LOT (SEE PLAT FOR EASEMENTS)



Note: This is a typical 80' X 125' lot.
Various Exceptions can apply.

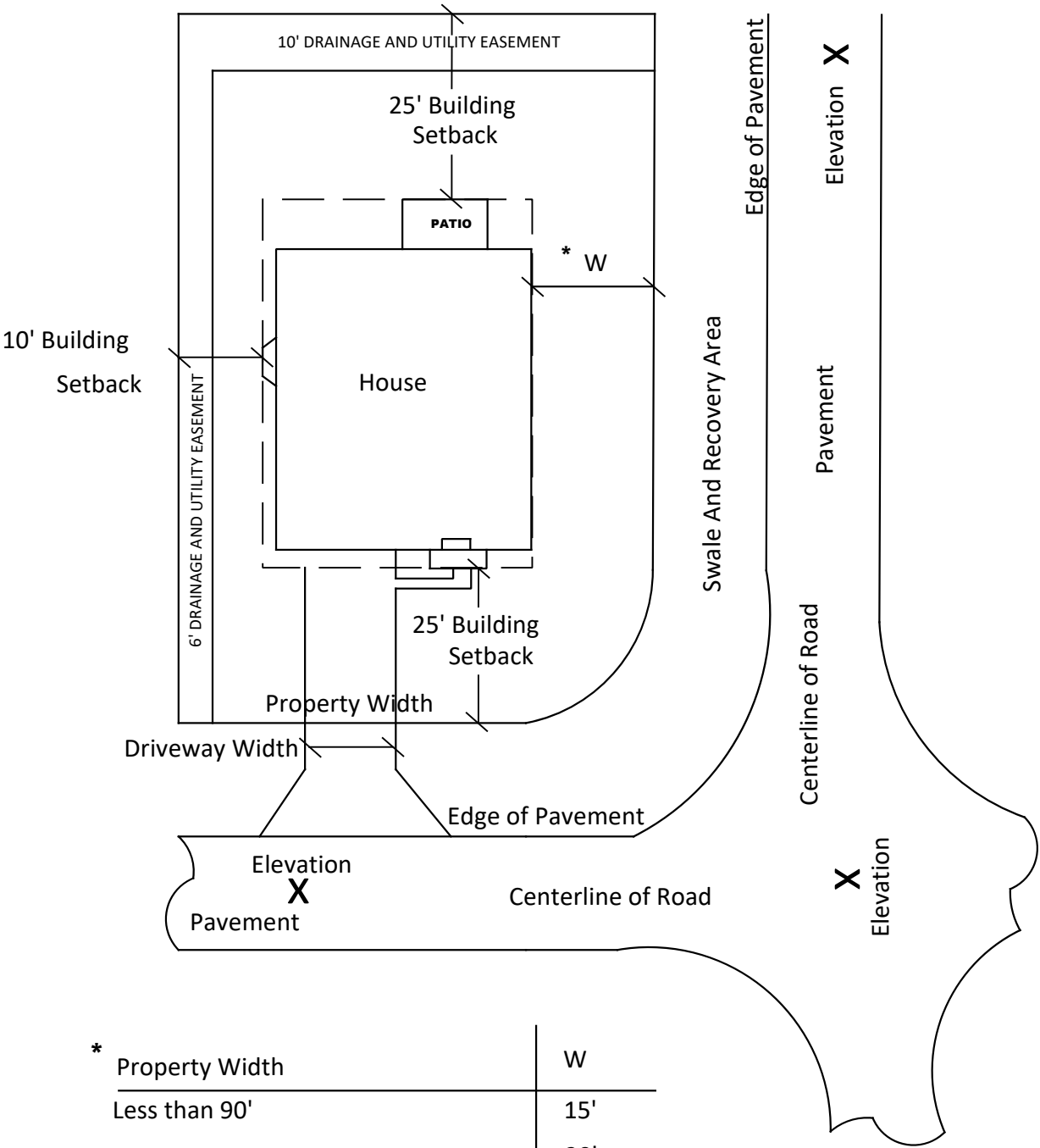
MINIMUM CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
121 SW PORT ST. LUCIE BOULEVARD
PORT ST. LUCIE, FL 34984

EXHIBIT A
INSIDE LOT (SETBACK)

DETAIL: EXHIBIT A
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 1

TYPICAL CORNER LOT (SEE PLAT FOR EASEMENTS)

20' Easement if Adjacent To Canal or Drainage Right-Of-Way

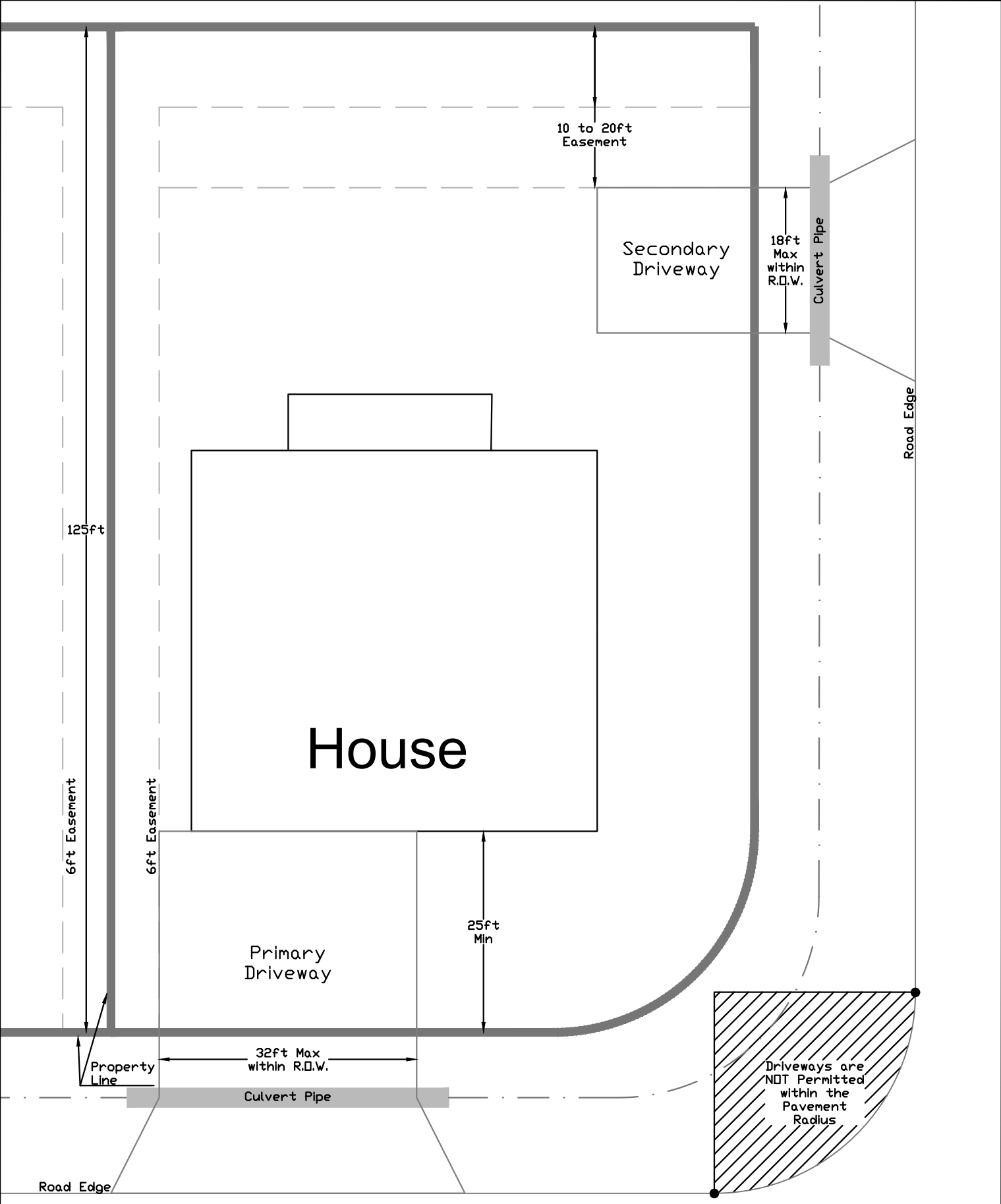


* Property Width	W
Less than 90'	15'
90' To 100'	20'
Exceeding 100'	25'

MINIMUM CONSTRUCTION STANDARDS FOR
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EXHIBIT B
CORNER LOT (SETBACK)

DETAIL: EXHIBIT B
DATE: 2017
SCALE: N.T.S.
SHEET: 1 OF 1



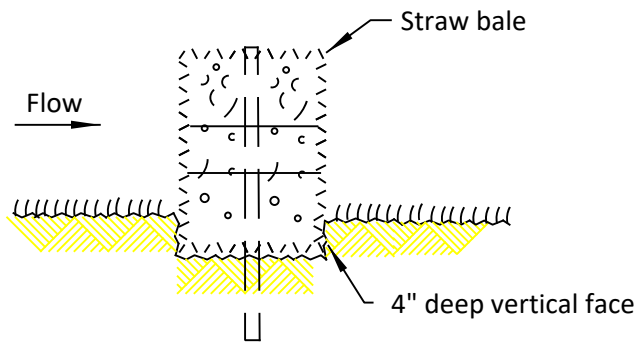
**CONSTRUCTION STANDARDS FOR
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**CORNER LOT
MULTI DRIVEWAY
EXHIBIT**

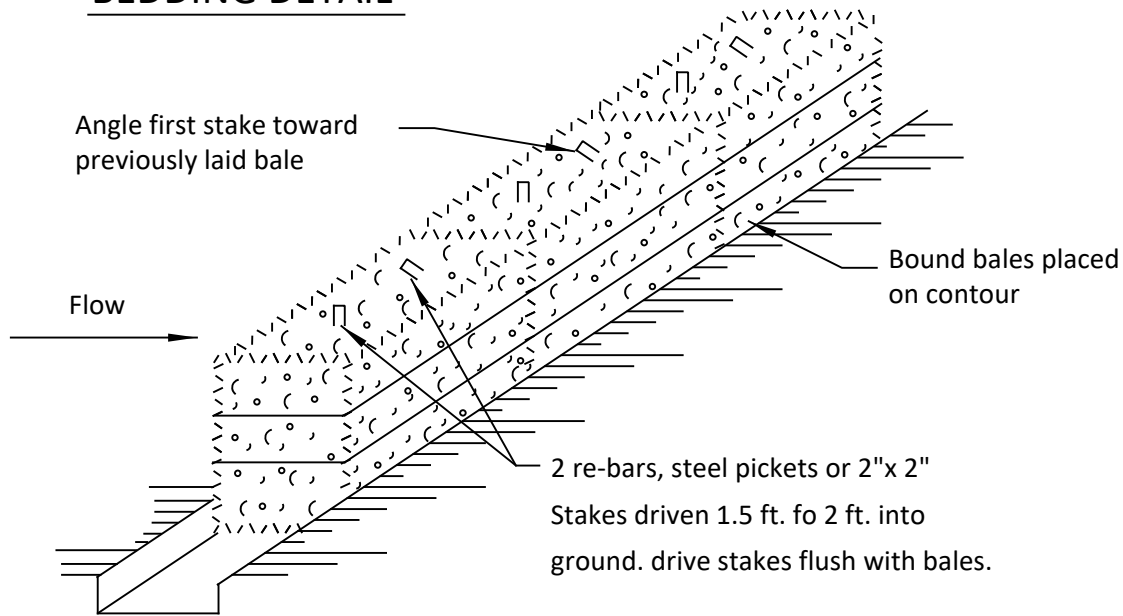
**NOTES:
MINIMUM AND MAXIMUM DISTANCES
FOR A TYPICAL CORNER LOT WITH A
MULTIPLE DRIVEWAY
CONFIGURATION**

**DETAIL: Figure 4
DATE: 2026
SCALE: N.T.S.
SHEET: 1 OF 1**

EROSION CONTROL PLAN USING HAYBALES



BEDDING DETAIL



ANCHORING DETAIL

NOTES

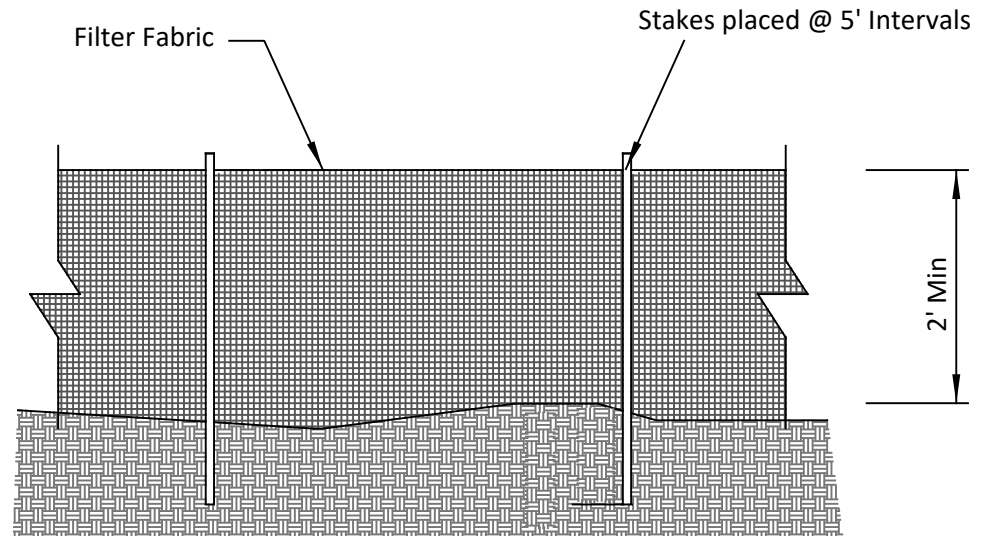
1. Bales shall be placed at the top of slope or on the contour and in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4", and placed so that bindings are horizontal.
3. Bales shall be securely anchored in place by either two stakes or re-bars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale at an angle to force the bales together. Stakes shall be driven flush with the bale.
4. Inspection shall be frequent and repair replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

**MINIMUM CONSTRUCTION STANDARDS FOR
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**EXHIBIT C
STRAW BALE BARRIER**

**DETAIL: EXHIBIT C
DATE: 2017
SCALE: N.T.S.
SHEET: 1 OF 1**

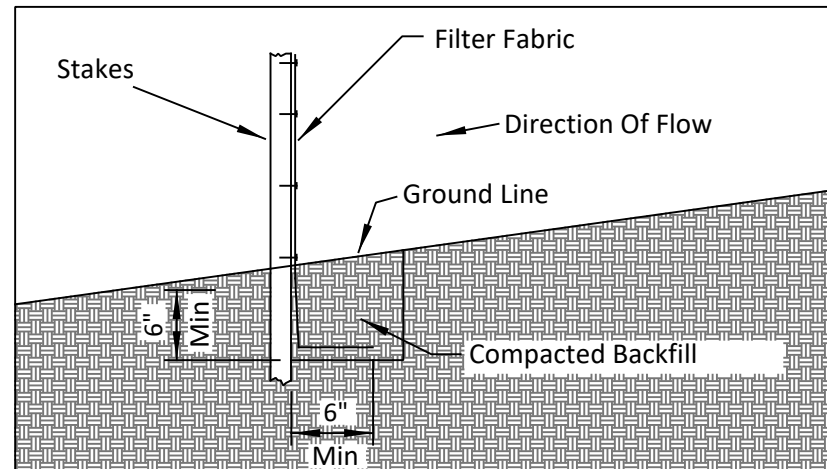
EROSION CONTROL PLAN USING SILT FENCE



ELEVATION

NOTES

1. Length of silt fence should be determined by size of disturbed area and width of swale. Should be long enough to prevent material from bypassing fence.
2. Stakes needs to be 2"x2" (or 4'dia.) and be fastened to the downstream side of the silt fence.
3. Silt fence needs to be "trenched in" to be effective.
4. Inspect and repair after storm event, remove sediment as necessary and replace fence when damaged.
5. Public Drainage Rights of Way should be protected from entire disturbed area.
6. Inlets and cross street culverts shall be kept free of sedimentation buildup with silt fence or haybale protection.



FABRIC ANCHOR DETAIL

**MINIMUM CONSTRUCTION STANDARDS FOR
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**EXHIBIT D
SILT FENCE BARRIER**

NOTES:

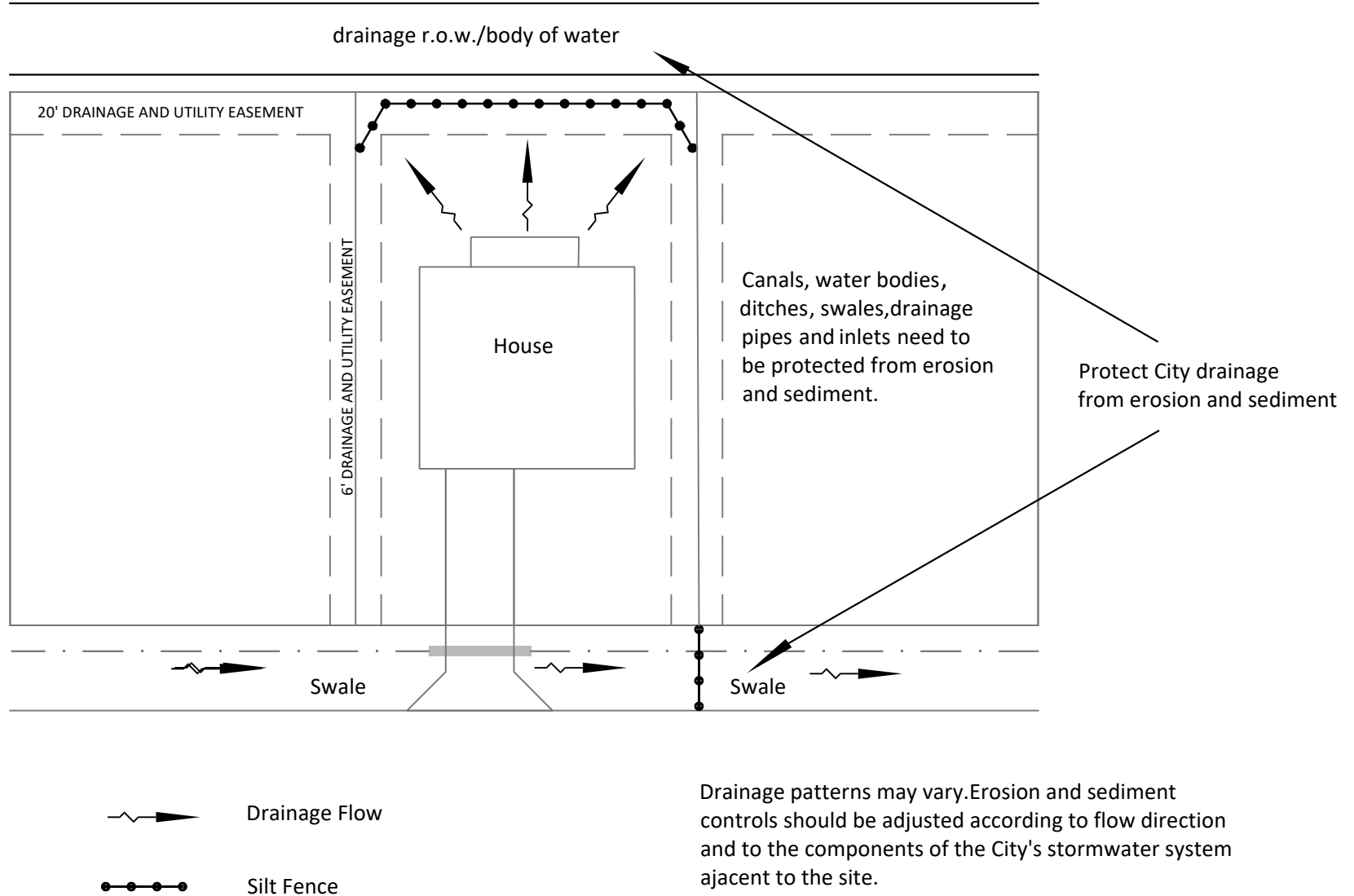
DETAIL: EXHIBIT D

DATE: 2017

SCALE: N.T.S.

SHEET: 1 OF 1

EROSION & SEDIMENT CONTROL



Public Works Inspections

Services provided by the City of Port St. Lucie Public Works Department for Residential Sites

The Public Works Department provides plot plan review/approval upon submission of a survey, permit application and the corresponding fee as detailed in the city ordinance 20-83. Once your permit application is approved the contractor or homeowner builder is required to schedule the following services/or inspections at the appropriate time during the construction:

1. **Stake Out** - To establish driveway culvert size, diameter, and type, as well as swale elevations. Requested 45 days after Building Permit is issued.
2. **Driveway/Sidewalk Form Board Inspection** - Inspection of driveway culvert and/or form boards and footer prior to any slab pour or finished surface. Sidewalks that are intended for public accessibility are required to have a form board inspection in addition to a driveway inspection prior to any slab pour.
3. **Final Inspection** - Inspection of site after completion to meet City of Port St. Lucie Public Works Department standards for land development.

Note: Driveway, Sidewalk, and Final inspections are typically scheduled within two (2) days of the date of request dependent on demand. Form board inspections for driveways and sidewalks will not be scheduled separately.

Stake Out

The survey crew does field work in order to provide the contractor with the grades for the culvert and the swale. A cut sheet used by the Grading Company to set these grades may be picked up in this office, after completion of the stake out. Grades given are the finished swale grades (finished sod). Culvert size, diameter, and type will be written on cut sheet. Subject to rejection fee if the lot is not ready for the stakeout.

Driveway Inspection

Per City Code 158.222 Access Standards: All driveways shall be paved with concrete, asphalt, or comparable hard surfacing and shall be constructed to city standards. Gravel is not allowed in the city right-of-way.

1. The culvert pipe under the driveway must be set to the grades provided by the City of Port St. Lucie Public Works Department. Nothing higher than the grades provided will be approved; however, we do allow the culvert pipe to be no more than 1 inch low, provided the culvert pipe is pitched the correct direction on proper grade. In addition, the culvert must match the size, diameter, and type provided on the cut sheet.
2. All driveways will require a form board inspection prior to any slab pour. All forms must be in place at time of inspection. Dirt inside of forms must be compacted and dirt elevation must meet bottom of formboards. Driveways will be inspected to meet the approved plan and City of Port St. Lucie Public Works requirements. Note: Form boards for driveways that intersect sidewalks for public accessibility will also be required to meet ADA Standards for Accessible Design.
3. Driveway construction shall not alter the material, slope, or apply any coating to the roadway sidewalk that is adjacent to or bisects the driveway per City Code 54.31.
4. Driveways cannot extend any closer than six (6) feet to any side lot line or ten (10) feet to any rear lot line adjacent to another lot, or twenty (20) feet adjacent to a canal or waterway per City Code 158.217(C)(2)(n).
5. Driveways with a culvert and that require a form board must be centered with equal amounts of culvert extending on both sides (minimum of 4-feet on each side).
6. Driveways that may not require a form board, such as all paver driveways, are the builder's responsibility to be centered on the culvert at time of Final inspection (minimum of 4-feet on each side).

7. Driveways to a building or structure shall be sloped to prevent the runoff of surface water into any building or structure.
8. Headwalls on culverts may be required. This will be noted on cut sheet. Forms for headwalls, with ends open, are required at time of driveway inspection.
9. Culvert ends must be accessible to verify elevations at time of Driveway inspection.
10. The location for proper grades on a culvert can be seen on EXHIBIT L.
11. All joints on RCP (Reinforced Concrete Pipe) must be visible to check for gaskets and joint connections.
12. No damaged culverts will be accepted.
13. Culvert location must be in alignment with existing driveway culverts or existing swales within the City right of way.
14. Concrete driveways are to be a minimum of 4 inches thick, and sidewalks constructed within a residential driveway in the City's Right of Way are to be a minimum of 6 inches thick.
15. Concrete driveways are to have a minimum 6-inch deep by 8-inch wide footer, where the driveway meets the edge of pavement. Driveway must match or be 1" higher than edge of pavement. If there is road base extending beyond the edge of pavement, the contractor is responsible to saw cut it out and have a proper footer (EXHIBIT F).
16. If the driveway is to be asphalt, it must have a 6-inch compacted coquina or lime rock base and a minimum 1-inch Type II asphalt. The rock is to extend 6 inches beyond the asphalt overlay. All asphalt driveways within the City's Right of Way must be constructed to current FDOT standards and specifications.
17. Must show at least 10 feet of separation between ends of driveway culvert and all crossover pipes, side lot pipes, catch basins, and adjacent driveway culverts. Exceptions will be noted on the cut sheet.
18. Concrete pads extending from the house may require a permit from the Building Department.

Note: To avoid a rejection, any modification from an approved site plan must be re-submitted and approved before the Driveway inspection. If the driveway is damaged after an approved Driveway inspection, it is the builder's responsibility to schedule a Driveway re-inspection before a Final.

Sidewalk Form Board Inspection

1. Sidewalks used for public accessibility will require a form board inspection prior to any slab pour. The sidewalk will be inspected to meet the approved plan, City of Port St. Lucie Public Works Department standards, and ADA Standards for Accessible Design.
2. All forms must be in place at time of inspection.
3. Concrete sidewalks are to be a minimum 6 inches thick.
4. In addition to ADA slope standards, the sidewalk shall be sloped to function with drainage.
5. All dirt inside of the forms must be compacted and dirt elevation must meet bottom of formboards.
6. May require 6" schedule 40 PVC under sidewalk to maintain drainage. Pipe will extend a minimum of 2-feet beyond the sidewalk on each side and/or may require a drainage box.

Note: Sidewalks that may not require a form board (such as some paver) will be inspected at time of Final inspection. To avoid a rejection, any modification from an approved site plan must be re-submitted and approved before the Sidewalk Form Board inspection. After the slab pour, sidewalks will be inspected again at time of Final inspection.

Final Inspection

1. Swale grades are verified. A ½" to ¾" low tolerance is accepted, if pitched in the correct direction.
2. The swale and property are to be sodded per City of Port St. Lucie Code Section 56.25, (EXHIBITS I, J, K).
 - a. Sod must be below the edge of pavement.
 - b. All swales disturbed at the street right-of-way will require proper erosion control and must be functional. On undeveloped disturbed lots with no swale, a minimal 2 rows of sod, spaced approximately 8 inches apart, shall be used for drainage flow in the swale area with seed and straw mulch. On undeveloped disturbed lots with liner, a minimal 2 rows of sod along edge of liner is required with seed and straw mulch. It is encouraged to use more than the minimal sod requirements as a method of erosion control, and additional sod may be required by the Public Works Department at time of Final inspection.
 - c. All swales disturbed at the street right-of-way that have liner must be restored with sod matching original grades.
 - d. A 6-foot by 30-foot sod wedge is required on undeveloped adjacent lots if disturbed.
 - e. Sod must be tied into adjacent developed lots. If a fence is installed along a property line, sod must tie into bottom of fence. No gaps between sod and fence.
 - f. A ten-foot wide strip of sod shall be placed adjacent to all drainage right-of-ways.
 - g. Please be aware that if an adjacent developed lot's swale area has been crossed and utilized by the builder of new construction, it must be restored and have the same type of original sod. New sod must tie into existing sod.
3. The final grading of the lot is the responsibility of the contractor. We check for the drainage to go below the stucco grade (around house) then drain into the easements. This also includes back porches.

4. The back and side easements must have positive drainage to the front swale; this is called “A” DRAINAGE. There is also “B” DRAINAGE, which drains to the back and front (EXHIBITS G and H).
5. Adjacent swales and lots are defined as next to, across the street, or behind the subject property, and the contractor is responsible for restoring any damage caused by the construction of new home (i.e. ruts in the swales, construction debris, items that might interrupt water flow or mowing).
6. All wash outs caused by your construction must be removed from all culverts, crossover pipes, liner, side-lot ditches, catch basins, and canals at time of Final inspection. In addition, all silt fences in the swale at the street right-of-way from your construction must be removed at time of Final inspection.
7. Seed and hay or sod must be distributed on undeveloped lots that are disturbed due to construction.
8. The City of Port St. Lucie requires all slopes not to exceed 3:1 (three-foot horizontal to one-foot vertical).
9. If road is damaged by your construction, it must be restored with same material. Concrete over pour must be remove.
10. If contractor is still working on Final or Final re-inspection, we will not inspect the job until all work is completed. Rejected tag will say NOT READY.
11. If a homeowner wants to have landscaping or leave a natural area on their property, drainage easements must not be adversely affected and meet Final Public Works requirements as a functional surface water drainage plan. In addition, a hold harmless letter may be requested by the inspector and appropriate signatures will be required.
12. If the builder chooses to install a drainage pipe on their property, the Public Works Department will determine the type, size, and gauge of the pipe. It is the responsibility of the builder, at time of Final inspection, to have the pipe or pipes working as part of a functional surface water drainage plan. In addition, drainage cap or catch basin on the ends of the pipe may be required.
13. Courtesy inspections are accepted before rough grading has started. These inspections are typically for areas that have minimal drainage in backyards and along easements. We do not provide pre-sod inspections. Also, no courtesy inspection after rejection tag has been issued.
14. Driveways and sidewalks for public accessibility, constructed by the builder, will be inspected to meet the approved site plan, City of Port St. Lucie Public Works Department standards, and ADA Standards for Accessible Design.
15. Damaged driveways and sidewalks for public accessibility will be rejected. The builder will be responsible to have it repaired with the appropriate inspections before a Final will be approved.

Note: Any modification of these requirements shall be on the approval of the Public Works Department.

INSPECTION REMINDERS

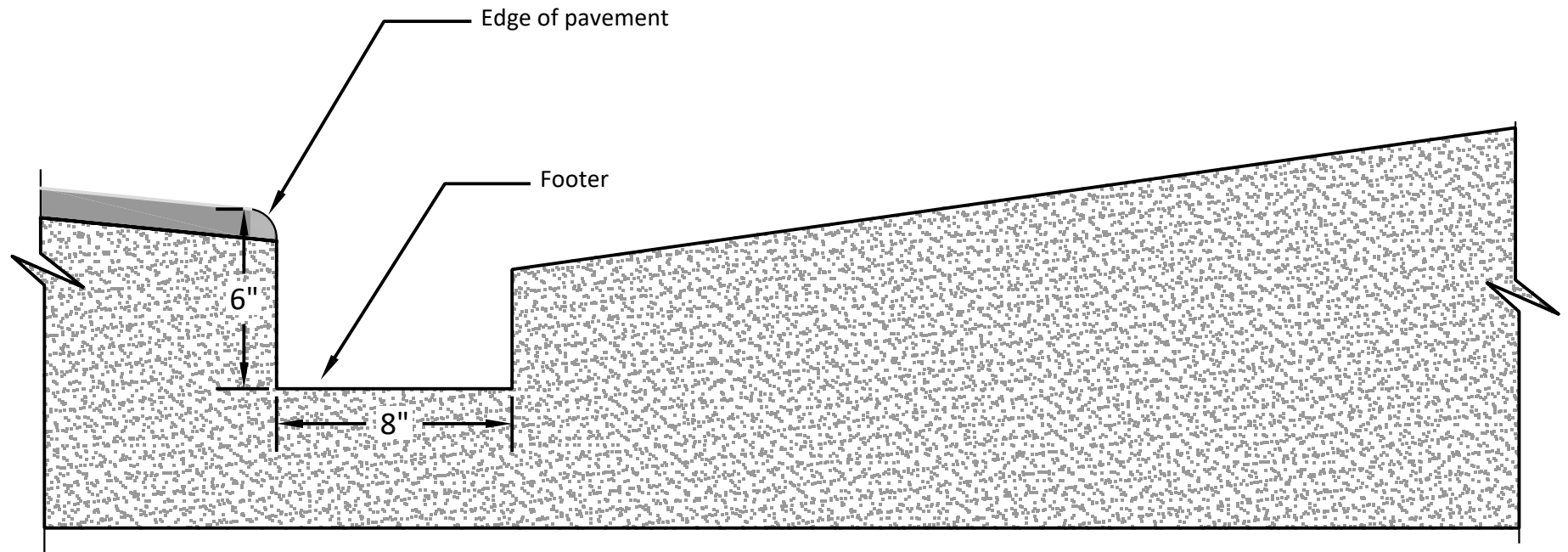
1. Please schedule the inspections when the project is ready for inspection.
 - A) Stakeout – Requested no earlier than 45 days after Building Permit is issued.
 - B) Driveway/Sidewalk – Formboards must be in place, and 5-feet & 10-feet Landscape Areas are to be observed per City Ordinance (Sec.158.222).
 - C) Final – All concrete is poured, sod is down, and lot is cleaned up.
2. Permit must be on site.
3. Inspections cannot be requested with a certain time of day.
4. Superintendents, project managers, or any other personnel may not trade a scheduled inspection date with another inspection.
5. Please use permit numbers when calling to schedule the inspections.
6. Once an inspection has been scheduled, there is a \$95.00 cancellation fee unless it is cancelled by 4:30pm the day before it is scheduled. Cancellation fees may only be waived due to weather and verified by the Public Works Department.
7. Check permit box for results.
8. All results will be submitted to Building Department by 3pm.each day. They have 24 hours to issue a C.O.
9. Please do not call for results until after 3pm.
10. Please do not call the inspectors for results.

FOOTER DETAIL

NOTES

All driveways (excluding grass or brick pavers) must have a minimum 6" deep by 8" wide footer at the edge of the existing pavement surface.

All 'roadbase' material must be removed from the footer area so that the driveway meets the existing edge of pavement.



**MINIMUM CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
121 SW PORT ST. LUCIE BOULEVARD
PORT ST. LUCIE, FL 34984**

**EXHIBIT F
FOOTER DETAIL**

NOTES:

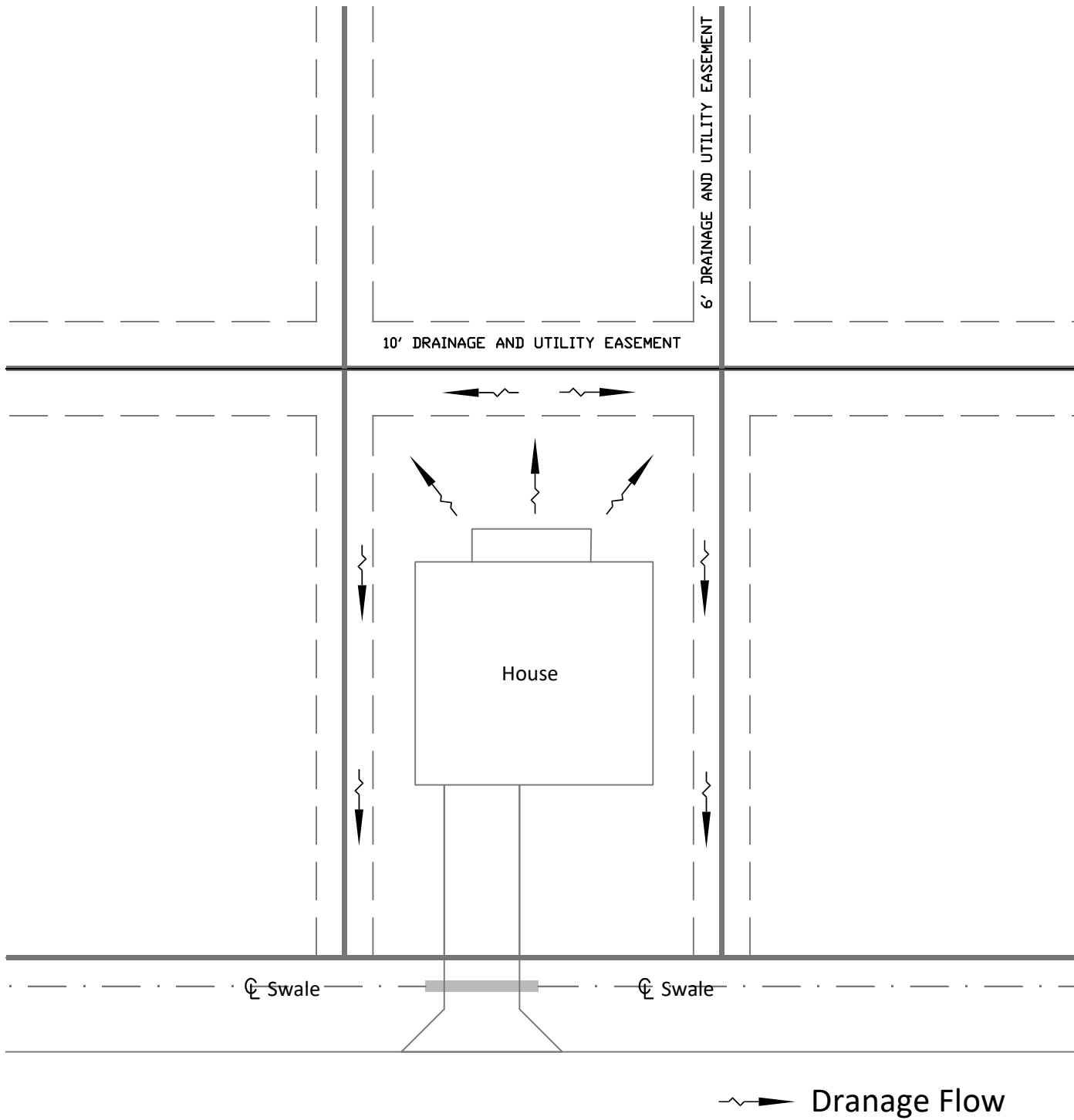
DETAIL: EXHIBIT F

DATE: 2017

SCALE: N.T.S.

SHEET: 1 OF 1

"A" TYPE DRAINAGE (TYPICAL LOT)

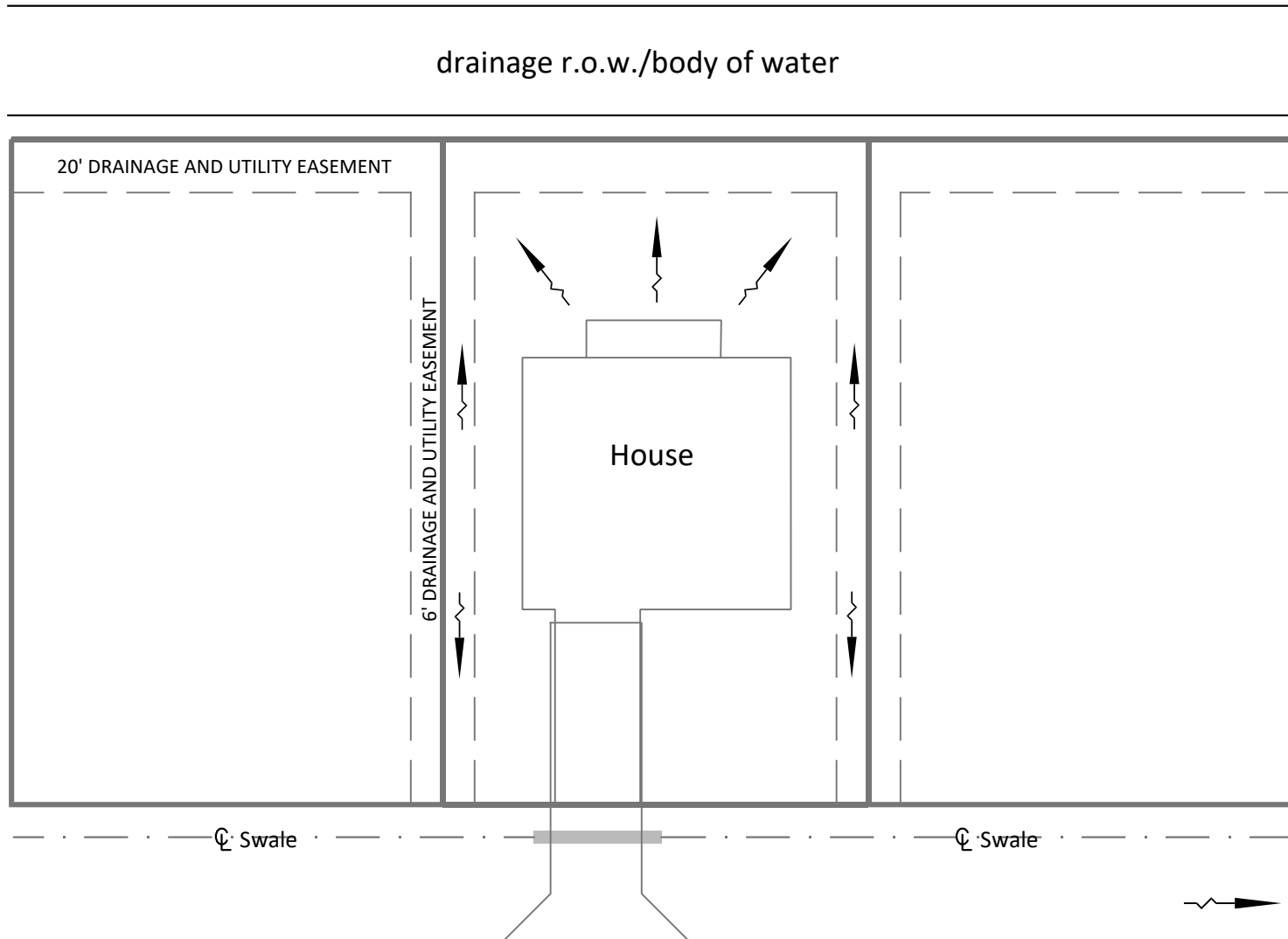


MINIMUM CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
121 SW PORT ST. LUCIE BOULEVARD
PORT ST. LUCIE, FL 34984

EXHIBIT G
"A" TYPE DRAINAGE

DETAIL: EXHIBIT G
DATE: 2017
SCALE: N.T.S.
SHEET: 1 OF 1

"B" DRAINAGE (TYPICAL LOT)

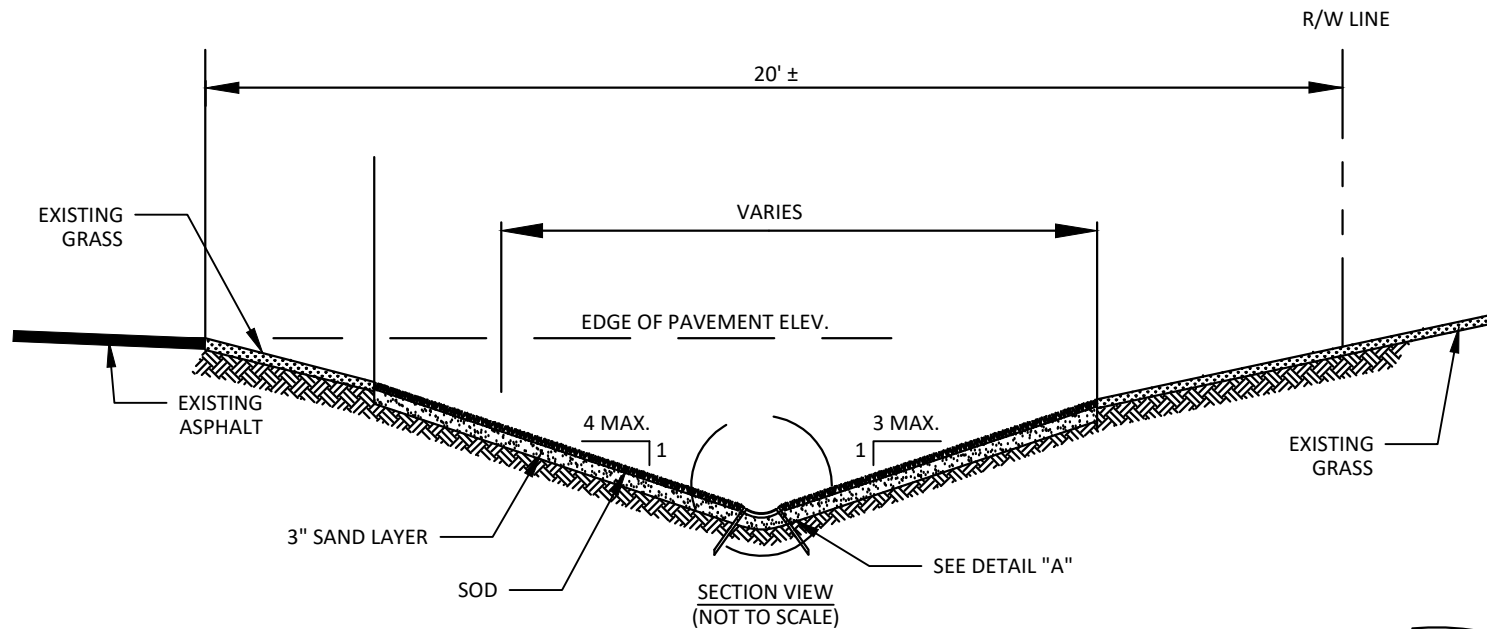


MINIMUM CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
121 SW PORT ST. LUCIE BOULEVARD
PORT ST. LUCIE, FL 34984

EXHIBIT H
"B" TYPE DRAINAGE

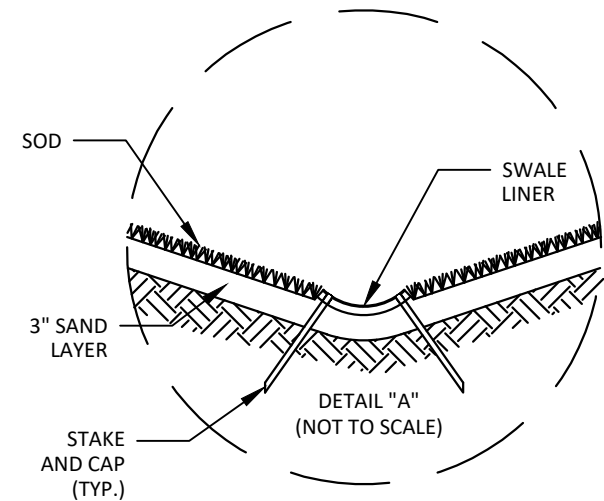
NOTES:

DETAIL: EXHIBIT H
DATE: 2017
SCALE: N.T.S.
SHEET: 1 OF 1



NOTES

1. SWALE LINER: 1/4 SECTION OF 12" ID SMOOTH INNER WALL PERFORATED BLACK POLYETHYLENE PIPE.
2. STAKE AND CAP: 1/2" DIAMETER X 12" LONG PVC WITH CAP THRU LINER AT CORRUGATION AT 4' INTERVALS.
3. PROVIDE A 1-1/2" GAP BETWEEN LINER SECTIONS FOR EXPANSION.
4. SWALE LINER, STAKES, AND CAPS PROVIDED BY THE PUBLIC WORKS DEPARTMENT.
5. BEFORE SOD IS LAID, THE SOIL SURFACE SHALL BE CLEAR OF TRASH, DEBRIS, ROOTS, BRANCHES, STONES, AND CLODS MORE THAN 2 INCHES IN LENGTH OR DIAMETER. SOD SHALL NOT BE APPLIED TO GRAVEL OR OTHER NON-SOIL SURFACES
6. SOD SHALL BE INSTALLED 1-INCH BELOW THE EDGE OF PAVEMENT.
7. SOD STRIPS IN SWALES SHALL BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT THE ENDS OF THE STRIPS TIGHTLY.
8. THE SWALE GRADE SHALL BE DETERMINED BY THE CITY.
9. ALTERATIONS TO THE SWALE TYPICAL SECTIONS SHALL BE APPROVED BY THE CITY ENGINEER OR THEIR DESIGNEE.



ENGINEERING STANDARDS FOR LAND DEVELOPMENT

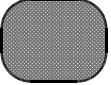
**COMMERCIAL, RESIDENTIAL SUBDIVISION,
AND CAPITAL IMPROVEMENT PROJECTS**

SWALE LINER

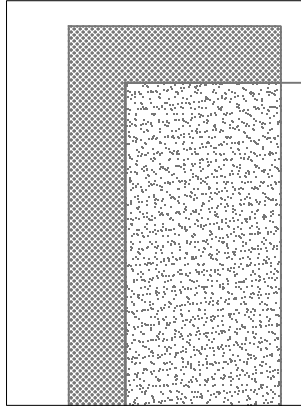
DATE: 9/17/2025

SHEET: 1 of 1

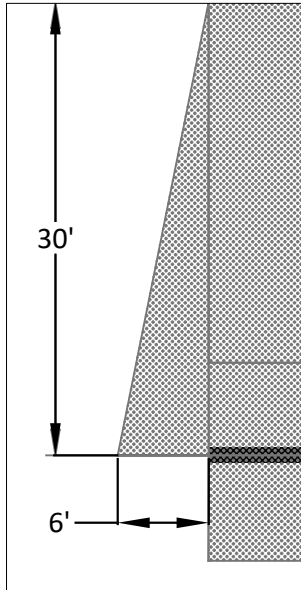
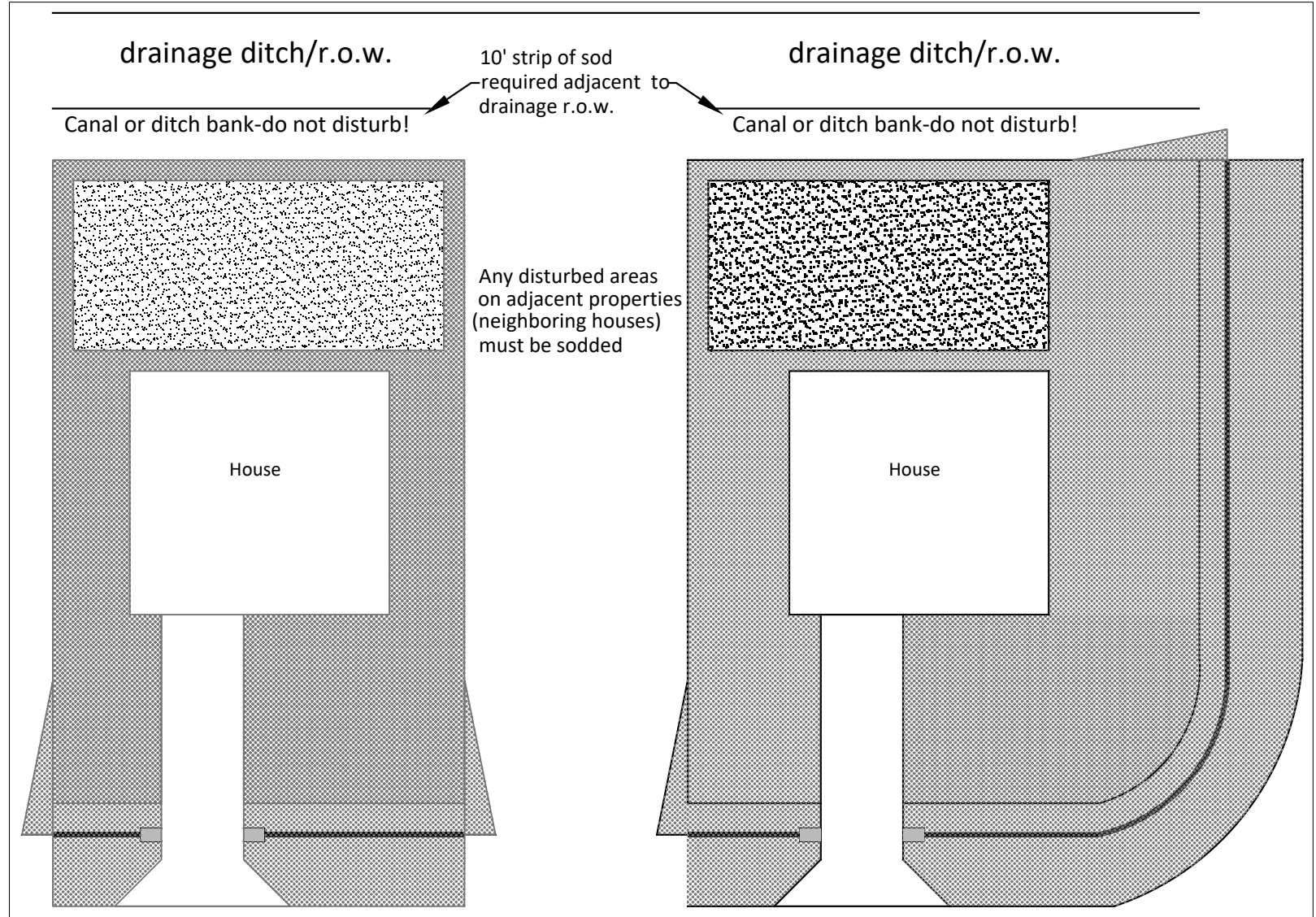
NOTE: Field conditions may require additional sod as determined by the inspector

Sod required = 
Sod not required = 

Min. 1 row of sod along property lines in rear



6'X30' sod wedge if area is disturbed



MINIMUM CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
121 SW PORT ST. LUCIE BOULEVARD
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EXHIBIT J SOD REQUIREMENTS #1

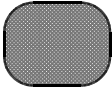
NOTES:

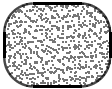
DETAIL: EXHIBIT J
DATE: 2017
SCALE: N.T.S.
SHEET: 1 OF 1

Min. 1 row of sod
along property
lines in rear

Any disturbed areas
on adjacent properties
(neighboring houses)
must be sodded

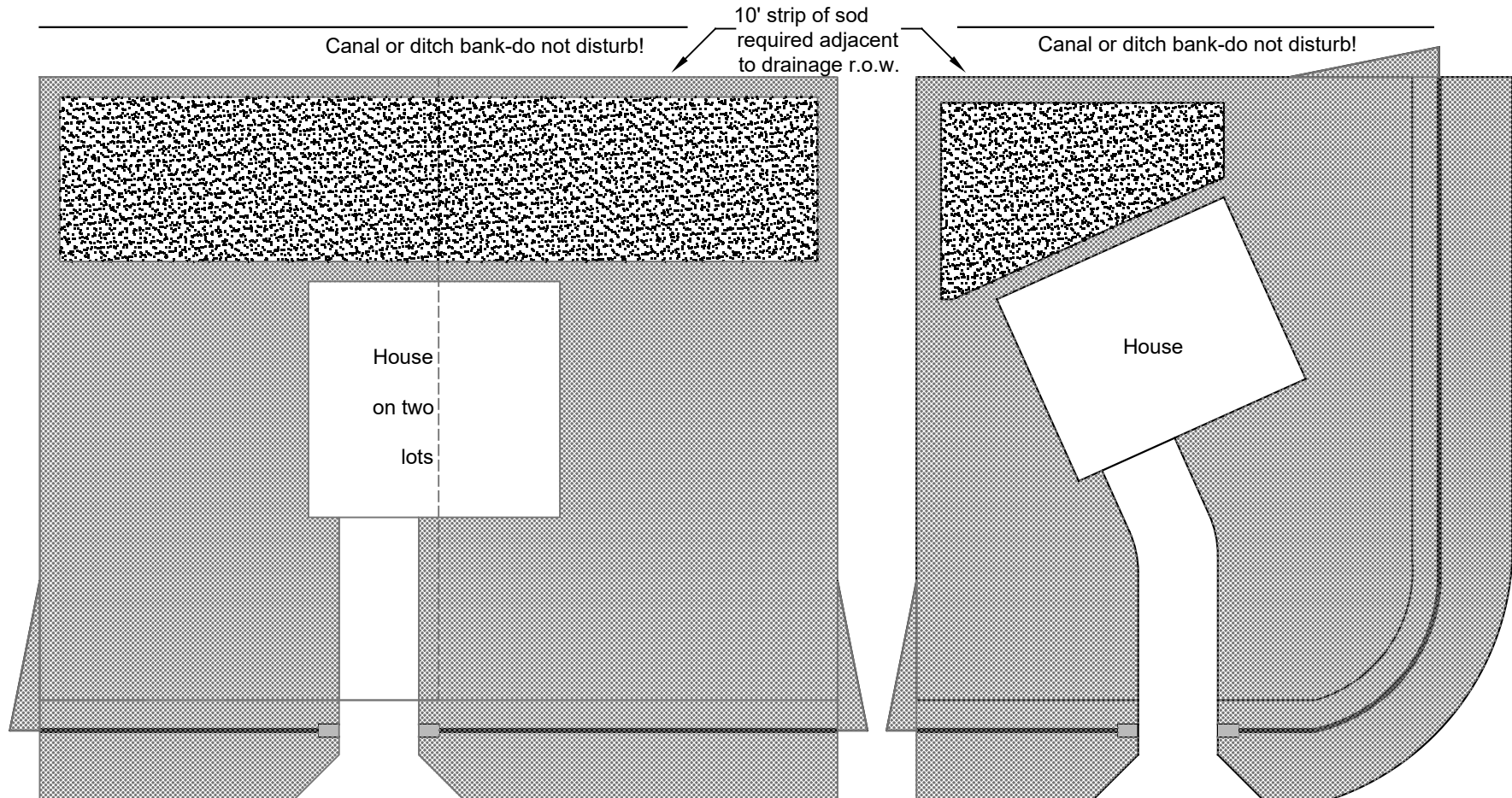
NOTE: Field conditions may require
additional sod as determined
by the inspector

Sod
required = 

Sod not
required = 

drainage ditch/r.o.w.

drainage ditch/r.o.w.



MINIMUM CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
121 SW PORT ST. LUCIE BOULEVARD
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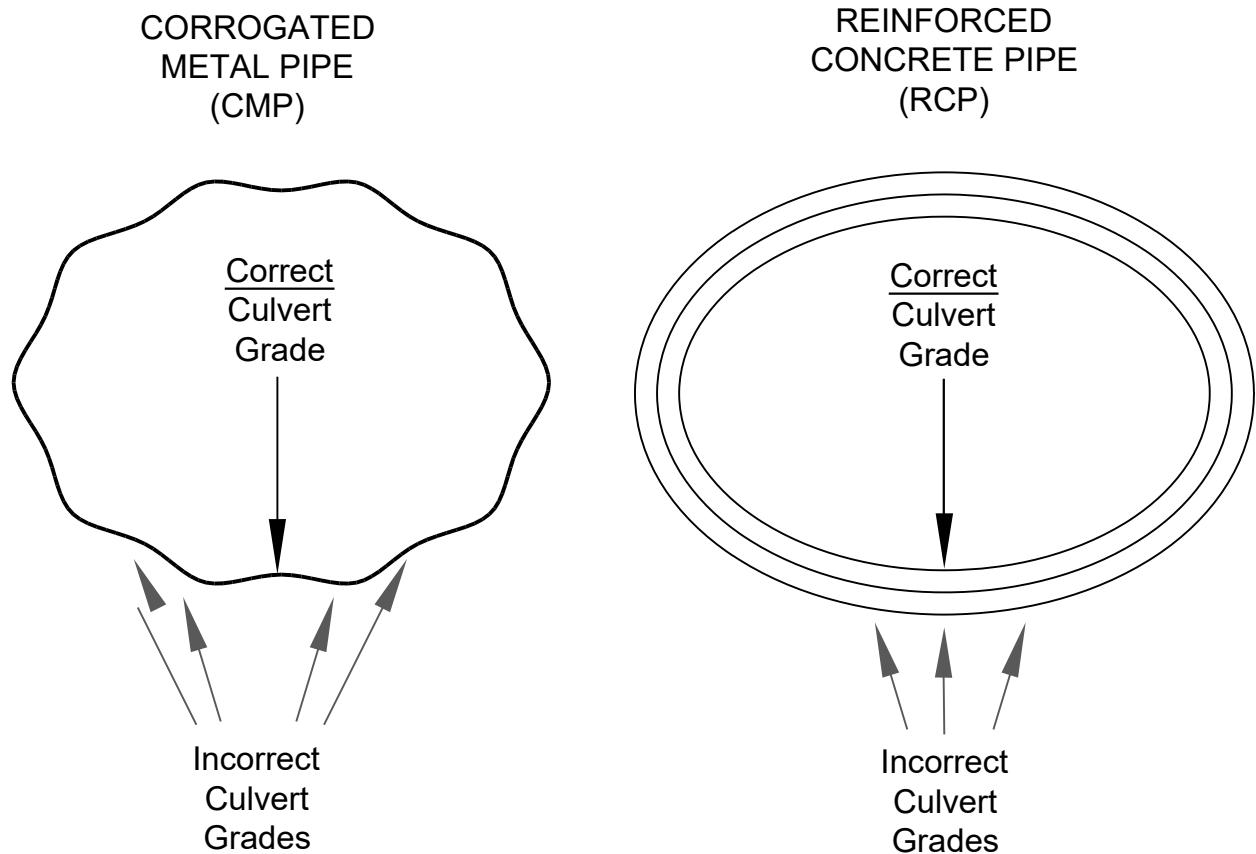
EXHIBIT K SOD REQUIREMENTS #2

NOTES:

DETAIL: EXHIBIT K
DATE: 2017
SCALE: N.T.S.
SHEET: 1 OF 1

NOTES:

1. Culvert elevations for cmp pipes are to be set at the highest point. (Top of the ripple) at the center of the bottom of the pipe, otherwise known as the invert.
2. Culvert elevations for rcp pipes are to set at the bottom center of surface of the pipe (not the outer "female" lip).
3. Pipe grades must be consistent throughout entire length (cannot have bow).
4. Rcp pipe joints must be exposed for inspection at time of driveway inspection.



GENERAL NOTES:

- # Curb and
1. Work this Index with Specification 522.
 2. Refer to Index 520-001 for drop curb details and Index 522-001 for joints between driveway, sidewalks, and curb.
 3. Existing Curb and Gutter:
Remove existing curb and gutter to either the nearest joint beyond the flared point or to where no remaining section is less than 5 feet long.
 4. Grades and cross slopes shown are maximums.
 5. Longitudinal Joints:
Construct $\frac{1}{8}$ " open joints placed at equal (20' max.) intervals for driveways over 20' wide. Match joints in curb and gutter to match joints in driveways.
 6. Transverse Joints:
Construct $\frac{1}{8}$ " open joints @ 10' Centers and $\frac{1}{2}$ " expansion joints with preformed joint filler every 5th joint.
 7. Construct driveways (6" thick concrete) to a uniform width (W) to the R/W line or the extent shown in the Plans.
 8. Width of Sidewalk Thru Driveway is 4'-0" minimum. Match sidewalk width when shown in Plans or when utility strip width is equal to or greater than the depth of the Driveway Apron.
 9. Alpha-Numeric Identification:
Concrete Flared Driveway Alpha-Numeric Identifications (e.g. G4) are provided for reference purposes in the Plans.

Exhibit M

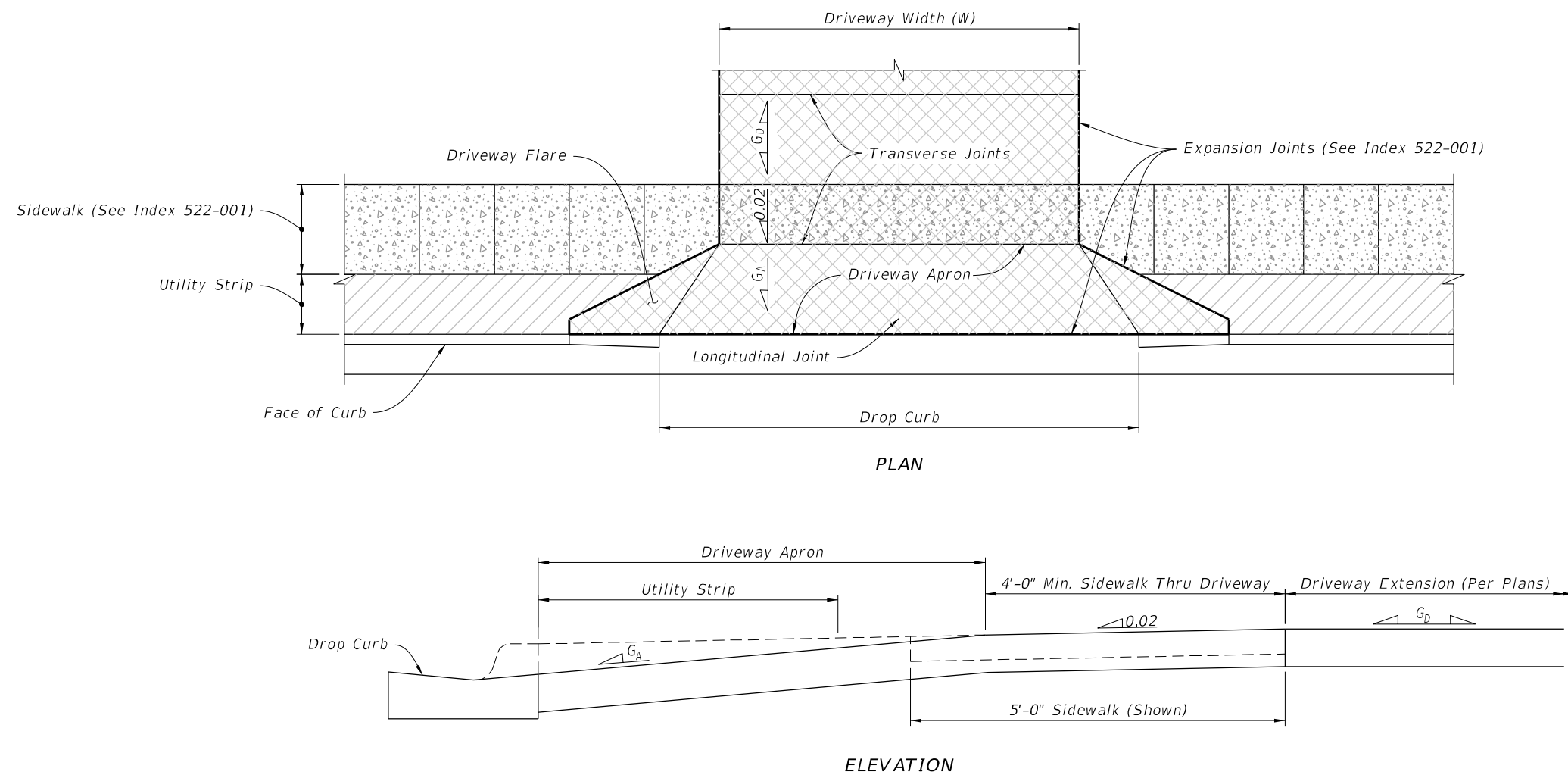
Curb and Gutter Details

LEGEND:

-  *Sidewalk*
 -  *Flared Driveway (6" Thick Concrete)*
 -  *Sidewalk Thru Driveway (6" Thick Concrete)*
 -  *Utility Strip*

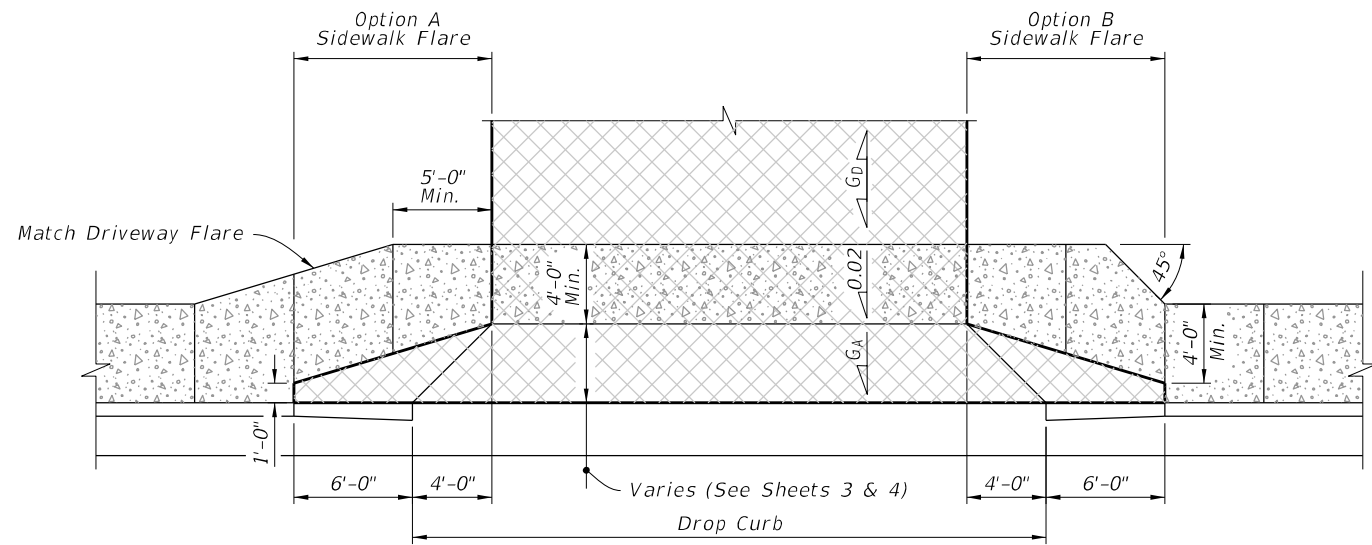
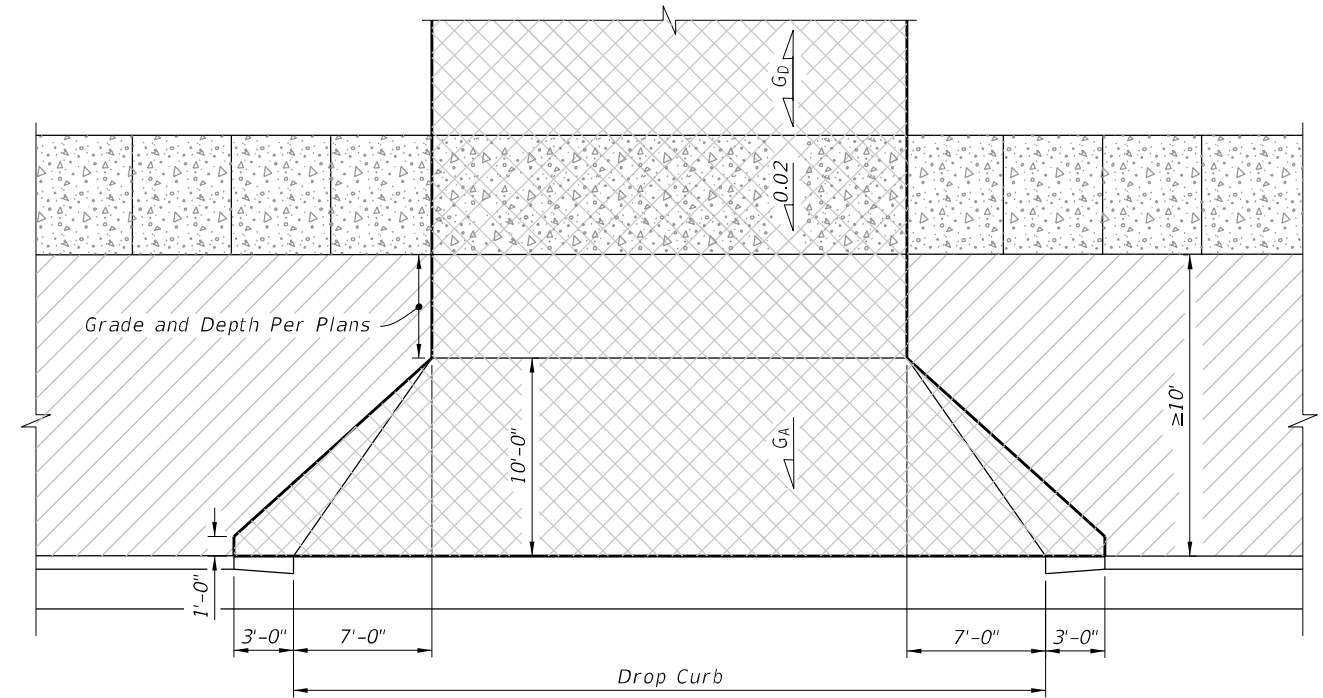
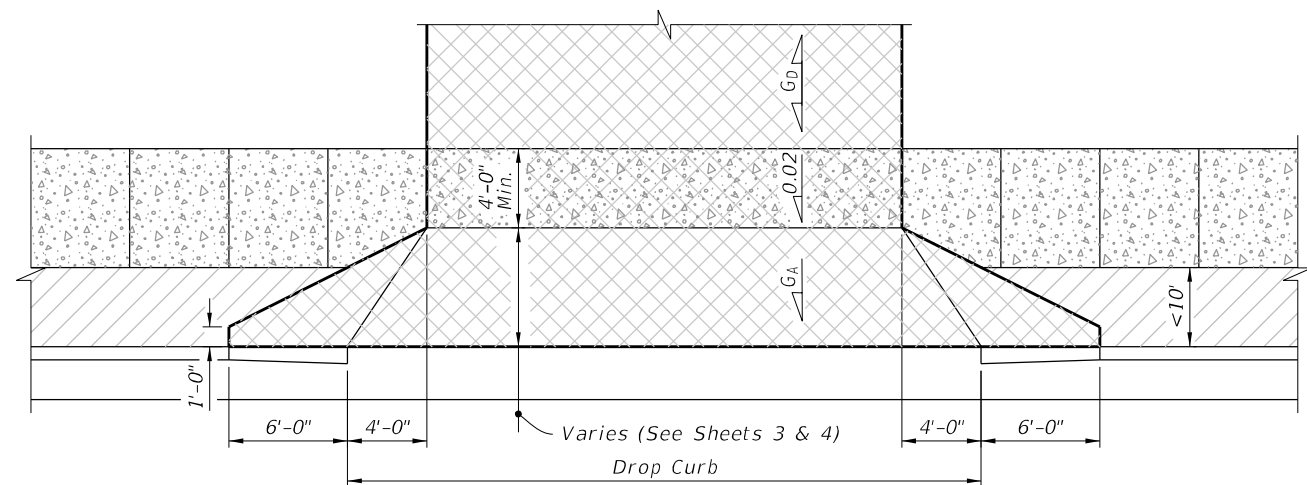
G_A *Grade of Apron*

G_D *Grade of Driveway (Per Plans)*



CONCRETE FLARED DRIVEWAY NOMENCLATURE

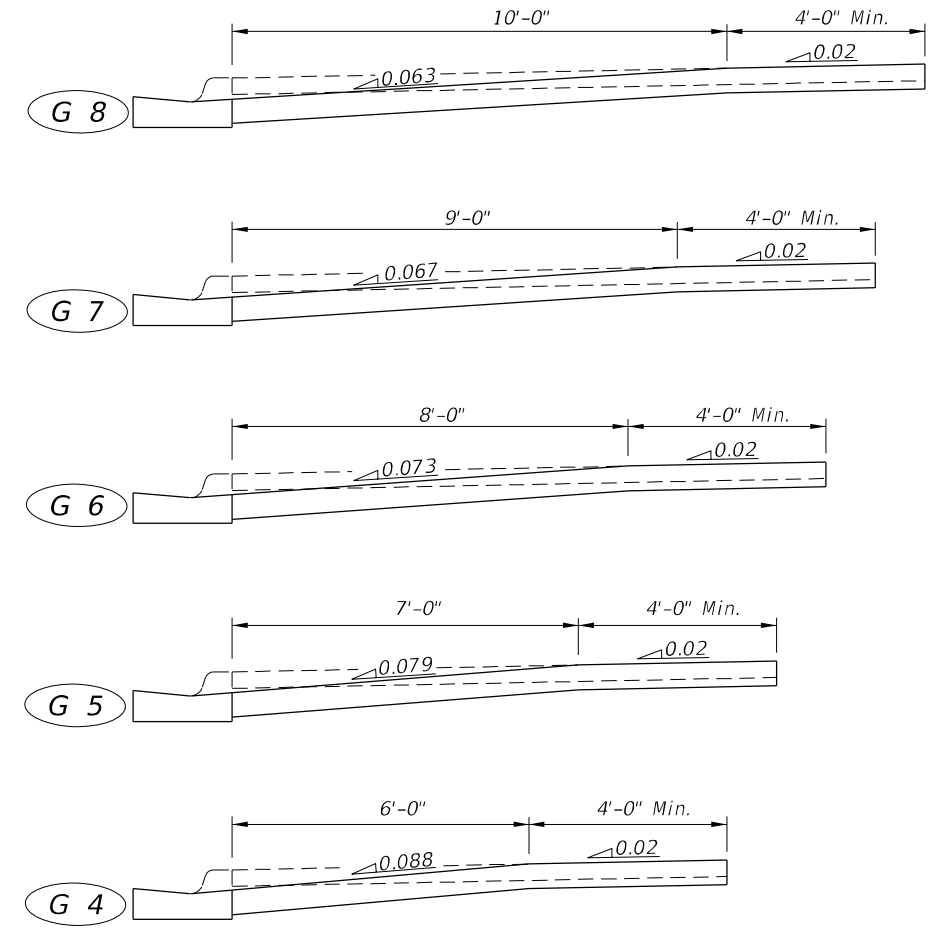
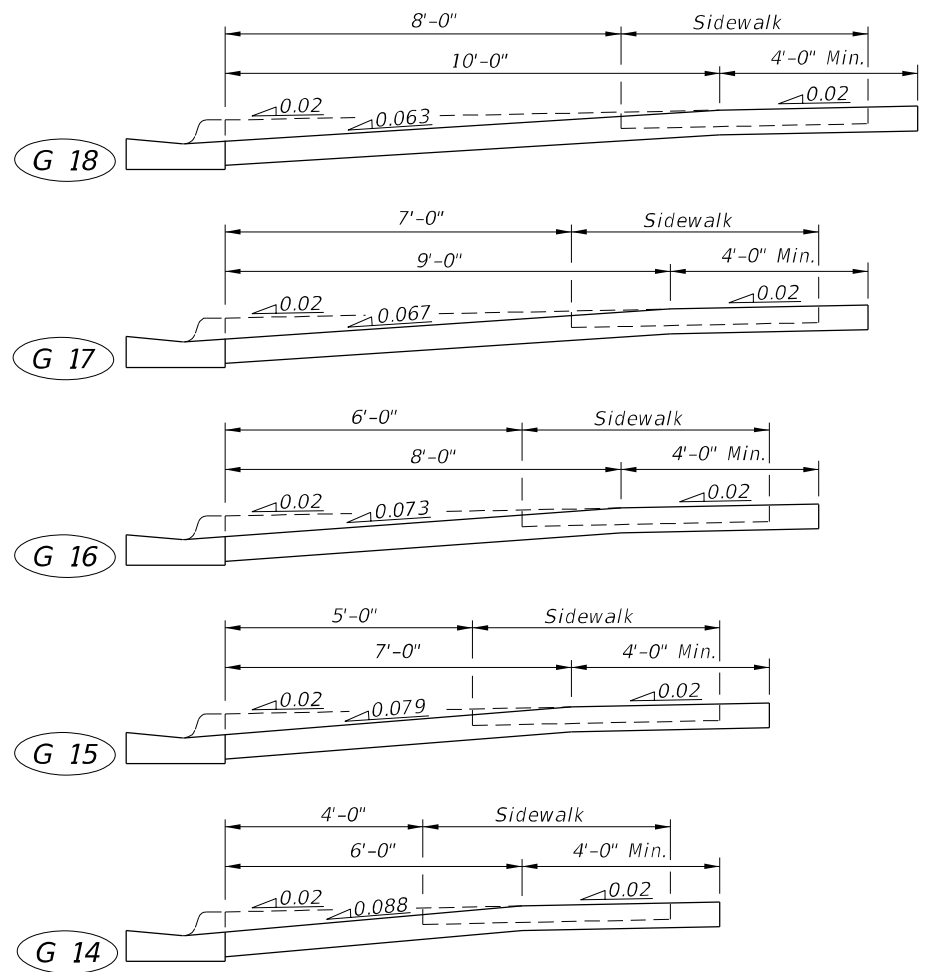
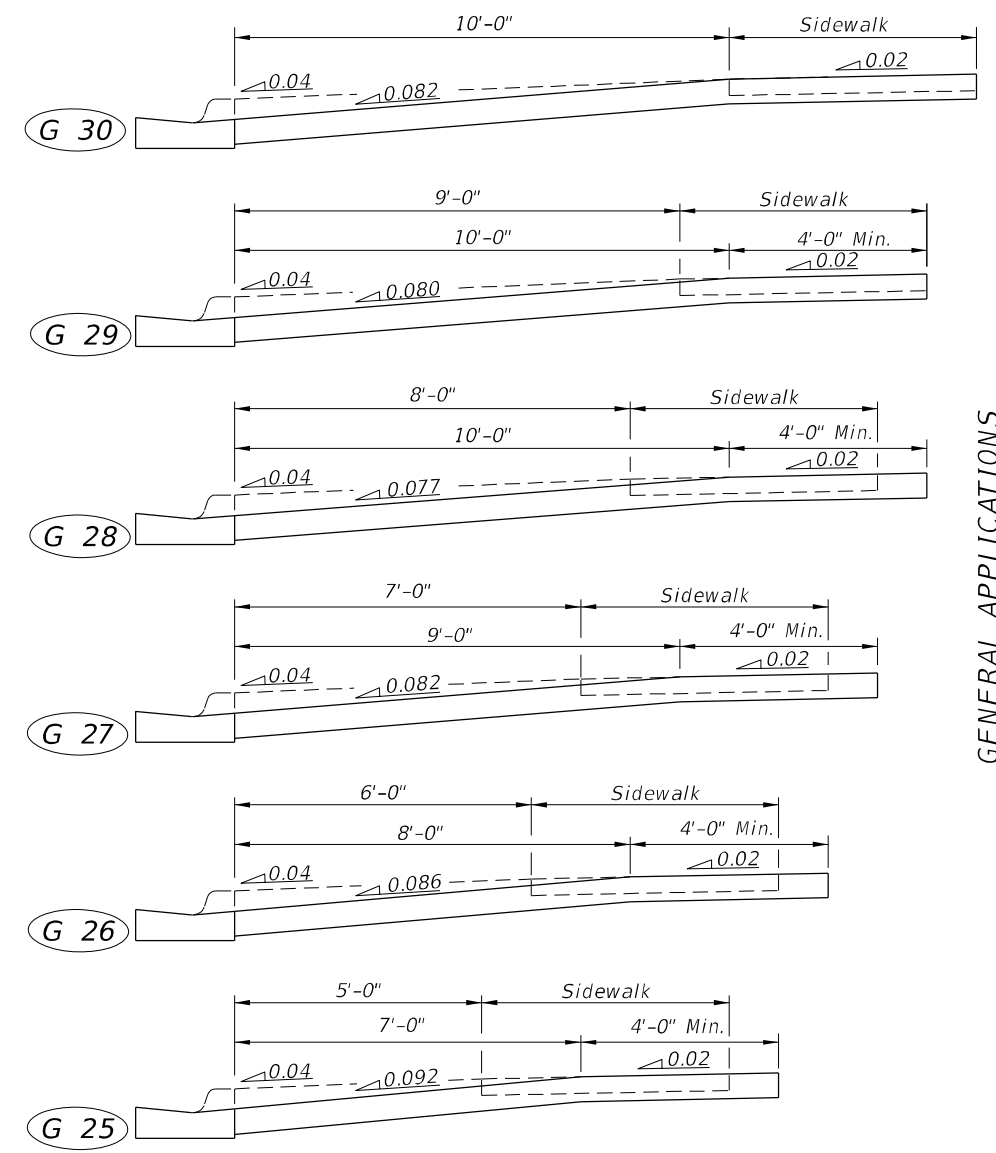
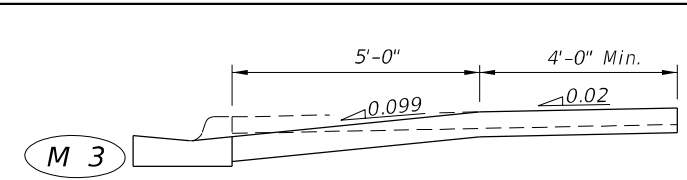
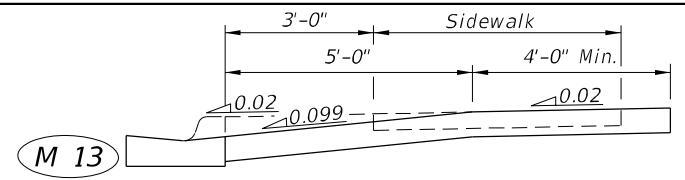
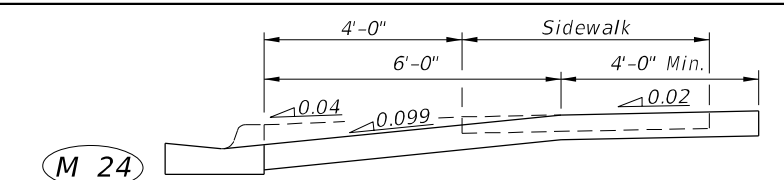
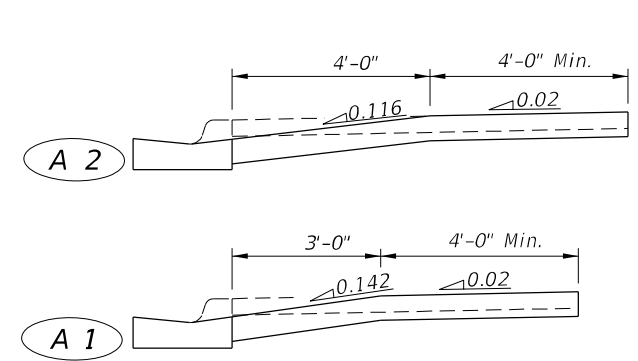
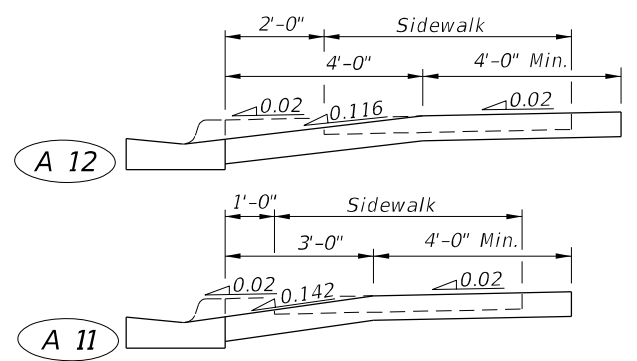
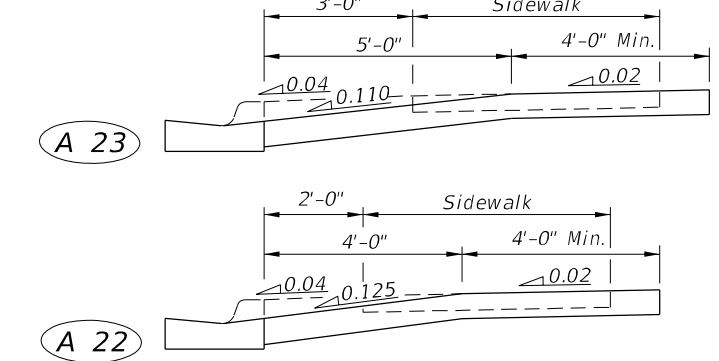
LAST REVISION 11/01/18	DESCRIPTION:  FY 2023-24 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX 522-003	22 Sheet 1 of 4
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LEGEND:

-  Sidewalk
-  Flared Driveway (6" Thick Concrete)
-  Sidewalk Thru Driveway (6" Thick Concrete)
-  Utility Strip

10/6/2022 2:15:34 PM



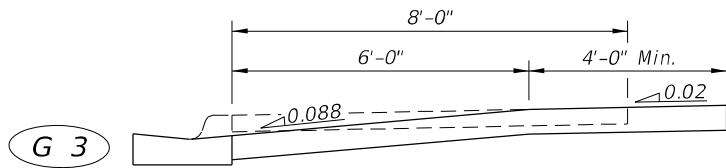
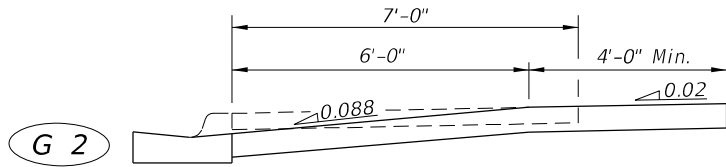
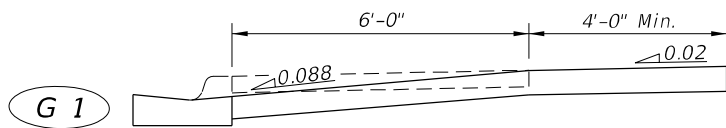
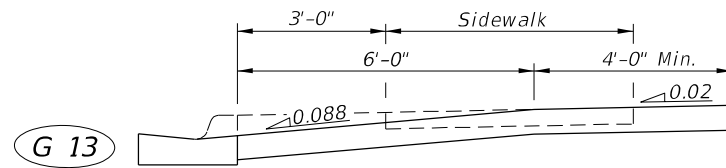
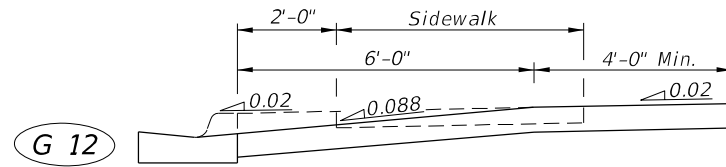
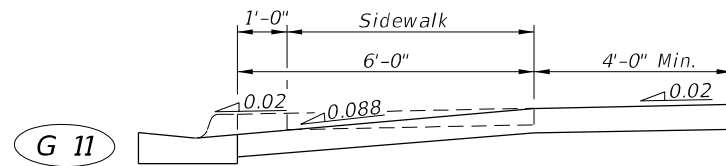
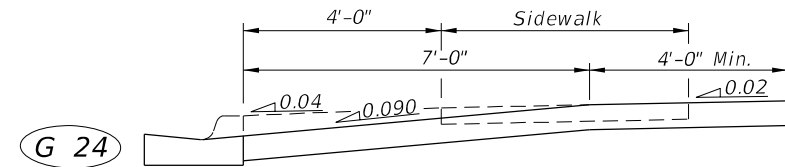
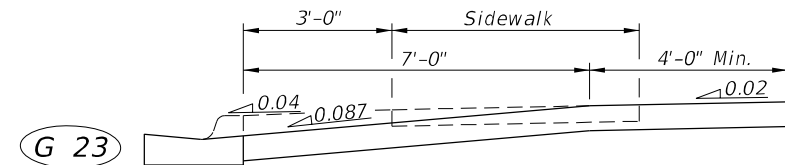
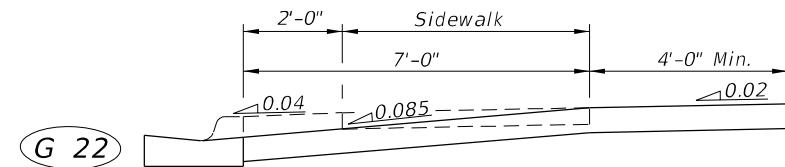
GENERAL APPLICATIONS
MARGINAL
ADVERSE

===== SIDEWALK WITHOUT UTILITY STRIP =====
===== SIDEWALK WITH UTILITY STRIP ON 0.02 SLOPE =====
===== SIDEWALK WITH UTILITY STRIP ON 0.04 SLOPE =====

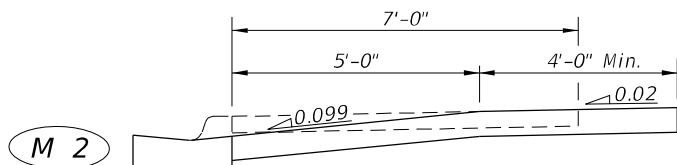
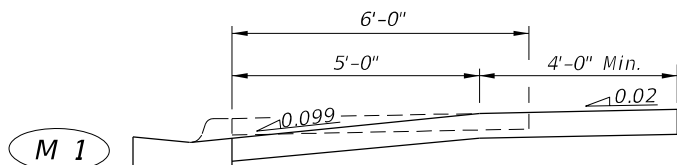
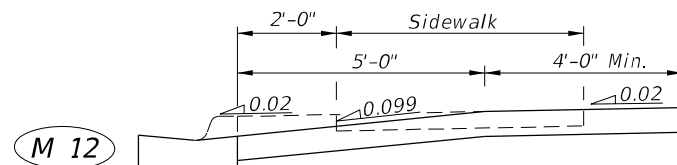
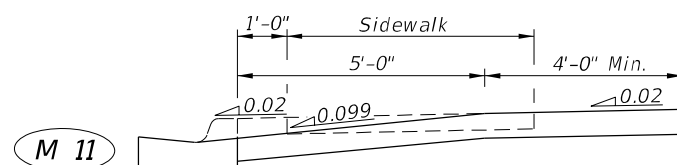
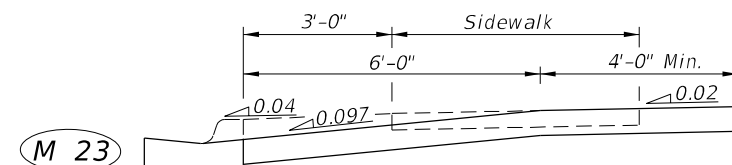
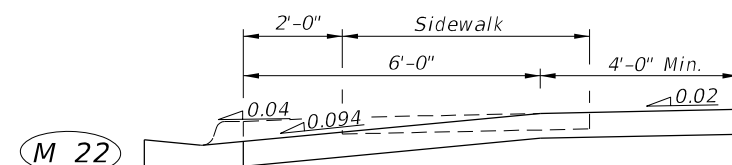
NOTE:
5' sidewalks shown.

DRIVEWAY SECTIONS ON CURBED FACILITIES WITH SIDEWALKS

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX 522-003	24 Sheet 3 of 4
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GENERAL APPLICATIONS



MARGINAL

===== SIDEWALK WITHOUT UTILITY STRIP =====

===== SIDEWALK WITH UTILITY STRIP ON 0.02 SLOPE =====

===== SIDEWALK WITH UTILITY STRIP ON 0.04 SLOPE =====

NOTE:
5' sidewalks shown.

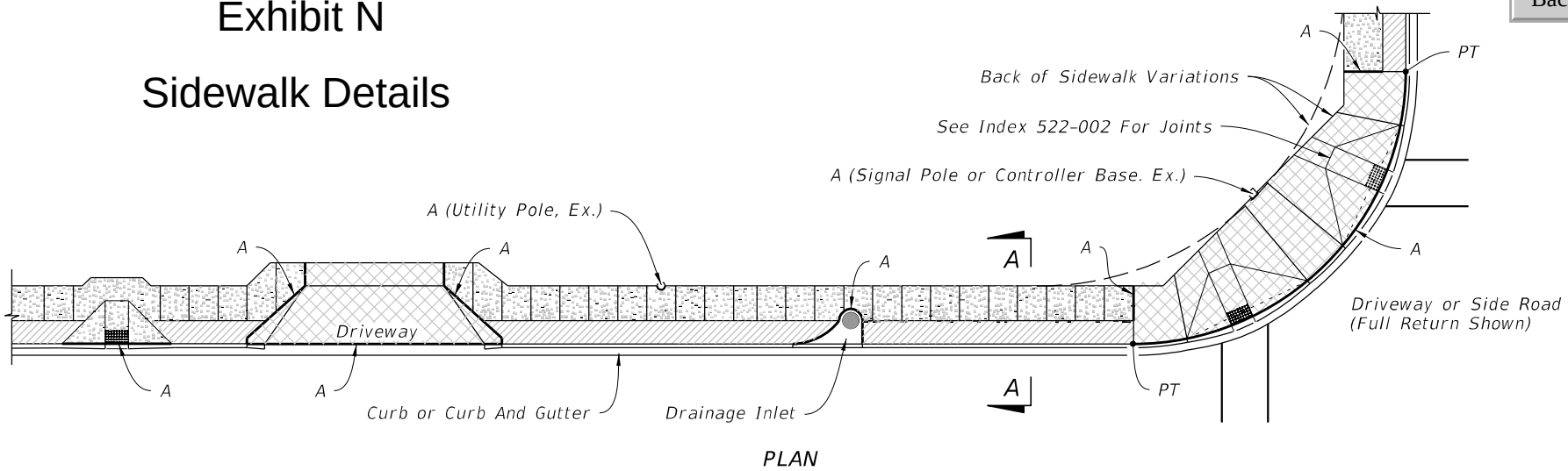
DRIVEWAY SECTIONS ON CURBED FACILITIES WITH SIDEWALKS

LAST REVISION 11/01/18	REVISION	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	CONCRETE FLARED DRIVEWAYS	INDEX 522-003	25 Sheet 4 of 4
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GENERAL NOTES:

- 1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
- 2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
- 3. For Driveways see Index 522-003.
- 4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 1/2".
- 5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)

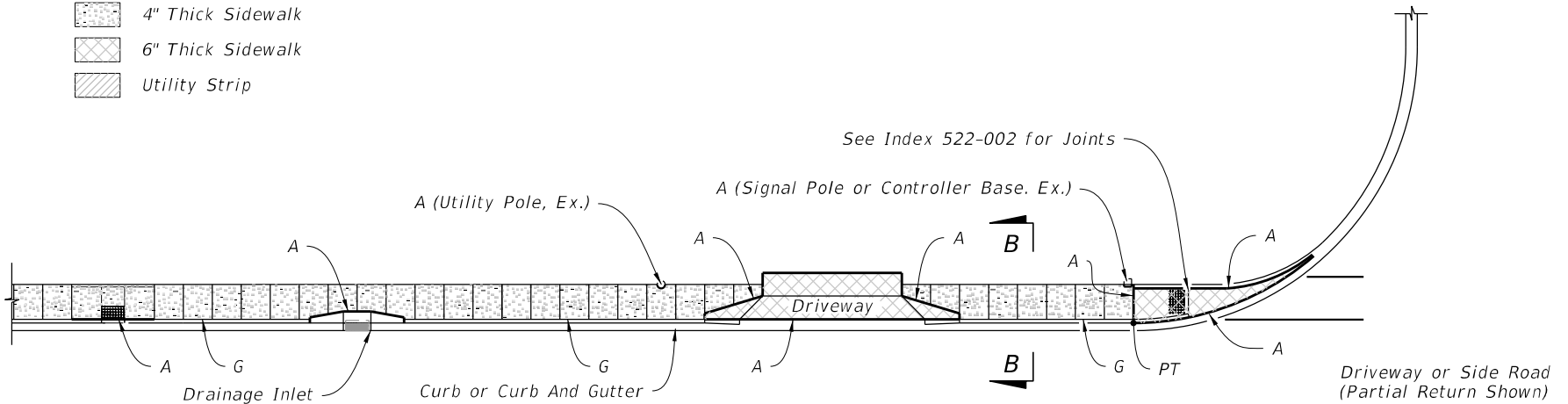
Exhibit N
Sidewalk Details



SIDEWALK WITH UTILITY STRIP

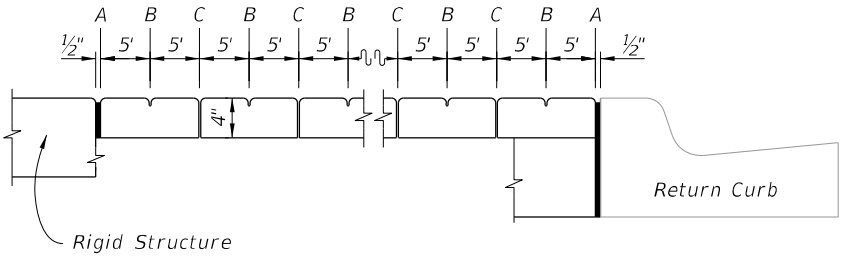
LEGEND:

- 4" Thick Sidewalk
- 6" Thick Sidewalk
- Utility Strip

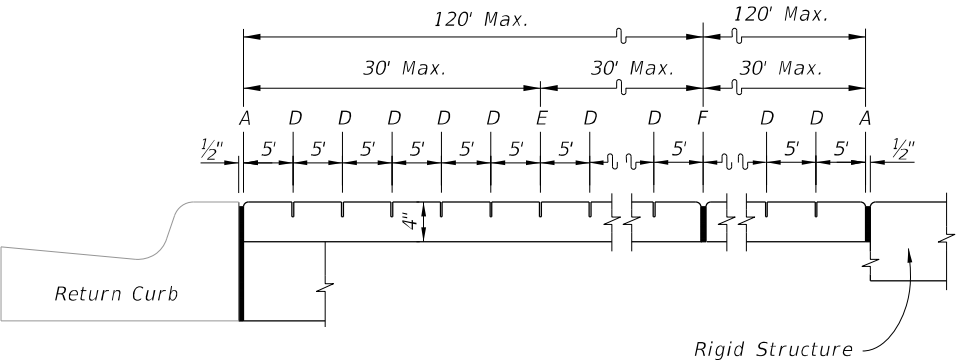


PLAN

SIDEWALK WITHOUT UTILITY STRIP



OPEN JOINTS



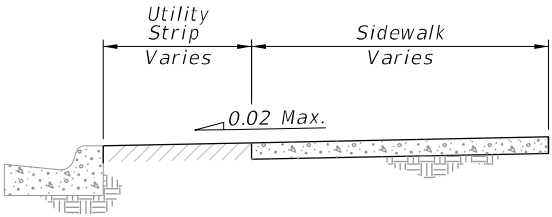
SAWED JOINTS

LONGITUDINAL SECTION

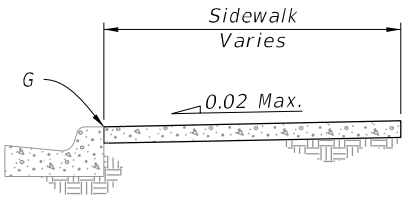
LEGEND:

- A- 1/2" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).
- B- 1/8" Dummy Joints, Tooled
- C- 1/8" Formed Open Joints
- D- 3/16" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 5' Centers
- E- 3/16" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'
- F- 1/2" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.
- G- Cold Joint With Bond Breaker, Tooled

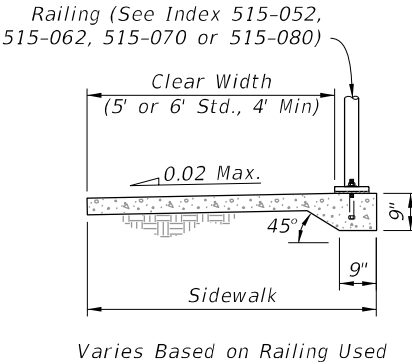
SIDEWALK JOINTS



SECTION A-A



SECTION B-B



RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

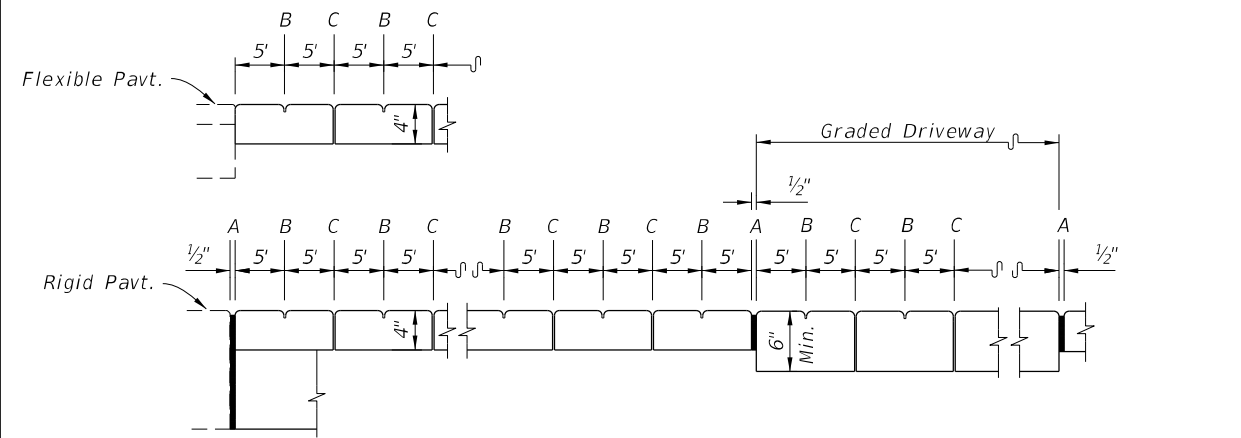


FY 2023-24
STANDARD PLANS

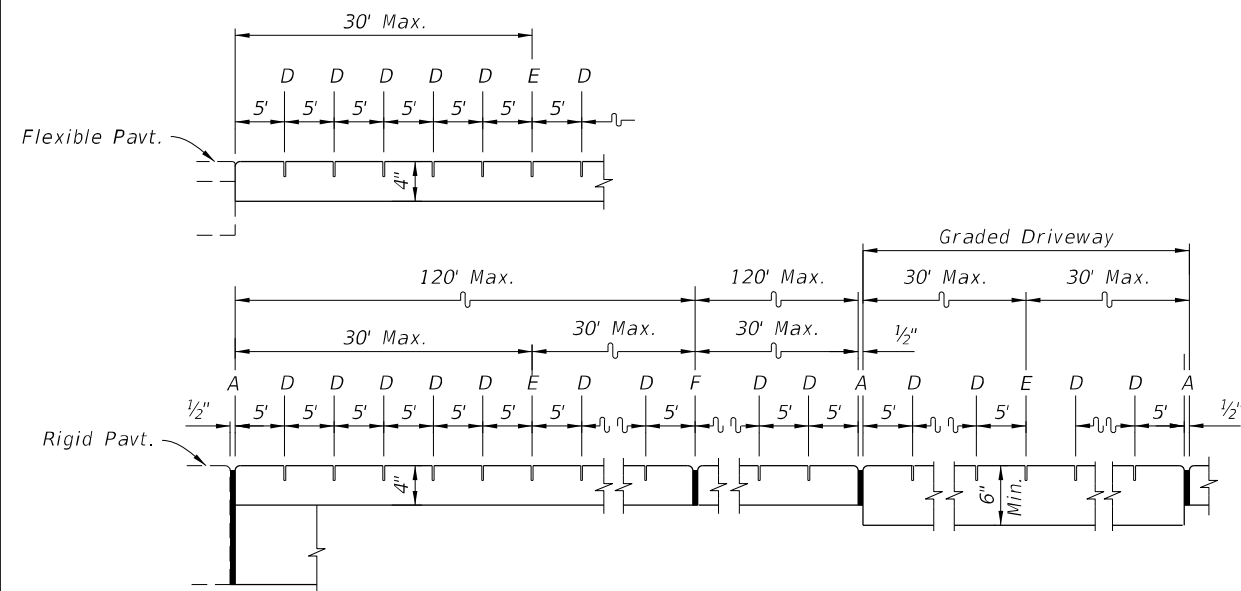
CONCRETE SIDEWALK

INDEX
522-001

26
1 of 2



OPEN JOINTS



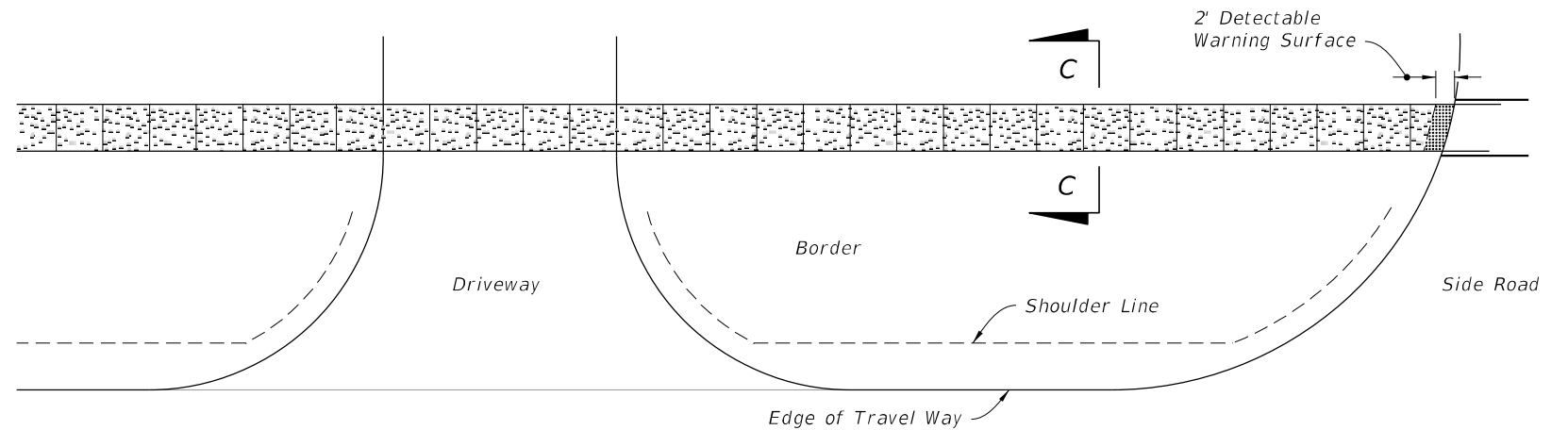
SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

- A- 1/2" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).
- B- 1/8" Dummy Joints, Tooled
- C- 1/8" Formed Open Joints
- D- 3/16" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 5' Centers
- E- 3/16" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'
- F- 1/2" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

SIDEWALK JOINTS

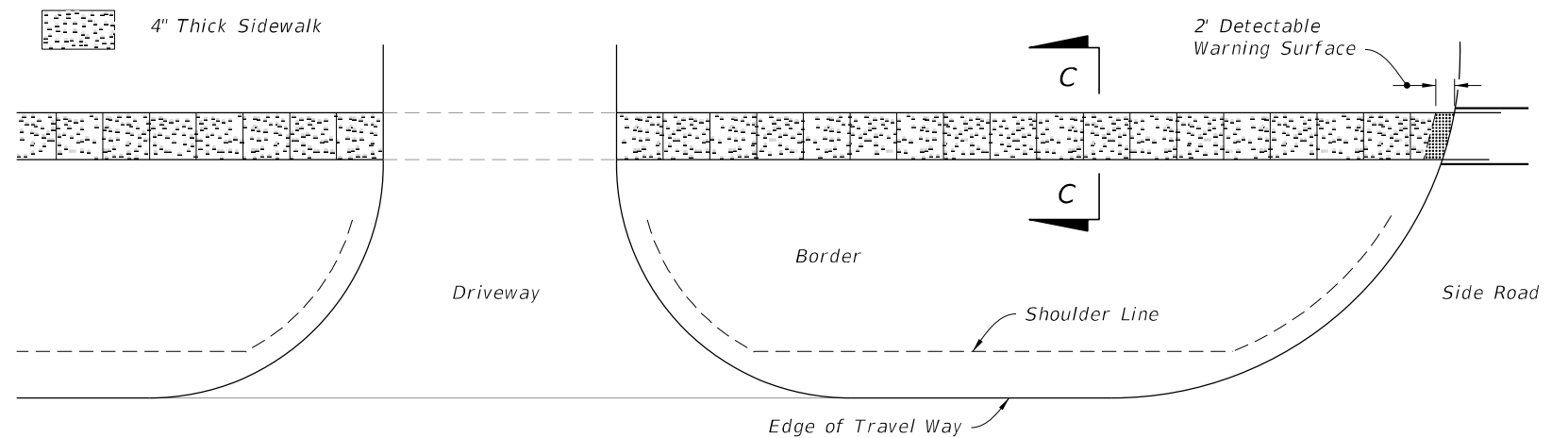


PLAN

CONTINUOUS SIDEWALK

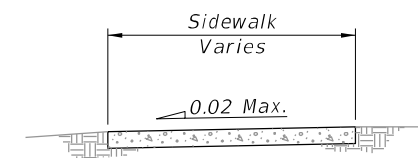
LEGEND:

- 4" Thick Sidewalk



PLAN

DISCONTINUOUS SIDEWALK



SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION 11/01/18	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	27 2 of 2
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Contractor Check List

- ☐ 1. VERIFY THAT THE DRAINAGE PLAN WILL WORK
- ☐ 2. 12" TEMPORARY DRIVEWAY PIPE HAS BEEN INSTALLED
- ☐ 3. SOD INSTALLATION IS COMPLETE
 - A. SOD WEDGES
 - B. SOD LOWER THAN THE EDGE OF PAVEMENT
 - C. ADJACENT SWALES IF DISTURBED
 - D. REAR BANKS IF DISTURBED
 - E. SOD TIED INTO NEIGHBORING LOTS
- ☐ 4. MAINTAIN SLOPES AT 3 TO 1 OR FLATTER
(NO "TRENCHES")
- ☐ 5. SEED AND HAY OR SOD ADJACENT LOTS WHERE
DISTURBED
- ☐ 6. LOOK AT TREES ALONG PROPERTY LINES TO
DETERMINE IMPACT ON LOT DRAINAGE
- ☐ 7. REPAIR ANY DAMAGE TO ROAD THAT OCCURRED
DURING CONSTRUCTION OF THE HOME
- ☐ 8. REMOVE BUILDING MATERIALS AND TRASH FROM
ADJACENT AREAS
- ☐ 9. SCHEDULE A FINAL INSPECTION WHEN THE JOB IS
COMPLETELY READY
- ☐ 10. KEEP REJECTION TAGS. REFERENCE THEM TO REDUCE
CONFUSION

NOTE: THIS LIST IS TO BE USED AS A GUIDELINE ONLY. ADDITIONAL ITEMS CAN BE REQUIRED.