

LEGAL DESCRIPTION

BEING A REPLAT OF ALL OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHWEST CORNER OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG THE SAID BOUNDARY LIMITS OF POD 2: 1) THENCE N.74°00'26"E., A DISTANCE OF 114.66 FEET; 2) THENCE S.15°59'34"E., A DISTANCE OF 30.00 FEET; 3) THENCE N.74°00'26"E., A DISTANCE OF 70.00 FEET; 4) THENCE N.15°59'34"W., A DISTANCE OF 30.00 FEET; 5) THENCE N.74°00'26"E., A DISTANCE OF 592.77 FEET; 6) THENCE S.13°55'14"E., A DISTANCE OF 1067.15 FEET; 7) THENCE S.74°00'26"W., A DISTANCE OF 668.58 FEET; 8) THENCE N.60°59'34"W., A DISTANCE OF 99.37; 9) THENCE N.15°59'34" W., A DISTANCE OF 996.19 FEET TO THE **POINT OF BEGINNING**.

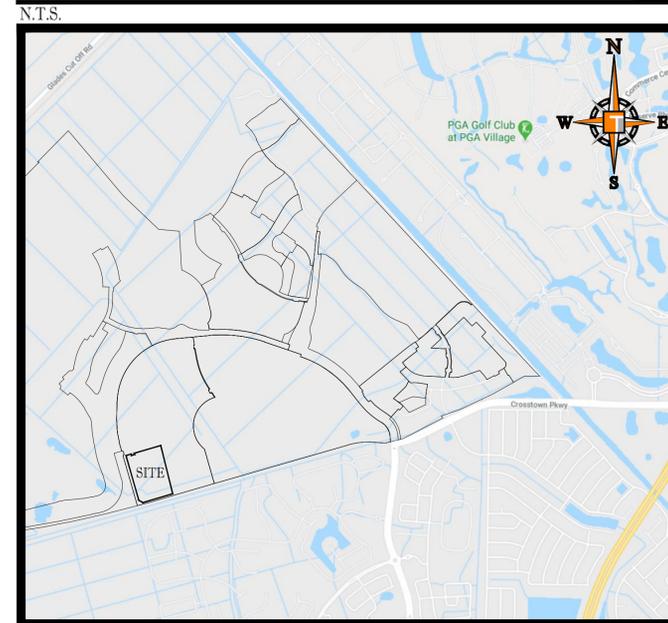
CONTAINING: 803,950 SQUARE FEET OR 18.456 ACRES, MORE OR LESS.

CONSTRUCTION PLANS FOR: VERANO SOUTH POD G, PLAT NO. 2, REPLAT ONE

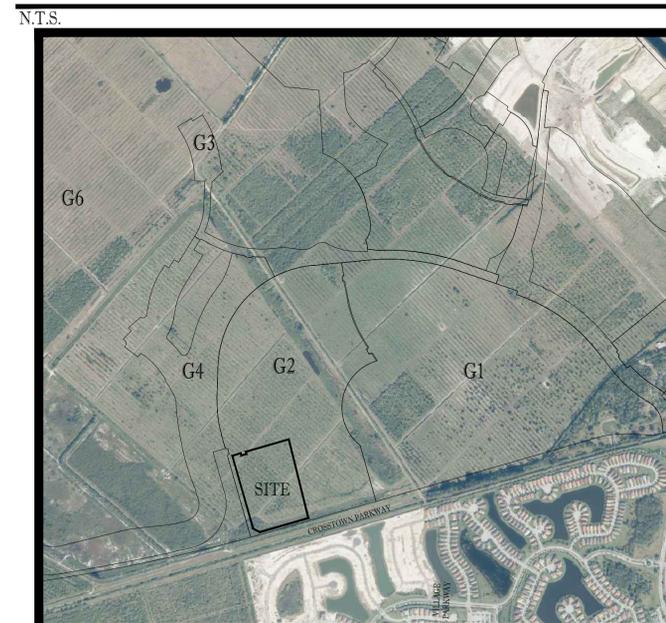
OWNER:

13th FLOOR HOMES

LOCATION MAP



VICINITY \ AERIAL MAP



SHEET INDEX

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C-02	GENERAL NOTES
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C-16	UTILITY PLAN
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C-19	PROFILES
C-20	PROFILES
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PROJECT TEAM

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DAN SORROW

ENGINEER:
THOMAS ENGINEERING GROUP
125 WEST INDIANTOWN ROAD SUITE 206
JUPITER, FL 33458
CONTACT: BRANDON ULMER, PE

SURVEYOR:
GEOPOINT SURVEYING, INC.
4152 W. BLUE HERON BLVD.
RIVIERA BEACH, FL 33404
(561) 444-2720
CONTACT: GARY RAGER, PSM



PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL. 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G)

The contractor and EOR shall ensure that a copy of the 2019 Utility Standards Manual, including Standard Details, is available at the project at all times.

PSLUSD PROJECT NO: 11-652-36J
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
JUPITER, FL 33458 | TAMPA, FL 33609 | JUPITER, FL 33458
P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503
WWW.THOMASENGINEERINGGROUP.COM

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ240014-COVER-SHEET

PROJECT:
**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**
FOR
13th FLOOR HOMES
PORT SAINT LUCIE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
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www.ThomasEngineeringGroup.com

BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-01
PORT ST. LUCIE PROJECT NO: P22-232

Printed on Wednesday, February 01, 2023, 3:15 PM by Michael Ungelbacher
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 Plot Date: 2/1/2023 3:15 PM
 Plot Time: 11:00 AM
 Plot Location: \\s:\projects\2023\11-652-36J\11-652-36J-COVER-SHEET.dwg

ENGINEERING LEGEND

WATER MAIN	WM
STORM SEWER	SS
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	
SEWER SERVICE	
FINISH FLOOR	26.45
24" STOP BAR AND STOP SIGN	
SIDEWALK	

CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SW, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
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- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

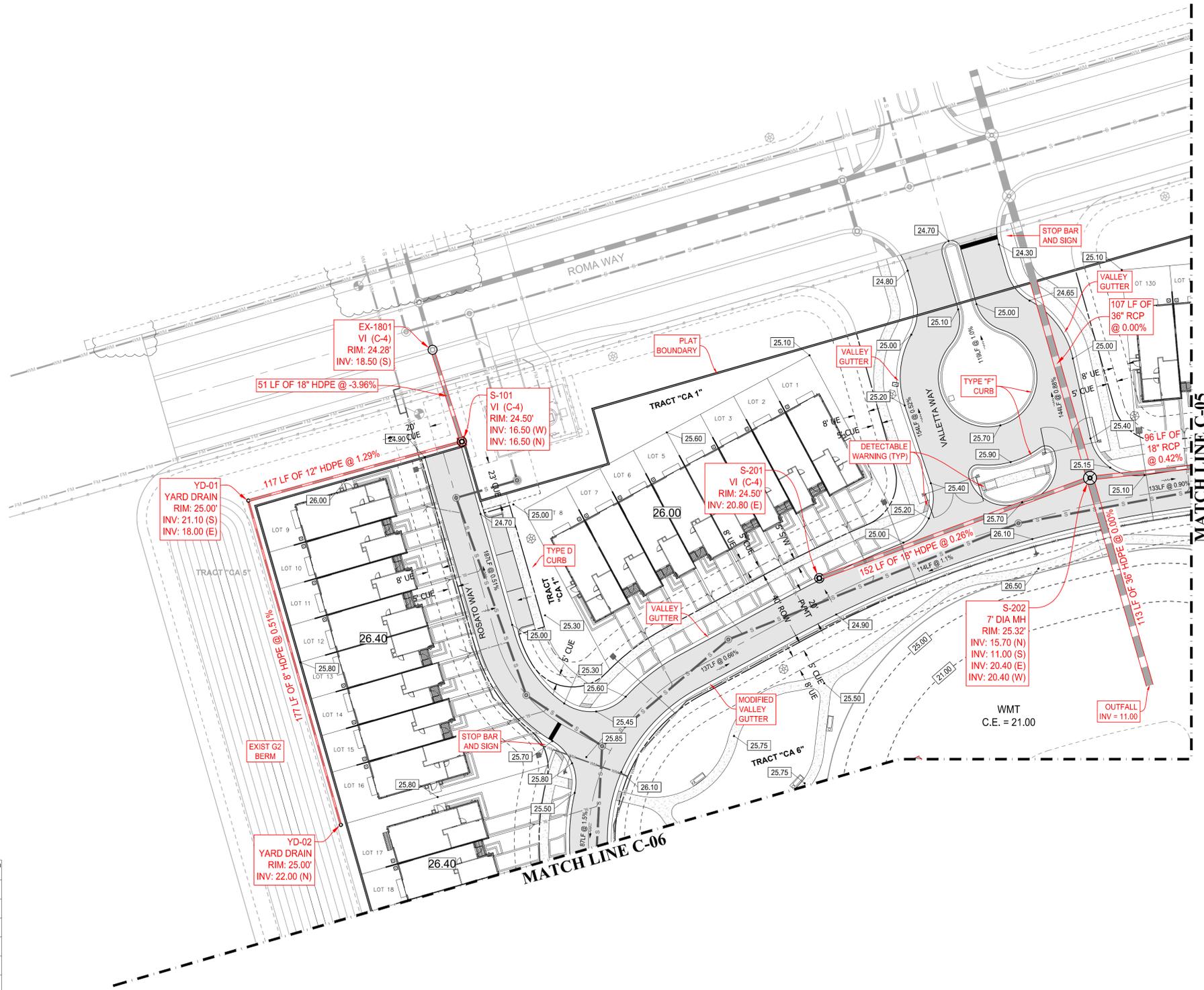
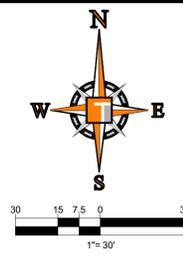
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)



KEYMAP

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation plan (Yes/No)
Wetlands	NO	N/A	NO	NO
Rare Habitat	NO	N/A	NO	NO
Threatened Species	NO	N/A	NO	NO
Endangered Species	NO	N/A	NO	NO
Species of Special Concern	NO	N/A	NO	NO
Invasive / Exotic Vegetation	NO	N/A	NO	NO

ENVIRONMENTAL ASSESSMENT HAS BEEN ADDRESSED UNDER THE OVERALL DRI THEREFORE NO ADDITIONAL ENVIRONMENTAL REPORT IS REQUIRED



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6800 NW 31ST AVENUE | 4960 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503

REV.	DATE	COMMENT	BY

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PROJECT No.	FJ220014
DRAWN BY:	MJM
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-PLANS

PROJECT:
VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE
 FOR
13th FLOOR HOMES

PORT SAINT LUCIE
 FLORIDA

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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 1, 2023
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-04
 PORT ST. LUCIE PROJECT NO: P22-232

ENGINEERING LEGEND

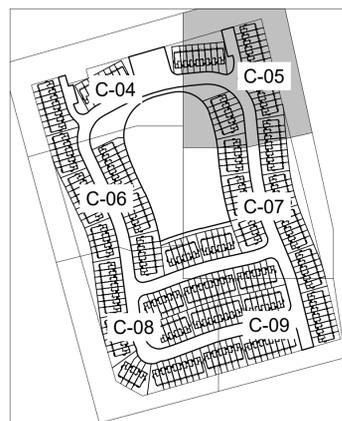
WATER MAIN	WM
STORM SEWER	S
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	(Symbol)
MANHOLE	(Symbol)
PROPOSED ELEVATION	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY / CUE / UE	(Symbol)
WATER SERVICE	(Symbol)
SEWER SERVICE	(Symbol)
FINISH FLOOR	26.45
24" STOP BAR AND STOP SIGN	(Symbol)
SIDEWALK	(Symbol)

CONSTRUCTION NOTES:

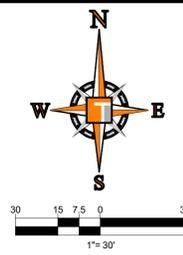
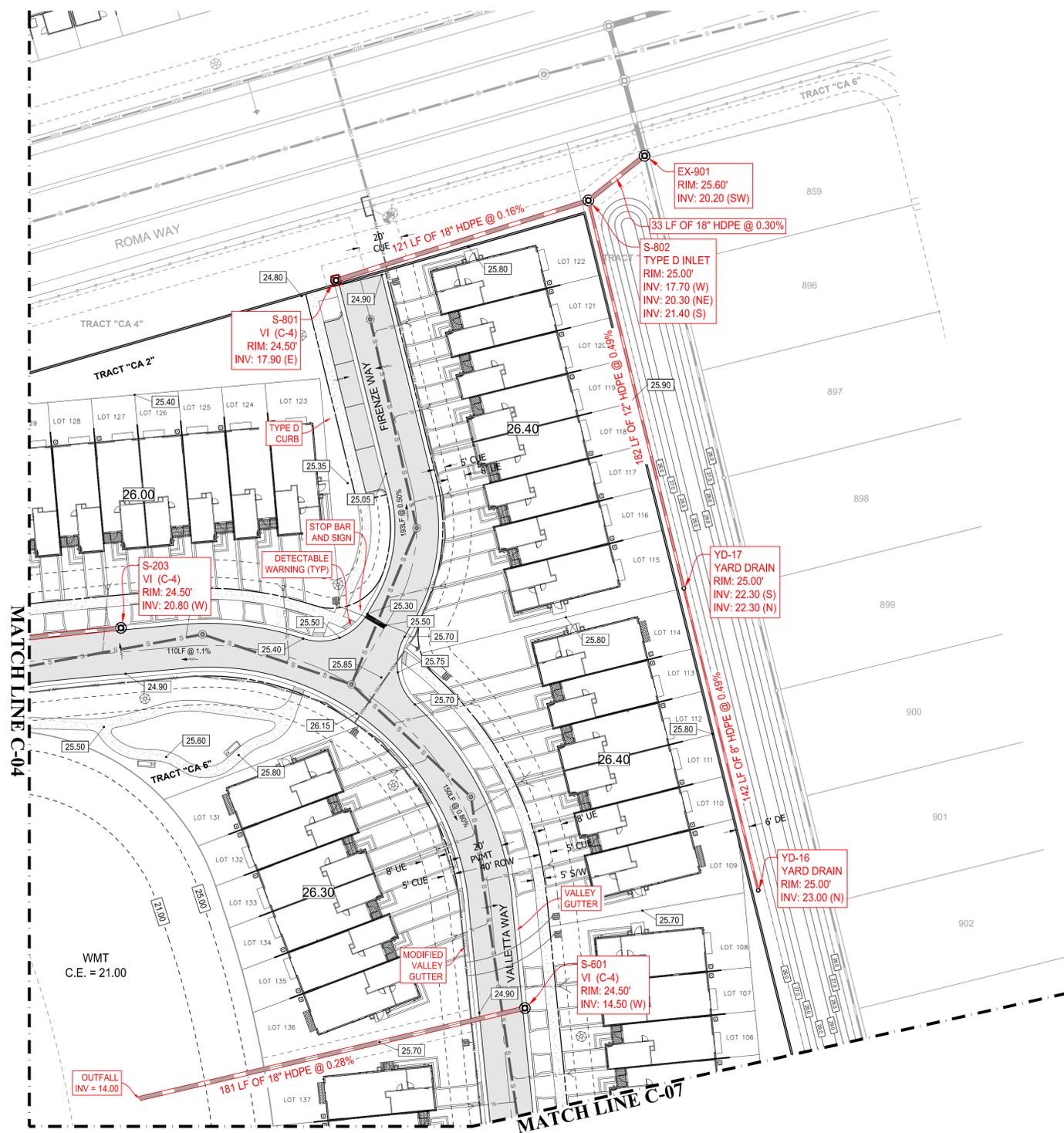
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BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)



KEYMAP



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6800 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503
 P: 813-379-4100

REV.	DATE	REVISIONS	COMMENT	BY

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PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-PLANS

PROJECT:
VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE
 FOR
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 PORT SAINT LUCIE
 FLORIDA

THOMAS ENGINEERING GROUP
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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 1, 2023
 Florida License No. 68345
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-05
 PORT ST. LUCIE PROJECT NO. P22-232

ENGINEERING LEGEND

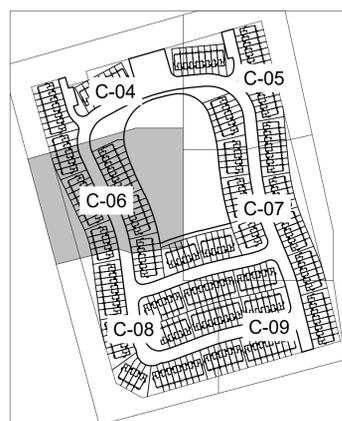
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	
SEWER SERVICE	
FINISH FLOOR	26.45
24" STOP BAR AND STOP SIGN	
SIDEWALK	

CONSTRUCTION NOTES:

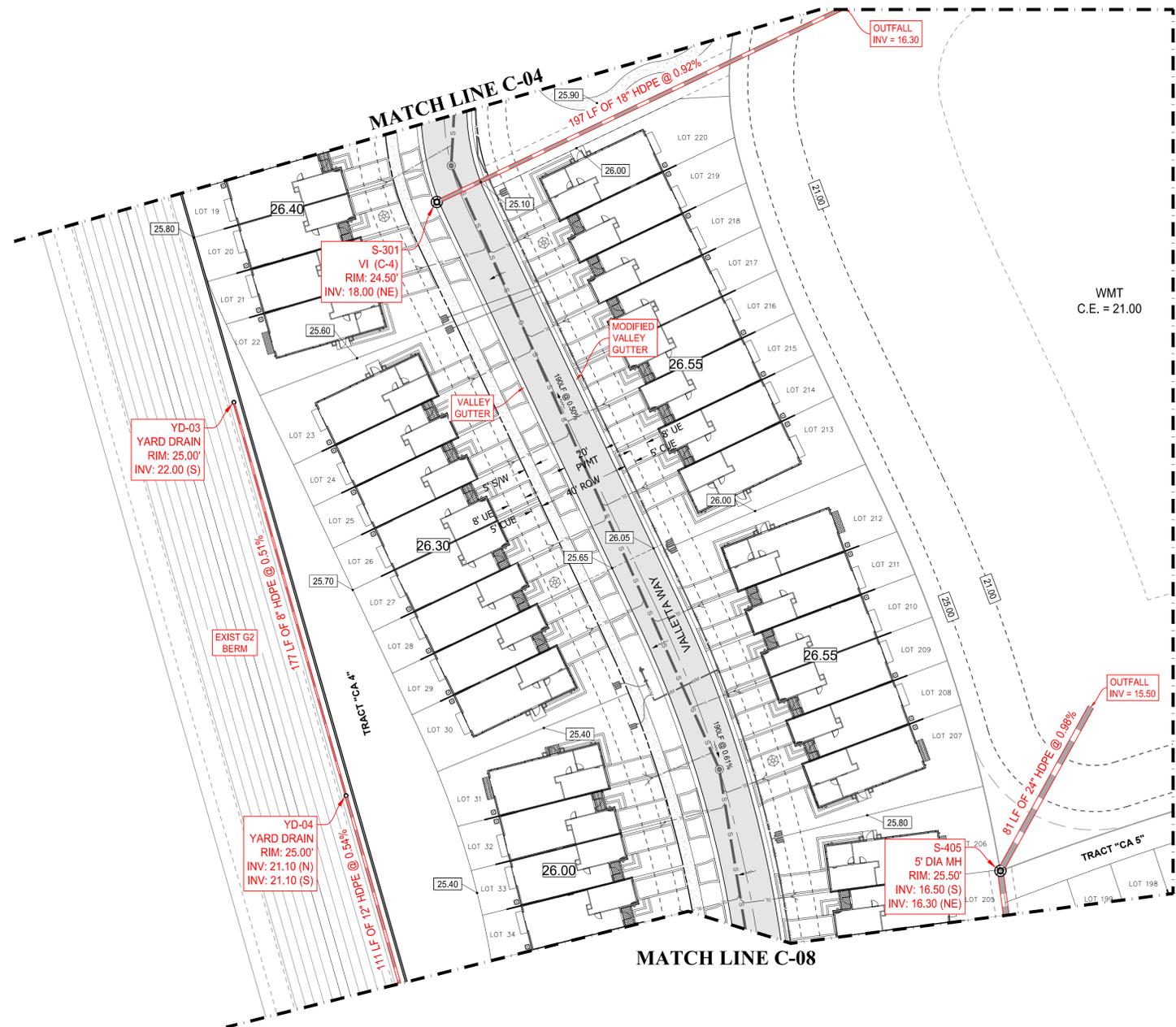
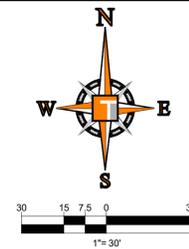
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BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)



KEYMAP



THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE
SUITE 206
JUPITER, FL 33458
P: 561-203-7503
P: 561-203-7503

125 W INDIANTOWN RD.
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JUPITER, FL 33458
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REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-PLANS

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

FOR

13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

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BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PGD PLAN

SHEET NUMBER:
C-06

Printed on Wednesday, February 01, 2023, 8:17 AM by Michael Leggett
C:\Users\mleggett\OneDrive\Documents\11-652-36J\PGD-PLANS\C-06\PGD PLAN

ENGINEERING LEGEND

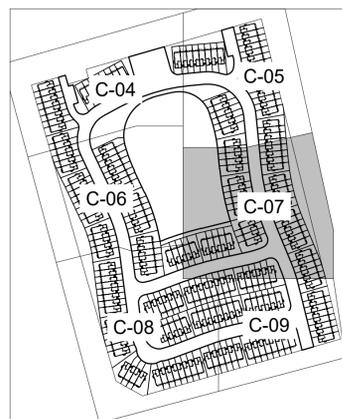
WATER MAIN	WM
STORM SEWER	SS
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	CB
MANHOLE	MH
PROPOSED ELEVATION	PE
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY / CUE / UE	ROW / CUE / UE
WATER SERVICE	WS
SEWER SERVICE	SS
FINISH FLOOR	FF
24" STOP BAR AND STOP SIGN	SBSS
SIDEWALK	SW

CONSTRUCTION NOTES:

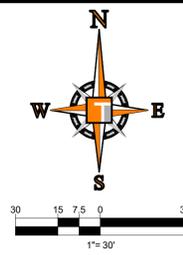
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BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5 (NAVD)	26.0 (NAVD)



KEYMAP



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503
 P: 813-379-4100

REV.	DATE	REVISIONS	COMMENT	BY

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PROJECT:
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PLAT NO. 2, REPLAT ONE
 FOR
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 February 1, 2023
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SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-07
 PORT ST. LUCIE PROJECT NO. P22-232

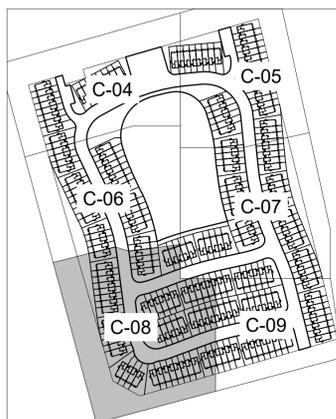
ENGINEERING LEGEND

WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
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WATER SERVICE	
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24" STOP BAR AND STOP SIGN	
SIDEWALK	

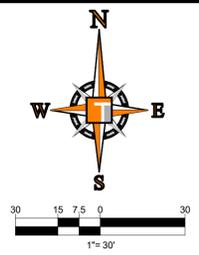
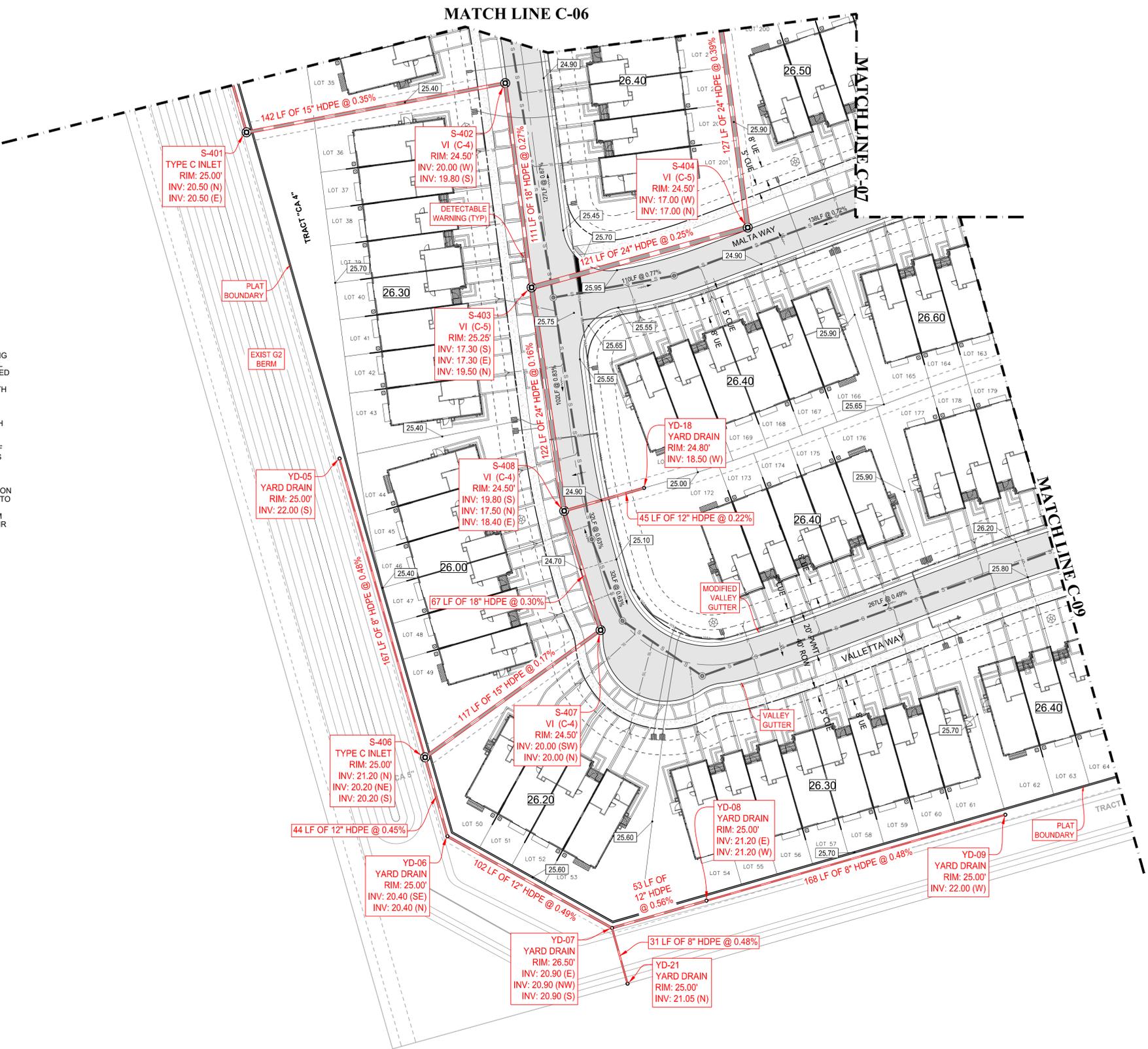
CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SW, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOO ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
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- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)



KEYMAP



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE SUITE 400
 JUPITER, FL 33468
 P: 561-203-7503
 F: 561-203-7500
 WWW.THOMASENGINEERINGGROUP.COM

REV.	DATE	COMMENT	BY

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PROJECT No.	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-PLANS

PROJECT:
VERANO SOUTH POD G
PLAT NO. 2, REPLAT ONE
 FOR
13th FLOOR HOMES
 PORT SAINT LUCIE FLORIDA

THOMAS ENGINEERING GROUP
 PEBWORTH PROFESSIONAL PLAZA
 125 W. INDIANTOWN RD, SUITE 206
 JUPITER, FL 33468
 PH: (561) 203-7503
 FX: (561) 203-7721
 www.ThomasEngineeringGroup.com

BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 1, 2023
 Florida License No. 68345
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-08

Printed on Wednesday, February 01, 2023, at 1:14 PM by Michael Leggett
 Plot File: \\server\projects\11-652-36J\11-652-36J-PGD-PLANS\C-08-13th-FLOOR-HOMES-C-08-PGD-PLAN

ENGINEERING LEGEND

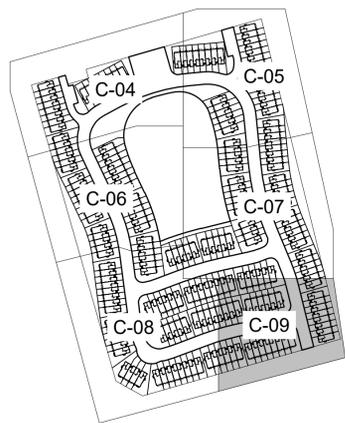
WATER MAIN	WM
STORM SEWER	SS
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	
SEWER SERVICE	
FINISH FLOOR	26.45
24" STOP BAR AND STOP SIGN	
SIDEWALK	

CONSTRUCTION NOTES:

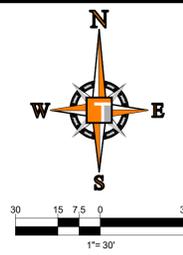
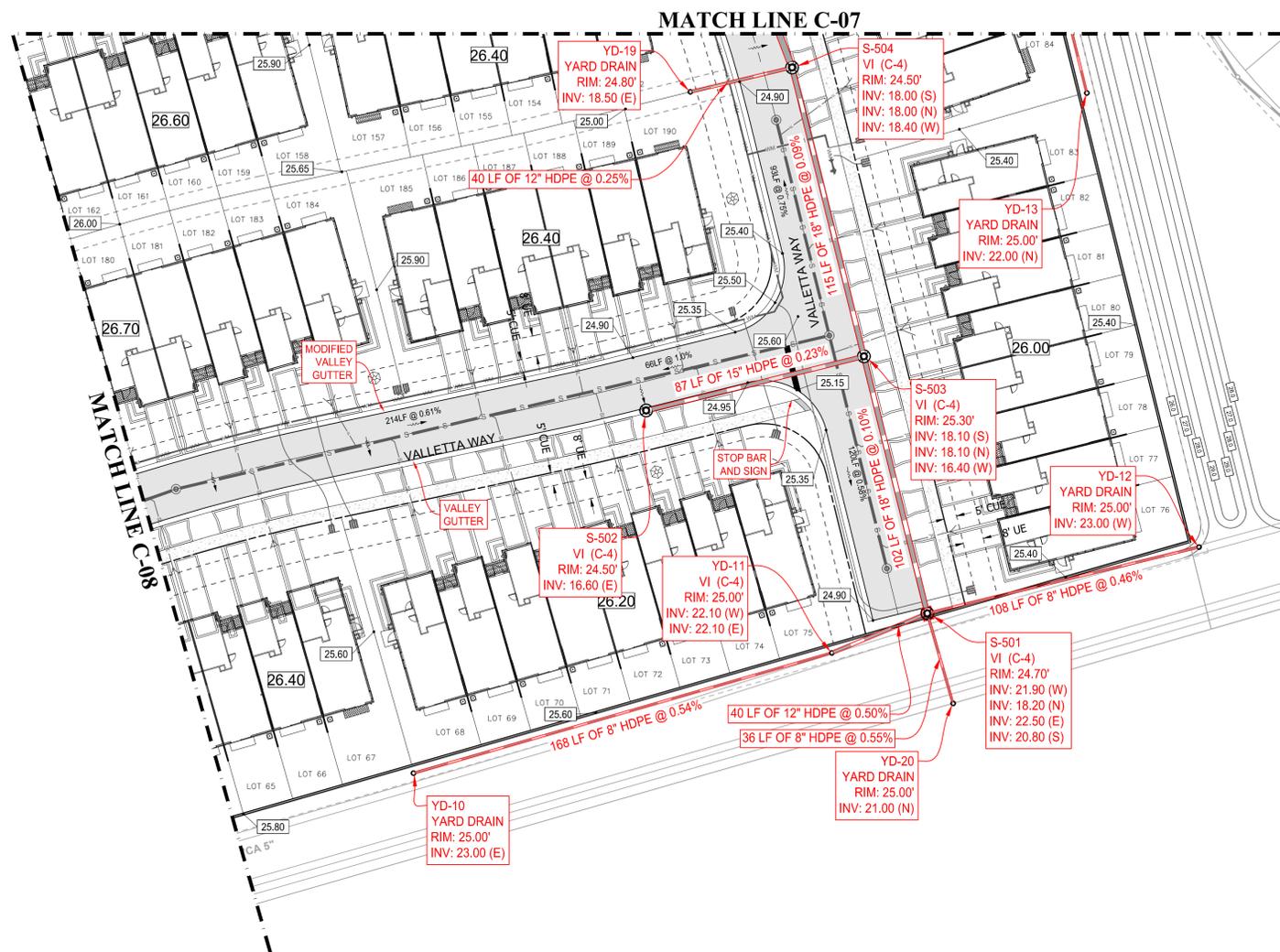
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BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)



KEYMAP



THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6800 NW 31ST AVENUE
SUITE 206
JUPITER, FL 33468
P: 561-203-7503
F: 561-203-7503

4950 W. KENNEDY BLVD.
SUITE 206
JUPITER, FL 33468
P: 561-203-7503
F: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.	FJ220014
DRAWN BY:	MUL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-PLANS

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

FOR

13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

THOMAS ENGINEERING GROUP

PEBORTH PROFESSIONAL PLAZA
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BRANDON UEMER

No. 68345

PROFESSIONAL ENGINEER

February 1, 2023

FLORIDA LICENSE No. 68345

FLORIDA BUSINESS REGISTRATION No. 27528

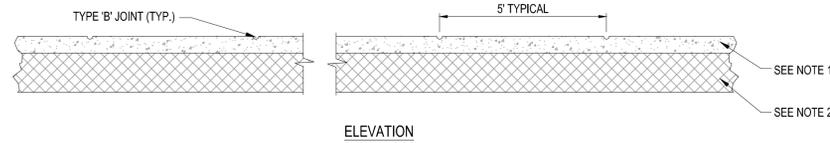
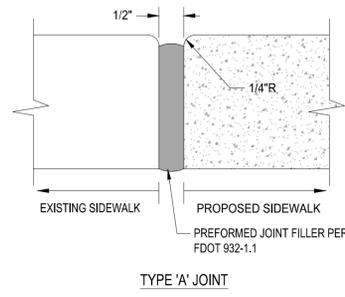
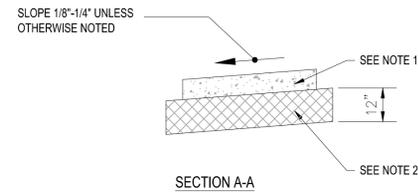
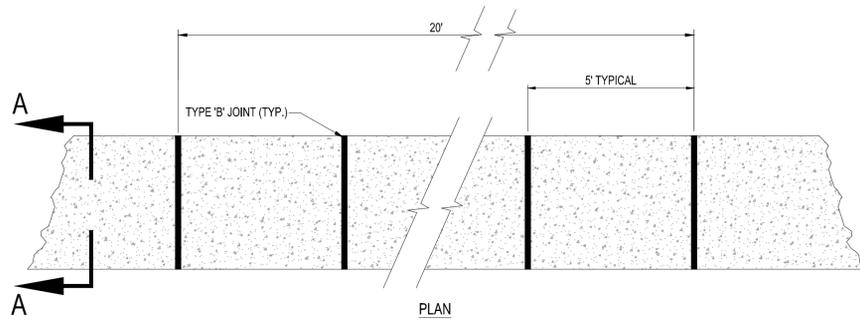
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PGD PLAN

SHEET NUMBER:

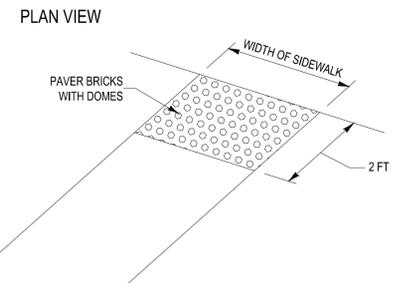
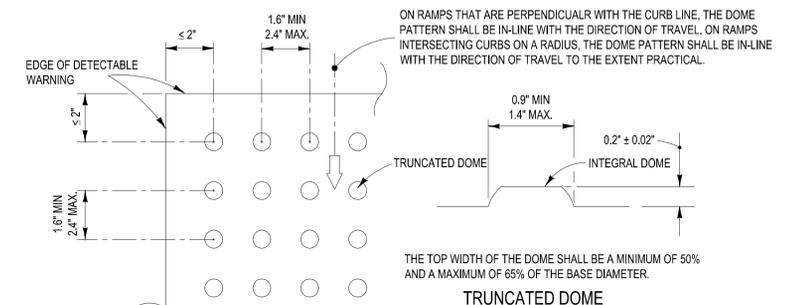
C-09

Printed on Wednesday, February 01, 2023, at 1:14 PM by Michael Ungemur
C:\Users\michael.ungemur\OneDrive\Documents\Projects\11-652-36J\PGD-PLANS\C-09_PGD_PLAN



- NOTES:**
- SIDEWALK SHALL BE 6" THICK
 - SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180, (12" THICKNESS)
 - CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
 - SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
 - PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.



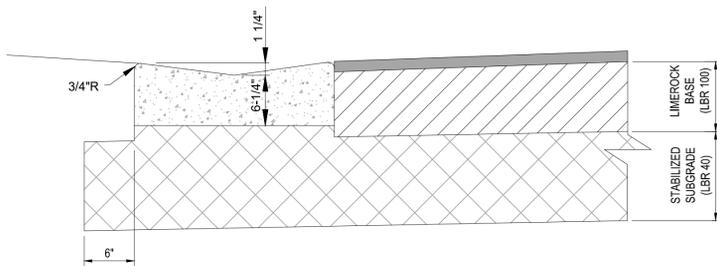
- ALL CURB RAMPS INCLUDING DETECTABLE WARNING SHALL BE CONSTRUCTED PER FDOT INDEX 304 LATEST EDITION
- ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

6 SIDEWALK DETAILS

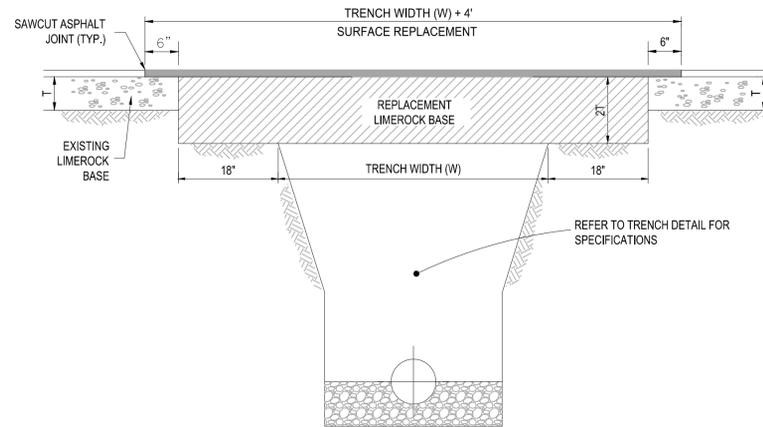
SCALE: NONE

2 DETECTABLE WARNING DETAIL

SCALE: NONE

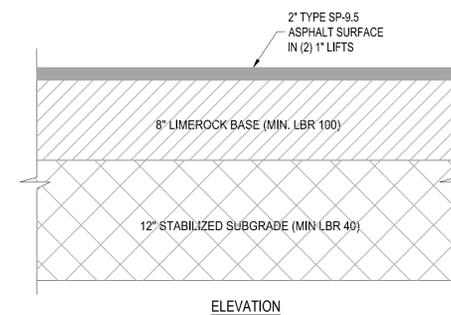


- NOTES:**
- REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
 - LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)



- NOTES:**
- REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
 - BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
 - SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
 - ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY.
 - SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
 - SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS).
 - BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
 - IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

Asphalt Pavement Area			
Pavement	2" x 0.44 1"	0.88	
Base	8" x 0.18 1"	1.44	
Subgrade	12" x 0.08 1"	0.96	
		3.28	3.28 > 2.5



7 VALLEY GUTTER DETAIL

SCALE: NONE

8 PAVEMENT RESTORATION DETAIL

SCALE: NONE

9 ASPHALT PAVEMENT DETAIL

SCALE: NONE

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

125 W INDIANTOWN RD.
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P: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-DETAILS

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

FOR

13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

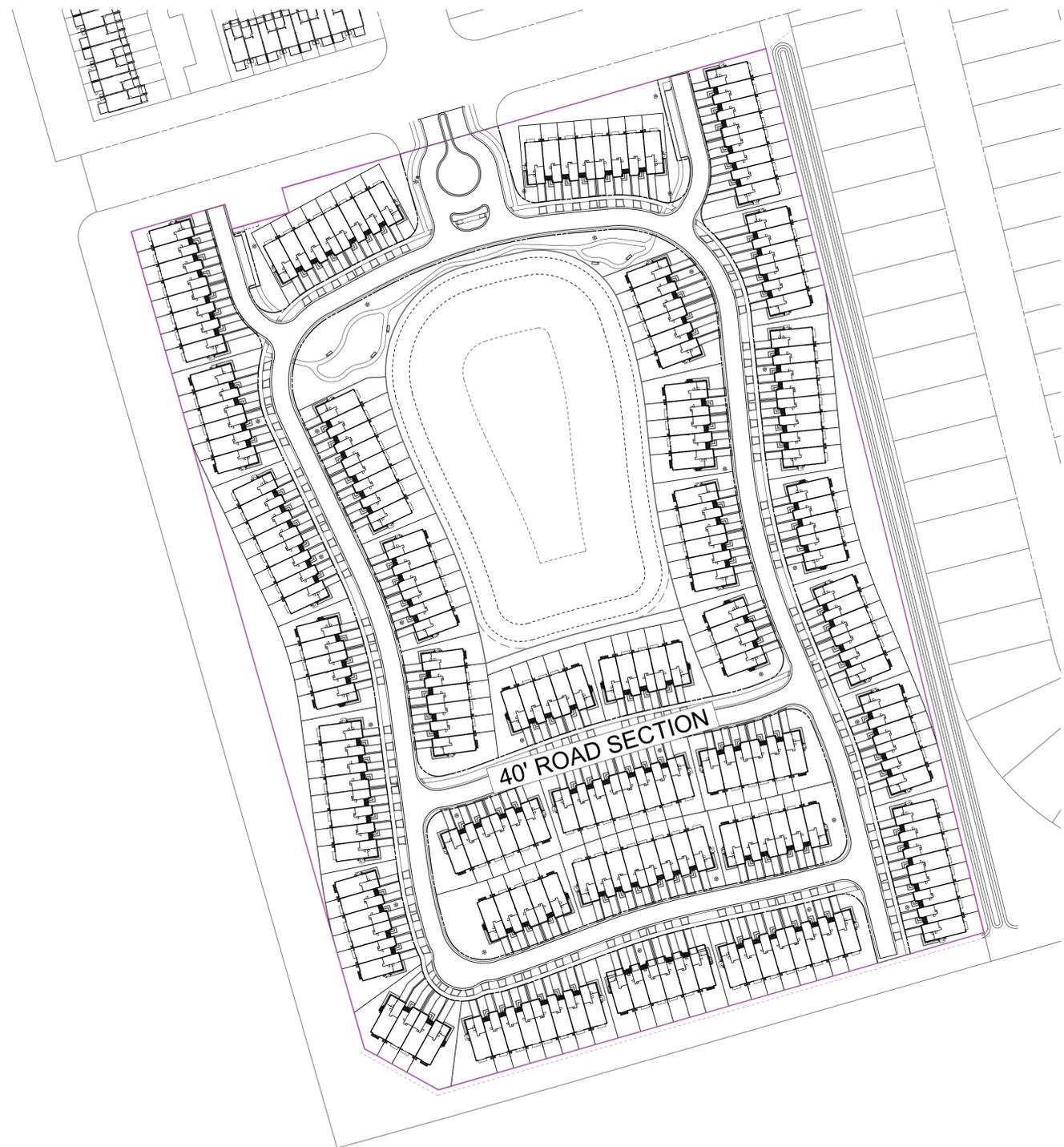
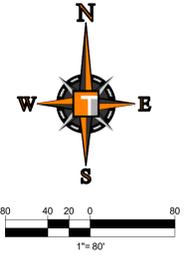
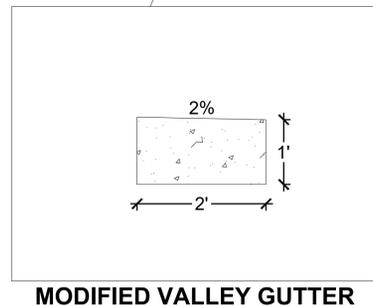
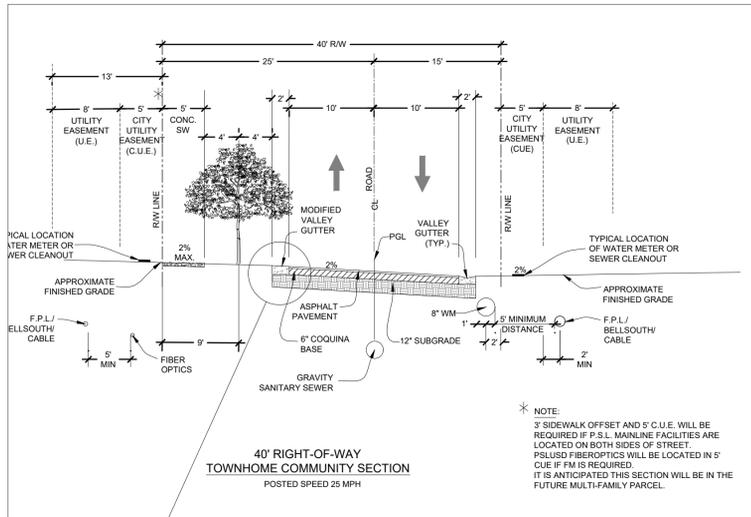
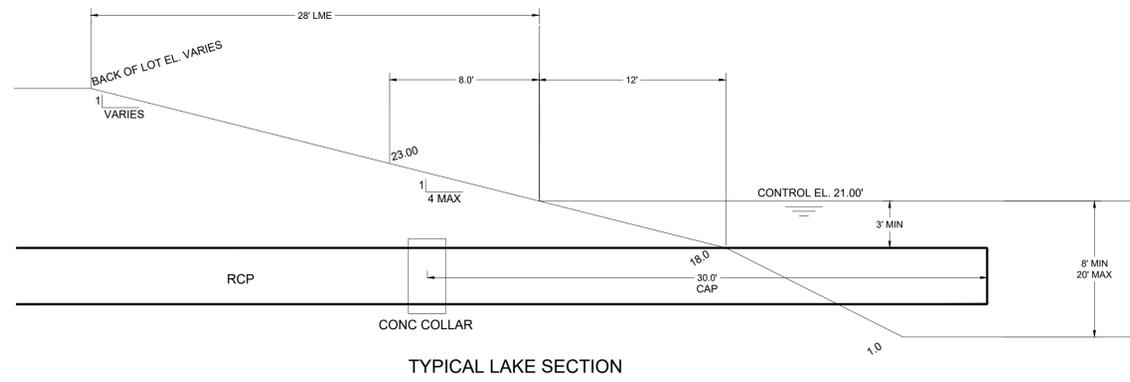
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125 W. INDIANTOWN RD., SUITE 206
JUPITER, FL 33468
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PGD DETAILS

SHEET NUMBER:
C-11A



SECTIONS LOCATION MAP

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE | 4850 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.
JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33468
P: 561-203-7000 | P: 813-379-4100 | P: 561-203-7503

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REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-SECTIONS

PROJECT:
**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**
FOR
13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

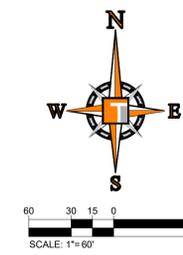
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JUPITER, FL 33468
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BRANDON UEMER
No. 68345
PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD
FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD No. 27528

SHEET TITLE:
PGD SECTIONS

SHEET NUMBER:
C-11B

Printed on Wednesday, February 01, 2023, 2:18:39 PM by M:Phon Legelster.
Project: TOWNHOME_SOUTH_220014_PGD_SECTIONS - PLANTING - C-11B PGD SECTIONS



SAMPLE POINT DISTANCES

1 TO 2	243 LF
2 TO 3	569 LF
3 TO 4	655 LF
3 TO 5	468 LF
4 TO 5	192 LF
5 TO 6	564 LF
6 TO 7	248 LF
6 TO 2	491 LF

TOTAL UTILITY LENGHTS FOR PROJECT

3,691 LF OF 8" WM

3,434 LF OF 8" SANITARY

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE
SUITE 206
JUPITER, FL 33468
P: 561-203-7503
F: 561-203-7503

125 W INDIANTOWN RD.
SUITE 206
JUPITER, FL 33468
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REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-MASTER-UTIL

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

FOR

13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

PEBWORTH PROFESSIONAL PLAZA
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BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
MASTER UTILITY PLAN

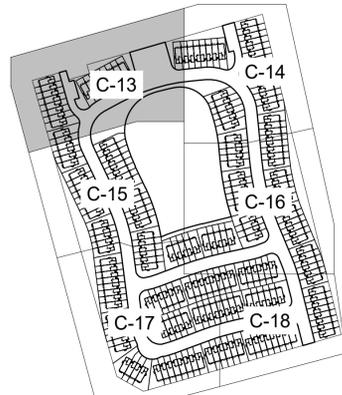
SHEET NUMBER:
C-12

PORT ST. LUCIE PROJECT NO: P22-232

Printed on Wednesday, February 01, 2023, 8:45 AM by Michael J. Uemer
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ENGINEERING LEGEND

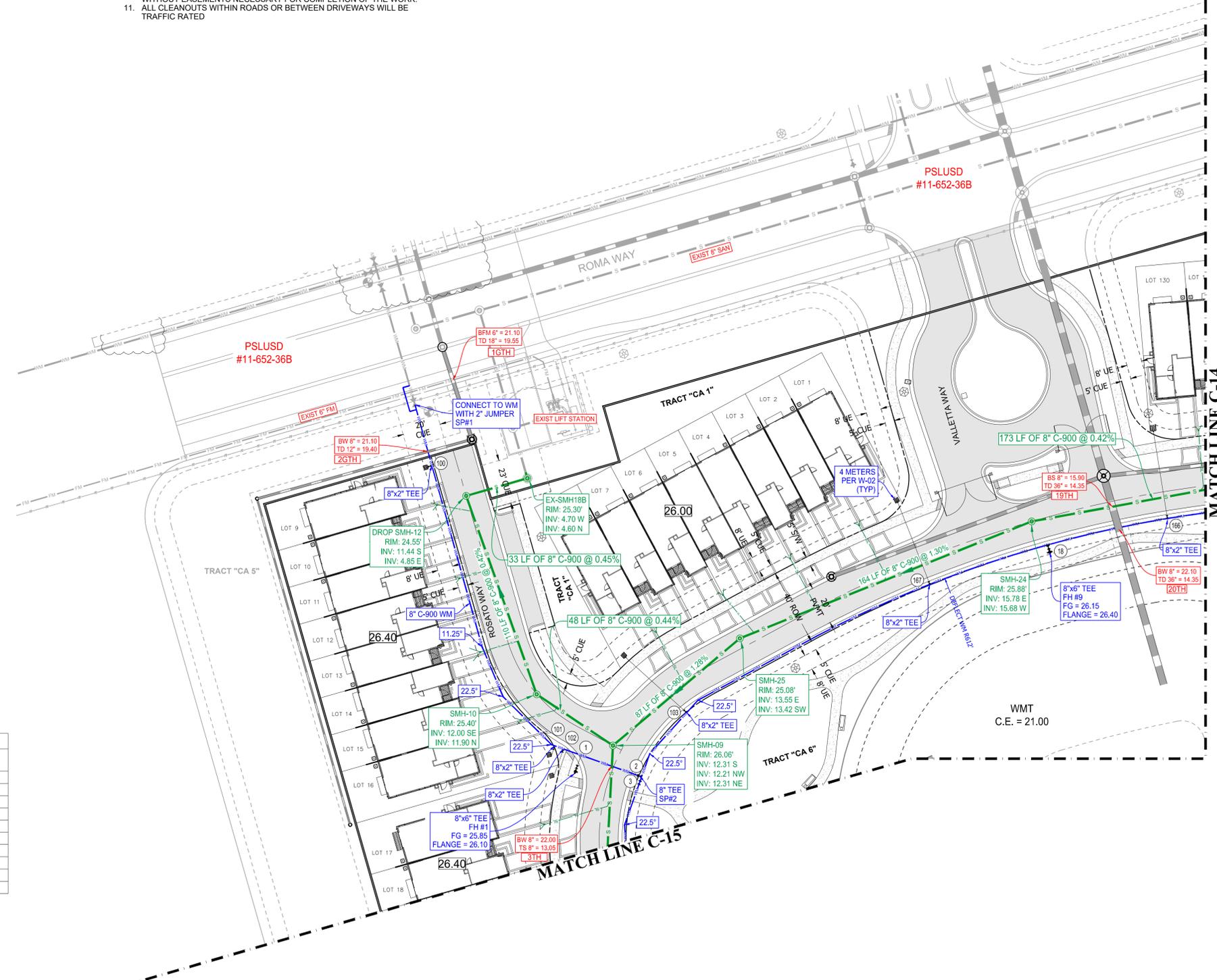
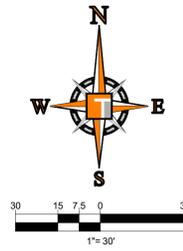
WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	
VALVE NUMBER	



KEYMAP

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- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- ALL CLEANOUTS WITHIN ROADS OR BETWEEN DRIVEWAYS WILL BE TRAFFIC RATED.



VALVE TABLE

PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
1	6	GATE	WATER					
2	8	GATE	WATER					
3	8	GATE	WATER					
100	2	GATE	WATER					
101	2	GATE	WATER					
102	2	GATE	WATER					
103	2	GATE	WATER					
166	2	GATE	WATER					
167	6	GATE	WATER					
18	2	GATE	WATER					

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
 JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33468
 P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY

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DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-UTILITY-PLANS

PROJECT:
VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE
 FOR
13th FLOOR HOMES
 PORT SAINT LUCIE
 FLORIDA

THOMAS ENGINEERING GROUP
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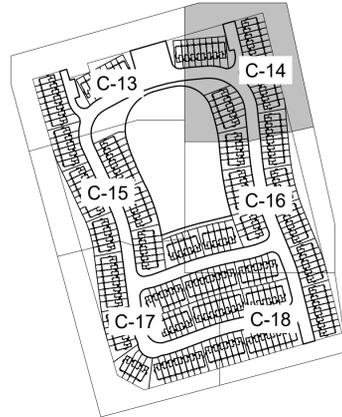
BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 1, 2023
 Florida License No. 68345
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-13
 PORT ST. LUCIE PROJECT NO: P22-232

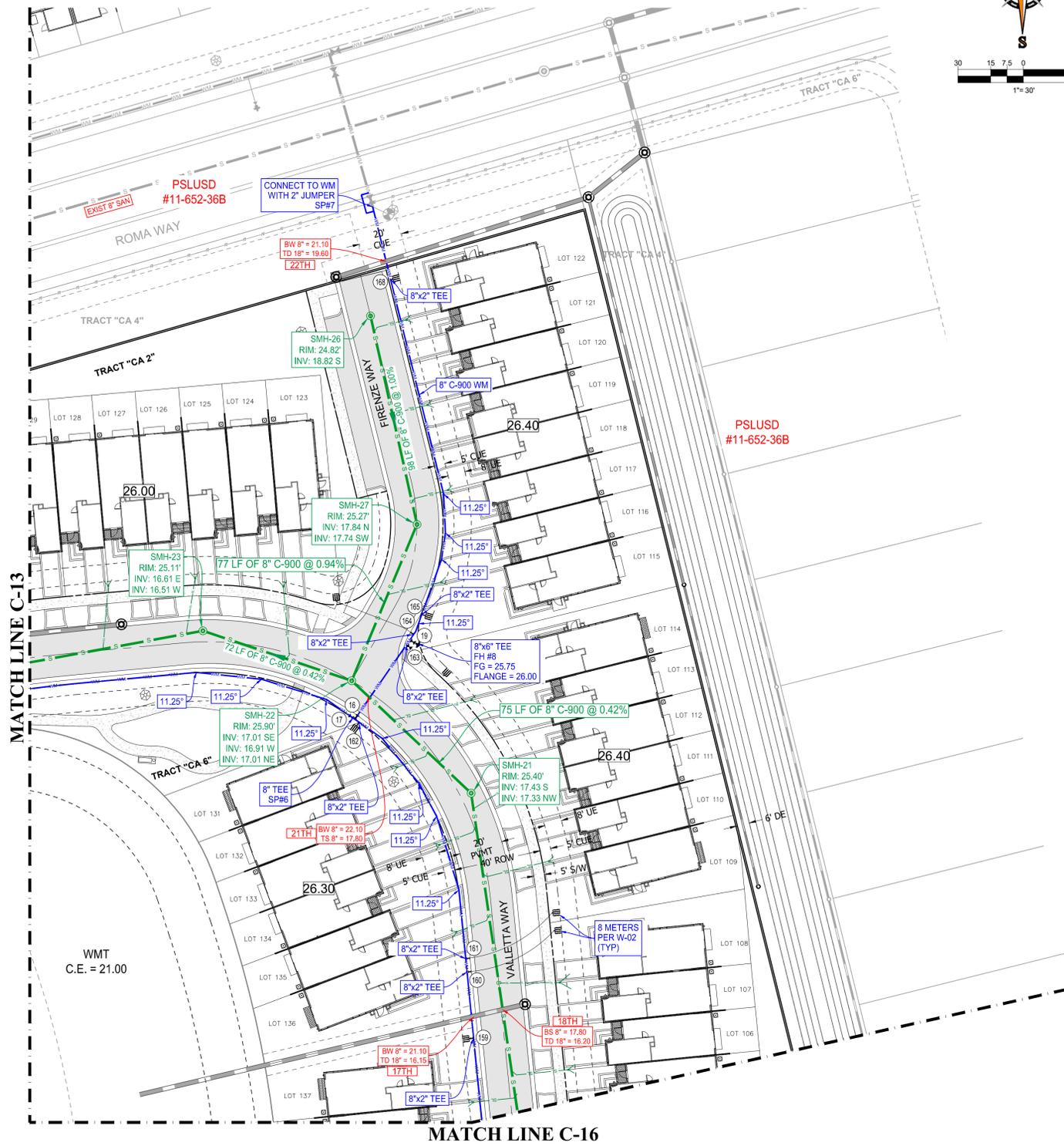
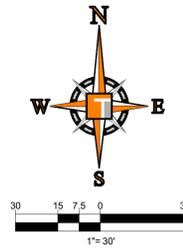
Printed on Wednesday, February 01, 2023, 8:19 AM by Michael Legleiter
 File Path: \\s:\projects\11-652-36\11-652-36-UTLTY-PLANS\11-652-36-UTLTY-PLANS\C-13 UTILITY PLAN

ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	
VALVE NUMBER	



KEYMAP



PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
16	8	GATE	WATER					
17	8	GATE	WATER					
19	6	GATE	WATER					
159	2	GATE	WATER					
160	2	GATE	WATER					
161	2	GATE	WATER					
162	2	GATE	WATER					
163	2	GATE	WATER					
164	2	GATE	WATER					
165	2	GATE	WATER					
168	2	GATE	WATER					

CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
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THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468
 P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503

REV.	DATE	COMMENT	BY:

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PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-UTILITY-PLANS

PROJECT:
VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE
 FOR
13th FLOOR HOMES
 PORT SAINT LUCIE
 FLORIDA

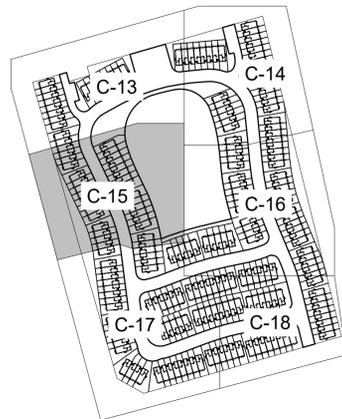
THOMAS ENGINEERING GROUP
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 125 W. INDIANTOWN RD, SUITE 206
 JUPITER, FL 33468
 PH: (561) 203-7503
 FX: (561) 203-7721
 www.ThomasEngineeringGroup.com

BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 1, 2023
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-14
 PORT ST. LUCIE PROJECT NO. P22-232

ENGINEERING LEGEND

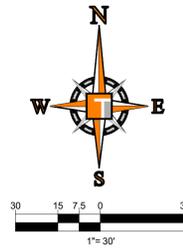
WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	
VALVE NUMBER	



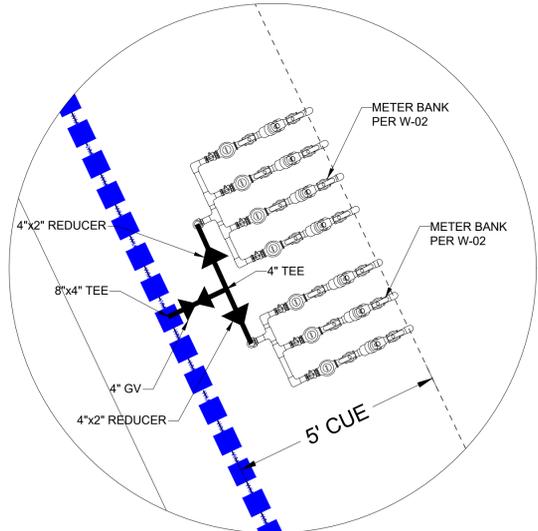
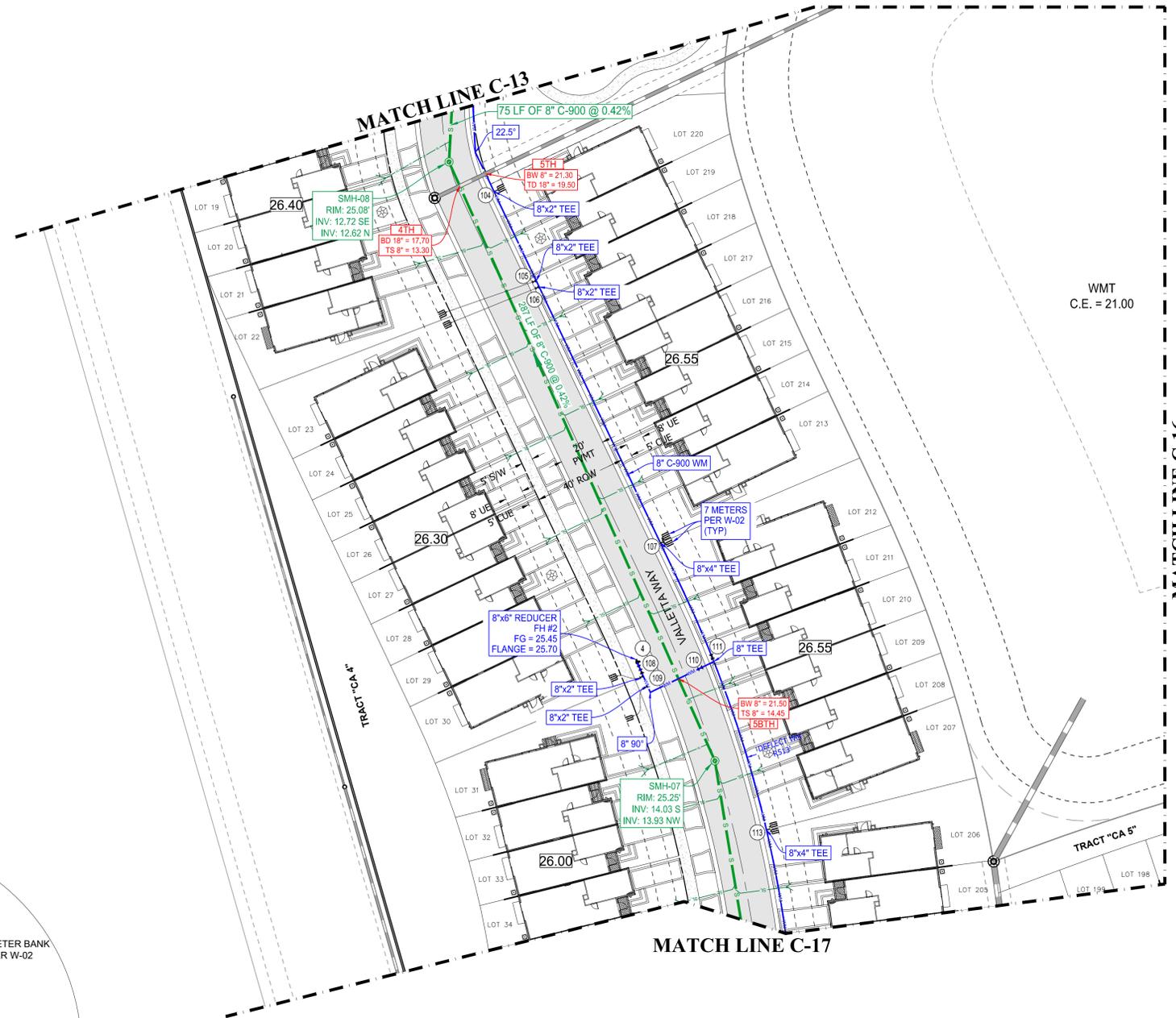
KEYMAP

CONSTRUCTION NOTES:

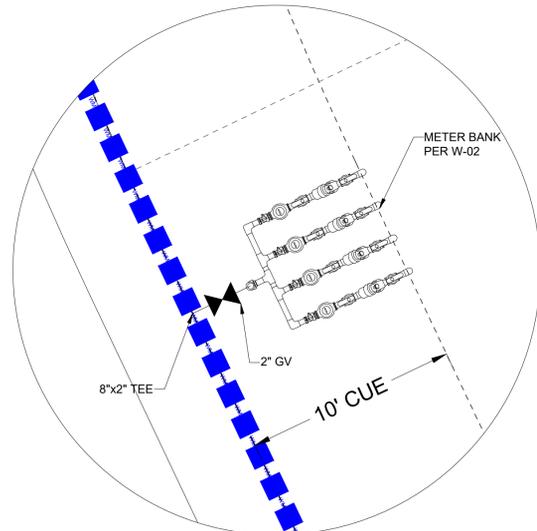
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PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
4	6	GATE	WATER					
104	2	GATE	WATER					
105	2	GATE	WATER					
106	2	GATE	WATER					
107	4	GATE	WATER					
108	2	GATE	WATER					
109	2	GATE	WATER					
110	8	GATE	WATER					
111	8	GATE	WATER					
113	4	GATE	WATER					



TYPICAL MULTIPLE METER CONNECTION



TYPICAL QUAD METER CONNECTION

THOMAS ENGINEERING GROUP
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 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468
 P: 561-203-7000 | P: 561-203-7000 | P: 561-203-7000

REV.	DATE	COMMENT	BY:

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DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-UTILITY-PLANS

PROJECT:
VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE
 FOR
13th FLOOR HOMES
 PORT SAINT LUCIE
 FLORIDA

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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 1, 2023
 Florida License No. 68345
 Florida Business Registration No. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-15
 PORT ST. LUCIE PROJECT NO: P22-232

ENGINEERING LEGEND

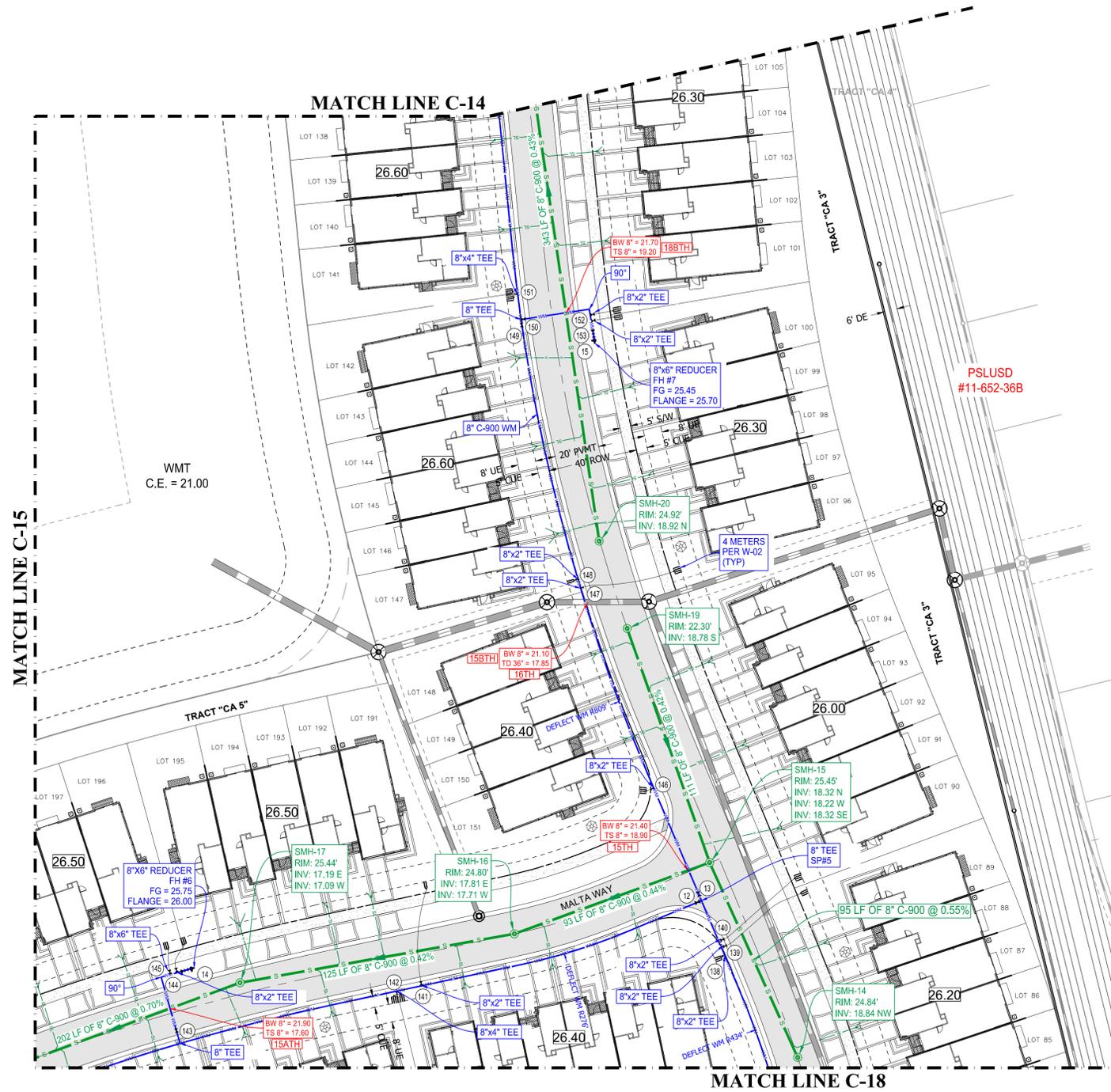
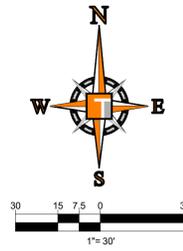
WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	
VALVE NUMBER	



KEYMAP

CONSTRUCTION NOTES:

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VALVE TABLE

PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
12	8	GATE	WATER					
13	8	GATE	WATER					
14	6	GATE	WATER					
15	6	GATE	WATER					
138	2	GATE	WATER					
139	2	GATE	WATER					
140	2	GATE	WATER					
141	2	GATE	WATER					
142	4	GATE	WATER					
143	8	GATE	WATER					
144	2	GATE	WATER					
145	2	GATE	WATER					
146	2	GATE	WATER					
147	2	GATE	WATER					
148	2	GATE	WATER					
149	8	GATE	WATER					
150	8	GATE	WATER					
151	4	GATE	WATER					
152	2	GATE	WATER					
153	2	GATE	WATER					

HOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503

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REV.	DATE	REVISIONS	COMMENT	BY:

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www.callsunshine.com

PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-UTILITY-PLANS

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

FOR

13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

HOMAS
ENGINEERING GROUP

PEBORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD., SUITE 206
JUPITER, FL 33458
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www.ThomasEngineeringGroup.com

BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:

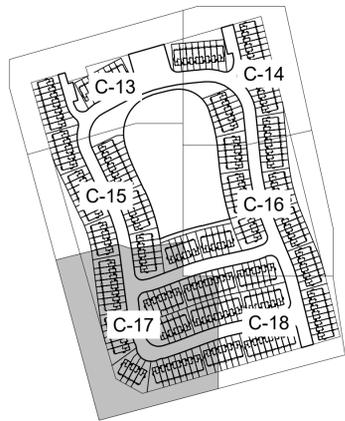
UTILITY PLAN

SHEET NUMBER:

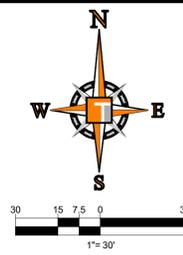
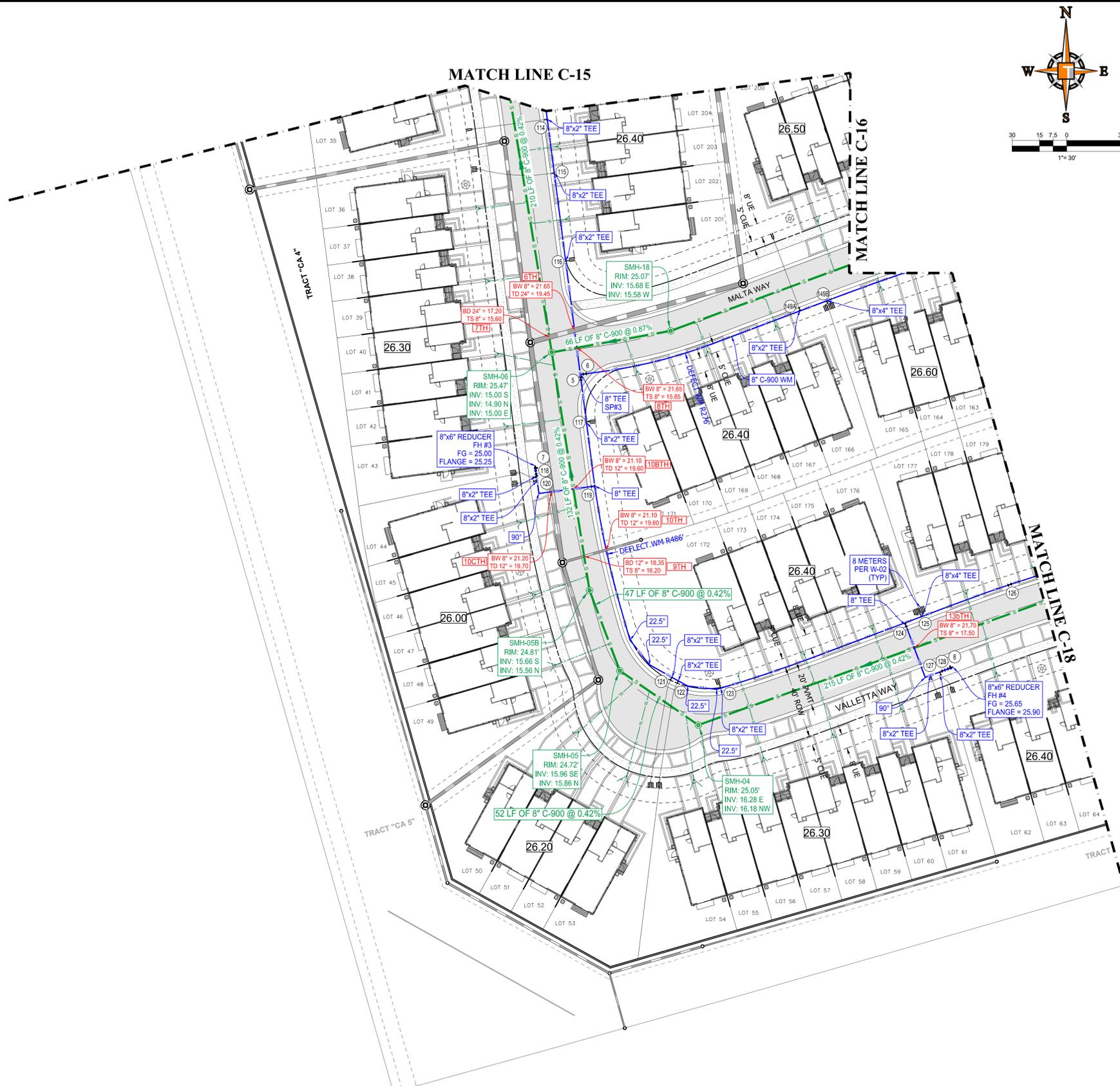
C-16

ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	
VALVE NUMBER	



KEYMAP



PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
5	8	GATE	WATER					
6	8	GATE	WATER					
7	6	GATE	WATER					
8	6	GATE	WATER					
114	2	GATE	WATER					
115	2	GATE	WATER					
116	2	GATE	WATER					
117	2	GATE	WATER					
118	2	GATE	WATER					
119	8	GATE	WATER					
120	2	GATE	WATER					
121	2	GATE	WATER					
122	2	GATE	WATER					
123	2	GATE	WATER					
124	8	GATE	WATER					
125	4	GATE	WATER					
126	8	GATE	WATER					
127	2	GATE	WATER					
128	2	GATE	WATER					
149A	2	GATE	WATER					
149B	2	GATE	WATER					

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 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468
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REV	DATE	COMMENT	BY

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PROJECT No.	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-UTILITY-PLANS

PROJECT:
**VERANO SOUTH
 POD G
 PLAT NO. 2, REPLAT ONE**
 FOR
13th FLOOR HOMES

PORT SAINT LUCIE
 FLORIDA

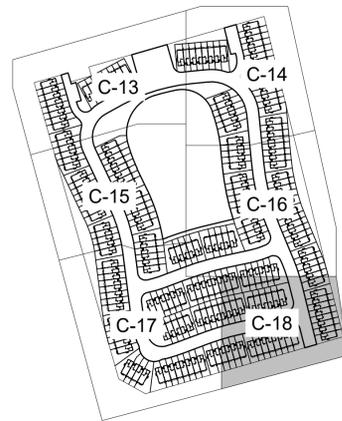
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 No. 68345
 PROFESSIONAL ENGINEER
 February 1, 2023
 FLORIDA LICENSE No. 68345
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-17
 PORT ST. LUCIE PROJECT No. P22-232

ENGINEERING LEGEND

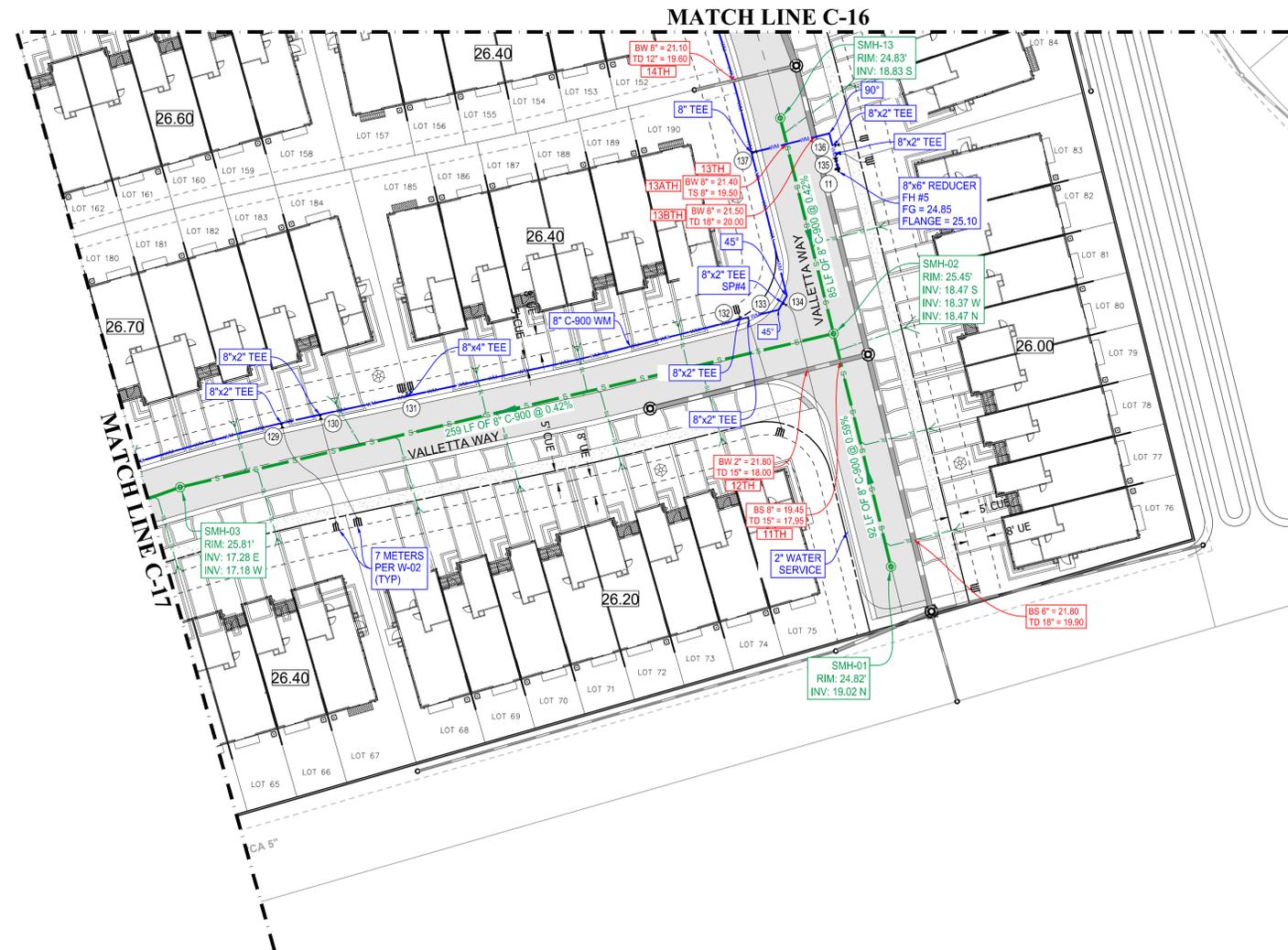
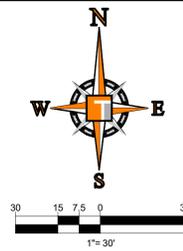
WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	
VALVE NUMBER	



KEYMAP

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PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
11	6	GATE	WATER					
129	2	GATE	WATER					
130	2	GATE	WATER					
131	4	GATE	WATER					
132	2	GATE	WATER					
133	2	GATE	WATER					
134	2	GATE	WATER					
135	2	GATE	WATER					
136	2	GATE	WATER					
137	8	GATE	WATER					

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE SUITE 206
JUPITER, FL 33468
PH: (561) 203-7503
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WWW.THOMASENGINEERINGGROUP.COM

REVISIONS

REV.	DATE	COMMENT	BY

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CHECKED BY: BMU
CAD I.D.: FJ220014-UTILITY-PLANS

PROJECT:
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POD G
PLAT NO. 2, REPLAT ONE**

FOR
13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

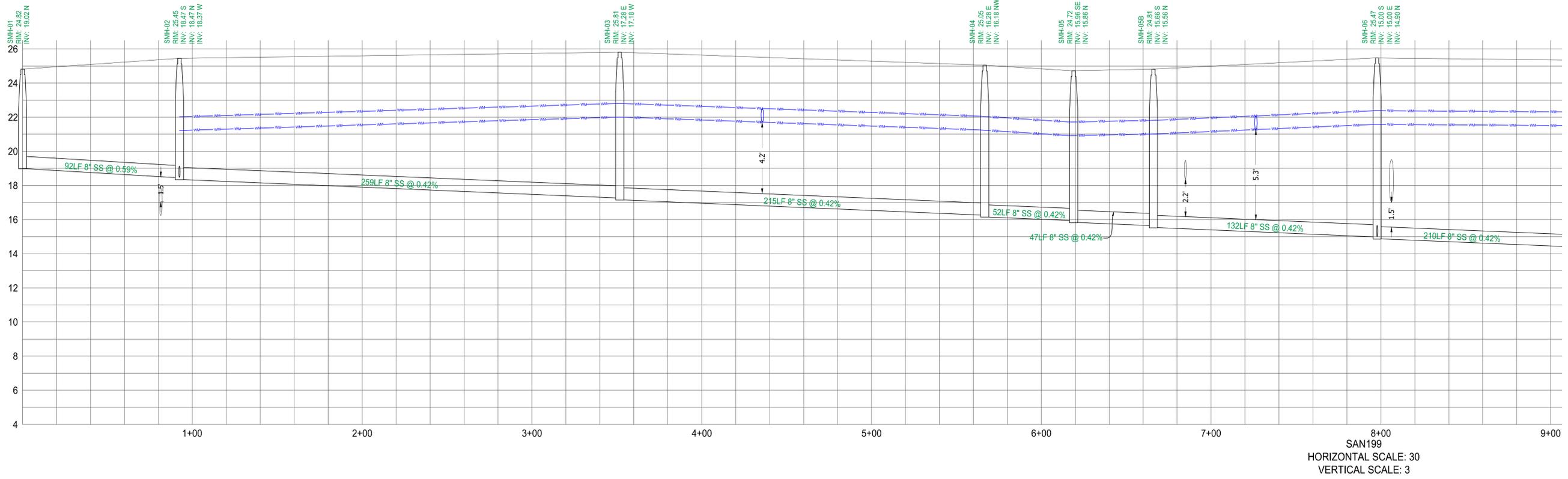
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BRANDON UEMER
No. 68345

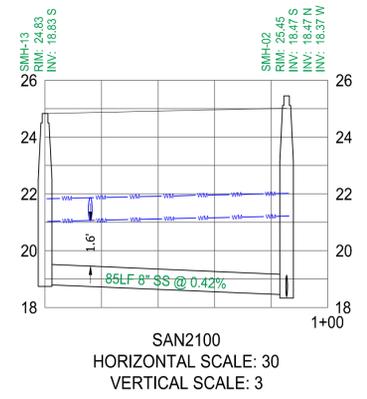
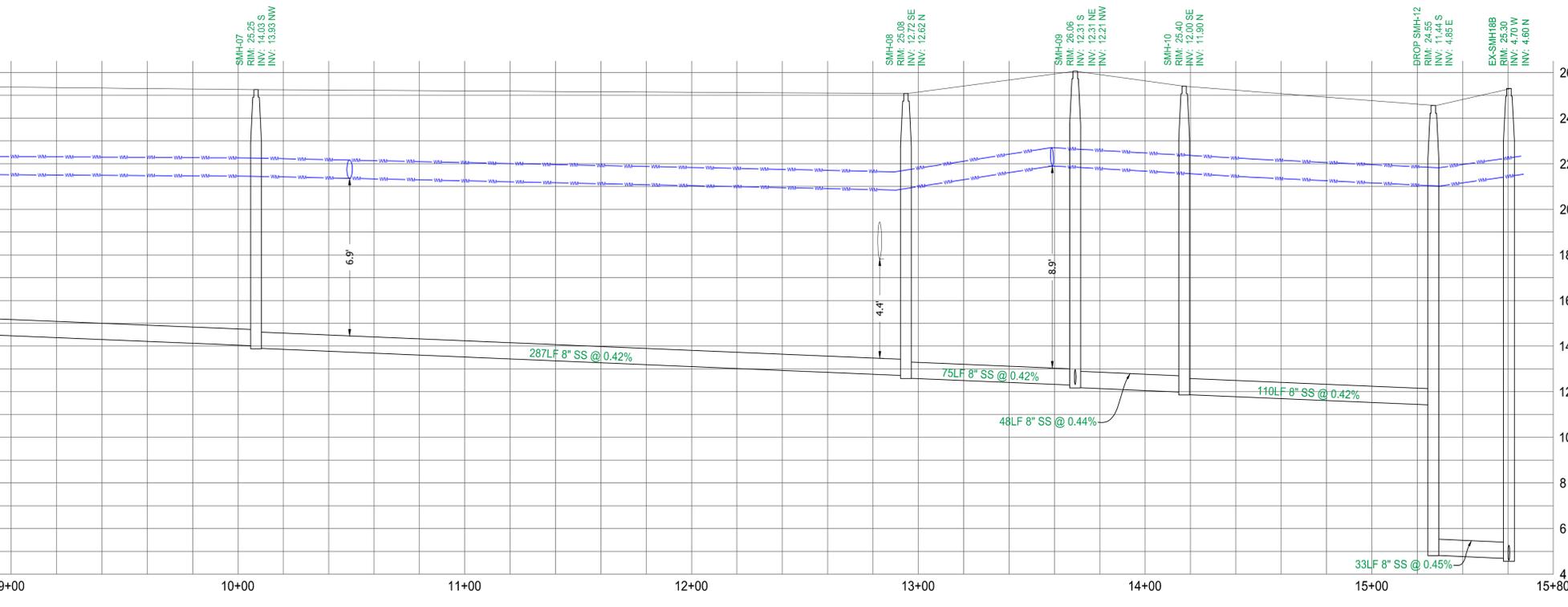
PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-18



SAN199
HORIZONTAL SCALE: 30
VERTICAL SCALE: 3



SAN2100
HORIZONTAL SCALE: 30
VERTICAL SCALE: 3

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6800 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33468
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PROJECT No.: FJ220014
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CAD I.D.: FJ220014-UTILITY-PROFILES

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THOMAS
ENGINEERING GROUP

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February 1, 2023
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:
PROFILES

SHEET NUMBER:
C-19

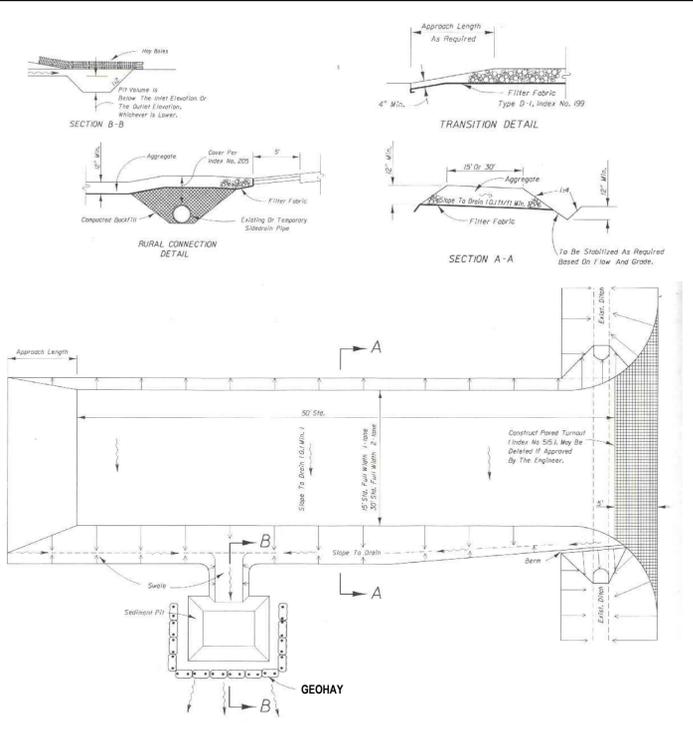
Profile as shown by Wednesday, February 01, 2023, 2:41 PM by Michael Leggett
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EROSION CONTROL GENERAL NOTES:

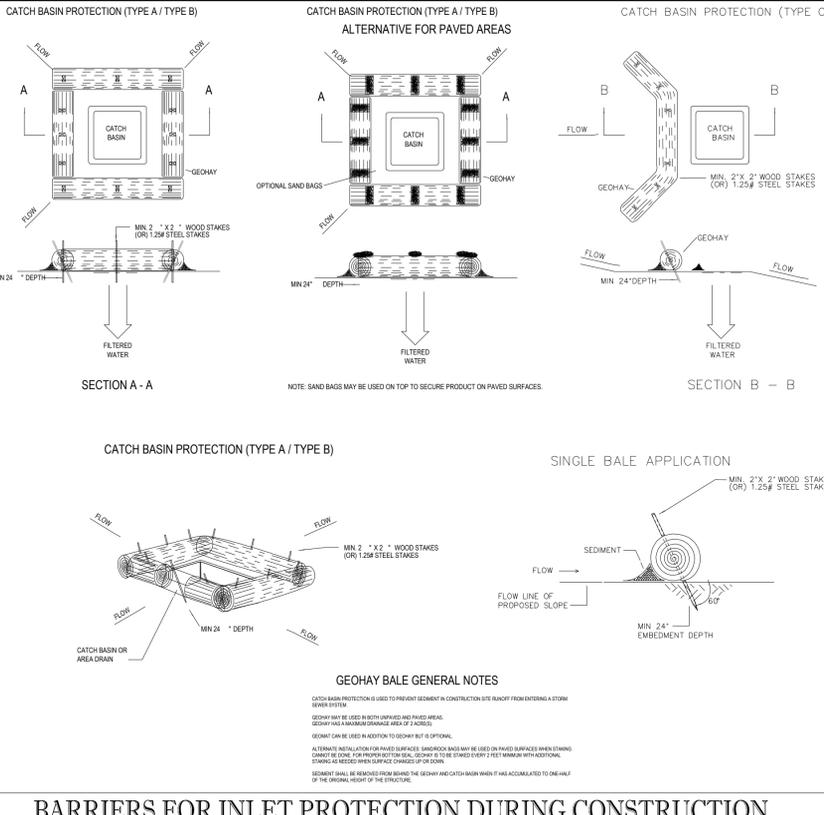
- PROJECT NAME AND LOCATION INFORMATION:**
VERANO SOUTH, PORT ST LUCIE, FLORIDA.
- NATURE OF ACTIVITY:**
RESIDENTIAL SUBDIVISION.
- SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:**
THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL 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:** 18.46 ACRES
- TOTAL AREA TO BE DISTURBED:** 18.46 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:** 18.46 ACRES
- LAT AND LONG OF EACH DISCHARGE POINT AND RECEIVING WATER:**
C-24 CANAL, ST LUCIE RIVER
- CONTROLS AND BMP'S:**
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 INLET(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 MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.
SOD SHALL BE USED TO STABILIZE 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.
- 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.
INLET(S) / 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 HAULED 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 USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'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 INLET(S), SURFACE SWALES 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.
INLET(S) / OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER INLETS, SILT FENCE, OR FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDING SHALL BE RESEEDING PER MANUFACTURER'S 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.

- 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 BE STABILIZED. CONSTRUCTED AREAS WHERE VEHICLES ENTER OR EXITS THE SITE. ALL BMP'S.
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 FROM 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 SFWMD 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 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.

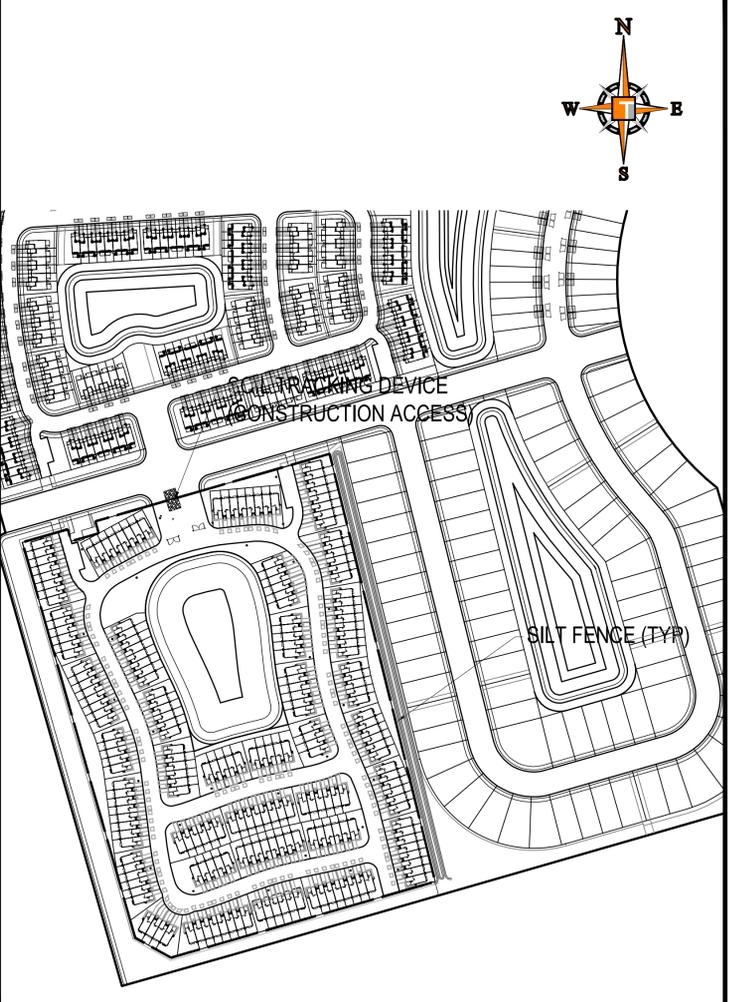
NAME AND TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER	DATE



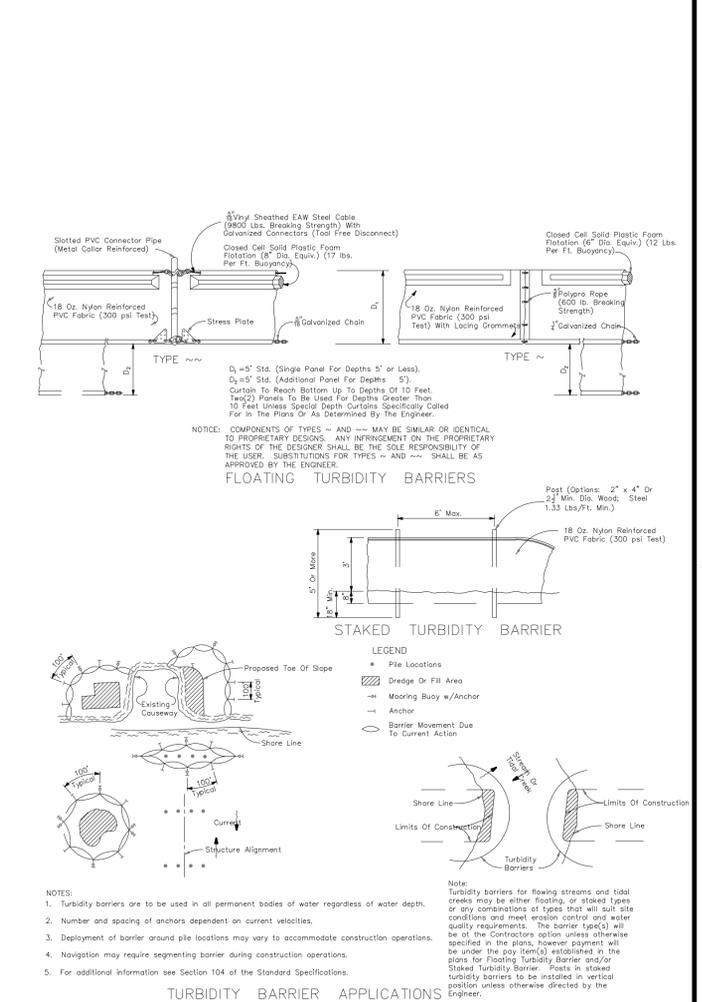
SOIL TRACKING PREVENTION TYPE A
SCALE: NONE



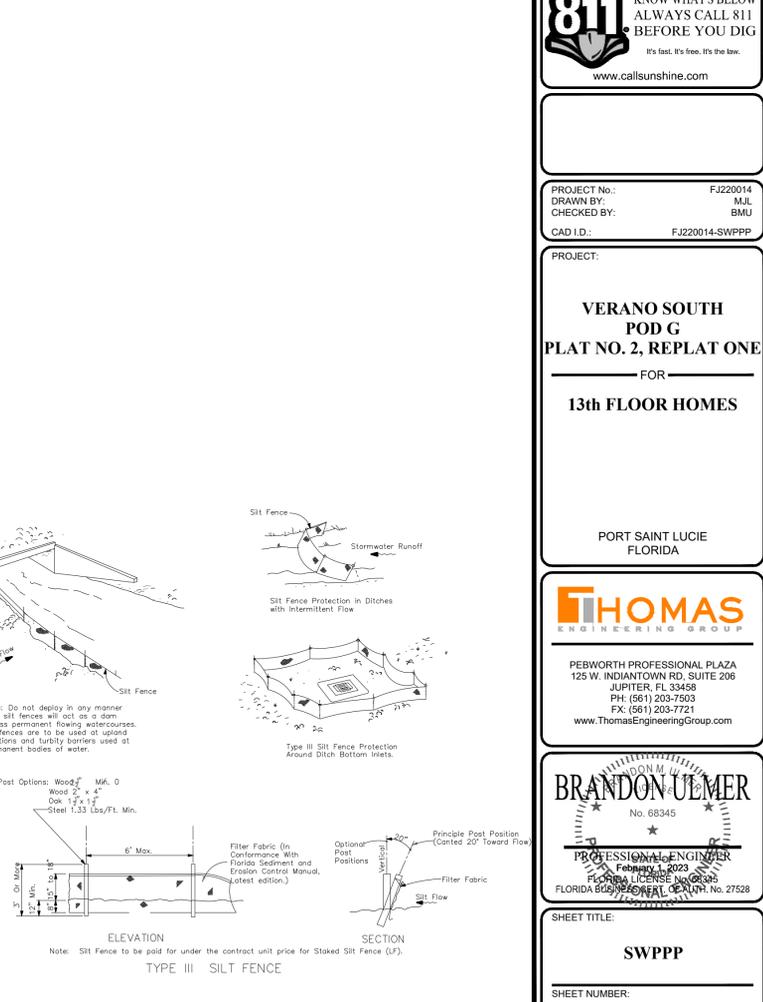
BARRIERS FOR INLET PROTECTION DURING CONSTRUCTION
SCALE: NONE



PROJECT SPECIFIC MAP
SCALE: 1" = 200'



TURBIDITY BARRIER APPLICATIONS
SCALE: NONE



EROSION & SEDIMENT CONTROL DETAILS
SCALE: NONE

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REV	DATE	REVISIONS	COMMENT	BY

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PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	SWPP
CAD I.D.:	FJ220014-BWPP

VERANO SOUTH POD G PLAT NO. 2, REPLAT ONE
FOR
13th FLOOR HOMES

PORT SAINT LUCIE FLORIDA

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SHEET TITLE:
SWPPP
SHEET NUMBER:
C-21
PORT ST. LUCIE PROJECT NO. P22-232

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