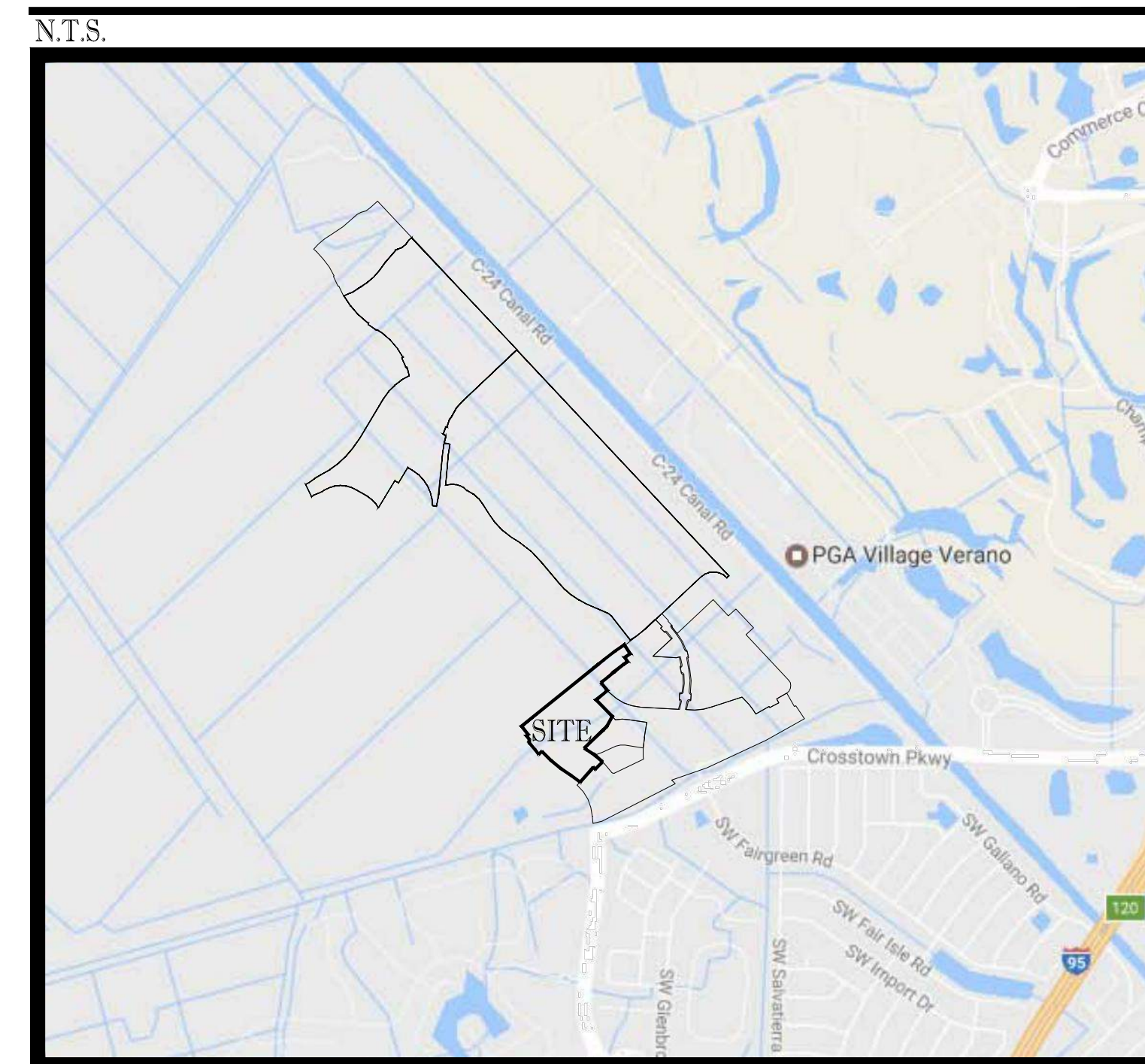


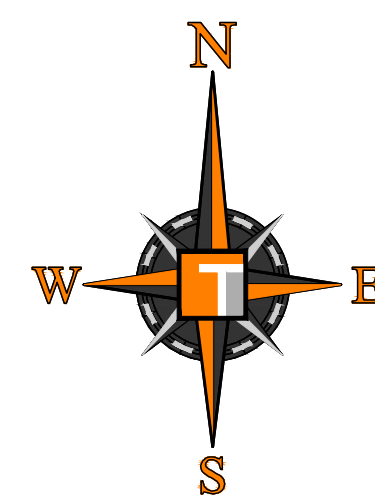
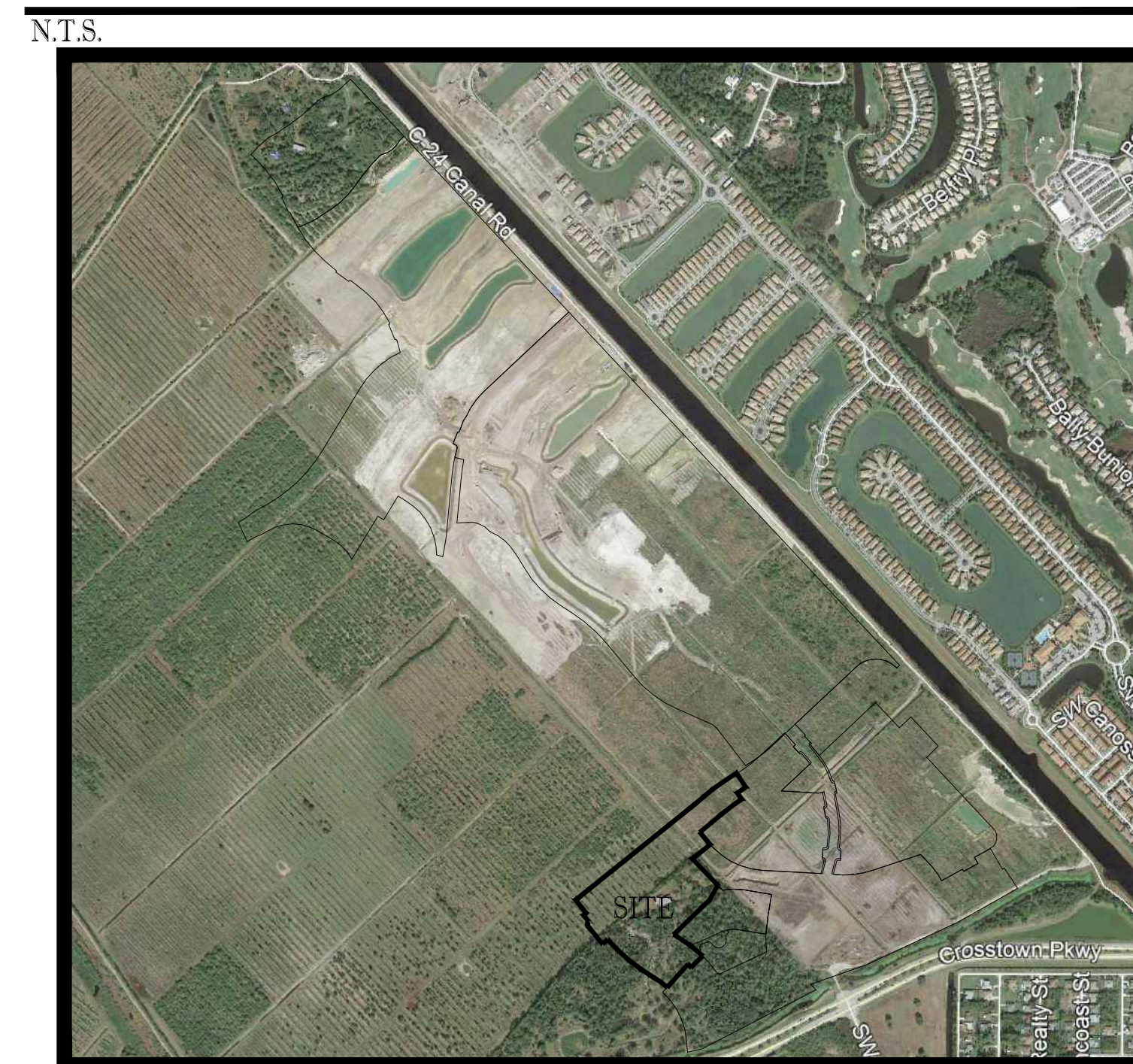
CONSTRUCTION PLANS FOR: VERANO SOUTH - POD C, PLAT 3

OWNER:
KOLTER LAND PARTNERS

LOCATION MAP



VICINITY \ AERIAL MAP



SHEET INDEX

PLANS BY THOMAS ENGINEERING GROUP:	
COVER SHEET	C-01C3
GENERAL NOTES	C-02C3
KEY SHEET	C-03C3
PGD PLAN	C-04C3
PGD PLAN	C-05C3
PGD PLAN	C-06C3
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UTILITY PLAN	C-13C3
UTILITY PROFILES	C-14C3
SWPPP	C-15C3
MASTER PSLUSD SANITARY PLAN	EX-01
MASTER PSLUSD WATERMAIN PLAN	PSL-WM-01
MASTER PSLUSD SFWMD EXHIBIT	SFWMD-01

PROJECT TEAM

APPLICANT:

VERANO DEVELOPEMENT LLC
10911 S.W. VISCONTI WAY
PORT ST LUCIE, FL 34986
CONTACT: SCOTT MORTON

ENGINEER:

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

LANDSCAPE ARCHITECT/PLANNER:

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

SURVEYOR:

GEOPOINT
4152 WEST HERON BLVD, SUITE 105
RIVIERA BEACH, FL 33404
(561)-444-2702

UTILITIES DEPARTMENT

- APPROVED
- APPROVED AS NOTED



Port St. Lucie Utility Systems Department (PSLUSD) hereby releases these plans. No representation is made that these plans are accurate or complete nor does PSLUSD represent that these plans will meet the needs of the project. The Engineer of Record and the Utility Contractor are hereby notified that any work or product that fails to meet the standards or policy of the PSLUSD or applicable agencies will not be accepted. PSLUSD is not responsible for additional project costs or delays due to the inability of meeting said requirements.

BY **M. Holler** - PSLUSD Eng Div DATE **7/8/2020**



PEBORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
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PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

Expires:
One year after
Approval
with no activity

Density Log Book Required
UTILITY STANDARDS MANUAL 2019 PAGE 53, LINE 8



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.

THOMAS ENGINEERING GROUP
ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6500 NW 31ST AVENUE | 4890 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-COVER-SHEET

PROJECT:
**VERANO SOUTH
POD C, PLAT 3**
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

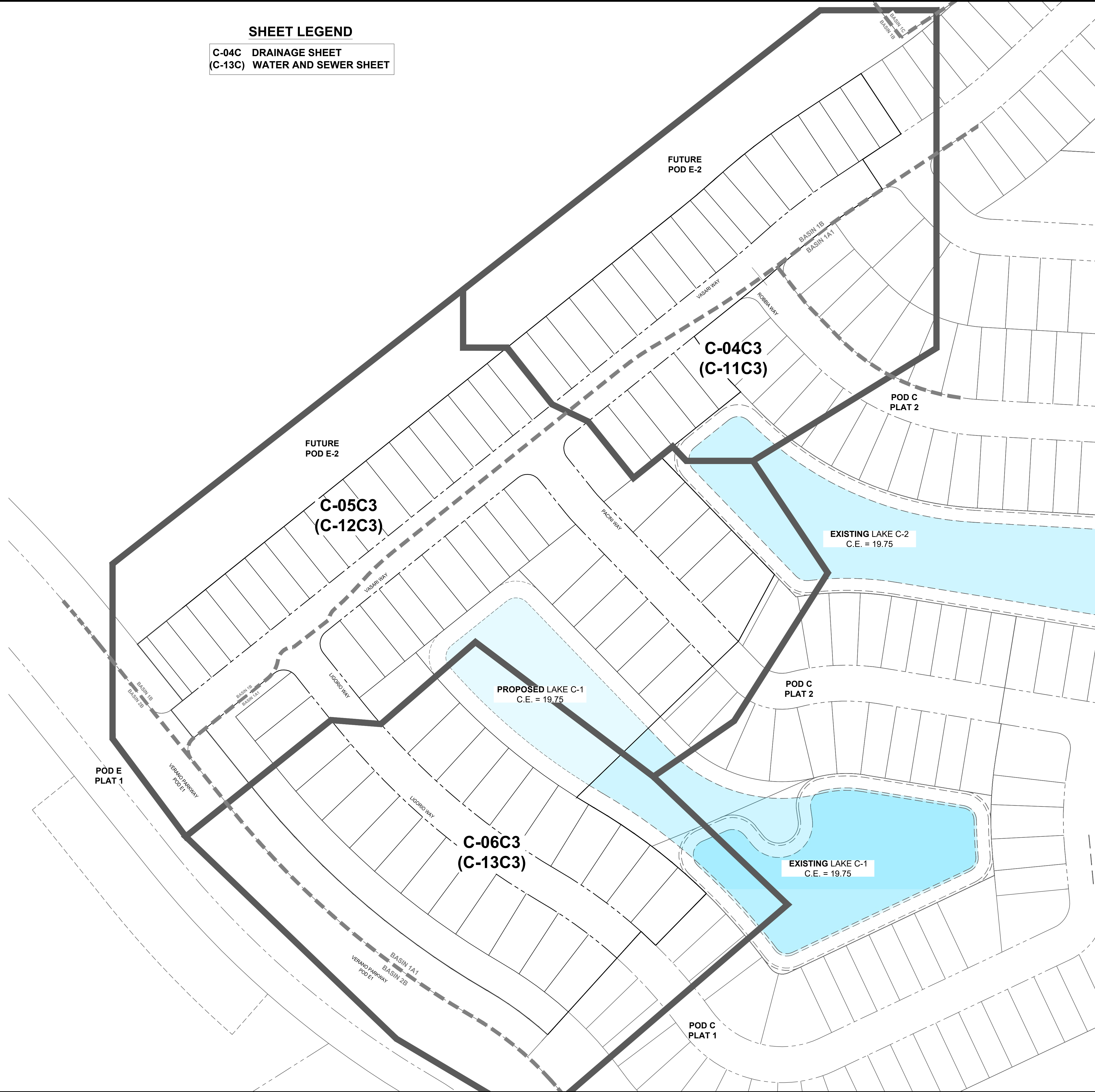
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BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
JULY 18, 2020
FLORIDA BUSINESS PROFESSIONAL SEAL No. 27528

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-01C3

Printed on Tuesday, June 16, 2020, 7:41 PM by Michael Leporello

SHEET LEGEND
C-04C DRAINAGE SHEET
(C-13C) WATER AND SEWER SHEET



Printed on Tuesday, June 16, 2020, 7:42 PM by Michael Lepeliedt
 P:\Projects\11-652-32D\11-652-32D-KEY SHEET.dwg

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-KEY-SHEET

PROJECT:
**VERANO SOUTH
 POD C, PLAT 3**

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
 FLORIDA

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 with no activity

CITY OF PORT ST. LUCIE
 UTILITY SYSTEMS DEPT.

REVIEWED

By: M. Holler - PSLUSD Eng Div
 Date: 06/26/2020 Time: 11:15:16 AM

BRANDON UEMER
 No. 68345

PROFESSIONAL ENGINEER
 Florida License No. 68345
 Florida Board of Professional Engineers No. 27528

SHEET TITLE:
KEY SHEET

SHEET NUMBER:
C-03C3

PORT ST. LUCIE PROJECT NO: P20-021

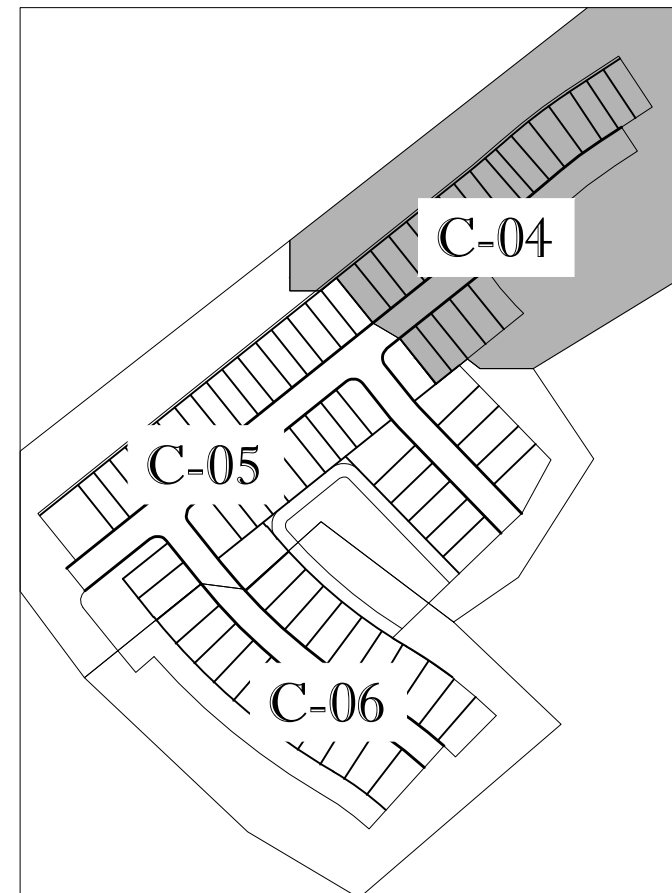
PSLUSD PROJECT NO: 11-652-32D
 ELEVATIONS BASED ON NAVD '88

CONSTRUCTION NOTES:

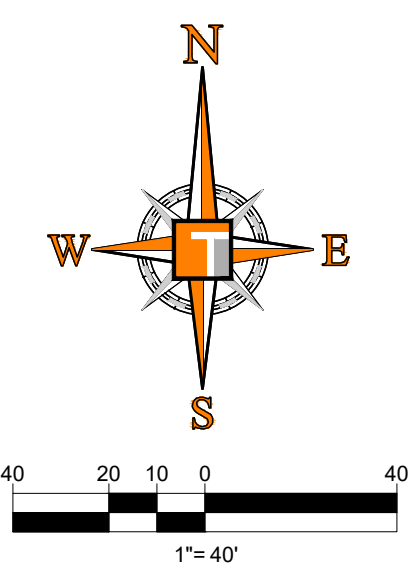
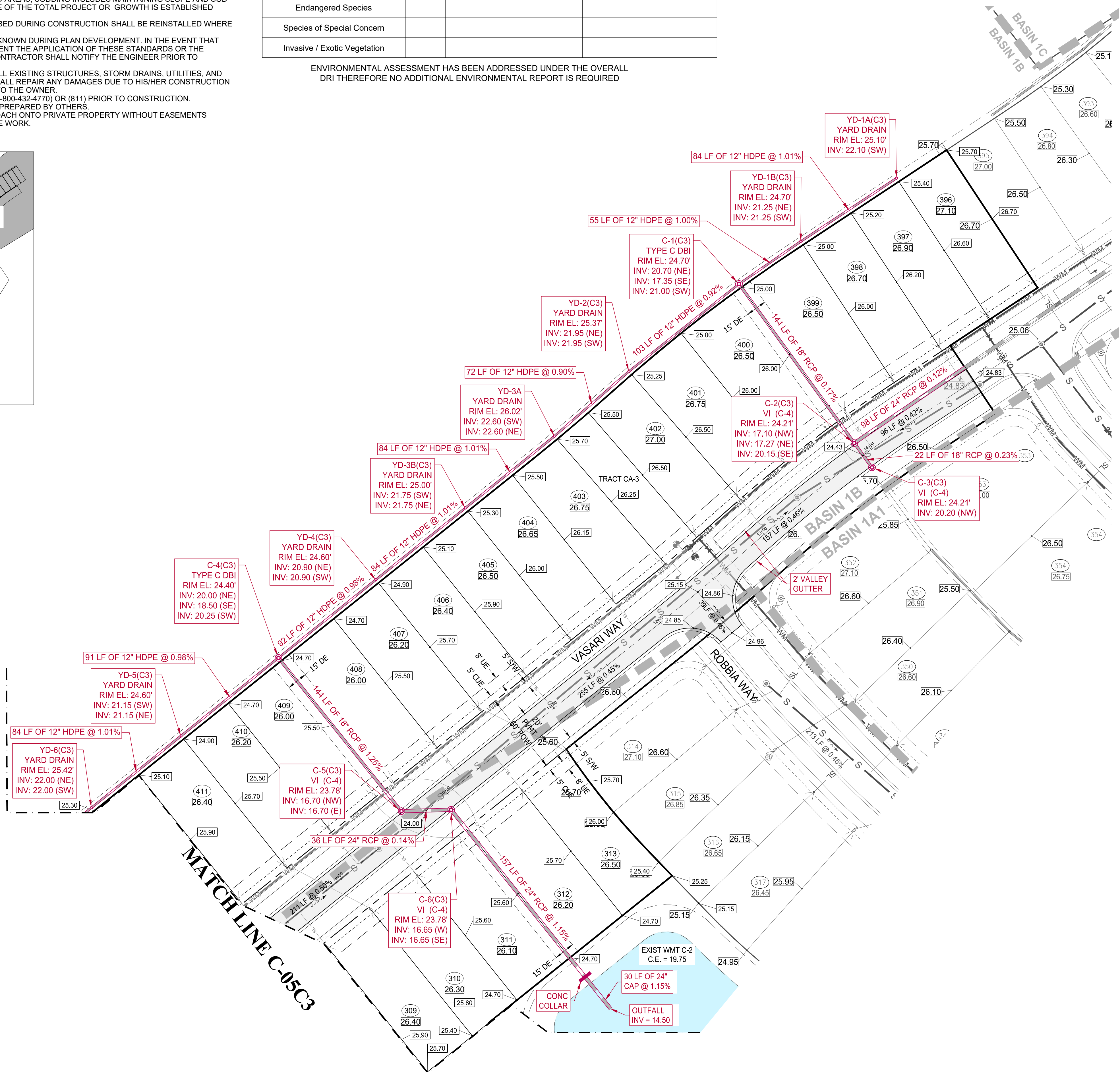
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Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation plan (Yes/No)
Wetlands				
Rare Habitat				
Threatened Species				
Endangered Species				
Species of Special Concern				
Invasive / Exotic Vegetation				

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



KEYMAP



ENGINEERING LEGEND

WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM 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)
LOT NUMBER / FINISH FLOOR	(Symbol)
24" STOP BAR AND STOP SIGN	(Symbol)

BASIN SUMMARY

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HOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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 P: 954-202-7000 | P: 813-379-4100
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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:
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POD C, PLAT 3
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 June 18, 2020
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS
 No. 27528

SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-04C3
 PORT ST. LUCIE PROJECT No. P20-021

Not Reviewed by PSLUSD

PSLUSD PROJECT No. 11-652-32D
 ELEVATIONS BASED ON NAVD '88

Printed on Tuesday, June 16, 2020, 7:42 PM by Michael Leporello

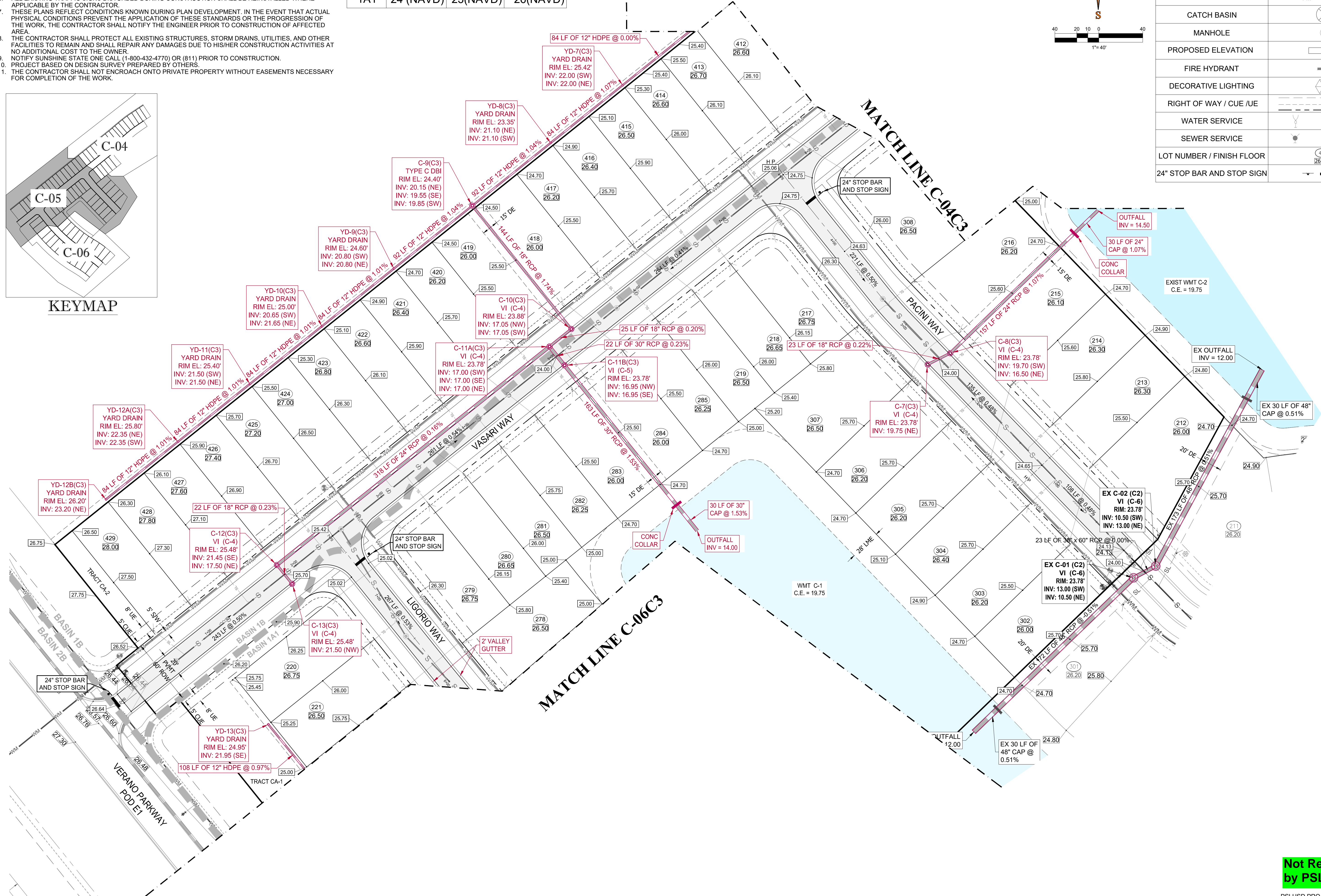
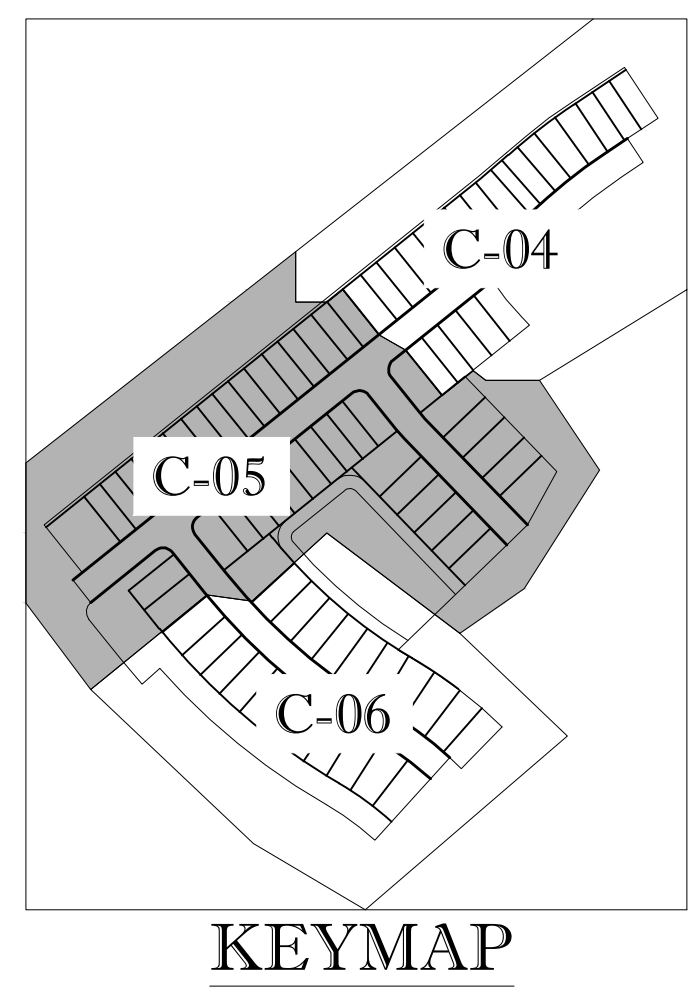
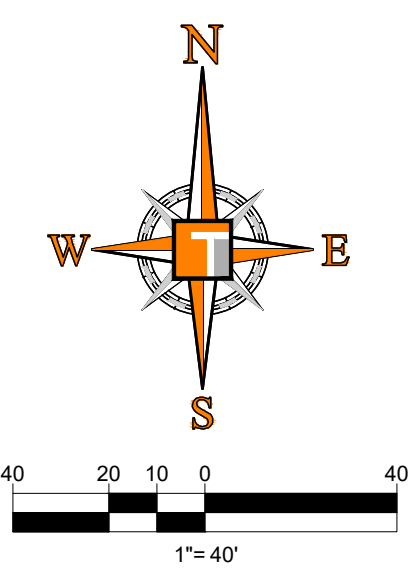
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STORM SEWER	S S
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	(Symbol)
MANHOLE	(Symbol)
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RIGHT OF WAY / CUE / UE	(Symbol)
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LOT NUMBER / FINISH FLOOR	(Symbol)
24" STOP BAR AND STOP SIGN	(Symbol)



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DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:
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POD C, PLAT 3
 FOR
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BRANDON UEMER
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 June 18, 2020
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS
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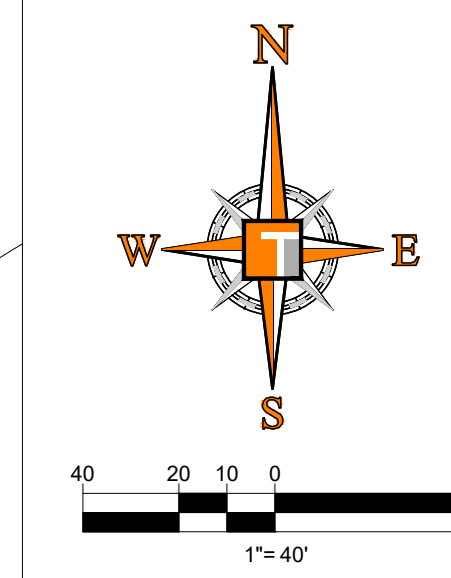
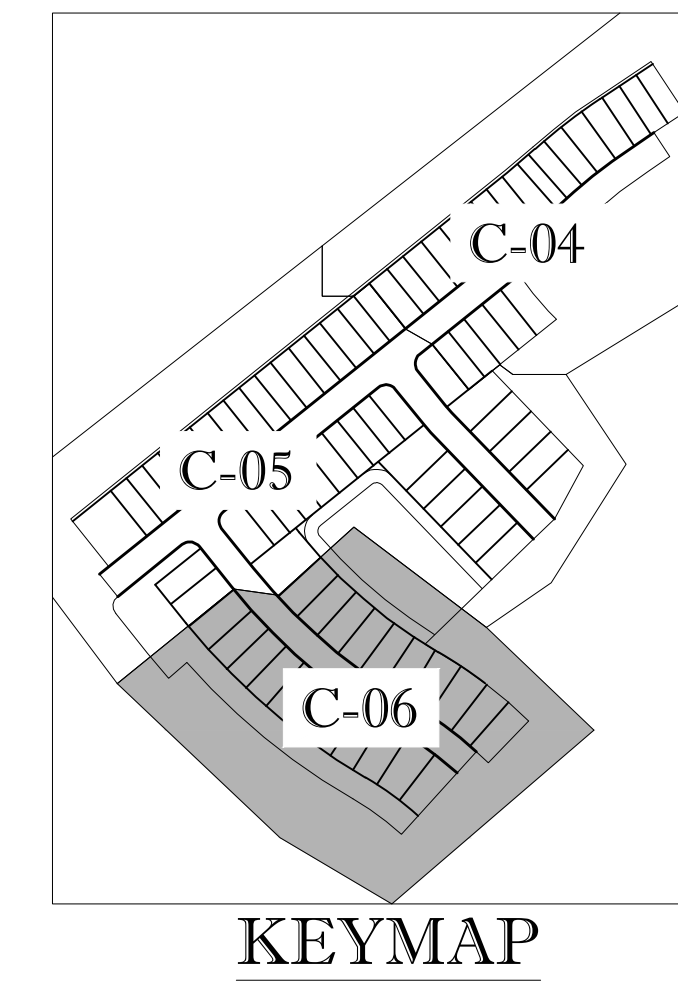
SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-05C3
 PORT ST. LUCIE PROJECT NO: P20-021

Not Reviewed by PSLUSD

PSLUSD PROJECT NO: 11-652-32D
 ELEVATIONS BASED ON NAVD 88

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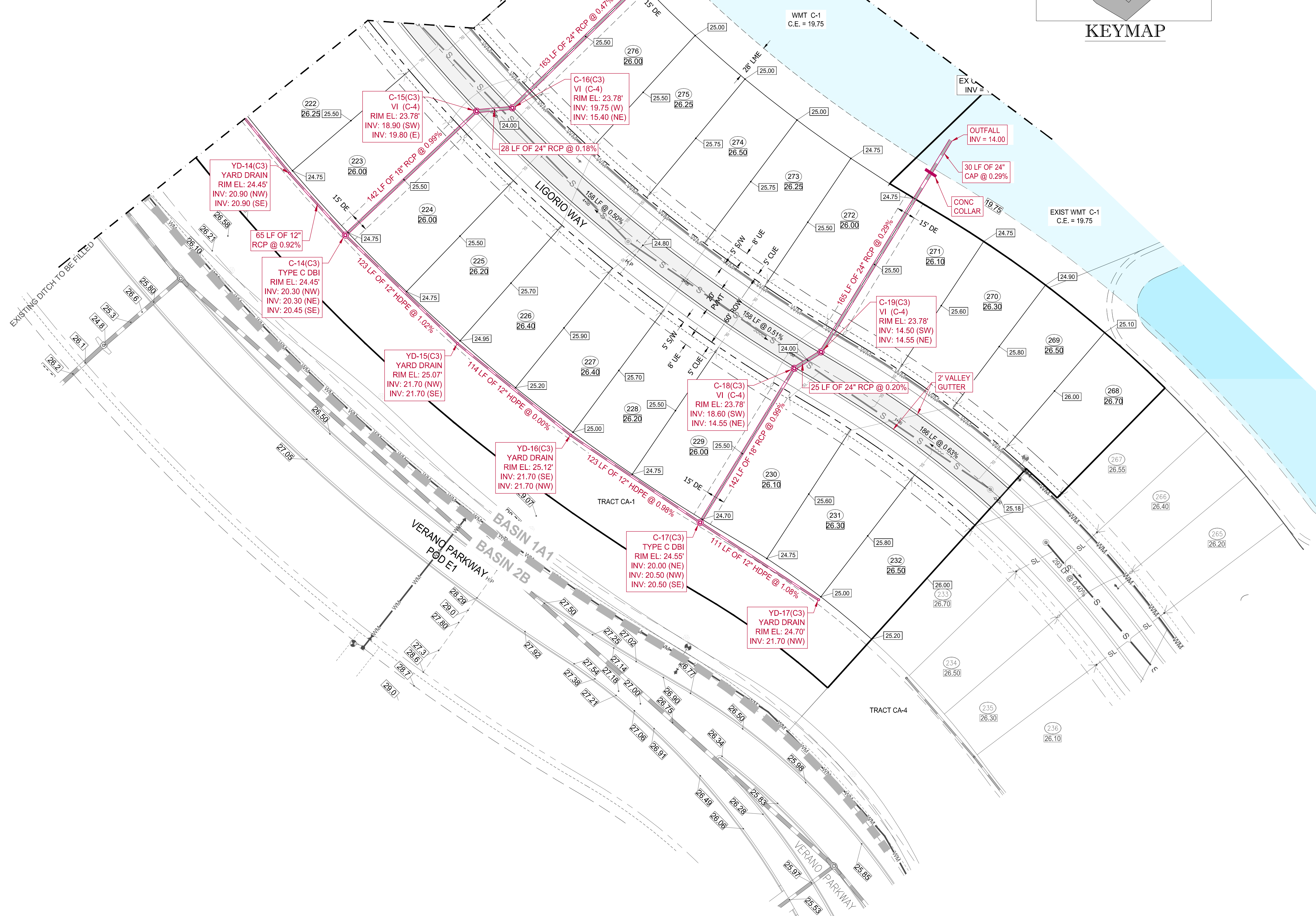


ENGINEERING LEGEND

WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	(Symbol)
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 DRAWN BY: MJL
 CHECKED BY: BMU
 DATE: 9-1-18
 CAD I.D.: FJ160006-PGD-PLANS

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 June 18, 2020
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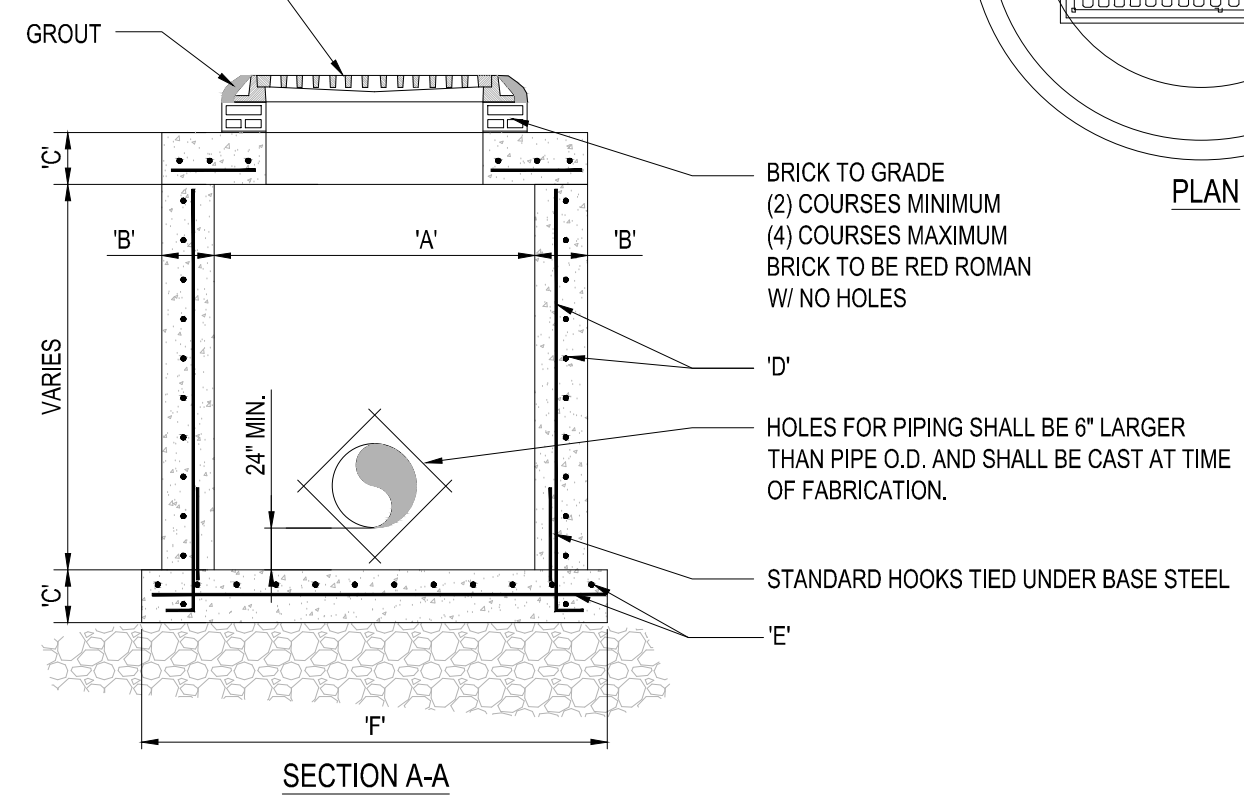
SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-06C3
 PORT ST. LUCIE PROJECT NO: P20-021

Not Reviewed by PSLUSD

PSLUSD PROJECT NO: 11-652-32D
 ELEVATIONS BASED ON NAVD '88

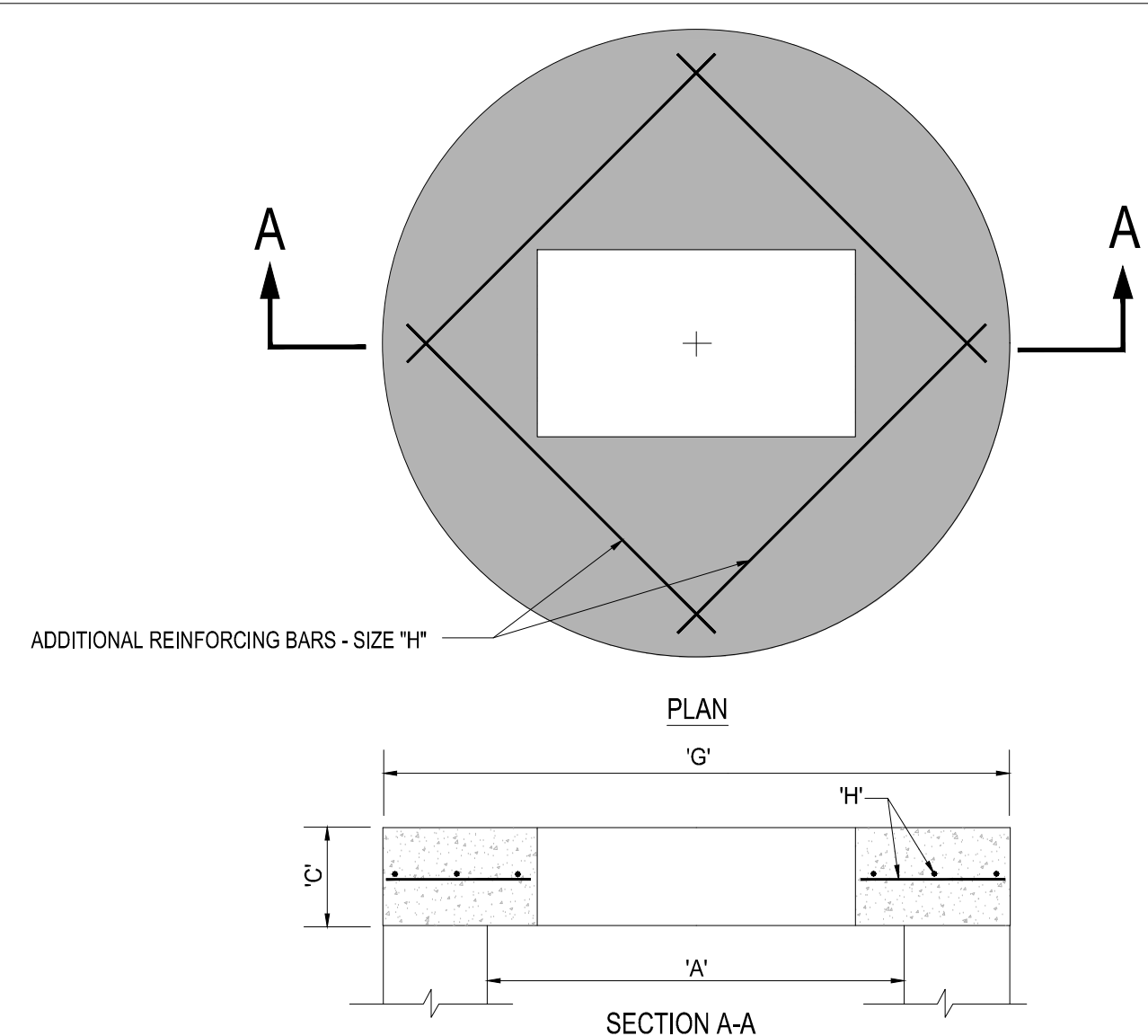
Printed on: Tuesday, June 16, 2020, 7:42 PM by: Michael Leporello

U.S. FOUNDRY FRAME & GRATE NO. 5113-6194 (OR APPROVED EQUAL)
RIM. ELEV.= (SEE PLAN)



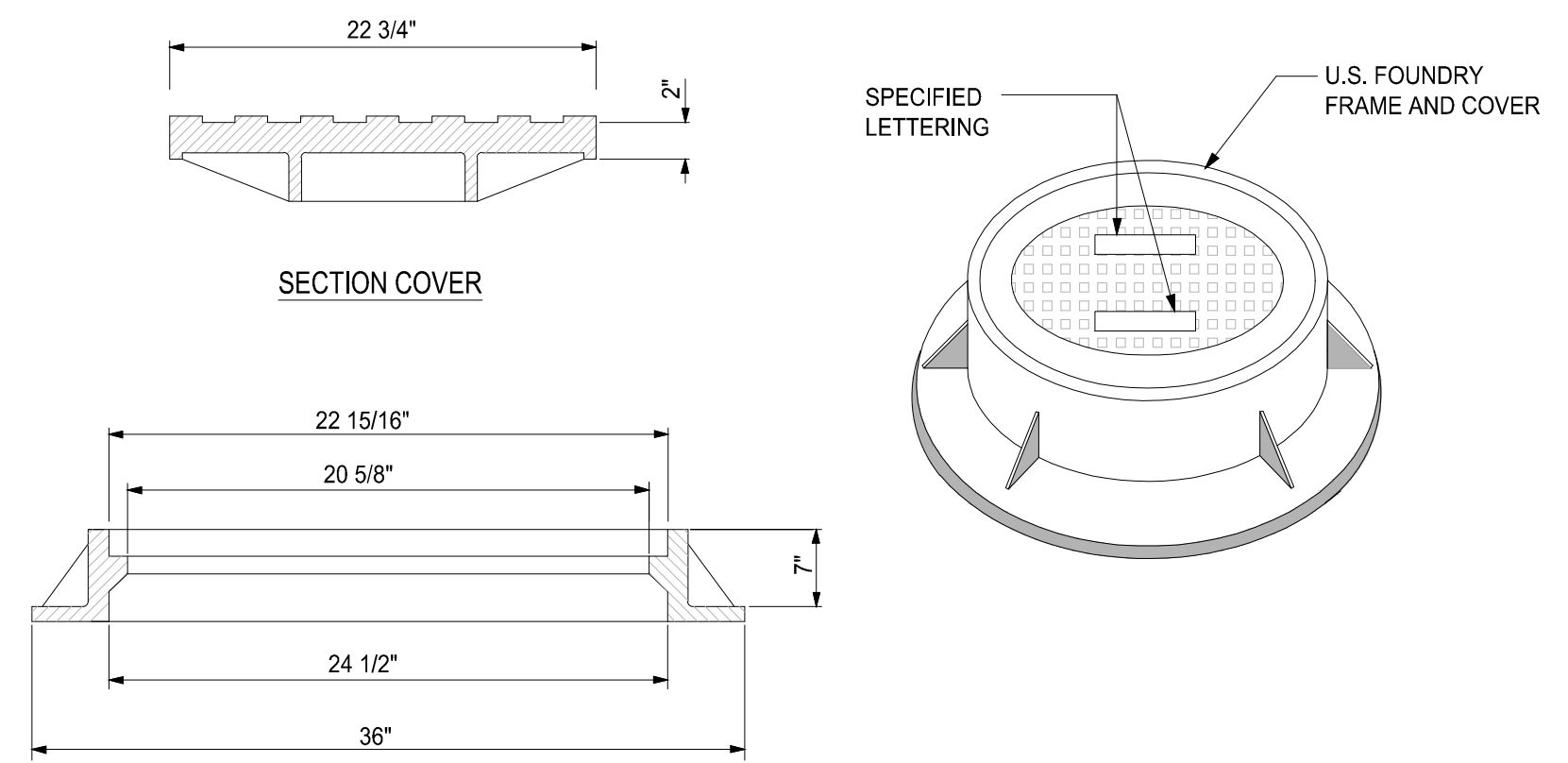
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C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2-W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6"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

1 PRECAST CIRCULAR VALLEY INLET
SCALE: NONE



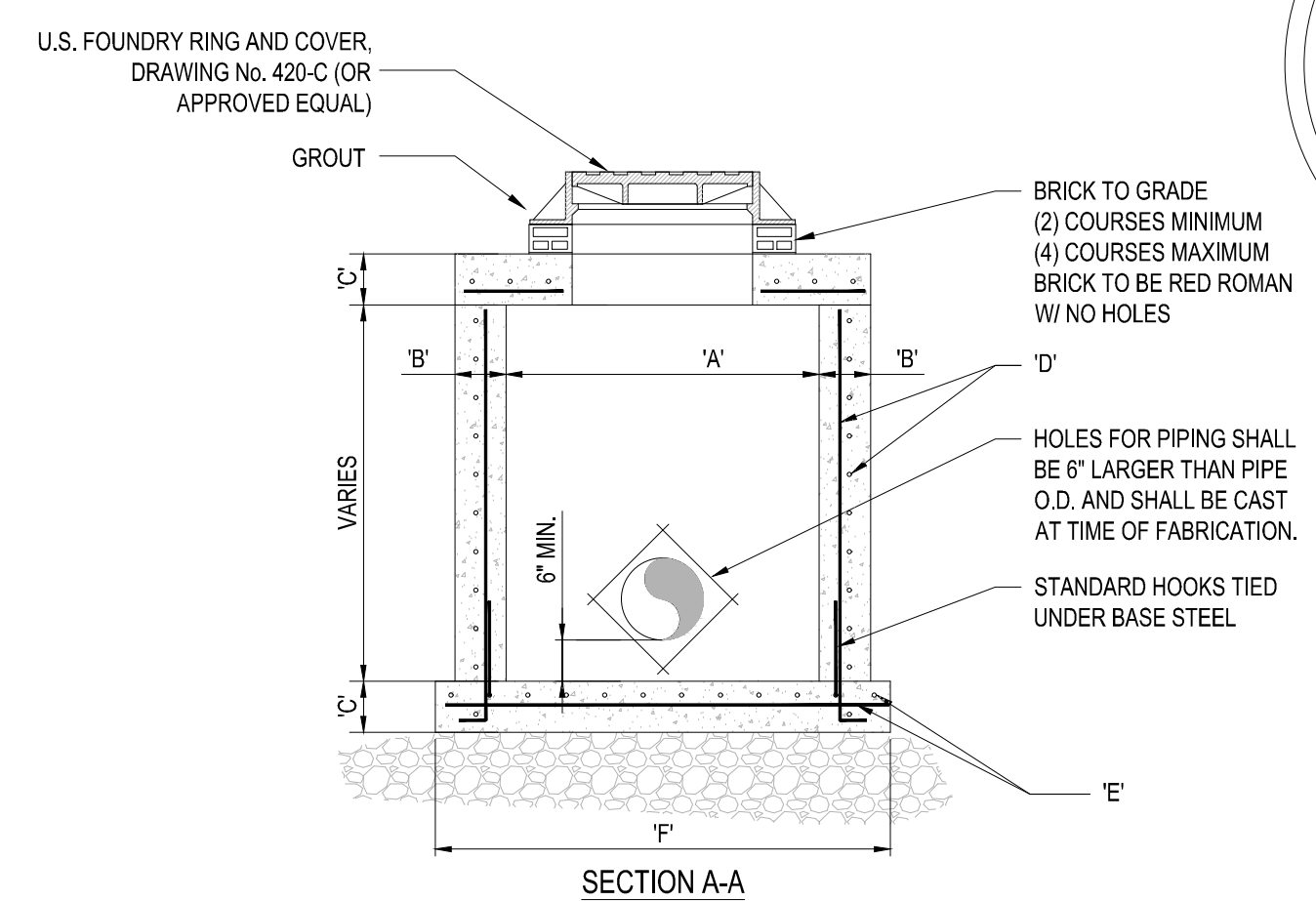
TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE



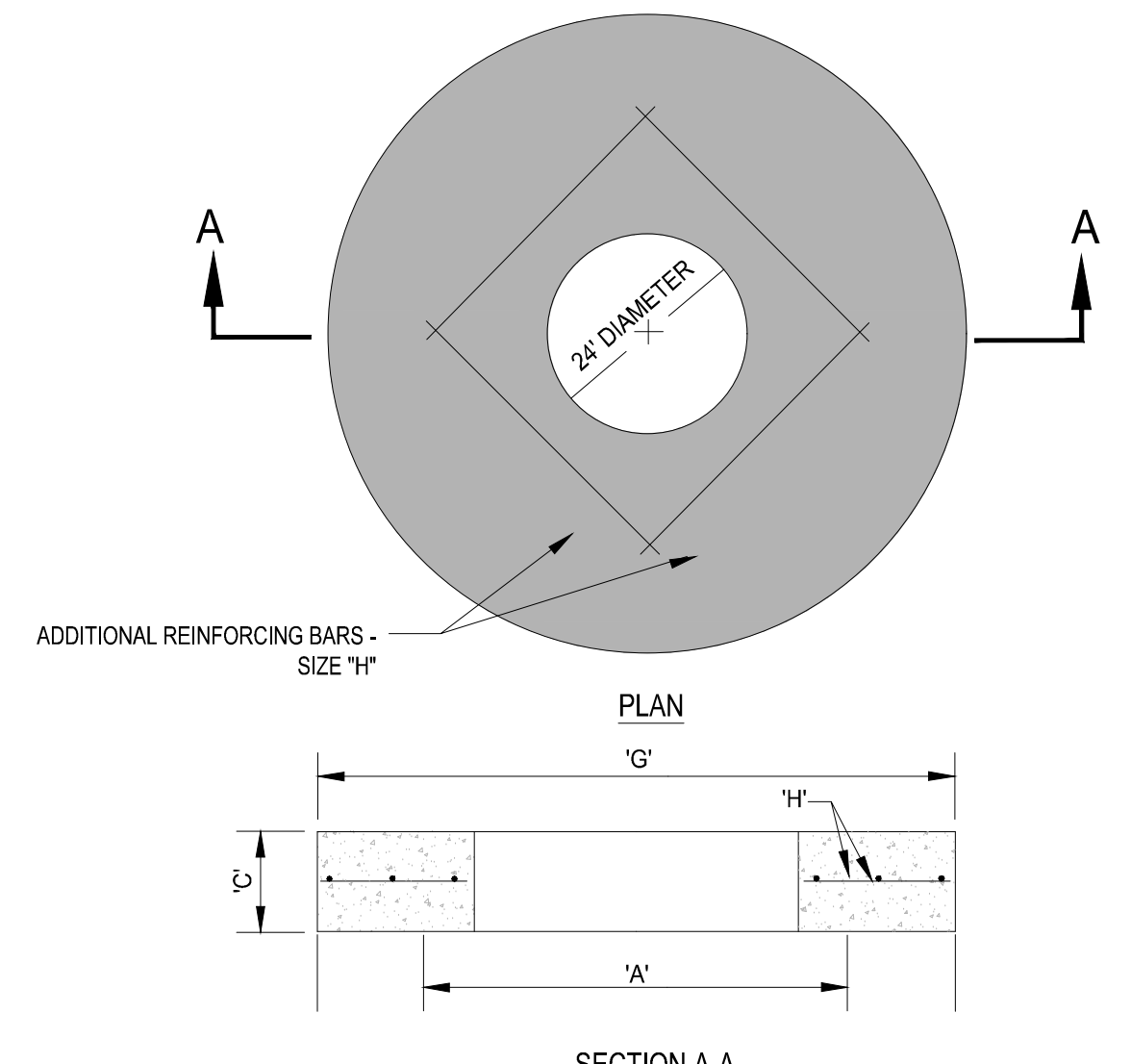
NOTE:
1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

3 MANHOLE FRAME DETAIL
SCALE: NONE



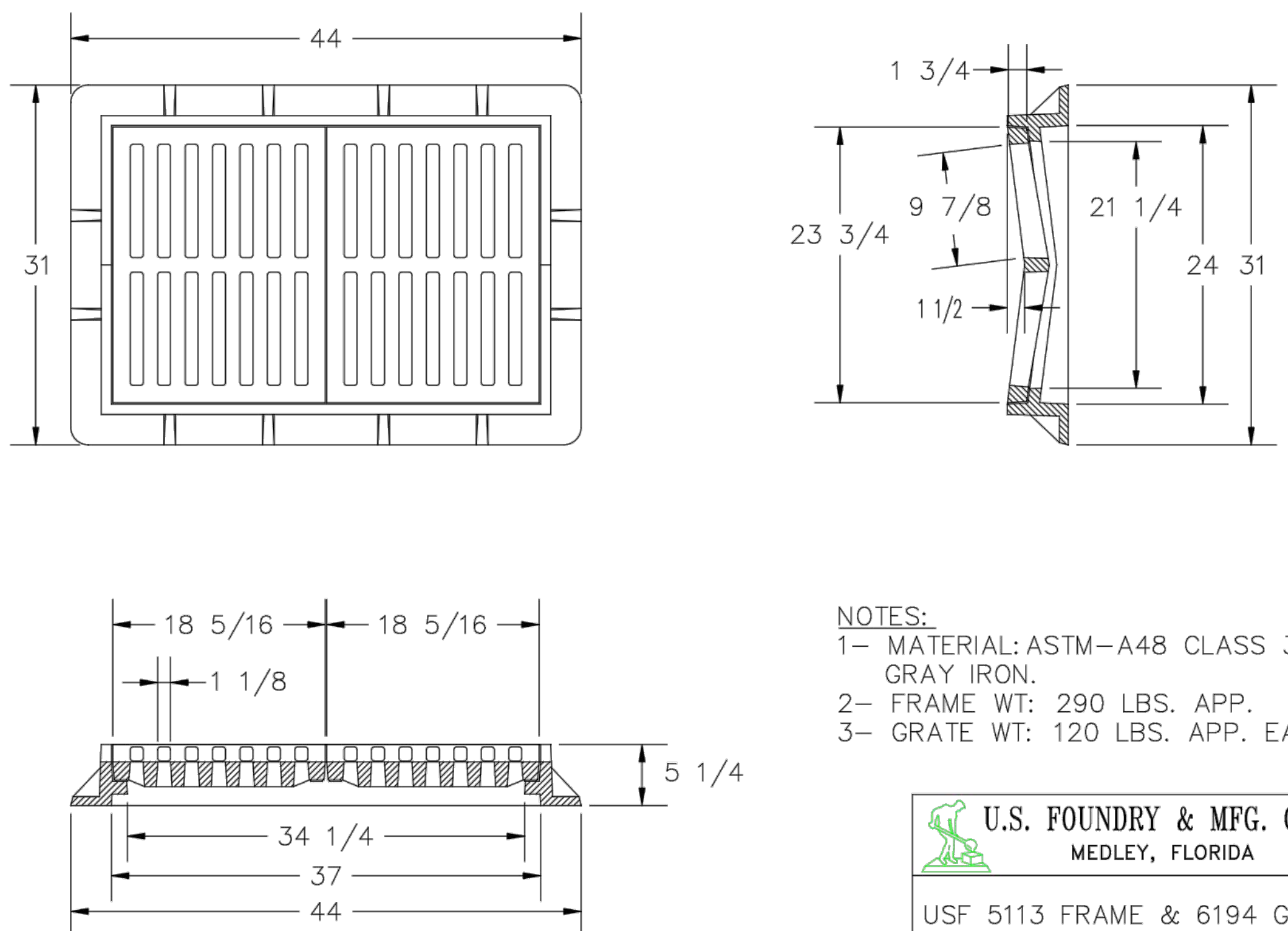
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"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

4 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

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



NOTES:
1- MATERIAL: ASTM-A48 CLASS 35B GRAY IRON.
2- FRAME WT: 290 LBS. APP.
3- GRATE WT: 120 LBS. APP. EA.

U.S. FOUNDRY & MFG. CORP.
MEDLEY, FLORIDA

USF 5113 FRAME & 6194 GRATE

DWN. BY: A.M. SCALE: 1" = 1' DATE: 08/15/94
CHK. BY: DWG. NO: A3177 REV: A

Not Reviewed by PSLUSD

HOMAS
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PROJECT No.: FJ160006
DRAWN BY: MJL
CHECKED BY: BMJ
DATE: 9-1-18
CAD I.D.: FJ160006-PGD-DETAILS

PROJECT:
VERANO SOUTH
POD C, PLAT 3
FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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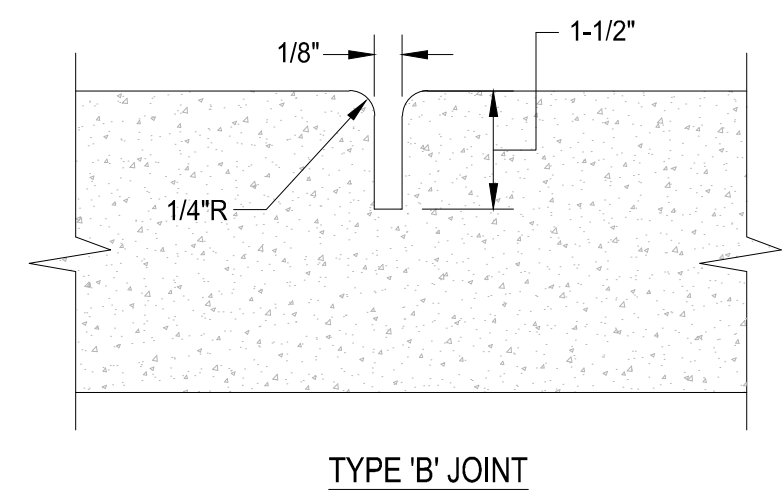
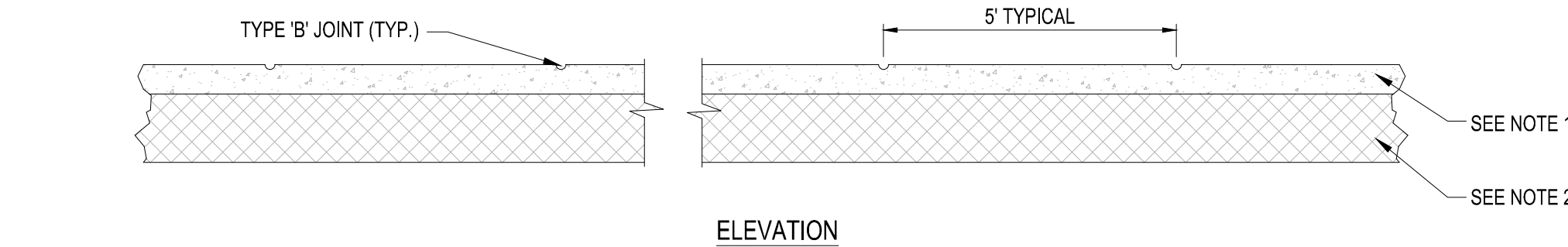
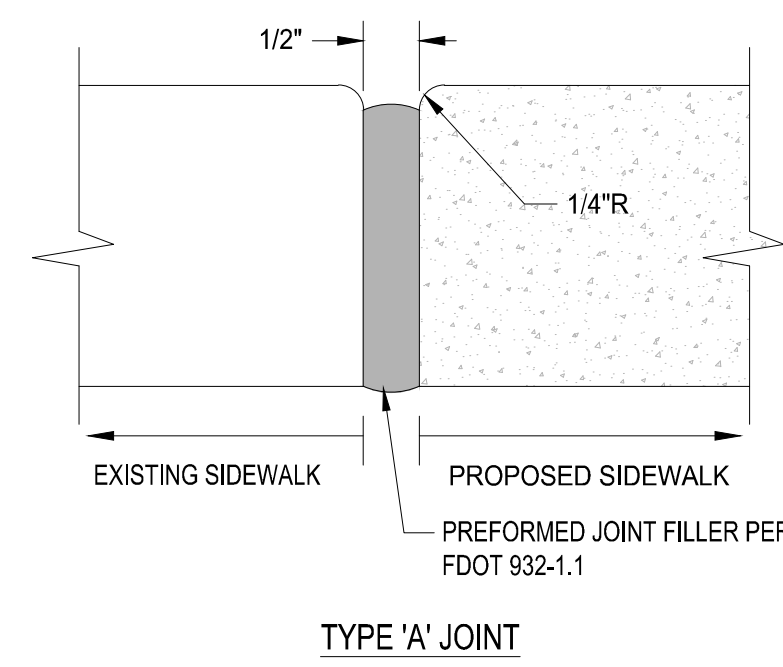
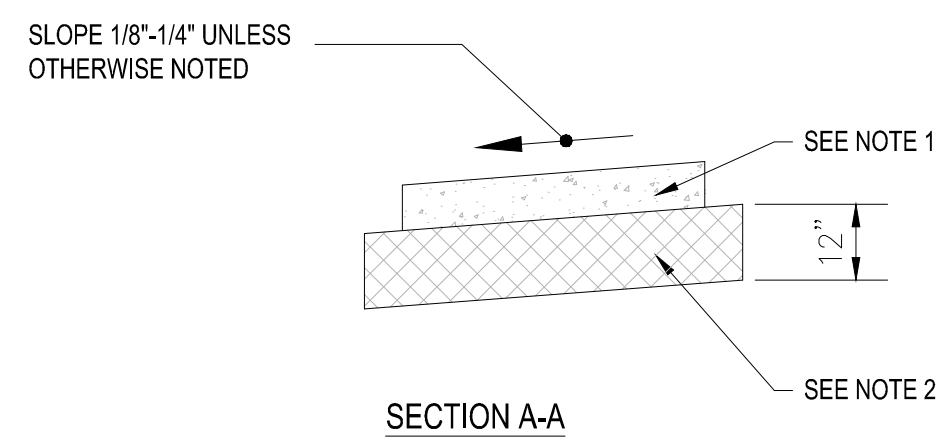
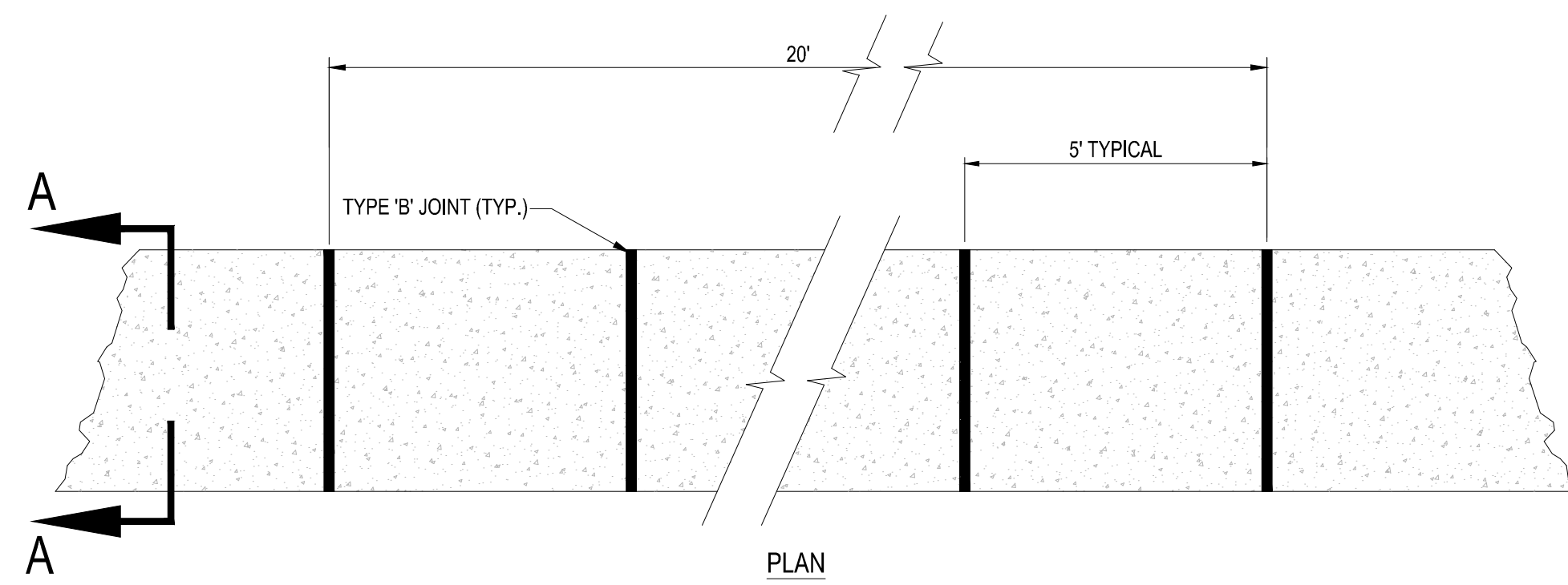
BRANDON JEMER
No. 68345

PROFESSIONAL ENGINEER
JULY 18, 2020
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:
PGD DETAILS

SHEET NUMBER:
C-07C3

PORT ST. LUCIE PROJECT NO: P20-021

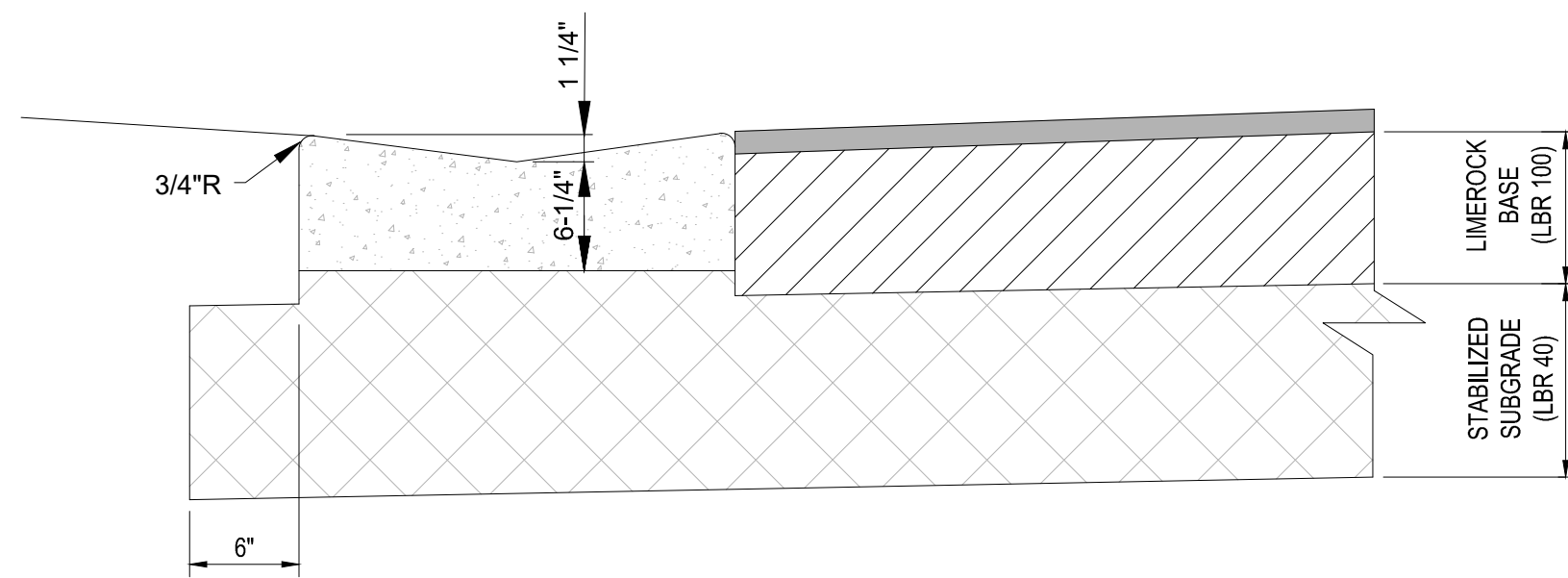


- NOTES:**
1. SIDEWALK SHALL BE 6" THICK
 2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
 3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
 4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
 5. PROVIDE EXPANSION JOINT (TYPE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

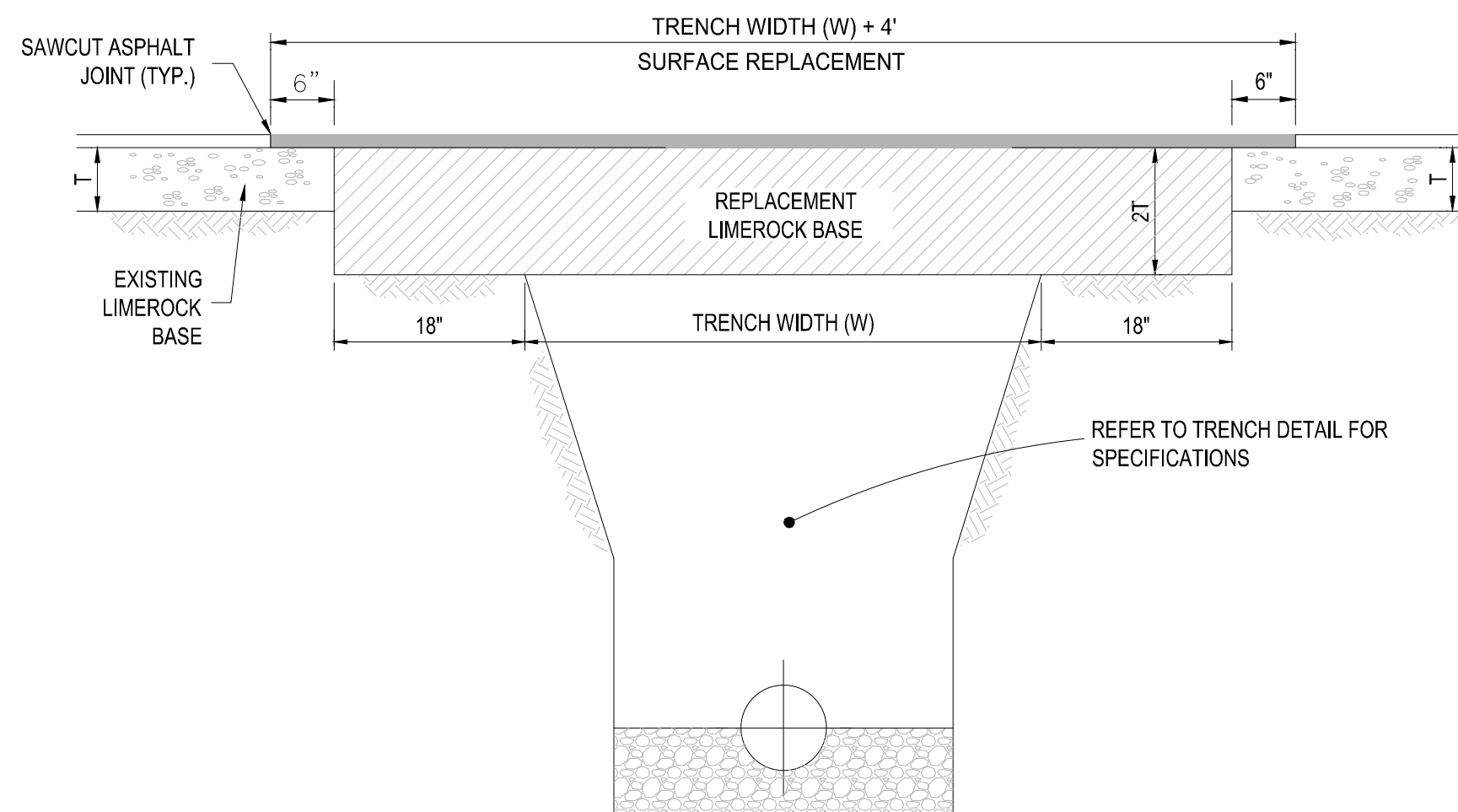
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

6 SIDEWALK DETAILS

SCALE: NONE



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

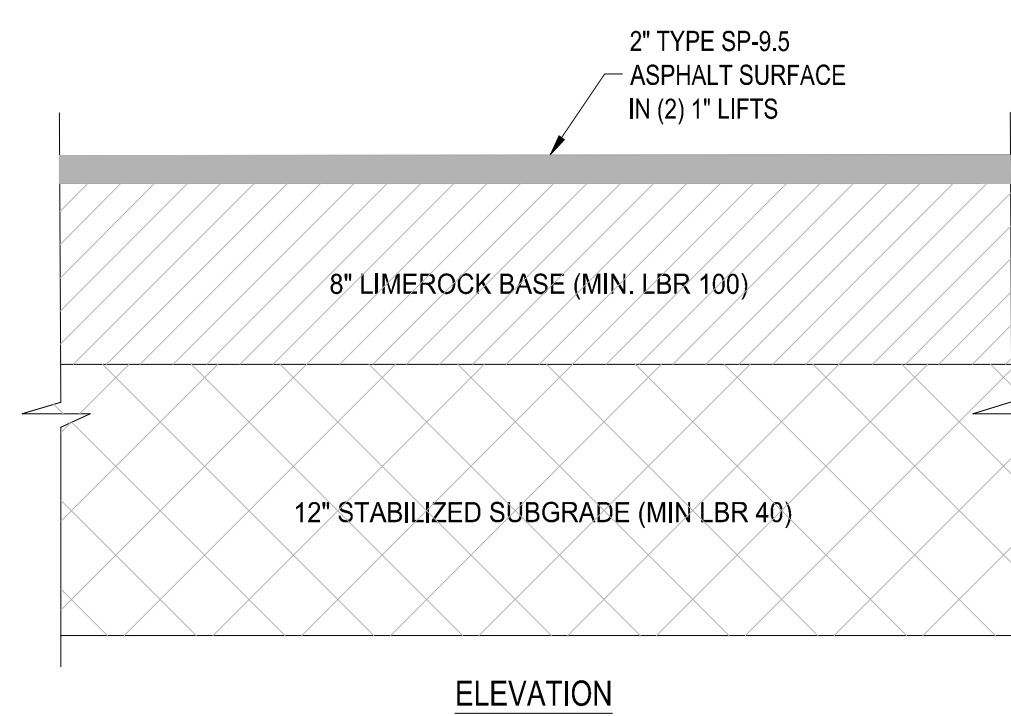


- NOTES:**
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
 2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
 3. SUBGRADE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

8 PAVEMENT RESTORATION DETAIL

SCALE: NONE

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



9 ASPHALT PAVEMENT DETAIL

SCALE: NONE

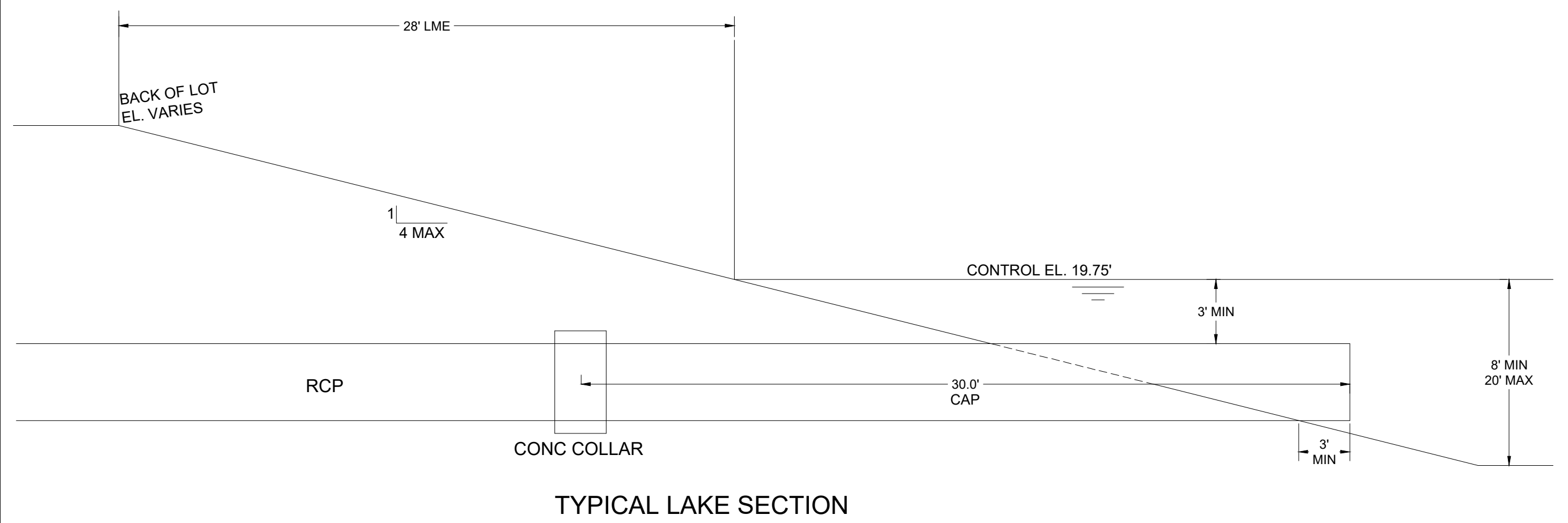
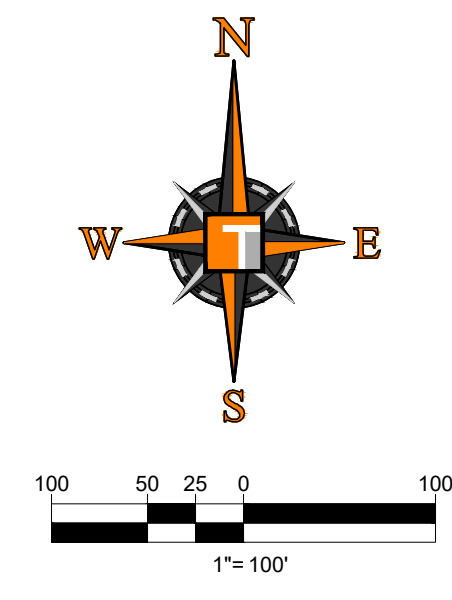
7 VALLEY GUTTER DETAIL

SCALE: NONE

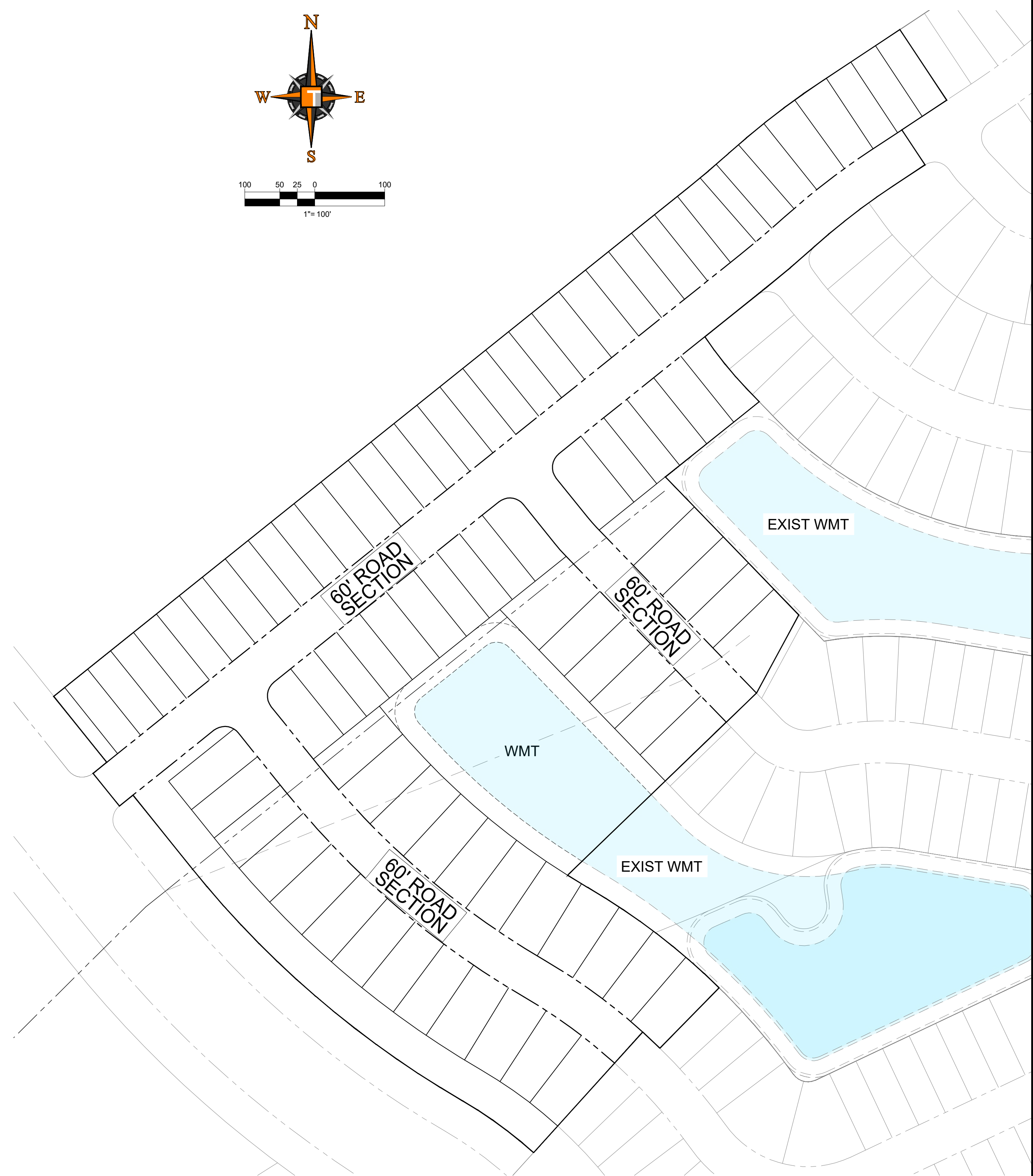
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by PSLUSD**

PSLUSD PROJECT NO: 11-652-32D
ELEVATIONS BASED ON NAVD '88

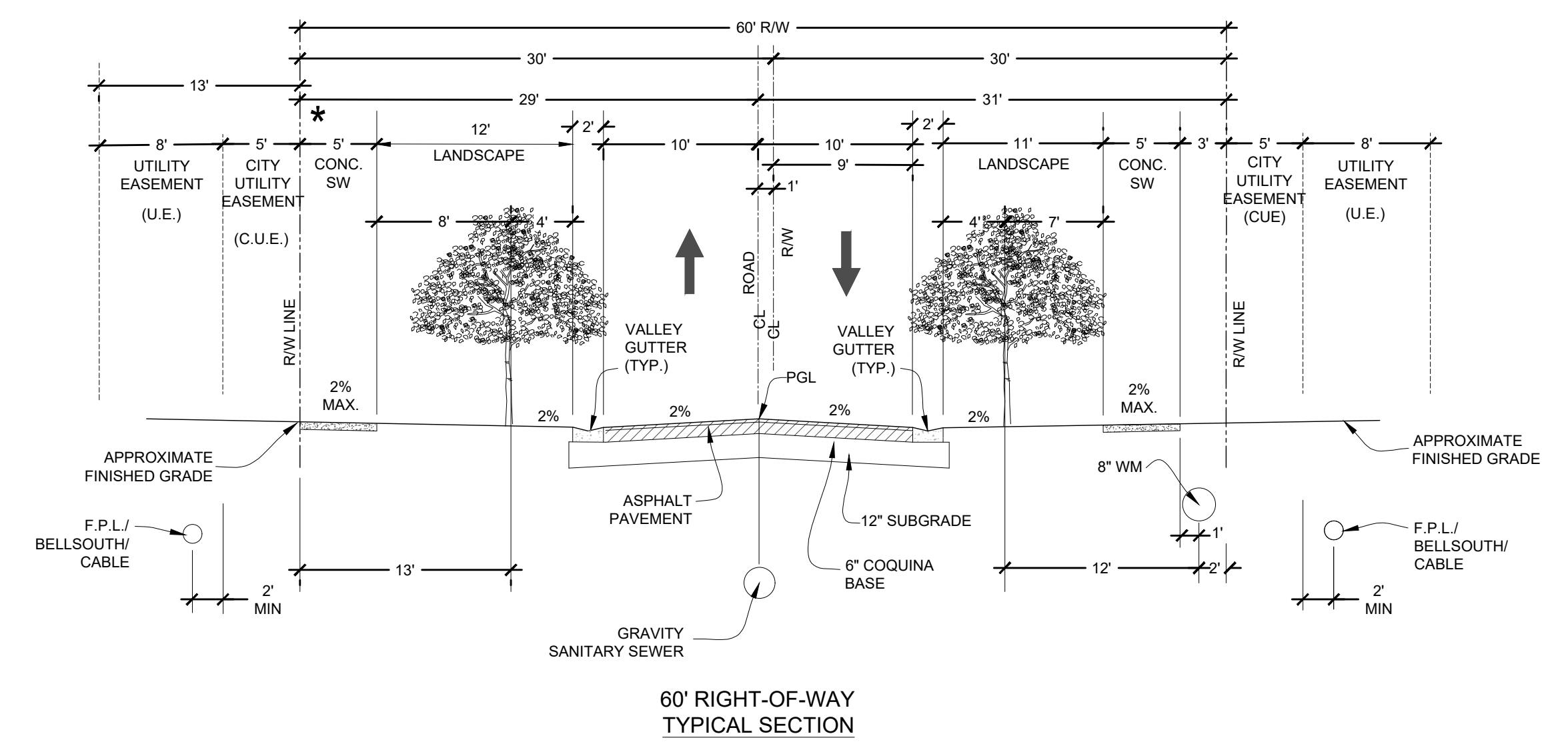
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REV.	DATE	COMMENT	BY



TYPICAL LAKE SECTION

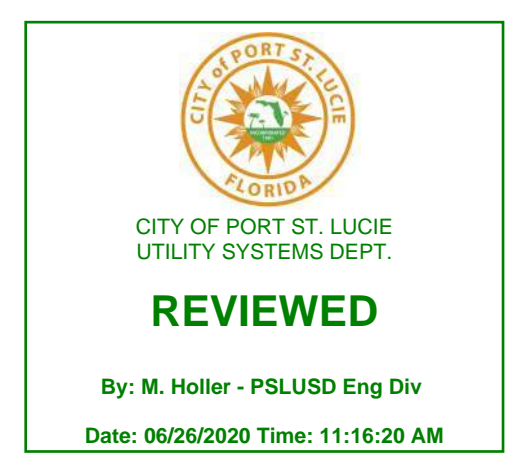


SECTIONS LOCATION MAP



60' RIGHT-OF-WAY TYPICAL SECTION

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One year after
Approval
with no activity



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UTILITY STANDARDS MANUAL 2019 PAGE 53, LINE 8

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMJ
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-SECTIONS

PROJECT:
VERANO SOUTH
POD C, PLAT 3
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

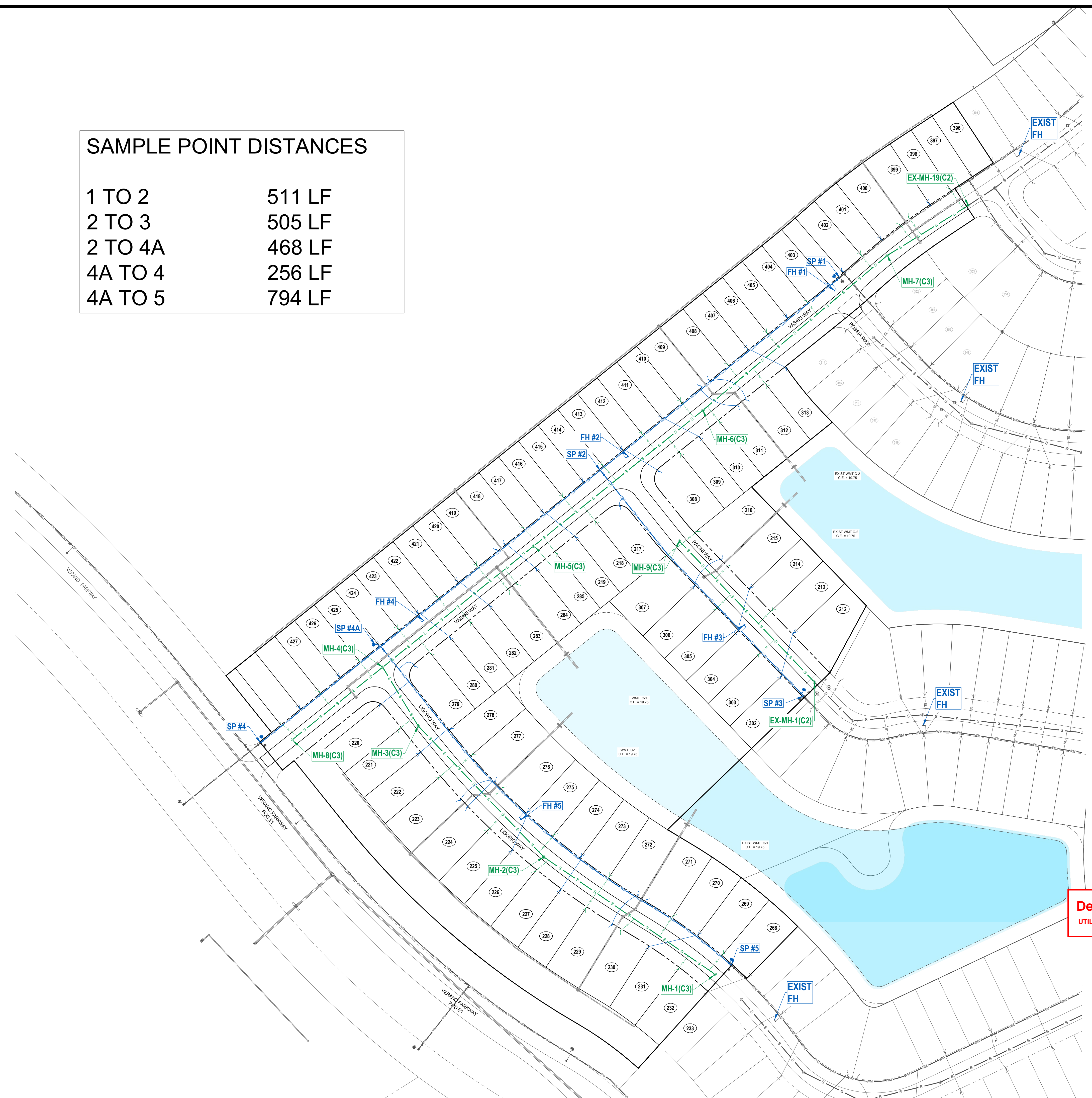
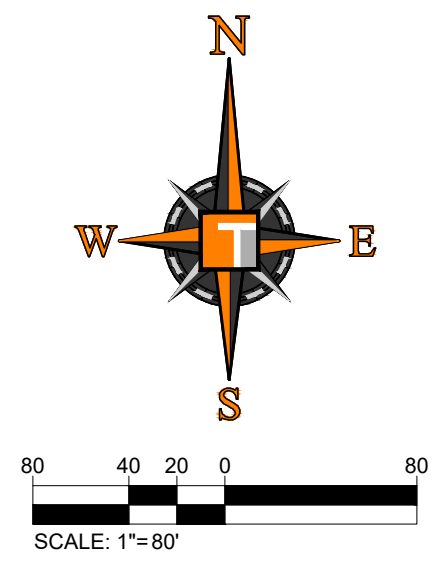
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BRANDON UEMER
No. 68345
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 127528
EXPIRES 12/31/2020

SHEET TITLE:
PGD SECTIONS
SHEET NUMBER:
C-09C3
PORT ST. LUCIE PROJECT NO: P20-021

Printed on Tuesday, June 16, 2020, 7:40 PM by Michael Leporello

SAMPLE POINT DISTANCES	
1 TO 2	511 LF
2 TO 3	505 LF
2 TO 4A	468 LF
4A TO 4	256 LF
4A TO 5	794 LF



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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMJ
DATE:	9-1-18
CAD I.D.:	FJ160006-MASTER-UTIL

PROJECT:

**VERANO SOUTH
POD C, PLAT 3**

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
June 18, 2020

FLORIDA BOARD OF PROFESSIONAL ENGINEERS
No. 27528

SHEET TITLE:
MASTER UTILITY PLAN

SHEET NUMBER:
C-10C3

PORT ST. LUCIE PROJECT NO: P20-021

Expires:
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Approval
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UTILITY STANDARDS MANUAL 2019 PAGE 53, LINE 8

UTILITIES DEPARTMENT

APPROVED

APPROVED AS NOTED

Port St. Lucie Utility Systems Department (PSLUSD) hereby releases these plans. No representation is made that these plans are accurate or complete nor does PSLUSD represent that these plans will meet the needs of the project. The Engineer of Record and the Utility Contractor are hereby notified that any work or product that fails to meet the standards or policy of the PSLUSD or applicable agencies will not be accepted. PSLUSD is not responsible for additional project costs or delays due to the inability of meeting said requirements.

BY **M. Holler - PSLUSD Eng Div** DATE **7/8/2020**

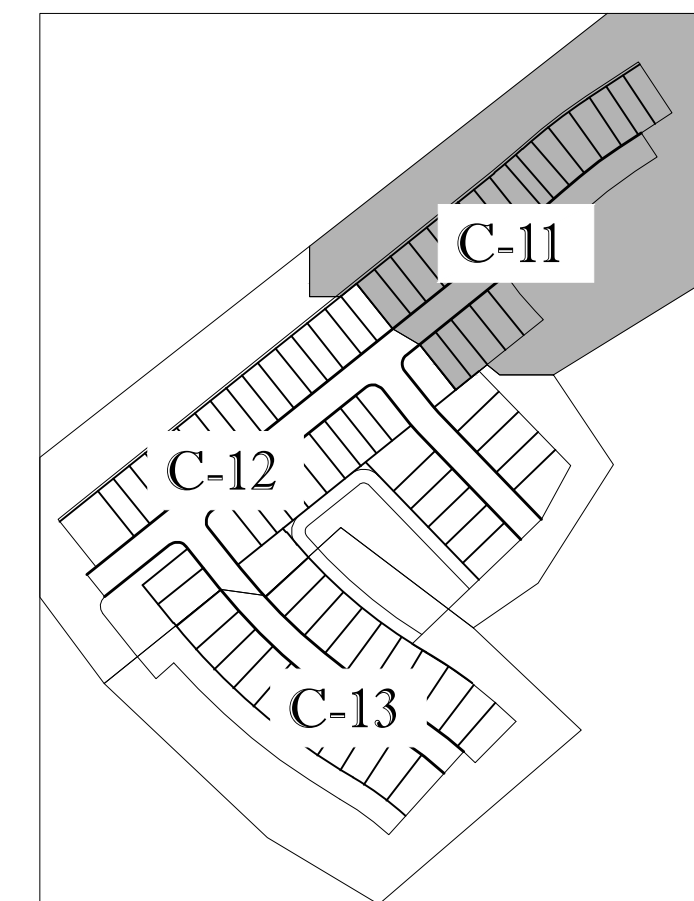
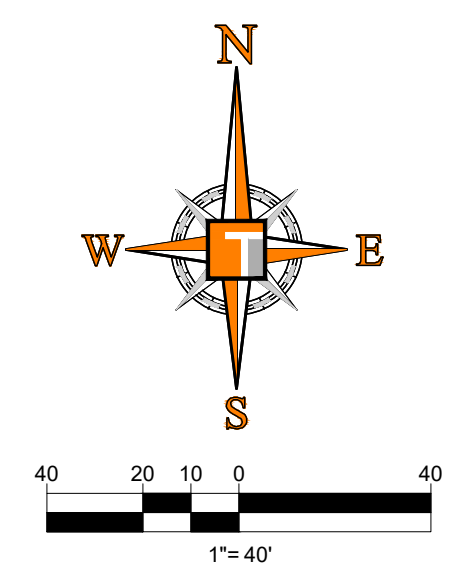
PSLUSD PROJECT NO: 11-652-32D
ELEVATIONS BASED ON NAVD '88

CONSTRUCTION NOTES:

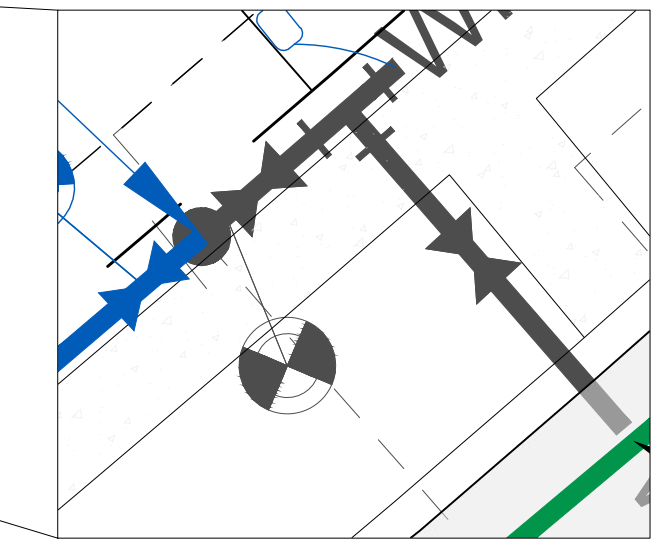
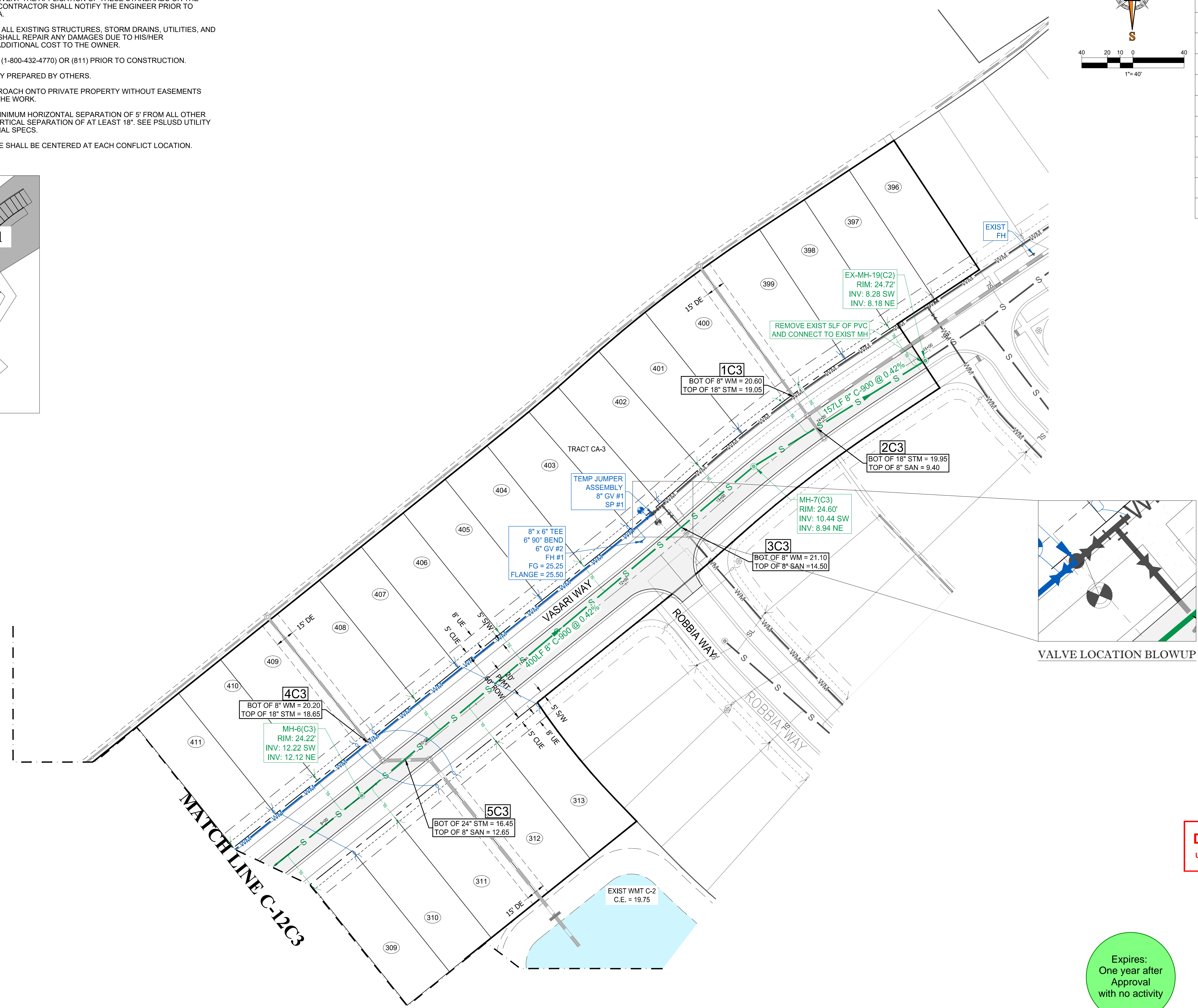
1. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
2. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
3. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
5. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
6. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
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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	



KEYMAP



VALVE LOCATION BLOWUP

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMJ
DATE:	9-1-18
CAD I.D.:	FJ160006-UTILITY-PLANS

VERANO SOUTH
POD C, PLAT 3
 FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 June 18, 2020
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS
 License No. 27528

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-11C3

PORT ST. LUCIE PROJECT No: P20-021

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UTILITIES DEPARTMENT
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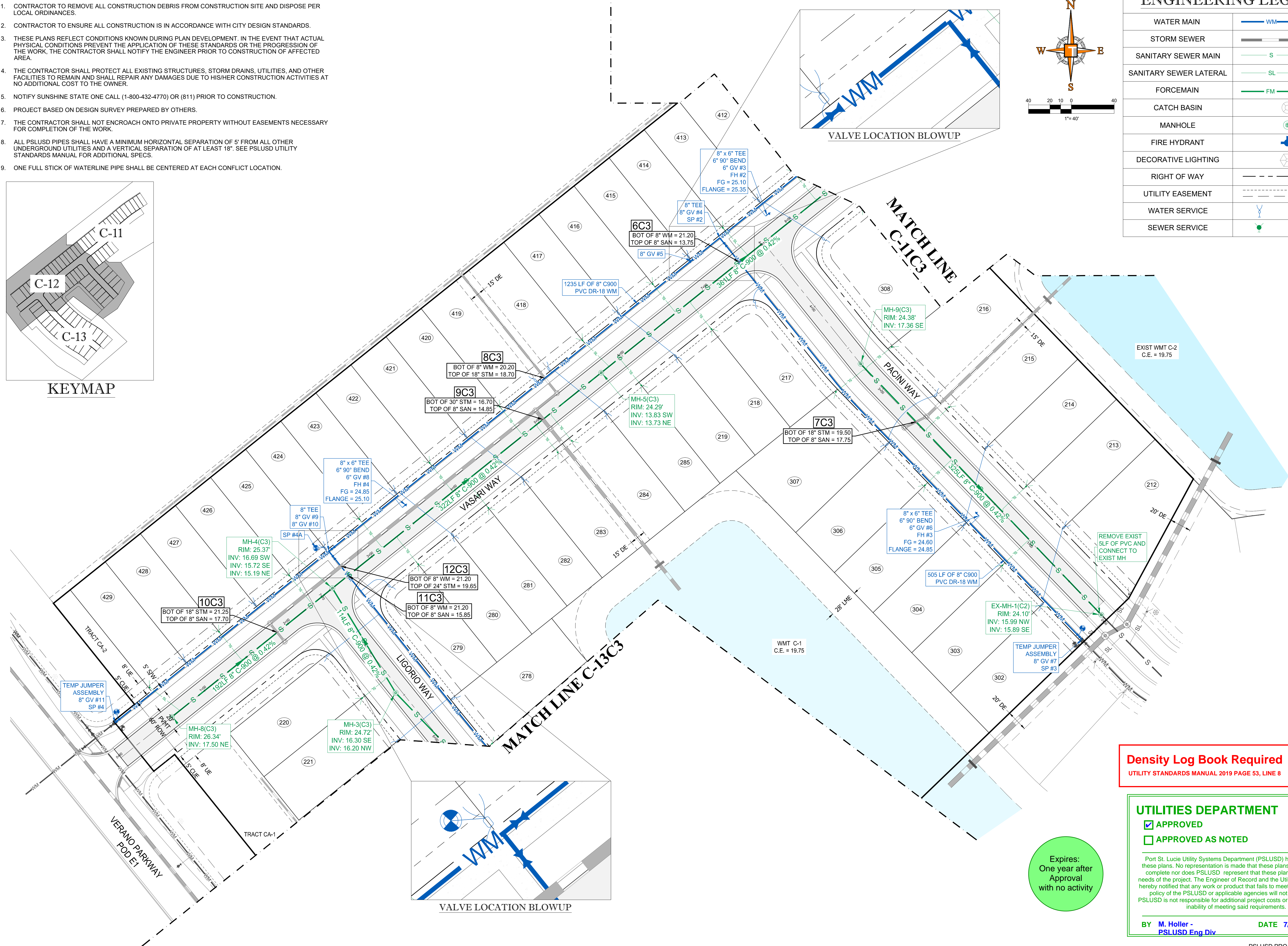
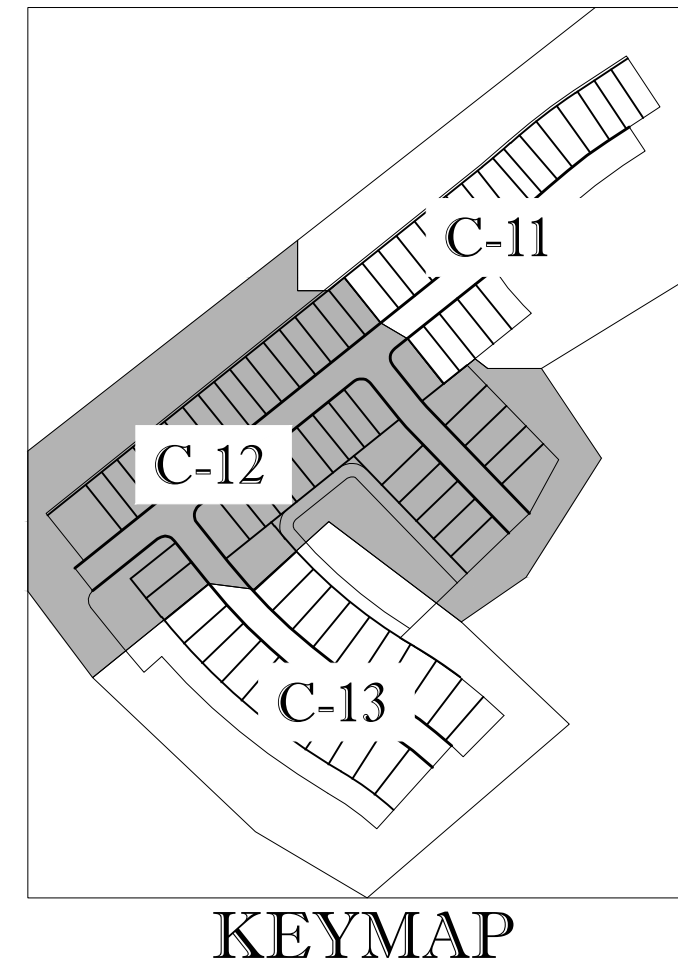
BY **M. Holler - PSLUSD Eng Div** DATE **7/8/2020**

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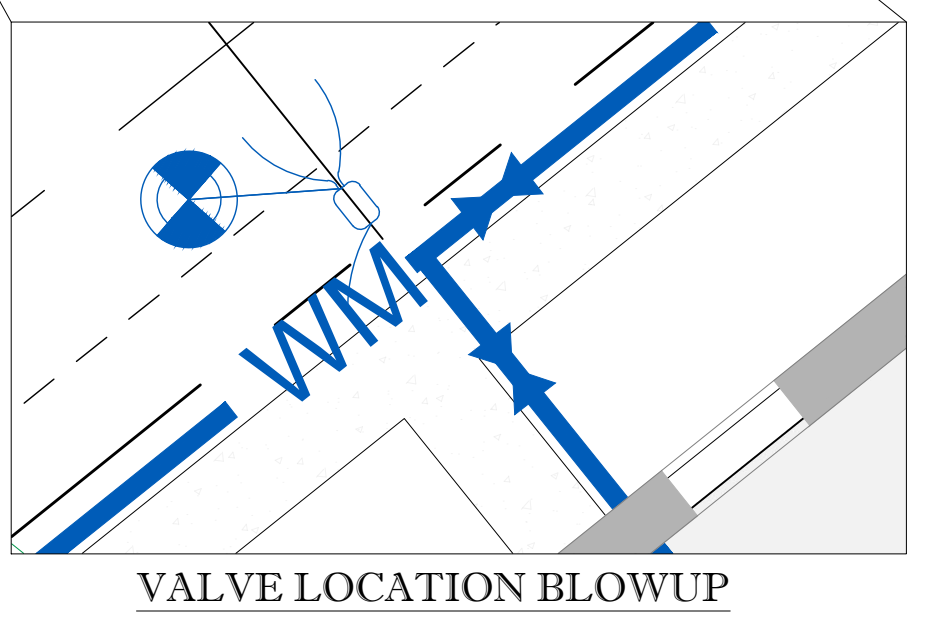
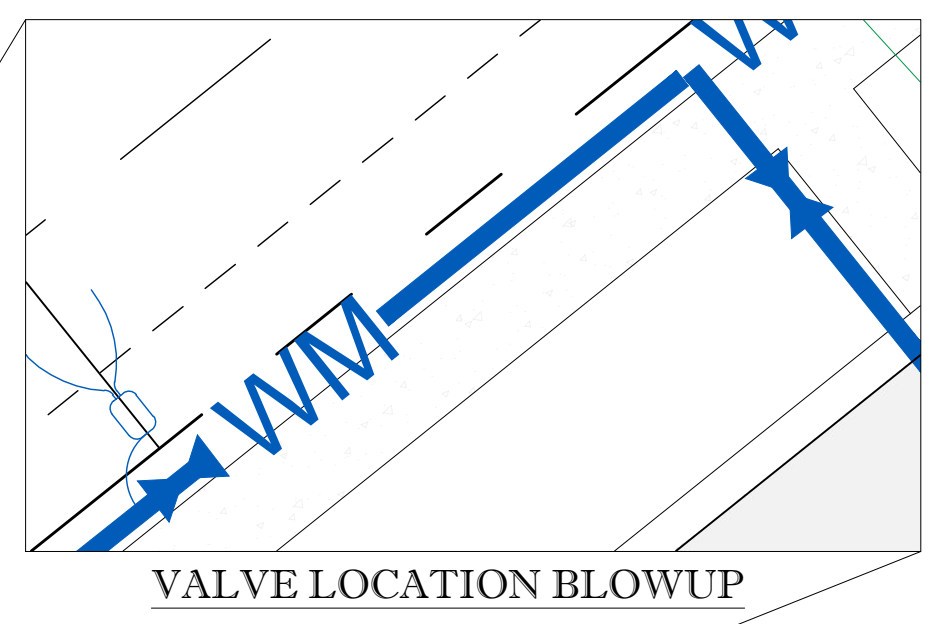
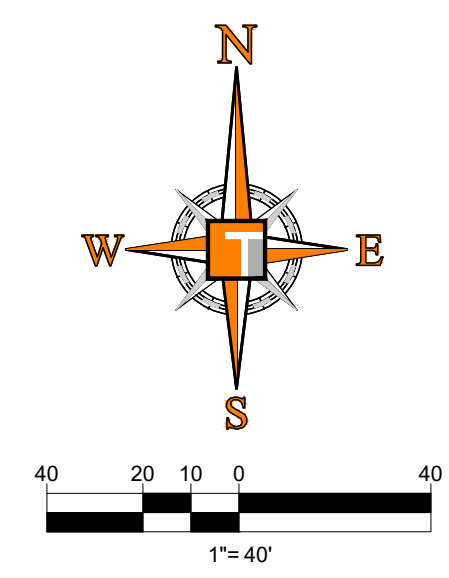
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ENGINEERING LEGEND

WATER MAIN	WM WM
STORM SEWER	S S
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	(Symbol)
MANHOLE	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY	(Symbol)
UTILITY EASEMENT	(Symbol)
WATER SERVICE	(Symbol)
SEWER SERVICE	(Symbol)



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 CAD I.D.: FJ160006-UTILITY-PLANS

PROJECT:
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 POD C, PLAT 3
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
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 No. 68345
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 June 18, 2020
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 LICENSE NO. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-12C3
 PORT ST. LUCIE PROJECT NO: P20-021

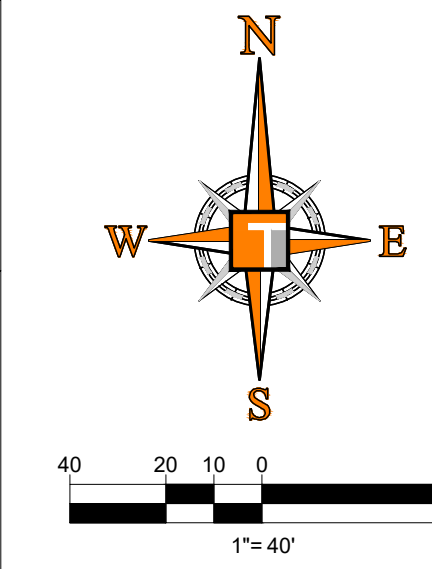
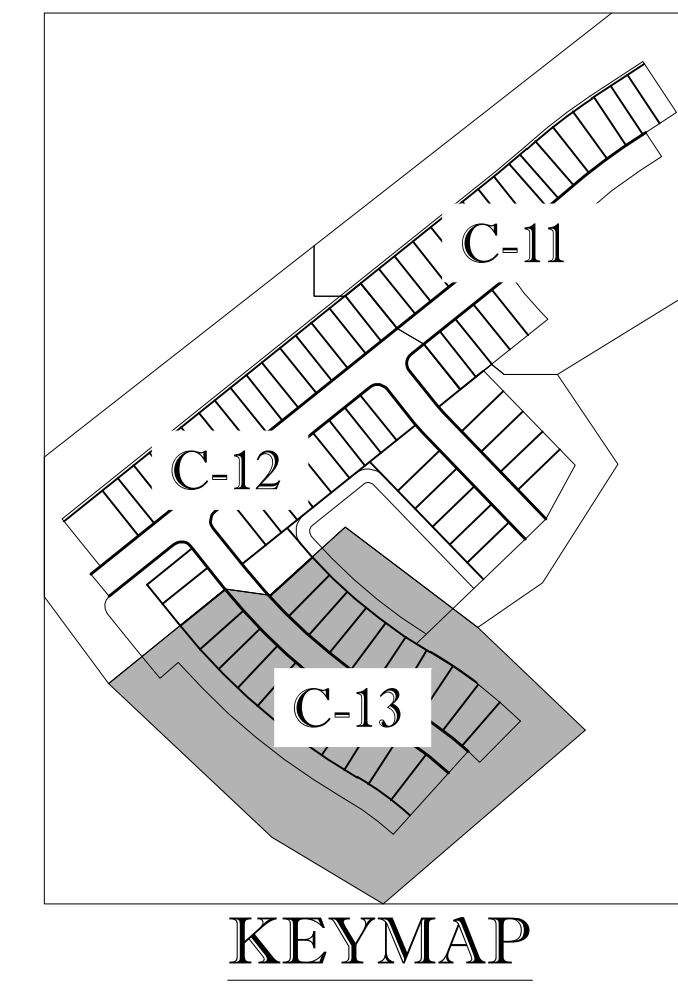
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 UTILITY STANDARDS MANUAL 2019 PAGE 53, LINE 8

UTILITIES DEPARTMENT
 APPROVED
 APPROVED AS NOTED
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 BY **M. Holler - PSLUSD Eng Div** DATE **7/8/2020**

Expires:
 One year after
 Approval
 with no activity

CONSTRUCTION NOTES:

1. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
2. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
3. 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.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
5. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
6. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
7. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
8. ALL PSLUSD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES AND A VERTICAL SEPARATION OF AT LEAST 18". SEE PSLUSD UTILITY STANDARDS MANUAL FOR ADDITIONAL SPECS.
9. ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT LOCATION.



ENGINEERING LEGEND

WATER MAIN	WM WM
STORM SEWER	S S
SANITARY SEWER MAIN	SL SL
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	(Symbol)
MANHOLE	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY	(Symbol)
UTILITY EASEMENT	(Symbol)
WATER SERVICE	(Symbol)
SEWER SERVICE	(Symbol)

HOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE, SUITE 206, JUPITER, FL 33458
 4890 W. KENNEDY BLVD., SUITE 206, JUPITER, FL 33458
 TAMPA, FL 33609
 P: 561-203-7503
 F: 561-203-7503
 WWW.THOMASENGINEERINGGROUP.COM

REVISIONS

REV.	DATE	COMMENT	BY

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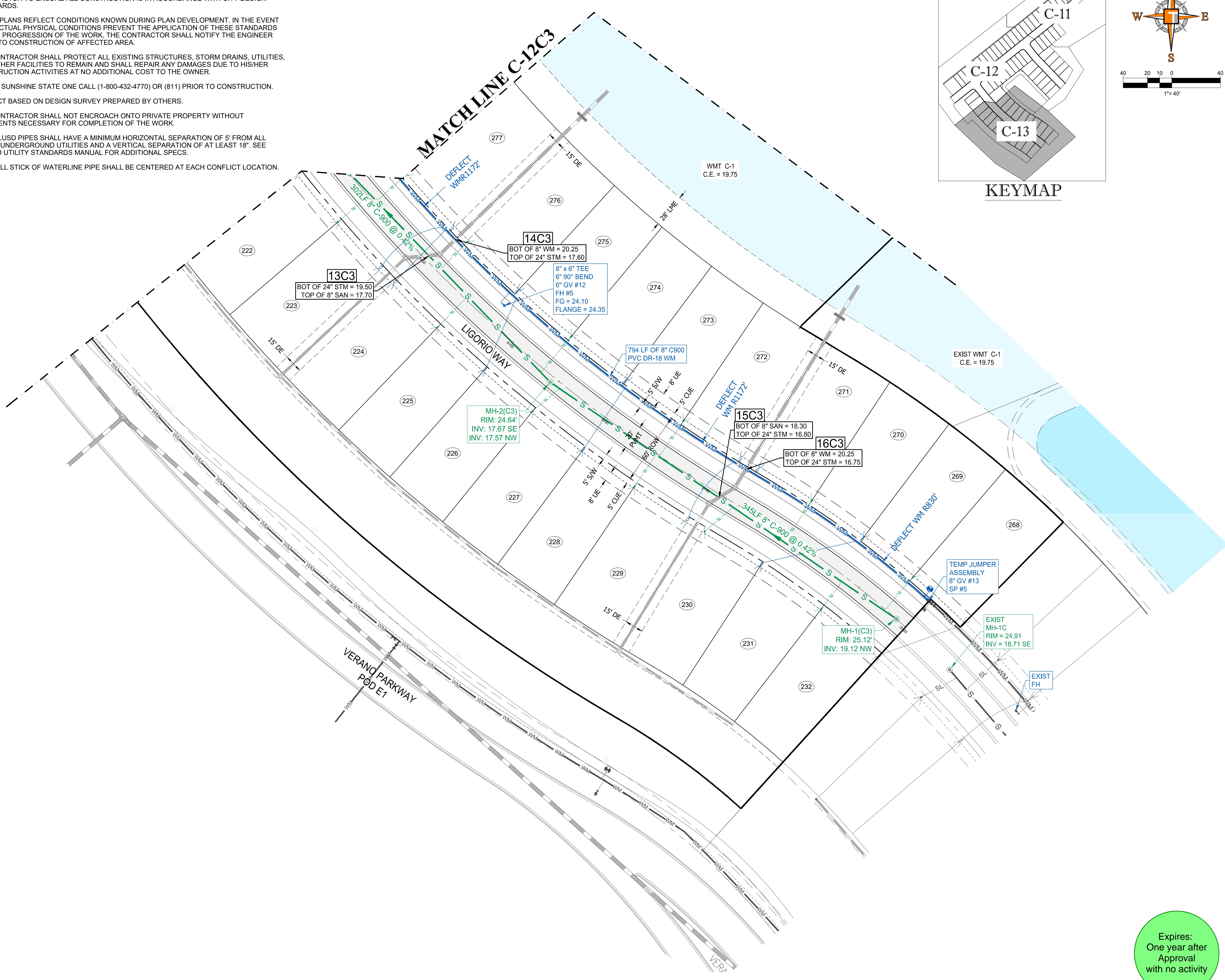
PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMJ
DATE:	9-1-18
CAD I.D.:	FJ160006-UTILITY-PLANS

PROJECT:
VERANO SOUTH
POD C, PLAT 3
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
 FLORIDA

HOMAS ENGINEERING GROUP
 PEBWORTH PROFESSIONAL PLAZA
 125 W. INDIANTOWN RD., SUITE 206
 JUPITER, FL 33458
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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 June 18, 2020
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS
 LICENSE NO. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-13C3
 PORT ST. LUCIE PROJECT NO: P20-021

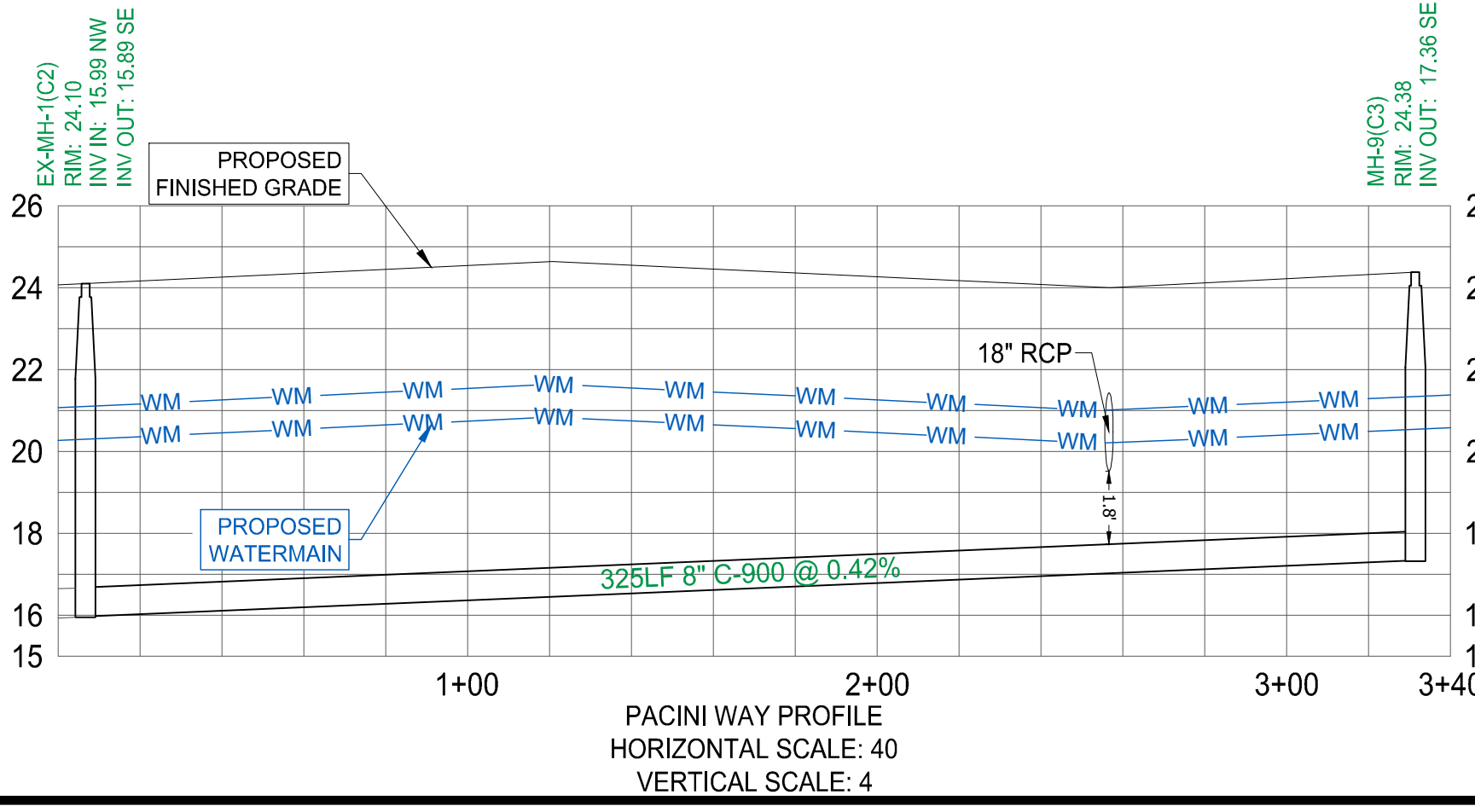
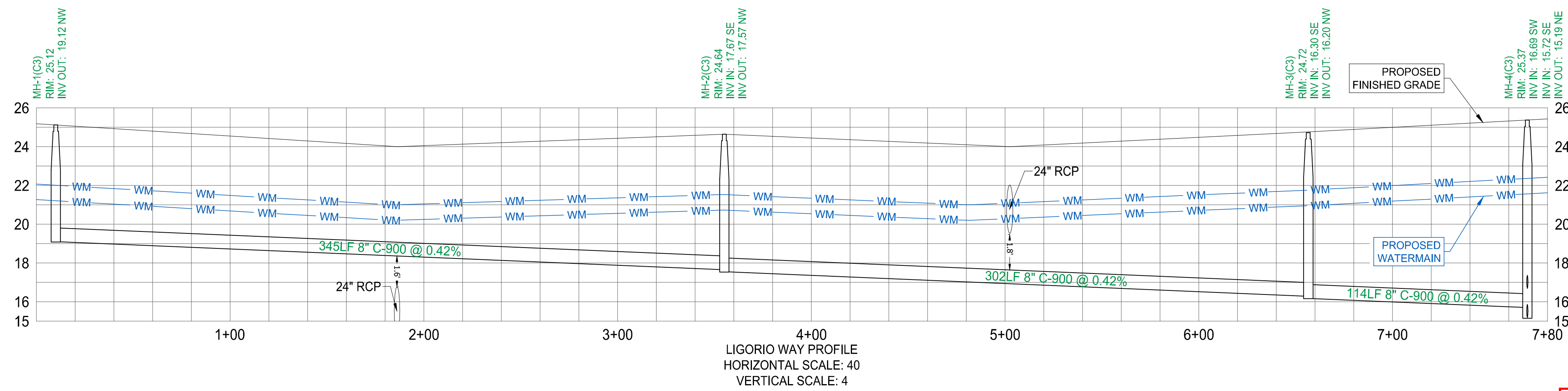
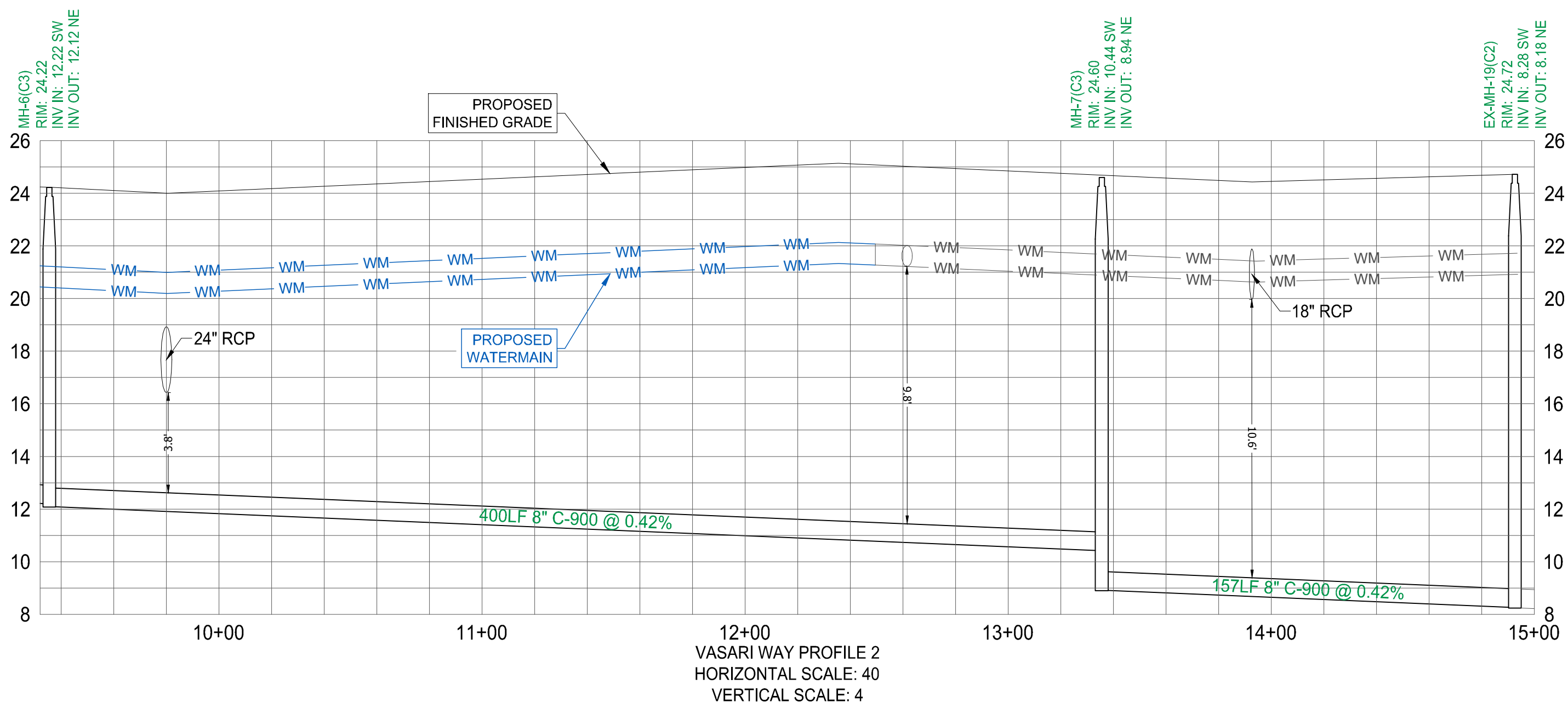
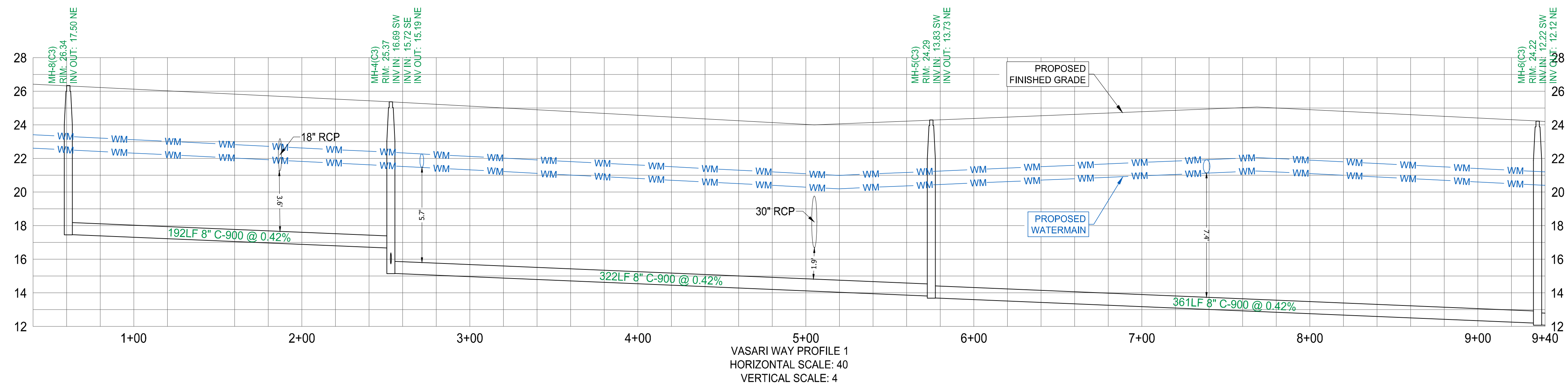


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 BY **M. Holter - PSLUSD Eng Div** DATE **7/8/2020**

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Printed on Tuesday, June 16, 2020, 7:44 PM by Michael Leporello



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JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33458
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PROJECT:
VERANO SOUTH
POD C, PLAT 3

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BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
JULY 18, 2020
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:
UTILITY PROFILES

SHEET NUMBER:
C-14C3

PORT ST. LUCIE PROJECT NO: P20-021

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BY **M. Holler - PSLUSD Eng Div** DATE **7/8/2020**

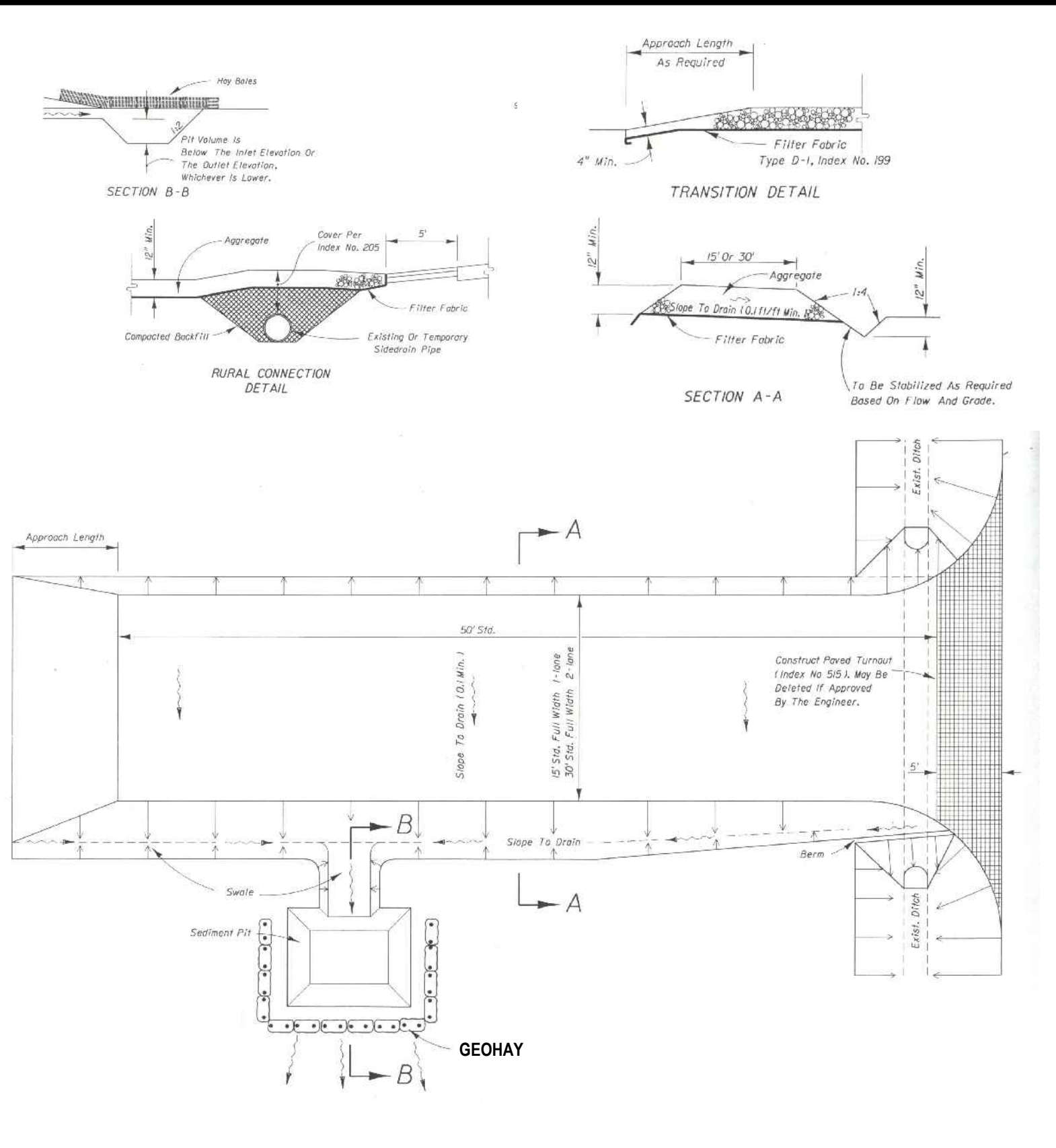
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EROSION CONTROL GENERAL NOTES:

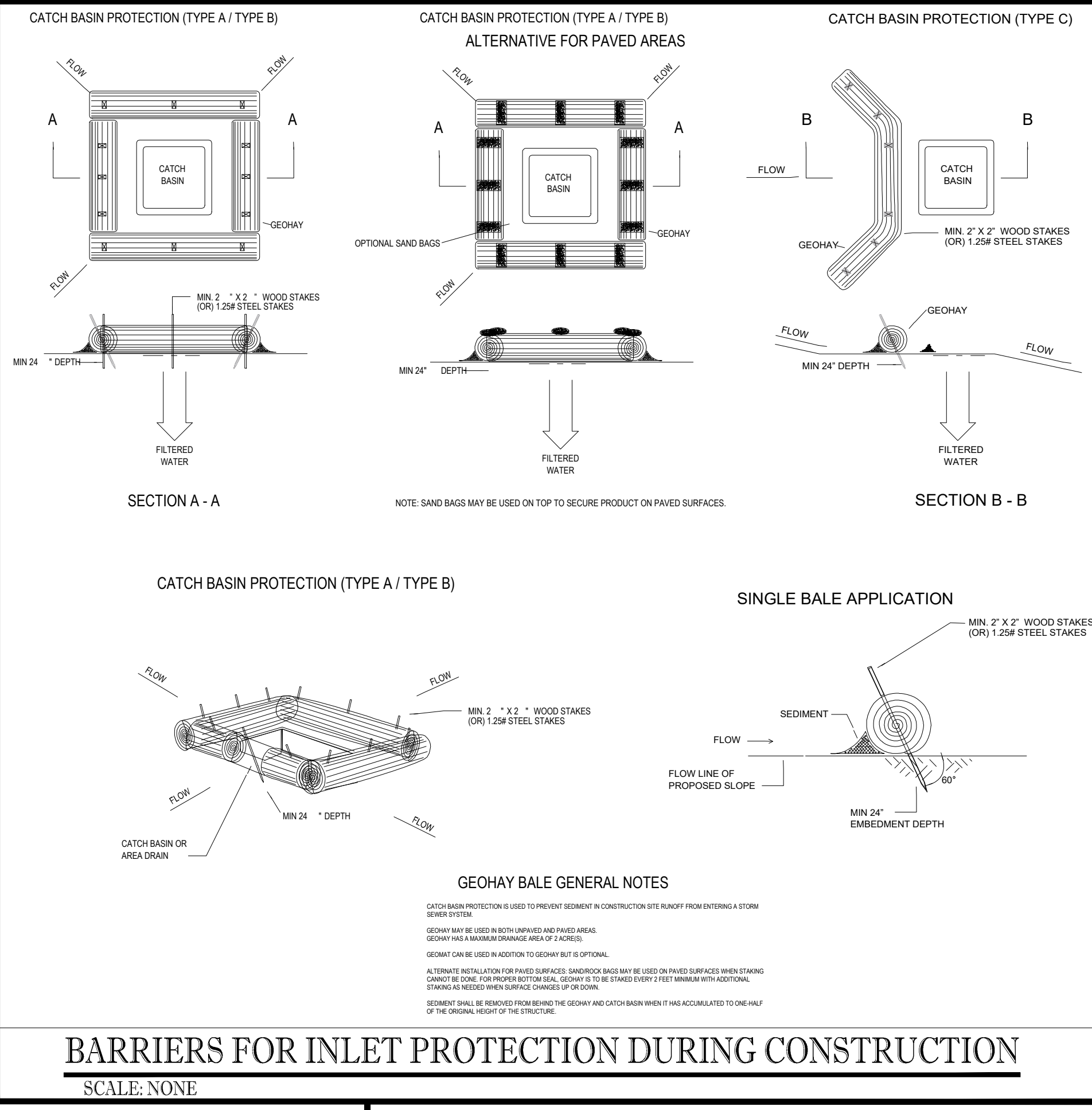
- PROJECT NAME AND LOCATION INFORMATION:**
VERANO SOUTH, PORT ST LUCIE, FLORIDA.
- NATURE OF ACTIVITY:**
RESIDENTIAL SUBDIVISION.
- SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:**
THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL 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:** 18.76 ACRES
- TOTAL AREA TO BE DISTURBED:** 18.76 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:** 18.76 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 MANUFACTURERS 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 WATERS AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
- MAINTENANCE:**
CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT.
SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.
INLET(S) / OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER INLETS, SILT FENCE, OF FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEED PER MANUFACTURERS 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 BEEN 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 SPWMD WATER USE PERMIT. IF SAID DISCHARGE DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO NOT ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
- RESPONSIBLE ENTITIES:**
THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

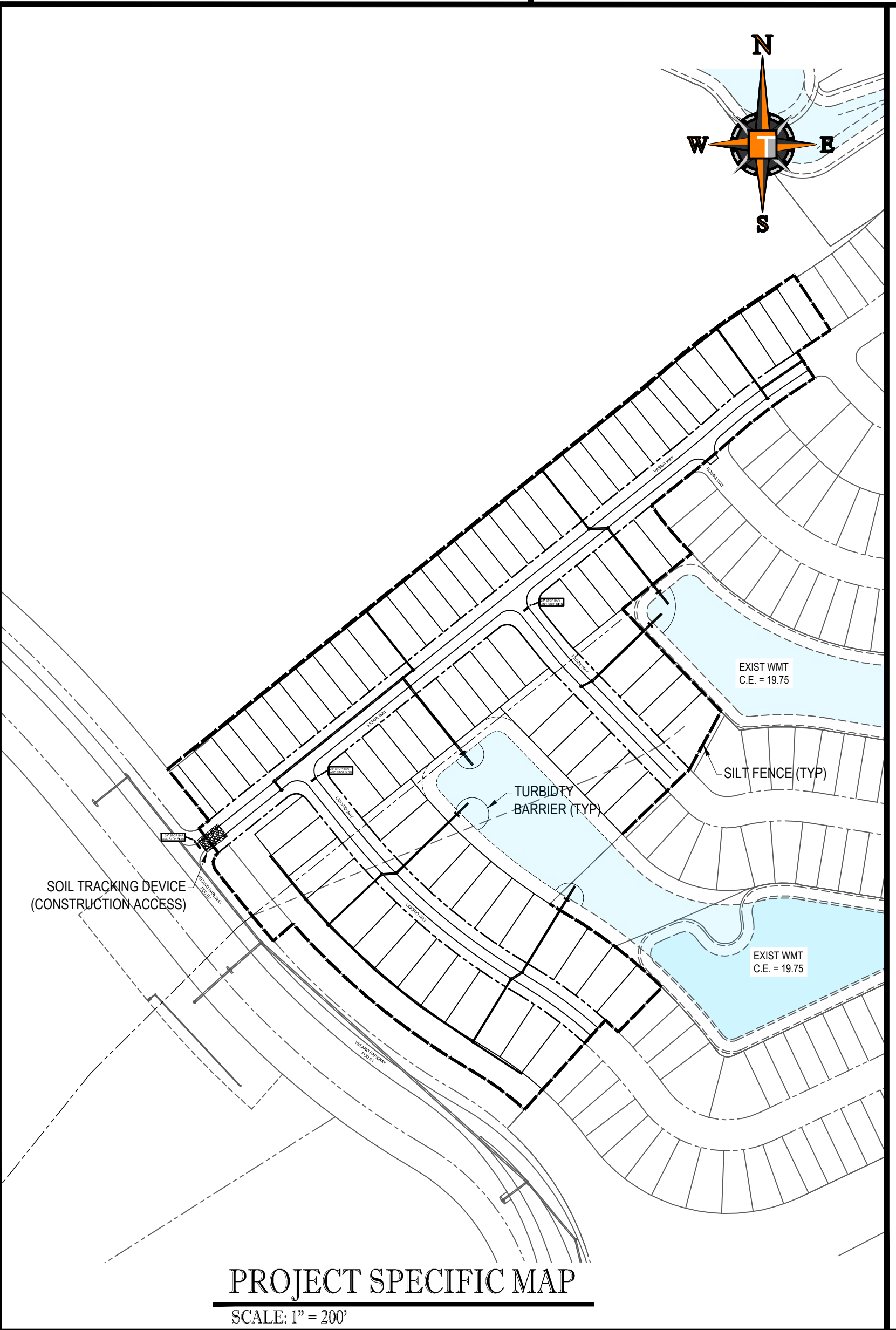
NAME AND TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER	DATE



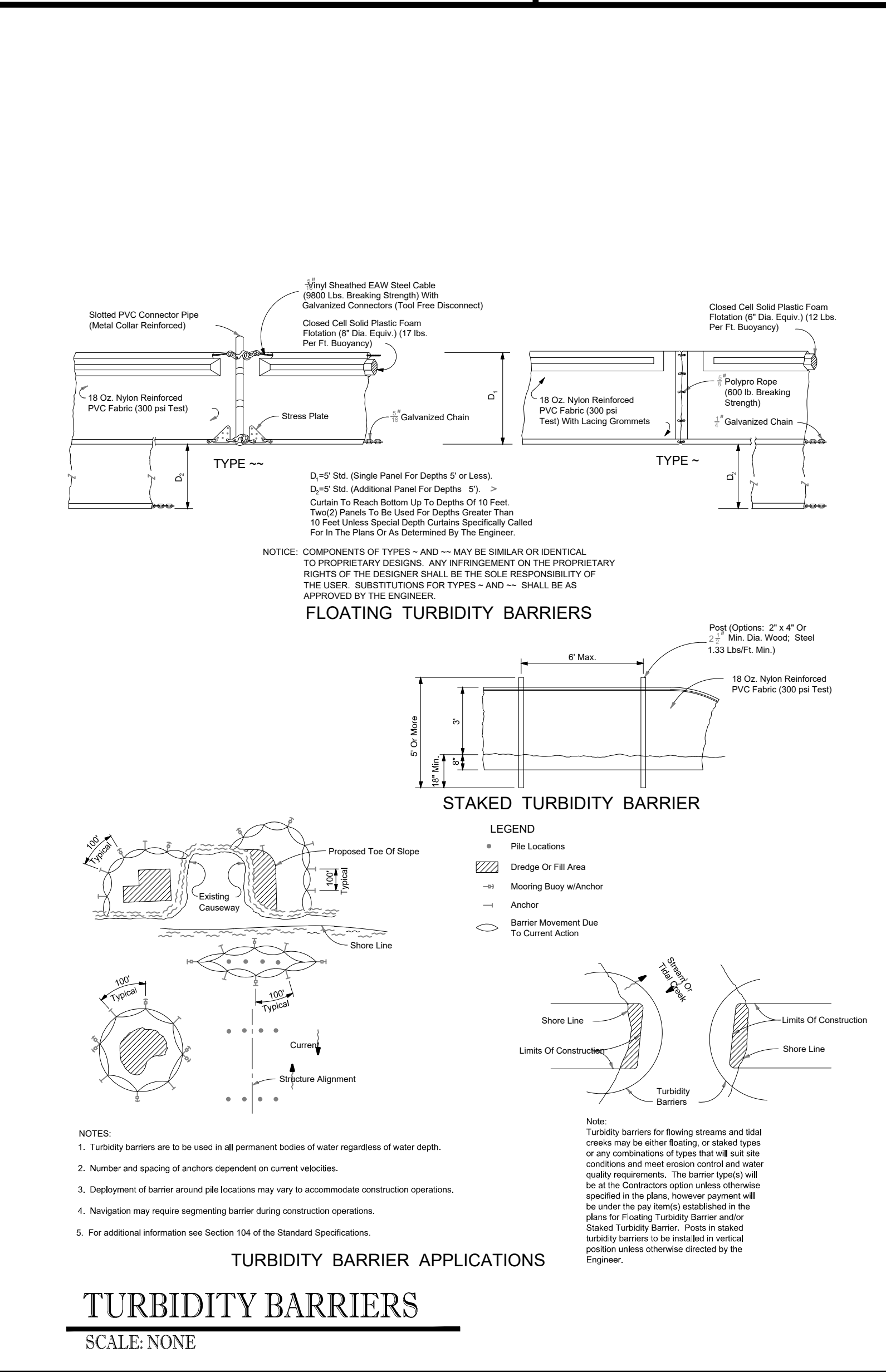
SOIL TRACKING PREVENTION TYPE A
SCALE: NONE



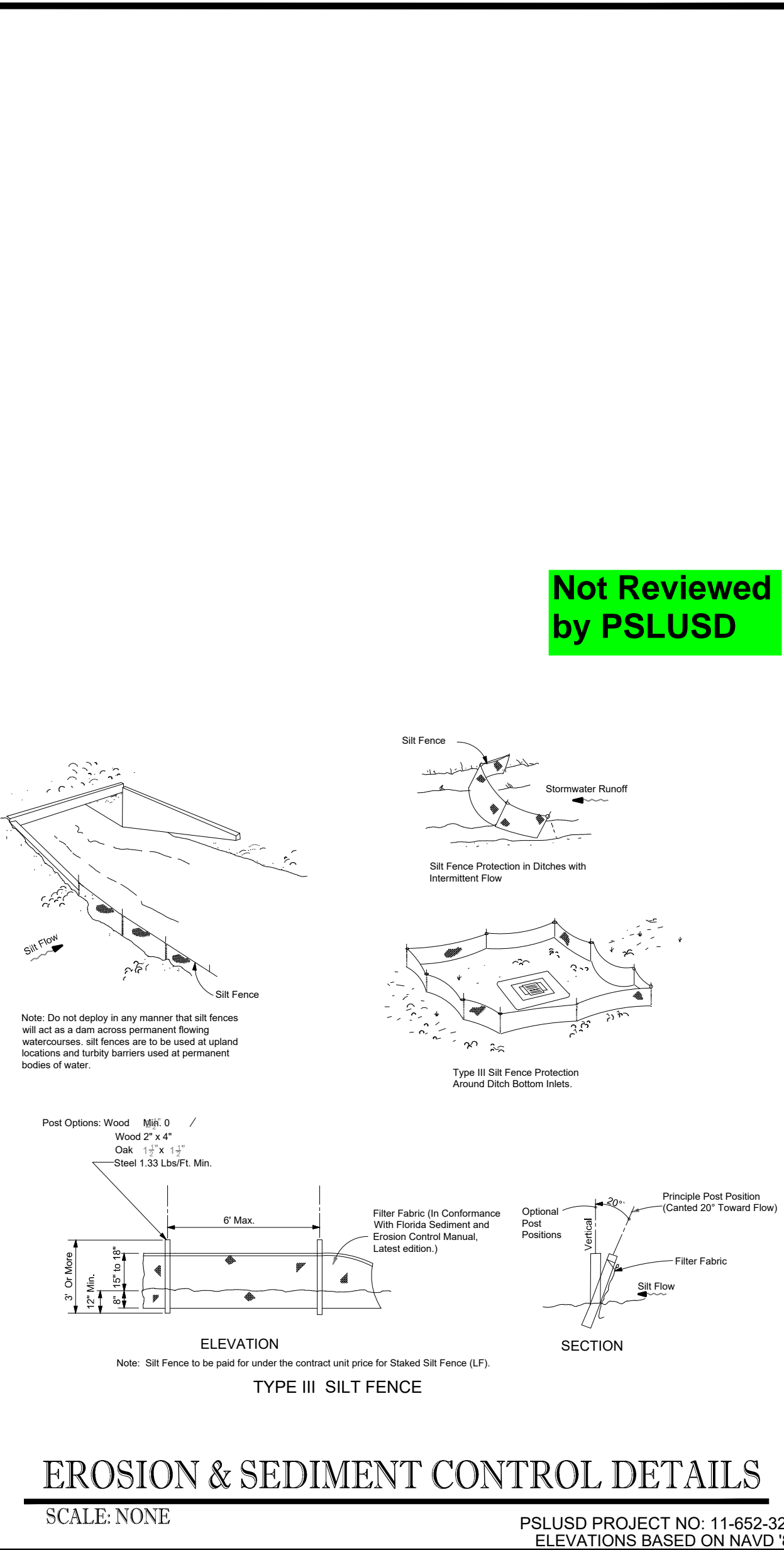
BARRIERS FOR INLET PROTECTION DURING CONSTRUCTION
SCALE: NONE



PROJECT SPECIFIC MAP
SCALE: 1" = 200'



TURBIDITY BARRIERS
SCALE: NONE



EROSION & SEDIMENT CONTROL DETAILS
SCALE: NONE

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
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June 18, 2020
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:
SWPPP
SHEET NUMBER:
C-15C3
PORT ST. LUCIE PROJECT NO: P20-021

Not Reviewed by PSLUSD

Note: Do not deploy in any manner that silt fences will act as a stem across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

Note: Turbidity barriers for flowing streams and tidal creeks may be either floating or staked types or any combination of types that will, under site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans. However, payment will be under the say (item) established in the plans for floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (L.F.)

PSLUSD PROJECT NO: 11-652-32D
ELEVATIONS BASED ON NAVD'88