

# WATER AND SEWER IMPROVEMENTS FOR RIVERLAND PARCEL D PLAT SIX

## CIVIL CONSTRUCTION PLANS & SPECIFICATIONS SECTIONS 19 & 20, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA



REVISIONS:	
BY:	DATE:
SG	06-17-24
	SPRC COMMENTS

### INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02 - 16	WATER AND SEWER PLANS
17	OVERALL WATER AND SEWER PLAN
18 - 24	PROFILES

NOTE:  
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019.  
A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS  
MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE  
ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.



LOCATION MAP  
N.T.S.



VICINITY AERIAL MAP  
N.T.S.

### PLAN FOR RIVERLAND ASSOCIATES IV LLLP

### ENGINEER & SURVEYOR



**VELCON**

ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 23-1020

**LEGAL DESCRIPTION:**

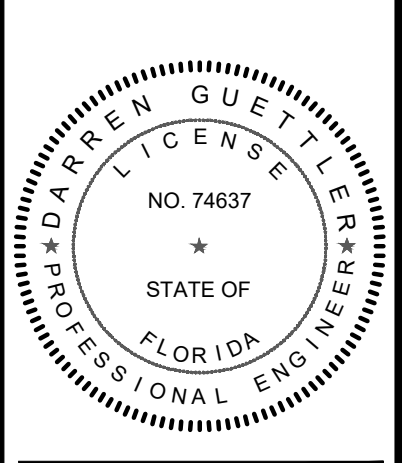
BEING A PARCEL OF LAND LYING WITHIN SECTIONS 19 AND 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RIVERLAND PARCEL D - PLAT FIVE, AS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°52'25" WEST, ALONG THE NORTH LINE OF E/W #3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, SAID PUBLIC RECORDS, A DISTANCE OF 1300.88 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTH LINE FOR THE FOLLOWING FIVE (5) COURSES, NORTH 89°52'25" WEST, A DISTANCE OF 238.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 11°00'40"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 480.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 11°00'40"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 480.45 FEET TO POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 89°52'35" WEST, A DISTANCE OF 182.32 FEET; THENCE NORTH 44°49'06" WEST, A DISTANCE OF 49.45 FEET; THENCE NORTH 00°10'54" EAST, ALONG THE EAST LINE OF N/S A RIGHT-OF-WAY, 150.00 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 484, SAID PUBLIC RECORDS, A DISTANCE OF 2184.00 FEET; THENCE ALONG THE BOUNDARY OF SAID RIVERLAND PARCEL D - PLAT FIVE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES, SOUTH 89°56'34" EAST, A DISTANCE OF 237.44 FEET; THENCE NORTH 84°58'03" EAST, A DISTANCE OF 55.02 FEET; THENCE SOUTH 89°56'34" EAST, A DISTANCE OF 1063.23 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIAL BEARING OF NORTH 89°22'19" WEST, A RADIUS OF 4025.00 FEET AND A CENTRAL ANGLE OF 00°22'42"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 26.58 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 88°59'37" EAST, A DISTANCE OF 95.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4120.00 FEET AND A CENTRAL ANGLE OF 05°34'59"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 401.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2880.00 FEET, A CENTRAL ANGLE OF 06°27'47"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 324.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°07'35" WEST, A DISTANCE OF 1380.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.649 ACRES, MORE OR LESS.

PROJECT:  
RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
RIVERLAND  
ASSOCIATES IV  
LLLP



DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID: 23-1020 - COVER

SHEET TITLE:

COVER SHEET

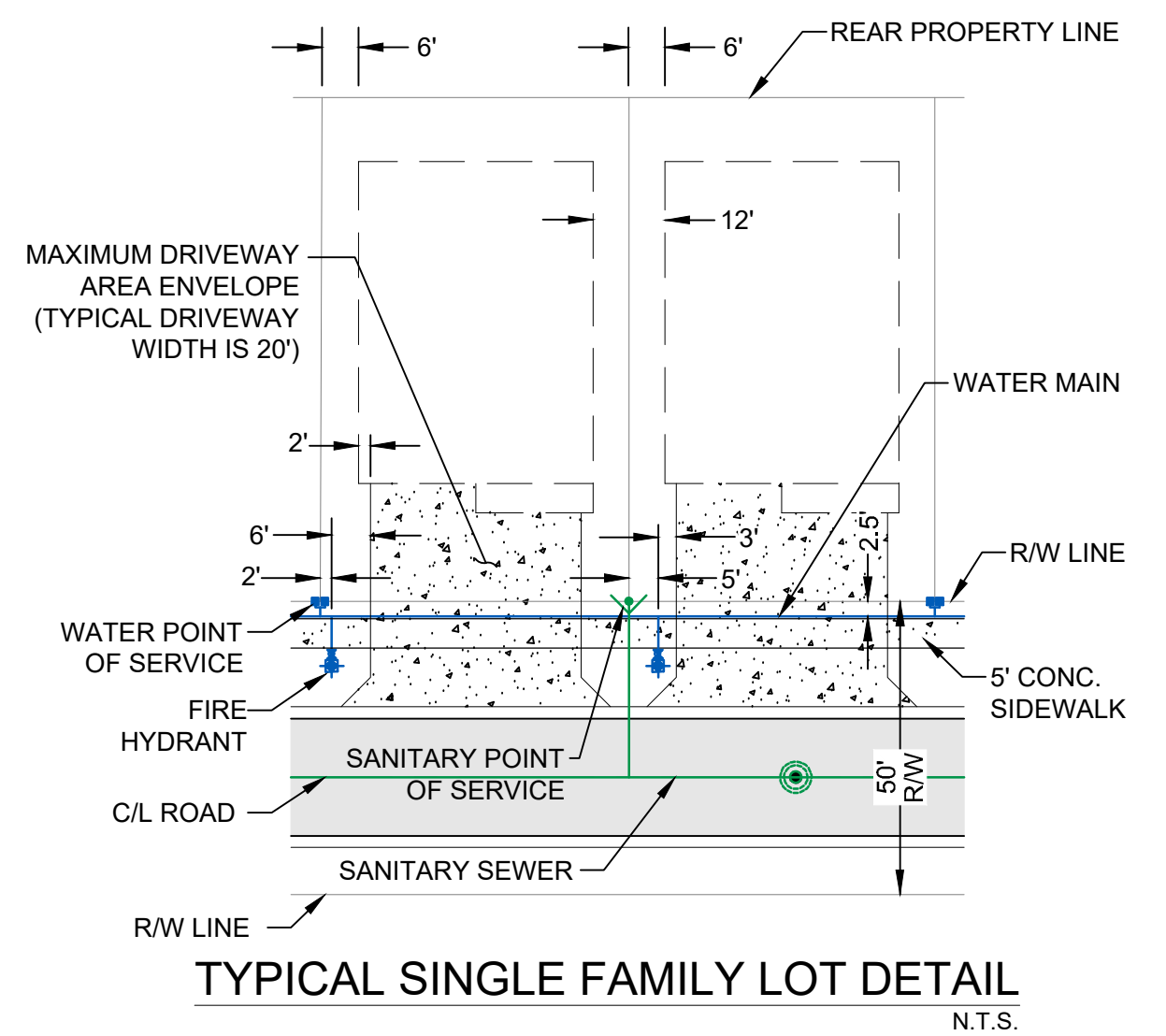
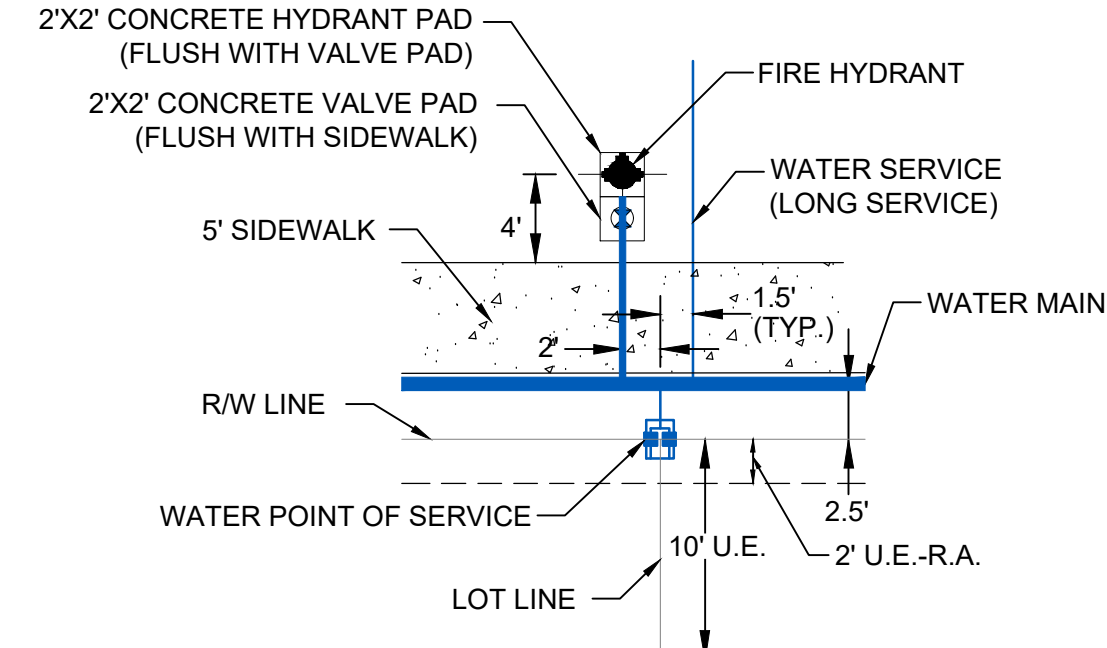
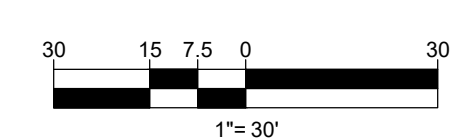
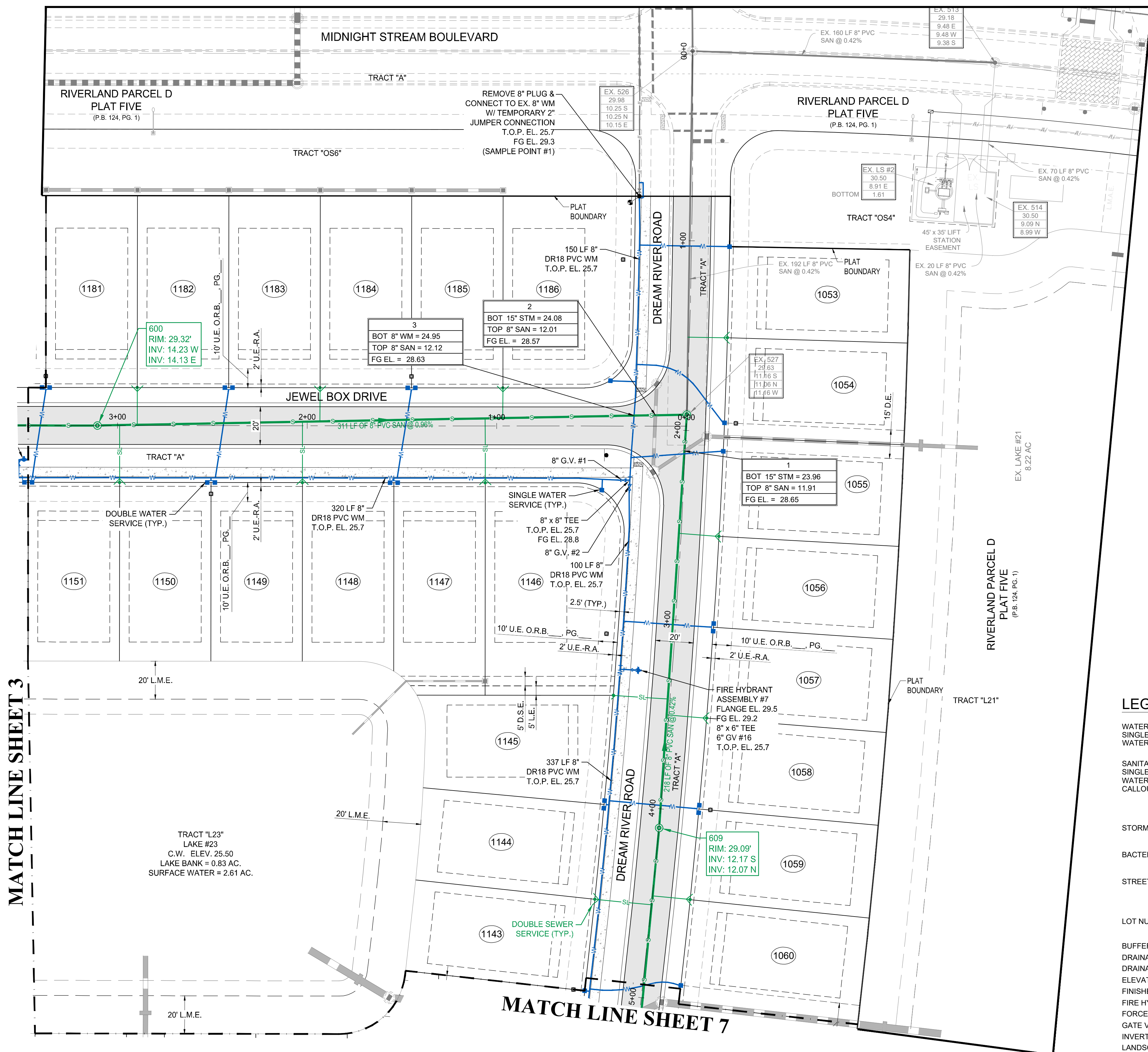
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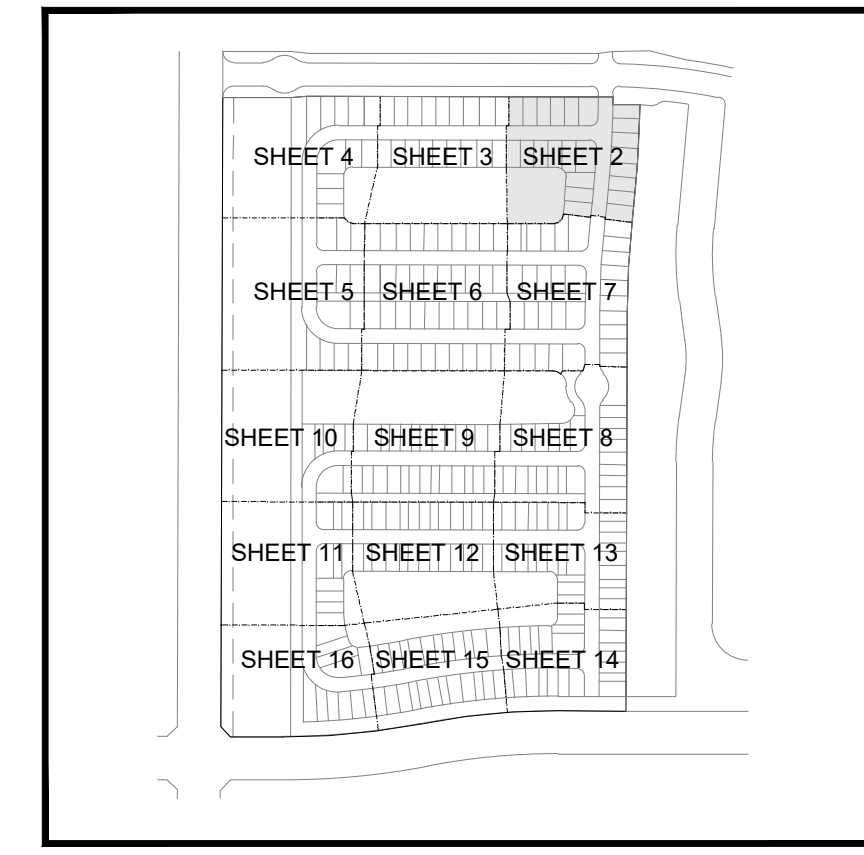
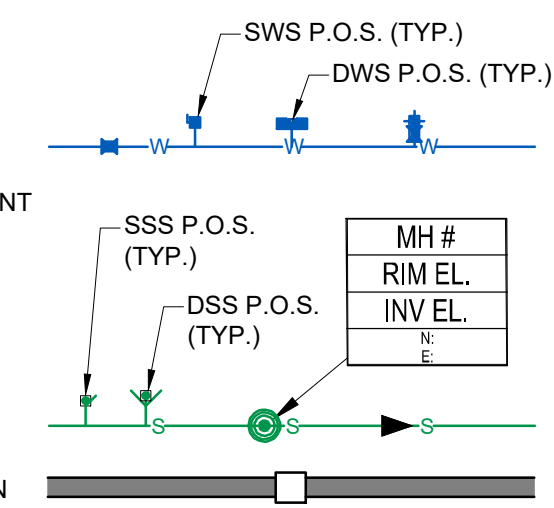
CITY OF PSL PROJECT NO. P23-166  
PSLUSD FILE NO. 5268F





**LEGEND**

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-1	8"	POTABLE	GATE VALVE	MUELLER							
GV-2	8"	POTABLE	GATE VALVE	MUELLER							
GV-16	6"	POTABLE (FH)	GATE VALVE	MUELLER							

- NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
  - PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
  - SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER (PSLUSD STANDARDS DETAIL W-01, NOTE 1).
  - ALL SERVICES LINE AFTER THE METER SHALL BE LOCATED ON THE PROPERTY, OUTSIDE OF ANY EASEMENTS (PSLUSD 2019 USM, PAGE 21 LINES 10-11).
  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).

**VELCON**  
ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477  
FIRE C.O.A. # 3222

---

REVISIONS:

BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

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PROJECT: RIVERLAND PARCEL D PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

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CIENT: RIVERLAND ASSOCIATES IV LLLP

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DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

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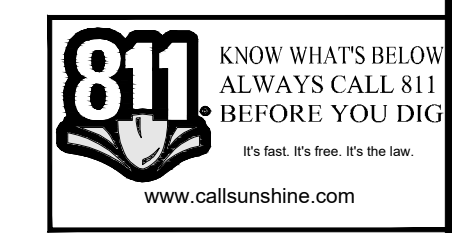
PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

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SHEET TITLE: WATER AND SEWER PLAN

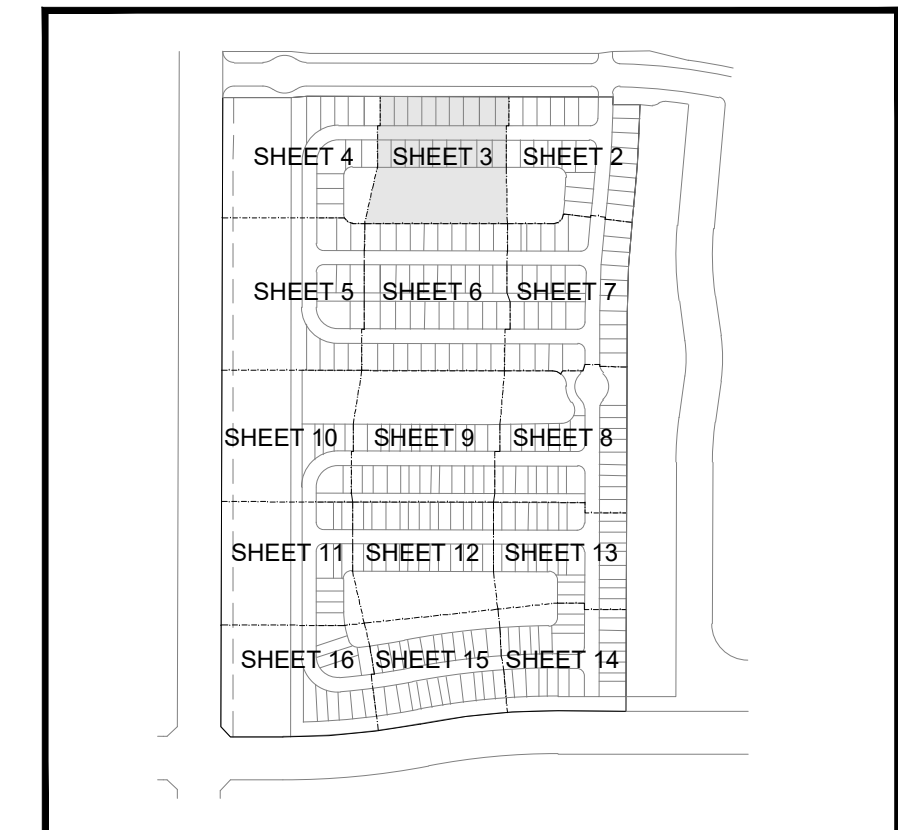
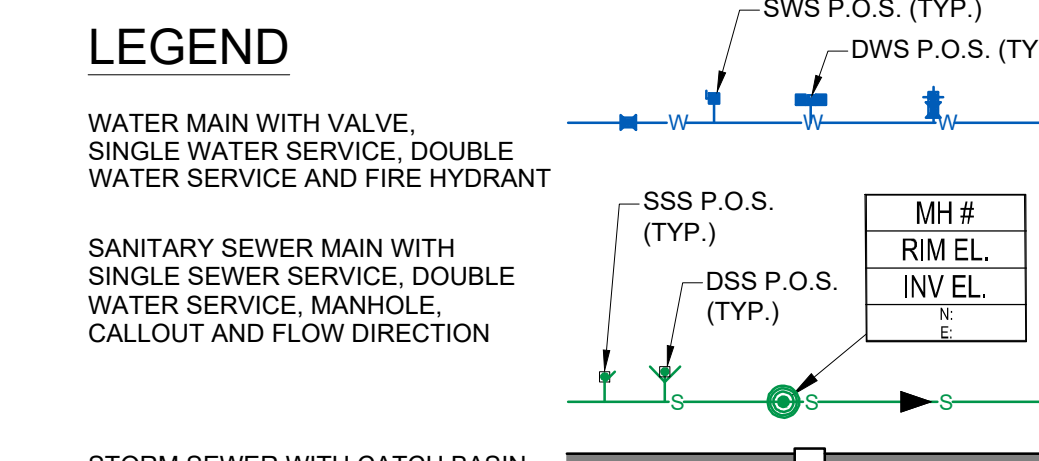
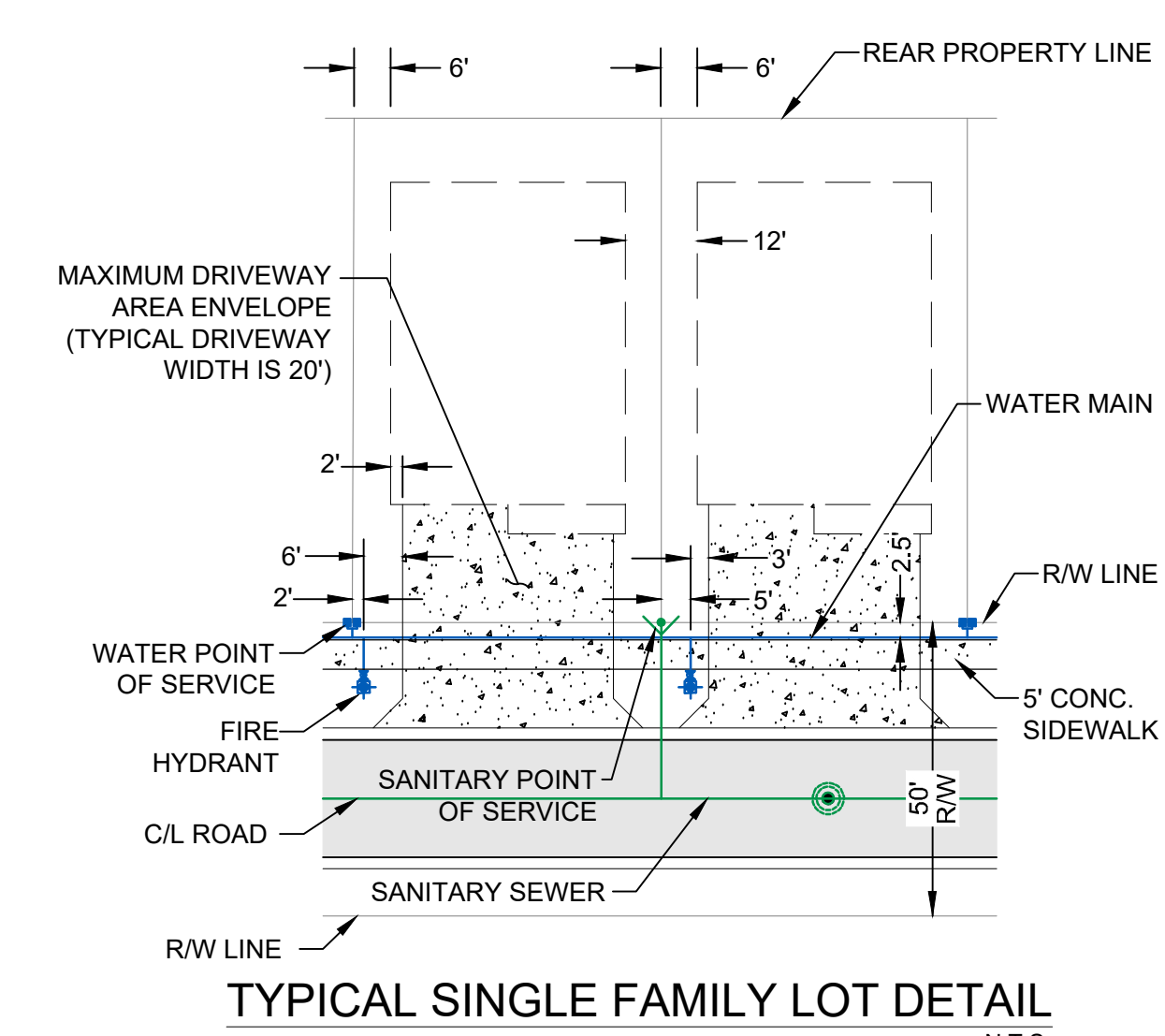
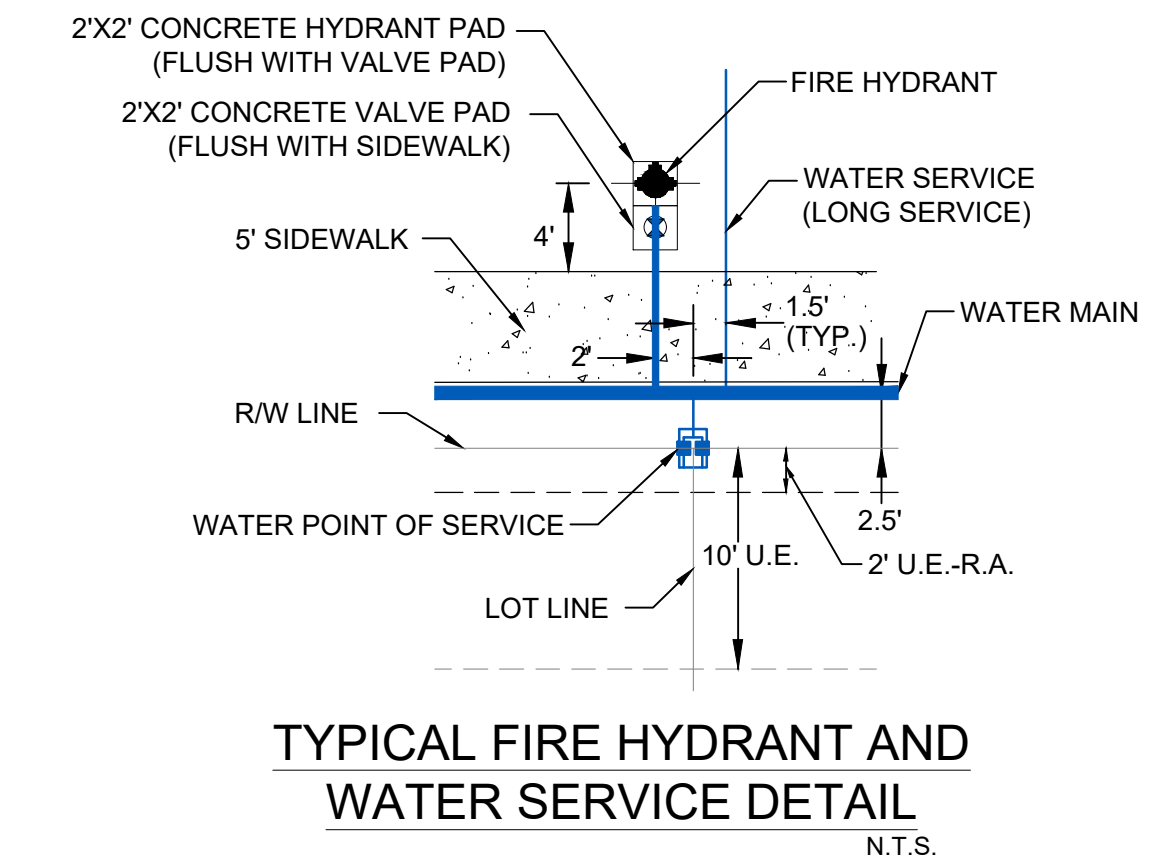
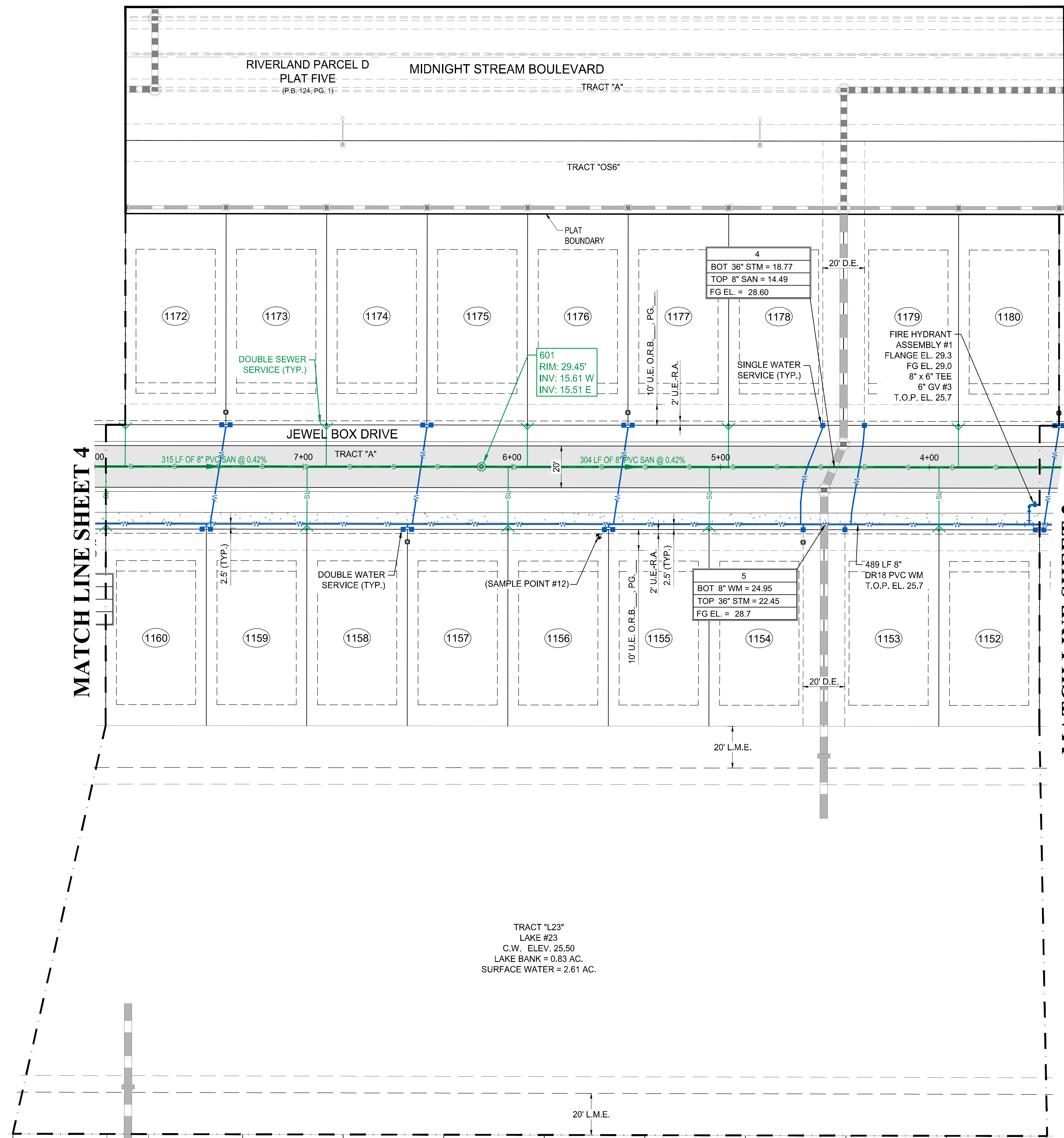
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SHEET NUMBER: 02



CITY OF PSL PROJECT No. P23-166  
PSLUSD FILE NO. 5268F





RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-3	6"	POTABLE (FH)	GATE VALVE	MUELLER							

- NOTES:**
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  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV83).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
  - SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER (PSLUSD STANDARDS DETAIL W-01, NOTE 1).
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  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).

1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477  
FIRE C.O.A. # 3222

REVISIONS:	
BY:	DATE:
SG	06-17-24
COMMENT:	SPRC COMMENTS

**RIVERLAND PARCEL D  
PLAT 6**

CITY OF PORT ST. LUCIE,  
FLORIDA

**RIVERLAND  
ASSOCIATES IV  
LLLP**

**DARREN GUETTLER, PE**  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.:	23-1020
DRAWN BY:	SG
CHECKED BY:	DG
DATE:	08/22/2023
CAD ID:	23-1020 - WS PLAN

SHEET TITLE:  
**WATER AND SEWER PLAN**

SHEET NUMBER:  
**03**

Printed on Thursday, August 08, 2024, 10:36 AM by Shirley Gomez



CITY OF PSL PROJECT No. P23-166  
PSLUSD FILE No. 5268F

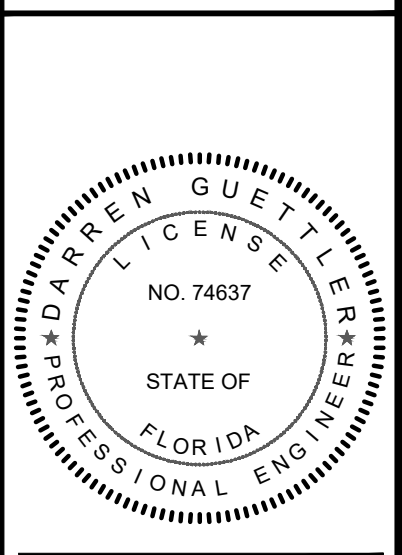




BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

PROJECT: RIVERLAND PARCEL D PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV LLLP

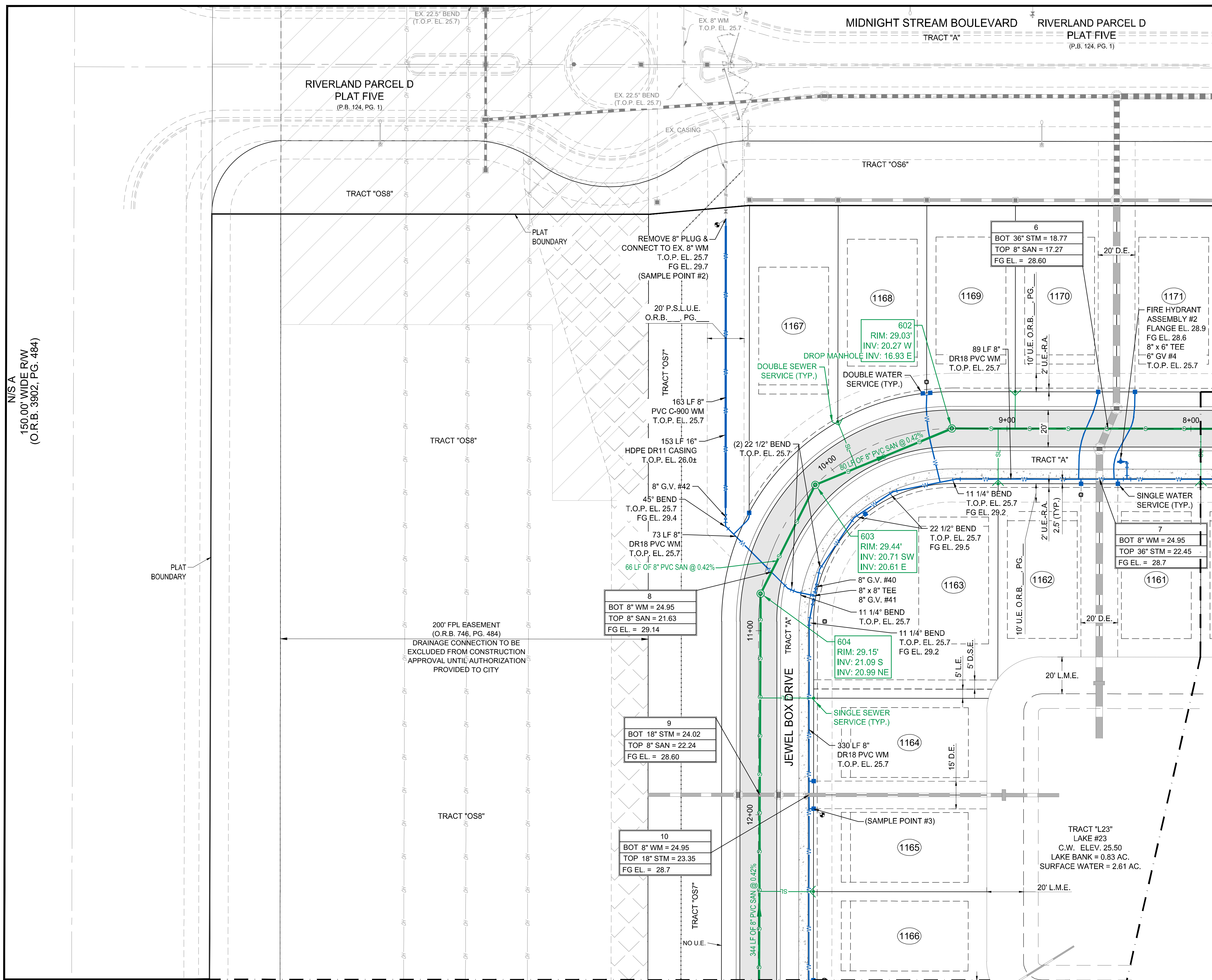
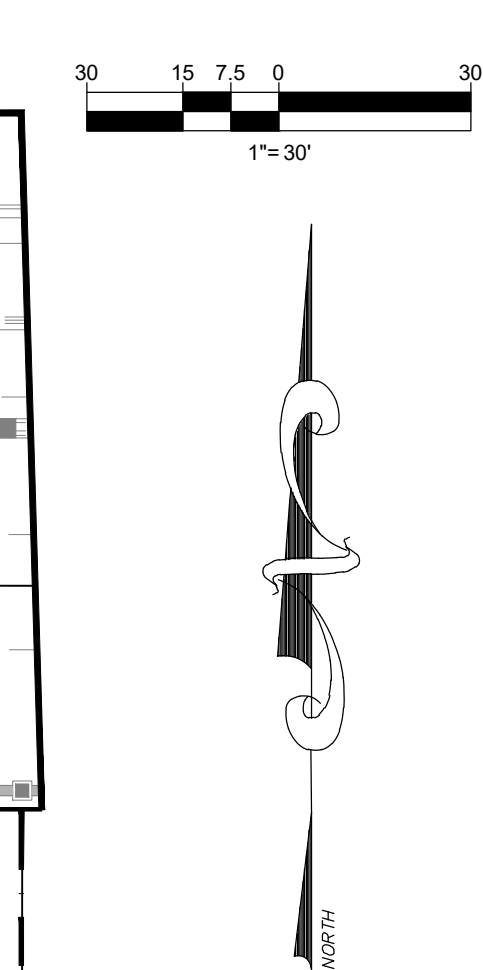
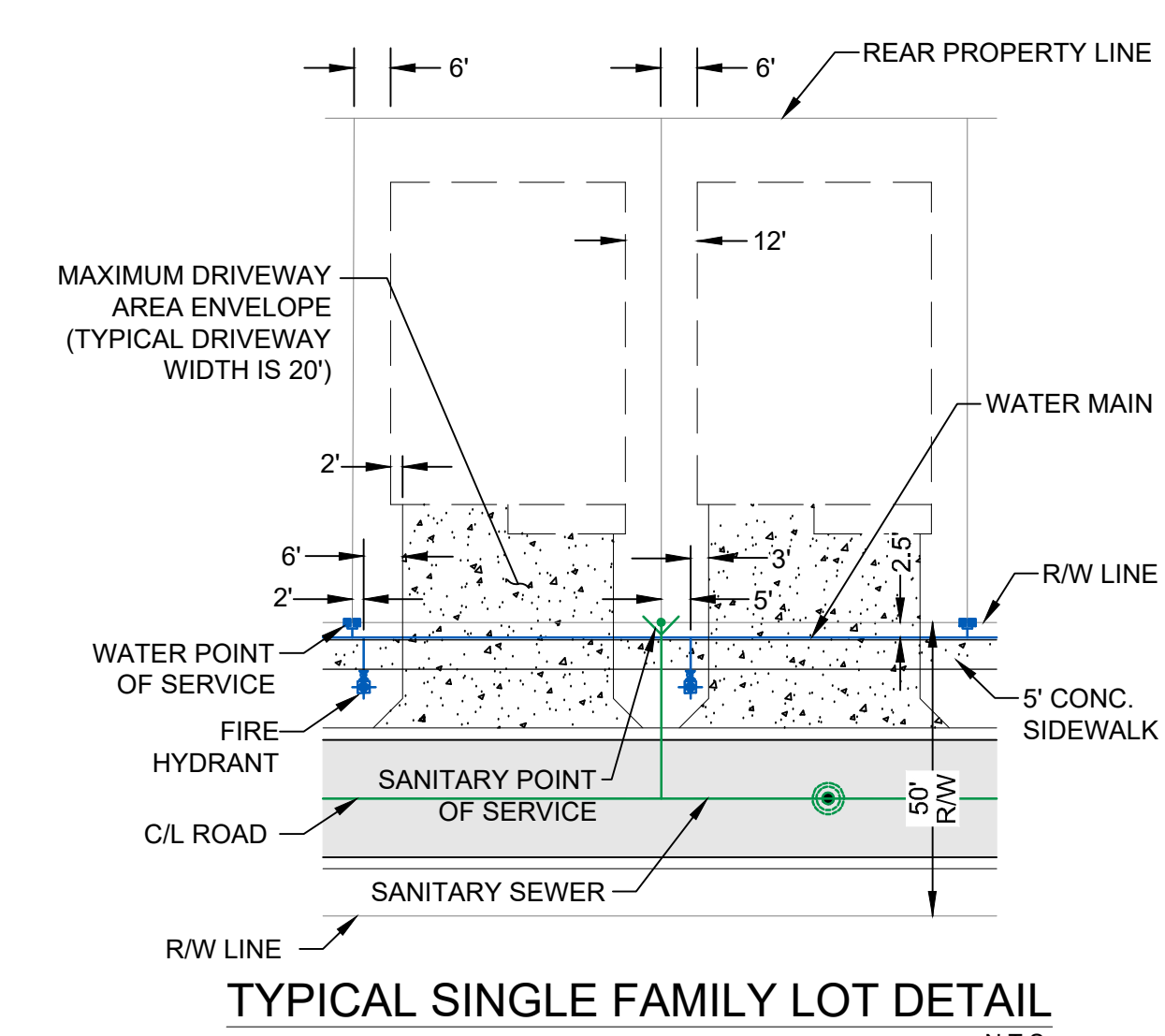
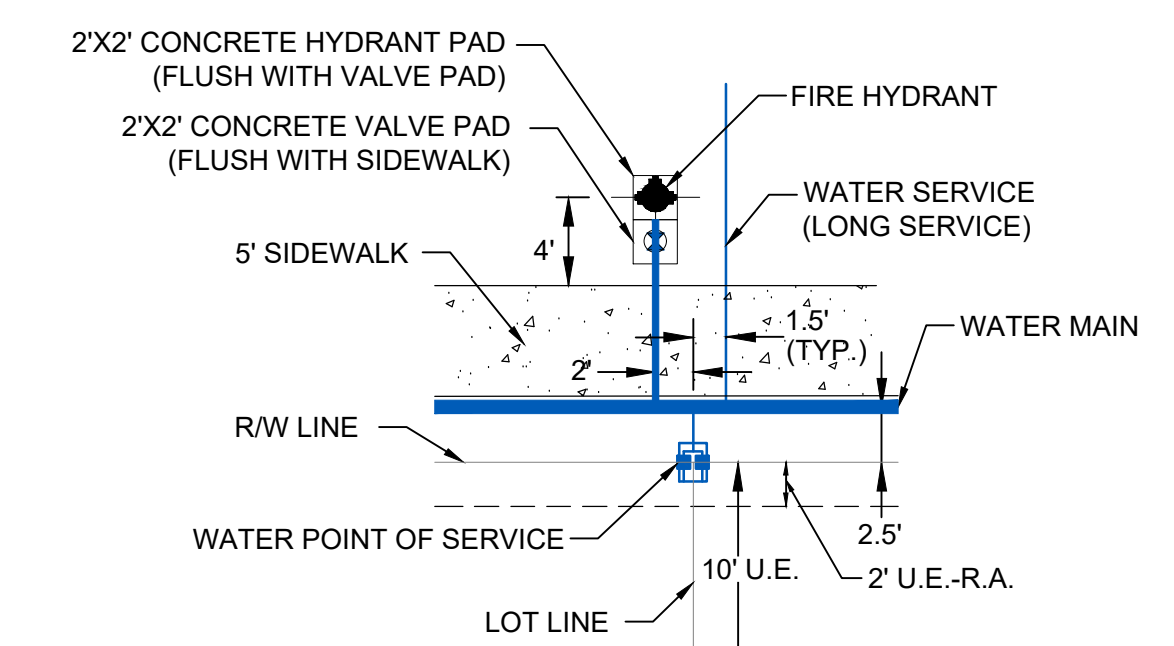


DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID: 23-1020 - WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 04

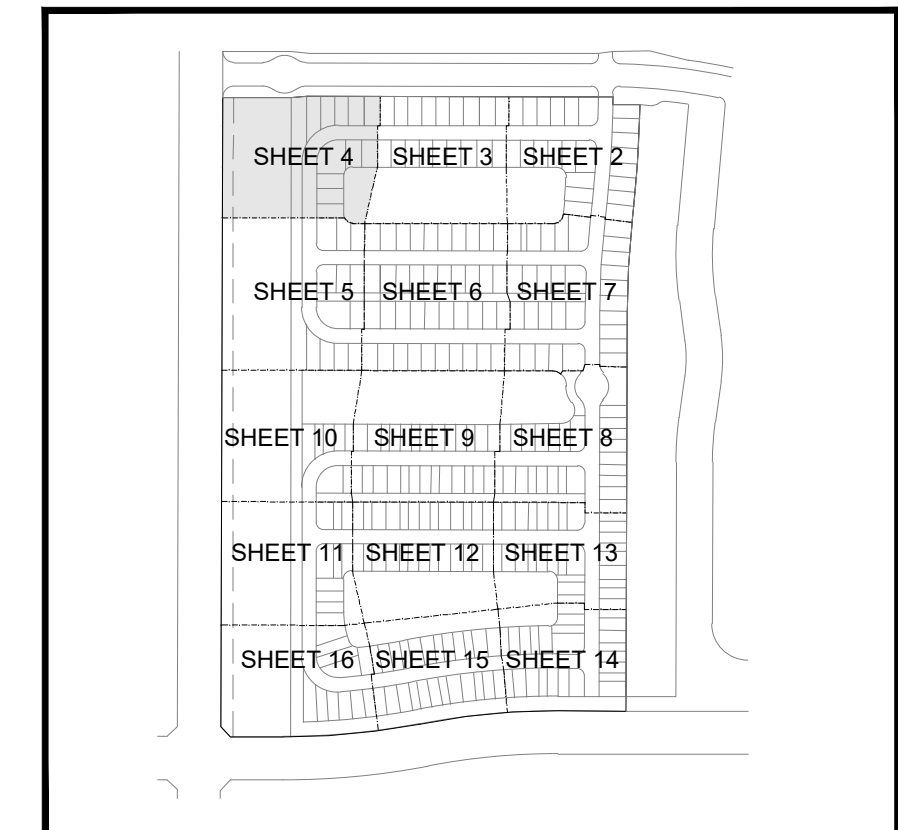


MATCH LINE SHEET 3

MATCH LINE SHEET 5

- NOTES:**
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  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
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  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).

PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-4	6"	POTABLE (FH)	GATE VALVE	MUELLER							
GV-40	8"	POTABLE	GATE VALVE	MUELLER							
GV-41	8"	POTABLE	GATE VALVE	MUELLER							
GV-42	8"	POTABLE	GATE VALVE	MUELLER							

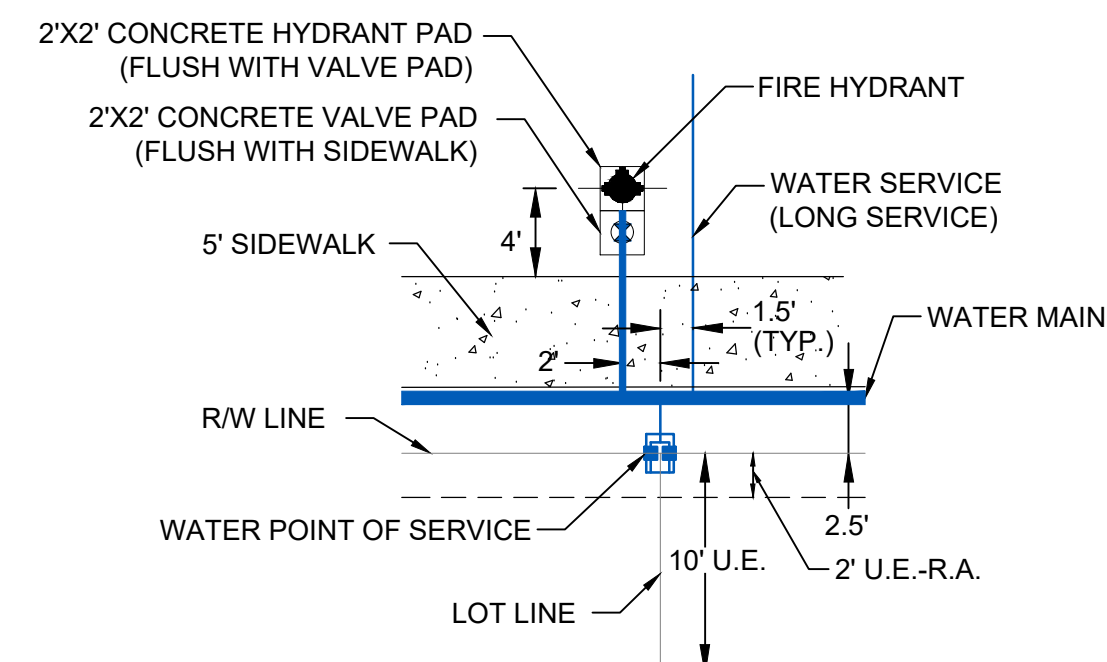
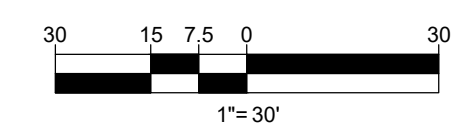
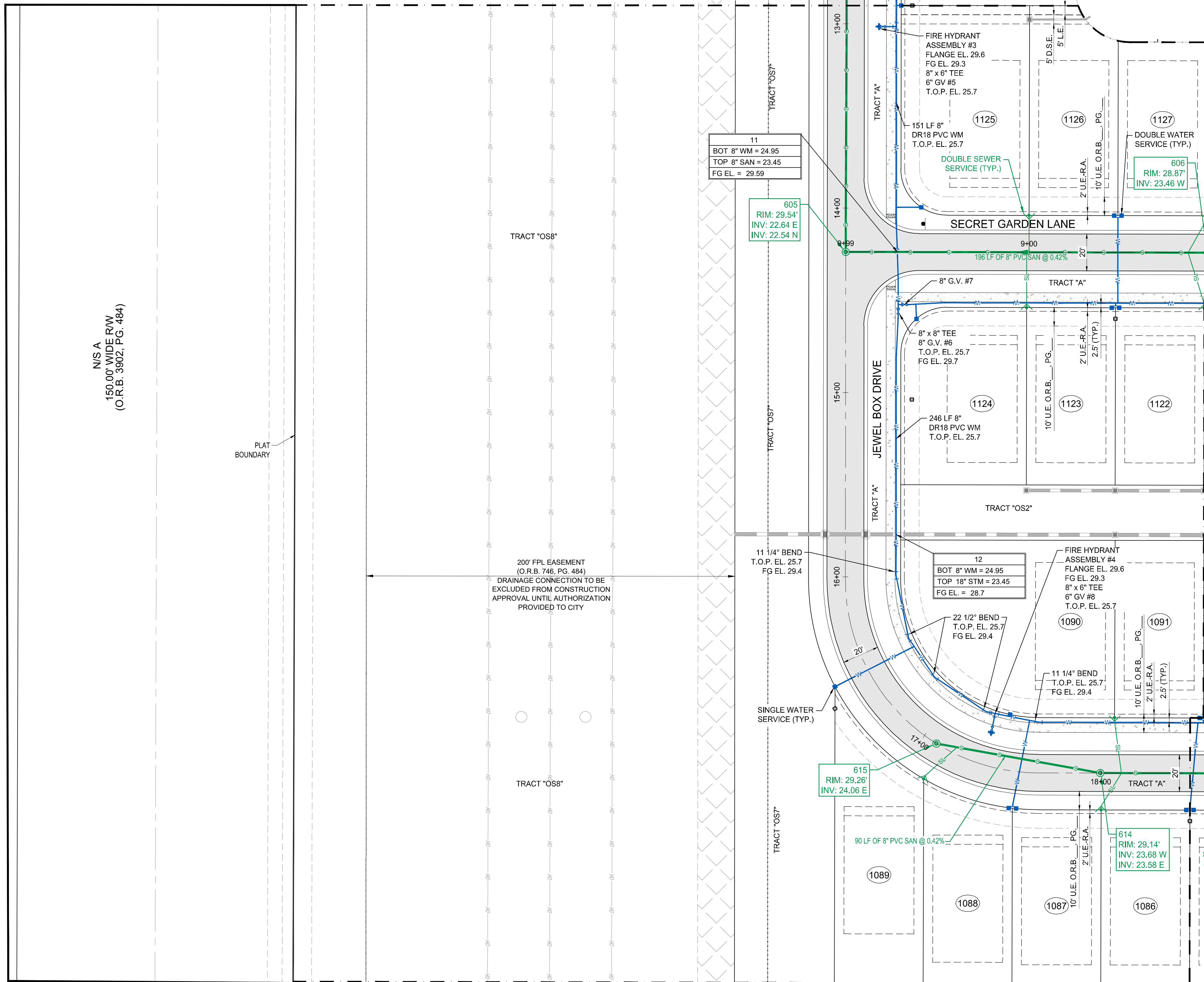


CITY OF PSL PROJECT No. P23-166  
PSLUSD FILE No. 5288F

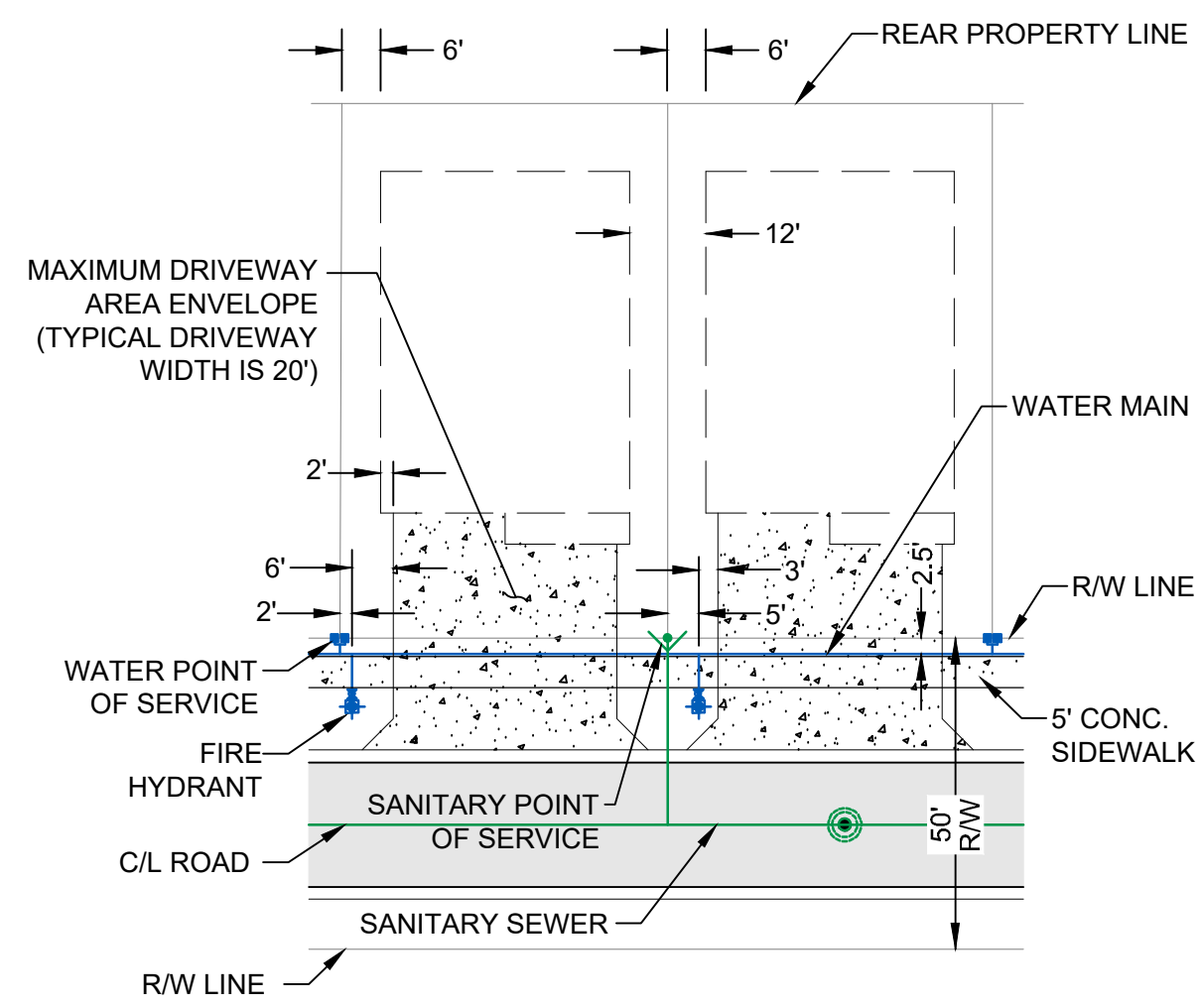
Printed on Thursday, August 08, 2024, 10:38 AM by Sherry Gomez



MATCH LINE SHEET 4



TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.

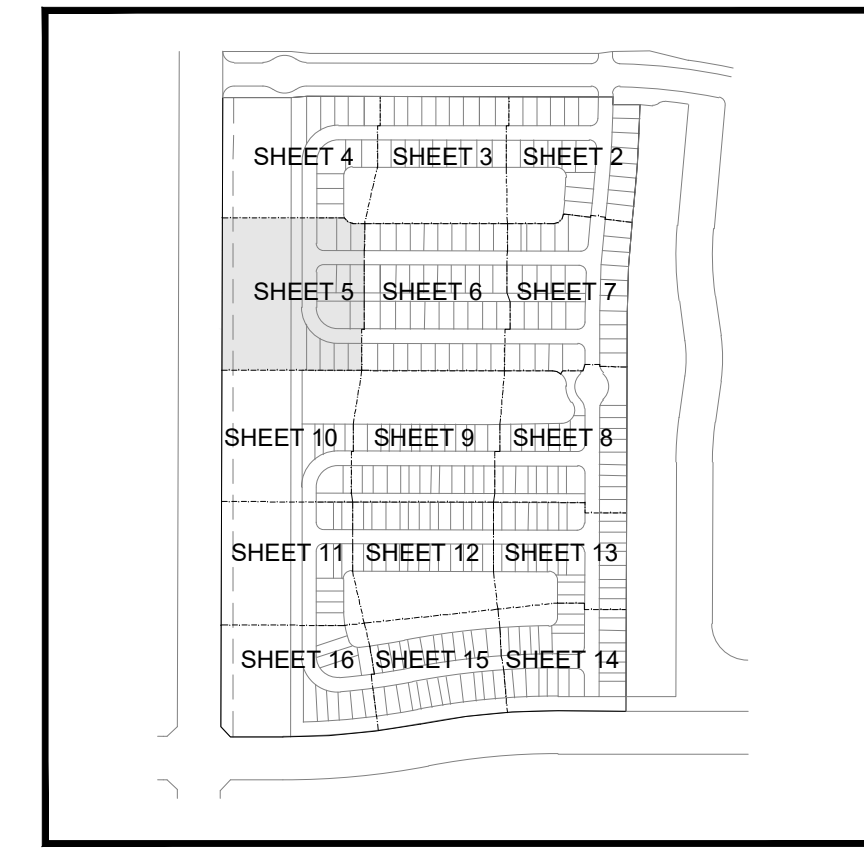
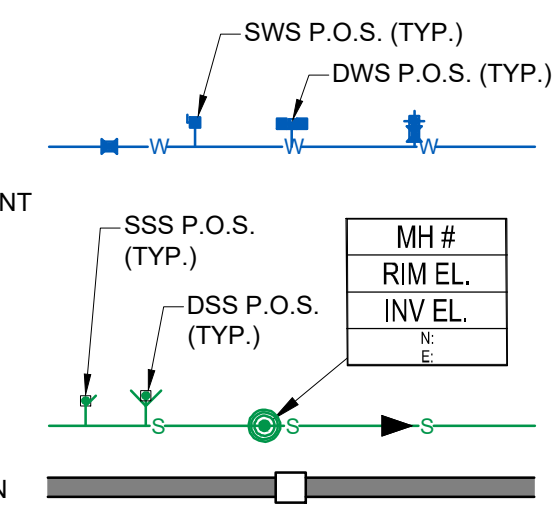


TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

MATCH LINE SHEET 6

LEGEND

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



KEY MAP  
N.T.S.

MATCH LINE SHEET 10

- NOTES:
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  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
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  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).

RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-5	6"	POTABLE (FH)	GATE VALVE	MUELLER							
GV-6	8"	POTABLE	GATE VALVE	MUELLER							
GV-7	8"	POTABLE	GATE VALVE	MUELLER							
GV-8	6"	POTABLE (FH)	GATE VALVE	MUELLER							

ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-5477  
FIRE C.O.A. # 3222

---

REVISIONS:

BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

---

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

---

CLIENT: RIVERLAND ASSOCIATES IV LLLP

---

DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

---

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

---

SHEET TITLE: WATER AND SEWER PLAN

---

SHEET NUMBER: 05

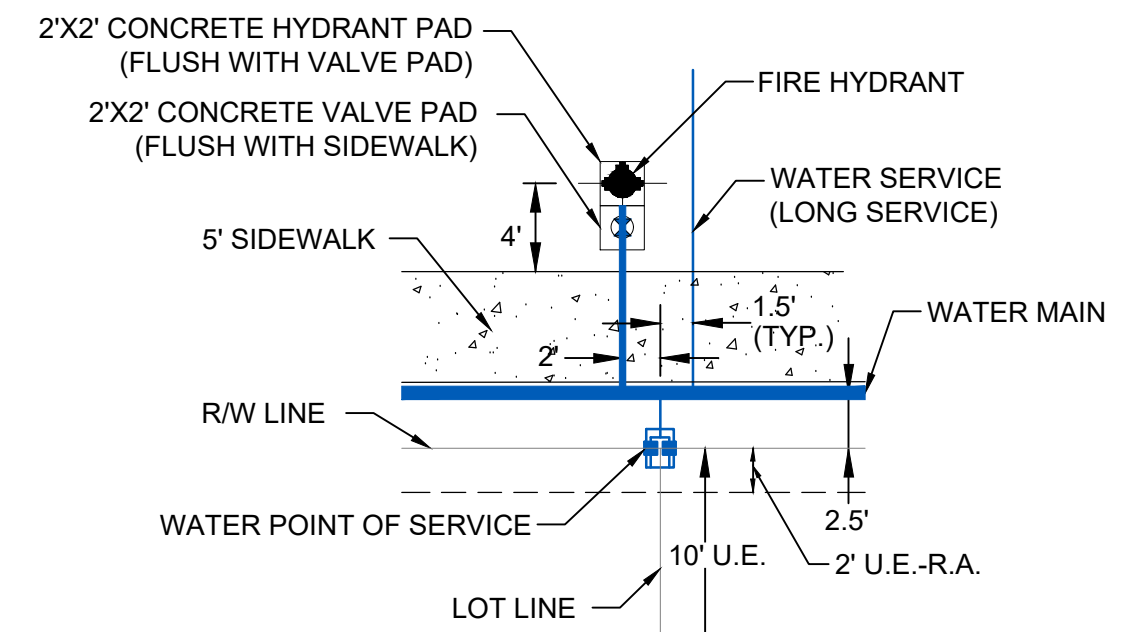
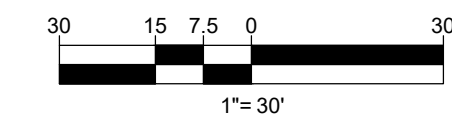
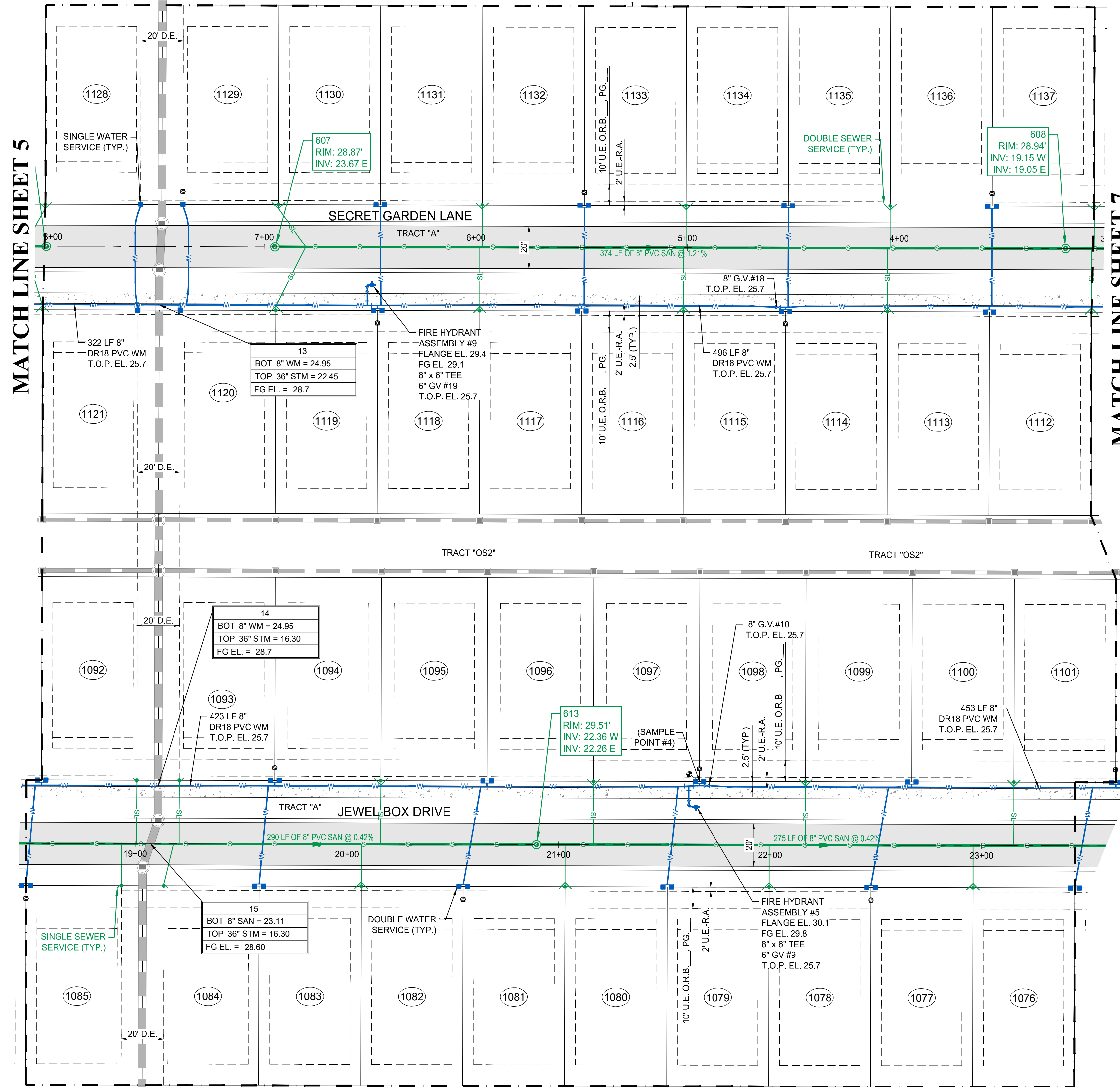


CITY OF PSL PROJECT NO. P23-166  
PSLUSD FILE NO. 5268F

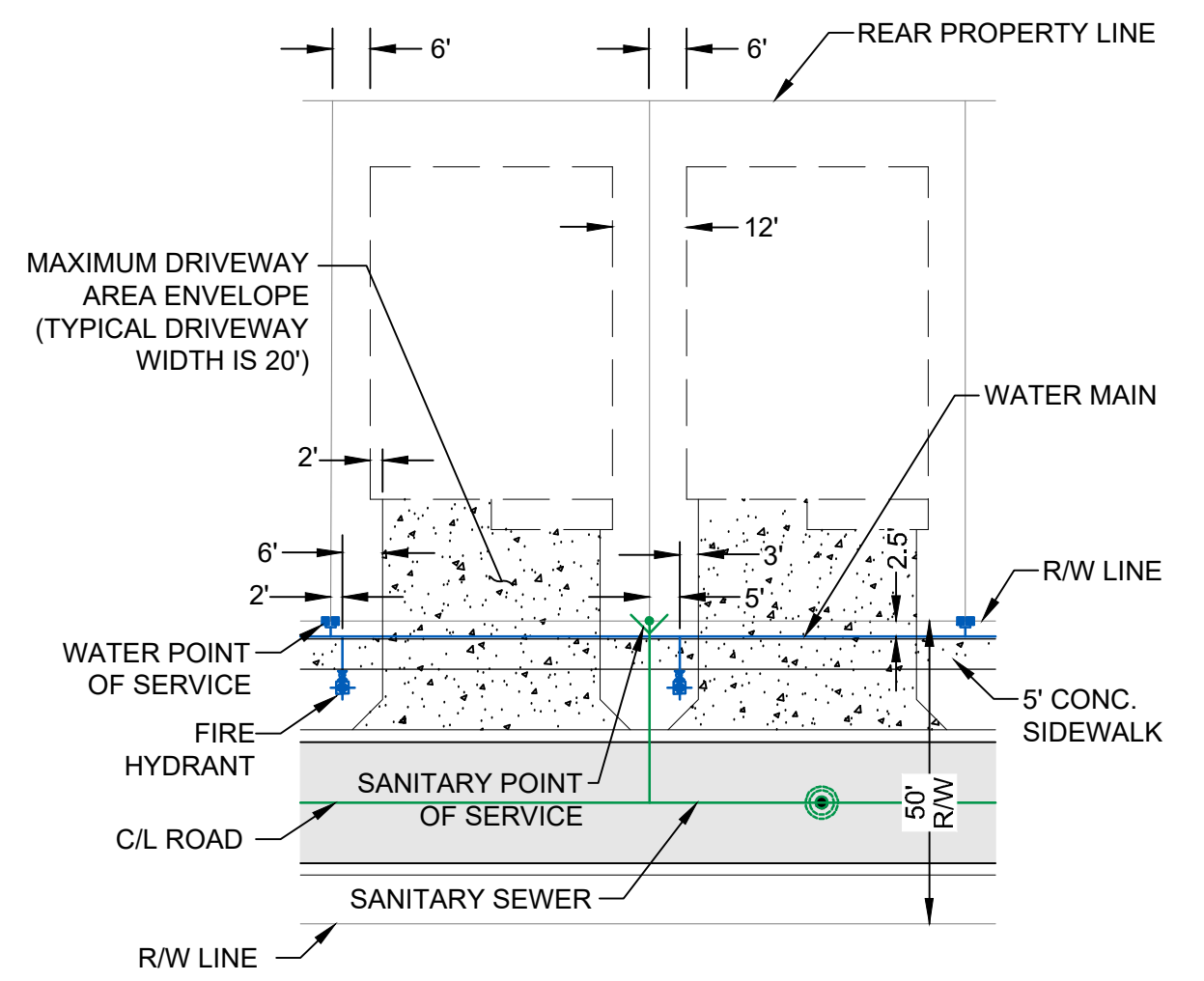
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MATCH LINE SHEET 3



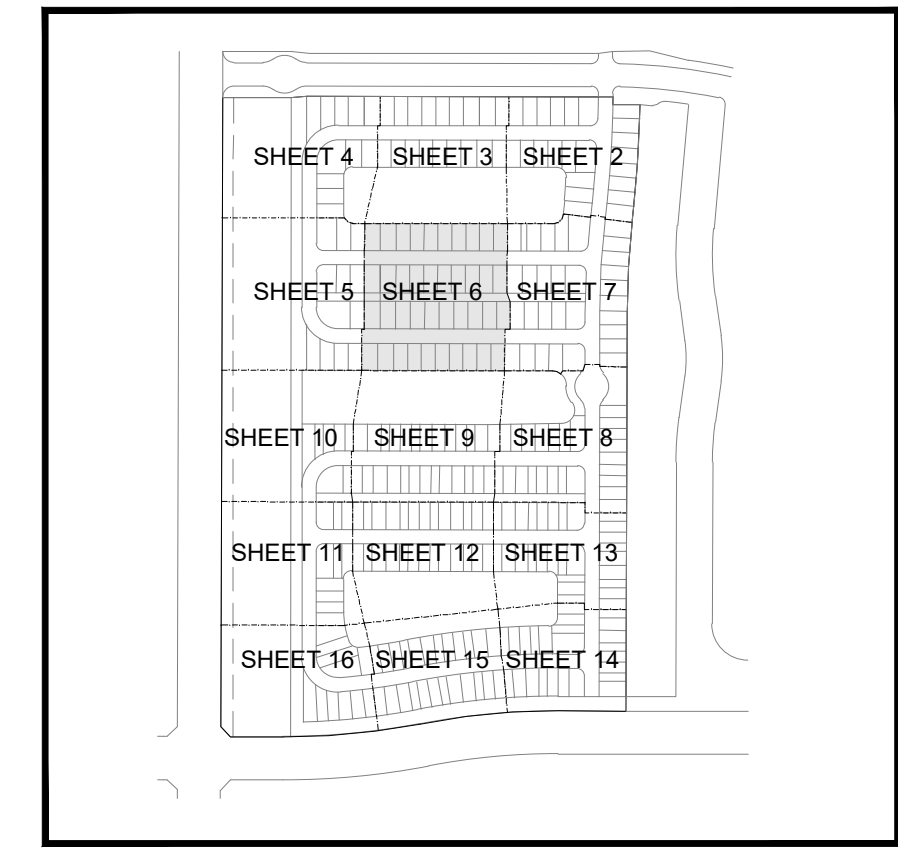
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

LEGEND

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



KEY MAP  
N.T.S.

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RECORD DRAWING VALVE CHART

PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-9	6"	POTABLE (FH)	GATE VALVE	MUELLER							
GV-10	8"	POTABLE	GATE VALVE	MUELLER							
GV-18	8"	POTABLE	GATE VALVE	MUELLER							
GV-19	6"	POTABLE (FH)	GATE VALVE	MUELLER							

**VELCON**  
ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-5477  
FIRE C.O.A. # 3222

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV LLLP

DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 06

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CITY OF PSL PROJECT No. P23-166  
PSLUSD FILE No. 5268F

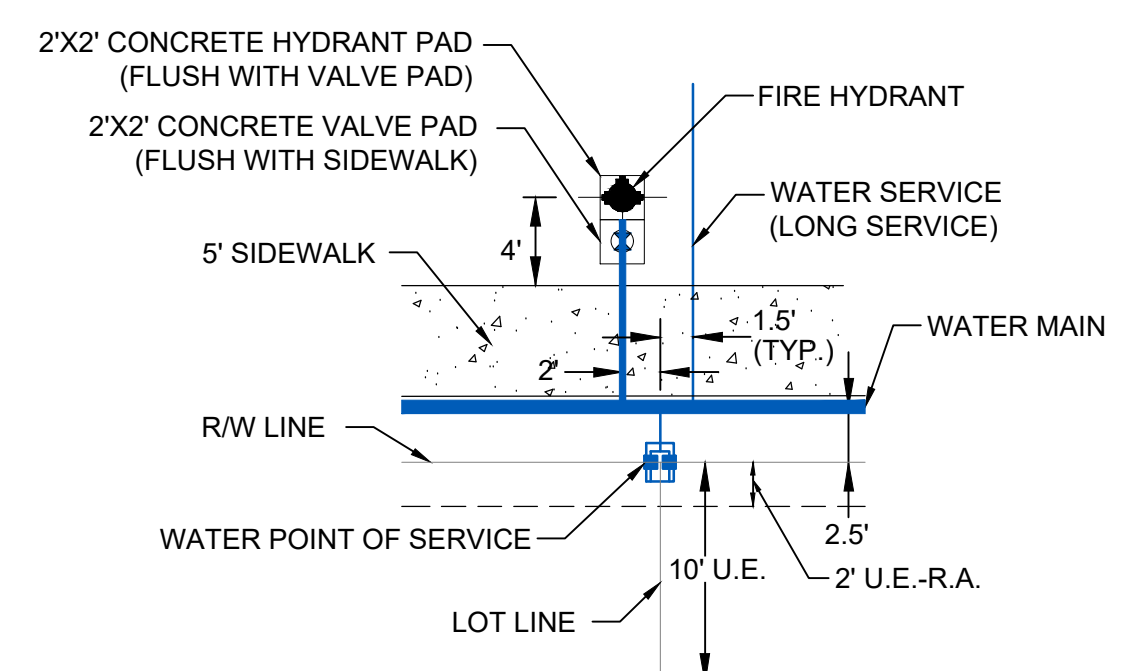
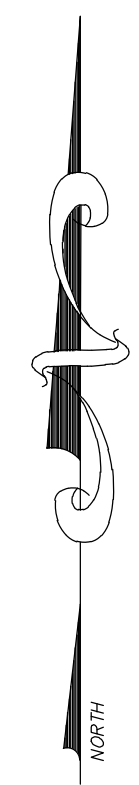
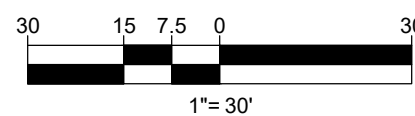
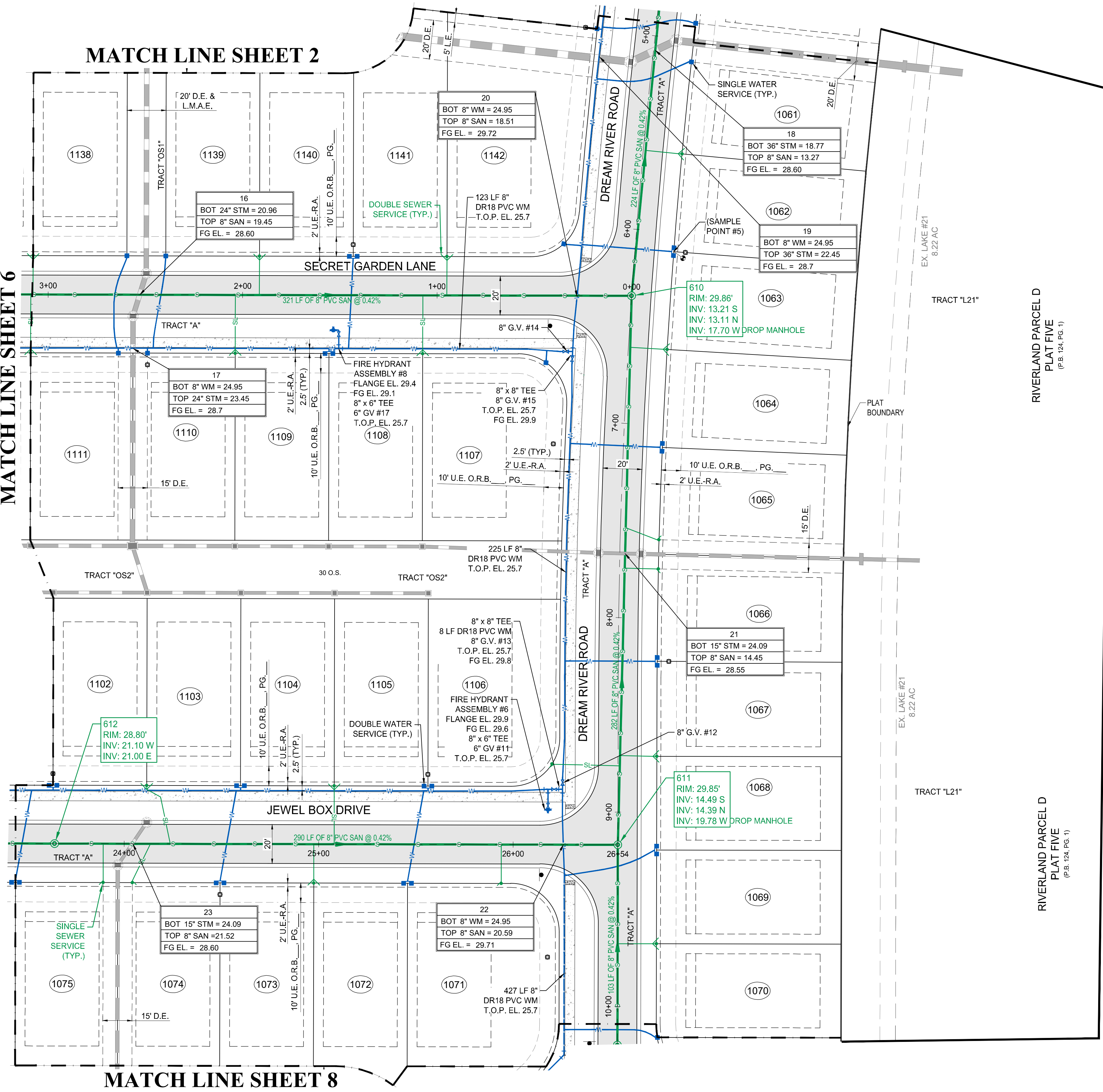
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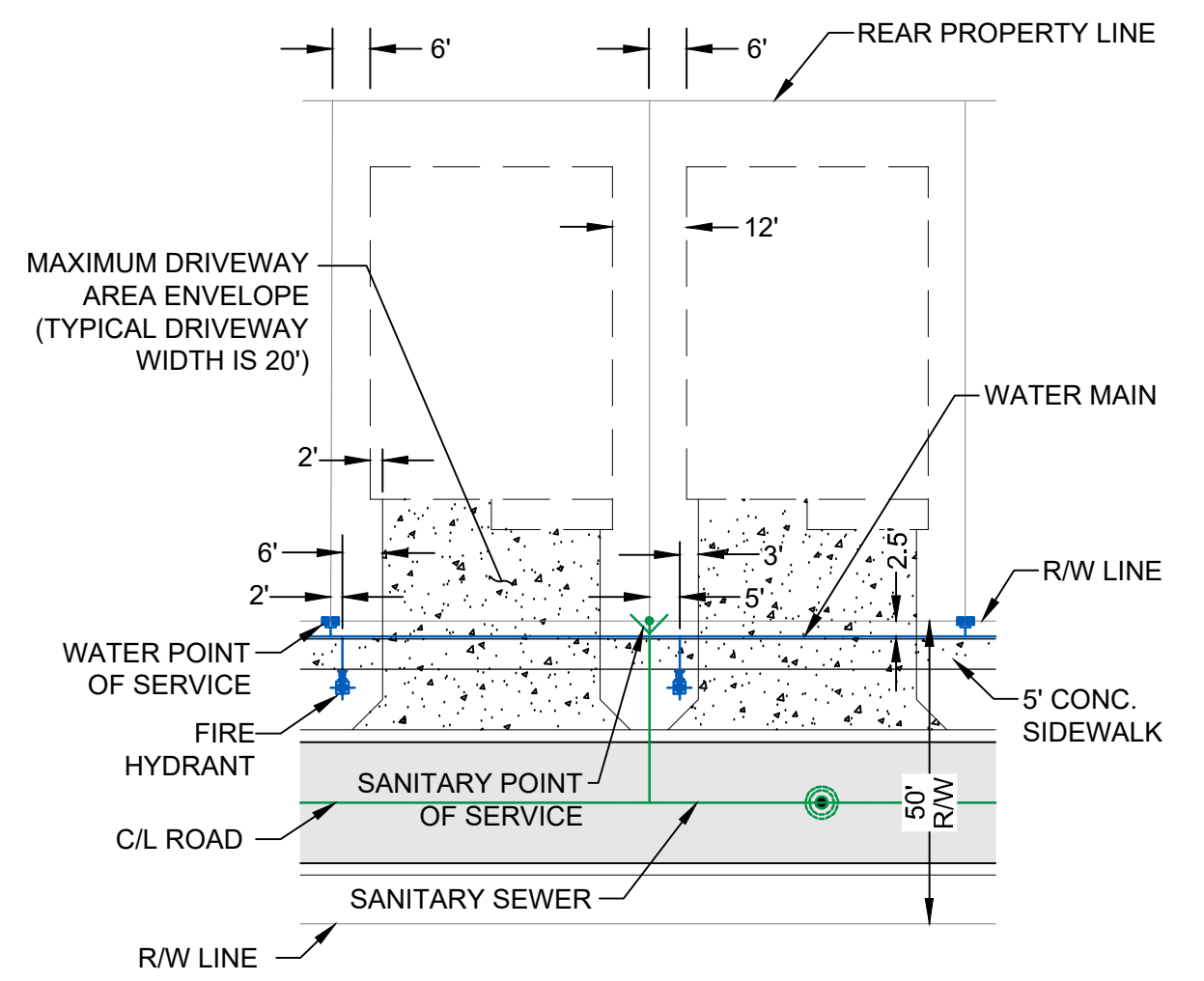
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MATCH LINE SHEET 6

MATCH LINE SHEET 8



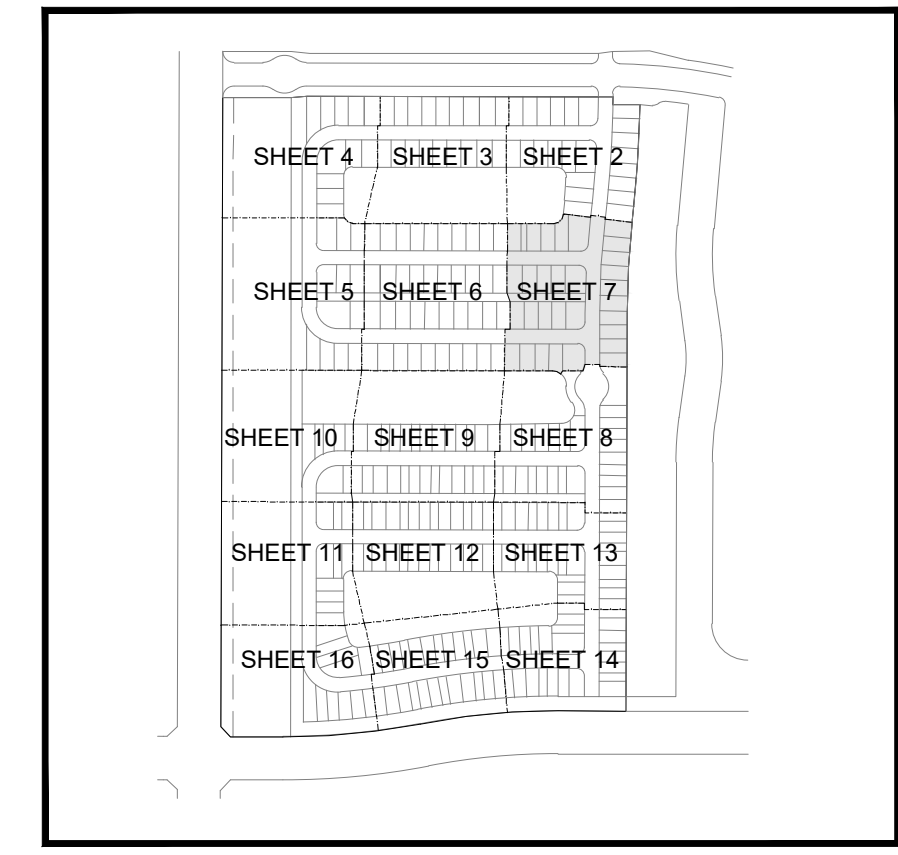
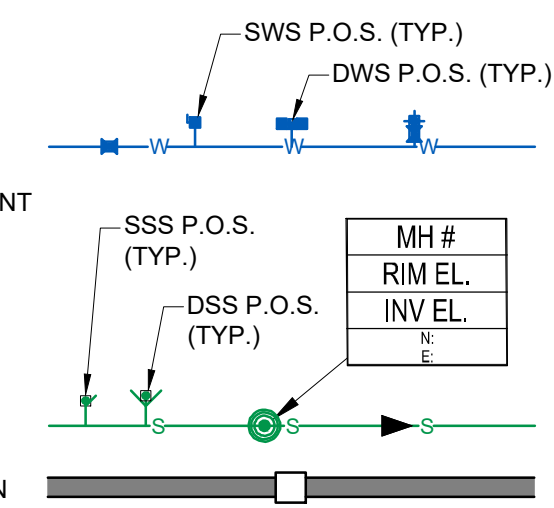
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

LEGEND

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- SANITARY SEWER
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KEY MAP  
N.T.S.

RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUS#
GV-11	6"	POTABLE (PH)	GATE VALVE	MUELLER							
GV-12	8"	POTABLE	GATE VALVE	MUELLER							
GV-13	8"	POTABLE	GATE VALVE	MUELLER							
GV-14	8"	POTABLE	GATE VALVE	MUELLER							
GV-15	8"	POTABLE	GATE VALVE	MUELLER							
GV-17	6"	POTABLE (PH)	GATE VALVE	MUELLER							

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ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-5477  
FIRE C.O.A. # 3222

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV  
LLLP

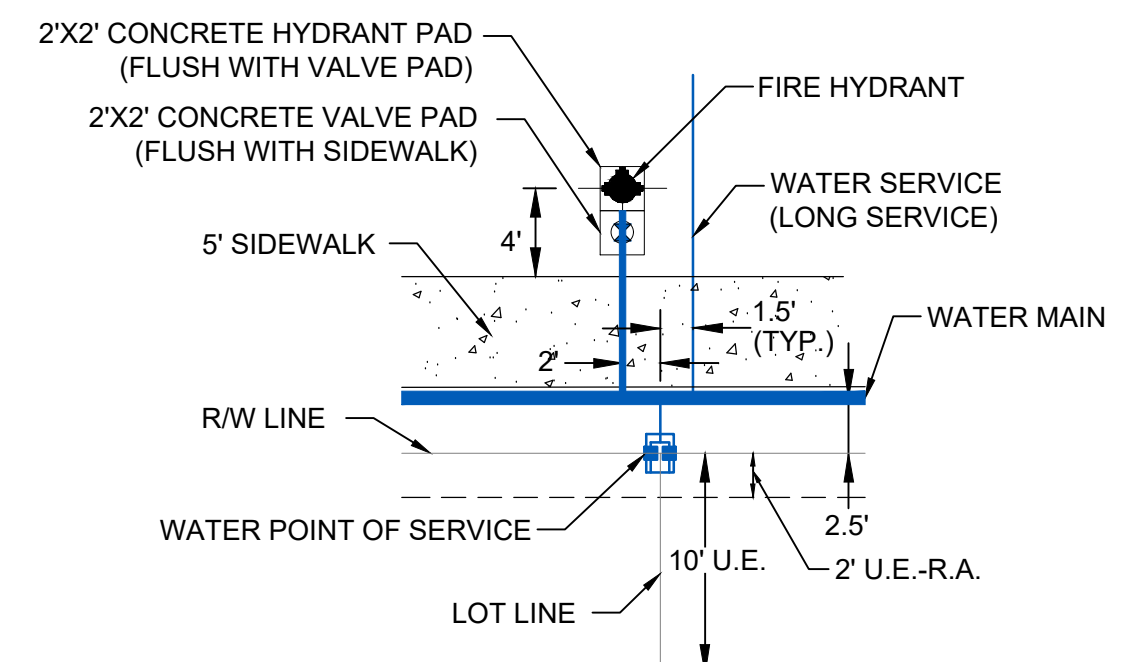
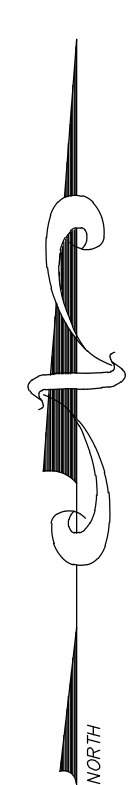
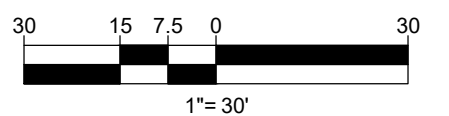
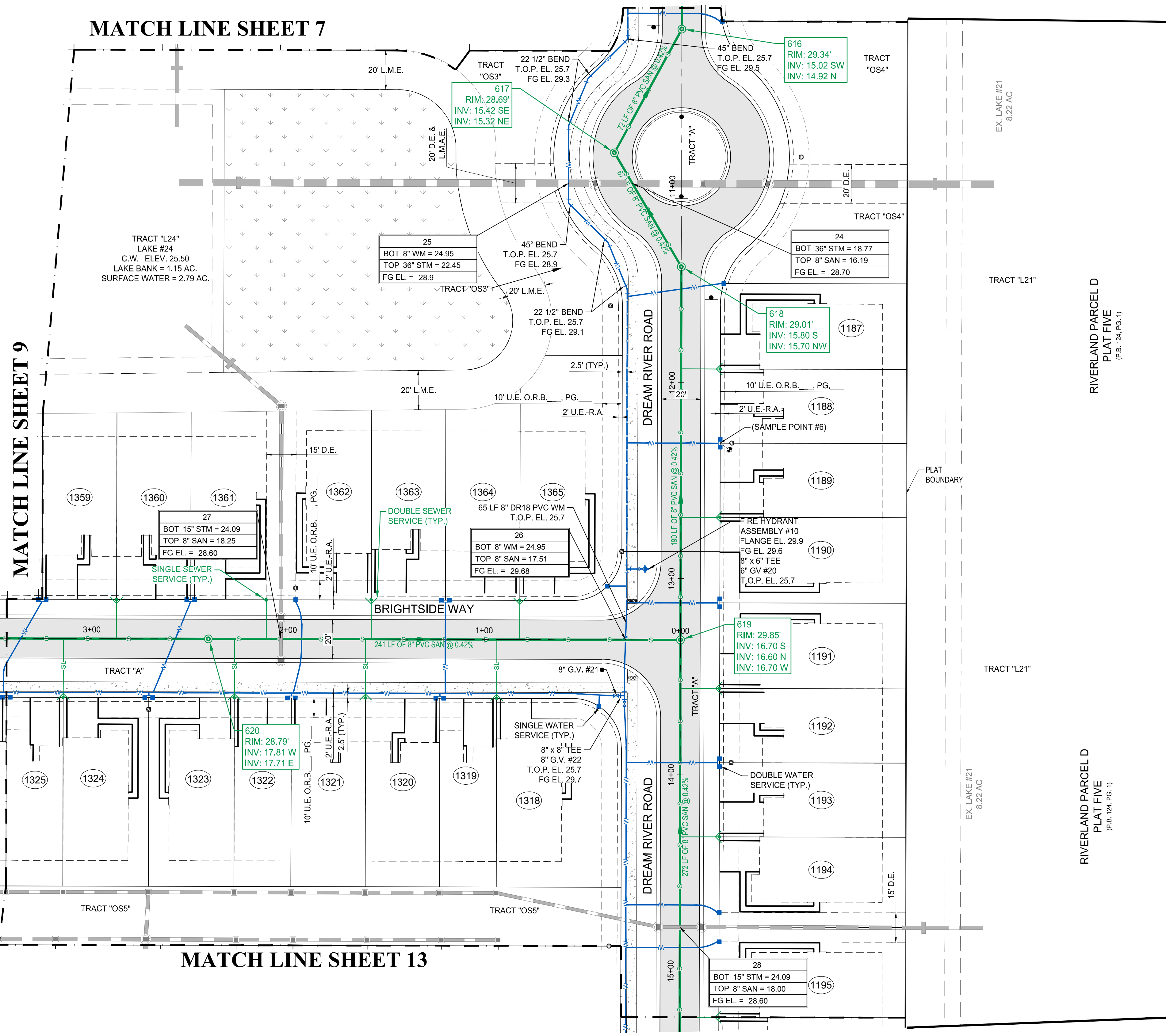
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CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID: 23-1020 - WS PLAN

SHEET TITLE: WATER AND SEWER PLAN  
SHEET NUMBER: 07

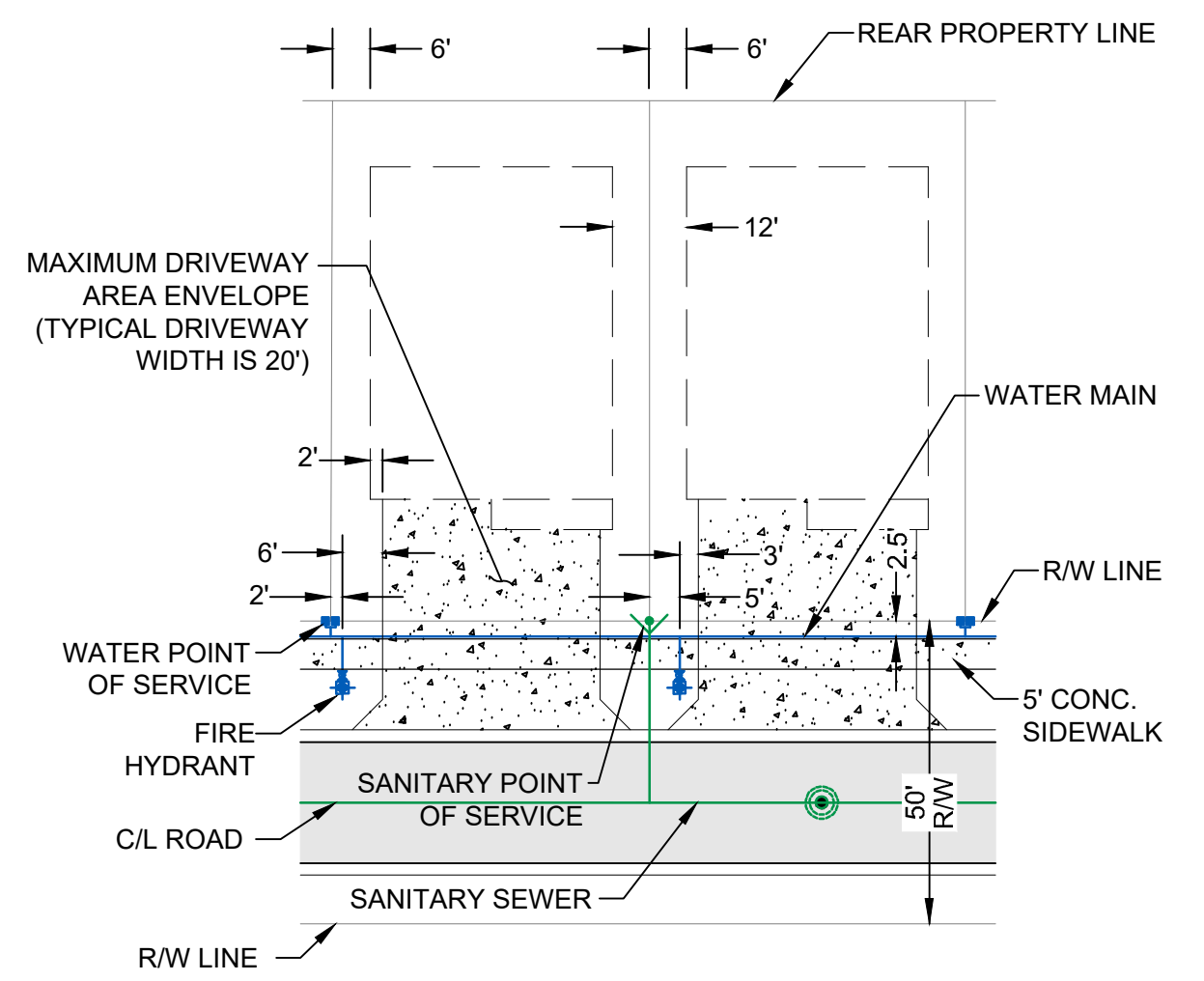
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PSLUSD FILE NO. 5268F



MATCH LINE SHEET 7



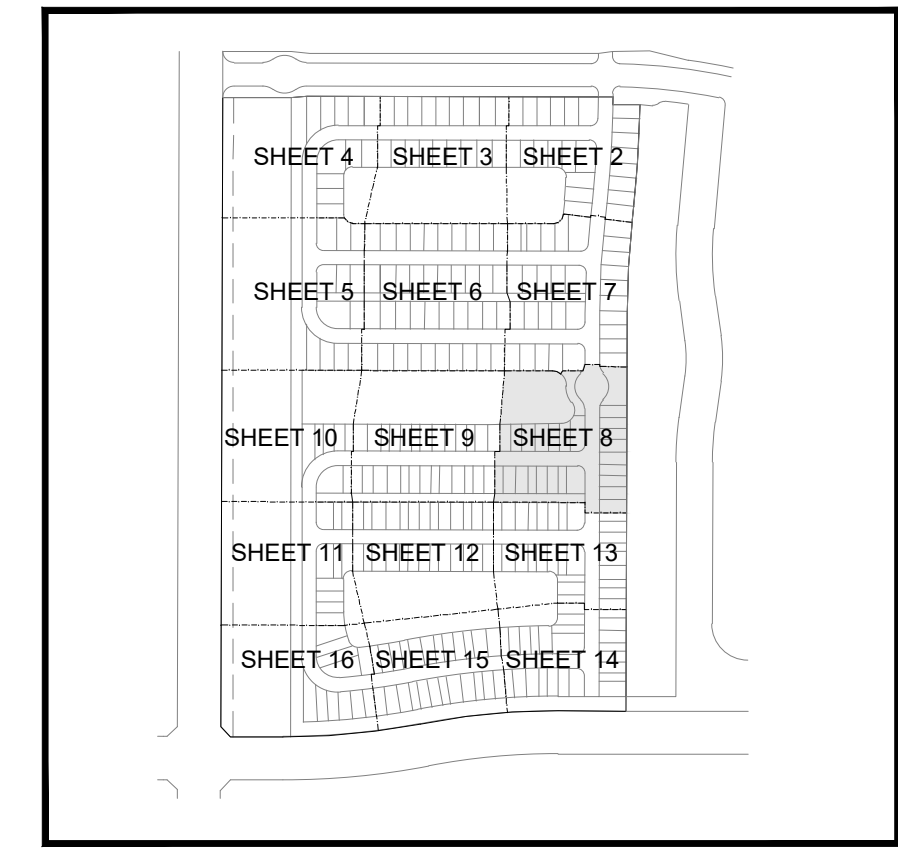
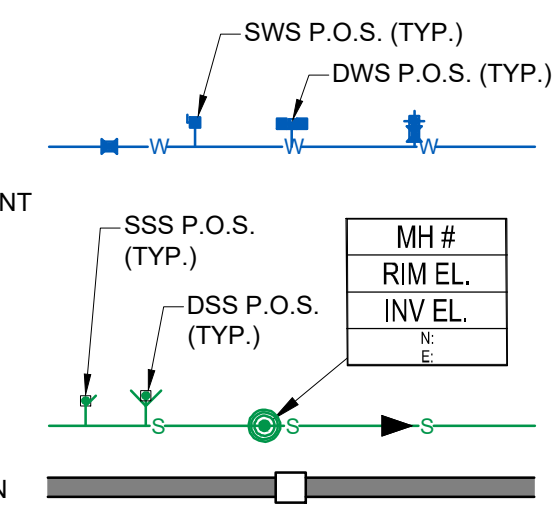
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

LEGEND

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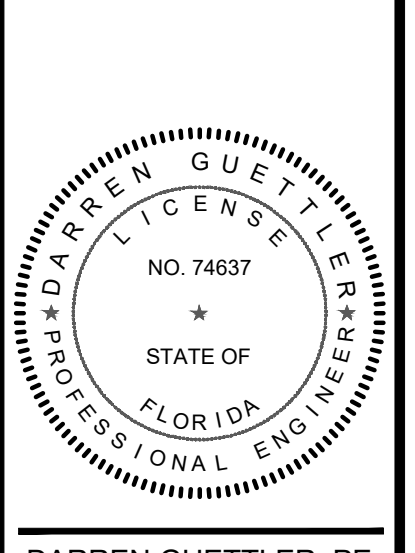
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GV-21	8"	POTABLE	GATE VALVE	MUELLER							
GV-22	8"	POTABLE	GATE VALVE	MUELLER							



REVISIONS:	BY:	DATE:	COMMENT:
SG		06-17-24	SPRC COMMENTS

PROJECT:  
RIVERLAND PARCEL D  
PLAT FIVE  
CITY OF PORT ST. LUCIE,  
FLORIDA

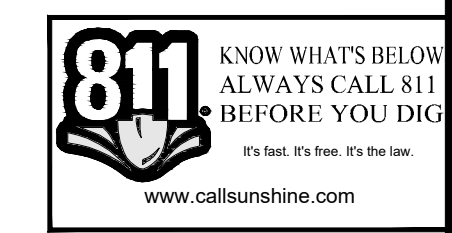
CIENT:  
RIVERLAND  
ASSOCIATES IN  
LLLP



DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

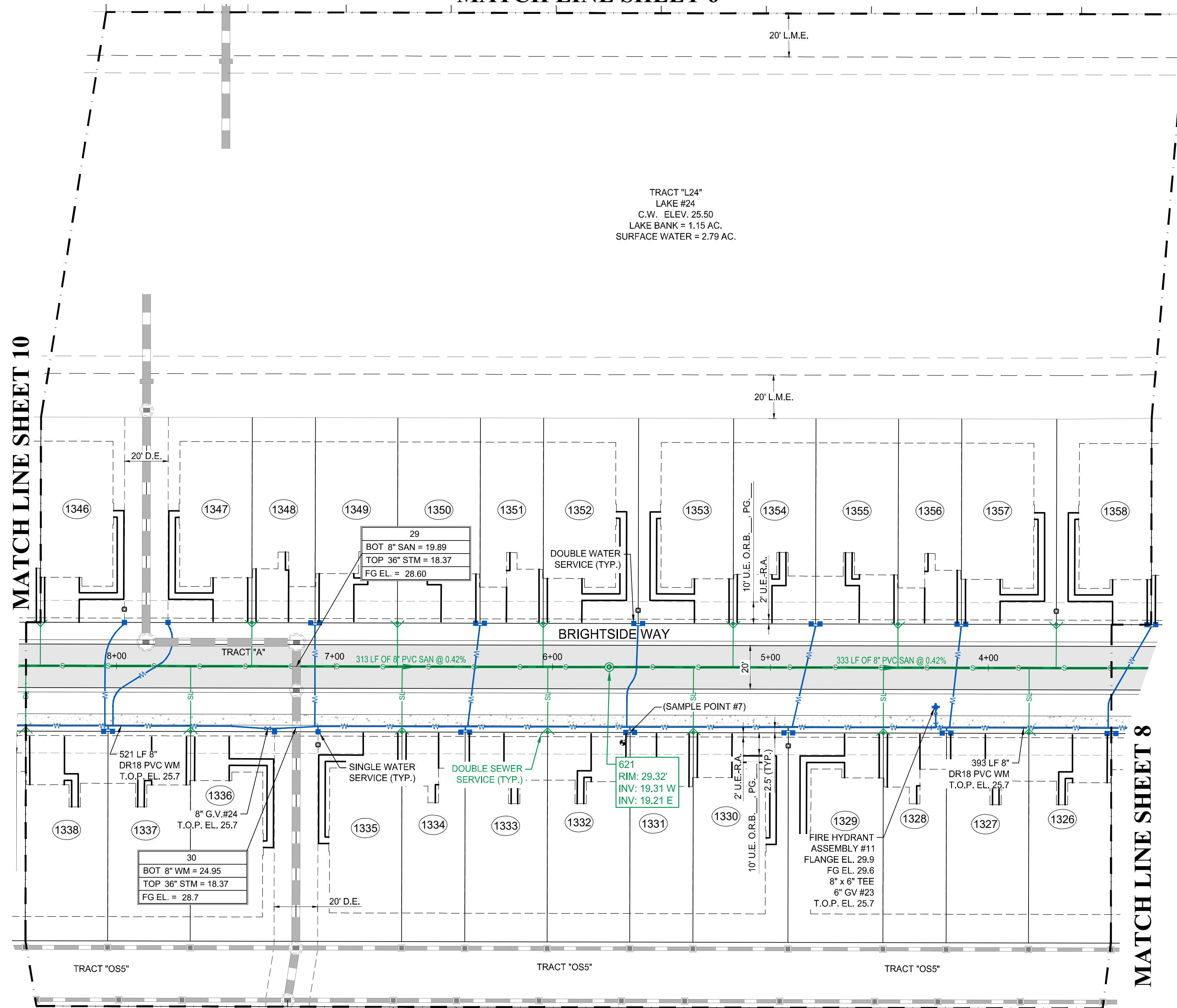
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WATER AND SEWER PLAN  
SHEET NUMBER:  
08



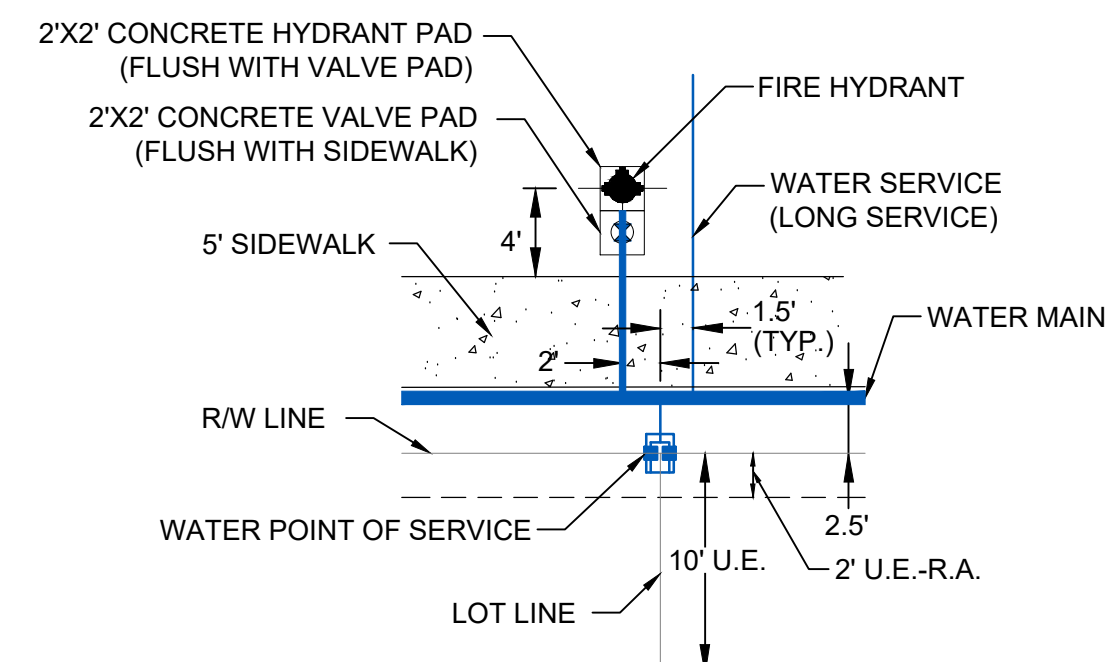
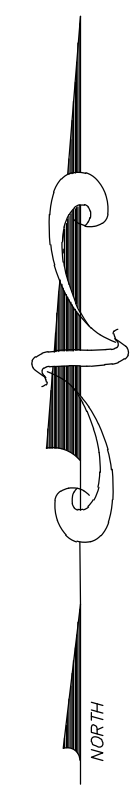
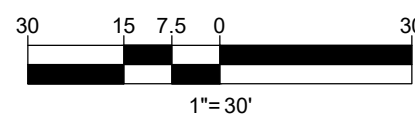
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PSLUSD FILE NO. 5288F



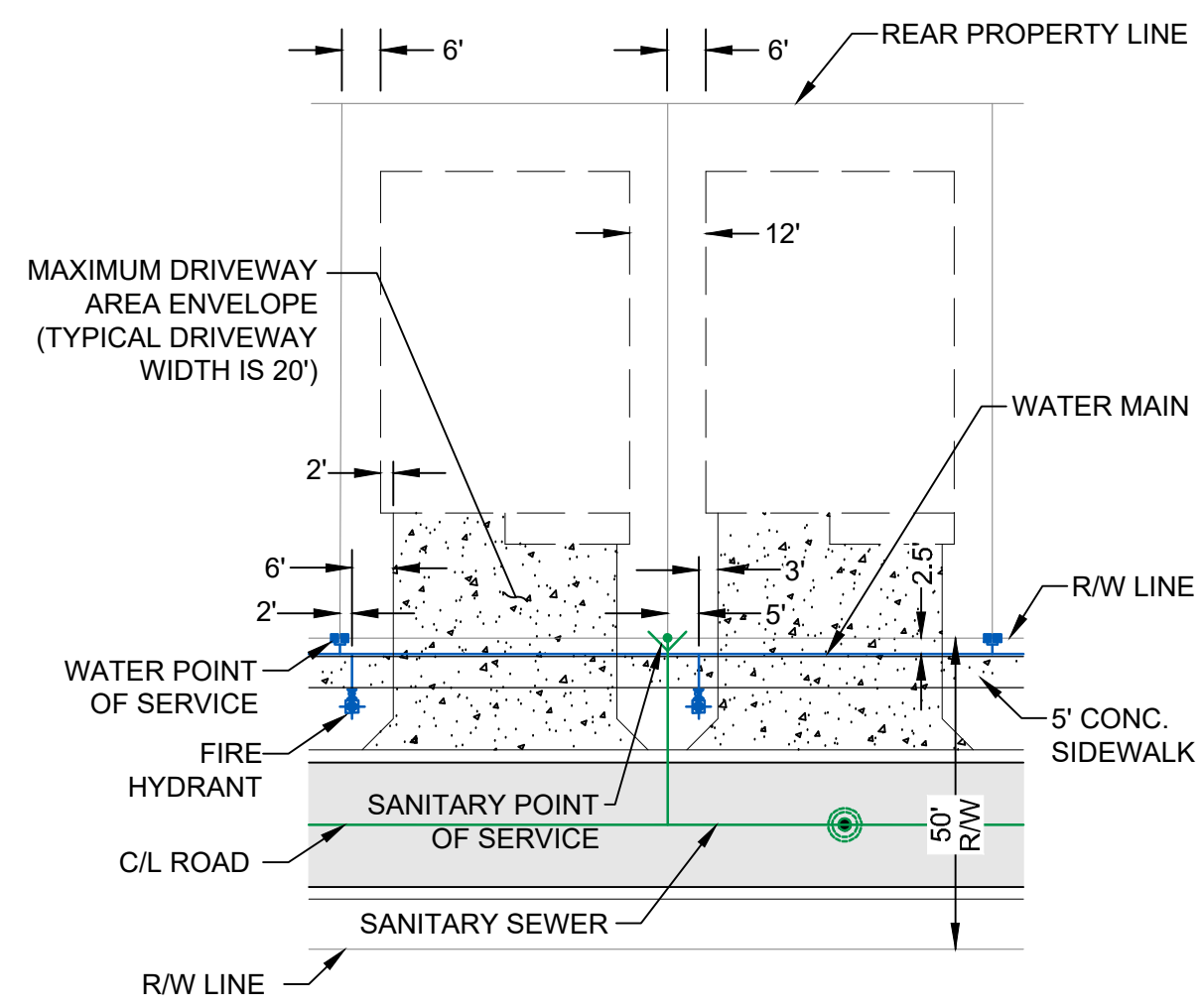
MATCH LINE SHEET 6



TRACT "L24"  
LAKE #24  
C.W. ELEV. 25.50  
LAKE BANK = 1.15 AC.  
SURFACE WATER = 2.79 AC.



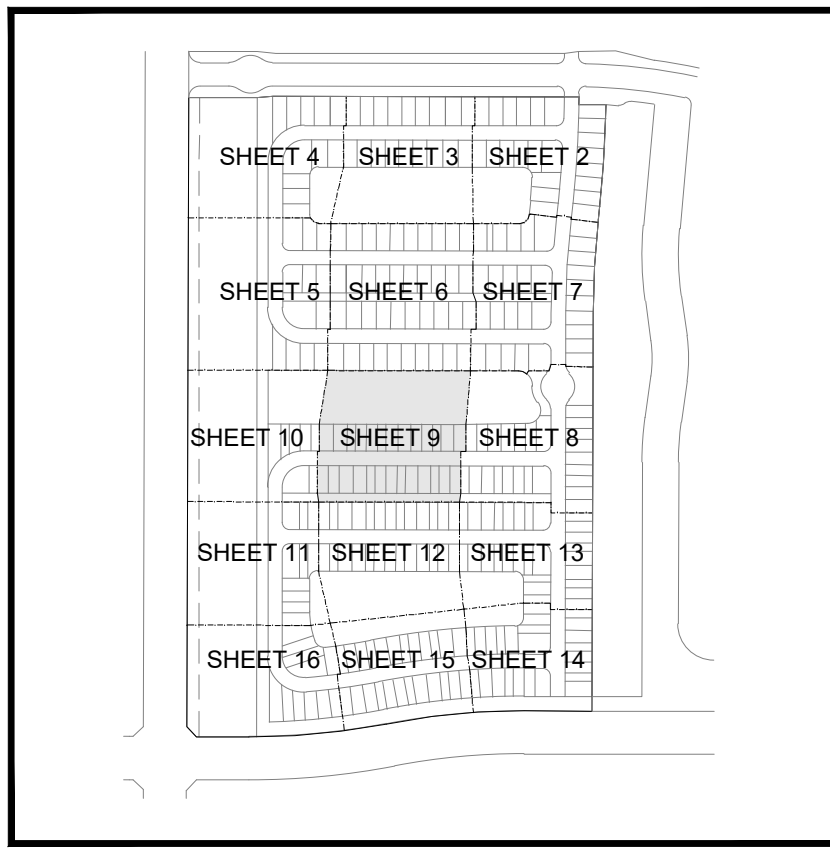
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

LEGEND

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



KEY MAP  
N.T.S.

- NOTES:
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
  - PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
  - SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER (PSLUSD STANDARDS DETAIL W-01, NOTE 1).
  - ALL SERVICES LINE AFTER THE METER SHALL BE LOCATED ON THE PROPERTY, OUTSIDE OF ANY EASEMENTS (PSLUSD 2019 USM, PAGE 21 LINES 10-11).
  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).

RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-23	6"	POTABLE (FH)	GATE VALVE	MUELLER							
GV-24	8"	POTABLE	GATE VALVE	MUELLER							

ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477  
FIRE C.O.A. # 32222

---

REVISIONS:

BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

---

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

---

CLIENT: RIVERLAND ASSOCIATES IV LLLP

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DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

---

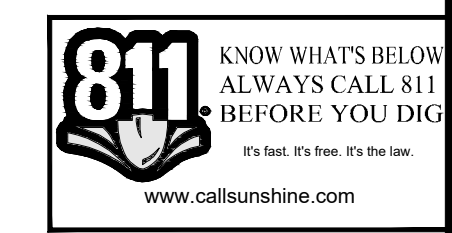
PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID: 23-1020 - WS PLAN

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SHEET TITLE: WATER AND SEWER PLAN

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SHEET NUMBER: 09

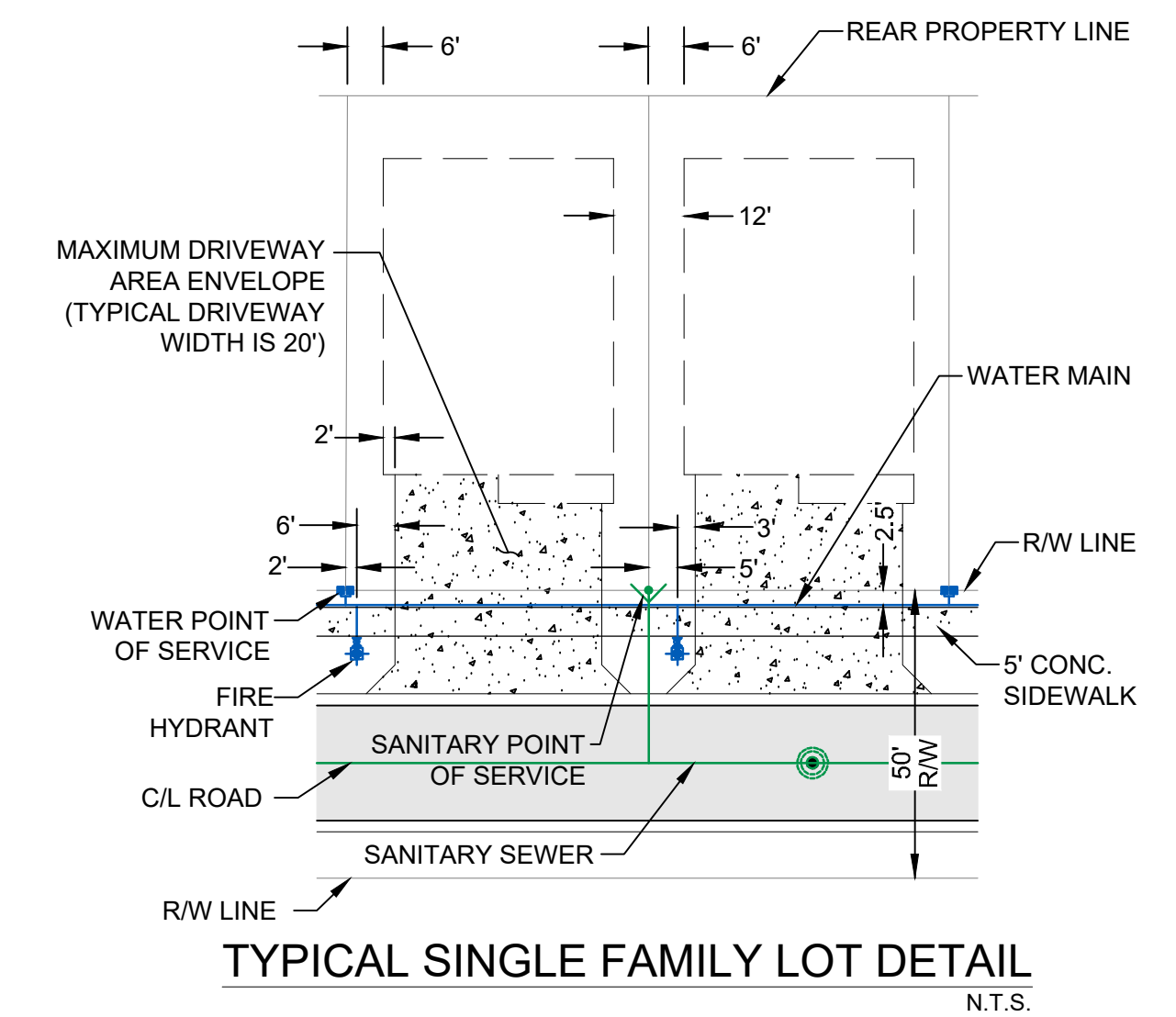
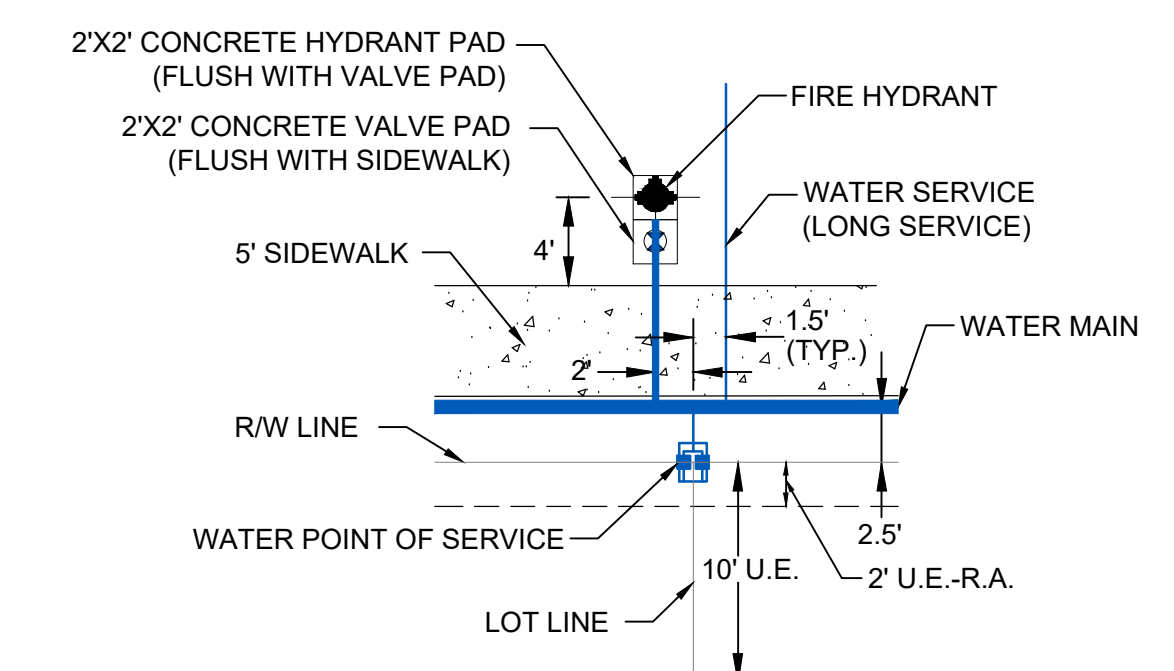
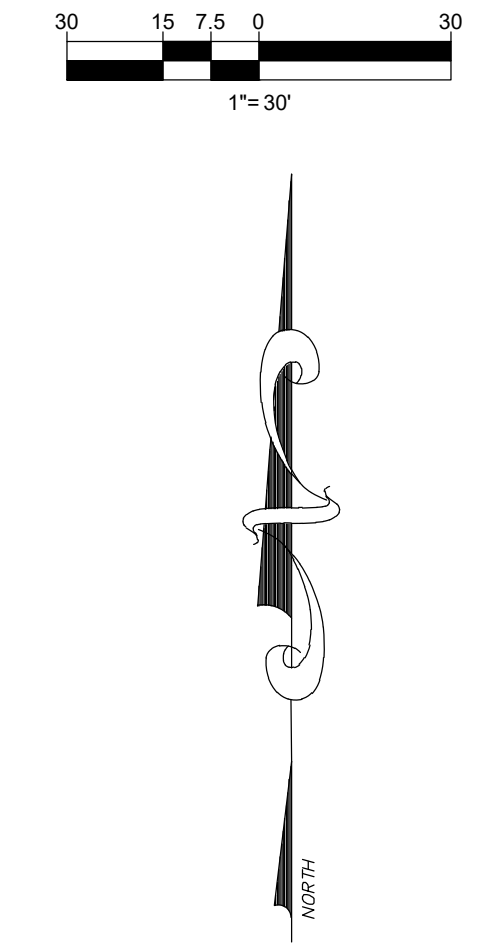
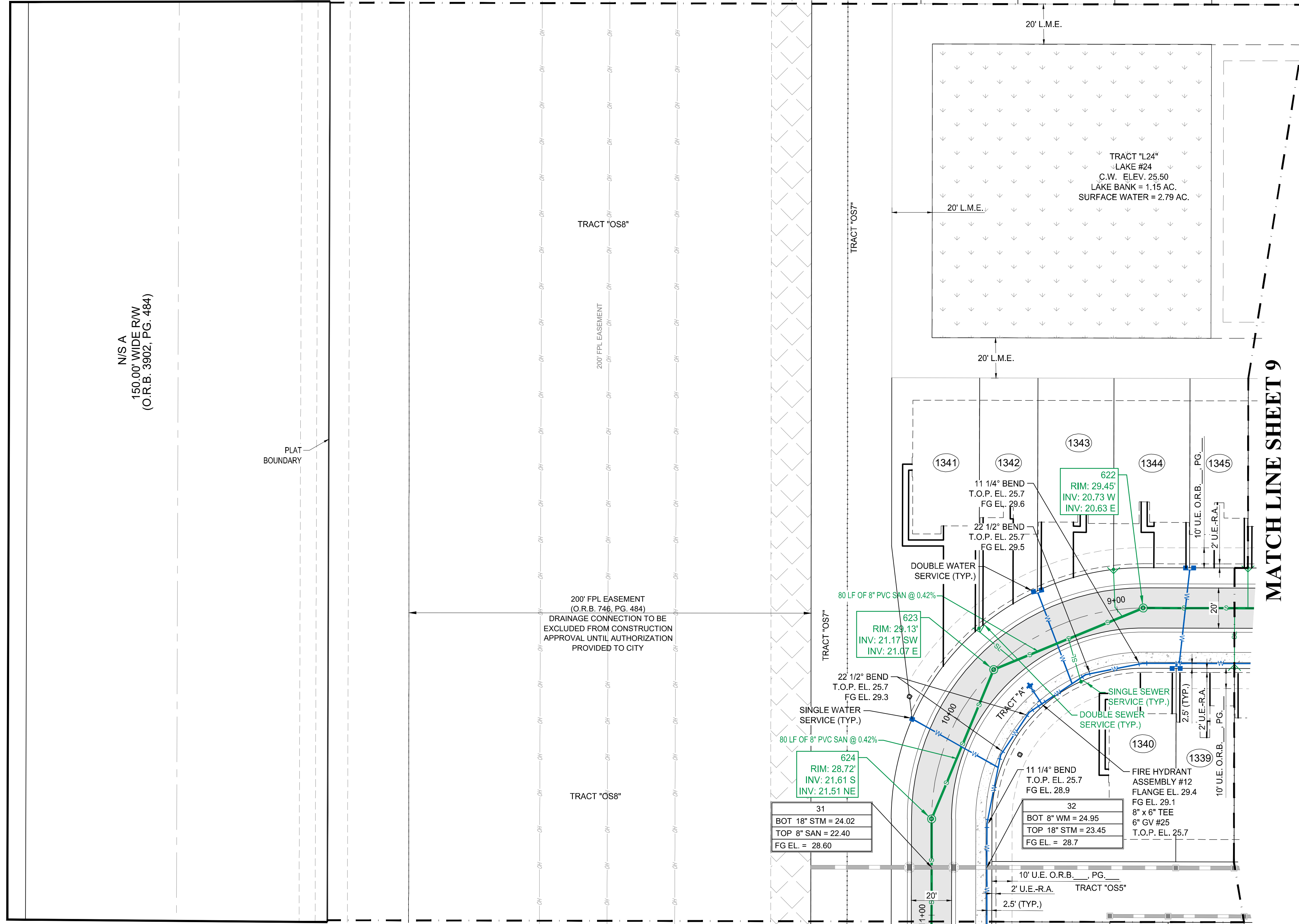


CITY OF PSL PROJECT No. P23-166  
PSLUSD FILE No. 5268F

Printed on Thursday, August 08, 2024, 10:37 AM by Sherry Gomez

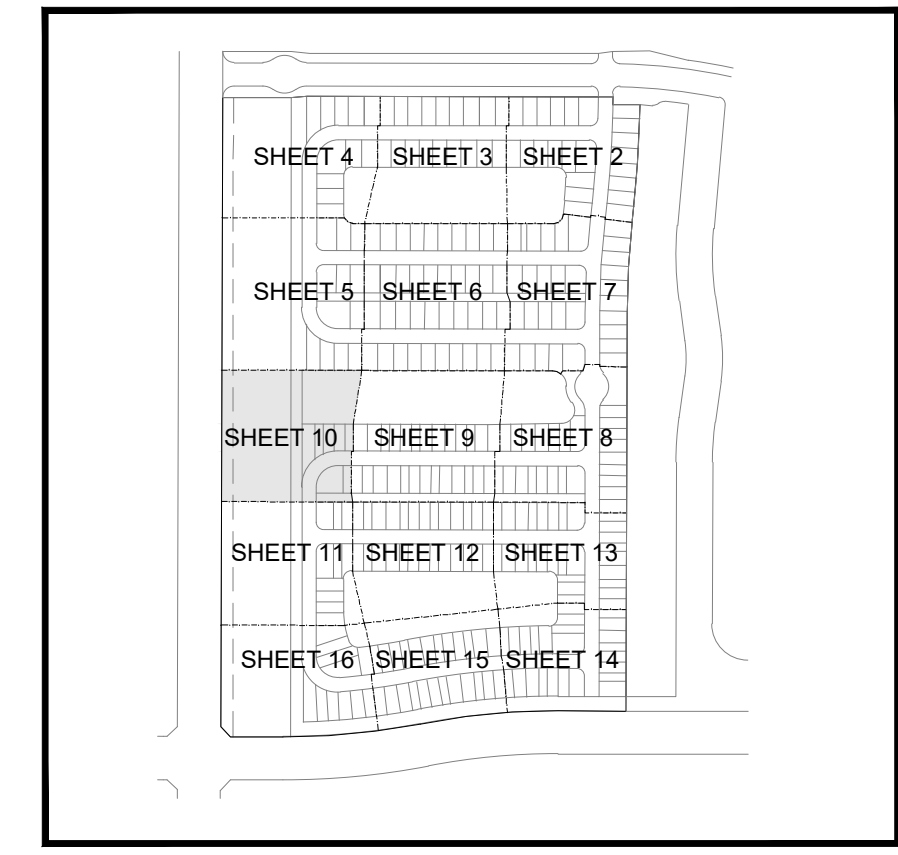
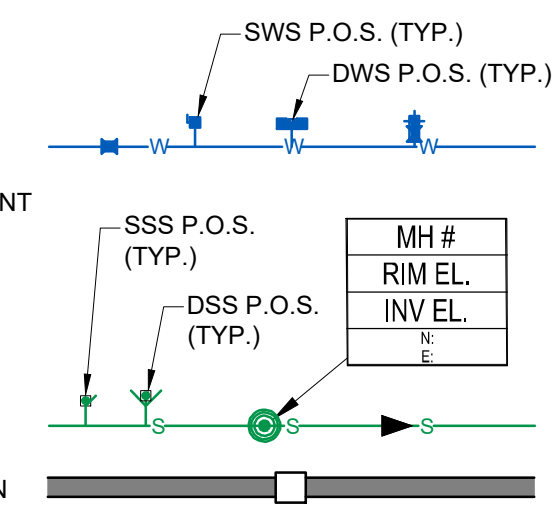


MATCH LINE SHEET 5



LEGEND

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



RECORD DRAWING VALVE CHART

PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-25	6"	POTABLE (FH)	GATE VALVE	MUELLER							

- NOTES:
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  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
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  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
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ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 878-0477  
FIRE C.O.A.# 3222

---

REVISIONS:

BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

---

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

---

CLIENT: RIVERLAND ASSOCIATES IV LLLP

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PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

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SHEET TITLE: WATER AND SEWER PLAN

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SHEET NUMBER: 10

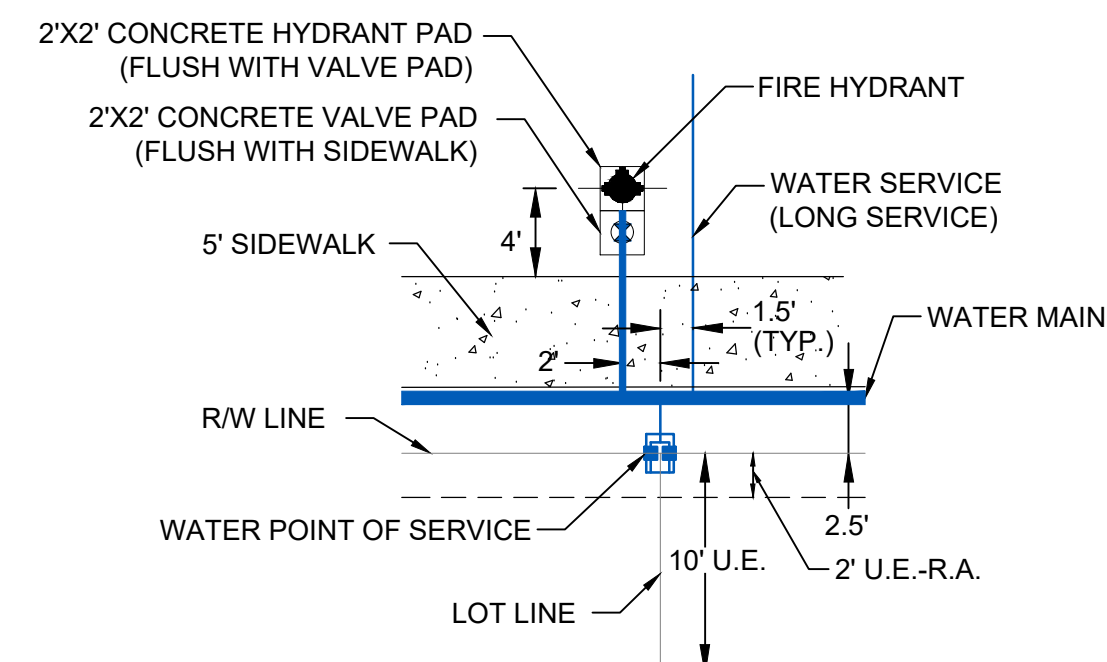
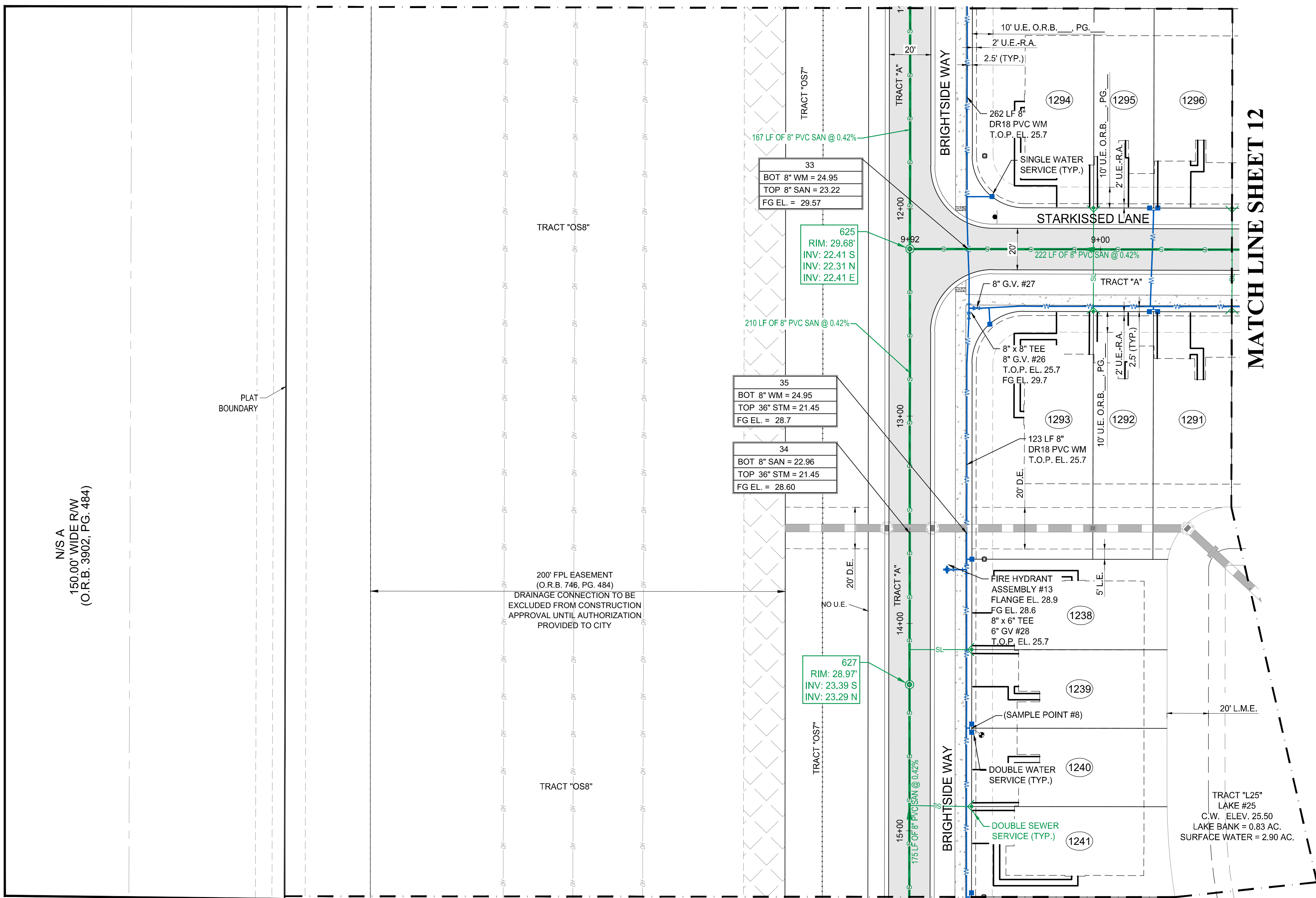
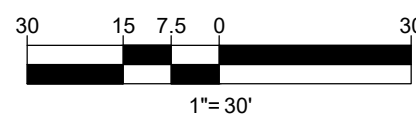
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CITY OF PSL PROJECT NO. P23-166  
PSLUSD FILE NO. 5268F

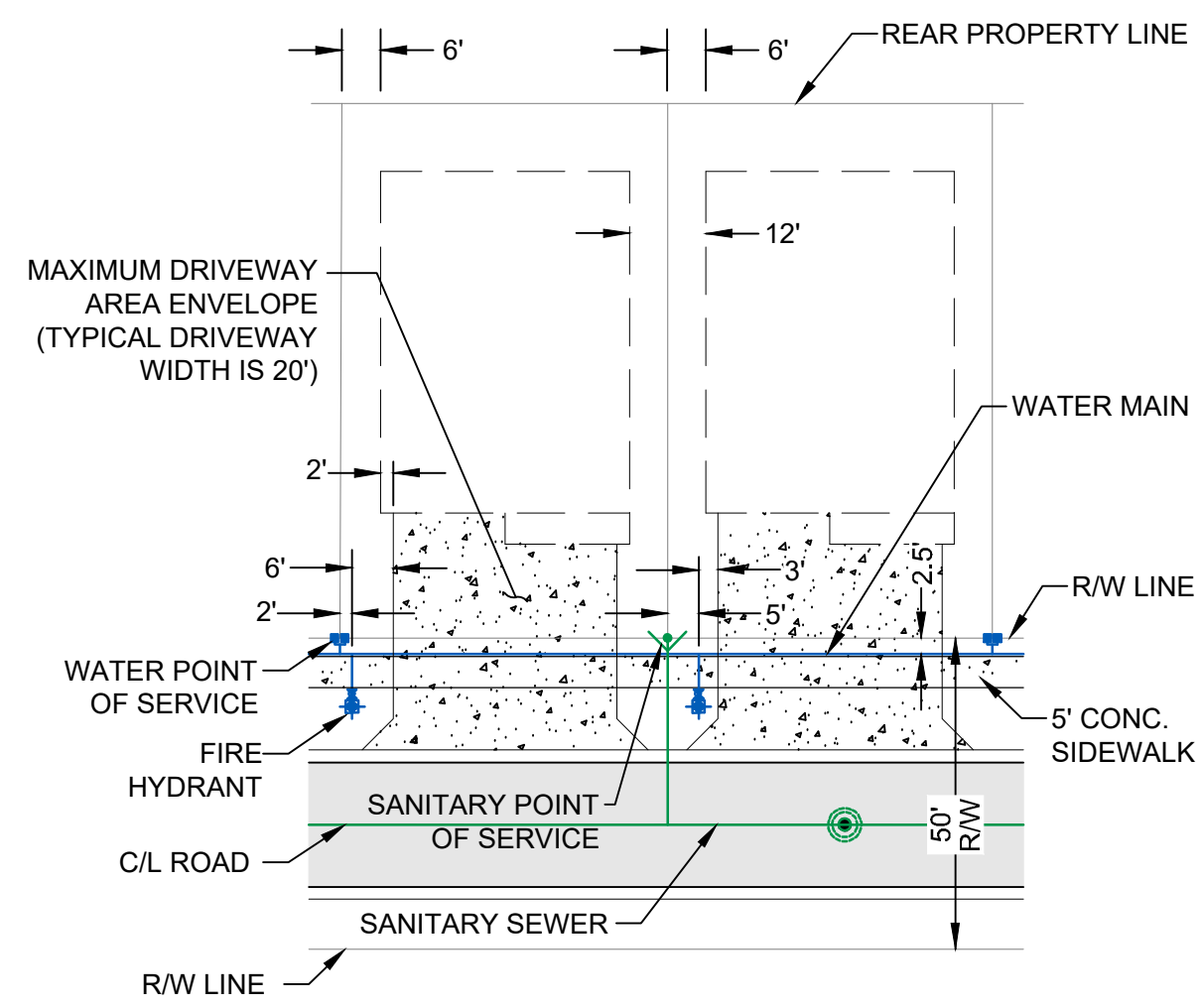
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MATCH LINE SHEET 10



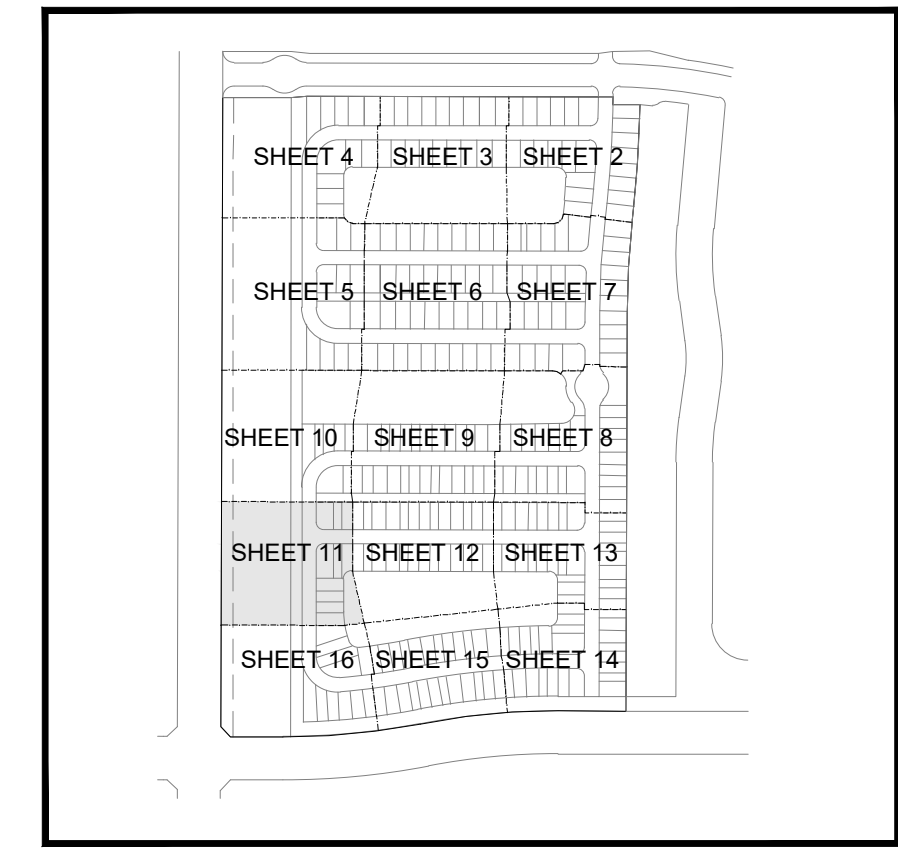
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

LEGEND

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
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- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



KEY MAP  
N.T.S.

RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-26	8"	POTABLE	GATE VALVE	MUELLER							
GV-27	8"	POTABLE	GATE VALVE	MUELLER							
GV-28	6"	POTABLE (FH)	GATE VALVE	MUELLER							

- NOTES:
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  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS, WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
  - SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18' ON CENTER (PSLUSD STANDARDS DETAIL W-01, NOTE 1).
  - ALL SERVICES LINE AFTER THE METER SHALL BE LOCATED ON THE PROPERTY, OUTSIDE OF ANY EASEMENTS (PSLUSD 2019 USM, PAGE 21 LINES 10-11).
  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).

**VELCON**  
ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-5477  
FIRE C.O.A. # 3222

---

REVISIONS:

BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

---

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

---

CLIENT: RIVERLAND ASSOCIATES IV LLLP

---

DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
8/8/24

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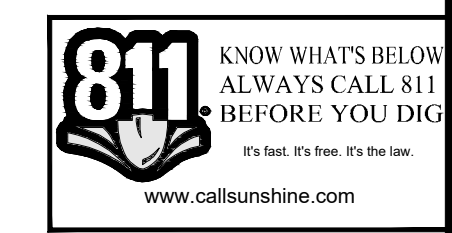
PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

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SHEET TITLE: WATER AND SEWER PLAN

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SHEET NUMBER: 11



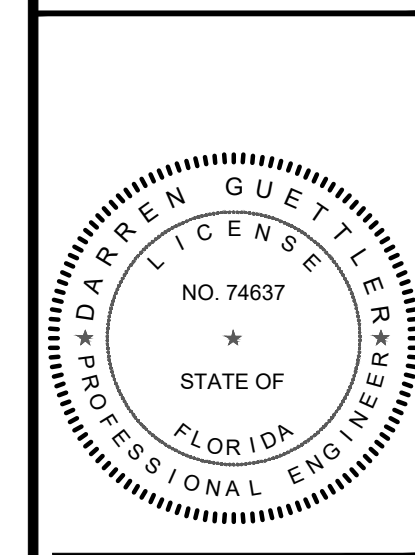
CITY OF PSL PROJECT NO. P23-166  
PSLUSD FILE NO. 5288F



REVISIONS:	
BY:	DATE:
SG	06-17-24
	SPRC COMMENTS

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

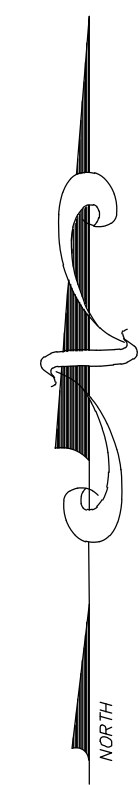
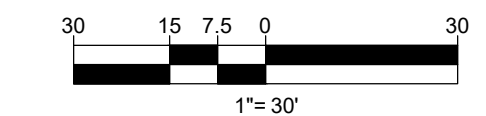
CLIENT: RIVERLAND ASSOCIATES IV LLLP



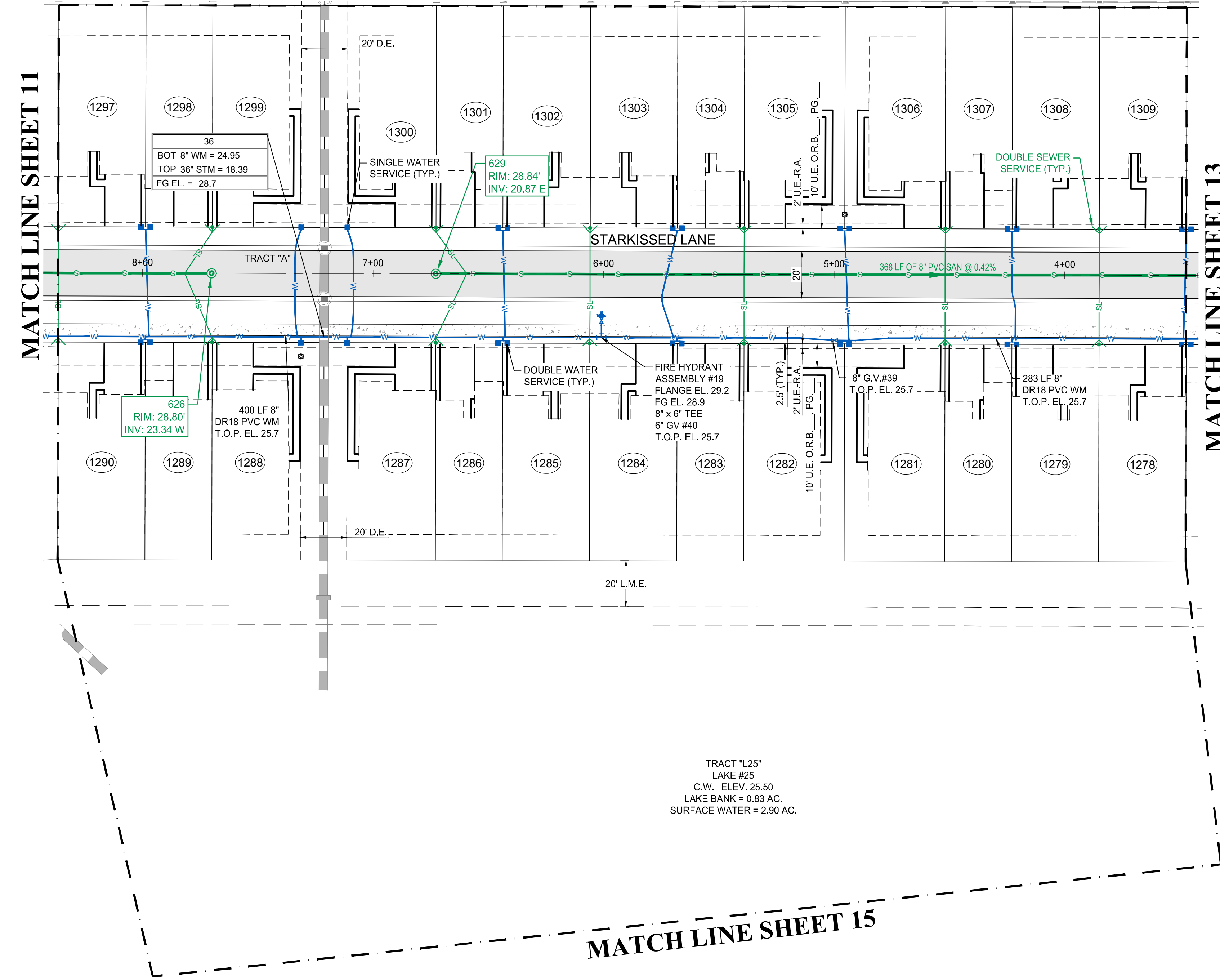
DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

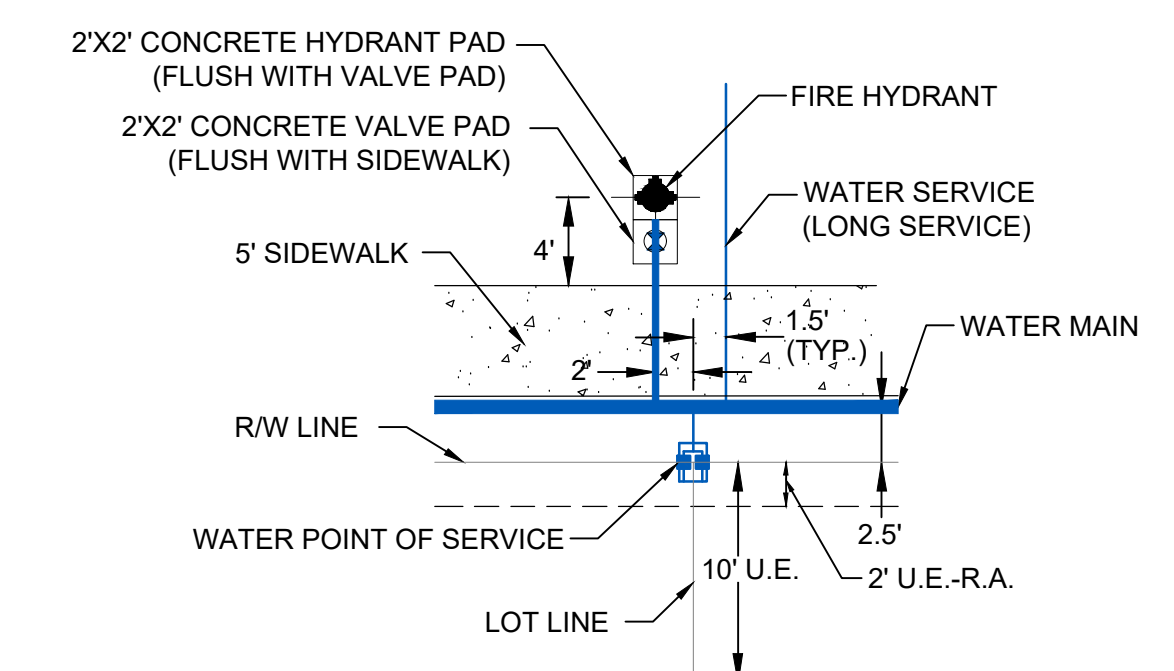
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SHEET NUMBER: 12



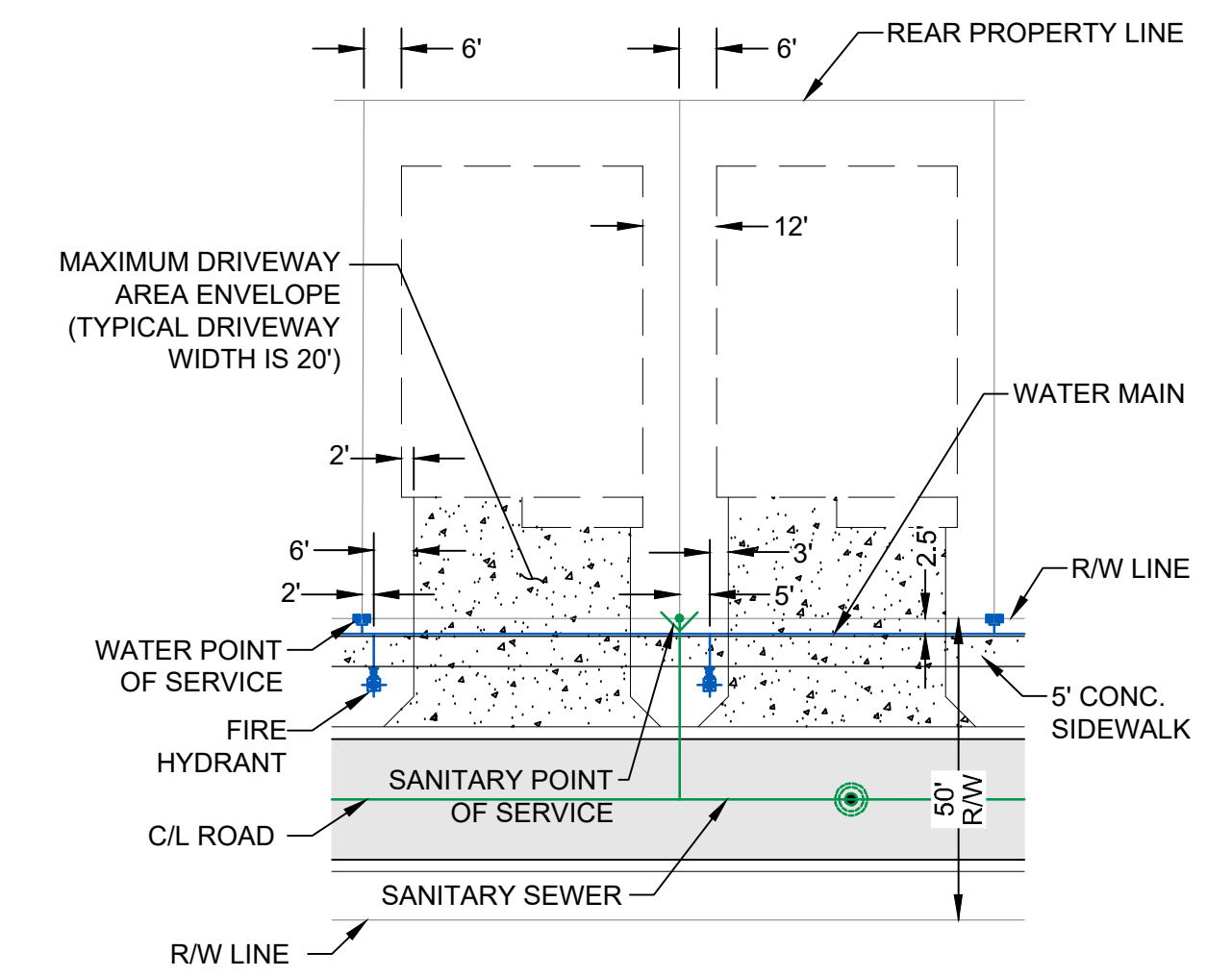
**MATCH LINE SHEET 9**



TRACT "L25"  
LAKE #25  
C.W. ELEV. 25.50  
LAKE BANK = 0.83 AC.  
SURFACE WATER = 2.90 AC.



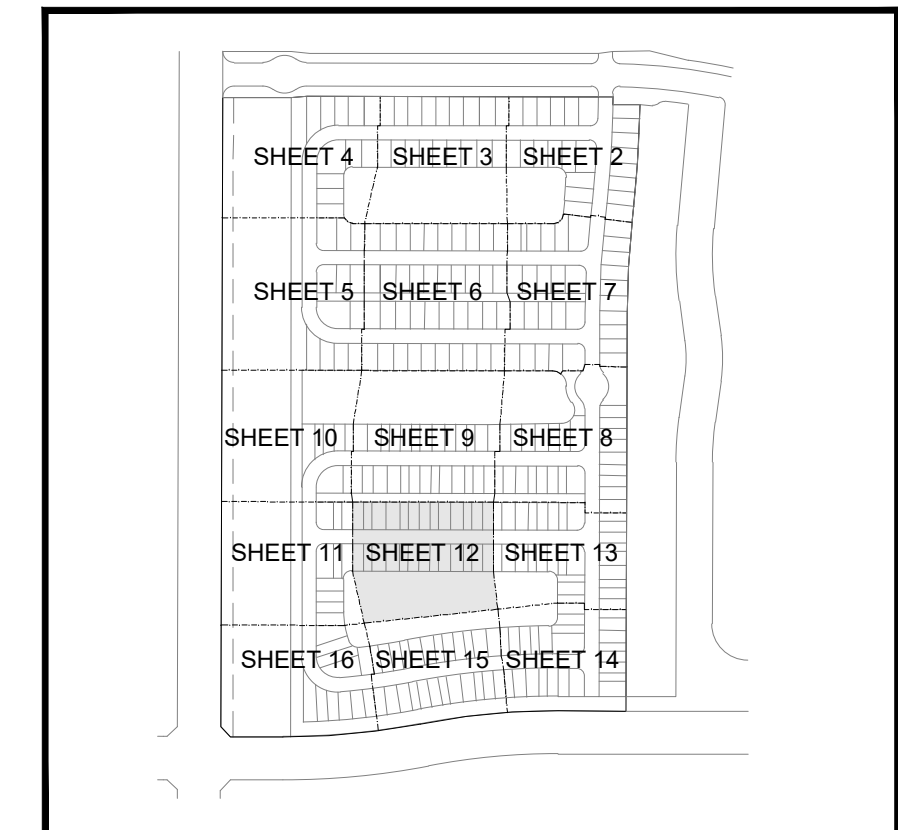
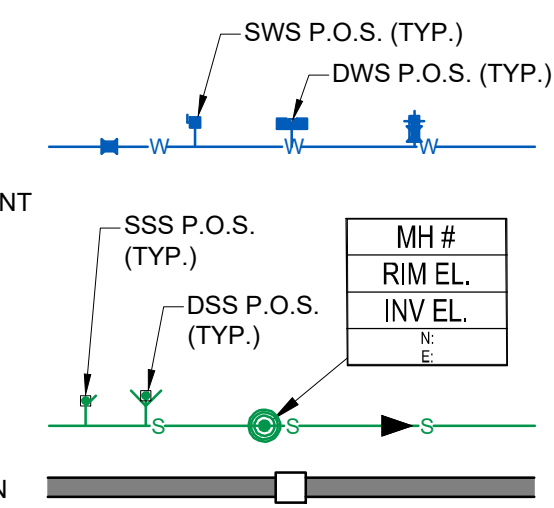
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

**LEGEND**

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
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- CITY OF PORT ST. LUCIE UTILITY EASEMENT
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- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



KEY MAP  
N.T.S.

RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-39	8"	POTABLE	GATE VALVE	MUELLER							
GV-40	6"	POTABLE (FH)	GATE VALVE	MUELLER							

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  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
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  - ALL SERVICES LINE AFTER THE METER SHALL BE LOCATED ON THE PROPERTY, OUTSIDE OF ANY EASEMENTS (PSLUSD 2019 USM, PAGE 21 LINES 10-11).
  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).



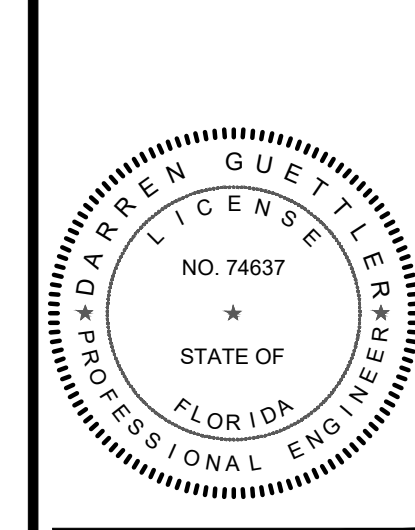
CITY OF PSL PROJECT NO. P23-166  
PSLUSD FILE NO. 5268F



REVISIONS:	BY:	DATE:	COMMENT:
SG		06-17-24	SPRC COMMENTS

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV  
LLLP



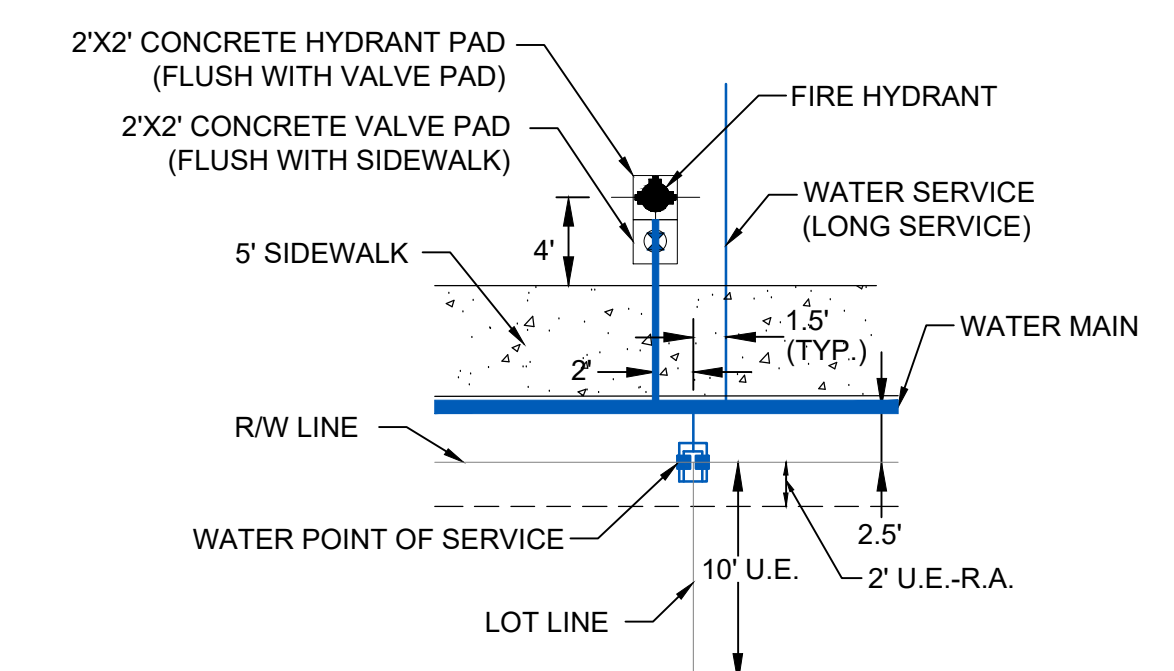
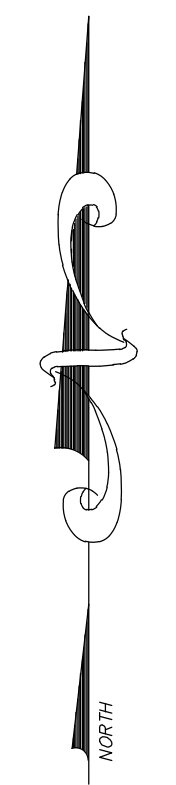
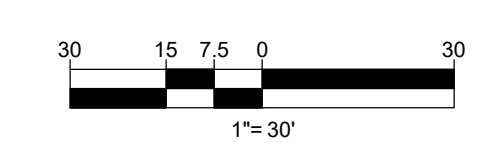
DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

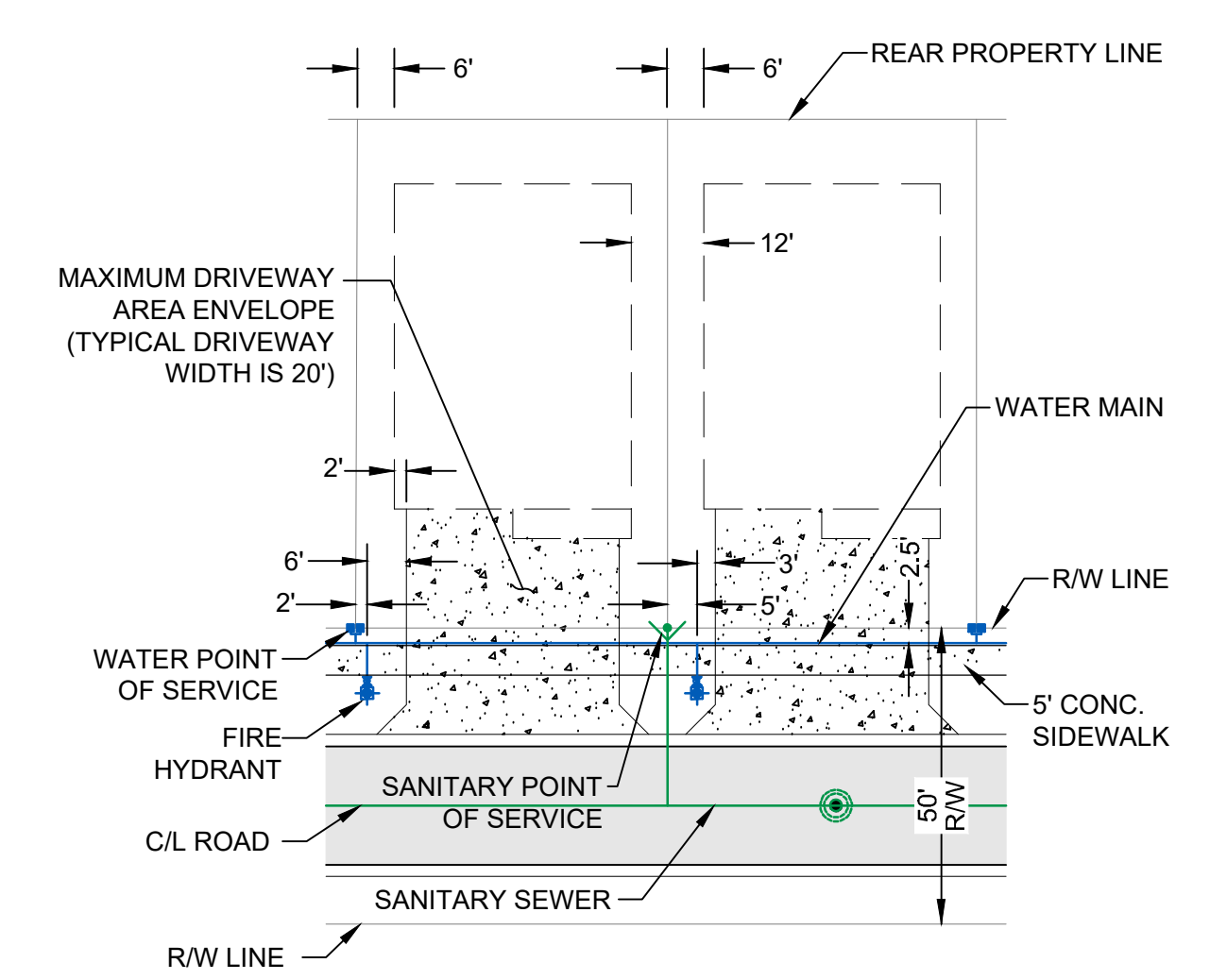
SHEET TITLE:

**WATER AND SEWER PLAN**

SHEET NUMBER:  
**13**



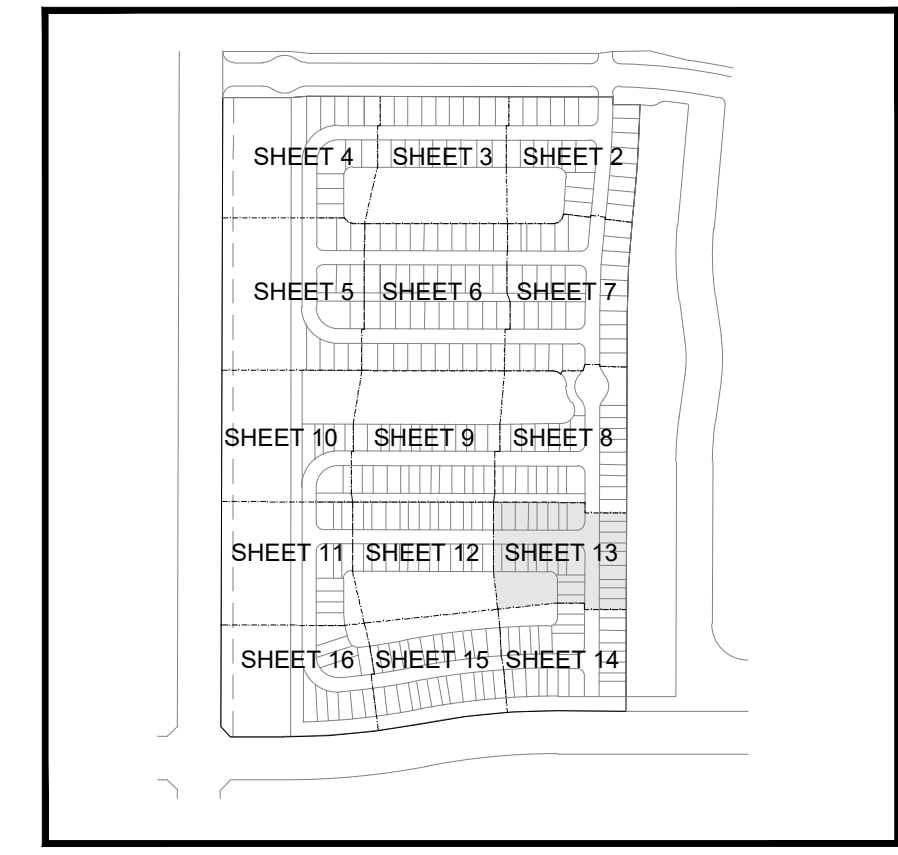
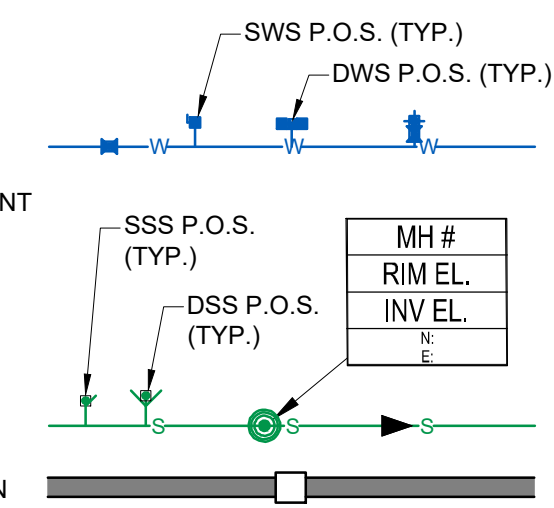
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

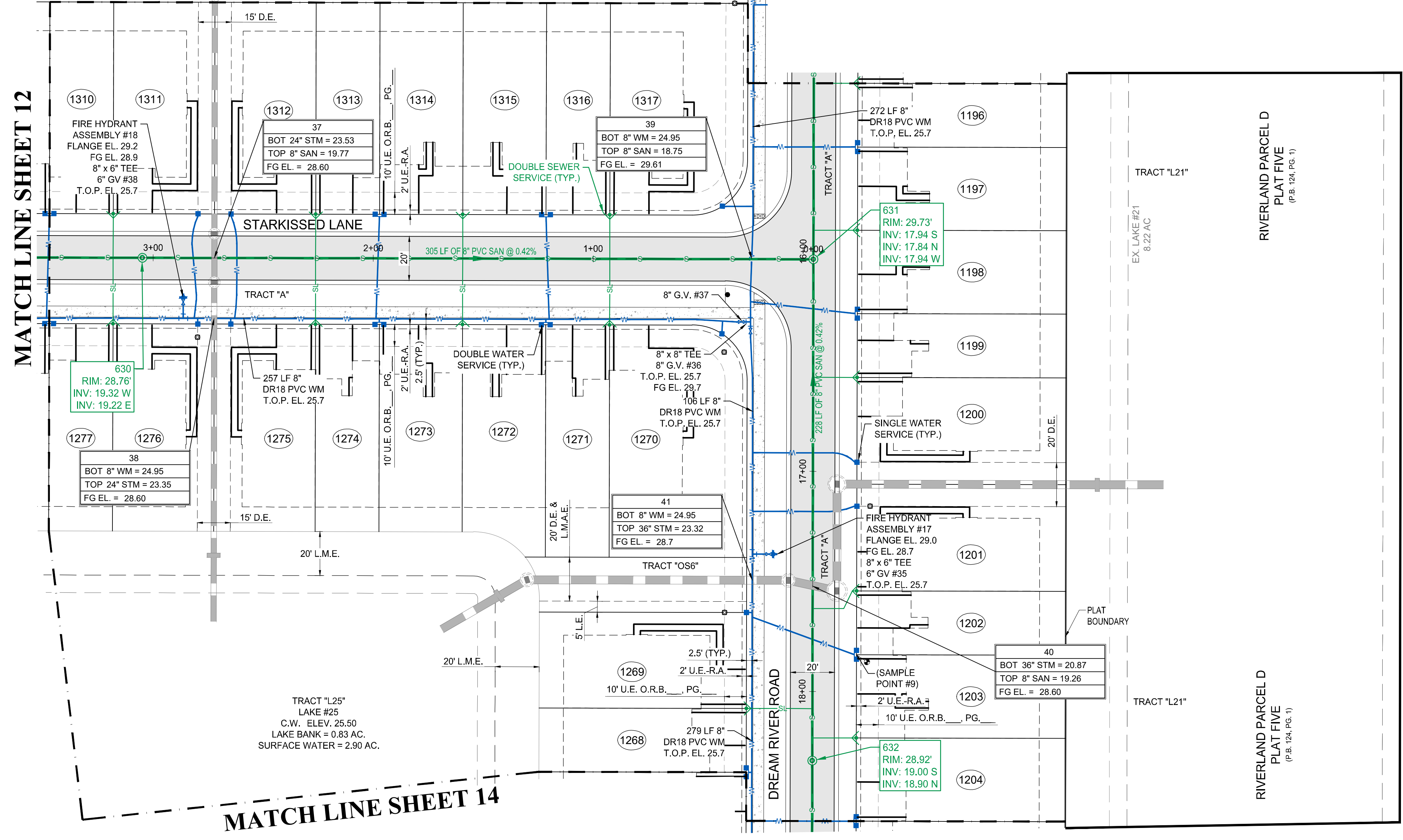
**LEGEND**

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



KEY MAP  
N.T.S.

**MATCH LINE SHEET 8**



- NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
  - PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
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  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).

**RECORD DRAWING VALVE CHART**

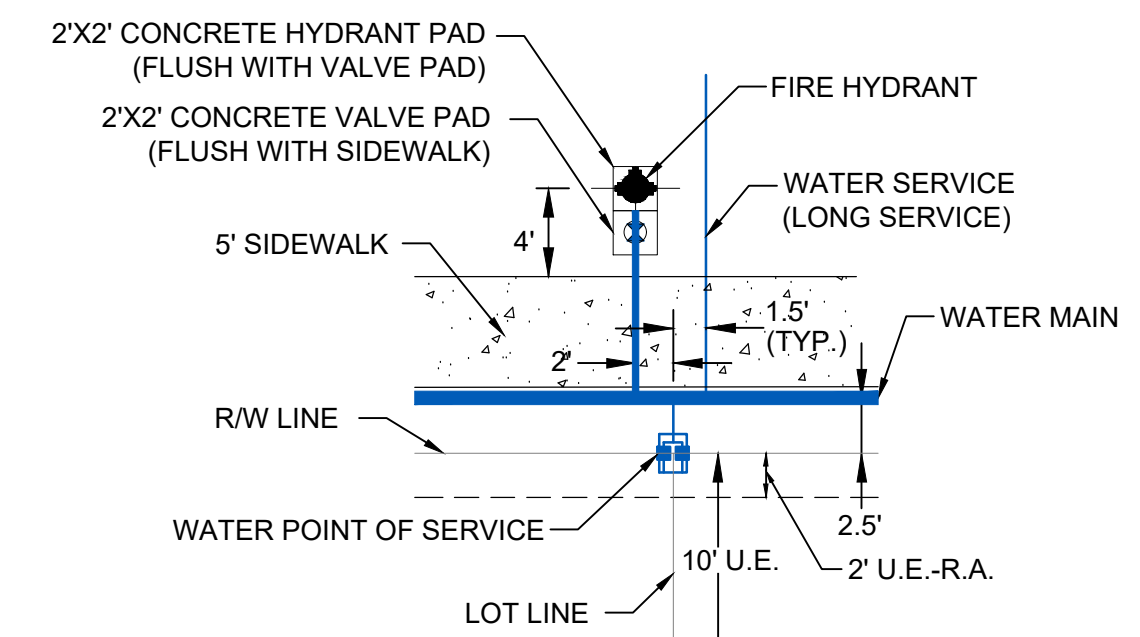
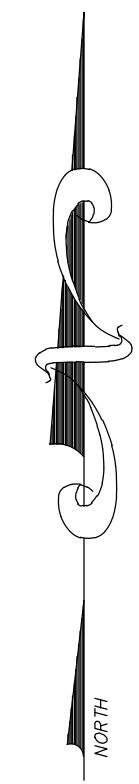
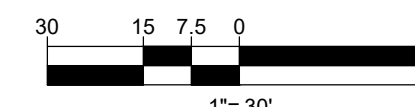
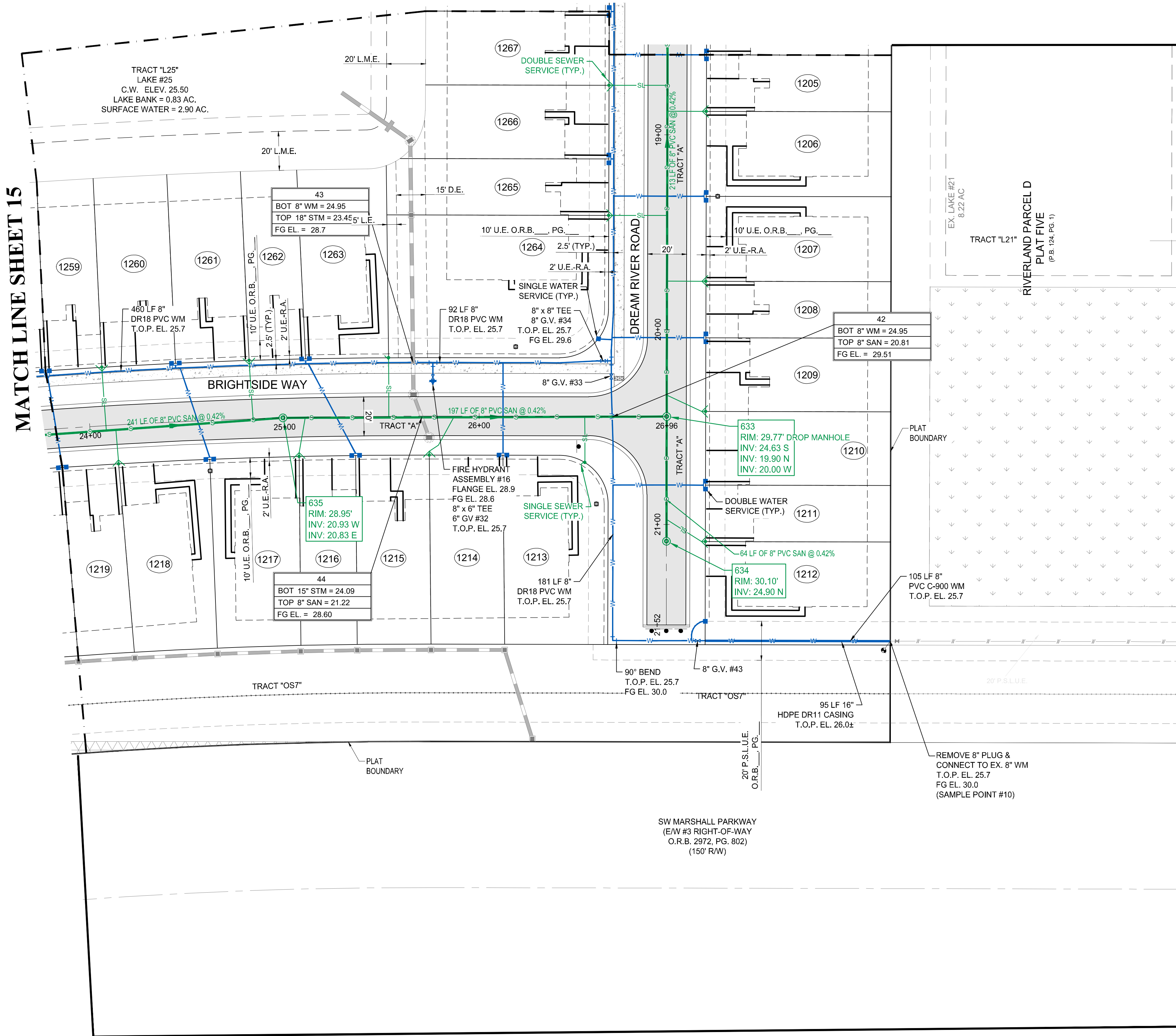
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No OF TURNS	COVER	T/1P	GROUND	PSLUSD#
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GV-36	8"	POTABLE	GATE VALVE	MUELLER							
GV-37	8"	POTABLE	GATE VALVE	MUELLER							
GV-38	6"	POTABLE (FH)	GATE VALVE	MUELLER							



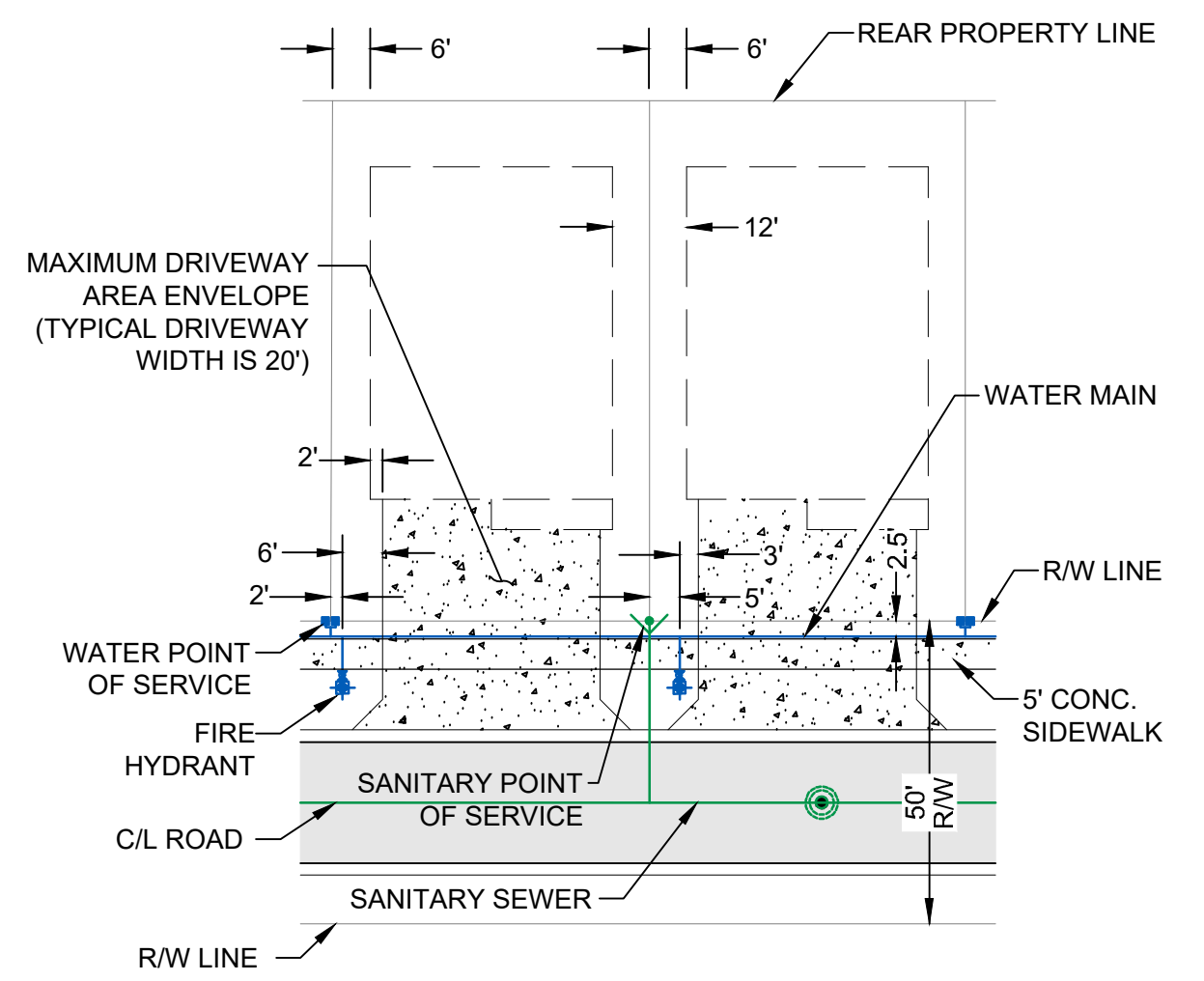
CITY OF PSL PROJECT NO. P23-166  
PSLUSD FILE NO. 5268F



MATCH LINE SHEET 13



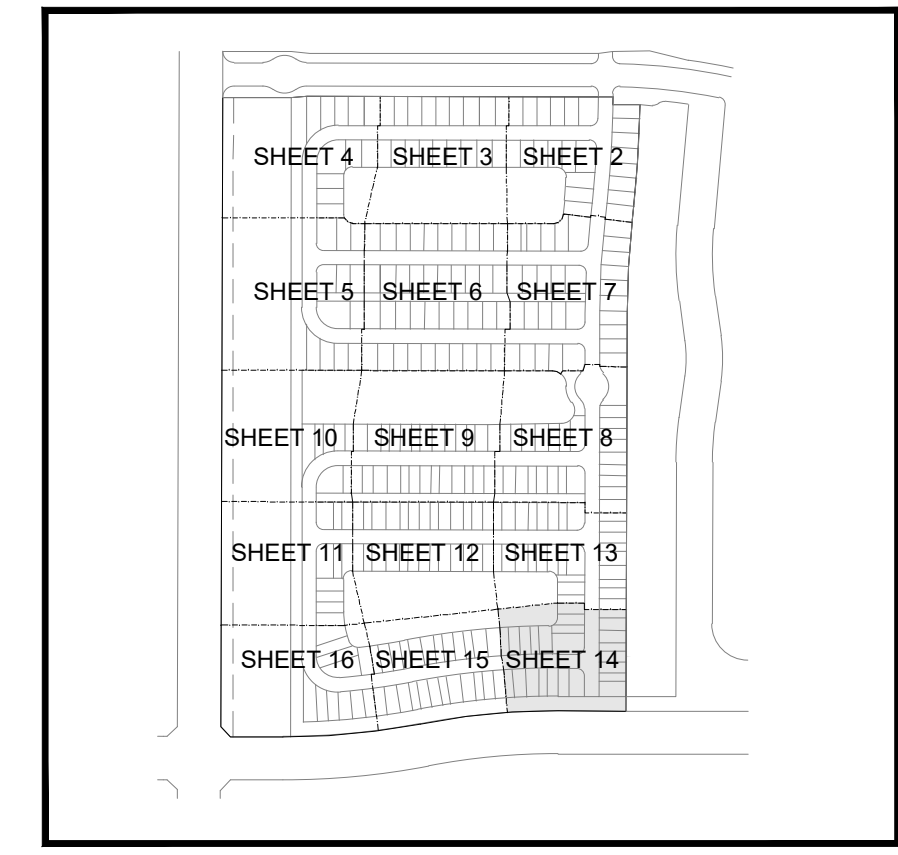
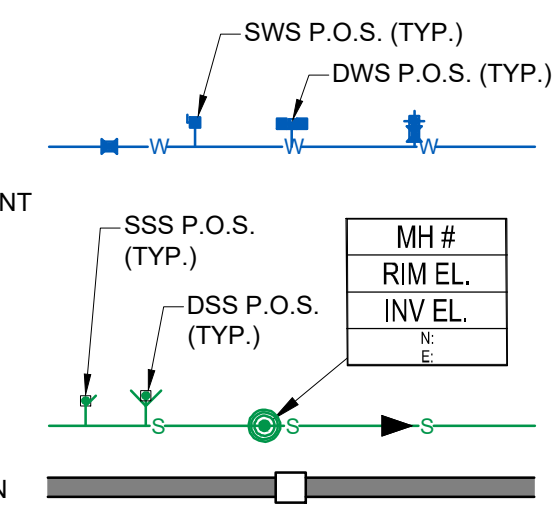
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

LEGEND

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



KEY MAP  
N.T.S.

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  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
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  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).

RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-32	6"	POTABLE (FH)	GATE VALVE	MUELLER							
GV-33	8"	POTABLE	GATE VALVE	MUELLER							
GV-34	8"	POTABLE	GATE VALVE	MUELLER							
GV-43	8"	POTABLE	GATE VALVE	MUELLER							

ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 878-0477  
FAX: (772) 878-0477

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REVISIONS:

BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

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PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

---

CLIENT: RIVERLAND ASSOCIATES IV LLLP

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DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

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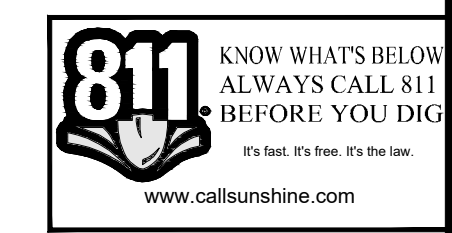
PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

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SHEET TITLE: WATER AND SEWER PLAN

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SHEET NUMBER: 14



CITY OF PSL PROJECT NO. P23-166  
PSLUSD FILE NO. 5268F

Printed on Thursday, August 08, 2024, 10:37 AM by Sherry Gomez

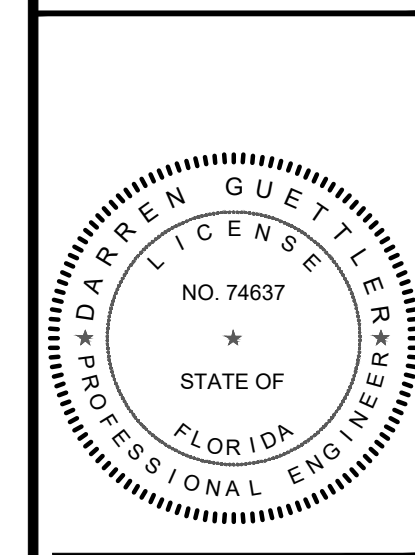




REVISIONS:		COMMENT:
BY:	DATE:	
SG	06-17-24	SPRC COMMENTS

PROJECT: RIVERLAND PARCEL D  
PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV LLLP

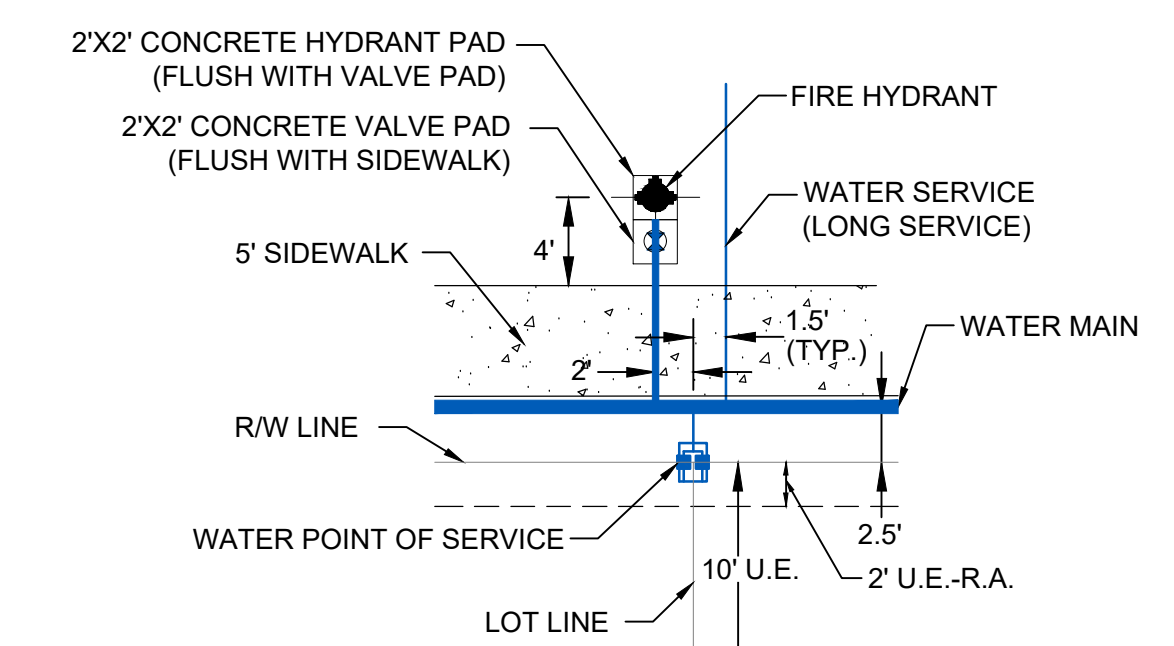


DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

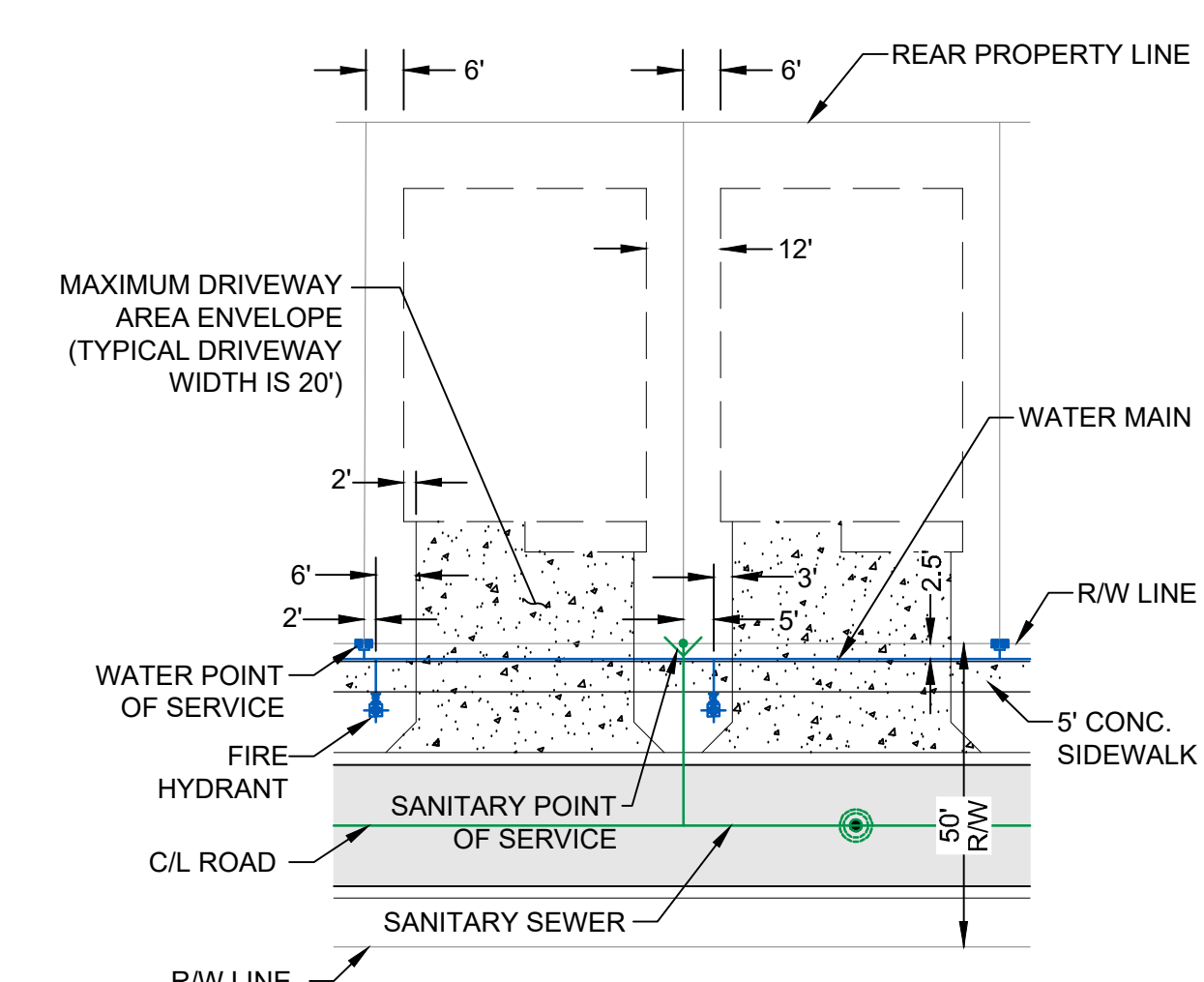
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DATE: 08/22/2023  
CAD ID.: 23-1020 - WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

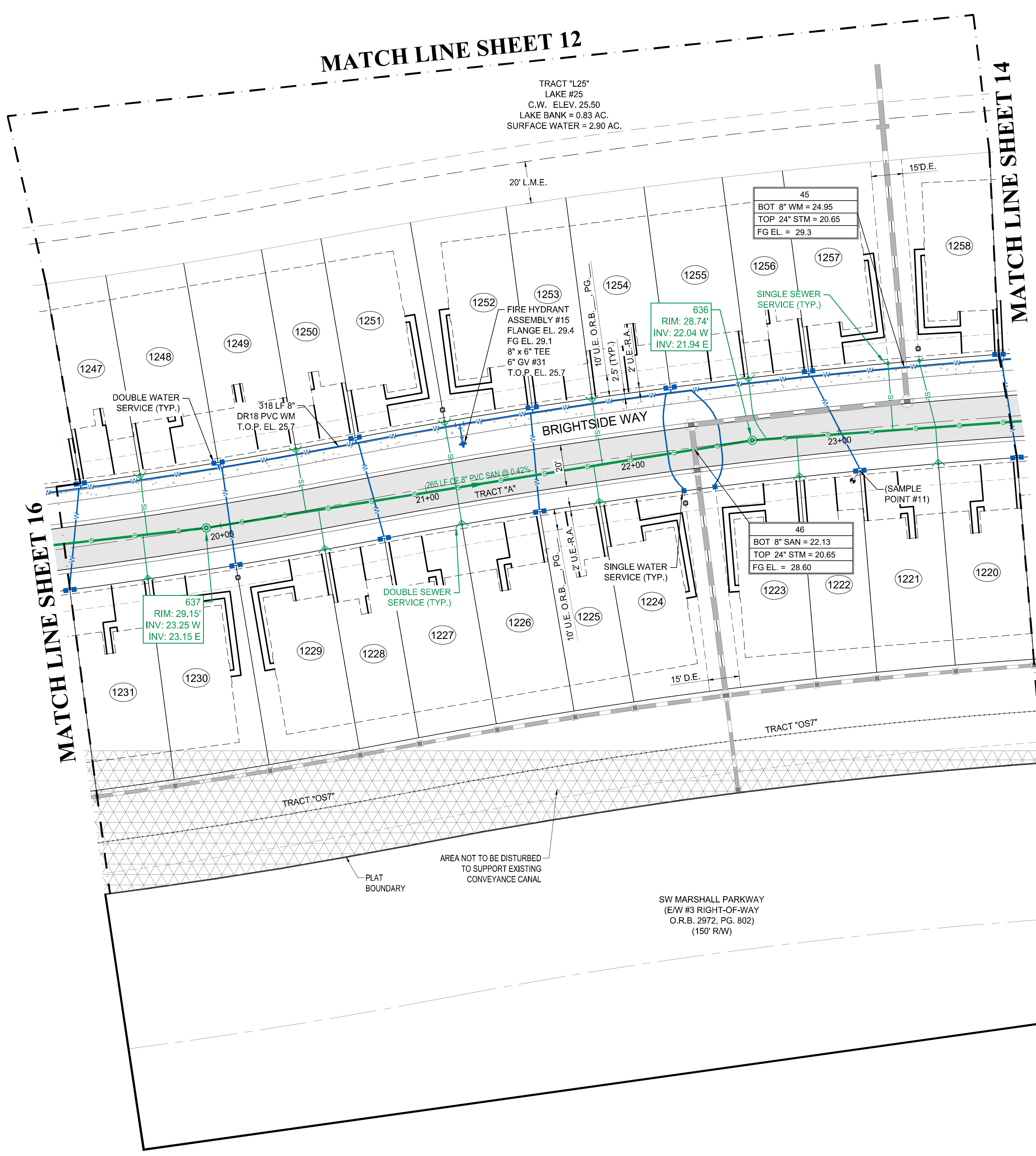
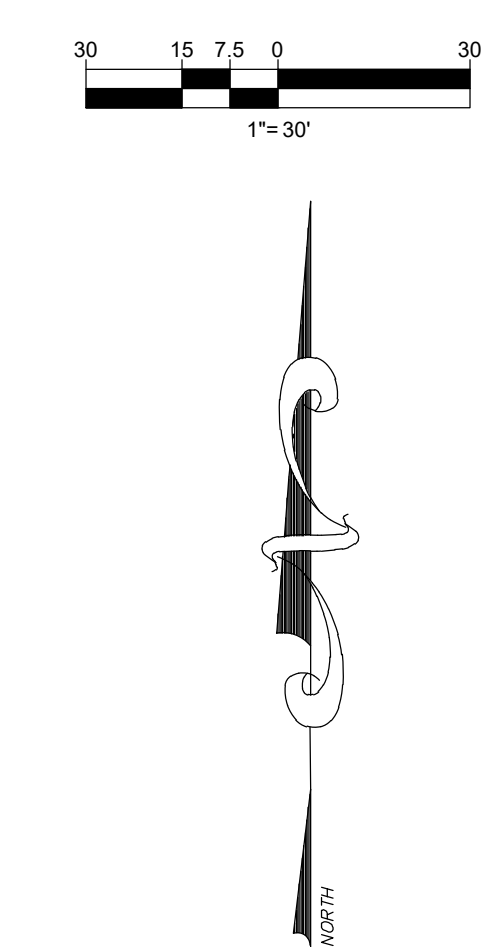
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TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.

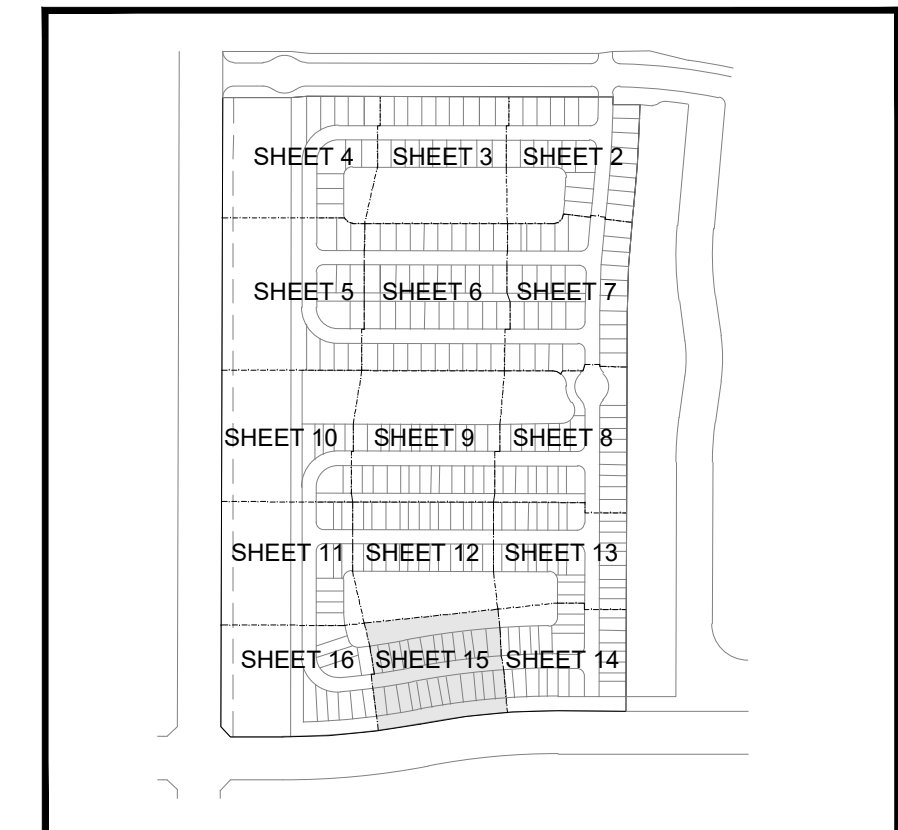
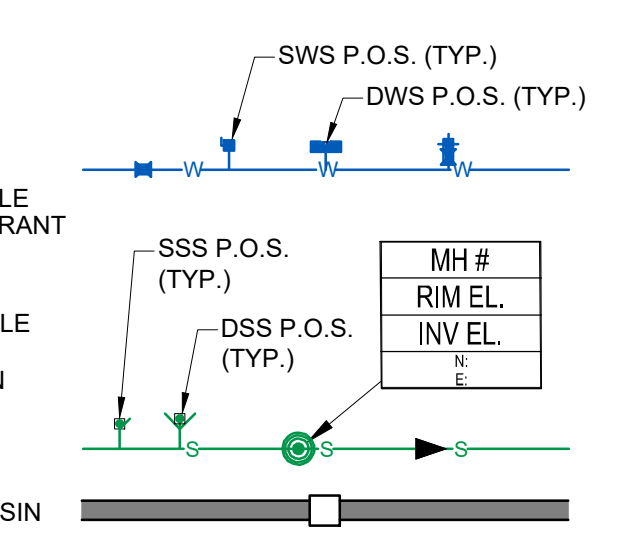


TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.



**LEGEND**

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- LOT NUMBER
- BUFFER EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- CITY OF PORT ST. LUCIE UTILITY EASEMENT
- CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- WATER MAIN



KEY MAP  
N.T.S.

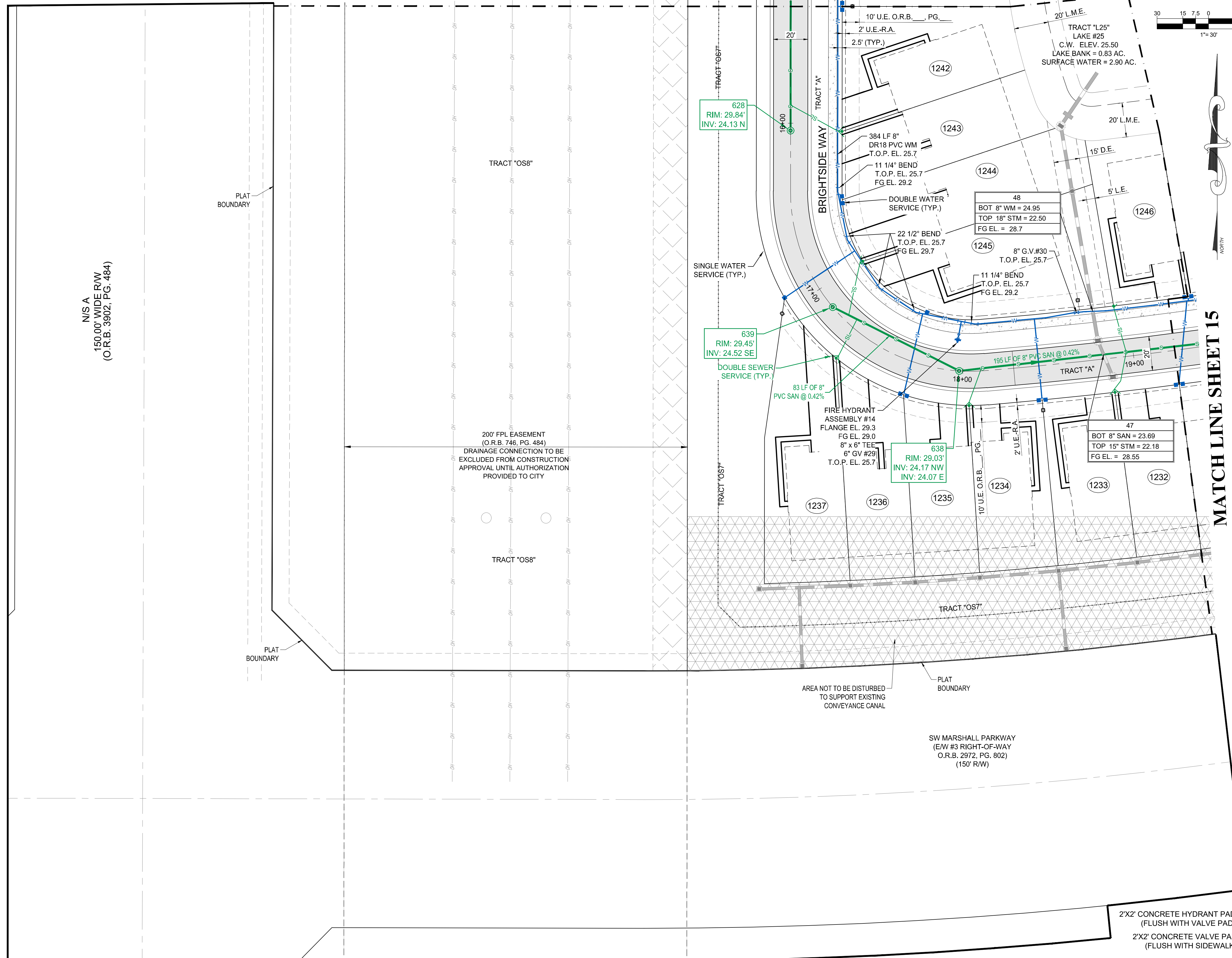
RECORD DRAWING VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-31	6"	POTABLE (FH)	GATE VALVE	MUELLER							

- NOTES:**
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  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
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  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
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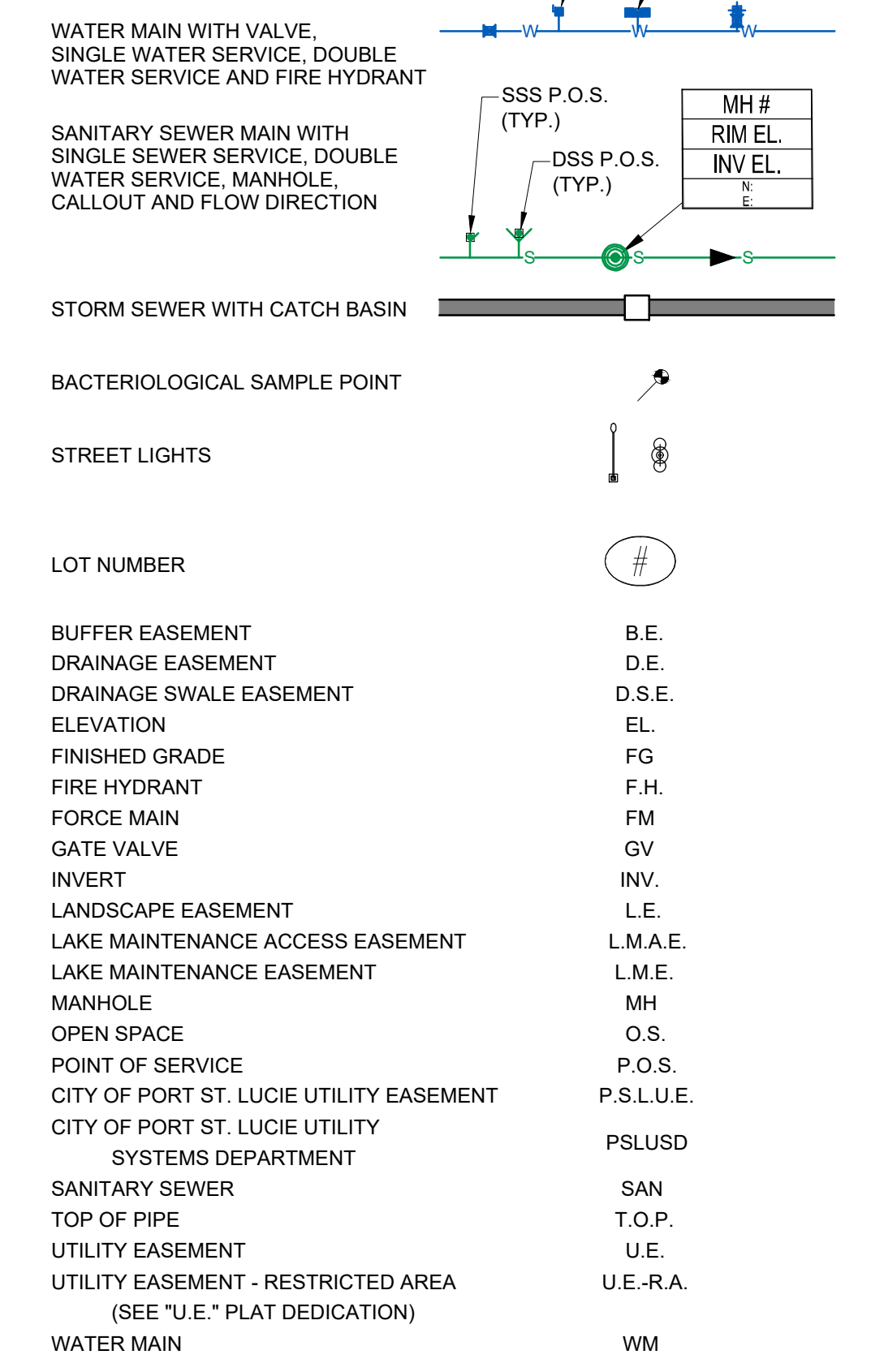
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MATCH LINE SHEET 11



LEGEND

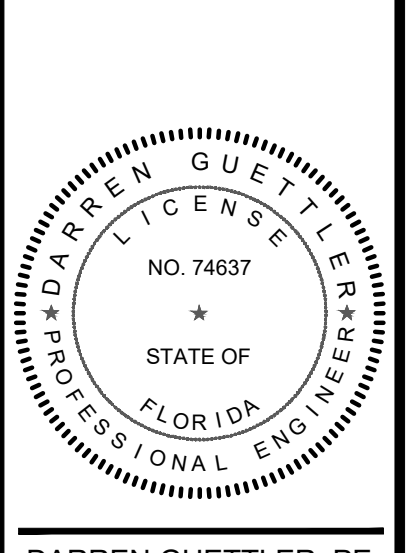


REVISIONS:

BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

PROJECT: RIVERLAND PARCEL D PLAT 6 CITY OF PORT ST. LUCIE, FLORIDA

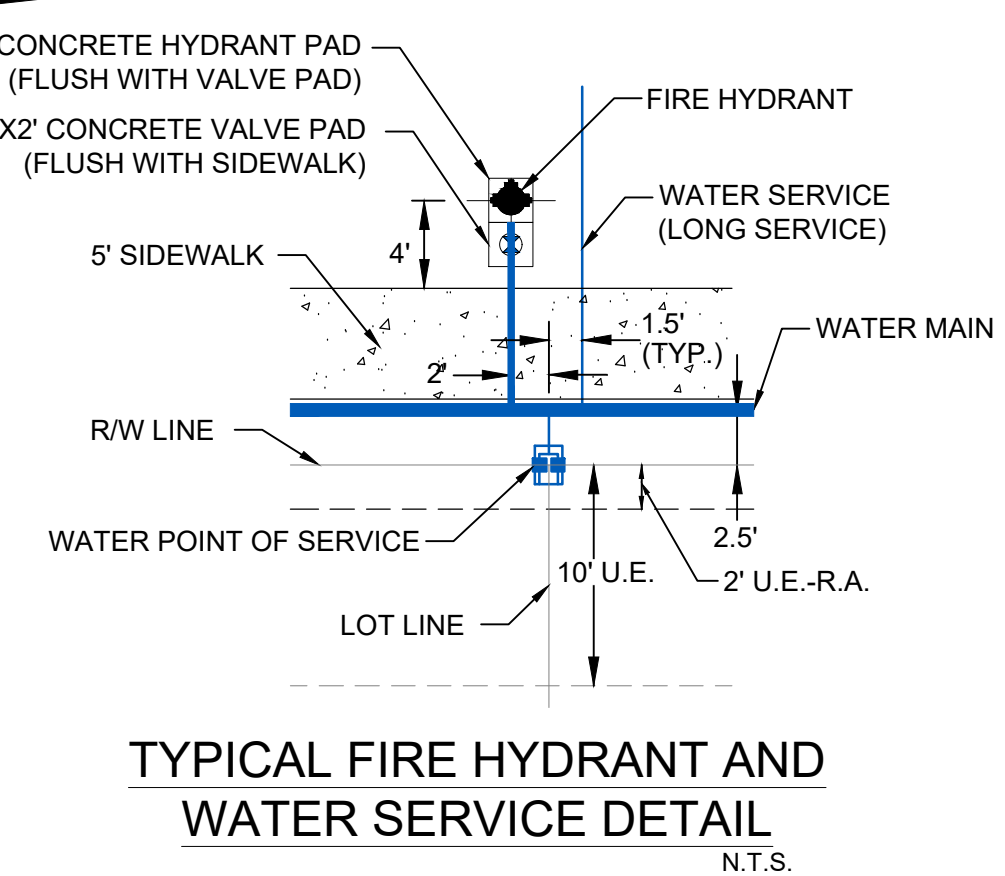
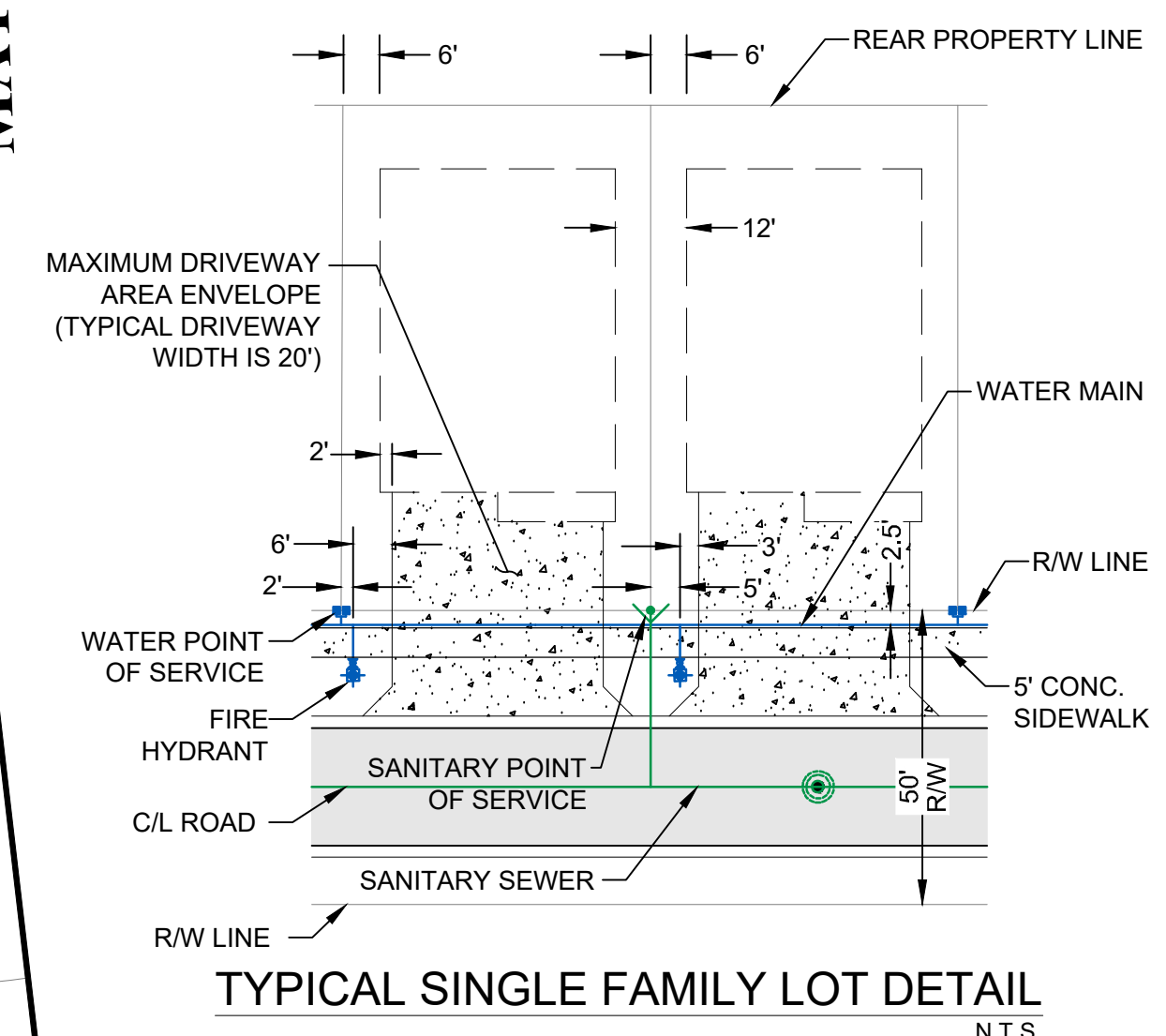
CLIENT: RIVERLAND ASSOCIATES IV LLLP



DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD ID: 23-1020 - WS PLAN

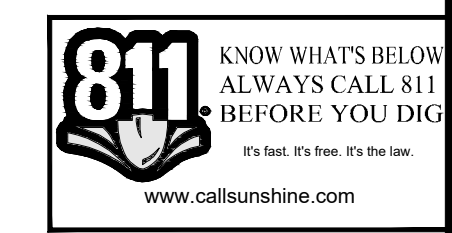
SHEET TITLE: WATER AND SEWER PLAN  
SHEET NUMBER: 16



RECORD DRAWING VALVE CHART

PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUSD#
GV-29	6"	POTABLE (FH)	GATE VALVE	MUELLER							
GV-30	8"	POTABLE	GATE VALVE	MUELLER							

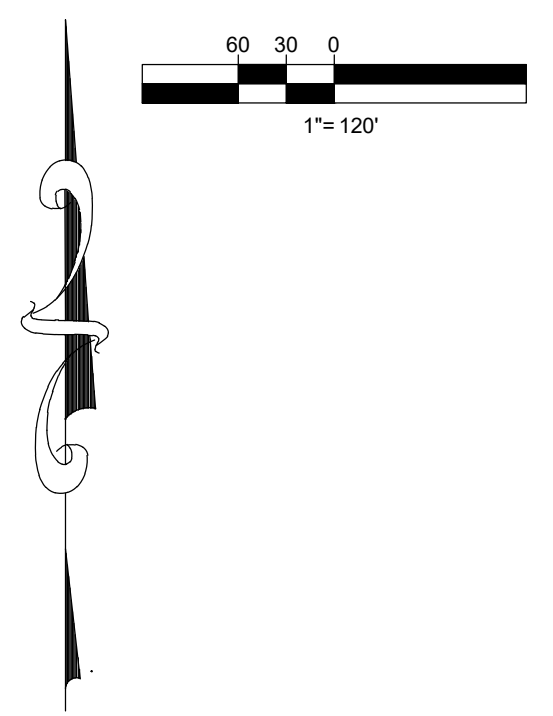
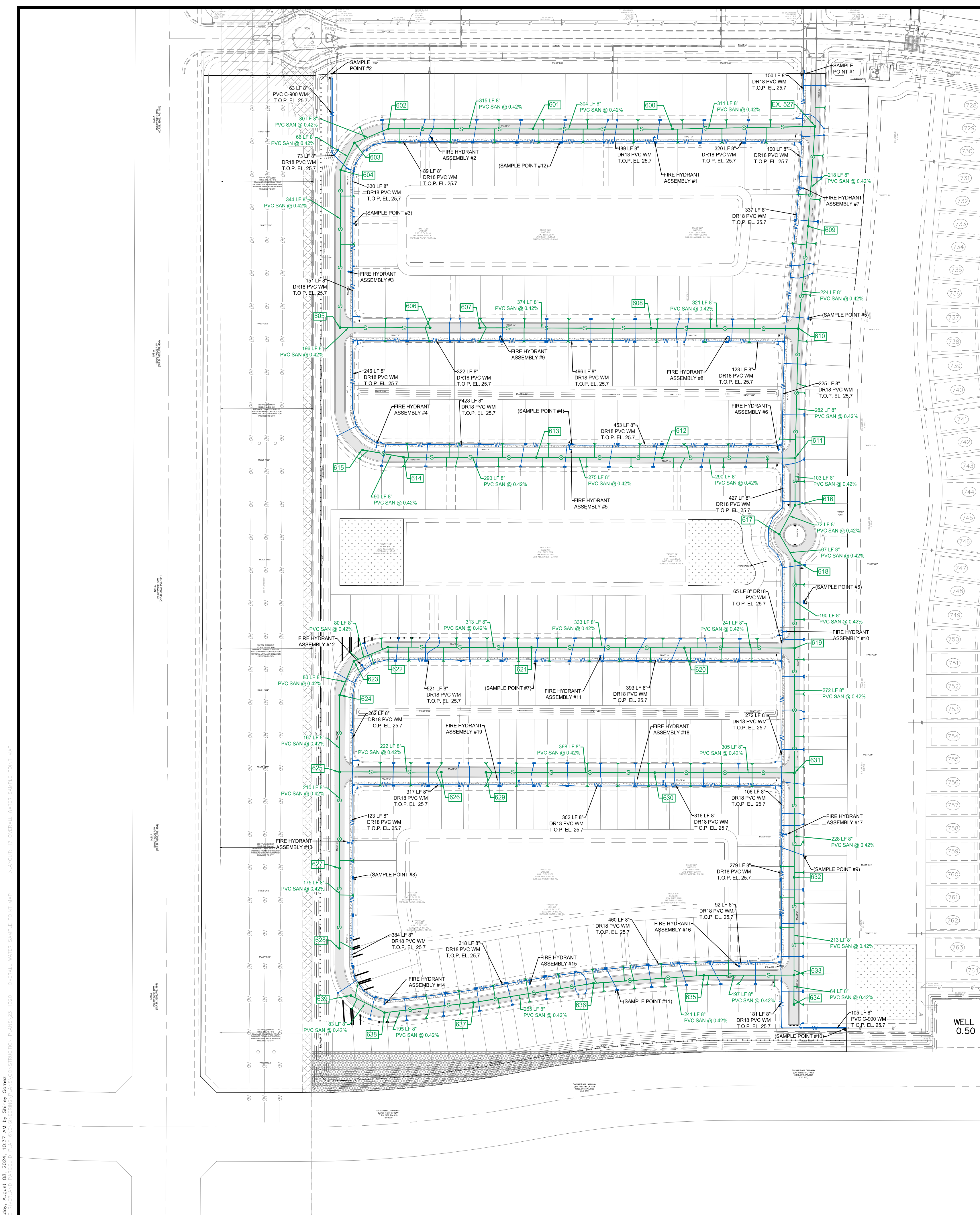
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  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - NO PART OF A METER BOX, CLEAN OUT, OR CONCRETE COLLAR SHALL BE IN CONFLICT WITH A DRIVEWAY. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES, AND HANDICAP RAMPS (PSLUSD 2019 USM, PAGE 19 LINES 44-45).
  - SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER (PSLUSD STANDARDS DETAIL W-01, NOTE 1).
  - ALL SERVICES LINE AFTER THE METER SHALL BE LOCATED ON THE PROPERTY, OUTSIDE OF ANY EASEMENTS (PSLUSD 2019 USM, PAGE 21 LINES 10-11).
  - WATER METERS SHALL NOT BE LOCATED WITHIN 10' OF WASTEWATER AND RECLAIMED WATER SERVICE LINES (PSLUSD 2019 USM, PAGE 21 LINES 17-18).



CITY OF PSL PROJECT No. P23-166  
PSLUSD FILE No. 5288F

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- NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARD MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
  2. PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
  3. THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  4. ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS8).
  5. ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  6. ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034.
  7. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.

**PRESSURE PIPE CHART**

SIZE	LENGTH	MATERIAL	FLUID
8"	9,145'	DR18 PVC	POTABLE
8"	268'	PVC C-900	POTABLE
8"	8,664'	PVC	WASTEWATER

**SAMPLE POINT DISTANCE CHART**

SAMPLE POINT #1- SAMPLE POINT #12	674'
SAMPLE POINT #12- SAMPLE POINT #2	719'
SAMPLE POINT #2- SAMPLE POINT #3	352'
SAMPLE POINT #3- SAMPLE POINT #4	926'
SAMPLE POINT #4- SAMPLE POINT #6	822'
SAMPLE POINT #1- SAMPLE POINT #5	531'
SAMPLE POINT #5- SAMPLE POINT #6	644'
SAMPLE POINT #6- SAMPLE POINT #7	665'
SAMPLE POINT #7- SAMPLE POINT #8	842'
SAMPLE POINT #8- SAMPLE POINT #11	792'
SAMPLE POINT #11- SAMPLE POINT #10	667'
SAMPLE POINT #6- SAMPLE POINT #9	533'
SAMPLE POINT #9- SAMPLE POINT #10	538'

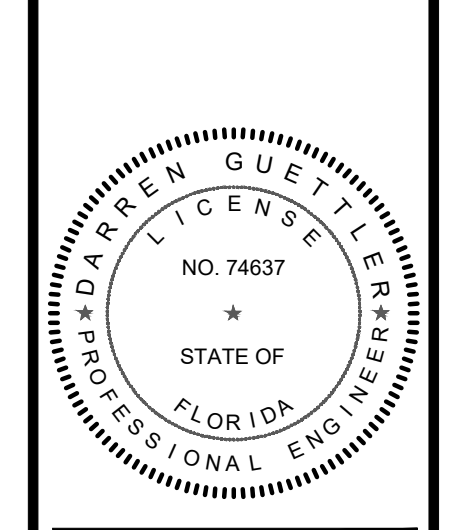


**REVISIONS:**

BY:	DATE:	COMMENT:
SG	06-17-24	SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL D**  
**PLAT 6**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND ASSOCIATES IV LLLP**



**DARREN GUETTLER, PE**  
FLORIDA LICENSE No. 74637  
8/8/24

PROJECT No.: 23-1020  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 08/22/2023  
CAD: I23-1020 - OVERALL WATER SAMPLE POINT MAP

SHEET TITLE:  
**OVERALL WATER SAMPLE POINT MAP**

SHEET NUMBER:  
**17**



CITY OF PSL PROJECT No. P23-166  
PSLUSD FILE No. 5268F





**VELCON**

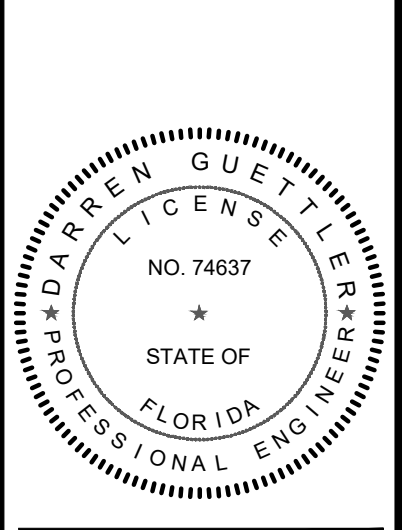
ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-5477  
FIRE C.O.A. # 3222

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COMMENT:	SPRC COMMENTS

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PLAT 6  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV LLLP

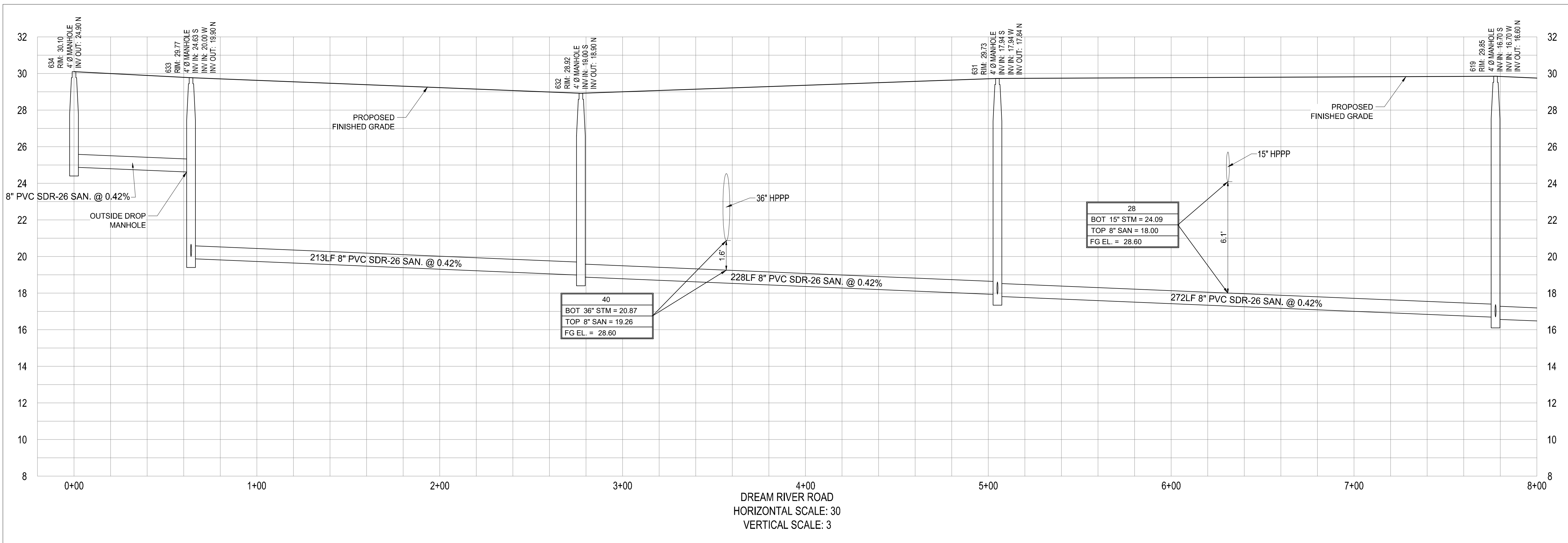


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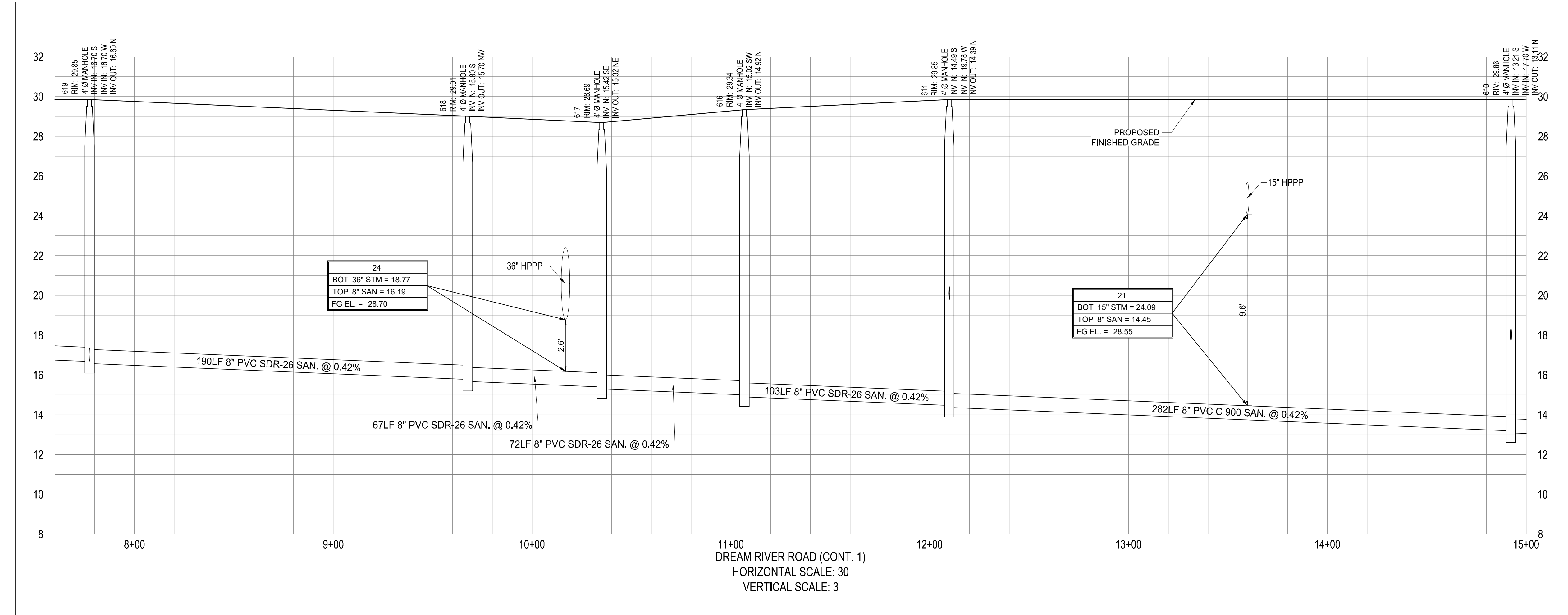
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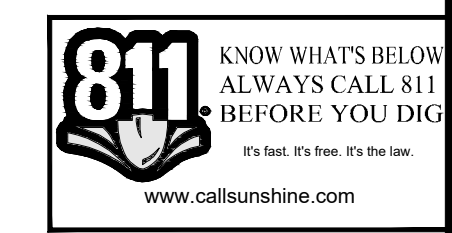
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DREAM RIVER ROAD  
HORIZONTAL SCALE: 30  
VERTICAL SCALE: 3



DREAM RIVER ROAD (CONT. 1)  
HORIZONTAL SCALE: 30  
VERTICAL SCALE: 3



CITY OF PSL PROJECT NO. P23-166  
PSLUSD FILE NO. 5268F





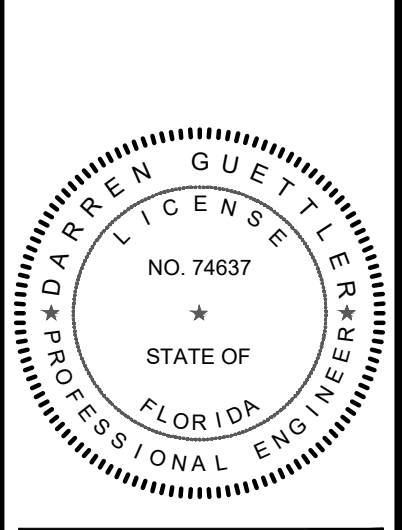
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CLIENT:  
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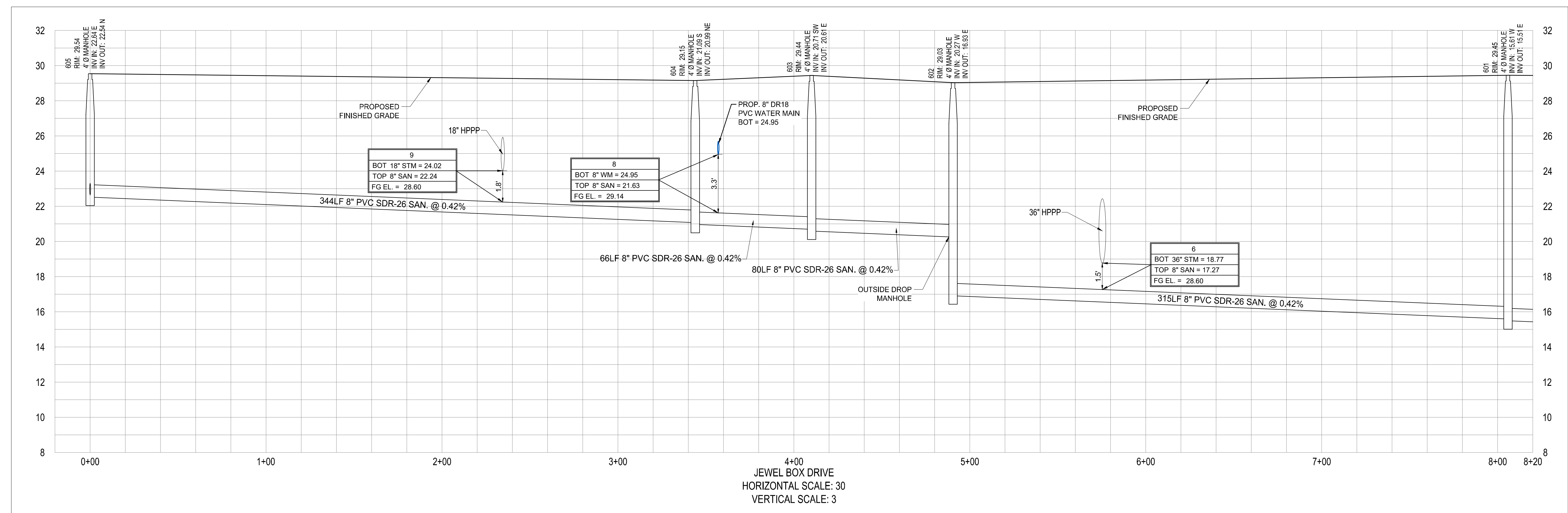
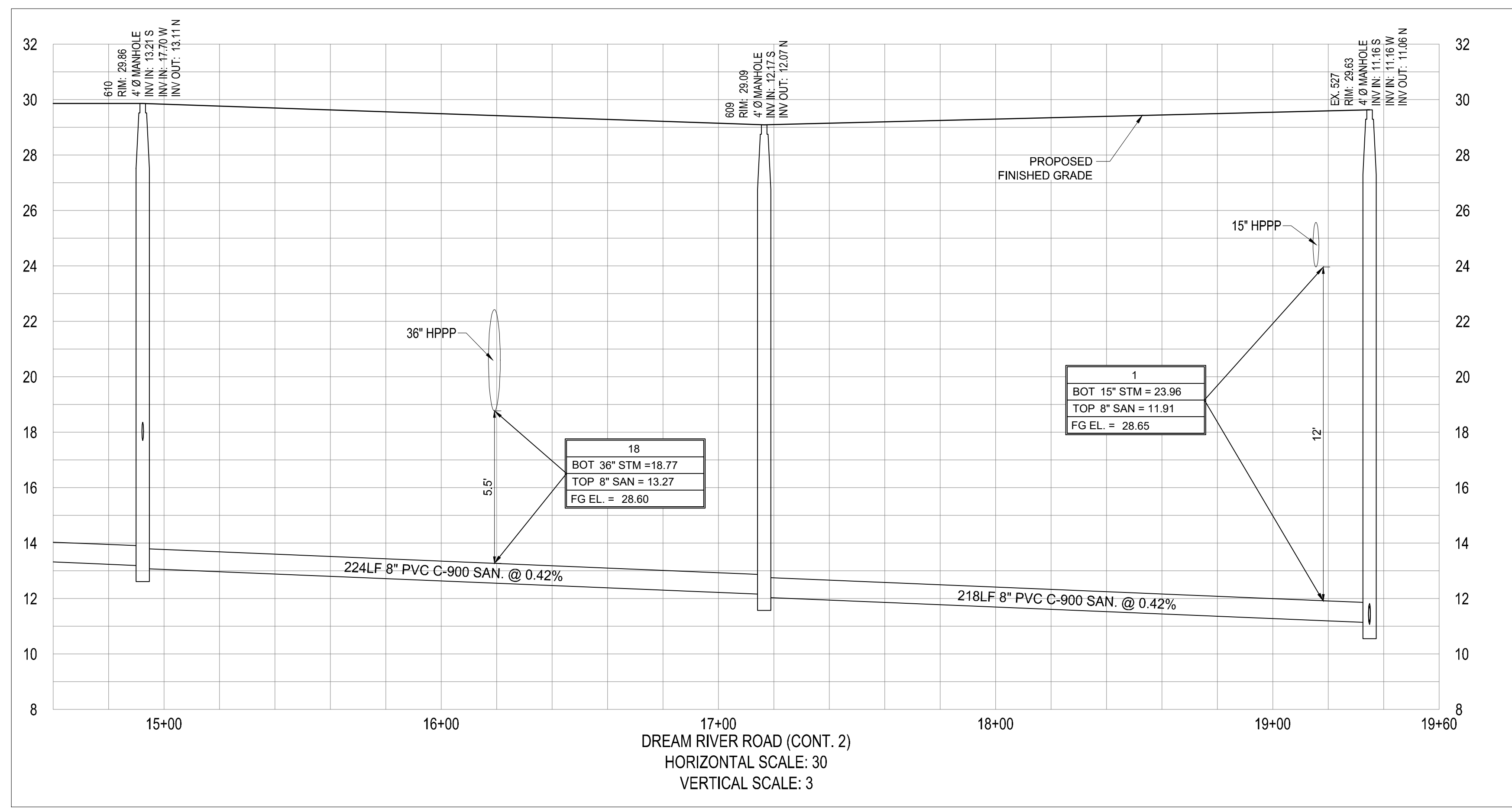


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**PROFILES**

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CITY OF PSL PROJECT NO. P23-166  
 PSLUSD FILE NO. 5268F



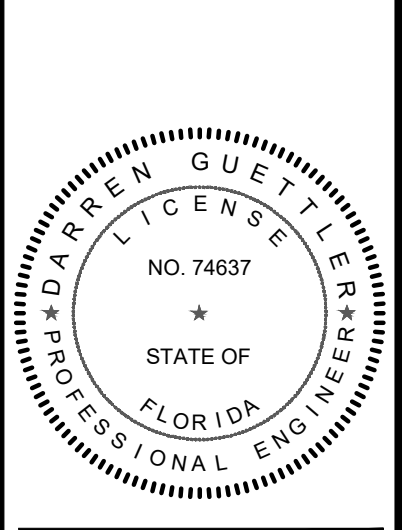


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PLAT 6  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV LLLP

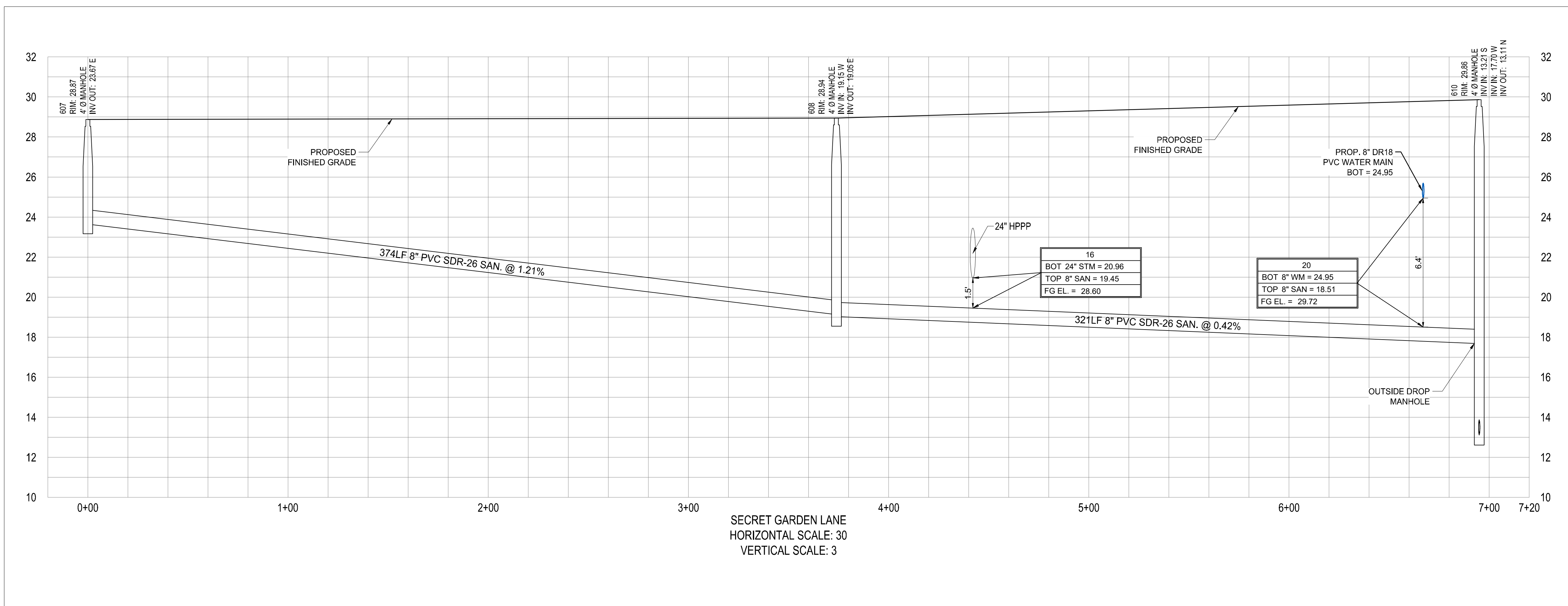
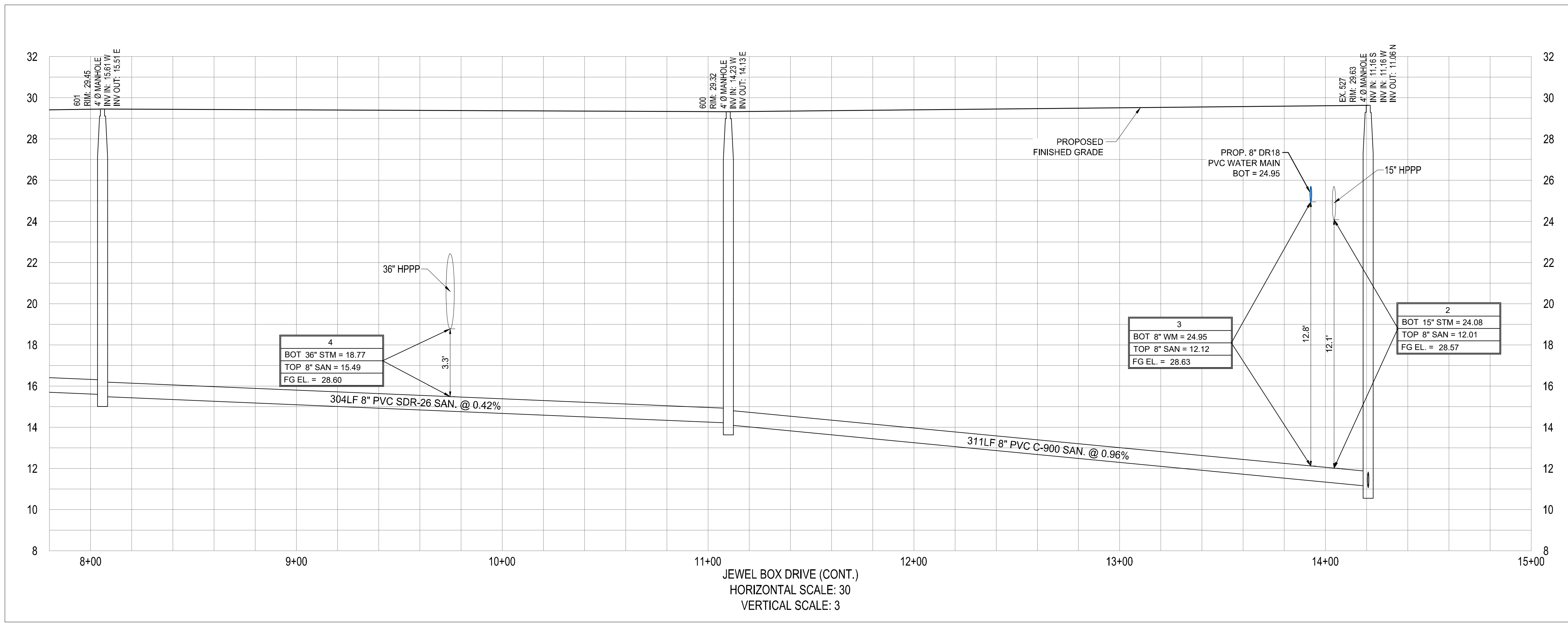


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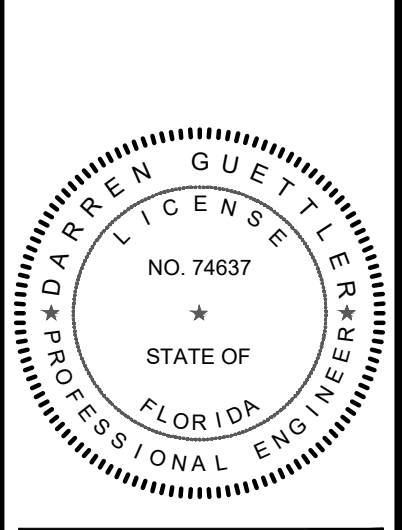
ENGINEERING & SURVEYING, LLC  
 1449 NW COMMERCIAL CENTRE DR  
 FORT ST. LUCIE, FL 34986  
 PHONE: (772) 879-5477  
 FAX: (772) 879-3222

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CLIENT:  
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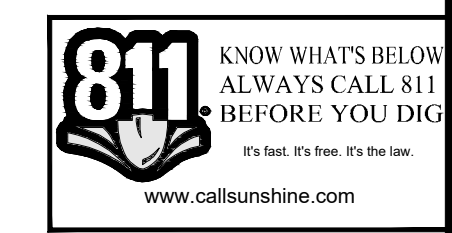
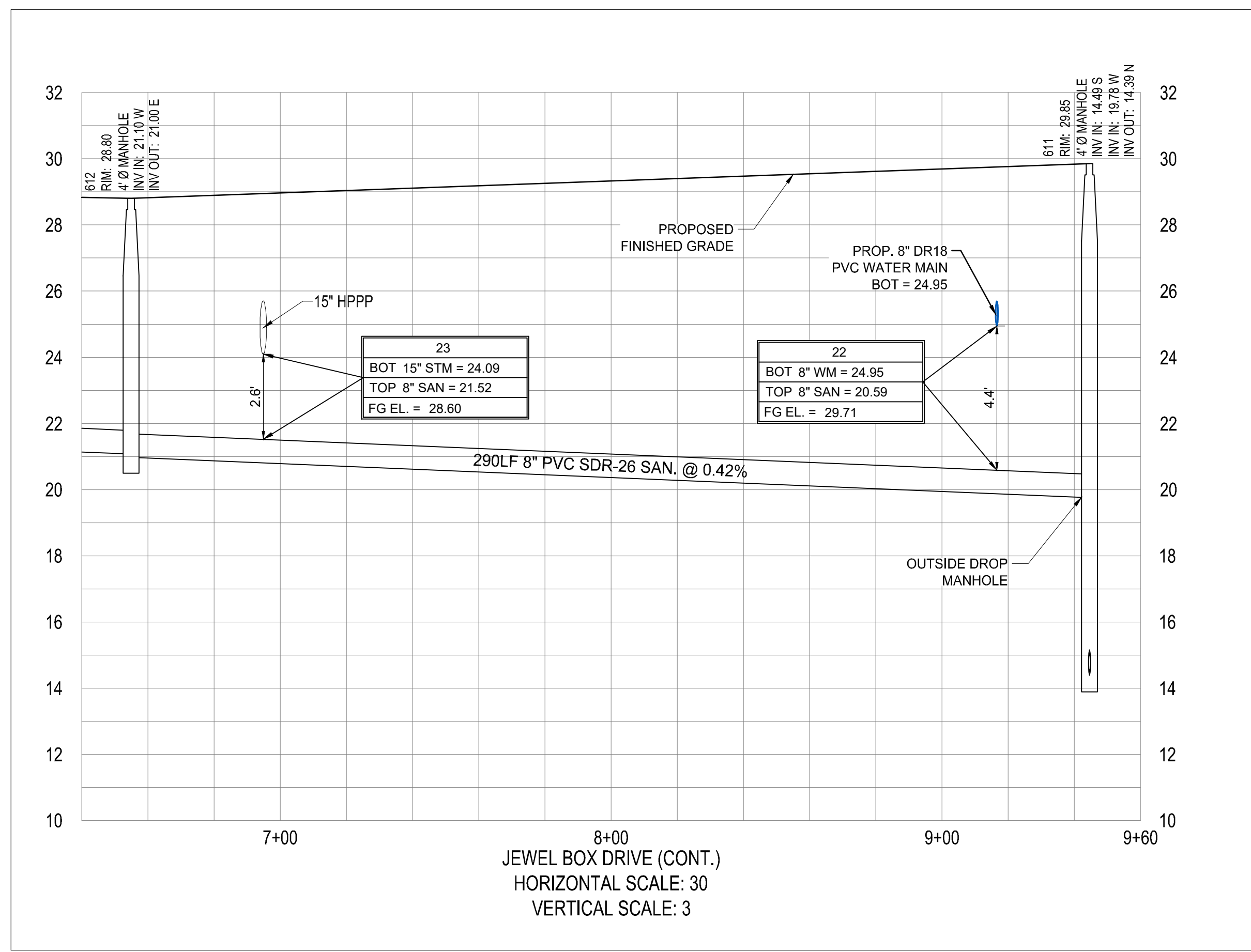
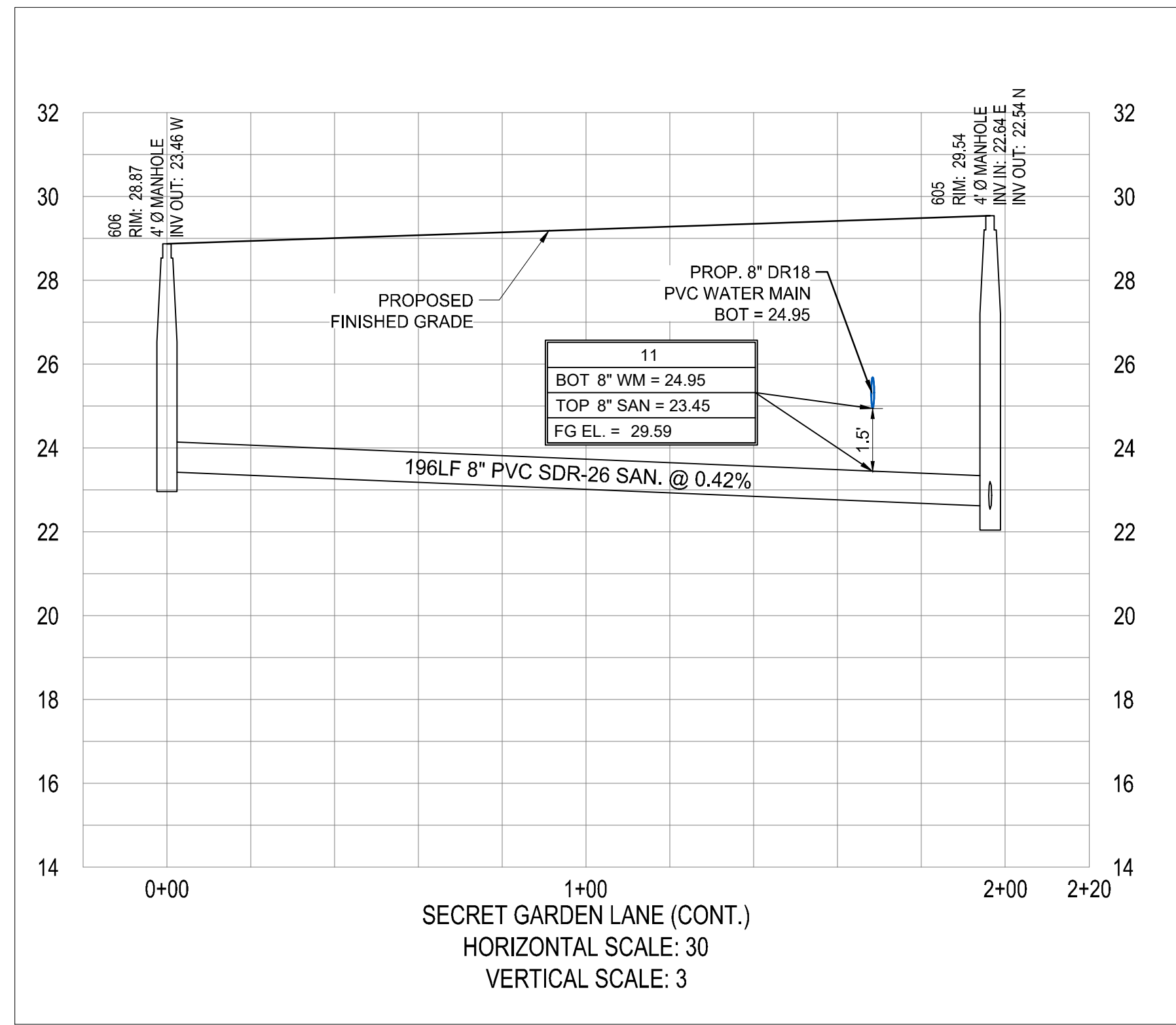
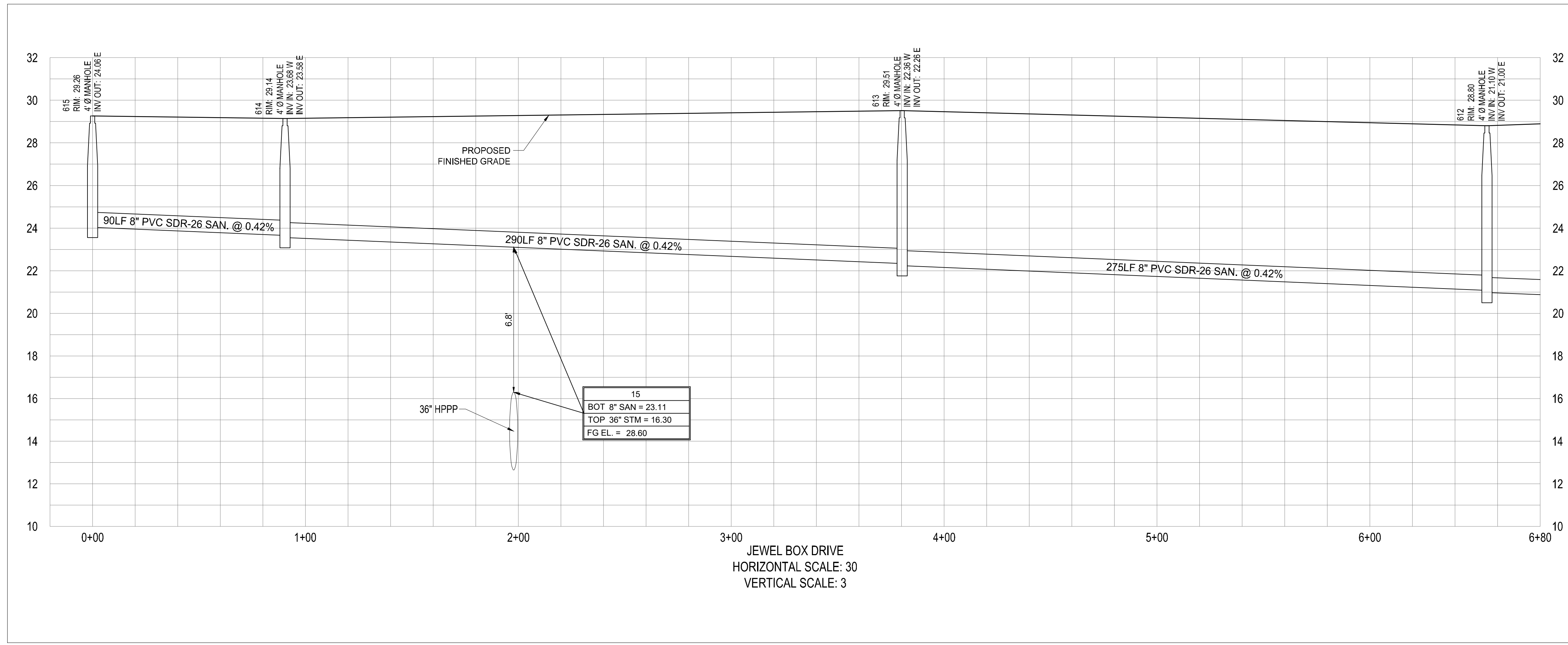


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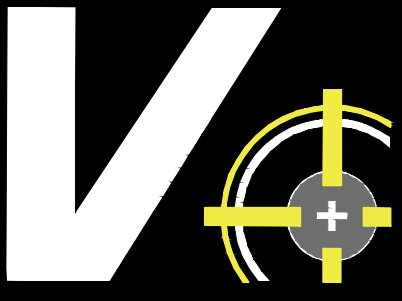
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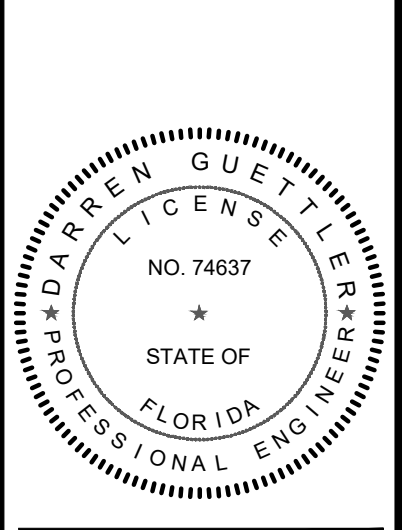
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CITY OF PORT ST. LUCIE,  
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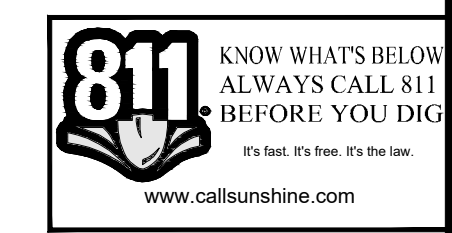
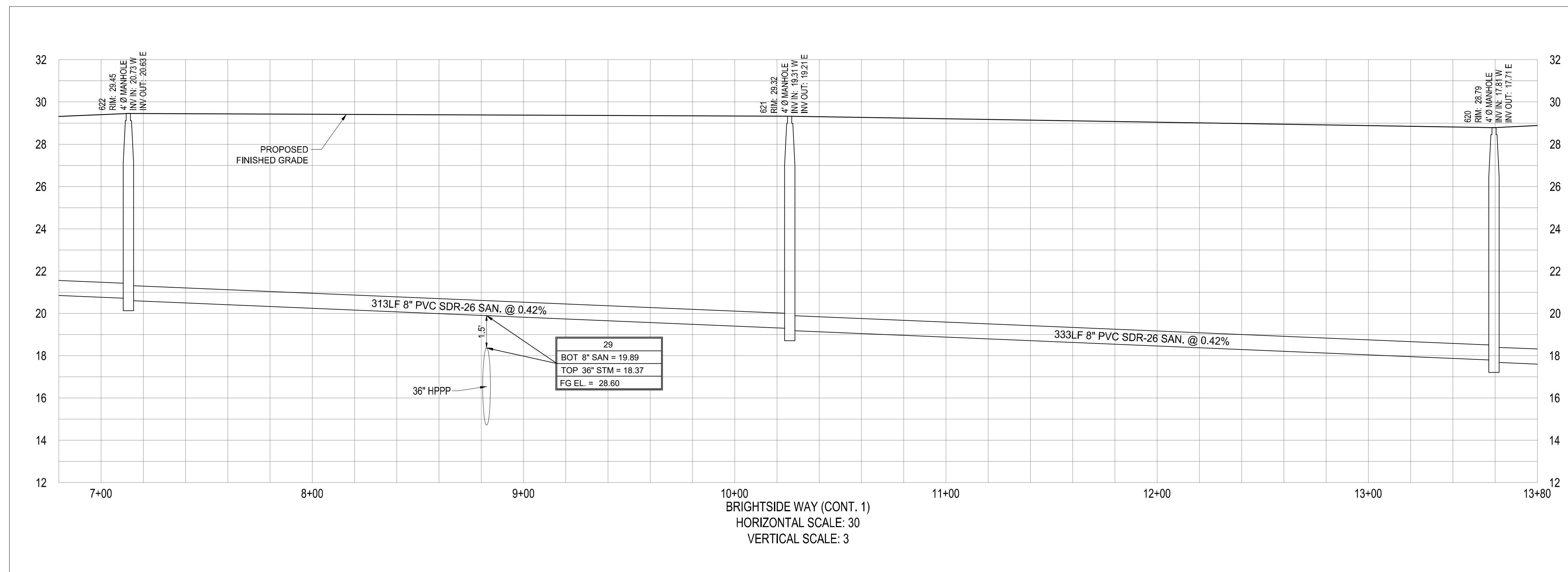
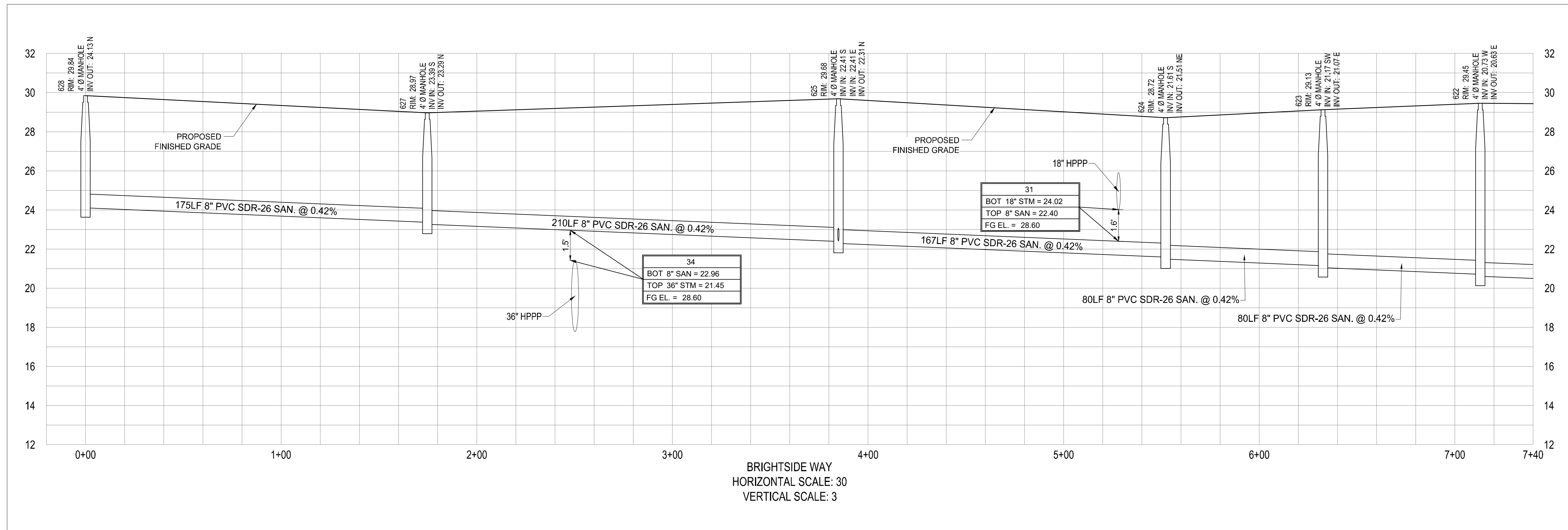


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**22**



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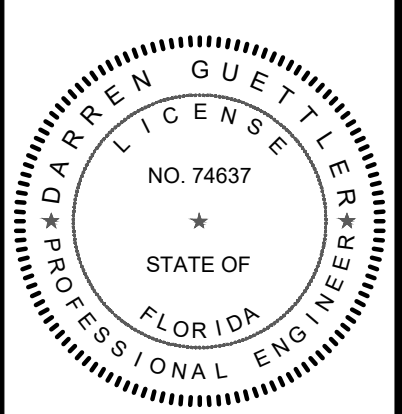
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**RIVERLAND PARCEL D**  
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CITY OF PORT ST. LUCIE,  
FLORIDA

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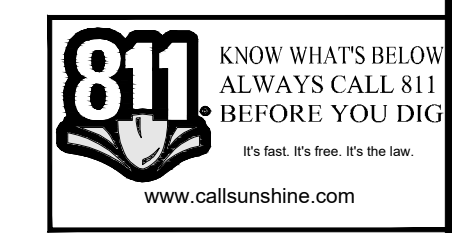


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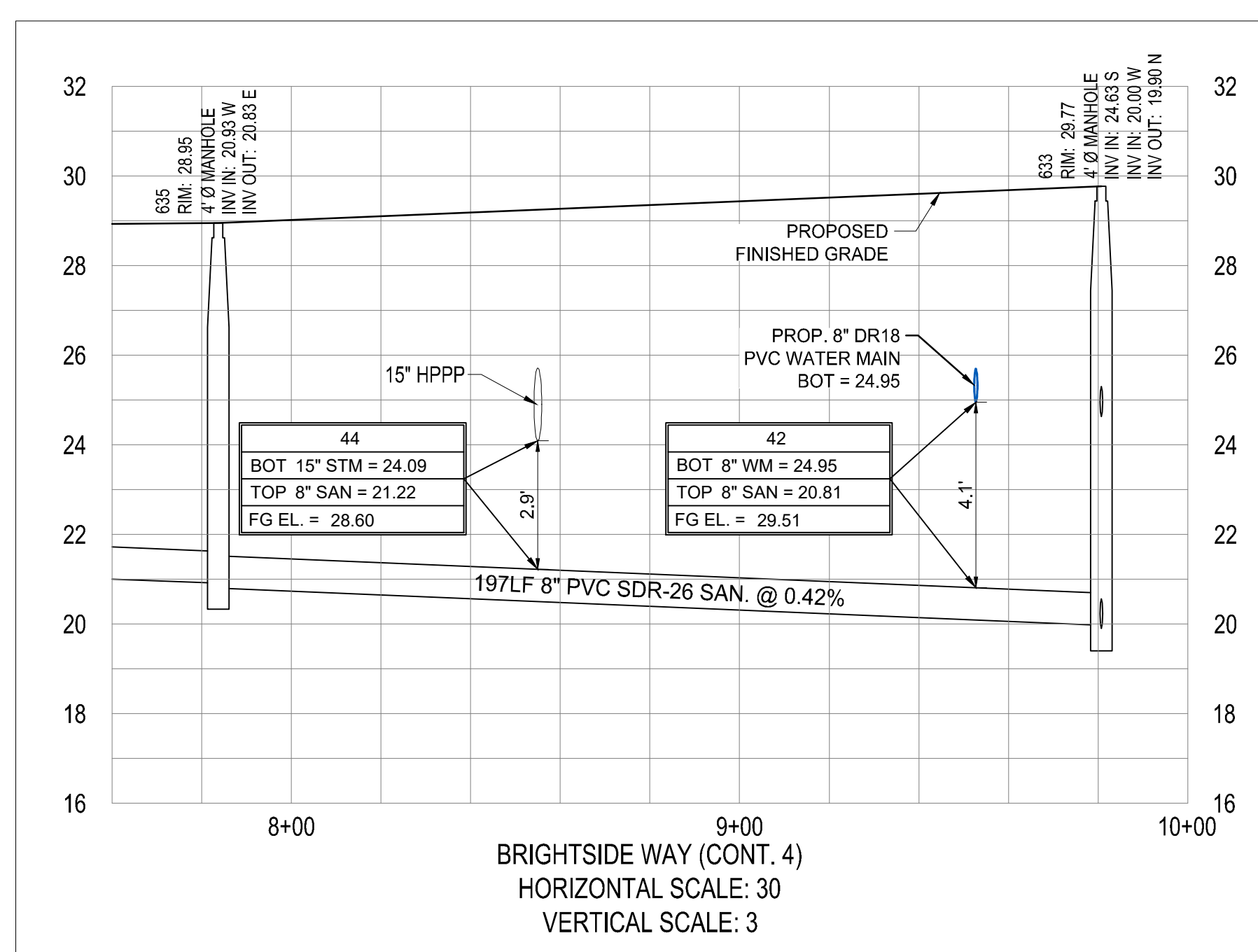
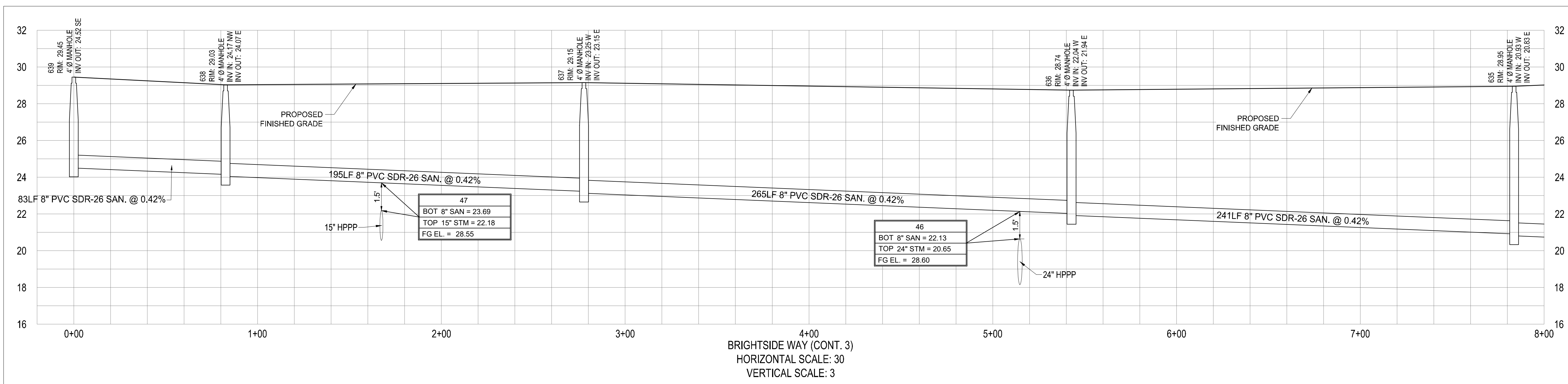
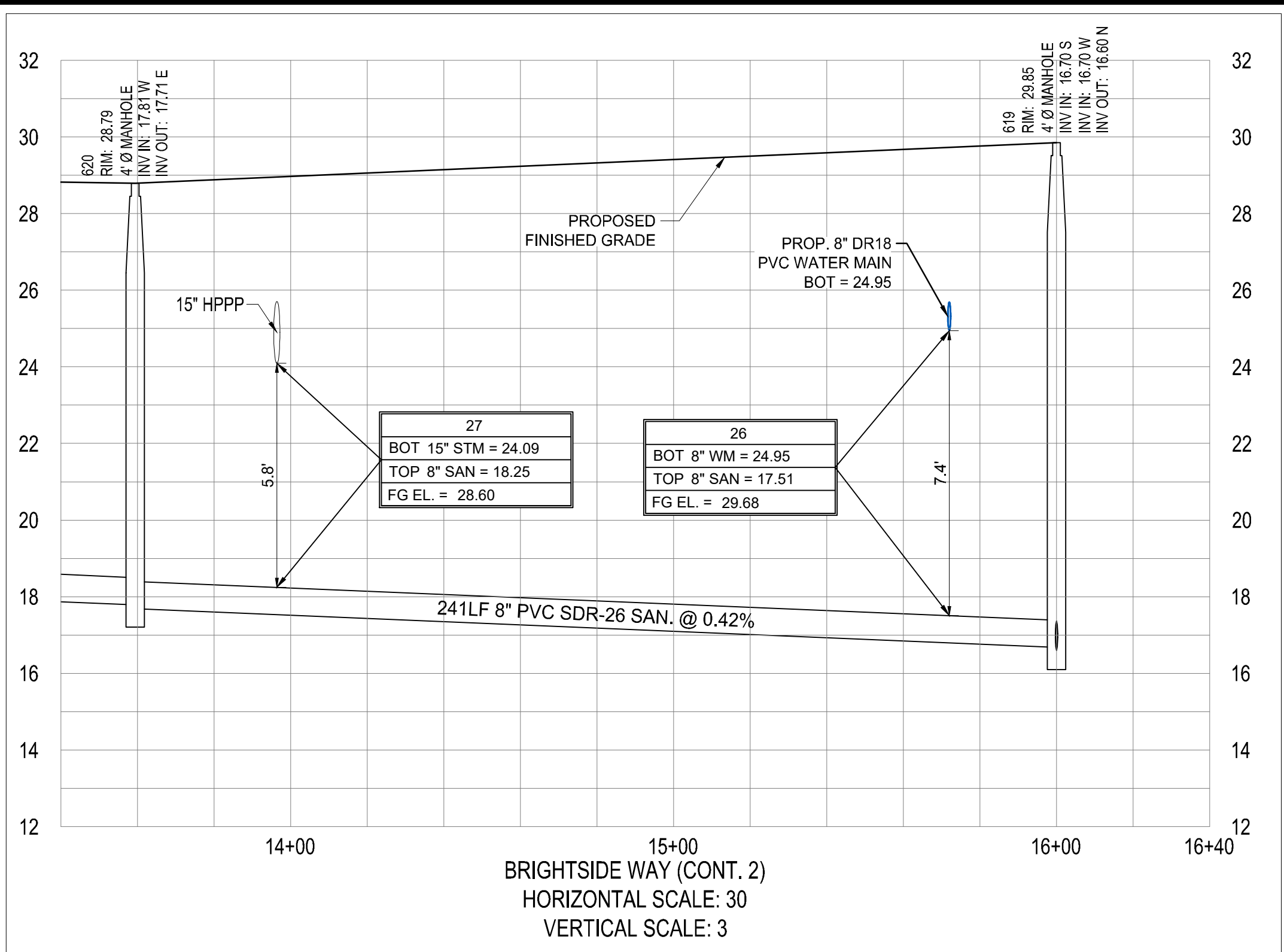
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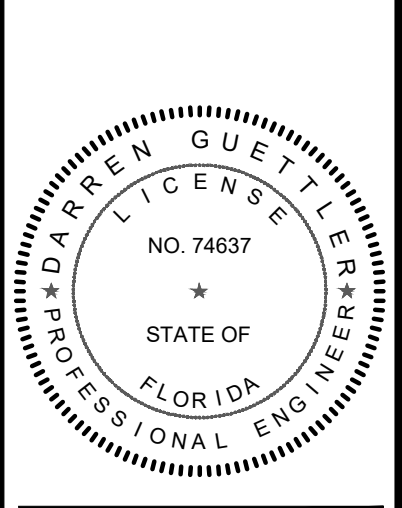


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PROJECT: RIVERLAND PARCEL D  
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