

LEGAL DESCRIPTION

ALL OF TRACTS "A" AND "B", VERANO SOUTH - POD A - PLAT NO. 6, ACCORDING TO THE PLAT THEREOF AS TO BE RECORDED, AND ALL OF TRACTS "A" THROUGH "D", VERANO SOUTH - POD A - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 14, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/88 AND REVISED ON 02/23/95 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "F. TIE, PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/26/67; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.44 FEET; THENCE CONTINUE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24 A DISTANCE OF 3345.54 FEET; THENCE SOUTH 46°51'22" WEST, A DISTANCE OF 45.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 198.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°53'49" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°55'00", A DISTANCE OF 179.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°11'33", A DISTANCE OF 14.48 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,335.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°23'13", A DISTANCE OF 195.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36°26'26" WEST, A DISTANCE OF 119.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 665.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°08'35", A DISTANCE OF 291.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°56'03", A DISTANCE OF 24.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 254.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°39'05", A DISTANCE OF 82.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°18'02" WEST, A DISTANCE OF 59.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'50", A DISTANCE OF 59.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°53'38", A DISTANCE OF 36.47 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'58", A DISTANCE OF 497.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°31'15" WEST, A DISTANCE OF 618.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,165.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°12'54", A DISTANCE OF 411.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'05", A DISTANCE OF 17.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 254.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'25", A DISTANCE OF 83.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 43.20 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 43°56'29" WEST, A DISTANCE OF 69.07 FEET; THENCE SOUTH 46°03'31" EAST, A DISTANCE OF 151.02 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1965.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°06'26", A DISTANCE OF 85.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°43'00", A DISTANCE OF 39.58 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 40°42'11" EAST, A DISTANCE OF 92.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°50'05" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°28'46", A DISTANCE OF 40.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1965.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°08'14", A DISTANCE OF 484.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°13'05" EAST, A DISTANCE OF 119.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 25°13'05" EAST, A DISTANCE OF 37.59 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 25°13'05" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE SOUTH 25°13'05" EAST, A DISTANCE OF 30.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1035.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°24'23", A DISTANCE OF 477.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 37.59 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 55°19'27" EAST, A DISTANCE OF 92.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 55°28'37" EAST; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°20'04", A DISTANCE OF 38.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58°07'23" EAST, A DISTANCE OF 418.24 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 785.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 23°57'11", A DISTANCE OF 328.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°04'34", A DISTANCE OF 22.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 92.06 FEET TO A POINT OF INTERSECTION OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°42'27"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°42'53", A DISTANCE OF 39.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°04'34" EAST, A DISTANCE OF 169.18 FEET; THENCE SOUTH 07°52'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 82°04'34" WEST, A DISTANCE OF 59.18 FEET; THENCE SOUTH 07°52'26", A DISTANCE OF 28.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 256.03 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°13'22" WEST; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'59", A DISTANCE OF 84.98 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 16°50'17" WEST, A DISTANCE OF 241.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 483.37 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°02'36" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°35'30", A DISTANCE OF 21.87 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 485.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°41'05" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°38'09", A DISTANCE OF 487.88 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 18°48'22" WEST, A DISTANCE OF 166.46 FEET; THENCE NORTH 71°12'38" WEST, A DISTANCE OF 328.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3050.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°12'09", A DISTANCE OF 1128.66 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 84°01'55" WEST, A DISTANCE OF 144.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 342.74 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°43'58" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 290.66 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°28'44" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 13°08'55" WEST, A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 927.20 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'40", A DISTANCE OF 365.91 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 60°17'32" EAST, A DISTANCE OF 324.83 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 447.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 80°34'11" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°20'10", A DISTANCE OF 228.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 36°51'30" EAST, A DISTANCE OF 105.61 FEET; THENCE NORTH 62°08'32" WEST, A DISTANCE OF 265.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO NORTHEAST, HAVING A RADIUS OF 635.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°13'37", A DISTANCE OF 224.17 FEET TO A POINT OF TANGENCY; THENCE NORTH 41°54'55" WEST, A DISTANCE OF 98.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°18'48", A DISTANCE OF 224.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°36'07" WEST, A DISTANCE OF 396.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 530.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 08°52'24" WEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°45'04", A DISTANCE OF 275.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 51°29'27" EAST, A DISTANCE OF 14.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°27'03", A DISTANCE OF 35.98 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE NORTH 43°56'29" EAST, A DISTANCE OF 70.89; THENCE SOUTH 45°37'47" EAST, A DISTANCE OF 128.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,835,437 SQUARE FEET OR 65.09 ACRES.

# CONSTRUCTION PLANS

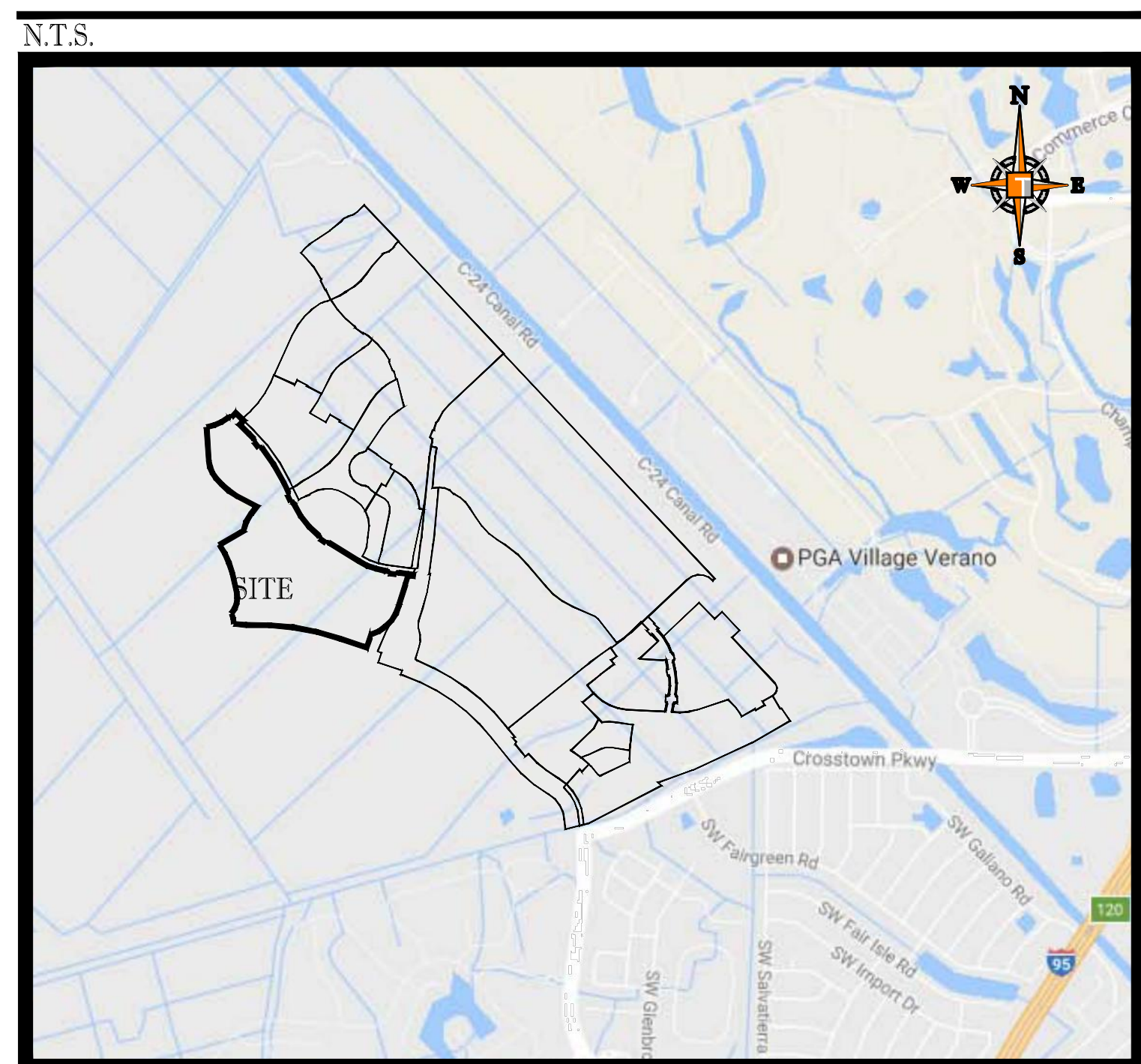
## FOR:

# VERANO SOUTH - POD D, PLAT 2

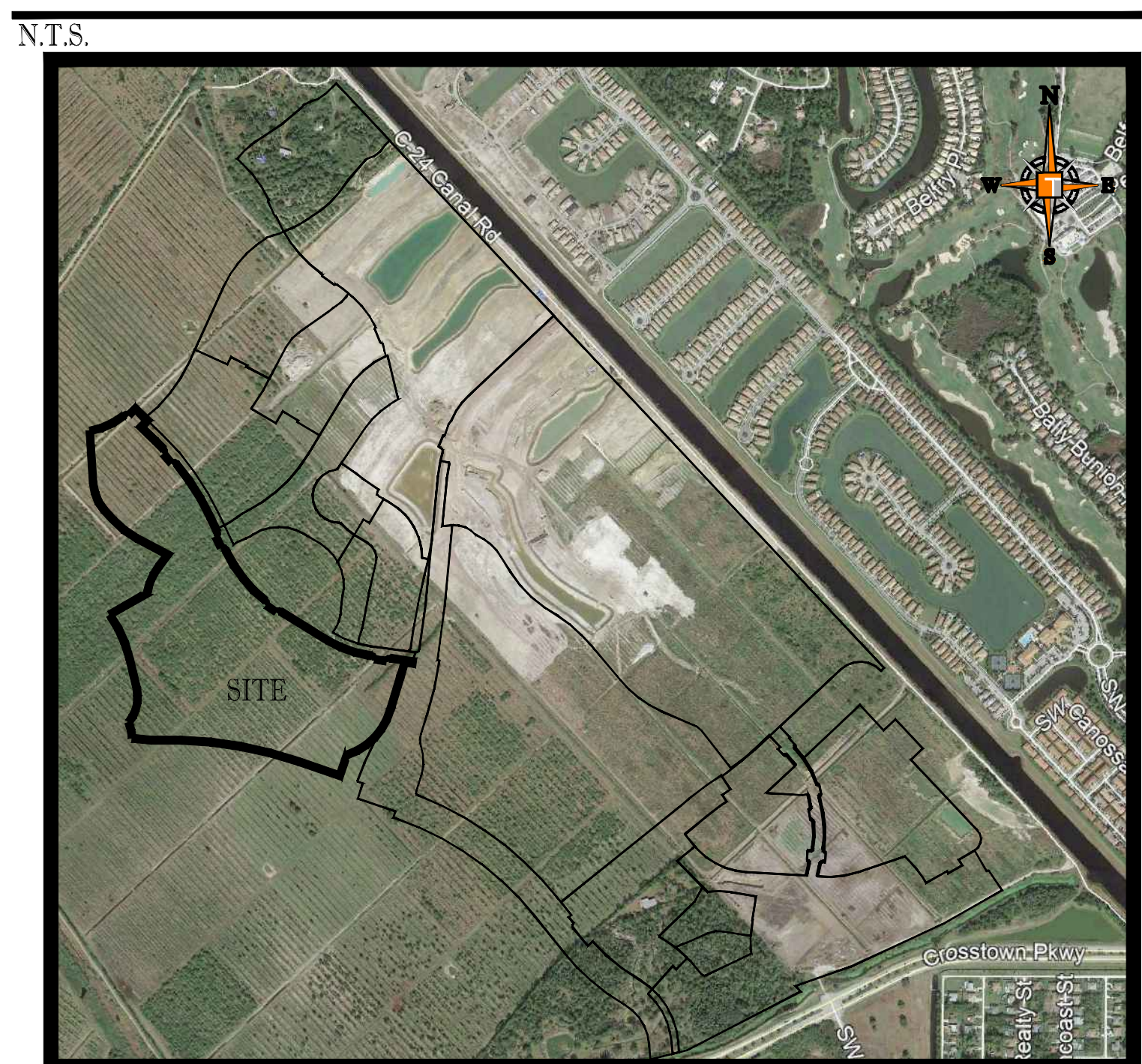
## OWNER:

# VERANO DEVELOPMENT, LLC

### LOCATION MAP



### VICINITY AERIAL MAP

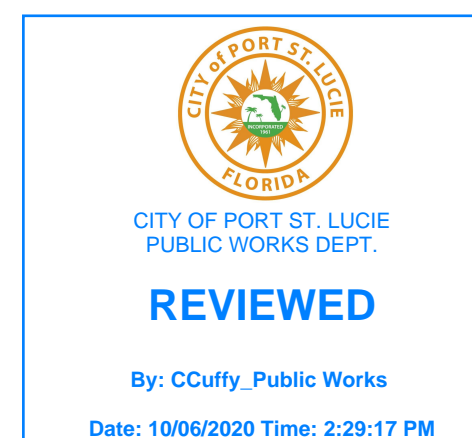


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### PROJECT TEAM

<b>APPLICANT:</b> VERANO DEVELOPEMENT LLC 10911 S.W. VISCONTI WAY PORT ST LUCIE, FL 34986 CONTACT: SCOTT MORTON	<b>ENGINEER:</b> THOMAS ENGINEERING GROUP 125 WEST INDIANTOWN ROAD SUITE 206 JUPITER, FL 33458 CONTACT: BRANDON ULMER, PE
<b>LANDSCAPE ARCHITECT/PLANNER:</b> COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DAN SORROW	<b>SURVEYOR:</b> GEOPOINT SURVEYINC, INC. 4152 W. BLUE HERON BLVD. RIVIERA BEACH, FL 33404 (561) 444-2720 CONTACT: GARY RAGER, PSM



PEBORTH PROFESSIONAL PLAZA PH: (561) 203-7503  
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JUPITER, FL. 33458 www.ThomasEngineeringGroup.com

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

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

PSLUSD PROJECT NO: 11-652-33A ELEVATIONS BASED ON NAVD 88

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
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P: 813-379-4100  
P: 561-203-7503  
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REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MUL
CHECKED BY:	BMU
DATE:	9-1-19
CAD I.D.:	FJ160006-COVER-SHEET

PROJECT:  
**VERANO SOUTH**  
**POD D, PLAT 2**  
FOR  
**VERANO DEVELOPMENT**  
PORT SAINT LUCIE  
FLORIDA

**THOMAS ENGINEERING GROUP**  
PEBORTH PROFESSIONAL PLAZA  
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**BRANDON ULMER**  
No. 68345  
PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA BUSINESS REGISTRATION NO. 27528

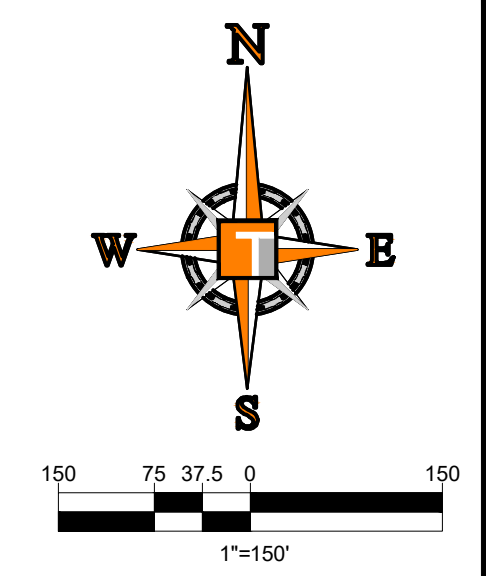
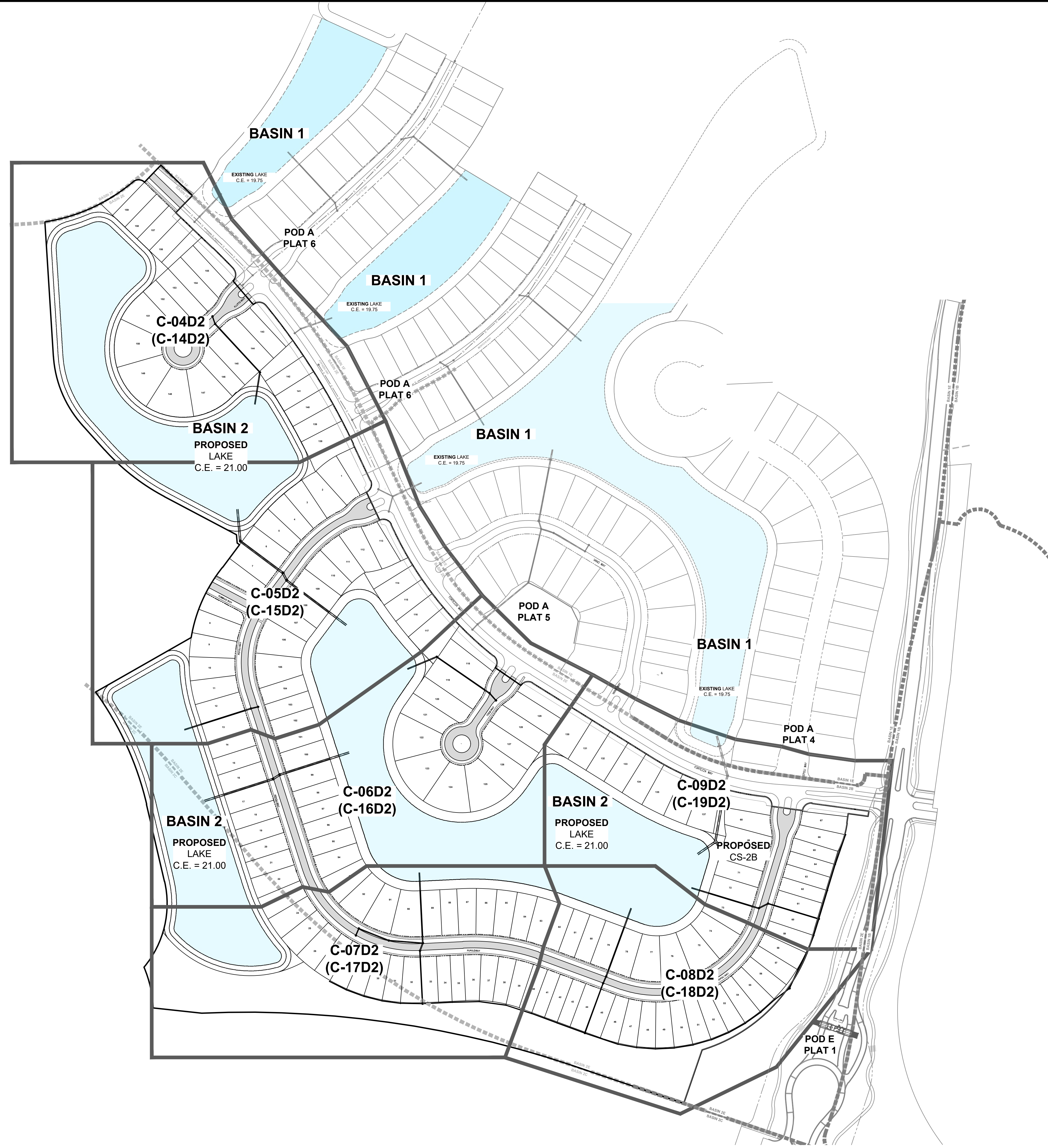
SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**C-01(D2)**

PORT ST. LUCIE PROJECT NO: P20-119

Printed on Monday, September 26, 2020, 8:27 AM by Michael Lempieter



Printed on Monday, September 26, 2023, 8:27 AM by Michael Lengstler



**SHEET LEGEND**  
**C-XXD2 DRAINAGE SHEET**  
**(C-XXD2) WATER AND SEWER SHEET**

**HOMAS**  
 ENGINEERING GROUP  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 1000 CORPORATE DR. FT. LAUDERDALE, FL 33304  
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REVISIONS

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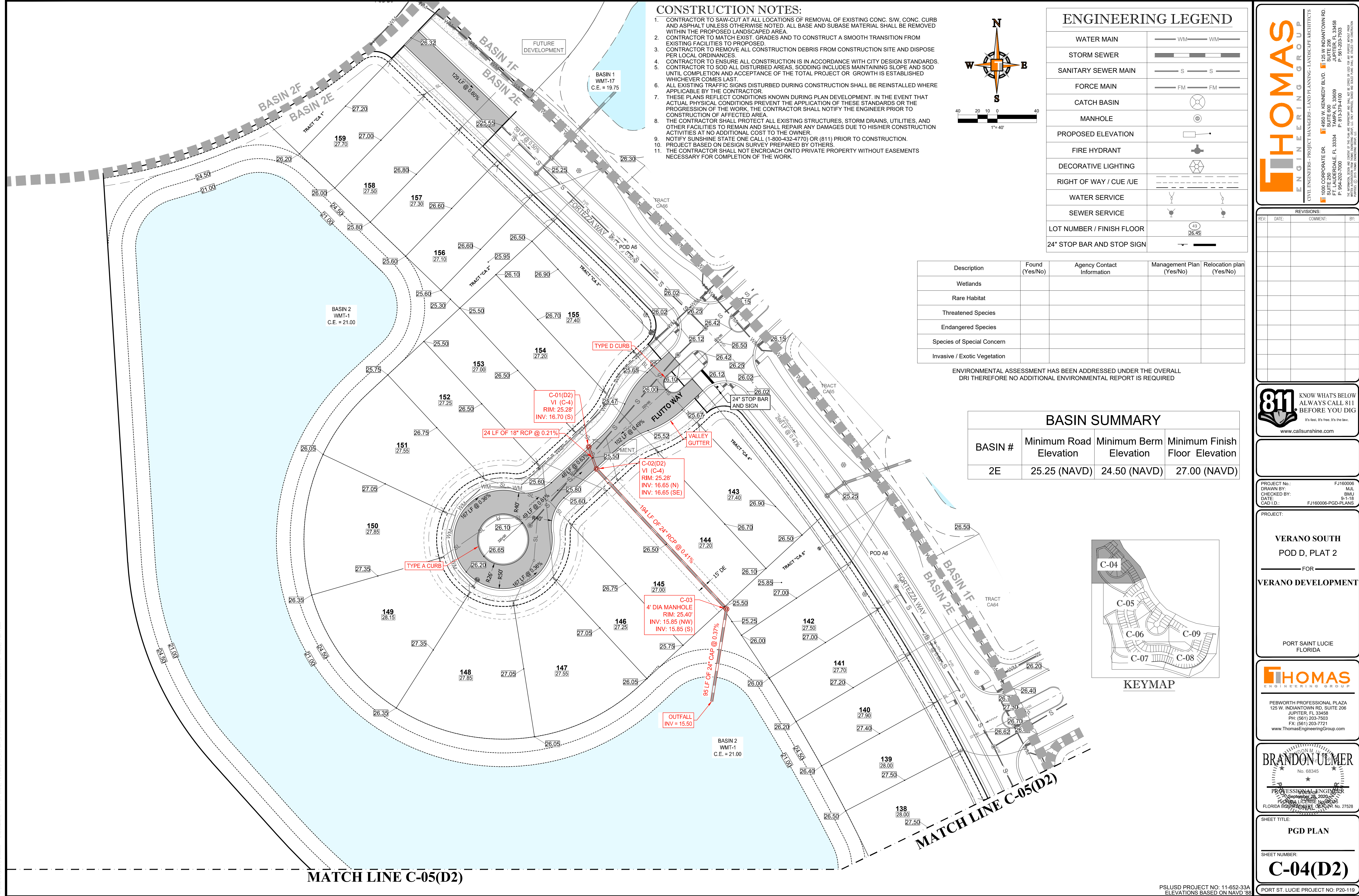
PROJECT No.: FJ160006  
 DRAWN BY: MJL  
 CHECKED BY: BMU  
 DATE: 9-1-18  
 CAD I.D.: FJ160006-KEY-SHEET

PROJECT:  
**VERANO SOUTH**  
**POD D, PLAT 2**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

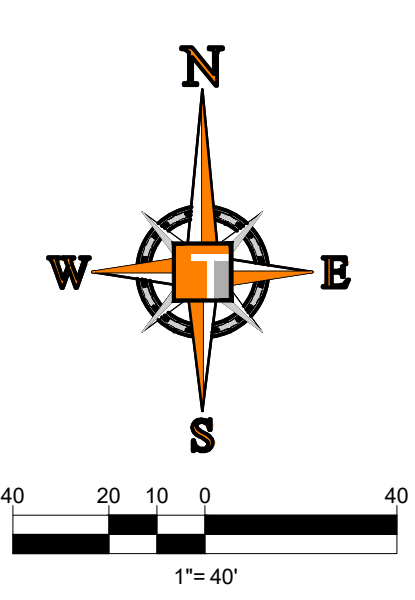
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 Florida License No. 68345  
 Florida Business Registration No. 27528

SHEET TITLE:  
**KEY SHEET**  
 SHEET NUMBER:  
**C-03(D2)**  
 PORT ST. LUCIE PROJECT NO: P20-119



- ### CONSTRUCTION NOTES:
- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
  - CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
  - CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
  - CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS. CONTRACTOR TO SOE ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOE UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
  - ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
  - 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.
  - 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.
  - NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
  - PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
  - THE CONTRACTOR SHALL NOT ENCRUCH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.



### ENGINEERING LEGEND

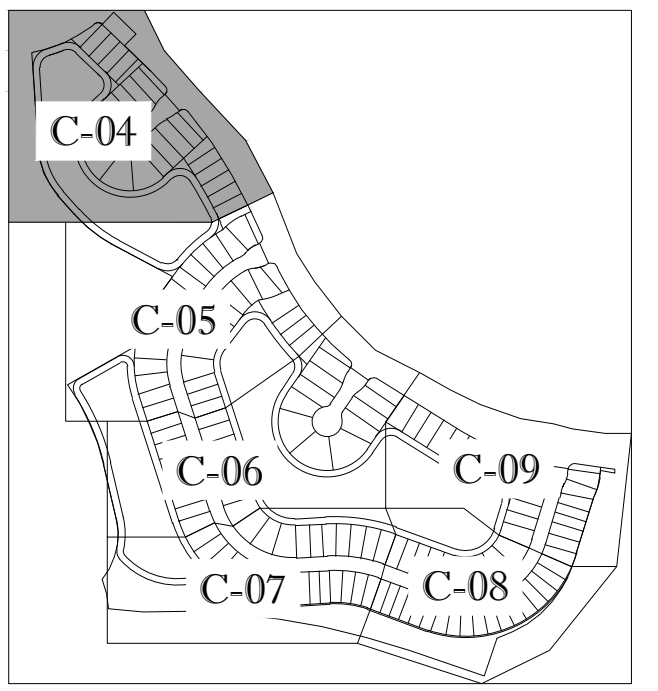
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	(Symbol)
MANHOLE	(Symbol)
PROPOSED ELEVATION	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY / CUE / UE	(Symbol)
WATER SERVICE	(Symbol)
SEWER SERVICE	(Symbol)
LOT NUMBER / FINISH FLOOR	(Symbol)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

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

### BASIN SUMMARY

BASIN #	Minimum Road Elevation	Minimum Berm Elevation	Minimum Finish Floor Elevation
2E	25.25 (NAVD)	24.50 (NAVD)	27.00 (NAVD)



# HOMAS

ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR. FT. LAUDERDALE, FL 33304  
 4850 W. KENNEDY BLVD. FT. JEFFERSON, FL 33458  
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 P: 813-379-4100

### REVISIONS

REV.	DATE	COMMENT	BY

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

PROJECT:

**VERANO SOUTH**  
 POD D, PLAT 2

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
 FLORIDA

PEBORTH PROFESSIONAL PLAZA  
 125 W. INDIANTOWN RD. SUITE 206  
 JUPITER, FL 33458  
 PH: (561) 203-7503  
 FX: (561) 203-7721  
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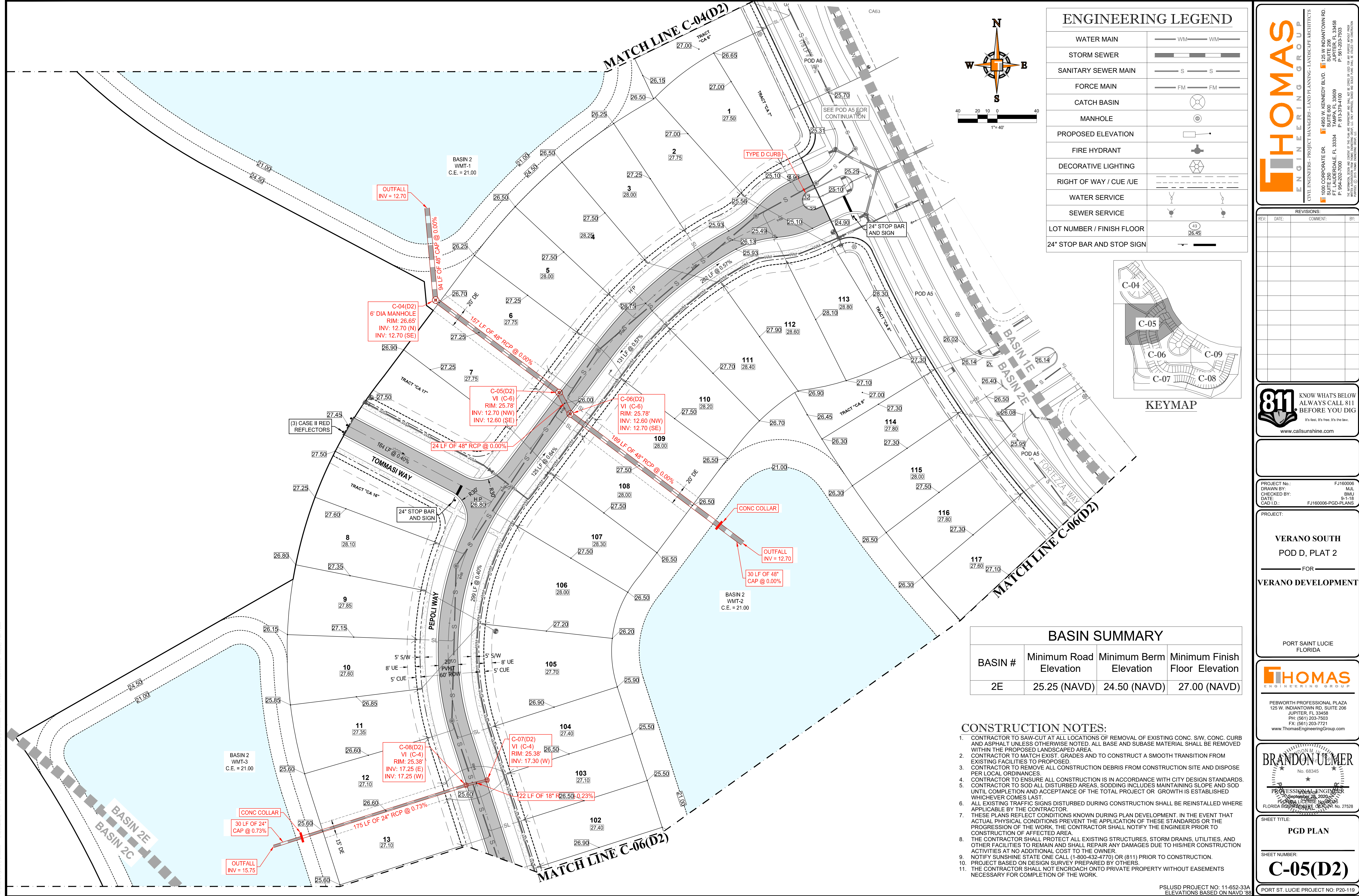
BRANDON UEMER  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 Florida License No. 12406  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-04(D2)**

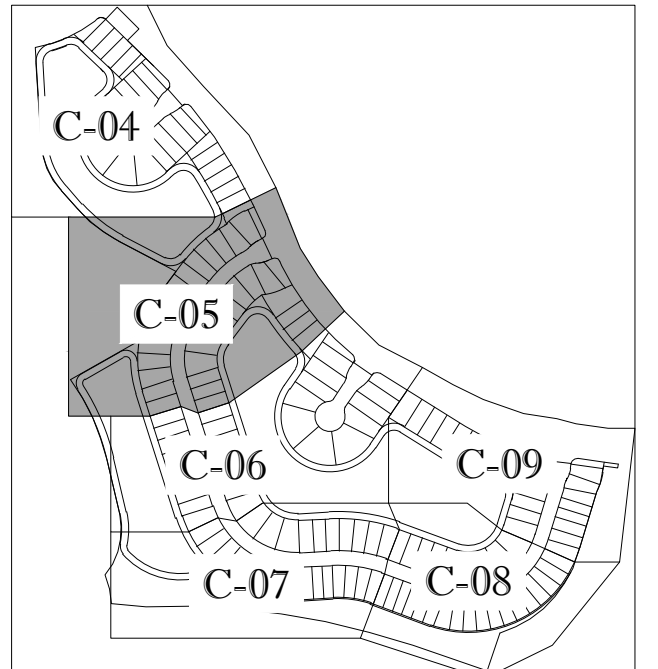
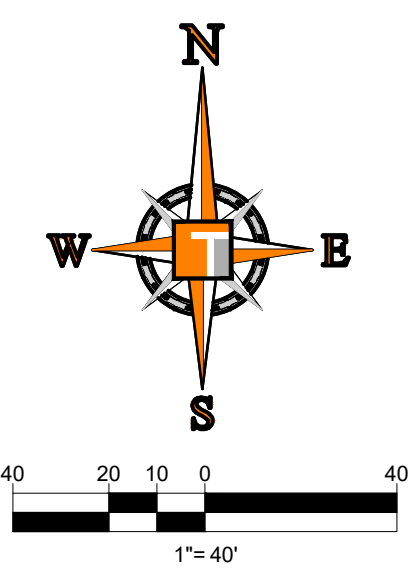
PORT ST. LUCIE PROJECT NO: P20-119

Printed on Monday, September 26, 2023, 8:28 AM by Michael Lepelletier



**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)



**HOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 1000 CORPORATE DR. FT. LAUDERDALE, FL 33304  
 4850 W. KENNEDY BLVD. SUITE 125 W. INDIANTOWN RD. JUPITER, FL 33458  
 P. 954-202-7000 P. 813-379-4100 P. 561-203-7503  
 WWW.HOMASENGINEERING.COM

REVISIONS

REV.	DATE	COMMENT	BY

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

PROJECT:  
**VERANO SOUTH**  
 POD D, PLAT 2  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

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

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-05(D2)**  
 PORT ST. LUCIE PROJECT NO: P20-119

**BASIN SUMMARY**

BASIN #	Minimum Road Elevation	Minimum Berm Elevation	Minimum Finish Floor Elevation
2E	25.25 (NAVD)	24.50 (NAVD)	27.00 (NAVD)

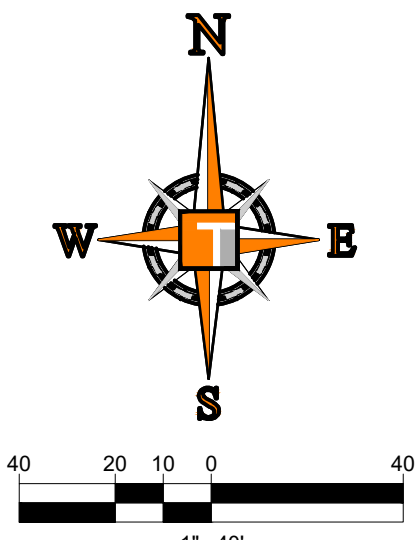
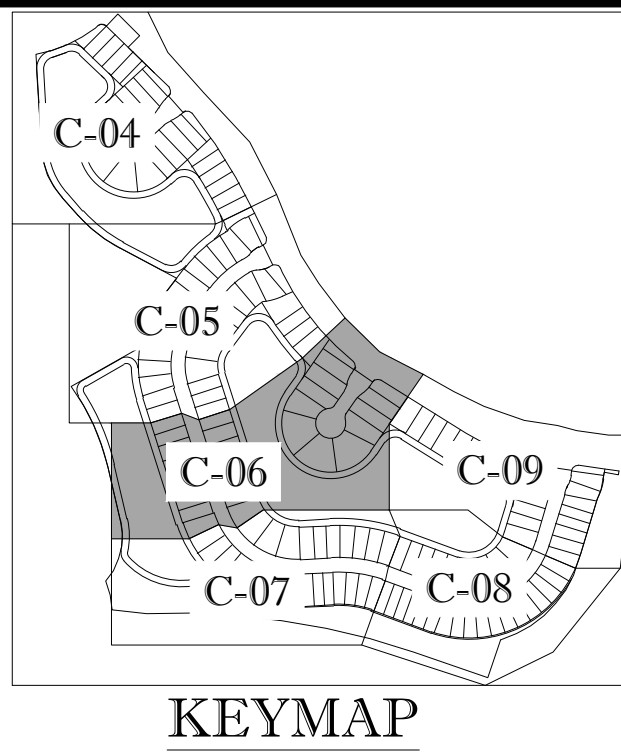
- CONSTRUCTION NOTES:**
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  - THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
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  - NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
  - PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
  - THE CONTRACTOR SHALL NOT ENCRUCH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

# ENGINEERING LEGEND

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

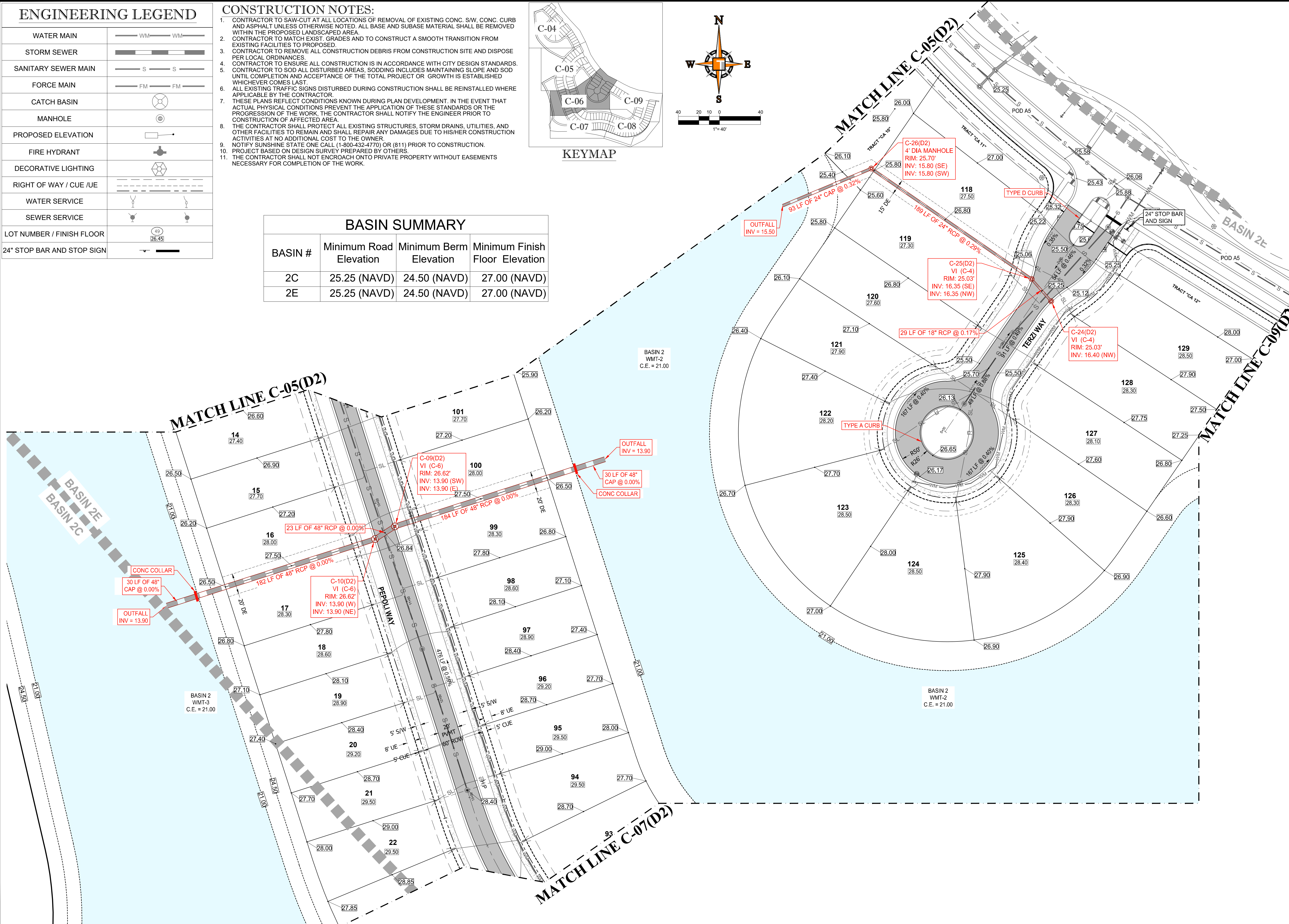
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2C	25.25 (NAVD)	24.50 (NAVD)	27.00 (NAVD)
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## HOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR. FT. LAUDERDALE, FL 33304  
 4850 W. KENNEDY BLVD. FT. LAUDERDALE, FL 33309  
 125 W. INDIANTOWN RD. JUPITER, FL 33458  
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REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MIL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:

**VERANO SOUTH**  
**POD D, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
 FLORIDA

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

BRANDON UEMER  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 Florida License No. 68345  
 Florida Business Registration No. 27528

SHEET TITLE:  
**PGD PLAN**

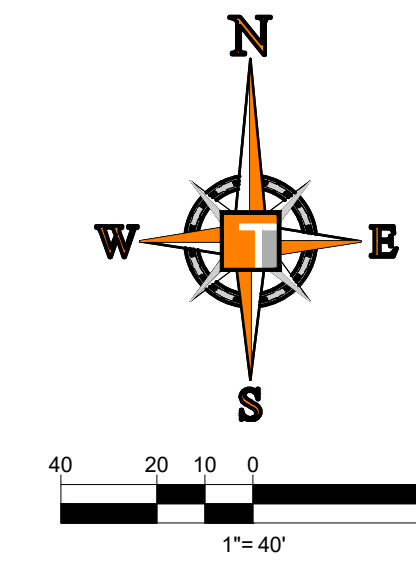
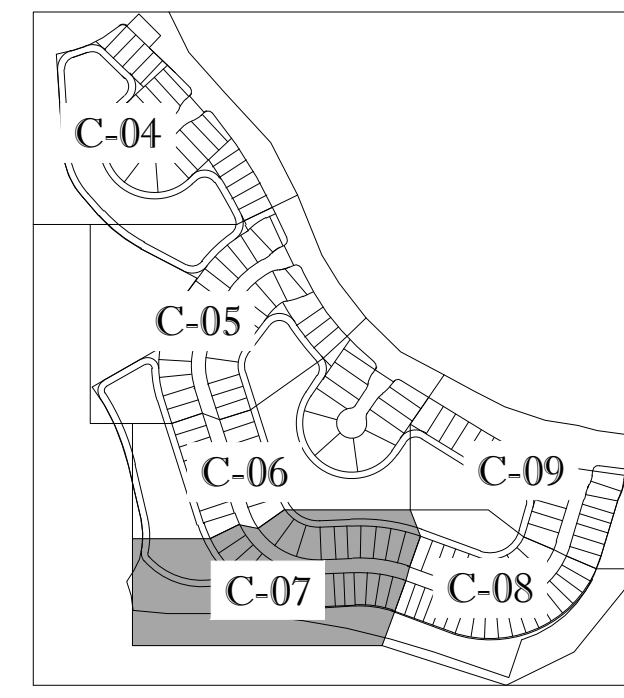
SHEET NUMBER:  
**C-06(D2)**

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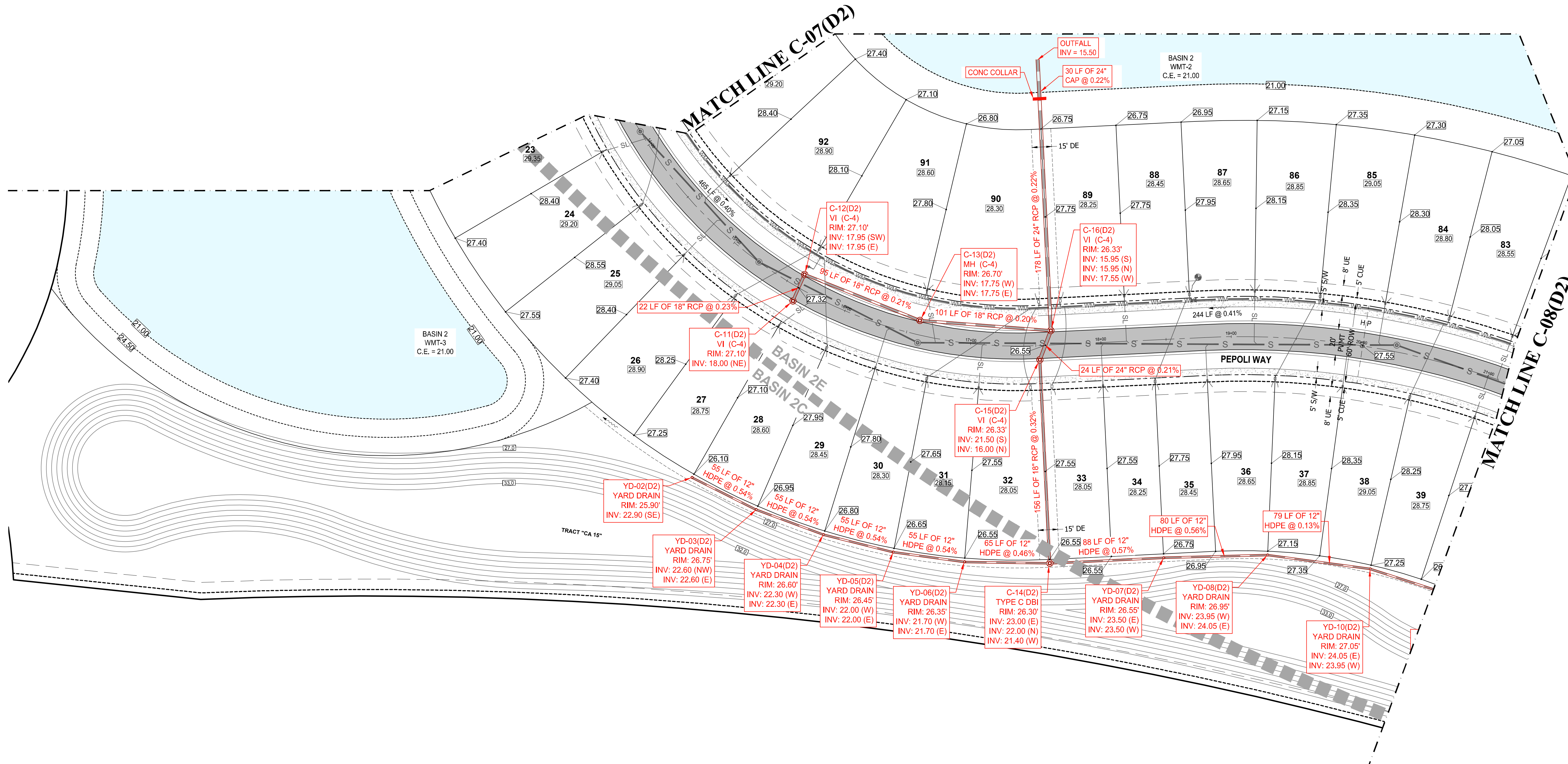
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BASIN SUMMARY			
BASIN #	Minimum Road Elevation	Minimum Berm Elevation	Minimum Finish Floor Elevation
2C	25.25 (NAVD)	24.50 (NAVD)	27.00 (NAVD)
2E	25.25 (NAVD)	24.50 (NAVD)	27.00 (NAVD)



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)



**HOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 1000 CORPORATE DR. # 4850 W. KENNEDY BLVD. # 125 W. INDIANTOWN RD.  
 JUPITER, FL 33458 JUPITER, FL 33458  
 FT. LAUDERDALE, FL 33334 TAMPA, FL 33609  
 P: 561-203-7503 P: 813-379-4100  
 WWW.HOMASENGINEERINGGROUP.COM

REVISIONS			
REV.	DATE	COMMENT	BY

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

PROJECT:  
**VERANO SOUTH**  
**POD D, PLAT 2**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

**HOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
 125 W. INDIANTOWN RD., SUITE 206  
 JUPITER, FL 33458  
 PH: (561) 203-7503  
 FX: (561) 203-7721  
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 Florida License No. 68345  
 FLORIDA BUSINESS REGISTRATION No. 27528

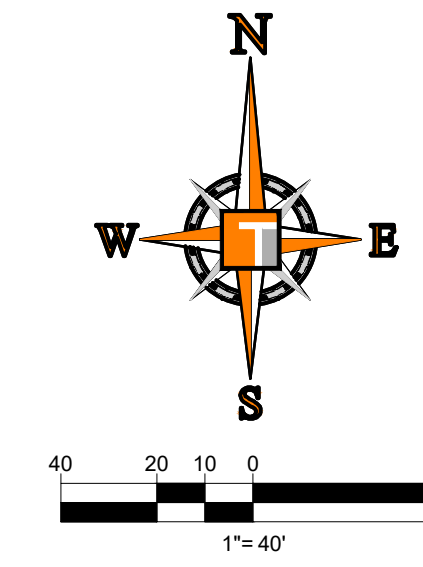
SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-07(D2)**

Printed on Monday, September 26, 2023, 8:28 AM by Michael Lemelster

**CONSTRUCTION NOTES:**

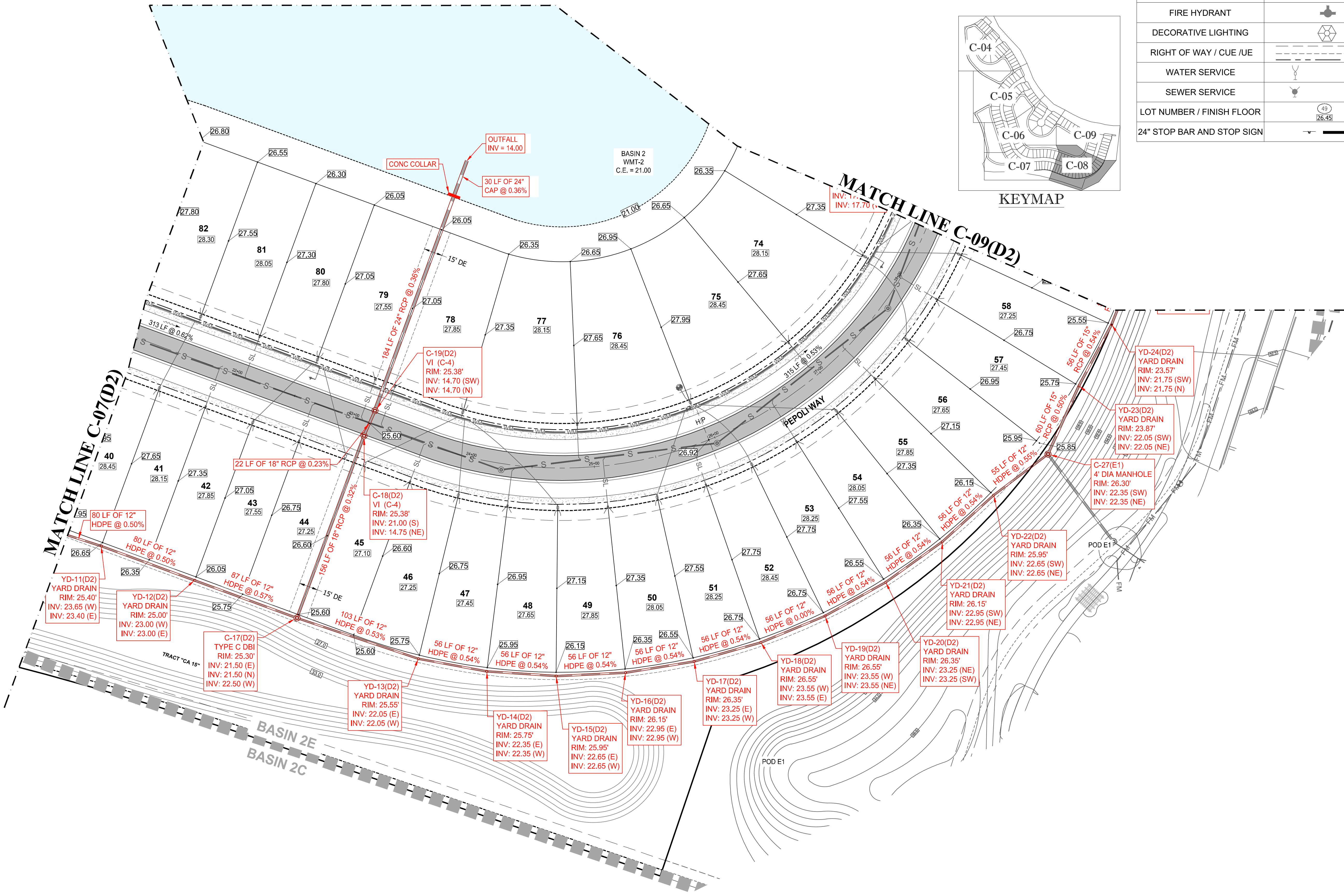
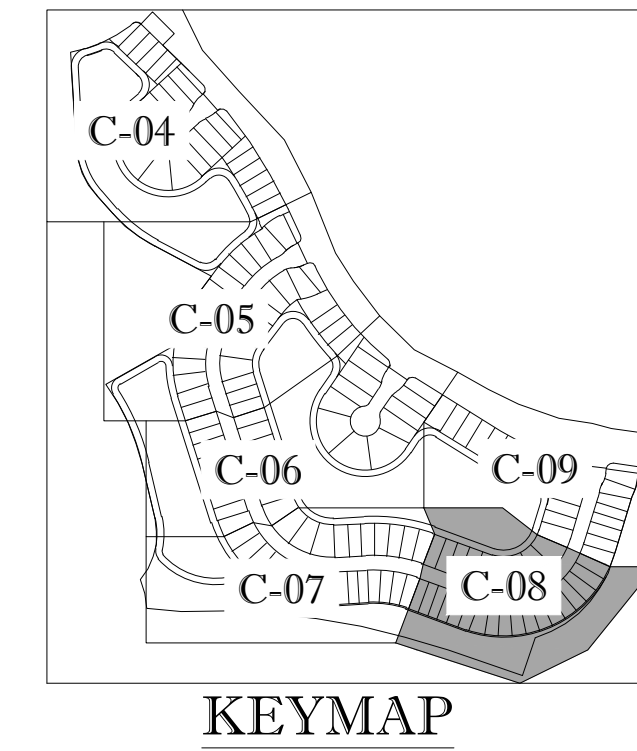
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WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	
MANHOLE	
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FIRE HYDRANT	
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RIGHT OF WAY / CUE / UE	
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 FT. LAUDERDALE, FL 33304  
 P. 954-202-7000  
 F. 954-202-7003  
 4850 W. KENNEDY BLVD. SUITE 100  
 JUPITER, FL 33458  
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 F. 561-203-7503

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MIL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:  
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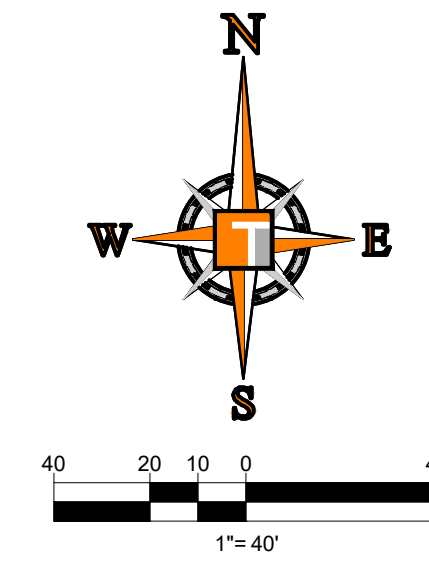
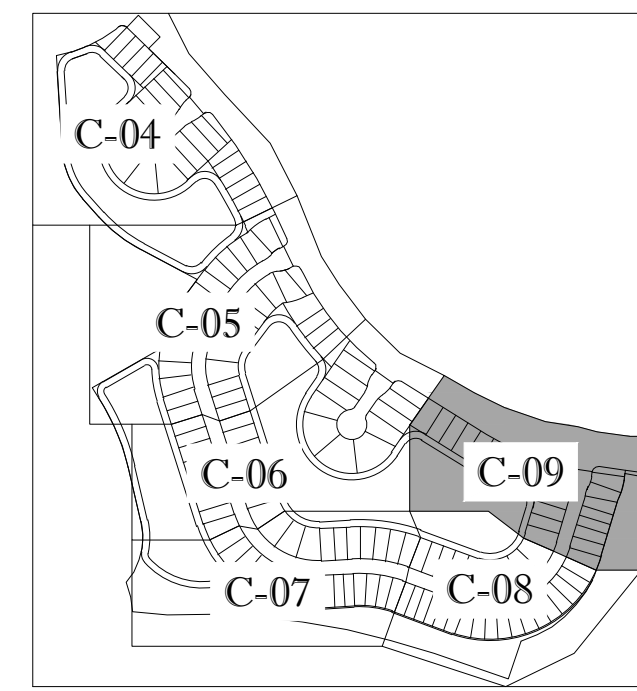
SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-08(D2)**  
 PORT ST. LUCIE PROJECT NO: P20-119



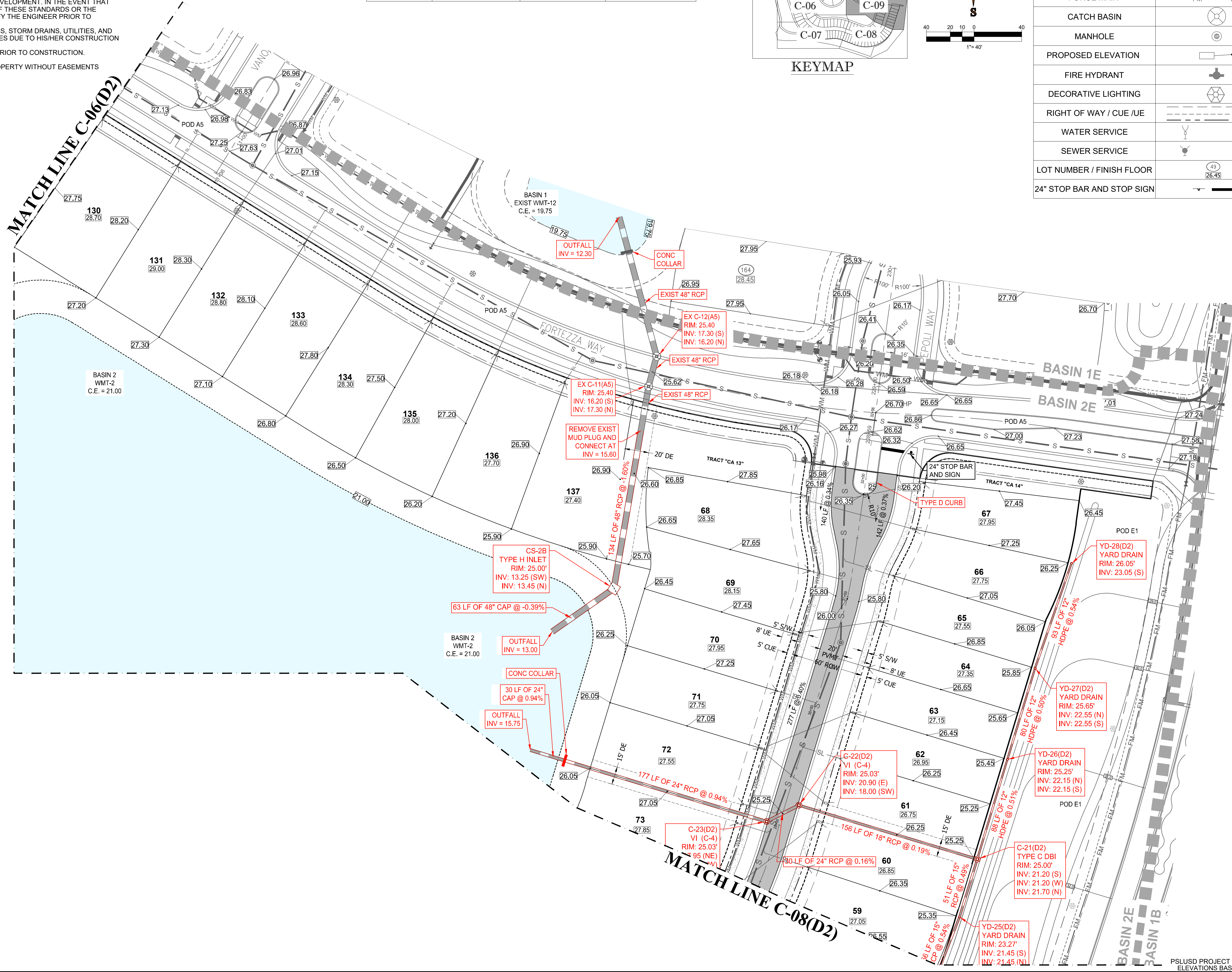
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STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	(Symbol)
MANHOLE	(Symbol)
PROPOSED ELEVATION	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY / CUE / UE	(Symbol)
WATER SERVICE	(Symbol)
SEWER SERVICE	(Symbol)
LOT NUMBER / FINISH FLOOR	49 26.45
24" STOP BAR AND STOP SIGN	(Symbol)



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 1000 CORPORATE DR. FT. LAUDERDALE, FL 33304  
 4850 W. KENNEDY BLVD. SUITE 206 JUPITER, FL 33458  
 P: 561-203-7000 F: 561-203-7003  
 WWW.THOMASENGINEERINGGROUP.COM

REVISIONS			
REV.	DATE	COMMENT	BY

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DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-PLANS

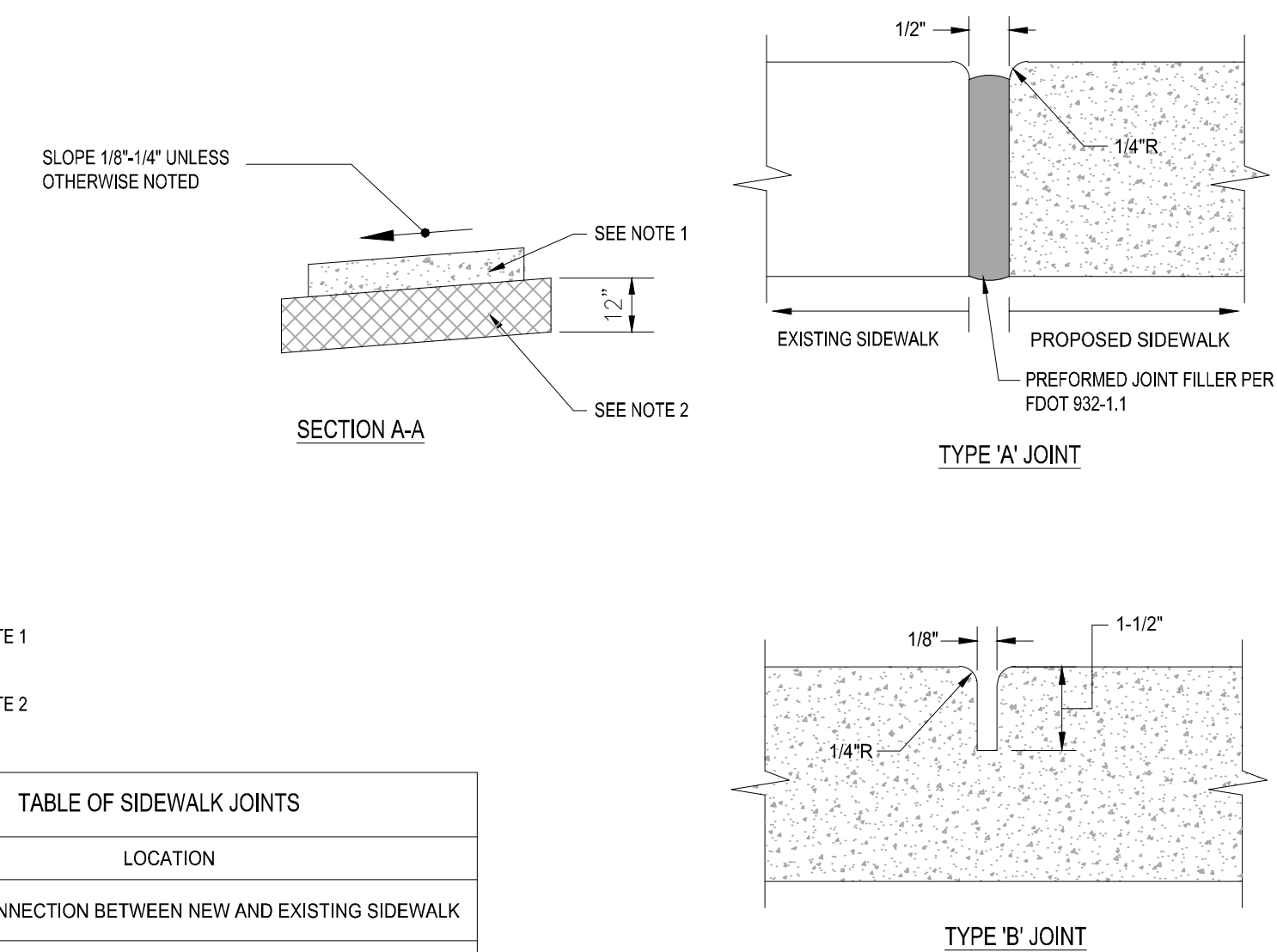
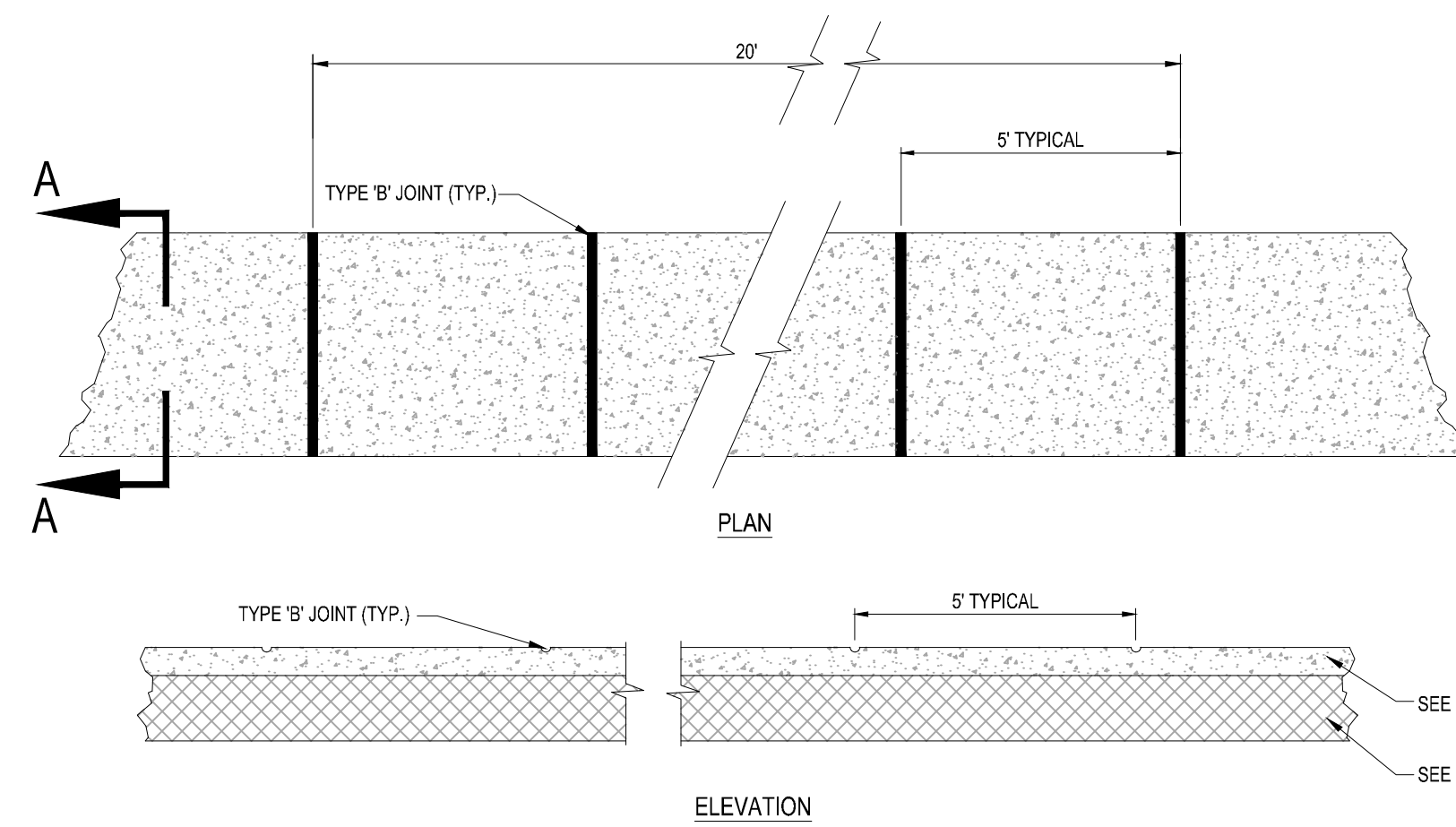
PROJECT:  
**VERANO SOUTH**  
 POD D, PLAT 2  
 FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
 FLORIDA

**HOMAS ENGINEERING GROUP**  
 PEWORTH PROFESSIONAL PLAZA  
 125 W. INDIANTOWN RD., SUITE 206  
 JUPITER, FL 33458  
 PH: (561) 203-7003  
 FX: (561) 203-7721  
 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 Florida License No. 68345  
 FLORIDA BUSINESS REGISTRATION No. 27528

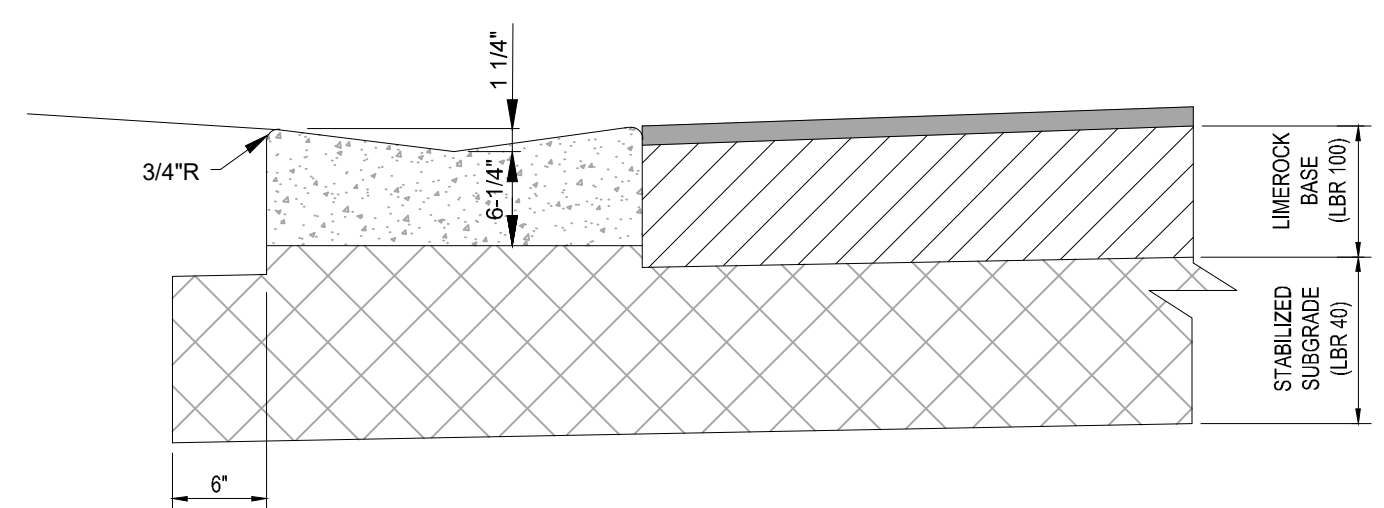
SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-09(D2)**  
 PORT ST. LUCIE PROJECT NO: P20-119



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

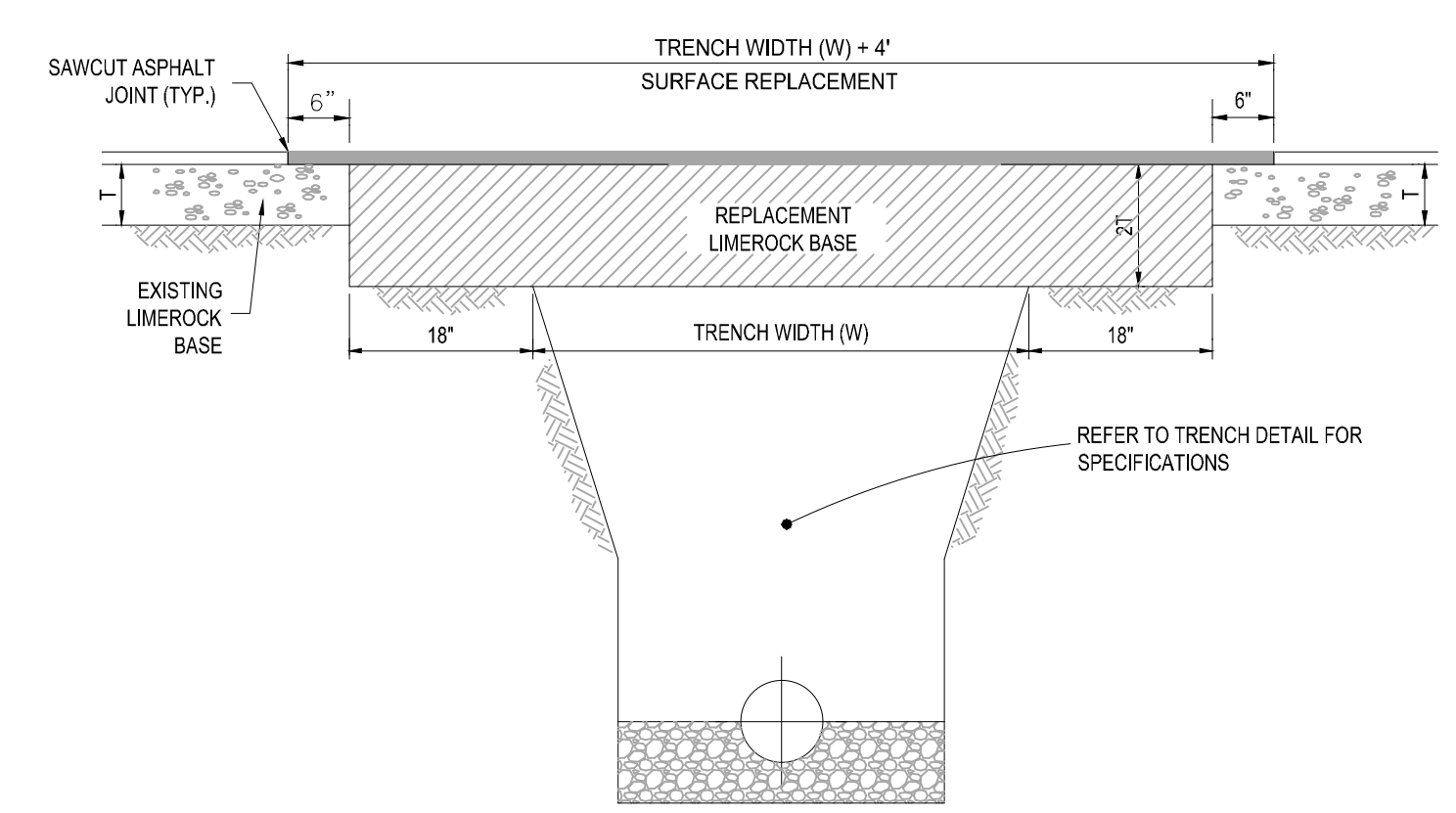
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

**6 SIDEWALK DETAILS**  
SCALE: NONE



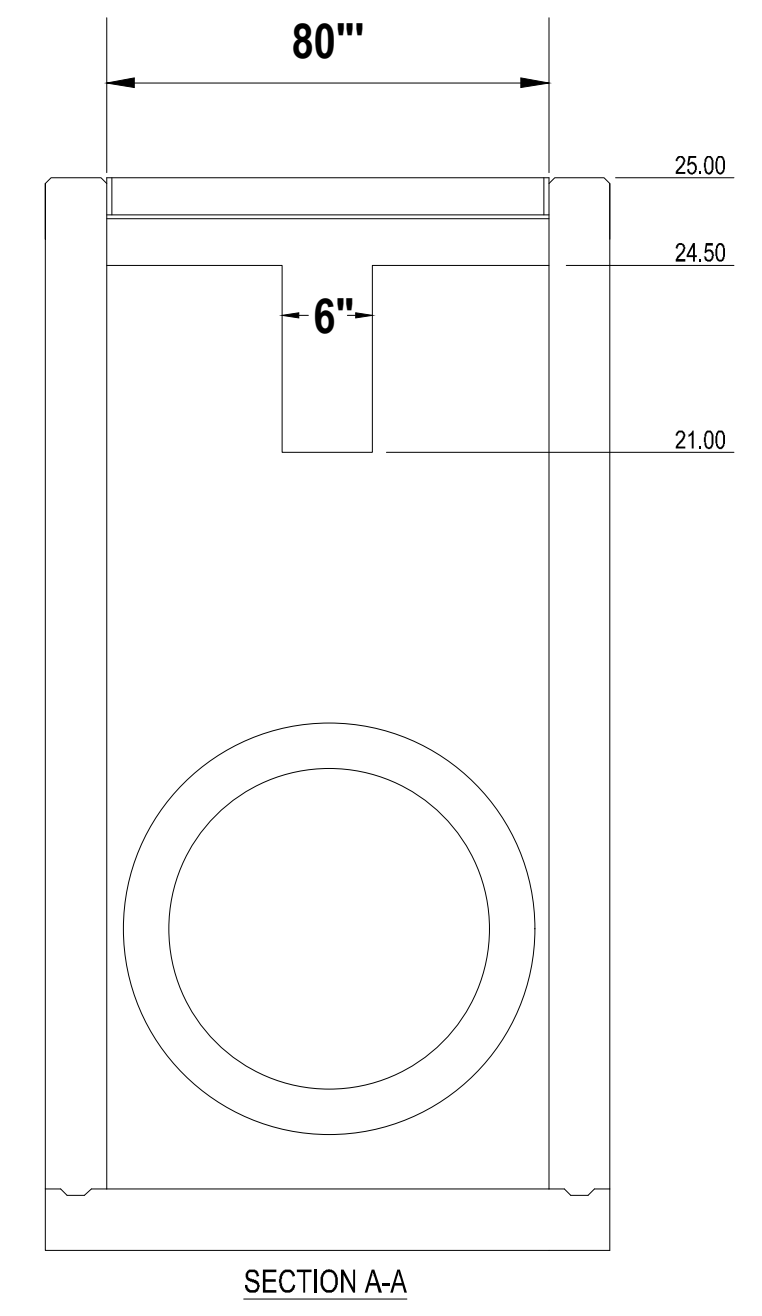
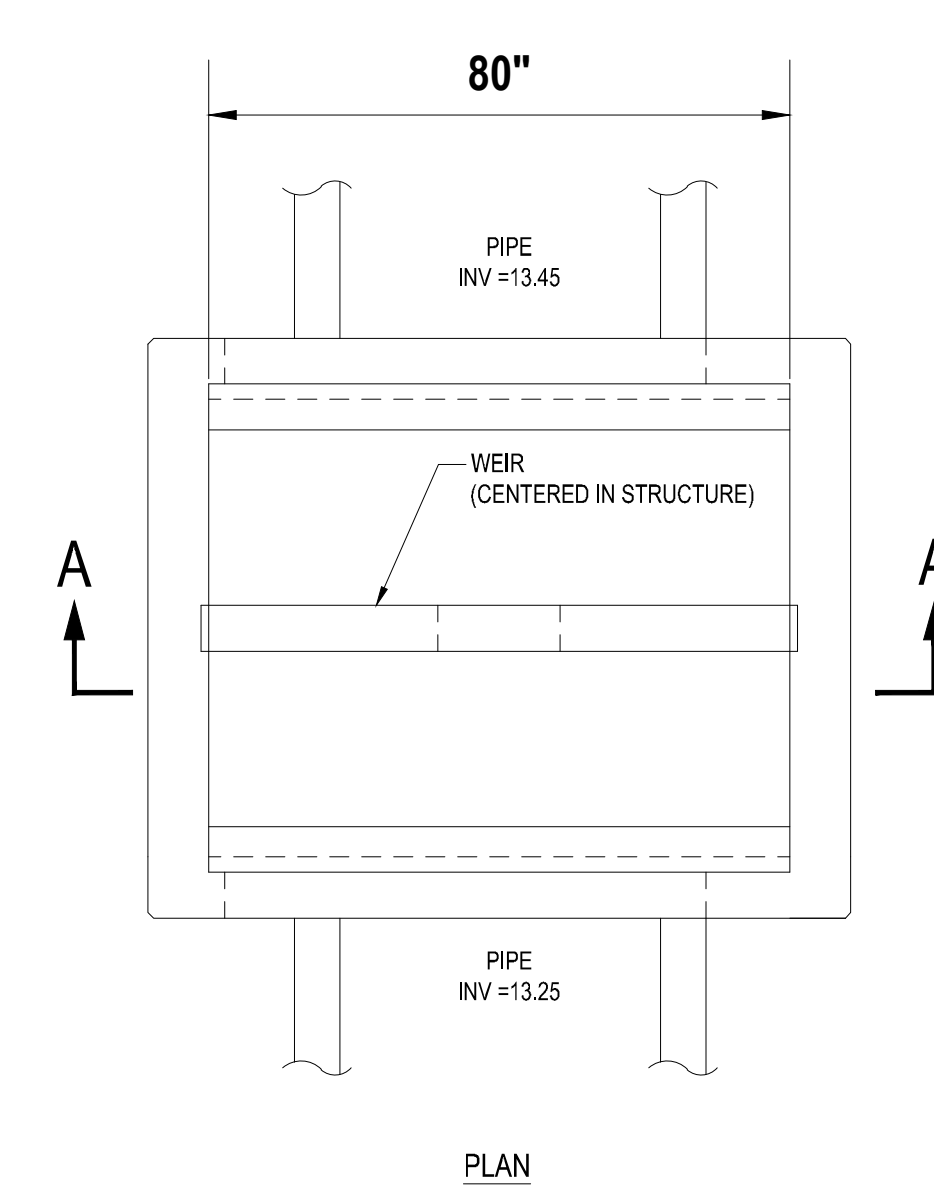
- NOTES:**
- REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
  - LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)

**7 VALLEY GUTTER DETAIL**  
SCALE: NONE



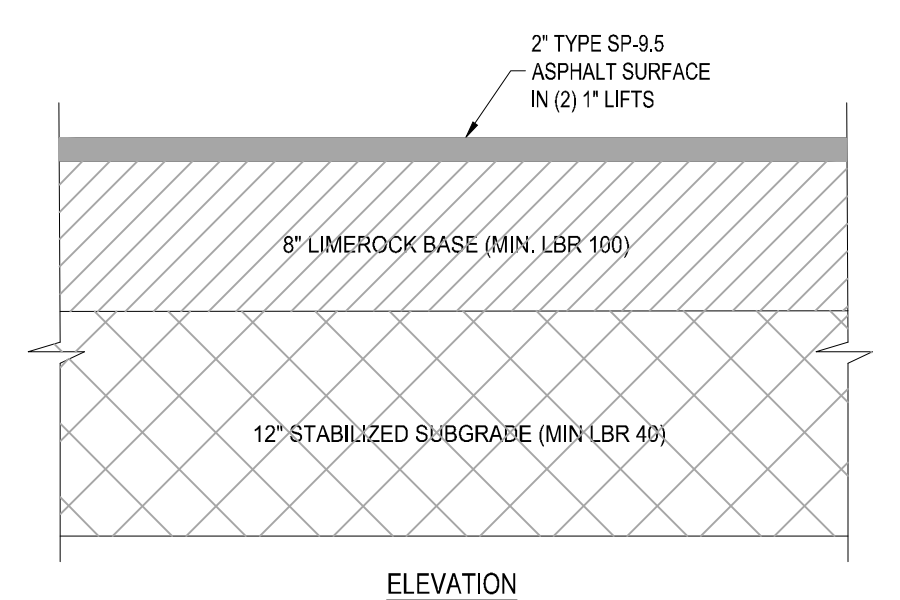
- NOTES:**
- REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. MINIMUM 6", MAXIMUM 18"
  - BASE MATERIAL SHALL BE PLACED IN 2" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY. PER AASHTO T-180.
  - SUBGRADE MATERIAL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

**8 PAVEMENT RESTORATION DETAIL**  
SCALE: NONE



**CONTROL STRUCTURE CS-2B (FDOT TYPE H INLET)**  
SCALE: N.T.S

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	
		<b>3.28</b>	<b>3.28 &gt; 2.5</b>



**9 ASPHALT PAVEMENT DETAIL**  
SCALE: NONE

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JUPITER, FL 33458 JUPITER, FL 33458  
FT. LAUDERDALE, FL 33334 TAMPA, FL 33609  
P. 561-203-7503 P. 813-379-4100  
THE INFORMATION, DESIGN AND CONSTRUCTION OF THIS PLAN AND SPECIFICATIONS AND SHALL BE CORRECT OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THOMAS ENGINEERING GROUP, LLC. ANY REVISIONS, TYPED AND SIGNED SHALL BE ISSUED FOR CONSTRUCTION.

REVISIONS			
REV.	DATE	COMMENT	BY

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

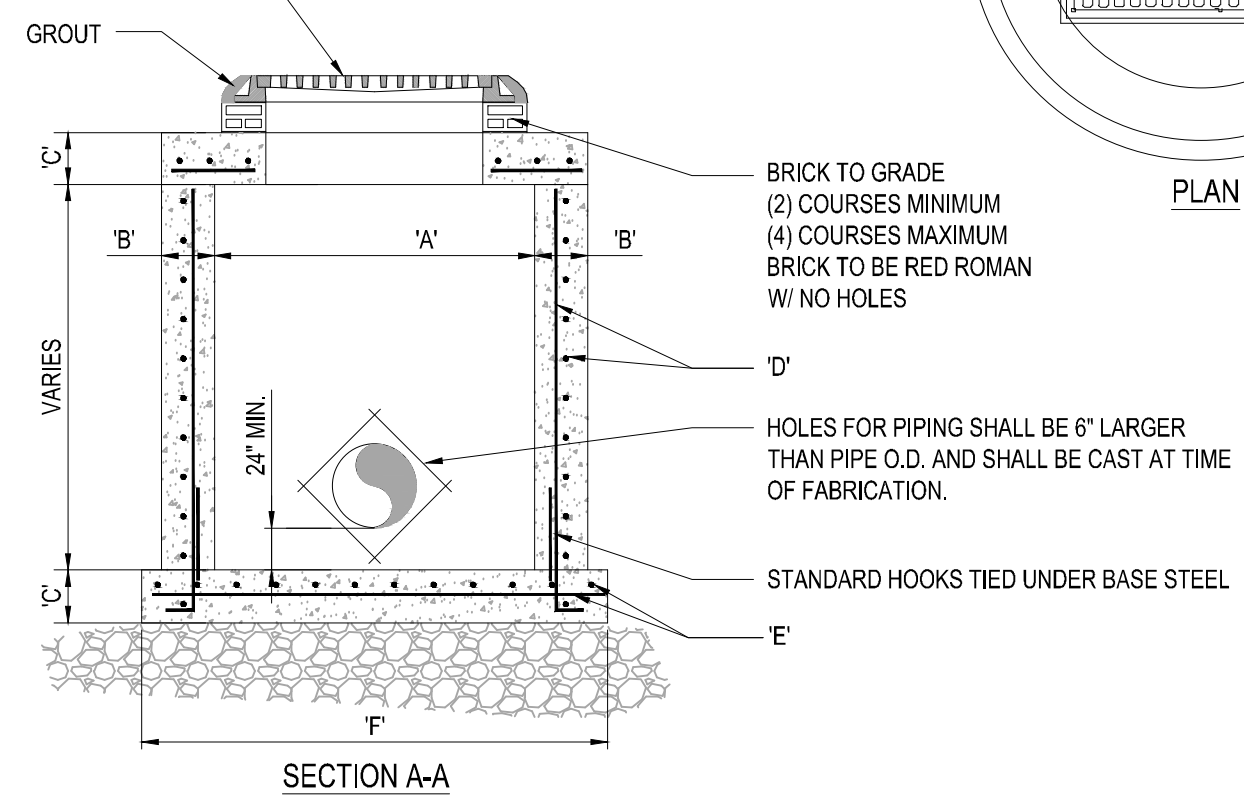
PROJECT:  
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POD D, PLAT 2  
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PORT SAINT LUCIE  
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September 28, 2020  
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FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD No. 27528

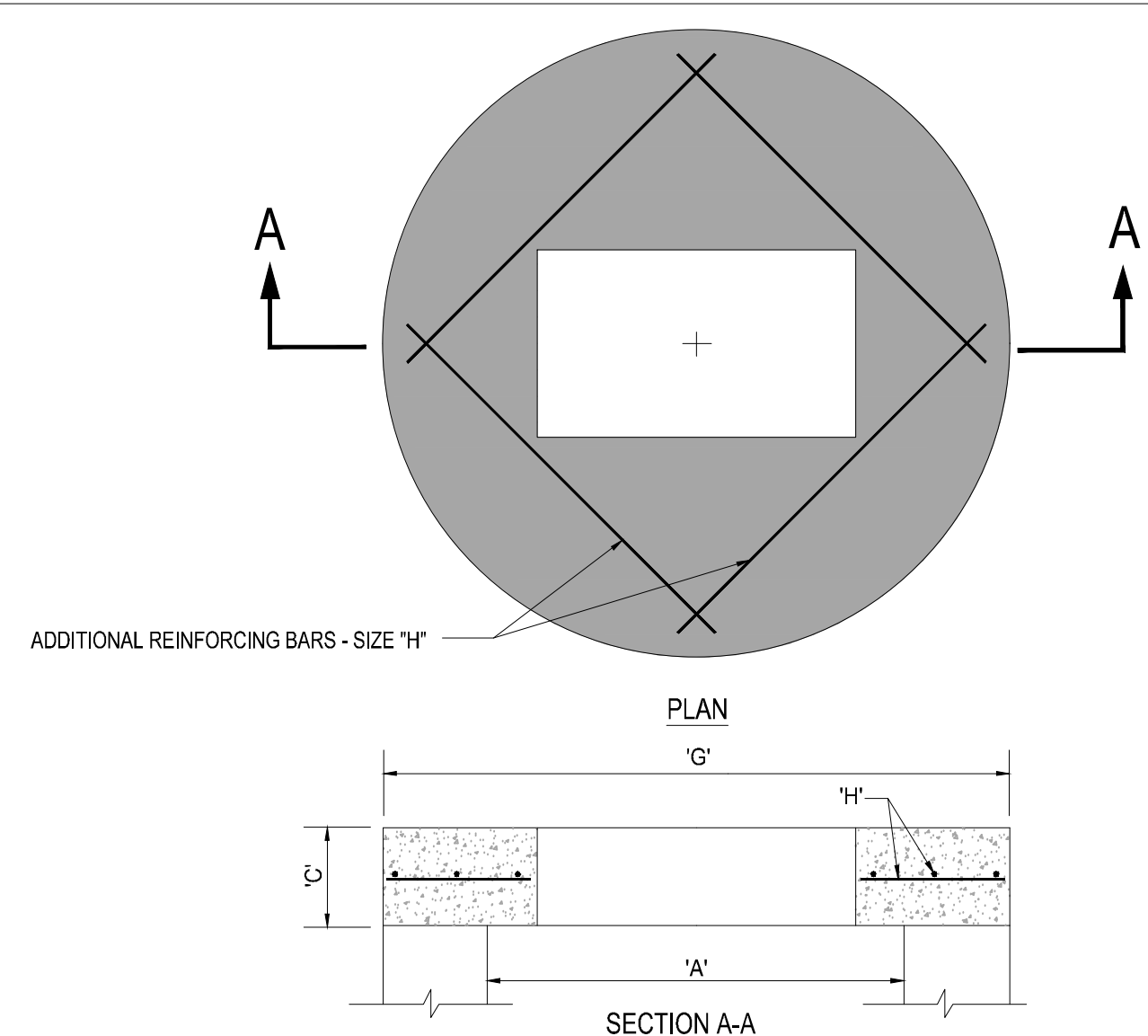
SHEET TITLE:  
**PGD DETAILS**  
SHEET NUMBER:  
**C-10(D2)**

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



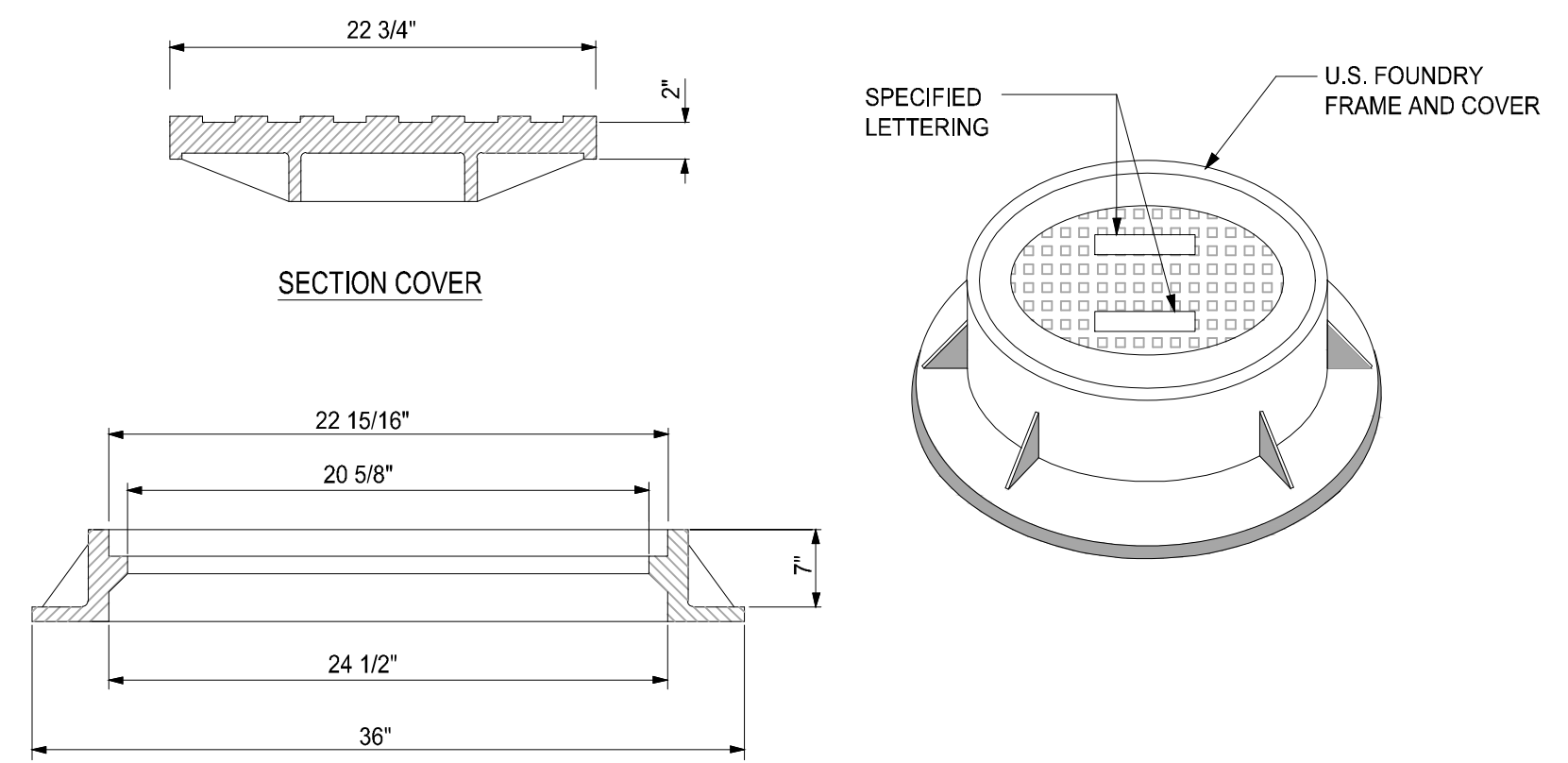
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"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

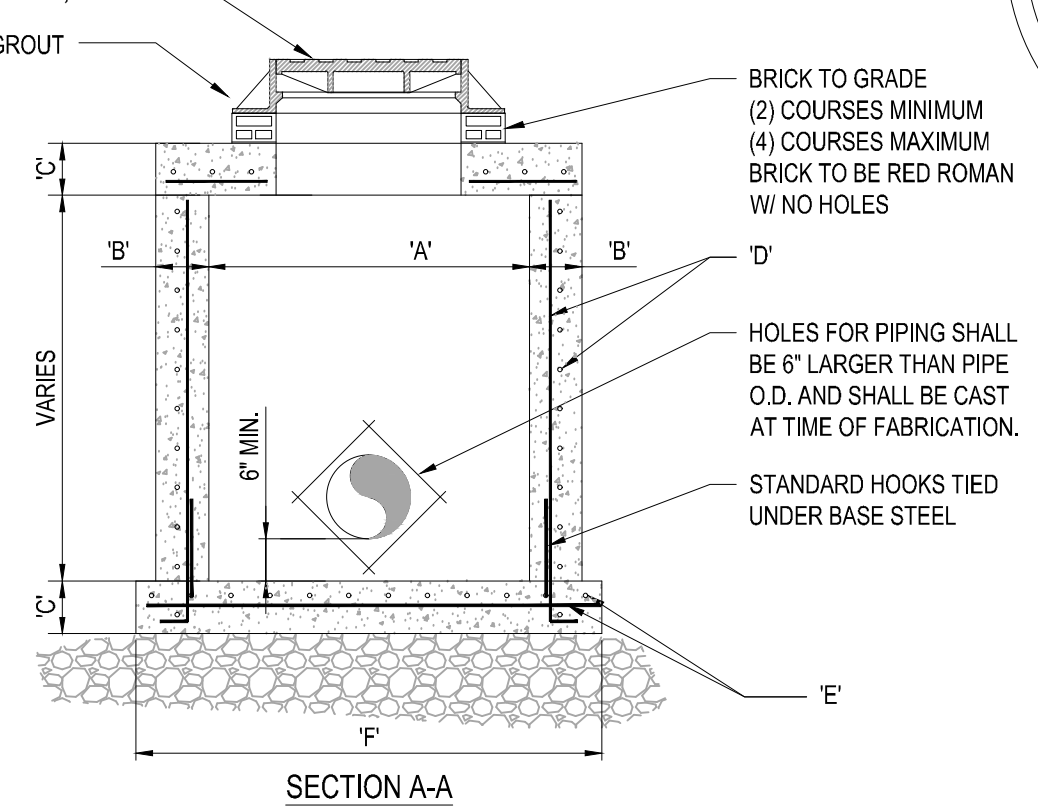
**2 PRECAST CONCRETE-TOP SLAB**  
SCALE: NONE



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

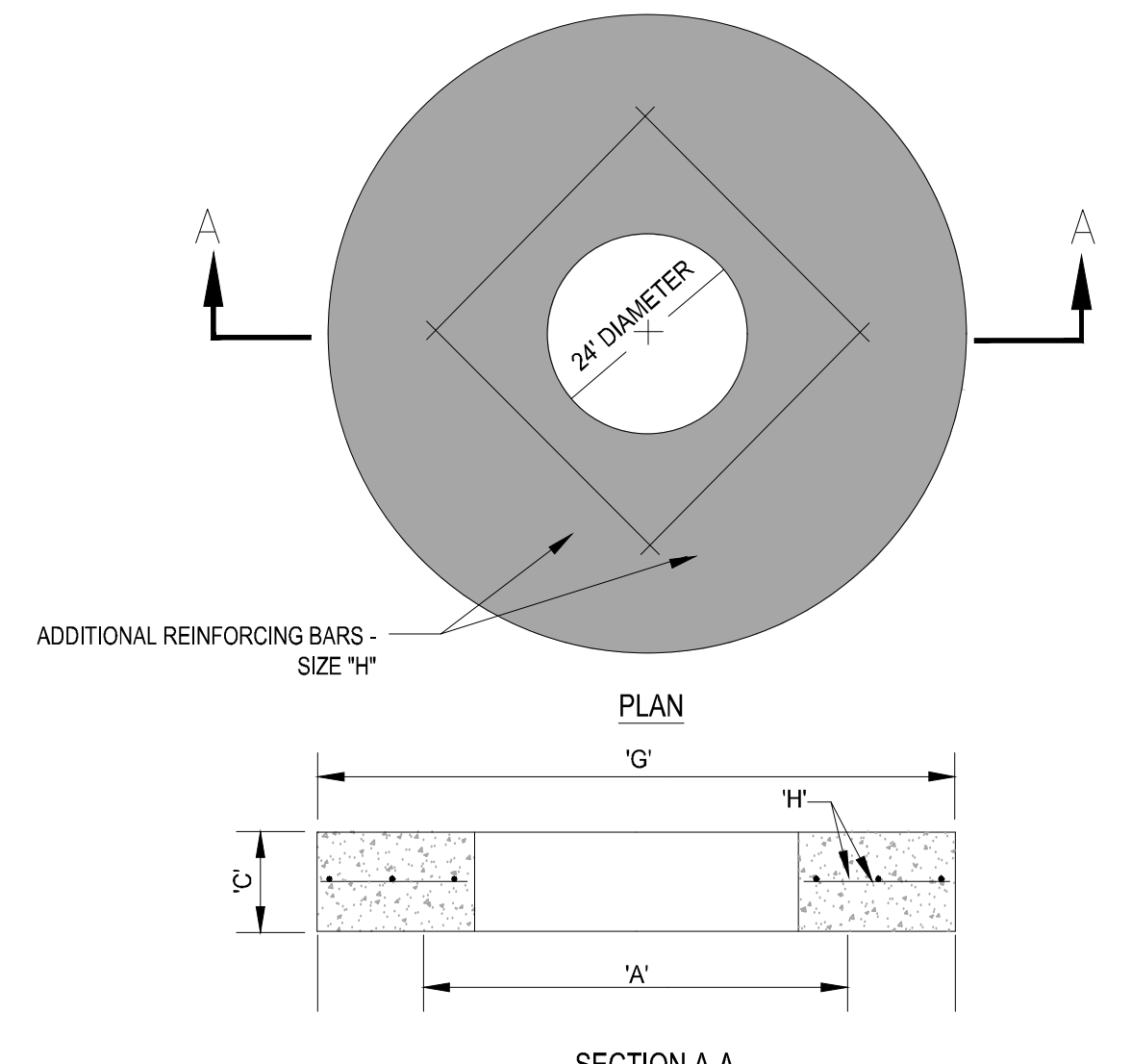
**3 MANHOLE FRAME DETAIL**  
SCALE: NONE

U.S. FOUNDRY RING AND COVER, DRAWING No. 420-C (OR APPROVED EQUAL)



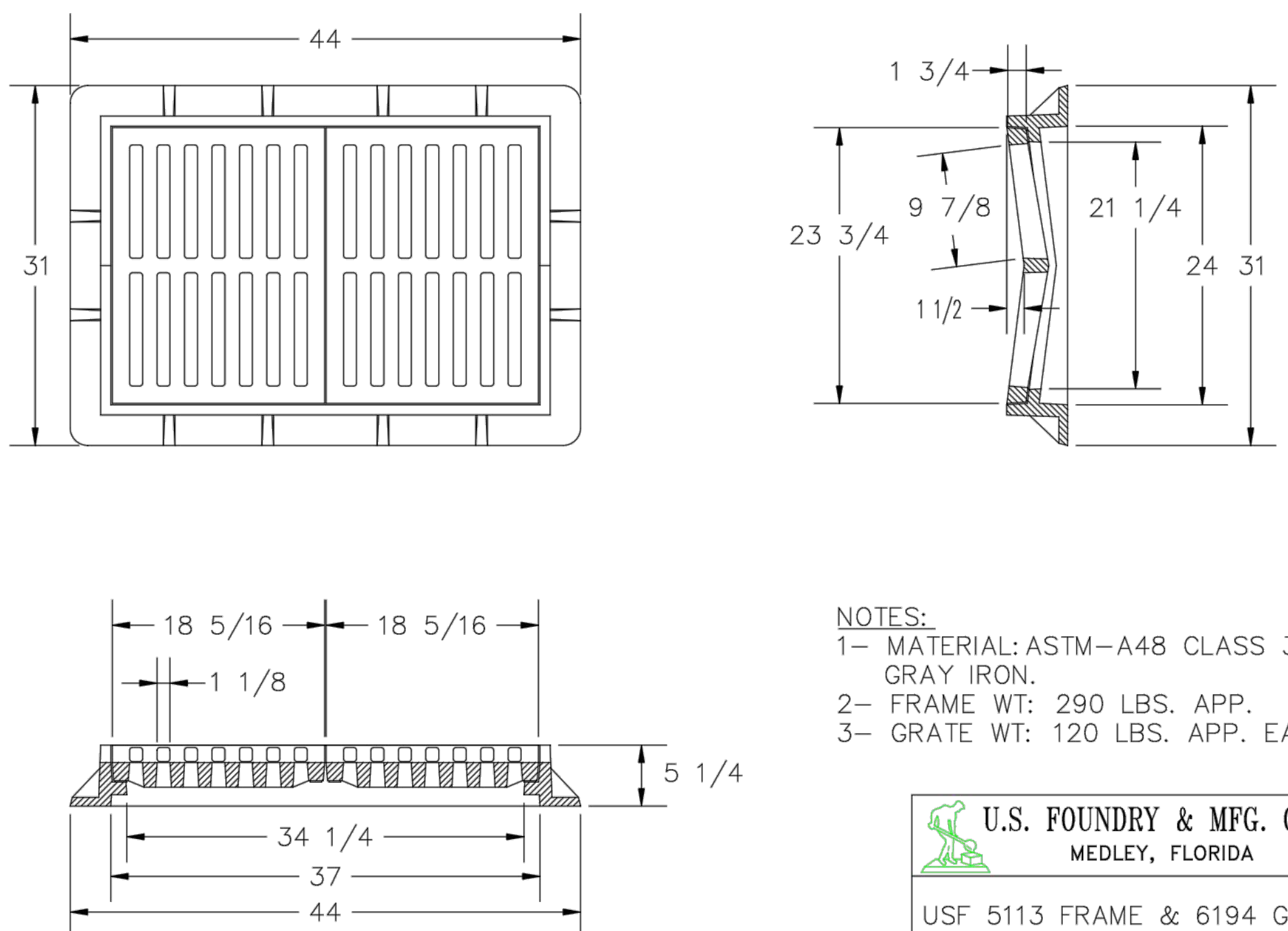
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"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

**HOMAS**  
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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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REVISIONS

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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 D, PLAT 2  
FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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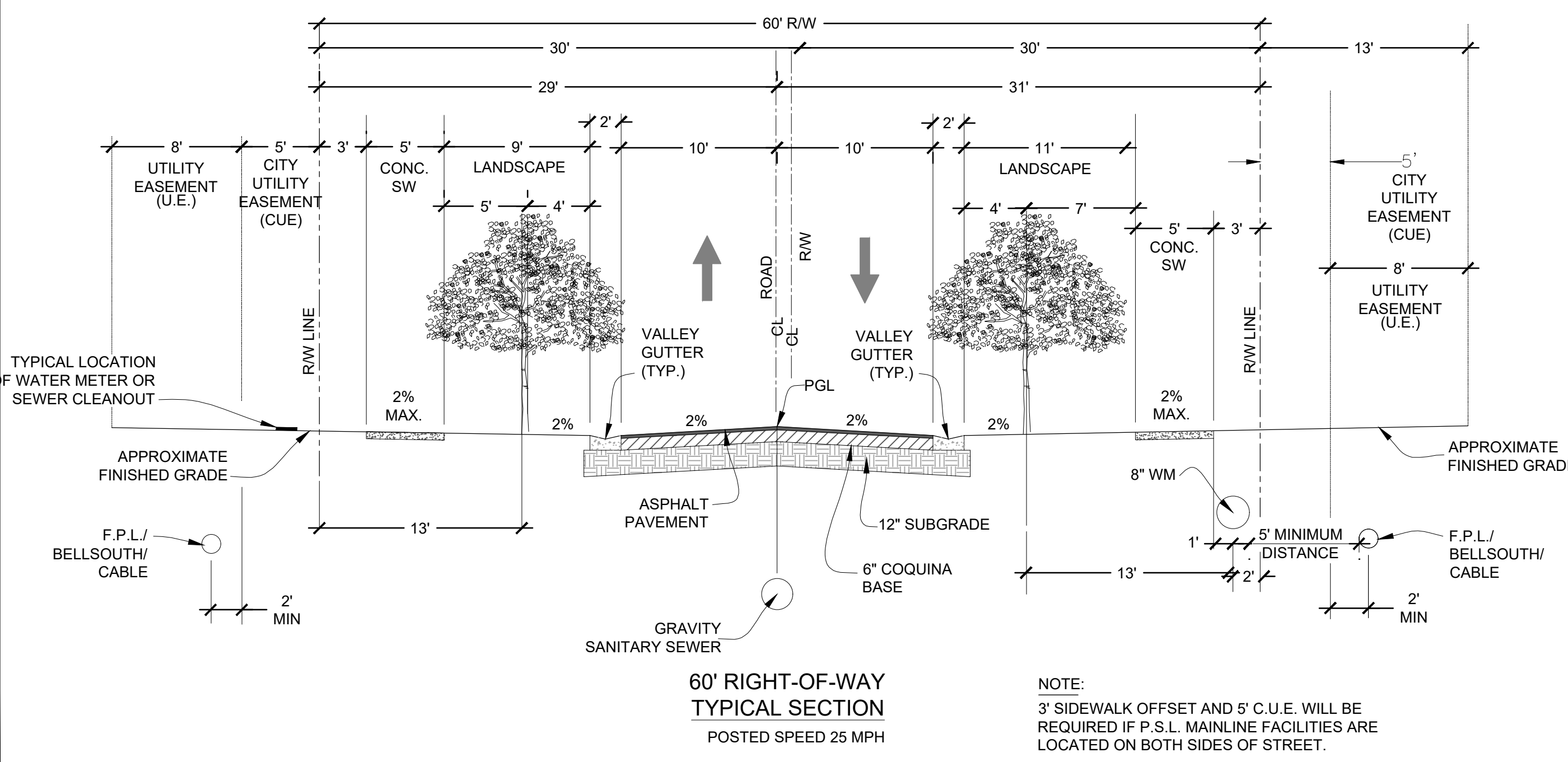
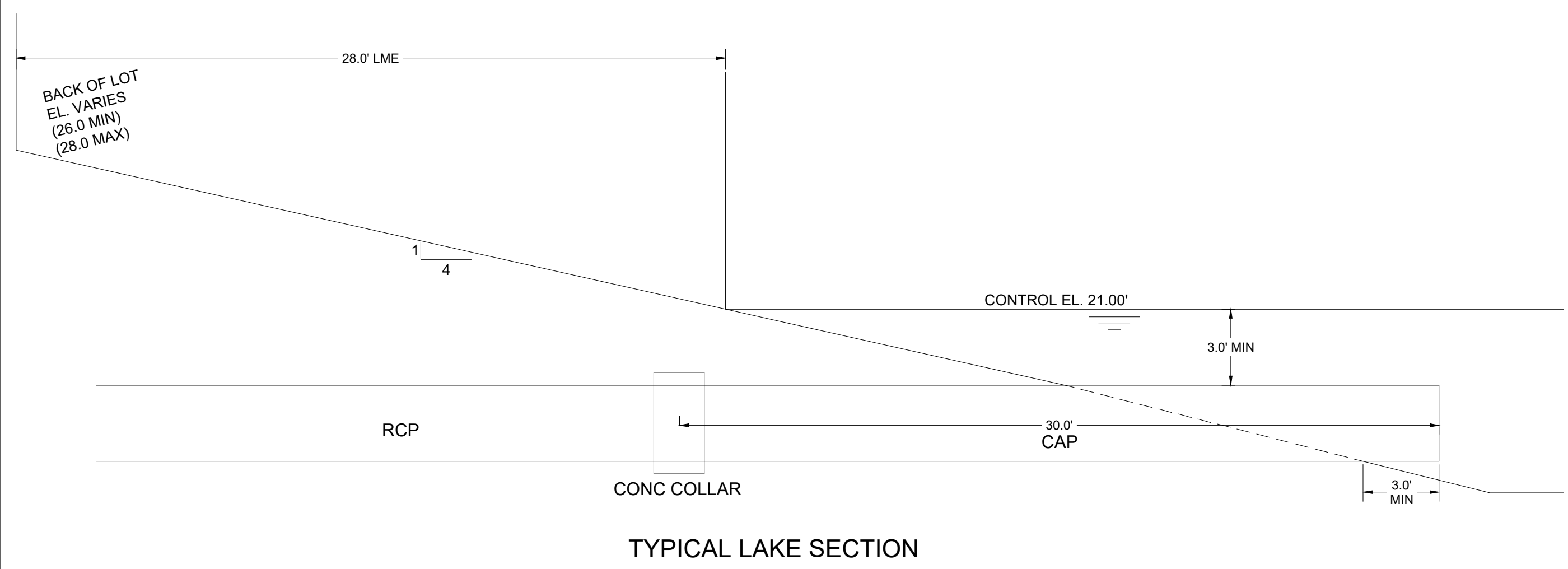
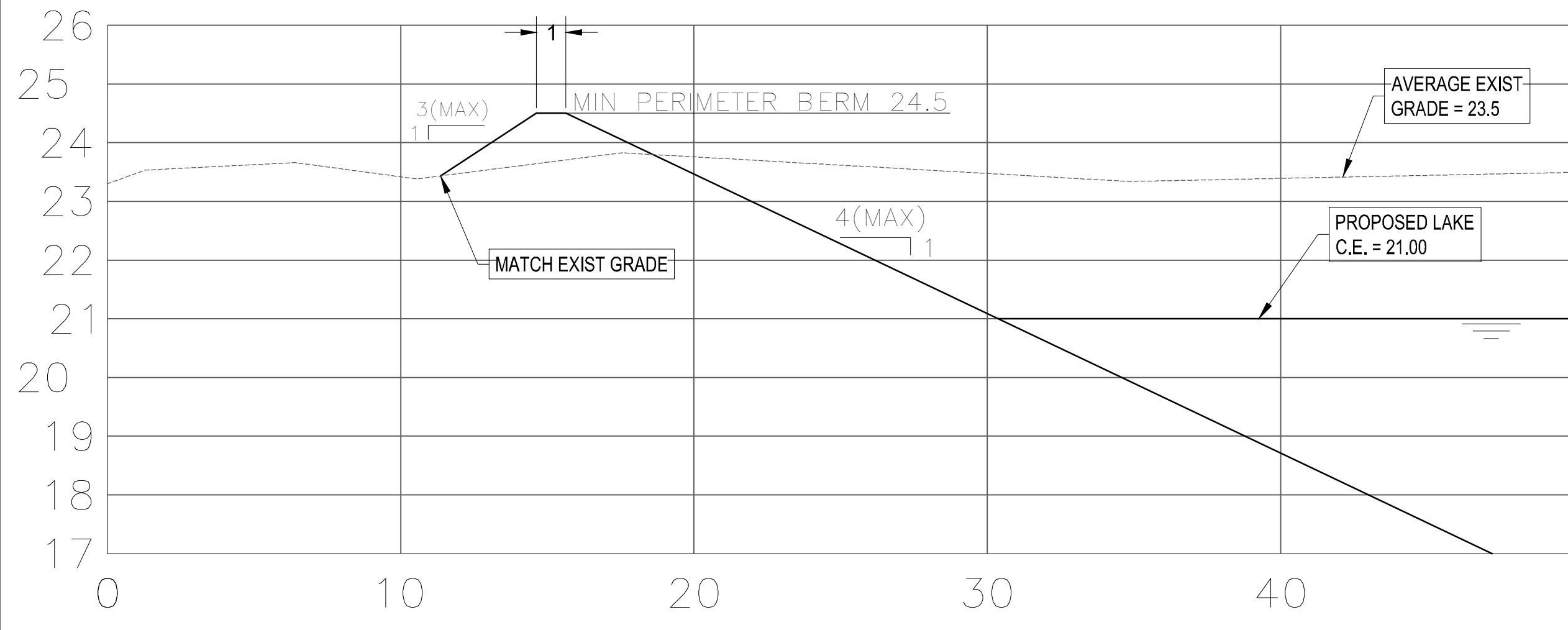
PEB WORTH PROFESSIONAL PLAZA  
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PH: (561) 203-7503  
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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA LICENSE No. 68345  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:  
**PGD DETAILS**

SHEET NUMBER:  
**C-11(D2)**



**SECTIONS LOCATION MAP**

**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR. FT. LAUDERDALE, FL 33304  
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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-SECTIONS

PROJECT:  
**VERANO SOUTH  
POD D, PLAT 2**  
FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

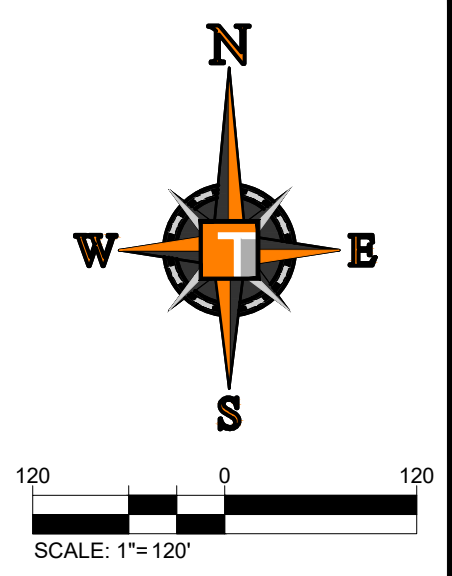
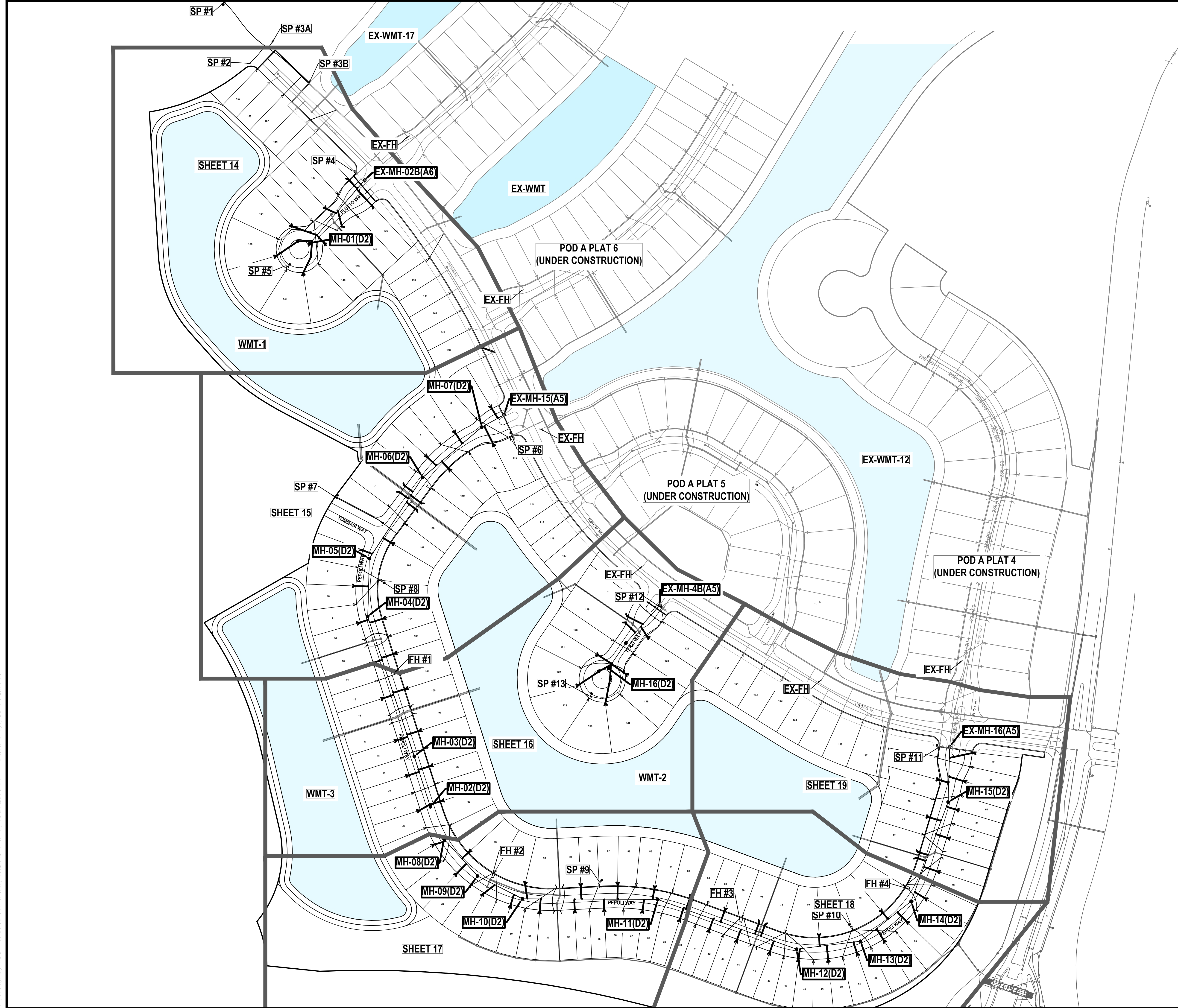
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No. 68345  
PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA BUSINESS LICENSE No. 27528

SHEET TITLE:  
**PGD SECTIONS**

SHEET NUMBER:  
**C-12(D2)**



**SAMPLE POINT DISTANCES**

1 TO 2	226 LF
2 TO 3A	98 LF
3A TO 3B	172 LF
4 TO 5	371 LF
6 TO 7	622 LF
7 TO 8	332 LF
8 TO 9	1172 LF
9 TO 10	713 LF
10 TO 11	688 LF
12 TO 13	350 LF

**THOMAS**  
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P: 954-202-7000

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REVISIONS

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

PROJECT:

**VERANO SOUTH**  
**POD D, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
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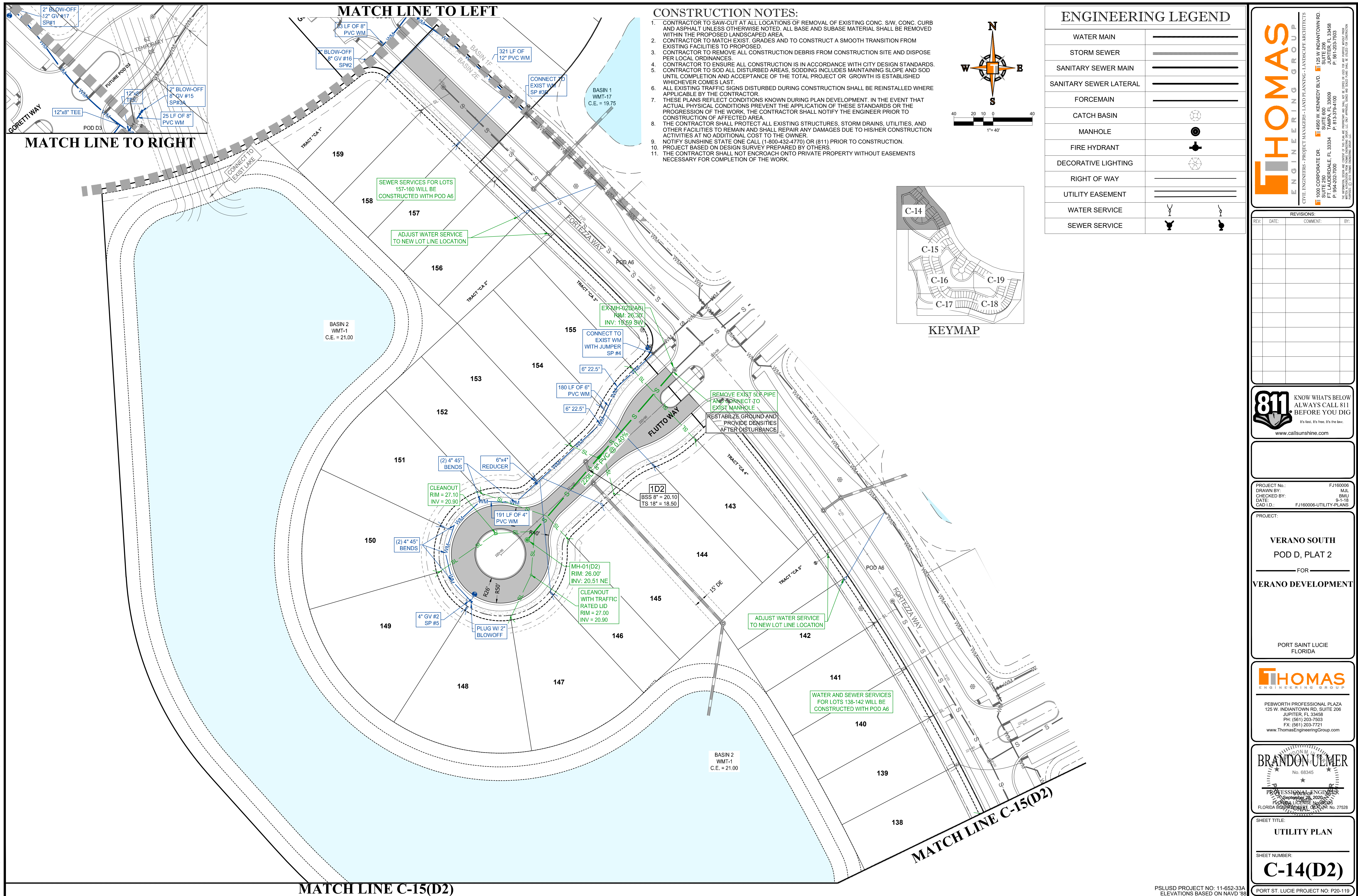
PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**MASTER UTILITY PLAN**

SHEET NUMBER:  
**C-13(D2)**

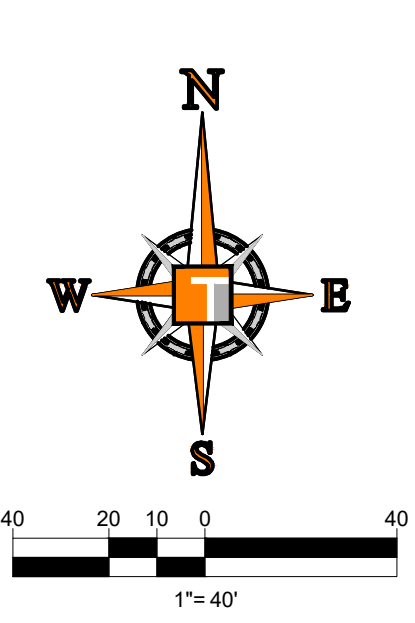
PORT ST. LUCIE PROJECT No. P20-119

Printed on Monday, September 26, 2020, 8:29 AM by Michael Lemelster



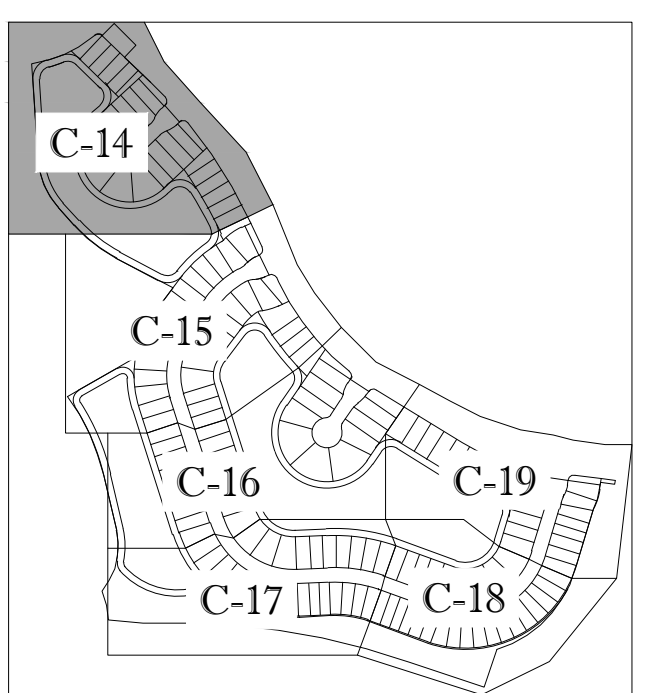
**CONSTRUCTION NOTES:**

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
5. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
6. 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.
7. 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.
8. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
9. THE CONTRACTOR SHALL NOT ENCRoACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.



**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**

**HOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 1000 CORPORATE DR. | 4850 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.  
 JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33468  
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 THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PRELIMINARY AND SHALL BE CORRECTED OR CANCELLED FOR ANY PURPOSES WITHOUT NOTICE.  
 WITHOUT THE SIGNATURE AND SEAL OF THE ENGINEER, THIS PLAN SHALL BE VOID FOR CONSTRUCTION.

**REVISIONS**

REV.	DATE	COMMENT	BY:

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

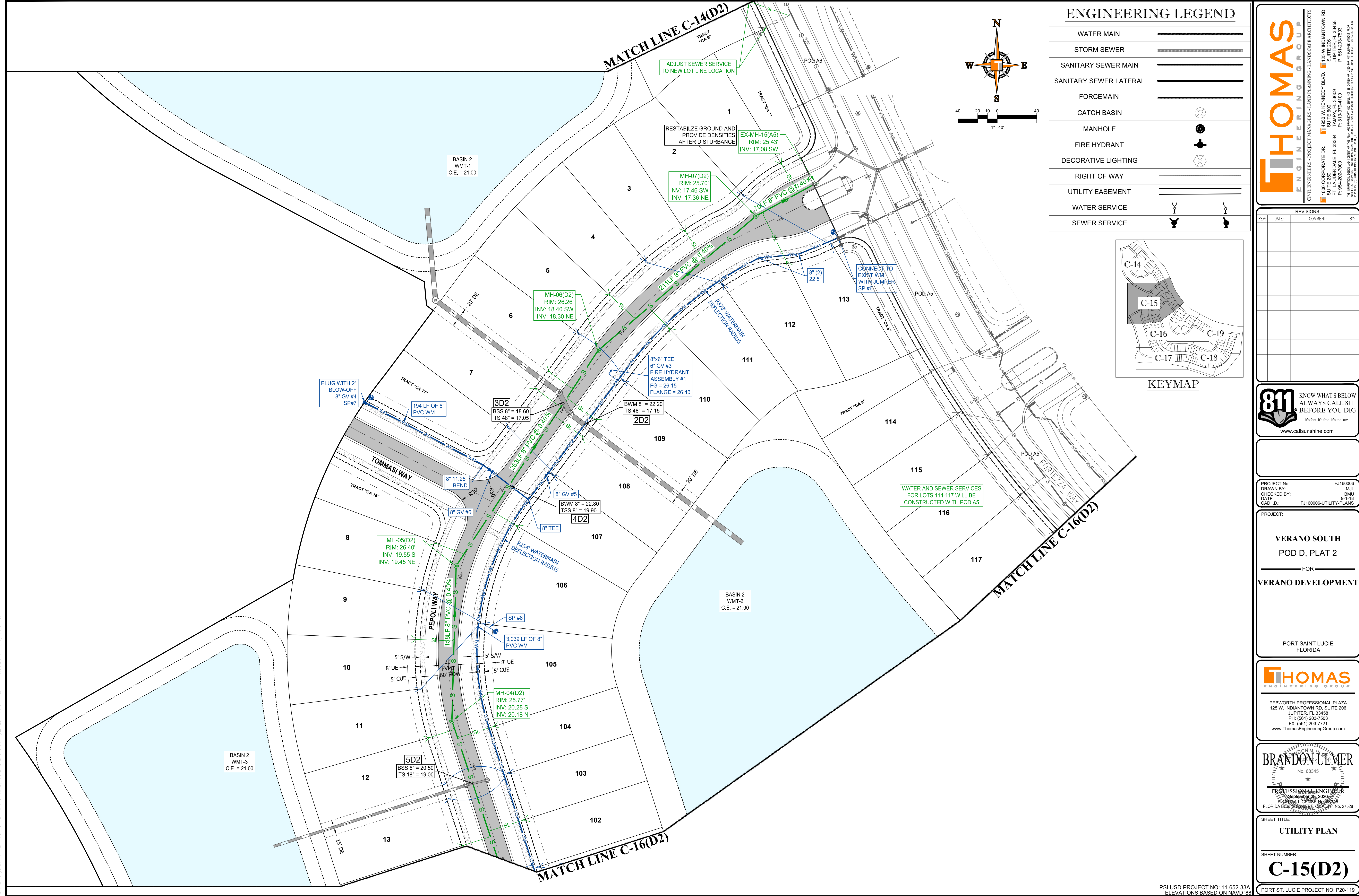
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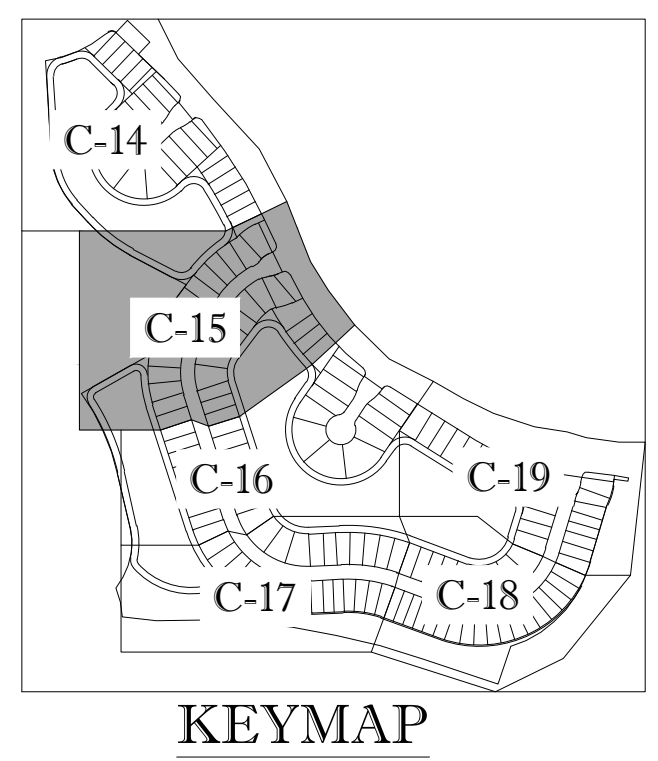
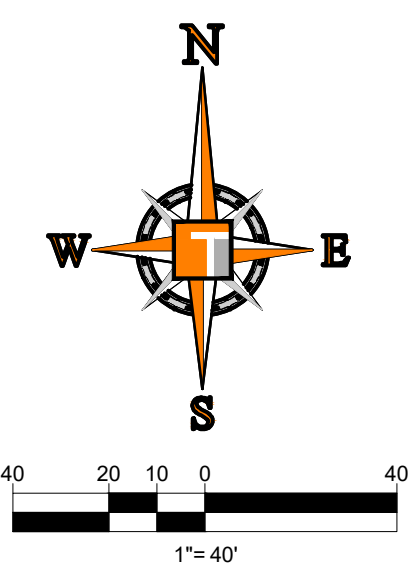
SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-14(D2)**  
 PORT ST. LUCIE PROJECT NO: P20-119

Printed on Monday, September 26, 2018, 8:29 AM by Michael Longstaffer



### ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
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FIRE HYDRANT	
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SEWER SERVICE	



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 FT. LAUDERDALE, FL 33304 | TAMPA, FL 33609 | JUPITER, FL 33458  
 P. 954-202-7000 | P. 813-379-4100 | P. 561-203-7503  
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#### REVISIONS

REV.	DATE	COMMENT	BY

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

PROJECT:  
**VERANO SOUTH**  
 POD D, PLAT 2  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

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

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 Florida License No. 68345  
 FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-15(D2)**  
 PORT ST. LUCIE PROJECT NO. P20-119

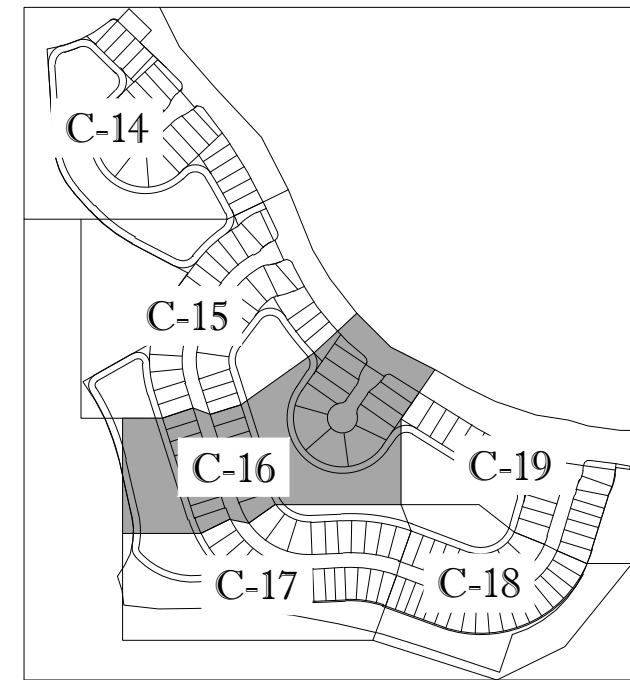
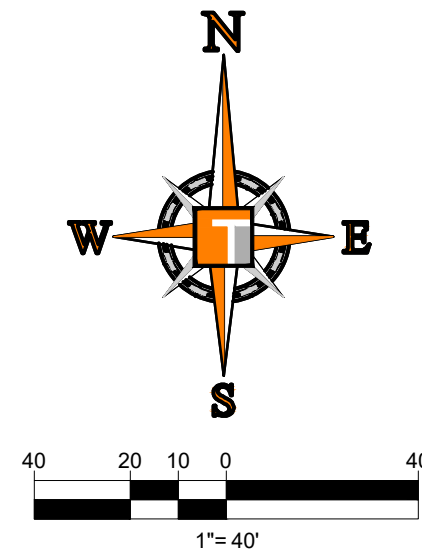
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# ENGINEERING LEGEND

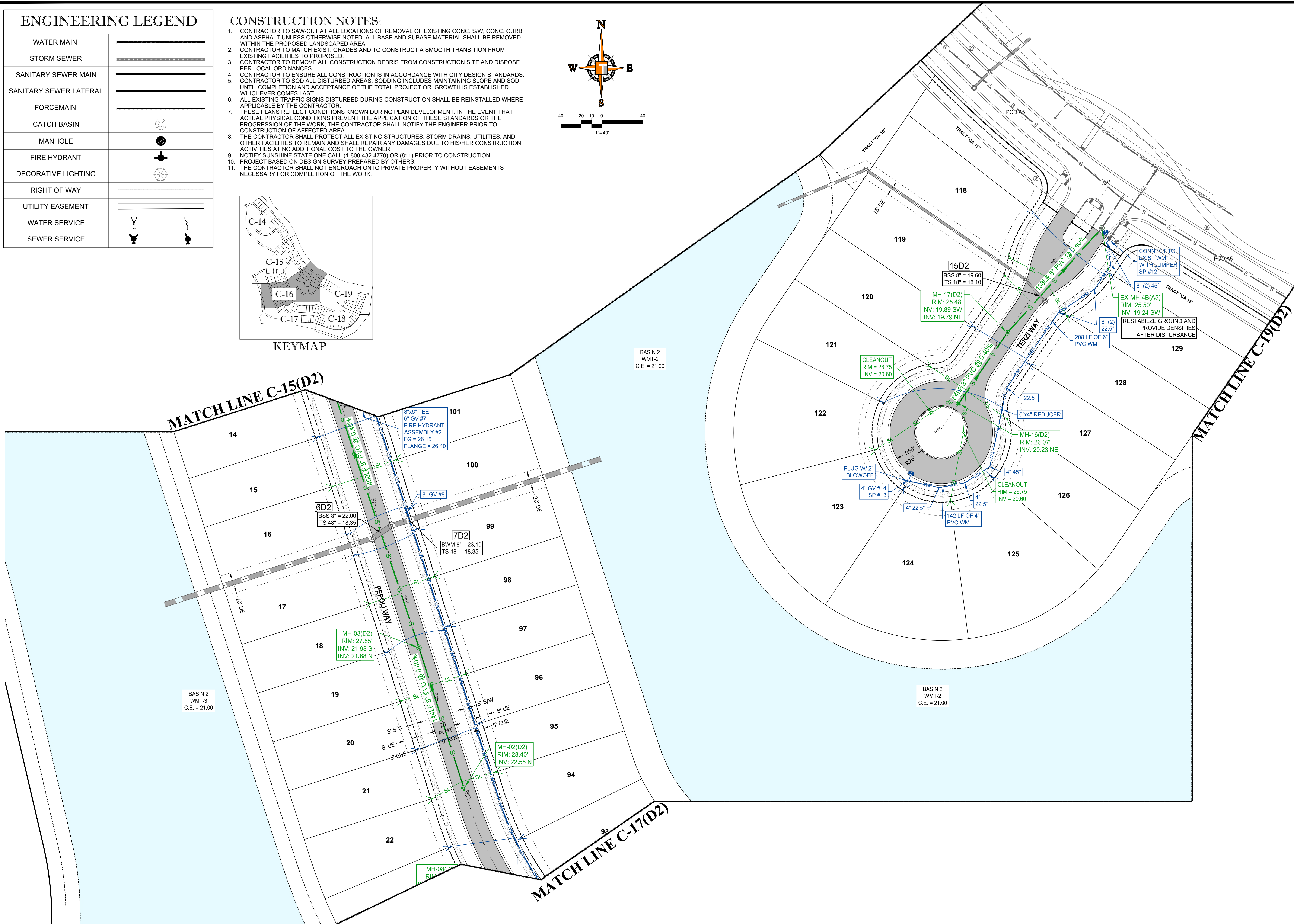
WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	

# CONSTRUCTION NOTES:

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



KEYMAP



**HOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR. | 4850 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.  
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REVISIONS			
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PROJECT No.:	FJ160006
DRAWN BY:	MIL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-UTILITY-PLANS

PROJECT:  
**VERANO SOUTH**  
POD D, PLAT 2  
FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

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PH: (561) 203-7503  
FX: (561) 203-7721  
www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PLAN**

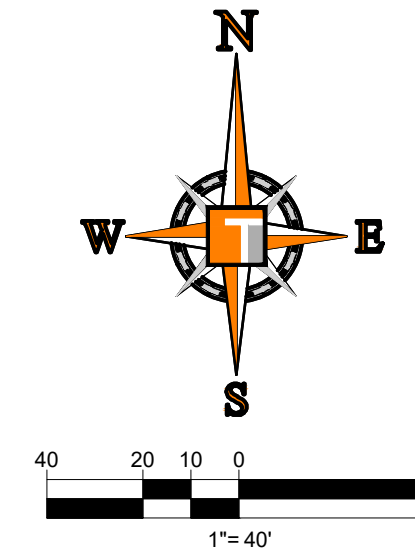
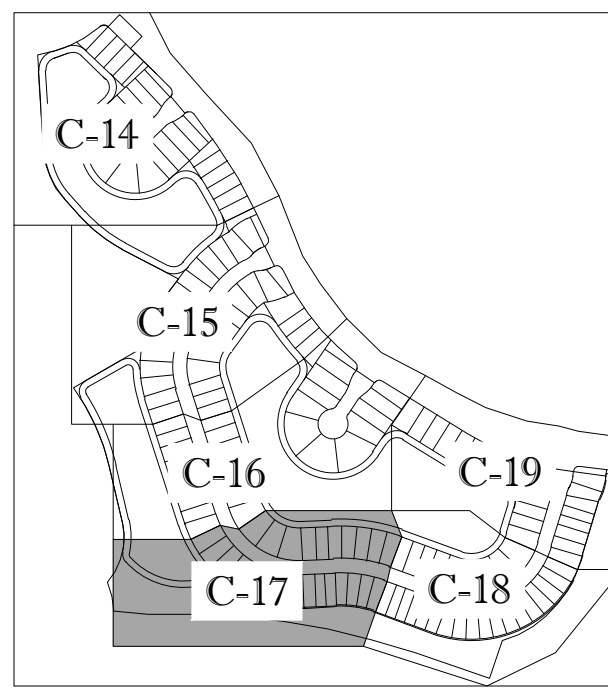
SHEET NUMBER:  
**C-16(D2)**

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**CONSTRUCTION NOTES:**

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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	

**HOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33468  
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REVISIONS			
REV.	DATE	COMMENT	BY

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

PROJECT:  
**VERANO SOUTH**  
POD D, PLAT 2

FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

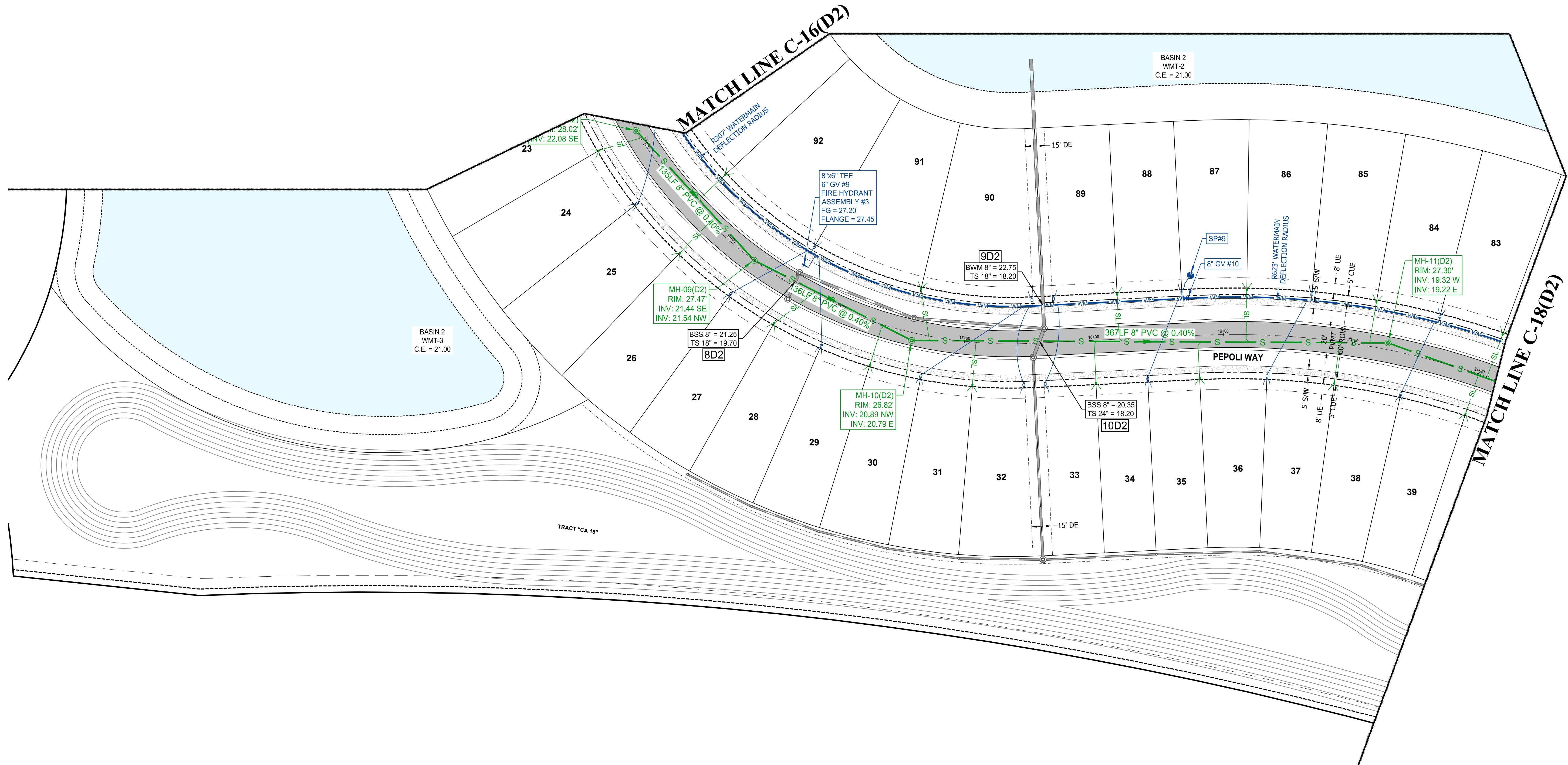
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125 W. INDIANTOWN RD., SUITE 206  
JUPITER, FL 33468  
PH: (561) 203-7503  
FX: (561) 203-7721  
www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA BUSINESS LICENSE NO. 27528

SHEET TITLE:  
**UTILITY PLAN**

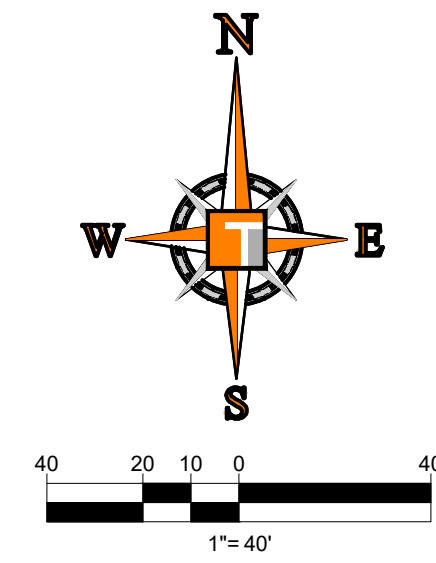
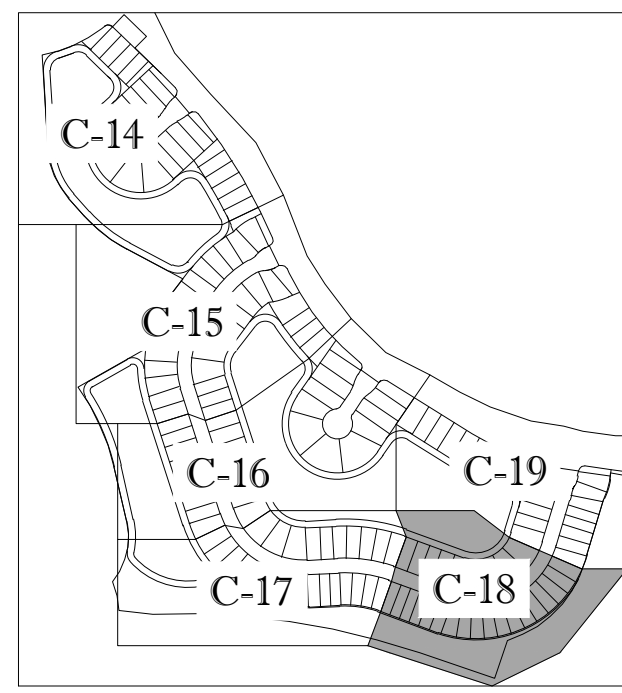
SHEET NUMBER:  
**C-17(D2)**



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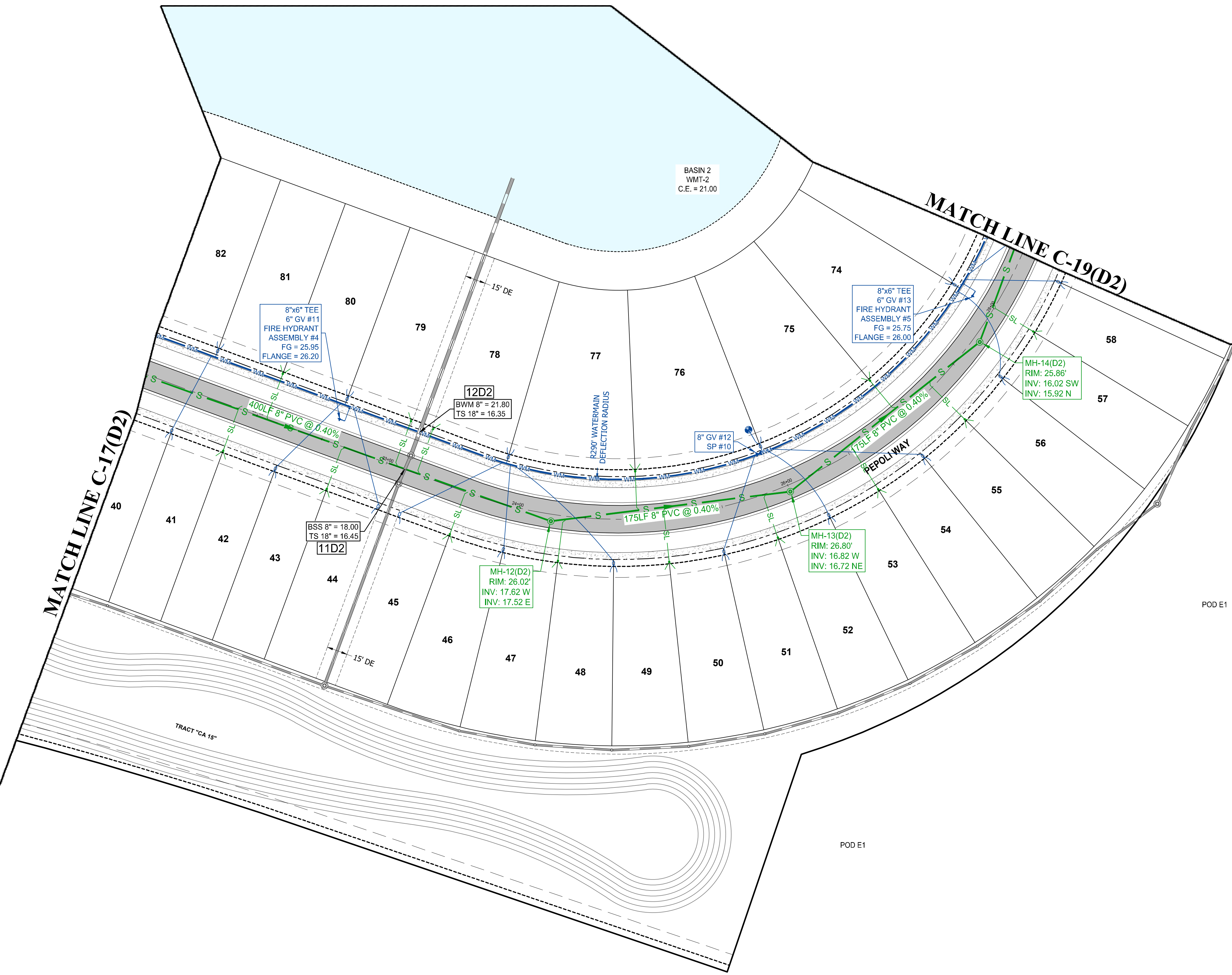
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WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	

**HOMAS ENGINEERING GROUP**  
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REV.	DATE	COMMENT	BY

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

PROJECT:  
**VERANO SOUTH**  
 POD D, PLAT 2  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

**HOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
 125 W. INDIANTOWN RD., SUITE 206  
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 PE No. 110826  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-18(D2)**  
 PORT ST. LUCIE PROJECT NO: P20-119

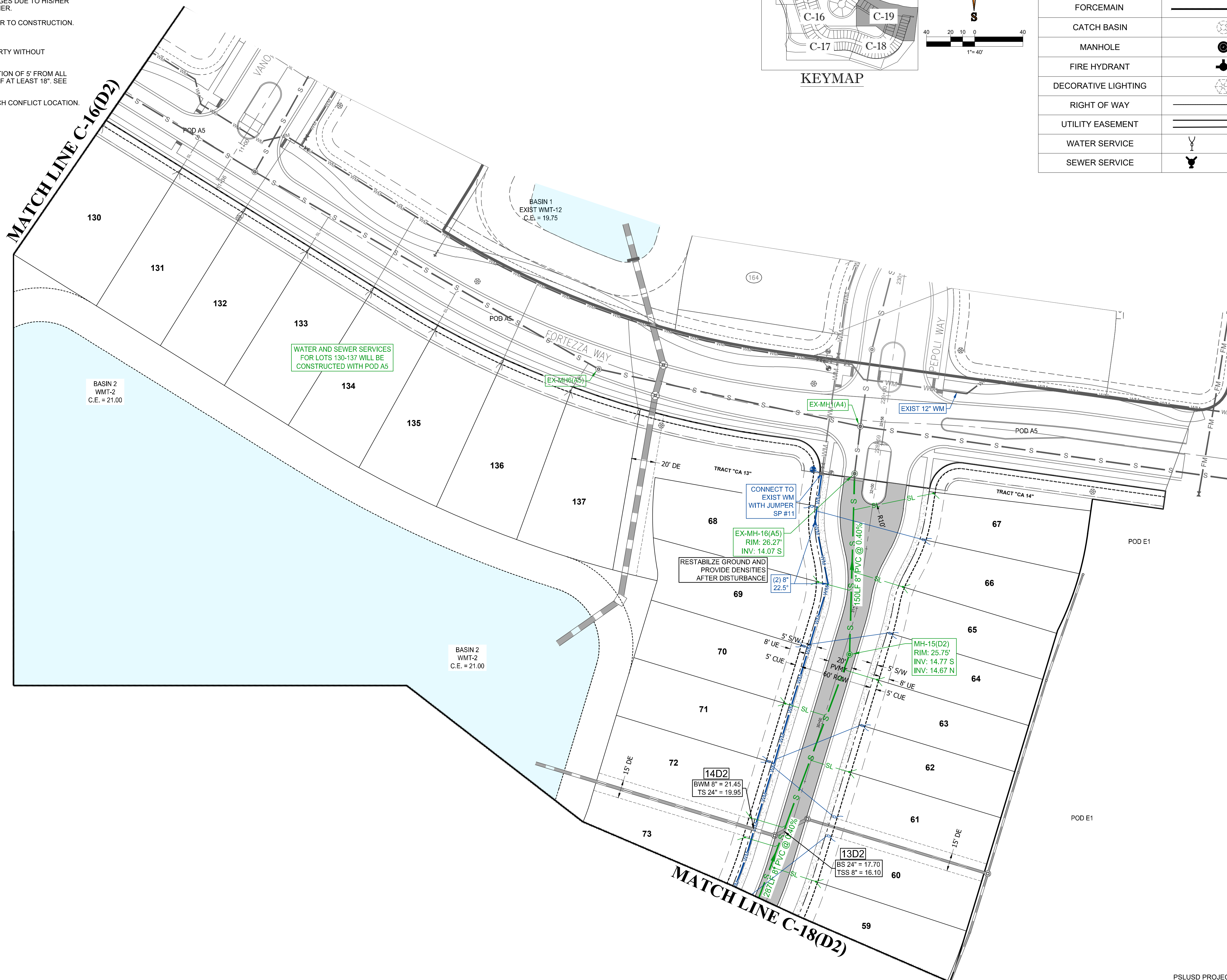
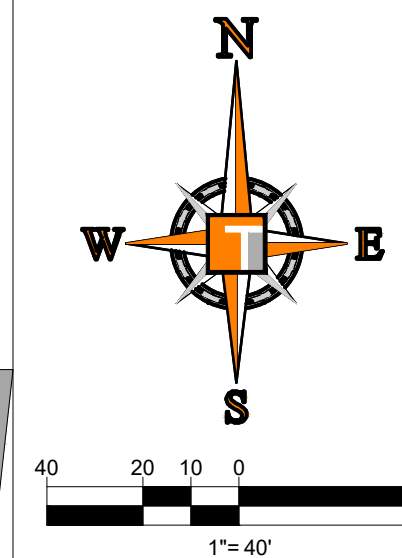
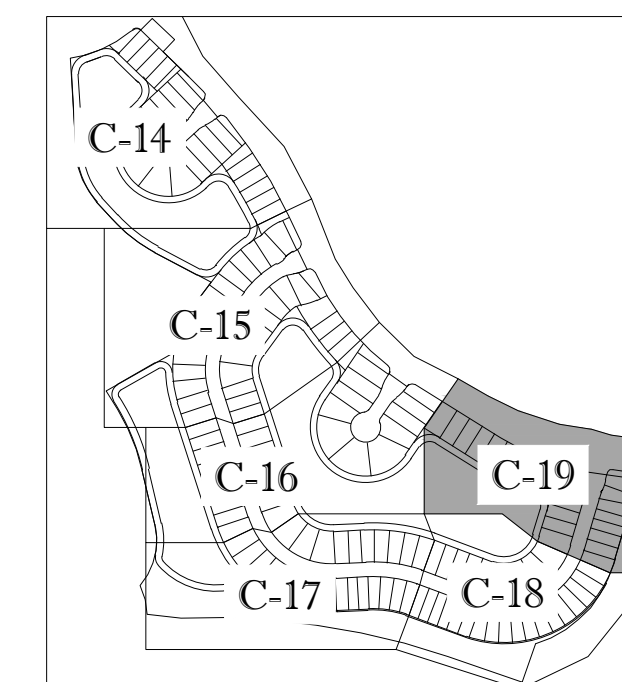
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**CONSTRUCTION NOTES:**

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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	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
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SEWER SERVICE	



**HOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 1000 CORPORATE DR. | 4850 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.  
 JUPITER, FL 33458 | JUPITER, FL 33458 | JUPITER, FL 33458  
 FT. LAUDERDALE, FL 33334 | TAMPA, FL 33609  
 P: 954-202-7000 | P: 813-379-4100 | P: 561-203-7503  
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REVISIONS

REV.	DATE	COMMENT	BY

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

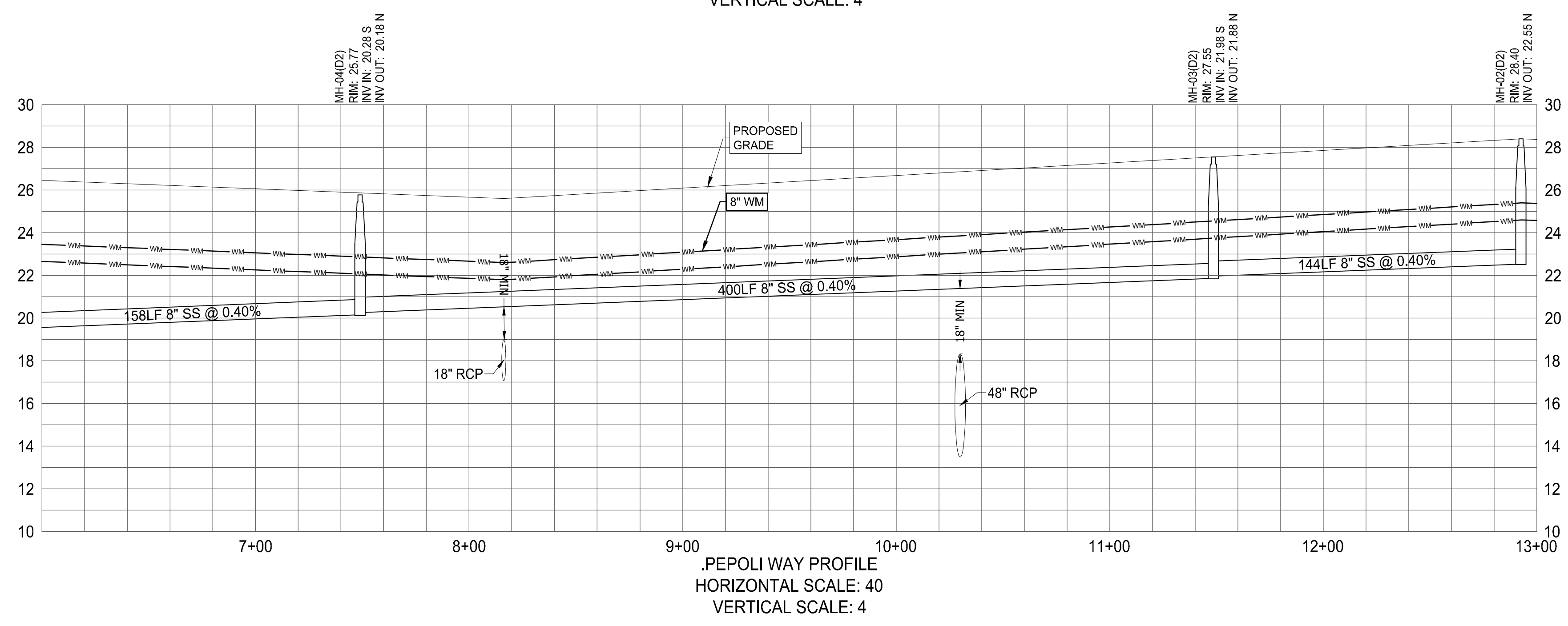
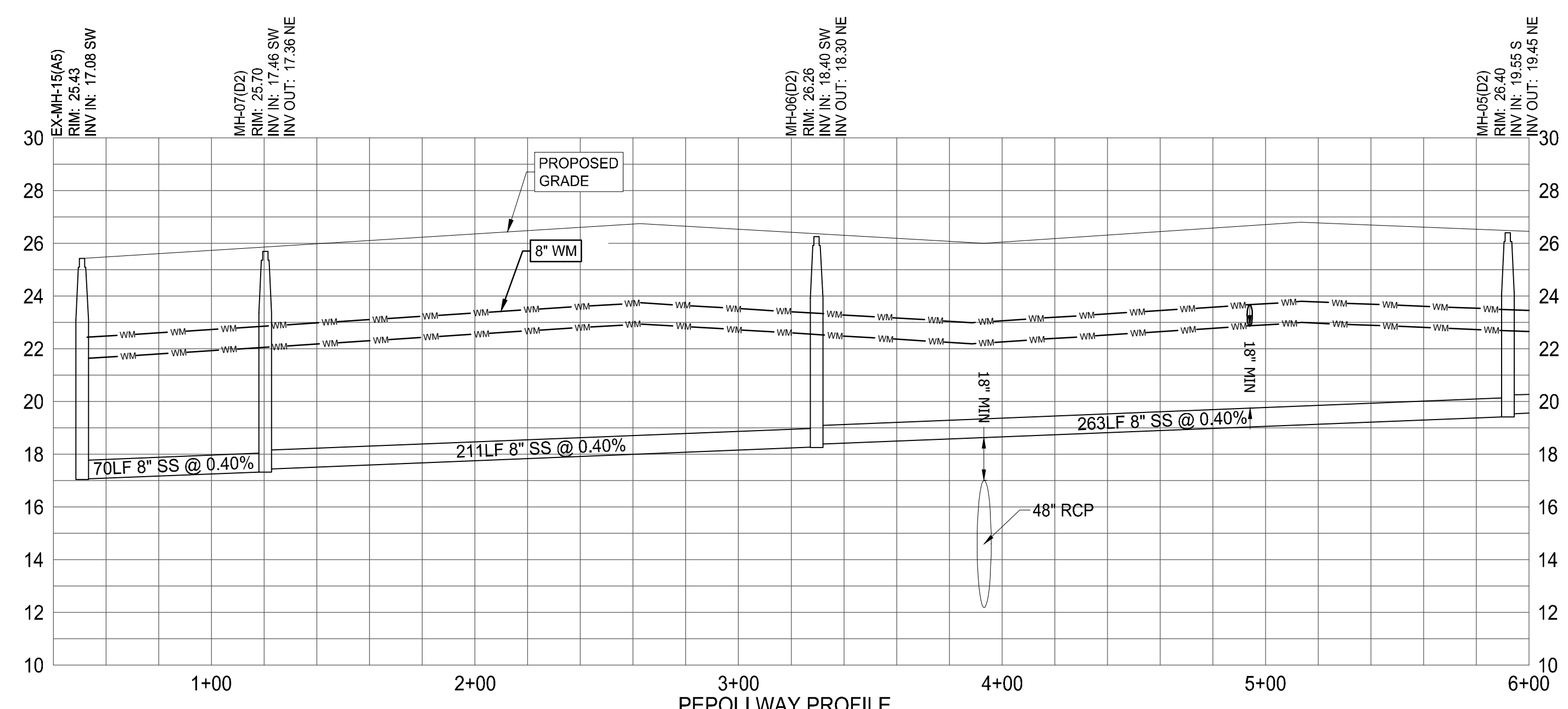
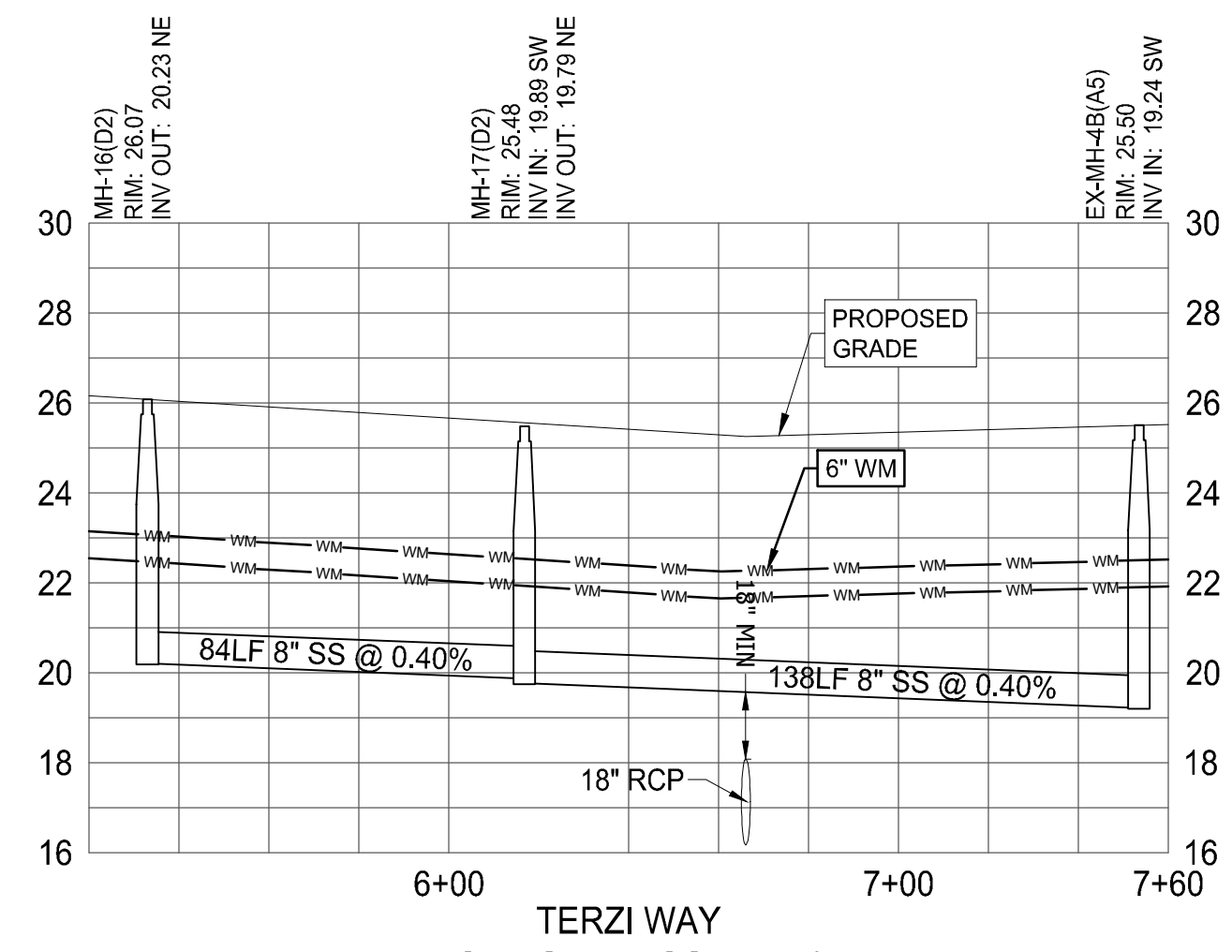
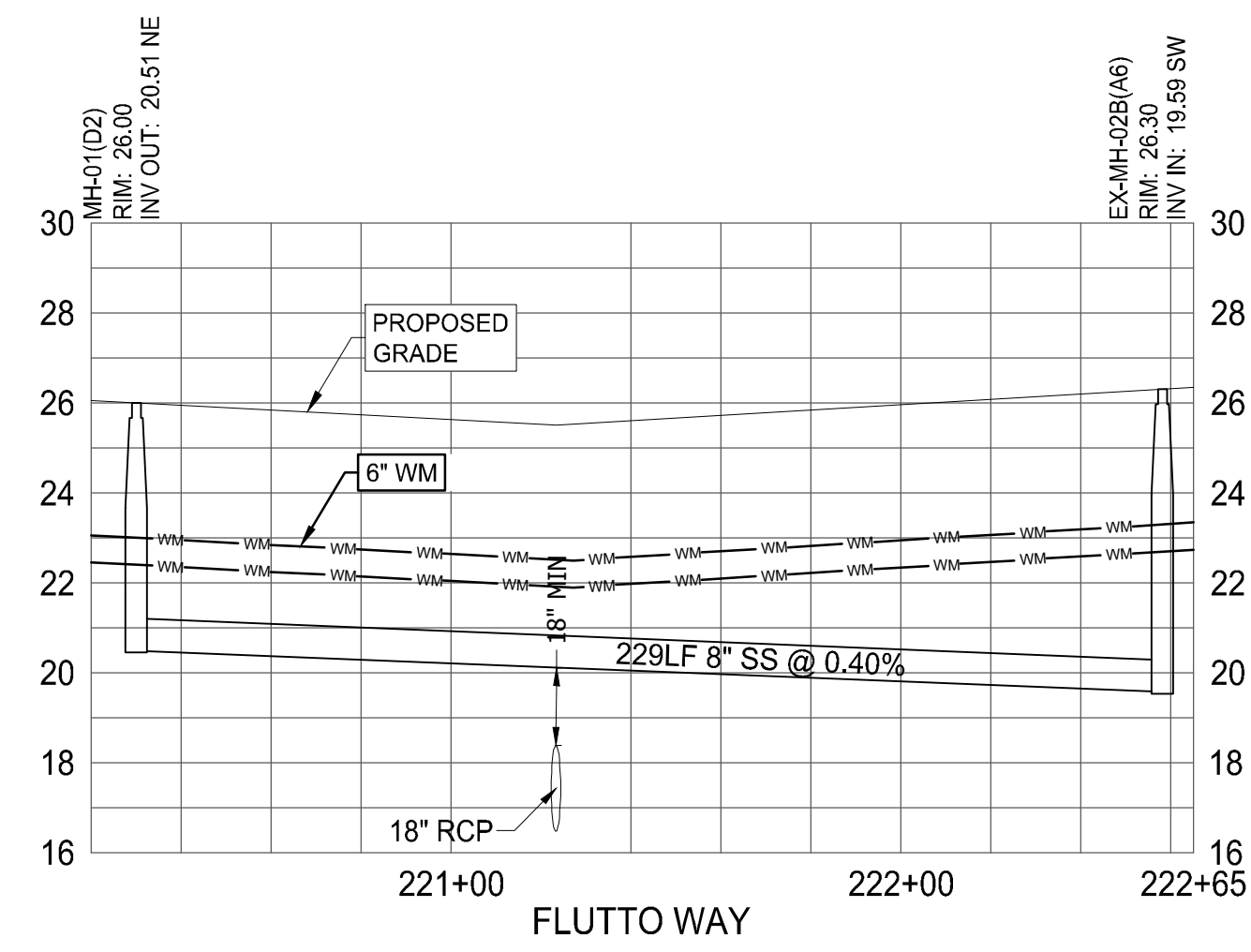
PROJECT:  
**VERANO SOUTH**  
 POD D, PLAT 2  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

**HOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
 125 W. INDIANTOWN RD, SUITE 206  
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 FX: (561) 203-7721  
 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 September 28, 2020  
 PLSUSD PROJECT No. 11-652-33A  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-19(D2)**  
 PORT ST. LUCIE PROJECT No. P20-119

Printed on Monday, September 26, 2023, 8:29 AM by Michael Lemelster



**HOMAS**  
ENGINEERING GROUP

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P. 954-202-7000  
WWW.HOMAS-ENGINEERING.COM

4850 W. KENNEDY BLVD. FT. 125 W. INDIANTOWN RD.  
JUPITER, FL 33458  
P. 561-203-7503

REVISIONS

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

PROJECT:

**VERANO SOUTH**  
POD D, PLAT 2

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

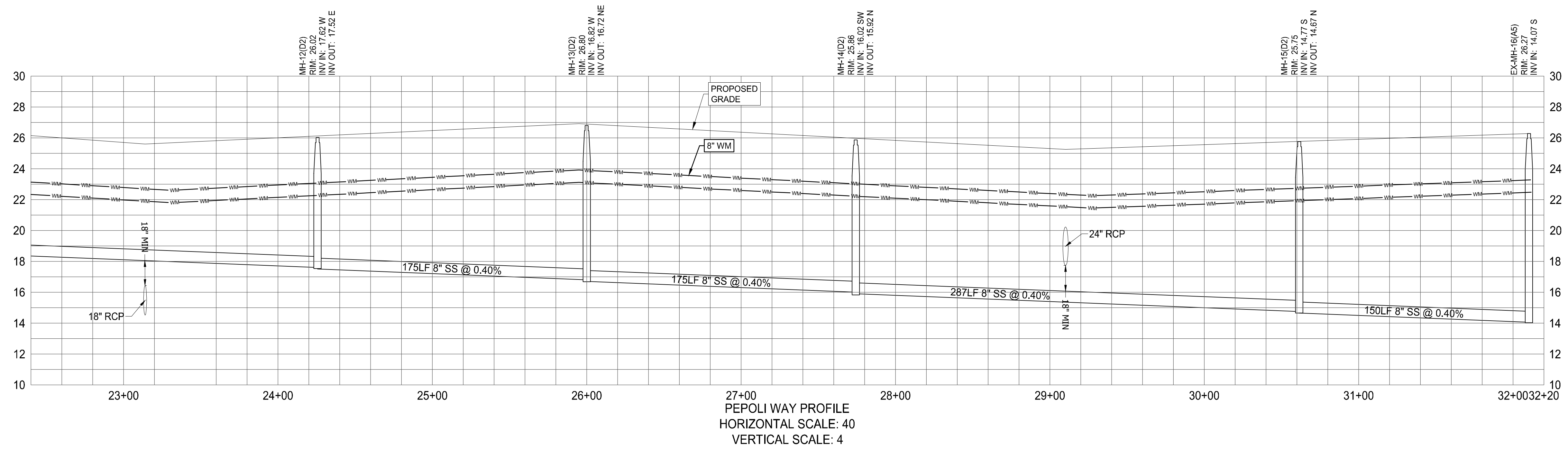
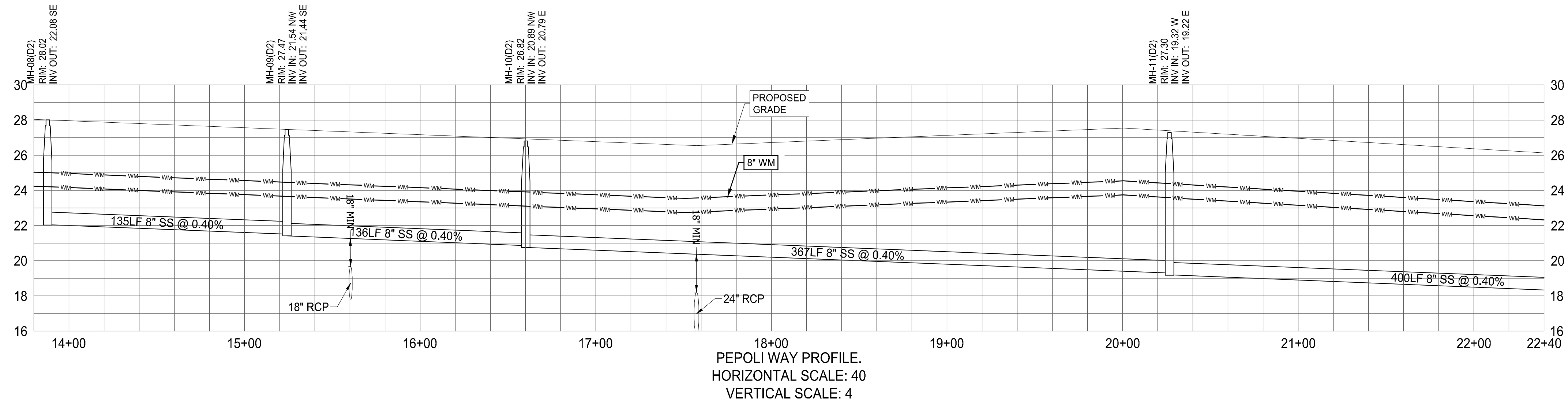
PEBWORTH PROFESSIONAL PLAZA  
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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA LICENSE NO. 19606  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PROFILES**

SHEET NUMBER:  
**C-20(D2)**



**HOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR. FT. LAUDERDALE, FL 33304  
4950 W. KENNEDY BLVD. FT. 125 W. INDIANTOWN RD. JUPITER, FL 33458  
P. 561-203-7000 P. 561-379-4100 P. 561-203-7003

REVISIONS			
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PROJECT No.:	FJ160006
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CAD I.D.:	FJ160006-UTILITY-PROFILES

PROJECT:

**VERANO SOUTH**  
**POD D, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA BUSINESS REGULATION BOARD No. 27528

SHEET TITLE:  
**UTILITY PROFILES**

SHEET NUMBER:  
**C-21(D2)**

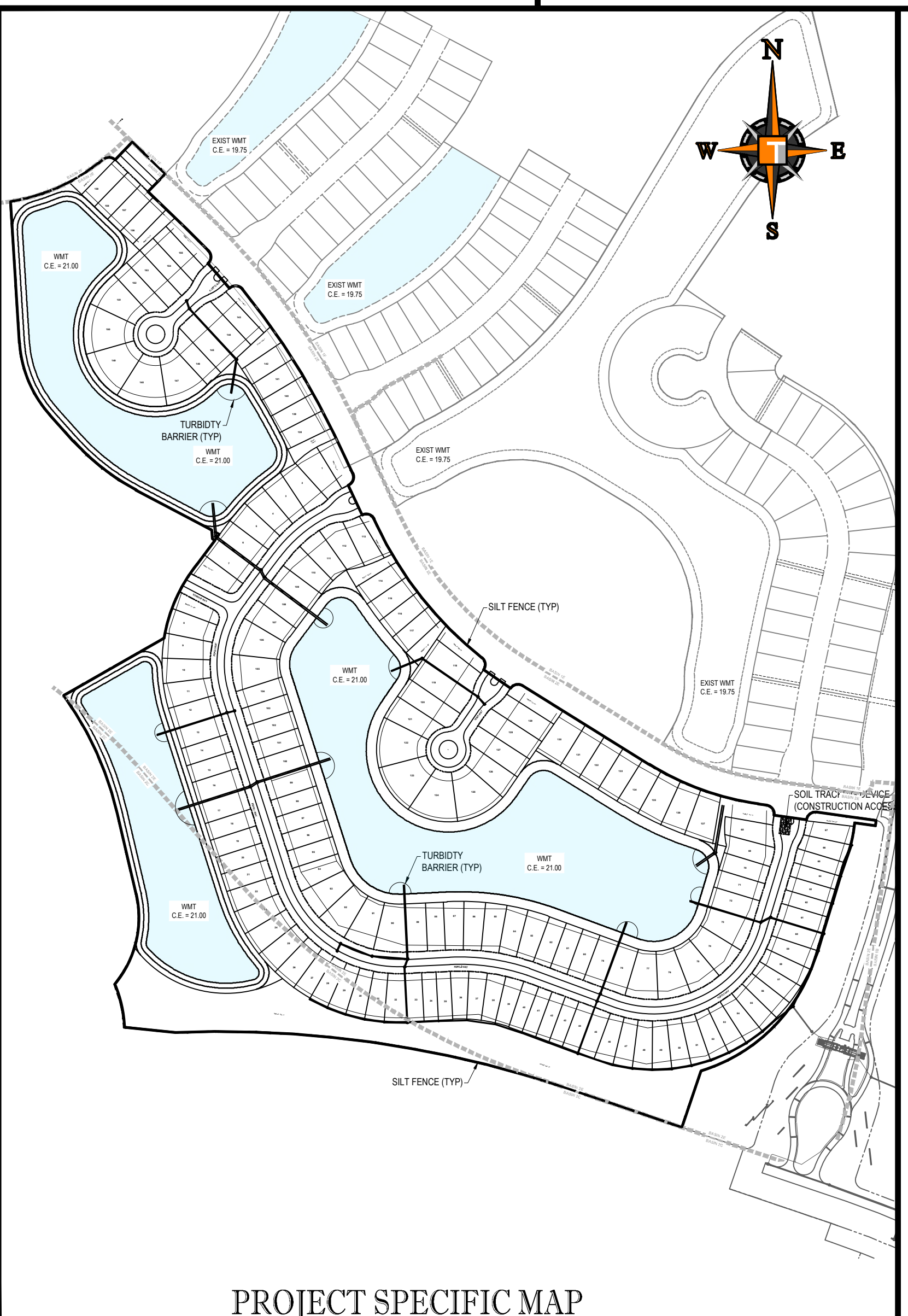
# EROSION CONTROL GENERAL NOTES:

- 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:** 65.09 ACRES
- TOTAL AREA TO BE DISTURBED:** 65.09 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:** 65.09 ACRES
- LAT AND LONG OF EACH DISCHARGE POINT AND RECEIVING WATER:**  
C-24 CANAL, ST LUCIE RIVER
- CONTROLS AND BMPs:**  
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.

- 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 BMPs.  
WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.
- NON-STORMWATER DISCHARGES:**  
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION PERIOD: WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SFWMD WATER USE PERMIT. IF SAID DISCHARGE DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO 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.

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

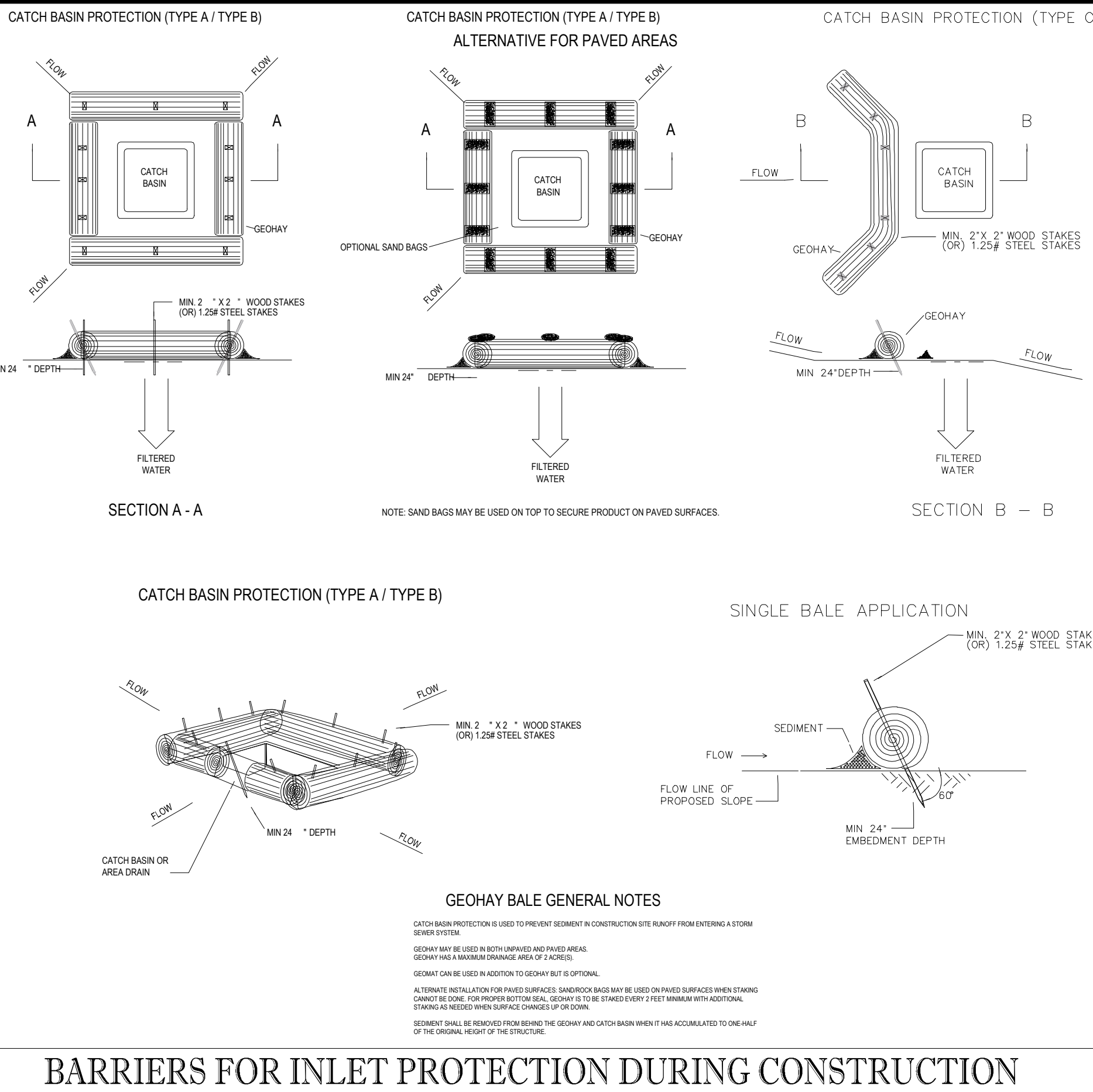
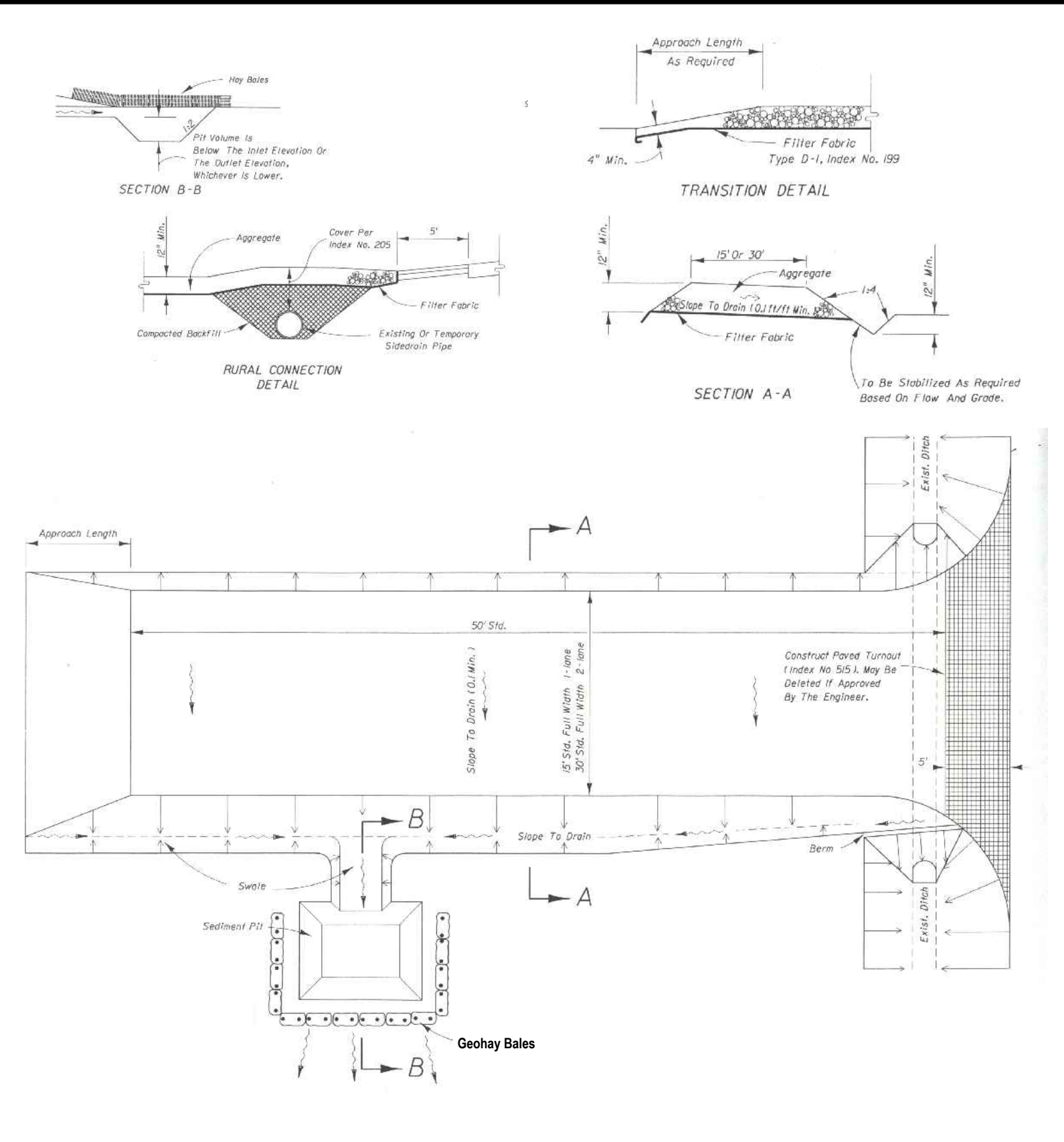
- STABILIZATION PRACTICES:**  
TEMPORARY SEEDING SHALL BE RYE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.  
SOD SHALL BE USED TO STABILIZE THE SIDES OF THE DETENTION BASINS.  
FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE / EXIT.  
VEGETATIVE BUFFERS IF ANY SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES OF THE PROPERTY, WITH THE EXCEPTION OF EXOTIC REMOVAL.
- STRUCTURAL CONTROLS:**  
A SILT FENCE (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING) SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF EACH CONSTRUCTION PHASE.  
A WET DETENTION BASIN SHALL BE CONSTRUCTED WHICH MAY BE USED AS A TEMPORARY SEDIMENT BASIN (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) IF NEEDED. CARE SHALL BE TAKEN TO ASSURE THE REMOVAL OF ACCUMULATED FINE SEDIMENTS AND THAT THE EXCESSIVE COMPACTION OF SOIL BY CONSTRUCTION MACHINERY IS AVOIDED.  
INLET(S) / OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING).
- SEDIMENT BASINS:**  
NO TEMPORARY SEDIMENTATION BASINS ARE PROPOSED. THE DETENTION BASINS (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) MAY BE USED AS A TEMPORARY SEDIMENT BASIN IF NEEDED.
- STORMWATER MANAGEMENT:**  
STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DRAINS, AND SWALES TO STORMWATER RETENTION/DETENTION LAKES.
- WASTE DISPOSAL:**  
ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LAND FILL OR OTHER PROPER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.
- OFF-SITE VEHICLE TRACKING:**  
OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
- FERTILIZERS, HERBICIDES, AND PESTICIDES:**  
FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. NO FERTILIZERS WILL BE STORED ON SITE.
- TOXIC SUBSTANCES:**  
ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
- OTHER CONTROLS:**  
PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE 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 SEEDING SHALL BE RESEEDING PER MANUFACTURER'S INSTRUCTIONS.  
MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.



PROJECT SPECIFIC MAP  
SCALE: 1" = 200'

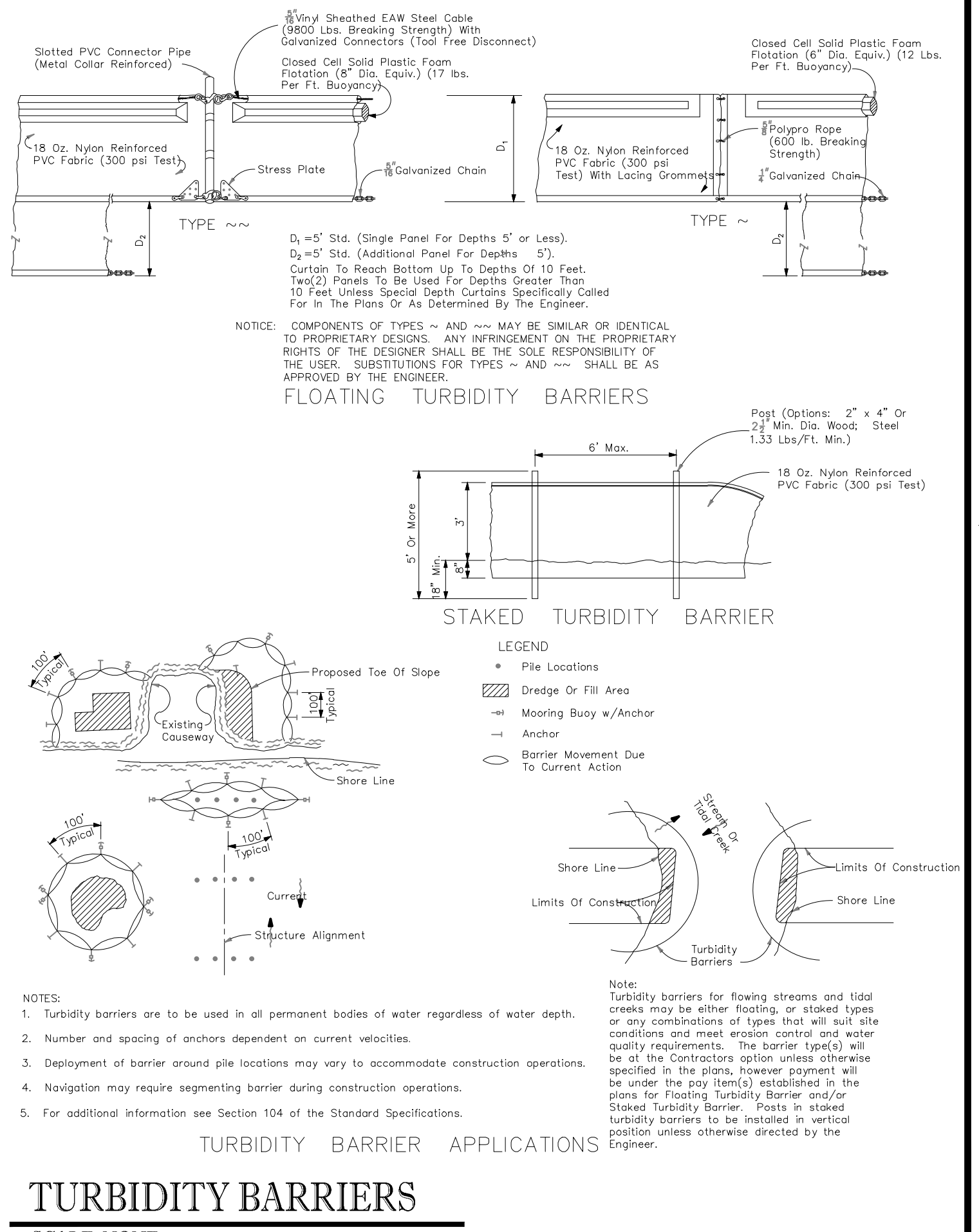
## SOIL TRACKING PREVENTION TYPE A

SCALE: NONE

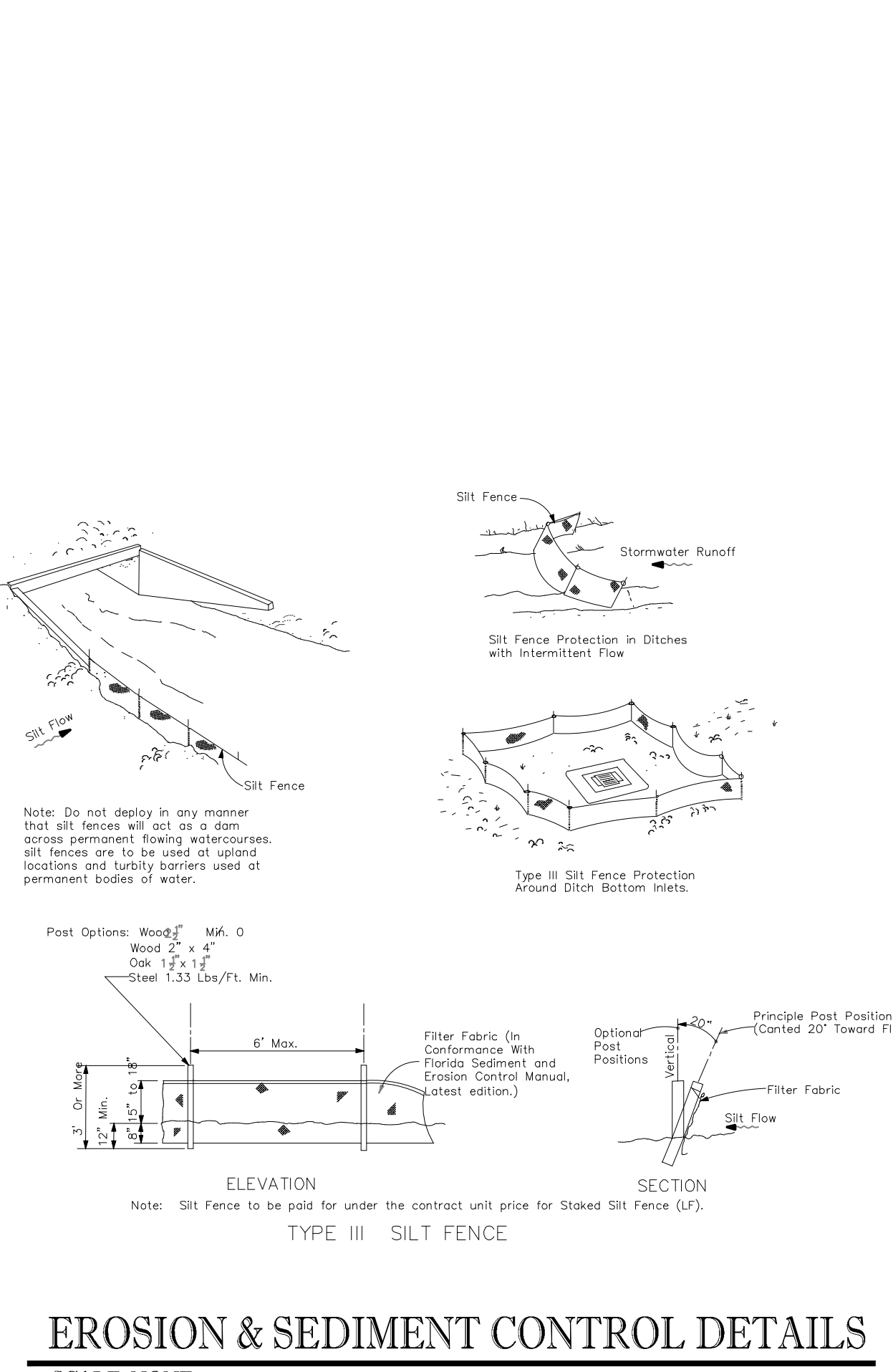


## BARRIERS FOR INLET PROTECTION DURING CONSTRUCTION

SCALE: NONE



TURBIDITY BARRIERS  
SCALE: NONE



EROSION & SEDIMENT CONTROL DETAILS  
SCALE: NONE

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
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THE INFORMATION, DESIGN AND CONSTRUCTION OF THIS PLAN AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES SHALL BE USED FOR THE PROPOSED PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES SHALL BE USED FOR THE PROPOSED PROJECT.

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT:  
**VERANO SOUTH**  
POD D, PLAT 2  
FOR  
**VERANO DEVELOPMENT**  
PORT SAINT LUCIE  
FLORIDA

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PROFESSIONAL ENGINEER  
September 28, 2020  
FLORIDA LICENSE NO. 13003  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**SWPPP**  
SHEET NUMBER:  
**C-22(D2)**  
PORT ST. LUCIE PROJECT NO. P20-119