

BEING PORTION OF SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

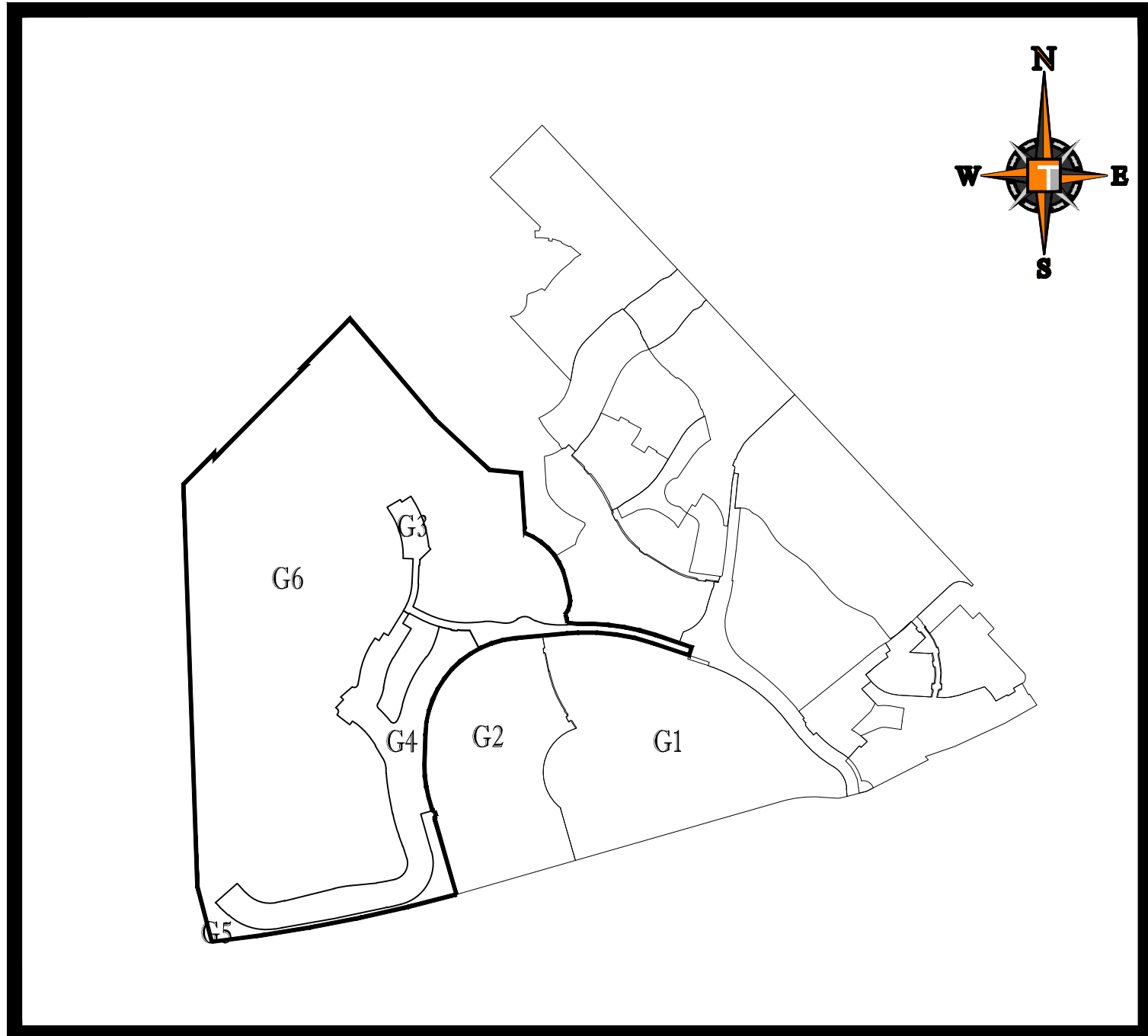
COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "T. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3/D6 AND V.3/D7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"N. 1960 ALONG SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.40 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.04°32'12"E. 1960 ALONG THE EAST LINE OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W. 1960 ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"N. 1960 ALONG SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2429.85 FEET; THENCE S.4°45'13"SE. 1960 A DISTANCE OF 4609.56 FEET **POINT OF BEGINNING**; THENCE N.74°45'20"E. 1960 A DISTANCE OF 385.76 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 815.00 FEET, AND A RADIAL BEARING OF N.69°18'31"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°34'31", A DISTANCE OF 378.02 FEET TO A POINT OF TANGENCY; THENCE S.47°16'00"E. 1960 A DISTANCE OF 171.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 765.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'22", A DISTANCE OF 104.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2665.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'22", A DISTANCE OF 104.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 250.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'03", A DISTANCE OF 8.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22858.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°41'58", A DISTANCE OF 1475.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 250.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'33", A DISTANCE OF 72.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1430.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°54'13", A DISTANCE OF 72.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 22860.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°18'52", A DISTANCE OF 125.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 590.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°40'32", A DISTANCE OF 954.32 FEET TO A POINT OF TANGENCY; THENCE N.15°59'34"W. 1960 A DISTANCE OF 544.81 FEET; THENCE N.74°00'26"E. 1960 A DISTANCE OF 173.00 FEET; THENCE S.15°59'34"E. 1960 A DISTANCE OF 13.00 FEET; THENCE N.74°00'26"E. 1960 A DISTANCE OF 30.00 FEET; THENCE N.74°00'26"E. 1960 A DISTANCE OF 30.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF S.15°59'34"E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE S.15°59'34"E. 1960 A DISTANCE OF 1102.39 FEET TO A POINT ON THE NORTH LINE OF WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2138, PAGE 548, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.15°17'37"W. AT SAID INTERSECTION; THENCE WESTERLY, ALONG SAID NORTH LINE OF WEST VIRGINIA EXTENSION AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°28'16", A DISTANCE OF 3788.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH / SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1975.00 FEET, AND A RADIAL BEARING OF S.84°33'53"W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND LONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'33", A DISTANCE OF 338.12 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40"W. 1960 ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 411.25 FEET TO **POINT OF BEGINNING**.

CONTAINING: 927,524 SQUARE FEET OR 21.293 ACRES, MORE OR LESS

OWNER:

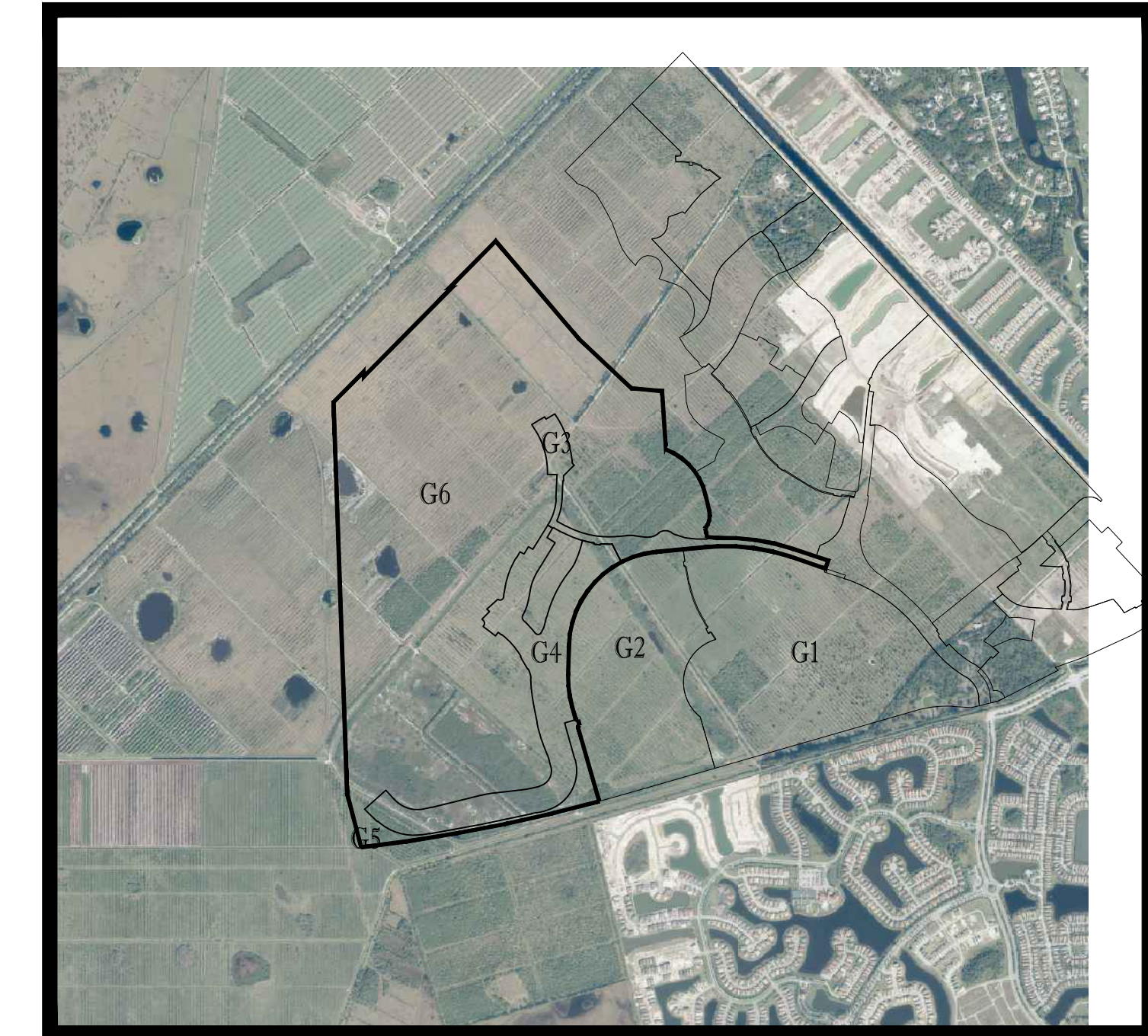
LOCATION MAP

N.T.S.



VICINITY \ AERIAL MAP

N.T.S.



SHEET INDEX

Sheet Number	Sheet Title
C-01(G5)	COVER SHEET
C-02(G5)	GENERAL NOTES
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G-09(G5)	UTILITY PROFILES
G-10(G5)	LIFT STATION DETAILS
C-11(G5)	SWPPP

PROJECT TEAM

APPLICANT:

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

ENGINEER:

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

LANDSCAPE ARCHITECT/PLANNER:

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

SURVEYOR:

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



PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 205
JUPITER, FL. 33458

PH: (561) 203-7503

FX: (561) 203-7721

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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: 11-652-36G
ELEVATIONS BASED ON NAVD '88

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 F: 954-202-7001

4950 W. KENNEDY BLVD.
 TAMPA, FL 33609
 P: 813-979-4100
 F: 813-979-4101

125 W. INDIAN TOWN RD.
 SUITE 100
 JUPITER, FL 33498
 P: 561-293-7503
 F: 561-293-7503

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[illegible]

PROJECT No.:	FJ16000
DRAWN BY:	MJ
CHECKED BY:	BM
DATE:	9-1-2
CAD I.D.:	FJ160006-COVER-SHEET

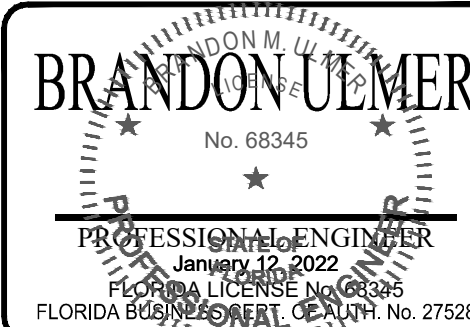
PROJECT:

**VERANO SOUTH
POD G - PLAT 5
MAINTENANCE
FACILITY**

FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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JUPITER, FL 33458
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SHEET TITLE:

COVER SHEET

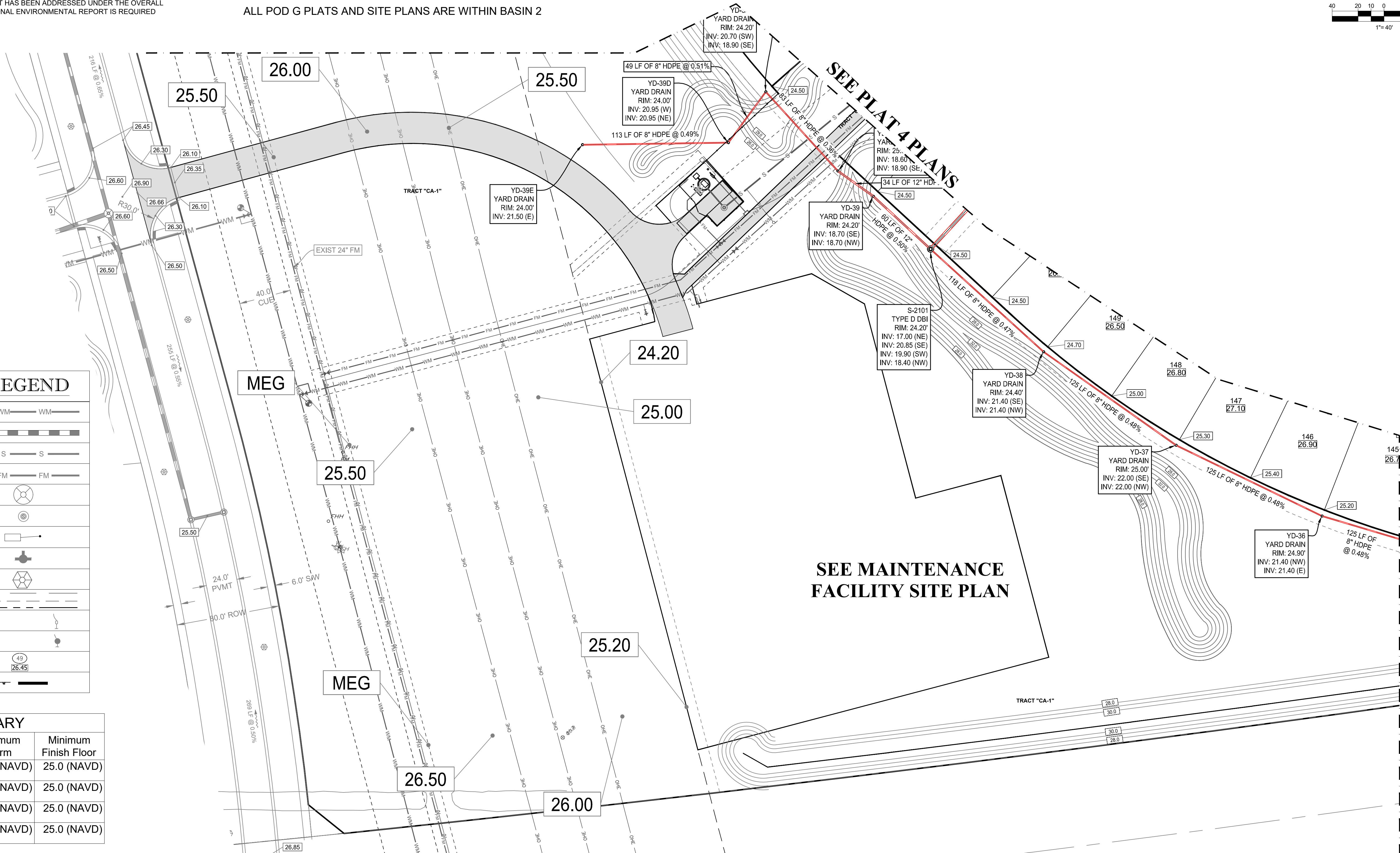
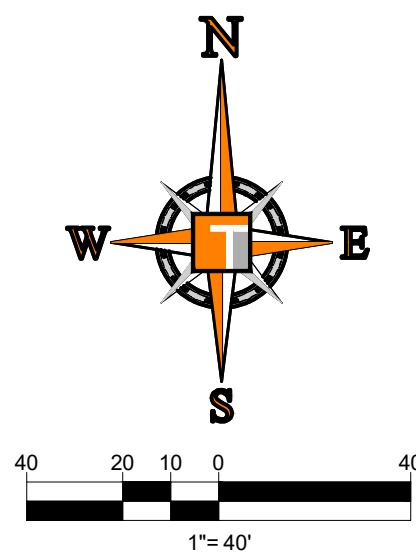
SHEET NUMBER: _____
















C-01(G5)

PORT ST. LUCIE PROJECT NO: P21-20

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

ALL POD G PLATS AND SITE PLANS ARE WITHIN BASIN 2



ENGINEERING LEGEND	
WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
FORCE MAIN	
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	 
SEWER SERVICE	 
LOT NUMBER / FINISH FLOOR	<div style="border: 1px solid black; padding: 2px; display: inline-block;">49 26.45</div>
24" STOP BAR AND STOP SIGN	

BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
1K	23.0 (NAVD)	23.0 (NAVD)	25.0 (NAVD)
1H	23.0 (NAVD)	23.0 (NAVD)	25.0 (NAVD)
1I	23.0 (NAVD)	23.0 (NAVD)	25.0 (NAVD)
1F	23.0 (NAVD)	23.0 (NAVD)	25.0 (NAVD)

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.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND 100% OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. 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.
8. 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.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PREPARED BY STATE ENGINEER SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

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■ 6300 NW 31ST AVENUE
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SUITE 600
TAMPA, FL 33609
P. 813-379-1100

■ 125 W. INDIANTOWN RD.
SUITE 206
JUPTER, FL 33458
P. 561-230-1503

■ 10000 N. WINDY HILL RD.
SUITE 100
FORT MYERS, FL 33907
P. 941-937-1000

■ 10000 N. WINDY HILL RD.
SUITE 100
FORT MYERS, FL 33907
P. 941-937-1000

[illegible]

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:

**VERANO SOUTH
POD G - PLAT 5
MAINTENANCE
FACILITY**

_____FOR_____

VERANO DEVELOPMENT



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SHEET TITLE:

PGD PLAN

SHEET NUMBER:

C-03(G5)

PORT ST. LUCIE PROJECT NO: P21-208

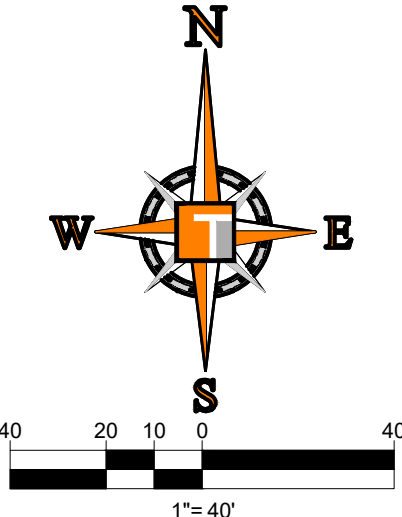
BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A			
THRU	24.5 (NAVD)	24.5 (NAVD)	26.0 (NAVD)
2J			

ALL POD G PLATS AND SITE PLANS ARE WITHIN BASIN 2

MATCHLINE
SEE SHEET C-03(G5)

SEE PLAT 4 PLANS

MATCHLINE
SEE BELOW



MATCHLINE
SEE ABOVE

SEE PLAT 4 PLANS

MATCHLINE
SEE SHEET C-05(G5)

CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- 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 ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

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



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JUPITER, FL 33458 JUPITER, FL 33458
P: 561-203-7503 P: 561-203-7503
P: 561-203-7503 P: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY
1	10-5-21	REV PER SPRC	MUL
2	12-3-21	BID SET	BU



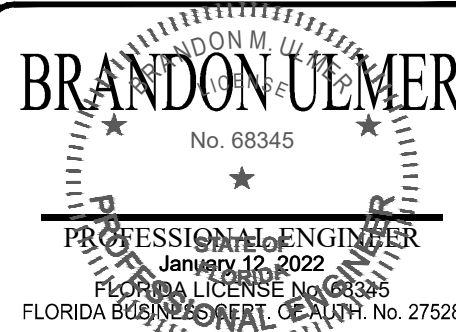
PROJECT No.:	FJ160006
DRAWN BY:	MUL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:
**VERANO SOUTH
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SHEET TITLE:
PGD PLAN
SHEET NUMBER:
C-04(G5)
PORT ST. LUCIE PROJECT NO: P21-208

CONSTRUCTION NOTES:

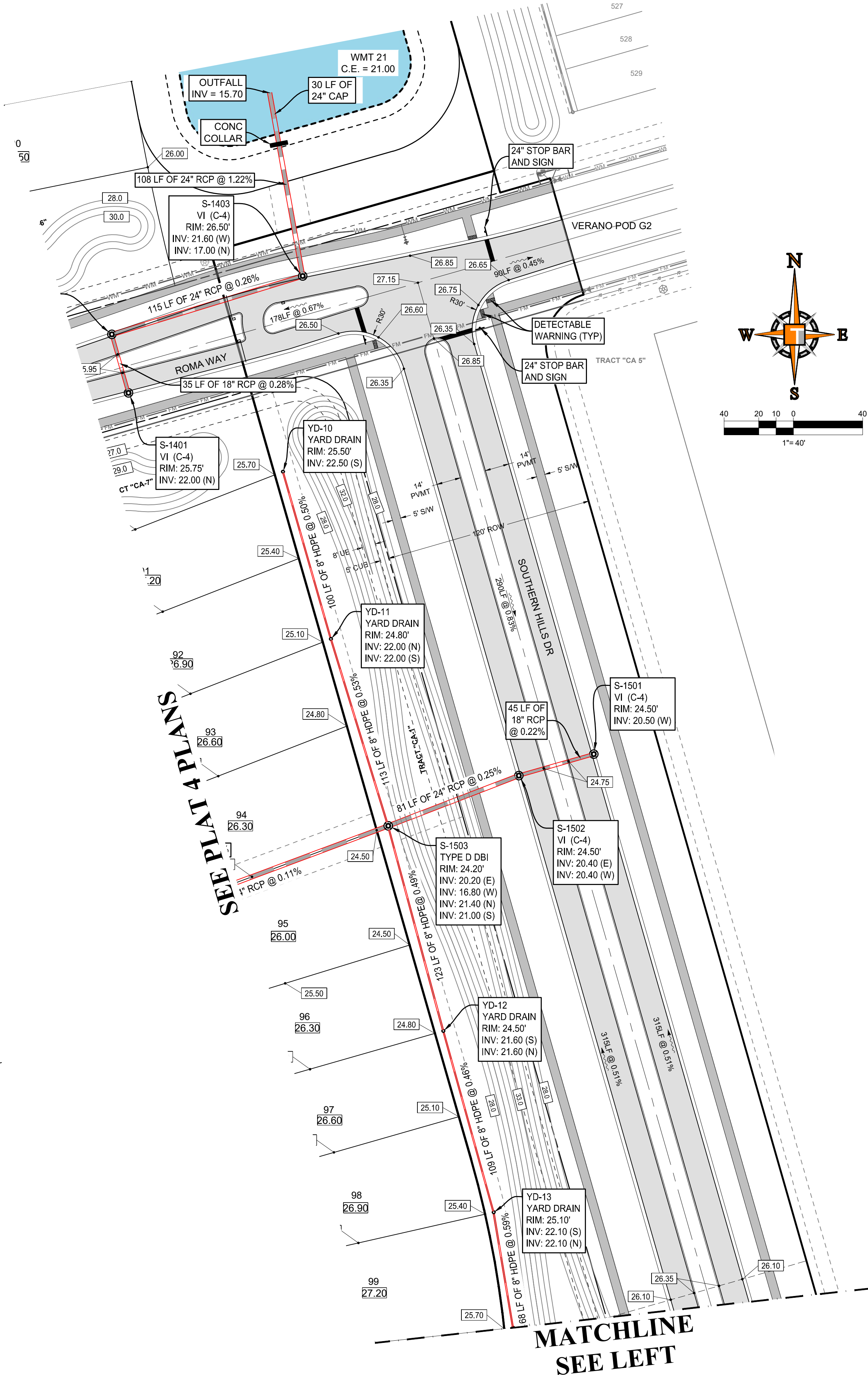
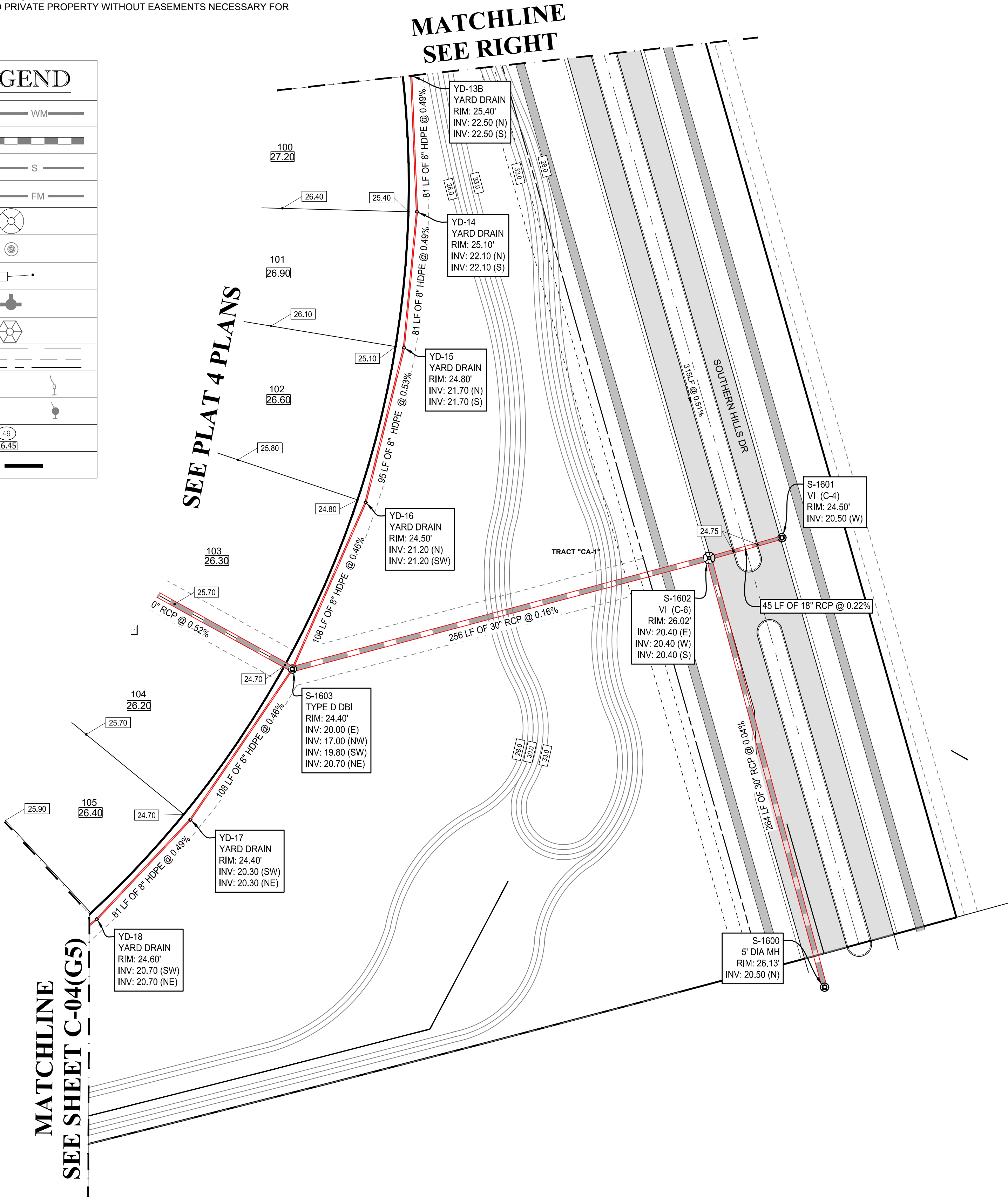
1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SW, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
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11. THE CONTRACTOR SHALL NOT ENCR OACH 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	CB
MANHOLE	MH
PROPOSED ELEVATION	PE
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY / CUE / UE	ROW / CUE / UE
WATER SERVICE	WS
SEWER SERVICE	SS
LOT NUMBER / FINISH FLOOR	LN / FF
24" STOP BAR AND STOP SIGN	SB / SS

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

ALL POD G PLATS AND SITE PLANS ARE WITHIN BASIN 2



REVISIONS			
REV.	DATE	COMMENT	BY
1	10-5-21	REV PER SPRC	MUL
2	12-3-21	BID SET	BU

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PROJECT No.:	FJ160006
DRAWN BY:	MUL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-PGD-PLANS

**VERANO SOUTH
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MAINTENANCE
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FOR
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PORT SAINT LUCIE
FLORIDA



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

BRANDON J. UEMER
No. 68345
PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA LICENSE NO. 68345
FLORIDA BUSINESS REGISTRATION NO. 27528

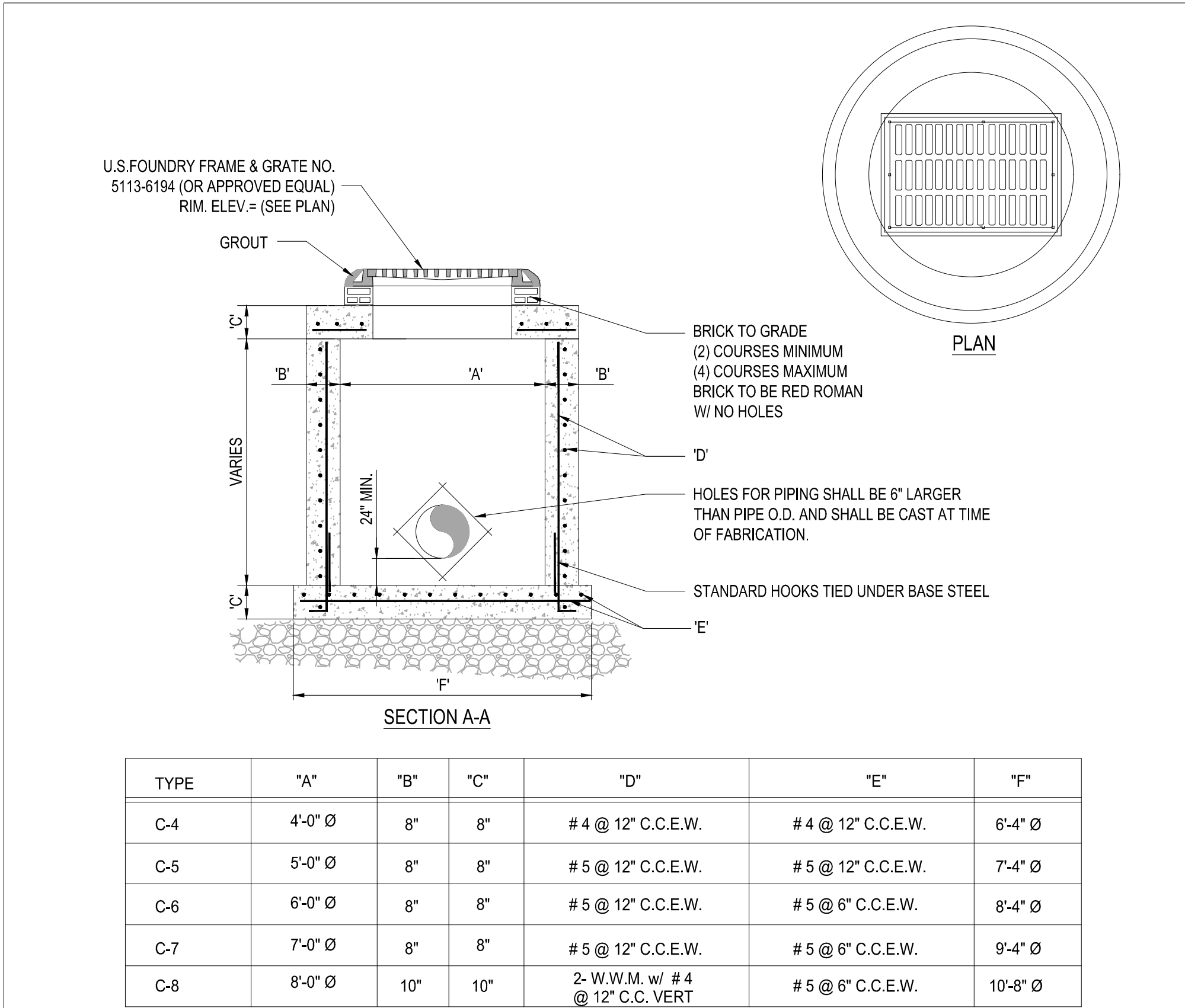
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PGD PLAN

SHEET NUMBER:

C-05(G5)

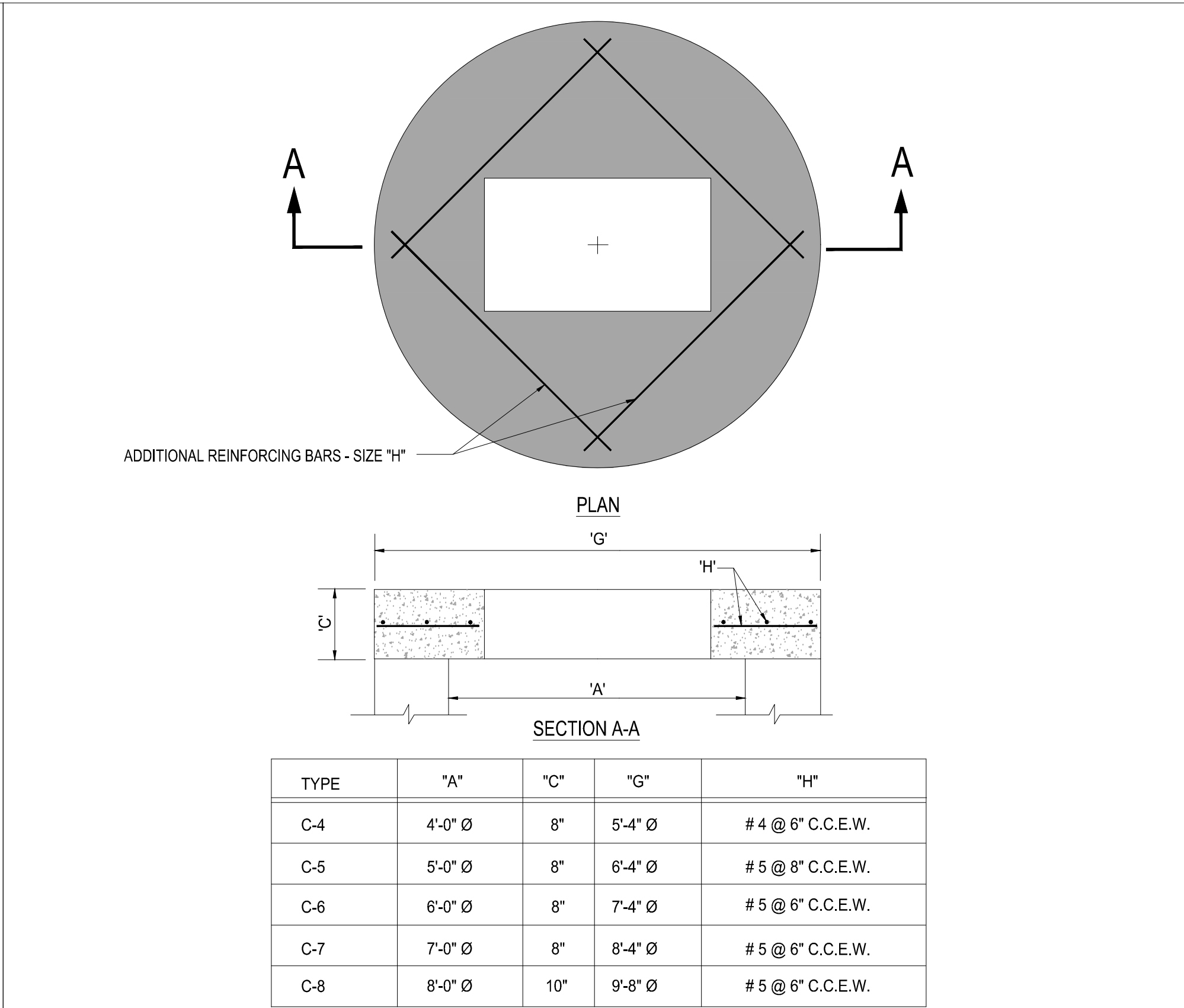
PORT ST. LUCIE PROJECT NO: P21-208

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



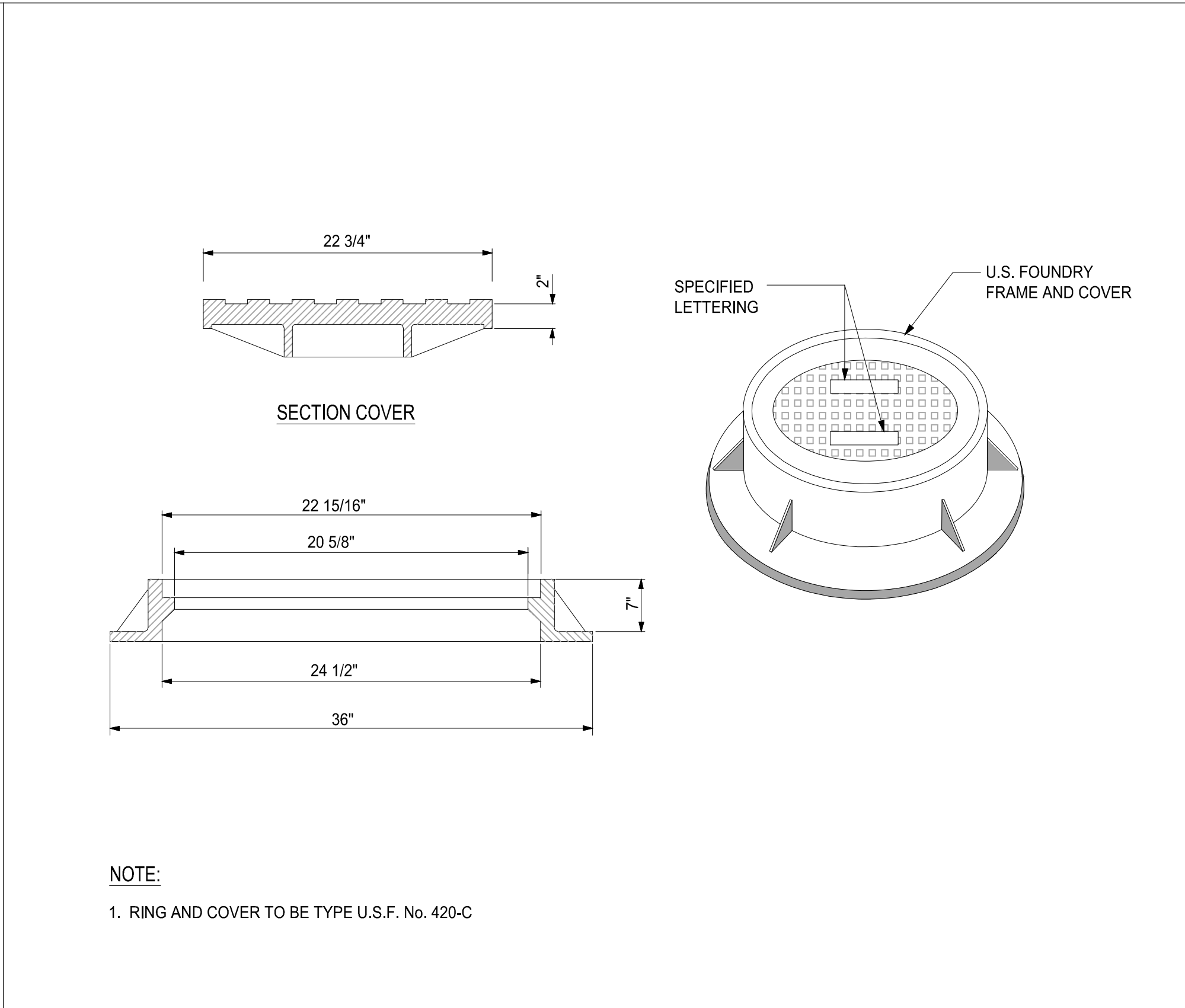
1 PRECAST CIRCULAR VALLEY INLET

SCALE: NONE



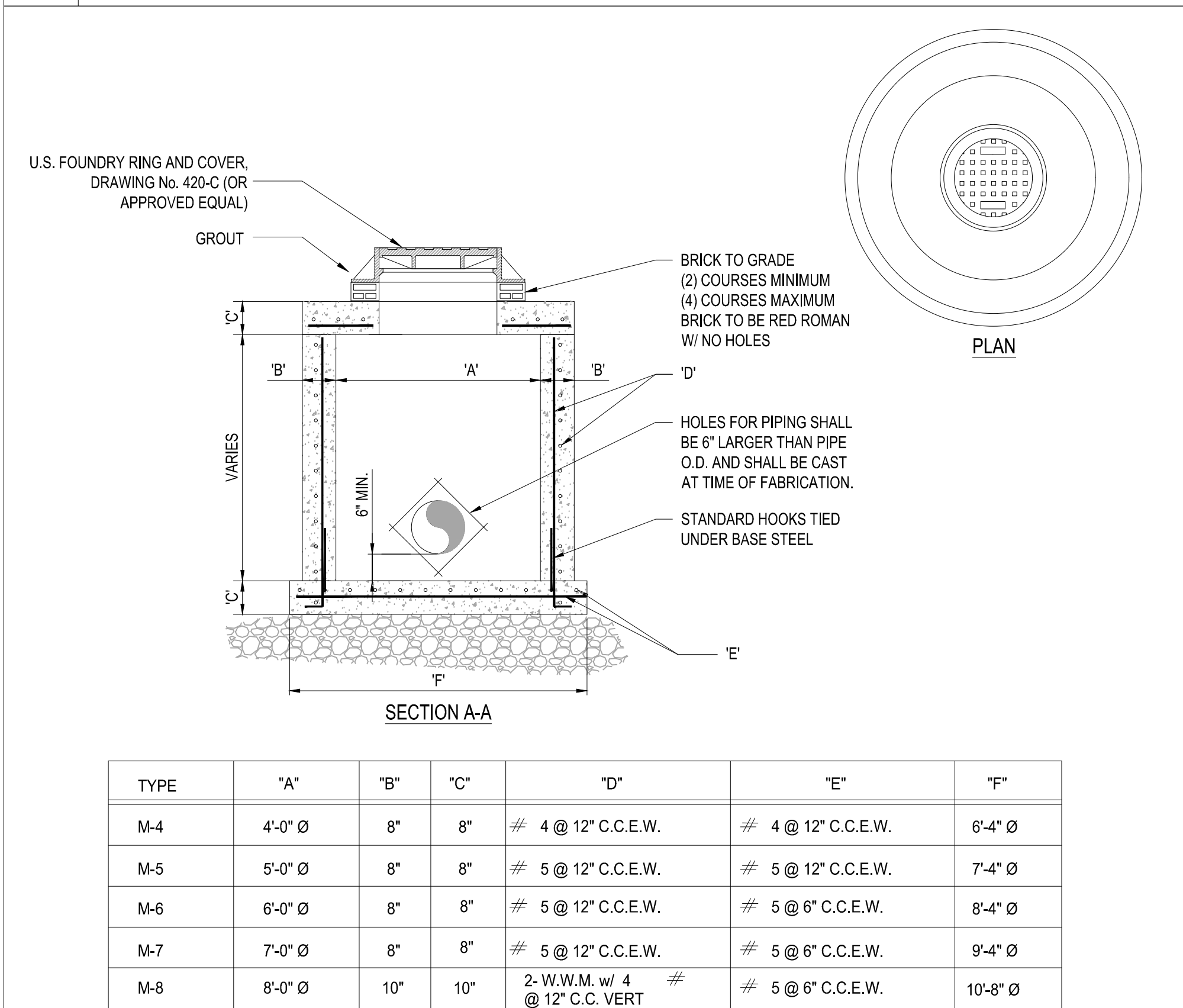
2 PRECAST CONCRETE-TOP SLAB

SCALE: NONE



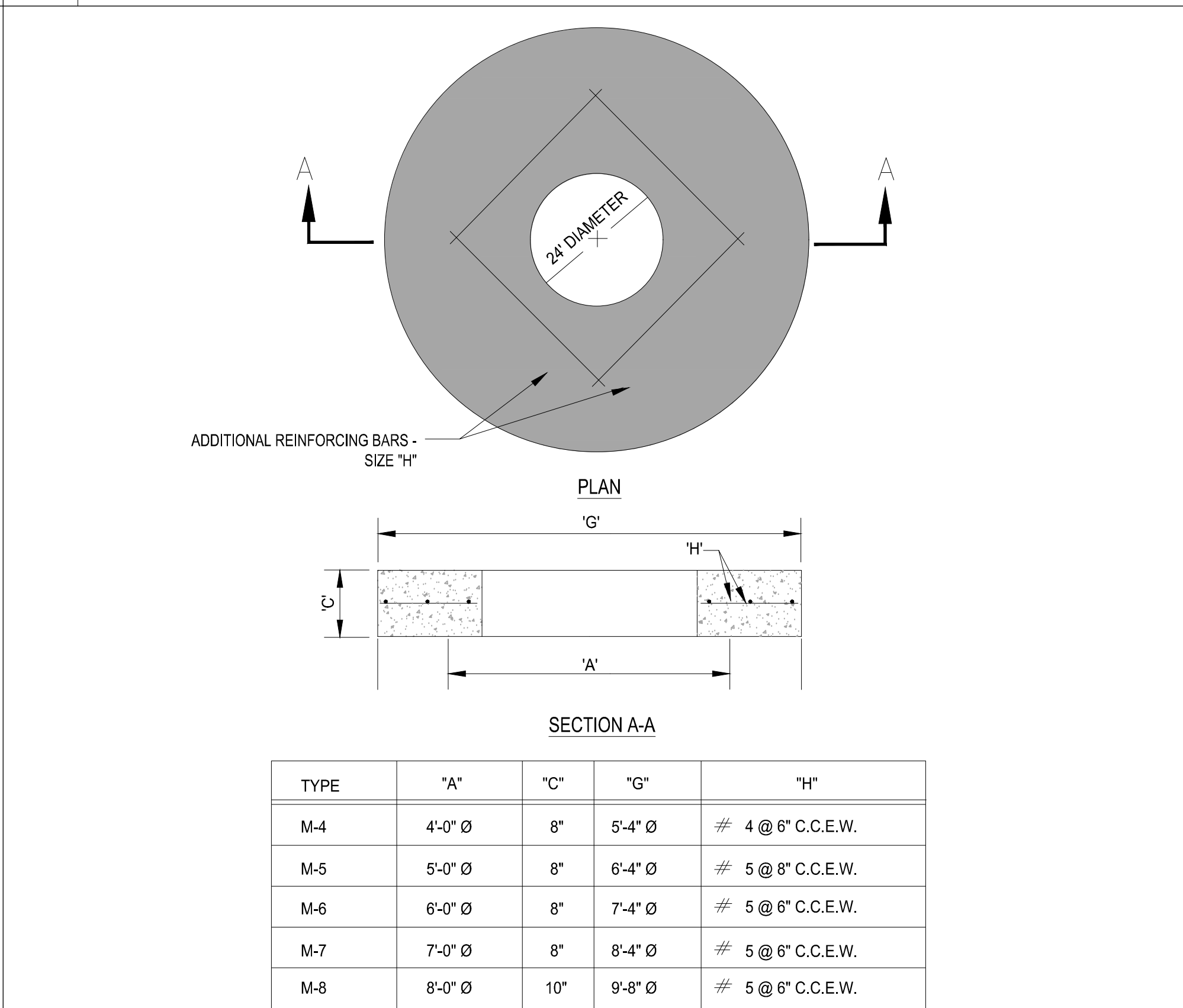
3 MANHOLE FRAME DETAIL

SCALE: NONE



4 PRECAST CIRCULAR DRAINAGE MANHOLE

SCALE: NONE



5 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES

SCALE: NONE

THOMAS

ENGINEERING GROUP

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6300 NW 31ST AVENUE
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REVISIONS

REV.	DATE	COMMENT	BY
1	10-5-21	REV PER SPRC	MJL
2	12-3-21	BID SET	BU

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PROJECT No.: FJ160006
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 9-1-21
CAD I.D.: FJ160006-PGD-DETAILS

PROJECT:
VERANO SOUTH
POD G - PLAT 5
MAINTENANCE
FACILITY
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

THOMAS

ENGINEERING GROUP

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125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33468
PH: (561) 203-7503
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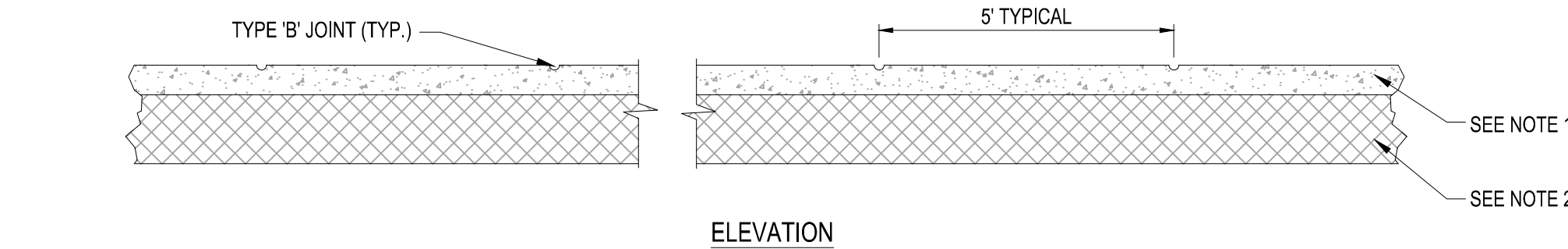
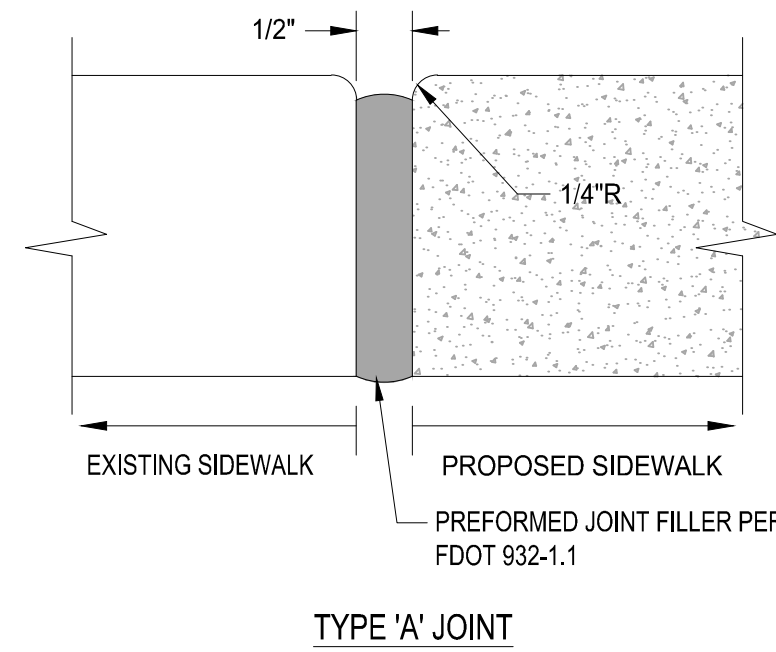
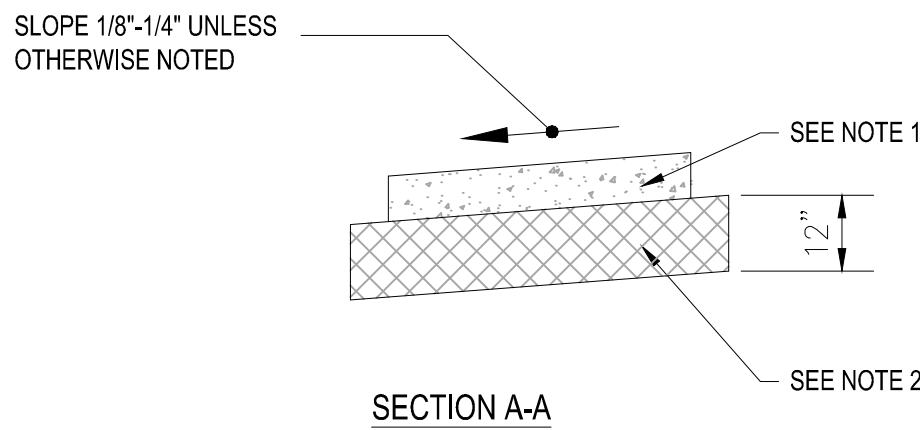
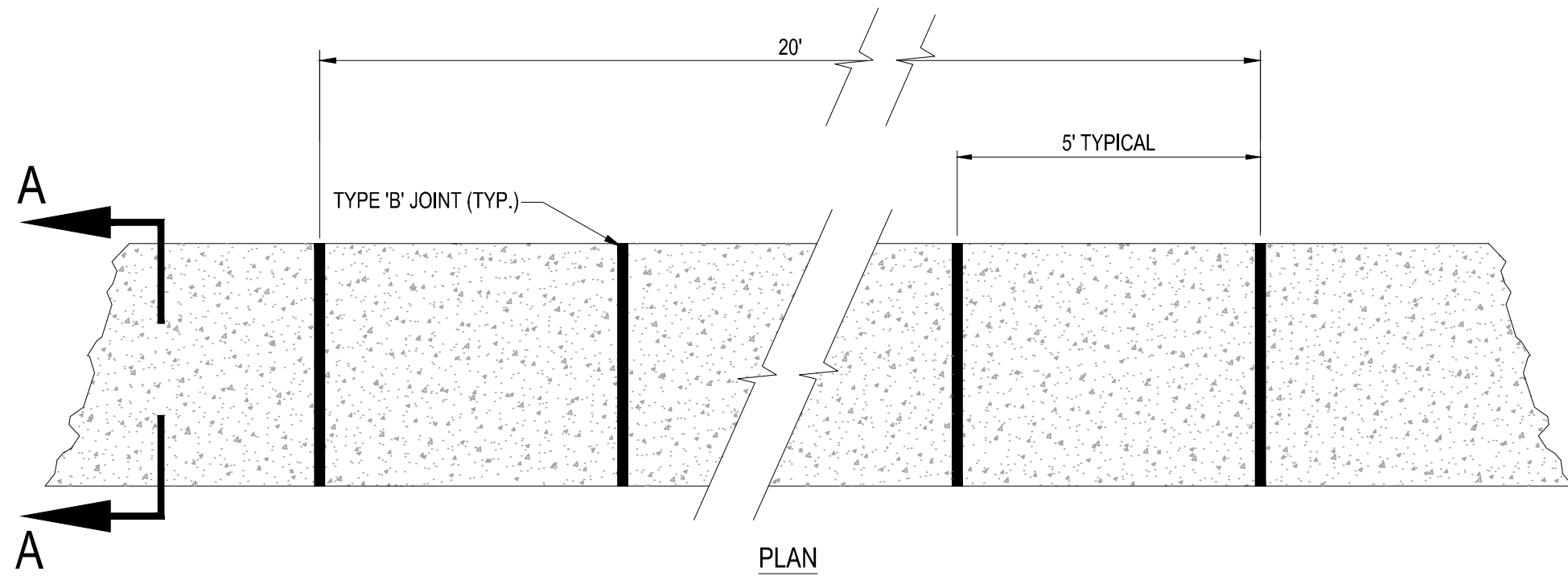
BRANDON JEMER

No. 68345
PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA LICENSE No. 27528
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PGD DETAILS

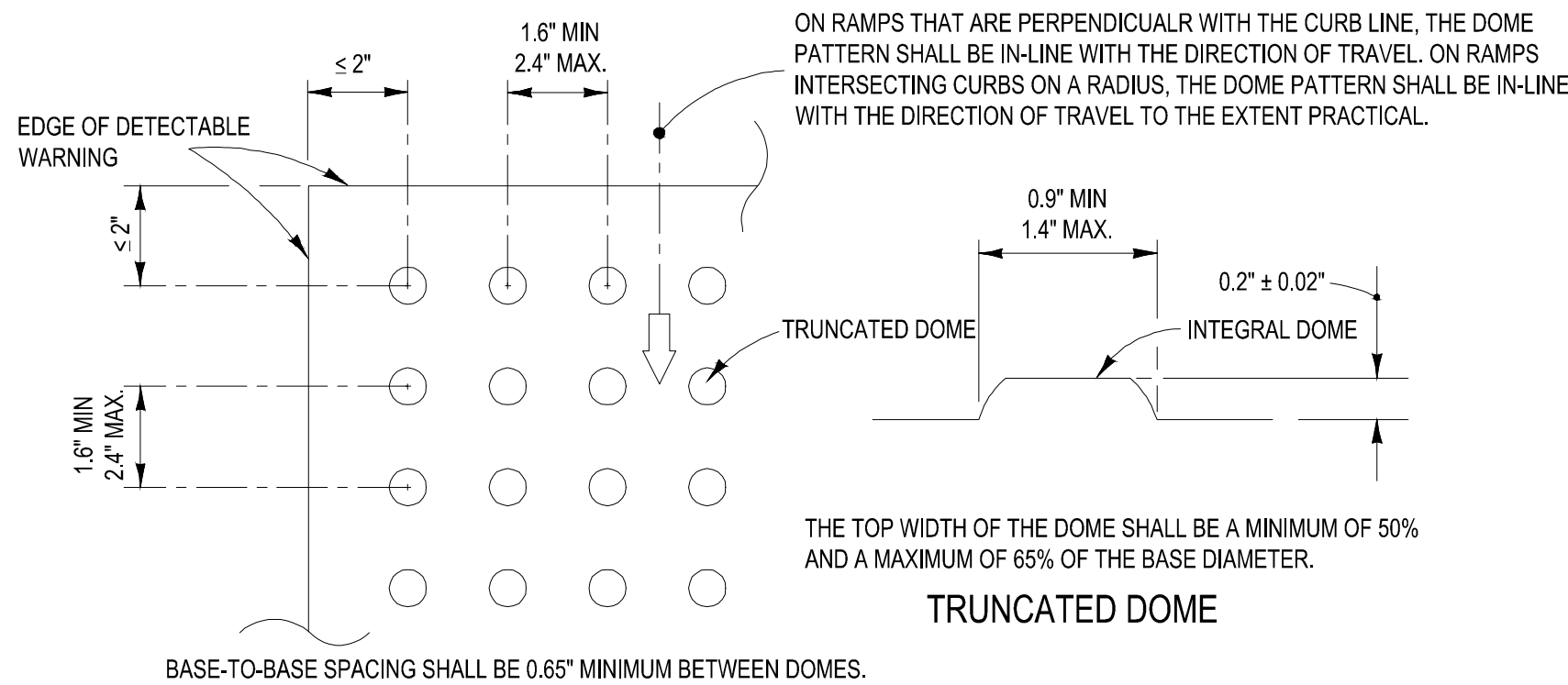
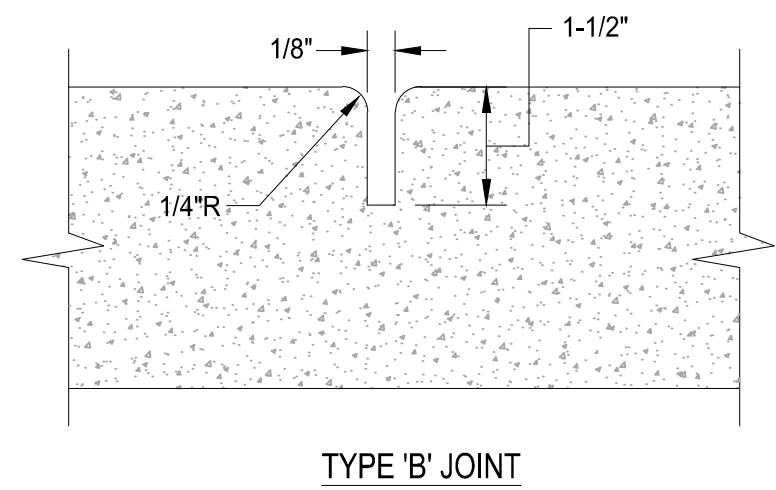
SHEET NUMBER:
C-06(G5)

PORT ST. LUCIE PROJECT NO: P21-208



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

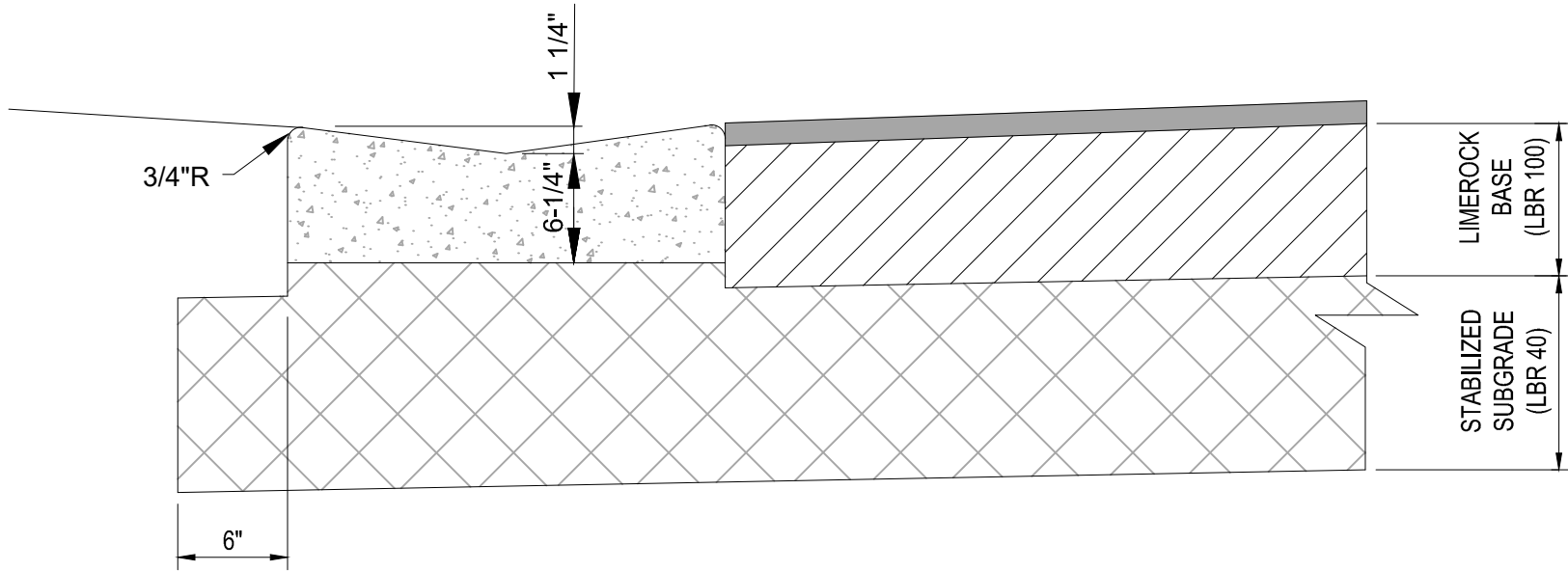
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.



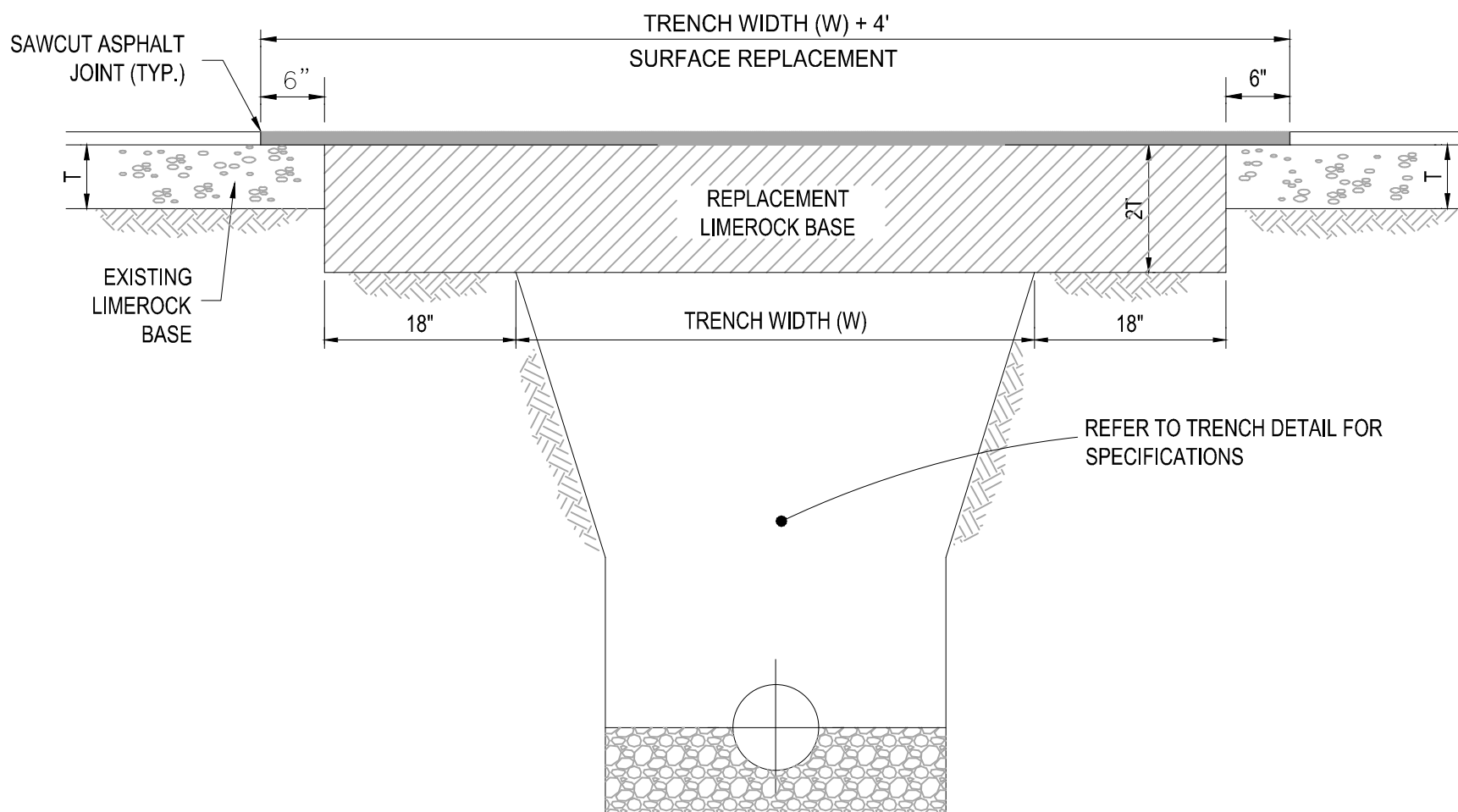
- ALL CURB RAMPS INCLUDING DETECTABLE WARNING SHALL BE CONSTRUCTED PER FOOT INDEX 304 LATEST EDITION
-ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

6 SIDEWALK DETAILS

SCALE: NONE



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

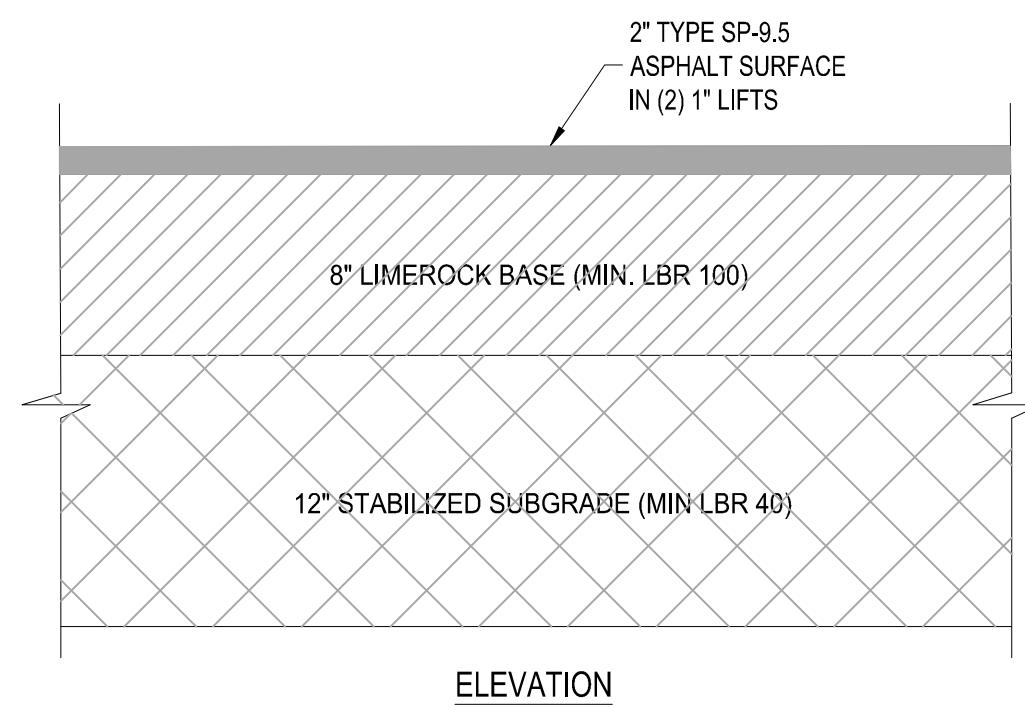


- NOTES:
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
 2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
 3. SUBGRADE MATERIAL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

7 DETECTABLE WARNING DETAIL

SCALE: NONE

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



8 VALLEY GUTTER DETAIL

SCALE: NONE

9 PAVEMENT RESTORATION DETAIL

SCALE: NONE

10 ASPHALT PAVEMENT DETAIL

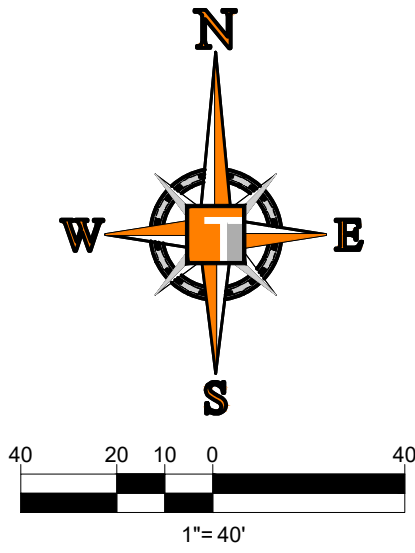
SCALE: NONE

REVISIONS			
REV.	DATE	COMMENT	BY
1	10-5-21	REV PER SPRC	MJL
2	12-3-21	BID SET	BU

ENGINEERING LEGEND	
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
CITY UTILITY EASEMENT	
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.



THOMAS

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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4850 W. KENNEDY BLVD
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125 W INDIANTOWN RD
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P: 561-203-7503
F: 561-203-7503

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-UTILITY-PLANS

PROJECT:

VERANO SOUTH
POD G - PLAT 5
MAINTENANCE
FACILITY

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
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BRANDON JEMER

No. 68345

PROFESSIONAL ENGINEER

January 12, 2022

FLORIDA LICENSE NO. 12578

FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:

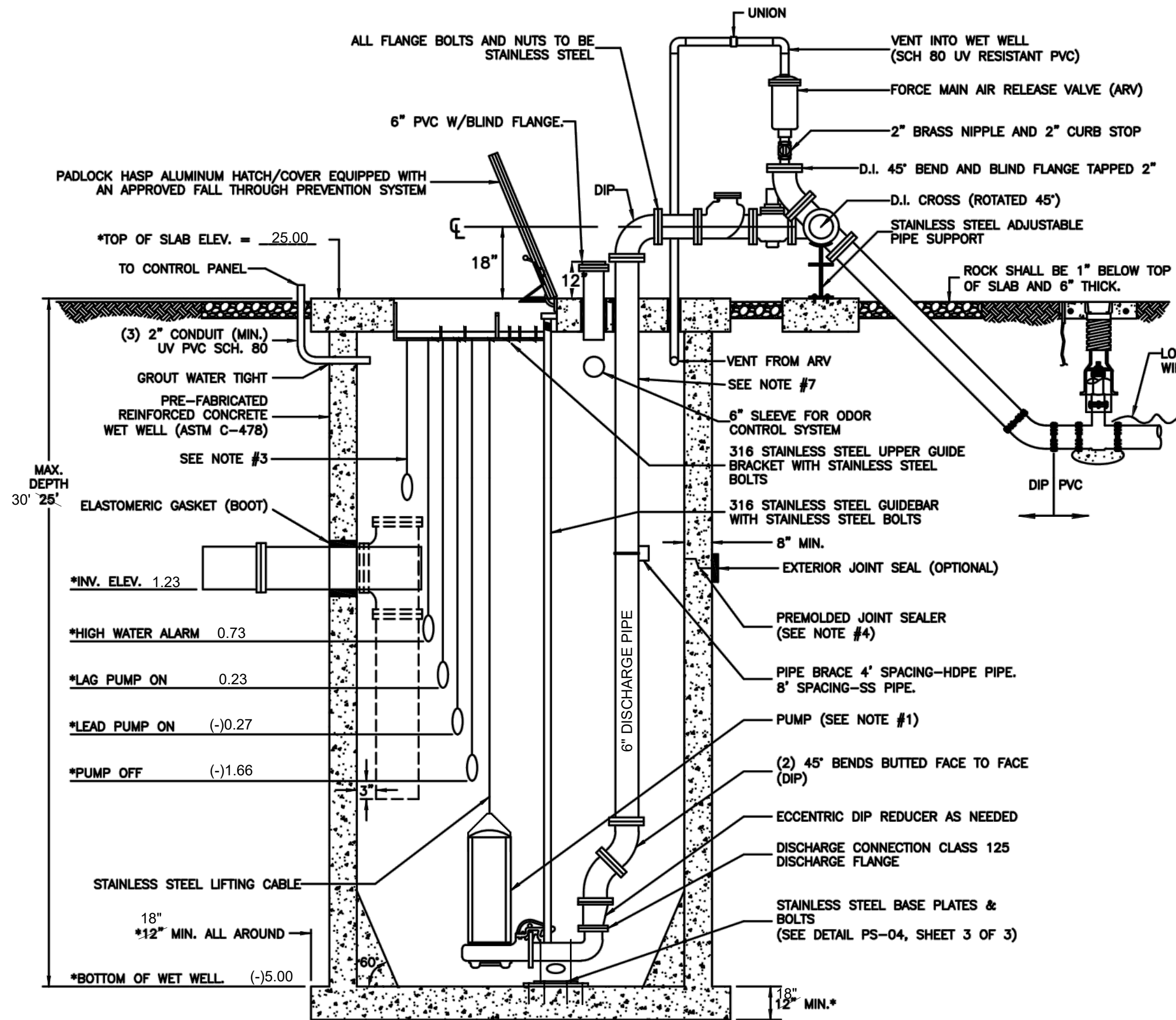
UTILITY PLAN

SHEET NUMBER:

C-08(G5)

PORT ST. LUCIE PROJECT NO: P21-208

PUMP DATA:
MANUFACTURER ** FLYGT WETWELL DIAMETER ** 8'
MODEL NUMBER ** FP 3171HT IMPELLER NUMBER ** 286 mm HP ** 30 RPM ** 1760
VOLTS ** 460 3 PHASE 57 HERTZ
OPERATING CONDITIONS:
** 233 GPM AT ** 126 TDH ** 50 % EFFICIENCY
SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.
WORKING DEPTH ** 1.39 FT. WORKING VOLUME ** 523 GALS.



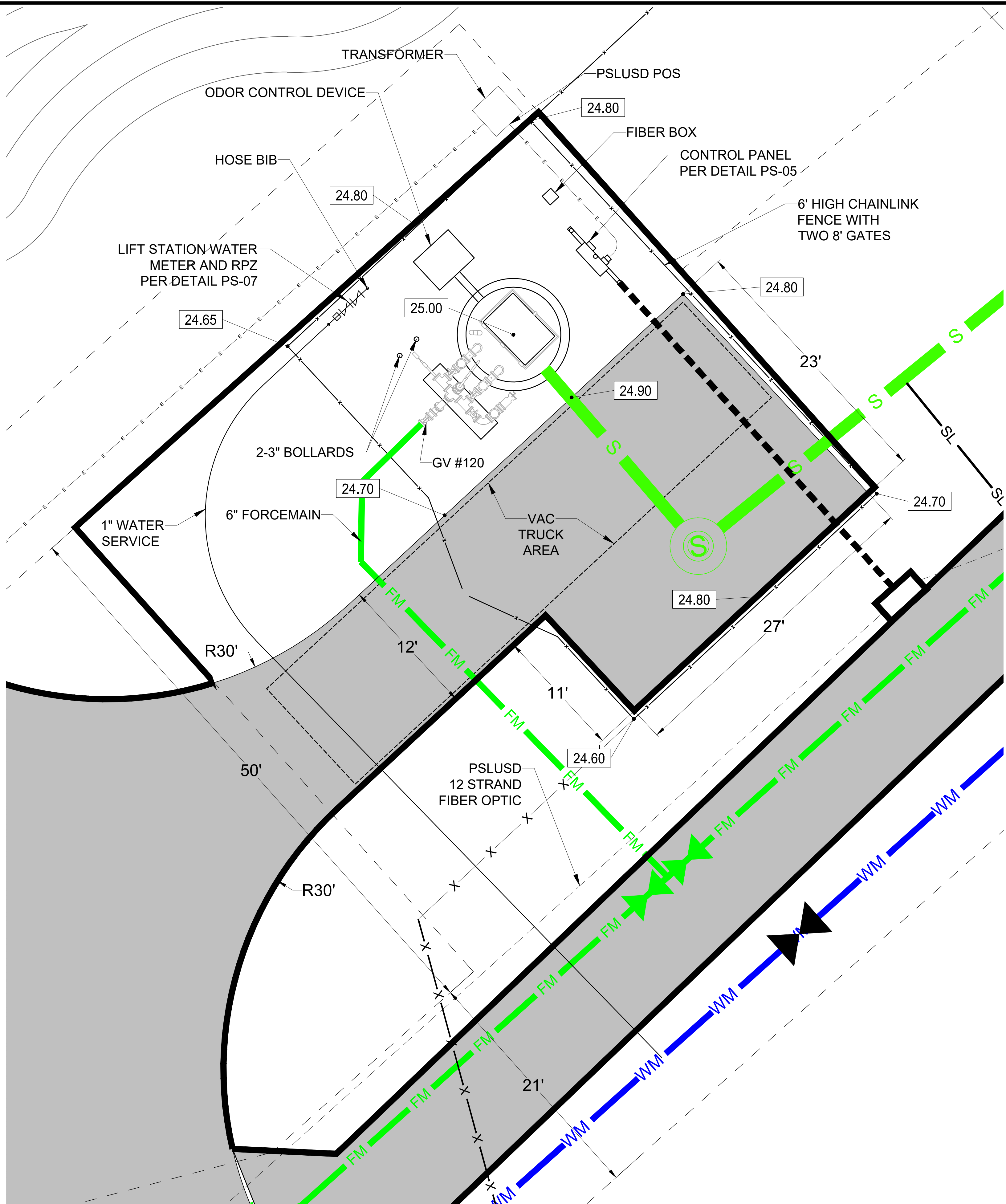
- NOTES:
- *THE DESIGN SPECIFICATIONS FOR THE WET WELL, PUMPS, CONTROL ELEVATIONS AND DISCHARGE PIPING SHALL BE AS SPECIFIED BY THE ENGINEER-OF-RECORD, IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS.
 - WET WELL INTERIOR WALLS SHALL BE PROTECTED WITH A LINER. THE WET-WELL EXTERIOR SHALL BE COATED WITH A PRIMER AND 2 COATS OF A WATER BASED EPOXY 3-5 MILS EACH; APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
 - A FLOAT SHALL BE PROVIDED FOR ALARM AND TO CONTROL BACKUP RELAY SYSTEM FOR THE PUMPS.
 - ALL OPENINGS FOR PIPES AND CONDUITS SHALL BE PRECAST. ALL JOINTS AND TOP SLAB SHALL BE SEALED WITH AN APPROVED SEALANT (SEE DETAIL). THE SPACE BETWEEN THE DISCHARGE PIPES AND THE TOP SLAB SHALL BE FILLED WITH WATERPROOF NON-SHRINKING GROUT.
 - THE INFLUENT PIPE DETAIL SHOWN ABOVE IS FOR A GRAVITY SEWER. FOR FORCE MAINS FROM A LIFT STATION OR LOW PRESSURE SEWER SYSTEM, A TEE SHALL BE INSTALLED AS SHOWN WITH DASHED LINE.
 - ONE PUMP SHALL BE EQUIPPED WITH A MIX-FLUSH VALVE.
 - THE DISCHARGE PIPE SHALL BE SCH-40 STAINLESS STEEL OR DR-11 HDPE PIPE TO THE FLANGE ABOVE THE GROUND.
 - ALL HARDWARE SHALL BE 316 STAINLESS STEEL AND ALL BOLTS AND NUTS SHALL BE 304 STAINLESS STEEL.



MINIMUM CONSTRUCTION STANDARDS FOR
CITY OF PORT ST. LUCIE
900 S.E. OGDEN LANE
PORT ST. LUCIE, FL 34983
PHONE (772) 873-6400 FAX (772) 873-6433

LIFT STATION WET WELL SECTION

DETAIL: PS-04
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 3



LIFT STATION DETAIL
SCALE 1" = 5'

ACCESS DRIVE - 6" THICK CONCRETE 4000 PSI WITH FIBER MESH AND COMPACTED SUBGRADE TO 98% DENSITY
EXTENDED 6" BEYOND ALL EDGES.

ALL AREAS INSIDE FENCE THAT ARE NOT COVERED BY CONCRETE, STRUCTURES OR EQUIPMENT SHALL HAVE #57
STONE. THE STONE SHALL BE PLACED OVER 2-PLY 4 MIL VISQUEEN, A MINIMUM OF 6" BUT NO MORE THAN 8" DEEP.

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



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4950 W. KENNEDY BLVD. 125 W. INDIANTOWN RD.
JUPITER, FL 33468 JUPITER, FL 33468
P: 561-203-7503 P: 561-203-7503
P: 813-379-4100
THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN AND INSTRUMENTS AND SHALL BE BASED ON THE INFORMATION AND DATA PROVIDED BY THE CLIENT. THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN AND INSTRUMENTS AND SHALL BE BASED ON THE INFORMATION AND DATA PROVIDED BY THE CLIENT.

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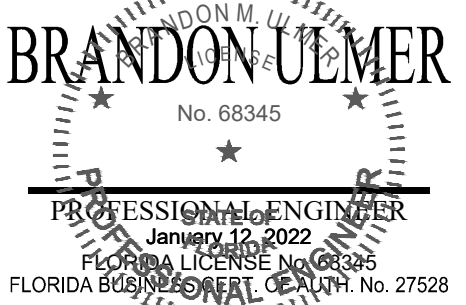
PROJECT No.: FJ160006
DRAWN BY: MUL
CHECKED BY: BMU
DATE: 9-1-21
CAD I.D.: FJ160006-LS-DETAILS

PROJECT:
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POD G - PLAT 5
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SHEET TITLE:
LIFT STATION DETAILS

SHEET NUMBER:

G-10(G5)

PORT ST. LUCIE PROJECT NO: P21-208
