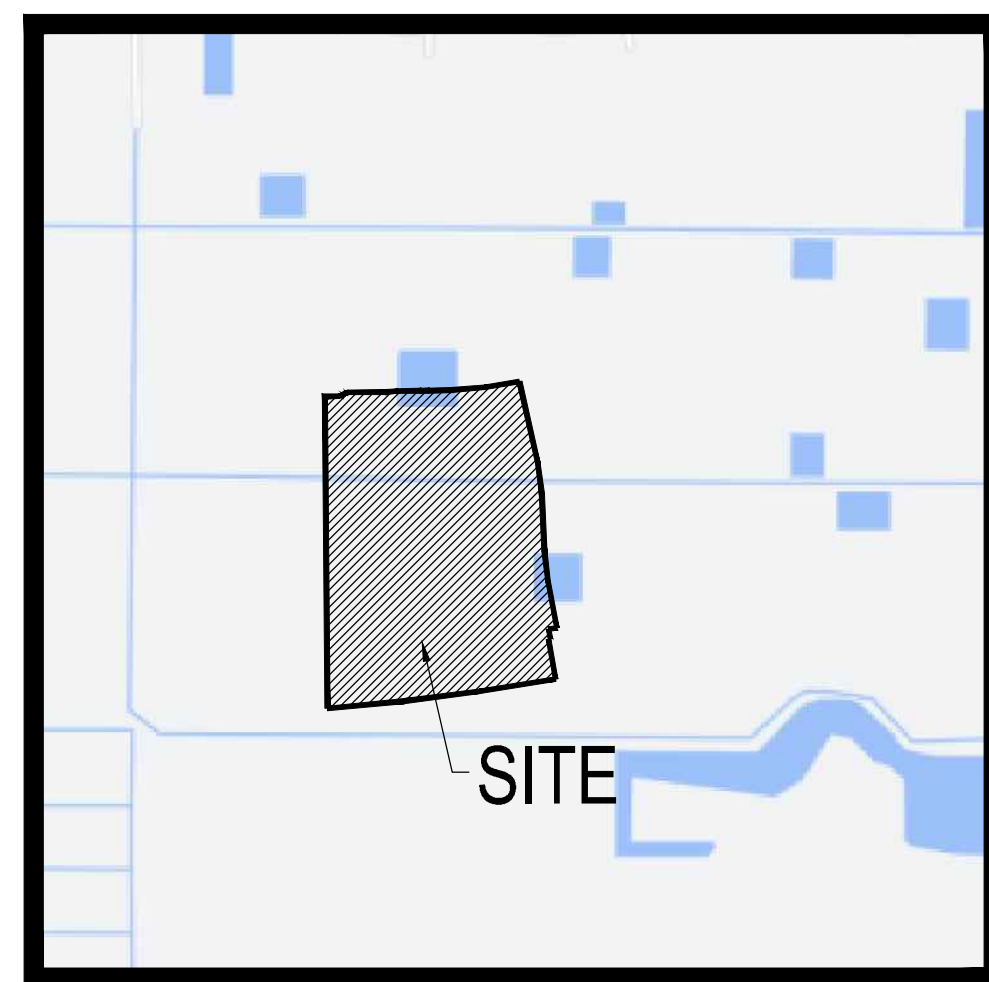
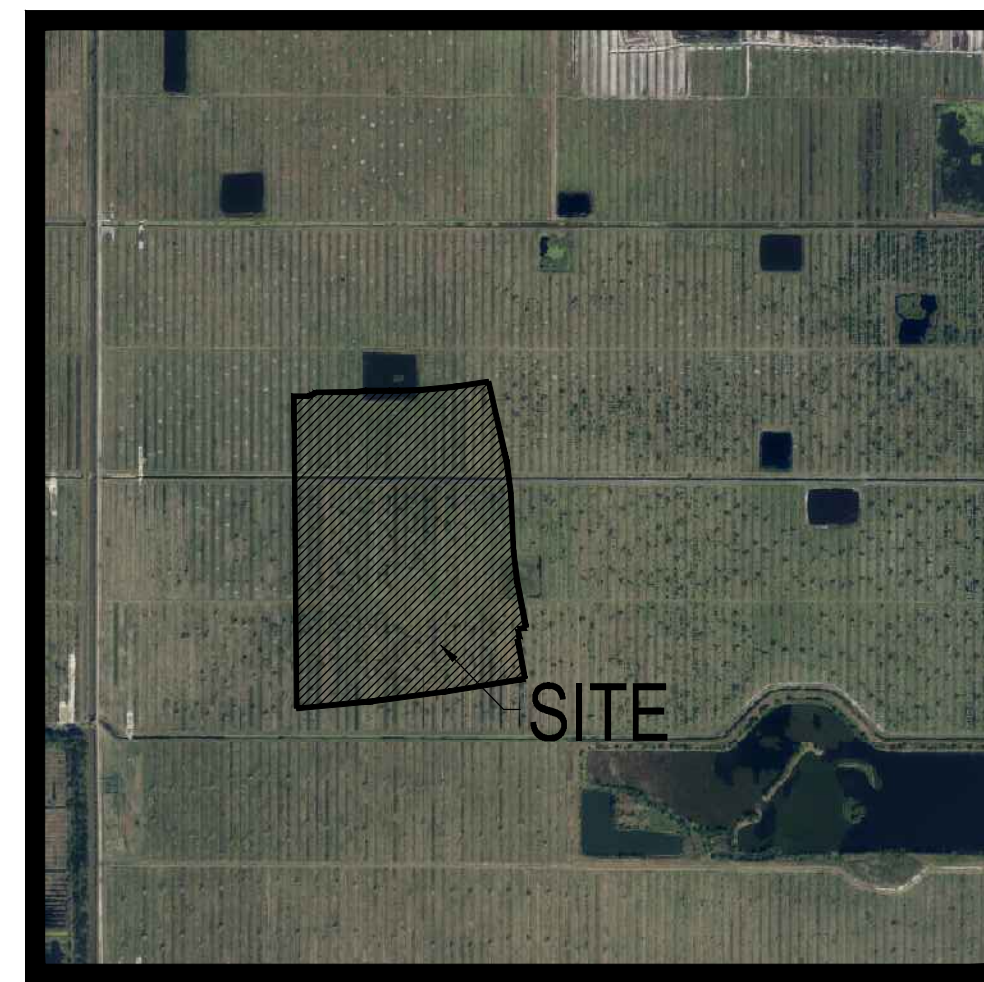
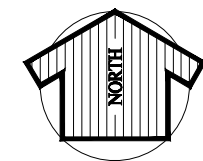


WATER AND SEWER IMPROVEMENTS FOR RIVERLAND PARCEL B PLAT SIX

CIVIL CONSTRUCTION PLANS & SPECIFICATIONS SECTIONS 21, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA



LOCATION MAP
N.T.S.



VICINITY AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02 - 07	WATER AND SEWER PLANS
08	OVERALL WATER SAMPLE POINT MAP
09 - 10	PROFILES

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF RIVERLAND PARCEL B - PLAT FIVE, AS RECORDED IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID RIVERLAND PARCEL B - PLAT FIVE FOR THE FOLLOWING NINE (9) DESCRIBED COURSES, SOUTH 12°39'25" EAST, A DISTANCE OF 431.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 10°04'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 163.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°34'44" EAST, A DISTANCE OF 300.15 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 08°15'35"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 154.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°50'19" EAST, A DISTANCE OF 250.55 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 10°29'14" WEST, A RADIUS OF 11739.00 FEET AND A CENTRAL ANGLE OF 00°12'46"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 43.62 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 10°16'28" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11789.00 FEET AND A CENTRAL ANGLE OF 00°02'55"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 10°13'33" EAST, A DISTANCE OF 211.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 10°13'33" WEST, A RADIUS OF 12000.00 FEET AND A CENTRAL ANGLE OF 05°43'24"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1198.70 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 00°28'42" WEST, A DISTANCE OF 1624.65 FEET; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 48°11'23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 25.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 48°11'23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 25.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 202.94 FEET; THENCE NORTH 83°48'40" EAST, A DISTANCE OF 50.25 FEET; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 126.00 FEET; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 41.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2570.00 FEET, A CENTRAL ANGLE OF 02°31'11"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 113.02 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2570.00 FEET, A CENTRAL ANGLE OF 08°05'53"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 363.24 FEET TO THE POINT OF BEGINNING

CONTAINING 41.317 ACRES, MORE OR LESS.

**PLAN FOR
RIVERLAND ASSOCIATES II LLLP**

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

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

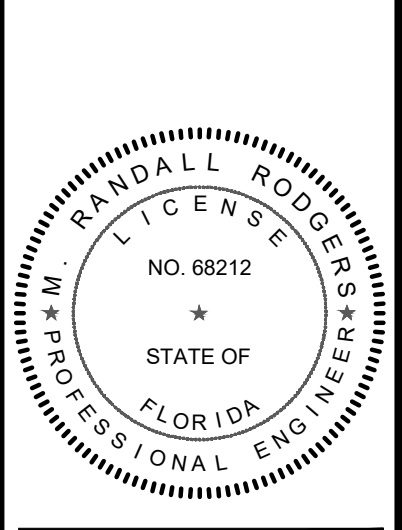
ENGINEER'S PROJECT NO. 21-1016



REVISIONS:		
BY:	DATE:	COMMENT:
SG	08/06/21	PER SPRC COMMENTS
SG	11/09/21	PER GL MARKUPS

PROJECT:
**RIVERLAND PARCEL B
PLAT SIX**
CITY OF PORT ST LUCIE,
FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
11/9/21

PROJECT No.:	21-1016
DRAWN BY:	SG
CHECKED BY:	RR
DATE:	11/9/2021
CAD ID.:	21-1016 COVER

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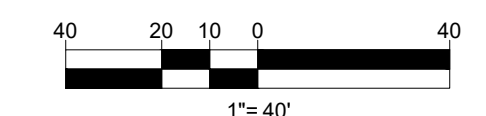
COVER SHEET

SHEET NUMBER:

01



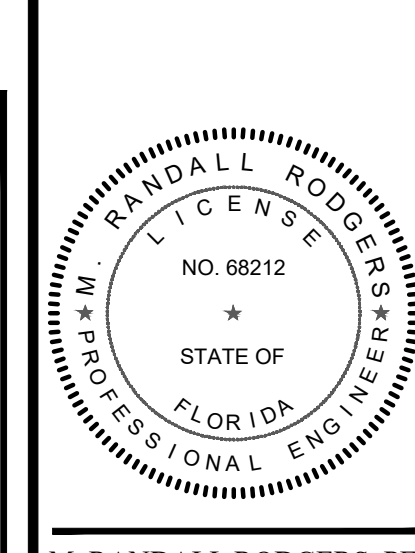
CITY OF PSL PROJECT NO. P21-138
PSLUSD FILE NO. 5266G



REVISIONS:	
BY:	DATE:
SG	08/06/21
	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL B
PLAT SIX
CITY OF PORT ST. LUCIE, FLORIDA

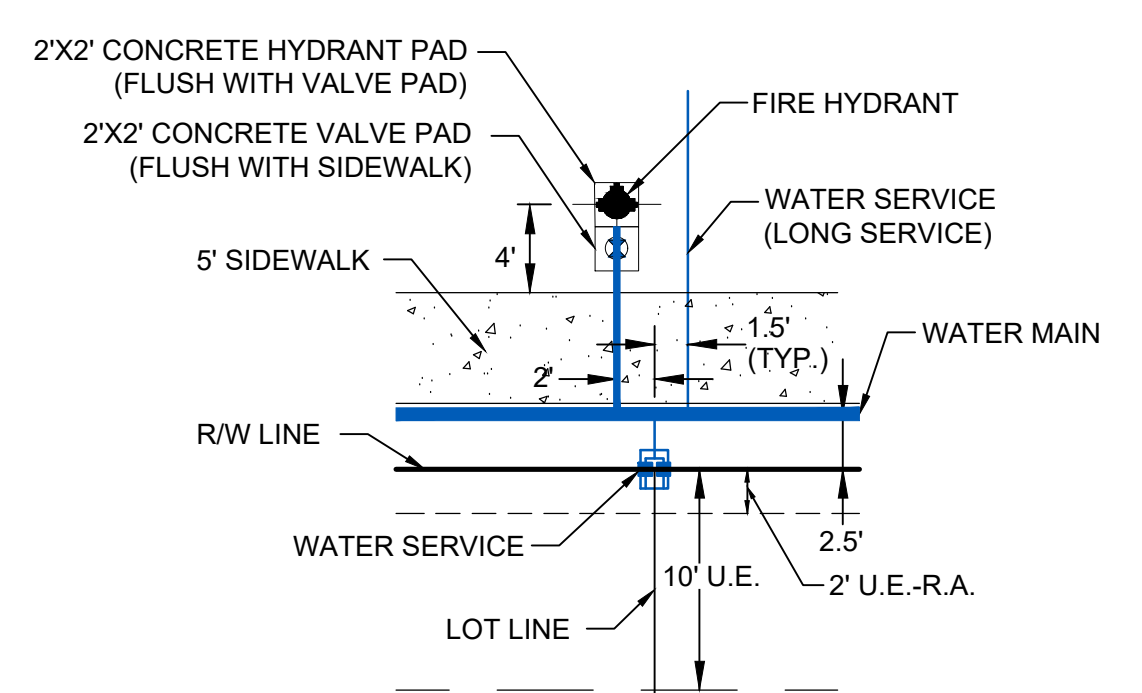
CLIENT: RIVERLAND ASSOCIATES II
LLLP



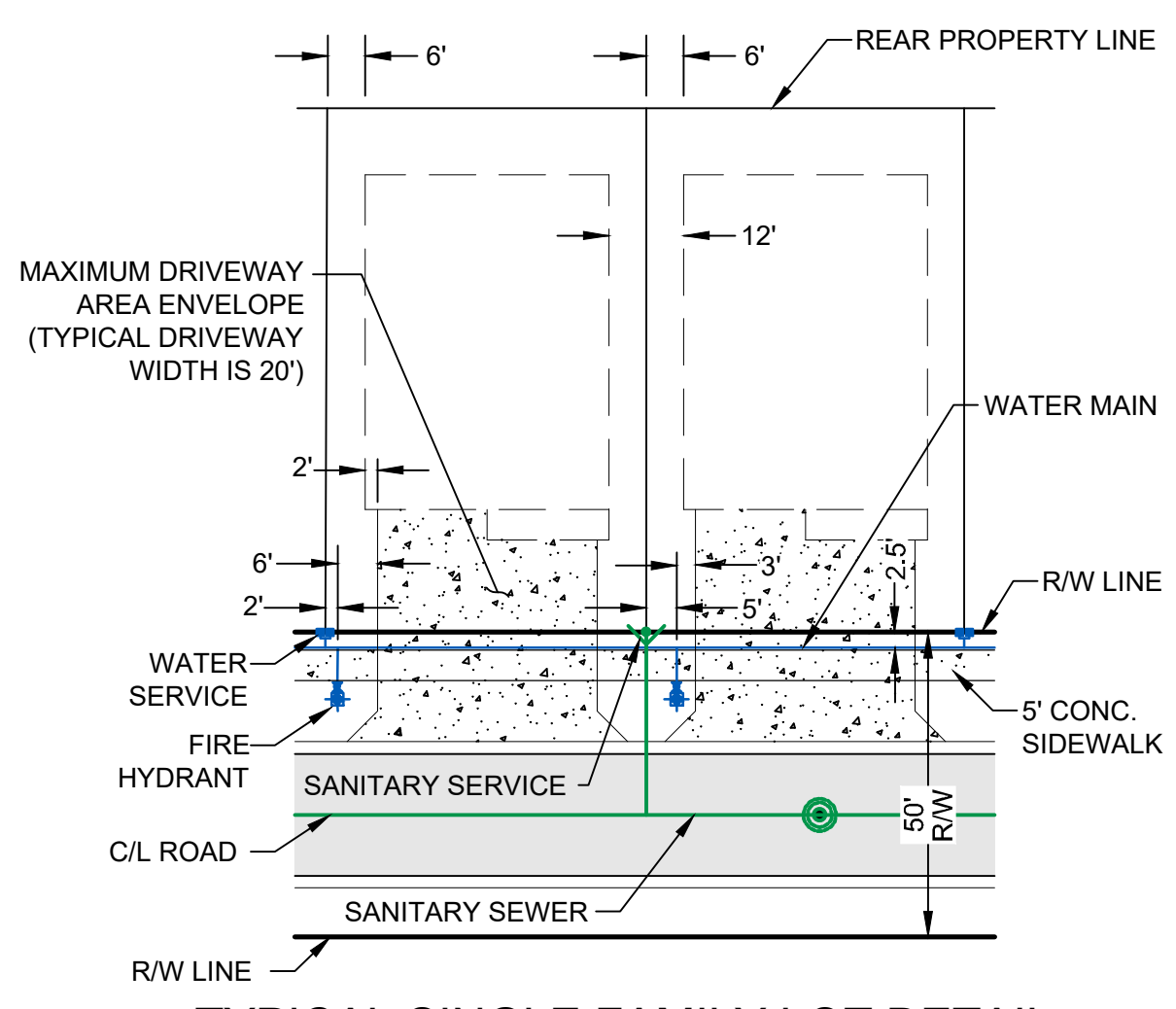
M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
11/9/21

PROJECT No.: 21-1016
DRAWN BY: SG
CHECKED BY: RR
DATE: 11/9/2021
CAD ID.: 21-1016 WS PLAN

SHEET TITLE: WATER AND SEWER PLAN
SHEET NUMBER: 02



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



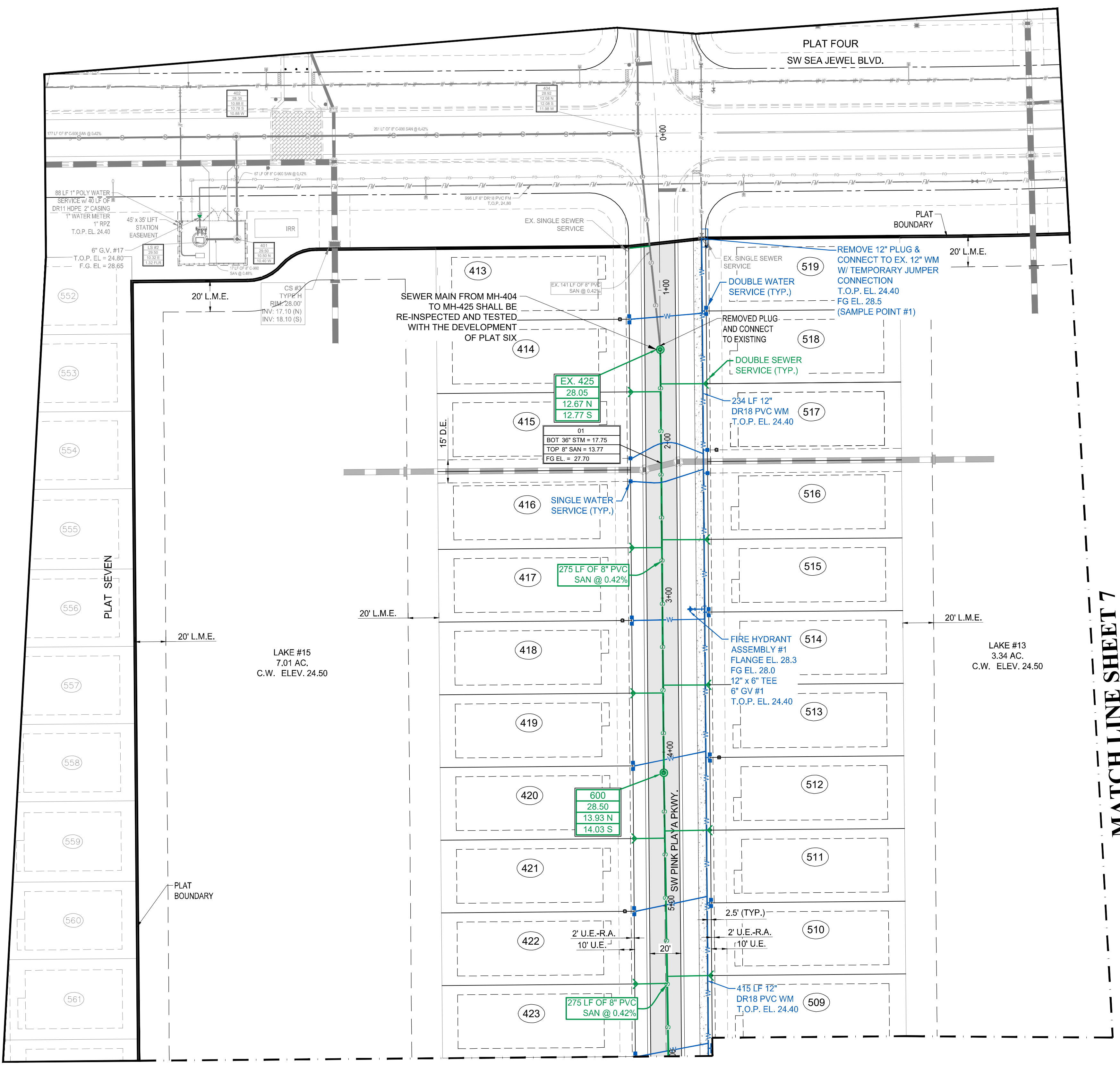
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E.-R.A." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		

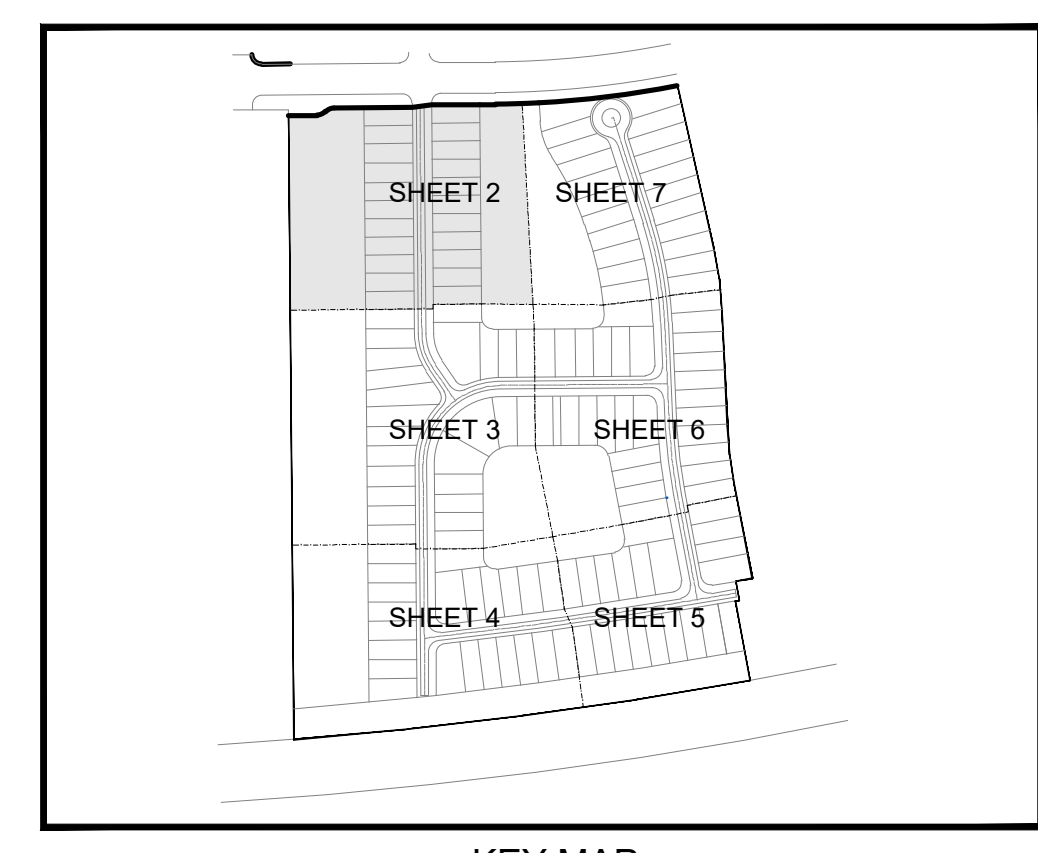
NOTES:

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- THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
- ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
- ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
- VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
- PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.



MATCH LINE SHEET 3

MATCH LINE SHEET 7

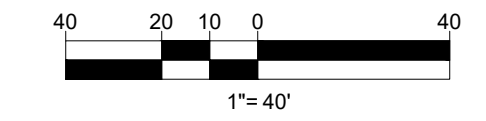


KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-138
PSLUSD FILE NO. 5266G

MATCH LINE SHEET 2

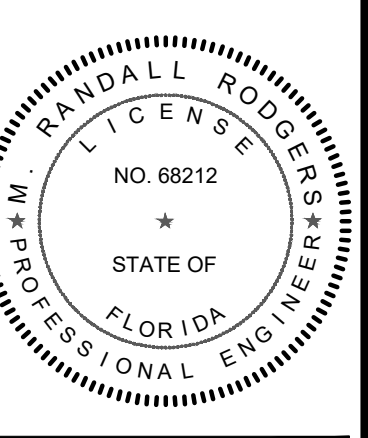


REVISIONS:

BY:	DATE:	COMMENT:
SG	08/06/21	PER SPRC COMMENTS
SG	09/20/21	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES II LLLP

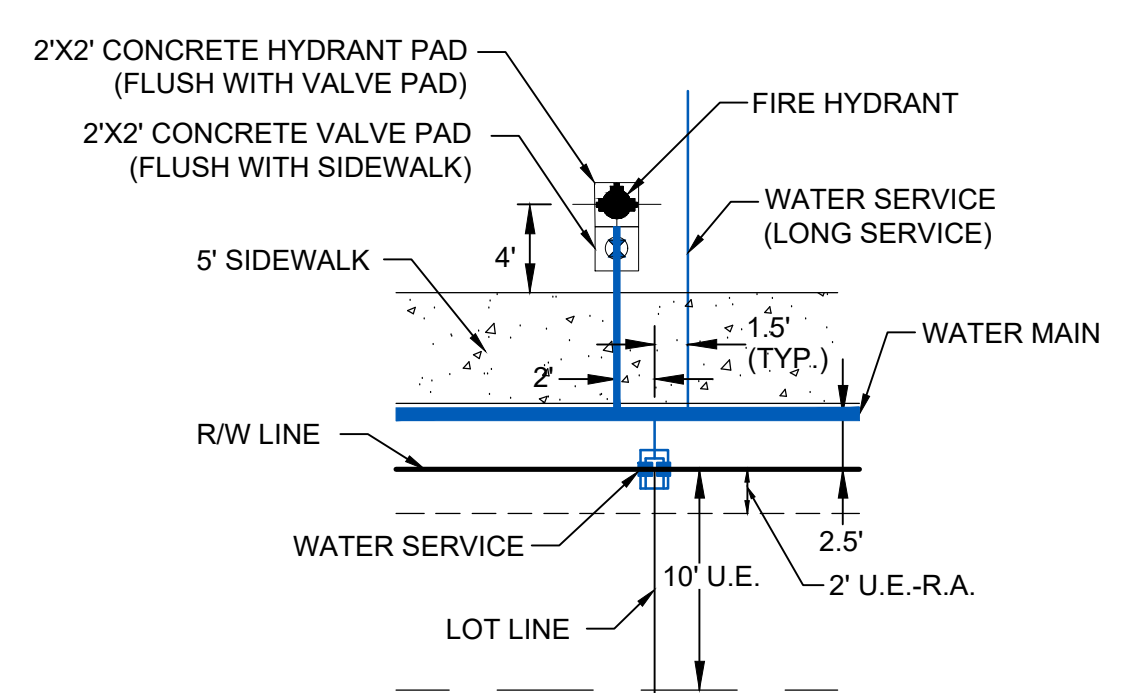


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
11/9/21

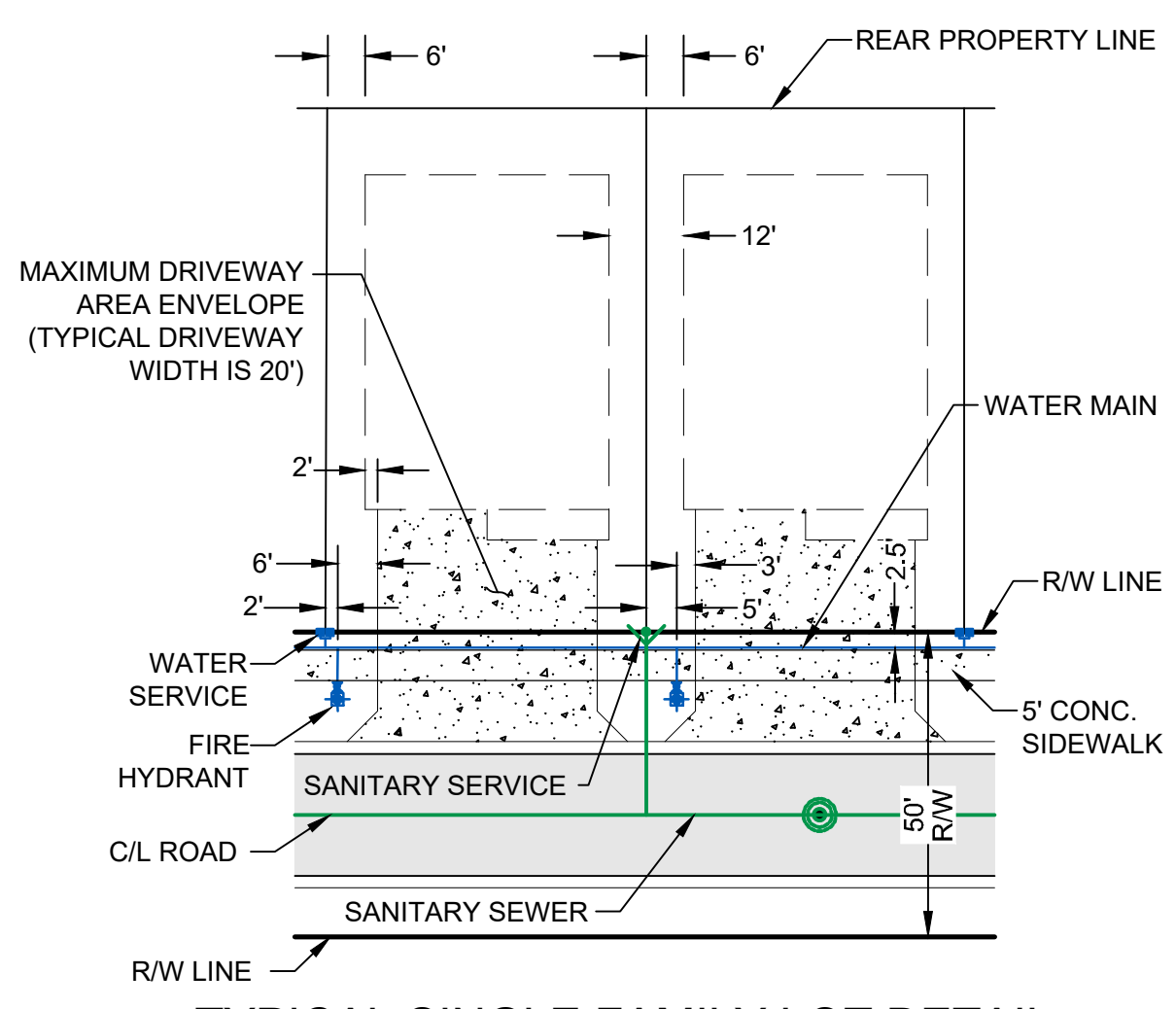
PROJECT No.: 21-1016
DRAWN BY: SG
CHECKED BY: RR
DATE: 11/9/2021
CAD ID.: 21-1016 WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 03



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



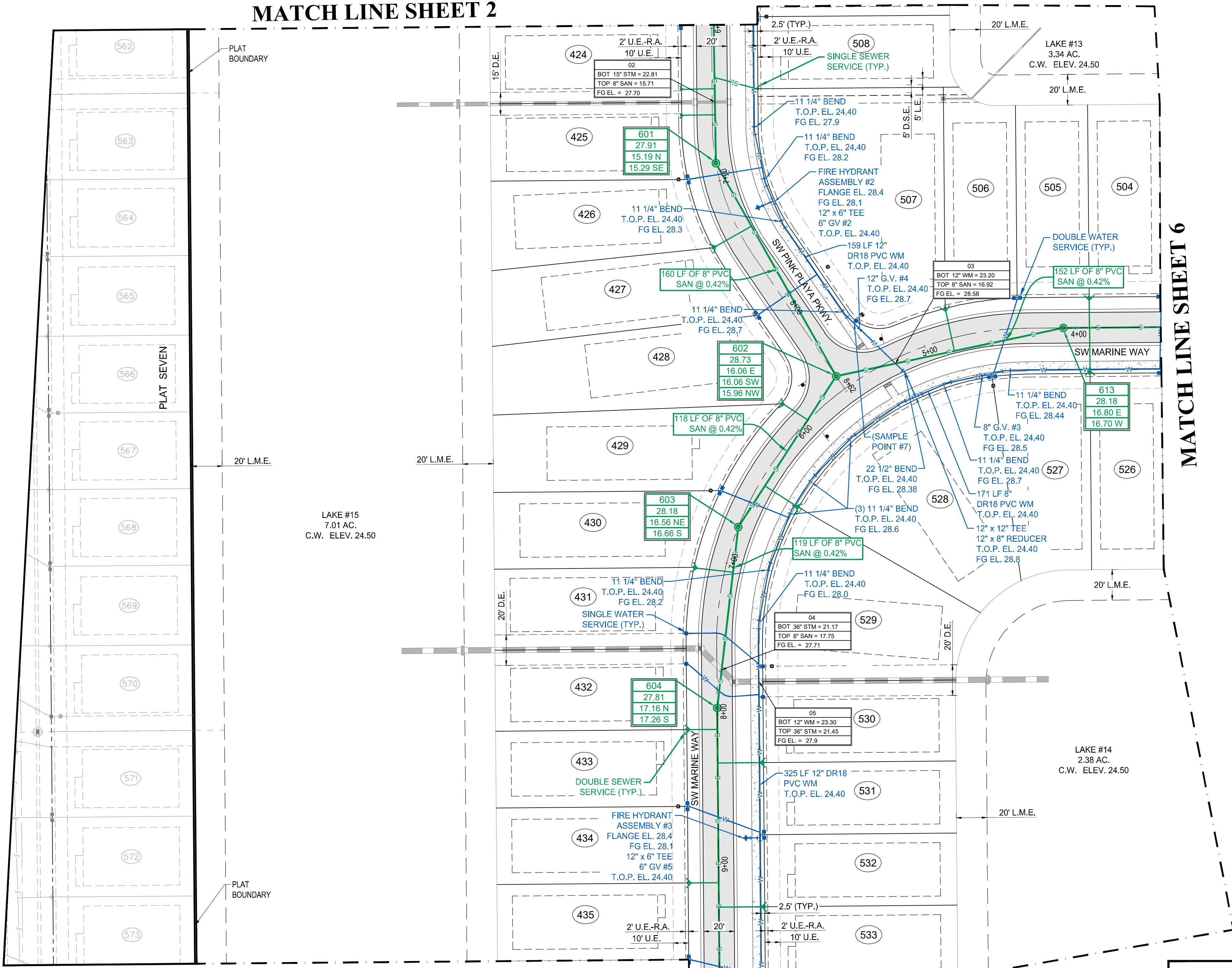
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

WATER MAIN WITH VALVE	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	
BUFFER EASEMENT	B.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD
SANITARY SEWER	SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
WATER MAIN	WM

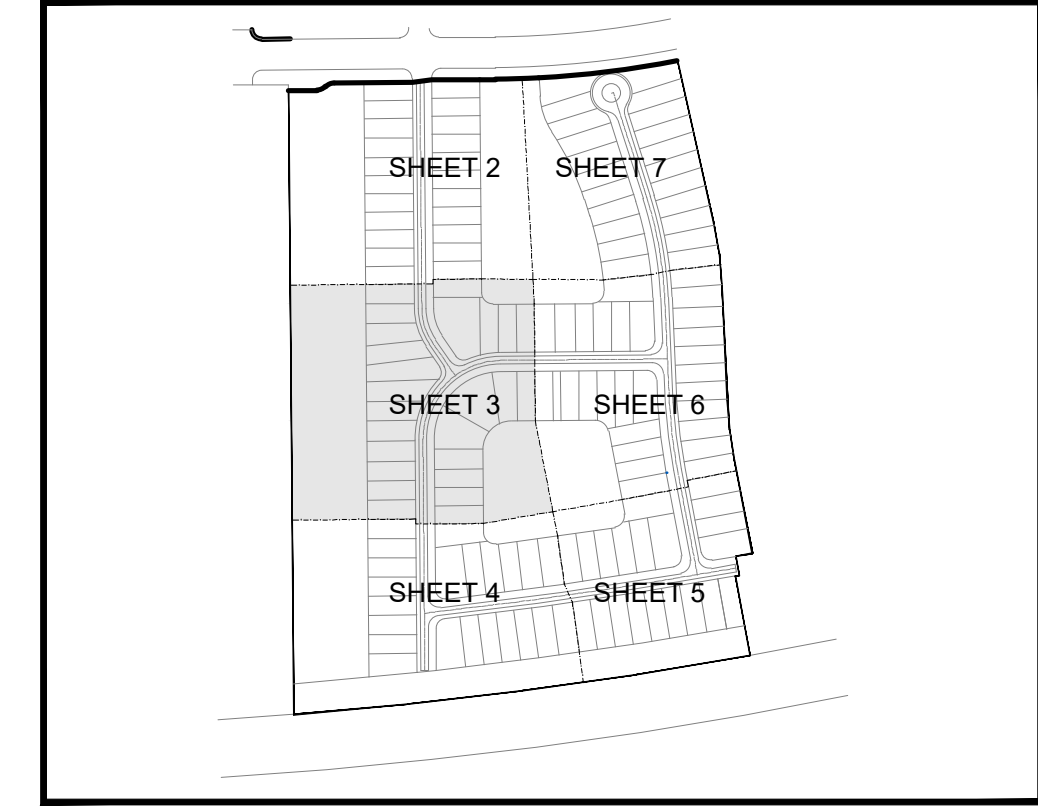
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MATCH LINE SHEET 6

MATCH LINE SHEET 4

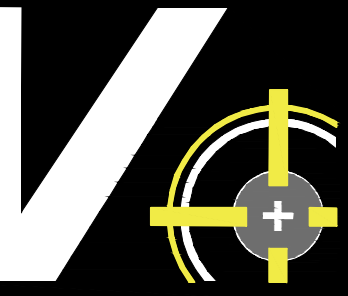
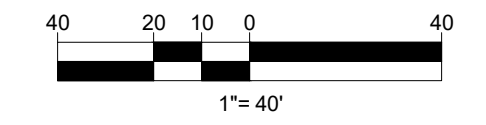


KEY MAP
N.T.S.



CITY OF PSL PROJECT No. P21-138
PSLUSD FILE NO. 5266G

MATCH LINE SHEET 3



VELCON
ENGINEERING & SURVEYING, LLC

1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FIRE C.O.A. # 3222

REVISIONS:	BY:	DATE:	COMMENT:
SG	08/06/21		PER SPRC COMMENTS
SG	11/09/21		PER GL MARKUPS

PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

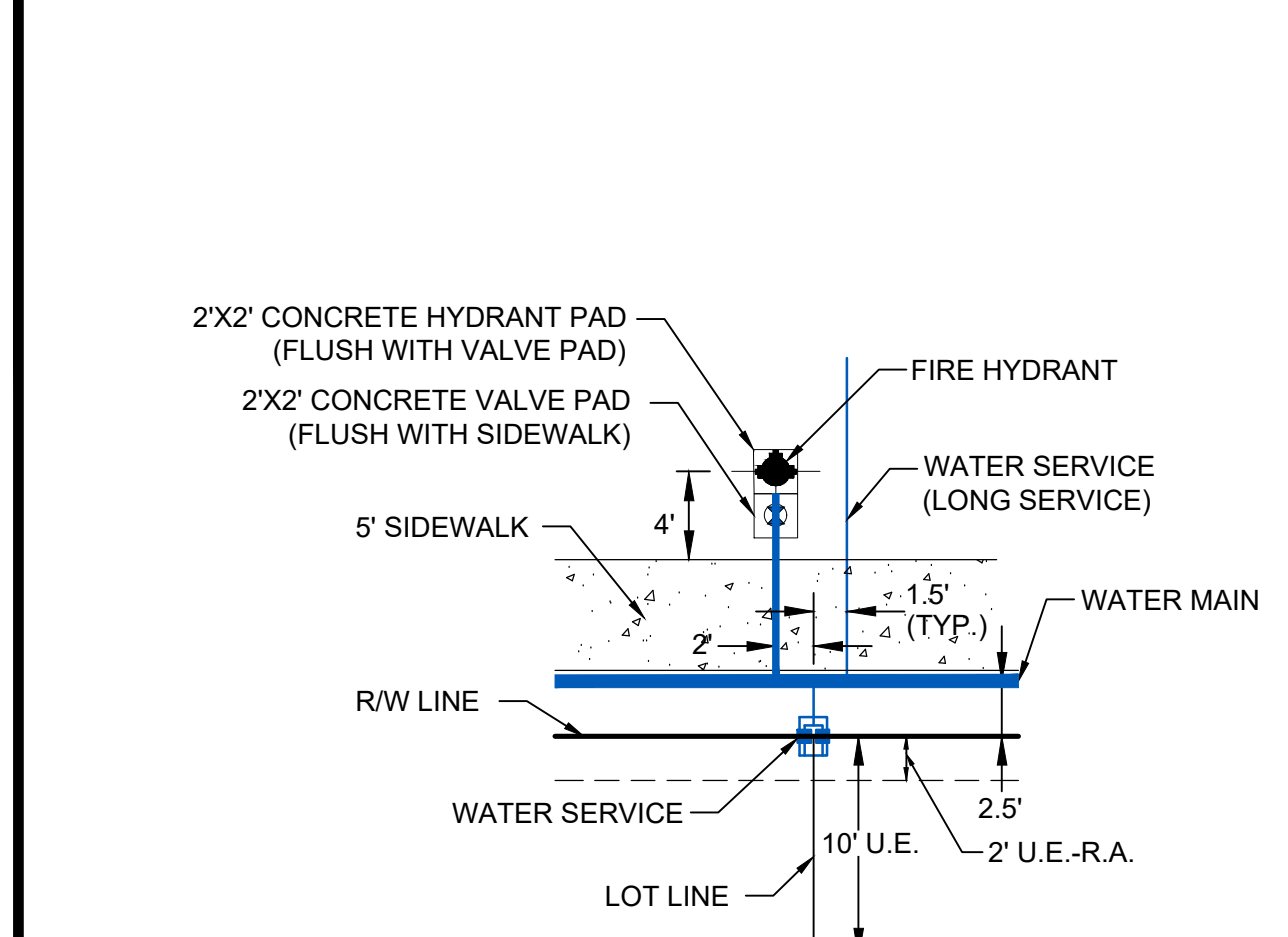
PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

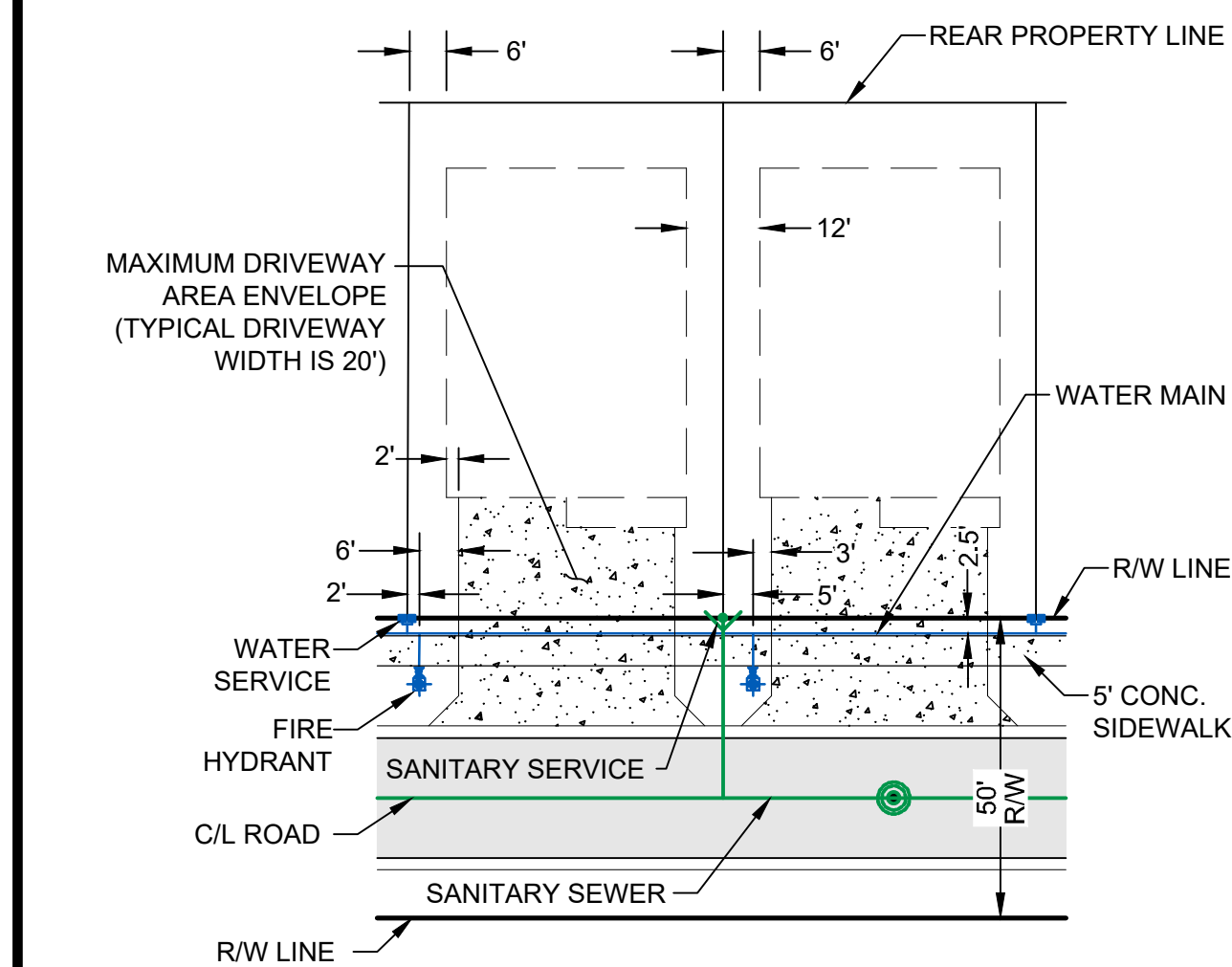
PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

PROJECT:
RIVERLAND PARCEL B PLAT SIX CITY OF PORT ST. LUCIE, FLORIDA



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



TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

WATER MAIN WITH VALVE	SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	SSS P.O.S. (TYP.)	MH # RIM EL. INV. EL.
	DSS P.O.S. (TYP.)	
STORM SEWER WITH CATCH BASIN		
BACTERIOLOGICAL SAMPLE POINT		
STREET LIGHTS		
LOT NUMBER		#
BUFFER EASEMENT	B.E.	
DRAINAGE EASEMENT	D.E.	
DRAINAGE SWALE EASEMENT	D.S.E.	
ELEVATION	EL.	
FINISHED GRADE	FG	
FIRE HYDRANT	F.H.	
FORCE MAIN	FM	
GATE VALVE	GV	
INVERT	INV.	
LANDSCAPE EASEMENT	L.E.	
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.	
LAKE MAINTENANCE EASEMENT	L.M.E.	
MANHOLE	MH	
OPEN SPACE	O.S.	
POINT OF SERVICE	P.O.S.	
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.	
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD	
SANITARY SEWER	SAN	
TOP OF PIPE	T.O.P.	
UTILITY EASEMENT	U.E.	
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.	
WATER MAIN	WM	

NOTES:

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Printed on: Tuesday, November 09, 2021, 4:26 PM by: Sherry Gomez

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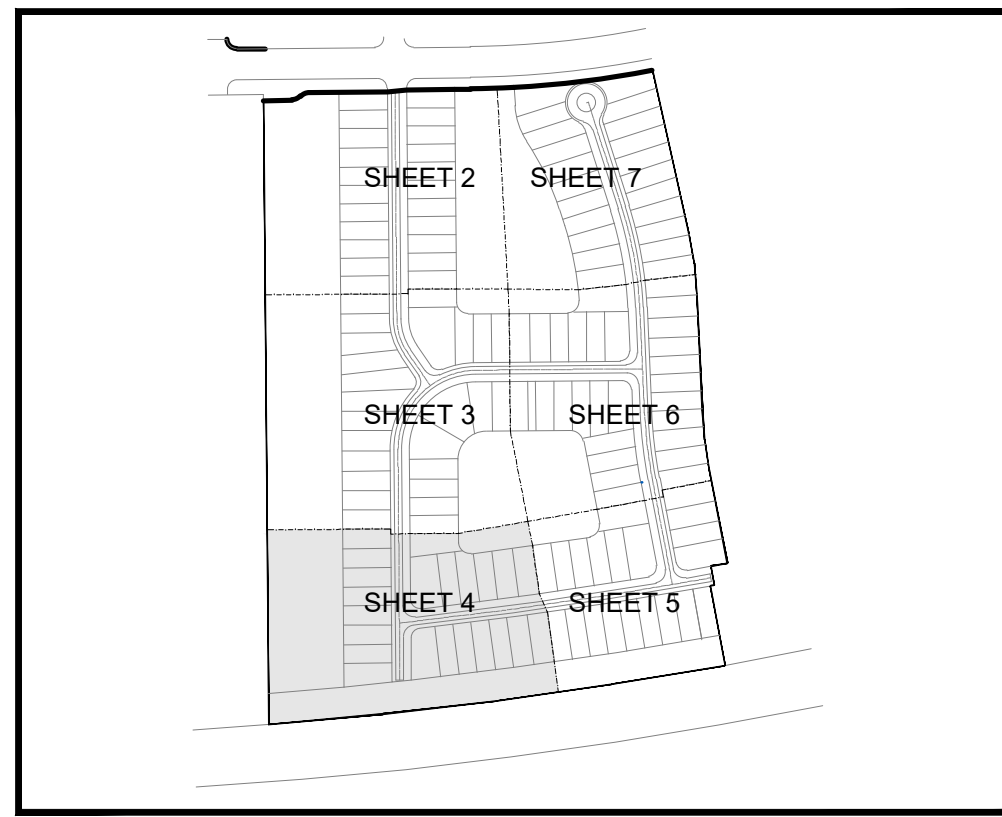
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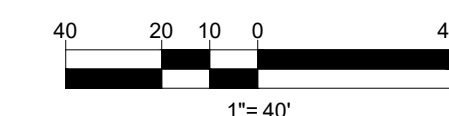


KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-138
PSLUSD FILE NO. 5266G

WATER AND SEWER PLAN
SHEET NUMBER:
04

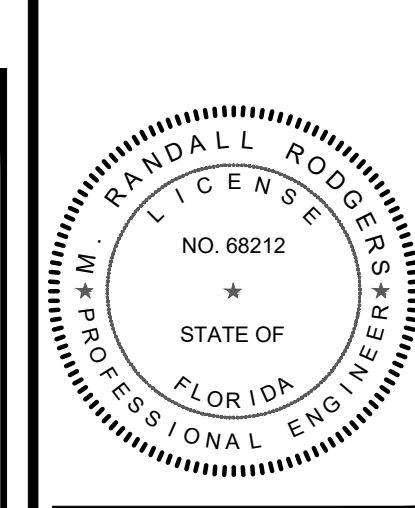


BY:	DATE:	COMMENT:
SG	08/06/21	PER SPRC COMMENTS
SG	11/09/21	PER GL MARKUPS

REVISIONS:	DATE:	COMMENT:
BY:	DATE:	COMMENT:

PROJECT:
**RIVERLAND PARCEL B
PLAT SIX**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**

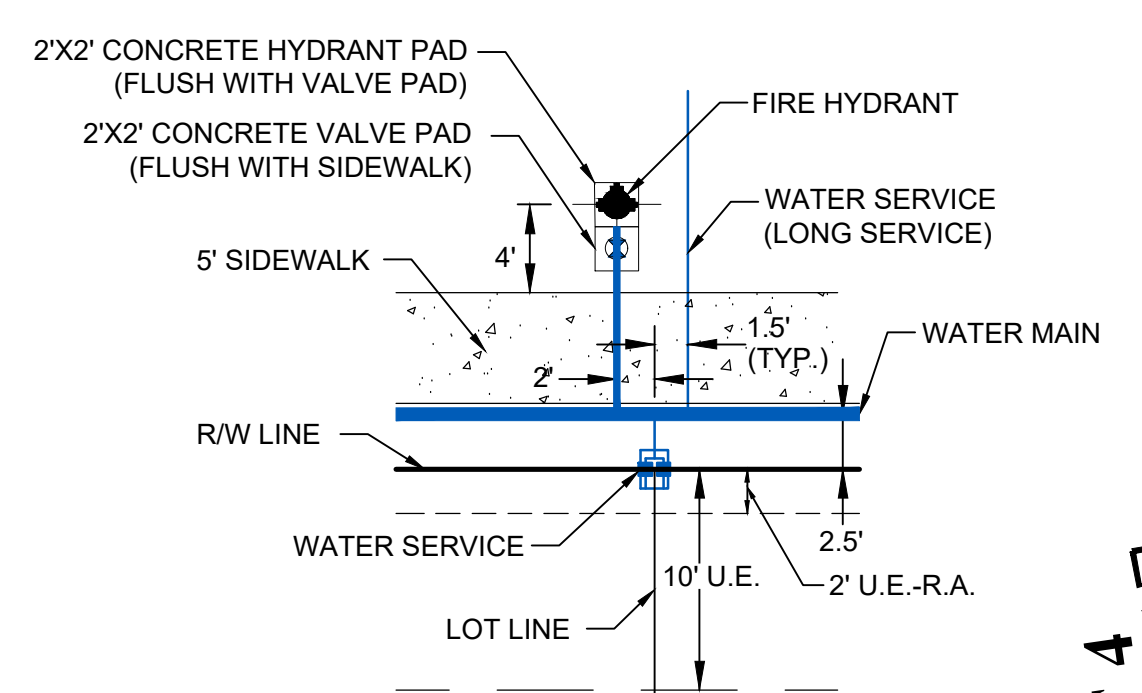


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
11/9/21

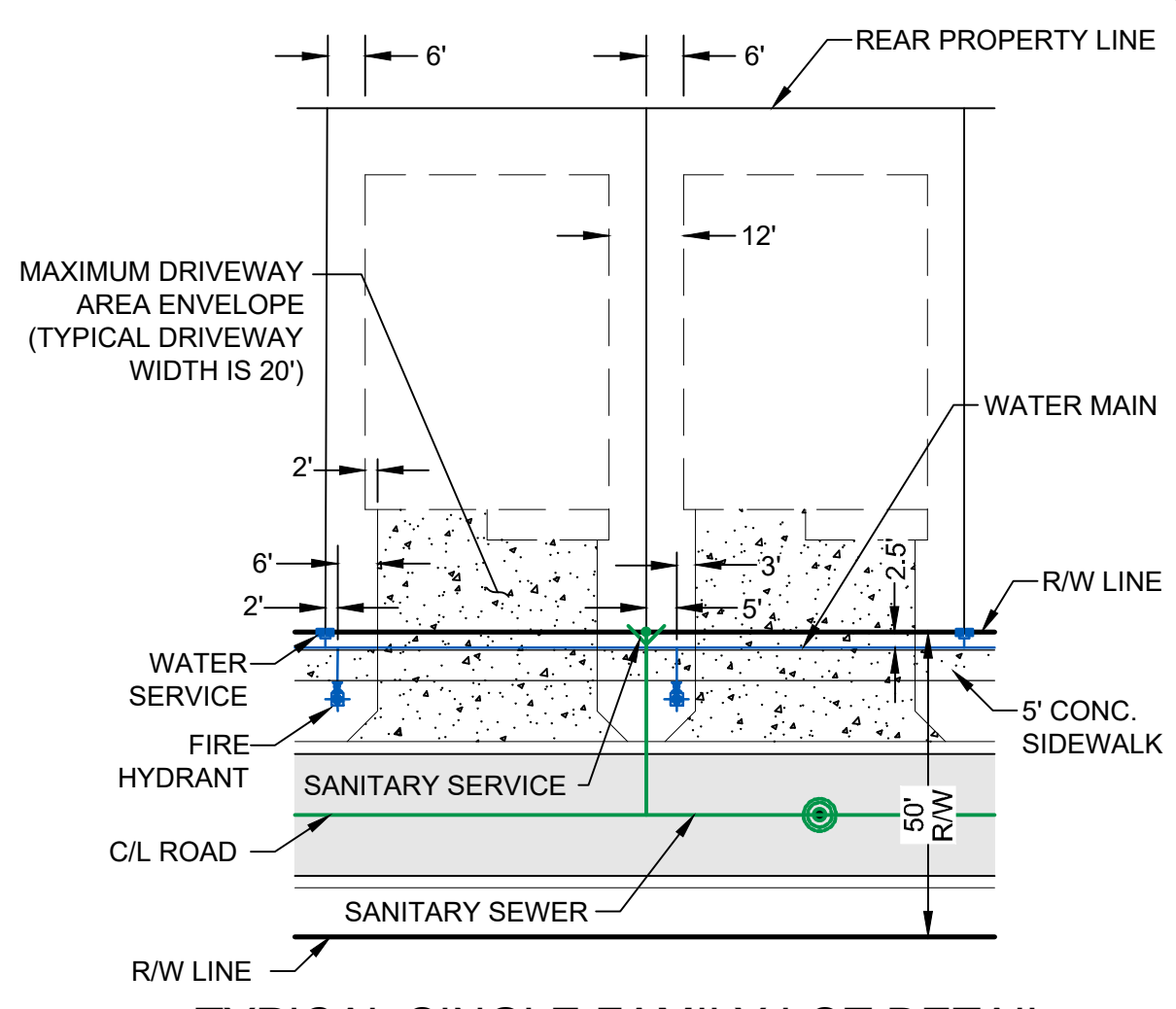
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DRAWN BY: SC
CHECKED BY: RR
DATE: 11/9/2021
CAD I.D.: 21-1016 WS PLAN

SHEET TITLE:
**WATER AND
SEWER PLAN**

SHEET NUMBER:
05



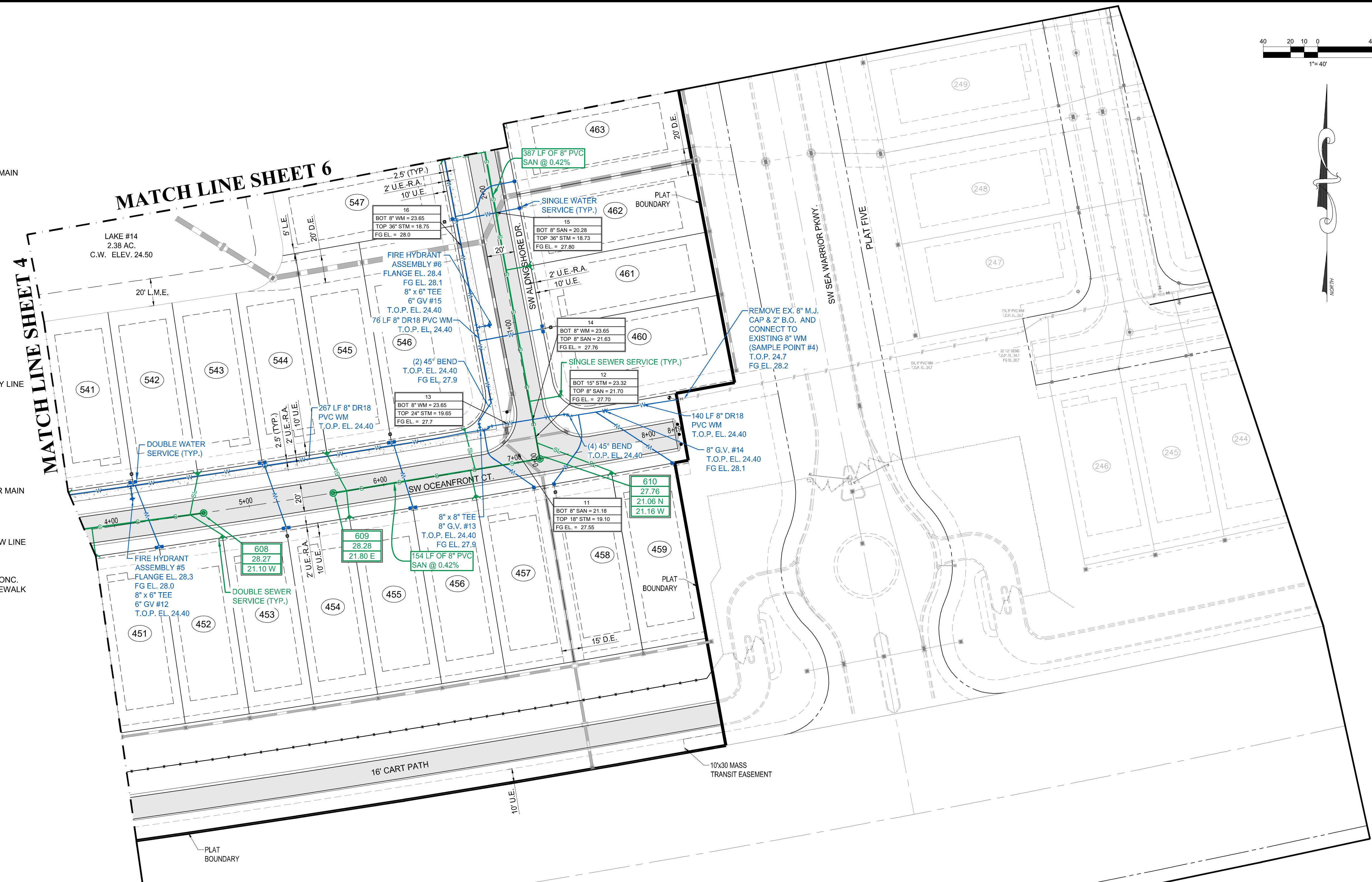
TYPICAL FIRE HYDRANT AND
WATER SERVICE DETAIL
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

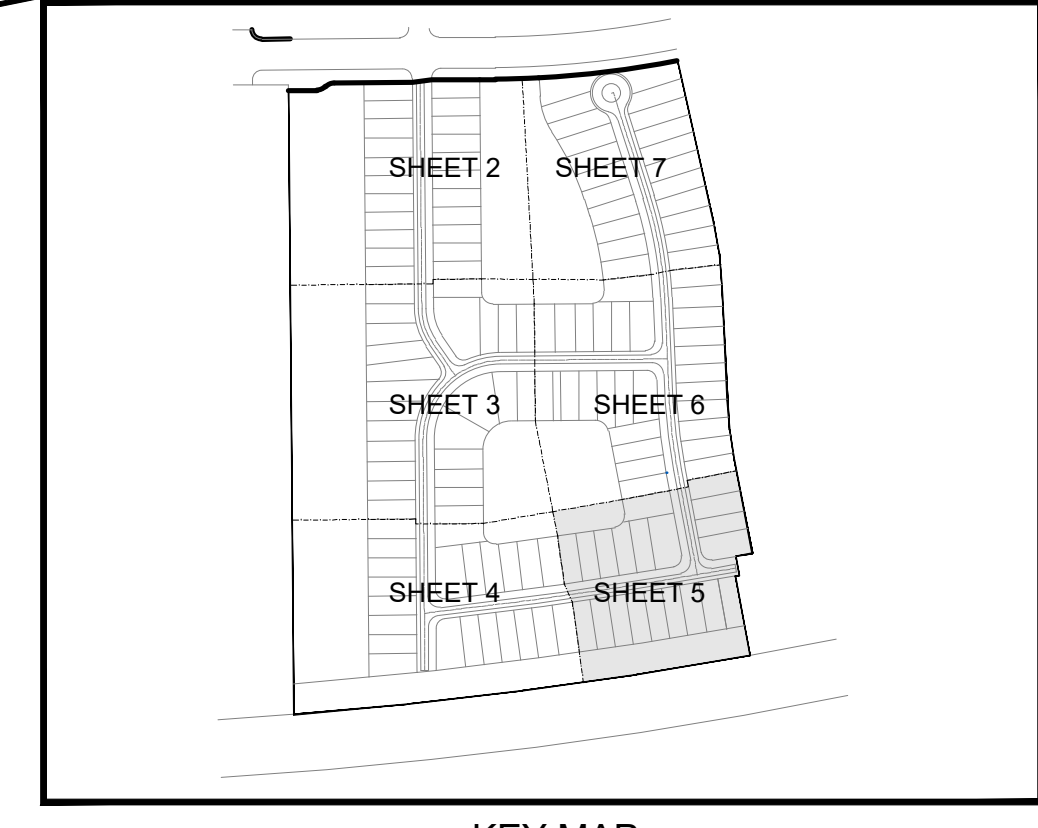
WATER MAIN WITH VALVE	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	
BUFFER EASEMENT	B.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD
SANITARY SEWER	SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
WATER MAIN	WM



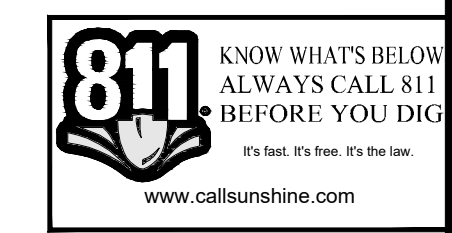
SW MARSHALL PARKWAY
(E/W #3)

NOTES:

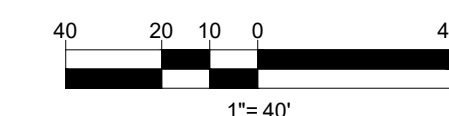
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- PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.



KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-138
PSLUSD FILE NO. 5266G



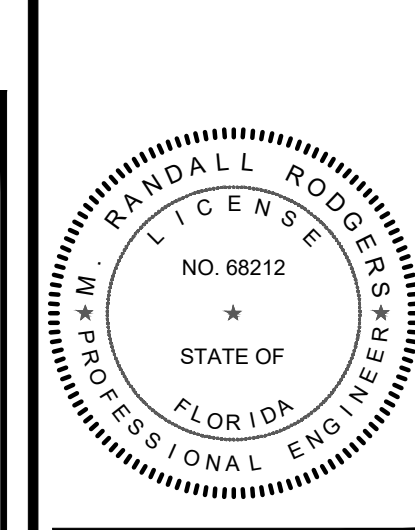
VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A.# 3222

REVISIONS:	
BY:	DATE:
SG	08/06/21
SG	11/09/21

COMMENT:
PER SPRC COMMENTS
PER GL MARKUPS

PROJECT: RIVERLAND PARCEL B
PLAT SIX
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES II
LLLP

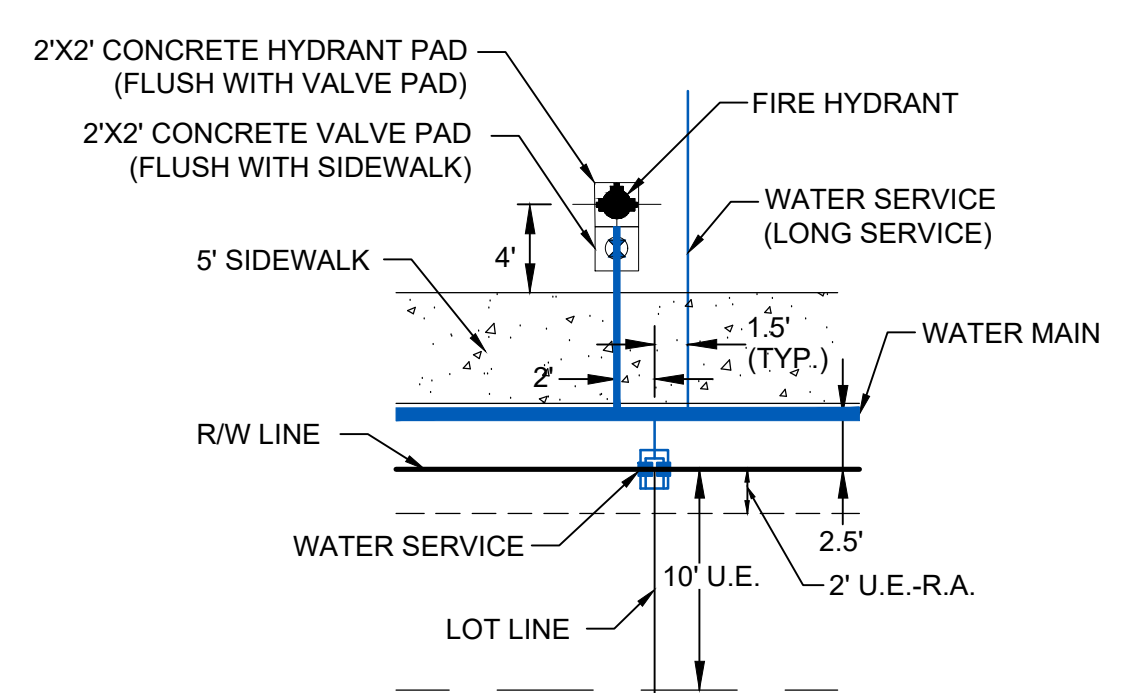


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
11/9/21

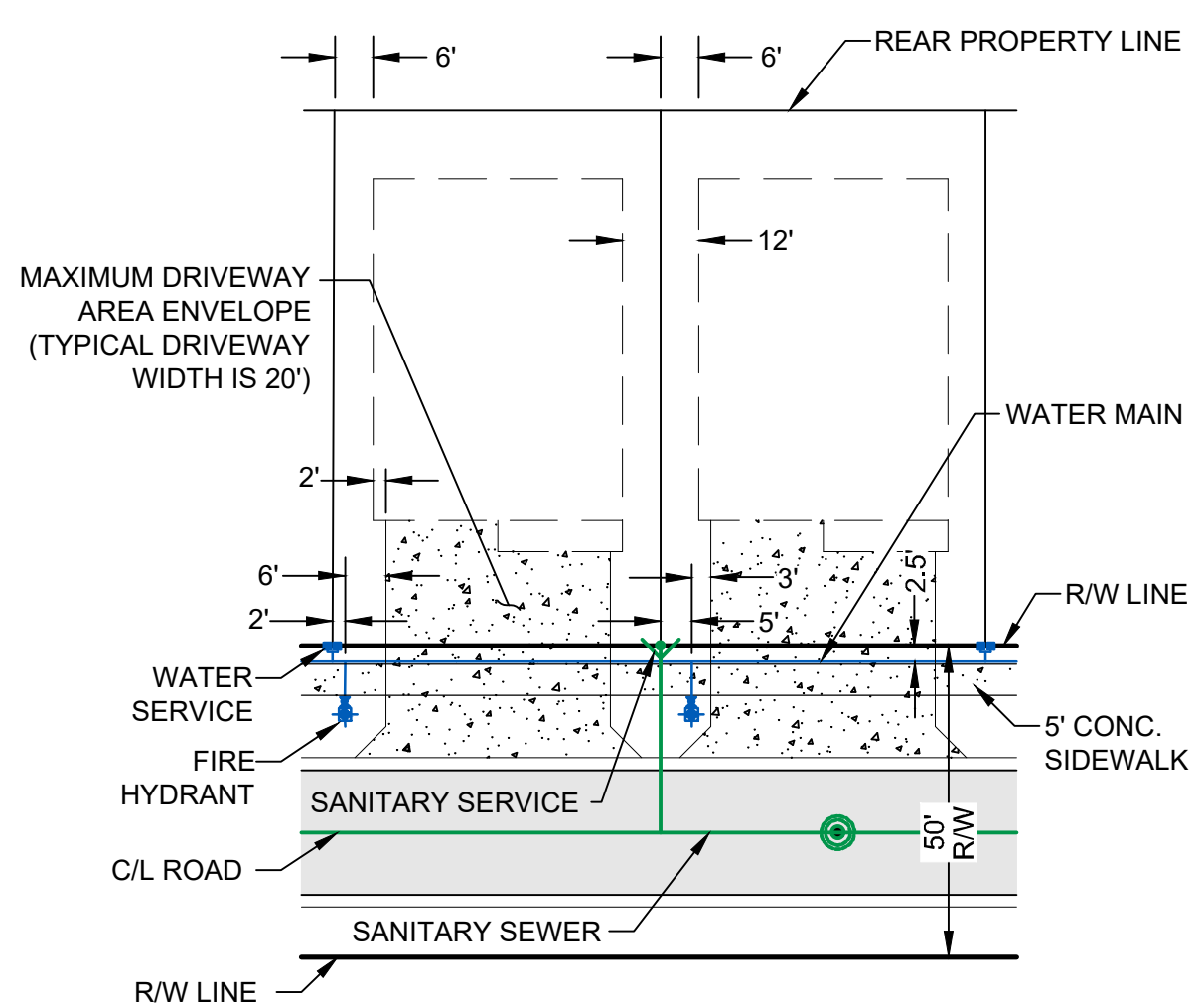
PROJECT No.: 21-1016
DRAWN BY: SC
CHECKED BY: RR
DATE: 11/9/2021
CAD I.D.: 21-1016 WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 06



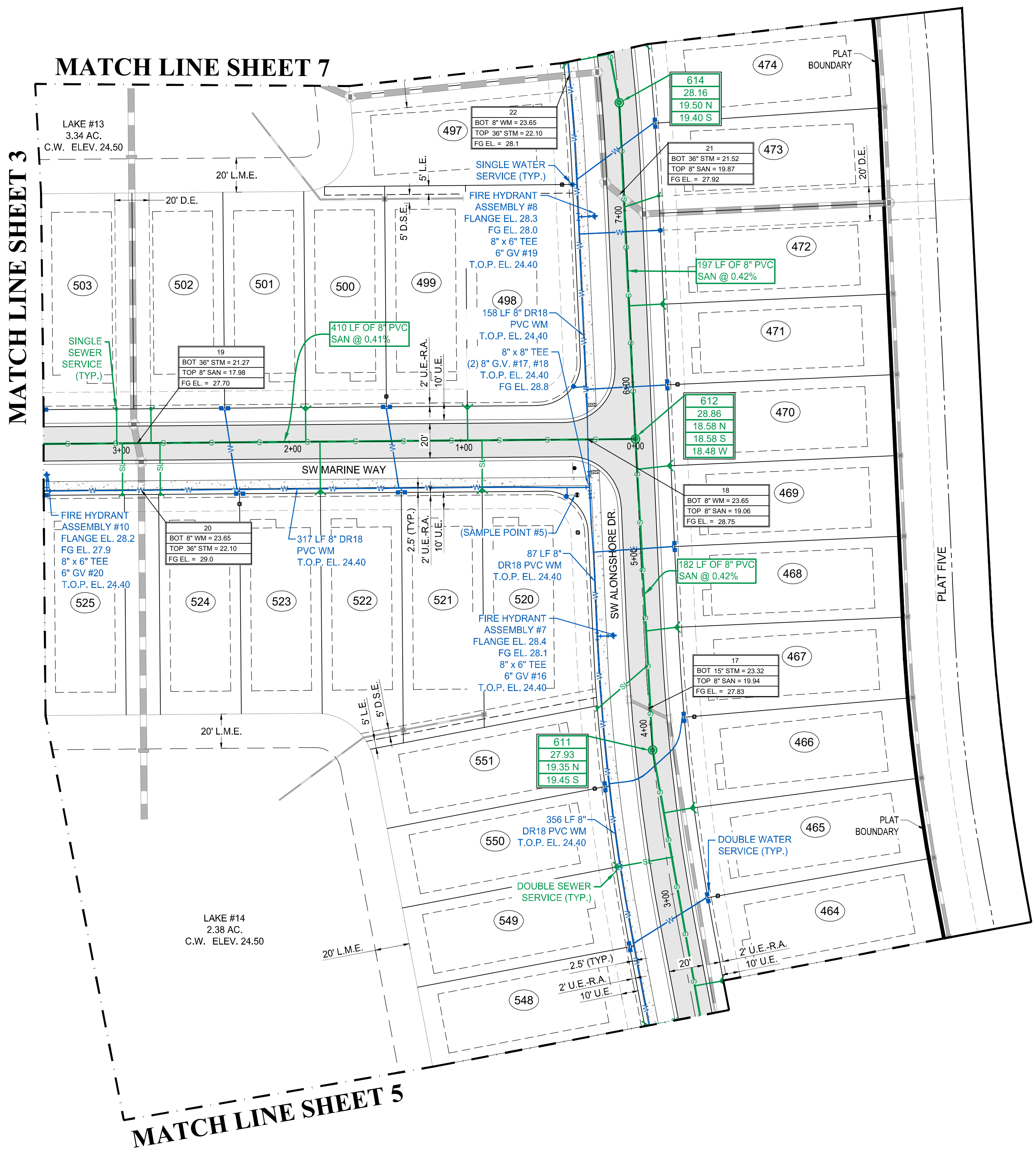
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL
N.T.S.



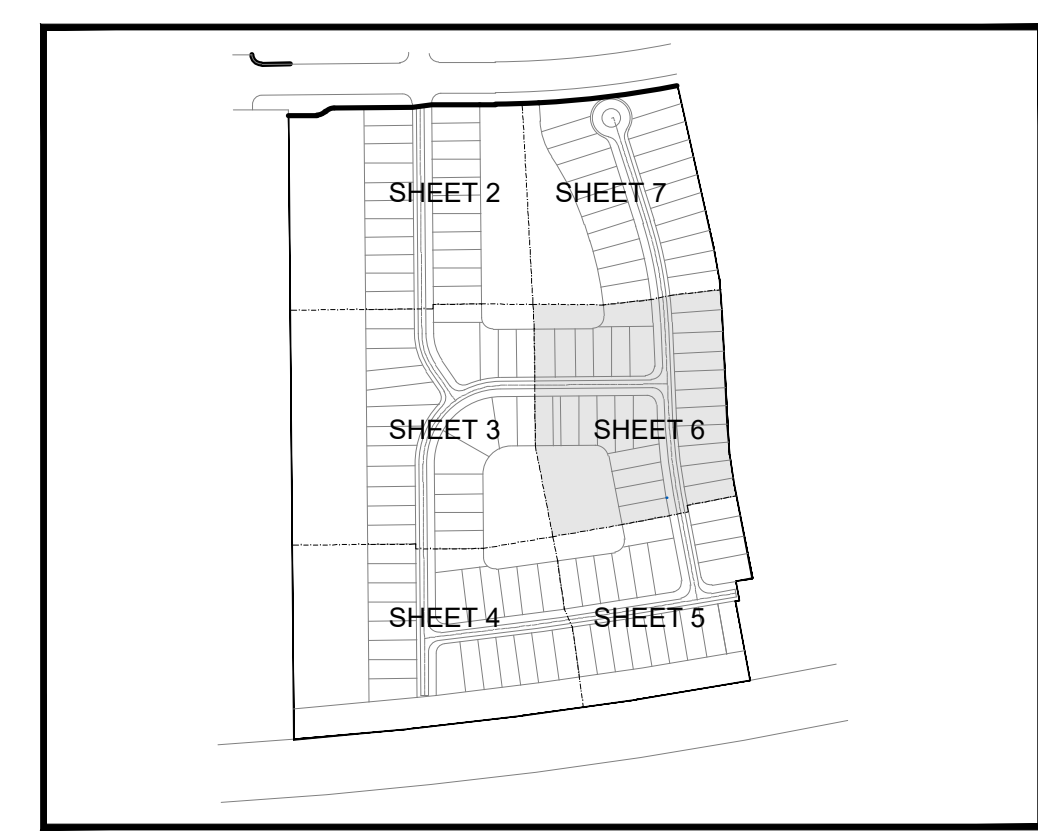
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

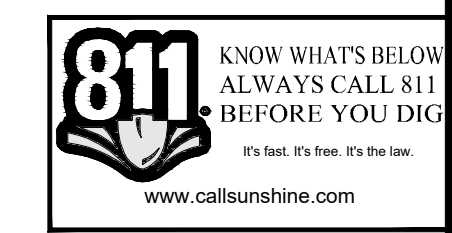
WATER MAIN WITH VALVE	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	
BUFFER EASEMENT	B.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD
SANITARY SEWER	SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
WATER MAIN	WM



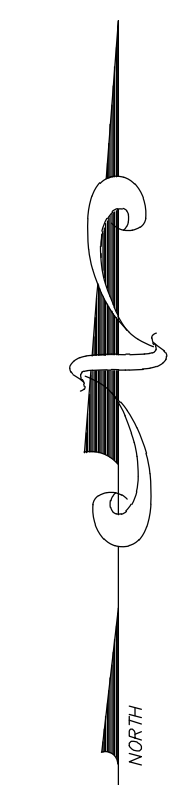
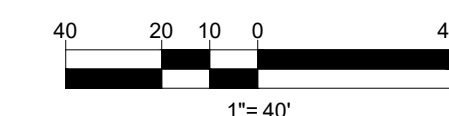
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KEY MAP
N.T.S.



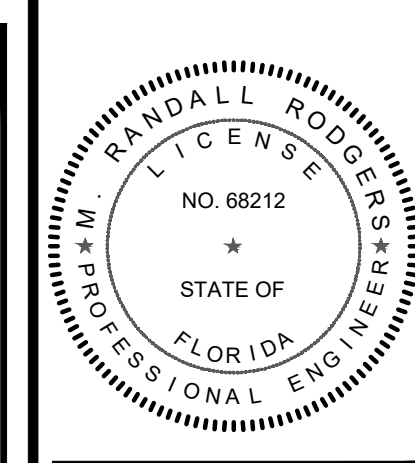
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PSLUSD FILE NO. 5266G



BY:	DATE:	COMMENT:
SG	08/06/21	PER SPRC COMMENTS
SG	11/09/21	PER GL MARKUPS

PROJECT: RIVERLAND PARCEL B
 PLAT SIX
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES II
 LLLP

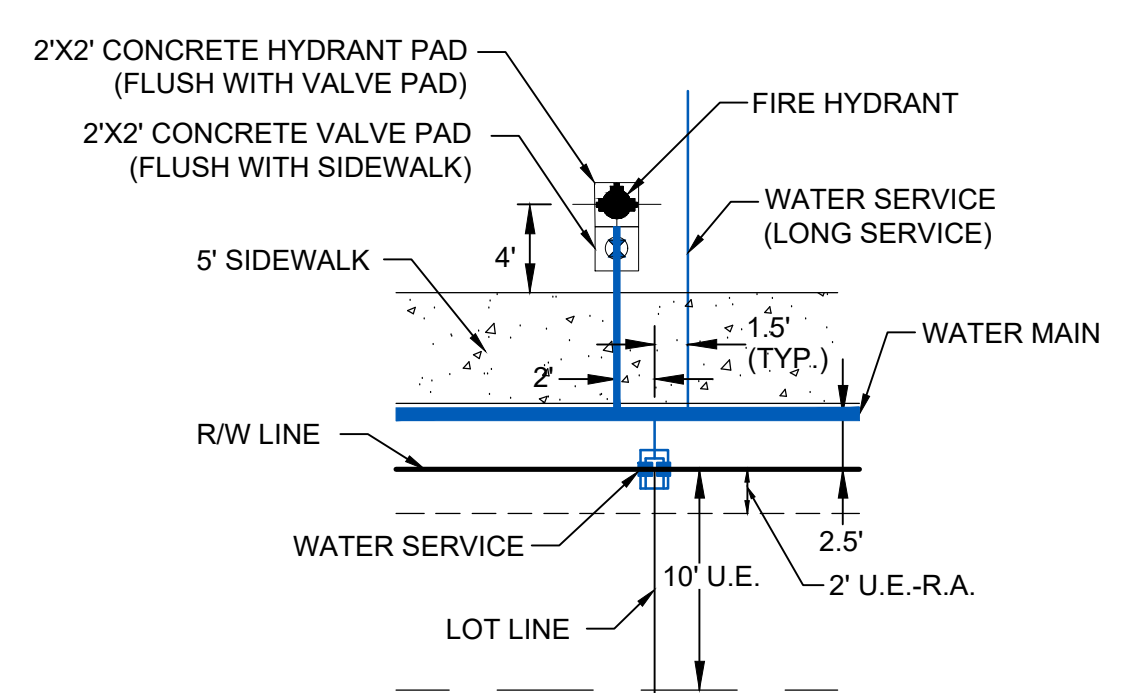


M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 11/9/21

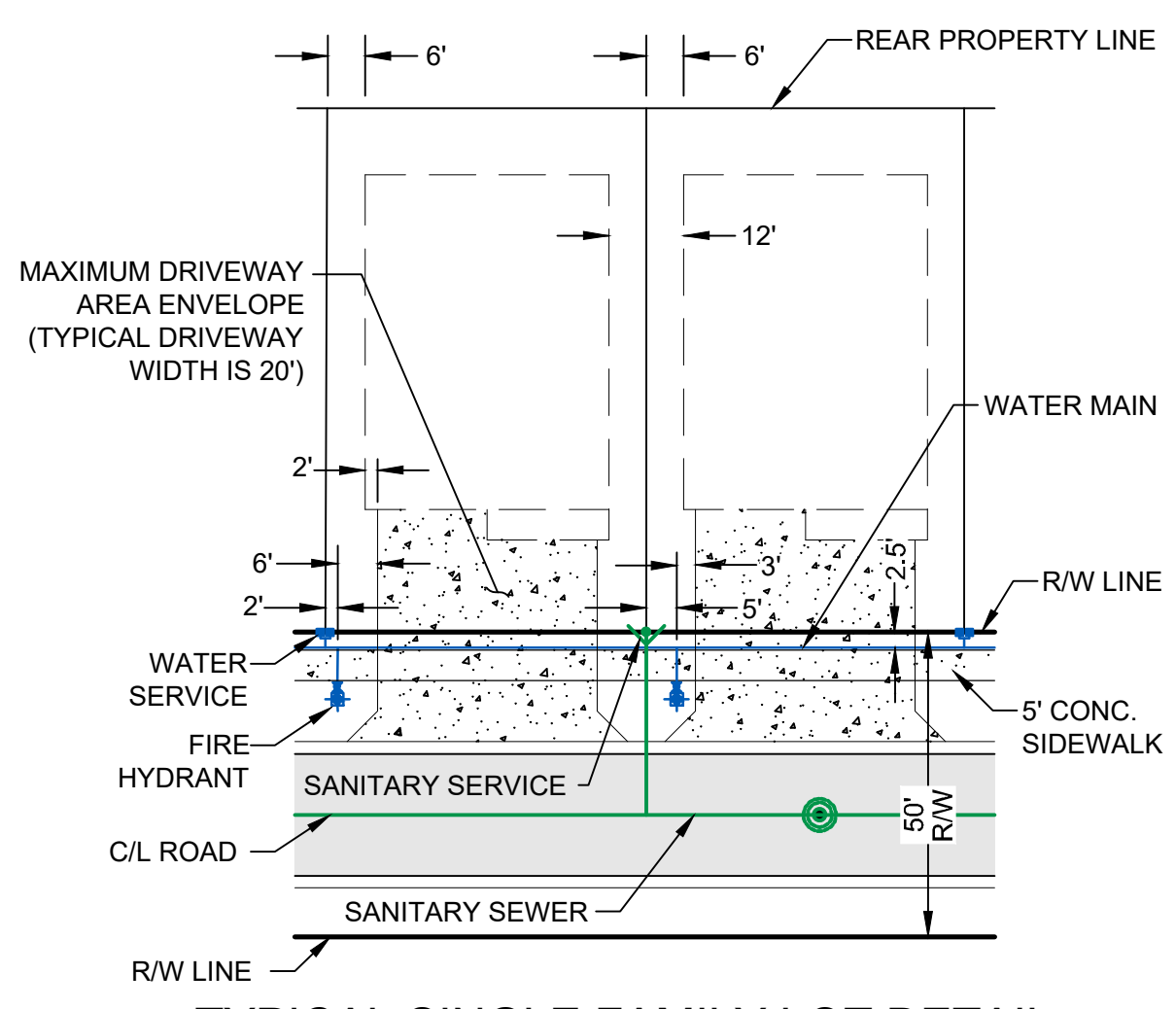
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 DRAWN BY: SG
 CHECKED BY: RR
 DATE: 11/9/2021
 CAD ID.: 21-1016 WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 07



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



TYPICAL SINGLE FAMILY LOT DETAIL
 N.T.S.

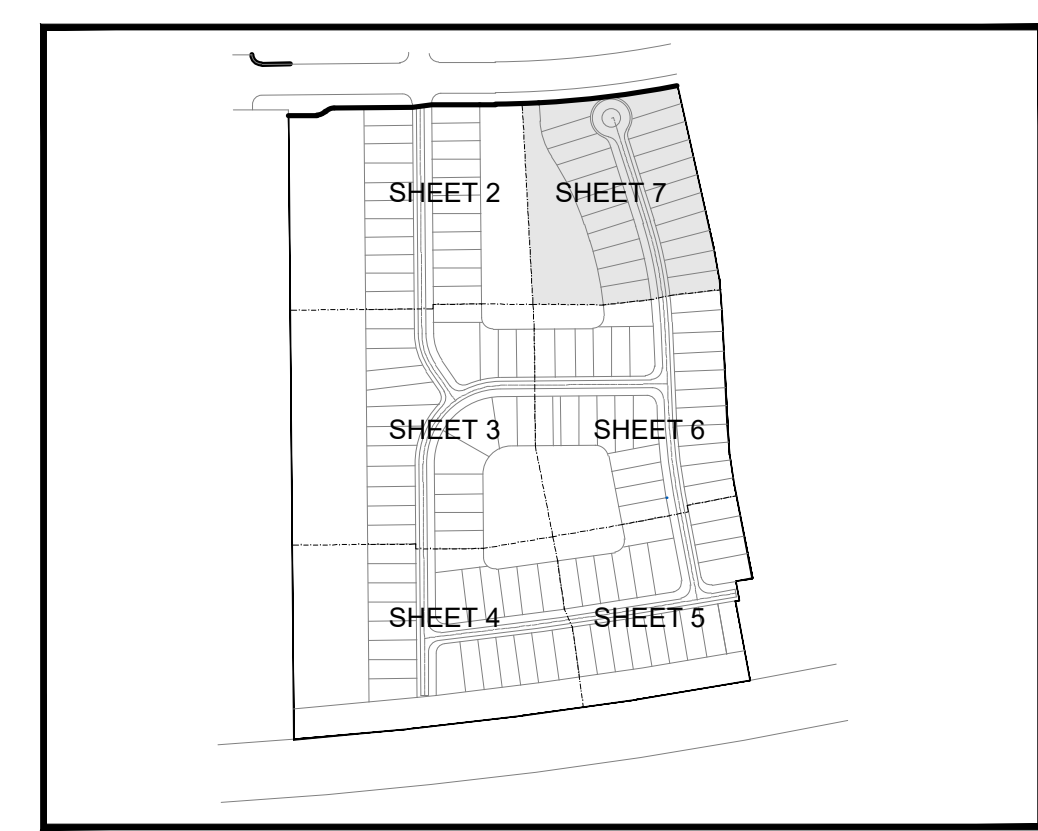
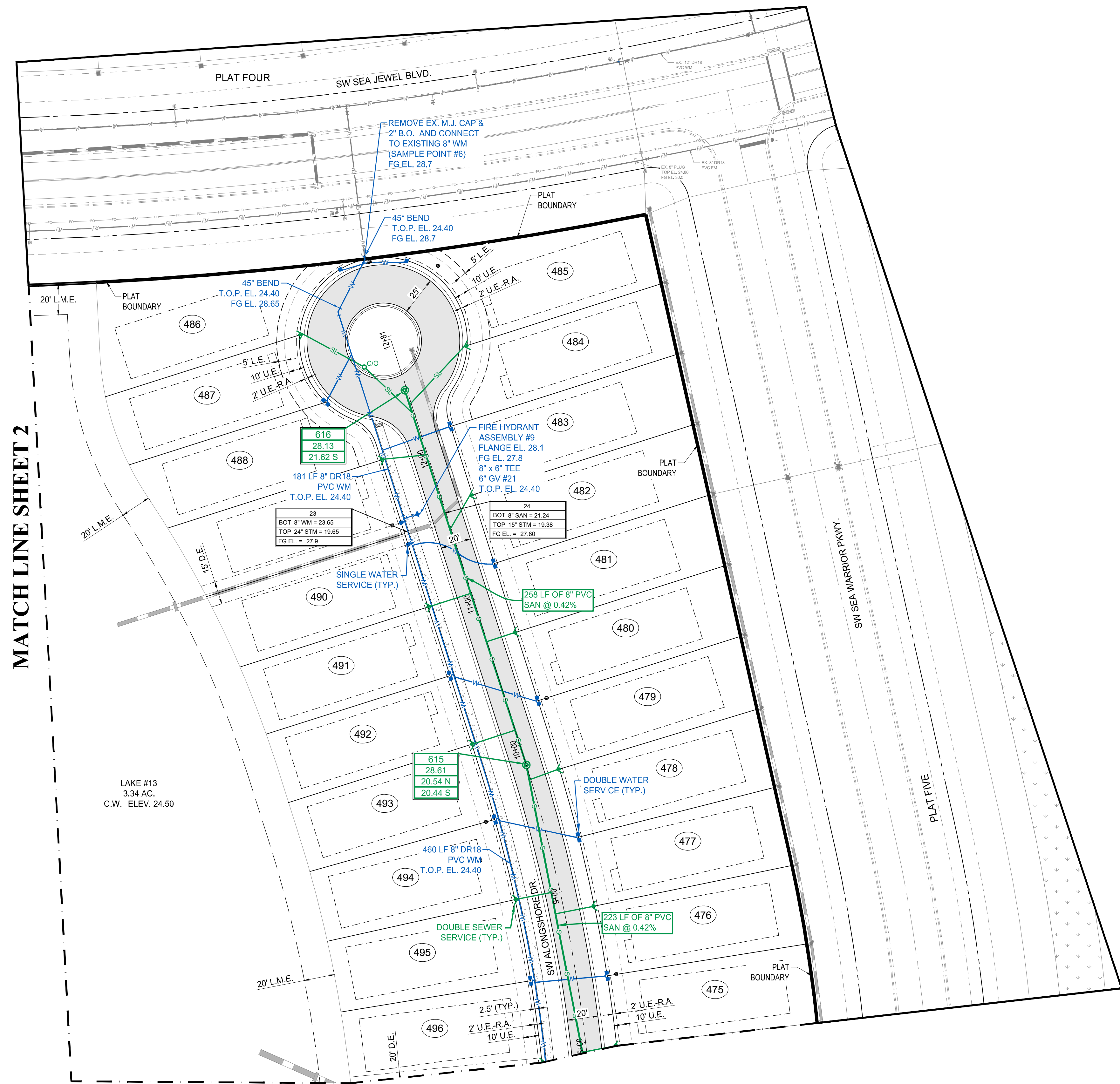
LEGEND

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		

MATCH LINE SHEET 2

MATCH LINE SHEET 6

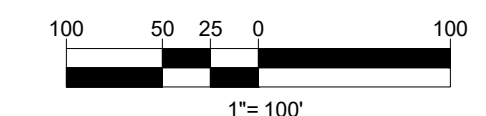
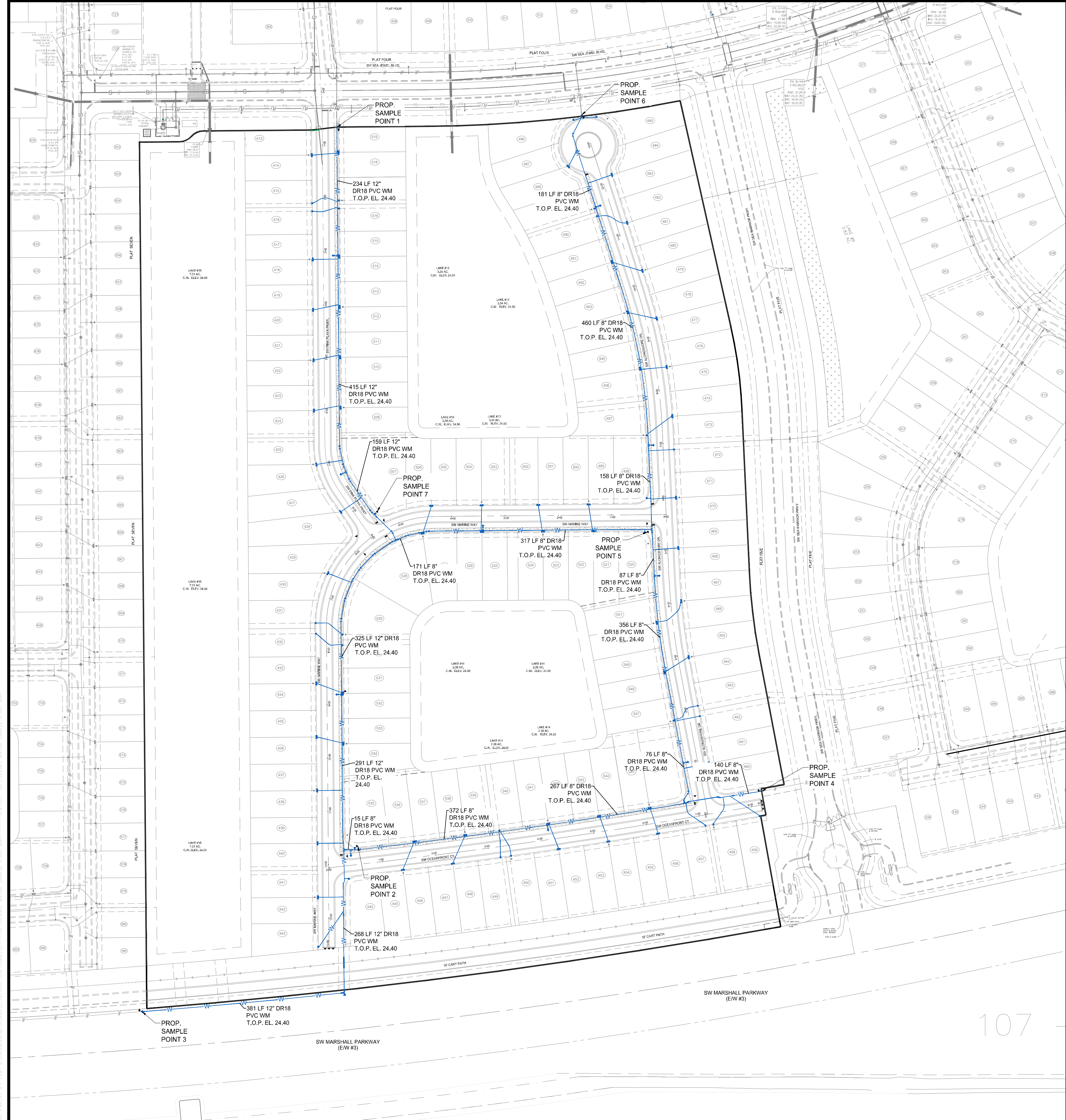
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KEY MAP
 N.T.S.



CITY OF PSL PROJECT NO. P21-138
 PSLUSD FILE NO. 5266G



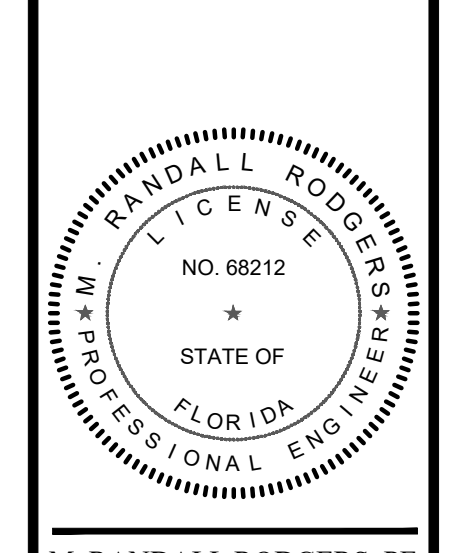
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VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:		DATE:	COMMENT:
BY:	SG	08/06/21	PER SP/RC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SIX**
CITY OF PORT ST LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
11/9/21

PROJECT No.: 21-1016
DRAWN BY: SG
CHECKED BY: RR
DATE: 11/9/2021
EAD/REOVERALL WATER SAMPLE POINT MAP

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

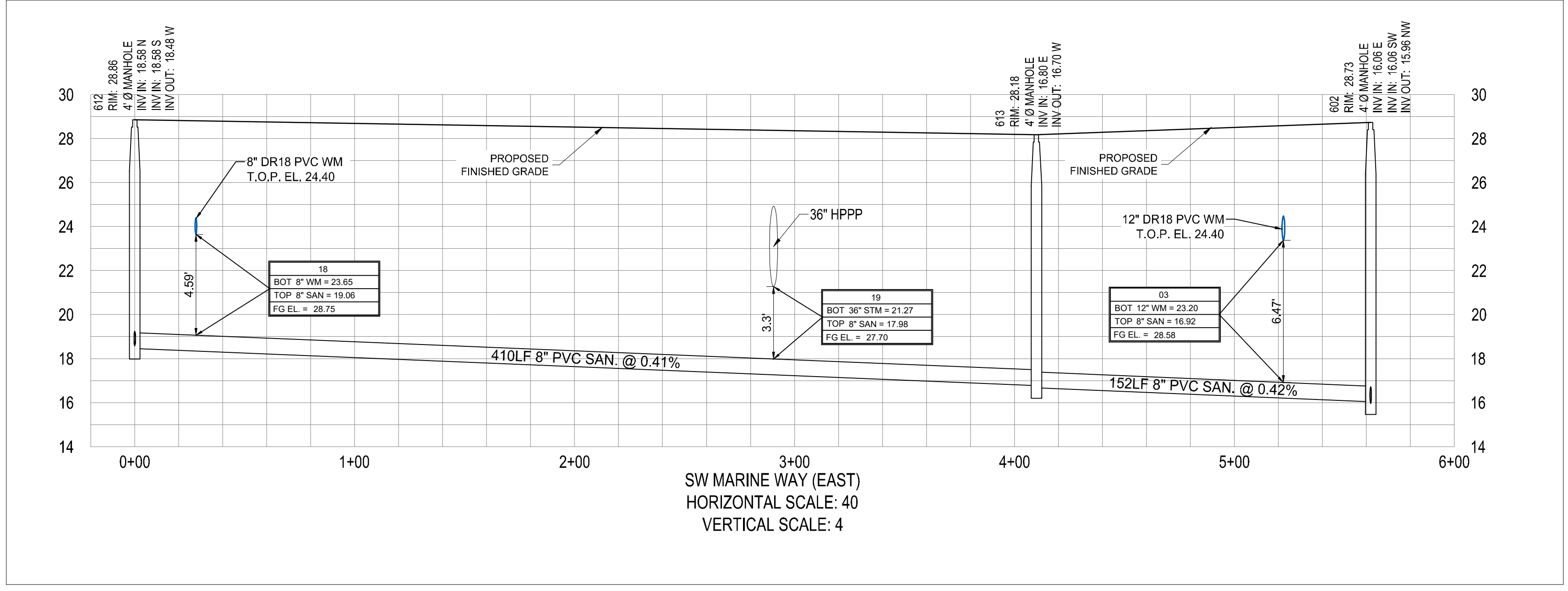
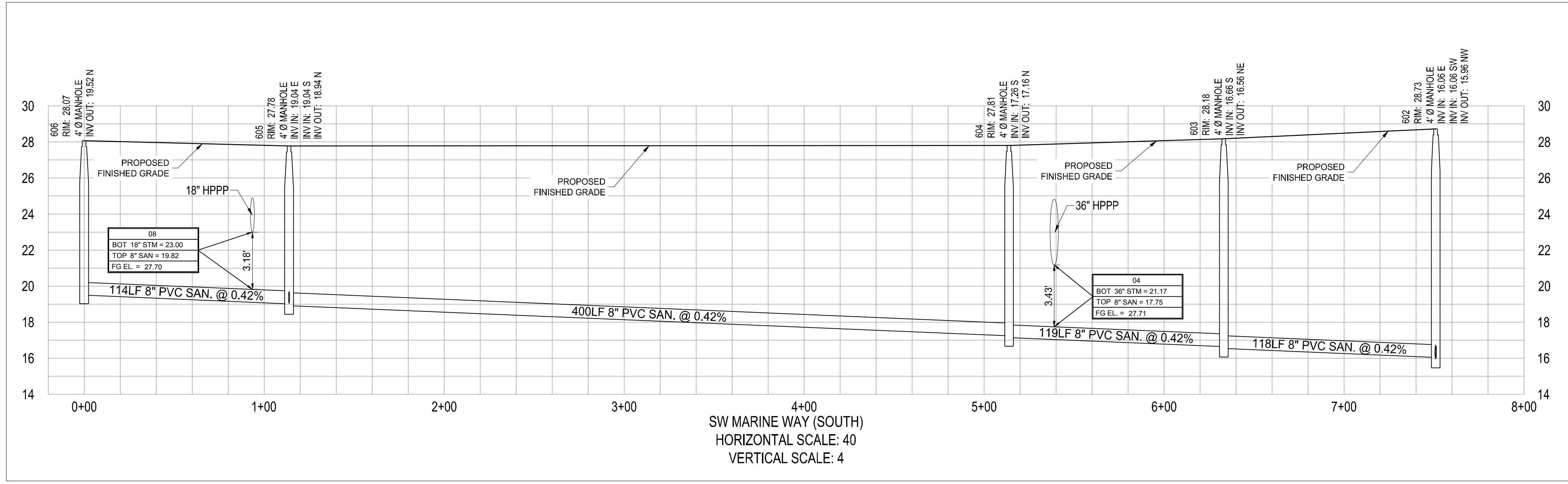
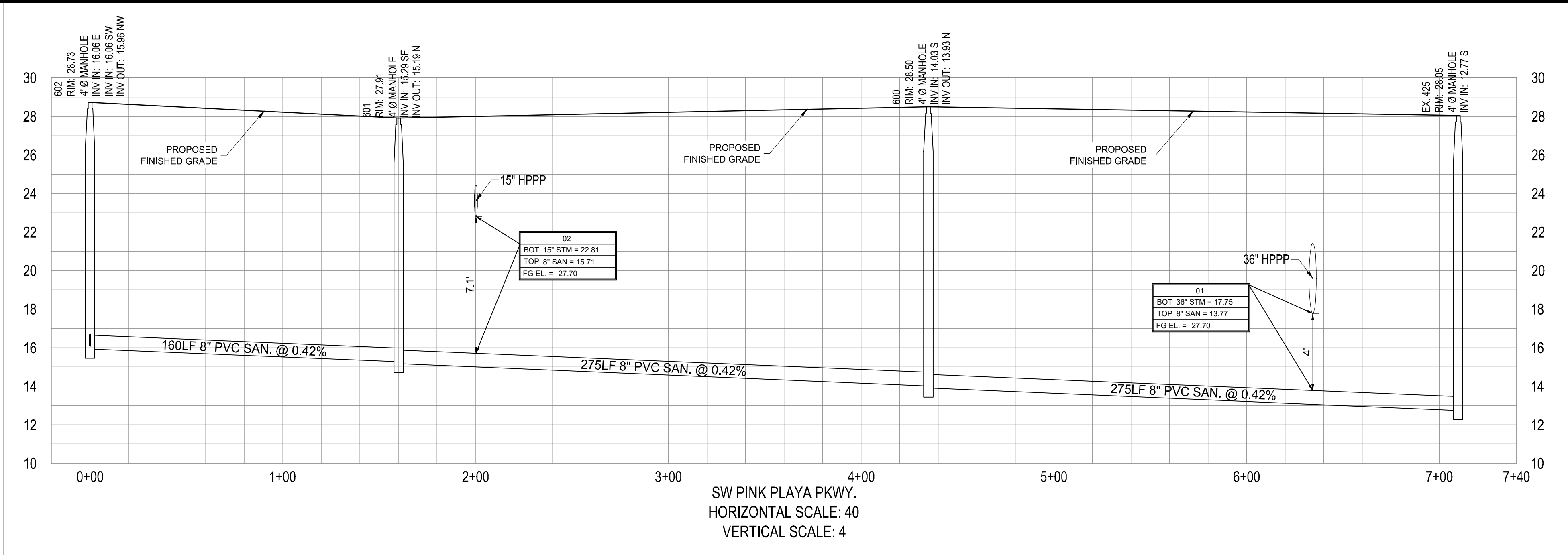
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CITY OF PSL PROJECT NO. P21-138
PSLUSD FILE NO. 5266G

Printed on Tuesday, November 09, 2021, 4:37 PM by Diney Gomez

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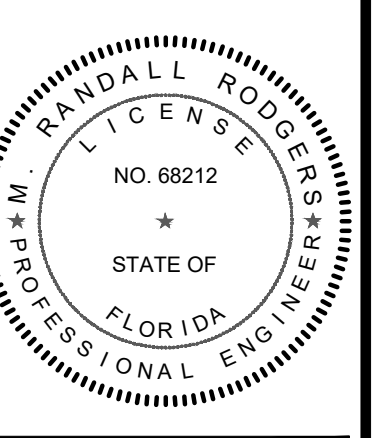


REVISIONS:	
BY:	DATE:
SG	08/06/21

COMMENT:
PER SP/RC COMMENTS

PROJECT:
RIVERLAND PARCEL B
PLAT SIX
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
ASSOCIATES II
LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
11/9/21

PROJECT No.:	21-1016
DRAWN BY:	SC
CHECKED BY:	RR
DATE:	11/9/2021
CAD I.D.:	21-1016 PROFILES

SHEET TITLE:
PROFILES

SHEET NUMBER:
09



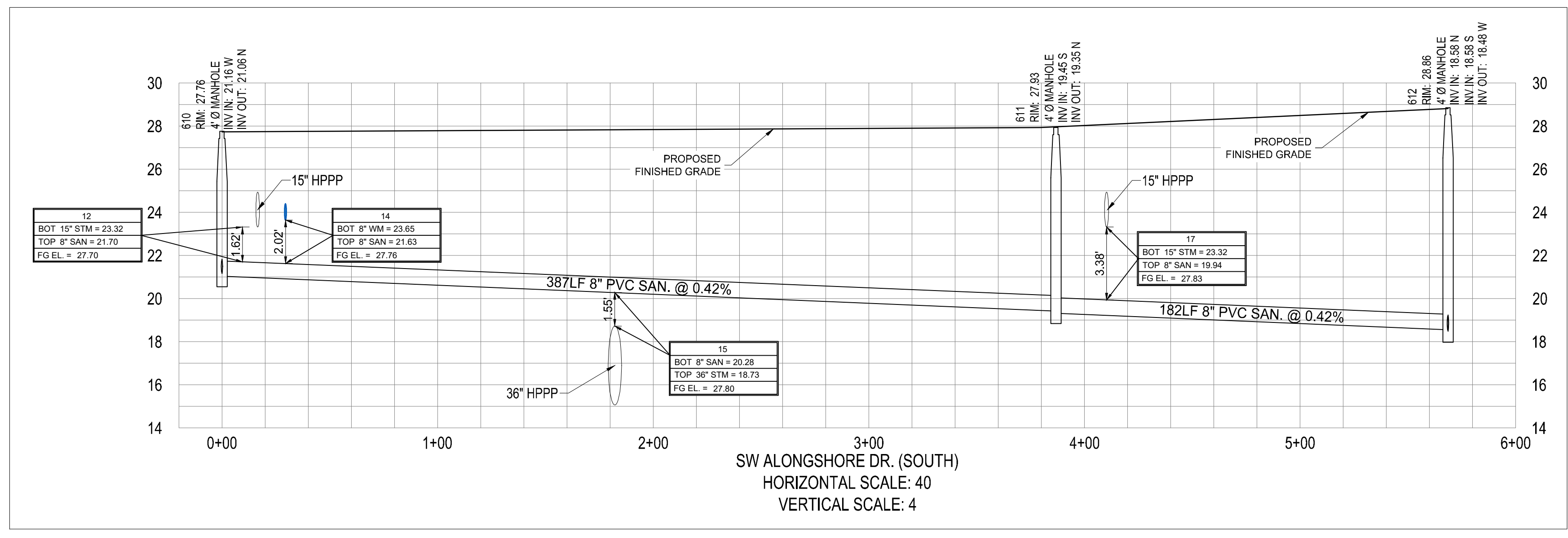
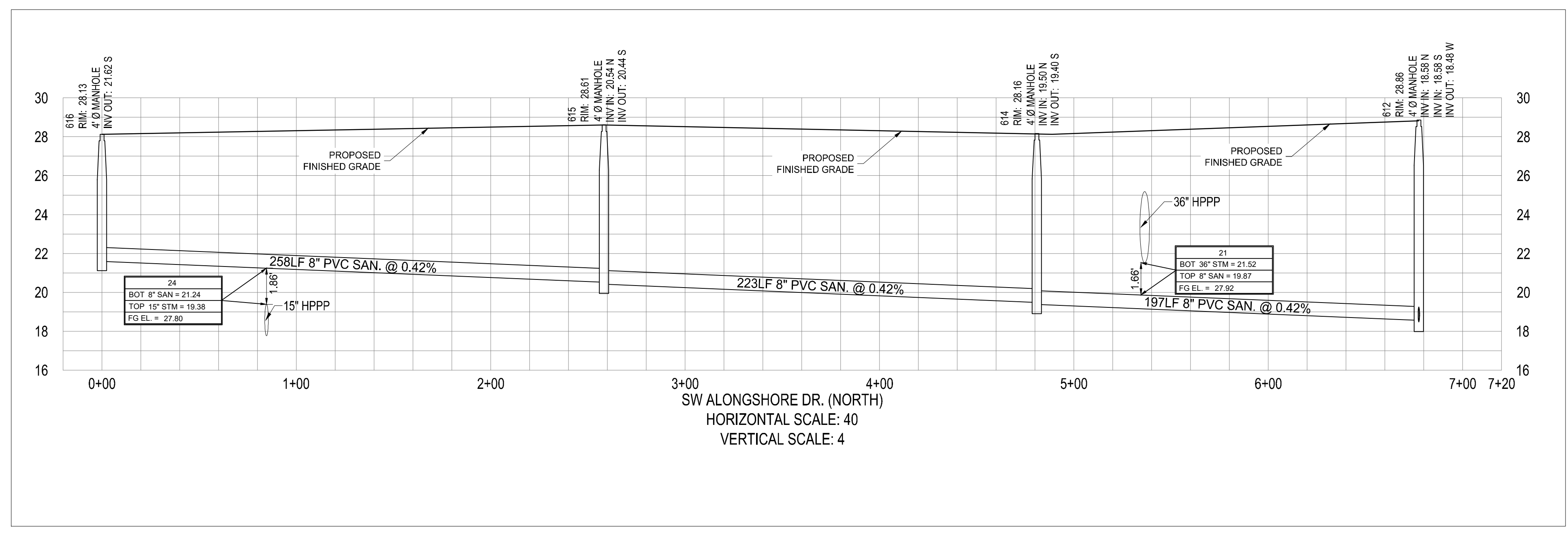
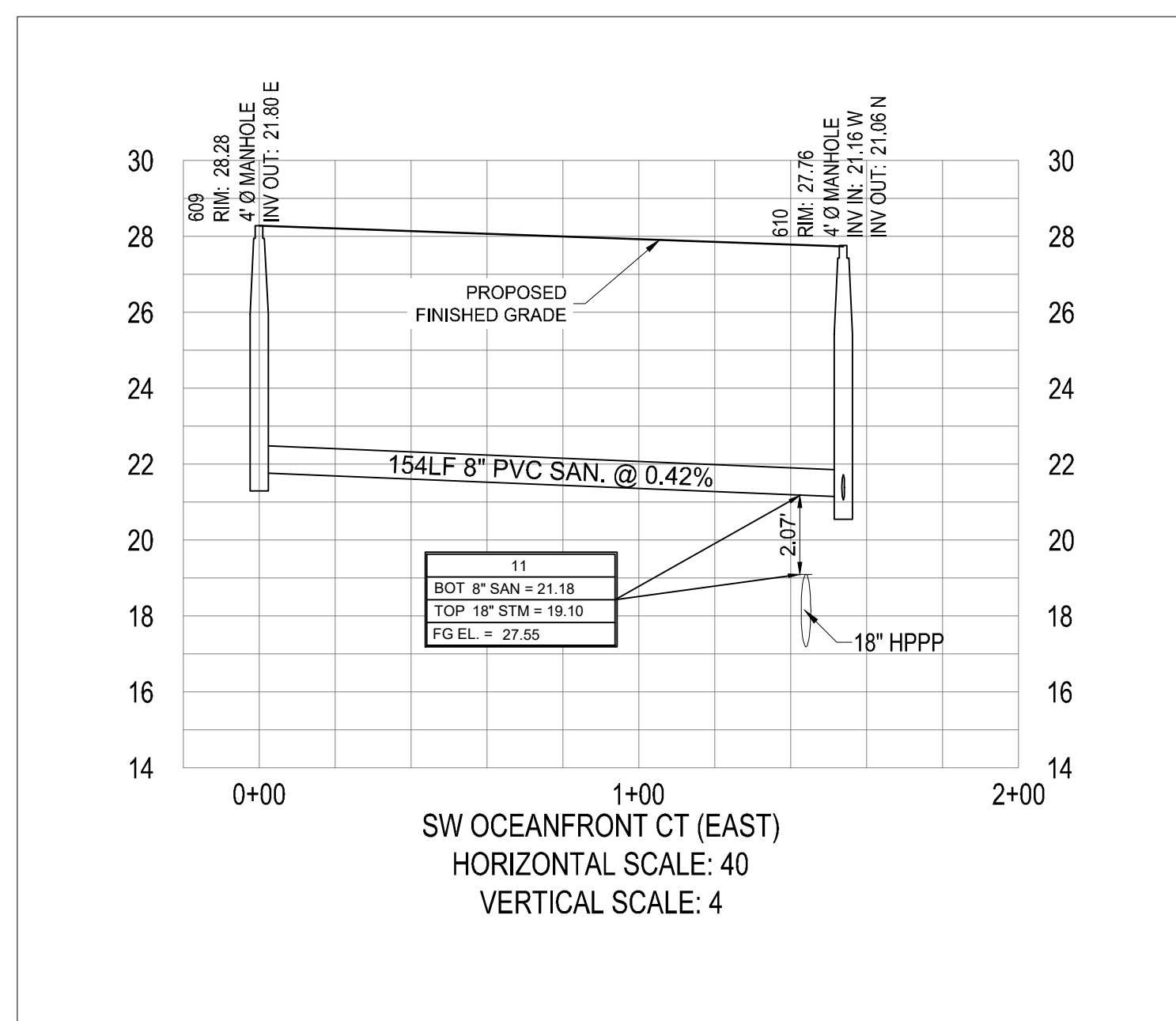
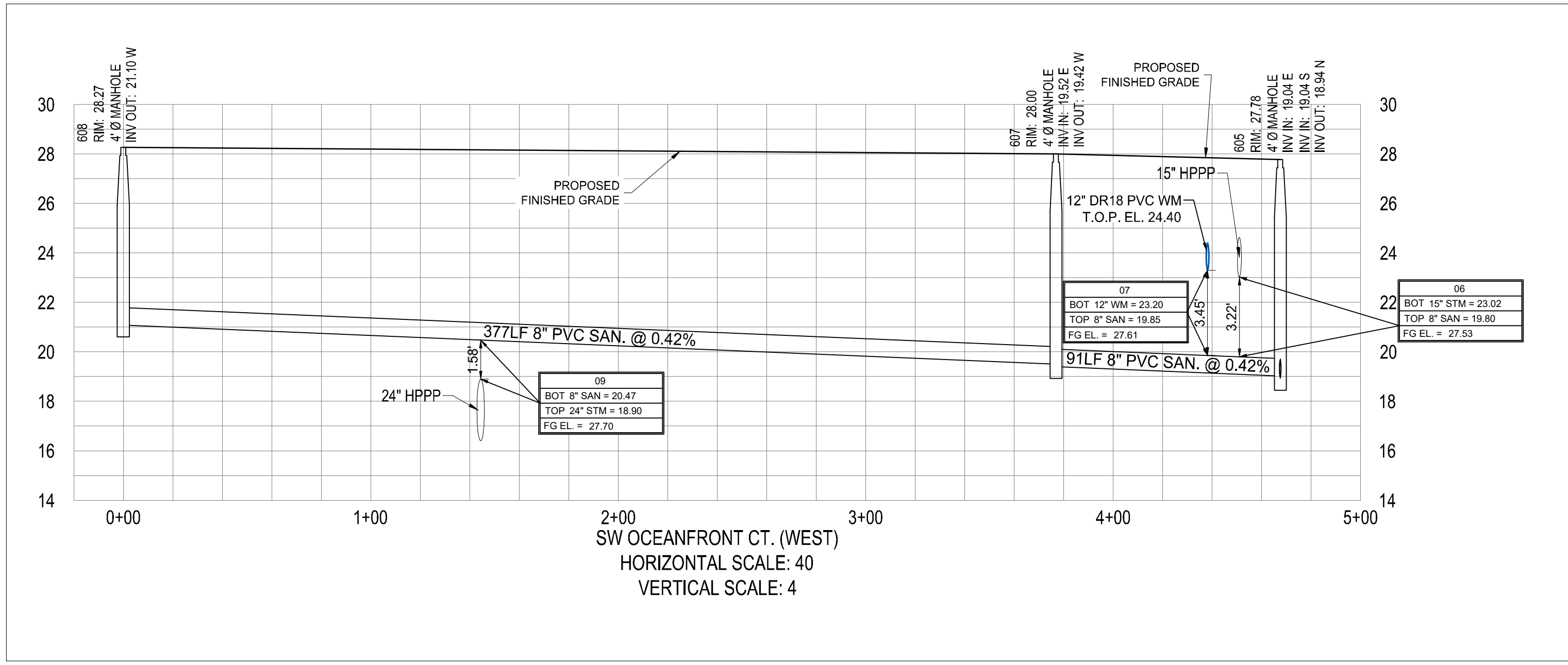
CITY OF PSL PROJECT NO. P21-138
PSLUSD FILE NO. 5266G



ENGINEERING & SURVEYING, LLC
 1449 NW COMMERCIAL CENTRE DR
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 PHONE: (772) 879-5477
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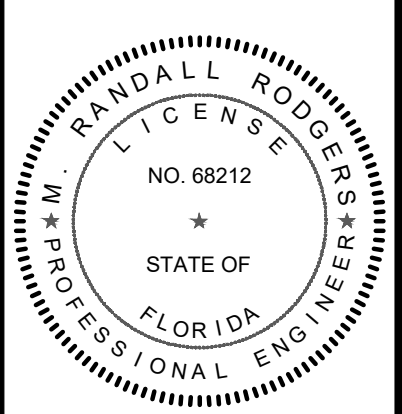
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SG	08/06/21
	PER SPRC COMMENTS

BY:	DATE:	COMMENT:
		PER SPRC COMMENTS



PROJECT:
**RIVERLAND PARCEL B
 PLAT SIX**
 CITY OF FORT ST. LUCIE,
 FLORIDA

CLIENT:
**RIVERLAND
 ASSOCIATES II
 LLLP**



M. RANDALL RODGERS, PE
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PROJECT No.: 21-1016
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 CHECKED BY: RR
 DATE: 11/9/2021
 CAD I.D.: 21-1016 PROFILES

SHEET TITLE:

PROFILES

SHEET NUMBER:

10



CITY OF PSL PROJECT NO. P21-138
 PSLUSD FILE NO. 5266G