

# WATER AND SEWER IMPROVEMENTS FOR RIVERLAND PARCEL C PLAT TEN REPLAT

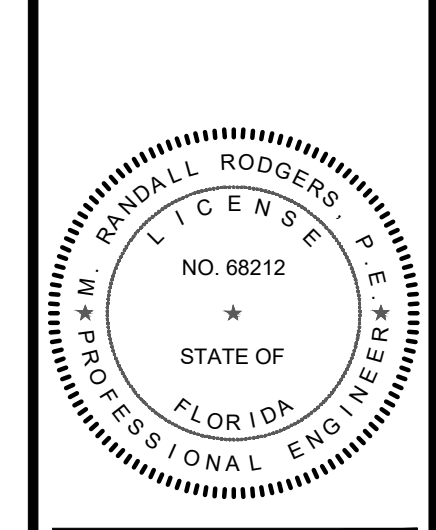
## CIVIL CONSTRUCTION PLANS & SPECIFICATIONS SECTIONS 17 AND 20, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA



REVISIONS:		
BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL C  
 PLAT TEN REPLAT**  
 CITY OF PORT ST. LUCIE,  
 FLORIDA

CLIENT:  
**RIVERLAND  
 ASSOCIATES III  
 LLLP**



M. RANDALL RODGERS, PE  
 FLORIDA LICENSE No. 68212  
 2/19/21

PROJECT No.: 20-1033  
 DRAWN BY: SOG  
 CHECKED BY: RR  
 DATE: 2/19/2021  
 CAD ID.: 20-1033 COVER

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**01**



CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K

### INDEX OF DRAWINGS

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12-14	PROFILES

NOTE:  
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019



LOCATION MAP  
N.T.S.



VICINITY AERIAL MAP  
N.T.S.

**LEGAL DESCRIPTION:**  
BEING ALL OF RIVERLAND PARCEL C - PLAT TEN, AS RECORDED IN PLAT BOOK 90, PAGE 1, ALL OF TRACT "L17", RIVERLAND PARCEL C - PLAT NINE, AS RECORDED IN PLAT BOOK 89, PAGE 27, ALL OF TRACTS "OS1" AND "OS3", RIVERLAND PARCEL C - PLAT EIGHT, AS RECORDED IN PLAT BOOK 89, PAGE 1, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "OS1", RIVERLAND PARCEL C - PLAT EIGHT, AS RECORDED IN PLAT BOOK 89, PAGE 1, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°50'39" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF E/W #1 (DISCOVERY WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 4077, PAGE 1480, OF SAID PUBLIC RECORDS, AND THE NORTH LINE OF SAID TRACT "OS1", A DISTANCE OF 80.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 127°00'58"; THENCE SOUTHEASTERLY, ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT "OS1" FOR THE FOLLOWING (6) SIX COURSES AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 88.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 71°13'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 78.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 34°12'05"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 41.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 356.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°50'39" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°09'21" WEST, ALONG THE WEST LINE OF SAID PLAT OF RIVERLAND PARCEL C - PLAT EIGHT, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°50'39" EAST, ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT "OS3" FOR THE FOLLOWING (4) FOUR COURSES AND ALONG A DISTANCE OF 5.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 372.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIVERLAND PARCEL C - PLAT TEN, FOR THE FOLLOWING (3) THREE COURSES, SOUTH 05°51'59" WEST, A DISTANCE OF 50.25 FEET; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 371.43 FEET; THENCE SOUTH 28°28'04" WEST, A DISTANCE OF 56.12 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIAL BEARING OF SOUTH 38°03'37" WEST, A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 37°28'00"; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT "L17" FOR THE FOLLOWING (8) EIGHT COURSES AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 32.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 09°57'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 85.96 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 40°13'34" WEST, A DISTANCE OF 237.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 299.00 FEET, A CENTRAL ANGLE OF 37°25'25"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 195.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°38'59" WEST, A DISTANCE OF 422.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1349.00 FEET, A CENTRAL ANGLE OF 12°24'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 292.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°56'34" WEST, A DISTANCE OF 200.45 FEET; THENCE NORTH 00°03'26" EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 89°56'34" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID RIVERLAND PARCEL C - PLAT TEN, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°03'26" EAST ALONG THE WESTERLY BOUNDARY OF SAID RIVERLAND PARCEL C - PLAT TEN AND ITS NORTHERLY PROJECTION, A DISTANCE OF 1691.43 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 00°13'28" WEST, A RADIUS OF 2150.00 FEET AND A CENTRAL ANGLE OF 14°11'31"; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF E/W #1 (DISCOVERY WAY) FOR THE FOLLOWING (3) THREE COURSES AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 532.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 14°34'19"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 508.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°50'39" EAST, A DISTANCE OF 230.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 58.097 ACRES, MORE OR LESS.

PLAN FOR  
RIVERLAND ASSOCIATES III LLLP

ENGINEER & SURVEYOR



**VELCON**  
ENGINEERING & SURVEYING, LLC.

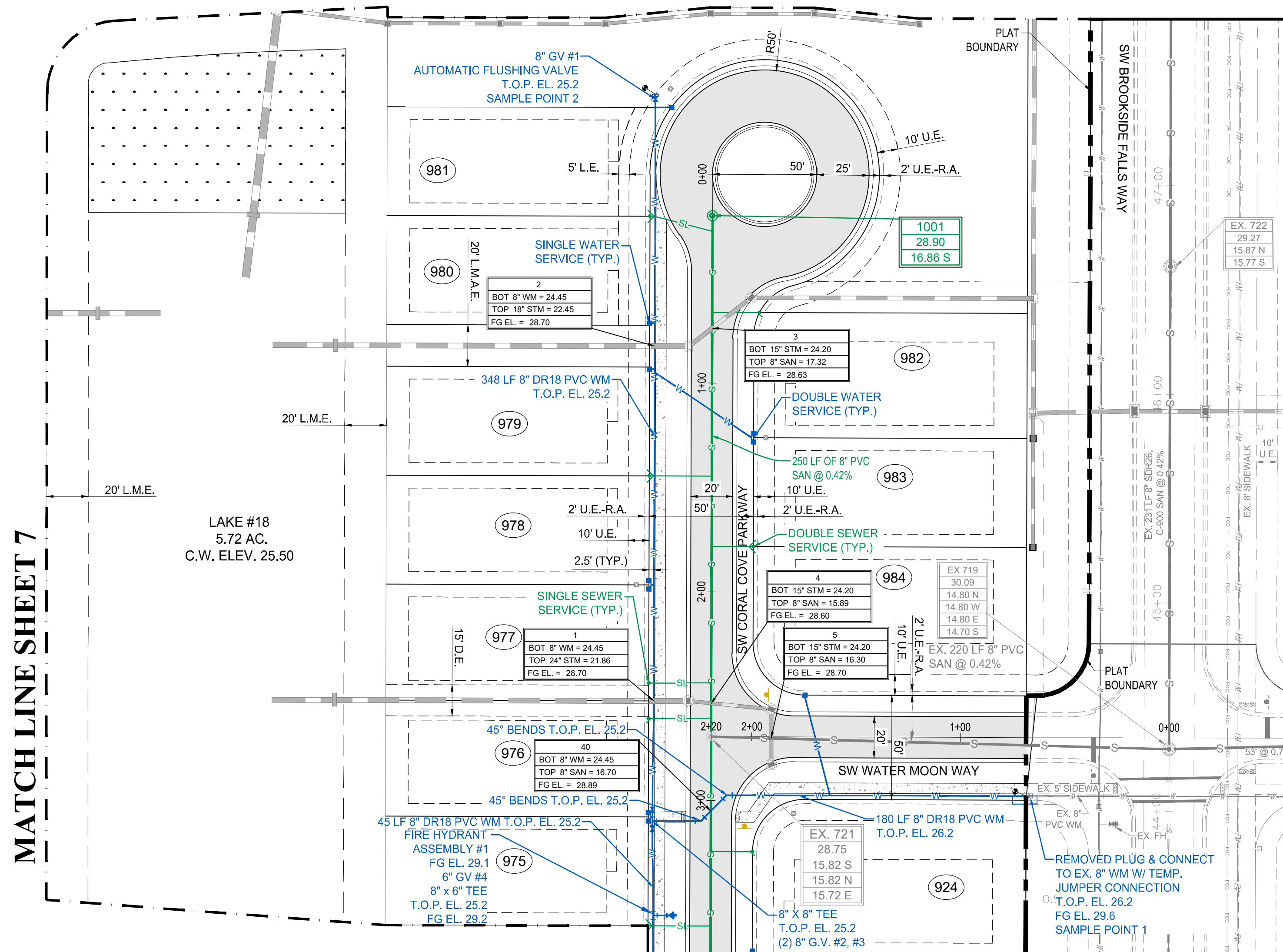
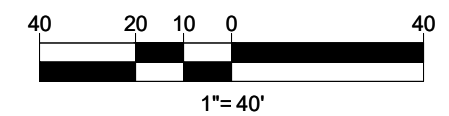
590 NW PEACOCK BLVD, SUITE #8  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 20-1033

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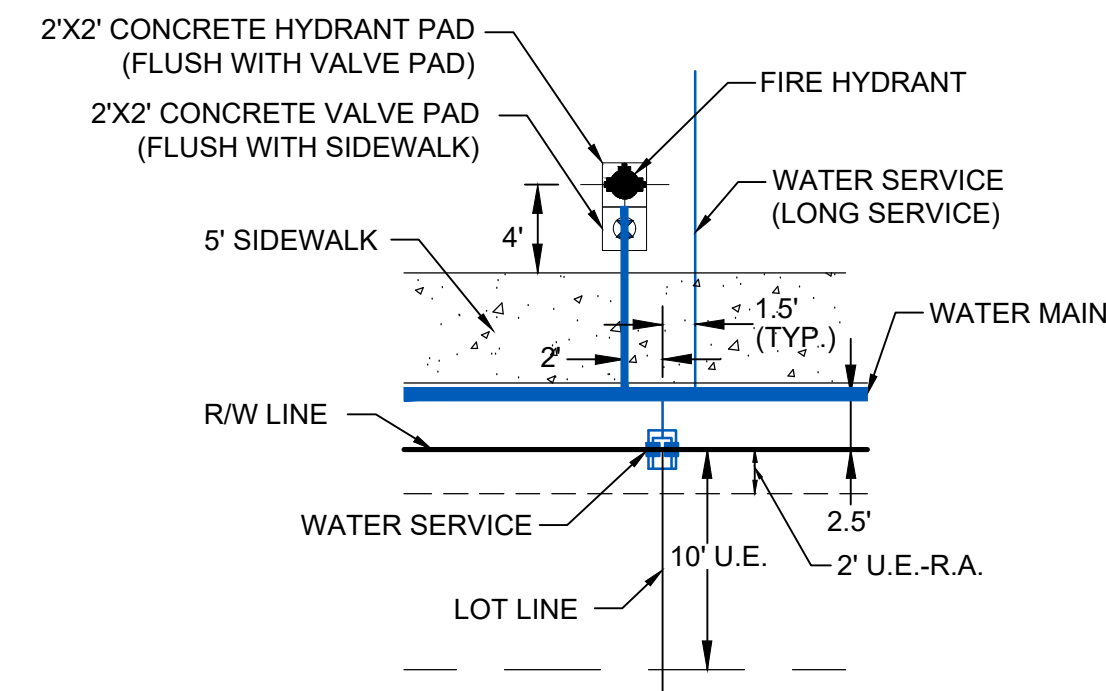
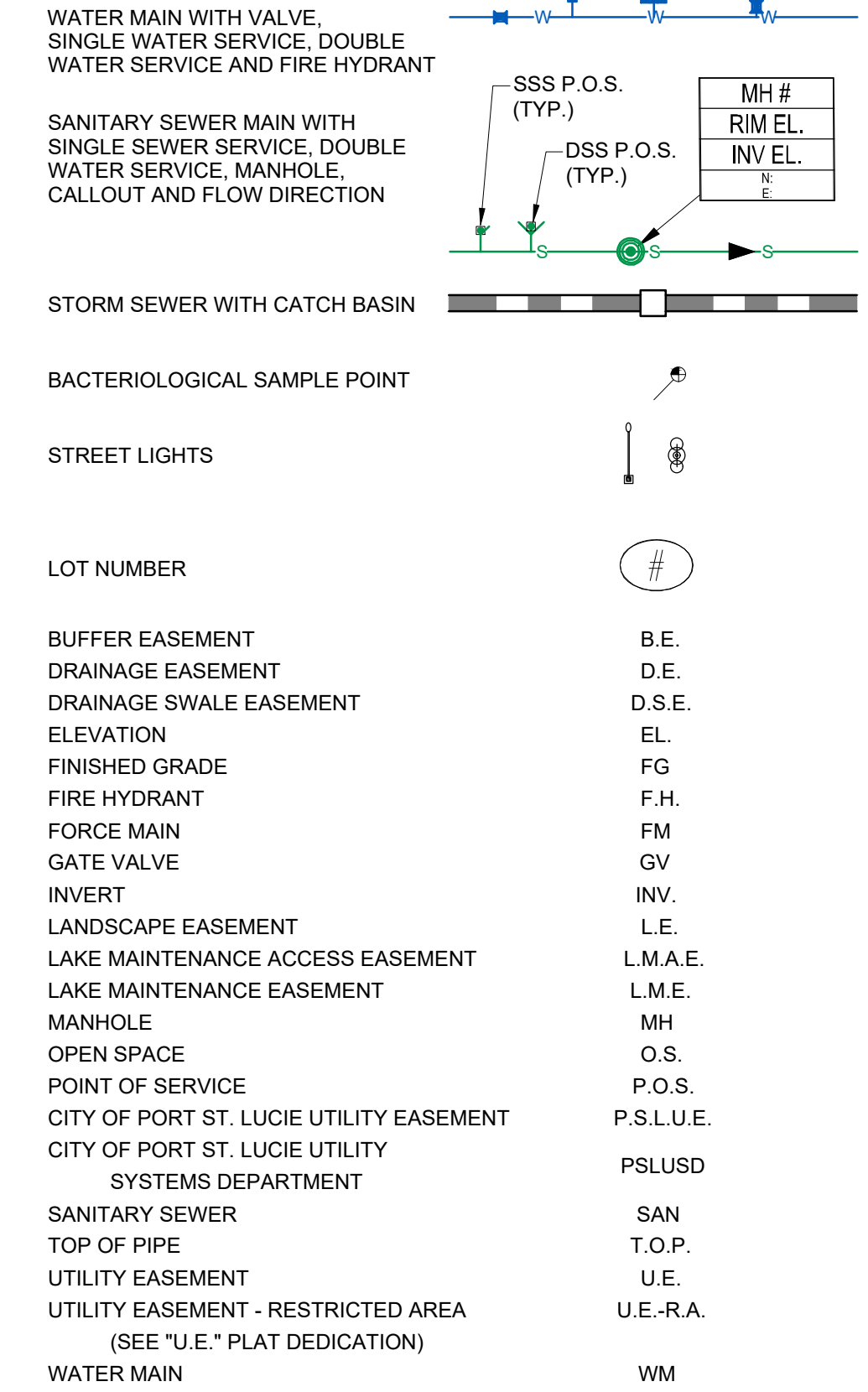


MATCH LINE SHEET 6

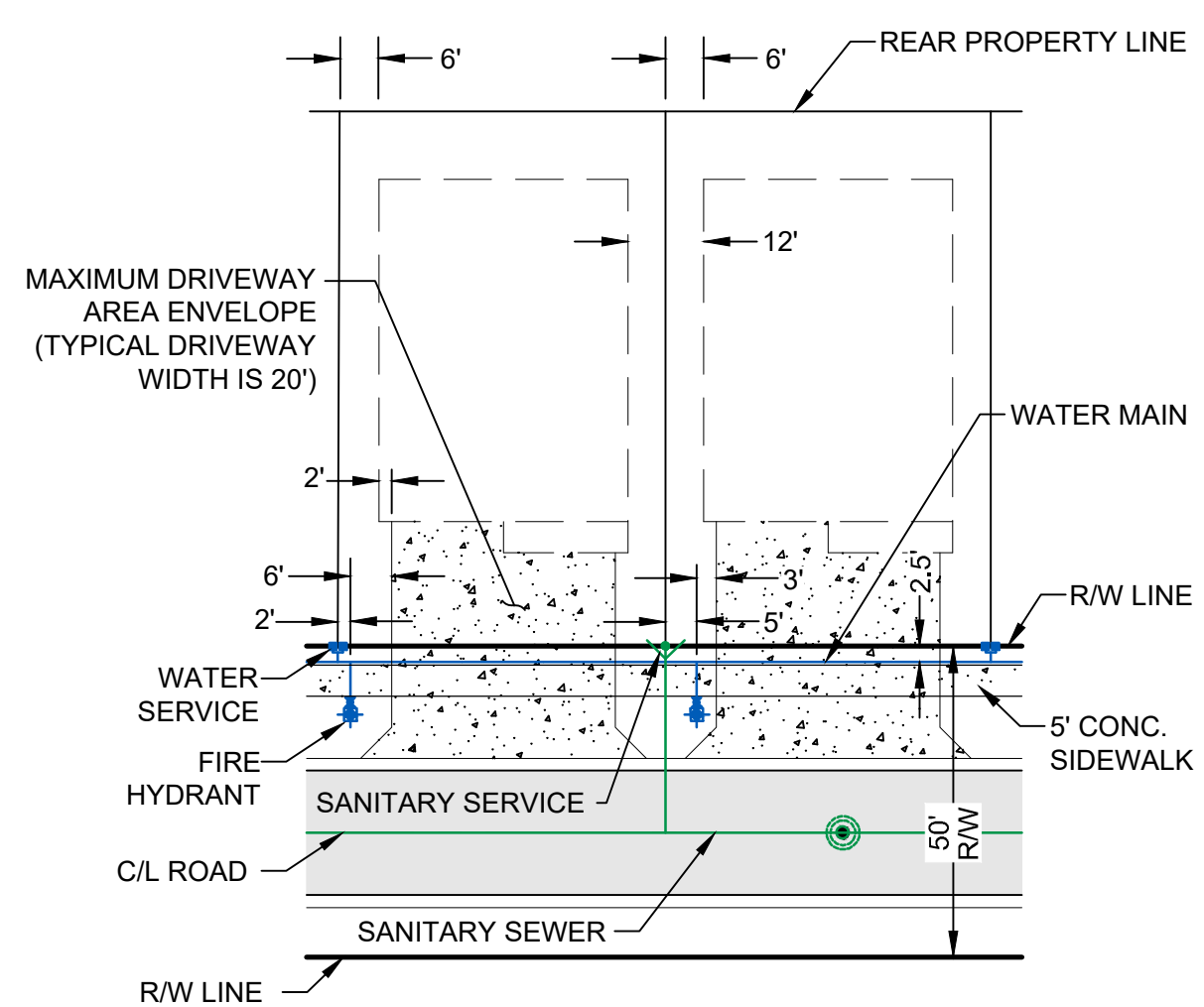


MATCH LINE SHEET 3

LEGEND

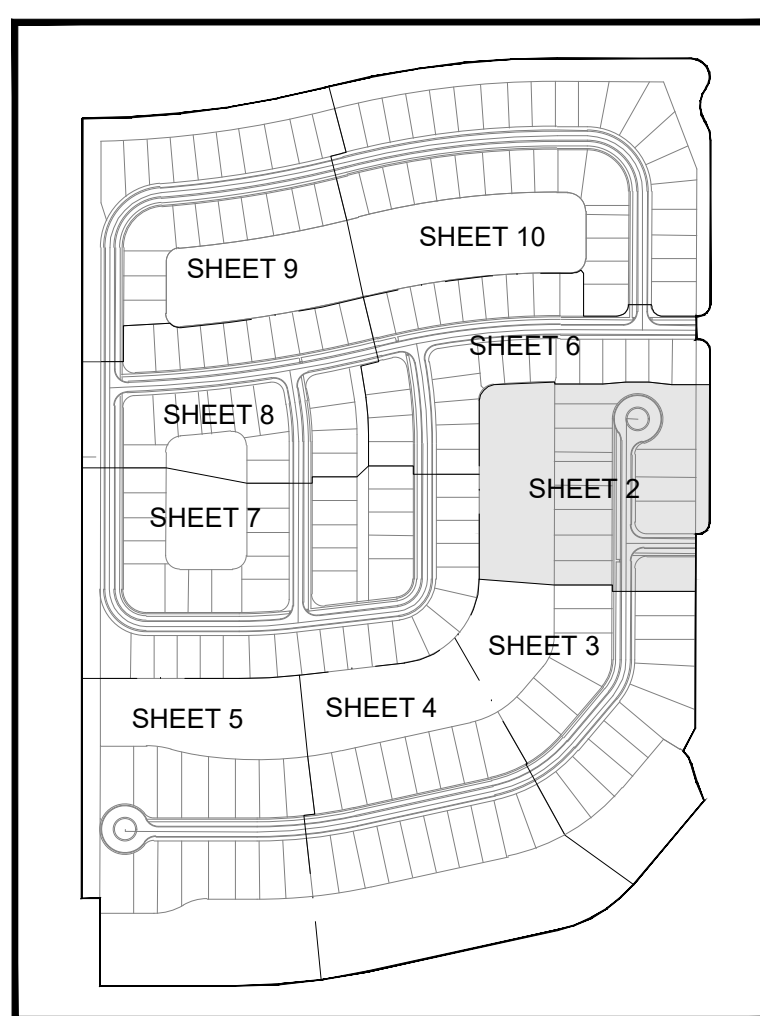


TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL  
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

- NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
  - PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - SEWER MAIN FROM EX. MH-718 AND EX. MH-719 SHALL BE RE-INSPECTED AND TESTED WITH THE DEVELOPMENT OF THIS PLAT.



KEY MAP  
N.T.S.

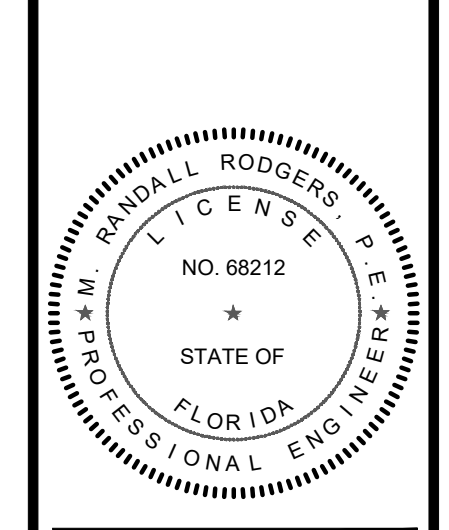


REVISIONS:

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT:  
RIVERLAND PARCEL C  
PLAT TEN REPLAT  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
RIVERLAND  
ASSOCIATES III  
LLLP

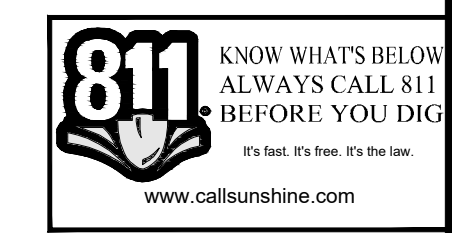


M. RANDALL RODGERS, PE  
FLORIDA LICENSE NO. 68212  
2/19/21

PROJECT No.: 20-1033  
DRAWN BY: SOIC  
CHECKED BY: RR  
DATE: 2/19/2021  
CAD I.D.: 20-1033-WS-PLAN

SHEET TITLE:  
WATER AND  
SEWER PLAN

SHEET NUMBER:  
02

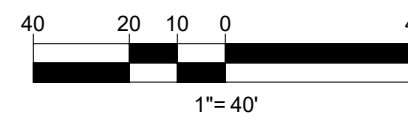


CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K

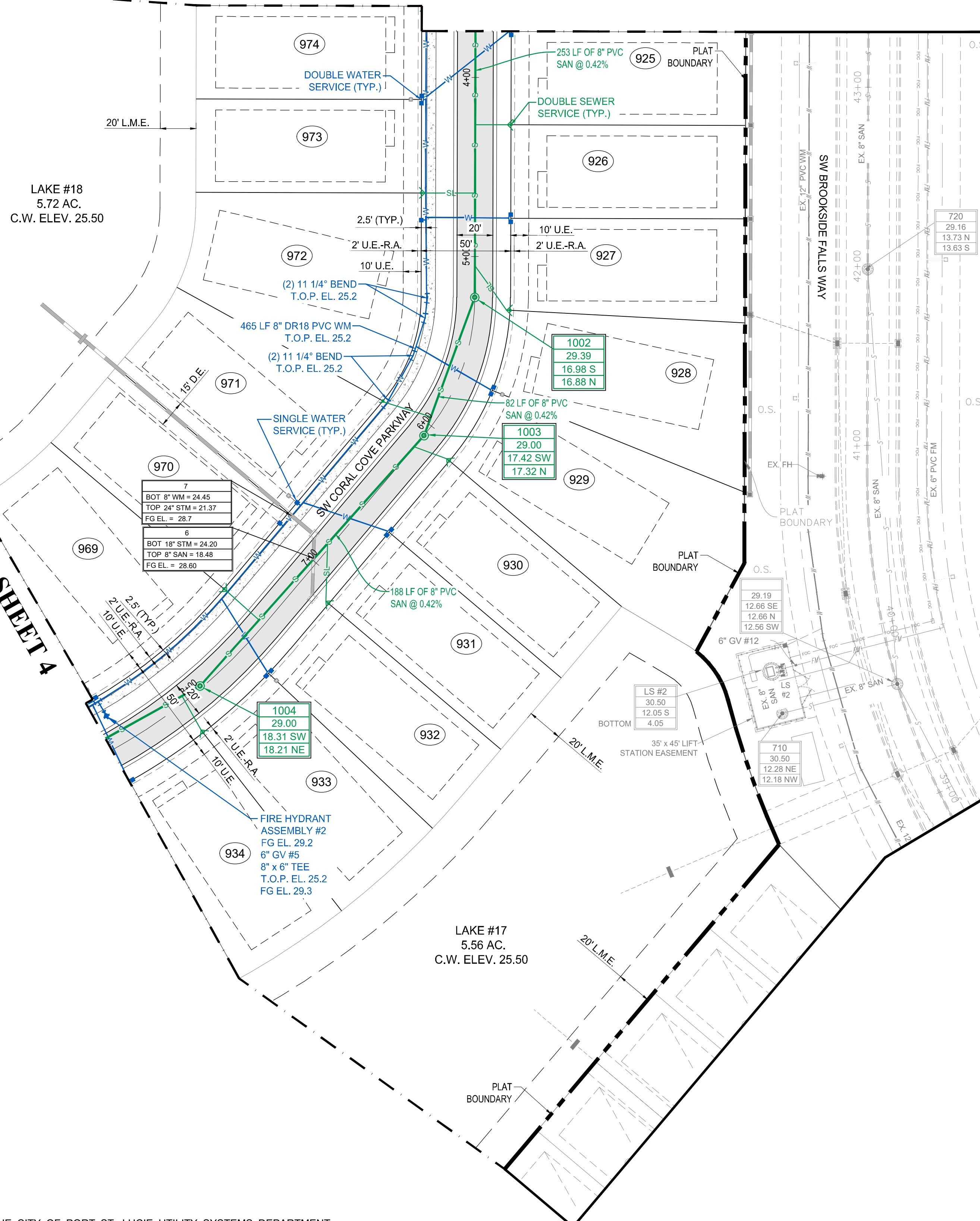


MATCH LINE SHEET 7

### MATCH LINE SHEET 2

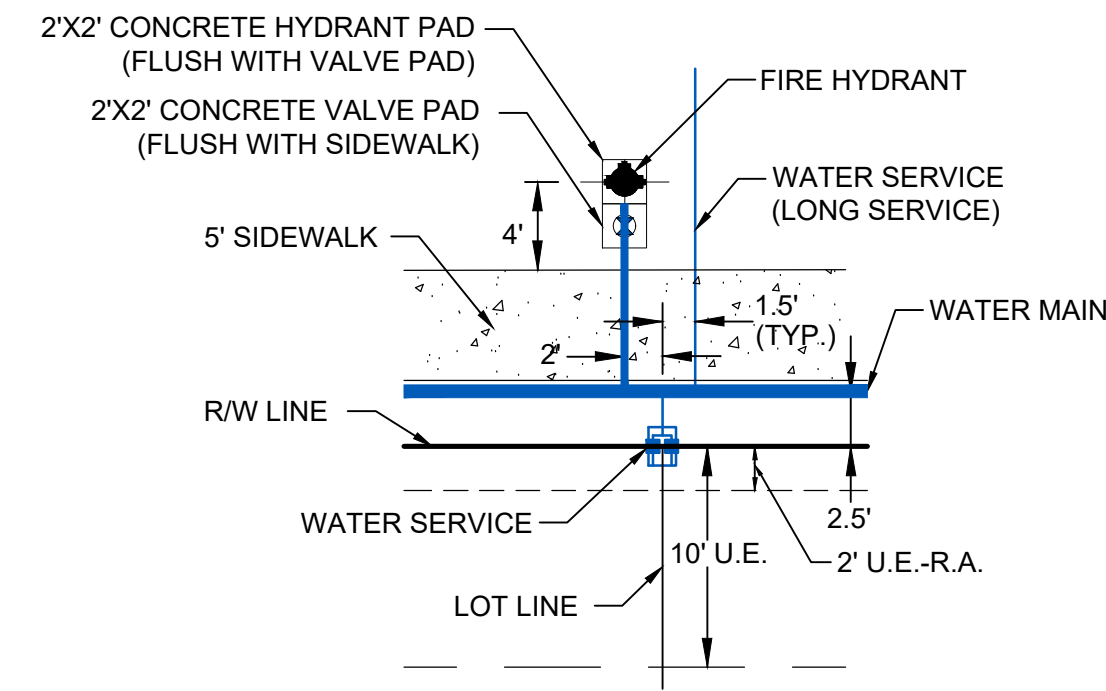


MATCH LINE SHEET 4

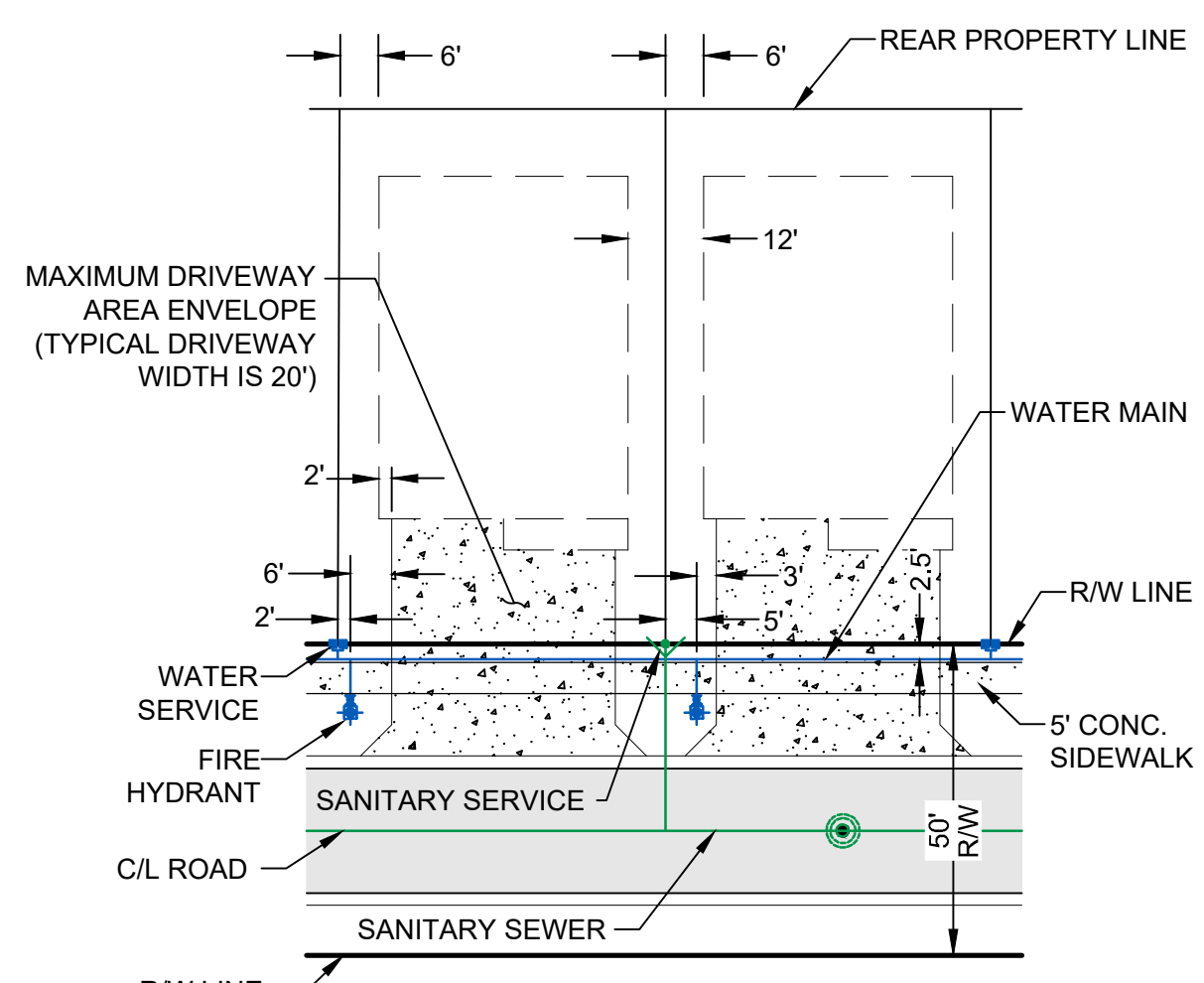


#### LEGEND

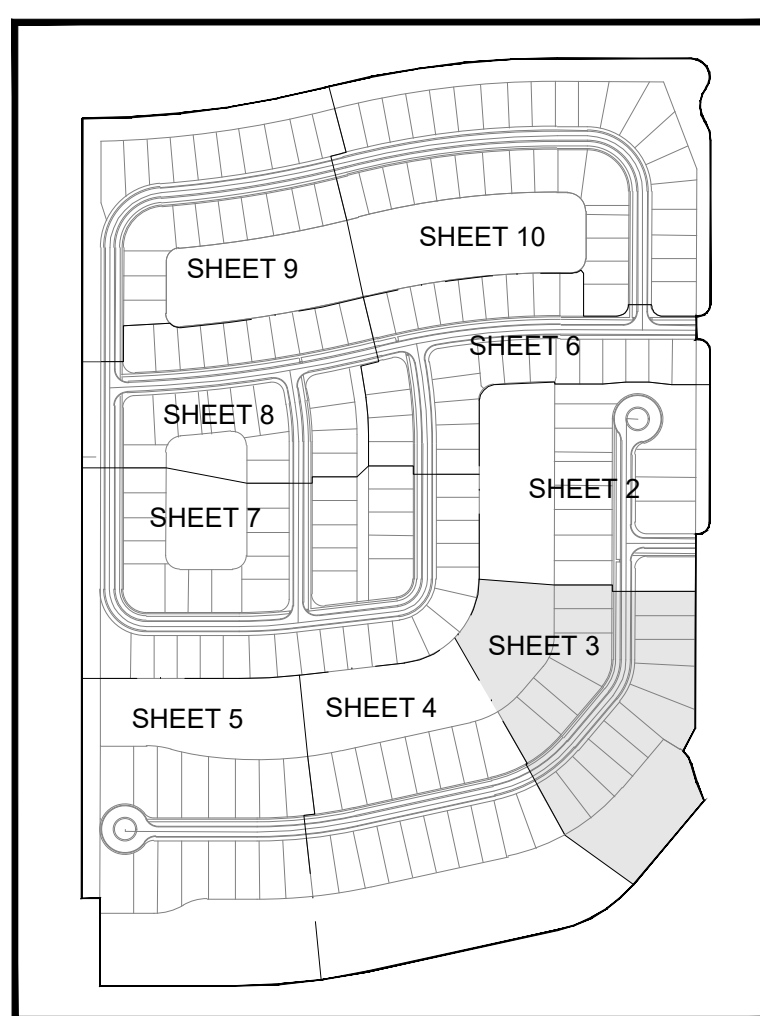
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	
BUFFER EASEMENT	B.E.
DRAINAGE 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 - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
WATER MAIN	WM



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



TYPICAL SINGLE FAMILY LOT DETAIL N.T.S.



KEY MAP N.T.S.

- NOTES:**
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  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - SEWER MAIN FROM EX. MH-718 AND EX. MH-719 SHALL BE RE-INSPECTED AND TESTED WITH THE DEVELOPMENT OF THIS PLAT.

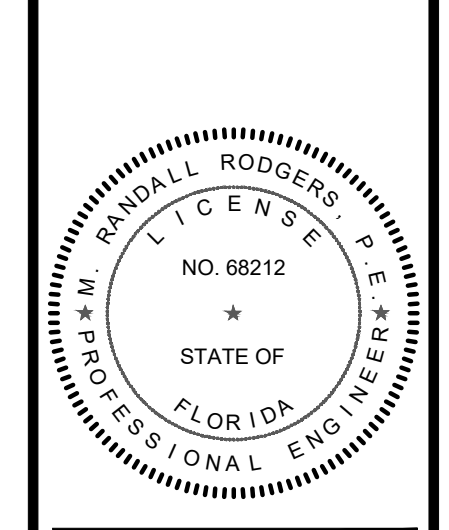


REVISIONS:

BY:	DATE:	COMMENT:

PROJECT: RIVERLAND PARCEL C  
PLAT TEN REPLAT  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES III  
LLLP

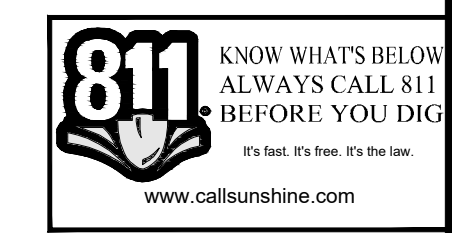


M. RANDALL RODGERS, PE  
FLORIDA LICENSE NO. 68212  
2/19/21

PROJECT No.: 20-1033  
DRAWN BY: SOG RR  
CHECKED BY: 2/19/2021  
DATE: 20-1033-WS PLAN  
SHEET TITLE:

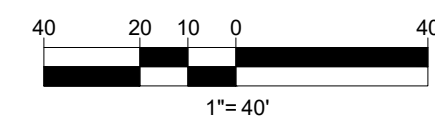
**WATER AND SEWER PLAN**

SHEET NUMBER: **03**



CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K

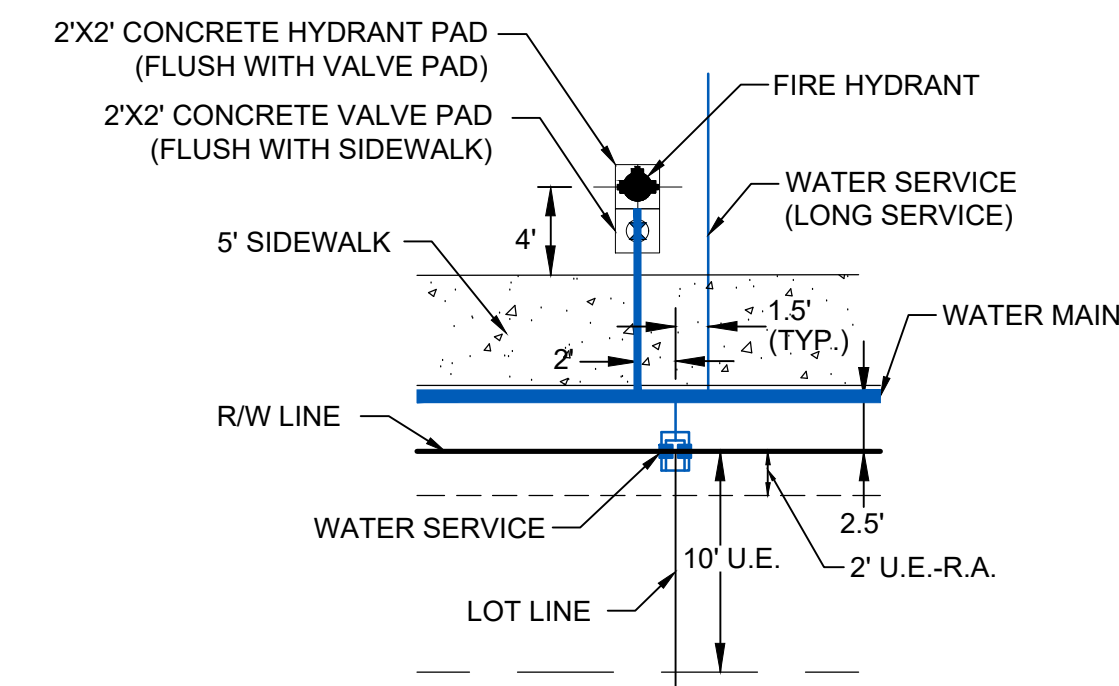




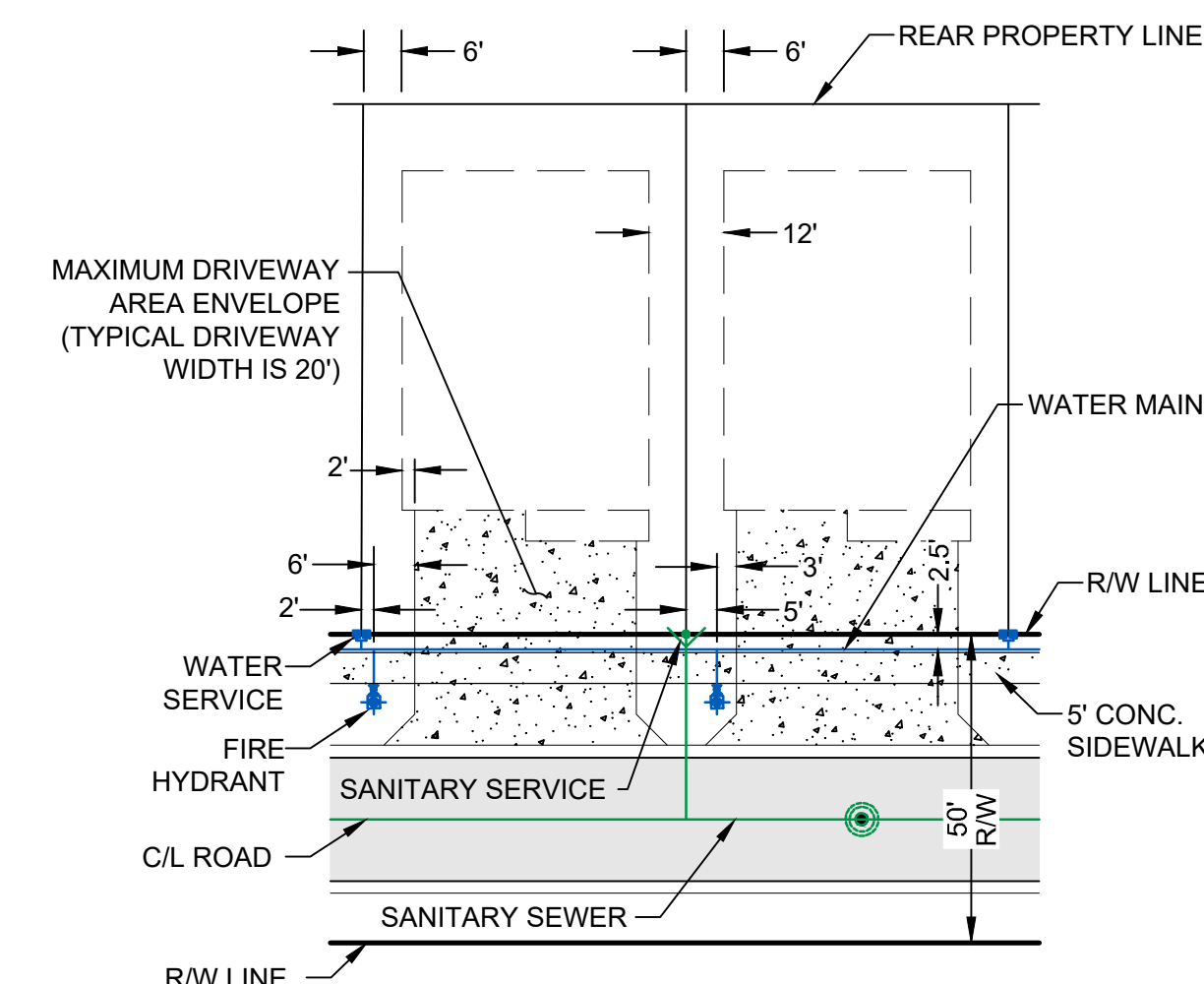
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**LEGEND**

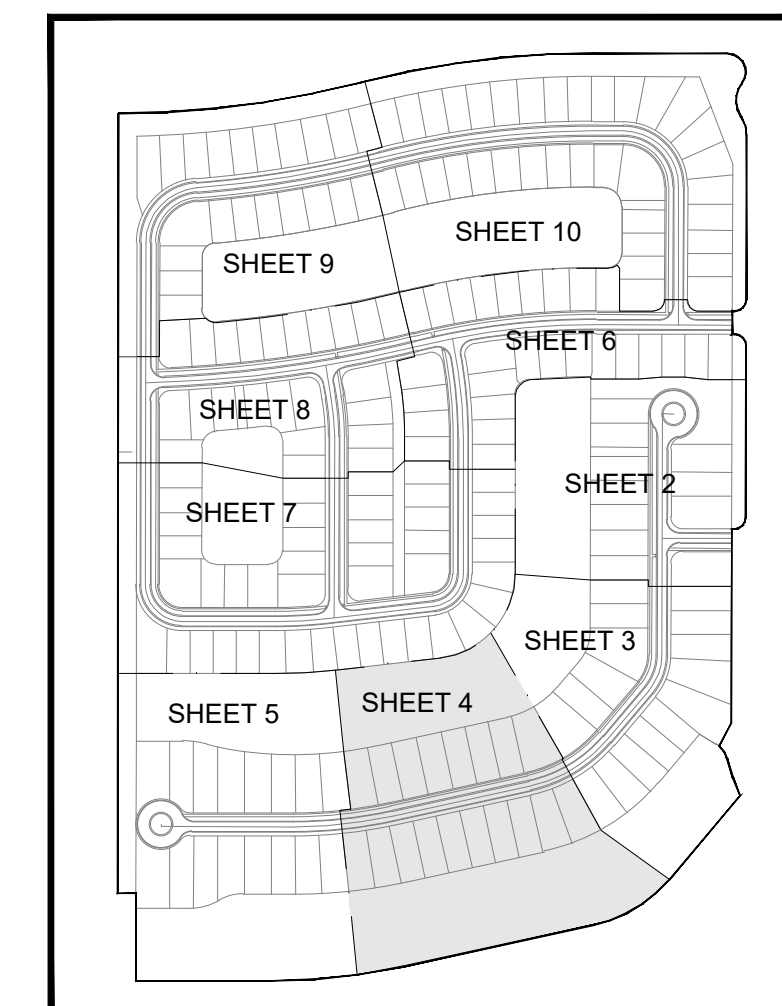
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	
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SANITARY 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



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



**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.



**KEY MAP**  
N.T.S.

**MATCH LINE SHEET 5**

**MATCH LINE SHEET 7**

**MATCH LINE SHEET 3**

LAKE #18  
5.72 AC.  
C.W. ELEV. 25.50

LAKE #17  
5.56 AC.  
C.W. ELEV. 25.50

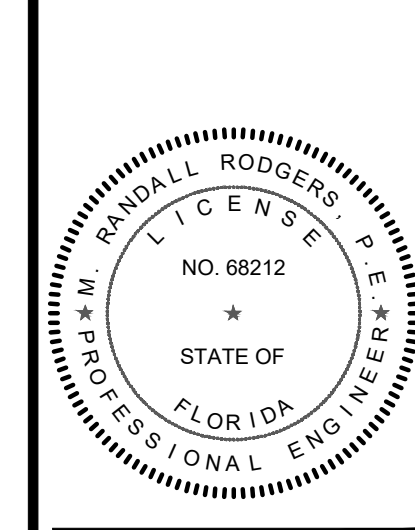


**REVISIONS:**

BY:	DATE:	COMMENT:

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RIVERLAND PARCEL C  
PLAT TEN REPLAT  
CITY OF PORT ST. LUCIE,  
FLORIDA

**CLIENT:**  
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ASSOCIATES III  
LLLP



M. RANDALL RODGERS, PE  
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PROJECT No.: 20-1033  
DRAWN BY: SOIC  
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DATE: 2/19/2021  
CAD ID.: 20-1033-WS PLAN

SHEET TITLE:  
**WATER AND SEWER PLAN**

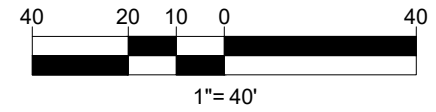
SHEET NUMBER:  
**04**



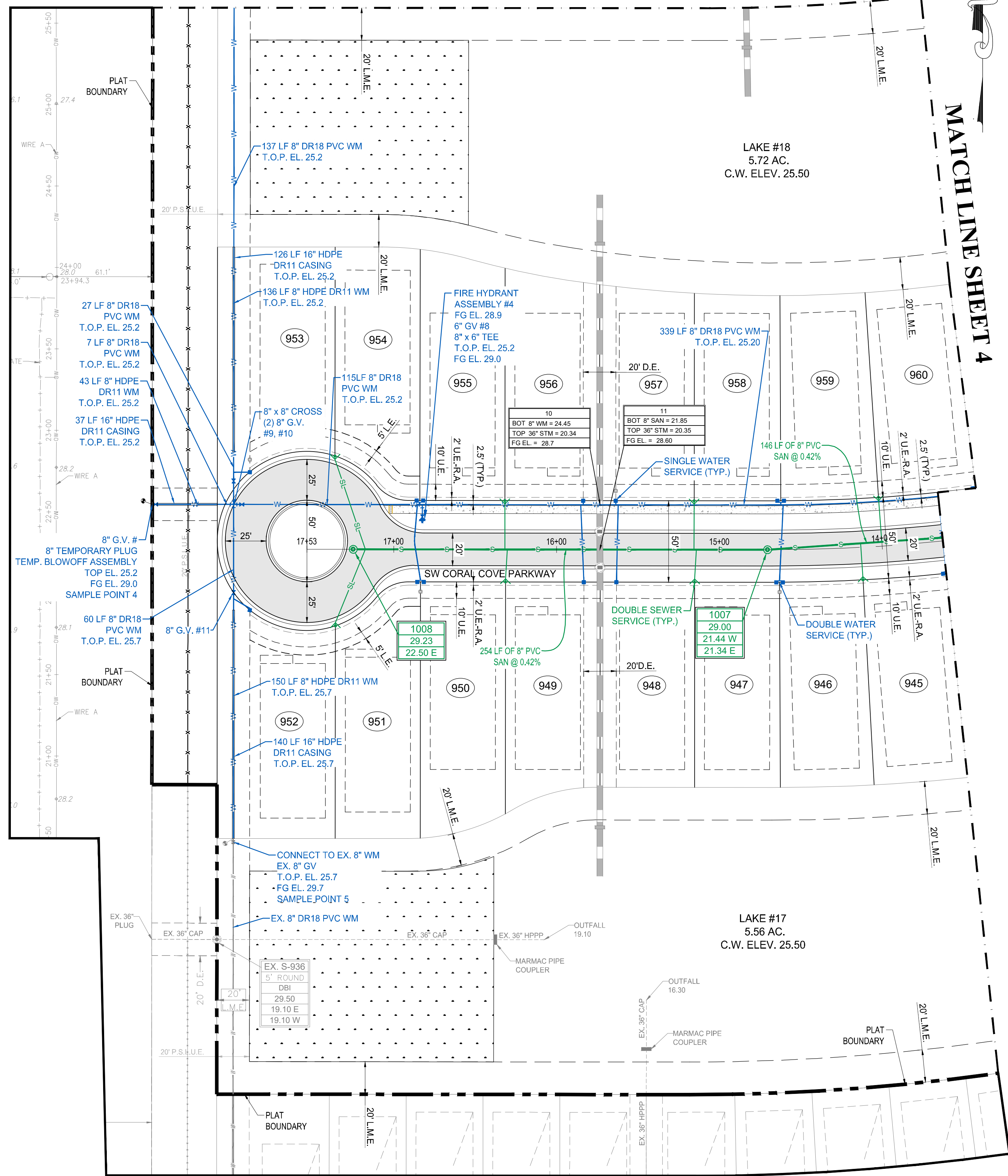
CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K



# MATCH LINE SHEET 7



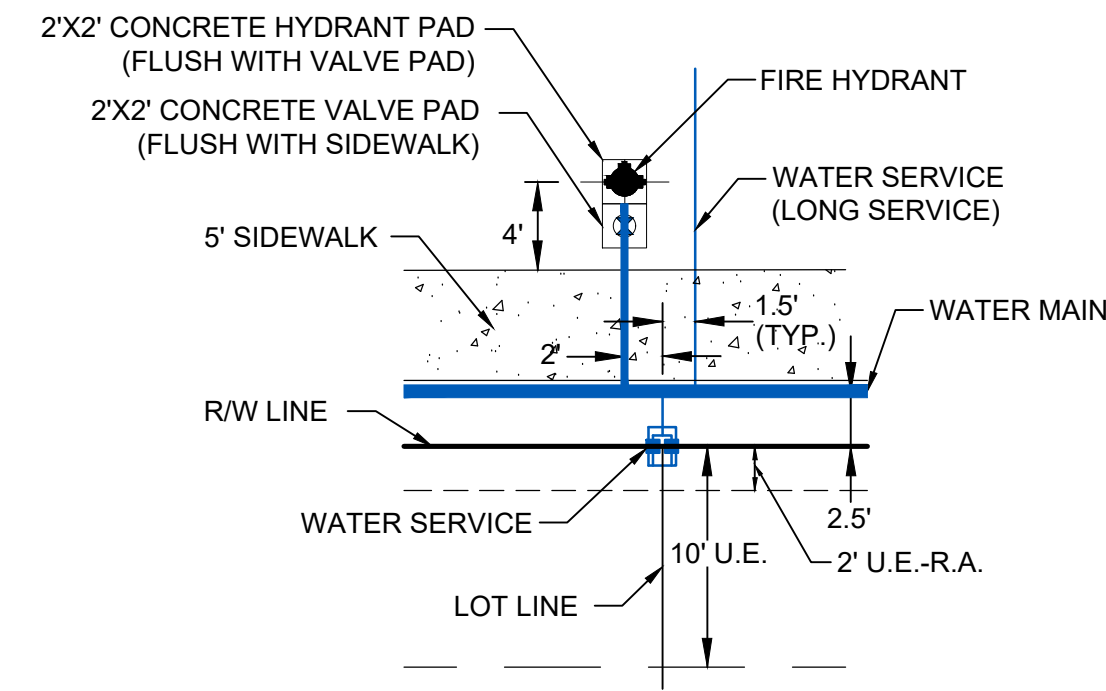
MATCH LINE SHEET 4



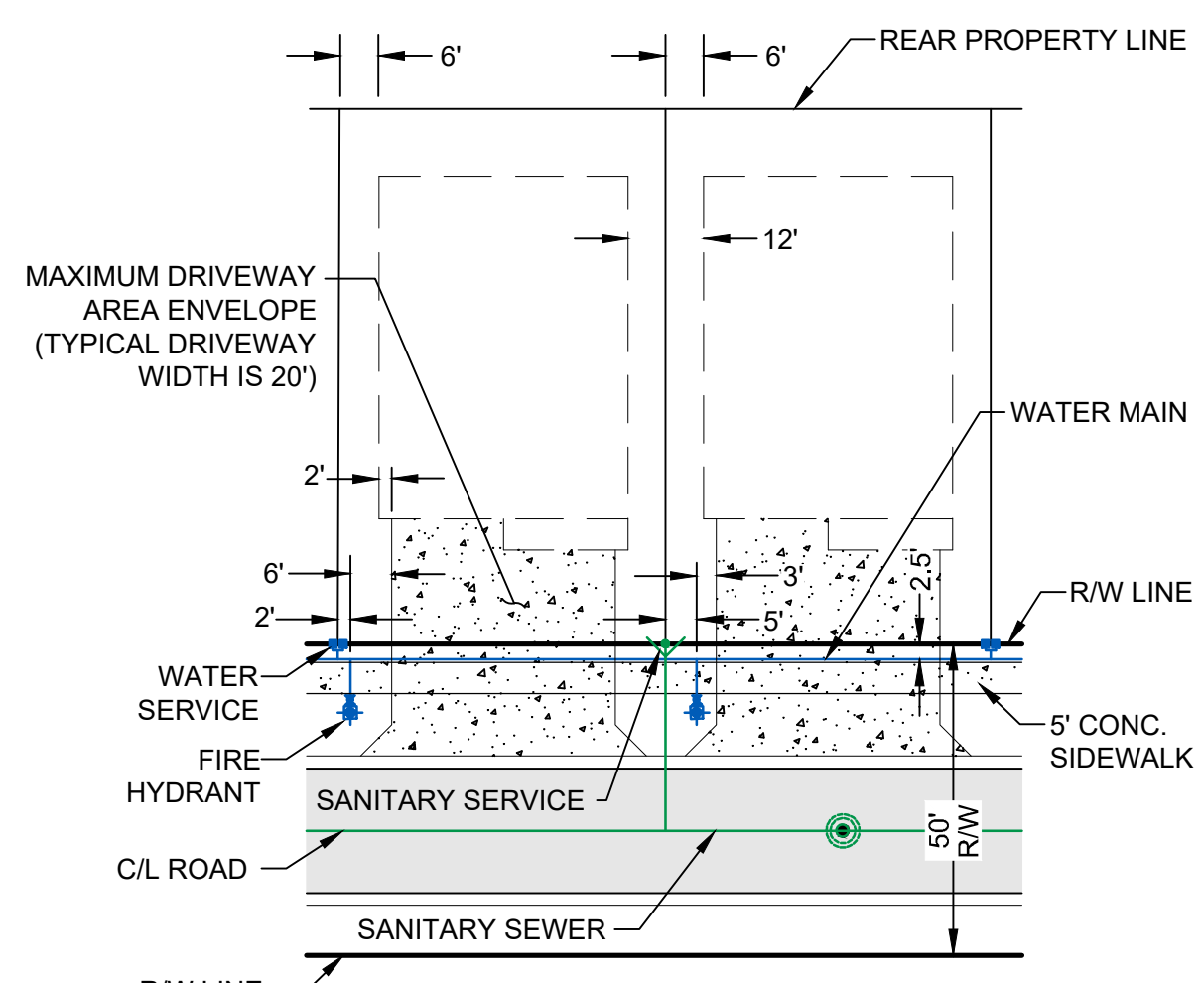
- NOTES:**
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  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - ALL WATER AND WASTEWATER PRESSURE 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.
  - SEWER MAIN FROM EX. MH-718 AND EX. MH-719 SHALL BE RE-INSPECTED AND TESTED WITH THE DEVELOPMENT OF THIS PLAT.

## LEGEND

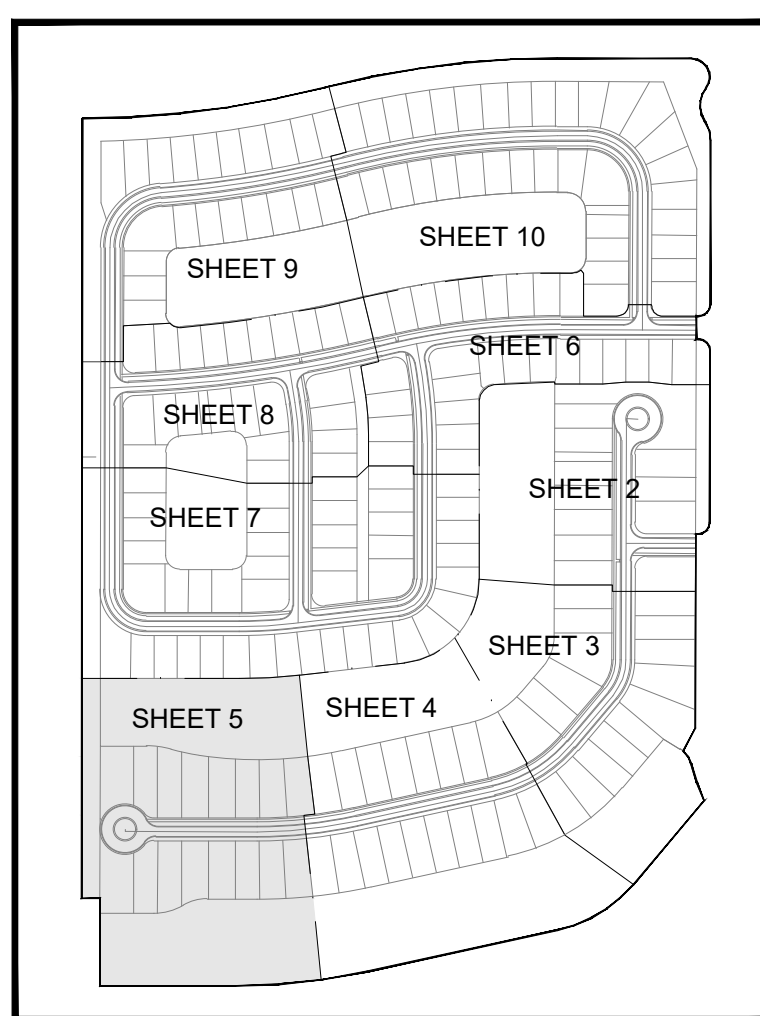
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	
BUFFER EASEMENT	B.E.
DRAINAGE 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



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



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.



KEY MAP  
N.T.S.

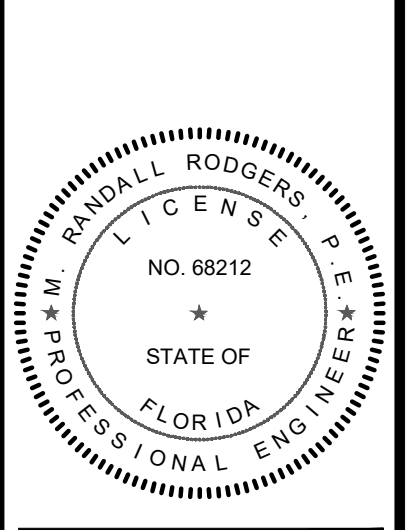


**REVISIONS:**

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL C  
PLAT TEN REPLAT  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES III  
LLLP

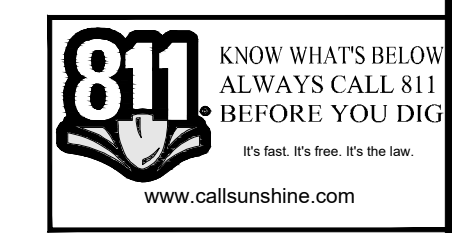


M. RANDALL RODGERS, PE  
FLORIDA LICENSE No. 68212  
2/19/21

PROJECT No.: 20-1033  
DRAWN BY: SOIC  
CHECKED BY: RR  
DATE: 2/19/2021  
CAD ID.: 20-1033-WS-PLAN

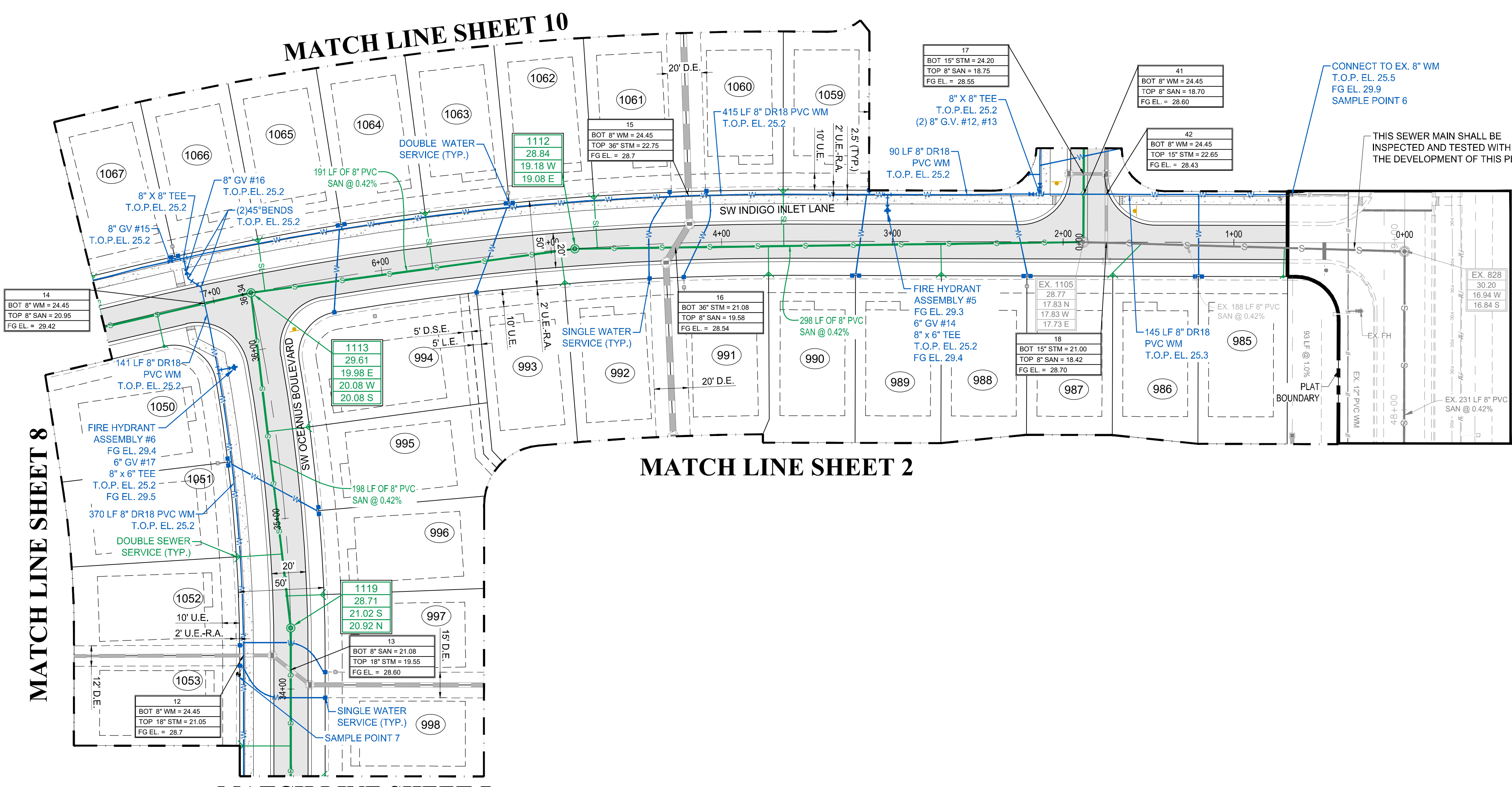
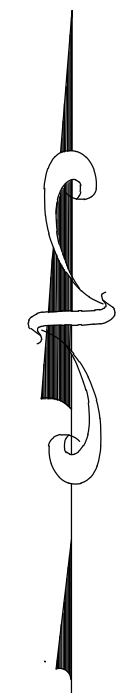
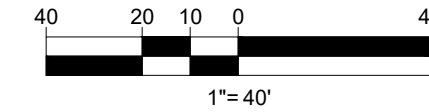
SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 05



CITY OF PSL PROJECT No. P21-008  
PSLUSD FILE No. 5267K





**LEGEND**

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT

SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION

STORM SEWER WITH CATCH BASIN

BACTERIOLOGICAL SAMPLE POINT

STREET LIGHTS

LOT NUMBER

BUFFER EASEMENT

DRAINAGE EASEMENT

DRAINAGE SWALE EASEMENT

ELEVATION

FINISHED GRADE

FIRE HYDRANT

FORCE MAIN

GATE VALVE

INVERT

LANDSCAPE EASEMENT

LAKE MAINTENANCE ACCESS EASEMENT

LAKE MAINTENANCE EASEMENT

MANHOLE

OPEN SPACE

POINT OF SERVICE

CITY OF PORT ST. LUCIE UTILITY EASEMENT

CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT

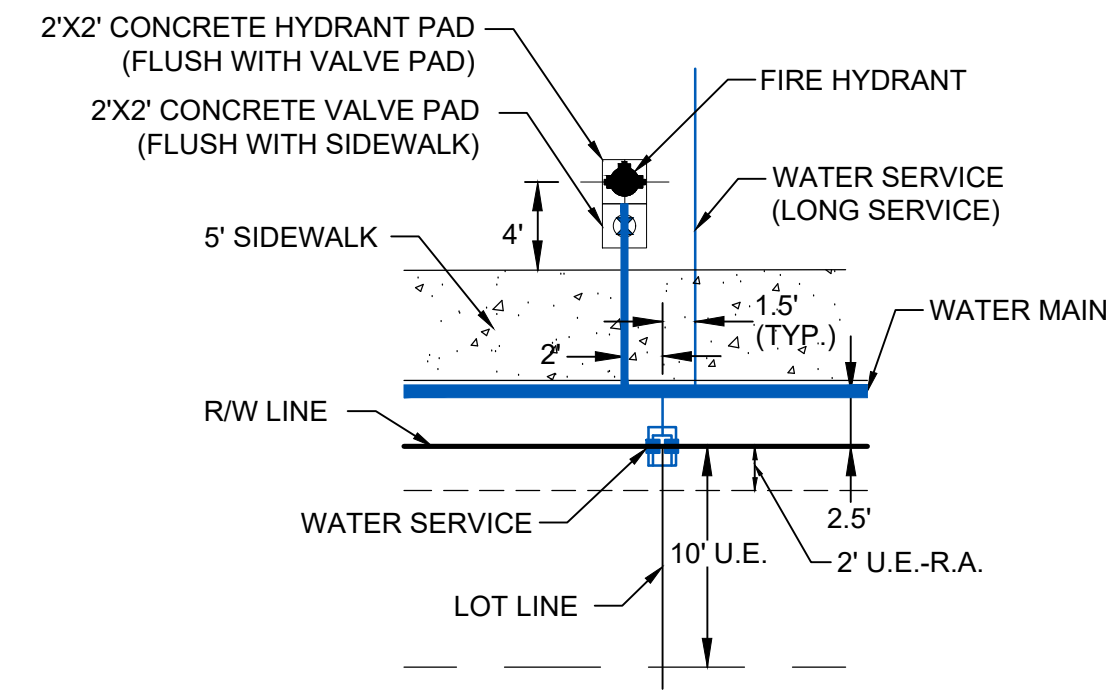
SANITARY SEWER

TOP OF PIPE

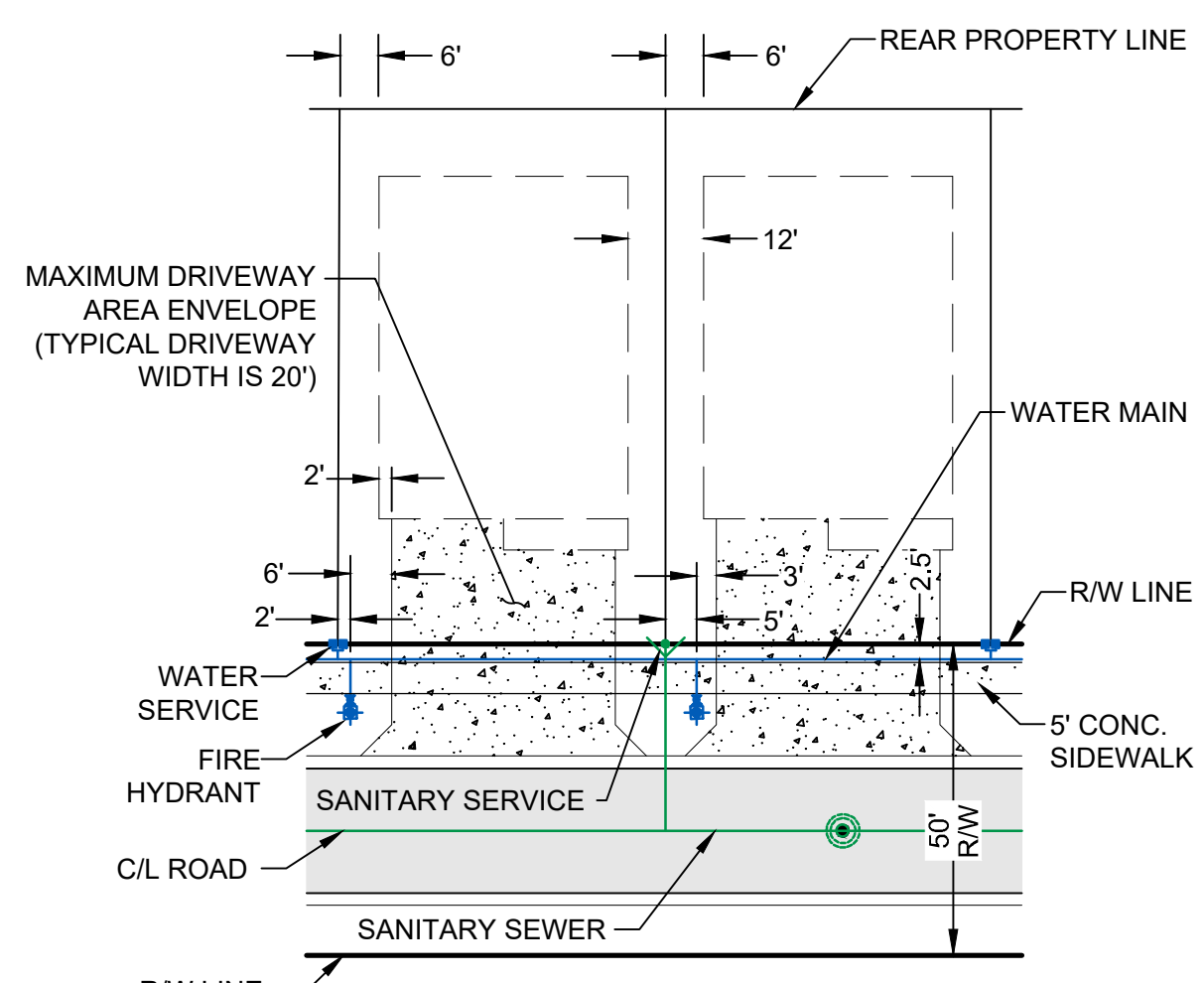
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)

WATER MAIN

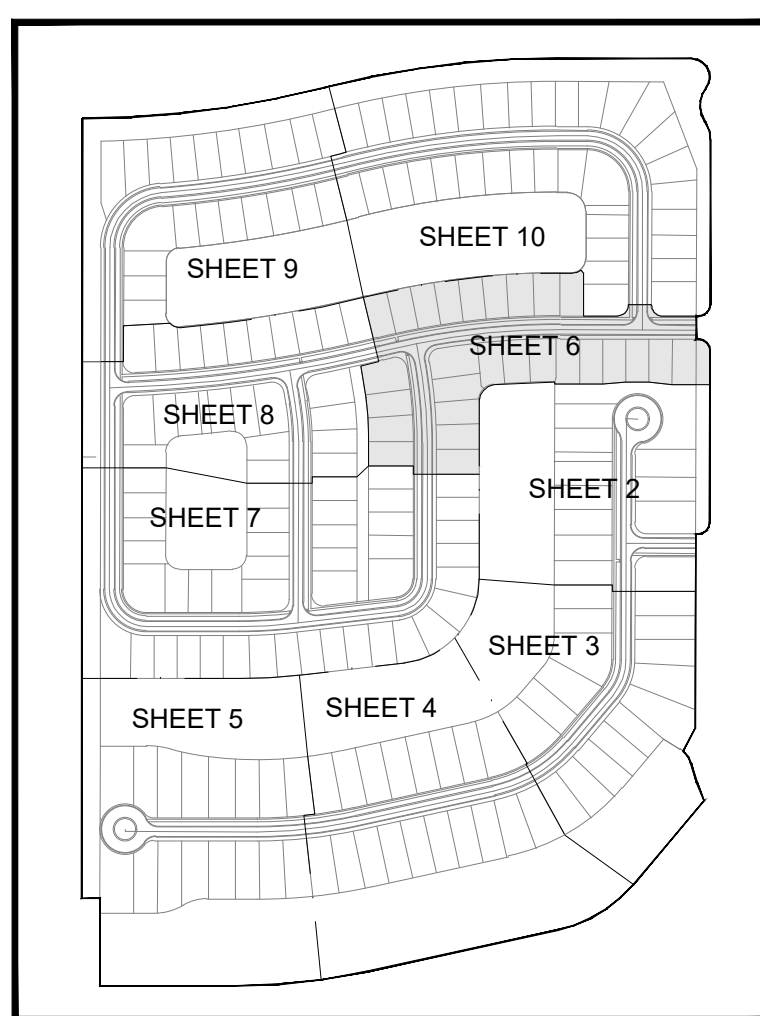
B.E.
D.E.
D.S.E.
EL.
FG
F.H.
FM
GV
INV.
L.E.
L.M.A.E.
L.M.E.
MH
O.S.
P.O.S.
P.S.L.U.E.
PSLUSD
SAN
T.O.P.
U.E.
U.E.-R.A.
WM



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



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.



KEY MAP  
N.T.S.

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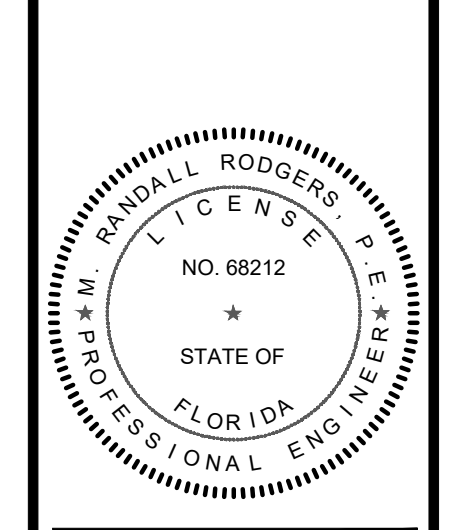


REVISIONS:

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRK COMMENTS

PROJECT: RIVERLAND PARCEL C  
PLAT TEN REPLAT  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT: RIVERLAND ASSOCIATES III  
LLLP



M. RANDALL RODGERS, PE  
FLORIDA LICENSE NO. 68212  
2/19/21

PROJECT No.: 20-1033  
DRAWN BY: SOIC RR  
CHECKED BY: 2/19/2021  
DATE: 20-1033-WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 06



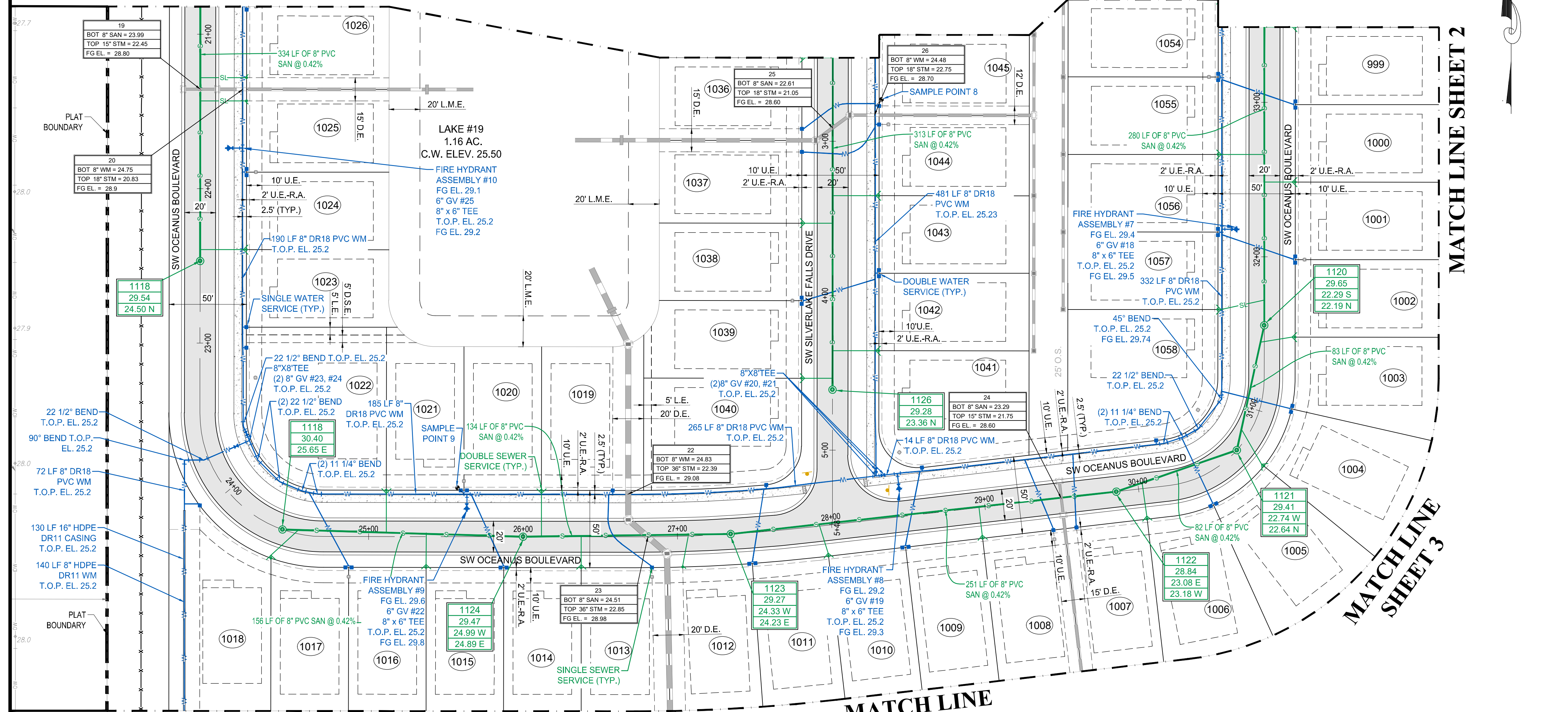
811  
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BEFORE YOU DIG  
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www.call811.com

CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K



**MATCH LINE SHEET 8**

**MATCH LINE SHEET 6**



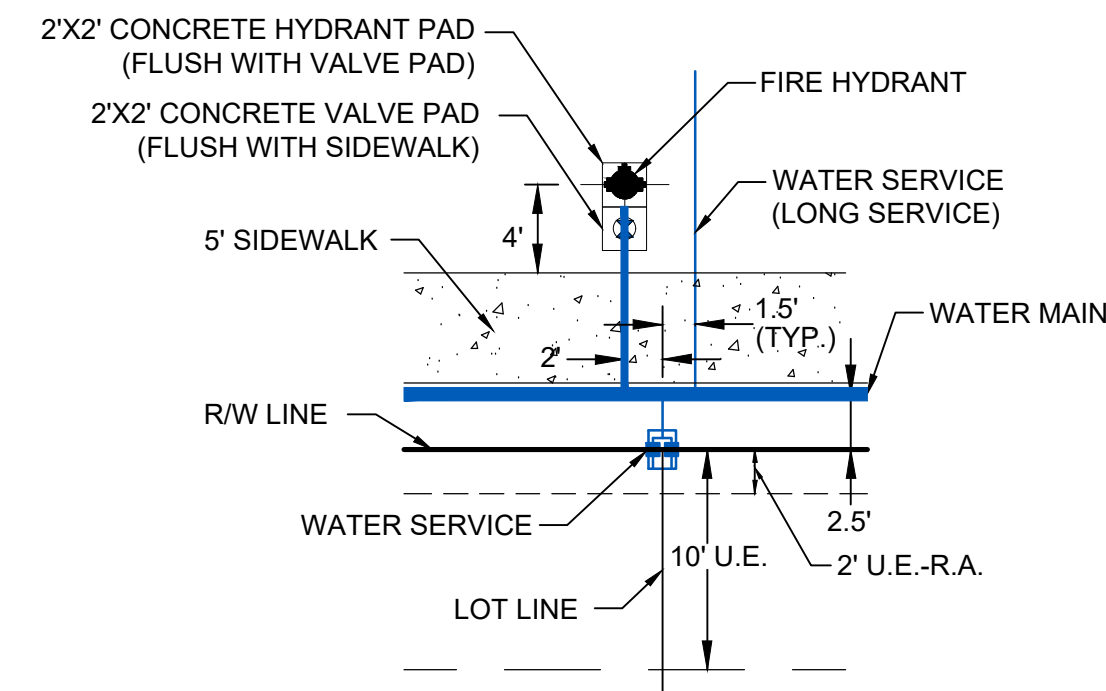
**MATCH LINE SHEET 3**

**MATCH LINE SHEET 5**

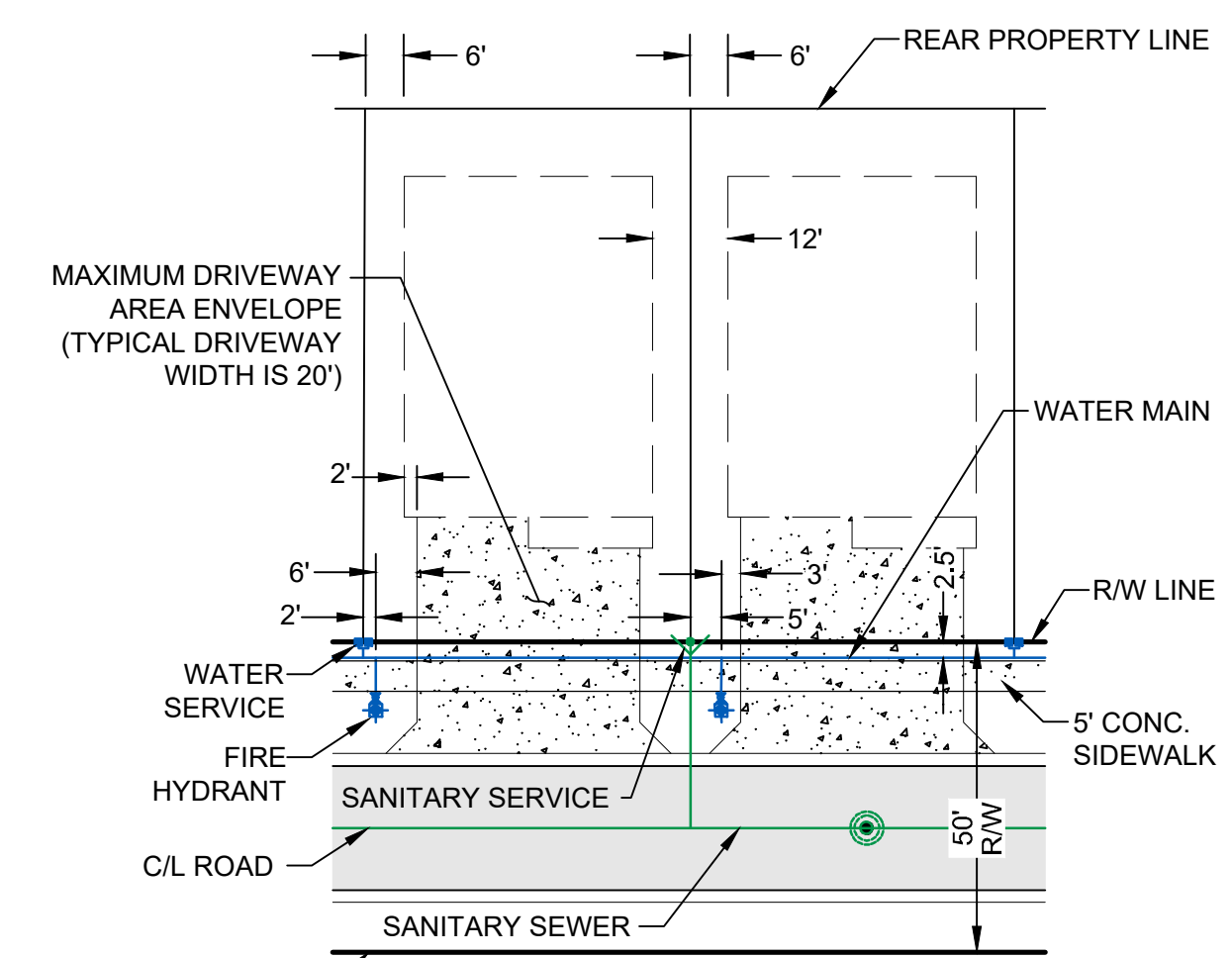
**MATCH LINE SHEET 4**

**LEGEND**

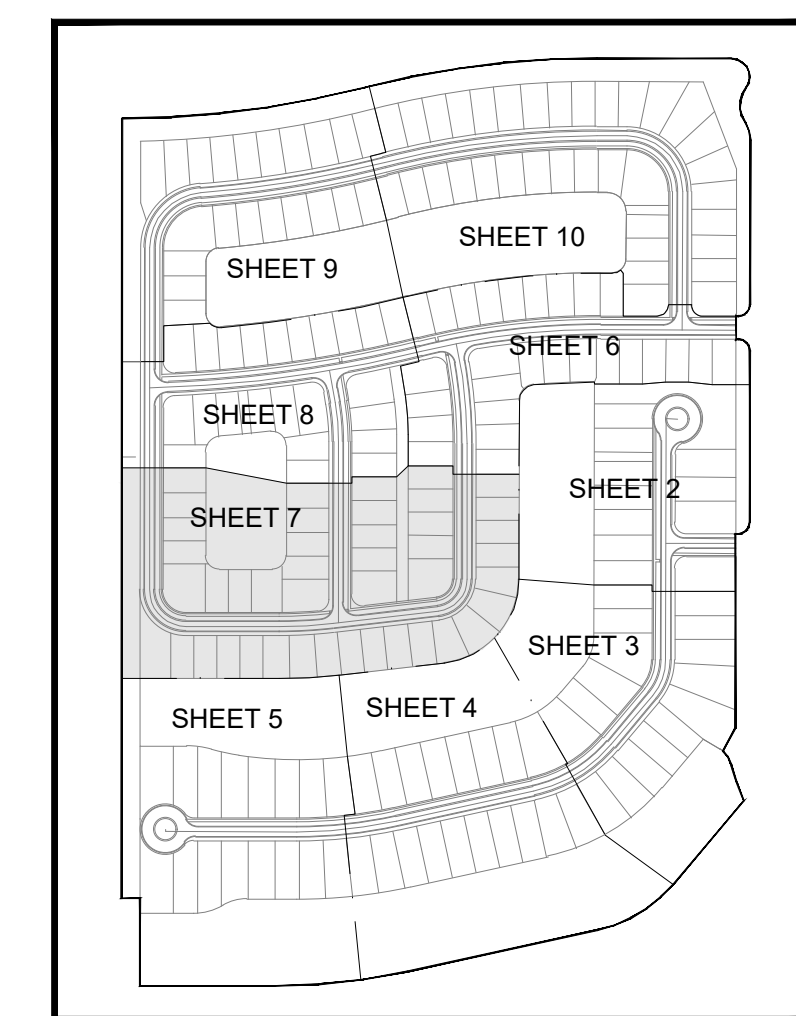
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	
BUFFER EASEMENT	B.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	E.L.
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



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



**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.



**KEY MAP**  
N.T.S.

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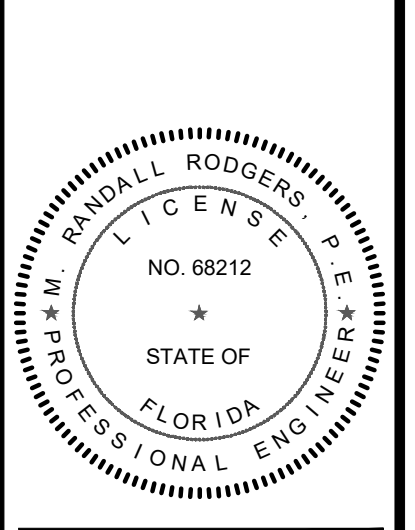


**REVISIONS:**

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

**PROJECT:**  
RIVERLAND PARCEL C  
PLAT TEN REPLAT  
CITY OF PORT ST. LUCIE,  
FLORIDA

**CLIENT:**  
RIVERLAND  
ASSOCIATES III  
LLLP



**M. RANDALL RODGERS, PE**  
FLORIDA LICENSE NO. 68212  
2/19/21

**PROJECT No.:** 20-1033  
**DRAWN BY:** SOIC RR  
**CHECKED BY:** RR  
**DATE:** 2/19/2021  
**CAD ID.:** 20-1033-WS-PLAN

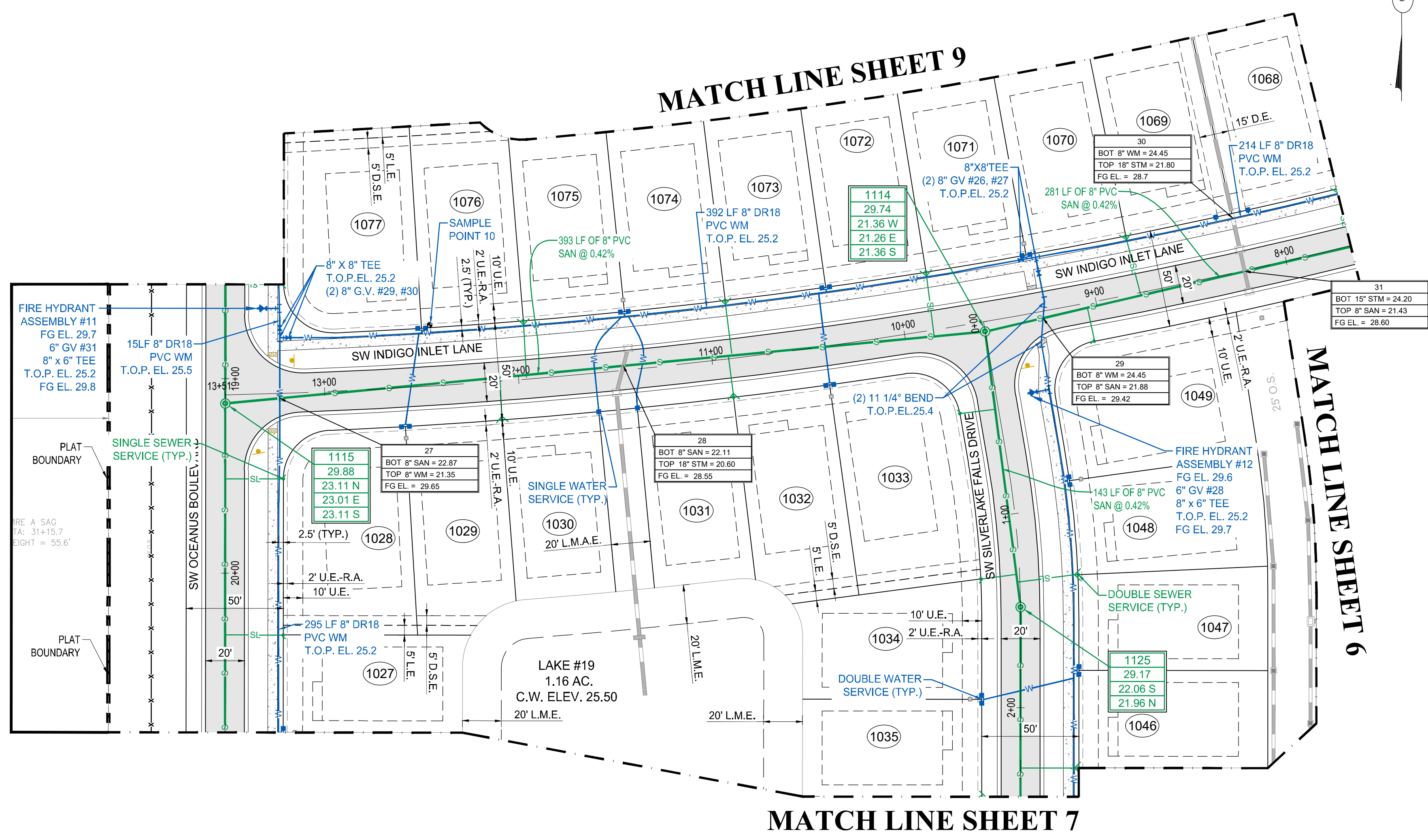
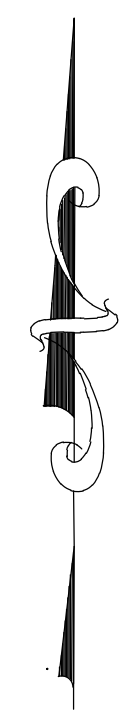
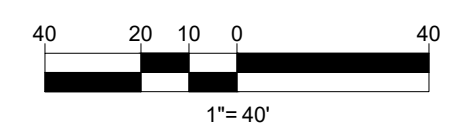
**SHEET TITLE:**  
**WATER AND SEWER PLAN**

**SHEET NUMBER:**  
**07**



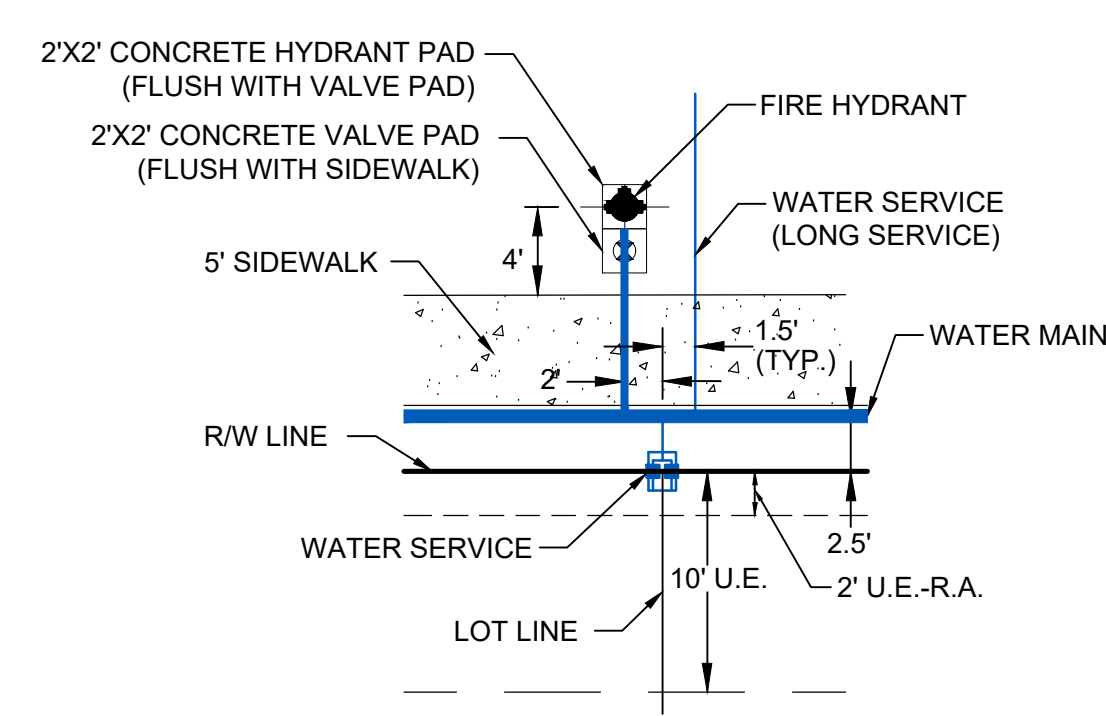
CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K



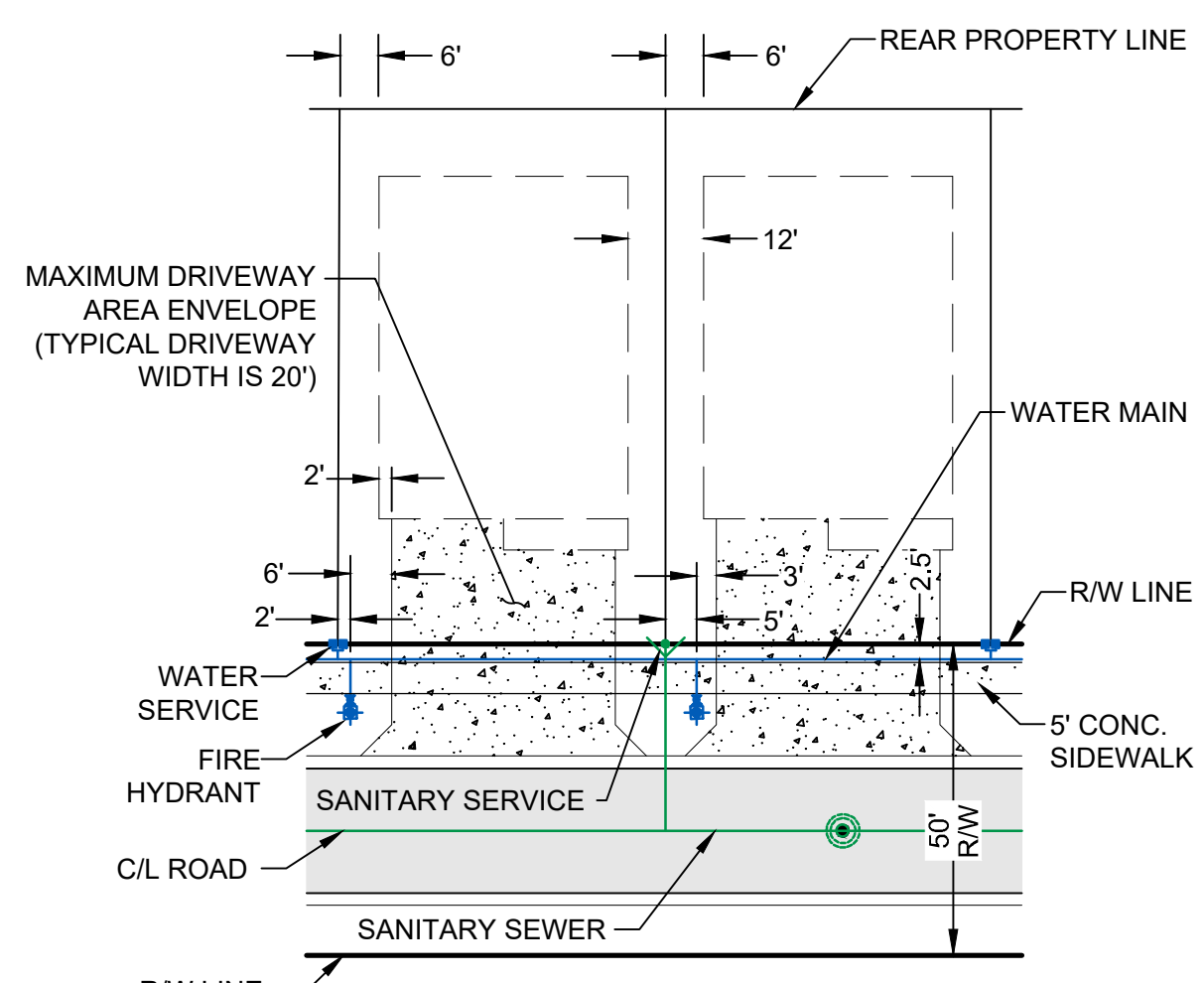


### LEGEND

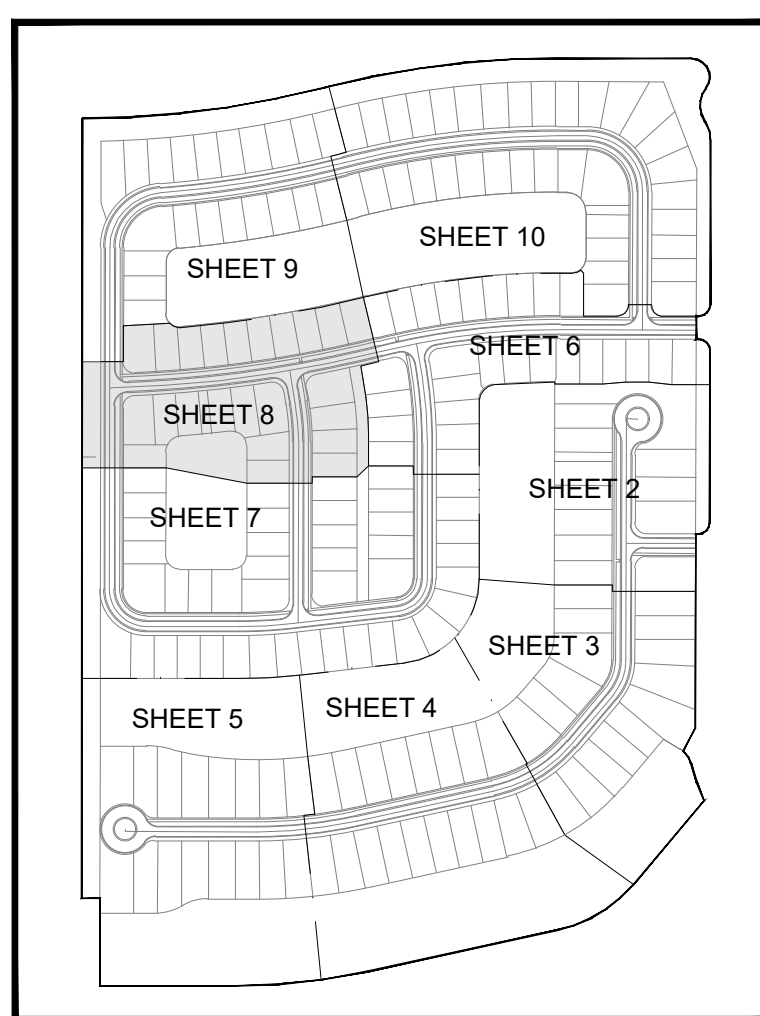
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SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	#
BUFFER EASEMENT	B.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE 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



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



TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.



KEY MAP  
N.T.S.

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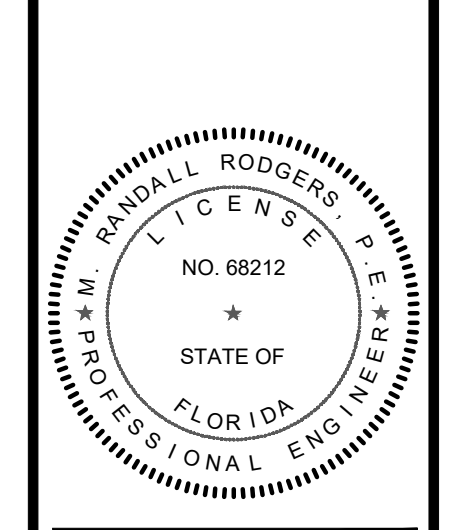


REVISIONS:

BY:	DATE:	COMMENT:

PROJECT: RIVERLAND PARCEL C  
PLAT TEN REPLAT  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES III  
LLLP



M. RANDALL RODGERS, PE  
FLORIDA LICENSE NO. 68212  
2/19/21

PROJECT No.: 20-1033  
DRAWN BY: SOG  
CHECKED BY: RR  
DATE: 2/19/2021  
CAD ID: 20-1033-WS-PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 08



CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K

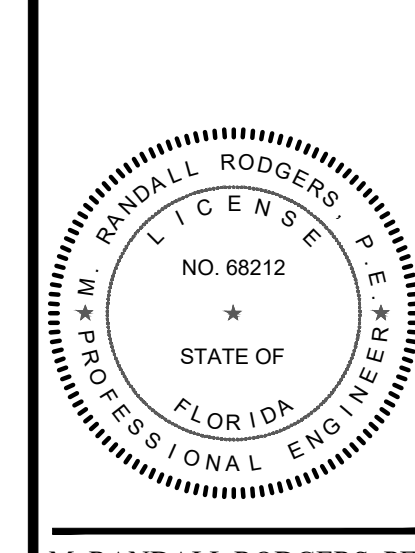


REVISIONS:

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL C  
PLAT TEN REPLAT**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND  
ASSOCIATES III  
LLLP**



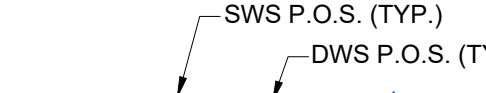
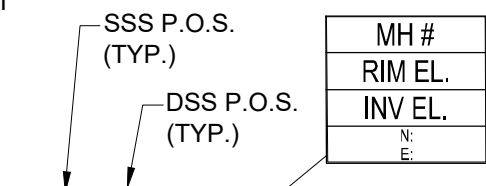



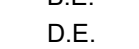
M. RANDALL RODGERS, PE  
FLORIDA LICENSE NO. 68212  
2/19/21

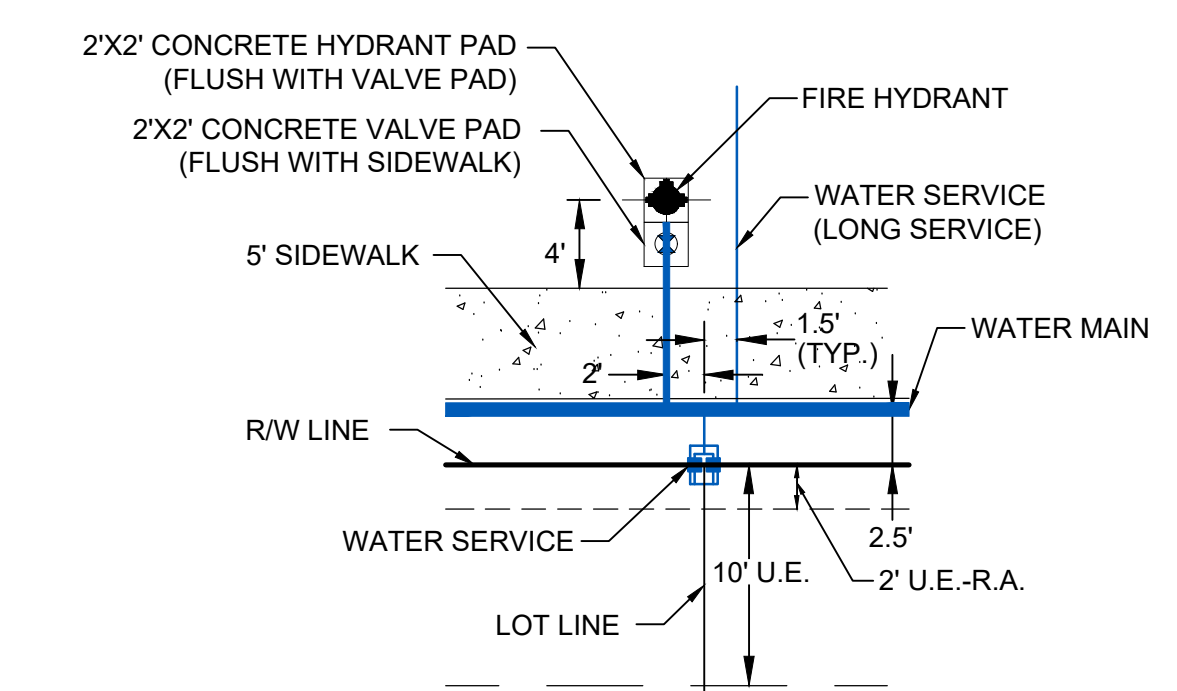
PROJECT No.: 20-1033  
DRAWN BY: SOG  
CHECKED BY: RR  
DATE: 2/19/2021  
CAD ID.: 20-1033-WS-PLAN

SHEET TITLE:  
**WATER AND  
SEWER PLAN**

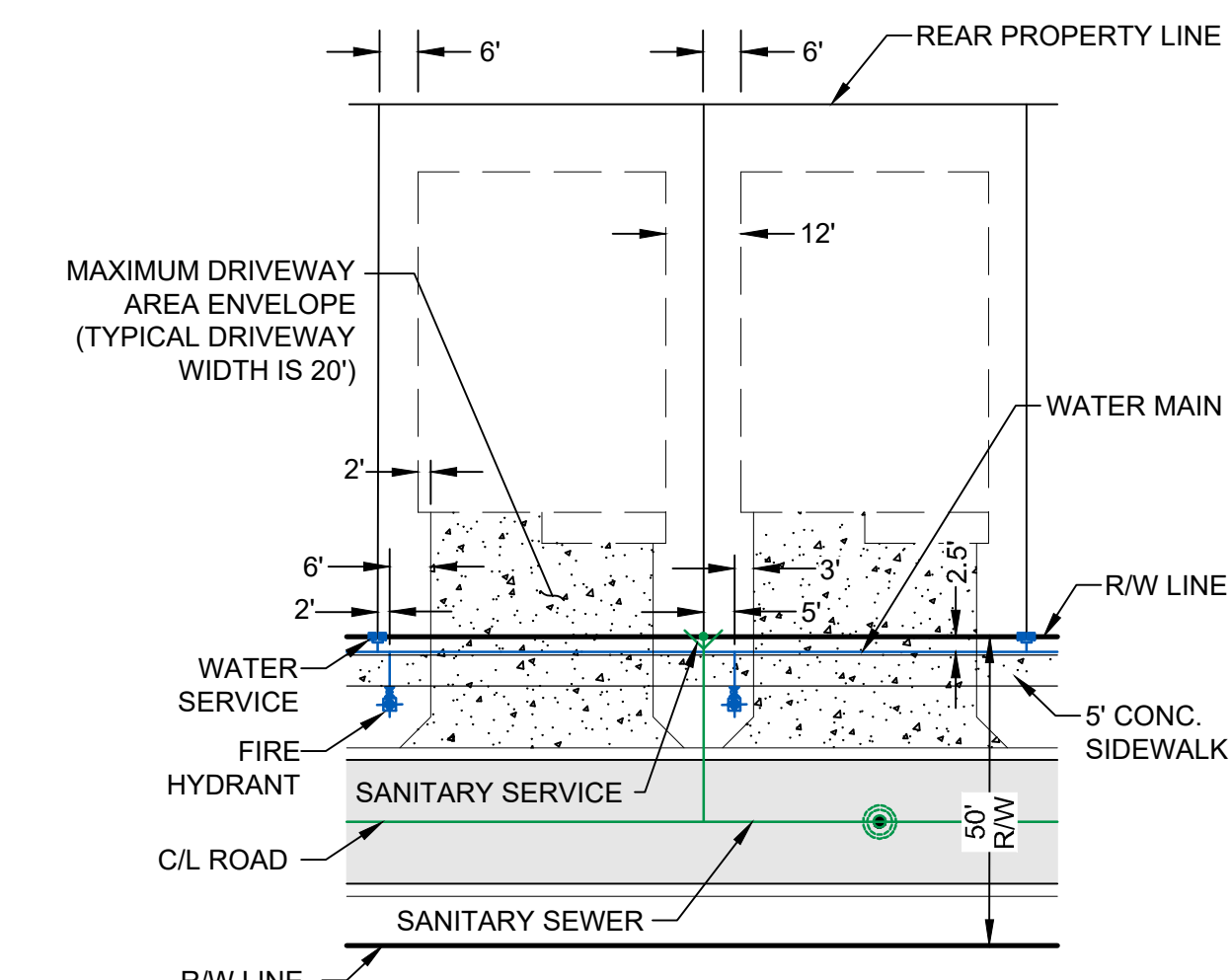
SHEET NUMBER:  
**09**

**LEGEND**

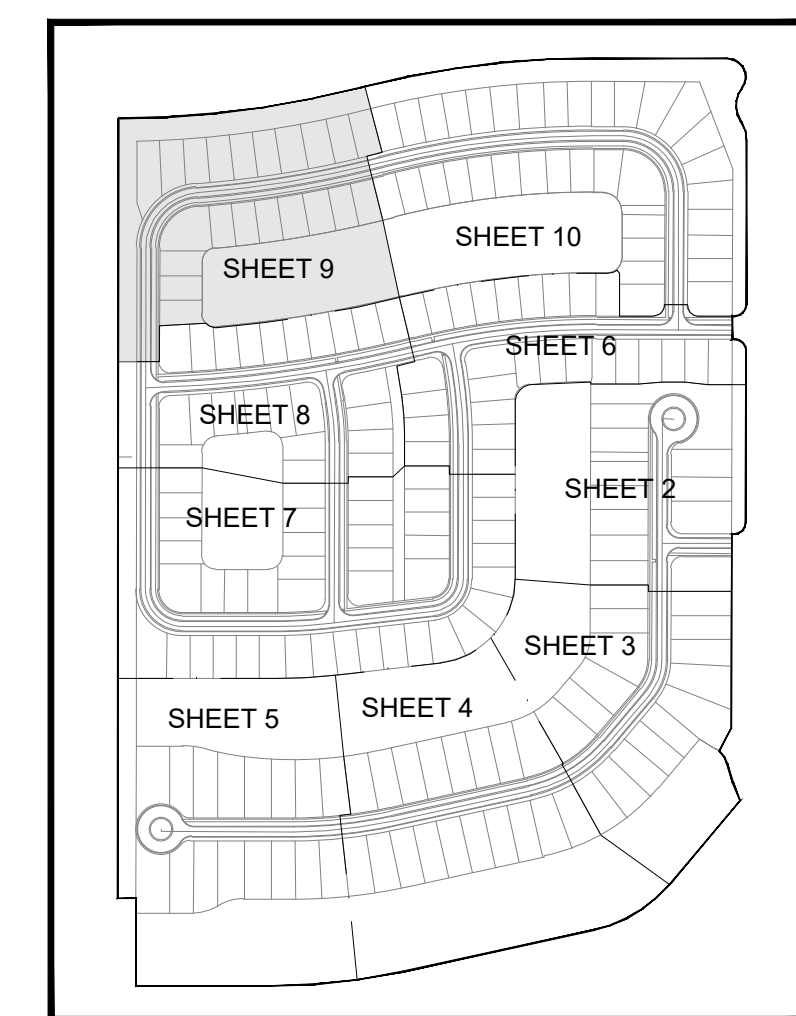
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
LOT NUMBER	
BUFFER EASEMENT	B.E.
DRAINAGE 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



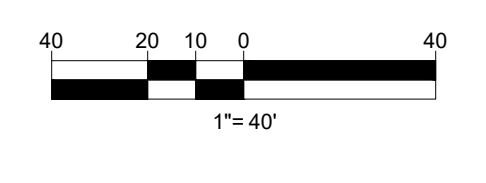
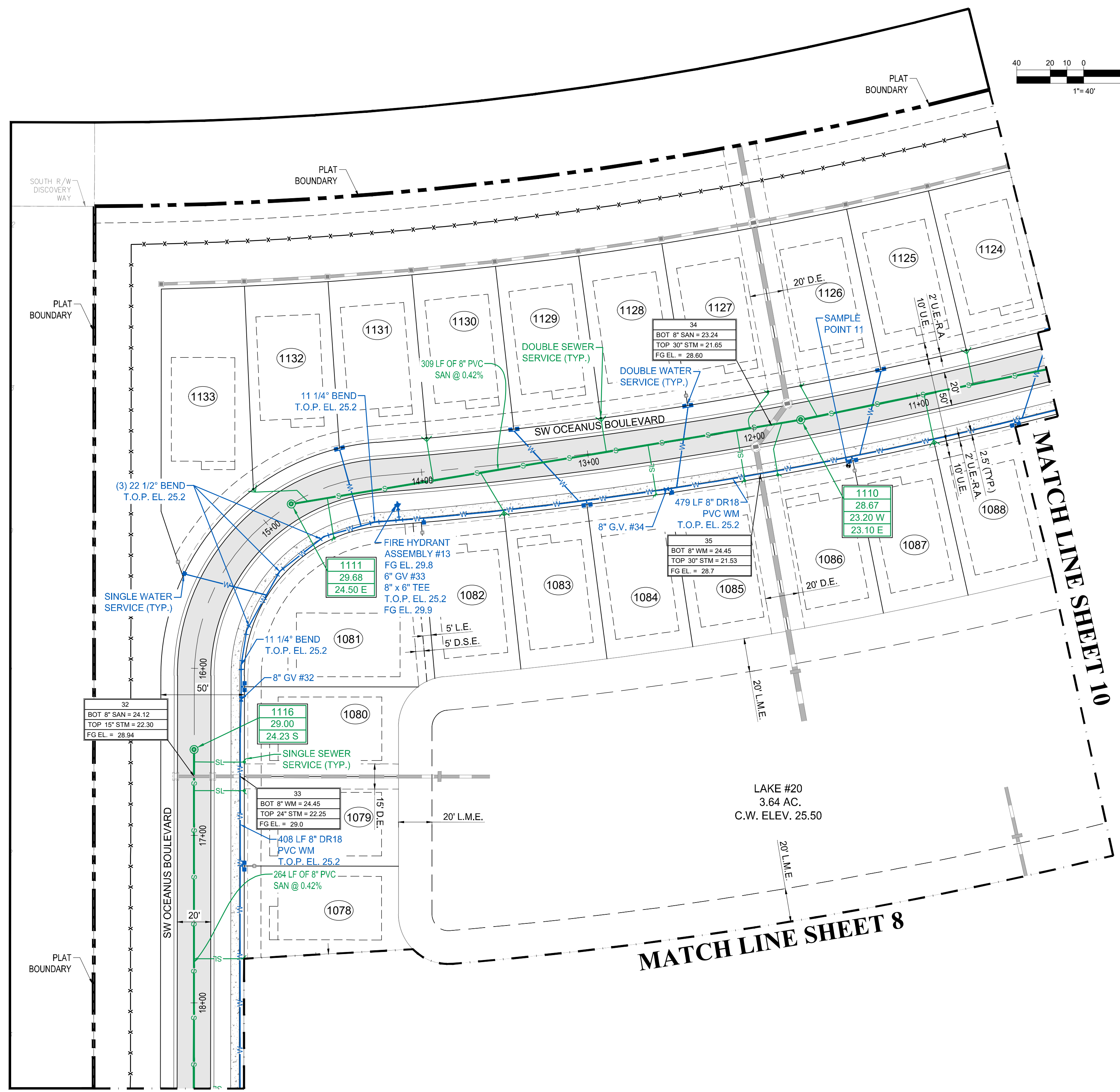
**TYPICAL FIRE HYDRANT AND  
WATER SERVICE DETAIL**  
N.T.S.



**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.



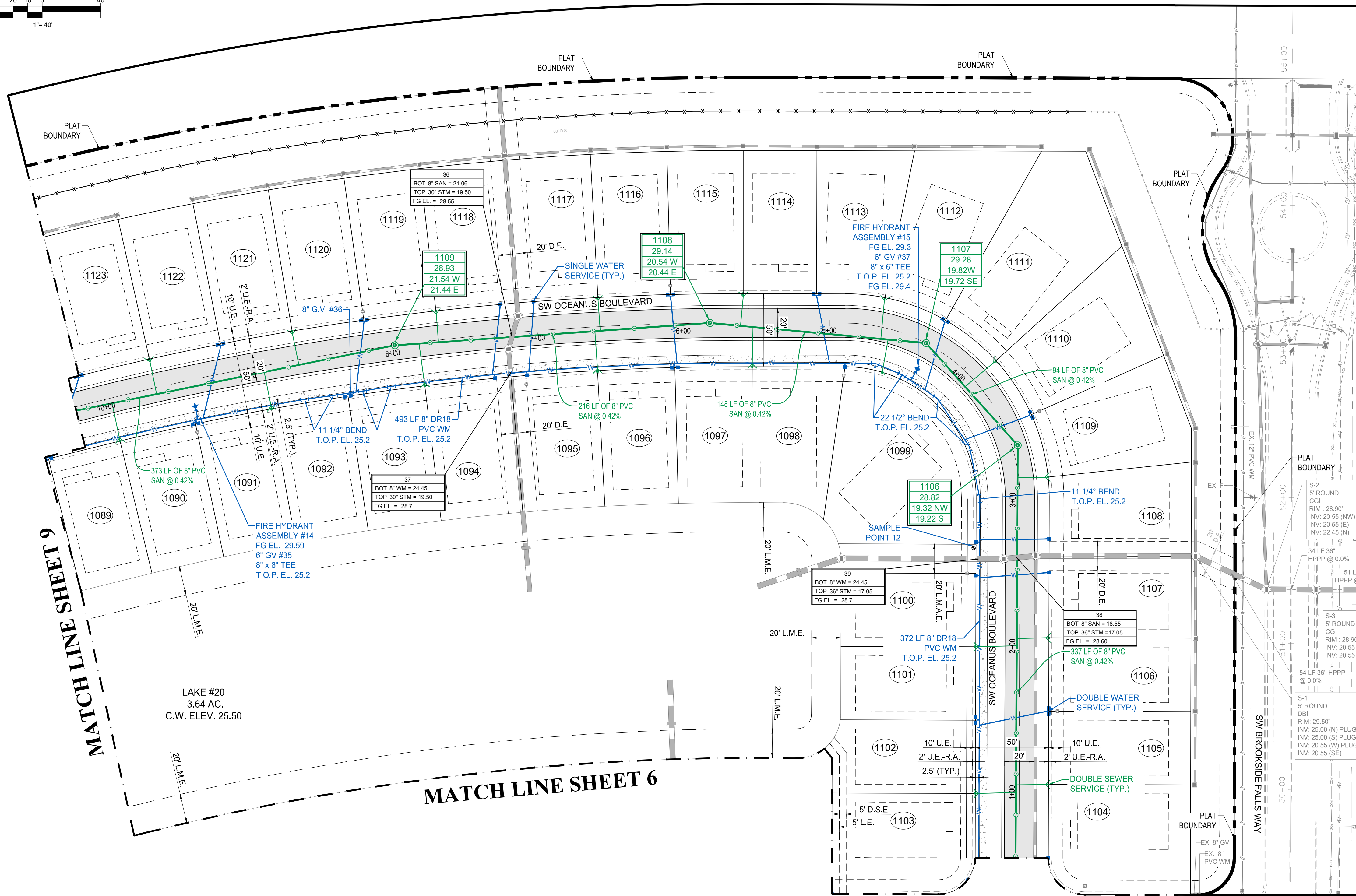
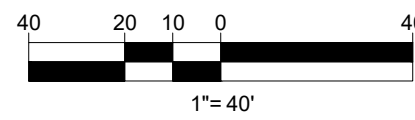
**KEY MAP**  
N.T.S.



- NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
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  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.
  - SEWER MAIN FROM EX. MH-718 AND EX. MH-719 SHALL BE RE-INSPECTED AND TESTED WITH THE DEVELOPMENT OF THIS PLAT.







**LEGEND**

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT

SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION

STORM SEWER WITH CATCH BASIN

BACTERIOLOGICAL SAMPLE POINT

STREET LIGHTS

LOT NUMBER

BUFFER EASEMENT

DRAINAGE EASEMENT

DRAINAGE SWALE EASEMENT

ELEVATION

FINISHED GRADE

FIRE HYDRANT

FORCE MAIN

GATE VALVE

INVERT

LANDSCAPE EASEMENT

LAKE MAINTENANCE ACCESS EASEMENT

LAKE MAINTENANCE EASEMENT

MANHOLE

OPEN SPACE

POINT OF SERVICE

CITY OF PORT ST. LUCIE UTILITY EASEMENT

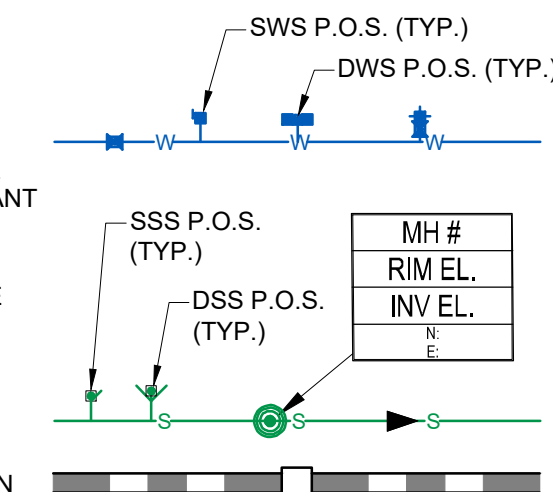
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT

SANITARY SEWER

TOP OF PIPE

UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)

WATER MAIN



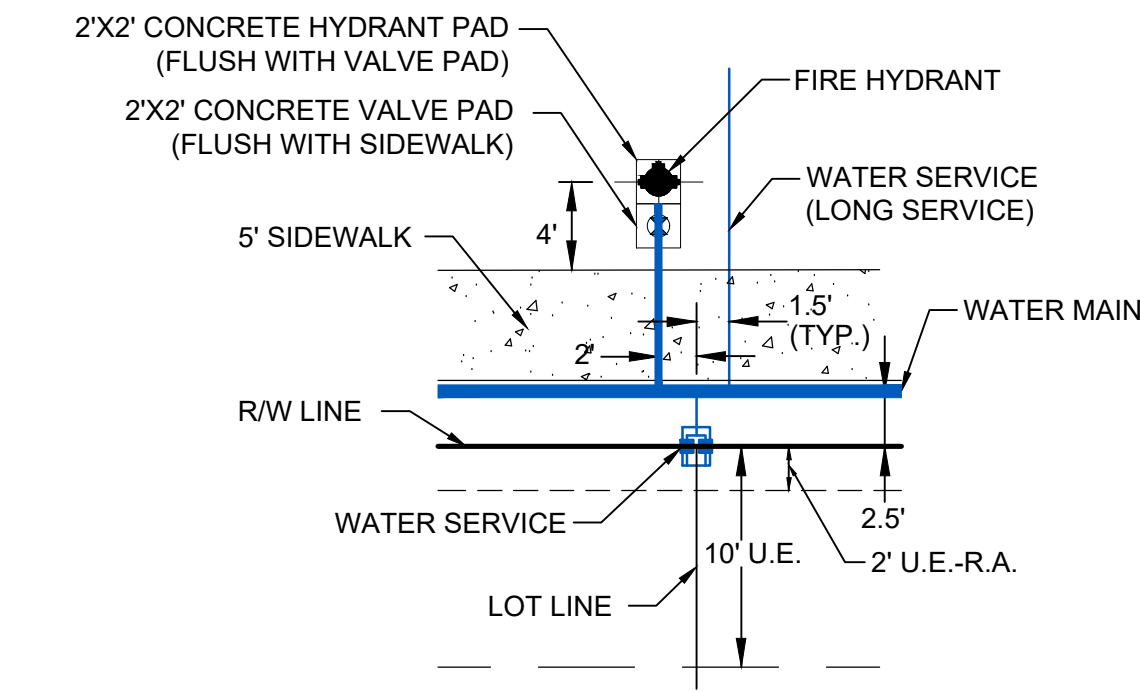
BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

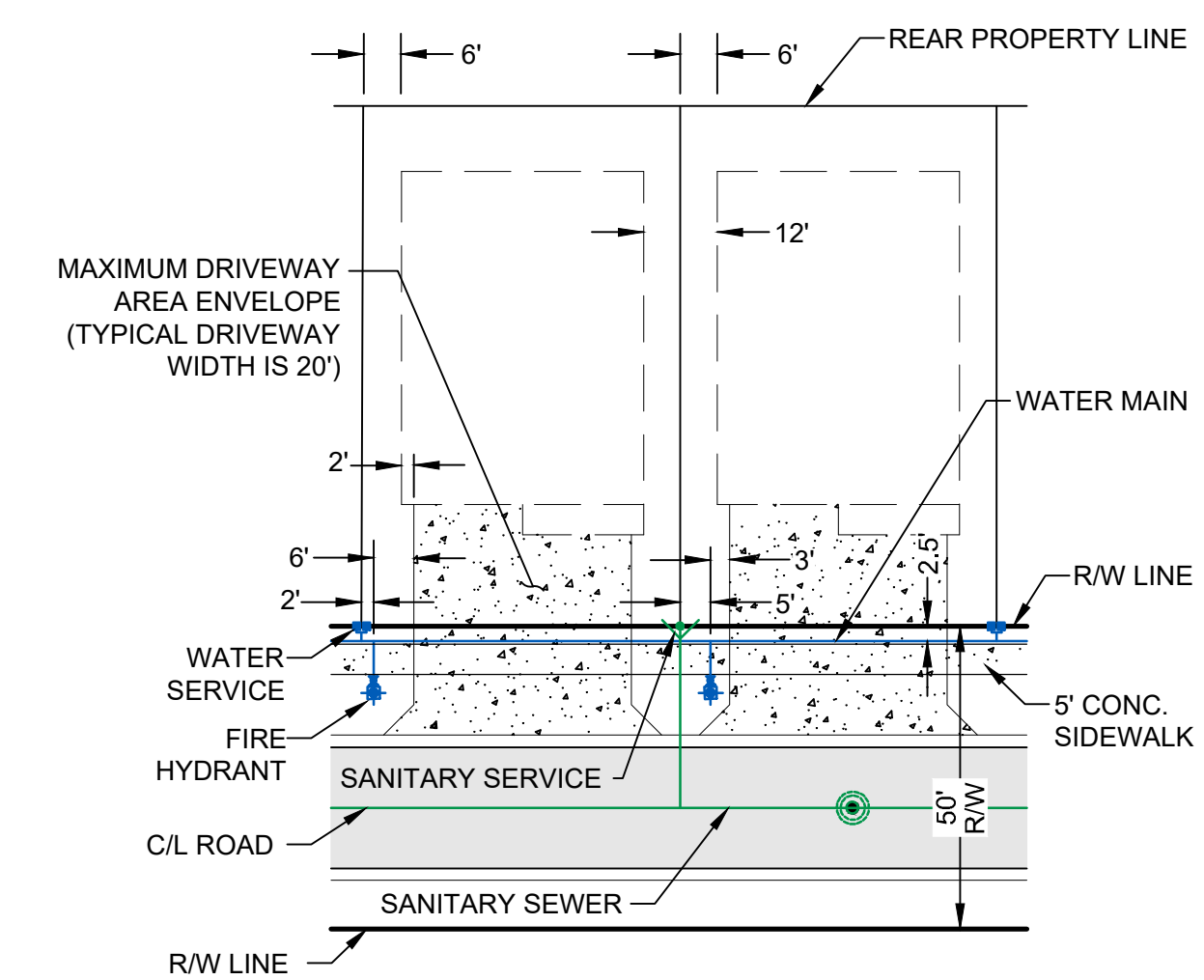
REVISIONS:		
BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

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

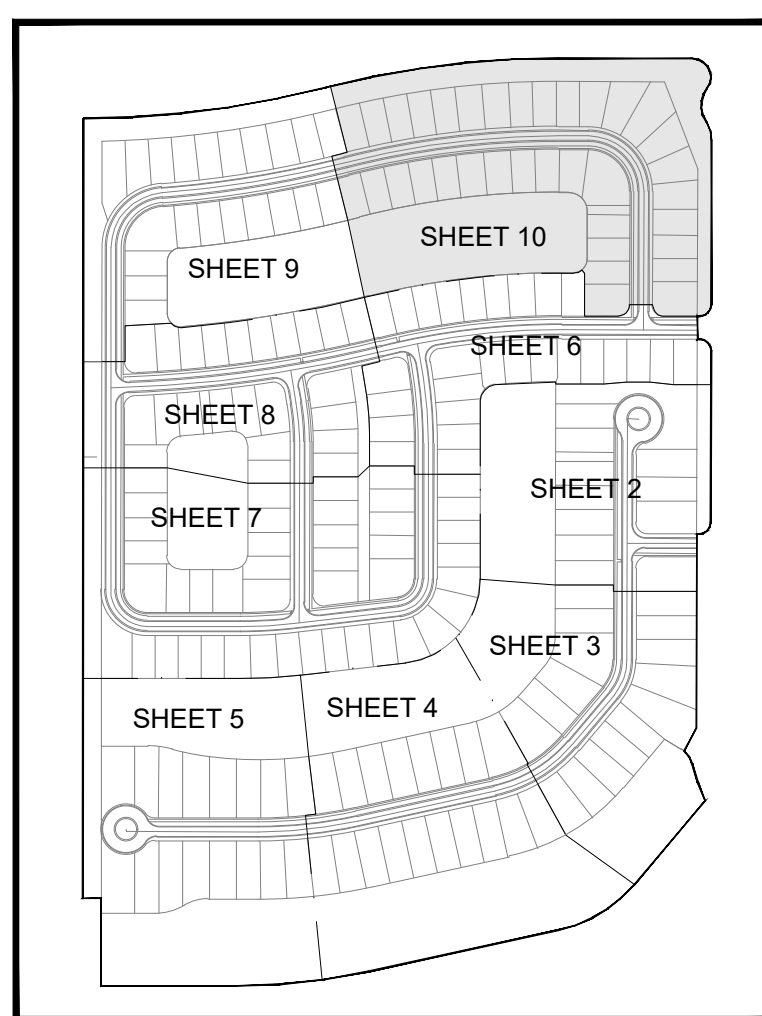


**TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL**  
N.T.S.



**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.

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**KEY MAP**  
N.T.S.

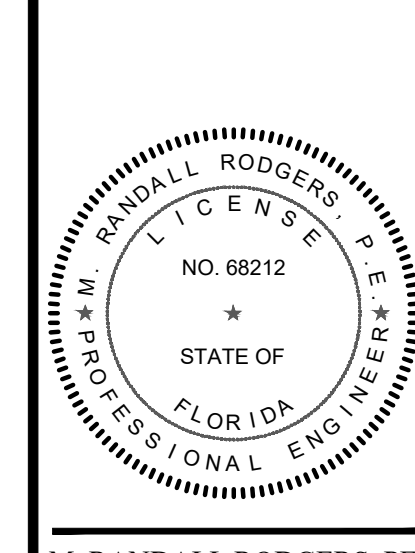


REVISIONS:

BY:	DATE:	COMMENT:
SG	02/08/21	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL C  
PLAT TEN REPLAT  
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES III  
LLP



M. RANDALL RODGERS, PE  
FLORIDA LICENSE No. 68212  
2/19/21

PROJECT No.: 20-1033  
DRAWN BY: SOIC  
CHECKED BY: RR  
DATE: 2/19/2021  
CAD ID.: 20-1033-WS PLAN

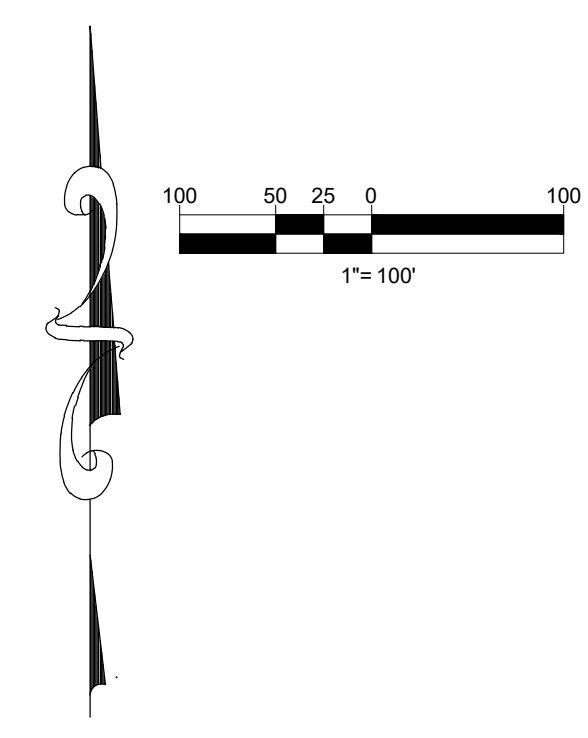
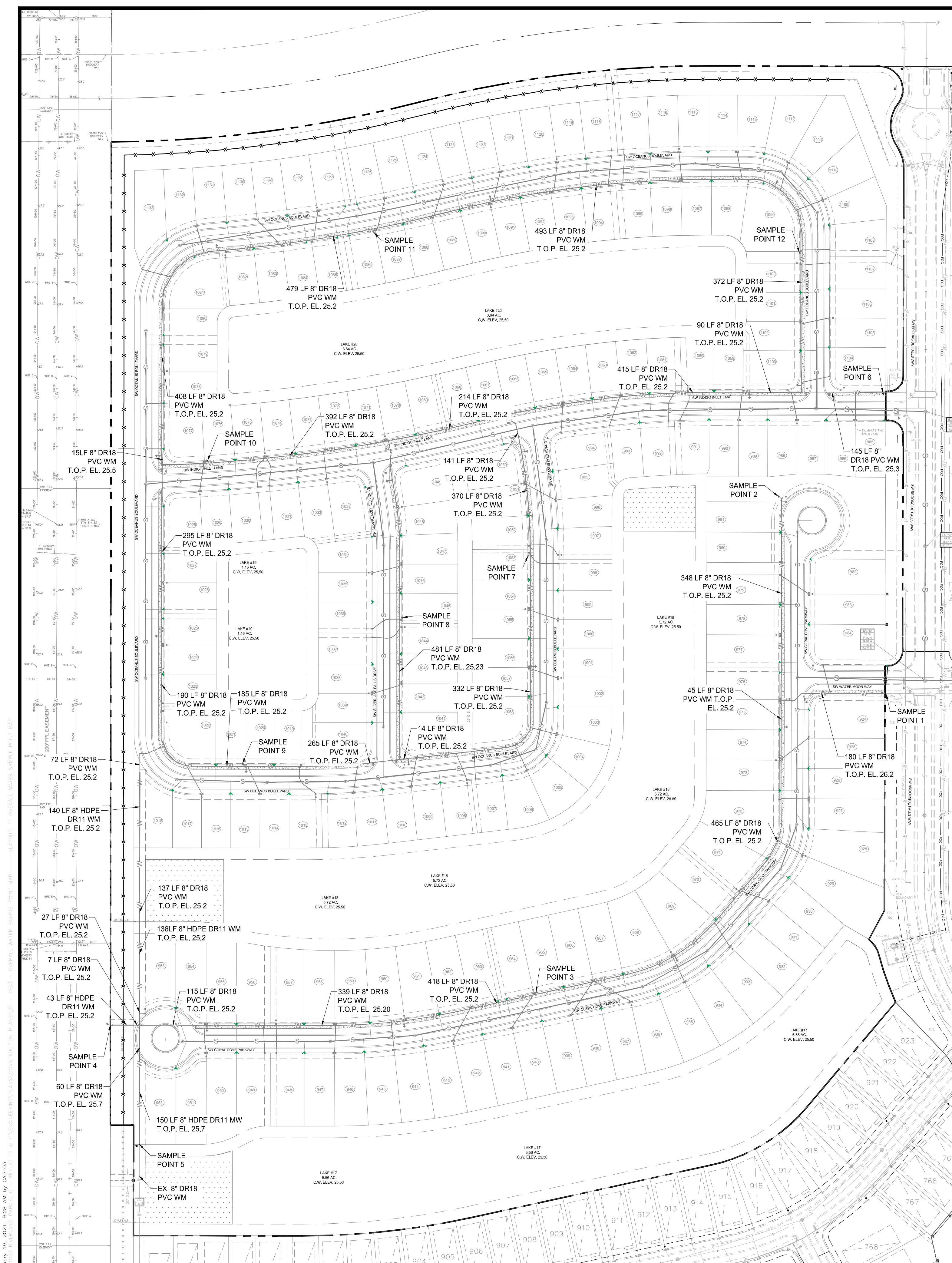
SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 10



CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K





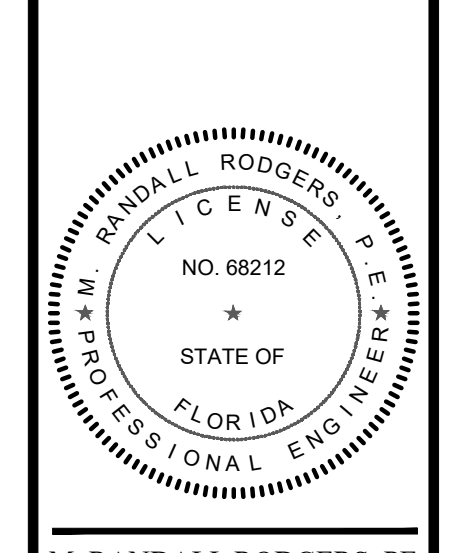
- NOTES:
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REVISIONS:	
BY:	DATE:
SG	02/08/21
	PER SPRK COMMENTS

PROJECT:  
**RIVERLAND PARCEL C**  
**PLAT TEN REPLAT**  
 CITY OF PORT ST. LUCIE,  
 FLORIDA

CLIENT:  
**RIVERLAND ASSOCIATES III**  
**LLLP**



M. RANDALL RODGERS, PE  
 FLORIDA LICENSE No. 68212  
 2/19/21

PROJECT No.: 20-1033  
 DRAWN BY: SOIC  
 CHECKED BY: RR  
 DATE: 2/19/2021  
 CAD: 1033 - OVERALL WATER SAMPLE POINT MAP

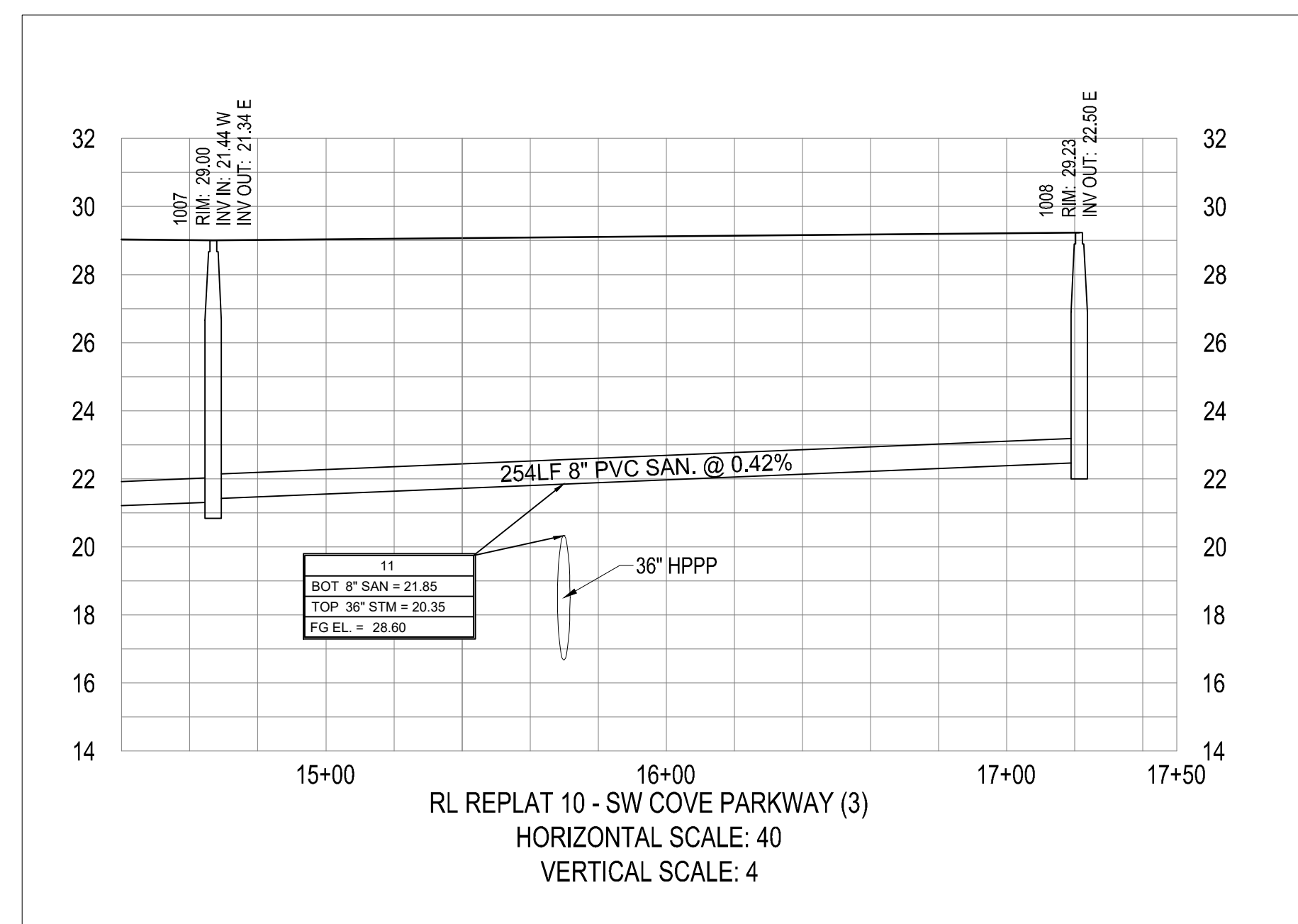
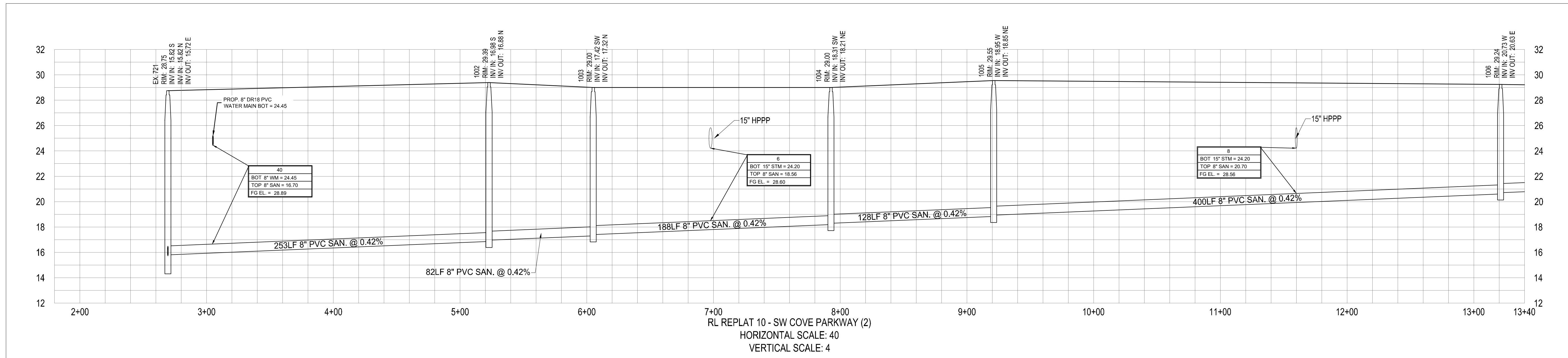
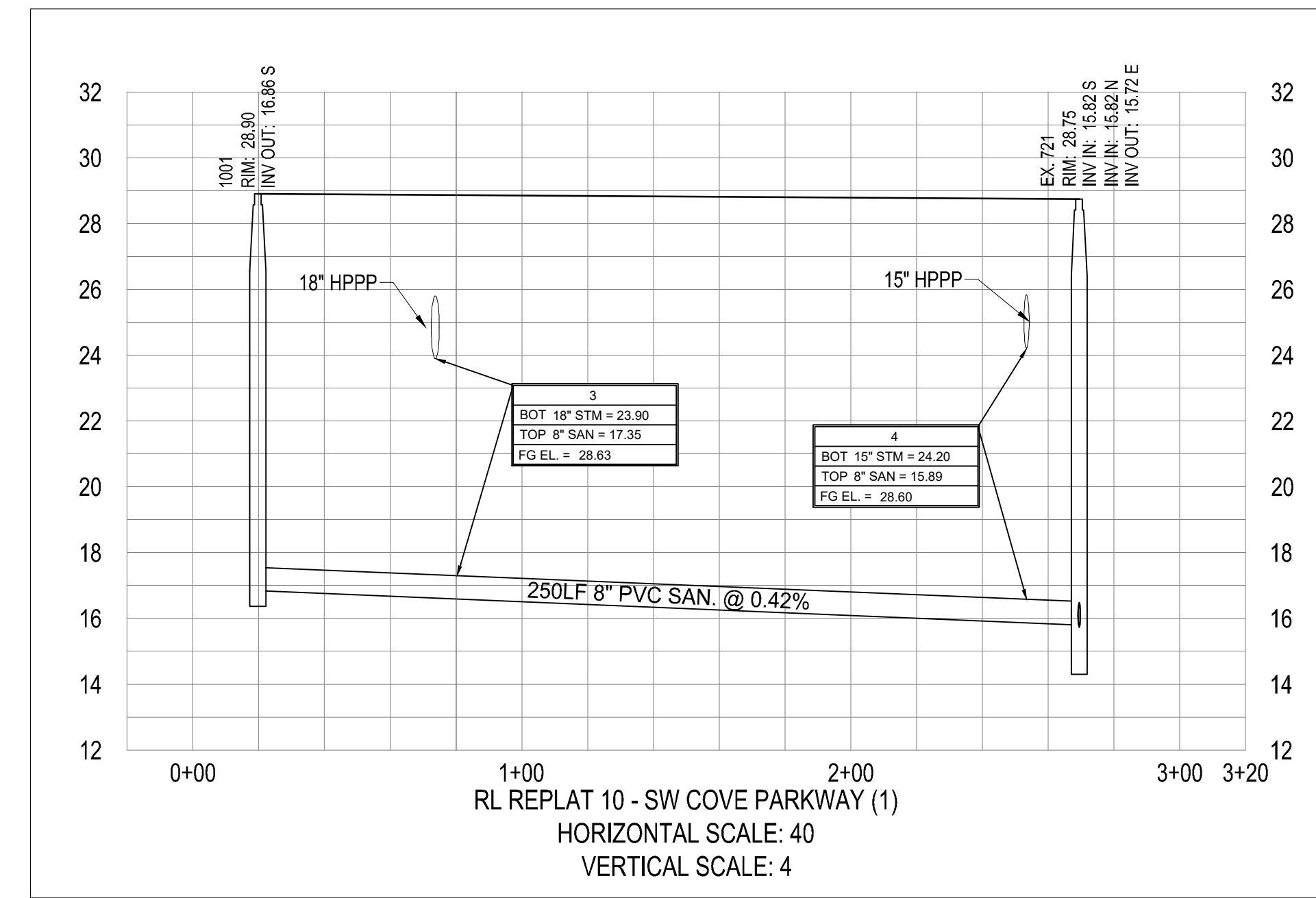
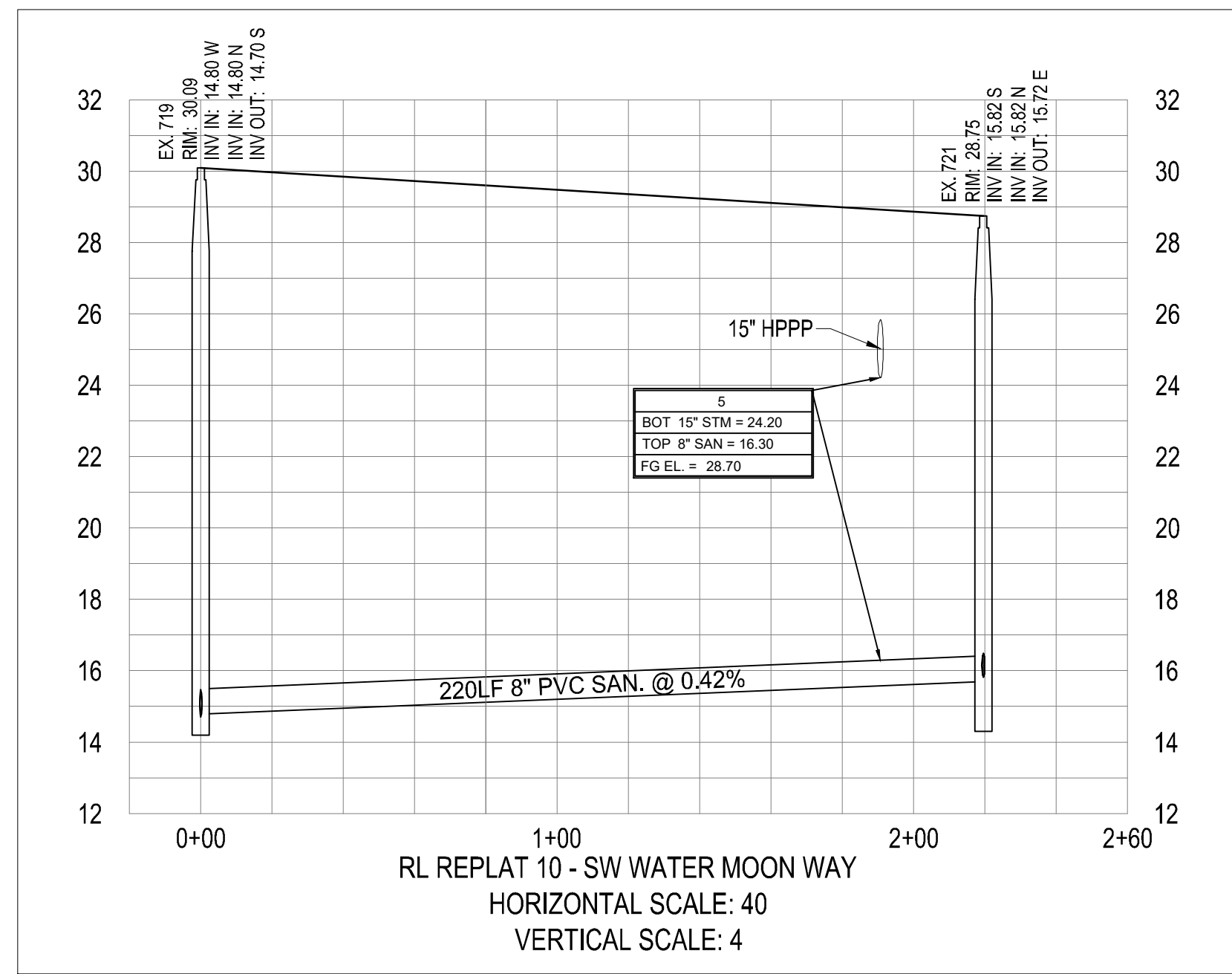
SHEET TITLE:  
**OVERALL WATER SAMPLE POINT MAP**



CITY OF PSL PROJECT NO. P21-008  
 PSLUSD FILE NO. 5267K

SHEET NUMBER:  
**11**



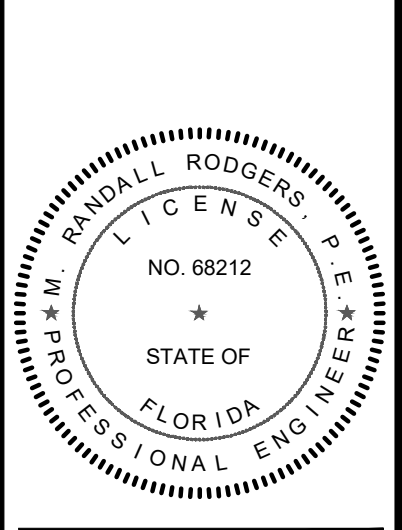


REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:  
**RIVERLAND PARCEL C**  
**PLAT TEN REPLAT**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND ASSOCIATES III LLLP**



PROJECT No.: 20-1033  
DRAWN BY: SOIC  
CHECKED BY: RR  
DATE: 2/19/2021  
CAD ID.: 20-1033-PROFILES

SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**12**



CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K

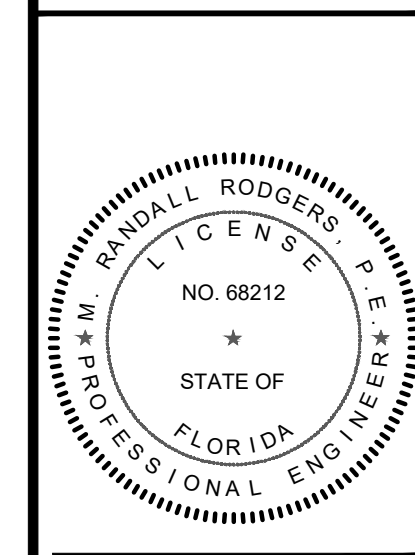




REVISIONS:  
BY: DATE: COMMENT:

PROJECT:  
**RIVERLAND PARCEL C  
PLAT TEN REPLAT**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
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ASSOCIATES III  
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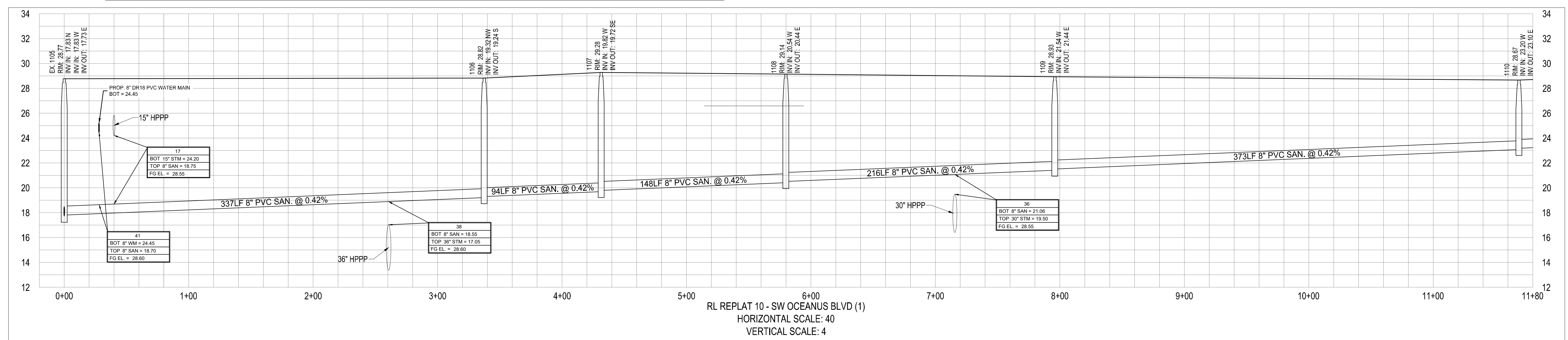
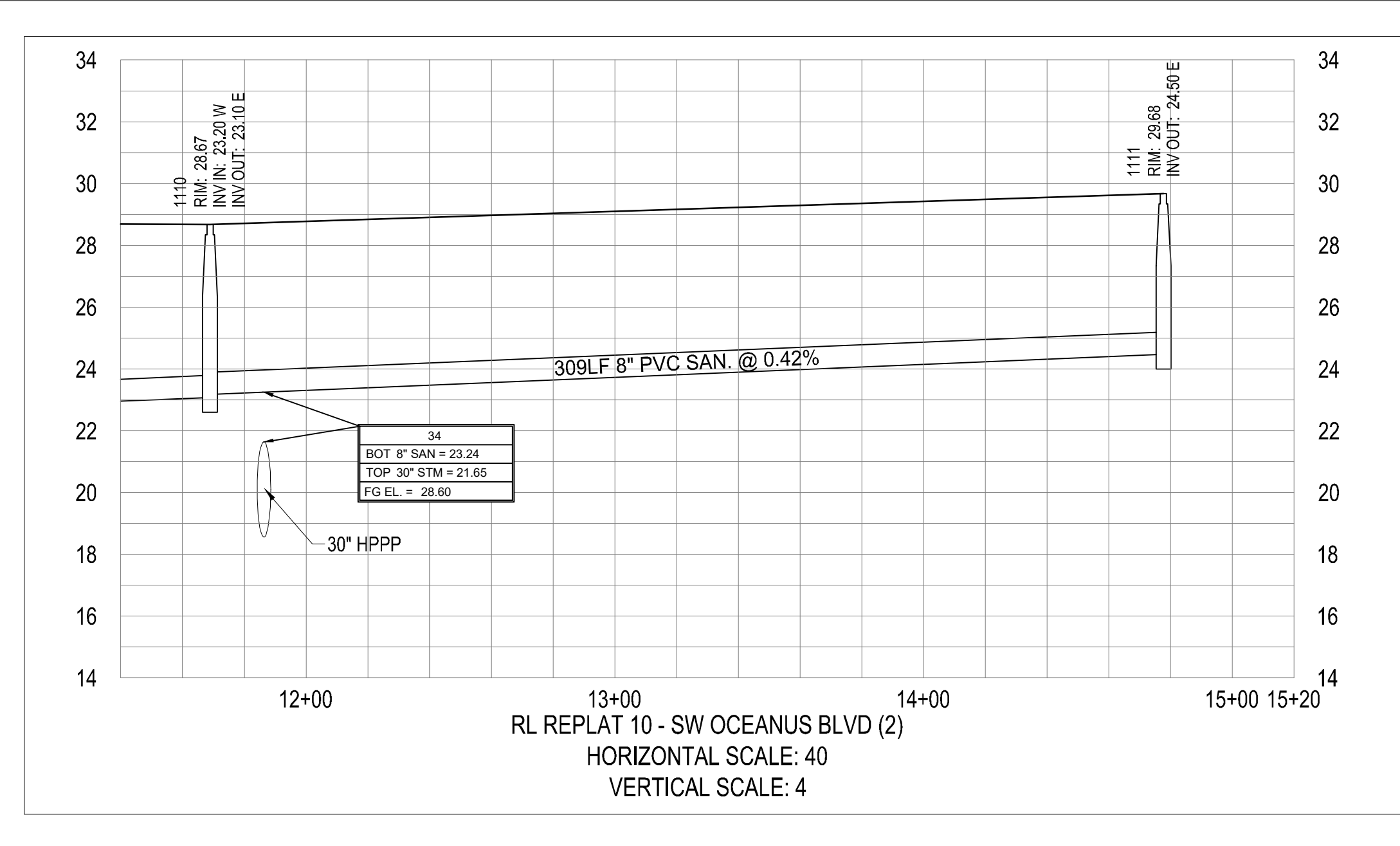
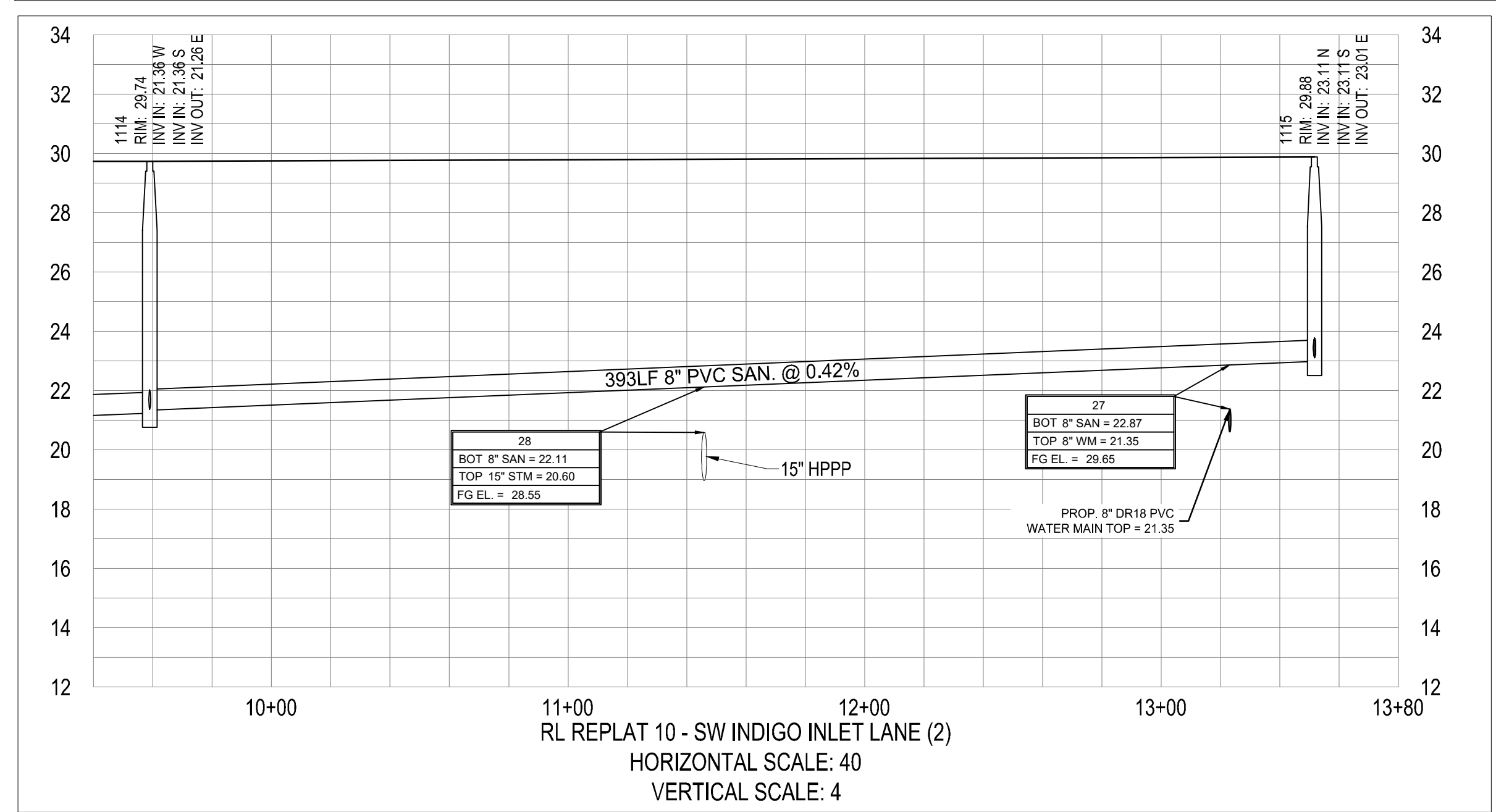
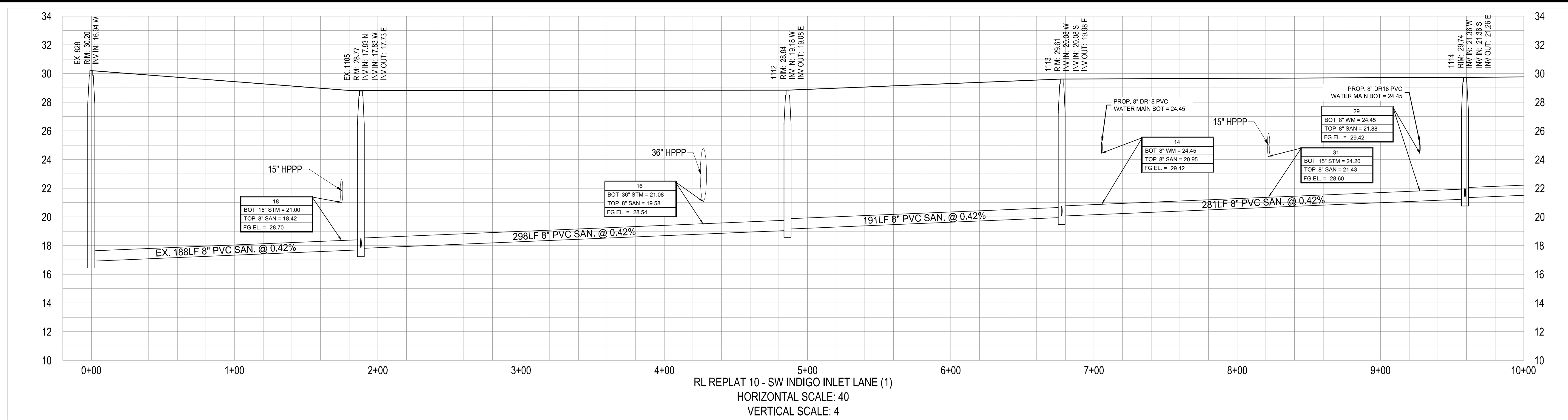


M. RANDALL RODGERS, PE  
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PROJECT No.: 20-1033  
DRAWN BY: SOIC  
CHECKED BY: RR  
DATE: 2/19/2021  
CAD ID.: 20-1033-PROFILES

SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**13**



CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K

Printed on Friday, February 19, 2021, 9:29 AM by CAD001

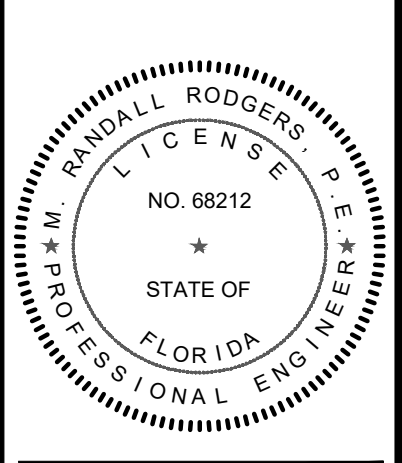


REVISIONS:

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PROJECT:  
**RIVERLAND PARCEL C**  
**PLAT TEN REPLAT**  
CITY OF PORT ST. LUCIE,  
FLORIDA

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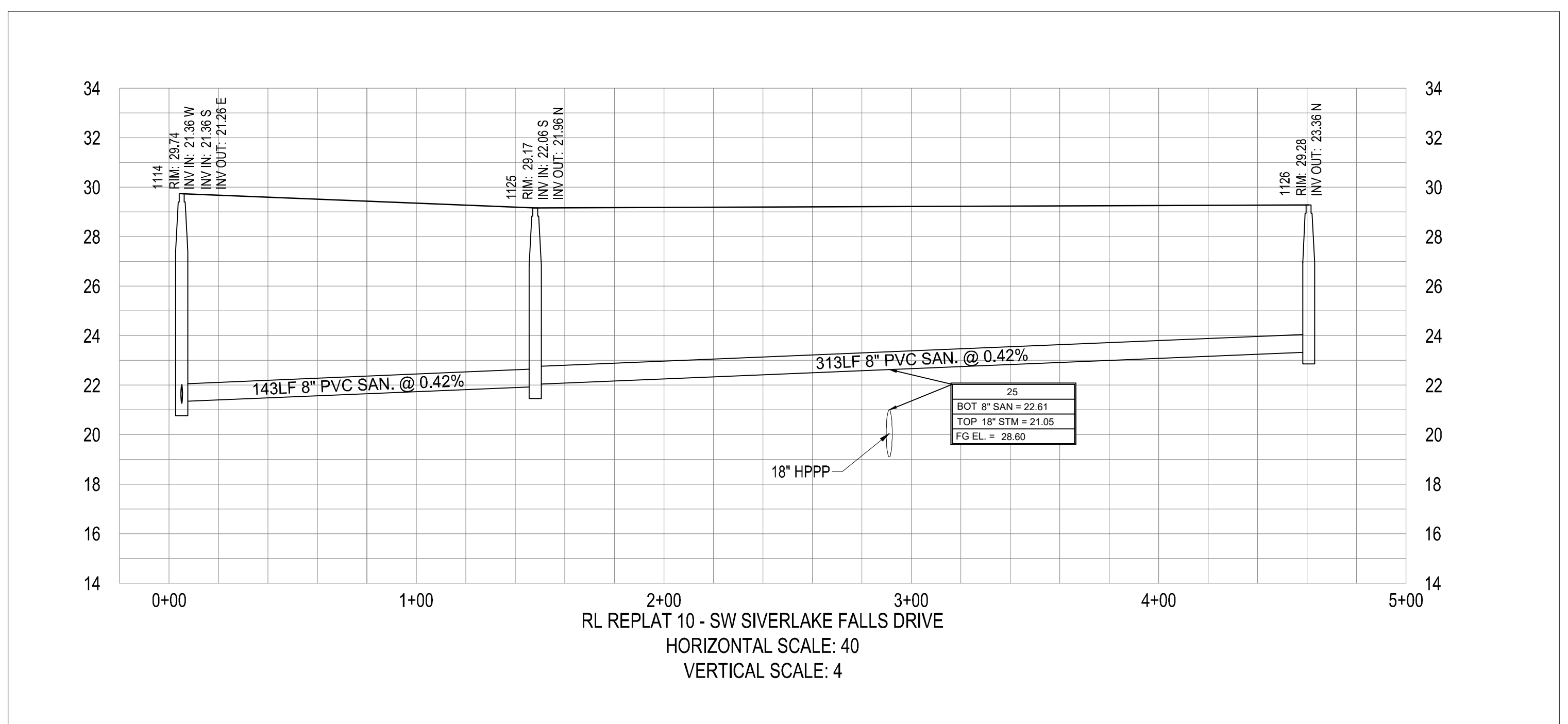
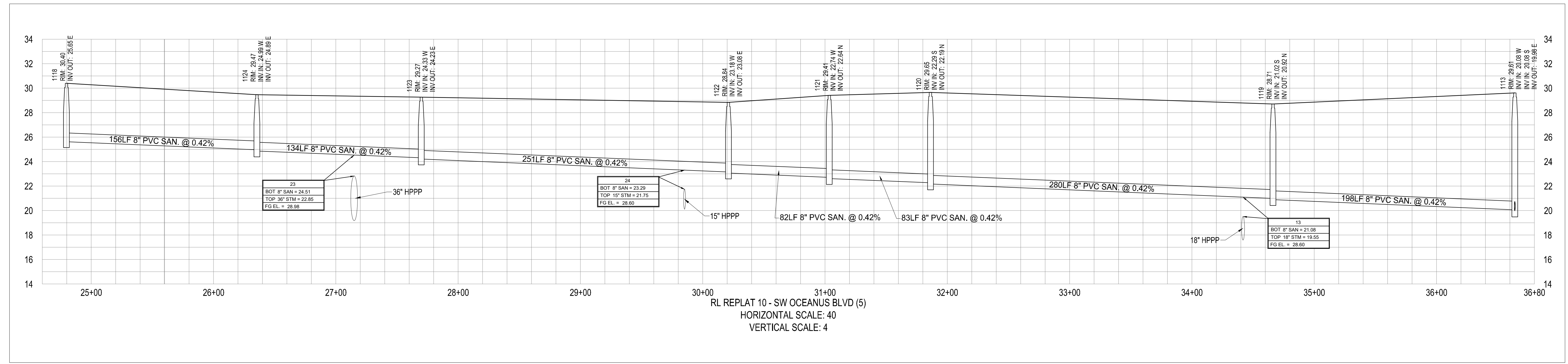
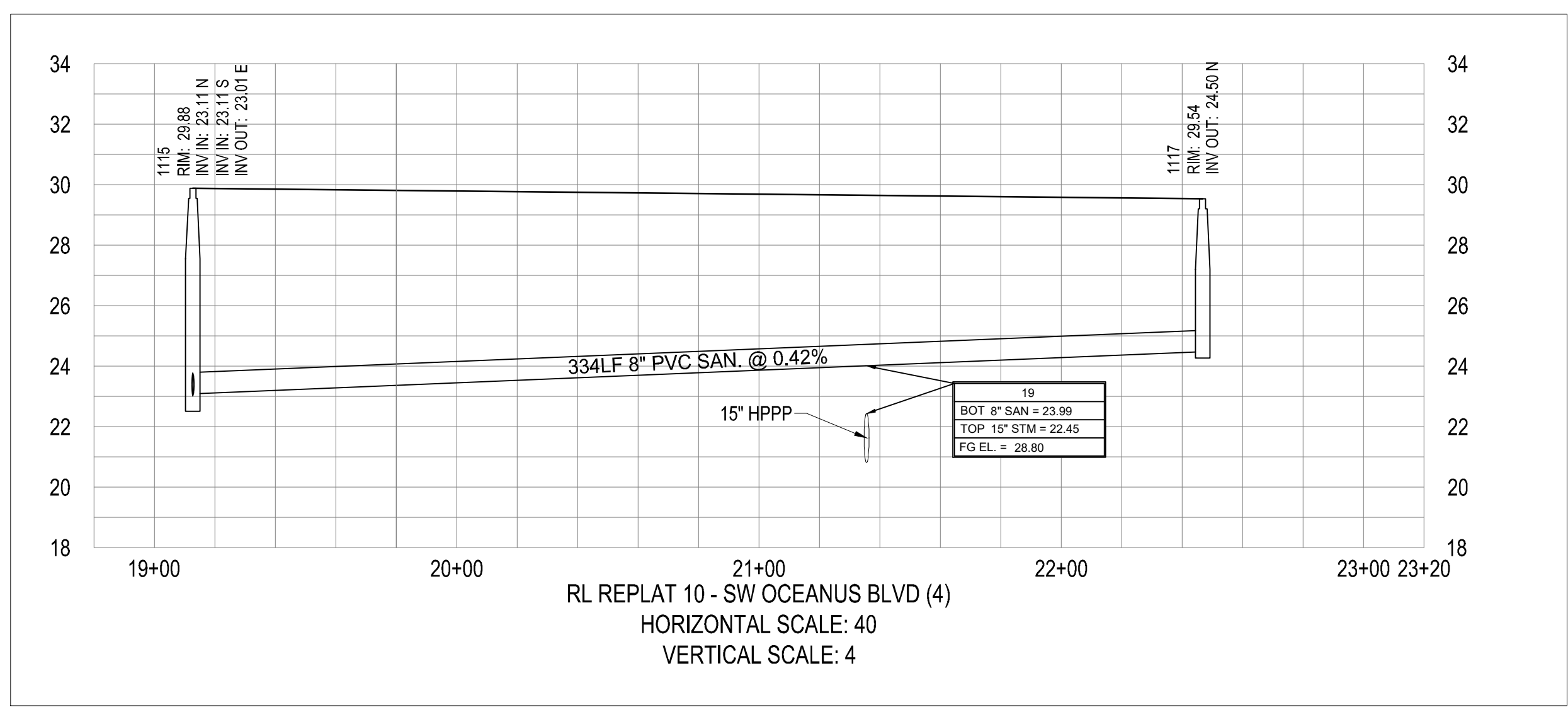
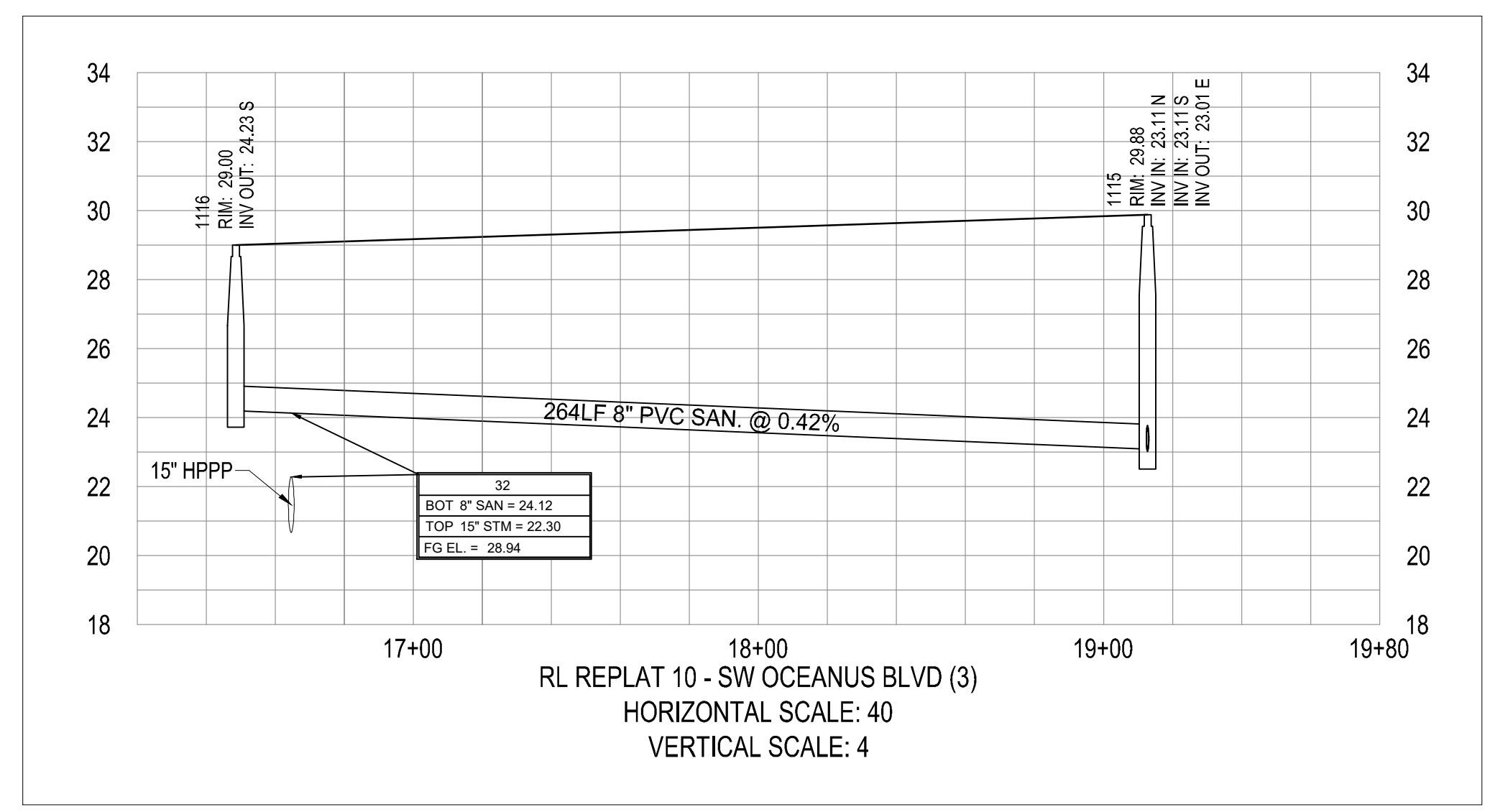


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PROJECT No.: 20-1033  
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CHECKED BY: RR  
DATE: 2/19/2021  
CAD ID.: 20-1033-PROFILES

SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**14**



CITY OF PSL PROJECT NO. P21-008  
PSLUSD FILE NO. 5267K