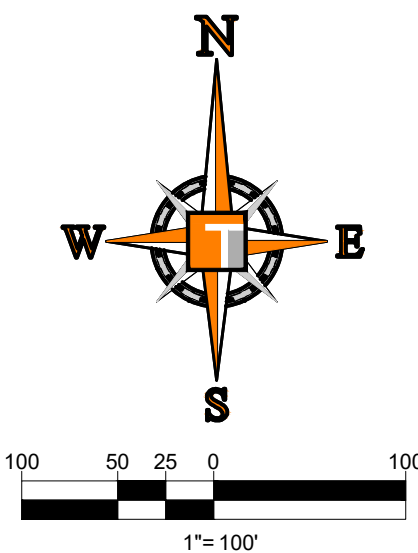


CONNECT PROPOSED BERM TO EXIST AT 24.50 MIN

CONNECT PROPOSED BERM TO EXIST BERM



**SHEET LEGEND**

C-0X DRAINAGE SHEET  
 (C-XX) WATER AND SEWER SHEET

**THOMAS**  
 ENGINEERING GROUP  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 6800 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.  
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P. 561-203-7000 | P. 561-203-7000 | P. 561-203-7000

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.: FJ160006  
 DRAWN BY: MJL  
 CHECKED BY: BMU  
 DATE: 6-1-21  
 CAD I.D.: FJ160006-KEY-SHEET

PROJECT:  
**VERANO SOUTH POD D6**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE FLORIDA

**THOMAS**  
 ENGINEERING GROUP  
 PEBWORTH PROFESSIONAL PLAZA  
 125 W. INDIANTOWN RD, SUITE 206  
 JUPITER, FL 33468  
 PH: (561) 203-7000  
 FX: (561) 203-7721  
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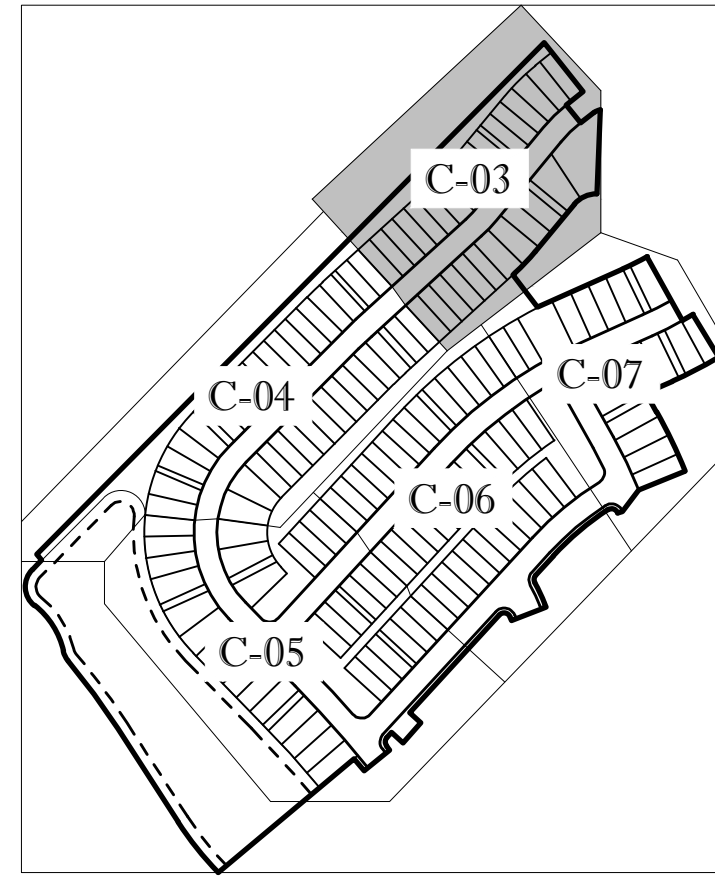
**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 June 20, 2023  
 FLORIDA LICENSE NO. 68345  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**KEY SHEET**  
 SHEET NUMBER:  
**C-02(D6)**

Printed on: Tuesday, June 20, 2023, 10:27 AM by Michael Loeffler

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation plan (Yes/No)
Wetlands	No	N/A	N/A	N/A
Rare Habitat	No	N/A	N/A	N/A
Threatened Species	No	N/A	N/A	N/A
Endangered Species	No	N/A	N/A	N/A
Species of Special Concern	No	N/A	N/A	N/A
Invasive / Exotic Vegetation	No	N/A	N/A	N/A

ENVIRONMENTAL ASSESSMENT HAS BEEN ADDRESSED UNDER THE OVERALL DRI THEREFORE NO ADDITIONAL ENVIRONMENTAL REPORT IS REQUIRED



KEYMAP

ENGINEERING LEGEND

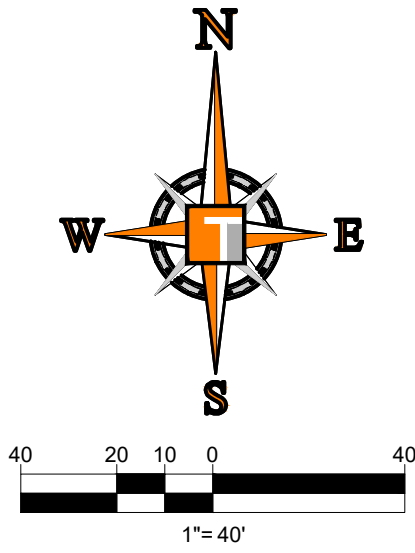
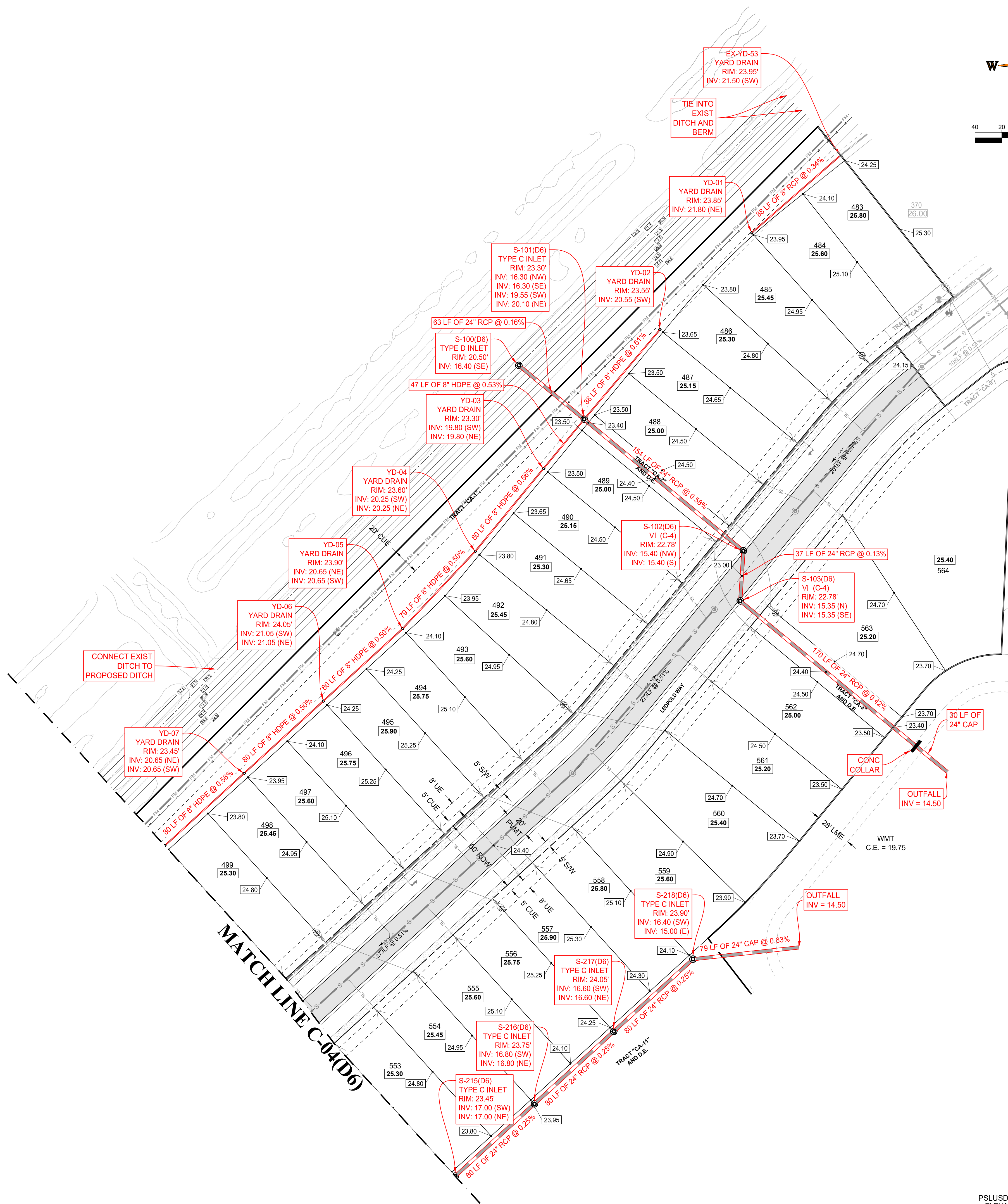
WATER MAIN	WM	WM
STORM SEWER	SS	SS
SANITARY SEWER MAIN	S	S
FORCE MAIN	FM	FM
CATCH BASIN		
MANHOLE		
PROPOSED ELEVATION		
FIRE HYDRANT		
DECORATIVE LIGHTING		
RIGHT OF WAY / CUE / UE		
WATER SERVICE		
SEWER SERVICE		
LOT NUMBER / FINISH FLOOR	49	26.45
24" STOP BAR AND STOP SIGN		

BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
1J	23.0 (NAVD)	23.0 (NAVD)	25.0 (NAVD)
2G	24.5 (NAVD)	24.5 (NAVD)	26.0 (NAVD)

CONSTRUCTION NOTES:

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 6500 NW 31ST AVENUE | 4850 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.  
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REV.	DATE	REVISIONS	BY:

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PROJECT No.:	FJ160006
DRAWN BY:	MIL
CHECKED BY:	BMU
DATE:	6-1-21
CAD I.D.:	FJ160006-PGD-PLANS

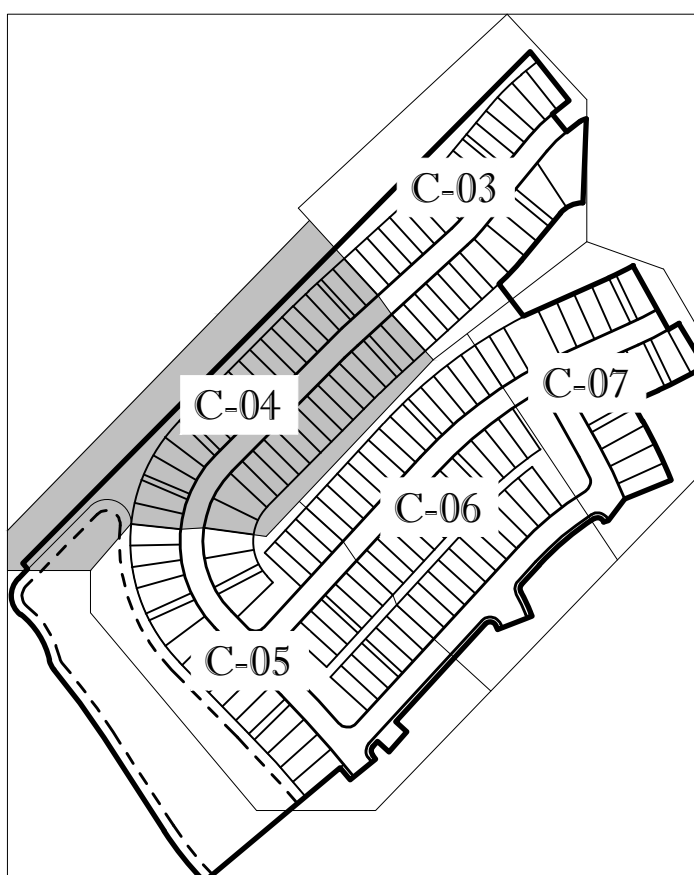
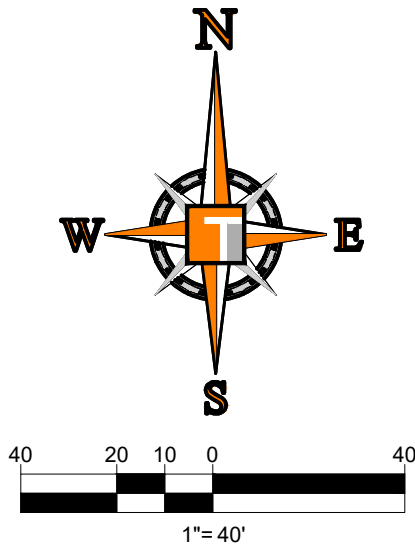
PROJECT:  
**VERANO SOUTH POD D6**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE FLORIDA

**THOMAS ENGINEERING GROUP**  
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 PH: (561) 203-7503  
 FX: (561) 203-7721  
 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 JUN 20 2022  
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS  
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-03(D6)**  
 PORT ST. LUCIE PROJECT NO: P22-294

Printed on: Tuesday, June 20, 2023, 10:38 AM by: Michael Leporello



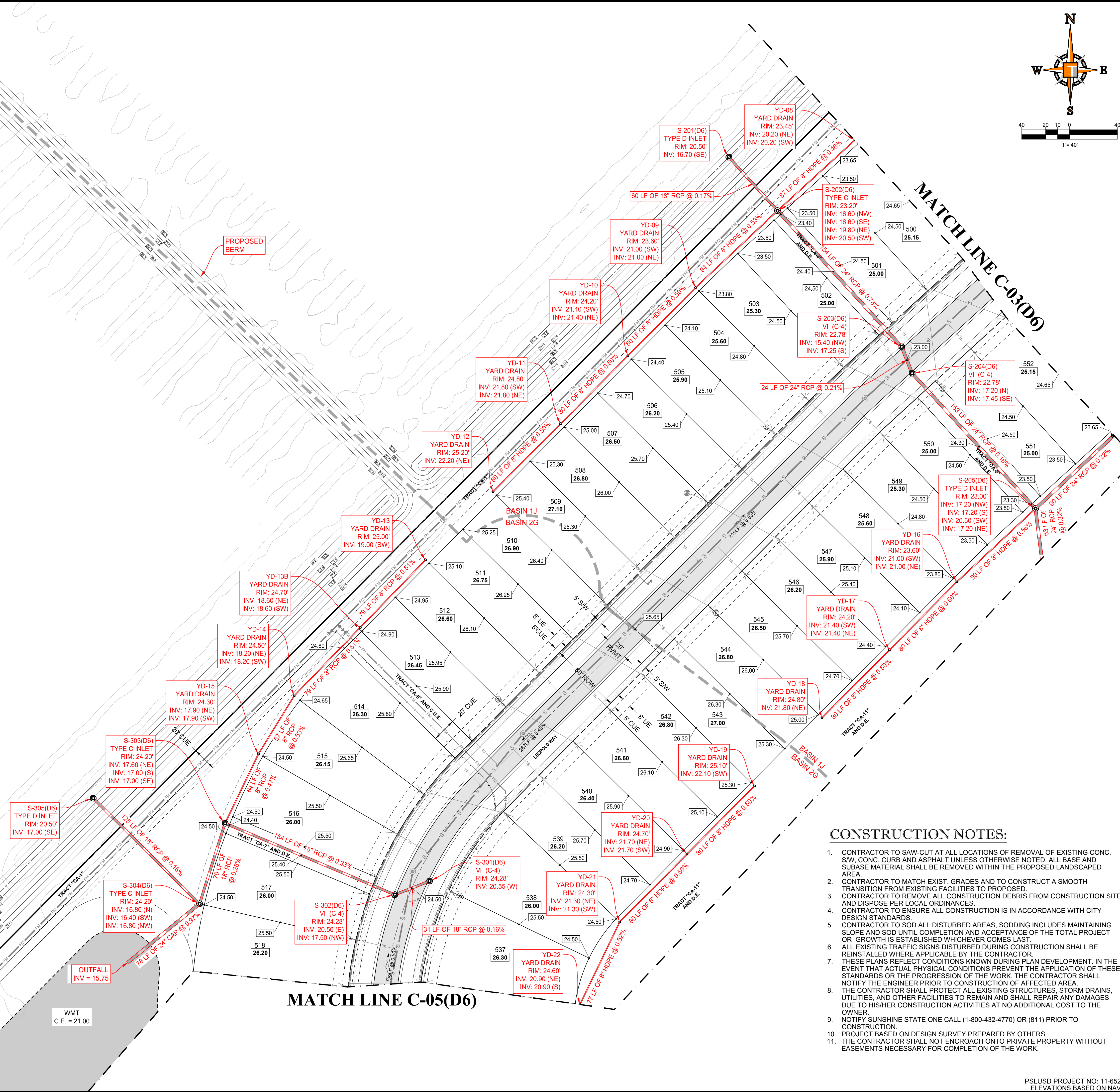
KEYMAP

ENGINEERING LEGEND

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

BASIN SUMMARY

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F: 561-202-7000

4850 W. KENNEDY BLVD.  
SUITE 100  
JUPITER, FL 33468  
P: 561-379-4100  
F: 561-203-7503

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.: FJ160006  
DRAWN BY: MIL  
CHECKED BY: BMU  
DATE: 6-1-21  
CAD I.D.: FJ160006-PGD-PLANS

PROJECT:  
**VERANO SOUTH  
POD D6**

FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

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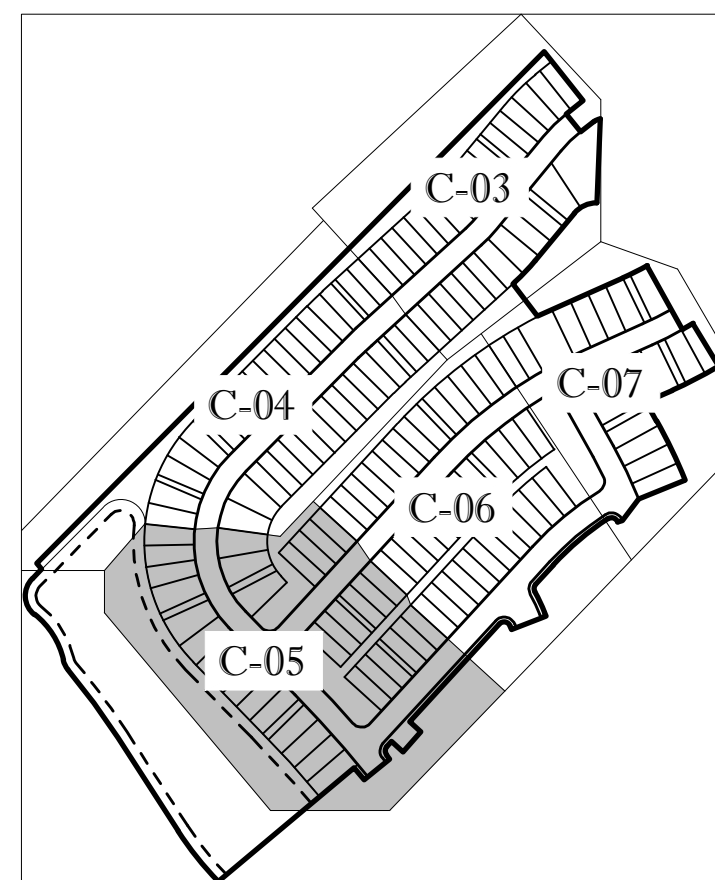
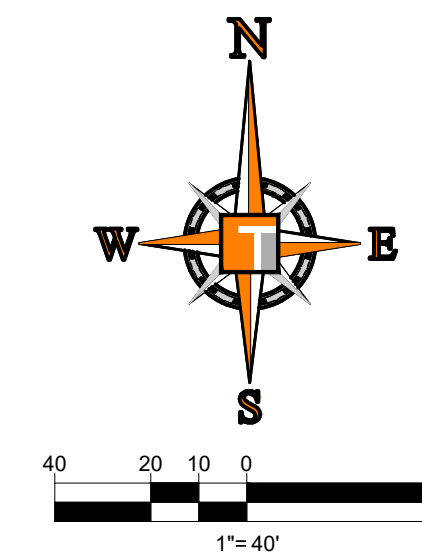
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
June 20, 2022  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-04(D6)**

PORT ST. LUCIE PROJECT No: P22-294



KEYMAP

ENGINEERING LEGEND

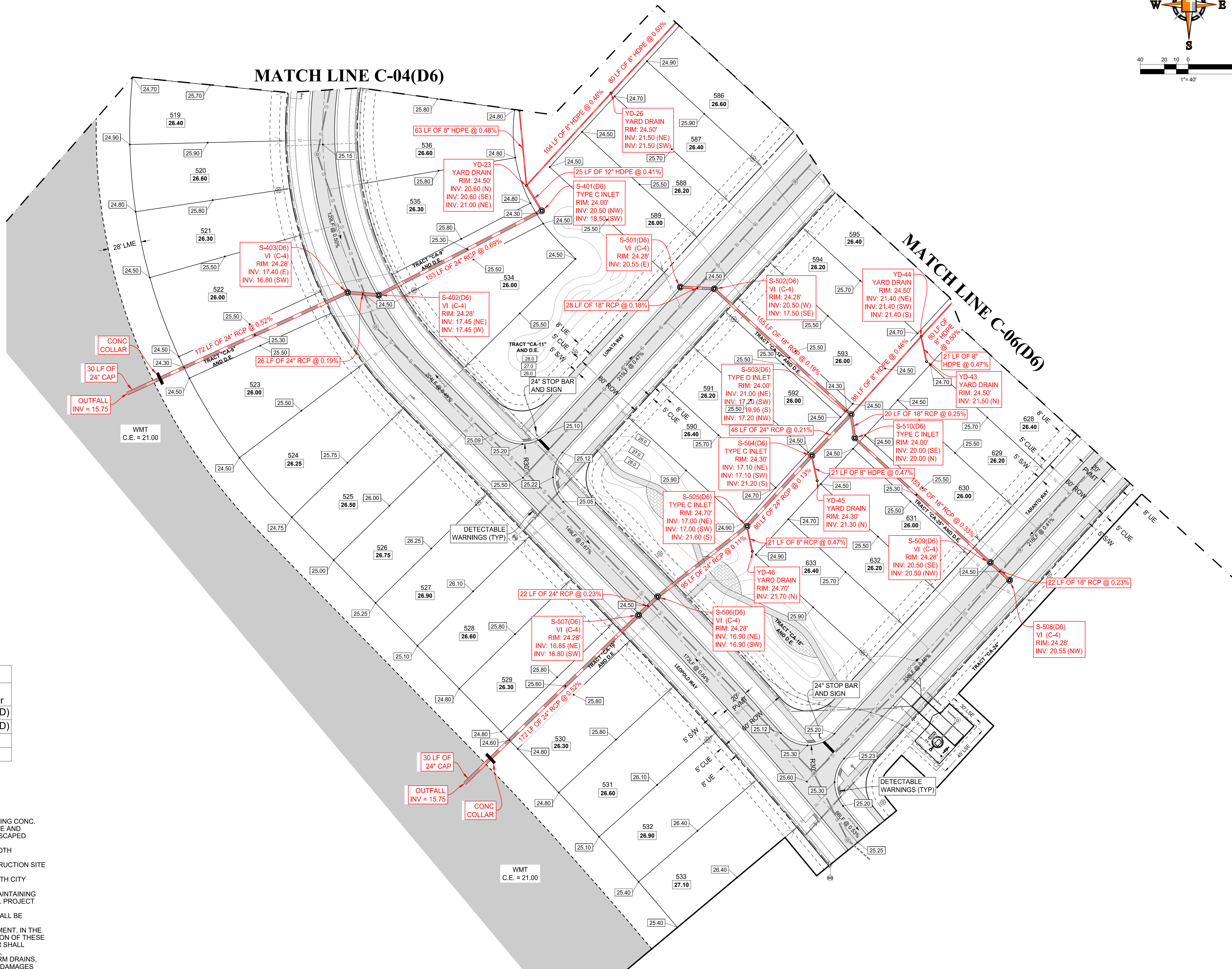
WATER MAIN	WM	WM
STORM SEWER	SS	SS
SANITARY SEWER MAIN	S	S
FORCE MAIN	FM	FM
CATCH BASIN		
MANHOLE		
PROPOSED ELEVATION		
FIRE HYDRANT		
DECORATIVE LIGHTING		
RIGHT OF WAY / CUE / UE		
WATER SERVICE		
SEWER SERVICE		
LOT NUMBER / FINISH FLOOR	49	26.45
24" STOP BAR AND STOP SIGN		

BASIN SUMMARY

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F: 561-203-7503

4850 W. KENNEDY BLVD.  
SUITE 100  
JUPITER, FL 33469  
P: 561-379-4100  
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REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.: FJ160006  
DRAWN BY: MJL  
CHECKED BY: BMU  
DATE: 6-1-21  
CAD I.D.: FJ160006-PGD-PLANS

VERANO SOUTH  
POD D6

FOR  
VERANO DEVELOPMENT

PORT SAINT LUCIE  
FLORIDA

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ENGINEERING GROUP

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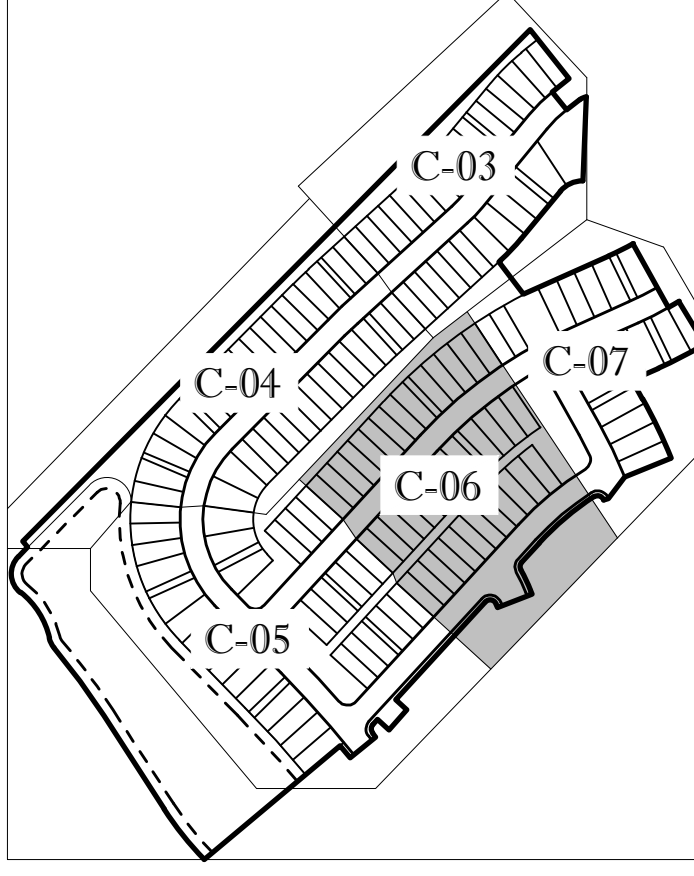
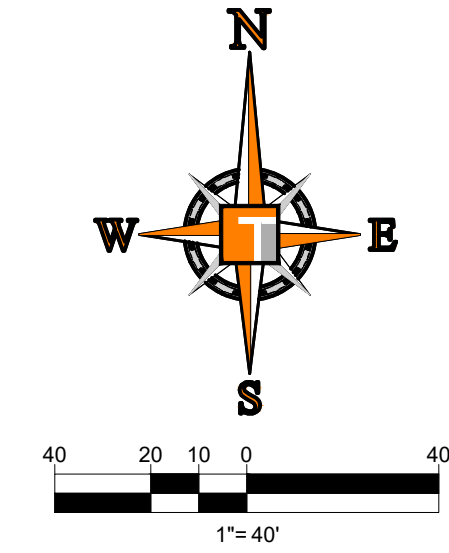
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
June 20, 2022  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:  
PGD PLAN

SHEET NUMBER:  
**C-05(D6)**

PORT ST. LUCIE PROJECT No: P22-294



KEYMAP

ENGINEERING LEGEND

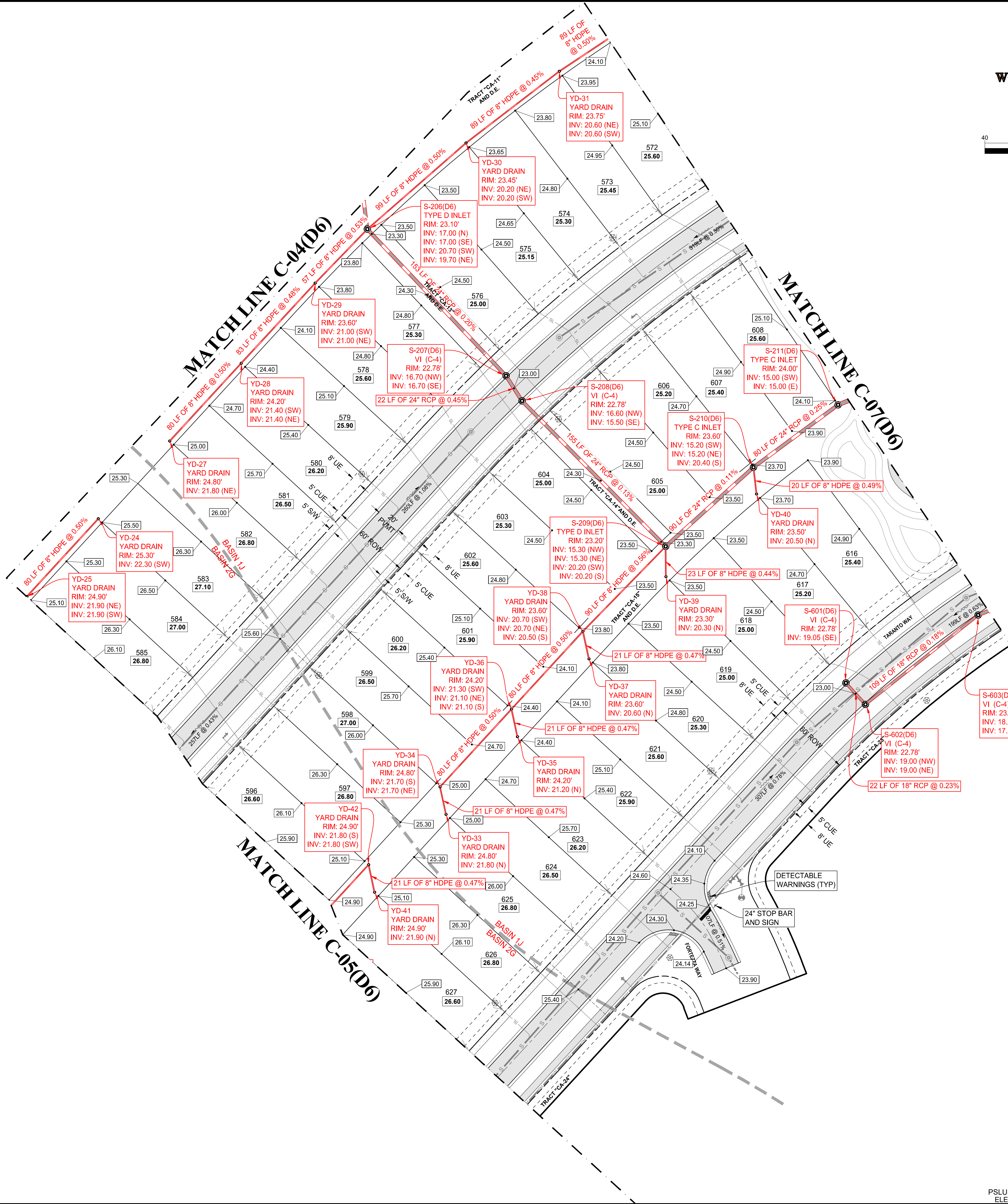
WATER MAIN	WM	WM
STORM SEWER	SS	SS
SANITARY SEWER MAIN	S	S
FORCE MAIN	FM	FM
CATCH BASIN	CB	CB
MANHOLE	MH	MH
PROPOSED ELEVATION	PE	PE
FIRE HYDRANT	FH	FH
DECORATIVE LIGHTING	DL	DL
RIGHT OF WAY / CUE / UE	ROW	ROW
WATER SERVICE	WS	WS
SEWER SERVICE	SS	SS
LOT NUMBER / FINISH FLOOR	49	26.45
24" STOP BAR AND STOP SIGN	SB	SB

BASIN SUMMARY

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REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.: FJ160006  
DRAWN BY: BMU  
CHECKED BY: 61-21  
DATE: FJ160006-PGD-PLANS

PROJECT:

**VERANO SOUTH  
POD D6**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

PEB WORTH PROFESSIONAL PLAZA  
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**BRANDON UEMER**  
No. 68345

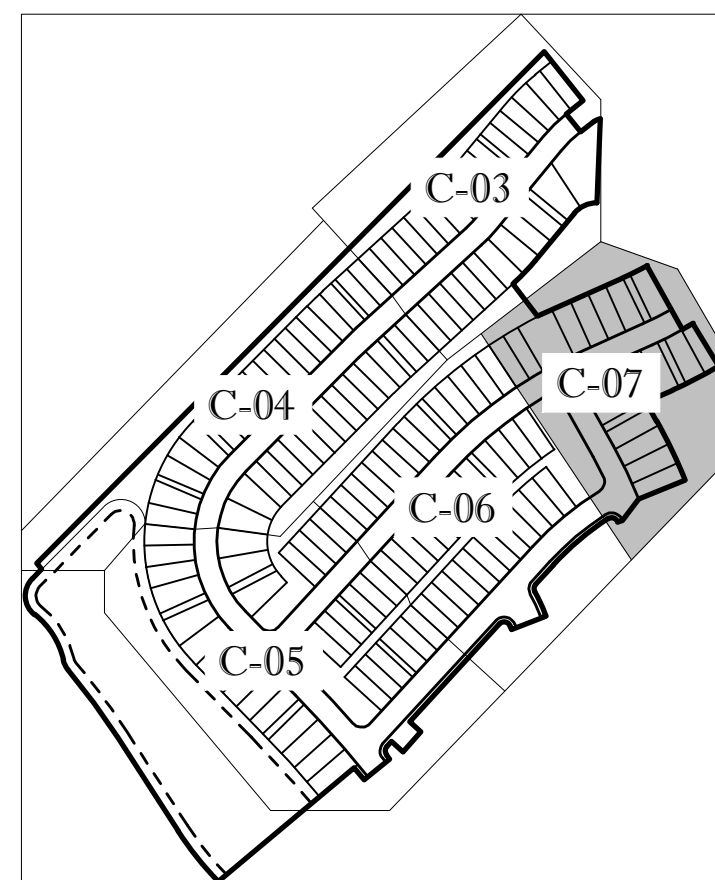
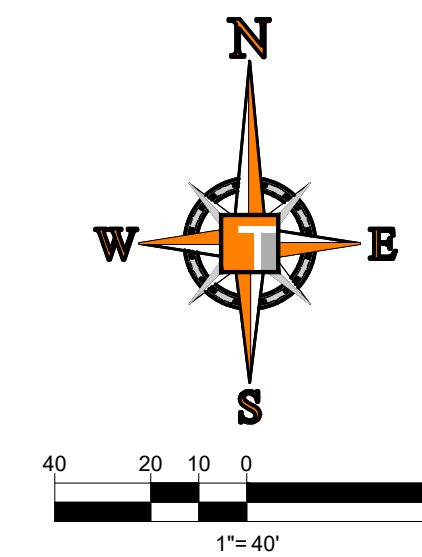
PROFESSIONAL ENGINEER  
June 20, 2022  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-06(D6)**

PORT ST. LUCIE PROJECT No. P22-294

Printed on: Tuesday, June 20, 2023, 10:28 AM by: Michael Leporello



KEYMAP

ENGINEERING LEGEND

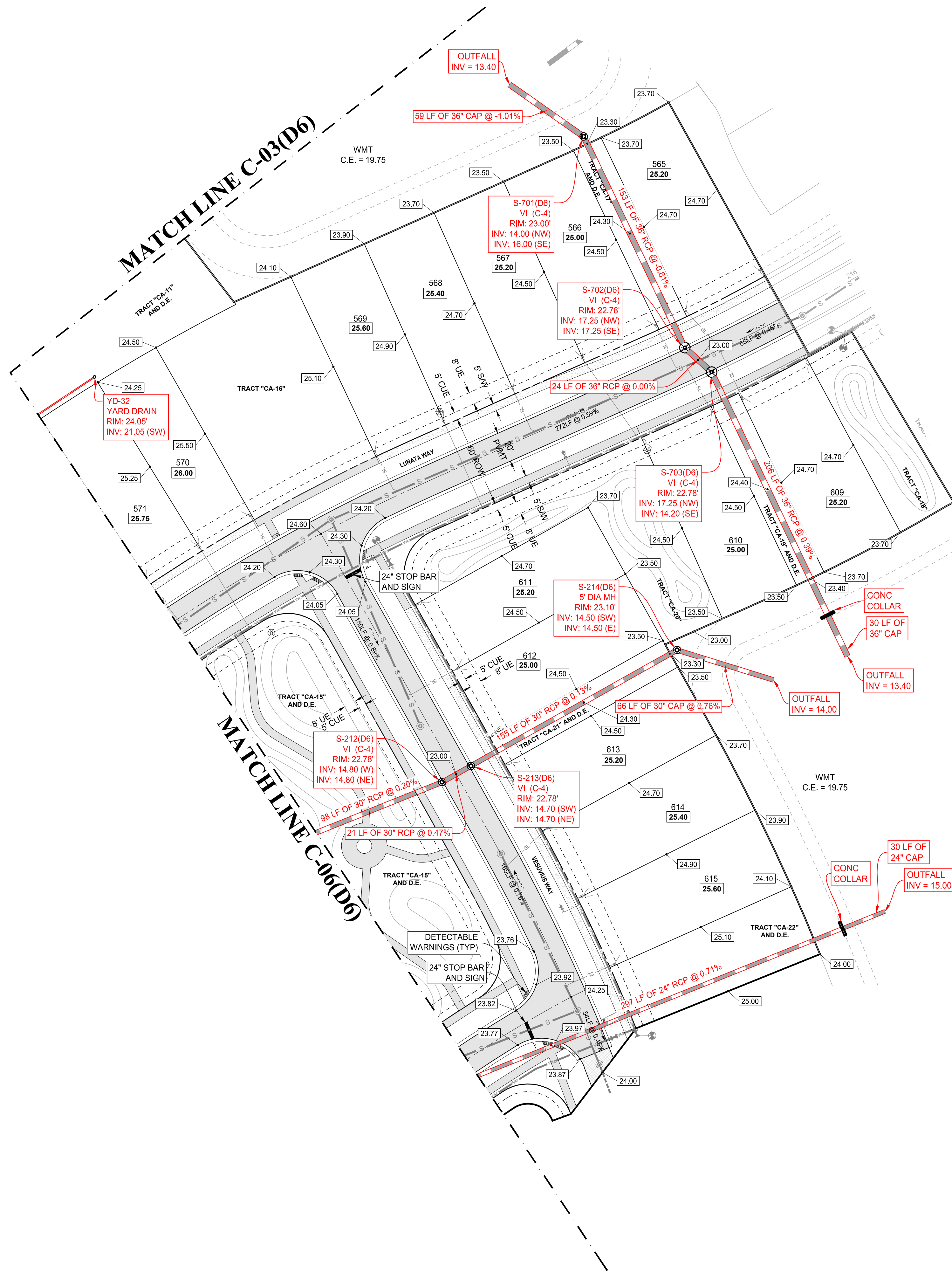
WATER MAIN	WM
STORM SEWER	SS
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	CB
MANHOLE	MH
PROPOSED ELEVATION	PE
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY / CUE / UE	ROW / CUE / UE
WATER SERVICE	WS
SEWER SERVICE	SS
LOT NUMBER / FINISH FLOOR	49 / 26.45
24" STOP BAR AND STOP SIGN	SB

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SUITE 200  
JUPITER, FL 33458  
P: 561-379-4100

THE INFORMATION, DESIGN AND CONCEPTS ON THIS PLAN ARE PRELIMINARY AND SHALL BE CORRECT OR USED FOR ANY PURPOSE WITHOUT FIRST CONSULTING WITH THE ENGINEER. THE INFORMATION, DESIGN AND CONCEPTS ON THIS PLAN ARE SUBJECT TO CHANGE WITHOUT NOTICE.

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-21
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:

**VERANO SOUTH  
POD D6**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

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

**BRANDON UEMER**  
No. 68345

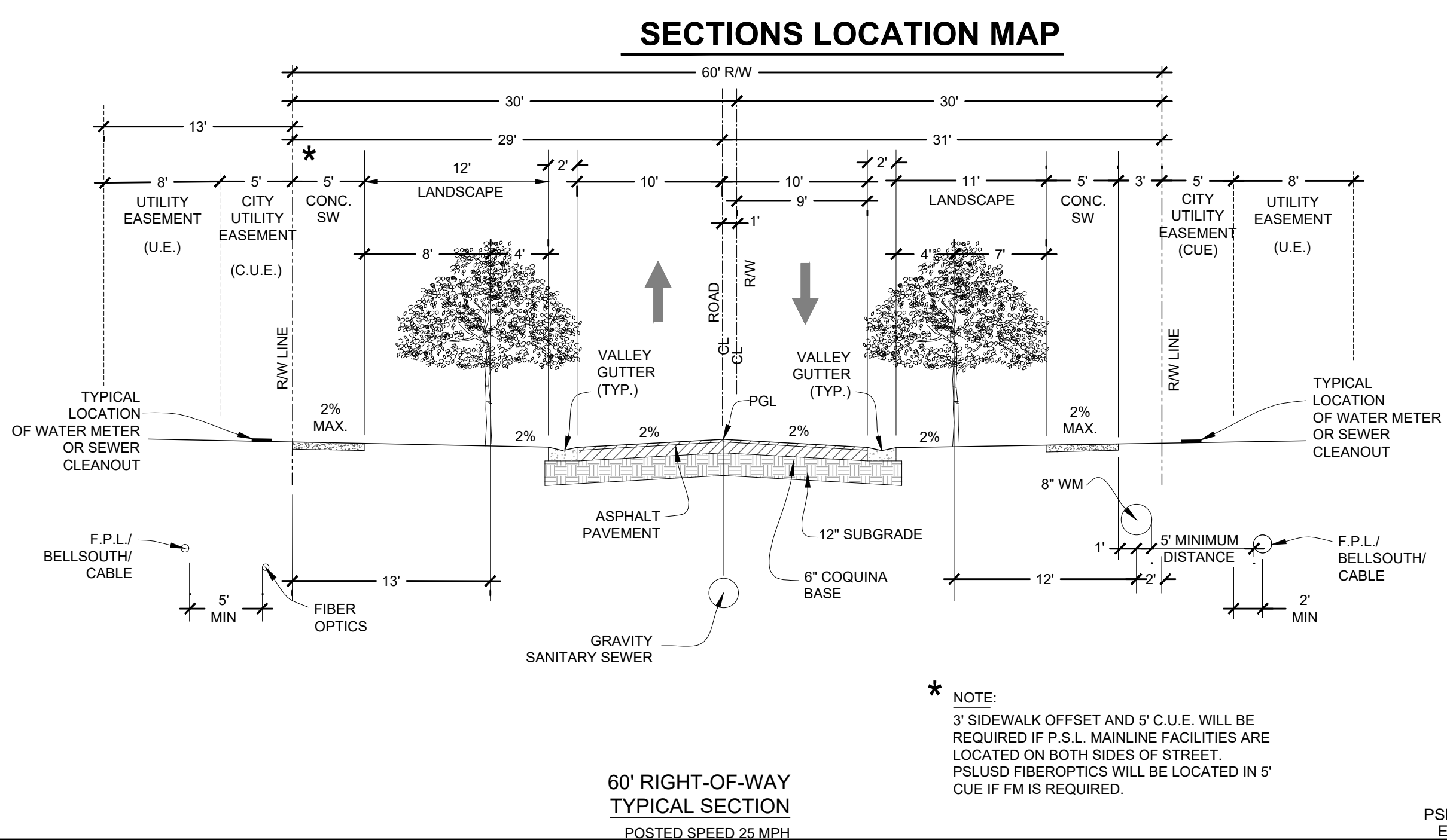
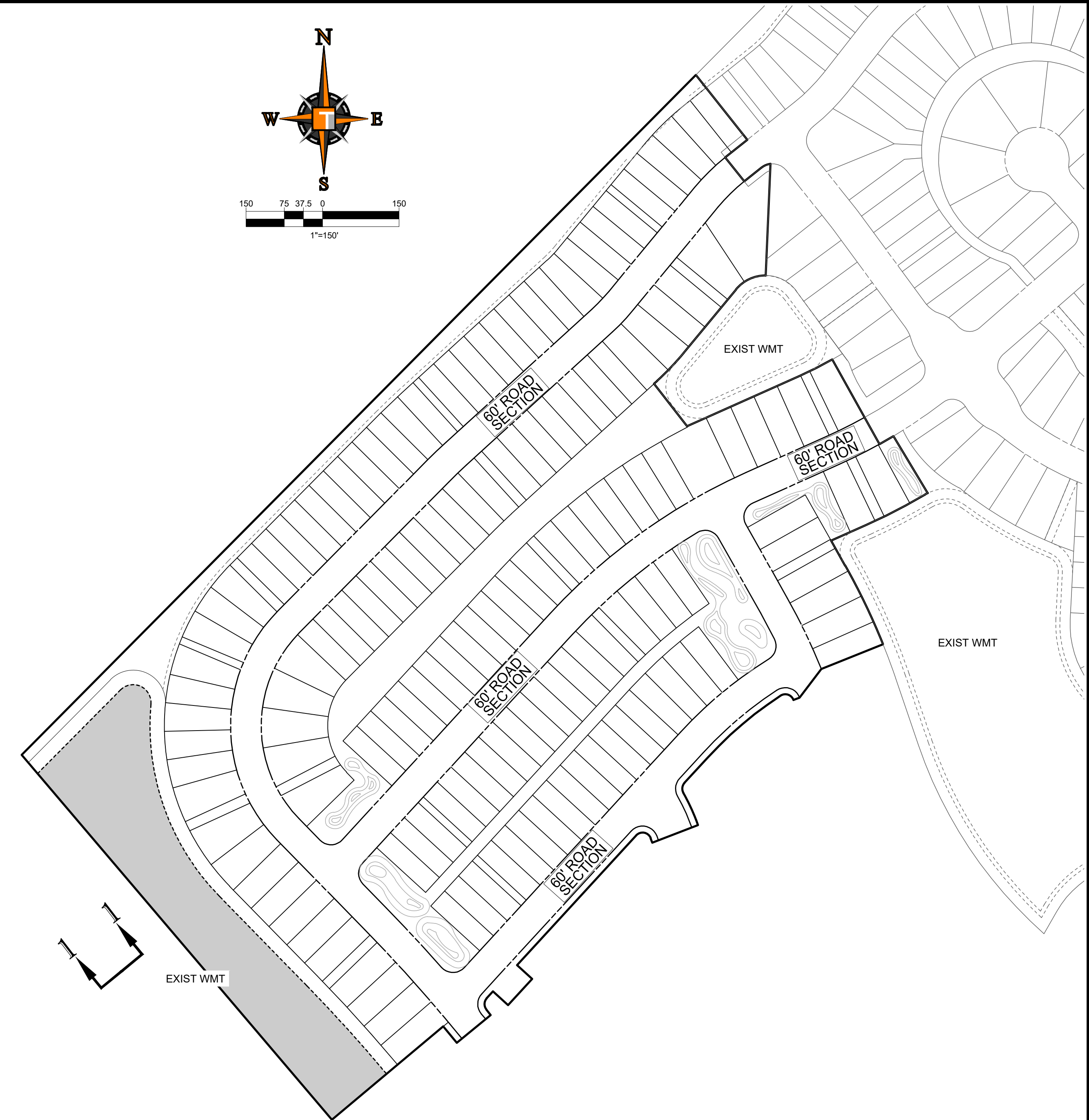
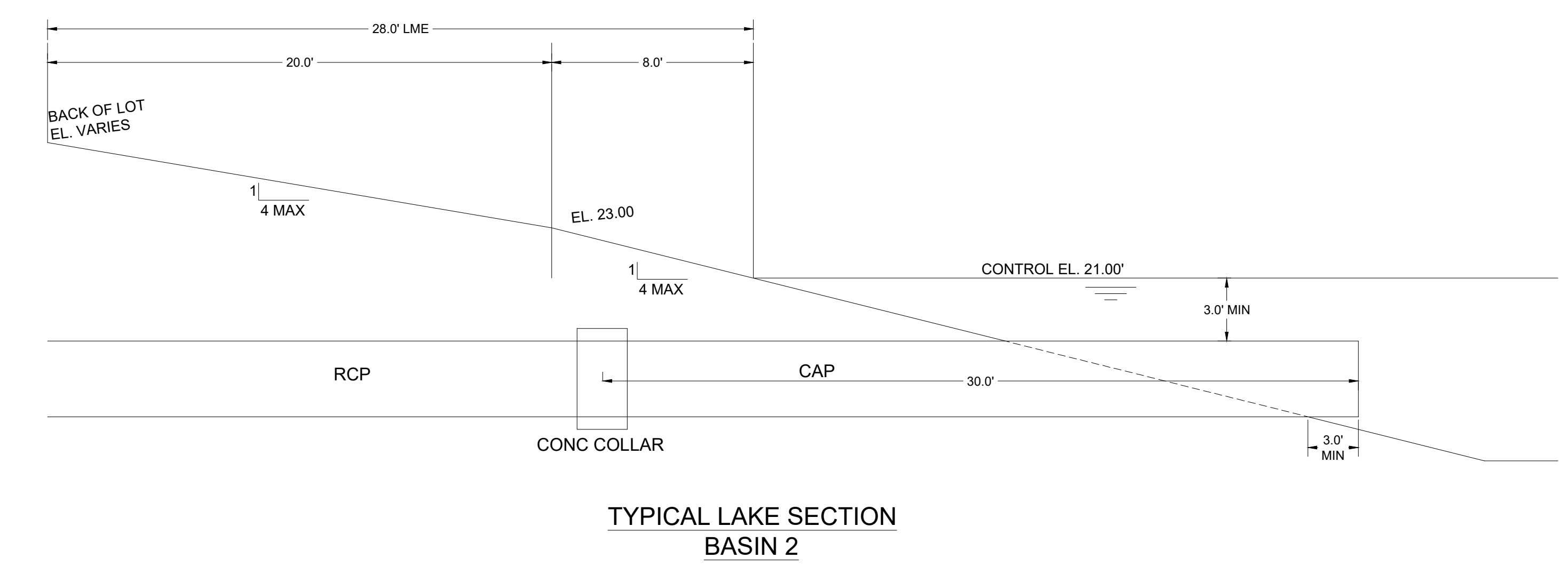
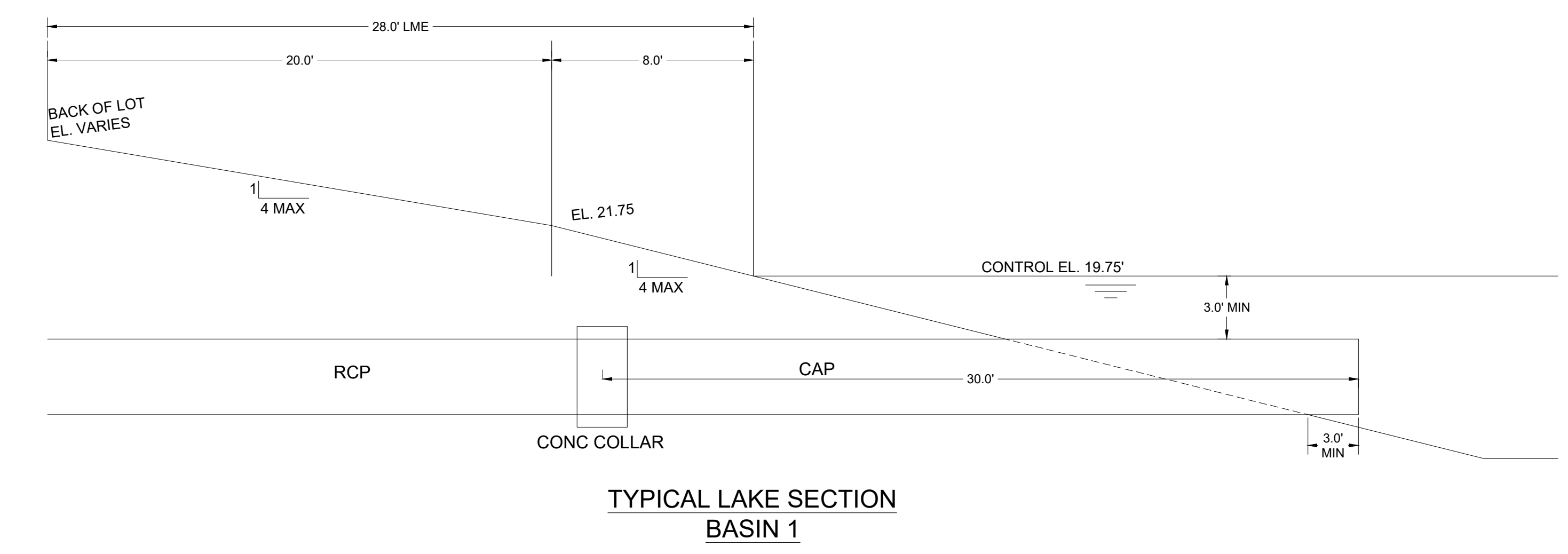
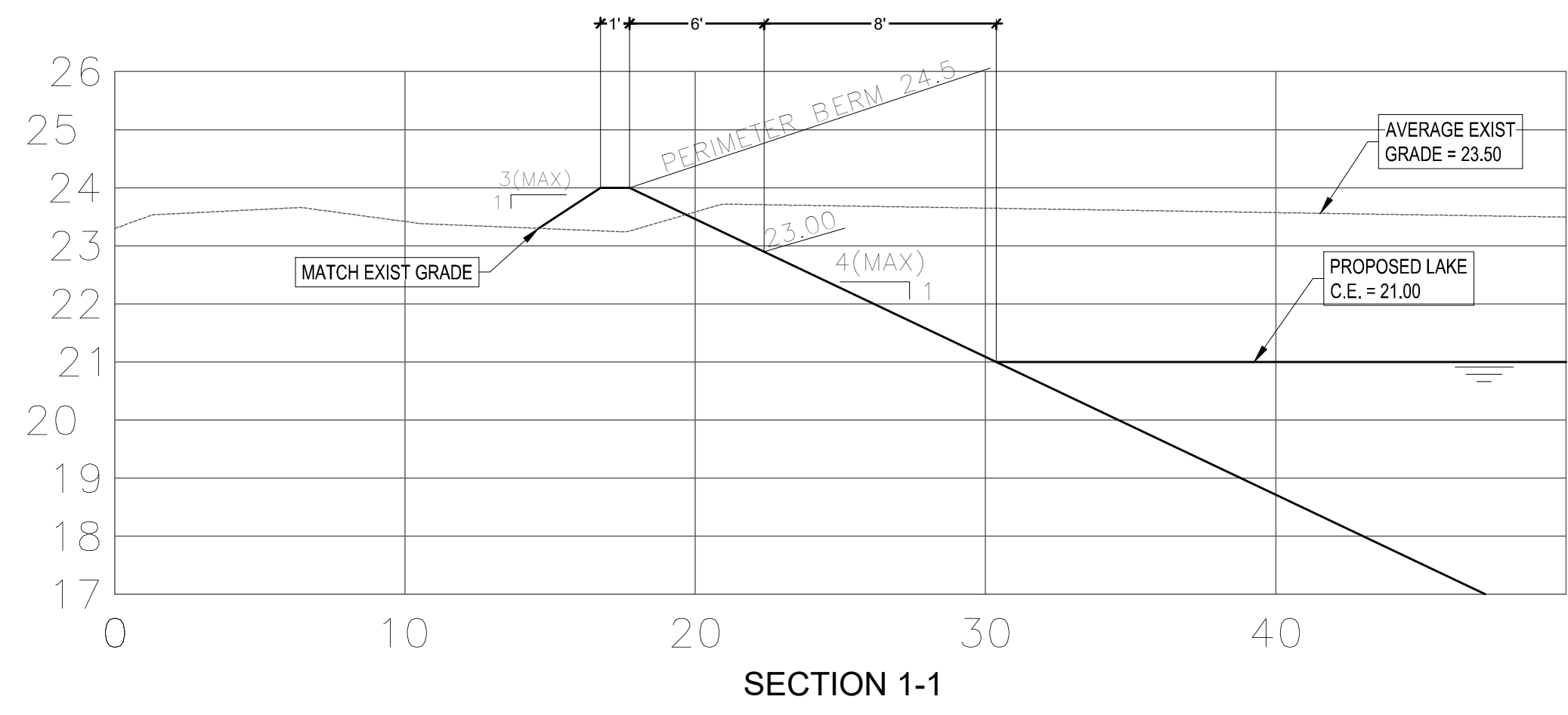
PROFESSIONAL ENGINEER  
June 20, 2022

FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-07(D6)**

Printed on: Tuesday, June 20, 2023, 10:38 AM by: Michael Lepelletier



\* NOTE:  
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET  
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.

**HOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE | 4850 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.  
JUPITER, FL 33468 | JUPITER, FL 33469 | JUPITER, FL 33468  
P: 561-203-7000 | P: 813-379-4100 | P: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.: FJ160006  
DRAWN BY: MJL  
CHECKED BY: BMU  
DATE: 6-1-21  
CAD I.D.: FJ160006-PGD-SECTIONS

PROJECT:  
**VERANO SOUTH  
POD D6**

FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

PEBORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD., SUITE 206  
JUPITER, FL 33468  
PH: (561) 203-7503  
FX: (561) 203-7721  
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**BRANDON UEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
June 20, 2023  
FLORIDA LICENSE NO. 12023  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD SECTIONS**

SHEET NUMBER:  
**C-08(D6)**

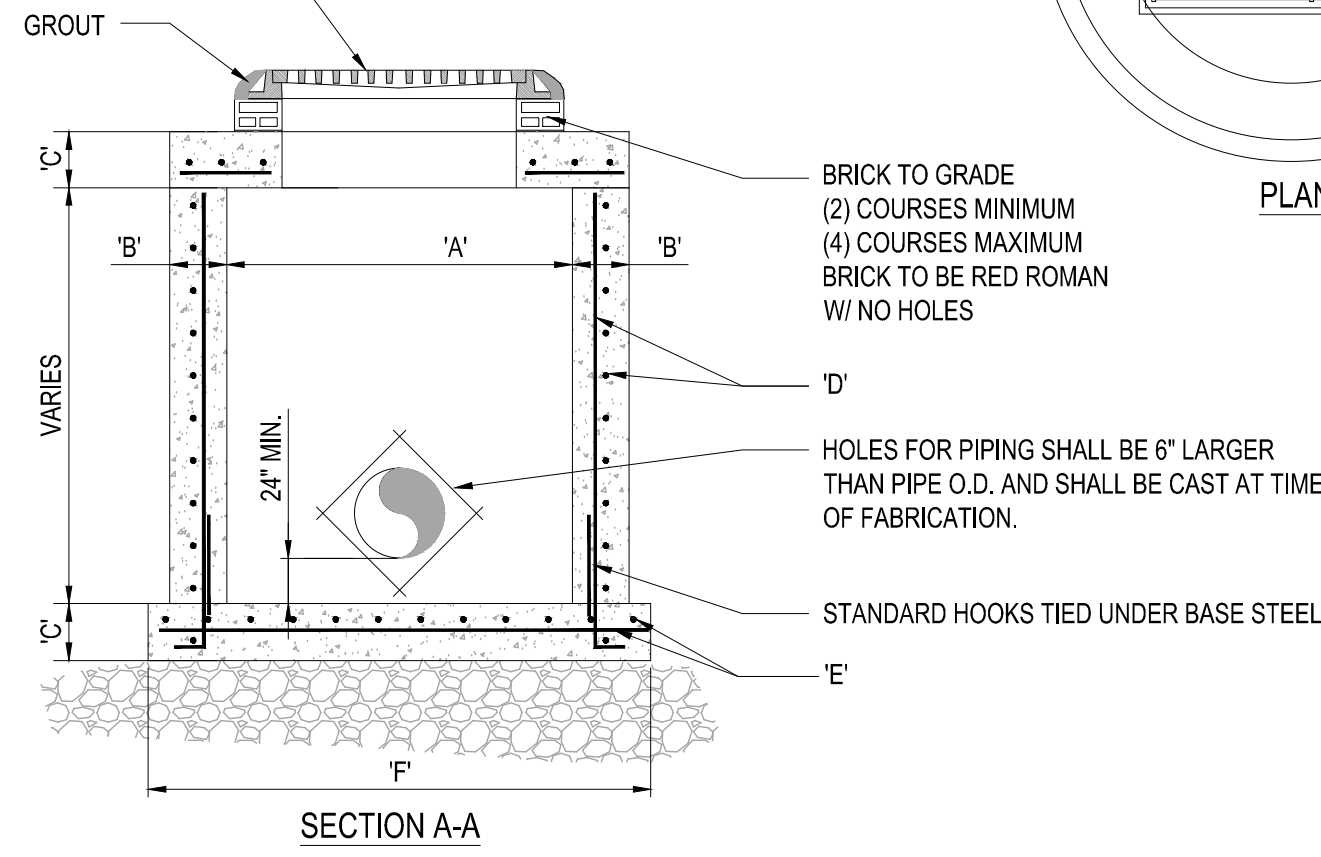
PORT ST. LUCIE PROJECT NO: P22-294

Printed on: Tuesday, June 20, 2023, 10:28 AM by Michael Loeffler

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

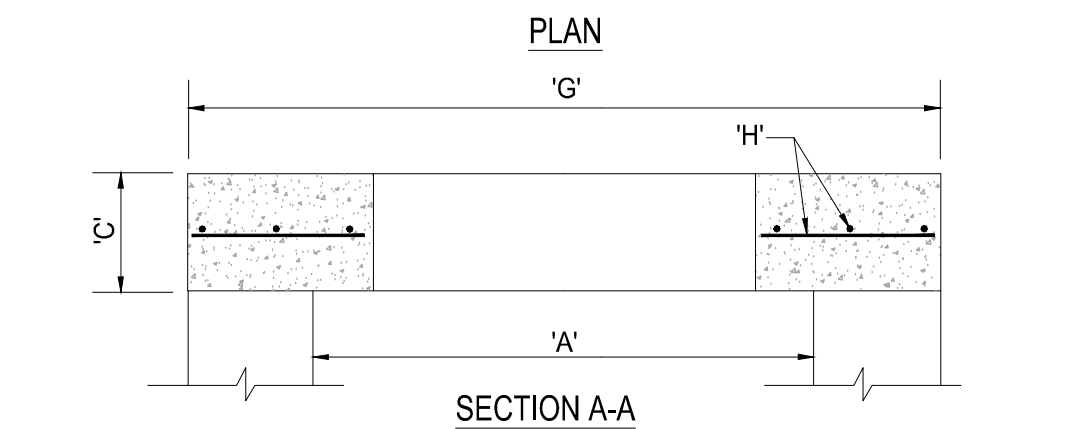
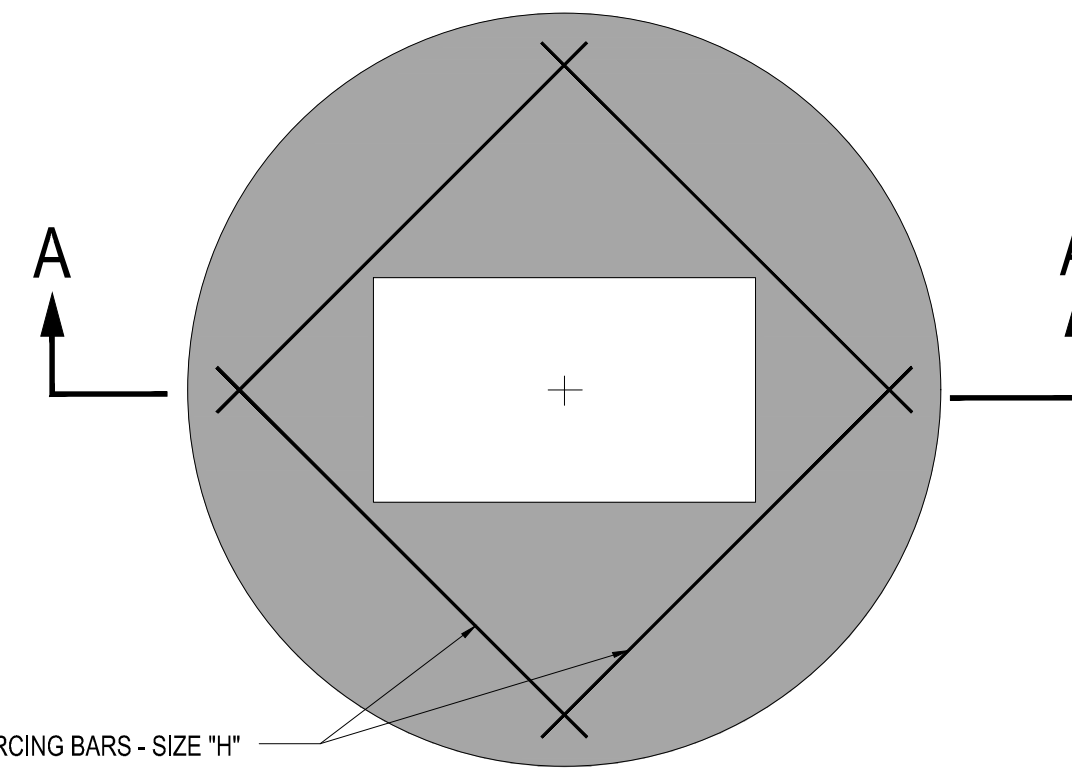


U.S. FOUNDRY FRAME & GRATE NO. 5113-6194 (OR APPROVED EQUAL) RIM. ELEV. = (SEE PLAN)



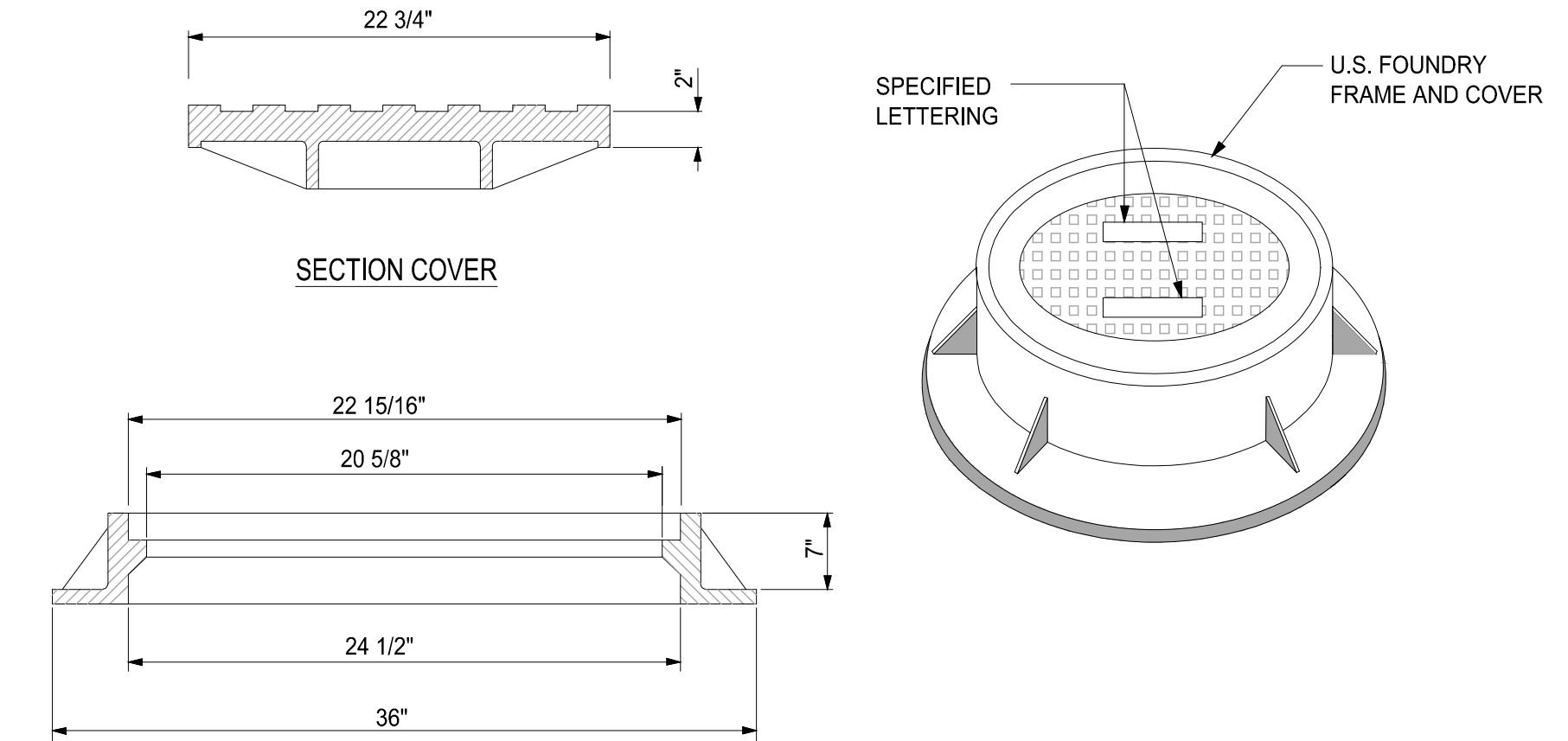
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C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

**1 PRECAST CIRCULAR VALLEY INLET**  
SCALE: NONE



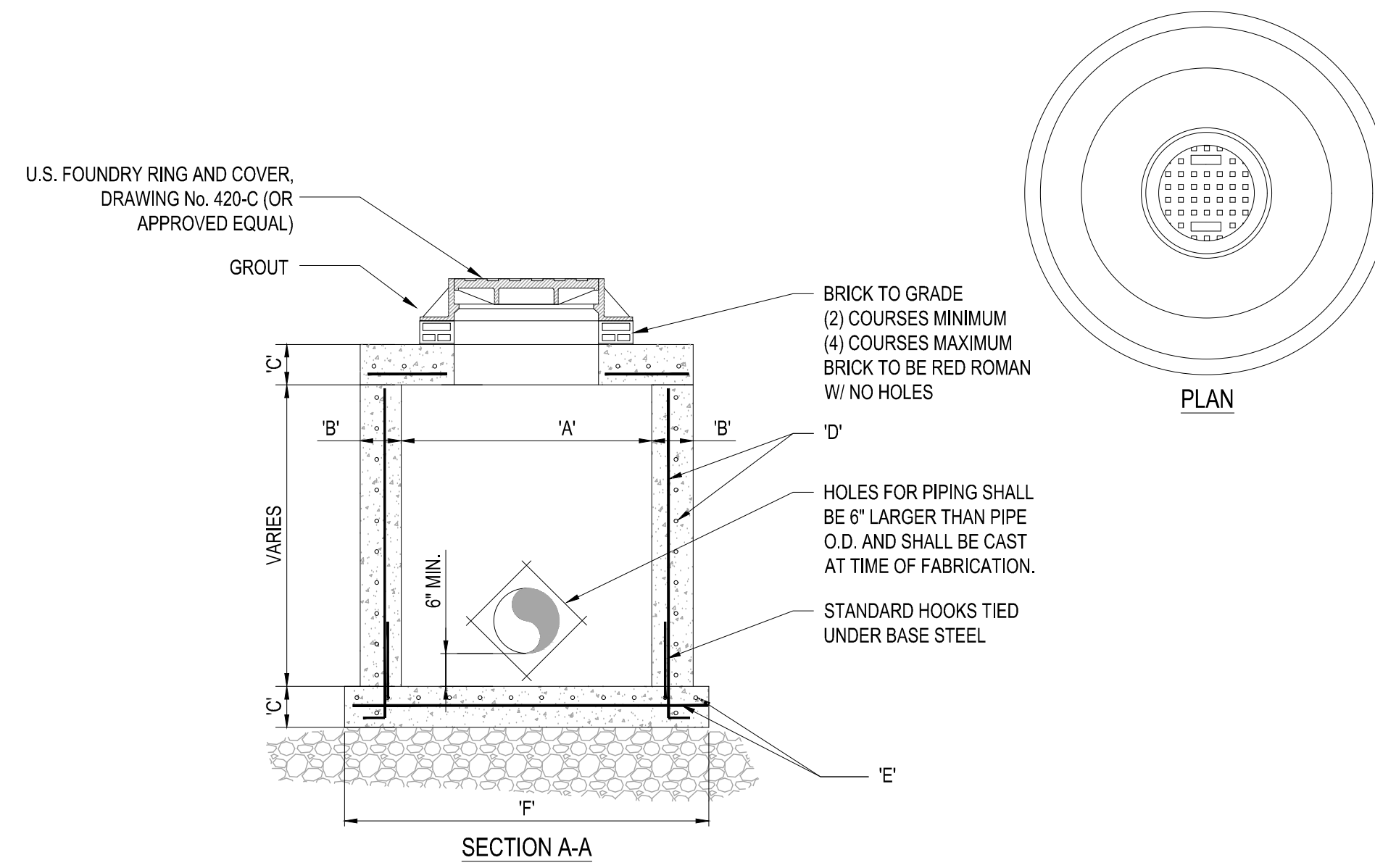
TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

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



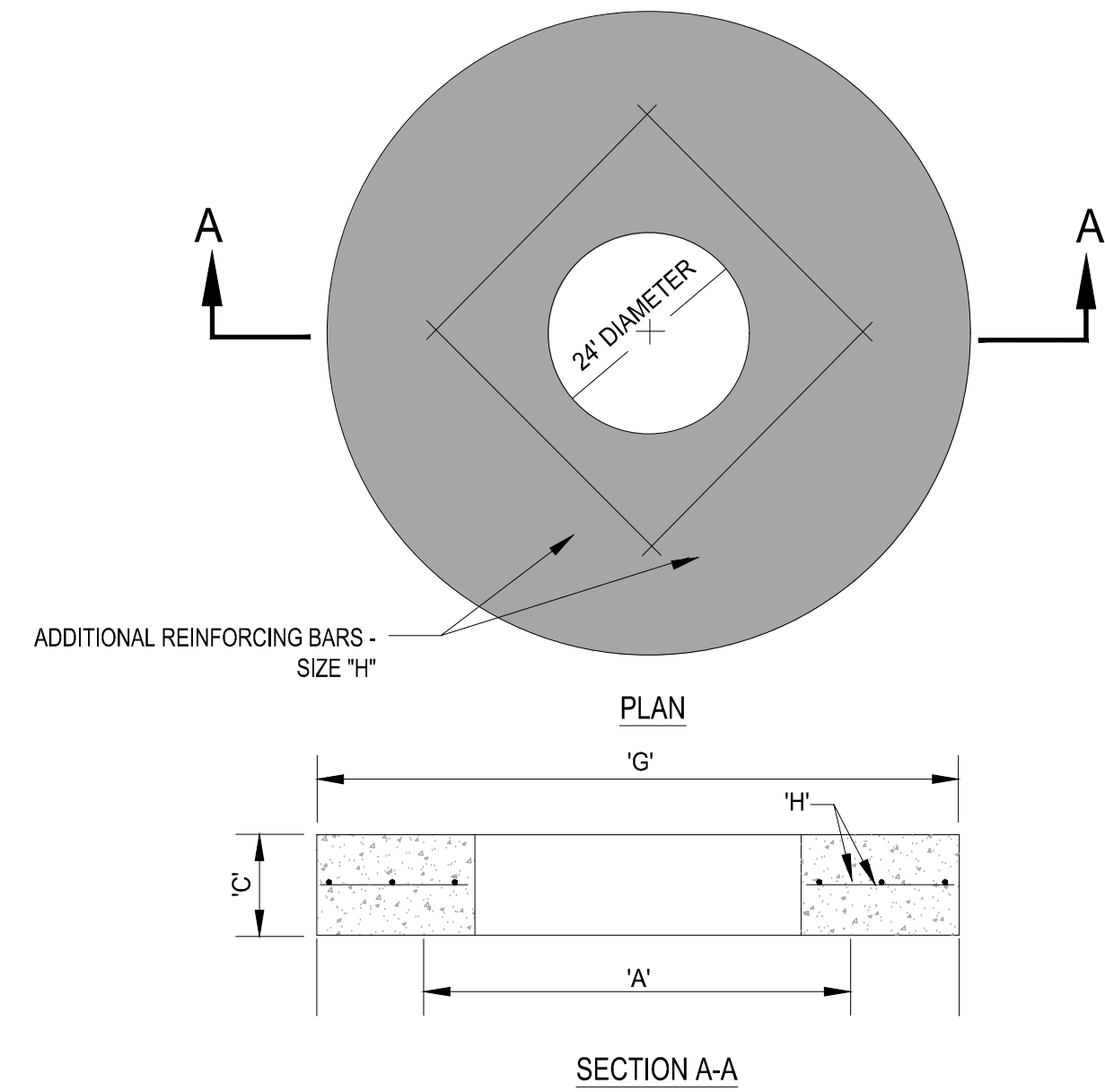
NOTE:  
1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

**3 MANHOLE FRAME DETAIL**  
SCALE: NONE



TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

**4 PRECAST CIRCULAR DRAINAGE MANHOLE**  
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

**5 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES**  
SCALE: NONE

**HOMAS**  
ENGINEERING GROUP  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
6500 NW 31ST AVENUE # 4850 W. KENNEDY BLVD. 125 W. INDIANTOWN RD.  
JUPITER, FL 33468 TAMPA, FL 33609 JUPITER, FL 33468  
P: 561-203-7503 P: 813-379-4100 P: 561-203-7503  
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REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-21
CAD I.D.:	FJ160006-PGD-DETAILS

PROJECT:  
**VERANO SOUTH POD D6**  
FOR  
**VERANO DEVELOPMENT**  
PORT SAINT LUCIE FLORIDA

**HOMAS**  
ENGINEERING GROUP  
PEBORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD. SUITE 206  
JUPITER, FL 33468  
PH: (561) 203-7503  
FX: (561) 203-7721  
www.ThomasEngineeringGroup.com

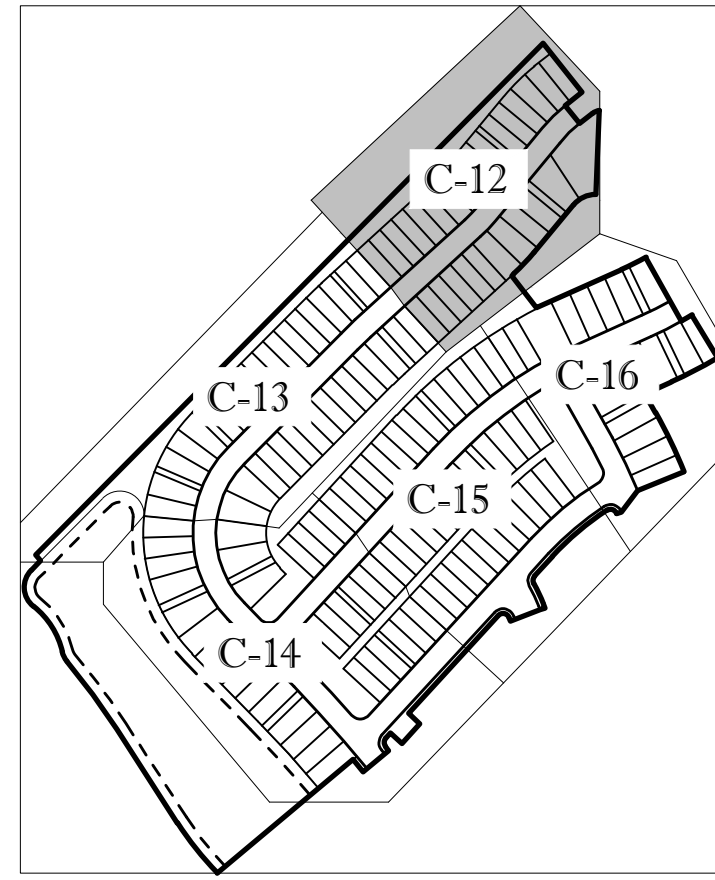
**BRANDON JEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
June 20, 2023  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:  
**PGD DETAILS**  
SHEET NUMBER:  
**C-09(D6)**





VALVE TABLE								
PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
1	6	GATE	WATER					
2	6	GATE	WATER					
103	8	GATE	SEWER					

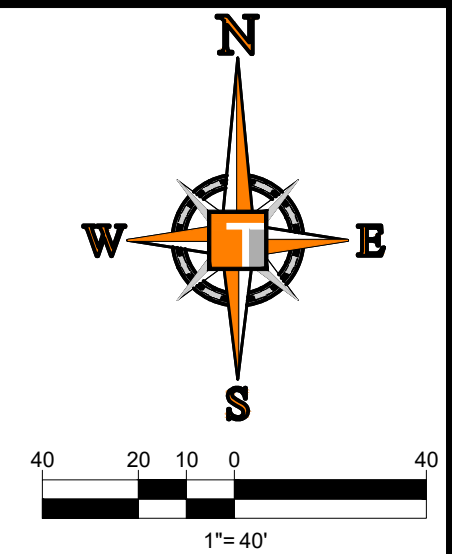
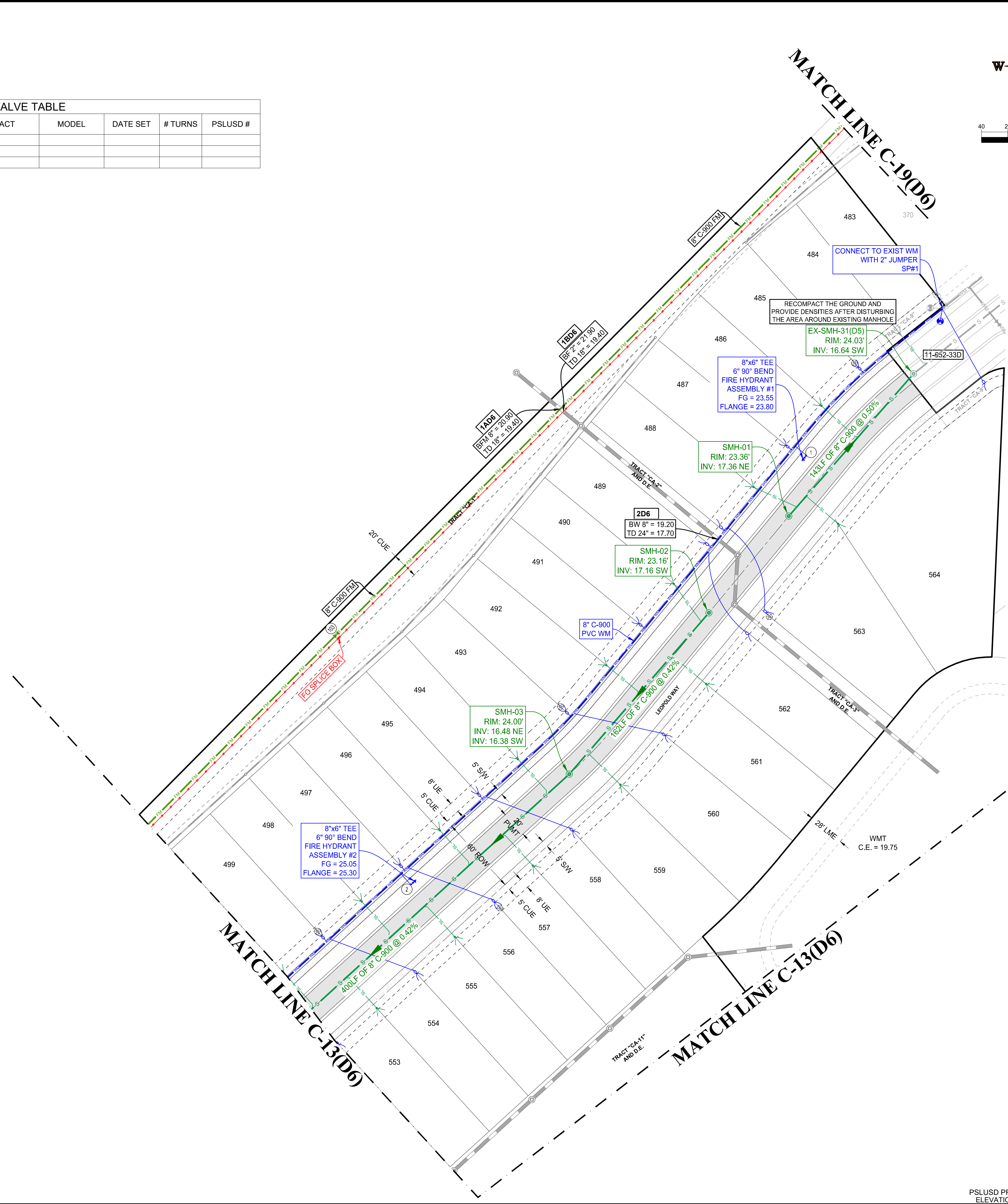


KEYMAP

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	CB
MANHOLE	MH
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY	ROW
CITY UTILITY EASEMENT	CUE
UTILITY EASEMENT	UE
WATER SERVICE	WS
SEWER SERVICE	SS

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 ENCRUCH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.



**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE  
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JUPITER, FL 33468  
P: 561-203-7503  
F: 561-203-7503

4850 W. KENNEDY BLVD.  
SUITE 206  
JUPITER, FL 33468  
P: 561-203-7503  
F: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-21
CAD I.D.:	FJ160006-UTIL-PLANS

PROJECT:

**VERANO SOUTH  
POD D6**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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

**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
June 20, 2023  
FLORIDA LICENSE NO. 12528  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PLAN**

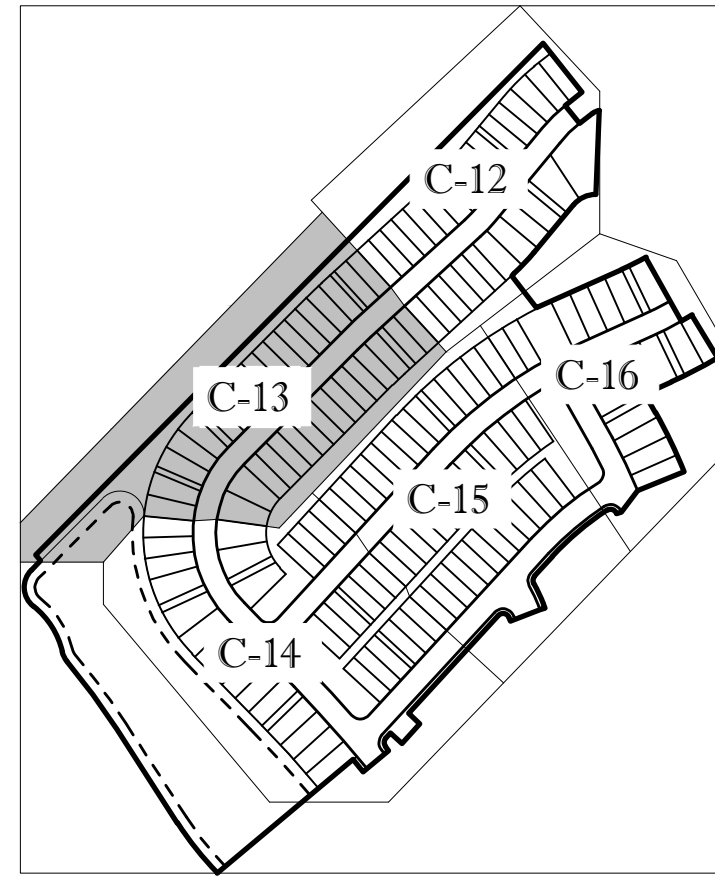
SHEET NUMBER:  
**C-12(D6)**

PORT ST. LUCIE PROJECT NO. P22-294

Printed on: Tuesday, June 20, 2023, 10:29 AM by Michael Leporello

**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.
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- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
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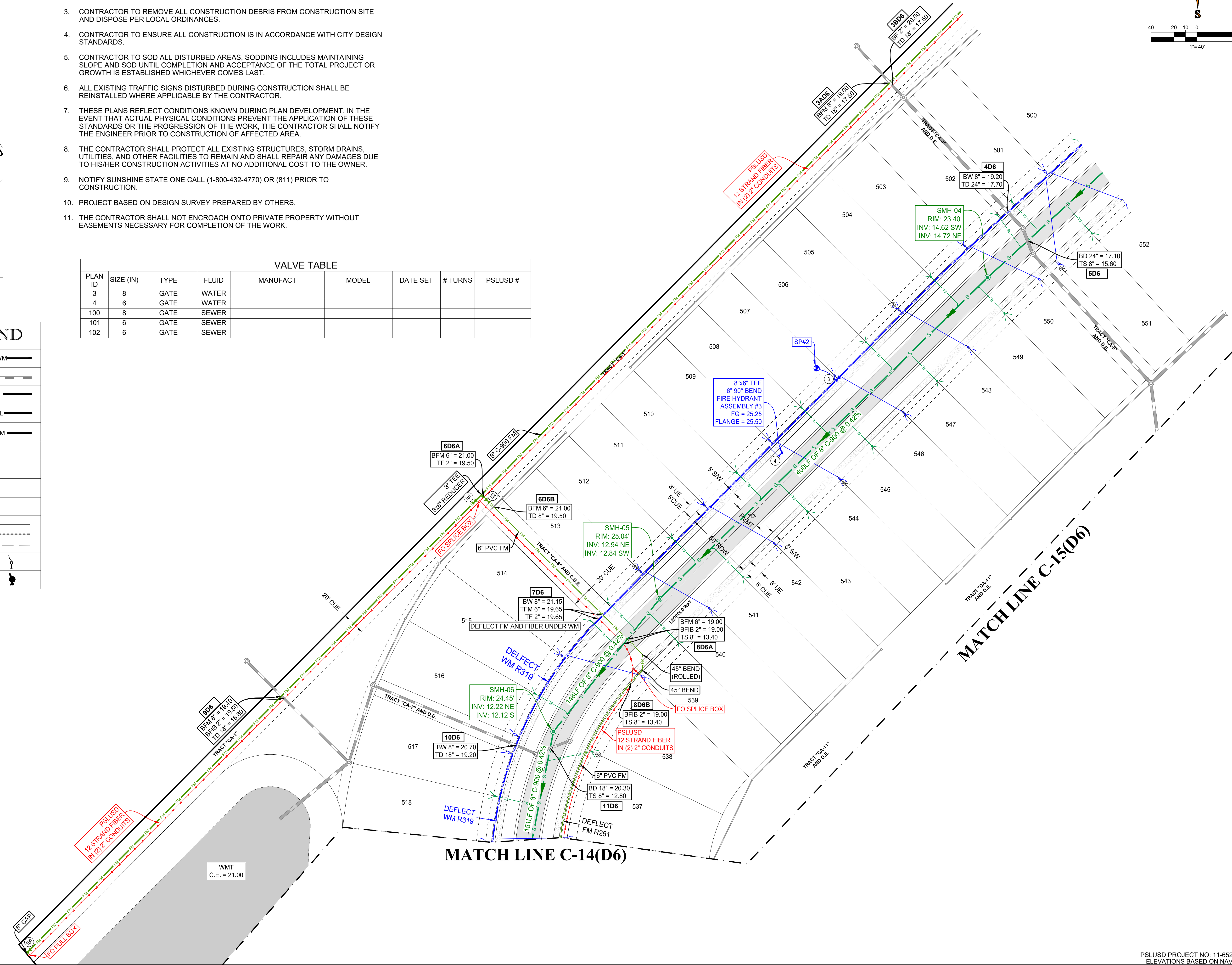
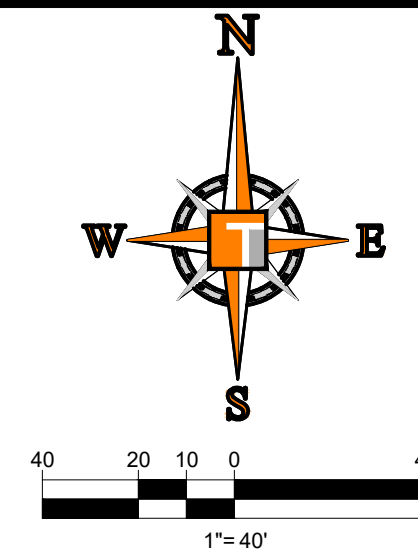


**KEYMAP**

PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
3	8	GATE	WATER					
4	6	GATE	WATER					
100	8	GATE	SEWER					
101	6	GATE	SEWER					
102	6	GATE	SEWER					

**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		



**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.  
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503  
 F: 561-203-7503 | F: 561-203-7503 | F: 561-203-7503

REV.	DATE	REVISIONS	COMMENT	BY:

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PROJECT No.	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-21
CAD I.D.:	FJ160006-UTIL-PLANS

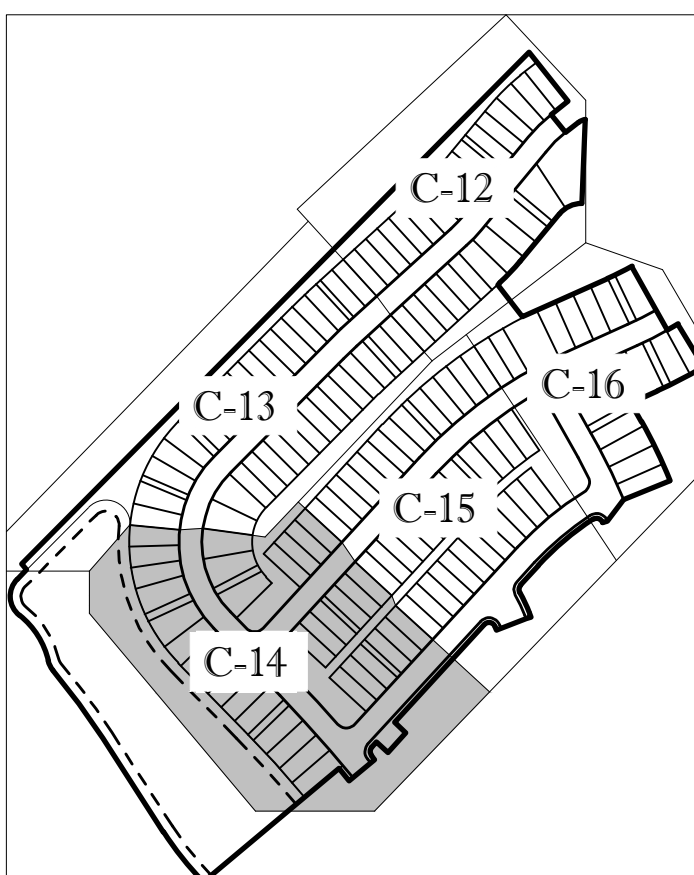
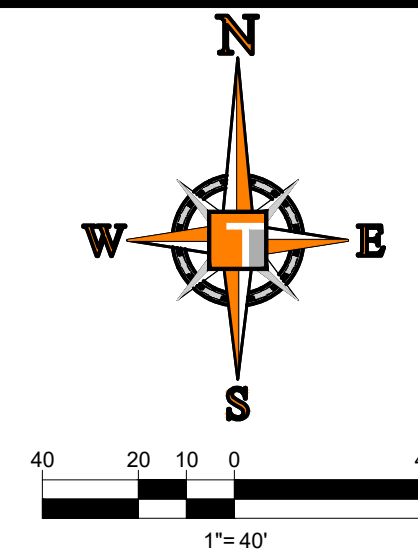
PROJECT:  
**VERANO SOUTH POD D6**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE FLORIDA

**THOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
 125 W INDIANTOWN RD, SUITE 206  
 JUPITER, FL 33468  
 PH: (561) 203-7503  
 FX: (561) 203-7721  
 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 June 20, 2022  
 FLORIDA LICENSE NO. 12528  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-13(D6)**  
 PORT ST. LUCIE PROJECT No. P22-294

Printed on: Tuesday, June 20, 2023, 10:29 AM by Michael Leporello



KEYMAP

MATCH LINE C-13(D6)

MATCH LINE C-15(D6)

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	CB
MANHOLE	MH
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY	ROW
CITY UTILITY EASEMENT	CUE
UTILITY EASEMENT	UE
WATER SERVICE	WS
SEWER SERVICE	SS

CONSTRUCTION NOTES:

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- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
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VALVE TABLE

PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
5	6	GATE	WATER					
6	6	GATE	WATER					
7	8	GATE	WATER					
8	8	GATE	WATER					
21	6	GATE	WATER					
22	8	GATE	WATER					
23	8	GATE	WATER					

**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE  
SUITE 206  
JUPITER, FL 33468  
P: 561-203-7503  
P: 561-203-7503

4850 W. KENNEDY BLVD.  
SUITE 206  
JUPITER, FL 33468  
P: 561-203-7503  
P: 561-203-7503

REVISIONS

REV.	DATE	COMMENT	BY:

**811** KNOW WHAT'S BELOW  
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BEFORE YOU DIG

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www.callsunshine.com

PROJECT No.:	FJ160006
DRAWN BY:	MUL
CHECKED BY:	BMU
DATE:	6-1-21
CAD I.D.:	FJ160006-UTIL-PLANS

VERANO SOUTH  
POD D6

FOR  
VERANO DEVELOPMENT

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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

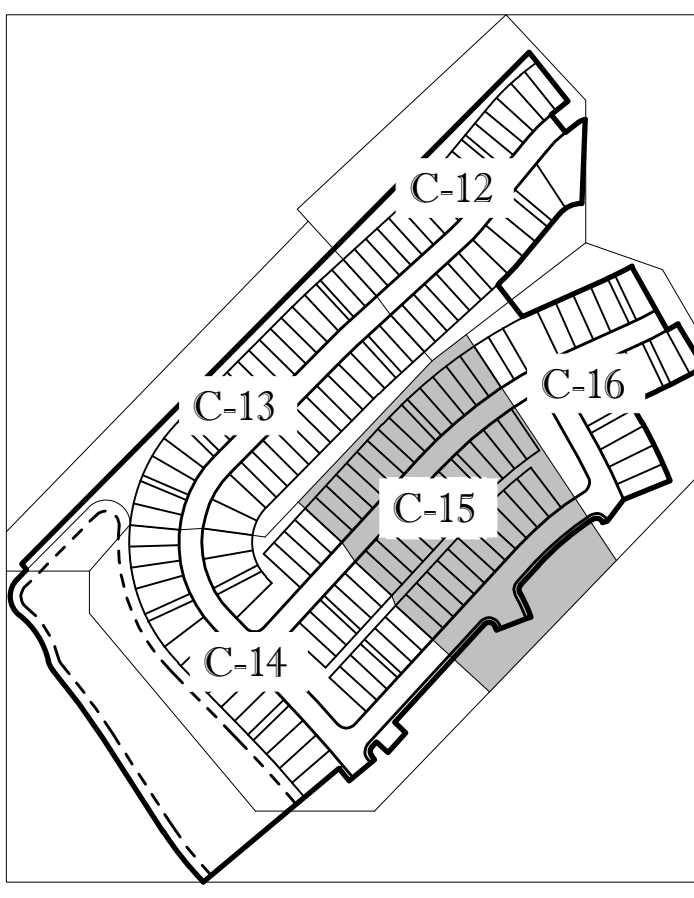
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
June 20, 2023  
FLORIDA BUSINESS REGISTRATION No. 27528

UTILITY PLAN

SHEET NUMBER:  
**C-14(D6)**

VALVE TABLE								
PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
9	6	GATE	WATER					
10	6	GATE	WATER					
17	8	GATE	WATER					
18	8	GATE	WATER					
20	6	GATE	WATER					



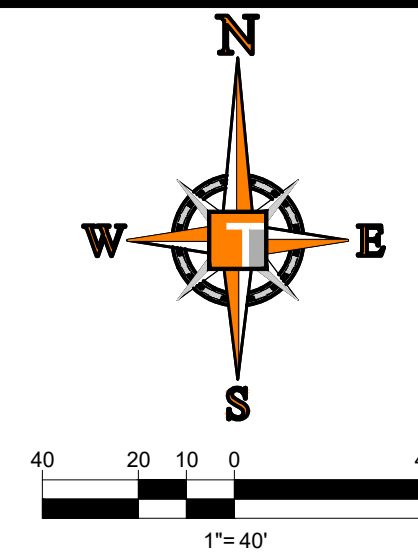
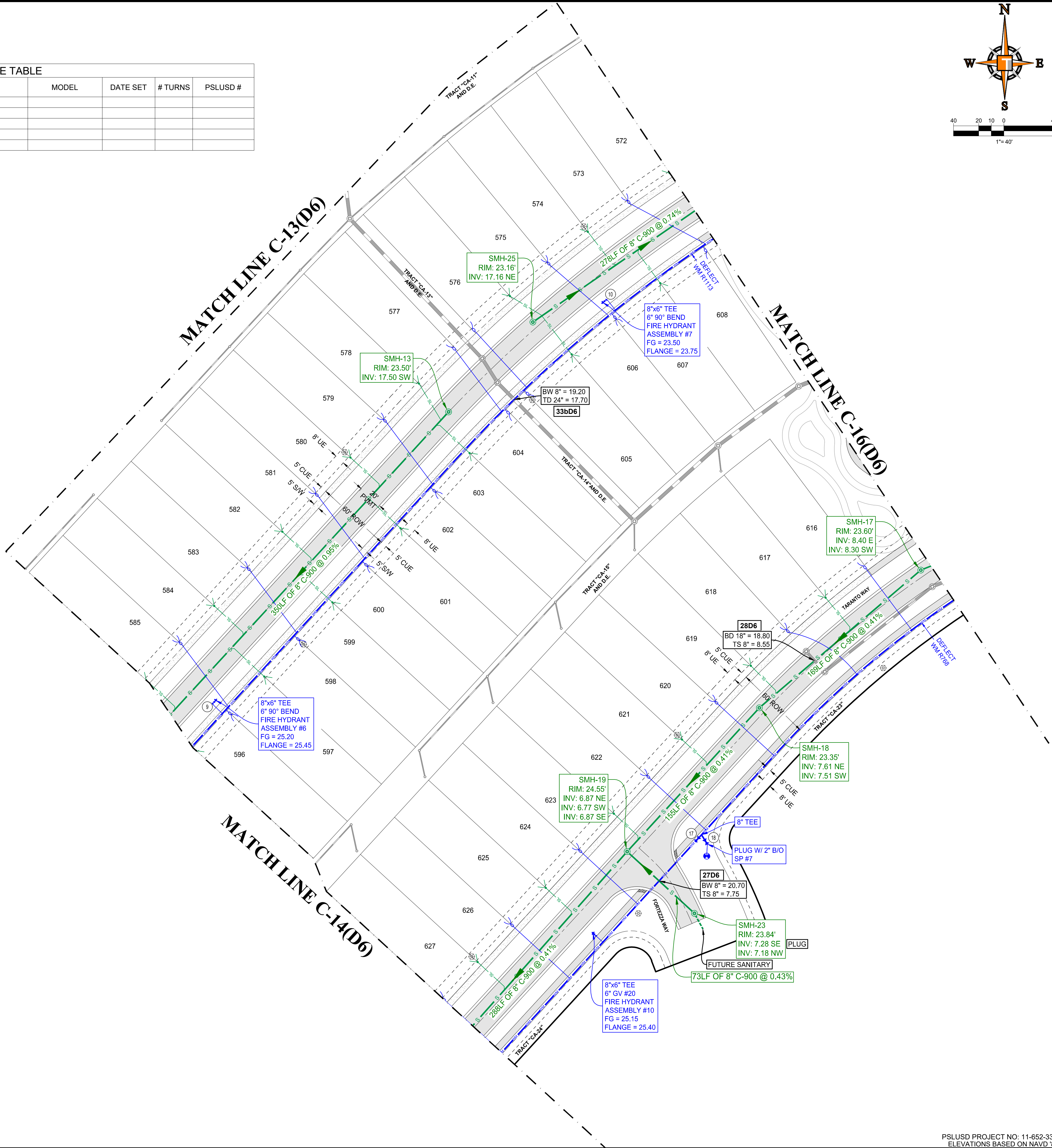
KEYMAP

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. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE 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.



**HOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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SUITE 206  
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P: 561-203-7503  
F: 561-203-7503

4850 W. KENNEDY BLVD.  
SUITE 100  
JUPITER, FL 33468  
P: 813-379-4100  
F: 813-379-4100

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-21
CAD I.D.:	FJ160006-UTIL-PLANS

PROJECT:

**VERANO SOUTH  
POD D6**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
June 20, 2023  
FLORIDA BUSINESS REGISTRATION No. 27528

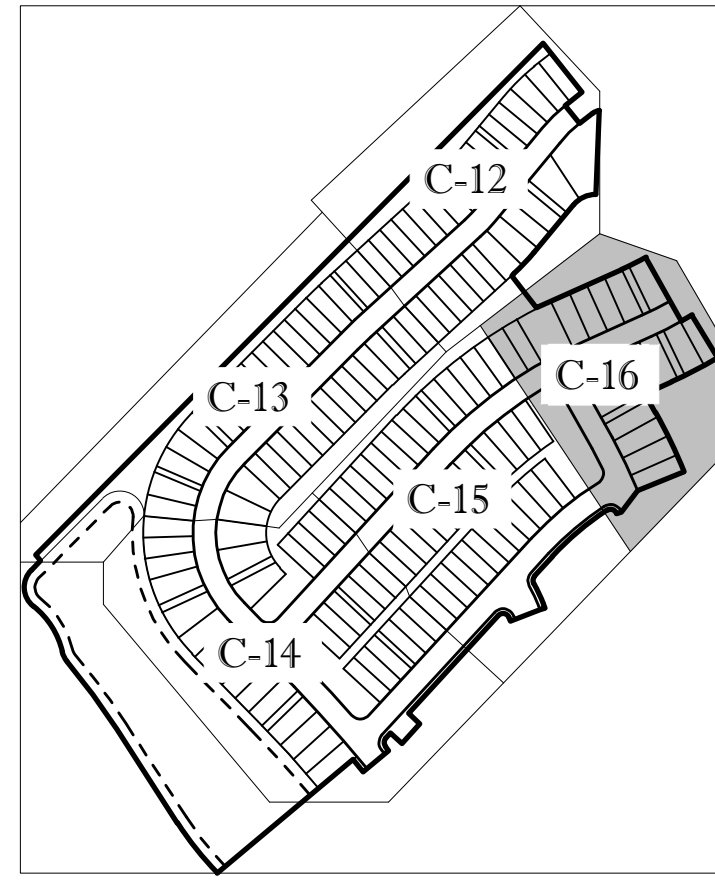
SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-15(D6)**

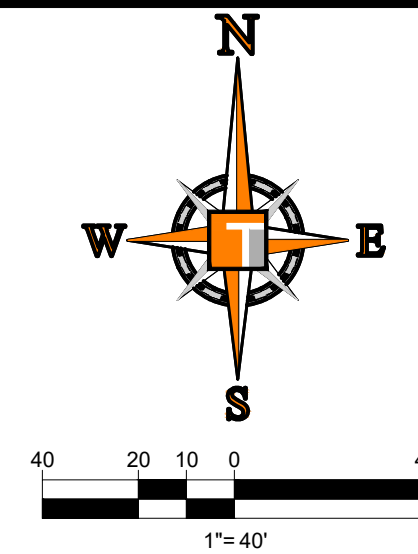
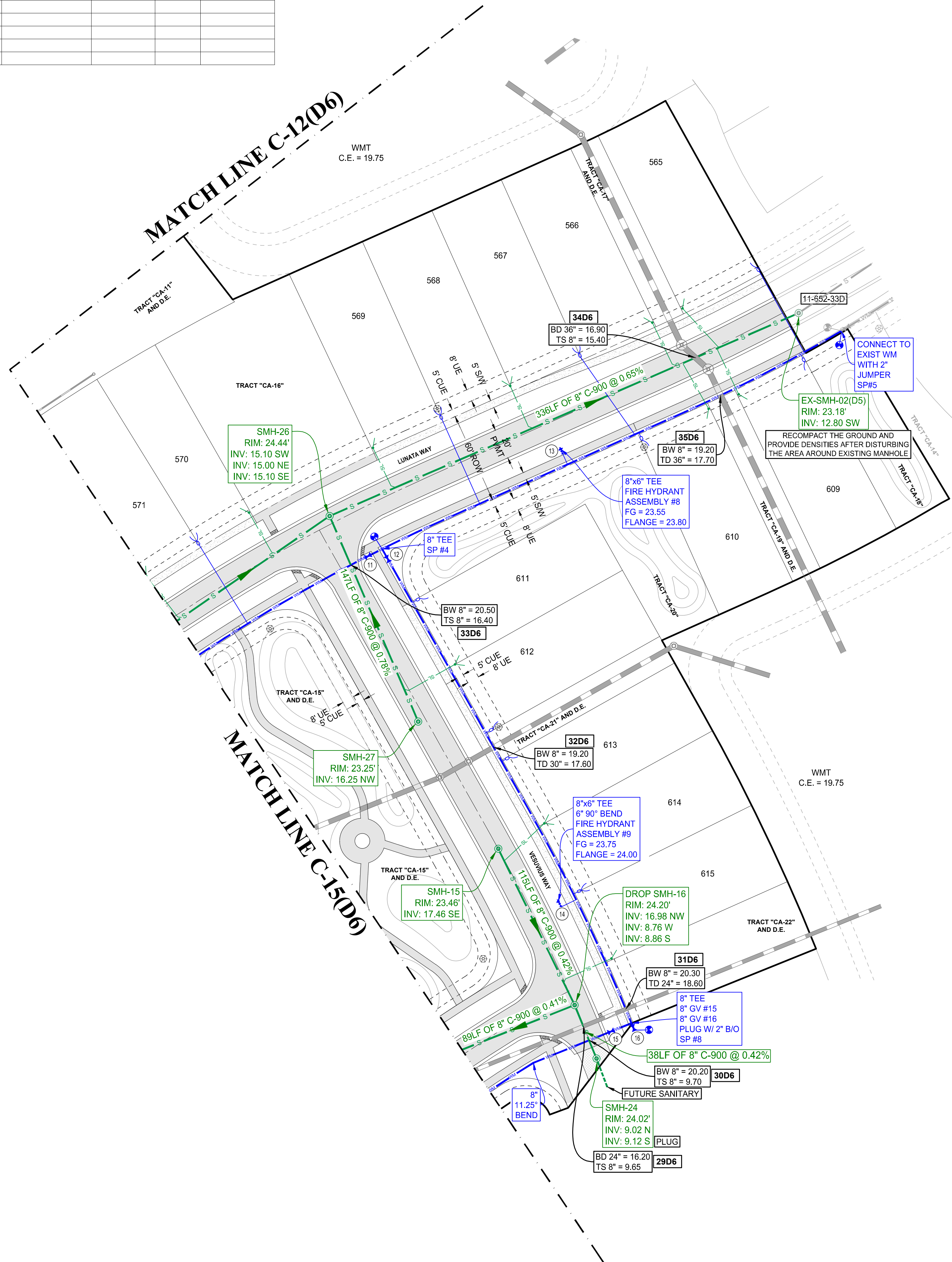
PORT ST. LUCIE PROJECT NO. P22-294

Printed on: Tuesday, June 20, 2023, 10:29 AM by Michael Leporello

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PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
11	8	GATE	WATER					
12	8	GATE	WATER					
13	6	GATE	WATER					
14	6	GATE	WATER					
15	8	GATE	WATER					
16	8	GATE	WATER					



KEYMAP



**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	CB
MANHOLE	MH
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY	ROW
CITY UTILITY EASEMENT	CUE
UTILITY EASEMENT	UE
WATER SERVICE	WS
SEWER SERVICE	SS

**CONSTRUCTION NOTES:**

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**THOMAS ENGINEERING GROUP**  
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REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-21
CAD I.D.:	FJ160006-UTIL-PLANS

PROJECT:  
**VERANO SOUTH POD D6**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE FLORIDA

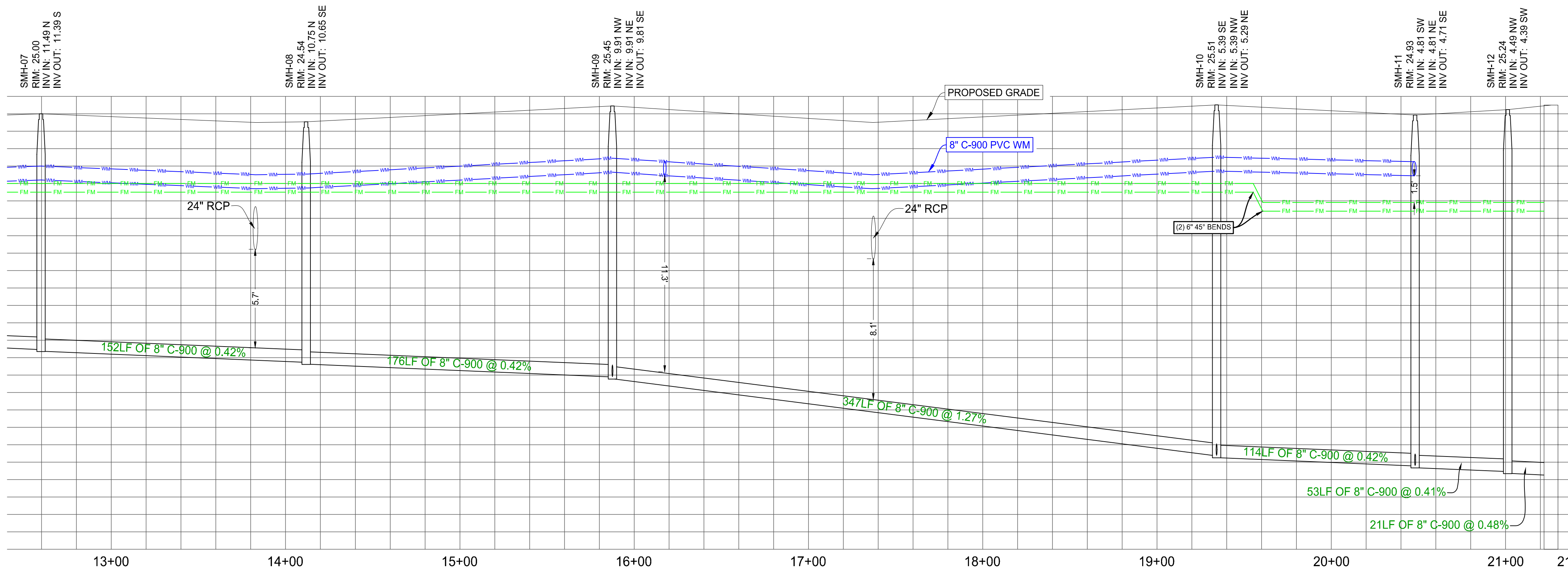
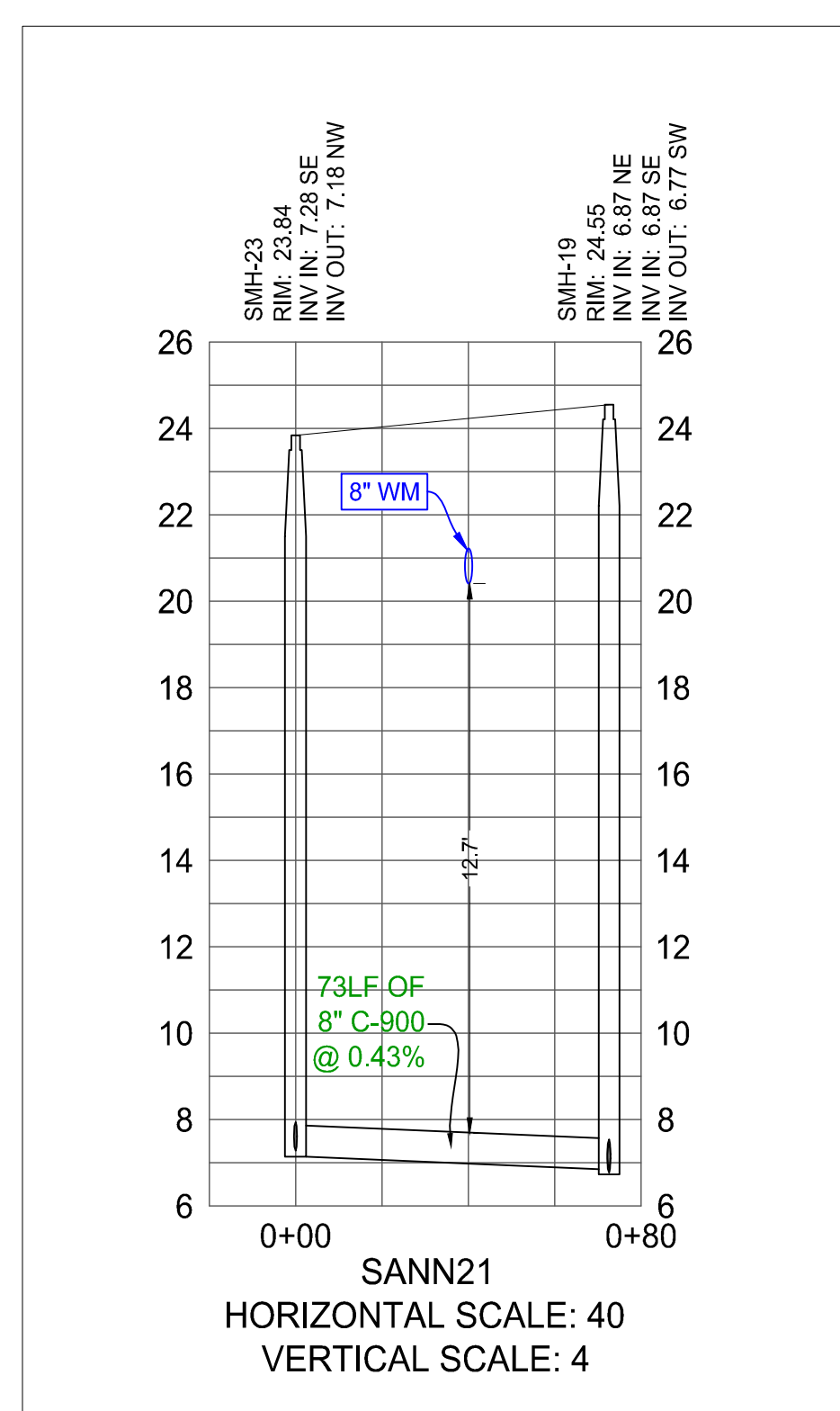
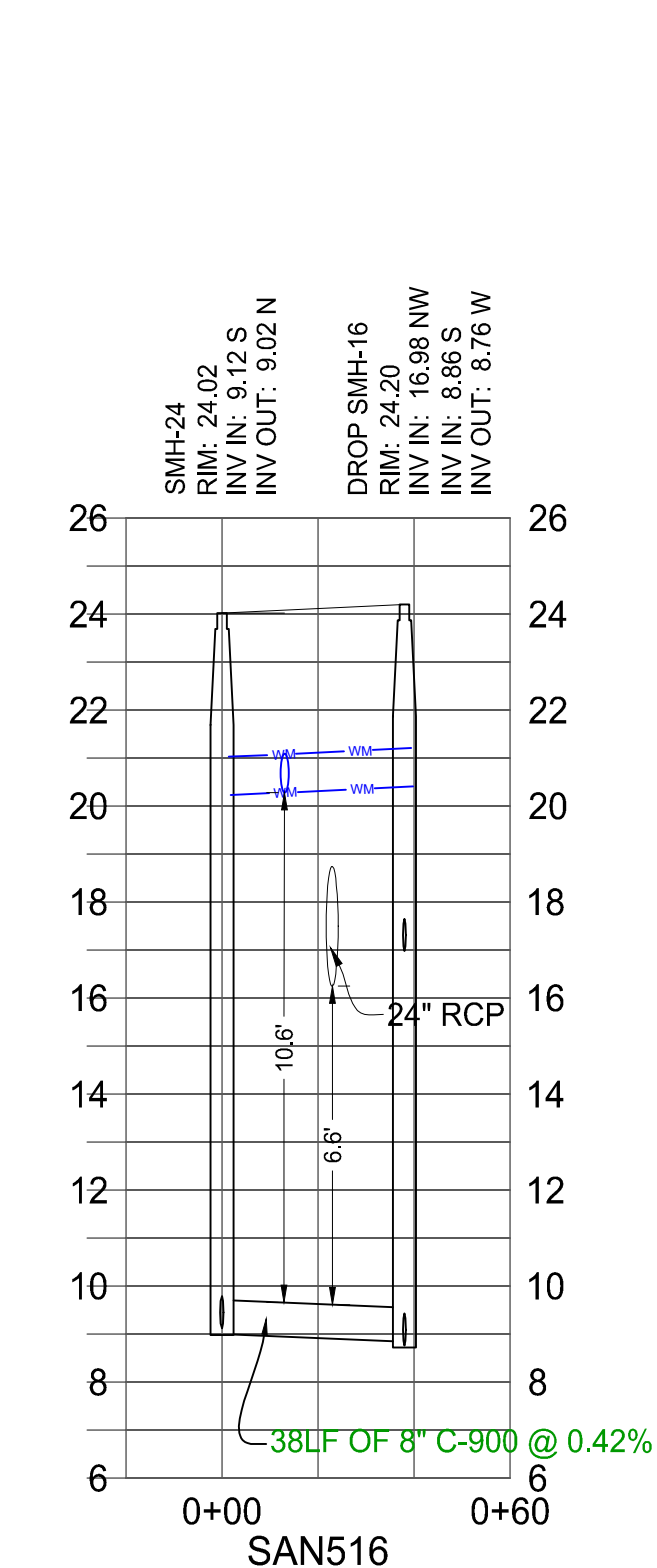
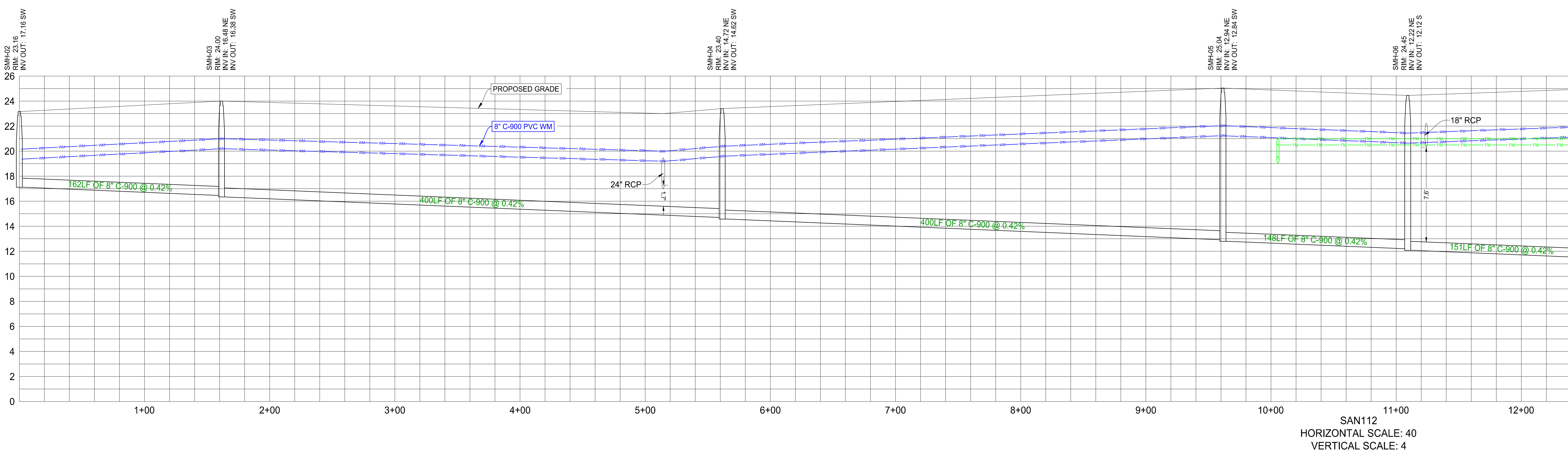
**THOMAS ENGINEERING GROUP**  
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 125 W. INDIANTOWN RD, SUITE 206  
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 FX: (561) 203-7721  
 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 June 20, 2023  
 FLORIDA LICENSE NO. 12528  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-16(D6)**  
 PORT ST. LUCIE PROJECT NO. P22-294

Printed on: Tuesday, June 20, 2023, 10:29 AM by Michael Leporello





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P: 561-203-7503

125 W INDIANTOWN RD.  
JUPITER, FL 33468  
P: 561-203-7503  
P: 561-203-7503

THE INFORMATION, DATA AND CONTENT OF THIS PLAN AND DRAWINGS AND SHALL BE CORRECT AND USED FOR THE PROJECT WHERE SHOWN. THE INFORMATION, DATA AND CONTENT OF THIS PLAN AND DRAWINGS AND SHALL BE CORRECT AND USED FOR THE PROJECT WHERE SHOWN.

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.: FJ160006  
DRAWN BY: MUL  
CHECKED BY: BMU  
DATE: 6-1-21  
CAD I.D.: FJ160006-UTILITY-PROFILES

PROJECT:

**VERANO SOUTH  
POD D6**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

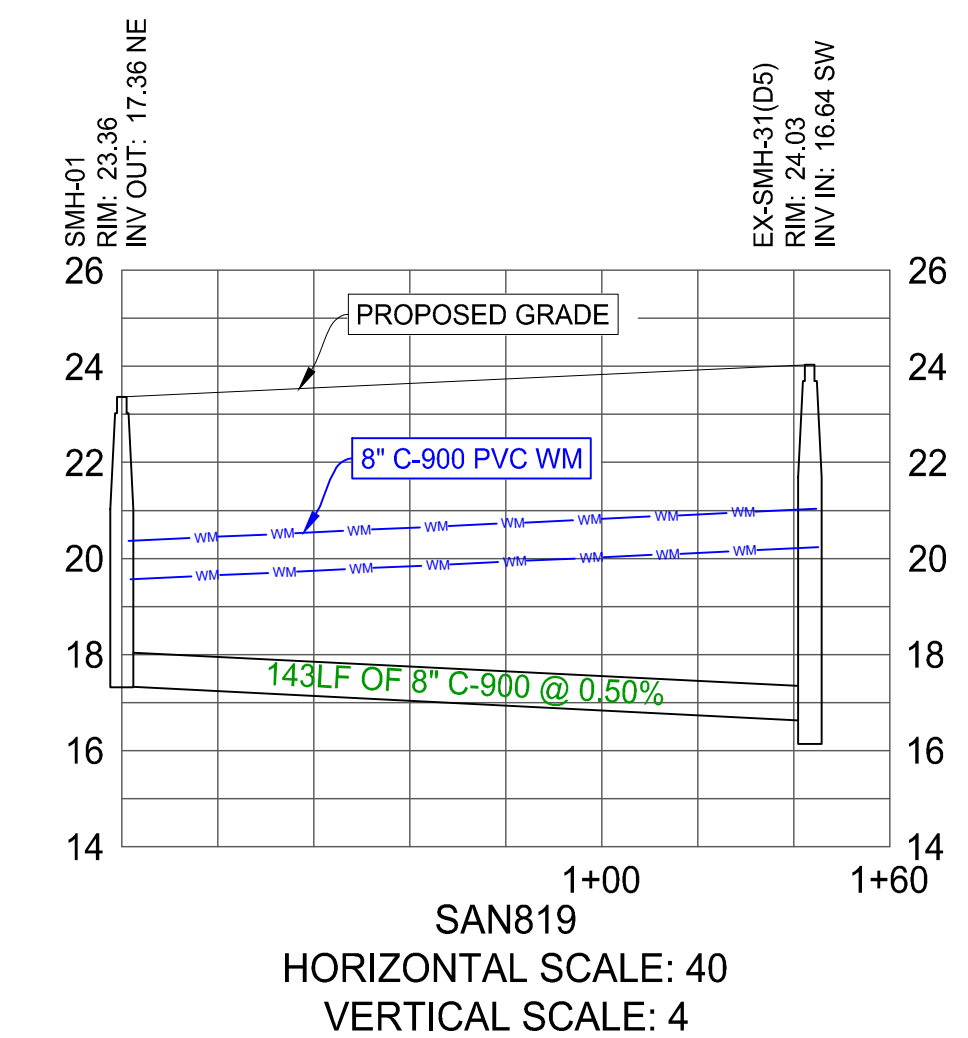
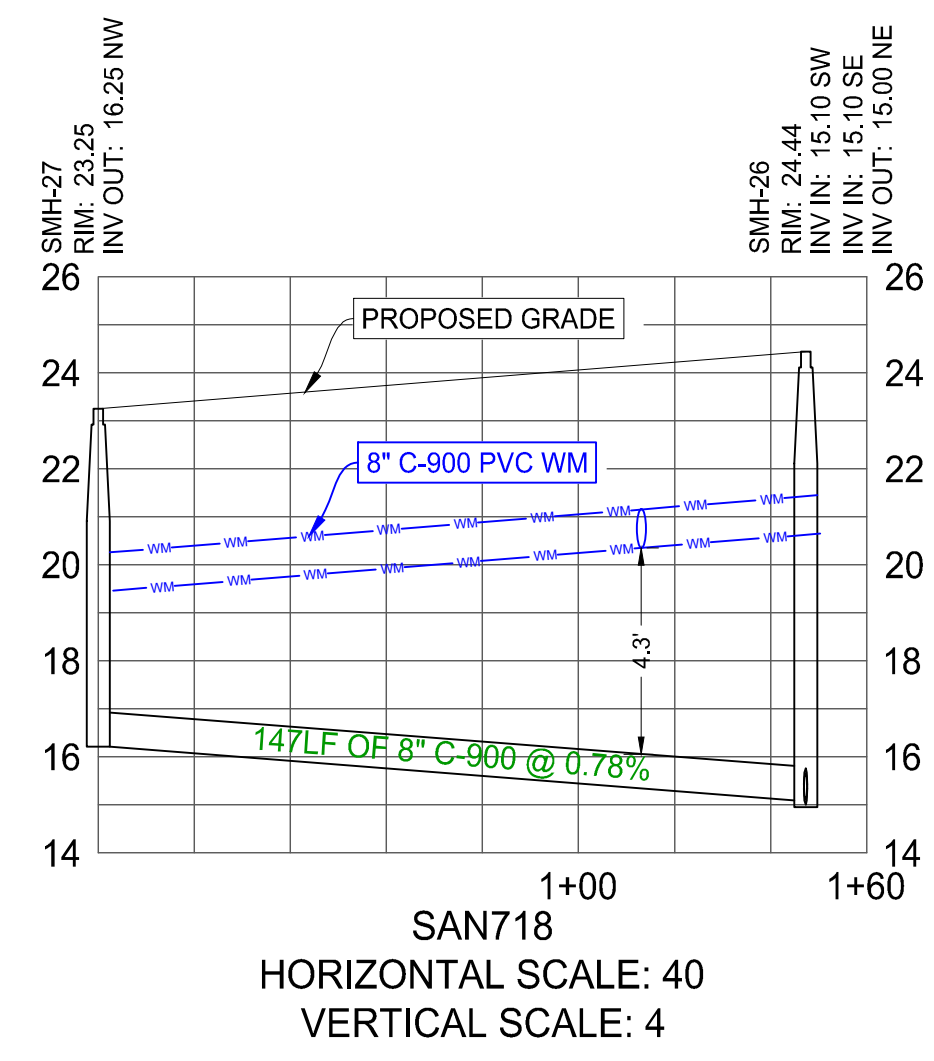
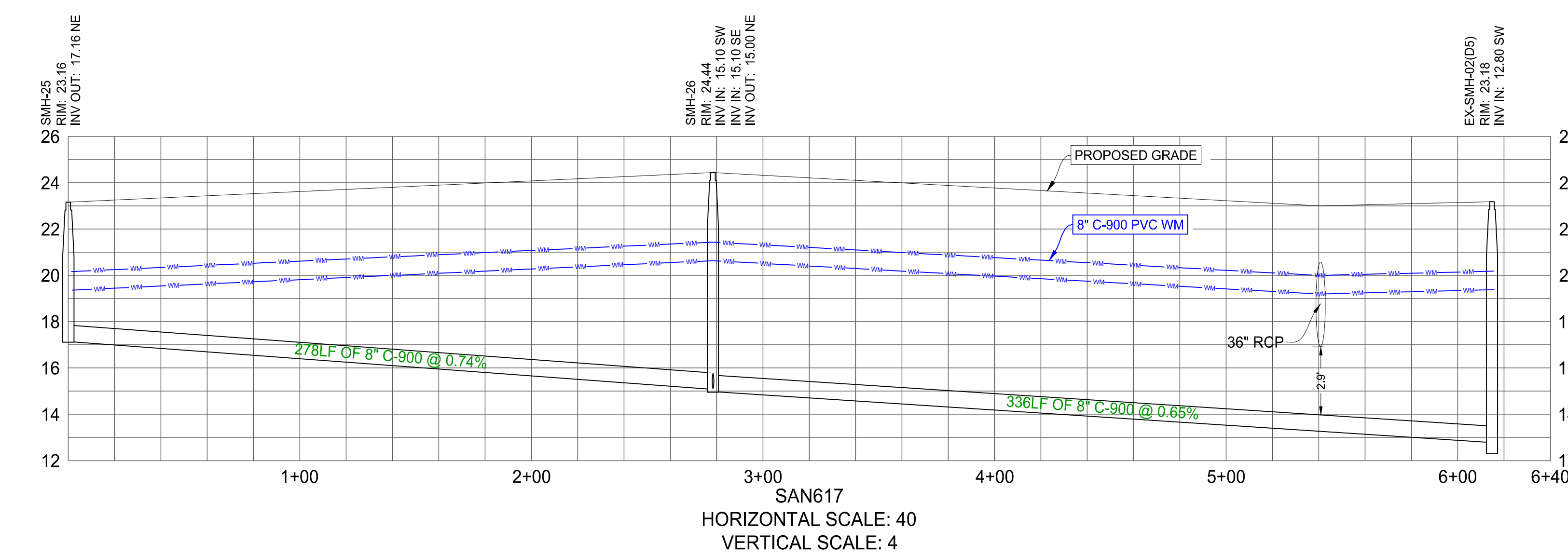
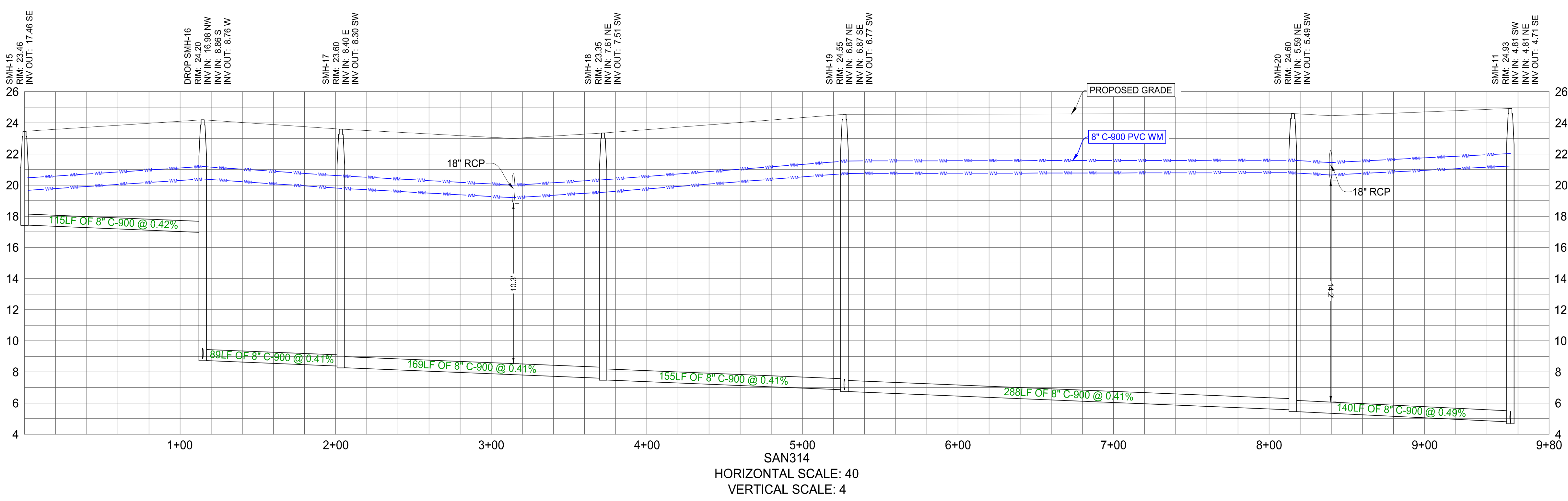
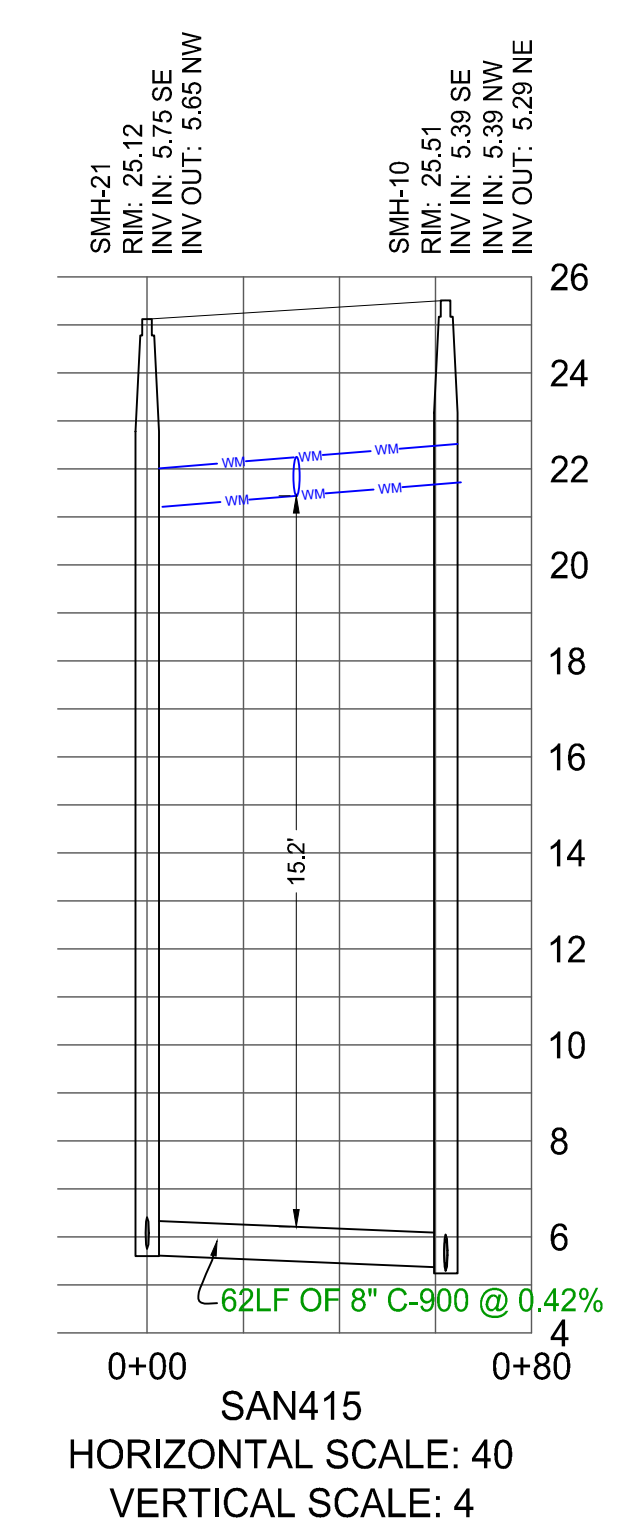
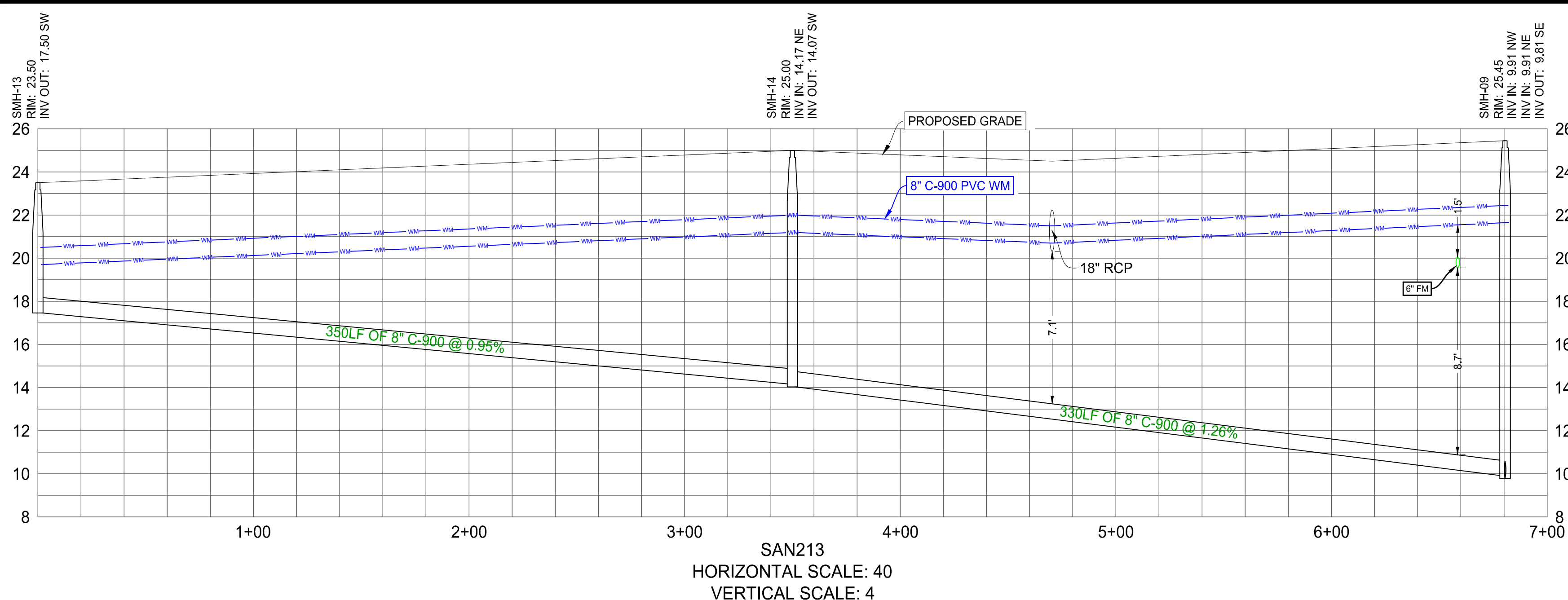
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JUPITER, FL 33468  
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FX: (561) 203-7721  
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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
June 20, 2023  
FLORIDA LICENSE NO. 12528  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**SANITARY PROFILES**

SHEET NUMBER:  
**C-17(D6)**



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 6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.  
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 P: 561-203-7000 | P: 813-379-4100 | P: 561-203-7603  
 WWW.THOMASENGINEERINGGROUP.COM

REVISIONS

REV.	DATE	COMMENT	BY

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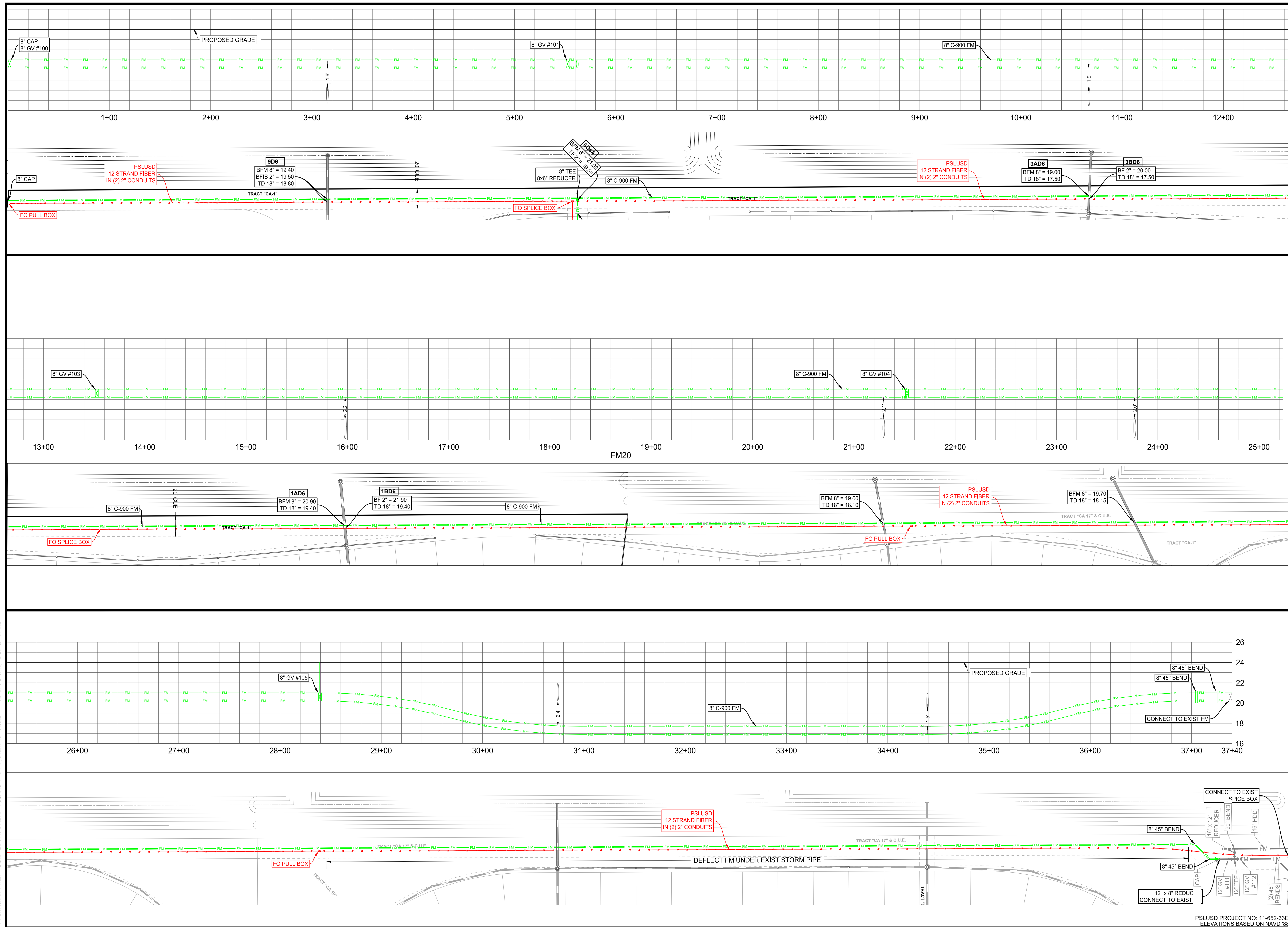
PROJECT No.: FJ160006  
 DRAWN BY: MJL  
 CHECKED BY: BMU  
 DATE: 6-1-21  
 CAD I.D.: FJ160006-UTILITY-PROFILES

PROJECT:  
**VERANO SOUTH POD D6**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE FLORIDA

**THOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
 125 W. INDIANTOWN RD, SUITE 206  
 JUPITER, FL 33468  
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 12023  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**SANITARY PROFILES**  
 SHEET NUMBER:  
**C-18(D6)**  
 PORT ST. LUCIE PROJECT NO: P22-294



**THOMAS**  
ENGINEERING GROUP

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JUPITER, FL 33468  
P: 561-203-7503  
P: 561-203-7503

125 W INDIANTOWN RD.  
JUPITER, FL 33468  
P: 561-203-7503  
P: 561-203-7503

REVISIONS

REV	DATE	COMMENT	BY

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PROJECT No.: FJ160006  
DRAWN BY: MUL  
CHECKED BY: BMU  
DATE: 6-1-21  
CAD I.D.: FJ160006-FM-PROFILES

PROJECT:  
**VERANO SOUTH  
POD D6**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
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125 W INDIANTOWN RD, SUITE 206  
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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
June 20, 2023  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, No. 27528

SHEET TITLE:  
**FORCEMAIN PROFILES**

SHEET NUMBER:  
**C-19(D6)**

PORT ST. LUCIE PROJECT NO: P22-294

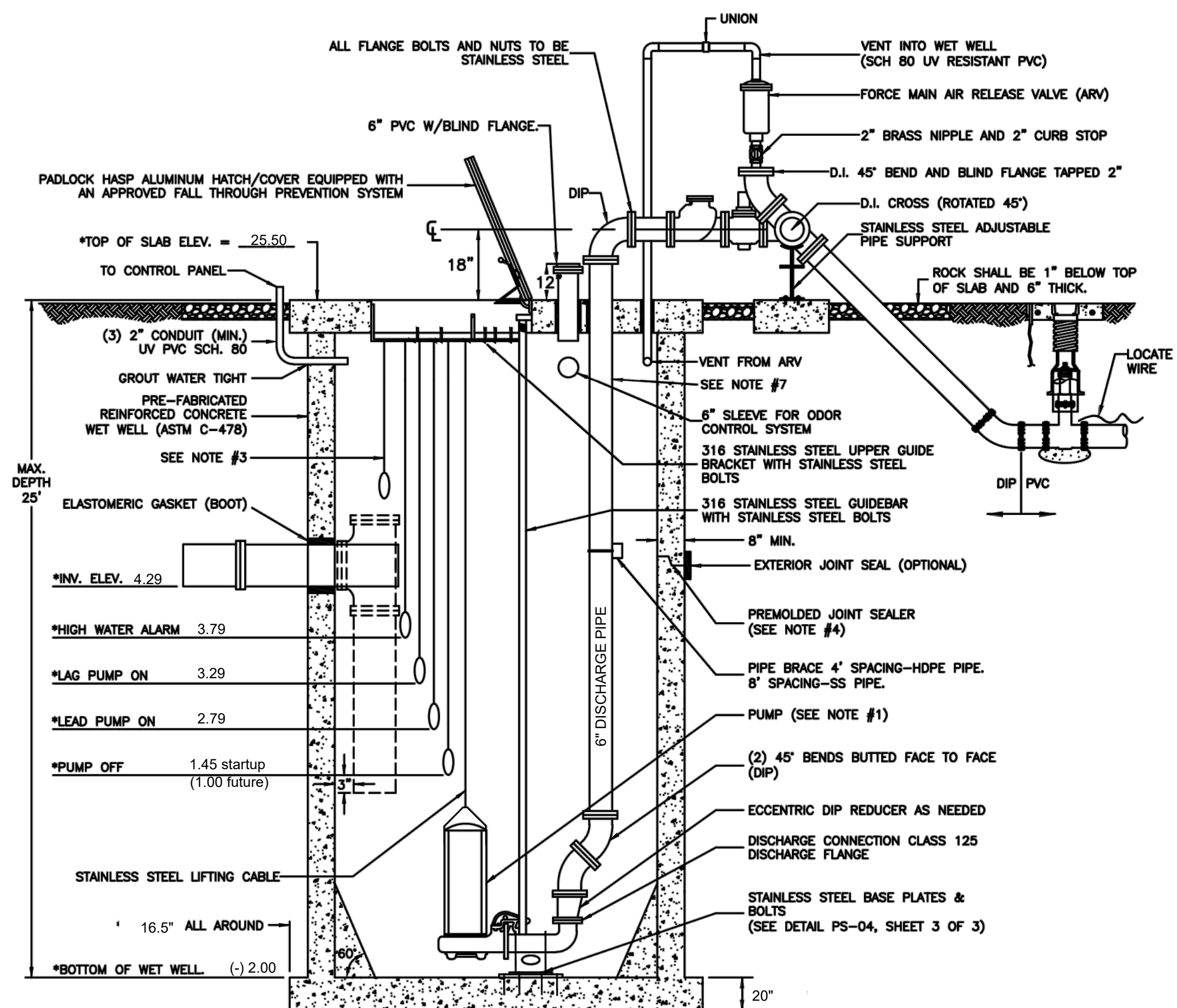
Printed on: Tuesday, June 20, 2023, 10:40 AM by: Michael Leporello

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

**PUMP DATA:**  
 MANUFACTURER \*\* FLYGT WETWELL DIAMETER \*\* 8'  
 MODEL NUMBER \*\* FP 3153HT IMPELLER NUMBER \*\* 285 mm HP \*\* 15 RPM \*\* 1765  
 VOLTS \*\* 480 3 PHASE 60 HERTZ  
**OPERATING CONDITIONS:**  
 \*\* 268 GPM AT \*\* 124 TDH \*\* % EFFICIENCY  
 SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.  
 WORKING DEPTH \*\* 1.79 FT. WORKING VOLUME \*\* 673 GALS.

LIFT STATION BUILDOUT

**PUMP DATA:**  
 MANUFACTURER \*\* FLYGT WETWELL DIAMETER \*\* 8'  
 MODEL NUMBER \*\* FP 3153HT IMPELLER NUMBER \*\* 263 mm HP \*\* 15 RPM \*\* 1765  
 VOLTS \*\* 480 3 PHASE 60 HERTZ  
**OPERATING CONDITIONS:**  
 \*\* 223 GPM AT \*\* 87 TDH \*\* % EFFICIENCY  
 SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.  
 WORKING DEPTH \*\* 1.79 FT. WORKING VOLUME \*\* 673 GALS.

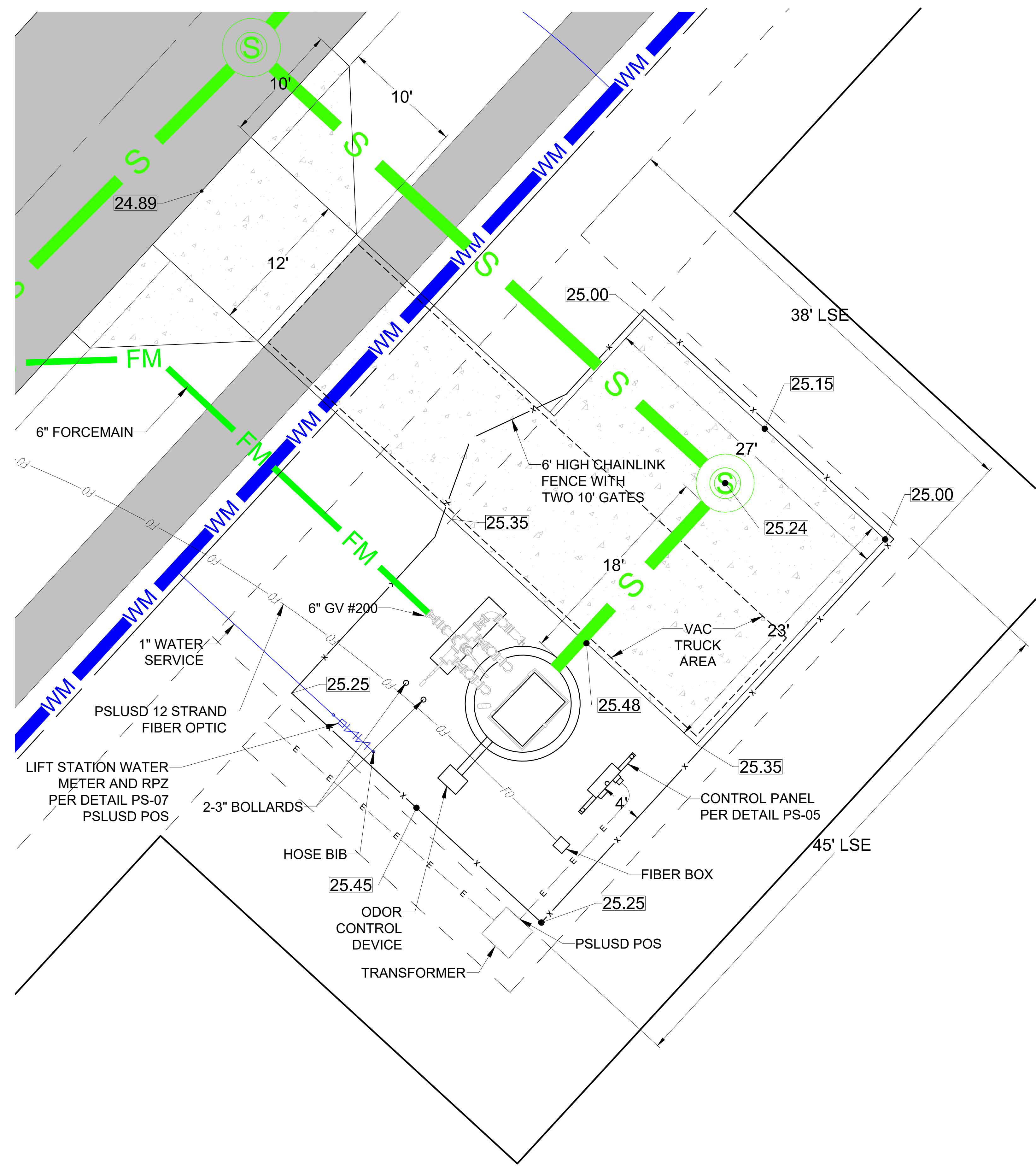


- NOTES:**
- \*THE DESIGN SPECIFICATIONS FOR THE WET WELL, PUMPS, CONTROL ELEVATIONS AND DISCHARGE PIPING SHALL BE AS SPECIFIED BY THE ENGINEER-OF-RECORD, IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS.
  - WET WELL INTERIOR WALLS SHALL BE PROTECTED WITH A LINER. THE WET-WELL EXTERIOR SHALL BE COATED 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-14 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.

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PROJECT No.: FJ160006  
 DRAWN BY: MJL  
 CHECKED BY: BMU  
 DATE: 6-1-21  
 CAD I.D.: FJ160006-LS-DETAILS

PROJECT:  
**VERANO SOUTH POD D6**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE FLORIDA

**THOMAS ENGINEERING GROUP**  
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 PROFESSIONAL ENGINEER  
 June 20, 2023  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**LIFT STATION DETAILS**  
 SHEET NUMBER:  
**C-20(D6)**  
 PORT ST. LUCIE PROJECT No. P22-294

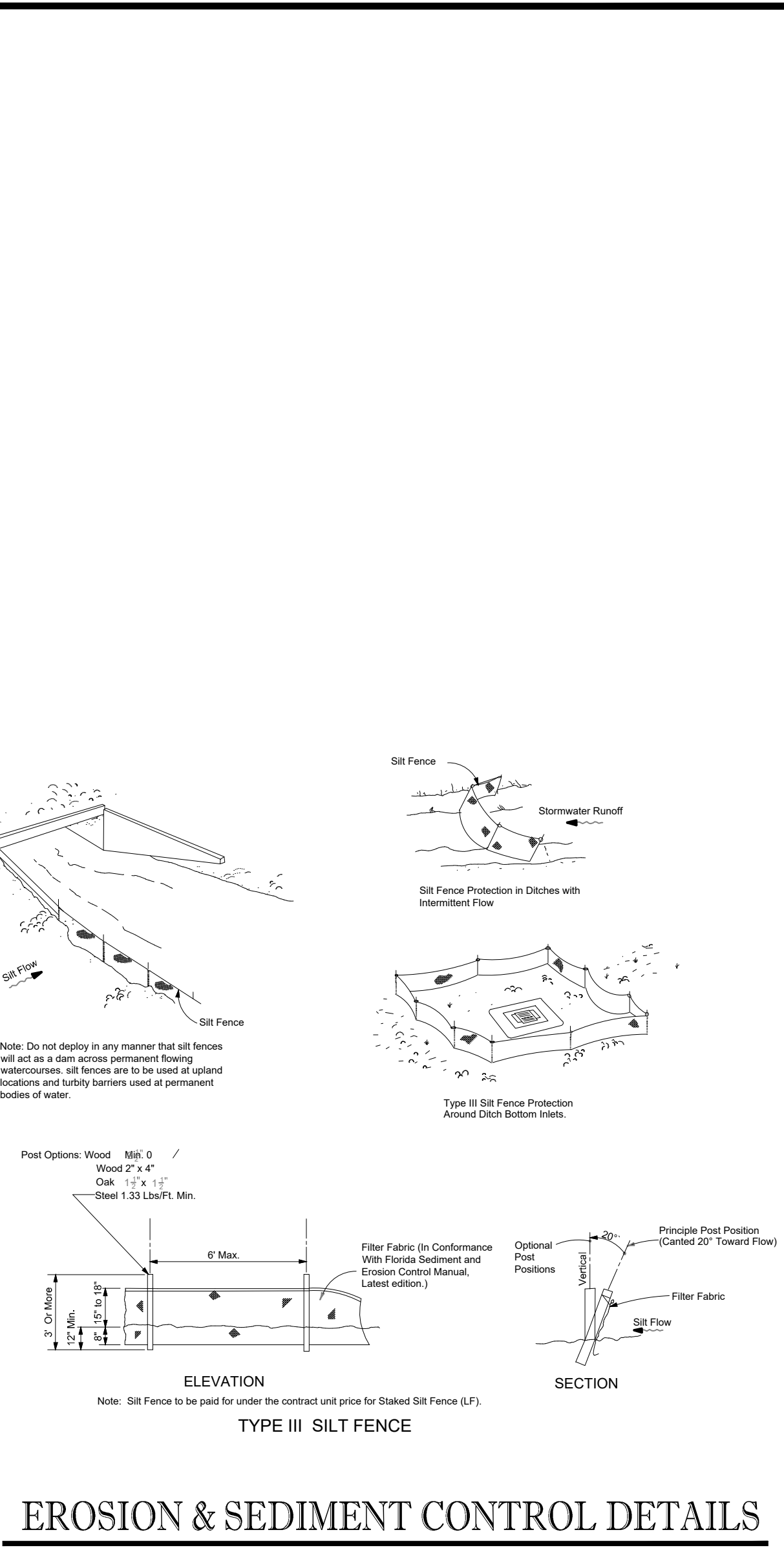
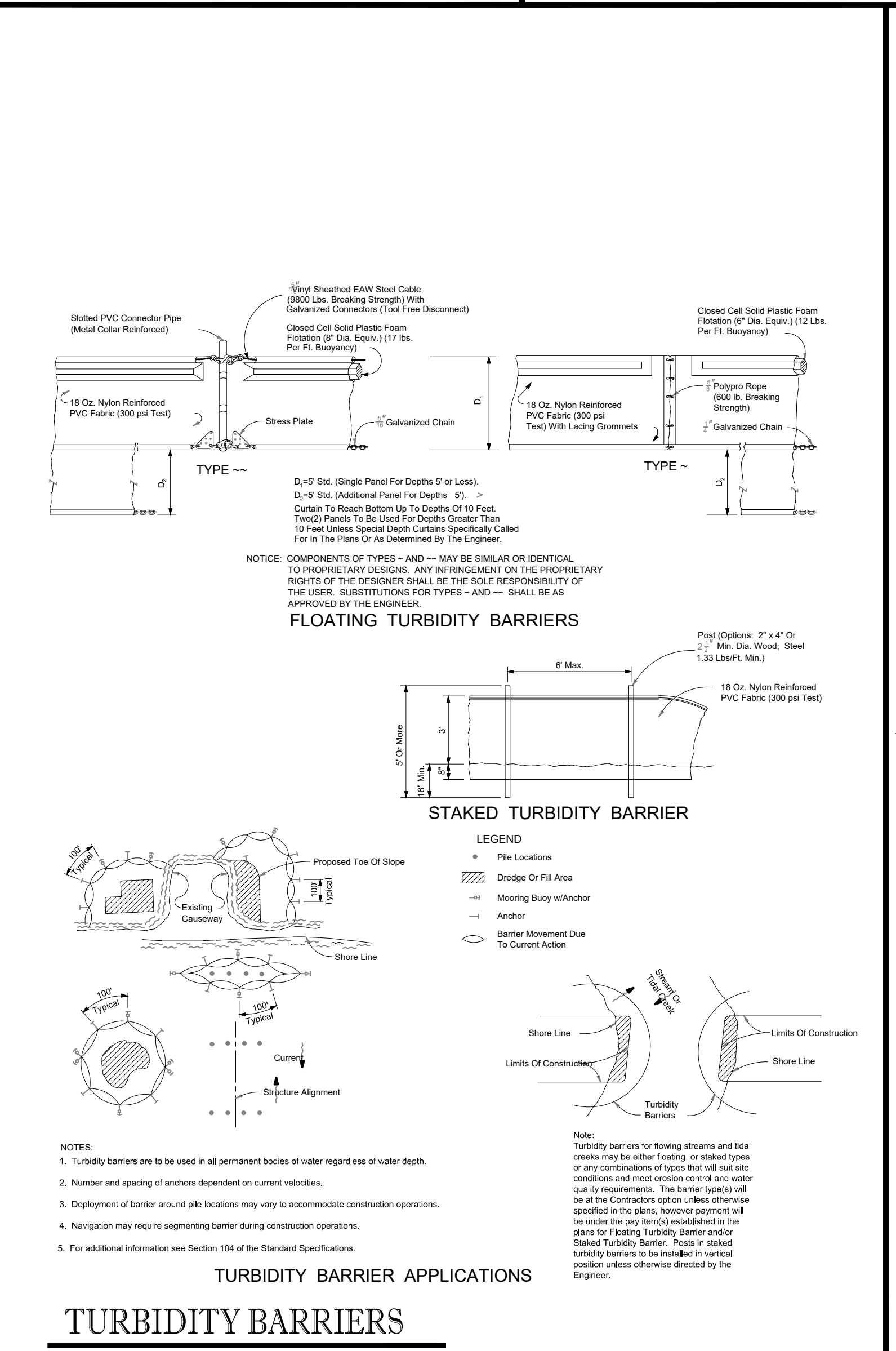
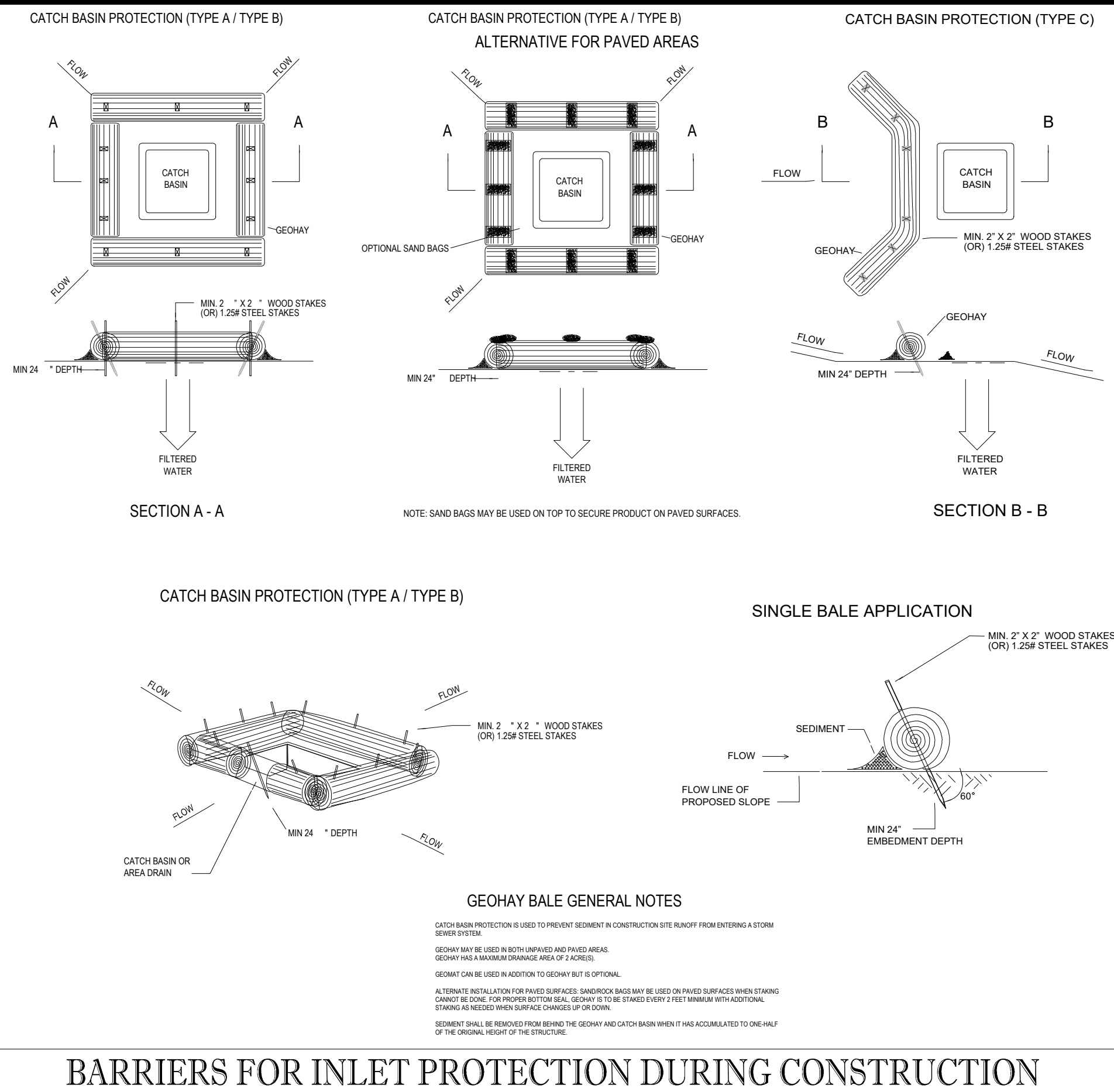
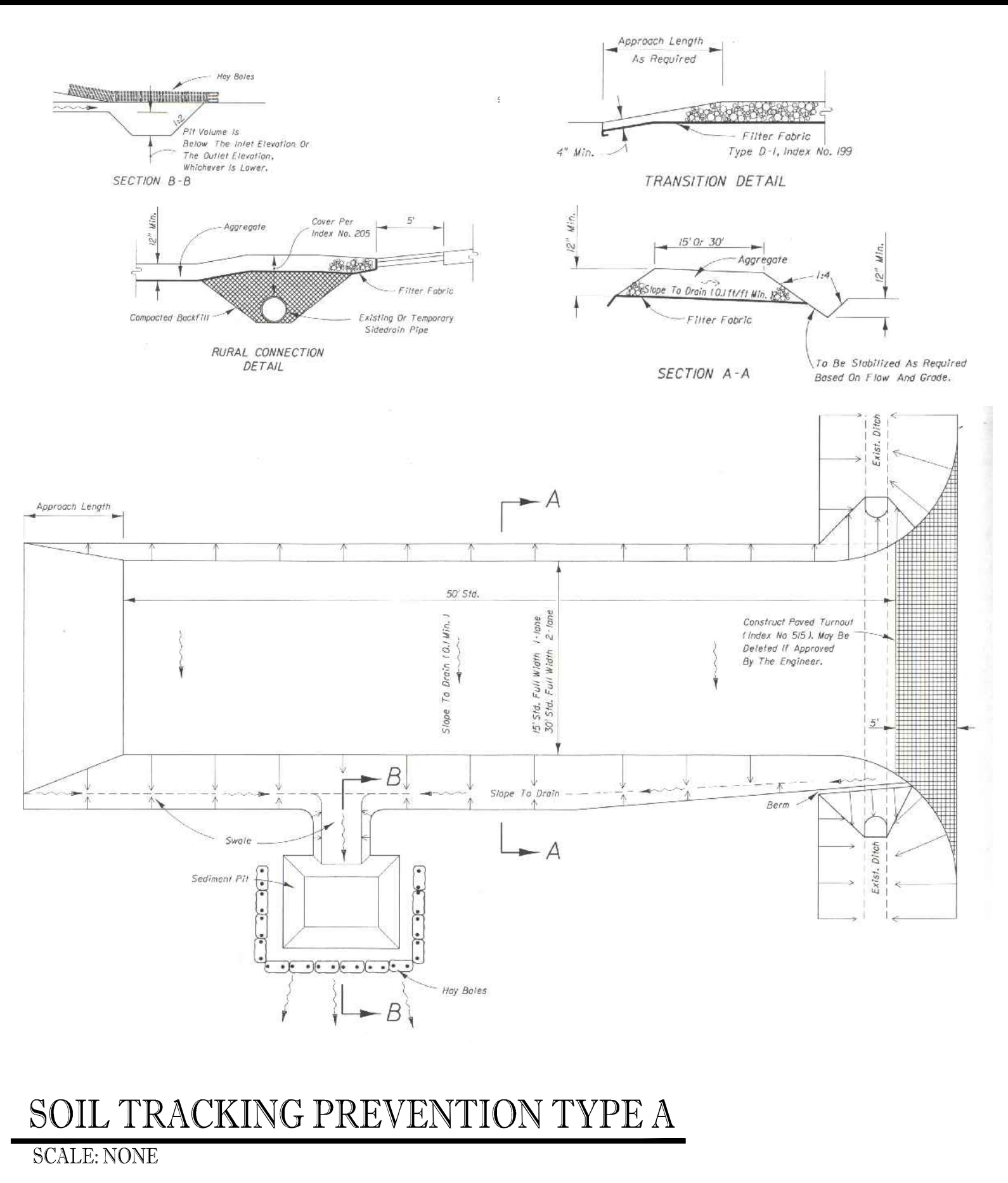
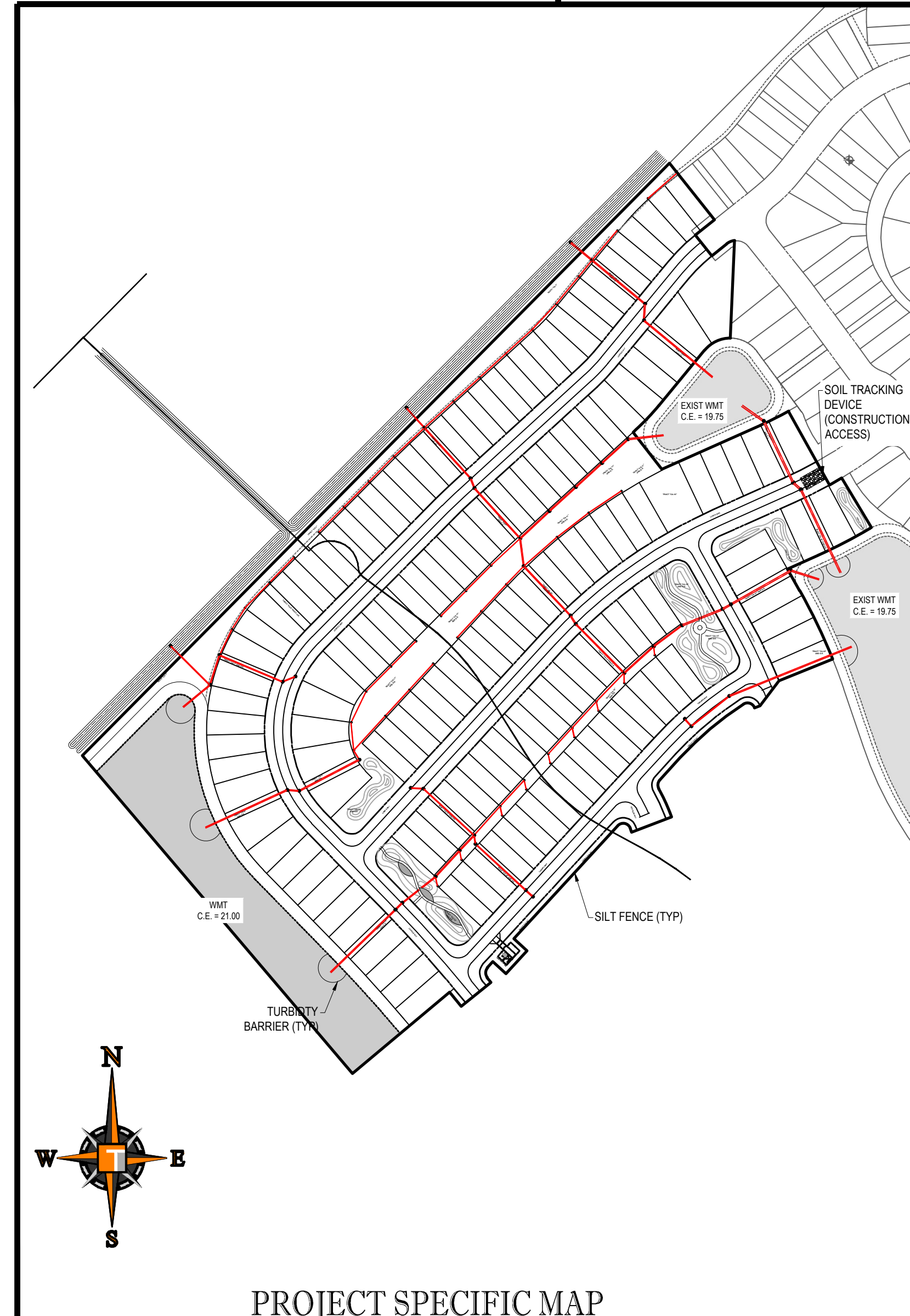
# EROSION CONTROL GENERAL NOTES:

- PROJECT NAME AND LOCATION INFORMATION:**  
VERANO SOUTH, PORT ST LUCIE, FLORIDA.
- NATURE OF ACTIVITY:**  
RESIDENTIAL SUBDIVISION.
- SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:**  
THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL OR EXCEEDS THE EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED IN THIS DOCUMENT, AND IS APPROVED BY THE ENGINEER. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES.
  - PLACEMENT OF ALL EROSION CONTROL DEVICES.
  - CLEARING AND GRUBBING, EARTHWORK, AND EXCAVATION OF THE DETENTION AREAS.
  - INSTALL STORMWATER RETENTION BASIN.
  - CLEARING / GRUBBING OVER ALL AREAS.
  - SITE GRADING.
  - INSTALL STORMWATER AND UTILITIES.
  - STABILIZE SITE.
- TOTAL SITE AREA:** 40.56 ACRES
- TOTAL AREA TO BE DISTURBED:** 40.56 ACRES
- SOILS DATA:**  
THE SOILS ARE SILTY FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.
- DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:** 40.56 ACRES
- LAT AND LONG OF EACH DISCHARGE POINT AND RECEIVING WATER:**  
C-24 CANAL, ST LUCIE RIVER
- CONTROLS AND BMPs:**  
PRIOR TO CLEARING, A SILT FENCE (TRENCHED 6" DEEP AND BACKFILLED ON THE UPHILL SIDE), SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.  
A ROCK ENTRANCE ROAD (THAT IS 60' LONG WITH A 6" DEPTH OF FDOT #1 STONE AND LINED WITH FILTER FABRIC) SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.  
AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLET(S) / OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS.  
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD OR OTHER PERMANENT STABILIZATION METHODS IF OTHER METHODS ARE USED. THIS SWPPP WILL BE MODIFIED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.  
ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE ATTACHED SITE MAP AND INSTALLATION "TYPICALS" SHEET.
- STABILIZATION PRACTICES:**  
TEMPORARY SEEDING SHALL BE RYE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.  
SOD SHALL BE USED TO STABILIZE THE SIDES OF THE DETENTION BASINS.  
FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE / EXIT.  
VEGETATIVE BUFFERS IF ANY SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES OF THE PROPERTY, WITH THE EXCEPTION OF EXOTIC REMOVAL.

- INSPECTION:**  
QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES GREATER.  
**POINTS OF DISCHARGE:**  
ALL DISTURBED AREAS OF CONSTRUCTION THAT NOT BE STABILIZED. CONSTRUCTED AREAS WHERE VEHICLES ENTER OR EXITS THE SITE. ALL BMPs.  
WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.
- NON-STORMWATER DISCHARGES:**  
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION PERIOD: WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SFWMW WATER USE PERMIT. IF SAID DISCHARGE DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
- RESPONSIBLE ENTITIES:**  
THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:  
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

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

- STRUCTURAL CONTROLS:**  
A SILT FENCE (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING) SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF EACH CONSTRUCTION PHASE.  
A WET DETENTION BASIN SHALL BE CONSTRUCTED WHICH MAY BE USED AS A TEMPORARY SEDIMENT BASIN (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) IF NEEDED. CARE SHALL BE TAKEN TO ASSURE THE REMOVAL OF ACCUMULATED FINE SEDIMENTS AND THAT THE EXCESSIVE COMPACTION OF SOIL BY CONSTRUCTION MACHINERY IS AVOIDED.  
INLET(S) / OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING).
- SEDIMENT BASINS:**  
NO TEMPORARY SEDIMENTATION BASINS ARE PROPOSED. THE DETENTION BASINS (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) MAY BE USED AS A TEMPORARY SEDIMENT BASIN IF NEEDED.
- STORMWATER MANAGEMENT:**  
STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DRAINS, AND SWALES TO STORMWATER RETENTION/DETENTION LAKES.
- WASTE DISPOSAL:**  
ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LAND FILL OR OTHER PROPER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.
- OFF-SITE VEHICLE TRACKING:**  
OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
- FERTILIZERS, HERBICIDES, AND PESTICIDES:**  
FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. NO FERTILIZERS WILL BE STORED ON SITE.
- TOXIC SUBSTANCES:**  
ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
- OTHER CONTROLS:**  
PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
- MAINTENANCE:**  
CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT.  
SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.  
MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.  
INLET(S) / OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER INLETS, SILT FENCE, OF FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEDED PER MANUFACTURER'S INSTRUCTIONS.  
MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.



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PROJECT:  
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FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE FLORIDA

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

**BRANDON UEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
JULY 2010  
FLORIDA BUSINESS REGISTRATION NO. 27528

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