

BEING A REPLAT OF ALL OF POD 2, VERANO SOUTH P.U.D. 1
- POD G - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK _____, PAGES _____ THROUGH
_____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,
FLORIDA AND BEING A PORTION OF SECTION 5, TOWNSHIP
37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN
THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHWEST CORNER OF POD 2, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGES _____, THROUGH _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE BY THE FOLLOWING LINE (9) COURSES BEING ALONG THE SAID BOUNDARY LIMITS OF POD 2; 1) THENCE N.15°02'06"E, A DISTANCE OF 114.66 FEET; 2) THENCE S.15°59'34"W, A DISTANCE OF 30.00 FEET; 3) THENCE N.15°02'06"E, A DISTANCE OF 70.00 FEET; 4) THENCE N.15°59'34"W, A DISTANCE OF 30.00 FEET; 5) THENCE N.15°02'06"E, A DISTANCE OF 59.277 FEET; 6) THENCE S.13°55'14"E, A DISTANCE OF 1067.15 FEET; 7) THENCE S.15°02'06"W, A DISTANCE OF 668.68 FEET; 8) THENCE N.60°59'34"W, A DISTANCE OF 99.37; 9) THENCE N.15°59'34"W, A DISTANCE OF 996.19 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 803,950 SQUARE FEET OR 18.456 ACRES,
MORE OR LESS.

OWNER:

13th FLOOR HOMES

N.T.S.

Glades Cox Rd

PGA Golf Club at PGA Village

W

N

E

S

Crosstown Pkwy

SITE

Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	KEY SHEET
C-04	PGD PLAN
C-05	PGD PLAN
C-06	PGD PLAN
C-07	PGD PLAN
C-08	PGD PLAN
C-09	PGD PLAN
C-10	PGD DETAILS
C-11A	PGD DETAILS
C-11B	PGD SECTIONS
C-12	MASTER UTILITY PLAN
C-13	UTILITY PLAN
C-14	UTILITY PLAN
C-15	UTILITY PLAN
C-16	UTILITY PLAN
C-17	UTILITY PLAN
C-18	UTILITY PLAN
C-19	PROFILES
C-20	PROFILES
C-21	SWPPP

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

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

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

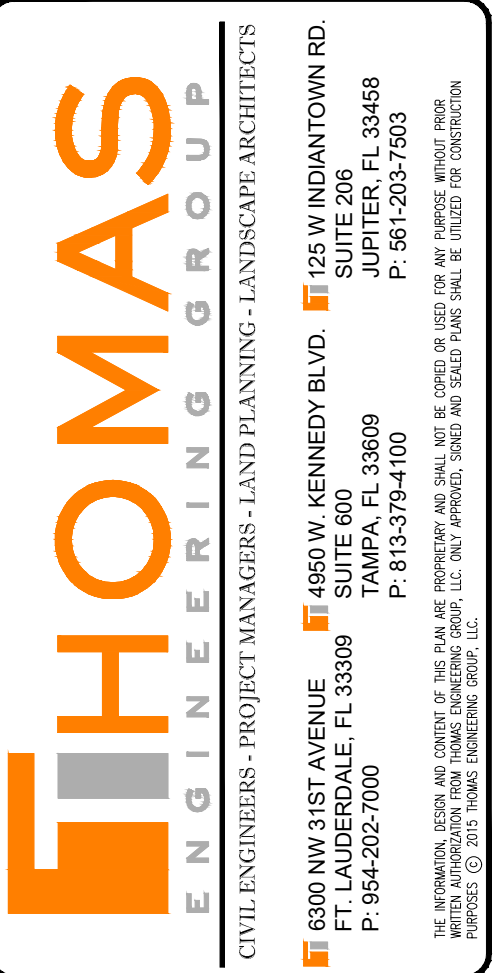


PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 205
JUPITER, FL. 33458

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

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

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

PSLUSD PROJECT NO: 11-652-36J
ELEVATIONS BASED ON NAVD '88[illegible]

PROJECT No.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ240014-COVER-SHEET

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

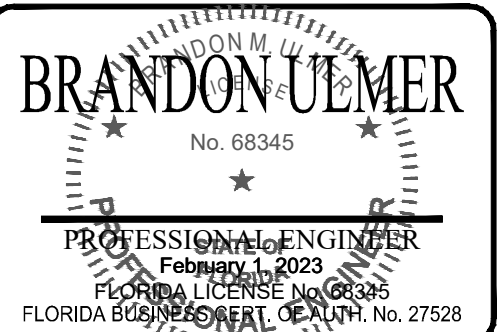
FOR

13th FLOOR HOMES

**PORT SAINT LUCIE
FLORIDA**



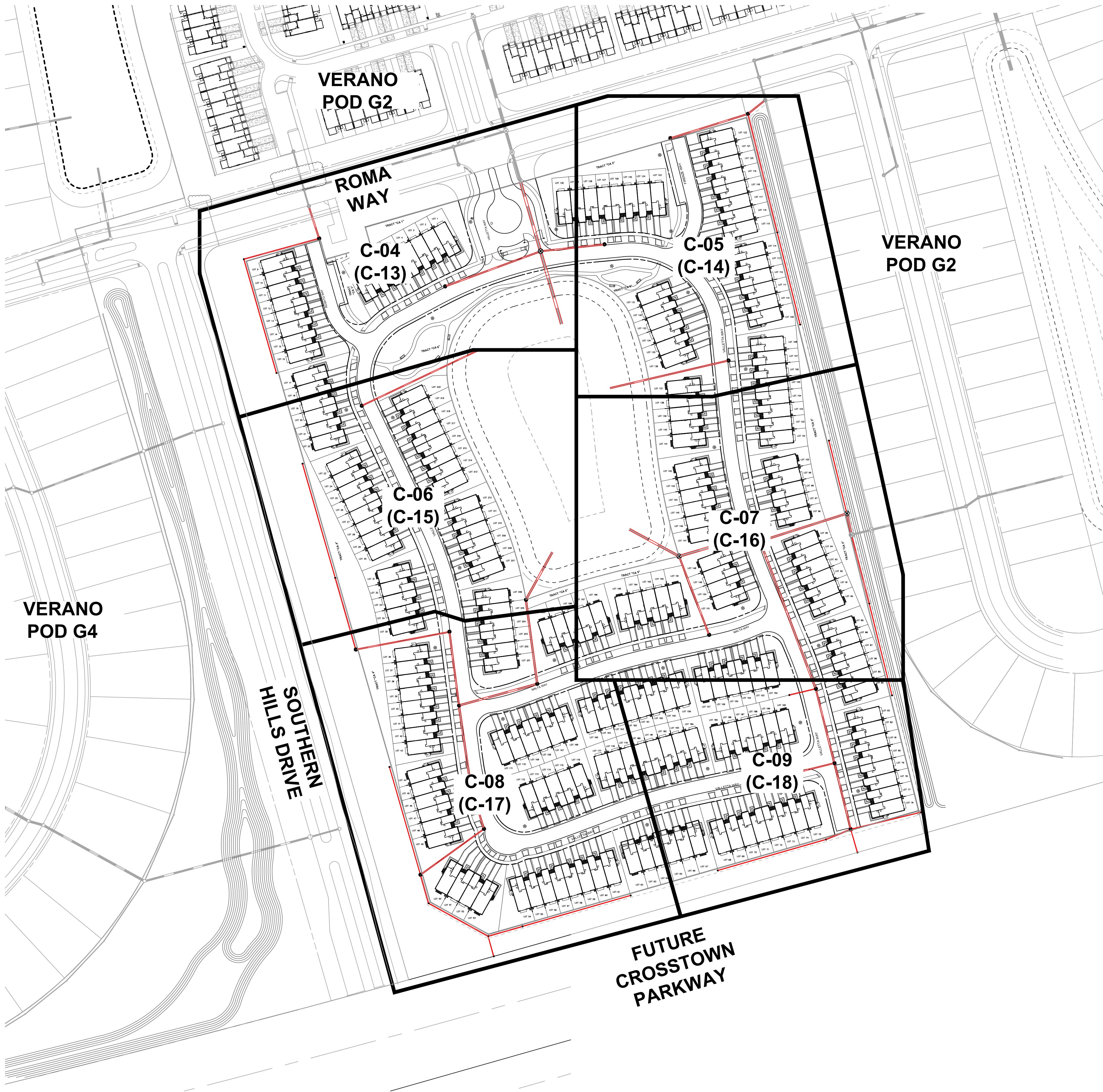
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JUPITER, FL 33458
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SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-01
PORT ST. LUCIE PROJECT NO: P22-232

PORT ST. LUCIE PROJECT NO: P22-232

Printed on Wednesday, February 01, 2023, 2:15 PM by: Michael Leggett
File Path: C:\Users\mleggett\OneDrive\Documents\TOWNHOMES\FJ220014\KEY-SHEET\SAV010_C-03_KEY_SHEET



SHEET LEGEND

C-04 PGD SHEETS
(C-13) UTILITY SHEETS

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6800 NW 31ST AVENUE
SUITE 206
JUPITER, FL 33468
P: 561-203-7503
F: 561-203-7503

125 W INDIANTOWN RD.
SUITE 206
JUPITER, FL 33468
P: 561-203-7503
F: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT NO.:	FJ220014
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-KEY-SHEET

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

FOR

13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

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www.ThomasEngineeringGroup.com

BRANDON ULMER
No. 68345

PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:

KEY SHEET

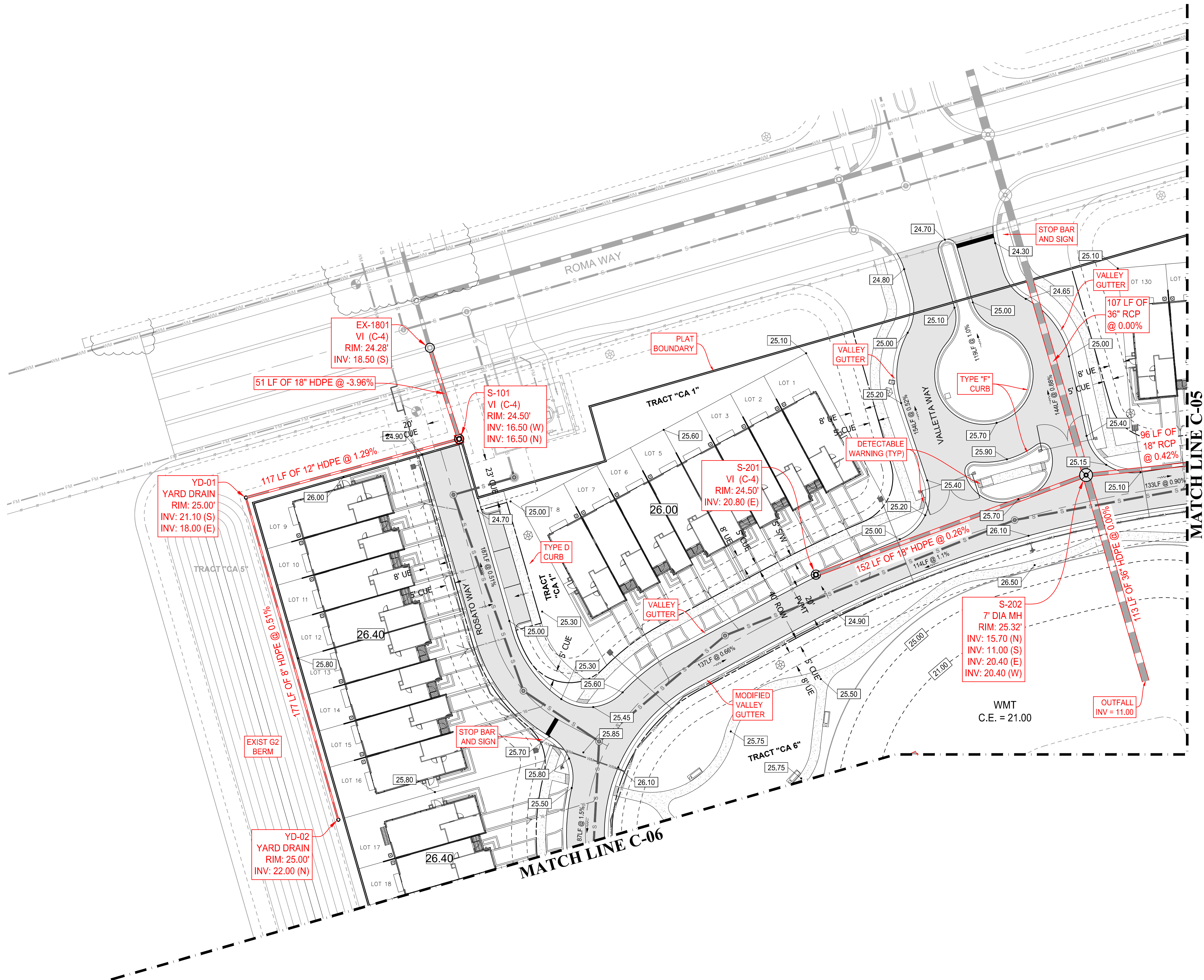
SHEET NUMBER:

C-03

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

1. CONTRACTOR TO SAW-CUT AND 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 LANE AND AFFECTED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
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5. 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.
6. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ALL DAMAGES TO THE EXISTING CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
8. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
9. PROJECT TO BE BASED ON DESIGN SURVEY PREPARED BY OTHERS.
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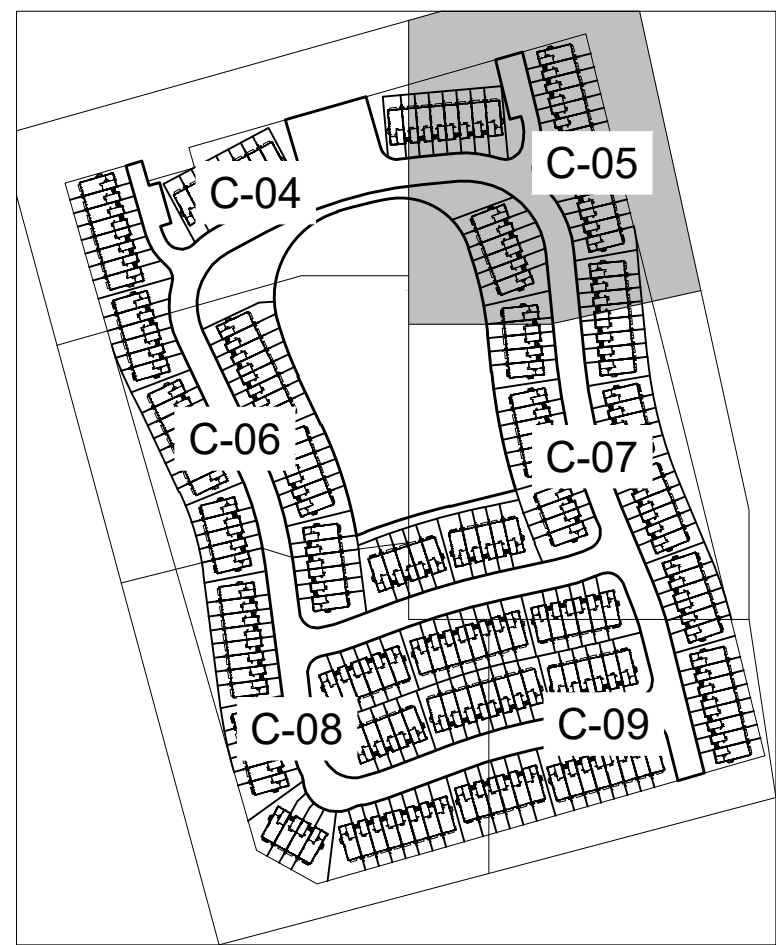
Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation plan (Yes/No)
Wetlands	NO	N/A	NO	NO
Rare Habitat	NO	N/A	NO	NO
Threatened Species	NO	N/A	NO	NO
Endangered Species	NO	N/A	NO	NO
Species of Special Concern	NO	N/A	NO	NO
Invasive / Exotic Vegetation	NO	N/A	NO	NO

[illegible]

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
FORCE MAIN	
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
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WATER SERVICE	
SEWER SERVICE	
FINISH FLOOR	
24" STOP BAR AND STOP SIGN	
SIDEWALK	

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

[illegible]

CIVIL ENGINEERS • PROJECT MANAGERS • LAND PLANNING • LANDSCAPE ARCHITECTS

 6300 NW 31ST AVENUE SUITE 600 FT. LAUDERDALE, FL 33309
P. 754-202-7000 T. 754-202-7000 F. 954-379-7410

 4950 W. KENNEDY BLVD. SUITE 206 JUPITER, FL 33458
P. 561-203-7503 F. 561-203-7503

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[illegible]

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PROJECT No.:	FJ220014
DRAWN BY:	MJ
CHECKED BY:	BM
CAD I.D.:	FJ220014-PGD-PLAN:

PROJECT:

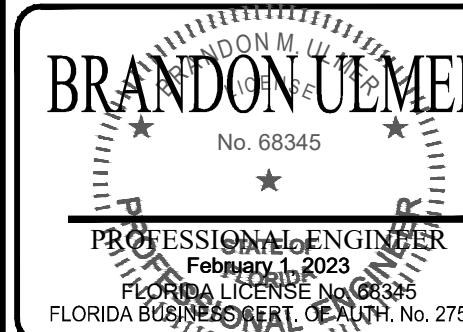
**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA



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SHEET TITLE:

PGD PLAN

SHEET NUMBER

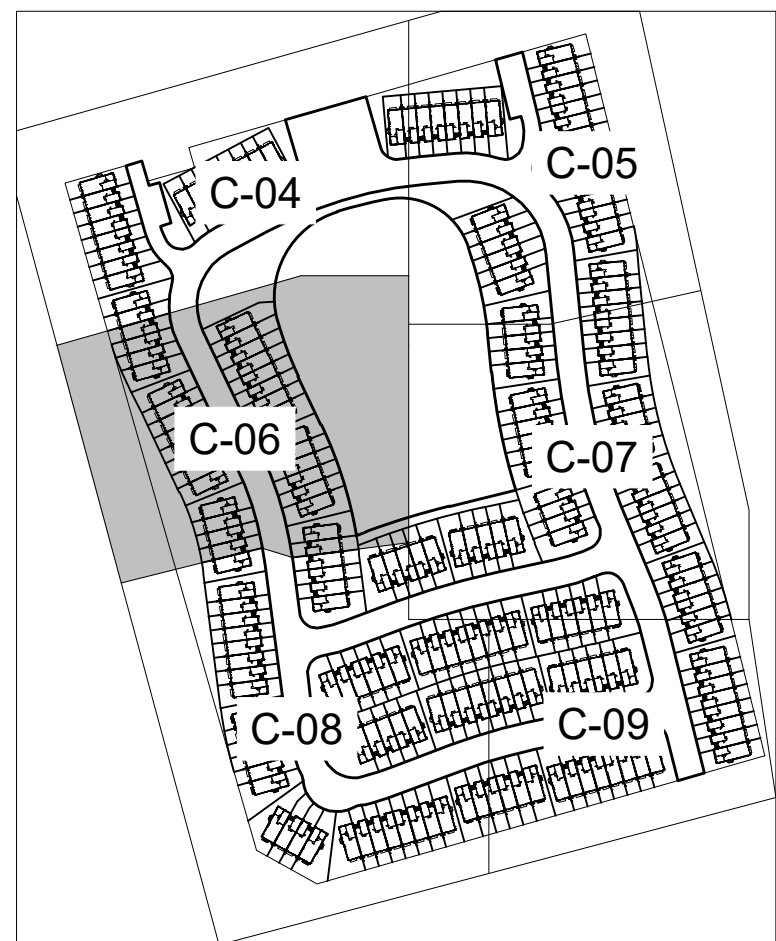
C-05

PORT ST. LUCIE PROJECT NO: P22-232

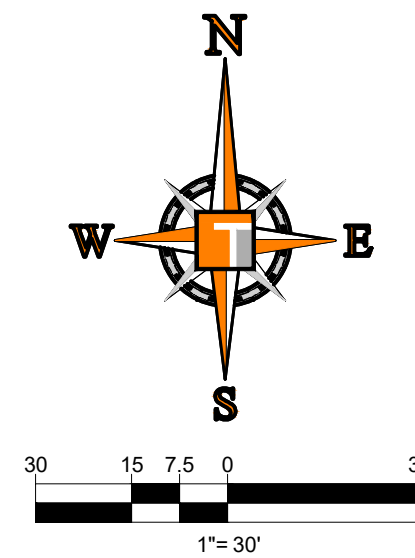
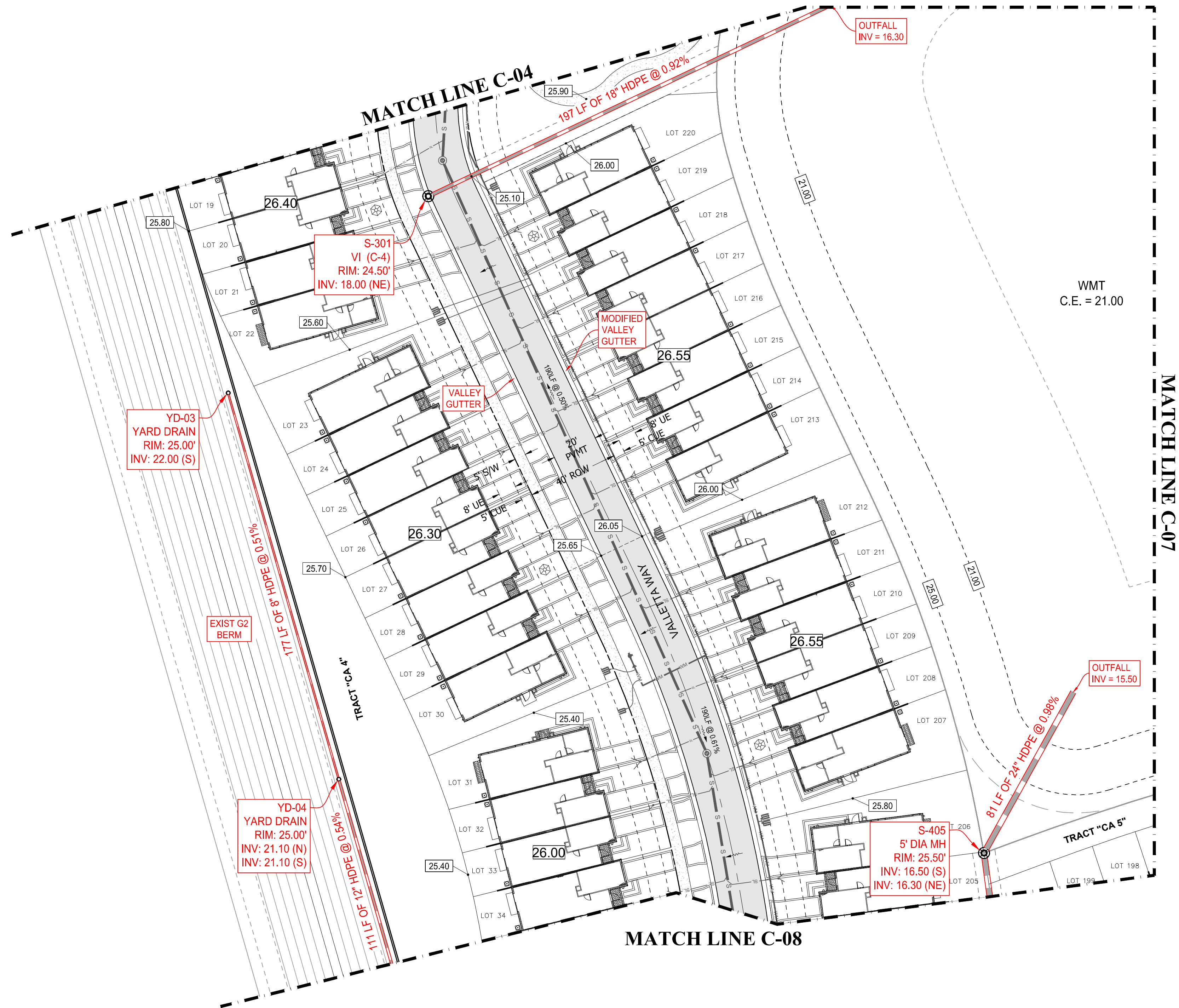
WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
FORCE MAIN	
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	
SEWER SERVICE	
FINISH FLOOR	
24" STOP BAR AND STOP SIGN	
SIDEWALK	

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



KEYMAP



THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS • PROJECT MANAGERS • LAND PLANNING • LANDSCAPE ARCHITECTS

6300 NW 21ST AVENUE SUITE 206
FT. LAUDERDALE, FL 33309
P. 954-202-7000

4650 W. KENNEDY BLVD. SUITE 600
TAMPA, FL 33608
P. 813-379-4100

105 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33408
P. 561-203-7503

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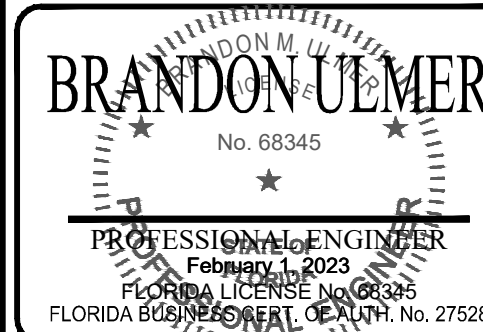
PROJECT No.:	FJ220014
DRAWN BY:	MJ
CHECKED BY:	BM
CAD I.D.:	FJ220014-PGD-PLAN

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ON
— FOR —
13th FLOOR HOMES**

PORT SAINT LUCIE
FLORIDA

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JUPITER, FL 33458
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SHEET TITLE:
PGD PLAN
SHEET NUMBER:
C-06
PORT ST. LUCIE PROJECT NO: P22-23

ENGINEERING LEGEND

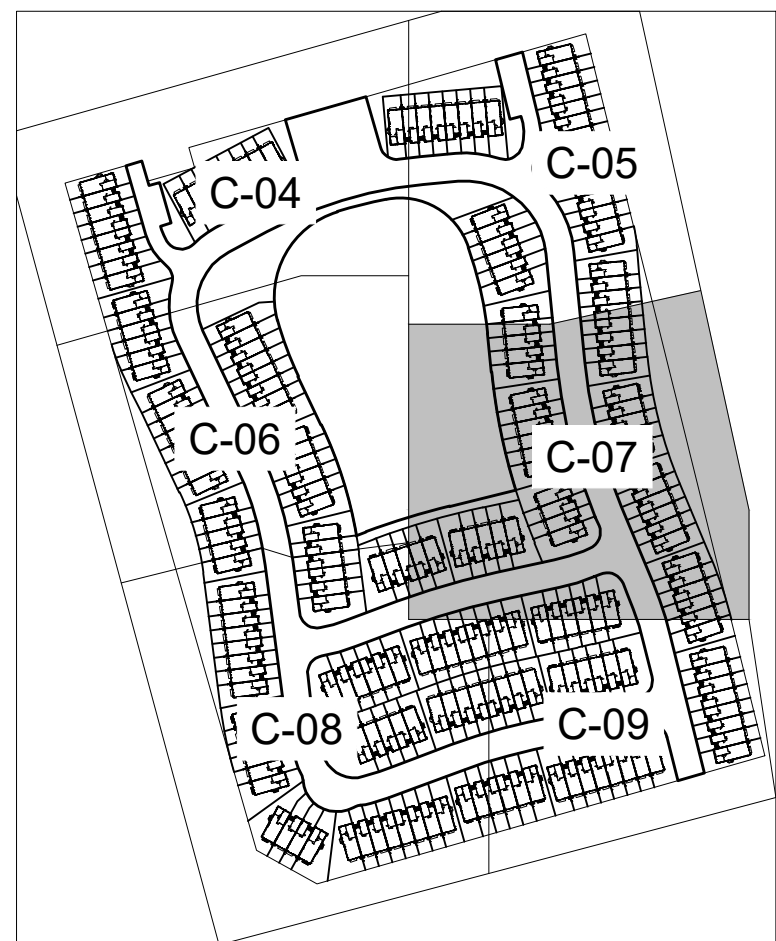
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	CB
MANHOLE	MH
PROPOSED ELEVATION	PE
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY / CUE / UE	ROW CUE UE
WATER SERVICE	WS
SEWER SERVICE	SS
FINISH FLOOR	FF
24" STOP BAR AND STOP SIGN	SB SS
SIDEWALK	SW

CONSTRUCTION NOTES:

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BASIN SUMMARY

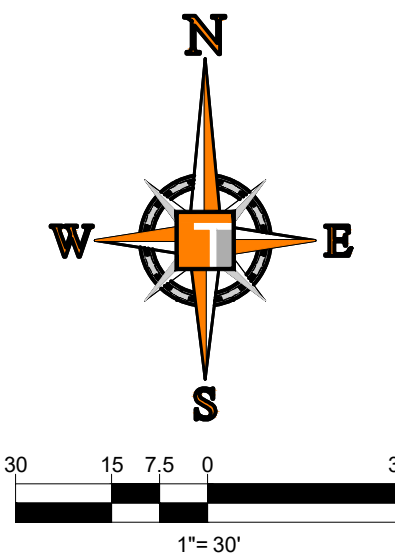
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)



KEYMAP



MATCH LINE C-09



REV.	DATE	REVISIONS	COMMENT	BY

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PROJECT No.:	FJ220014
DRAWN BY:	MIL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-PLANS

PROJECT:
**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**
FOR
13th FLOOR HOMES

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
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PH: (561) 203-7503
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www.ThomasEngineeringGroup.com

BRANDON UEMER
No. 68345
PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA LICENSE No. 68345
FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:
PGD PLAN

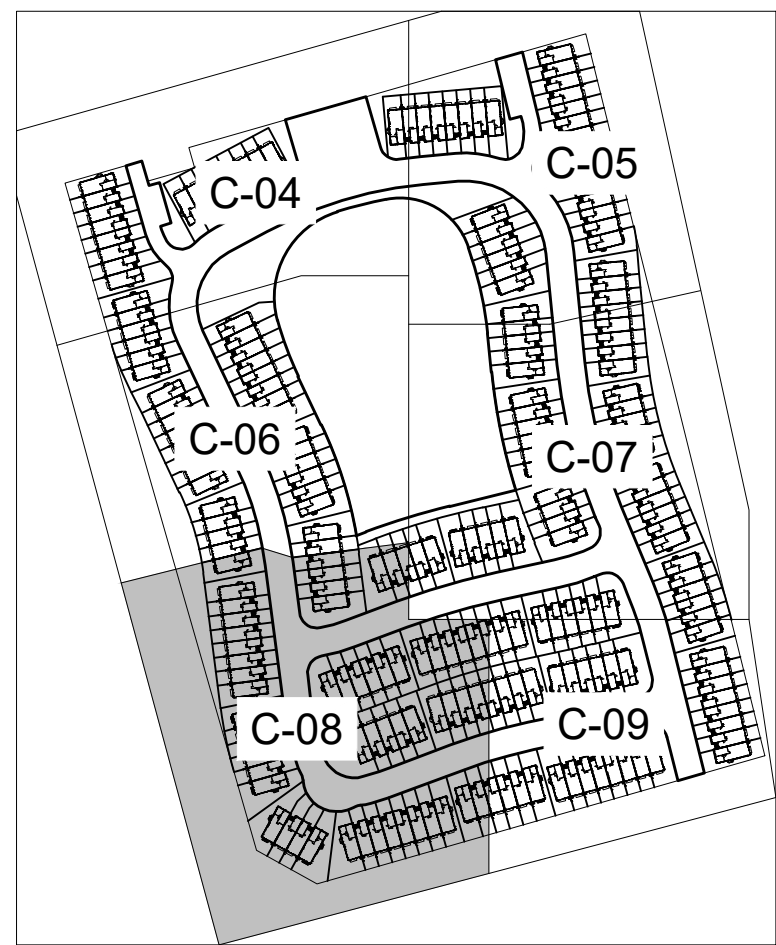
SHEET NUMBER:
C-07

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	
FINISH FLOOR	26.45
24" STOP BAR AND STOP SIGN	
SIDEWALK	

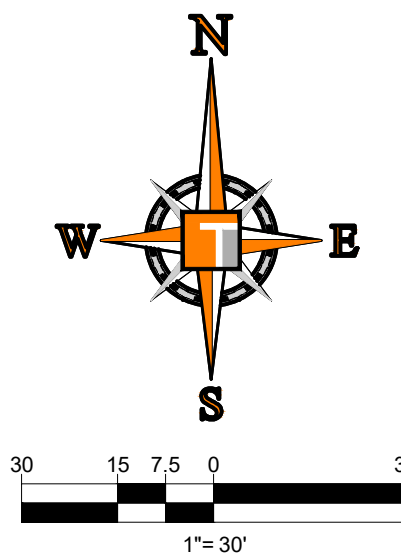
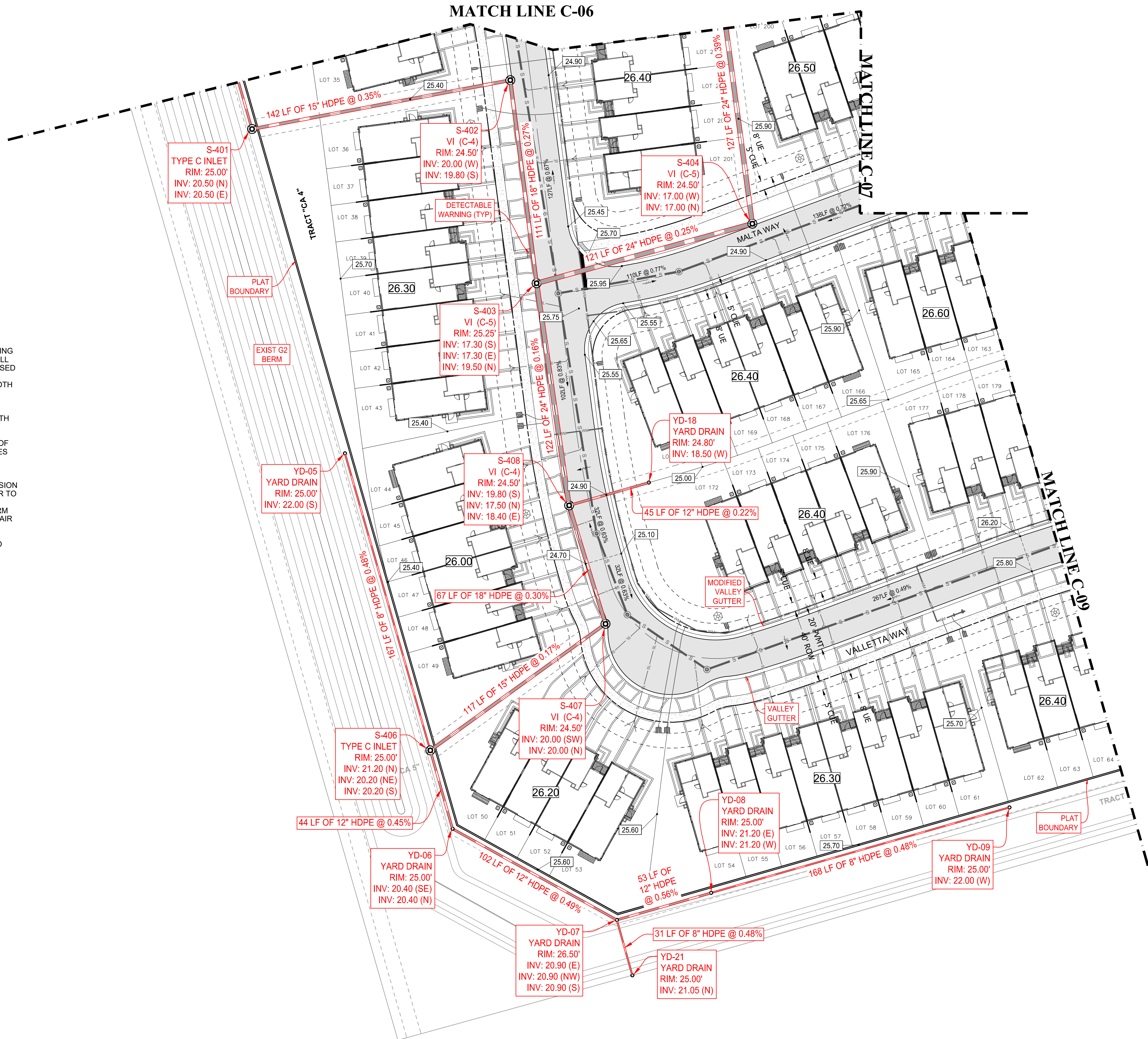
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BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)



KEYMAP



THOMAS

ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6800 NW 31ST AVENUE
SUITE 200
JUPITER, FL 33468
P: 561-203-7503
F: 561-203-7503

4950 W. KENNEDY BLVD.
SUITE 100
JUPITER, FL 33468
P: 561-203-7503
F: 561-203-7503

125 W INDIANTOWN RD.
SUITE 206
JUPITER, FL 33468
P: 561-203-7503
F: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY

811

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PROJECT No.:	FJ220014
DRAWN BY:	MIL
CHECKED BY:	BMU
CAD I.D.:	FJ220014-PGD-PLANS

PROJECT:

VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE

FOR

13th FLOOR HOMES

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

February 1, 2023

FLORIDA BOARD OF PROFESSIONAL ENGINEERS

FLORIDA BOARD OF PROFESSIONAL ENGINEERS

SHEET TITLE:

PGD PLAN

SHEET NUMBER:

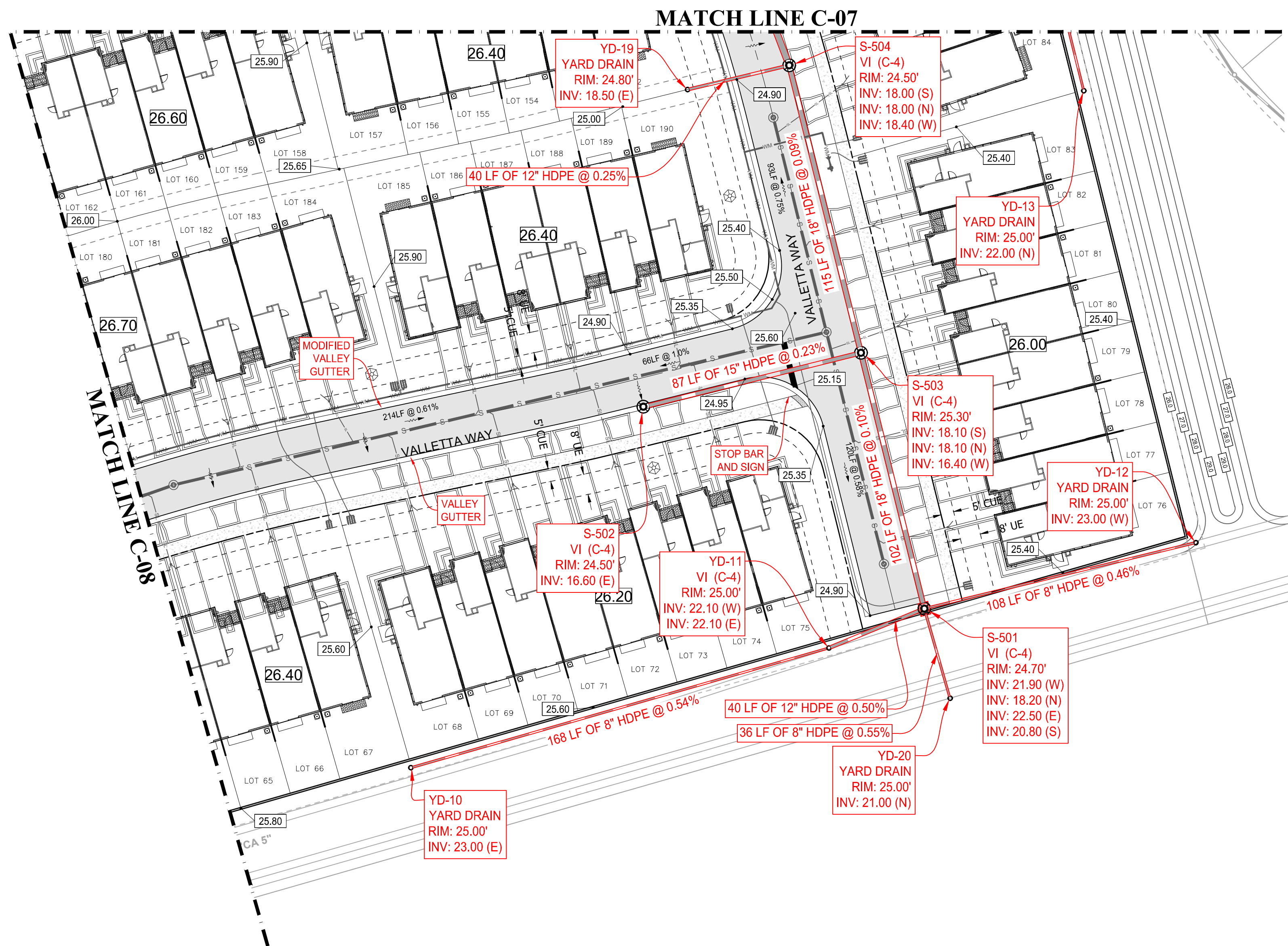
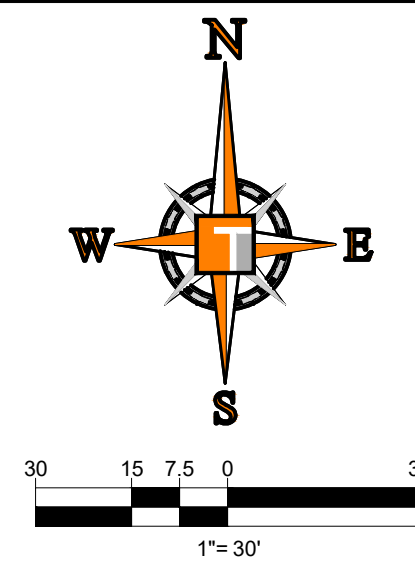
C-08

PORT ST. LUCIE PROJECT NO: P22-232

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

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2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO RECONSTRUCT ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
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9. PROJECT TO BE BASED ON DESIGN SURVEY PREPARED BY OTHERS.
10. THE CONTRACTOR SHALL NOT ENCRoACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

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



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 6300 NW 31ST AVENUE SUITE 600 FT. LAUDERDALE, FL 33309
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 4950 W. KENNEDY BLVD. SUITE 206 TAMPA, FL 33609
P. 813-263-7503

 125 W INDIANTOWN RD. SUITE 206 JUPITER FL 33468
P. 561-203-7503

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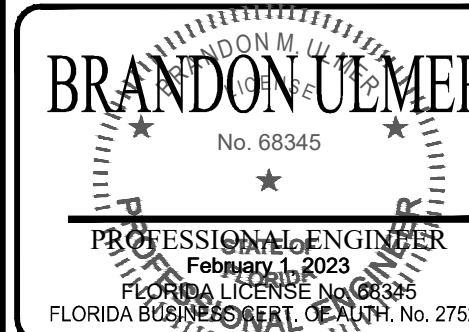
PROJECT No.:	FJ22001
DRAWN BY:	MJ
CHECKED BY:	BM
CAD I.D.:	FJ220014-PGD-PLAN

PROJECT

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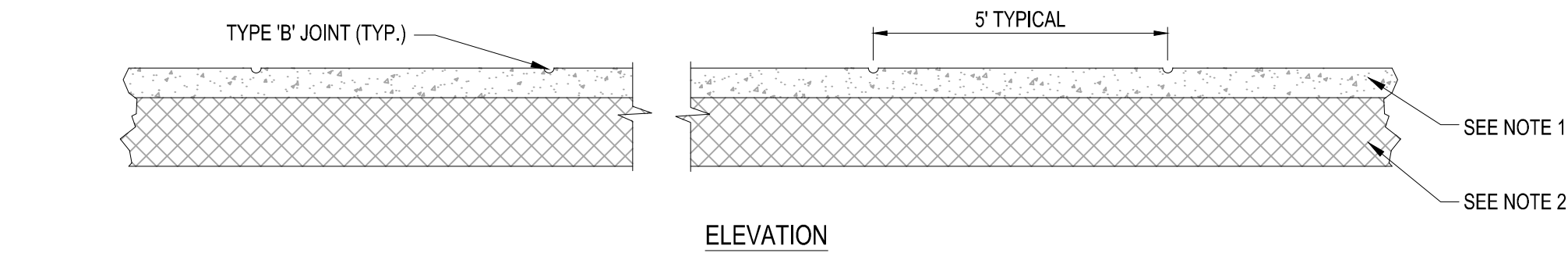
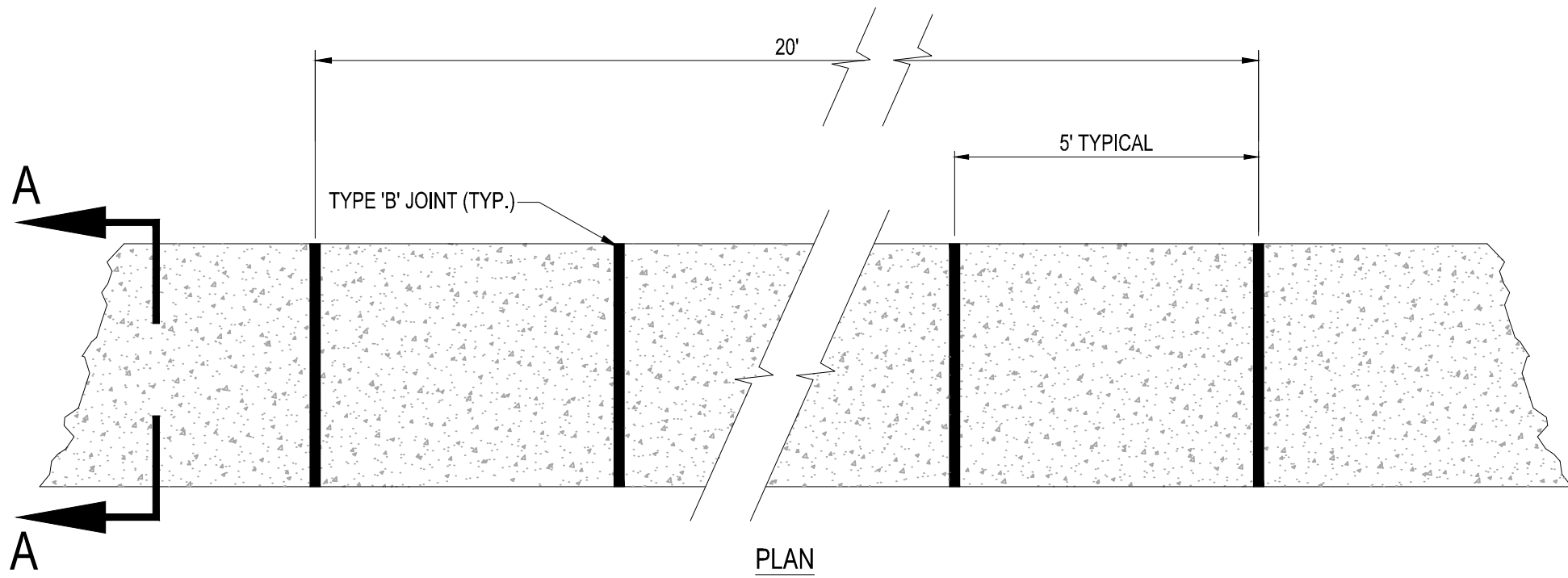
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PGD PLAN

SHEET NUMBER

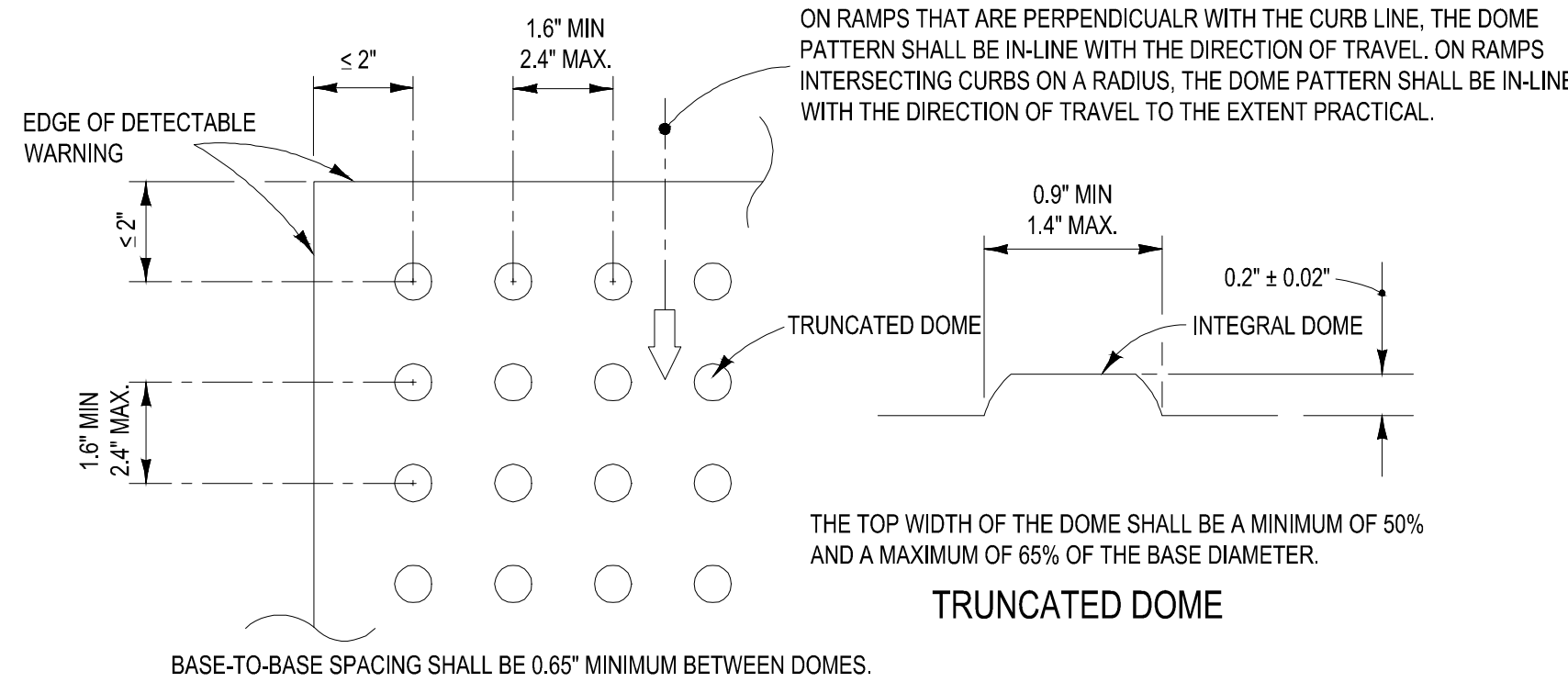
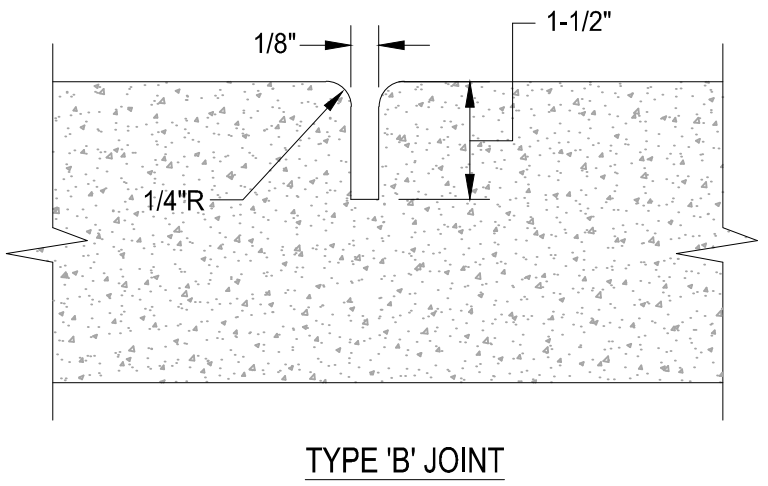
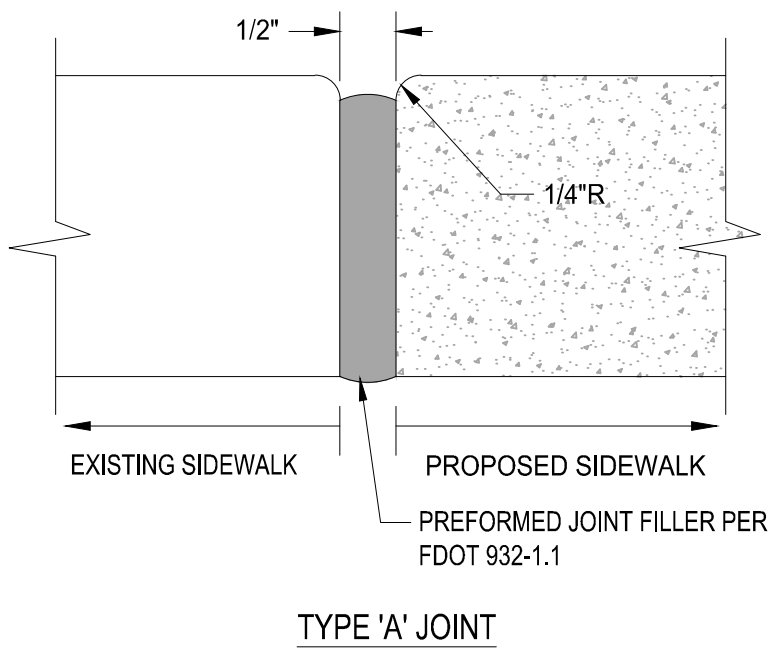
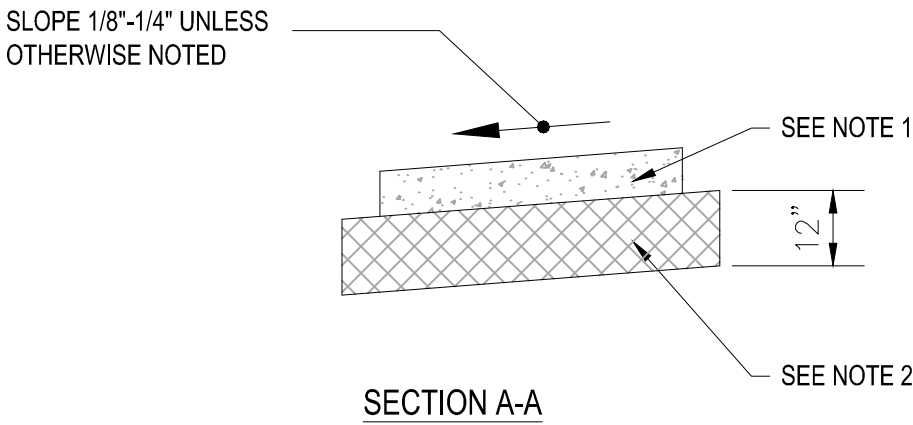
C-09

PORT ST. LUCIE PROJECT NO: P22-232



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

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



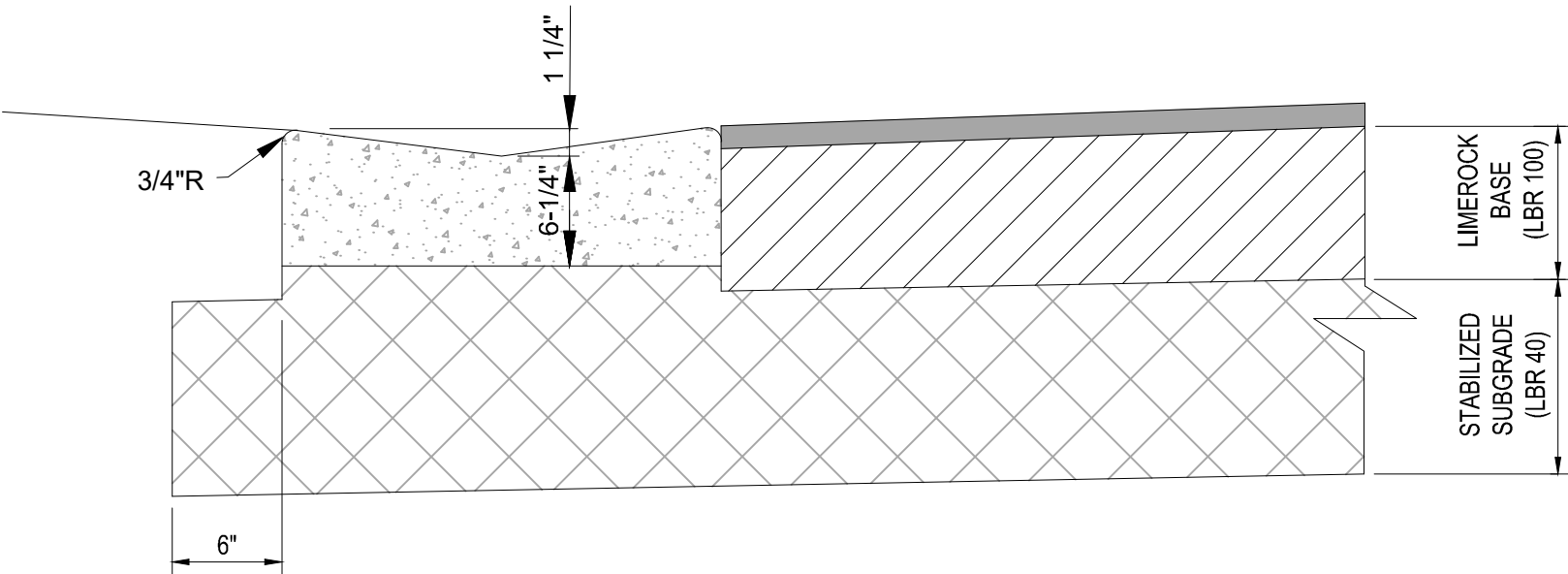
- ALL CURB RAMPS INCLUDING DETECTABLE WARNING SHALL BE CONSTRUCTED PER FDOT INDEX 304 LATEST EDITION
-ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

6 SIDEWALK DETAILS

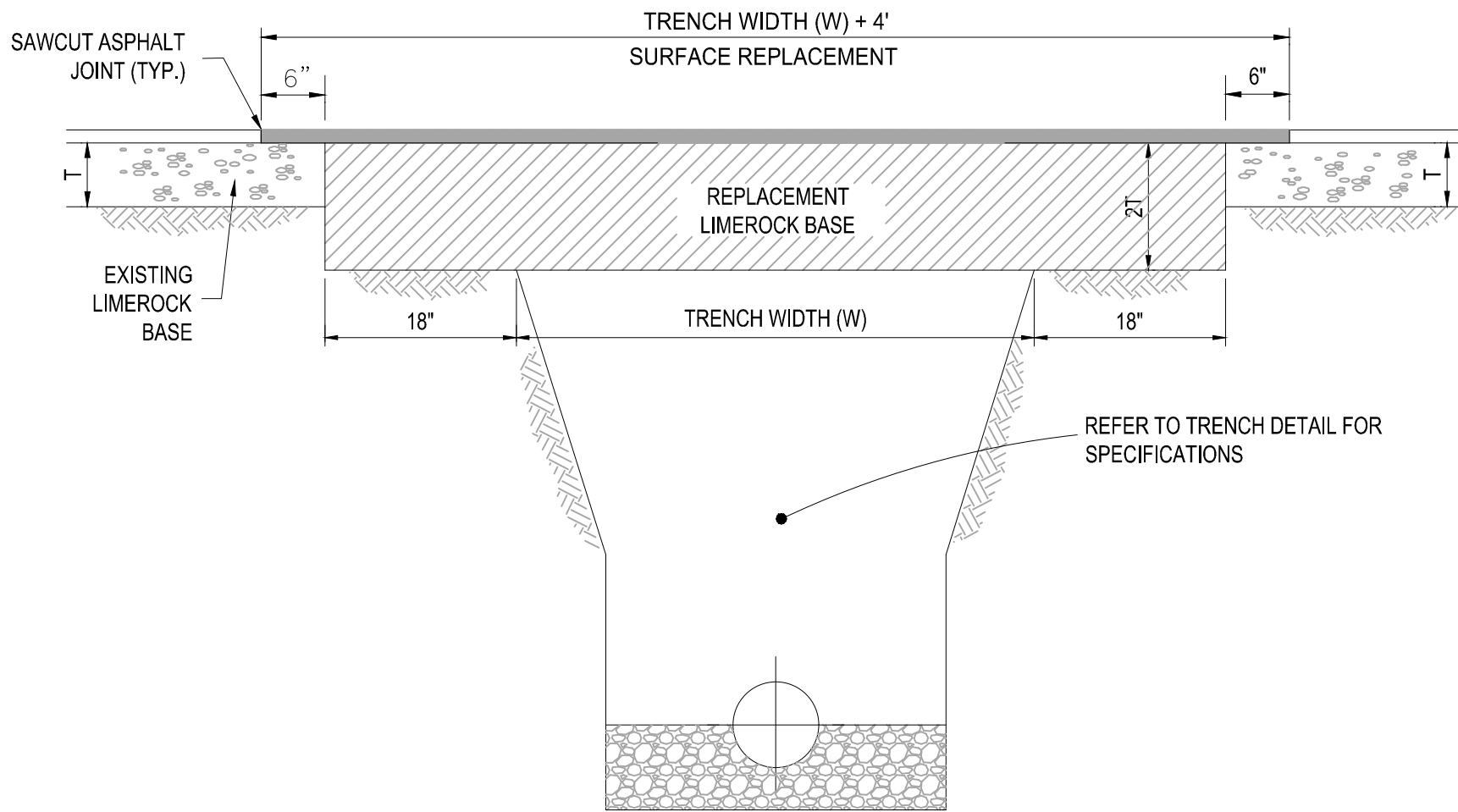
SCALE: NONE

2 DETECTABLE WARNING DETAIL

SCALE: NONE

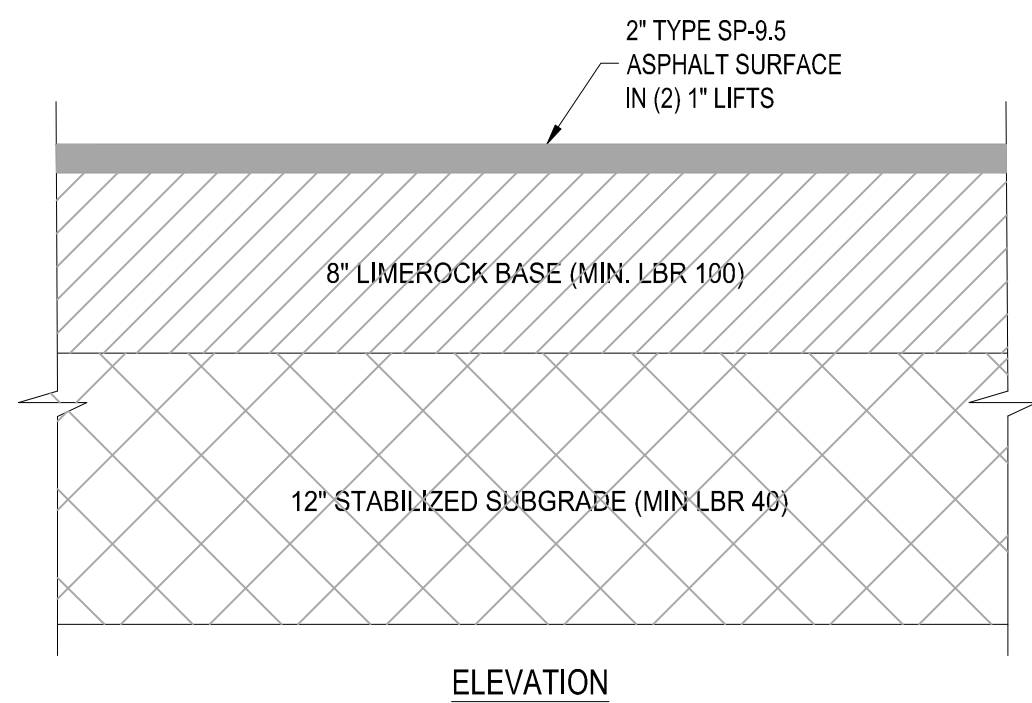


- NOTES
1. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
 2. LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)



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

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



ELEVATION

7 VALLEY GUTTER DETAIL

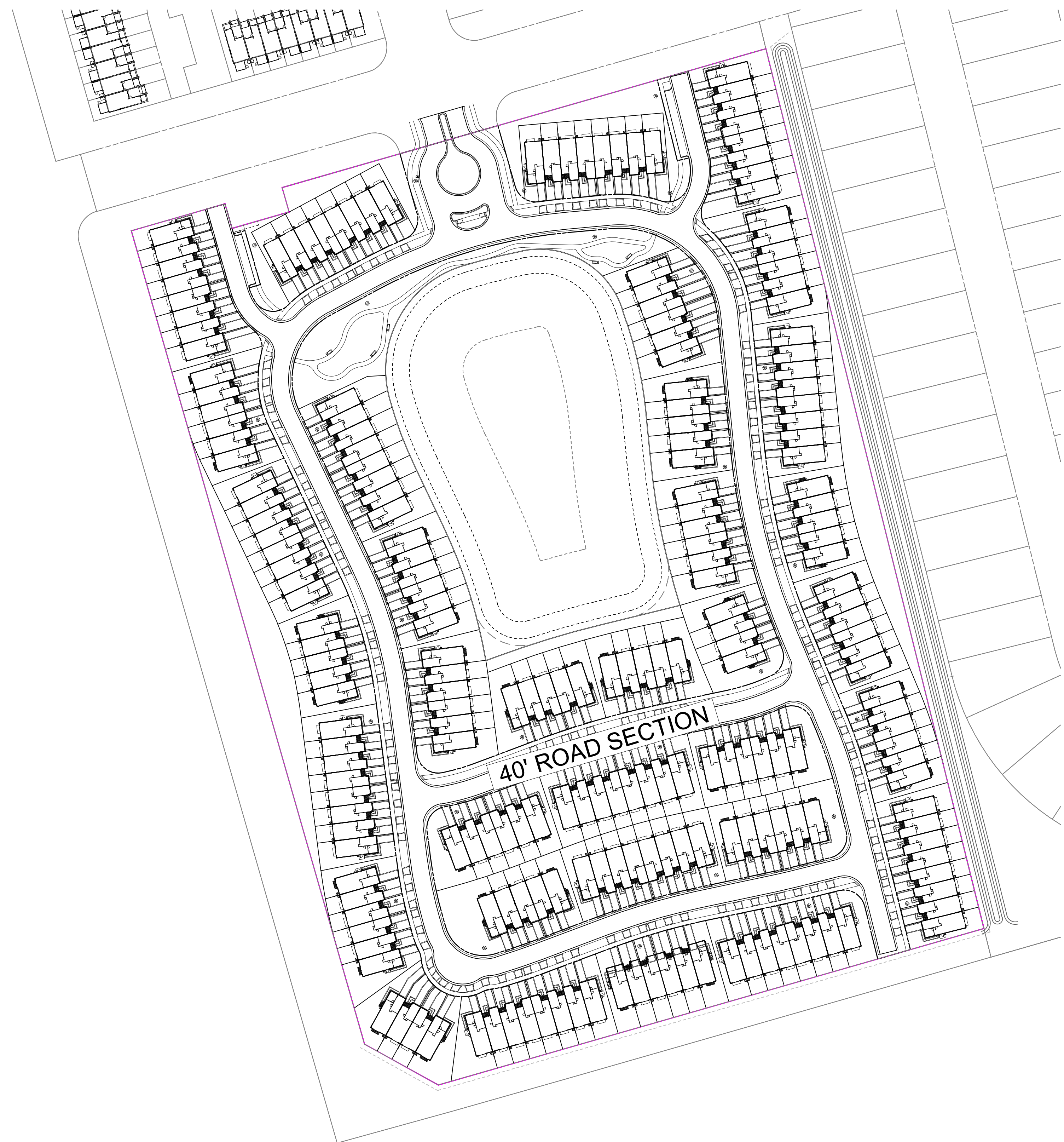
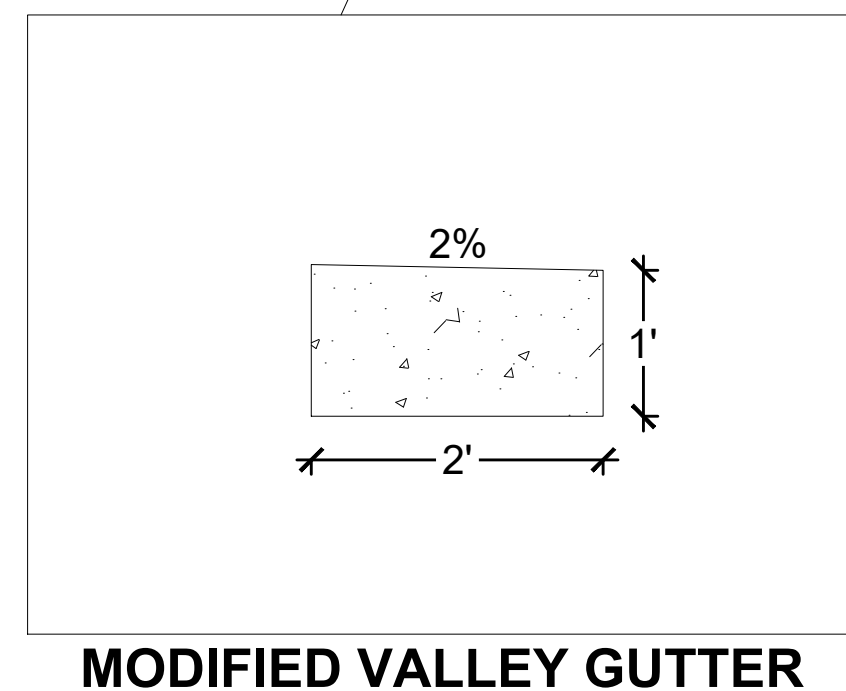
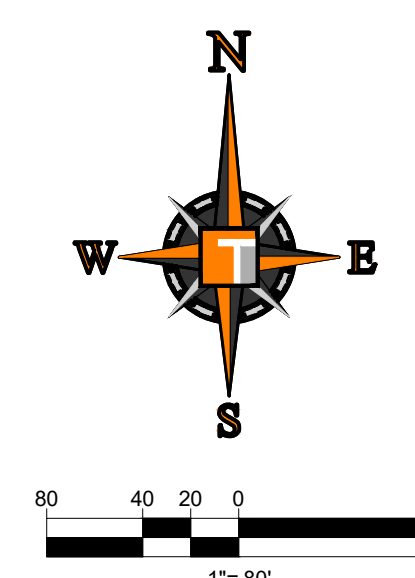
SCALE: NONE

8 PAVEMENT RESTORATION DETAIL

SCALE: NONE

9 ASPHALT PAVEMENT DETAIL

SCALE: NONE

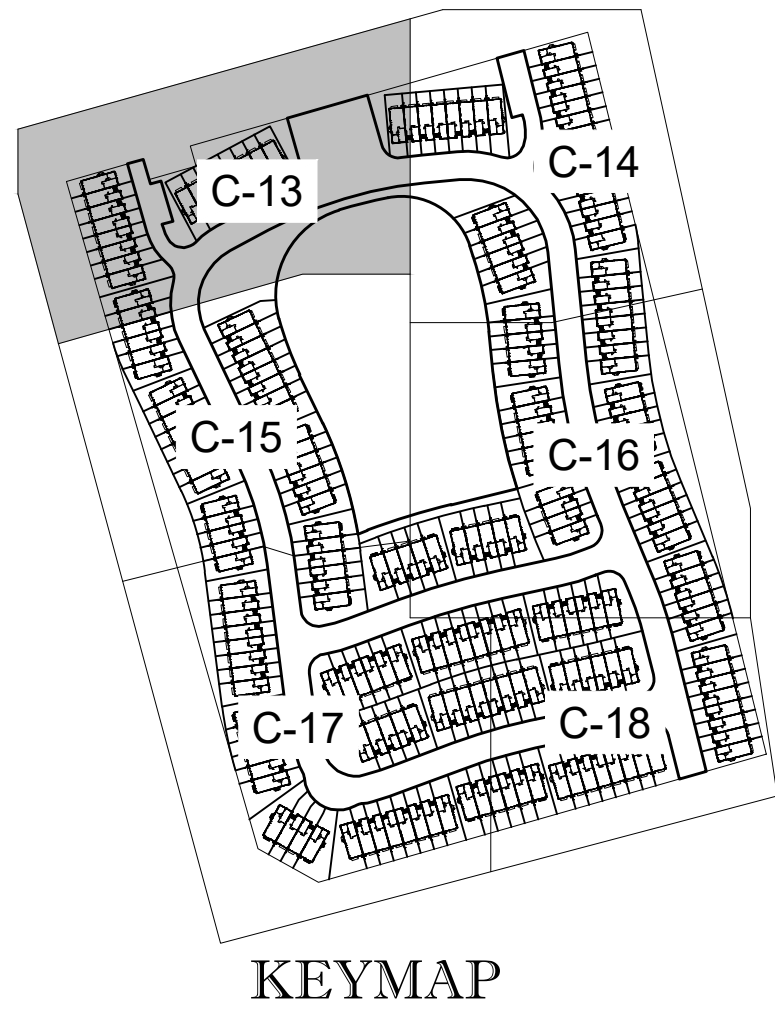


SECTIONS LOCATION MAP

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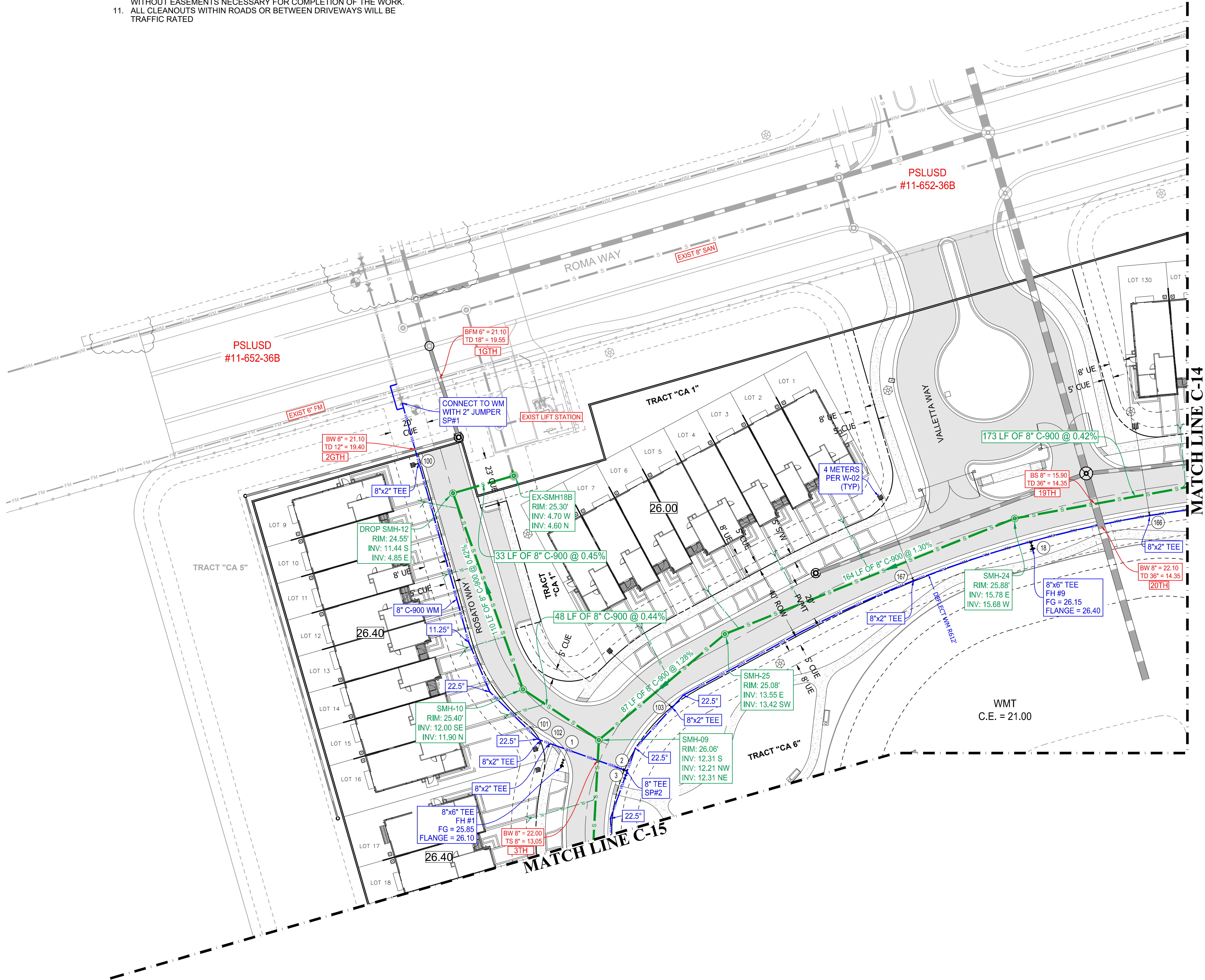
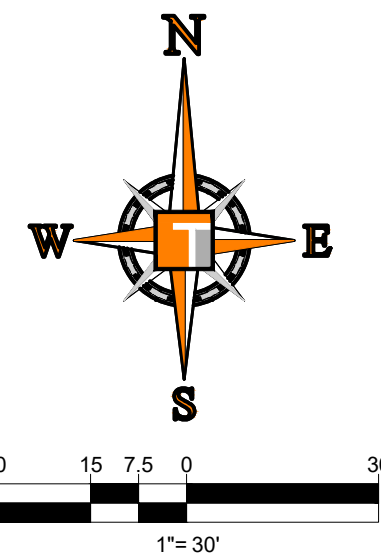
ENGINEERING LEGEND

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



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2	8	GATE	WATER					
3	8	GATE	WATER					
100	2	GATE	WATER					
101	2	GATE	WATER					
102	2	GATE	WATER					
103	2	GATE	WATER					
166	2	GATE	WATER					
167	6	GATE	WATER					
18	2	GATE	WATER					

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CHECKED BY:	BMU
CAD I.D.:	FJ220014-UTILITY-PLANS

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BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
February 1, 2023
Florida License No. 68345
Florida Board of Professional Engineers No. 27528

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:

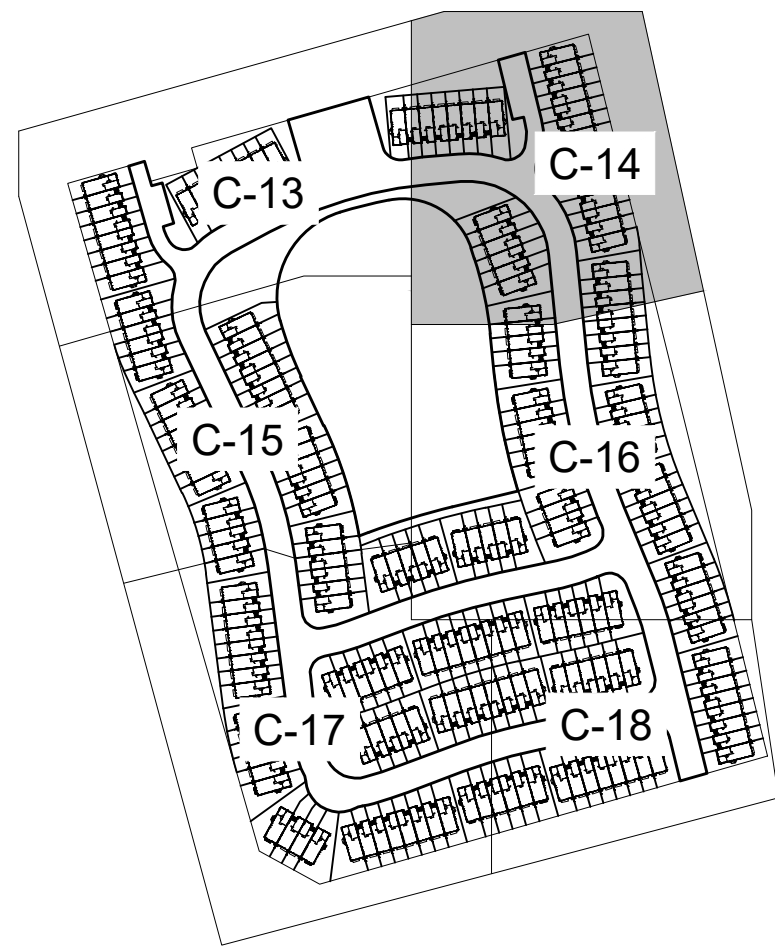
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PORT ST. LUCIE PROJECT NO: P22-232

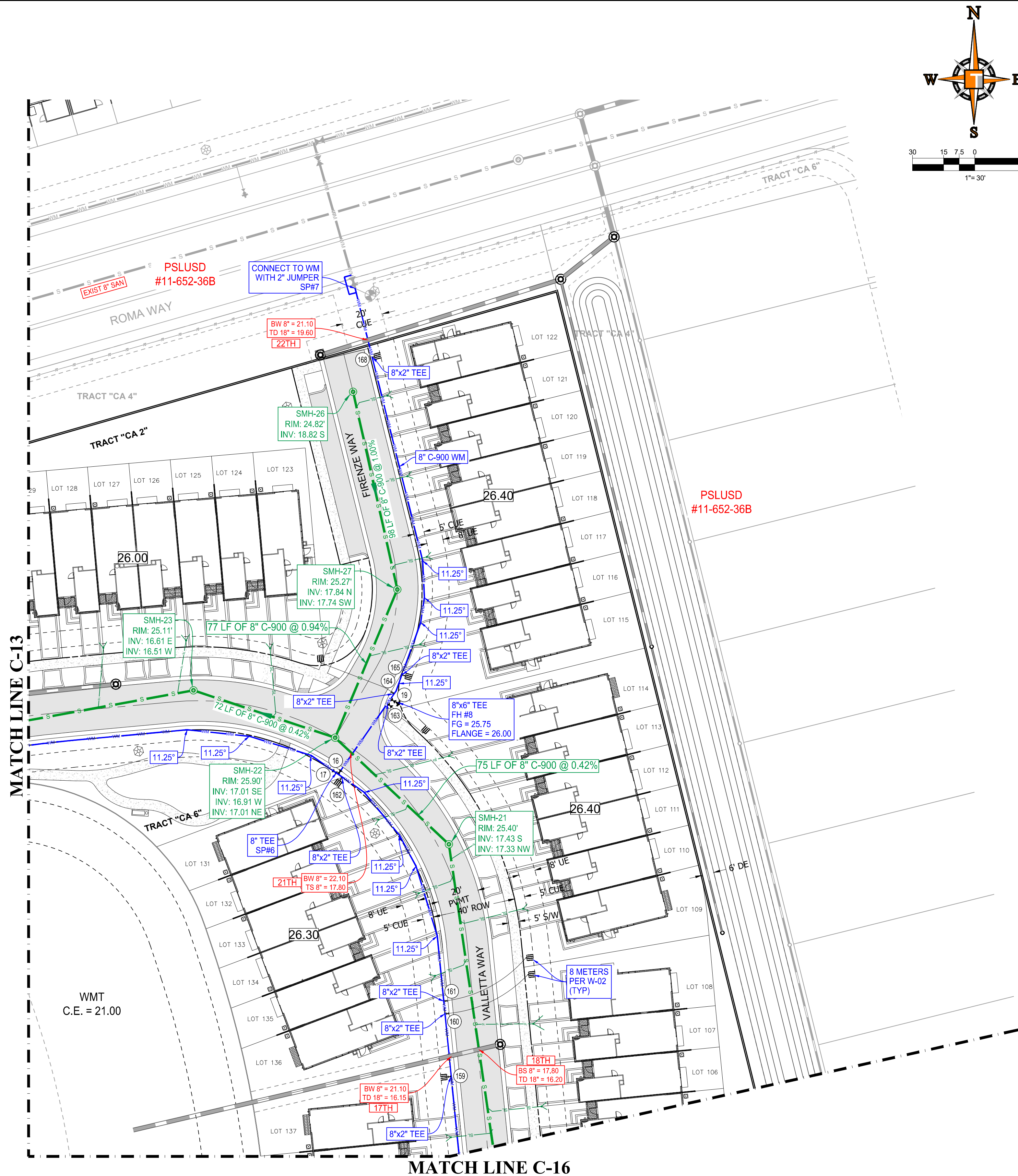
PSLUSD PROJECT NO: 11-652-36J
ELEVATIONS BASED ON NAVD '88

ENGINEERING LEGEND

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



KEYMAP



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16	8	GATE	WATER					
17	8	GATE	WATER					
19	6	GATE	WATER					
159	2	GATE	WATER					
160	2	GATE	WATER					
161	2	GATE	WATER					
162	2	GATE	WATER					
163	2	GATE	WATER					
164	2	GATE	WATER					
165	2	GATE	WATER					
168	2	GATE	WATER					

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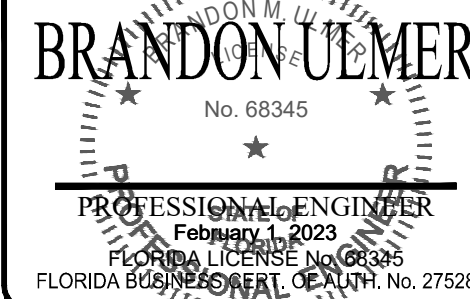
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PORT SAINT LUCIE
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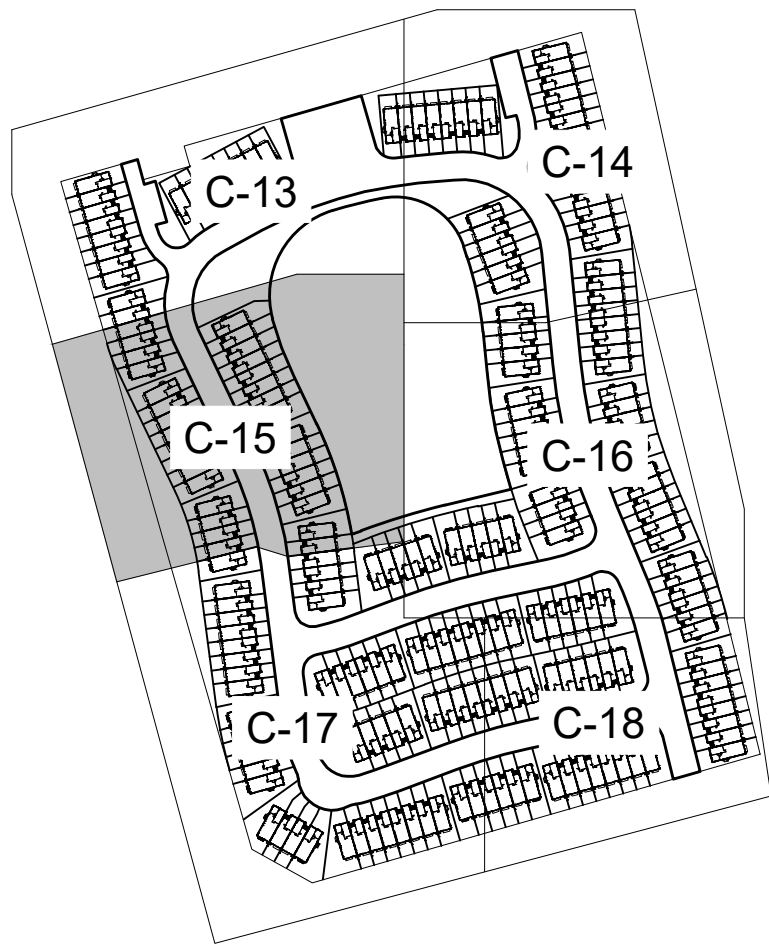
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SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-14
PORT ST. LUCIE PROJECT NO: P22-232

ENGINEERING LEGEND

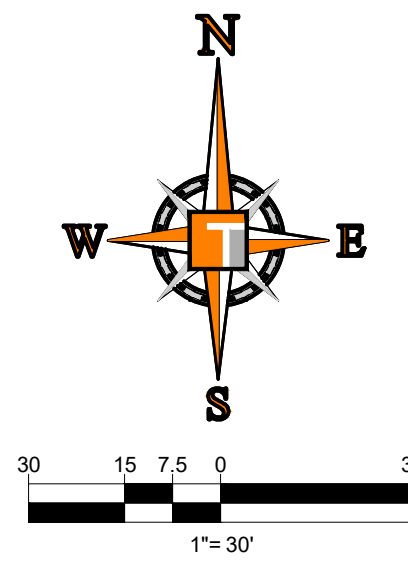
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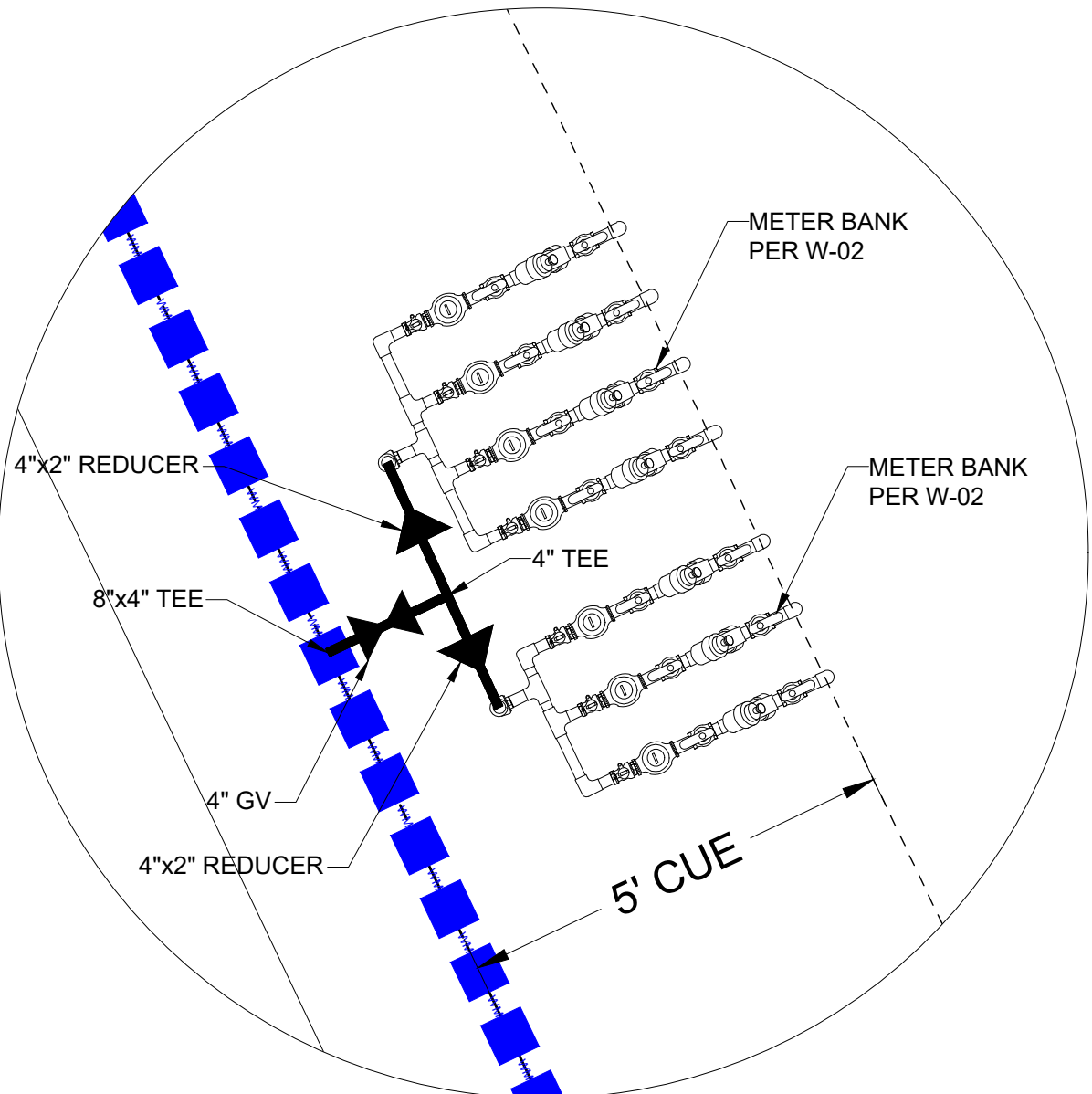
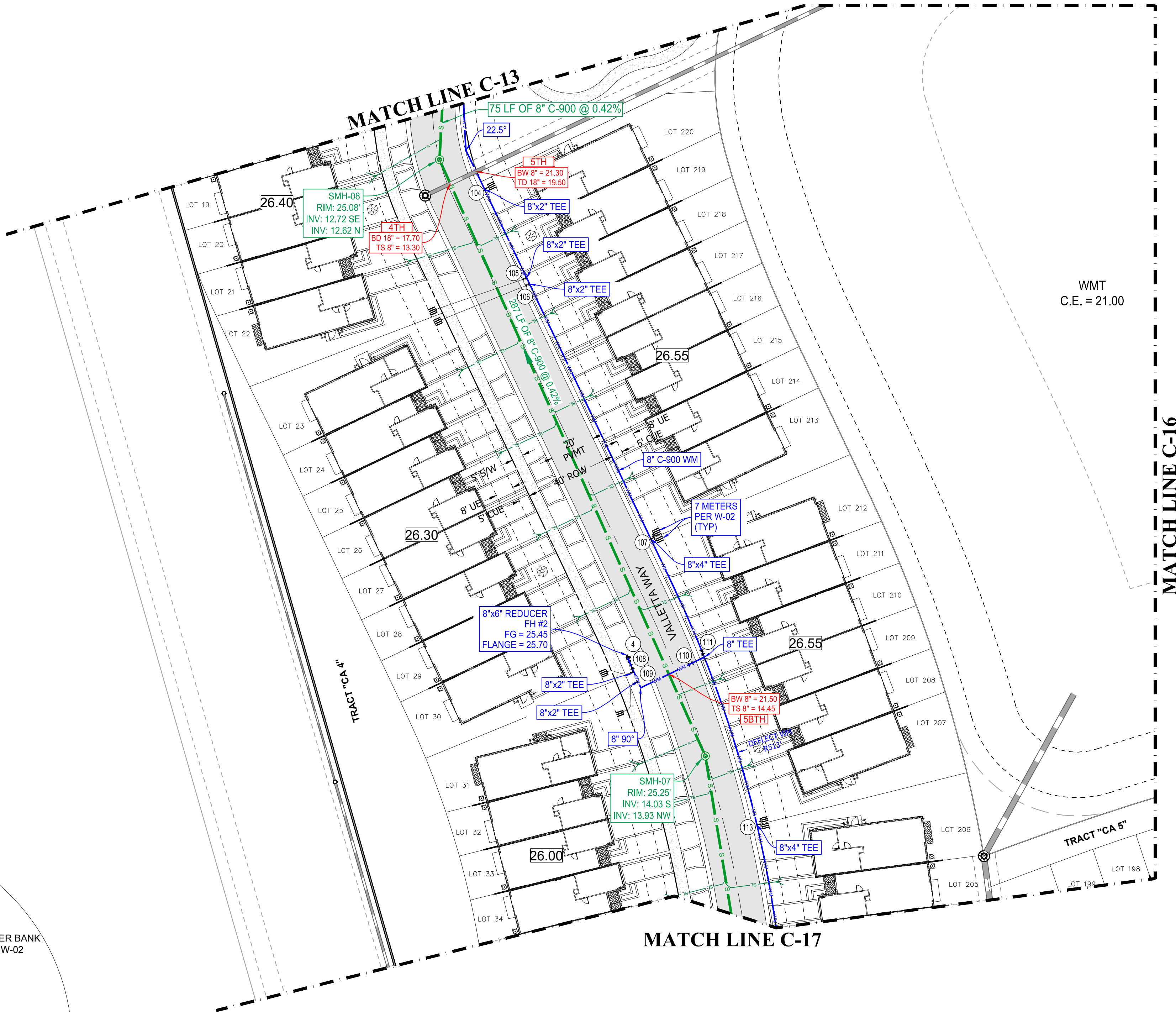
KEYMAP

CONSTRUCTION NOTES:

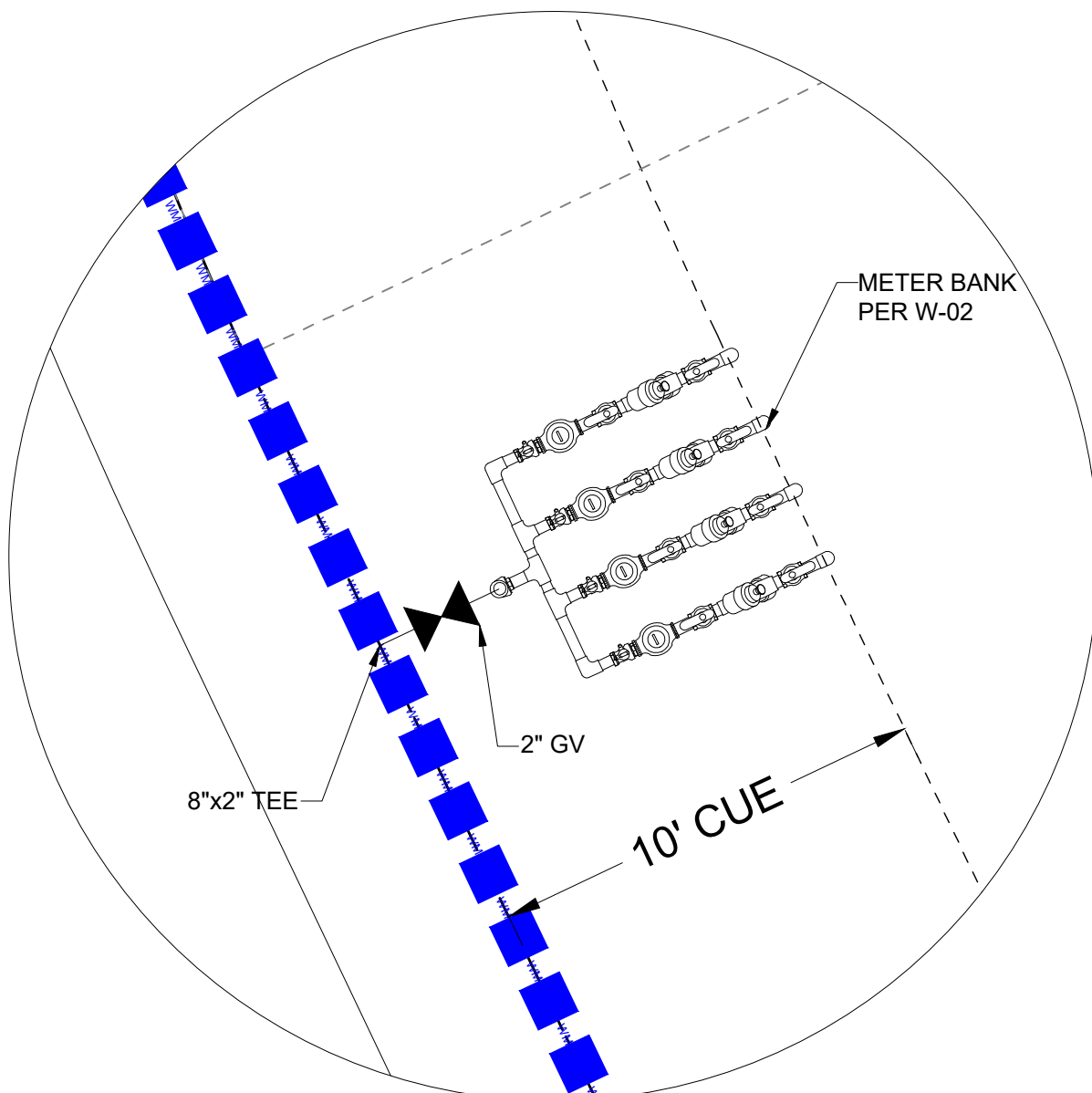
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105	2	GATE	WATER					
106	2	GATE	WATER					
107	4	GATE	WATER					
108	2	GATE	WATER					
109	2	GATE	WATER					
110	8	GATE	WATER					
111	8	GATE	WATER					
113	4	GATE	WATER					



TYPICAL MULTIPLE METER CONNECTION



TYPICAL QUAD METER CONNECTION

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REV.	DATE	COMMENT	BY

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FX: (561) 203-7721
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BRANDON UEMER
No. 68345
PROFESSIONAL ENGINEER
February 1, 2023
FLORIDA LICENSE NO. 68345
FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-15

PORT ST. LUCIE PROJECT NO: P22-232

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

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

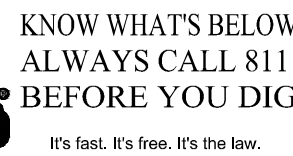


1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. CONTRACTOR SHALL PLAN TO REFLECT CONDITIONS SHOWN DURING PLANT DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
8. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
9. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
10. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
11. ALL CLEANOUTS WITHIN ROADS OR BETWEEN DRIVEWAYS WILL BE TRAFFIC RATED



VALVE TABLE								
PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
12	8	GATE	WATER					
13	8	GATE	WATER					
14	6	GATE	WATER					
15	6	GATE	WATER					
138	2	GATE	WATER					
139	2	GATE	WATER					
140	2	GATE	WATER					
141	2	GATE	WATER					
142	4	GATE	WATER					
143	8	GATE	WATER					
144	2	GATE	WATER					
145	2	GATE	WATER					
146	2	GATE	WATER					
147	2	GATE	WATER					
148	2	GATE	WATER					
149	8	GATE	WATER					
150	8	GATE	WATER					
151	4	GATE	WATER					
152	2	GATE	WATER					
153	2	GATE	WATER					

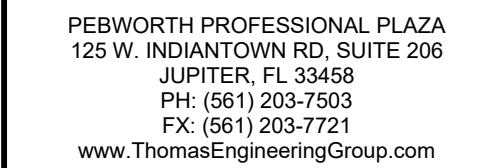
PORT ST. LUCIE PROJECT NO: P22-232



www.callsunshine.com

PROJECT:

PORT SAINT LUCIE
FLORIDA



SHEET TITLE:

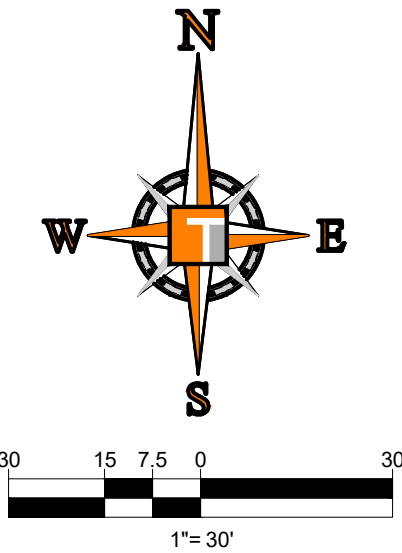
UTILITY PLAN

SHEET NUMBER

C-16

PORT ST. LUCIE PROJECT NO: P22-232

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



VALVE TABLE

PORT ST. LUCIE PROJECT NO: P22-232

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

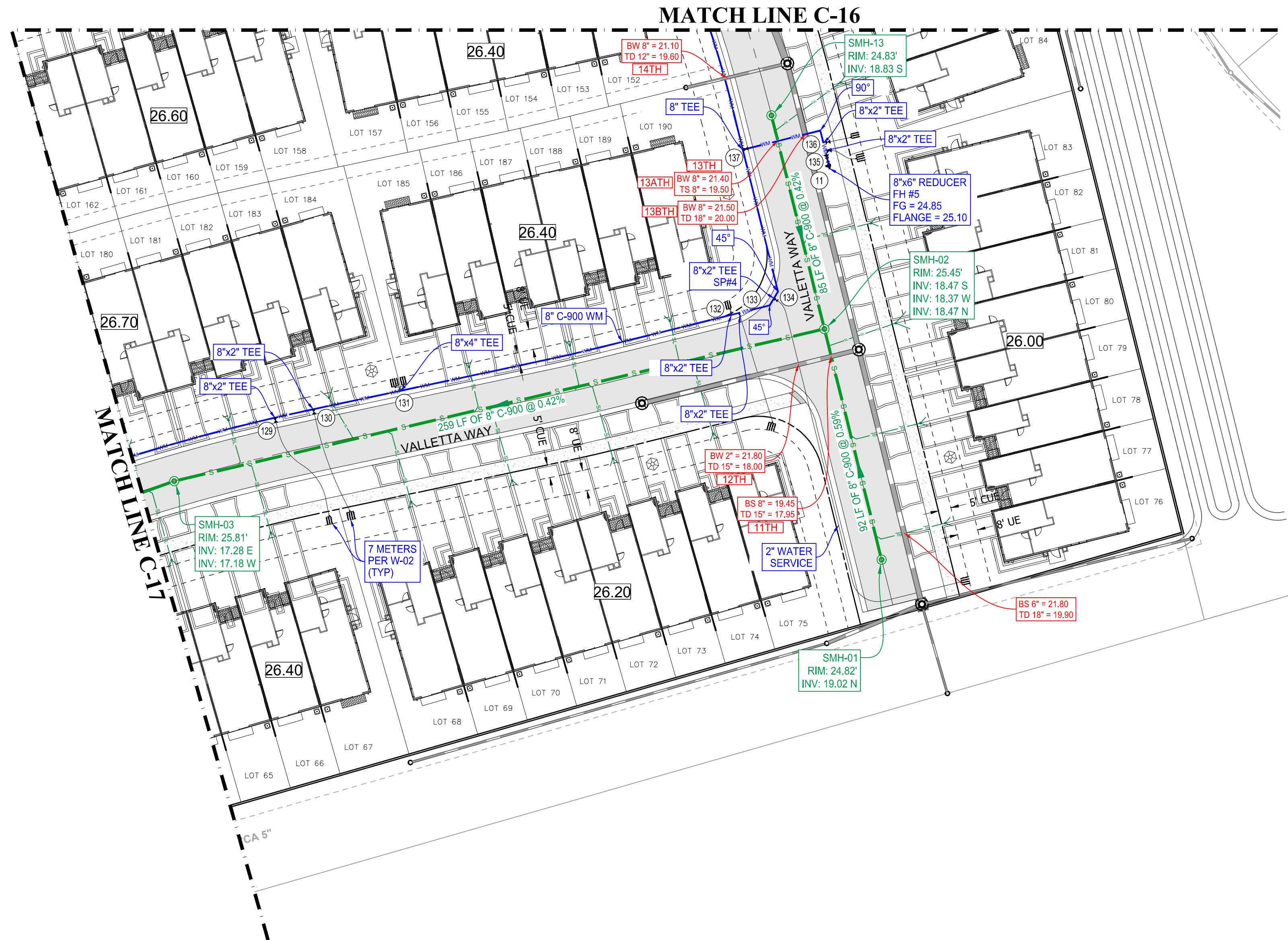
C-17

PORT ST. LUCIE PROJECT NO: P22-232

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

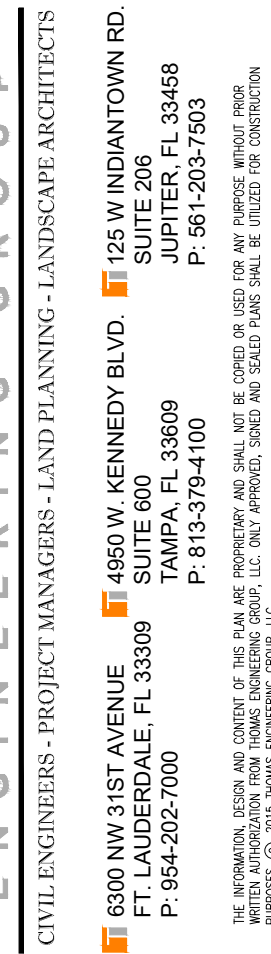


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PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
11	6	GATE	WATER					
129	2	GATE	WATER					
130	2	GATE	WATER					
131	4	GATE	WATER					
132	2	GATE	WATER					
133	2	GATE	WATER					
134	2	GATE	WATER					
135	2	GATE	WATER					
136	2	GATE	WATER					
137	8	GATE	WATER					

PORT ST. LUCIE PROJECT NO: P22-232



811 KNOW WHAT'S BELOW
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BEFORE YOU DIG

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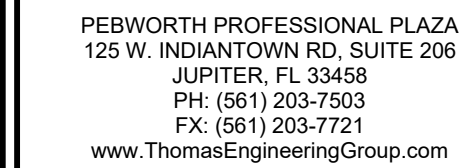
www.callsunshine.com

PROJECT:

**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ONE**

— FOR —

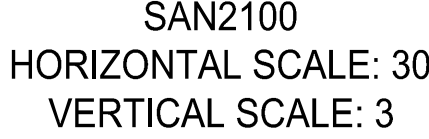
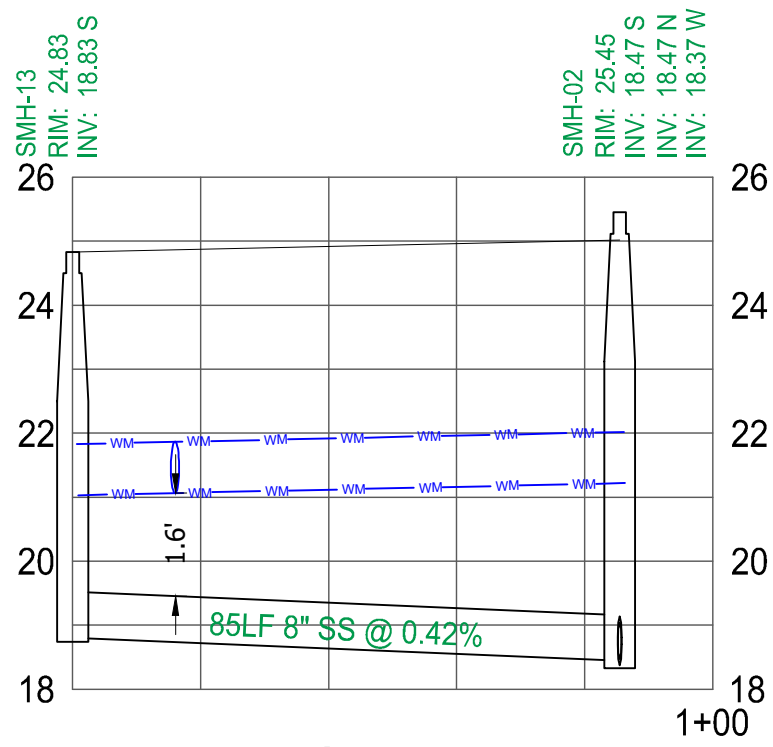
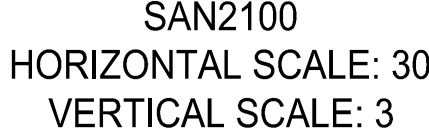
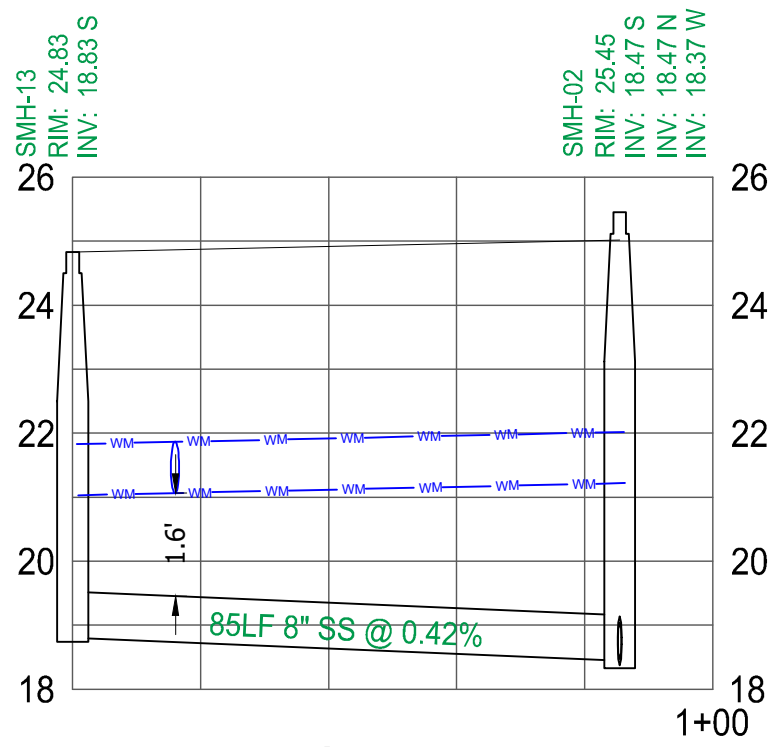
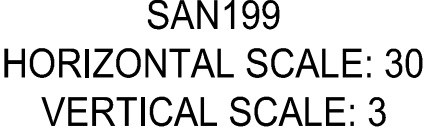
13th FLOOR HOMES



SHEET NUMBER: _____

C-18

PORT ST. LUCIE PROJECT NO: P22-232



THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS • PROJECT MANAGERS • LAND PLANNING • LANDSCAPE ARCHITECTS

 6300 NW 31ST AVENUE SUITE 600 FT. LAUDERDALE, FL 33309 P: 954-262-7000 F: 954-262-7500

 4950 W. KENNEDY BLVD. SUITE 206 JUPITER, FL 33458 P: 561-263-7503 F: 561-263-7503

 125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-263-7503 F: 561-263-7503

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BEFORE YOU DIG.

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FJ220014-UTILITY-PROFILES

PROJECT:

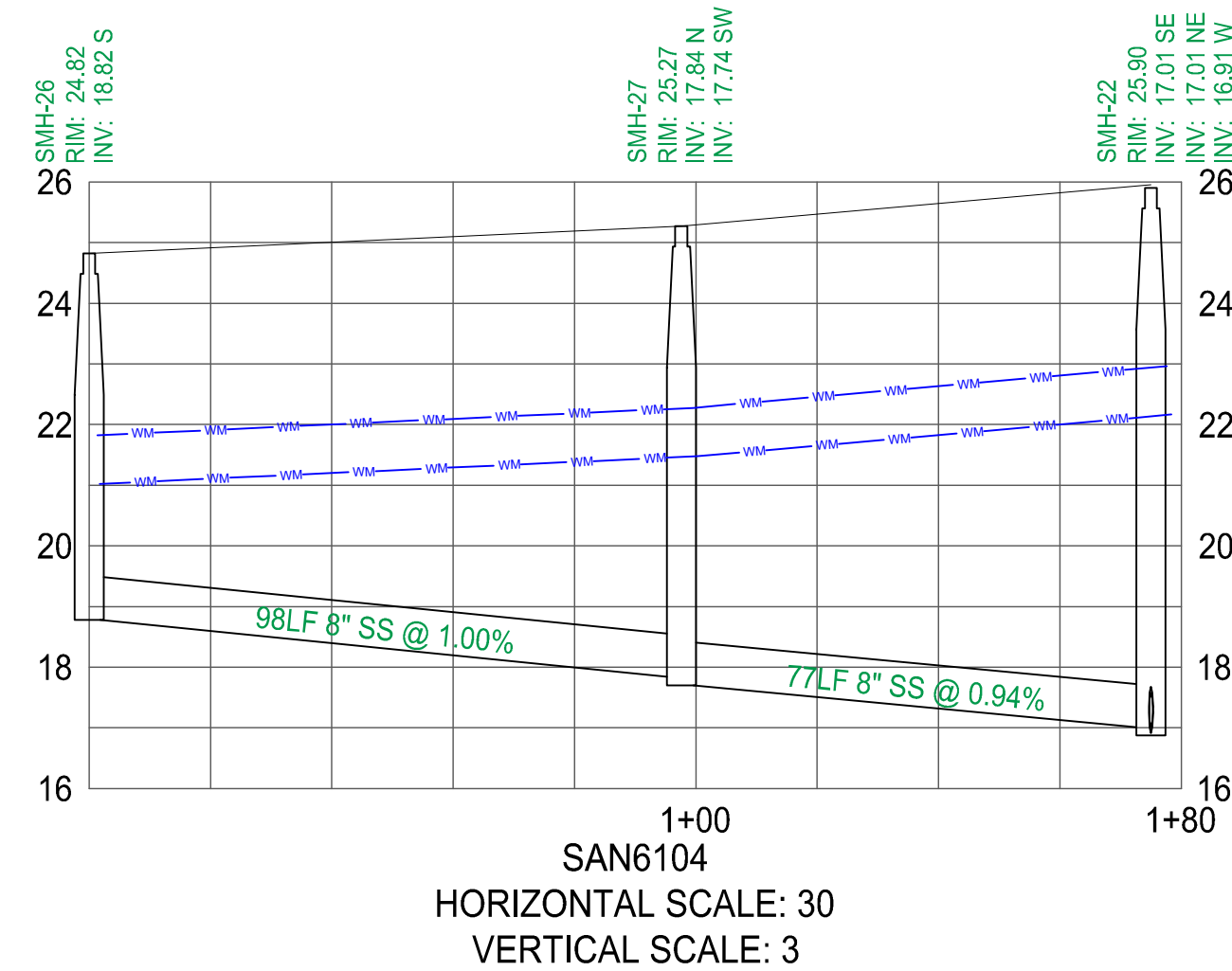
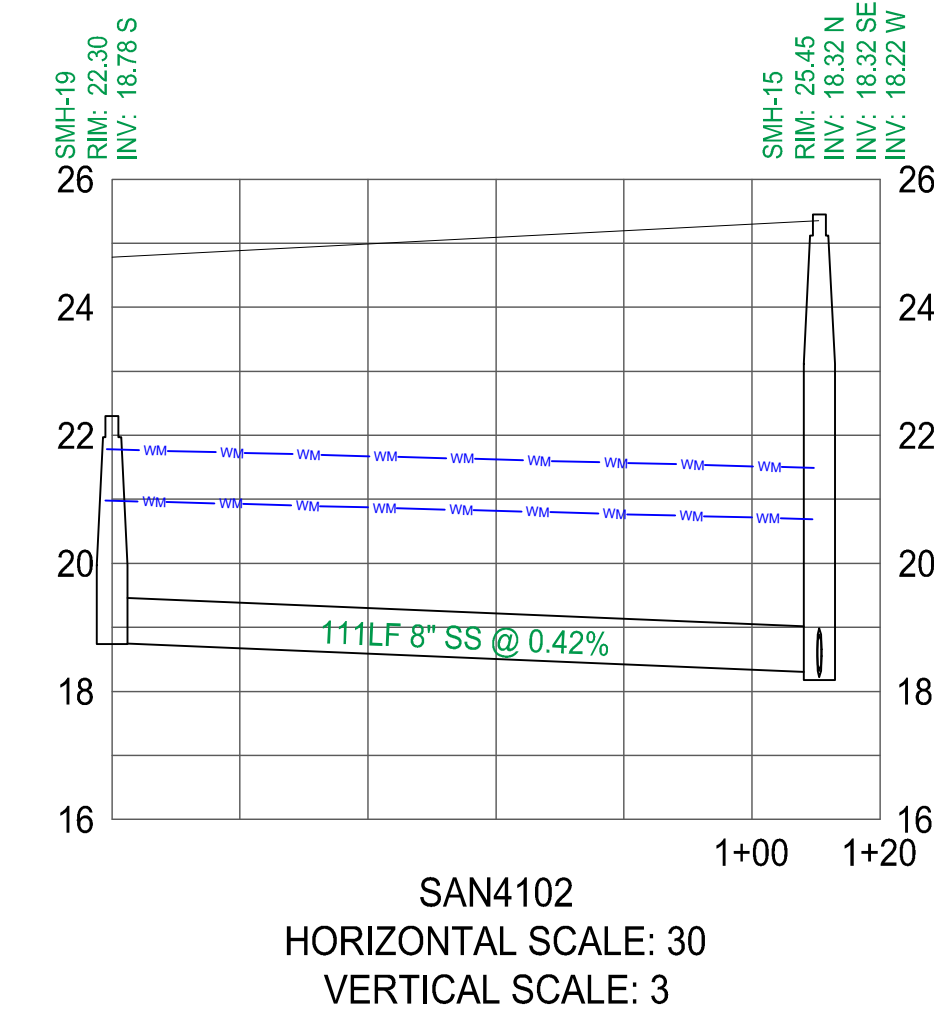
**VERANO SOUTH
POD G
PLAT NO. 2, REPLAT ON
— FOR —
13th FLOOR HOMES**

PORT SAINT LUCIE
FLORIDA

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



SHEET TITLE:	
PROFILES	
SHEET NUMBER:	
C-19	
PORT ST. LUCIE PROJECT NO: P22-23	



SHEET TITLE:

PROFILES

SHEET NUMBER:

C-20

Printed on Wednesday, February 01, 2023, 3:21 PM by Michael Lepelletier
R:\KOLTER\2020\FJ200019 - VERANO SOUTH (POD G -PLAT 1)\DWG SOUTH TOWNHOMES\FJ220014-SWPPP-----LA-YOUT: C-21 SWPPP