

DESCRIPTION

BEING A PORTION OF SECTIONS 31 AND 32 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/67; THENCE S.43°08'38" E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 5225.66 FEET; THENCE S.46°51'22" W., DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 4881.38 FEET TO THE POINT OF BEGINNING.

THENCE S.31°09'40"E., A DISTANCE OF 78.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1480.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°54'36" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°49'21", A DISTANCE OF 51.33 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.45°37'34"W., A DISTANCE OF 211.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.10°07'17"E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°52'09", A DISTANCE OF 3.43 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.02°04'27"W., A DISTANCE OF 73.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.02°15'08"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 18.85 FEET TO A POINT OF TANGENCY; THENCE S.02°15'08"W., A DISTANCE OF 247.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 843.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°36'37", A DISTANCE OF 317.95 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°38'24", A DISTANCE OF 17.94 FEET TO A POINT OF TANGENCY; THENCE S.61°46'39"E., A DISTANCE OF 144.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1297.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°45'07", A DISTANCE OF 764.04 FEET TO A POINT OF TANGENCY; THENCE S.02°15'08"W., A DISTANCE OF 117.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 553.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'58", A DISTANCE OF 125.14 FEET TO A POINT OF TANGENCY; THENCE S.82°33'48"E., A DISTANCE OF 156.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 237.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°07'58", A DISTANCE OF 199.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 143.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°11'30", A DISTANCE OF 12.21 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 160.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 69°00'43", A DISTANCE OF 192.72 FEET TO A POINT OF REVERSE CURVATURE OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 237.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°43'17", A DISTANCE OF 48.48 FEET TO A POINT OF TANGENCY; THENCE S.89°32'40"E., A DISTANCE OF 114.48 FEET; THENCE S.89°55'03"E., A DISTANCE OF 27.56 FEET; THENCE N.89°48'15"E., A DISTANCE OF 122.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 342.74 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.87°27'32"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°49'30", A DISTANCE OF 28.76 FEET TO POINT OF NON-TANGENT INTERSECTION, SAID INTERSECTION ALSO BEING THE SOUTHWESTERLY CORNER OF VERANO SOUTH - P.U.D.1. - POD D - PLAT NO.2, AS RECORDED IN PLAT BOOK 95, PAGE(S) 17 THROUGH 26, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.84°01'55"E., A DISTANCE OF 144.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3050.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.02°23'37"E. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'44", A DISTANCE OF 1099.90 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.71°11'28"E., A DISTANCE OF 539.95 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH - POD E - PLAT NO.1, AS RECORDED IN PLAT BOOK 91, PAGE(S) 9 THROUGH 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.18°48'32"W., A DISTANCE OF 120.00 FEET TO A POINT OF INTERSECTION ALONG THE NORTHEASTERLY LINE OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO.1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.71°11'28"W. CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 539.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.18°15'27"W. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.54 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1885.95 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.01°49'37"E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°24'30", A DISTANCE OF 145.10 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.84°38'39"W., A DISTANCE OF 733.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1381.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°48'11", A DISTANCE OF 525.52 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.27°09'32"W., A DISTANCE OF 285.58 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1403.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.01°52'11"W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°39'14", A DISTANCE OF 162.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°46'21", A DISTANCE OF 18.38 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.82°59'18"W., A DISTANCE OF 86.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1403.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'59", A DISTANCE OF 464.84 FEET TO A POINT OF TANGENCY; THENCE N.81°46'39"W., A DISTANCE OF 144.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°46'21", A DISTANCE OF 18.38 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.88°15'10"W., A DISTANCE OF 137.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 120.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.88°15'10"W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°54'30", A DISTANCE OF 643.28 FEET TO A POINT OF TANGENCY; THENCE N.31°09'40"W., A DISTANCE OF 116.99 FEET; THENCE N.58°50'20"E., A DISTANCE OF 210.00 FEET; THENCE S.31°09'40"E., A DISTANCE OF 38.69 FEET; THENCE N.58°50'20"E., A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

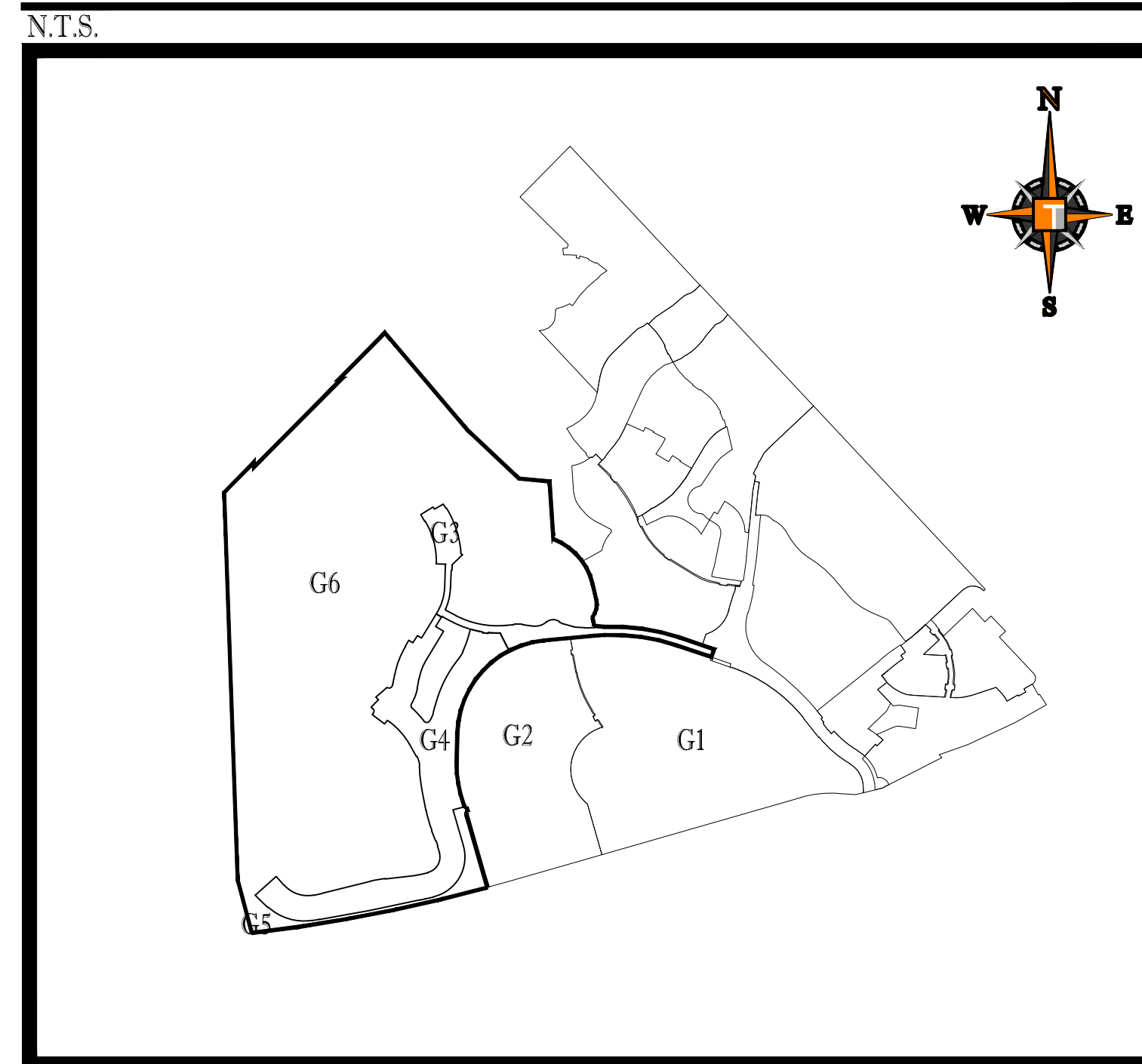
CONTAINING: 984,831 SQUARE FEET OR 22.609 ACRES, MORE OR LESS.

CONSTRUCTION PLANS FOR: POD G - PLAT 3 MODEL HOME ROW AND ENTRY FEATURE

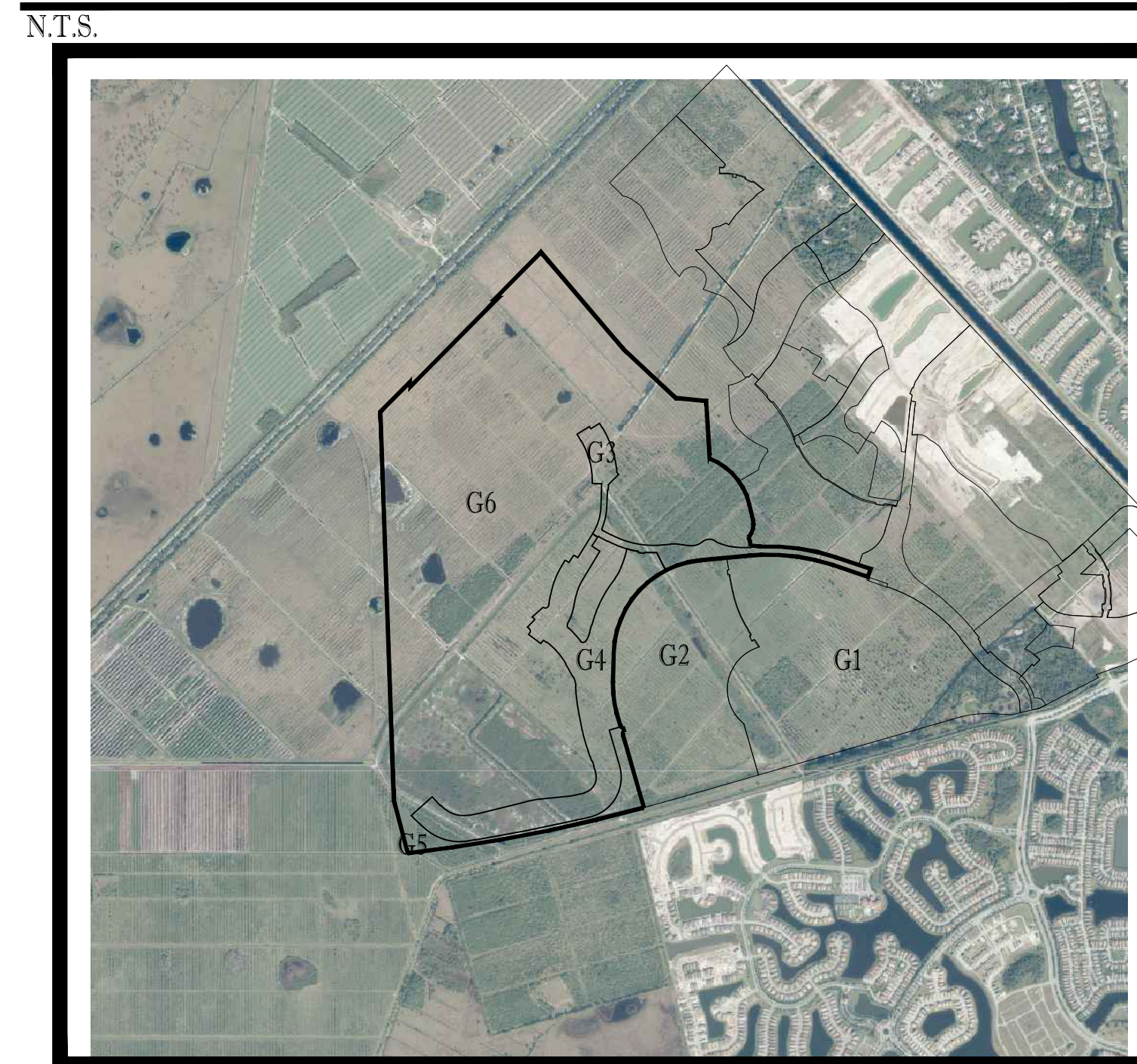
OWNER:

VERANO DEVELOPMENT, LLC

LOCATION MAP



VICINITY AERIAL MAP



SHEET INDEX

Sheet Number	Sheet Title
C-01(G3)	COVER SHEET
C-02(G3)	GENERAL NOTES
C-03A(G3)	KEY SHEET
C-03B(G3)	KEY SHEET
C-04(G3)	PGD PLAN
C-05(G3)	PGD PLAN
C-06(G3)	PGD PLAN
C-07(G3)	PGD PLAN
C-08(G3)	PGD PLAN
C-09(G3)	PGD DETAILS
C-10(G3)	PGD DETAILS
C-11(G3)	PGD SECTIONS
C-12(G3)	UTILITY KEY SHEET
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C-17(G3)	UTILITY PLANS
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C-19(G3)	UTILITY PROFILES
C-20(G3)	UTILITY DETAILS
C-21(G3)	LIFT STATION DETAILS
C-22(G3)	SWPPP

PROJECT TEAM

APPLICANT:

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

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

SURVEYOR:

GEOPOINT SURVEY, 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.

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 33409 TAMPA, FL 33609 JUPITER, FL 33458
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REVISIONS:

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

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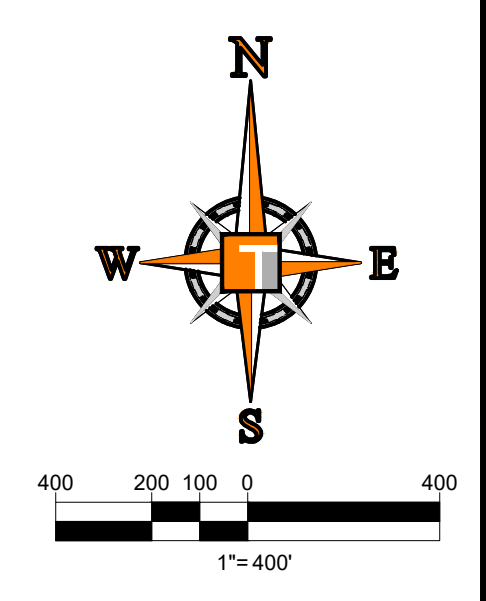
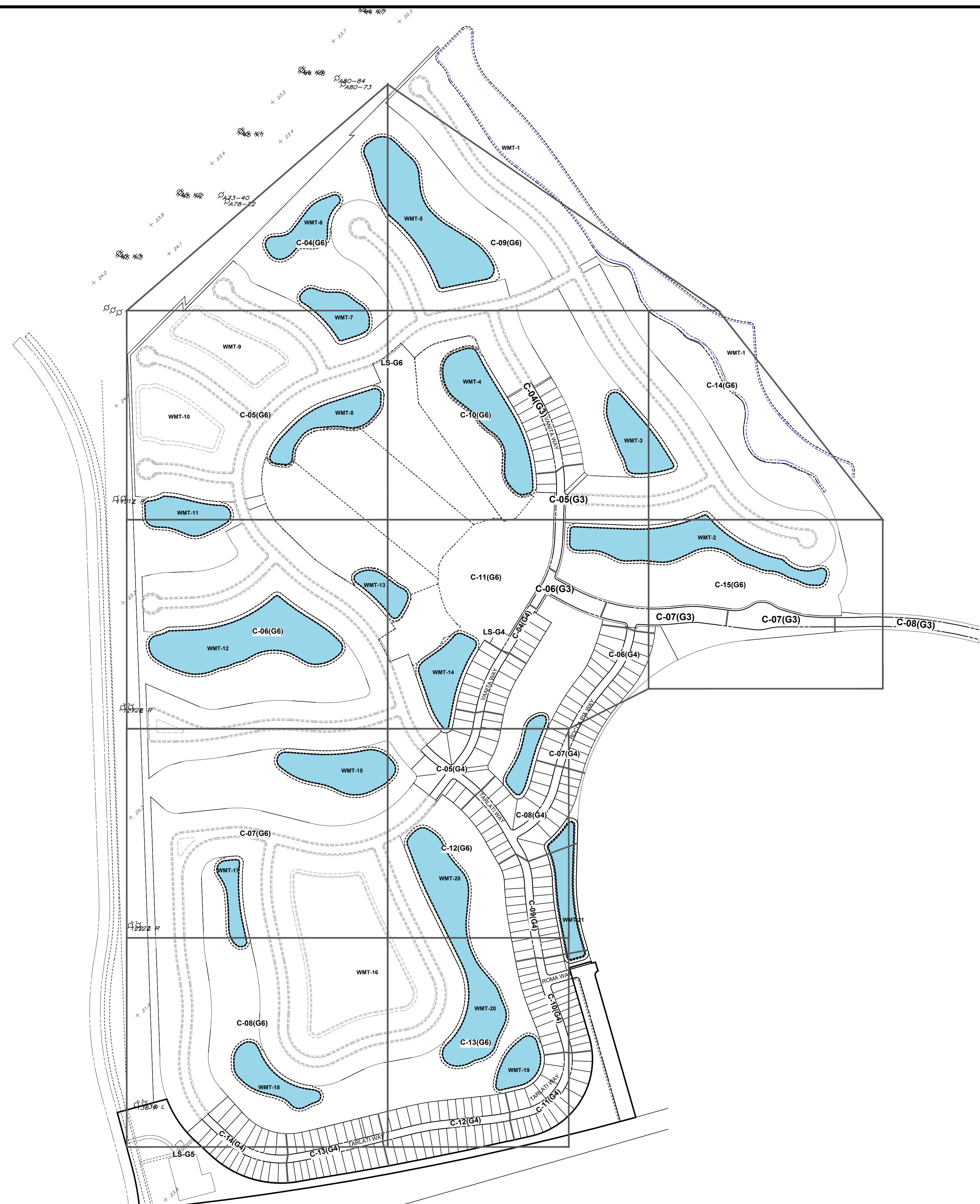
PROJECT No.:	FJ160006
DRAWN BY:	MUL
CHECKED BY:	BMU
DATE:	5/21
CAD I.D.:	FJ160006-COVER-SHEET

PROJECT:
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

PEBworth PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
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www.ThomasEngineeringGroup.com

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

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-01(G3)
PORT ST. LUCIE PROJECT NO: P21-206



SHEET LEGEND

C-xx(gx) SHEET NUMBER(PLAT NUMBER)

REVISIONS			
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2	12-3-21	BID SET	BU

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

PROJECT:
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**
FOR
VERANO DEVELOPMENT

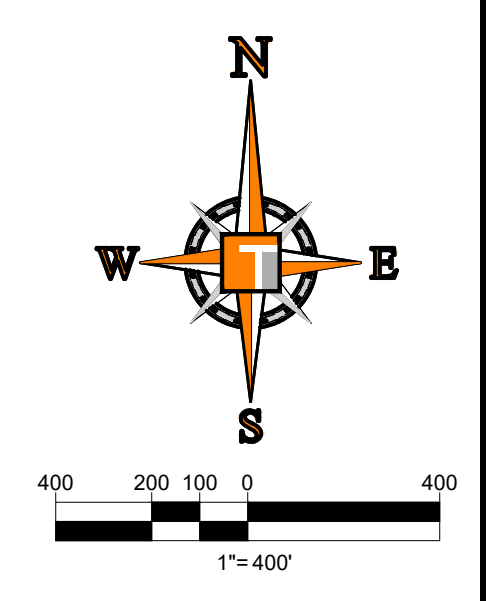
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BRANDON UEMER
No. 68345
PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
KEY SHEET
SHEET NUMBER:
C-03A(G3)

Printed on Wednesday, January 12, 2022, 10:42 AM by Michael Legleiter



SHEET LEGEND

GX	PLAT NUMBER
④	HOLE NUMBER
-----	PLAT LIMITS G6

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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PROJECT No.:	FJ160006
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CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-KEY-SHEET2

PROJECT:

**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

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BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD No. 27528

SHEET TITLE:

KEY SHEET

SHEET NUMBER:

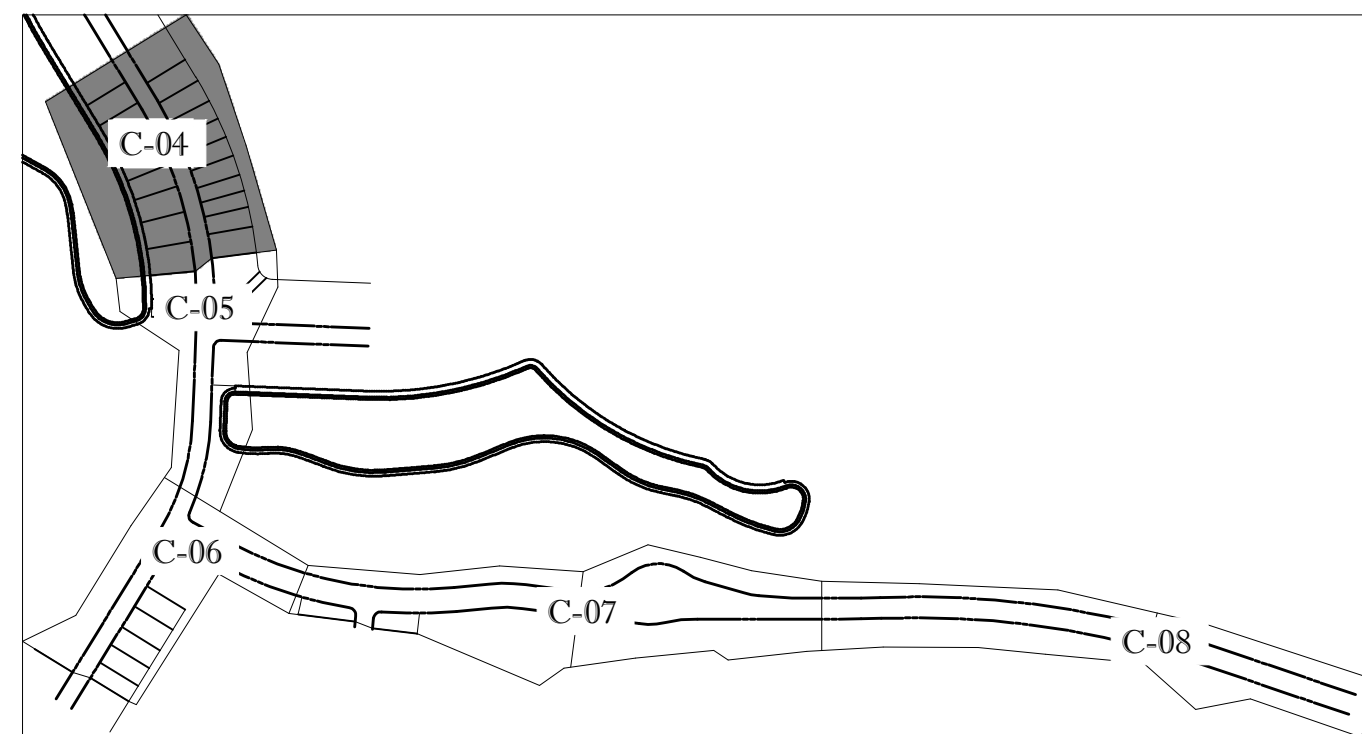
C-03B(G3)

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 </tr <tr> <td>Invasive / Exotic Vegetation</td> <td>No</td> <td>N/A</td> <td>No</td> <td>No</td> </tr>	Invasive / Exotic Vegetation	No	N/A	No	No
Invasive / Exotic Vegetation	No	N/A	No	No				

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

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

ALL POD G PLATS AND SITE PLANS ARE WITHIN BASIN 2



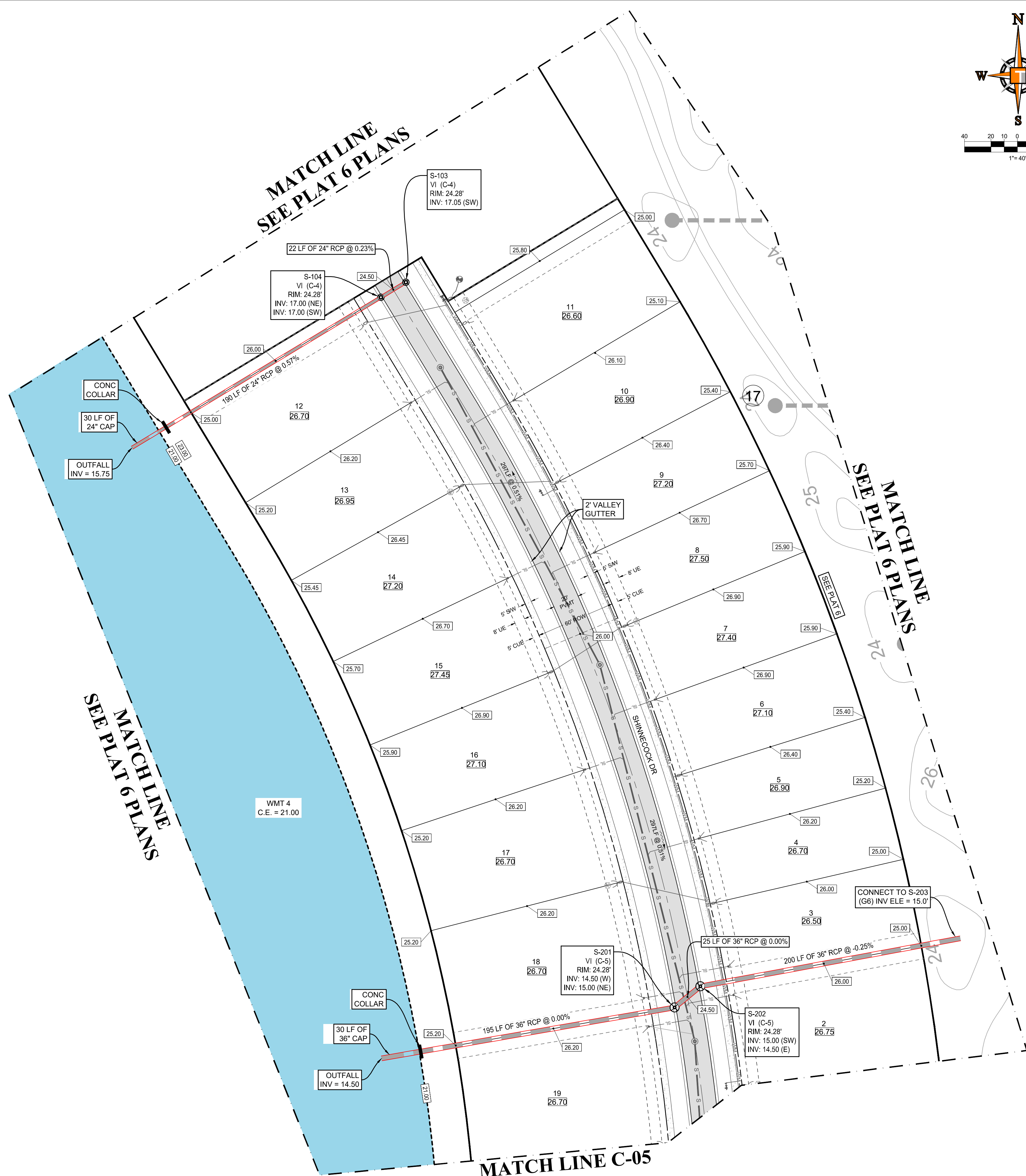
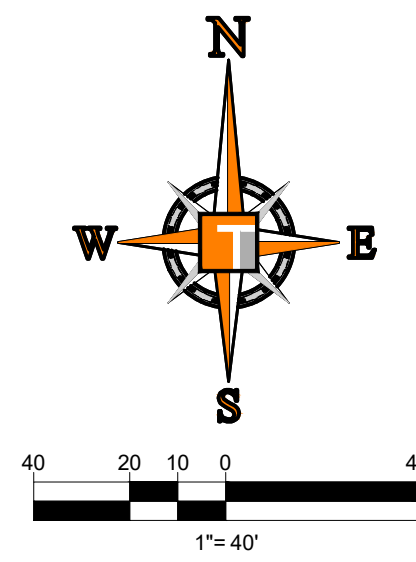
KEYMAP

ENGINEERING LEGEND

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

CONSTRUCTION NOTES:

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



THOMAS ENGINEERING GROUP
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PROJECT No.:	FJ160006
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CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:
**VERANO SOUTH
 POD G - PLAT 3
 MODEL HOME ROW
 AND ENTRY FEATURE**
 FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
 FLORIDA

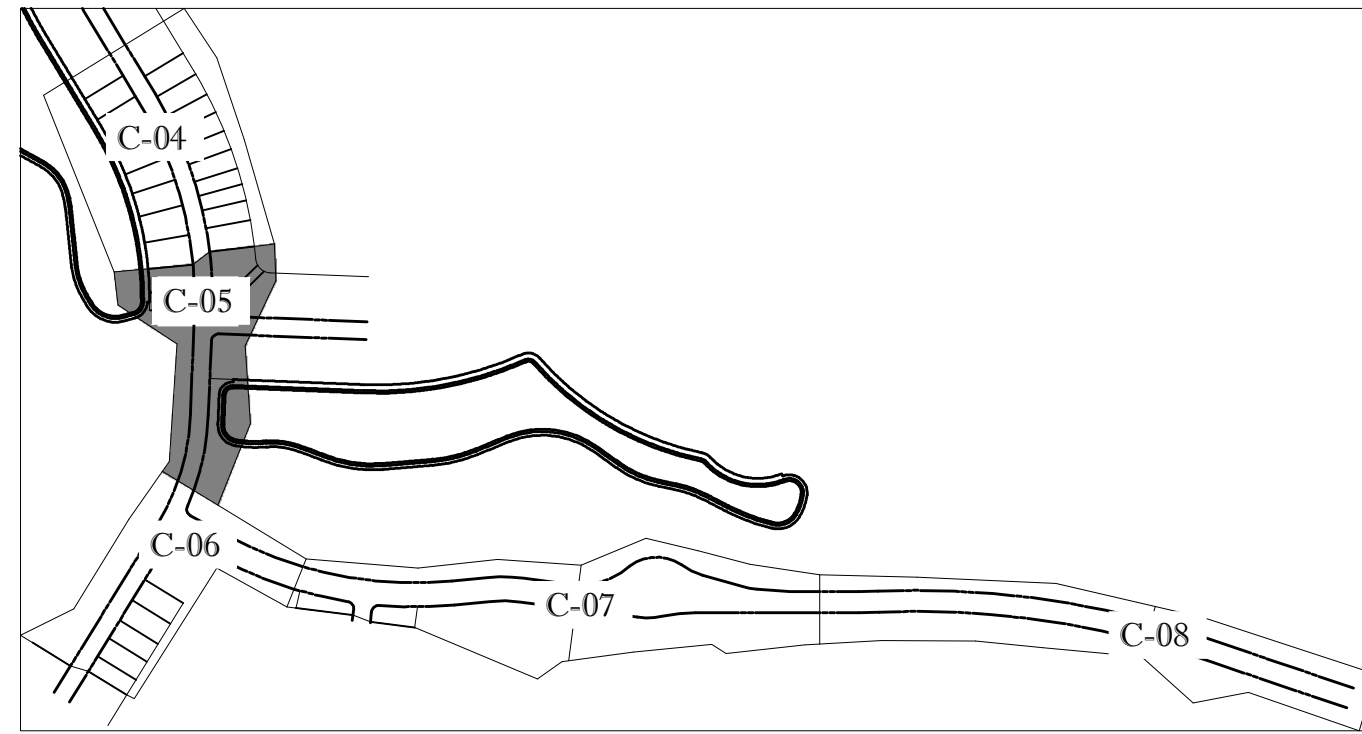
THOMAS ENGINEERING GROUP
 PEBWORTH PROFESSIONAL PLAZA
 125 W. INDIANTOWN RD., SUITE 206
 JUPITER, FL 33458
 PH: (561) 203-7503
 FX: (561) 203-7721
 www.ThomasEngineeringGroup.com

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

SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-04(G3)
 PORT ST. LUCIE PROJECT NO: P21-206

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

ALL POD G PLATS AND SITE PLANS ARE WITHIN BASIN 2

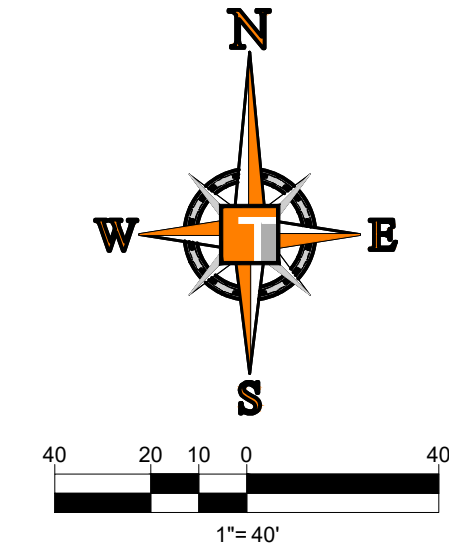
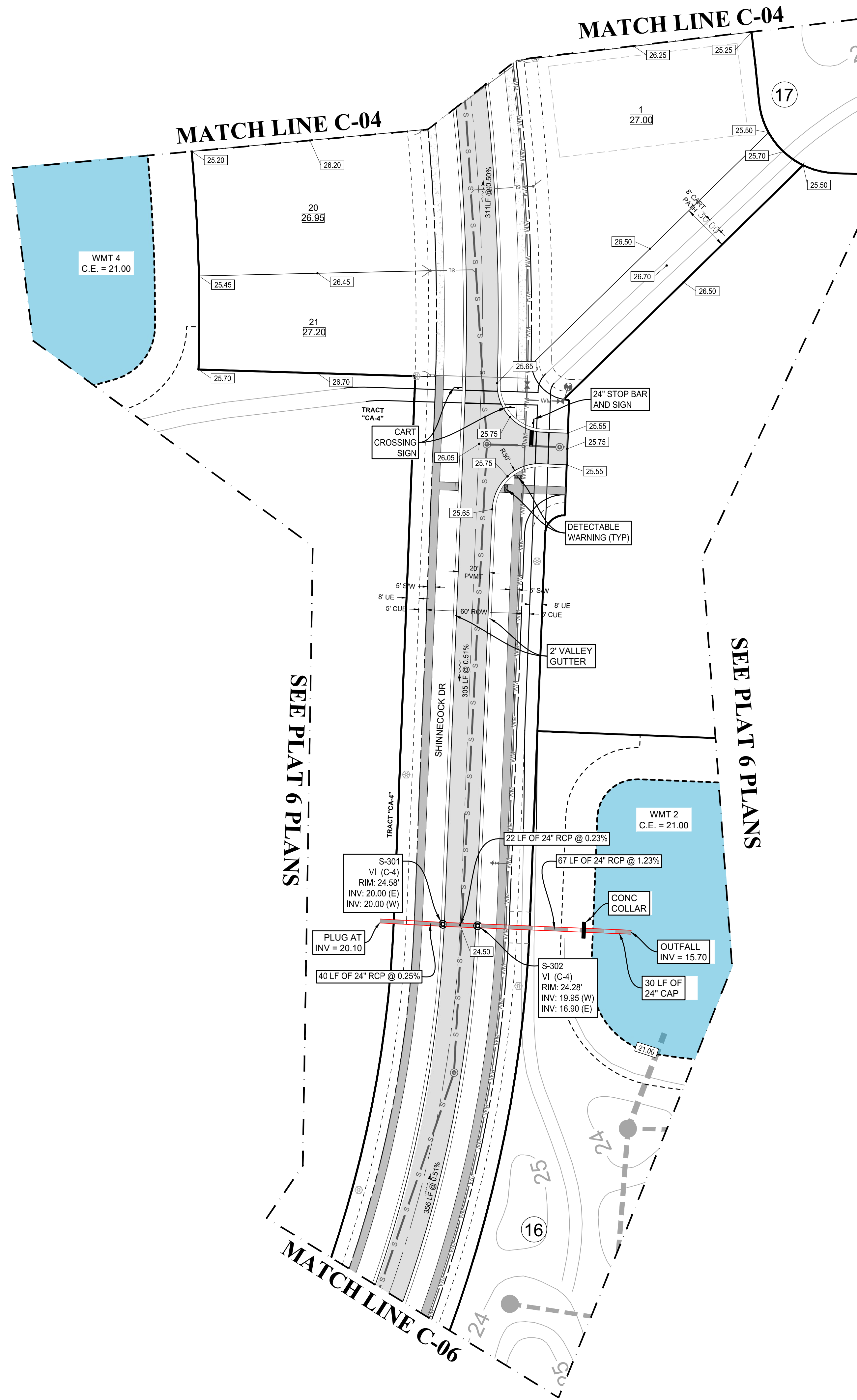


KEYMAP

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	

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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- 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.
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- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
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 MIAMI, FL 33167 | TAMPA, FL 33609 | JUPITER, FL 33468
 P: 954-202-7000 | P: 813-379-4100 | P: 561-203-7503
 THE INFORMATION, DESIGN AND CONCEPTS ON THESE PLANS ARE PRELIMINARY AND SHALL BE CORRECTED OR CHANGED FOR ANY PURPOSES WITHOUT NOTICE. ANY CHANGES SHALL BE INDICATED BY A REVISION TABLE. THE INFORMATION, DESIGN AND CONCEPTS ON THESE PLANS SHALL BE USED FOR CONSTRUCTION.

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

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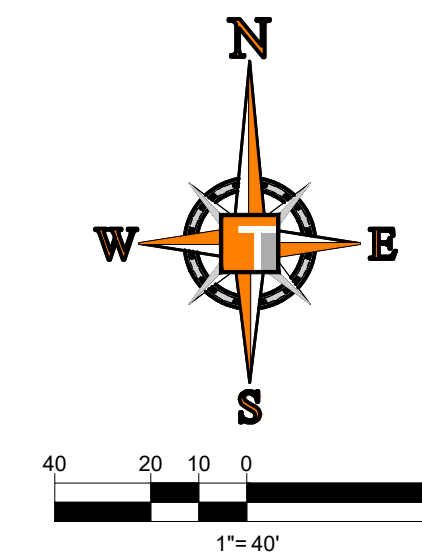
PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:
**VERANO SOUTH
 POD G - PLAT 3
 MODEL HOME ROW
 AND ENTRY FEATURE**
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
 FLORIDA

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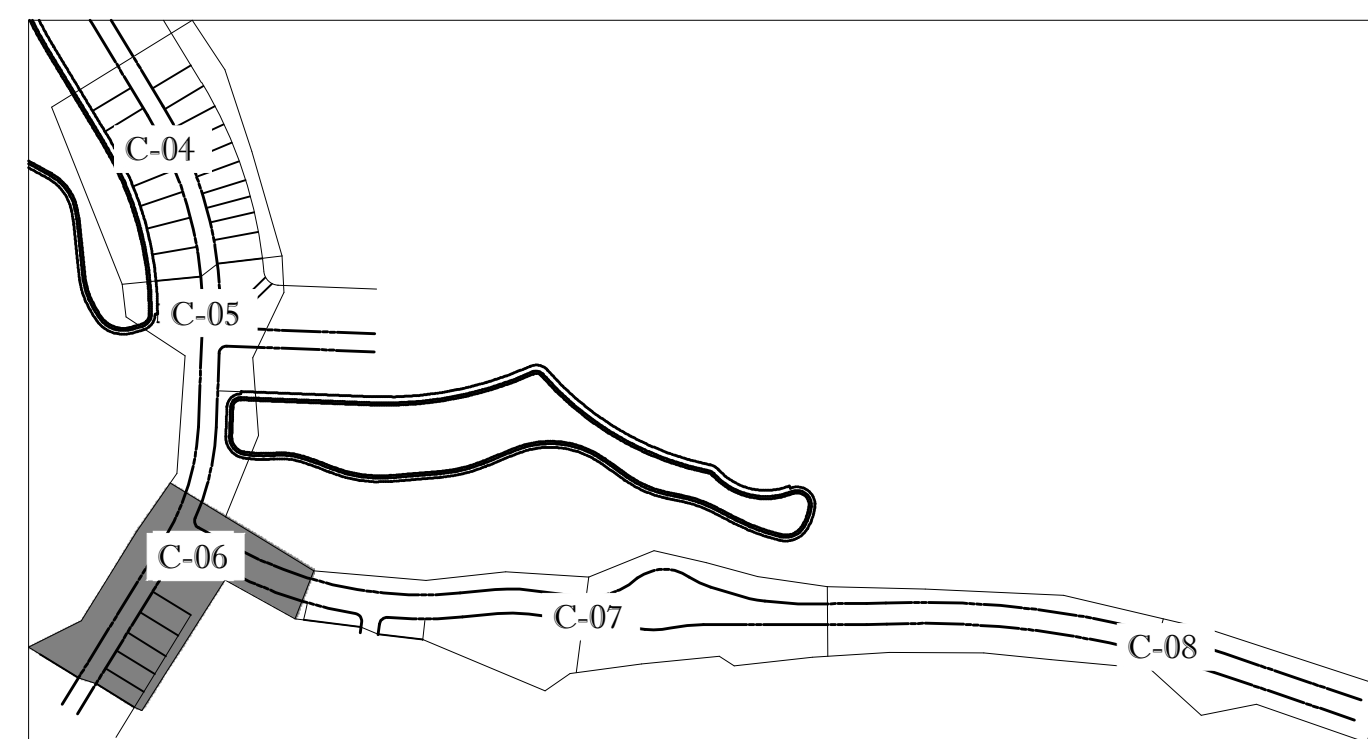
BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 January 12, 2022
 FLORIDA LICENSE No. 68345
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-05(G3)
 PORT ST. LUCIE PROJECT NO: P21-206



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

ALL POD G PLATS AND SITE PLANS ARE WITHIN BASIN 2



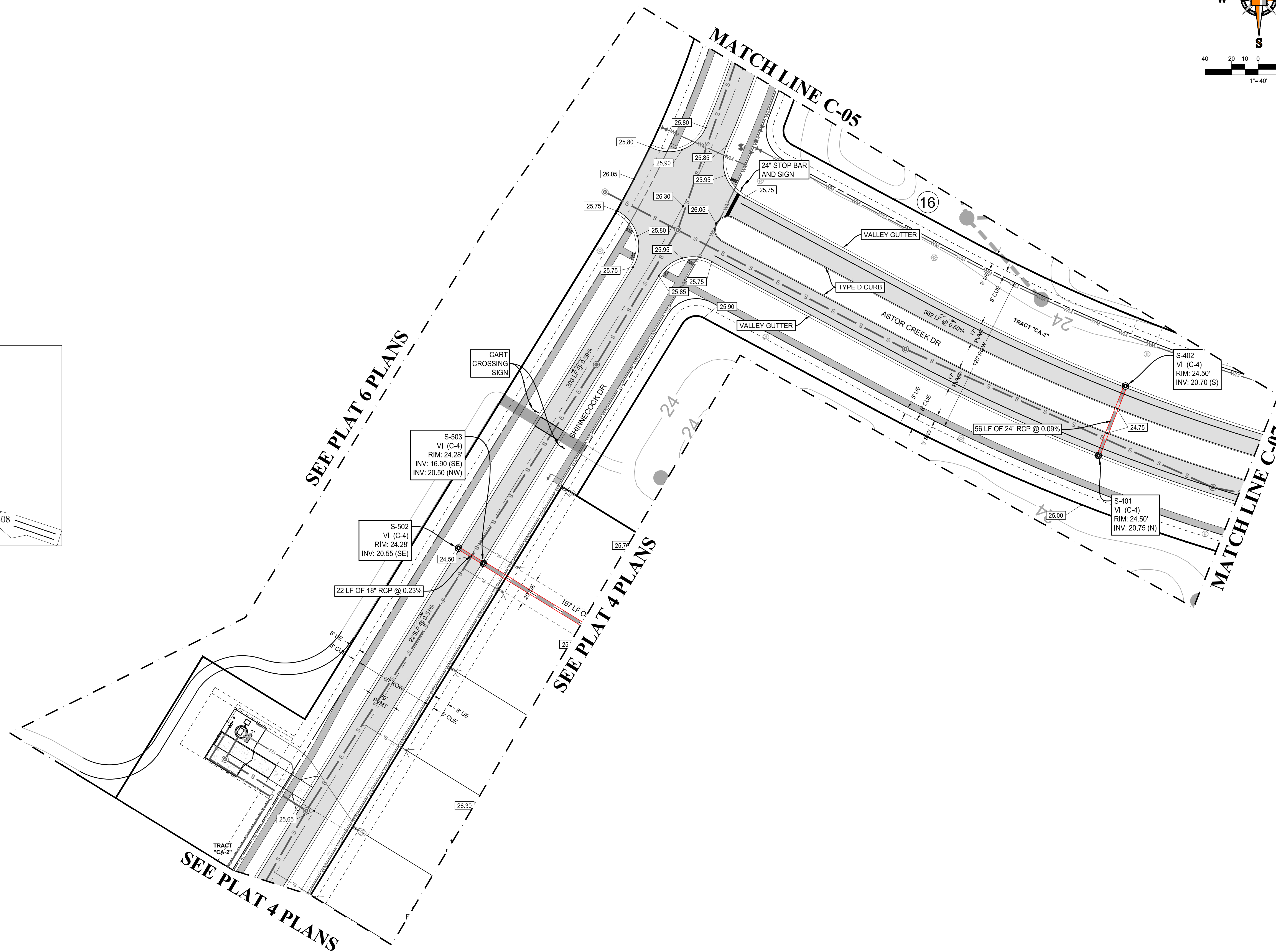
KEYMAP

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	

CONSTRUCTION NOTES:

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125 W. INDIANTOWN RD.
SUITE 100
JUPITER, FL 33468
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REVISIONS			
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1	10-5-21	REV PER SPRC	MJL
2	12-3-21	BID SET	BU

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

PROJECT:

**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS
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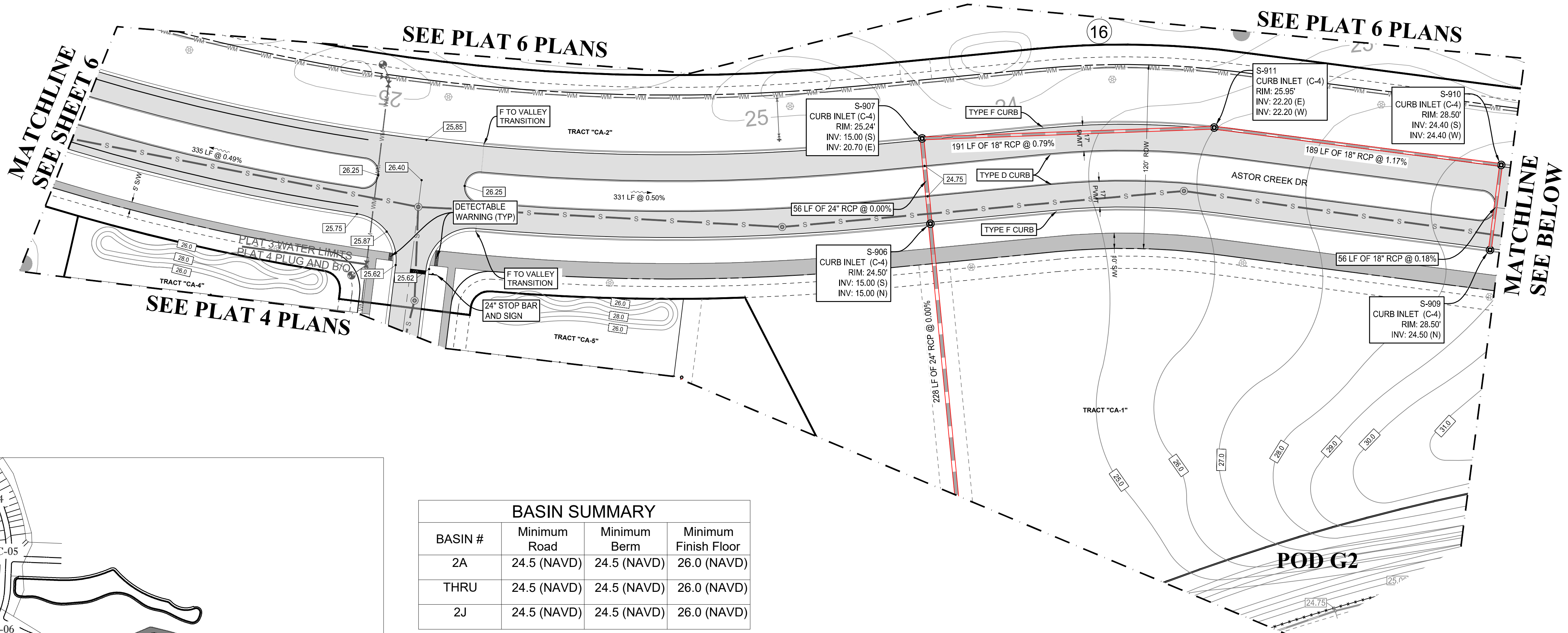
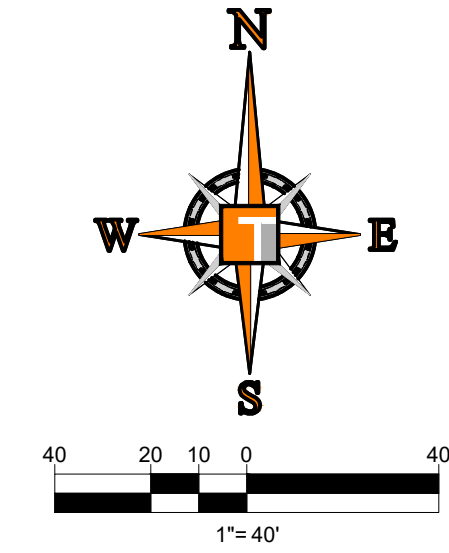
BRANDON UEMER
No. 68345

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

SHEET TITLE:
PGD PLAN

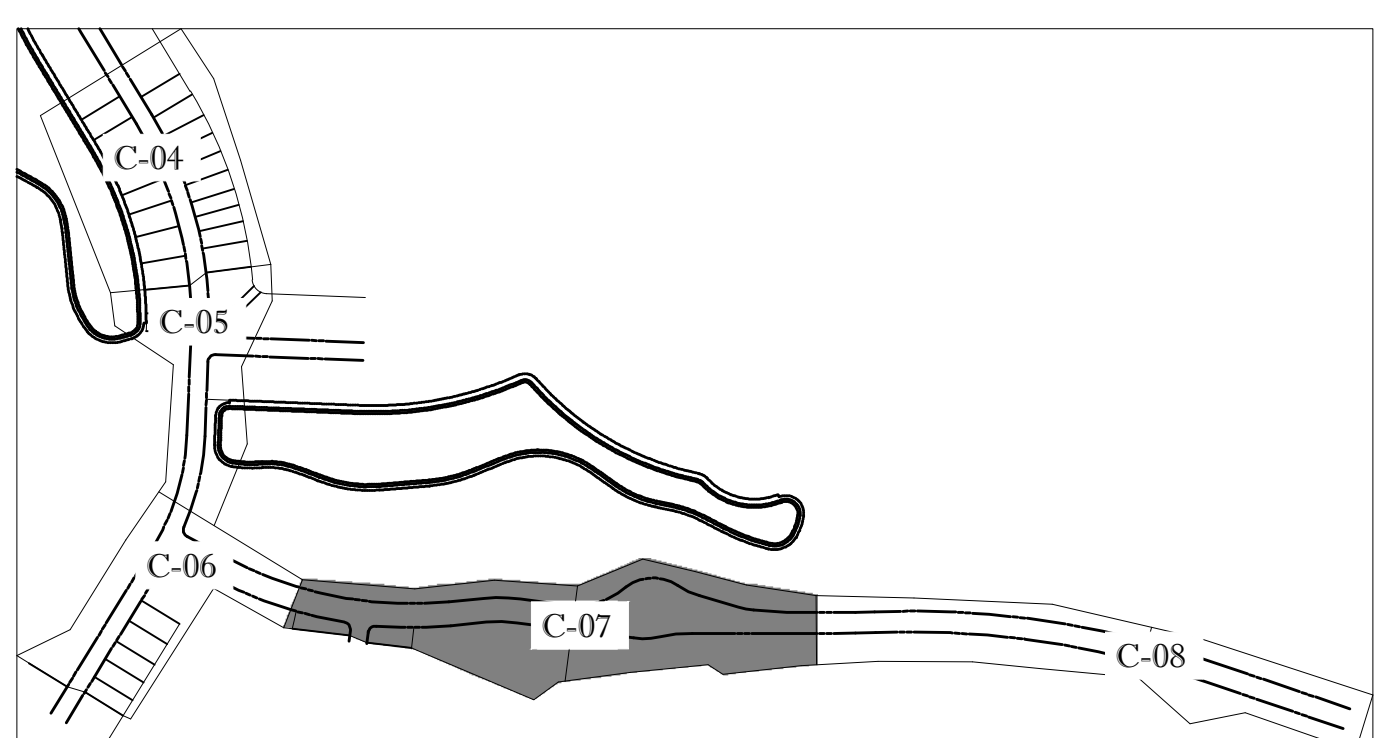
SHEET NUMBER:
C-06(G3)

PORT ST. LUCIE PROJECT NO: P21-206



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

ALL POD G PLATS AND SITE PLANS ARE WITHIN BASIN 2



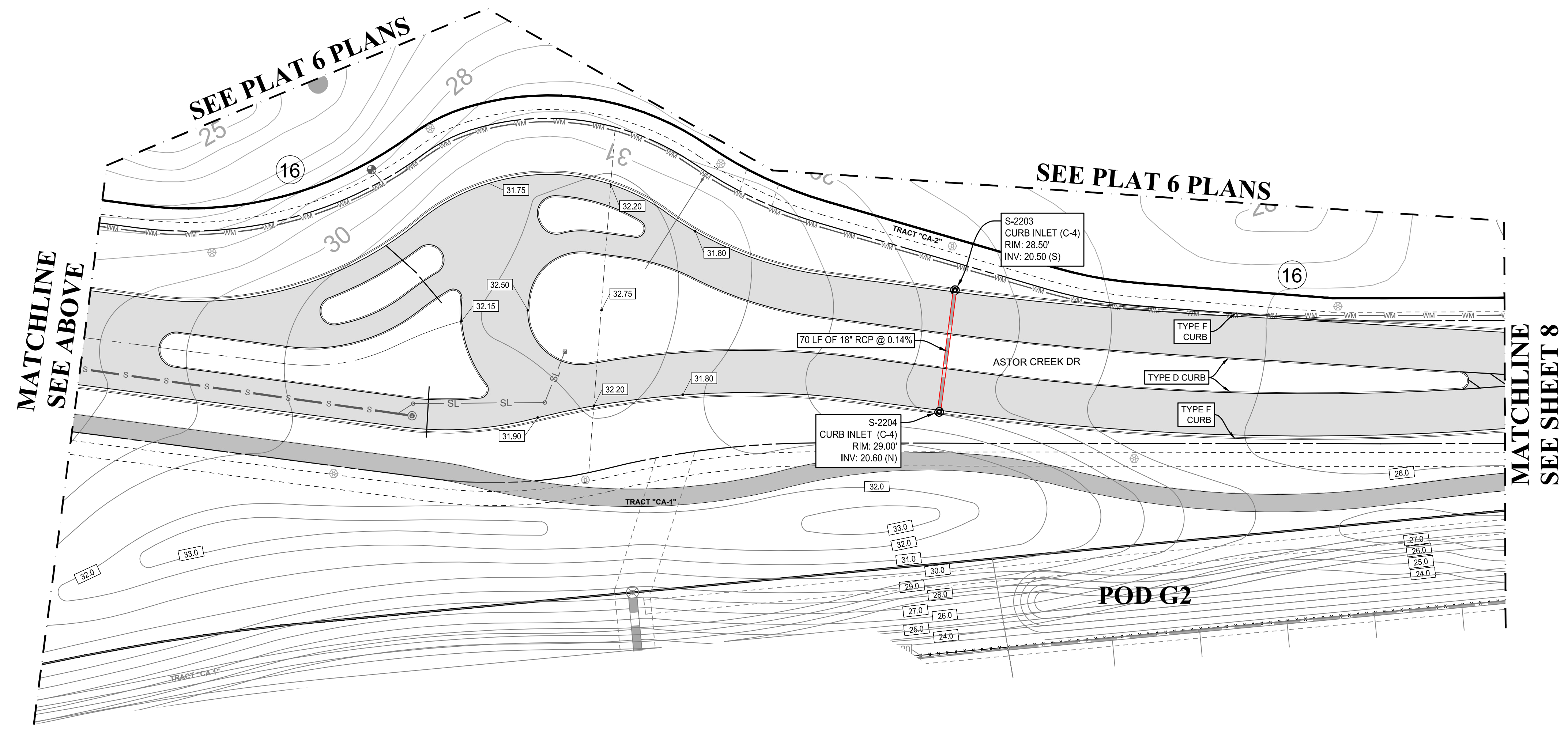
KEYMAP

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	

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

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 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503
 WWW.THOMASENGINEERINGGROUP.COM

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

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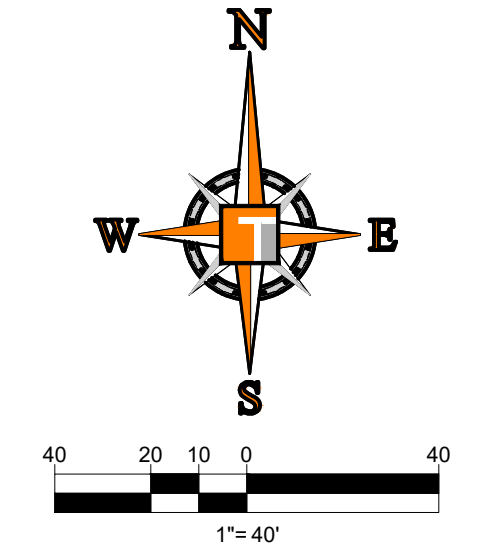
PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:
**VERANO SOUTH
 POD G - PLAT 3
 MODEL HOME ROW
 AND ENTRY FEATURE**
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
 FLORIDA

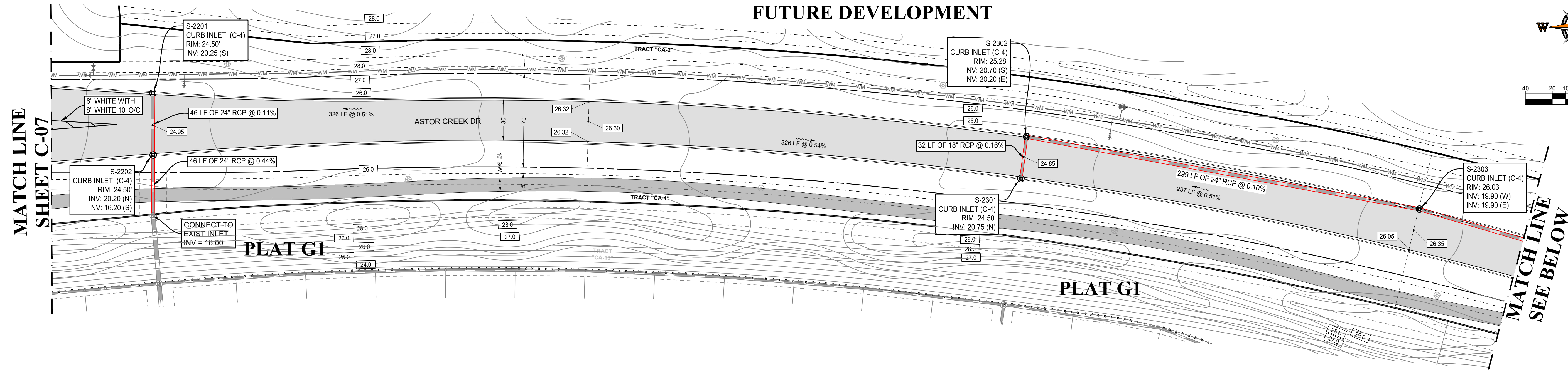
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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 January 12, 2022
 Florida License No. 68345
 Florida Board of Professional Engineers, Inc. No. 27528

SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-07(G3)
 PORT ST. LUCIE PROJECT NO: P21-206

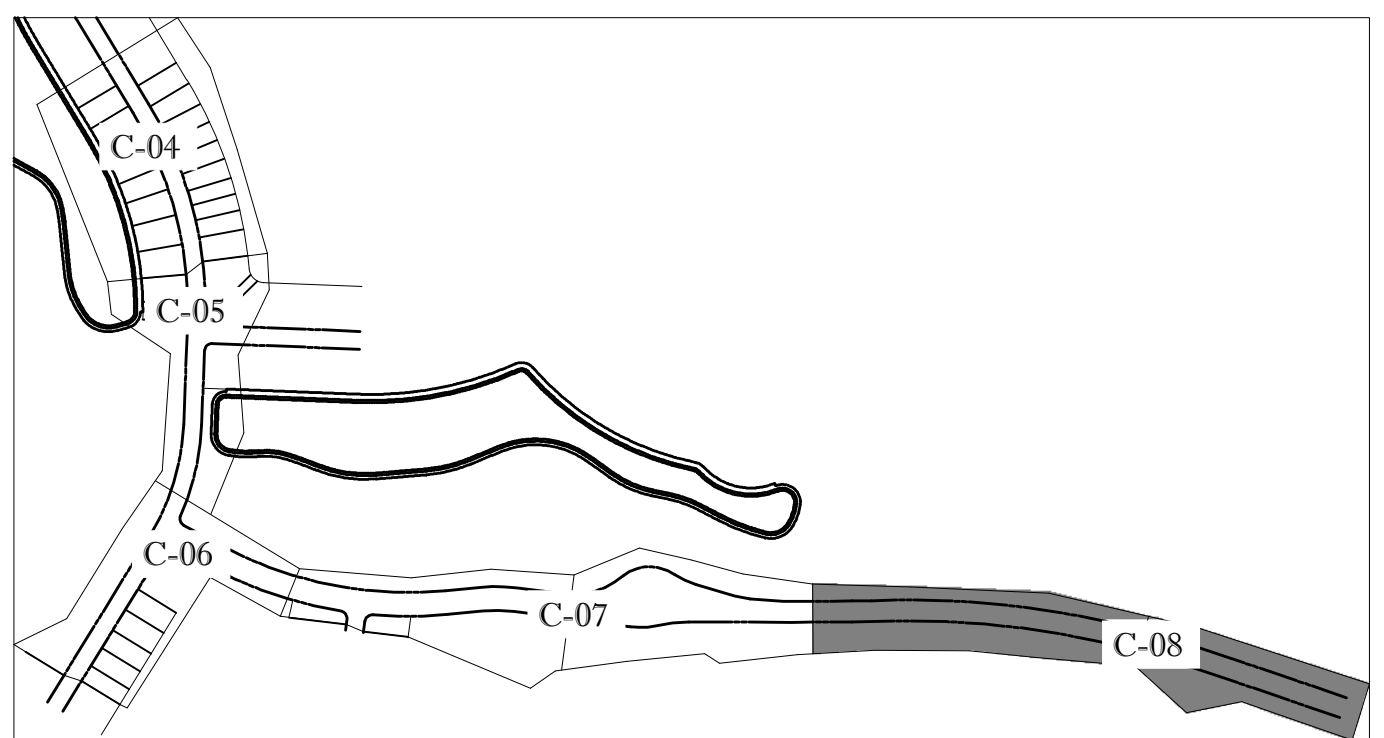


FUTURE DEVELOPMENT



MATCH LINE
SHEET C-07

MATCH LINE
SEE BELOW



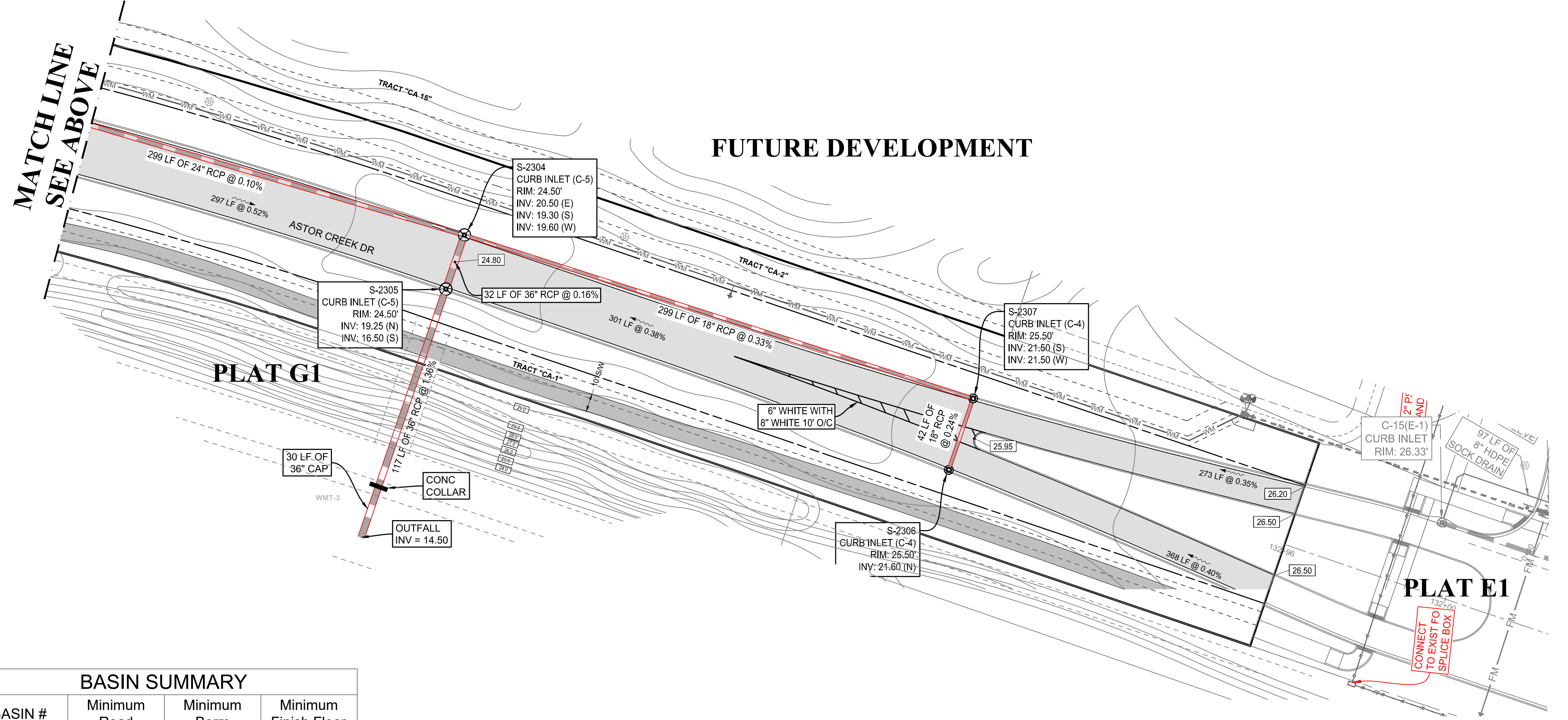
KEYMAP

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\"/>	

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MATCH LINE
SEE ABOVE

PLAT E1

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

ALL POD G PLATS AND SITE PLANS ARE WITHIN BASIN 2

HOMAS
ENGINEERING GROUP

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JUPITER, FL 33469 | TAMPA, FL 33609 | JUPITER, FL 33458
P: 561-202-7000 | P: 813-379-4100 | P: 561-203-7503

THE INFORMATION, DESIGN AND CONSTRUCTION OF THIS PLAN AND INSTRUMENTS AND SPECIFICATIONS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER ASSUMES NO LIABILITY FOR OMISSIONS, ERRORS, OR INADEQUACIES IN THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND SHALL NOT BE USED FOR OTHER PURPOSES.

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

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
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DATE:	9-1-21
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PROJECT:

**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
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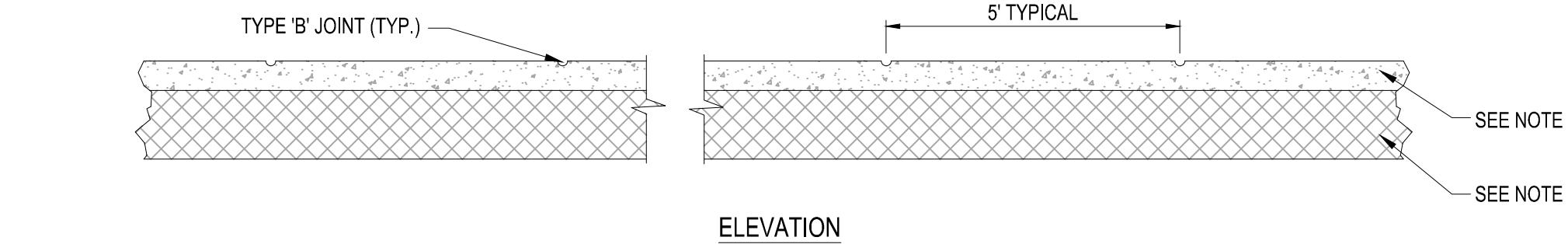
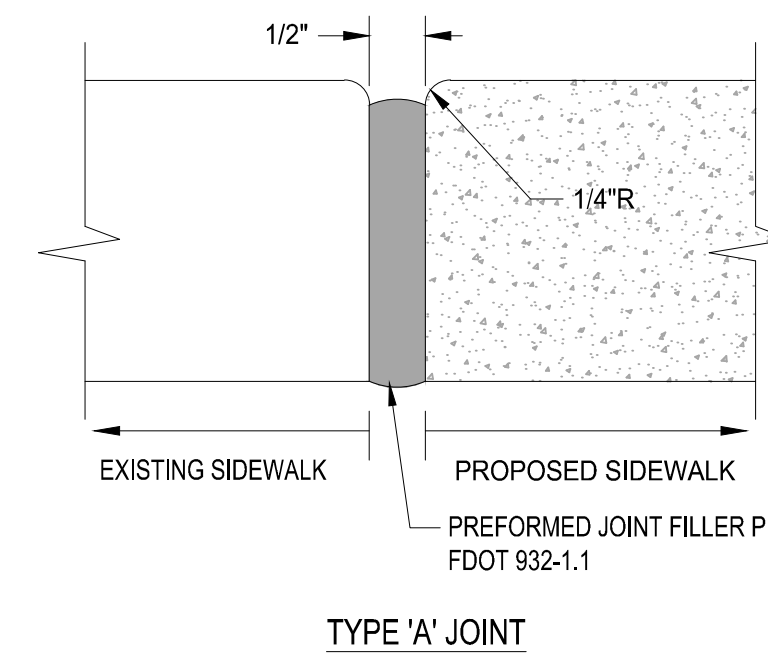
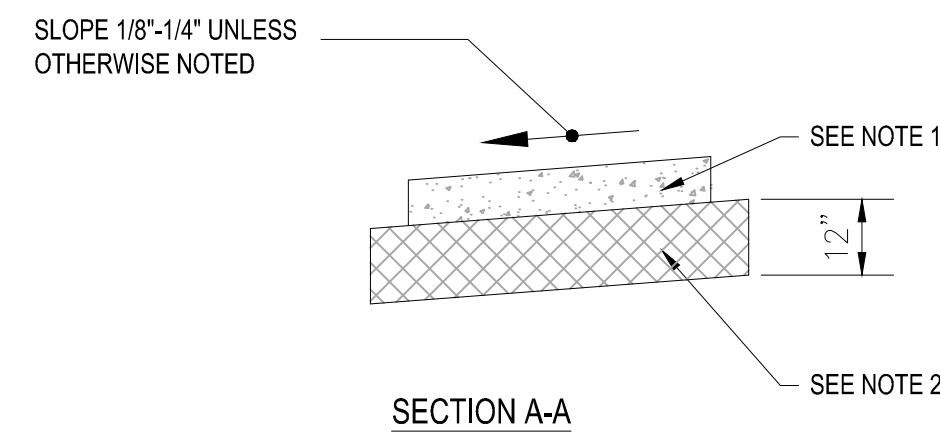
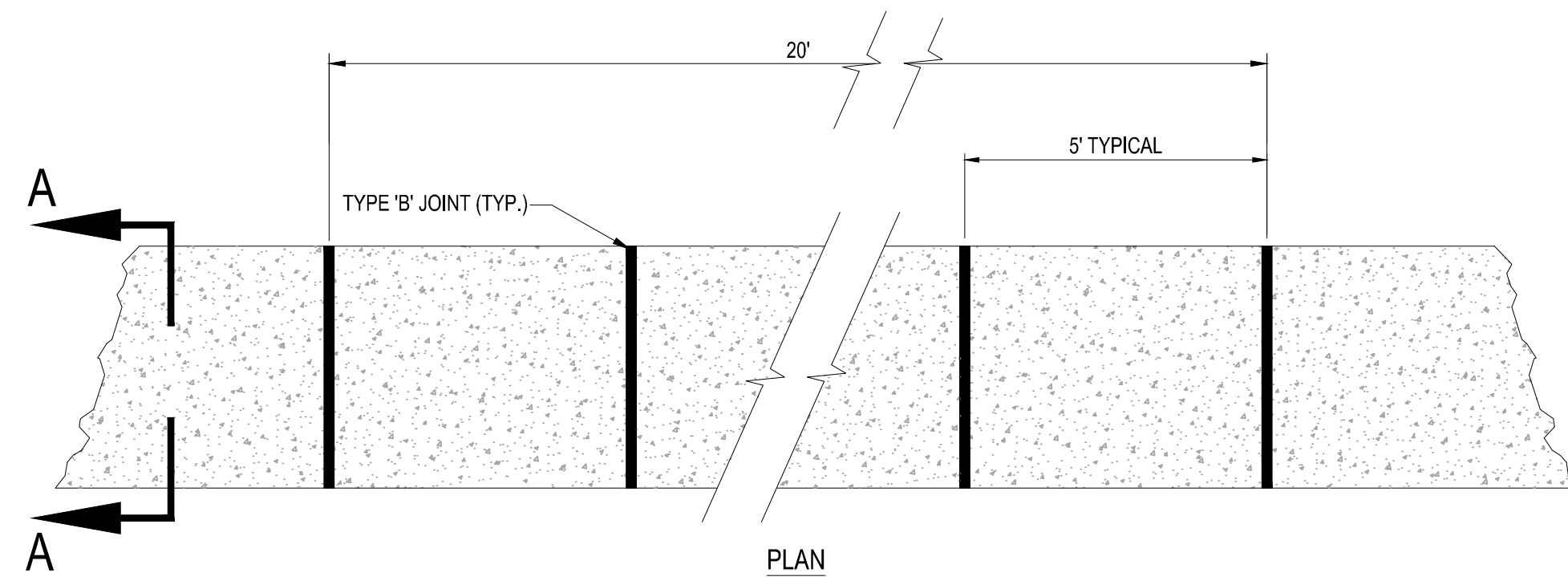
BRANDON UEMER
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SHEET TITLE:
PGD PLAN

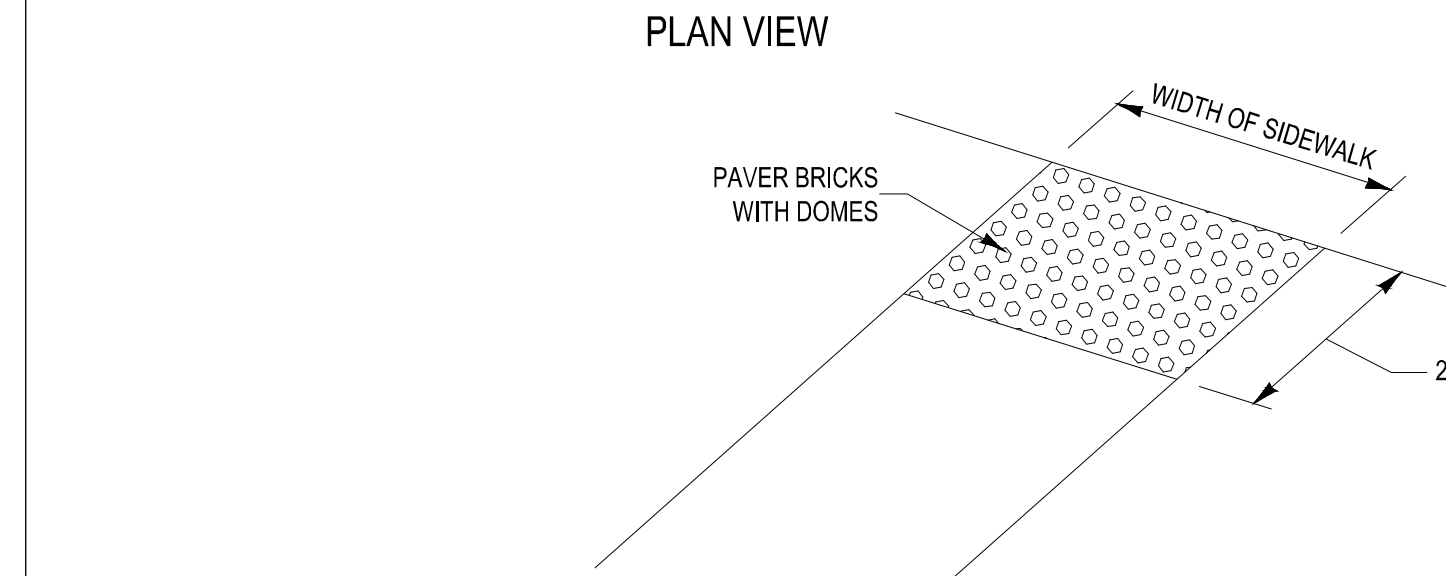
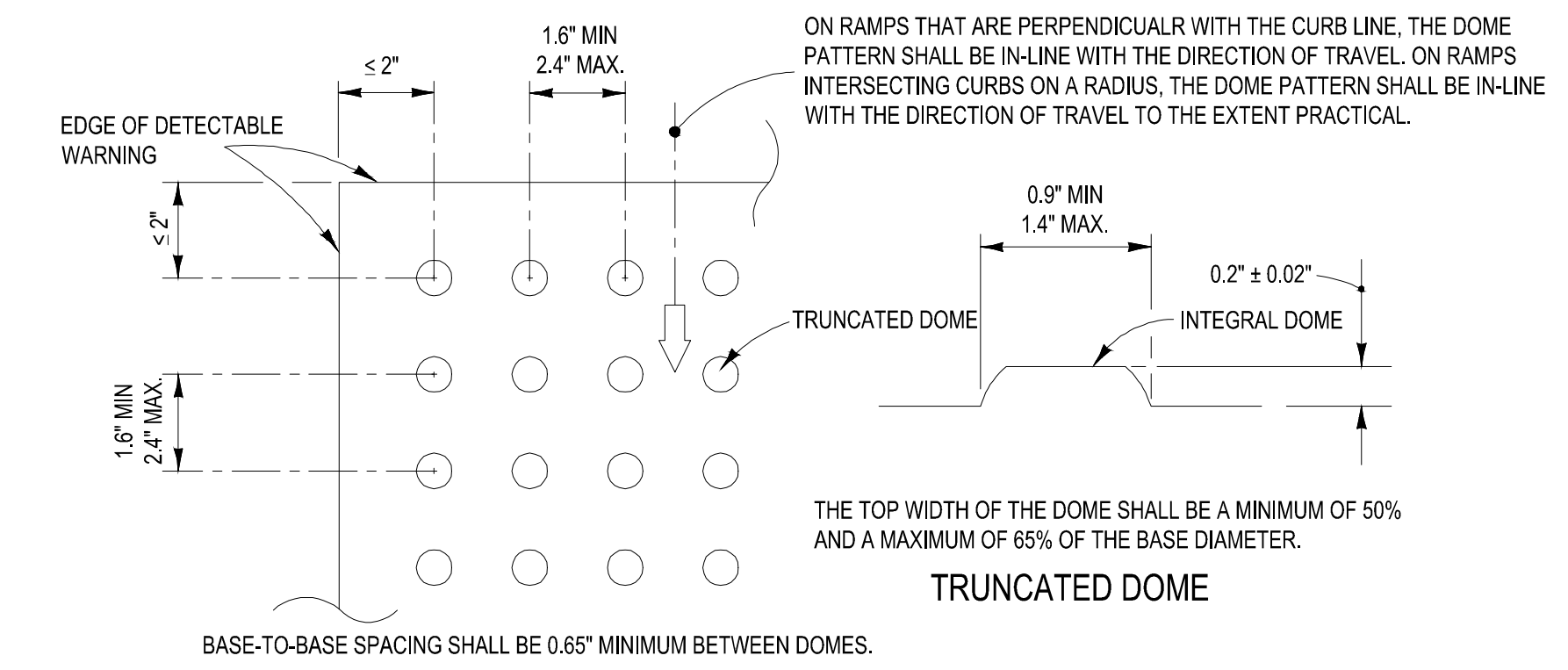
SHEET NUMBER:
C-08(G3)

PORT ST. LUCIE PROJECT No: P21-206



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

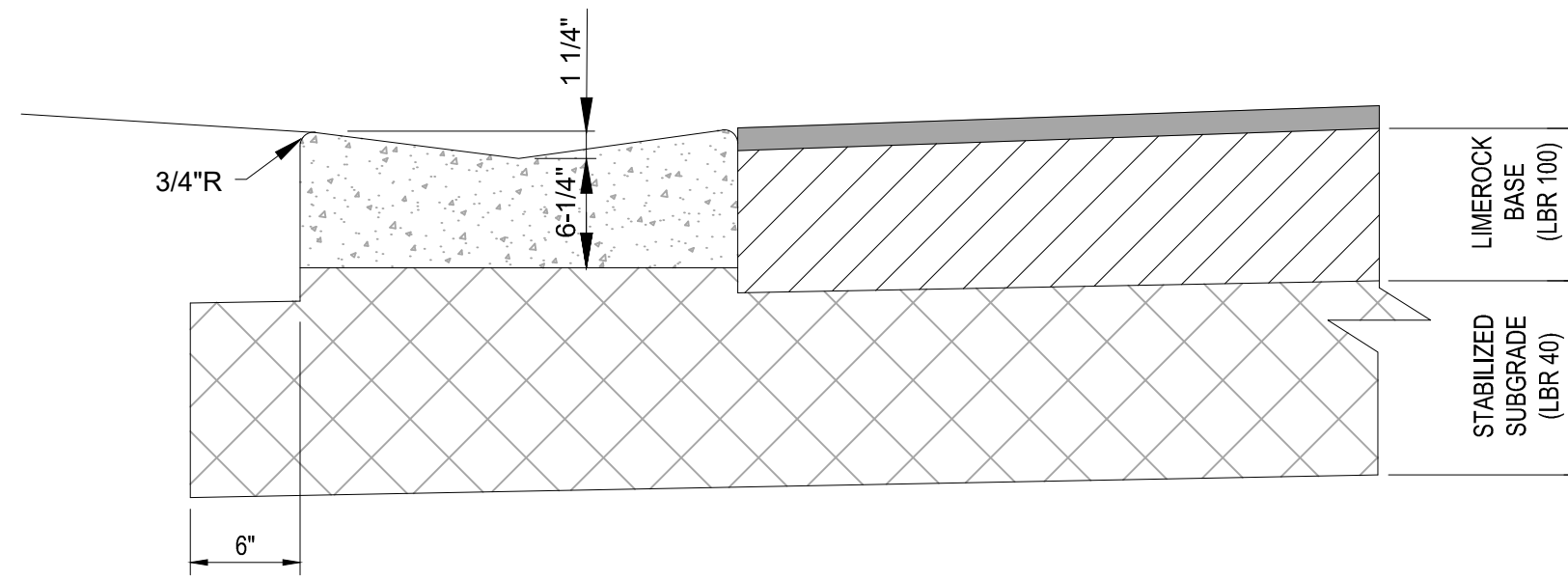
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.



- 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

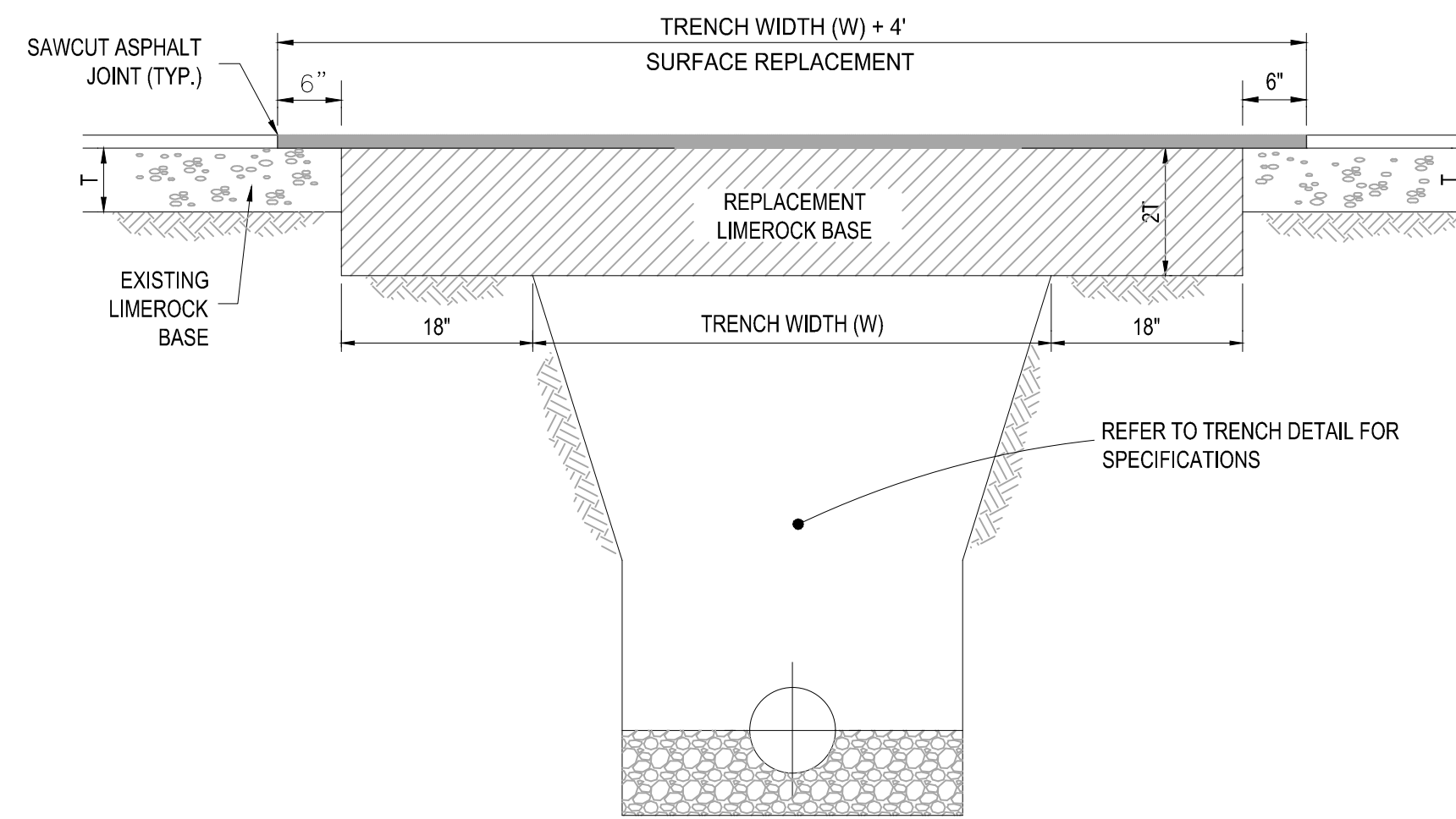
SCALE: NONE



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

8 VALLEY GUTTER DETAIL

SCALE: NONE



- NOTES:**
- REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
 - 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.
 - SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
 - ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY.
 - SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
 - SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS).
 - BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
 - 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.

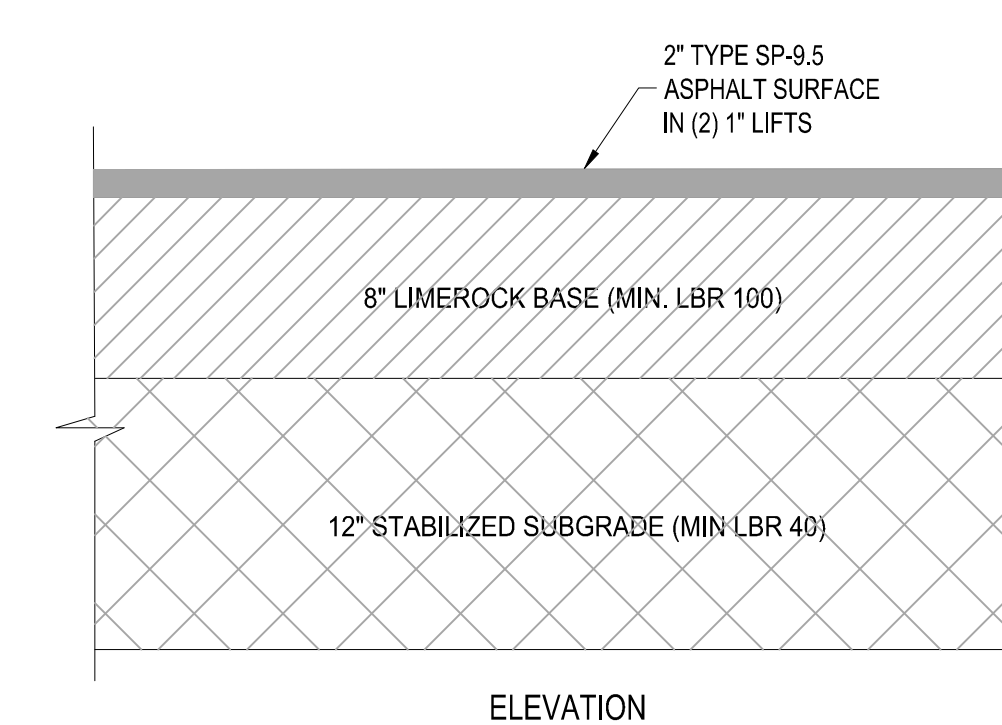
9 PAVEMENT RESTORATION DETAIL

SCALE: NONE

7 DETECTABLE WARNING DETAIL

SCALE: NONE

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



10 ASPHALT PAVEMENT DETAIL

SCALE: NONE

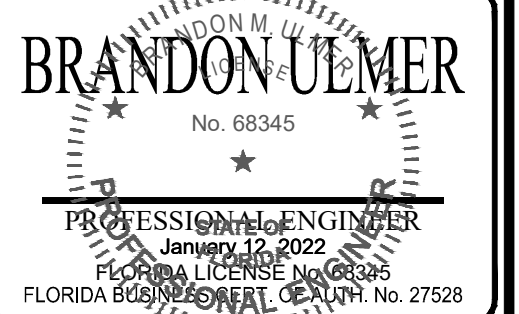
REVISIONS			
REV.	DATE	COMMENT	BY:
1	10-5-21	REV PER SPRC	MJL
2	12-3-21	BID SET	BU



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

PROJECT:
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

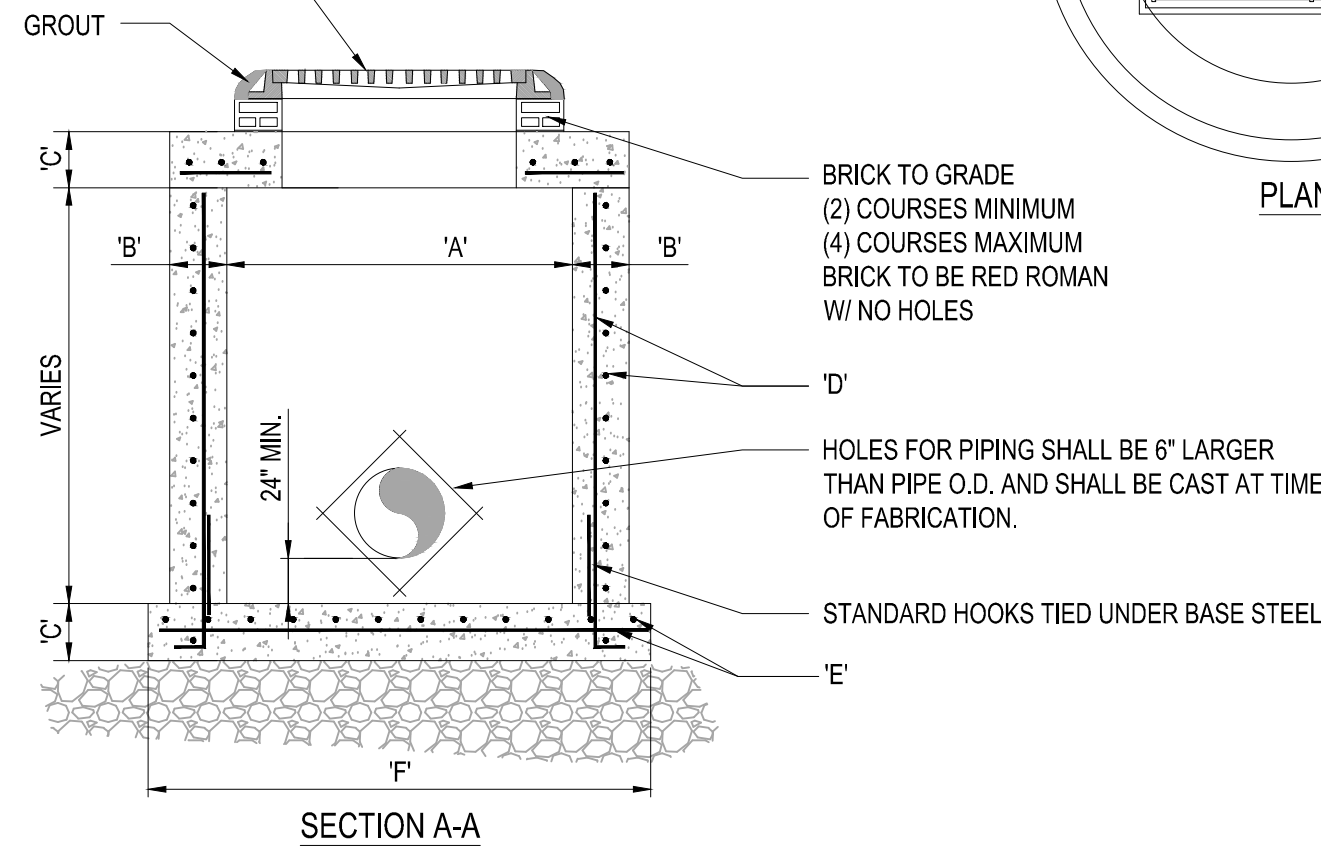
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125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33468
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FX: (561) 203-7721
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SHEET TITLE:
PGD DETAILS

SHEET NUMBER:
C-09(G3)

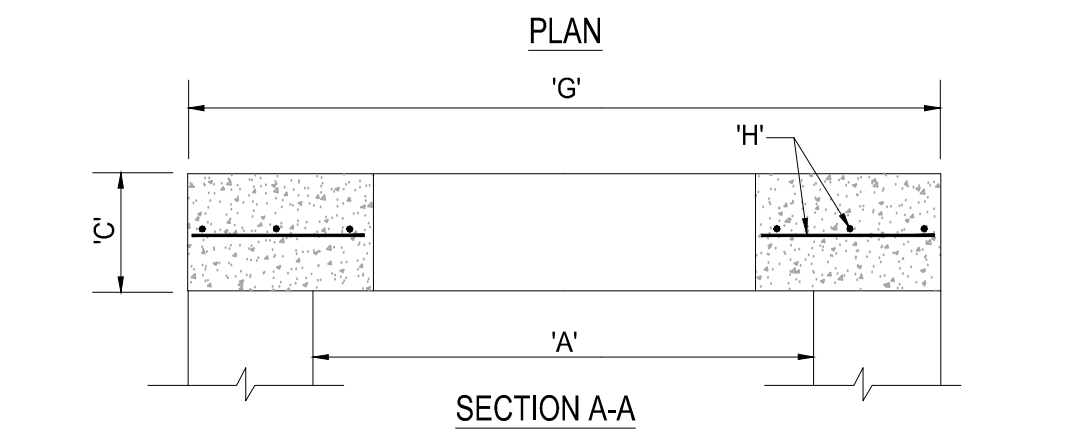
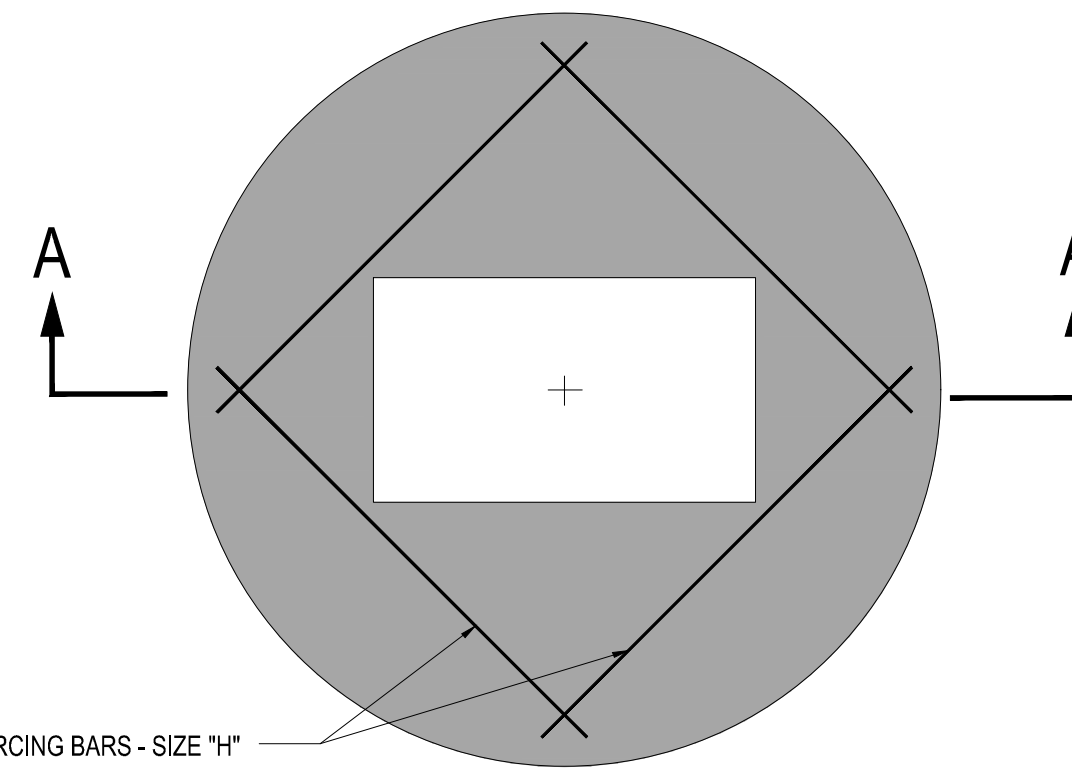
U.S. FOUNDRY FRAME & GRATE NO. 5113-6194 (OR APPROVED EQUAL) RIM. ELEV. = (SEE PLAN)



TYPE	"A"	"B"	"C"	"D"	"E"	"F"
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

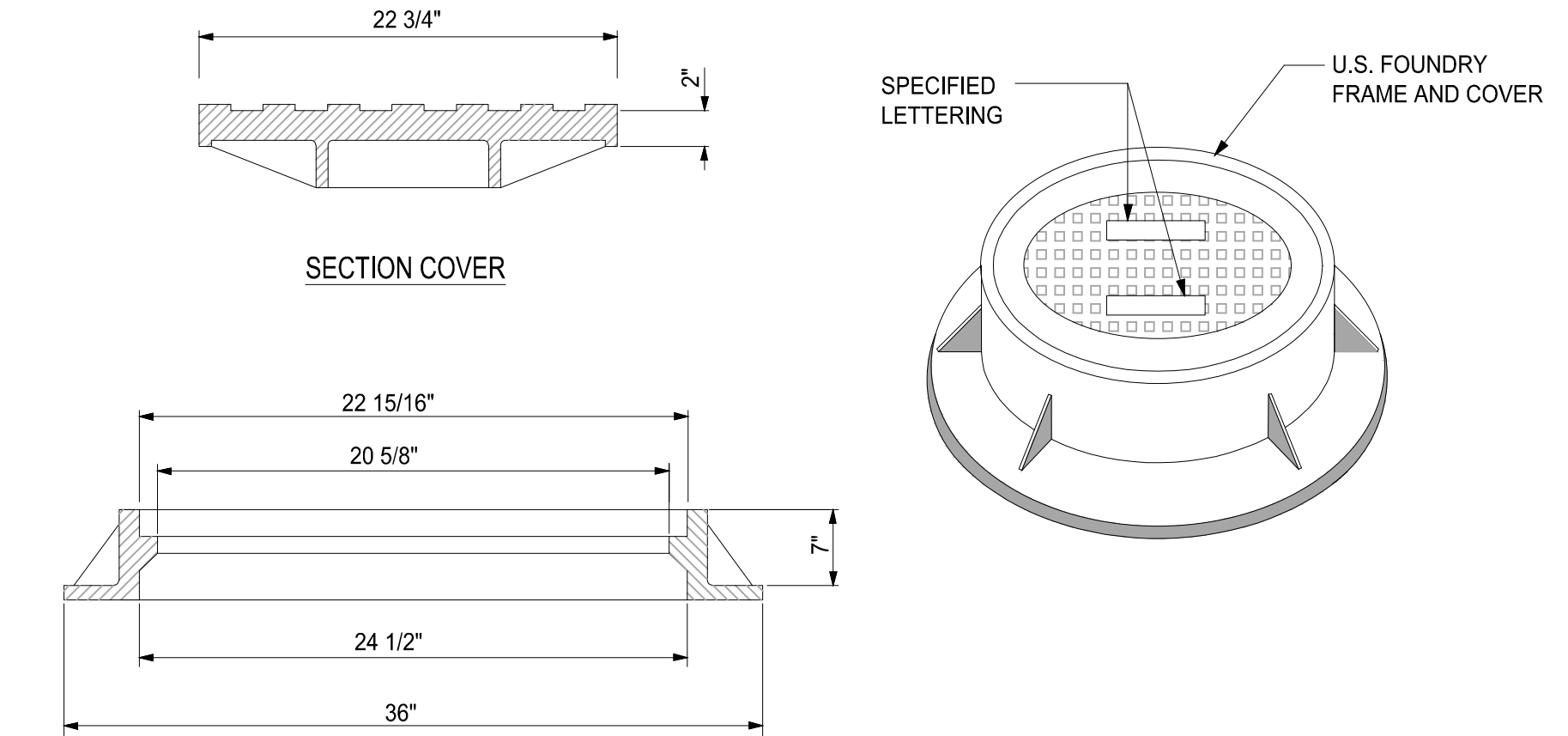
SCALE: NONE



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

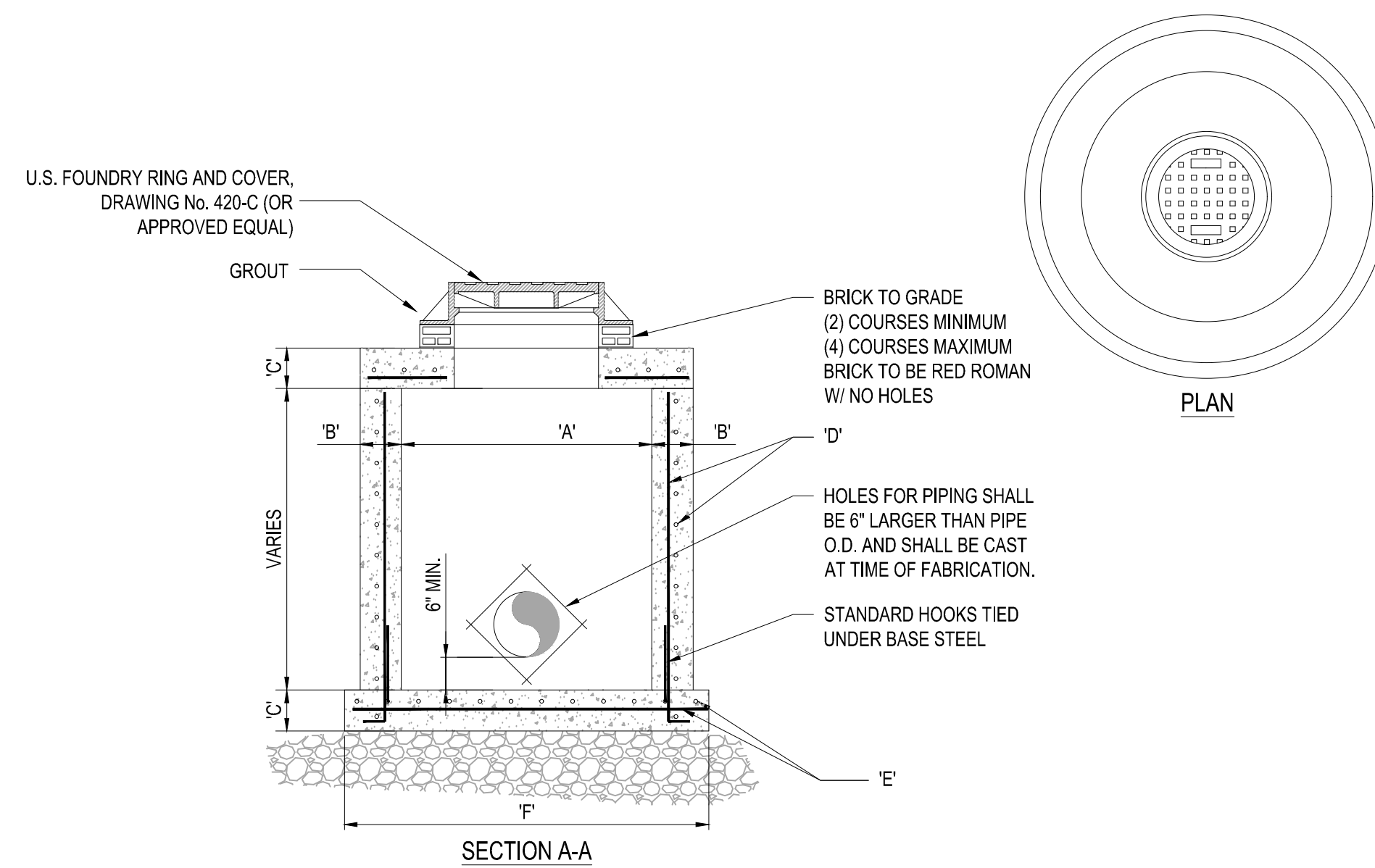
SCALE: NONE



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

3 MANHOLE FRAME DETAIL

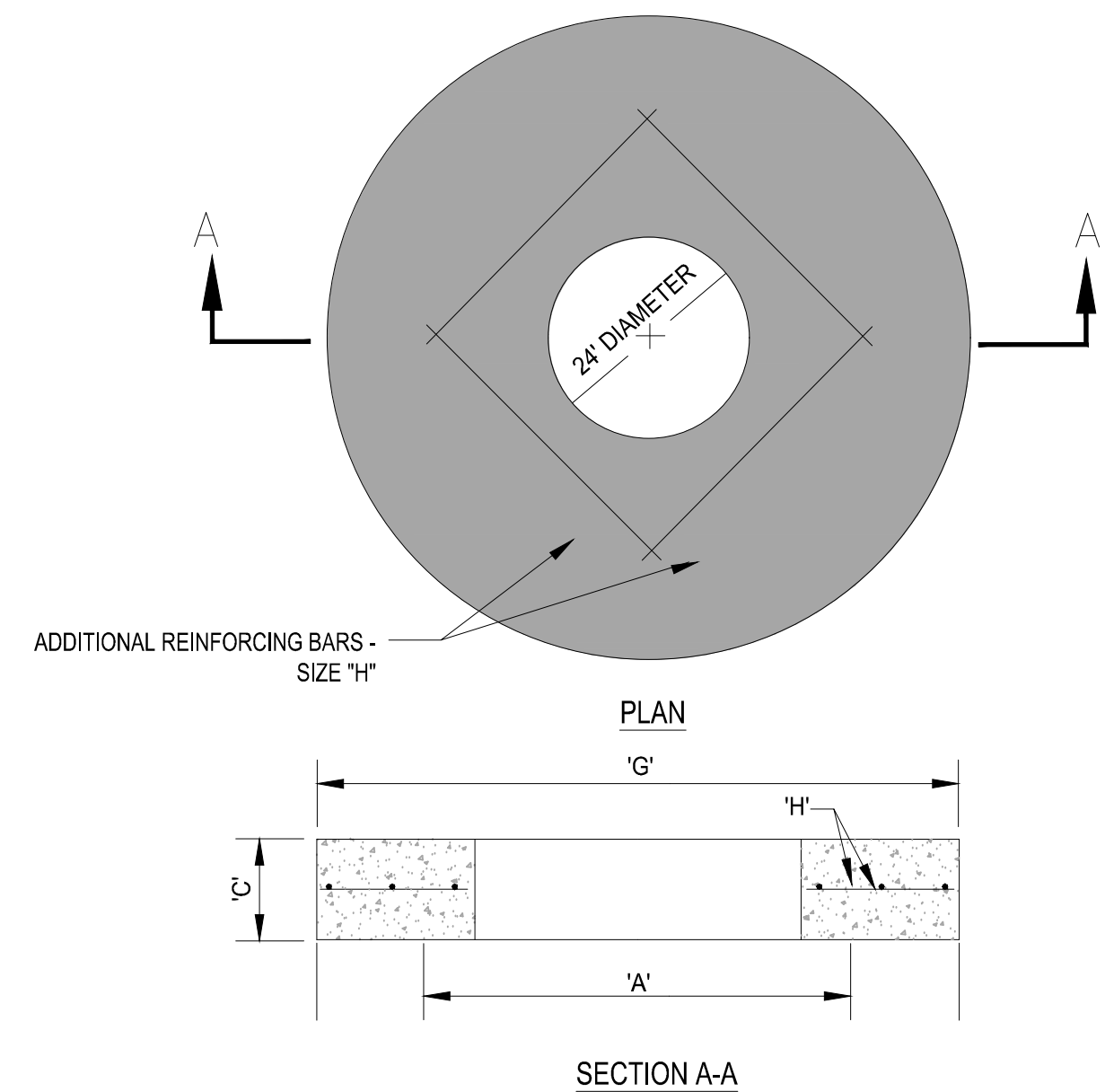
SCALE: NONE



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

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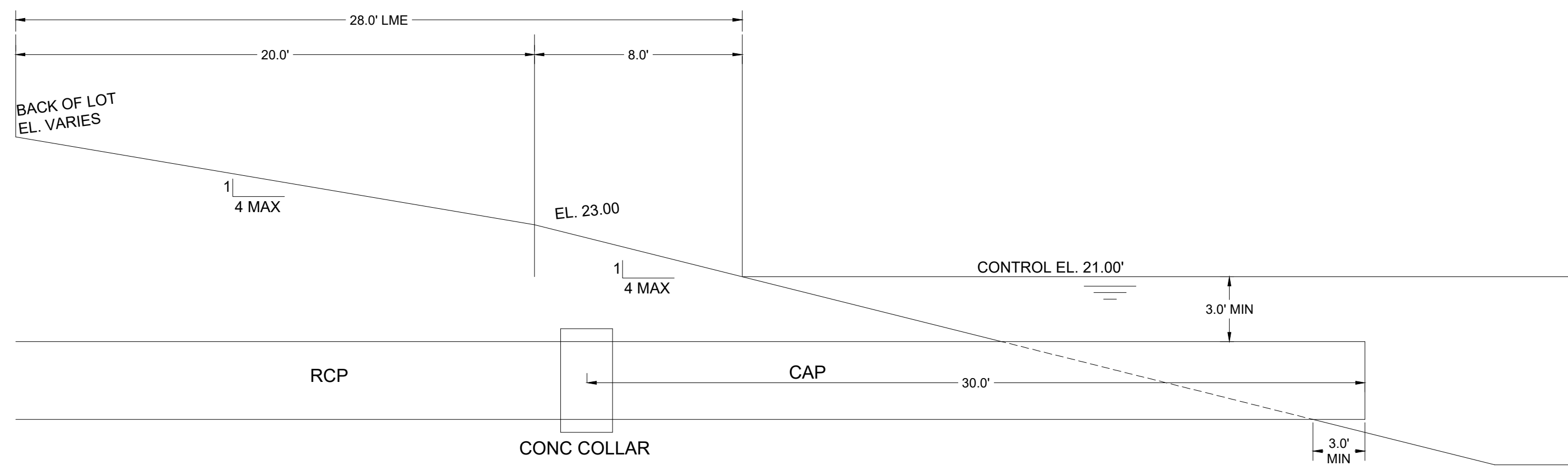
PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-PGD-DETAILS

PROJECT:
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

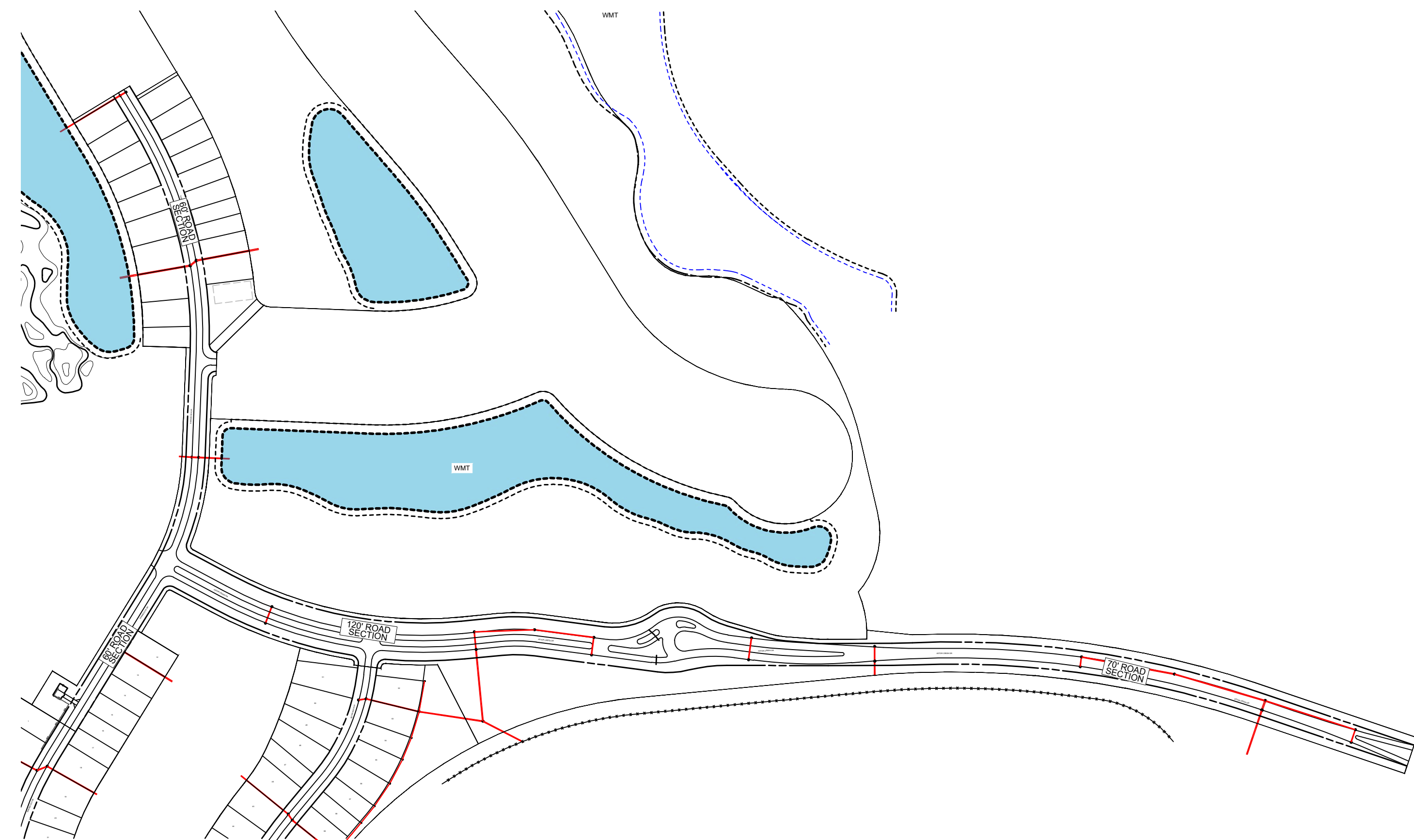
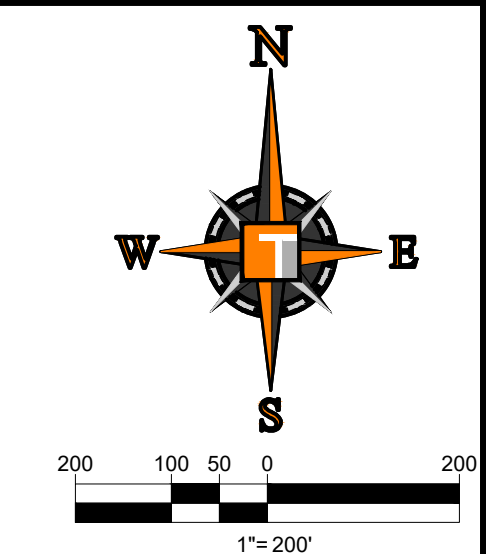
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BRANDON JEMER
No. 68345
PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA LICENSE No. 68345
FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

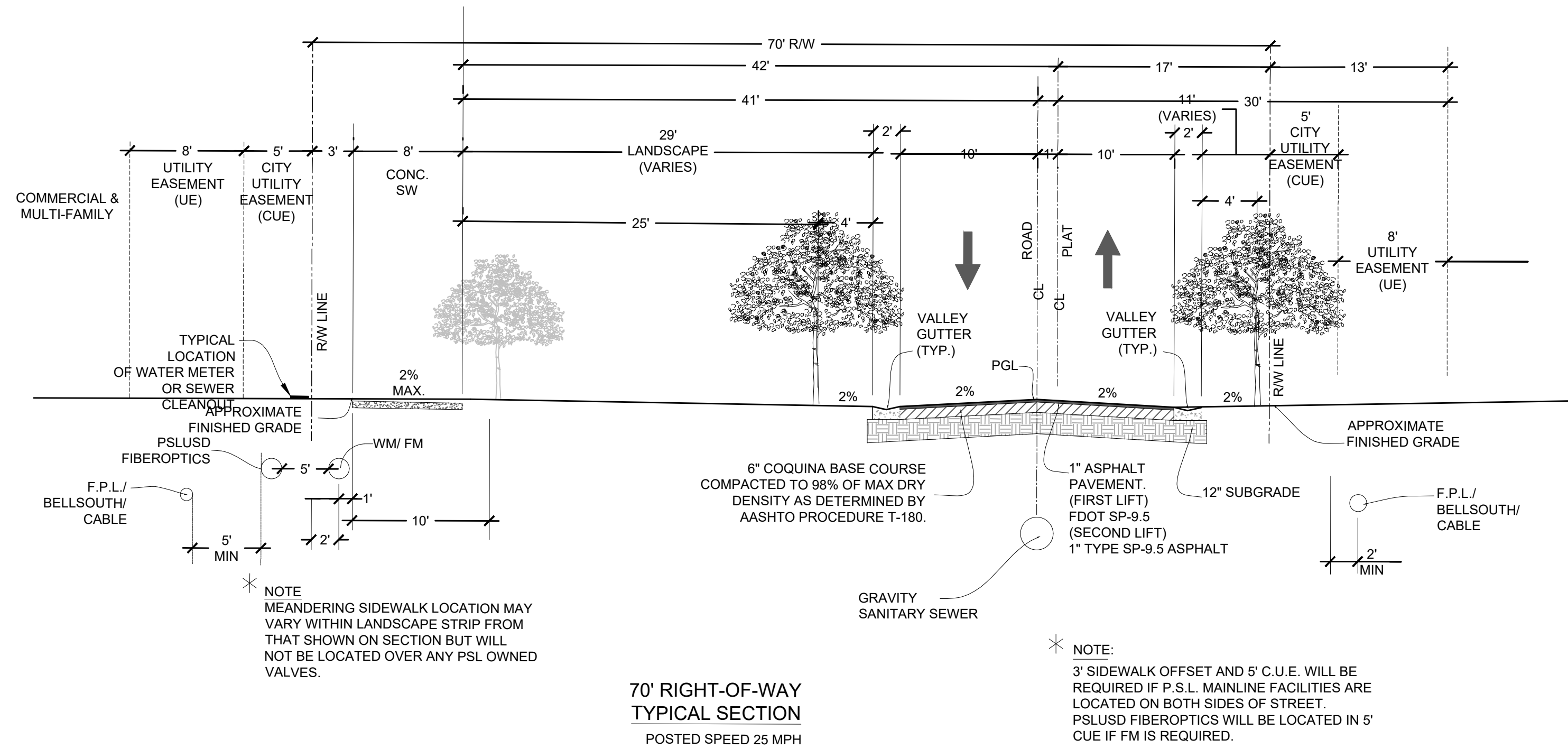
SHEET TITLE:
PGD DETAILS
SHEET NUMBER:
C-10(G3)
PORT ST. LUCIE PROJECT NO: P21-206



TYPICAL LAKE SECTION

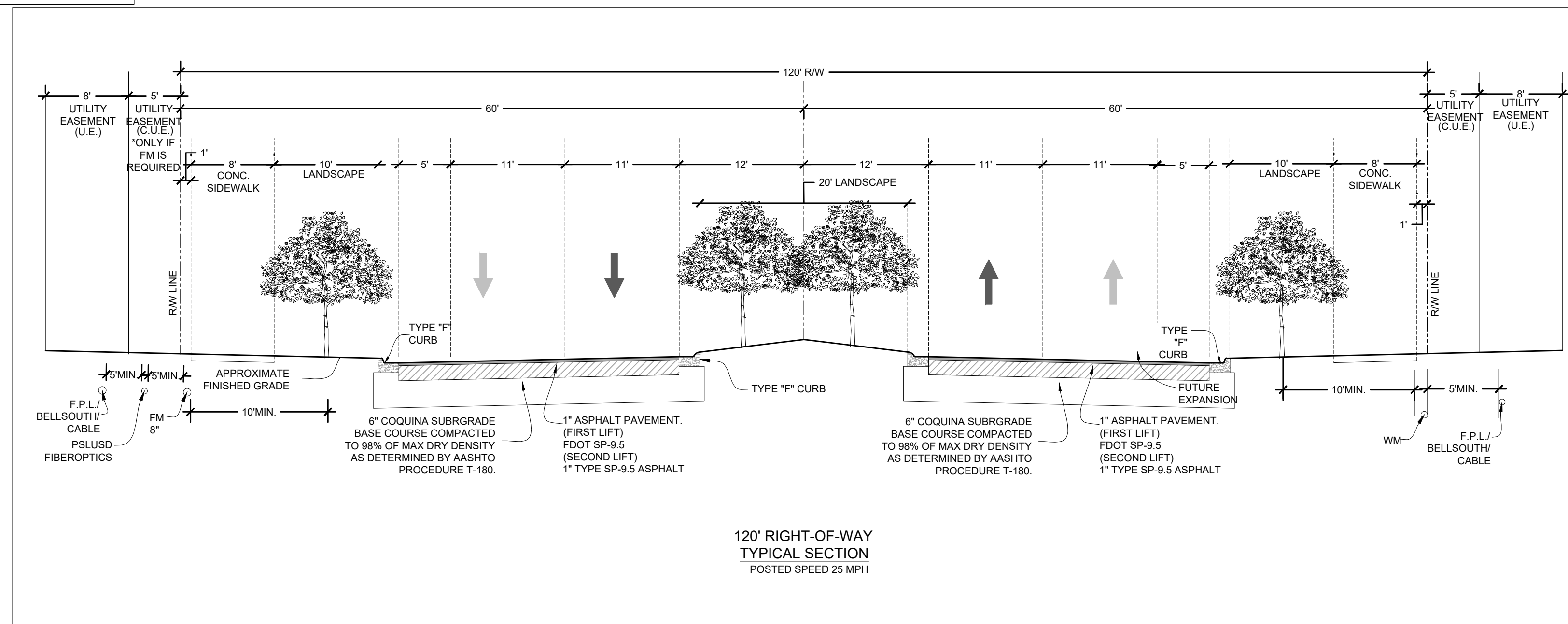


SECTIONS LOCATION MAP



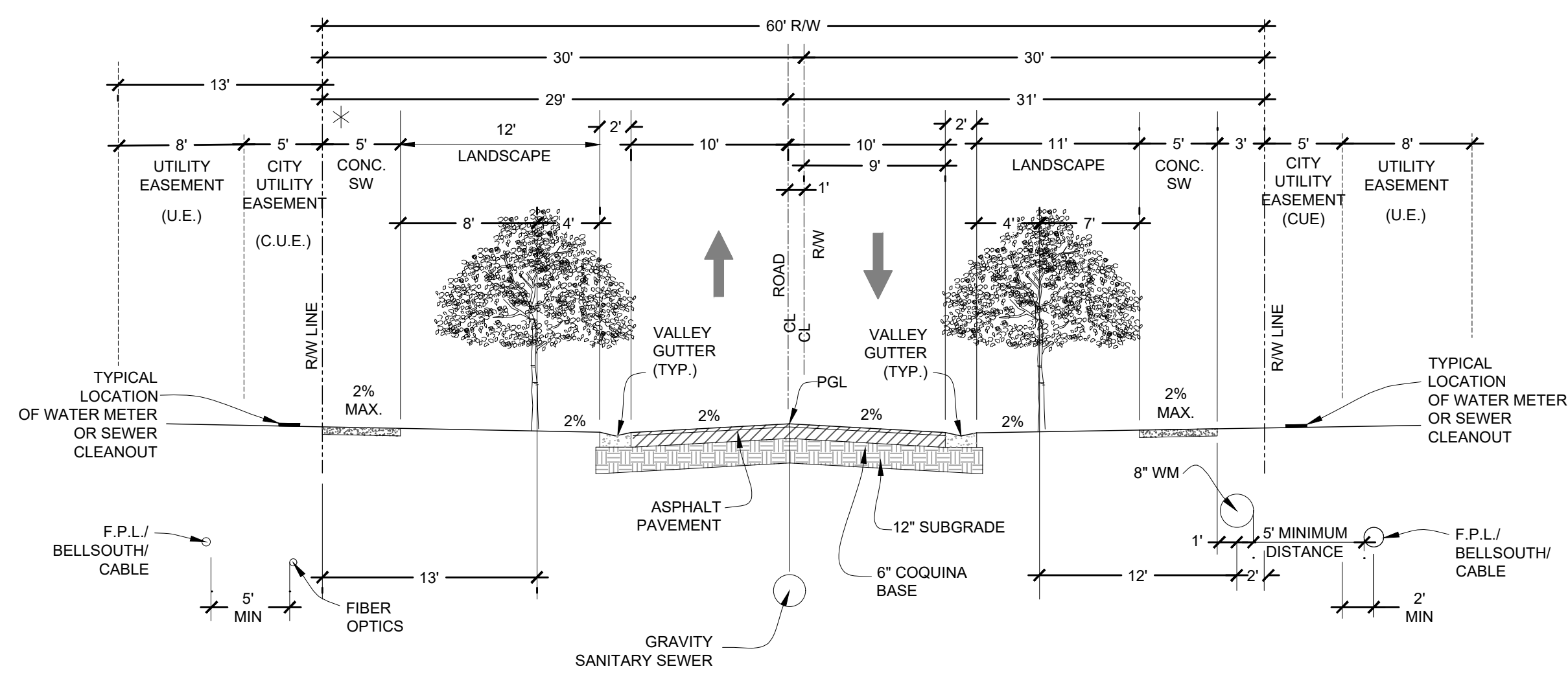
70' RIGHT-OF-WAY TYPICAL SECTION
POSTED SPEED 25 MPH

* 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.



120' RIGHT-OF-WAY TYPICAL SECTION
POSTED SPEED 25 MPH

* 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.



60' RIGHT-OF-WAY TYPICAL SECTION
POSTED SPEED 25 MPH

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JUPITER, FL 33468
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4960 W. KENNEDY BLVD.
JUPITER, FL 33469
P: 561-203-4100

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

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2	12-3-21	BID SET	BU

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DRAWN BY:	MUL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-PGD-SECTIONS

PROJECT:
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**
FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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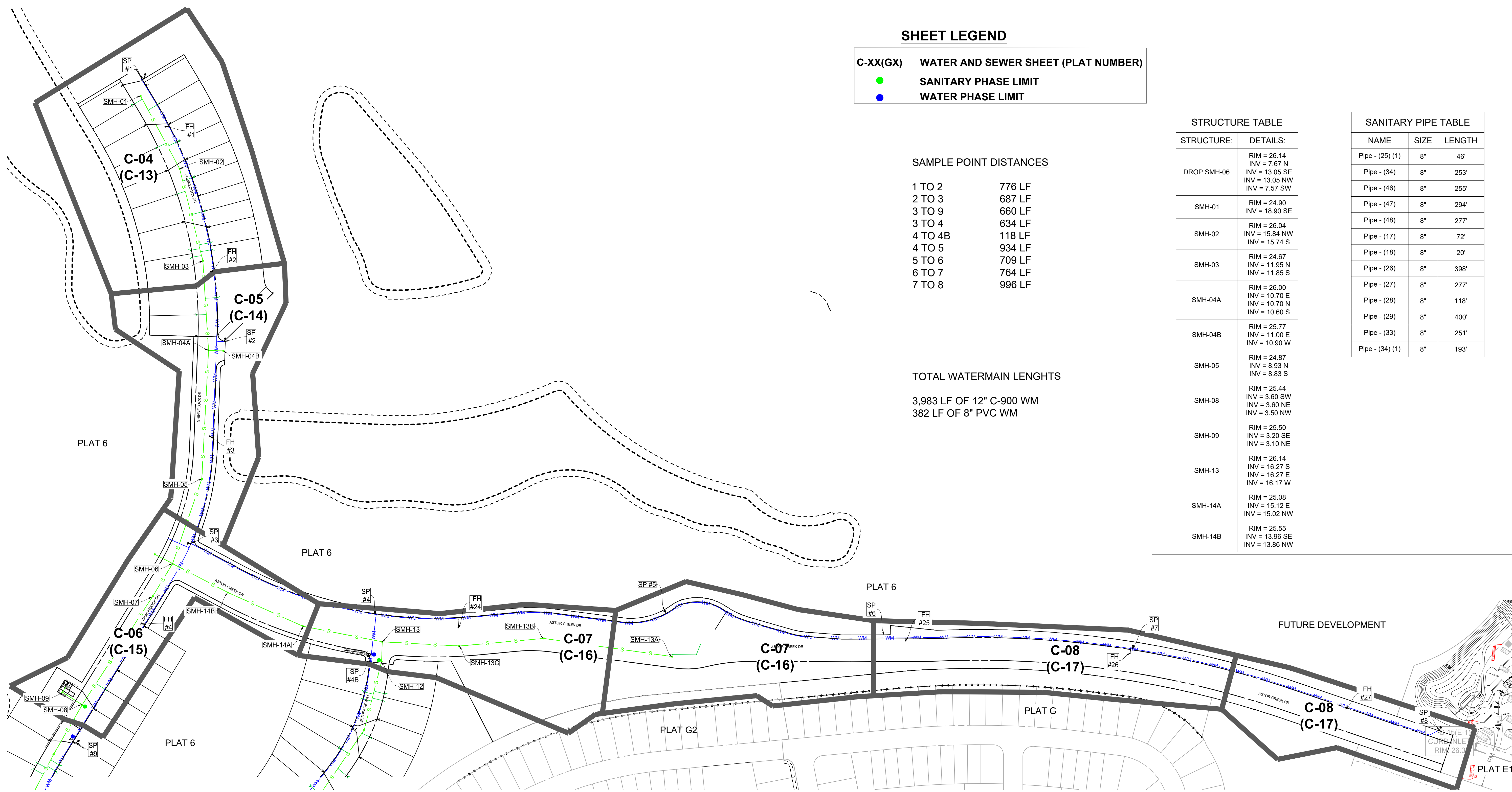
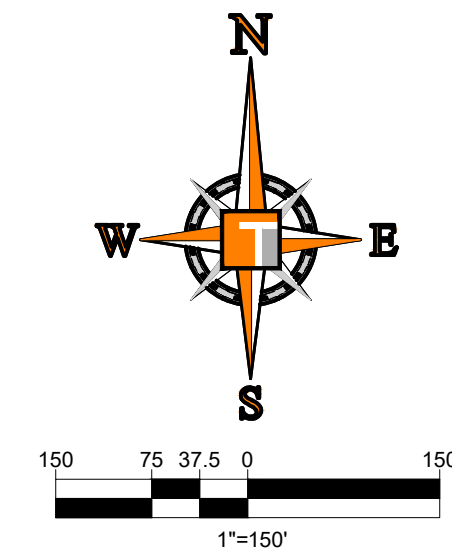
BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:
PGD SECTIONS

SHEET NUMBER:
C-11(G3)

PORT ST. LUCIE PROJECT NO: P21-206



SHEET LEGEND

- C-XX(GX) WATER AND SEWER SHEET (PLAT NUMBER)
- SANITARY PHASE LIMIT
- WATER PHASE LIMIT

SAMPLE POINT DISTANCES

1 TO 2	776 LF
2 TO 3	687 LF
3 TO 9	660 LF
3 TO 4	634 LF
4 TO 4B	118 LF
4 TO 5	934 LF
5 TO 6	709 LF
6 TO 7	764 LF
7 TO 8	996 LF

TOTAL WATERMAIN LENGTHS

3,983 LF OF 12" C-900 WM
382 LF OF 8" PVC WM

STRUCTURE TABLE

STRUCTURE:	DETAILS:
DROP SMH-06	RIM = 26.14 INV = 7.67 N INV = 13.05 SE INV = 13.05 NW INV = 7.57 SW
SMH-01	RIM = 24.90 INV = 18.90 SE
SMH-02	RIM = 26.04 INV = 15.84 NW INV = 15.74 S
SMH-03	RIM = 24.67 INV = 11.95 N INV = 11.85 S
SMH-04A	RIM = 26.00 INV = 10.70 E INV = 10.70 N INV = 10.60 S
SMH-04B	RIM = 25.77 INV = 11.00 E INV = 10.90 W
SMH-05	RIM = 24.87 INV = 8.93 N INV = 8.83 S
SMH-08	RIM = 25.44 INV = 3.60 SW INV = 3.60 NE INV = 3.50 NW
SMH-09	RIM = 25.50 INV = 3.20 SE INV = 3.10 NE
SMH-13	RIM = 26.14 INV = 16.27 S INV = 16.27 E INV = 16.17 W
SMH-14A	RIM = 25.08 INV = 15.12 E INV = 15.02 NW
SMH-14B	RIM = 25.55 INV = 13.96 SE INV = 13.86 NW

SANITARY PIPE TABLE

NAME	SIZE	LENGTH
Pipe - (25) (1)	8"	46'
Pipe - (34)	8"	253'
Pipe - (46)	8"	255'
Pipe - (47)	8"	294'
Pipe - (48)	8"	277'
Pipe - (17)	8"	72'
Pipe - (18)	8"	20'
Pipe - (26)	8"	398'
Pipe - (27)	8"	277'
Pipe - (28)	8"	118'
Pipe - (29)	8"	400'
Pipe - (33)	8"	251'
Pipe - (34) (1)	8"	193'

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

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 DRAWN BY: MUL
 CHECKED BY: BMU
 DATE: 9-1-21
 CAD I.D.: FJ160006-MASTER-UTIL

VERANO SOUTH POD G - PLAT 3 MODEL HOME ROW AND ENTRY FEATURE

FOR VERANO DEVELOPMENT

PORT SAINT LUCIE FLORIDA

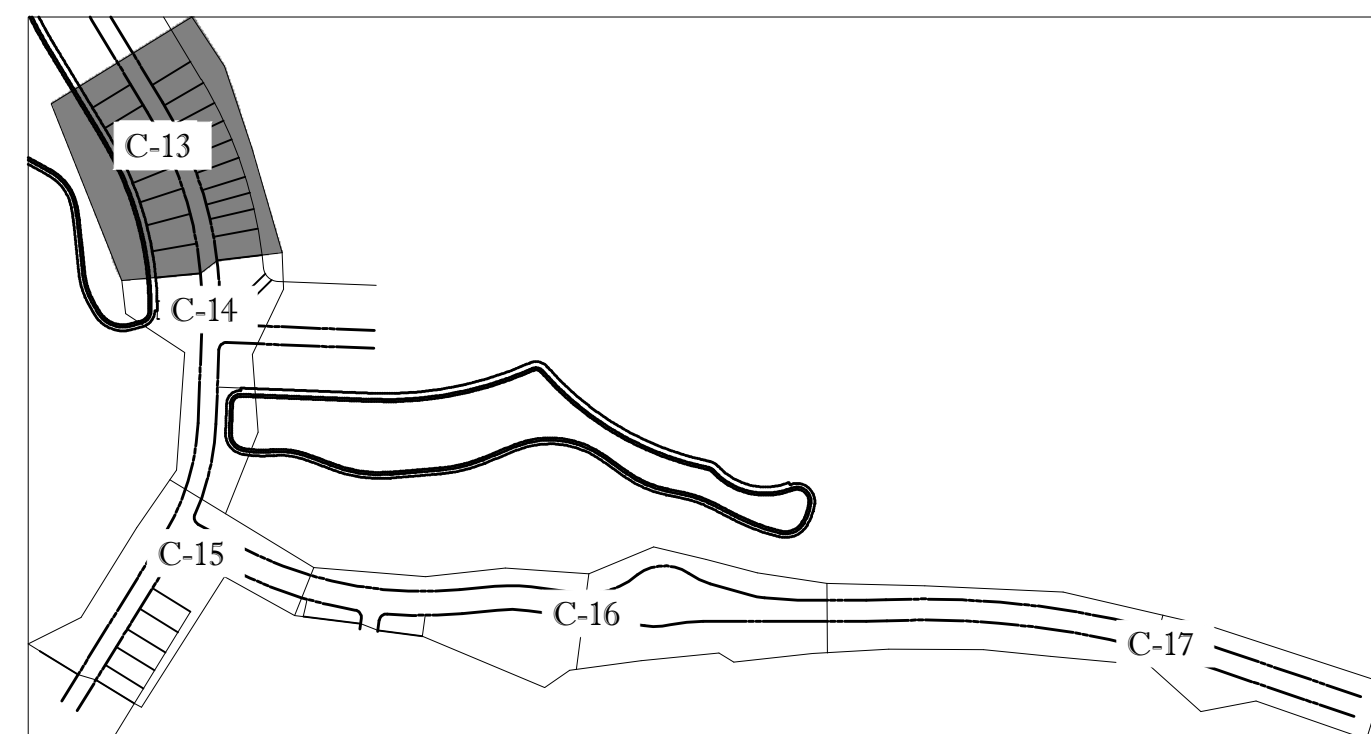
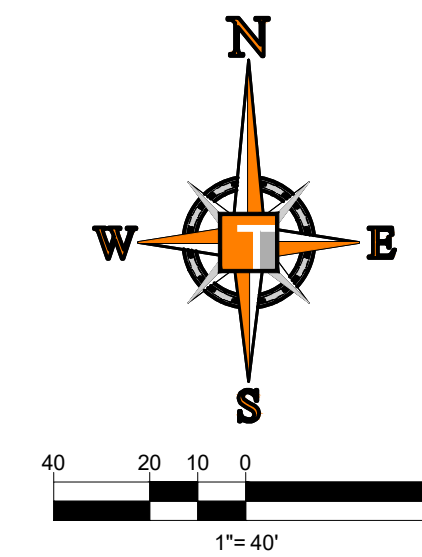
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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 January 12, 2022
 FLORIDA LICENSE No. 68345
 FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD No. 27528

SHEET TITLE: **UTILITY KEY SHEET**

SHEET NUMBER: **C-12(G3)**

Printing on Wednesday, January 12, 2022, 10:45 AM by Michael Legleiter



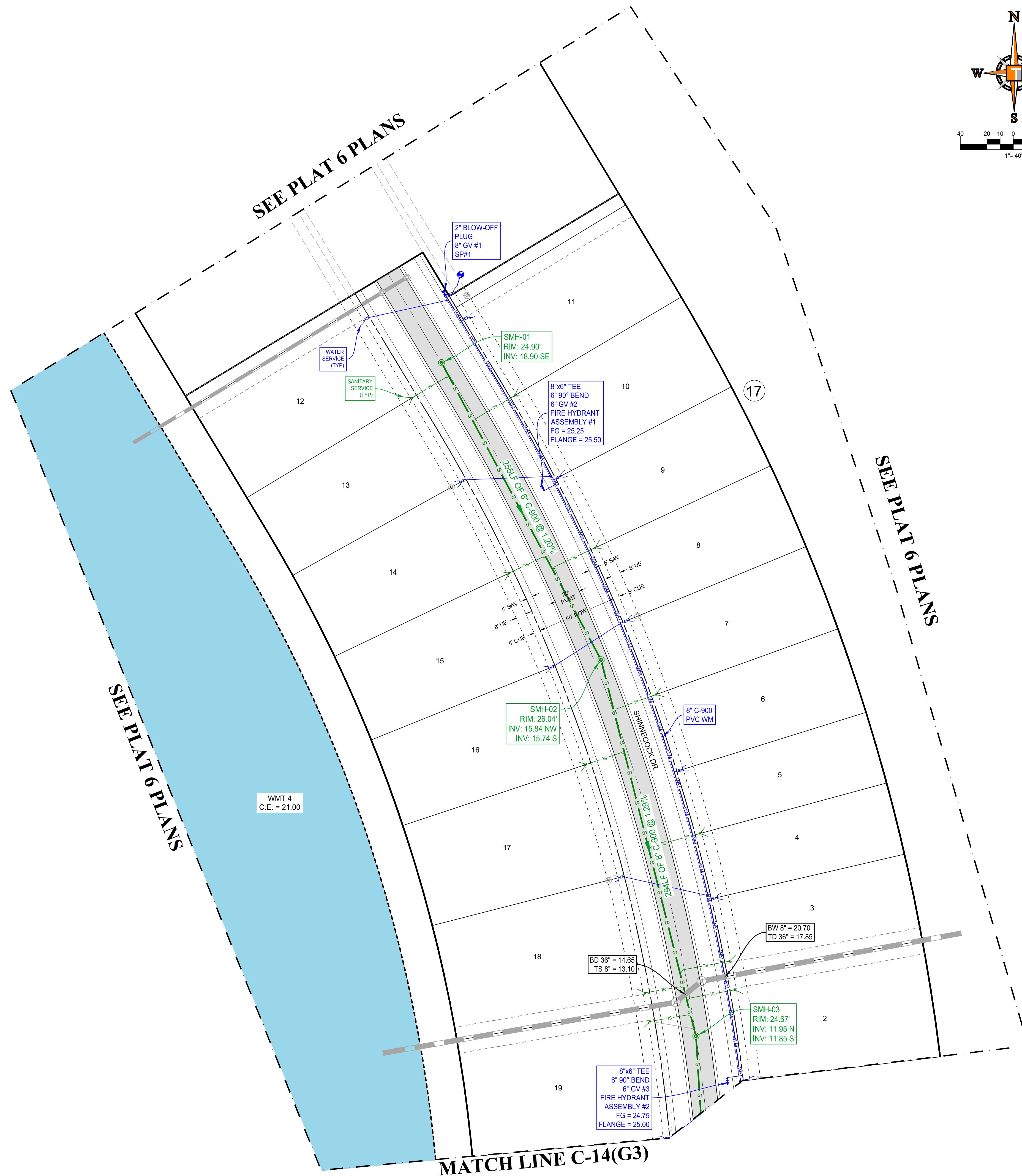
KEYMAP

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	(Symbol)
MANHOLE	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY	(Symbol)
CITY UTILITY EASEMENT	(Symbol)
UTILITY EASEMENT	(Symbol)
WATER SERVICE	(Symbol)
SEWER SERVICE	(Symbol)

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



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REVISIONS

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

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DRAWN BY: MUL
CHECKED BY: BMU
DATE: 9-1-21
CAD I.D.: FJ160006-UTILITY-PLANS

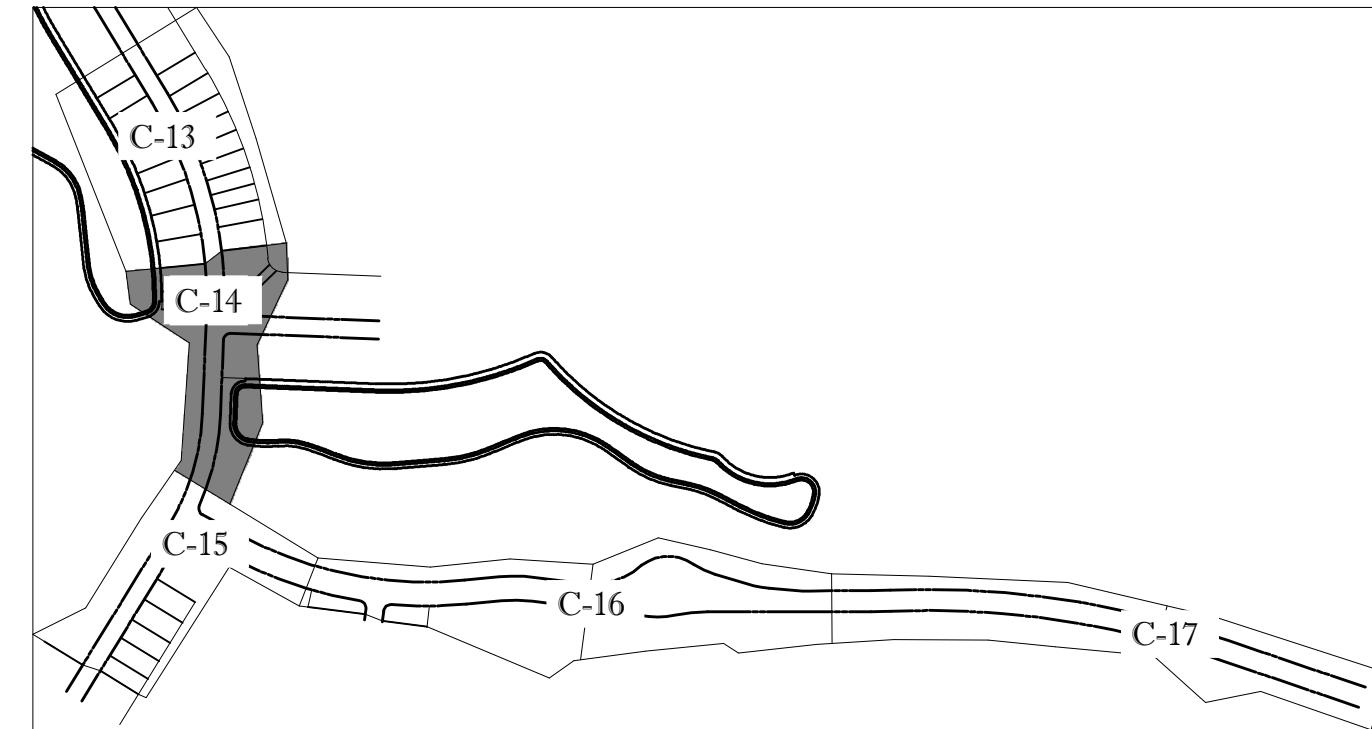
PROJECT:
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**
FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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BRANDON UEMER
No. 68345
PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA LICENSE NO. 68345
FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD, No. 27528

SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-13(G3)



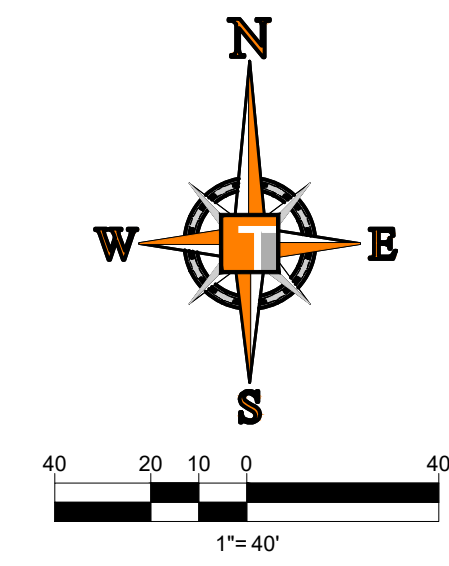
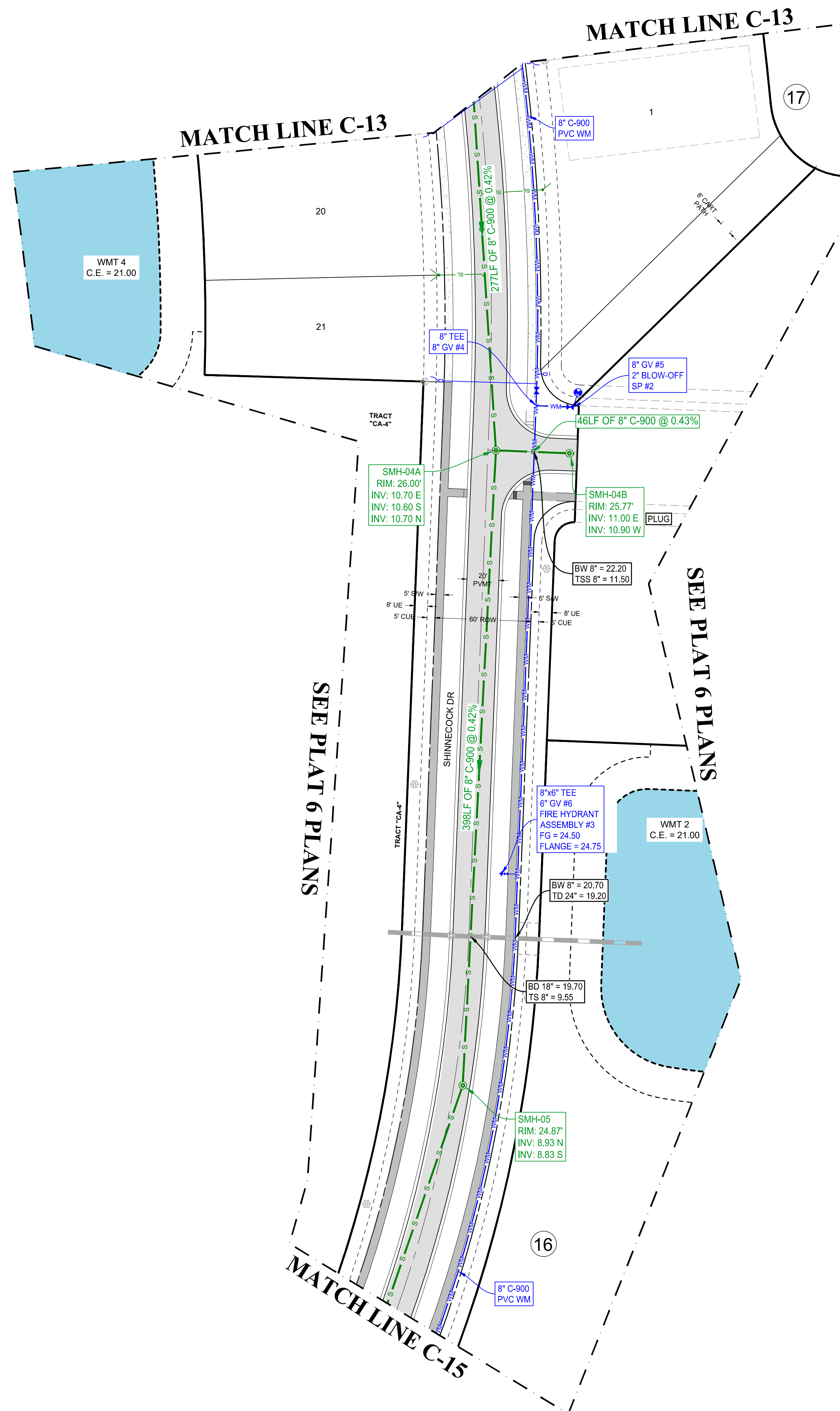
KEYMAP

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	UE
UTILITY EASEMENT	UE
WATER SERVICE	WS
SEWER SERVICE	SS

CONSTRUCTION NOTES:

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- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
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F: 561-203-7500

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SUITE 100
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F: 561-379-4100

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REVISIONS

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

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

PROJECT:
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**

FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

HOMAS
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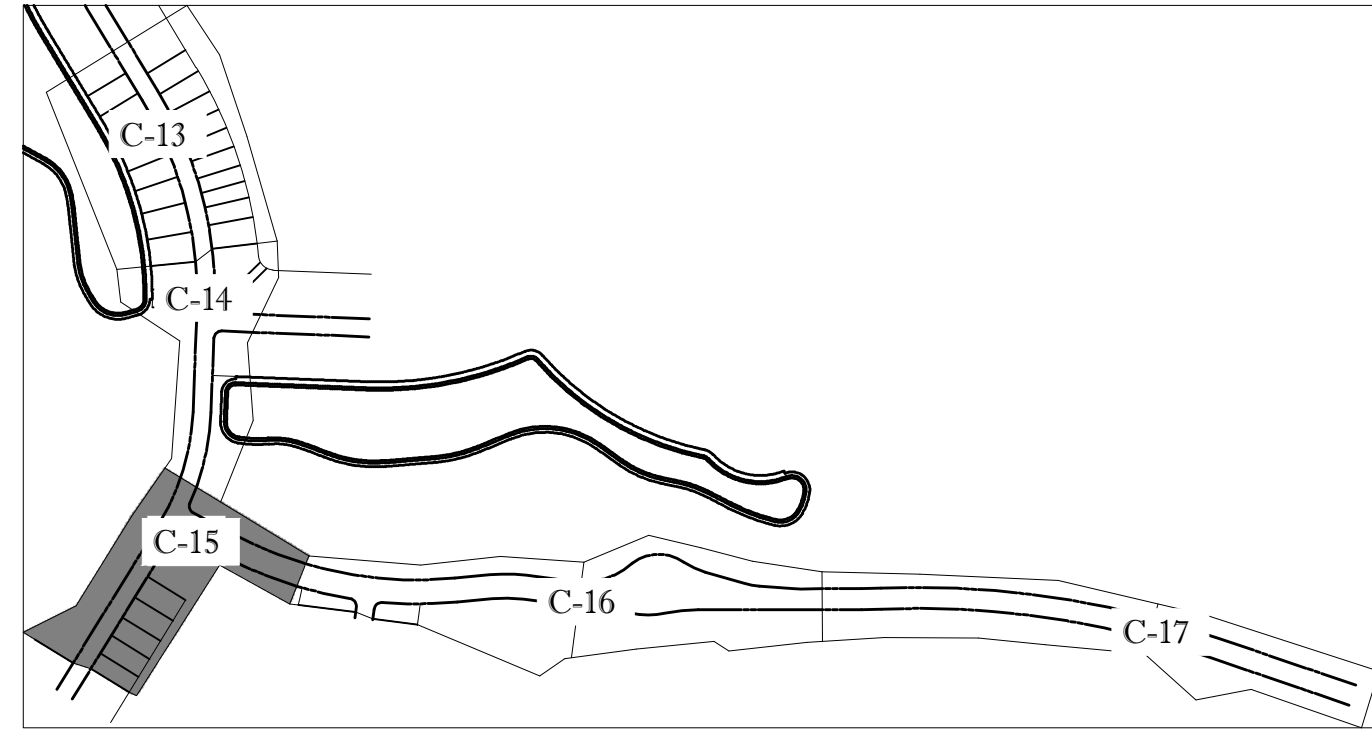
BRANDON UEMER
No. 68345

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

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-14(G3)

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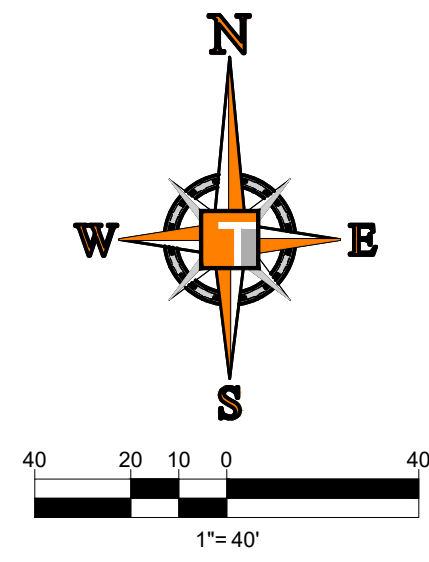
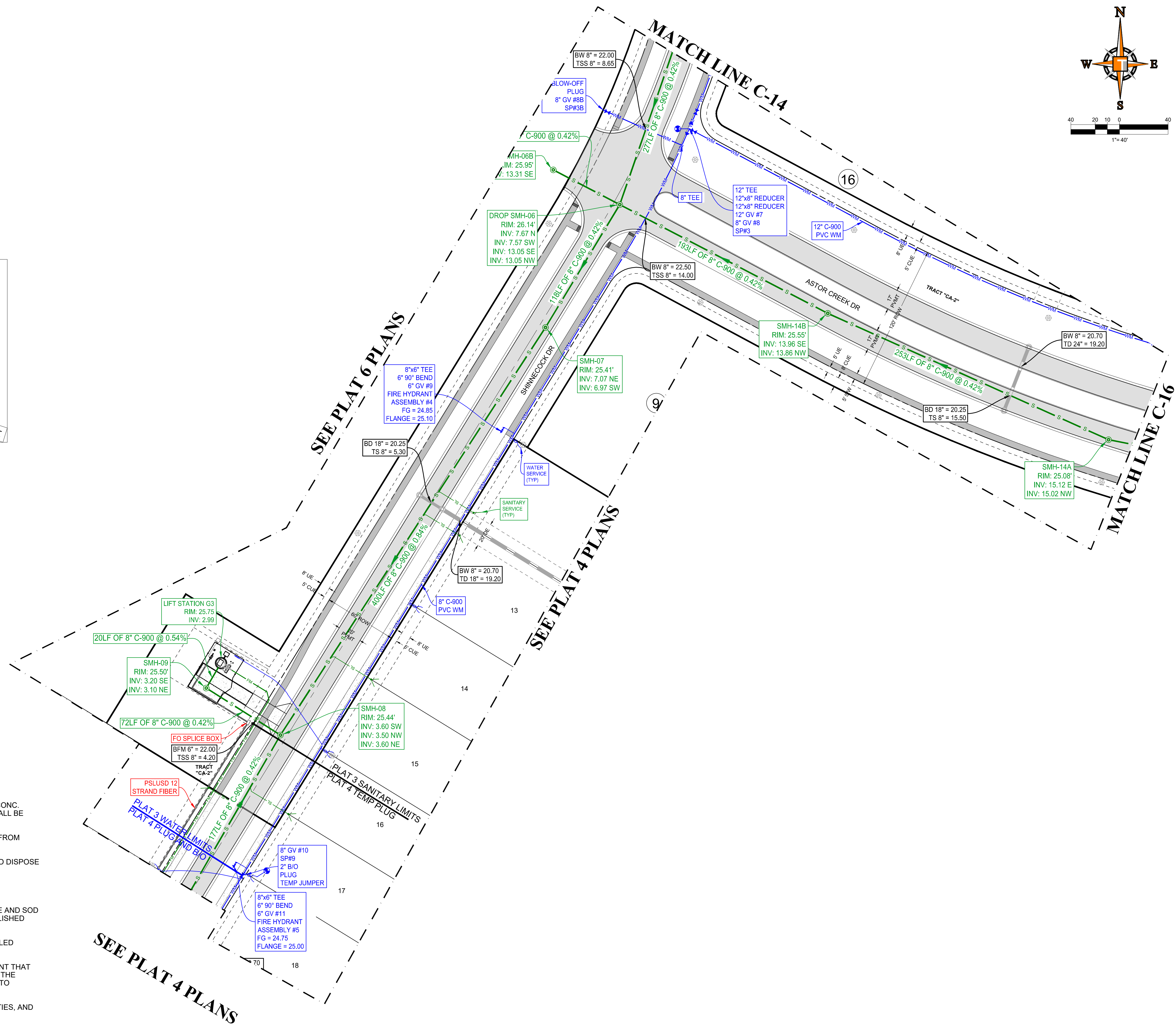


KEYMAP

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	(Symbol)
MANHOLE	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY	(Symbol)
CITY UTILITY EASEMENT	(Symbol)
UTILITY EASEMENT	(Symbol)
WATER SERVICE	(Symbol)
SEWER SERVICE	(Symbol)

CONSTRUCTION NOTES:

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TAMPA, FL 33609
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P: 561-203-7503

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

PROJECT:

**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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BRANDON UEMER
No. 68345

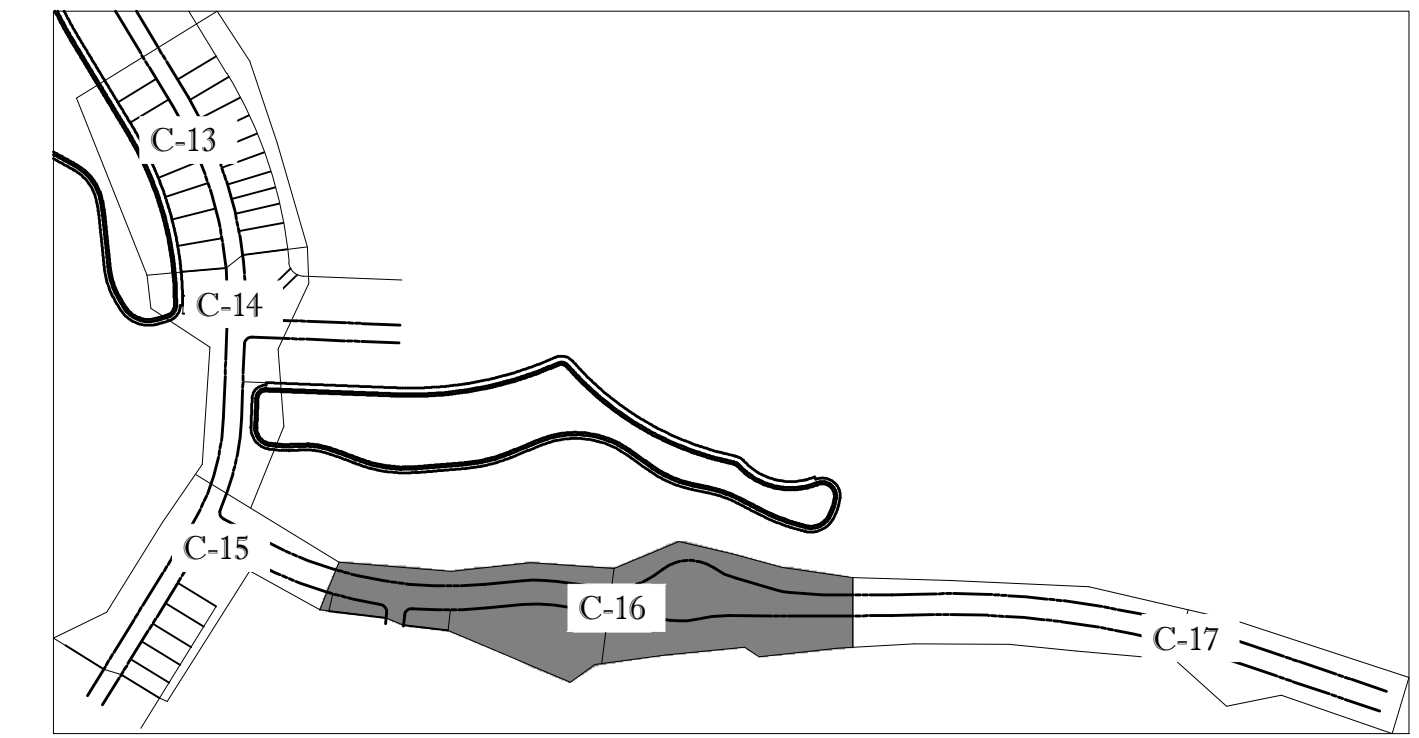
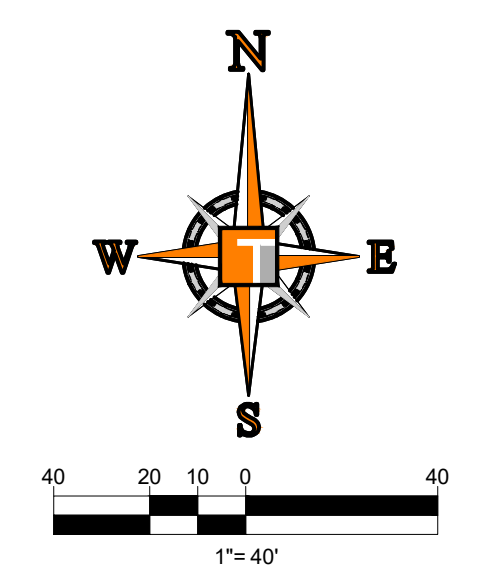
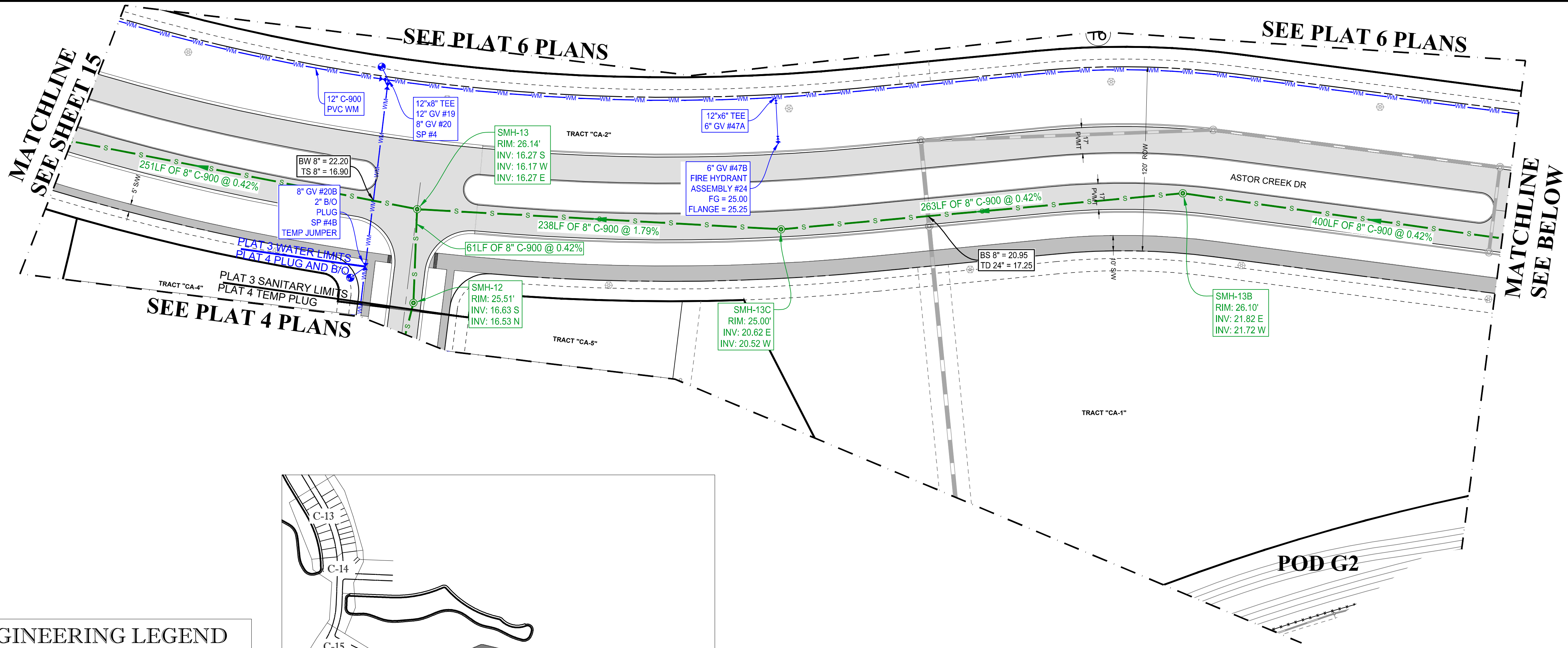
PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-15(G3)

PORT ST. LUCIE PROJECT NO: P21-206

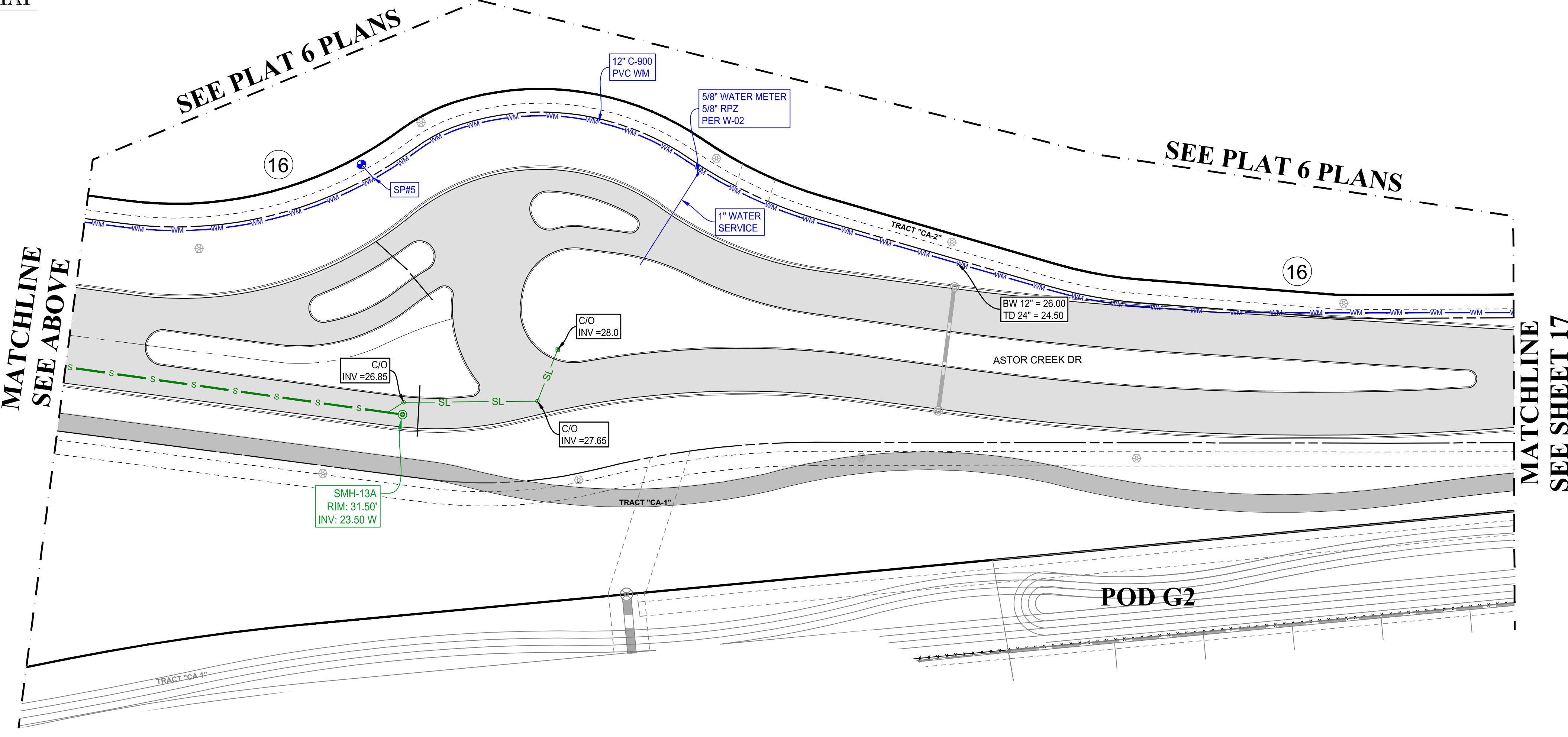
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ENGINEERING LEGEND	
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	⊗
MANHOLE	⊙
FIRE HYDRANT	⊕
DECORATIVE LIGHTING	⊗
RIGHT OF WAY	---
CITY UTILITY EASEMENT	- - - -
UTILITY EASEMENT	---
WATER SERVICE	⌋ ⌋
SEWER SERVICE	⌋ ⌋

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2	12-3-21	BID SET	BU

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

PROJECT:

**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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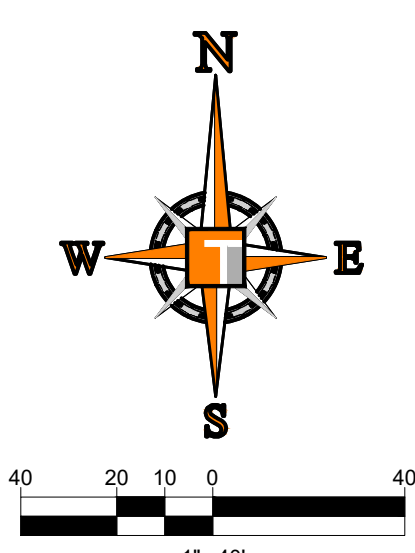
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BRANDON UEMER
No. 68345

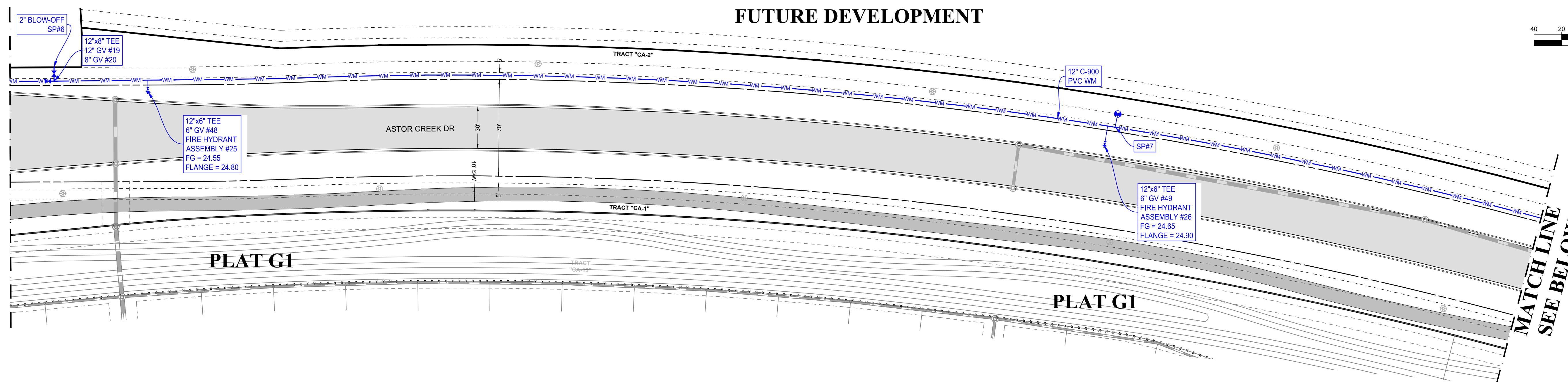
PROFESSIONAL ENGINEER
January 12, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-16(G3)



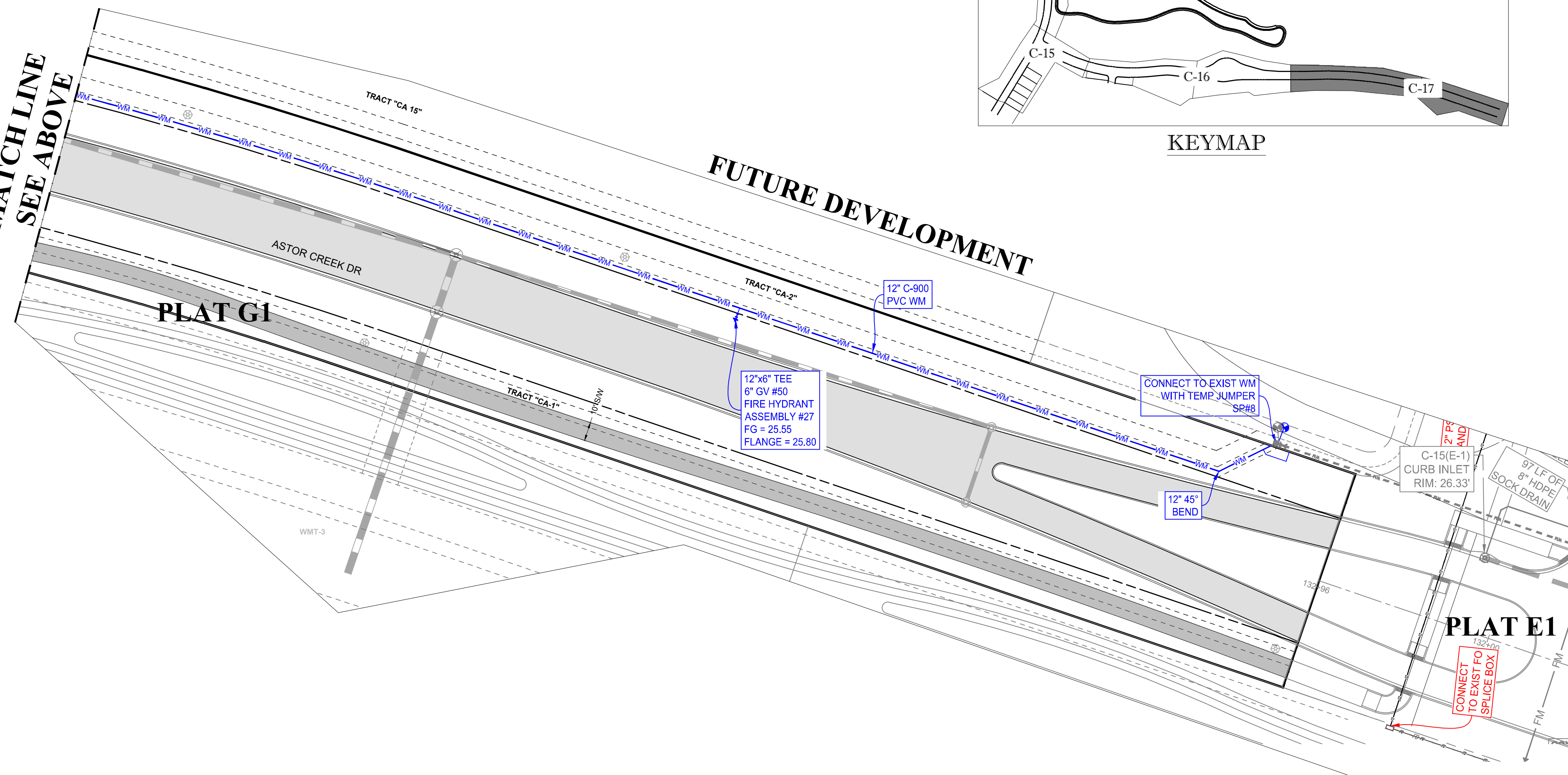
FUTURE DEVELOPMENT



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	---
CITY UTILITY EASEMENT	---
UTILITY EASEMENT	---
WATER SERVICE	WS
SEWER SERVICE	SS

MATCH LINE
SEE ABOVE



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

PROJECT:
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**

FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
January 12, 2022
Florida License No. 68345
FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD
FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD No. 27528

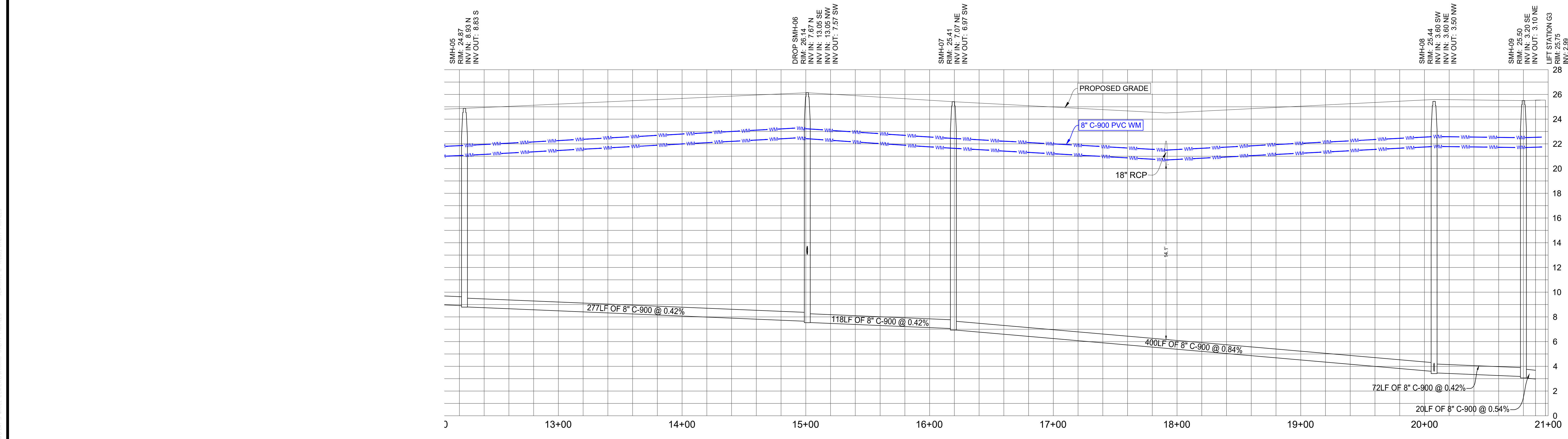
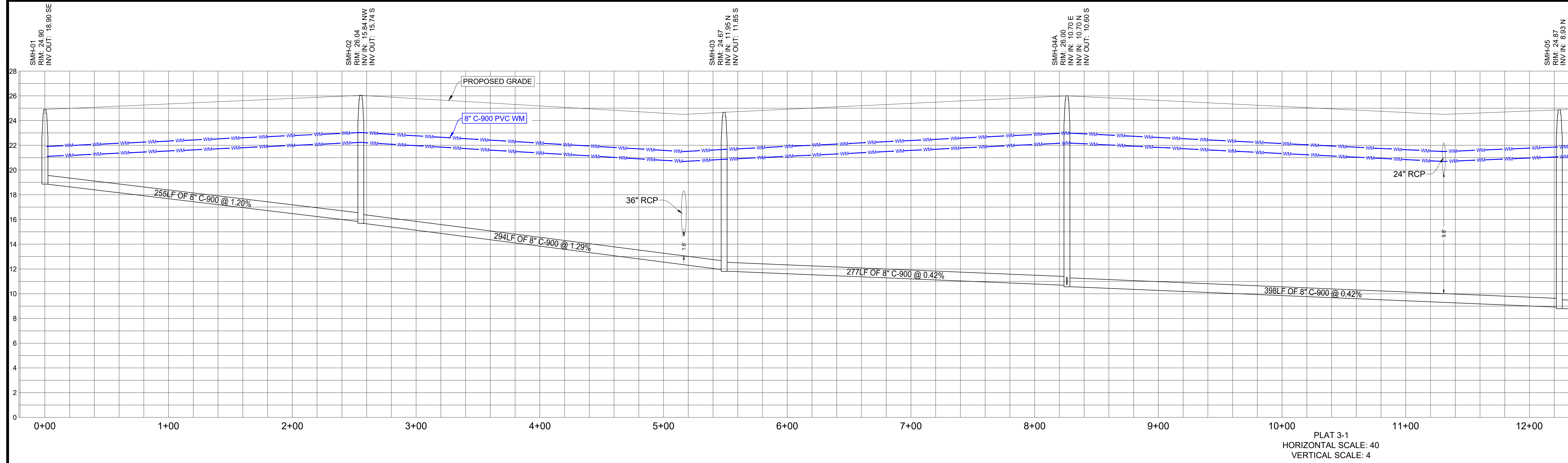
SHEET TITLE:
UTILITY PLANS

SHEET NUMBER:
C-17(G3)

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

PORT ST. LUCIE PROJECT NO: P21-206

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JUPITER, FL 33469
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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-UTILITY-PROFILES

PROJECT:

**VERANO SOUTH
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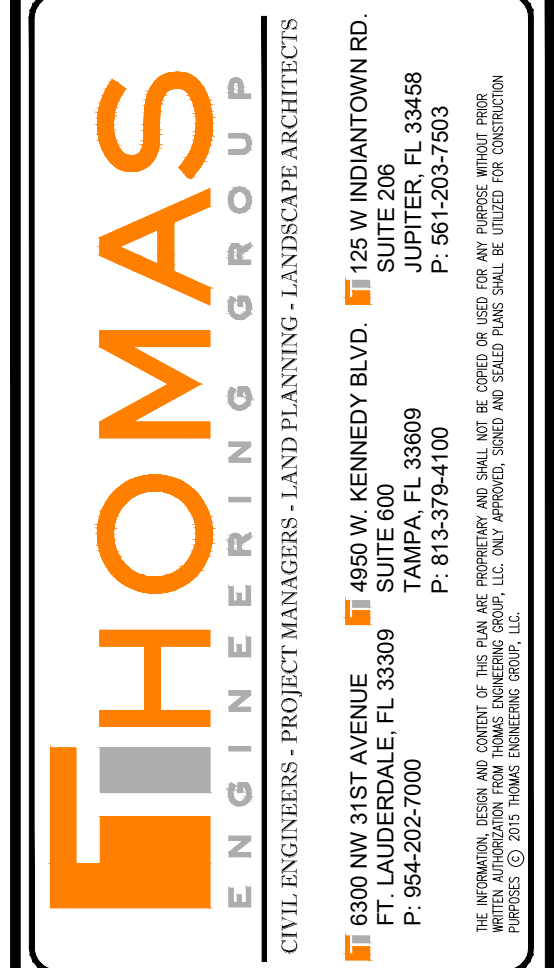
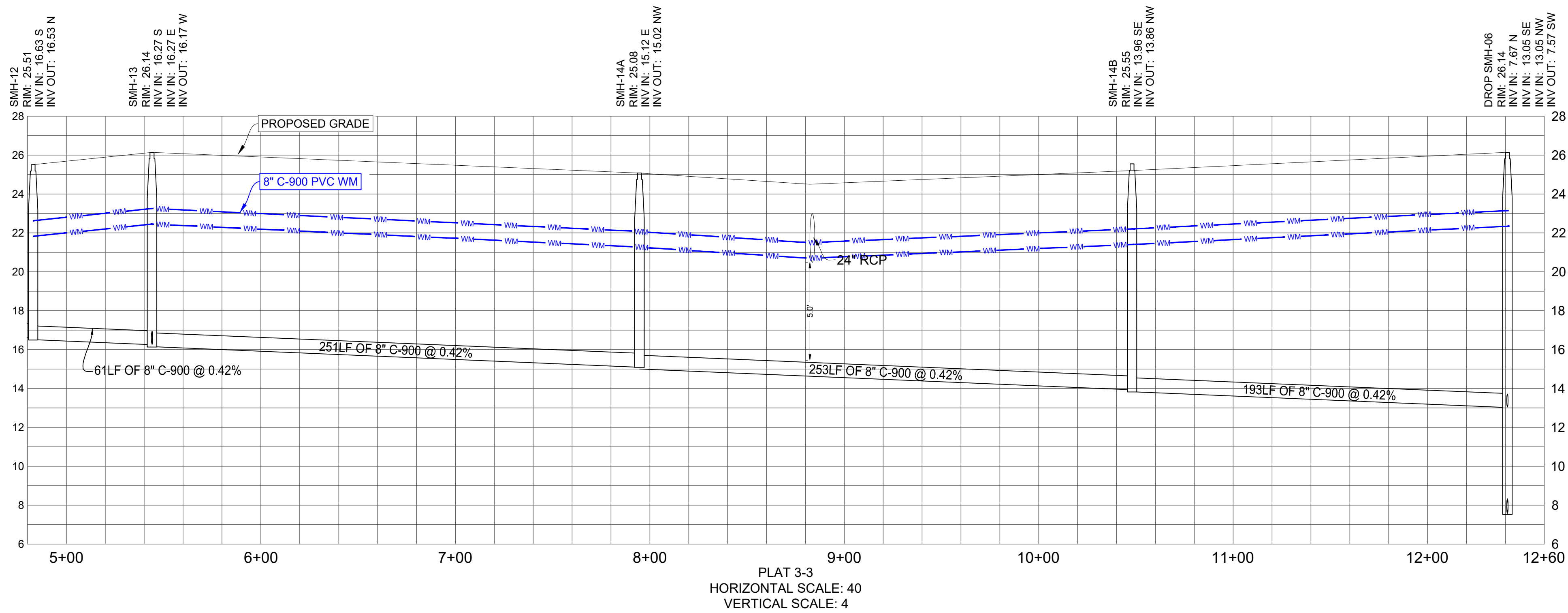
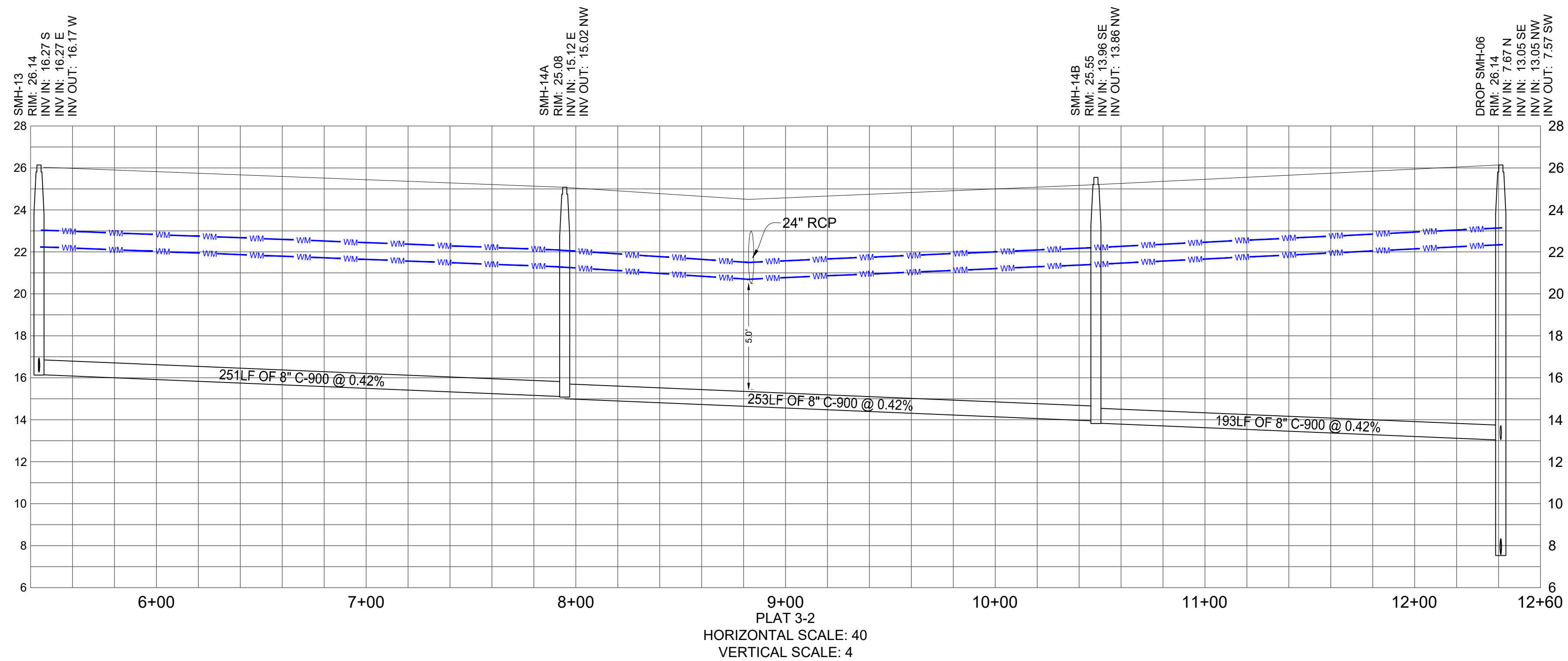
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January 12, 2022
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FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
UTILITY PROFILES

SHEET NUMBER:
C-18(G3)



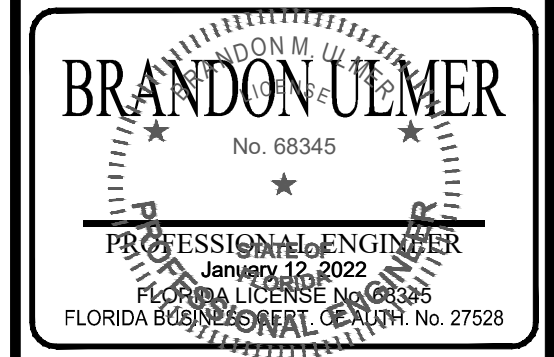
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2	12-3-21	BID SET	BU



PROJECT No.:	FJ160006
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CAD I.D.:	FJ160006-UTILITY-PROFILES

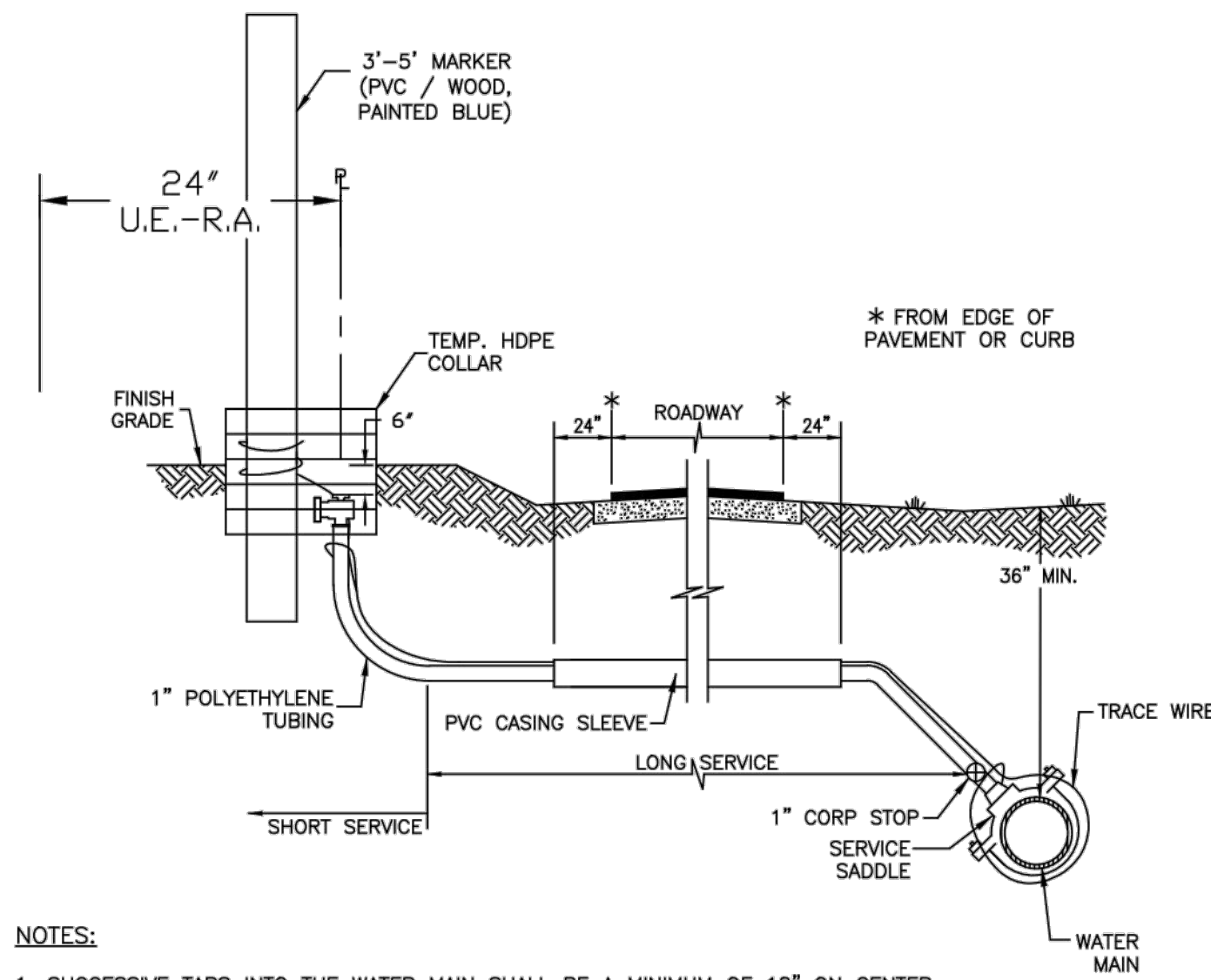
PROJECT:
**VERANO SOUTH
 POD G - PLAT 3
 MODEL HOME ROW
 AND ENTRY FEATURE**
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
 FLORIDA

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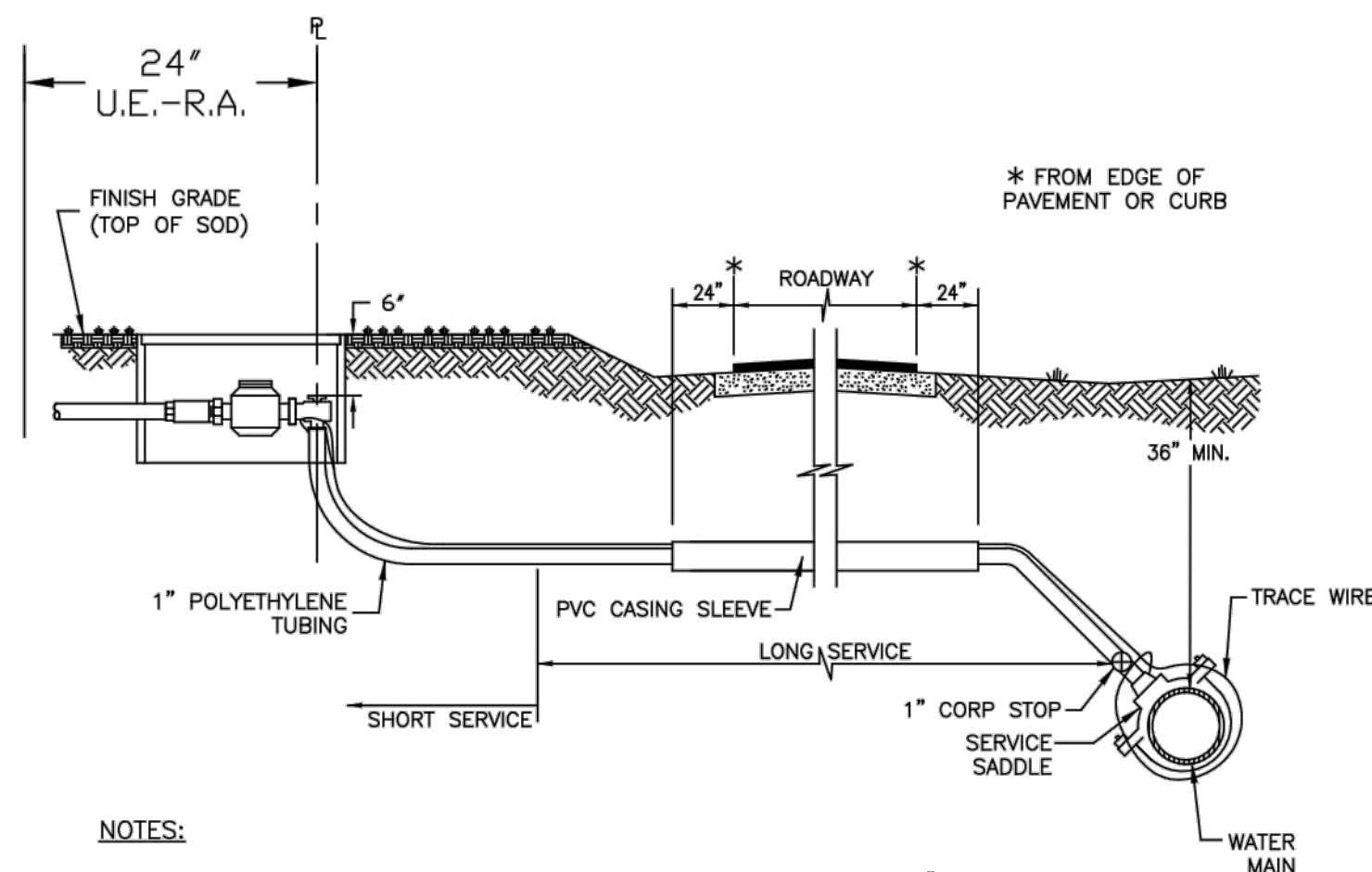
SHEET TITLE:
UTILITY PROFILES
 SHEET NUMBER:
C-19(G3)
 PORT ST. LUCIE PROJECT NO: P21-206

WATER SERVICE "STUB-UP" DETAIL



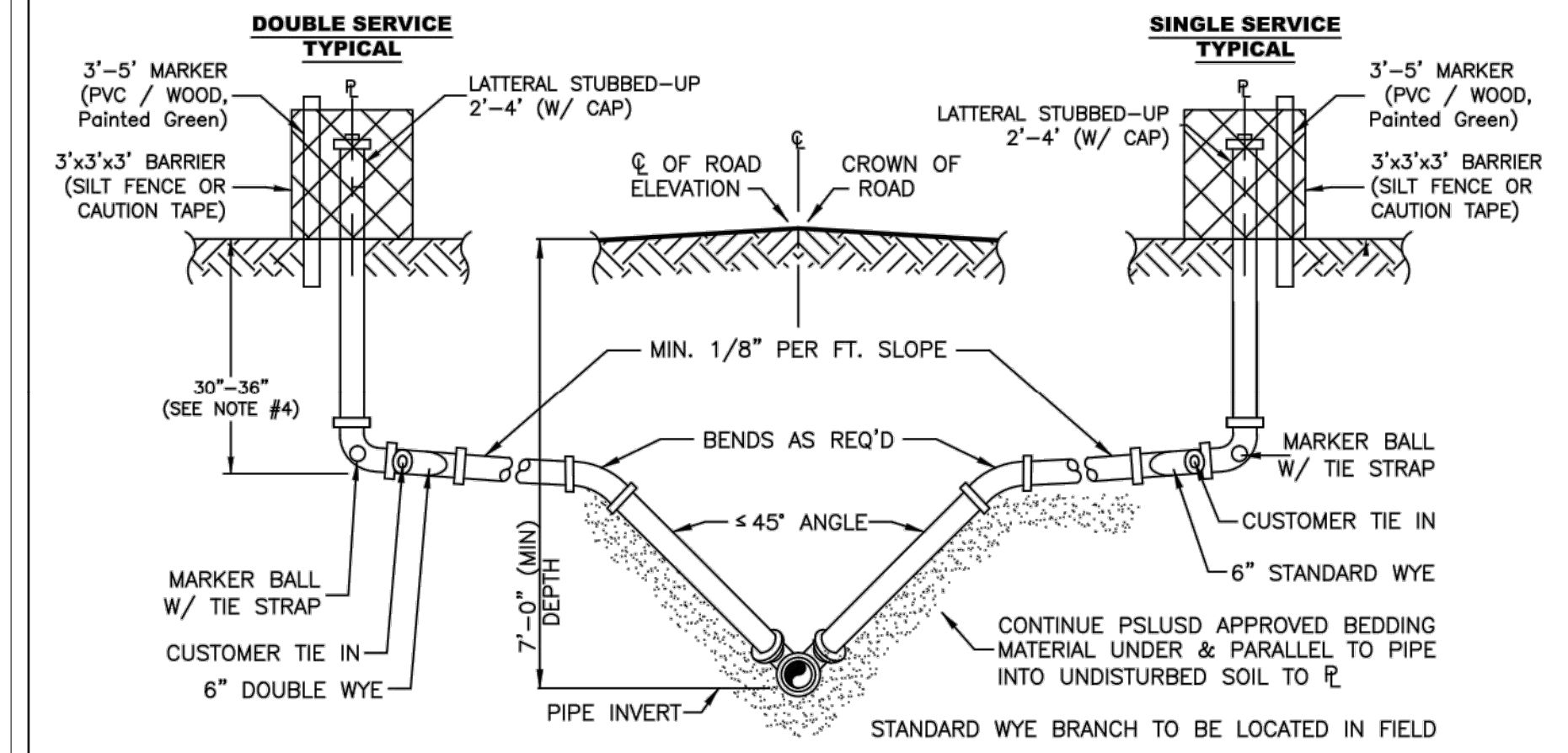
- NOTES:**
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER.
 - ALL SERVICES REQUIRE 36" MINIMUM COVER AT ALL POINTS ALONG SERVICE.
 - 1" SERVICES REQUIRE A 2" MINIMUM I.D. CASING PIPE. CASING PIPE SHALL BE SCHEDULE 40 PVC.
 - TRACE WIRE TO BE INSTALLED AS PER THIS DETAIL.

WATER SERVICE "METER BOX INSTALL" DETAIL



- NOTES:**
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 - 1" SERVICES REQUIRE A 2" MINIMUM I.D. CASING PIPE. CASING PIPE SHALL BE SCHEDULE 40 PVC.
 - TRACE WIRE TO BE INSTALLED AS PER THIS DETAIL.
 - METERS SHALL BE LOCATED IMMEDIATELY OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY OR WITHIN A UTILITY EASEMENT - RESTRICTED AREA (U.E.-R.A.) THAT PROHIBITS THE INSTALL OF OTHER UTILITIES.

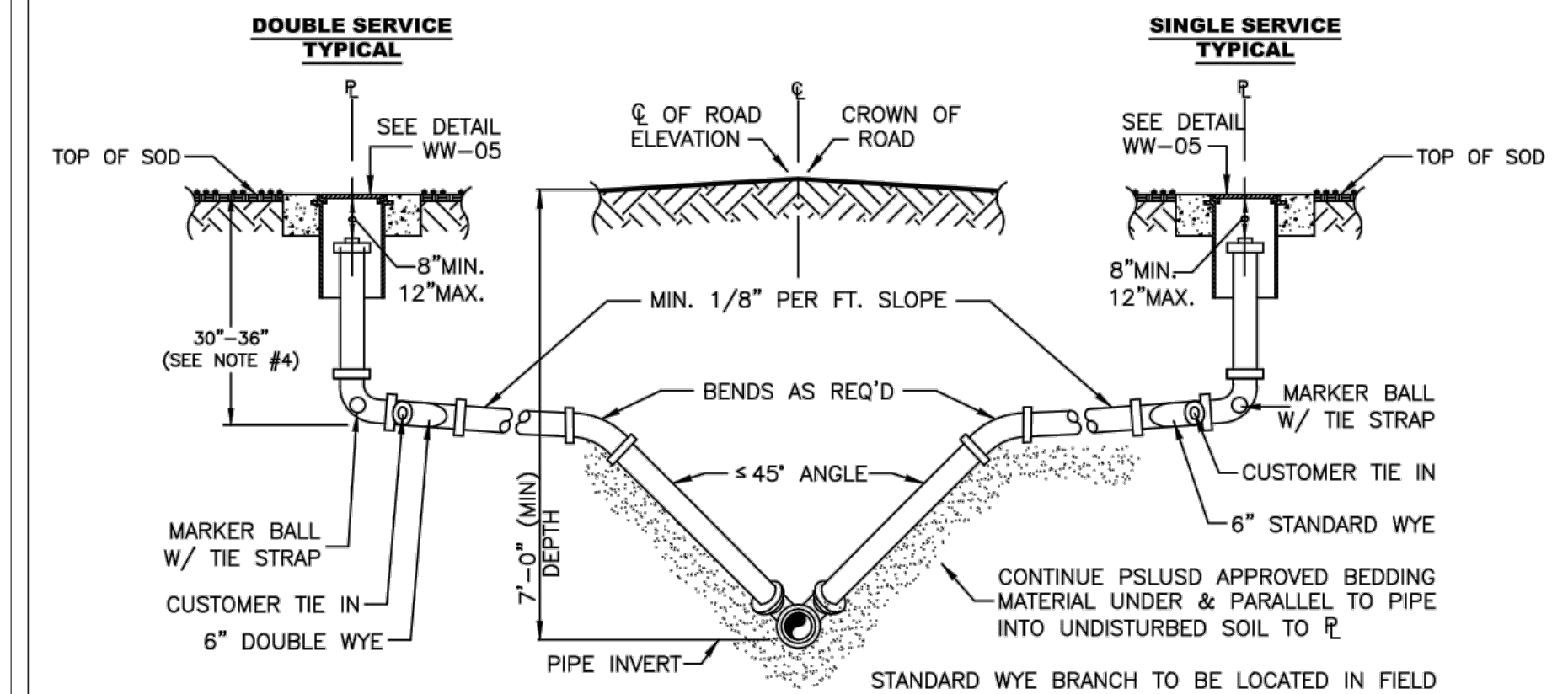
SANITARY LATERAL "STUB-UP" DETAIL



ELEVATION
(N.T.S.)

- NOTES:**
- PSLUD APPROVED BEDDING MATERIAL SHALL BE USED FOR EXCAVATION BACK FILL.
 - LOCATE MARKER BALL WITH TIE STRAPS TO BE ATTACHED TO 6" ELBOW.
 - THE ENGINEER OF RECORD SHALL ENSURE THAT THE PROPOSED PLUMBING STUB-OUT ELEVATION FOR EACH BUILDING WILL ALLOW FOR A GRAVITY CONNECTION TO THE SANITARY SEWER LATERAL WITH THE REQUIRED SLOPE. HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED AS REQUIRED IN THE UTILITY STANDARDS MANUAL.
 - PROTECTIVE BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF HOUSE/BUILDING CONSTRUCTION.

SANITARY LATERAL "SET AT-GRADE" DETAIL



ELEVATION
(N.T.S.)

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- PSLUD APPROVED BEDDING MATERIAL SHALL BE USED FOR EXCAVATION BACK FILL.
 - LOCATE MARKER BALL WITH TIE STRAPS TO BE ATTACHED TO 6" ELBOW.
 - THE ENGINEER OF RECORD SHALL ENSURE THAT THE PROPOSED PLUMBING STUB-OUT ELEVATION FOR EACH BUILDING WILL ALLOW FOR A GRAVITY CONNECTION TO THE SANITARY SEWER LATERAL WITH THE REQUIRED SLOPE. HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED AS REQUIRED IN THE UTILITY STANDARDS MANUAL.

TEMPORARY CONDITION FOR WATER AND SEWER SERVICES DURING CONSTRUCTION PRIOR TO HOME BUILDING

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.

In the event of conflict specifications with these plans and the Utility Standards Manual, the more stringent requirement shall apply

HOMAS
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2	12-3-21	BID SET	BU

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

PROJECT:

**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

HOMAS
ENGINEERING GROUP

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BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
January 12, 2022

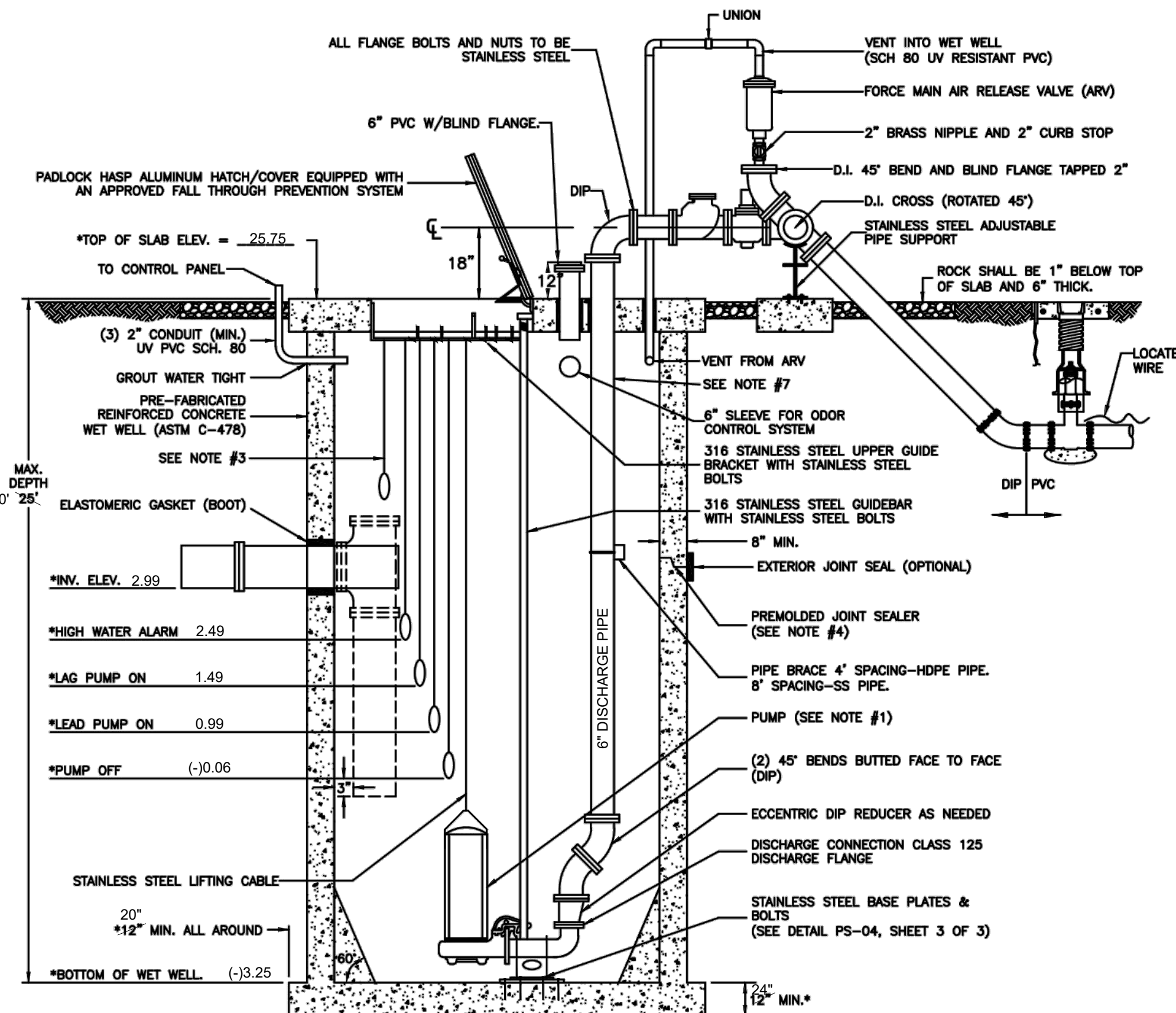
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
UTILITY DETAILS

SHEET NUMBER:
C-20(G3)

PORT ST. LUCIE PROJECT No. P21-206

PUMP DATA:
 MANUFACTURER ** FLYGT WETWELL DIAMETER ** 8'
 MODEL NUMBER ** NP3171 IMPELLER NUMBER ** 256 mm HP ** 25 RPM ** 1760
 VOLTS ** 480 3 PHASE 60 HERTZ
OPERATING CONDITIONS:
 ** 297 GPM AT ** 103 TDH ** 73.7 % EFFICIENCY
 SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.
 WORKING DEPTH ** 1.55 FT. WORKING VOLUME ** 582.86 GALS.

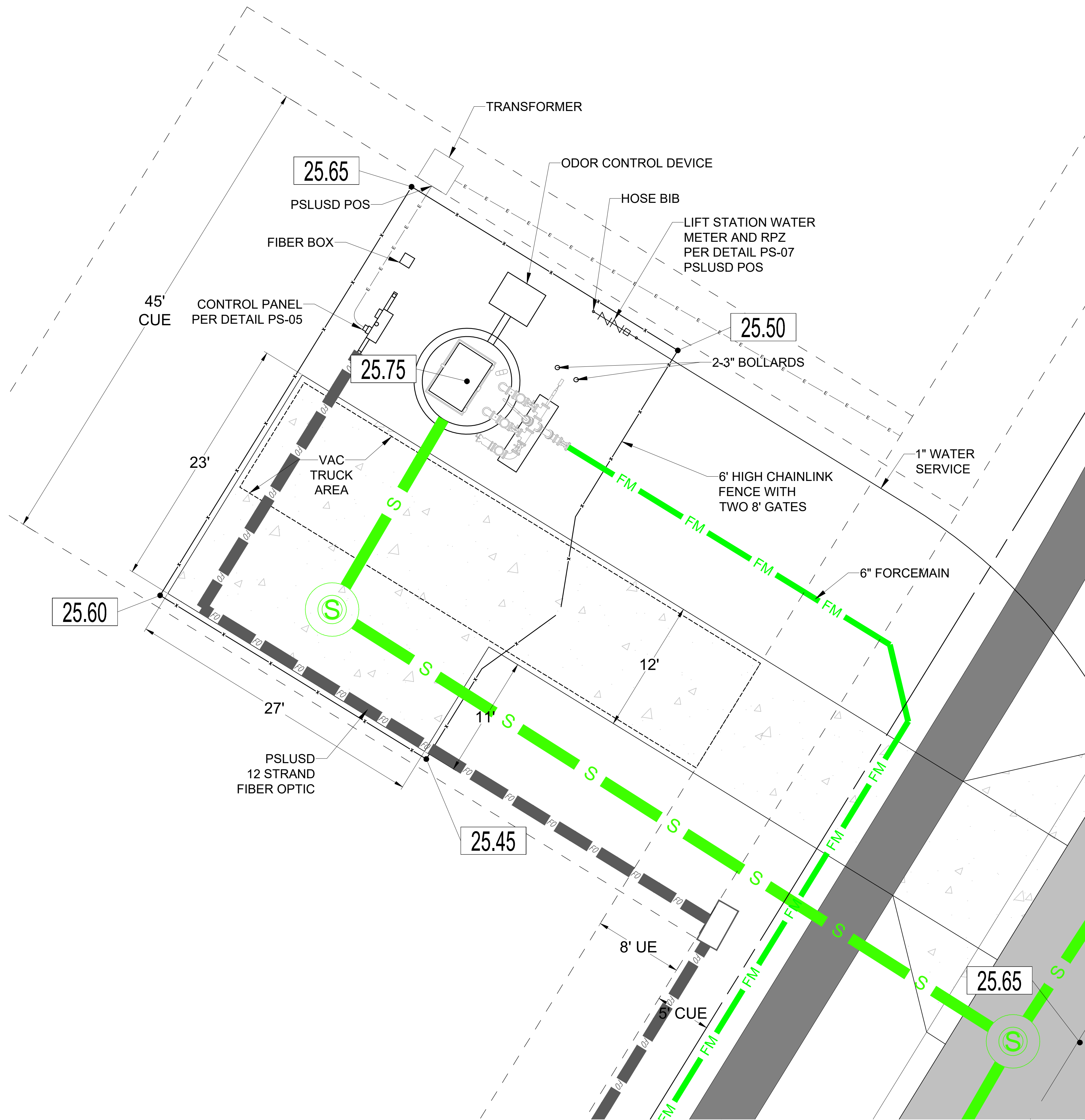


- NOTES:**
- *THE DESIGN SPECIFICATIONS FOR THE WET WELL, PUMPS, CONTROL ELEVATIONS AND DISCHARGE PIPING SHALL BE AS SPECIFIED BY THE ENGINEER-OF-RECORD, IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS.
 - WET WELL INTERIOR WALLS SHALL BE PROTECTED WITH A LINER. THE WET-WELL EXTERIOR SHALL BE COATED 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-8R-11-HBPE 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 STONE FENCE THAT ARE NOT COVERED BY CONCRETE, STRUCTURES OR EQUIPMENT SHALL HAVE #57 STONE. THE STONE SHALL BE PLACED OVER 2-PLY 4 MIL VISQUEEN, A MINIMUM OF 6" BUT NO MORE THAN 8" DEEP.

PSLUSD PROJECT NO. 11-652-36E
 ELEVATIONS BASED ON NAVD'88



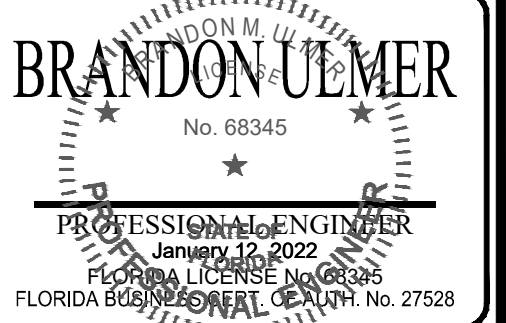
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PROJECT No.:	FJ160006
DRAWN BY:	MUL
CHECKED BY:	BMU
DATE:	9-1-21
CAD I.D.:	FJ160006-LS-DETAILS

VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE
 FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
 FLORIDA



SHEET TITLE:
LIFT STATION DETAILS

SHEET NUMBER:
C-21(G3)

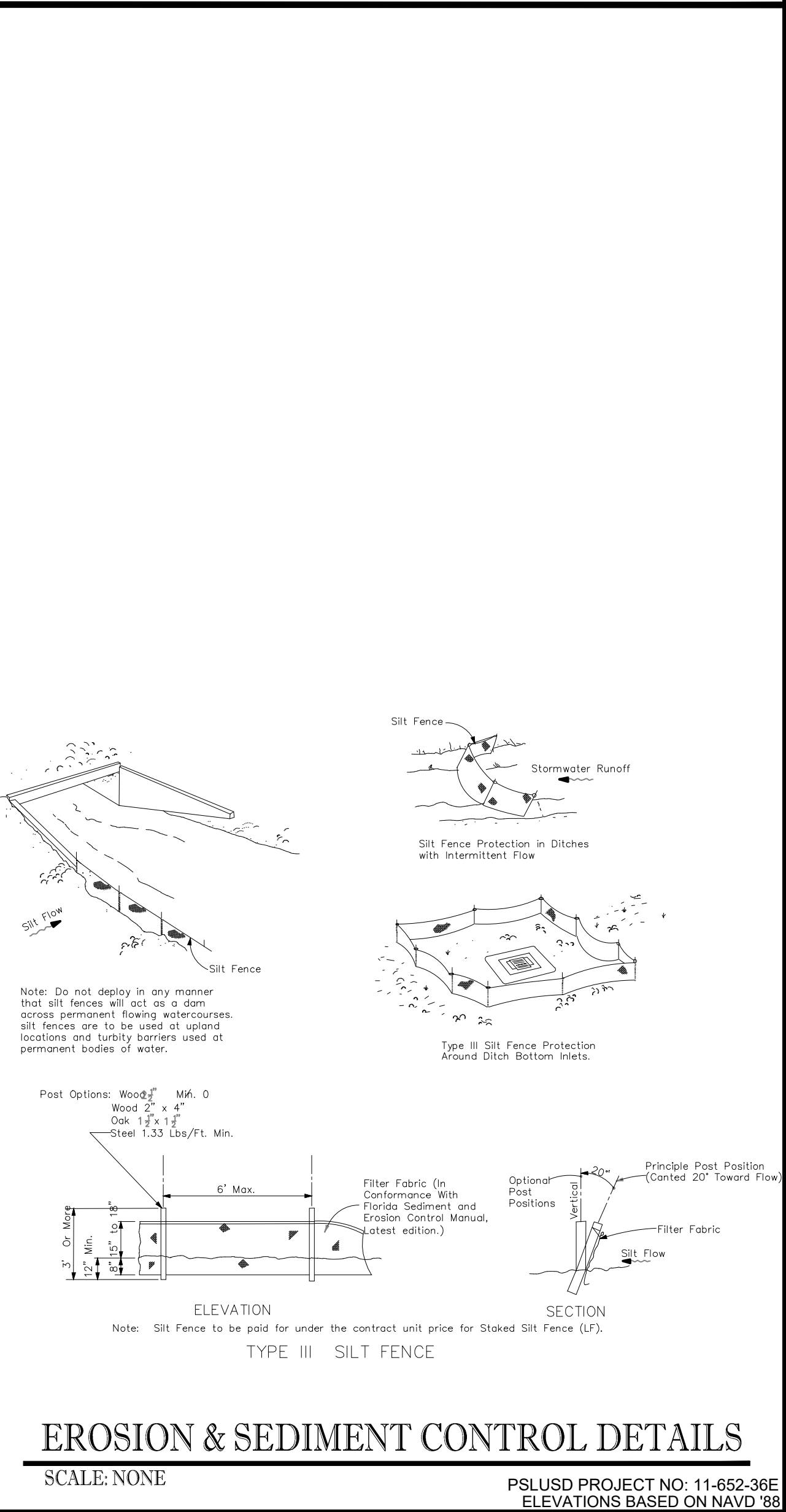
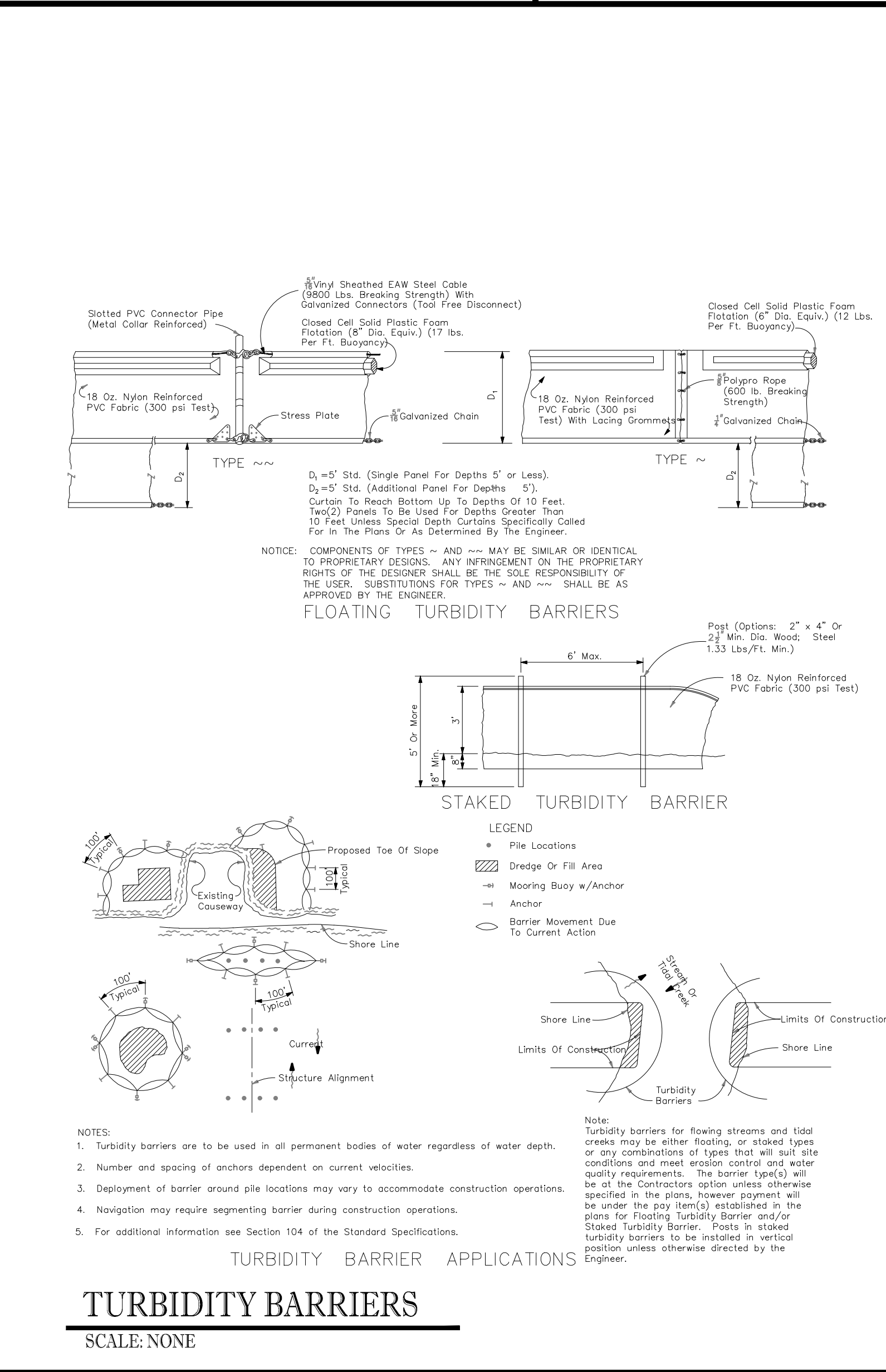
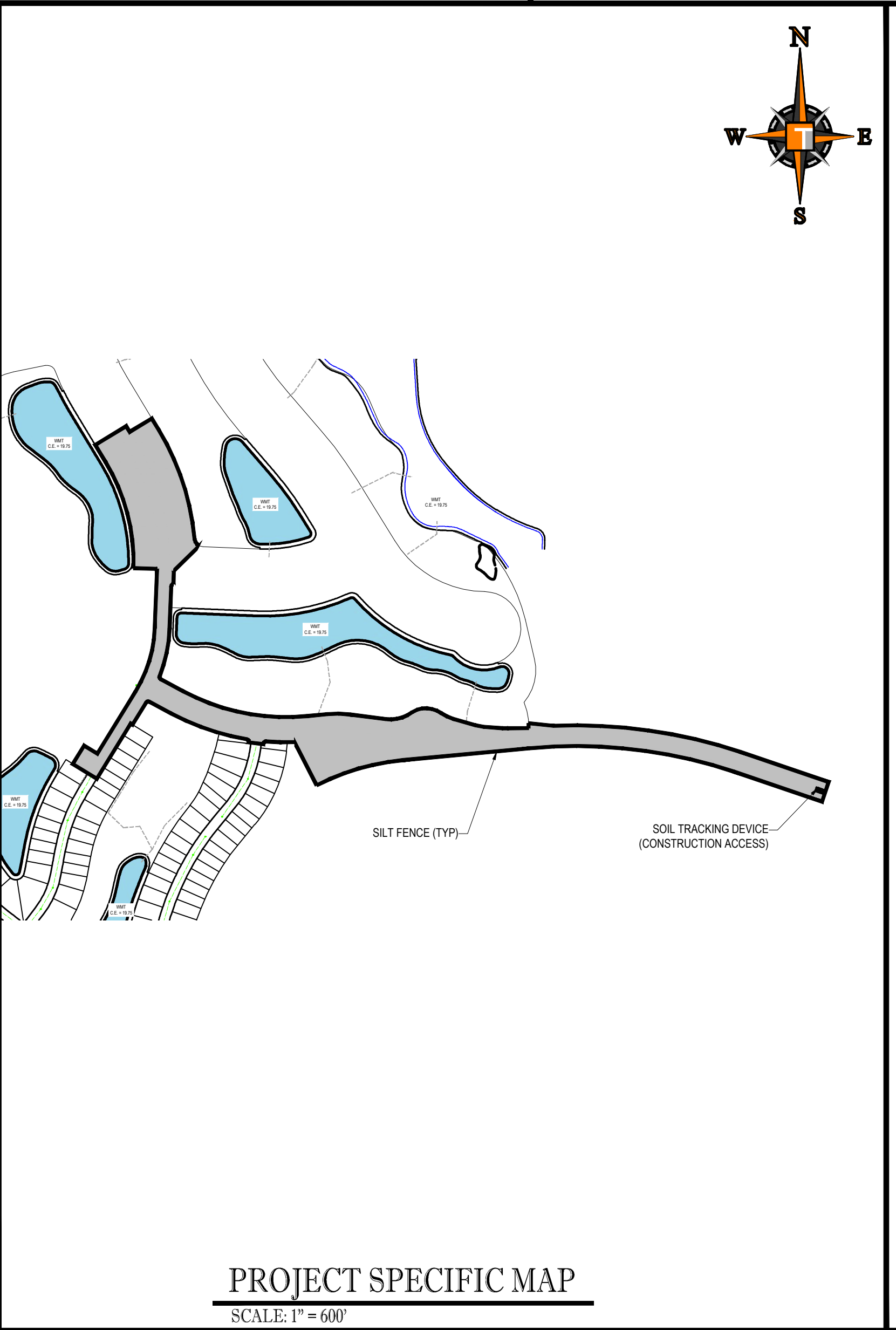
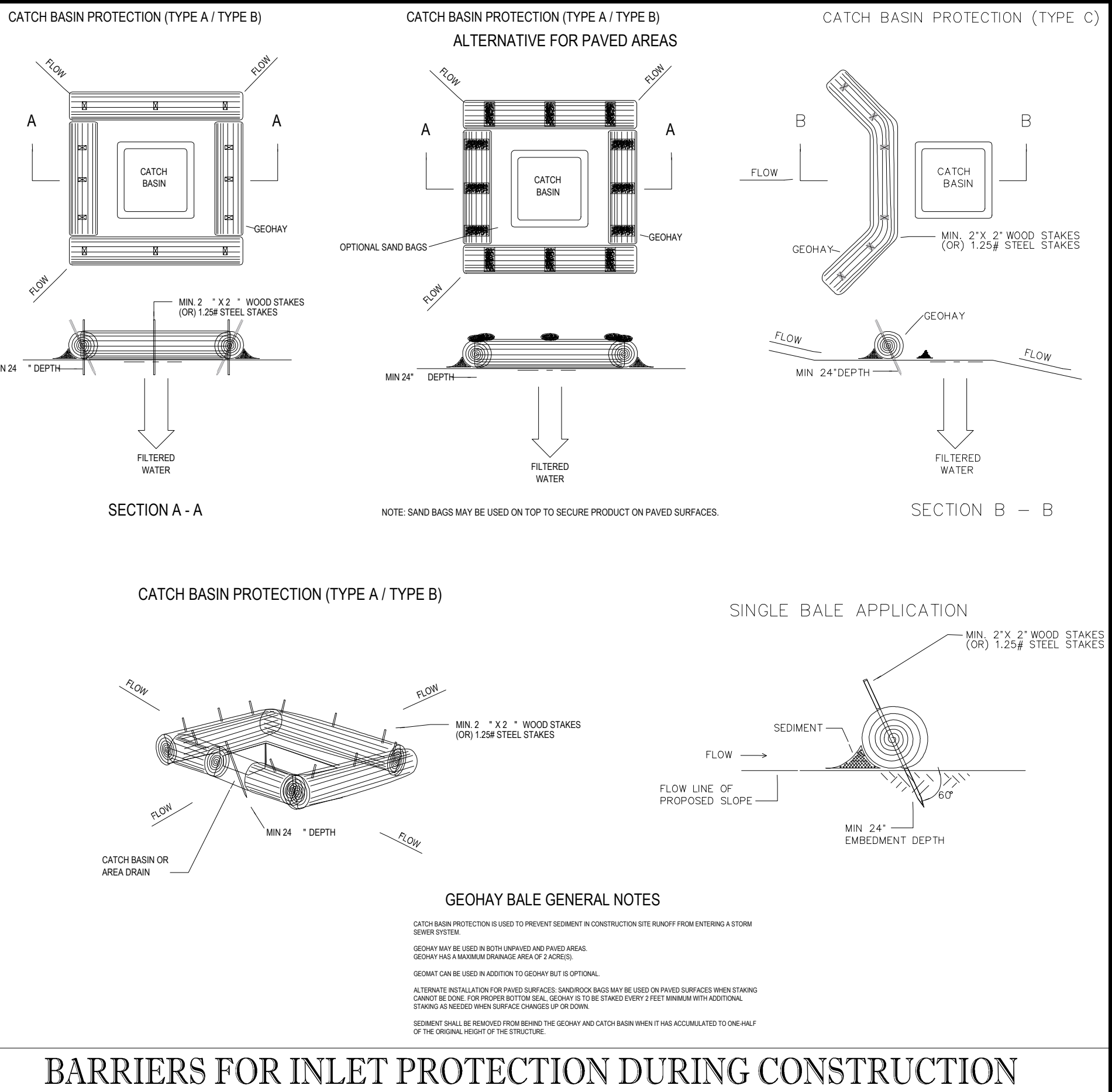
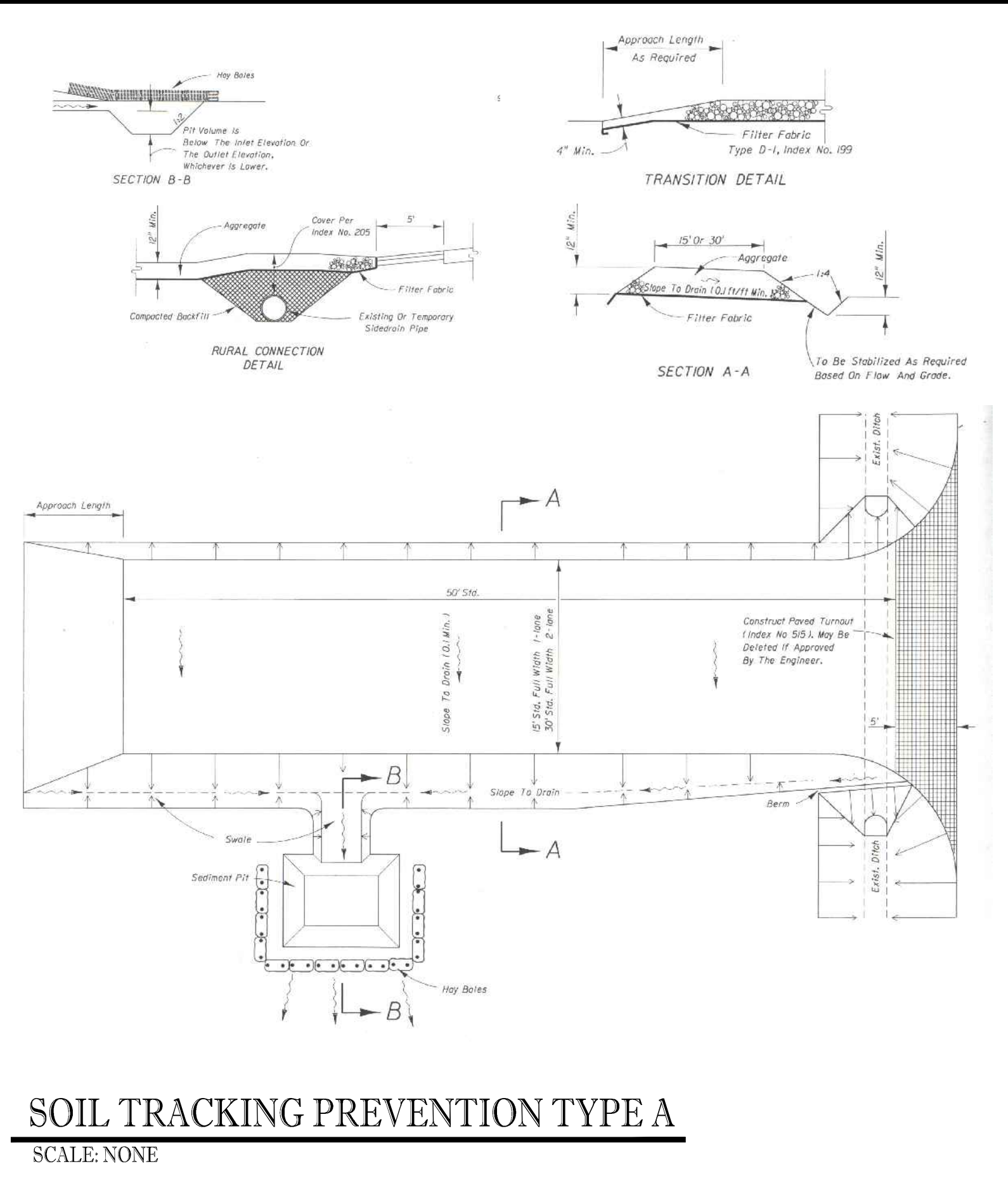
PORT ST. LUCIE PROJECT NO. P21-206

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:** 25.05 ACRES
- TOTAL AREA TO BE DISTURBED:** 25.05 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:** 25.05 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.
- 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 TRAFFIC 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 EROSIONS 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 SEEDDED SHALL BE RESEEDDED 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.

- 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 BEEN 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 SFVMD 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.

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



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE SUITE 100
 JUPITER, FL 33458
 P: 561-203-7503
 F: 561-203-7503
 4890 W. KENNEDY BLVD. SUITE 100
 TAMPA, FL 33609
 P: 813-379-4100
 F: 813-379-4100
 THE INFORMATION, DESIGN AND CONSTRUCTION OF THIS PLAN AND SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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