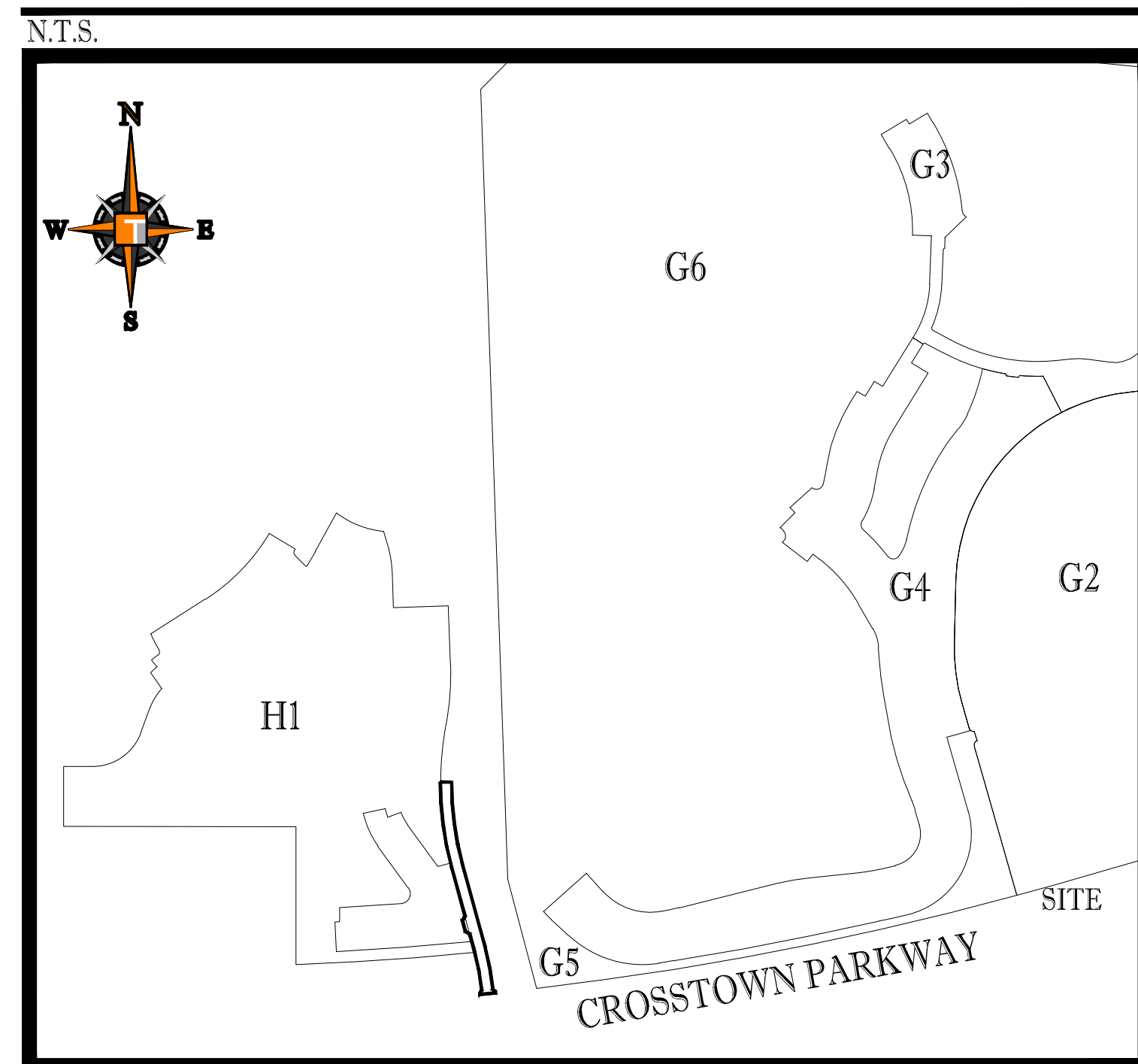


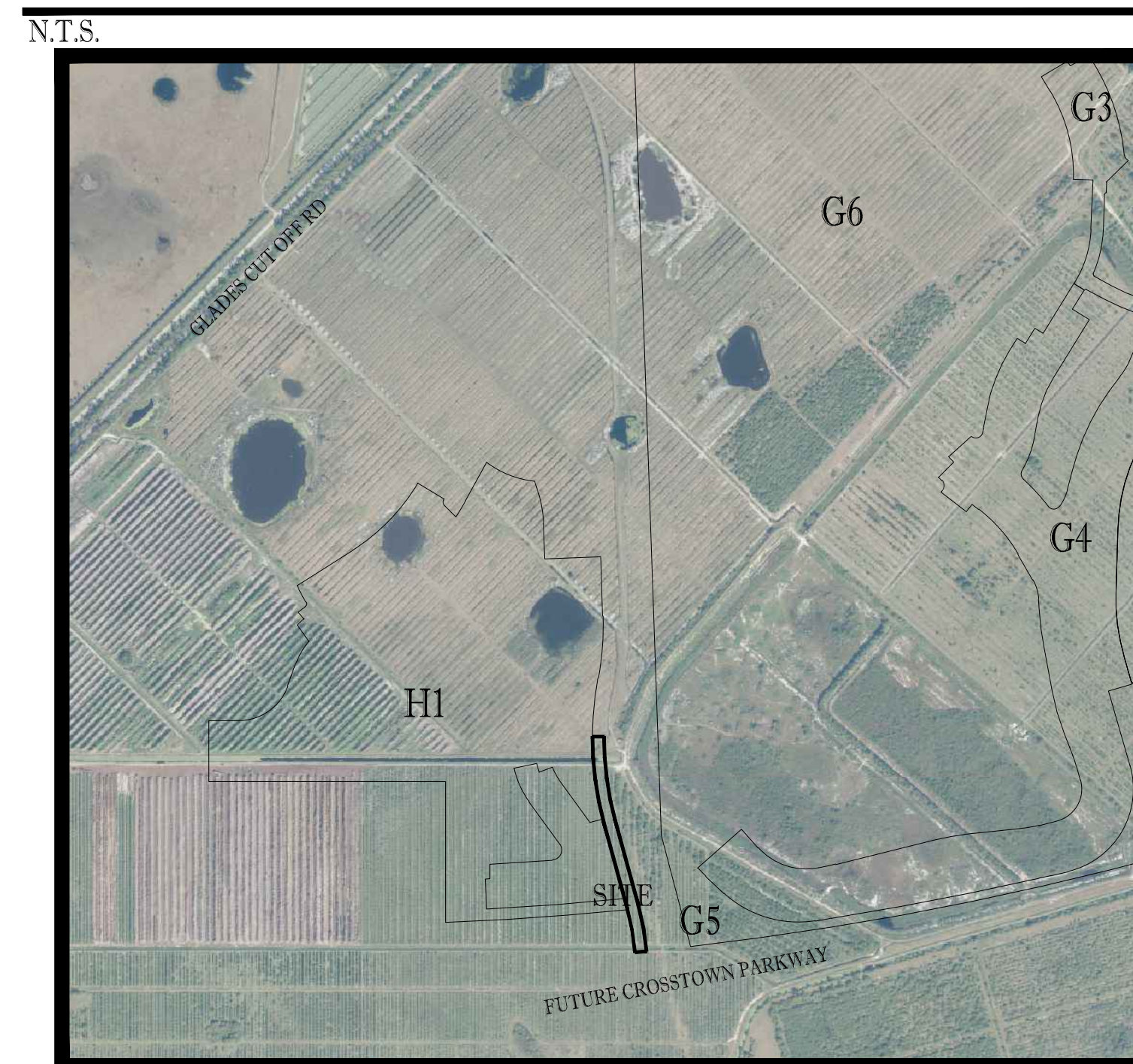
# CONSTRUCTION PLANS FOR: NORTH SOUTH ROAD "A"

OWNER:  
**VERANO DEVELOPMENT, LLC**

LOCATION MAP



VICINITY \ AERIAL MAP



SHEET INDEX

Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	PGD PLAN
C-03	PGD PLAN
C-04	PGD SECTIONS
C-05	PGD DETAILS
C-06	PGD DETAILS
C-07	UTILITY PLAN
C-08	UTILITY PLAN
C-09	SWPPP

**PROJECT TEAM**

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

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

**LANDSCAPE ARCHITECT/PLANNER:**  
COTLEUR & HEARING, INC.  
1934 COMMERCE LANE, SUITE 1  
JUPITER, FL 33458  
(561) 747-6336  
CONTACT: DAN SORROW

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



PEBORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD. SUITE 206  
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: 11-652-38  
ELEVATIONS BASED ON NAVD '88

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
6800 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.  
PORT ST LUCIE, FL 33489 | TAMPA, FL 33609 | JUPITER, FL 33458  
P: 813-379-4100 | P: 561-203-7503  
P: 561-203-7503  
THE INFORMATION, DATA AND CONTENT OF THIS PLAN AND PROVISIONS AND SHALL BE CONSIDERED VALID FOR THE PROJECT WHERE SHOWN. ANY CHANGES TO THIS PLAN SHALL BE INDICATED BY A REVISION OR A CORRECTION TO THE ORIGINAL PLAN. THE INFORMATION, DATA AND CONTENT OF THIS PLAN AND PROVISIONS AND SHALL BE CONSIDERED VALID FOR THE PROJECT WHERE SHOWN. ANY CHANGES TO THIS PLAN SHALL BE INDICATED BY A REVISION OR A CORRECTION TO THE ORIGINAL PLAN.

REV	DATE	COMMENT	BY
1	2-25-22	REV PER SPRC	MJL

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

PROJECT:  
**VERANO SOUTH  
NORTH SOUTH  
ROAD A**  
FOR  
**VERANO DEVELOPMENT**  
PORT SAINT LUCIE  
FLORIDA

**THOMAS ENGINEERING GROUP**  
PEBORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD, SUITE 206  
JUPITER, FL 33458  
PH: (561) 203-7503  
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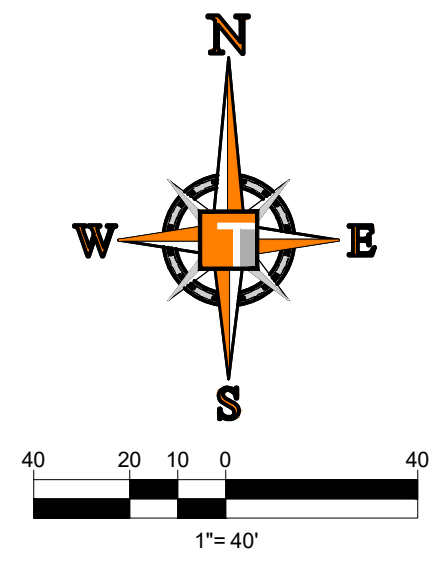
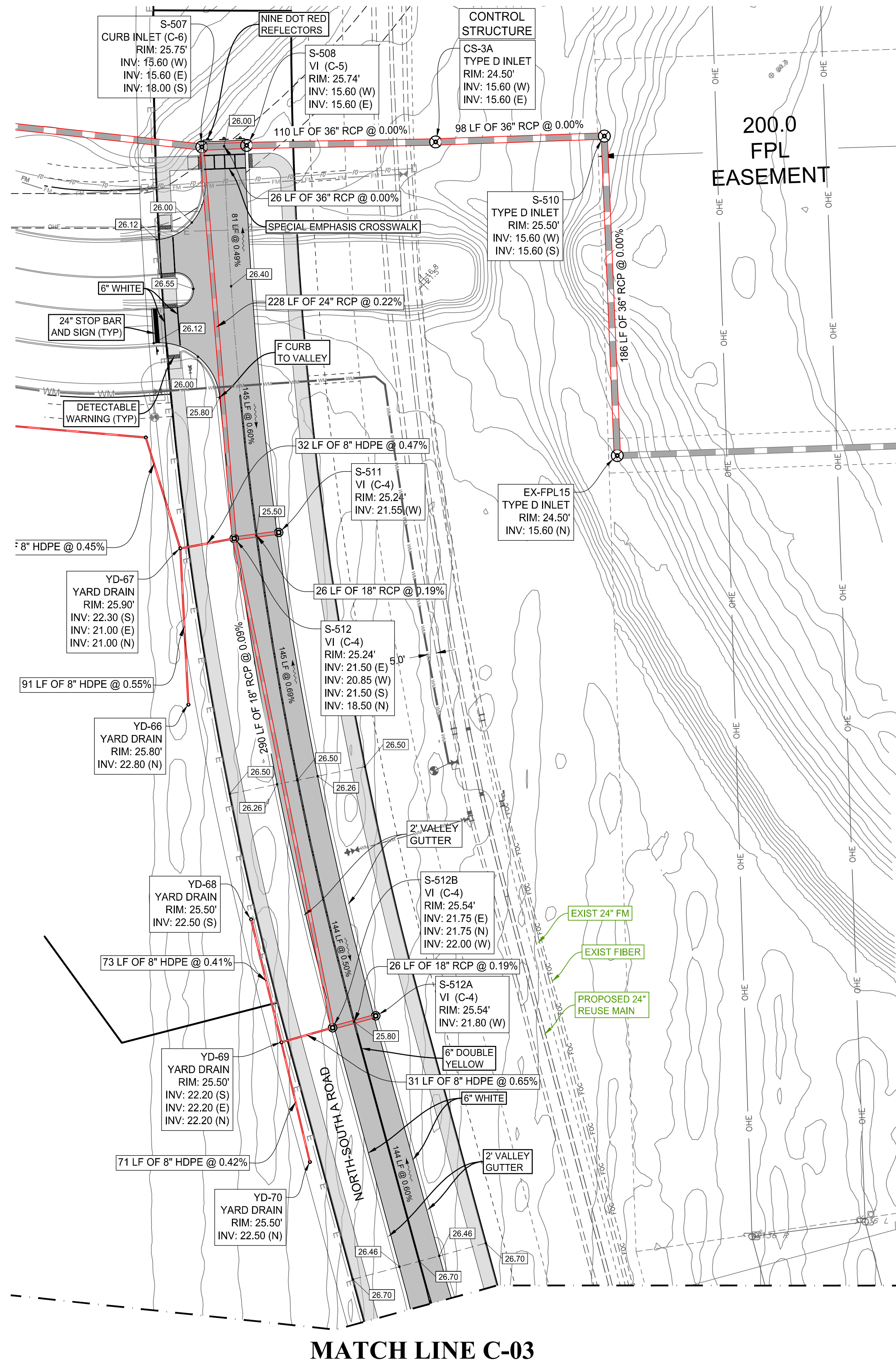
**BRANDON ULMER**  
No. 68345  
PROFESSIONAL ENGINEER  
May 20, 2022  
FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD  
FLORIDA BUSINESS AND PROFESSIONAL REGULATION BOARD, No. 27528

SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**C-01**  
PORT ST. LUCIE PROJECT NO: P22-023

Printed on Friday, May 20, 2022, 2:24 PM by Michael Lemaster  
C:\Users\mlemaster\OneDrive\Documents\THOMAS\Projects\VERANO SOUTH\VERANO SOUTH\VERANO SOUTH\VERANO SOUTH\VERANO SOUTH\C-01-COVER-SHEET

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

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



**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.  
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503  
 P: 954-202-7000 | P: 813-379-4100

REV.	DATE	REVISIONS	BY:
1	2-25-22	REV PER SPRC	MJL

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

PROJECT:  
**VERANO SOUTH NORTH SOUTH ROAD A**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE FLORIDA

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

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

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-02**  
 PORT ST. LUCIE PROJECT NO: P22-023

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
LOT NUMBER / FINISH FLOOR	49 26.45
24" STOP BAR AND STOP SIGN	SB

BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
3	25.5 (NAVD)	25.5 (NAVD)	27.0 (NAVD)

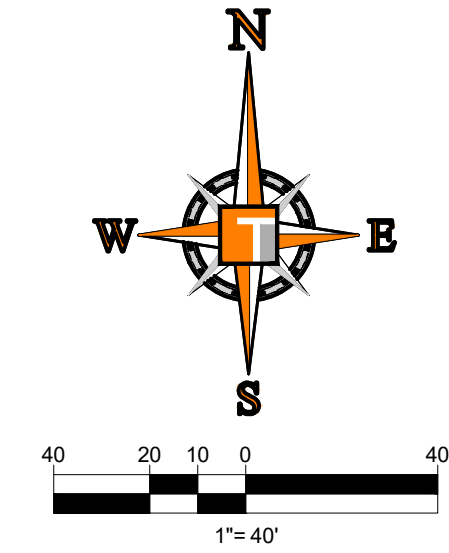
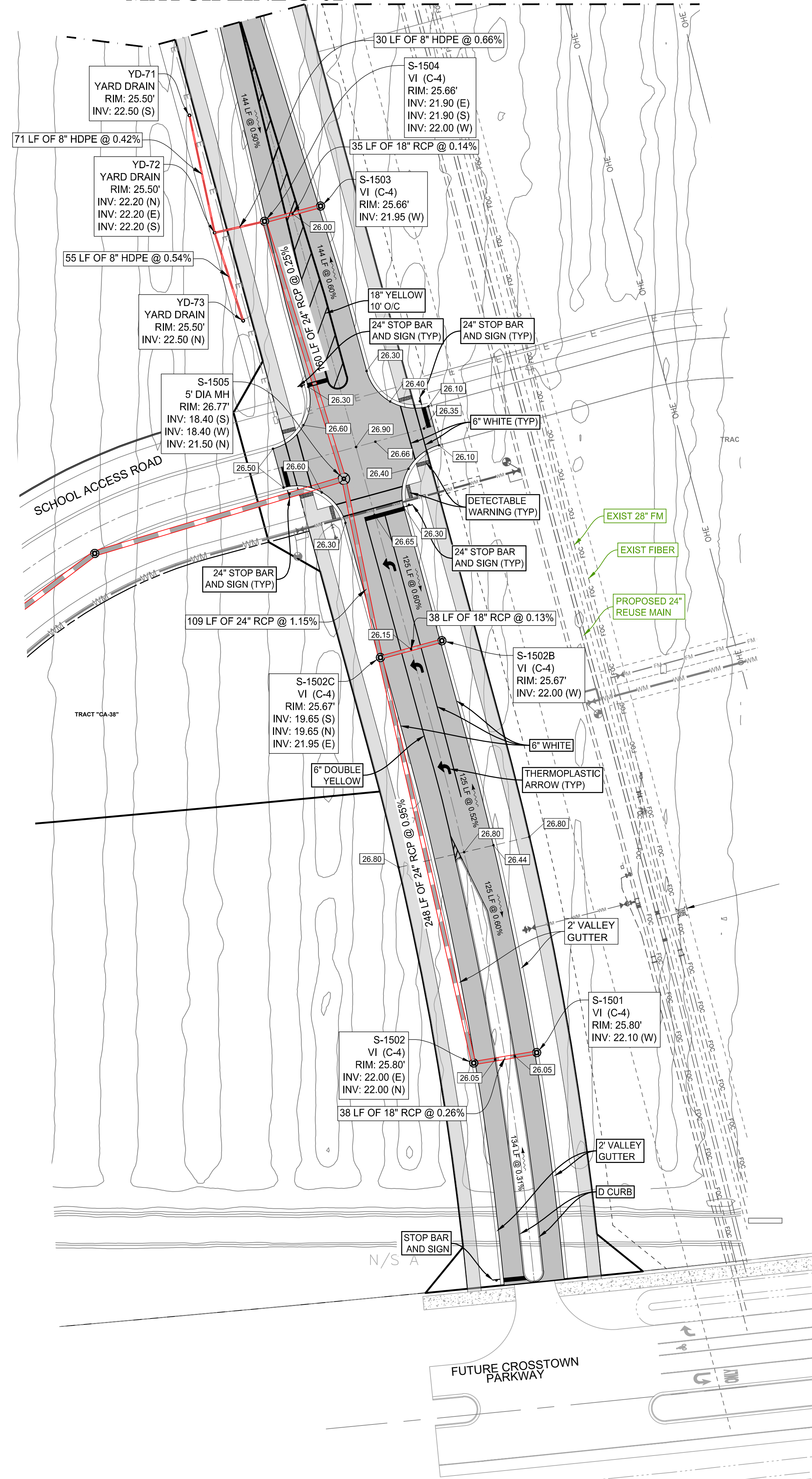
**CONSTRUCTION NOTES:**

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

PSLUSD PROJECT NO: 11-652-38  
 ELEVATIONS BASED ON NAVD '88

Printed on Friday, May 20, 2022, 2:25 PM by Michael Leppel

MATCH LINE C-02



ENGINEERING LEGEND

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

BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
3	25.5 (NAVD)	25.5 (NAVD)	27.0 (NAVD)

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**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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

4950 W. KENNEDY BLVD.  
SUITE 206  
JUPITER, FL 33468  
P: 561-379-4100

REVISIONS

REV.	DATE	COMMENT	BY
1	2-25-22	REV PER SPRC	MJL

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

PROJECT:

**VERANO SOUTH  
NORTH SOUTH  
ROAD A**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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

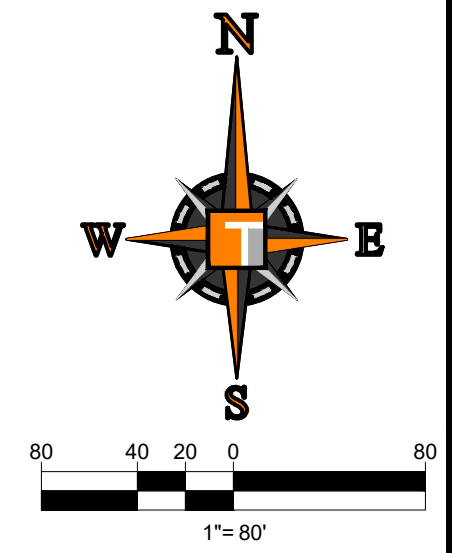
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
May 20, 2022  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-03**

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**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE  
SUITE 206  
JUPITER, FL 33458  
P: 561-203-7503  
F: 561-203-7503

4950 W. KENNEDY BLVD.  
SUITE 206  
JUPITER, FL 33458  
P: 813-379-4100  
F: 813-379-4100

THE INFORMATION, DESIGN AND CONSTRUCTION OF THIS PLAN AND PROVISIONS AND SHALL BE CONSIDERED AS PART OF THE PROJECT. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ENGINEER OR ARCHITECT. THE INFORMATION, DESIGN AND CONSTRUCTION OF THIS PLAN AND PROVISIONS AND SHALL BE CONSIDERED AS PART OF THE PROJECT. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ENGINEER OR ARCHITECT.

REVISIONS			
REV.	DATE	COMMENT	BY
1	2-25-22	REV PER SPRC	MJL

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

PROJECT:

**VERANO SOUTH  
NORTH SOUTH  
ROAD A**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

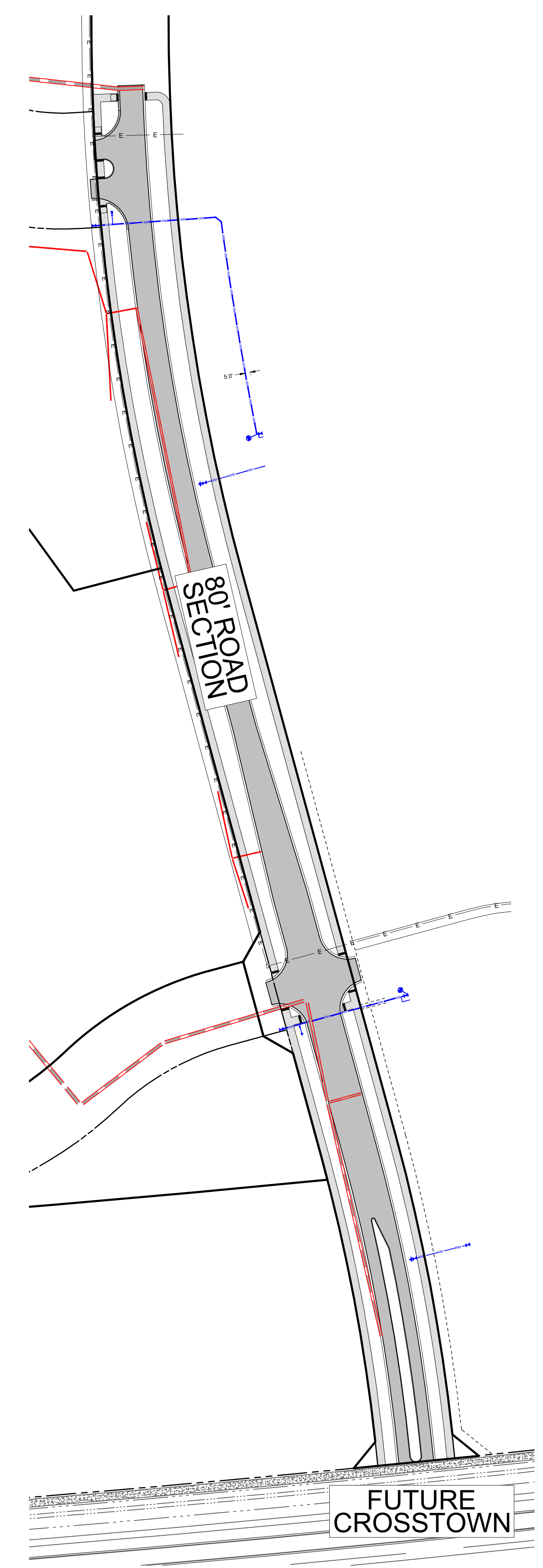
PEBORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD, SUITE 206  
JUPITER, FL 33458  
PH: (561) 203-7503  
FX: (561) 203-7721  
www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
No. 68345

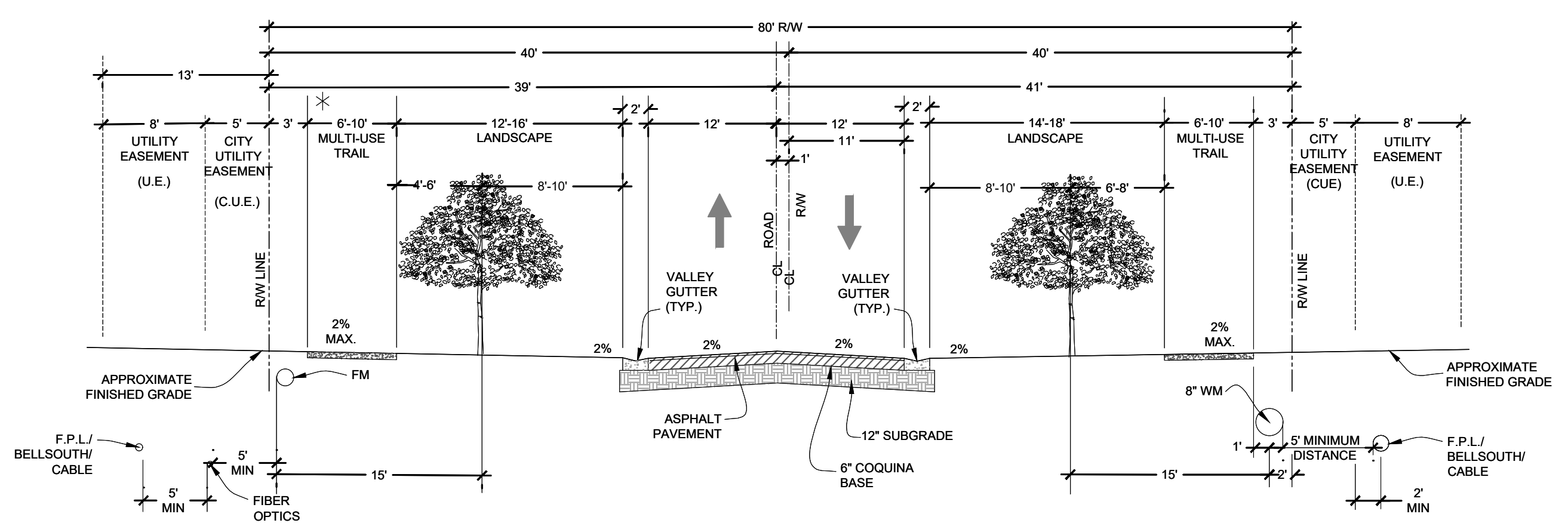
PROFESSIONAL ENGINEER  
May 20, 2022  
FLORIDA LICENSE NO. 68345  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD SECTIONS**

SHEET NUMBER:  
**C-04**



**SECTIONS LOCATION MAP**

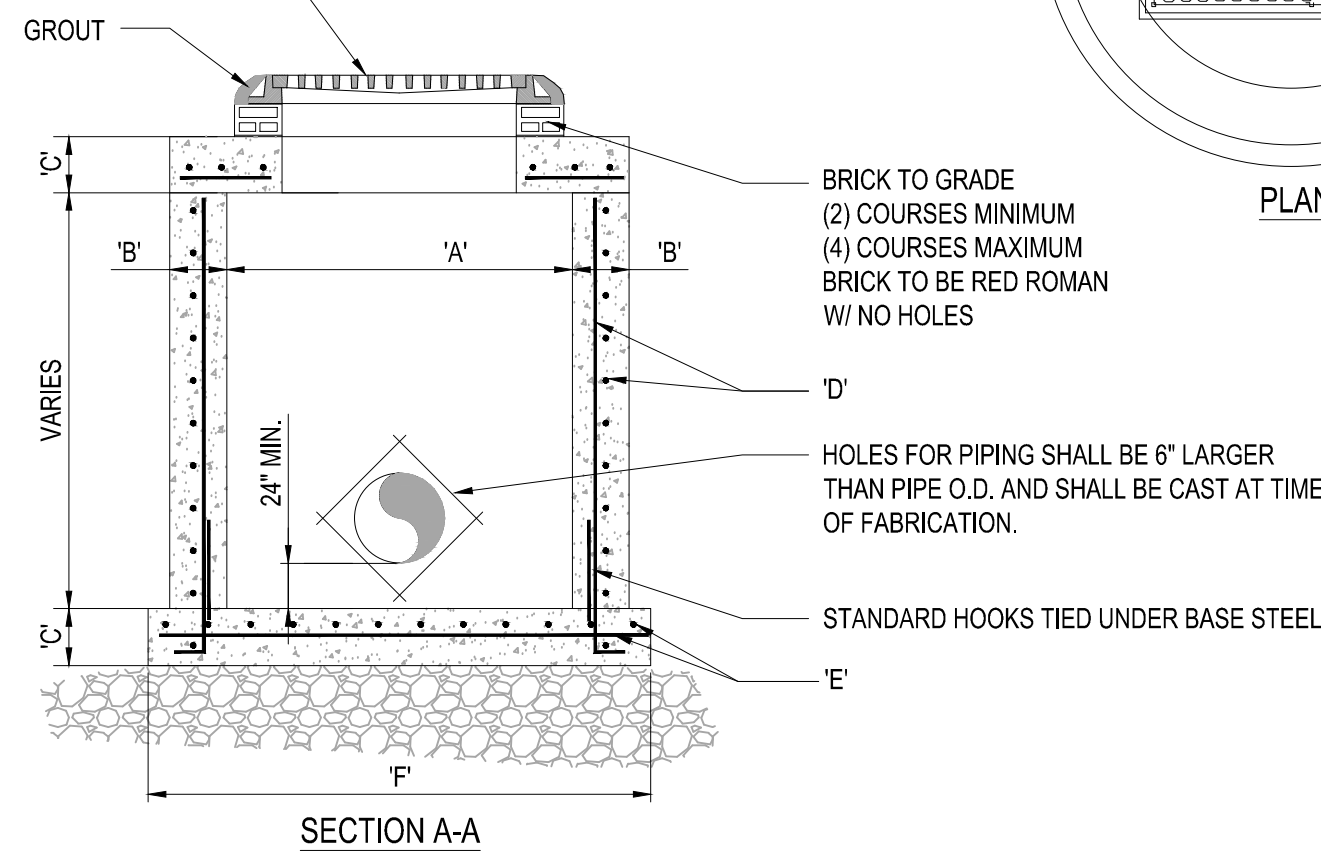


**80' RIGHT-OF-WAY  
TYPICAL SECTION**

\* NOTE:  
3' MULTI-USE TRAIL 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.  
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.

Printed on Friday, May 20, 2022, 2:25 PM by Michael Lemaster  
C:\Users\mlemaster\OneDrive\Documents\11-652-38\11-652-38-PGD-SECTIONS\C-04\_PGD\_SECTIONS.dwg

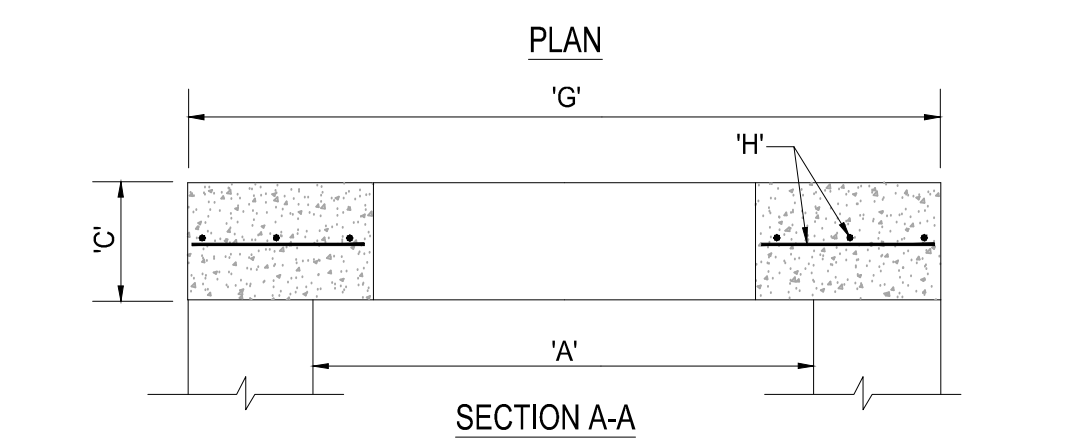
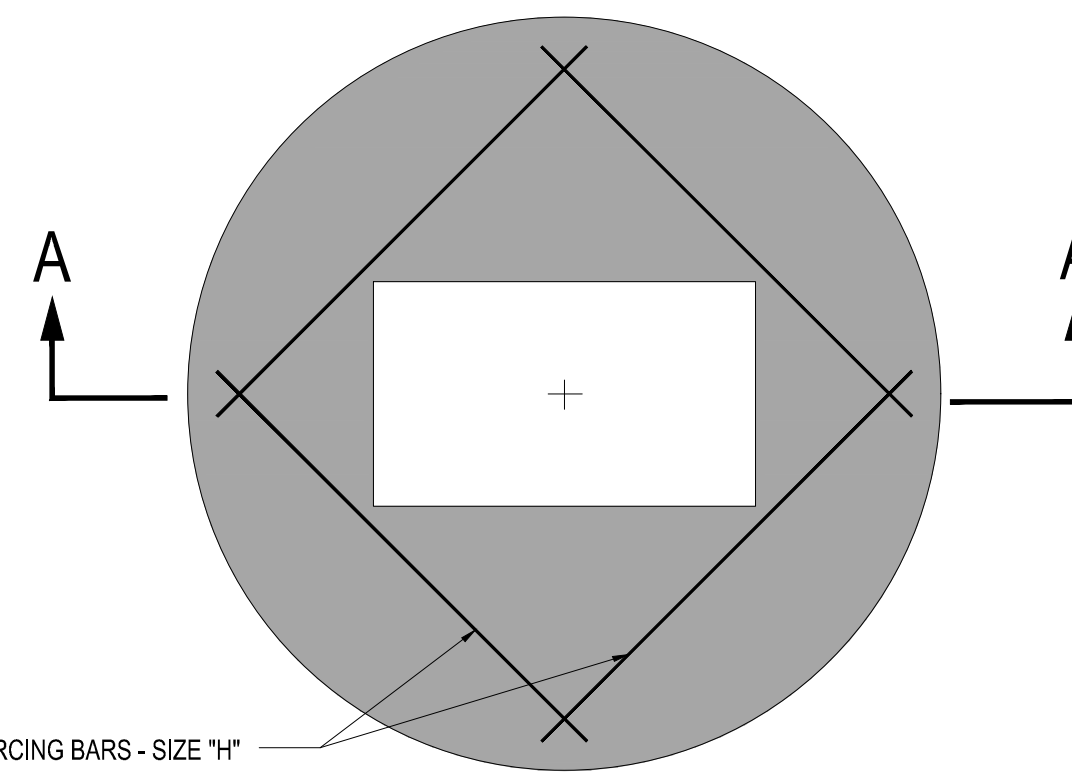
U.S. FOUNDRY FRAME & GRATE NO. 5113-6194 (OR APPROVED EQUAL) RIM. ELEV. = (SEE PLAN)



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

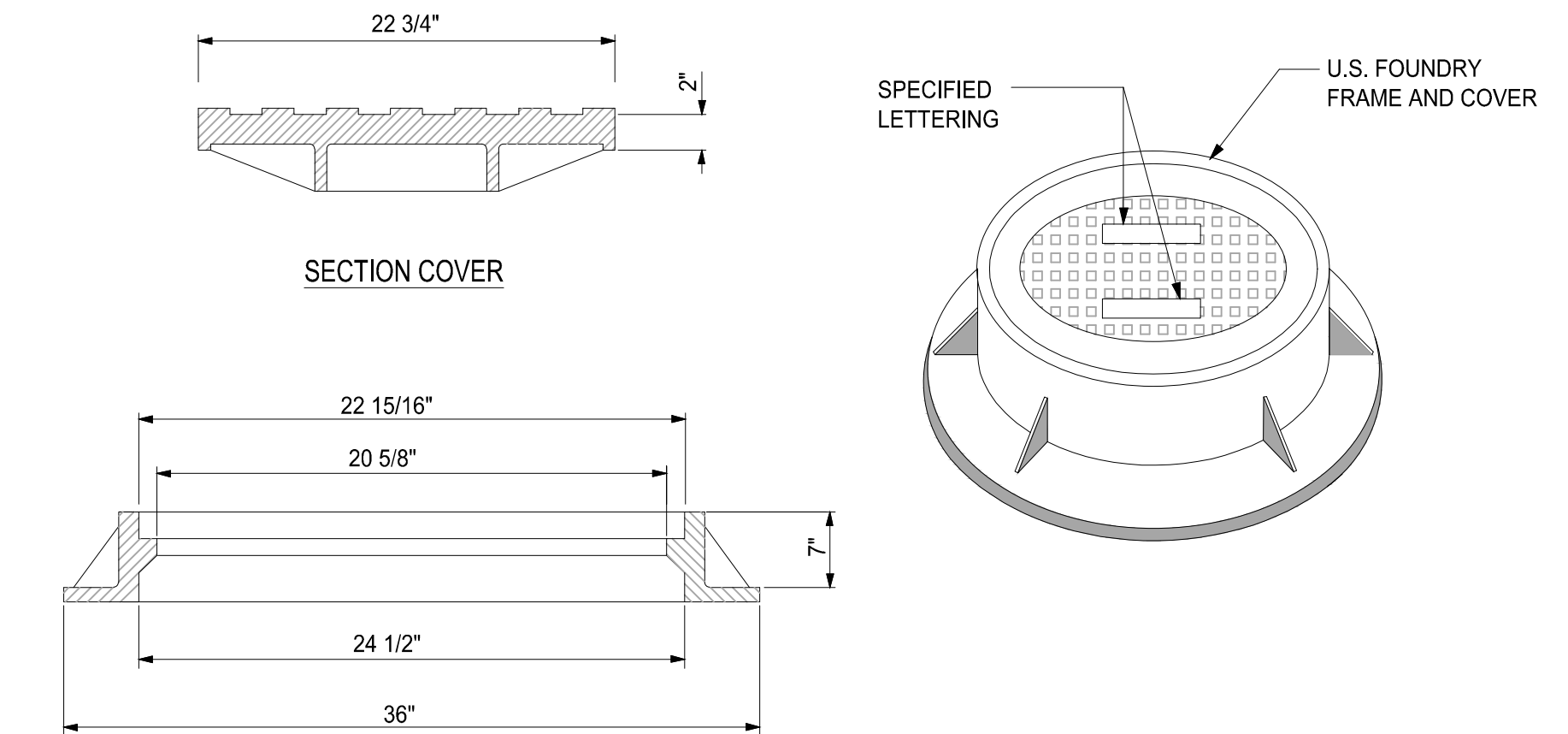
SCALE: NONE



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

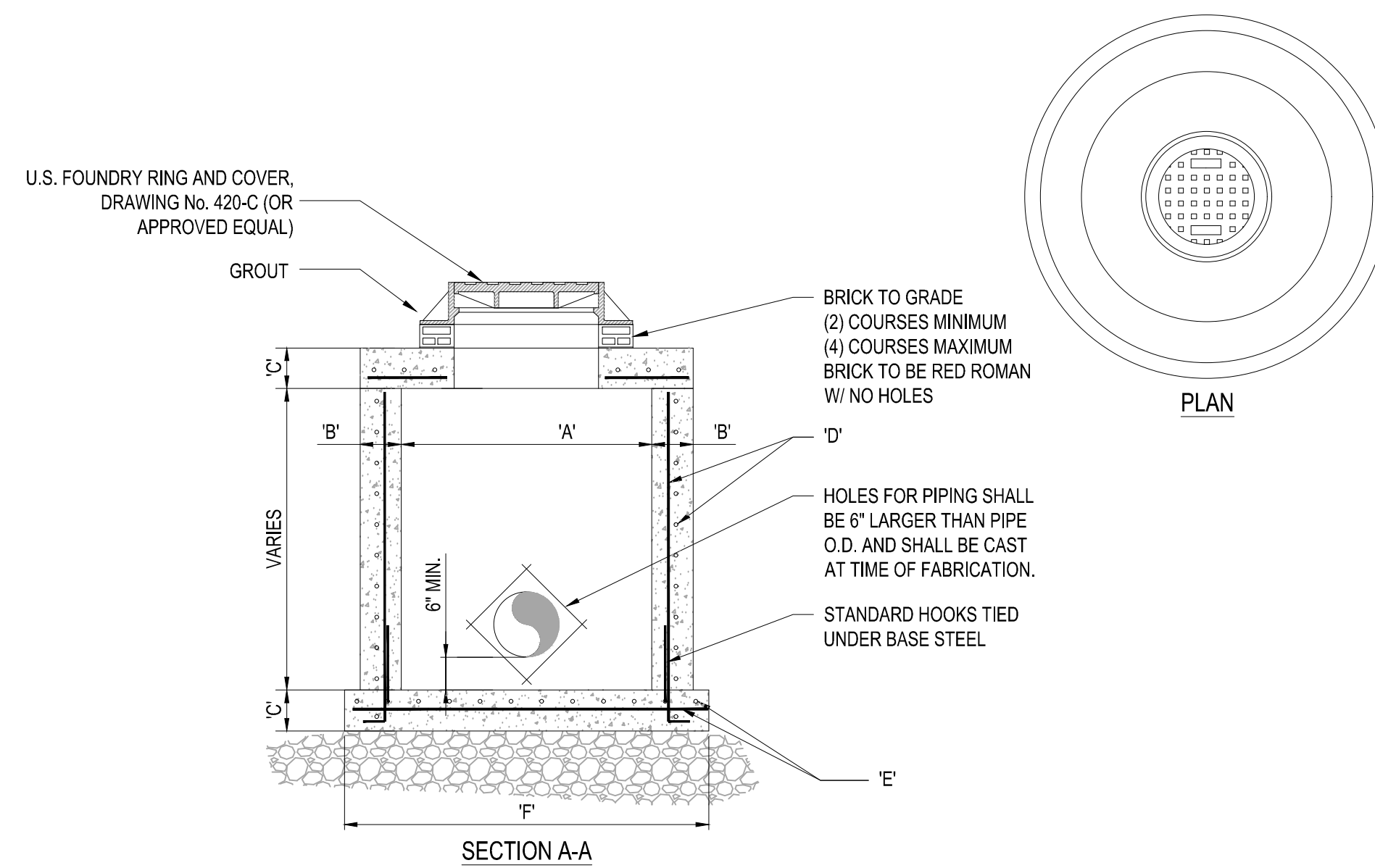
SCALE: NONE



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

### 3 MANHOLE FRAME DETAIL

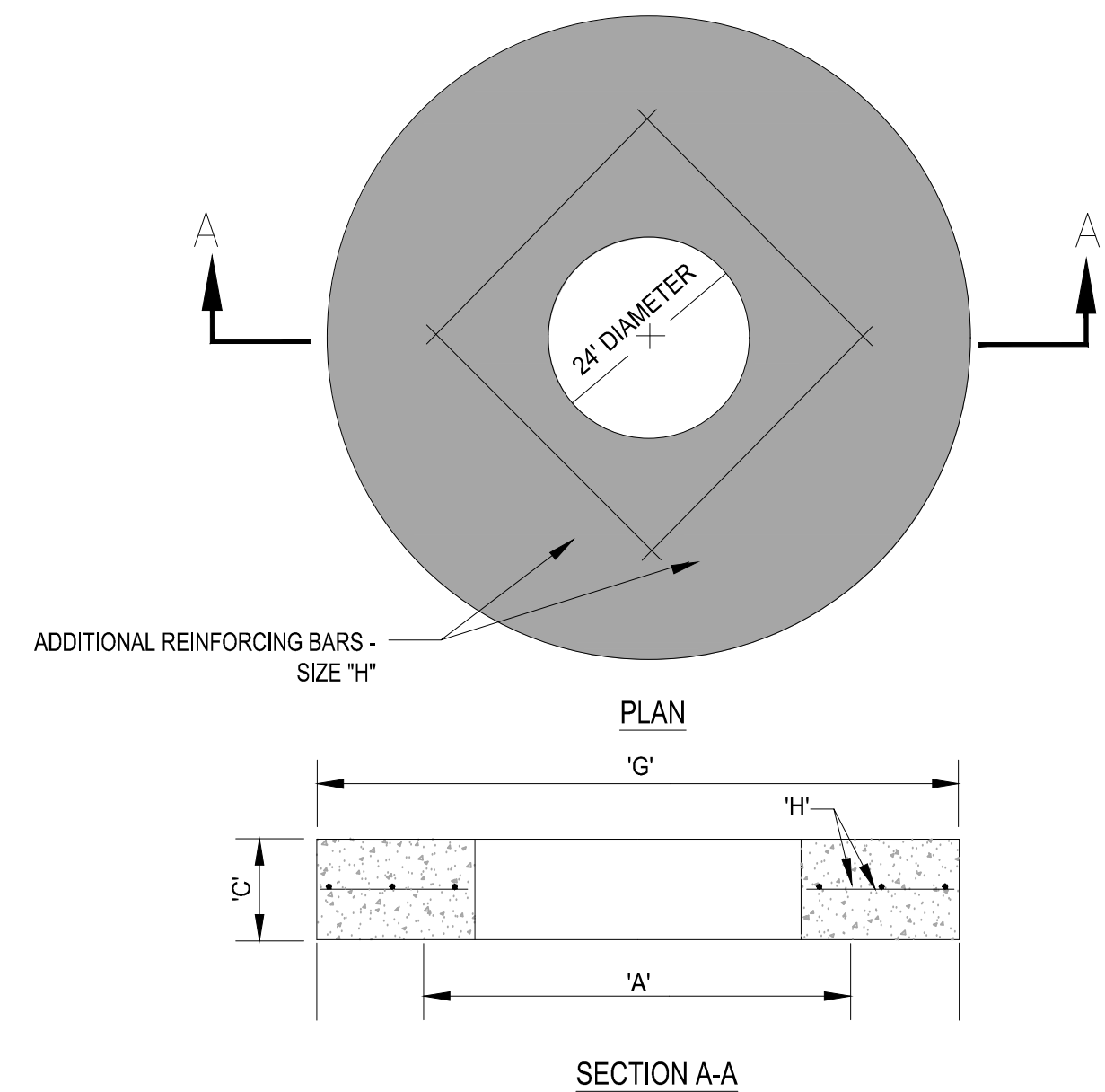
SCALE: NONE



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

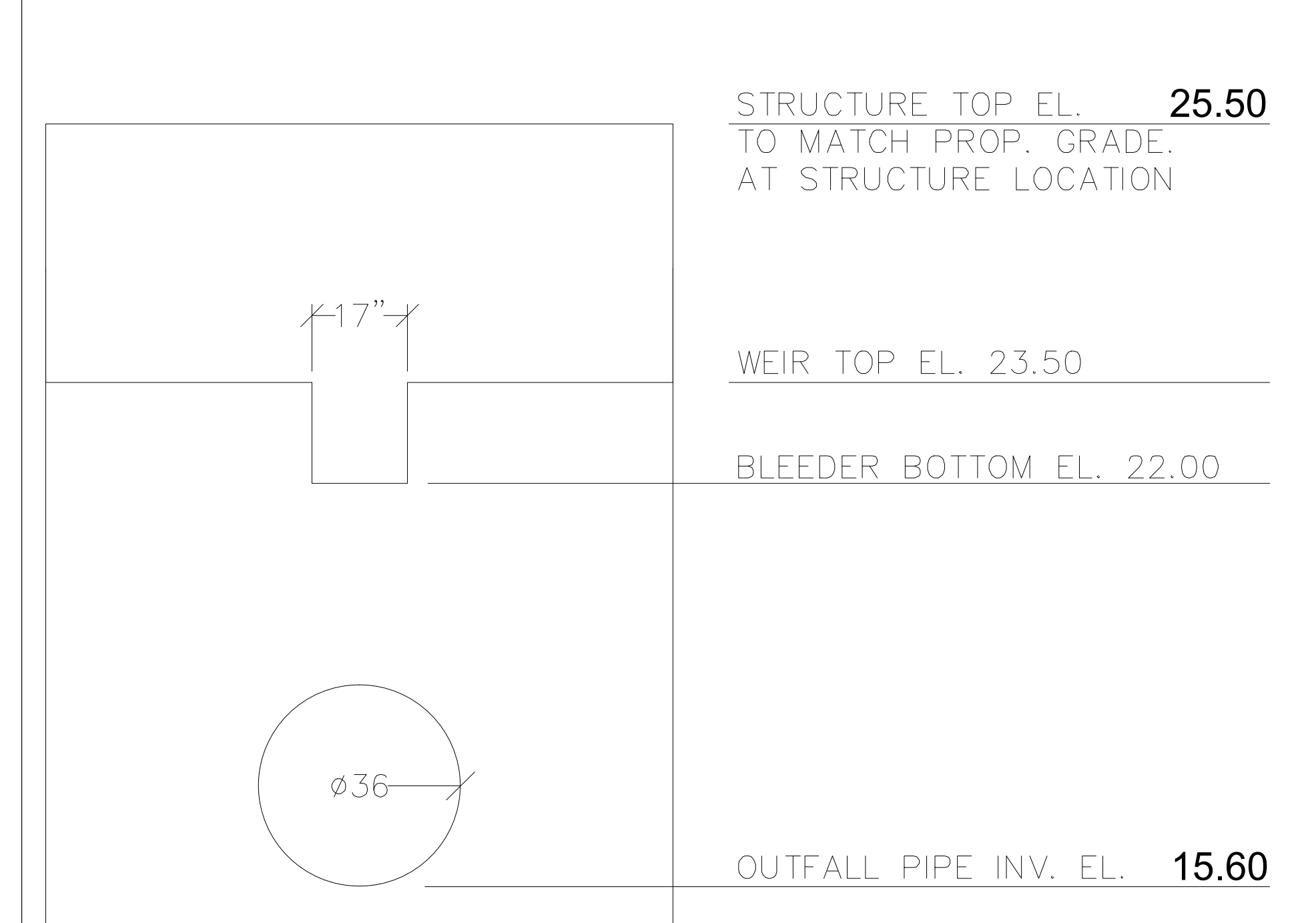
SCALE: NONE



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



CS-3A  
SEE SHEET C-02

**HOMAS**  
ENGINEERING GROUP  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
6500 NW 31ST AVENUE # 4850 W. KENNEDY BLVD. 125 W. INDIANTOWN RD.  
JUPITER, FL 33468 TAMPA, FL 33609 JUPITER, FL 33468  
P: 561-203-7503 P: 813-379-4100 P: 561-203-7503  
THE INFORMATION, DESIGN AND CONSTRUCTION OF THIS PLAN AND SPECIFICATIONS ARE BASED ON THE RECORDS OF THE PROJECT AND THE FIELD SURVEY. THE INFORMATION IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF HOMAS ENGINEERING GROUP, LLC.

REVISIONS

REV.	DATE	COMMENT	BY:
1	2-25-22	REV PER SPRC	MJL

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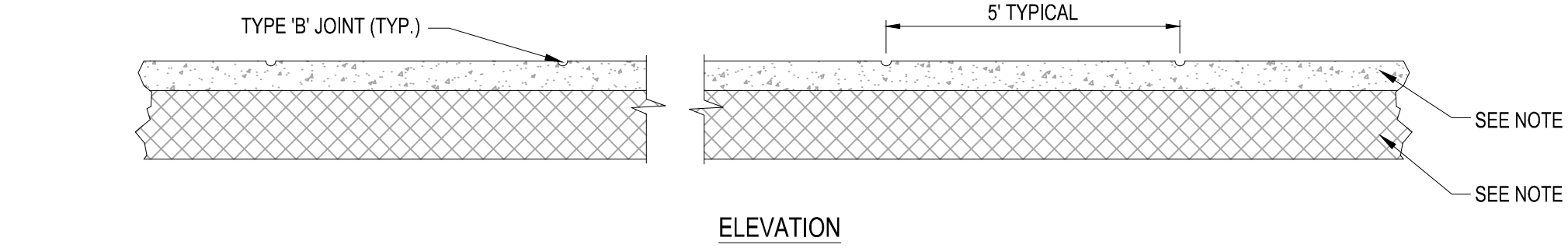
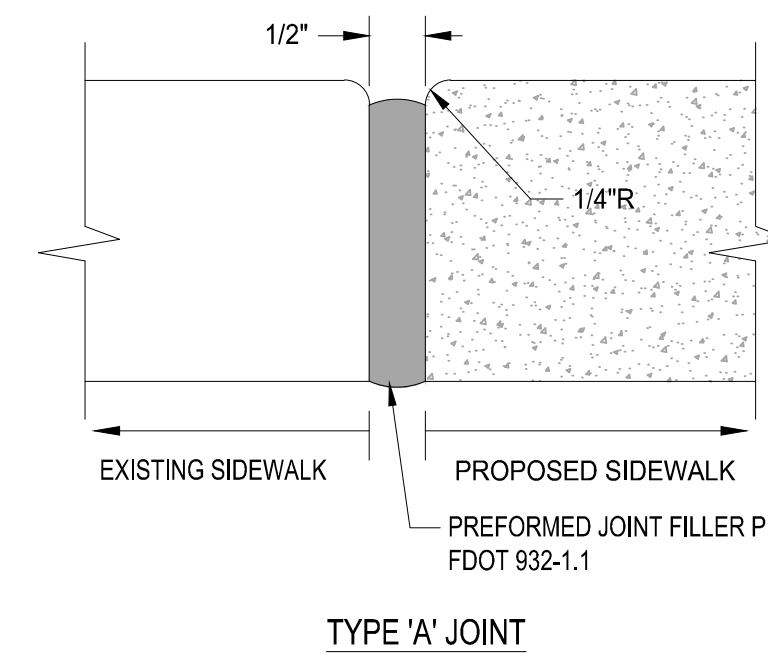
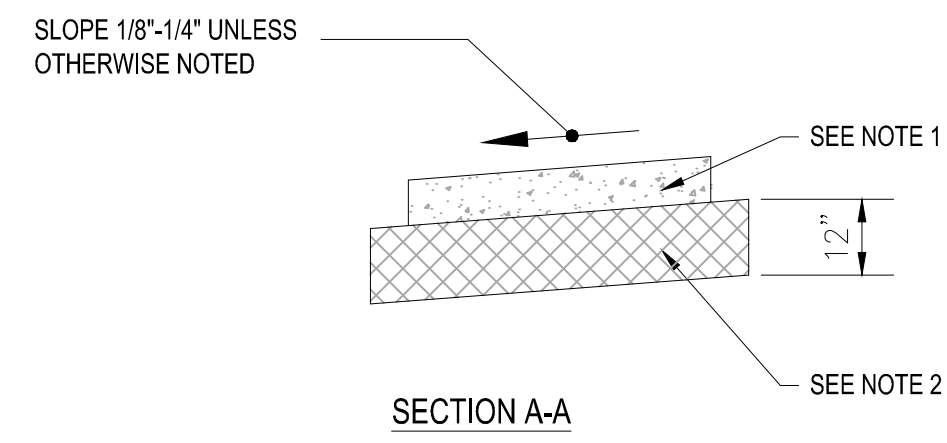
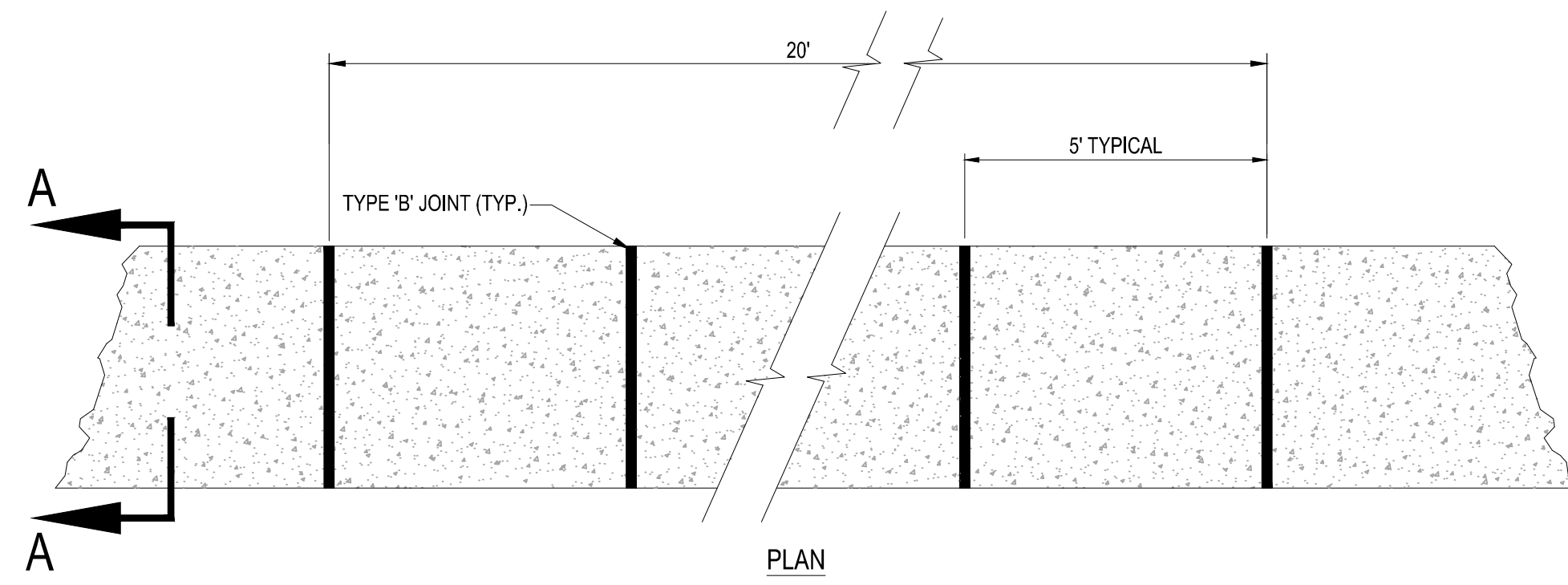
PROJECT No.: FJ160006  
DRAWN BY: MJL  
CHECKED BY: BMU  
DATE: 6-1-21  
CAD I.D.: FJ160006-PGD-DETAILS

PROJECT:  
**VERANO SOUTH NORTH SOUTH ROAD A**  
FOR  
**VERANO DEVELOPMENT**  
PORT SAINT LUCIE FLORIDA

**HOMAS**  
ENGINEERING GROUP  
PEBORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD. SUITE 206  
JUPITER, FL 33468  
PH: (561) 203-7503  
FX: (561) 203-7721  
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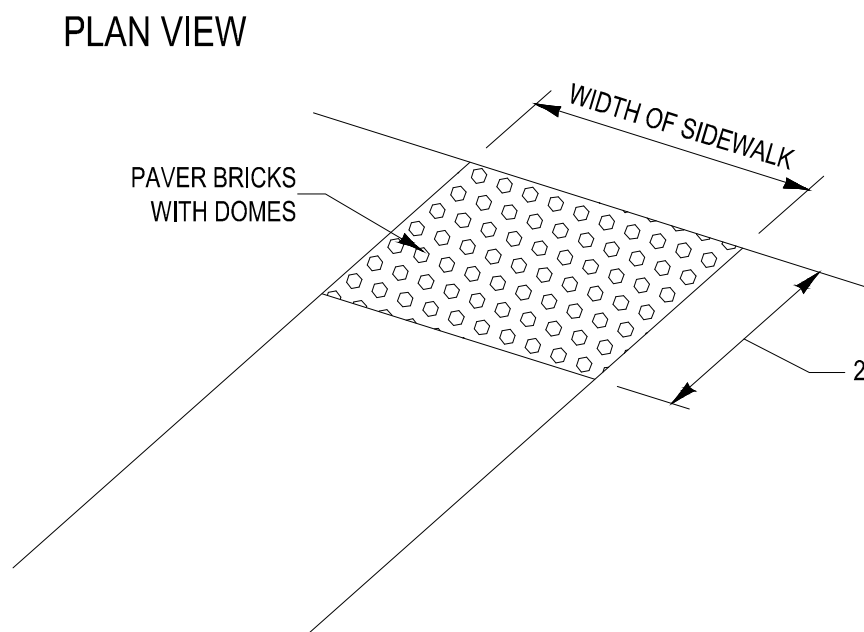
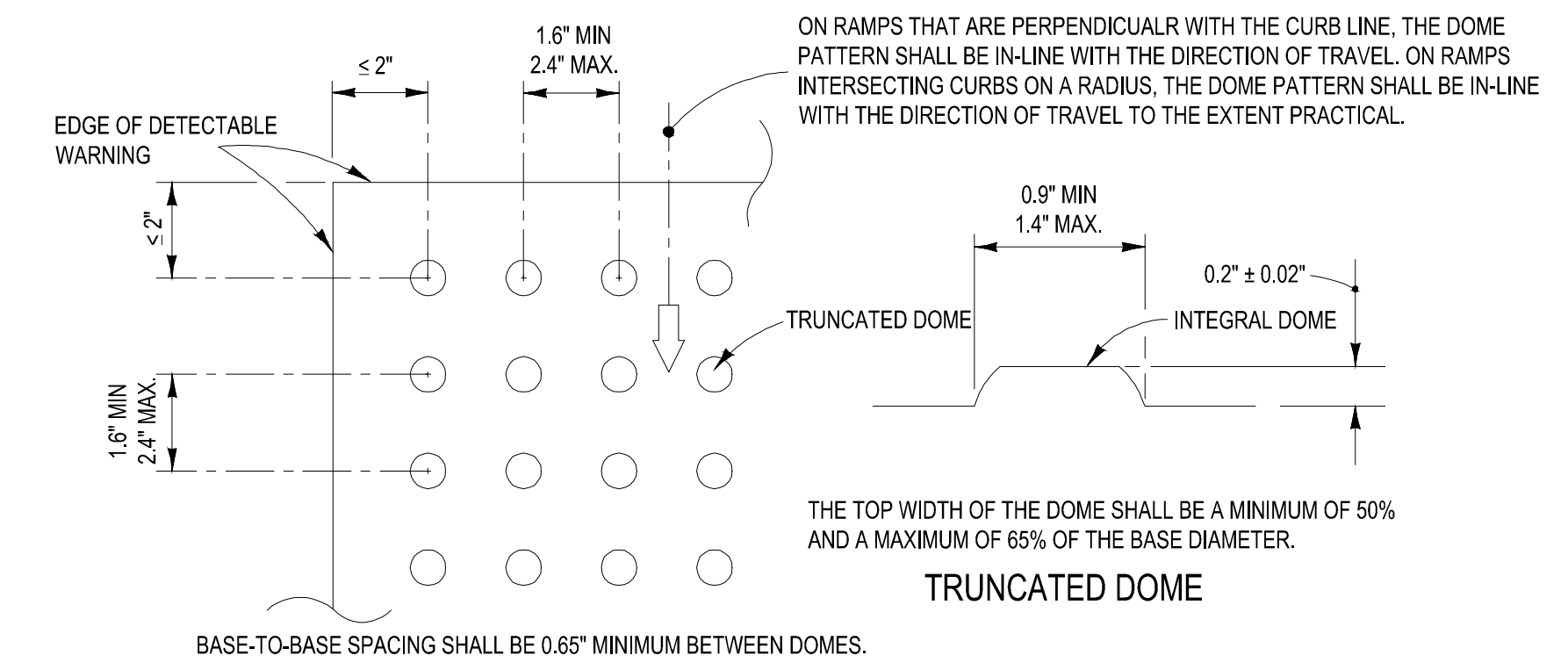
**BRANDON JEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:  
**PGD DETAILS**  
SHEET NUMBER:  
**C-05**  
PORT ST. LUCIE PROJECT NO: P22-023



- 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.

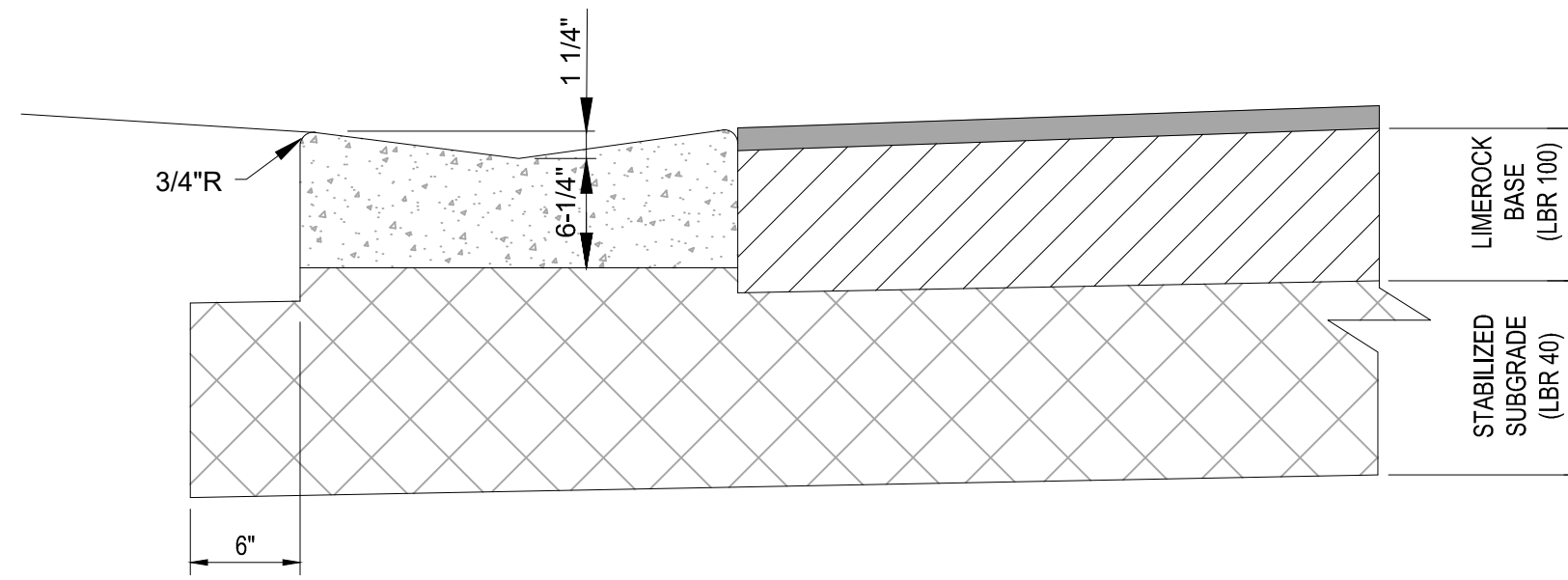
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.



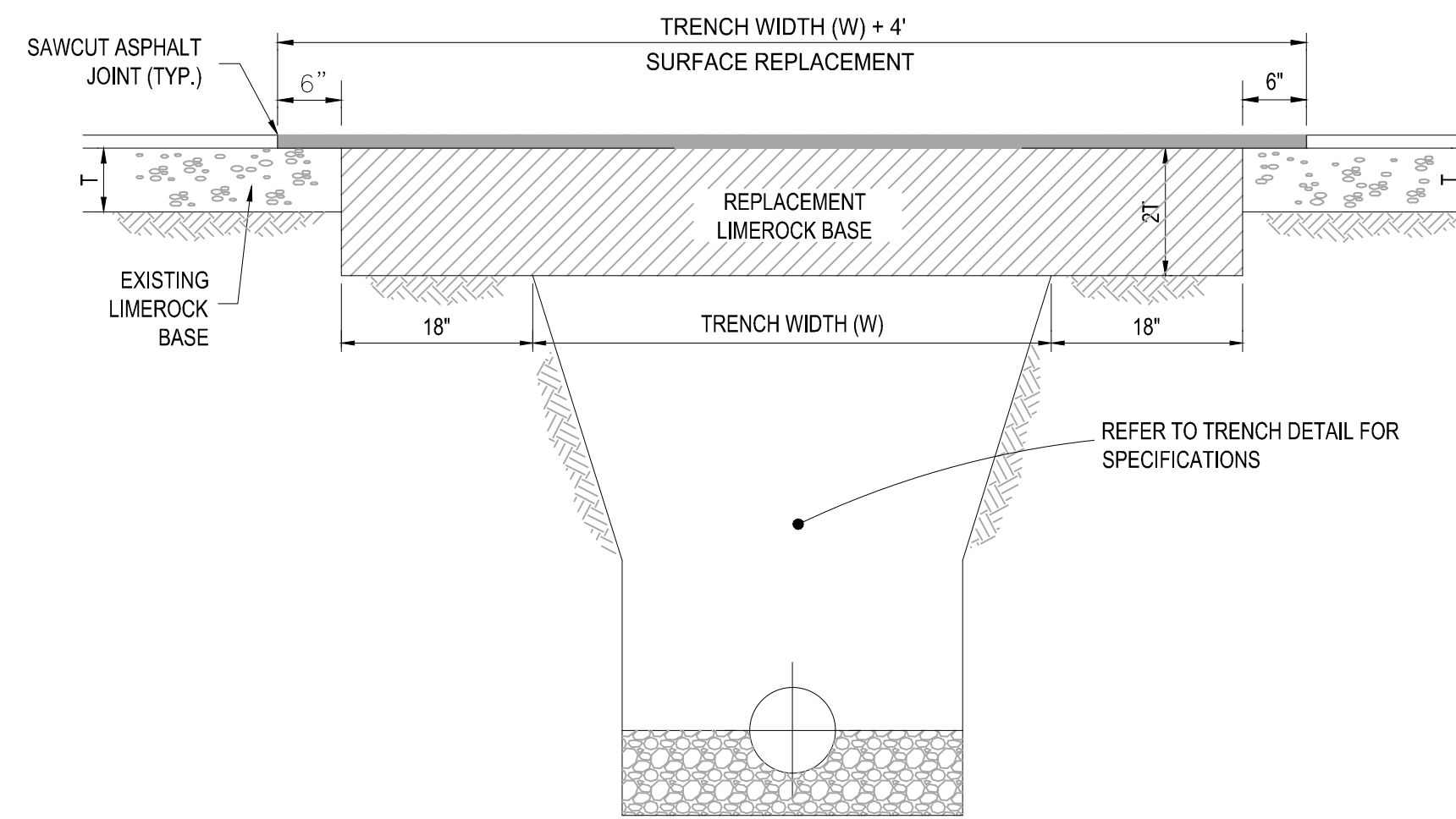
- ALL CURB RAMPS INCLUDING DETECTABLE WARNING SHALL BE CONSTRUCTED PER FDOT INDEX 304 LATEST EDITION  
 -ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

## 6 SIDEWALK DETAILS

SCALE: NONE



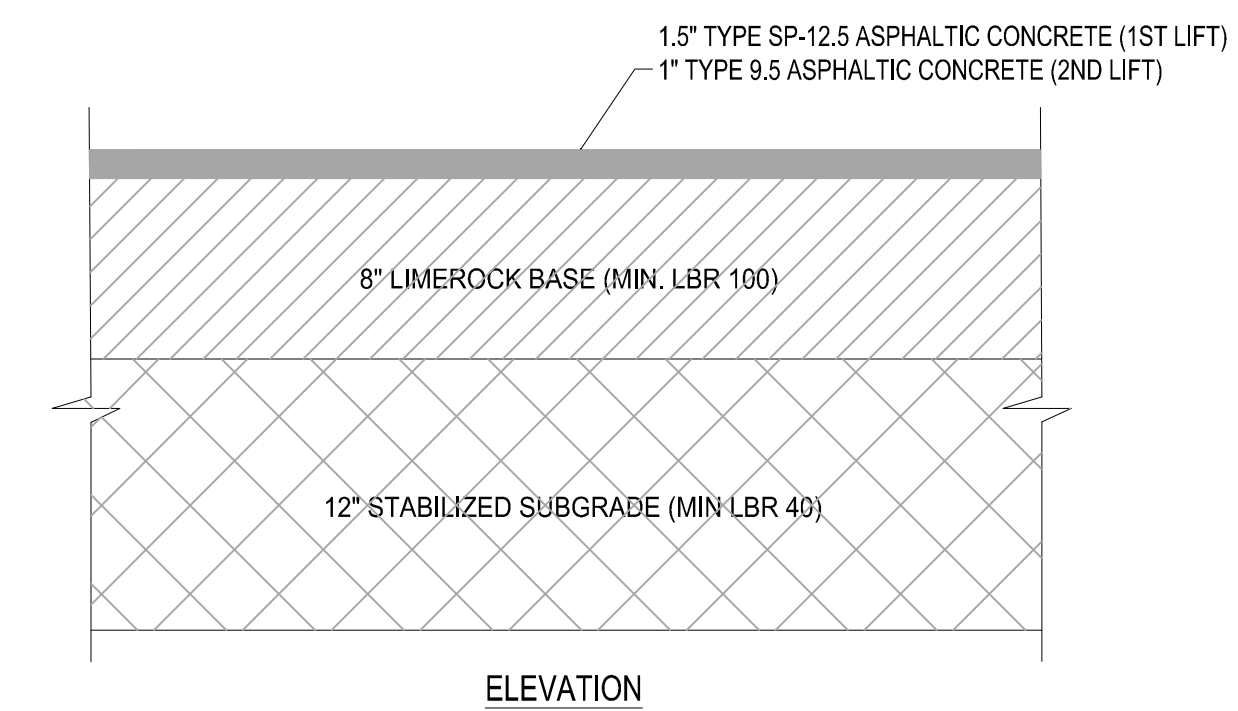
- NOTES:**
- REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
  - LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)



- 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.

## 7 DETECTABLE WARNING DETAIL

SCALE: NONE



Asphalt Pavement Area			
Pavement	2.5" x 0.44 1"	1.15	
Base	8" x 0.18 1"	1.51	
Subgrade	12" x 0.08 1"	1.00	
		3.66	3.66 > 3.5

## 8 VALLEY GUTTER DETAIL

SCALE: NONE

## 9 PAVEMENT RESTORATION DETAIL

SCALE: NONE

## 10 ASPHALT PAVEMENT DETAIL

SCALE: NONE

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6300 NW 31ST AVENUE  
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P: 561-203-7000

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P: 813-379-4100

125 W INDIANTOWN RD.  
JUPITER, FL 33468  
P: 561-203-7003

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN AND DRAWING AND SHALL BE CORRECT FOR THE PURPOSES INTENDED HEREON.  
 ANY REVISIONS, CHANGES AND/OR ADDITIONS SHALL BE INDICATED BY CIRCLES OR OTHER MEANS FOR IDENTIFICATION.  
 WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER, THIS DRAWING SHALL BE VOID FOR CONSTRUCTION.

REVISIONS			
REV.	DATE	COMMENT	BY
1	2-25-22	REV PER SPRC	MJL

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

PROJECT:

**VERANO SOUTH  
NORTH SOUTH  
ROAD A**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

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125 W. INDIANTOWN RD, SUITE 206  
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www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
No. 68345

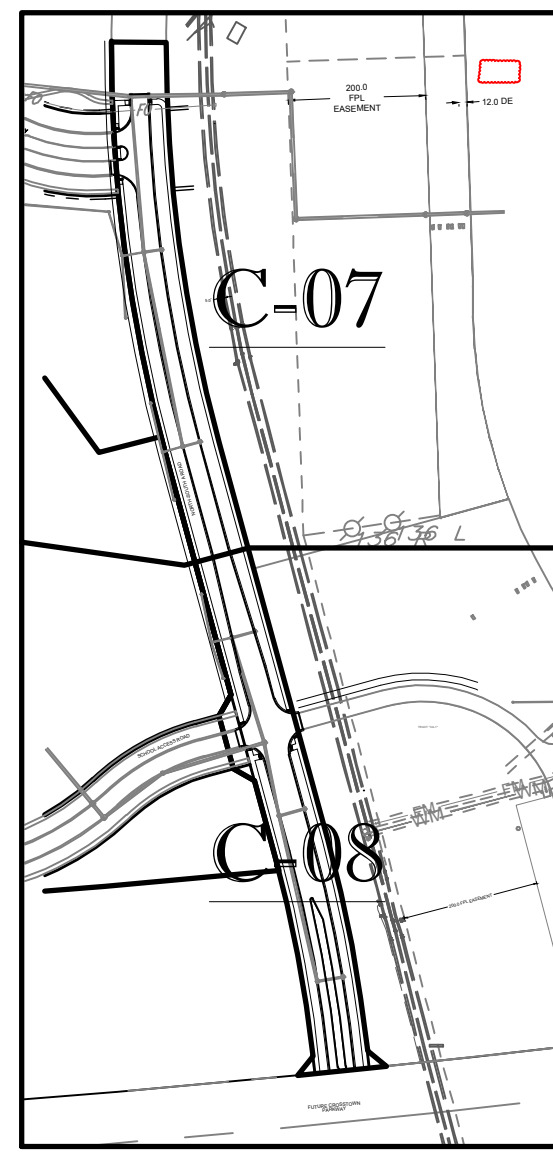
PROFESSIONAL ENGINEER  
May 20, 2022

FLORIDA BOARD OF PROFESSIONAL ENGINEERS  
No. 27528

SHEET TITLE:  
**PGD DETAILS**

SHEET NUMBER:  
**C-06**

PORT ST. LUCIE PROJECT NO: P22-023



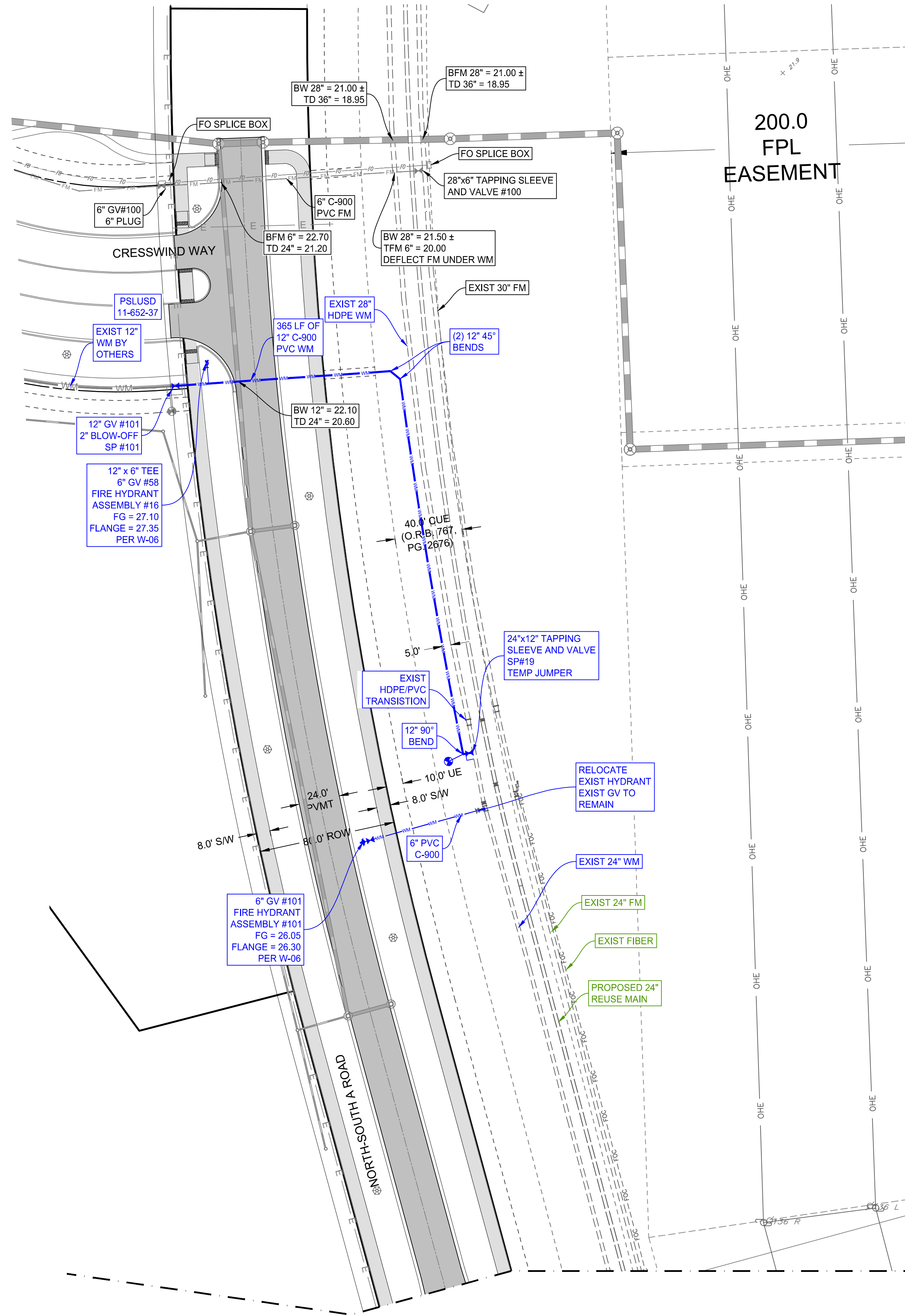
KEYMAP

CONTRACTOR TO POT HOLE AND VERIFY EXISTING PIPE MATERIALS AND SIZE BEFORE ORDERING MATERIALS

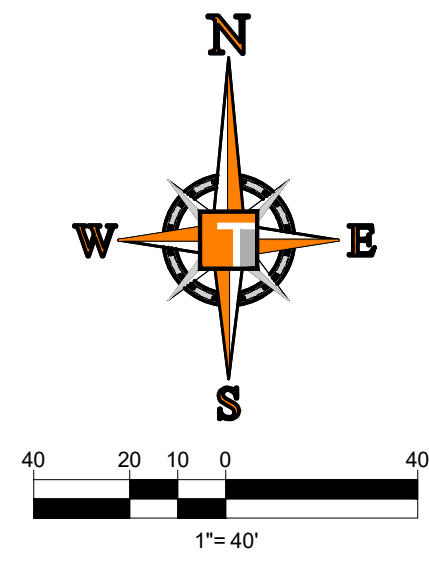
ENGINEERING LEGEND	
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
CITY UTILITY EASEMENT	
UTILITY EASEMENT	
WATER SERVICE (POS)	
SEWER SERVICE (POS)	

CONSTRUCTION NOTES:

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



MATCH LINE C-08



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P: 561-203-7000

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REVISIONS			
REV.	DATE	COMMENT	BY
1	2-25-22	REV PER SPRC	MJL

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

PROJECT:

**VERANO SOUTH  
NORTH SOUTH  
ROAD A**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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

**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
May 20, 2022  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-07**



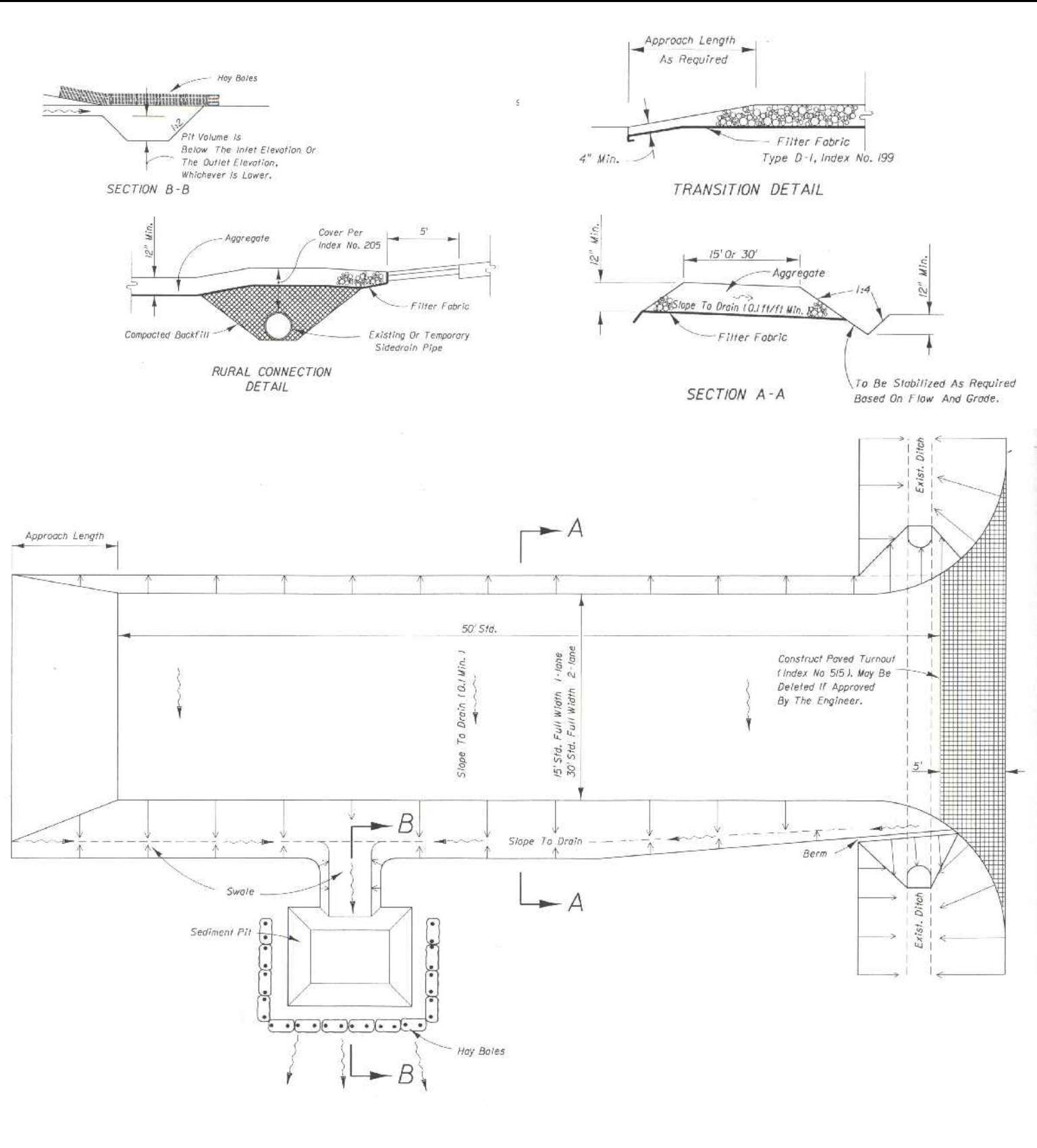


# EROSION CONTROL GENERAL NOTES:

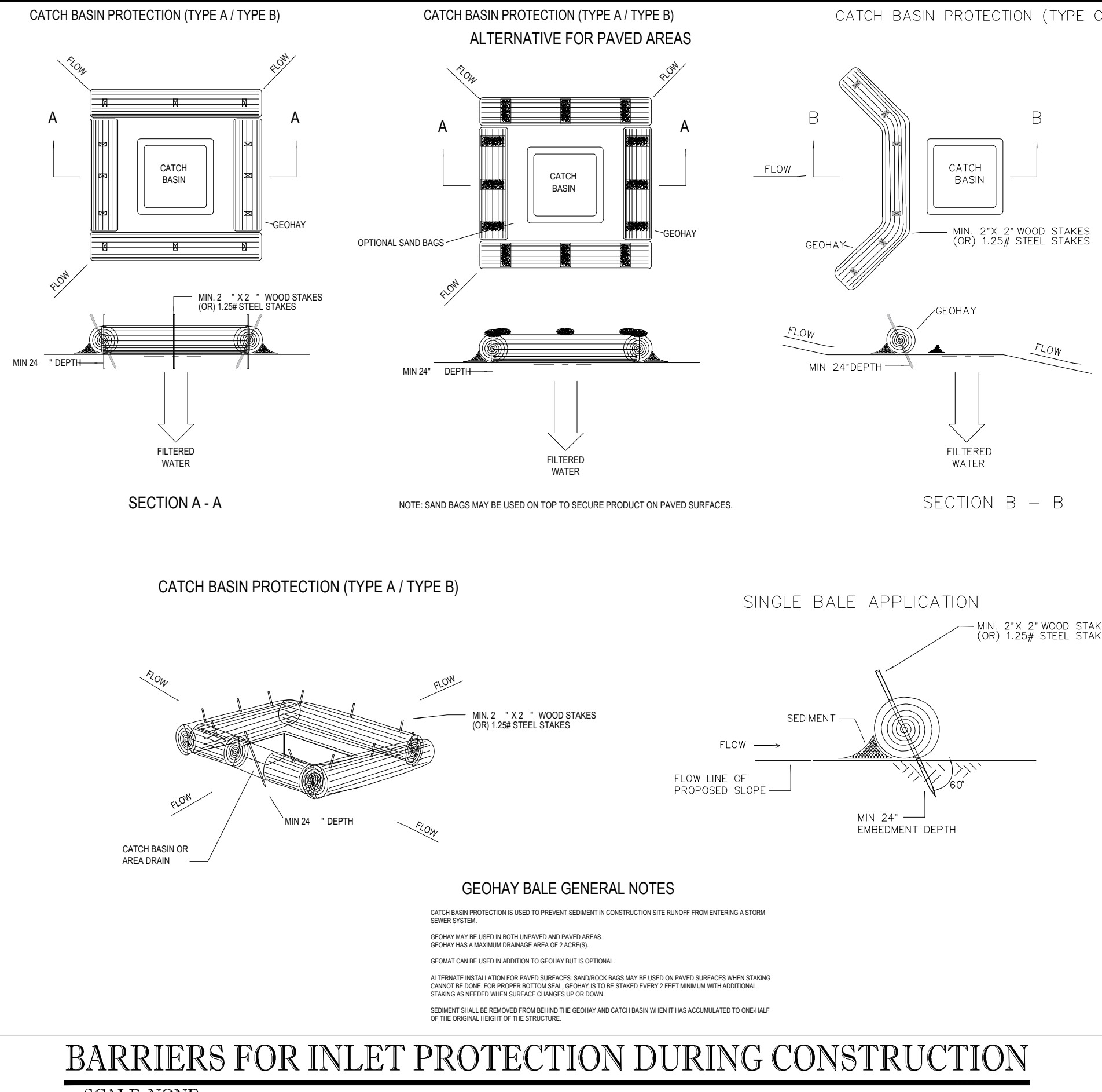
- PROJECT NAME AND LOCATION INFORMATION:**  
VERANO SOUTH, PORT ST LUCIE, FLORIDA.
- NATURE OF ACTIVITY:**  
RESIDENTIAL SUBDIVISION.
- SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:**  
THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT 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:** 121.64 ACRES
- TOTAL AREA TO BE DISTURBED:** 121.64 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:** 121.64 ACRES
- LAT AND LONG OF EACH DISCHARGE POINT AND RECEIVING WATER:**  
C-24 CANAL, ST LUCIE RIVER
- CONTROLS AND BMP'S:**  
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 MAINTENANCE SHALL BE CONDUCTED ON SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND AT ALL LOCATIONS IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
- MAINTENANCE:**  
CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND EROSION CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT.  
SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.  
MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.  
INLET(S) / OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER INLETS, SILT FENCE, OF FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY 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 BMP'S.  
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 SFWMD WATER USE PERMIT. IF SAID DISCHARGE DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
- RESPONSIBLE ENTITIES:**  
THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:  
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

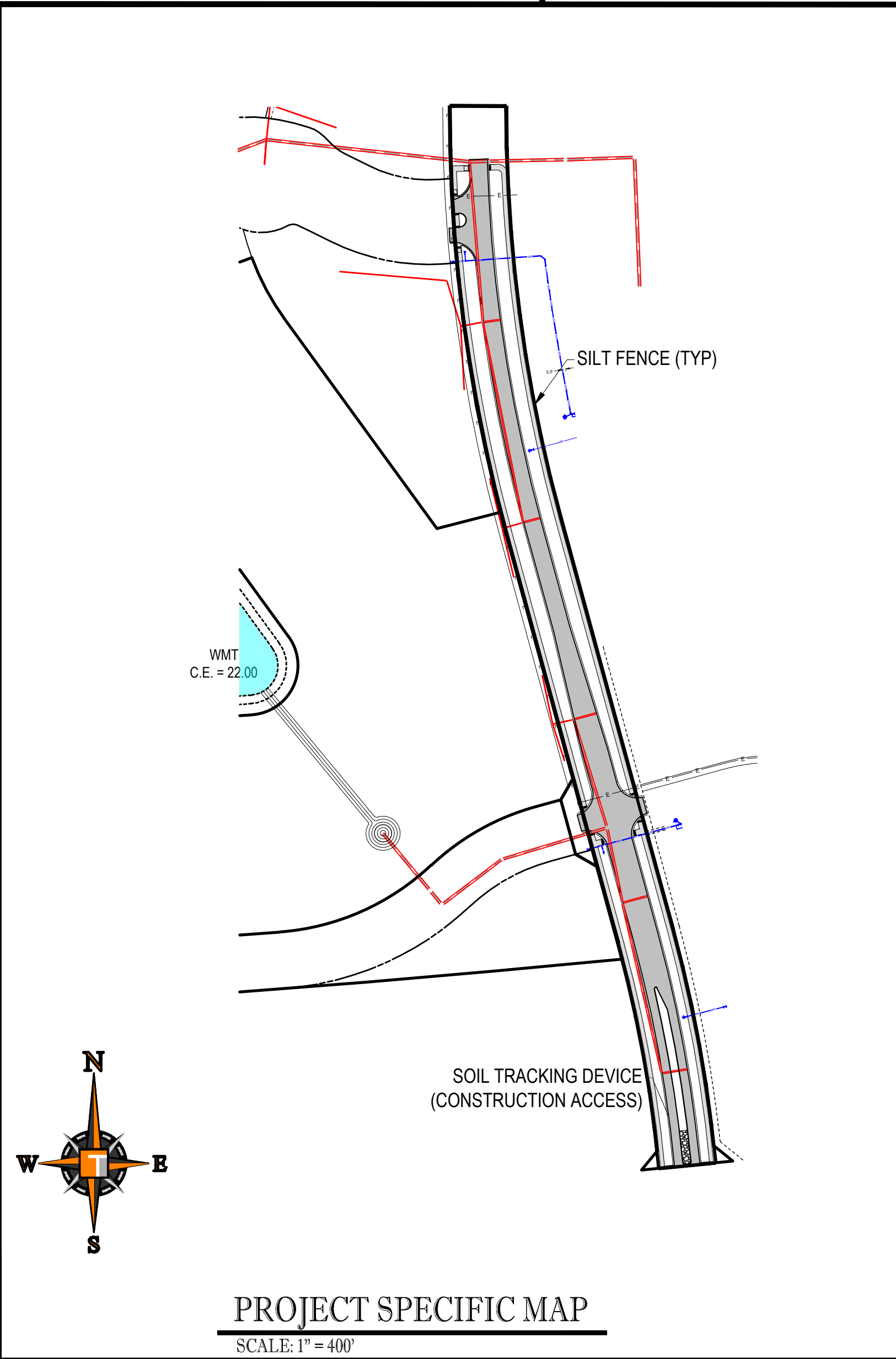
NAME AND TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER	DATE



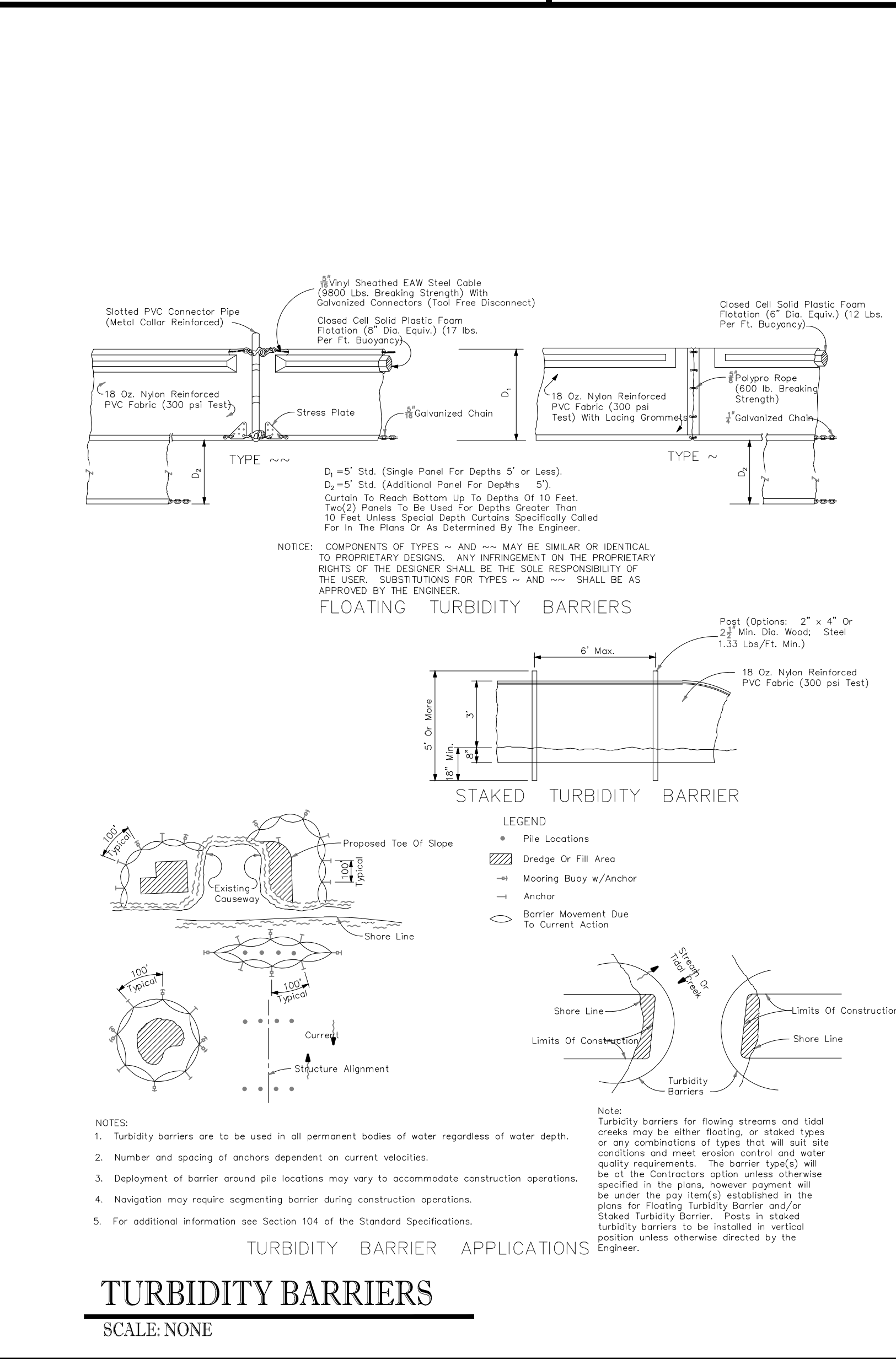
**SOIL TRACKING PREVENTION TYPE A**  
SCALE: NONE



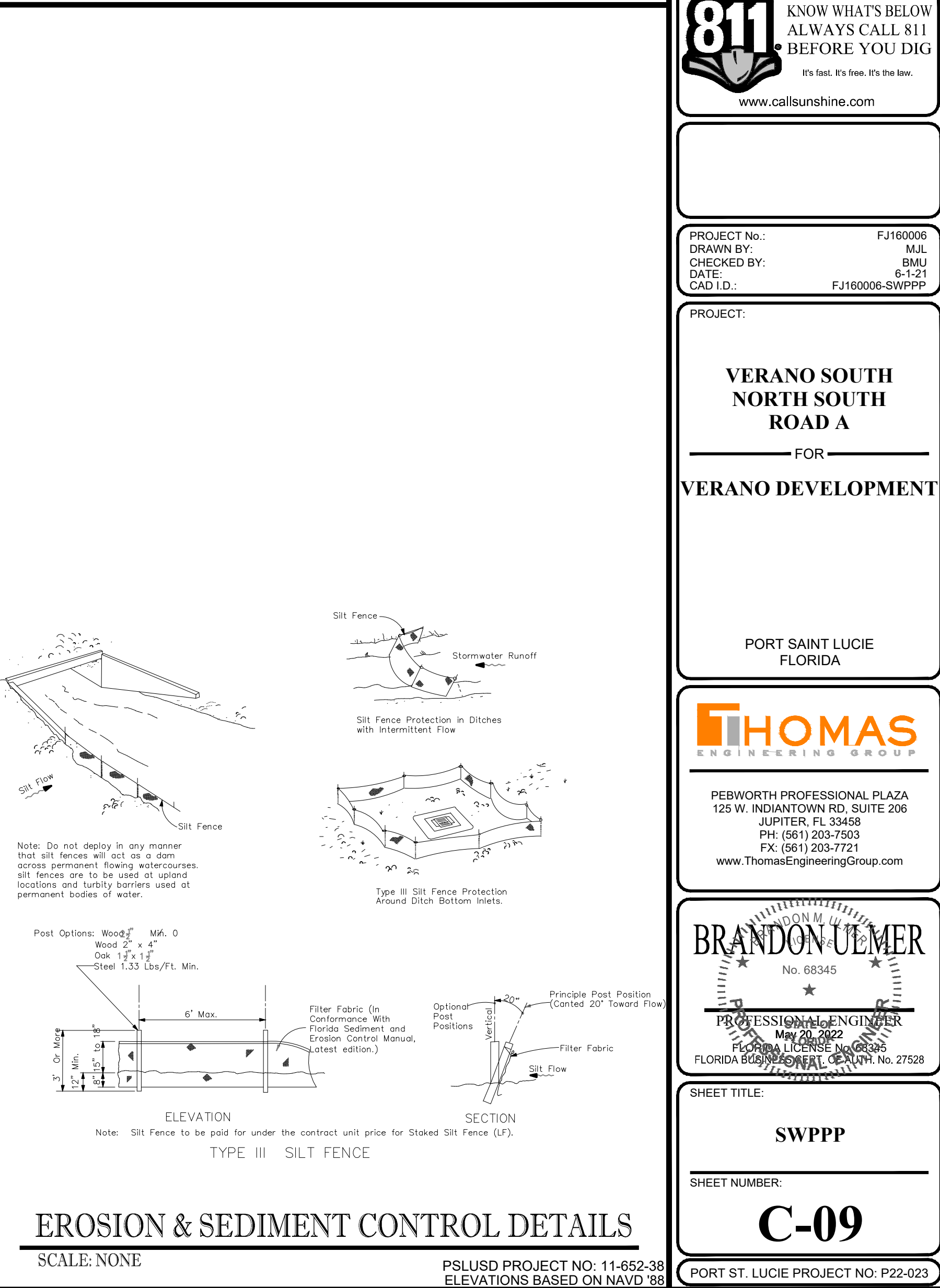
**BARRIERS FOR INLET PROTECTION DURING CONSTRUCTION**  
SCALE: NONE



**PROJECT SPECIFIC MAP**  
SCALE: 1" = 400'



**TURBIDITY BARRIERS**  
SCALE: NONE



**EROSION & SEDIMENT CONTROL DETAILS**  
SCALE: NONE

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
6500 NW 31ST AVENUE SUITE 100  
JUPITER, FL 33409  
P: 561-203-7503  
F: 561-203-7503  
125 W INDIANTOWN RD.  
JUPITER, FL 33408  
P: 561-203-7503  
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REV.	DATE	REVISIONS	BY:
1	2-25-22	REV PER SPRC	MUL

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

**VERANO SOUTH NORTH SOUTH ROAD A**  
FOR  
**VERANO DEVELOPMENT**  
PORT SAINT LUCIE FLORIDA

**THOMAS ENGINEERING GROUP**  
PEBWORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD, SUITE 206  
JUPITER, FL 33408  
PH: (561) 203-7503  
FX: (561) 203-7721  
www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
FLORIDA BUSINESS REG. NO. 27528

SHEET TITLE: **SWPPP**  
SHEET NUMBER: **C-09**  
PORT ST. LUCIE PROJECT NO: P22-023