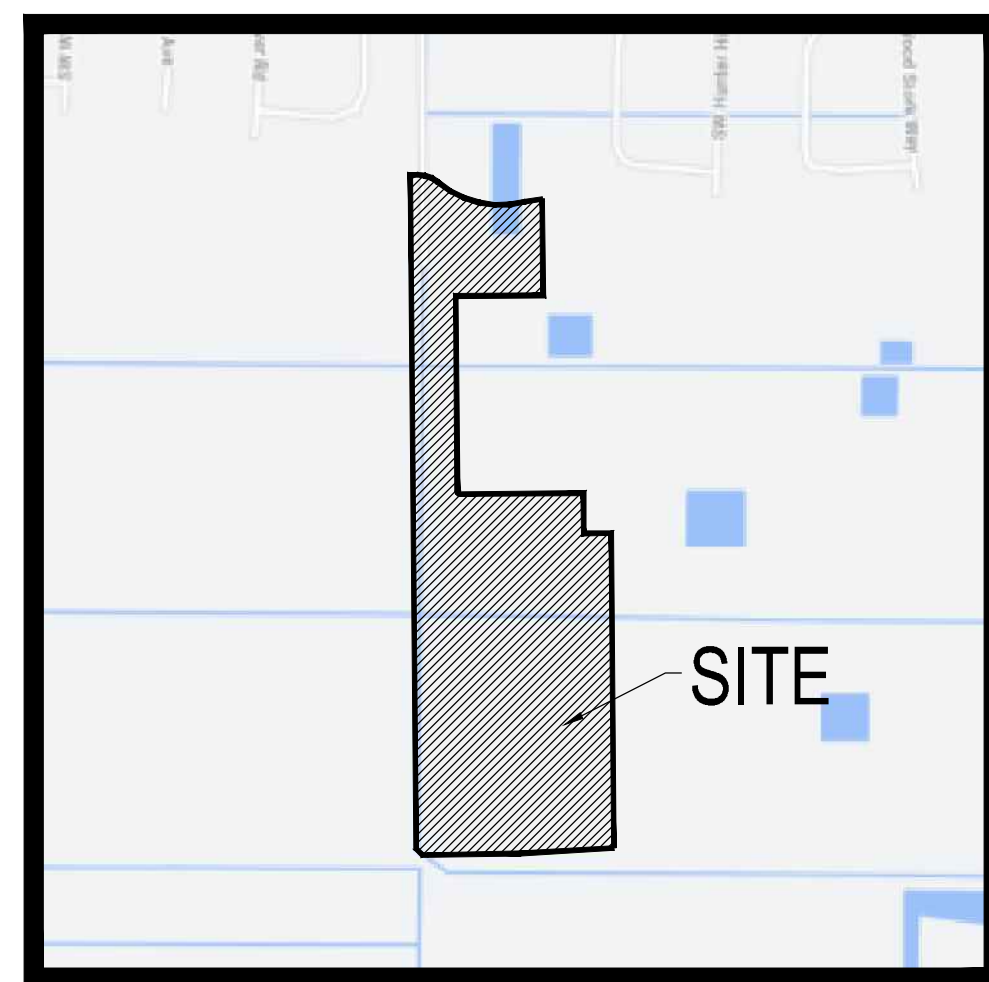
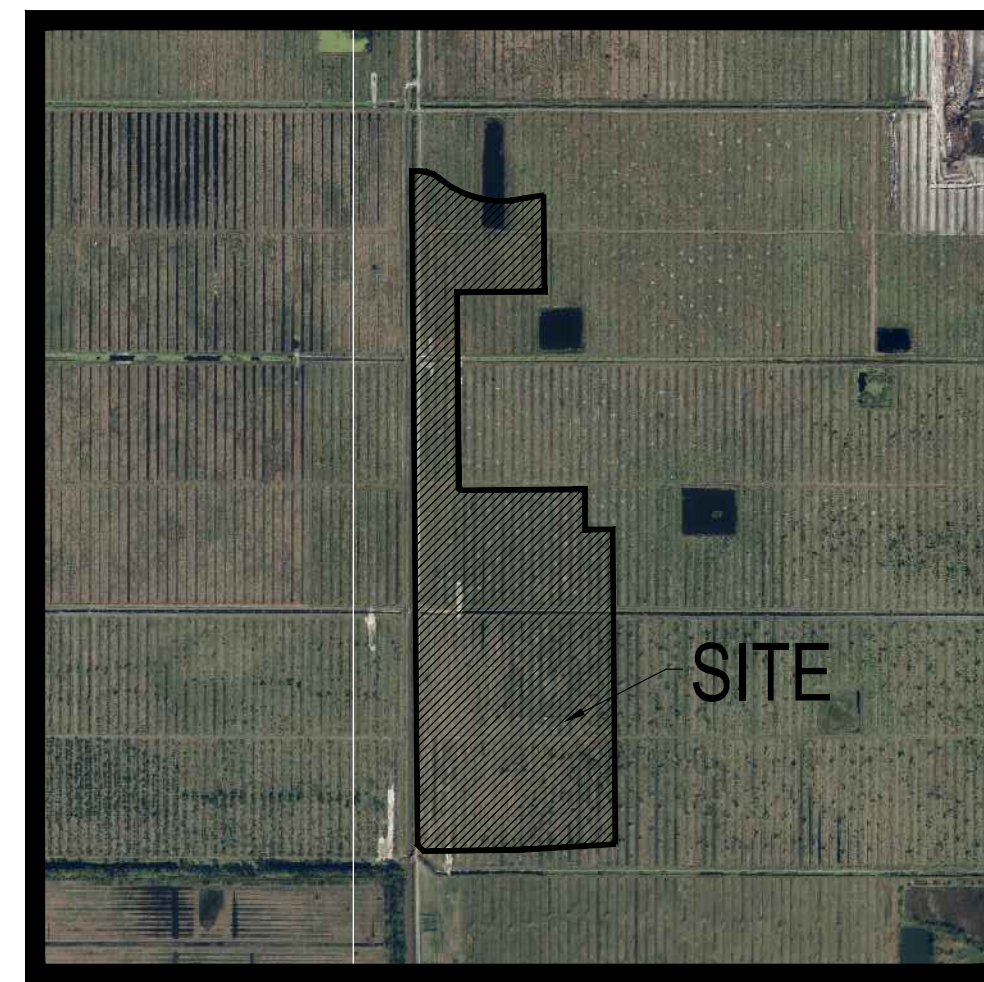
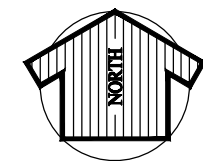


WATER AND SEWER IMPROVEMENTS FOR RIVERLAND PARCEL B PLAT SEVEN

CIVIL CONSTRUCTION PLANS & SPECIFICATIONS SECTIONS 21, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA



LOCATION MAP
N.T.S.



VICINITY \ AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02 - 11	WATER AND SEWER PLANS
12	OVERALL WATER SAMPLE POINT MAP
13 - 15	PROFILES

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RIVERLAND PARCEL A - PLAT FIFTEEN, AS RECORDED IN PLAT BOOK 89, PAGES 14, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE ALONG THE SOUTH LINE OF SAID RIVERLAND PARCEL A - PLAT FIFTEEN FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES, NORTH 89°31'18" EAST, A DISTANCE OF 37.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 40°44'55"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 113.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 501.00 FEET, A CENTRAL ANGLE OF 55°24'05"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 484.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 12°00'58"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 89.13 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 09°42'26" EAST, A RADIUS OF 7080.00 FEET AND A CENTRAL ANGLE OF 00°00'24"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 0.81 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 00°28'42" EAST, A DISTANCE OF 502.11 FEET; THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 454.48 FEET; THENCE SOUTH 00°28'42" EAST, A DISTANCE OF 1016.93 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 641.00 FEET; THENCE SOUTH 00°28'42" EAST ALONG THE WEST LINE OF RIVERLAND PARCEL B - PLAT FOUR AND ITS NORTHERLY EXTENSION, AS RECORDED IN PLAT BOOK 99, PAGE 26, SAID PUBLIC RECORDS, A DISTANCE OF 210.60 FEET; THENCE NORTH 89°31'18" EAST ALONG THE BOUNDARY OF SAID RIVERLAND PARCEL B - PLAT FOUR, A DISTANCE OF 143.20 FEET; THENCE SOUTH 00°28'42" EAST ALONG THE WEST LINE OF SAID RIVERLAND PARCEL B - PLAT FOUR AND THE WEST LINE OF RIVERLAND PARCEL B - PLAT SIX, AS RECORDED PLAT BOOK 99, PAGE 35, SAID PUBLIC RECORDS, A DISTANCE OF 1640.81 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIAL BEARING OF NORTH 04°30'08" WEST, A RADIUS OF 12000.00 FEET AND A CENTRAL ANGLE OF 04°37'43"; THENCE ALONG THE NORTHERLY LINE OF E/W #3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 465, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 969.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°52'25" WEST, A DISTANCE OF 25.83 FEET; THENCE ALONG THE EASTERLY LINE OF N/S B RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 480 AND THE EASTERLY LINE OF RIVERLAND BOULEVARD, ACCORDING TO RIVERLAND BOULEVARD AT RIVERLAND PASCO OVERPASS, AS RECORDED IN PLAT BOOK 98, PAGE 5 ALL OF SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 45°10'34" WEST, A DISTANCE OF 49.24 FEET; THENCE NORTH 00°28'42" WEST, A DISTANCE OF 3509.81 FEET TO THE POINT OF BEGINNING

CONTAINING 57.266 ACRES, MORE OR LESS.

**PLAN FOR
RIVERLAND ASSOCIATES II LLLP**

ENGINEER & SURVEYOR



ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 21-1024



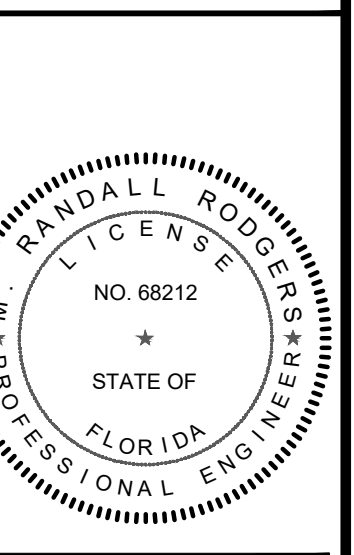
VELCON

ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A. # 32222

REVISIONS:	
BY:	DATE:
SG	12/02/21
	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/28/22

PROJECT No.:	21-1024
DRAWN BY:	SG
CHECKED BY:	RR
DATE:	10/18/2021
CAD ID.:	21-1024 - COVER

SHEET TITLE:

COVER SHEET

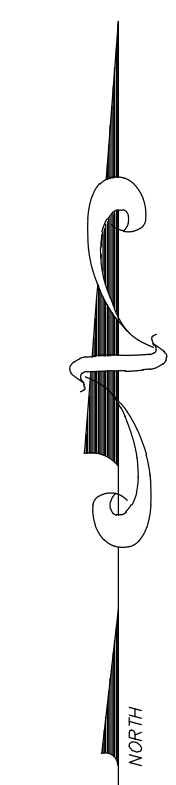
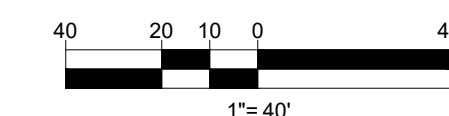
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www.callsunshine.com

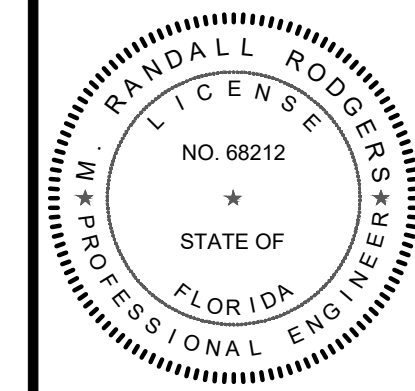
CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H



REVISIONS:	
BY:	DATE:
SG	12/02/21
	PER SP/RC COMMENTS

PROJECT: RIVERLAND PARCEL B PLAT SEVEN CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES II LLLP

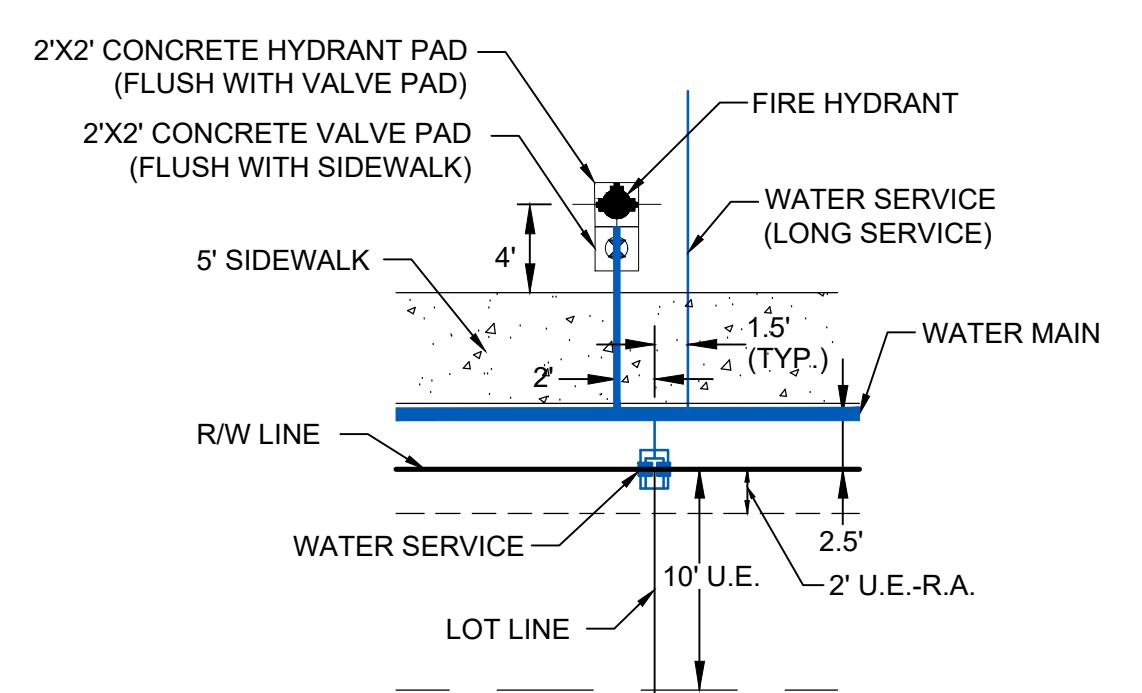


M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
1/28/22

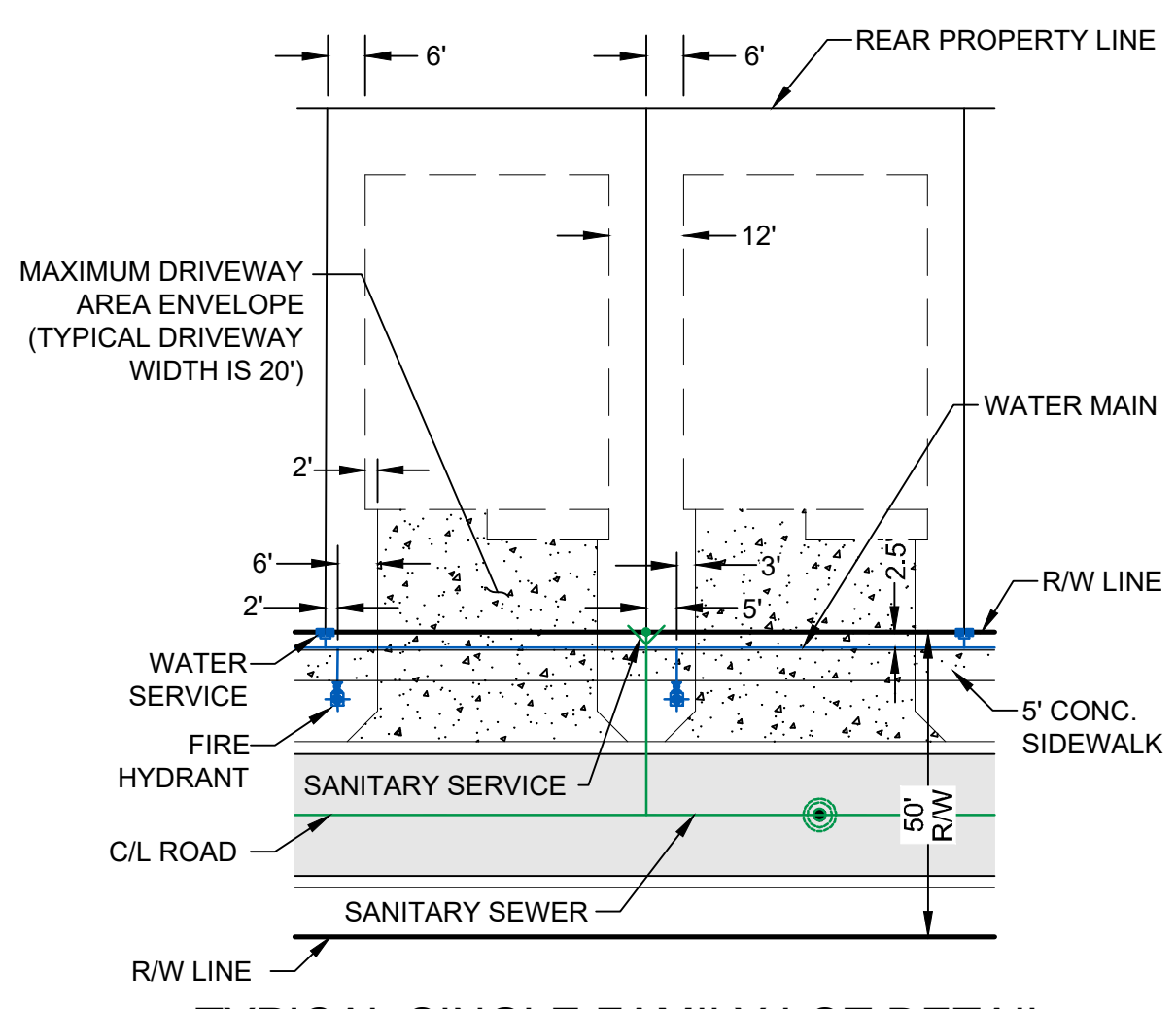
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DRAWN BY: SG
CHECKED BY: RR
DATE: 10/18/2021
CAD ID: 21-1024 - WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 02



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



TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

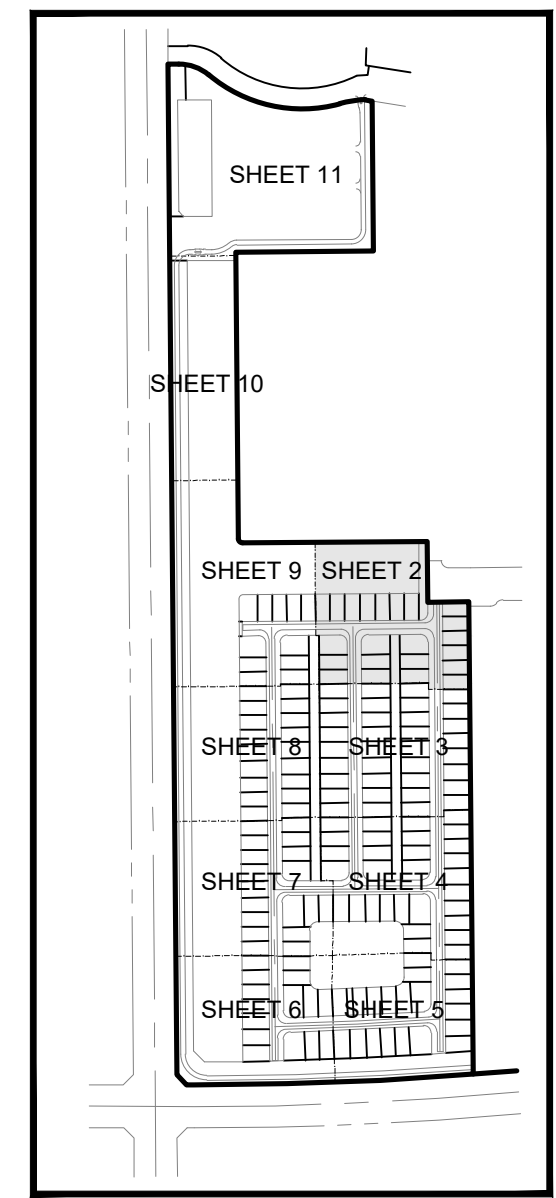
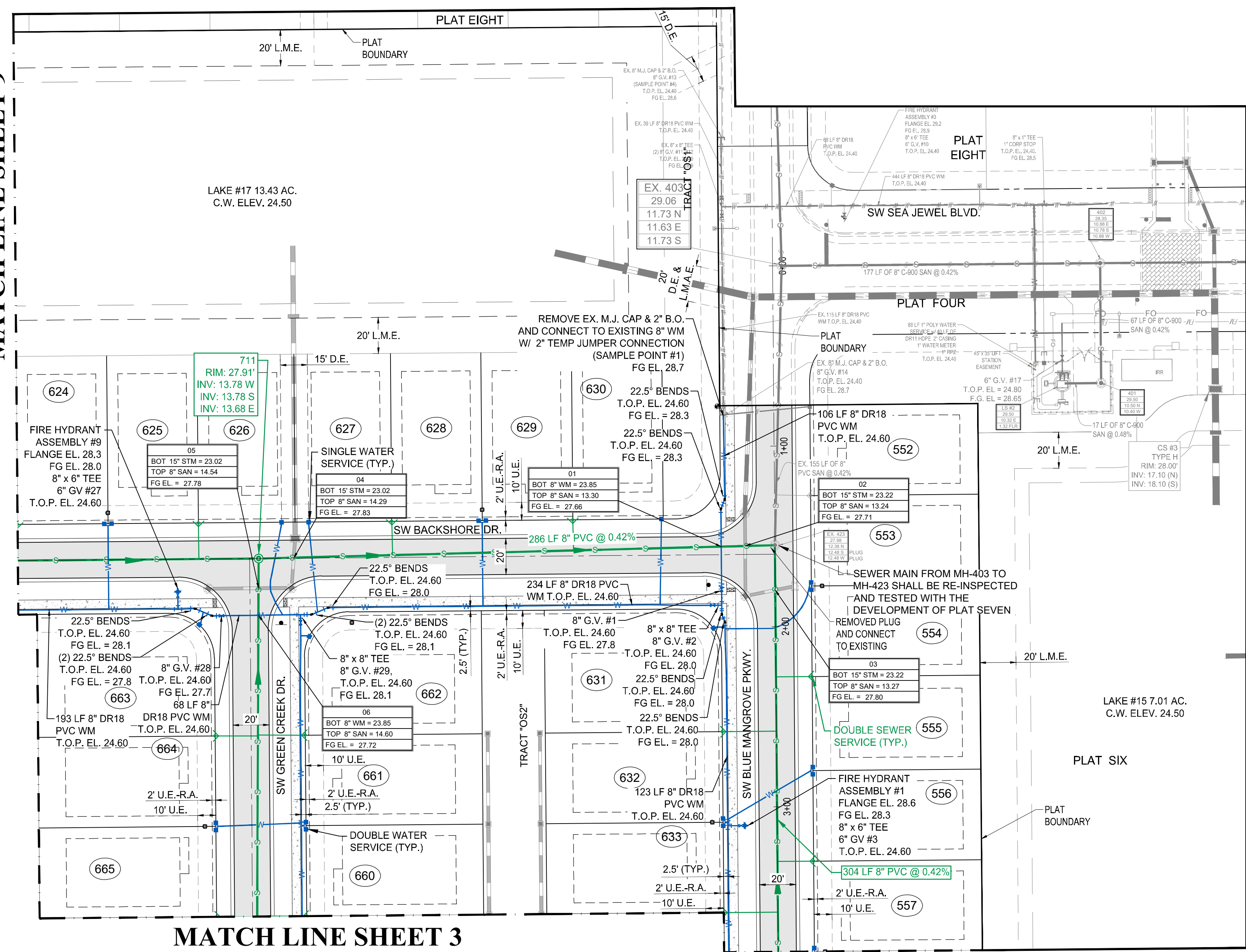
WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
		MH #	
		RIM EL.	
		INV. EL.	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		

NOTES:

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- ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
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- PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.

MATCH LINE SHEET 9

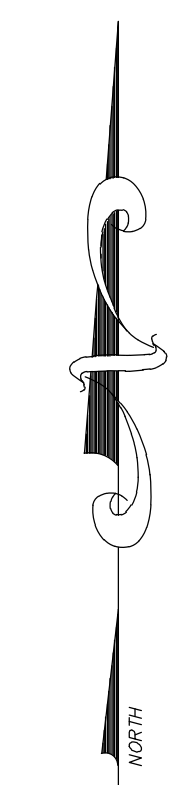
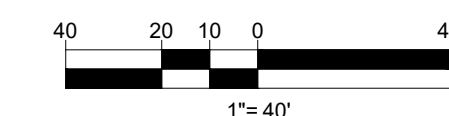
MATCH LINE SHEET 3



KEY MAP
N.T.S.



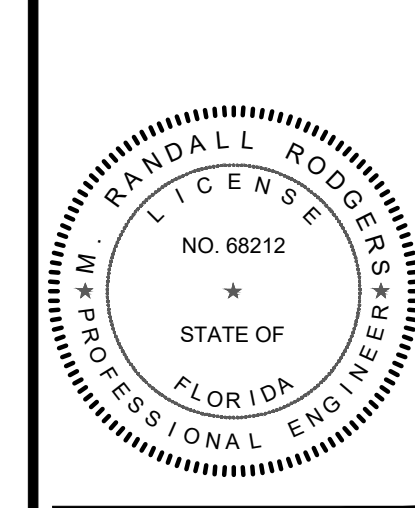
CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H



REVISIONS:	
BY:	DATE:
SG	12/02/21
COMMENT:	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
 PLAT SEVEN**
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
**RIVERLAND
 ASSOCIATES II
 LLLP**

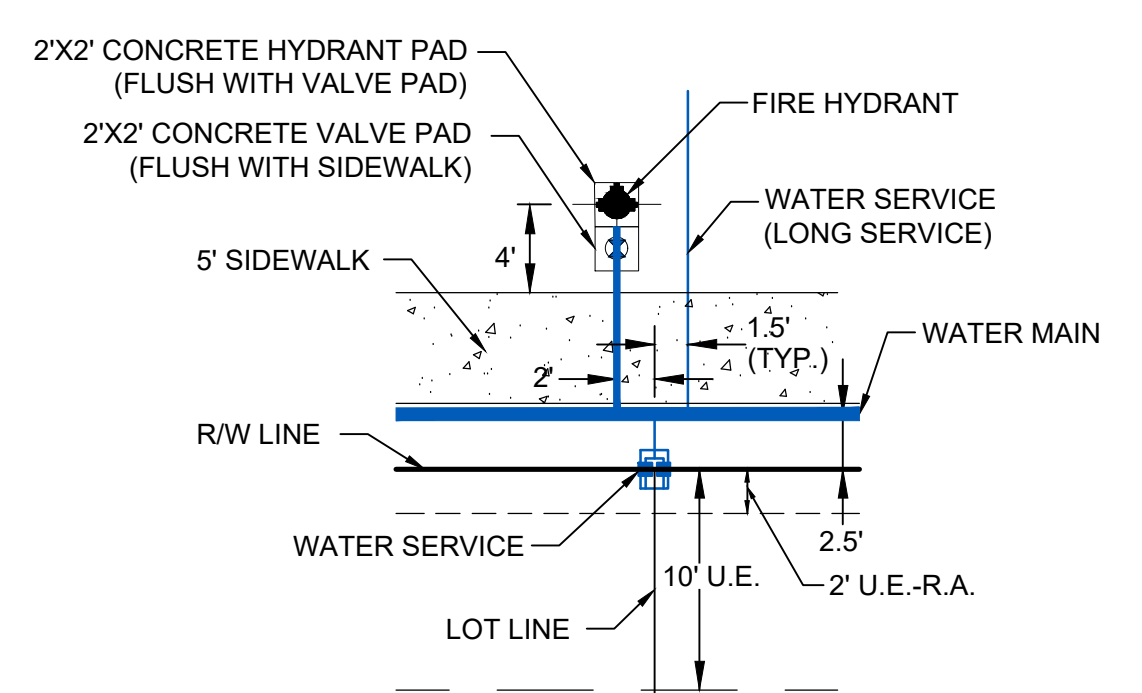


M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 1/28/22

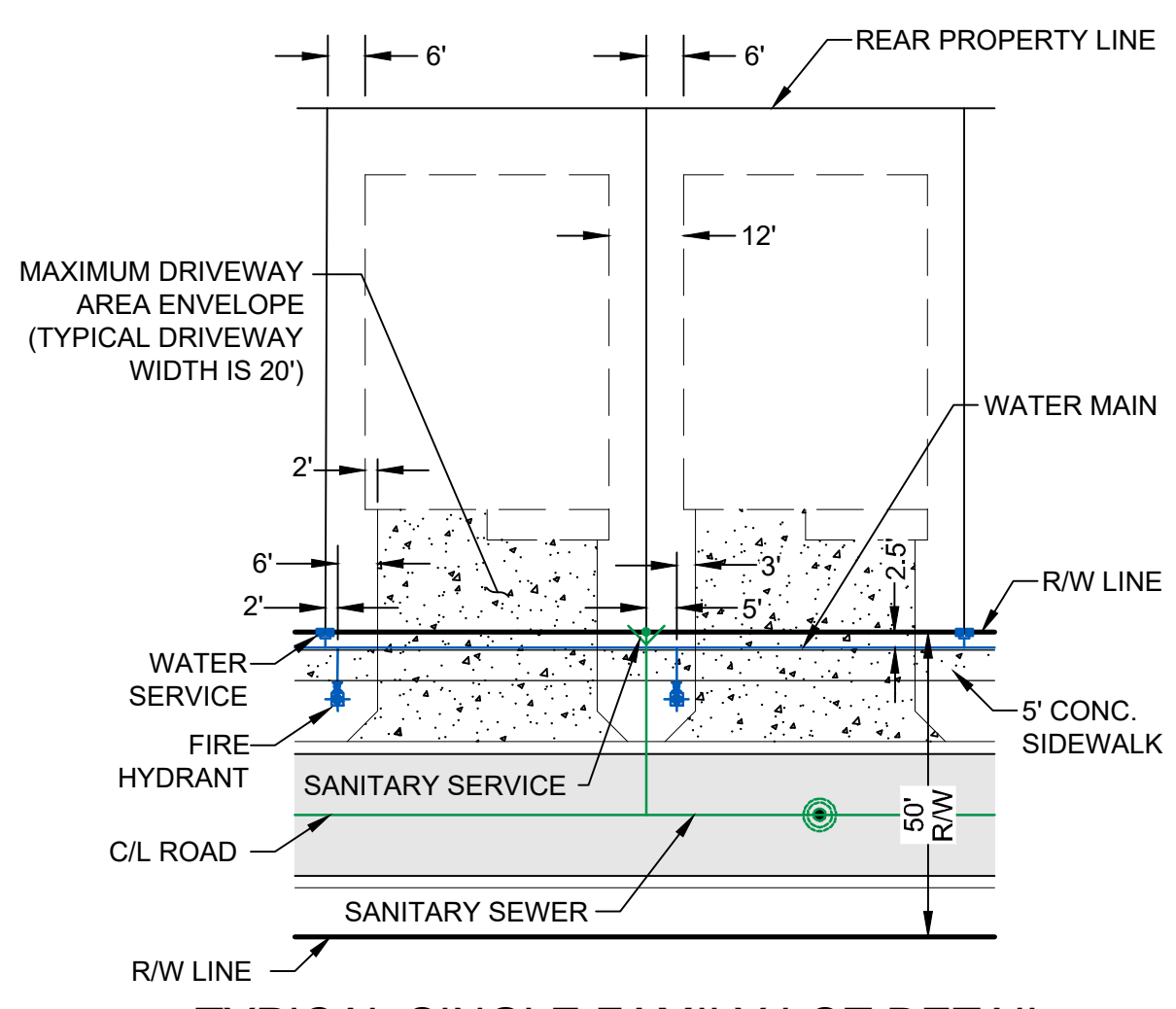
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 DRAWN BY: SG
 CHECKED BY: RR
 DATE: 10/18/2021
 CAD I.D.: 21-1024 - WS PLAN

SHEET TITLE:
**WATER AND SEWER
 PLAN**

SHEET NUMBER:
03



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

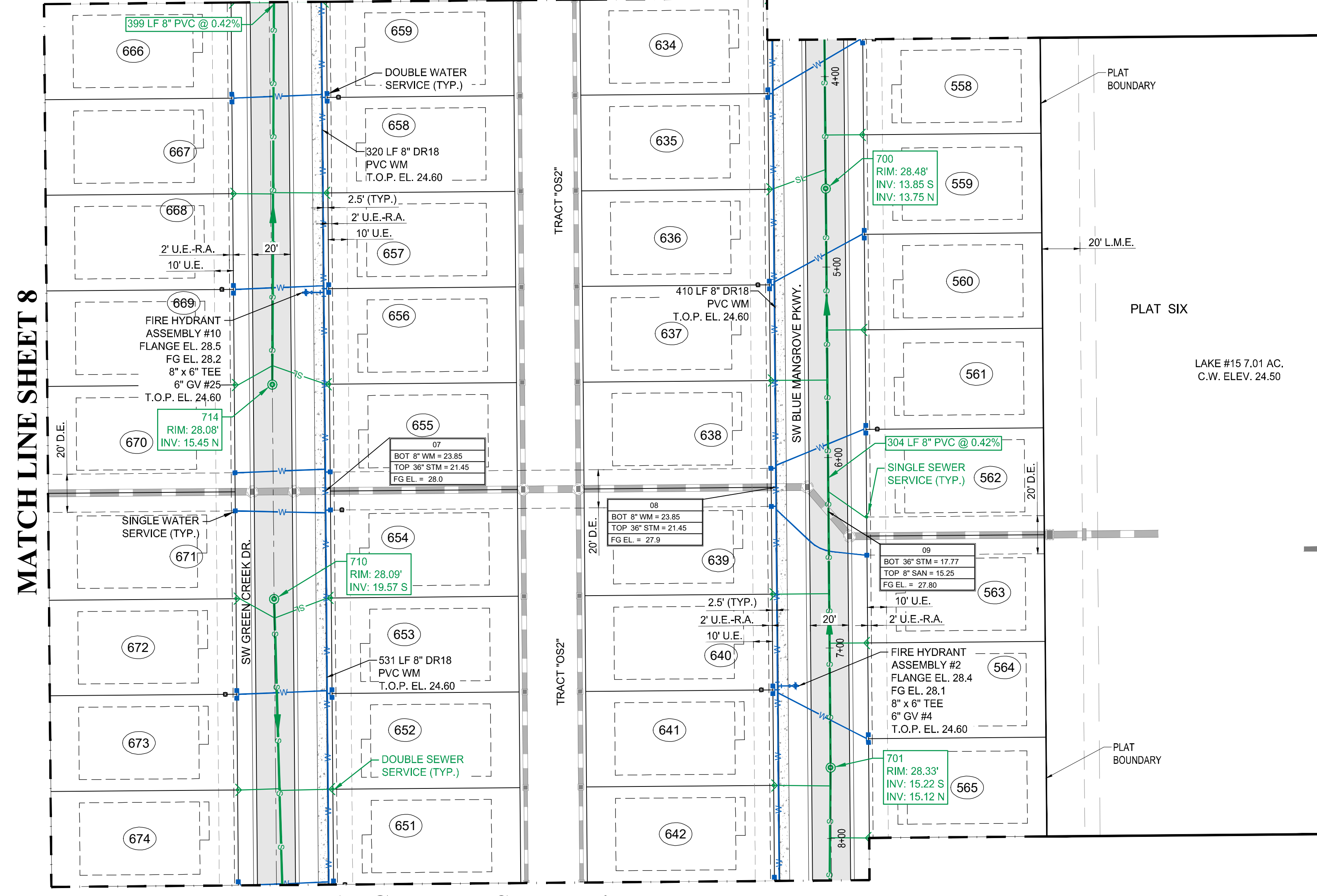


TYPICAL SINGLE FAMILY LOT DETAIL
 N.T.S.

LEGEND

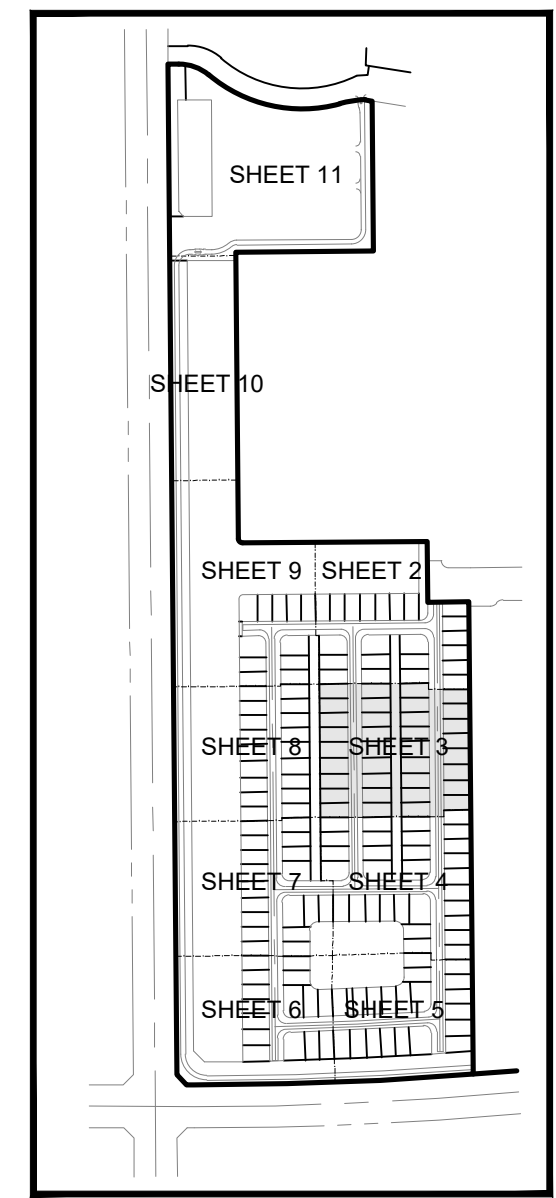
WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		

MATCH LINE SHEET 2



MATCH LINE SHEET 4

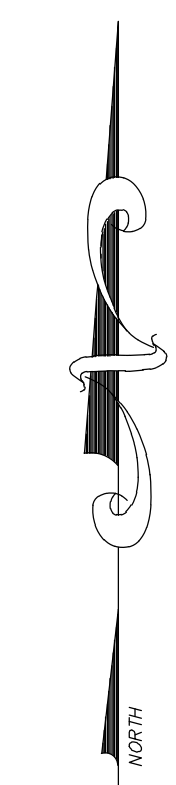
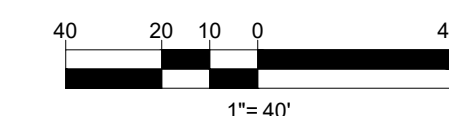
- NOTES:**
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KEY MAP
 N.T.S.



CITY OF PSL PROJECT NO. P21-265
 PSLUSD FILE NO. 5266H



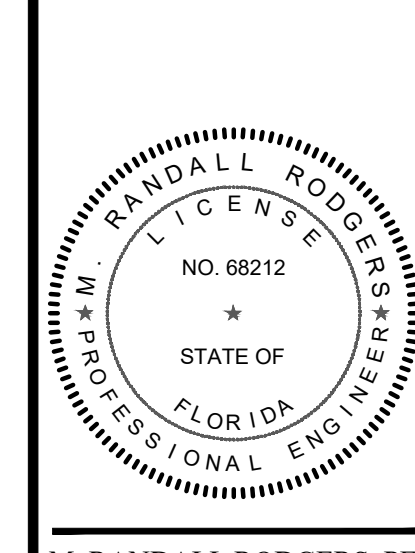
VELCON
ENGINEERING & SURVEYING, LLC

1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34956
PHONE: (772) 879-5477
FIRE: C.O.A. # 3222

REVISIONS:	
BY:	DATE:
SG	12/02/21
	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND ASSOCIATES II
LLLP**

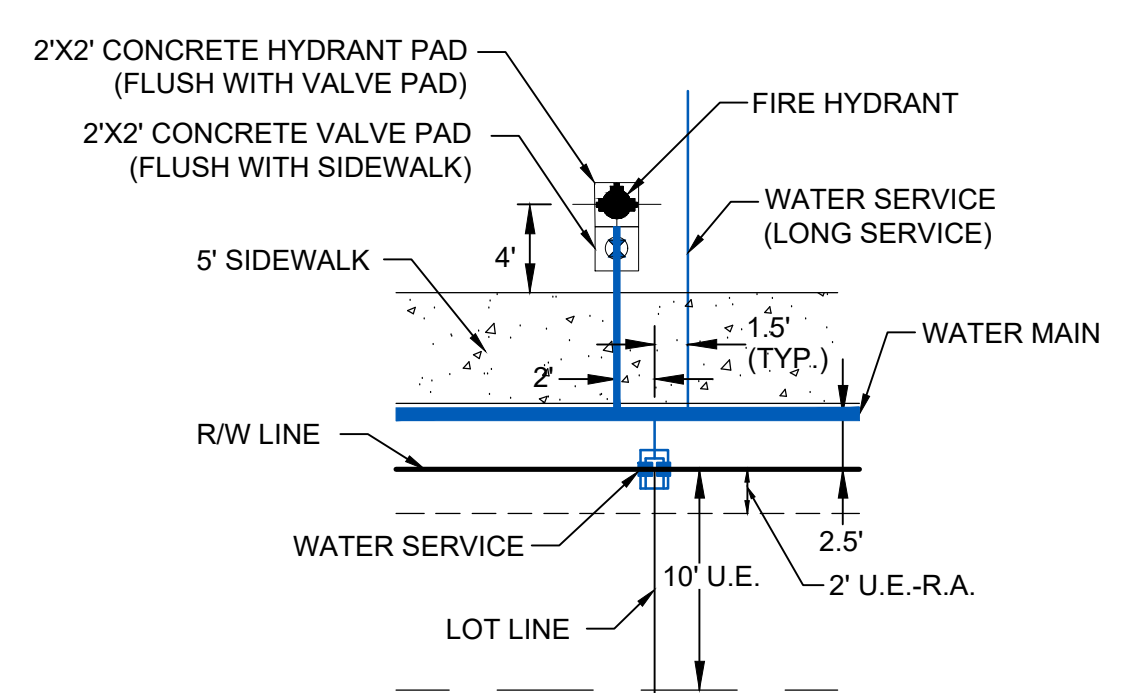


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/28/22

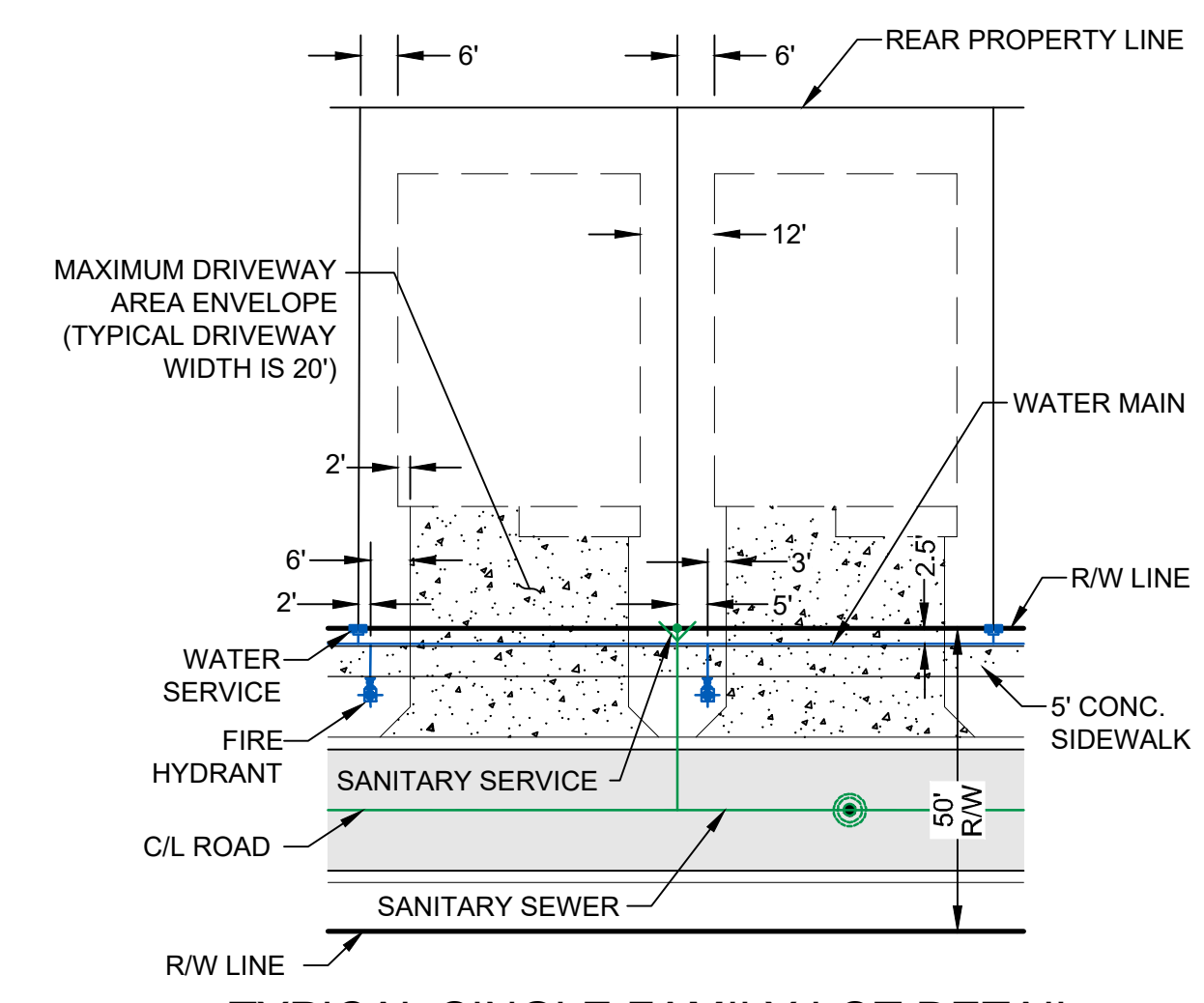
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DRAWN BY: SC
CHECKED BY: RR
DATE: 10/18/2021
CAD I.D.: 21-1024 - WS PLAN

SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
04



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



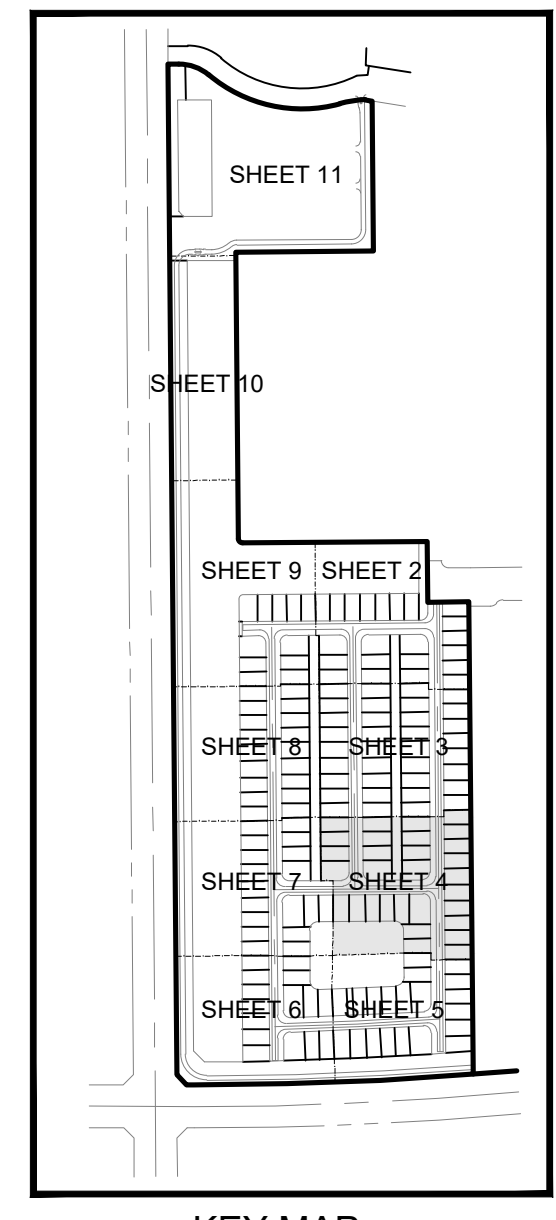
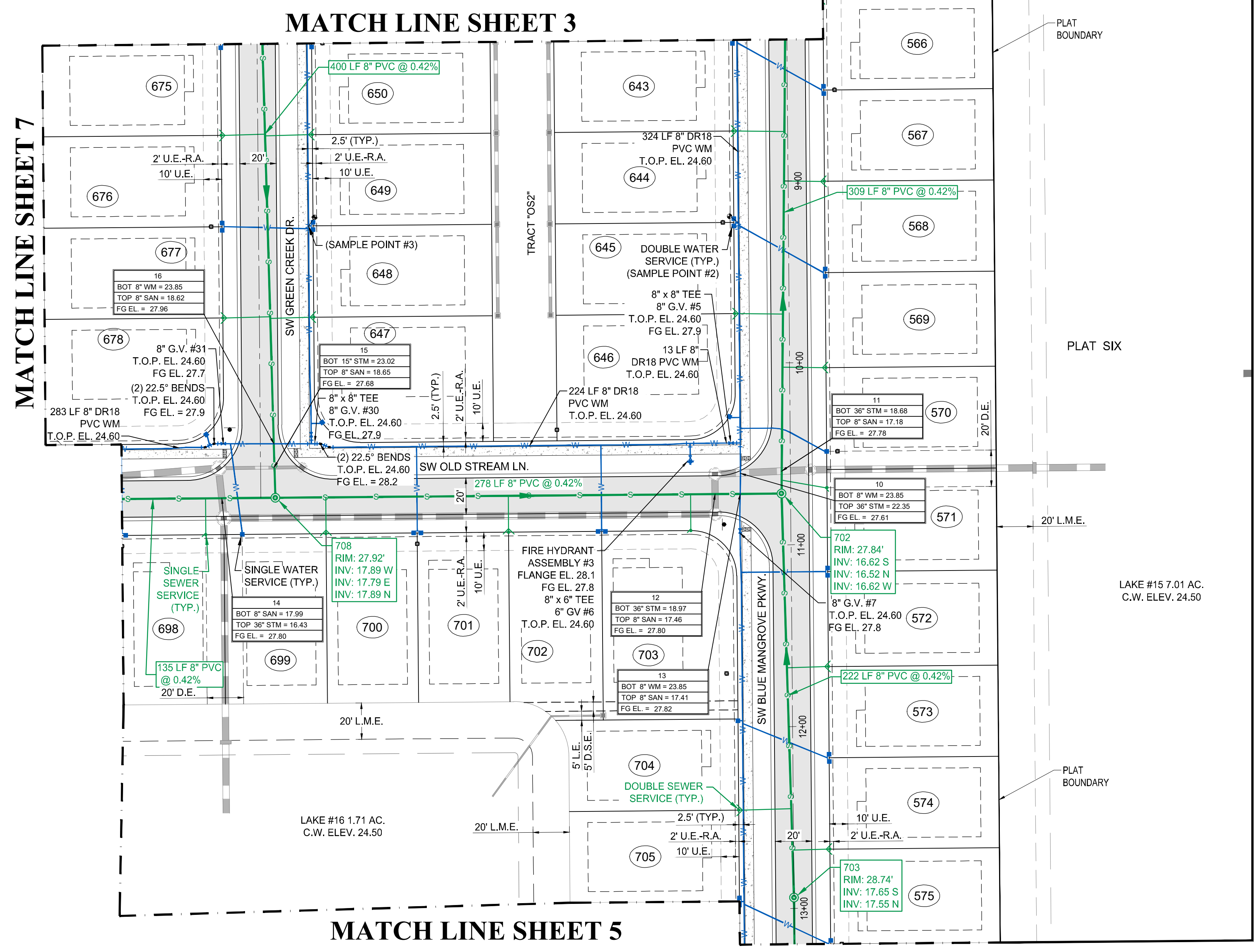
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
		MH #	
		RIM EL.	
		INV. EL.	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		

NOTES:

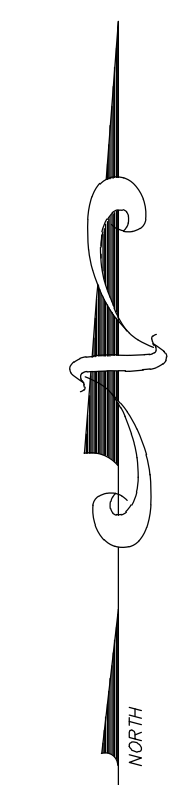
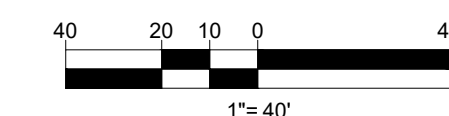
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- PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.



KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H



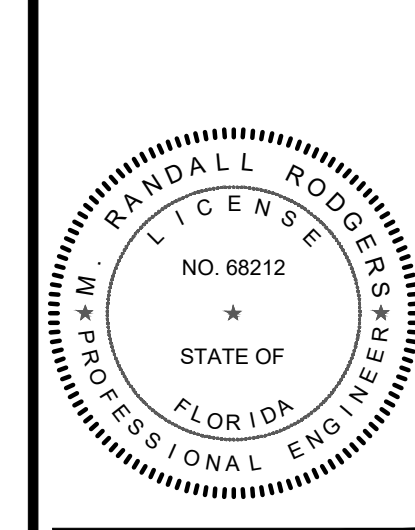
VELCON

ENGINEERING & SURVEYING, LLC
 1449 NW COMMERCIAL CENTRE DR
 PORT ST. LUCIE, FL 34986
 PHONE: (772) 879-5477
 FPIRE C.O.A. # 3222

REVISIONS:		COMMENT:
BY:	DATE:	PER SPR/C
SG	12/02/21	COMMENTS

PROJECT:
RIVERLAND PARCEL B
PLAT SEVEN
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II
LLLP



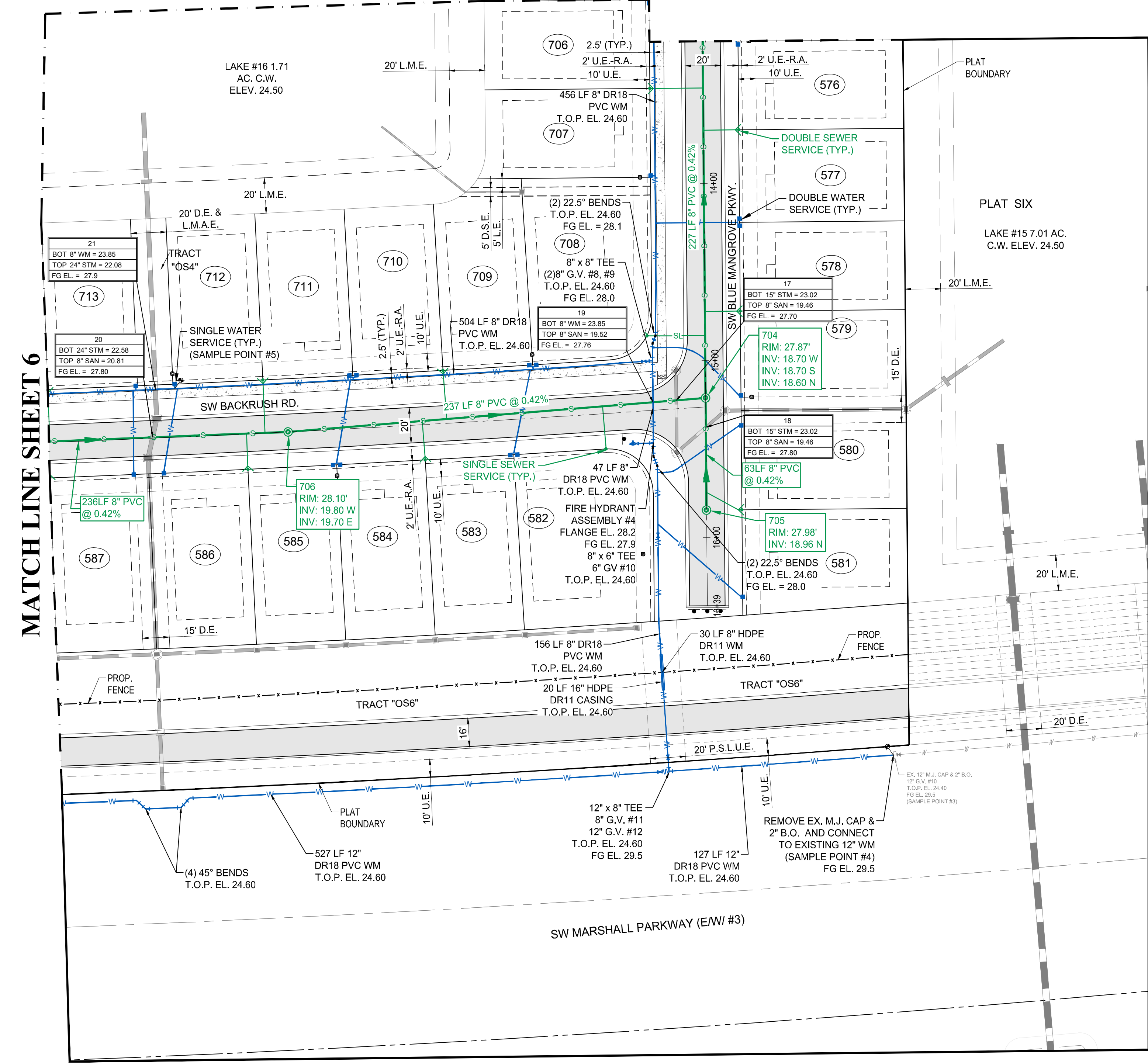
M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 1/28/22

PROJECT No.: 21-1024
 DRAWN BY: SC RR
 CHECKED BY: RR
 DATE: 10/18/2021
 CAD I.D.: 21-1024 - WS PLAN

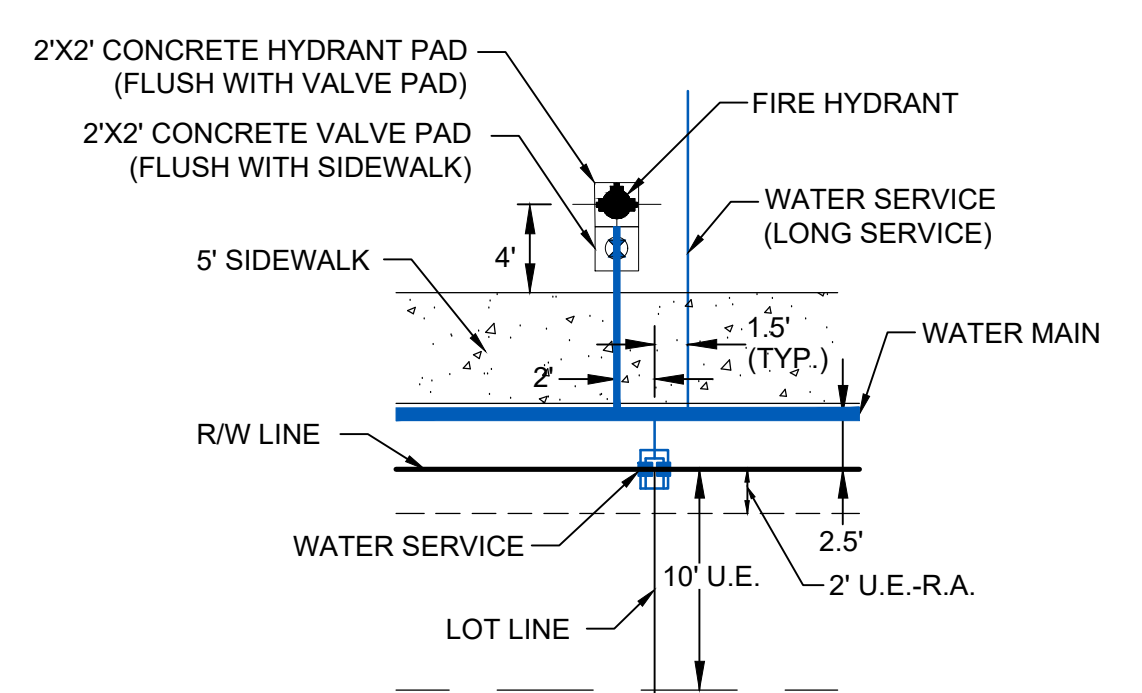
SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
05

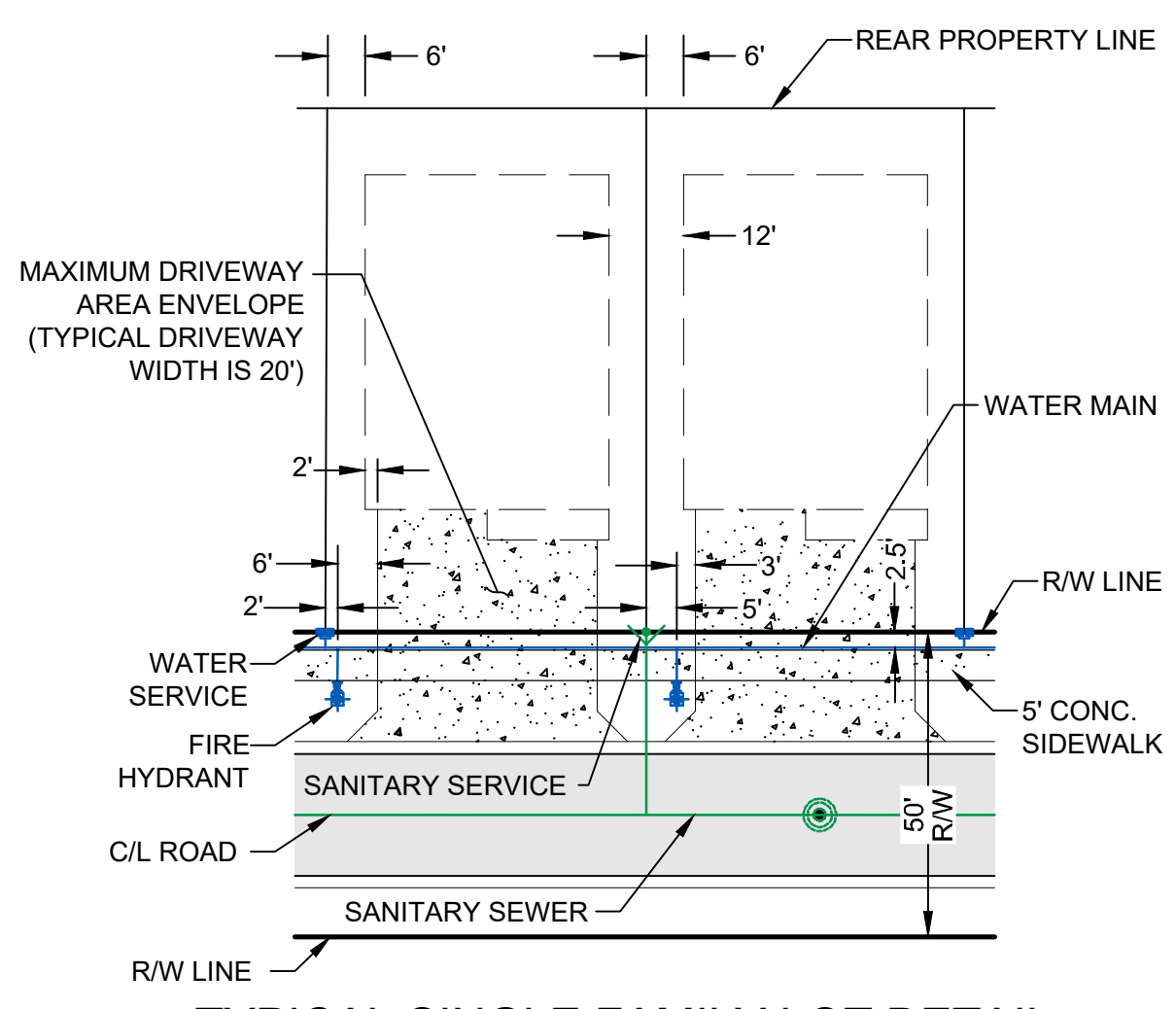
MATCH LINE SHEET 4



MATCH LINE SHEET 6



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



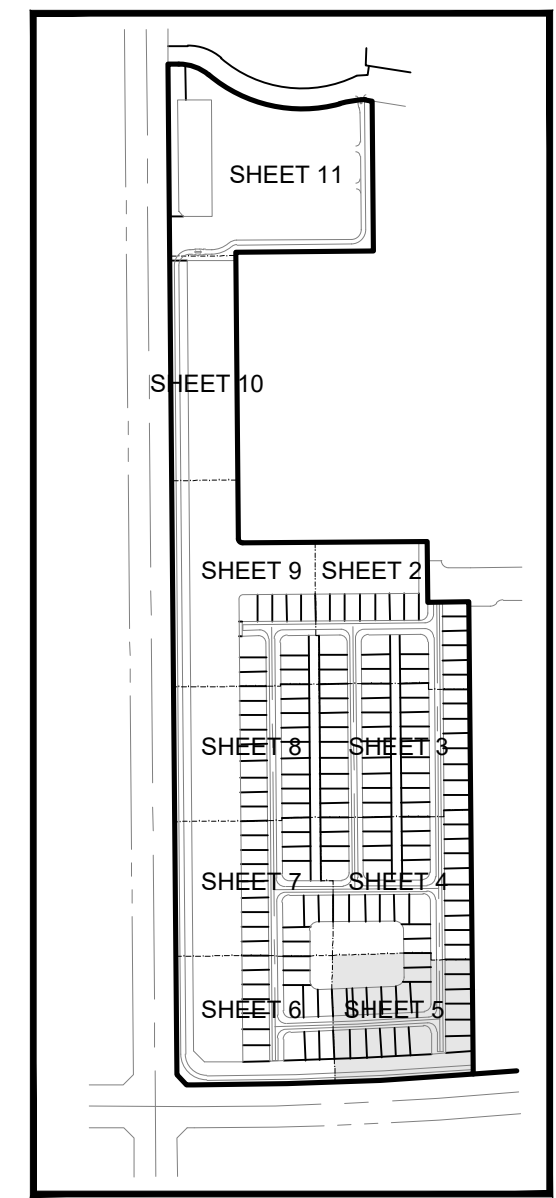
TYPICAL SINGLE FAMILY LOT DETAIL
 N.T.S.

LEGEND

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
		MH #	
		RIM EL.	
		INV. EL.	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		

NOTES:

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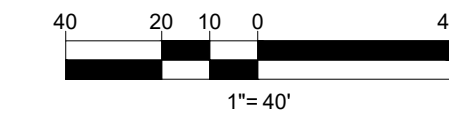


KEY MAP
 N.T.S.



CITY OF PSL PROJECT NO. P21-265
 PSLUSD FILE NO. 5266H

MATCH LINE SHEET 7

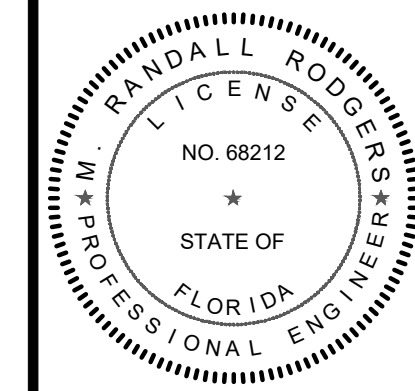


REVISIONS:

BY:	DATE:	COMMENT:
SG	12/02/21	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**

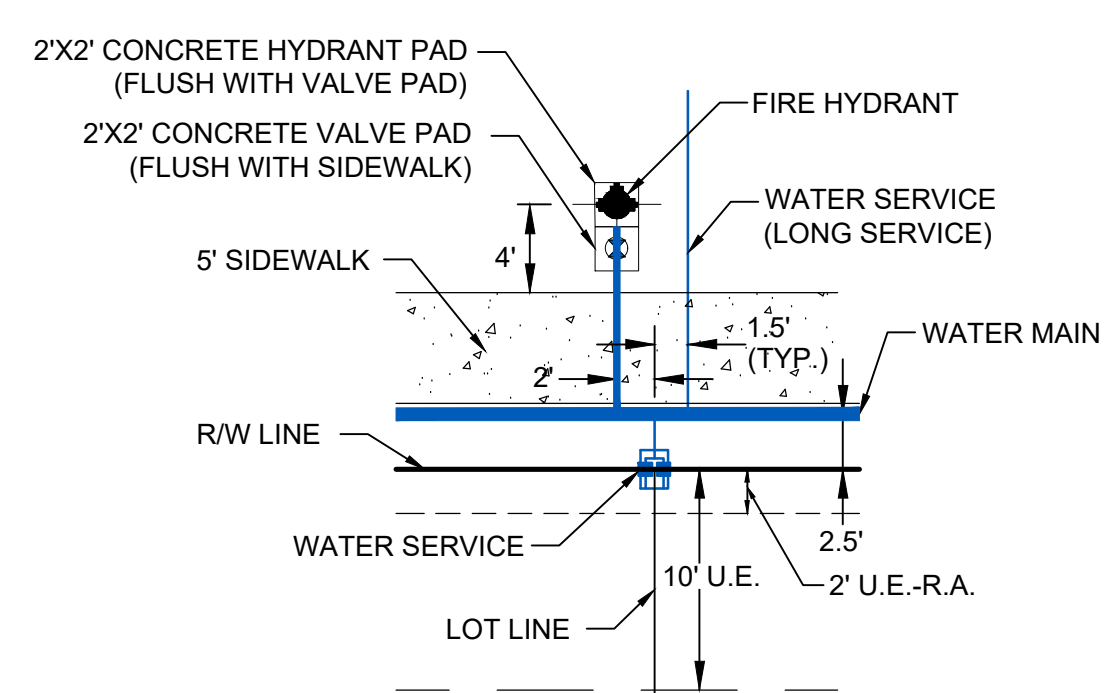


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/28/22

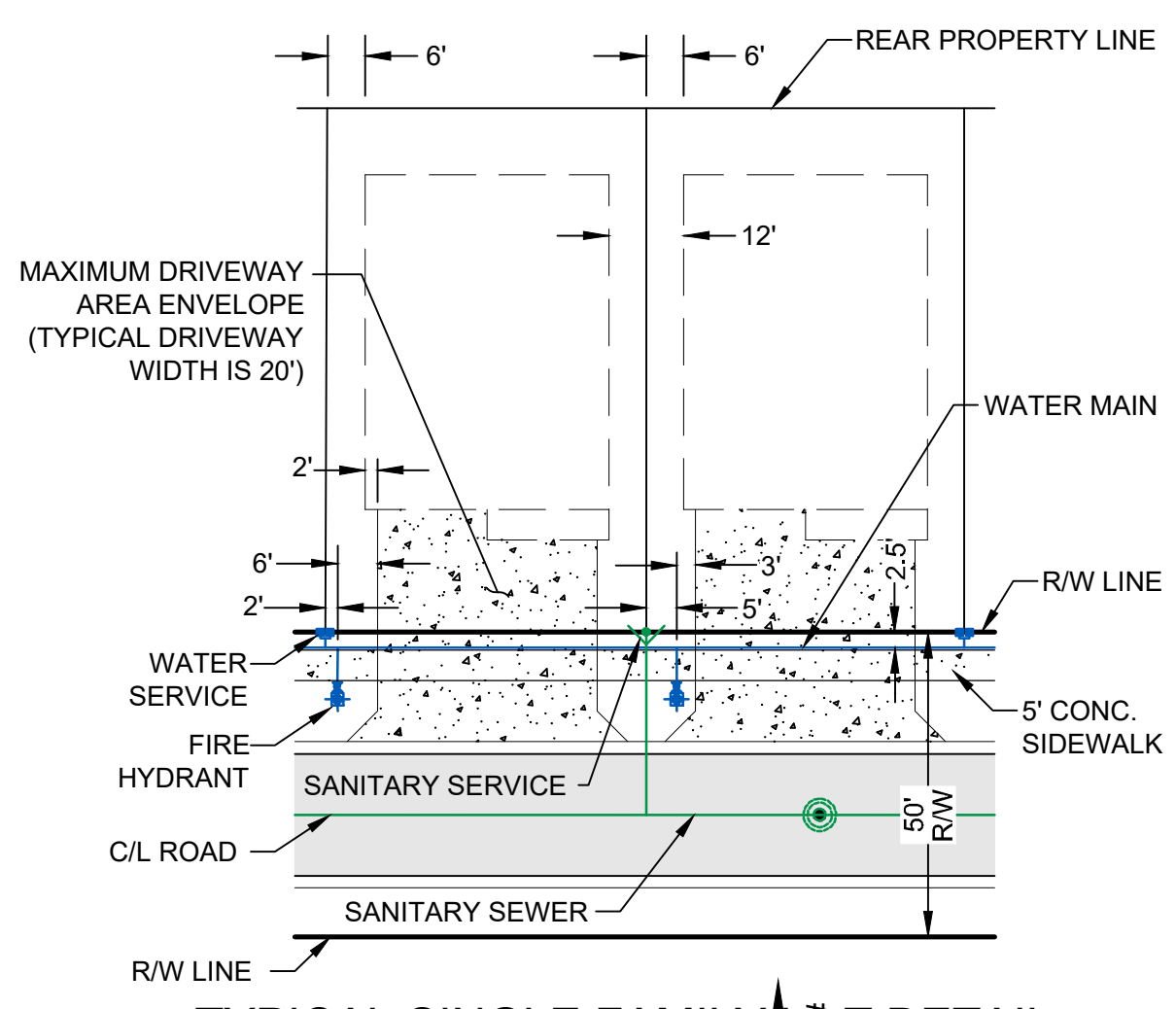
PROJECT No.: 21-1024
DRAWN BY: SG
CHECKED BY: RR
DATE: 10/18/2021
CAD ID.: 21-1024 - WS PLAN

SHEET TITLE:
**WATER AND SEWER
PLAN**

SHEET NUMBER:
06



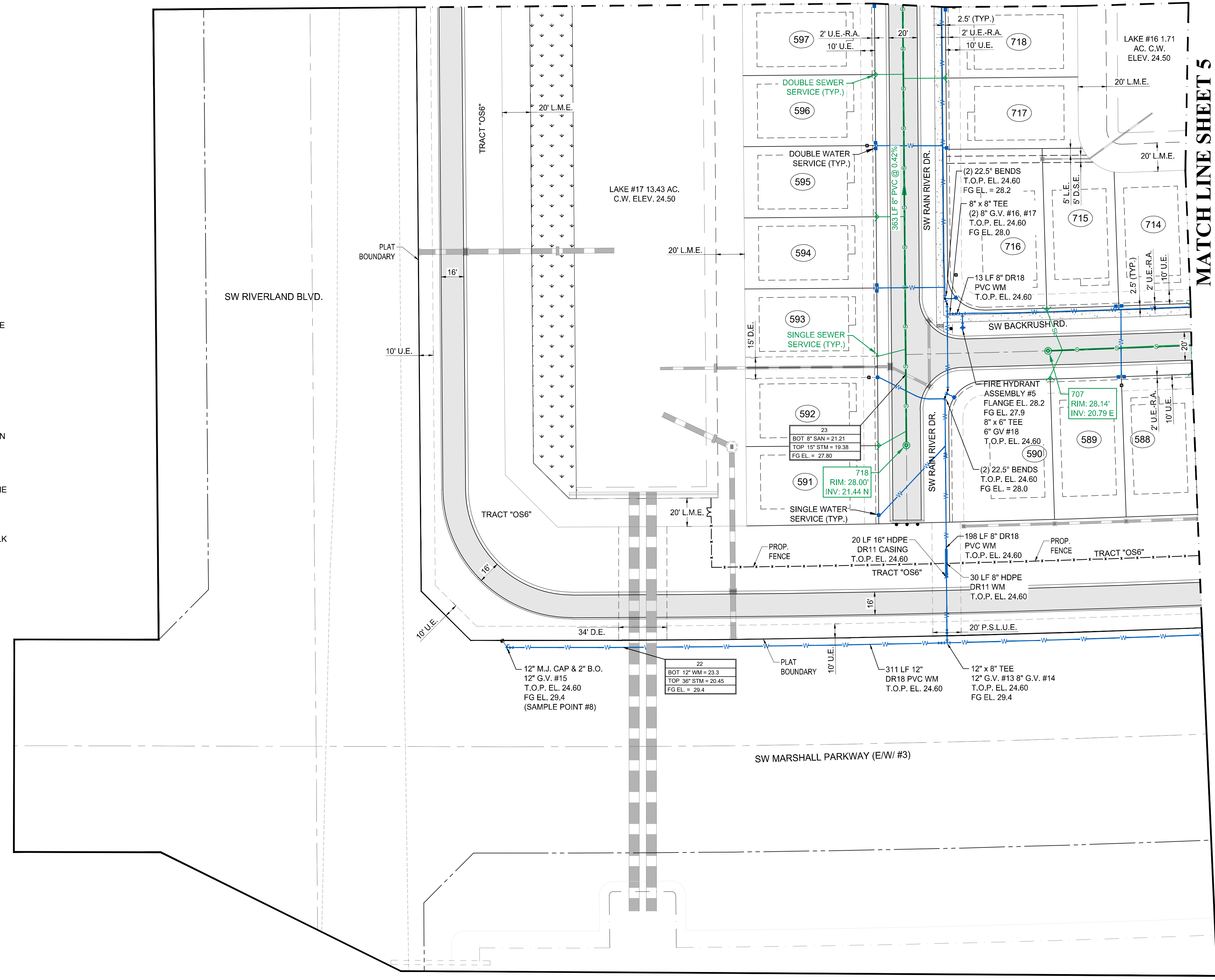
**TYPICAL FIRE HYDRANT AND
WATER SERVICE DETAIL**
N.T.S.



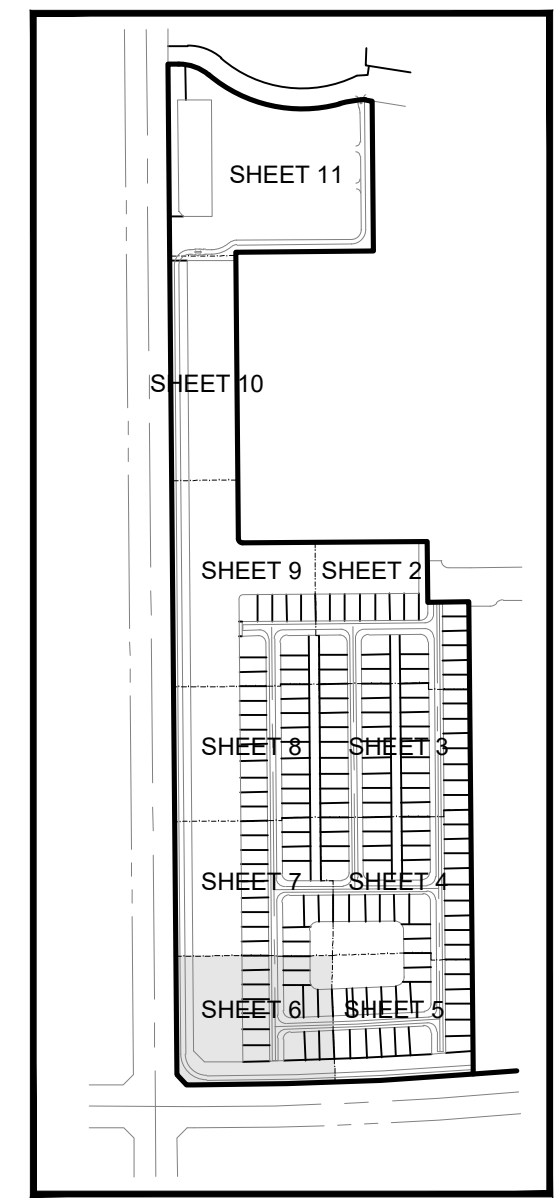
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		



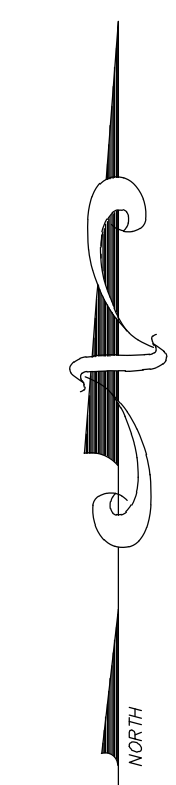
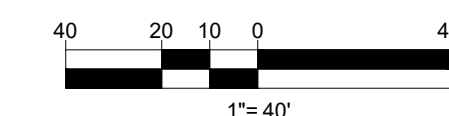
- NOTES:**
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KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H

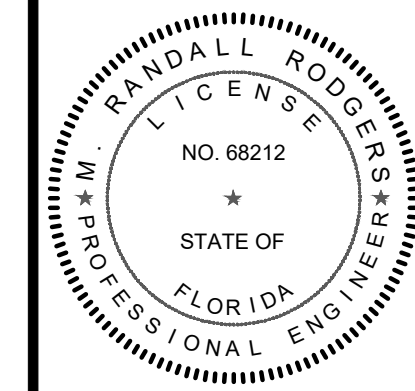


REVISIONS:

BY:	DATE:	COMMENT:
SG	12/02/21	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**



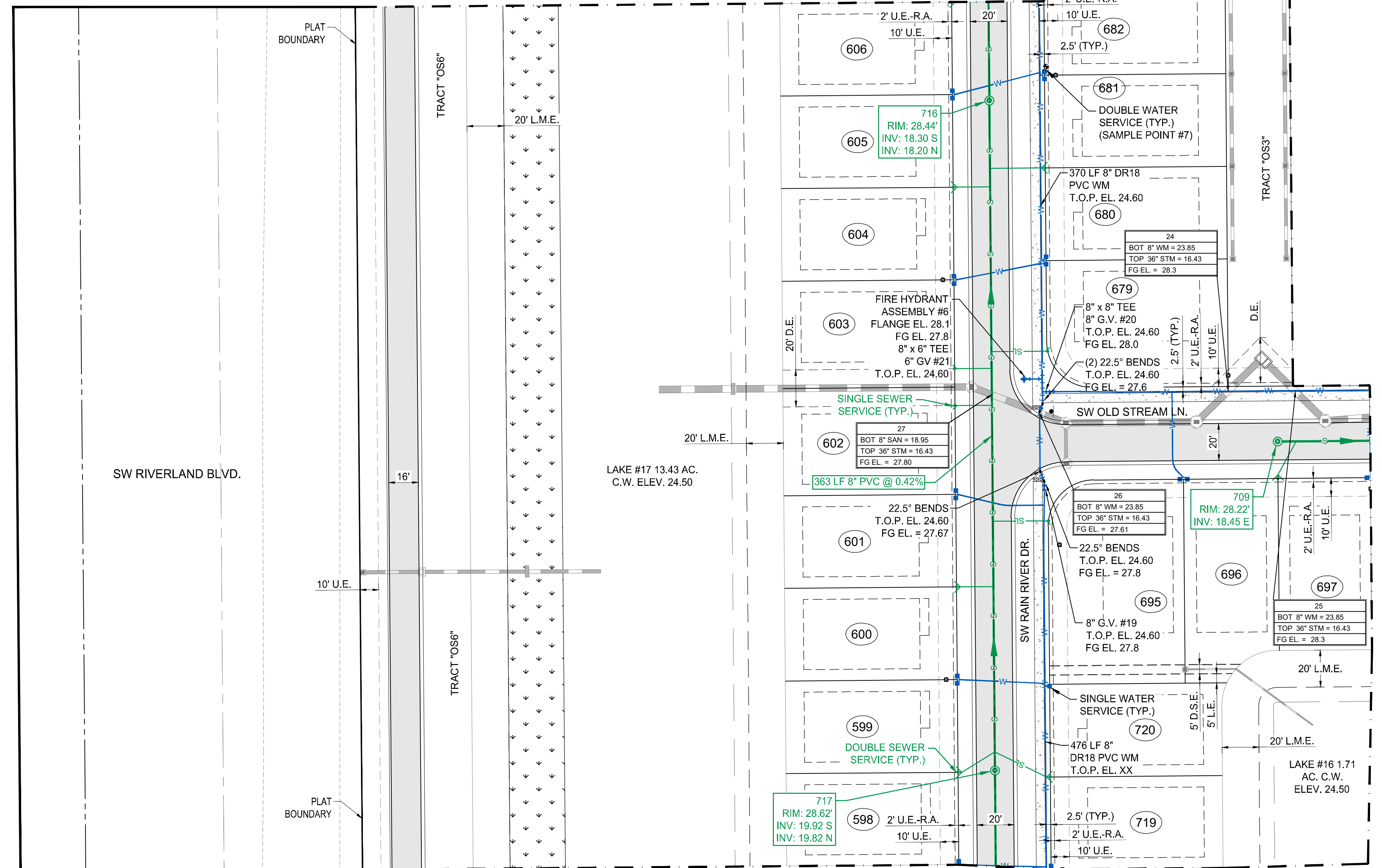
M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/28/22

PROJECT No.: 21-1024
DRAWN BY: SS
CHECKED BY: RR
DATE: 10/18/2021
CAD I.D.: 21-1024 - WS PLAN

SHEET TITLE:
**WATER AND SEWER
PLAN**

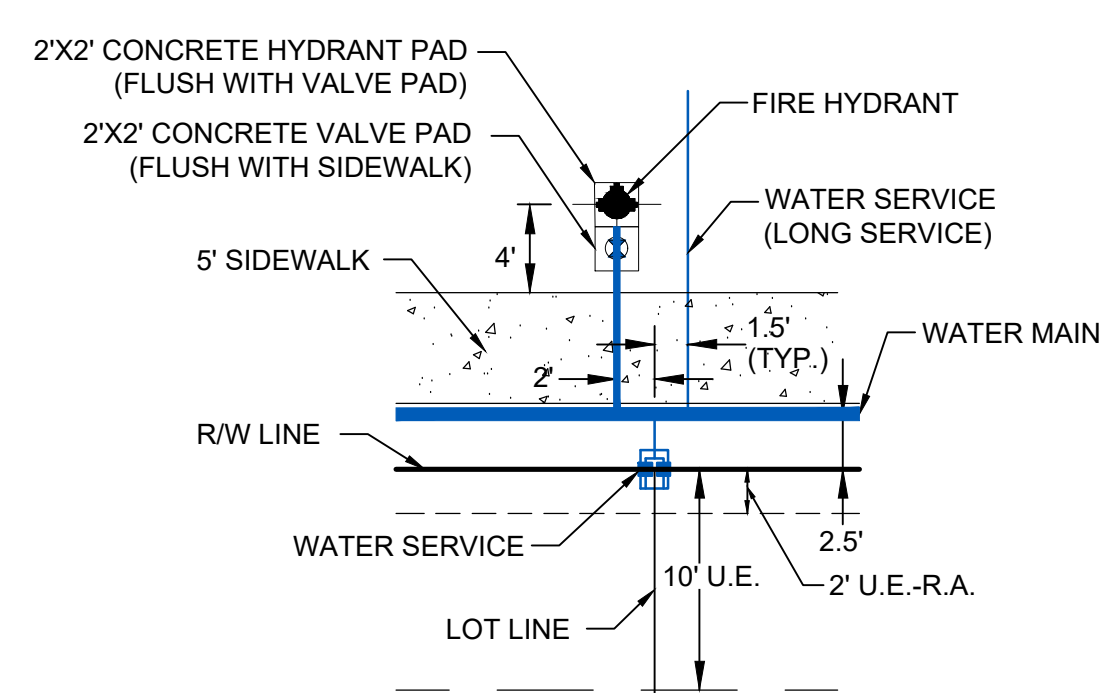
SHEET NUMBER:
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MATCH LINE SHEET 8

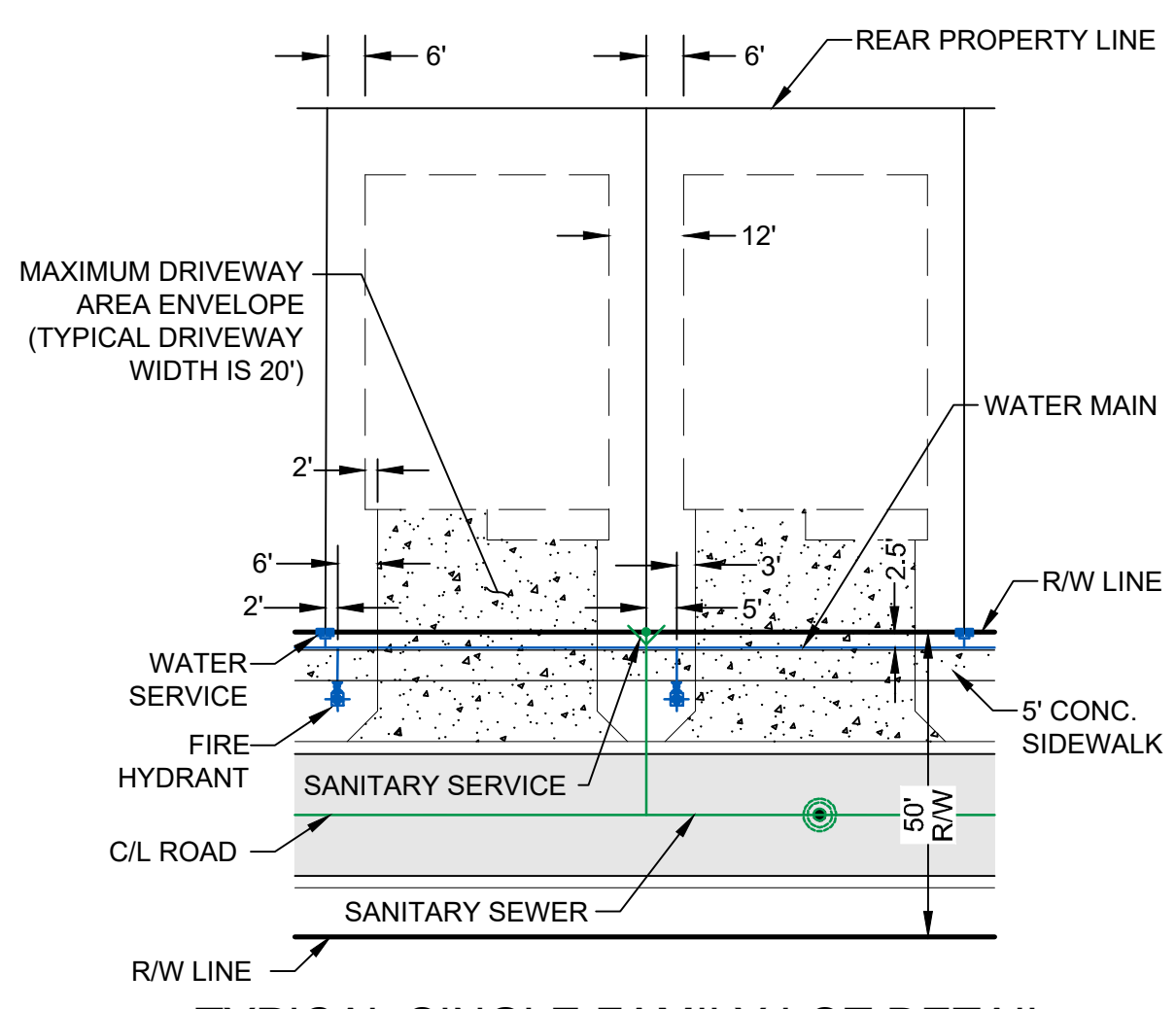


MATCH LINE SHEET 6

MATCH LINE SHEET 4



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



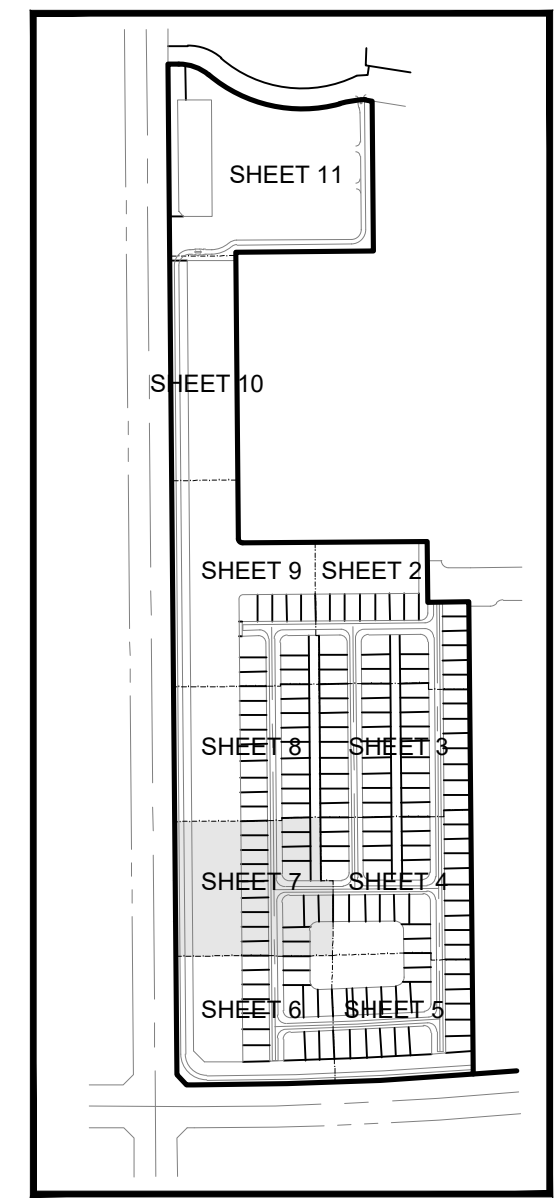
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		

NOTES:

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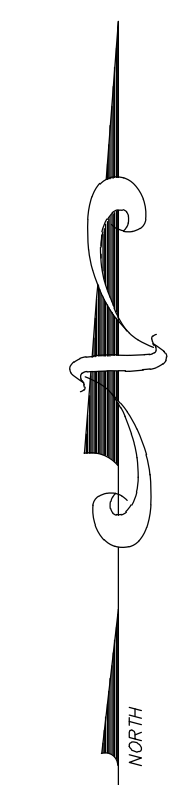
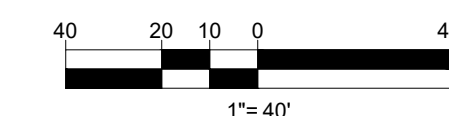


KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H

Printed on Friday, January 26, 2022, 11:02 AM by Shirey, Gomez

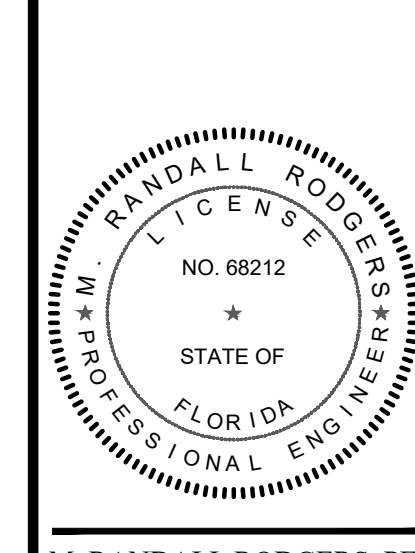


REVISIONS:

BY:	DATE:	COMMENT:
SG	12/02/21	PER SPRC COMMENTS
RR	01/12/22	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**

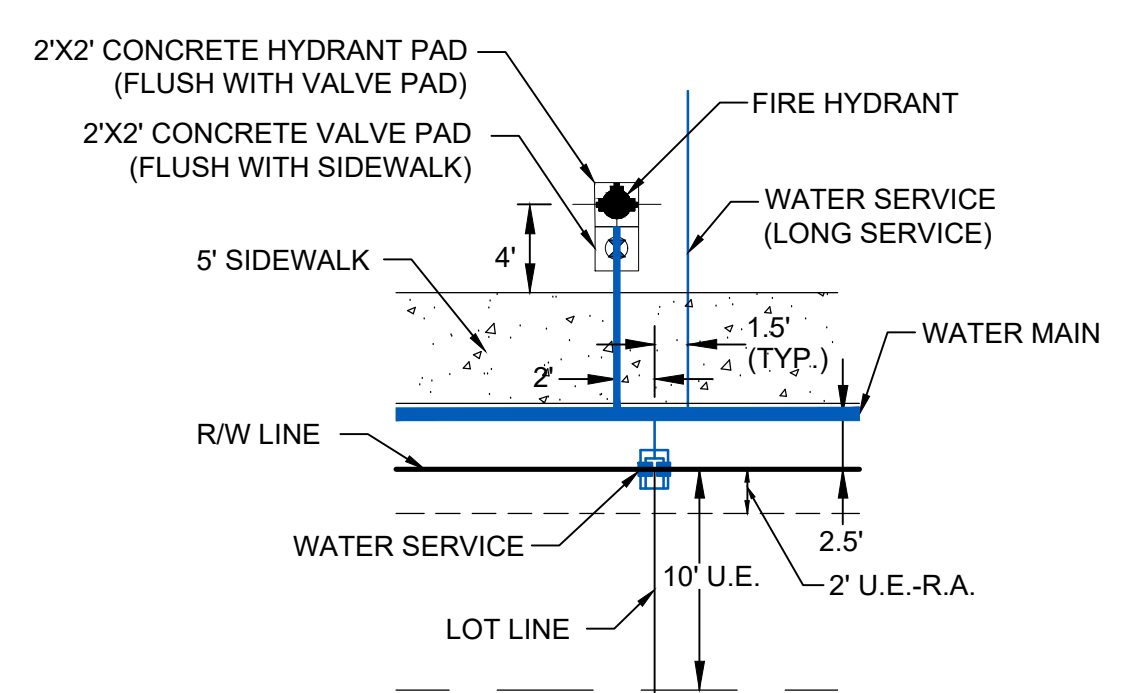


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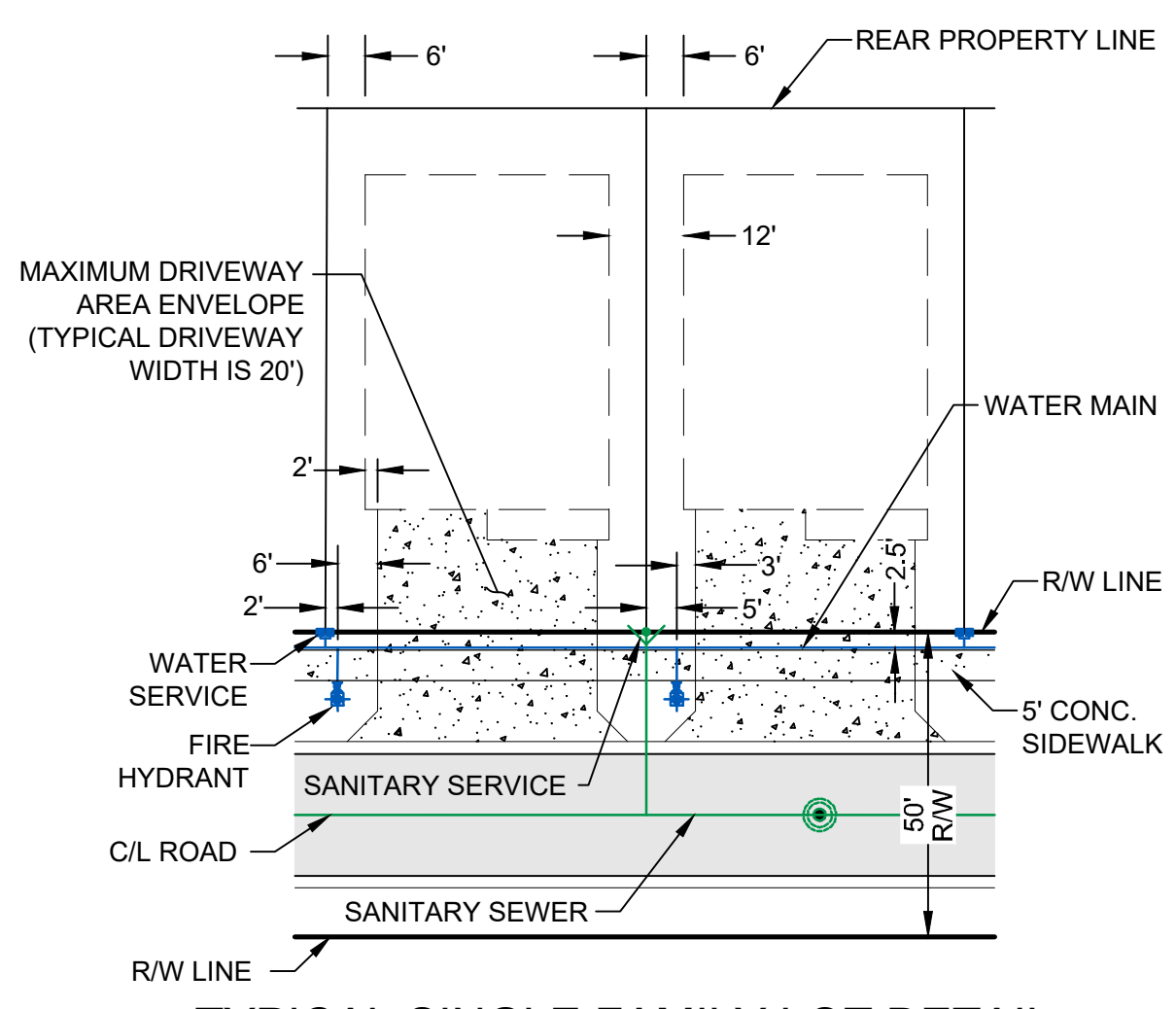
PROJECT No.: 21-1024
DRAWN BY: SC
CHECKED BY: RR
DATE: 10/18/2021
CAD ID.: 21-1024 - WS PLAN

SHEET TITLE:
**WATER AND SEWER
PLAN**

SHEET NUMBER:
08



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



TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

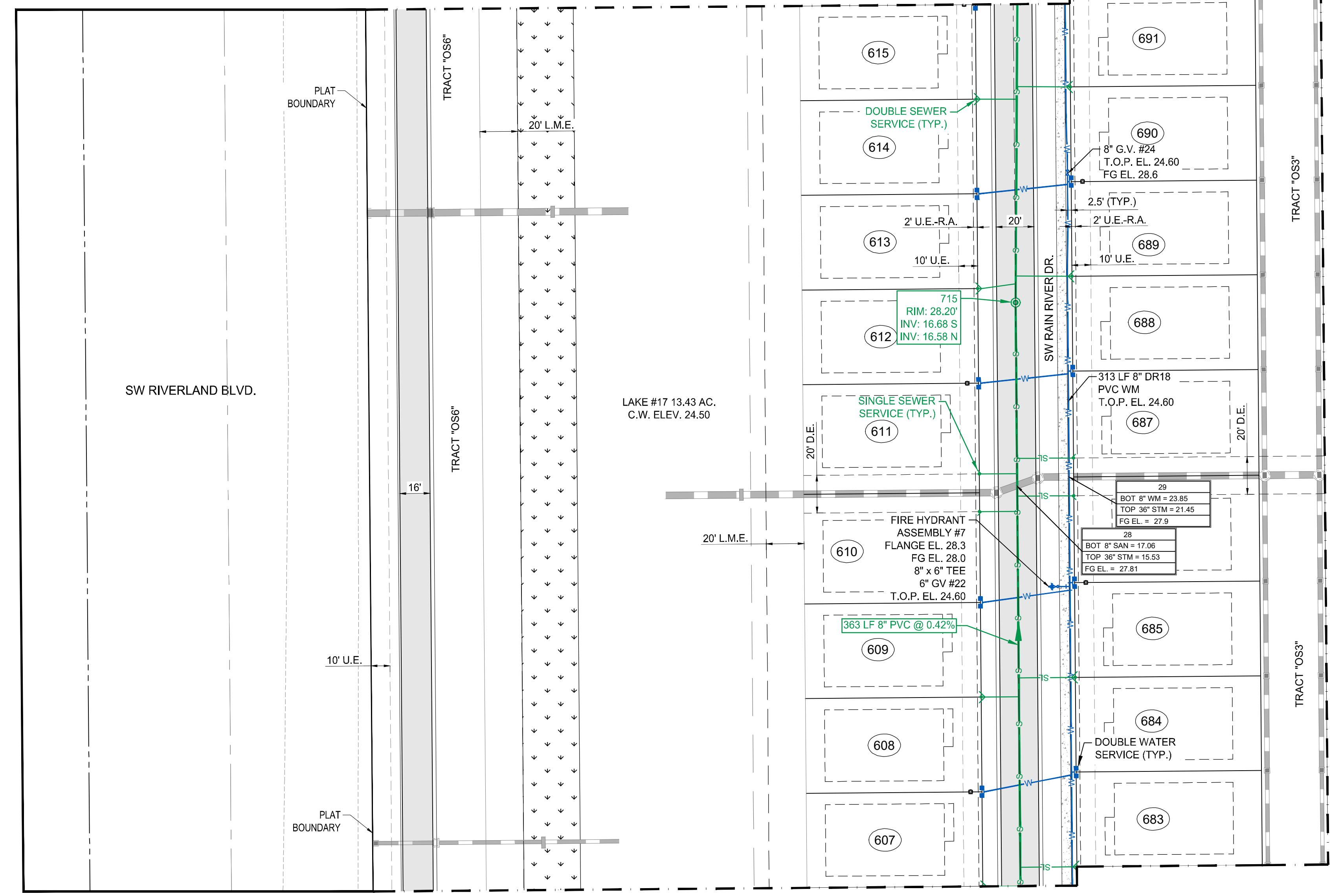
LEGEND

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
		MH #	
		RIM EL.	
		INV. EL.	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT	B.E.		
DRAINAGE EASEMENT	D.E.		
DRAINAGE SWALE EASEMENT	D.S.E.		
ELEVATION	EL.		
FINISHED GRADE	FG		
FIRE HYDRANT	F.H.		
FORCE MAIN	FM		
GATE VALVE	GV		
INVERT	INV.		
LANDSCAPE EASEMENT	L.E.		
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.		
LAKE MAINTENANCE EASEMENT	L.M.E.		
MANHOLE	MH		
OPEN SPACE	O.S.		
POINT OF SERVICE	P.O.S.		
CITY OF PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.		
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD		
SANITARY SEWER	SAN		
TOP OF PIPE	T.O.P.		
UTILITY EASEMENT	U.E.		
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.		
WATER MAIN	WM		

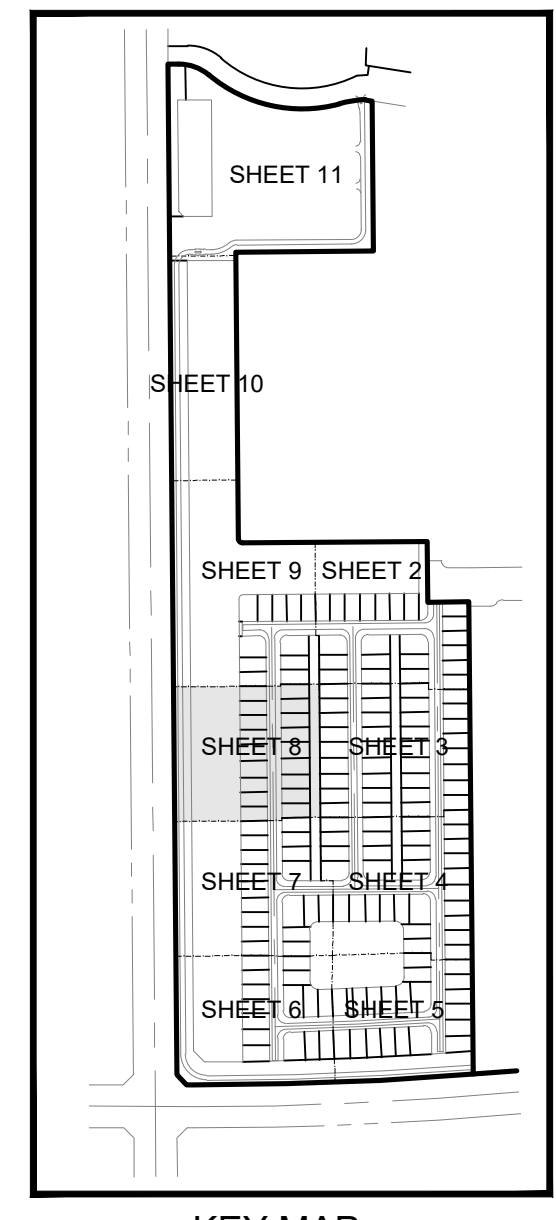
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MATCH LINE SHEET 9



MATCH LINE SHEET 7

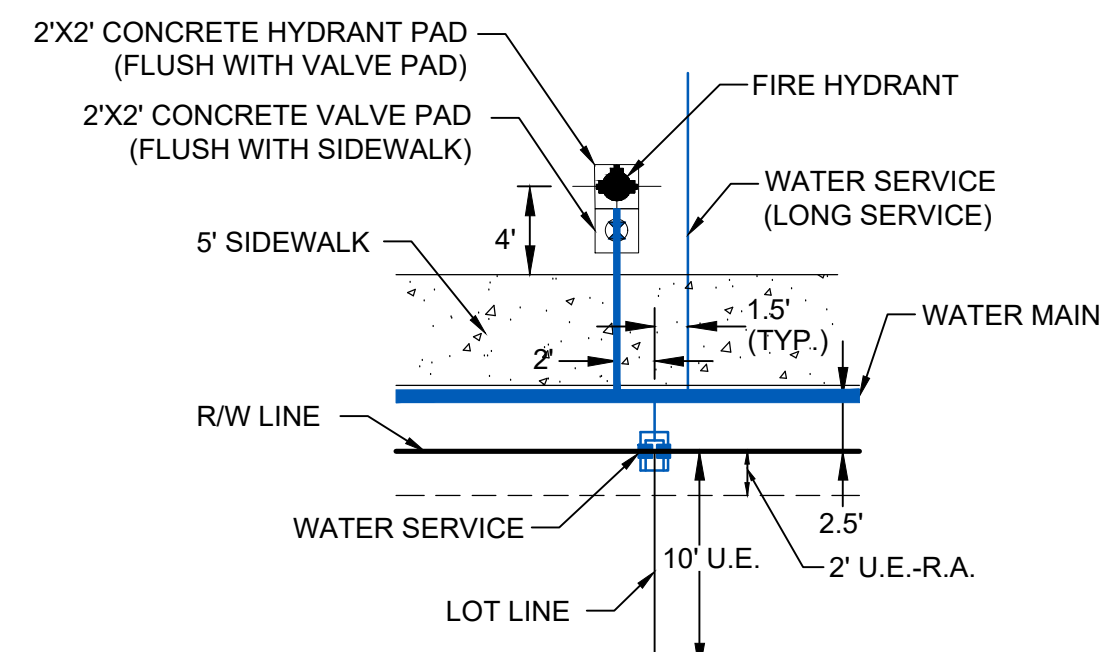
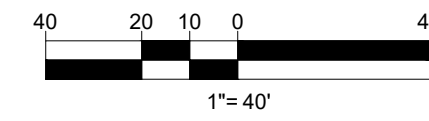


KEY MAP
N.T.S.

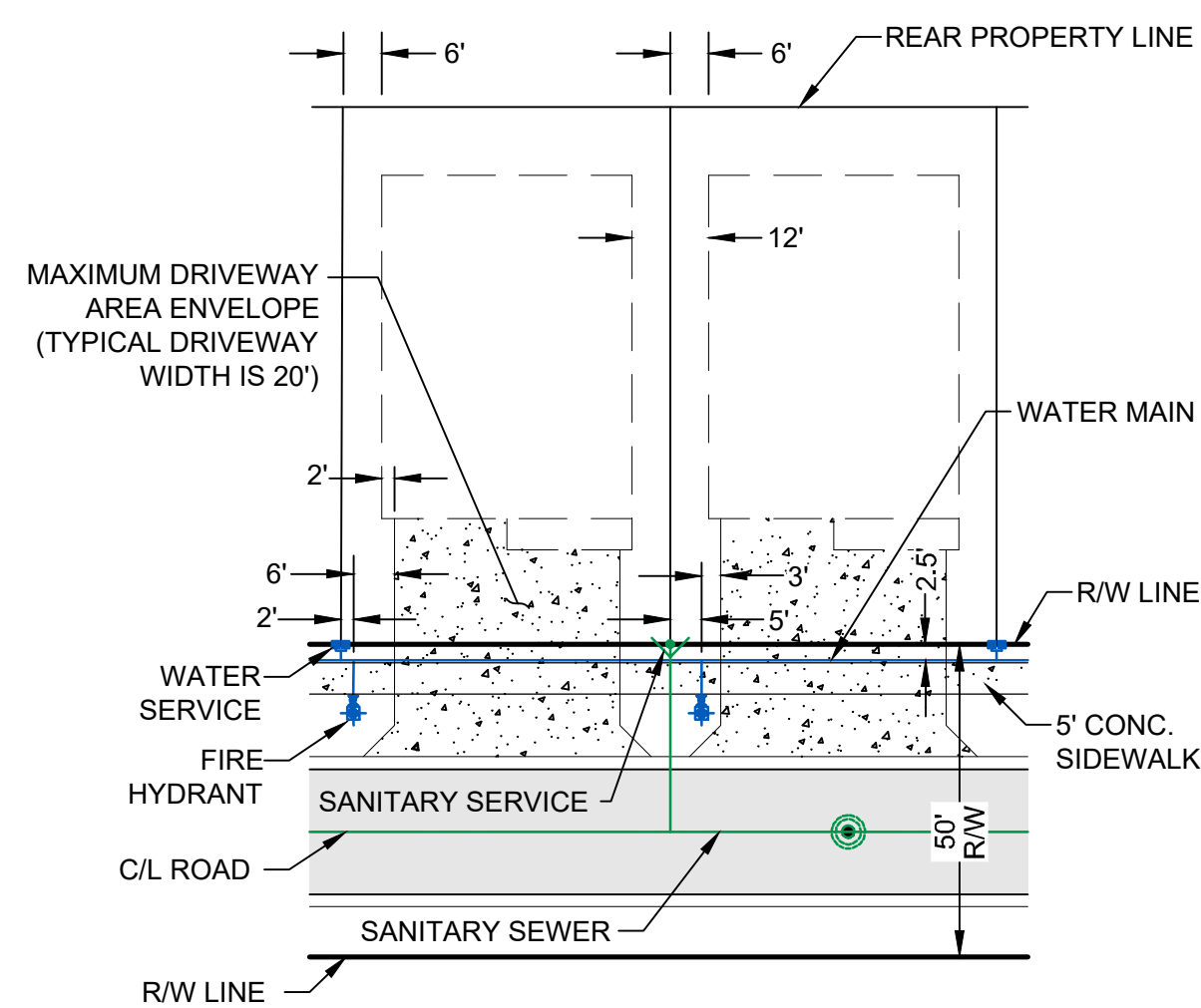


CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H

MATCH LINE SHEET 10



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



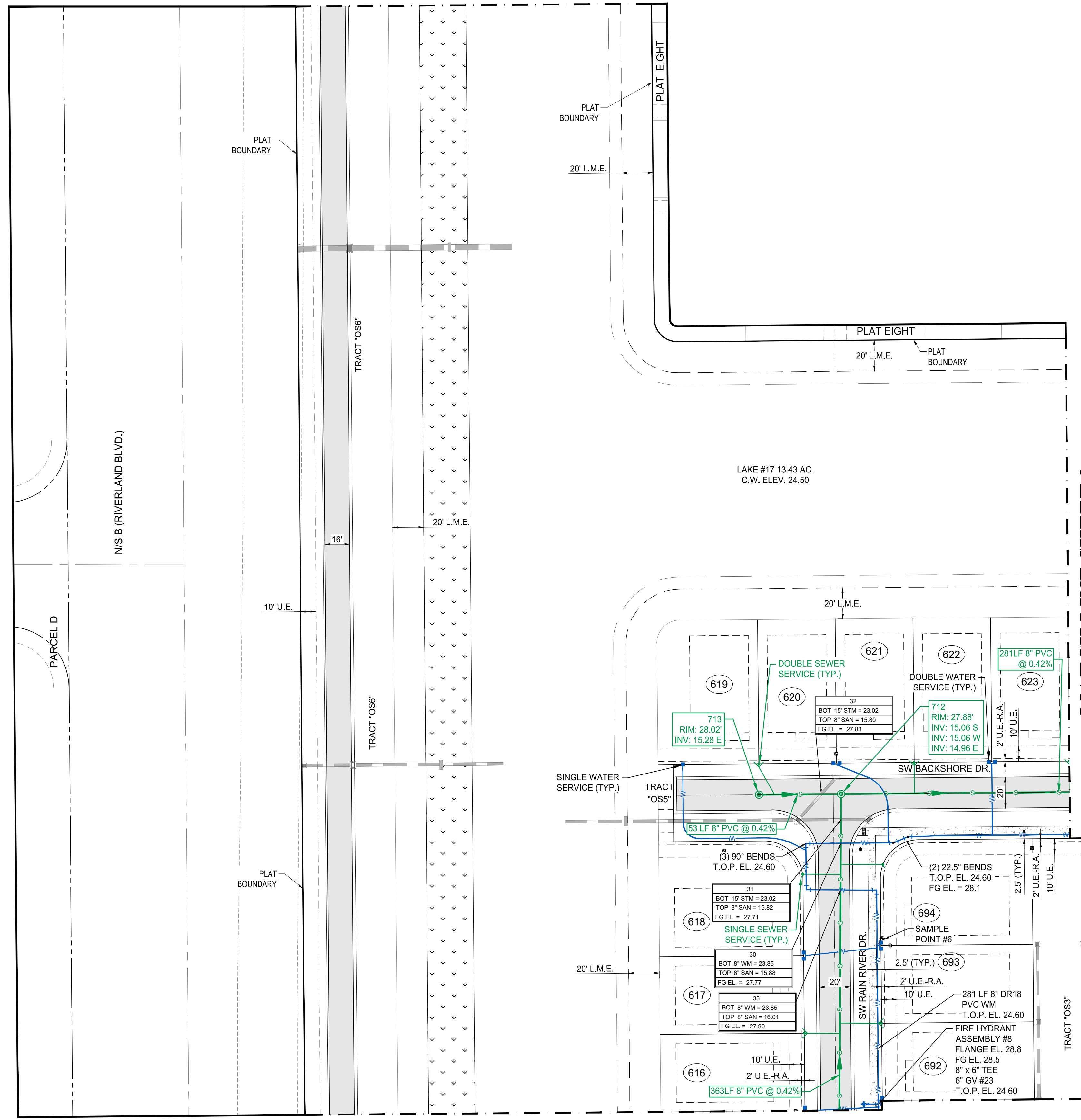
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

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

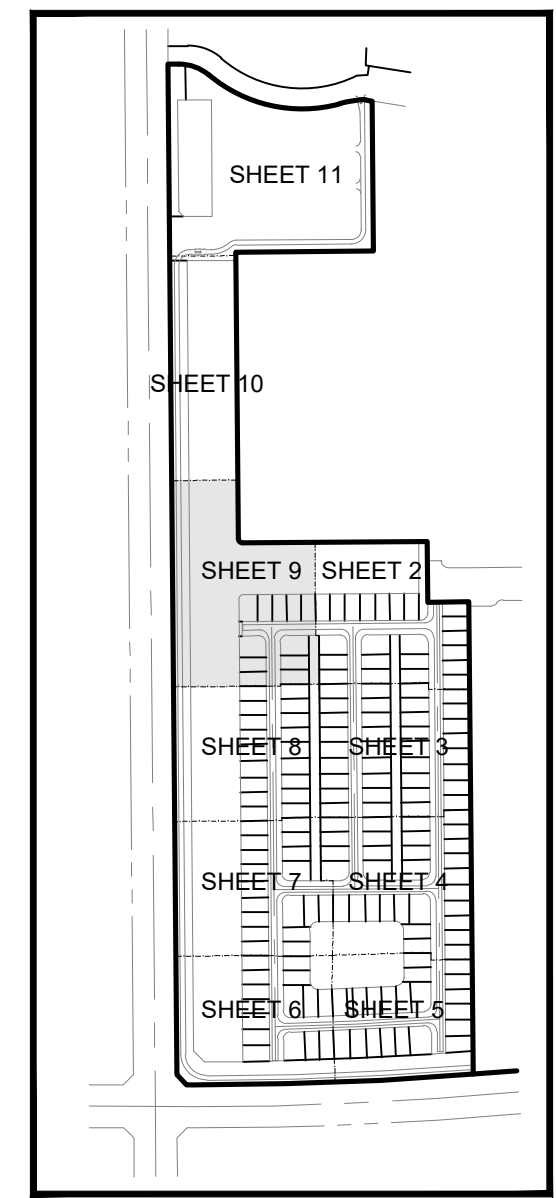
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- PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.



MATCH LINE SHEET 8

MATCH LINE SHEET 2



KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H

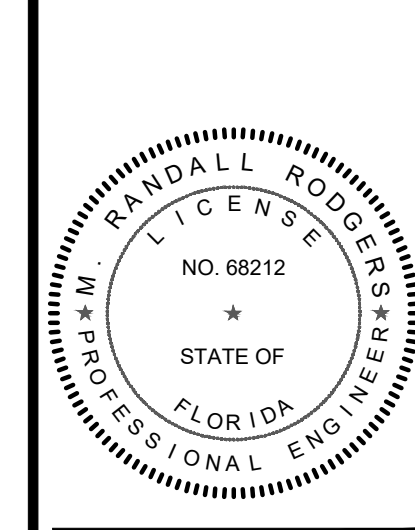


REVISIONS:

BY:	DATE:	COMMENT:
SG	12/02/21	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/28/22

PROJECT No.:	21-1024
DRAWN BY:	SC
CHECKED BY:	RR
DATE:	10/18/2021
CAD ID.:	21-1024 - WS PLAN

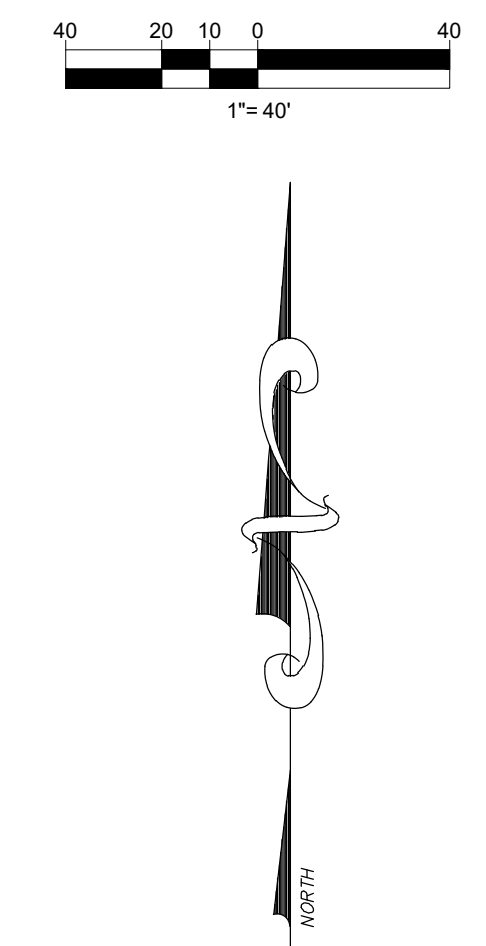
SHEET TITLE:

**WATER AND SEWER
PLAN**

SHEET NUMBER:

09

MATCH LINE SHEET 11

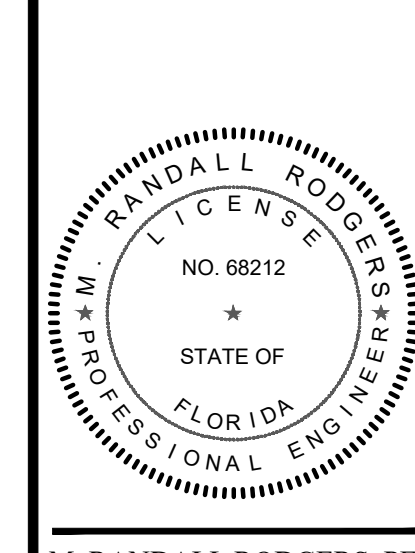


REVISIONS:

BY:	DATE:	COMMENT:
SG	12/02/21	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL B
 PLAT SEVEN
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT: RIVERLAND ASSOCIATES II
 LLLP

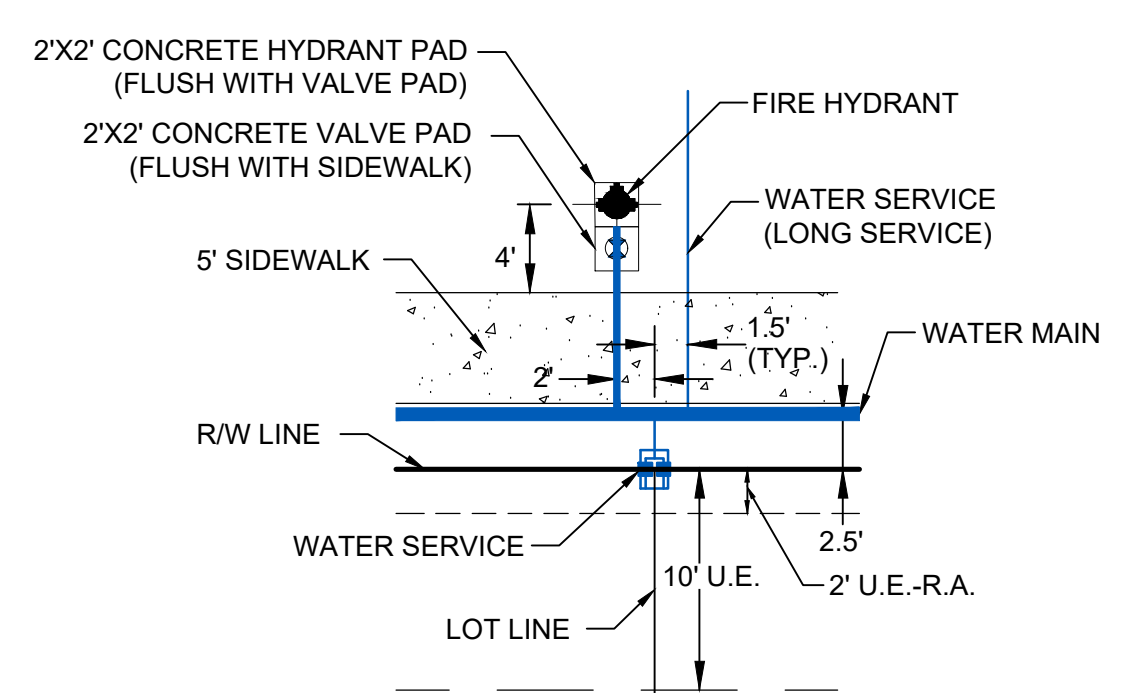
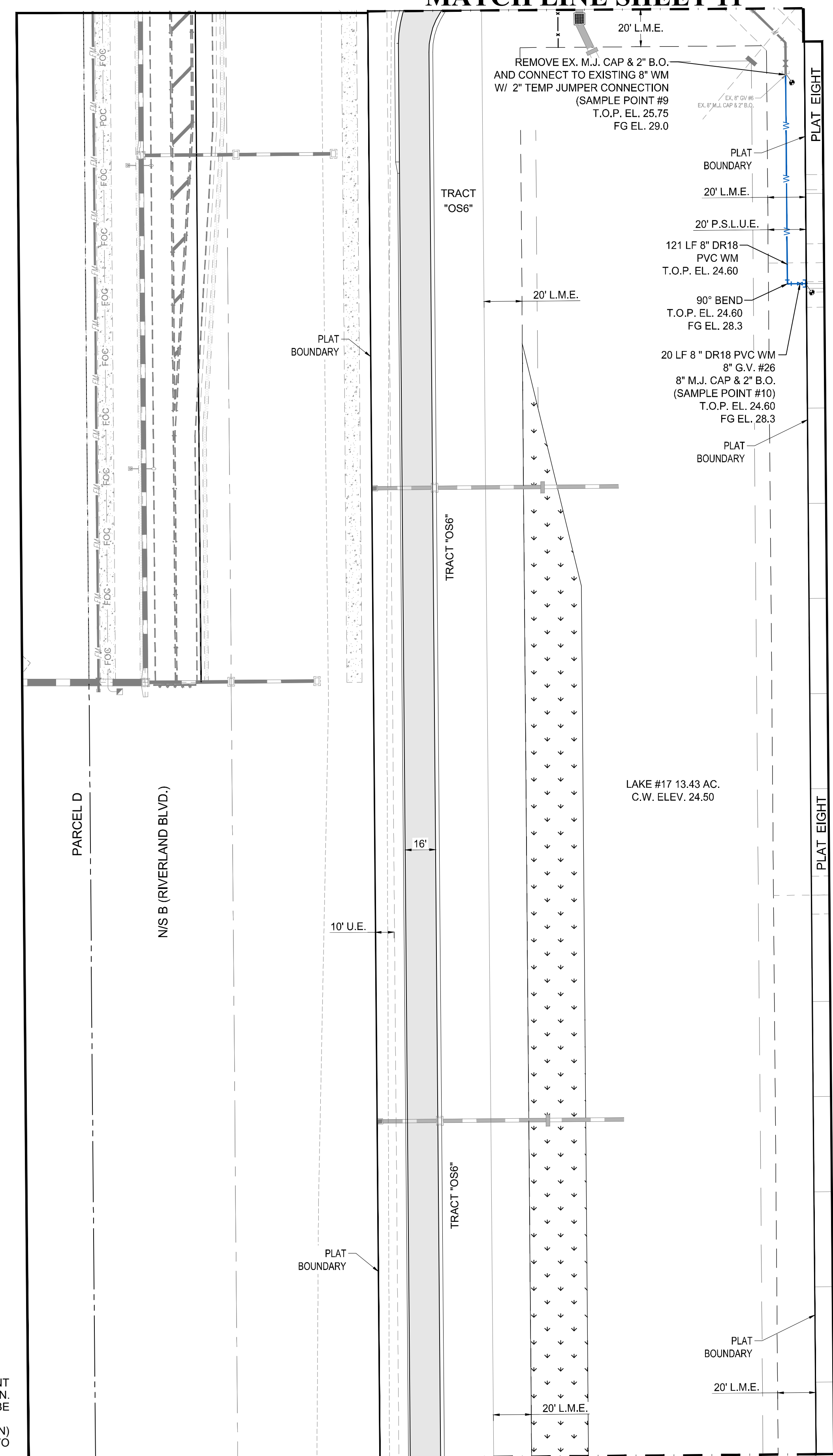


M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 1/28/22

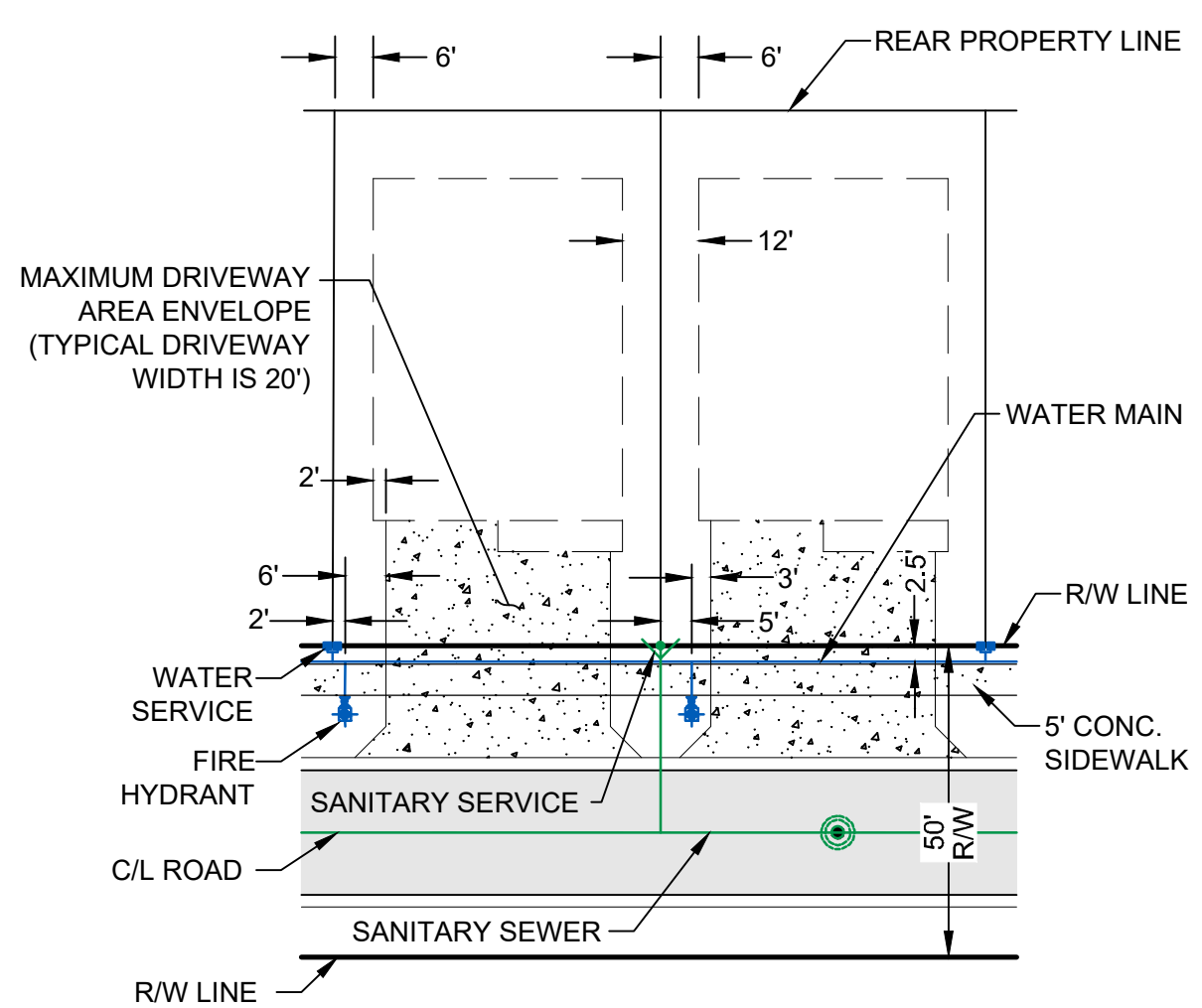
PROJECT No.: 21-1024
 DRAWN BY: SG
 CHECKED BY: RR
 DATE: 10/18/2021
 CAD ID.: 21-1024 - WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 10



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



TYPICAL SINGLE FAMILY LOT DETAIL
 N.T.S.

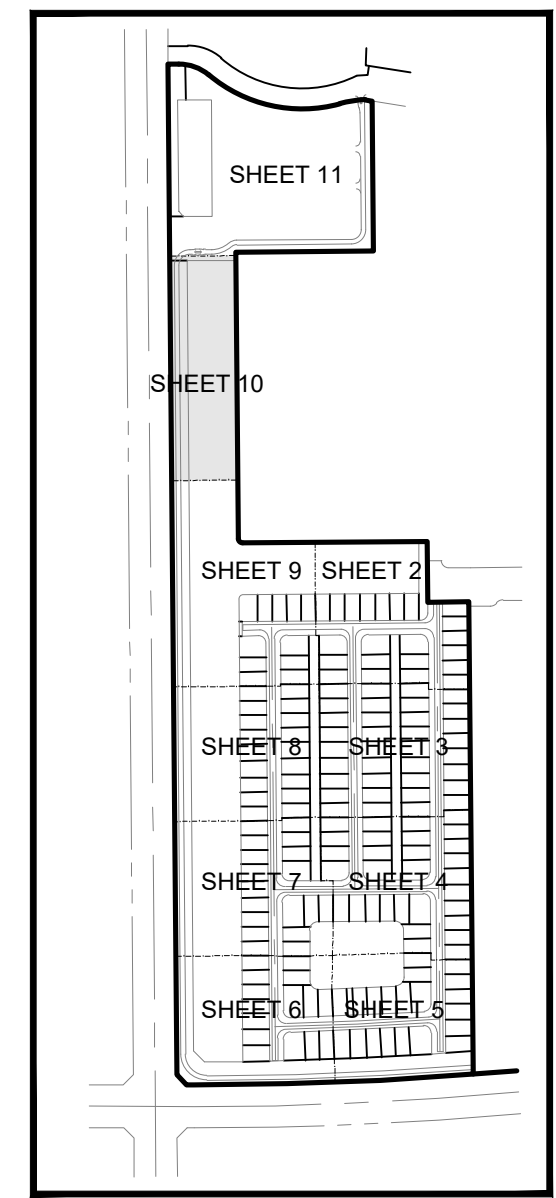
LEGEND

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

NOTES:

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MATCH LINE SHEET 9



KEY MAP
 N.T.S.



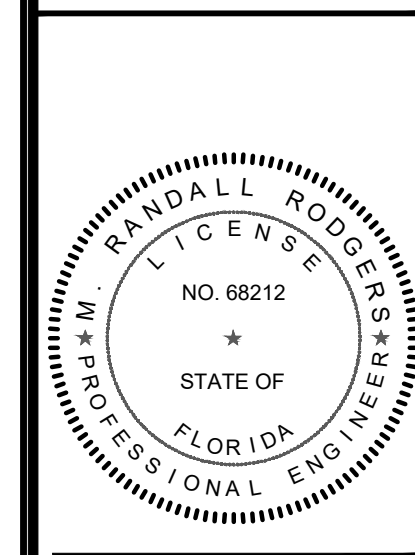
CITY OF PSL PROJECT NO. P21-265
 PSLUSD FILE NO. 5266H

Printed on Friday, January 28, 2022, 1:02 AM by Shirey, Gomez. P:\PLAN\21-1024\CONSTRUCTION\01\0021 - WS PLAN.dwg (SCALE: 1/4"=1'-0")

REVISIONS:		DATE:	COMMENT:
BY:	SG	12/02/21	PER SP/RC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND ASSOCIATES II
LLLP**

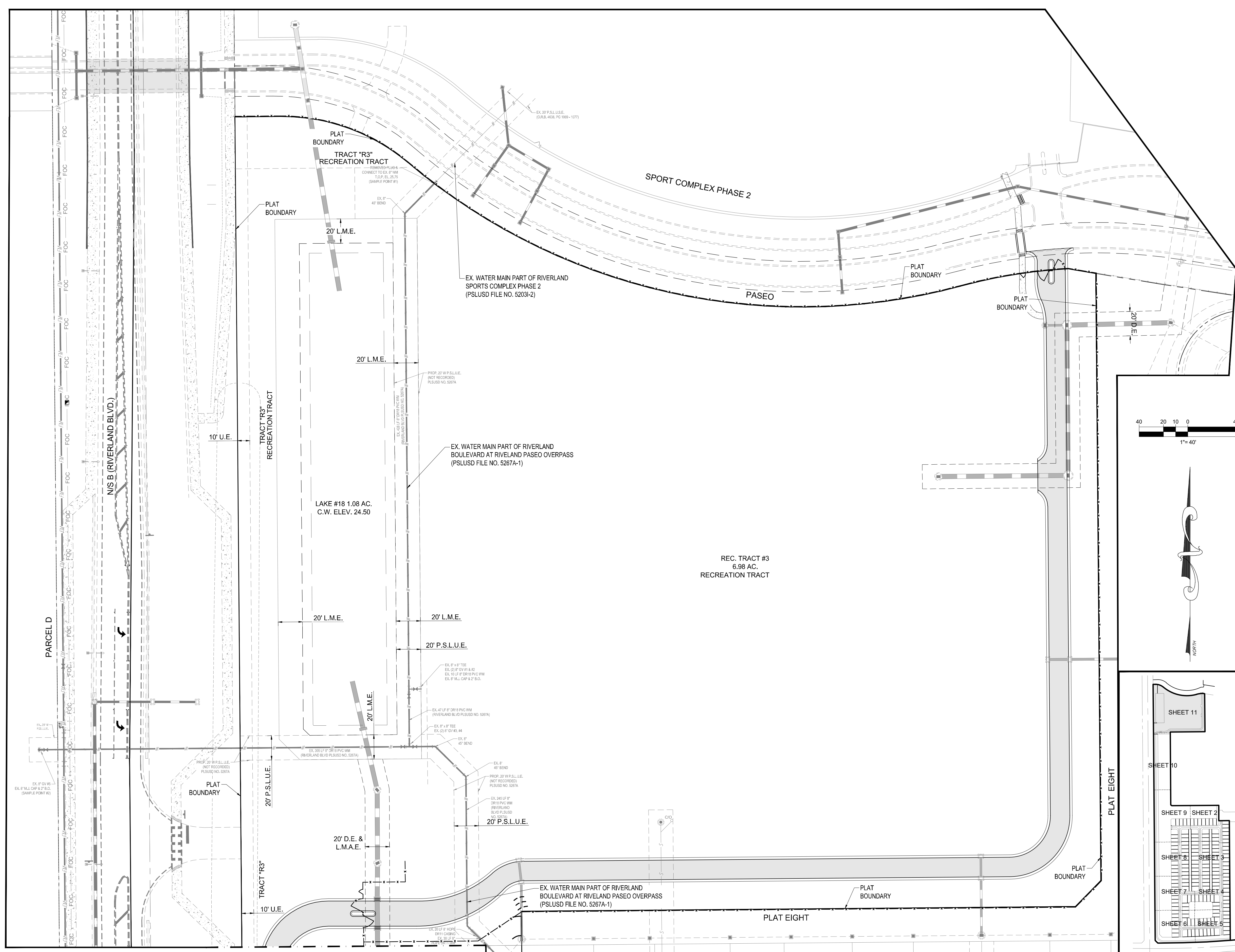


M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
1/28/22

PROJECT No.:	21-1024
DRAWN BY:	SG
CHECKED BY:	RR
DATE:	10/18/2021
CAD ID.:	21-1024 - WS PLAN

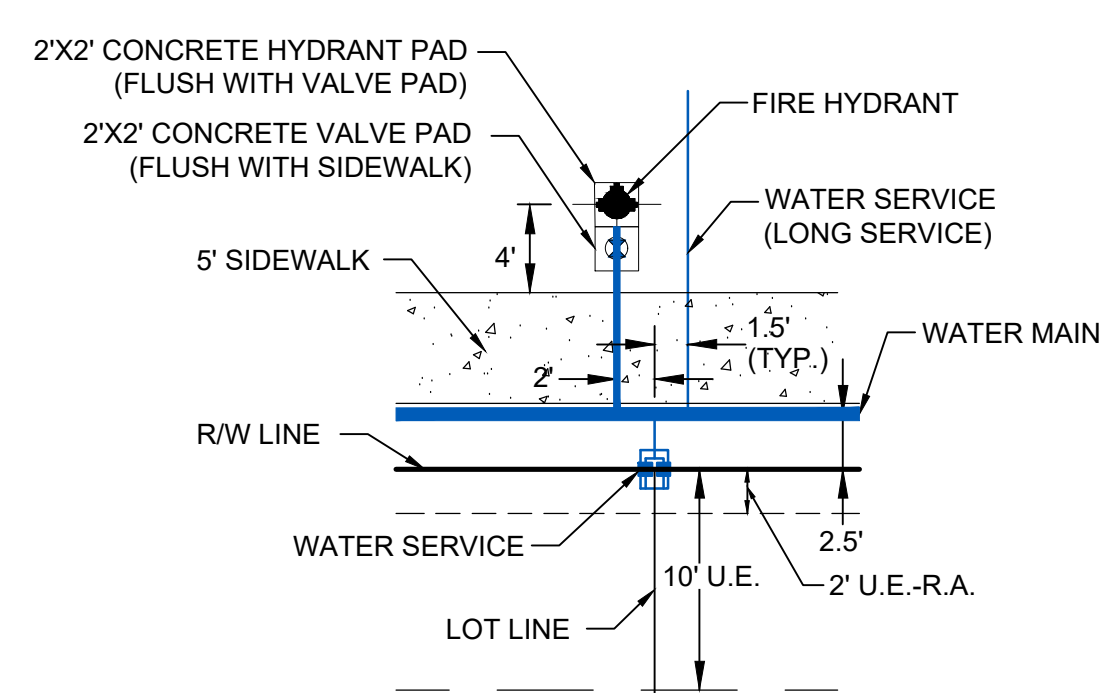
SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
11

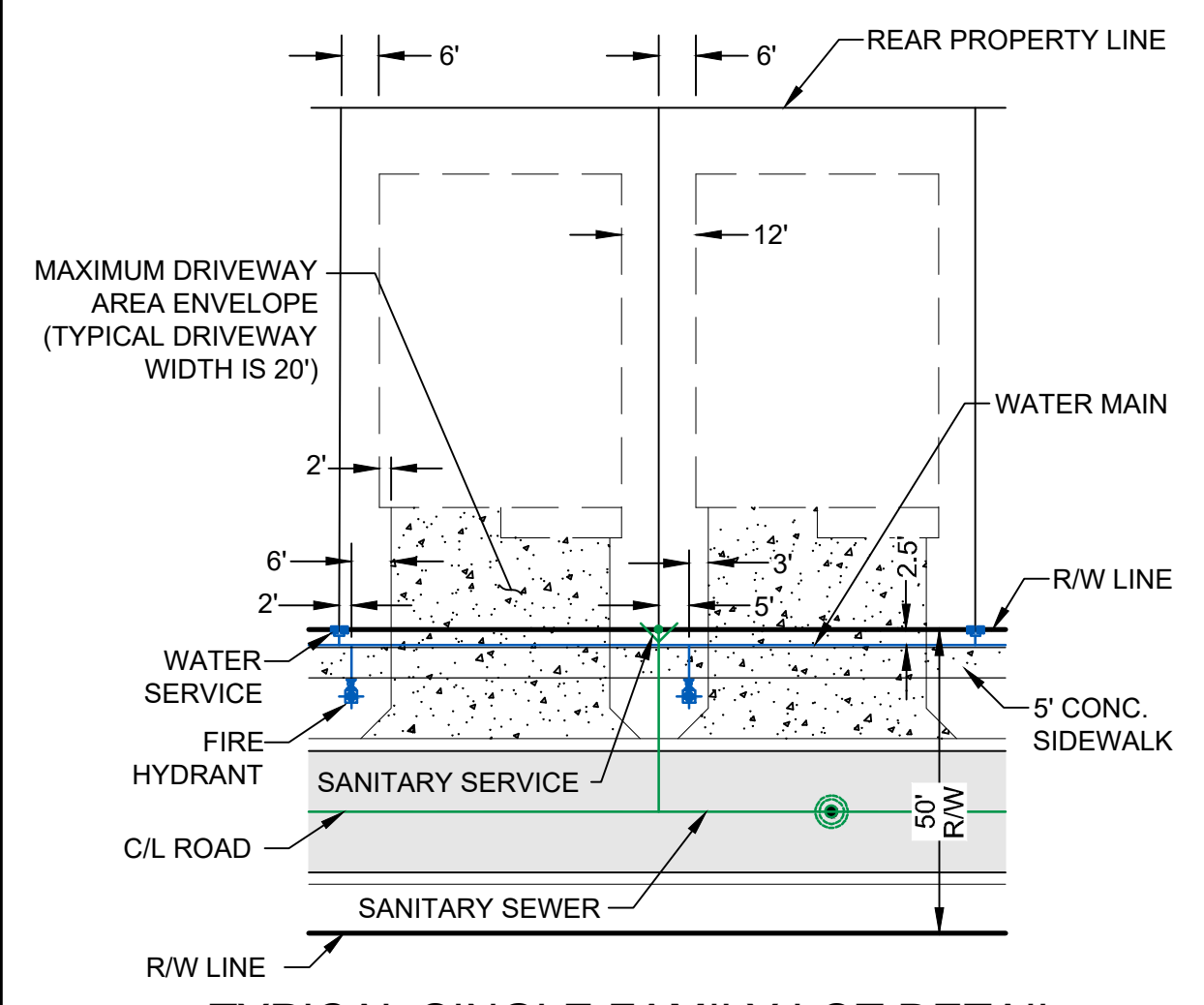


MATCH LINE SHEET 10

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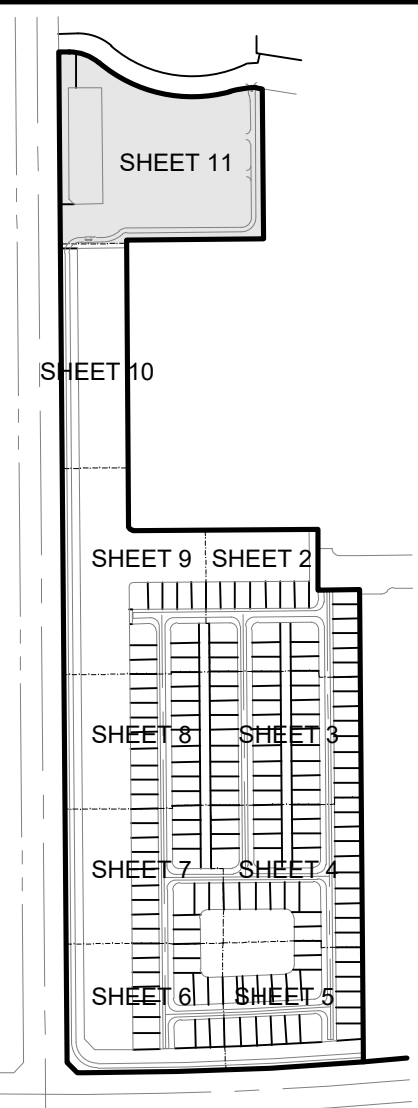
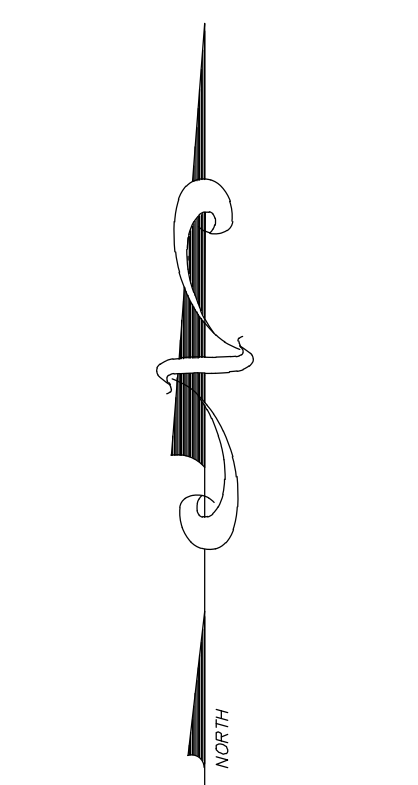
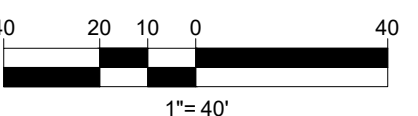
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL
N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)	
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION		SSS P.O.S. (TYP.)	
		DSS P.O.S. (TYP.)	
		MH #	
		RIM EL.	
		INV. EL.	
STORM SEWER WITH CATCH BASIN			
BACTERIOLOGICAL SAMPLE POINT			
STREET LIGHTS			
LOT NUMBER			
BUFFER EASEMENT		B.E.	
DRAINAGE EASEMENT		D.E.	
DRAINAGE SWALE EASEMENT		D.S.E.	
ELEVATION		EL.	
FINISHED GRADE		FG	
FIRE HYDRANT		F.H.	
FORCE MAIN		FM	
GATE VALVE		GV	
INVERT		INV.	
LANDSCAPE EASEMENT		L.E.	
LAKE MAINTENANCE ACCESS EASEMENT		L.M.A.E.	
LAKE MAINTENANCE EASEMENT		L.M.E.	
MANHOLE		MH	
OPEN SPACE		O.S.	
POINT OF SERVICE		P.O.S.	
CITY OF PORT ST. LUCIE UTILITY EASEMENT		P.S.L.U.E.	
CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT		PSLUSD	
SANITARY SEWER		SAN	
TOP OF PIPE		T.O.P.	
UTILITY EASEMENT		U.E.	
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)		U.E.-R.A.	
WATER MAIN		WM	

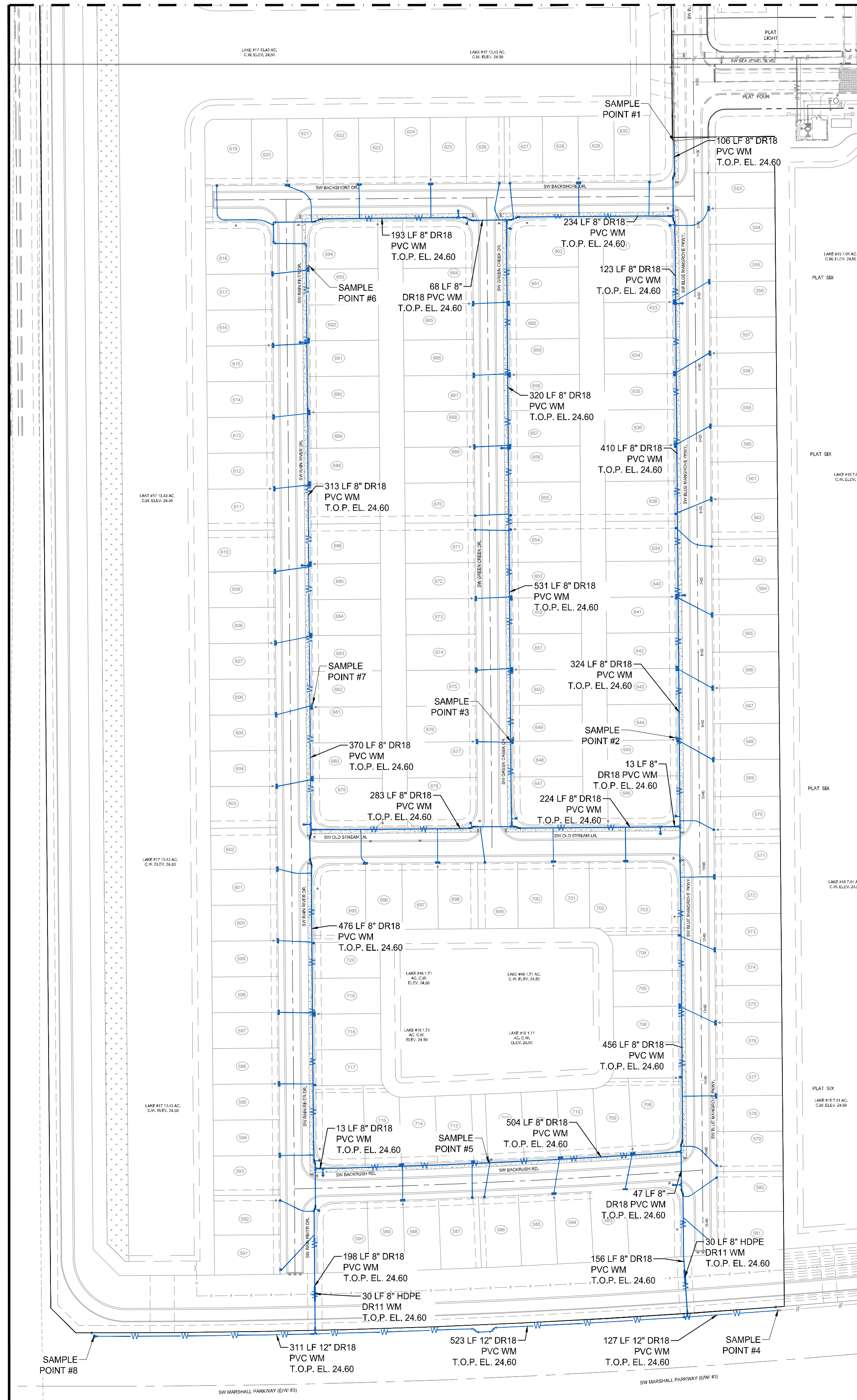
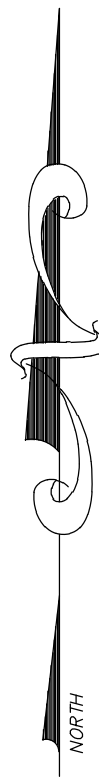
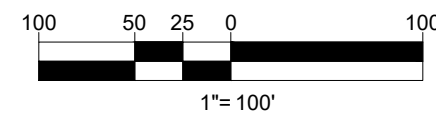


KEY MAP
N.T.S.

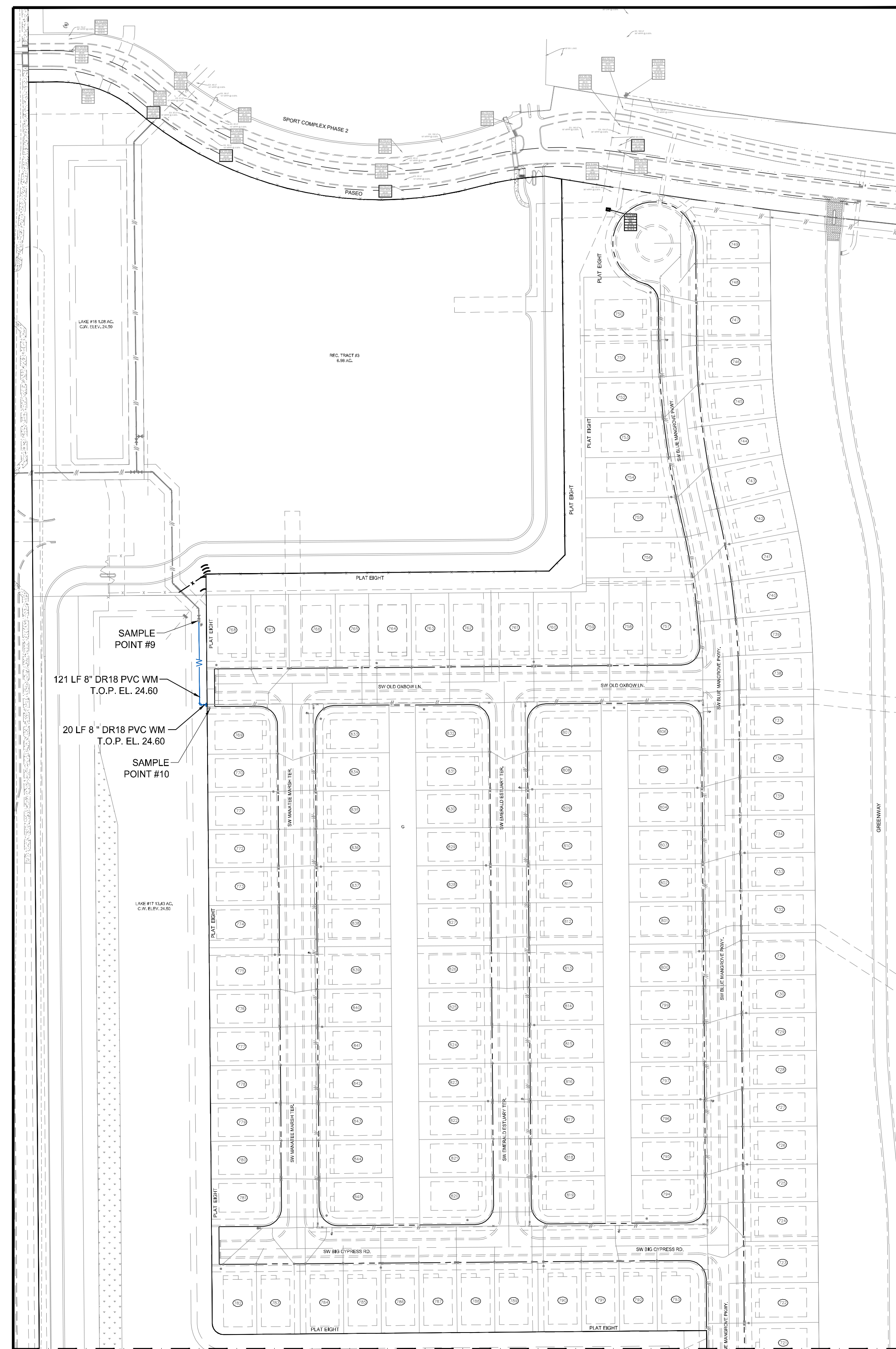


CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5267H

MATCH LINE SEE THIS SHEET



MATCH LINE SEE THIS SHEET



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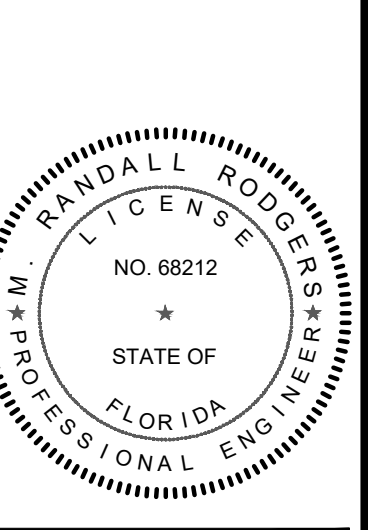


1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FBI# C.O.A. # 3222

REVISIONS:	
BY:	DATE:
SG	12/02/21
RR	01/12/22

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**

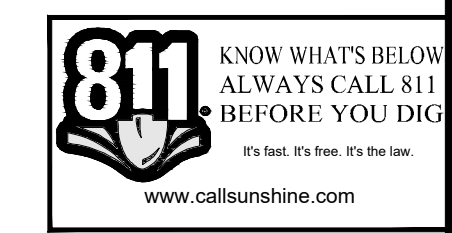


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/28/22

PROJECT No.: 21-1024
DRAWN BY: SC
CHECKED BY: RR
DATE: 10/18/2021
CAD: D31-1024 - OVERALL WATER
SAMPLE POINT MAP

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

SHEET NUMBER:
12



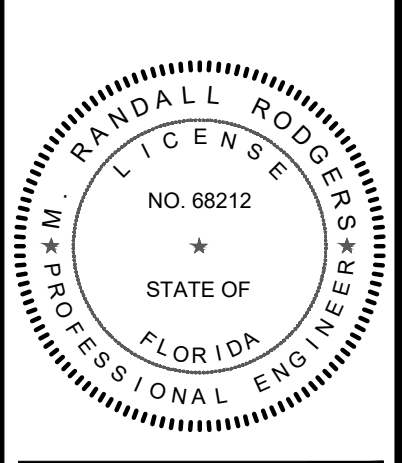
CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H

Printed on Friday, January 28, 2022, 1:03 AM by Shirey, Gomez

BY:	DATE:	COMMENT:
SG	12/02/21	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/28/22

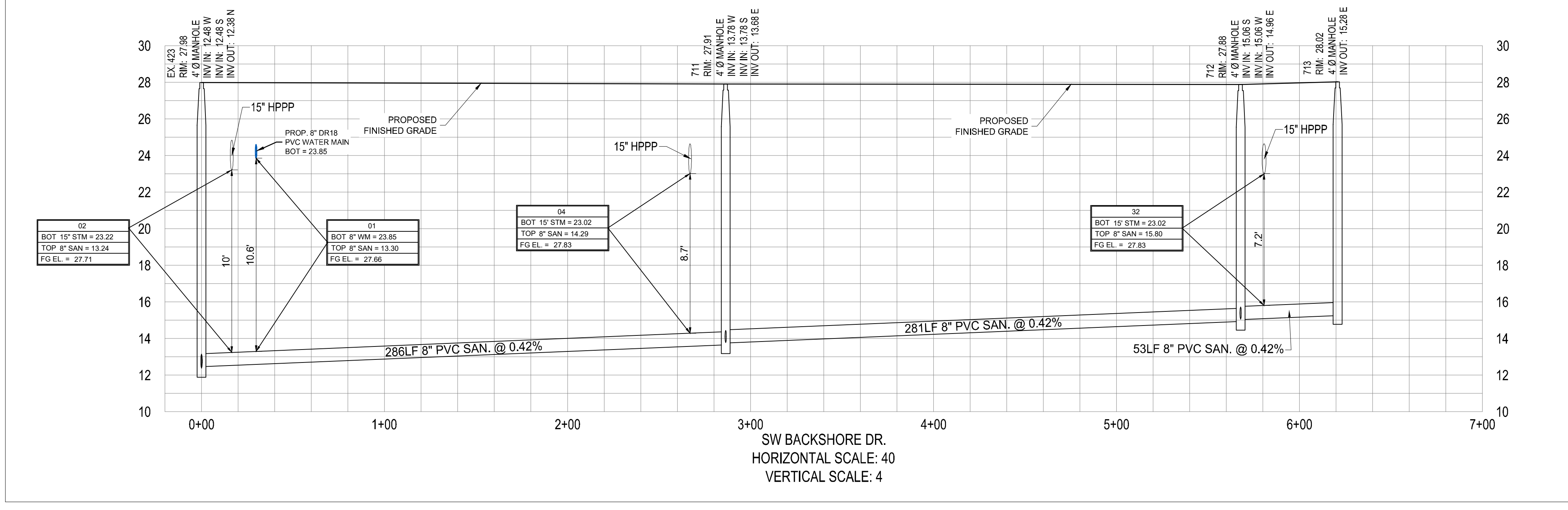
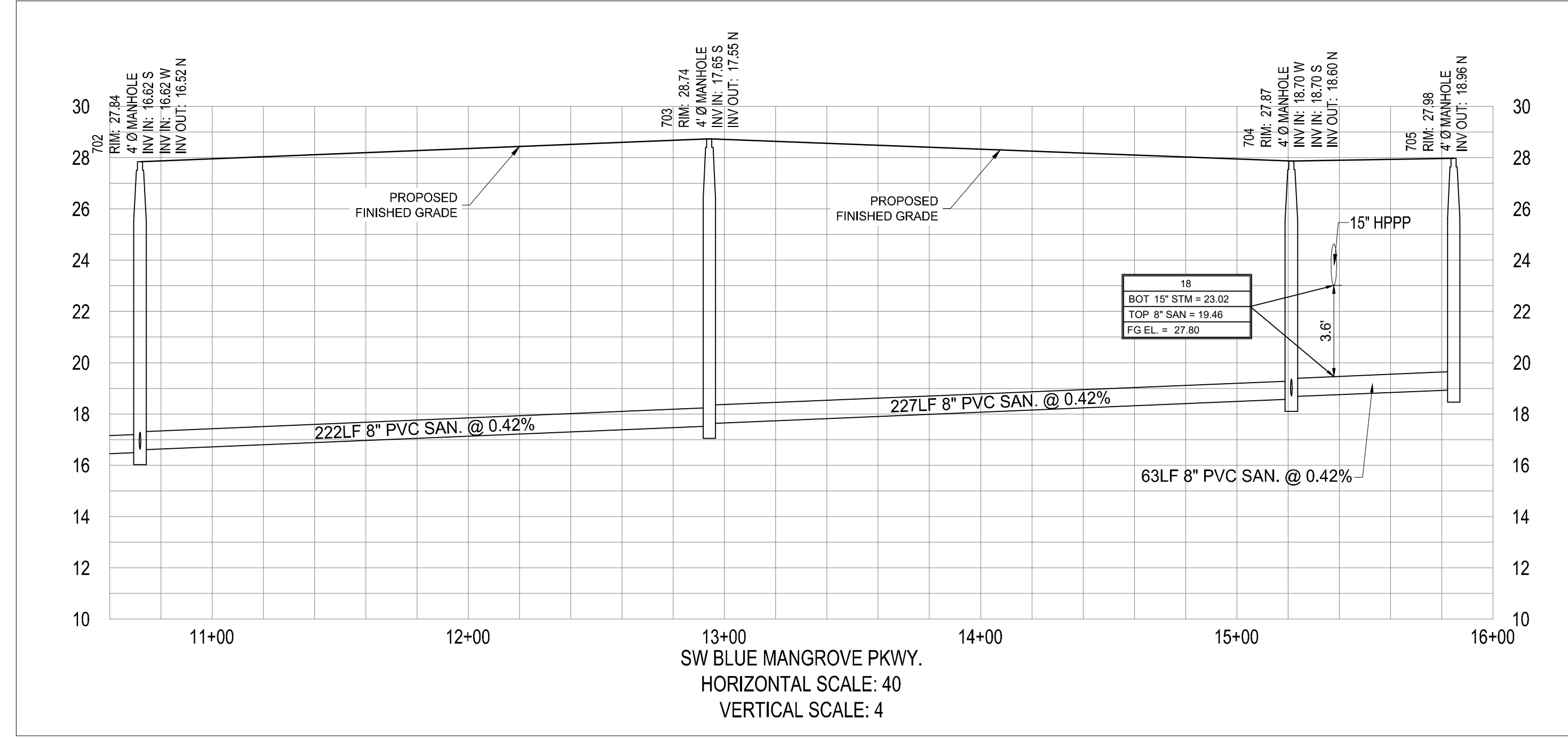
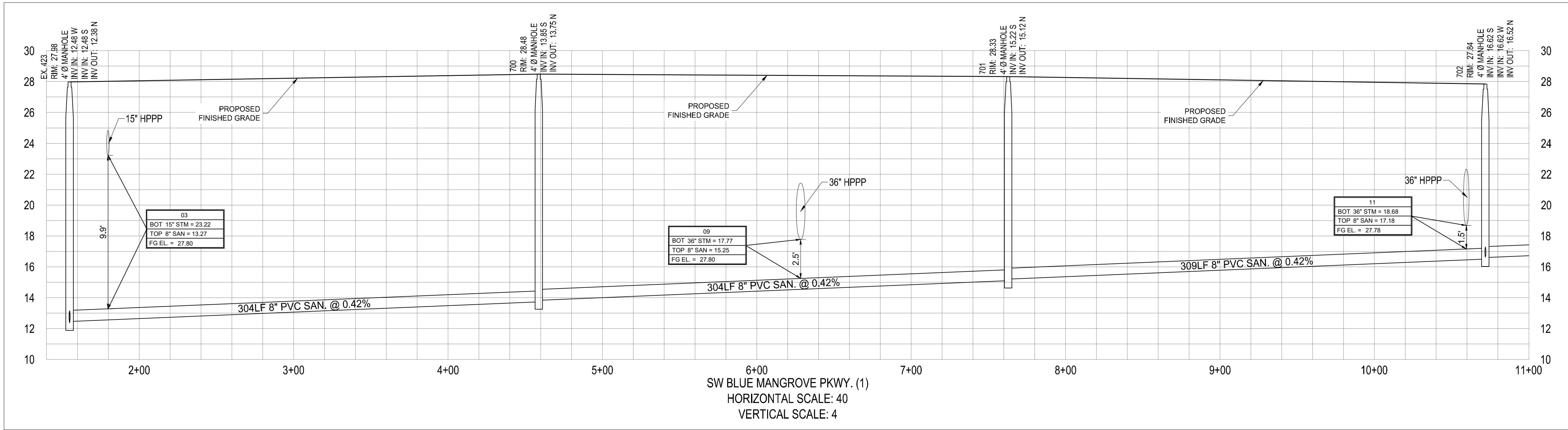
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DRAWN BY: SIC
CHECKED BY: RR
DATE: 10/18/2021
CAD ID.: 21-1024 - PROFILES

SHEET TITLE:

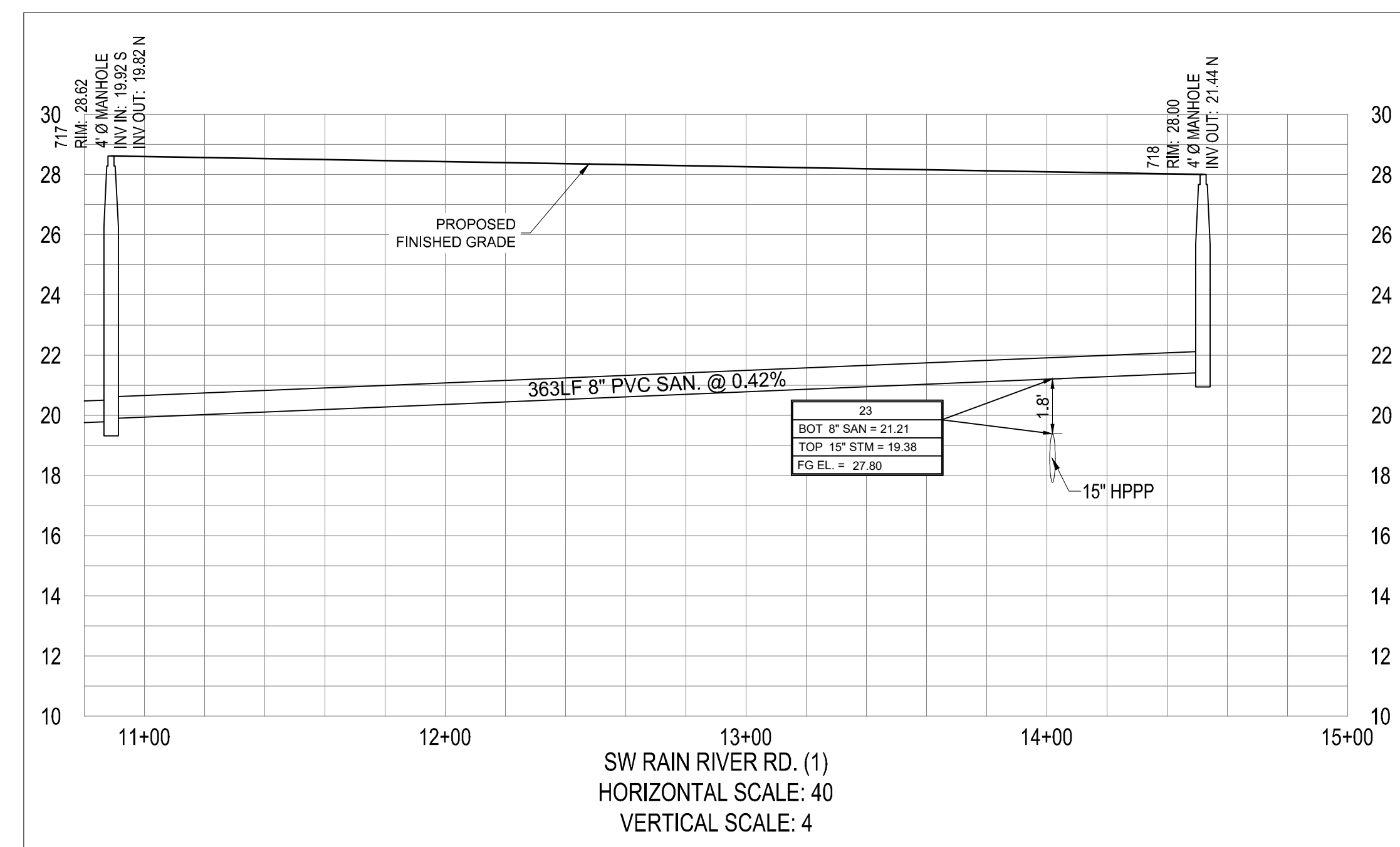
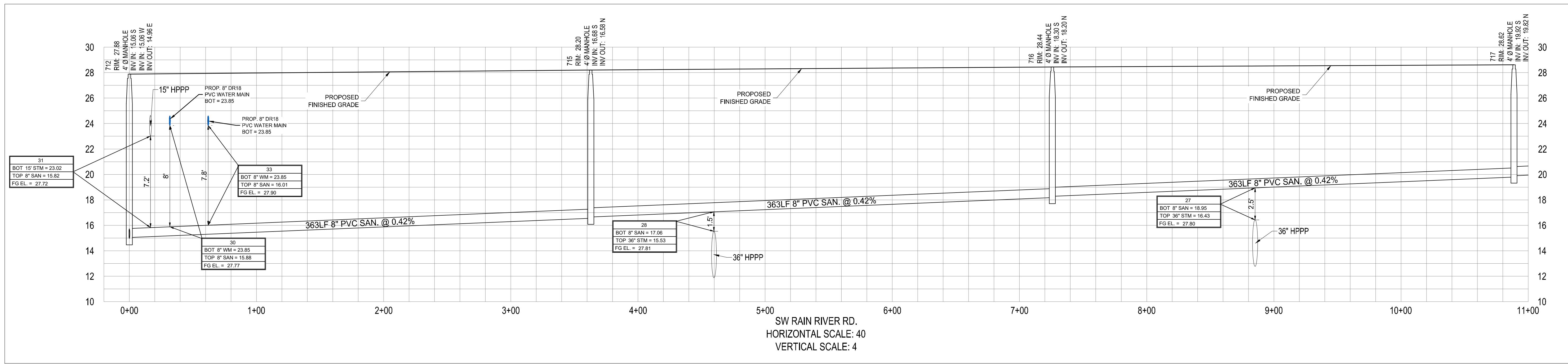
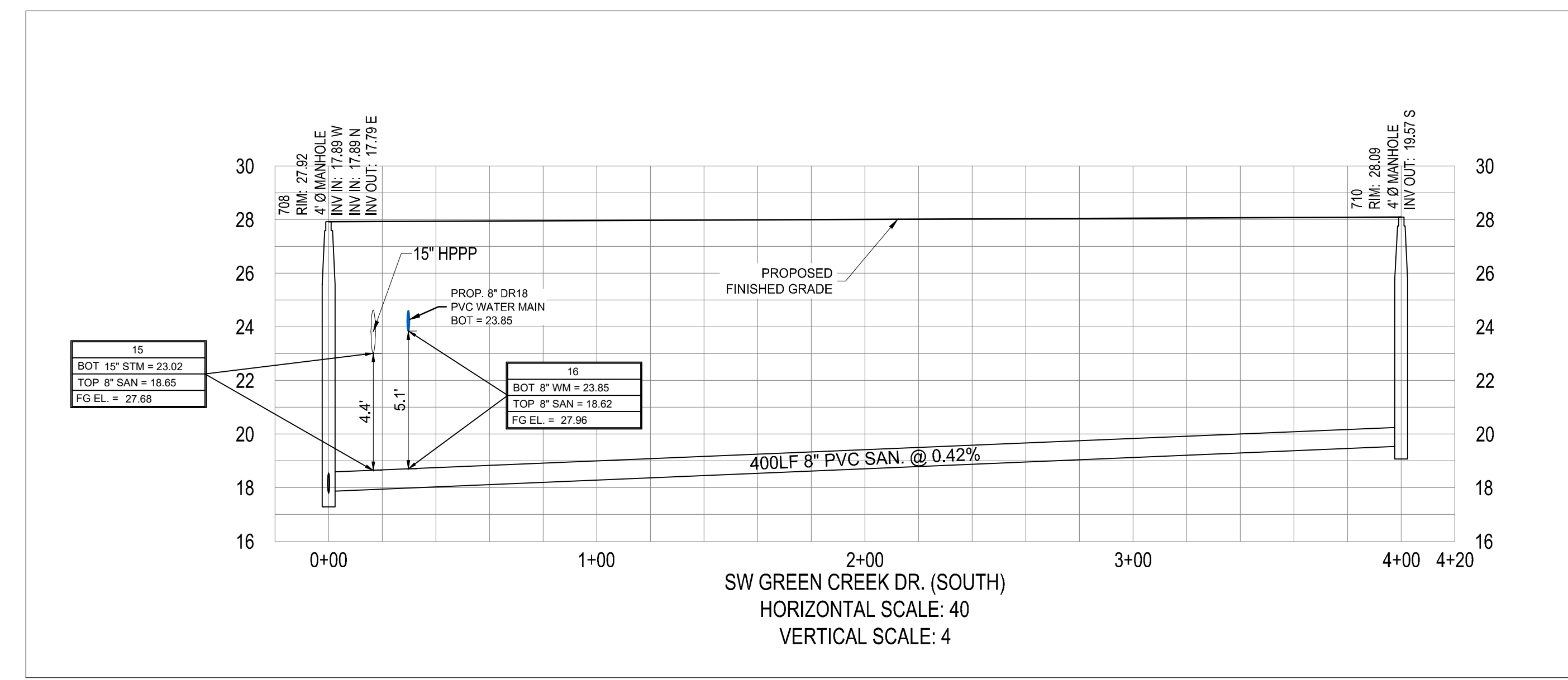
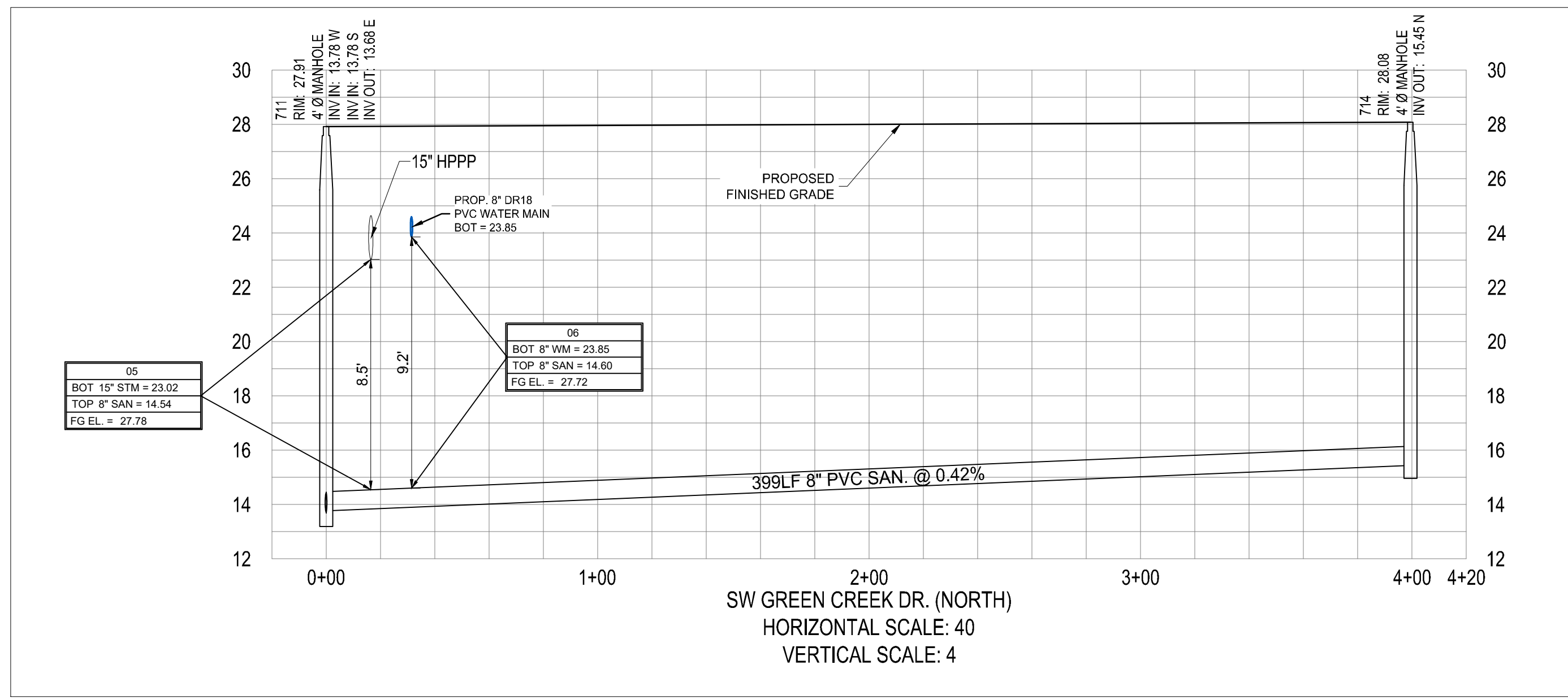
PROFILES

SHEET NUMBER:

13



CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H

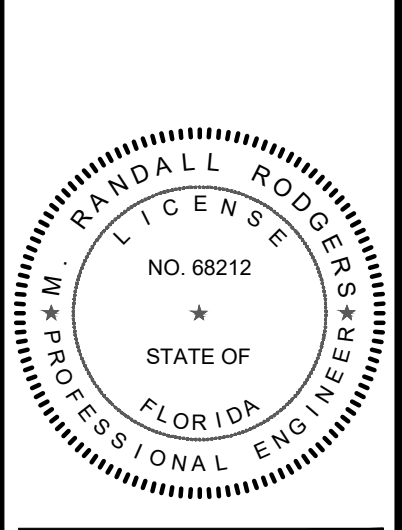


ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-5477
FIRE C.O.A. # 3222

REVISIONS:	
BY:	DATE:
SG	12/02/21
	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
1/28/22

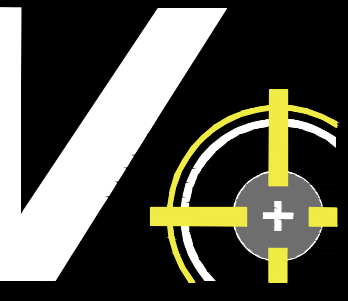
PROJECT No.:	21-1024
DRAWN BY:	SC
CHECKED BY:	RR
DATE:	10/18/2021
CAD I.D.:	21-1024 - PROFILES

SHEET TITLE:
PROFILES

SHEET NUMBER:
14



CITY OF PSL PROJECT NO. P21-265
PSLUSD FILE NO. 5266H



VELCON

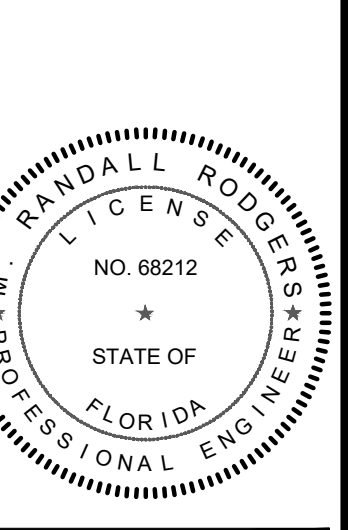
ENGINEERING & SURVEYING, LLC
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PORT ST. LUCIE, FL 34986
PHONE: (772) 879-5477
FIRE: C.O.A. # 3222

REVISIONS:	
BY:	DATE:
SG	12/02/21
	PER SPRC COMMENTS

BY:	DATE:

PROJECT:
**RIVERLAND PARCEL B
PLAT SEVEN**
CITY OF PORT ST. LUCIE,
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CLIENT:
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ASSOCIATES II
LLLP**

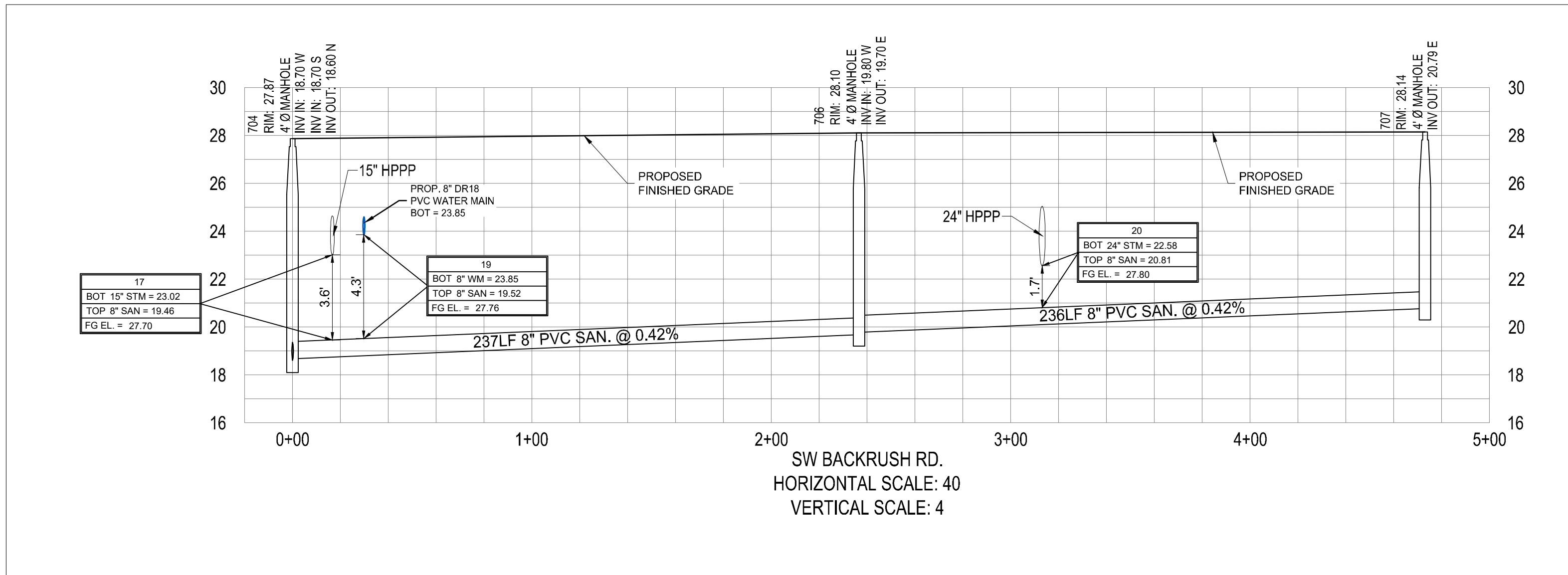
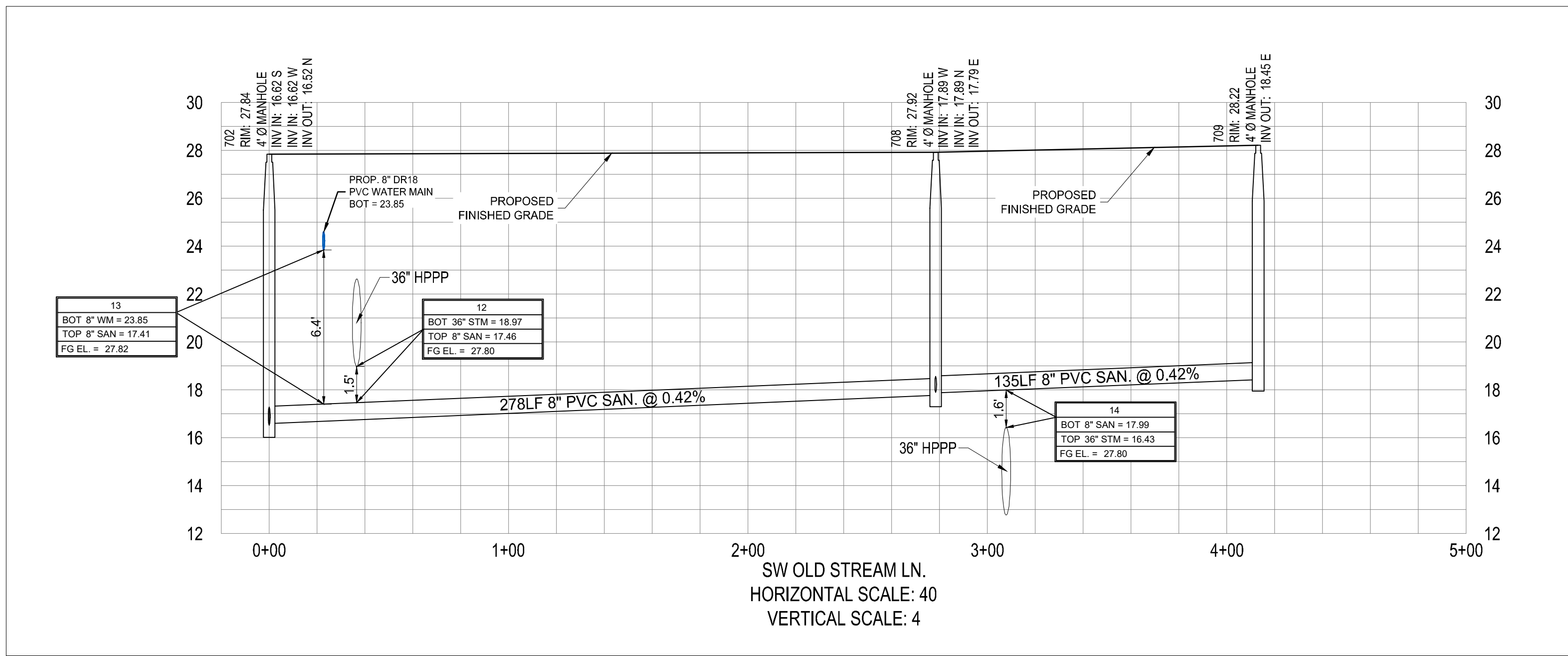


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
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DATE:	10/18/2021
CAD I.D.:	21-1024 - PROFILES

SHEET TITLE:
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15



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