

# WATER AND SEWER IMPROVEMENTS FOR RIVERLAND PARCEL D PLAT TWO

## CIVIL CONSTRUCTION PLANS & SPECIFICATIONS SECTIONS 20, TOWNSHIP 37 S, RANGE 39 E CITY OF PORT ST. LUCIE, FLORIDA

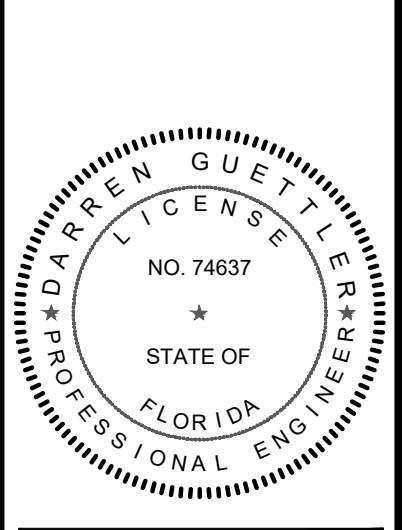


**REVISIONS:**

BY:	DATE:	COMMENT:
SG	10-18-22	PER SPRC COMMENTS
SG	12-01-22	PER SPRC COMMENTS
SG	04-11-23	PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL D  
PLAT TWO**  
 CITY OF PORT ST. LUCIE,  
 FLORIDA

CLIENT:  
**RIVERLAND  
ASSOCIATES IV  
LLLP**



**DARREN GUETTLER, PE**  
 FLORIDA LICENSE No. 74637  
 7/27/23

PROJECT No.: 22-1019  
 DRAWN BY: SOG  
 CHECKED BY: DG  
 DATE: 06/13/2022  
 CAD ID: 22-1019-COVER

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:  
**01**

### INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
01	COVER SHEET
02 - 10	WATER AND SEWER PLANS
11	OVERALL WATER AND SEWER PLAN
12 - 14	PROFILES

**NOTE:**  
 PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019.  
 A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS  
 MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE  
 ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.



LOCATION MAP  
N.T.S.



VICINITY AERIAL MAP  
N.T.S.

### PLAN FOR RIVERLAND ASSOCIATES IV LLLP

## ENGINEER & SURVEYOR



**VELCON**

ENGINEERING & SURVEYING, LLC.

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

ENGINEER'S PROJECT NO. 22-1019

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "OS1", RIVERLAND PARCEL D - PLAT ONE, AS RECORDED IN PLAT BOOK 118, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°28'42" EAST, ALONG THE WEST LINE OF RIVERLAND BOULEVARD AT RIVERLAND PARCEL D, AS RECORDED IN PLAT BOOK 117, PAGE 24, SAID PUBLIC RECORDS, A DISTANCE OF 1335.32 FEET; THENCE ALONG THE WEST LINE OF N/S B RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 490, SAID PUBLIC RECORDS, SOUTH 44°49'26" WEST, A DISTANCE OF 49.76 FEET; THENCE ALONG THE NORTH LINE OF EW #3 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, SAID PUBLIC RECORDS, NORTH 89°52'25" WEST, A DISTANCE OF 1510.60 FEET; THENCE ALONG THE BOUNDARY OF SAID RIVERLAND PARCEL D - PLAT ONE, FOR THE FOLLOWING EIGHTEEN (18) DESCRIBED COURSES, NORTH 00°07'35" EAST, A DISTANCE OF 368.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1190.00 FEET, A CENTRAL ANGLE OF 08°59'01"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 186.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°06'36" EAST, A DISTANCE OF 459.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1849.00 FEET, A CENTRAL ANGLE OF 04°59'24"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 161.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°07'12" EAST, A DISTANCE OF 341.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2849.00 FEET, A CENTRAL ANGLE OF 03°08'21"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 156.09 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 89°58'42" EAST, A DISTANCE OF 126.02 FEET; THENCE SOUTH 89°03'35" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3025.00 FEET AND A CENTRAL ANGLE OF 00°13'11"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 11.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85°52'48" EAST, A DISTANCE OF 134.79 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIAL BEARING OF SOUTH 53°11'53" EAST, A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 32°40'56"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 17.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°07'12" WEST, A DISTANCE OF 144.76 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°52'26"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 48.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°45'14" EAST, A DISTANCE OF 164.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 4849.00 FEET, A CENTRAL ANGLE OF 01°13'28"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 103.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°58'42" EAST, A DISTANCE OF 476.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 47°33'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 207.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 119°51'59"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 73.22 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 89°31'18" EAST, A DISTANCE OF 84.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.241 ACRES, MORE OR LESS.

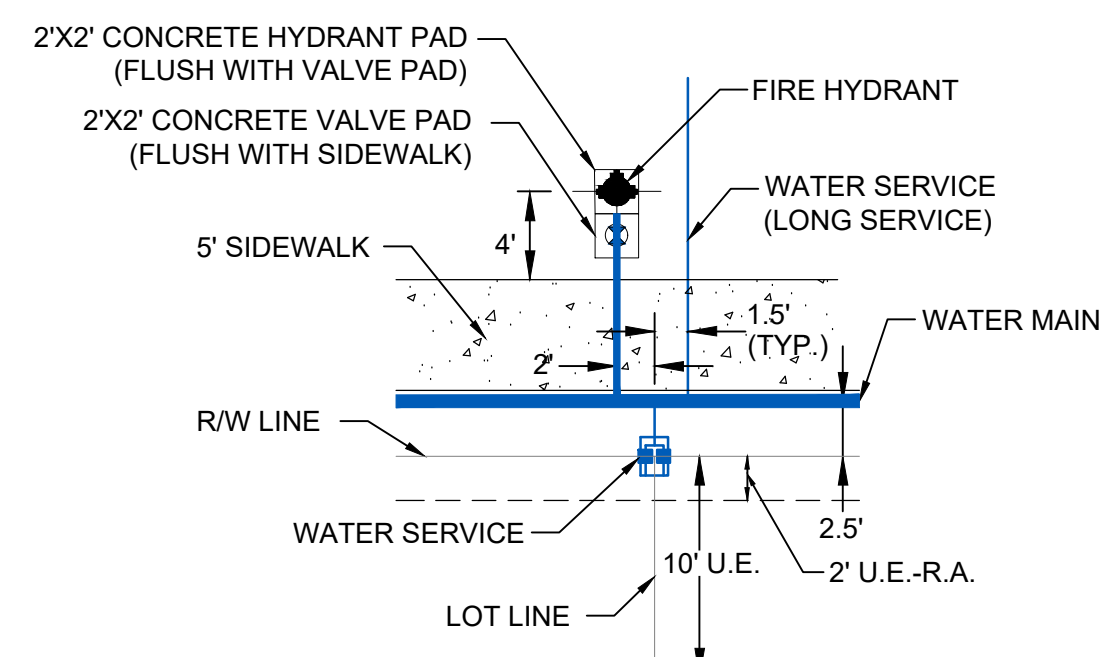


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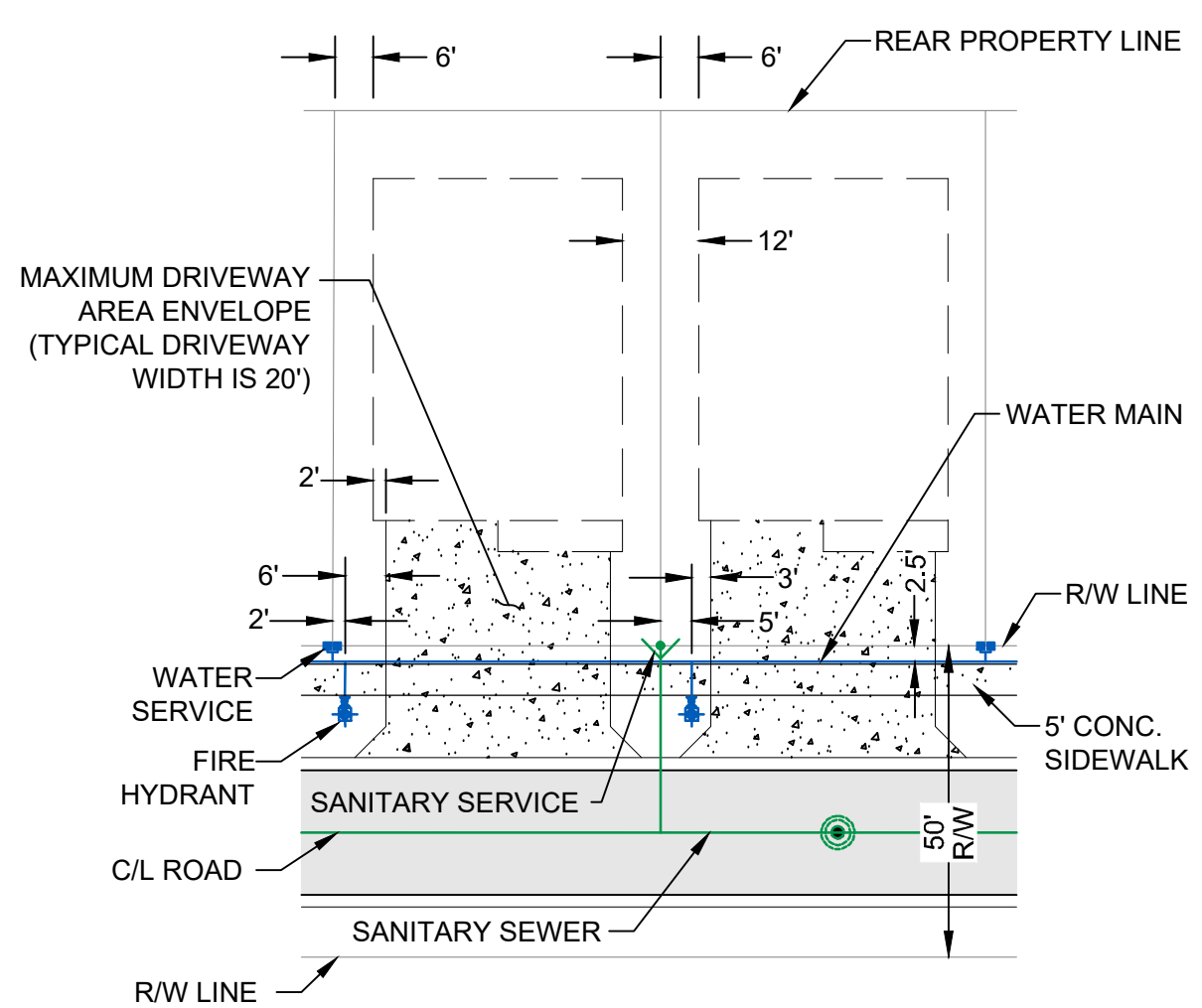
CITY OF PSL PROJECT NO. P22-276  
 PSLUSD FILE NO. 5268B

Printed on Thursday, July 27, 2023, 4:52 PM by Shirley Gomez





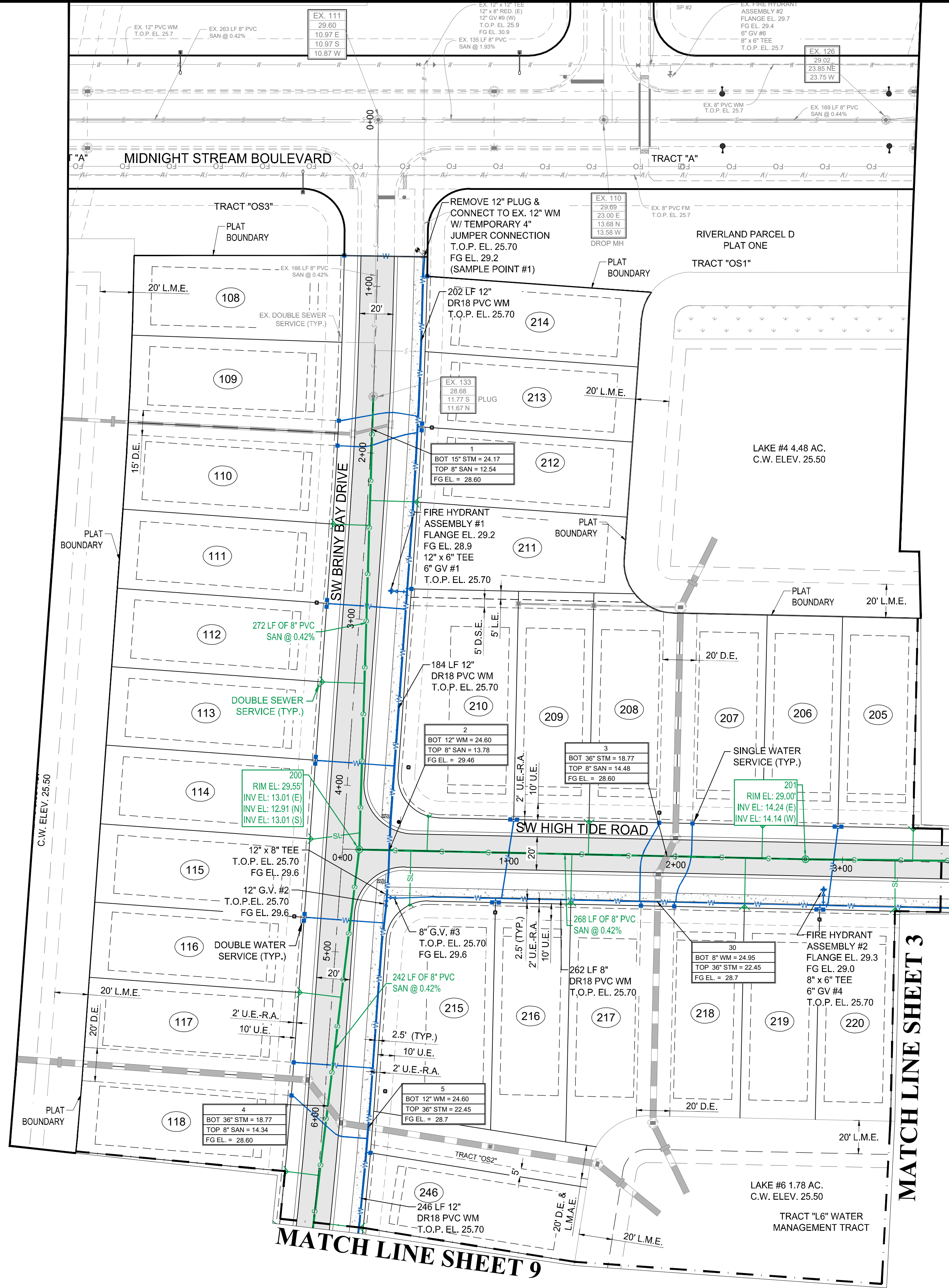
**TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL**  
N.T.S.



**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.

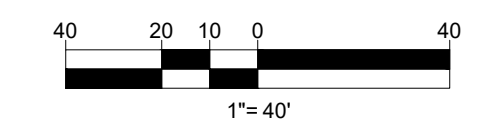
**LEGEND**

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 9**

**MATCH LINE SHEET 3**



**KEY MAP**  
N.T.S.

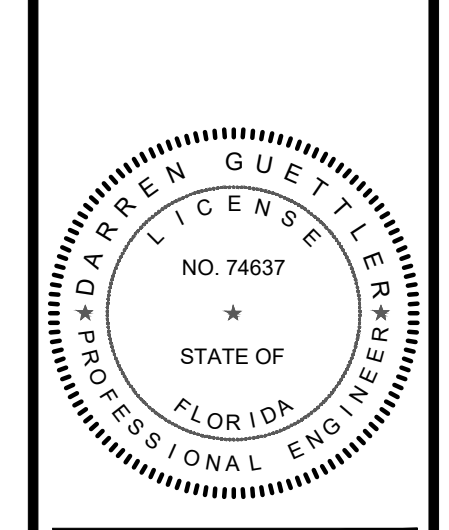


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PROJECT:  
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DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
7/27/23

PROJECT No.: 22-1019  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 06/13/2022  
CAD I.D.: 22-1019-WS-PLAN

SHEET TITLE:  
**WATER AND  
SEWER PLAN**

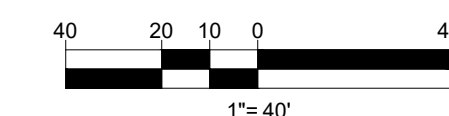
SHEET NUMBER:  
**02**



CITY OF PSL PROJECT NO. P22-276  
PSLUSD FILE NO. 5268B

- NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
  - PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
  - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
  - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
  - 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.
  - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
  - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.



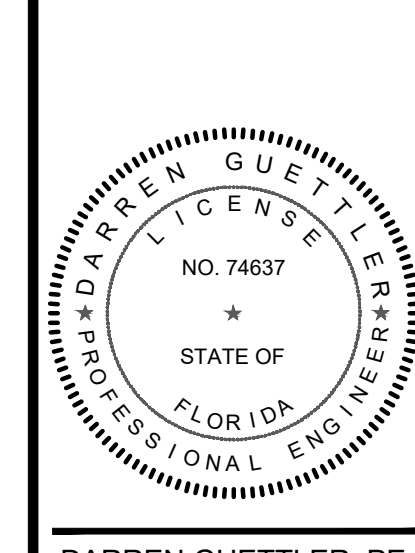


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LLLP**

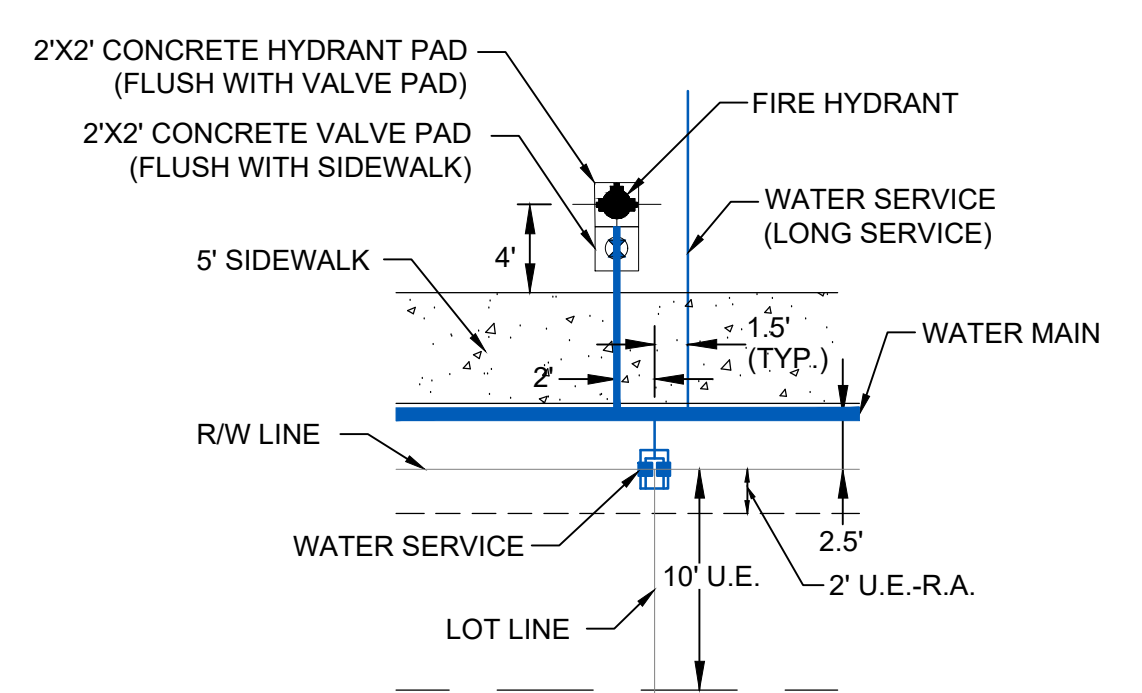


DARREN GUETTLER, PE  
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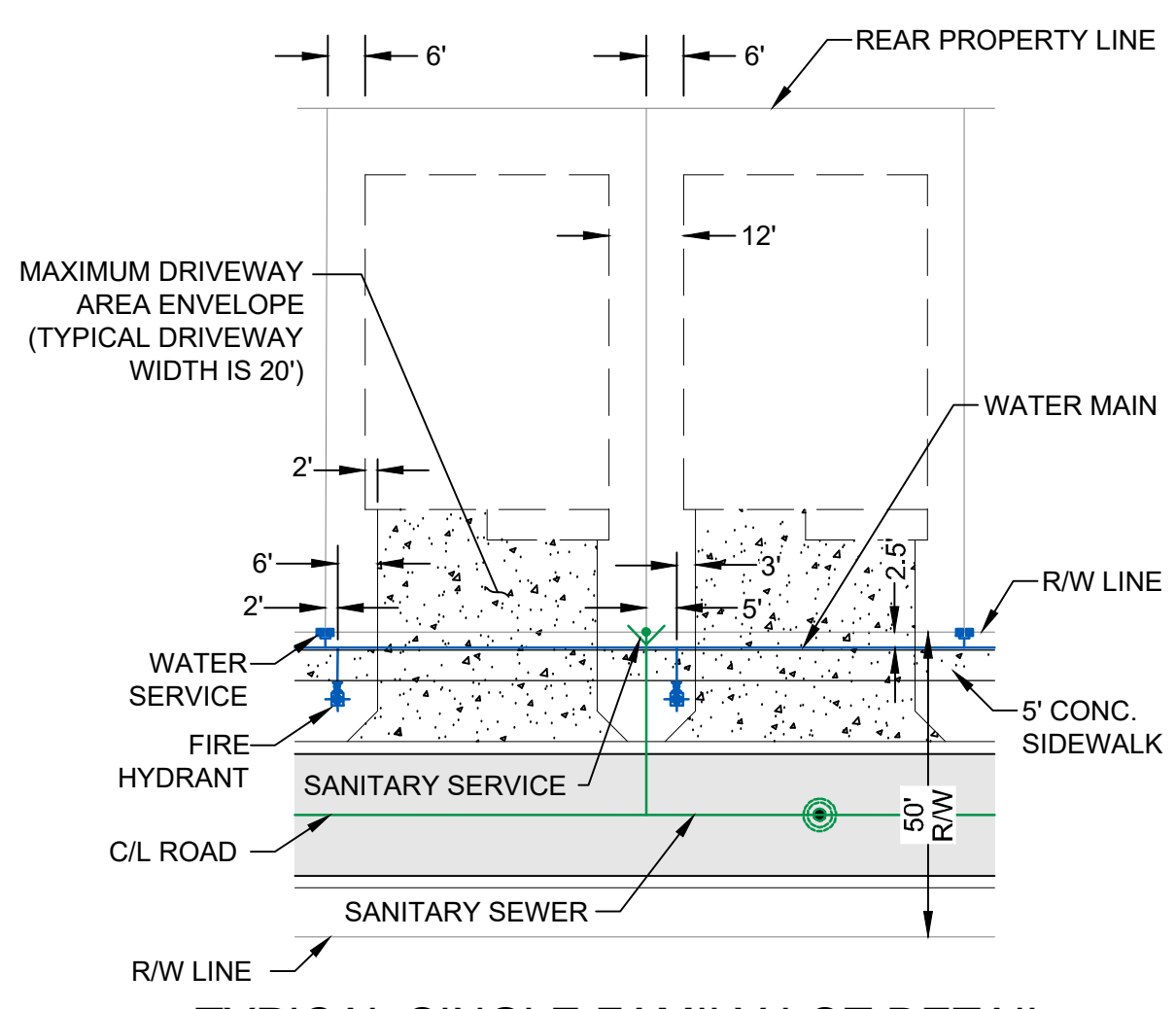
PROJECT No.: 22-1019  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 06/13/2022  
CAD I.D.: 22-1019 - WS PLAN

SHEET TITLE:  
**WATER AND  
SEWER PLAN**

SHEET NUMBER:  
**03**



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



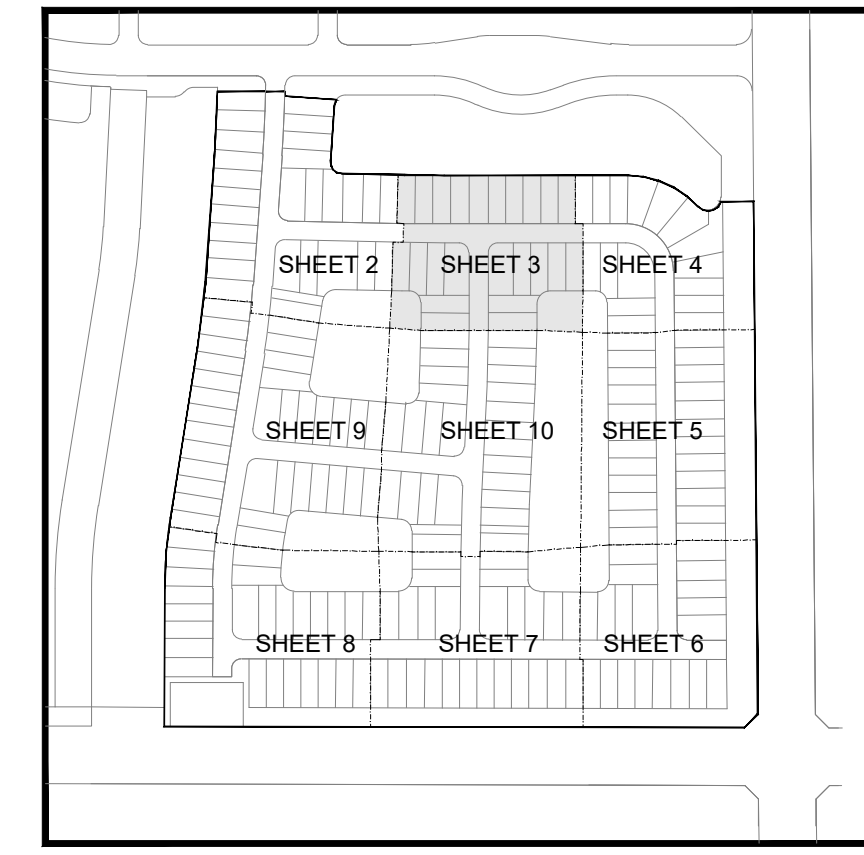
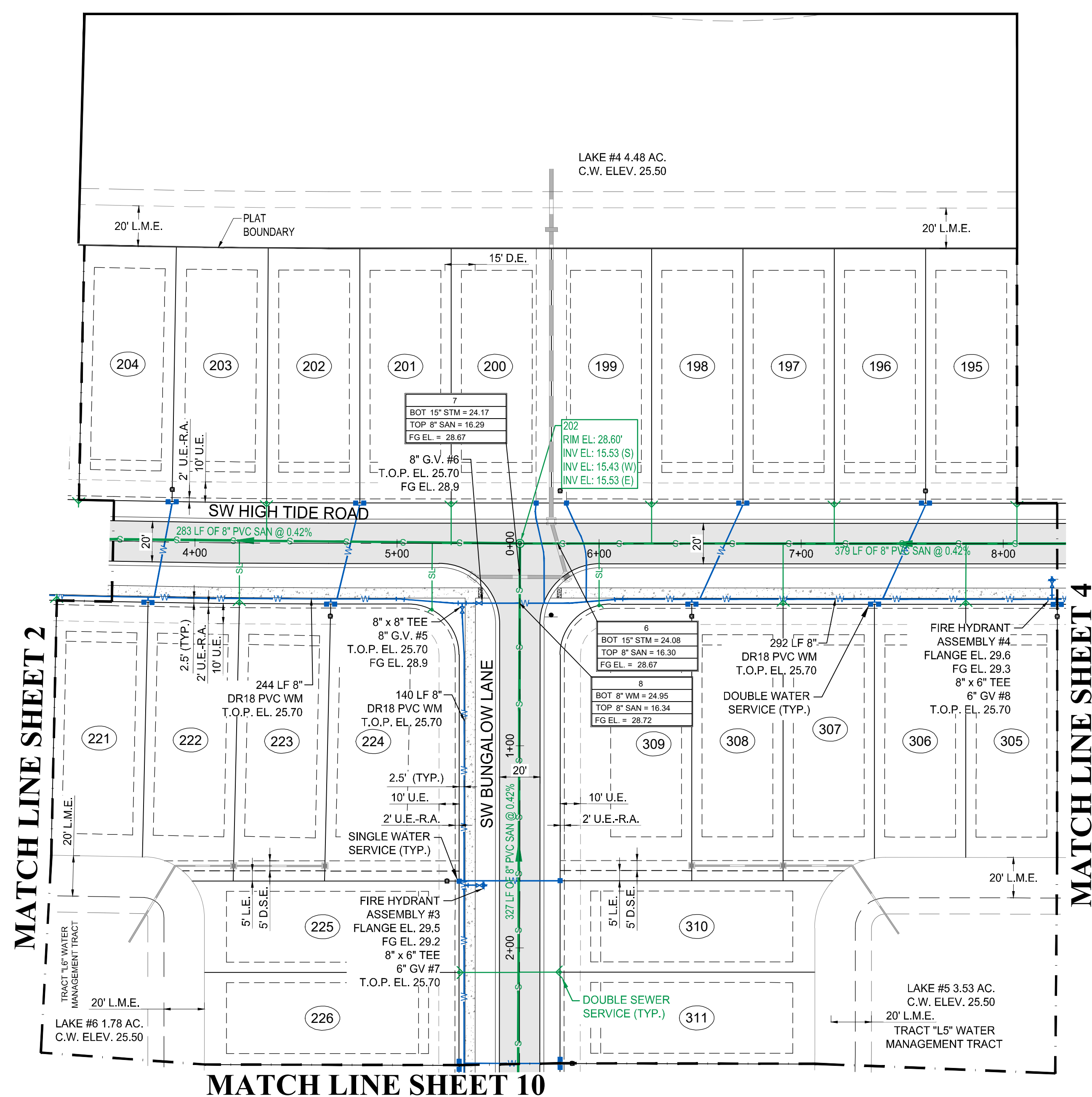
**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.

**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.)	
		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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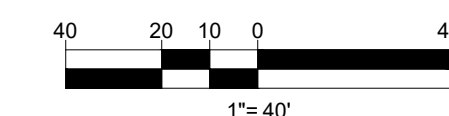


**KEY MAP**  
N.T.S.



CITY OF PSL PROJECT NO. P22-276  
PSLUSD FILE NO. 5268B



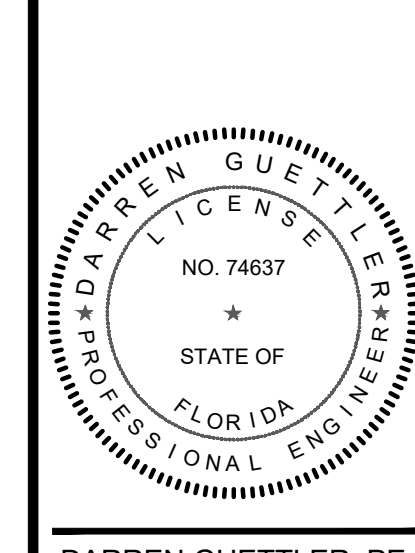


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FLORIDA

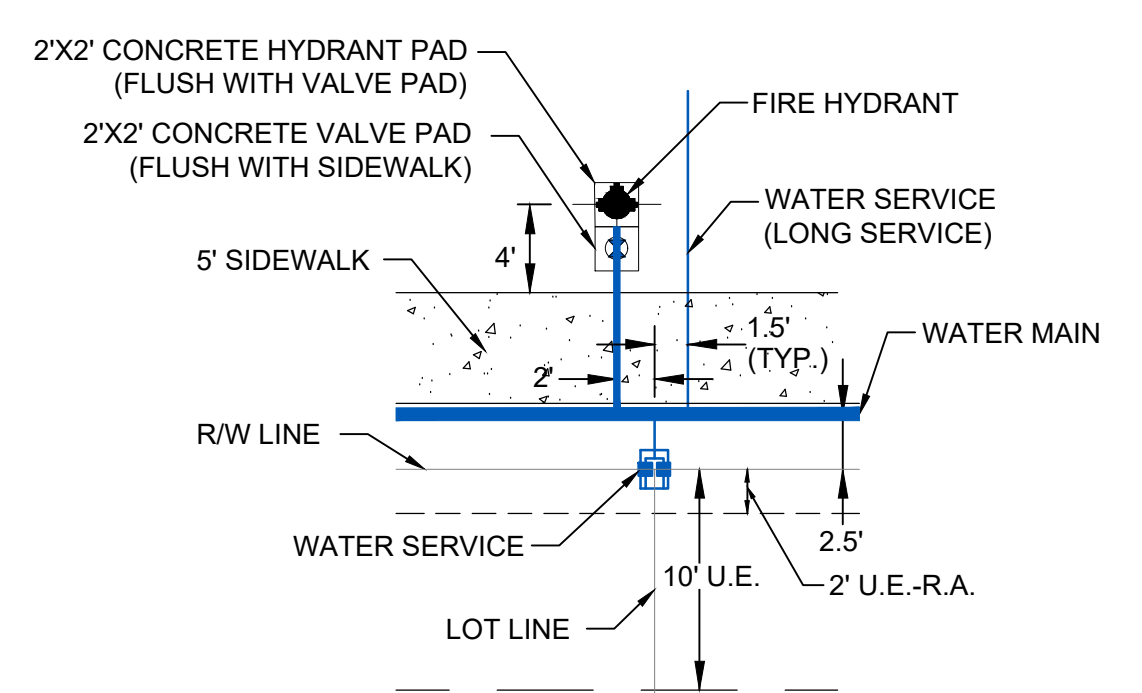
CLIENT:  
**RIVERLAND  
ASSOCIATES IV  
LLLP**



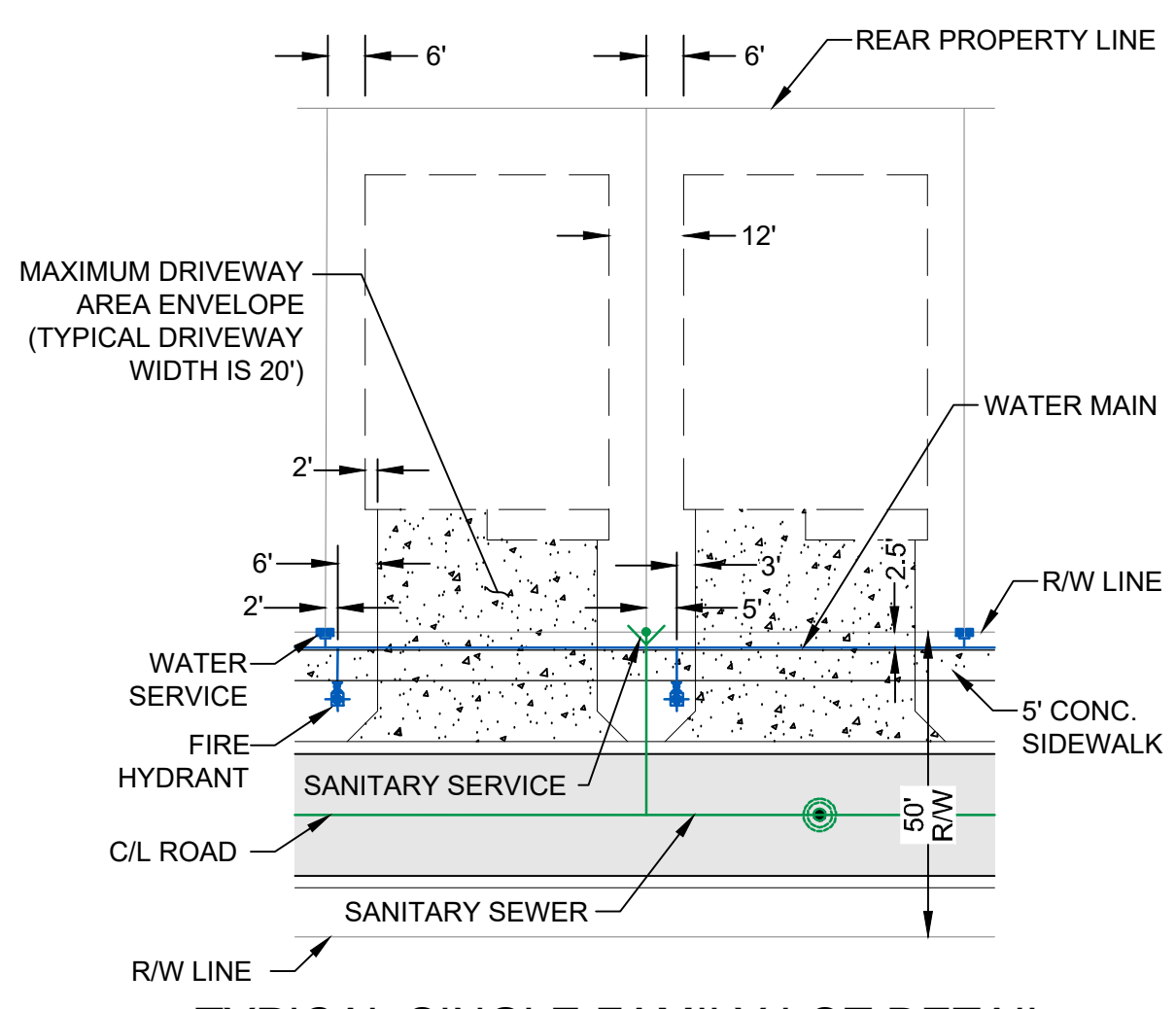
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SHEET TITLE:  
**WATER AND  
SEWER PLAN**  
SHEET NUMBER:  
**04**



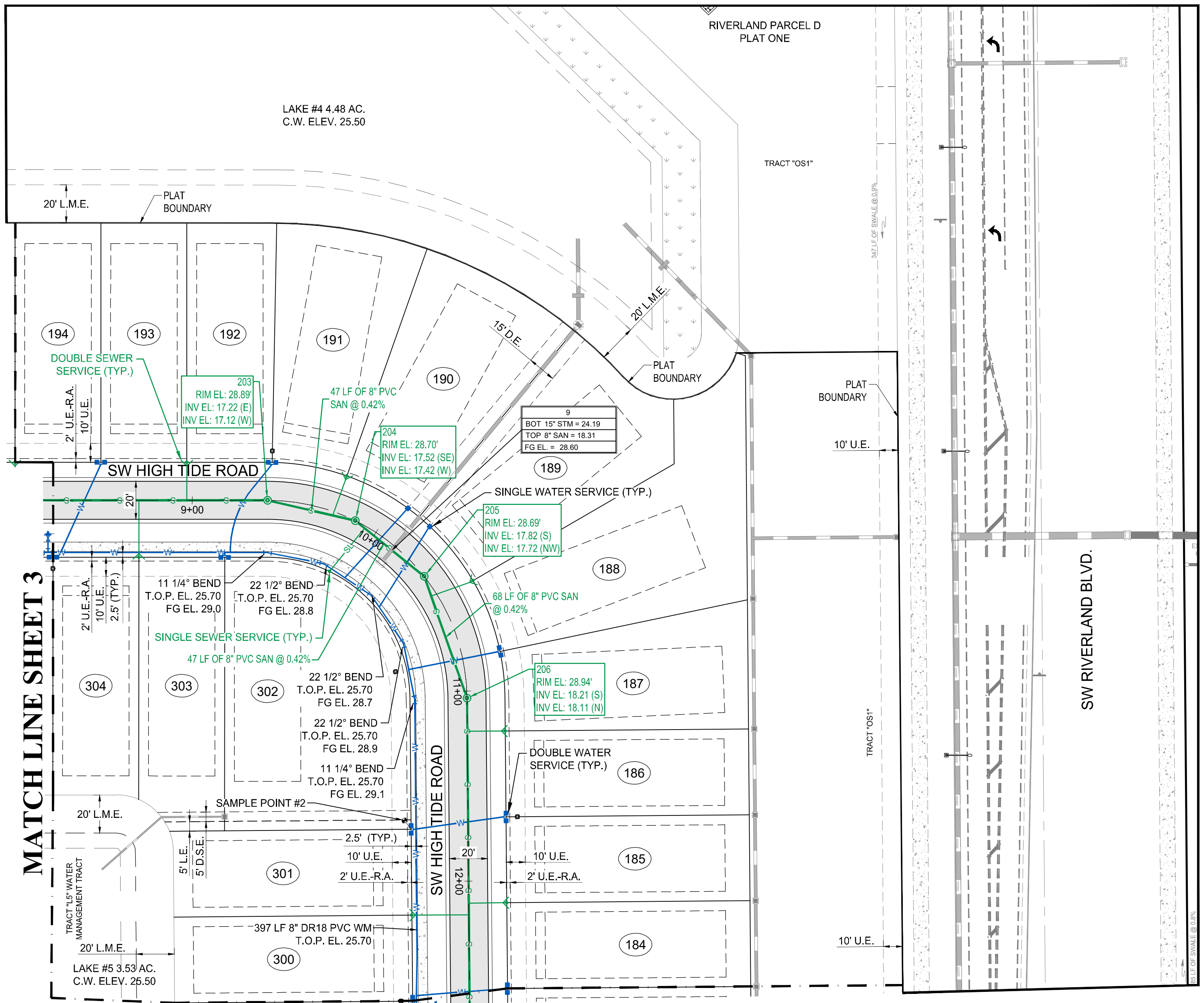
**TYPICAL FIRE HYDRANT AND  
WATER SERVICE DETAIL**  
N.T.S.



**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.

**LEGEND**

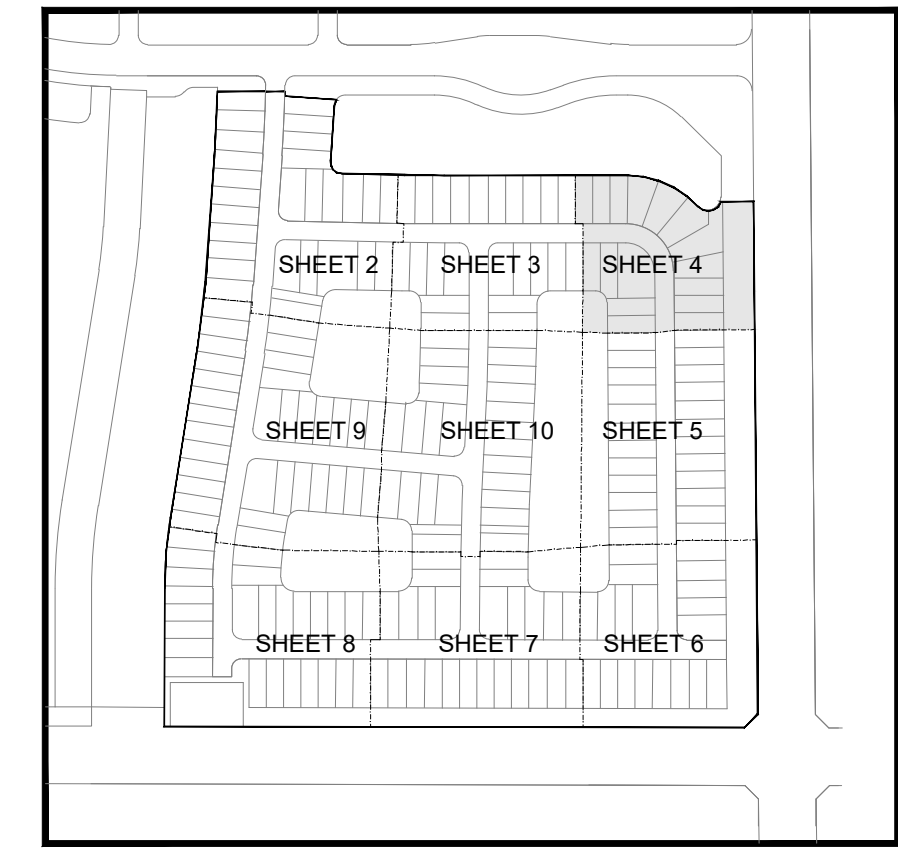
WATER MAIN WITH VALVE	SSS P.O.S. (TYP.)	DWS P.O.S. (TYP.)
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	SSS P.O.S. (TYP.)	DSS P.O.S. (TYP.)
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	MH #	RIM EL.
		INV. EL.
STORM SEWER WITH CATCH 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	
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FORCE MAIN	FM	
GATE VALVE	GV	
INVERT	INV.	
LANDSCAPE EASEMENT	L.E.	
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.	
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MANHOLE	MH	
OPEN SPACE	O.S.	
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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 3

MATCH LINE SHEET 5

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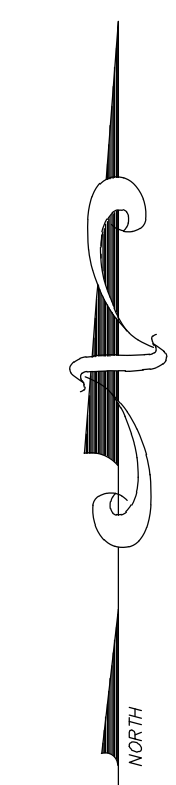
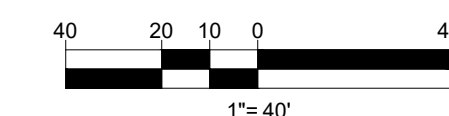
**KEY MAP**  
N.T.S.



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PSLUSD FILE NO. 5268B

Printed on Thursday, July 27, 2023, 4:52 PM by Shirley Gomez

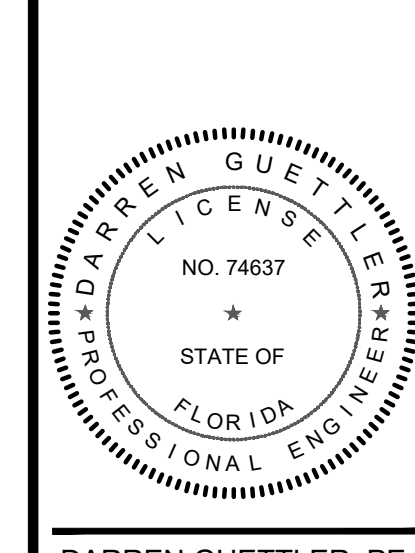




REVISIONS:	BY:	DATE:	COMMENT:
SG	10-18-22		PER SPRC COMMENTS
SG	12-01-22		PER SPRC COMMENTS
SG	04-11-23		PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL D  
PLAT TWO**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND  
ASSOCIATES IV  
LLLP**

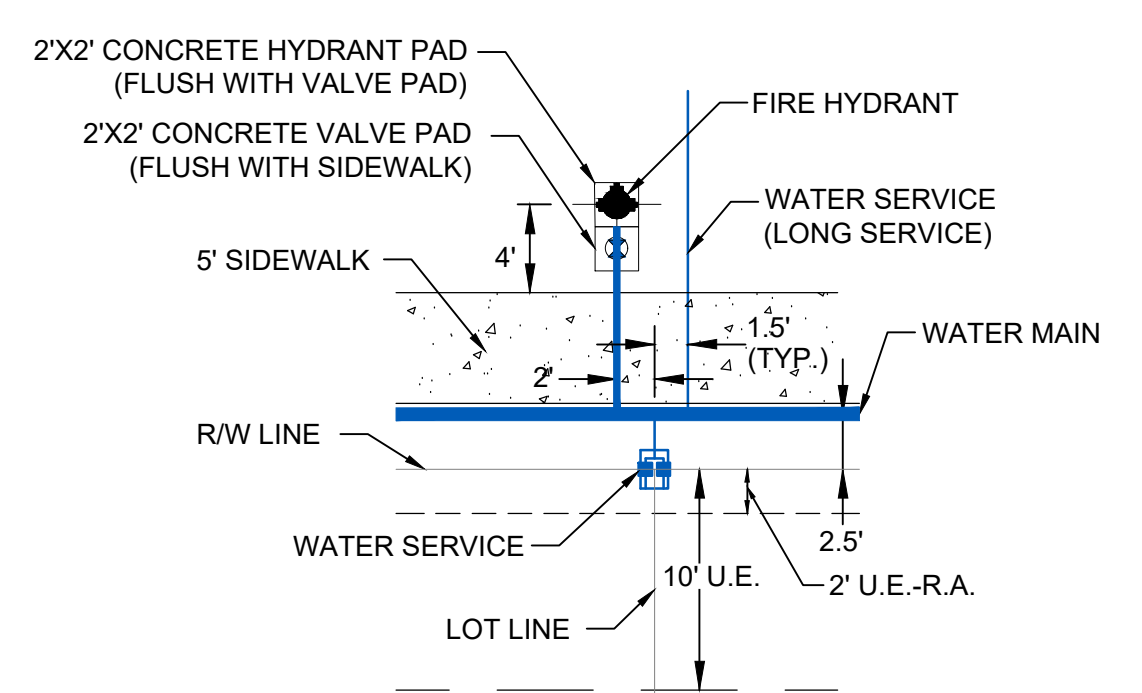


DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
7/27/23

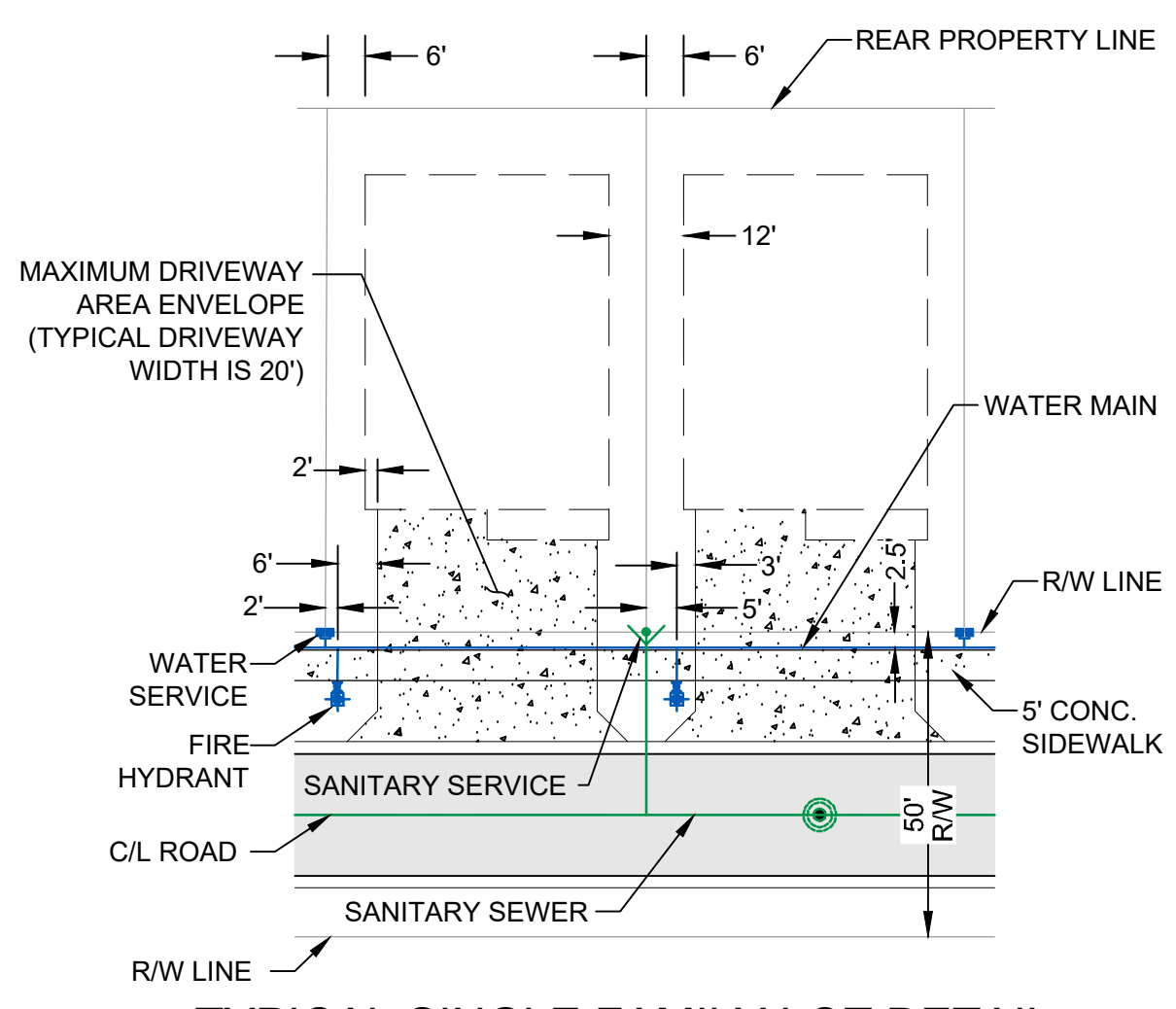
PROJECT No.: 22-1019  
DRAWN BY: SOG  
CHECKED BY: DCG  
DATE: 06/13/2022  
CAD ID.: 22-1019 - WS PLAN

SHEET TITLE:  
**WATER AND  
SEWER PLAN**

SHEET NUMBER:  
**05**



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



**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.

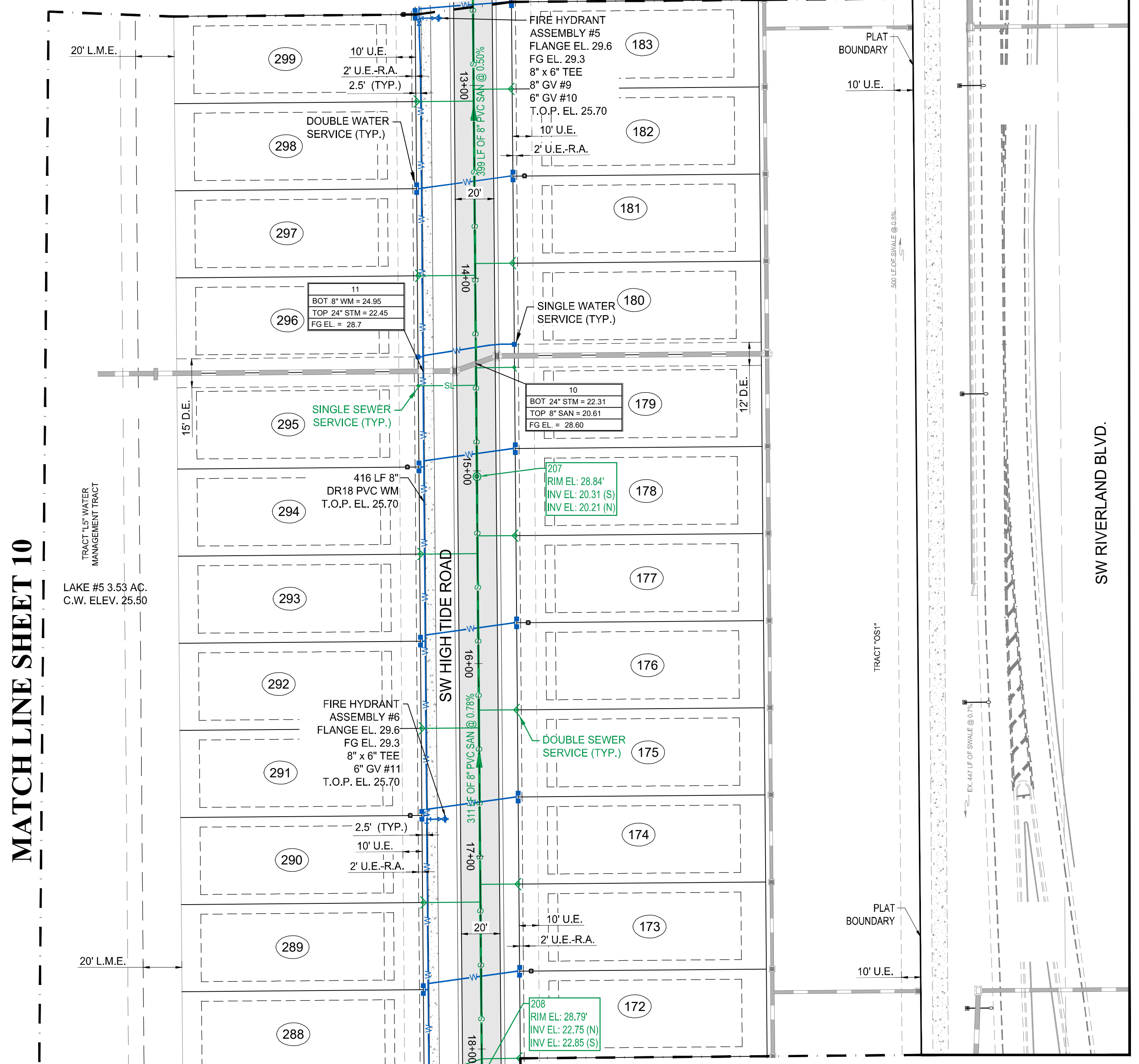
**LEGEND**

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		

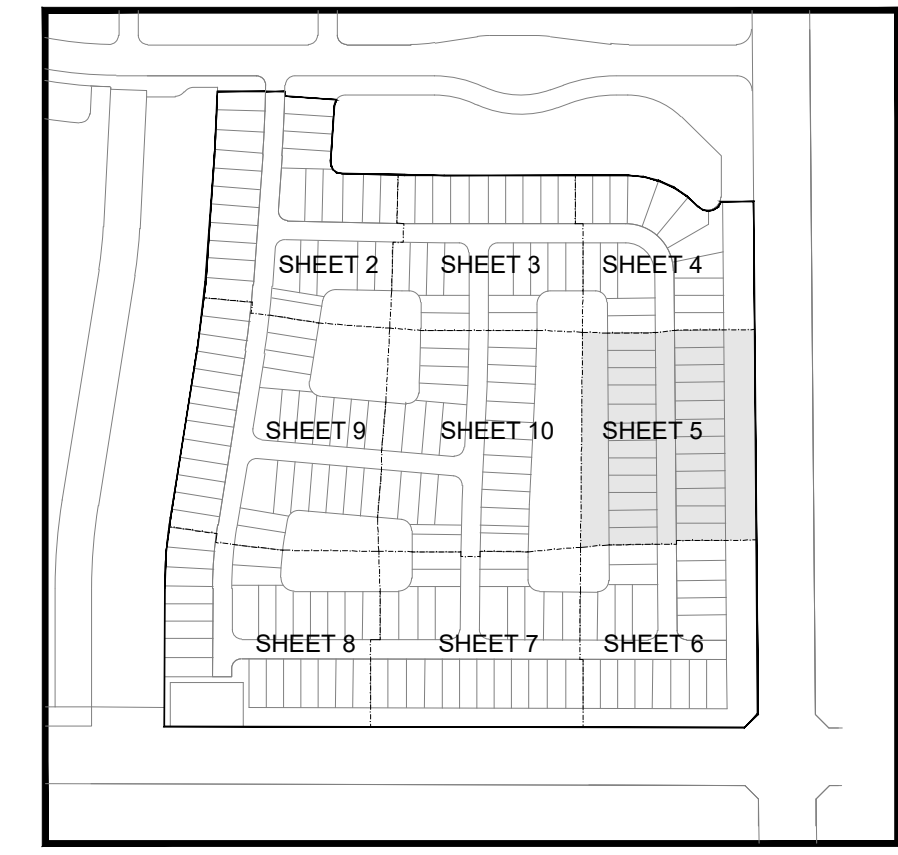
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- PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.

**MATCH LINE SHEET 4**



**MATCH LINE SHEET 6**

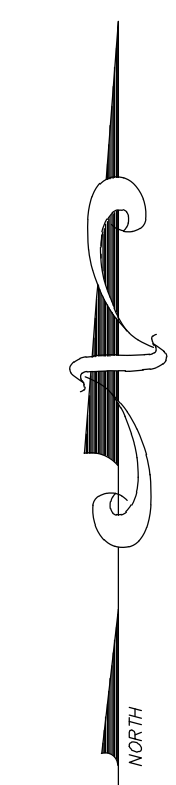
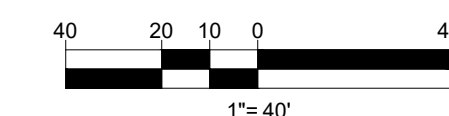


**KEY MAP**  
N.T.S.



CITY OF PSL PROJECT NO. P22-276  
PSLUSD FILE NO. 5268B





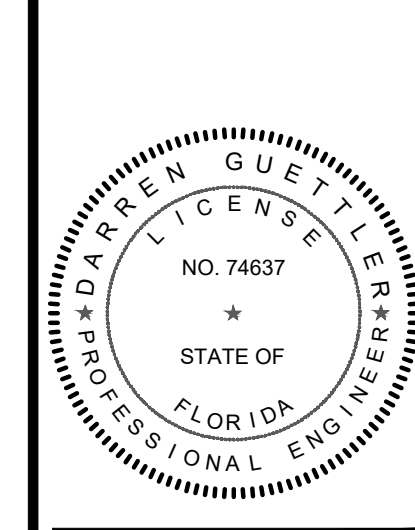
**VELCON**

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

REVISIONS:		
BY:	DATE:	COMMENT:
SG	10-18-22	PER SPRC COMMENTS
SG	12-01-22	PER SPRC COMMENTS
SG	04-11-23	PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL D  
 PLAT TWO**  
 CITY OF PORT ST. LUCIE,  
 FLORIDA

CLIENT:  
**RIVERLAND  
 ASSOCIATES IV  
 LLLP**



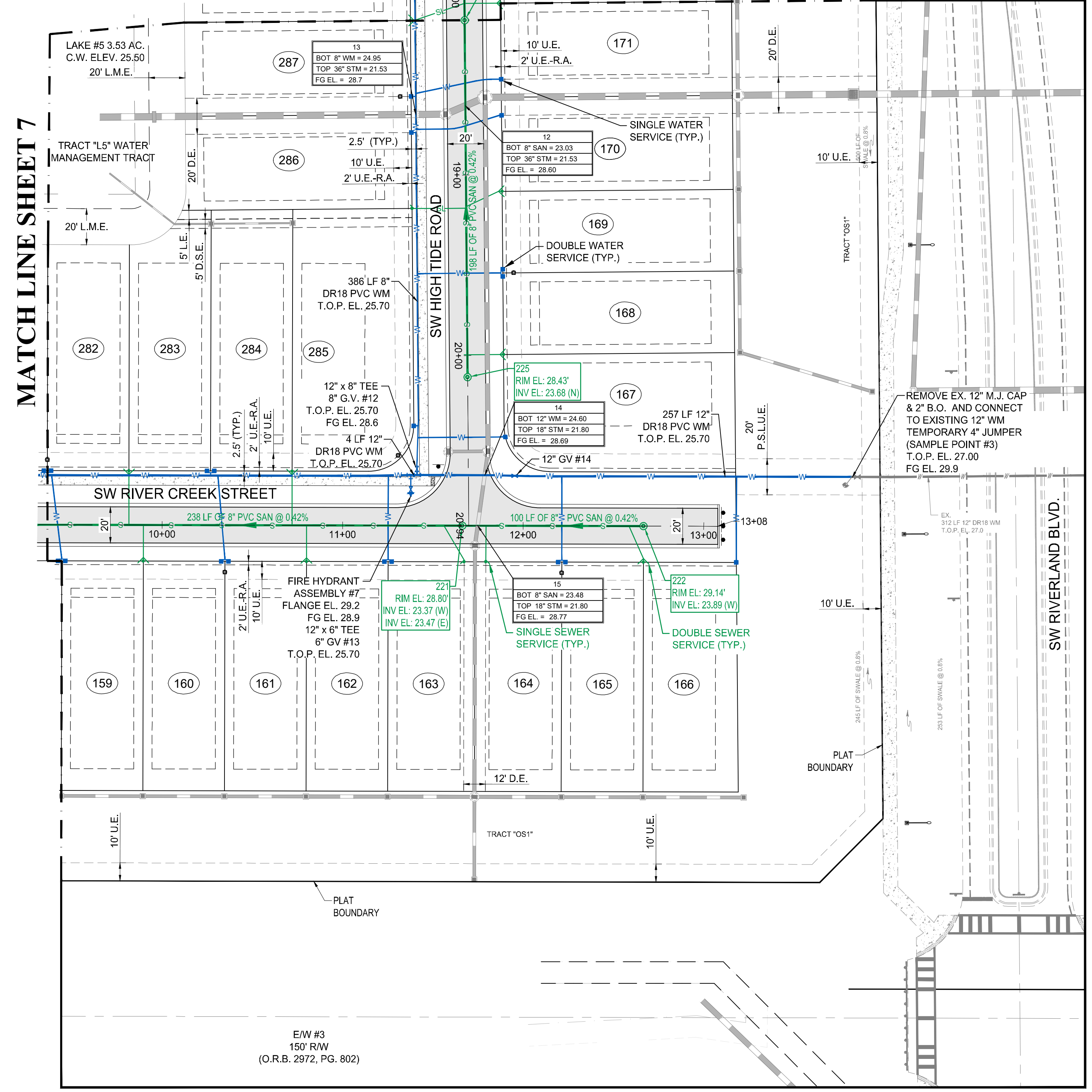
DARREN GUETTLER, PE  
 FLORIDA LICENSE NO. 74637  
 7/27/23

PROJECT NO.: 22-1019  
 DRAWN BY: SOC  
 CHECKED BY: DG  
 DATE: 06/13/2022  
 CAD ID.: 22-1019-WS PLAN

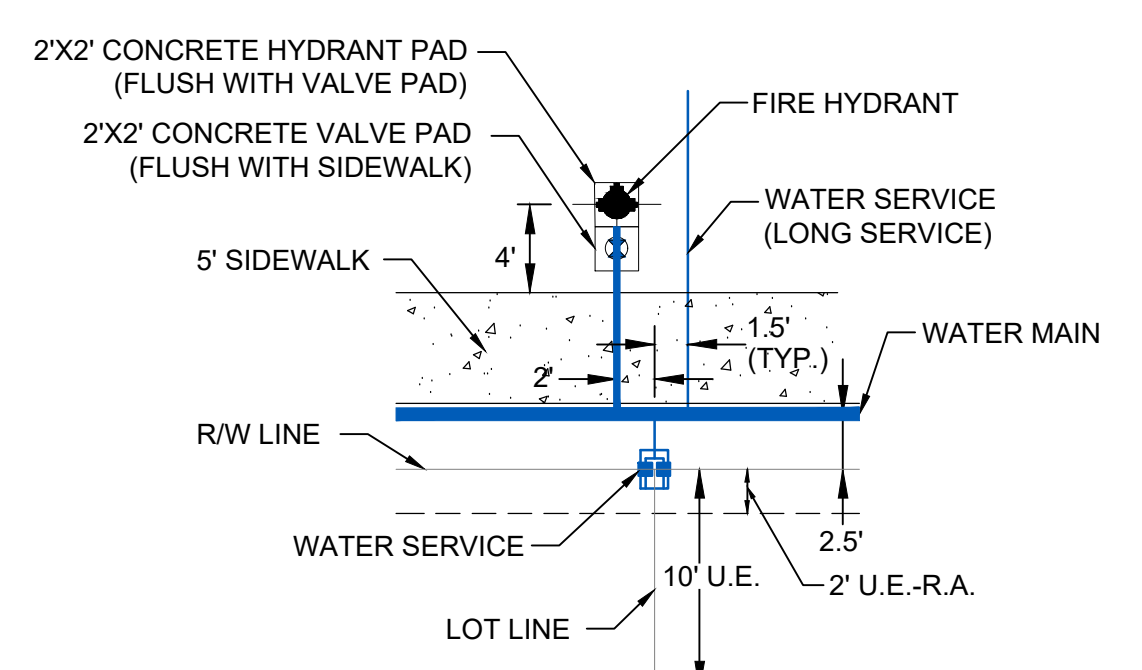
SHEET TITLE:  
**WATER AND  
 SEWER PLAN**

SHEET NUMBER:  
**06**

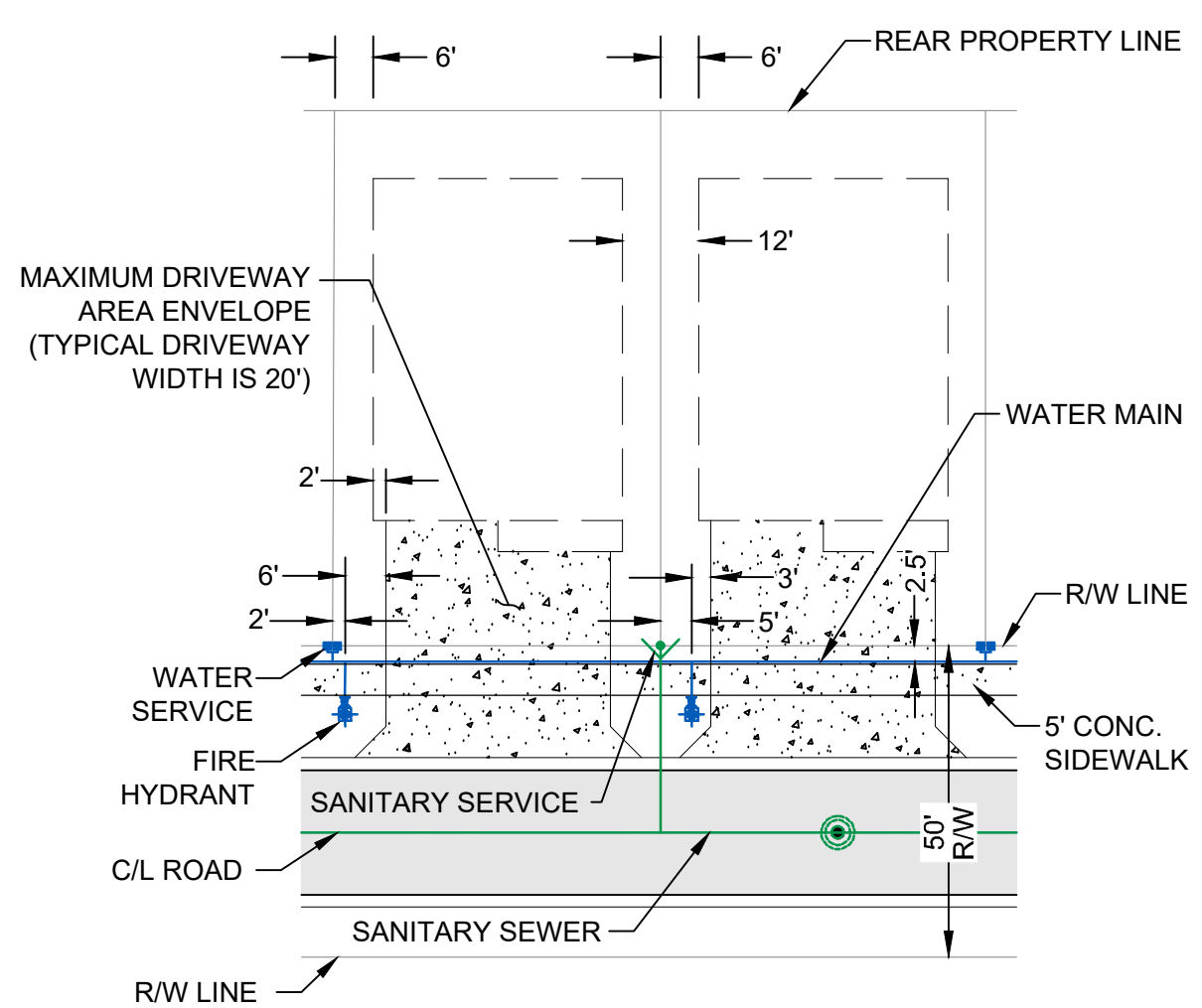
**MATCH LINE SHEET 5**



**MATCH LINE SHEET 7**



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



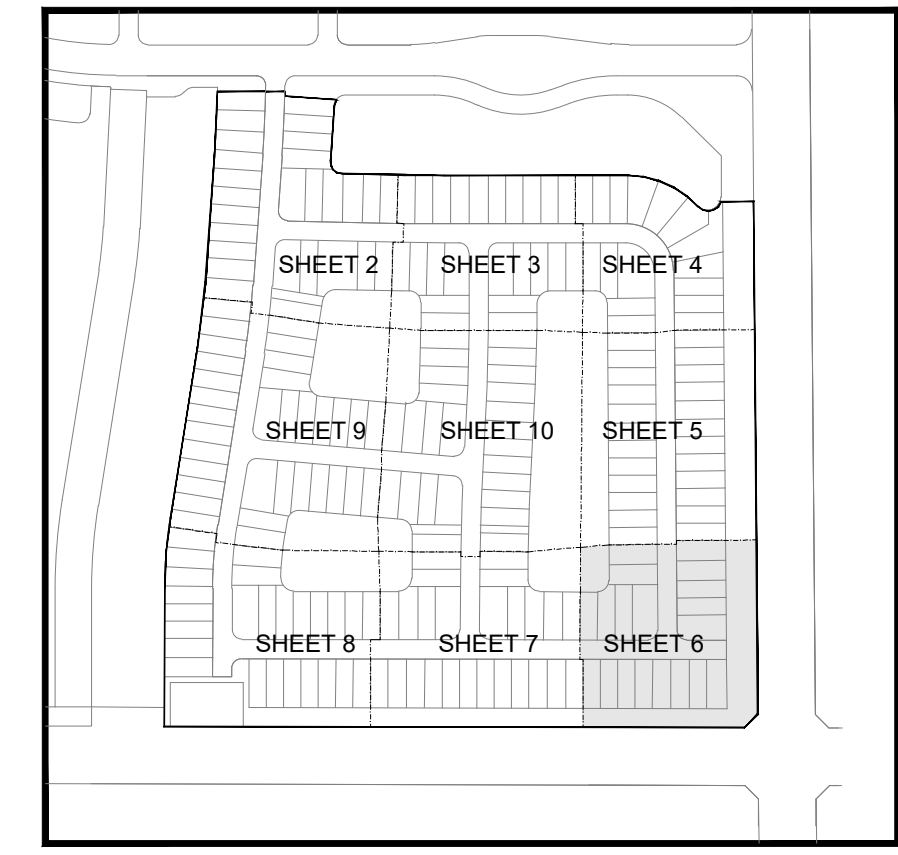
**TYPICAL SINGLE FAMILY LOT DETAIL**  
 N.T.S.

**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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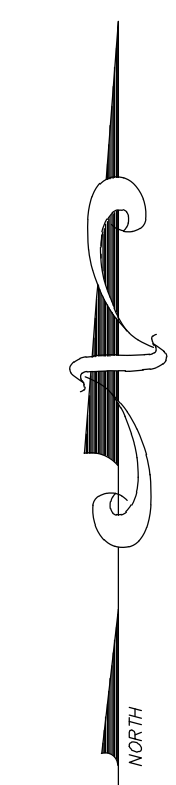
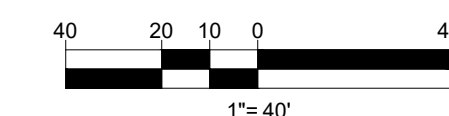


**KEY MAP**  
 N.T.S.



CITY OF PSL PROJECT NO. P22-276  
 PSLUSD FILE NO. 5268B

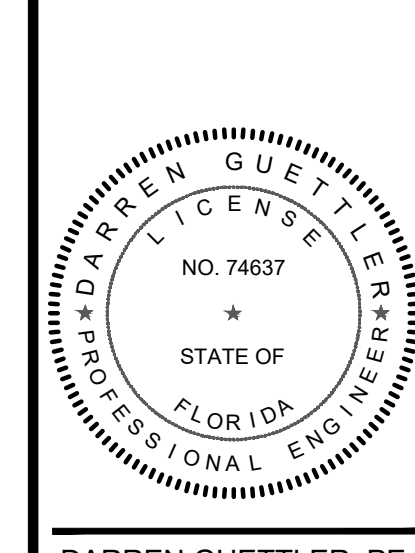




REVISIONS:		
BY:	DATE:	COMMENT:
SG	10-18-22	PER SPRC COMMENTS
SG	12-01-22	PER SPRC COMMENTS
SG	04-11-23	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL D  
PLAT TWO  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT: RIVERLAND ASSOCIATES IV  
LLLP



DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
7/27/23

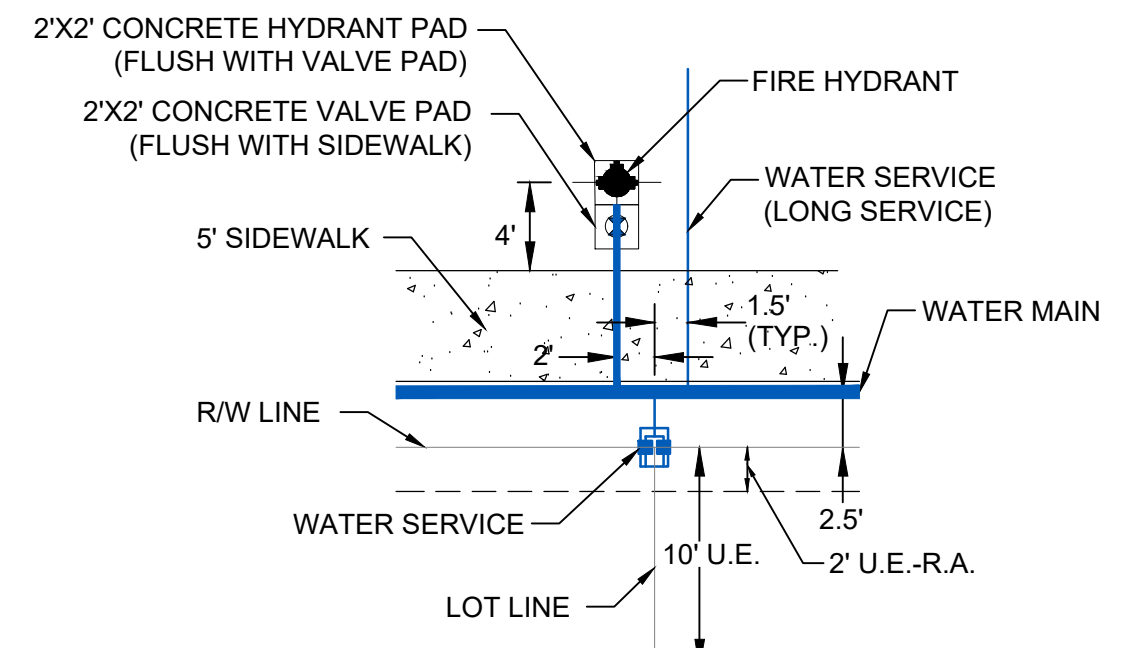
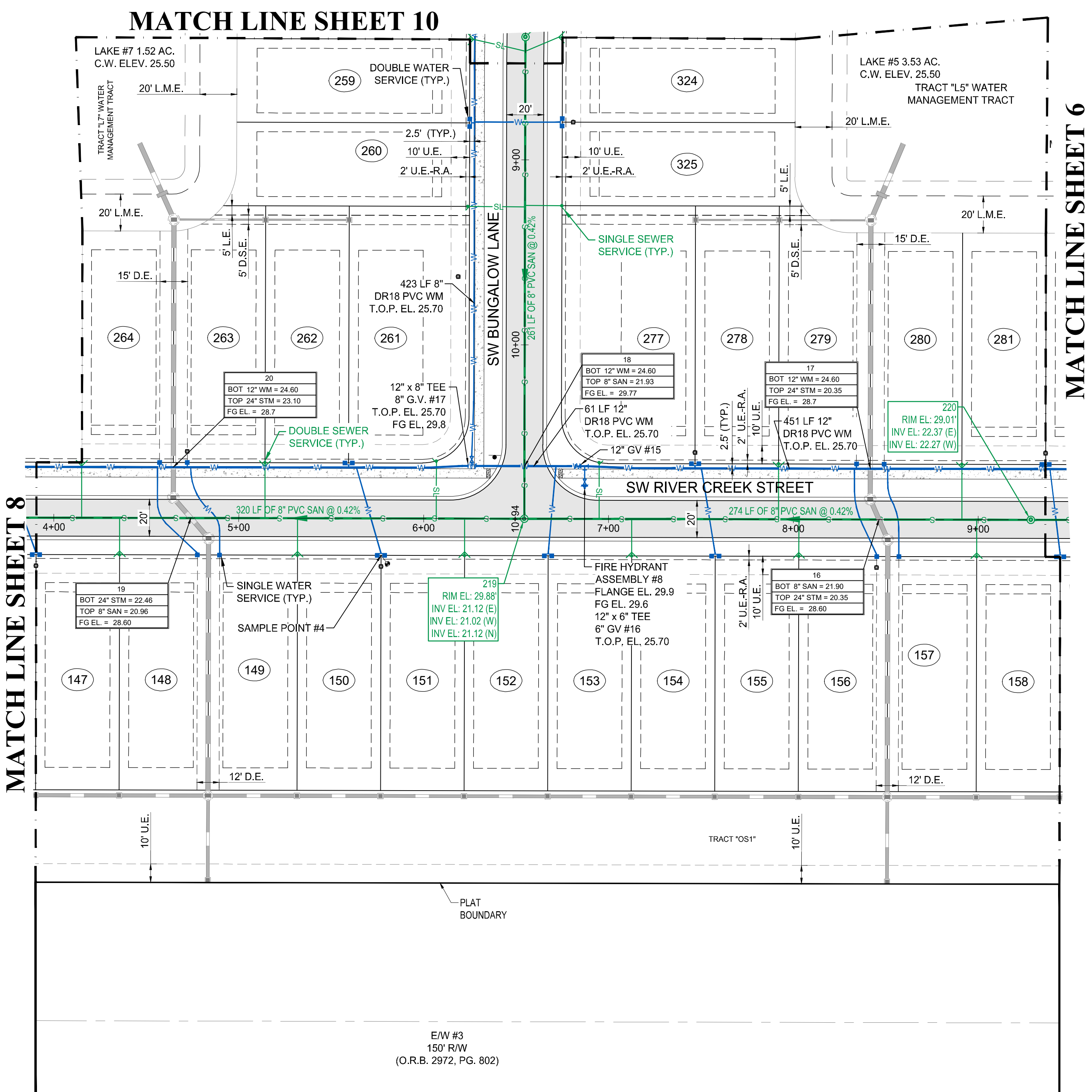
PROJECT NO.: 22-1019  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 06/13/2022  
CAD ID.: 22-1019 - WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

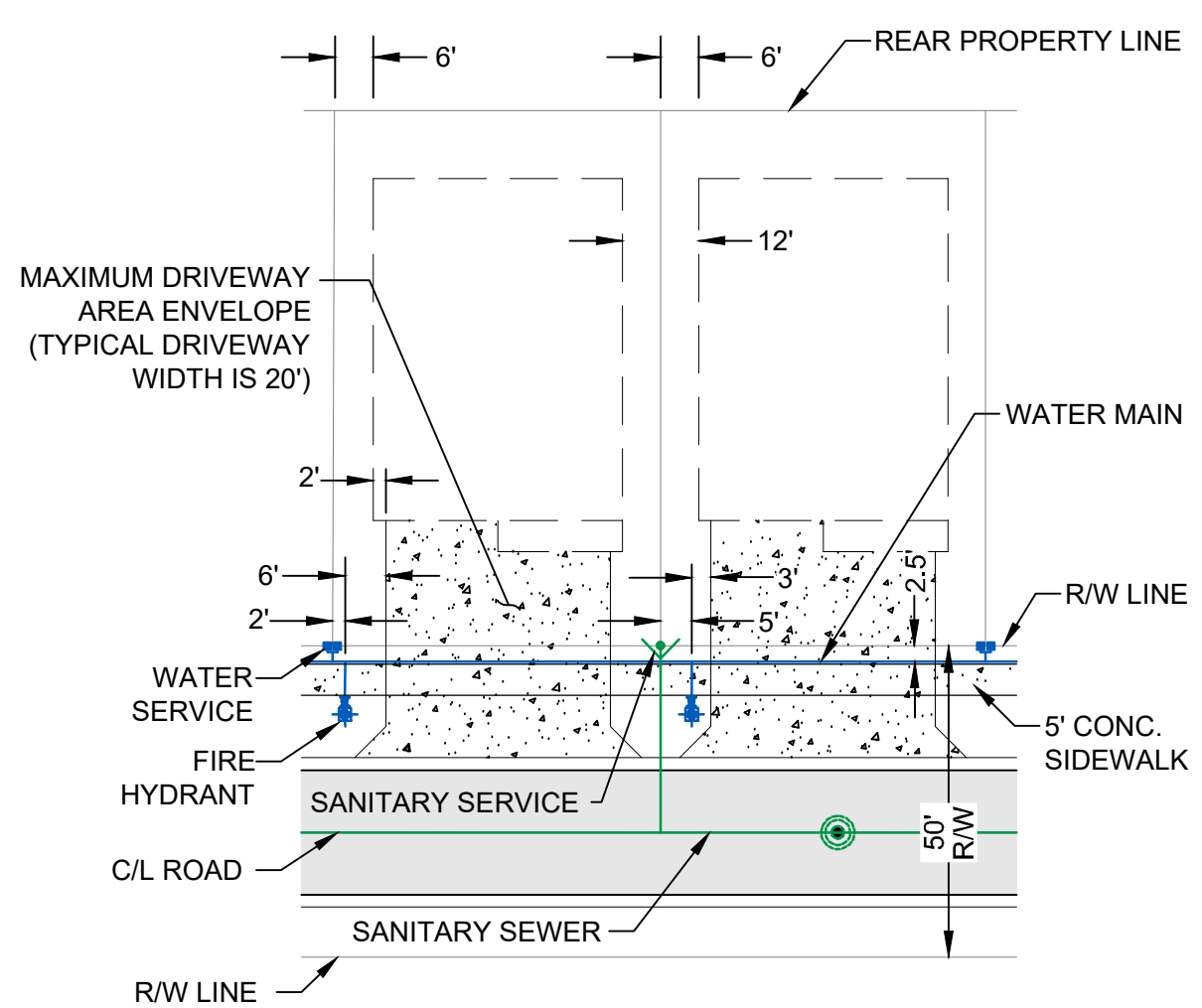
SHEET NUMBER: 07



CITY OF PSL PROJECT NO. P22-276  
PSLUSD FILE NO. 5268B



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

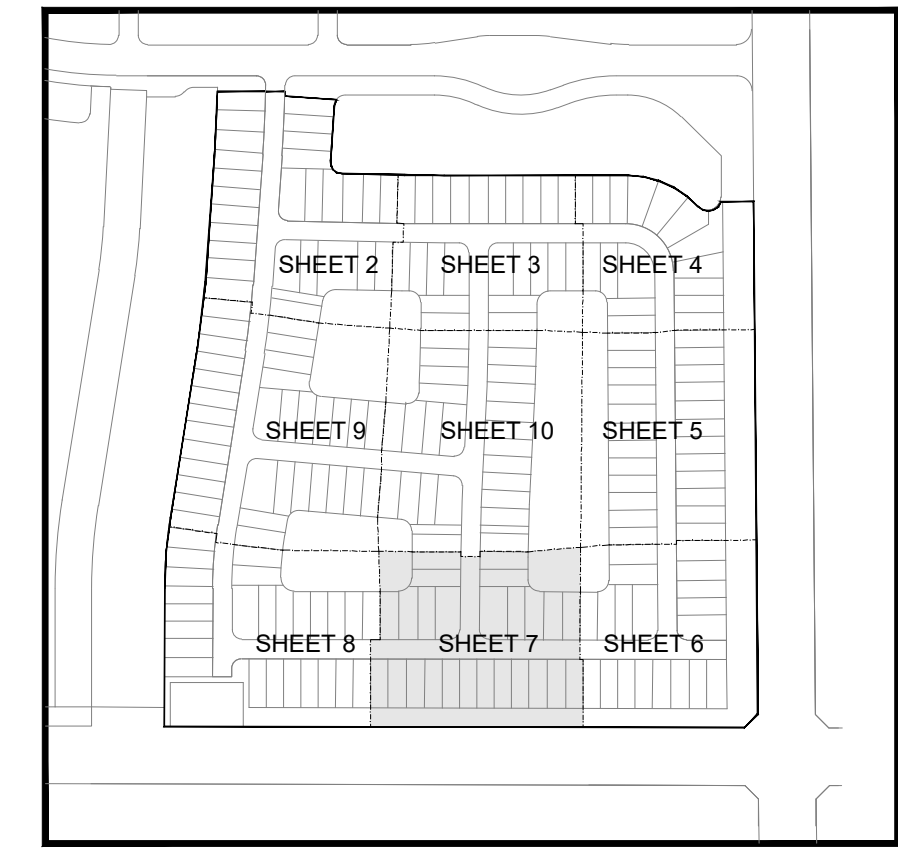


TYPICAL SINGLE FAMILY LOT DETAIL  
N.T.S.

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		

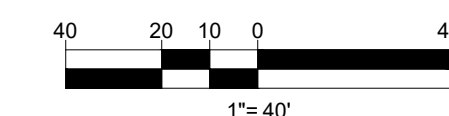
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KEY MAP  
N.T.S.

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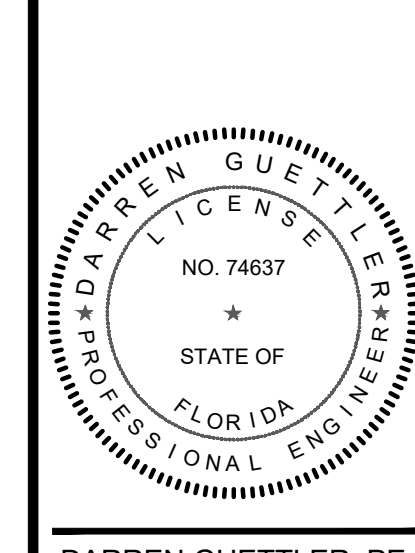


1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 878-5477  
FIRE C.O.A. # 3222

BY:	DATE:	COMMENT:
SG	10-18-22	PER SPRC COMMENTS
SG	12-01-22	PER SPRC COMMENTS
SG	04-11-23	PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL D  
PLAT TWO**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND  
ASSOCIATES IV  
LLLP**

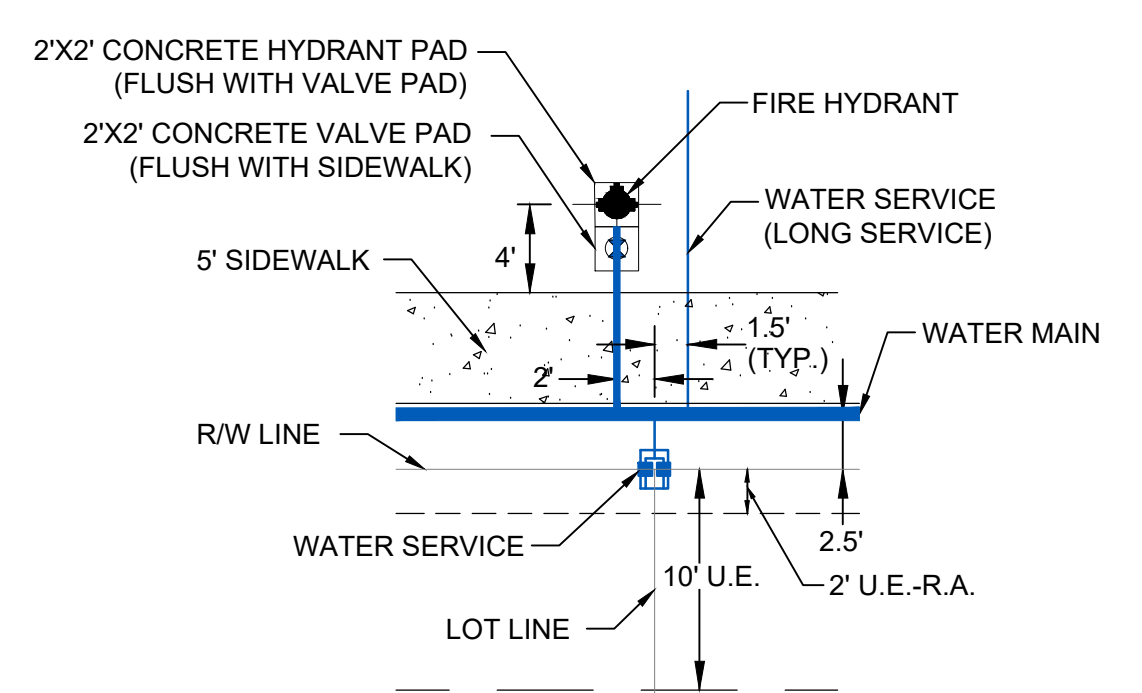


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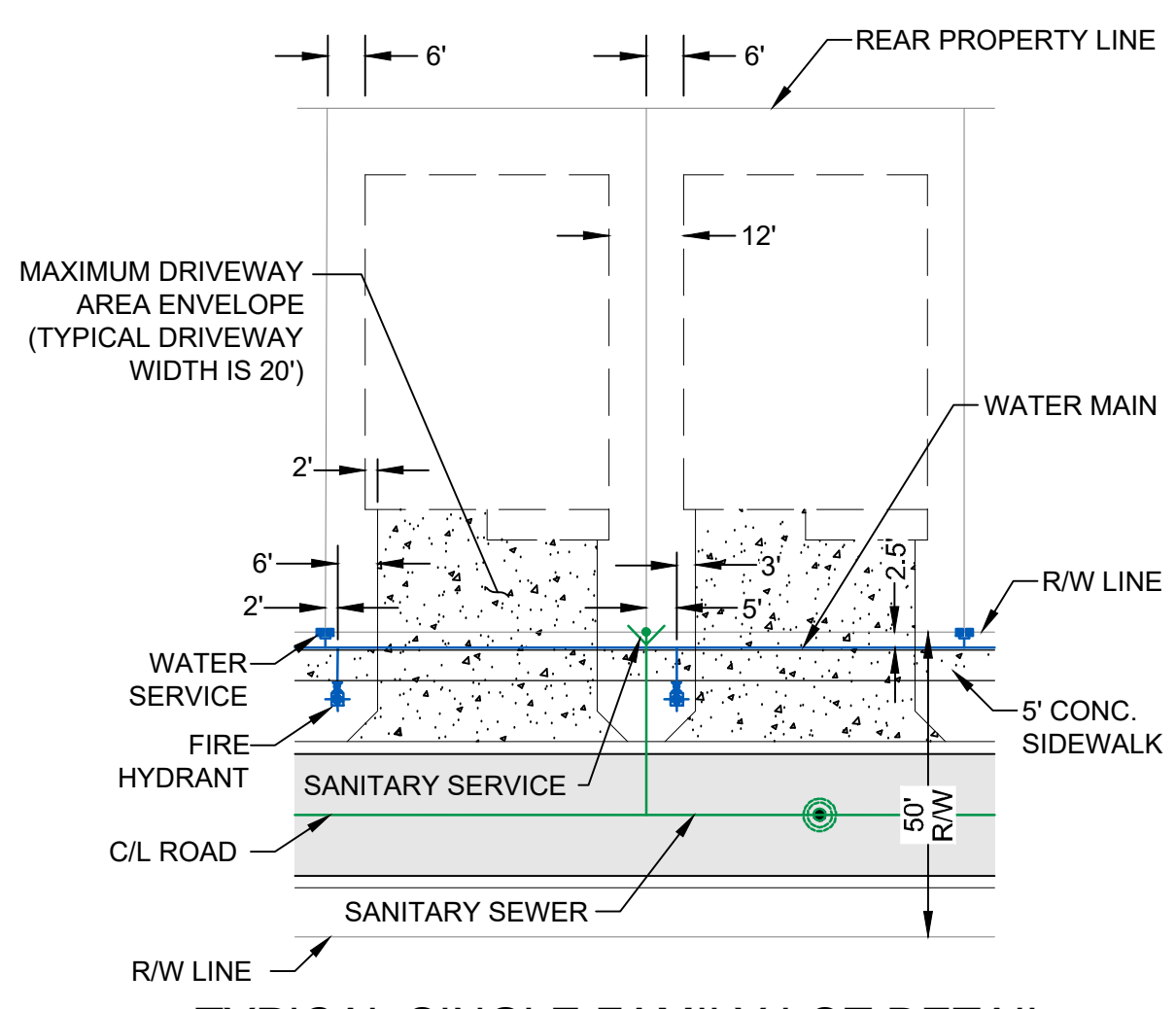
PROJECT No.: 22-1019  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 06/13/2022  
CAD I.D.: 22-1019 - WS PLAN

SHEET TITLE:  
**WATER AND  
SEWER PLAN**

SHEET NUMBER:  
**08**



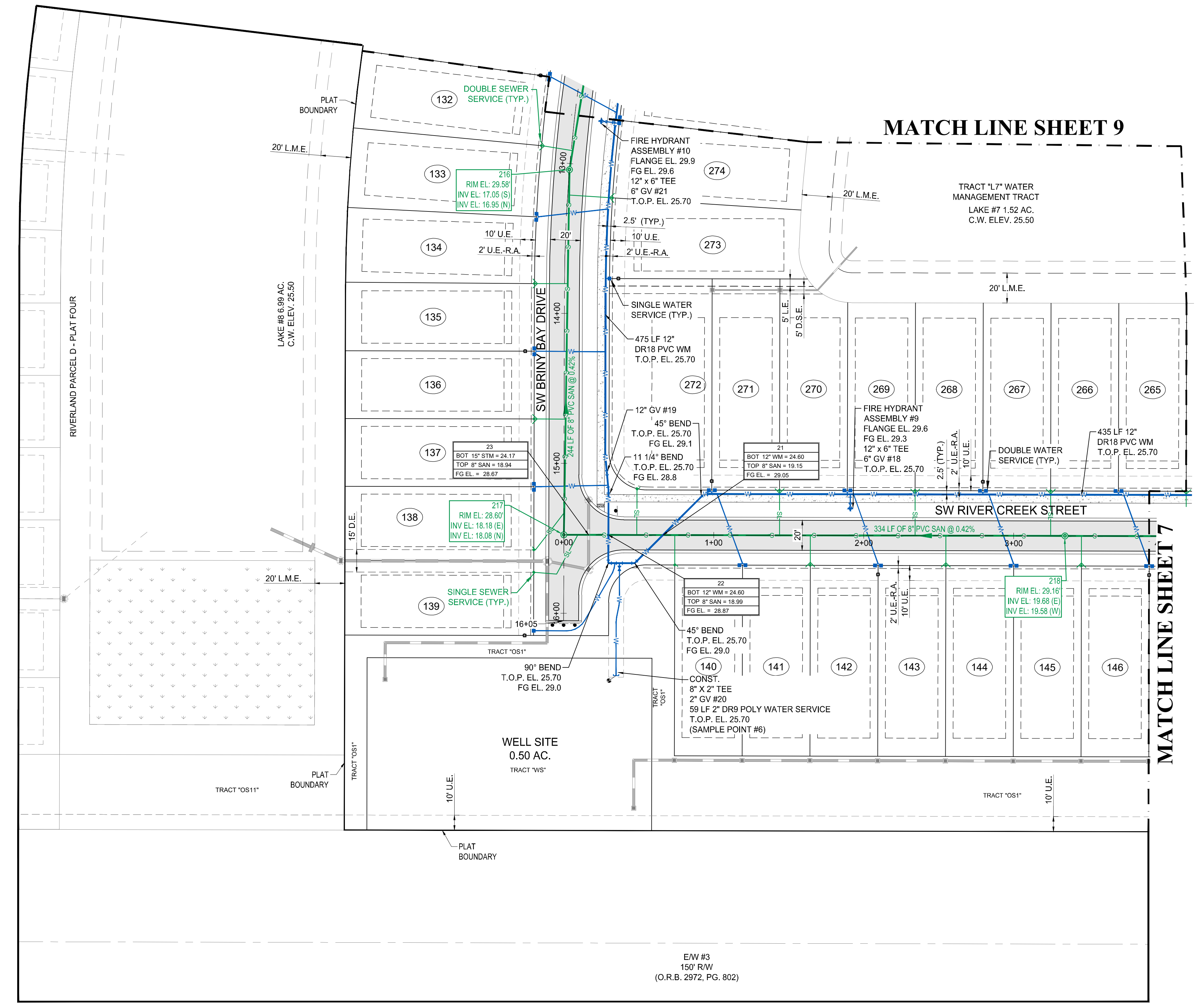
**TYPICAL FIRE HYDRANT AND  
WATER SERVICE DETAIL**  
N.T.S.



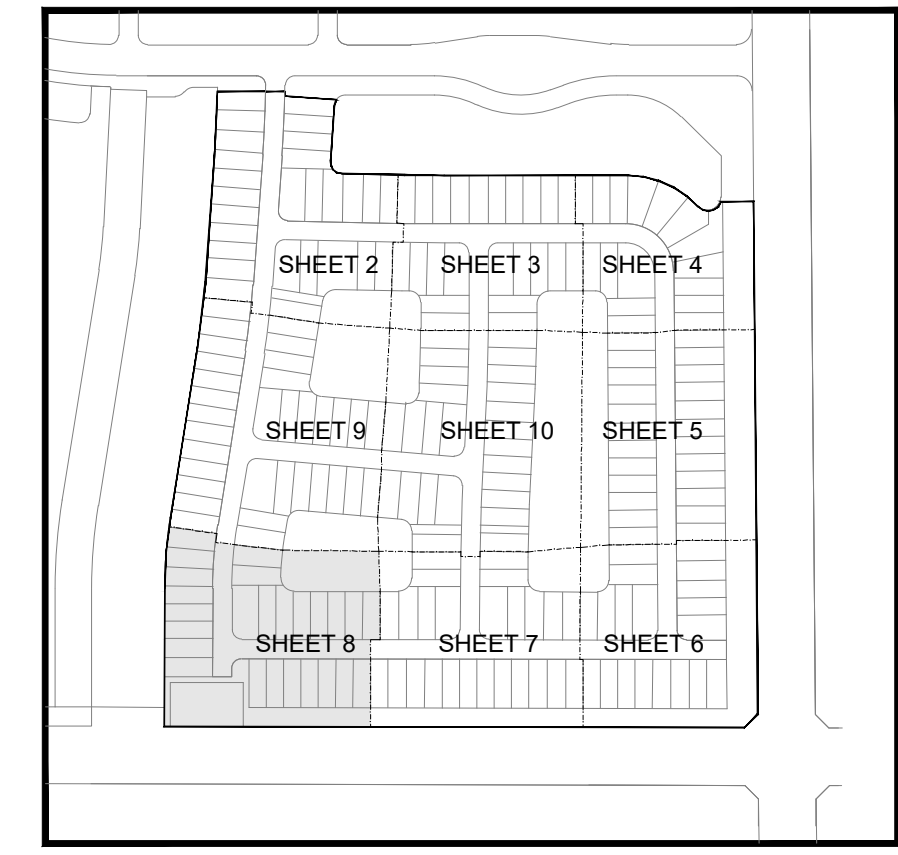
**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.

**LEGEND**

WATER MAIN WITH VALVE		SWS P.O.S. (TYP.)
SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT		DWS P.O.S. (TYP.)
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		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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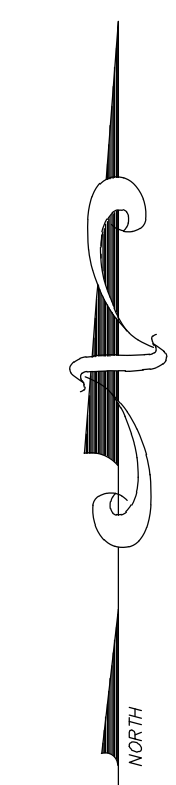
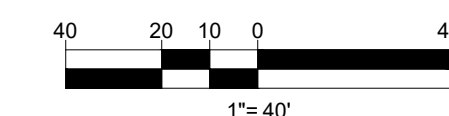


**KEY MAP**  
N.T.S.



CITY OF PSL PROJECT NO. P22-276  
PSLUSD FILE NO. 5268B



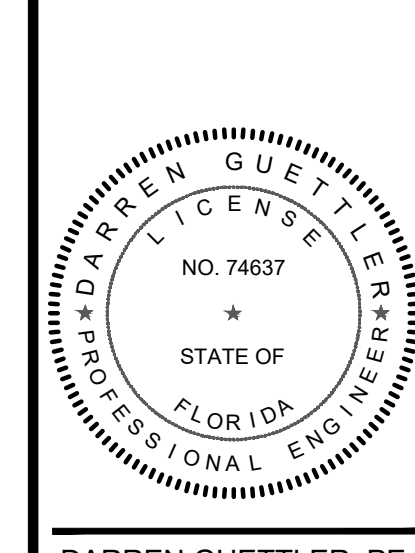


REVISIONS:

BY:	DATE:	COMMENT:
SG	10-18-22	PER SPRC COMMENTS
SG	12-01-22	PER SPRC COMMENTS
SG	04-11-23	PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL D  
PLAT TWO**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND  
ASSOCIATES IV  
LLLP**

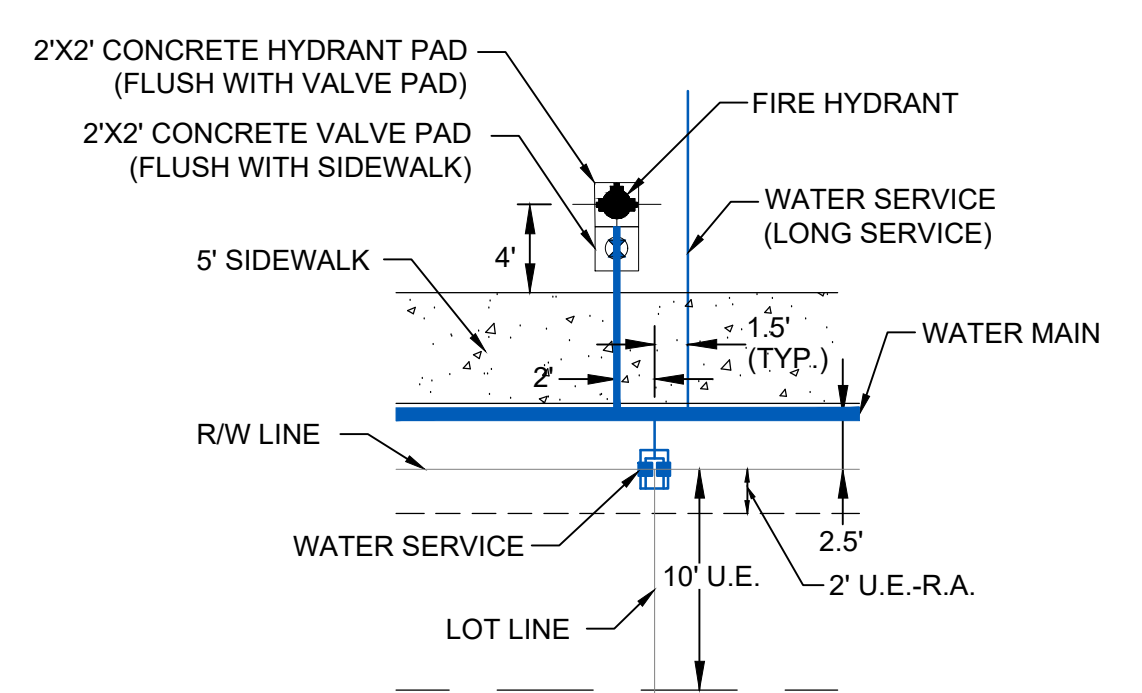


DARREN GUETTLER, PE  
FLORIDA LICENSE NO. 74637  
7/27/23

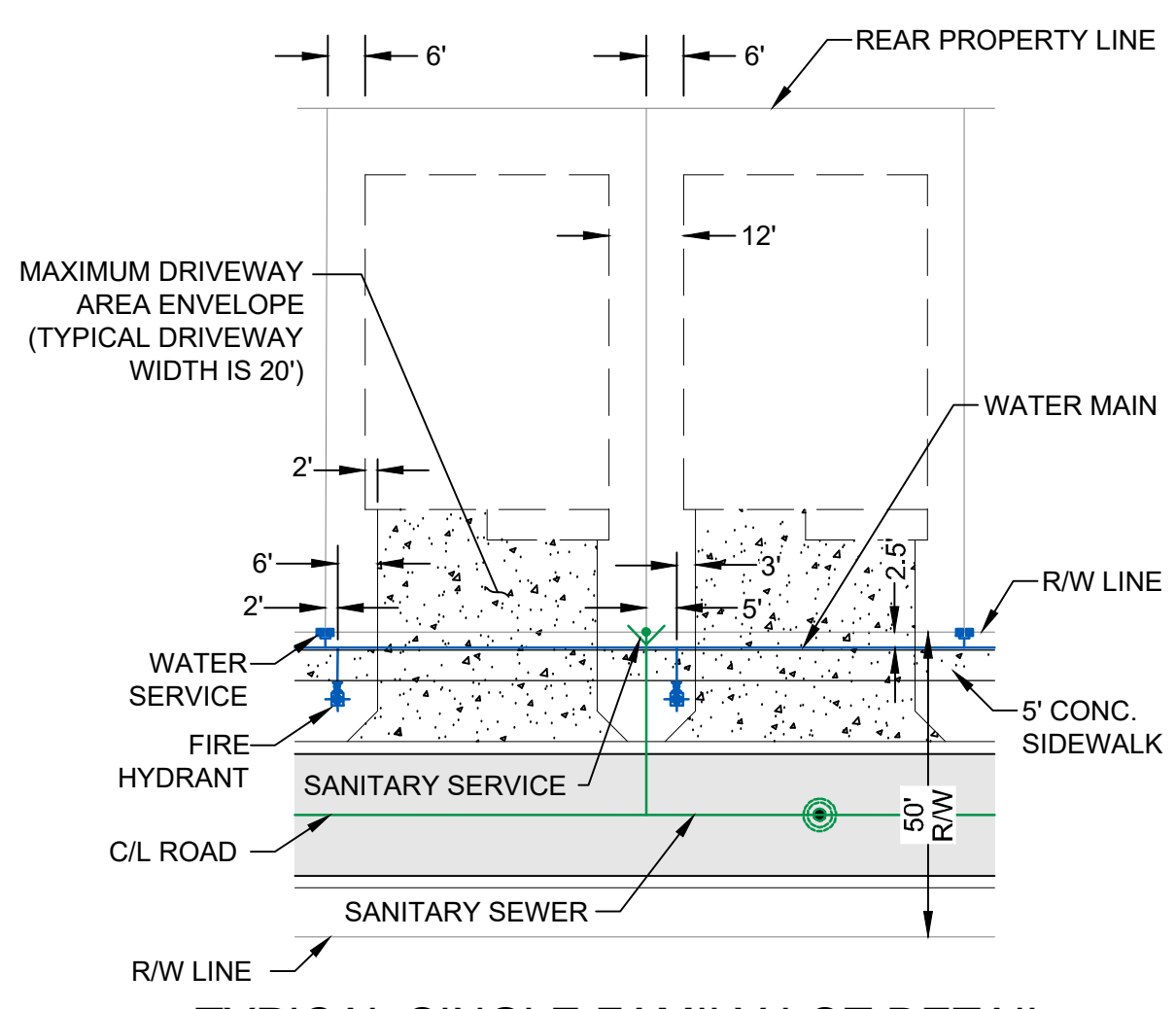
PROJECT No.: 22-1019  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 06/13/2022  
CAD I.D.: 22-1019 - WS PLAN

SHEET TITLE:  
**WATER AND  
SEWER PLAN**

SHEET NUMBER:  
**09**



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



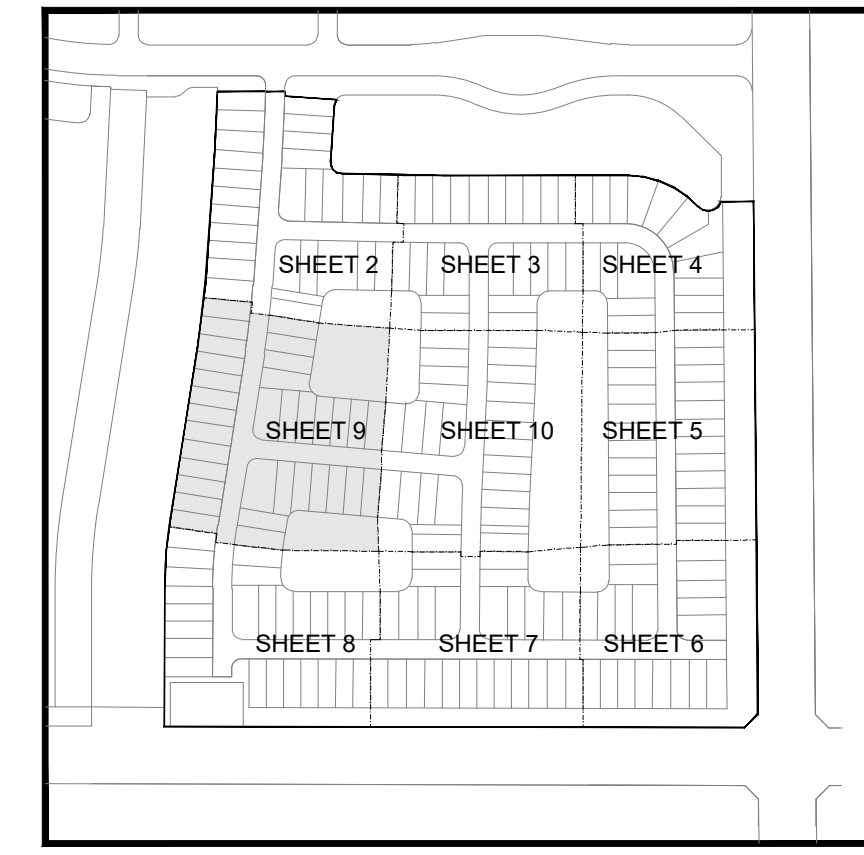
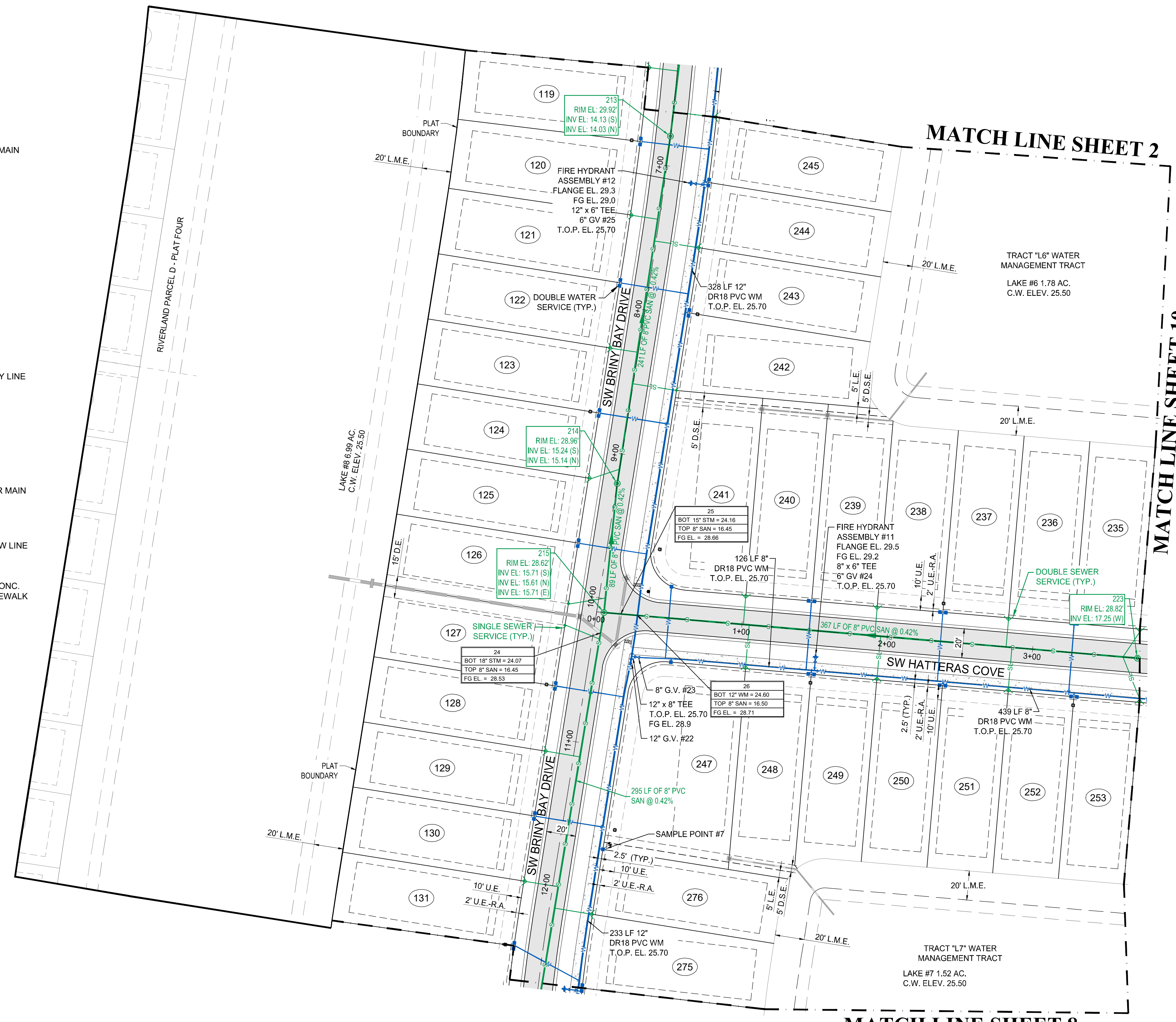
**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.

**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:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
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- THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
- ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
- 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.
- VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
- PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.

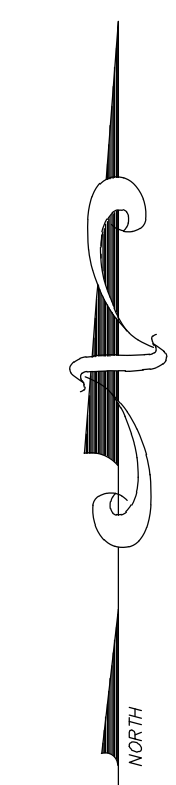
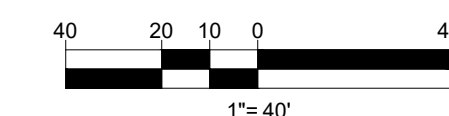


**KEY MAP**  
N.T.S.



CITY OF PSL PROJECT NO. P22-276  
PSLUSD FILE NO. 5268B

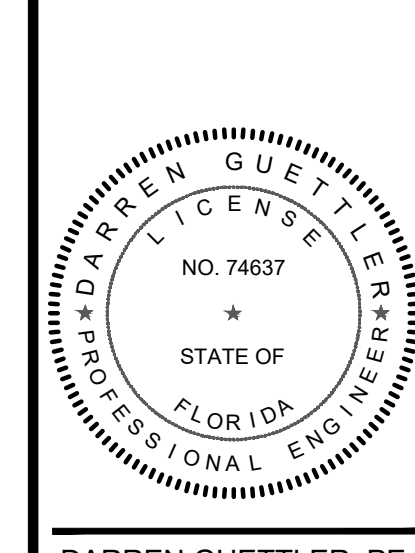




REVISIONS:		
BY:	DATE:	COMMENT:
SG	10-18-22	PER SPRC COMMENTS
SG	12-01-22	PER SPRC COMMENTS
SG	04-11-23	PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL D  
PLAT TWO**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND  
ASSOCIATES IV  
LLLP**



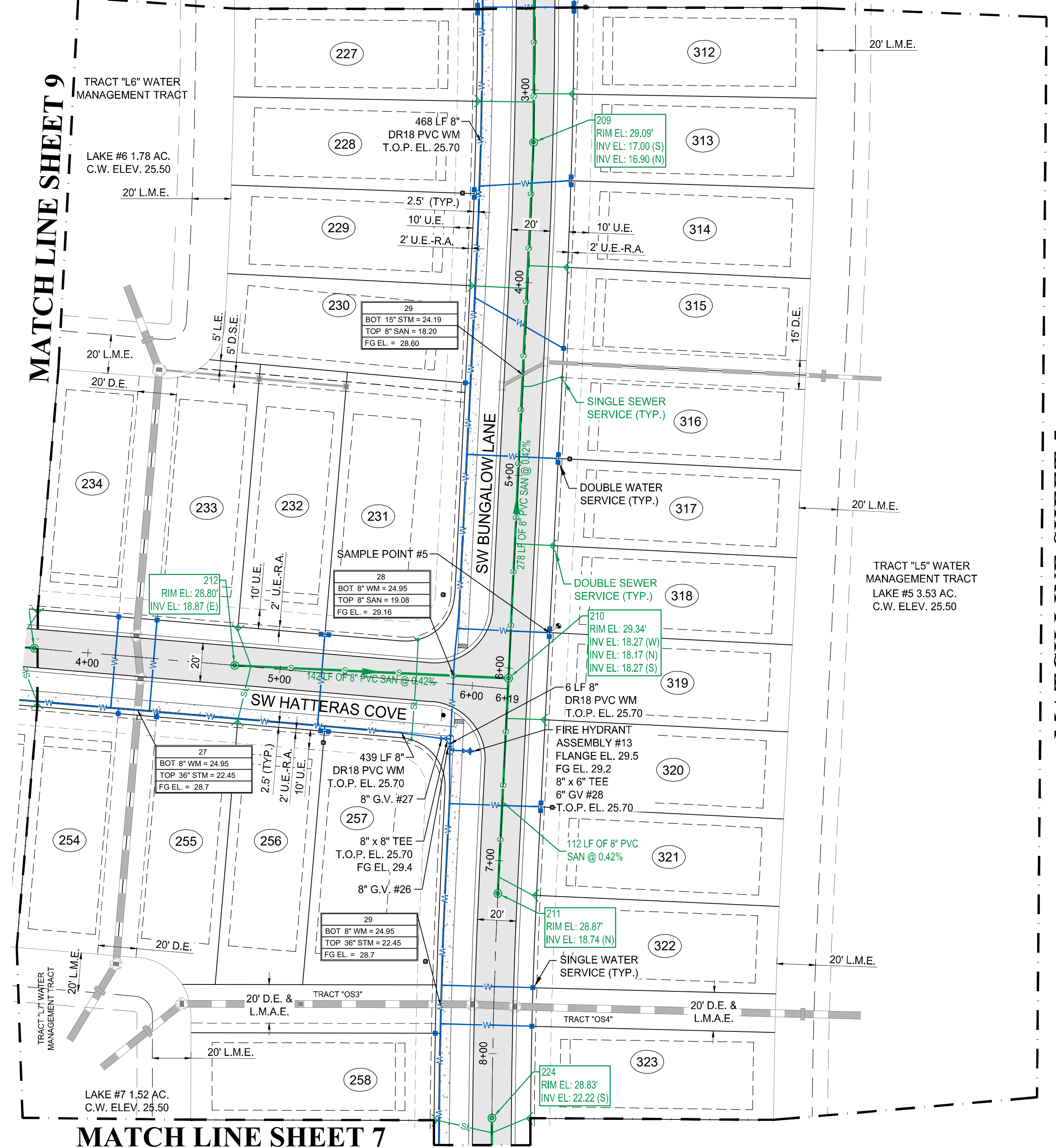
DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
7/27/23

PROJECT No.: 22-1019  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 06/13/2022  
CAD ID.: 22-1019 - WS PLAN

SHEET TITLE:  
**WATER AND  
SEWER PLAN**

SHEET NUMBER:  
**10**

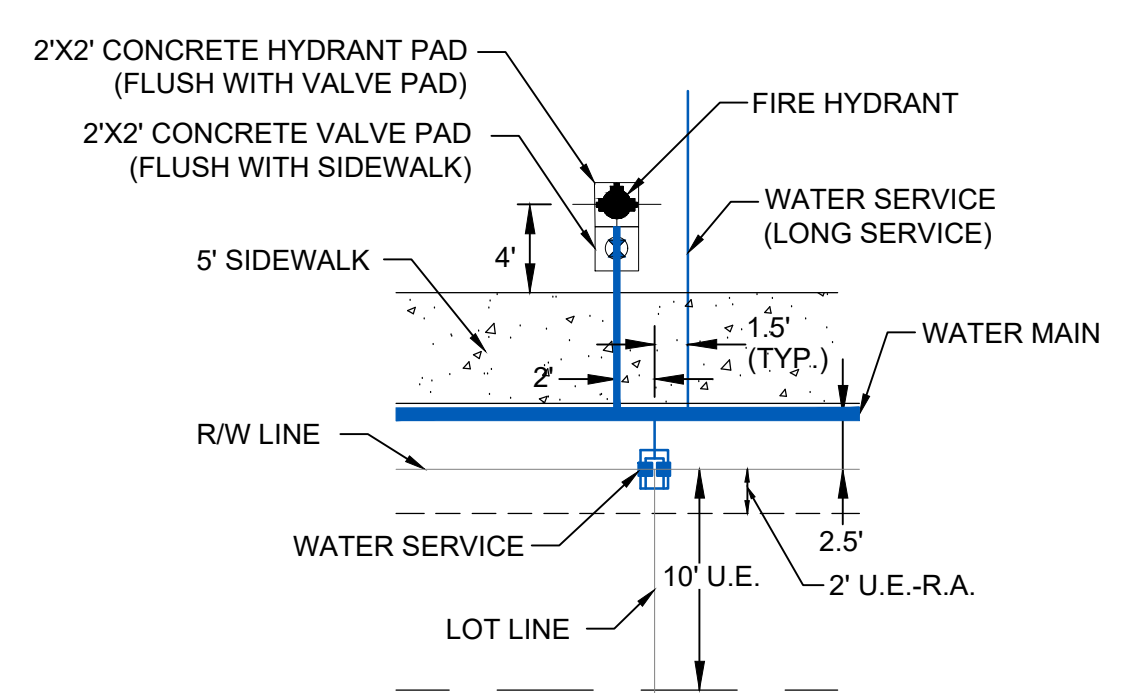
**MATCH LINE SHEET 3**



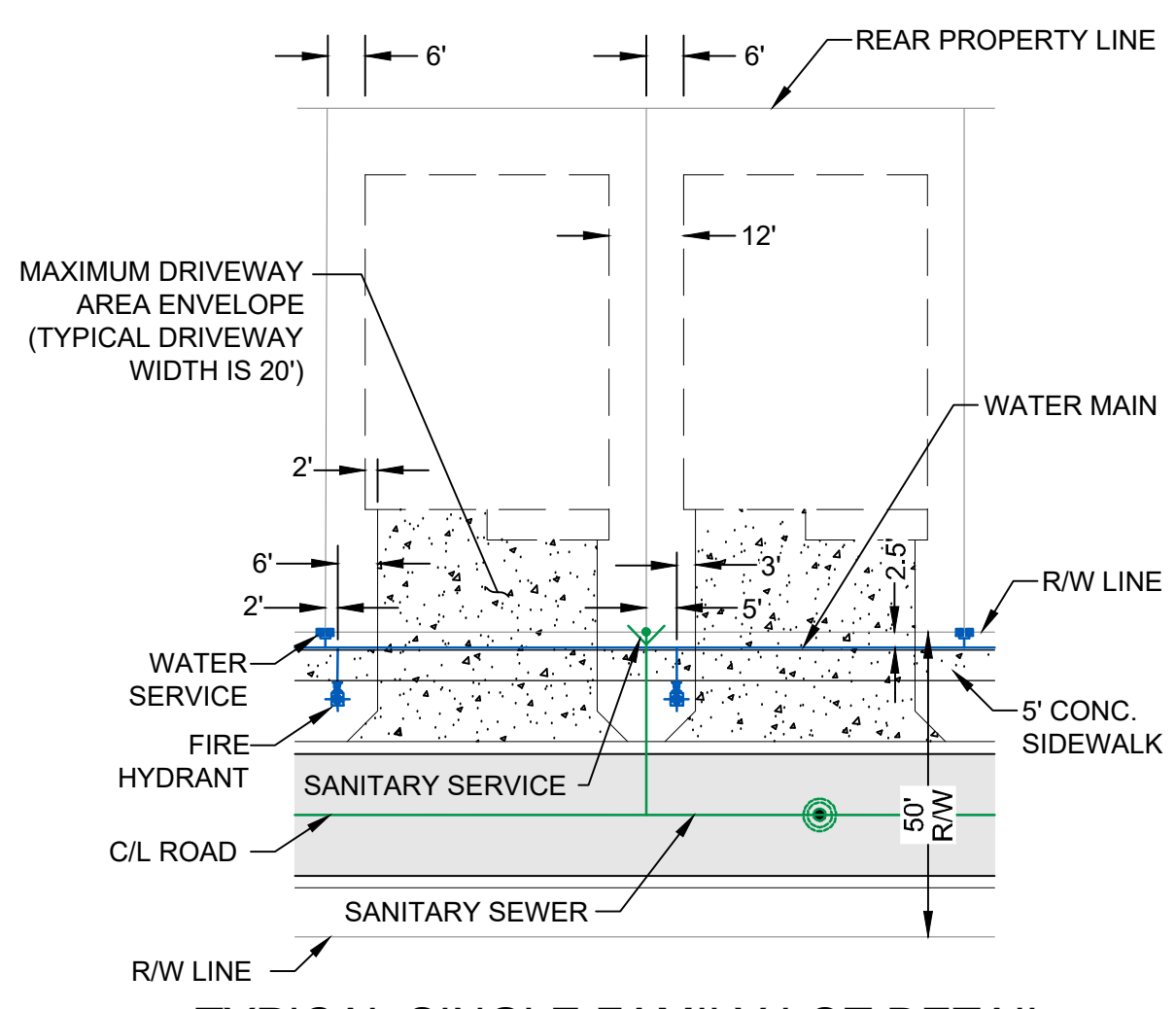
MATCH LINE SHEET 9

MATCH LINE SHEET 5

**MATCH LINE SHEET 7**



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



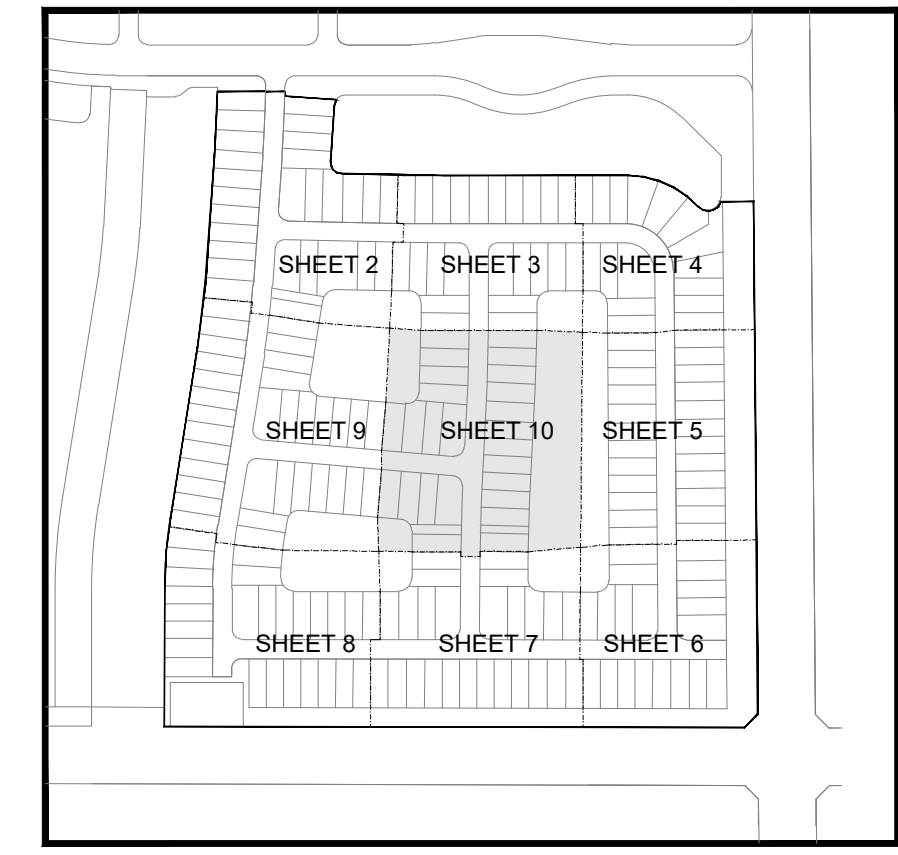
**TYPICAL SINGLE FAMILY LOT DETAIL**  
N.T.S.

**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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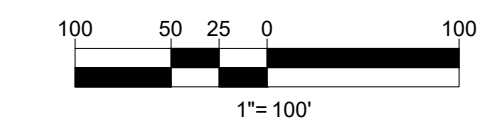
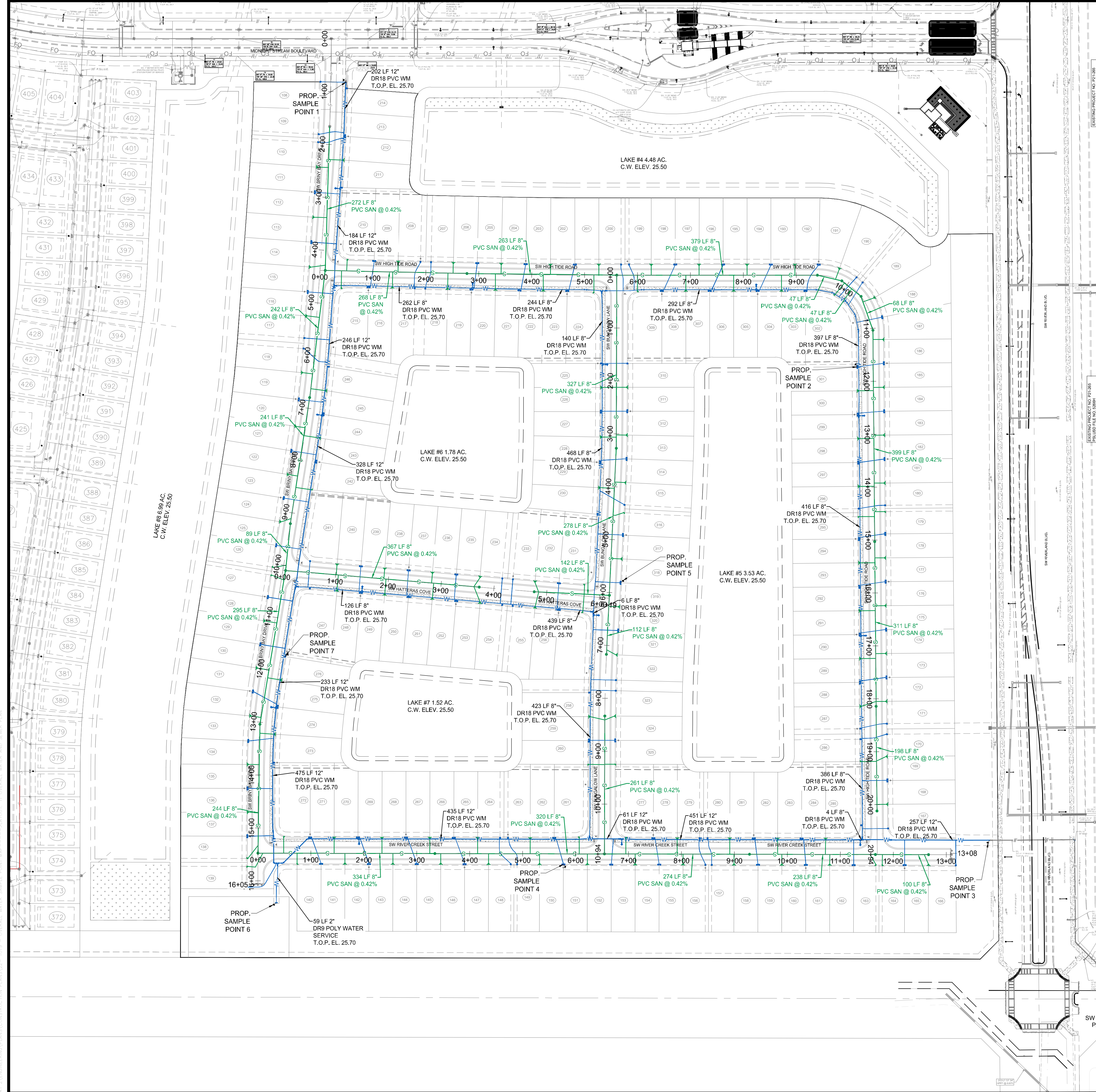
**KEY MAP**  
N.T.S.



CITY OF PSL PROJECT NO. P22-276  
PSLUSD FILE NO. 5268B

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PRESSURE PIPE CHART			
SIZE	LENGTH	MATERIAL	FLUID
8"	3,603'	C-900 DR18 PVC	POTABLE
12"	2,872'	C-900 DR18 PVC	POTABLE
2"	59'	DR9 POLY	POTABLE
8"	6,246'	C-900 DR18 PVC	WASTEWATER

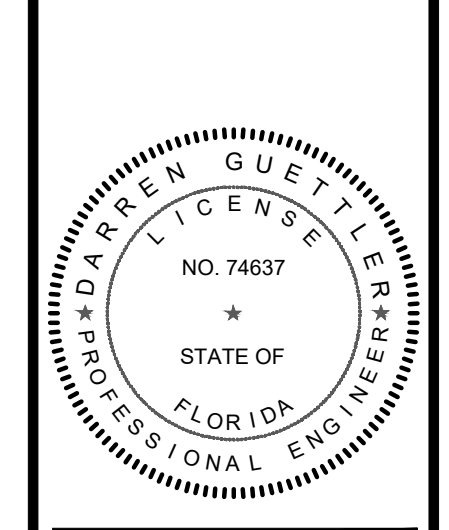
- NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
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**VELCON**  
ENGINEERING & SURVEYING, LLC  
1449 NW COMMERCIAL CENTRE DR  
PORT ST. LUCIE, FL 34986  
PHONE: (772) 878-0477  
FIRE C.O.A. # 3222

REVISIONS:		
BY:	DATE:	COMMENT:
SG	10-18-22	PER SPRC COMMENTS
SG	12-01-22	PER SPRC COMMENTS
SG	04-11-23	PER SPRC COMMENTS

PROJECT:  
**RIVERLAND PARCEL D  
PLAT TWO**  
CITY OF PORT ST. LUCIE,  
FLORIDA

CLIENT:  
**RIVERLAND  
ASSOCIATES IV  
LLLP**



DARREN GUETTLER, PE  
FLORIDA LICENSE No. 74637  
7/27/23

PROJECT No.: 22-1019  
DRAWN BY: SOG  
CHECKED BY: DG  
DATE: 06/13/2022  
CAD I22: 1019 - OVERALL WATER  
SAMPLE POINT MAP

SHEET TITLE:  
**OVERALL WATER  
AND SEWER PLAN**

SHEET NUMBER:  
**11**



CITY OF PSL PROJECT No. P22-276  
PSLUSD FILE No. 5268B

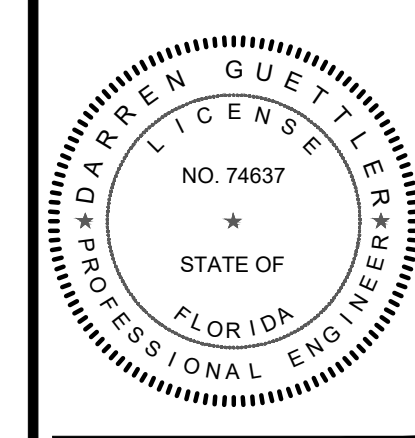
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PROJECT:  
**RIVERLAND PARCEL D  
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ASSOCIATES IN  
LLLP**



**DARREN GUETTLER, PE**  
FLORIDA LICENSE NO. 74637  
7/27/23

PROJECT NO.: 22-1019  
DRAWN BY: SOG  
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DATE: 06/13/2022  
CAD ID.: 22-1019 - PROFILES

SHEET TITLE:

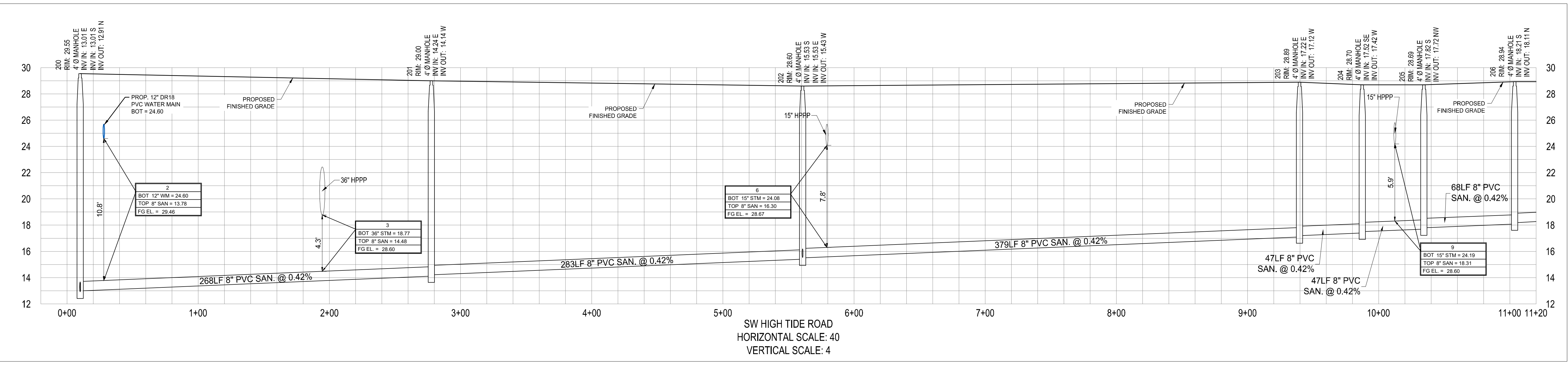
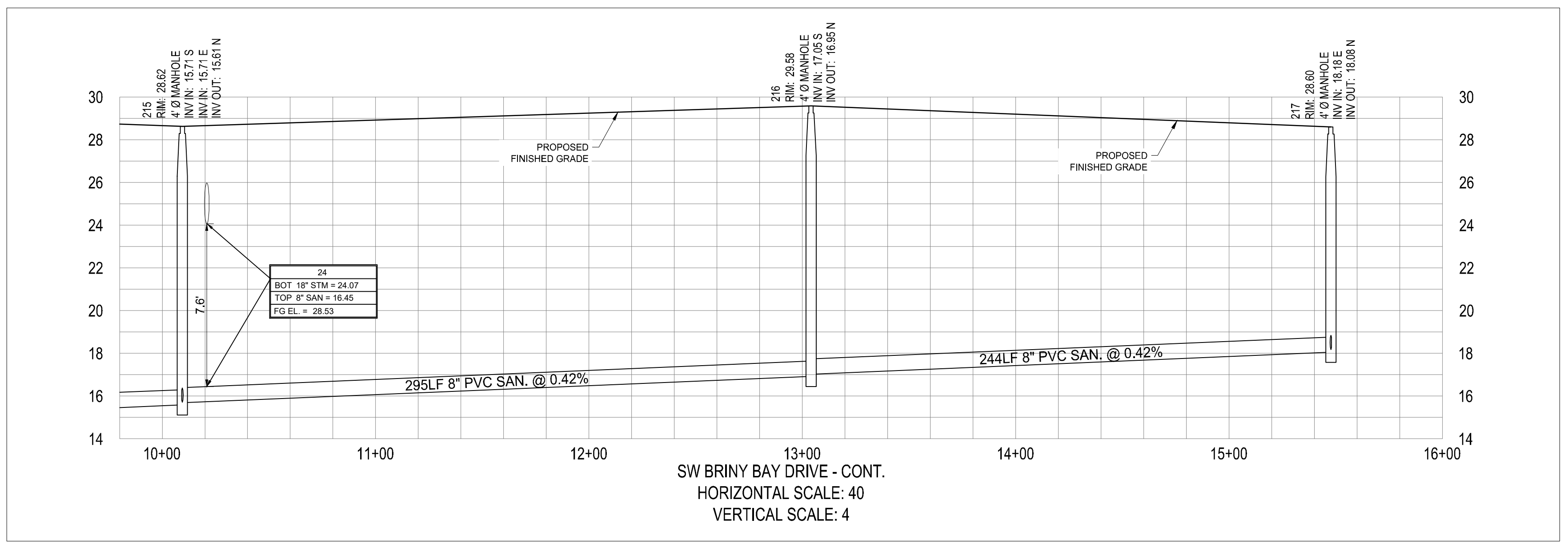
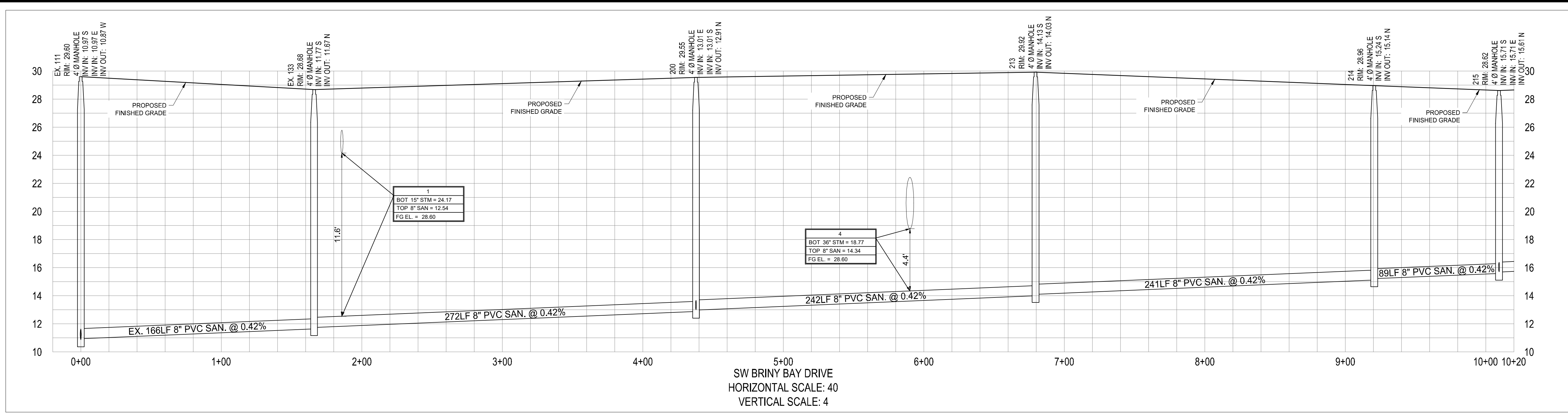
**PROFILES**

SHEET NUMBER:

**12**



CITY OF PSL PROJECT NO. P22-276  
PSLUSD FILE NO. 5268B





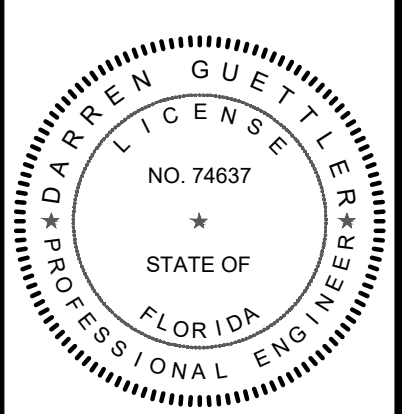


ENGINEERING & SURVEYING, LLC  
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 FORT ST. LUCIE, FL 34986  
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PROJECT:  
**RIVERLAND PARCEL D  
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 CITY OF PORT ST. LUCIE,  
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CLIENT:  
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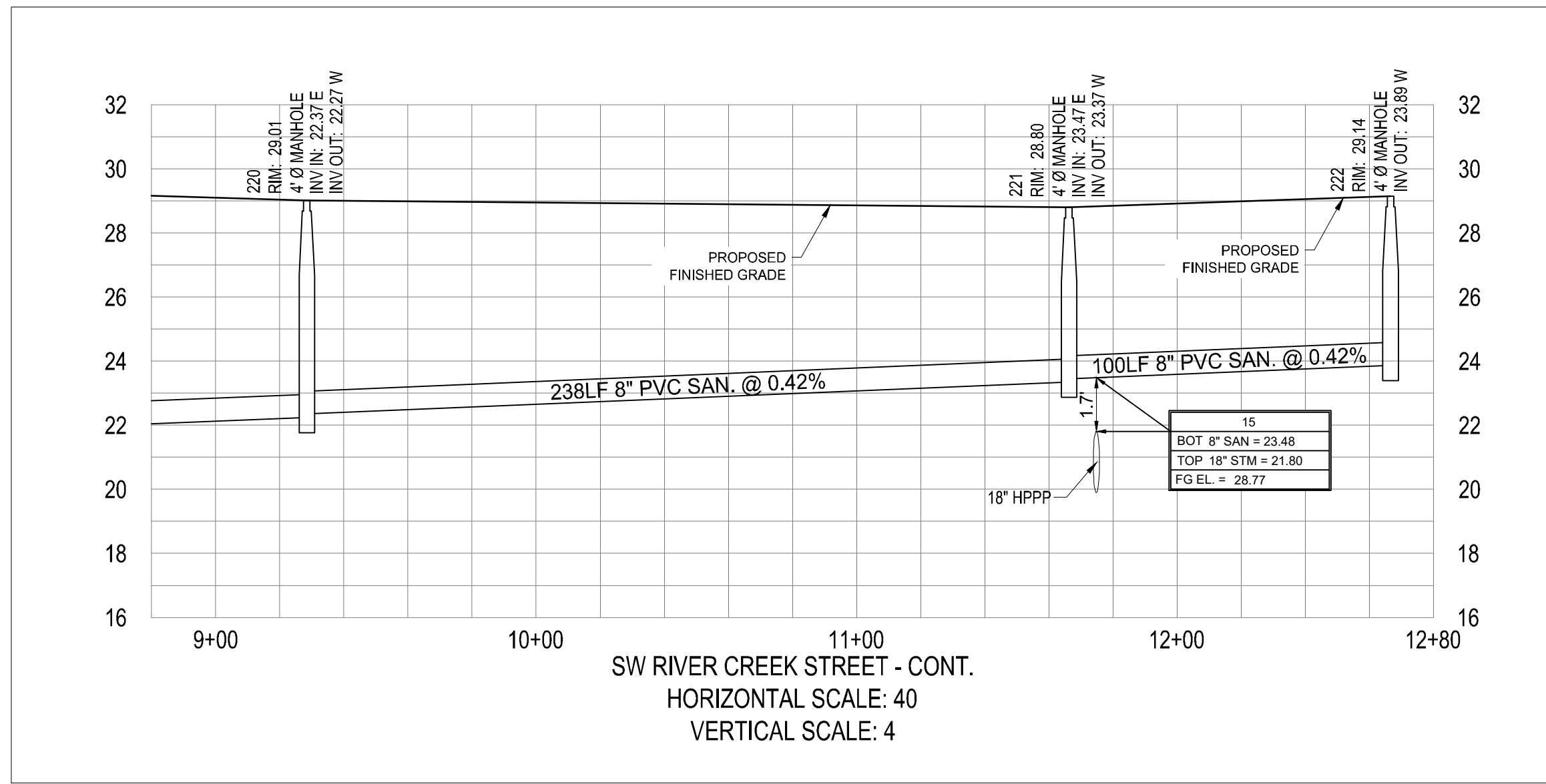
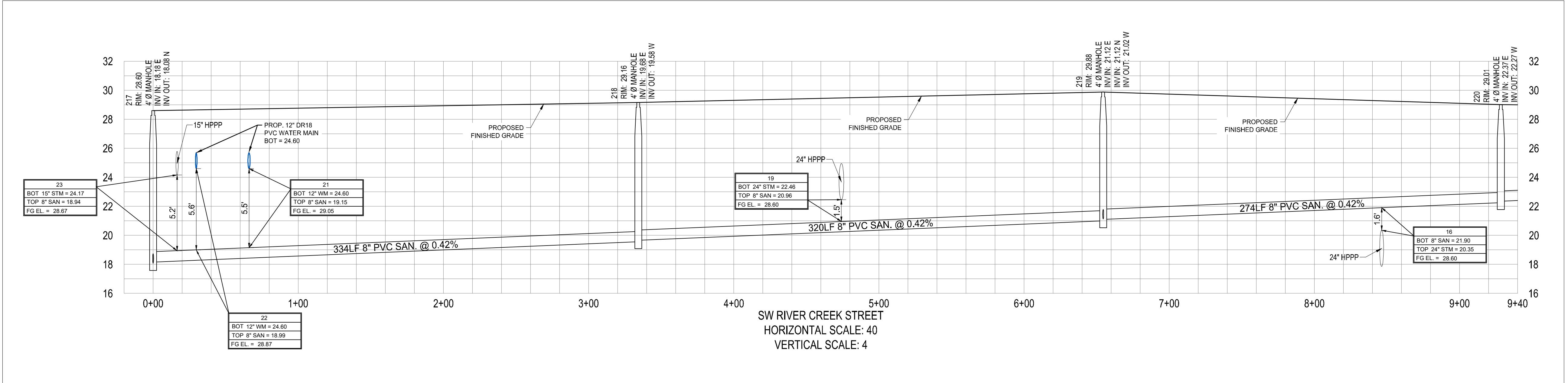
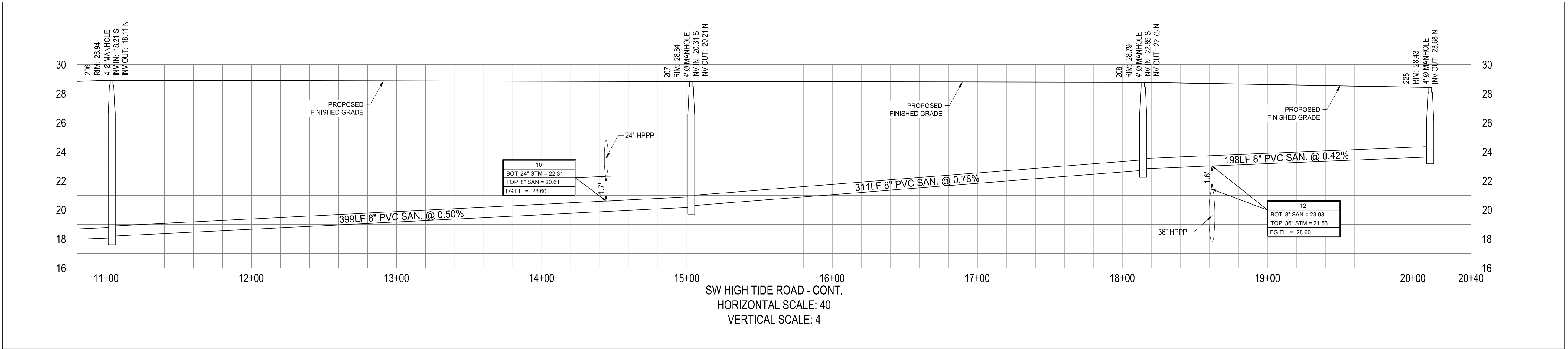


DARREN GUETTLER, PE  
 FLORIDA LICENSE No. 74637  
 7/27/23

PROJECT No.: 22-1019  
 DRAWN BY: SOC  
 CHECKED BY: DG  
 DATE: 06/13/2022  
 CAD I.D.: 22-1019 - PROFILES

SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**13**



CITY OF PSL PROJECT No. P22-276  
 PSLUSD FILE No. 5268B

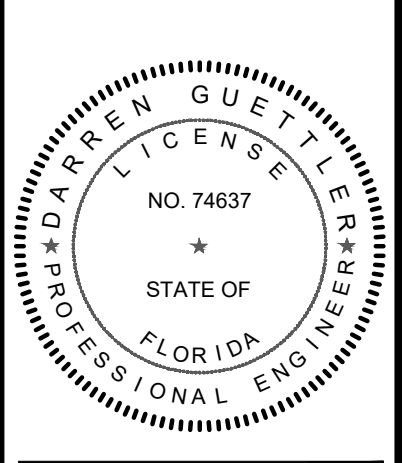
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REVISIONS:		
BY:	DATE:	COMMENT:
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PROJECT:  
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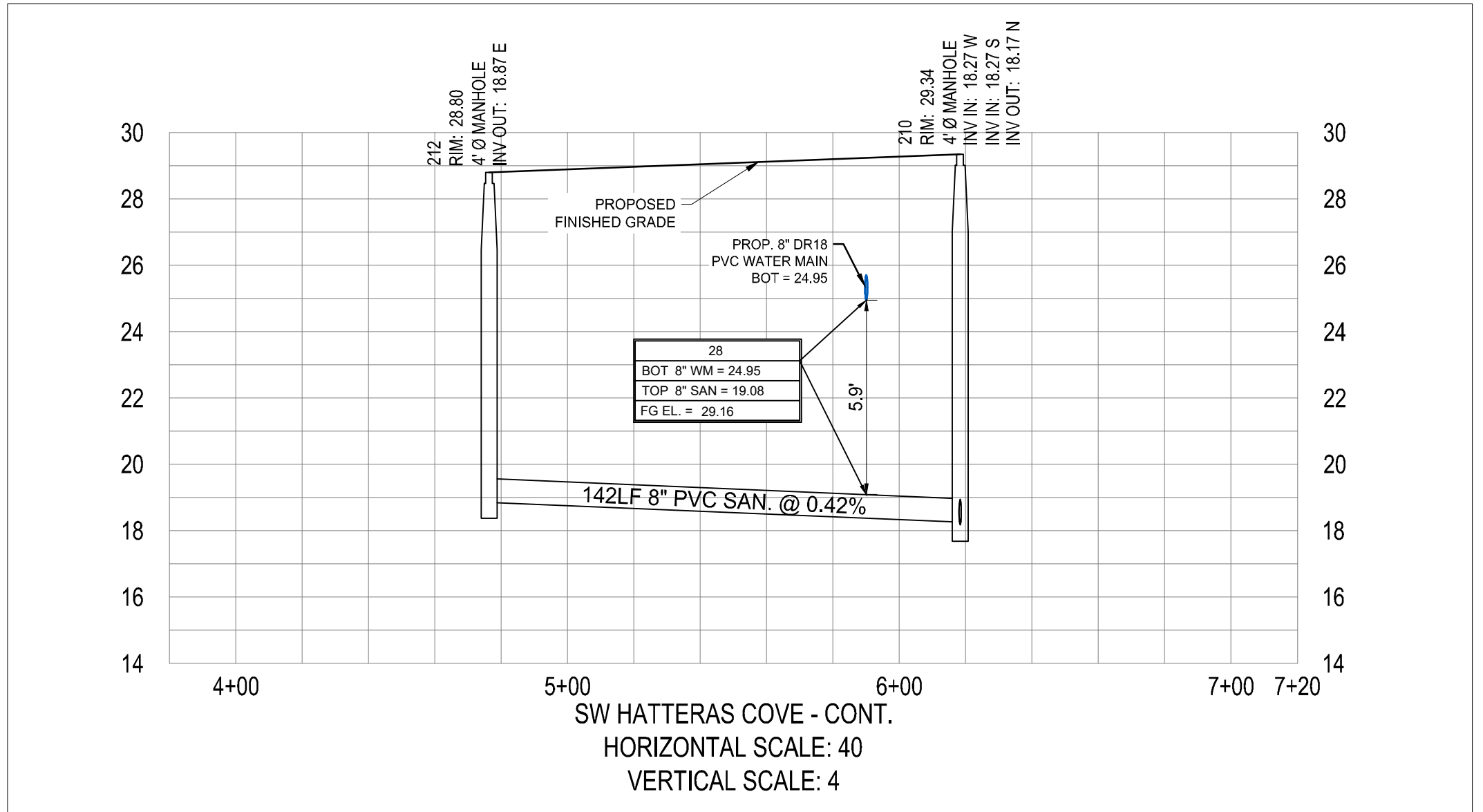
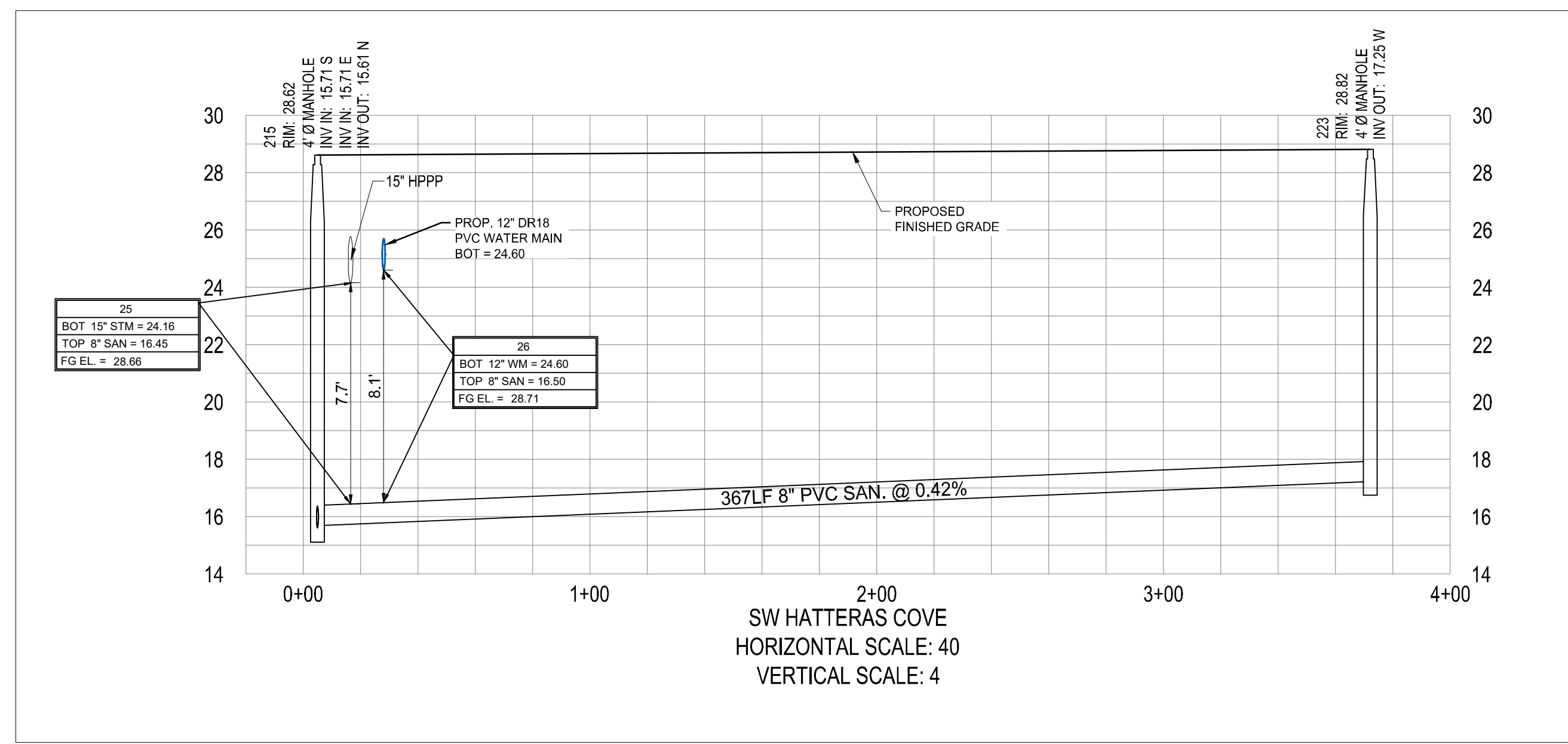
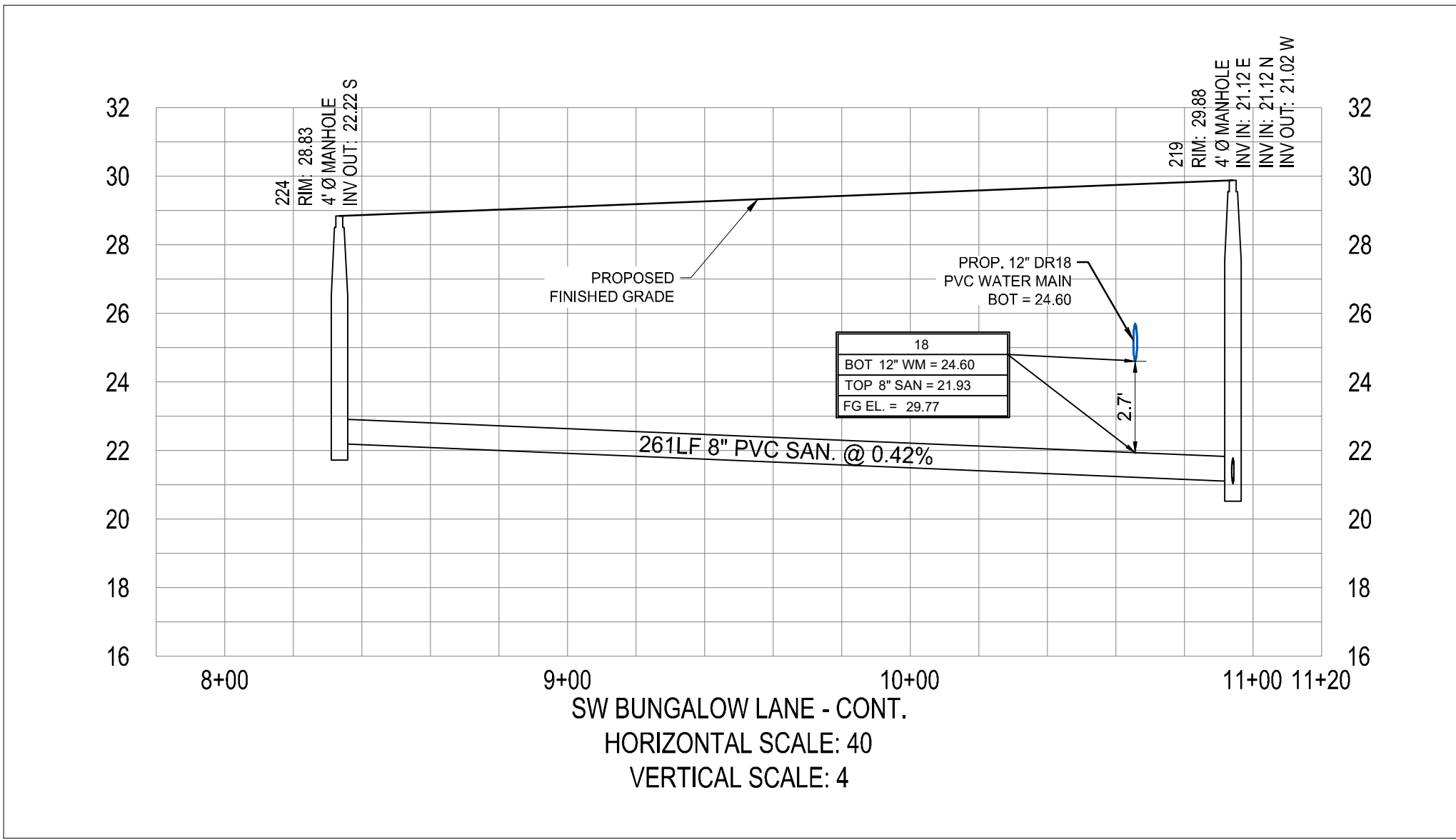
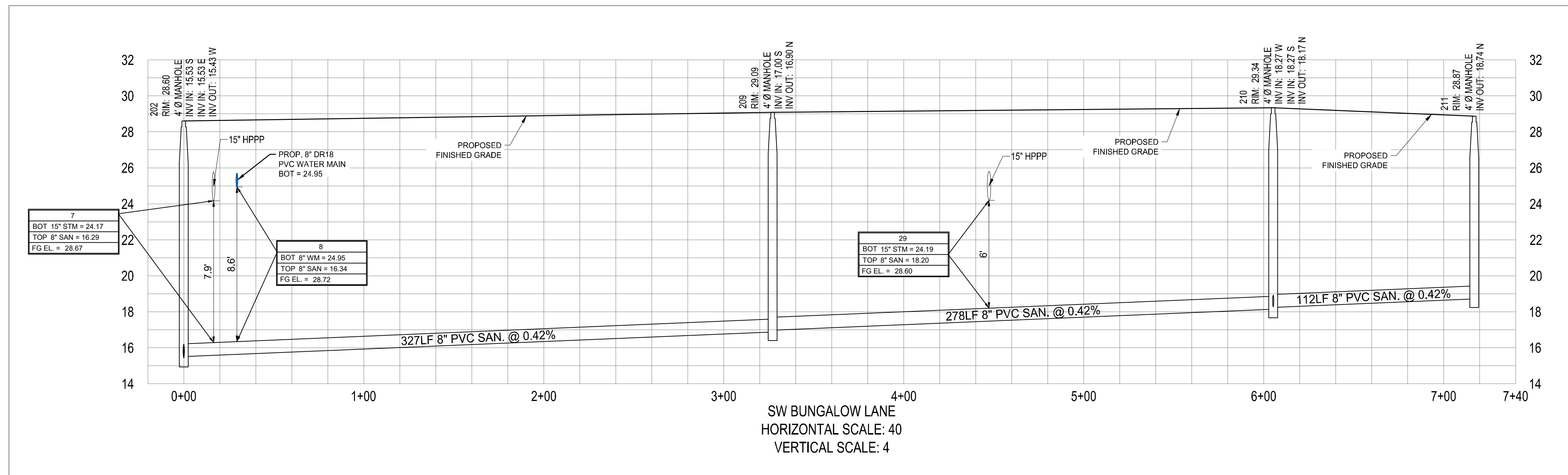


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SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**14**



CITY OF PSL PROJECT NO. P22-276  
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