

LEGAL DESCRIPTION

BEING A REPLAT OF ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2 AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____ PAGES _____ THROUGH _____ INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32 TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/29/08 AND REVISED ON 02/23/09 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.306 AND V.307, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/07, THENCE S.47°38'30"W, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S.44°46'02"W, ALONG SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1932.16 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH P.U.D.1 - POD D - PLAT NO. 5 REPLAT, AS RECORDED IN PLAT BOOK _____ PAGES _____ THROUGH _____ INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING; THENCE S.38°31'21"E, A DISTANCE OF 162.30 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRACT "R-1", ALSO KNOWN AS LEOPOLD WAY OF SAID PLAT; SAID POINT ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF TRACT "CA-9" OF SAID PLAT; THENCE S.51°28'39"W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHEASTERLY LINE, A DISTANCE OF 55.85 FEET, THENCE S.29°31'21"E, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHEASTERLY LINE, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1", ALSO KNOWN AS LEOPOLD WAY, SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF TRACT "CA-9" OF SAID PLAT, THENCE BY THE FOLLOWING THREE (3) COURSE BEING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1" LEOPOLD WAY, AND LONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1", AS KNOWN AS PIAZENZA WAY, THENCE S.51°28'39"W, A DISTANCE OF 42.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 35.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; 3) THENCE S.38°31'21"E, A DISTANCE OF 111.64 FEET TO THE NORTHWESTERLY MOST CORNER OF TRACT "CA-12" OF SAID PLAT, ALSO BEING THE MOST NORTHWESTERLY LINE OF LOT 371 OF SAID PLAT; THENCE S.51°28'39"W, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1" AND ALONG THE MOST SOUTHEASTERLY LINE OF SAID TRACT "CA-12" AND SAID MOST NORTHWESTERLY LINE, A DISTANCE OF 139.25 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT "CA-12", ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 371; THENCE S.22°21'17"W, ALONG SAID MOST SOUTHEASTERLY LINE OF SAID TRACT "CA-12" AND SAID MOST NORTHWESTERLY LINE OF SAID LOT 371, AND ALONG THE SOUTHERLY LINE OF SAID LOT 371, A DISTANCE OF 31.83 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WATER MANAGEMENT TRACT - 2 OF SAID PLAT, THENCE BY THE FOLLOWING TWO (2) COURSE BEING ALONG SAID NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT - 2; 1) THENCE S.74°44'07"E, A DISTANCE OF 40.80 FEET; 2) THENCE S.36°21'57"E, A DISTANCE OF 179.92 FEET TO MOST SOUTHEASTERLY CORNER OF SAID WATER MANAGEMENT TRACT - 2, ALSO BEING THE MOST NORTHEASTERLY CORNER OF TRACT "CA-11" OF SAID PLAT, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 815.00 FEET AND A RADIAL BEARING OF N.30°22'10"W, AT SAID INTERSECTION, THENCE SOUTHWESTERLY, DEPARTING SAID NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT - 2 AND ALONG THE MOST NORTHWESTERLY LINE OF SAID TRACT "CA-11" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°14'30", A DISTANCE OF 17.66 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT "CA-11"; THENCE S.29°07'40"E, DEPARTING SAID MOST NORTHWESTERLY LINE OF SAID TRACT "CA-11" AND ALONG THE MOST WESTERLY LINE OF SAID TRACT "CA-11" AND IT'S EXTENSION THEREOF, A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TRACT "R-1", AS KNOWN AS LUNATA WAY, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 105.00 FEET AND A RADIAL BEARING OF N.29°07'40"W, AT SAID INTERSECTION, THENCE NORTHEASTERLY, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF TRACT "R-1", AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°48'09", A DISTANCE OF 31.61 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING THE MOST NORTHWESTERLY CORNER OF TRACT "CA-14" OF SAID PLAT, THENCE S.35°56'49"E, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID TRACT "CA-14", A DISTANCE OF 130.21 FEET TO A POINT ON THE NORTHERLY LINE OF WATER MANAGEMENT TRACT - 2 OF SAID PLAT, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 81.00 FEET AND A RADIAL BEARING OF S.26°42'14"E, AT SAID INTERSECTION, THENCE BY THE FOLLOWING TWENTY-FIVE (25) COURSE BEING ALONG SAID WATER MANAGEMENT TRACT - 2; 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°07'20", A DISTANCE OF 51.07 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 305.00 FEET AND A RADIAL BEARING OF N.32°44'58"E, AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'30", A DISTANCE OF 20.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 16.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°04'58", A DISTANCE OF 17.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 753.00 FEET; 4) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°14'55", A DISTANCE OF 226.69 FEET TO A POINT OF NON-TANGENT INTERSECTION; 5) THENCE S.02°55'05"W, A DISTANCE 129.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 198.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 622.04 FEET TO A POINT OF TANGENCY; 7) THENCE N.02°56'05"E, A DISTANCE OF 121.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 188.00 FEET; 8) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 622.04 FEET TO A POINT OF TANGENCY; 9) THENCE N.02°56'05"E, A DISTANCE OF 121.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 188.00 FEET AND A RADIAL BEARING OF N.11°03'55"W, AT SAID INTERSECTION; 10) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'10", A DISTANCE OF 203.30 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 68.00 FEET AND A RADIAL BEARING OF S.01°19'17"E, AT SAID INTERSECTION; 11) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°57'47", A DISTANCE OF 34.38 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 776.00 FEET AND A RADIAL BEARING OF N.28°23'57"W, AT SAID INTERSECTION; 12) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°22'09", A DISTANCE OF 194.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEAST, WITH A RADIUS OF 30.00 FEET; 13) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°03'06", A DISTANCE OF 38.25 FEET TO A POINT OF TANGENCY; 14) THENCE S.02°56'05"W, A DISTANCE OF 90.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 221.00 FEET; 15) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°17'36", A DISTANCE OF 348.28 FEET TO A POINT OF NON-TANGENT INTERSECTION; 16) THENCE S.43°08'38"E, A DISTANCE OF 123.21 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 657.00 FEET AND A RADIAL BEARING OF N.79°56'06"W, AT SAID INTERSECTION; 17) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°44'44", A DISTANCE OF 616.29 FEET TO A POINT OF TANGENCY; 18) THENCE S.63°48'38"W, A DISTANCE OF 14.63; 19) THENCE N.26°11'22"W, A DISTANCE OF 19.24 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 414.00 FEET AND A RADIAL BEARING OF N.29°22'23"W, AT SAID INTERSECTION; 20) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 121°43'02", A DISTANCE OF 879.49 FEET TO A POINT OF TANGENCY; 21) THENCE N.71°08'04"W, A DISTANCE OF 241.72 FEET, 22) THENCE N.29°50'04"W, A DISTANCE OF 44.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 193.00 FEET; 23) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 696.33 FEET TO A POINT OF TANGENCY; 24) THENCE S.29°50'04"W, A DISTANCE OF 50.59 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 870.00 FEET AND A RADIAL BEARING OF N.41°33'06"E, AT SAID INTERSECTION; 25) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°33'51", A DISTANCE OF 448.91 FEET TO A POINT OF TANGENCY; 26) THENCE N.18°53'02"W, A DISTANCE OF 138.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1330.00 FEET; 27) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'51", A DISTANCE OF 71.90 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.68°01'07"W, DEPARTING THE WESTERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT - 5, A DISTANCE OF 130.00 FEET; THENCE S.37°15'56"W, A DISTANCE OF 70.49 FEET; THENCE S.89°49'52"W, A DISTANCE OF 13.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET AND A RADIAL BEARING OF S.69°02'08"W, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°02'36", A DISTANCE OF 30.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 753.90 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'02", A DISTANCE OF 187.07 FEET TO A POINT OF TANGENCY; THENCE S.42°34'17"W, A DISTANCE OF 68.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 17.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°39'29", A DISTANCE OF 21.39 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 398.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°32'19", A DISTANCE OF 59.31 FEET TO A POINT OF TANGENCY; THENCE S.20°57'52"E, A DISTANCE OF 10.00 FEET; THENCE S.69°02'08"W, A DISTANCE OF 96.00 FEET; THENCE N.20°57'52"W, A DISTANCE OF 9.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 116°27'51", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE S.42°34'17"W, A DISTANCE OF 34.85 FEET; THENCE S.47°25'42"E, A DISTANCE OF 40.00 FEET; THENCE S.42°34'18"W, A DISTANCE OF 70.00 FEET; THENCE S.47°25'42"E, A DISTANCE OF 40.00 FEET; THENCE S.42°34'18"W, A DISTANCE OF 18.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°39'39", A DISTANCE OF 24.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3253.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°42'22", A DISTANCE OF 13.33 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.50°49'00"W, A DISTANCE OF 86.60 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3167.00 FEET AND A RADIAL BEARING OF S.50°49'00"W, AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°45'05", A DISTANCE OF 41.53 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.60°03'56"W, A DISTANCE OF 284.79 FEET; THENCE N.40°22'59"W, A DISTANCE OF 938.68 FEET TO A POINT ON THE SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT; THENCE N.44°46'02"E, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1876.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,291,187 SQUARE FEET OR 52.698 ACRES, MORE OR LESS.

CONSTRUCTION PLANS

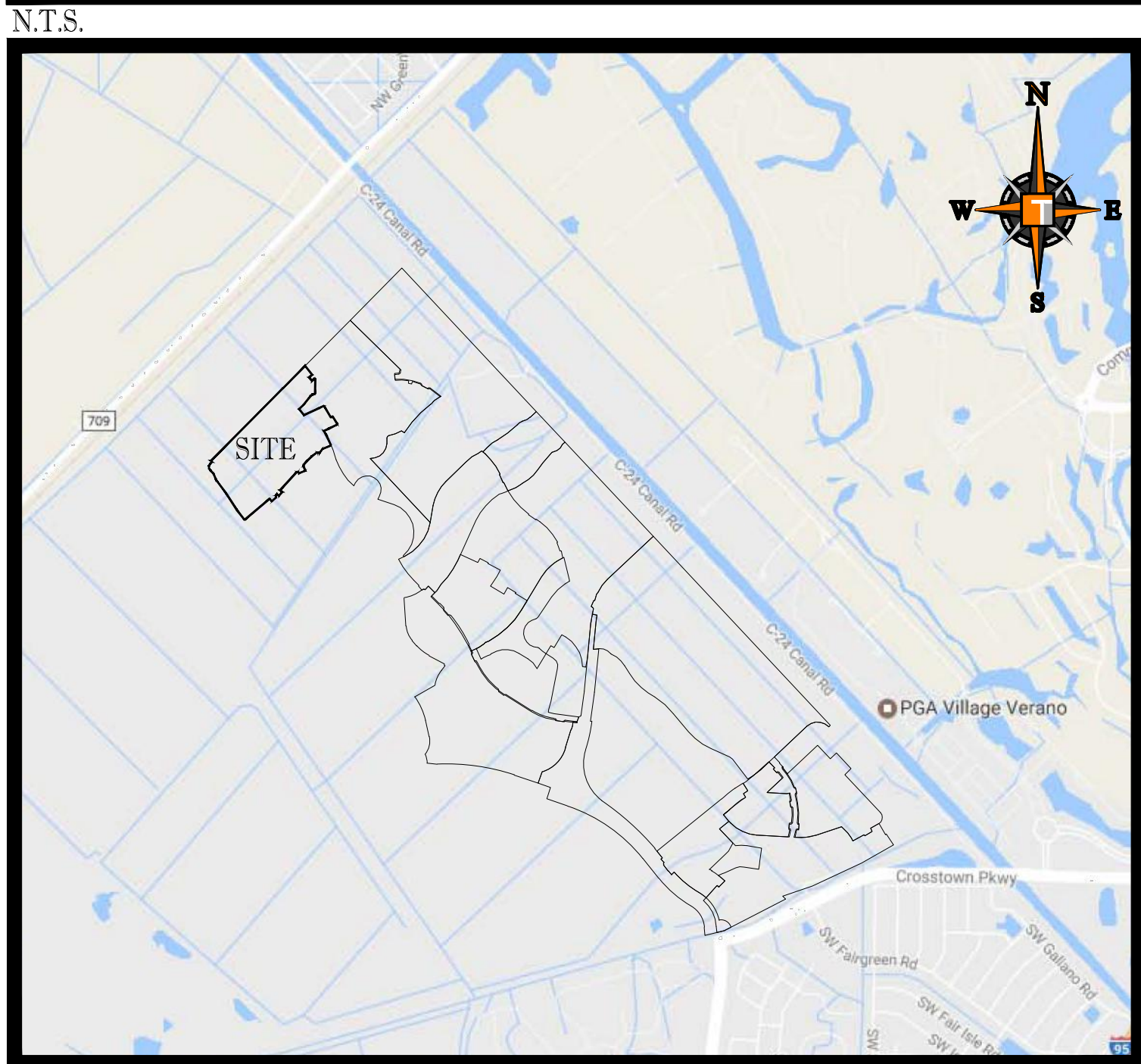
FOR:

VERANO SOUTH - POD D, PLAT 6 REPLAT 1

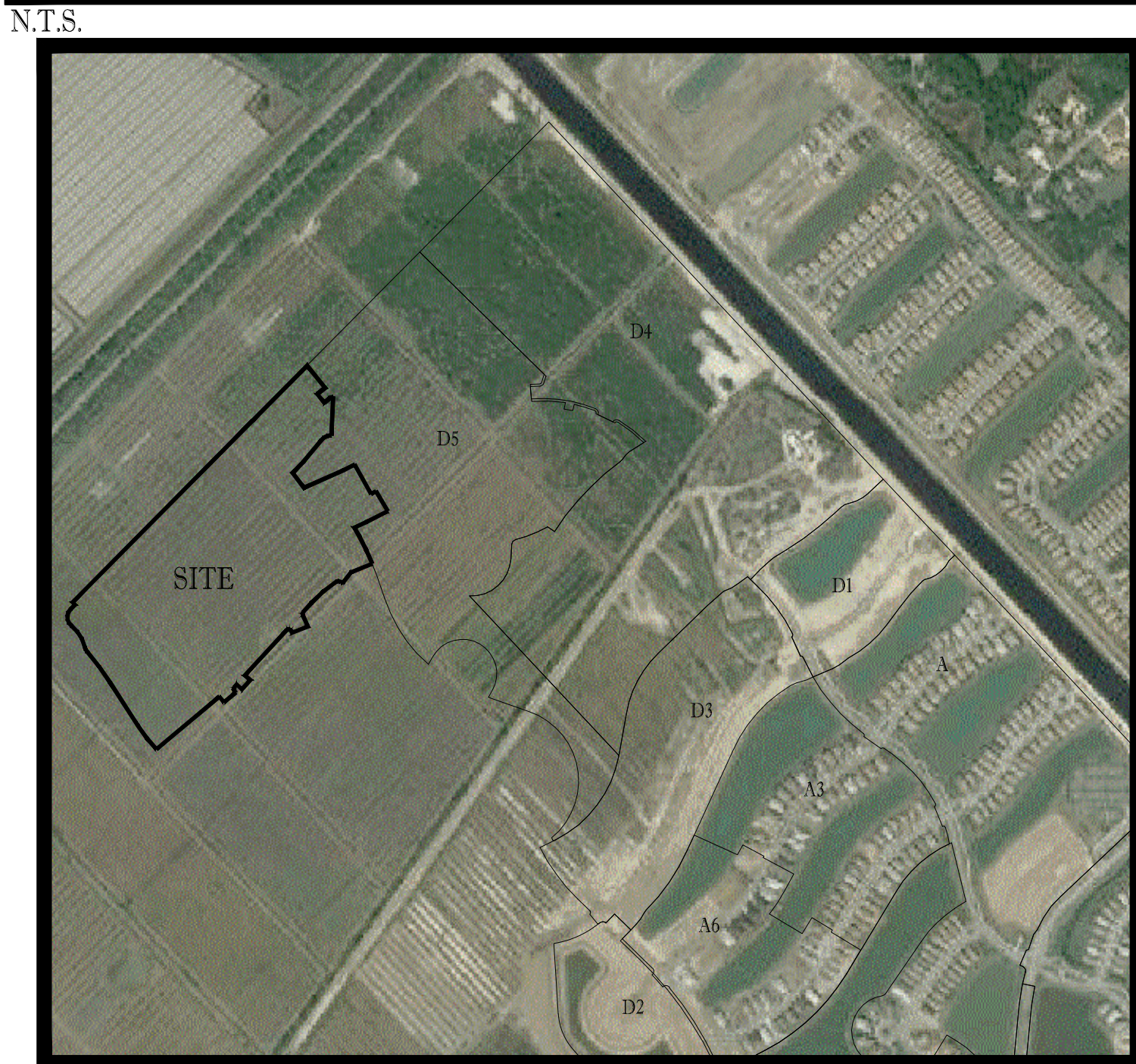
OWNER:

VERANO DEVELOPMENT, LLC

LOCATION MAP



VICINITY AERIAL MAP



SHEET INDEX

Sheet Number	Sheet Title
C-01(D6R)	COVER SHEET
C-02(D6R)	GENERAL NOTES
C-03(D6R)	KEY SHEET
C-04(D6R)	PGD PLAN
C-05(D6R)	PGD PLAN
C-06(D6R)	PGD PLAN
C-07(D6R)	PGD PLAN
C-08(D6R)	PGD PLAN
C-09(D6R)	PGD SECTIONS
C-10(D6R)	PGD DETAILS
C-11(D6R)	PGD DETAILS
C-12(D6R)	MASTER UTILITY PLAN
C-13(D6R)	UTILITY PLAN
C-14(D6R)	UTILITY PLAN
C-15(D6R)	UTILITY PLAN
C-16(D6R)	UTILITY PLAN
C-17(D6R)	UTILITY PLAN
C-18(D6R)	UTILITY PLAN
C-19(D6R)	SANITARY PROFILES
C-20(D6R)	SANITARY PROFILES
C-21(D6R)	FORCEMAIN PROFILES
C-22(D6R)	LIFT STATION DETAILS
C-23(D6R)	SWPPP
EX-01	MASTER PSLUSD SANITARY PLAN
PSL-WM-01	MASTER PSLUSD WATERMAIN PLAN
SFWMD-01	MASTER PSLUSD SFWMD EXHIBIT
LS-01	MASTER PSLUSD LIFT STATION PLAN

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



PEBORTH PROFESSIONAL PLAZA PH: (561) 203-7503
125 W. INDIANTOWN RD. SUITE 205 FX: (561) 203-7721
JUPITER, FL. 33458 www.ThomasEngineeringGroup.com

GOVERNING STANDARDS:
- CITY OF PORT ST LUCIE ENGINEERING "ENGINEERING STANDARDS FOR LAND DEVELOPMENT" 1st EDITION
- CITY OF PORT ST LUCIE UTILITIES "UTILITY STANDARDS MANUAL" 2019 EDITION
- CITY OF PORT ST LUCIE UTILITIES "STANDARD DETAILS" 2020 DETAILS

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

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

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31st Ave, Suite 100, Ft. Lauderdale, FL 33309
 6600 W. FLETCHER AVE TAMPA, FL 33612
 P: 813-979-4100
 F: 954-262-7000

REV	DATE	REVISIONS COMMENT	BY
1	5-15-24	REV FM LOCATION	MUL
2	5-23-24	REV PER PSLUSD	MUL
3	7-8-24	REV LOTS PER CLIENT	MUL

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Brandon Ulmer, P.E. State of Florida, Professional Engineer, License No. 58345
This item has been electronically signed and sealed by Brandon Ulmer, P.E. on 10/31/24 using a SHA-1 authentication code.
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

PROJECT No.:	FJ240005
DRAWN BY:	MUL
CHECKED BY:	BMU
CAD I.D.:	FJ160006-COVER-SHEET

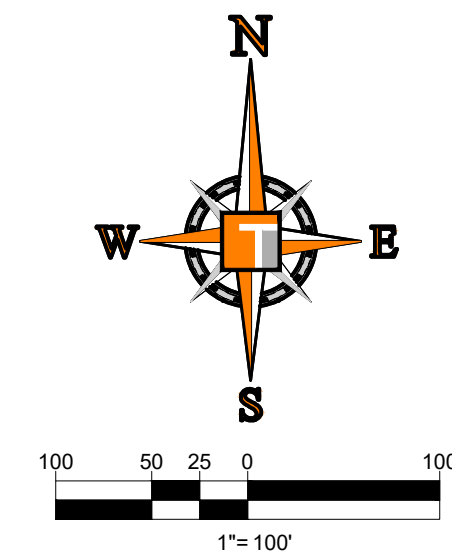
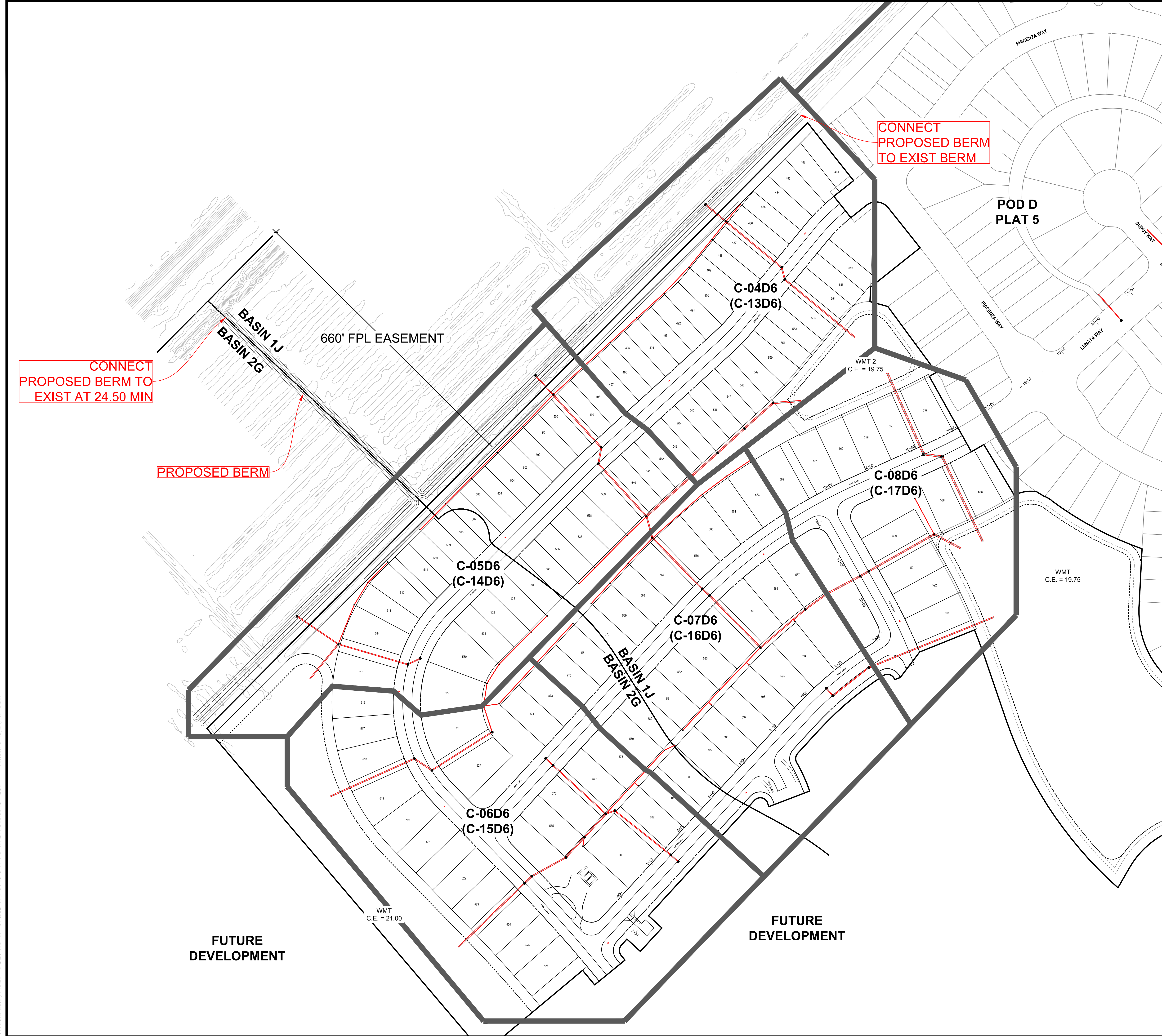
VERANO SOUTH POD D6 REPLAT 1
 FOR
VERANO DEVELOPMENT LLC
 PORT ST LUCIE FLORIDA

THOMAS ENGINEERING GROUP
 840 SE Osceola St. Suite 1, Ft. Lauderdale, FL 34804
 PH: (772) 888-3138
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BRANDON ULMER
 No. 68345
 PROFESSIONAL ENGINEER
 October 31, 2024
 LICENSE NO. 68345
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS, P.E. No. 27528

SHEET TITLE:
COVER SHEET
 SHEET NUMBER:
C-01(D6R)
 ELEVATIONS BASED ON NAVD '88

Printed on: Thursday, October 31, 2024, 8:54 AM by: Michael Luperone



SHEET LEGEND

C-0X	DRAINAGE SHEET
(C-XX)	WATER AND SEWER SHEET

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1602 W. FLETCHER AVE
TAMPA, FL 33612
P. 813-379-4100
F. 813-379-4100

REV.	DATE	REVISIONS	BY:
1	5-15-24	REV FM LOCATION	MJL
2	5-23-24	REV PER PSLUSD	MJL
3	7-8-24	REV LOTS PER CLIENT	MJL

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Brandon Ulmer, P.E. State of Florida,
Professional Engineer, License No. 58345
This item has been electronically signed and sealed by Brandon Ulmer, P.E. on 10/31/24 using a SHA-1 authentication code.
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

PROJECT No.:	FJ240006
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ160006-KEY-SHEET

PROJECT:
**VERANO SOUTH
POD D6
REPLAT 1**

FOR
**VERANO
DEVELOPMENT LLC**

PORT ST LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
October 31, 2024
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
KEY SHEET

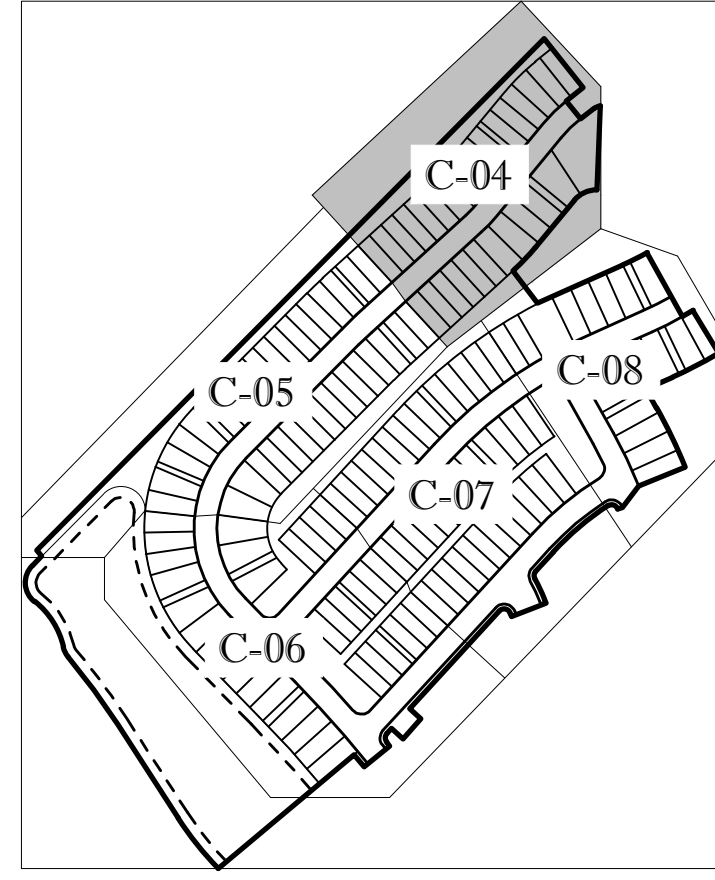
SHEET NUMBER:
C-03(D6R)

ELEVATIONS BASED ON NAVD '88

Printed on: Thursday, October 31, 2024, 8:52 AM by: Michael Leporello

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation plan (Yes/No)
Wetlands	No	N/A	N/A	N/A
Rare Habitat	No	N/A	N/A	N/A
Threatened Species	No	N/A	N/A	N/A
Endangered Species	No	N/A	N/A	N/A
Species of Special Concern	No	N/A	N/A	N/A
Invasive / Exotic Vegetation	No	N/A	N/A	N/A

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



KEYMAP

ENGINEERING LEGEND

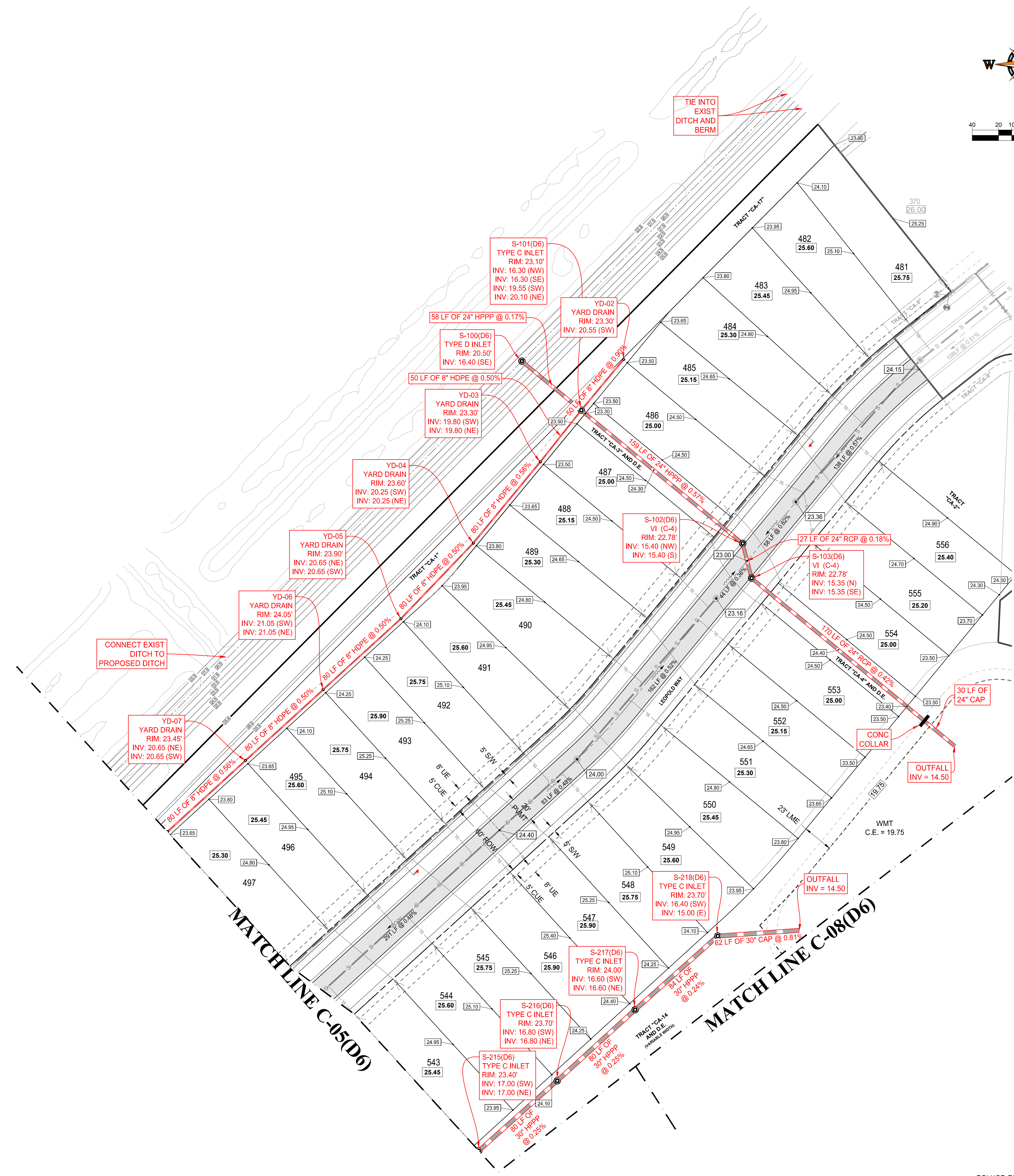
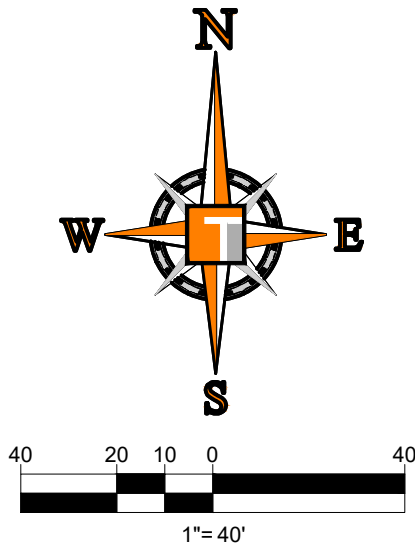
WATER MAIN	WM	WM
STORM SEWER	SS	SS
SANITARY SEWER MAIN	S	S
FORCE MAIN	FM	FM
CATCH BASIN		
MANHOLE		
PROPOSED ELEVATION		
FIRE HYDRANT		
DECORATIVE LIGHTING		
RIGHT OF WAY / CUE / UE		
WATER SERVICE		
SEWER SERVICE		
LOT NUMBER / FINISH FLOOR	49	26.45
24" STOP BAR AND STOP SIGN		

BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
1J	23.0 (NAVD)	23.0 (NAVD)	25.0 (NAVD)
2G	24.5 (NAVD)	24.5 (NAVD)	26.0 (NAVD)

CONSTRUCTION NOTES:

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 6500 NW 31st Ave
 Suite 100
 Tampa, FL 33609
 P: 813-379-4100
 F: 813-379-4101

REVISIONS

REV	DATE	COMMENT	BY
1	5-15-24	REV FM LOCATION	MJL
2	5-23-24	REV PER PLSUD	MJL
3	7-8-24	REV LOTS PER CLIENT	MJL

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Brandon Ulmer, P.E. State of Florida, Professional Engineer, License No. 58345
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PROJECT No.: FJ240005
 DRAWN BY: MJL
 CHECKED BY: BMU
 CAD I.D.: FJ160006-PGD-PLANS

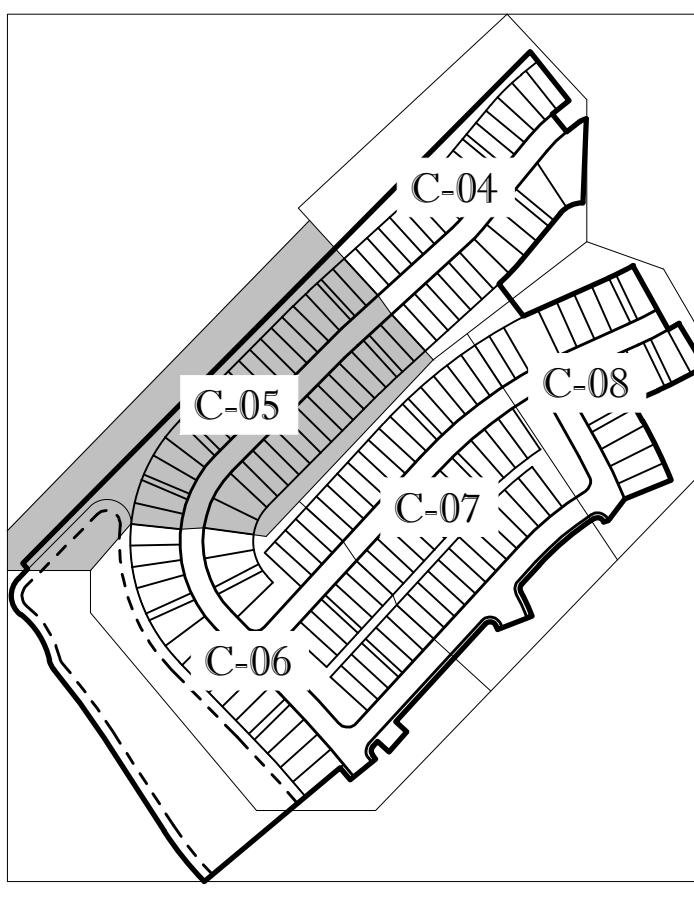
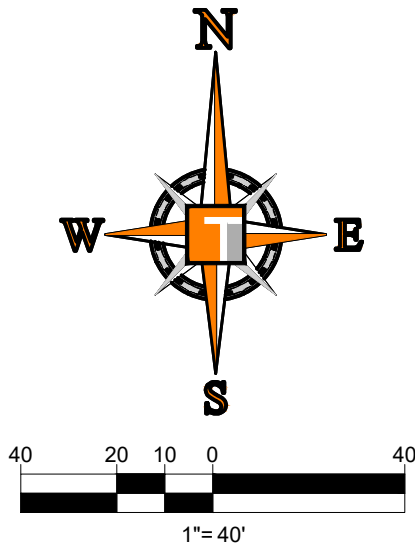
PROJECT:
VERANO SOUTH POD D6 REPLAT 1
 FOR:
VERANO DEVELOPMENT LLC
 PORT ST LUCIE FLORIDA

THOMAS ENGINEERING GROUP
 840 SE Osceola St.
 Stuart, FL 34904
 PH: (772) 888-3138
 www.ThomasEngineeringGroup.com

BRANDON ULMER
 No. 68345
 PROFESSIONAL ENGINEER
 October 31, 2024
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:
PGD PLAN
 SHEET NUMBER:
C-04(D6R)
 ELEVATIONS BASED ON NAVD '88

Printed on: Thursday, October 31, 2024, 8:52 AM by: Michael Leporello



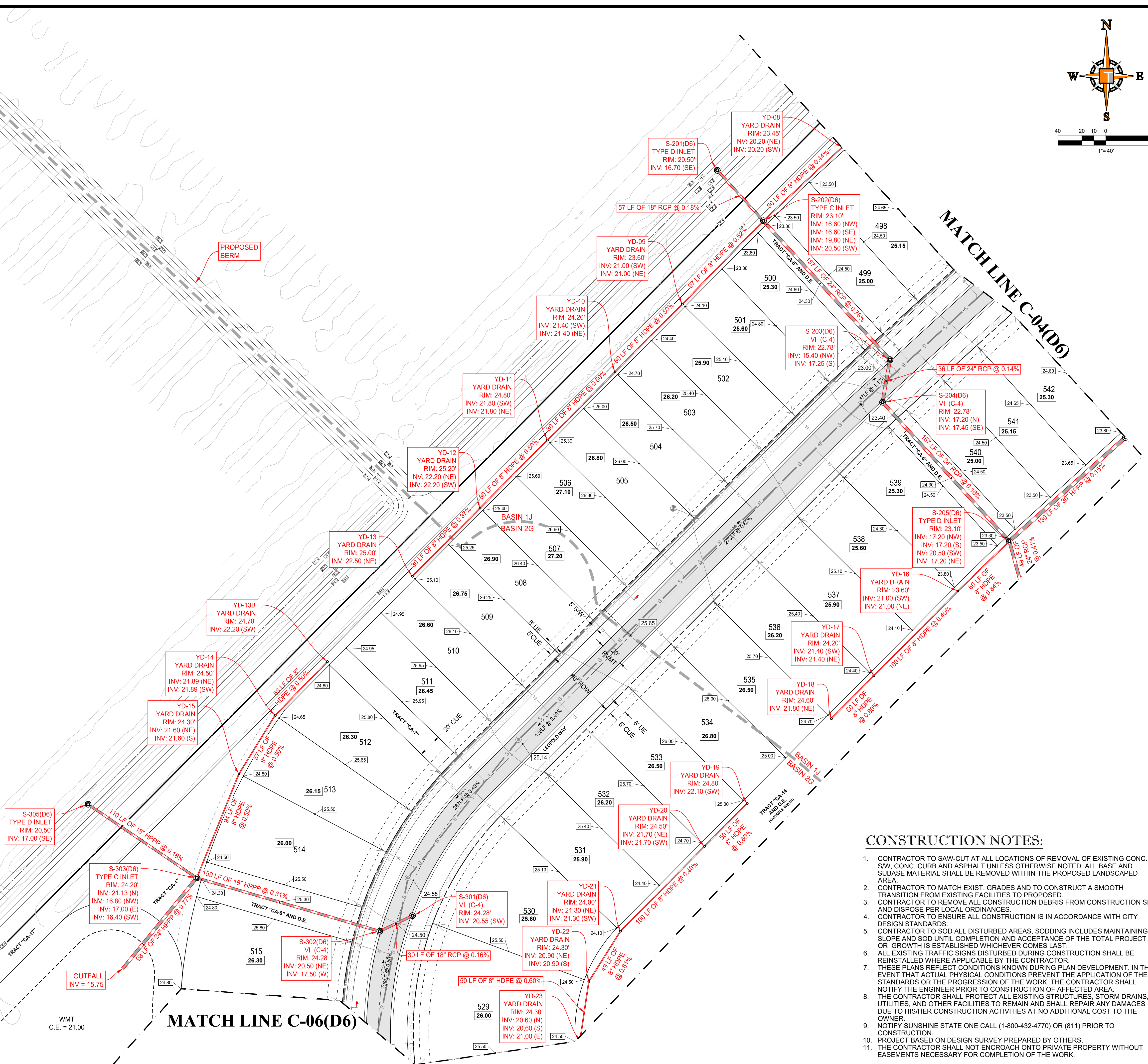
KEYMAP

ENGINEERING LEGEND

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

BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
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F: 813-379-4100
6500 NW 31st AVE
TAUNTA, FL 33309
P: 954-202-7000

REVISIONS

REV.	DATE	REVISION	BY
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2	5-23-24	REV PER PLSUD	MJL
3	7-8-24	REV LOTS PER CLIENT	MJL

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PROJECT No.: FJ240005
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ160006-PGD-PLANS

VERANO SOUTH
POD D6
REPLAT 1

FOR
VERANO
DEVELOPMENT LLC

PORT ST LUCIE
FLORIDA

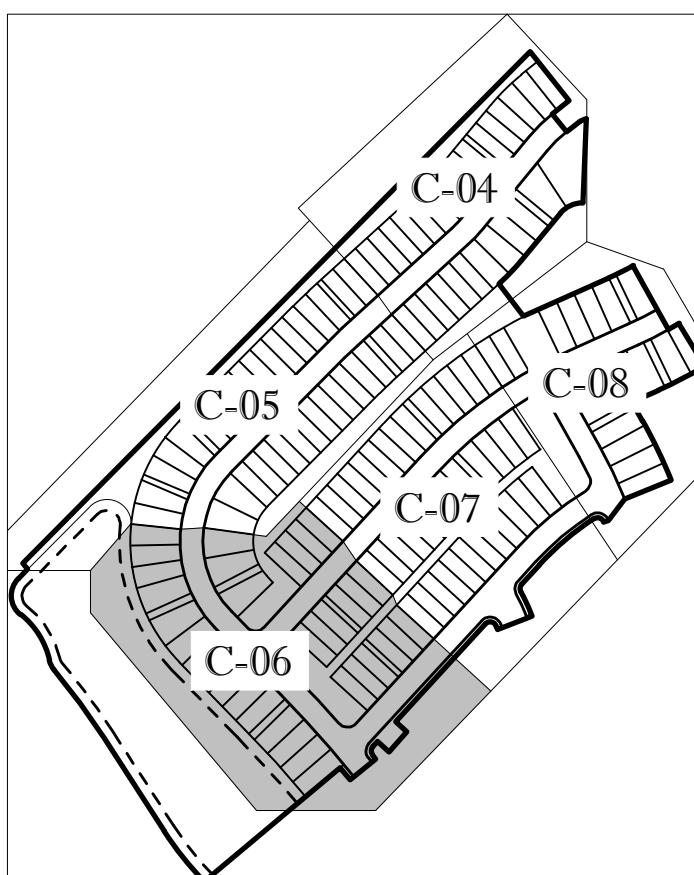
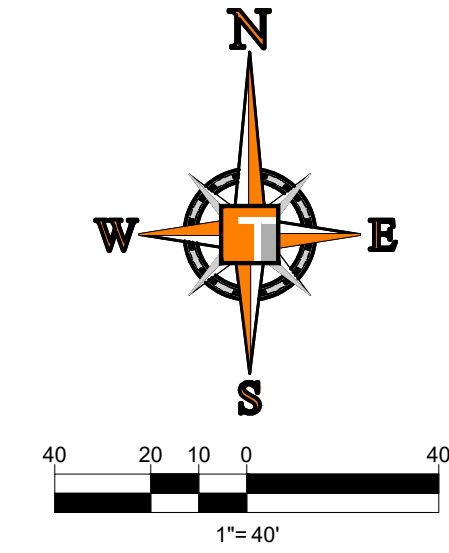
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No. 68345
PROFESSIONAL ENGINEER
October 31, 2024
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
No. 27528

SHEET TITLE:
PGD PLAN

SHEET NUMBER:
C-05(D6R)

ELEVATIONS BASED ON NAVD '88



KEYMAP

ENGINEERING LEGEND

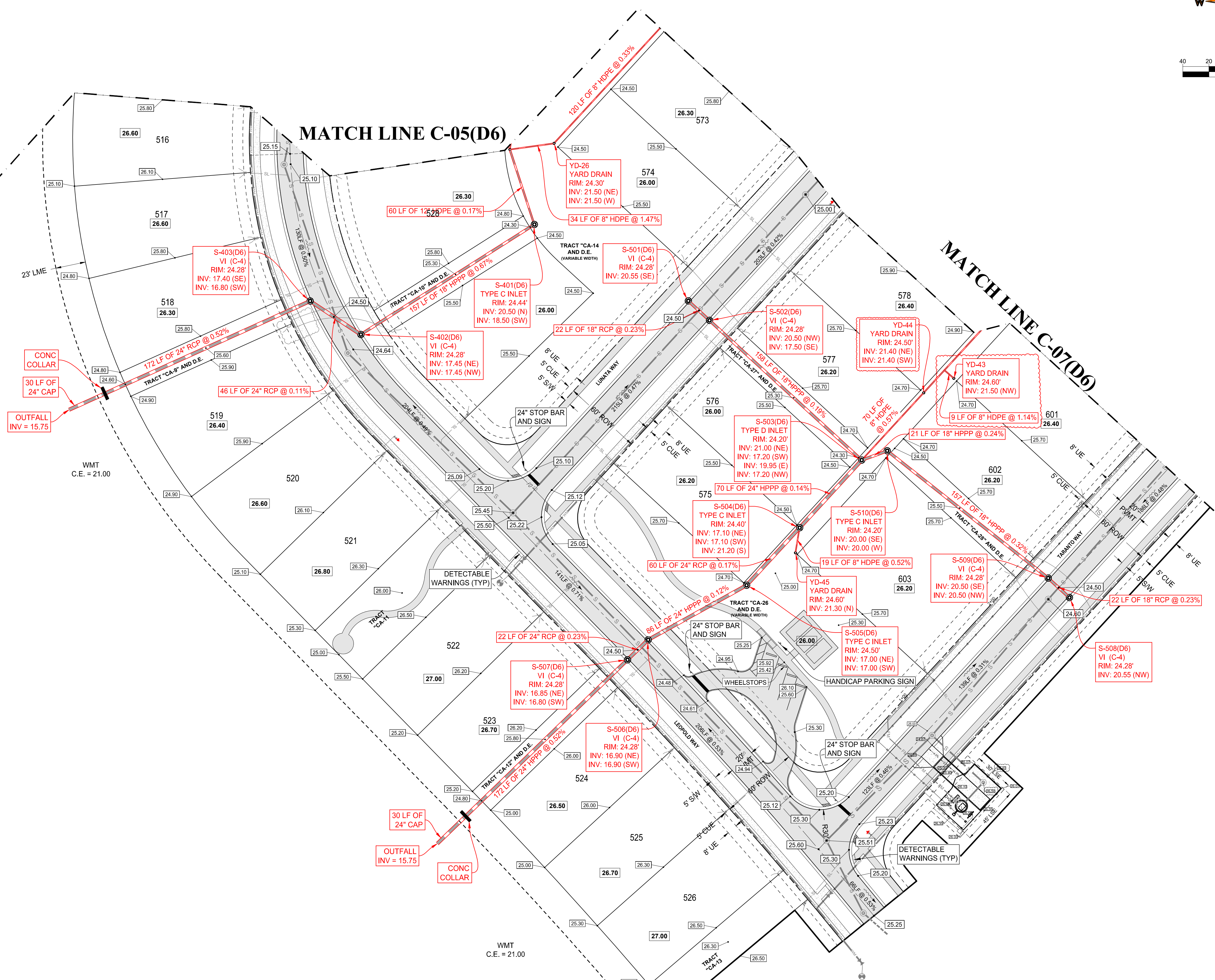
WATER MAIN	WM
STORM SEWER	SS
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	(Symbol)
MANHOLE	(Symbol)
PROPOSED ELEVATION	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY / CUE / UE	(Symbol)
WATER SERVICE	(Symbol)
SEWER SERVICE	(Symbol)
LOT NUMBER / FINISH FLOOR	(Symbol)
24" STOP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

BASIN SUMMARY

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REVISIONS

REV	DATE	COMMENT	BY
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2	5-23-24	REV PER PLSUD	MJL
3	7-8-24	REV LOTS PER CLIENT	MJL

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PROJECT No.:	FJ240005
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ160006-PGD-PLANS

VERANO SOUTH POD D6 REPLAT 1

FOR
VERANO DEVELOPMENT LLC

PORT ST LUCIE FLORIDA

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PROFESSIONAL ENGINEER
October 31, 2024
FLORIDA BUSINESS REGISTRATION No. 27528

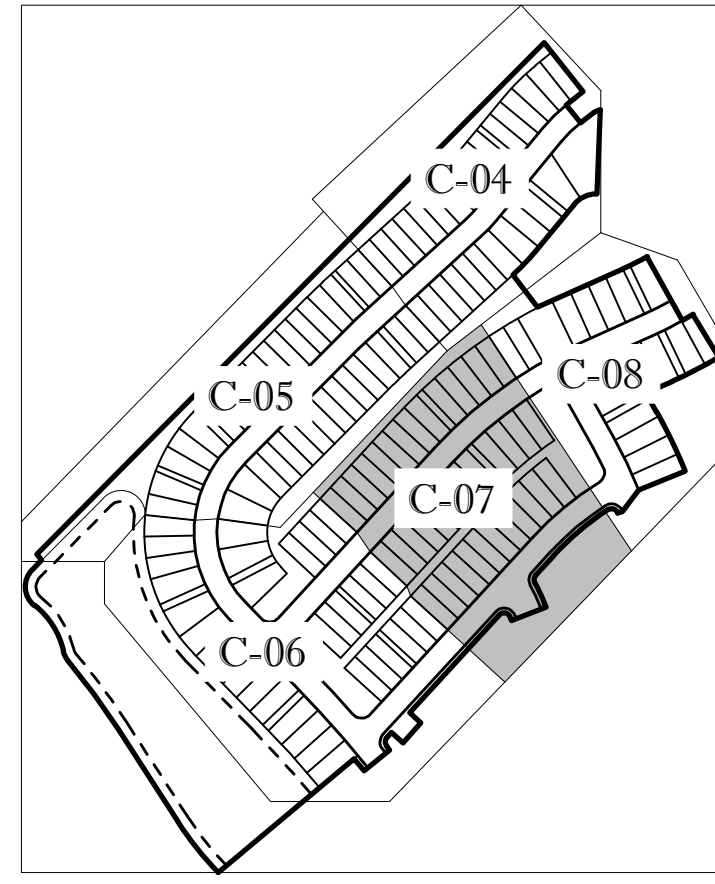
SHEET TITLE:
PGD PLAN

SHEET NUMBER:
C-06(D6R)

ELEVATIONS BASED ON NAVD '88

PLSUD PROJECT NO: 11-652-33E
PORT ST. LUCIE PROJECT NO: P22-294 & P24-048

Printed on: Thursday, October 31, 2024, 8:59 AM by: Michael Leporello



KEYMAP

ENGINEERING LEGEND

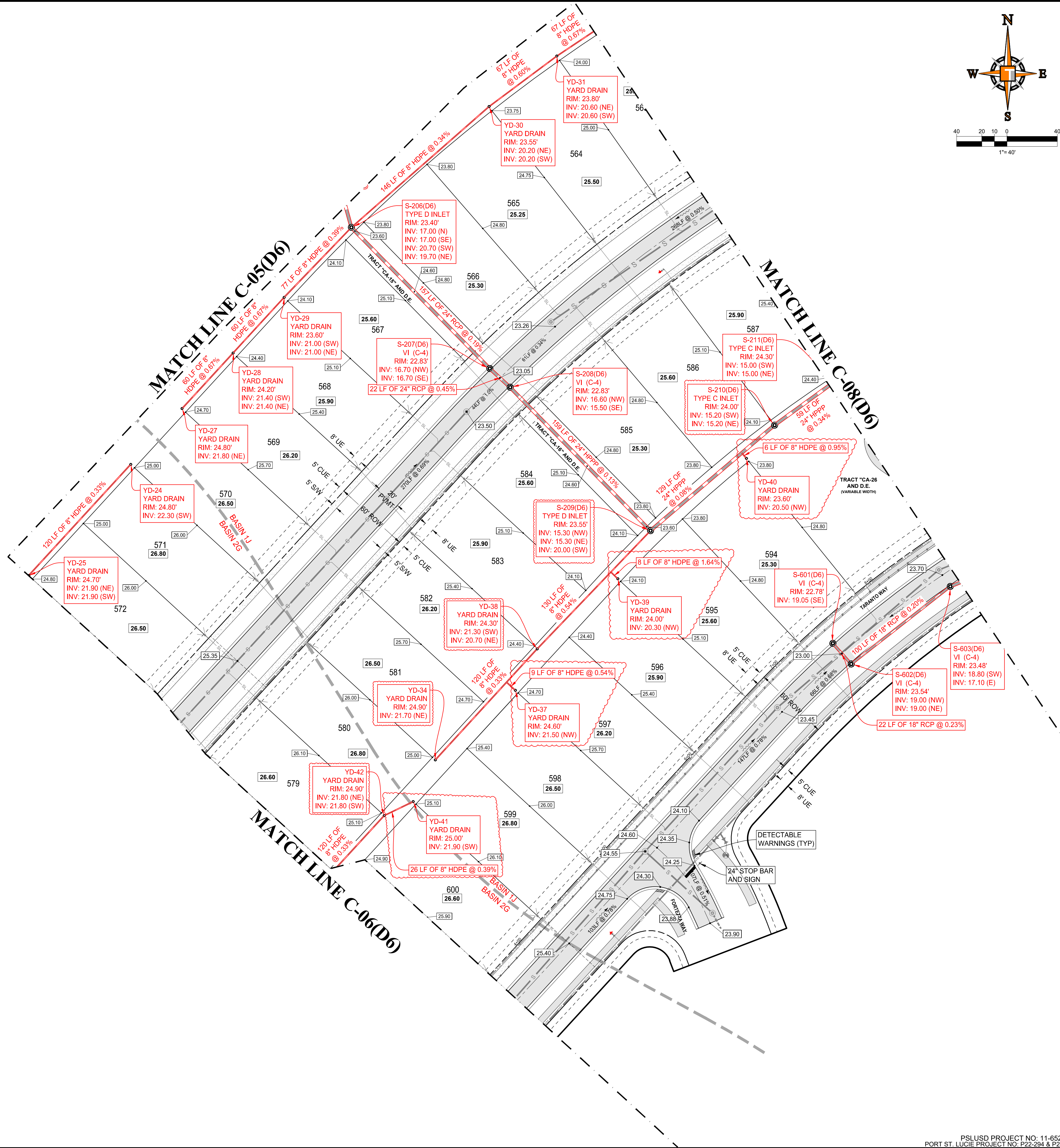
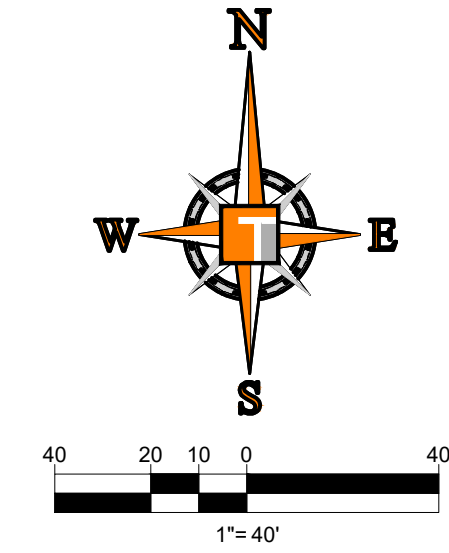
WATER MAIN	WM
STORM SEWER	SS
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	CB
MANHOLE	MH
PROPOSED ELEVATION	PE
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY / CUE / UE	ROW
WATER SERVICE	WS
SEWER SERVICE	SS
LOT NUMBER / FINISH FLOOR	49 26.45
24" STOP BAR AND STOP SIGN	SB

BASIN SUMMARY

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TAMPA, FL 33309
P: 954-202-7000
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REVISIONS

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1	5-15-24	REV FM LOCATION	MJL
2	5-23-24	REV PER PLSUD	MJL
3	7-8-24	REV LOTS PER CLIENT	MJL

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PROJECT No.: FJ240005
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ160006-PGD-PLANS

PROJECT:
**VERANO SOUTH
POD D6
REPLAT 1**

FOR:
**VERANO
DEVELOPMENT LLC**

PORT ST LUCIE
FLORIDA

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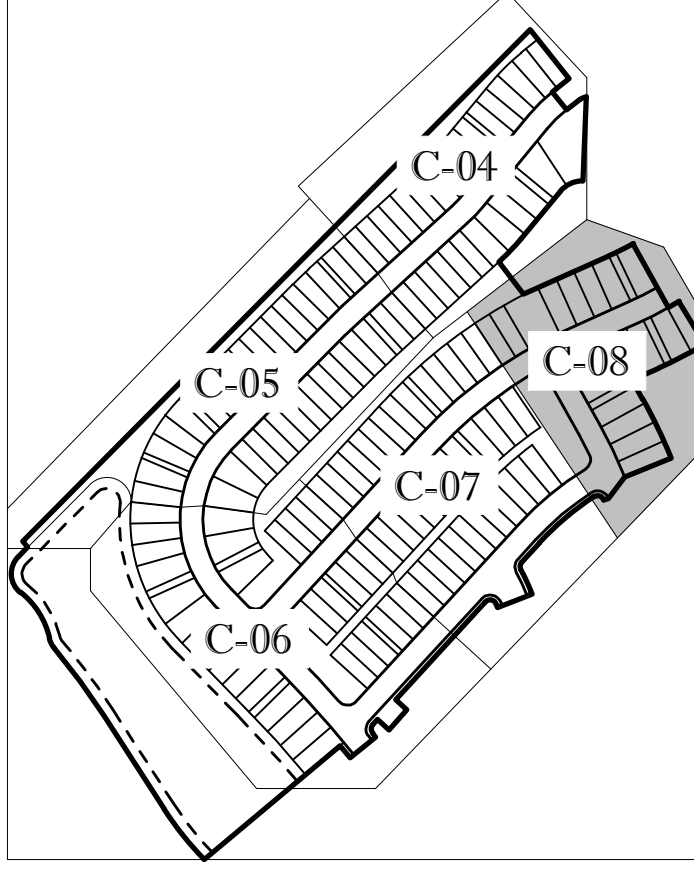
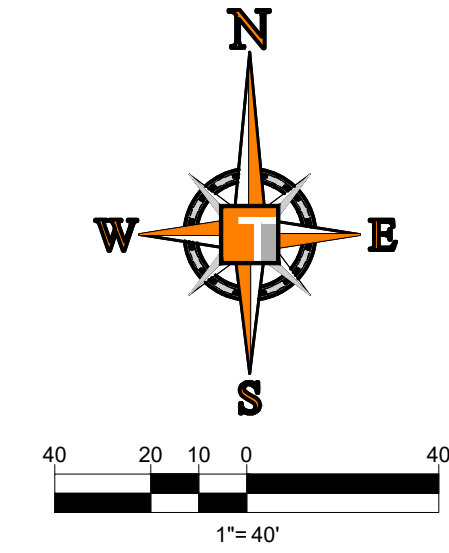
SHEET TITLE:
PGD PLAN

SHEET NUMBER:
C-07(D6R)

ELEVATIONS BASED ON NAVD '88

PLSUD PROJECT NO: 11-652-33E
PORT ST. LUCIE PROJECT NO: P22-294 & P24-048

Printed on: Thursday, October 31, 2024, 8:52 AM by: Michael Leporello



KEYMAP

ENGINEERING LEGEND

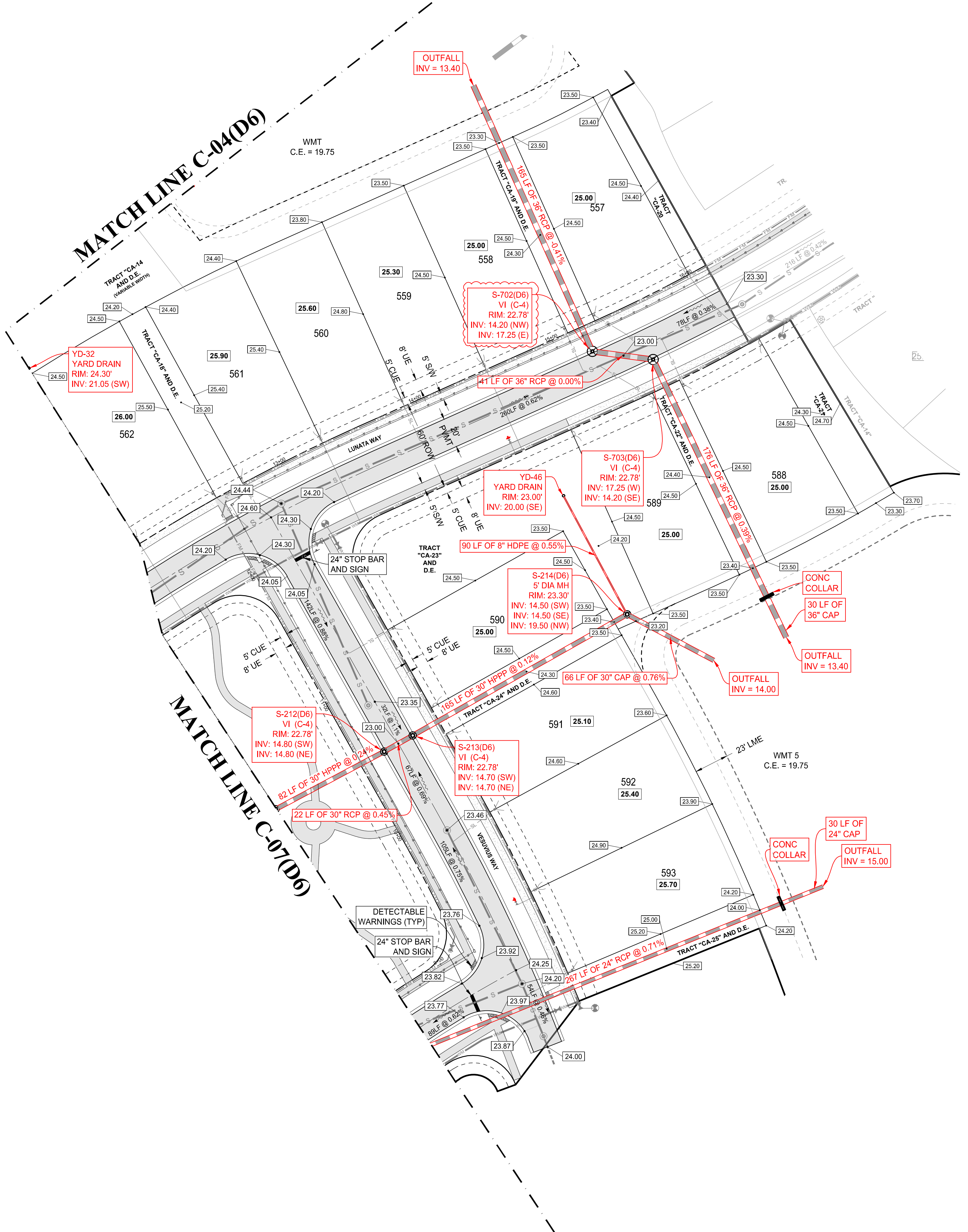
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SEWER SERVICE	SS
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REVISIONS

REV.	DATE	COMMENT	BY
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2	5-23-24	REV PER PLSUD	MJL
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PROJECT:
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POD D6
REPLAT 1**

FOR
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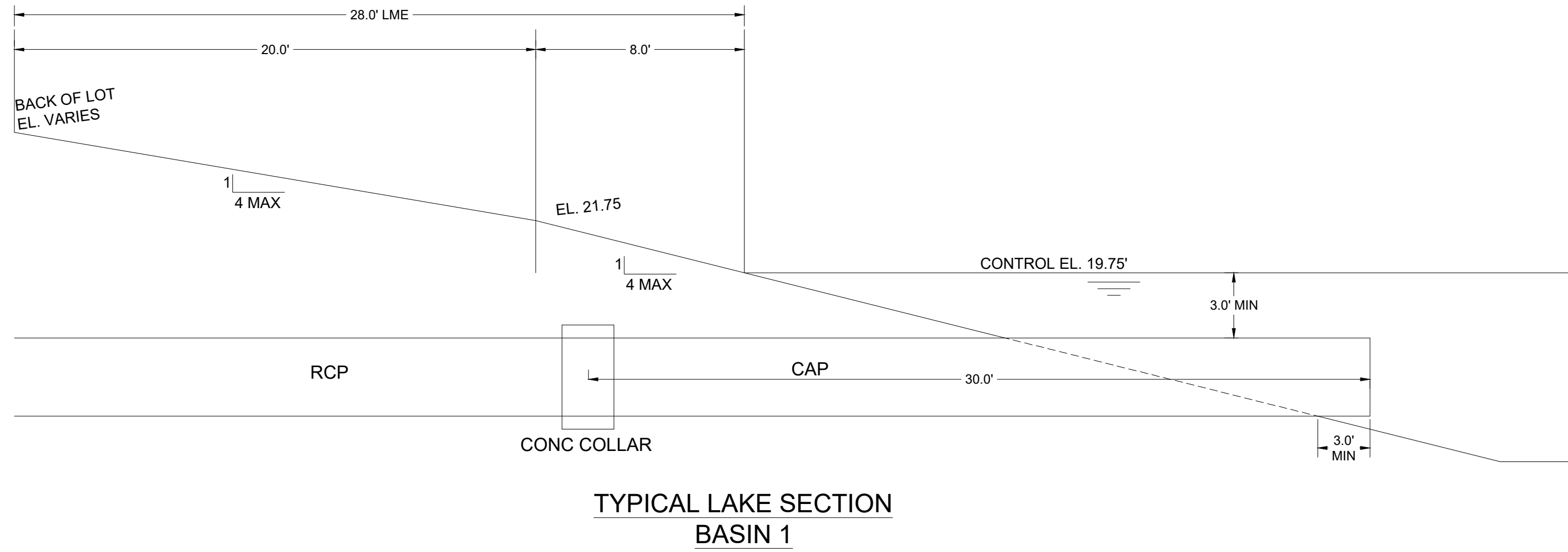
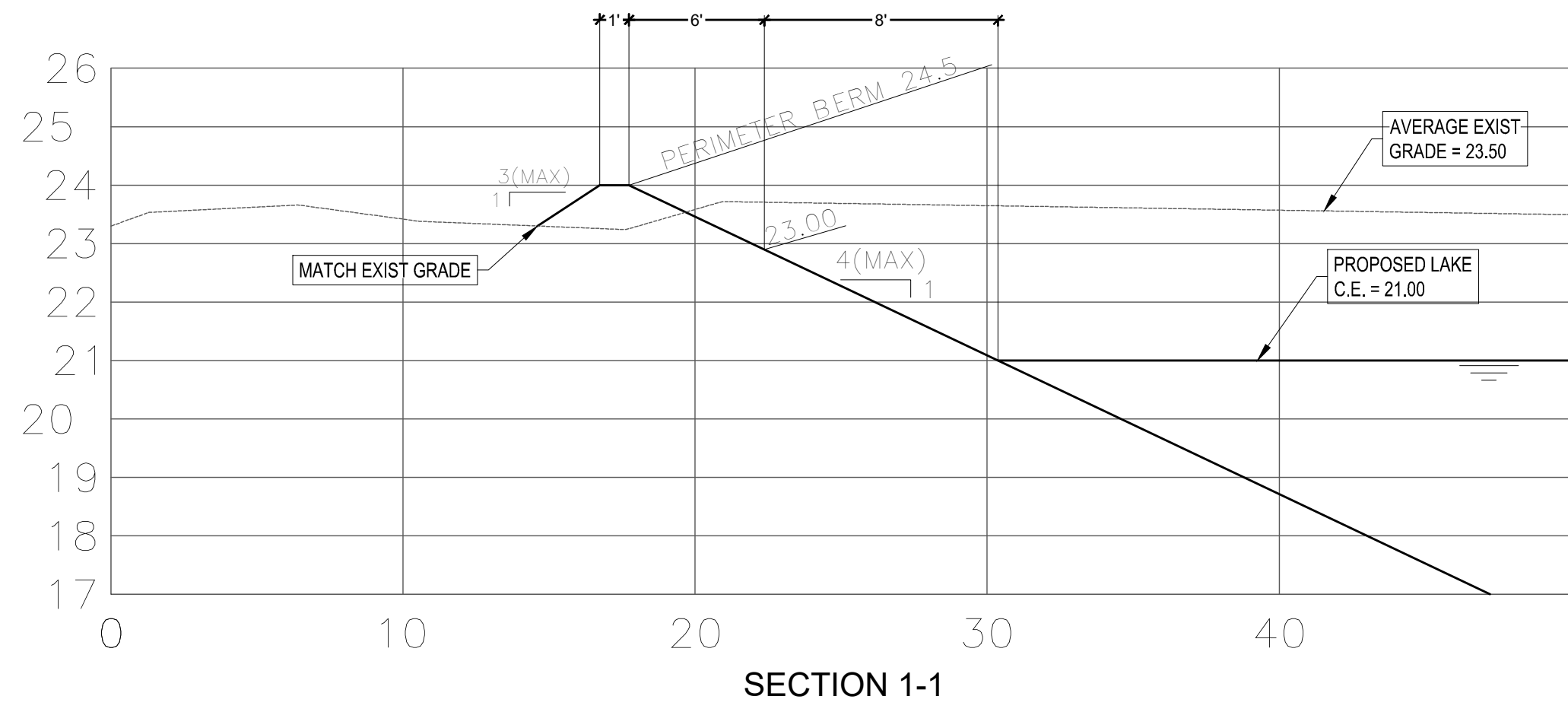
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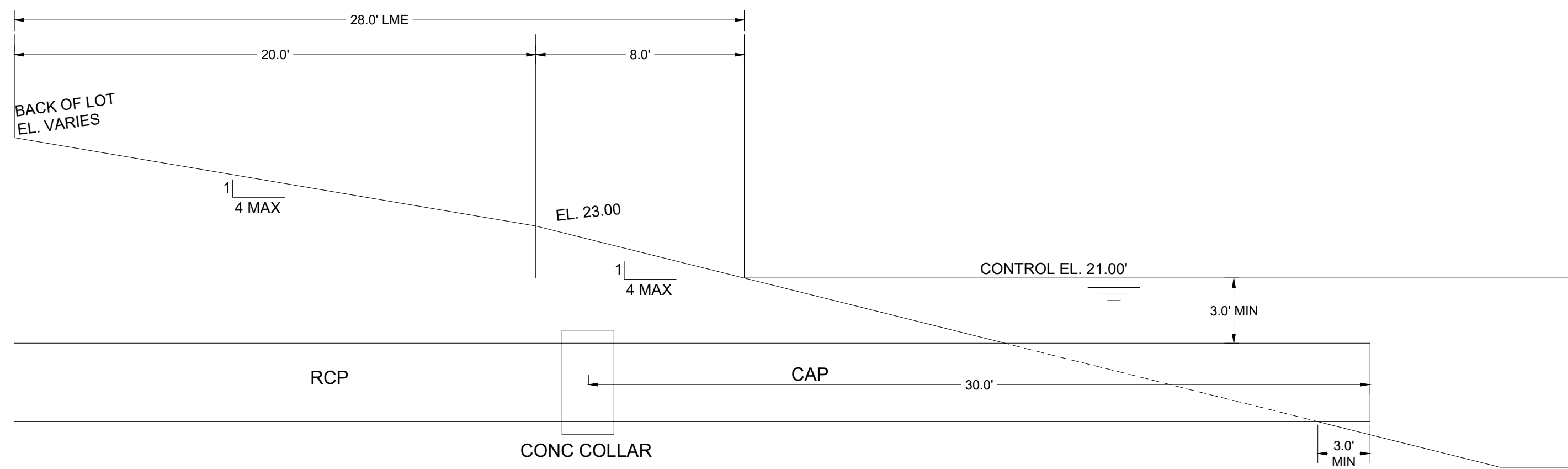
SHEET NUMBER:
C-08(D6R)

ELEVATIONS BASED ON NAVD '88

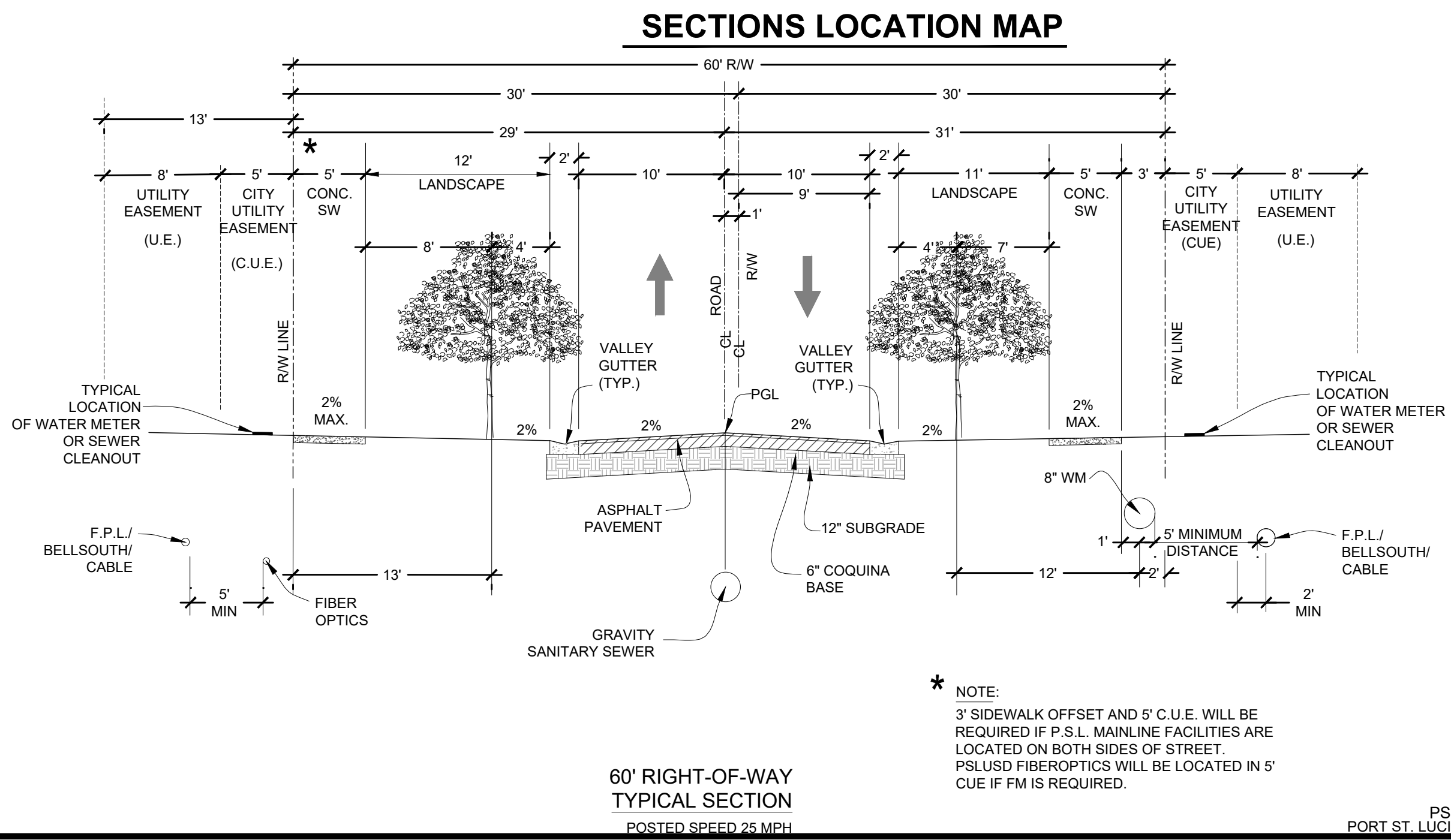
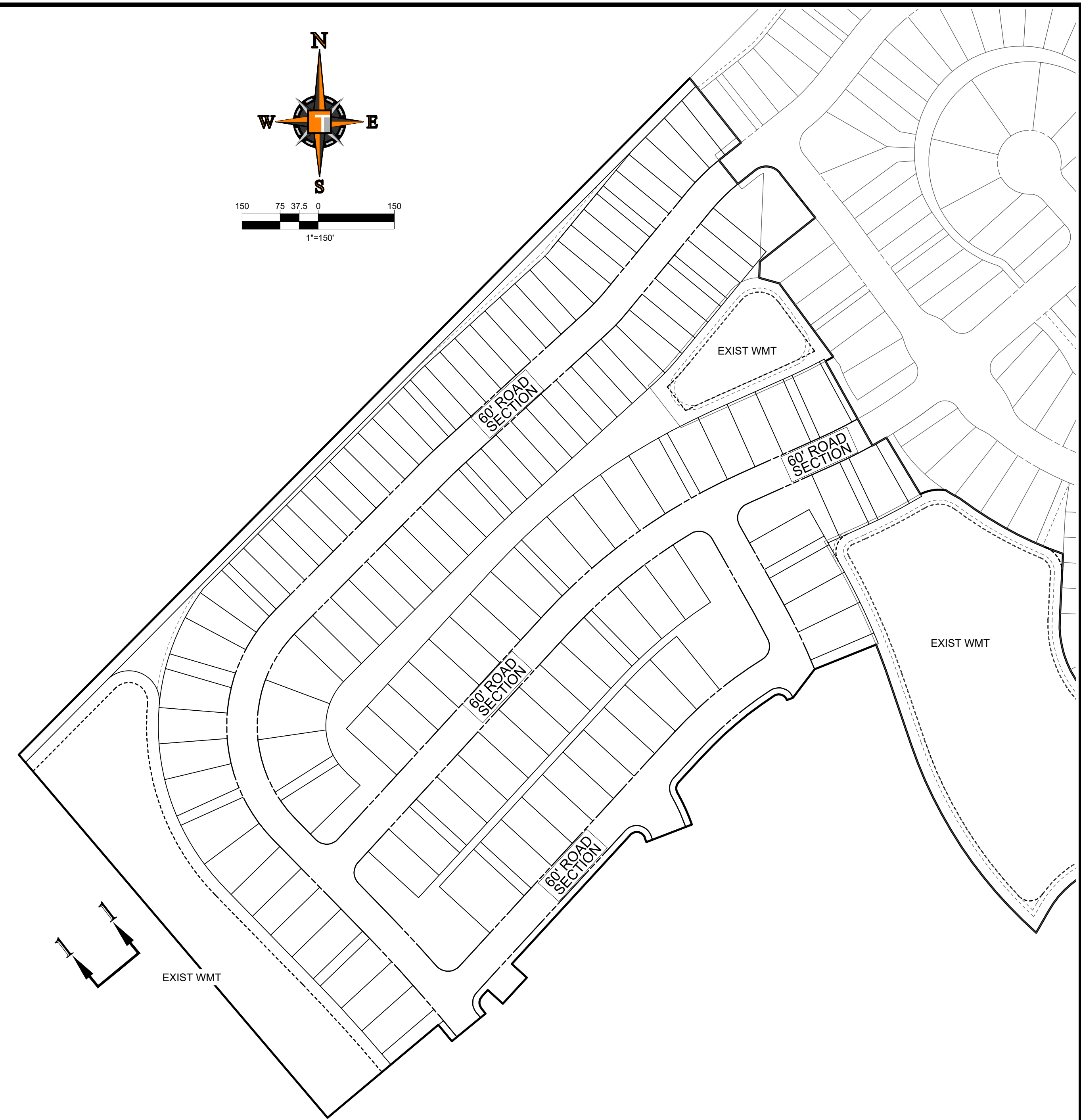
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TYPICAL LAKE SECTION
BASIN 1



TYPICAL LAKE SECTION
BASIN 2



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

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6500 NW 31st AVE, FL 33309
P. 954-262-7000

REV.	DATE	REVISIONS	BY:
1	5-15-24	REV FM LOCATION	MJL
2	5-23-24	REV PER PSLUSD	MJL
3	7-8-24	REV LOTS PER CLIENT	MJL

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Professional Engineer, License No. 58345
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PROJECT No.:	FJ240005
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ160006-PGD-SECTIONS

PROJECT:
**VERANO SOUTH
POD D6
REPLAT 1**

FOR
**VERANO
DEVELOPMENT LLC**

PORT ST LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138

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BRANDON ULMER
No. 68345

PROFESSIONAL ENGINEER
October 31, 2024
FLORIDA LICENSE NO. 68345
FLORIDA BUSINESS REGISTRATION NO. 27528

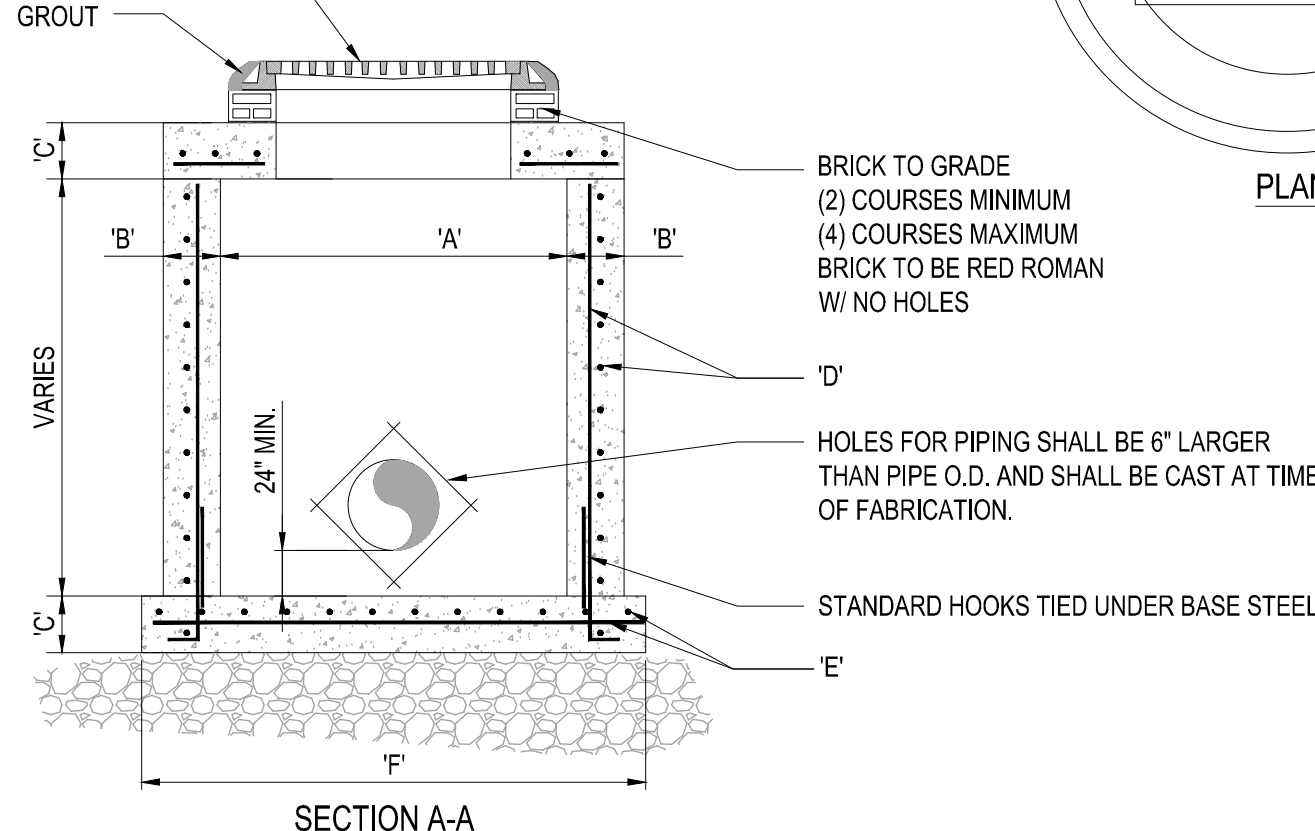
SHEET TITLE:
PGD SECTIONS

SHEET NUMBER:
C-08(D6R)

ELEVATIONS BASED ON NAVD '88

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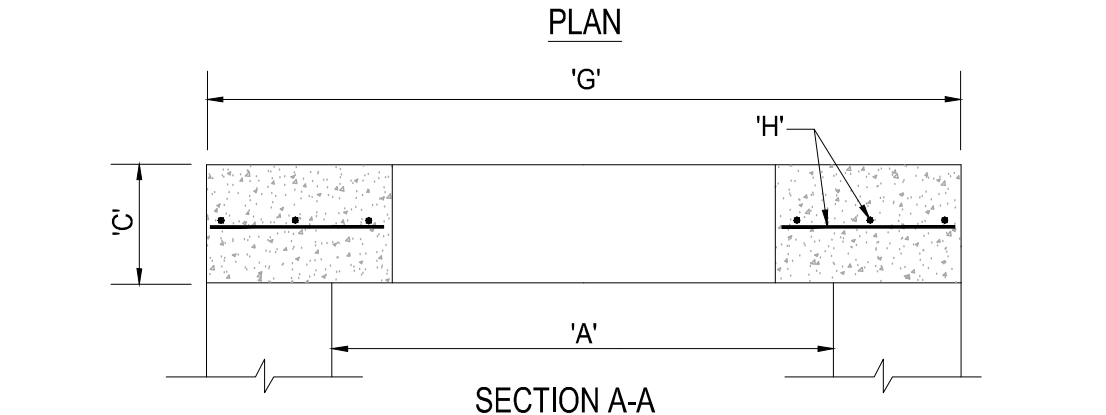
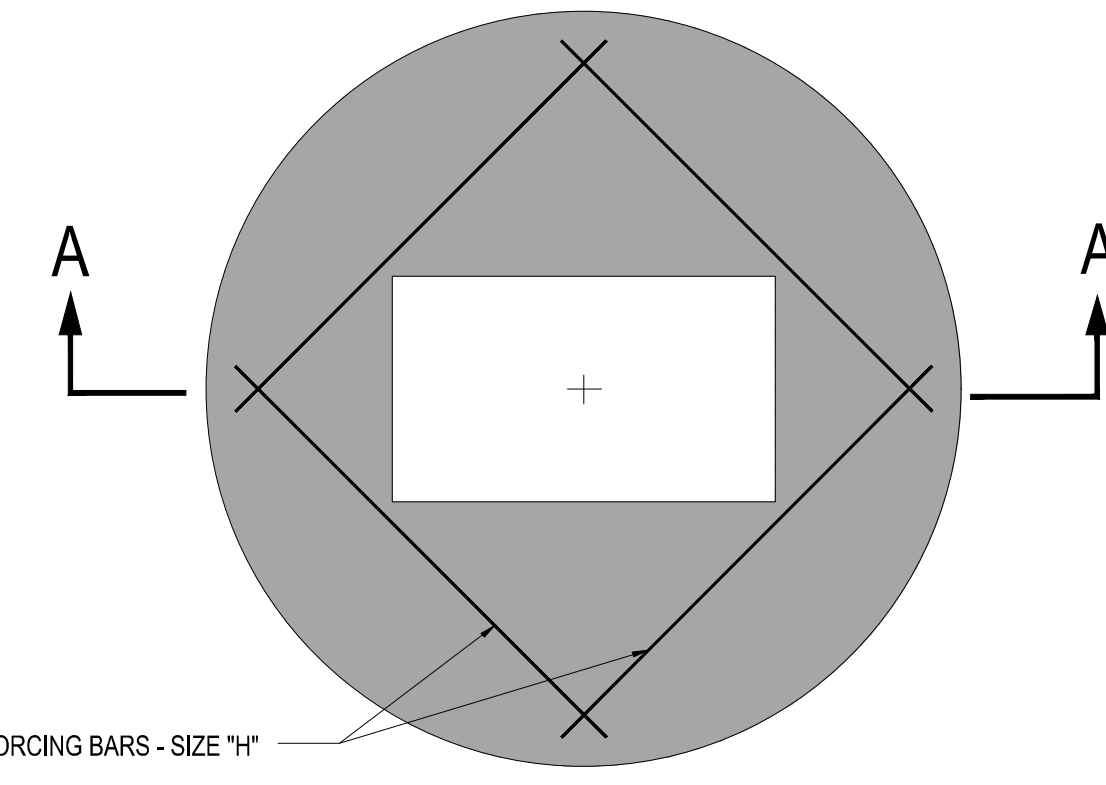
U.S. FOUNDRY FRAME & GRATE NO. 5113-6194 (OR APPROVED EQUAL) RIM. ELEV. = (SEE PLAN)



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

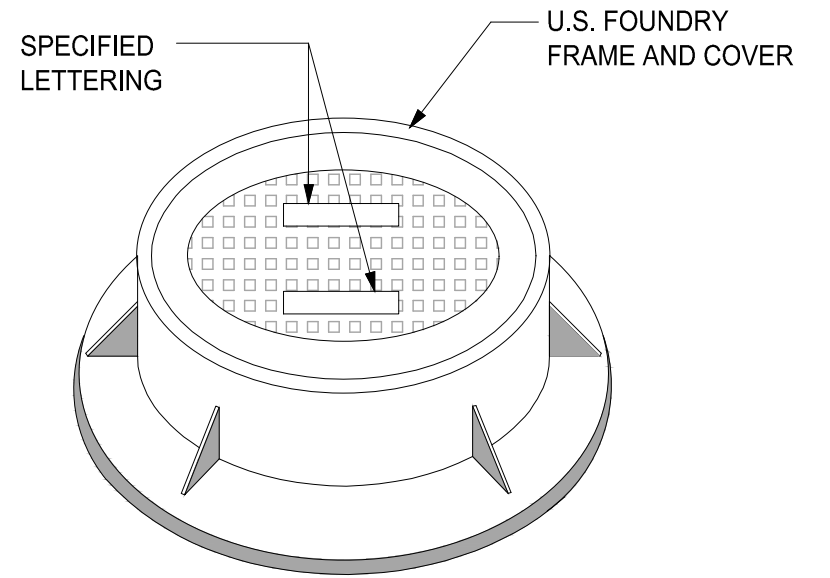
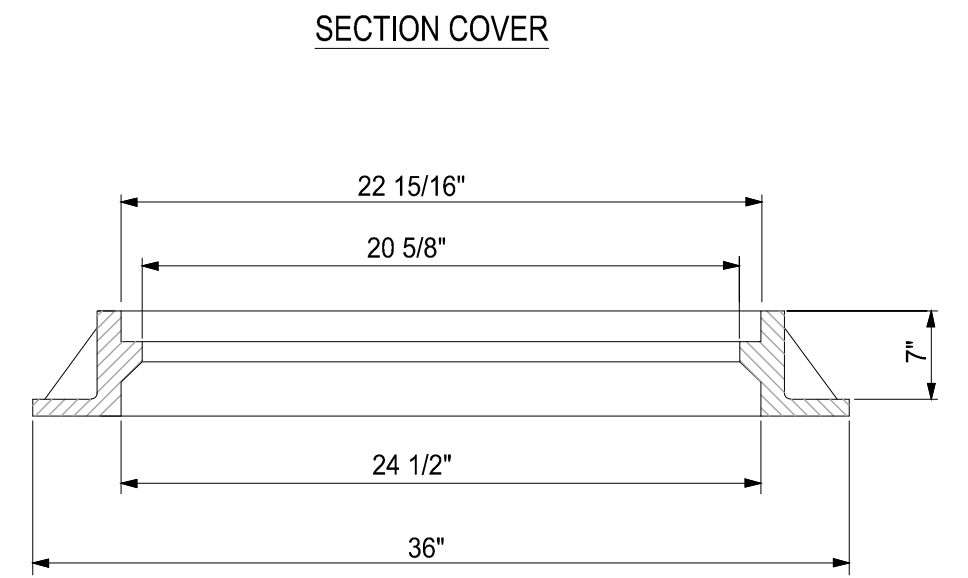
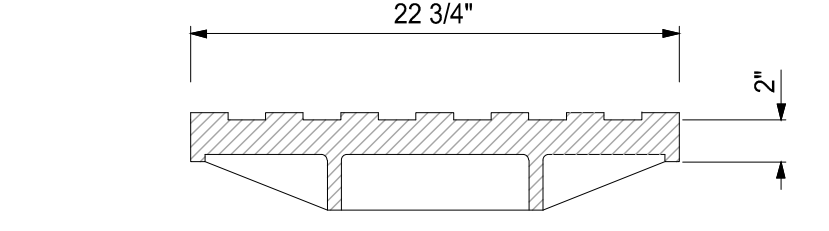
SCALE: NONE



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

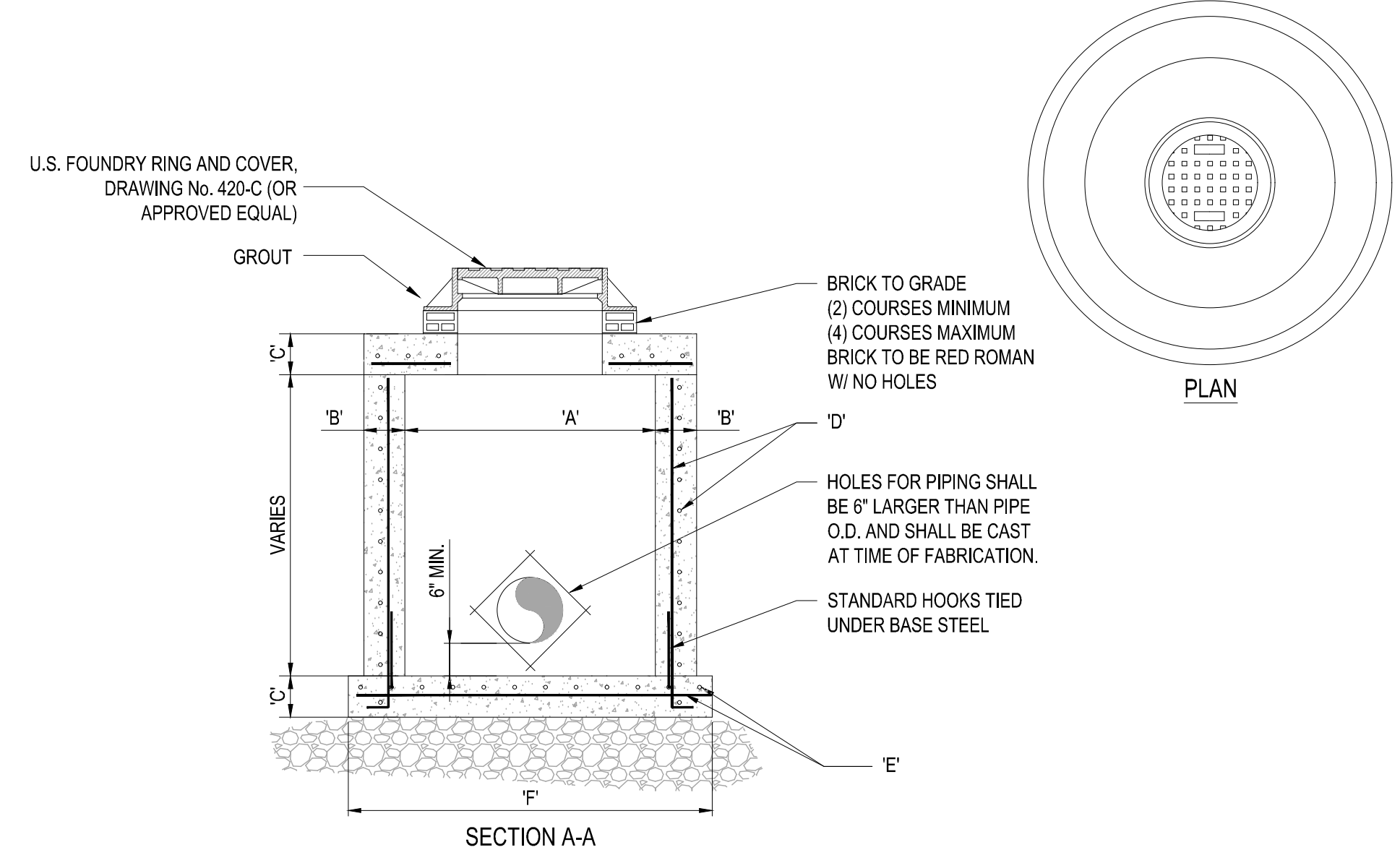
SCALE: NONE



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

3 MANHOLE FRAME DETAIL

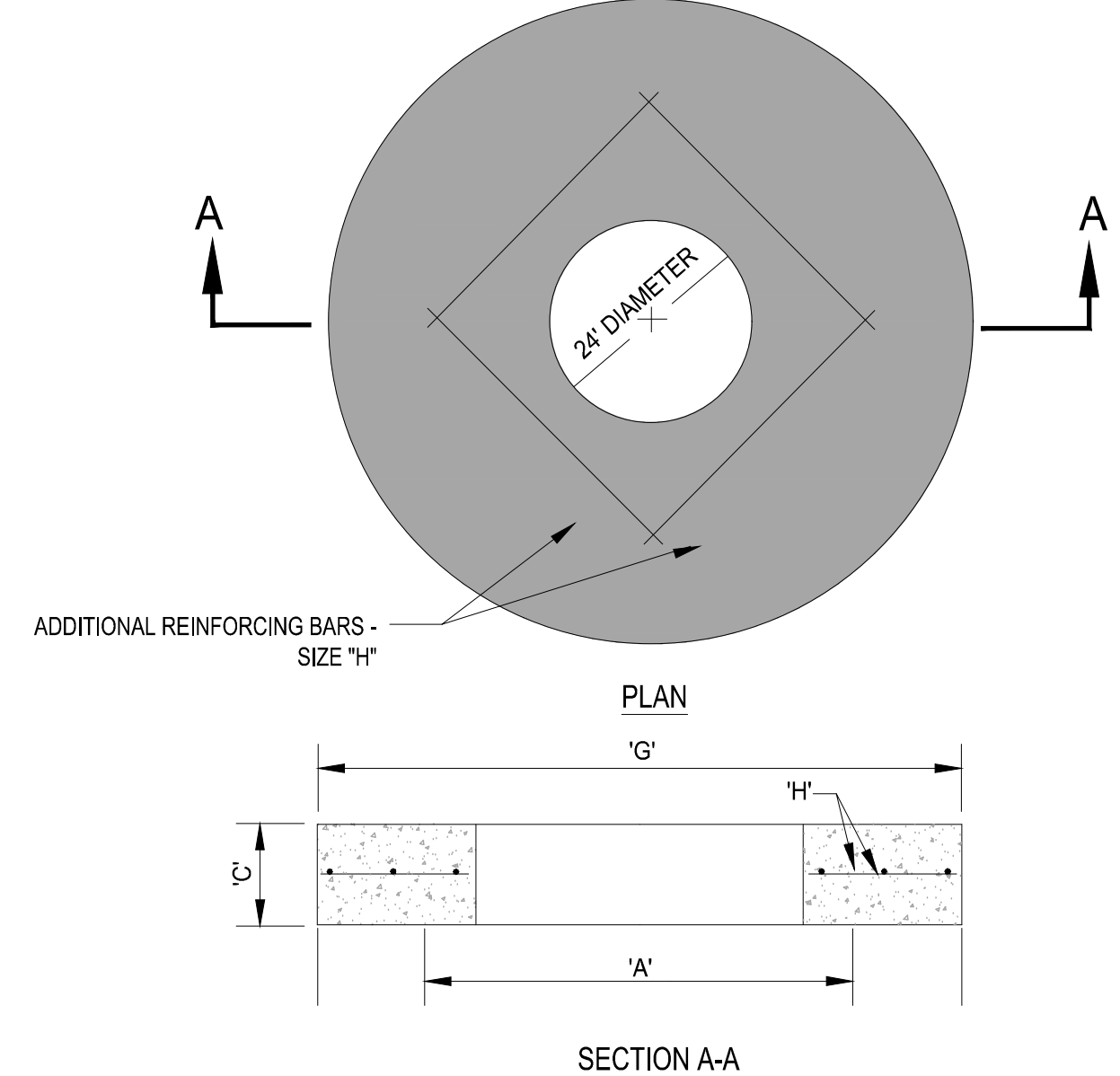
SCALE: NONE



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

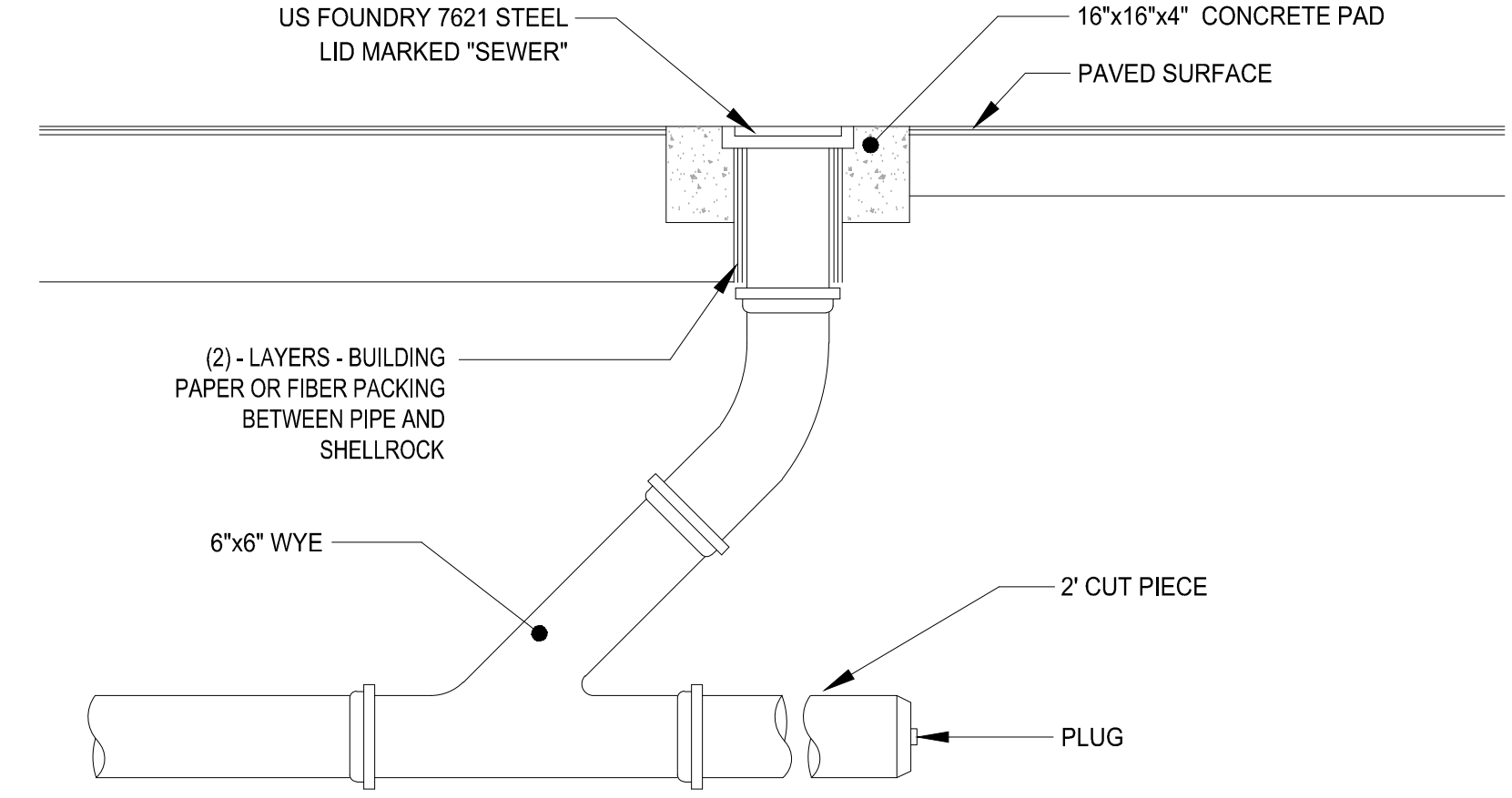
SCALE: NONE



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



6 TYPICAL CLEANOUT IN ASPHALT or CONCRETE

SCALE: NONE

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POD D6
REPLAT 1**

FOR
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PORT ST LUCIE
FLORIDA

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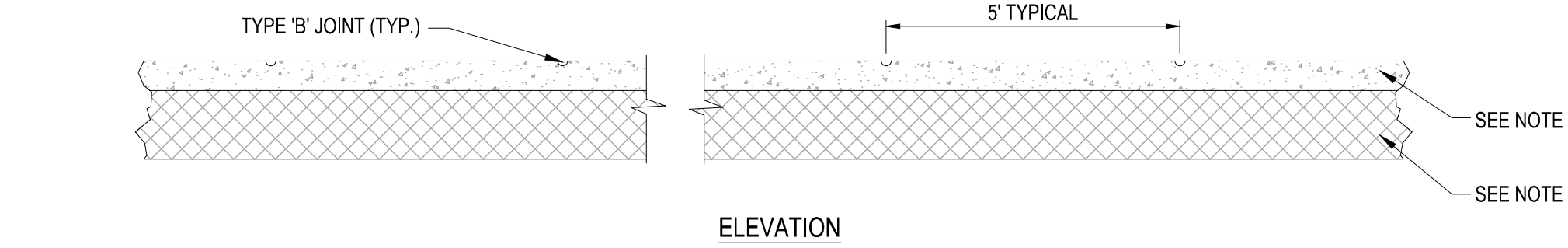
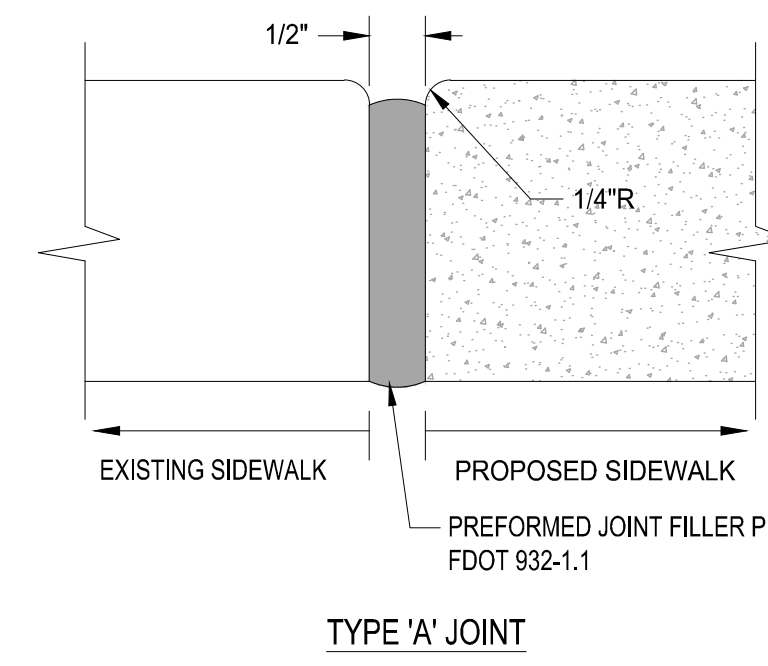
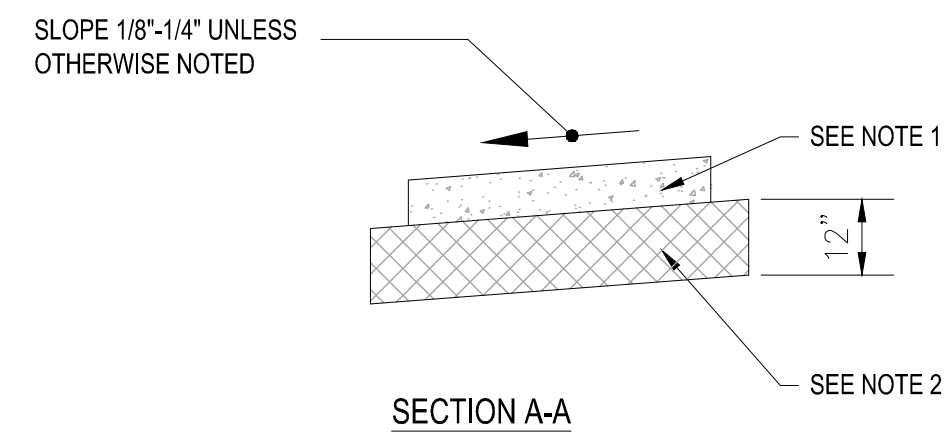
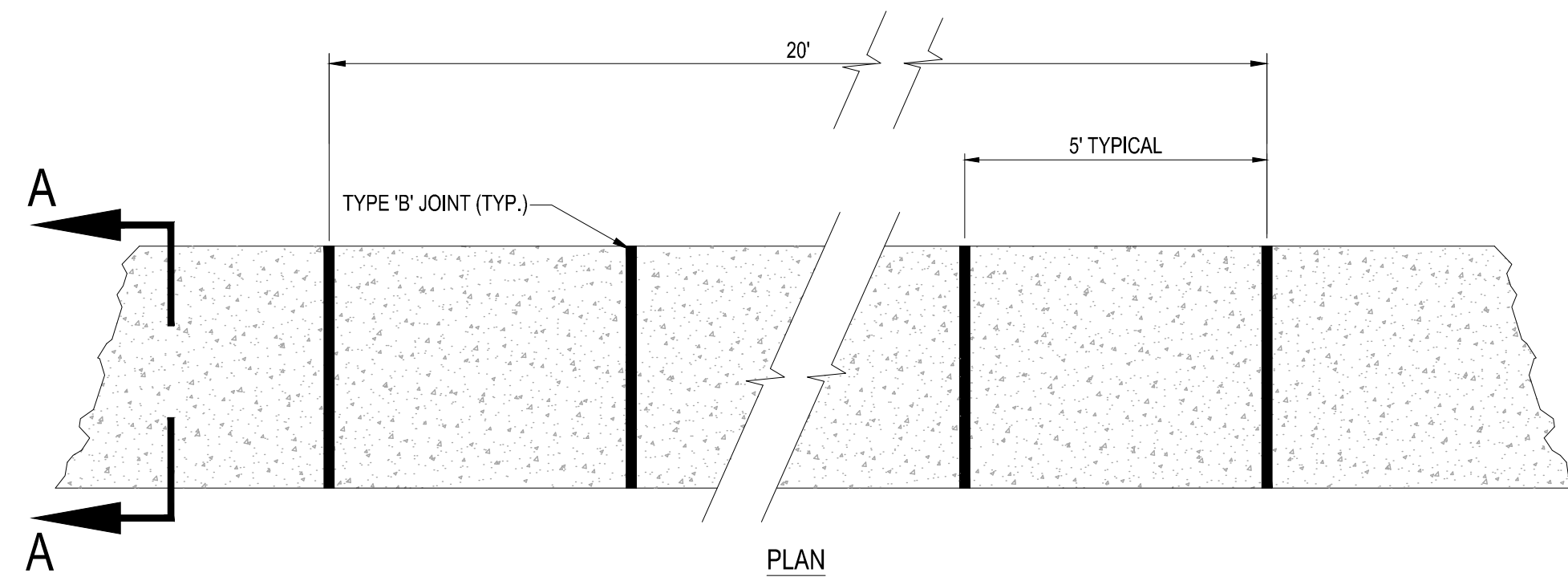
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October 31, 2024
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
No. 27528

SHEET TITLE:
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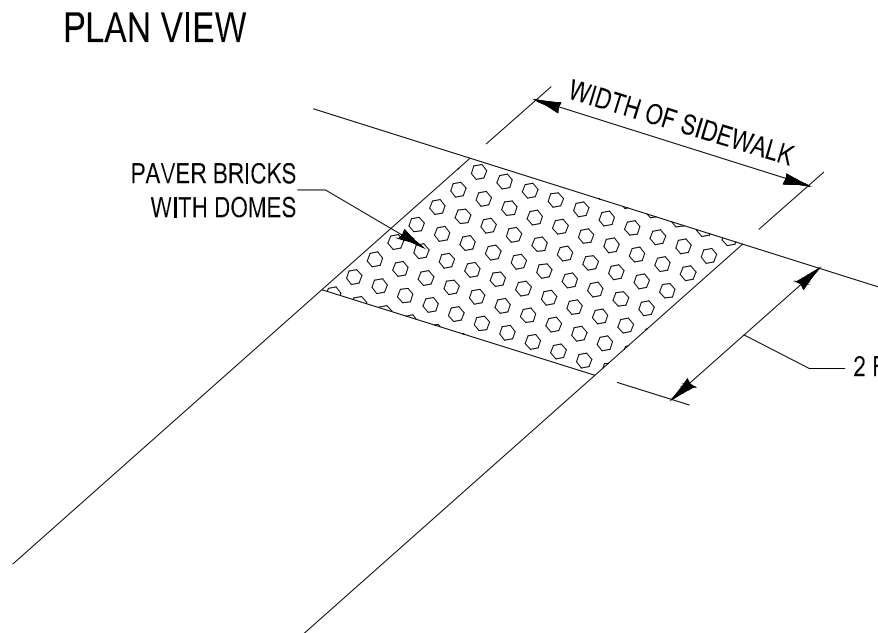
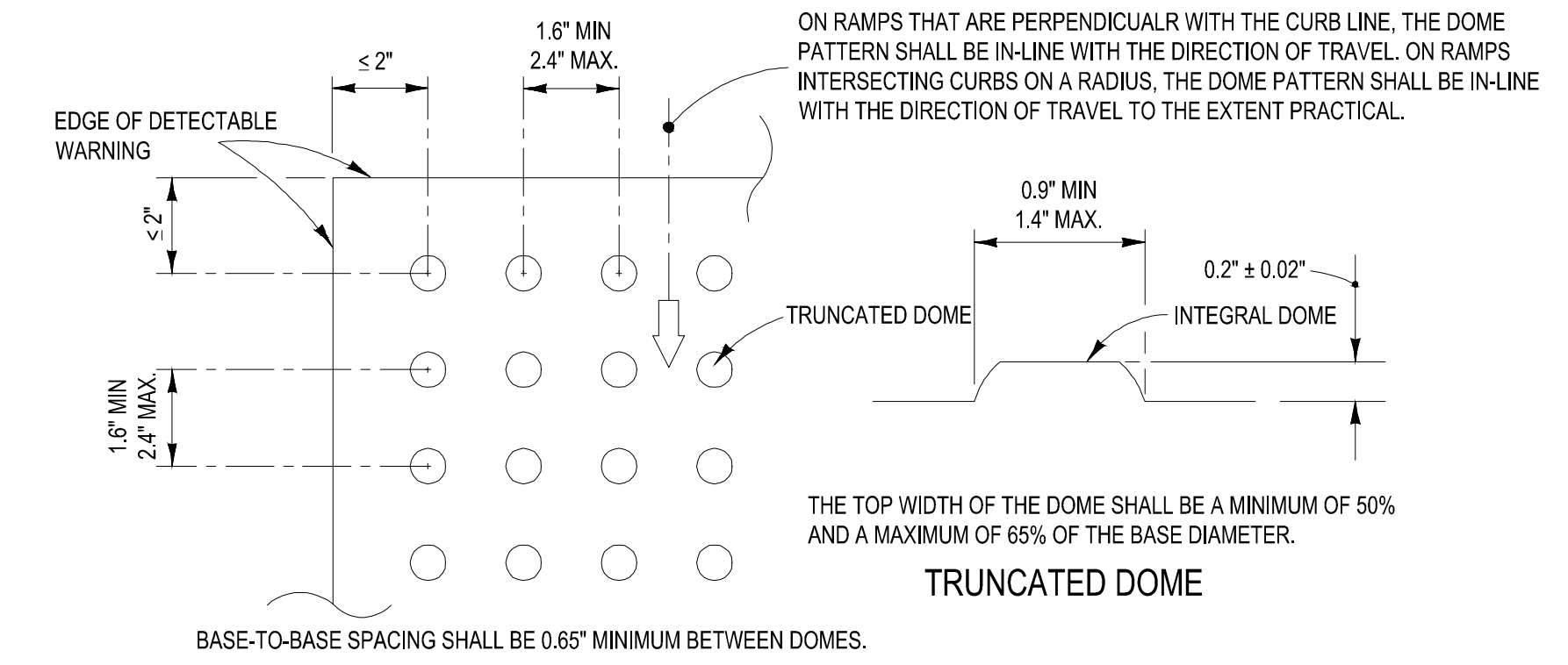
SHEET NUMBER:
C-09(D6R)

ELEVATIONS BASED ON NAVD '88



- 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.

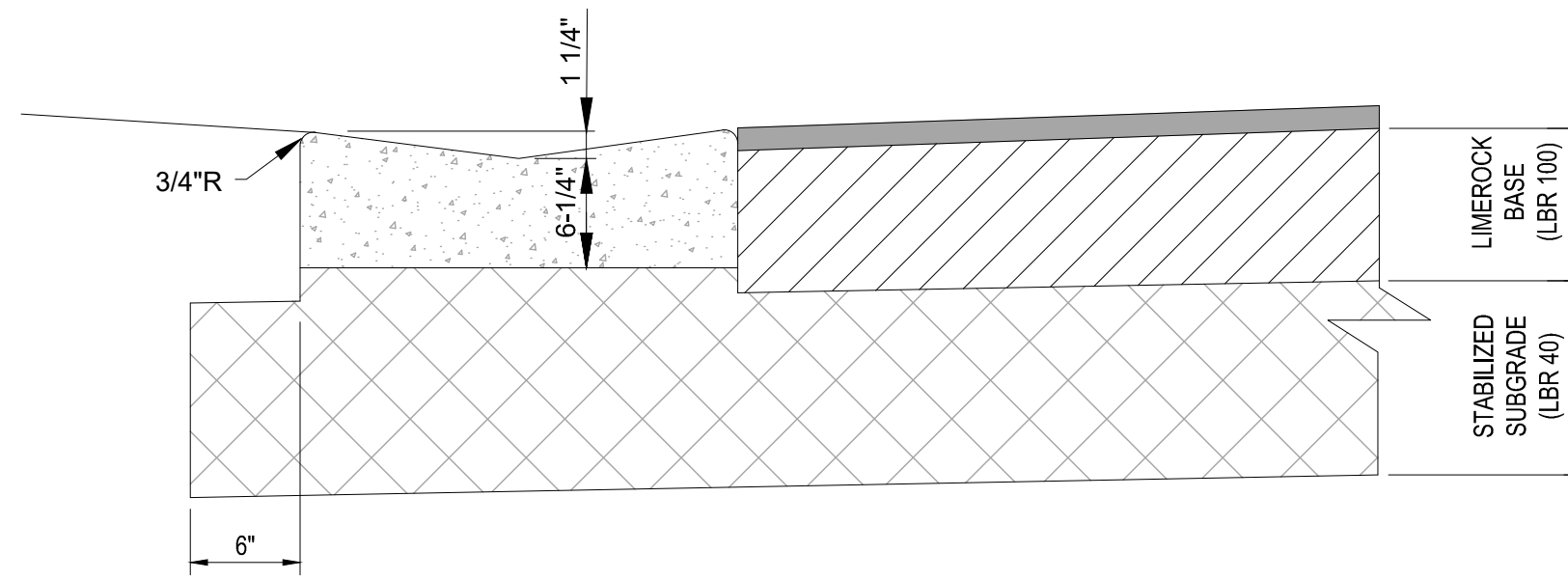
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.



- 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.

7 SIDEWALK DETAILS

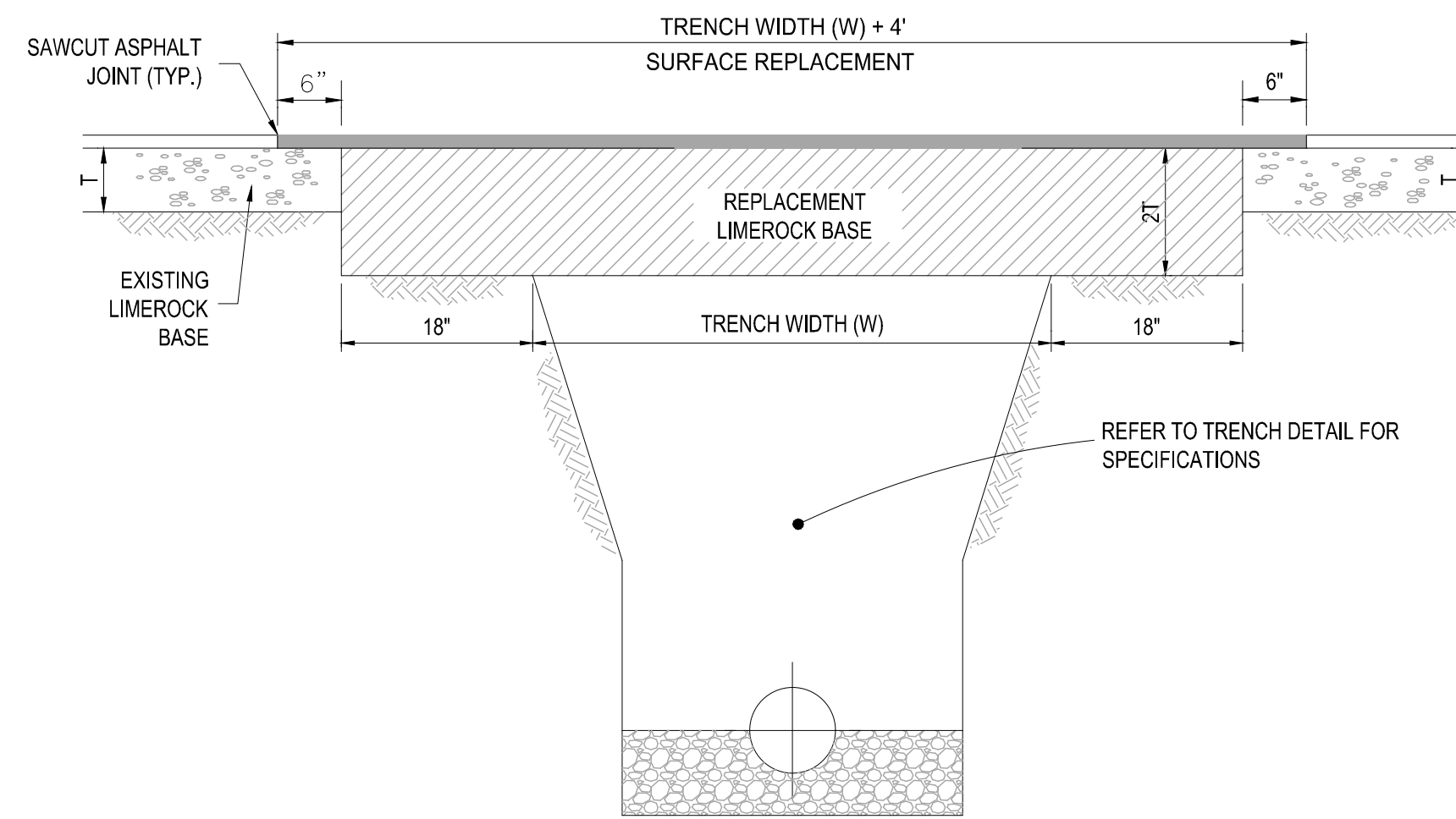
SCALE: NONE



- 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)

9 VALLEY GUTTER DETAIL

SCALE: NONE



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

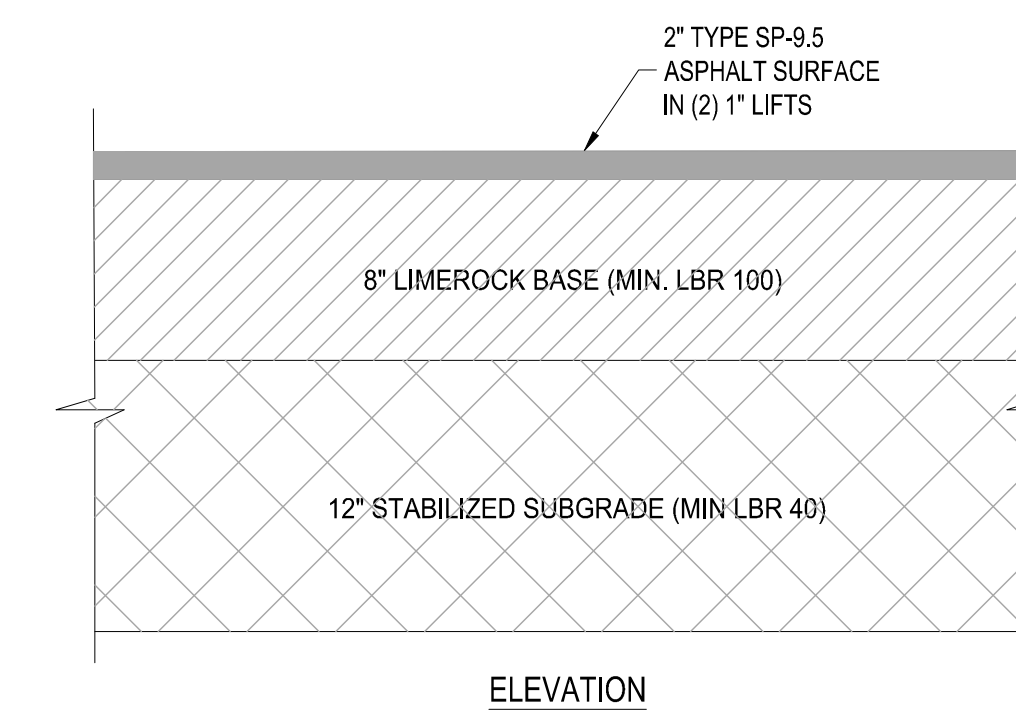
10 PAVEMENT RESTORATION DETAIL

SCALE: NONE

8 DETECTABLE WARNING DETAIL

SCALE: NONE

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



11 ASPHALT PAVEMENT DETAIL

SCALE: NONE

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DRAWN BY:	MJL
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CAD I.D.:	FJ160006-PGD-DETAILS

PROJECT:
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POD D6
REPLAT 1**

FOR
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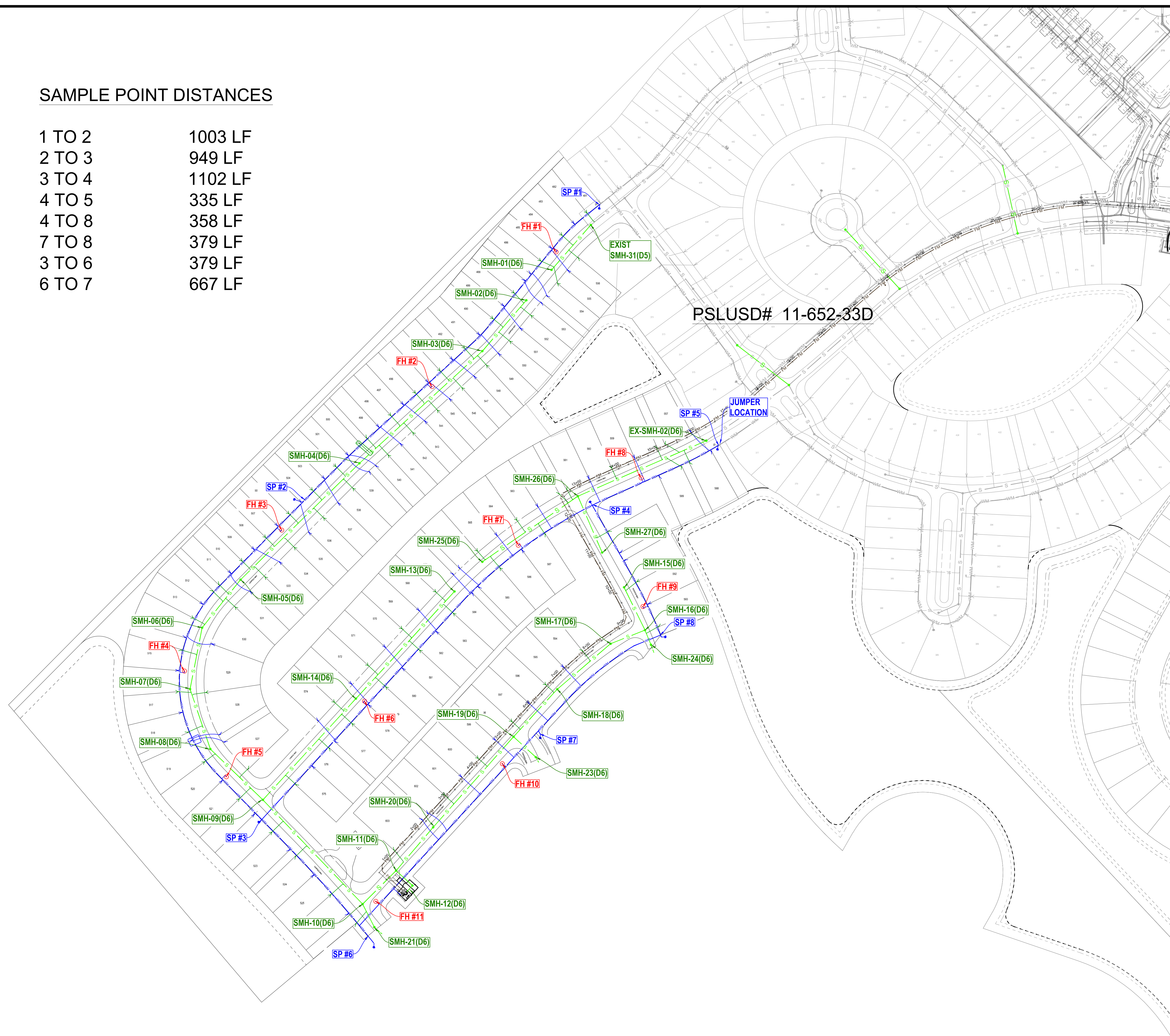
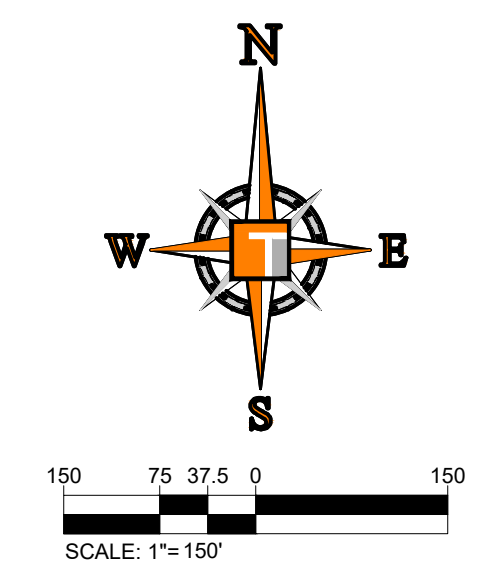
SHEET TITLE:
PGD DETAILS

SHEET NUMBER:
C-11(D6R)

ELEVATIONS BASED ON NAVD '88

SAMPLE POINT DISTANCES

1 TO 2	1003 LF
2 TO 3	949 LF
3 TO 4	1102 LF
4 TO 5	335 LF
4 TO 8	358 LF
7 TO 8	379 LF
3 TO 6	379 LF
6 TO 7	667 LF



TOTAL UTILITY PIPE LENGTHS

5,149 LF OF 8" PVC C-900 WM

4,829 LF OF 8" PVC C-900 SAN

921 LF OF 8" PVC FM

1,790 LF OF 6" PVC FM

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PROJECT No.:	FJ240006
DRAWN BY:	MJL
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CAD I.D.:	FJ160006-MASTER-UTIL

PROJECT:

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REPLAT 1**

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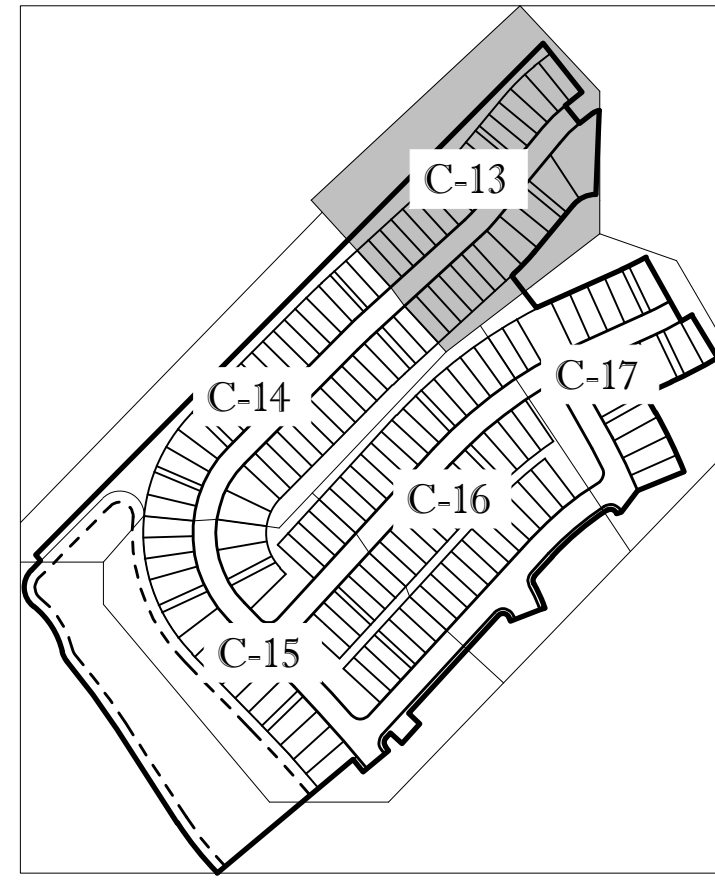
PROFESSIONAL ENGINEER
October 31, 2024
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
MASTER UTILITY PLAN

SHEET NUMBER:
C-12(D6R)

ELEVATIONS BASED ON NAVD '88

VALVE TABLE								
PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
1	6	GATE	WATER					
2	6	GATE	WATER					
103	8	GATE	SEWER					



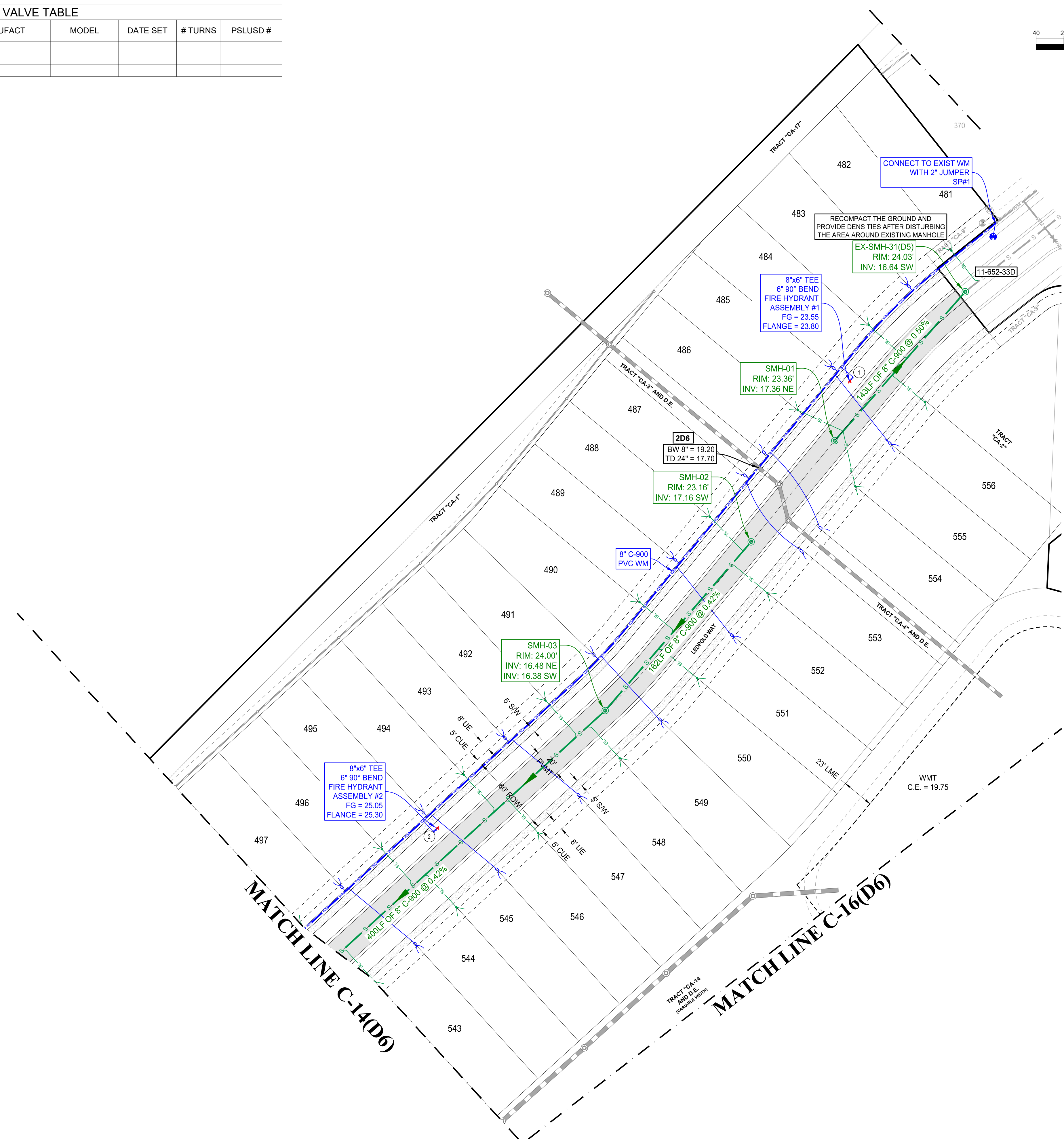
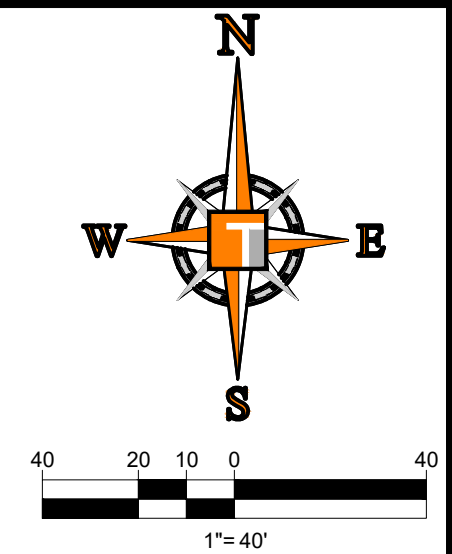
KEYMAP

ENGINEERING LEGEND

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

CONSTRUCTION NOTES:

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



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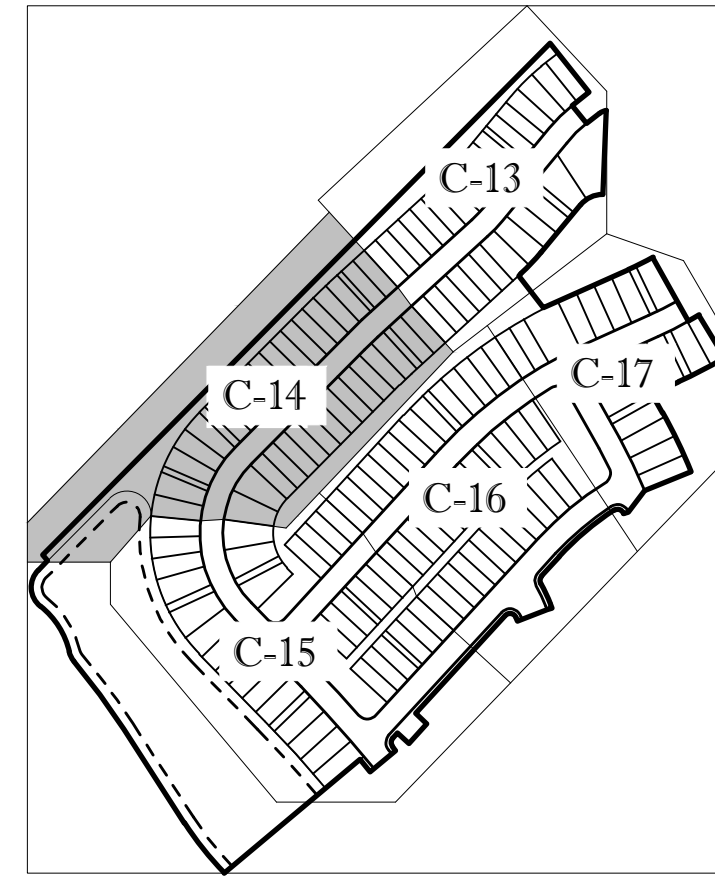
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- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION 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.
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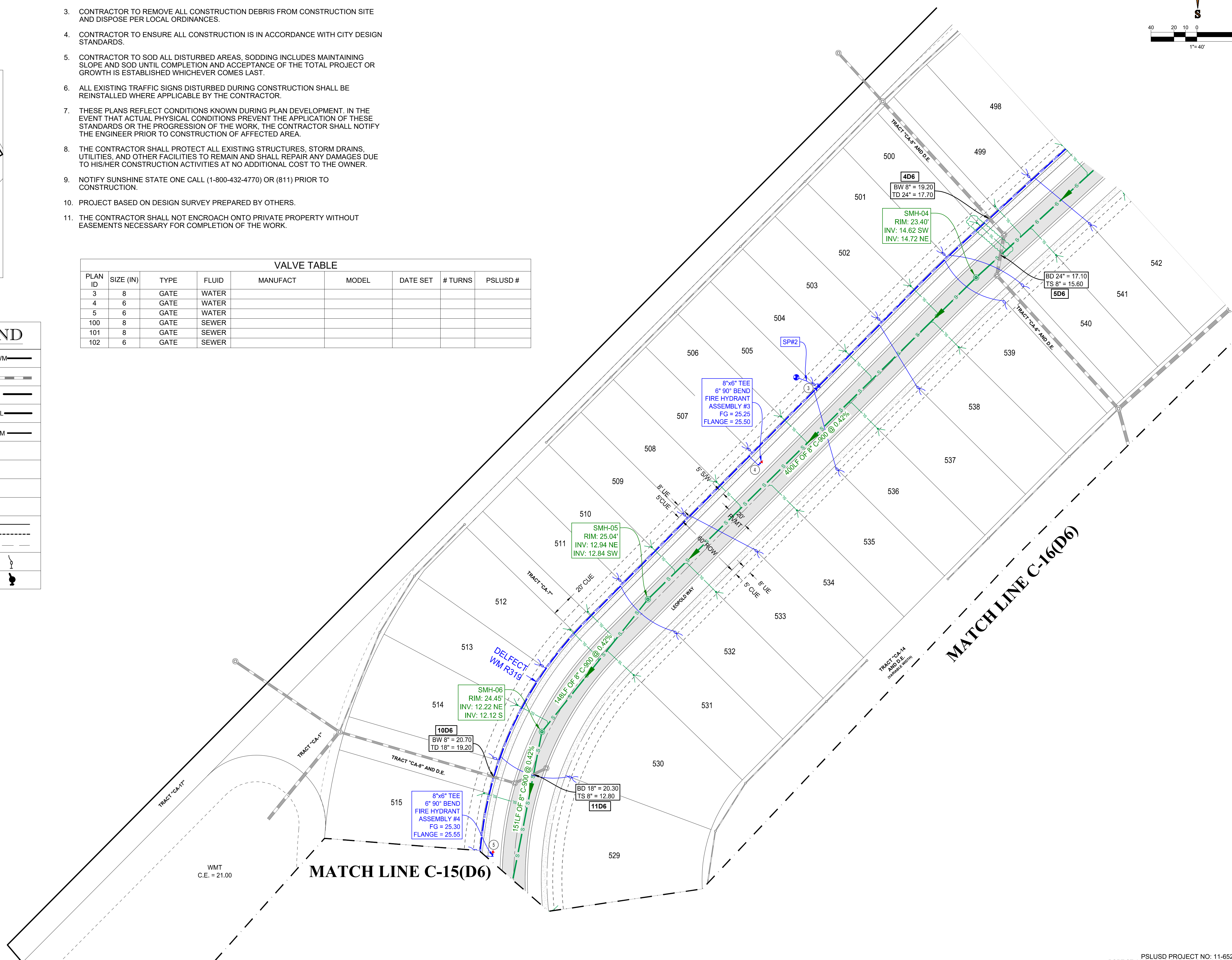
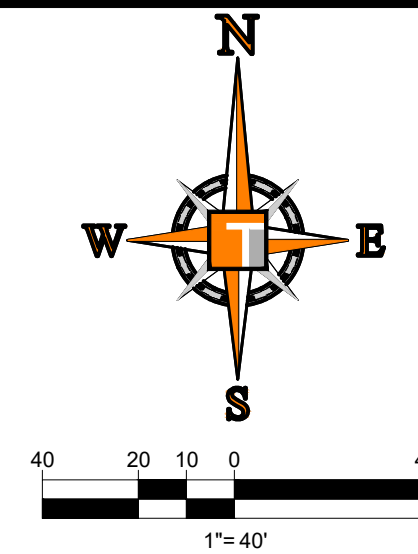
KEYMAP

VALVE TABLE

PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
3	8	GATE	WATER					
4	6	GATE	WATER					
5	6	GATE	WATER					
100	8	GATE	SEWER					
101	8	GATE	SEWER					
102	6	GATE	SEWER					

ENGINEERING LEGEND

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



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 1602 W. FLETCHER AVE
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 F. 954-262-7000

REVISIONS

REV	DATE	REVISION	BY
1	5-15-24	REV FM LOCATION	MJL
2	5-23-24	REV PER PSLUSD	MJL
3	7-8-24	REV LOTS PER CLIENT	MJL

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PROJECT No.:	FJ240005
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ160006-UTIL-PLANS

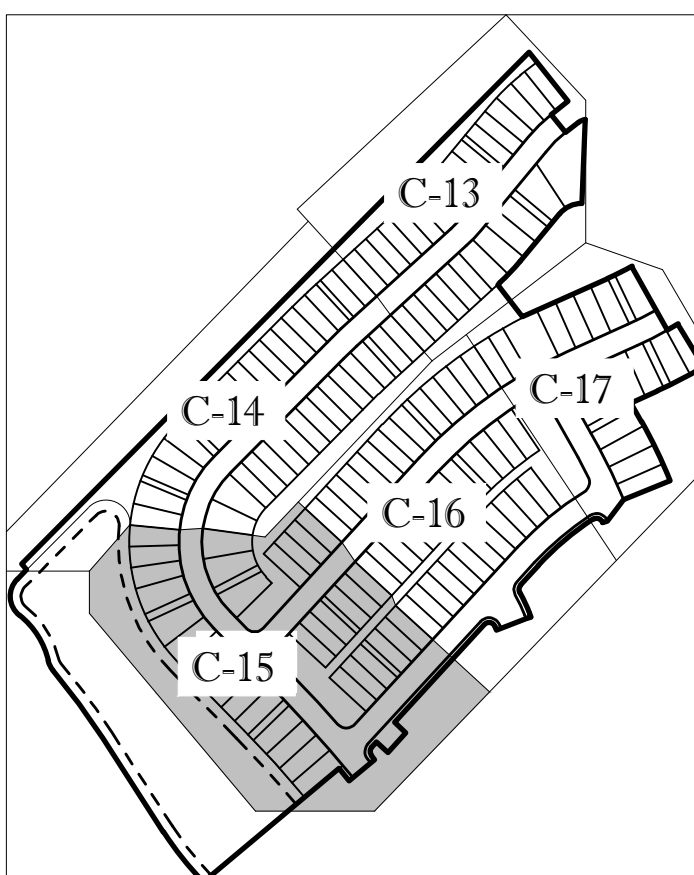
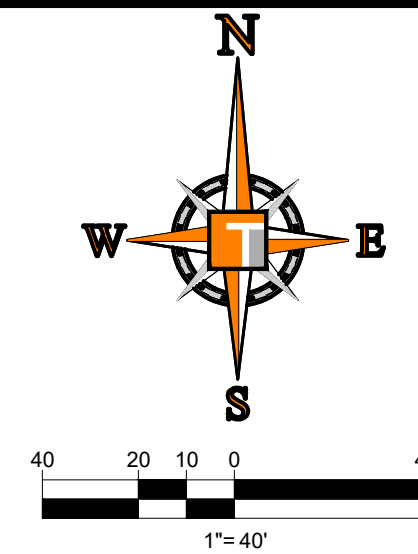
VERANO SOUTH POD D6 REPLAT 1
 FOR
VERANO DEVELOPMENT LLC
 PORT ST LUCIE FLORIDA

THOMAS ENGINEERING GROUP
 840 SE Osceola St.
 Stuart, FL 34994
 PH: (772) 888-3138
 www.ThomasEngineeringGroup.com

BRANDON ULMER
 No. 68345
 PROFESSIONAL ENGINEER
 October 31, 2024
 Florida License No. 68345
 Florida Business Registration No. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-14(D6R)
 ELEVATIONS BASED ON NAVD '88

Printed on: Thursday, October 31, 2024, 8:57 AM by Michael Leporello



KEYMAP

ENGINEERING LEGEND

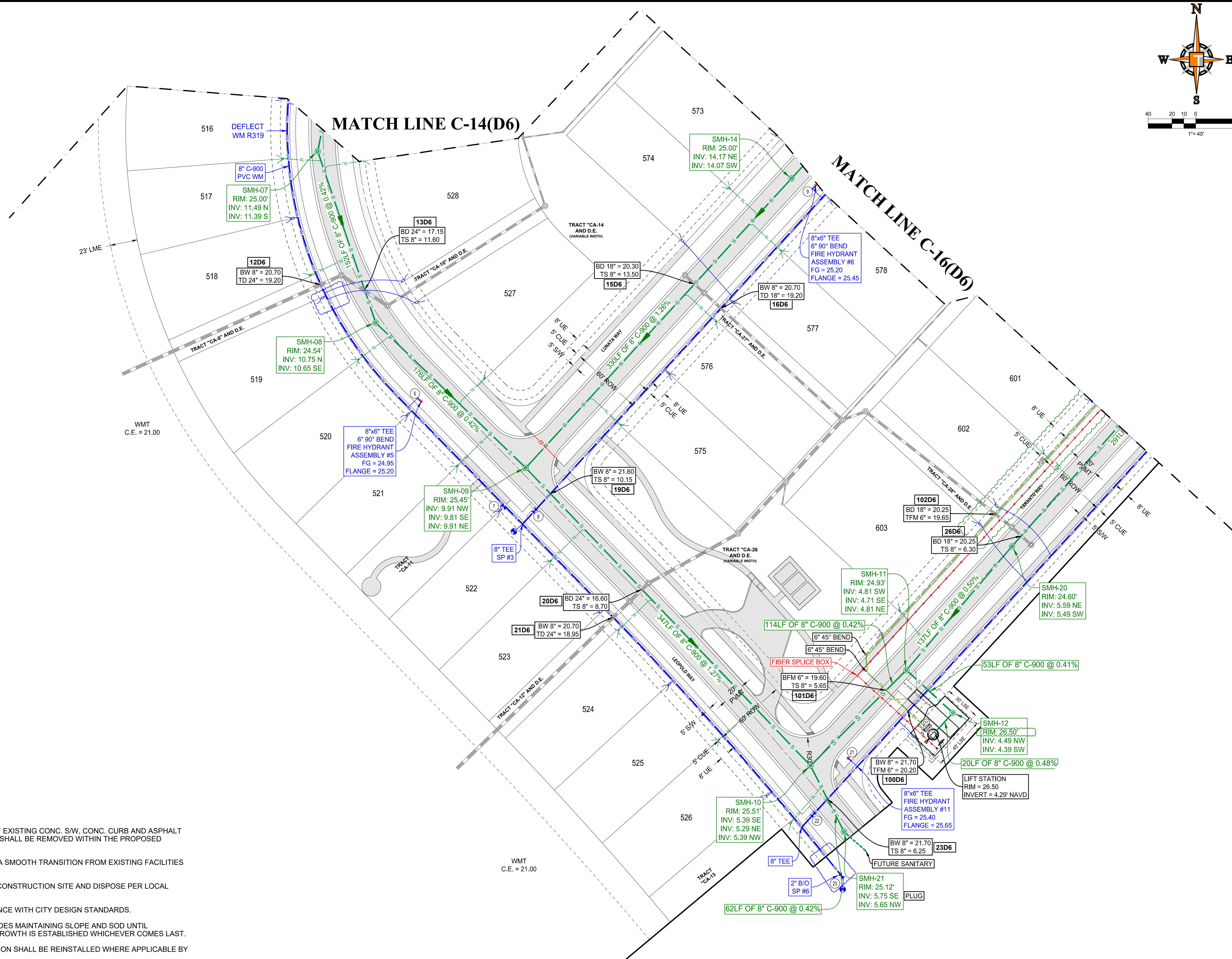
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	(Symbol)
MANHOLE	(Symbol)
FIRE HYDRANT	(Symbol)
DECORATIVE LIGHTING	(Symbol)
RIGHT OF WAY	(Symbol)
CITY UTILITY EASEMENT	(Symbol)
UTILITY EASEMENT	(Symbol)
WATER SERVICE	(Symbol)
SEWER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

CONSTRUCTION NOTES:

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VALVE TABLE

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6	6	GATE	WATER					
7	8	GATE	WATER					
8	8	GATE	WATER					
9	6	GATE	WATER					
21	6	GATE	WATER					
22	8	GATE	WATER					
23	8	GATE	WATER					
106	6	GATE	FM					



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 F. 813-379-4100

REVISIONS

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3	7-8-24	REV LOTS PER CLIENT	MJL

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PROJECT No.:	FJ240005
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ160006-UTIL-PLANS

PROJECT:
VERANO SOUTH POD D6 REPLAT 1

FOR:
VERANO DEVELOPMENT LLC

PORT ST LUCIE FLORIDA

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SHEET TITLE:
UTILITY PLAN

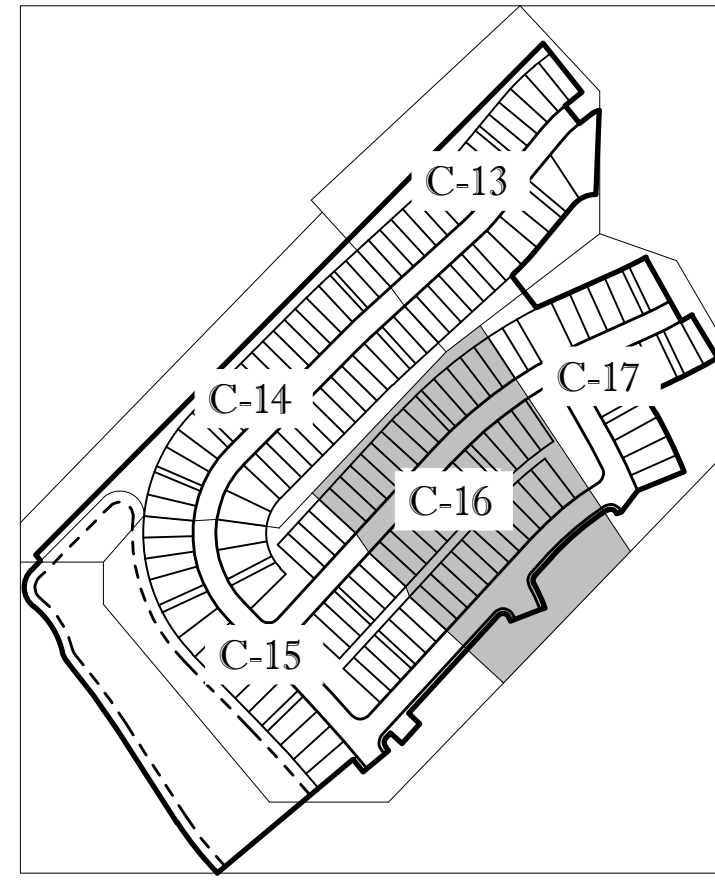
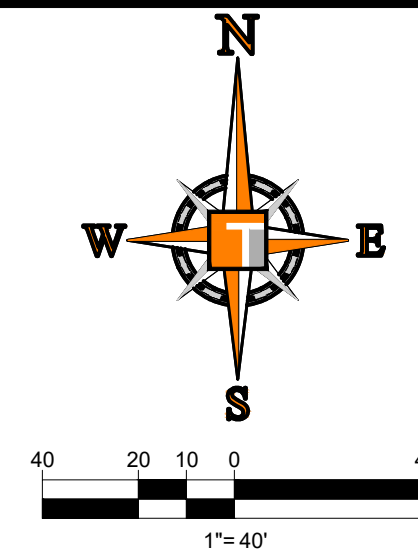
SHEET NUMBER:
C-15(D6R)

ELEVATIONS BASED ON NAVD '88

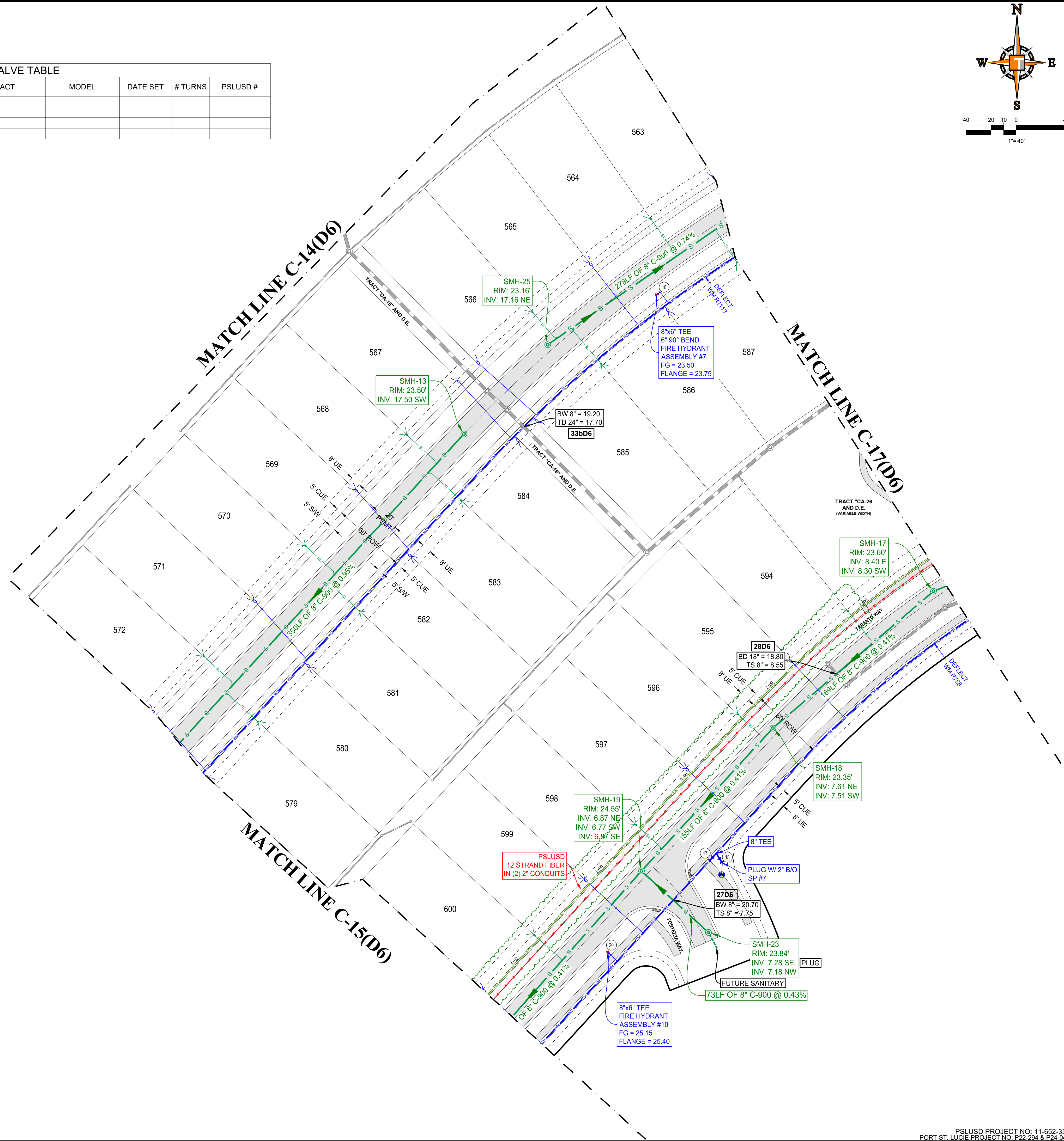
PSLUSD PROJECT NO: 11-652-33E
 PORT ST. LUCIE PROJECT NO: P22-294 & P24-048

Printed on: Thursday, October 31, 2024, 8:57 AM by: Michael Leporello

VALVE TABLE								
PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
10	6	GATE	WATER					
17	8	GATE	WATER					
18	8	GATE	WATER					
20	6	GATE	WATER					



KEYMAP



ENGINEERING LEGEND

WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	CB
MANHOLE	MH
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY	ROW
CITY UTILITY EASEMENT	CUE
UTILITY EASEMENT	UE
WATER SERVICE	WS
SEWER SERVICE	SS

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REV.	DATE	REVISIONS	BY:
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CAD I.D.:	FJ160006-UTIL-PLANS

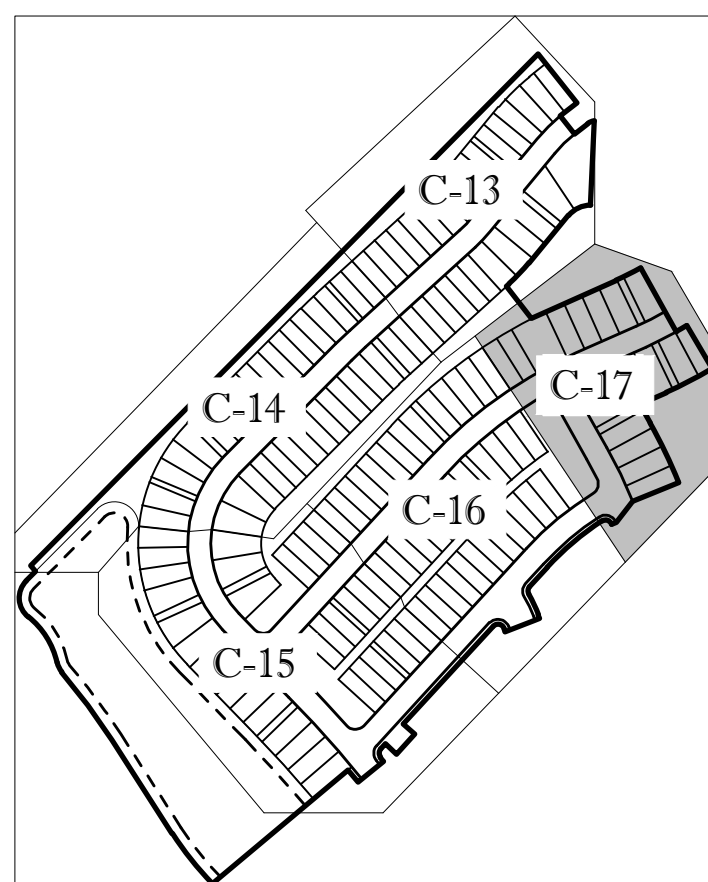
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 October 31, 2024
 FLORIDA LICENSE NO. 58345
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-16(D6R)
 ELEVATIONS BASED ON NAVD '88

VALVE TABLE								
PLAN ID	SIZE (IN)	TYPE	FLUID	MANUFACT	MODEL	DATE SET	# TURNS	PSLUSD #
11	8	GATE	WATER					
12	8	GATE	WATER					
13	6	GATE	WATER					
14	6	GATE	WATER					
15	8	GATE	WATER					
16	8	GATE	WATER					
103	6	GATE	FORCEMAIN					



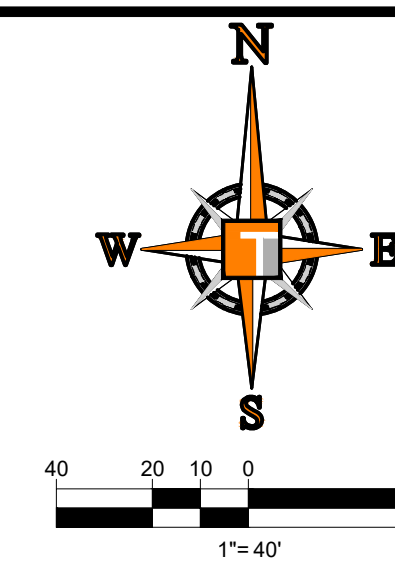
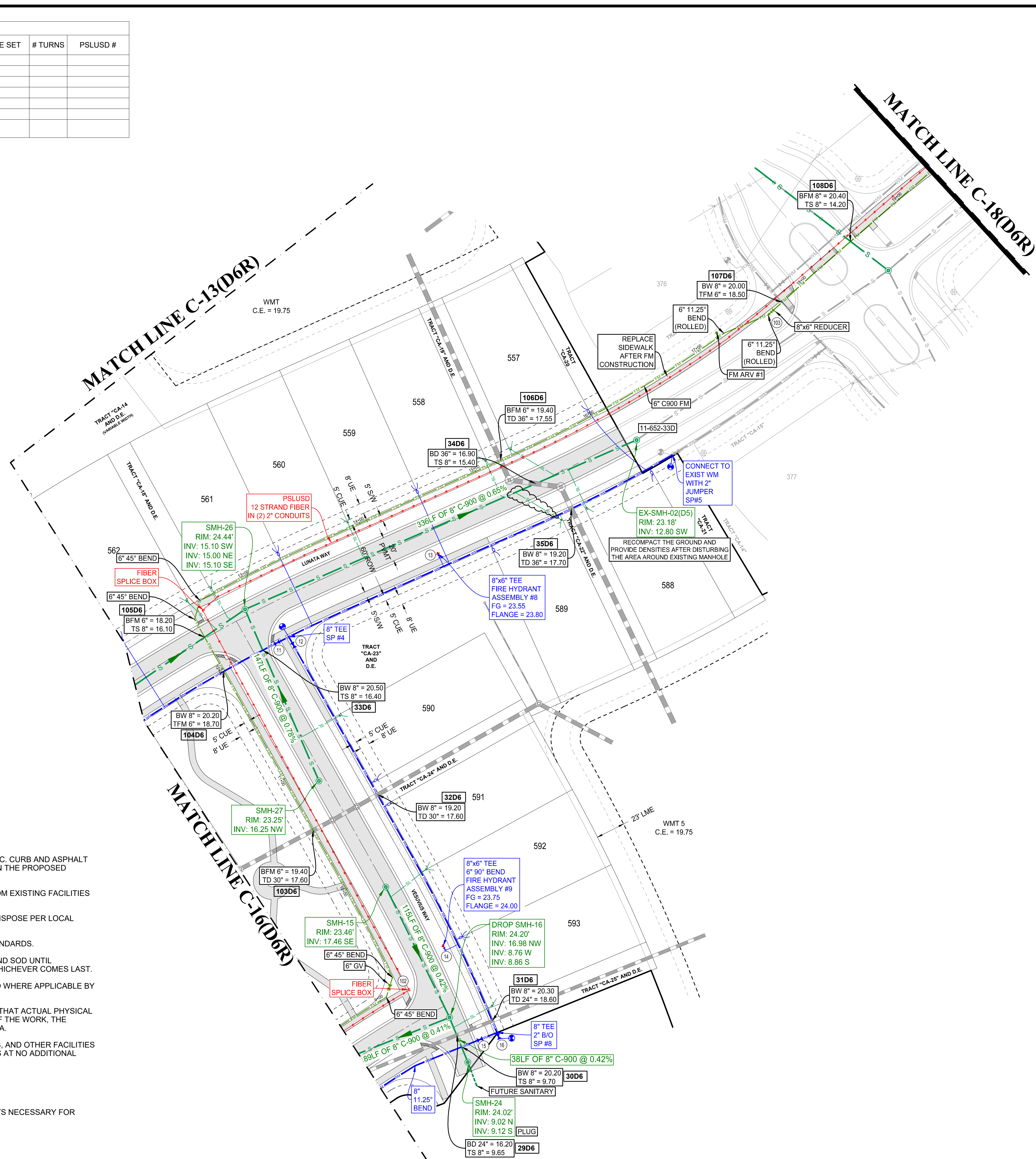
KEYMAP

ENGINEERING LEGEND

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

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TAMPA, FL 33612
P. 813-379-4100
F. 954-262-7000

REV.	DATE	REVISION	BY
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3	7-8-24	REV LOTS PER CLIENT	MJL

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PROJECT No.: FJ240006
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ160006-UTIL-PLANS

PROJECT:
VERANO SOUTH POD D6 REPLAT 1
FOR
VERANO DEVELOPMENT LLC
PORT ST LUCIE FLORIDA

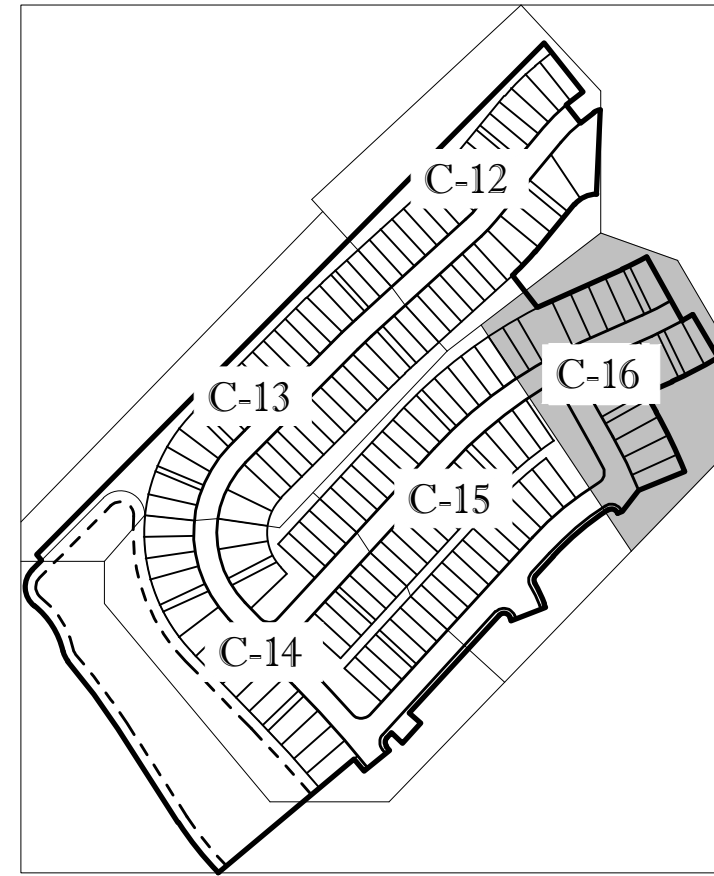
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UTILITY PLAN
SHEET NUMBER:
C-17(D6R)
ELEVATIONS BASED ON NAVD '88

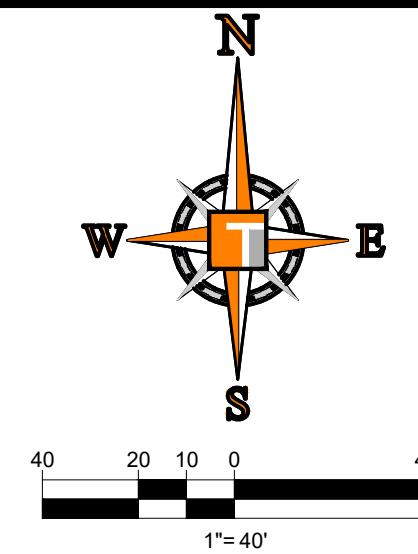
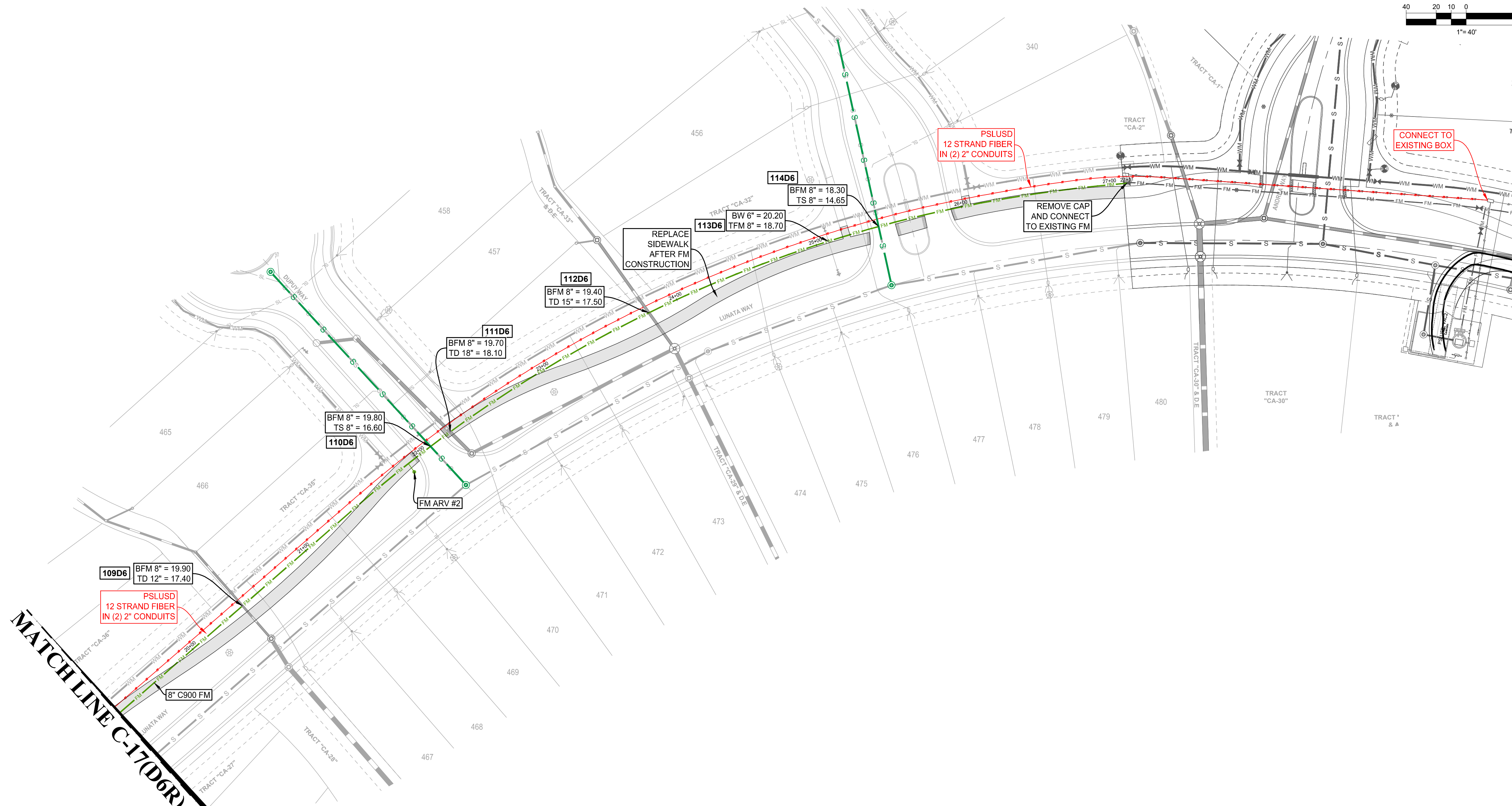
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KEYMAP

ENGINEERING LEGEND

WATER MAIN	— WM — WM —
STORM SEWER	— SS — SS —
SANITARY SEWER MAIN	— S — S —
SANITARY SEWER LATERAL	— SL — SL —
FORCEMAIN	— FM — FM —
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	— — — — —
CITY UTILITY EASEMENT	— · — · — · —
UTILITY EASEMENT	— · — · — · —
WATER SERVICE	
SEWER SERVICE	



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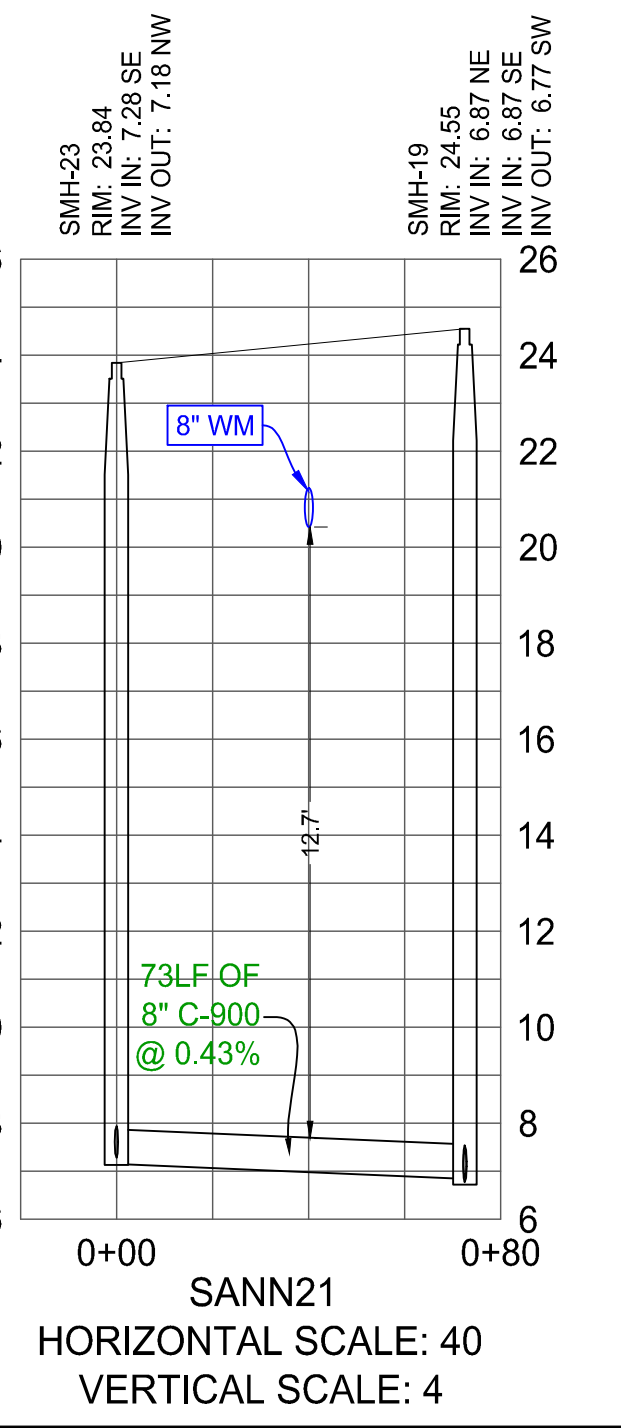
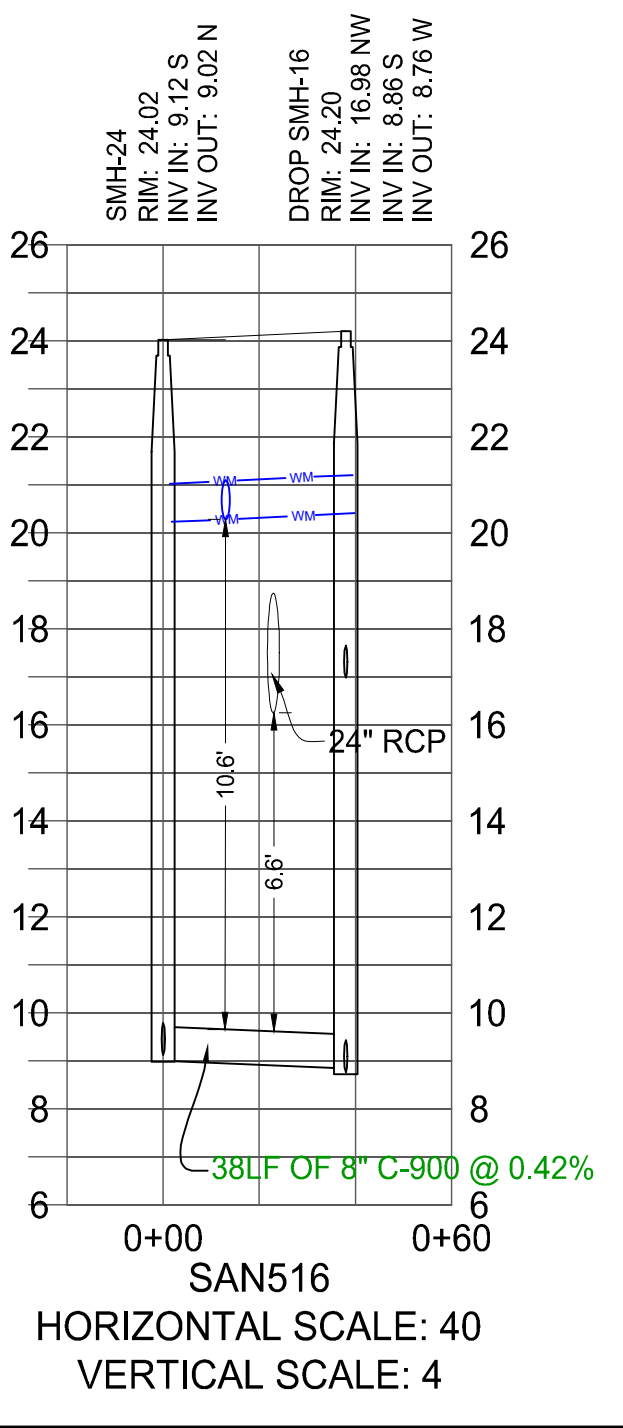
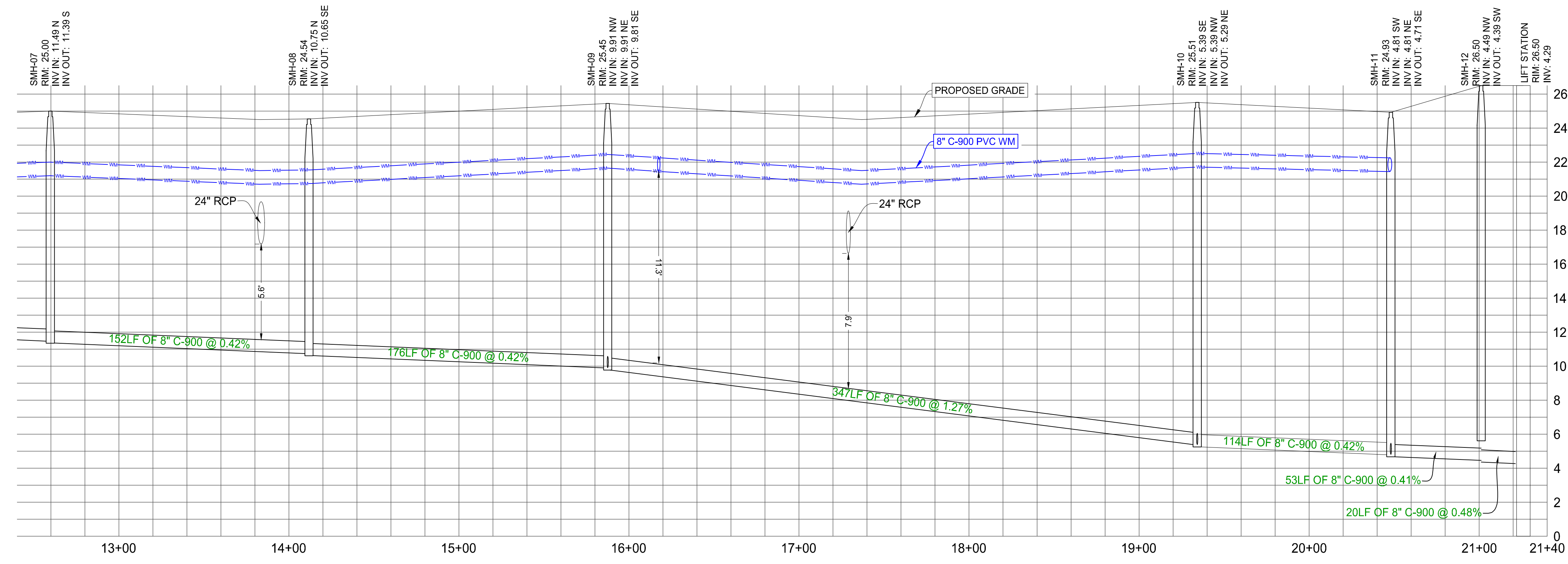
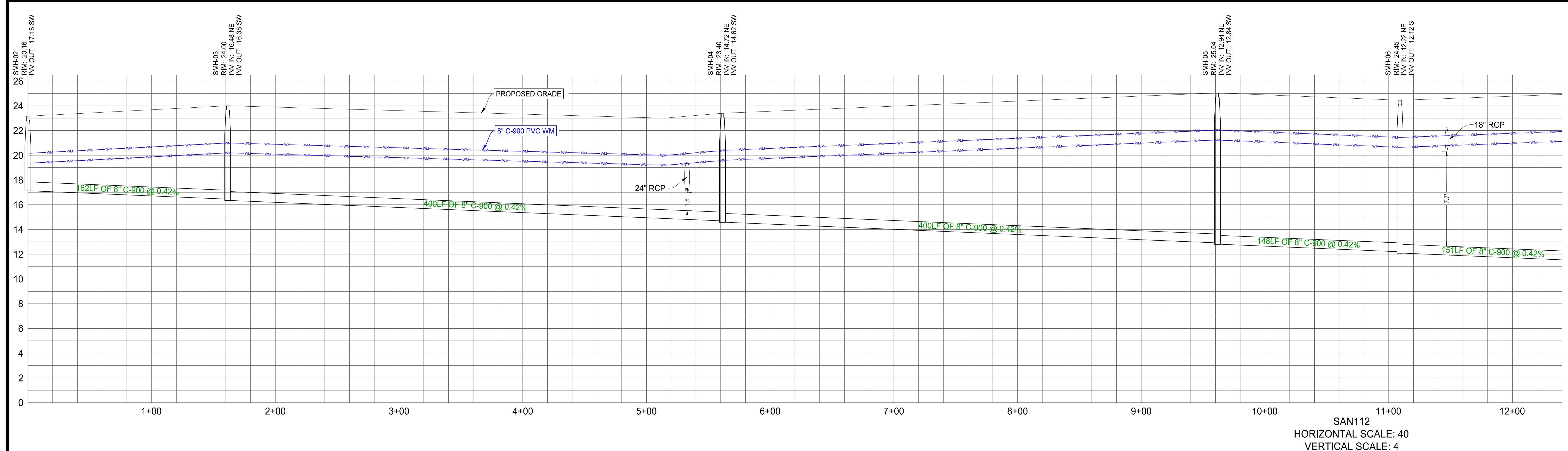
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-18(D6R)

ELEVATIONS BASED ON NAVD '88

CONSTRUCTION NOTES:

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 TAMPA, FL 33612
 P. 813-379-4100
 F. 954-262-7000

REV	DATE	REVISIONS	BY
1	5-15-24	REV FM LOCATION	MJL
2	5-23-24	REV PER PLSUSD	MJL
3	7-8-24	REV LOTS PER CLIENT	MJL

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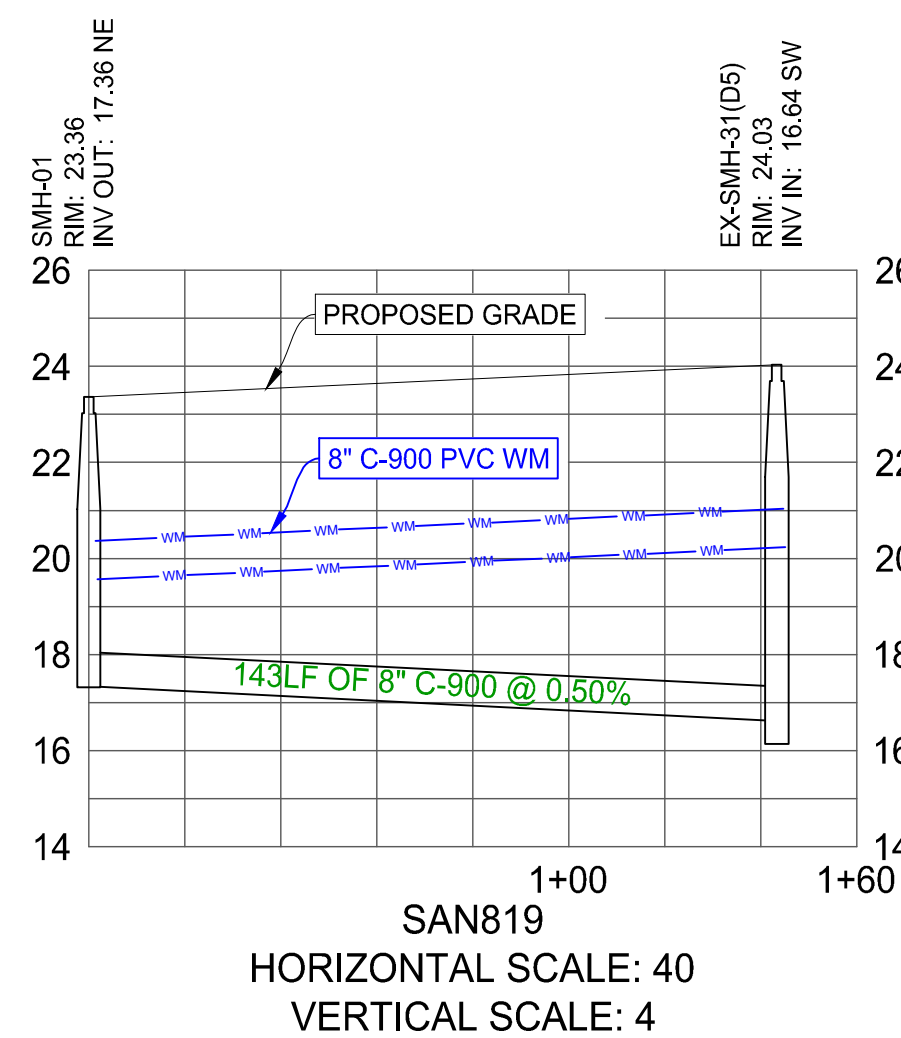
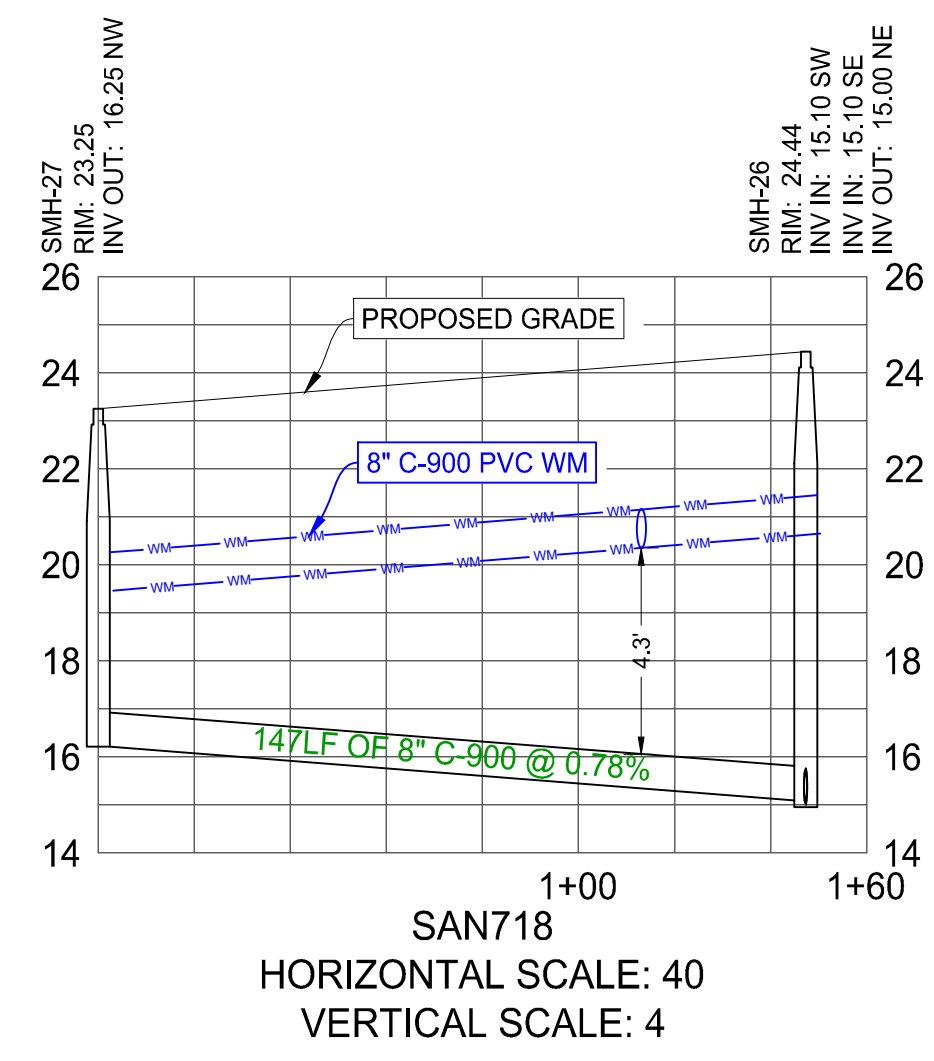
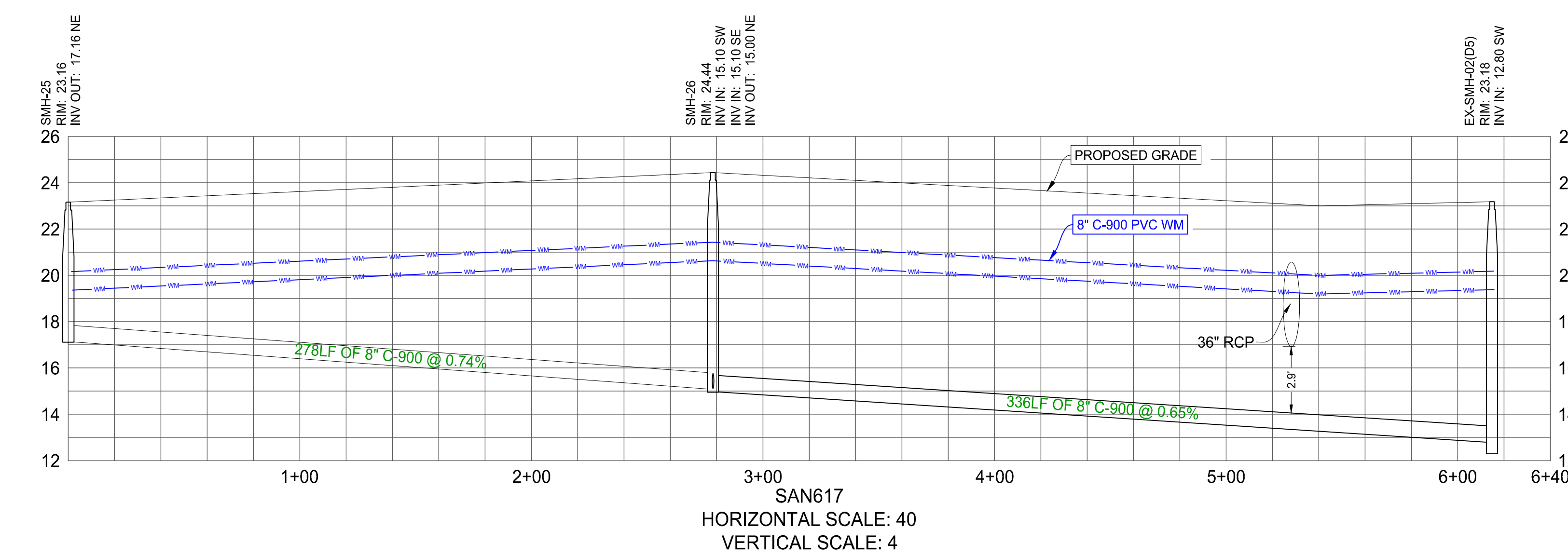
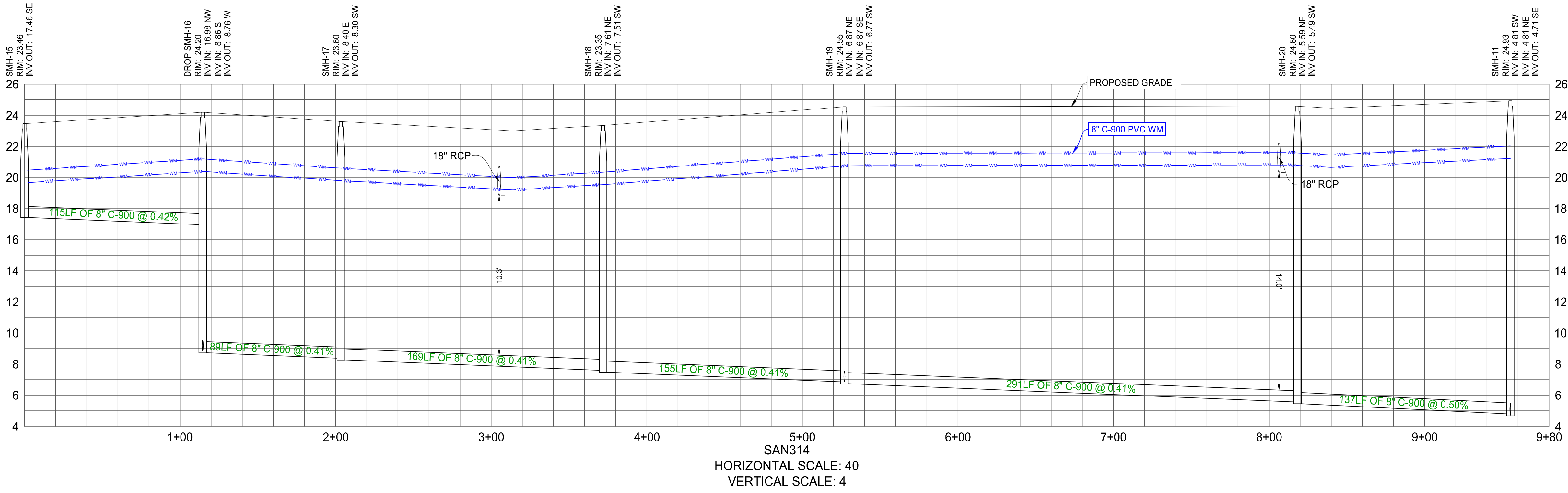
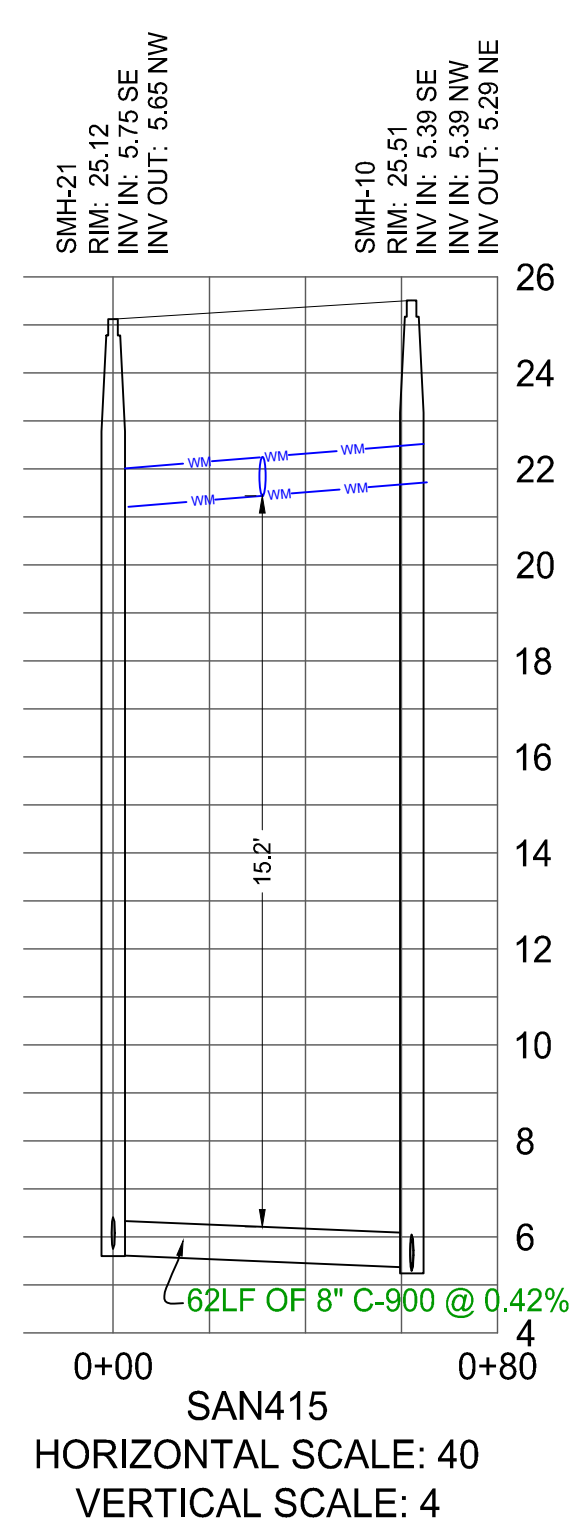
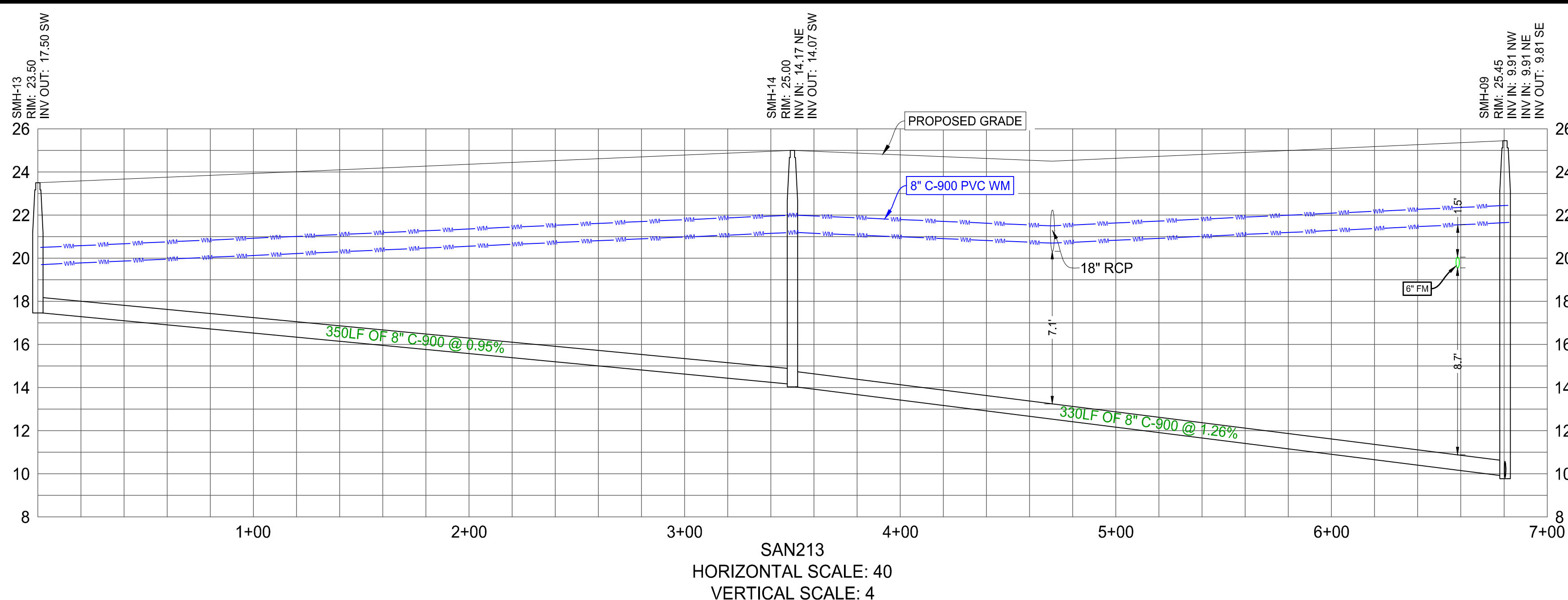
PROJECT No.:	FJ240005
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ160006-UTILITY-PROFILES

PROJECT:
**VERANO SOUTH
 POD D6
 REPLAT 1**
 FOR
**VERANO
 DEVELOPMENT LLC**
 PORT ST LUCIE
 FLORIDA

THOMAS
 ENGINEERING GROUP
 840 SE Osceola St.
 Stuart, FL 34994
 PH: (772) 888-3138
www.ThomasEngineeringGroup.com

BRANDON ULMER
 No. 68345
 PROFESSIONAL ENGINEER
 October 31, 2024
 Florida License No. 68345
 Florida Business Registration No. 27528

SHEET TITLE:
SANITARY PROFILES
 SHEET NUMBER:
C-19(D6R)
 ELEVATIONS BASED ON NAVD '88



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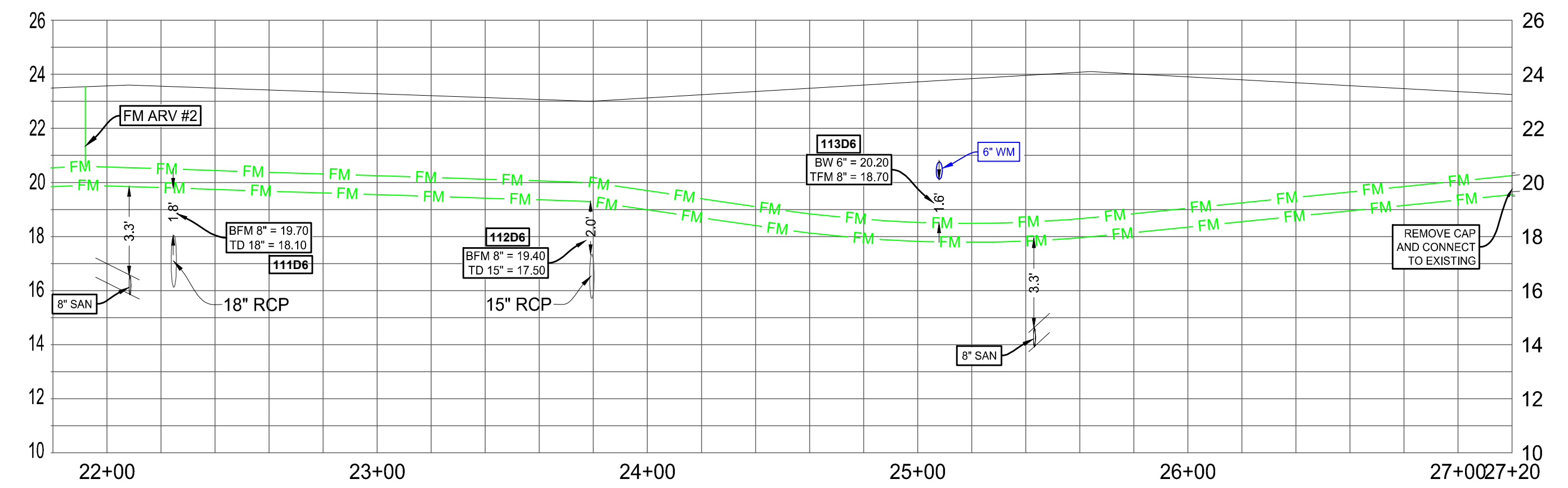
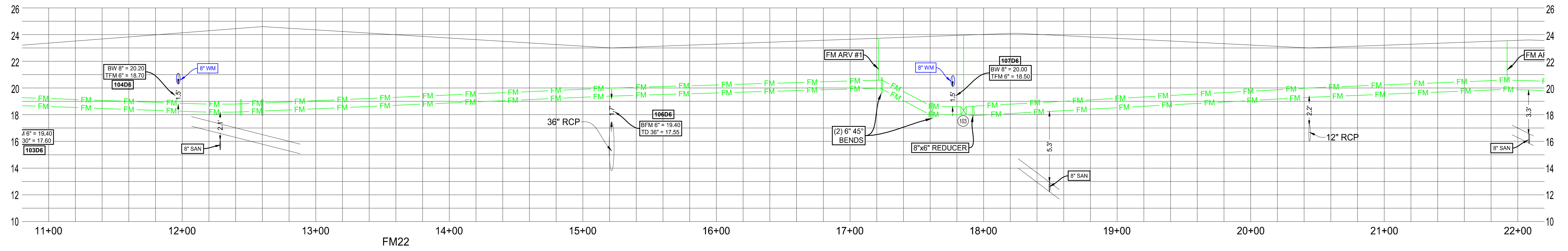
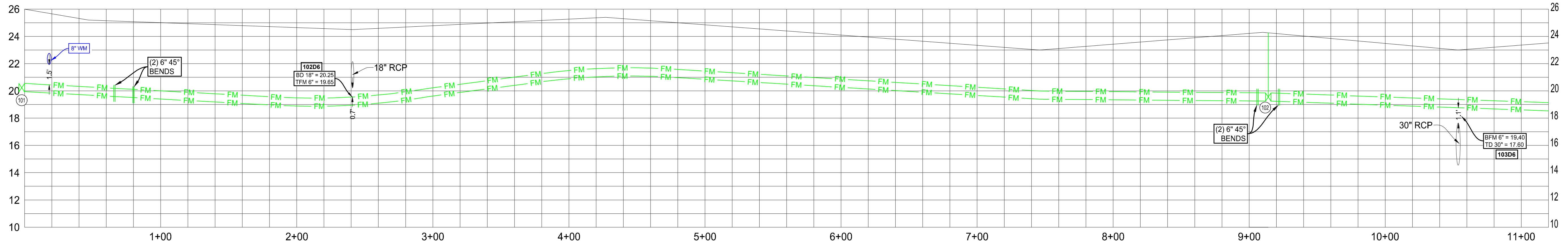
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PROJECT:
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PORT ST LUCIE FLORIDA

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PROJECT No.: FJ240006
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PROJECT:
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REPLAT 1**

FOR
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SHEET TITLE:
FORCEMAIN PROFILES

SHEET NUMBER:
C-21(D6R)

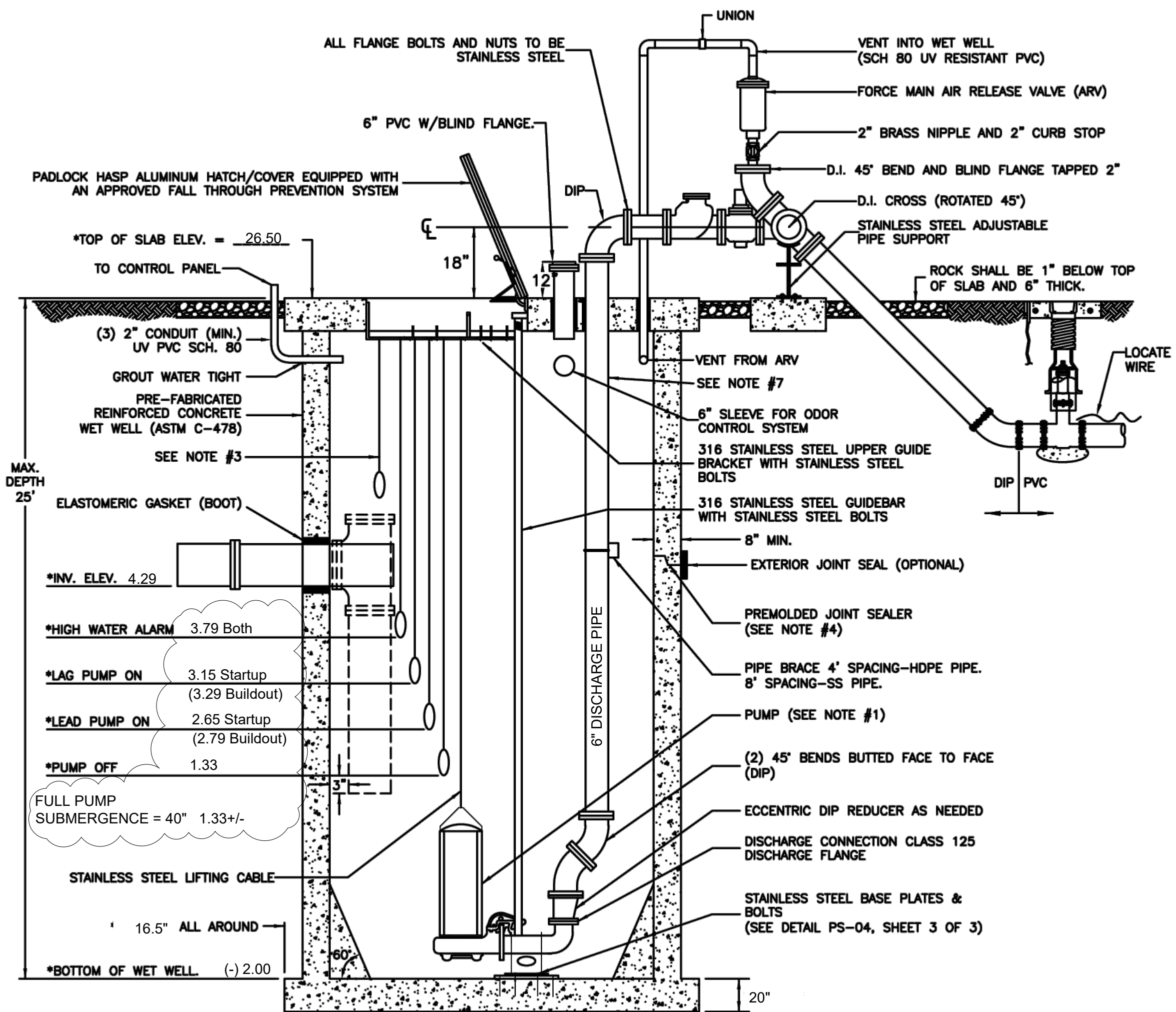
ELEVATIONS BASED ON NAVD '88

LIFT STATION BUILDOUT CONDITION

PUMP DATA:	
MANUFACTURER ** FLYGT	WETWELL DIAMETER ** 8'
MODEL NUMBER ** FP 3171HT	IMPELLER NUMBER ** 270mm
VOLTS ** 460	HP ** 30
RPM ** 1765	
OPERATING CONDITIONS:	
** 249 GPM AT ** 121 TDH	** % EFFICIENCY
SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.	
WORKING DEPTH ** 1.46 FT.	WORKING VOLUME ** 549 GALS.

LIFT STATION STARTUP CONDITION

PUMP DATA:	
MANUFACTURER ** FLYGT	WETWELL DIAMETER ** 8'
MODEL NUMBER ** FP 3171HT	IMPELLER NUMBER ** 256mm
VOLTS ** 460	HP ** 30
RPM ** 1765	
OPERATING CONDITIONS:	
** 329 GPM AT ** 101 TDH	** % EFFICIENCY
SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.	
WORKING DEPTH ** 1.32 FT.	WORKING VOLUME ** 496 GALS.

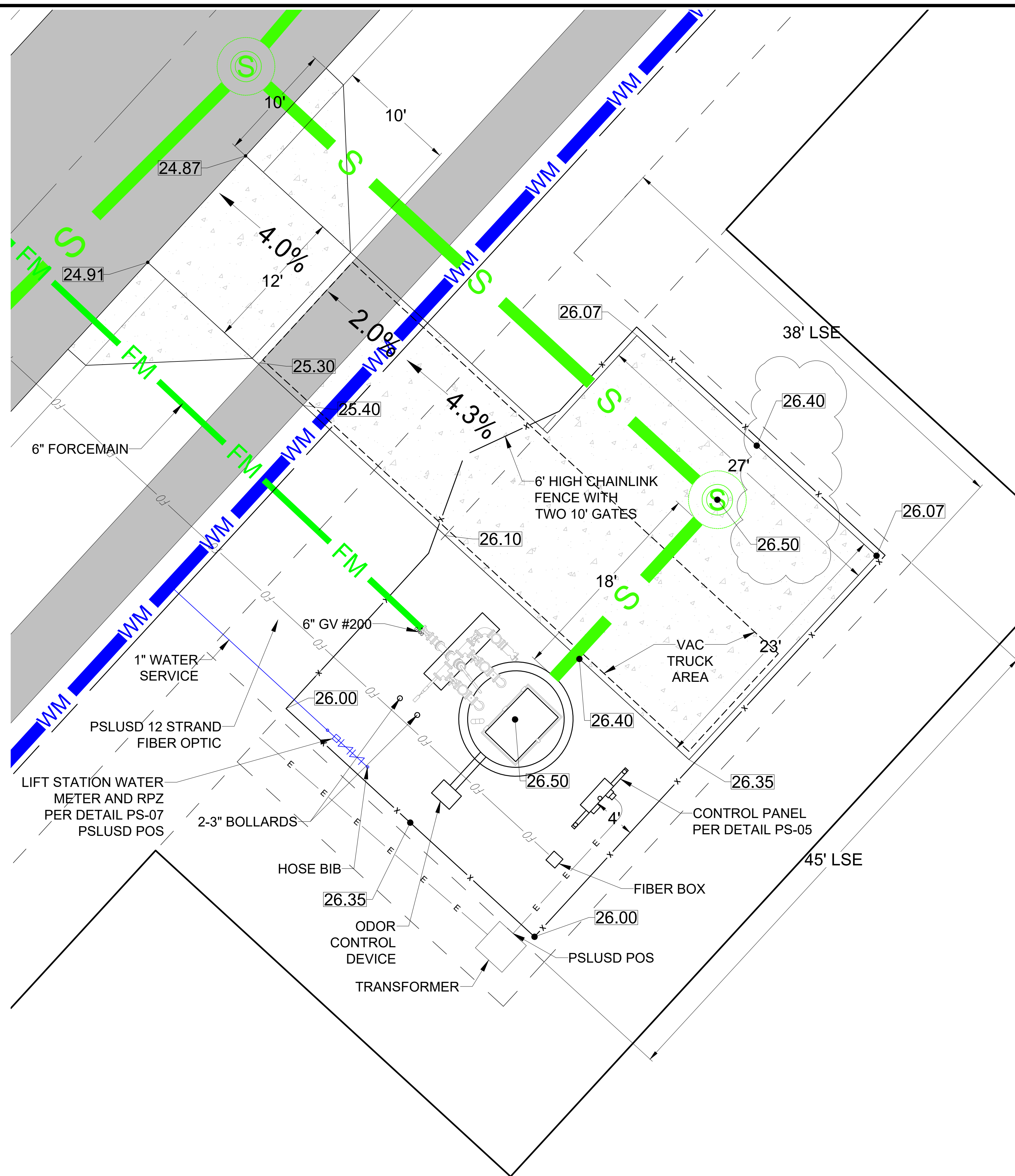


- NOTES:**
- *THE DESIGN SPECIFICATIONS FOR THE WET WELL, PUMPS, CONTROL ELEVATIONS AND DISCHARGE PIPING SHALL BE AS SPECIFIED BY THE ENGINEER-OF-RECORD, IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS.
 - WET WELL INTERIOR WALLS SHALL BE PROTECTED WITH A LINER. THE WET-WELL EXTERIOR SHALL BE COATED WITH A PRIMER AND 2 COATS OF A WATER BASED EPOXY 3-5 MILS EACH; APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
 - A FLOAT SHALL BE PROVIDED FOR ALARM AND TO CONTROL BACKUP RELAY SYSTEM FOR THE PUMPS.
 - ALL OPENINGS FOR PIPES AND CONDUITS SHALL BE PRECAST. ALL JOINTS AND TOP SLAB SHALL BE SEALED WITH AN APPROVED SEALANT (SEE DETAIL). THE SPACE BETWEEN THE DISCHARGE PIPES AND THE TOP SLAB SHALL BE FILLED WITH WATERPROOF NON-SHRINKING GROUT.
 - THE INFLUENT PIPE DETAIL SHOWN ABOVE IS FOR A GRAVITY SEWER. FOR FORCE MAINS FROM A LIFT STATION OR LOW PRESSURE SEWER SYSTEM, A TEE SHALL BE INSTALLED AS SHOWN WITH DASHED LINE.
 - ONE PUMP SHALL BE EQUIPPED WITH A MIX-FLUSH VALVE.
 - THE DISCHARGE PIPE SHALL BE SCH-40 STAINLESS STEEL 6R-BR-11 HBPE PIPE TO THE FLANGE ABOVE THE GROUND.
 - ALL HARDWARE SHALL BE 316 STAINLESS STEEL AND ALL BOLTS AND NUTS SHALL BE 304 STAINLESS STEEL.

MINIMUM CONSTRUCTION STANDARDS FOR CITY OF PORT ST. LUCIE
 900 S.E. OGDEN LANE
 PORT ST. LUCIE, FL 34983
 PHONE (772) 873-6400 FAX (772) 873-6433

LIFT STATION WET WELL SECTION

DETAIL: PS-04
DATE: 2019
SCALE: N.T.S.
SHEET: 1 OF 3



LIFT STATION DETAIL
 SCALE 1" = 5'

ACCESS DRIVE - 6" THICK CONCRETE 4000 PSI WITH FIBER MESH AND COMPACTED SUBGRADE TO 98% DENSITY EXTENDED 6" BEYOND ALL EDGES.

ALL AREAS INSIDE FENCE THAT ARE NOT COVERED BY CONCRETE, STRUCTURES OR EQUIPMENT SHALL HAVE #57 STONE. THE STONE SHALL BE PLACED OVER 2-PLY 4 MIL VISQUEEN, A MINIMUM OF 6" BUT NO MORE THAN 8" DEEP.

PSLUSD PROJECT NO: 11-652-33E
 PORT ST. LUCIE PROJECT NO: P22-294 & P24-048

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CAD I.D.:	FJ160006-LS-DETAILS

VERANO SOUTH POD D6 REPLAT 1

FOR
VERANO DEVELOPMENT LLC

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 FLORIDA

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 October 31, 2024
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LIFT STATION DETAILS

SHEET NUMBER:

C-22(D6R)

ELEVATIONS BASED ON NAVD '88

EROSION CONTROL GENERAL NOTES:

1. PROJECT NAME AND LOCATION INFORMATION:

VERANO SOUTH, PORT ST LUCIE, FLORIDA.

2. NATURE OF ACTIVITY:

RESIDENTIAL SUBDIVISION.

3. 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.

1. PLACEMENT OF ALL EROSION CONTROL DEVICES.
2. CLEARING AND GRUBBING, EARTHWORK, AND EXCAVATION OF THE DETENTION AREAS.
3. INSTALL STORMWATER RETENTION BASIN.
4. CLEARING / GRUBBING OVER ALL AREAS.
5. SITE GRADING.
6. INSTALL STORMWATER AND UTILITIES.
7. STABILIZE SITE.

4. TOTAL SITE AREA: 40.56 ACRES

5. TOTAL AREA TO BE DISTURBED: 40.56 ACRES

6. SOILS DATA:

THE SOILS ARE SILTY FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.

7. DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT: 40.56 ACRES

8. LAT AND LONG OF EACH DISCHARGE POINT AND RECEIVING WATER:

C-24 CANAL, ST LUCIE RIVER

9. CONTROLS AND BMPs:

PRIOR TO CLEARING, A SILT FENCE (TRENCHED 6" DEEP AND BACKFILLED ON THE UPHILL SIDE), SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.

A ROCK ENTRANCE ROAD (THAT IS 60' LONG WITH A 6" DEPTH OF FDOT #1 STONE AND LINED WITH FILTER FABRIC) SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.

AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLET(S) / OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD OR OTHER PERMANENT STABILIZATION METHODS IF OTHER METHODS ARE USED. THIS SWPPP WILL BE MODIFIED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.

ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE ATTACHED SITE MAP AND INSTALLATION "TYPICALS" SHEET.

10. 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 STABILIZED 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.

11. 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).

12. 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.

13. STORMWATER MANAGEMENT:

STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DRAINS, AND SWALES TO STORMWATER RETENTION/DETENTION LAKES.

14. 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.

15. 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.

16. 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.

17. TOXIC SUBSTANCES:

ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.

18. 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 WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

19. 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.

20. INSPECTION:

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES GREATER.

POINTS OF DISCHARGE.
ALL DISTURBED AREAS OF CONSTRUCTION THAT NOT BEEN STABILIZED. CONSTRUCTED AREAS WHERE VEHICLES ENTER OR EXITS THE SITE. ALL BMPs.

WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.

21. NON-STORMWATER DISCHARGES:

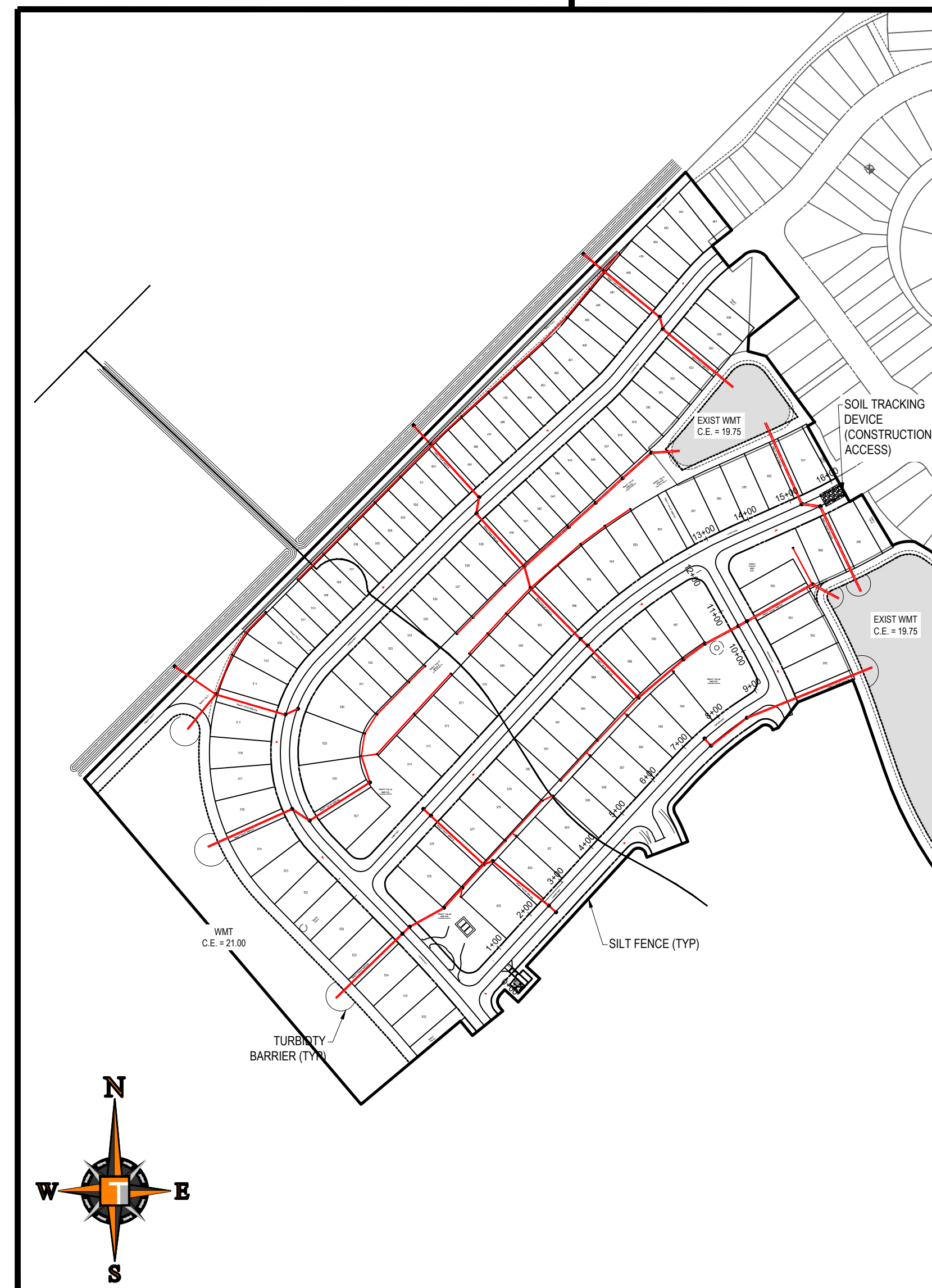
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION PERIOD: WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH 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.

22. RESPONSIBLE ENTITIES:

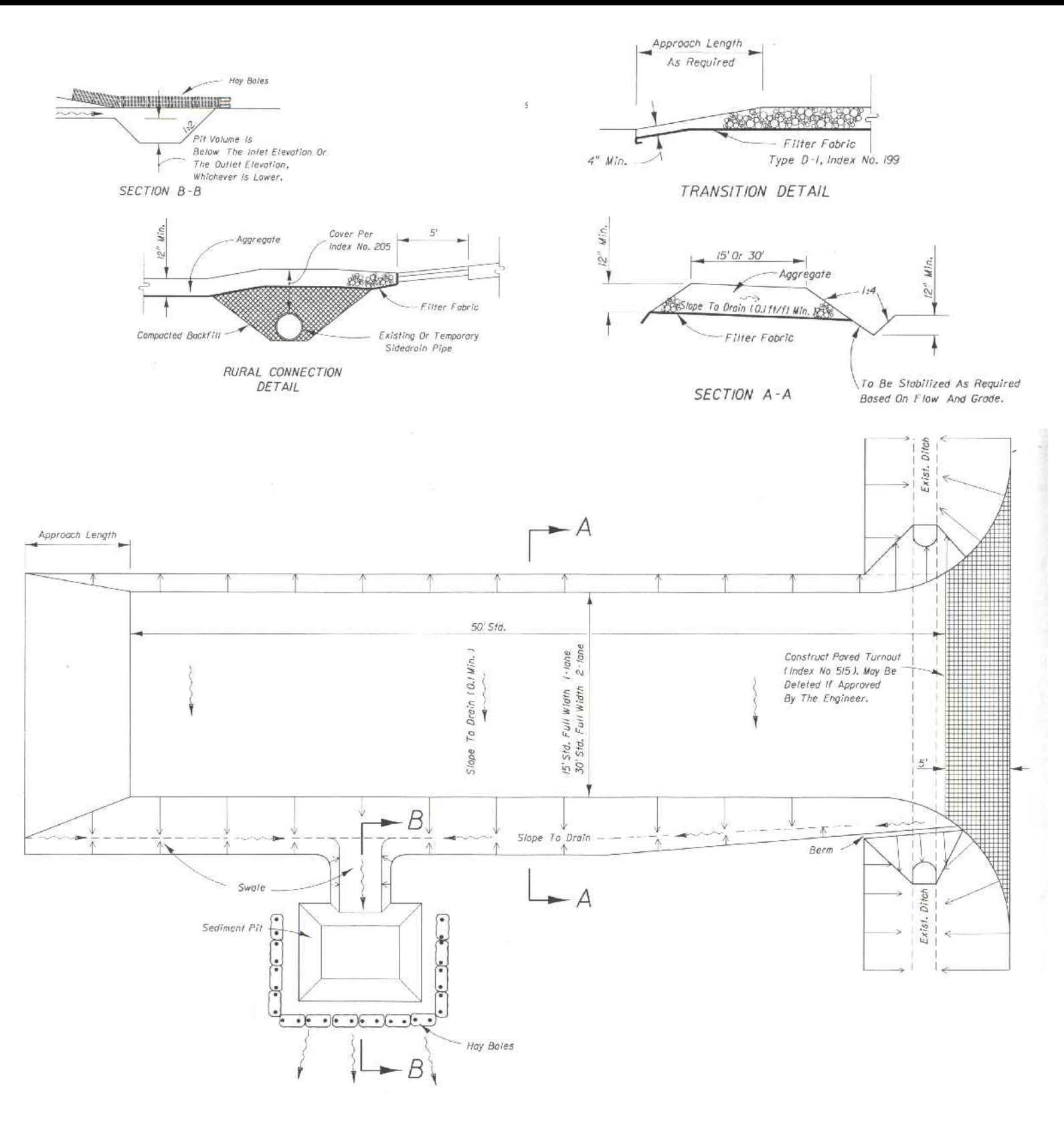
THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

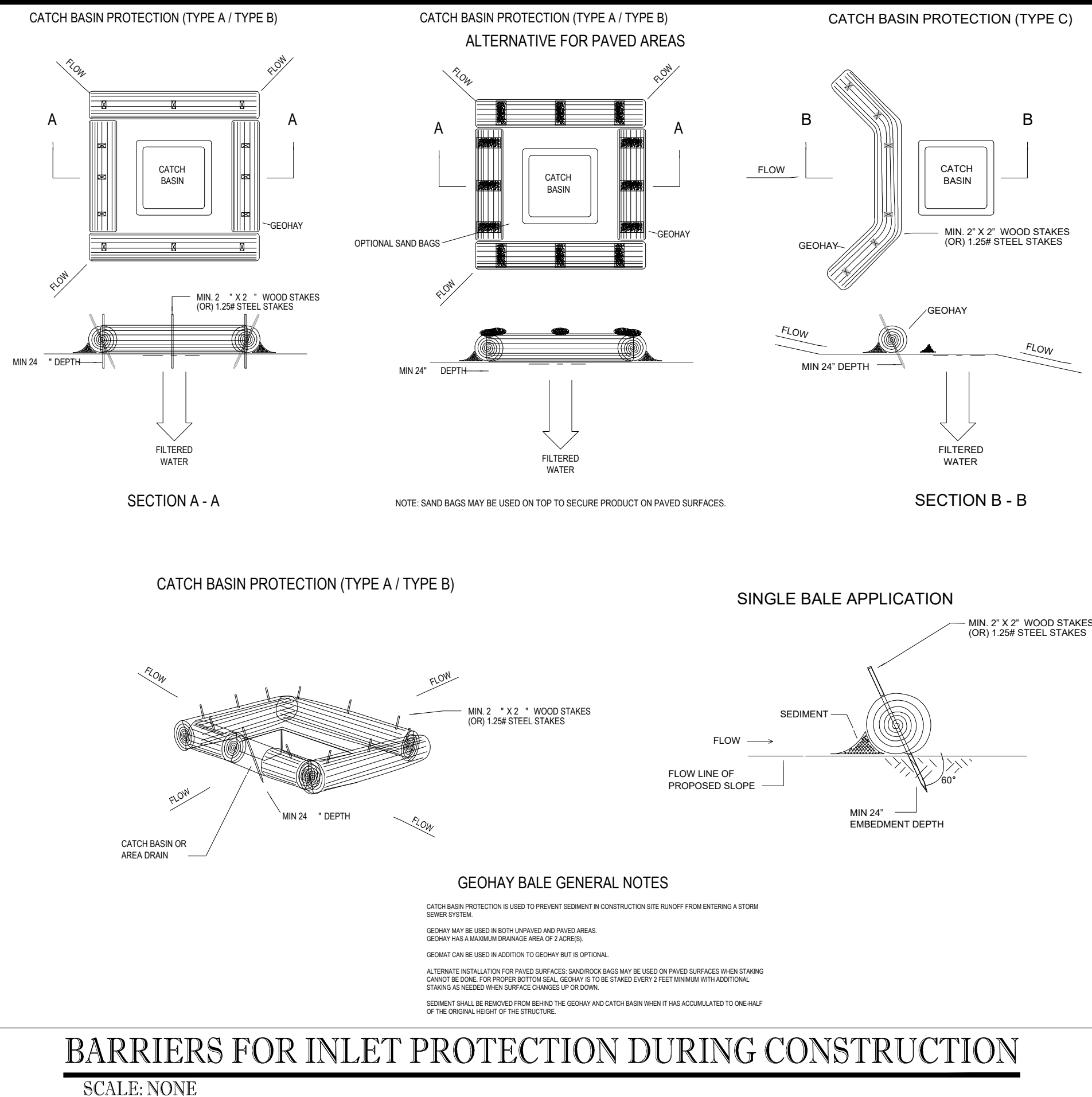
23. NAME AND TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER	DATE



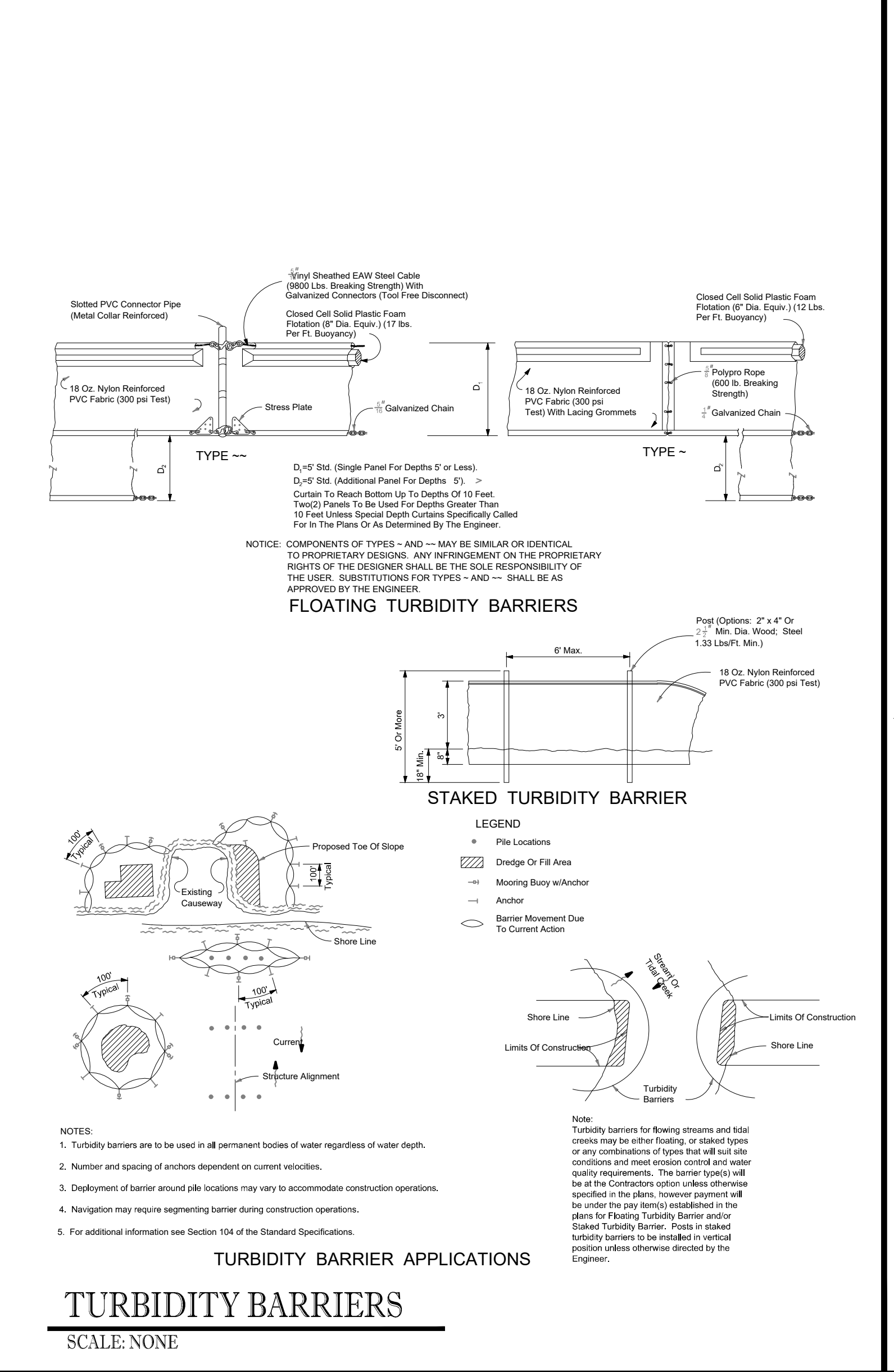
PROJECT SPECIFIC MAP
SCALE: 1" = 200'



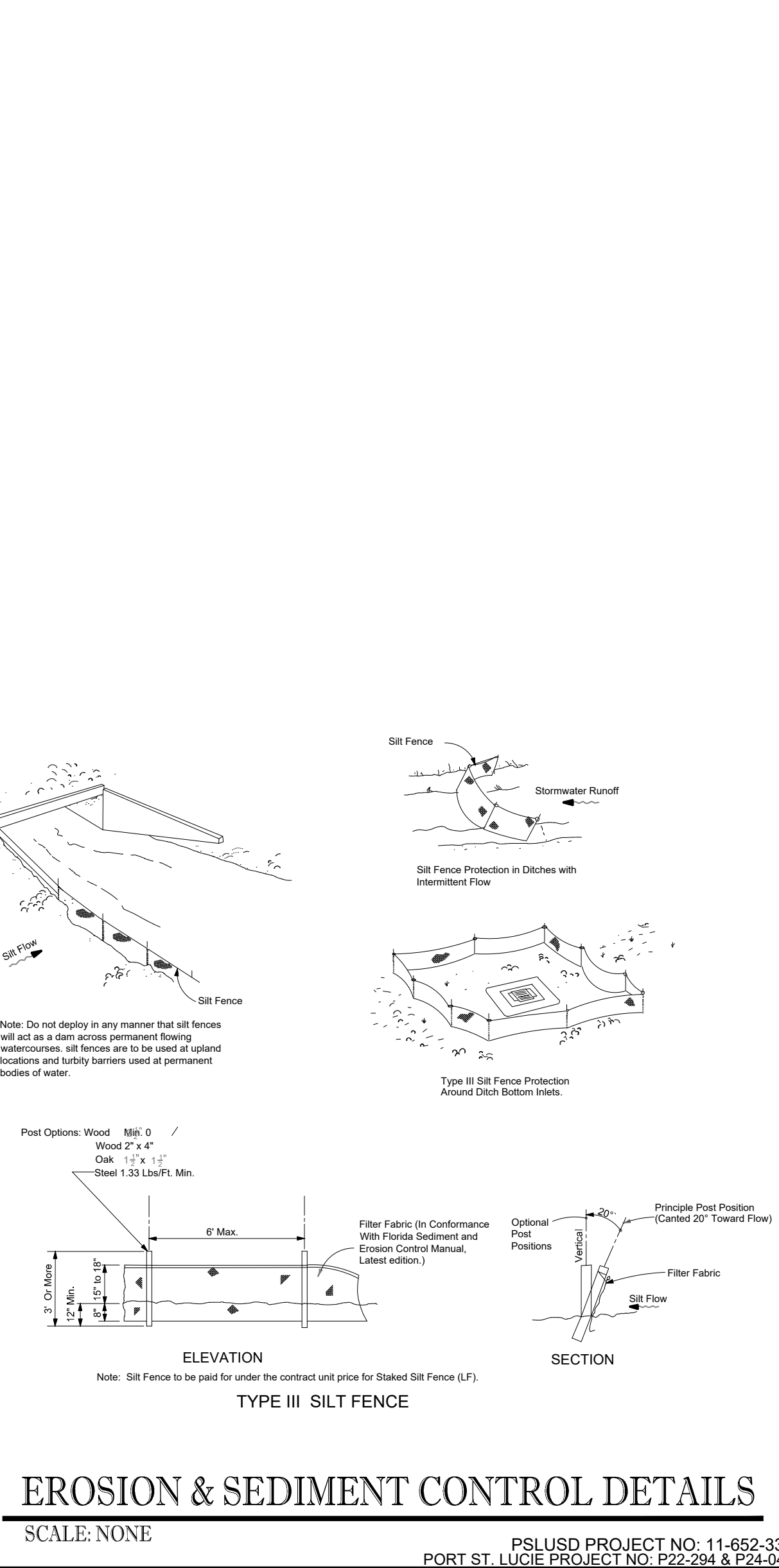
SOIL TRACKING PREVENTION TYPE A
SCALE: NONE



BARRIERS FOR INLET PROTECTION DURING CONSTRUCTION
SCALE: NONE



TURBIDITY BARRIERS
SCALE: NONE



EROSION & SEDIMENT CONTROL DETAILS
SCALE: NONE

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