

# LEGAL DESCRIPTION

BEING A REPLAT OF TRACTS "CA-9" AND "CA-12", VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING PORTIONS OF SECTION 32, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/26/67; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.44 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 CONTINUE SOUTH 43°08'38"EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 7063.58 FEET; THENCE SOUTH 46°51'22" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24, A DISTANCE OF 3425.16 FEET TO THE POINT ON THE NORTHWESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF SAID PUBLIC RECORDS; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE NORTH 71°11'28" WEST, A DISTANCE OF 839.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°15'27" WEST; (2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1885.95 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01°49'37" EAST; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°24'30", A DISTANCE OF 145.10 FEET TO A POINT OF NON-TANGENCY; (4) THENCE SOUTH 84°38'39" WEST, A DISTANCE OF 348.46 FEET TO THE **POINT OF BEGINNING**;

ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE SOUTH 09°49'05" EAST, A DISTANCE OF 176.54 FEET; (2) THENCE SOUTH 84°38'39" WEST, A DISTANCE OF 21.61 FEET; (3) THENCE SOUTH 05°21'21" EAST, A DISTANCE OF 60.00 FEET TO A POINT INTERSECTION WITH THE EASTERLY TRACT LINE OF TRACT "CA-12" OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING SIX (6) COURSES BEING ALONG SAID TRACT LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; SAID POINT OF INTERSECTION ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°21'21" EAST; (1) THENCE SOUTHEASTERLY, DEPARTING SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°25'32", A DISTANCE OF 44.21 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 10°55'48" EAST, A DISTANCE OF 239.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1530.00 FEET; (3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°14'36", A DISTANCE OF 593.97 FEET TO A POINT OF TANGENCY; (4) THENCE SOUTH 33°10'24" EAST, A DISTANCE OF 65.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; (5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°23'06", A DISTANCE OF 51.51 FEET TO A POINT OF TANGENCY; (6) THENCE SOUTH 65°12'42" WEST, A DISTANCE OF 4.28 FEET TO A POINT INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THENCE SOUTH 25°29'49" EAST, DEPARTING SAID TRACT LINE OF TRACT "CA-12" OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, A DISTANCE OF 60.00 FEET TO A POINT INTERSECTION WITH THE EASTERLY TRACT LINE OF TRACT "CA-9" OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID TRACT LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE NORTH 65°12'42" EAST, DEPARTING SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, A DISTANCE OF 21.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; (2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°36'54", A DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 33°10'24" EAST, A DISTANCE OF 105.84 FEET; (4) THENCE SOUTH 56°49'36" WEST, A DISTANCE OF 13.00 FEET TO A POINT INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; SAID POINT OF INTERSECTION ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 636.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 16°08'20" EAST; (1) THENCE SOUTHWESTERLY, DEPARTING SAID TRACT LINE OF TRACT "CA-9" OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 125°42'18", A DISTANCE OF 1395.36 FEET TO A POINT OF NON-TANGENCY; (2) THENCE SOUTH 15°59'34" EAST, A DISTANCE OF 762.51 FEET TO A POINT INTERSECTION ON THE WESTERLY BOUNDARY LINE OF THE PROPOSED WEST VIRGINIA EXTENSION, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG WESTERLY BOUNDARY LINE OF THE PROPOSED WEST VIRGINIA EXTENSION OF SAID OFFICIAL RECORDS BOOK; (1) THENCE SOUTH 74°00'26" WEST, DEPARTING SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22918.00 FEET; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'57", A DISTANCE OF 279.63 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 15°59'34" WEST, DEPARTING SAID WESTERLY BOUNDARY LINE OF THE PROPOSED WEST VIRGINIA EXTENSION OF SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 1102.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 15°59'34" WEST, A DISTANCE OF 70.00 FEET TO A POINT INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°59'34" WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°59'34" WEST, A DISTANCE OF 177.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°36'44", A DISTANCE OF 461.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°37'10" EAST, A DISTANCE OF 429.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1381.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°01'29", A DISTANCE OF 2001.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°38'39" EAST, A DISTANCE OF 384.85 FEET TO THE **POINT OF BEGINNING**.

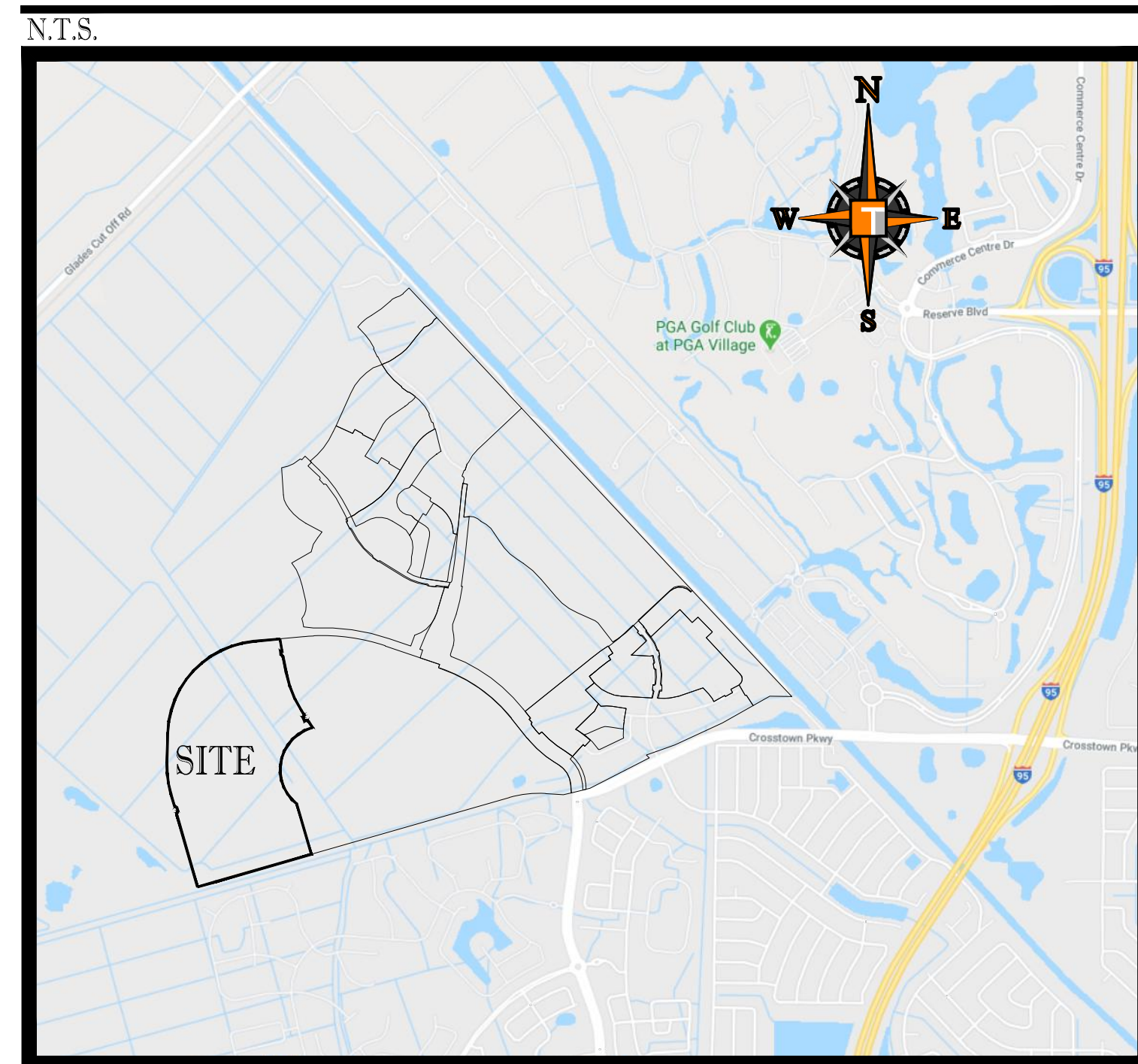
**CONTAINING:** 5,539,569 SQUARE FEET OR 127.1710 ACRES, MORE OR LESS.

# CONSTRUCTION PLANS FOR: VERANO SOUTH POD G, PLAT 2

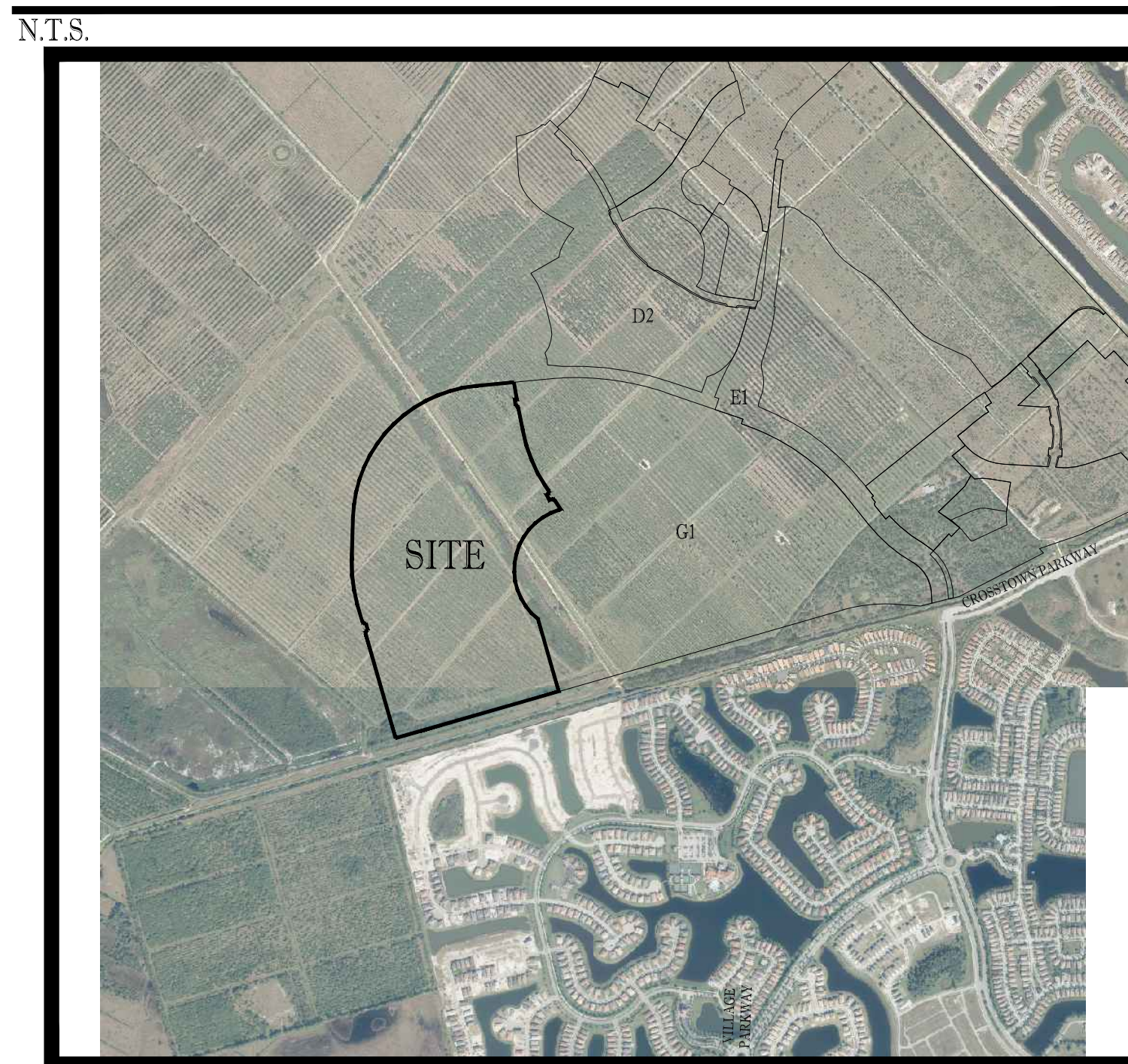
OWNER:

# KOLTER LAND PARTNERS, LLC

## LOCATION MAP



## VICINITY \ AERIAL MAP



## PROJECT TEAM

### APPLICANT:

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

### LANDSCAPE ARCHITECT/PLANNER:

COTLEUR & HEARING, INC.  
1934 COMMERCE LANE, SUITE 1  
JUPITER, FL 33458  
561.747.6336  
CONTACT: DAN SORROW

### ENGINEER:

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

### SURVEYOR:

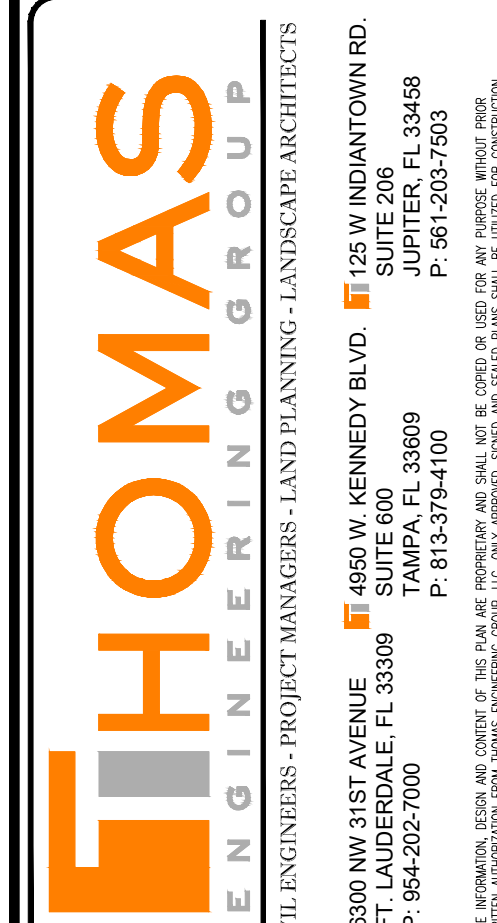
GEOPOINT SURVEYING, INC.  
4152 W. BLUE HERON BLVD.  
RIVIERA BEACH, FL 33404  
(561) 444-2720  
CONTACT: GARY RAGER, PSM



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

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REVISIONS				
REV.	DATE	COMMENT	BY	CHKD.
1	3-17-21	REV PER SPRC	MJL	

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-COVER-SHEET

PROJECT:  
**VERANO SOUTH  
POD G, PLAT 2**  
FOR  
**VERANO DEVELOPMENT**  
  
PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP  
PEBWORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD. SUITE 206  
JUPITER, FL 33458  
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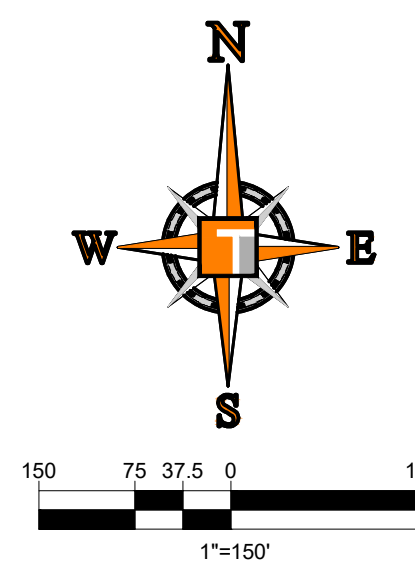
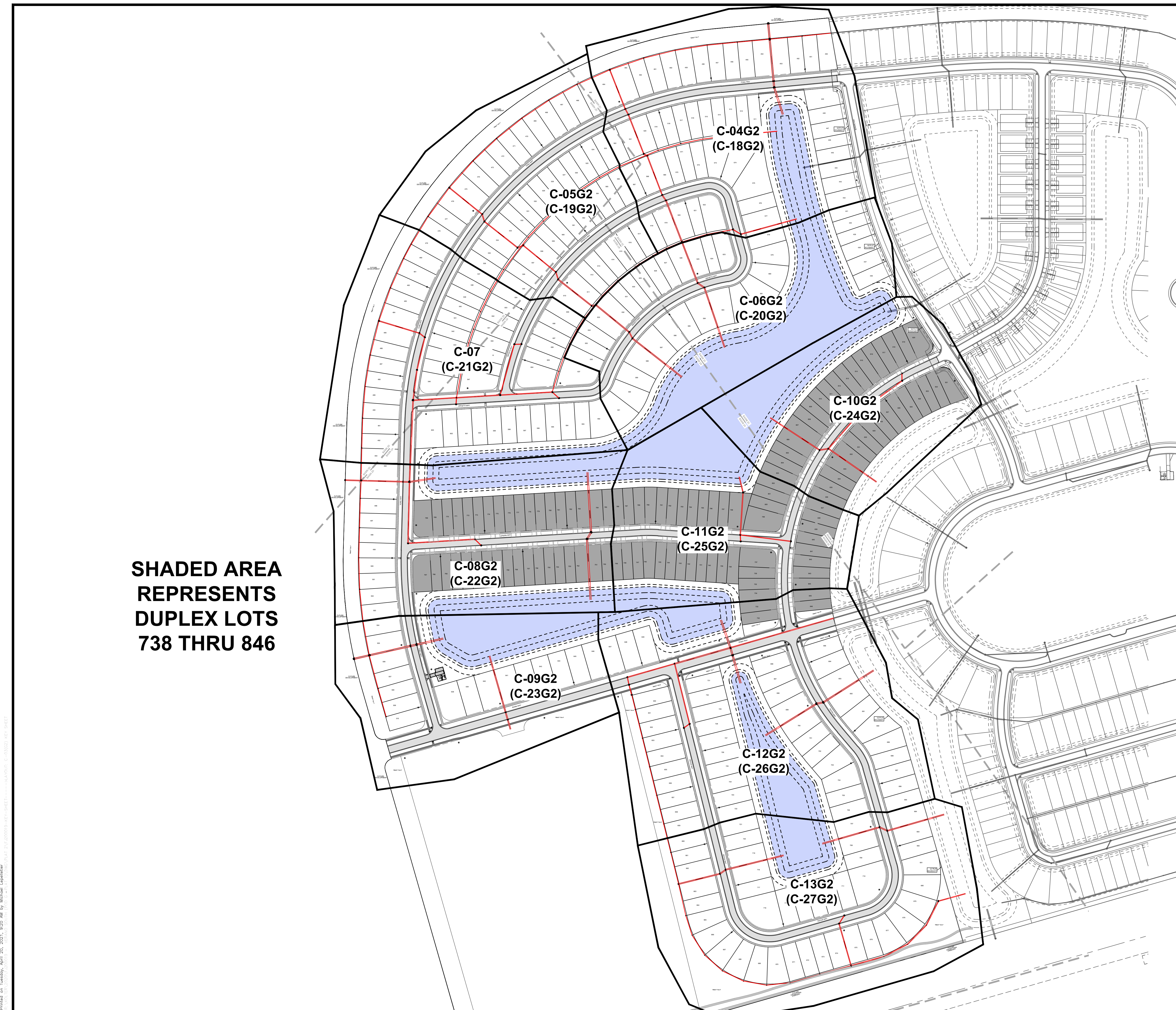
**BRANDON ULMER**  
No. 68345  
PROFESSIONAL ENGINEER  
April 20, 2017  
FLORIDA BUSINESS REGISTRATION No. 27528  
SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**C-01(G2)**  
PORT ST. LUCIE PROJECT NO: P21-040

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.

Printed on: Tuesday, April 26, 2021, 9:29 AM by: Michael Luperfidei





**SHEET LEGEND**

C-04	PGD SHEETS
(C-13)	UTILITY SHEETS

**SHADED AREA  
REPRESENTS  
DUPLEX LOTS  
738 THRU 846**

**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE  
SUITE 206  
JUPITER, FL 33468  
P: 561-203-7503  
F: 561-203-7500

4950 W. KENNEDY BLVD.  
SUITE 206  
JUPITER, FL 33469  
P: 813-379-4100  
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125 W. INDIANTOWN RD.  
SUITE 206  
JUPITER, FL 33468  
P: 561-203-7503  
F: 561-203-7500

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REVISIONS

REV.	DATE	COMMENT	BY:
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-KEY-SHEET

PROJECT:

**VERANO SOUTH  
POD G, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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

**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER

April 20, 2017

FLORIDA LICENSE NO. 68345

FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:

**KEY SHEET**

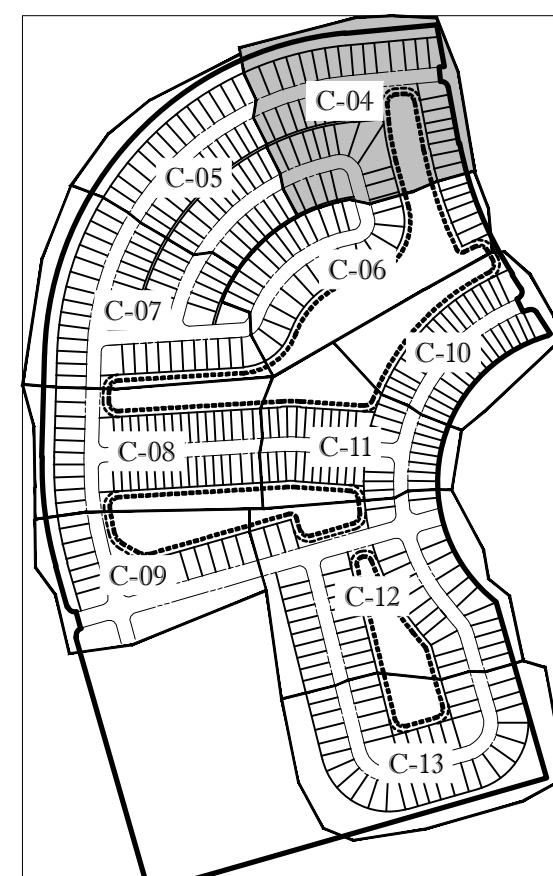
SHEET NUMBER:

**C-03(G2)**

Printed on Tuesday, April 20, 2021, 9:29 AM by Michael Leporello

# ENGINEERING LEGEND

WATER MAIN	WM
STORM SEWER	S
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)
SIDEWALK TO BE BUILT NOW	(Symbol)
SIDEWALK TO BE BUILT WITH HOMES	(Symbol)



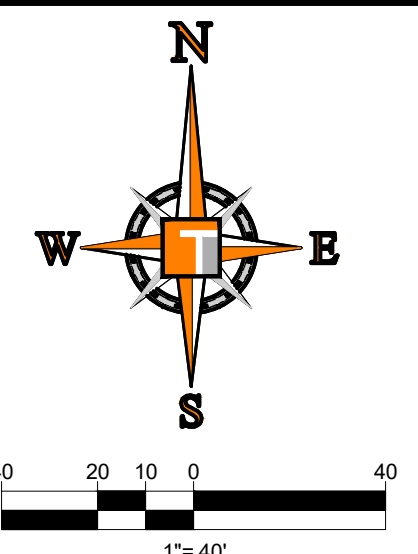
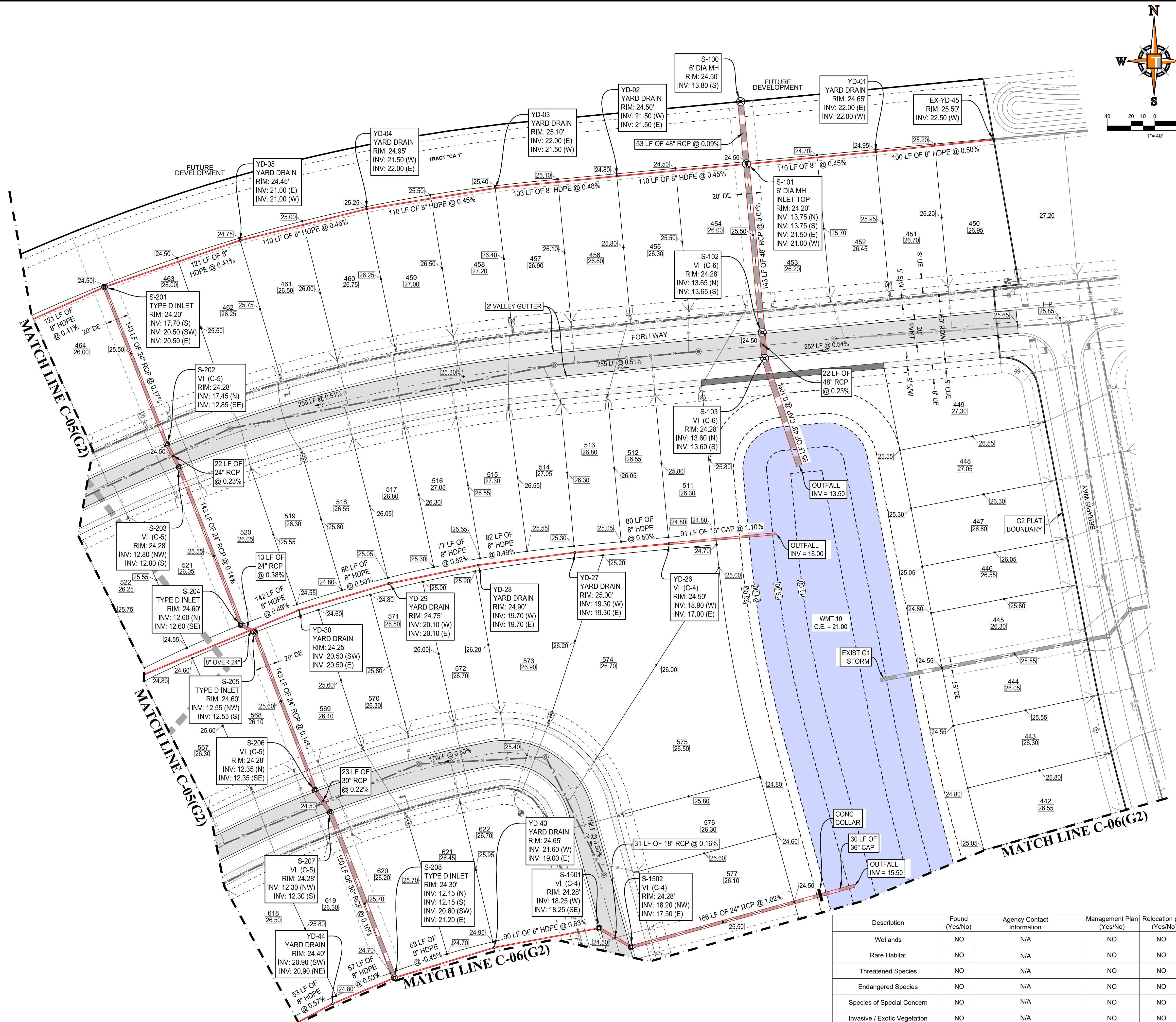
KEYMAP

### BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
2C	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
2D	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)

### CONSTRUCTION NOTES:

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



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

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

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

**HOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 6500 NW 31ST AVENUE SUITE 100 | 4960 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.  
 JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33468  
 P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503  
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### REVISIONS

REV.	DATE	REVISION	BY
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-PLANS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
 FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
 FLORIDA

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

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2017  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-04(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

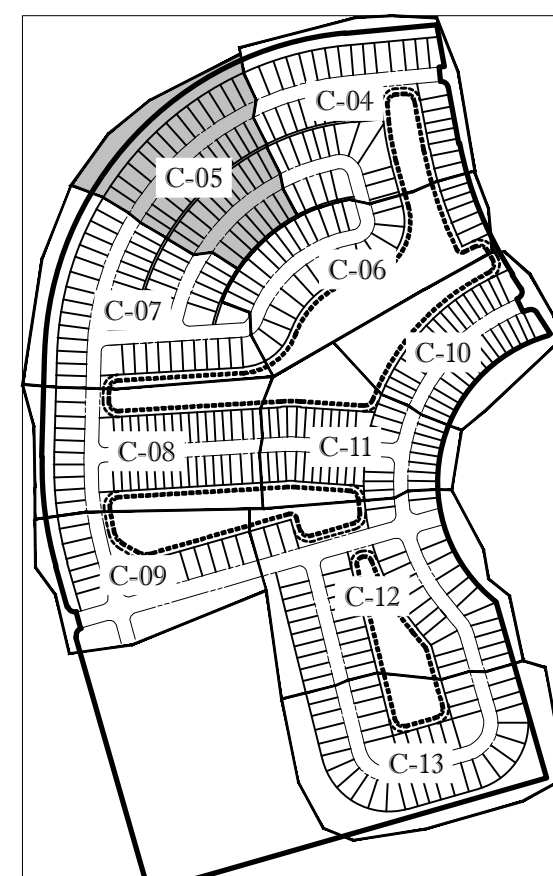
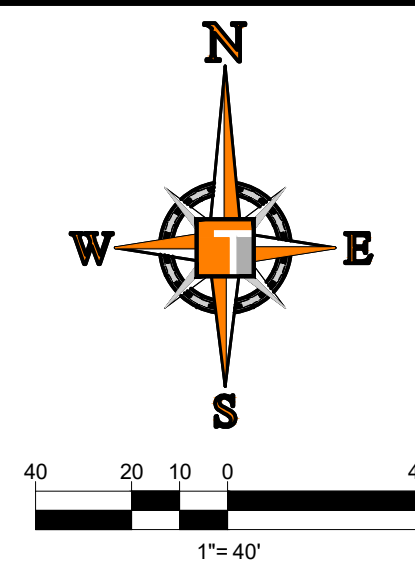
Printed on: Tuesday, April 20, 2021, 9:27 AM by: Michael Leporetti  
 P:\Projects\2021\11-652-36B\11-652-36B-PGD-PLANS\CAD\2021\PGD\_Plan\_C-04(G2).DWG

# ENGINEERING LEGEND

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

# STRUCTURE TABLE

NAME:	DETAILS:
YD-37	RIM = 24.50 INV. = 20.10 INV. = 20.10
YD-36	RIM = 24.20 INV. = 20.70 INV. = 20.70
YD-35	RIM = 24.60 INV. = 21.00 INV. = 21.00
YD-34	RIM = 25.00 INV. = 21.40 INV. = 21.50
YD-33	RIM = 25.30 INV. = 22.00 INV. = 22.00
YD-32	RIM = 24.90 INV. = 21.60 INV. = 21.60
YD-31	RIM = 24.45 INV. = 21.20 INV. = 21.20
YD-48	RIM = 24.50 INV. = 20.80 INV. = 20.80
YD-47	RIM = 24.60 INV. = 21.10 INV. = 21.10
YD-46	RIM = 24.80 INV. = 21.50 INV. = 21.50
YD-45	RIM = 24.60 INV. = 21.20 INV. = 21.20



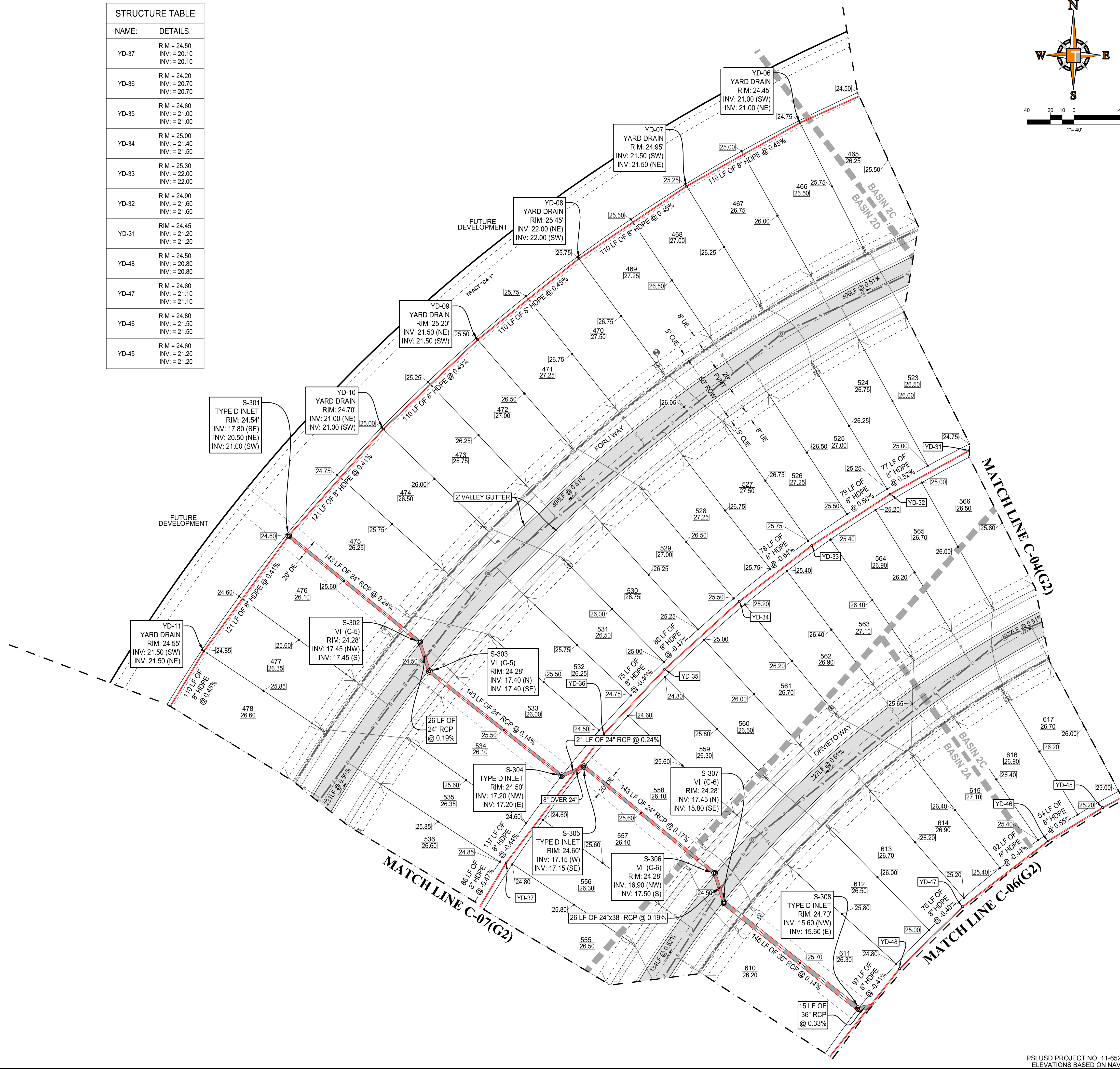
KEYMAP

### BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
2C	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
2D	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)

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## HOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6800 NW 31ST AVENUE  
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P: 561-379-4100

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### REVISIONS

REV.	DATE	COMMENT	BY:
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-PLANS

PROJECT:

**VERANO SOUTH**  
**POD G, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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

BRANDON UEMER  
No. 68345  
PROFESSIONAL ENGINEER  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**

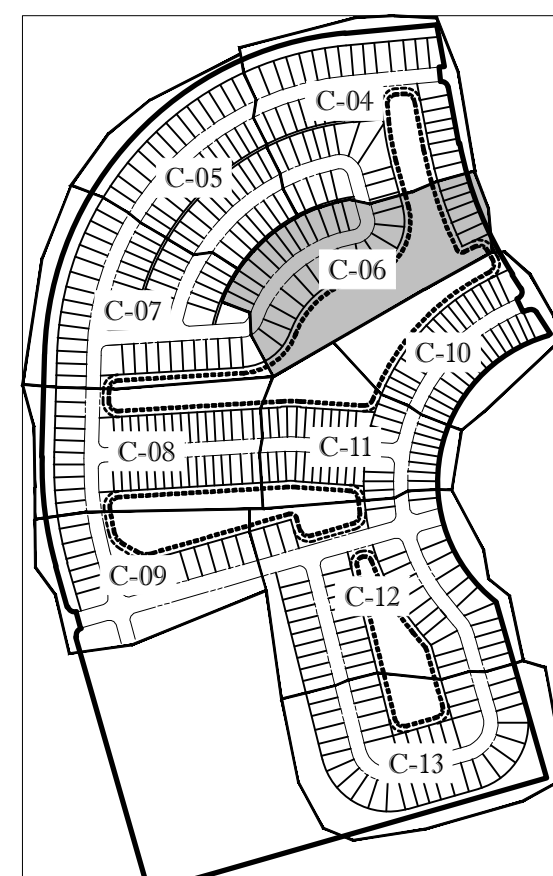
SHEET NUMBER:  
**C-05(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

Printed on: Tuesday, April 20, 2021, 9:27 AM by: Michael Leporello

# ENGINEERING LEGEND

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

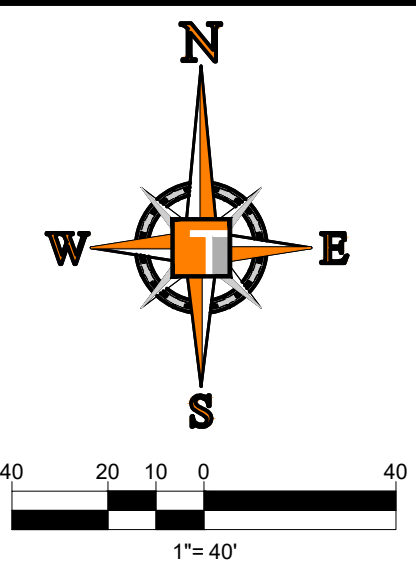
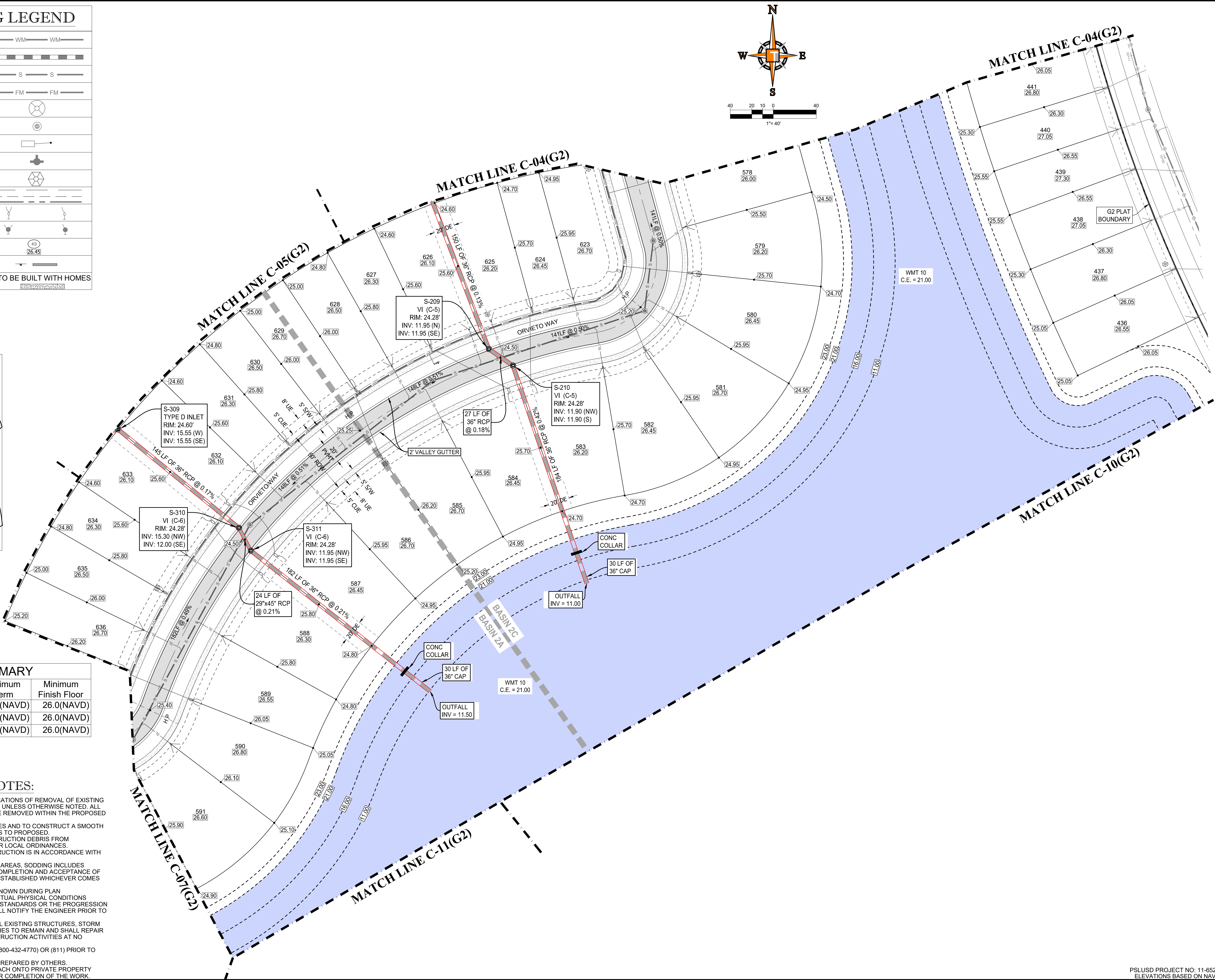


KEYMAP

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
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DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-PLANS

PROJECT:

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**POD G, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
April 20, 2017  
FLORIDA BUSINESS REGISTRATION No. 27528

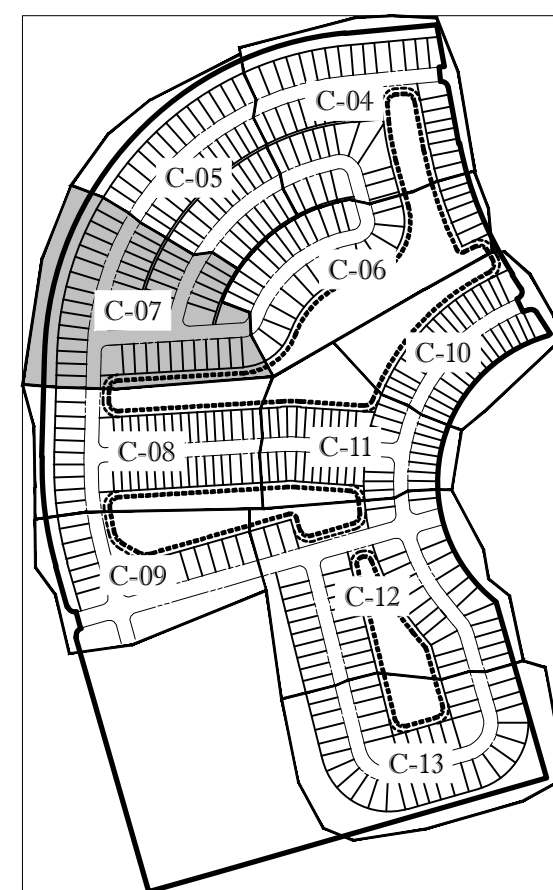
SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-06(G2)**

PORT ST. LUCIE PROJECT No. P21-040

# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
FORCE MAIN	
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	
24" STOP BAR AND STOP SIGN	
SIDEWALK TO BE BUILT NOW	
SIDEWALK TO BE BUILT WITH HOMES	

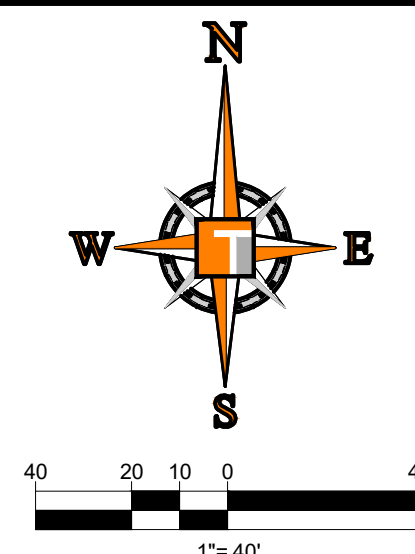
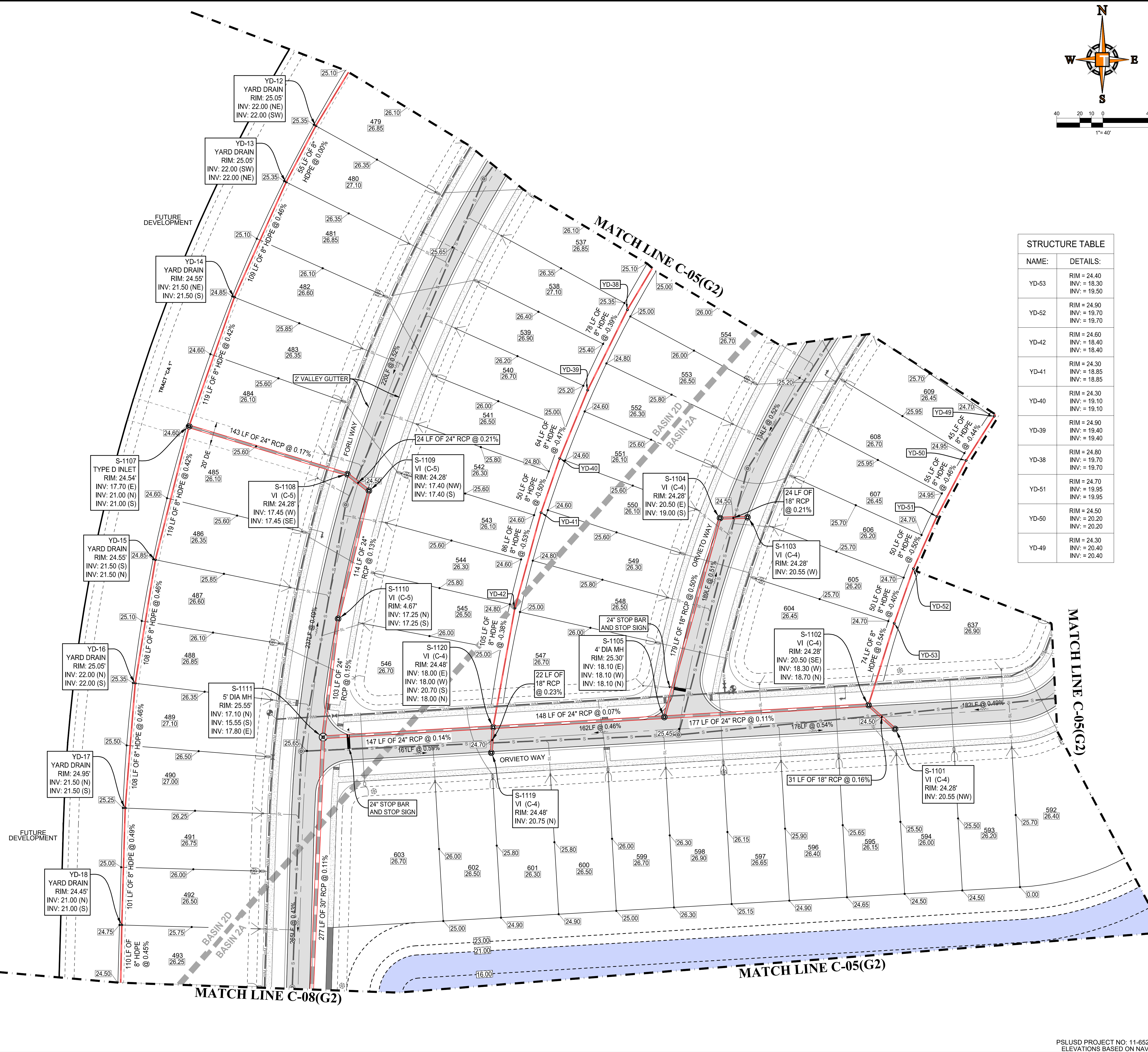


KEYMAP

BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
2C	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
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STRUCTURE TABLE	
NAME:	DETAILS:
YD-53	RIM = 24.40 INV. = 18.30 INV. = 19.50
YD-52	RIM = 24.90 INV. = 19.70 INV. = 19.70
YD-42	RIM = 24.60 INV. = 18.40 INV. = 18.40
YD-41	RIM = 24.30 INV. = 18.85 INV. = 18.85
YD-40	RIM = 24.30 INV. = 19.10 INV. = 19.10
YD-39	RIM = 24.90 INV. = 19.40 INV. = 19.40
YD-38	RIM = 24.80 INV. = 19.70 INV. = 19.70
YD-51	RIM = 24.70 INV. = 19.95 INV. = 19.95
YD-50	RIM = 24.50 INV. = 20.20 INV. = 20.20
YD-49	RIM = 24.30 INV. = 20.40 INV. = 20.40

**HOMAS ENGINEERING GROUP**  
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REVISIONS			
REV.	DATE	REVISIONS	BY:
1	3-17-21	REV PER SPRC	MJL

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DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-PLANS

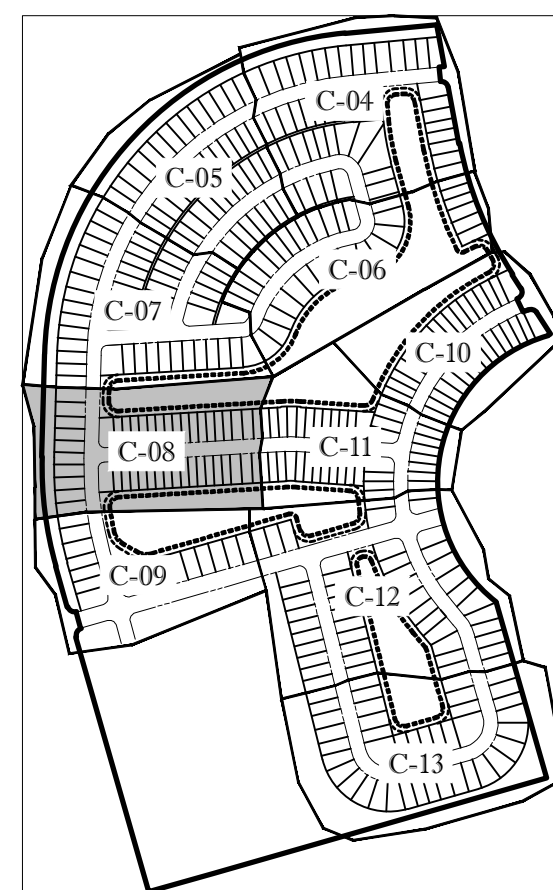
PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20 2021  
 FLORIDA BUSINESS REGISTRATION No. 27528  
 SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-07(G2)**  
 PORT ST. LUCIE PROJECT No. P21-040

# 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 / CUE / UE
WATER SERVICE	WS
SEWER SERVICE	SS
LOT NUMBER / FINISH FLOOR	10 / 26.45
24" STOP BAR AND STOP SIGN	SB
SIDWALK	TO BE BUILT NOW / TO BE BUILT WITH HOMES

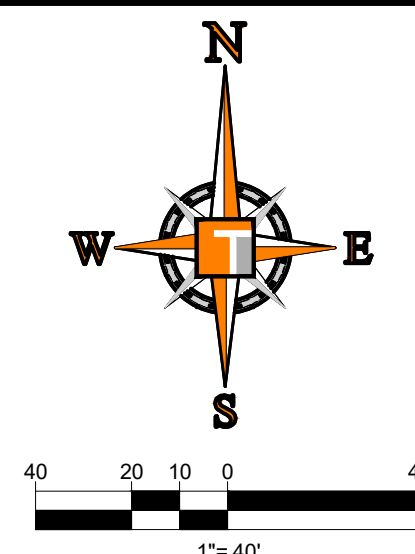
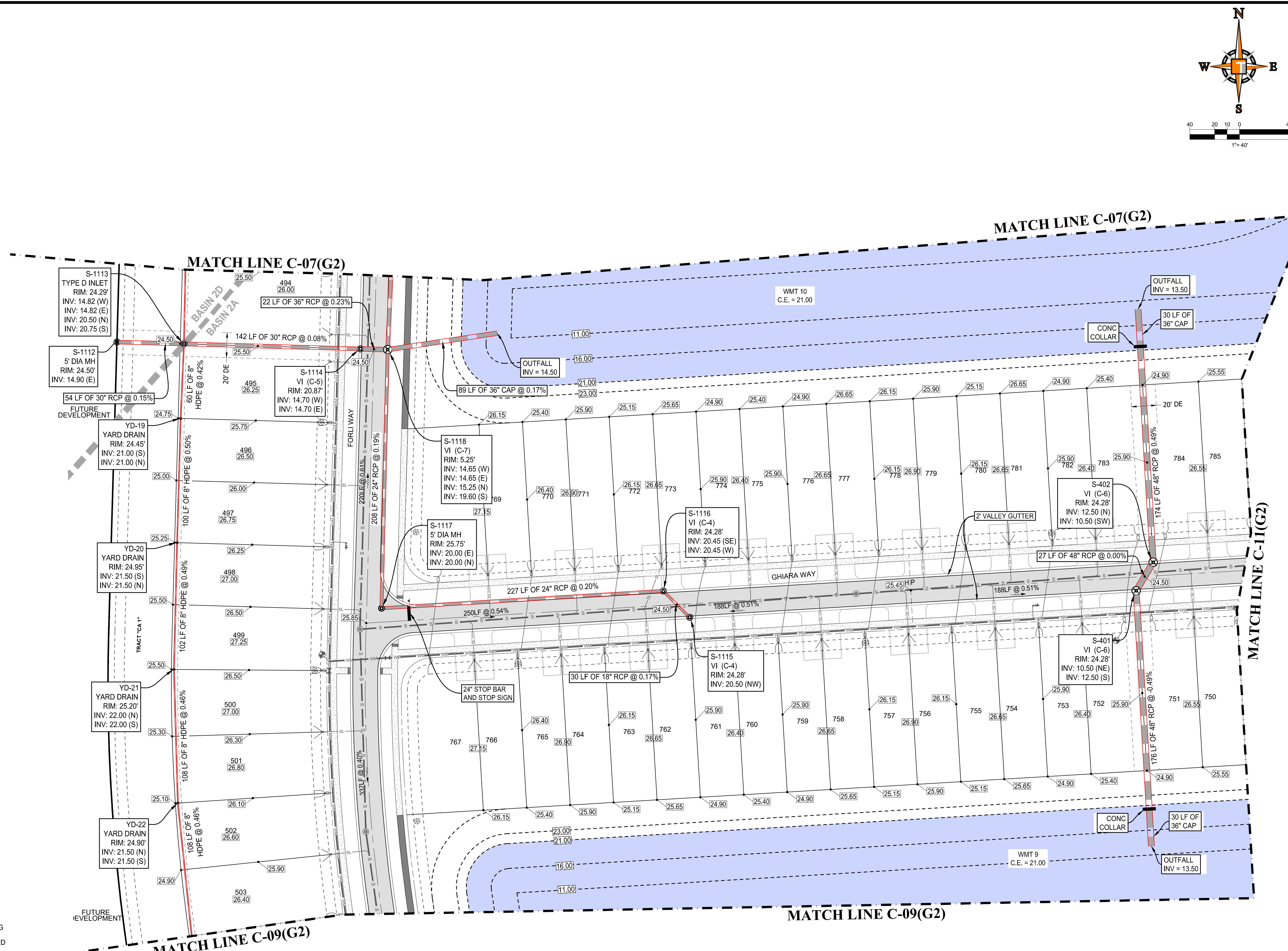


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REV.	DATE	COMMENT	BY
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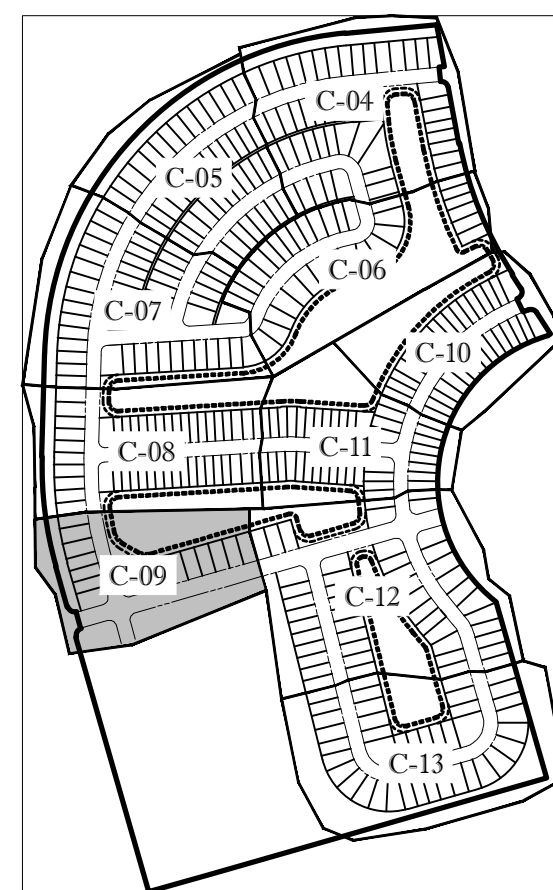
**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2017  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE: **PGD PLAN**  
 SHEET NUMBER: **C-08(G2)**  
 PORT ST. LUCIE PROJECT No. P21-040



# ENGINEERING LEGEND

WATER MAIN	— WM — WM —
STORM SEWER	— S — S —
SANITARY SEWER MAIN	— S — S —
FORCE MAIN	— FM — FM —
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	
24" STOP BAR AND STOP SIGN	
SIDEWALK	TO BE BUILT NOW  TO BE BUILT WITH HOMES

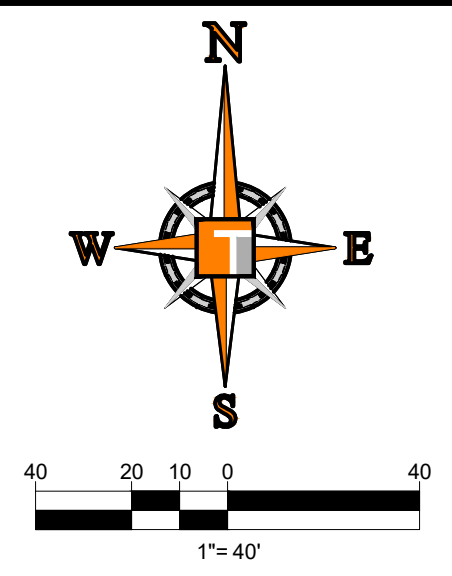
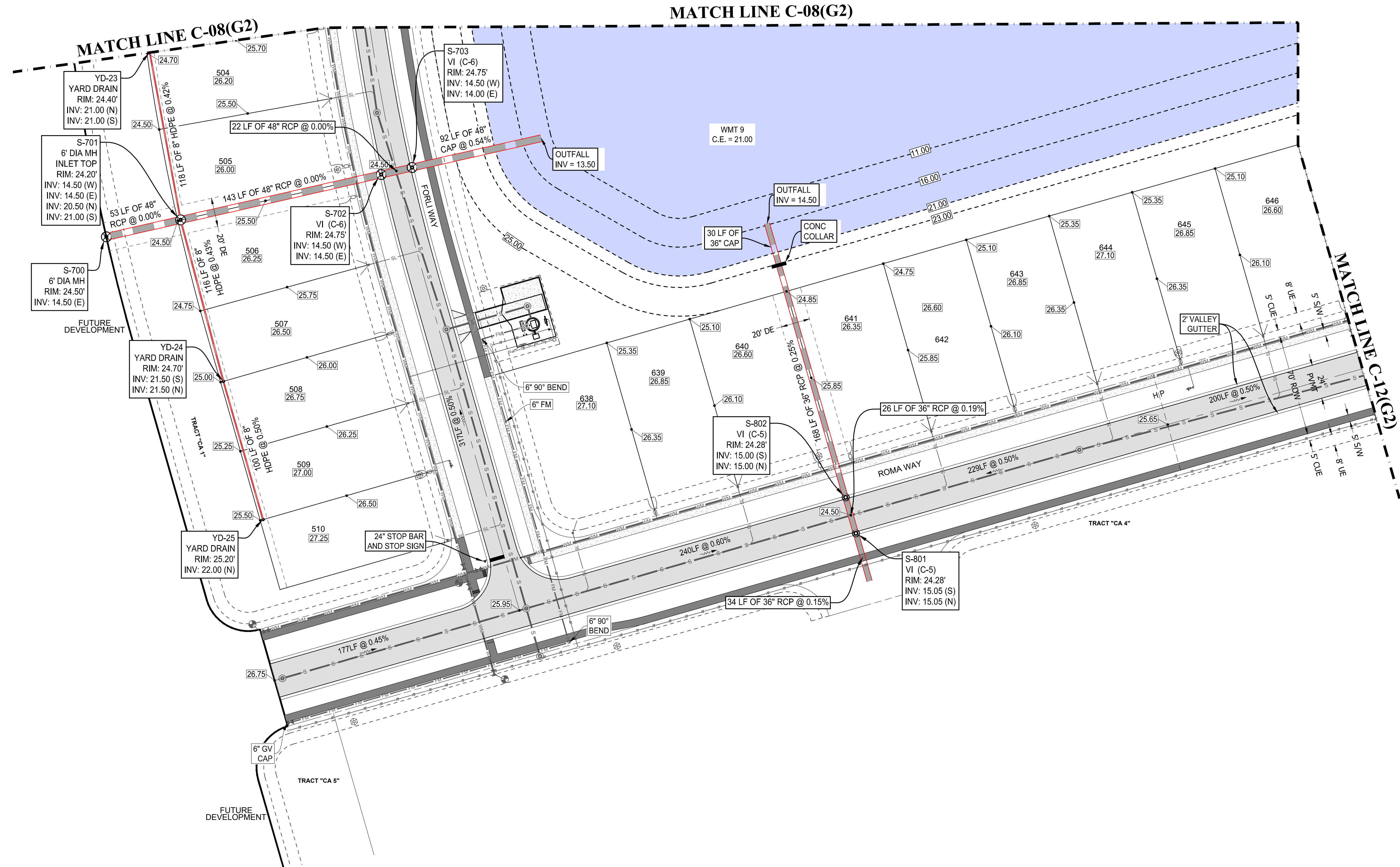


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CAD I.D.:	FJ200019-PGD-PLANS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

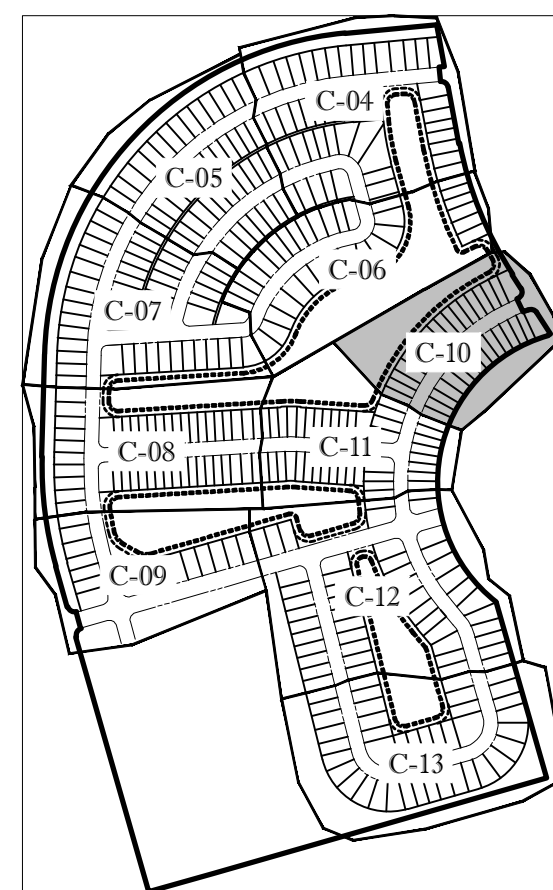
**THOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
 125 W. INDIANTOWN RD., SUITE 206  
 JUPITER, FL 33458  
 PH: (561) 203-7503  
 FX: (561) 203-7721  
 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2017  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-09(G2)**  
 PORT ST. LUCIE PROJECT No. P21-040

# ENGINEERING LEGEND

WATER MAIN	— WM — WM —
STORM SEWER	— S — S —
SANITARY SEWER MAIN	— S — S —
FORCE MAIN	— FM — FM —
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	
24" STOP BAR AND STOP SIGN	
SIDEWALK	TO BE BUILT NOW  TO BE BUILT WITH HOMES

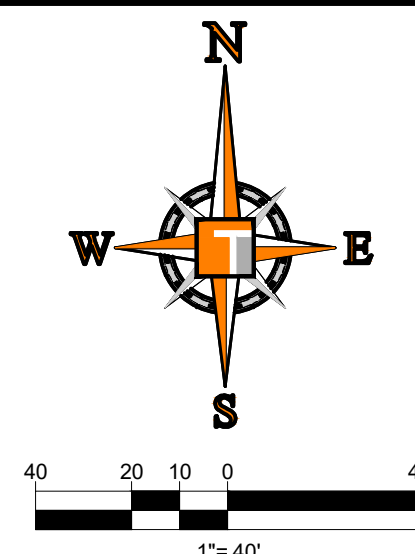
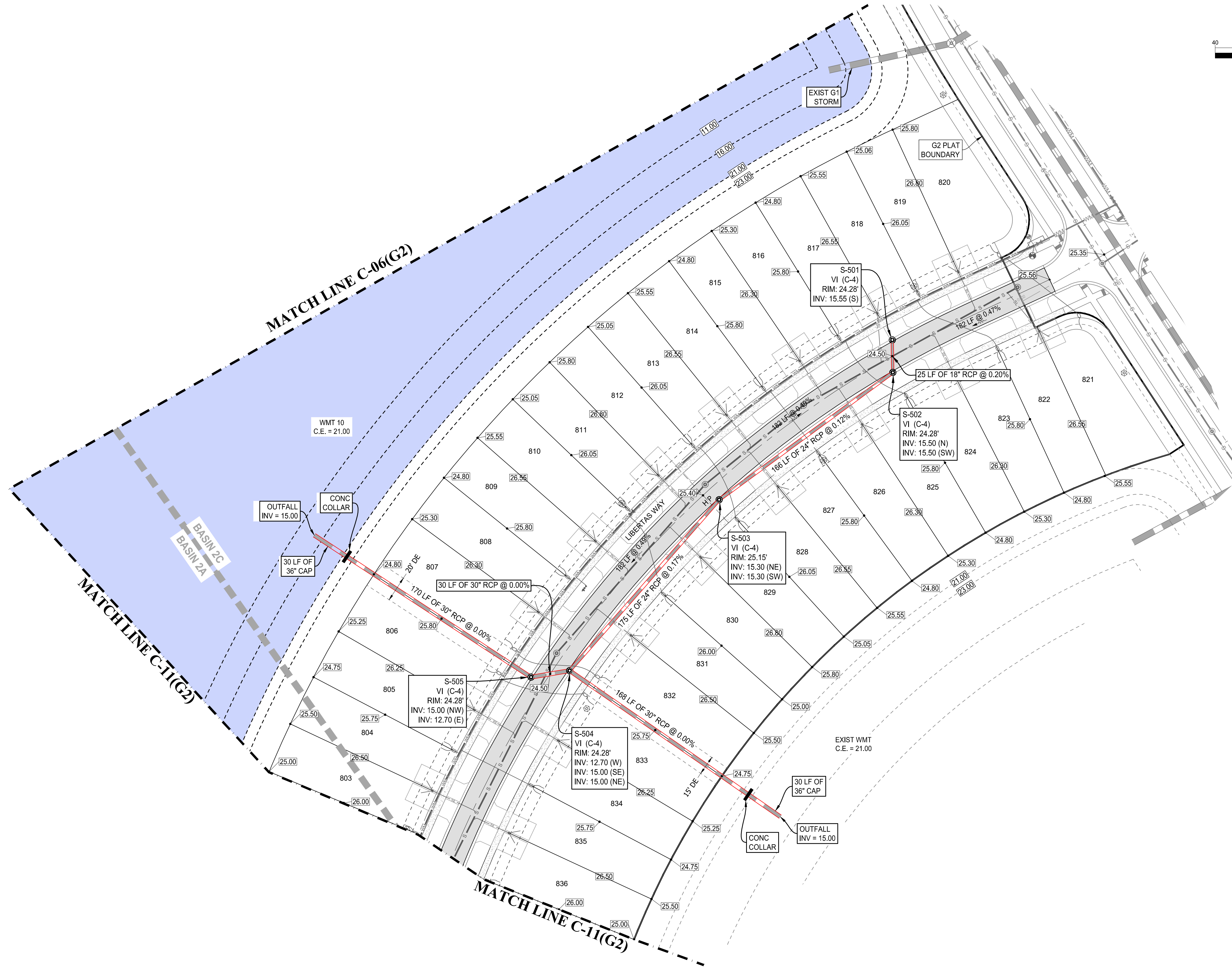


KEYMAP

BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
2C	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
2D	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)

## CONSTRUCTION NOTES:

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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.
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- 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.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
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- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
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**HOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6800 NW 31ST AVENUE  
SUITE 206  
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F: 561-203-7721

4960 W. KENNEDY BLVD.  
SUITE 206  
JUPITER, FL 33469  
P: 561-379-4100  
F: 561-379-4100

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REVISIONS			
REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-PLANS

PROJECT:

**VERANO SOUTH**  
POD G, PLAT 2

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

PEBORTH PROFESSIONAL PLAZA  
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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
April 20, 2017  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**

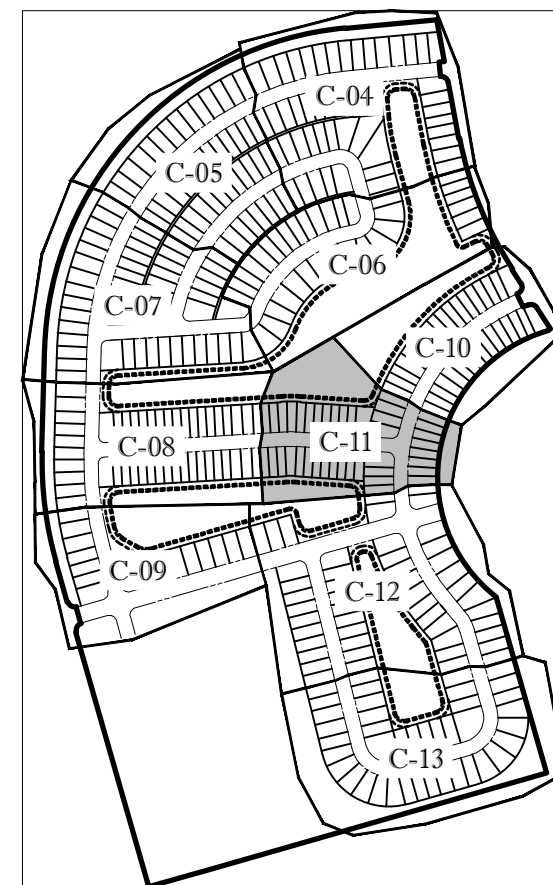
SHEET NUMBER:  
**C-10(G2)**

PORT ST. LUCIE PROJECT No. P21-040

Printed on: Tuesday, April 20, 2021, 9:52 AM by: Michael Leporello

# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
FORCE MAIN	
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE / UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	
24" STOP BAR AND STOP SIGN	
SIDEWALK	TO BE BUILT NOW  TO BE BUILT WITH HOMES

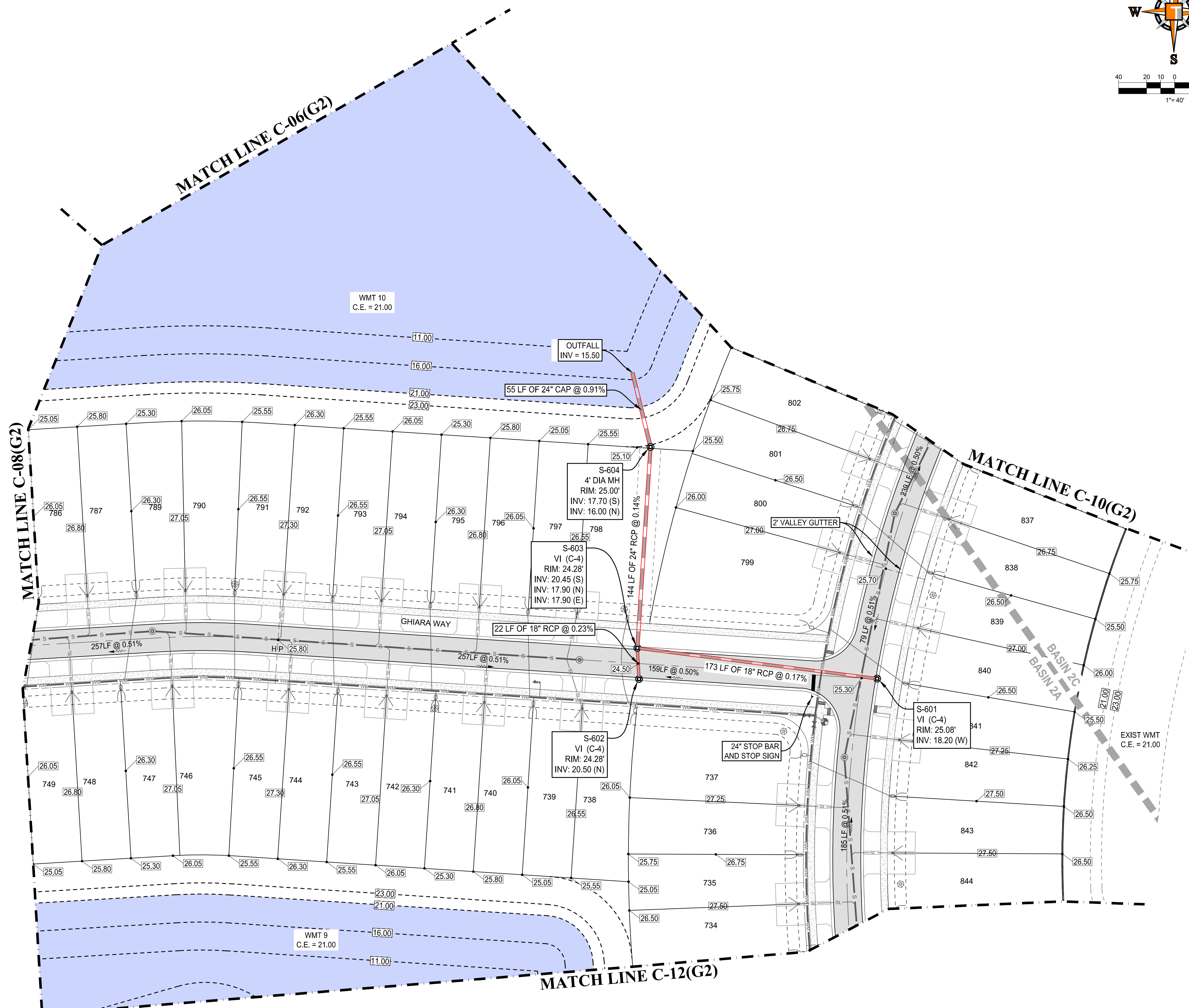
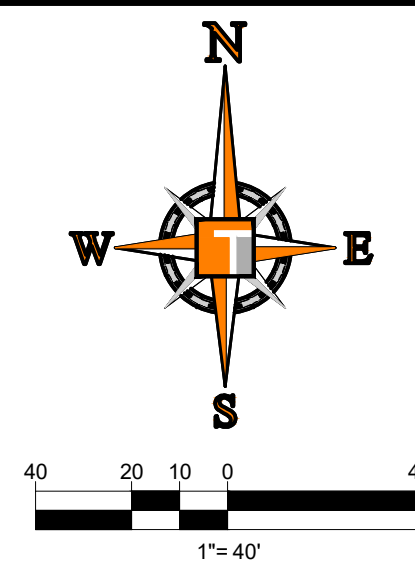


KEYMAP

BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
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**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 6500 NW 31ST AVENUE SUITE 206 JUPITER, FL 33468  
 4950 W. KENNEDY BLVD. SUITE 125 W. INDIANTOWN RD. JUPITER, FL 33469  
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REVISIONS			
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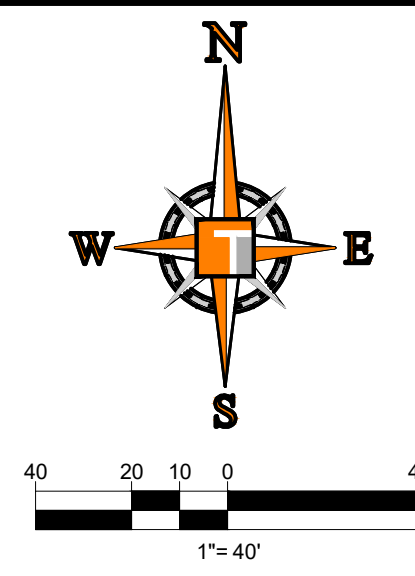
PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-PLANS

PROJECT:  
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**POD G, PLAT 2**  
 FOR  
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2017  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-11(G2)**  
 PORT ST. LUCIE PROJECT No. P21-040



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ENGINEERING GROUP

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REVISIONS

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DRAWN BY: MJL  
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CAD I.D.: FJ200019-PGD-PLANS

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JUPITER, FL 33468  
PH: (561) 203-7003  
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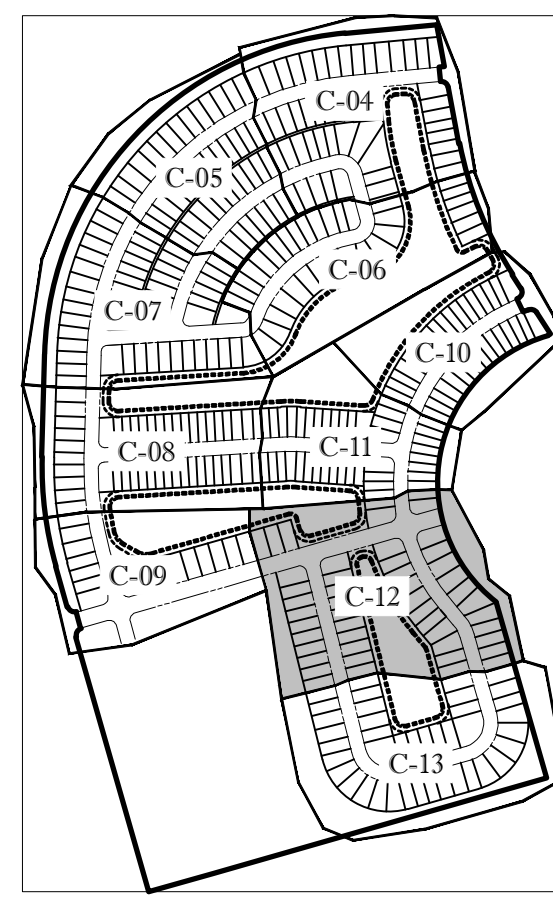
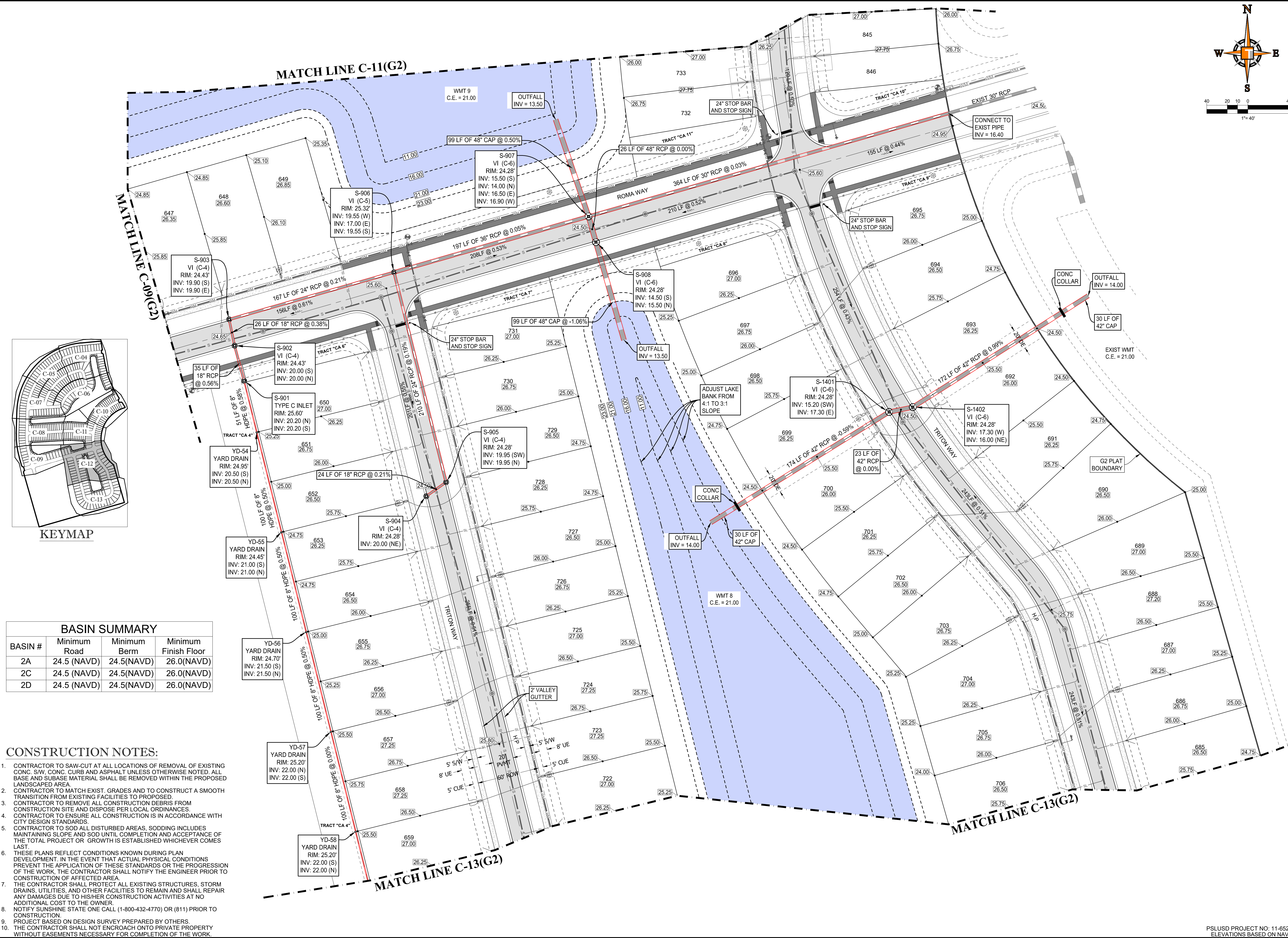
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 68345  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-12(G2)**

PORT ST. LUCIE PROJECT NO: P21-040



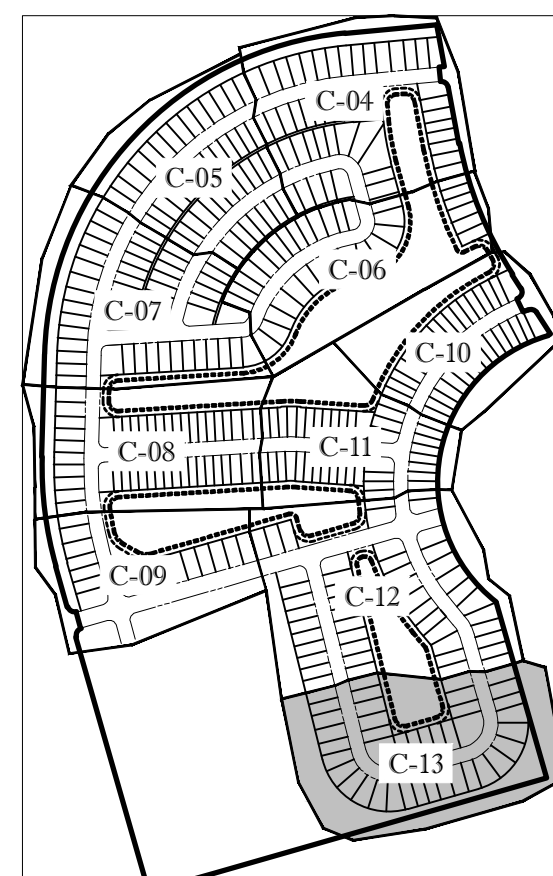
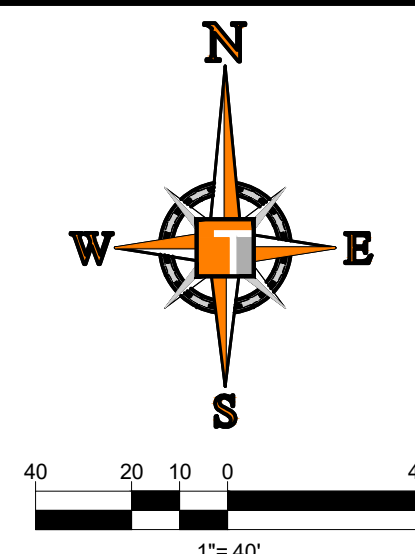
**BASIN SUMMARY**

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# ENGINEERING LEGEND

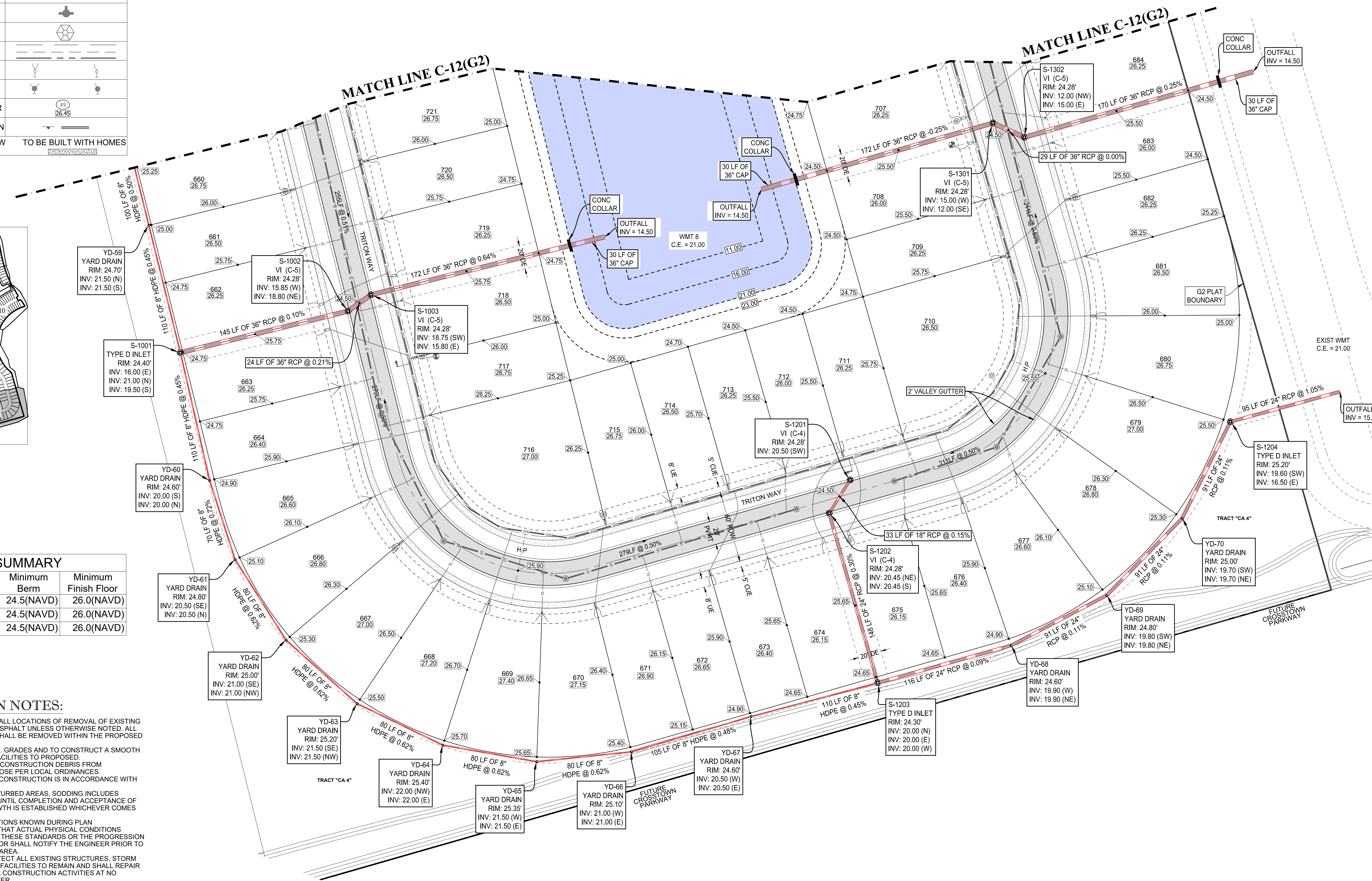
WATER MAIN	WM
STORM SEWER	SS
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	CB
MANHOLE	M
PROPOSED ELEVATION	□
FIRE HYDRANT	⊕
DECORATIVE LIGHTING	⊕
RIGHT OF WAY / CUE / UE	---
WATER SERVICE	⊕
SEWER SERVICE	⊕
LOT NUMBER / FINISH FLOOR	④ 26.45
24" STOP BAR AND STOP SIGN	⊕
SIDEWALK	TO BE BUILT NOW TO BE BUILT WITH HOMES



### BASIN SUMMARY

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## HOMAS ENGINEERING GROUP

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 P: 561-203-7503 | P: 561-379-4100 | P: 561-203-7503  
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### REVISIONS

REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-PLANS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
 FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
 FLORIDA

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BRANDON UEMER  
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 FLORIDA BUSINESS REGISTRATION No. 27528

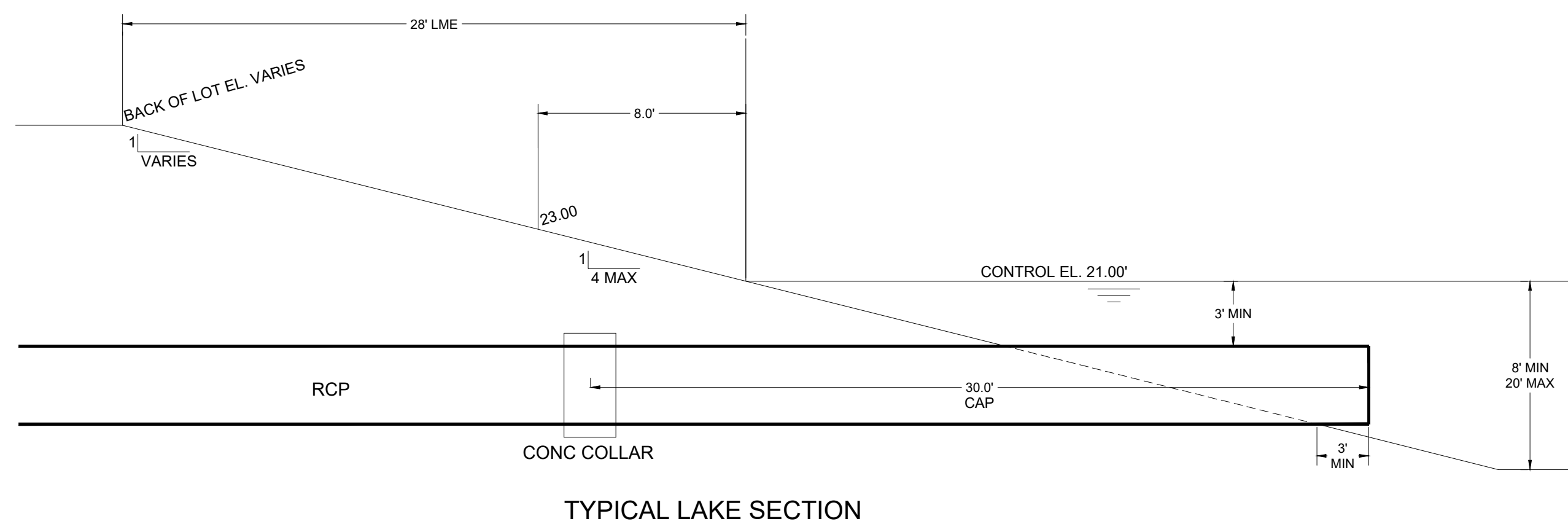
SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-13(G2)**

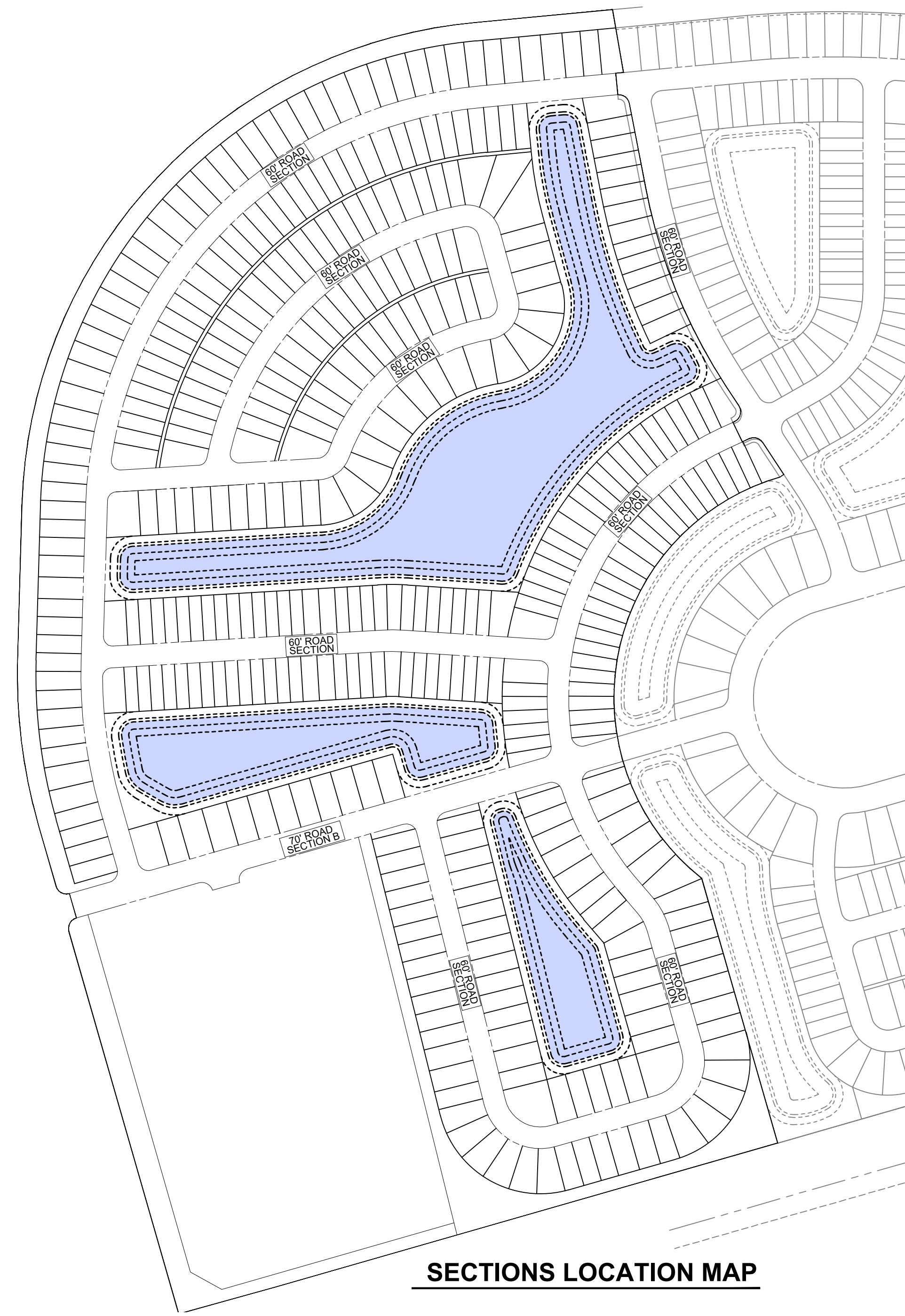
PORT ST. LUCIE PROJECT No. P21-040

PSLUSD PROJECT No. 11-652-36B  
 ELEVATIONS BASED ON NAVD'88

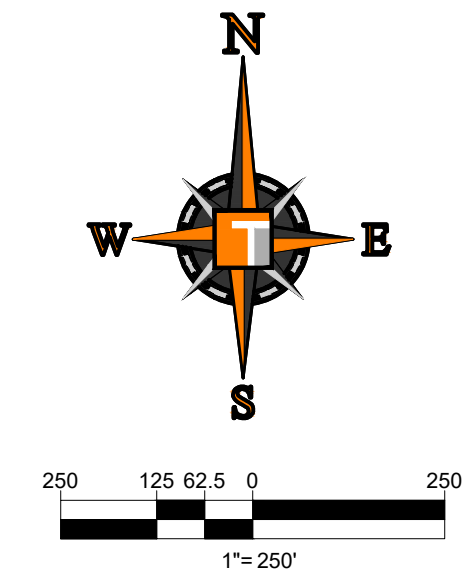
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TYPICAL LAKE SECTION



SECTIONS LOCATION MAP



**THOMAS**  
ENGINEERING GROUP

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JUPITER, FL 33468 JUPITER, FL 33468  
TAMPA, FL 33609  
P: 561-203-7503 P: 813-379-4100  
P: 954-202-7000

THE INFORMATION, DESIGN AND CONSTRUCTION OF THIS PLAN AND PERMITTING AND SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE INFORMATION, DESIGN AND CONSTRUCTION SHALL BE PROVIDED FOR CONSTRUCTION.

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1	3-17-21	REV PER SPRC	MJL

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DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-SECTIONS

PROJECT:

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**POD G, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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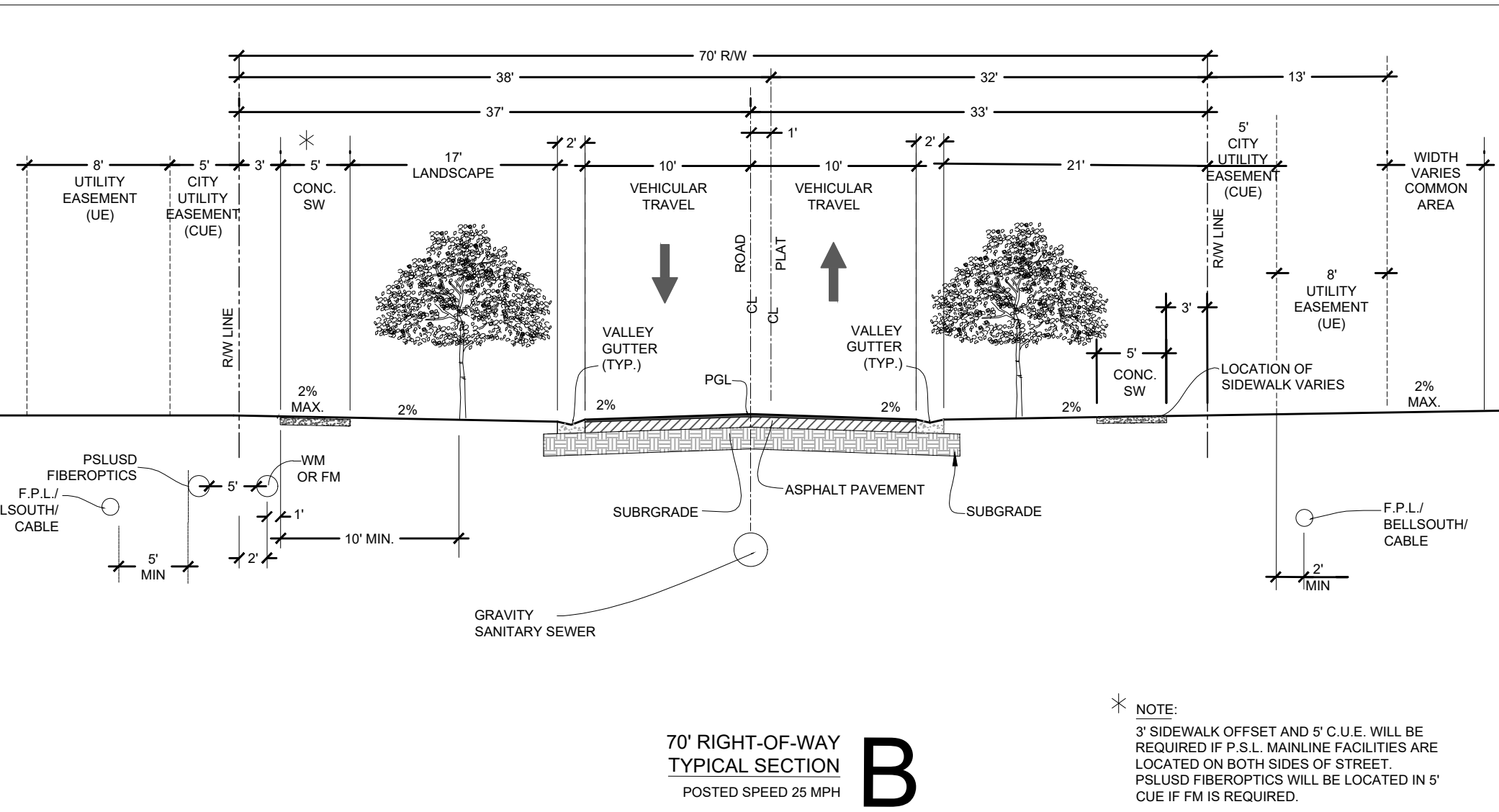
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
April 20, 2021  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD SECTIONS**

SHEET NUMBER:  
**C-14(G2)**

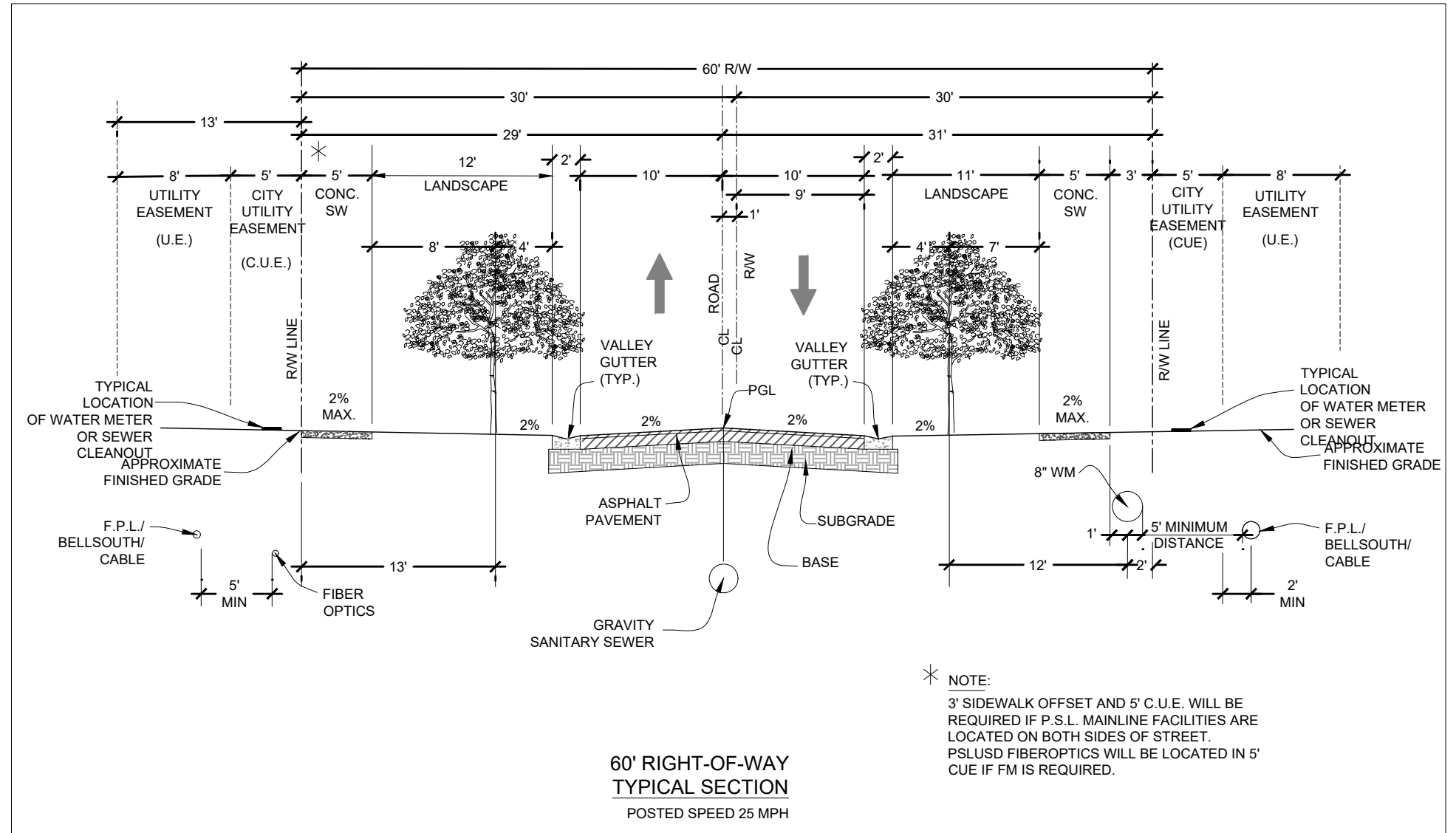
PORT ST. LUCIE PROJECT NO: P21-040



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

**B**

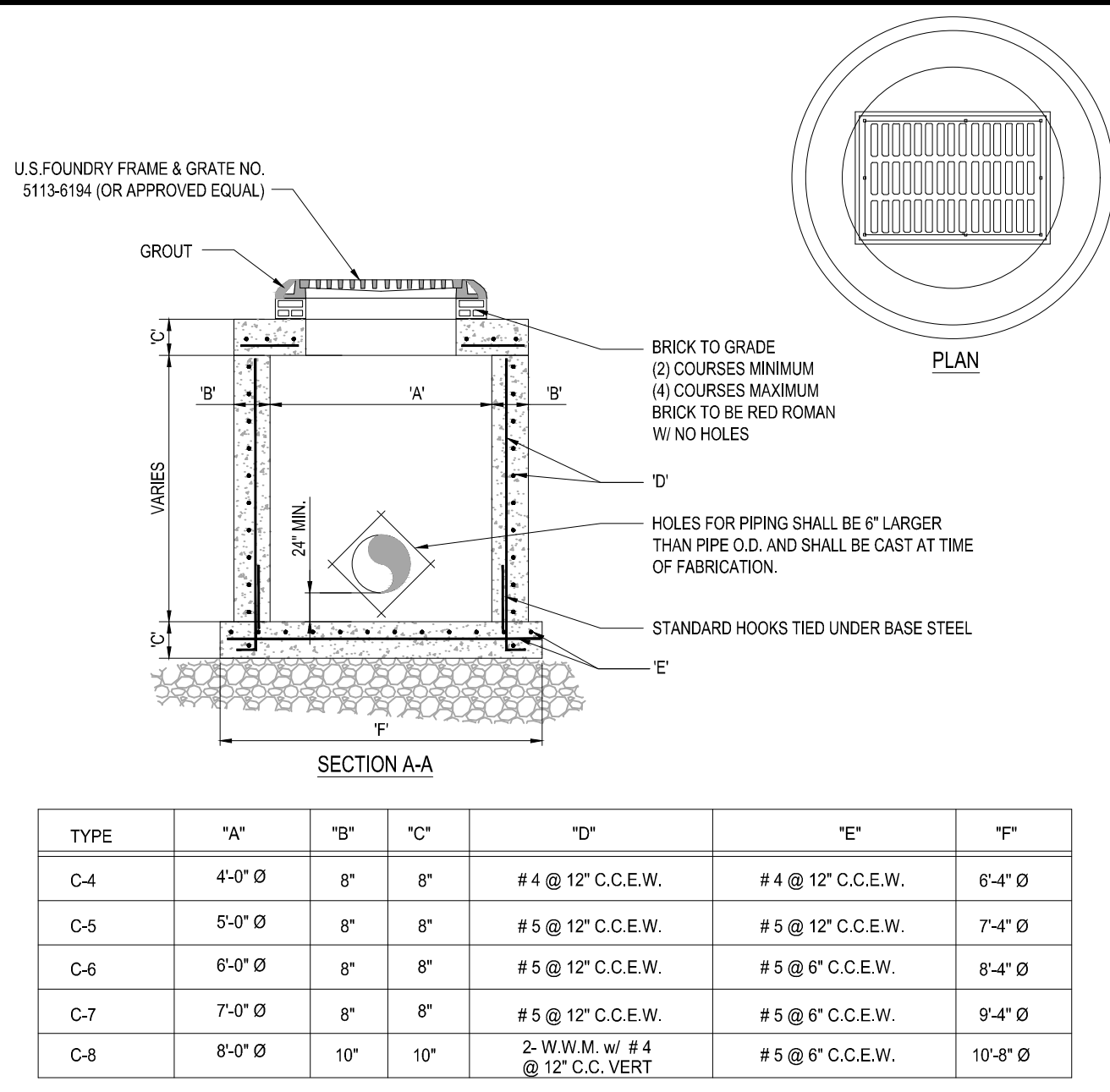
\* NOTE:  
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.  
P.S.L.S.D. FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.



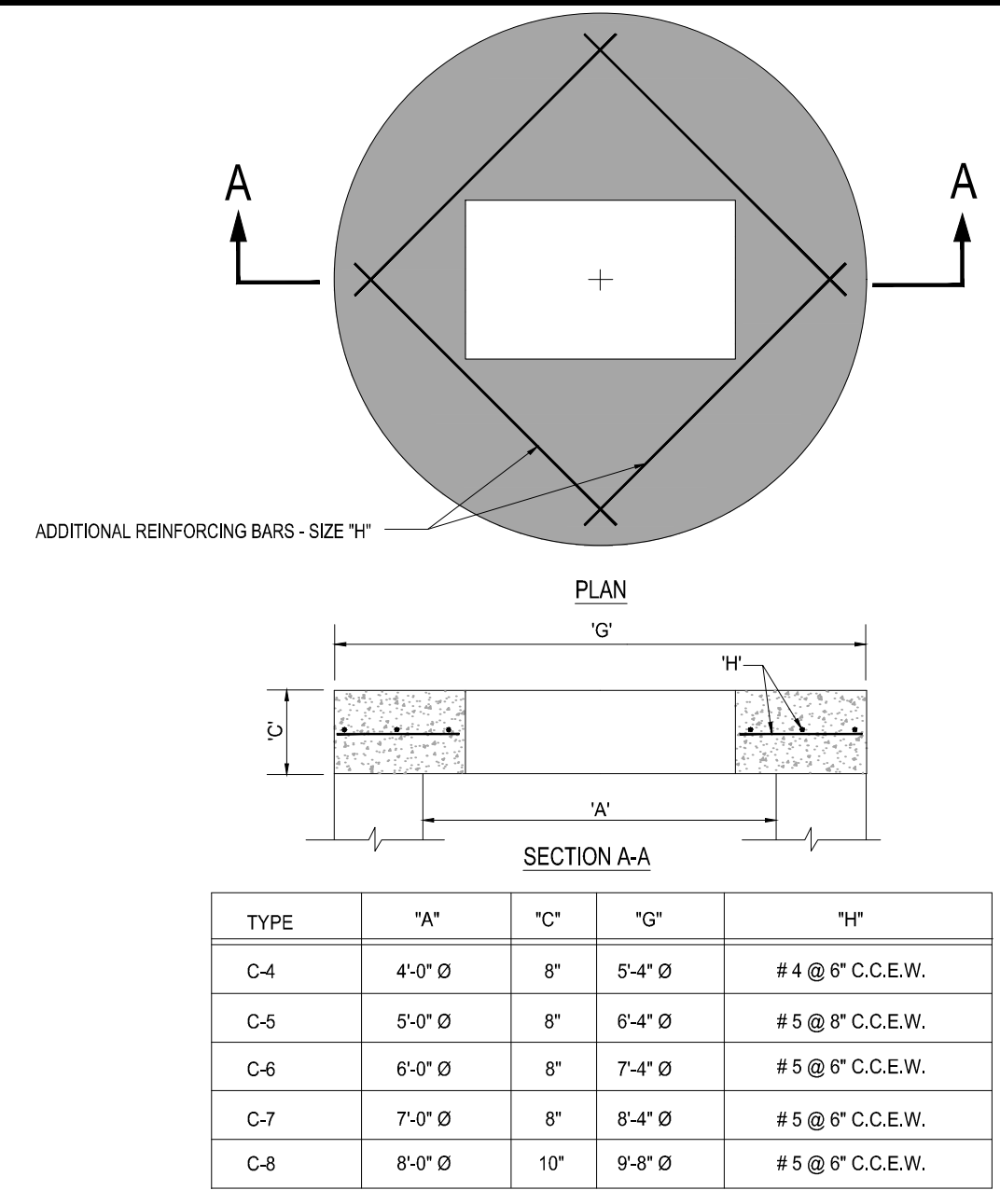
60' RIGHT-OF-WAY TYPICAL SECTION POSTED SPEED 25 MPH

\* NOTE:  
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P.S.L.S.D. FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.

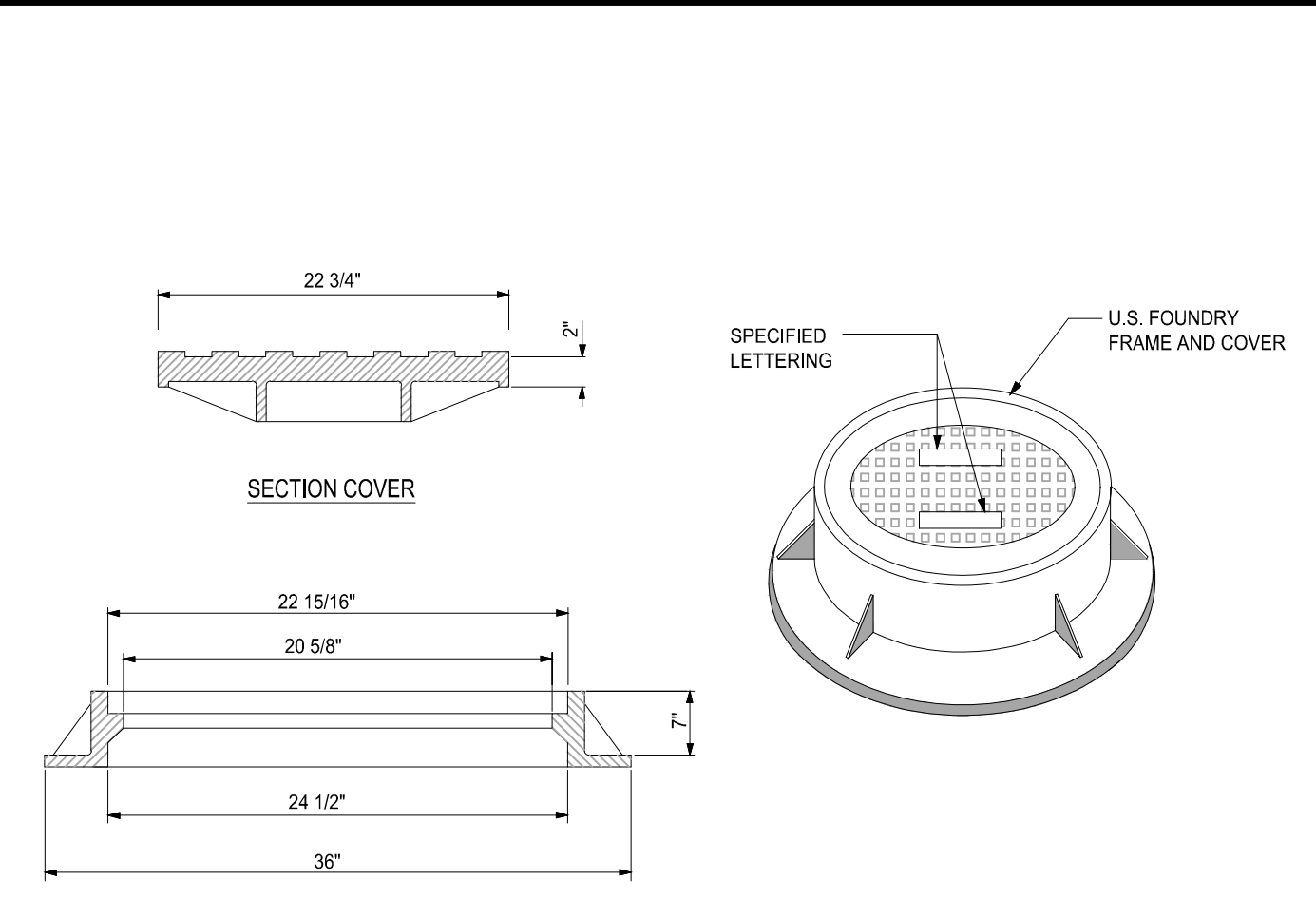
Printed on: Tuesday, April 20, 2021, 9:52 AM by: Michael Lepetier  
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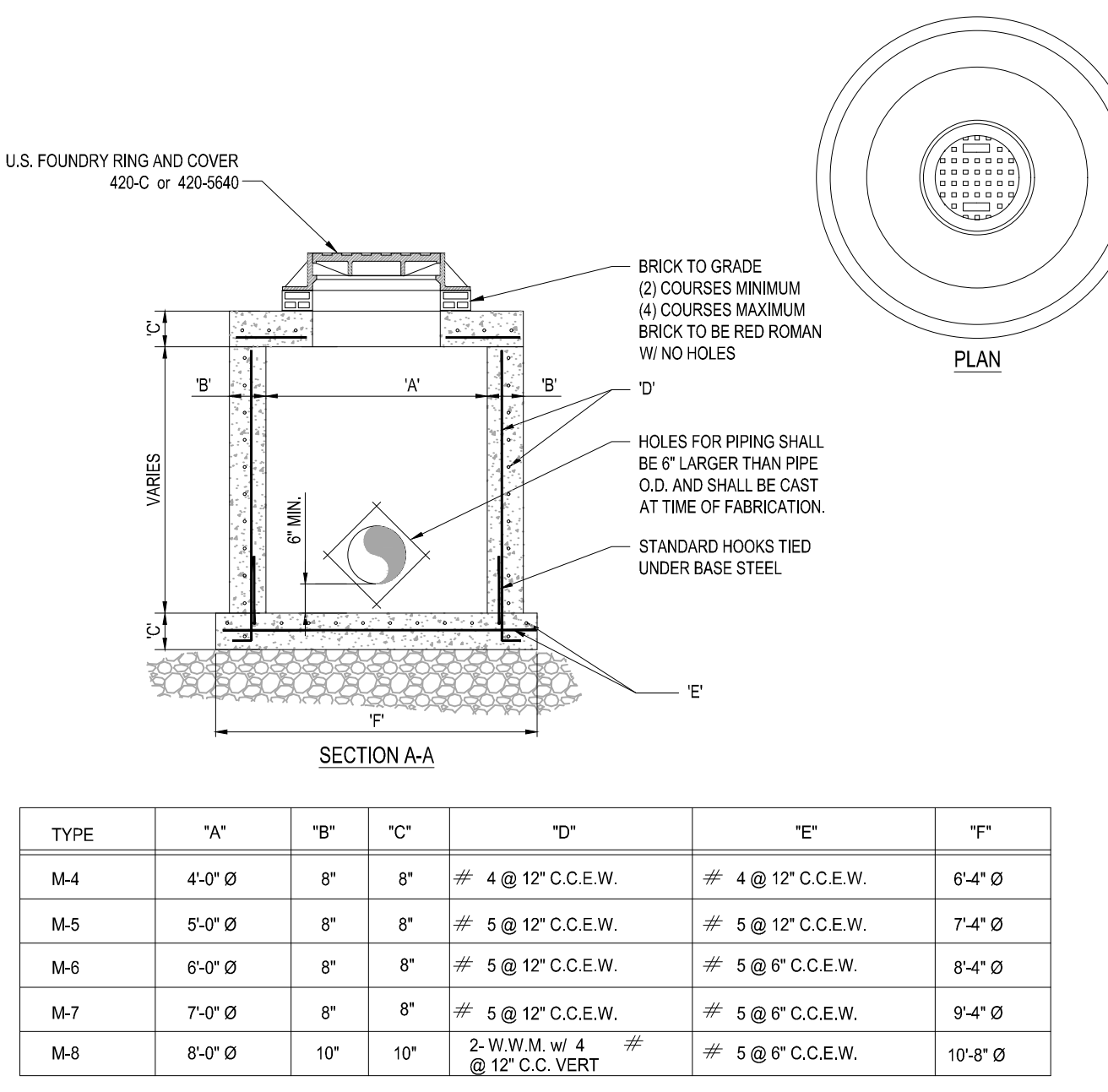
**1 PRECAST CIRCULAR VALLEY INLET**  
SCALE: NONE



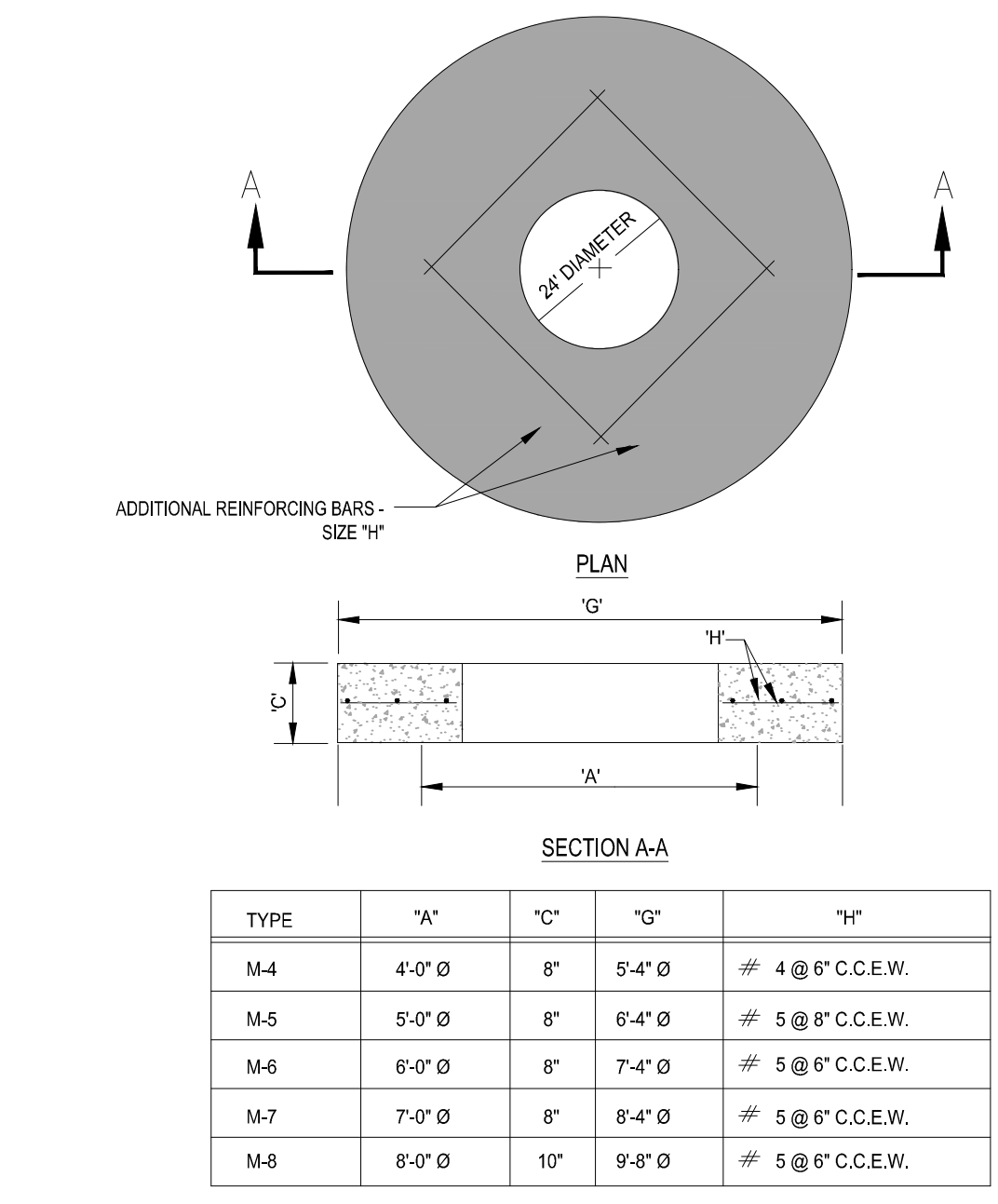
**2 PRECAST CONCRETE-TOP SLAB**  
SCALE: NONE



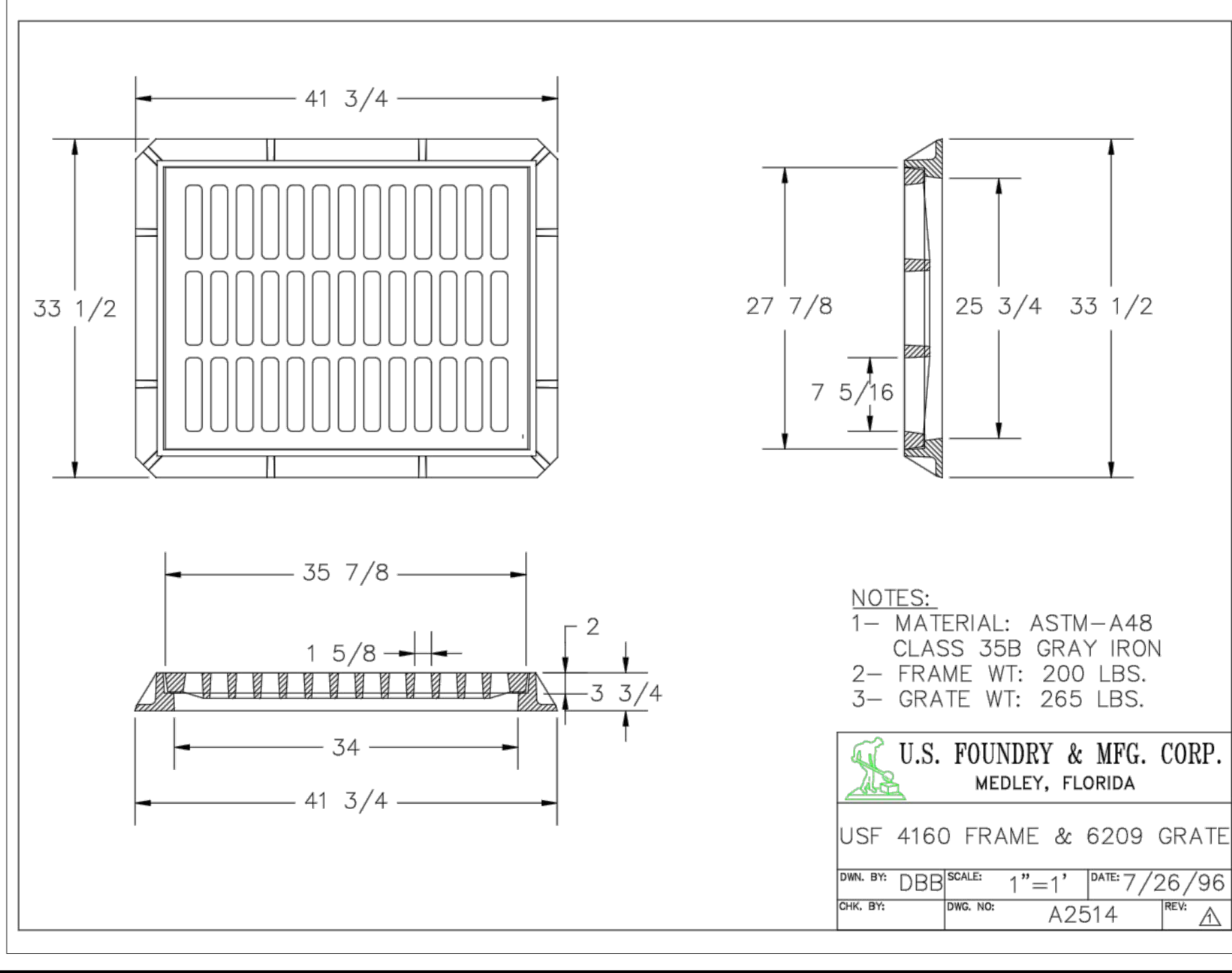
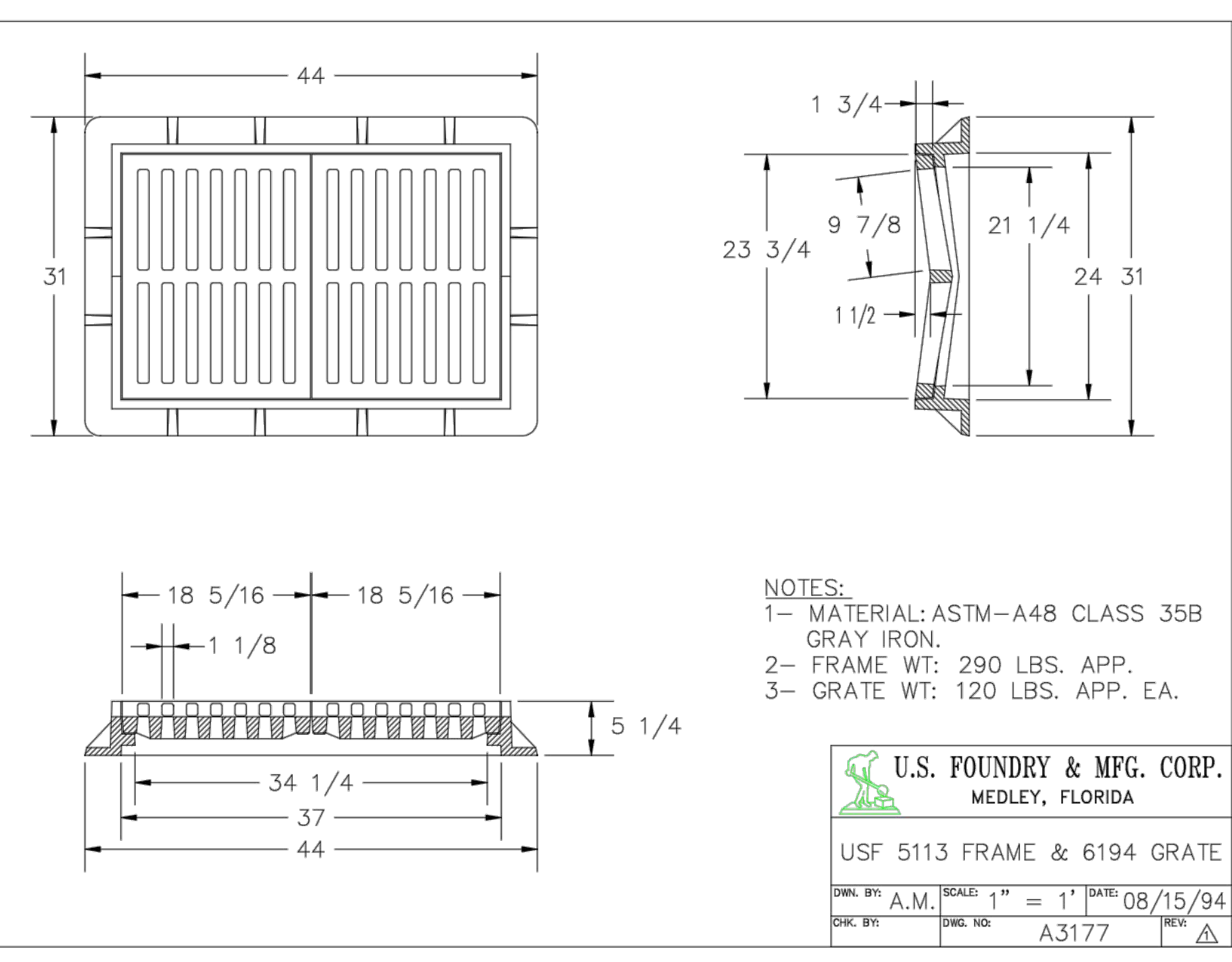
**3 MANHOLE FRAME DETAIL**  
SCALE: NONE



**4 PRECAST CIRCULAR DRAINAGE MANHOLE**  
SCALE: NONE



**5 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES**  
SCALE: NONE



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REVISIONS

REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL

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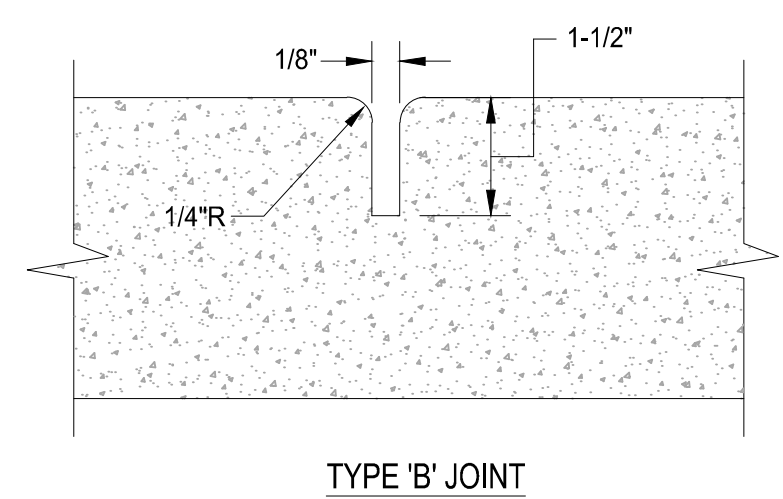
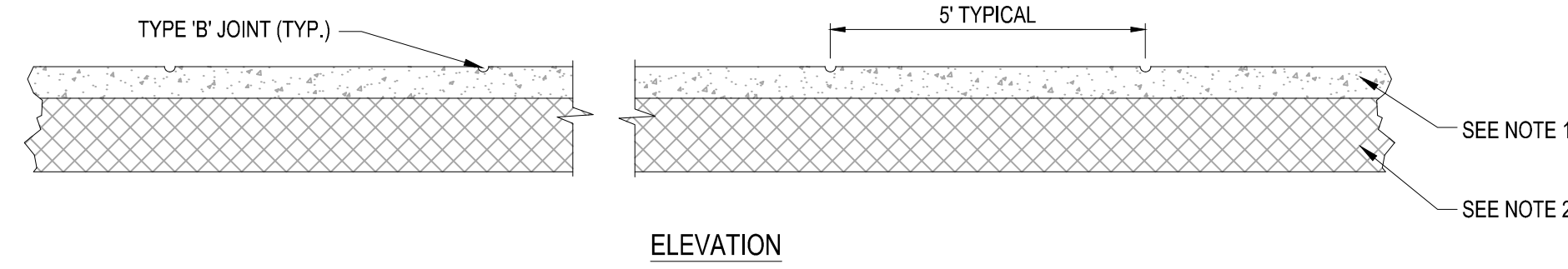
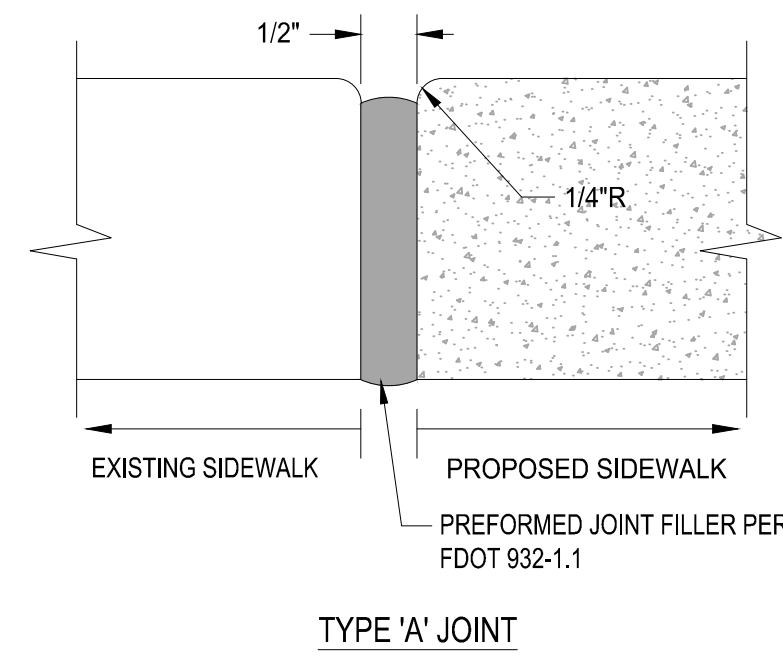
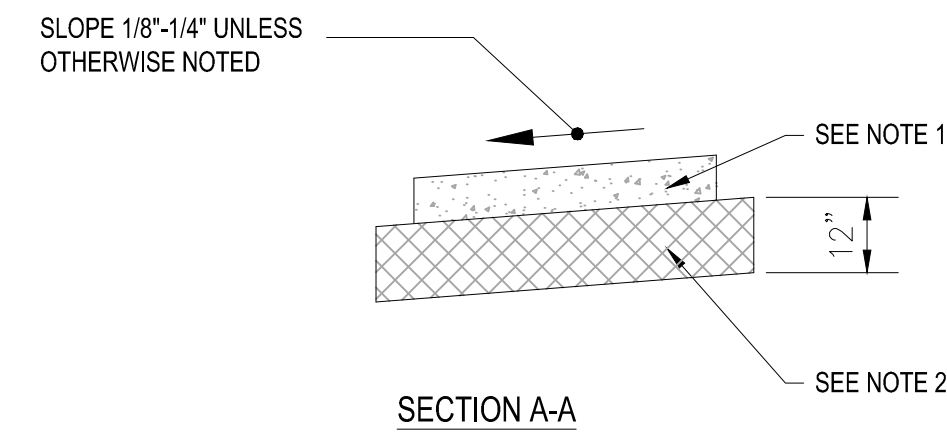
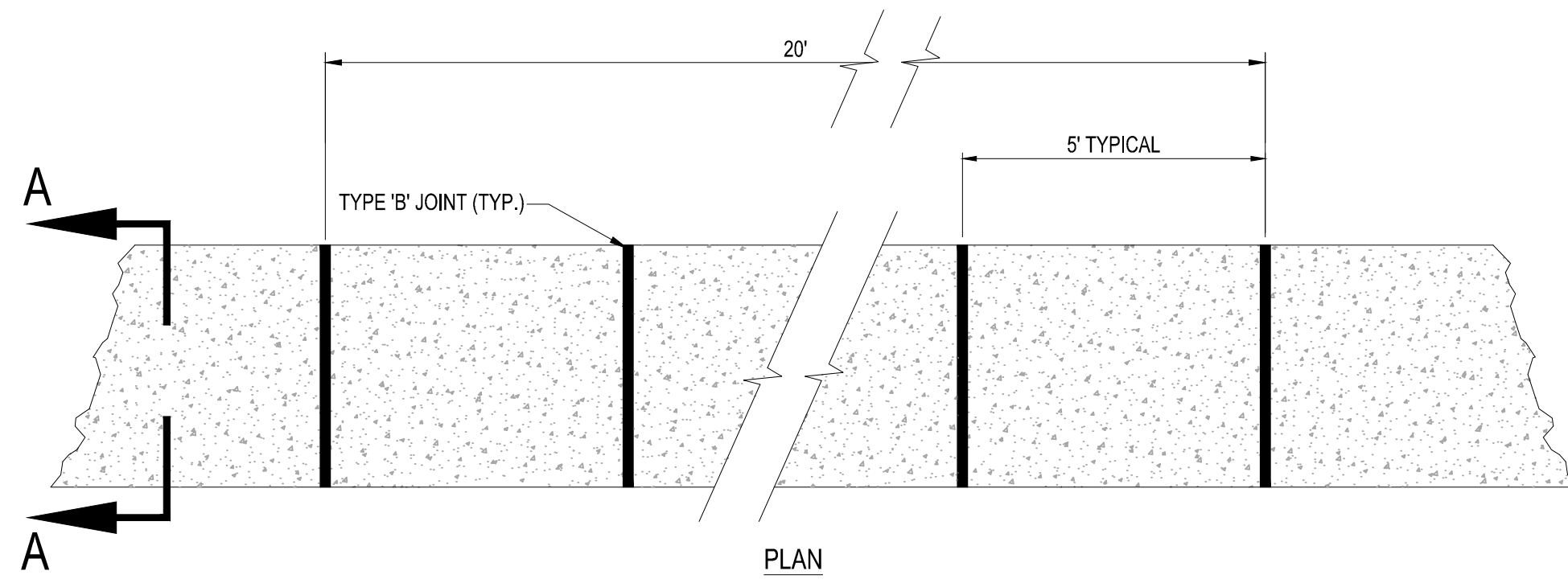
PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-DETAILS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
FOR  
**VERANO DEVELOPMENT**  
PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
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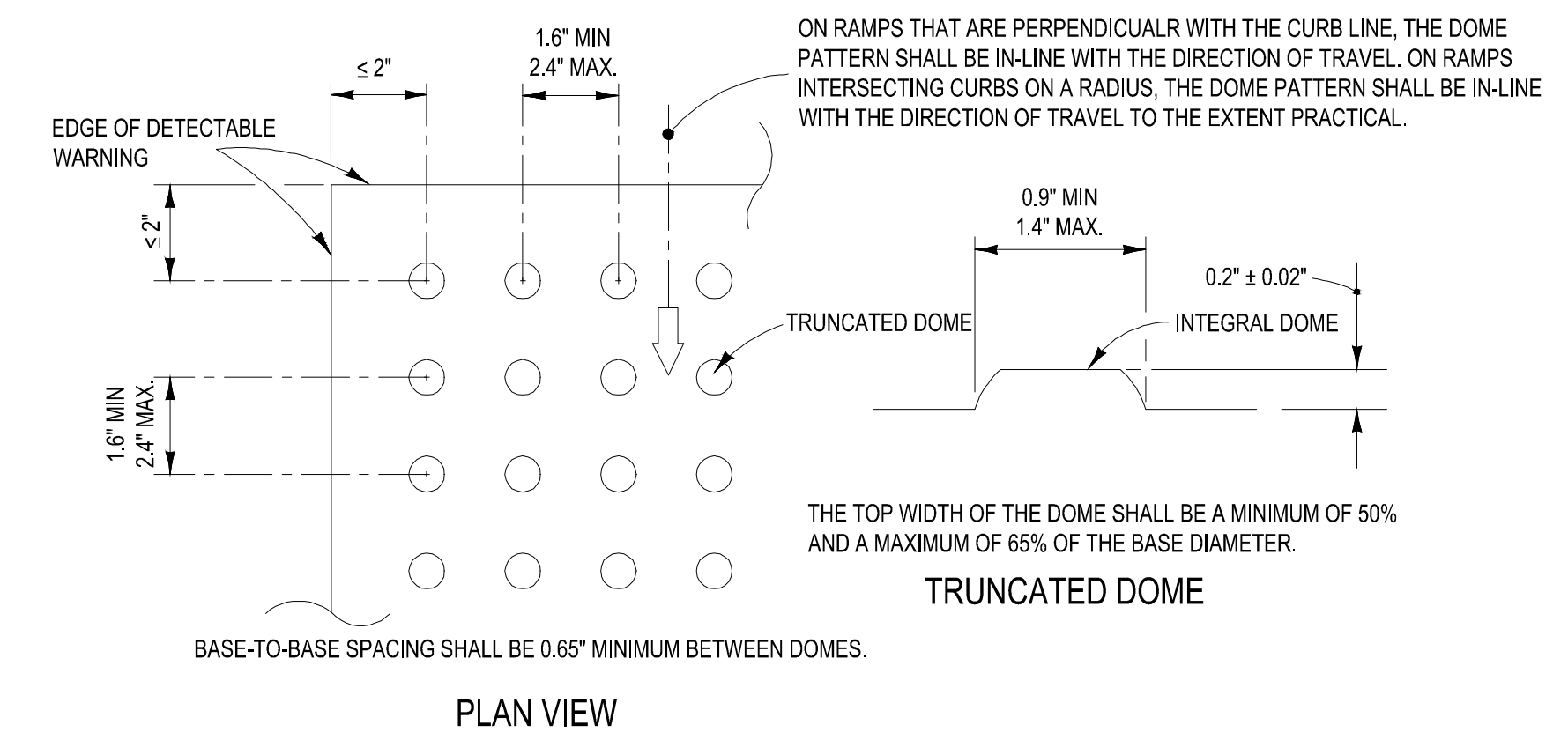
**BRANDON UEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
April 20, 2017  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD DETAILS**  
SHEET NUMBER:  
**C-15(G2)**  
PORT ST. LUCIE PROJECT NO: P21-040



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

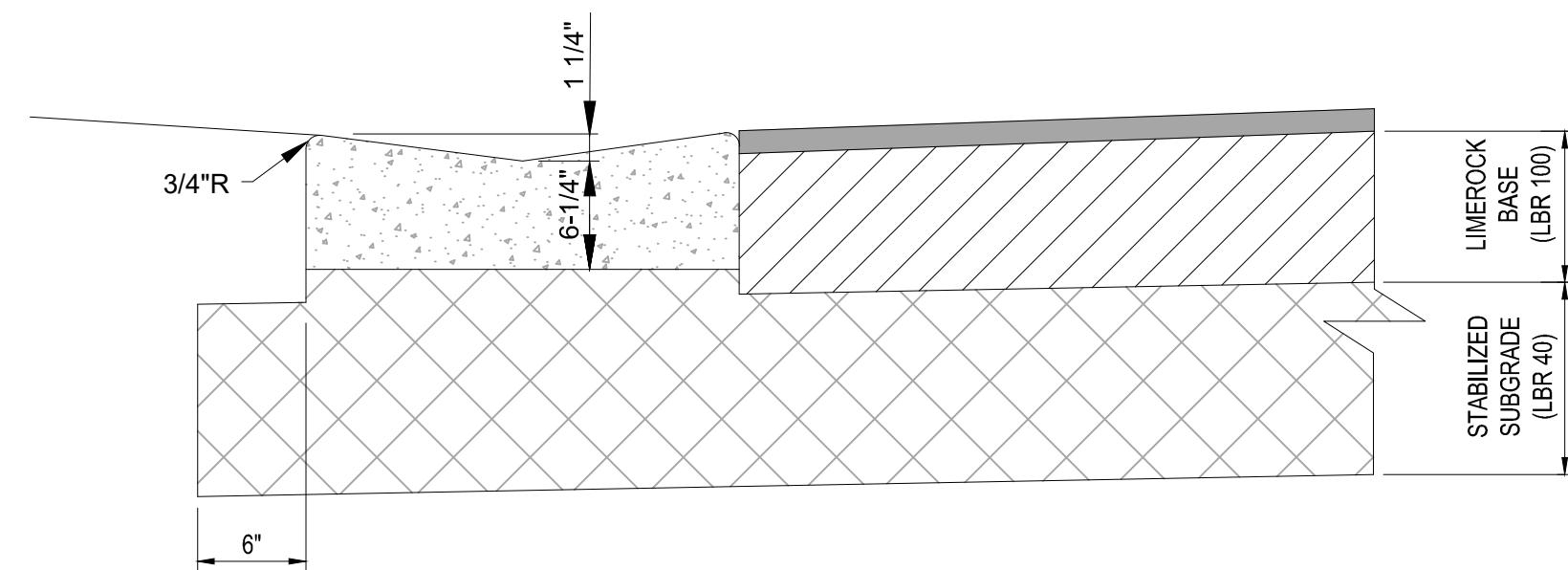
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.



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

## 6 SIDEWALK DETAILS

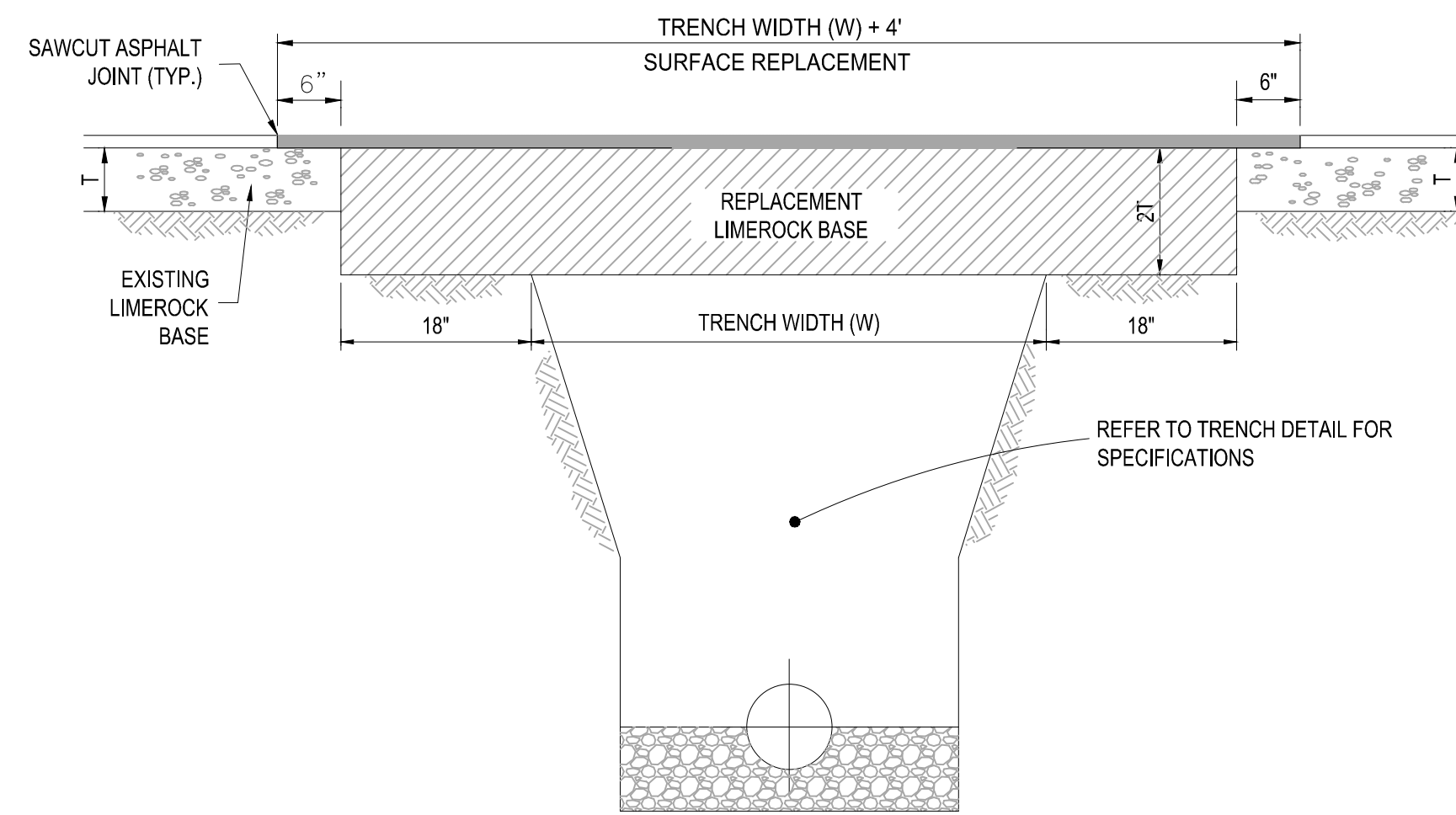
SCALE: NONE



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

## 7 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.

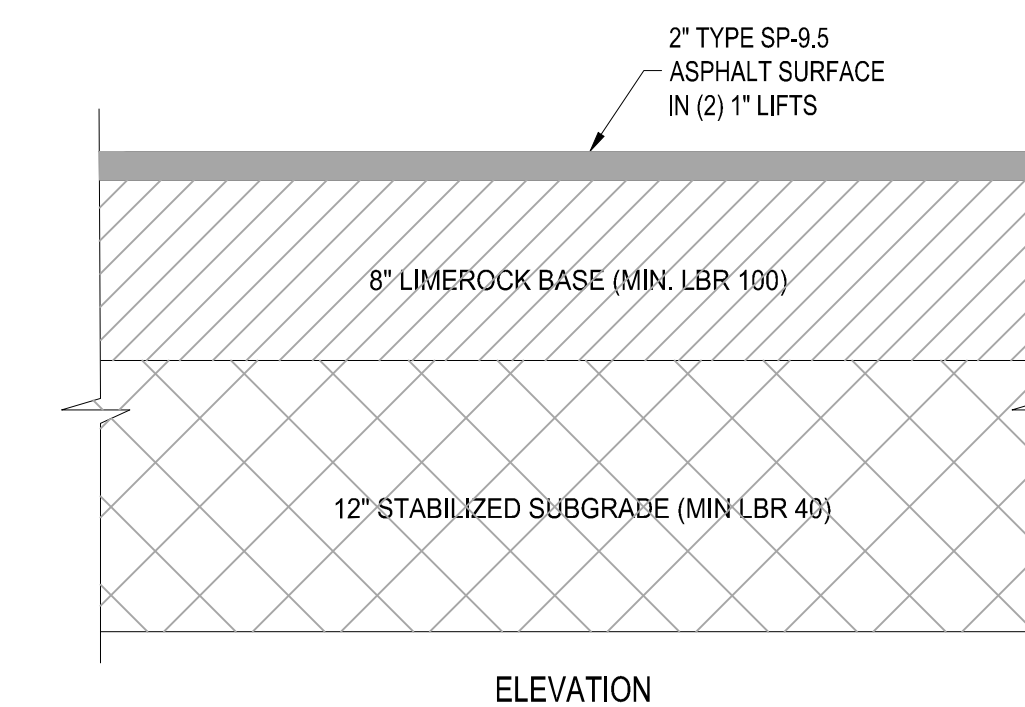
## 8 PAVEMENT RESTORATION DETAIL

SCALE: NONE

## 2 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



## 9 ASPHALT PAVEMENT DETAIL

SCALE: NONE

**THOMAS**  
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4950 W. KENNEDY BLVD.  
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P: 813-379-4100  
F: 813-379-4100

6800 NW 31ST AVENUE  
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1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-PGD-DETAILS

PROJECT:

**VERANO SOUTH**  
POD G, PLAT 2

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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**BRANDON UEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
April 20, 2017  
FLORIDA BUSINESS REGISTRATION No. 27528

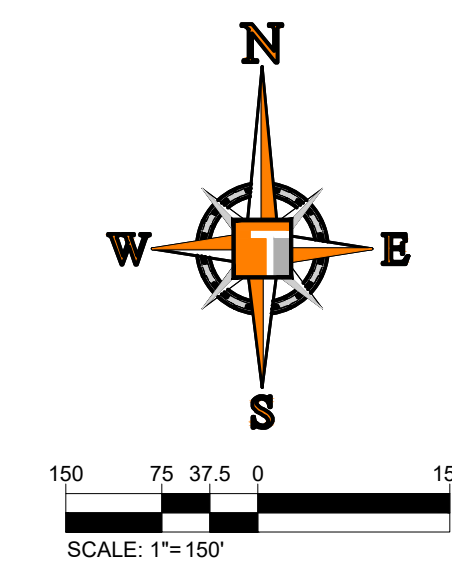
SHEET TITLE:  
**PGD DETAILS**

SHEET NUMBER:  
**C-16(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

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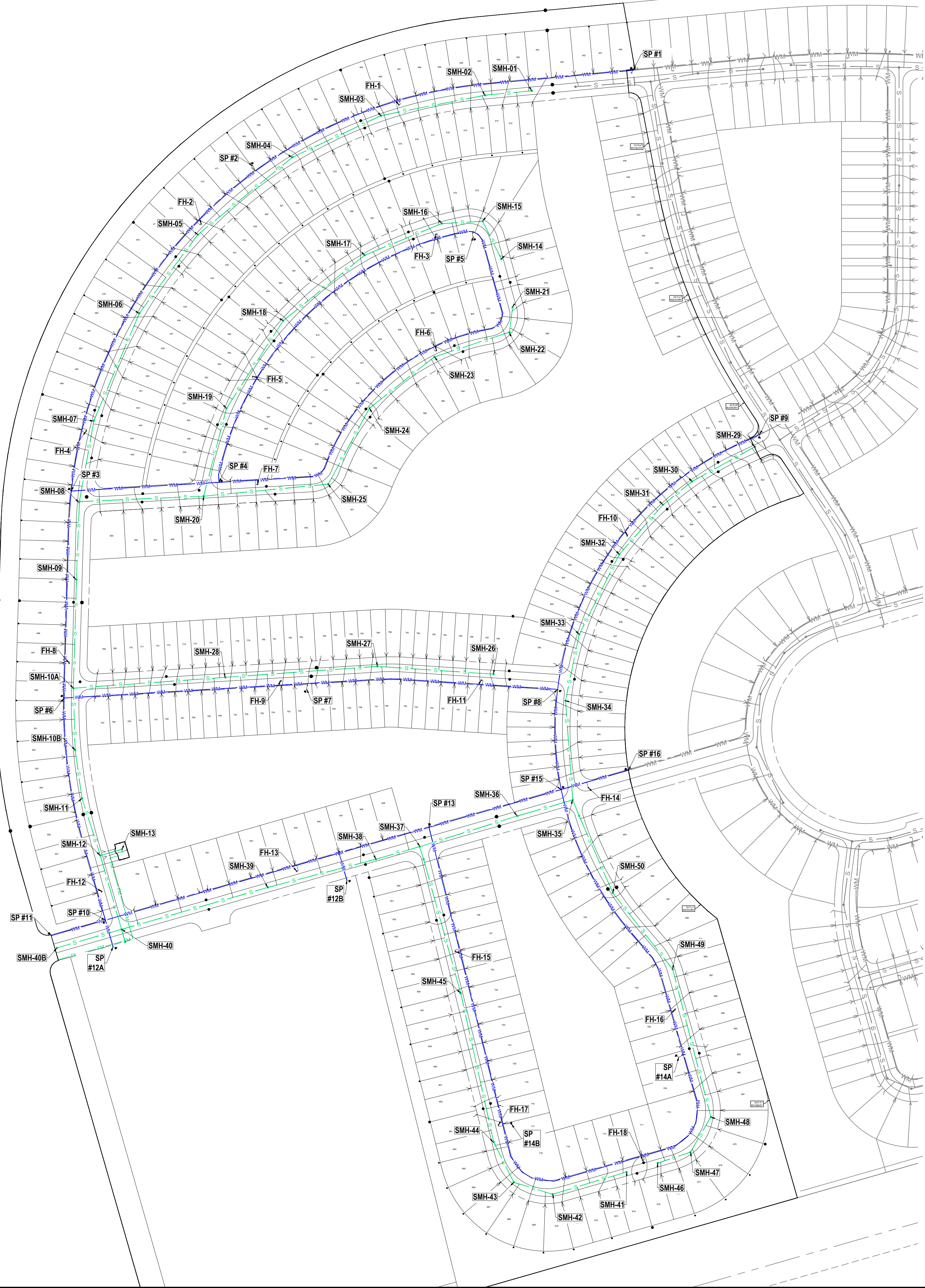


**SAMPLE POINT DISTANCES**

1 TO 2	1,044 LF
2 TO 3	998 LF
3 TO 4	389 LF
4 TO 5	1,175 LF
5 TO 4	1,002 LF
3 TO 6	511 LF
6 TO 7	641 LF
7 TO 8	658 LF
8 TO 9	897 LF
8 TO 15	264 LF
15 TO 16	184 LF
15 TO 14A	778 LF
14A TO 14B	827 LF
14B TO 13	803 LF
13 TO 15	361 LF
13 TO 12B	318 LF
12B TO 10	712 LF
10 TO 11	148 LF
10 TO 12A	73 LF
10 TO 6	596 LF

**TOTAL UTILITY LENGTHS FOR PROJECT**

12,340 LF OF 8" WM  
 11,601 LF OF 8" SANITARY  
 450 LF OF 6" PVC FM



Printing on Tuesday, April 20, 2021, 9:23 AM by Michael Luperfido  
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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-MASTER-UTIL

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

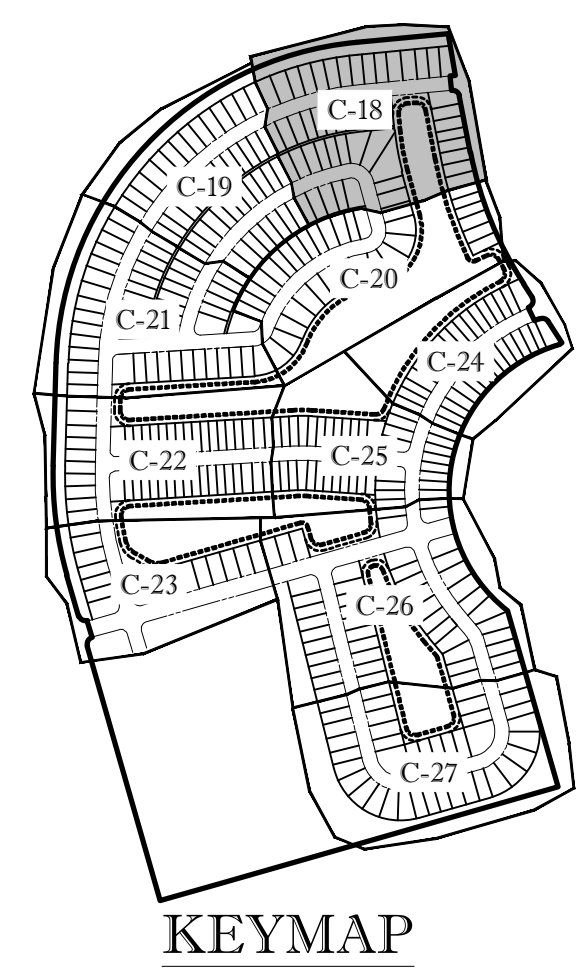
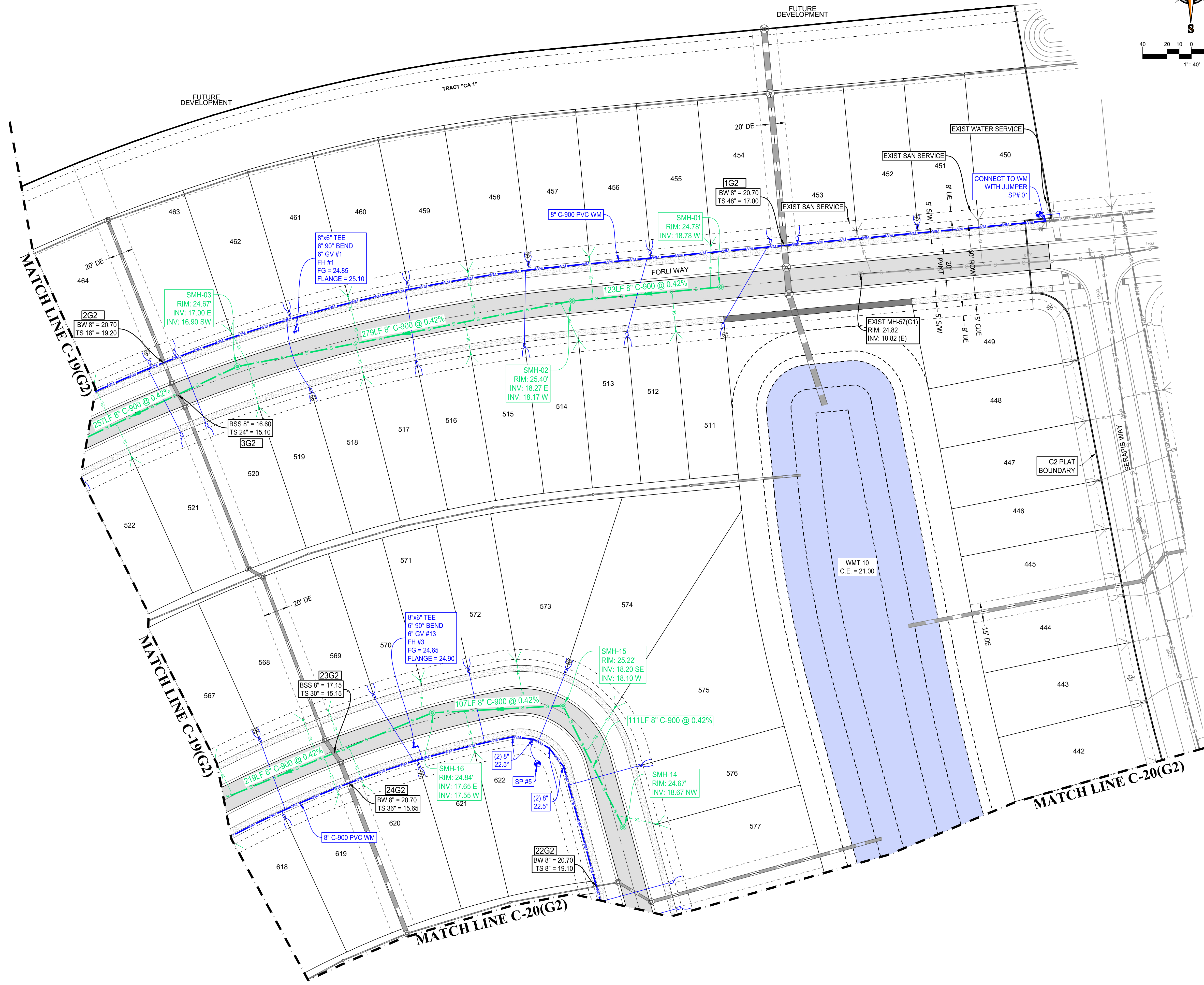
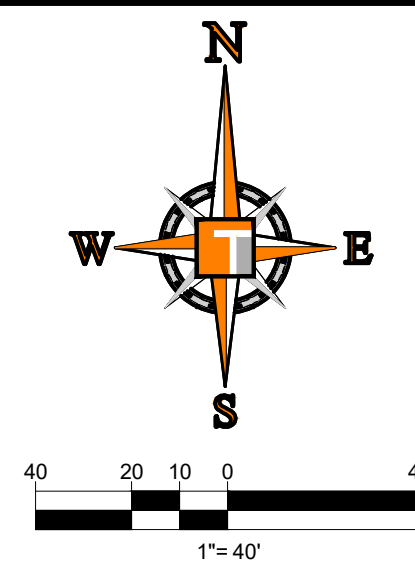
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2021  
 FLORIDA LICENSE NO. 12685  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**MASTER UTILITY PLAN**  
 SHEET NUMBER:  
**C-17(G2)**  
 PORT ST. LUCIE PROJECT NO: P21-040

# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



- CONSTRUCTION NOTES:**
- 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.
  - THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
  - THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
  - NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
  - PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
  - THE CONTRACTOR SHALL NOT ENCR OACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
  - ALL PSLUSD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES AND A VERTICAL SEPARATION OF AT LEAST 18". SEE PSLUSD UTILITY STANDARDS MANUAL FOR ADDITIONAL SPECS.
  - ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT LOCATION.

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PROJECT No.: FJ200019  
DRAWN BY: MJL  
CHECKED BY: BMU  
DATE: 6-1-20  
CAD I.D.: FJ200019-UTILITY-PLANS

PROJECT:  
**VERANO SOUTH  
POD G, PLAT 2**

FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA BUSINESS REGISTRATION No. 27528

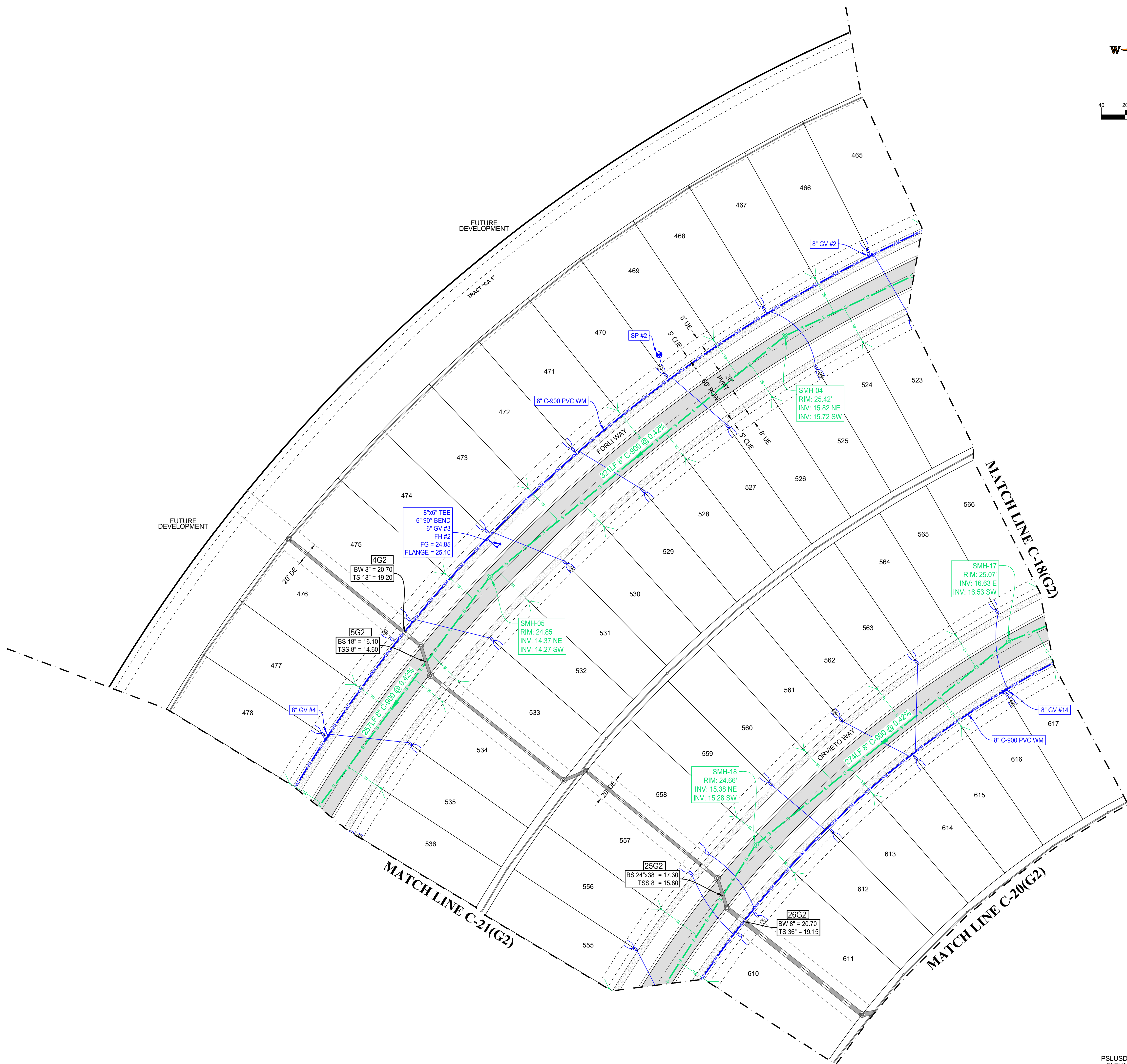
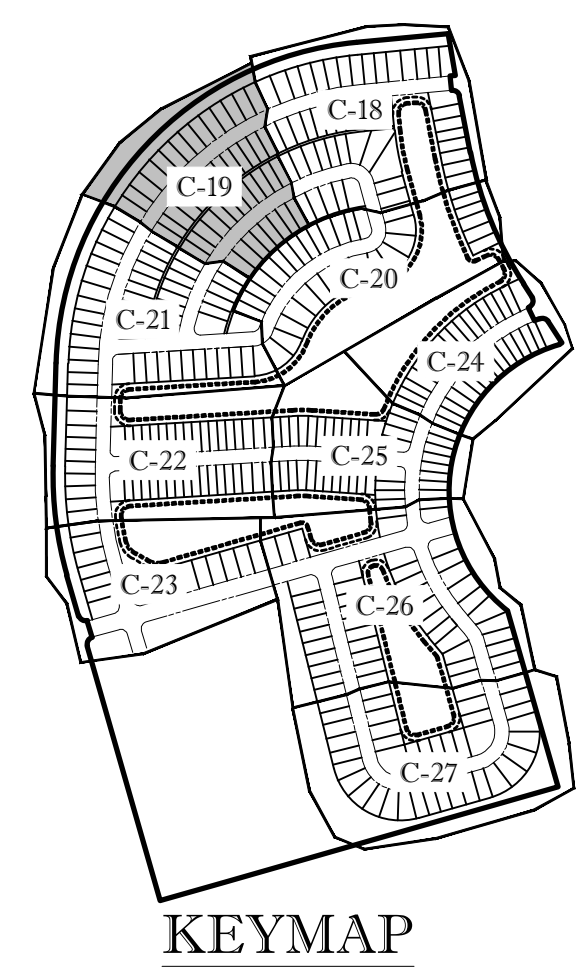
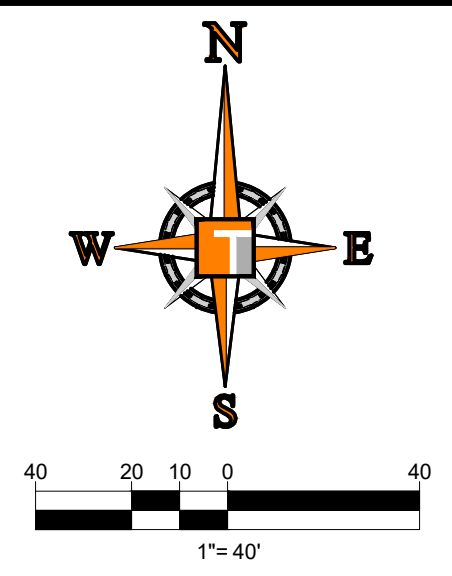
SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-18(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



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DRAWN BY:	MJL
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DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PLANS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
 FOR  
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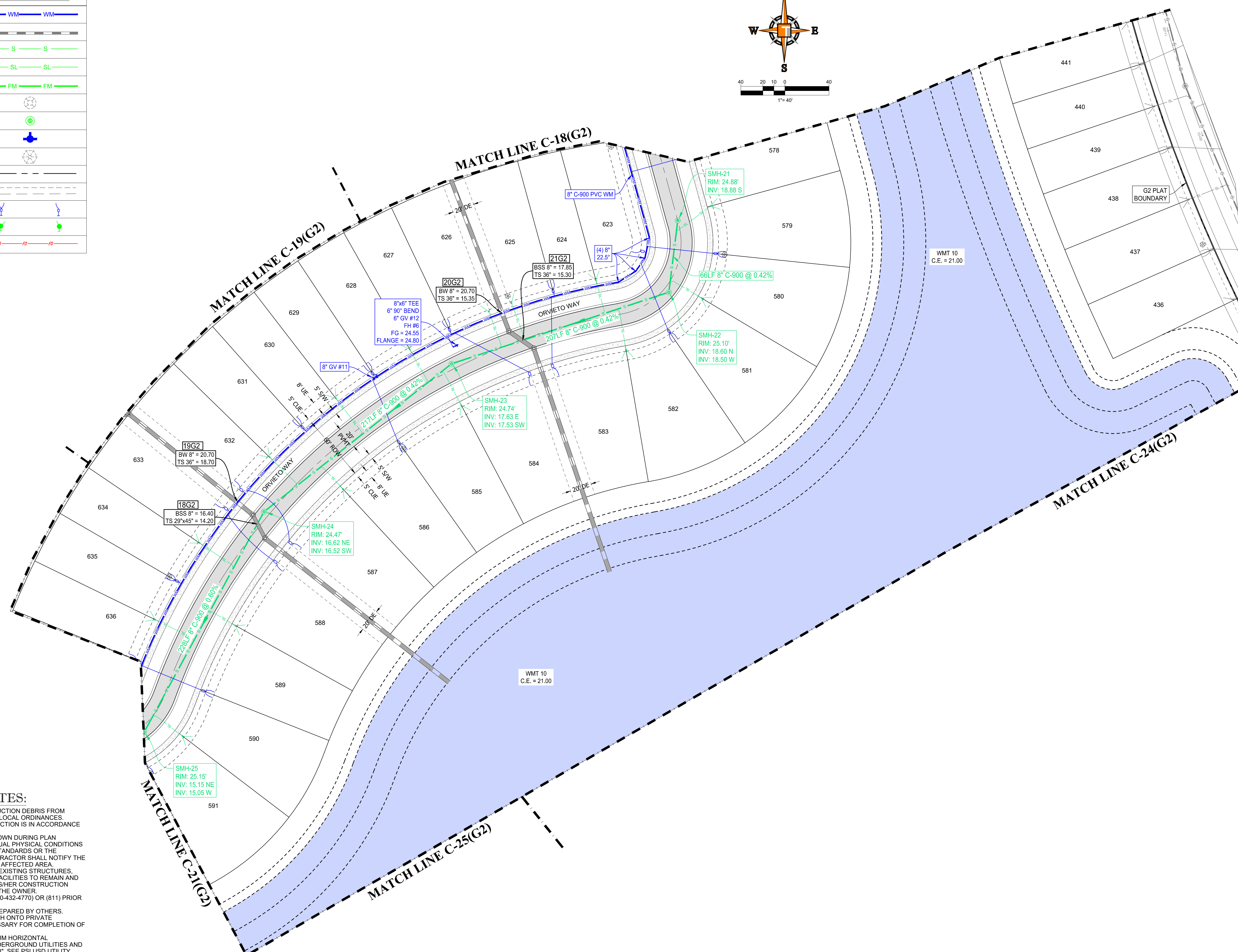
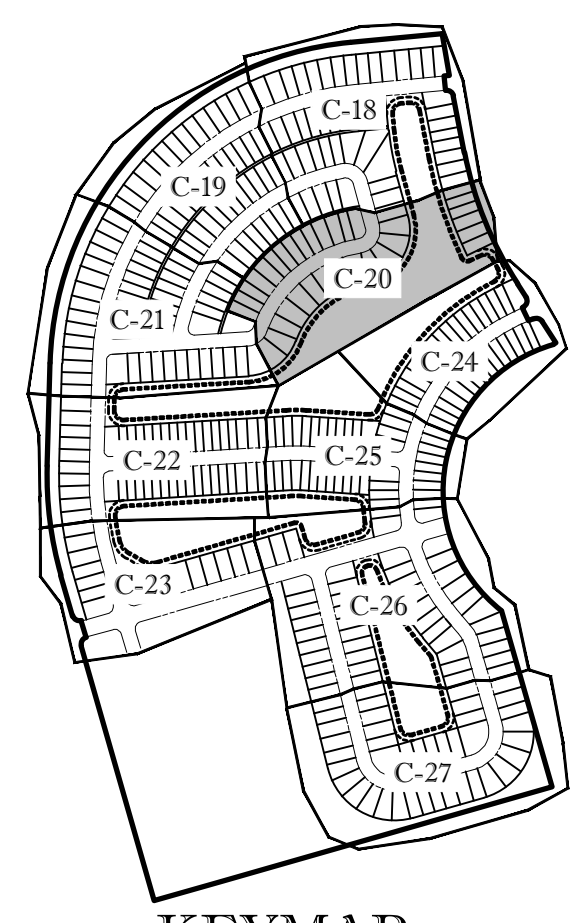
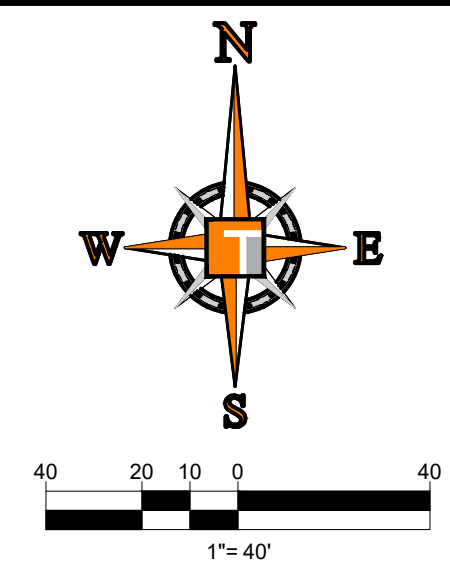
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2017  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-19(G2)**  
 PORT ST. LUCIE PROJECT NO: P21-040

# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



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REVISIONS:

REV.	DATE	COMMENT	BY:
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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PLANS

PROJECT:  
**VERANO SOUTH**  
 POD G, PLAT 2  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

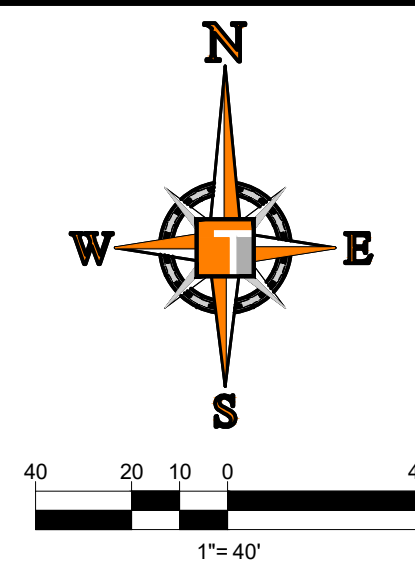
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 FX: (561) 203-7721  
 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2017  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-20(G2)**  
 PORT ST. LUCIE PROJECT No. P21-040

# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



**HOMAS**  
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F: 561-203-7503

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P: 561-379-4100

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PORT SAINT LUCIE  
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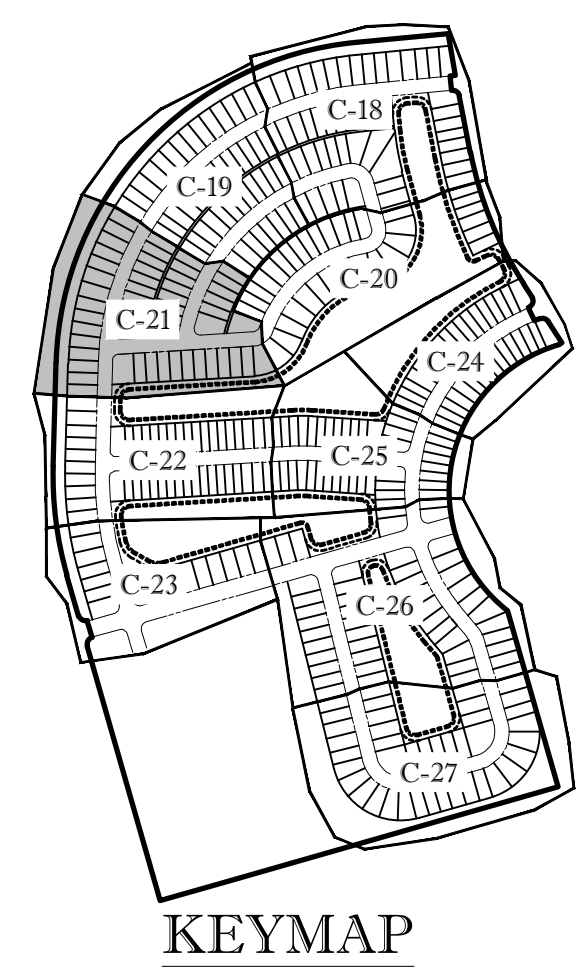
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-21(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

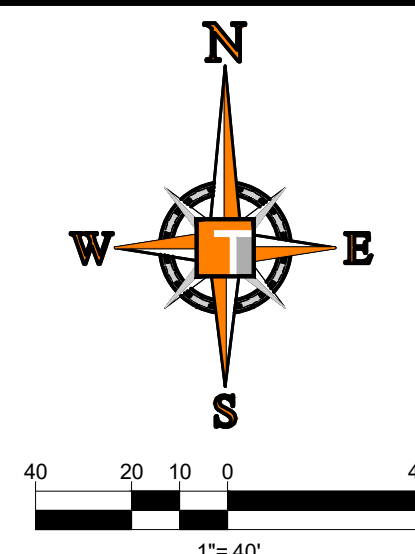


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  - ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT LOCATION.



# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



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REV.	DATE	REVISIONS	BY:
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PLANS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**

FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
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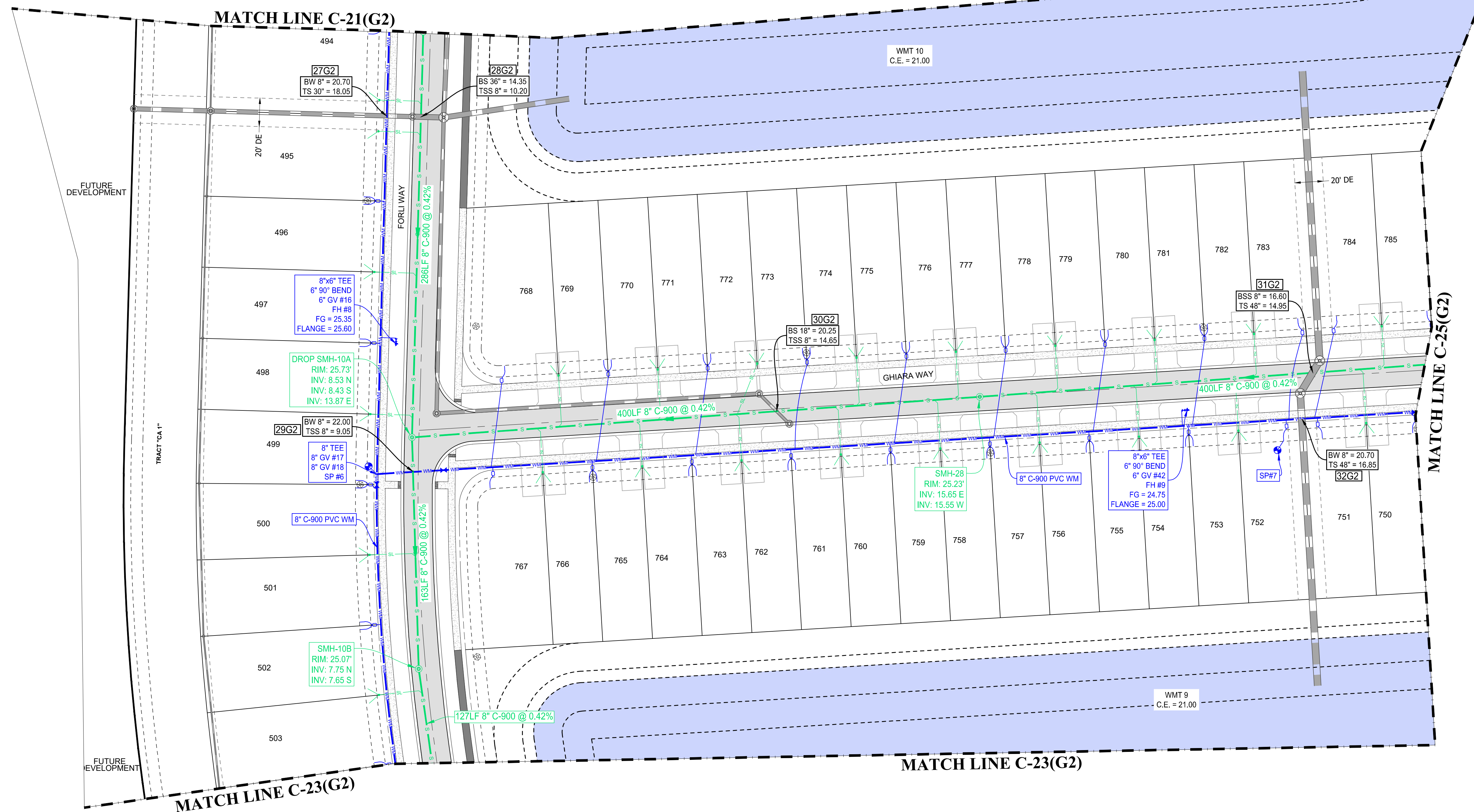
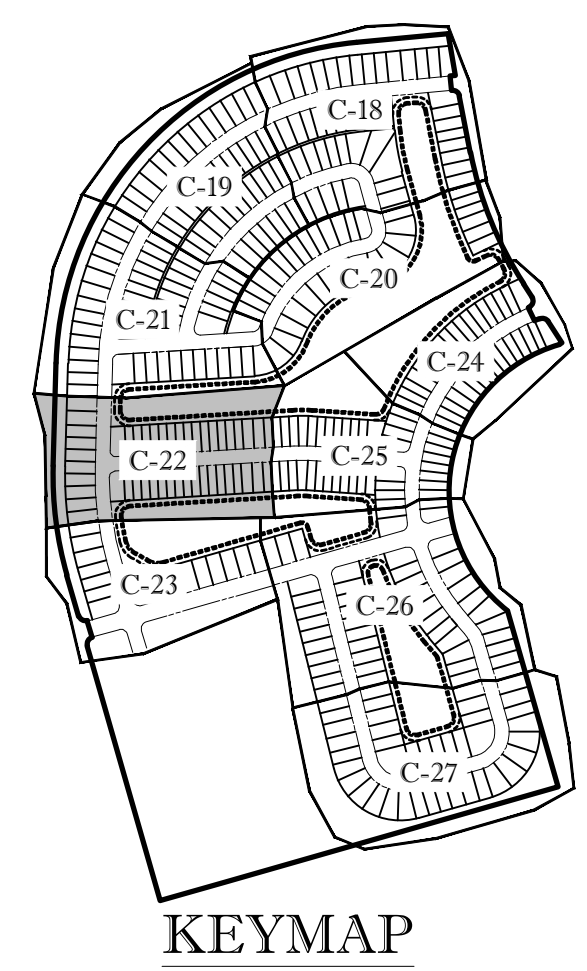
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12528

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-22(G2)**

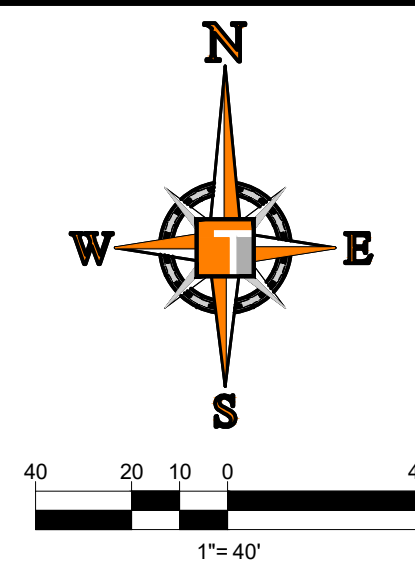
PORT ST. LUCIE PROJECT NO: P21-040



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# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



**THOMAS**  
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REVISIONS

REV.	DATE	COMMENT	BY:
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.: FJ200019  
DRAWN BY: MJL  
CHECKED BY: BMU  
DATE: 6-1-20  
CAD I.D.: FJ200019-UTILITY-PLANS

PROJECT:

**VERANO SOUTH**  
POD G, PLAT 2

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
April 20, 2017

FLORIDA BUSINESS REGISTRATION NO. 27528

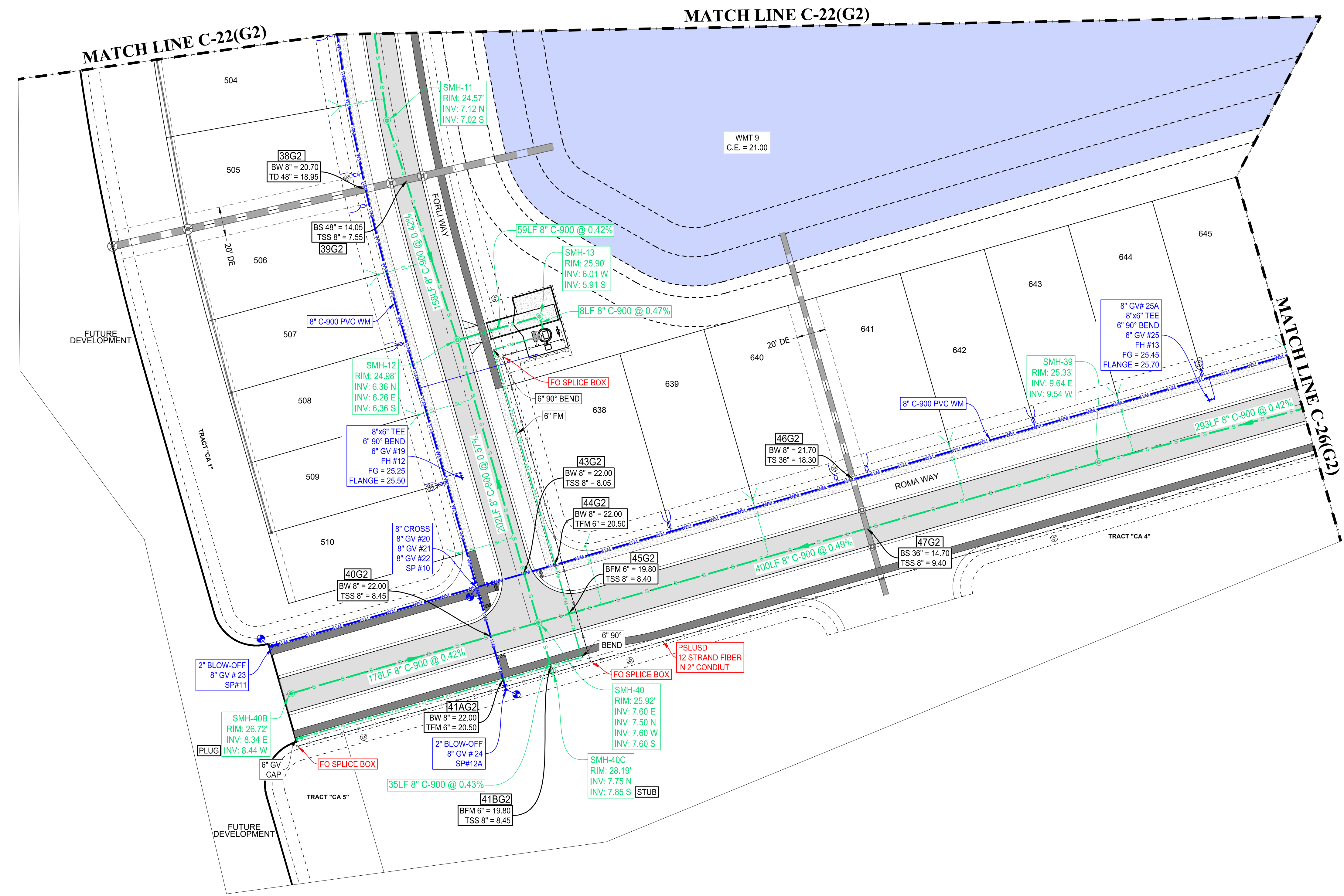
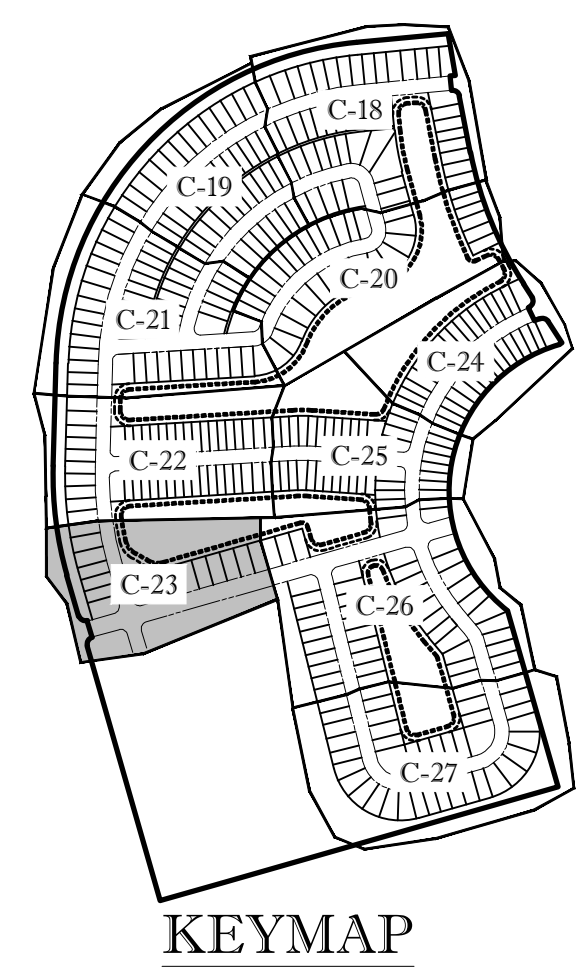
SHEET TITLE:

**UTILITY PLAN**

SHEET NUMBER:

**C-23(G2)**

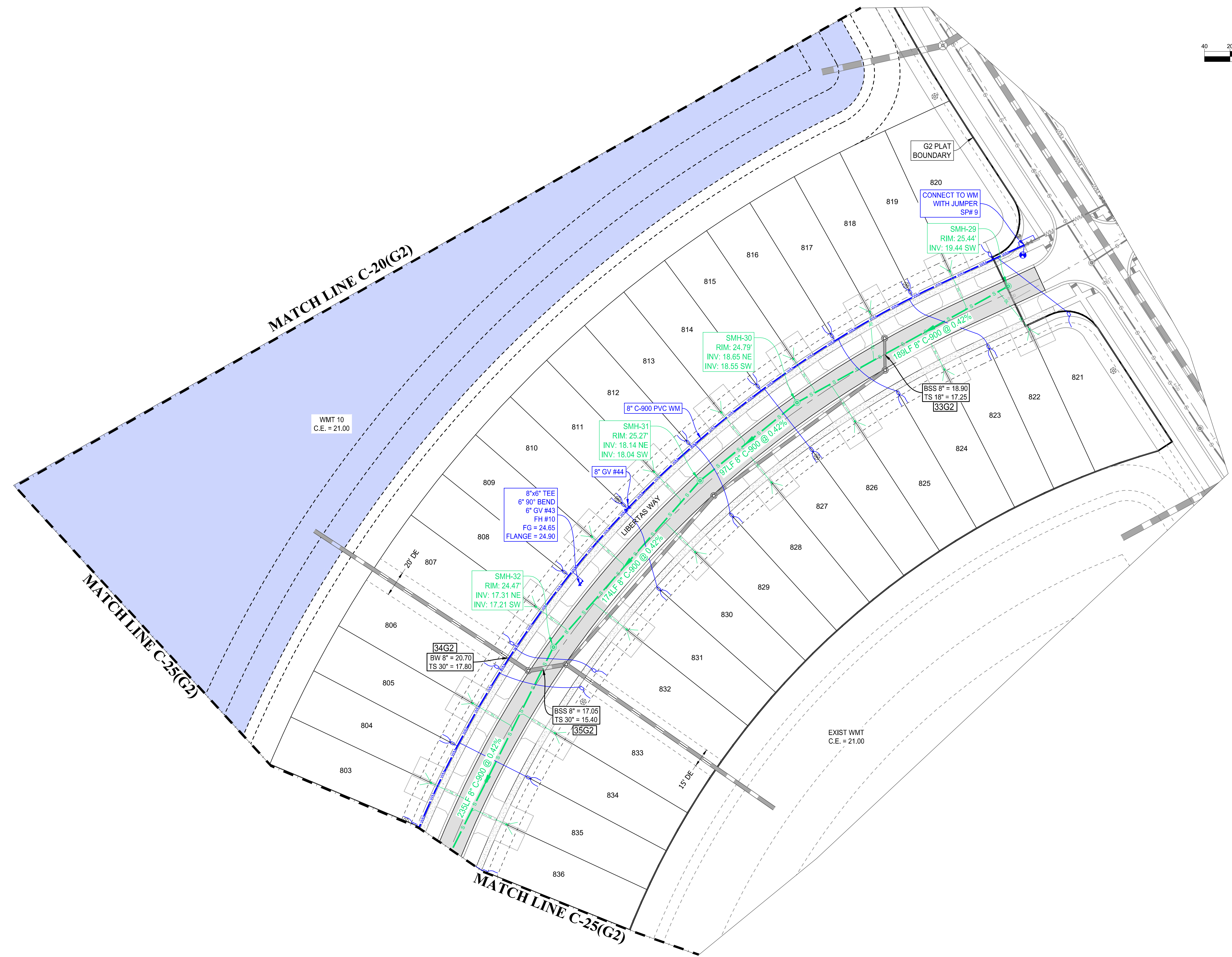
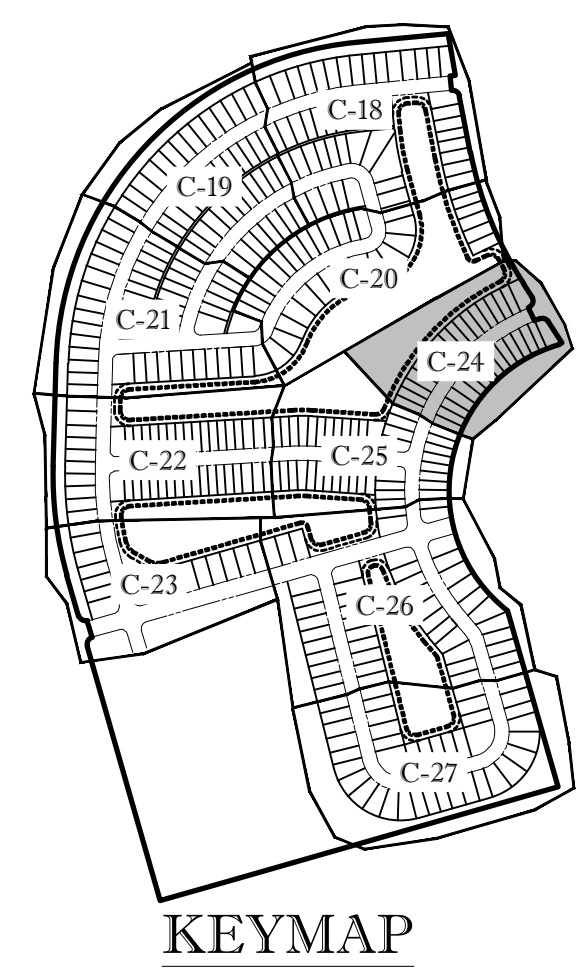
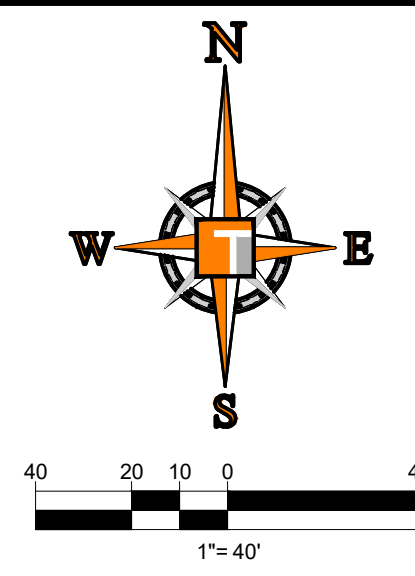
PORT ST. LUCIE PROJECT NO: P21-040



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# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



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REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.: FJ200019  
 DRAWN BY: MJL  
 CHECKED BY: BMU  
 DATE: 6-1-20  
 CAD I.D.: FJ200019-UTILITY-PLANS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

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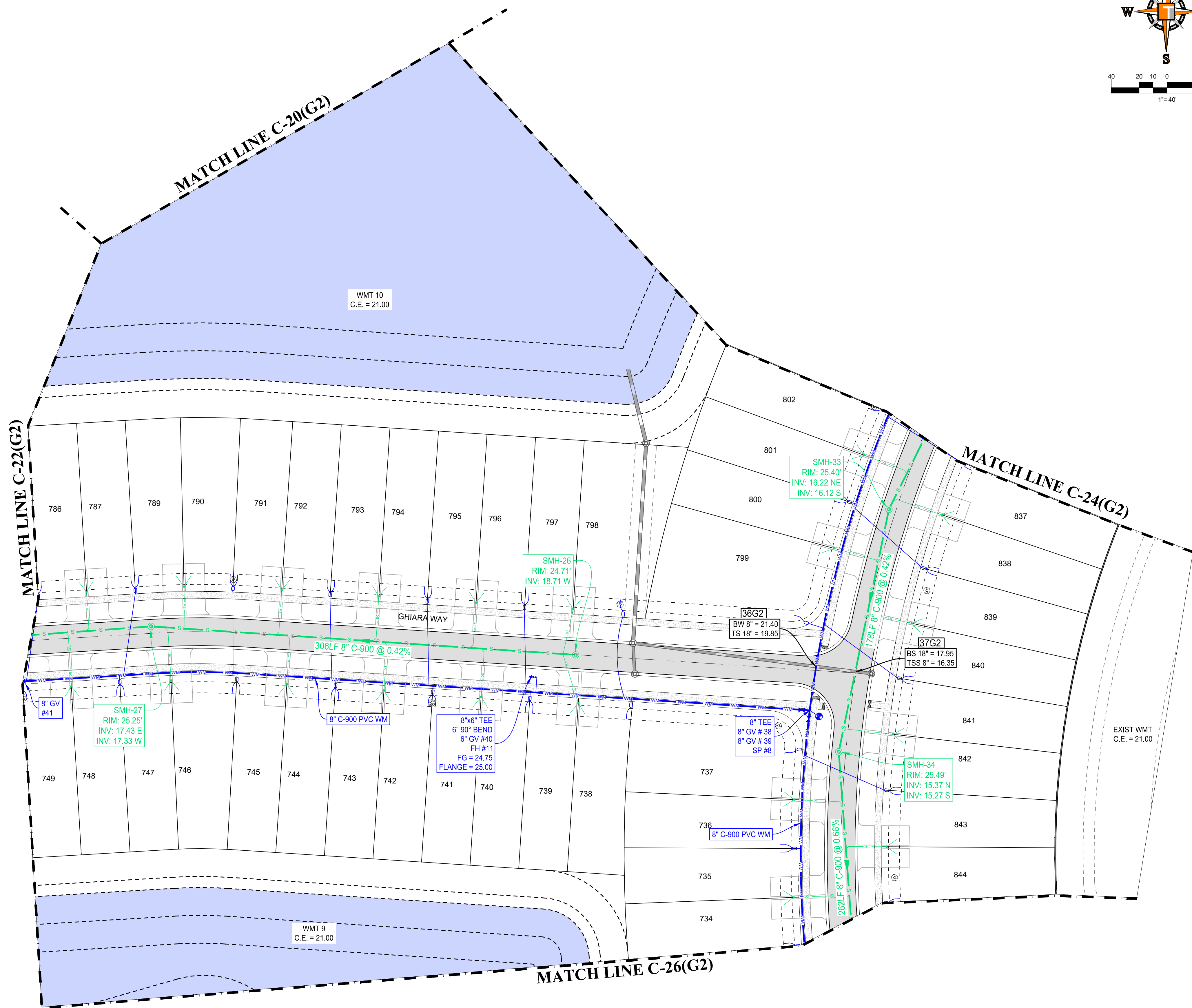
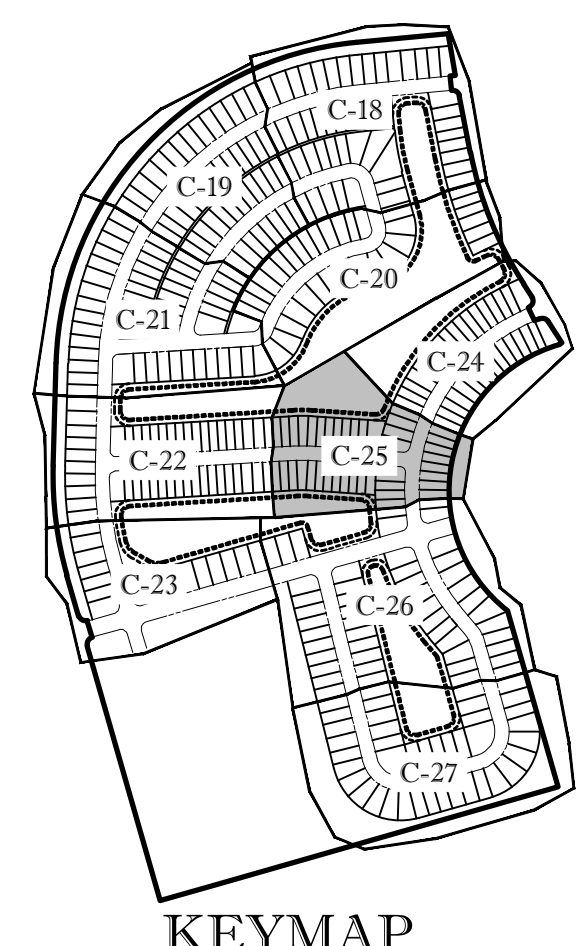
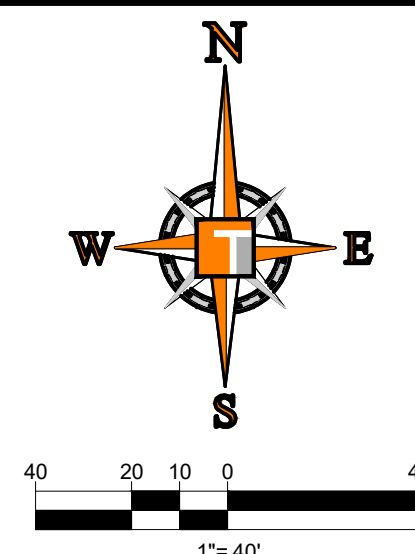
**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 April 20, 2017  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-24(G2)**  
 PORT ST. LUCIE PROJECT NO: P21-040



# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



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REVISIONS

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1	3-17-21	REV PER SPRC	MJL

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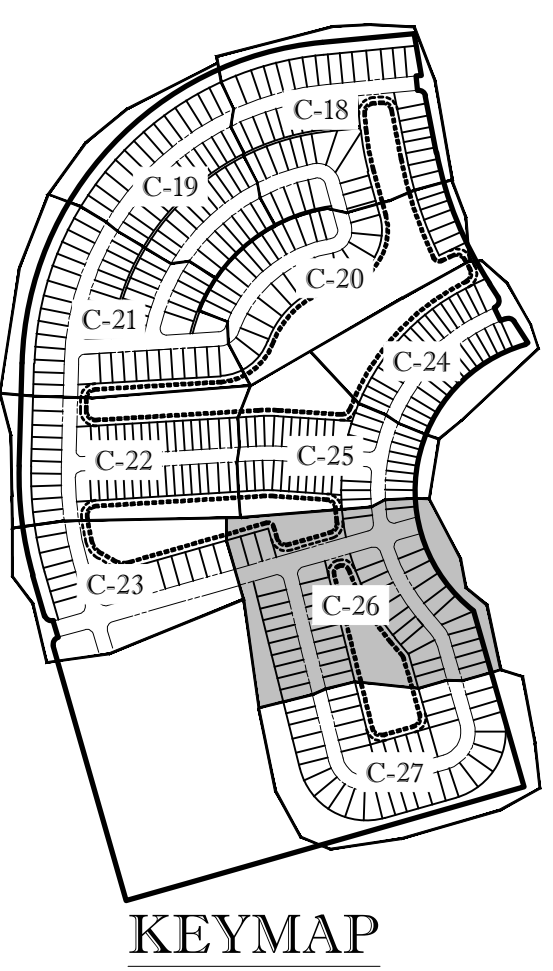
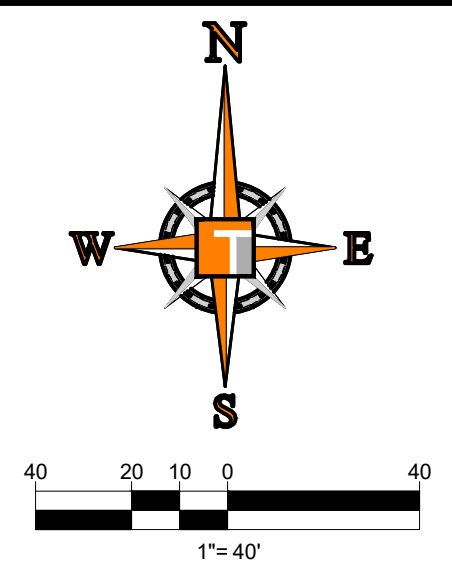
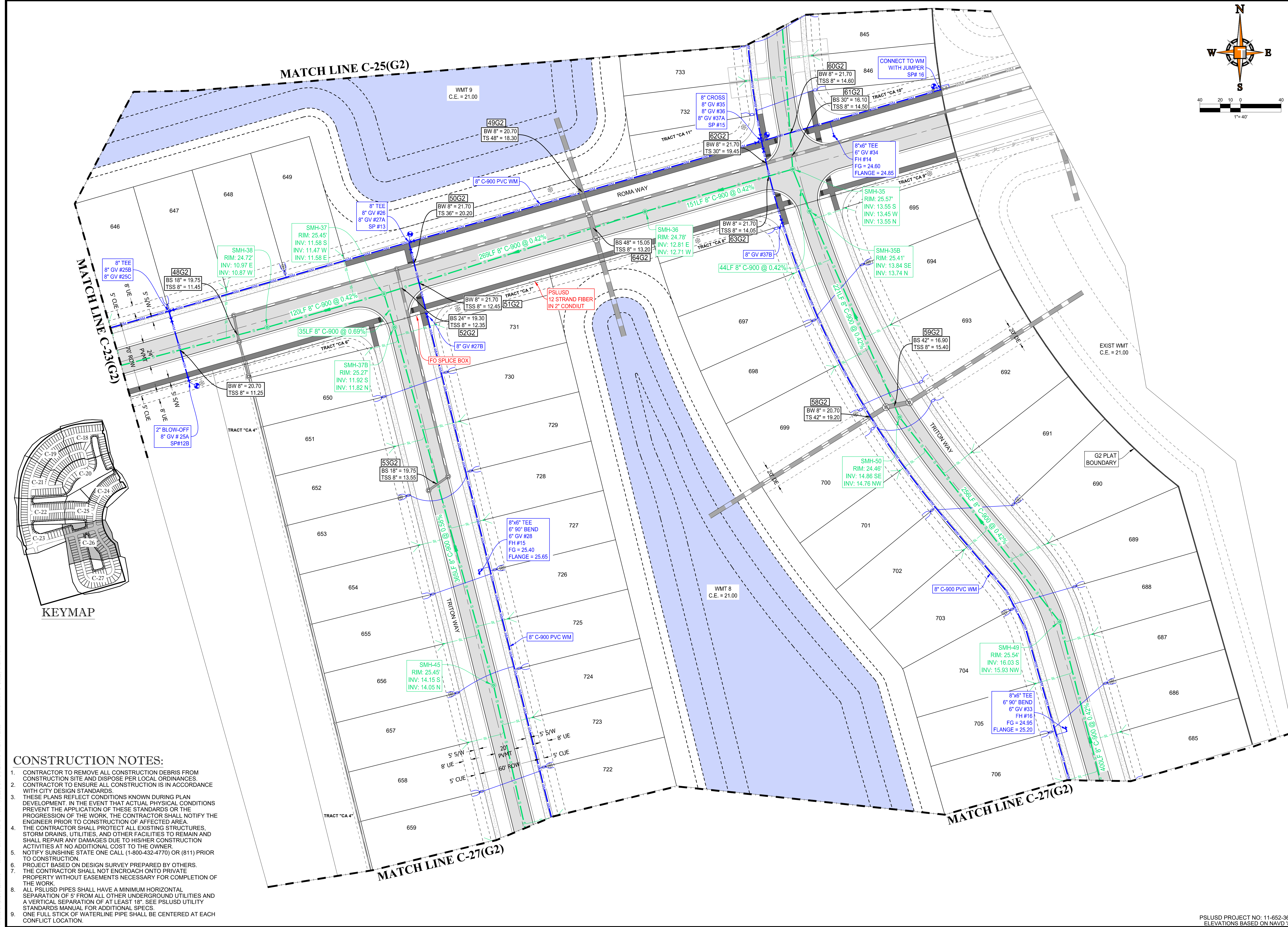
PROJECT No.: FJ200019  
 DRAWN BY: MJL  
 CHECKED BY: BMU  
 DATE: 6-1-20  
 CAD I.D.: FJ200019-UTILITY-PLANS

PROJECT:  
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**POD G, PLAT 2**  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2017  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-25(G2)**  
 PORT ST. LUCIE PROJECT NO: P21-040



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**THOMAS**  
ENGINEERING GROUP

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F: 561-203-7503

4950 W. KENNEDY BLVD.  
JUPITER, FL 33469  
P: 561-379-4100  
F: 561-379-4100

REVISIONS:

REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.: FJ200019  
DRAWN BY: MJL  
CHECKED BY: BMU  
DATE: 6-1-20  
CAD I.D.: FJ200019-UTILITY-PLANS

PROJECT:

**VERANO SOUTH**  
POD G, PLAT 2

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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

**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 68345  
FLORIDA BUSINESS REGISTRATION NO. 27528

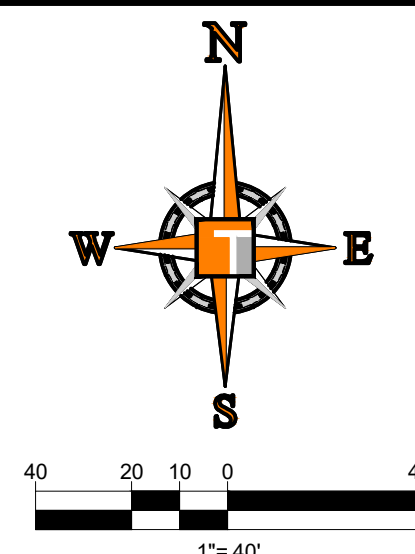
SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-26(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

# ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PLANS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**

FOR  
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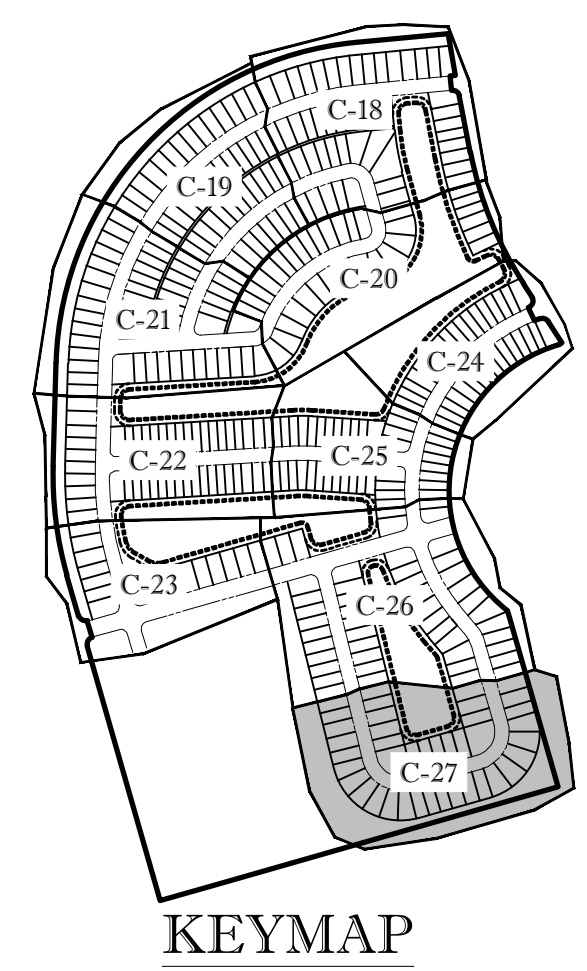
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12528  
FLORIDA BUSINESS REGISTRATION NO. 27528

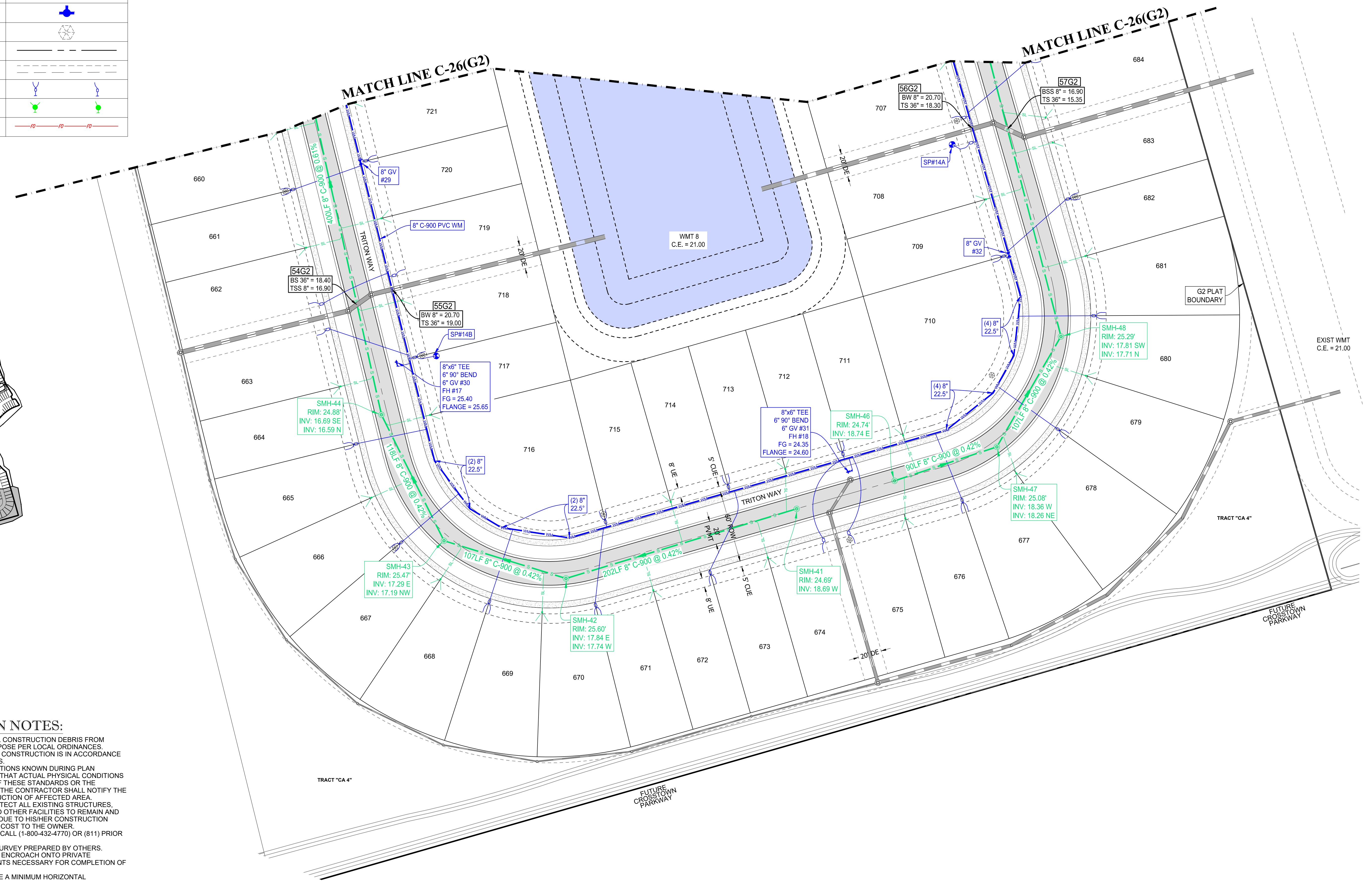
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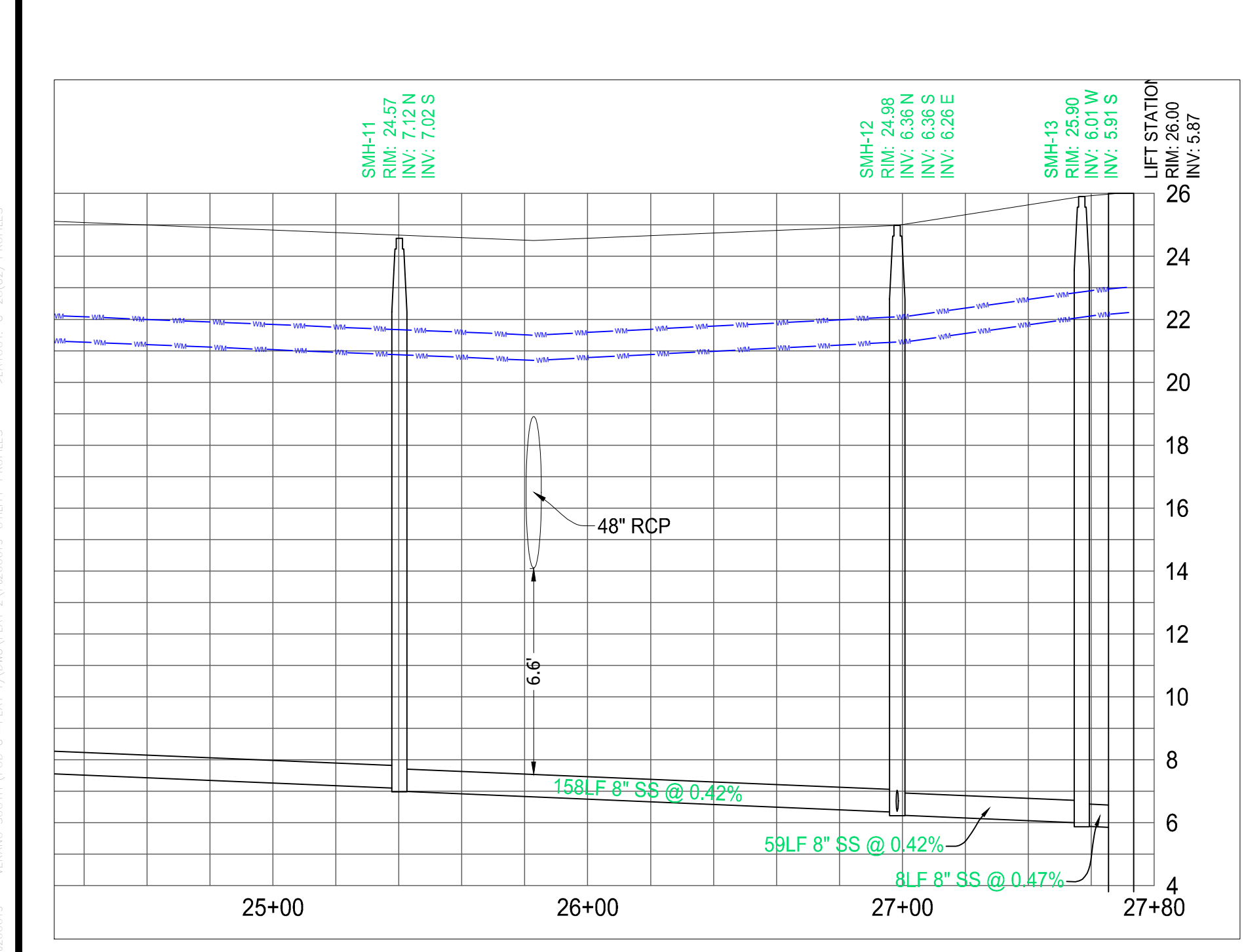
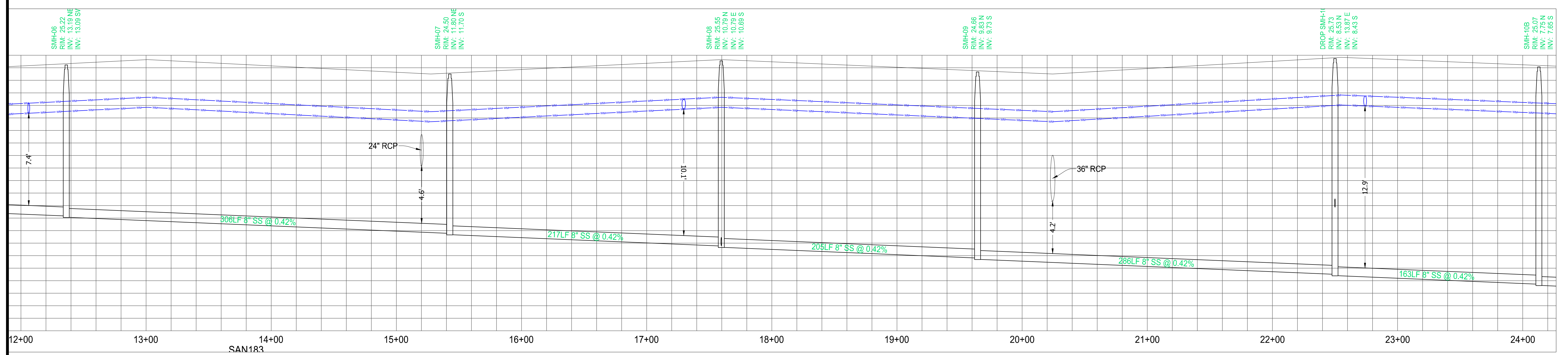
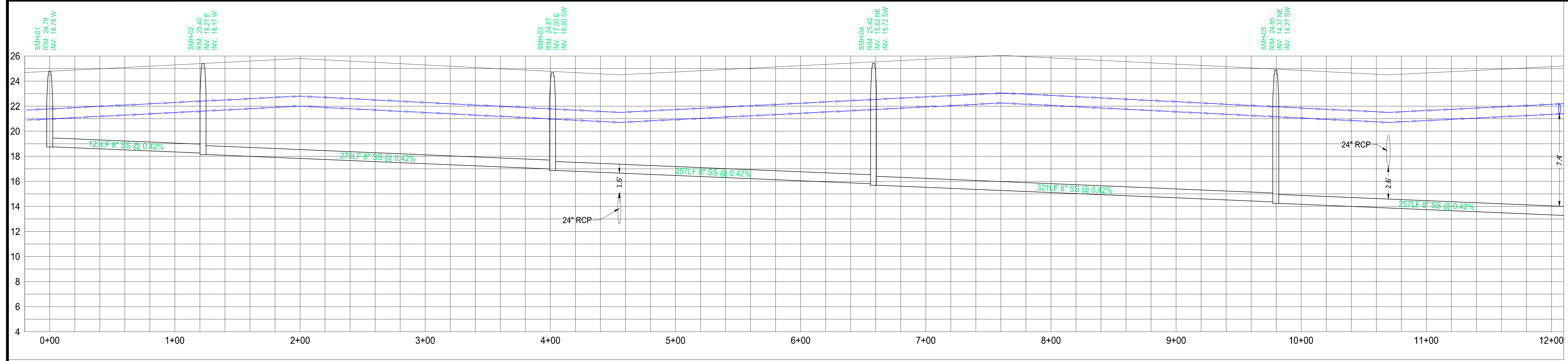
SHEET NUMBER:  
**C-27(G2)**

PORT ST. LUCIE PROJECT NO: P21-040



- CONSTRUCTION NOTES:**
- 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.
  - THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
  - THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
  - NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
  - PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
  - THE CONTRACTOR SHALL NOT ENCRoACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
  - ALL PSLUSD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES AND A VERTICAL SEPARATION OF AT LEAST 18". SEE PSLUSD UTILITY STANDARDS MANUAL FOR ADDITIONAL SPECS.
  - ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT LOCATION.





**THOMAS**  
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4890 W. KENNEDY BLVD.  
SUITE 200  
JUPITER, FL 33468  
P: 813-379-4100  
F: 813-379-4100

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REVISIONS			
REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PROFILES

PROJECT:

**VERANO SOUTH**  
POD G, PLAT 2

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

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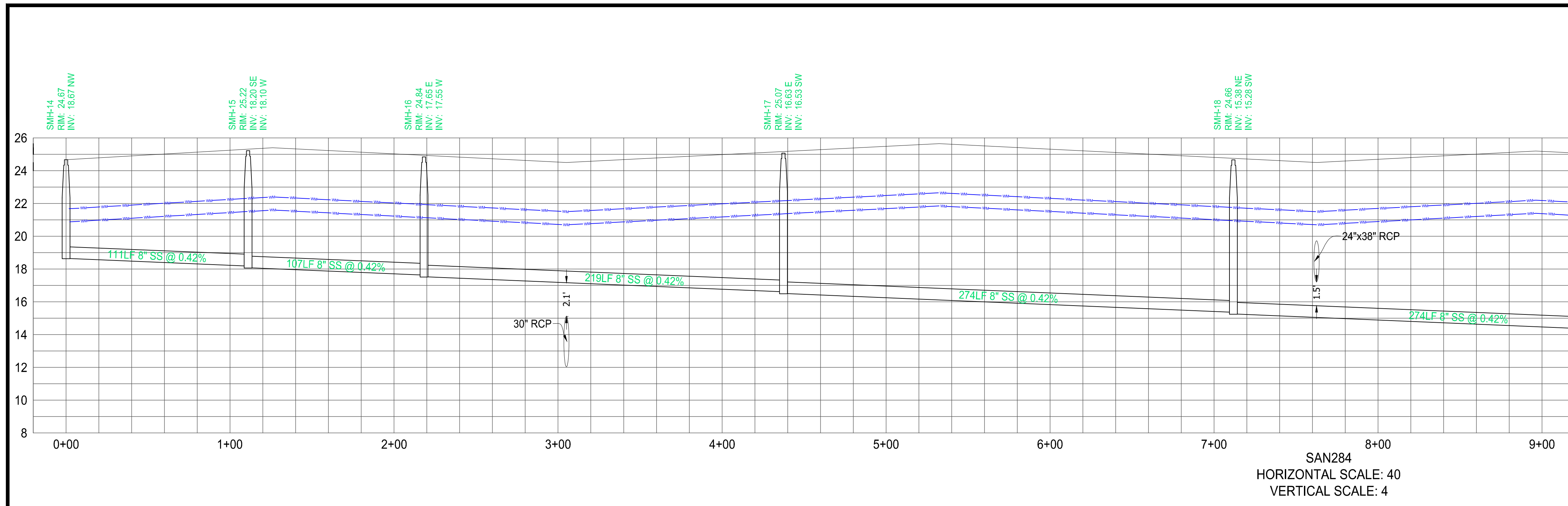
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
April 20, 2017  
FLORIDA BUSINESS REGISTRATION No. 27528

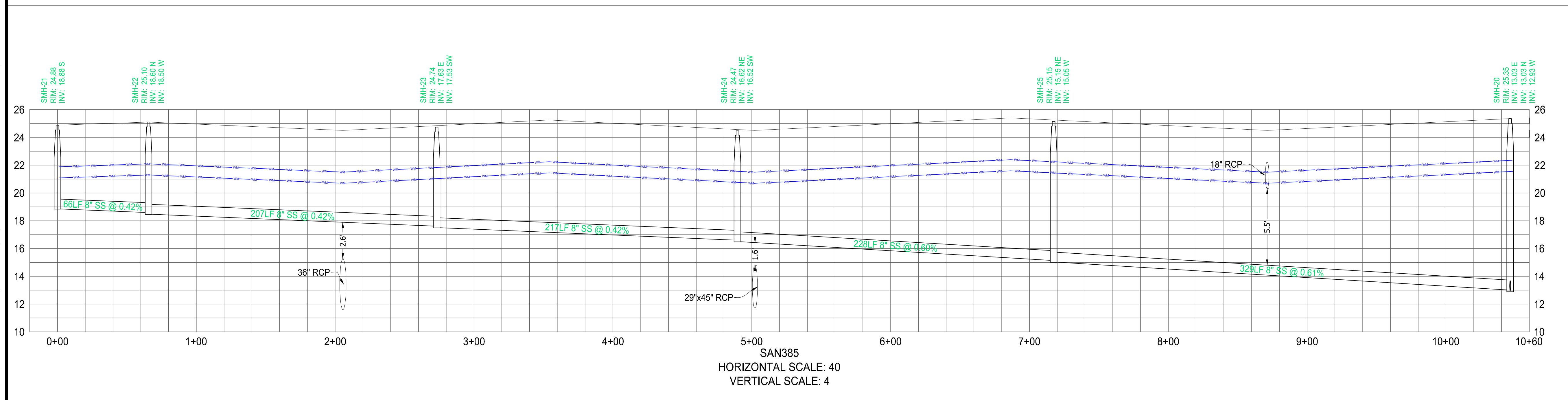
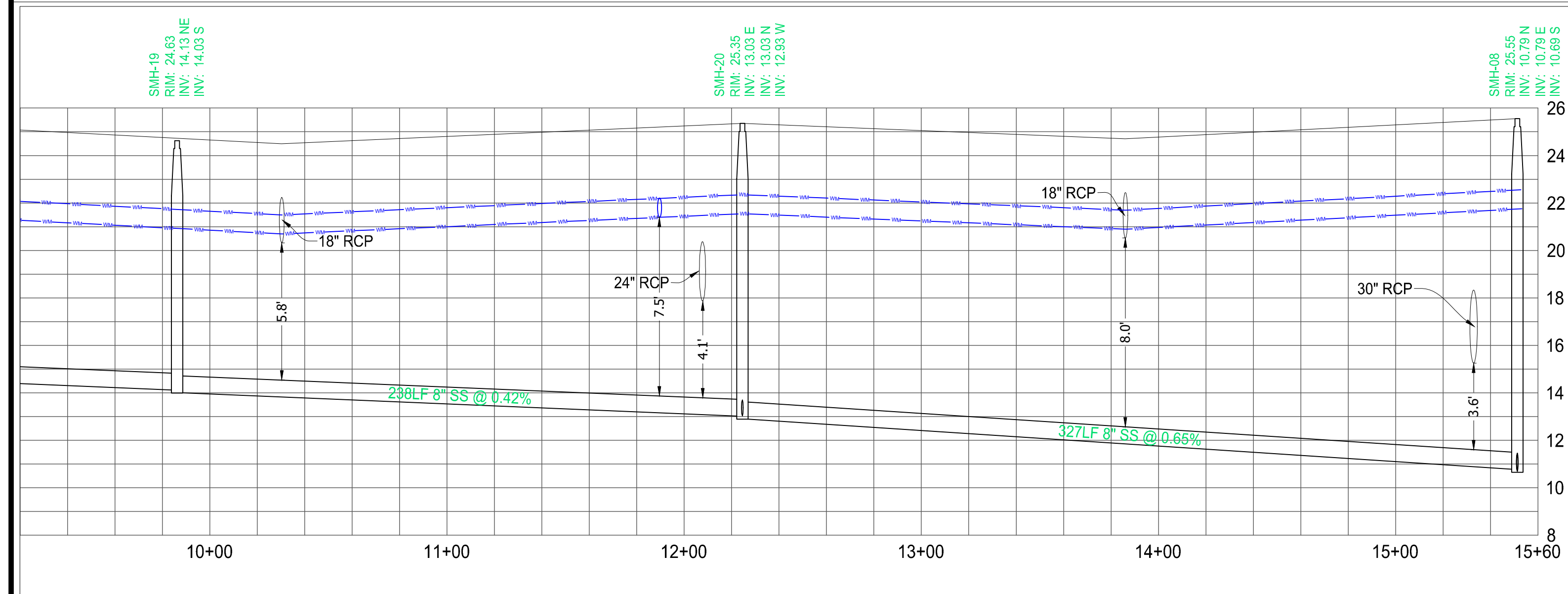
SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**C-28(G2)**

PORT ST. LUCIE PROJECT NO: P21-040



SAN284  
HORIZONTAL SCALE: 40  
VERTICAL SCALE: 4



SAN385  
HORIZONTAL SCALE: 40  
VERTICAL SCALE: 4

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TAMPA, FL 33609  
P: 813-379-4100

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REVISIONS

REV.	DATE	COMMENT	BY
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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PROFILES

PROJECT:

**VERANO SOUTH**  
**POD G, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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No. 68345

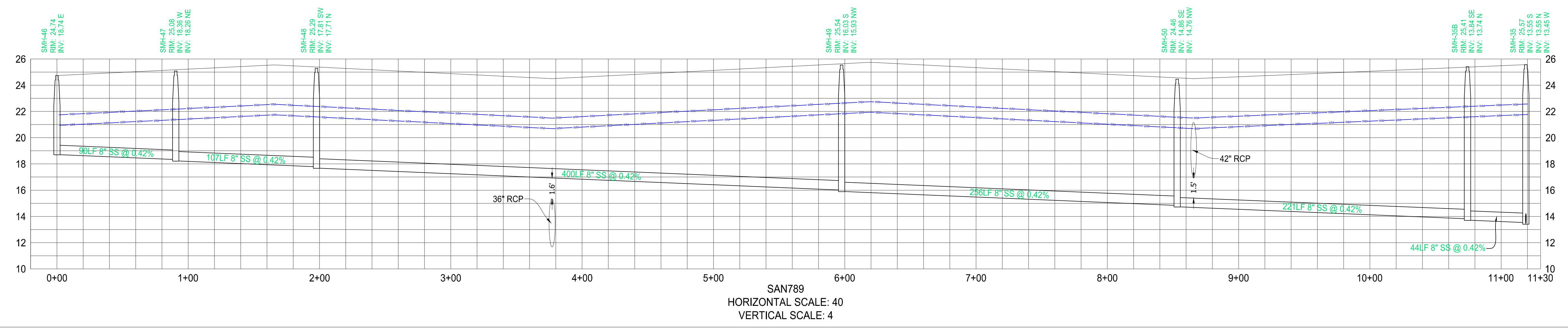
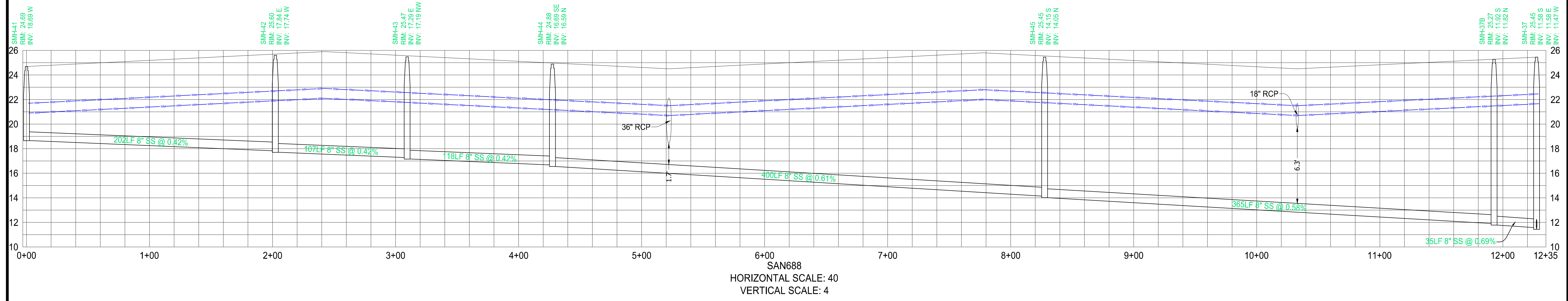
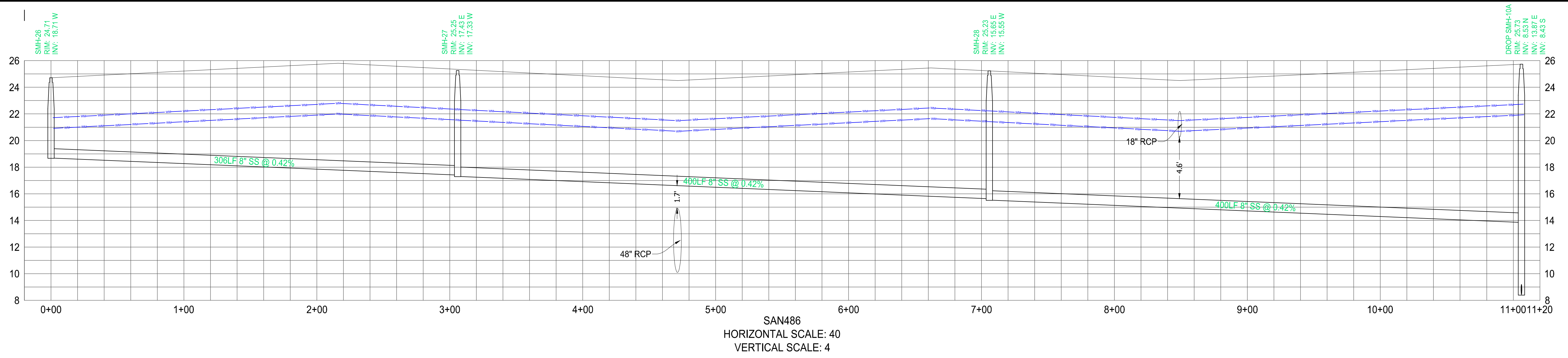
PROFESSIONAL ENGINEER  
April 20, 2017  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**C-29(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

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PROJECT No.: FJ200019  
DRAWN BY: MJL  
CHECKED BY: BMU  
DATE: 6-1-20  
CAD I.D.: FJ200019-UTILITY-PROFILES

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**

FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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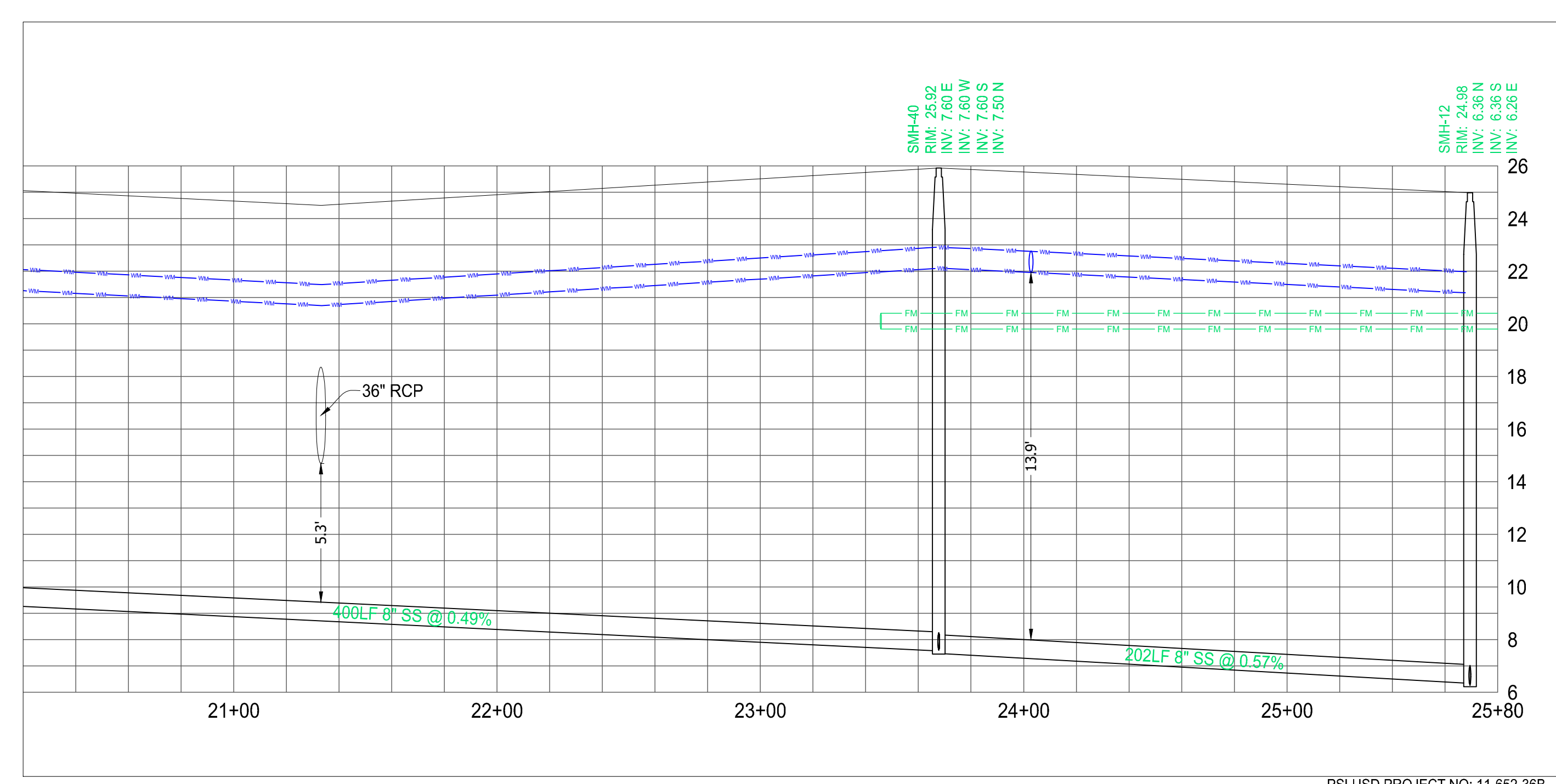
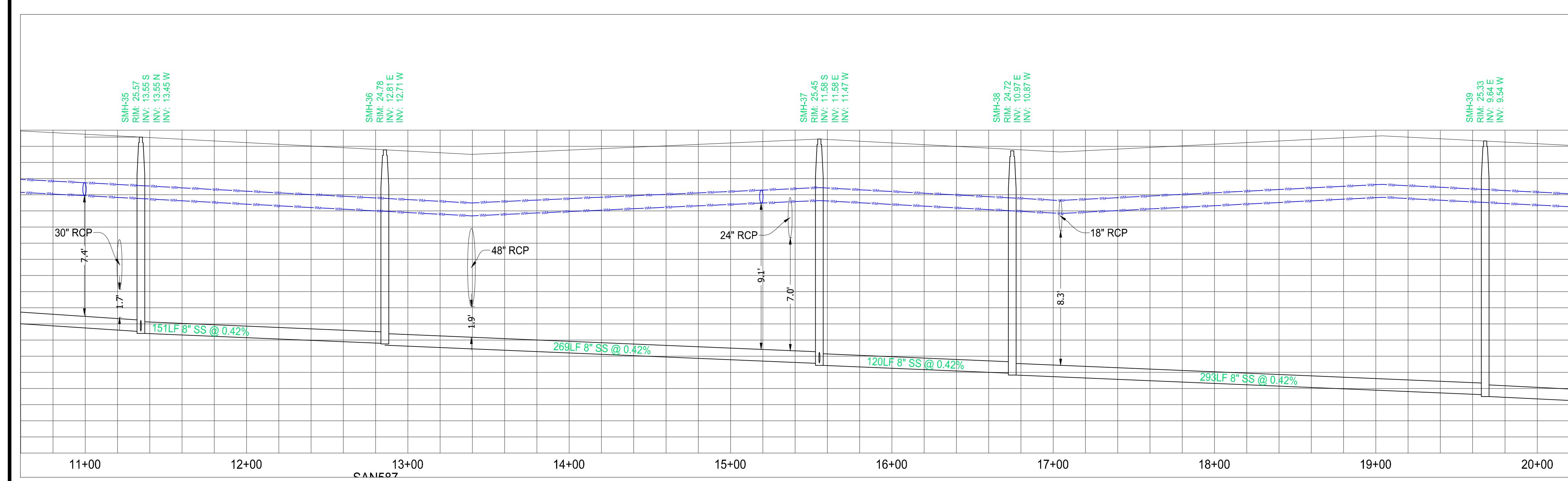
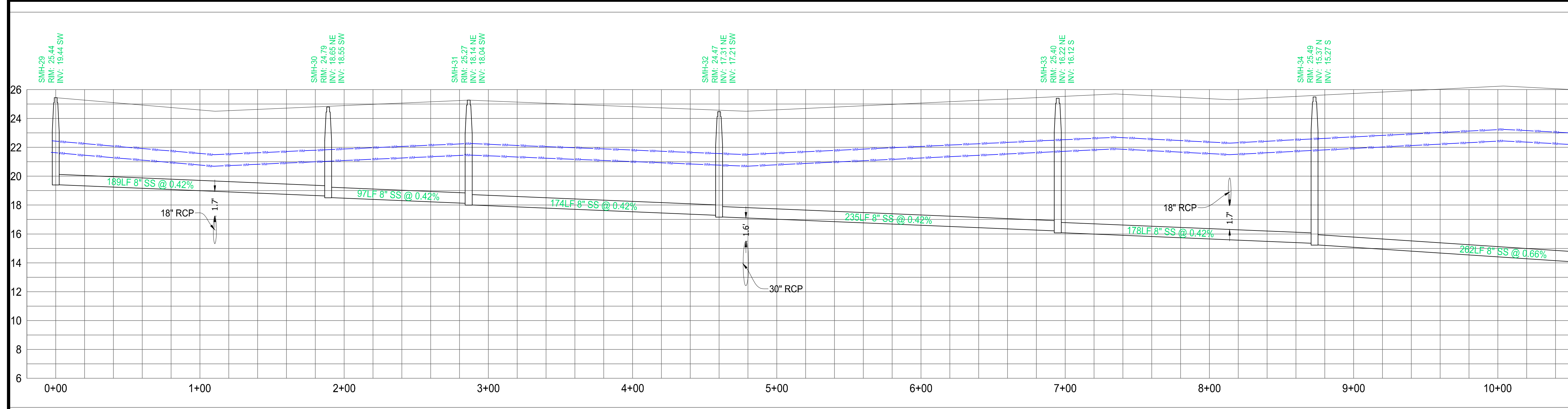
PROFESSIONAL ENGINEER  
April 20, 2017  
FLORIDA LICENSE NO. 12528  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**C-30(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PROFILES

PROJECT:

**VERANO SOUTH**  
**POD G, PLAT 2**

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
April 20, 2017

FLORIDA BUSINESS AND PROFESSIONAL CERTIFICATION No. 27528

SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**C-31(G2)**

PORT ST. LUCIE PROJECT NO: P21-040

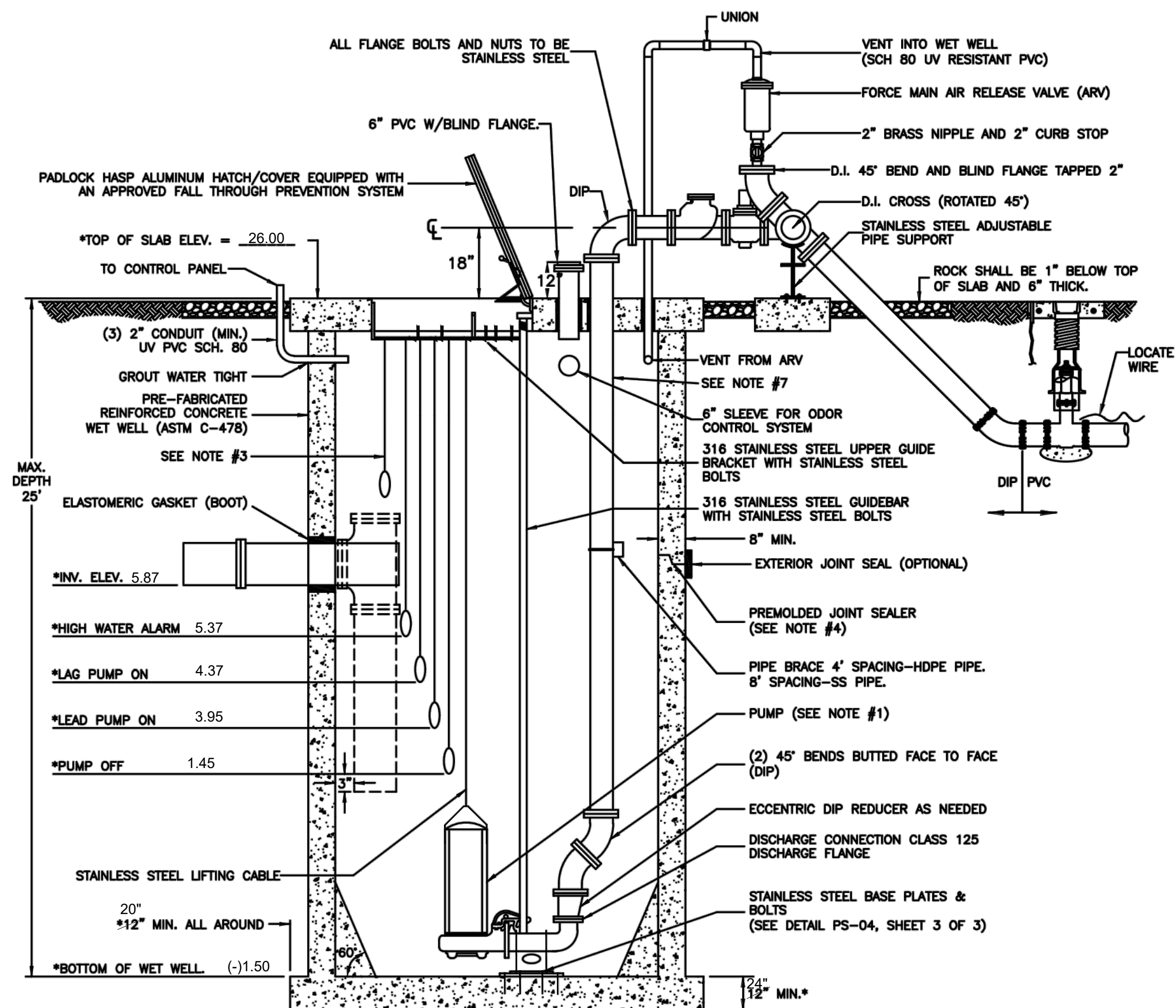
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**PUMP DATA:**  
 MANUFACTURER \*\* FLYGT WETWELL DIAMETER \*\* 8' RPM \*\* 1755  
 MODEL NUMBER \*\* NP 3171 HT IMPELLER NUMBER \*\* 256 mm HP \*\* 20  
 VOLTS \*\* 460 3 PHASE 60 HERTZ

**OPERATING CONDITIONS:**  
 \*\* 531 GPM AT \*\* 91 TDH \*\* 68 % EFFICIENCY

SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.

WORKING DEPTH \*\* 2.50 FT. WORKING VOLUME \*\* 940 GALS.



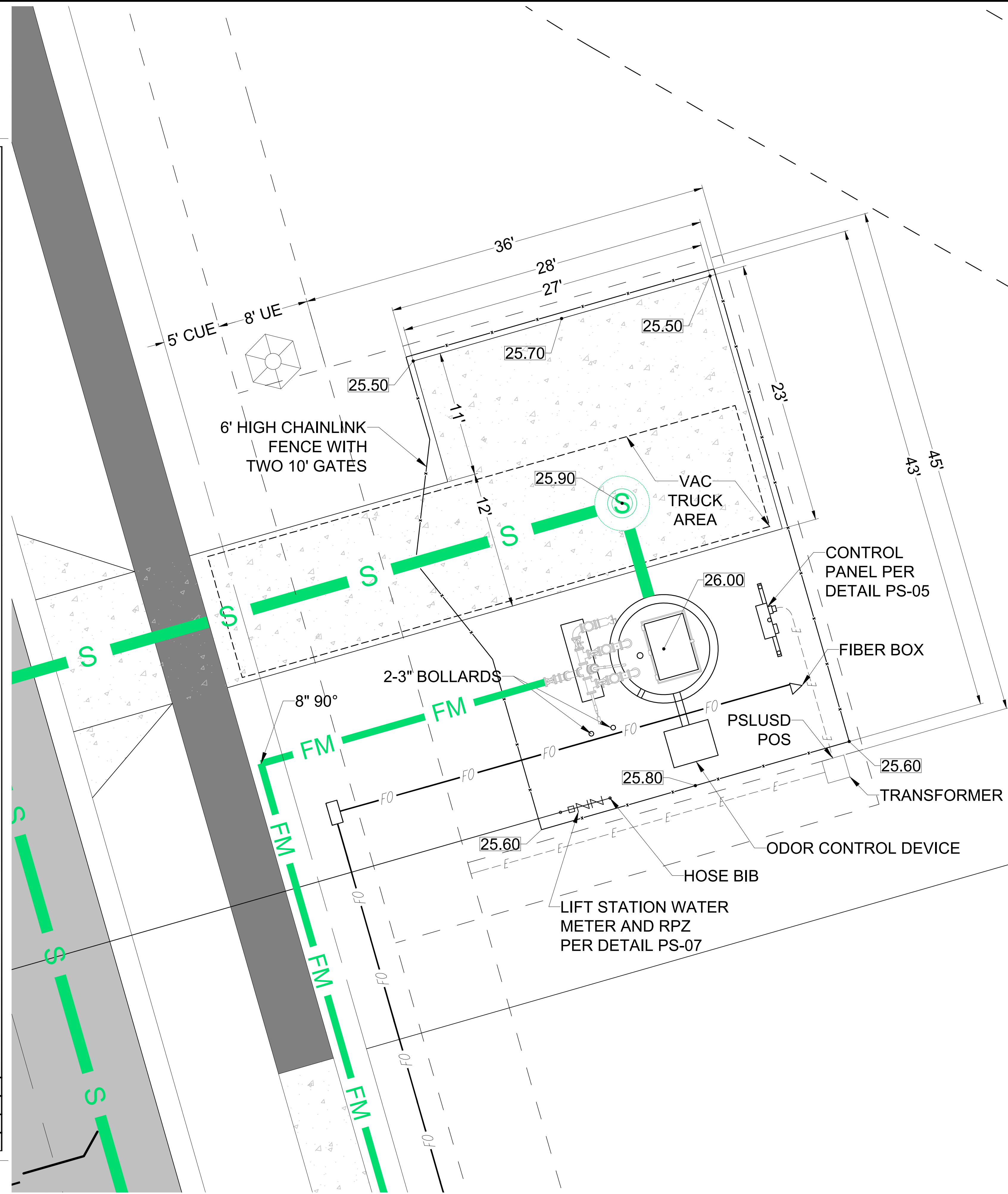
**NOTES:**

- \*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 OR DR-11 HDPE 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, 12' WIDE 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.

**HOMAS ENGINEERING GROUP**  
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 P: 813-379-4100 P: 561-203-7503  
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REV.	DATE	REVISIONS	BY:
1	3-17-21	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-LS-DETAILS

PROJECT:  
**VERANO SOUTH**  
 POD G, PLAT 2  
 FOR  
**VERANO DEVELOPMENT**  
 PORT SAINT LUCIE  
 FLORIDA

**HOMAS ENGINEERING GROUP**  
 PEWORTH PROFESSIONAL PLAZA  
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 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 APR 20, 2017  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**LIFT STATION DETAILS**

SHEET NUMBER:  
**C-32(G2)**

PSLUSD PROJECT NO: 11-652-36B  
 ELEVATIONS BASED ON NAVD'88  
 PORT ST. LUCIE PROJECT NO: P21-040

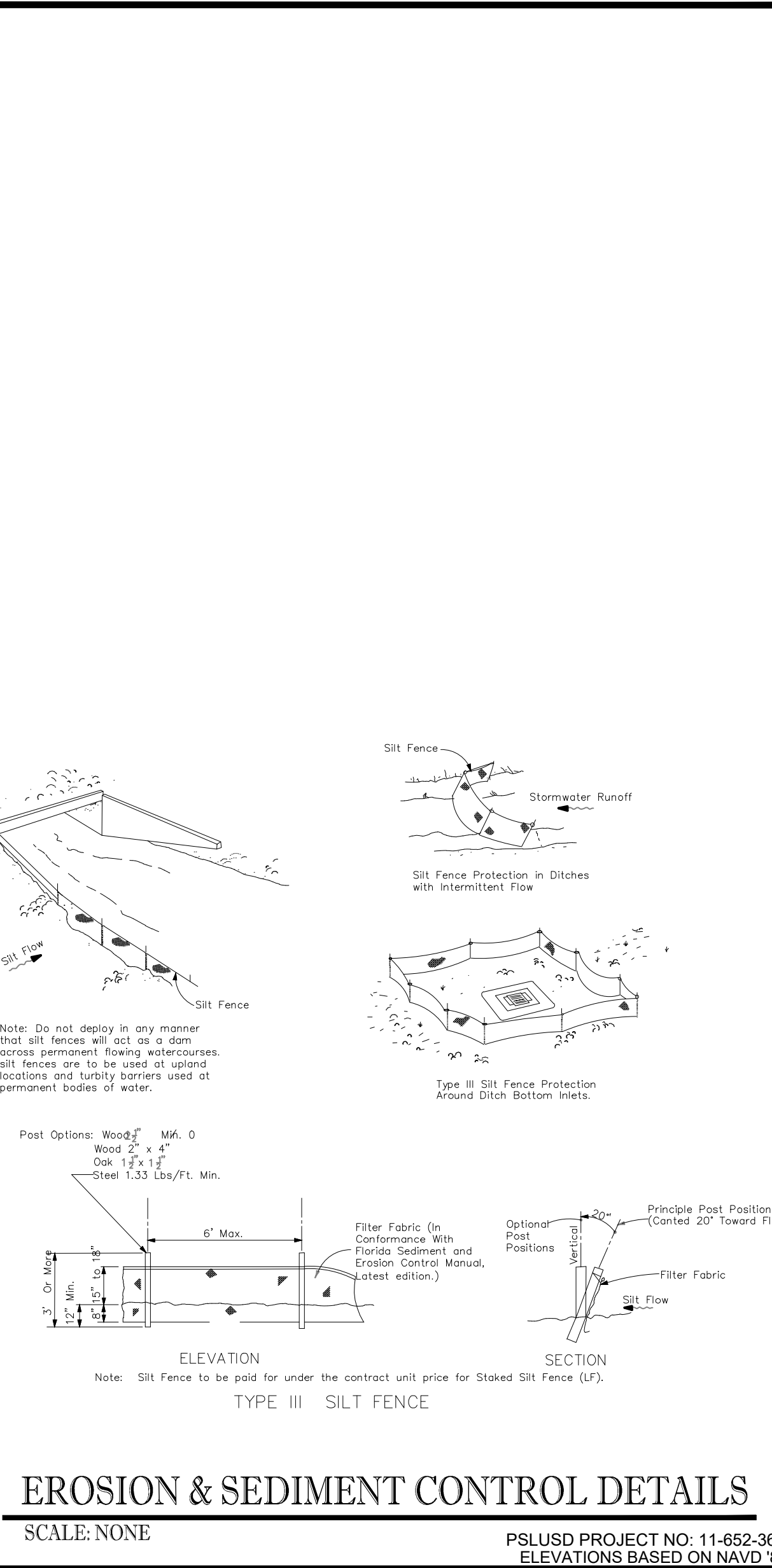
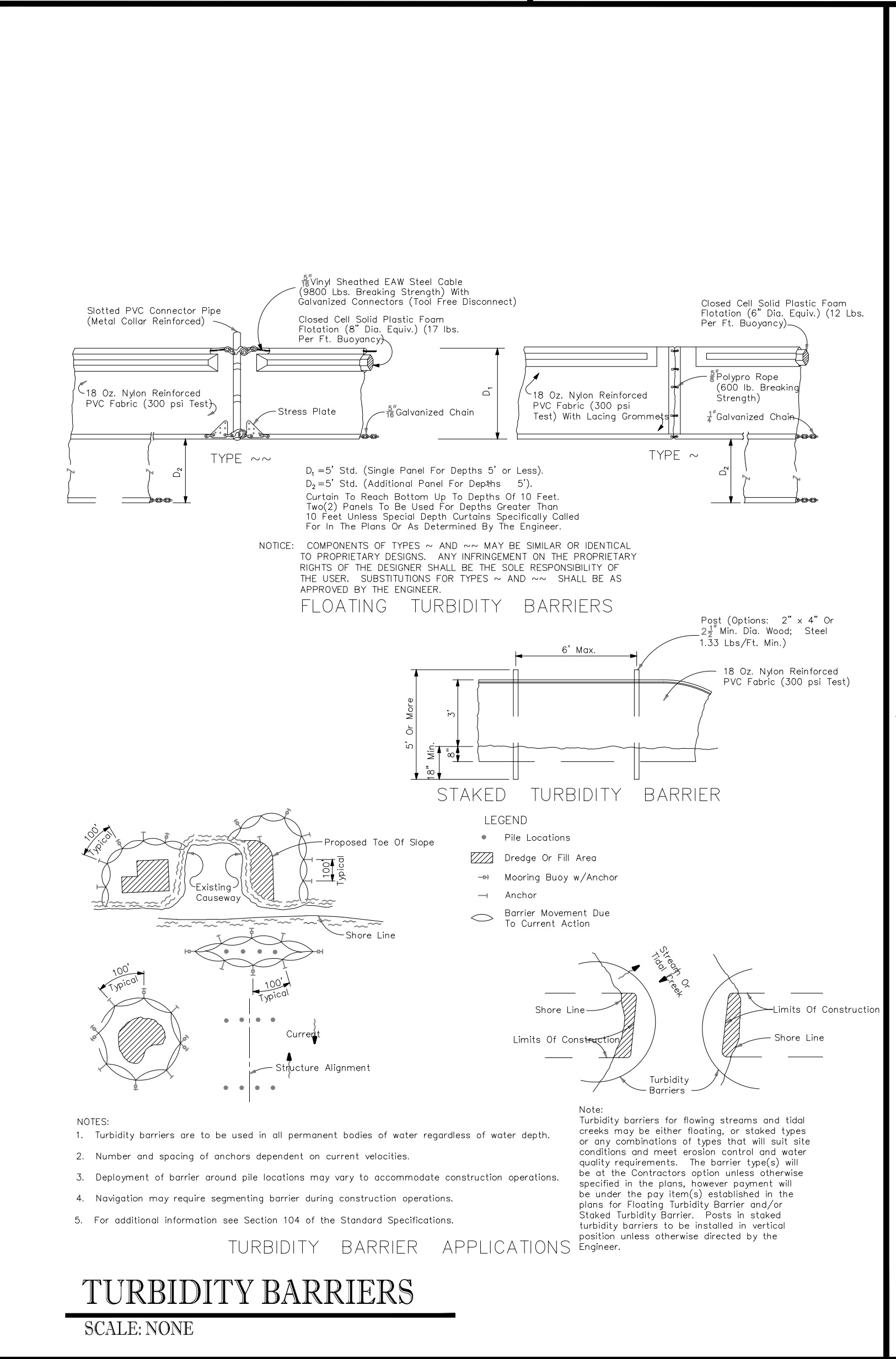
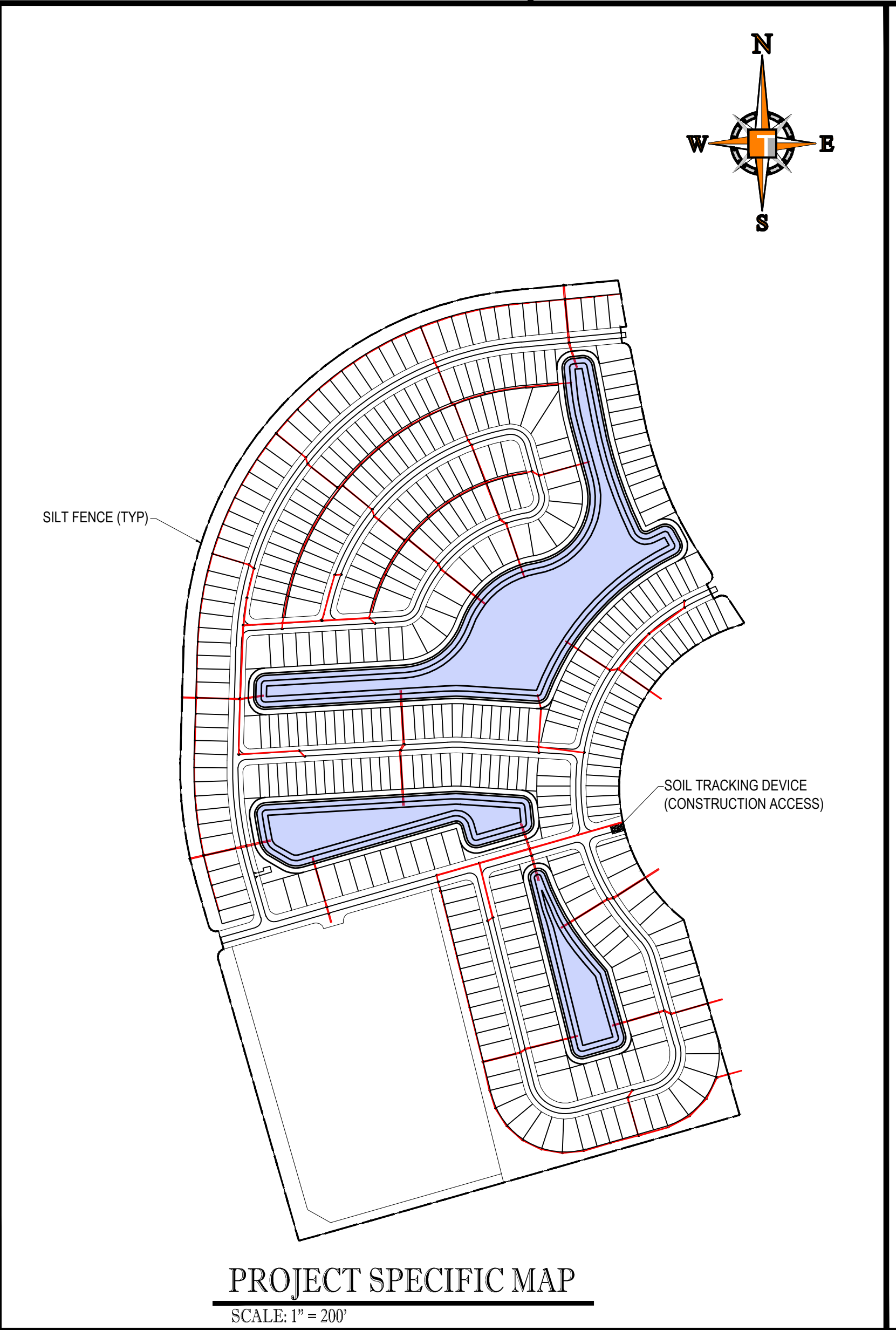
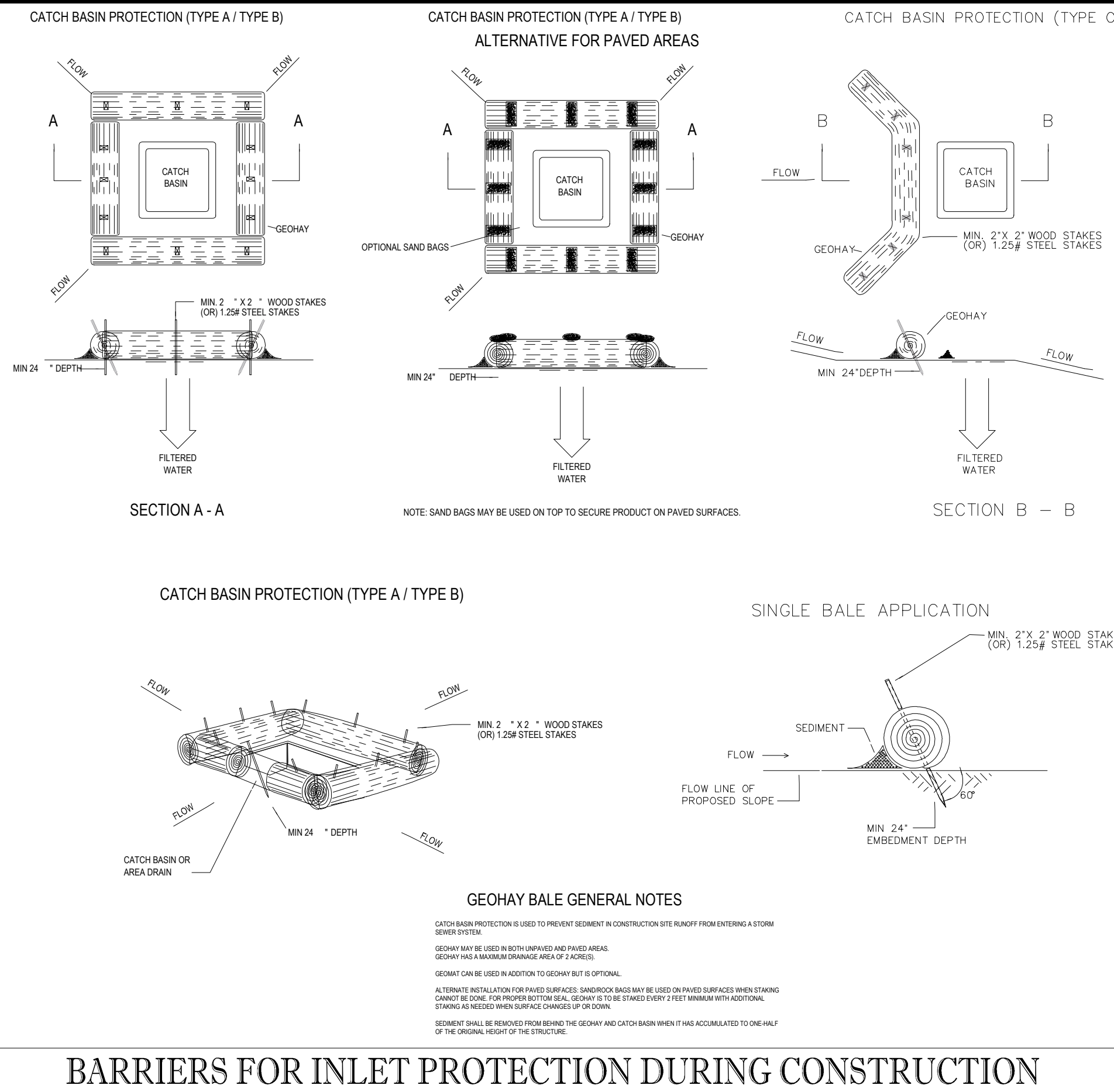
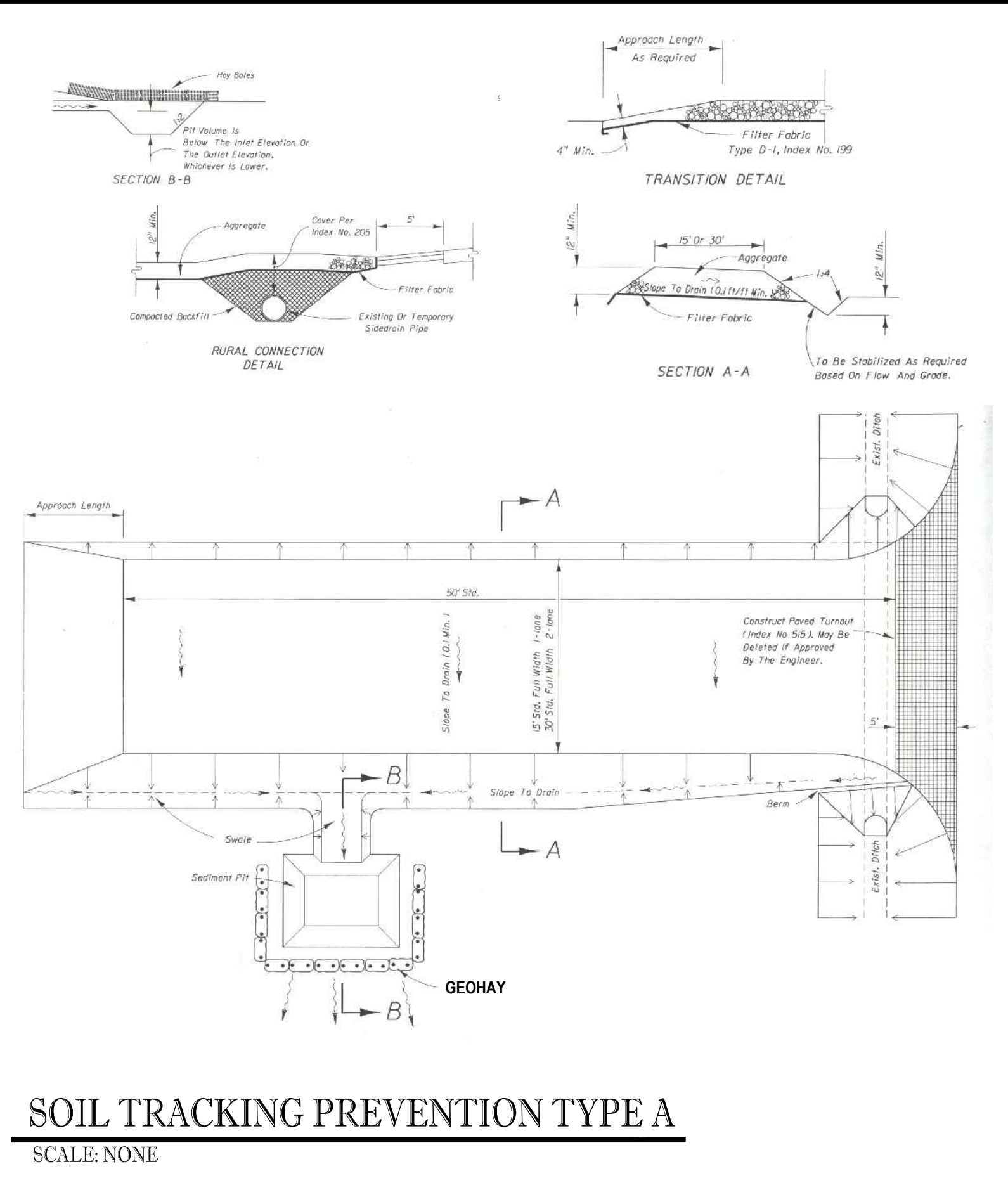
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# EROSION CONTROL GENERAL NOTES:

- PROJECT NAME AND LOCATION INFORMATION:**  
VERANO SOUTH, PORT ST LUCIE, FLORIDA.
- NATURE OF ACTIVITY:**  
RESIDENTIAL SUBDIVISION.
- SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:**  
THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL OR EXCEEDS THE EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED IN THIS DOCUMENT, AND IS APPROVED BY THE ENGINEER. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES.
  - PLACEMENT OF ALL EROSION CONTROL DEVICES.
  - CLEARING AND GRUBBING, EARTHWORK, AND EXCAVATION OF THE DETENTION AREAS.
  - INSTALL STORMWATER RETENTION BASIN.
  - CLEARING / GRUBBING OVER ALL AREAS.
  - SITE GRADING.
  - INSTALL STORMWATER AND UTILITIES.
  - STABILIZE SITE.
- TOTAL SITE AREA:** 193.37 ACRES
- TOTAL AREA TO BE DISTURBED:** 193.37 ACRES
- SOILS DATA:**  
THE SOILS ARE SILTY FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.
- DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:** 193.37 ACRES
- LAT AND LONG OF EACH DISCHARGE POINT AND RECEIVING WATER:**  
C-24 CANAL, ST LUCIE RIVER
- CONTROLS AND BMPs:**  
PRIOR TO CLEARING, A SILT FENCE (TRENCHED 6" DEEP AND BACKFILLED ON THE UPHILL SIDE), SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.  
A ROCK ENTRANCE ROAD (THAT IS 60' LONG WITH A 6" DEPTH OF FDOT #1 STONE AND LINED WITH FILTER FABRIC) SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.  
AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLETS(S) / OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS.  
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD OR OTHER PERMANENT STABILIZATION METHODS IF OTHER METHODS ARE USED. THIS SWPPP WILL BE MODIFIED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.  
ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE ATTACHED SITE MAP AND INSTALLATION "TYPICALS" SHEET.
- STABILIZATION PRACTICES:**  
TEMPORARY SEEDING SHALL BE RYE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.  
SOD SHALL BE USED TO STABILIZE THE SIDES OF THE DETENTION BASINS.  
FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE / EXIT.  
VEGETATIVE BUFFERS IF ANY SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES OF THE PROPERTY, WITH THE EXCEPTION OF EXOTIC REMOVAL.
- STRUCTURAL CONTROLS:**  
A SILT FENCE (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING) SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF EACH CONSTRUCTION PHASE.  
A WET DETENTION BASIN SHALL BE CONSTRUCTED WHICH MAY BE USED AS A TEMPORARY SEDIMENT BASIN (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) IF NEEDED. CARE SHALL BE TAKEN TO ASSURE THE REMOVAL OF ACCUMULATED FINE SEDIMENTS AND THAT THE EXCESSIVE COMPACTION OF SOIL BY CONSTRUCTION MACHINERY IS AVOIDED.  
INLET(S) / OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING).
- SEDIMENT BASINS:**  
NO TEMPORARY SEDIMENTATION BASINS ARE PROPOSED. THE DETENTION BASINS (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) MAY BE USED AS A TEMPORARY SEDIMENT BASIN IF NEEDED.
- STORMWATER MANAGEMENT:**  
STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DRAINS, AND SWALES TO STORMWATER RETENTION/DETENTION LAKES.
- WASTE DISPOSAL:**  
ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LAND FILL OR OTHER PROPER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.
- OFF-SITE VEHICLE TRACKING:**  
OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
- FERTILIZERS, HERBICIDES, AND PESTICIDES:**  
FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. NO FERTILIZERS WILL BE STORED ON SITE.
- TOXIC SUBSTANCES:**  
ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
- OTHER CONTROLS:**  
PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. NO WORK SHALL BE CONDUCTED ON SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
- MAINTENANCE:**  
CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND 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 SEEDED SHALL BE RESEED PER MANUFACTURER'S INSTRUCTIONS.  
MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.

- INSPECTION:**  
QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES GREATER.  
**POINTS OF DISCHARGE:**  
ALL DISTURBED AREAS OF CONSTRUCTION THAT NOT BEEN STABILIZED, CONSTRUCTED AREAS WHERE VEHICLES ENTER OR EXITS THE SITE, ALL BMPs.  
WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH UNTIL THE NOTICE OF TERMINATION IS FILED.
  - NON-STORMWATER DISCHARGES:**  
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING CONSTRUCTION PERIOD: WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SFVMD WATER USE PERMIT. IF SAID DISCHARGE DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
  - RESPONSIBLE ENTITIES:**  
THIS SWPPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:  
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.
- | 23. NAME AND TITLE | COMPANY NAME, ADDRESS, AND PHONE NUMBER | DATE |
|--------------------|---|------|
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