

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°12'28" 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 OF 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 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 OF 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 OF 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 OF 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 OF 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 OF 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.

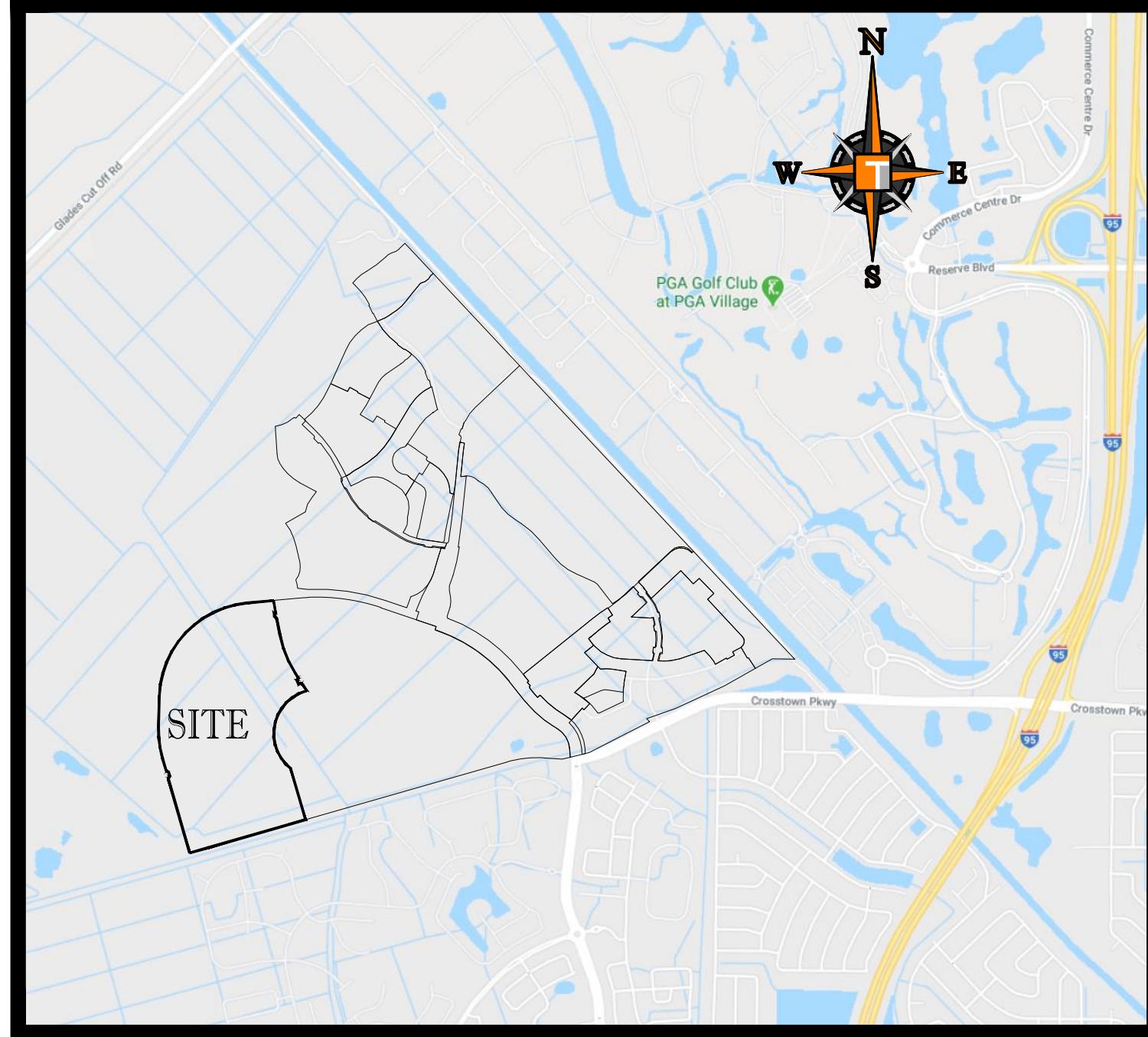
CONSTRUCTION PLANS FOR: VERANO SOUTH POD G, PLAT 2

OWNER:

KOLTER LAND PARTNERS, LLC

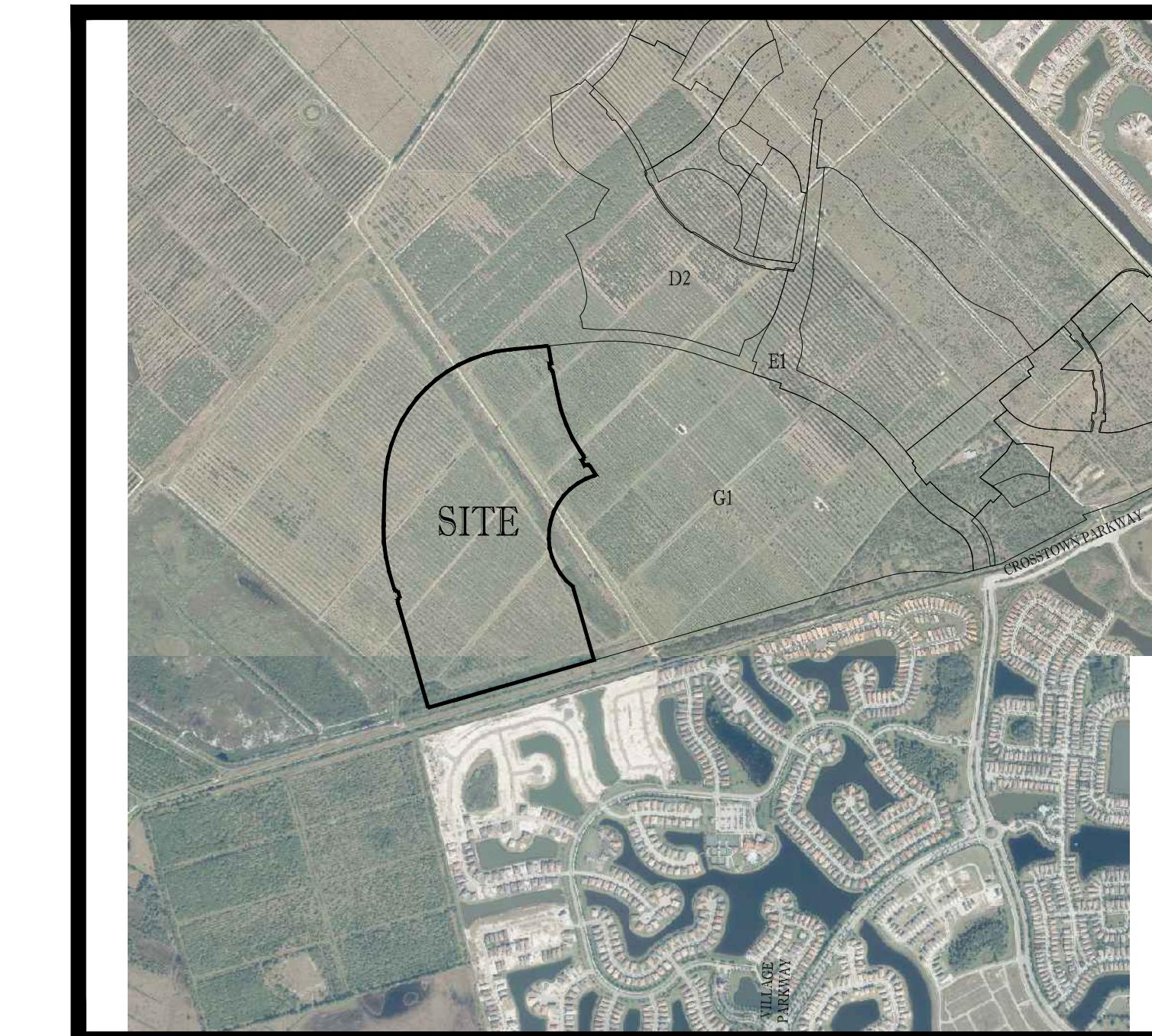
LOCATION MAP

N.T.S.



VICINITY \ AERIAL MAP

N.T.S.



PROJECT TEAM

APPLICANT:

VERANO DEVELOPMENT 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

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561.747.6336

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CONTACT: BRANDON ULMER, PE

SURVEYOR:

GEOPOINT SURVEYING, INC.

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SHEET INDEX

COVER SHEET

GENERAL NOTES

KEY SHEET

PGD PLAN

GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- BOUNDARY SURVEY - GEOFPOINT SURVEYING, INC.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. SEC. 12101 ET SEQ. AND 42 U.S.C. SEC. 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THE BOUNDARY SURVEY PREPARED BY GEOFPOINT SURVEYING, INC., SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME Thomas ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH Thomas ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS Thomas ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. THOMAS ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY

FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. Thomas ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW, REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT Thomas ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. Thomas ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. Thomas ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

25. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

26. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND CITY OF PORT ST LUCIE FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY CITY OF PORT ST LUCIE WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

31. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

32. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM CITY OF PORT ST LUCIE.

33. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

34. CONTRACTOR SHALL STAKE EASEMENT, SIDEWALK, CURBING AND/OR ROAD RIGHT OF WAY LINES DURING CONSTRUCTION OF WATER, SEWER AND DRAINAGE FACILITIES THAT ARE REQUIRED TO LINE UP WITH ABOVE GROUND FACILITIES.

SANITARY SEWER:

1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

2. CONSTRUCTION AND INSTALLATION OF SANITARY SEWER SHALL FOLLOW CITY OF PORT ST LUCIE UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

3. TESTING OF SANITARY SEWER SHALL BE BASED ON CITY OF PORT ST LUCIE UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCEMAIN SYSTEM

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO CITY OF PORT ST LUCIE UTILITY DEPARTMENT.

2. CONSTRUCTION AND INSTALLATION OF WATERMAIN SHALL FOLLOW CITY OF PORT ST LUCIE UTILITIES DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

3. TESTING OF WATERMAIN SHALL BE BASED ON CITY OF PORT ST LUCIE UTILITIES DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE.

SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE, FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

SEPARATION OF WATER AND SEWER MAINS:

1. SEPARATION OF WATER, SEWER, AND STORM SHALL BE BASED ON CITY OF PORT ST LUCIE UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS AND SHALL MEET THE LATEST F.A.C. 62-555.314

2. ALL PSLUD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES AND A VERTICAL SEPARATION OF AT LEAST 18". SEE PSLUD UTILITY STANDARDS MANUAL FOR ADDITIONAL SPECS.

STORM DRAINAGE:

GENERAL:

1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

2. DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE INSIDE WALLS OF THE STRUCTURE.

MATERIALS:

3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING, EXCEPT WHERE EXFILTRATION TRENCH IS PROPOSED.

4. ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET ASTM LATEST MINIMUM STANDARDS.

5. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 64T UNLESS OTHERWISE NOTED IN THE PLANS. NO BLOCK CATCH BASINS WILL BE ALLOWED THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF fc=3750 PSI AT 28 DAYS.

INSTALLATION:

6. THE CONTRACTOR SHALL FOLLOW CITY OF PORT ST LUCIE DETAILS FOR PIPE BACKFILL REQUIREMENTS SAID DETAIL IS INCLUDED IN THE DRAINAGE DETAIL SHEETS OF THIS PLAN SET

7. ALL PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC

8. PROVIDE A MINIMUM PROTECTIVE COVER OF 30 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

9. THE CONTRACTOR SHALL NOTIFY CITY OF PORT ST LUCIE ENGINEERING DEPARTMENT/FDOT AND THE ENGINEER OF RECORD AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

PAVING:

A. GENERAL:

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

3. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.

4. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF FDOT STANDARDS AND SPECIFICATIONS.

B. MATERIALS:

1. LIMEROCK BASE: (ASPHALT VEHICULAR PAVERS AREAS) LIMEROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPAKED TO 98% MAX DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).

2. WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE S-9.5 ASPHALTIC CONCRETE.

3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH OR FIBER MESH CONCRETE

C. INSTALLATION:

1. SUB-BASE 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).

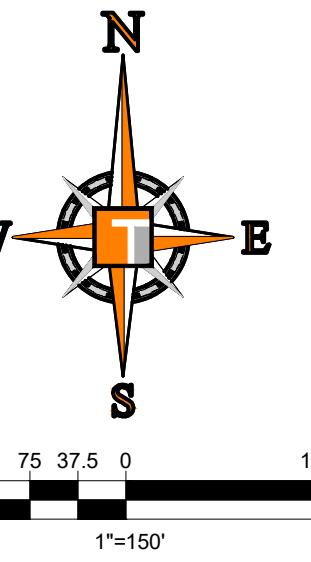
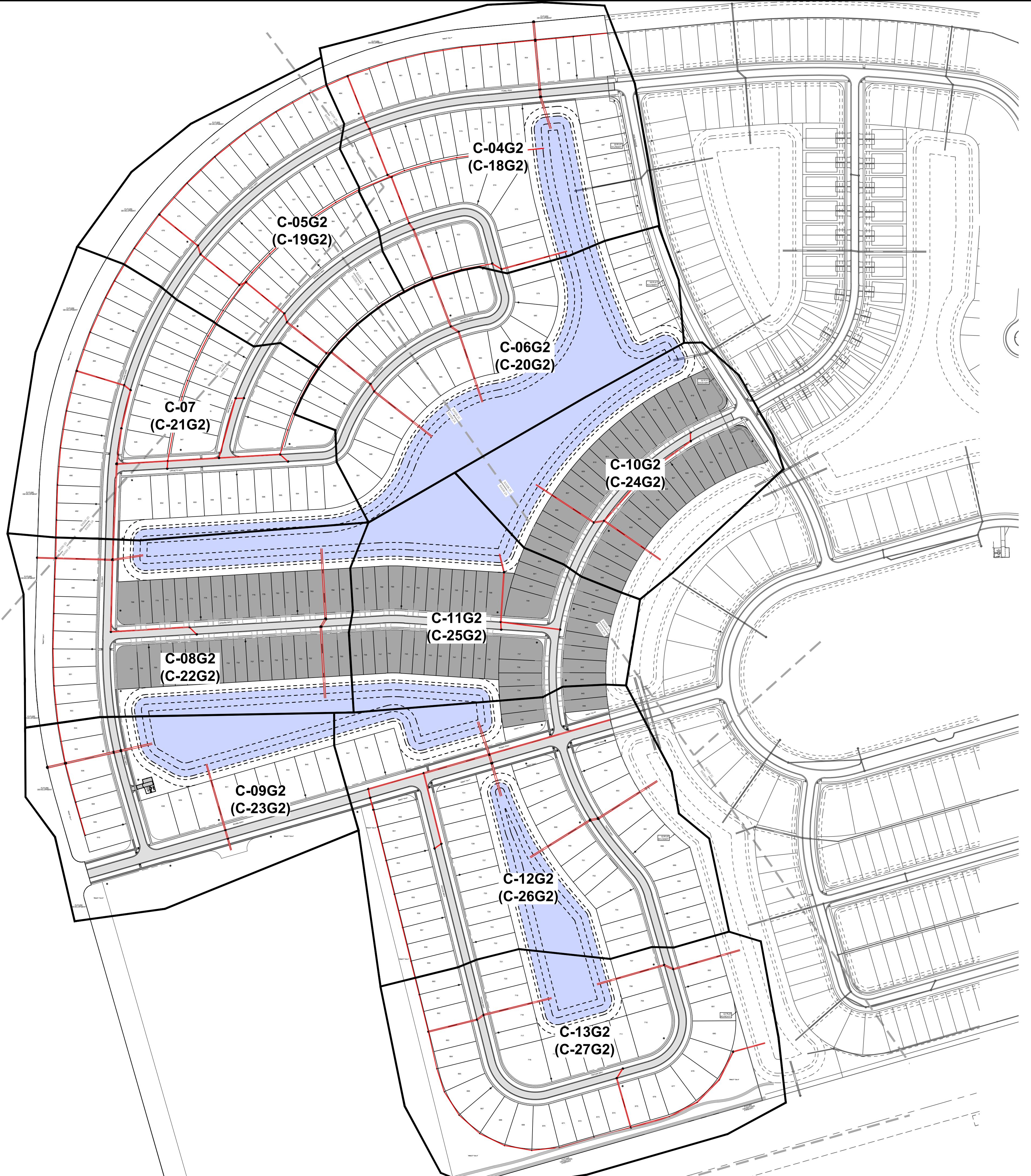
2. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.

3. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-9.5 & S-9.5 ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING:

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

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



SHEET LEGEND

**-04 PGD SHEETS
-13) UTILITY SHEETS**

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



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• BEFORE YOU DIG

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FJ200019
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FJ200019 KEY SHEET

AD I.D.: FJ200019-KEY-SHEET
PROJECT:

VERANO SOUTH

POD G, PLAT 2

ERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

1000 H PROFESSIONAL PLAZA

H PROFESSIONAL PLAZA
MIANTOWN RD, SUITE 206
JUPITER, FL 33458
Ph: (561) 203-7503
Fx: (561) 203-7721



ANSWER

KEY SHEET

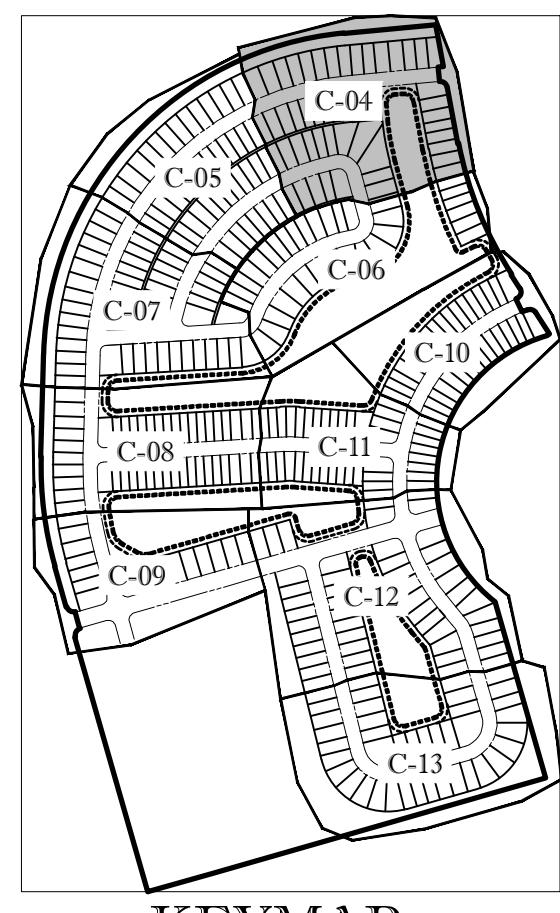
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03(G2)

05(G2)

ENGINEERING LEGEND

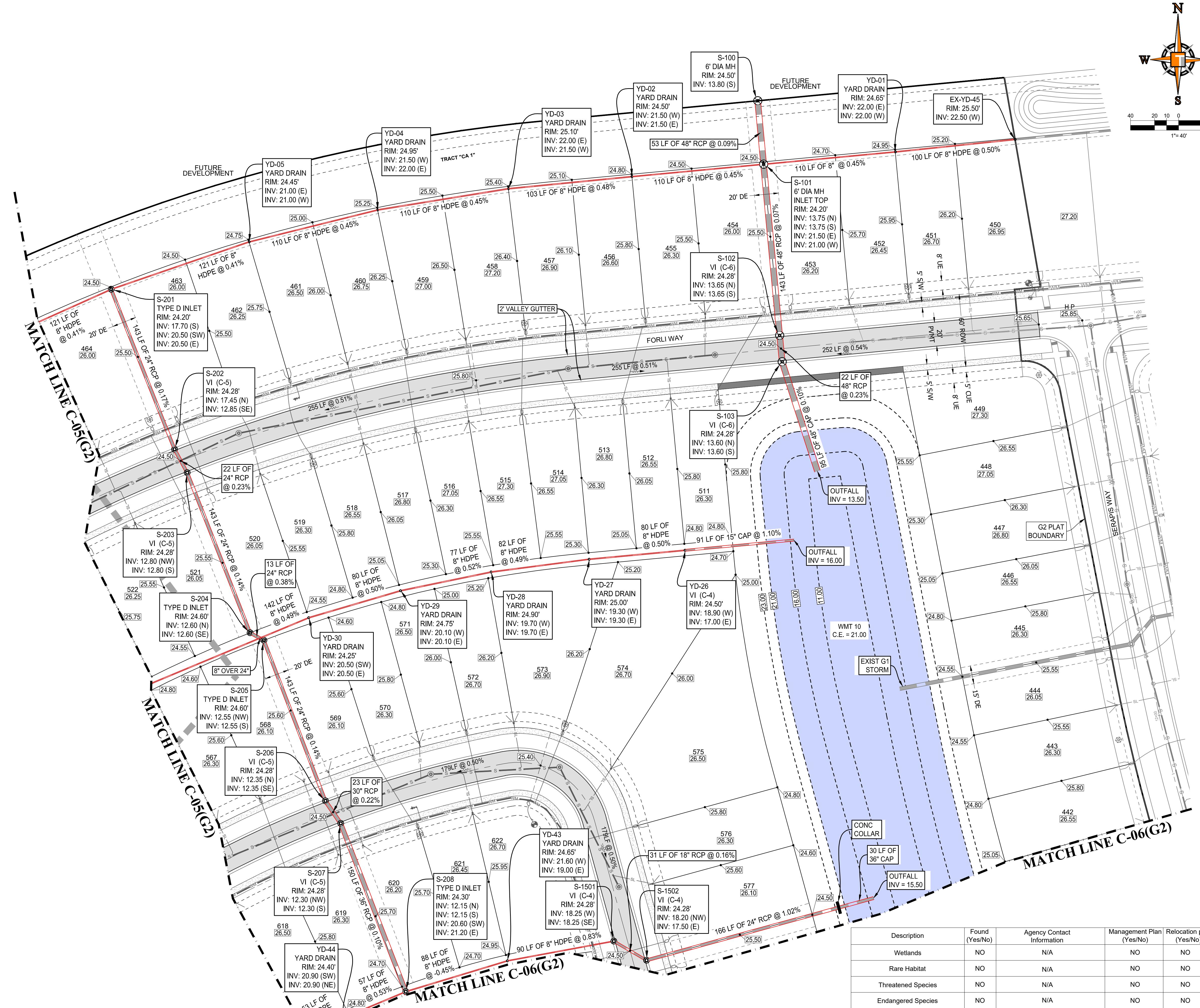
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	○
MANHOLE	○
PROPOSED ELEVATION	—
FIRE HYDRANT	●
DECORATIVE LIGHTING	○
RIGHT OF WAY / CUE /UE	—
WATER SERVICE	○
SEWER SERVICE	○
LOT NUMBER / FINISH FLOOR	49 26.45
24" STOP BAR AND STOP SIGN	—
SIDEWALK TO BE BUILT NOW	—
SIDEWALK TO BE BUILT WITH HOMES	—



BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
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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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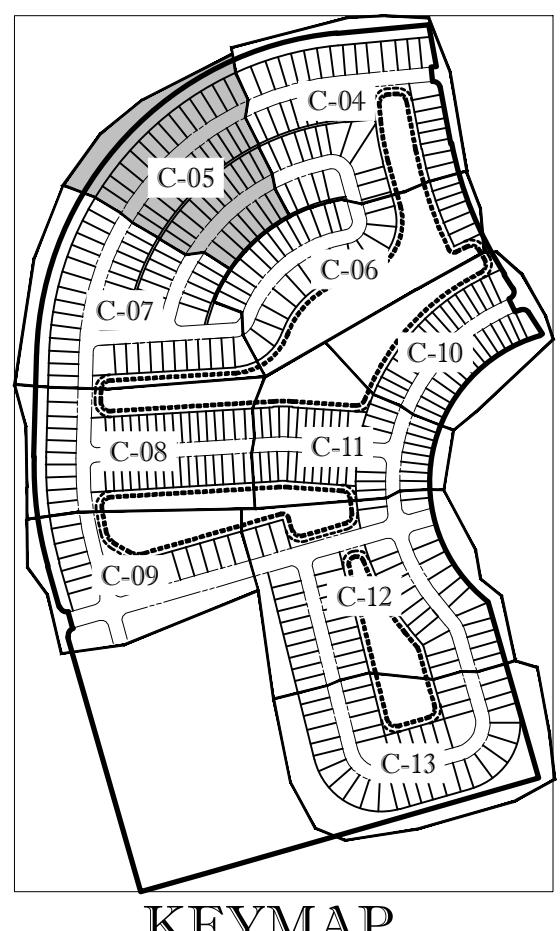
Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation plan (Yes/No)
Wetlands	NO	N/A	NO	NO
Rare Habitat	NO	N/A	NO	NO
Threatened Species	NO	N/A	NO	NO
Endangered Species	NO	N/A	NO	NO
Species of Special Concern	NO	N/A	NO	NO
Invasive / Exotic Vegetation	NO	N/A	NO	NO

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

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	—
SIDEWALK TO BE BUILT NOW	—
SIDEWALK TO BE BUILT WITH HOMES	—

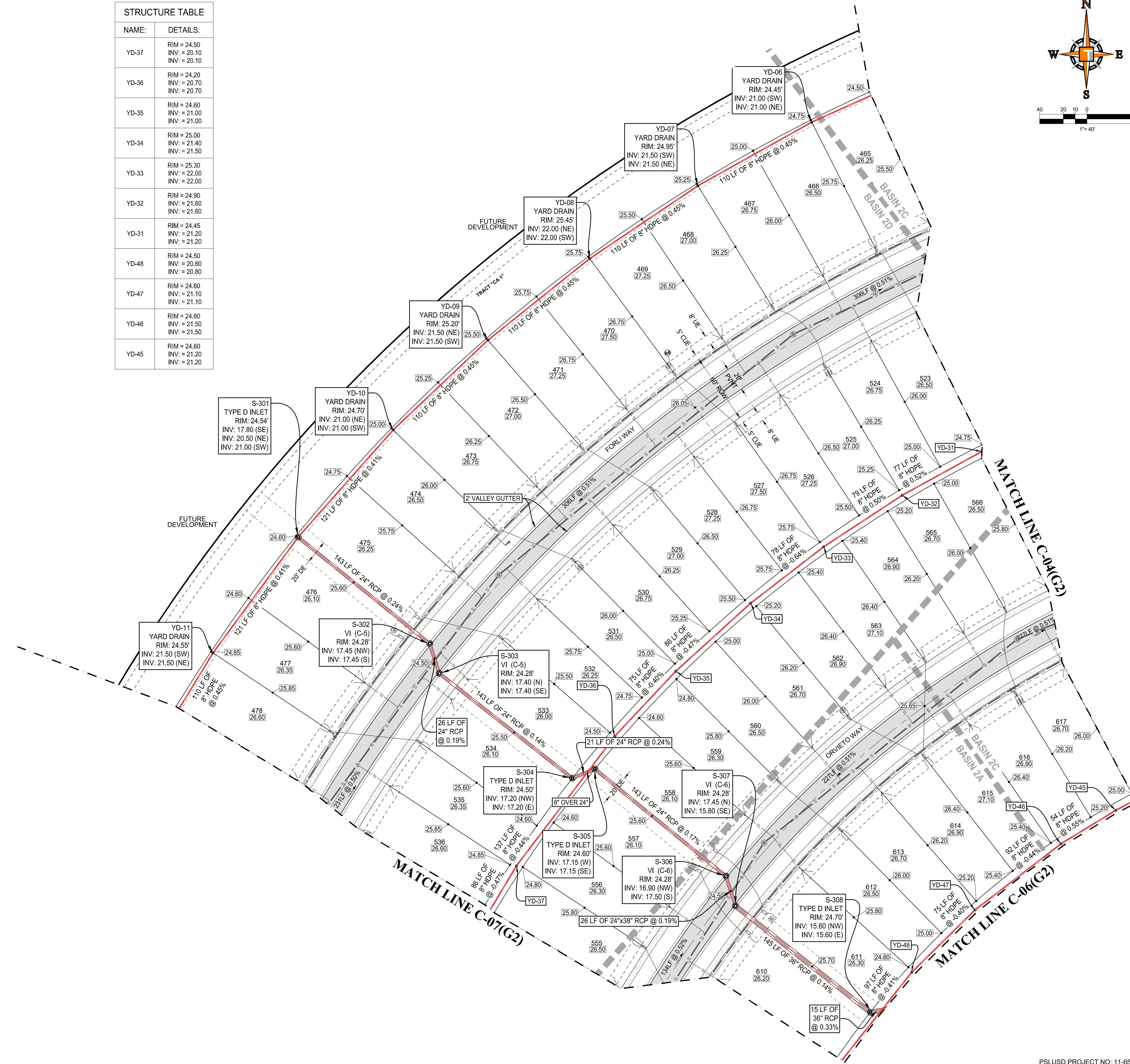
STRUCTURE TABLE	
NAME:	DETAILS:
YD-37	RIM = 24.50 INV: = 20.10 INV: = 20.10
YD-36	RIM = 24.20 INV: = 20.70 INV: = 20.70
YD-35	RIM = 24.60 INV: = 21.00 INV: = 21.00
YD-34	RIM = 25.00 INV: = 21.40 INV: = 21.50
YD-33	RIM = 25.30 INV: = 22.00 INV: = 22.00
YD-32	RIM = 24.90 INV: = 21.60 INV: = 21.60
YD-31	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



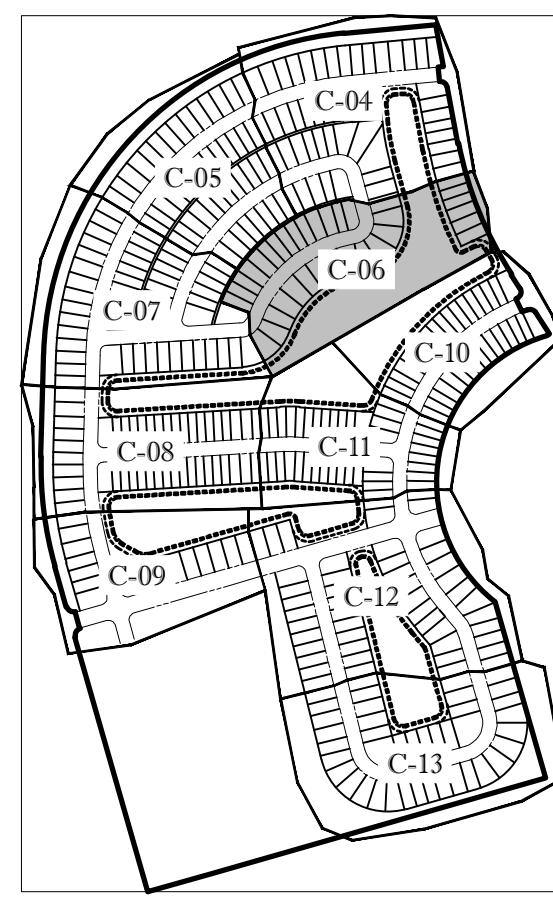
BASIN SUMMARY			
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ENGINEERING LEGEND	
WATER MAIN	WM WM
STORM SEWER	■■■■■
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	○○○
MANHOLE	○○
PROPOSED ELEVATION	—
FIRE HYDRANT	●●
DECORATIVE LIGHTING	○○○
RIGHT OF WAY / CUE /UE	— — —
WATER SERVICE	○○
SEWER SERVICE	○○
LOT NUMBER / FINISH FLOOR	49 26.45
24" STOP BAR AND STOP SIGN	—
SIDEWALK TO BE BUILT NOW	—
SIDEWALK TO BE BUILT WITH HOMES	—

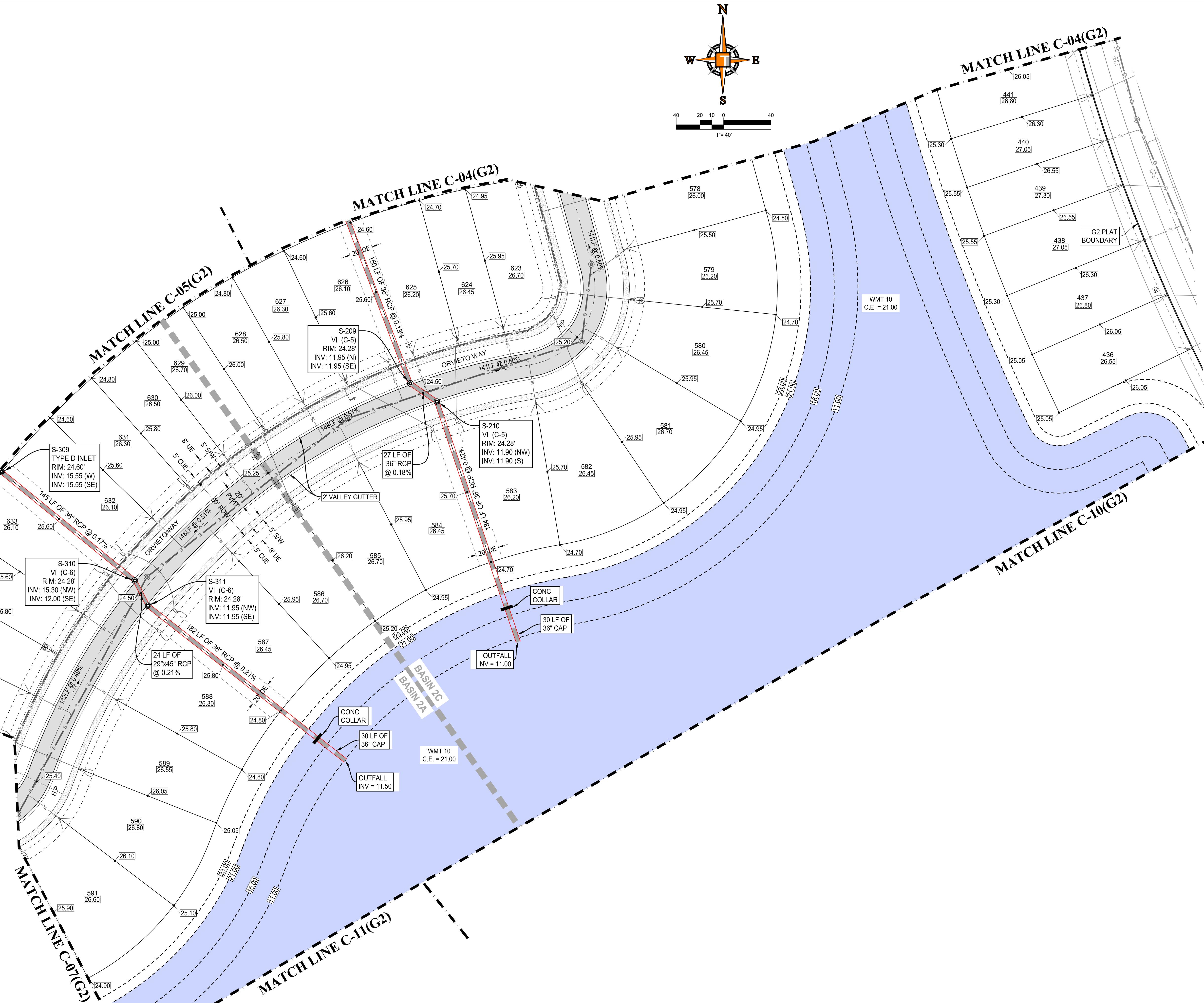


KEYMAP

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BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
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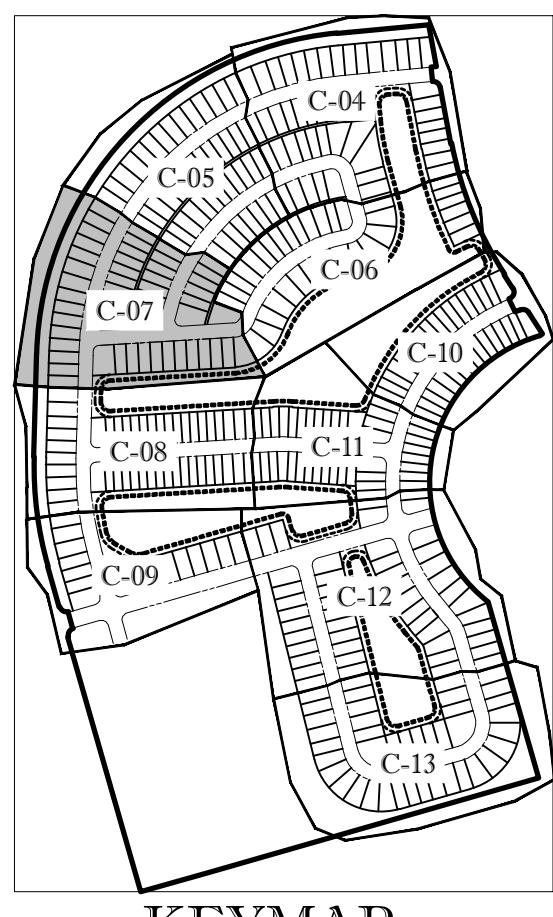
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ENGINEERING LEGEND

WATER MAIN	WM WM
STORM SEWER	██████████
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	— — —
SIDEWALK TO BE BUILT NOW	— — —
SIDEWALK TO BE BUILT WITH HOMES	— — —



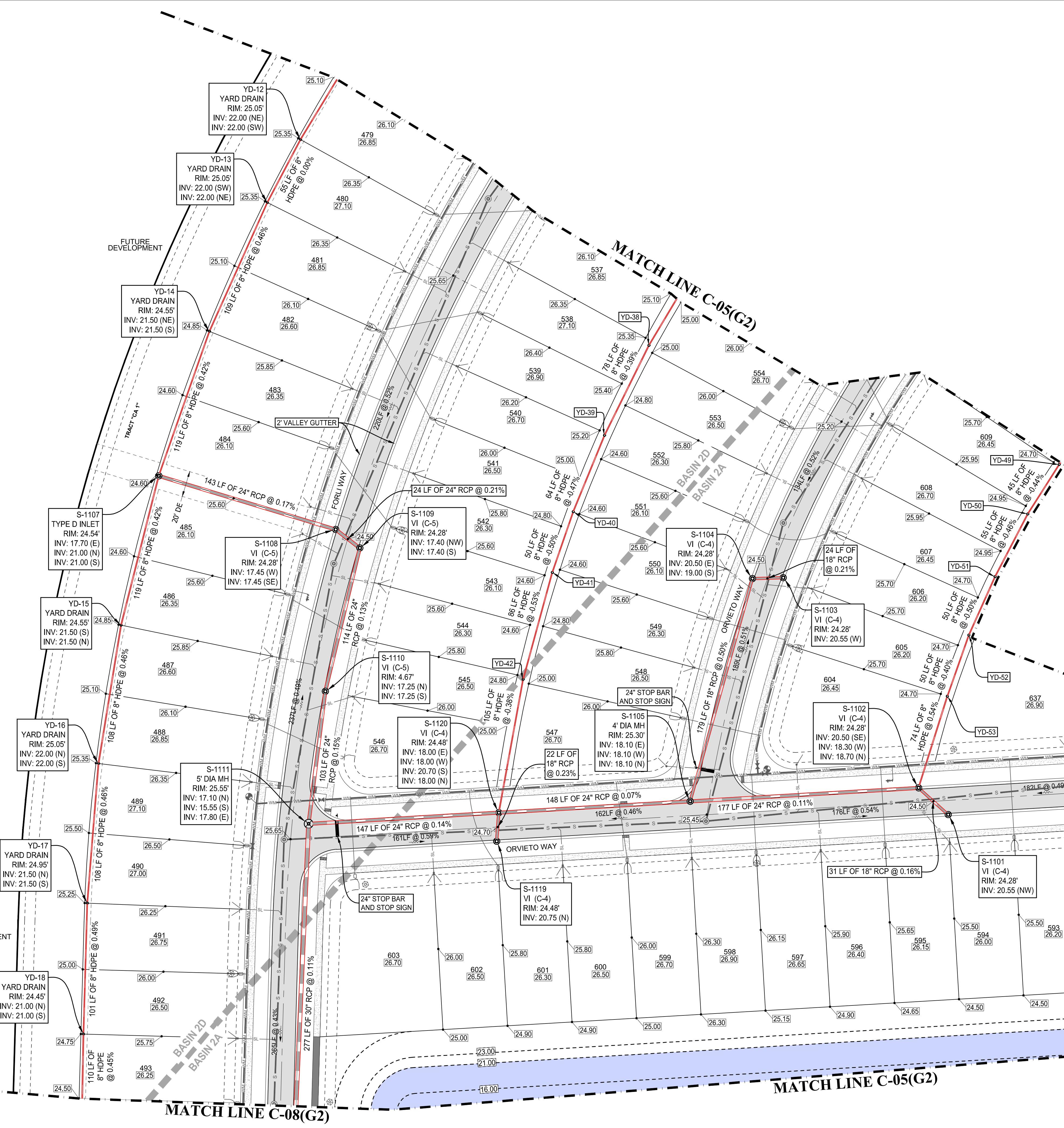
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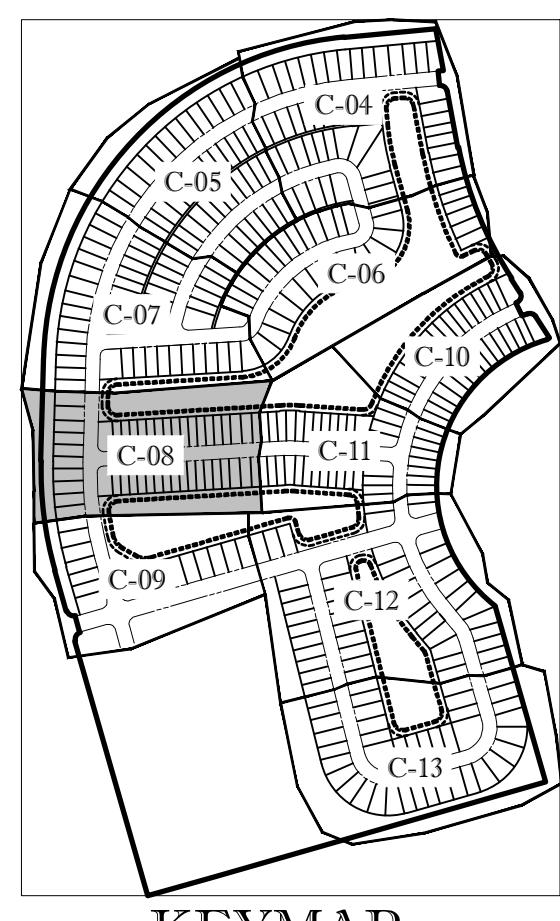
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ENGINEERING LEGEND

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	○
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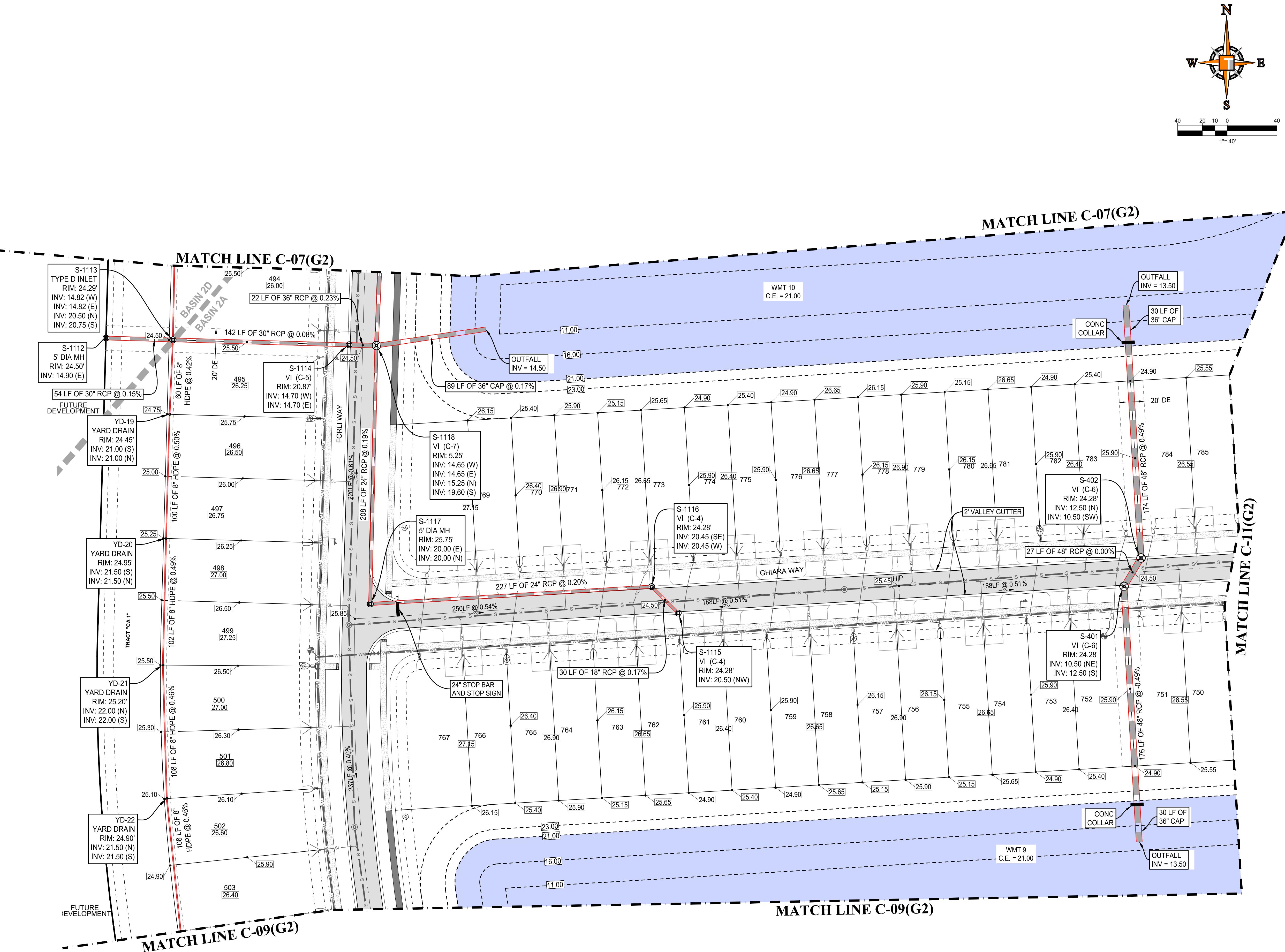


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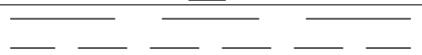
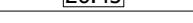
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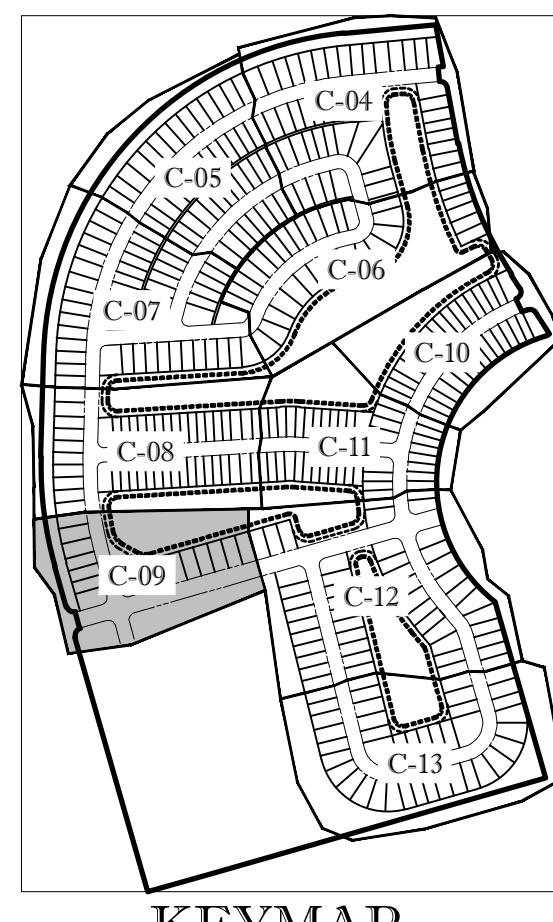
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ENGINEERING LEGEND

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 

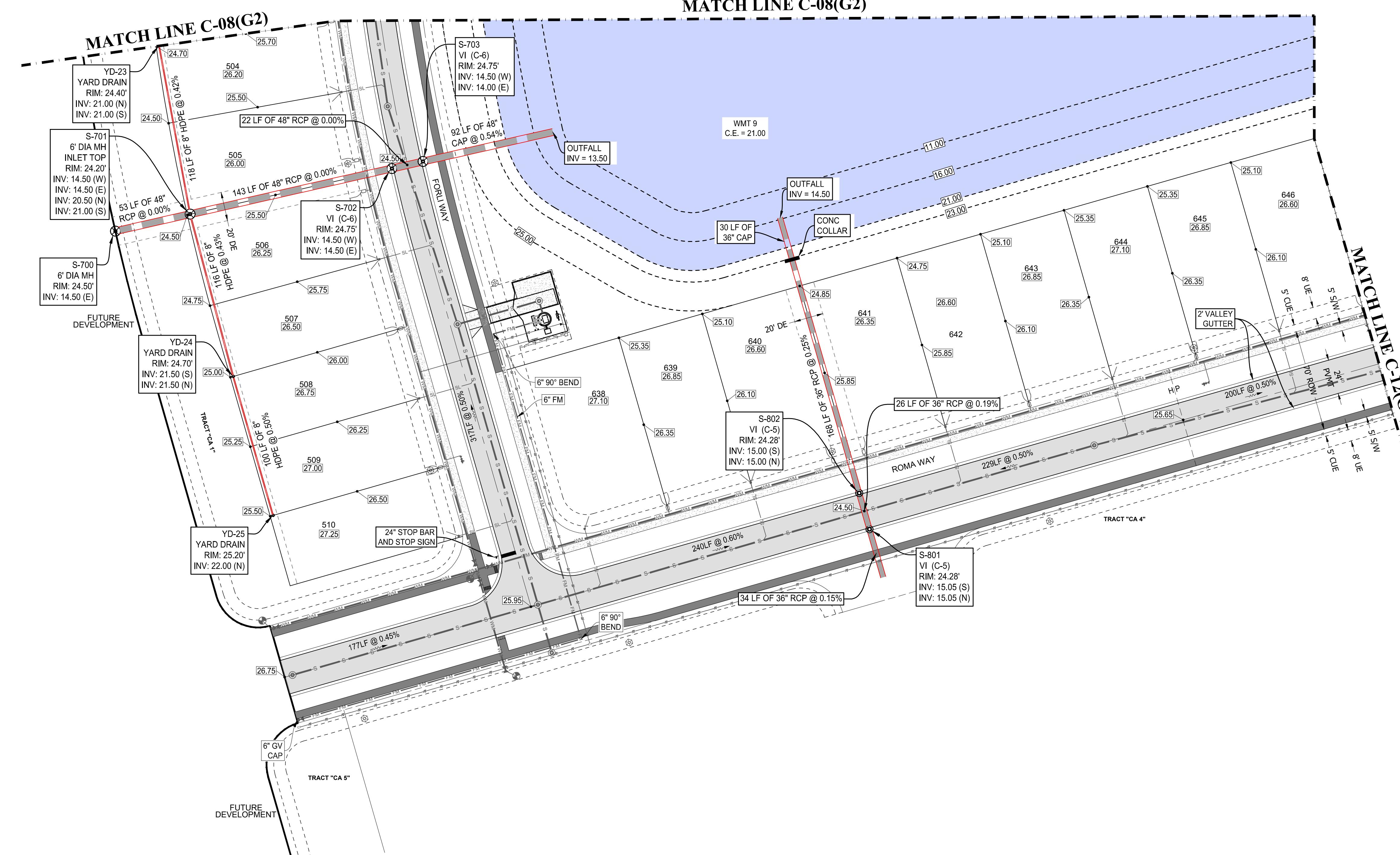


BASIN SUMMARY

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:

1. 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.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. 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.
6. 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.
7. 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.
8. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
9. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
10. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.



1" = 40'

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6300 NW 31ST AVENUE **4950 W. KENNEDY BLVD.** **125 W INDIANTOWN RD.**
FT. LAUDERDALE, FL 33309 **SUITE 600** **SUITE 206**
P: 954-202-7000 **TAMPA, FL 33609** **JUPITER, FL 33458**
P: 813-379-4100 **P: 561-203-7503**

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REVISIONS:		
DATE:	COMMENT:	BY:
17-21	REV PER SPRC	MJL



ECT No.:	FJ200019
N BY:	MJL
KED BY:	BMU
D.:	6-1-20
	FJ200019-PGD-PLANS

VERANO SOUTH
POD G, PLAT 2
— FOR —
VERANO DEVELOPMENT



EBWORTH PROFESSIONAL PLAZA
25 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
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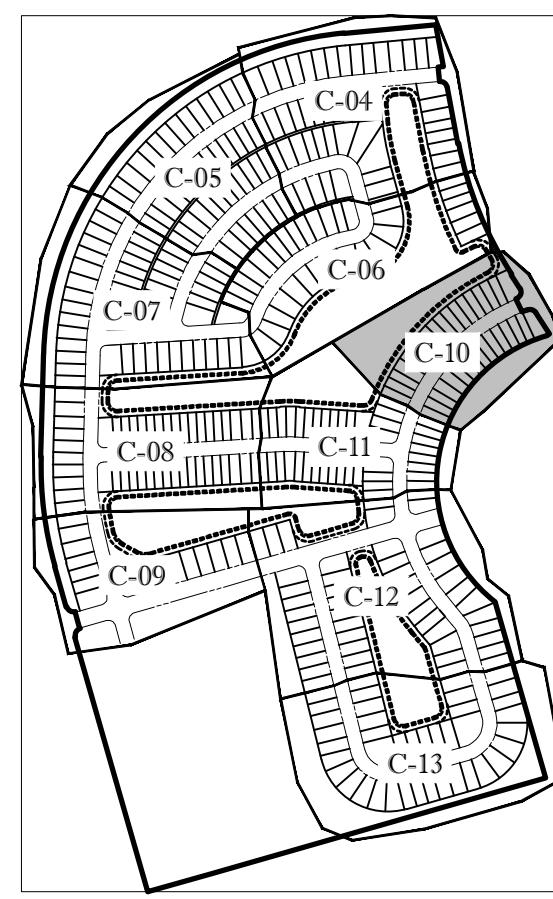
PGD PLAN

ITEM NUMBER:

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	
STOP BAR AND STOP SIGN	
DEWALK	TO BE BUILT NOW
	TO BE BUILT WITH HOMES

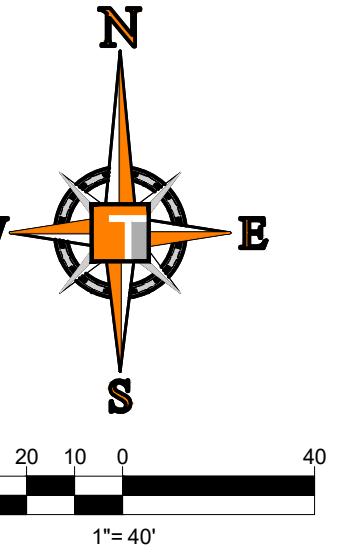
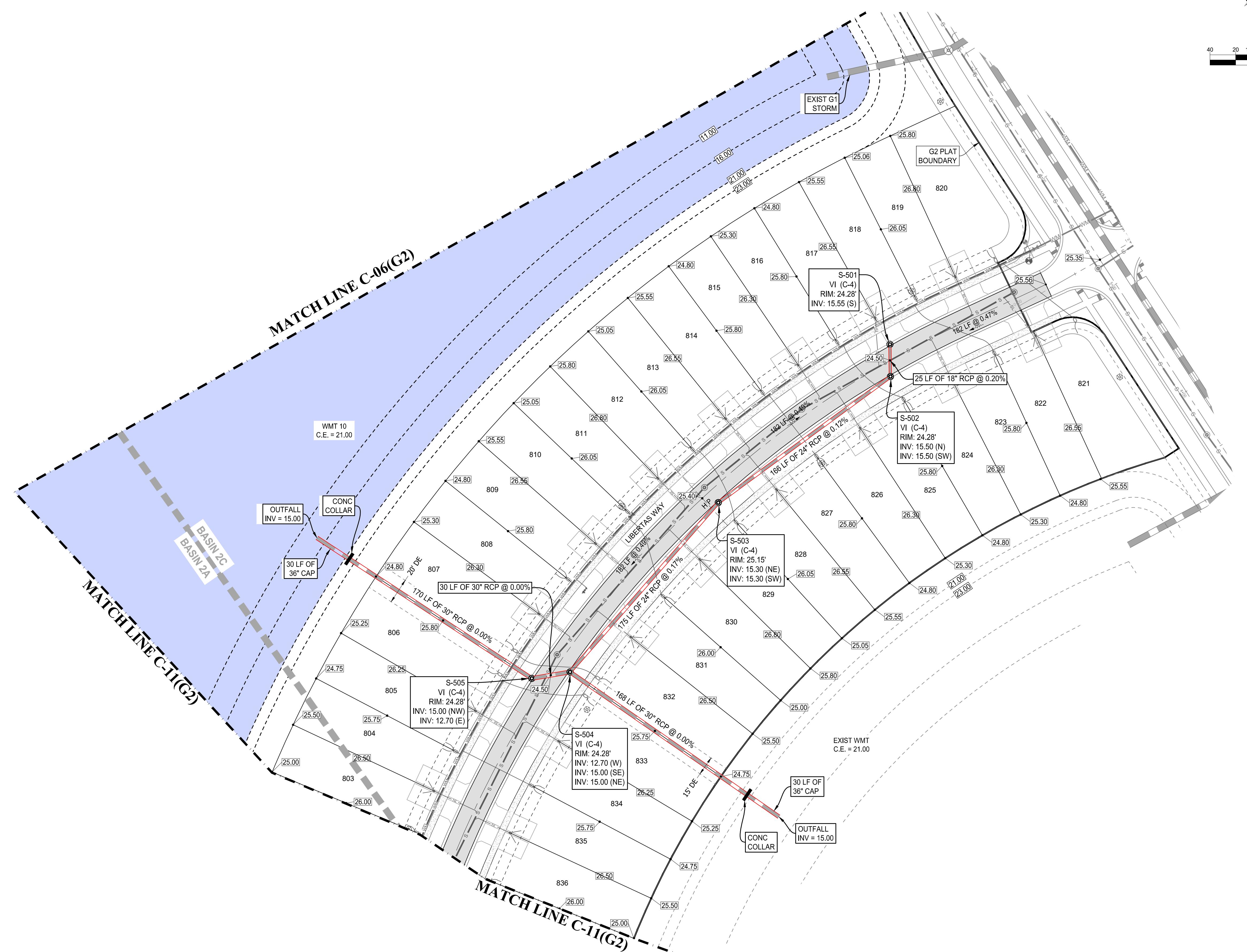


BASIN SUMMARY

ASIN #	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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CONSTRUCTION NOTES:

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5. 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.
6. 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.
7. 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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1" = 40'

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6300 NW 31ST AVENUE ■ 4950 W. KENNEDY BLVD. ■ 125 W INDIANTOWN RD.
FT. LAUDERDALE, FL 33309 ■ SUITE 600 ■ SUITE 206
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REVISIONS:		
DATE:	COMMENT:	BY:
3-17-21	REV PER SPRC	MJL



OBJECT No.: FJ200019
AWN BY: MJL
ECKED BY: BMU
TE: 6-1-20
D I.D.: FJ200019-PGD-PLANS

JECT:
VERANO SOUTH
POD G, PLAT 2
FOR
VERANO DEVELOPMENT

THOMAS ENGINEERING GROUP

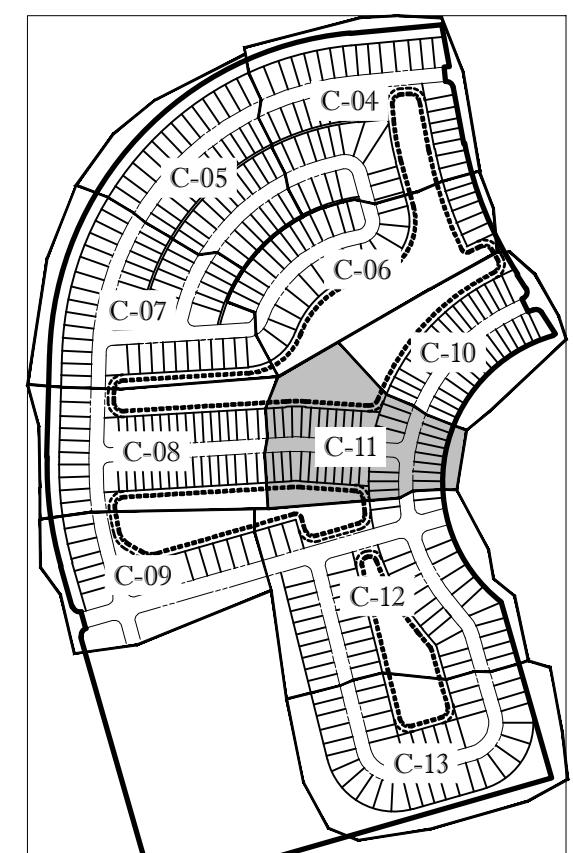
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

EEET TITLE:
PGD PLAN

EEET NUMBER: **C 10(C2)**

PORT ST. LUCIE PROJECT NO: P21-040

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	—
SIDEWALK	TO BE BUILT NOW TO BE BUILT WITH HOMES

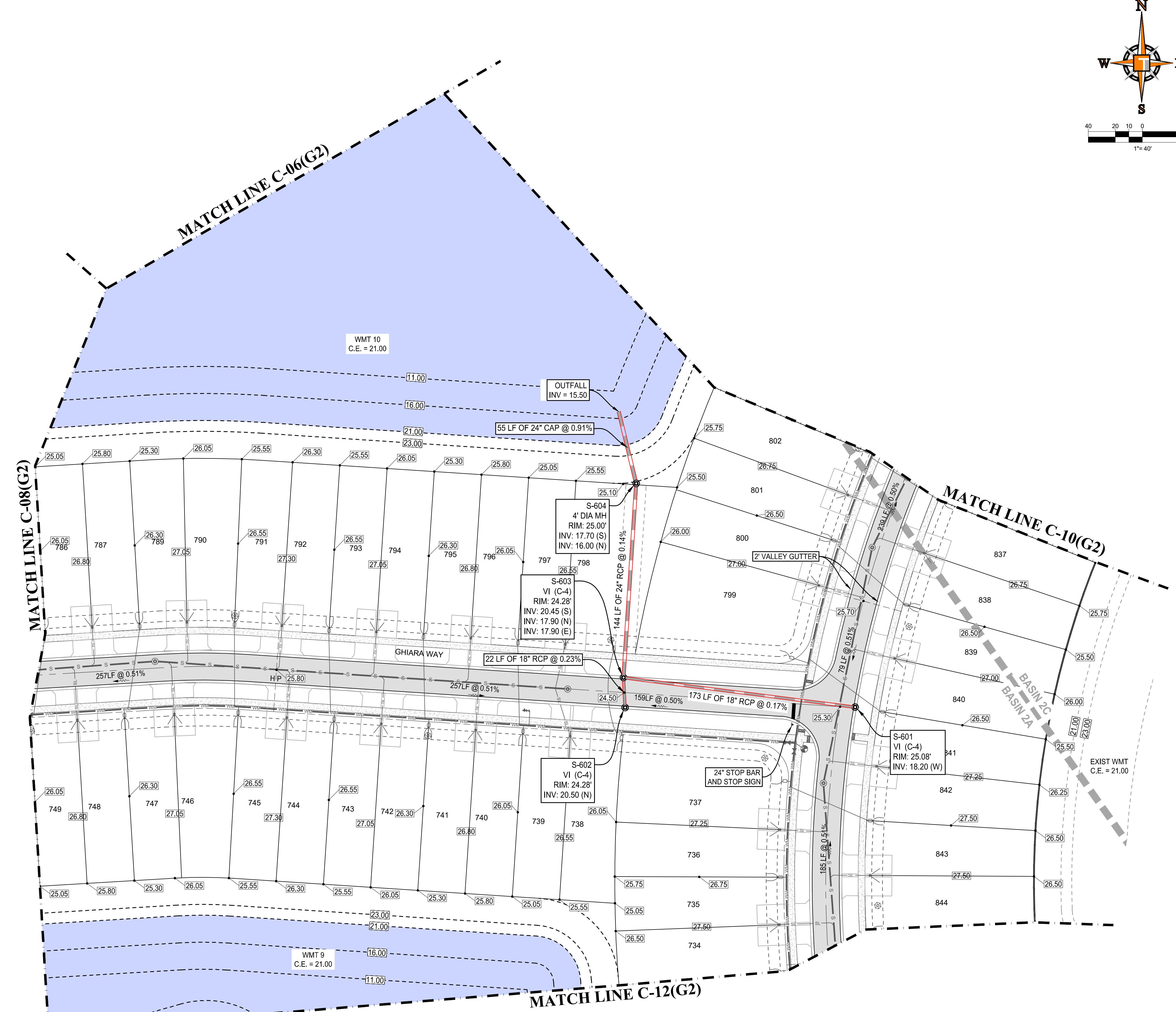


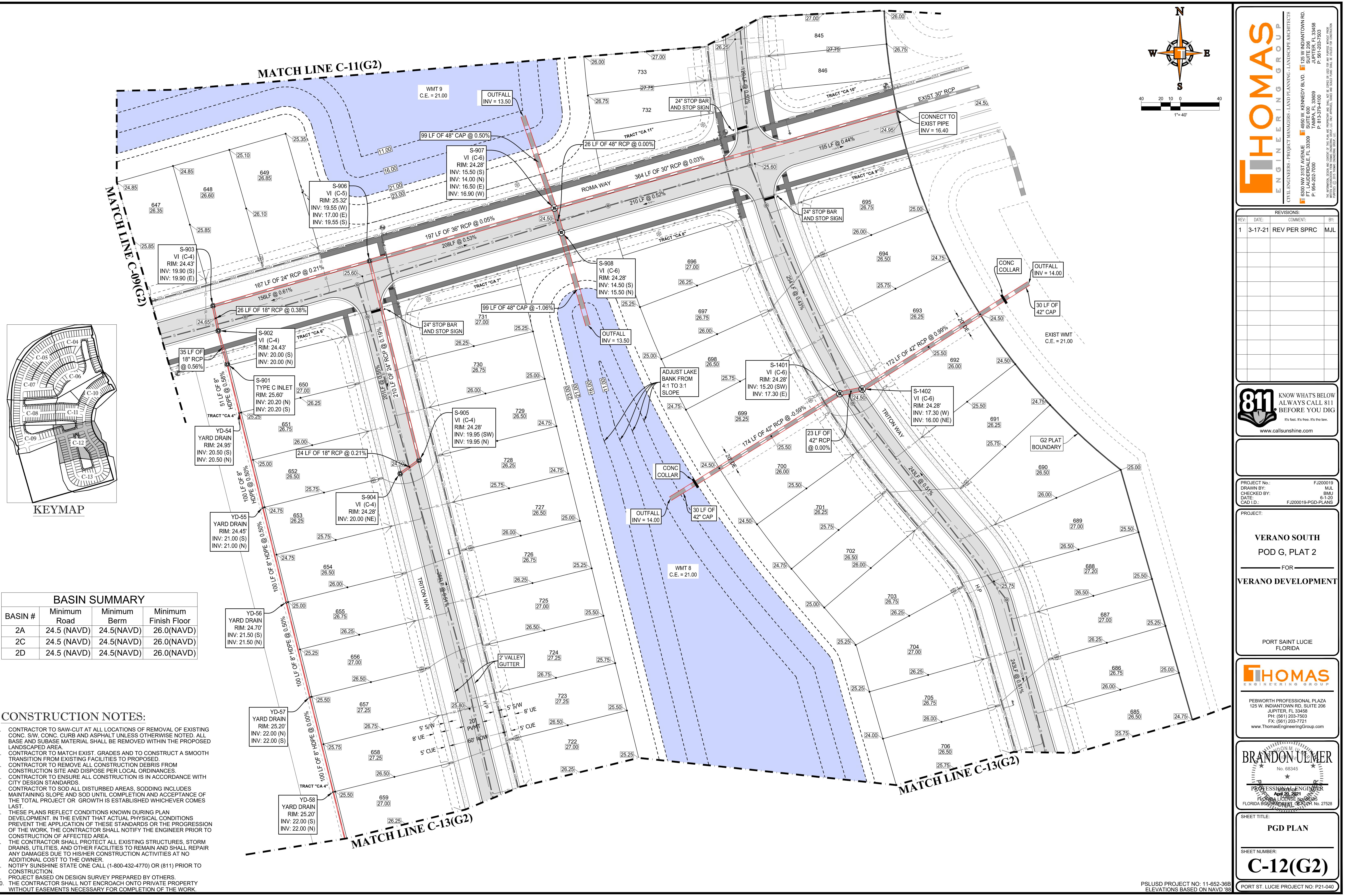
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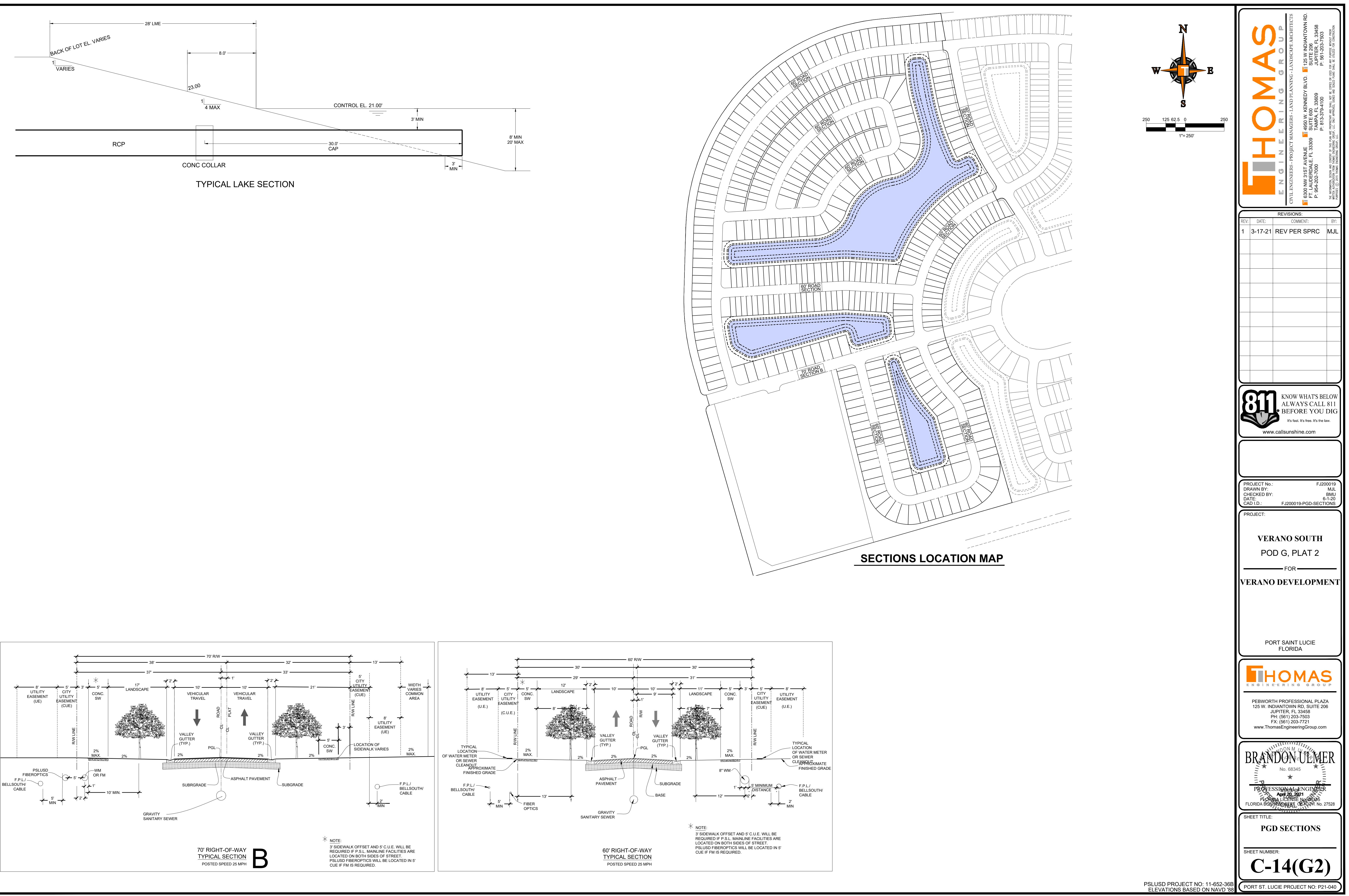
BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5 (NAVD)	26.0 (NAVD)
2C	24.5 (NAVD)	24.5 (NAVD)	26.0 (NAVD)
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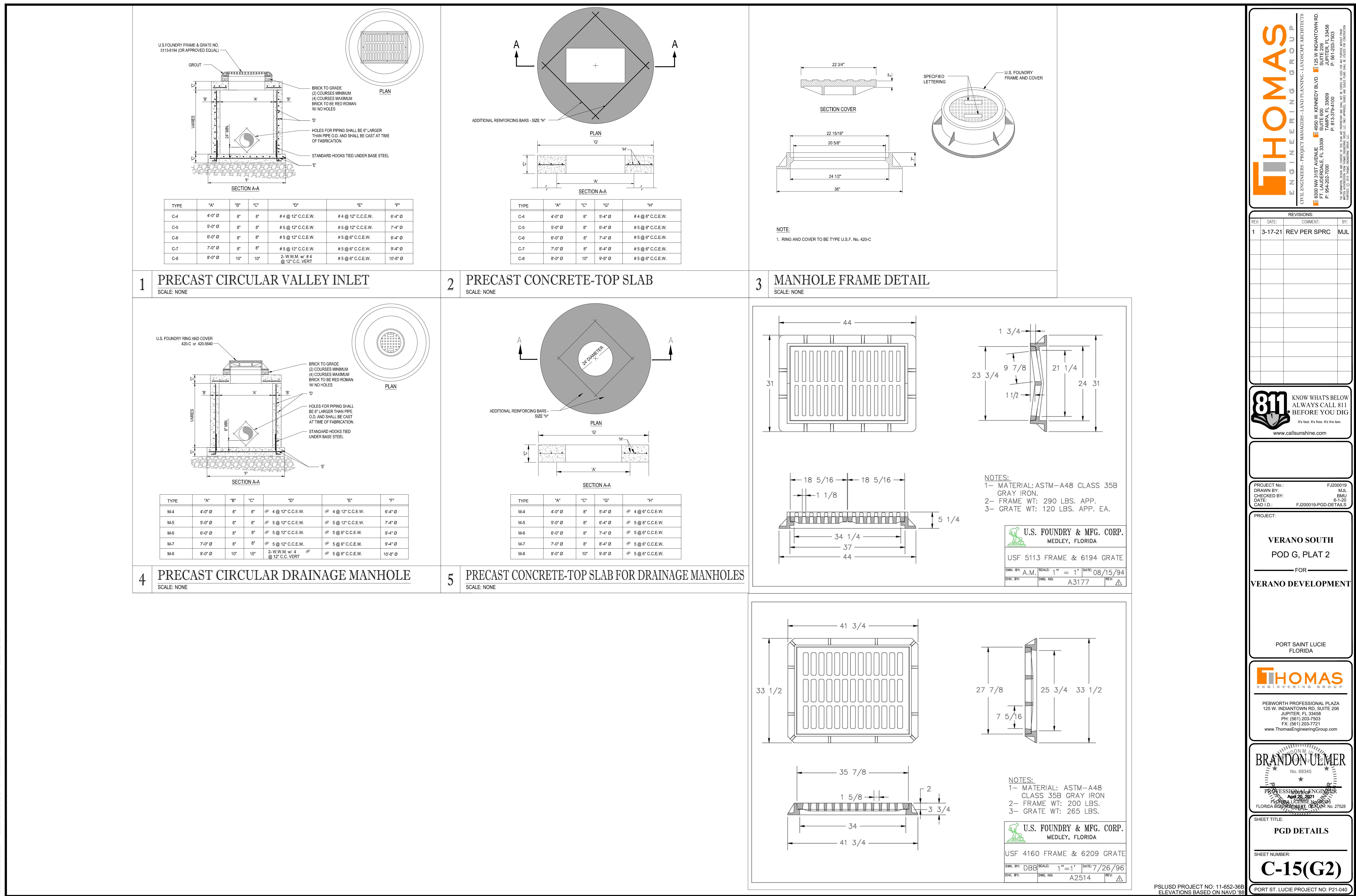
CONSTRUCTION NOTES:

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

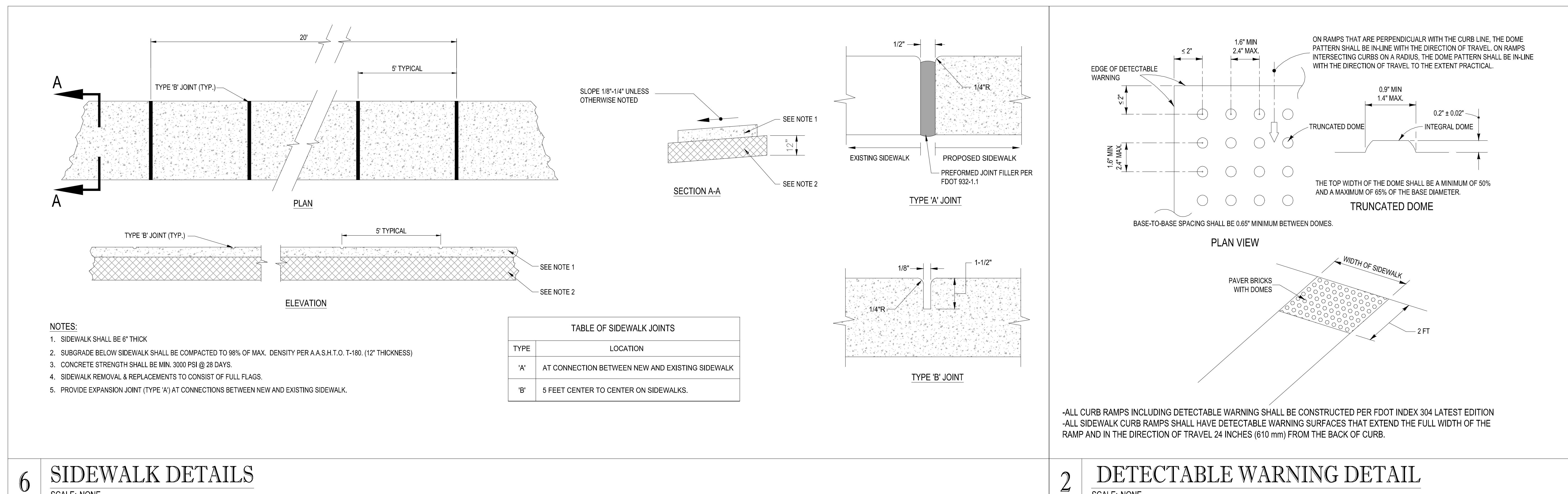
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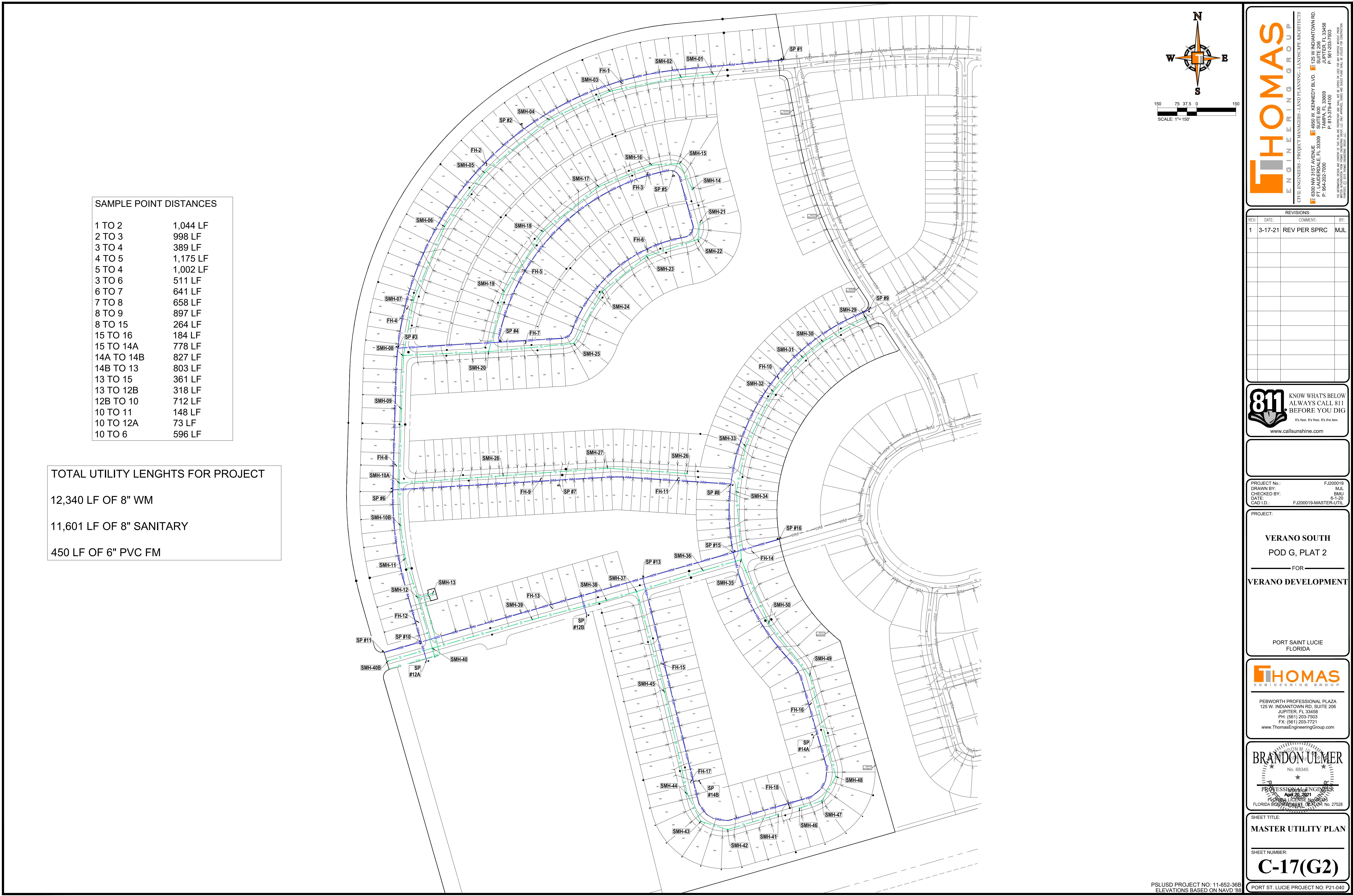
VERANO SOUTH
POD G, PLAT 2
FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA
THOMAS
ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD., SUITE 206
JUPITER, FL 34551
PH: (561) 203-7503
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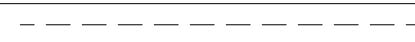
BRANDON UEMER
No. 68345
PROFESSIONAL ENGINEER
April 20, 2021
FLORIDA LICENSE No. G03365
FLORIDA BUSINESS AUTH. No. 27528
SHEET TITLE:
PGD DETAILS

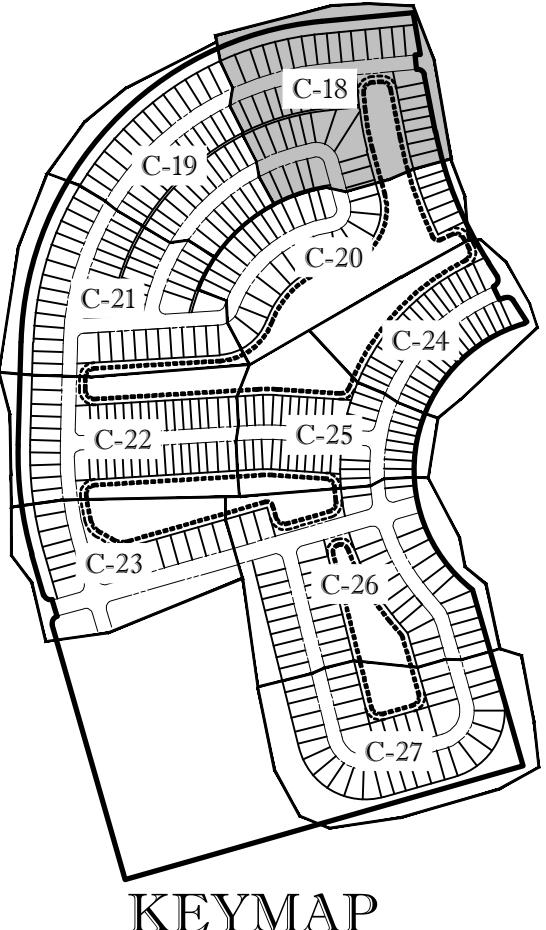
SHEET NUMBER:
C-16(G2)





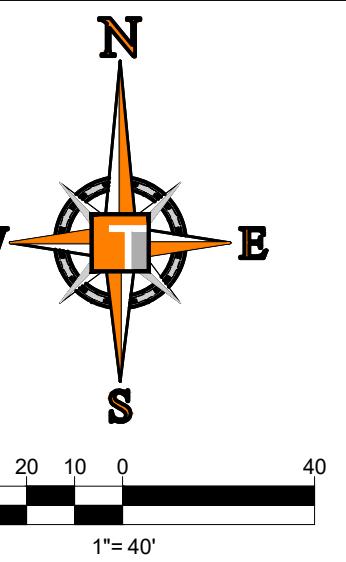
ENGINEERING LEGEND

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:

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7. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
8. 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.
9. ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT LOCATION.



REVISIONS:		
DATE:	COMMENT:	BY:
17-21	REV PER SPRC	MJL



ECT No.: FJ200019
N BY: MJL
KED BY: BMU
D.: 6-1-20
FJ200019-UTILITY-PLANS

ECT:
VERANO SOUTH
POD G, PLAT 2
FOR
VERANO DEVELOPMENT

10.1007/s00339-007-0332-2

PORT SAIN TLUCIE FLORIDA

FLORIDA

EBWORTH PROFESSIONAL PLAZA
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JUPITER, FL 33458
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FX: (561) 203-7721

www.ThomasEngineeringGroup.com

BRANDON M. UELMER
FLORIDA LICENSE NO. 68345
No. 68345
PROFESSIONAL ENGINEER
April 20, 2021
FLORIDA LICENSE No. 68345
DA BUSINESS CERT. OF AUTH. No. 27528

UTILITY PLAN

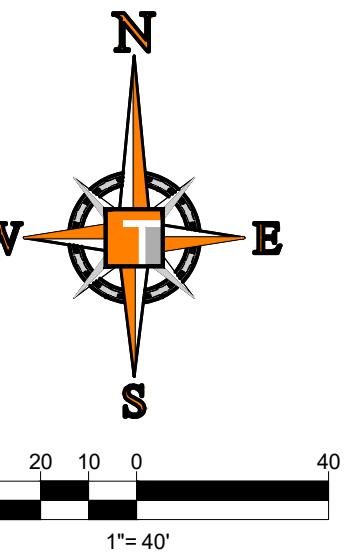
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ITEM NUMBER:

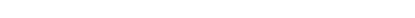
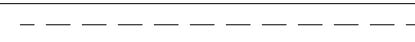
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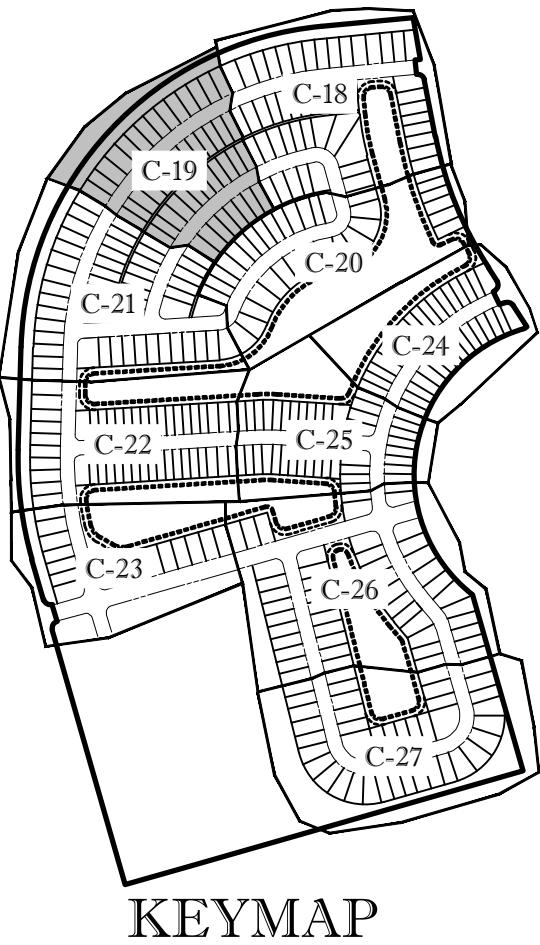
ST. LUCIE PROJECT NO: P21-040

ST. LUCIE PROJECT NO. P21-040



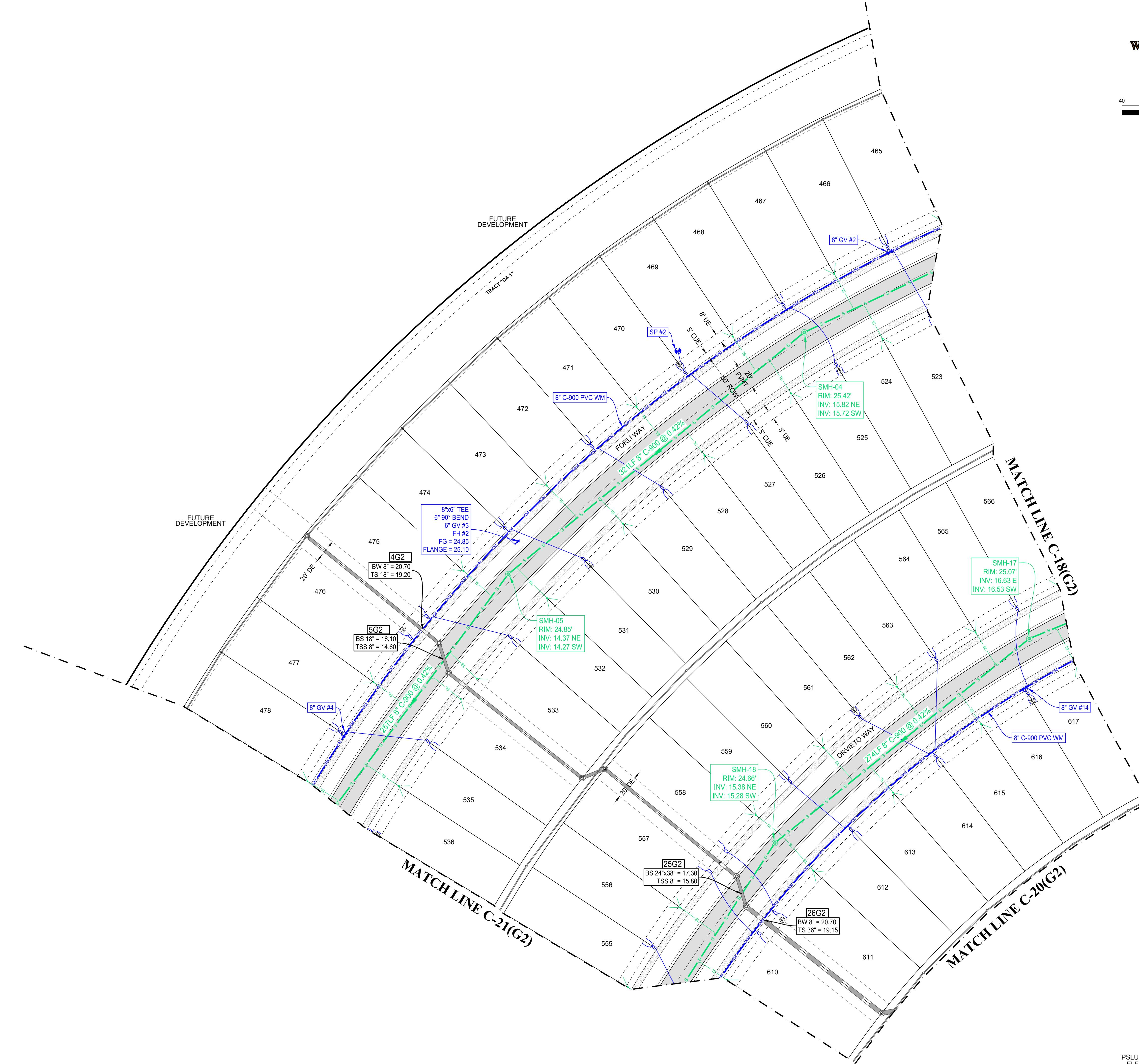
ENGINEERING LEGEND

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:

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



SLUSD PROJECT NO: 11-652
ELEVATIONS BASED ON NAV

PORT ST. LUCIE PROJECT NO: P21-0

10.1007/s00332-010-9000-0

10.1007/s00332-017-9160-0

PROJECT No.: FJ2000
DRAWN BY: M
CHECKED BY: B
DATE: 6-1-
AD I.D.: FJ200019-UTILITY-PLA

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

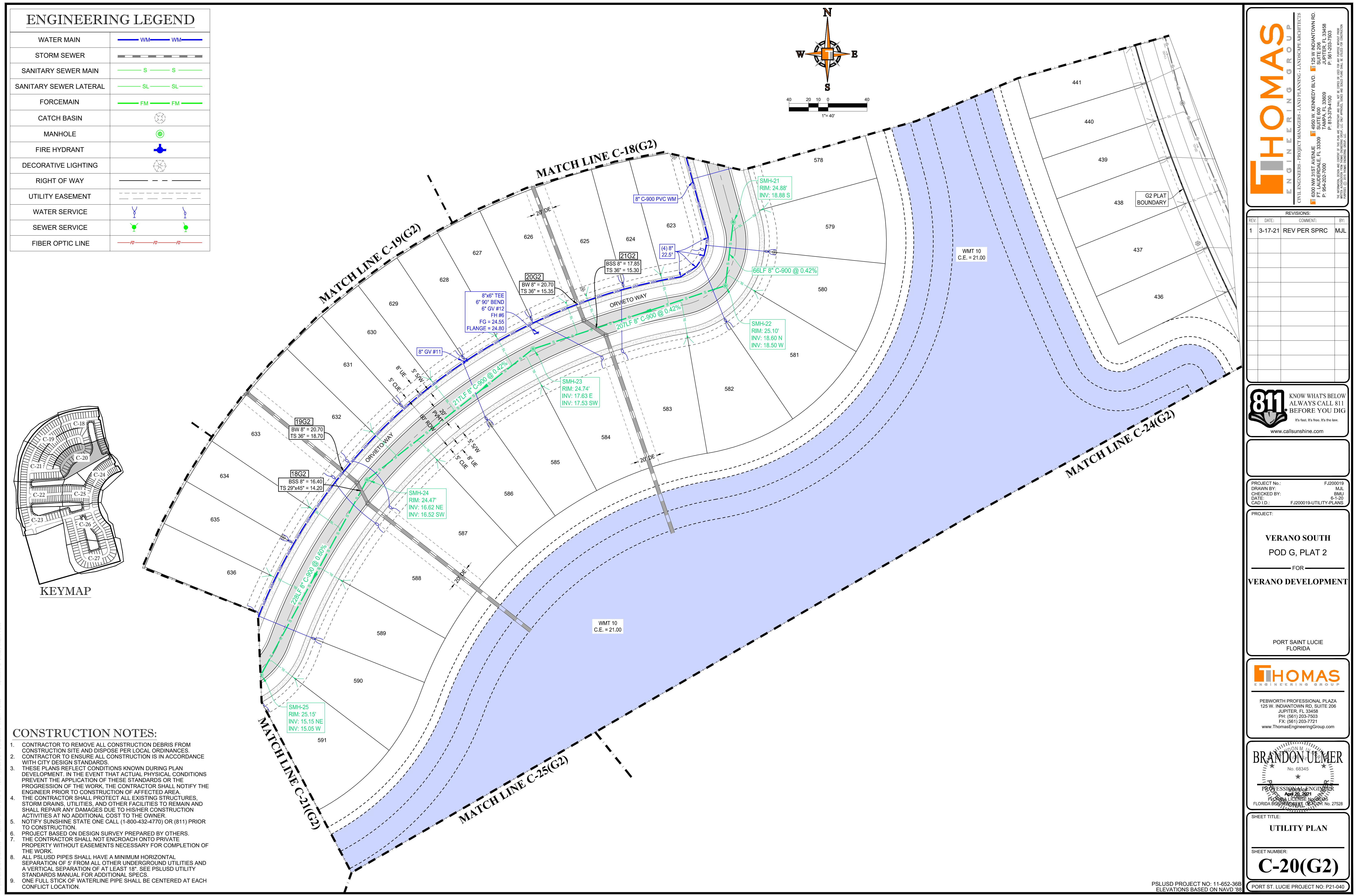
PORT SAINT LUCIE FLORIDA

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

HEET TITLE: **UTILITY PLAN**

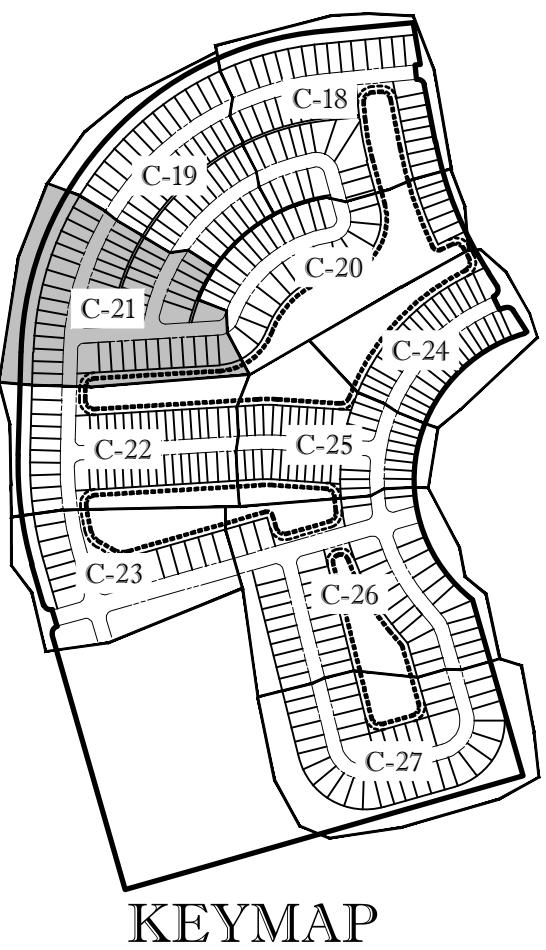
HEET NUMBER: **C-19(G2)**

ORT ST. LUCIE PROJECT NO: P21-0



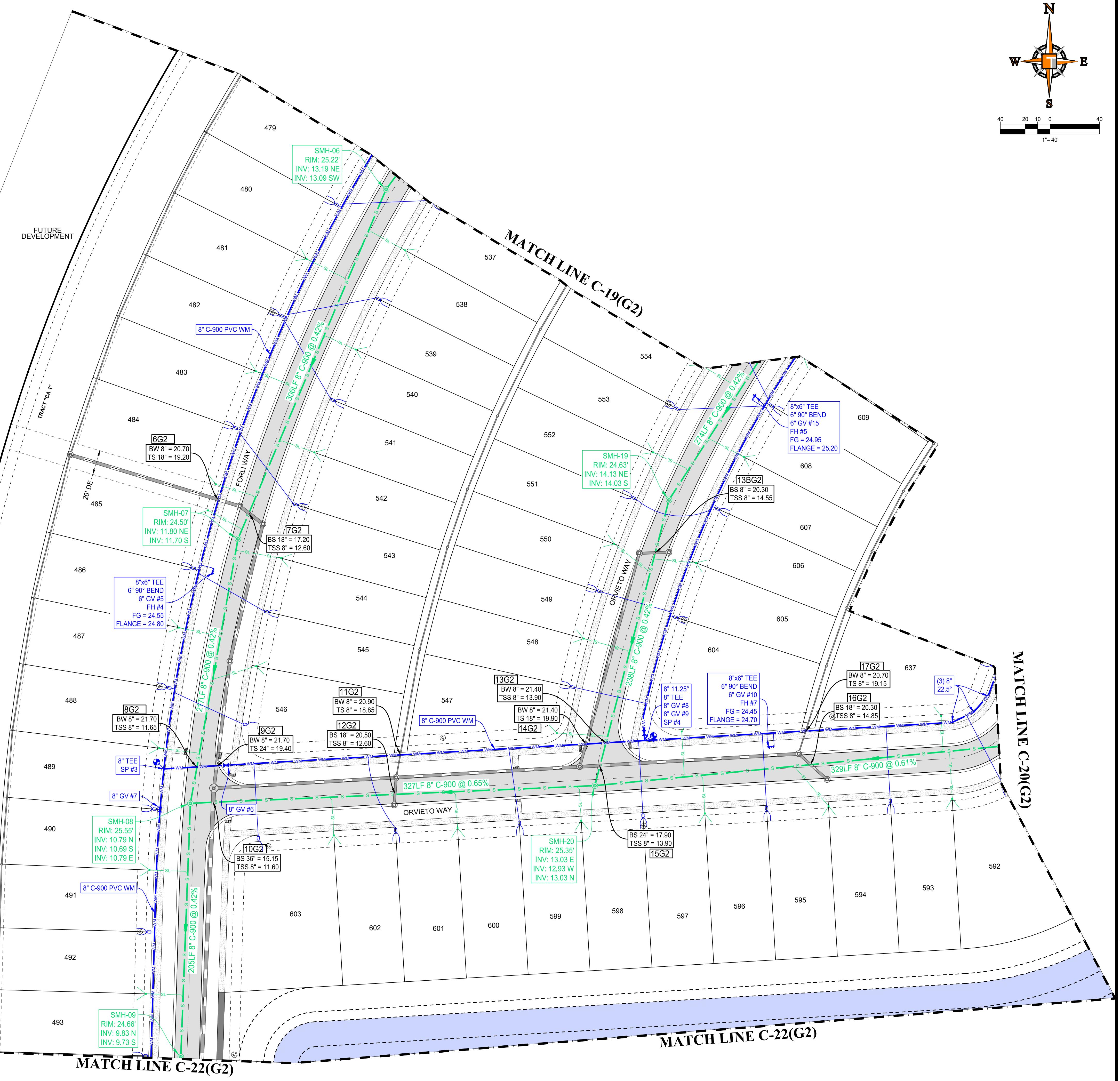
ENGINEERING LEGEND

WATER MAIN	WM	WM
STORM SEWER	S	S
SANITARY SEWER MAIN	S	S
SANITARY SEWER LATERAL	SL	SL
FORCemain	FM	FM
CATCH BASIN		
MANHOLE	(S)	
FIRE HYDRANT		(H)
DECORATIVE LIGHTING		(DL)
RIGHT OF WAY	---	---
UTILITY EASEMENT	---	---
WATER SERVICE	(W)	(W)
SEWER SERVICE	(S)	(S)
FIBER OPTIC LINE	FO	FO



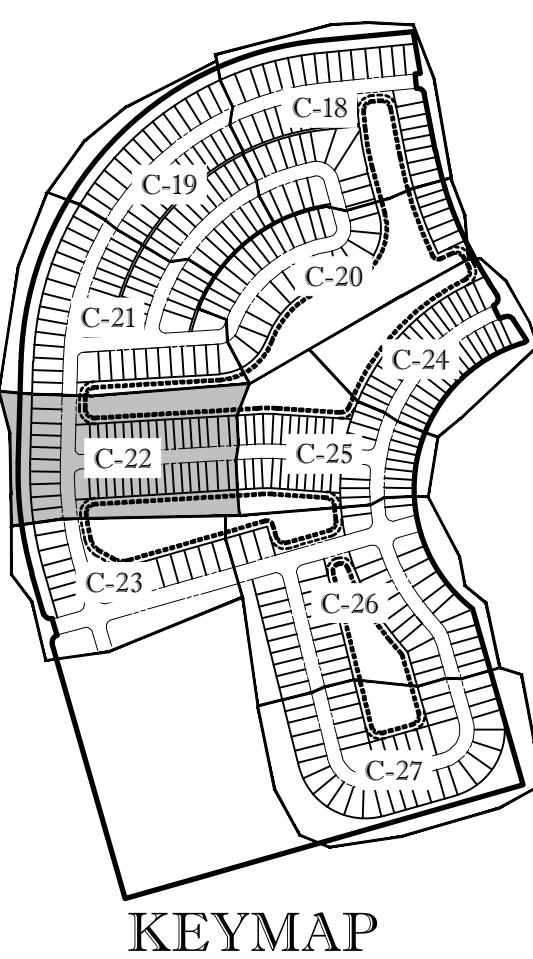
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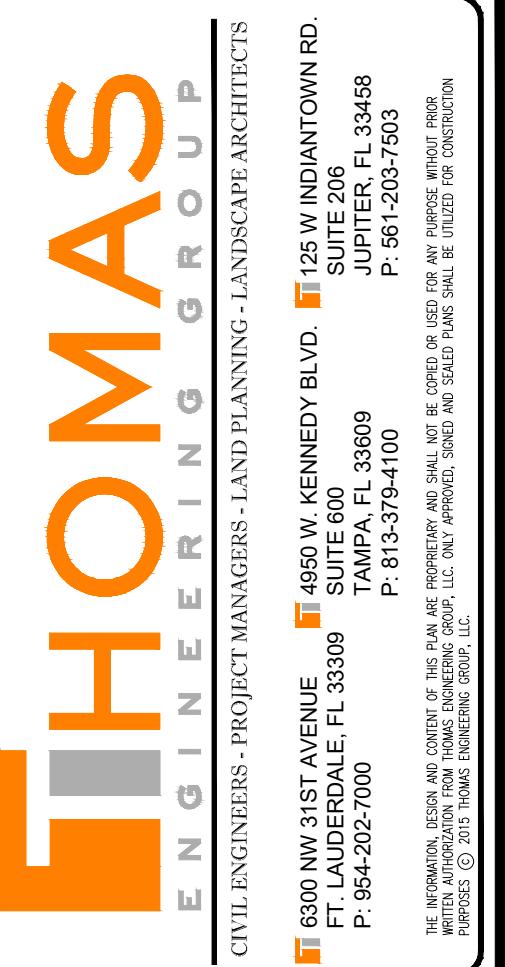
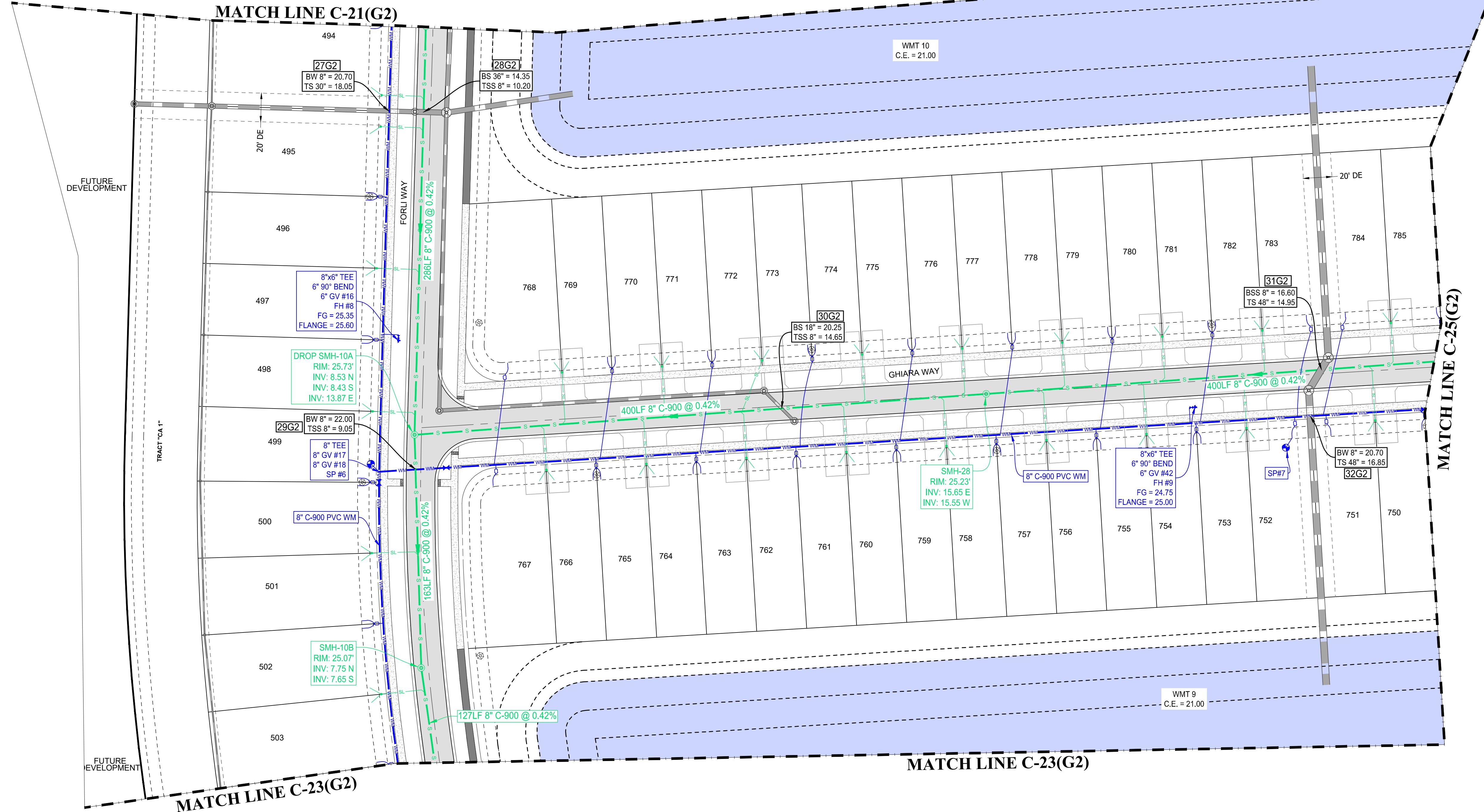
ENGINEERING LEGEND

WATER MAIN	WM	WM
STORM SEWER	S	S
SANITARY SEWER MAIN	S	S
SANITARY SEWER LATERAL	SL	SL
FORCemain	FM	FM
CATCH BASIN		
MANHOLE	(S)	
FIRE HYDRANT		(H)
DECORATIVE LIGHTING		(DL)
RIGHT OF WAY	---	---
UTILITY EASEMENT	---	---
WATER SERVICE	(W)	(W)
SEWER SERVICE	(S)	(S)
FIBER OPTIC LINE	FO	FO



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- NOTICE TO SUBMITTER STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
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- ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT LOCATION.



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



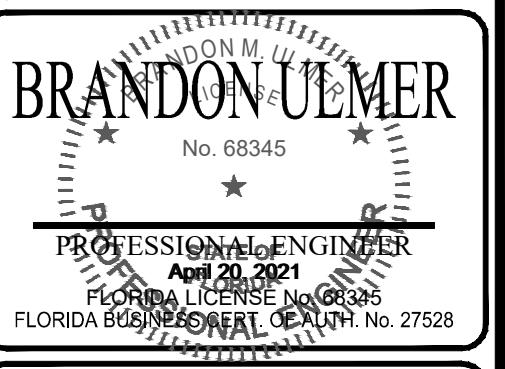
PROJECT No.: FJ200019
DRAWN BY: MJL
CHECKED BY: DIA
DATE: 6-1-20
CAD I.D.: FJ200019-UTILITY-PLANS

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

PORT SAINT LUCIE
FLORIDA



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



PSLUSD PROJECT NO: 11-652-368
ELEVATIONS BASED ON NAVD '88
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	



REVISIONS:		
DATE:	COMMENT:	BY:
7-21	REV PER SPRC	MJL



IT No.: FJ200019
BY: MJL
ED BY: BMU
: 6-1-20
: FJ200019-UTILITY-PLANS

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

PORT SAINT LUCIE
FLORIDA

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

BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
April 20, 2021
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

UTILITY PLAN

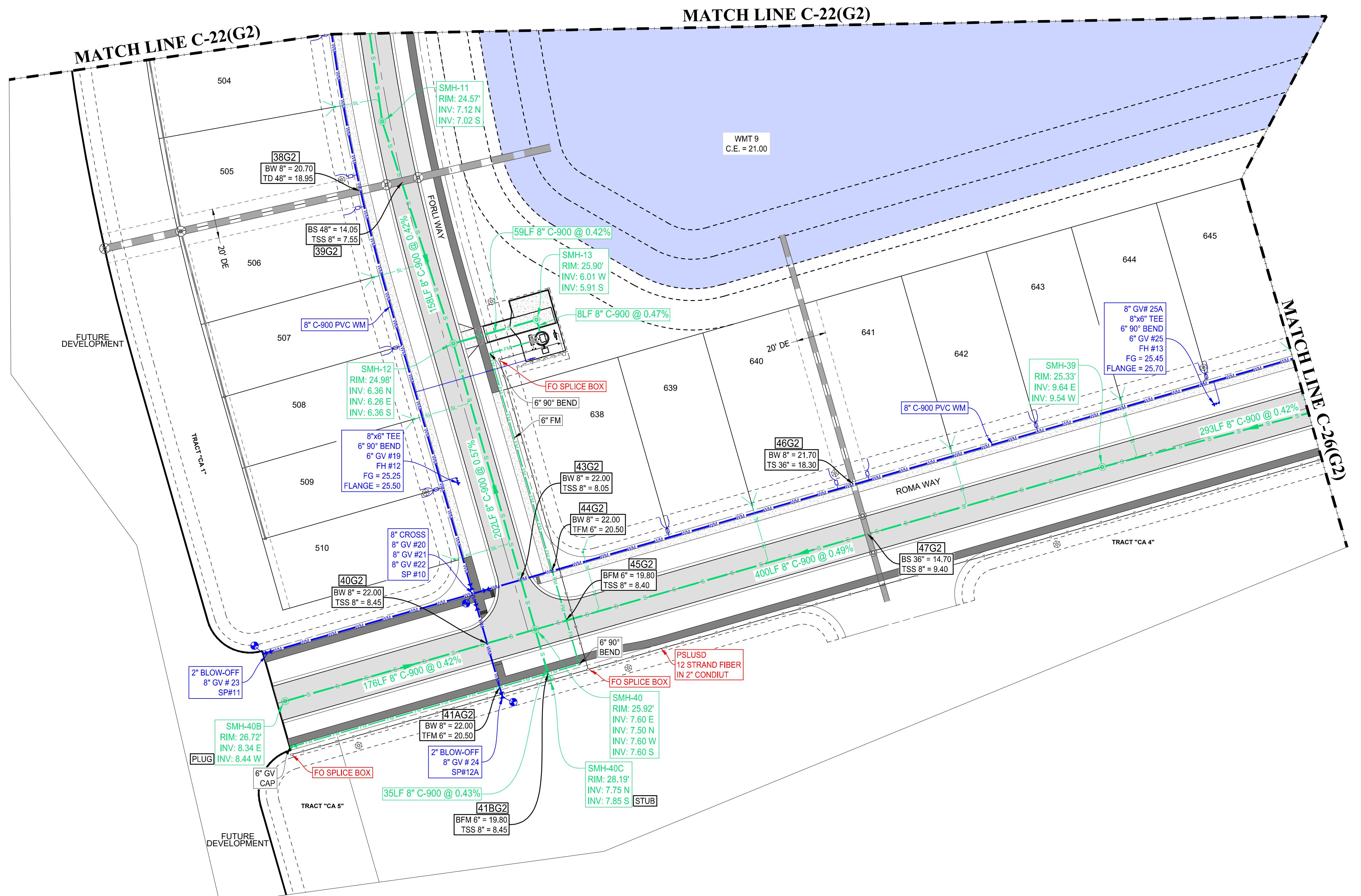
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2-25(G2)

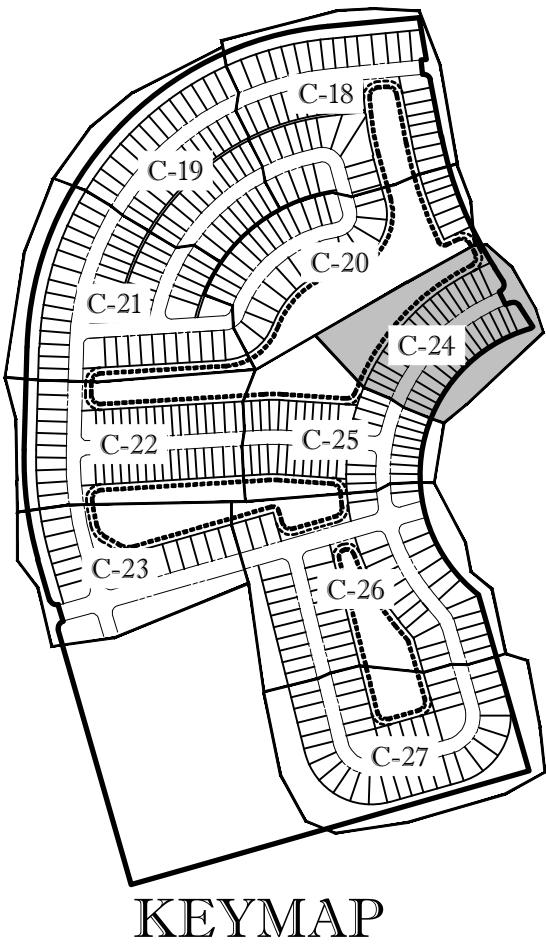
ST. LUCIE PROJECT NO: P21-040

CONSTRUCTION NOTES:

1. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
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9. ONE FULL STICK OF WATERLINE PIPE SHALL BE CENTERED AT EACH CONFLICT LOCATION.

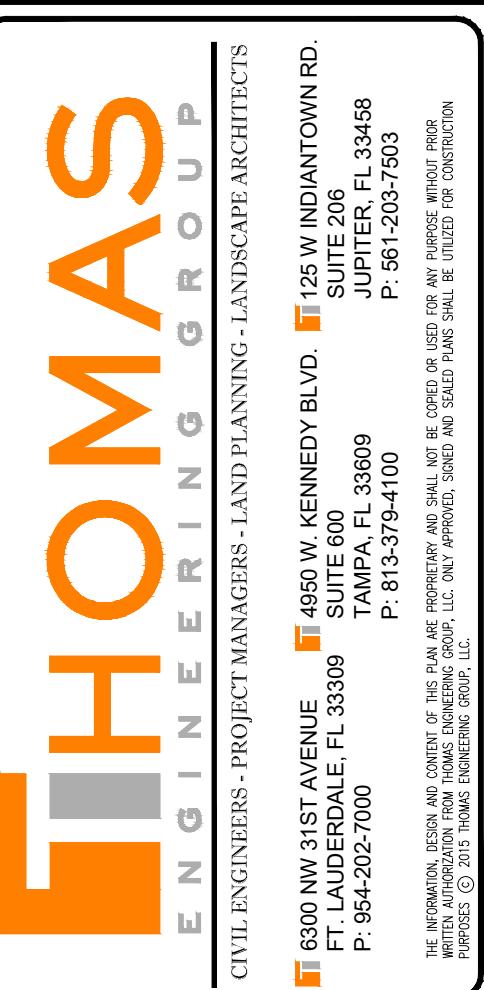
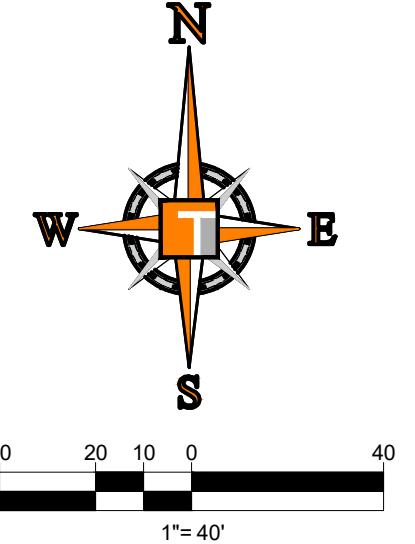
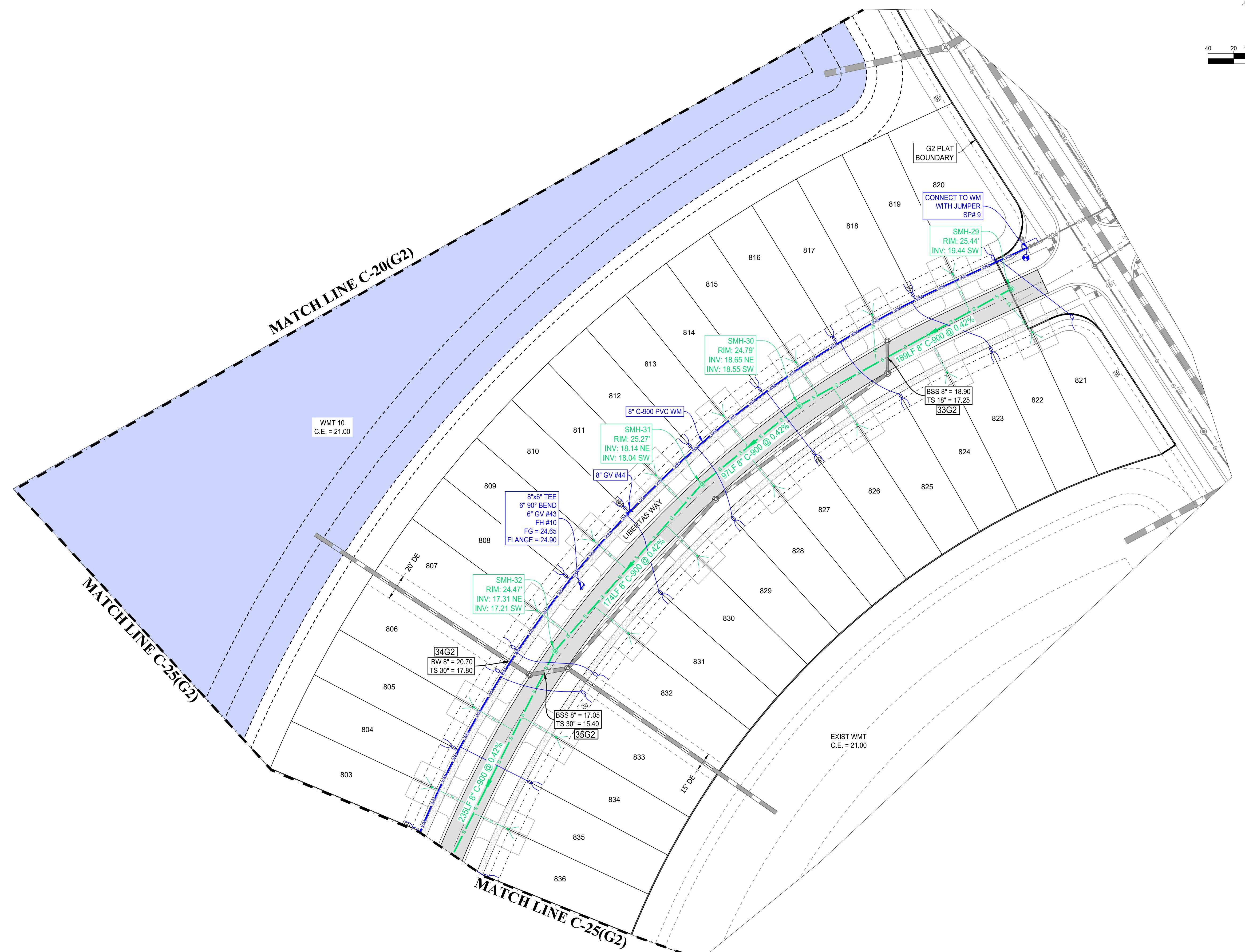


ENGINEERING LEGEND	
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCemain	FM FM
CATCH BASIN	CB
MANHOLE	M
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY	RO
UTILITY EASEMENT	UE
WATER SERVICE	WS WS
SEWER SERVICE	SS SS
FIBER OPTIC LINE	FO FO



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1	3-17-21	REV PER SPRC	MJL



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

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

PORT SAINT LUCIE
FLORIDA

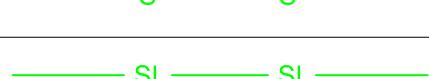
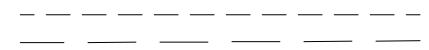
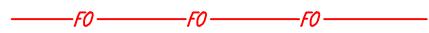


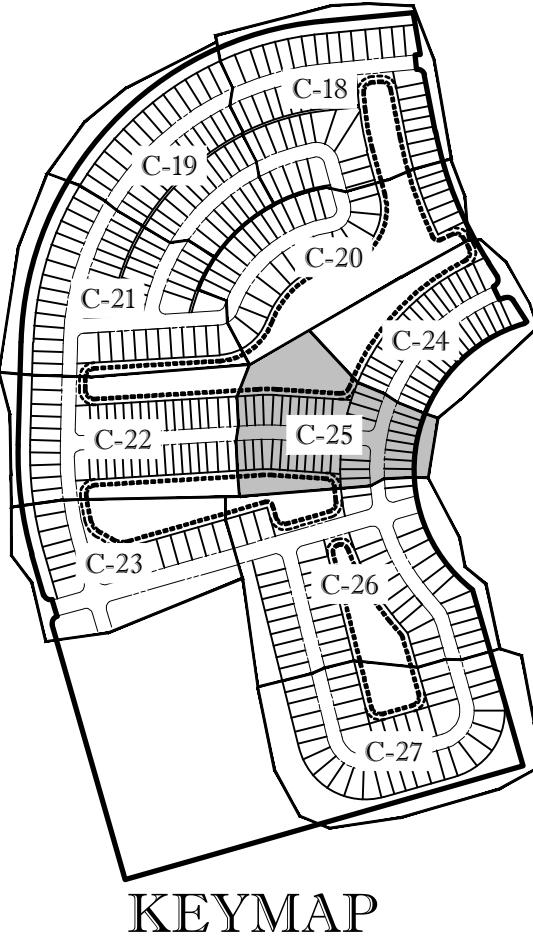
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SHEET NUMBER:
C-24(G2)
PSLUSD PROJECT NO: 11-652-368
ELEVATIONS BASED ON NAVD'88
PORT ST. LUCIE PROJECT NO: P21-040

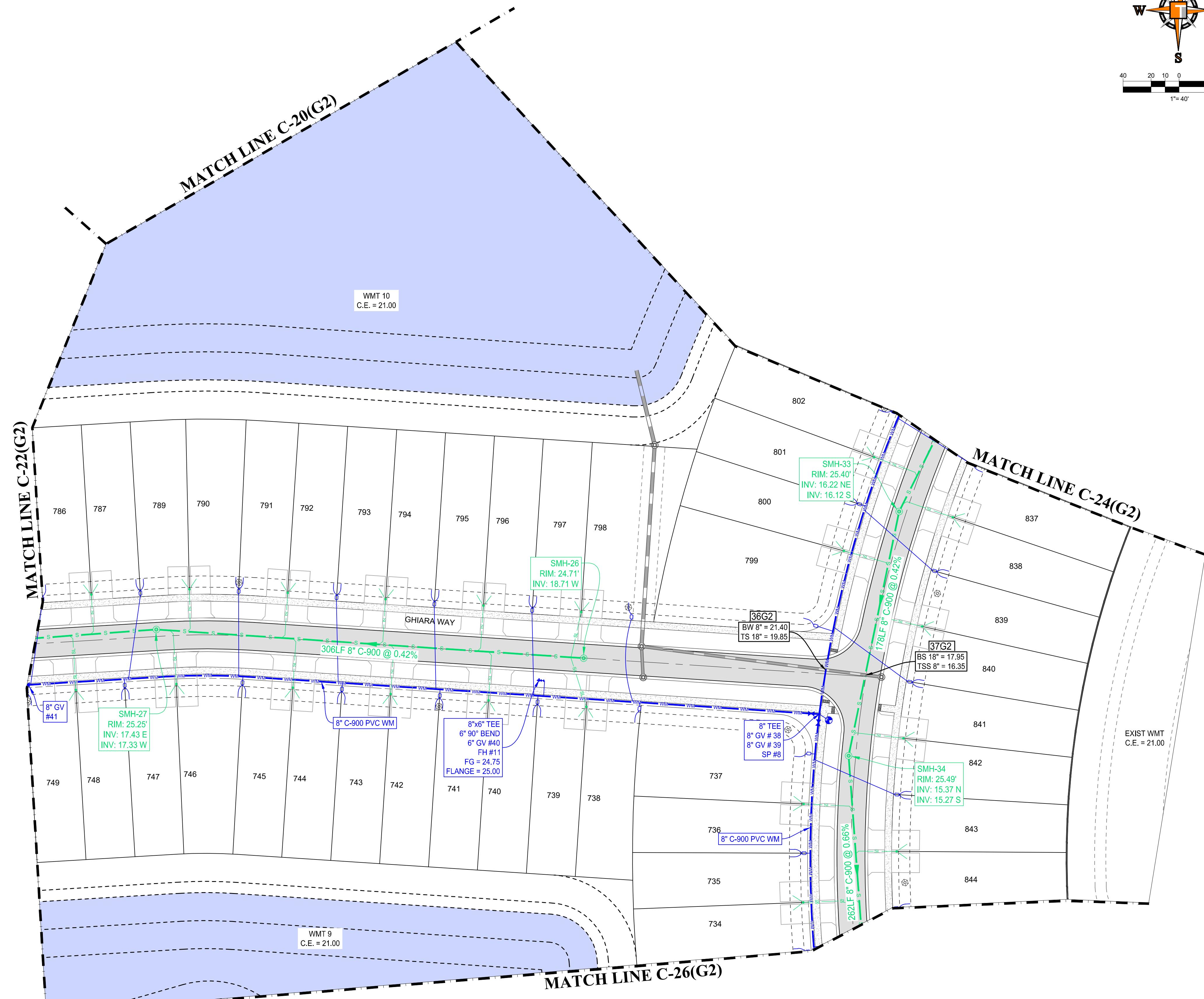
ENGINEERING LEGEND

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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1" = 40'

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6300 NW 31ST AVENUE
FT. LAUDERDALE, FL 33309
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4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FL 33609
P: 813-379-4100

125 W INDIANTOWN RD.
SUITE 206
JUPITER, FL 34348
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1	3-17-21	REV PER SPRC	MJL



The image features the 811 logo, which consists of a stylized '8' and '11' inside a shield-like shape. To the right of the logo, the text 'KNOW WHAT'S BELOW' is on the first line, 'ALWAYS CALL 811' is on the second line, and 'BEFORE YOU DIG' is on the third line. Below this, a separate line of text reads 'It's fast. It's free. It's the law.' The entire graphic is set against a white background.

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

PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
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www.ThomasEngineeringGroup.com

BRANDON M. ULMER
FLORIDA LICENSE NO. 68345
No. 68345
PROFESSIONAL ENGINEER
April 20, 2021
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

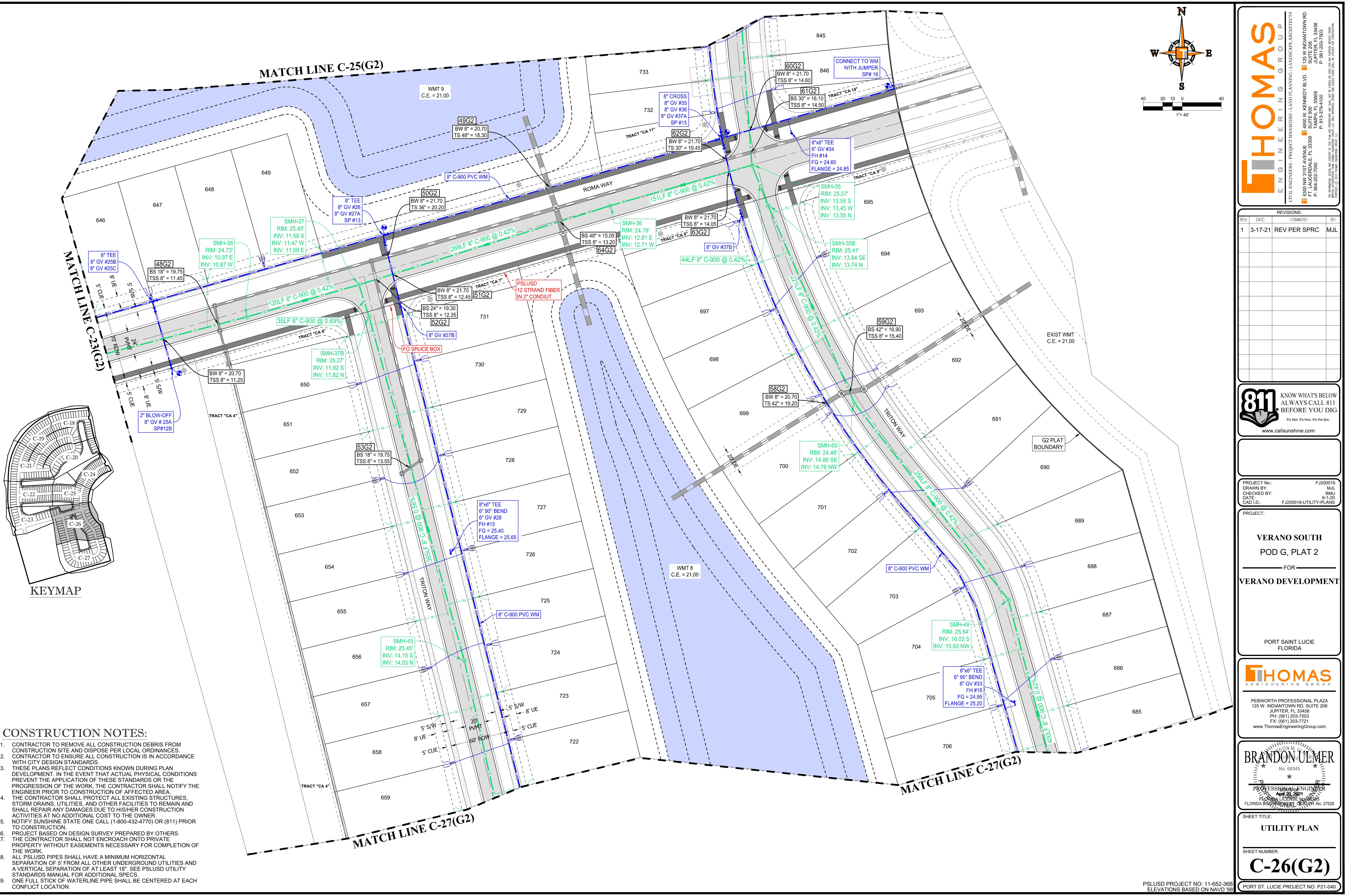
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:
C-25(G2)

SD PROJECT NO: 11-652-36B
VATIONS BASED ON NAVD '88

PORT ST. LUCIE PROJECT NO: P21-040



ENGINEERING LEGEND

WATER MAIN	WM	WM
STORM SEWER	S	S
SANITARY SEWER MAIN	S	S
SANITARY SEWER LATERAL	SL	SL
FORCemain	FM	FM
CATCH BASIN		
MANHOLE	(S)	
FIRE HYDRANT		(H)
DECORATIVE LIGHTING		(DL)
RIGHT OF WAY	---	---
UTILITY EASEMENT	---	---
WATER SERVICE	W	W
SEWER SERVICE	S	S
FIBER OPTIC LINE	FO	FO



THOMAS
ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE ■ 125 W INDIANTOWN RD.
MIAMI, FL 33199 ■ JUPITER, FL 33458
P: 305-292-7000 ■ P: 561-203-7369
F: 305-292-7000 ■ F: 561-203-74100
WEBSITE: www.ThomasEngineeringGroup.com
EMAIL: info@ThomasEngineeringGroup.com
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1 3-17-21 REV PER SPRC MJL

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ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunrise.com

PROJECT No.: FJ200019
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CAD I.D.: FJ200019-UTILITY-PLANS

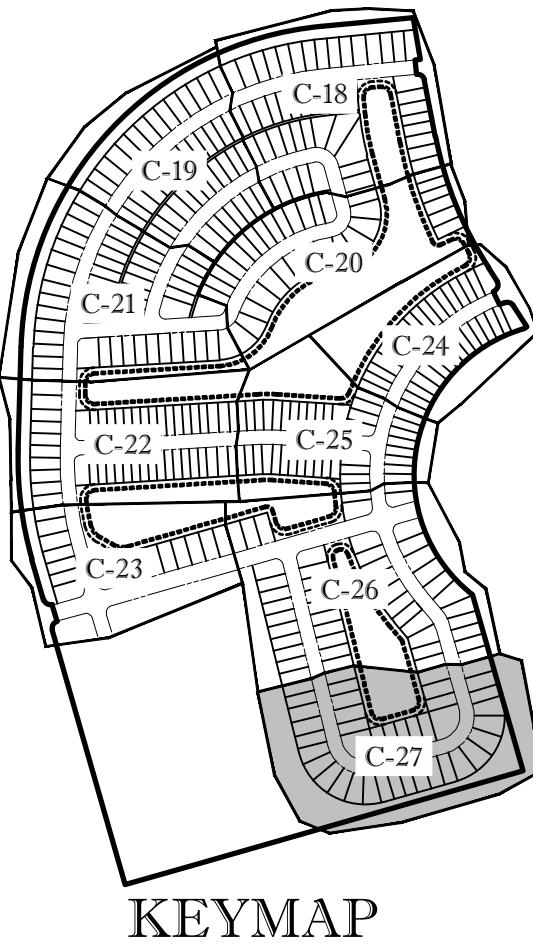
PROJECT:
VERANO SOUTH
POD G, PLAT 2
FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
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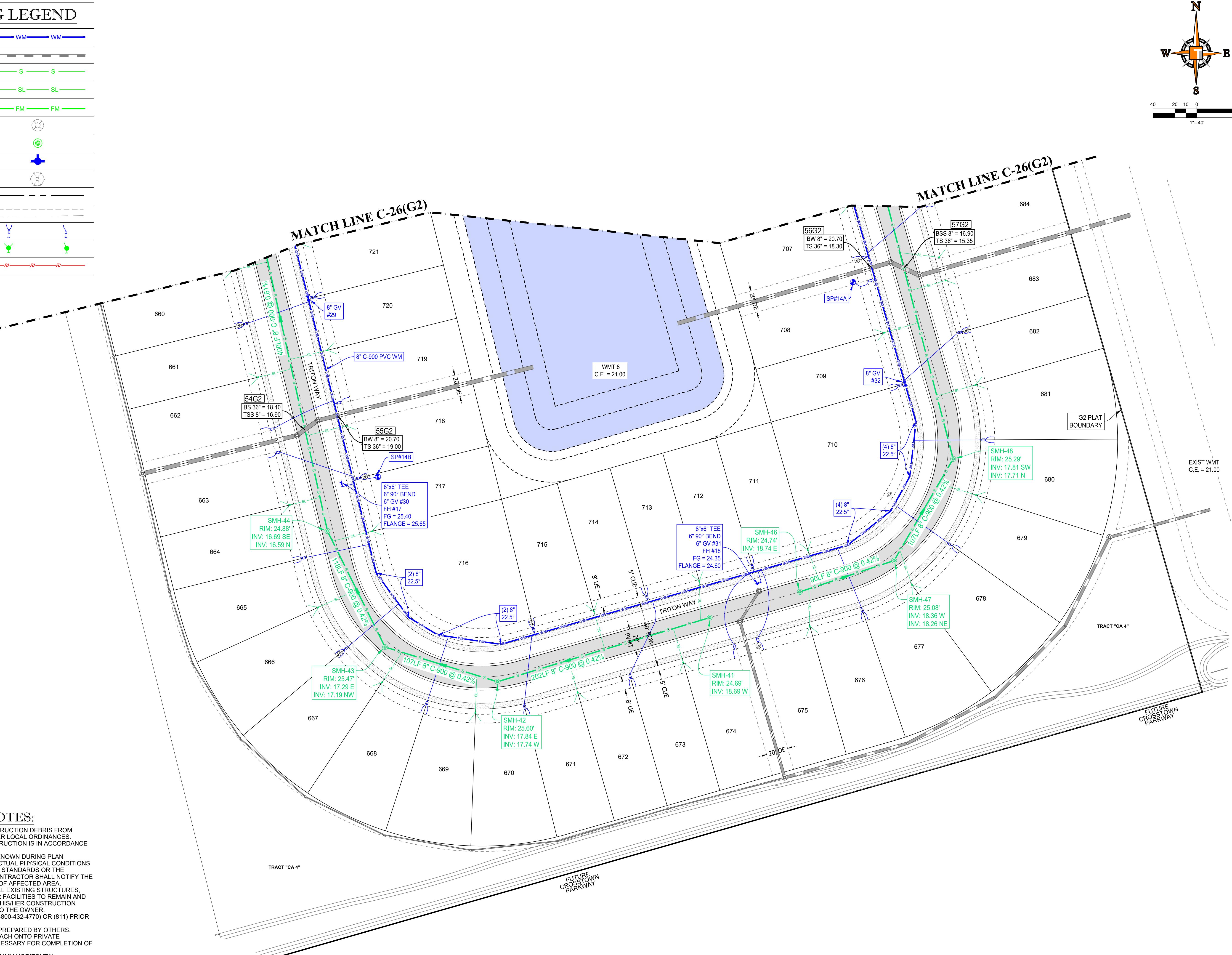
BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
April 20, 2021
FLORIDA LICENSE NO. G03365
FLORIDA BUSINESS AUTH. No. 27528
SHEET TITLE:
UTILITY PLAN

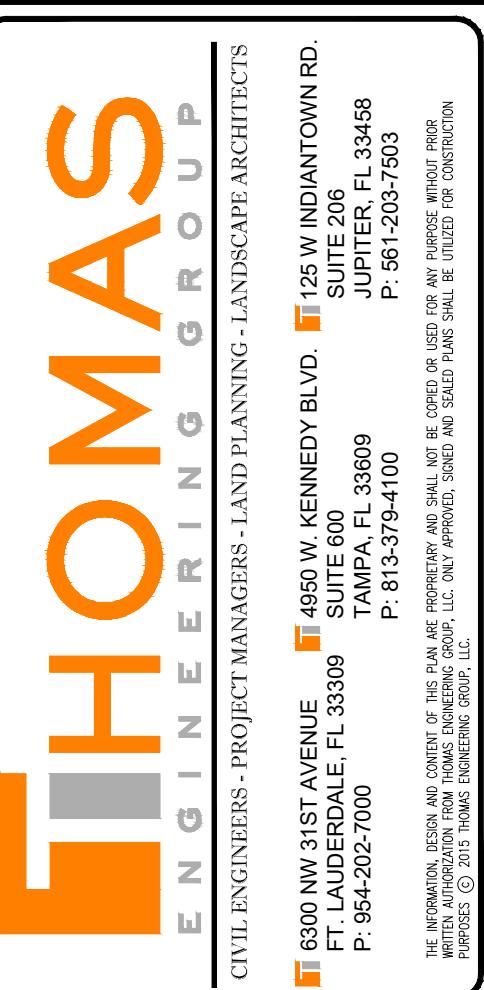
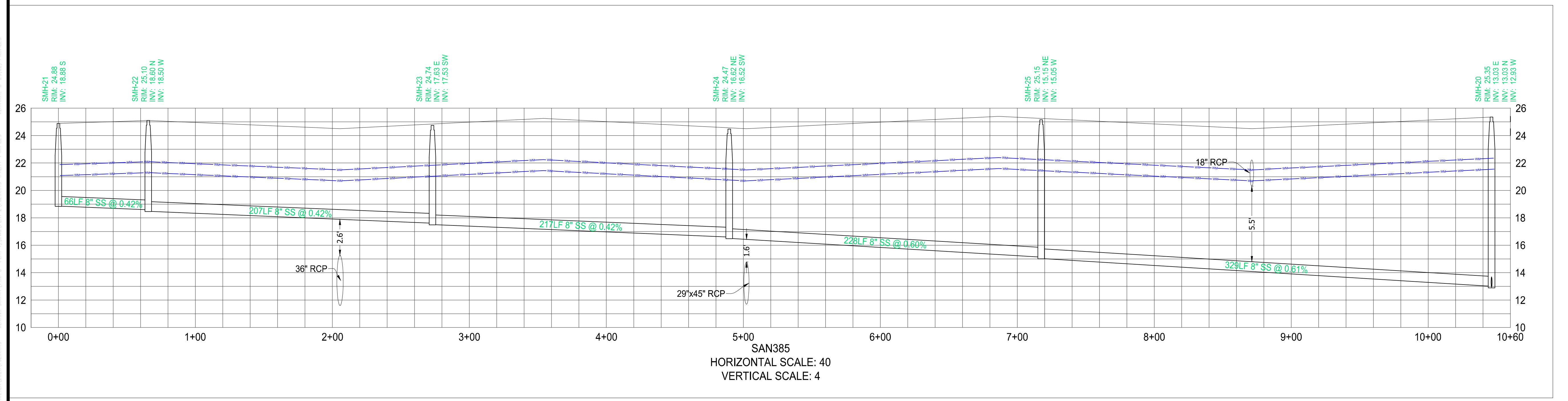
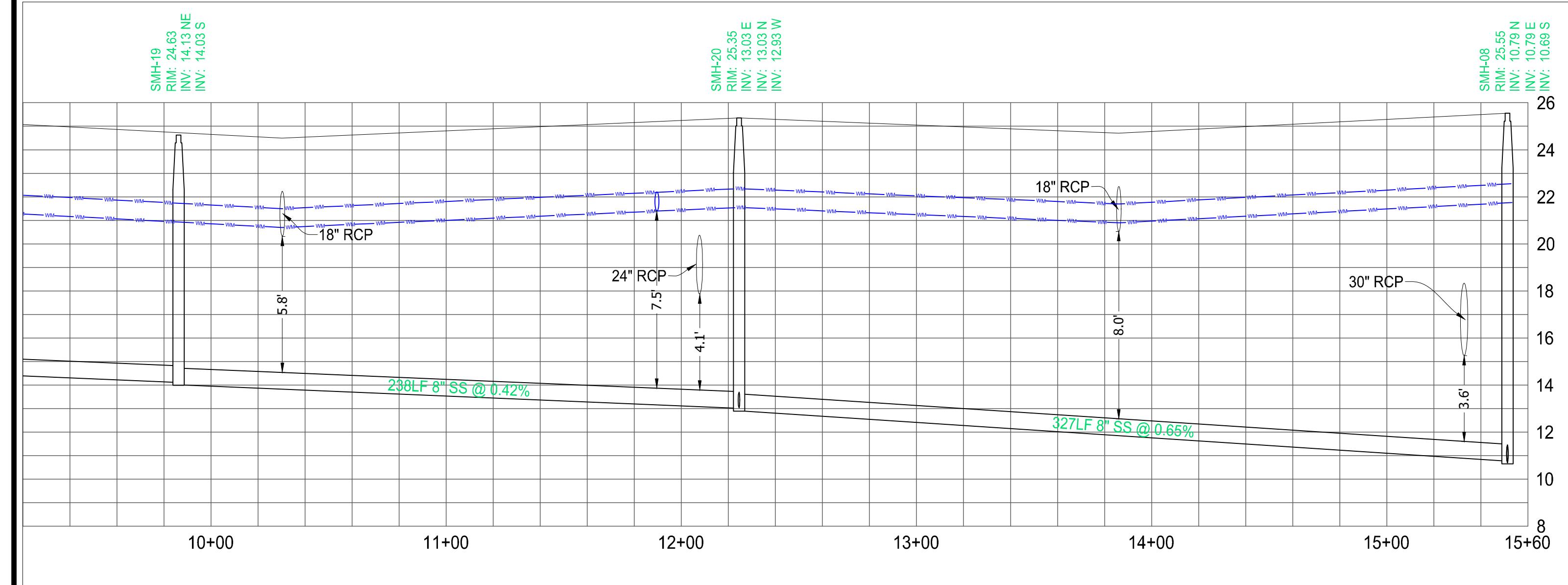
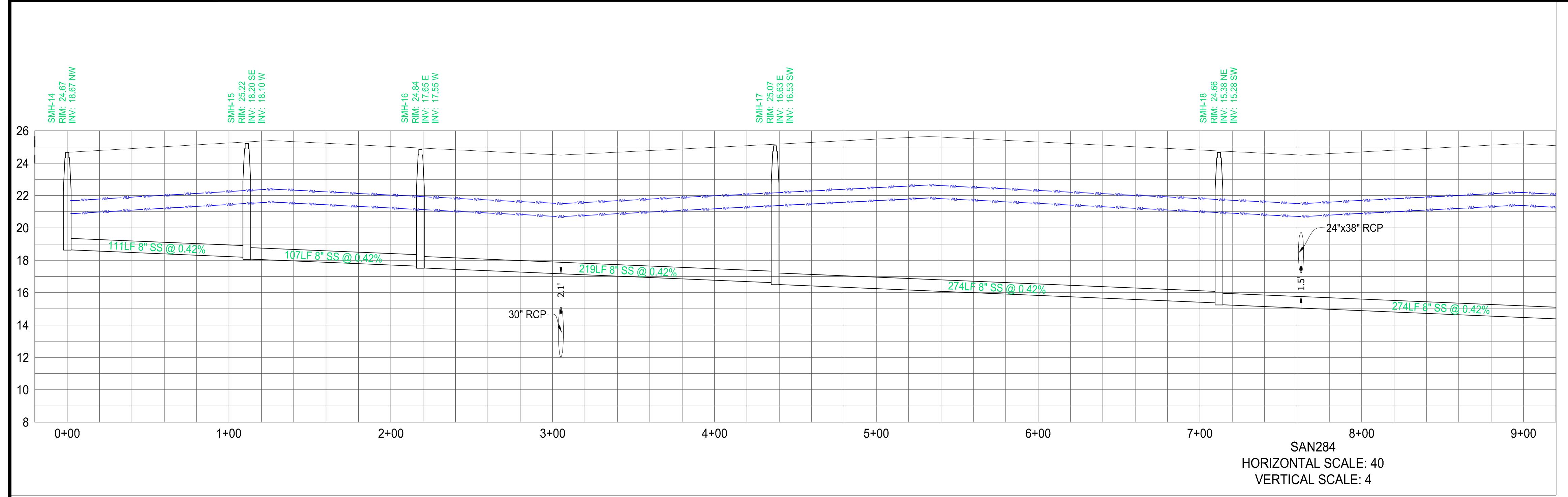
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C-27(G2)
PSLUSD PROJECT NO: 11-652-368
ELEVATIONS BASED ON NAVD '88
PORT ST. LUCIE PROJECT NO: P21-040



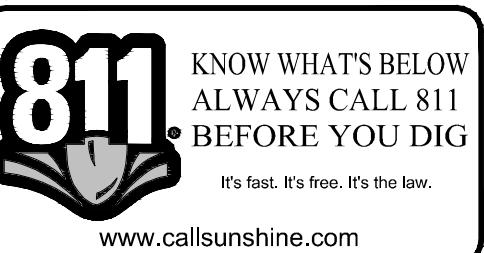
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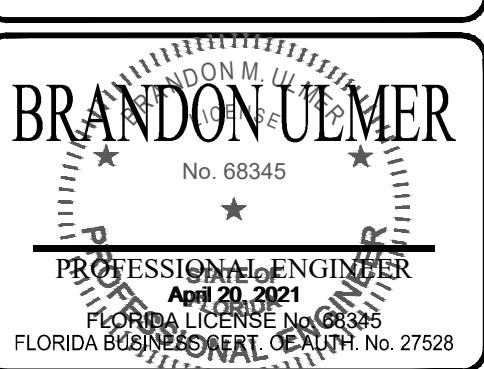


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CHECKED BY: DIA
DATE: 6-1-20
CAD I.D.: FJ200019-UTILITY-PROFILES

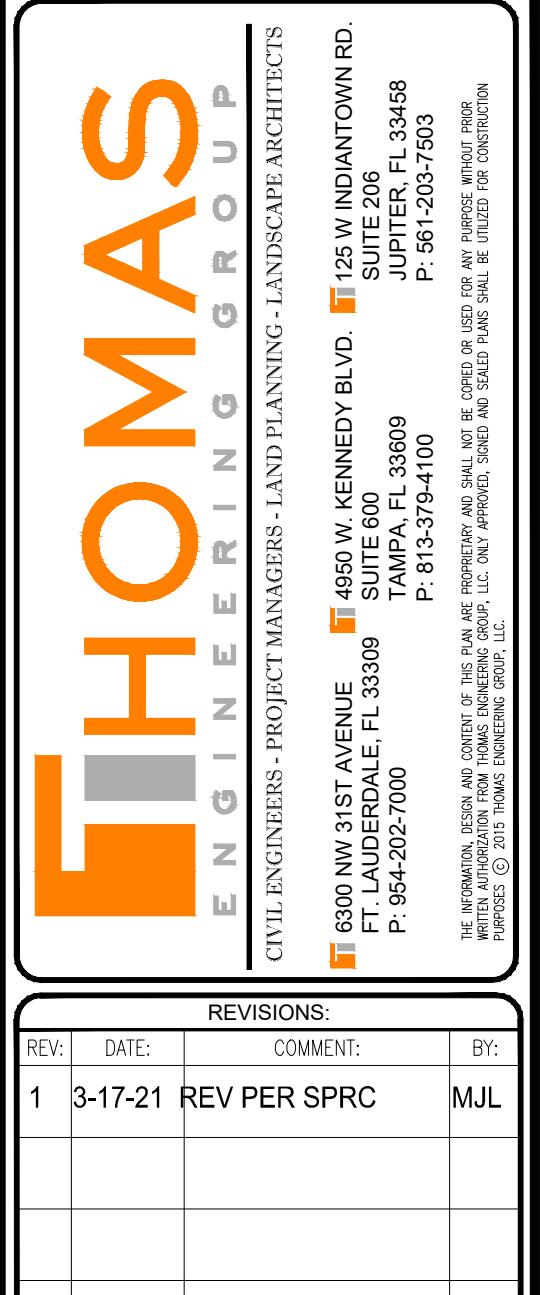
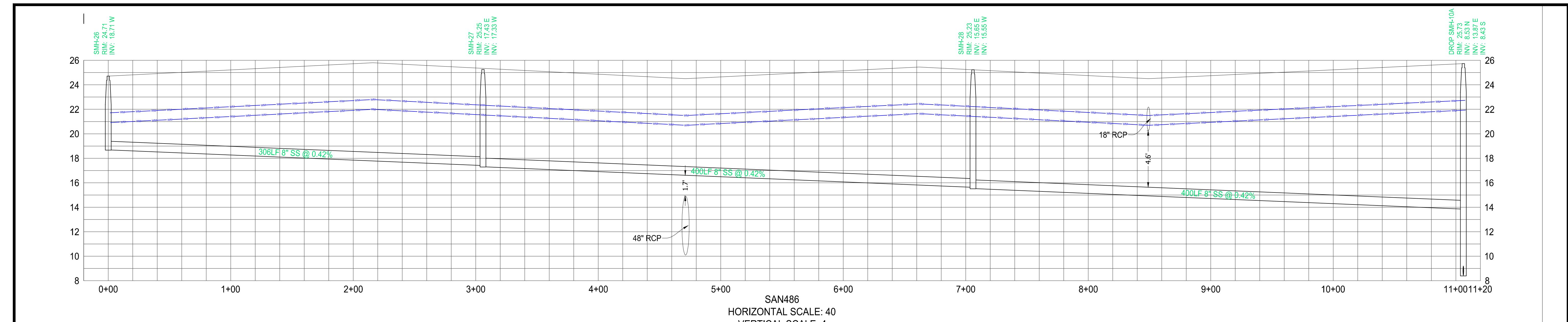
PROJECT:
VERANO SOUTH
POD G, PLAT 2
FOR
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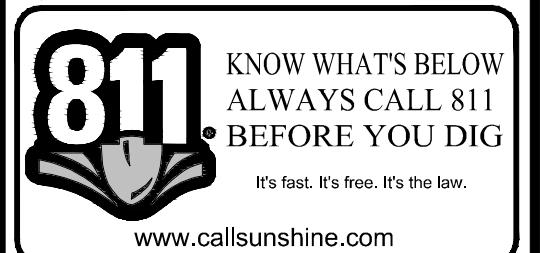
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PSLUSD PROJECT NO: 11-652-36B
ELEVATIONS BASED ON NAVD '88
PORT ST. LUCIE PROJECT NO: P21-040



REVISIONS:
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1 3-17-21 REV PER SPRC MJL



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

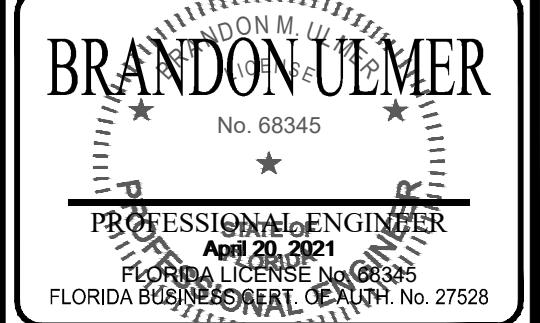
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POD G, PLAT 2
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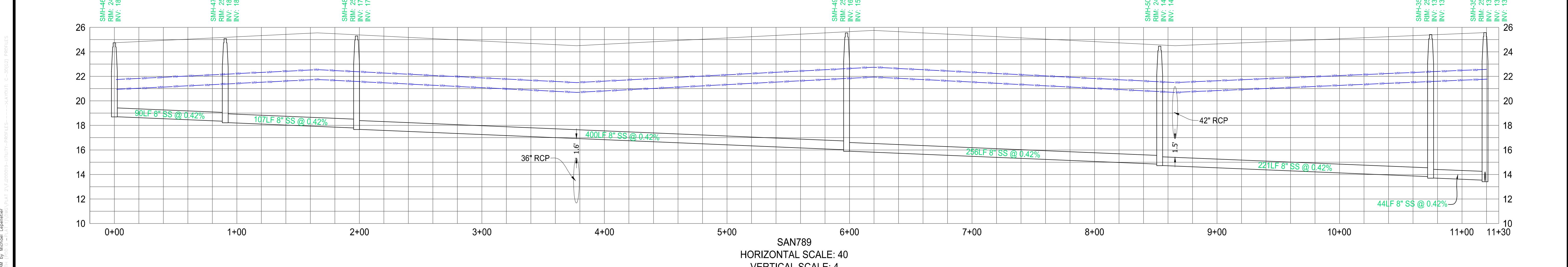
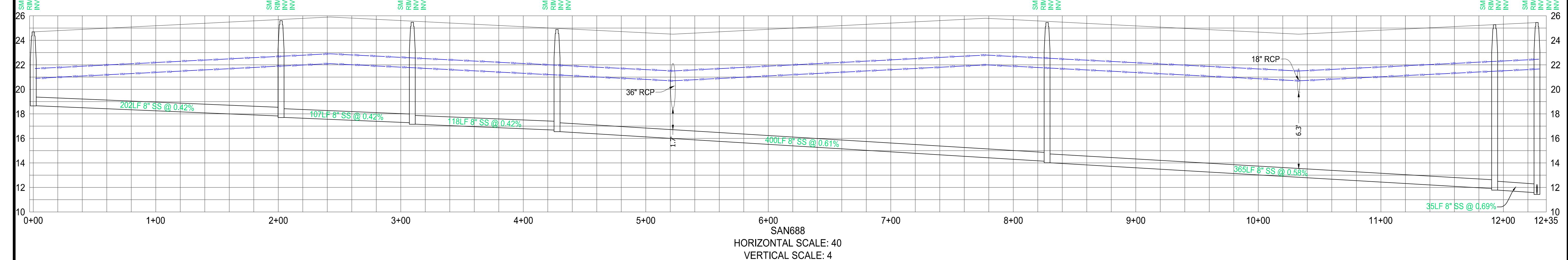
PORT SAINT LUCIE
FLORIDA



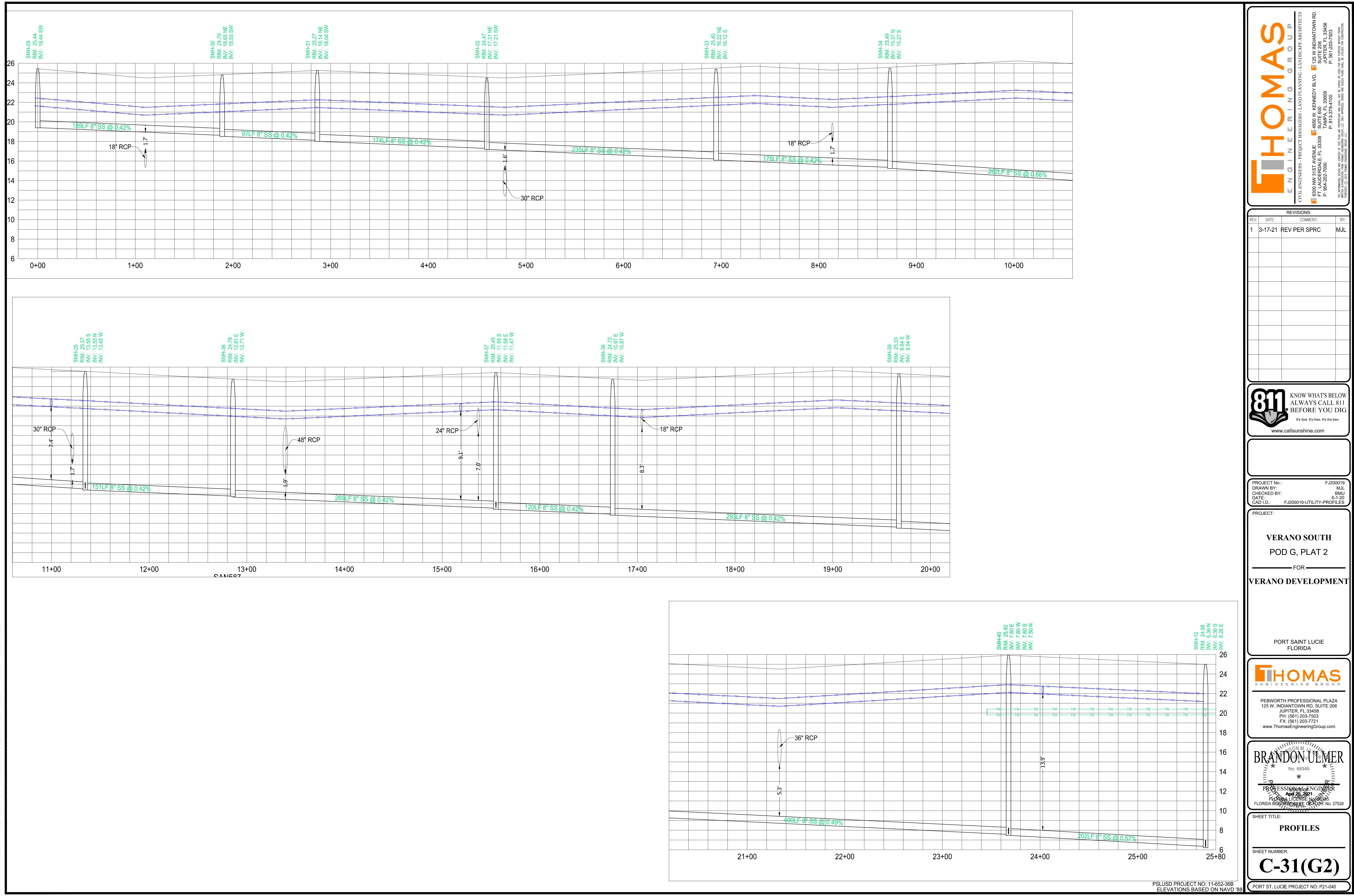
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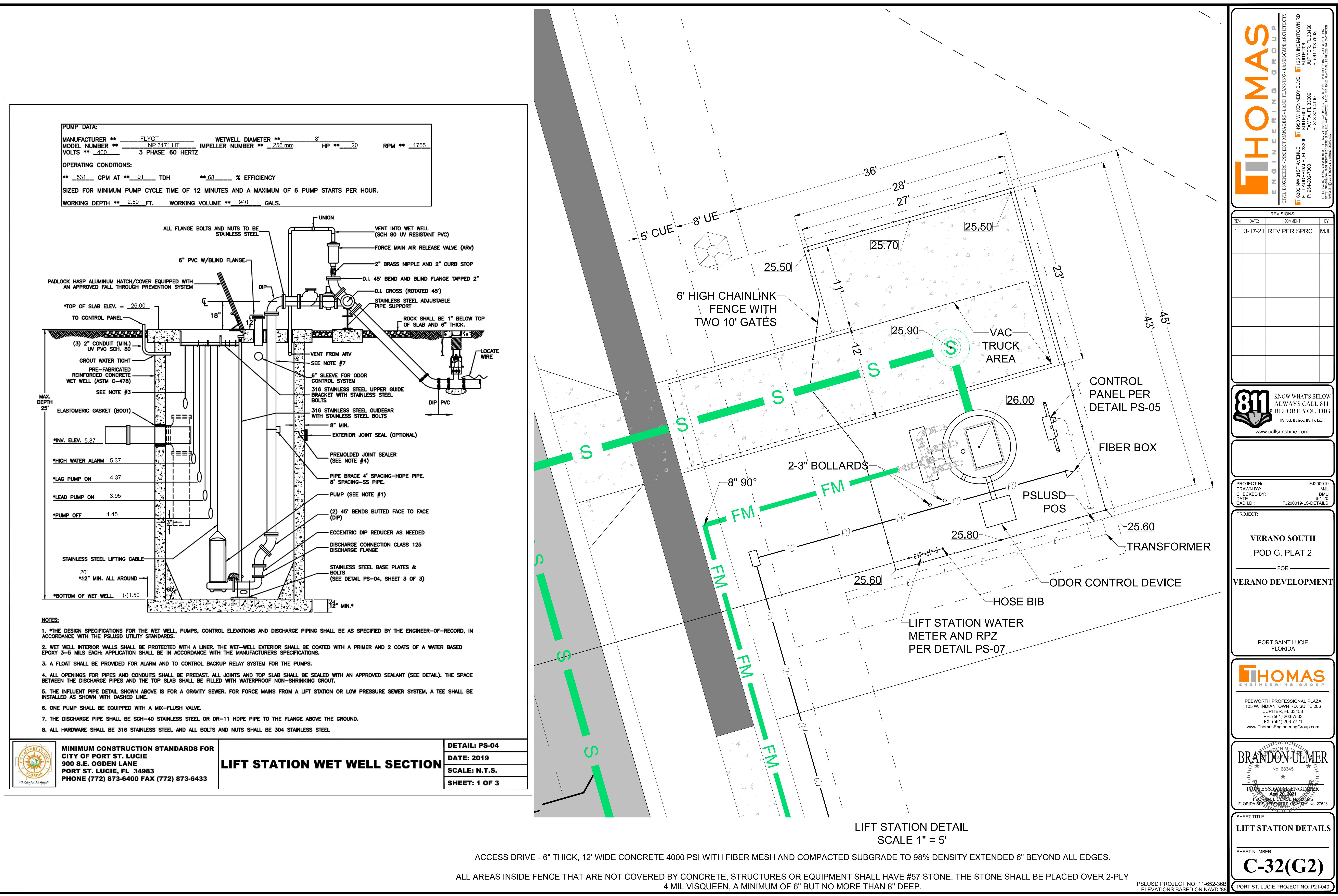


SHEET NUMBER:
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PSLUSD PROJECT NO: 11-652-36B
ELEVATIONS BASED ON NAVD '88
PORT ST. LUCIE PROJECT NO: P21-040



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C-30(G2)
PSLUSD PROJECT NO: 11-652-36B
ELEVATIONS BASED ON NAVD '88
PORT ST. LUCIE PROJECT NO: P21-040





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: 193.37 ACRES

5. TOTAL AREA TO BE DISTURBED: 193.37 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: 193.37 ACRES

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

C-24 CANAL, ST LUCIE RIVER

9. CONTROLS AND BMP'S:

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

A ROCK ENTRANCE ROAD (THAT IS 6' 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 SEDDING.

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 MANUFACTURES 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 MANUFACTURE'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-OLETS 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, OR FILTER FABRIC SHALL BE PERFORMED IMMEDIATELY. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEEDED PER MANUFACTURES 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 EXIT THE SITE. ALL BMP'S.

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

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 SFWMW 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 PUMP STATION WILL BE PUMPED DIRECTLY INTO THE RECEIVING WATER. ANY PROPOSED WATER FROM THE CONSTRUCTION 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."

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

23. NAME AND TITLE

COMPANY NAME, ADDRESS, AND PHONE NUMBER

DATE

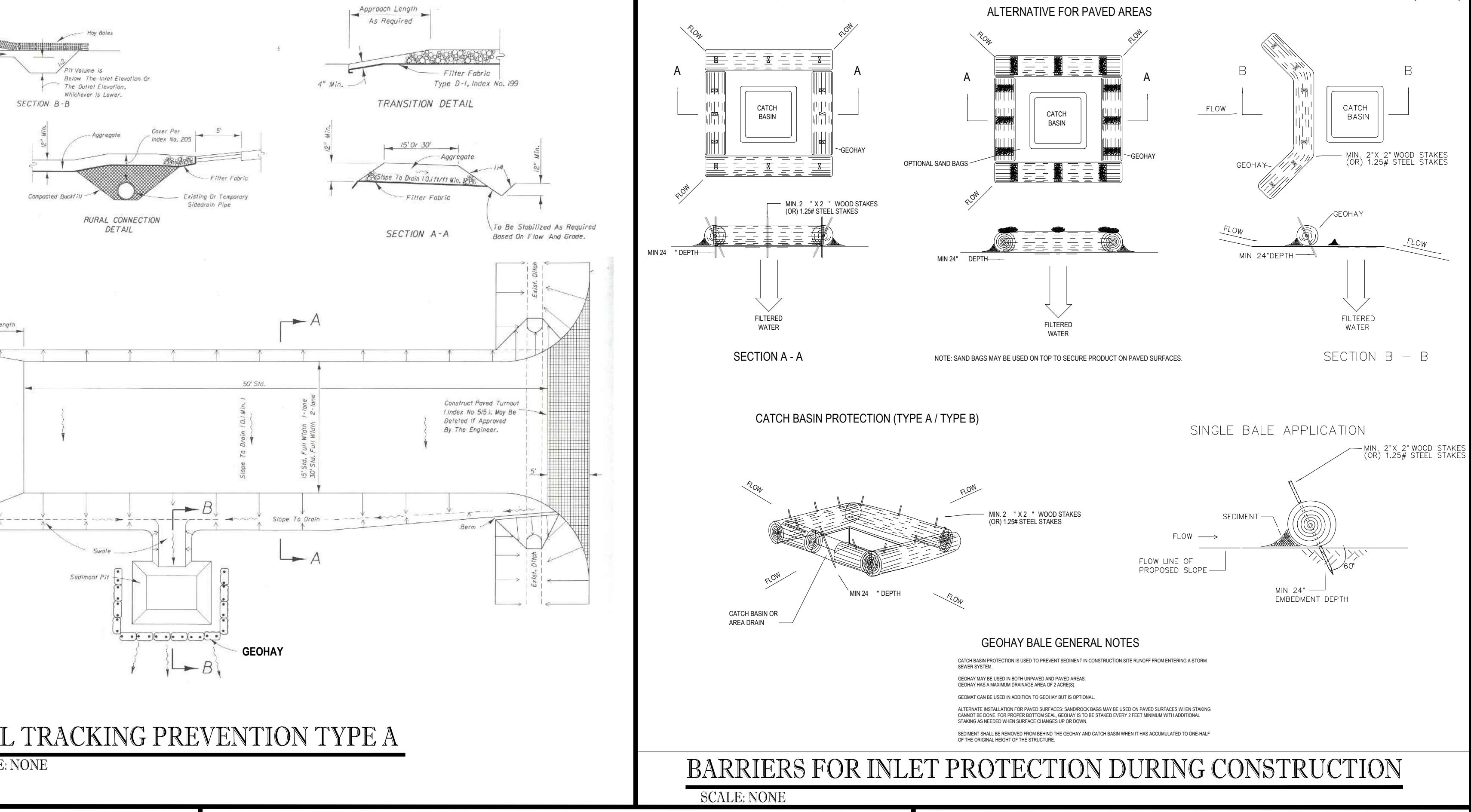
Printed on Tuesday, April 20, 2021, at 9:26 AM by Michael Lepeski
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VERANO SOUTHERN G - AT/INTERIOR/PLAT 2/2020/05/9 - 2416979 - 2020/05/9 - 2416979

PROJECT SPECIFIC MAP

SCALE: 1" = 200'

24. APPROVAL:

THE APPROVAL OF THE ENGINEER FOR THIS SWPPP IS REQUIRED FOR CONSTRUCTION TO COMMENCE.



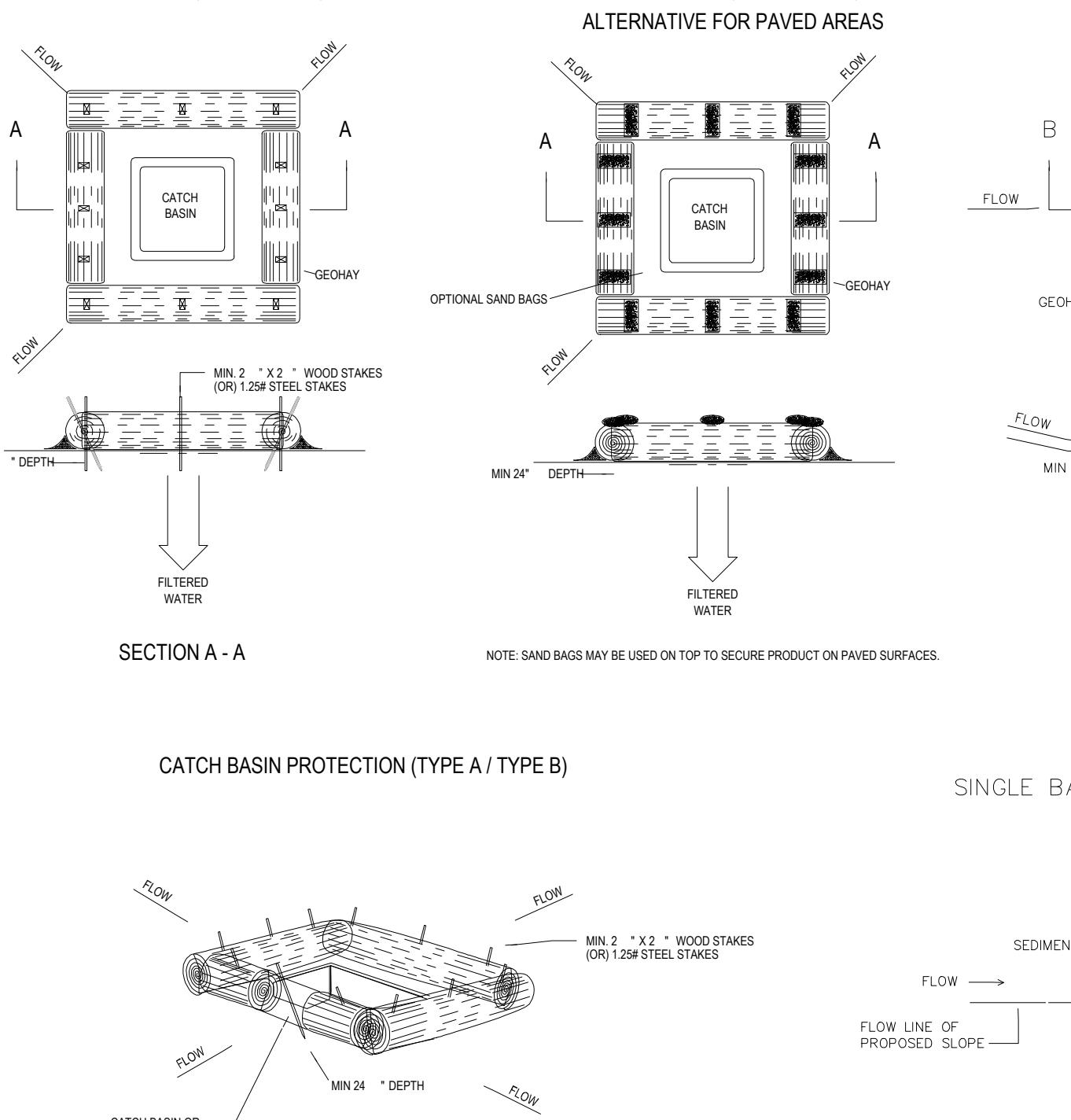
SOIL TRACKING PREVENTION TYPE A

SCALE: NONE

CATCH BASIN PROTECTION (TYPE A / TYPE B)

CATCH BASIN PROTECTION (TYPE A / TYPE B)

CATCH BASIN PROTECTION (TYPE C)



NOTE: SAND BAGS MAY BE USED ON TOP TO SECURE PRODUCT ON PAVED SURFACES.

CATCH BASIN PROTECTION (TYPE A / TYPE B)

CATCH BASIN PROTECTION (TYPE A / TYPE B)

CATCH BASIN PROTECTION (TYPE C)

NOTE: GEOTEXTILE CAN BE USED IN ADDITION TO GEOTAB BUT IS OPTIONAL.

GEOTAB CAN BE USED IN BOTH UNPAVED AND PAVED AREAS.

GEOTAB MAY BE USED IN BOTH UNPAVED AND PAVED AREAS.

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