

LEGAL DESCRIPTION

BEING A REPLAT OF TRACTS "I" AND "J", VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, AND TRACTS "A" AND "B", VERANO SOUTH - POD C - PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 33 AND 34 TOWNSHIP 36 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.3D/7, 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 9453.35 FEET TO THE POINT OF BEGINNING; 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 215.98 FEET TO A POINT ALSO BEING ON THE NORTHERLY LINE OF THE O.L. PEACOCK CANAL PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1745, PAGE 1955 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°08'58" WEST, ALONG SAID NORTHERLY LINE OF O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 318.77 FEET; THENCE SOUTH 60°24'31" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 276.61 FEET TO A POINT ON THE EASTERLY BOUNDARY OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 24 THROUGH 31, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 33°37'44" WEST, A DISTANCE OF 61.14 FEET TO A POINT ON THE BOUNDARY OF TRACT "J", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1 AND A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET AND A RADIAL BEARING OF N.33°37'44"W, AT SAID INTERSECTION; THE FOLLOWING FIVE (5) COURSES BEING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT "J": 1) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°02'15", A DISTANCE OF 28.19 FEET TO A POINT OF TANGENCY; 2) THENCE SOUTH 60°24'31" WEST, A DISTANCE OF 37.54 FEET; 3) THENCE NORTH 29°35'29" WEST, A DISTANCE OF 121.00 FEET; 4) THENCE NORTH 60°24'31" EAST, A DISTANCE OF 37.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 279.00 FEET; 5) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'11", A DISTANCE OF 2.61 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1; THENCE NORTH 30°07'40" WEST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY OF TRACT "I", AS SHOWN ON SAID PLAT OF VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 1 AND A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 219.00 FEET AND A RADIAL BEARING OF N.30°07'40"W, AT SAID INTERSECTION; THE FOLLOWING FOUR (4) COURSES BEING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT "I": 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'11", A DISTANCE OF 2.05 FEET TO A POINT OF TANGENCY; 2) THENCE SOUTH 60°24'31" WEST, A DISTANCE OF 57.54 FEET; 3) THENCE NORTH 29°35'29" WEST, A DISTANCE OF 121.00 FEET; 4) THENCE NORTH 60°24'31" EAST, A DISTANCE OF 57.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 98.00 FEET AND A POINT ON THE NORTHEASTERLY LINE OF VERANO SOUTH - POD C - PLAT NO. 2, AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID NORTHEASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 103°33'17", A DISTANCE OF 177.12 FEET TO A POINT OF TANGENCY; 2) NORTH 43°08'38" WEST, A DISTANCE OF 732.02 FEET; 3) THENCE NORTH 46°51'23" EAST, A DISTANCE OF 121.00 FEET; 4) THENCE NORTH 43°08'38" WEST, A DISTANCE OF 302.00 FEET; 5) THENCE SOUTH 46°51'23" WEST, A DISTANCE OF 121.00 FEET; 6) THENCE NORTH 43°08'38" WEST, A DISTANCE OF 260.59 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID VERANO SOUTH - POD C - PLAT NO. 2; THENCE SOUTH 46°51'23" WEST, A DISTANCE OF 593.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT "A", AS SHOWN ON VERANO SOUTH - POD C - PLAT NO. 2, AS RECORDED IN PLAT BOOK 84, PAGES 26 THROUGH 34, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE OF TRACT "A", FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 38°43'38" WEST, A DISTANCE OF 98.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 25.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°35'01", A DISTANCE OF 37.34 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE NORTH 43°08'37" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT "B", AS SHOWN ON SAID VERANO SOUTH - POD C - PLAT NO. 2; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "B", FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE SOUTH 46°51'23" WEST, A DISTANCE OF 93.57 FEET; 2) THENCE NORTH 43°08'37" WEST, A DISTANCE OF 121.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PLAT OF VERANO SOUTH - POD C - PLAT NO. 2; THENCE ALONG SAID NORTHWESTERLY LINE FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 46°51'23" EAST, A DISTANCE OF 756.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", A DISTANCE OF 314.16 FEET TO A POINT OF TANGENCY AND A POINT ON THE SOUTHEASTERLY LINE OF TRACT "CA-17", AS SHOWN ON VERANO SOUTH P.U.D. 1 - POD B - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGES 4 THROUGH 16; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHEASTERLY LINE OF TRACT "CA-17", A DISTANCE OF 21.66 FEET; THENCE NORTH 46°51'22" EAST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 917,803.2139 SQUARE FEET OR 21.070 ACRES MORE OR LESS.

CONSTRUCTION PLANS

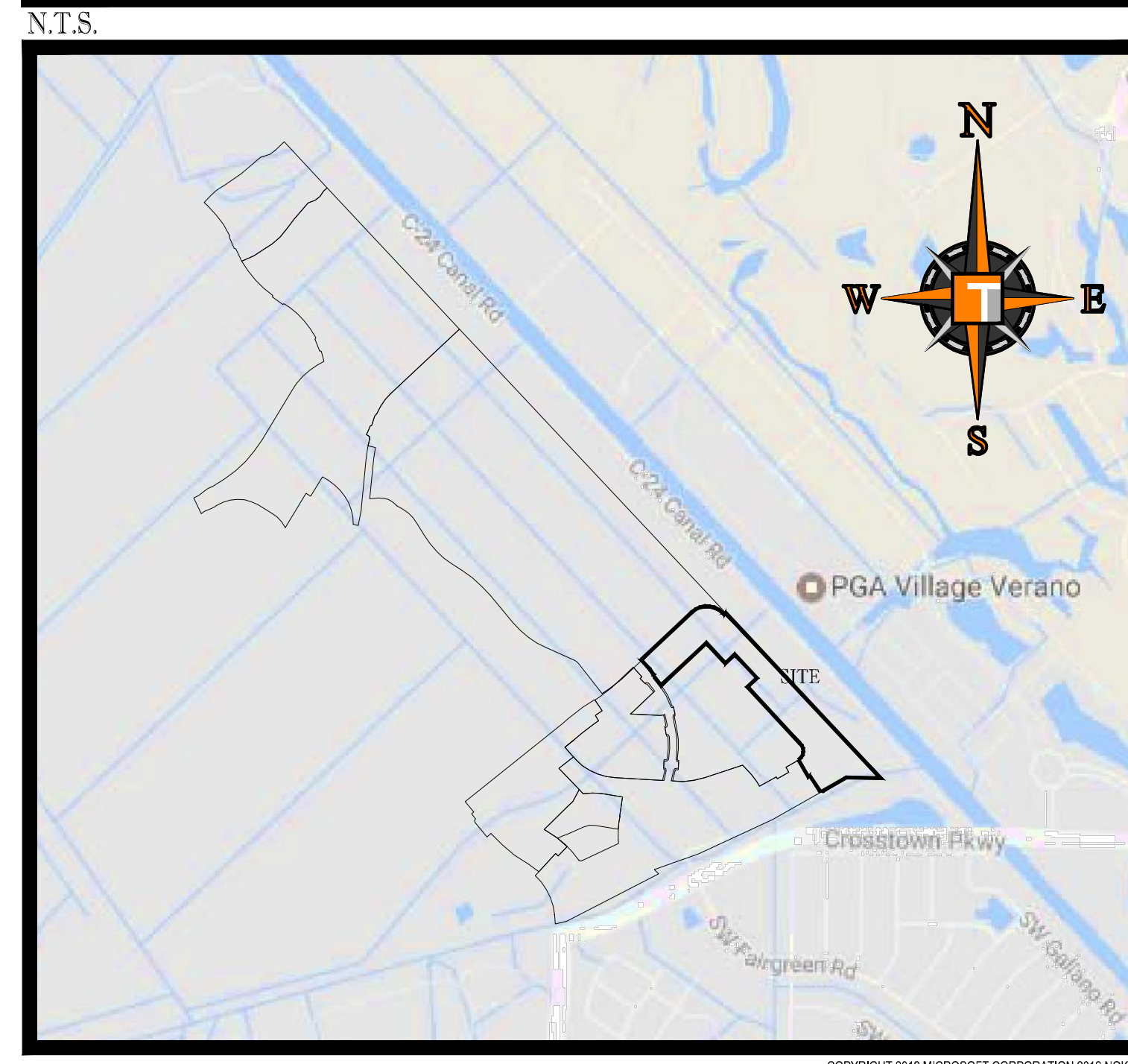
FOR:

VERANO SOUTH - POD C, PLAT 4

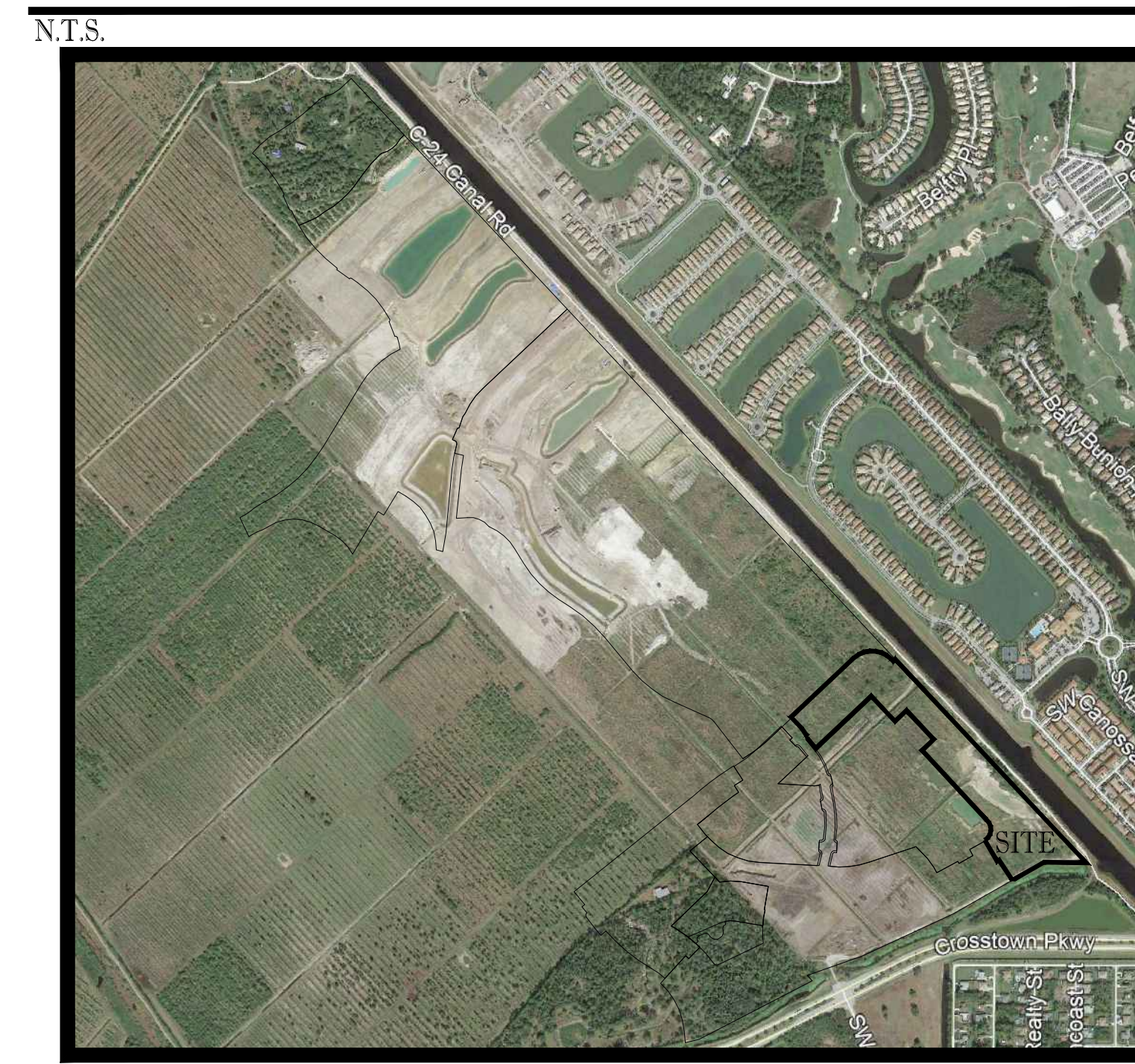
OWNER:

VERANO DEVELOPMENT, LLC

LOCATION MAP



VICINITY AERIAL MAP



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MASTER PSLUSD WATERMAIN PLAN	PSL-WM-01
MASTER PSLUSD SFWMD EXHIBIT	SFWMD-01

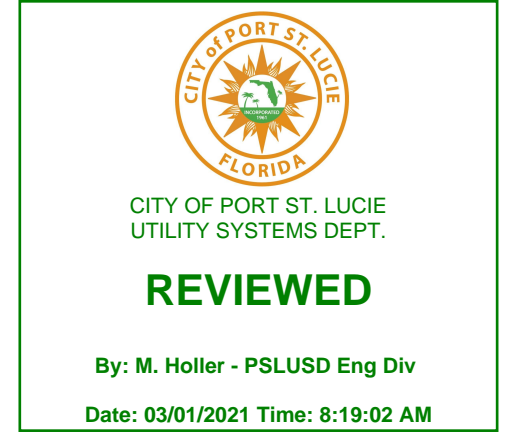
PROJECT TEAM

APPLICANT: VERANO DEVELOPMENT LLC 10911 S.W. VISCONTI WAY PORT ST LUCIE, FL 34986 CONTACT: SCOTT MORTON	ENGINEER: THOMAS ENGINEERING GROUP 125 WEST INDIANTOWN ROAD SUITE 206 JUPITER, FL 33458 CONTACT: BRANDON ULMER, PE
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DAN SORROW	SURVEYOR: GEOPOINT SURVEYINC, INC. 4152 W. BLUE HERON BLVD. RIVIERA BEACH, FL 33404 (561) 444-2720 CONTACT: GARY RAGER, PSM



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

Approved for review, plans stamped 2-26-21 are used for construction



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

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

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6500 NW 31ST AVENUE | 4890 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
JUPITER, FL 33458 | TAMPA, FL 33609 | JUPITER, FL 33458
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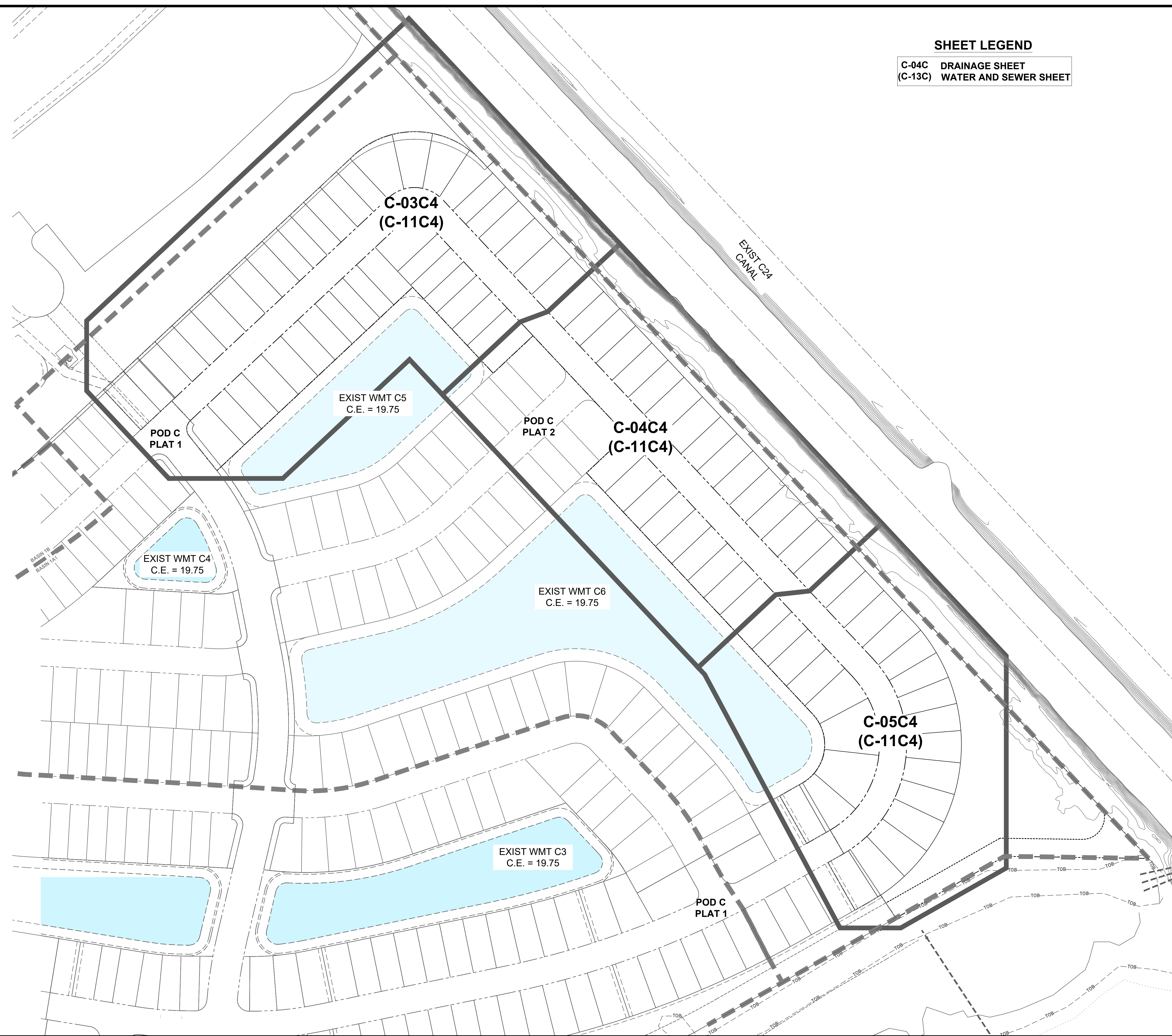
PROJECT No.:	FJ160006
DRAWN BY:	MUL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-COVER-SHEET

PROJECT:
VERANO SOUTH
POD C, PLAT 4
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

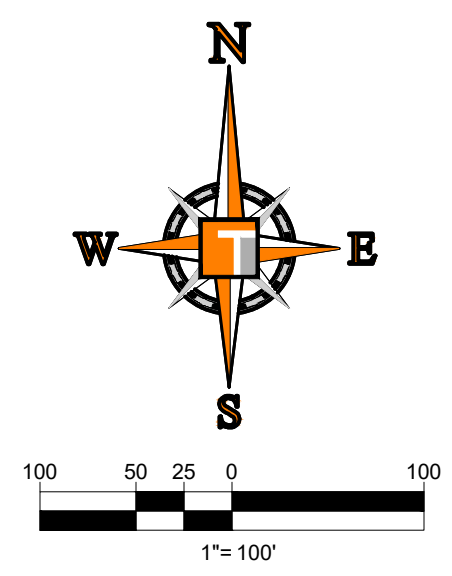
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SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-01(C4)

Printed on Monday, February 15, 2021, 1:50 PM by Michael Lopez@tds



SHEET LEGEND
C-04C DRAINAGE SHEET
(C-13C) WATER AND SEWER SHEET



THOMAS
 ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE | 4850 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.
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 WITHOUT LIABILITY TO THOMAS ENGINEERING GROUP, LLC.

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-KEY-SHEET

PROJECT:
VERANO SOUTH
POD C, PLAT 4
 FOR
VERANO DEVELOPMENT
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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 15, 2021
 FLORIDA BUSINESS REGISTRATION No. 27528

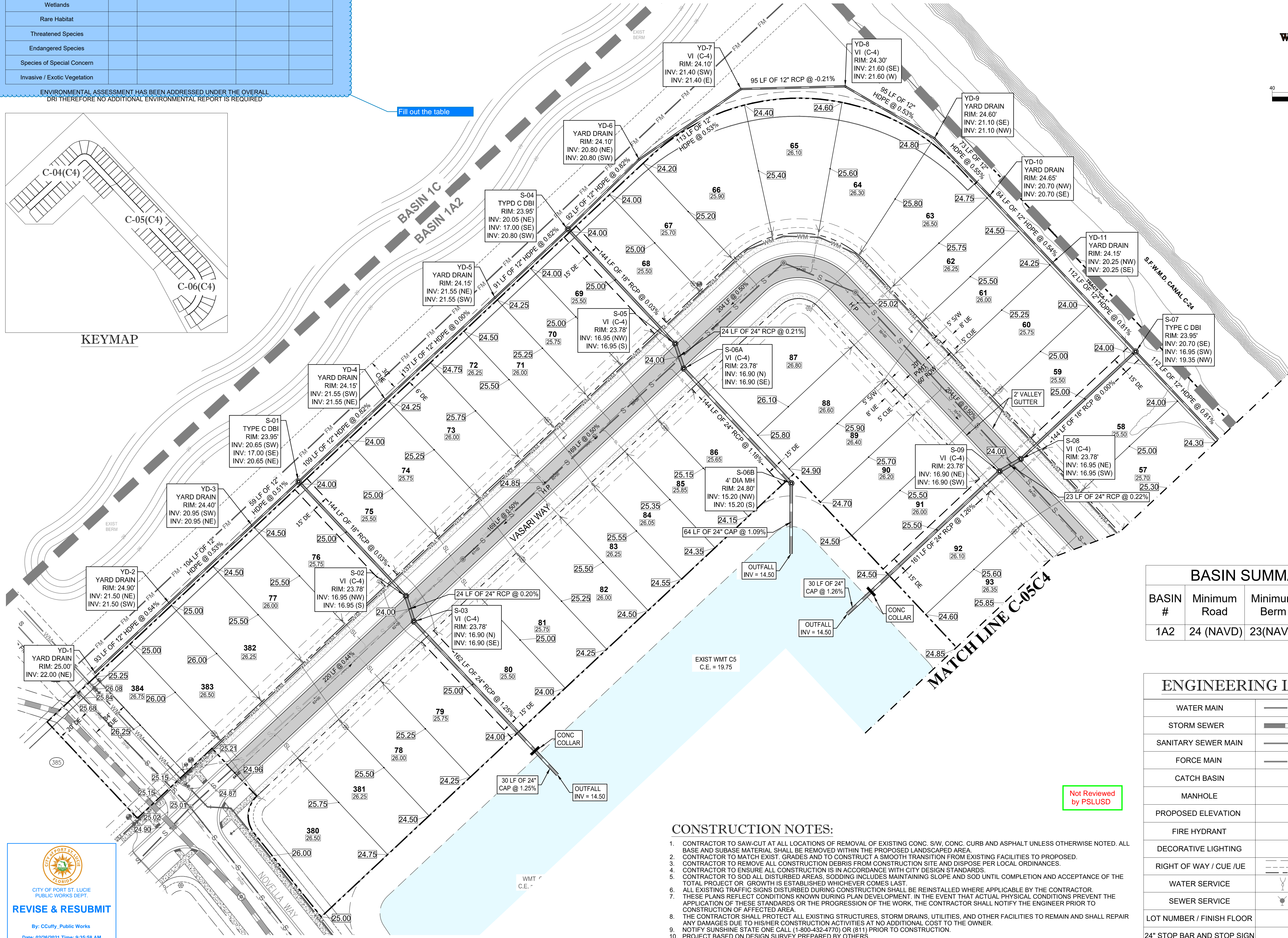
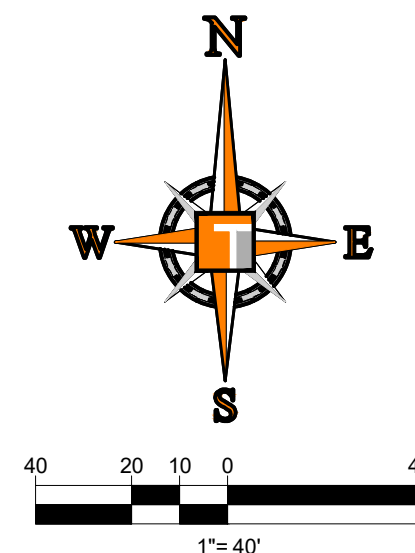
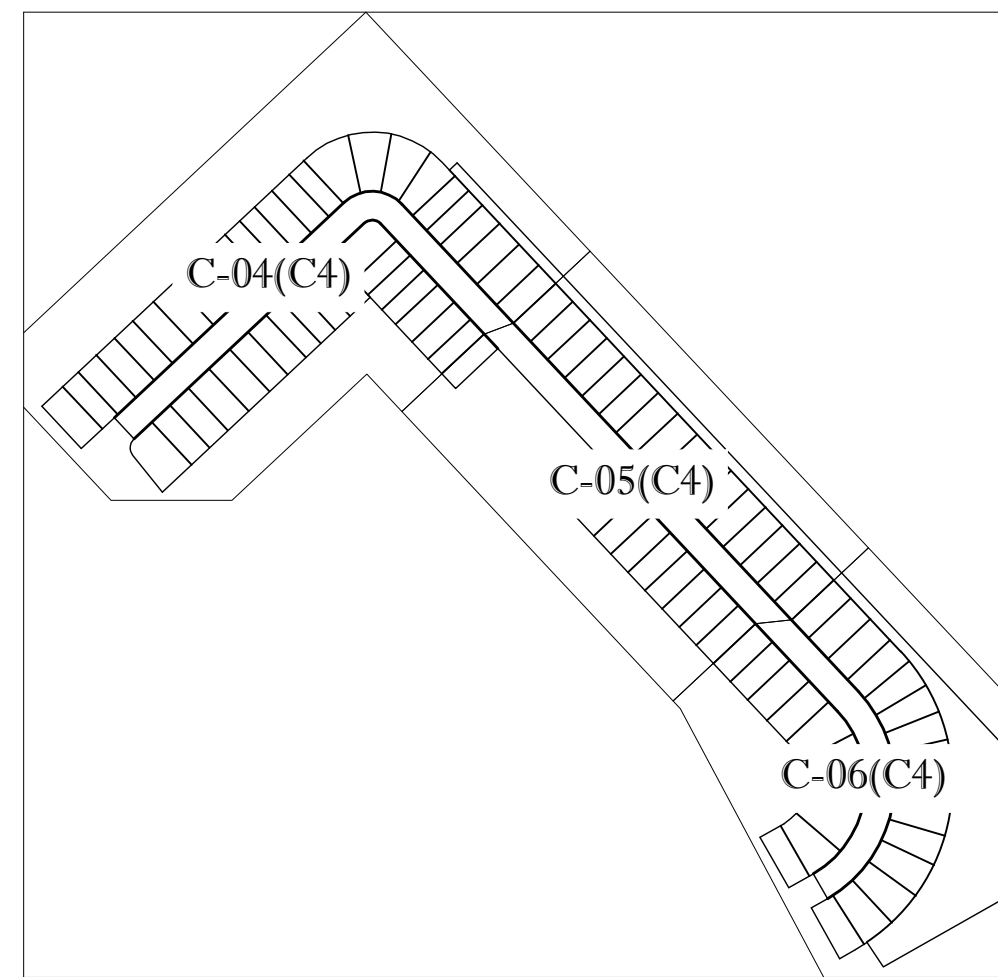
SHEET TITLE:
KEY SHEET
 SHEET NUMBER:
C-03(C4)
 PORT ST. LUCIE PROJECT No. P20-081

Not Reviewed
 by PSLUSD

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

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

Fill out the table



BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
1A2	24 (NAVD)	23(NAVD)	26(NAVD)

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

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.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

Not Reviewed by PSLUSD

REVISE & RESUBMIT
By: CCuffy_Public Works
Date: 02/26/2021 Time: 9:35:58 AM

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6800 NW 31ST AVENUE | 4980 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.
JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33458
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PROJECT No.:	FJ160006
DRAWN BY:	MIL
CHECKED BY:	BMU
DATE:	9-1-19
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT: VERANO SOUTH
POD C, PLAT 4
FOR:
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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PEBORTH PROFESSIONAL PLAZA
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BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
February 15, 2021
FLORIDA BUSINESS REGISTRATION NO. 27528

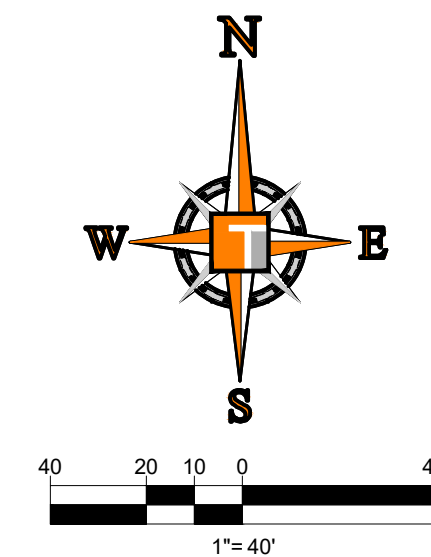
SHEET TITLE:
PGD PLAN

SHEET NUMBER:
C-04(C4)

PORT ST. LUCIE PROJECT NO: P20-081

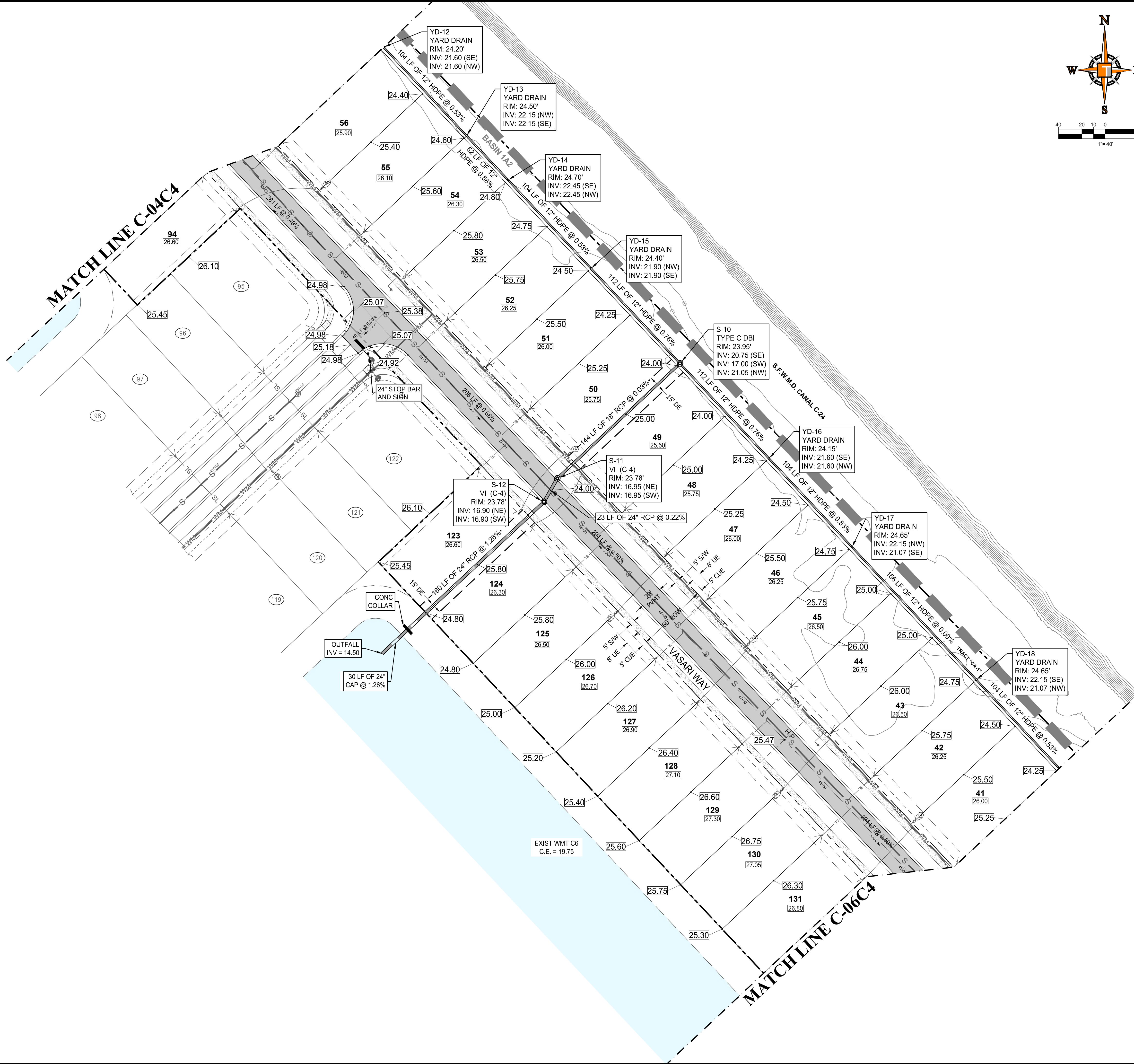
PSLUSD PROJECT NO: 11-652-32E
ELEVATIONS BASED ON NAVD'83

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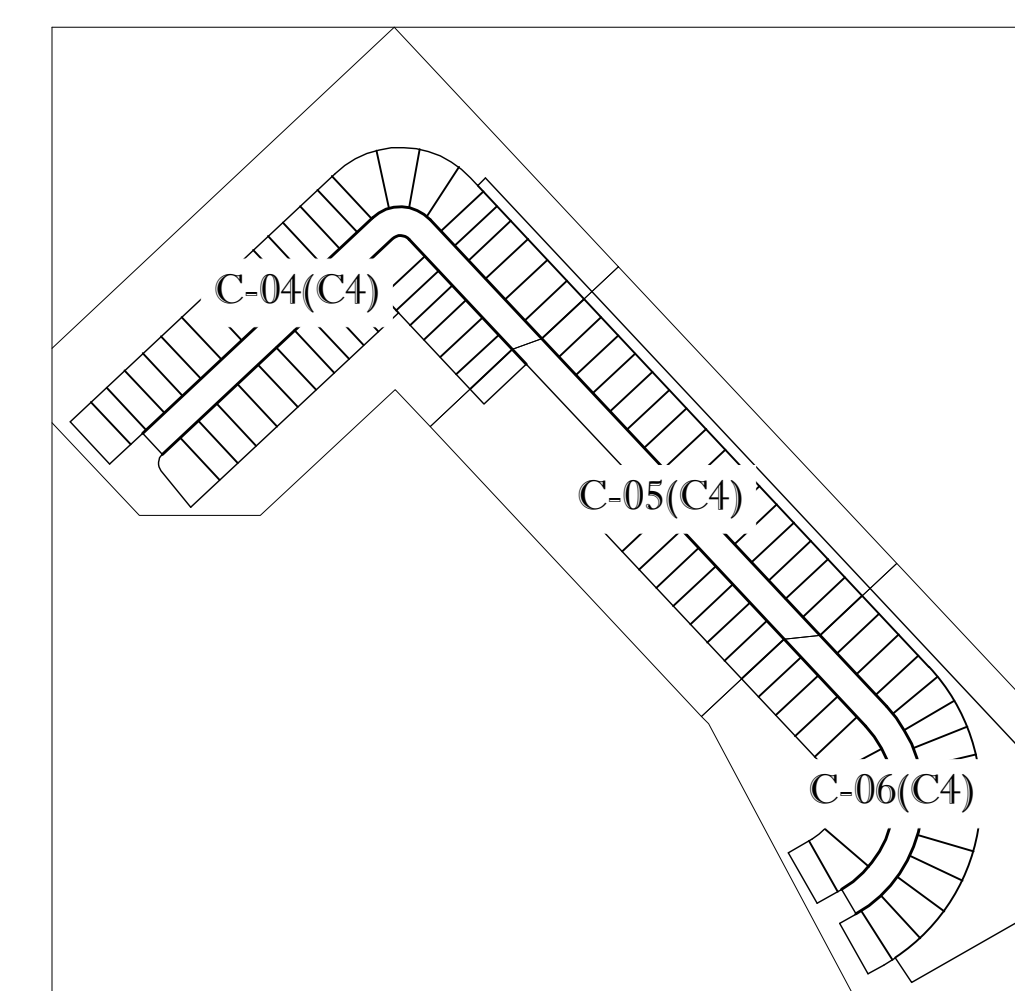
ENGINEERING LEGEND

WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
FORCE MAIN	FM FM
CATCH BASIN	(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)



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BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
1A2	24 (NAVD)	23(NAVD)	26(NAVD)

Not Reviewed by PSLUSD

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE # 4850 W. KENNEDY BLVD. 125 W. INDIANTOWN RD.
 JUPITER, FL 33468 JUPITER, FL 33468
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REVISIONS

REV.	DATE	COMMENT	BY

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DRAWN BY:	MJL
CHECKED BY:	BMU
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CAD I.D.:	FJ160006-PGD-PLANS

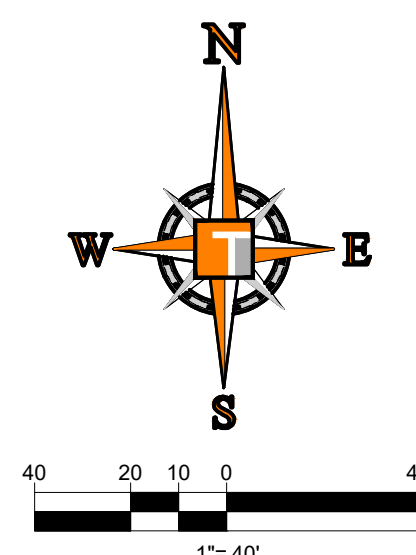
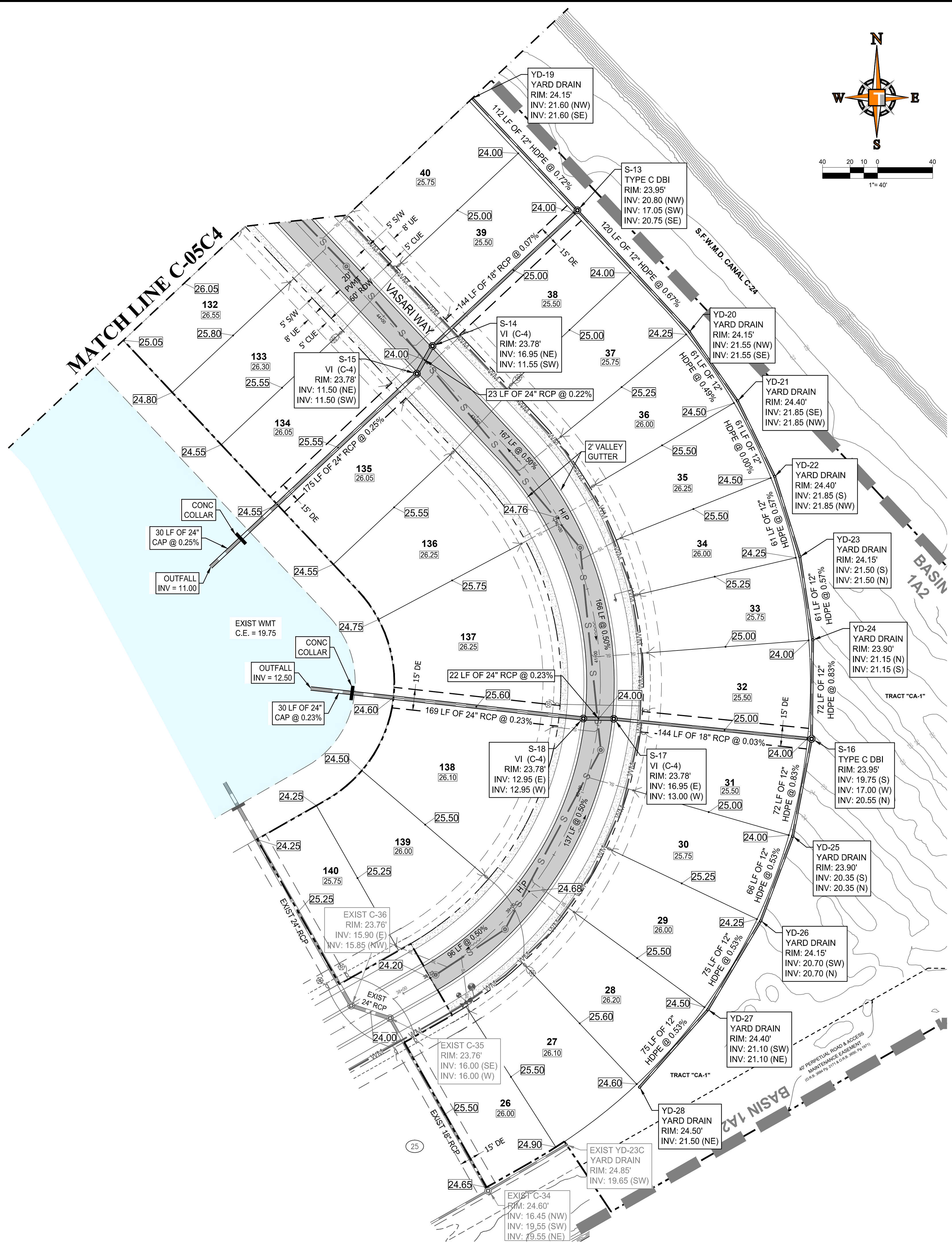
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POD C, PLAT 4
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
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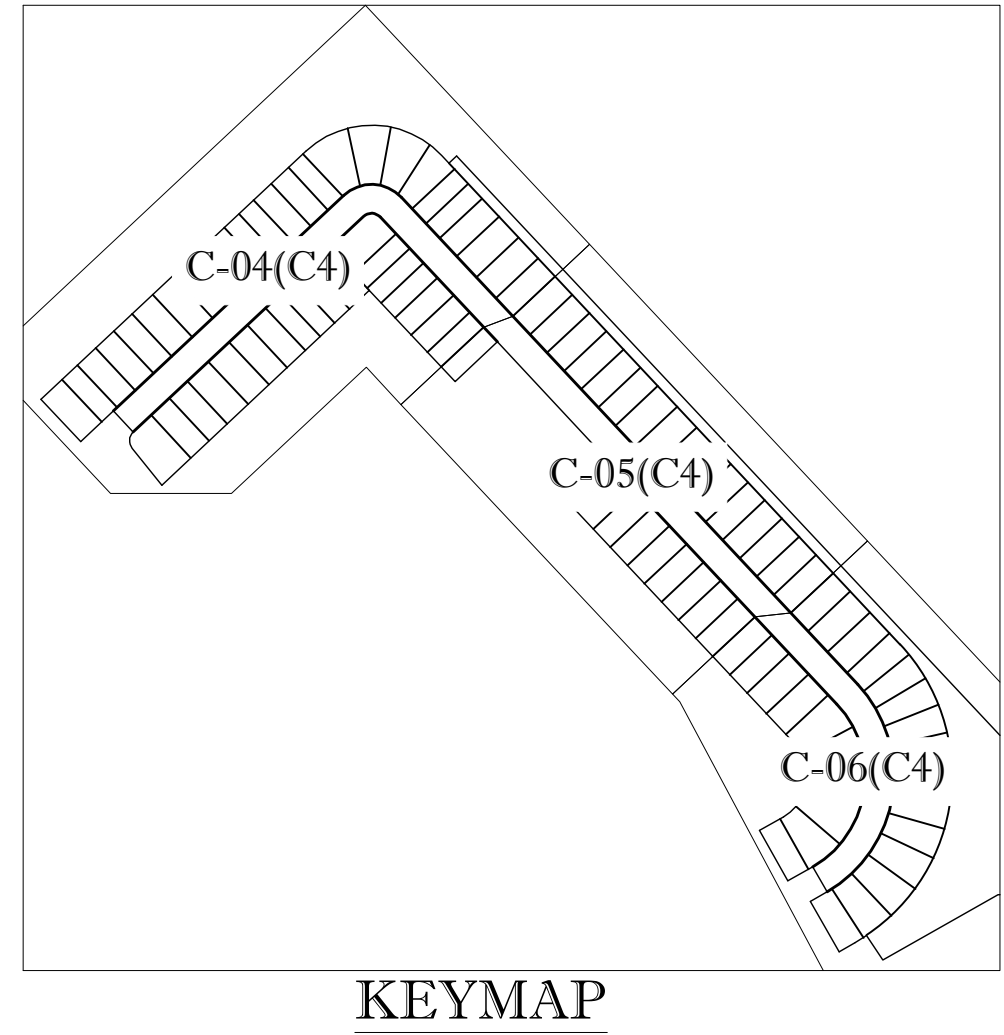
Printed on Monday, February 15, 2021, 1:50 PM by Michael Leporello



- ### 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.
 - ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
 - THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
 - THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
 - NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
 - PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
 - THE CONTRACTOR SHALL NOT ENCRUCH ON TO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

ENGINEERING LEGEND

WATER MAIN	WM
STORM SEWER	S
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	49 26.45
24" STOP BAR AND STOP SIGN	—



BASIN SUMMARY

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
1A2	24 (NAVD)	23(NAVD)	26(NAVD)

Not Reviewed by PSLUSD

THOMAS

ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE | 4850 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
 JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33458
 P: 561-203-7000 | P: 813-379-4100 | P: 561-203-7003
 THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN AND INSTRUMENTS AND SPECIAL SPECIFICATIONS ARE BASED ON THE PROVIDED RECORD INFORMATION. THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN AND INSTRUMENTS AND SPECIAL SPECIFICATIONS SHALL BE CHECKED FOR ANY ERRORS OR OMISSIONS BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN AND INSTRUMENTS AND SPECIAL SPECIFICATIONS.

REVISIONS

REV.	DATE	COMMENT	BY

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.callsunshine.com

PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:

VERANO SOUTH POD C, PLAT 4

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

BRANDON UEMER

No. 68345

PROFESSIONAL ENGINEER

February 15, 2021

FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:

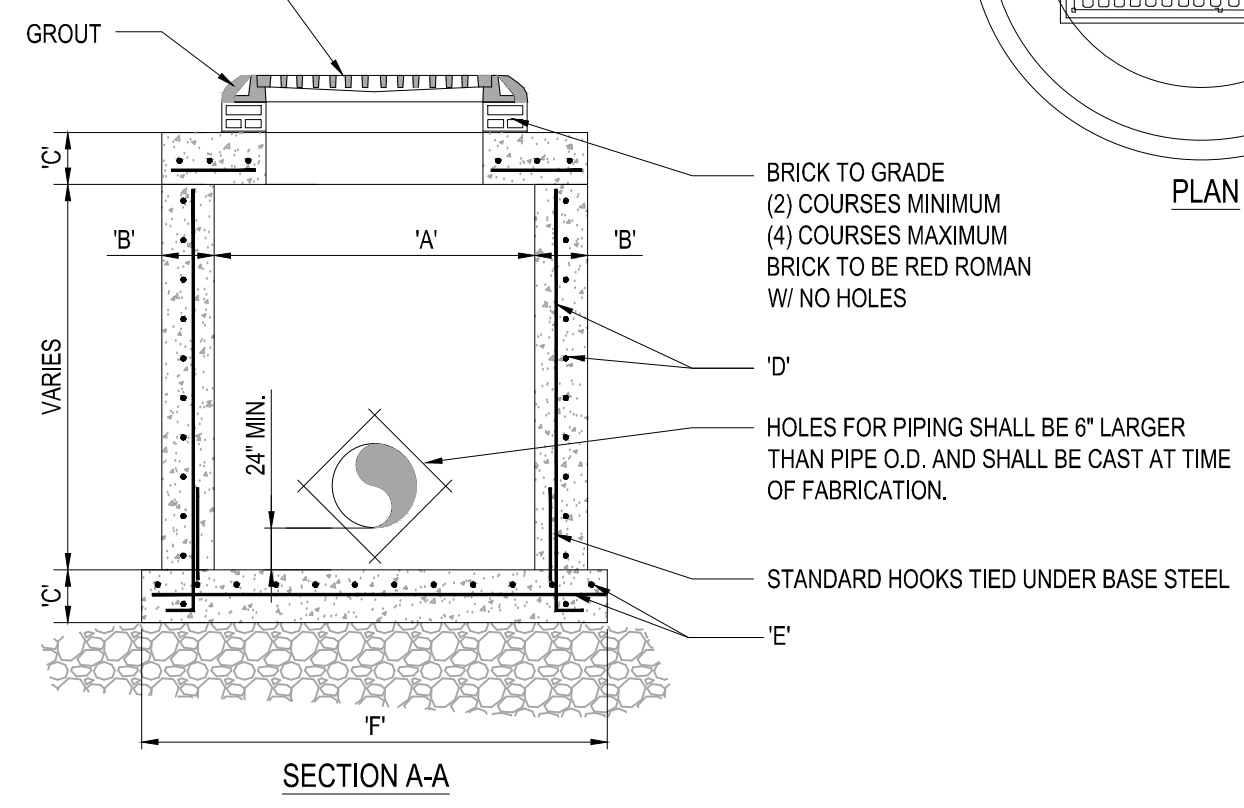
PGD PLAN

SHEET NUMBER:

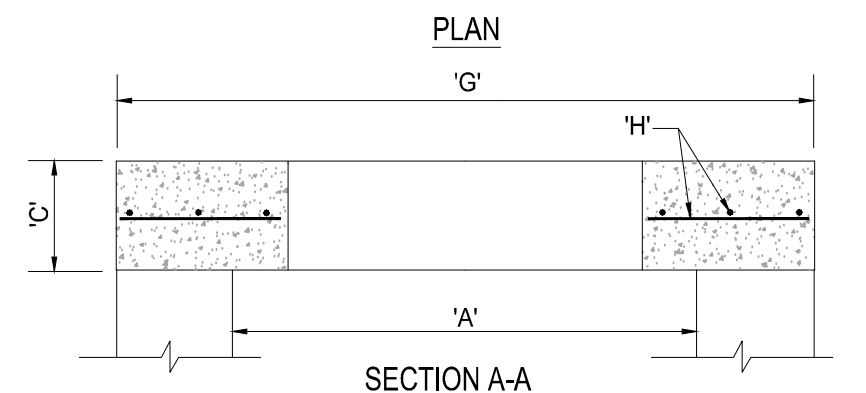
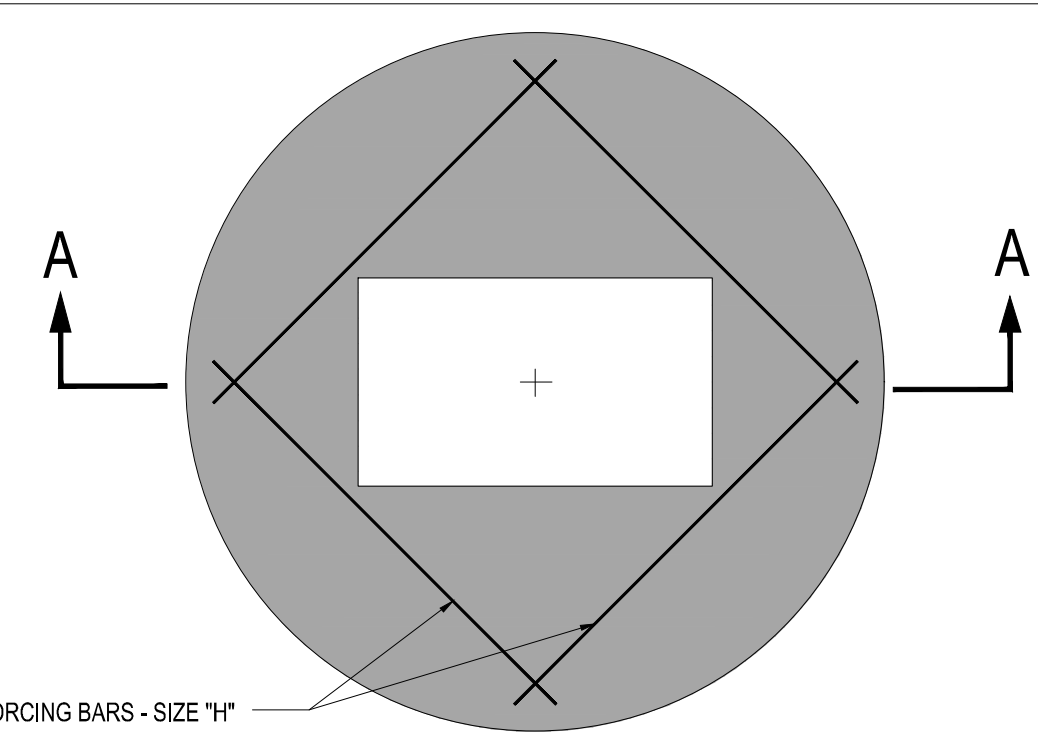
C-06(C4)

PORT ST. LUCIE PROJECT No. P20-081

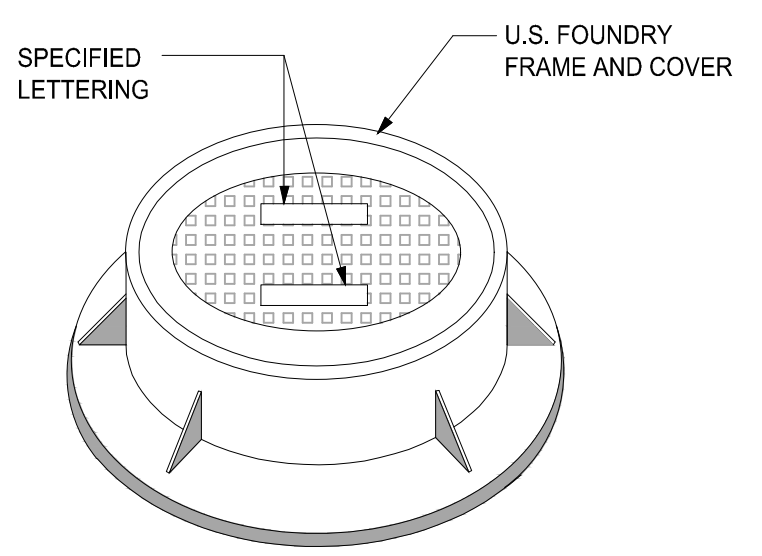
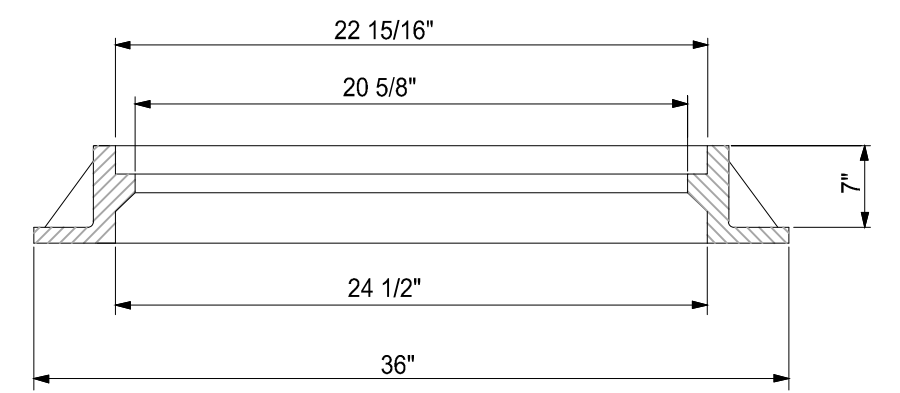
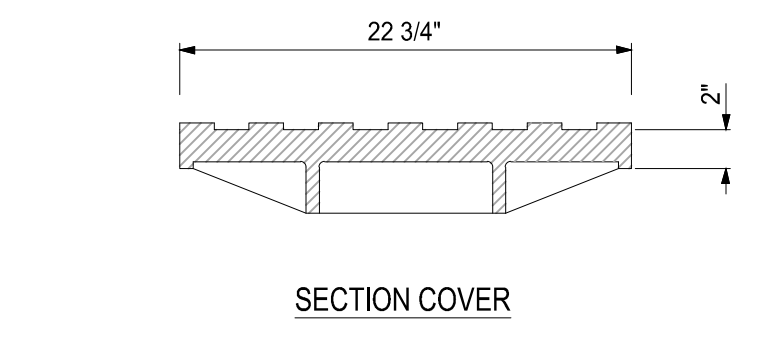
U.S. FOUNDRY FRAME & GRATE NO. 5113-8194 (OR APPROVED EQUAL)
RIM. ELEV.= (SEE PLAN)



TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2-W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø



TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.



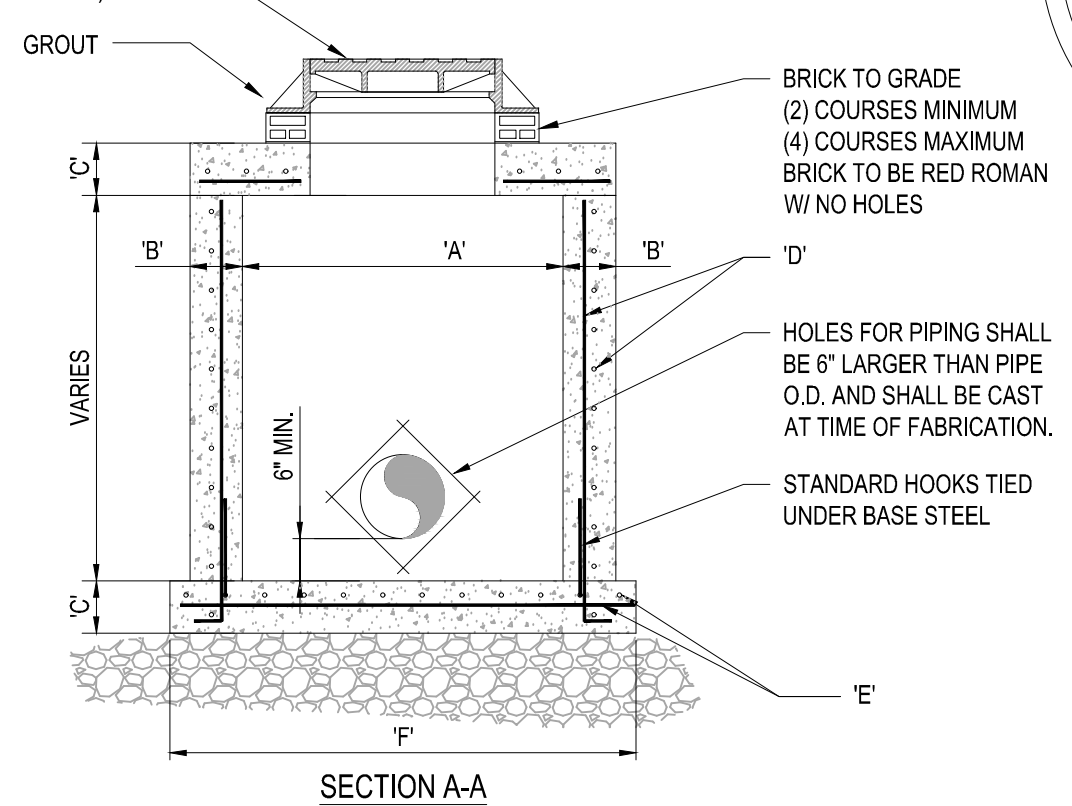
NOTE:
1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

1 PRECAST CIRCULAR VALLEY INLET
SCALE: NONE

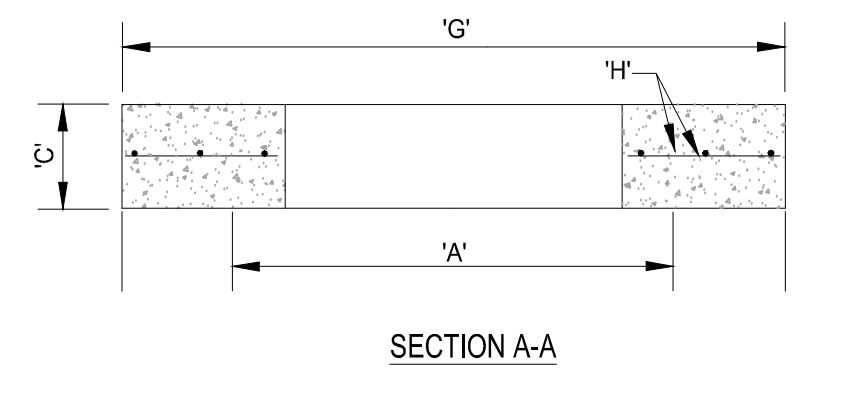
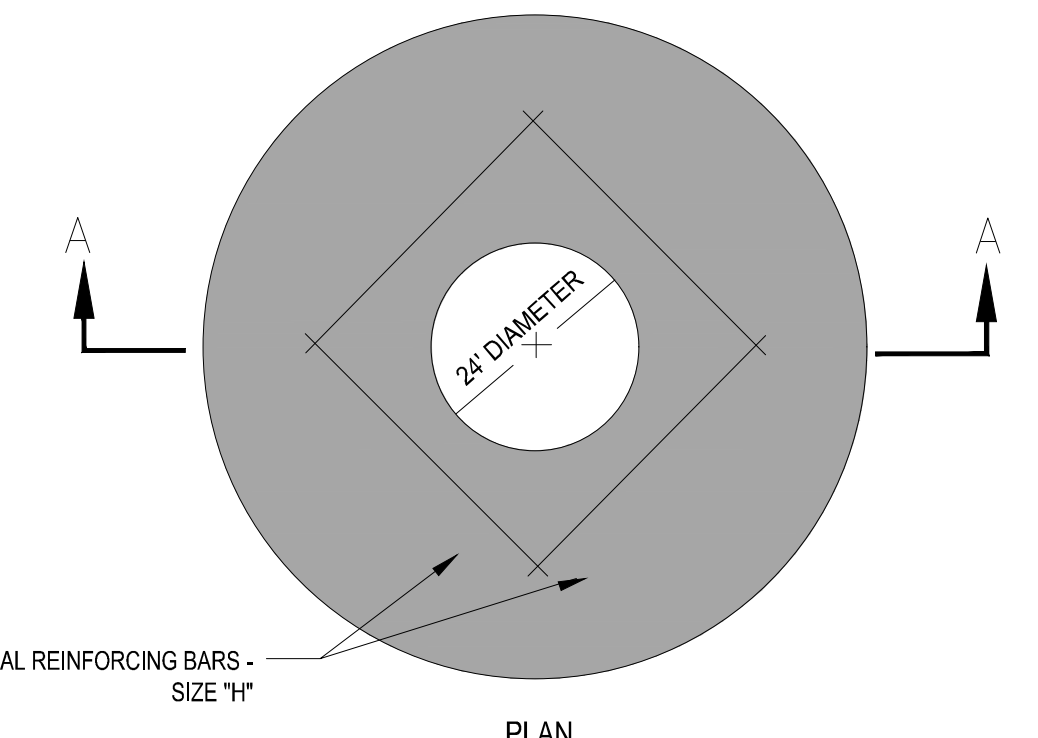
2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE

3 MANHOLE FRAME DETAIL
SCALE: NONE

U.S. FOUNDRY RING AND COVER, DRAWING No. 420-C (OR APPROVED EQUAL)



TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2-W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

4 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE

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

Missing or invalid reference
File: R:\Kolter\2014\FJ140090 Alton Parcel G, Hood Rd. PBG, FL\5113-6194.pdf
Sheet: 1

Not Reviewed
by PSLUSD

PSLUSD PROJECT NO: 11-652-32D
ELEVATIONS BASED ON NAVD '88

HOMAS
ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6500 NW 31ST AVENUE | 4890 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.
JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33468
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REVISIONS

REV.	DATE	COMMENT	BY:

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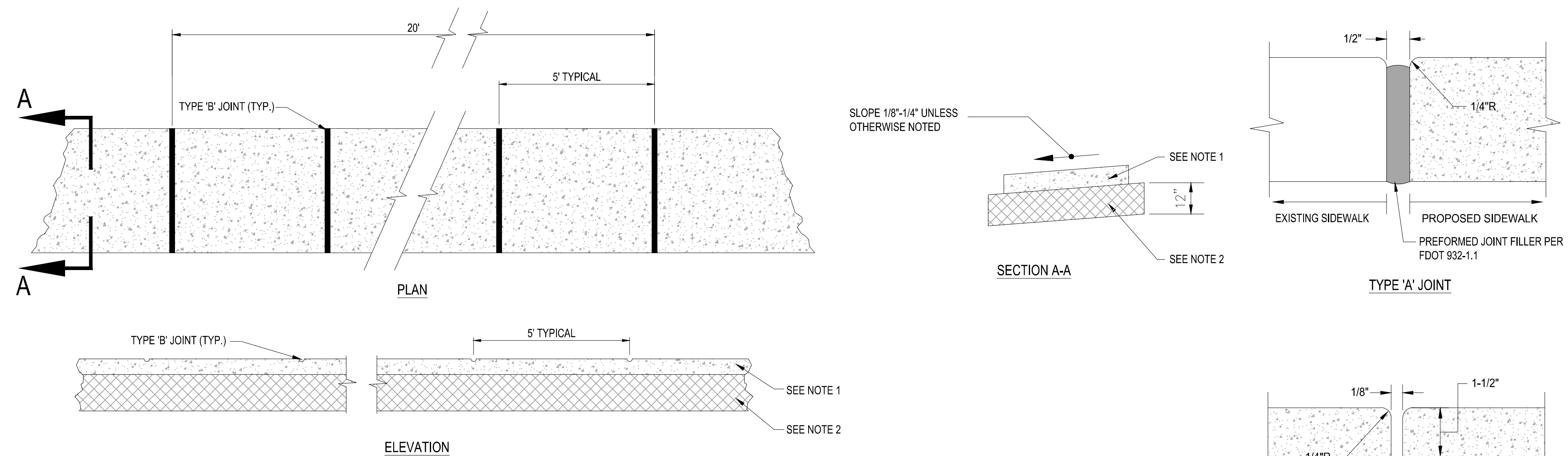
PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMJ
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-DETAILS

PROJECT:
VERANO SOUTH
POD C, PLAT 3
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

HOMAS
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
February 15, 2021
FLORIDA LICENSE # 13662
FLORIDA BOARD OF PROFESSIONAL ENGINEERS No. 27528

SHEET TITLE:
PGD DETAILS
SHEET NUMBER:
C-07(C4)
PORT ST. LUCIE PROJECT NO: P20-112

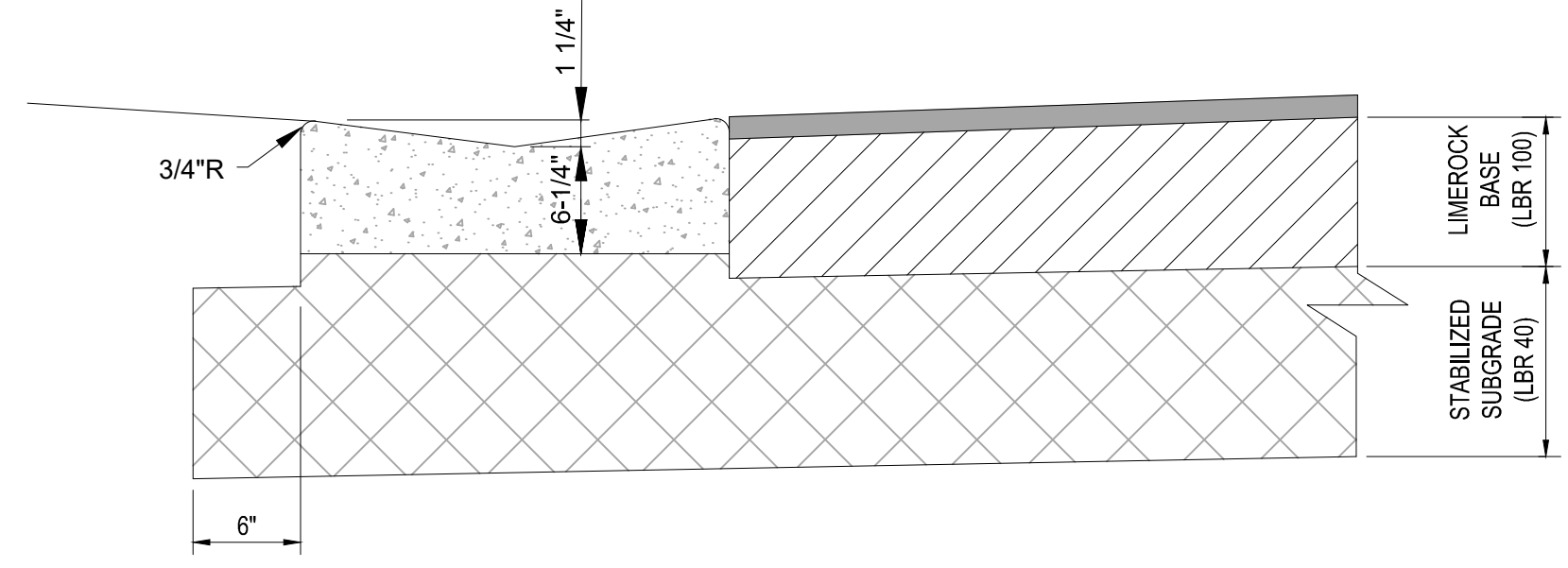


- NOTES:**
- SIDEWALK SHALL BE 6" THICK
 - SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
 - CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
 - SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
 - PROVIDE EXPANSION JOINT (TYPE 'A')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

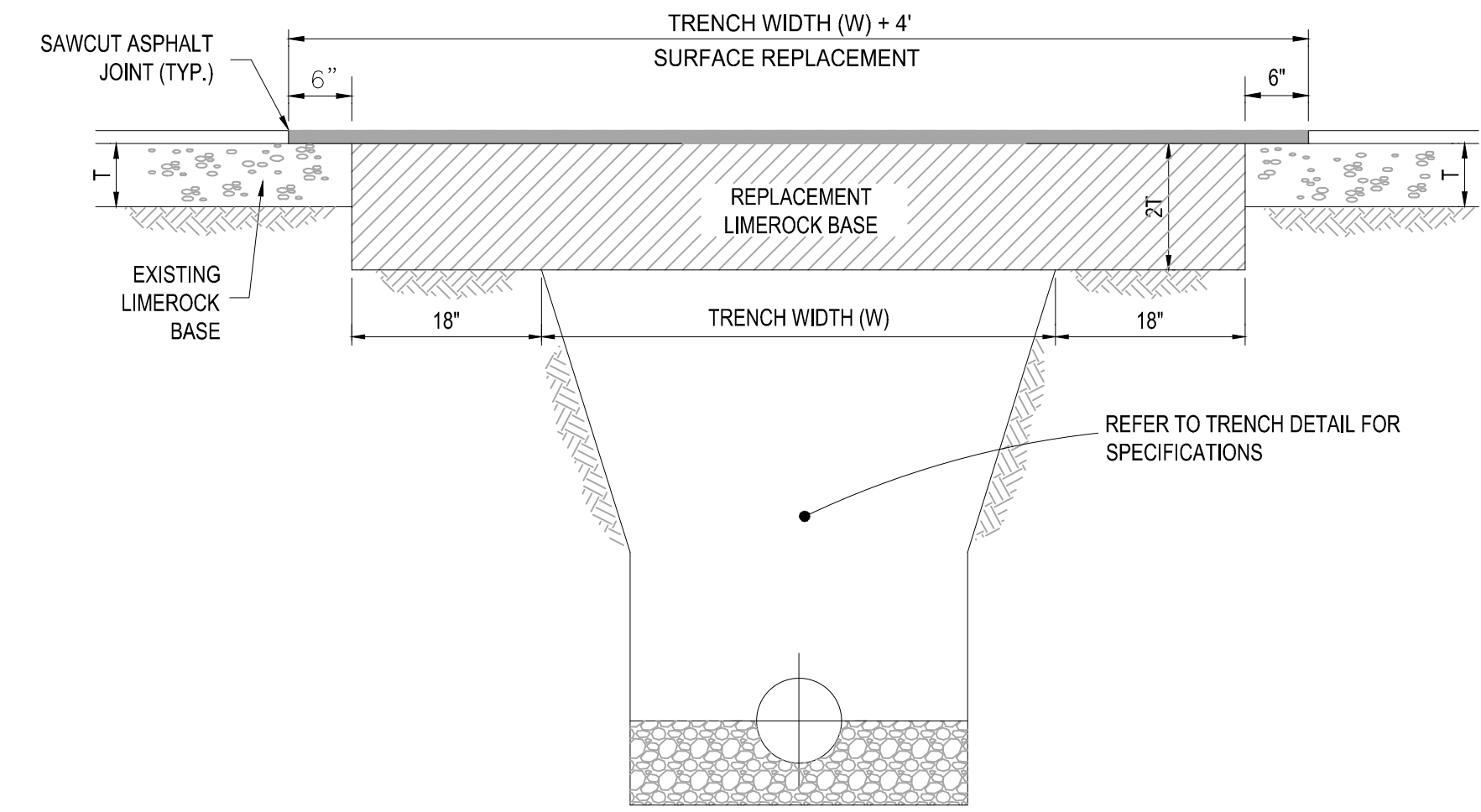
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

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)

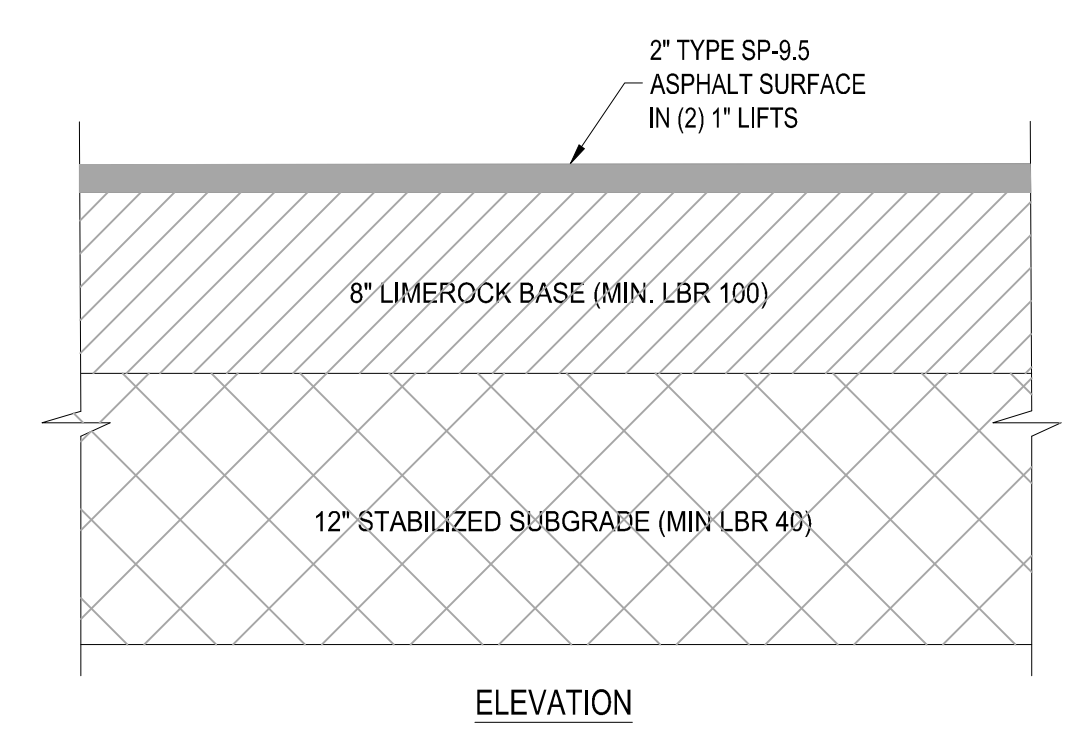


- NOTES:**
- REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
 - BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
 - SUBGRADE MATERIAL 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" x 0.44 1"	0.88	
Pavement	8" x 0.18 1"	1.44	
Base	12" x 0.08 1"	0.96	
Subgrade			3.28
			3.28 + 2.5



9 ASPHALT PAVEMENT DETAIL

SCALE: NONE

7 VALLEY GUTTER DETAIL

SCALE: NONE

Not Reviewed by PSLUSD

PSLUSD PROJECT NO: 11-652-32D
ELEVATIONS BASED ON NAVD '88

HOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD | 125 W INDIANTOWN RD.
JUPITER, FL 33469 | TAMPA, FL 33609 | JUPITER, FL 33468
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REV	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMJ
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-DETAILS

PROJECT:
VERANO SOUTH
POD C, PLAT 3

FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

HOMAS
ENGINEERING GROUP

PEBORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD., SUITE 206
JUPITER, FL 33468
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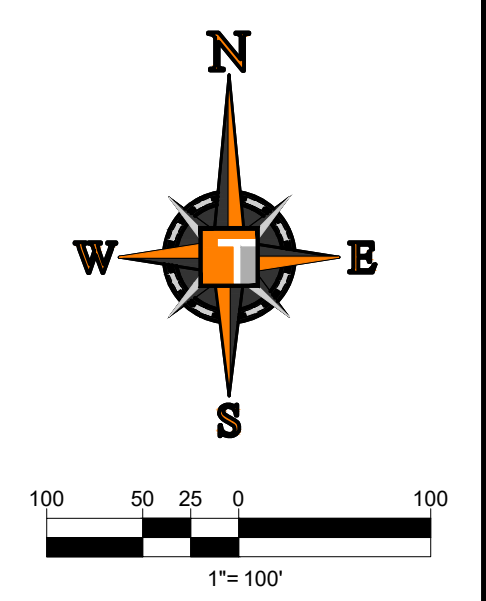
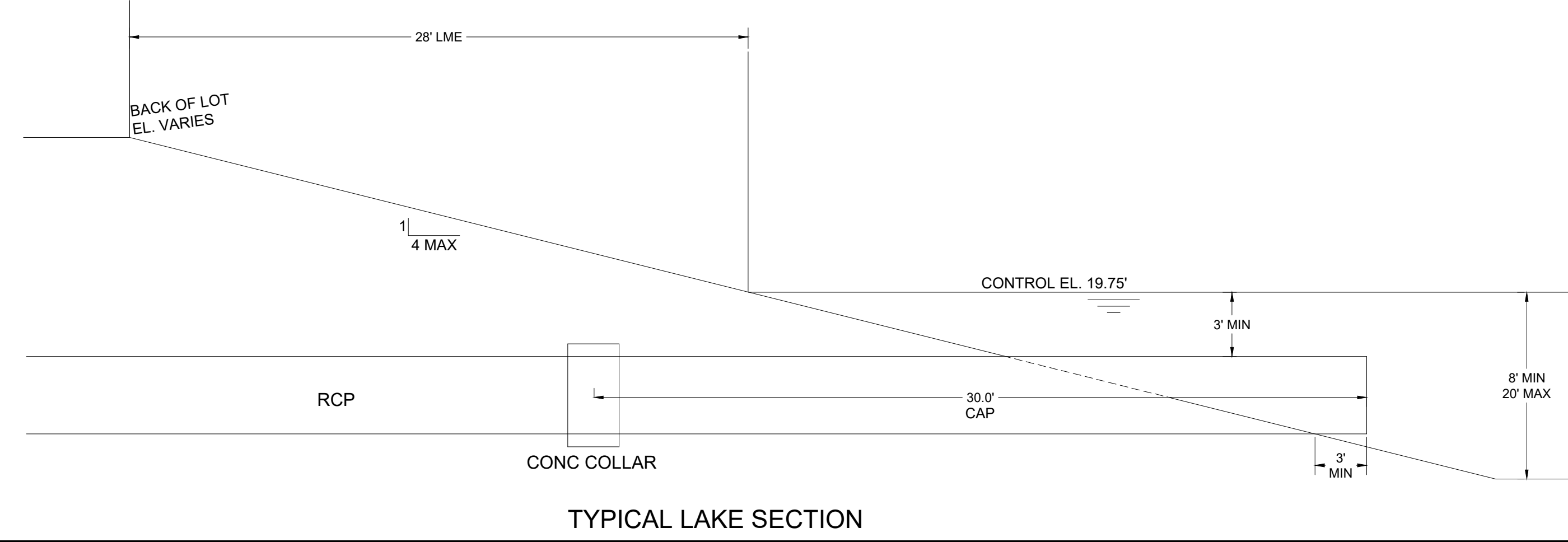
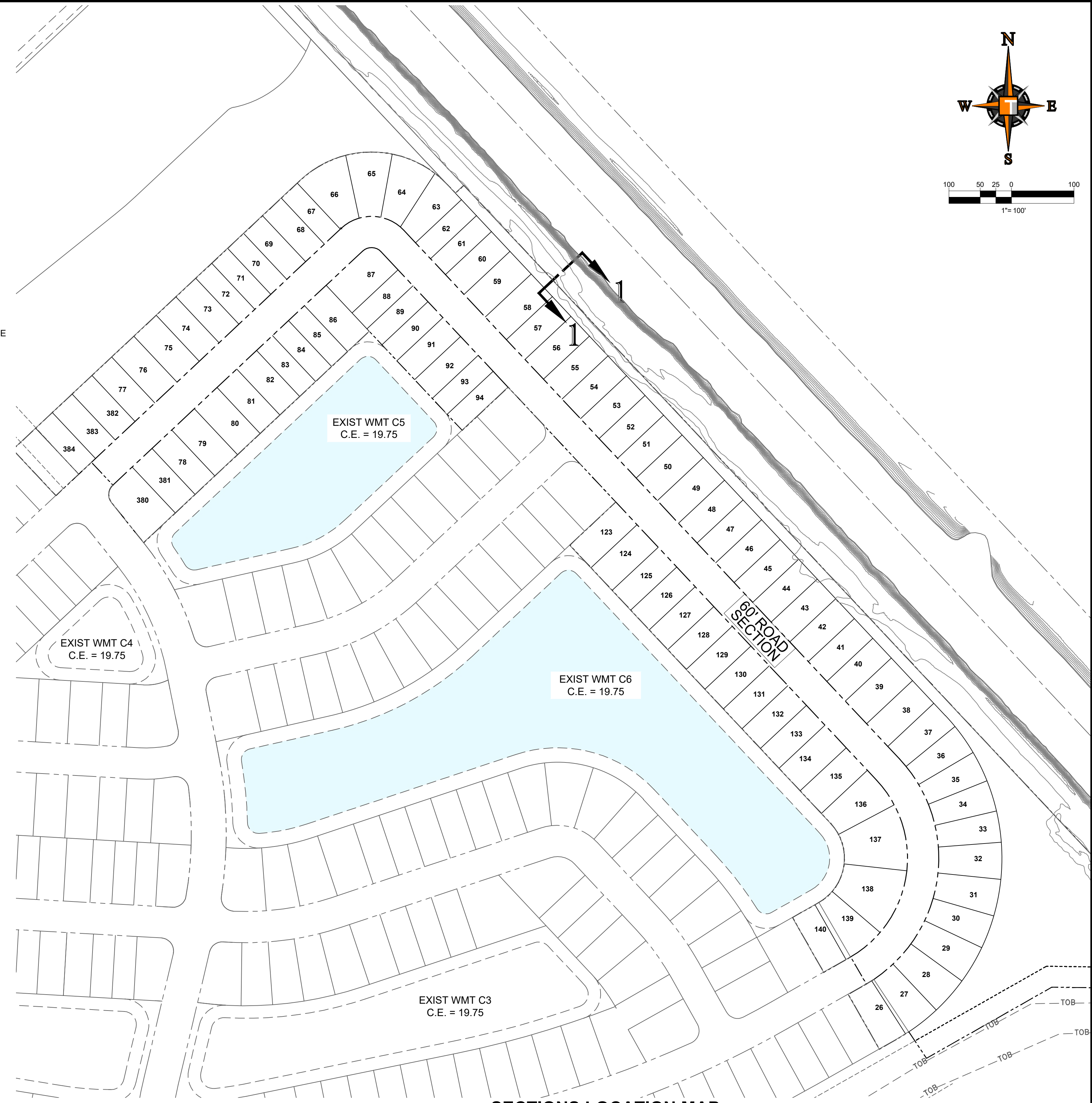
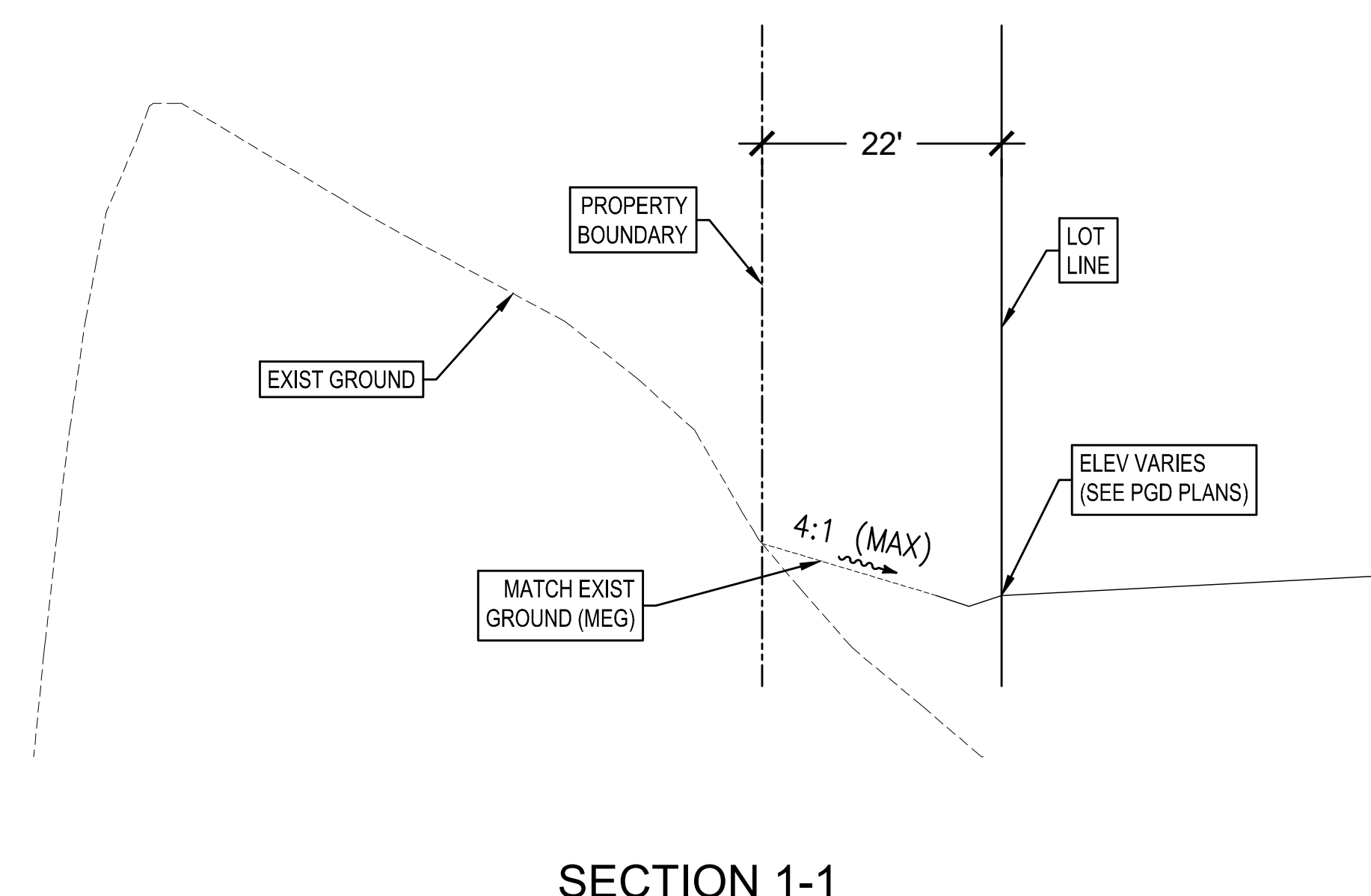
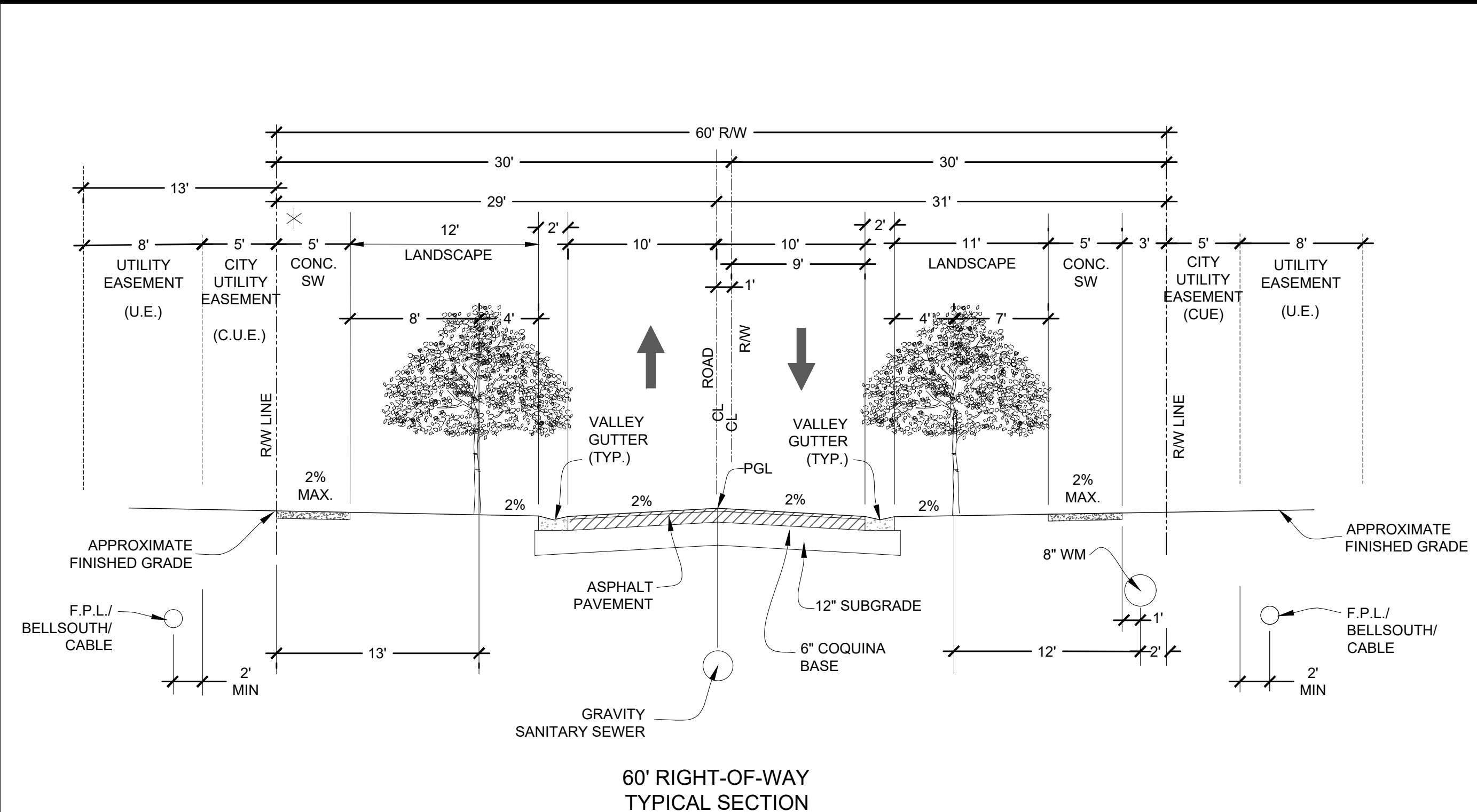
BRANDON UEMER
No. 68345
PROFESSIONAL ENGINEER
February 15, 2021
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PGD DETAILS

SHEET NUMBER:
C-08(C4)

PORT ST. LUCIE PROJECT NO: P20-112

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 TAMPA, FL 33609 | TAMPA, FL 33609 | JUPITER, FL 33458
 P: 813-379-4100 | P: 561-203-7503
 P: 561-202-7000
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REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-PGD-SECTIONS

PROJECT:
VERANO SOUTH
POD C, PLAT 4
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
 FLORIDA

THOMAS ENGINEERING GROUP
 PEBWORTH PROFESSIONAL PLAZA
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 JUPITER, FL 33458
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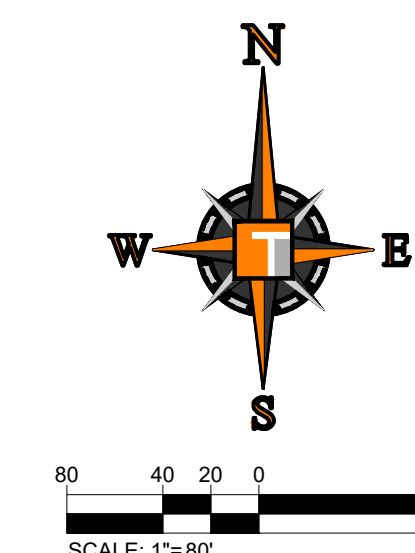
Approved for review: plans stamped 2-26-21 are used for construction

CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPT.
REVIEWED
 By: M. Holler - PSLUSD Eng Div
 Date: 03/01/2021 Time: 8:19:02 AM

BRANDON JEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 15, 2021
 FLORIDA BUSINESS AND PROFESSIONAL LICENSING BOARD
 FLORIDA BUSINESS AND PROFESSIONAL LICENSING BOARD No. 27528

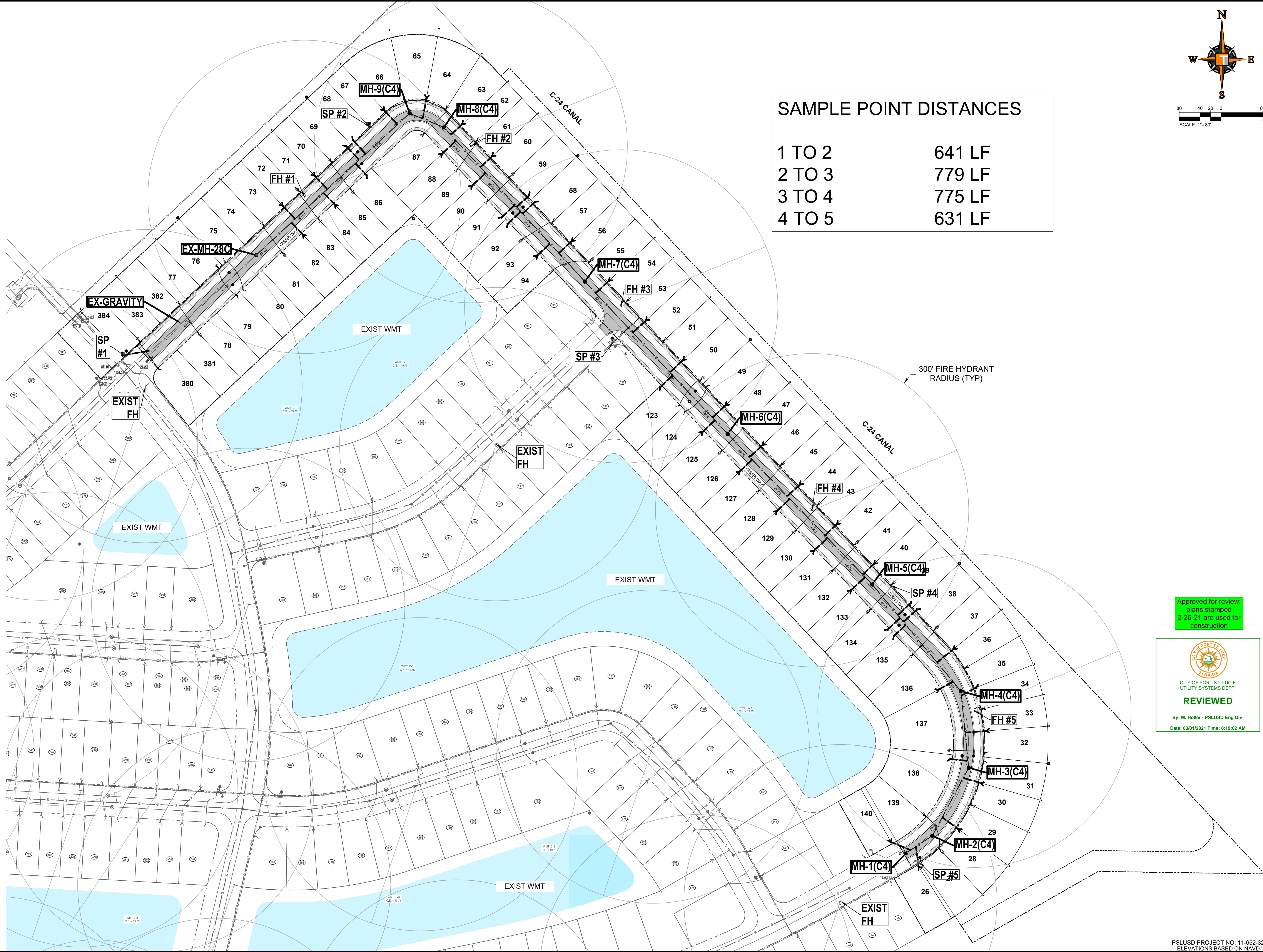
SHEET TITLE:
PGD SECTIONS
 SHEET NUMBER:
C-09(C4)
 PORT ST. LUCIE PROJECT NO: P20-081

Printed on Monday, February 15, 2021, 1:51 PM by Michael Luperfidele



SAMPLE POINT DISTANCES

1 TO 2	641 LF
2 TO 3	779 LF
3 TO 4	775 LF
4 TO 5	631 LF



Approved for review
plans stamped
2-26-21 are used for
construction

CITY OF PORT ST. LUCIE
UTILITY SYSTEMS DEPT.
REVIEWED
By: M. Holler - PSLUSD Eng Div
Date: 03/01/2021 Time: 8:19:02 AM

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6500 NW 31ST AVENUE
SUITE 200
JUPITER, FL 33468
P: 561-203-7000
F: 561-203-7003

4850 W. KENNEDY BLVD.
SUITE 100
JUPITER, FL 33469
P: 561-379-4100
F: 561-379-4100

REVISIONS

REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	01-1-18
CAD I.D.:	FJ160006-MASTER-UTIL

PROJECT:
**VERANO SOUTH
POD C, PLAT 4**

FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

PEBORTH PROFESSIONAL PLAZA
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JUPITER, FL 33468
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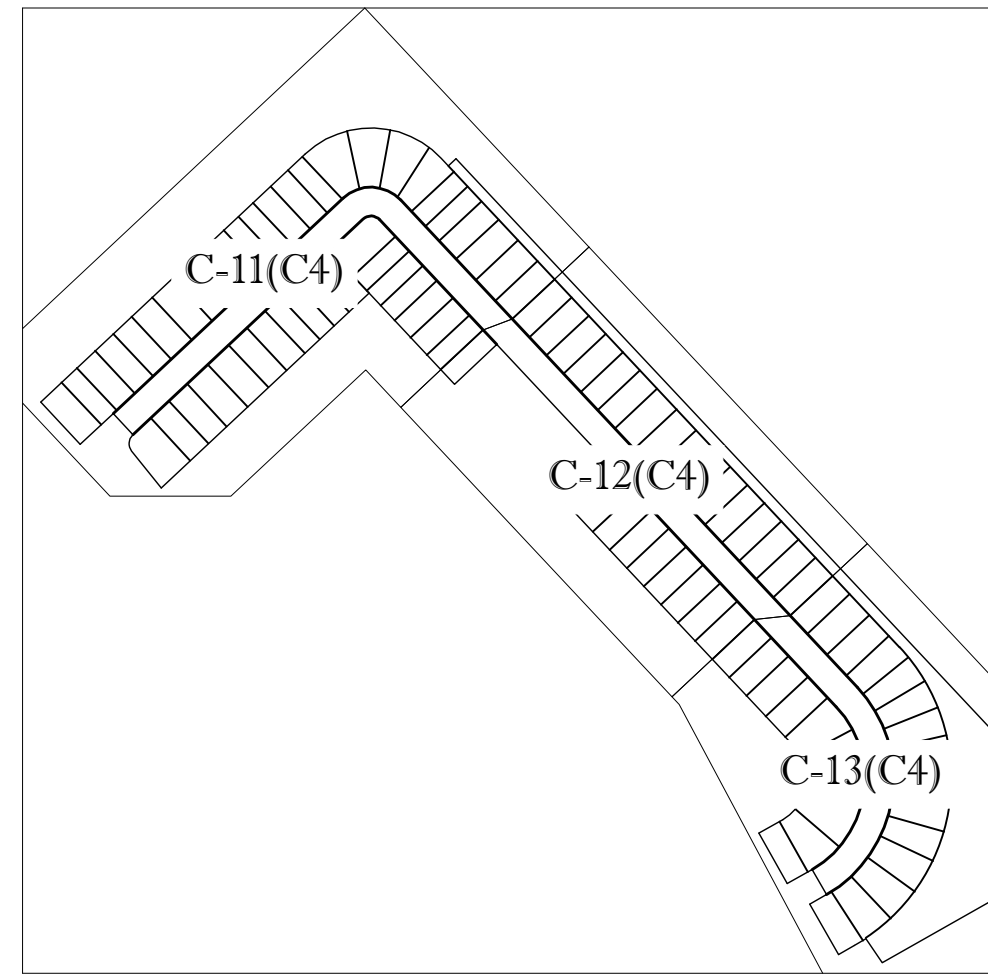
BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
February 15, 2021
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

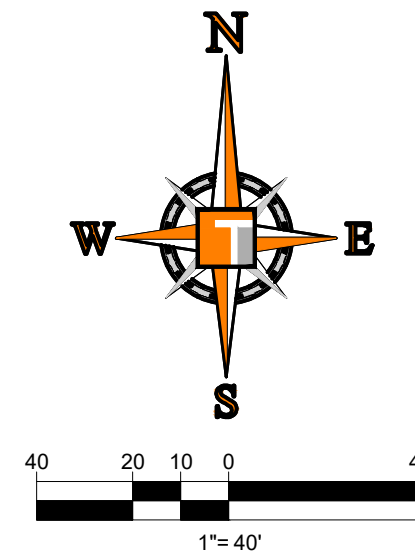
SHEET TITLE:
MASTER UTILITY PLAN

SHEET NUMBER:
C-10(C4)

PORT ST. LUCIE PROJECT No: P20-081



KEYMAP



THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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

4850 W. KENNEDY BLVD.
SUITE 100
JUPITER, FL 33469
P: 561-379-4100
F: 561-379-4100

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REVISIONS			
REV.	DATE	COMMENT	BY

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-UTILITY-PLANS

PROJECT:

VERANO SOUTH
POD C, PLAT 4

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP

PEB WORTH PROFESSIONAL PLAZA
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JUPITER, FL 33468
PH: (561) 203-7503
FX: (561) 203-7721
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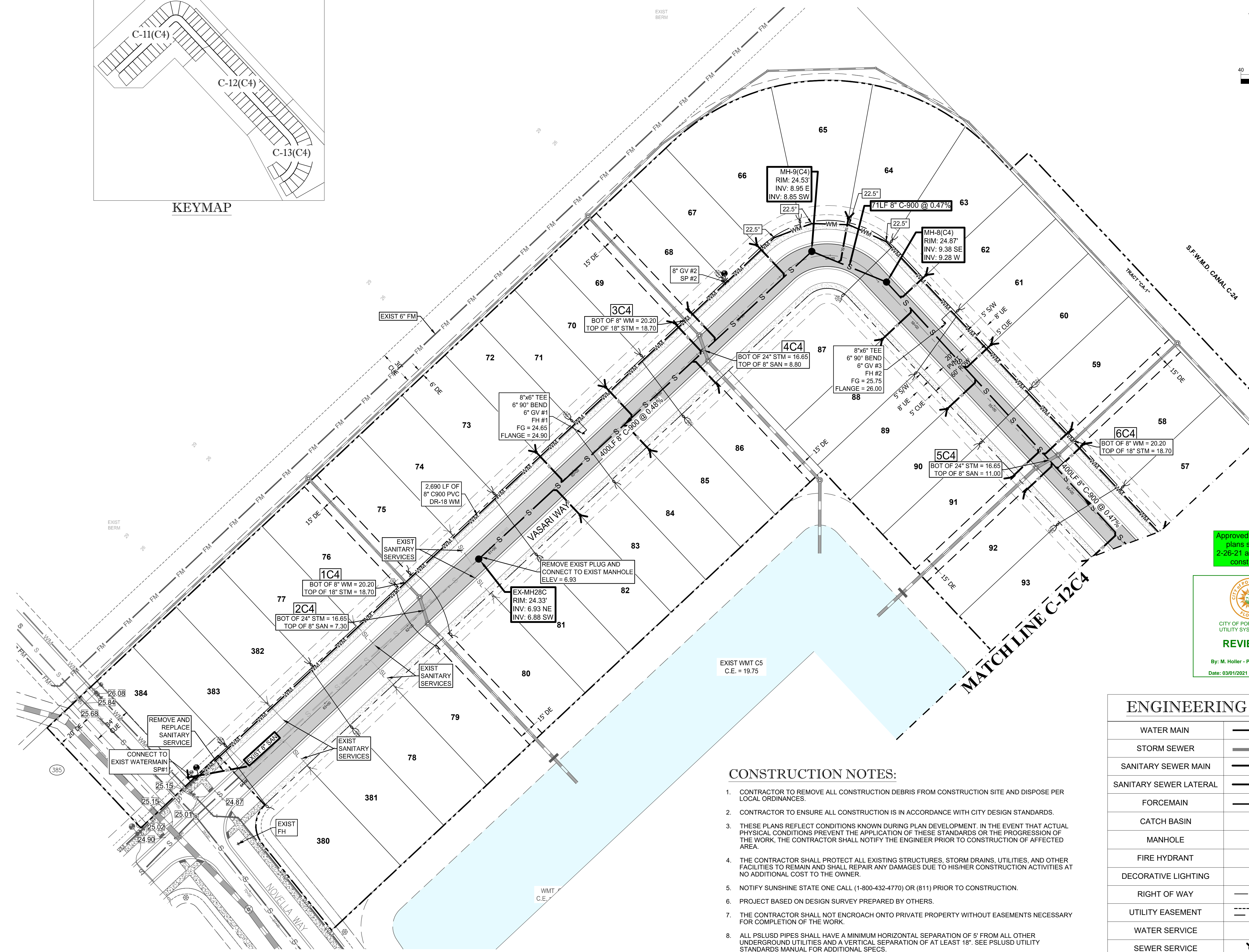
BRANDON UEMER
No. 68345

PROFESSIONAL ENGINEER
February 15, 2021
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-11(C4)

PORT ST. LUCIE PROJECT No. P20-081



Approved for review,
plans stamped
2-26-21 are used for
construction

CITY OF PORT ST. LUCIE
UTILITY SYSTEMS DEPT.

REVIEWED

By: M. Hoeller - PSLUSD Eng Div
Date: 03/01/2021 Time: 8:19:02 AM

ENGINEERING LEGEND

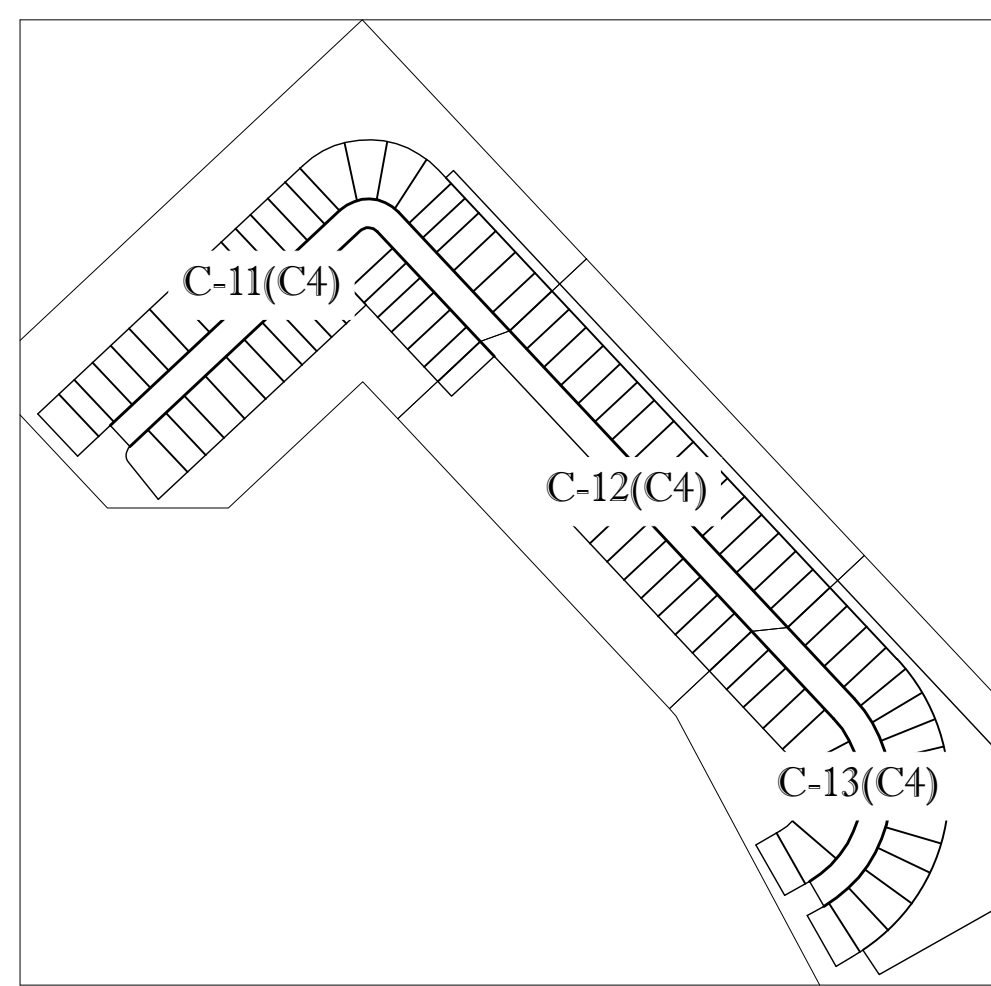
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	⊗
MANHOLE	⊙
FIRE HYDRANT	⊕
DECORATIVE LIGHTING	⊗
RIGHT OF WAY	---
UTILITY EASEMENT	----
WATER SERVICE	⌋ ⌋
SEWER SERVICE	⌋ ⌋

CONSTRUCTION NOTES:

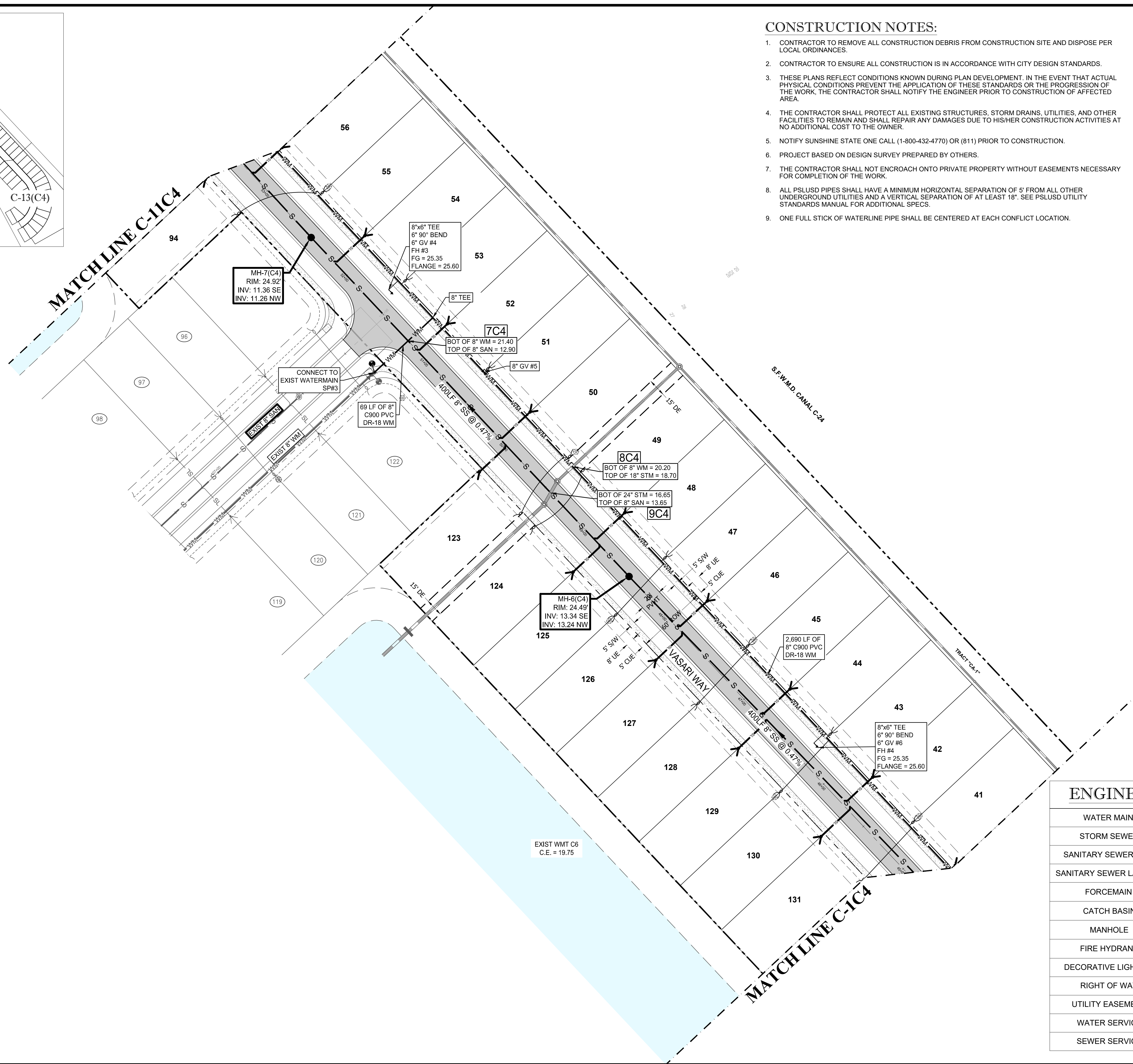
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT 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.

PSLUSD PROJECT No. 11-652-32E
ELEVATIONS BASED ON NAVD '88

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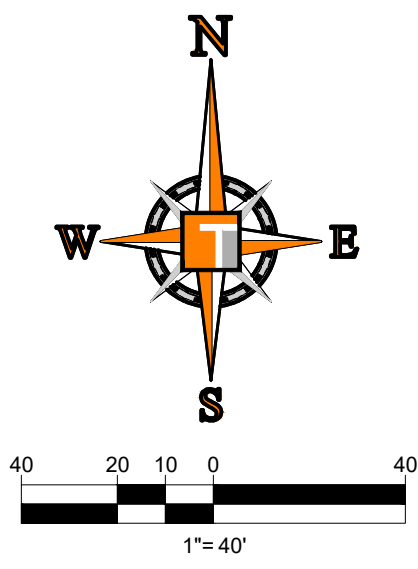


KEYMAP



CONSTRUCTION NOTES:

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 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE | 4850 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
 JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33458
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REVISIONS			
REV.	DATE	COMMENT	BY

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Approved for review: plans stamped 2-26-21 are used for construction

CITY OF PORT ST. LUCIE
 UTILITY SYSTEMS DEPT.
REVIEWED
 By: M. Holler - PSLUSD Eng Div
 Date: 03/01/2021 Time: 8:19:02 AM

PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	9-1-18
CAD I.D.:	FJ160006-UTILITY-PLANS

PROJECT:
VERANO SOUTH
POD C, PLAT 4
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE
 FLORIDA

ENGINEERING LEGEND

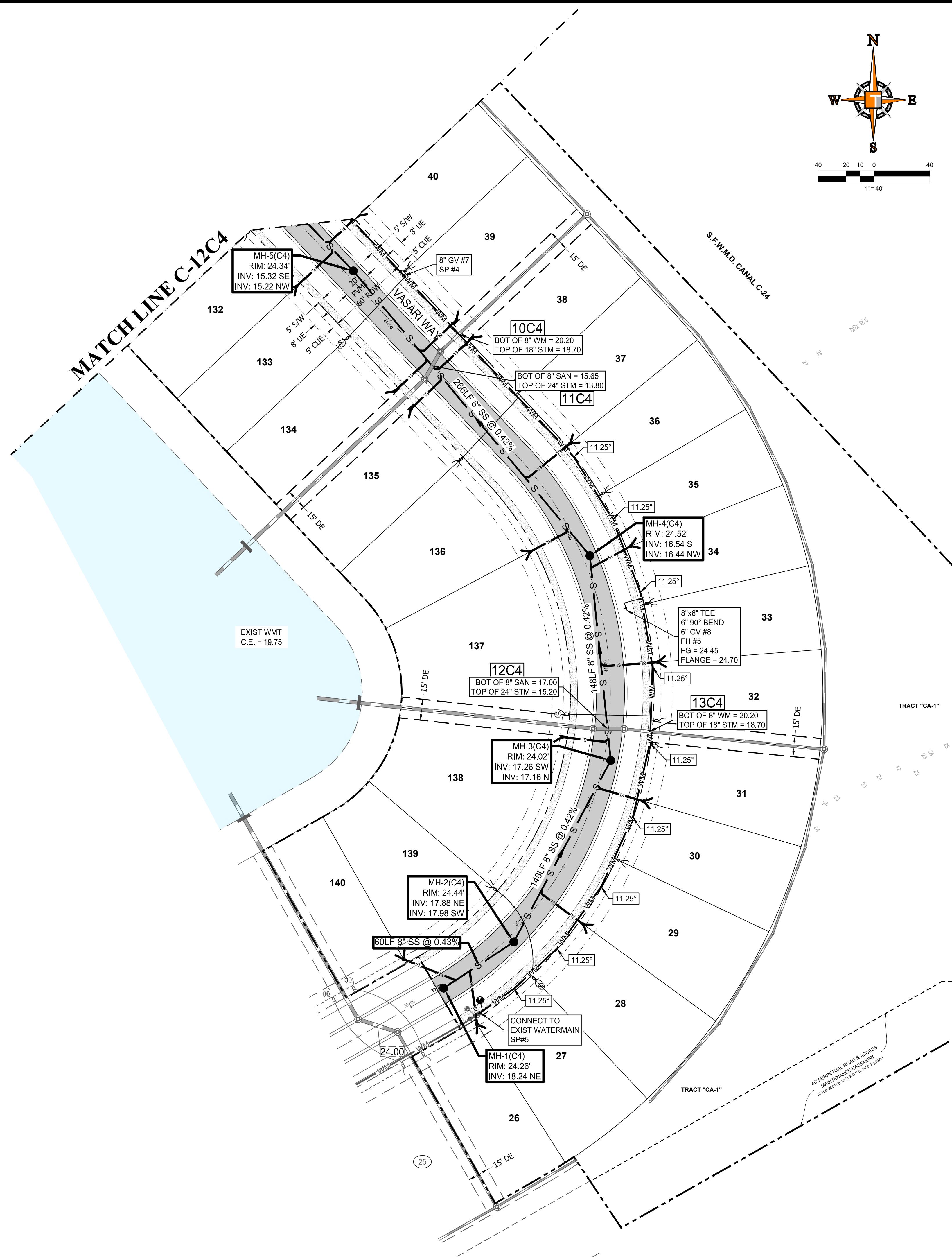
WATER MAIN	WM WM
STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	CB
MANHOLE	MH
FIRE HYDRANT	FH
DECORATIVE LIGHTING	DL
RIGHT OF WAY	---
UTILITY EASEMENT	---
WATER SERVICE	WS
SEWER SERVICE	SS

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BRANDON UEMER
 No. 68345
 PROFESSIONAL ENGINEER
 February 15, 2021
 FLORIDA LICENSE No. 68345
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-12(C4)
 PORT ST. LUCIE PROJECT NO: P20-081

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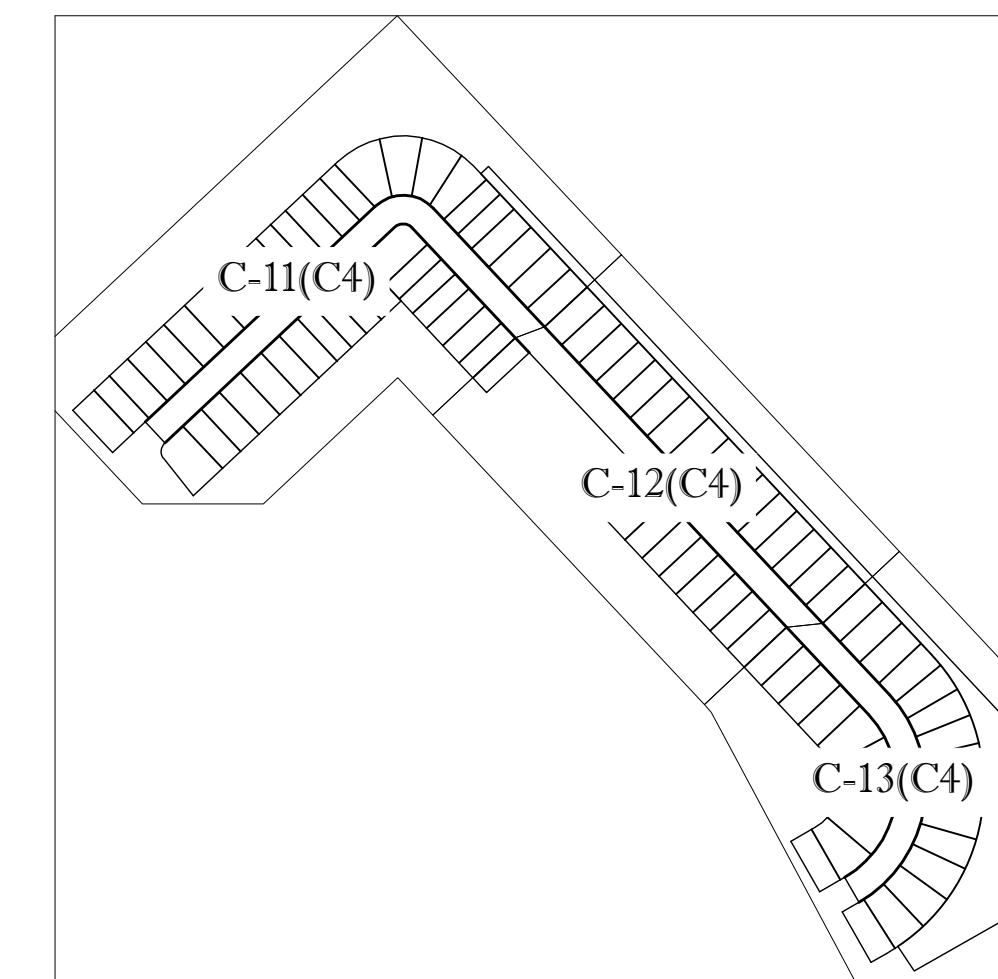


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ENGINEERING LEGEND

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



KEYMAP

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVENUE | 4850 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.
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 THE SEPARATION, DESIGN AND CONTROL OF THE PLAN AND PERFORMANCE AND SHALL BE CENTERED ON THE PROPOSED WATER MAIN.
 ANY PROJECT, TOWN AND SAVED SHALL BE CHECKED FOR CONSTRUCTION.

REVISIONS

REV.	DATE	COMMENT	BY

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 DRAWN BY: MJL
 CHECKED BY: BMU
 DATE: 9-1-18
 CAD I.D.: FJ160006-UTILITY-PLANS

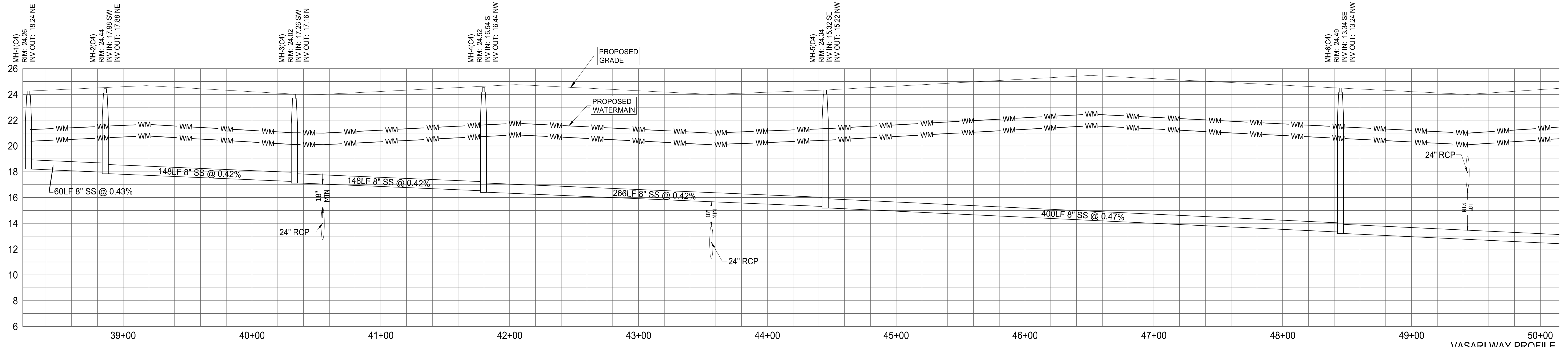
VERANO SOUTH
POD C, PLAT 4
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VERANO DEVELOPMENT
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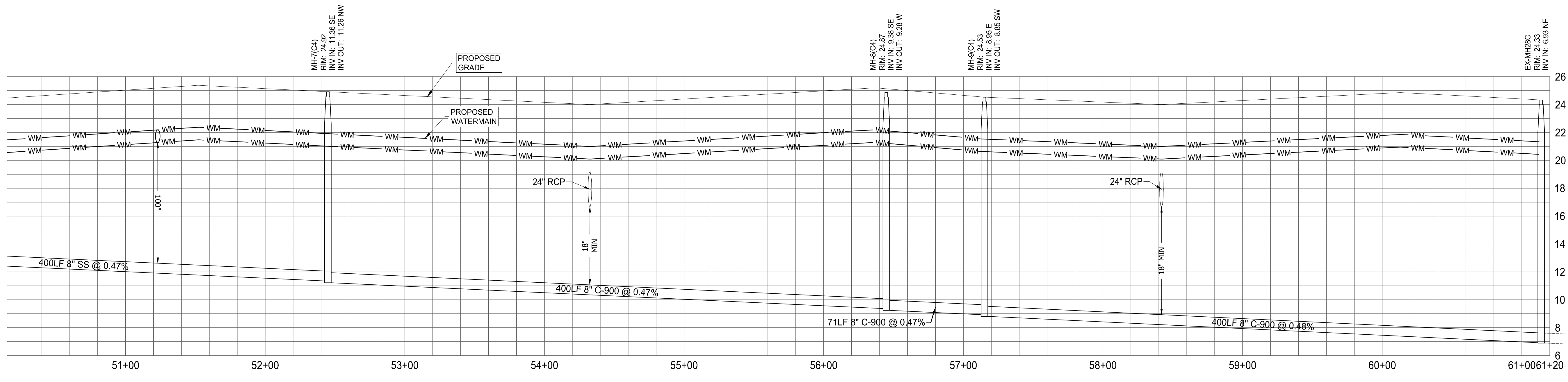
BRANDON UEMER
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CITY OF PORT ST. LUCIE
 UTILITY SYSTEMS DEPT.
REVIEWED
 By: M. Holler - PSLUSD Eng Div
 Date: 03/01/2021 Time: 8:19:02 AM



VASARI WAY PROFILE
HORIZONTAL SCALE: 40
VERTICAL SCALE: 4



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ELEVATIONS BASED ON NAVD '88

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6800 NW 31ST AVENUE | 4890 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.
JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468
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PROJECT No.: FJ160006
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CHECKED BY: BMU
DATE: 9-1-18
CAD I.D.: FJ160006-UTILITY-PROFILES

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February 15, 2021
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FLORIDA BUSINESS CERT. No. 27528

SHEET TITLE:
UTILITY PROFILES
SHEET NUMBER:
C-14(C4)
PORT ST. LUCIE PROJECT NO: P20-081

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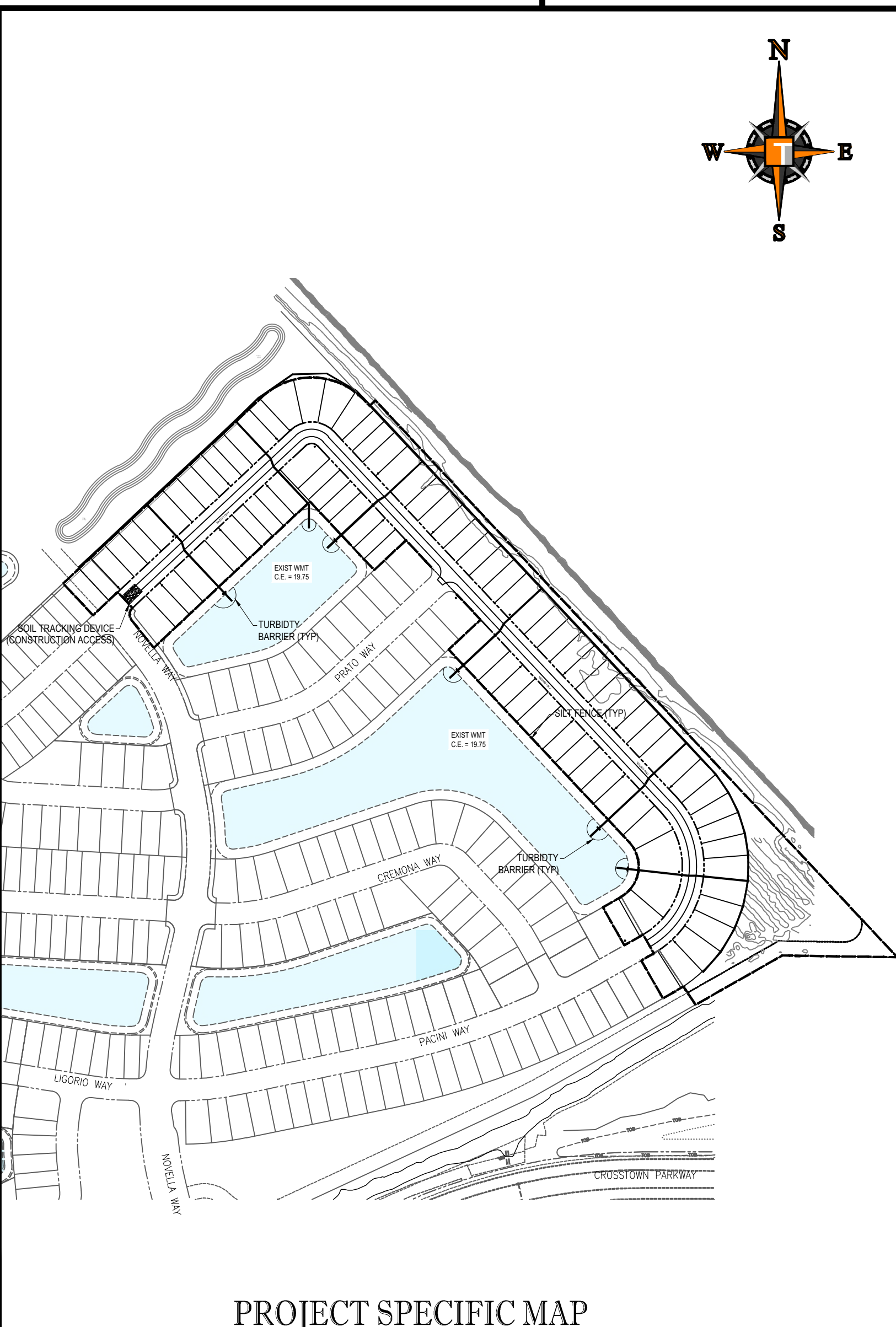
EROSION CONTROL GENERAL NOTES:

- 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:** 21.07 ACRES
- TOTAL AREA TO BE DISTURBED:** 21.07 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:** 21.07 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.

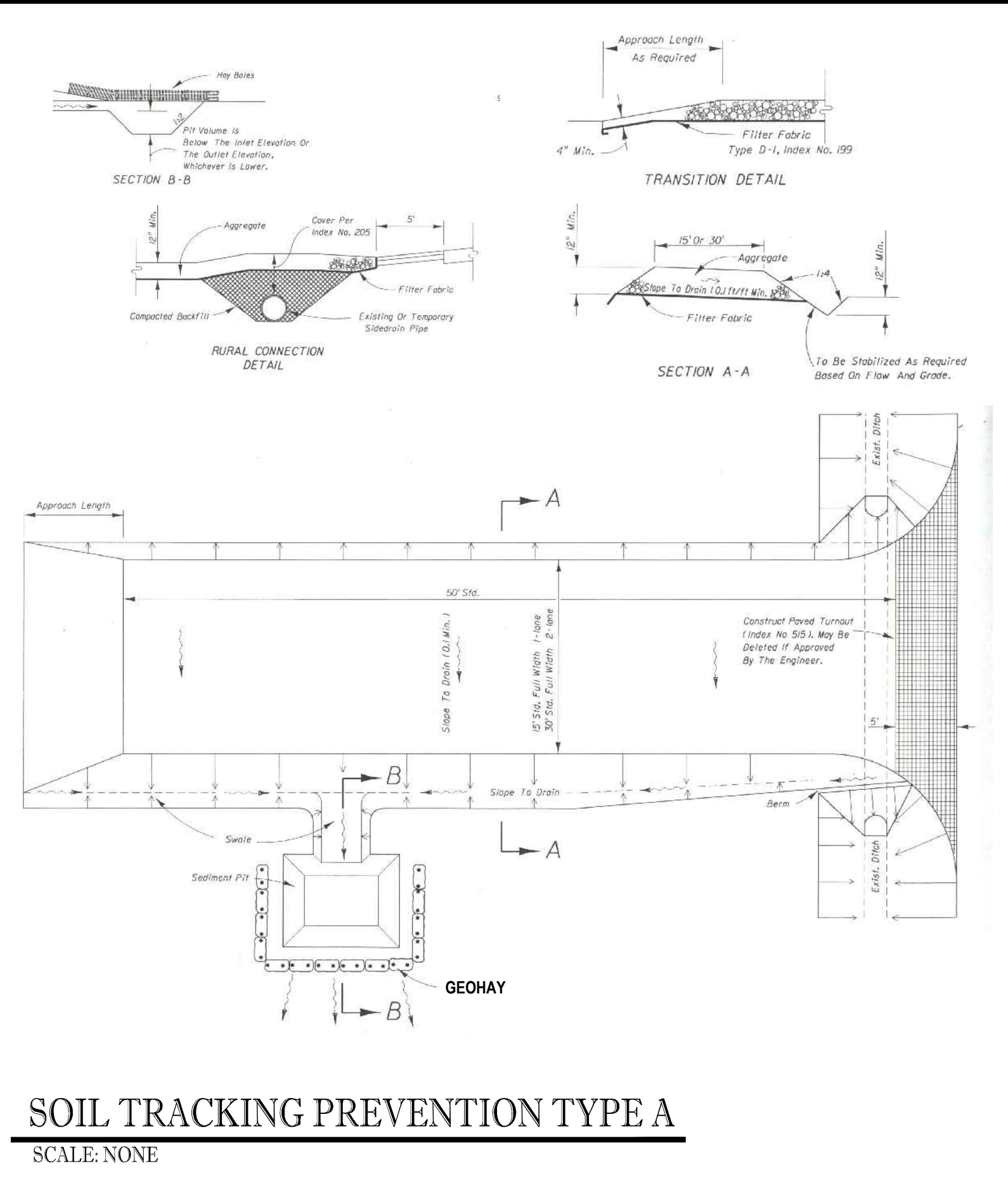
- INSPECTION:**
QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES GREATER.
POINTS OF DISCHARGE:
ALL DISTURBED AREAS OF CONSTRUCTION THAT NOT BEEN STABILIZED, CONSTRUCTED AREAS WHERE VEHICLES ENTER 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 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 POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO NOT 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

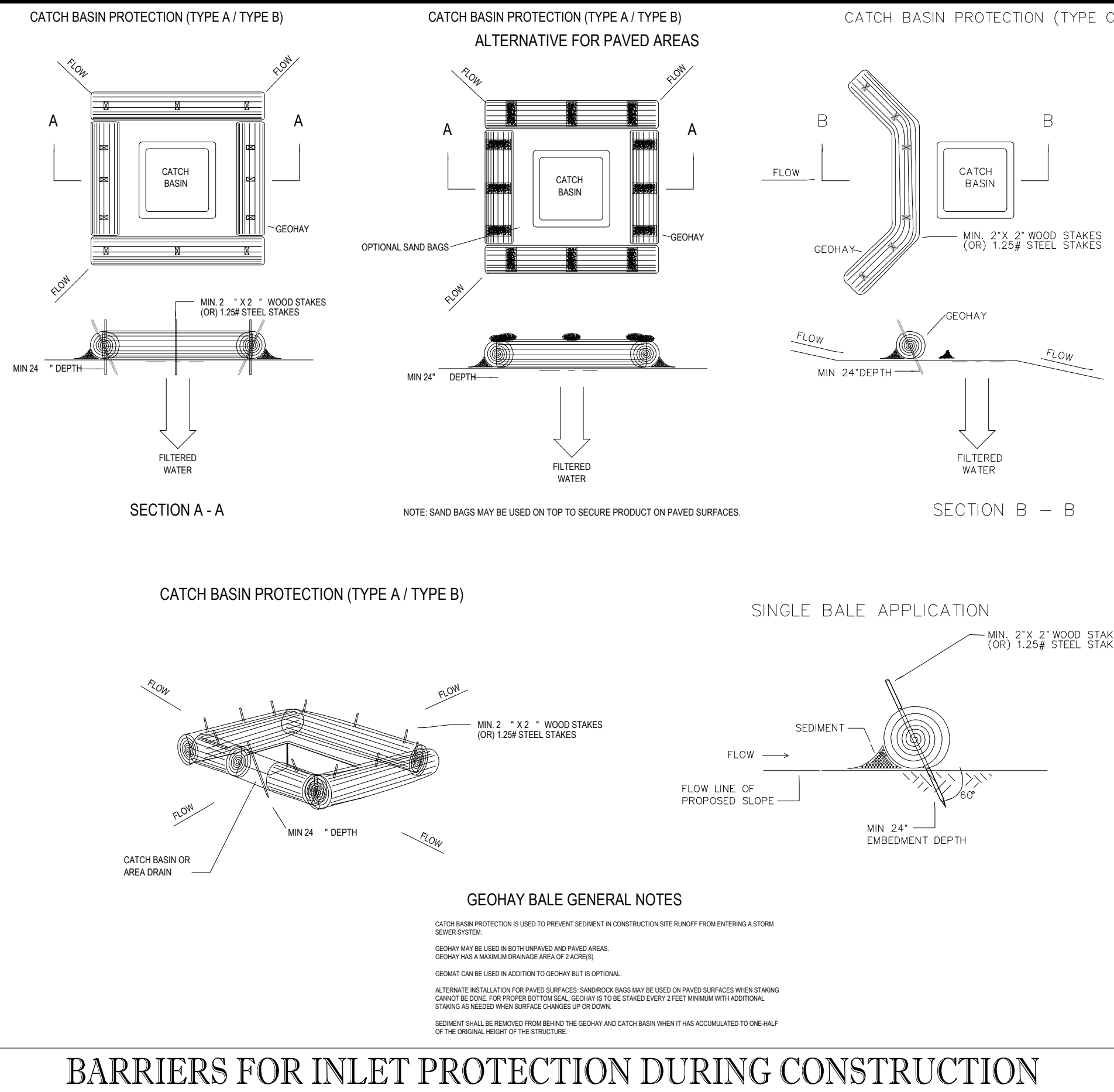
- STABILIZATION PRACTICES:**
TEMPORARY SEEDING SHALL BE RYE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.
SOD SHALL BE USED TO STABILIZE THE SIDES OF THE DETENTION 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) 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 EROSIONS 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.



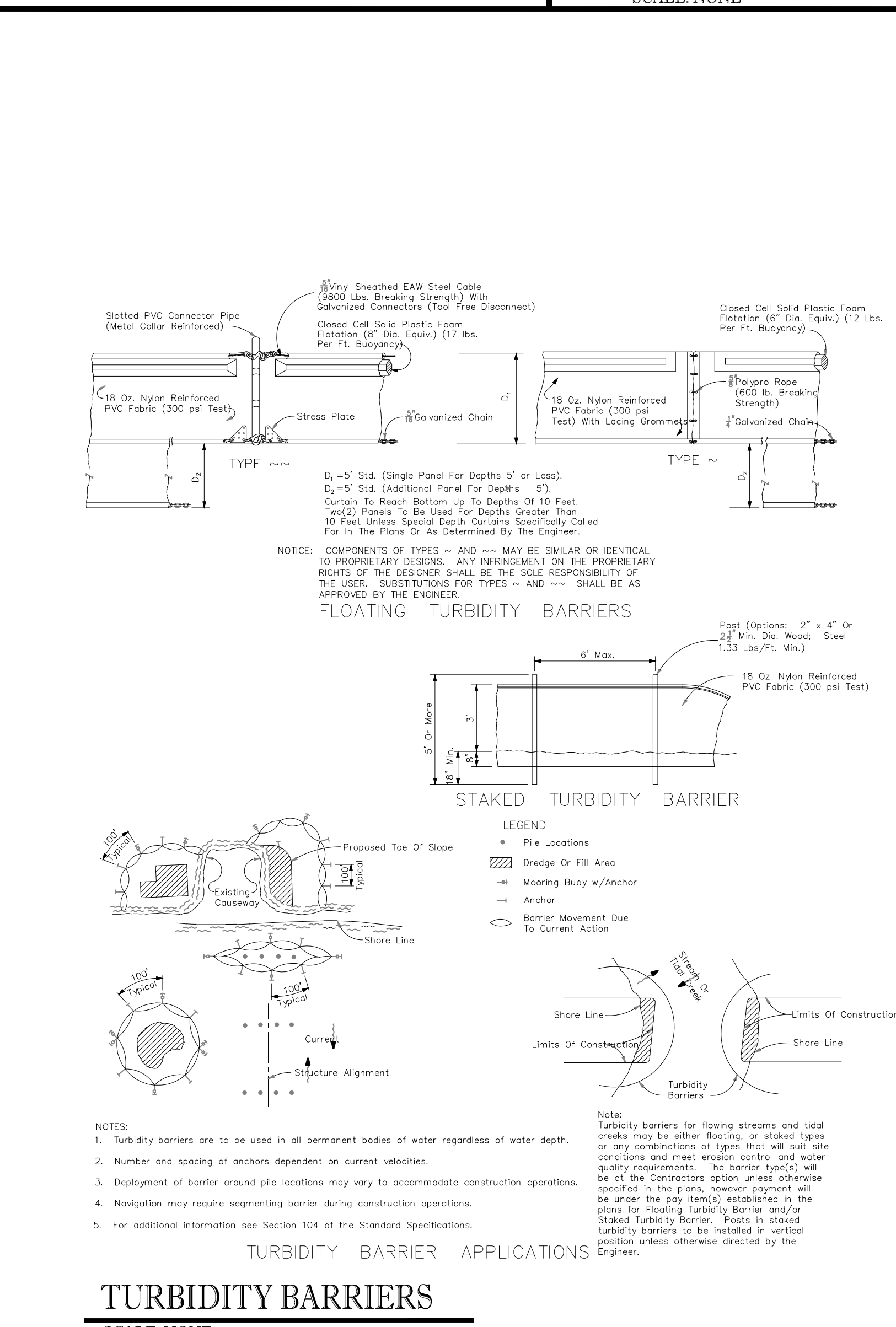
PROJECT SPECIFIC MAP
SCALE: 1" = 200'



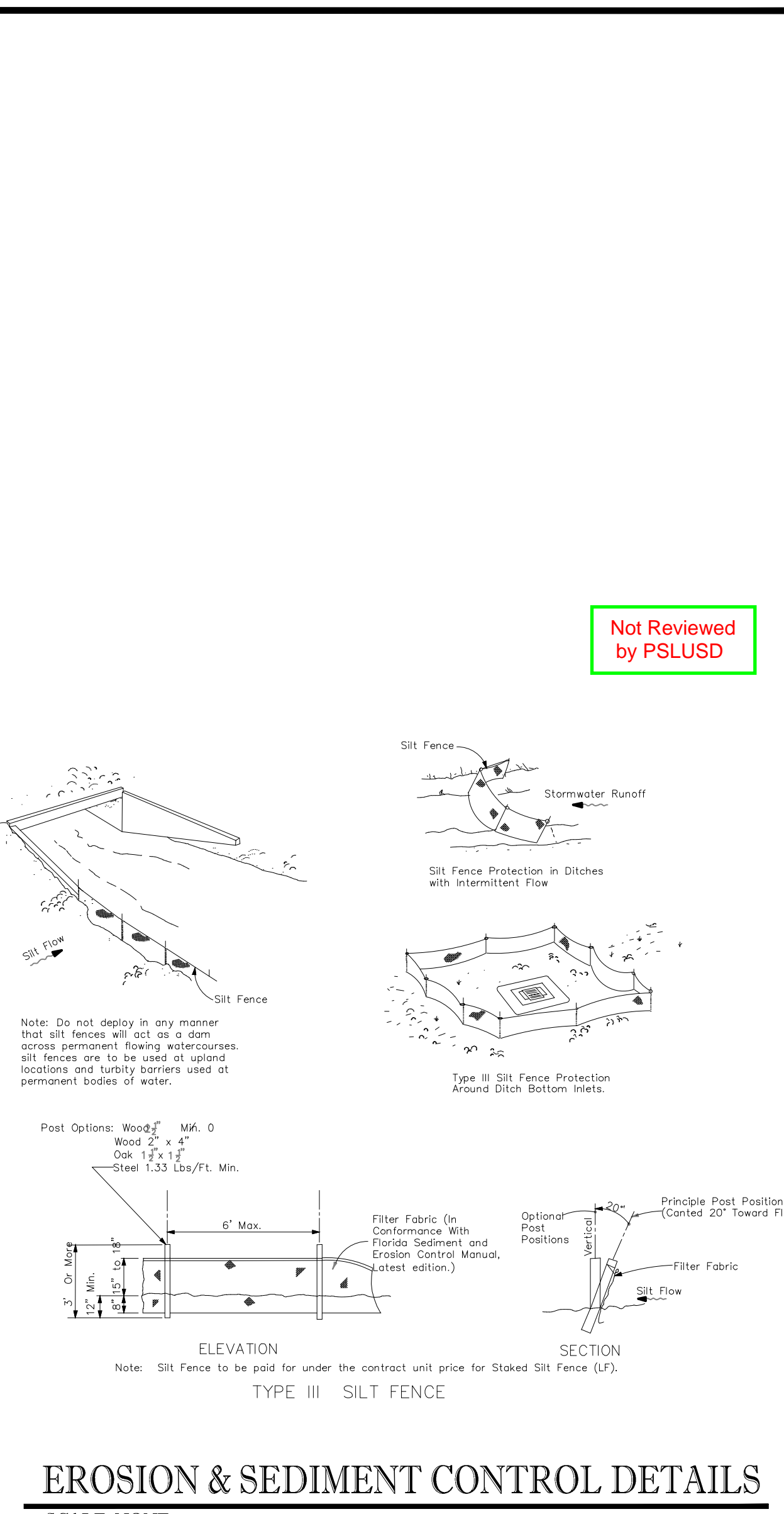
SOIL TRACKING PREVENTION TYPE A
SCALE: NONE



BARRIERS FOR INLET PROTECTION DURING CONSTRUCTION
SCALE: NONE



TURBIDITY BARRIERS
SCALE: NONE



EROSION & SEDIMENT CONTROL DETAILS
SCALE: NONE

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
4980 W. KENNEDY BLVD. #125 W. INDIANTOWN RD.
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TAMPA, FL 33609
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FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

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FLORIDA BUSINESS CENTER, No. 27528

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Not Reviewed by PLUSD

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