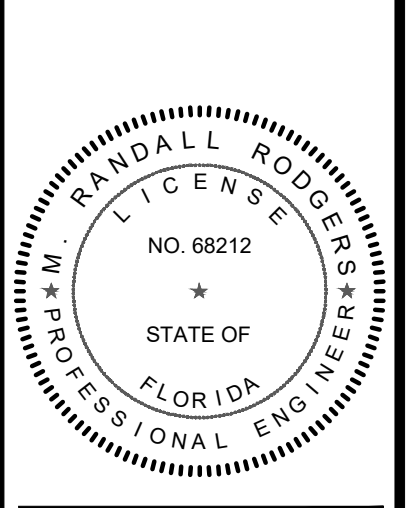


REVISIONS:	BY:	DATE:	COMMENT:
	SG	05/28/21	PER SPRC COMMENTS
	SG	08/11/21	PER SPRC COMMENTS

PROJECT:
RIVERLAND PARCEL B PLAT ONE CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP

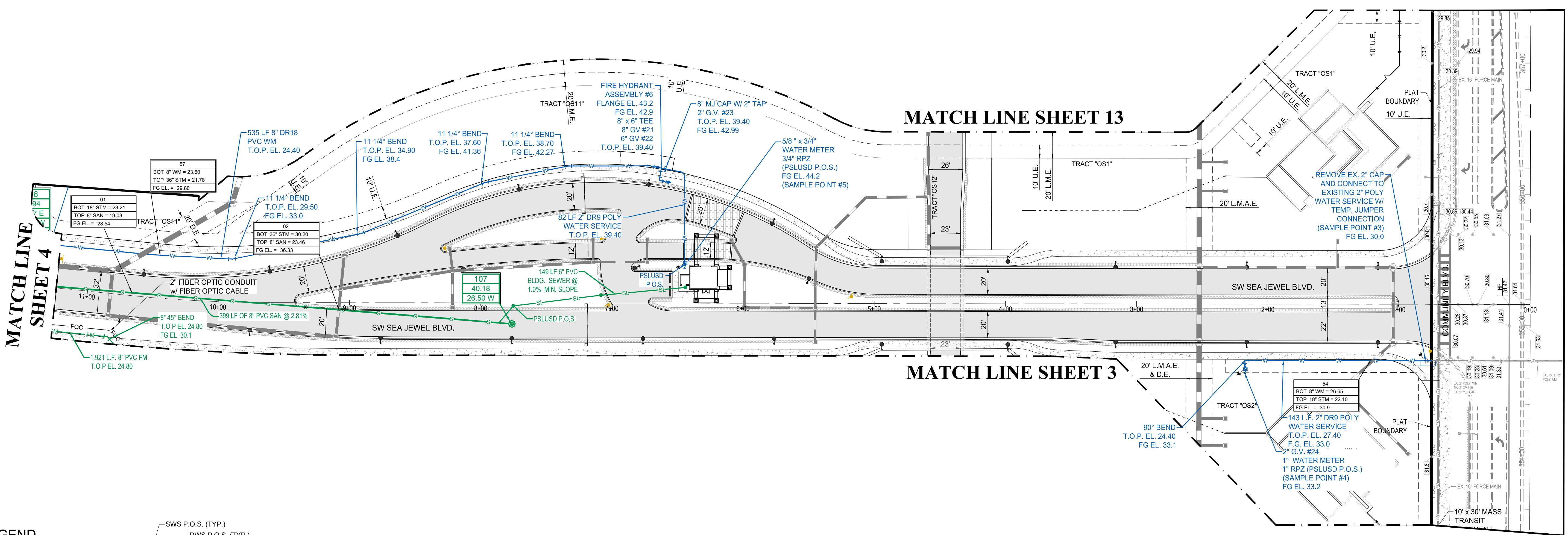
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DRAWN BY:	SS
CHECKED BY:	RR
DATE:	8/20/2021
CAD ID.:	21-1006-WS PLAN



M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
8/20/21

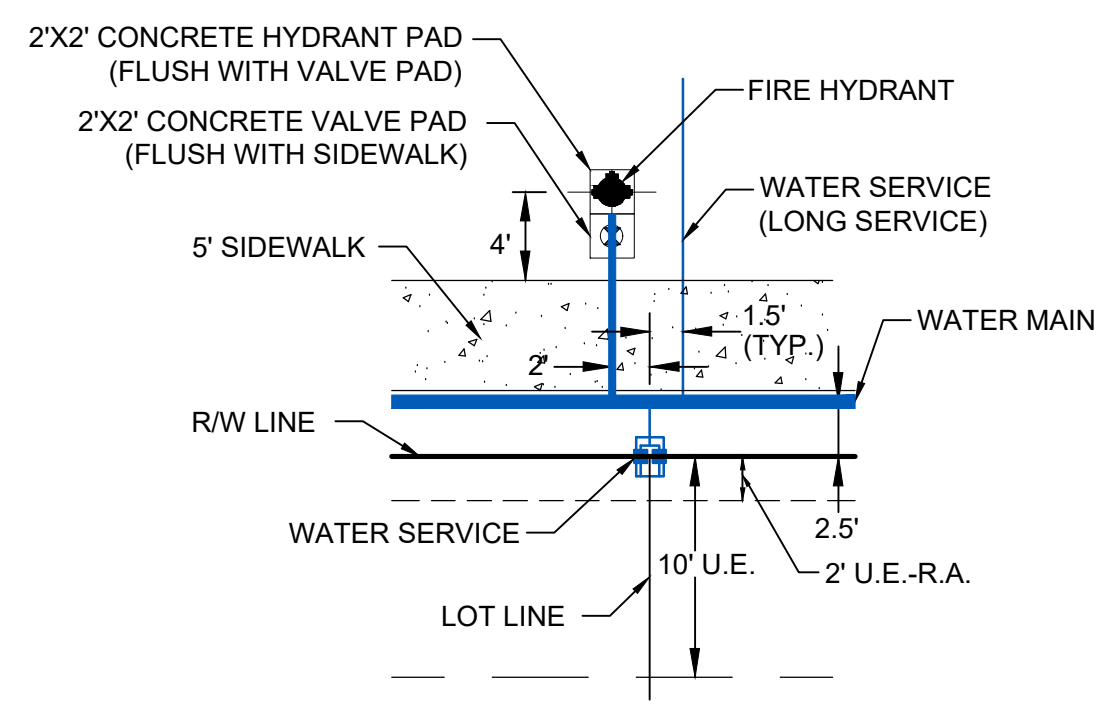
SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
02

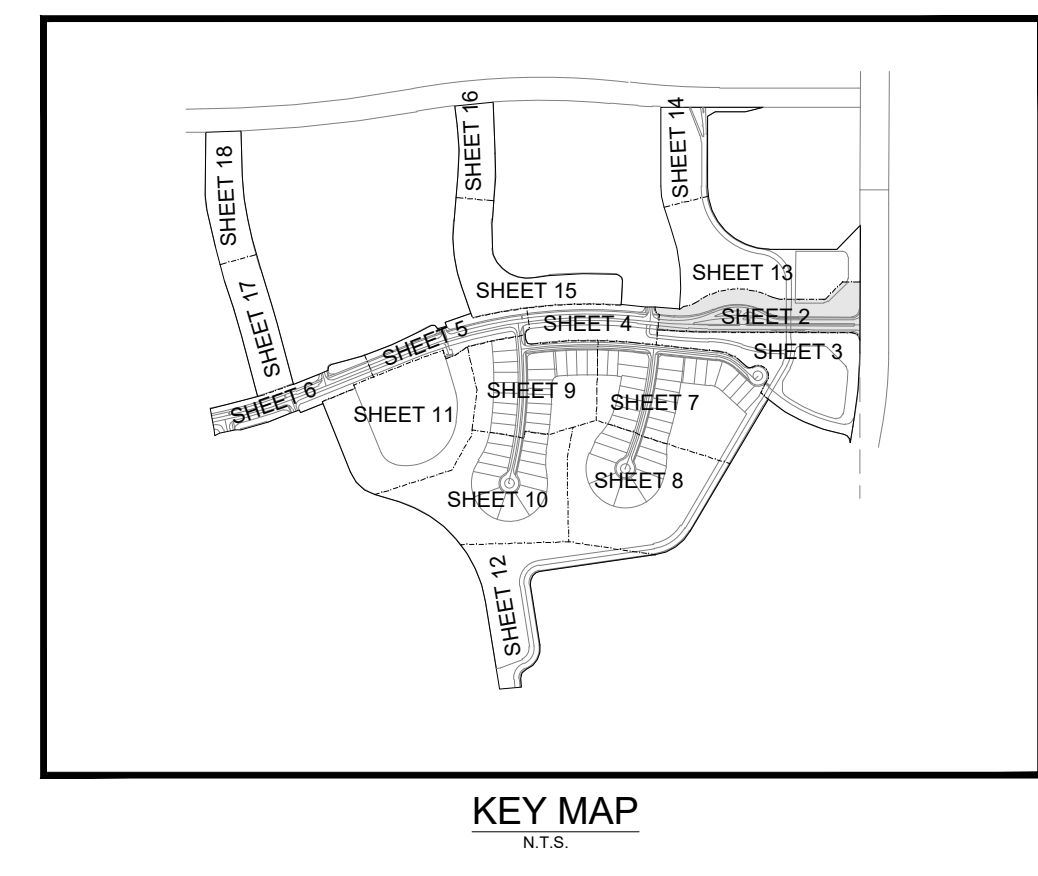
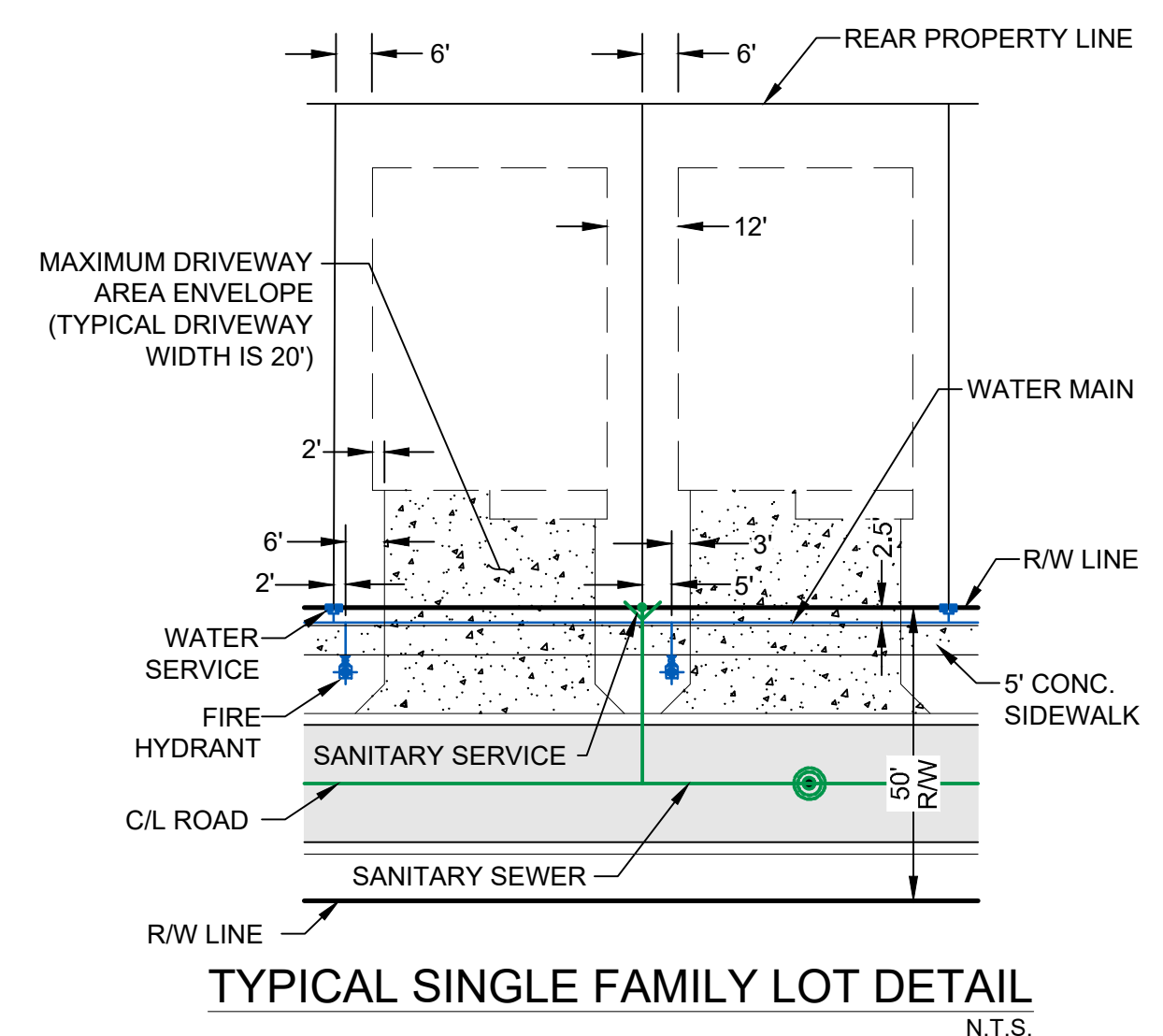


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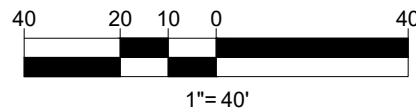
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
MATCH LINE	
LOT NUMBER	
BUFFER EASEMENT	B.E.
COMMUNITY DRAINAGE EASEMENT	C.D.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LIMITED ACCESS EASEMENT	L.A.E.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SANITARY SEWER	PSLUSD SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
RIVERLAND DRAINAGE SWALE EASEMENT	R.D.S.E.
RIVERLAND LANDSCAPE EASEMENT	R.L.E.
RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.



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CITY OF PSL PROJECT NO. P21-094
PSLUSD FILE NO. 5266B



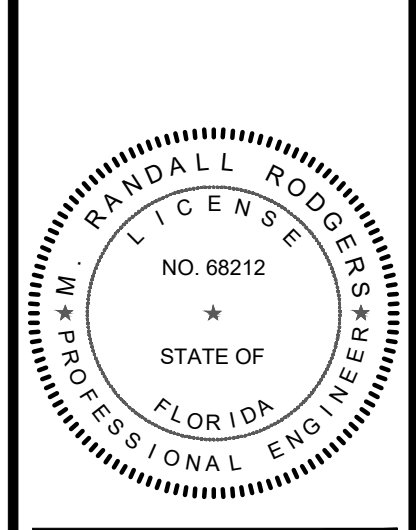
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FIRE C.O.A. # 3222

REVISONS:	DATE:	COMMENT:
SG	05/28/21	PER SPRIC COMMENTS
SG	08/11/21	PER SPRIC COMMENTS

BY:	DATE:	COMMENT:
SG	05/28/21	PER SPRIC COMMENTS
SG	08/11/21	PER SPRIC COMMENTS

PROJECT: RIVERLAND PARCEL B
PLAT ONE
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES II
LLLP



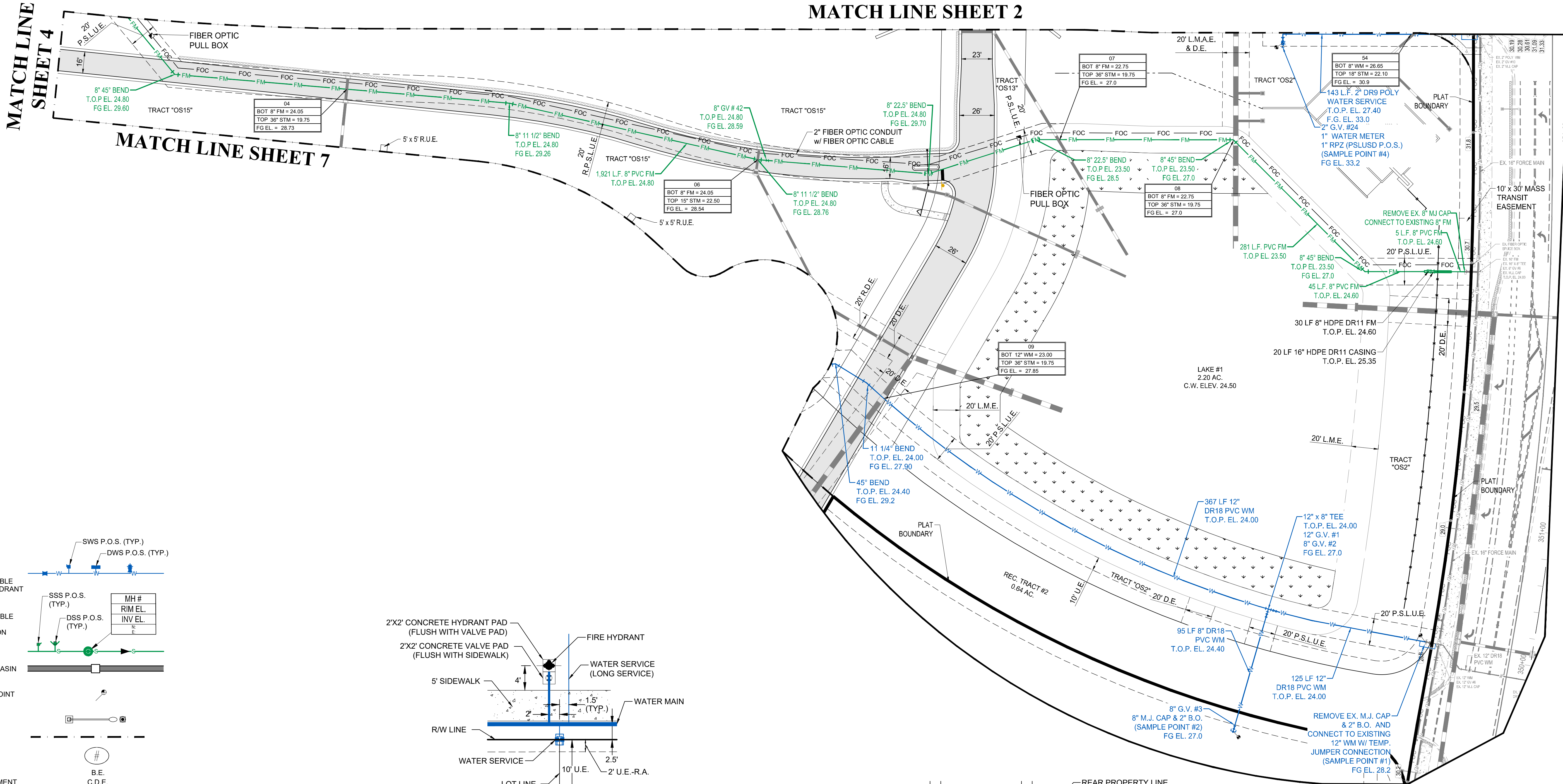
M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
8/20/21

PROJECT NO.: 21-1006
DRAWN BY: SS
CHECKED BY: RR
DATE: 8/20/2021
CAD ID: 21-1006-WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

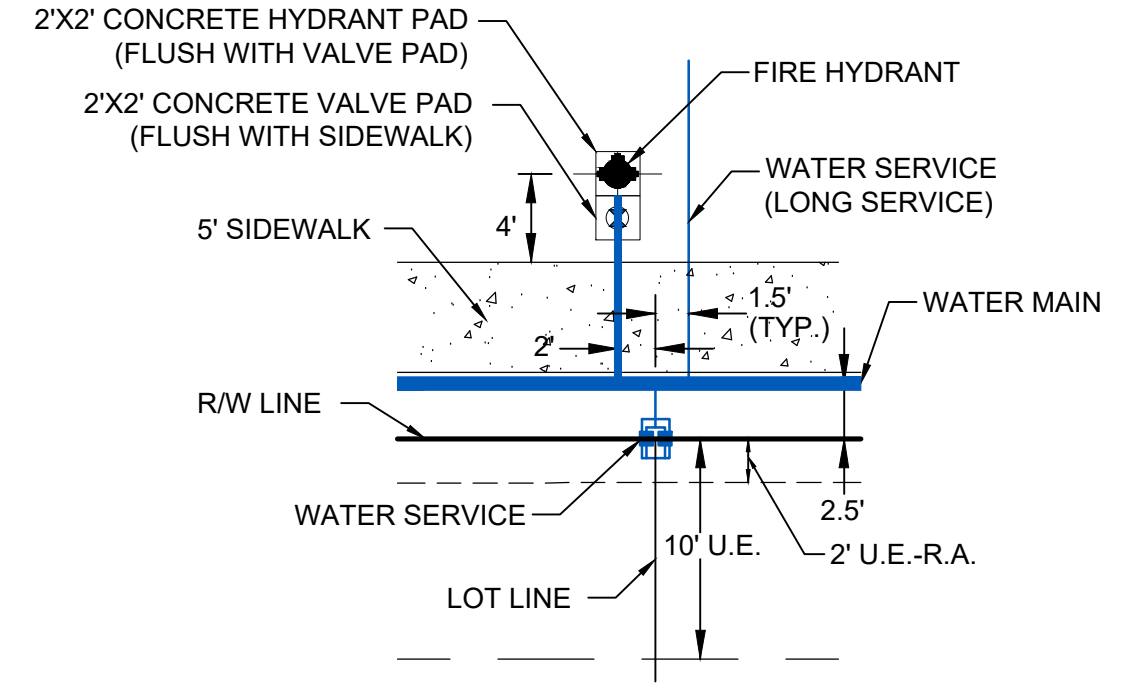
SHEET NUMBER: 03

MATCH LINE SHEET 2



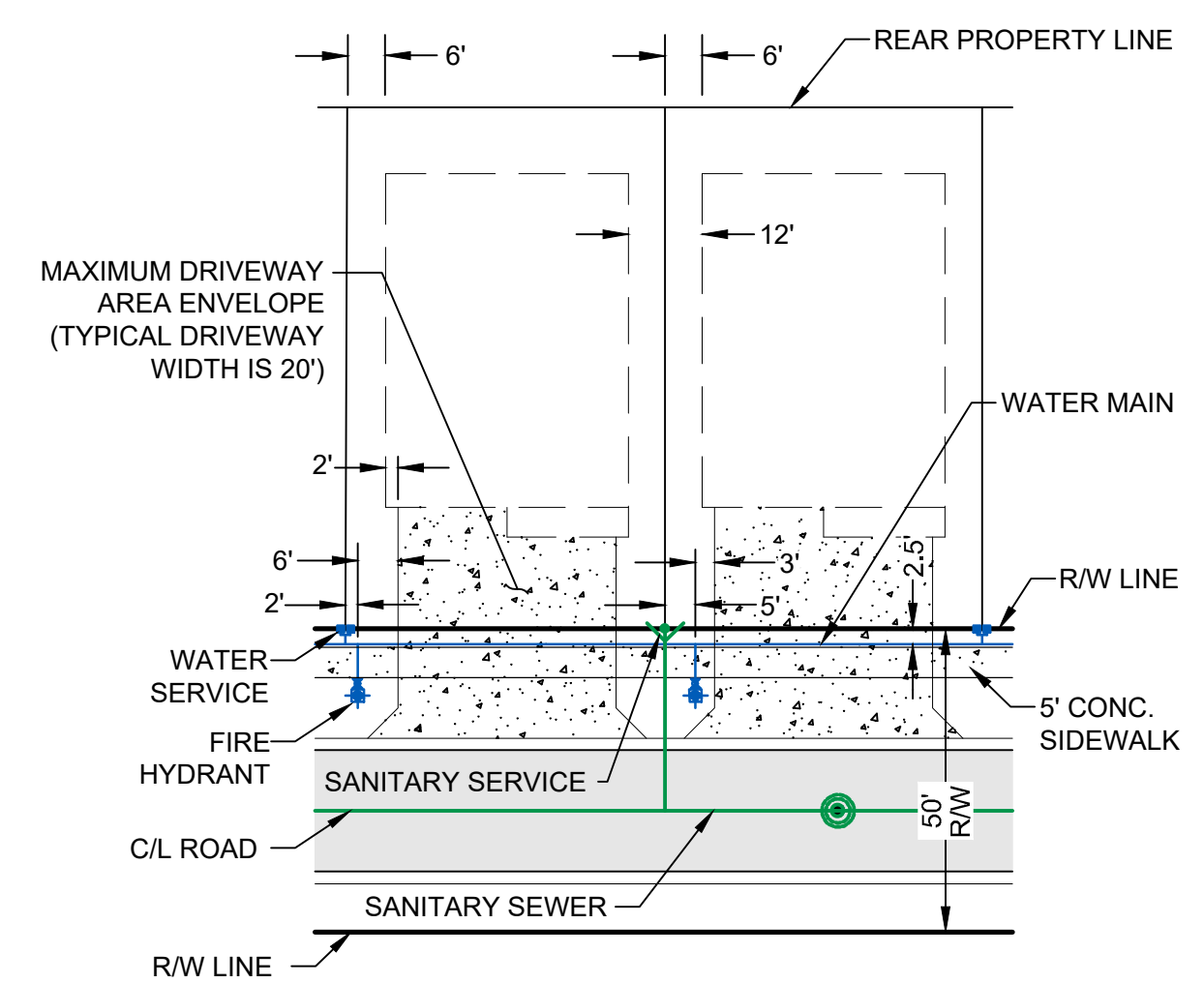
LEGEND

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
MATCH LINE	
LOT NUMBER	
BUFFER EASEMENT	B.E.
COMMUNITY DRAINAGE EASEMENT	C.D.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LIMITED ACCESS EASEMENT	L.A.E.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SANITARY SEWER	PSLUSD SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
RIVERLAND DRAINAGE SWALE EASEMENT	R.D.S.E.
RIVERLAND LANDSCAPE EASEMENT	R.L.E.
RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.

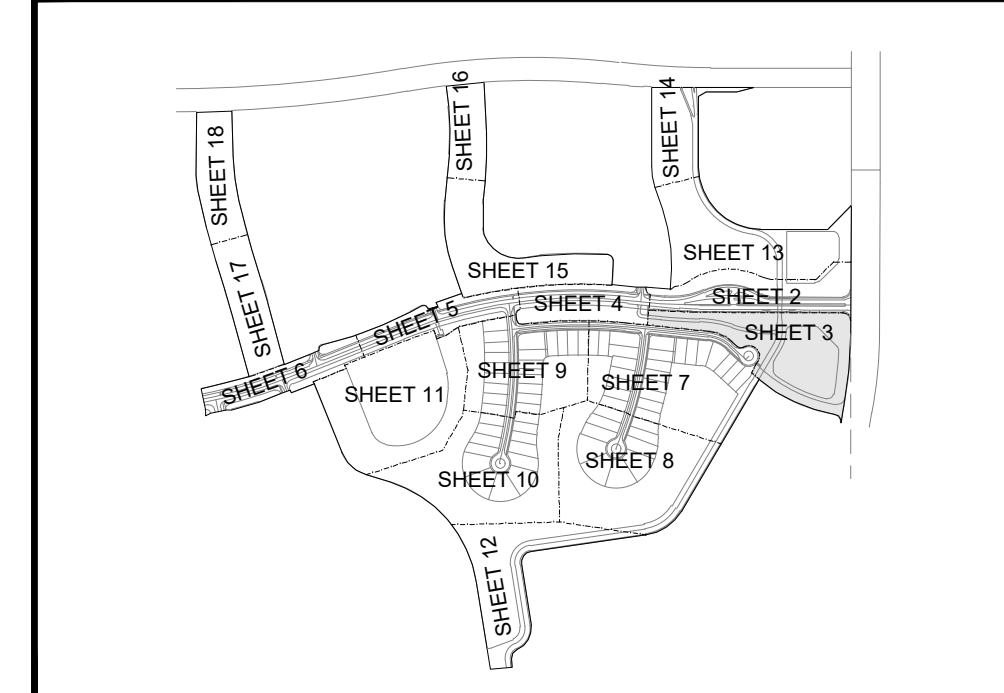


TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL
N.T.S.

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TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.



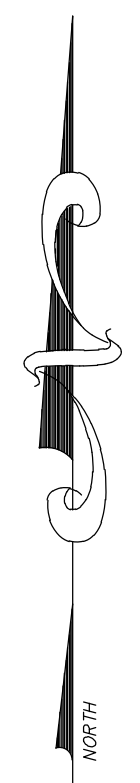
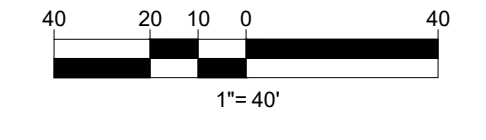
KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-094
PSLUSD FILE NO. 5266B

NOTES:

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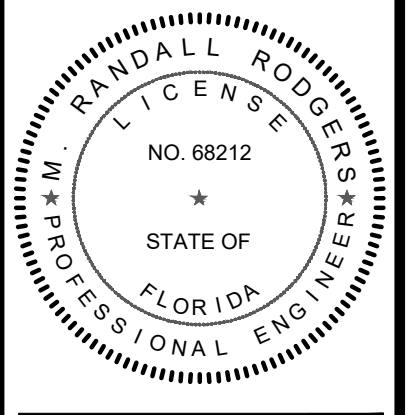


REVISIONS:	
BY:	DATE:
SG	05/28/21
SG	08/11/21

BY:	DATE:	COMMENT:
PER SPRC		COMMENTS
PER SPRC		COMMENTS

PROJECT:
RIVERLAND PARCEL B
PLAT ONE
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II
LLLP

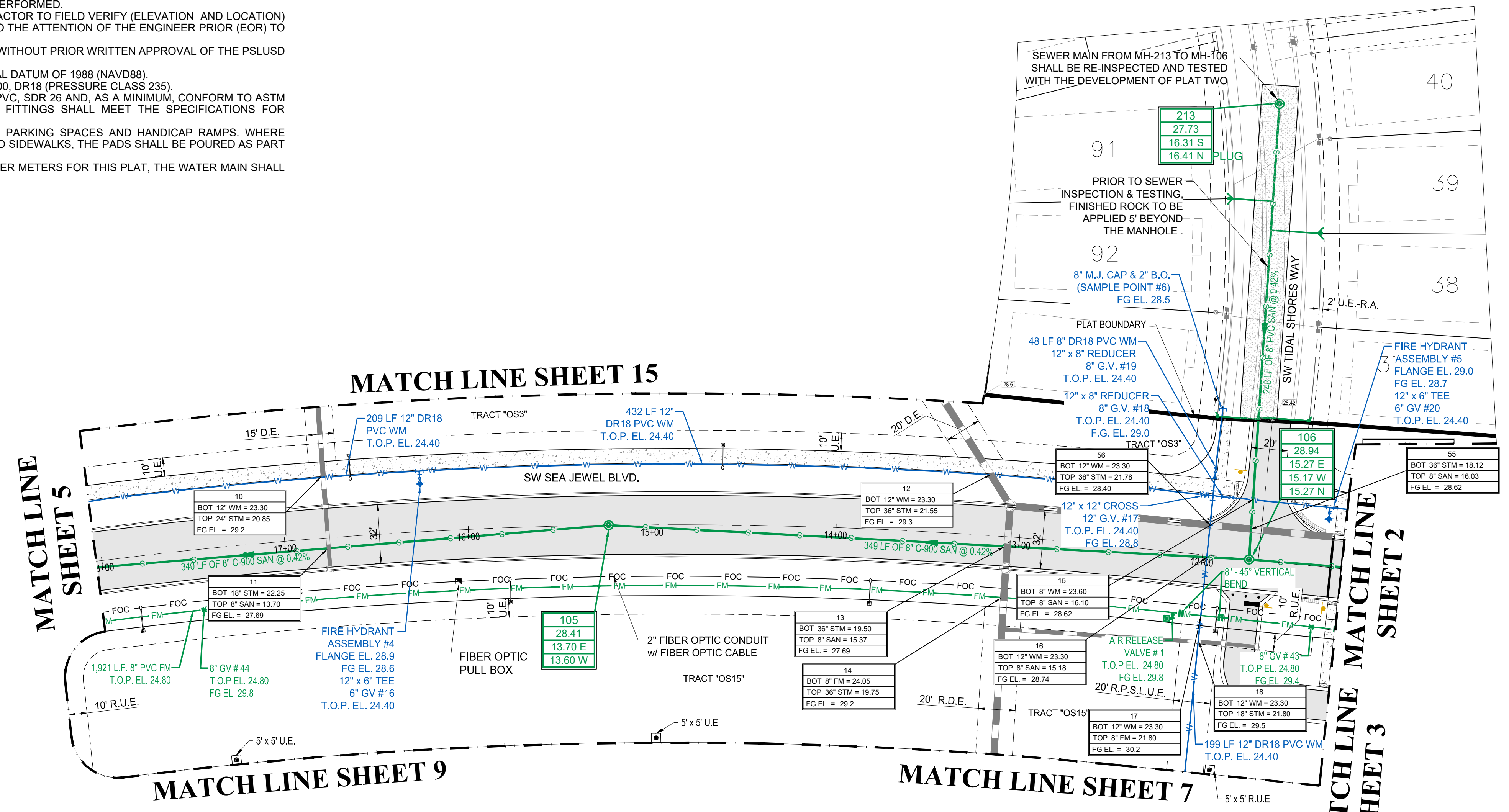


M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 8/20/21

PROJECT No.: 21-1006
 DRAWN BY: SC
 CHECKED BY: RR
 DATE: 8/20/2021
 CAD ID.: 21-1006-WS PLAN

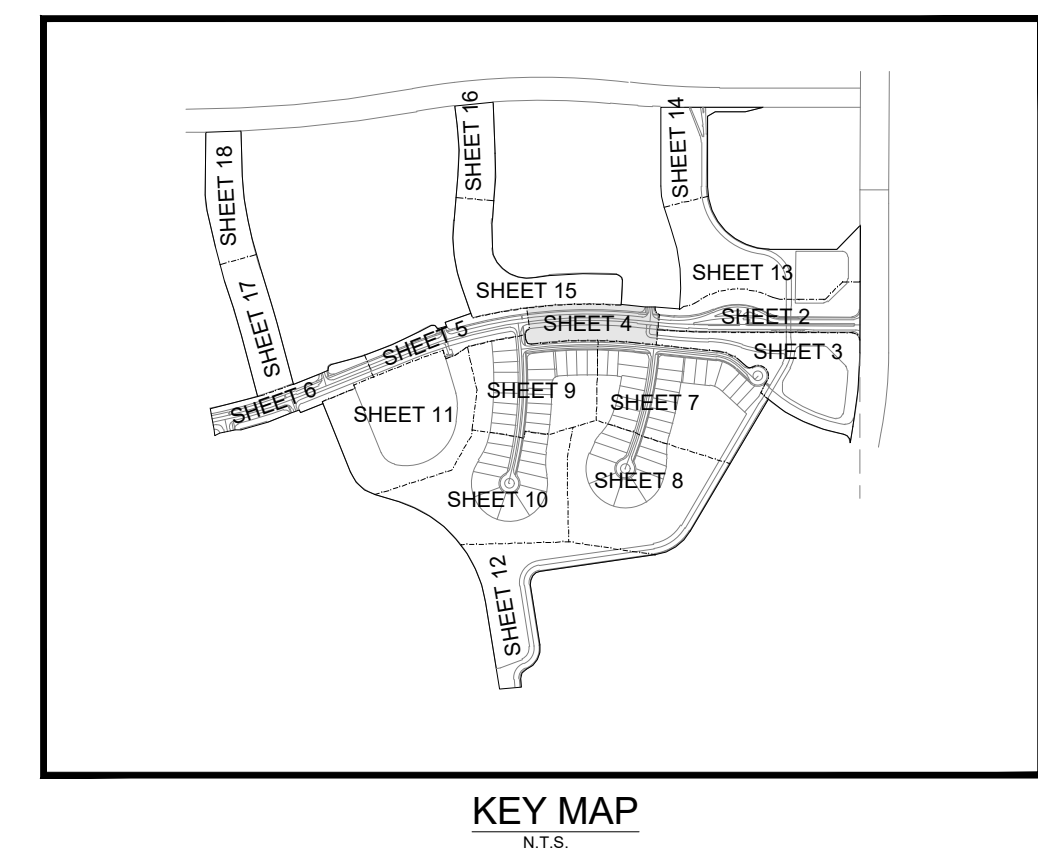
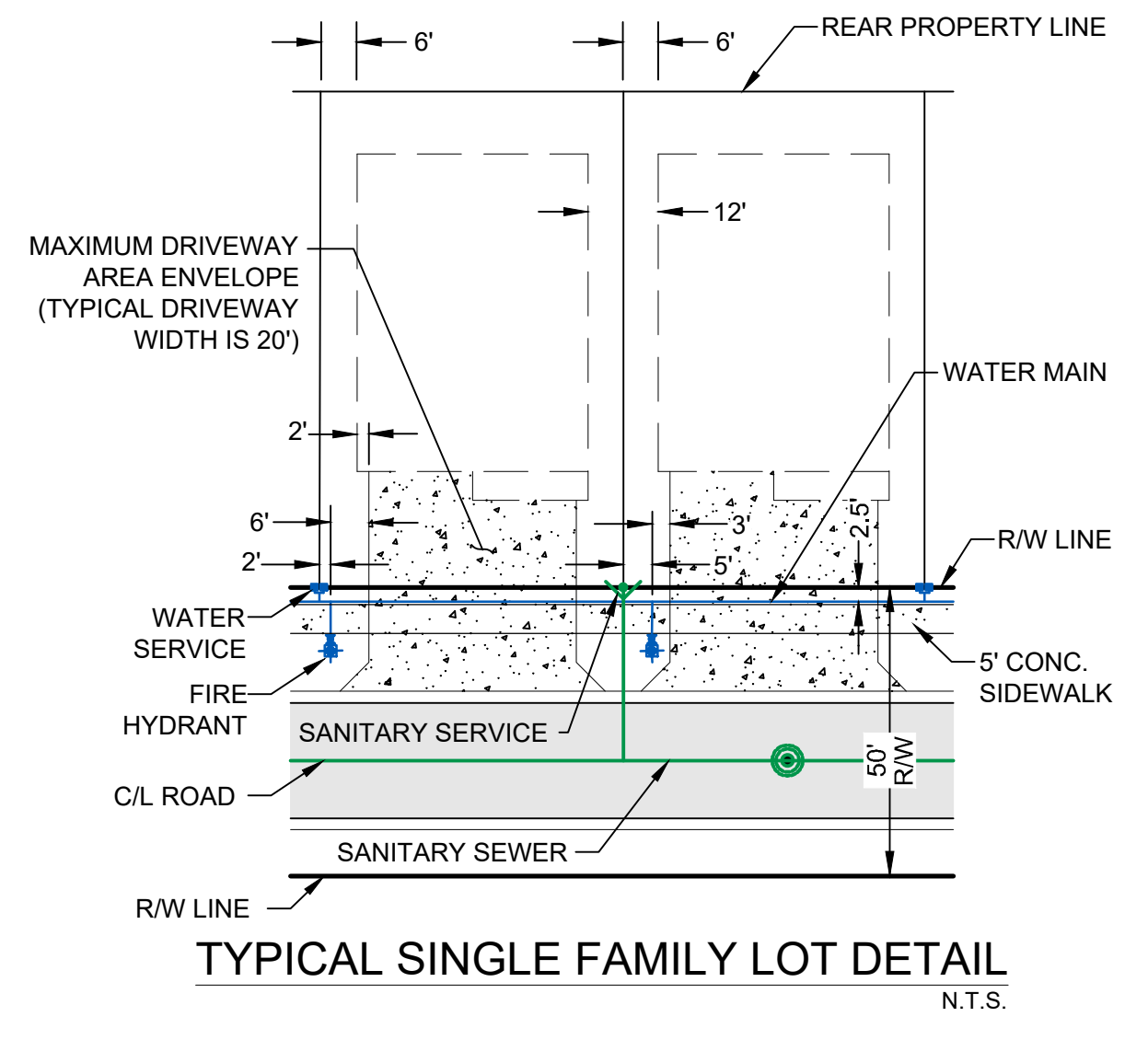
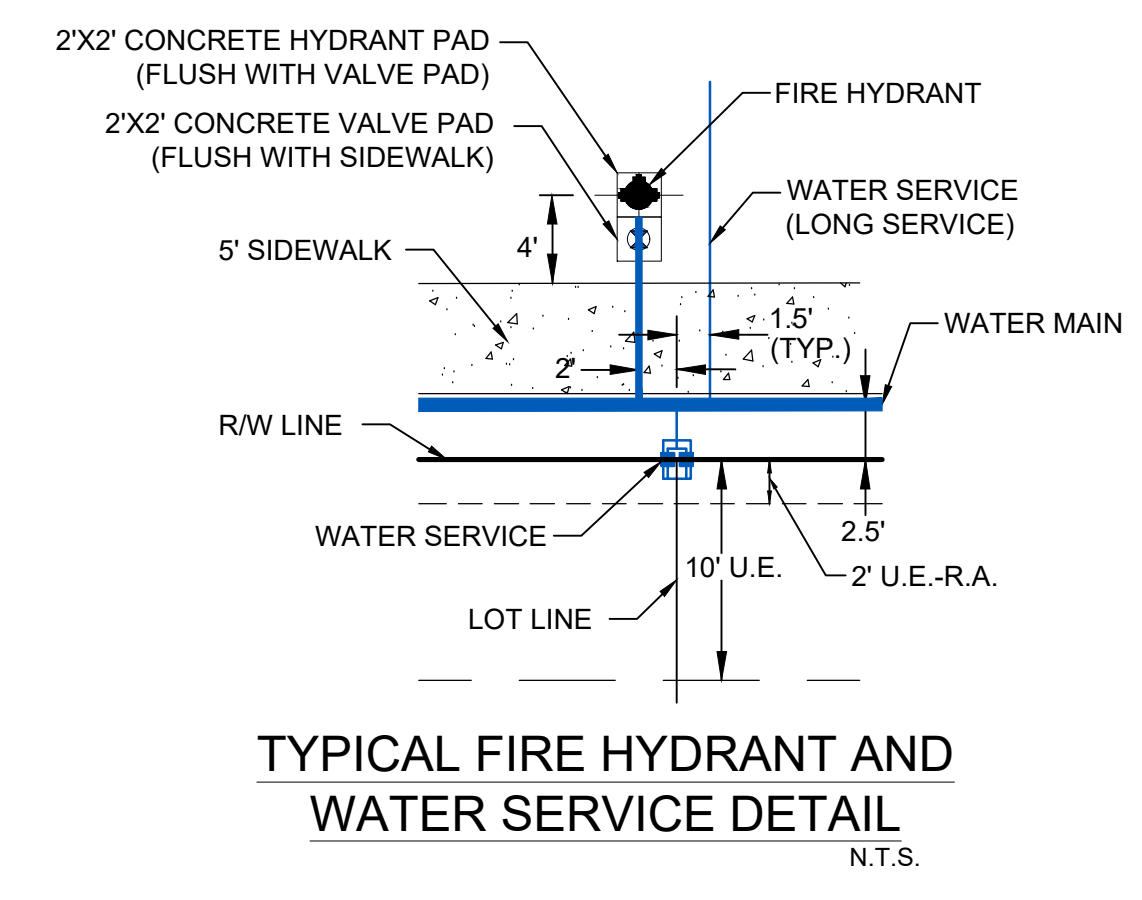
SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
04



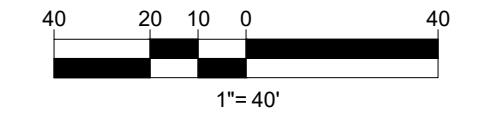
LEGEND

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
MATCH LINE	
LOT NUMBER	#
BUFFER EASEMENT	B.E.
COMMUNITY DRAINAGE EASEMENT	C.D.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LIMITED ACCESS EASEMENT	L.A.E.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD
SANITARY SEWER	SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
RIVERLAND DRAINAGE SWALE EASEMENT	R.D.S.E.
RIVERLAND LANDSCAPE EASEMENT	R.L.E.
RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.



CITY OF PSL PROJECT NO. P21-094
 PSLUSD FILE NO. 5266B

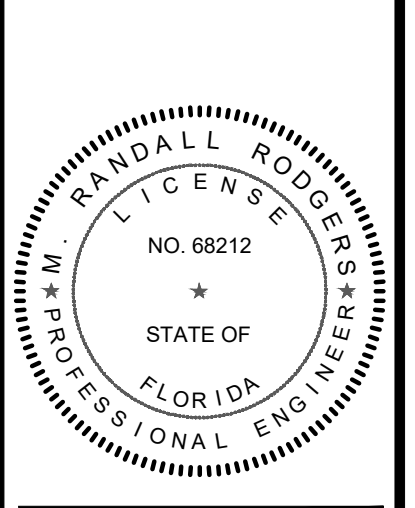
Printed on Friday, August 20, 2021, 9:16 AM by Sherry Gomez



BY:	DATE:	COMMENT:
SG	05/28/21	PER SPRC COMMENTS
SG	08/11/21	PER SPRC COMMENTS

PROJECT: RIVERLAND PARCEL B
PLAT ONE
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT: RIVERLAND ASSOCIATES II
LLLP

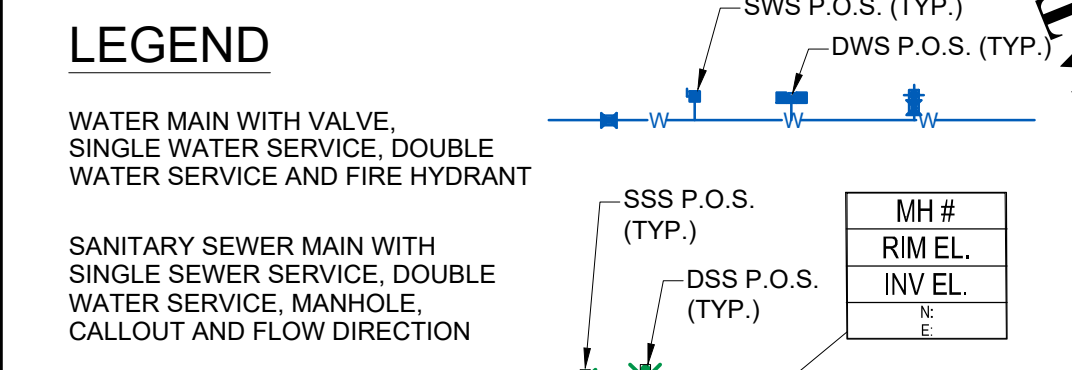
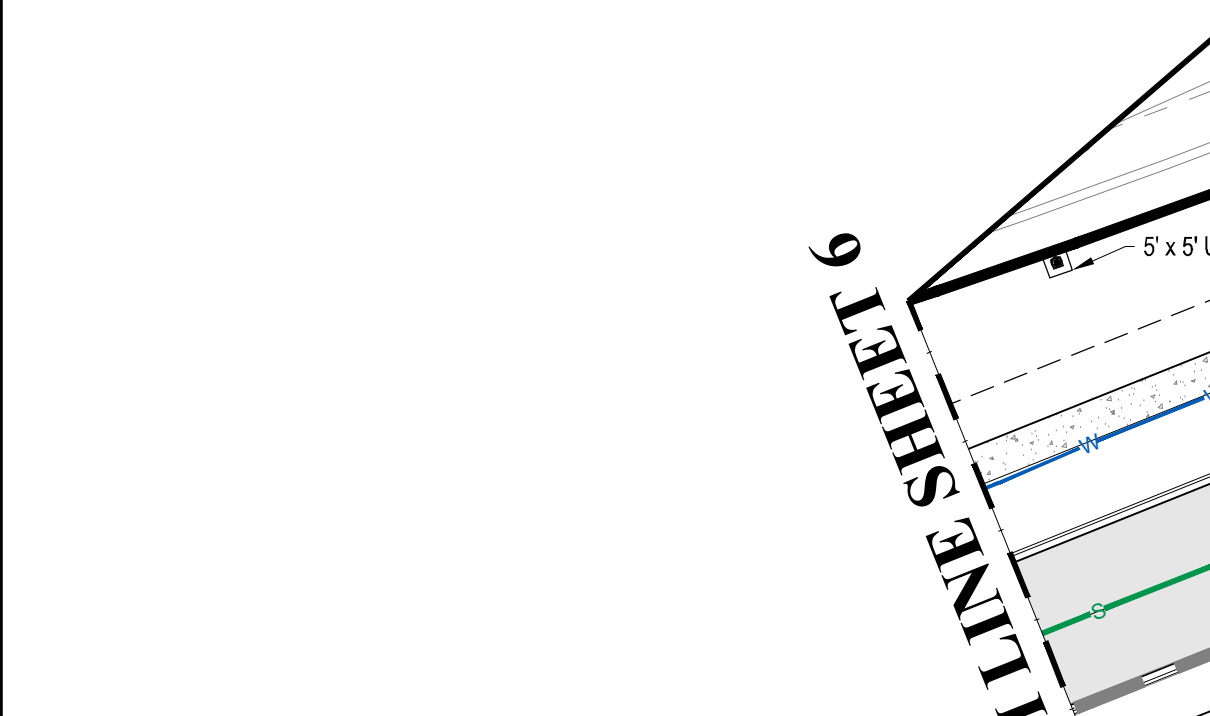
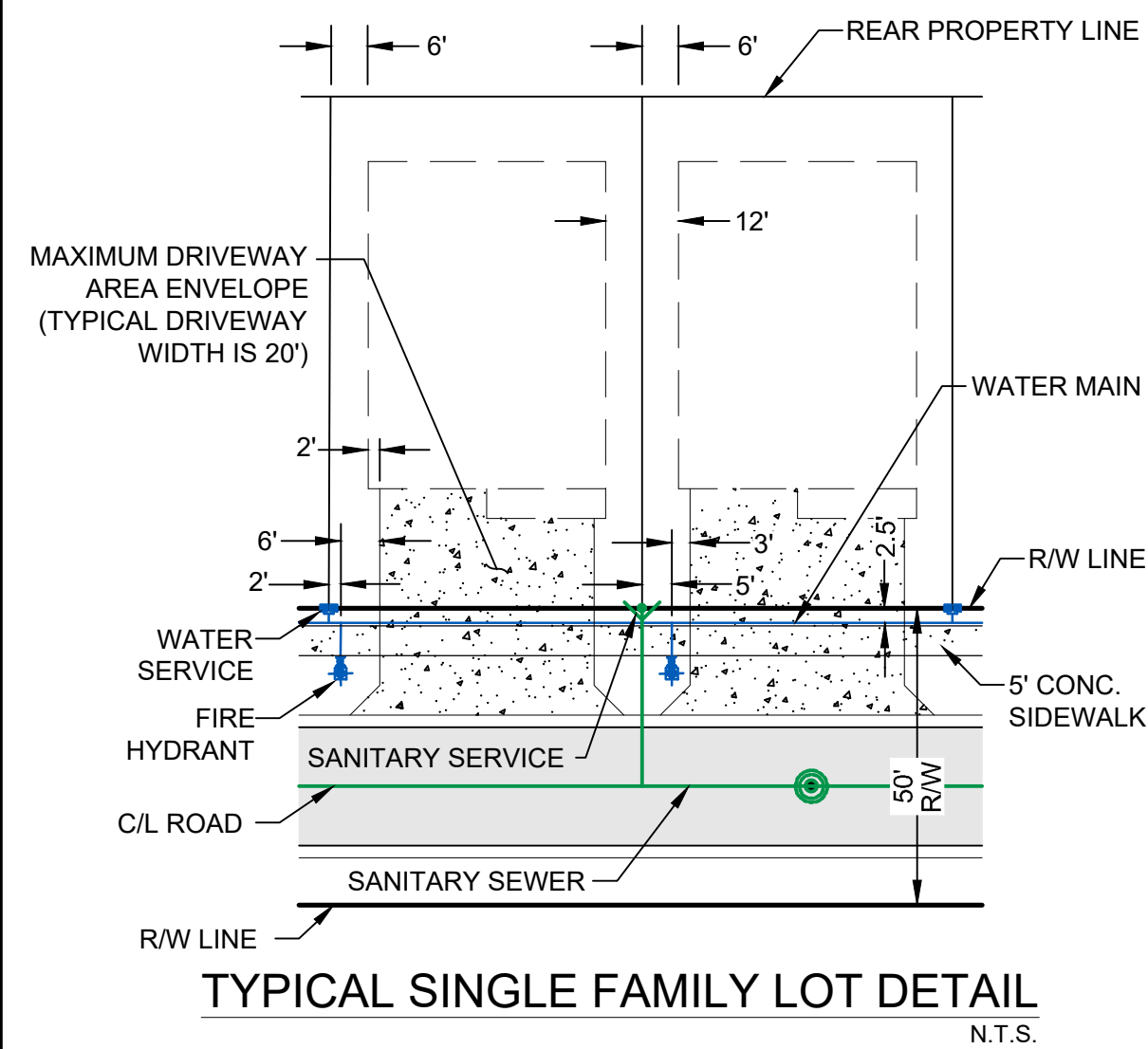
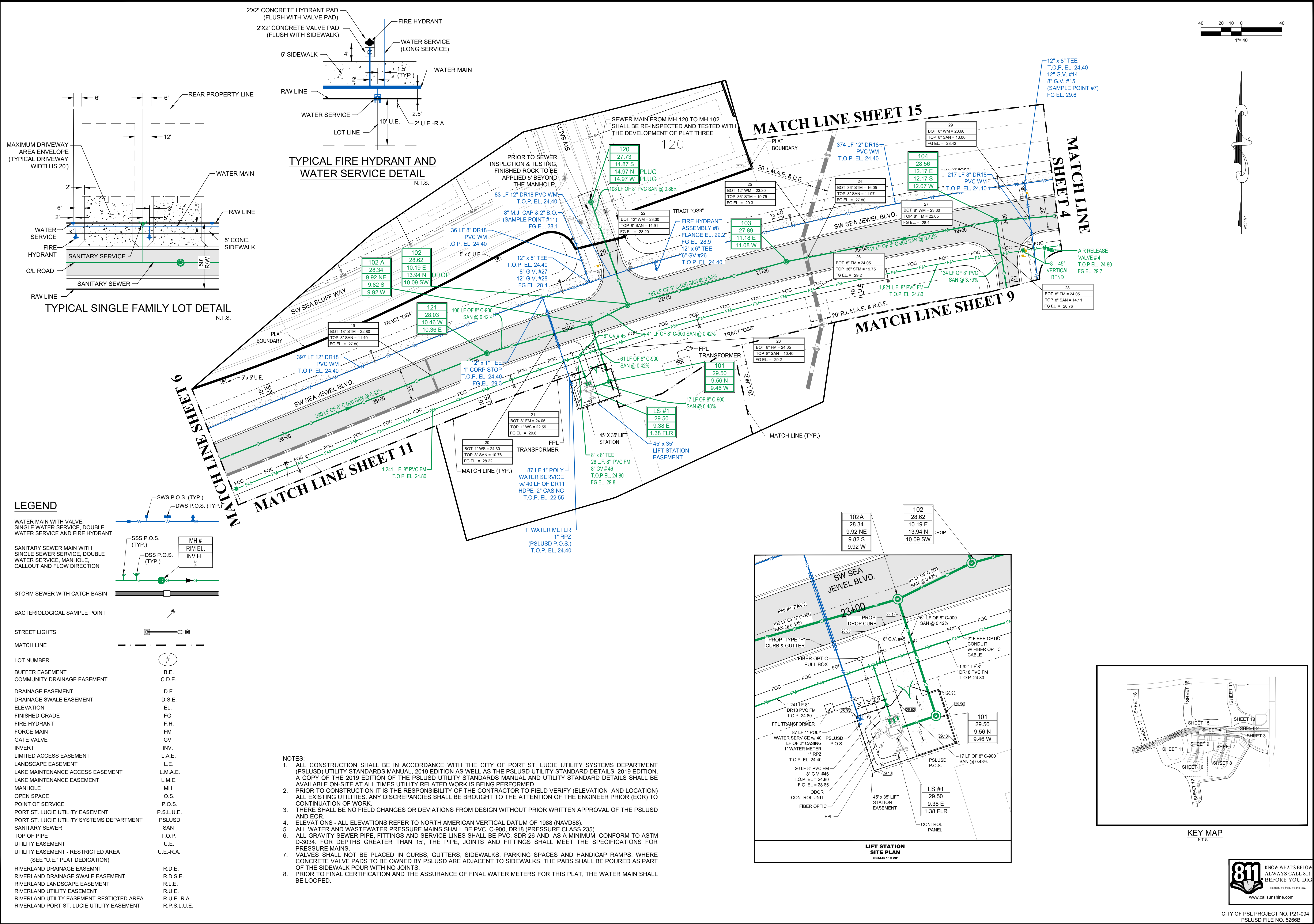


M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
8/20/21

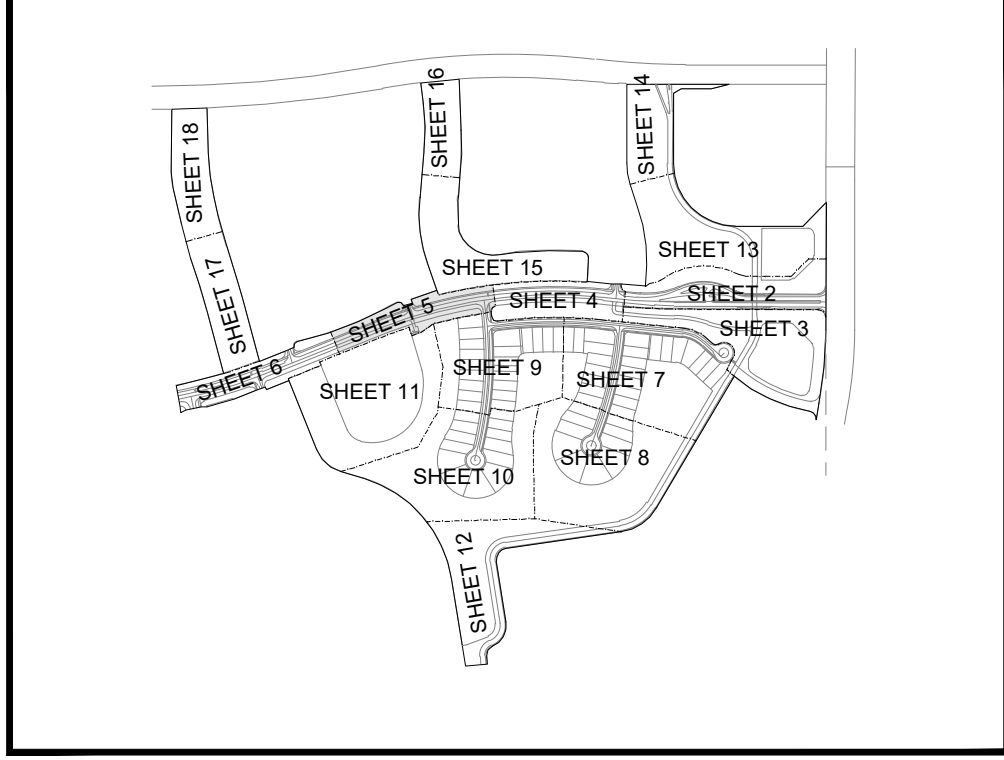
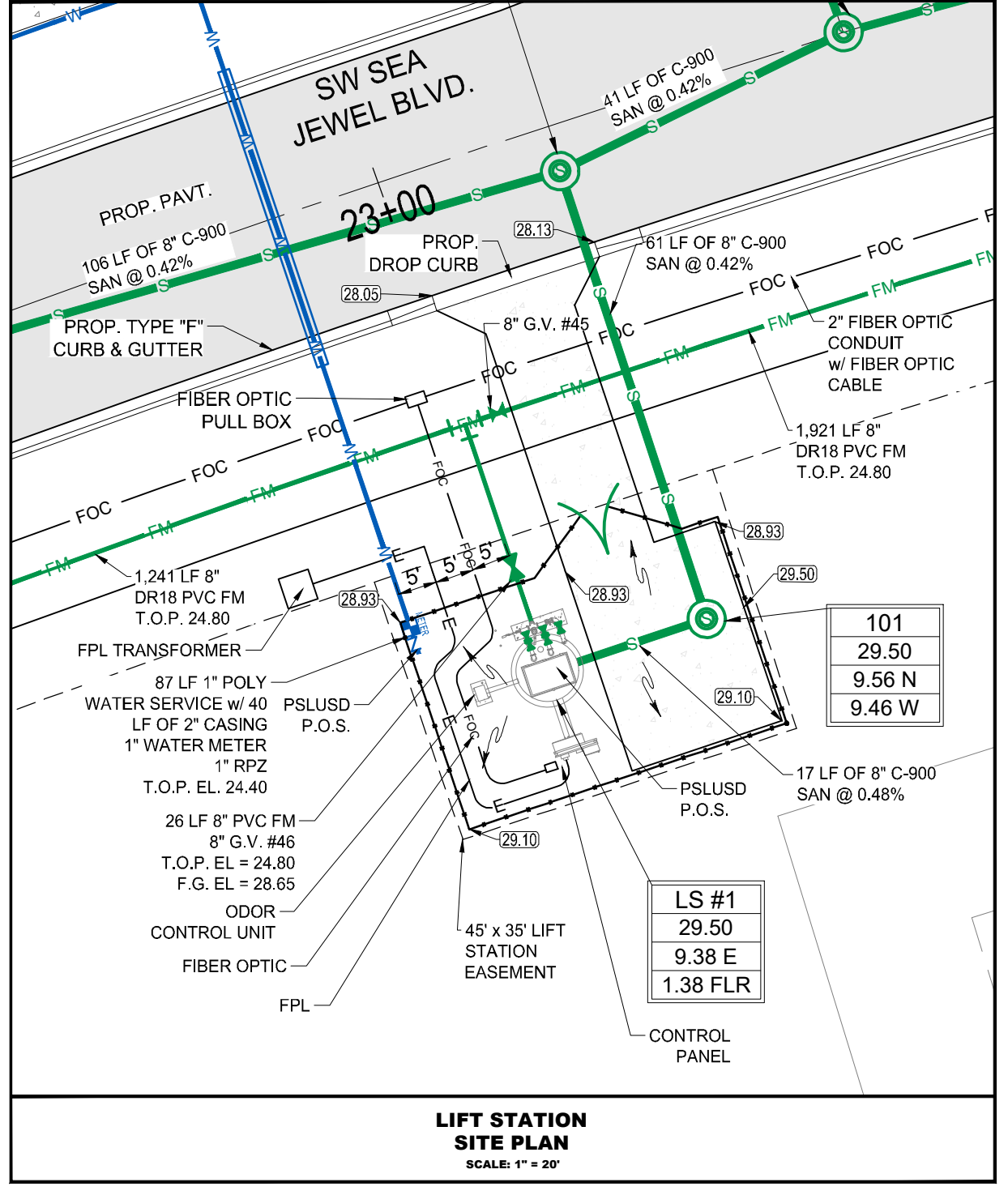
PROJECT No.: 21-1006
DRAWN BY: SC
CHECKED BY: RR
DATE: 8/20/2021
CAD ID.: 21-1006-WS PLAN

SHEET TITLE: WATER AND SEWER PLAN

SHEET NUMBER: 05

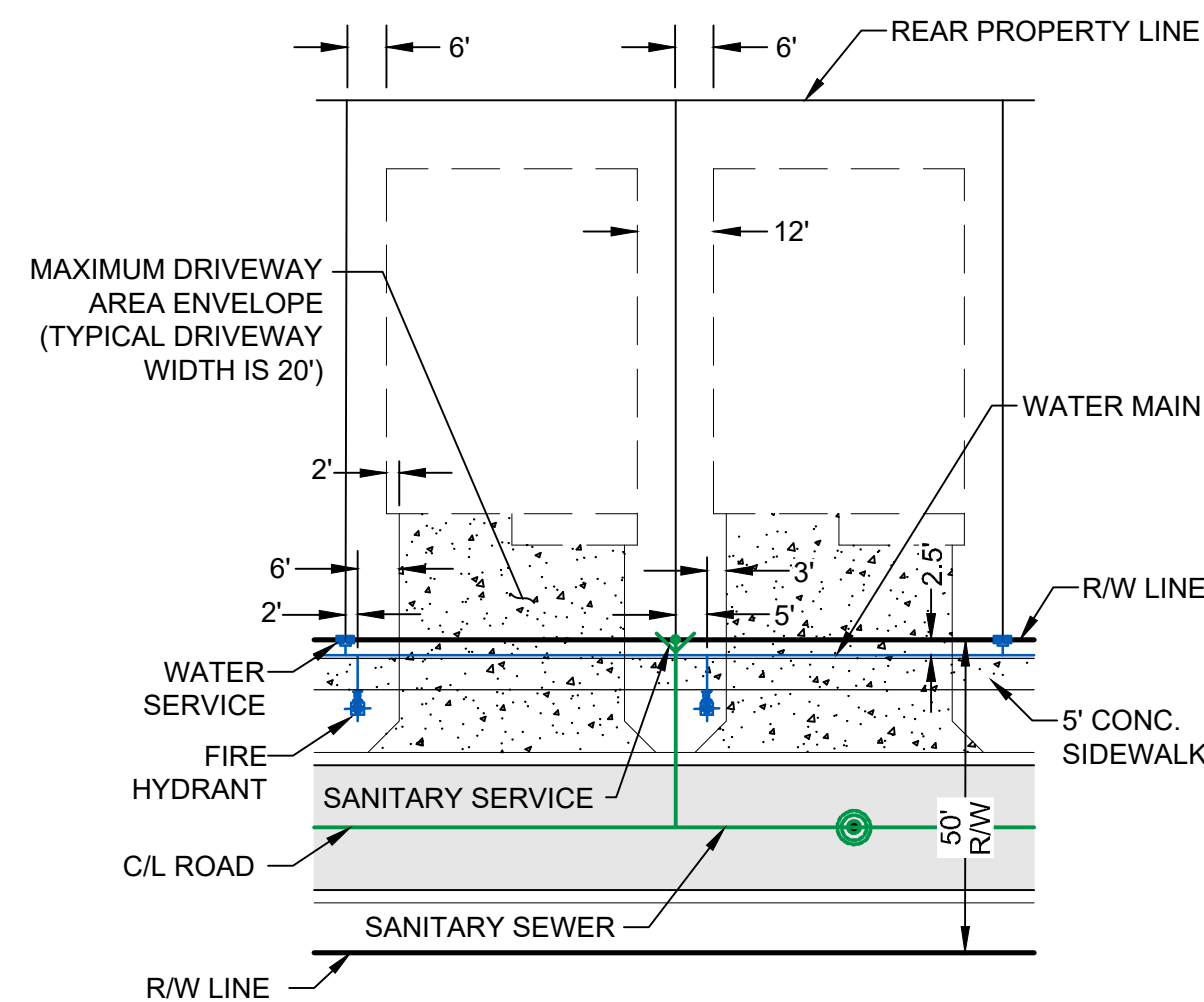


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CITY OF PSL PROJECT NO. P21-094
PSLUSD FILE NO. 5266B

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TYPICAL SINGLE FAMILY LOT DETAIL N.T.S.

LEGEND

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT

SANITARY SEWER MAIN WITH SINGLE SEWER MAIN, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION

STORM SEWER WITH CATCH BASIN

BACTERIOLOGICAL SAMPLE POINT

STREET LIGHTS

MATCH LINE

LOT NUMBER

BUFFER EASEMENT

COMMUNITY DRAINAGE EASEMENT

DRAINAGE EASEMENT

DRAINAGE SWALE EASEMENT

ELEVATION

FINISHED GRADE

FIRE HYDRANT

FORCE MAIN

GATE VALVE

INVERT

LIMITED ACCESS EASEMENT

LANDSCAPE EASEMENT

LAKE MAINTENANCE ACCESS EASEMENT

LAKE MAINTENANCE EASEMENT

MANHOLE

OPEN SPACE

POINT OF SERVICE

PORT ST. LUCIE UTILITY EASEMENT

PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT

SANITARY SEWER

TOP OF PIPE

UTILITY EASEMENT

UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)

RIVERLAND DRAINAGE EASEMENT

RIVERLAND DRAINAGE SWALE EASEMENT

RIVERLAND LANDSCAPE EASEMENT

RIVERLAND UTILITY EASEMENT

RIVERLAND UTILITY EASEMENT-RESTRICTED AREA

RIVERLAND PORT ST. LUCIE UTILITY EASEMENT

SWS P.O.S. (TYP.)
DWS P.O.S. (TYP.)

SSS P.O.S. (TYP.)

DSS P.O.S. (TYP.)

MH #
RIM EL.
INV. EL.

BACTERIOLOGICAL SAMPLE POINT

STREET LIGHTS

MATCH LINE

LOT NUMBER

BUFFER EASEMENT

COMMUNITY DRAINAGE EASEMENT

DRAINAGE EASEMENT

DRAINAGE SWALE EASEMENT

ELEVATION

FINISHED GRADE

FIRE HYDRANT

FORCE MAIN

GATE VALVE

INVERT

LIMITED ACCESS EASEMENT

LANDSCAPE EASEMENT

LAKE MAINTENANCE ACCESS EASEMENT

LAKE MAINTENANCE EASEMENT

MANHOLE

OPEN SPACE

POINT OF SERVICE

PORT ST. LUCIE UTILITY EASEMENT

PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT

SANITARY SEWER

TOP OF PIPE

UTILITY EASEMENT

UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)

RIVERLAND DRAINAGE EASEMENT

RIVERLAND DRAINAGE SWALE EASEMENT

RIVERLAND LANDSCAPE EASEMENT

RIVERLAND UTILITY EASEMENT

RIVERLAND UTILITY EASEMENT-RESTRICTED AREA

RIVERLAND PORT ST. LUCIE UTILITY EASEMENT

NOTES:

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

Printed on Friday, August 20, 2021, 9:17 AM by Sherry Gomez

PROJECT: RIVERLAND PARCEL B PLAT ONE CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES II LLLP

PROJECT No.: 21-1006
DRAWN BY: SCS
CHECKED BY: RR
DATE: 8/20/2021
CAD ID.: 21-1006-WS PLN

SHEET TITLE: WATER AND SEWER PLAN
SHEET NUMBER: 06

CITY OF PSL PROJECT NO. P21-094
PSLUSD FILE NO. 5266B

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
811 logo

M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
8/20/21

PROFESSIONAL ENGINEER
STATE OF FLORIDA
RANDALL RODGERS & ASSOCIATES, P.A.
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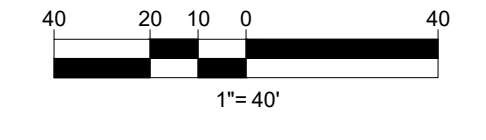
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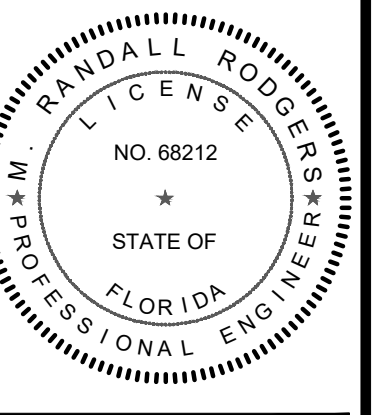


REVISIONS:

BY:	DATE:	COMMENT:
SG	05/28/21	PER SPRC COMMENTS
SG	08/11/21	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT ONE**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**



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DRAWN BY: SC
CHECKED BY: RR
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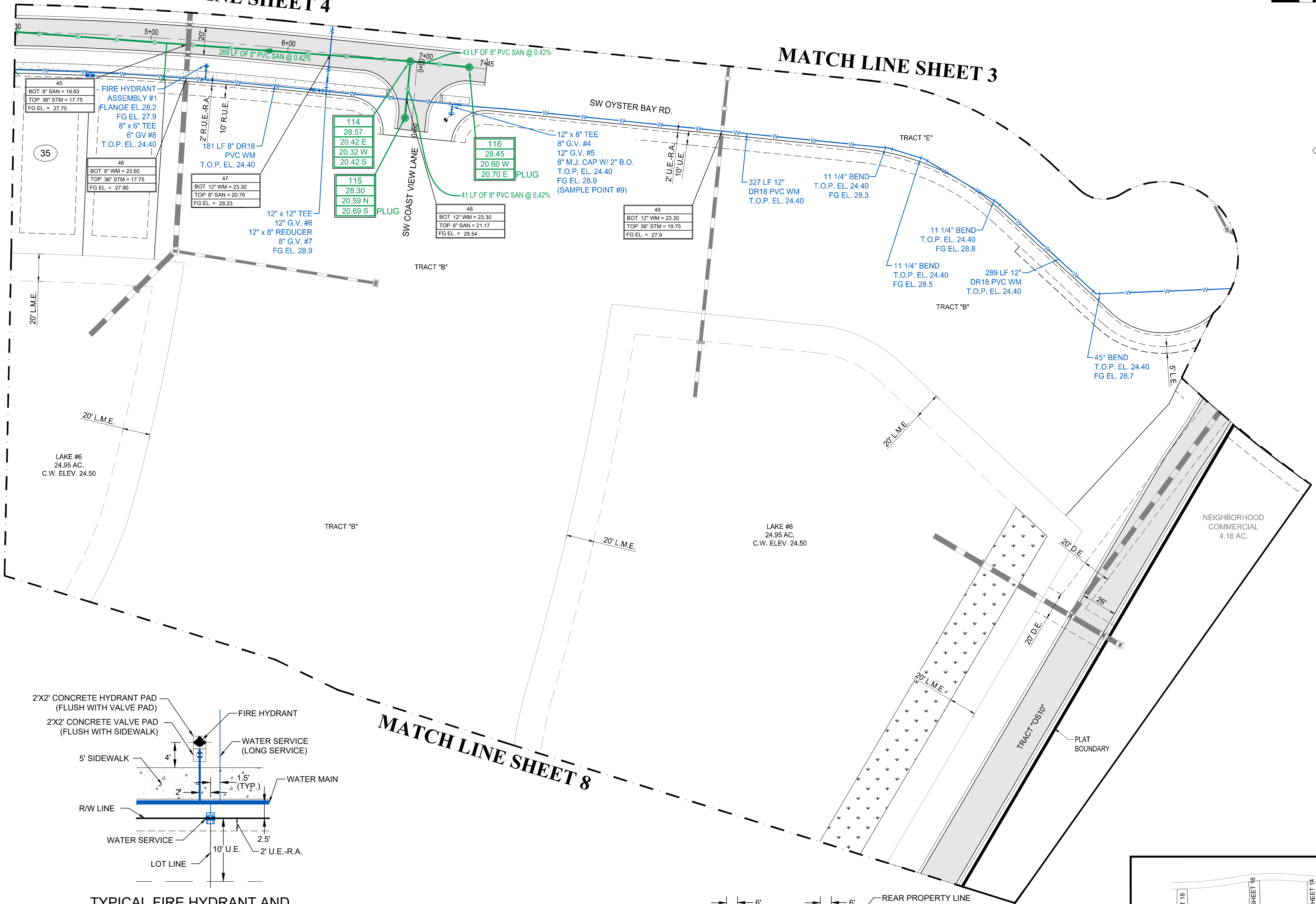
SHEET NUMBER:
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MATCH LINE SHEET 4

MATCH LINE SHEET 3

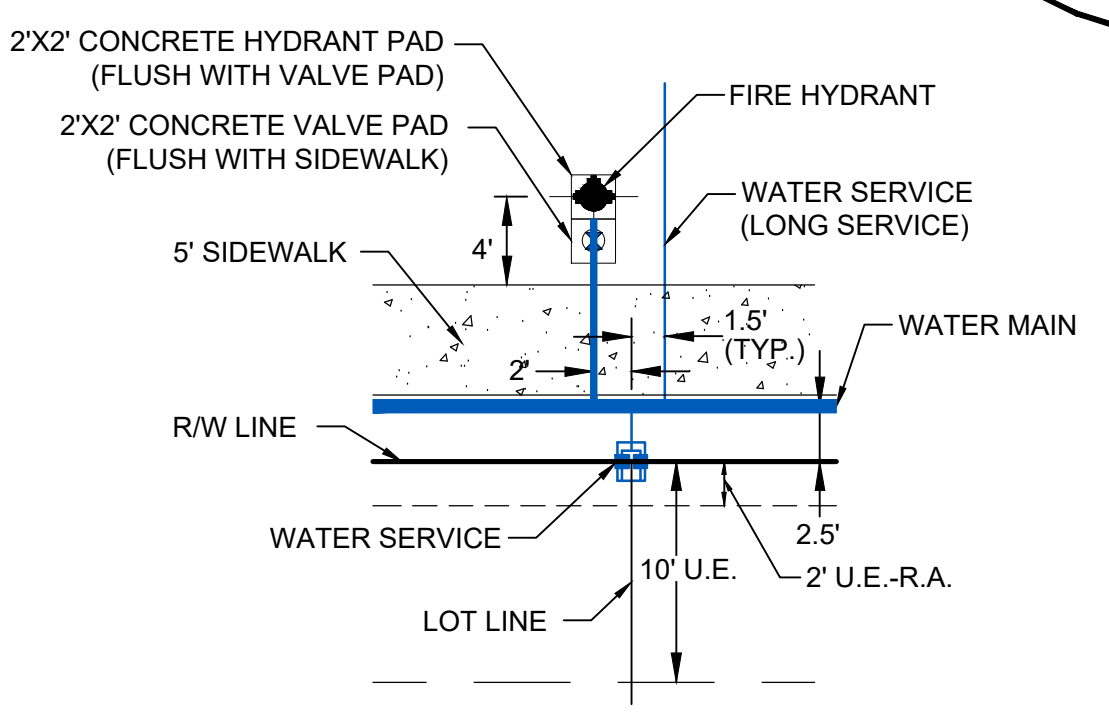
MATCH LINE SHEET 9

MATCH LINE SHEET 8

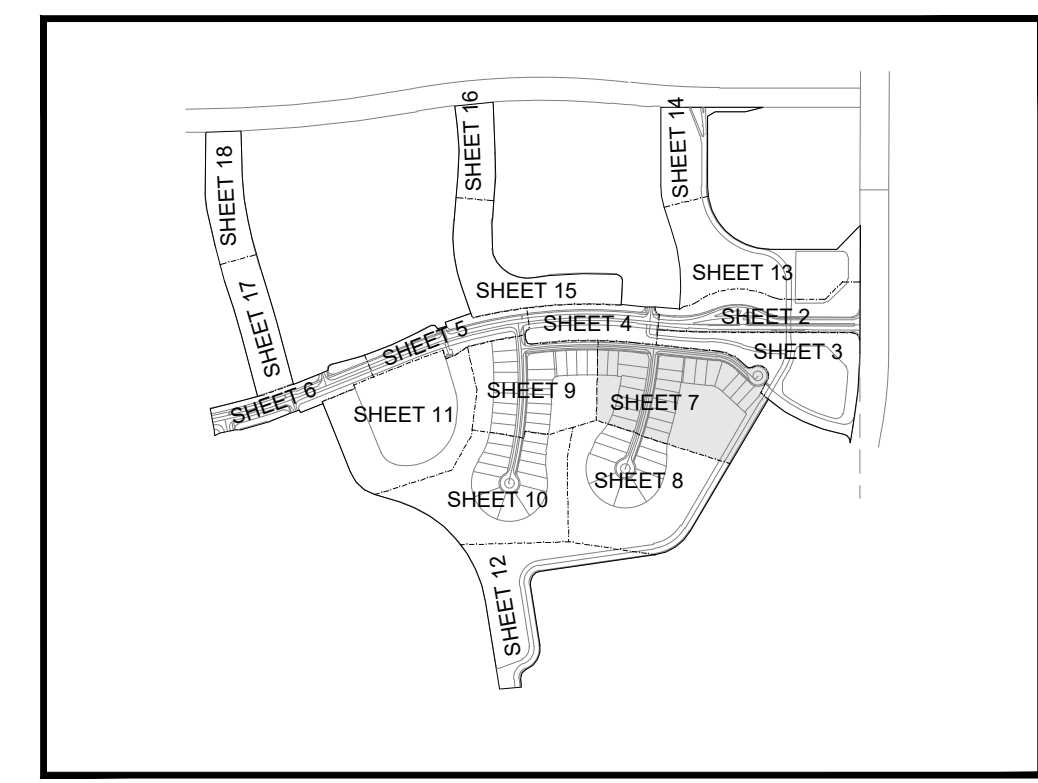
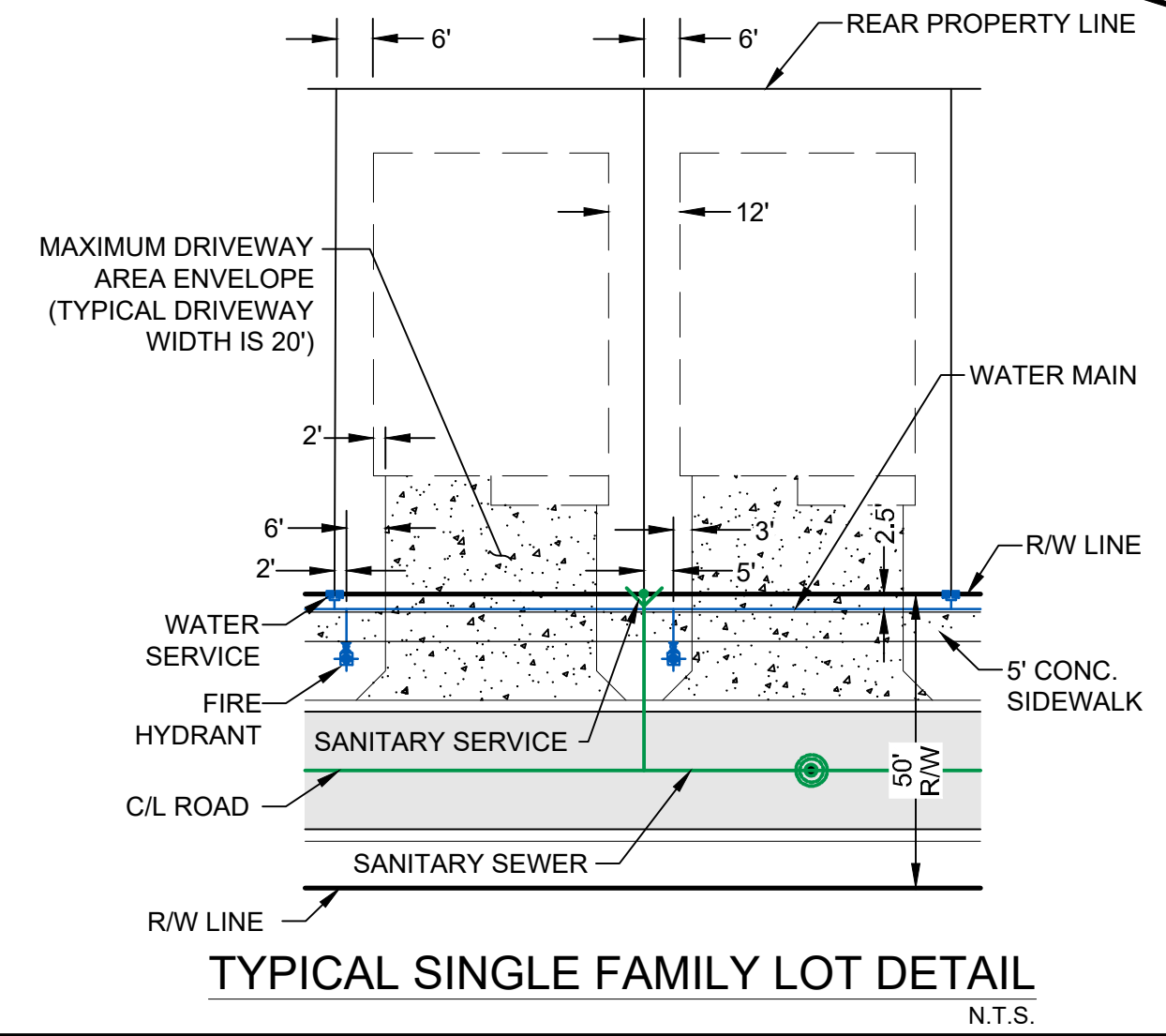


LEGEND

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
MATCH LINE	
LOT NUMBER	
BUFFER EASEMENT	B.E.
COMMUNITY DRAINAGE EASEMENT	C.D.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LIMITED ACCESS EASEMENT	L.A.E.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SANITARY SEWER	PSLUSD SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
RIVERLAND DRAINAGE SWALE EASEMENT	R.D.S.E.
RIVERLAND LANDSCAPE EASEMENT	R.L.E.
RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.

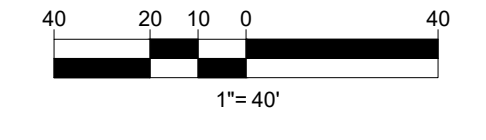


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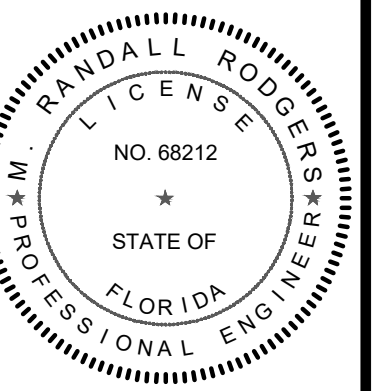
Printed on Friday, August 20, 2021, 9:17 AM by Sherry Gomez



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PROJECT:
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CLIENT:
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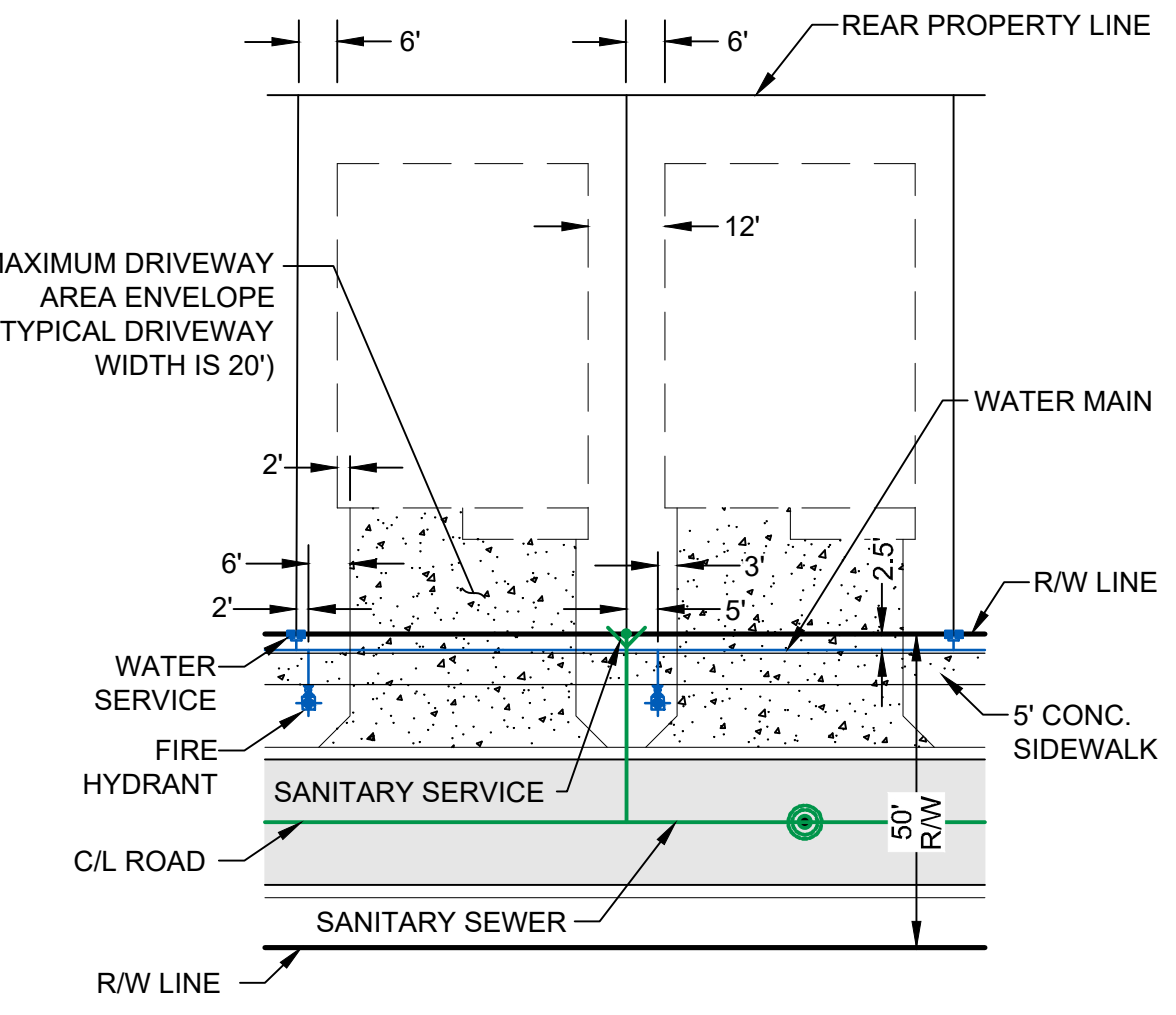
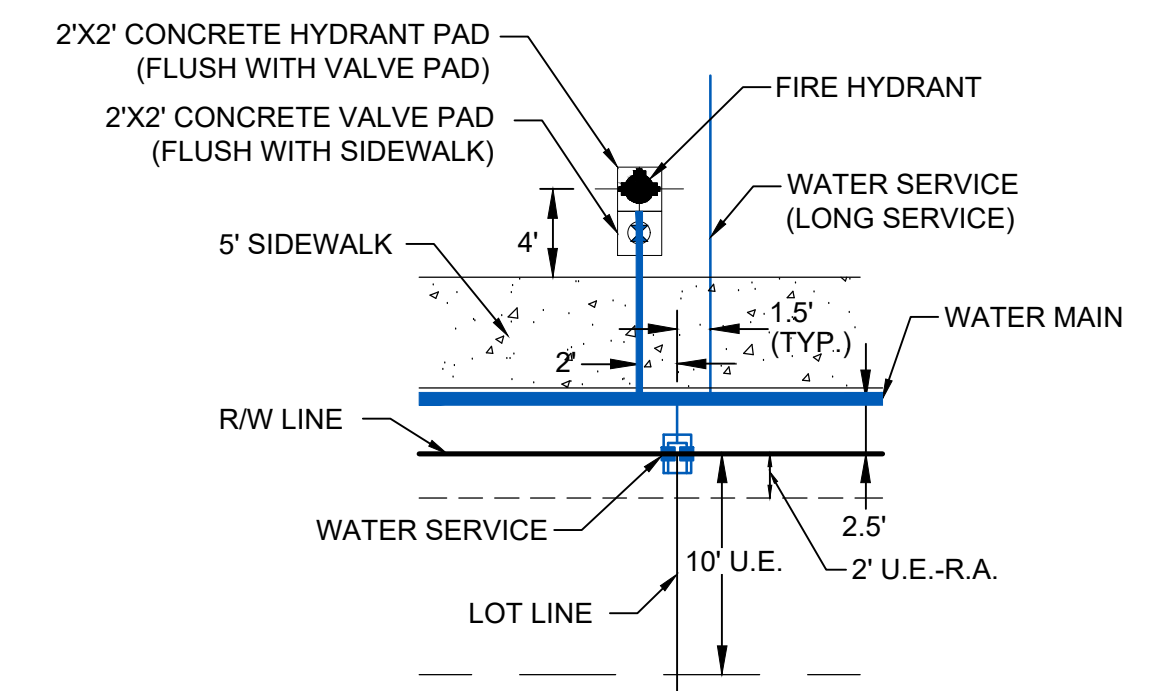


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
8/20/21

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SHEET TITLE:
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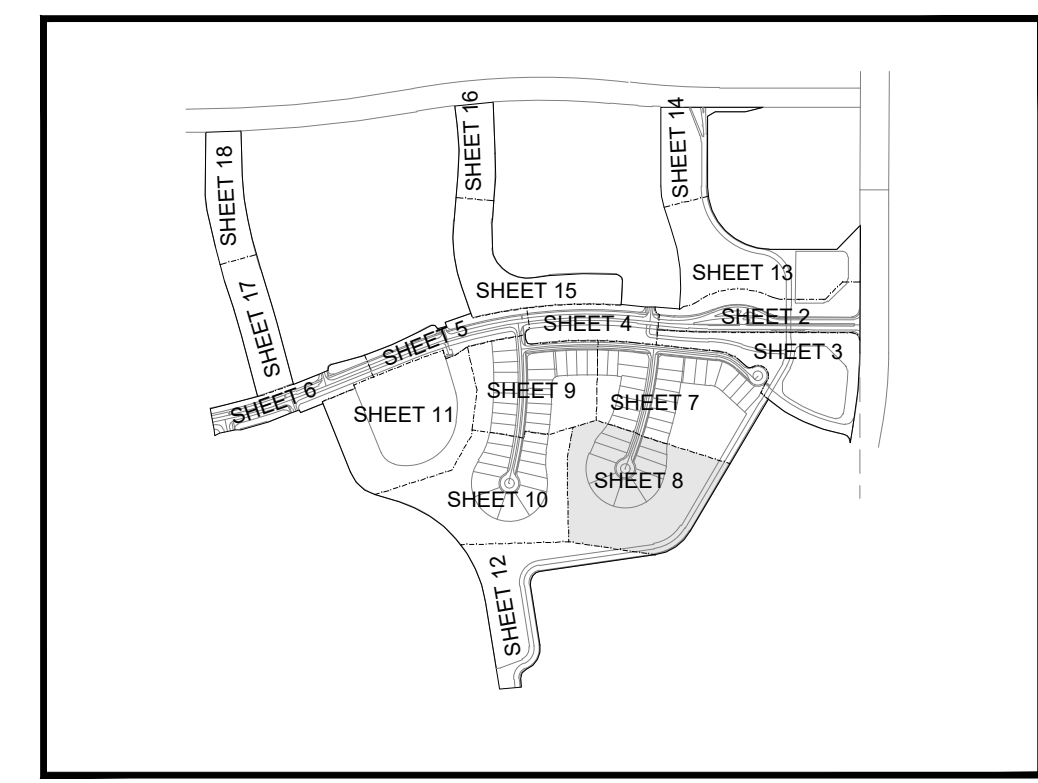
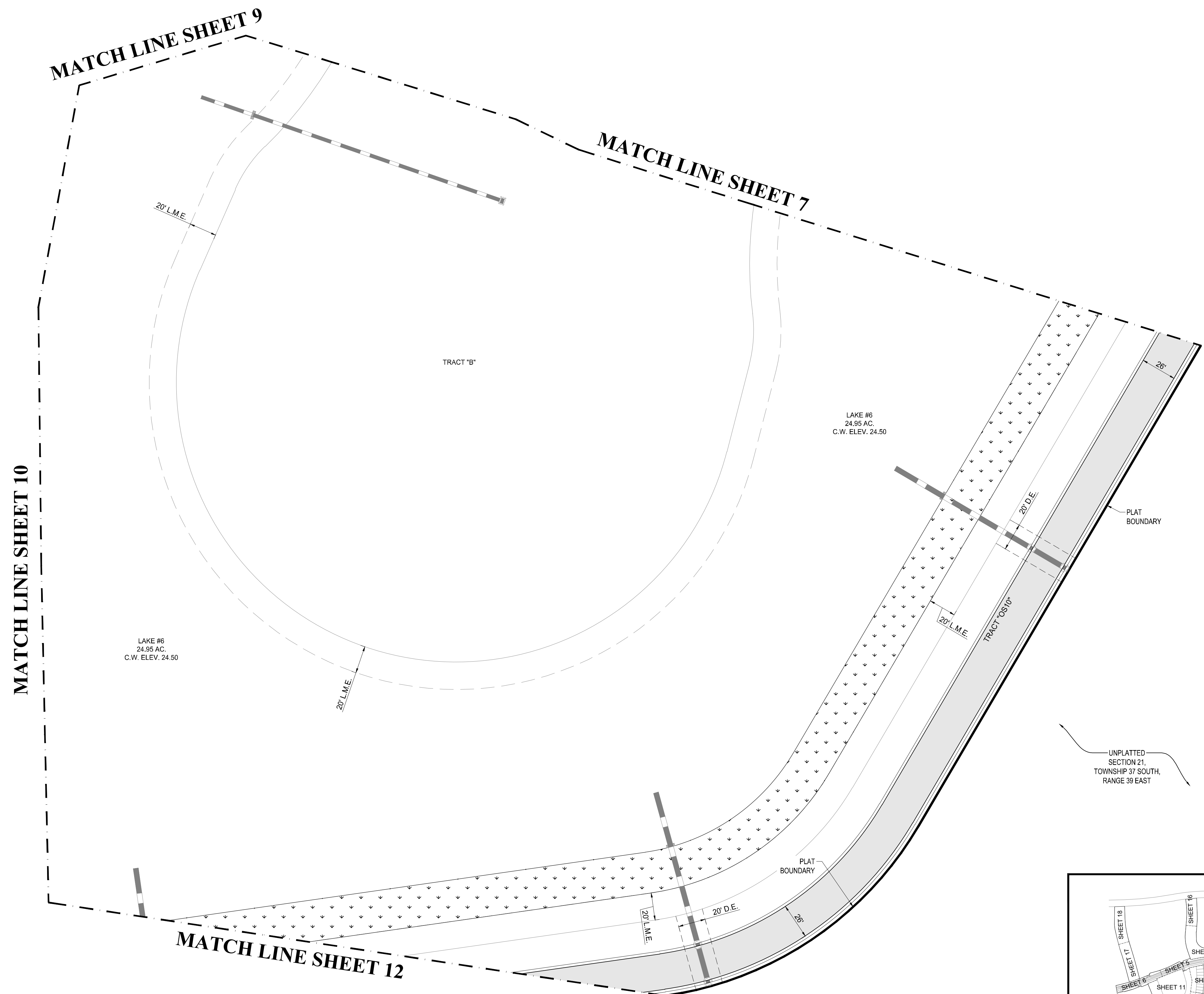
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LEGEND

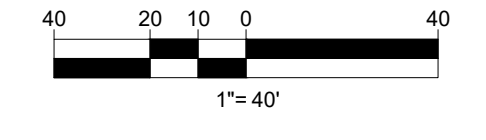
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CITY OF PSL PROJECT NO. P21-094
PSLUSD FILE NO. 5266B

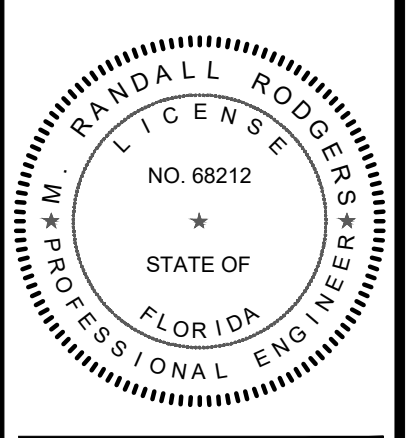
Printed on Friday, August 20, 2021, 9:17 AM by Sherry Gomez



BY:	DATE:	COMMENT:
SG	05/28/21	PER SPRC COMMENTS
SG	08/11/21	PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT ONE**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**

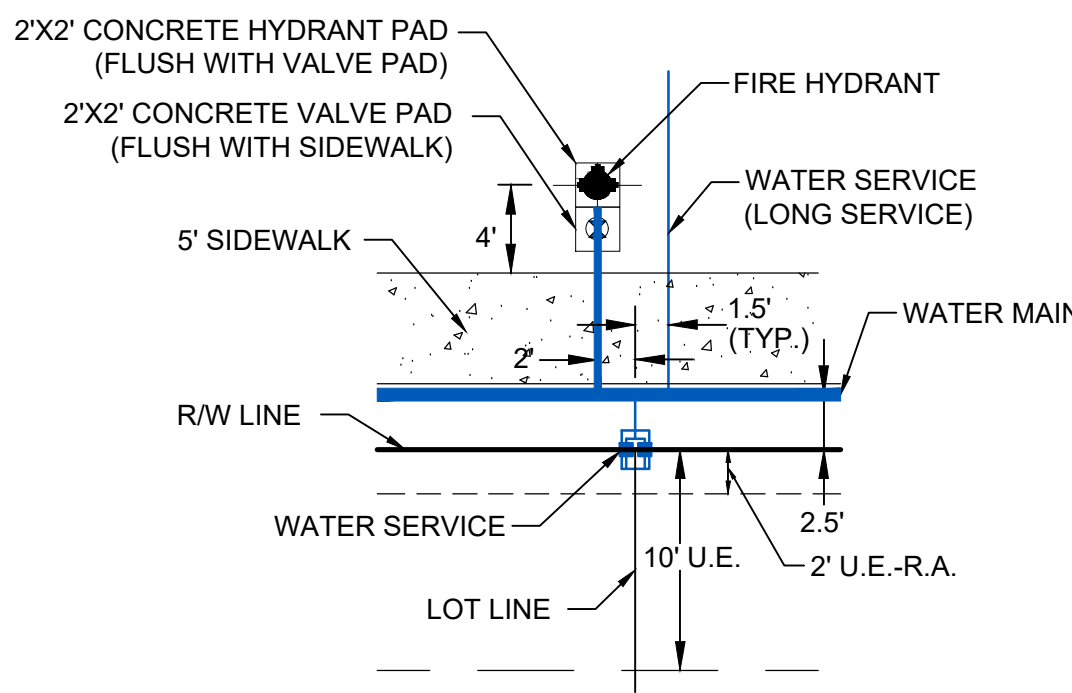
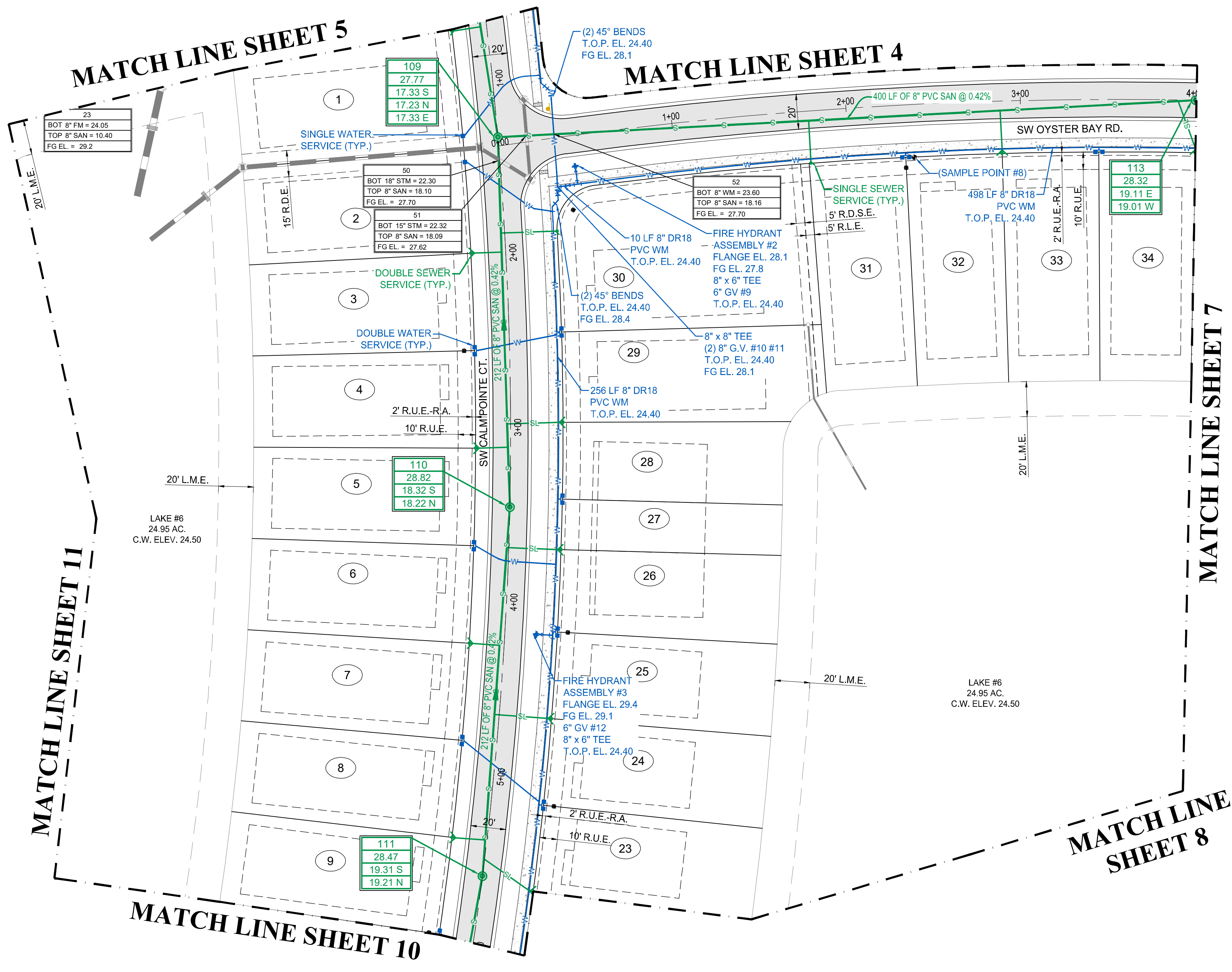


M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
8/20/21

PROJECT No.: 21-1006
DRAWN BY: SG
CHECKED BY: RR
DATE: 8/20/2021
CAD ID: 21-1006-WS PLAN

SHEET TITLE:
**WATER AND
SEWER PLAN**

SHEET NUMBER:
09

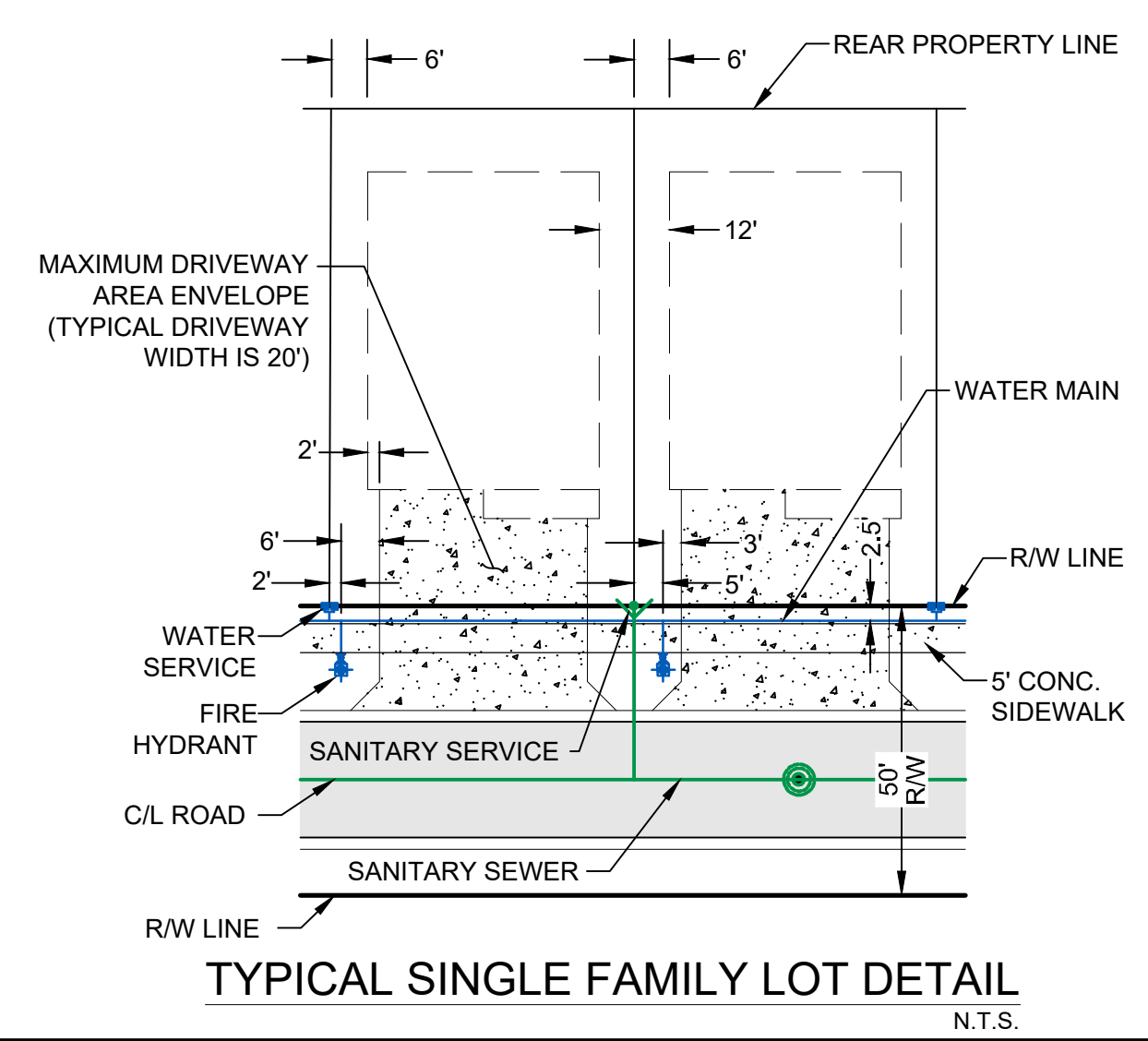


TYPICAL FIRE HYDRANT AND
WATER SERVICE DETAIL
N.T.S.

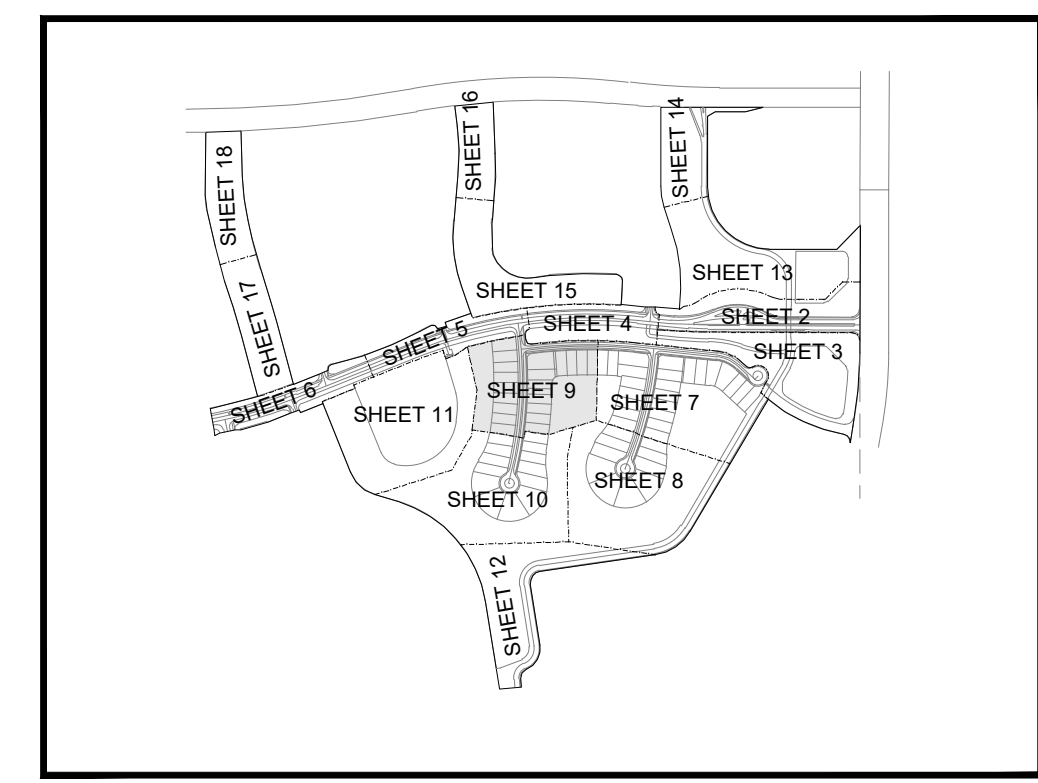
LEGEND

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
MATCH LINE	
LOT NUMBER	
BUFFER EASEMENT	B.E.
COMMUNITY DRAINAGE EASEMENT	C.D.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	F.M.
GATE VALVE	GV
INVERT	INV.
LIMITED ACCESS EASEMENT	L.A.E.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SANITARY SEWER	PSLUSD SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
RIVERLAND DRAINAGE SWALE EASEMENT	R.D.S.E.
RIVERLAND LANDSCAPE EASEMENT	R.L.E.
RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.

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TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

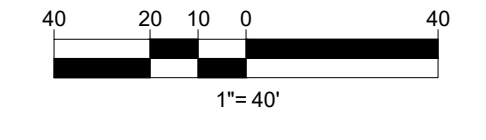


KEY MAP
N.T.S.



CITY OF PSL PROJECT NO. P21-094
PSLUSD FILE NO. 5266B

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VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FIRE C.O.A. # 3222

BY:	DATE:	COMMENT:
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PROJECT:
**RIVERLAND PARCEL B
PLAT ONE**
CITY OF PORT ST. LUCIE,
FLORIDA

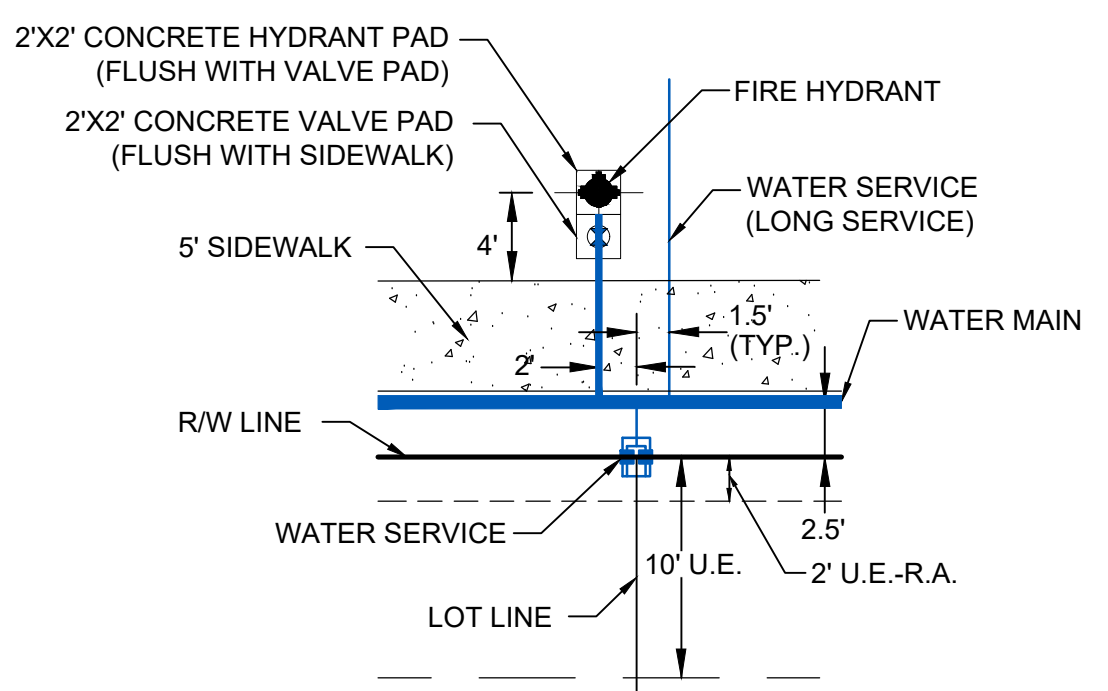
CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
8/20/21

PROJECT No.: 21-1006
DRAWN BY: JLL
CHECKED BY: RR
DATE: 8/20/2021
CAD ID: 21-1006-WS PLAN

SHEET TITLE:
**WATER AND
SEWER PLAN**

SHEET NUMBER:
10

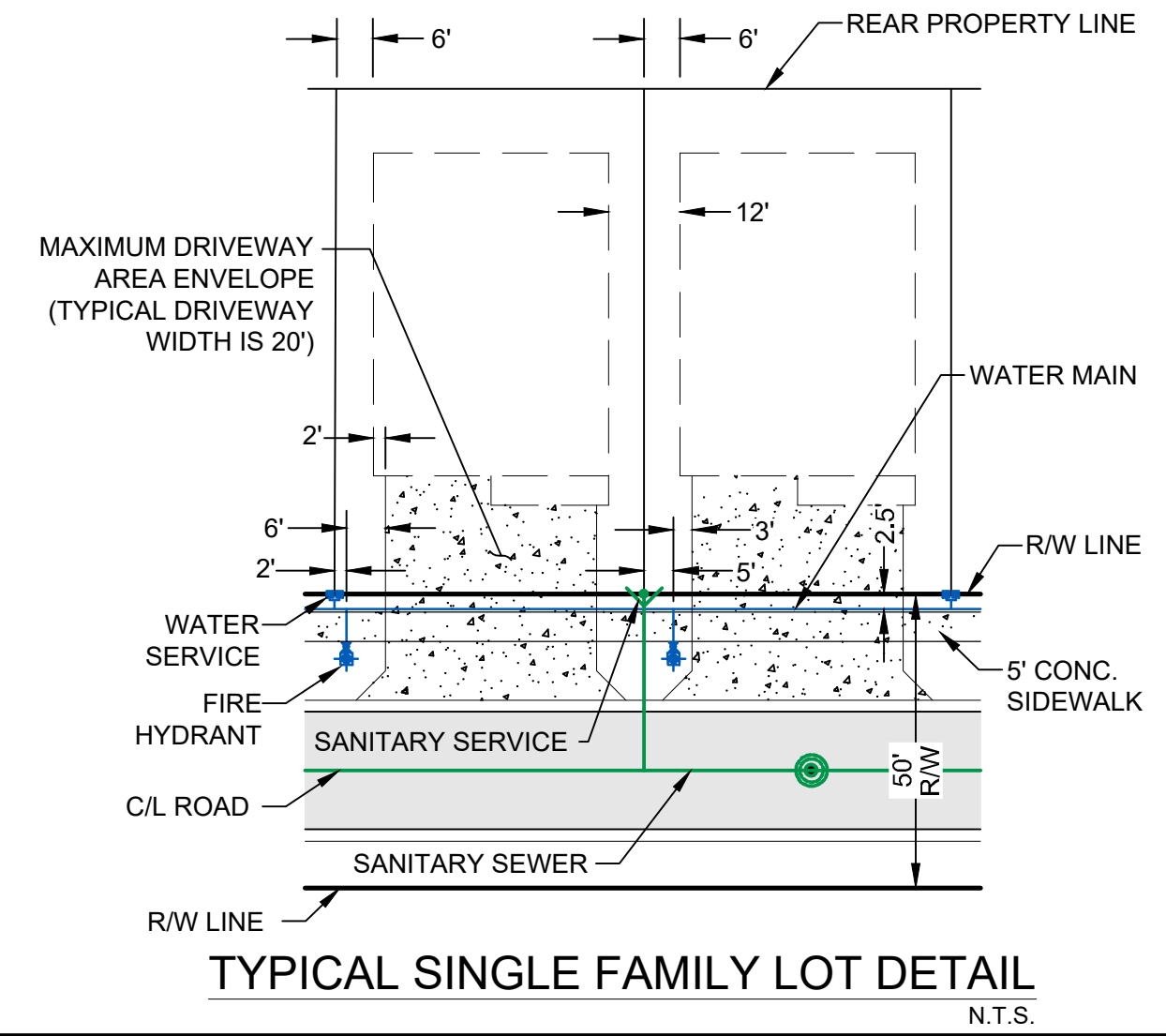
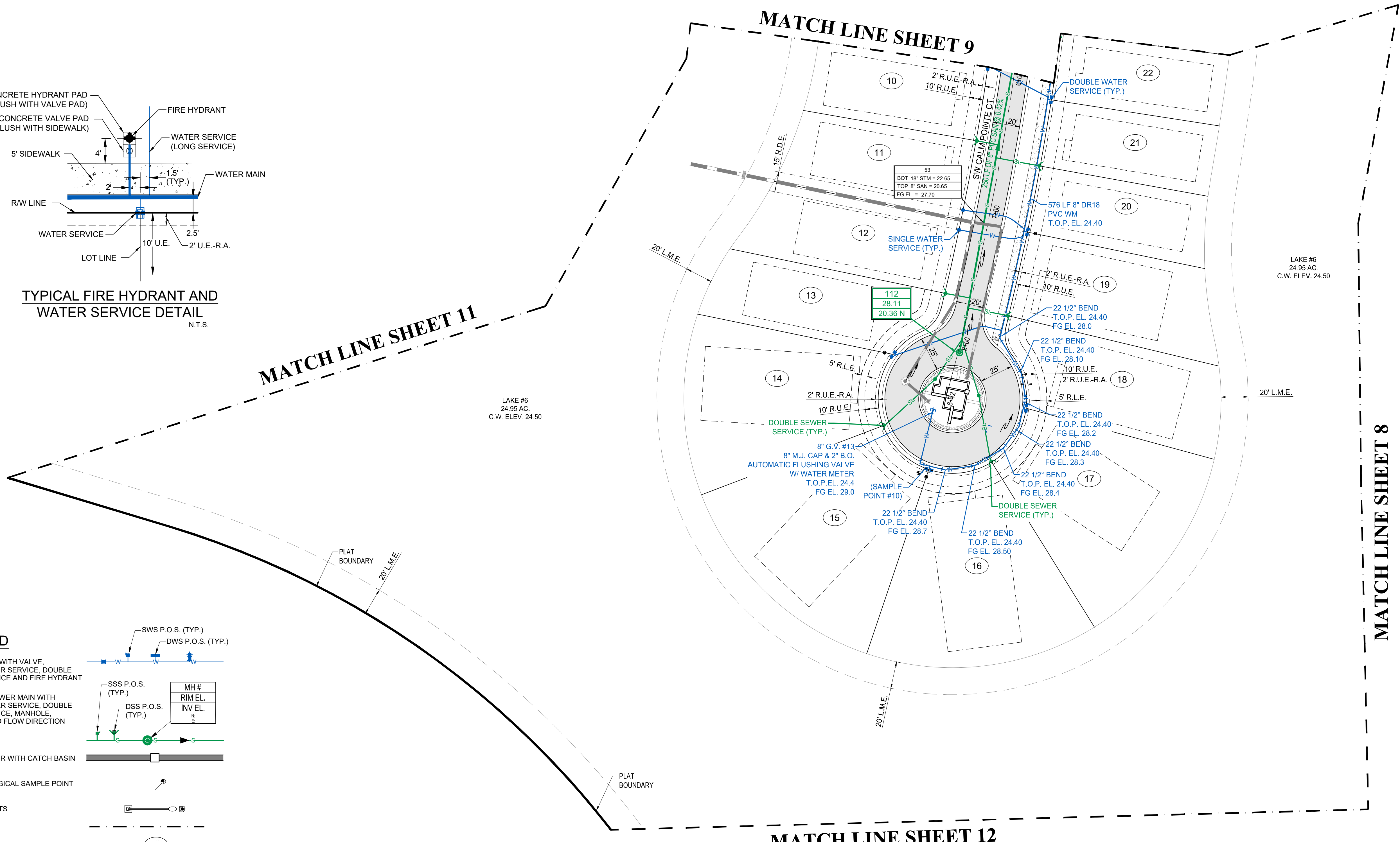


**TYPICAL FIRE HYDRANT AND
WATER SERVICE DETAIL**
N.T.S.

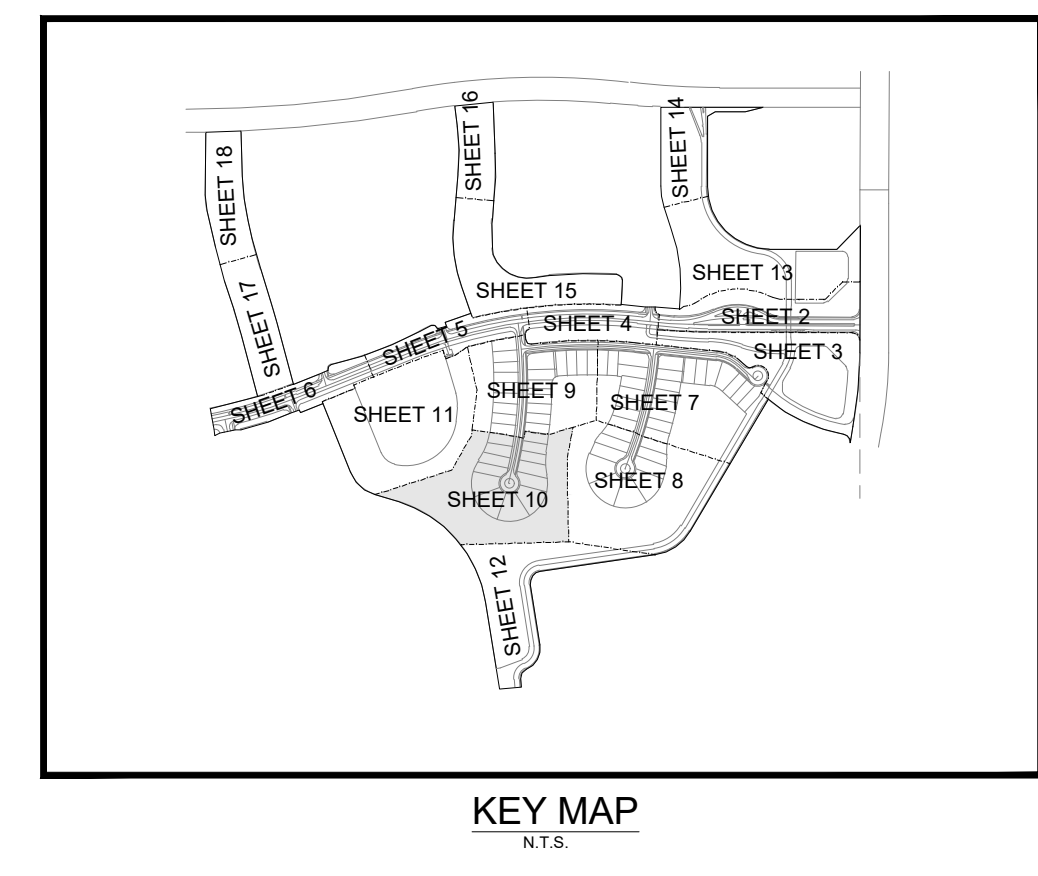
LEGEND

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
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STREET LIGHTS	
MATCH LINE	
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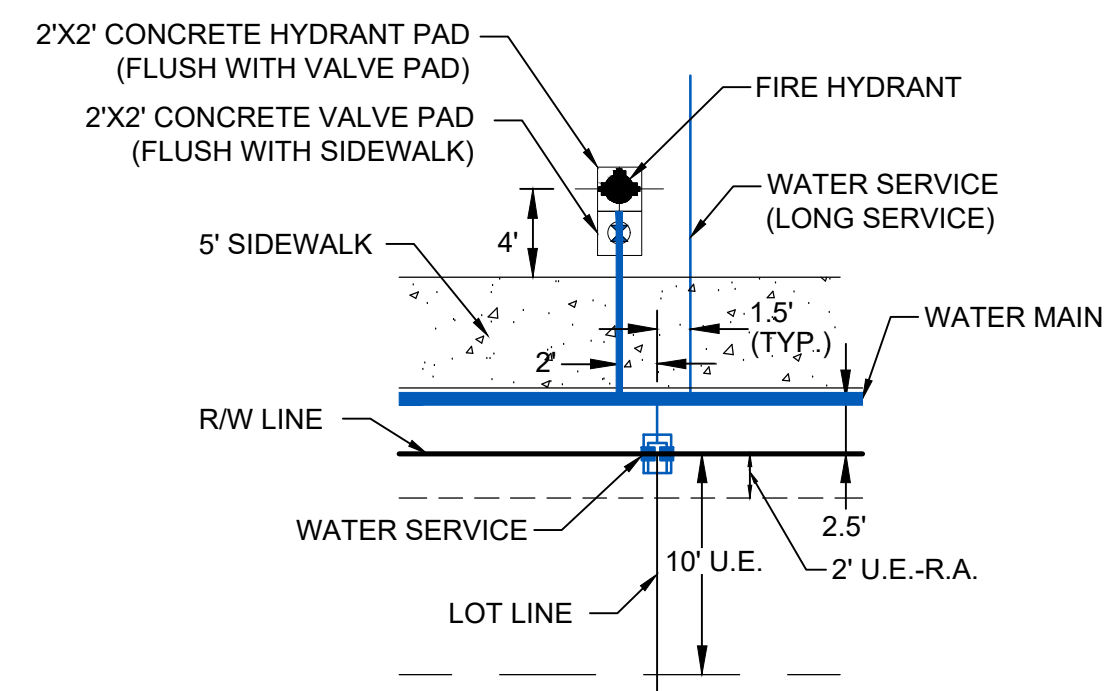
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.



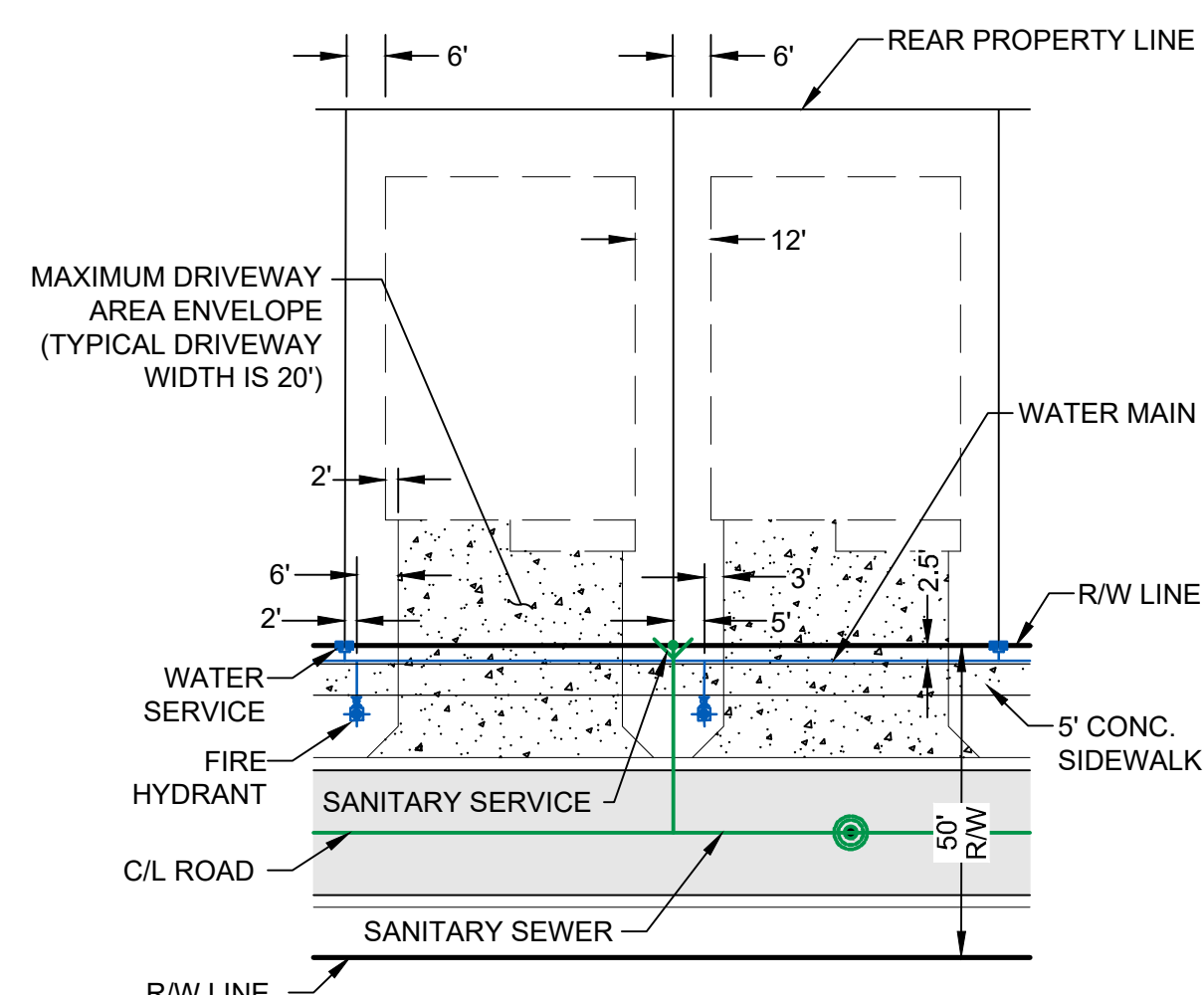
KEY MAP
N.T.S.

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

CITY OF PSL PROJECT NO. P21-094
PLSUSD FILE NO. 5266B

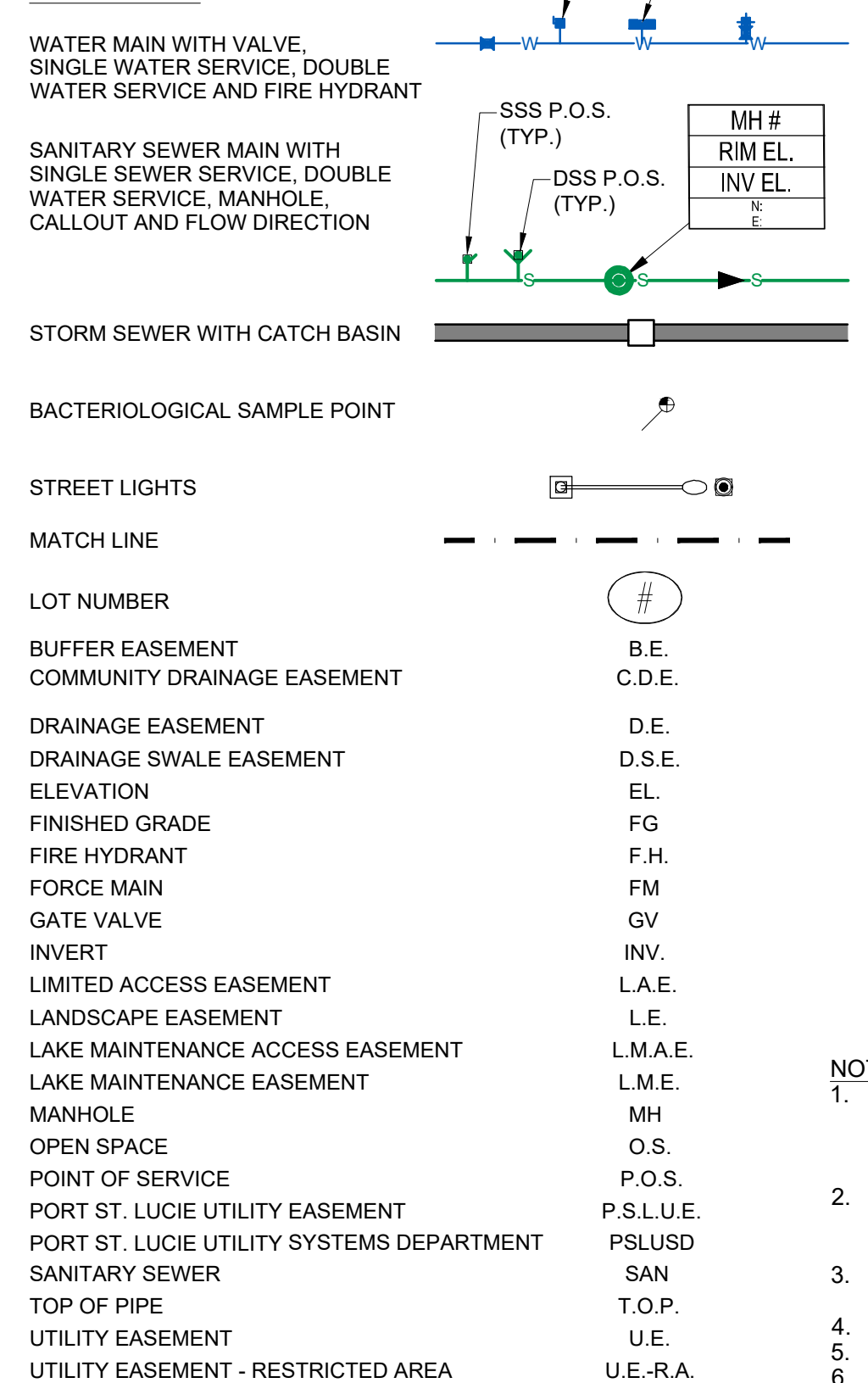


TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL
N.T.S.



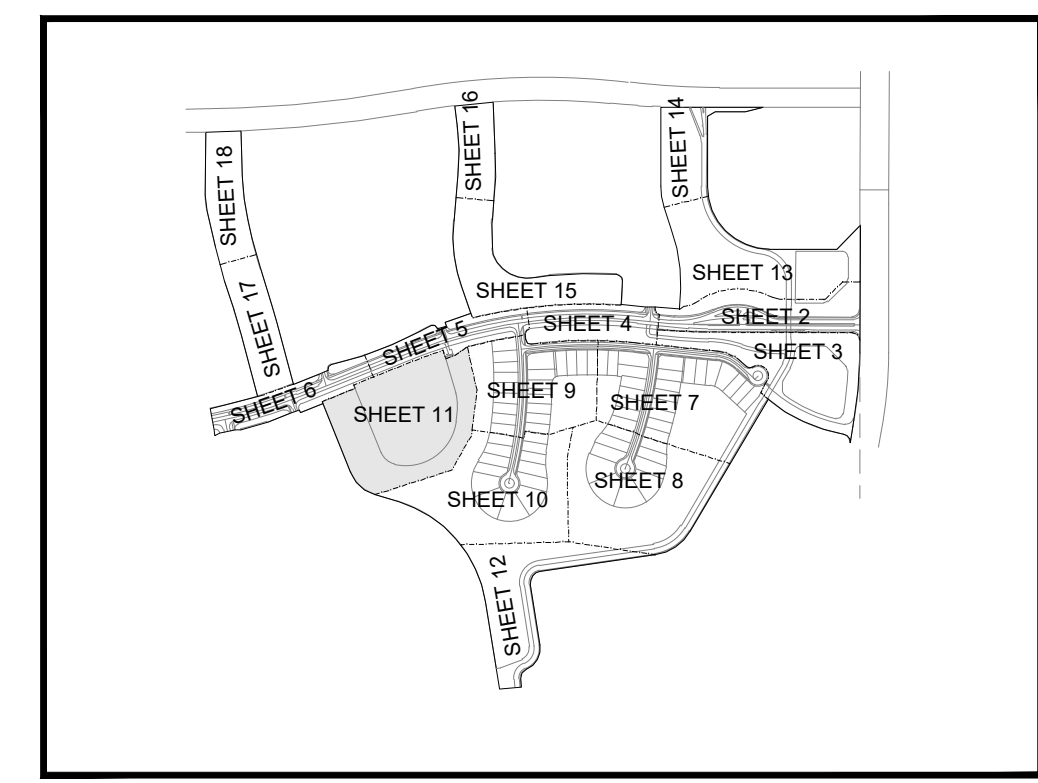
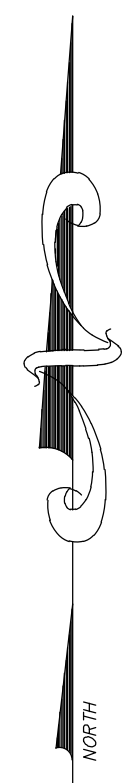
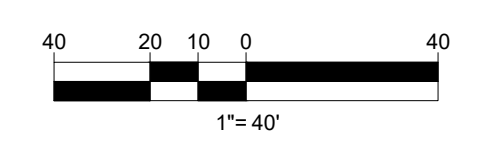
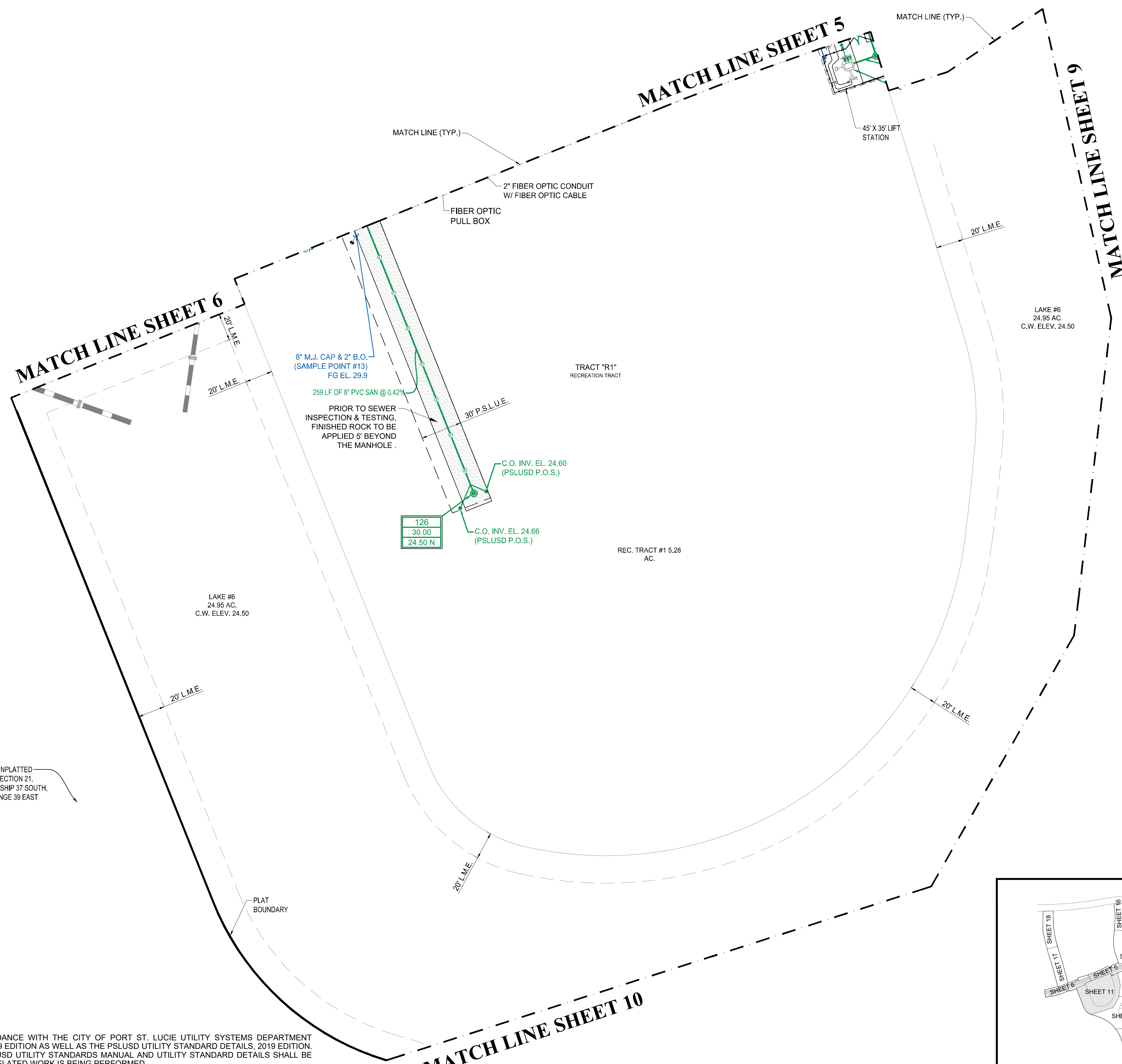
TYPICAL SINGLE FAMILY LOT DETAIL
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LEGEND



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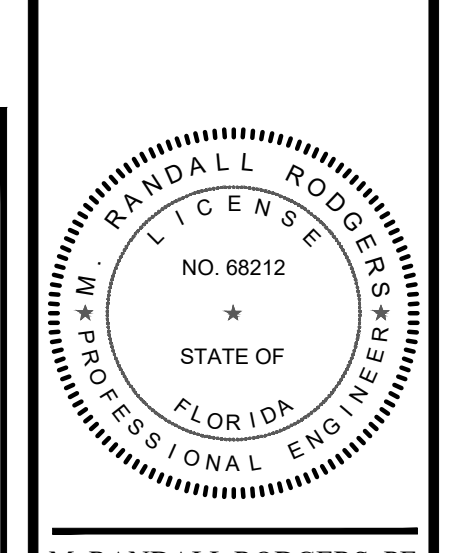
KEY MAP
N.T.S.

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 873-5477
FIRE C.O.A. # 3222

REVISIONS:		COMMENT:
BY:	DATE:	
SG	05/28/21	PER SPRC COMMENTS
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PROJECT:
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PLAT ONE**
CITY OF PORT ST. LUCIE,
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ASSOCIATES II
LLLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
8/20/21

PROJECT No.: 21-1006
DRAWN BY: SG
CHECKED BY: RR
DATE: 8/20/2021
CAD ID: 21-1006-WS PLAN

SHEET TITLE:
**WATER AND
SEWER PLAN**

SHEET NUMBER:
11

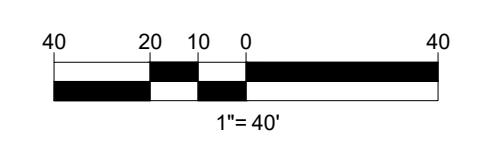


CITY OF PSL PROJECT NO. P21-094
PSLUSD FILE NO. 5266B

Printed on Friday, August 20, 2021, 9:18 AM by Sherry Gomez

MATCH LINE SHEET 10

MATCH LINE SHEET 8

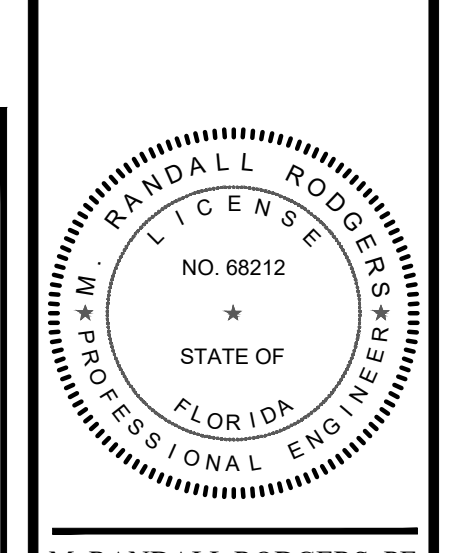


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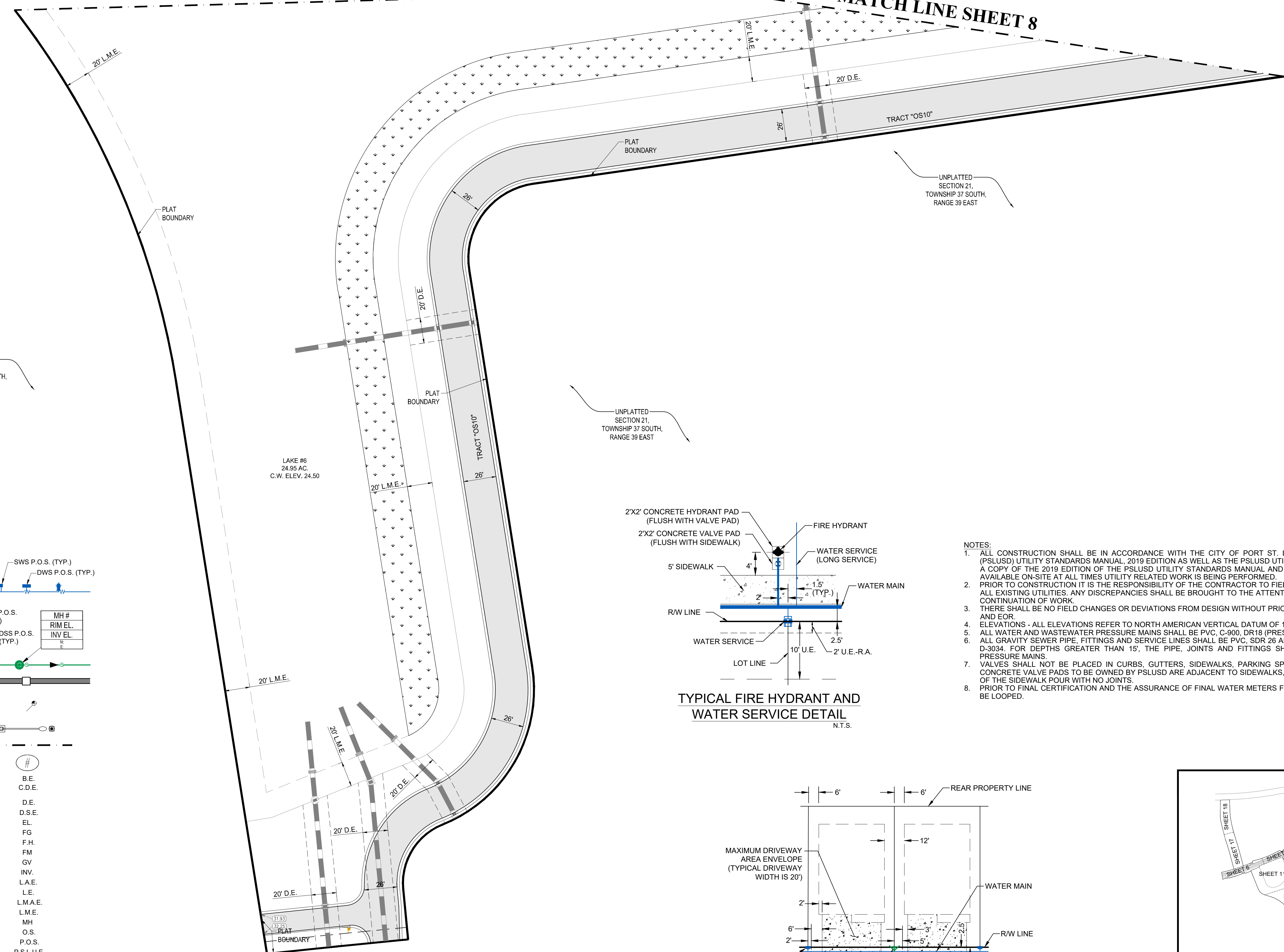
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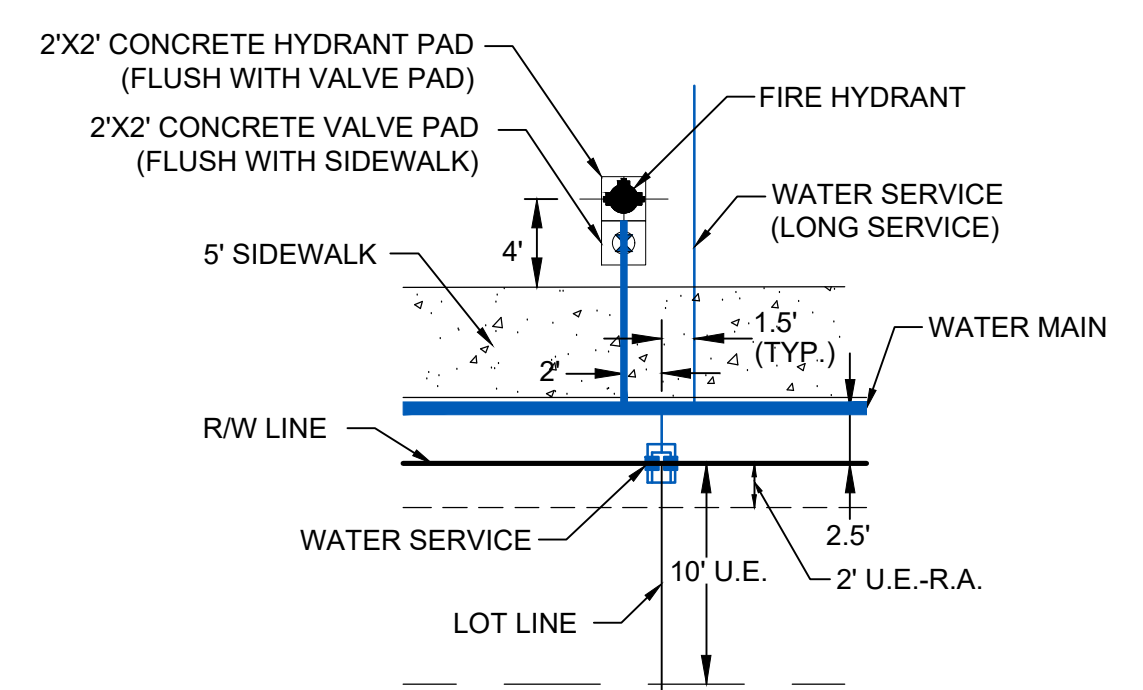
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DRAWN BY: SS
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SHEET TITLE:
**WATER AND
SEWER PLAN**
SHEET NUMBER:
12

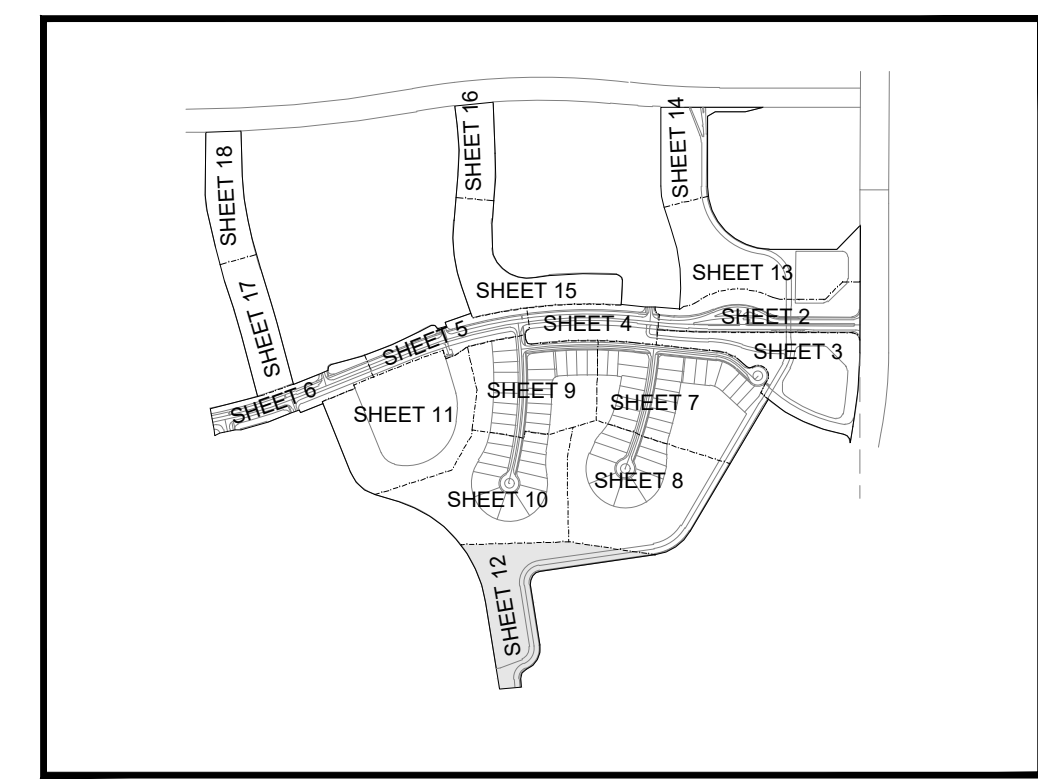
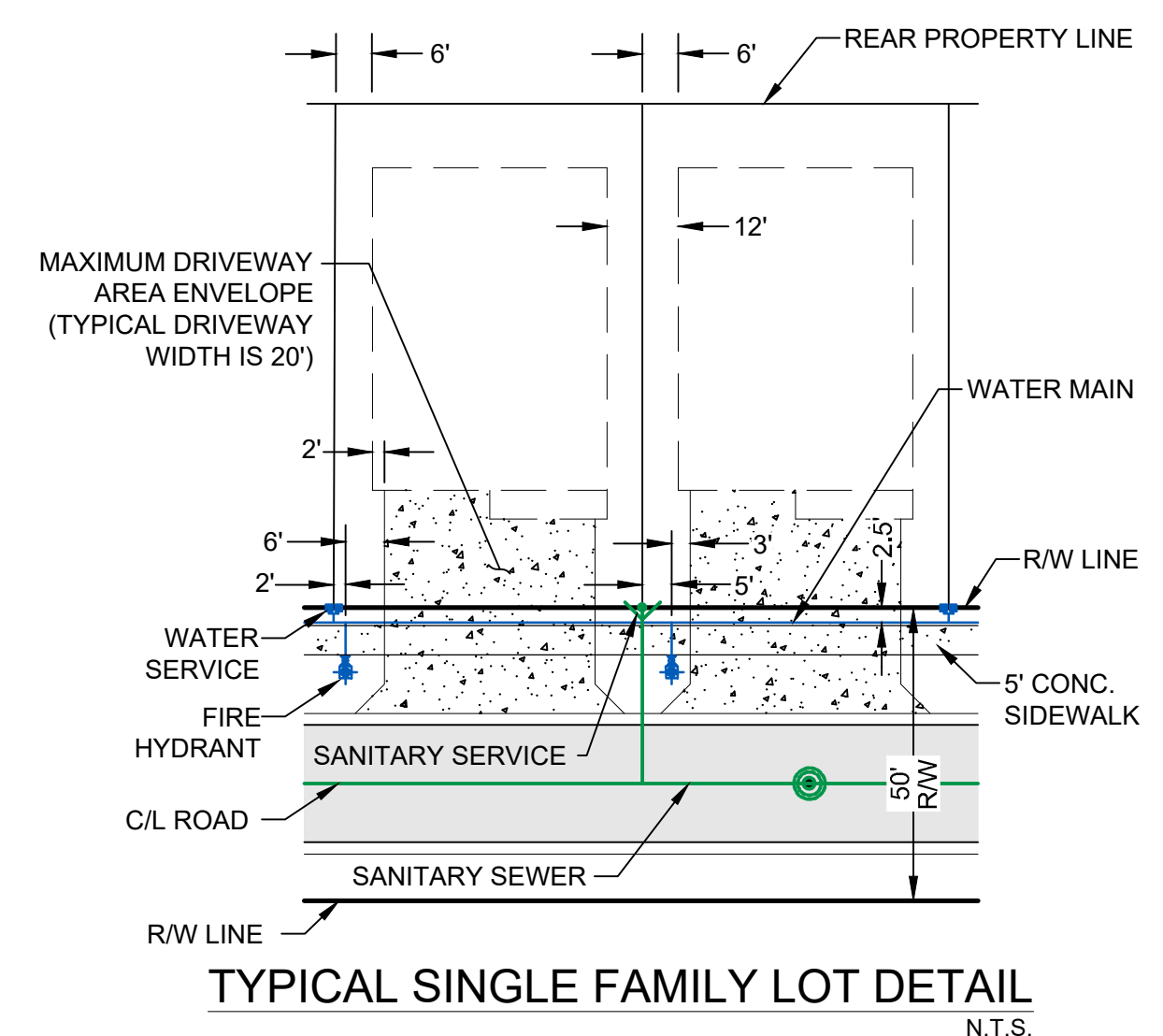


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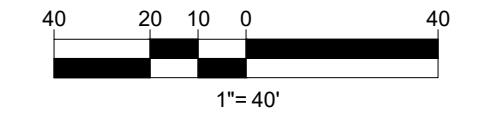
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
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POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD
SANITARY SEWER	SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
RIVERLAND DRAINAGE SWALE EASEMENT	R.D.S.E.
RIVERLAND LANDSCAPE EASEMENT	R.L.E.
RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.



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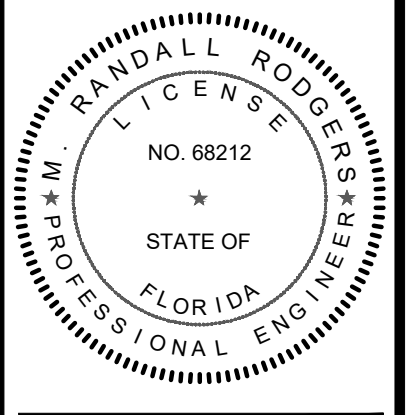


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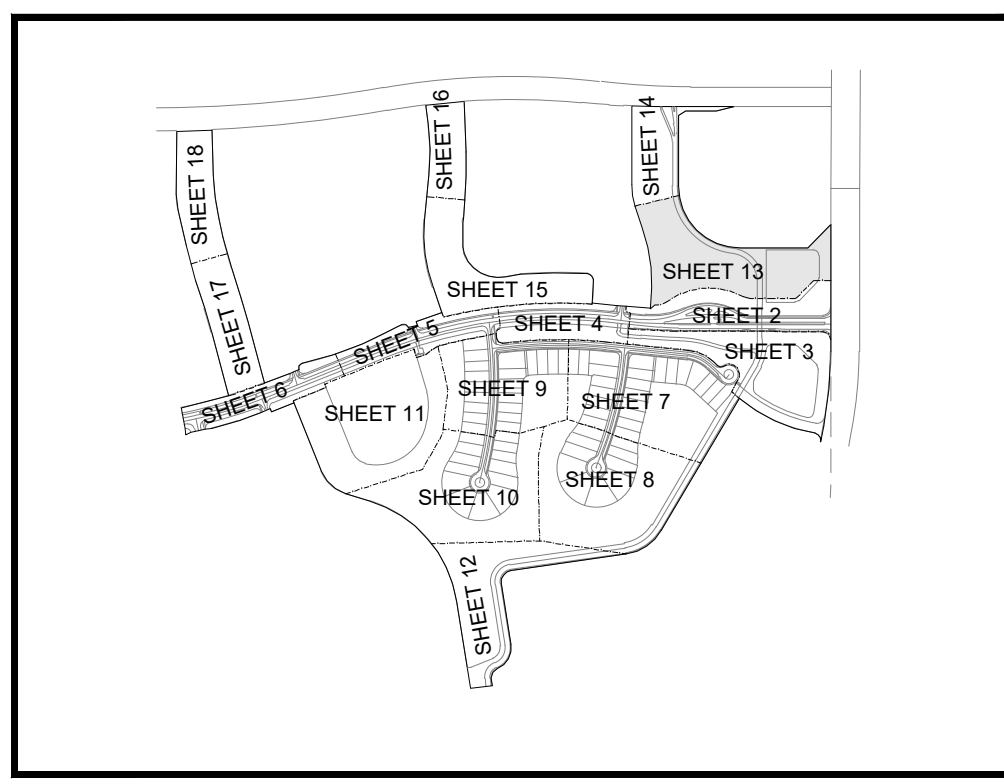
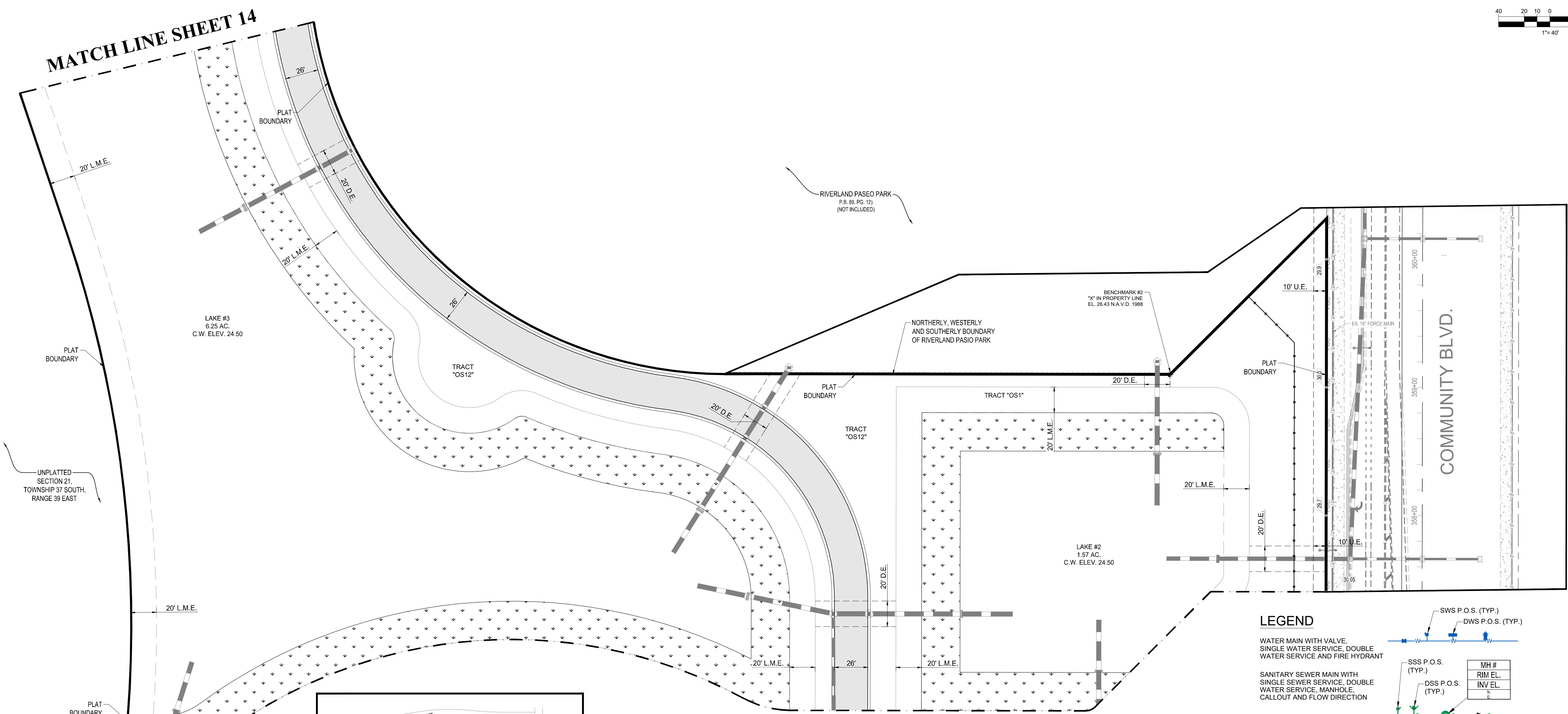
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SHEET NUMBER:
13

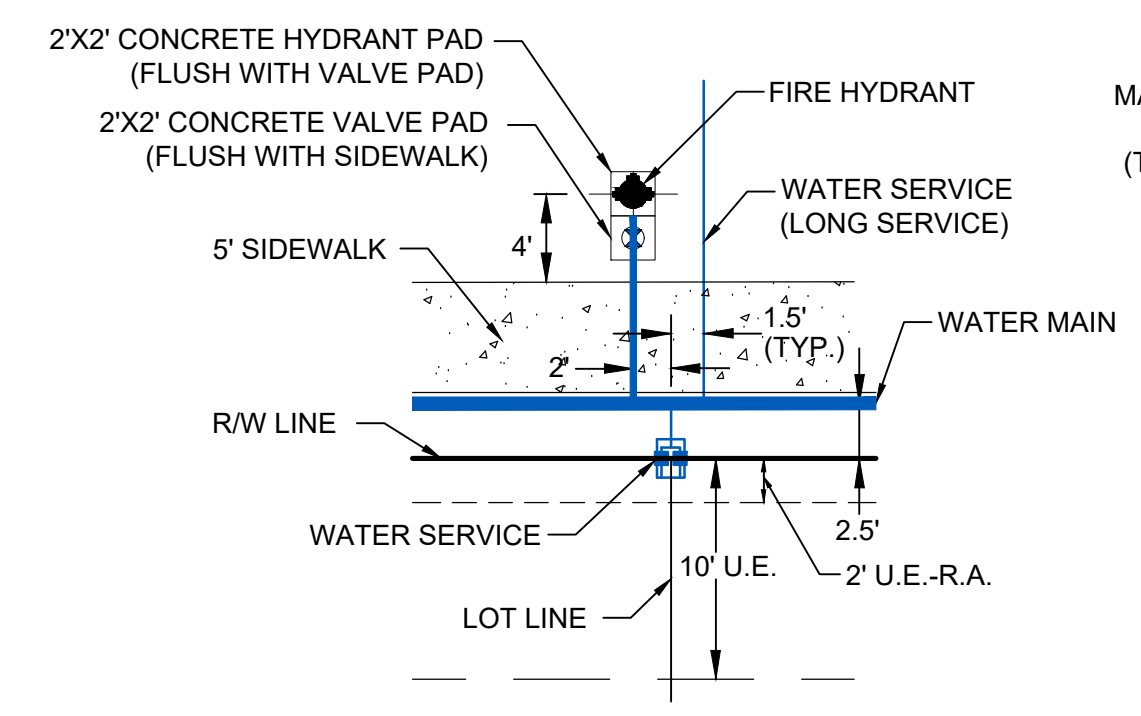


CITY OF PSL PROJECT NO. P21-094
 PSLUSD FILE NO. 5266B

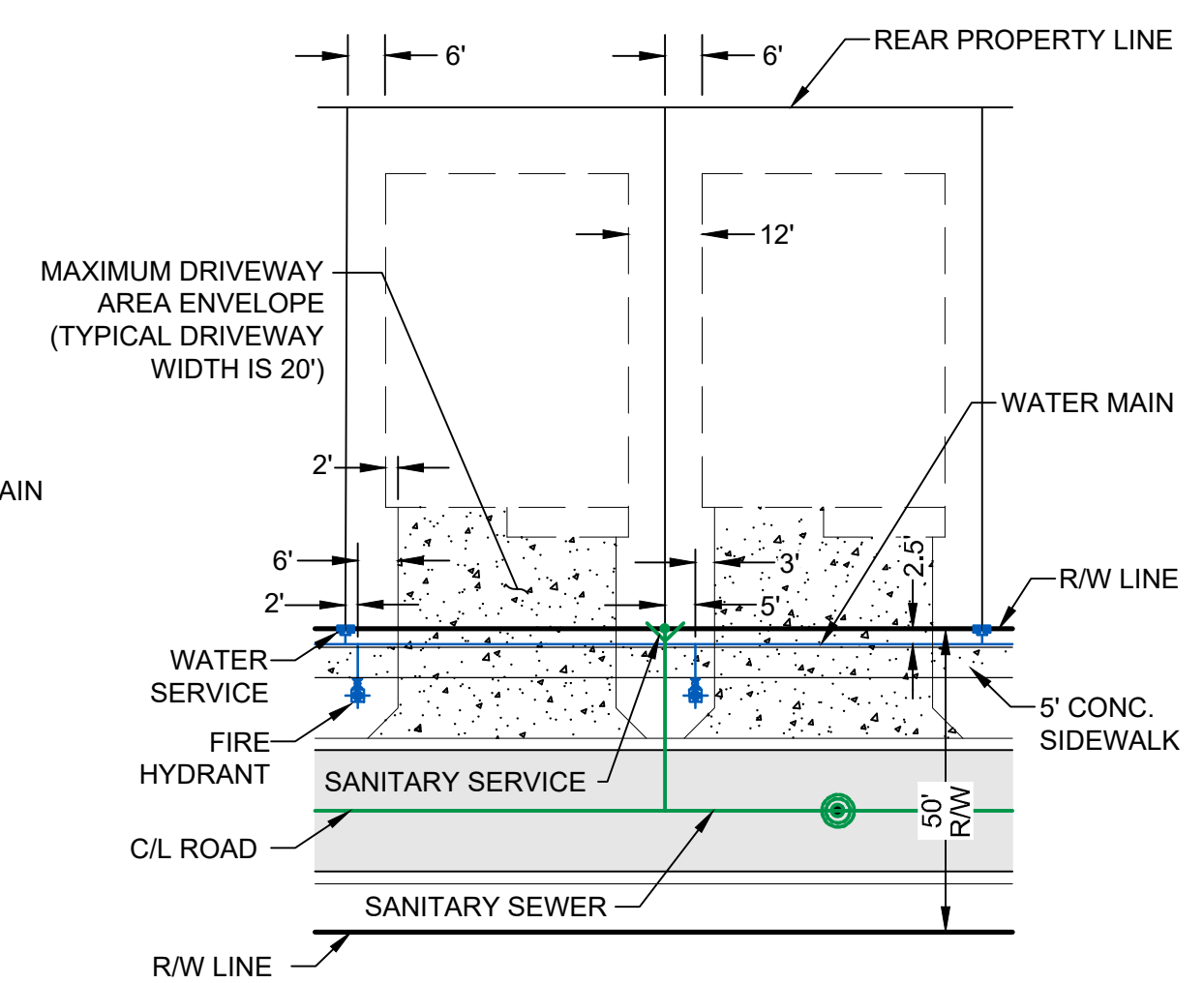


KEY MAP
 N.T.S.

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



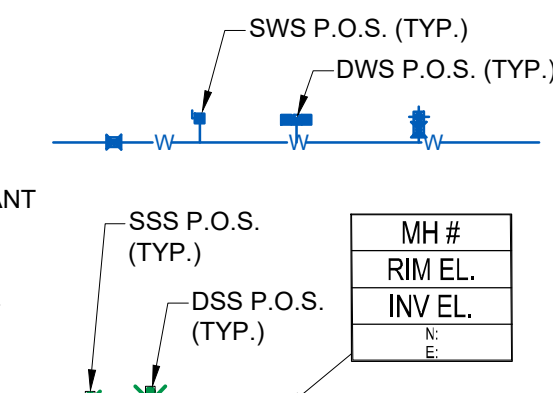
TYPICAL FIRE HYDRANT AND WATER SERVICE DETAIL
 N.T.S.



TYPICAL SINGLE FAMILY LOT DETAIL
 N.T.S.

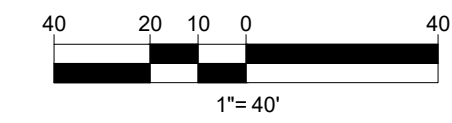
LEGEND

- WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT
- SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION
- STORM SEWER WITH CATCH BASIN
- BACTERIOLOGICAL SAMPLE POINT
- STREET LIGHTS
- MATCH LINE
- LOT NUMBER
- BUFFER EASEMENT
- COMMUNITY DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE SWALE EASEMENT
- ELEVATION
- FINISHED GRADE
- FIRE HYDRANT
- FORCE MAIN
- GATE VALVE
- INVERT
- LIMITED ACCESS EASEMENT
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE ACCESS EASEMENT
- LAKE MAINTENANCE EASEMENT
- MANHOLE
- OPEN SPACE
- POINT OF SERVICE
- PORT ST. LUCIE UTILITY EASEMENT
- PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SANITARY SEWER
- TOP OF PIPE
- UTILITY EASEMENT
- UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)
- RIVERLAND DRAINAGE EASEMENT
- RIVERLAND DRAINAGE SWALE EASEMENT
- RIVERLAND LANDSCAPE EASEMENT
- RIVERLAND UTILITY EASEMENT
- RIVERLAND UTILITY EASEMENT-RESTRICTED AREA
- RIVERLAND PORT ST. LUCIE UTILITY EASEMENT



- #
- B.E.
- C.D.E.
- D.E.
- D.S.E.
- EL.
- FG
- F.H.
- FM
- GV
- INV.
- L.A.E.
- L.E.
- L.M.A.E.
- L.M.E.
- MH
- O.S.
- P.O.S.
- P.S.L.U.E.
- PSLUSD
- SAN
- T.O.P.
- U.E.
- U.E.-R.A.
- R.D.E.
- R.D.S.E.
- R.L.E.
- R.U.E.
- R.U.E.-R.A.
- R.P.S.L.U.E.

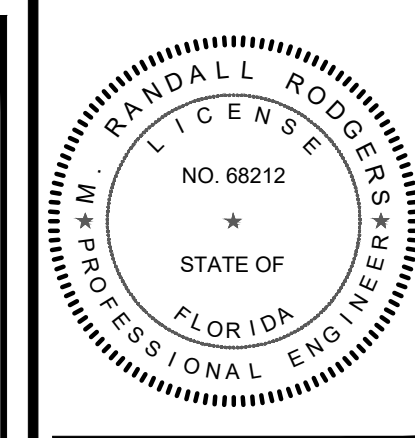
Printed on Friday, August 20, 2021, 9:18 AM by Sherry Gomez



REVISIONS:		BY:	DATE:	COMMENT:
SG	05/28/21			PER SPRC COMMENTS
SG	08/11/21			PER SPRC COMMENTS

PROJECT:
**RIVERLAND PARCEL B
PLAT ONE**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND ASSOCIATES II
LLLP**

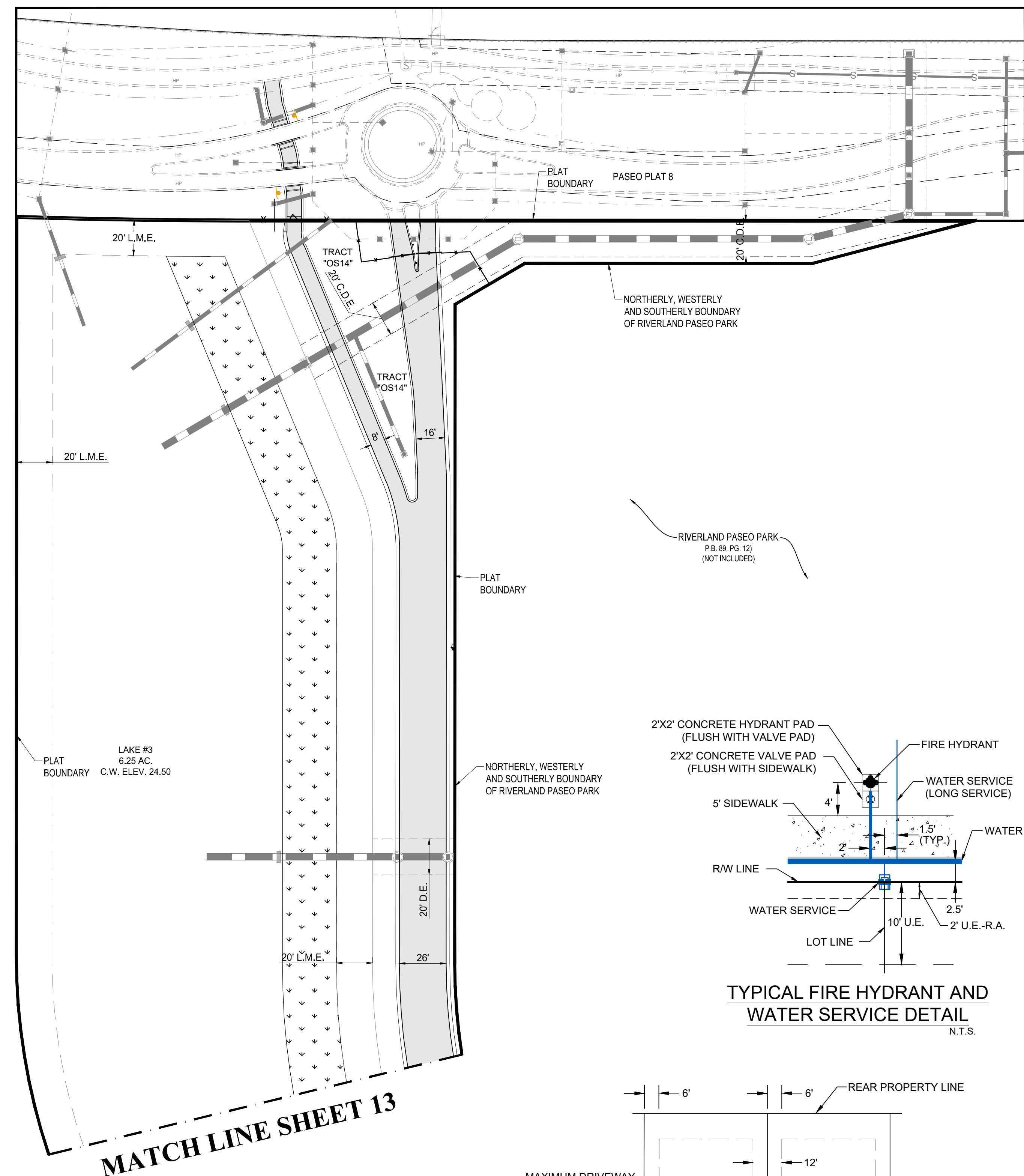


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
8/20/21

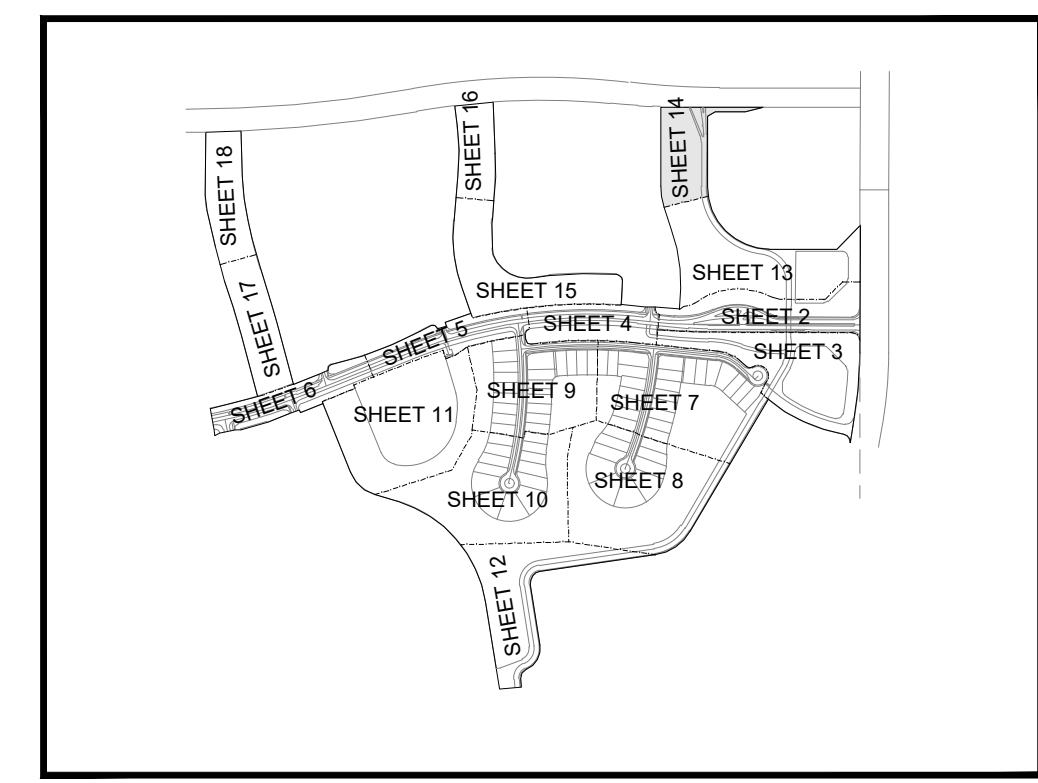
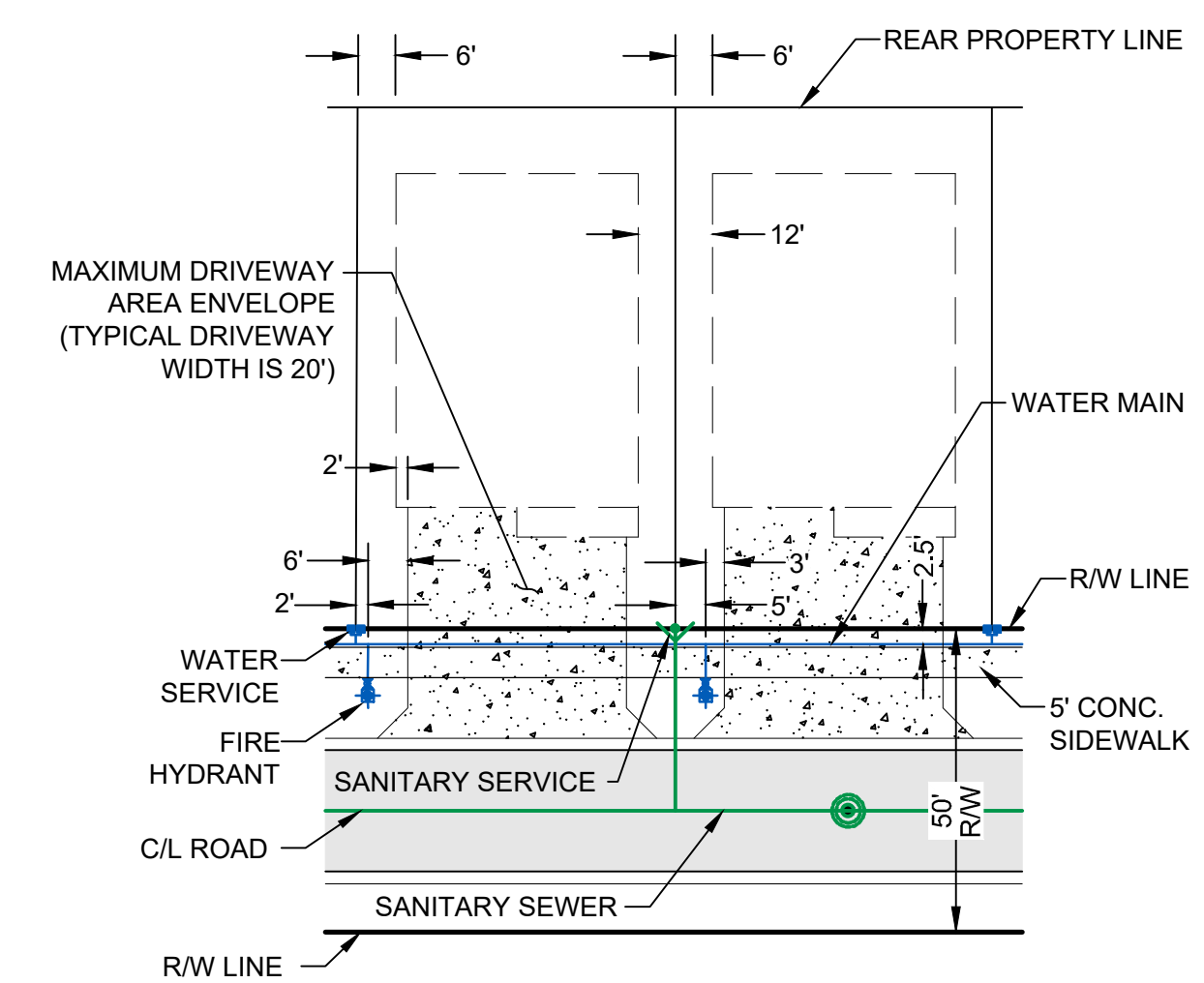
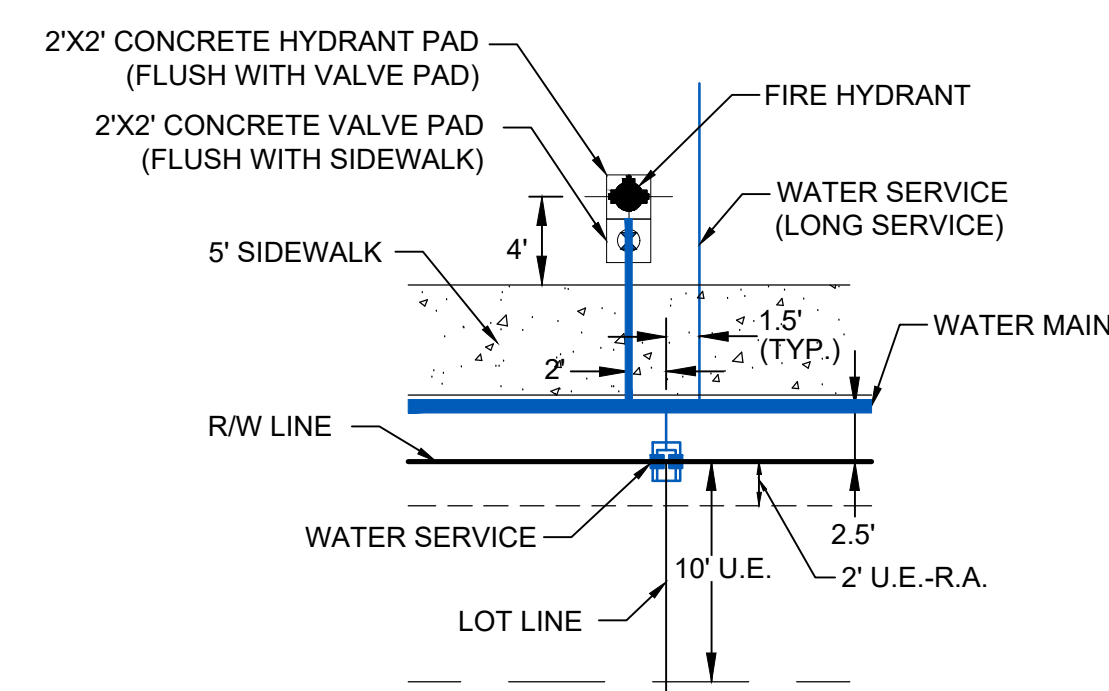
PROJECT No.: 21-1006
DRAWN BY: SS
CHECKED BY: RR
DATE: 8/20/2021
CAD ID.: 21-1006-WS PLAN

SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
14



UNPLATTED SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST

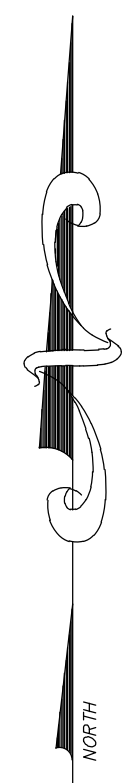
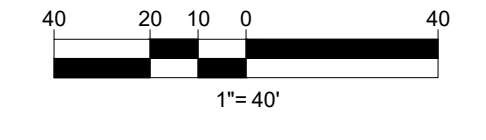


LEGEND

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
MATCH LINE	
LOT NUMBER	
BUFFER EASEMENT	B.E.
COMMUNITY DRAINAGE EASEMENT	C.D.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LIMITED ACCESS EASEMENT	L.A.E.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT SANITARY SEWER	PSLUSD
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
RIVERLAND DRAINAGE SWALE EASEMENT	R.D.S.E.
RIVERLAND LANDSCAPE EASEMENT	R.L.E.
RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.

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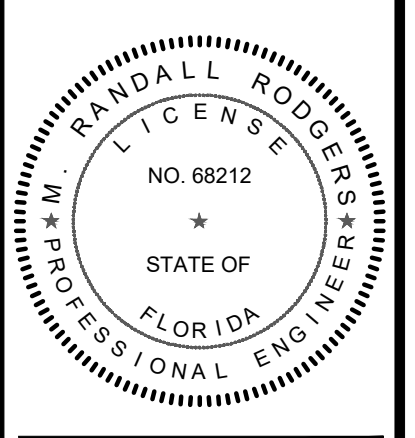
Printed on Friday, August 20, 2021, 9:18 AM by Sherry Gomez



REVISIONS:		
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SG	05/28/21	PER SPRC COMMENTS
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PROJECT:
RIVERLAND PARCEL B
PLAT ONE
 CITY OF PORT ST. LUCIE,
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CLIENT:
RIVERLAND ASSOCIATES II
LLLP



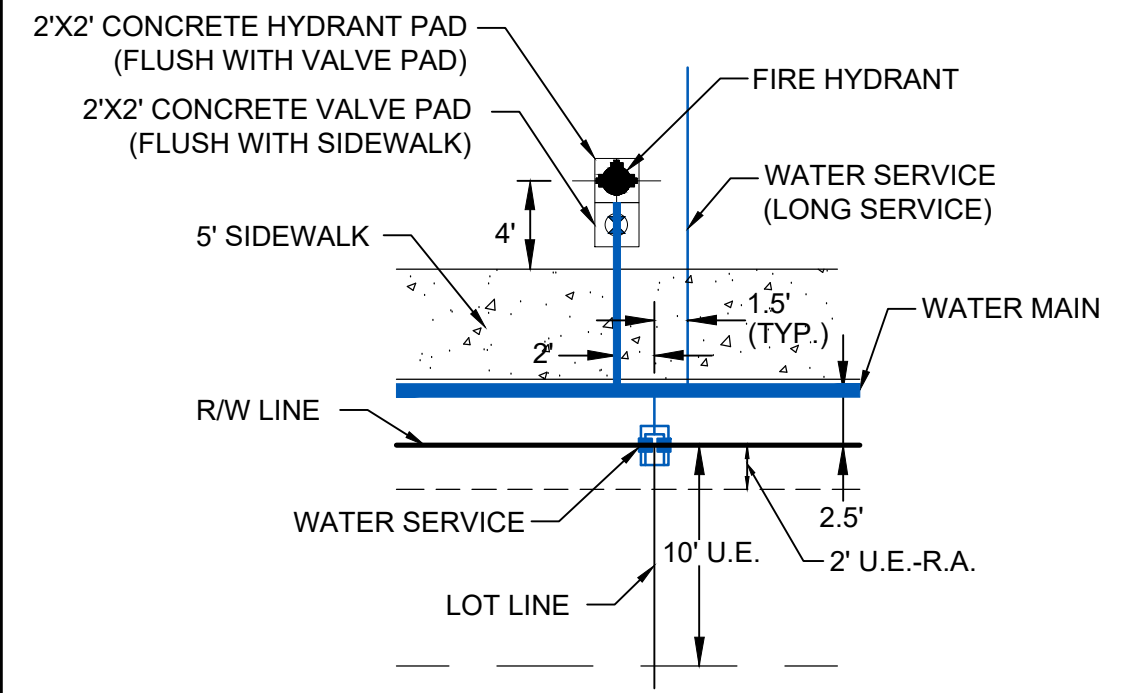
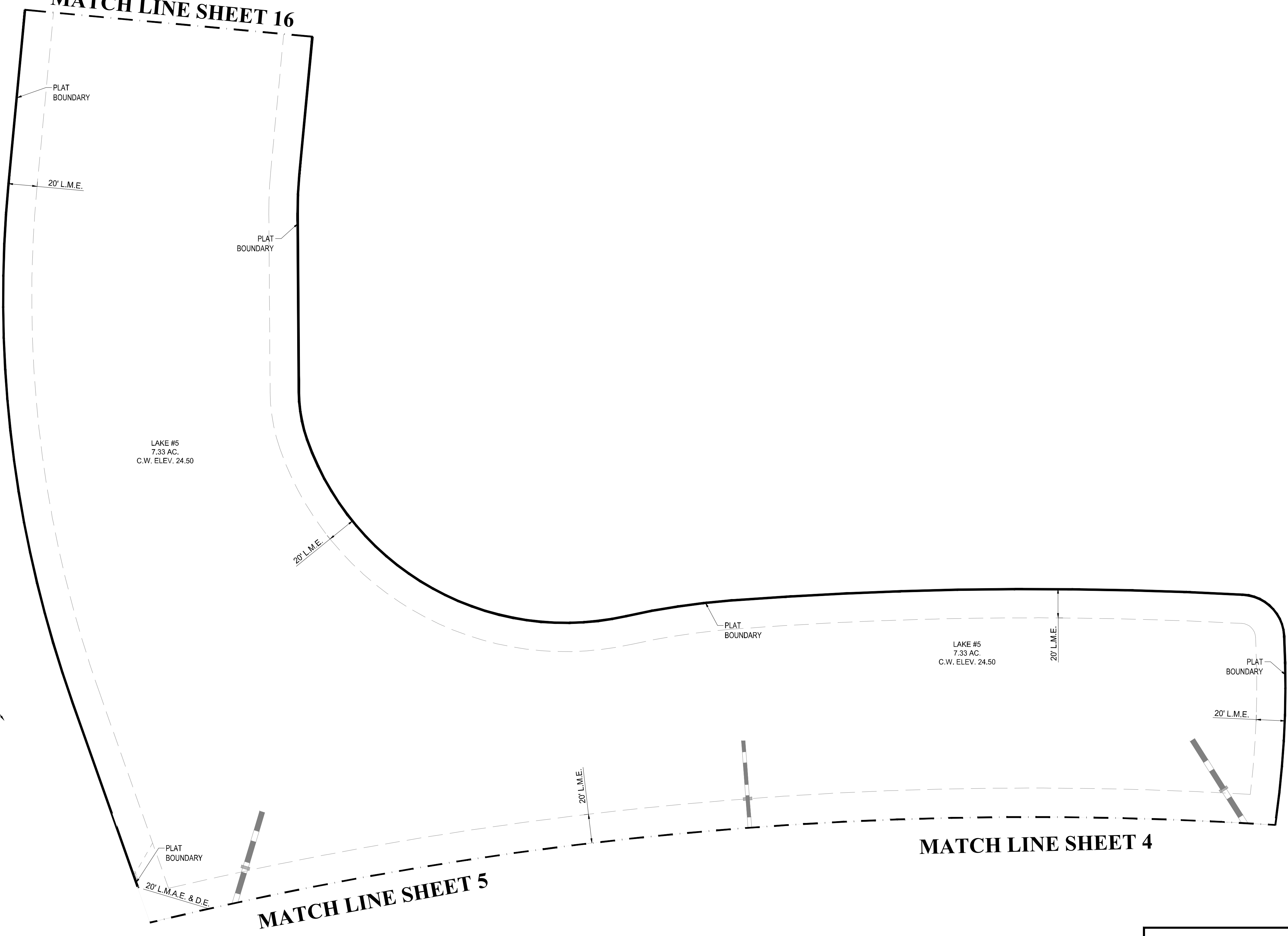
M. RANDALL RODGERS, PE
 FLORIDA LICENSE NO. 68212
 8/20/21

PROJECT No.: 21-1006
 DRAWN BY: SC
 CHECKED BY: RR
 DATE: 8/20/2021
 CAD ID.: 21-1006-WS PLAN

SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
15

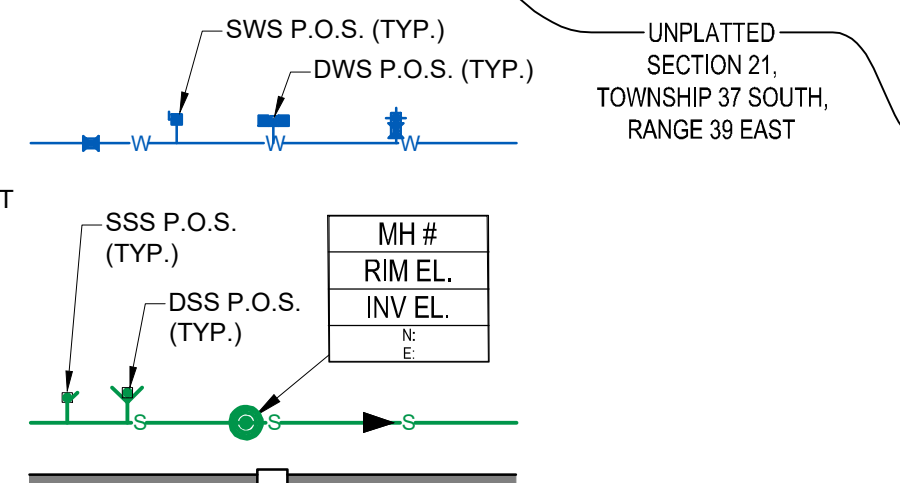
MATCH LINE SHEET 16



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

LEGEND

WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
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BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
MATCH LINE	
LOT NUMBER	
BUFFER EASEMENT	B.E.
COMMUNITY DRAINAGE EASEMENT	C.D.E.
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RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.

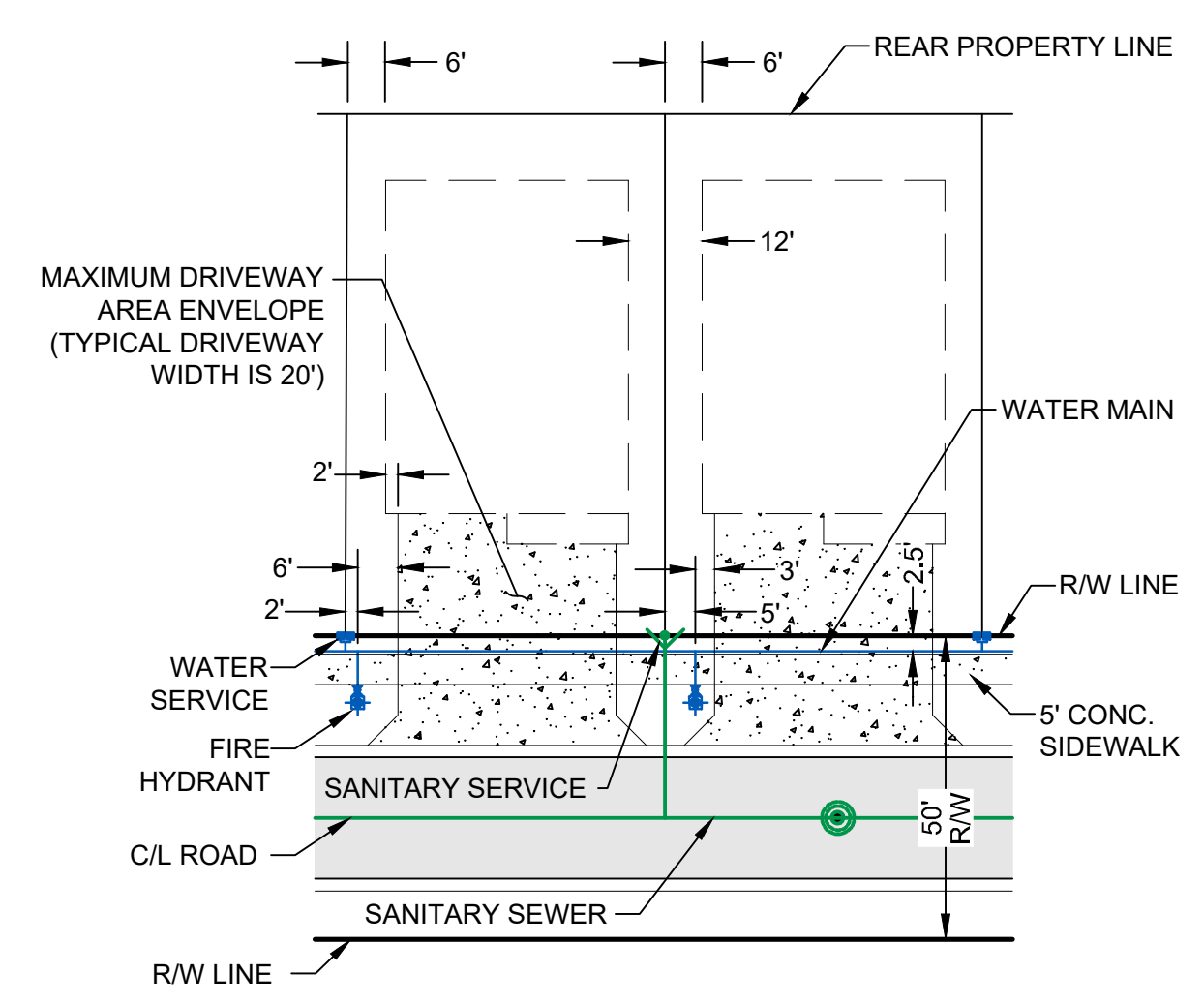


UNPLATTED SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST

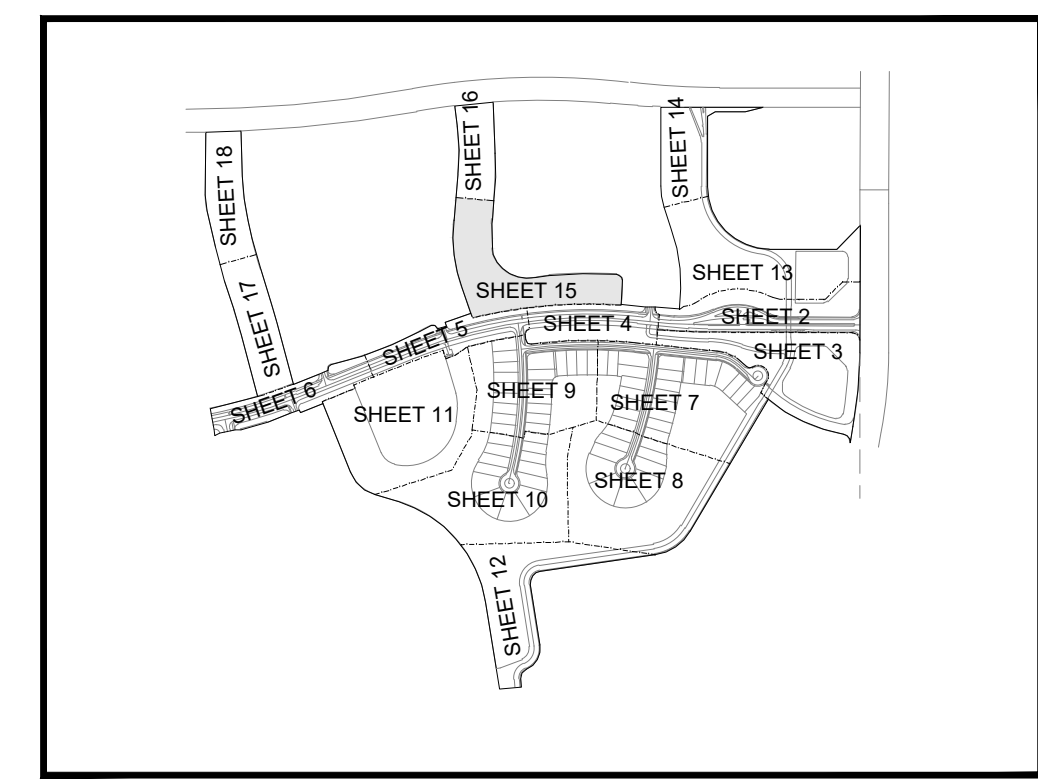
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MATCH LINE SHEET 4



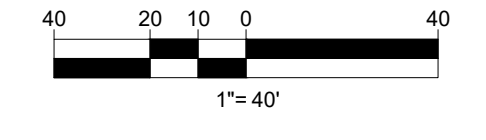
TYPICAL SINGLE FAMILY LOT DETAIL
 N.T.S.



KEY MAP
 N.T.S.



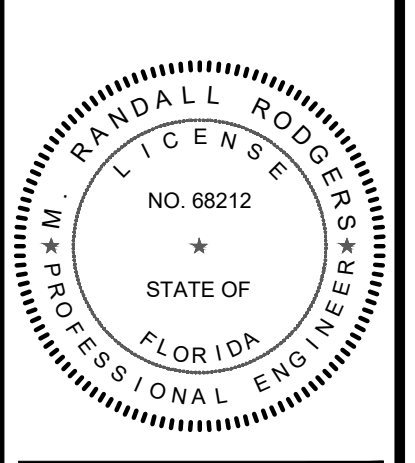
CITY OF PSL PROJECT NO. P21-094
 PSLUSD FILE NO. 5266B



REVISIONS:	
BY:	DATE:
SG	05/28/21
	PER SPRC COMMENTS
SG	08/11/21
	PER SPRC COMMENTS

PROJECT:
RIVERLAND PARCEL B
PLAT ONE
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP



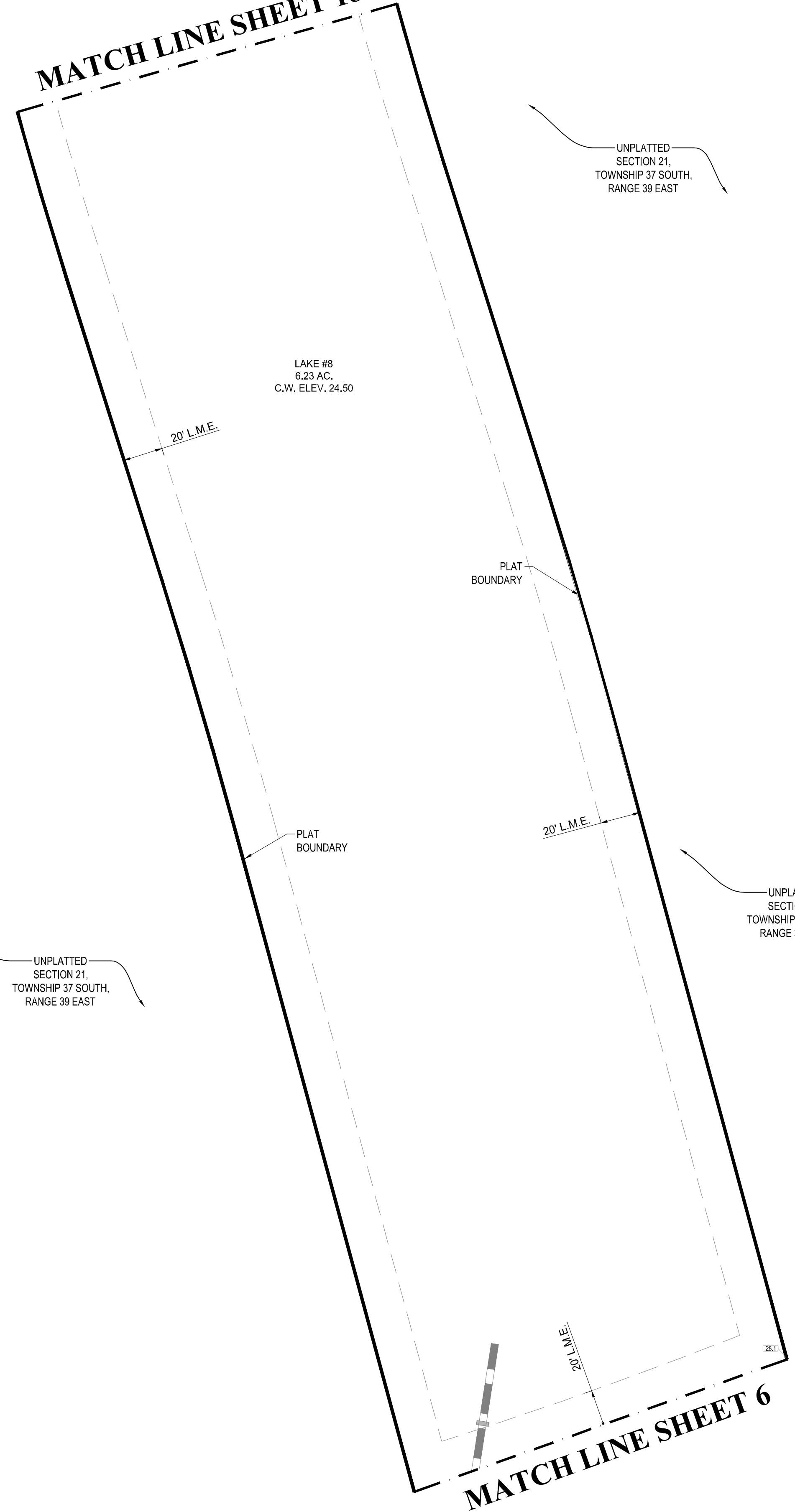
M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
8/20/21

PROJECT No.: 21-1006
DRAWN BY: SC
CHECKED BY: RR
DATE: 8/20/2021
CAD ID.: 21-1006-WS-PLAN

SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
17

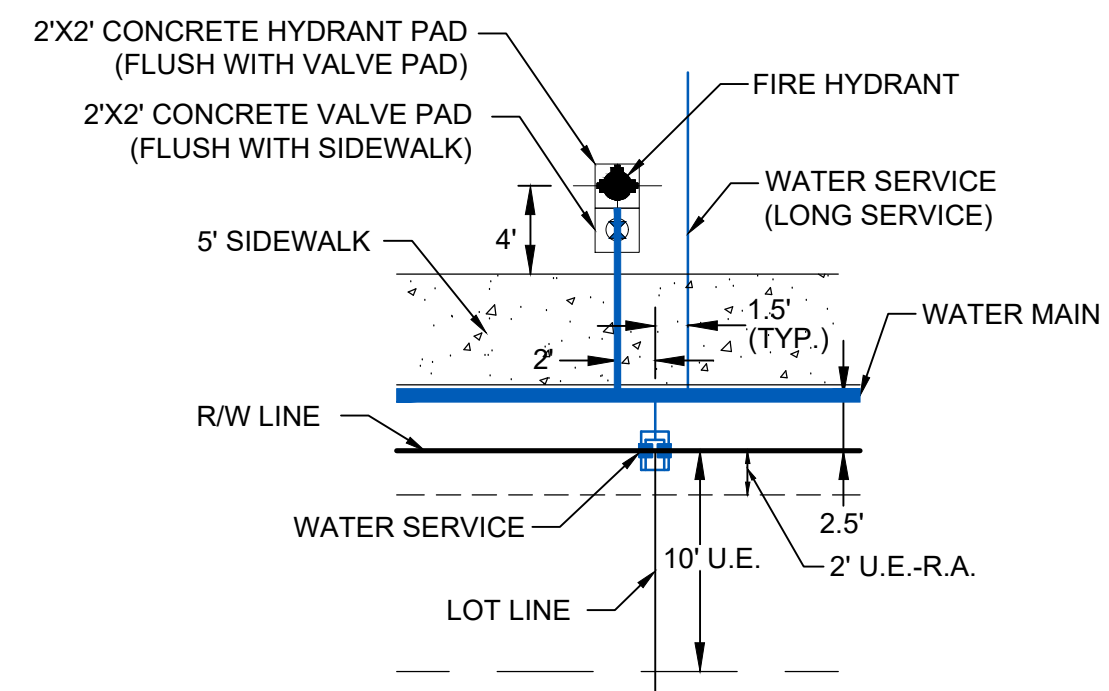
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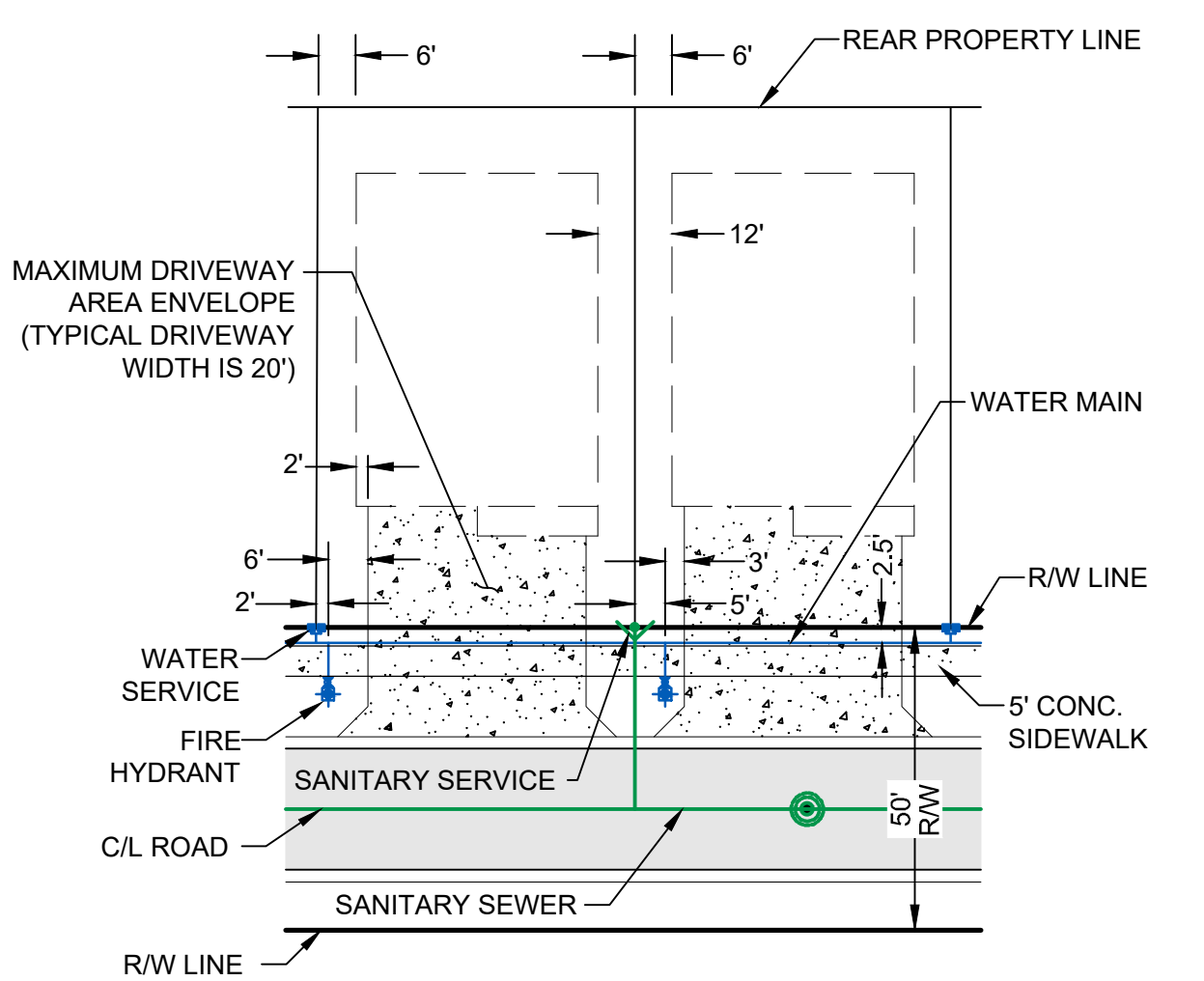
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LEGEND

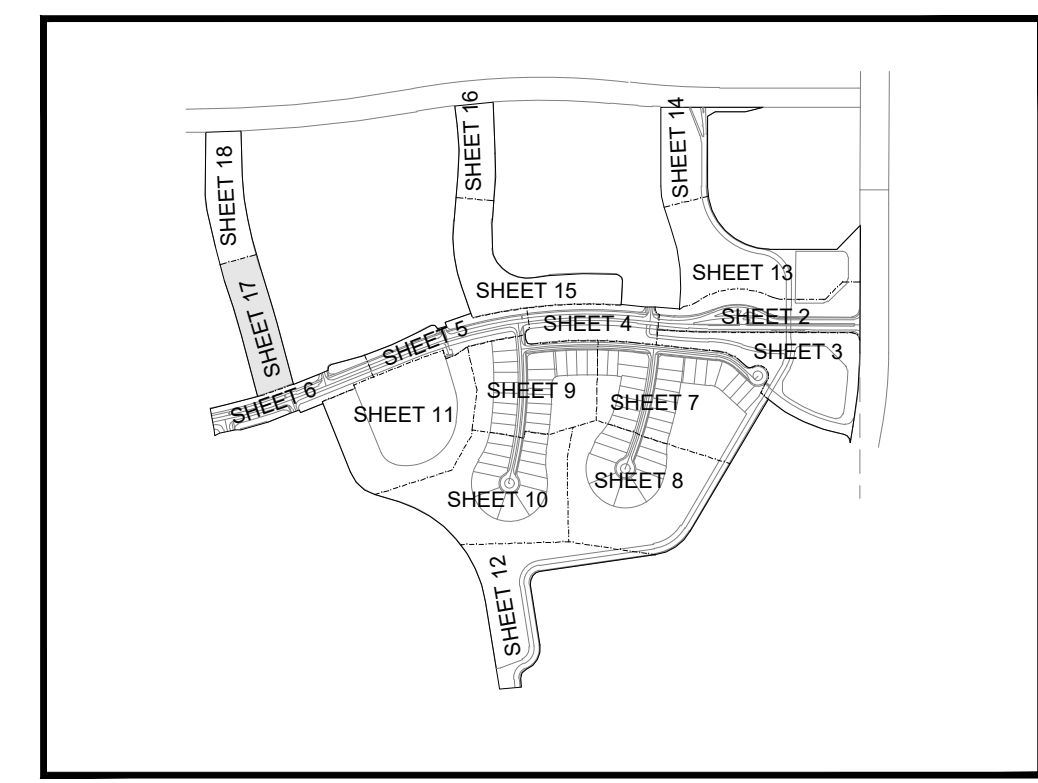
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
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BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
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LOT NUMBER	
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COMMUNITY DRAINAGE EASEMENT	C.D.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
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LIMITED ACCESS EASEMENT	L.A.E.
LANDSCAPE EASEMENT	L.E.
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LAKE MAINTENANCE EASEMENT	L.M.E.
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OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD
SANITARY SEWER	SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
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RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.



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



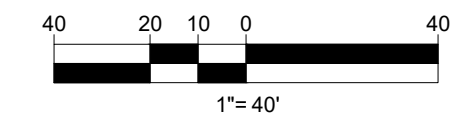
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.



KEY MAP
N.T.S.



CITY OF PSL PROJECT No. P21-094
PSLUSD FILE No. 5266B

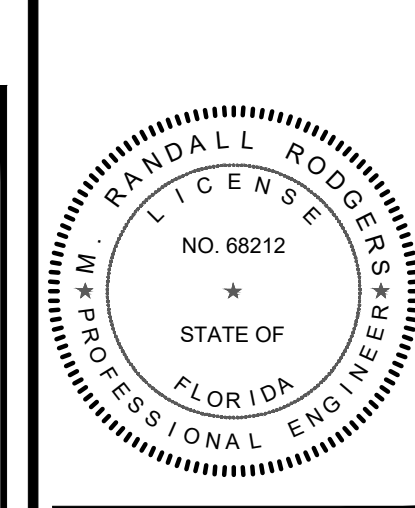


1449 NW COMMERCIAL CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 873-5477
FIRE: C.O.A. # 3222

BY:	DATE:	COMMENT:
SG	05/28/21	PER SPRC COMMENTS
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PROJECT:
**RIVERLAND PARCEL B
PLAT ONE**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
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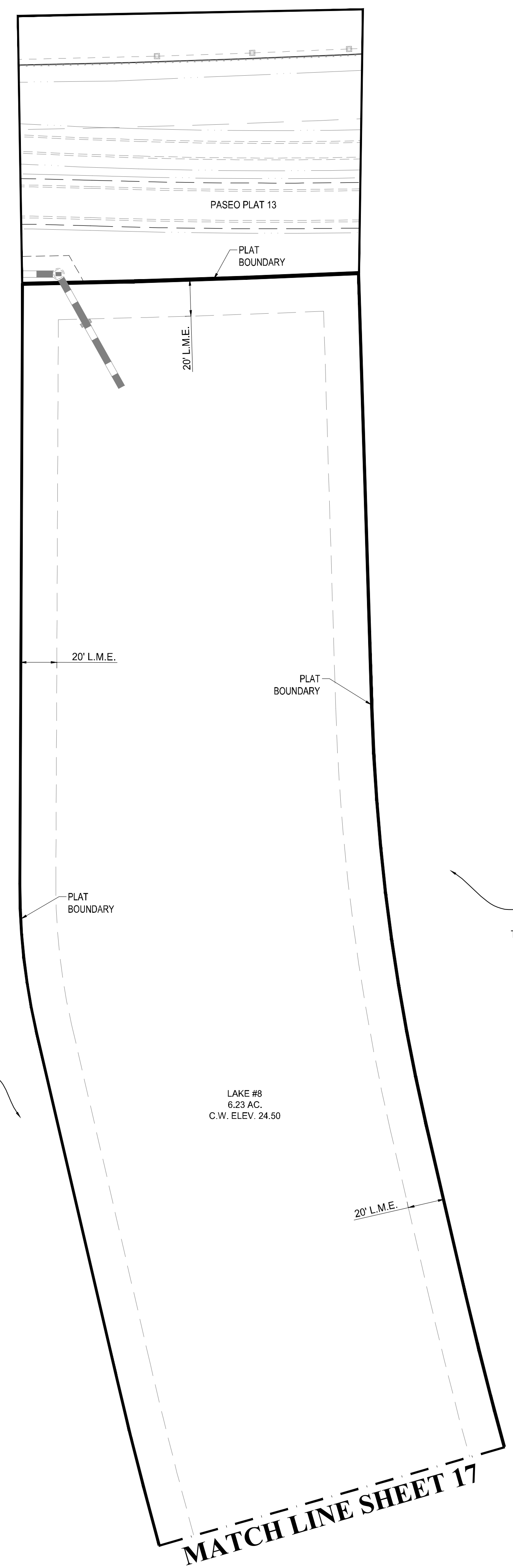


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PROJECT No.: 21-1006
DRAWN BY: SC
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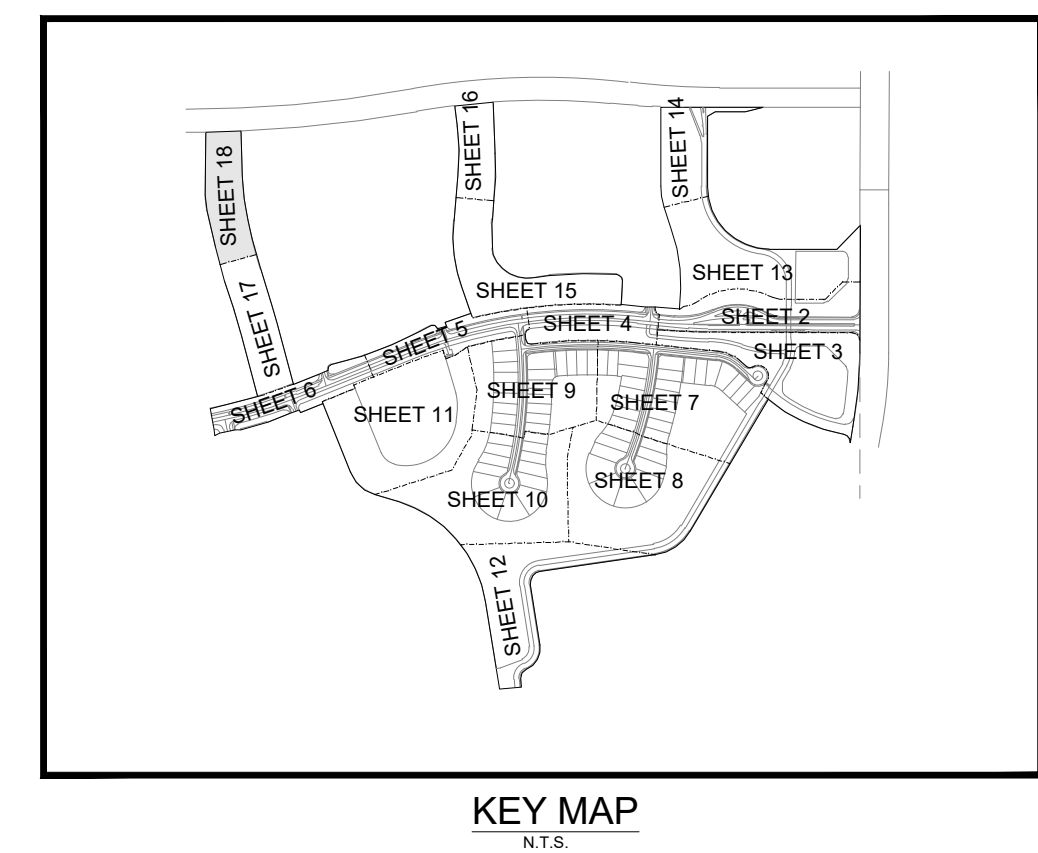
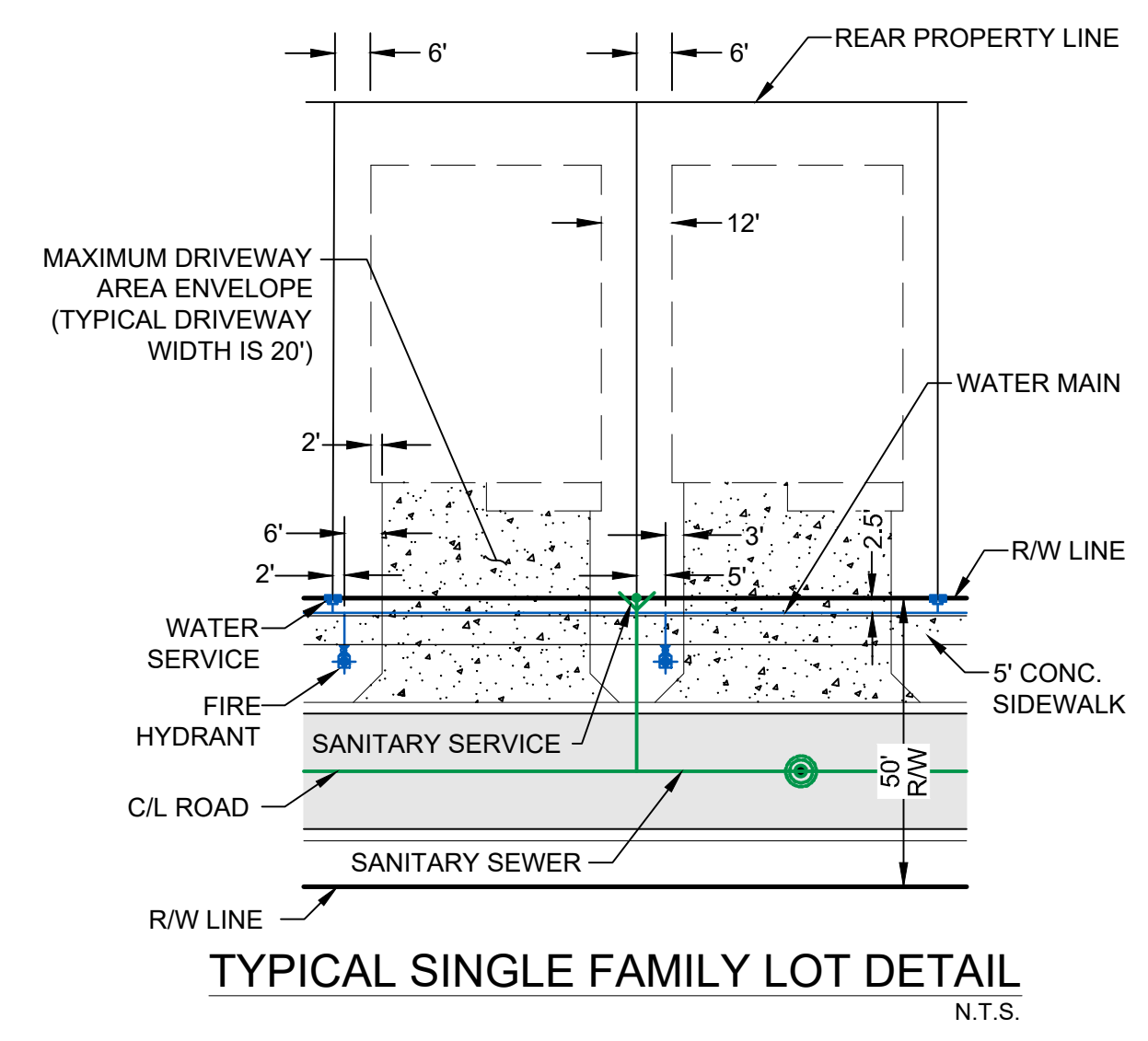
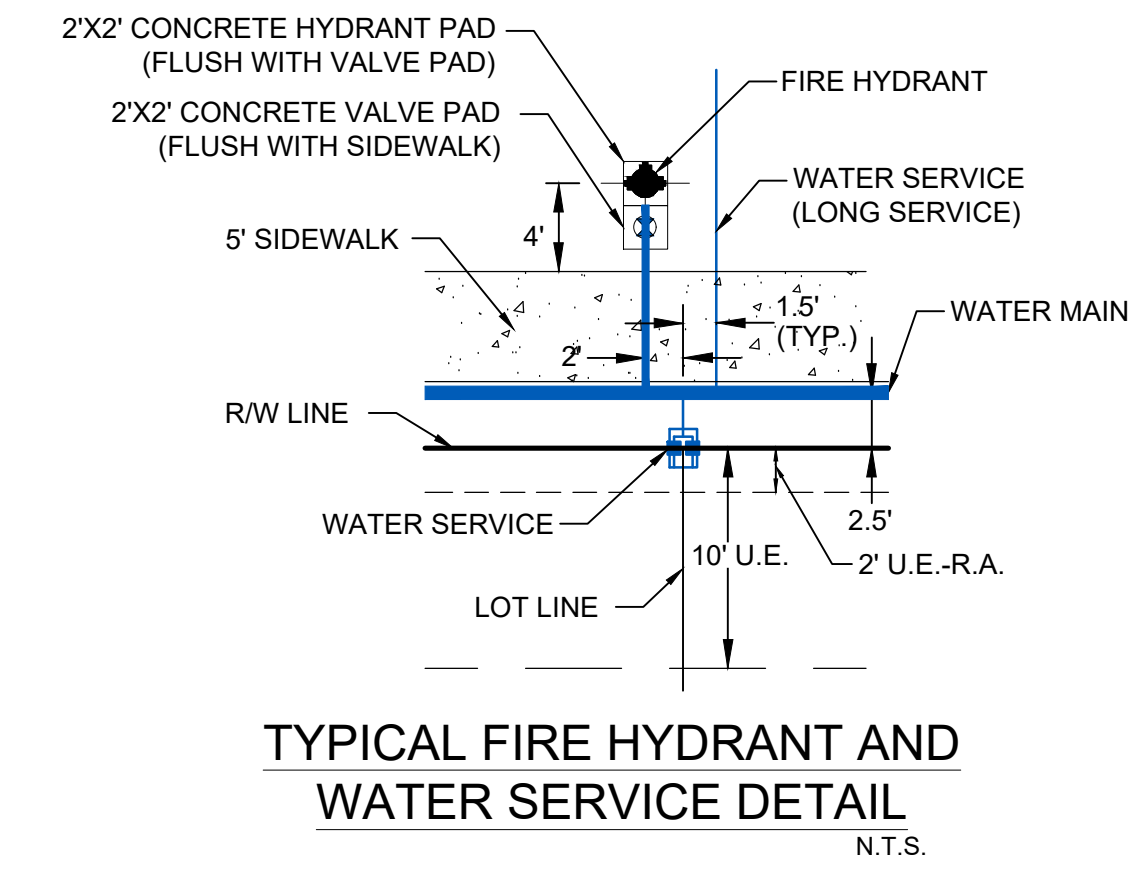
SHEET NUMBER:
18



- NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
 - PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
 - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND EOR.
 - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
 - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15', THE PIPE, JOINTS AND FITTINGS SHALL MEET THE SPECIFICATIONS FOR PRESSURE MAINS.
 - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
 - PRIOR TO FINAL CERTIFICATION AND THE ASSURANCE OF FINAL WATER METERS FOR THIS PLAT, THE WATER MAIN SHALL BE LOOPED.

LEGEND

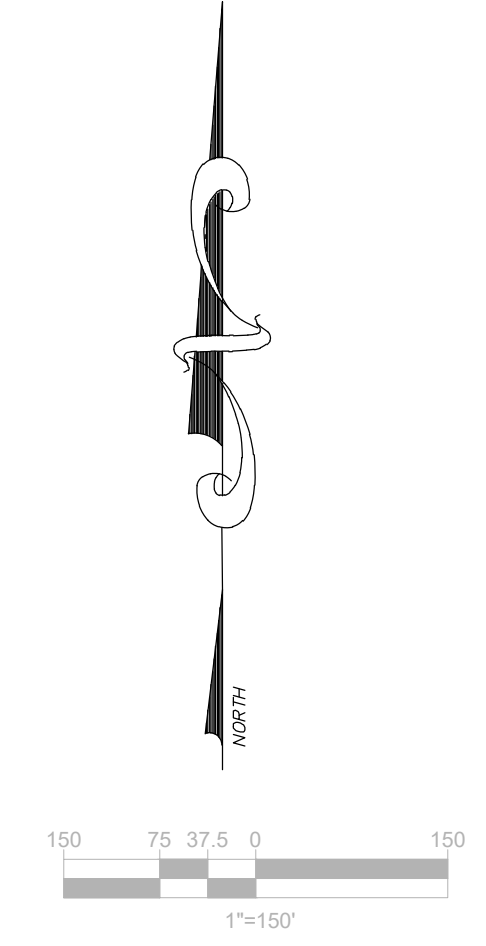
WATER MAIN WITH VALVE, SINGLE WATER SERVICE, DOUBLE WATER SERVICE AND FIRE HYDRANT	
SANITARY SEWER MAIN WITH SINGLE SEWER SERVICE, DOUBLE WATER SERVICE, MANHOLE, CALLOUT AND FLOW DIRECTION	
STORM SEWER WITH CATCH BASIN	
BACTERIOLOGICAL SAMPLE POINT	
STREET LIGHTS	
MATCH LINE	
LOT NUMBER	
BUFFER EASEMENT	B.E.
COMMUNITY DRAINAGE EASEMENT	C.D.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE SWALE EASEMENT	D.S.E.
ELEVATION	EL.
FINISHED GRADE	FG
FIRE HYDRANT	F.H.
FORCE MAIN	FM
GATE VALVE	GV
INVERT	INV.
LIMITED ACCESS EASEMENT	L.A.E.
LANDSCAPE EASEMENT	L.E.
LAKE MAINTENANCE ACCESS EASEMENT	L.M.A.E.
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
OPEN SPACE	O.S.
POINT OF SERVICE	P.O.S.
PORT ST. LUCIE UTILITY EASEMENT	P.S.L.U.E.
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT	PSLUSD
SANITARY SEWER	SAN
TOP OF PIPE	T.O.P.
UTILITY EASEMENT	U.E.
UTILITY EASEMENT - RESTRICTED AREA (SEE "U.E." PLAT DEDICATION)	U.E.-R.A.
RIVERLAND DRAINAGE EASEMENT	R.D.E.
RIVERLAND DRAINAGE SWALE EASEMENT	R.D.S.E.
RIVERLAND LANDSCAPE EASEMENT	R.L.E.
RIVERLAND UTILITY EASEMENT	R.U.E.
RIVERLAND UTILITY EASEMENT-RESTRICTED AREA	R.U.E.-R.A.
RIVERLAND PORT ST. LUCIE UTILITY EASEMENT	R.P.S.L.U.E.



CITY OF PSL PROJECT NO. P21-094
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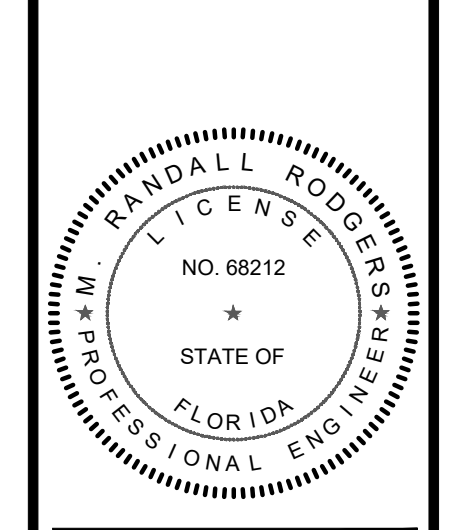
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REVISIONS:	
BY:	COMMENT:

PROJECT:
RIVERLAND PARCEL B
PLAT ONE
 CITY OF PORT ST. LUCIE,
 FLORIDA

CLIENT:
RIVERLAND ASSOCIATES II LLLP



M. RANDALL RODGERS, PE
 FLORIDA LICENSE No. 68212
 8/20/21

PROJECT No.: 21-1006
 DRAWN BY: SCS
 CHECKED BY: RR
 DATE: 8/20/2021
 CAD: 124-1006 - OVERALL WATER SAMPLE POINT MAP

SHEET TITLE:
OVERALL WATER SAMPLE POINT MAP

SHEET NUMBER:
20



CITY OF PSL PROJECT NO. P21-094
 PSLUSD FILE NO. 5266B

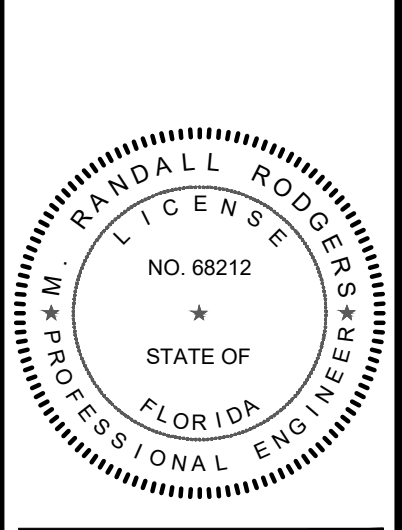
Printed on Friday, August 20, 2021, 9:19 AM by Shiny Gomez

REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
**RIVERLAND PARCEL B
PLAT ONE**
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
**RIVERLAND
ASSOCIATES II
LLLP**



M. RANDALL RODGERS, PE
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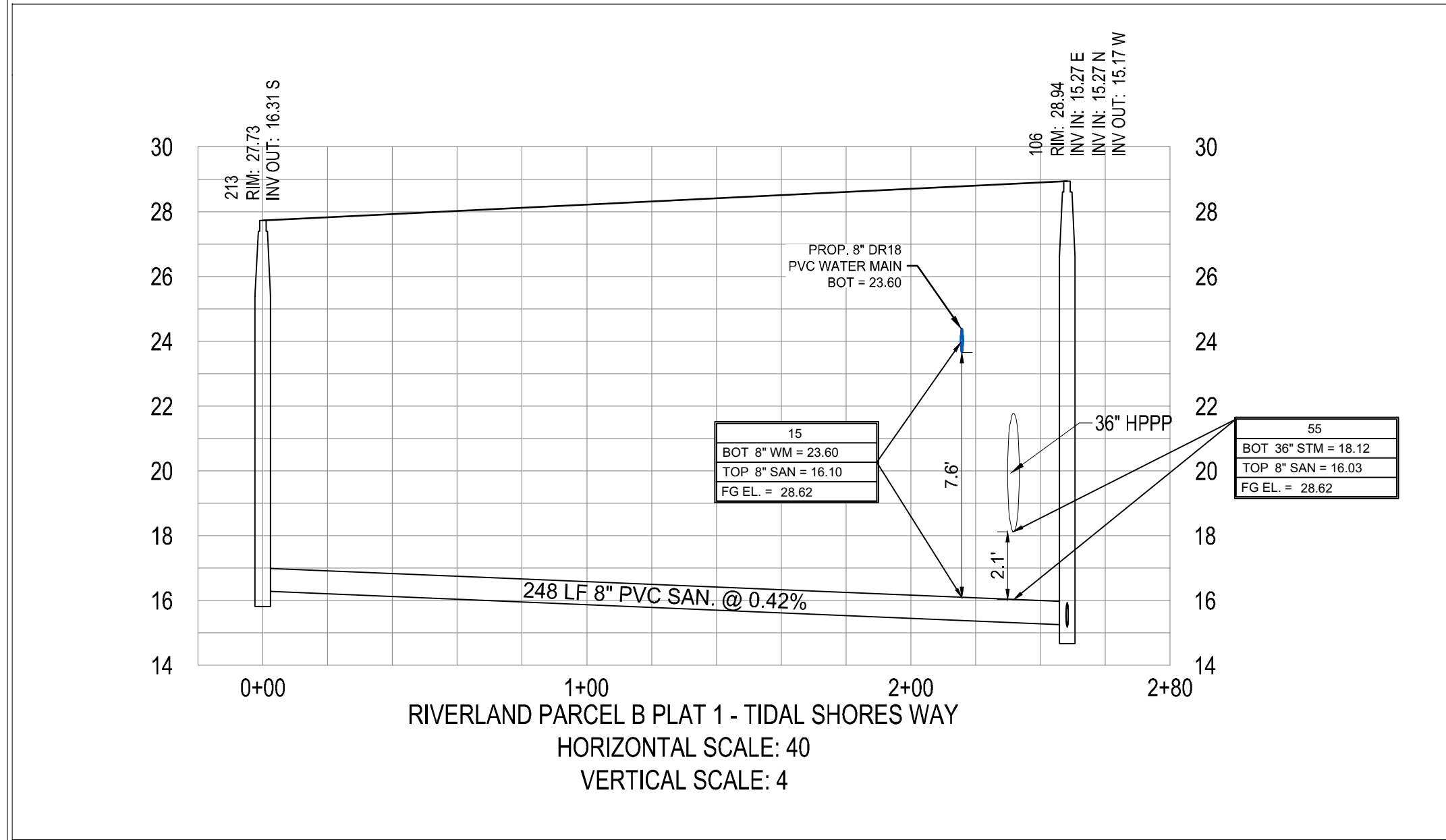
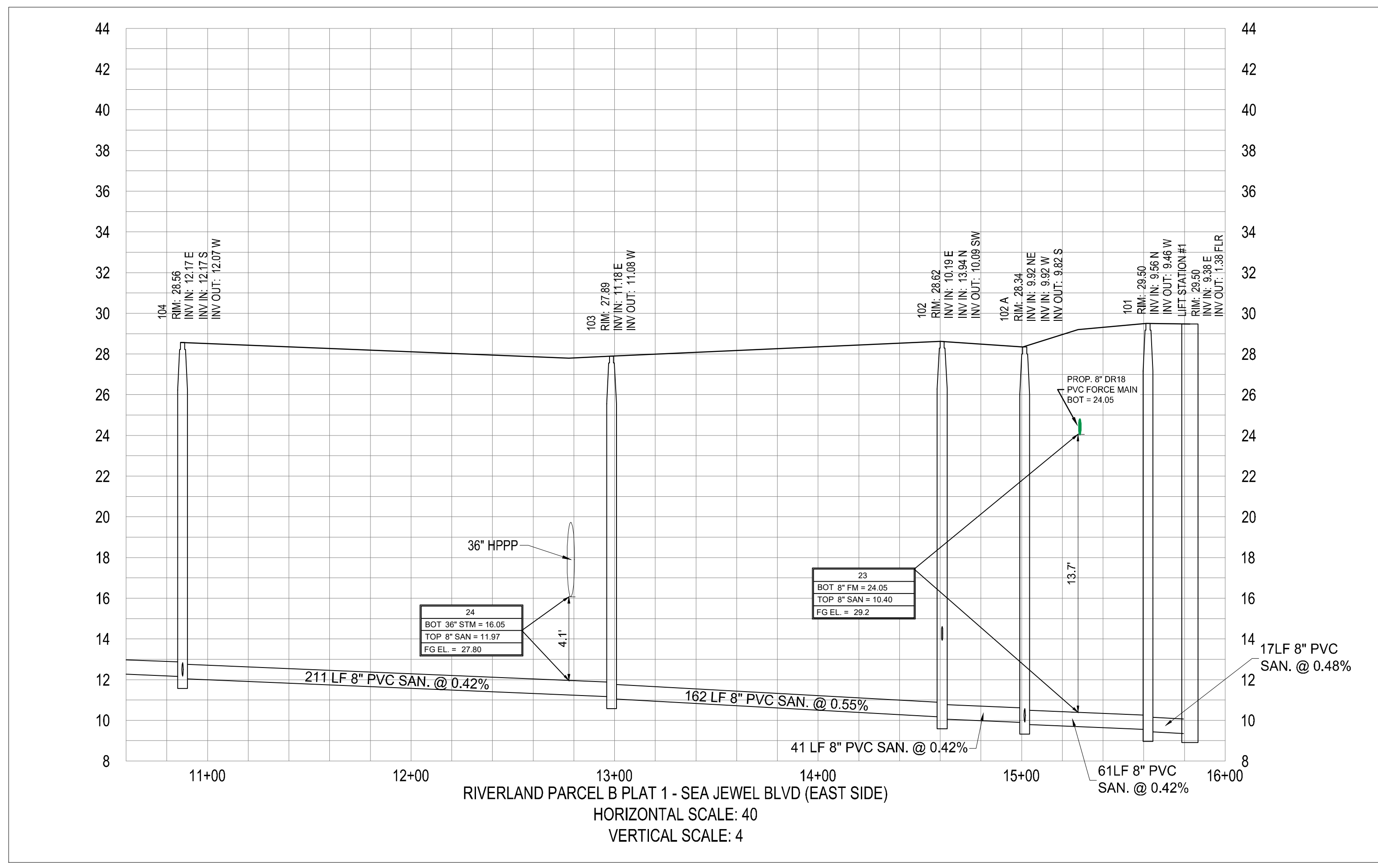
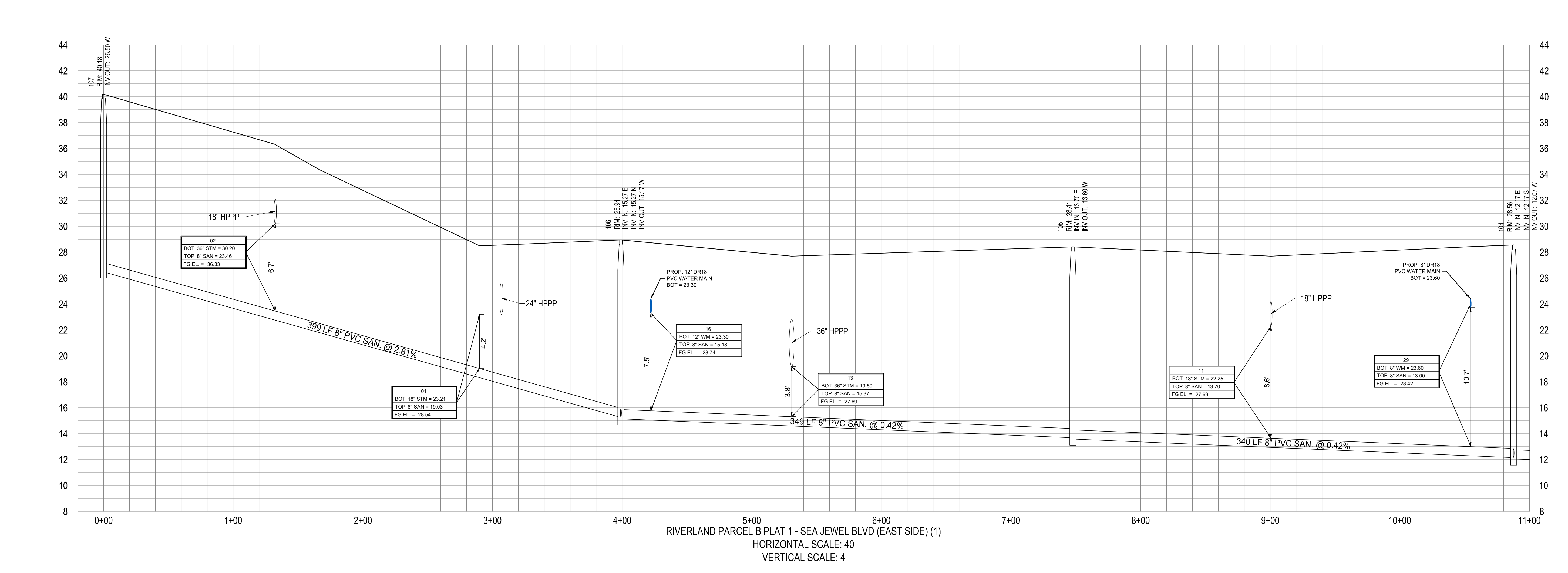
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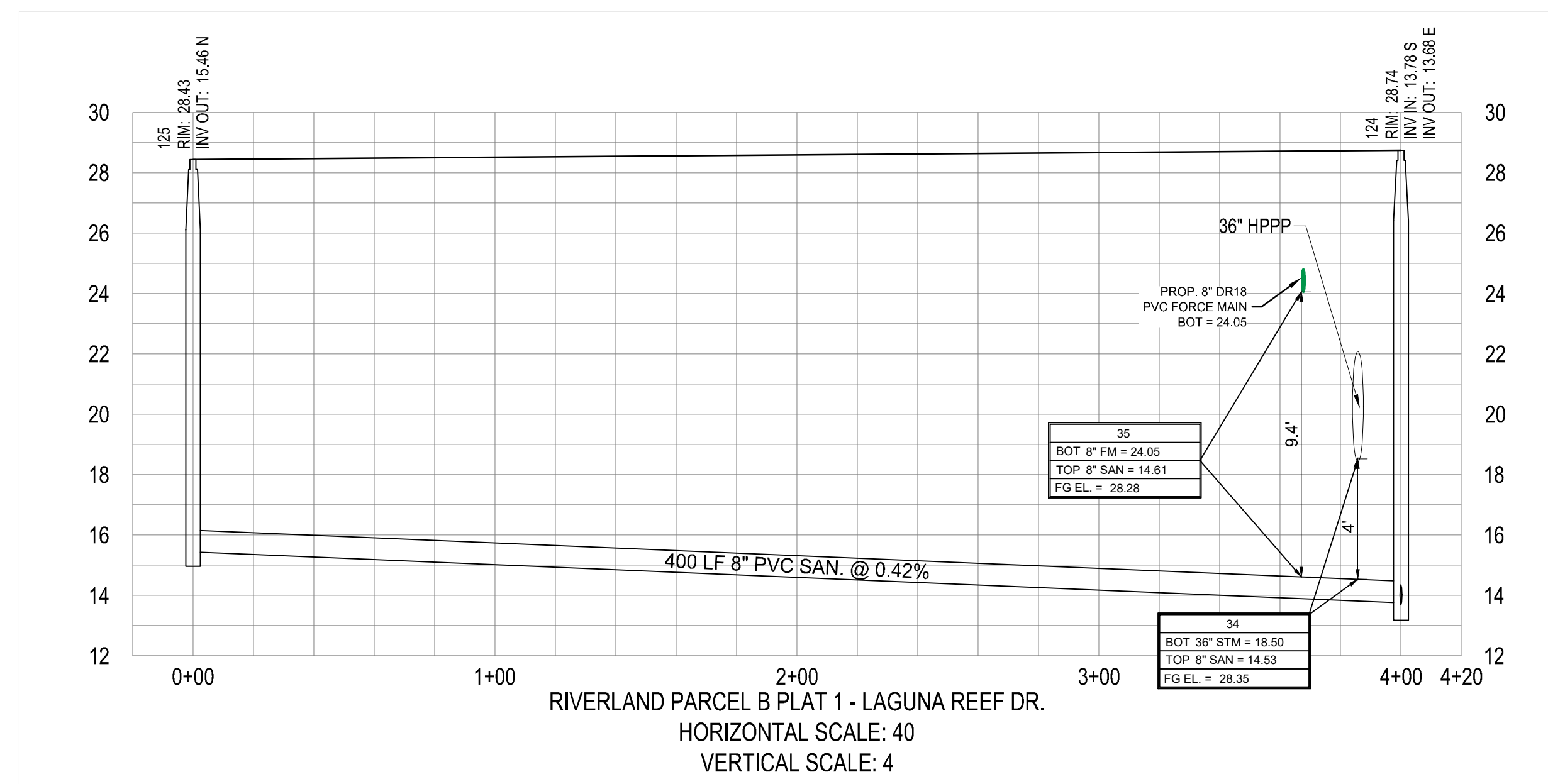
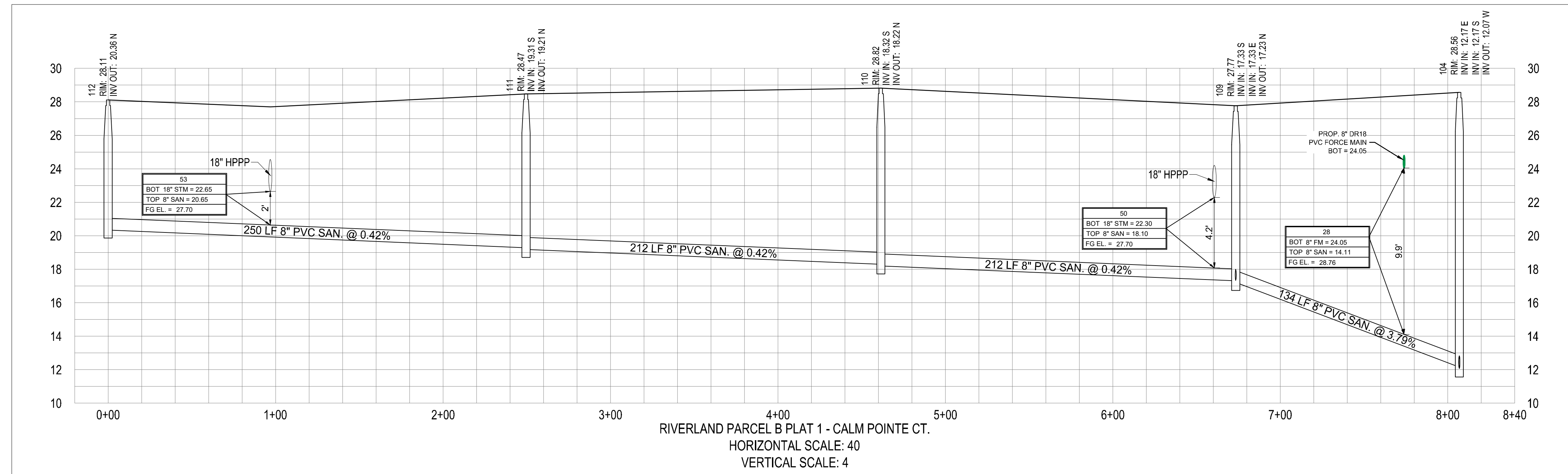
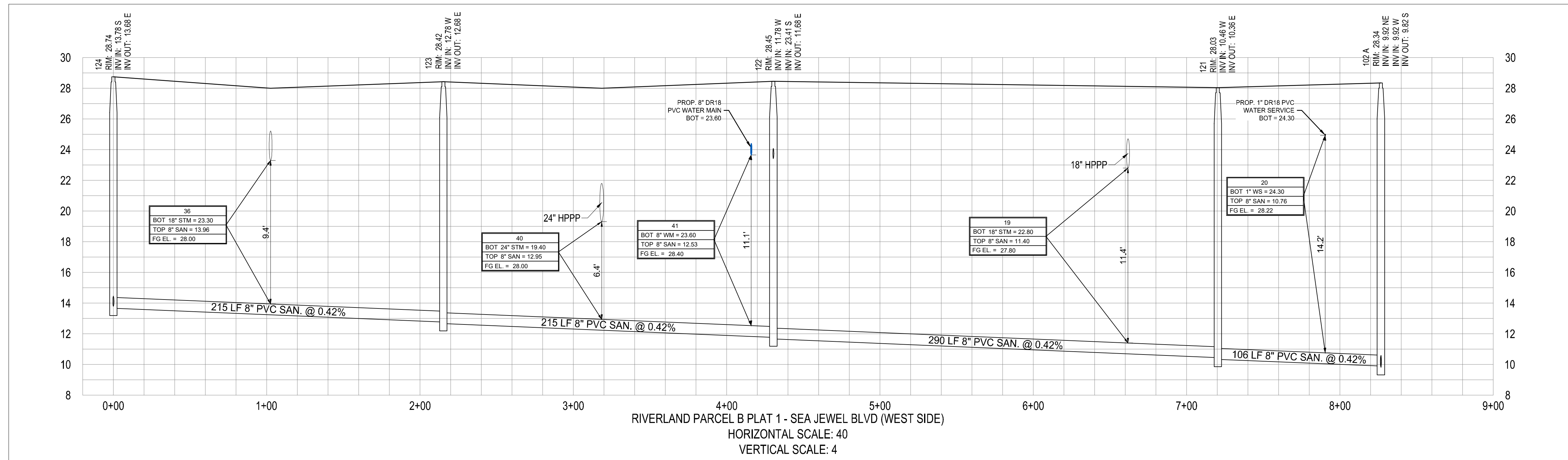
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PSLUSD FILE NO. 5266B

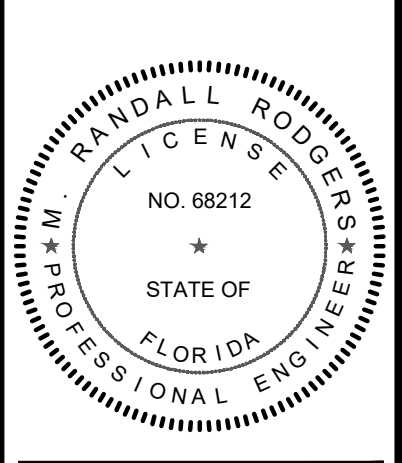




BY:	DATE:	COMMENT:
SOG	07/13/21	PER PSLUSD COMMENTS

PROJECT:
**RIVERLAND PARCEL B
 PLAT ONE**
 CITY OF PORT ST. LUCIE,
 FLORIDA

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**RIVERLAND
 ASSOCIATES II
 LLLP**

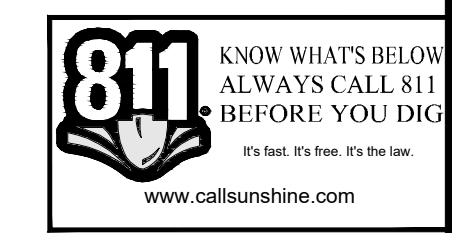


M. RANDALL RODGERS, PE
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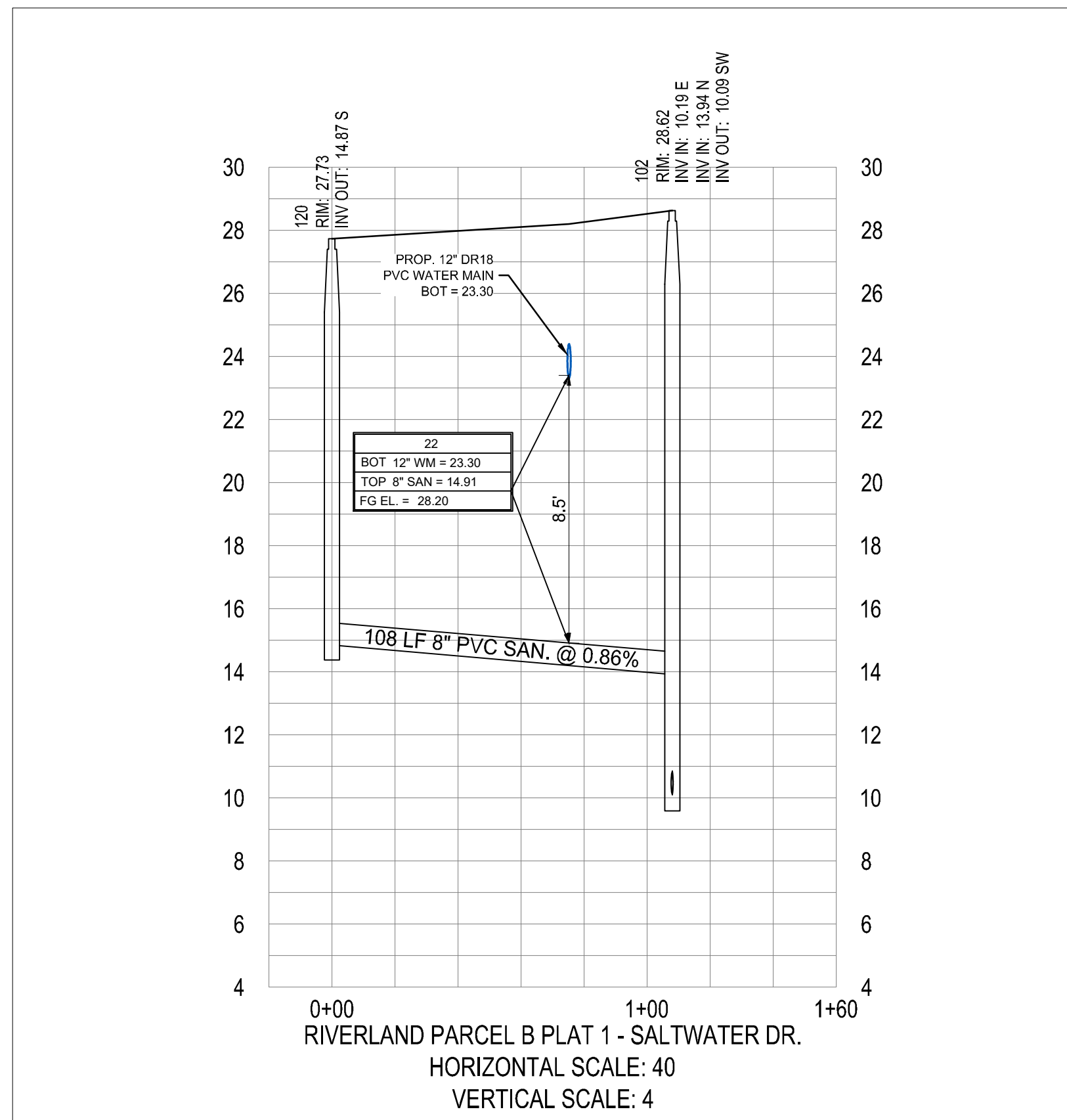
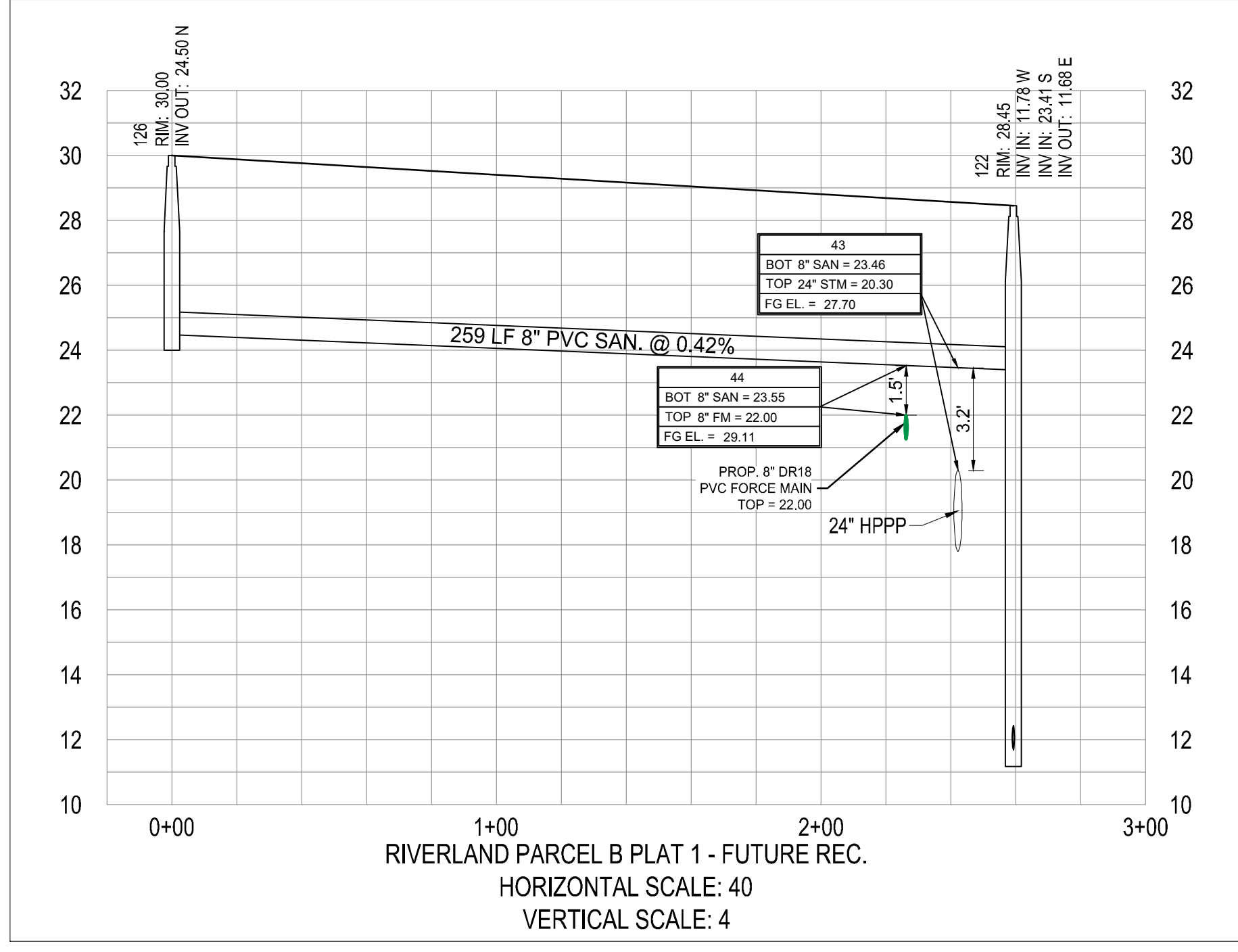
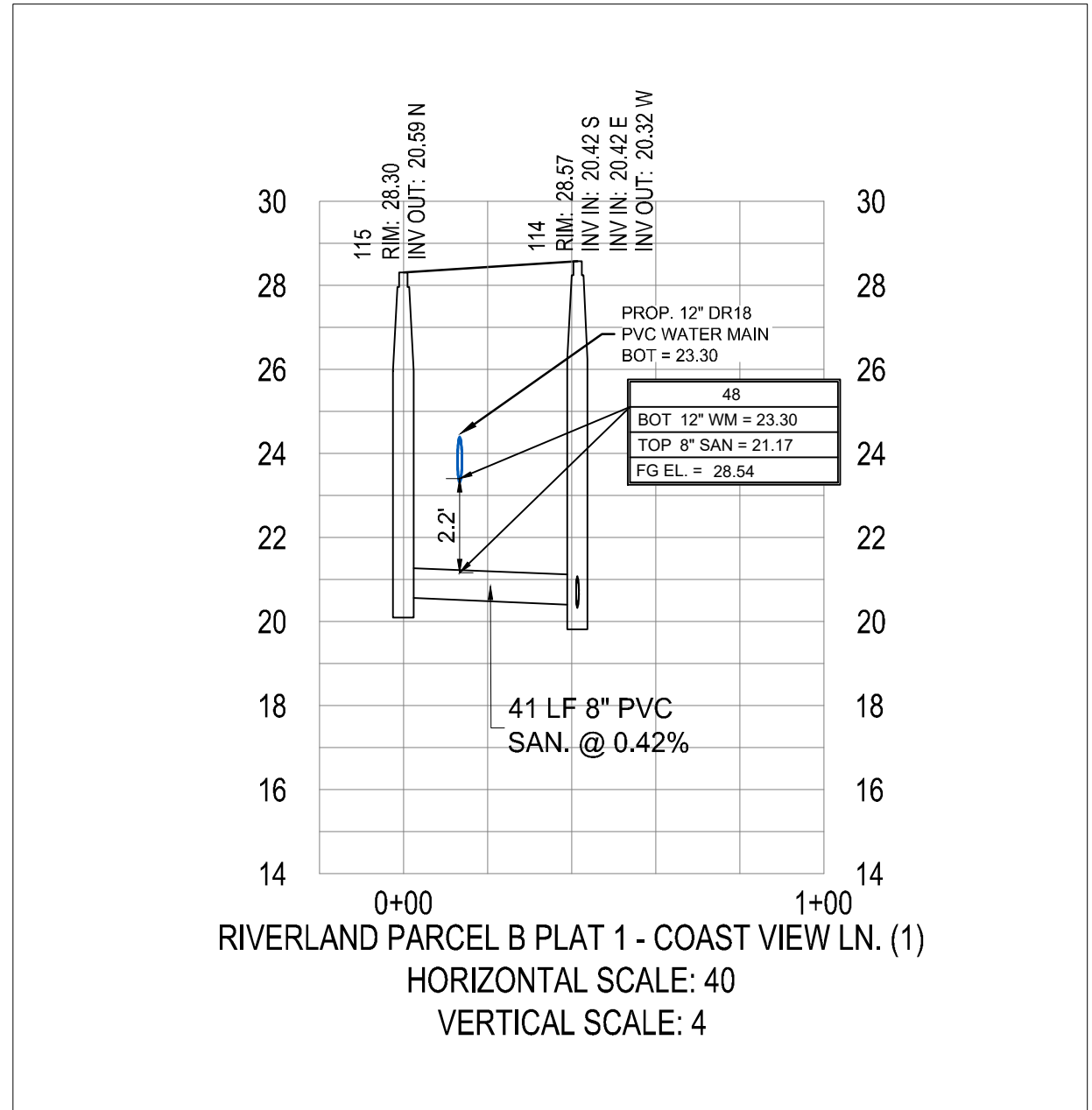
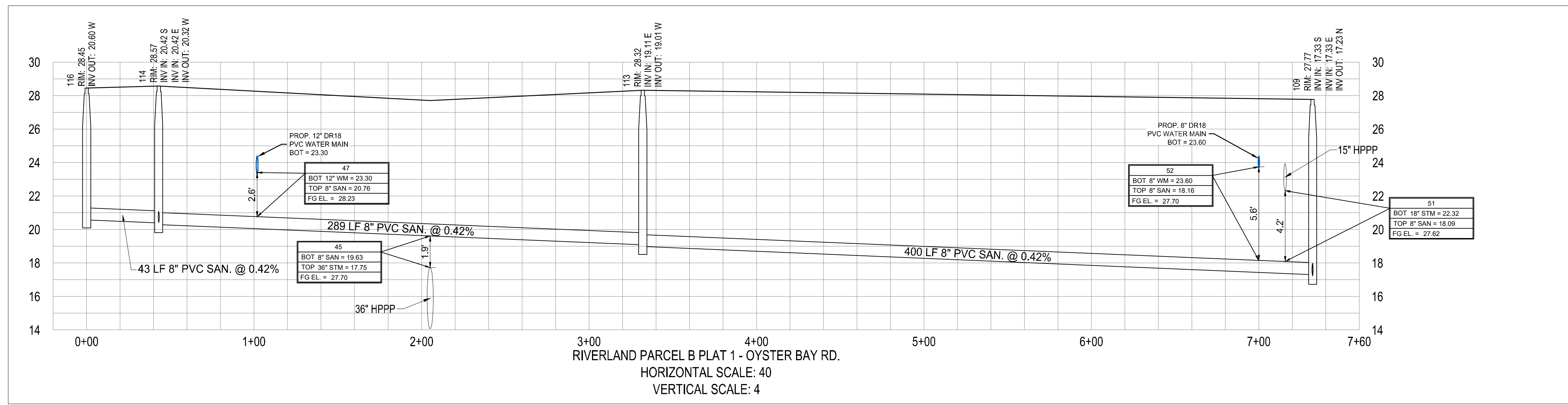
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CAD I.D.:	21-1006 - PROFILES

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PROFILES

SHEET NUMBER:
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CITY OF PSL PROJECT NO. P21-094
 PSLUSD FILE NO. 5266B

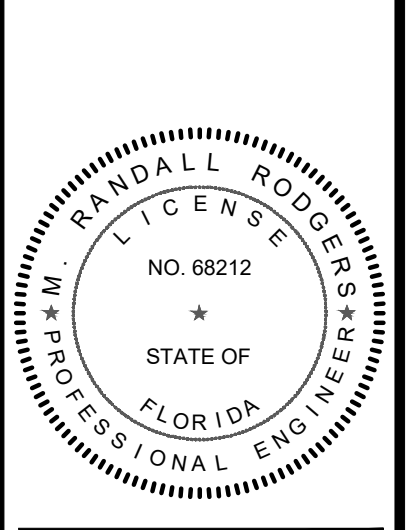


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PROJECT:
**RIVERLAND PARCEL B
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CITY OF PORT ST. LUCIE,
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23



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