

# LEGAL DESCRIPTION

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

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/26/67; THENCE SOUTH 43°08'38" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.44 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 43°08'38"EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 7063.58 FEET; THENCE SOUTH 46°51'22" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24, A DISTANCE OF 3425.16 FEET TO THE POINT ON THE NORTHWESTERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF SAID PUBLIC RECORDS; THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE NORTH 71°11'28" WEST, A DISTANCE OF 839.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°15'27" WEST; (2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'45", A DISTANCE OF 1056.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1885.95 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01°49'37" EAST; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°24'30", A DISTANCE OF 145.10 FEET TO A POINT OF NON-TANGENCY; (4) THENCE SOUTH 84°38'39" WEST, A DISTANCE OF 348.46 FEET TO THE **POINT OF BEGINNING**;

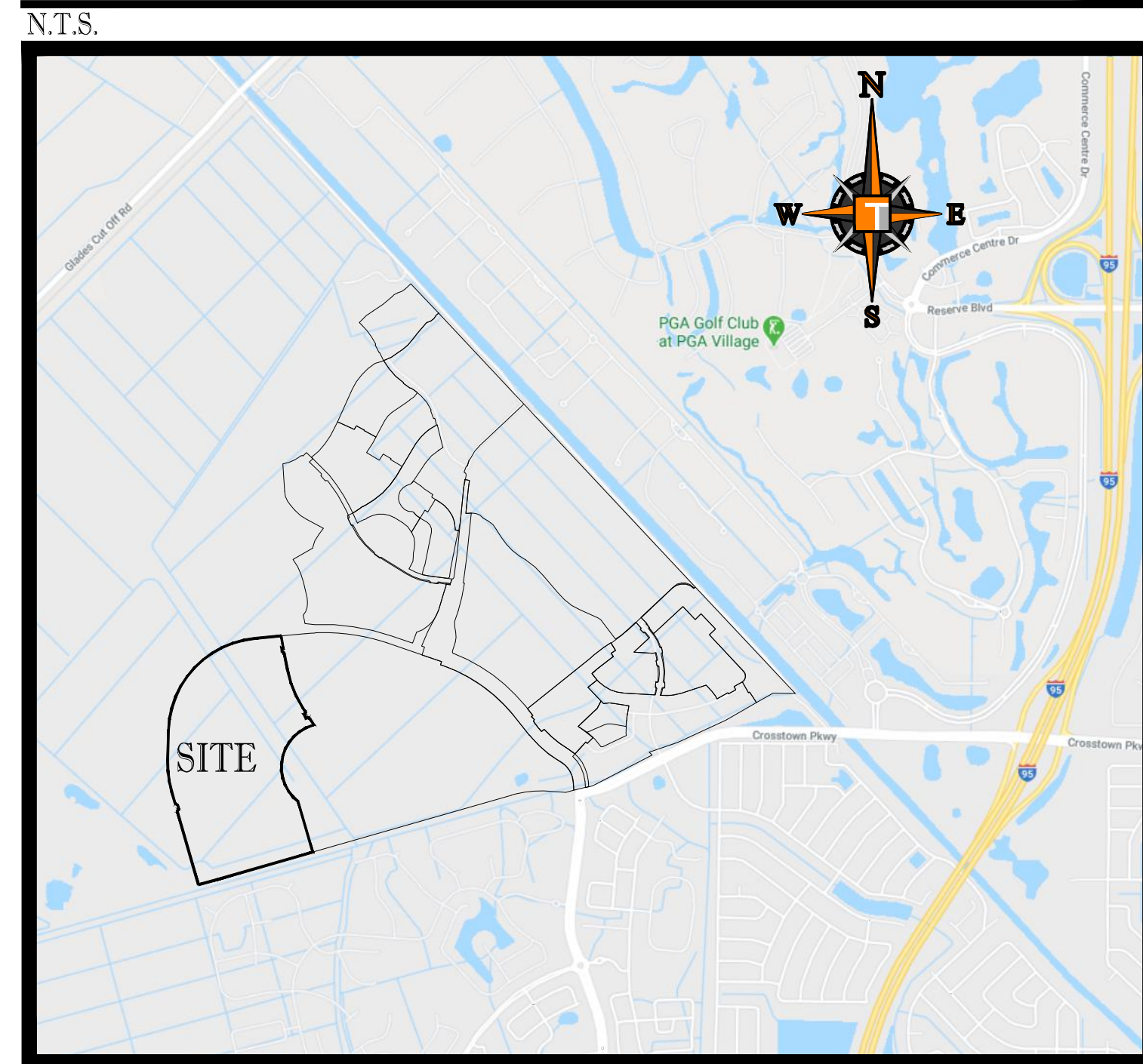
ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; THE FOLLOWING THREE (3) COURSES BEING ALONG SAID BOUNDARY LINE OF SAID VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1; (1) THENCE SOUTH 09°49'05" EAST, A DISTANCE OF 176.54 FEET; (2) THENCE SOUTH 84°38'39"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

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

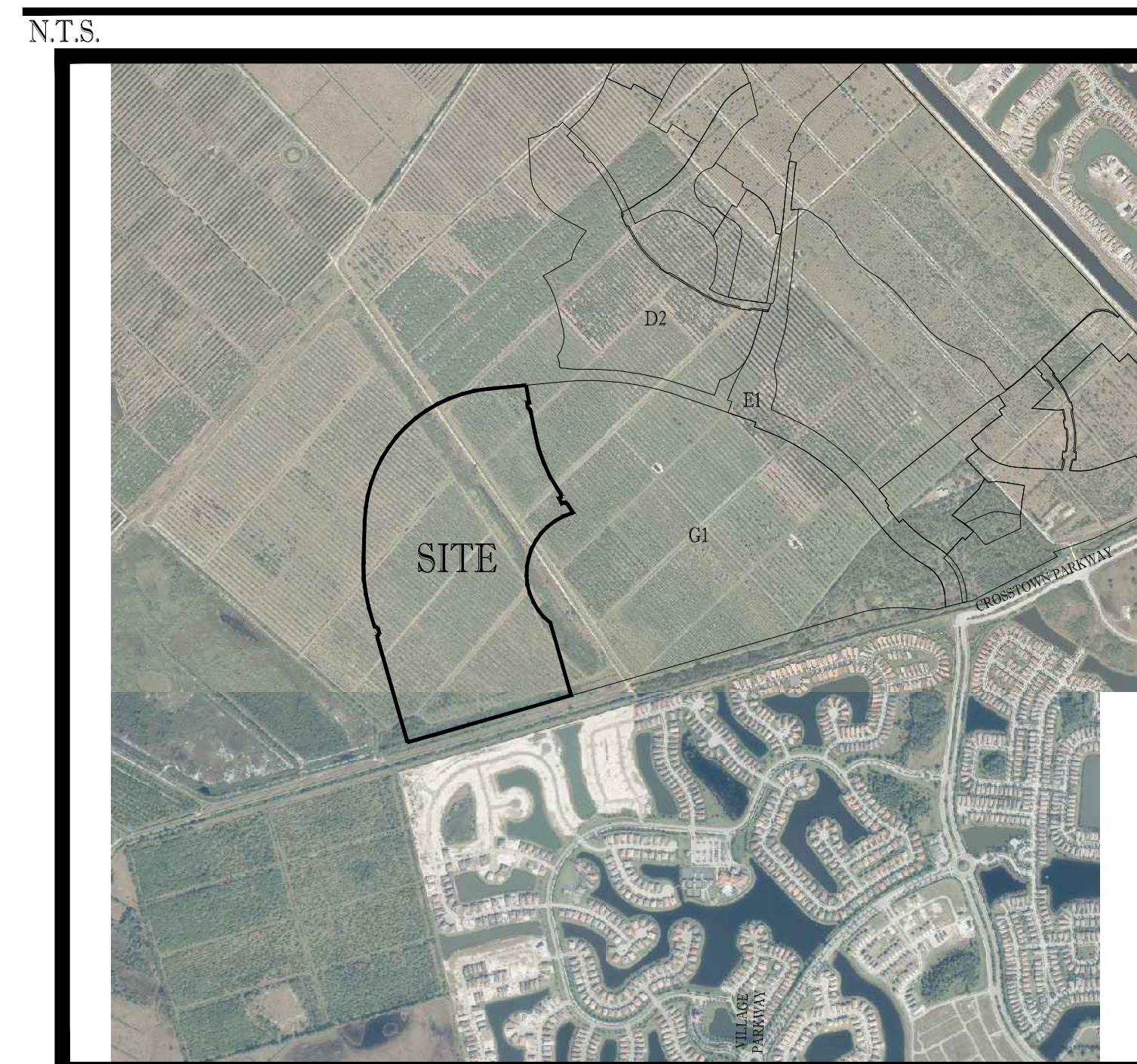
# CONSTRUCTION PLANS FOR: VERANO SOUTH POD G, PLAT 2

OWNER:  
**KOLTER LAND PARTNERS, LLC**

## LOCATION MAP



## VICINITY AERIAL MAP



## PROJECT TEAM

<b>APPLICANT:</b> VERANO DEVELOPEMENT LLC 10911 S.W. VISCONTI WAY PORT ST LUCIE, FL 34986 CONTACT: SCOTT MORTON	<b>ENGINEER:</b> THOMAS ENGINEERING GROUP 125 WEST INDIANTOWN ROAD SUITE 206 JUPITER, FL 33458 CONTACT: BRANDON ULMER, PE
<b>LANDSCAPE ARCHITECT/PLANNER:</b> COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 31 JUPITER, FL 33458 561.747.6336 CONTACT: DAN SORROW	<b>SURVEYOR:</b> GEOPOINT SURVEYING, INC. 4152 W. BLUE HERON BLVD. RIVIERA BEACH, FL 33404 (561) 444-2720 CONTACT: GARY RAGER, PSM



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

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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.

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

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
6800 NW 31ST AVENUE | 4960 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.  
JUPITER, FL 33458 | TAMPA, FL 33609 | JUPITER, FL 33458  
P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503

REV	DATE	REVISIONS	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-22
CAD I.D.:	FJ200019-COVER-SHEET

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

**THOMAS ENGINEERING GROUP**  
PEBORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD. SUITE 206  
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**BRANDON ULMER**  
No. 68345  
PROFESSIONAL ENGINEER  
May 20, 2022  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**COVER SHEET**  
SHEET NUMBER:  
**C-01**  
PORT ST. LUCIE PROJECT NO: P22-019

## GENERAL NOTES:

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

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- BOUNDARY SURVEY - GEOPPOINT SURVEYING, INC.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## SANITARY SEWER:

- DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
- CONSTRUCTION AND INSTALLATION OF SANITARY SEWER SHALL FOLLOW CITY OF PORT ST LUCIE UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION
- TESTING OF SANITARY SEWER SHALL BE BASED ON CITY OF PORT ST LUCIE UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

## WATER DISTRIBUTION AND/OR SANITARY SEWER FORCEMAIN SYSTEM

- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO CITY OF PORT ST LUCIE UTILITY DEPARTMENT.
- CONSTRUCTION AND INSTALLATION OF WATERMAIN SHALL FOLLOW CITY OF PORT ST LUCIE UTILITIES DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION
- TESTING OF WATERMAIN SHALL BE BASED ON CITY OF PORT ST LUCIE UTILITIES DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION
- ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE,

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

## SEPARATION OF WATER AND SEWER MAINS:

- SEPARATION OF WATER, SEWER, AND STORM SHALL BE BASED ON CITY OF PORT ST LUCIE UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS AND SHALL MEET THE LATEST F.A.C. 62-555.514
- 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.

## STORM DRAINAGE:

### GENERAL:

- CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
- DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE INSIDE WALLS OF THE STRUCTURE.
- ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS, ALL PIPING TO BE NON-PERFORATED TUBING, EXCEPT WHERE EXFILTRATION TRENCH IS PROPOSED.
- ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET ASTM LATEST MINIMUM STANDARDS.
- ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 64T UNLESS OTHERWISE NOTED IN THE PLANS. NO BLOCK CATCH BASINS WILL BE ALLOWED THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF fc=3750 PSI AT 28 DAYS.

### MATERIALS:

- ALL ROCK "AS-BUILTS" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
  - ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
  - ROCK "AS-BUILTS" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
  - ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
  - ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
  - WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK "AS-BUILTS" WILL BE REQUIRED AS INDICATED ABOVE, AS WELL AS "AS-BUILTS" ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
  - "AS-BUILTS" SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.
- THE CONTRACTOR SHALL FOLLOW CITY OF PORT ST LUCIE DETAILS FOR PIPE BACKFILL REQUIREMENTS SAID DETAIL IS INCLUDED IN THE DRAINAGE DETAIL SHEETS OF THIS PLAN SET
- ALL PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC
- PROVIDE A MINIMUM PROTECTIVE COVER OF 30 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY CITY OF PORT ST LUCIE ENGINEERING DEPARTMENT/ FDOT AND THE ENGINEER OF RECORD AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

## PAVING:

### A. GENERAL:

- ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
- PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF FOOT STANDARDS AND SPECIFICATIONS.
- MATERIALS:
  - LIMEROCK BASE: (ASPHALT VEHICULAR PAVERS AREAS) LIMEROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FOOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE, (MIN LBR 100).
  - WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE S-9.5 ASPHALTIC CONCRETE.
  - REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH OR FIBER MESH CONCRETE

### C. INSTALLATION:

- SUB-BASE 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40)
- BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE SP-12.5 & SP-9.5 ASPHALTIC CONCRETE OR THE LATEST REVISION.

### D. TESTING:

- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
- ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
- DENSITY TESTS ON THE BASE AND STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
- DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE EOR, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.
- LABORATORY PROCTOR COMPACTION TESTS (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUB-GRADE AND BASE. LIMEROCK BEARING RATINGS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY OF PORT ST LUCIE.

## PAVEMENT MARKING & SIGNAGE:

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND CITY OF PORT ST LUCIE ENGINEERING STANDARDS.
- ALL PAVEMENT MARKINGS AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL IN ACCORDANCE WITH SECTION 78-344 OF THE LDR.

## PROJECT RECORD DOCUMENTS:

- DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND APPLICABLE GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN OR INVERT AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS IN A FORMAT APPROVED BY CITY OF PORT ST LUCIE PUBLIC UTILITIES / ENGINEERING DEPARTMENT.

"AS-BUILT" INFORMATION OF GRAVITY SEWERS MUST CONTAIN LOCATION OF SERVICE LATERALS, STATIONING OF BOTH THE WYE, CLEAN-OUTS, AND THE SERVICE END MUST ALSO BE INCLUDED.

"AS-BUILT" INFORMATION OF WATER DISTRIBUTION SYSTEMS MUST CONTAIN LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, SERVICES AND APPURTENANCES. TOP OF PIPE ELEVATIONS ALONG THE WATER MAIN ARE REQUIRED AT INTERVALS OF 100 FEET (MAXIMUM).

ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

"AS-BUILTS" OF WATER LINES SHALL BE BASED ON PORT ST LUCIE UTILITY DEPARTMENT WRITTEN SPECIFICATIONS.

"AS-BUILTS" OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
 

- RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
- THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED, AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS, THEN THE INVERT ELEVATION OF THESE CLEANOUTS NEED TO BE OBTAINED.

"AS-BUILTS" OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
 

- RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
- THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF "AS-BUILT".
- DRAINAGE WELL STRUCTURE "AS-BUILTS" SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.

- ALL ROCK "AS-BUILTS" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
  - ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
  - ROCK "AS-BUILTS" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
  - ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
  - ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
  - WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK "AS-BUILTS" WILL BE REQUIRED AS INDICATED ABOVE, AS WELL AS "AS-BUILTS" ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
  - "AS-BUILTS" SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS" BASED ON CITY OF PORT ST LUCIE UTILITY DEPARTMENT AND CITY OF PORT ST LUCIE ENGINEERING DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.

## PROJECT CLOSEOUT:

CLEANING UP:
 

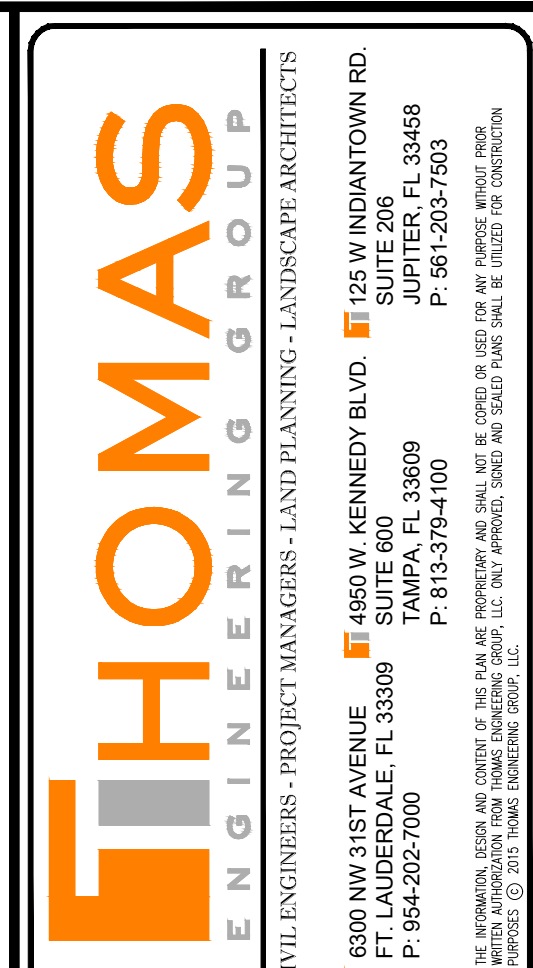
- DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.

THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.

ALL PAVED & UNPAVED SURFACES DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.



REVISIONS			
REV.	DATE	COMMENT:	BY:
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-30
CAD I.D.:	FJ200019-GENERAL-NOTES

PROJECT:

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

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
 FLORIDA

**THOMAS ENGINEERING GROUP**

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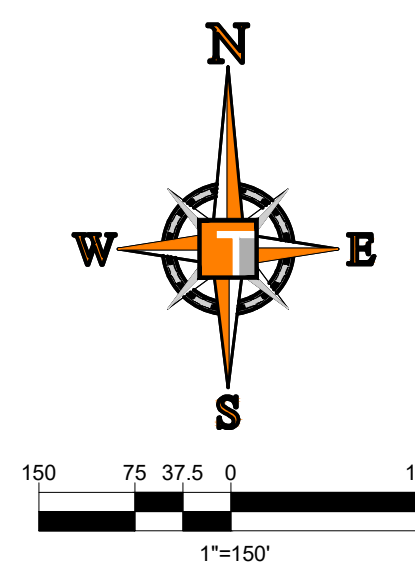
SHEET TITLE:

**GENERAL NOTES**

SHEET NUMBER:

**C-02**

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**SHEET LEGEND**

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

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REVISIONS

REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

PROJECT:

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

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
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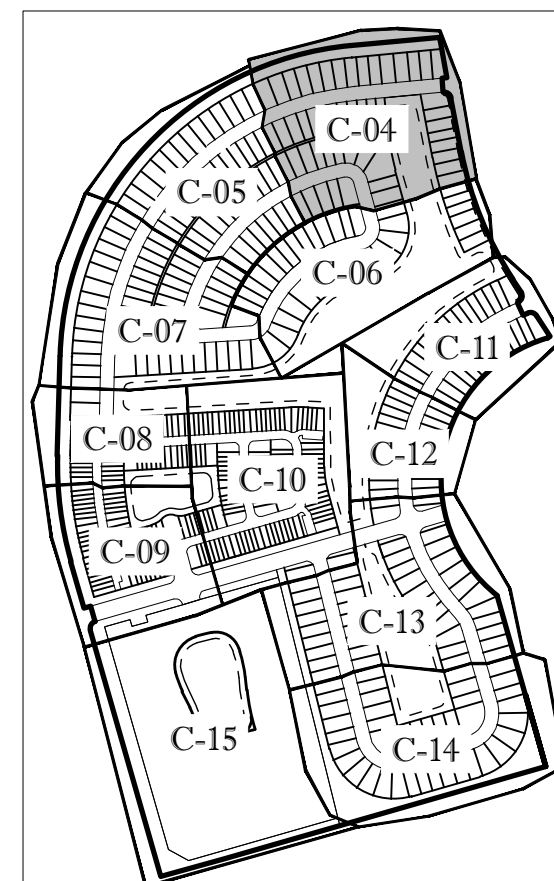
SHEET TITLE:  
**KEY SHEET**

SHEET NUMBER:  
**C-03**

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# ENGINEERING LEGEND

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



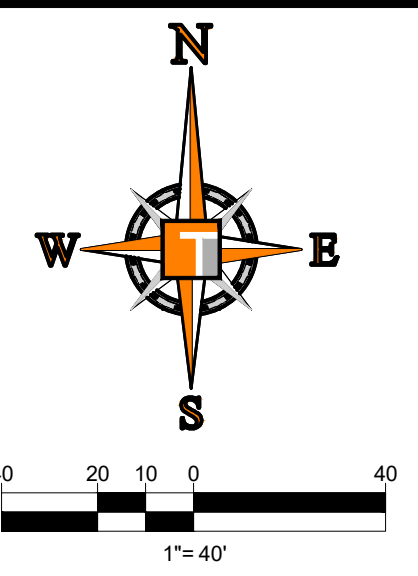
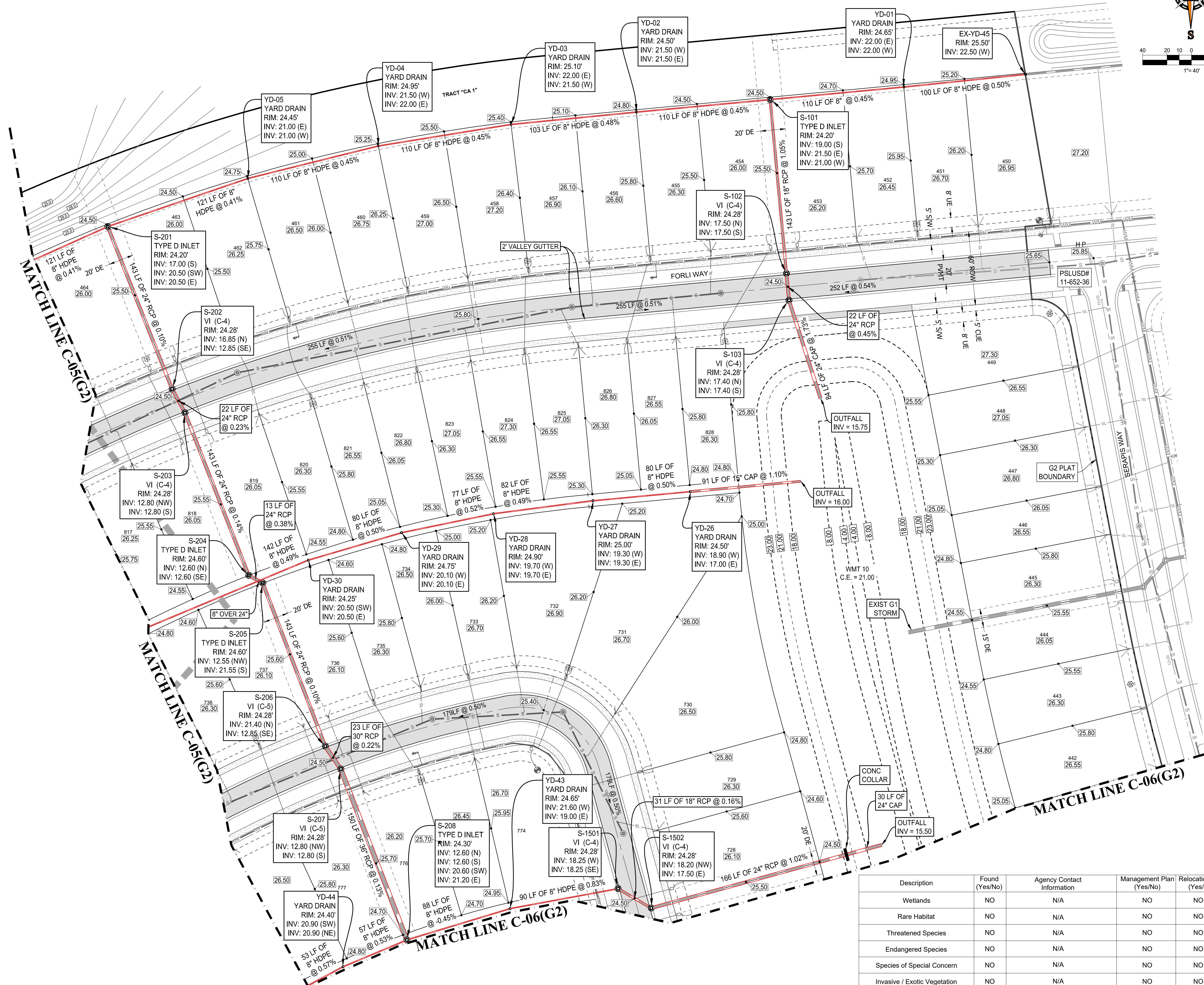
KEYMAP

## BASIN SUMMARY

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

## CONSTRUCTION NOTES:

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



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 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503

REV.	DATE	REVISIONS	COMMENT	BY:
1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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

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

PORT SAINT LUCIE  
 FLORIDA

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

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 May 25, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

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

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

SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-04**

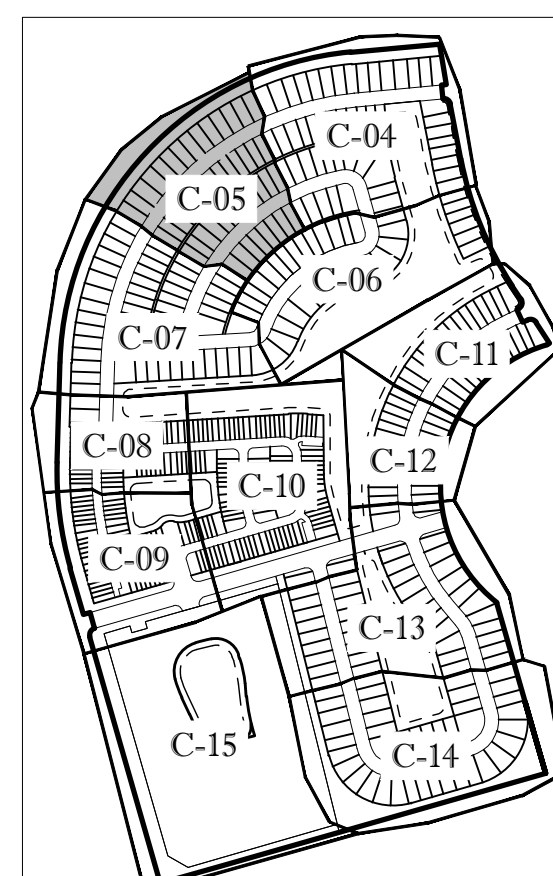
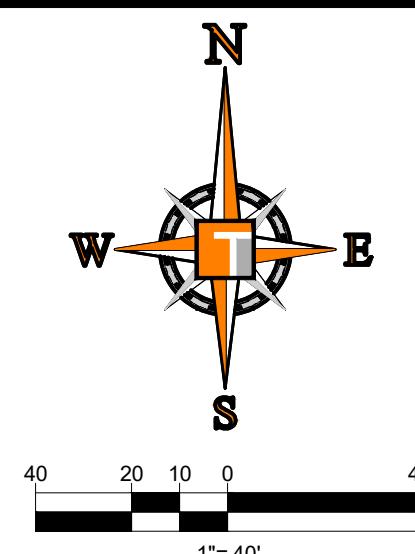
Printed on: Wednesday, May 25, 2023, 9:31 AM by Michael Lerner

# 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	
24" STOP BAR AND STOP SIGN	
SIDEWALK	TO BE BUILT NOW
	TO BE BUILT WITH HOMES

# STRUCTURE TABLE

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



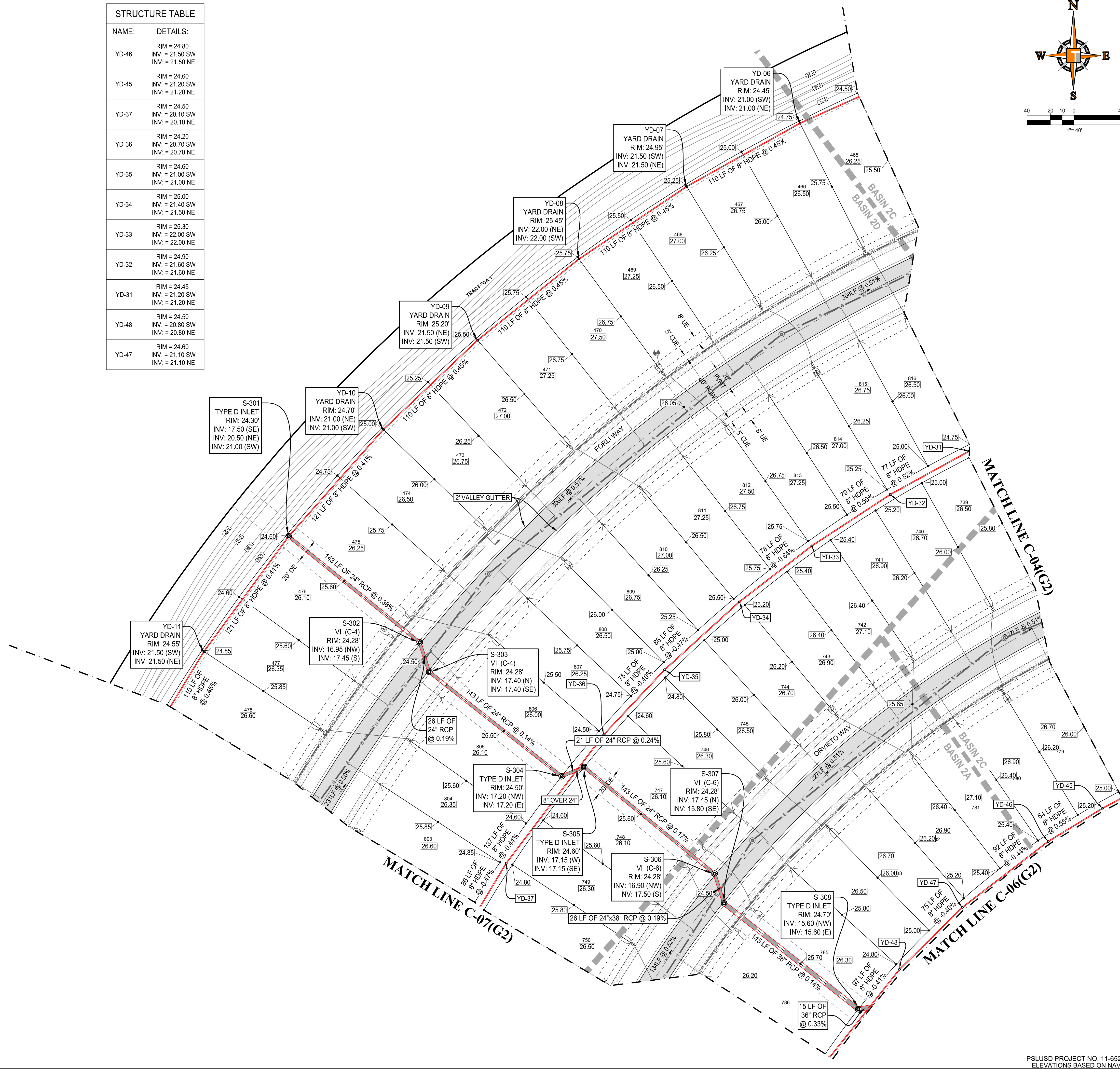
KEYMAP

### BASIN SUMMARY

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

### CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W. CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
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F: 561-203-7503

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

### REVISIONS

REV.	DATE	REVISIONS	BY:
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

PROJECT:

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

FOR

**VERANO DEVELOPMENT**

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## BRANDON UEMER

No. 68345

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 27528

SHEET TITLE:  
**PGD PLAN**

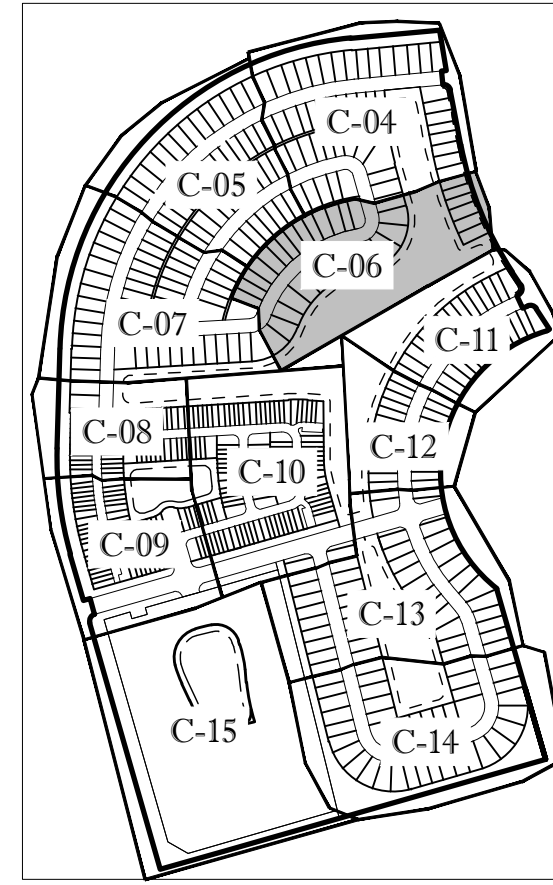
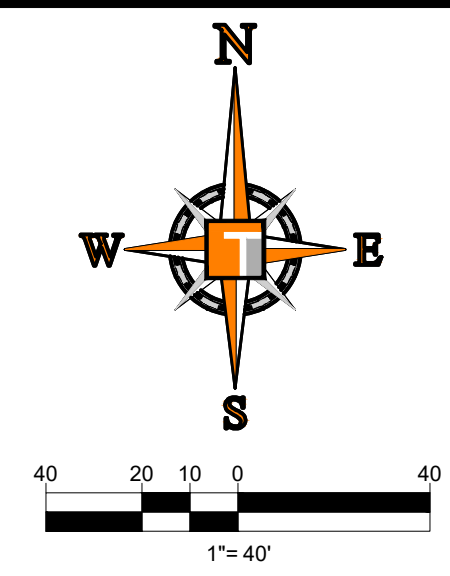
SHEET NUMBER:  
**C-05**

PORT ST. LUCIE PROJECT NO: P22-019

Printed on Wednesday, May 25, 2023, 12:32 AM by Michael Lempert

# ENGINEERING LEGEND

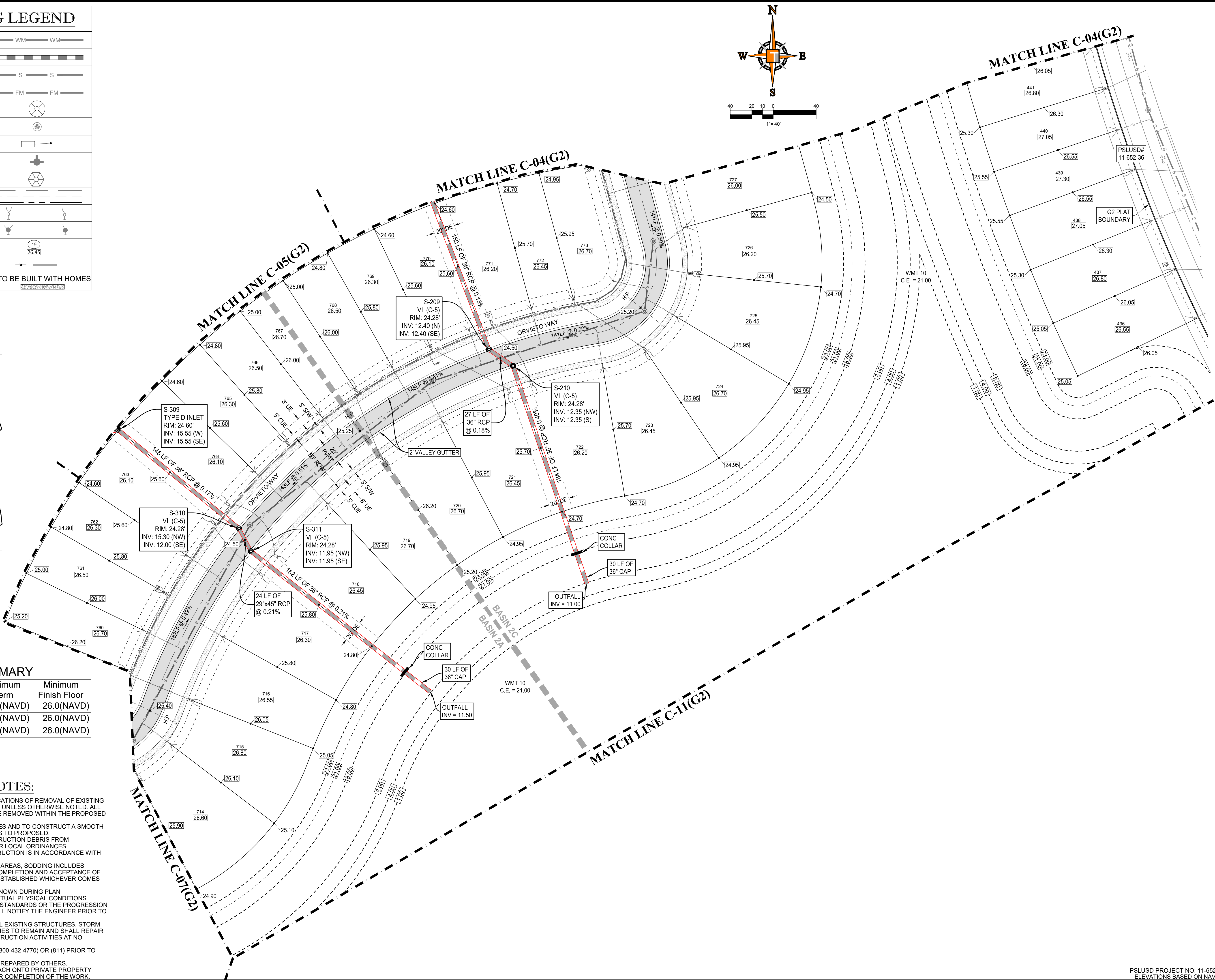
WATER MAIN	WM
STORM SEWER	SS
SANITARY SEWER MAIN	S
FORCE MAIN	FM
CATCH BASIN	CB
MANHOLE	M
PROPOSED ELEVATION	□
FIRE HYDRANT	⊕
DECORATIVE LIGHTING	⊕
RIGHT OF WAY / CUE / UE	---
WATER SERVICE	⊕
SEWER SERVICE	⊕
LOT NUMBER / FINISH FLOOR	④ 26.45
24" STOP BAR AND STOP SIGN	—
SIDEWALK TO BE BUILT NOW	---
SIDEWALK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



KEYMAP

BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
2C	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
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 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503  
 F: 561-203-7503 | F: 561-203-7503 | F: 561-203-7503

REV.	DATE	REVISION	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

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

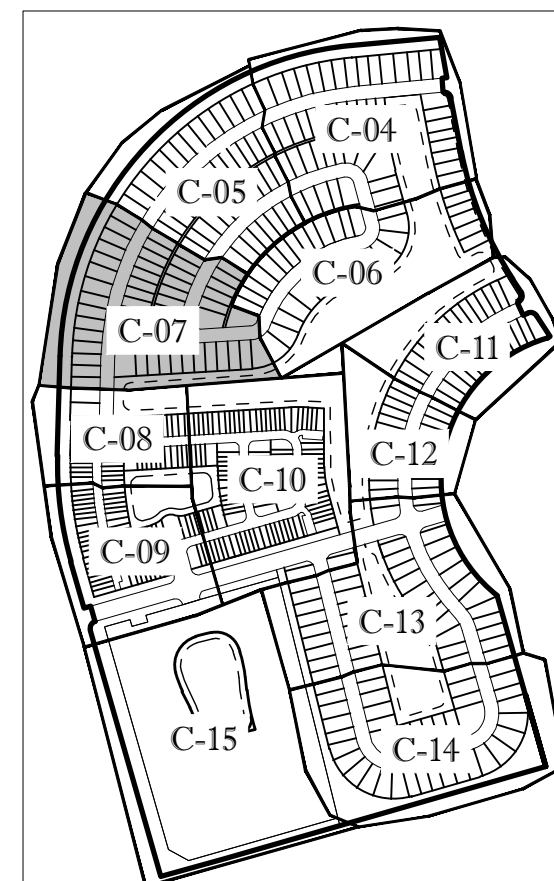
**THOMAS ENGINEERING GROUP**  
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 125 W INDIANTOWN RD, SUITE 206  
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 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 38000  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-06**  
 PORT ST. LUCIE PROJECT NO: P22-019

# 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	
24" STOP BAR AND STOP SIGN	
SIDEWALK TO BE BUILT NOW	
SIDEWALK TO BE BUILT WITH HOMES	

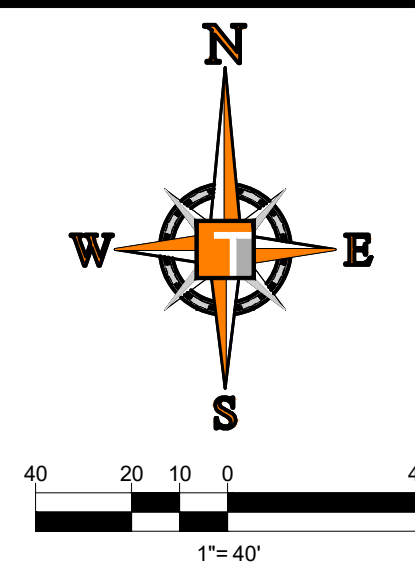
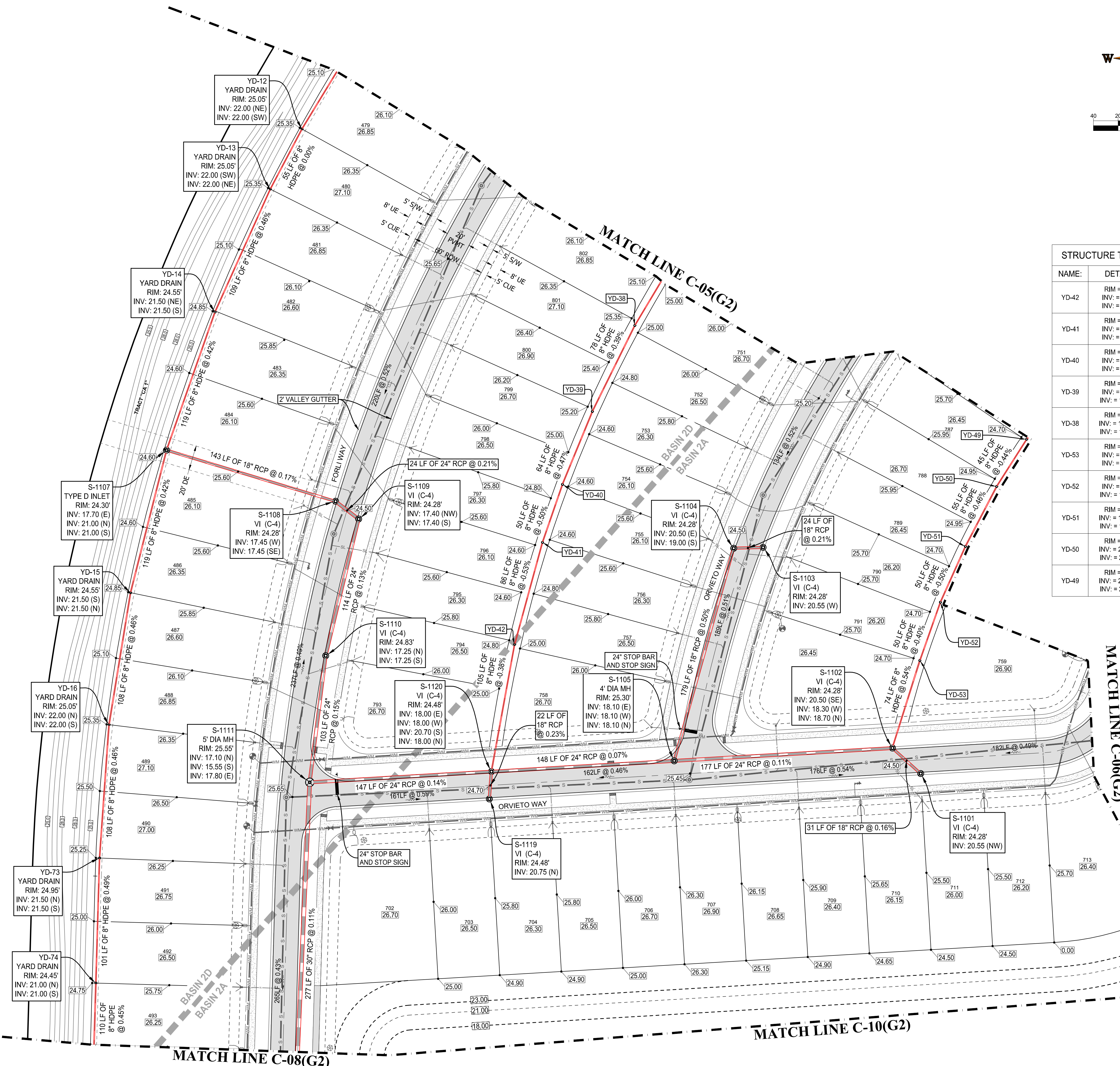


KEYMAP

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

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 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503

REV.	DATE	REVISIONS	COMMENT	BY:
1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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

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

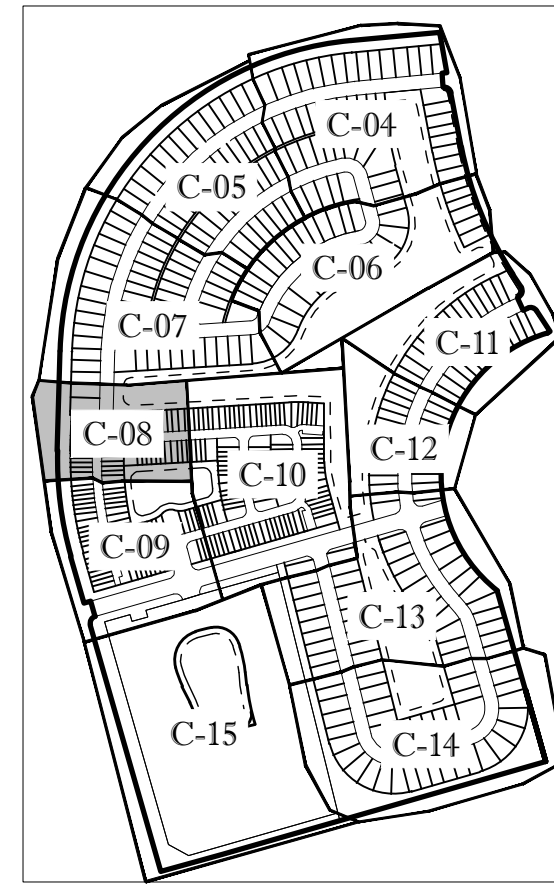
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 May 20, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-07**  
 PORT ST. LUCIE PROJECT No. P22-019

# ENGINEERING LEGEND

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

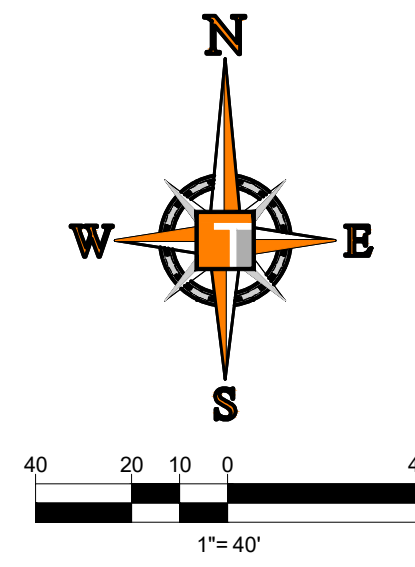
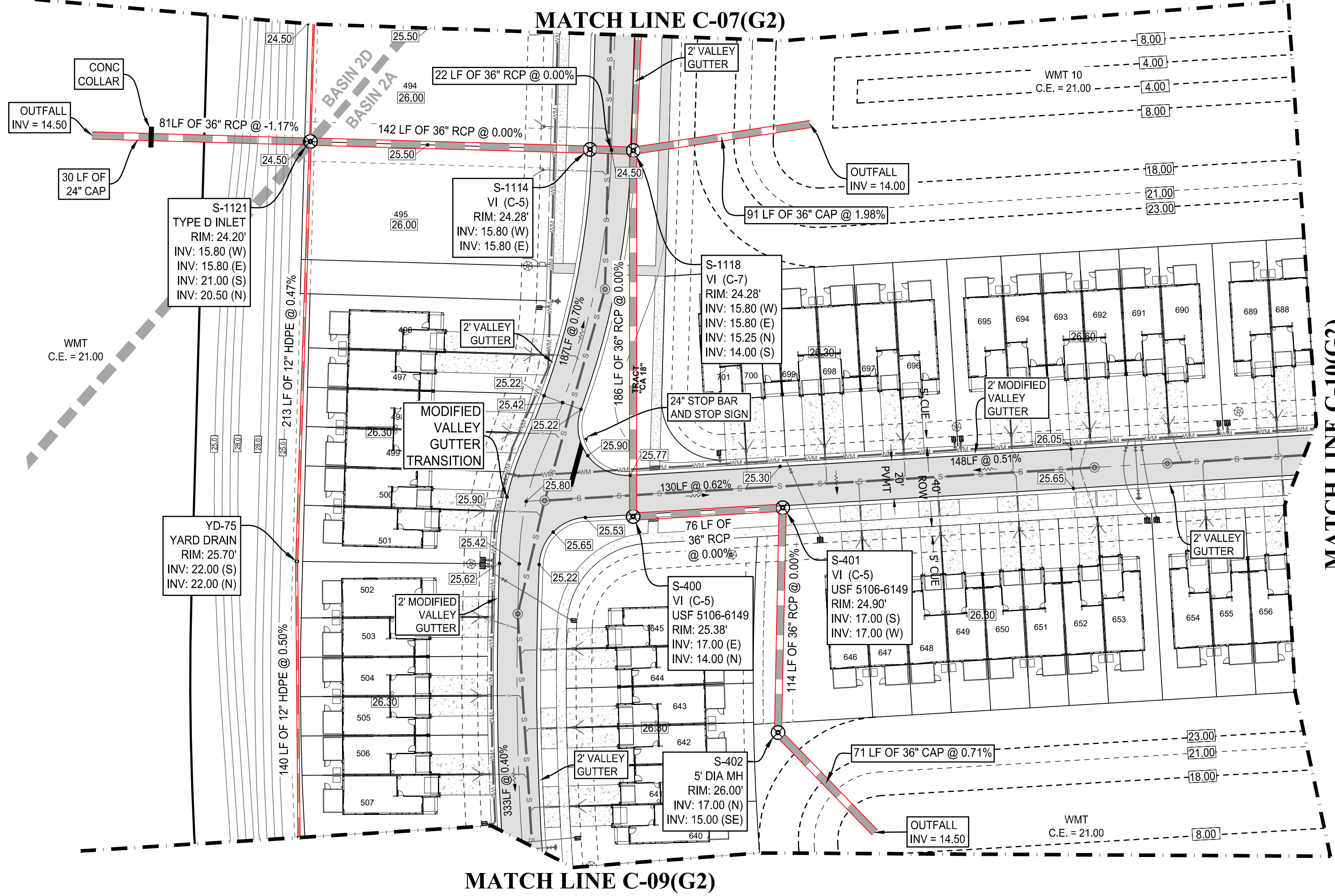


KEYMAP

BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
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6500 NW 31ST AVENUE  
SUITE 100  
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1	3-17-21	REV PER SPRC	MJL
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CAD I.D.:	FJ200019-PGD-PLANS

PROJECT:

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POD G, PLAT 2

FOR

**VERANO DEVELOPMENT**

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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12022  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD PLAN**

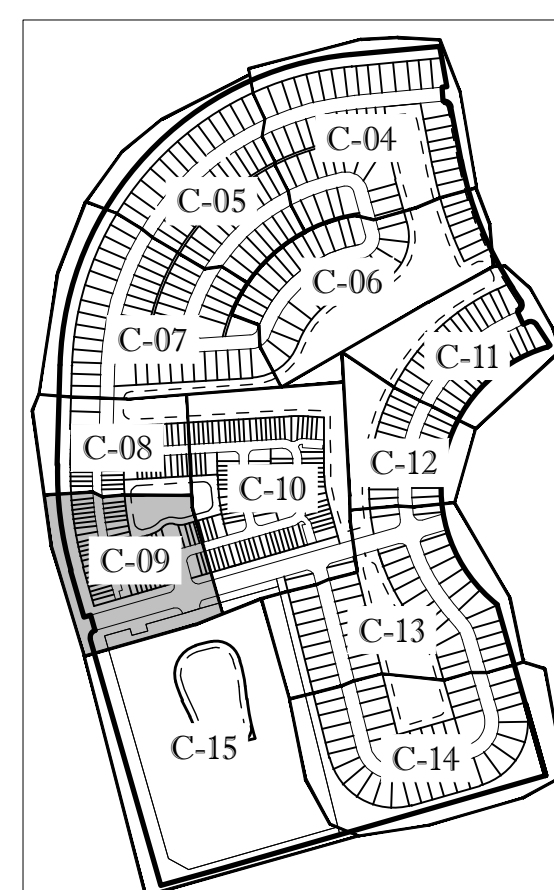
SHEET NUMBER:  
**C-08**

PORT ST. LUCIE PROJECT NO. P22-019



# ENGINEERING LEGEND

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

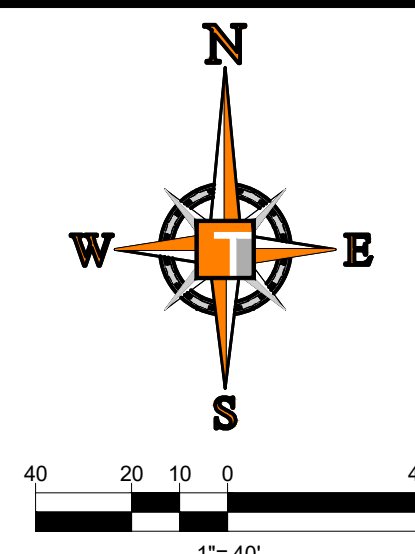


KEYMAP

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2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
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**HOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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F: 561-203-7503

4960 W. KENNEDY BLVD.  
JUPITER, FL 33468  
P: 561-203-7503  
F: 561-203-7503

REV.	DATE	REVISION	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

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

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

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

**BRANDON UEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12522  
FLORIDA BUSINESS REGISTRATION NO. 27528

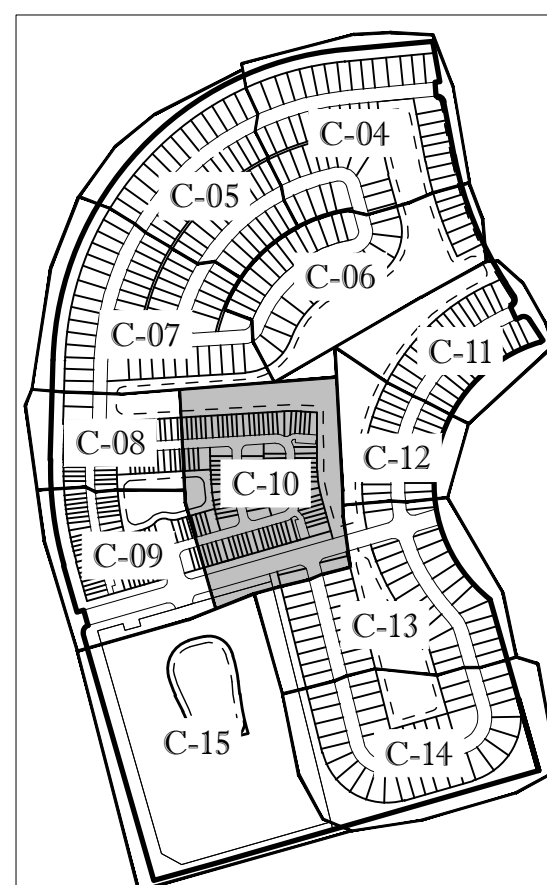
SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-09**

PORT ST. LUCIE PROJECT NO. P22-019

# 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	
24" STOP BAR AND STOP SIGN	
SIDEWALK	TO BE BUILT NOW TO BE BUILT WITH HOMES



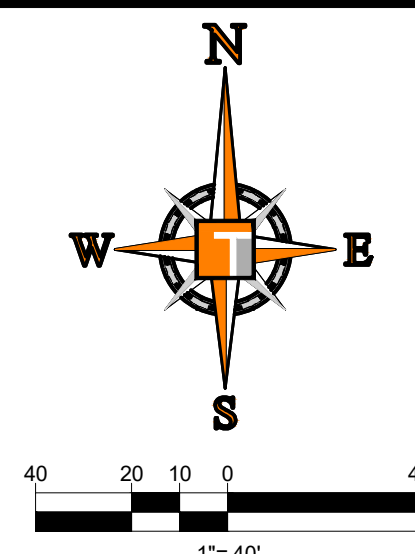
KEYMAP

## BASIN SUMMARY

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

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 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
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 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P. 561-203-7503 | P. 813-379-4100 | P. 561-203-7503

REV.	DATE	REVISIONS	COMMENT	BY
1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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PROJECT No.	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-2022
CAD I.D.:	FJ200019-PGD-PLANS

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

PORT SAINT LUCIE  
 FLORIDA

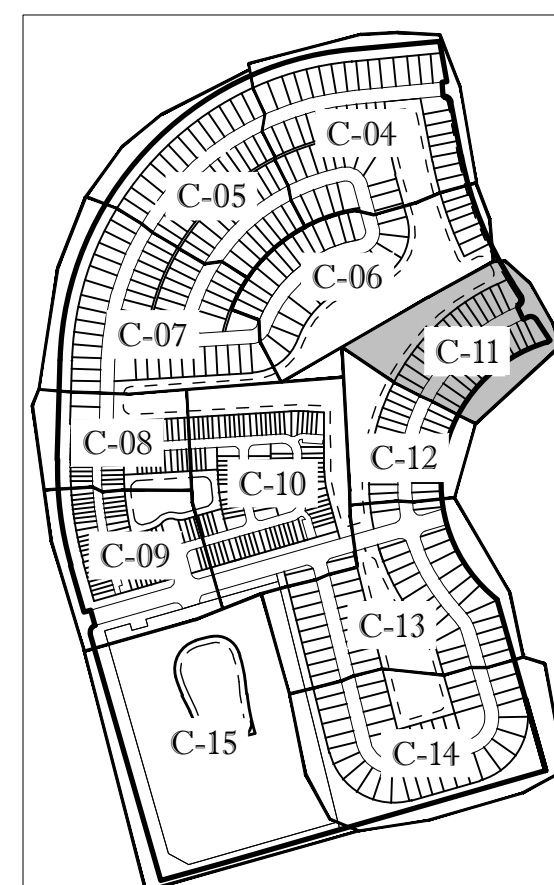
**HOMAS ENGINEERING GROUP**  
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 JUPITER, FL 33468  
 PH: (561) 203-7503  
 FX: (561) 203-7721  
 www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 May 20, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-10**  
 PORT ST. LUCIE PROJECT No. P22-019

# ENGINEERING LEGEND

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

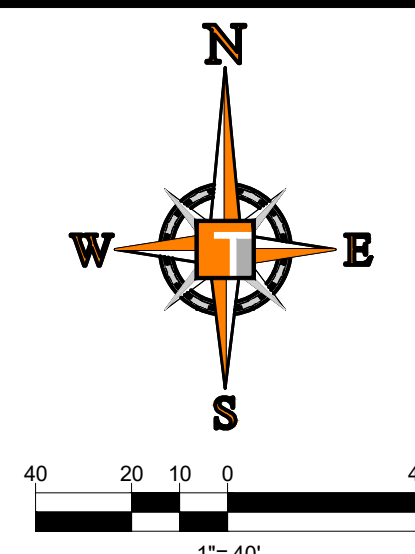
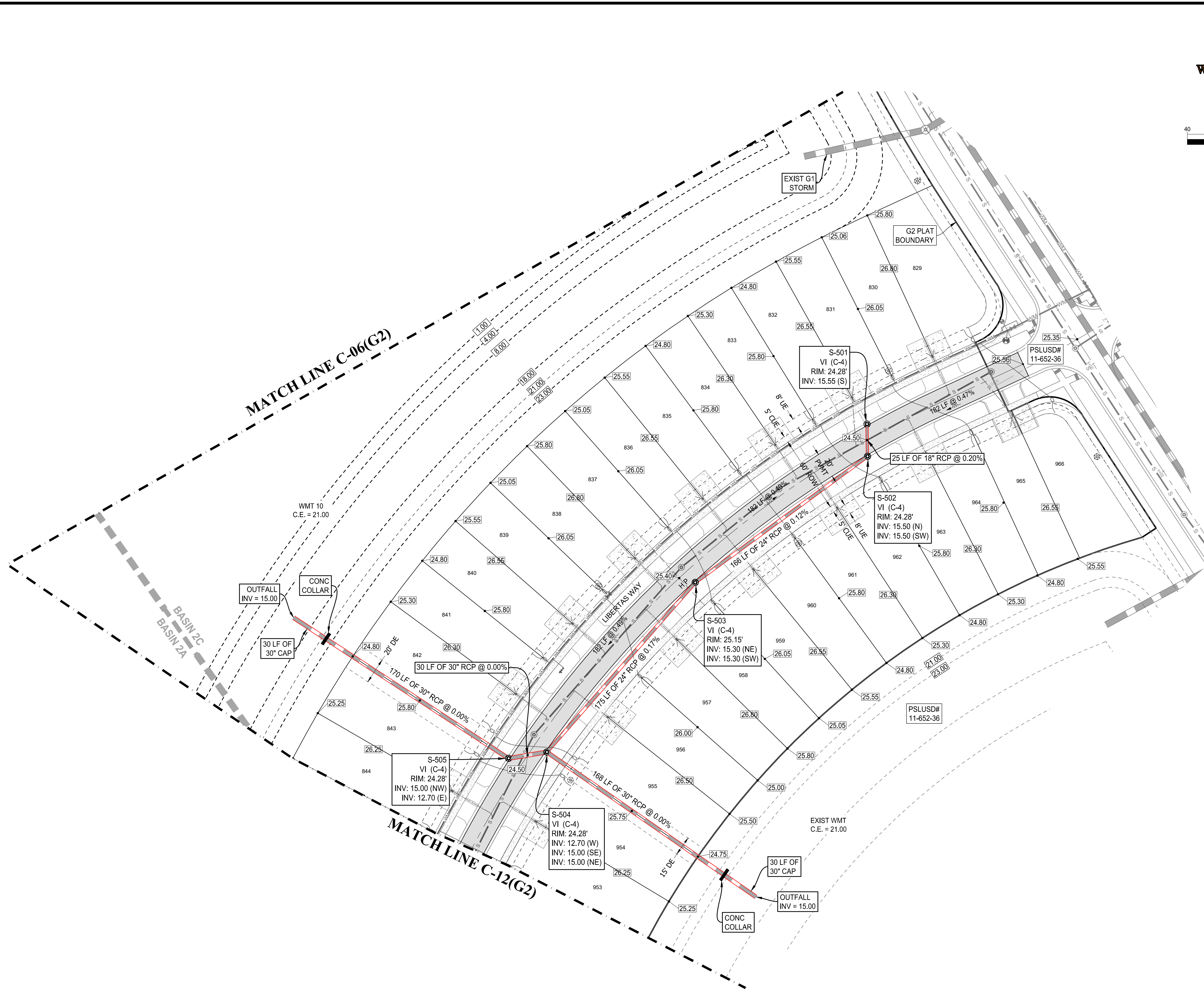


KEYMAP

BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
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REVISIONS			
REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

PROJECT:

**VERANO SOUTH**  
POD G, PLAT 2

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 27528

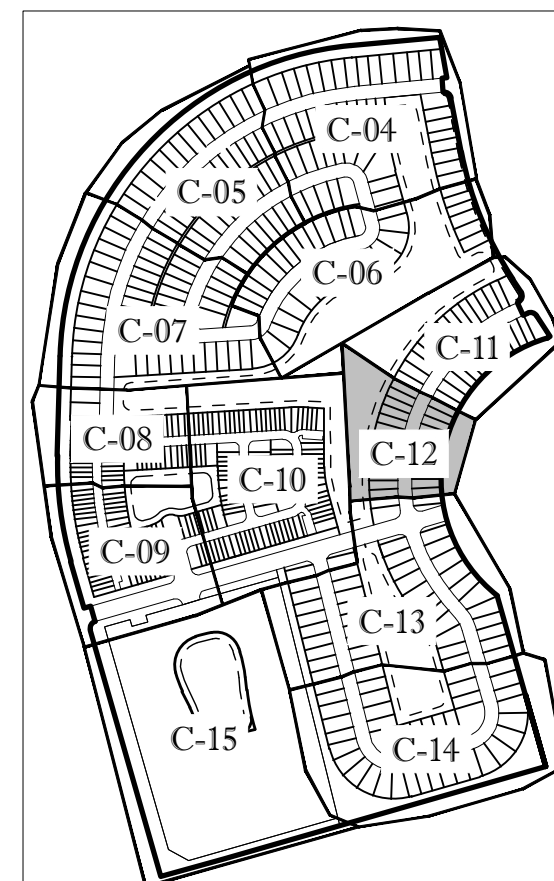
SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-11**

PORT ST. LUCIE PROJECT NO. P22-019

# ENGINEERING LEGEND

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

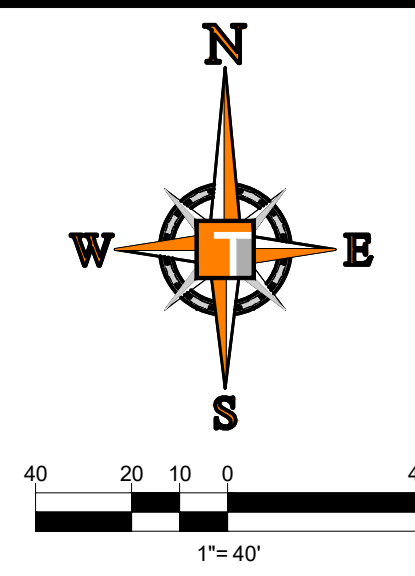
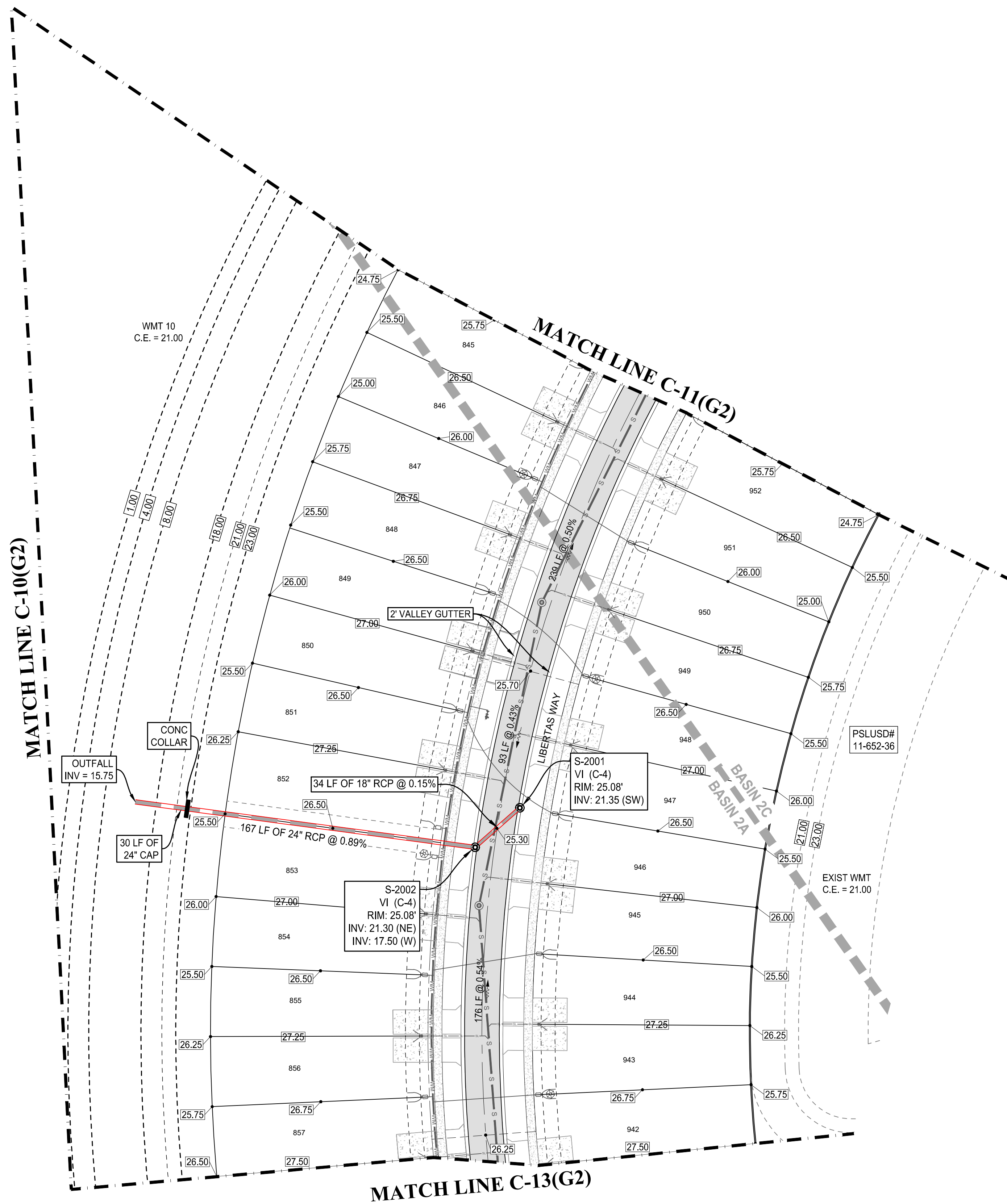


KEYMAP

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P: 561-203-7503

125 W INDIANTOWN RD.  
SUITE 206  
JUPITER, FL 33468  
P: 561-203-7503  
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REV.	DATE	REVISIONS	COMMENT	BY
1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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

PROJECT:

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

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

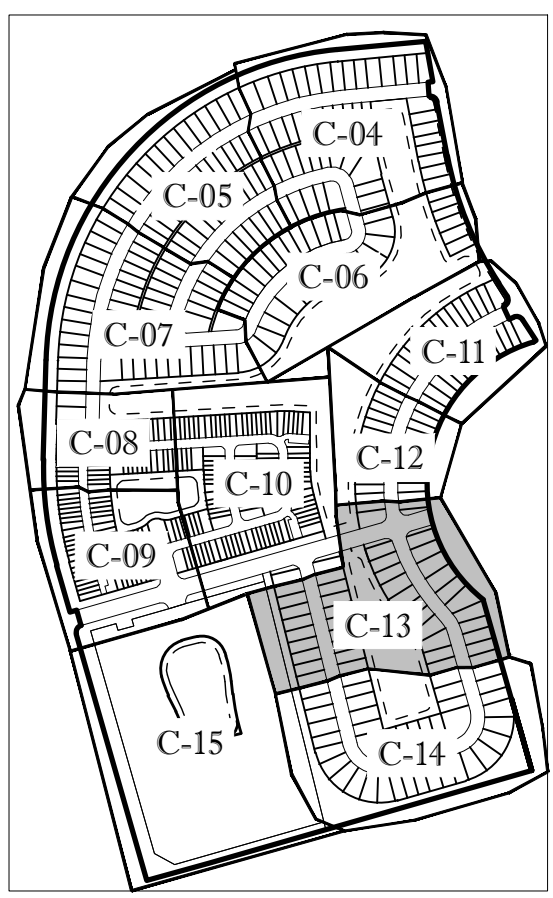
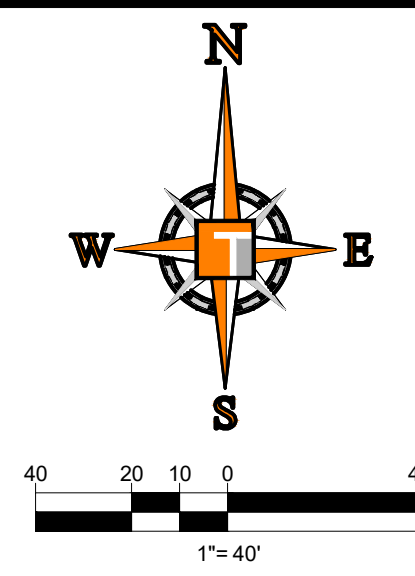
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PH: (561) 203-7503  
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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
May 26, 2022  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD PLAN**

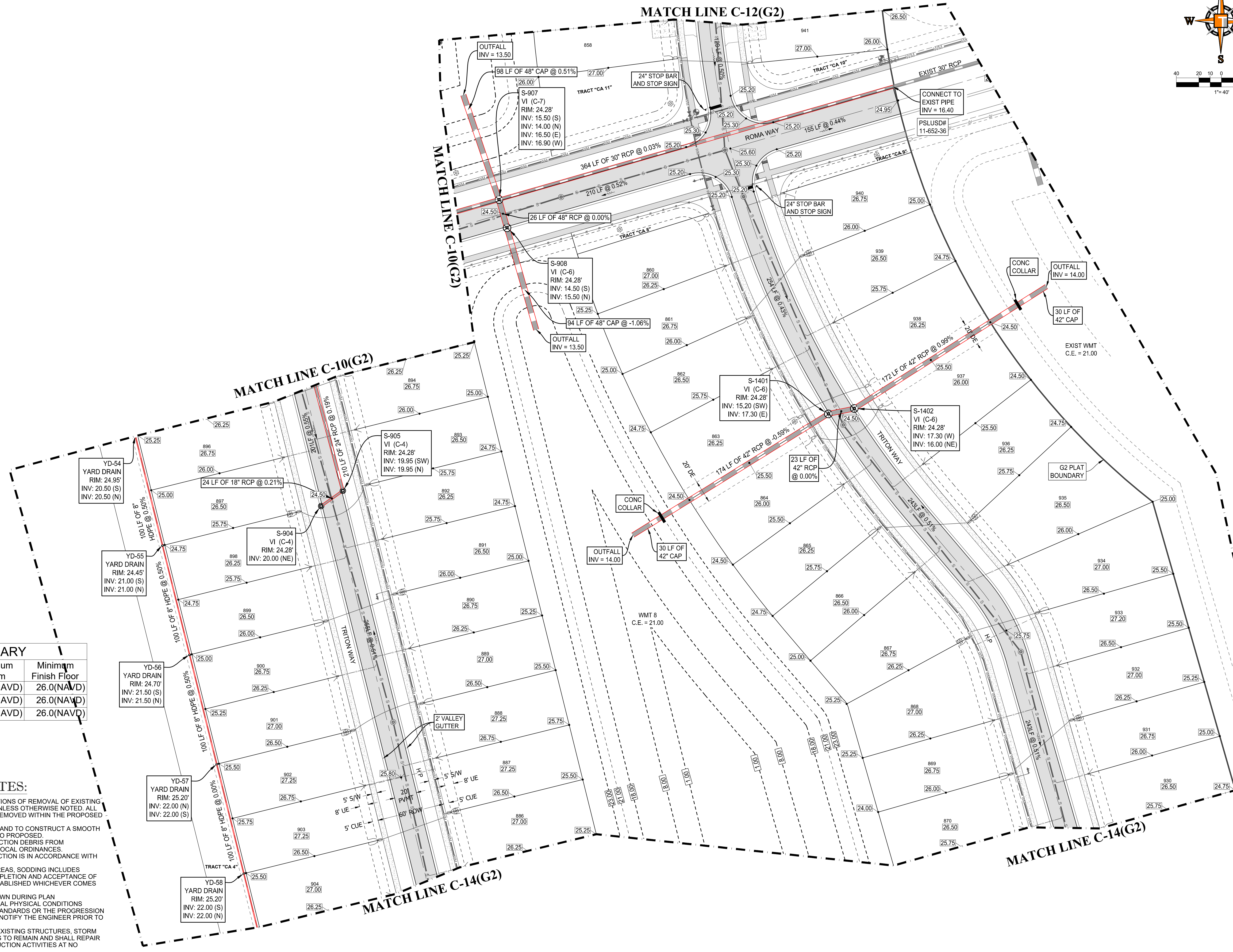
SHEET NUMBER:  
**C-12**



KEYMAP

BASIN SUMMARY			
BASIN #	Minimum Road	Minimum Berm	Minimum Finish Floor
2A	24.5 (NAVD)	24.5(NAVD)	26.0(NAVD)
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 6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.  
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503

REVISIONS

REV.	DATE	COMMENT	BY:
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

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

PORT SAINT LUCIE  
 FLORIDA

**THOMAS ENGINEERING GROUP**  
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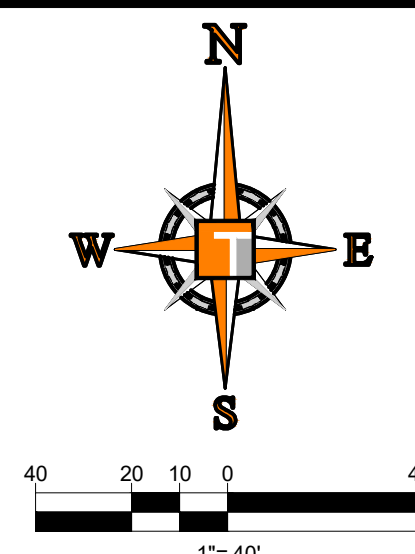
**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 36368  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD PLAN**  
 SHEET NUMBER:  
**C-13**  
 PORT ST. LUCIE PROJECT NO. P22-019

Printed on Wednesday, May 25, 2023, 12:42 AM by Michael Lempert

# ENGINEERING LEGEND

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



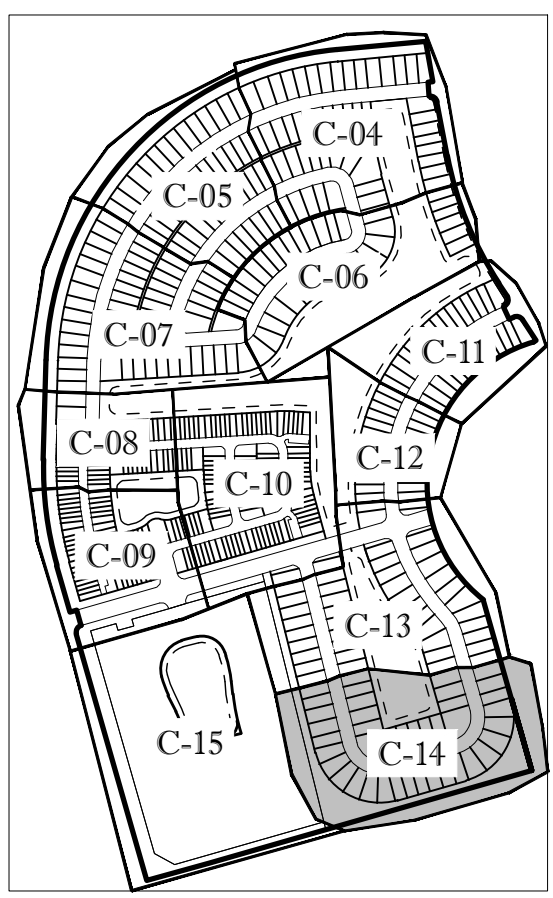
**HOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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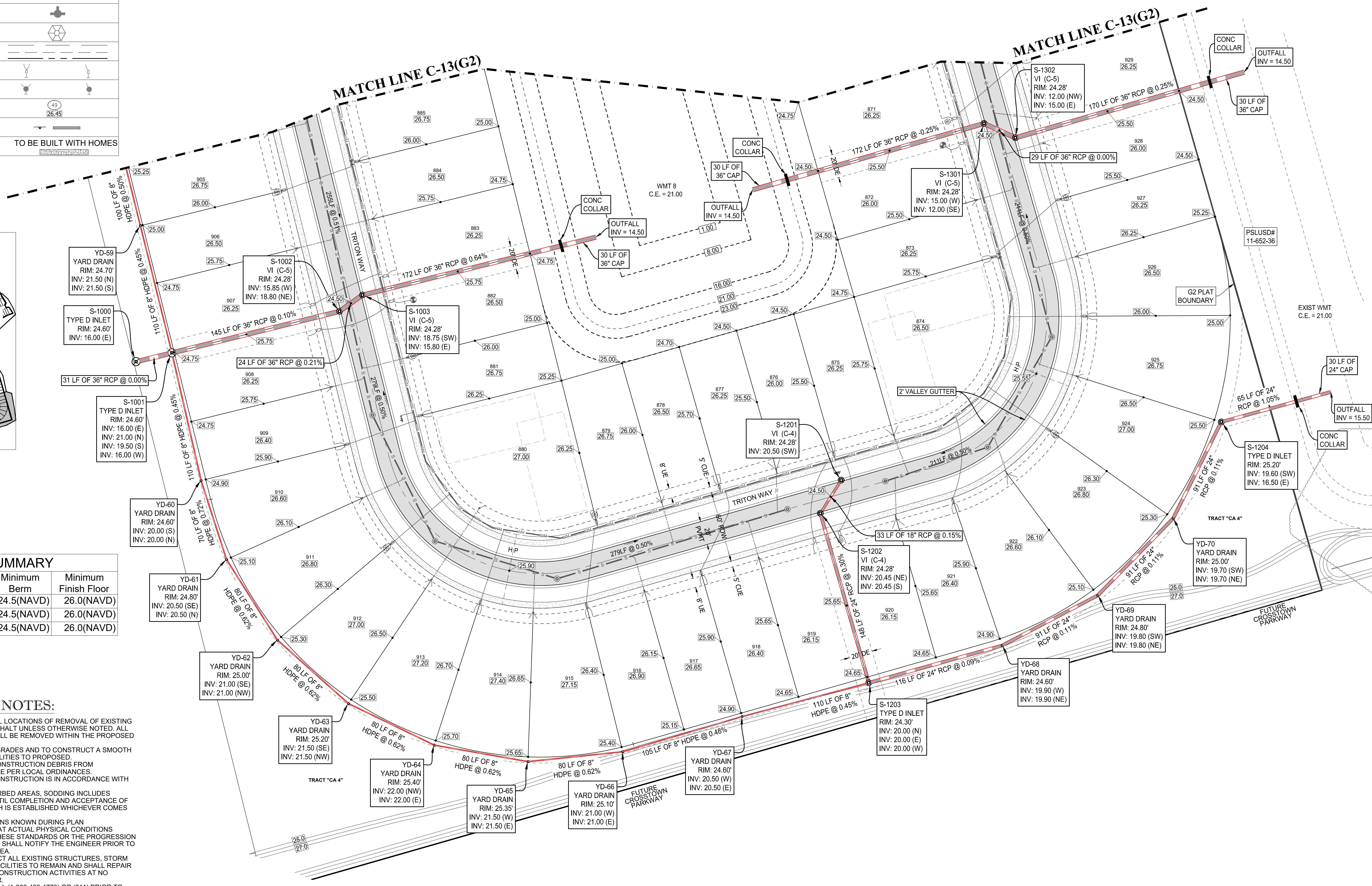
REV.	DATE	REVISIONS	COMMENT	BY
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KEYMAP

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  - NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
  - PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
  - THE CONTRACTOR SHALL NOT ENCR OACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.



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

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

FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**HOMAS**  
ENGINEERING GROUP

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

**BRANDON UEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12522  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD PLAN**

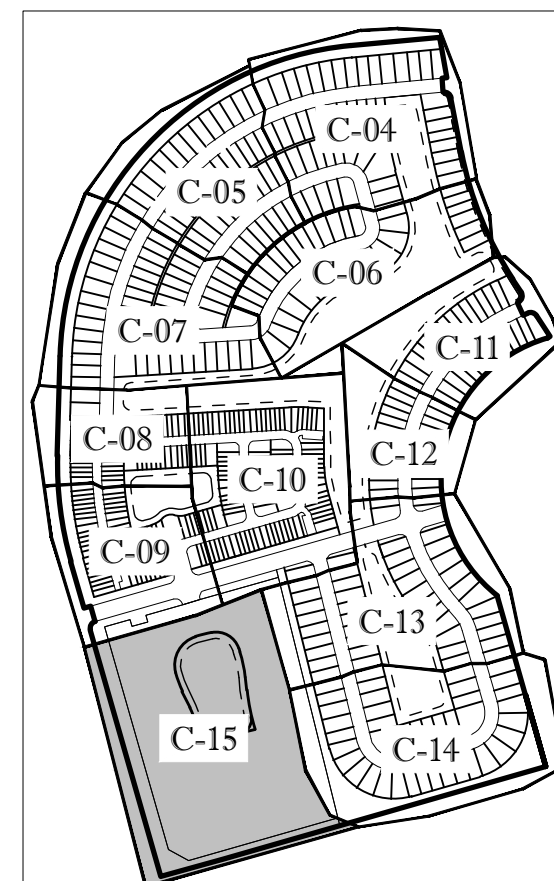
SHEET NUMBER:  
**C-14**

PORT ST. LUCIE PROJECT NO: P22-019

Printed on Wednesday, May 25, 2023, 2:54:28 PM by Michael Lempert

# ENGINEERING LEGEND

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



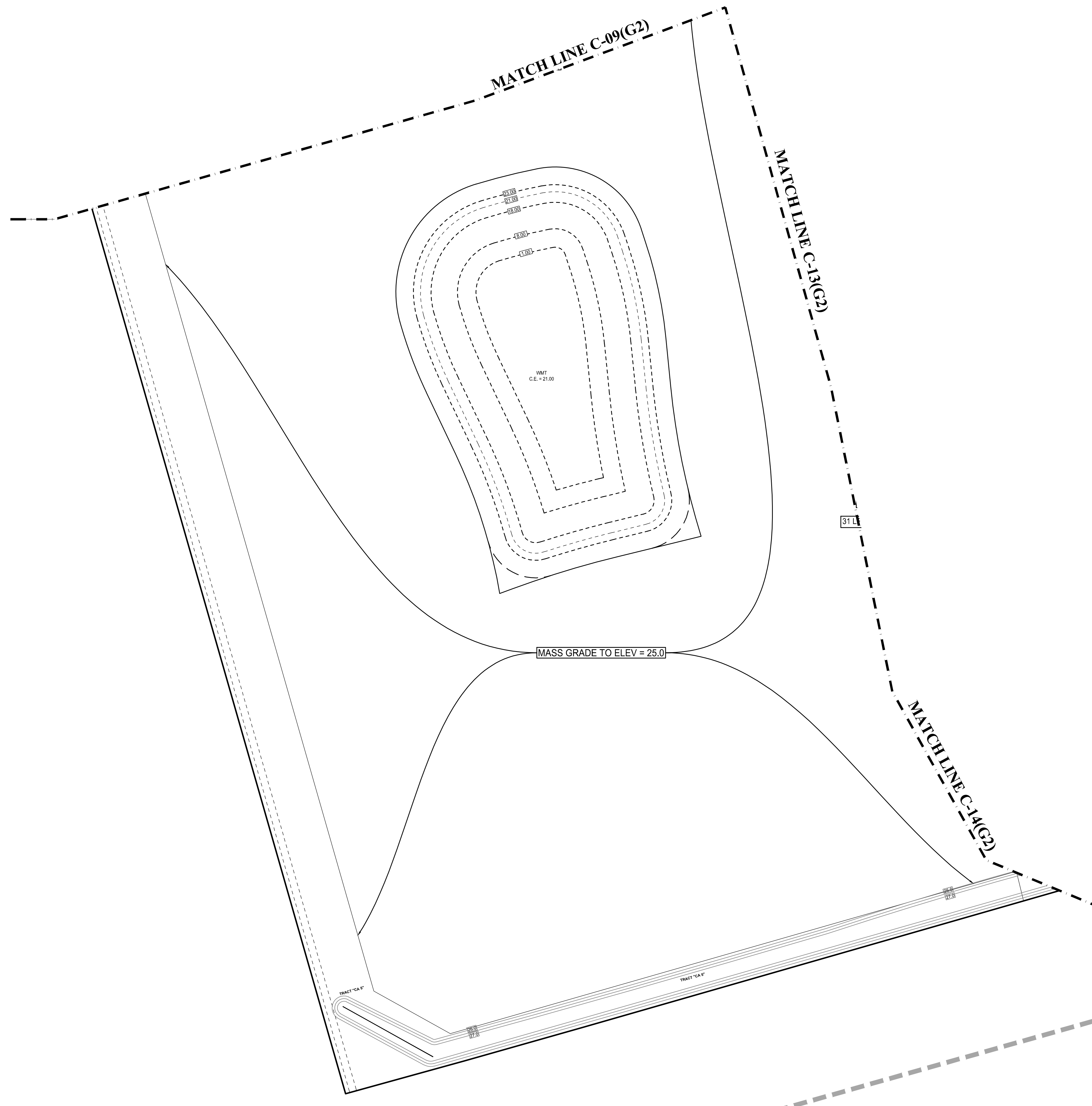
KEYMAP

## BASIN SUMMARY

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

## CONSTRUCTION NOTES:

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



**HOMAS**  
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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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

4850 W. KENNEDY BLVD.  
SUITE 206  
JUPITER, FL 33468  
P: 561-203-7503  
F: 561-203-7503

REV.	DATE	REVISIONS	BY:
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

PROJECT:

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

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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

PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 68345  
EXPIRES 12/31/2022  
FLORIDA BUSINESS REGISTRATION NO. 27528

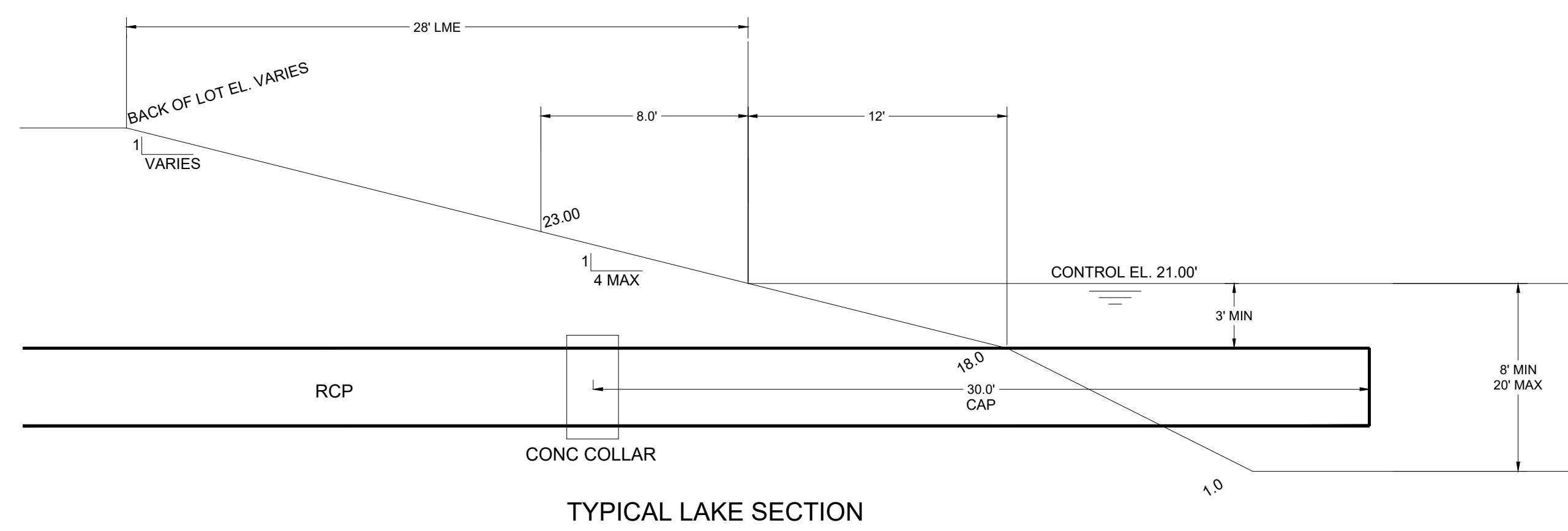
SHEET TITLE:  
**PGD PLAN**

SHEET NUMBER:  
**C-15**

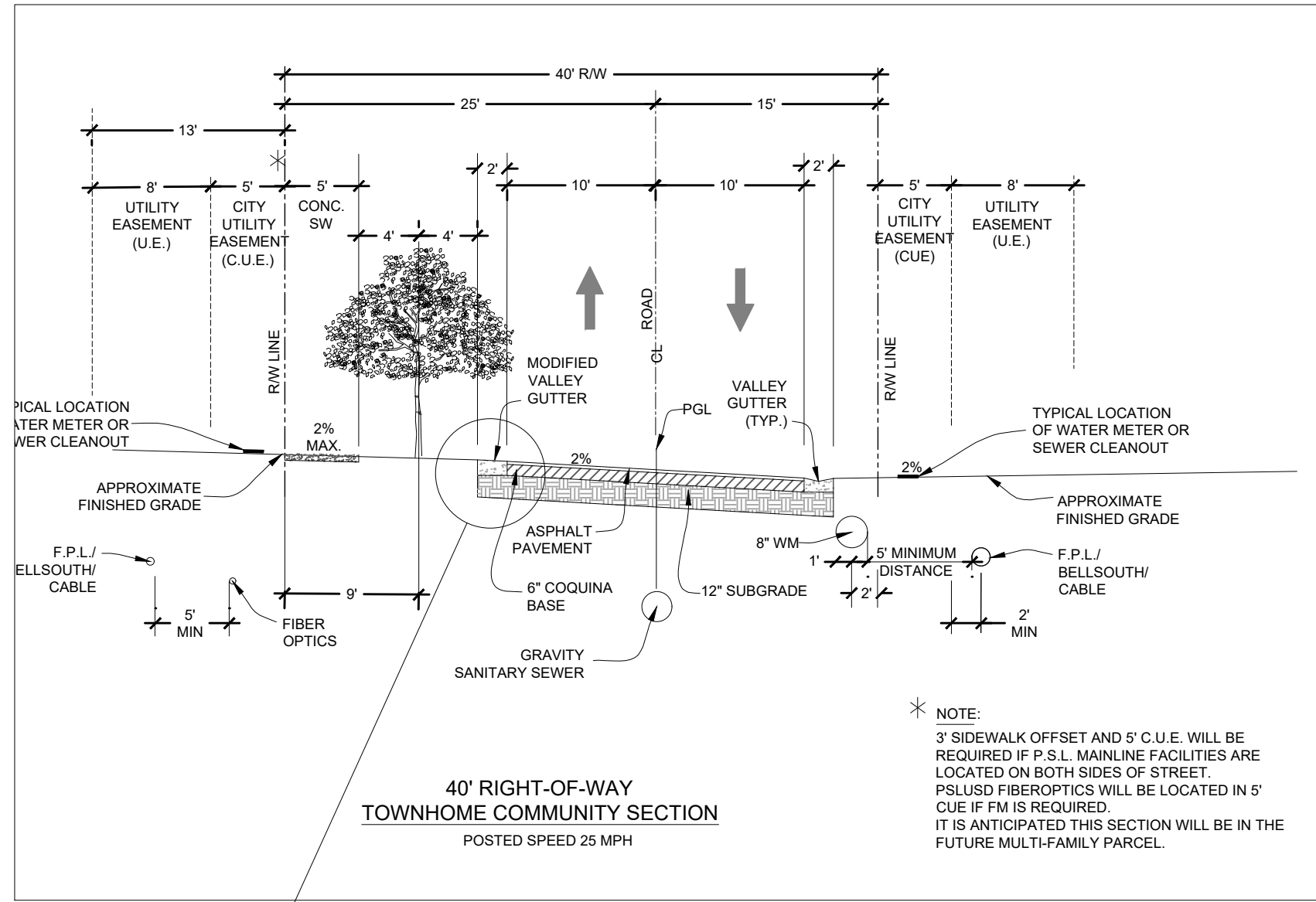
PSLUSD PROJECT NO: 11-652-36B  
ELEVATIONS BASED ON NAVD '88

PORT ST. LUCIE PROJECT NO: P22-019

Printed on Wednesday, May 25, 2023, 9:24 AM by Michael Cepellier

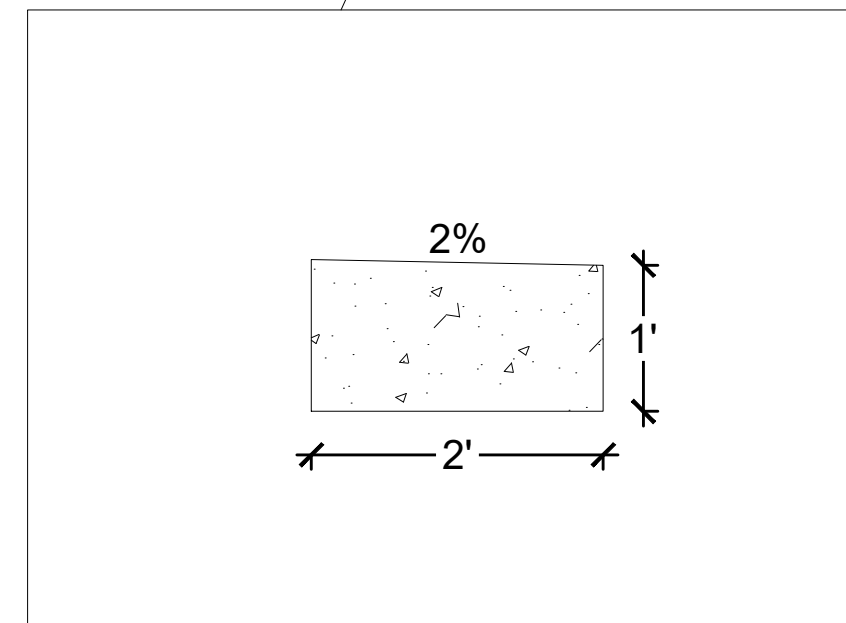


TYPICAL LAKE SECTION

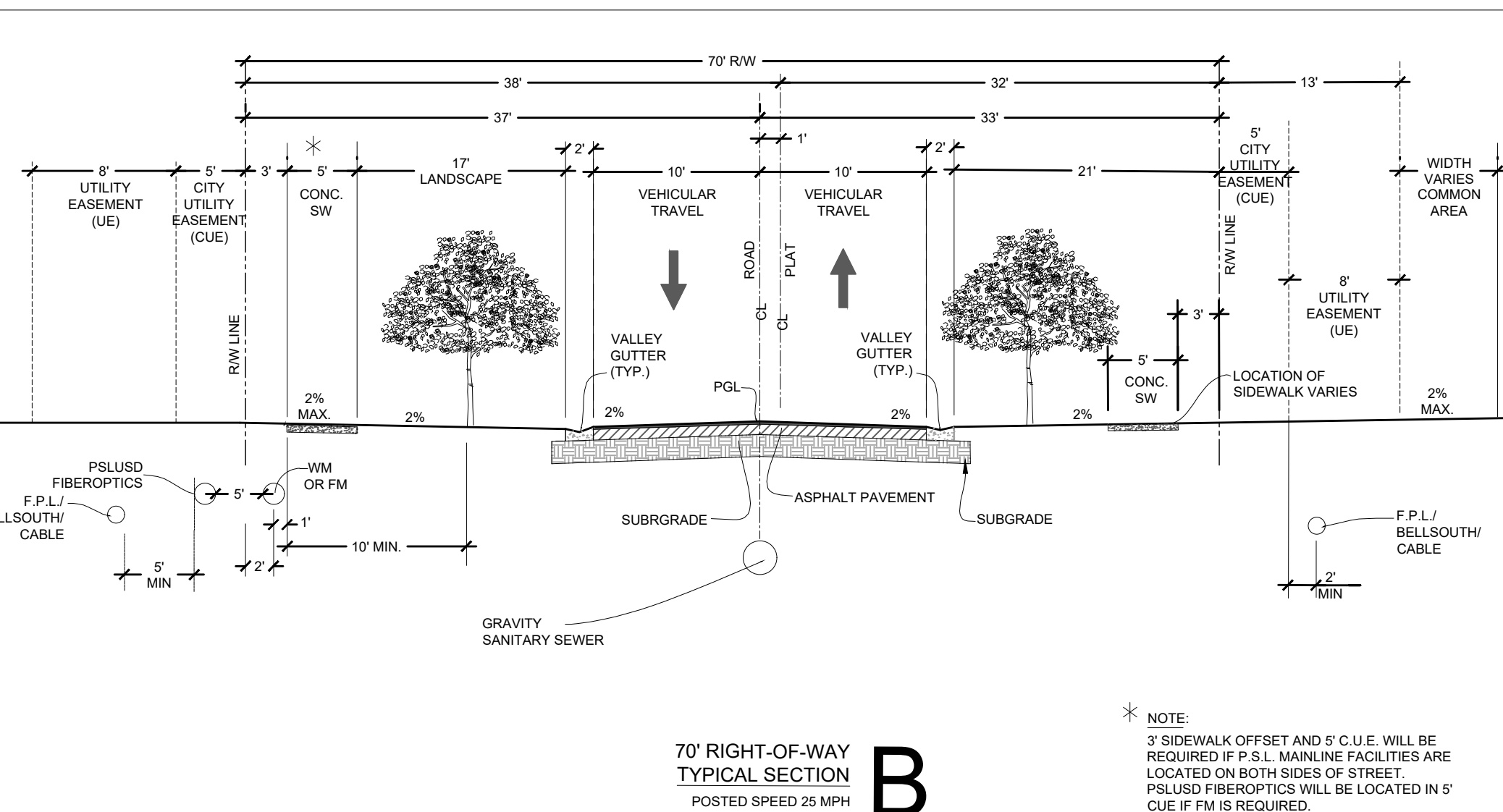


40' RIGHT-OF-WAY TOWNHOME COMMUNITY SECTION POSTED SPEED 25 MPH

\* NOTE:  
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED. IT IS ANTICIPATED THIS SECTION WILL BE IN THE FUTURE MULTI-FAMILY PARCEL.

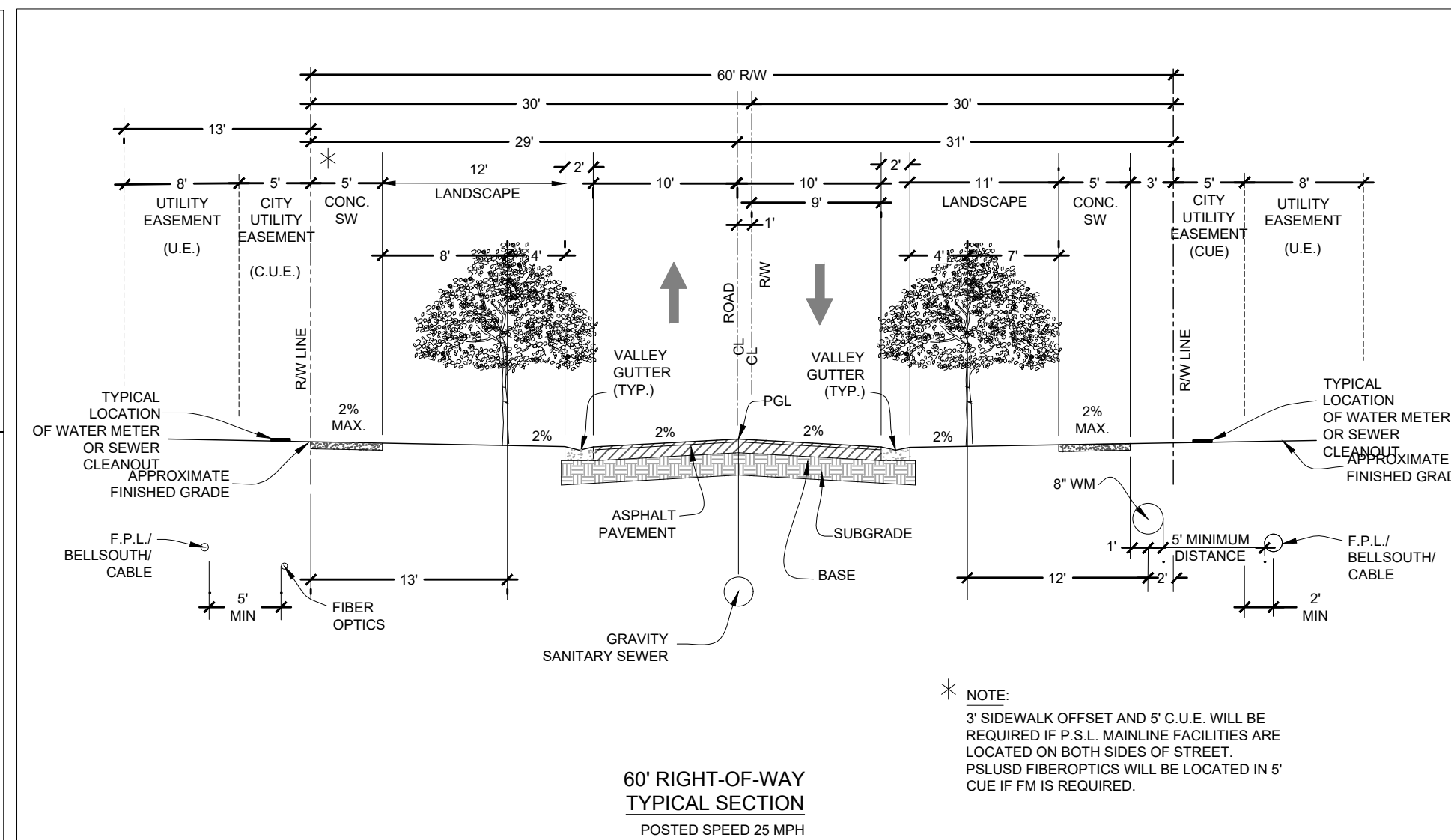


MODIFIED VALLEY GUTTER



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

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

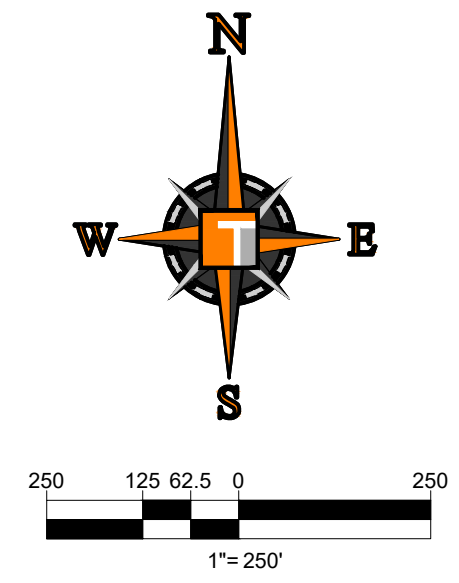


60' RIGHT-OF-WAY TYPICAL SECTION POSTED SPEED 25 MPH

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



SECTIONS LOCATION MAP



**THOMAS**  
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6500 NW 31ST AVENUE | 4850 W. KENNEDY BLVD. | 125 W. INDIANTOWN RD.  
JUPITER, FL 33468 | TAMPA, FL 33609 | JUPITER, FL 33458  
P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503

REVISIONS			
REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

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

**THOMAS**  
ENGINEERING GROUP

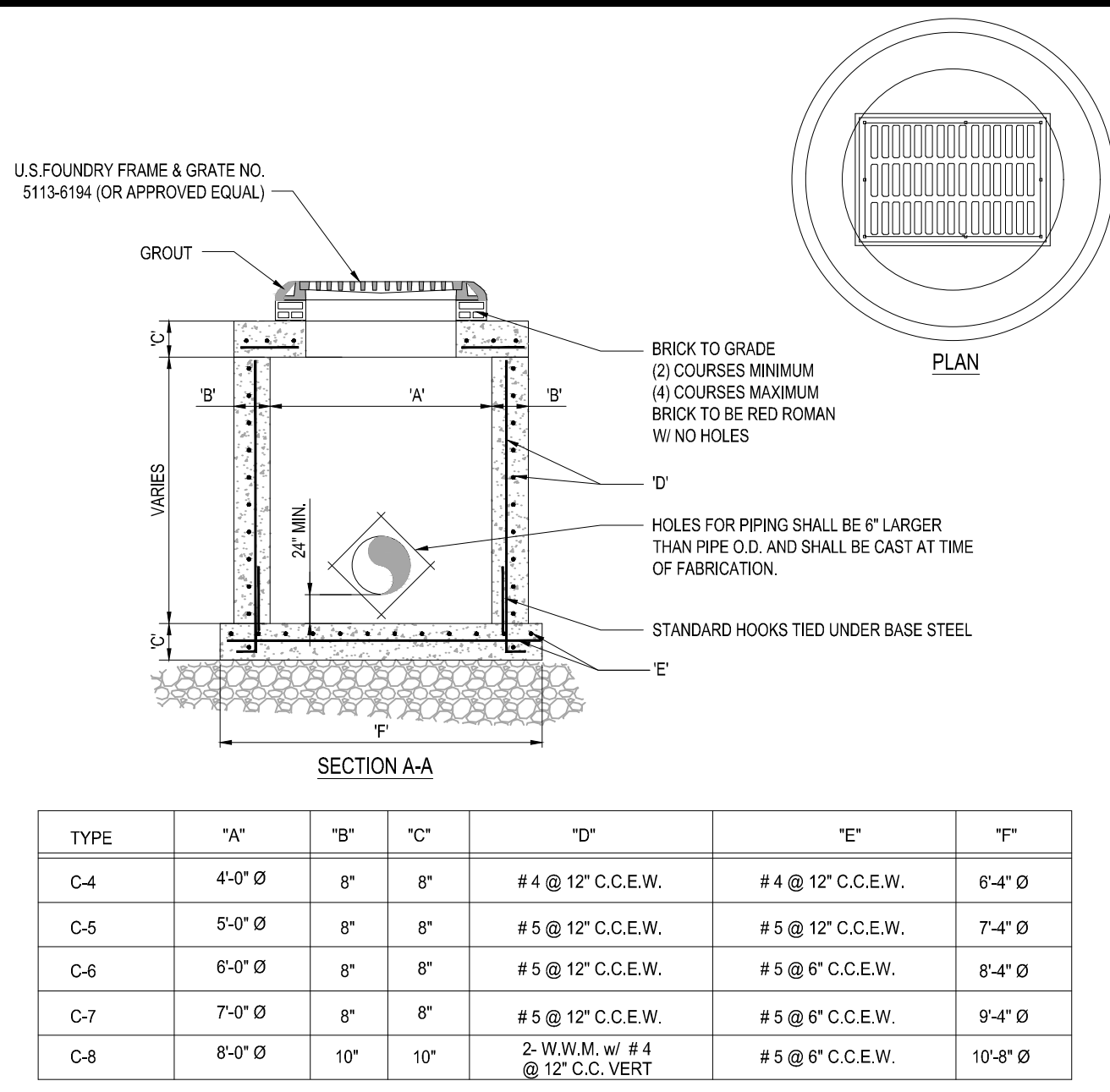
PEBORTH PROFESSIONAL PLAZA  
125 W. INDIANTOWN RD., SUITE 206  
JUPITER, FL 33468  
PH: (561) 203-7503  
FX: (561) 203-7721  
www.ThomasEngineeringGroup.com

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

SHEET TITLE:  
**PGD SECTIONS**  
SHEET NUMBER:  
**C-16**

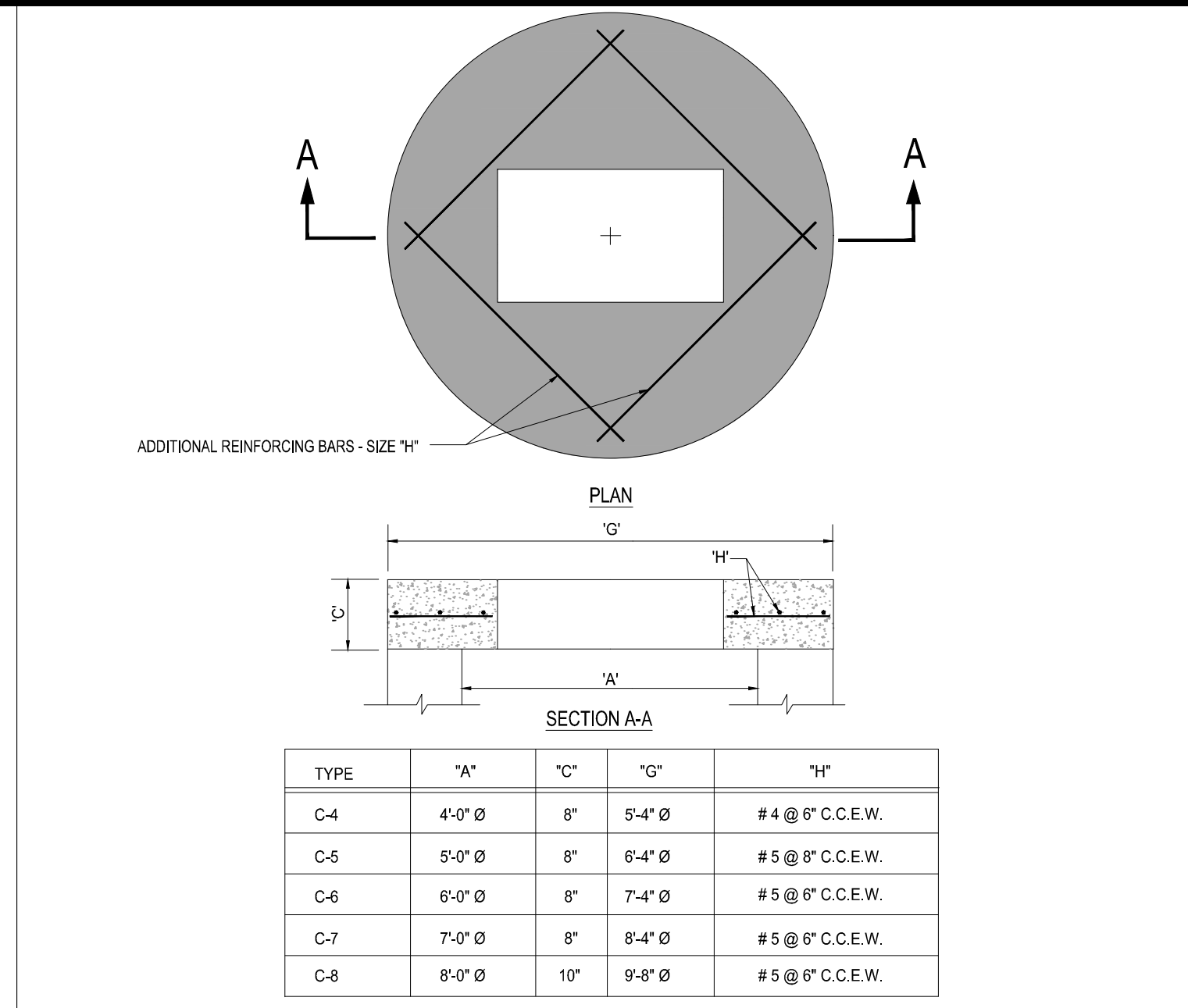
Printed on Wednesday, May 20, 2022, 5:14 AM by Michael Lepelster





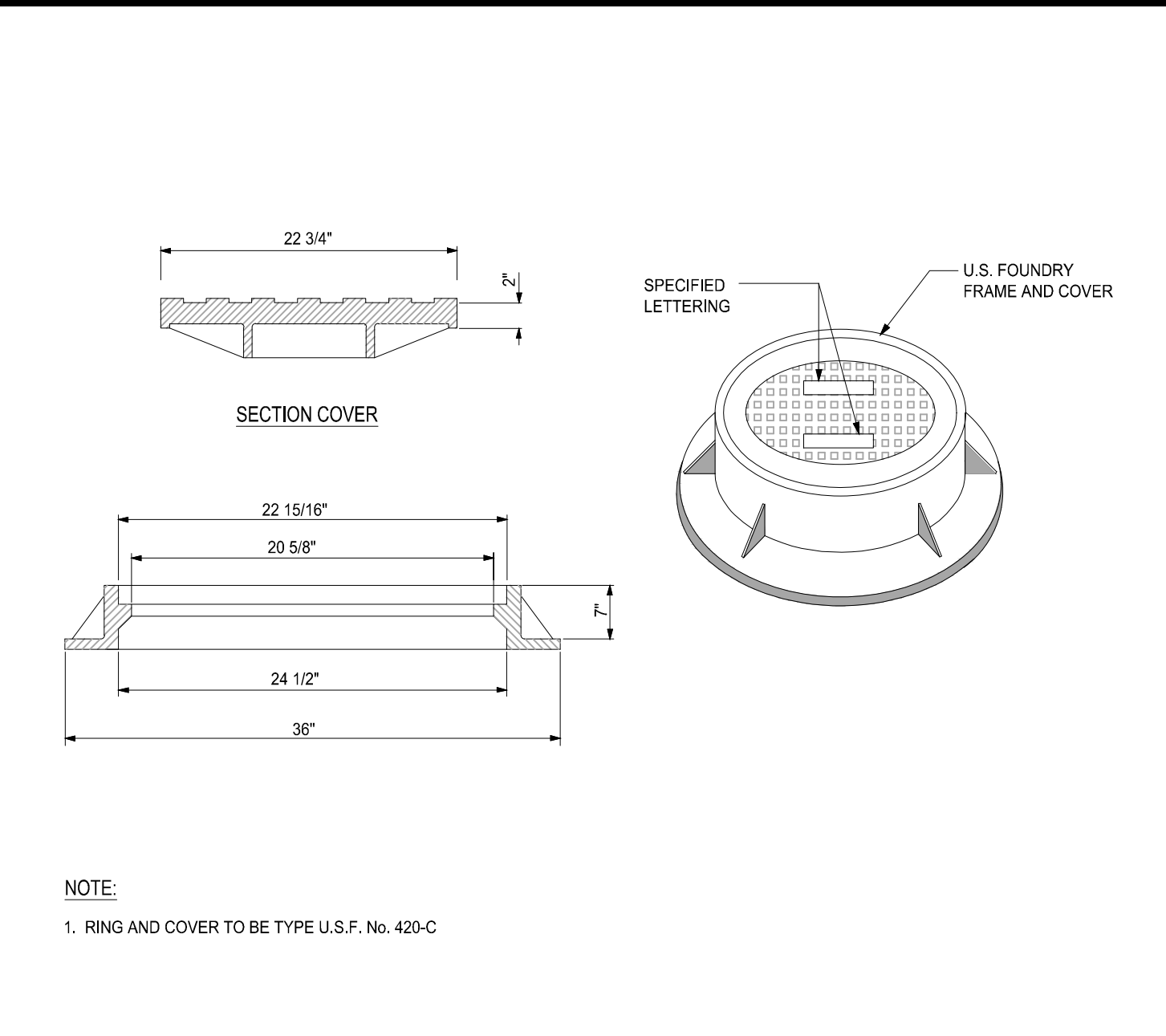
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"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

**1 PRECAST CIRCULAR VALLEY INLET**  
SCALE: NONE



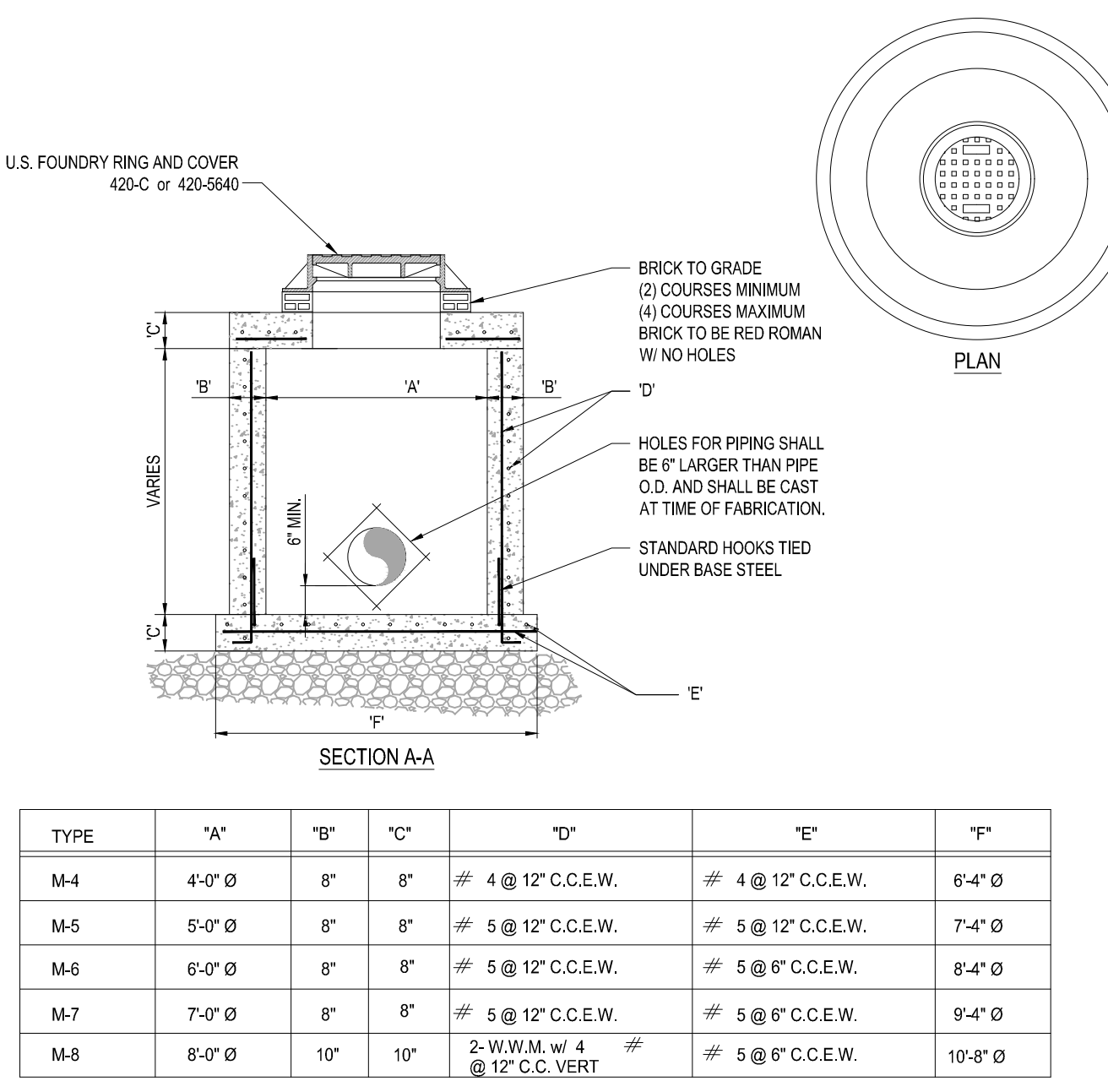
TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

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



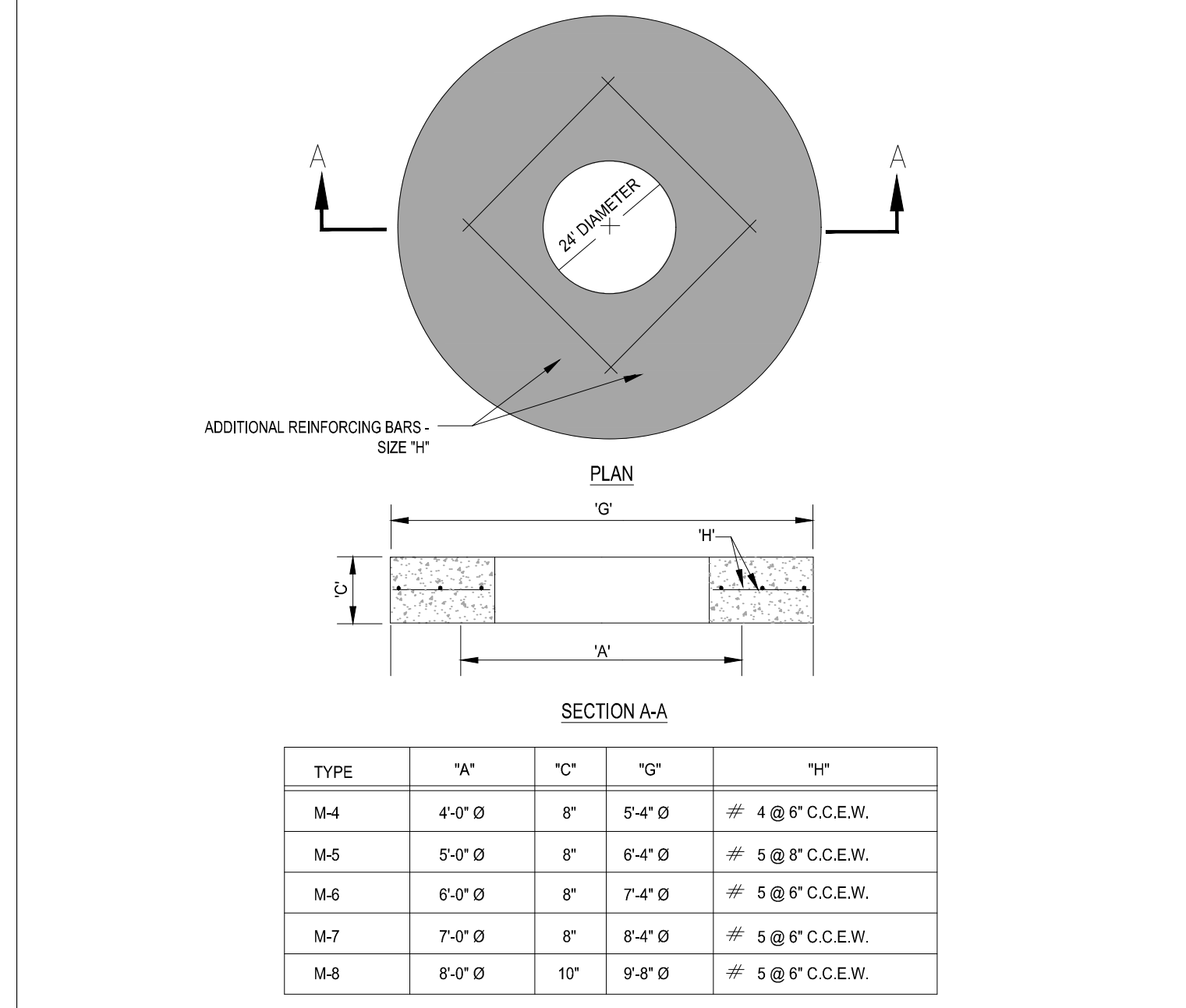
TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

**3 MANHOLE FRAME DETAIL**  
SCALE: NONE



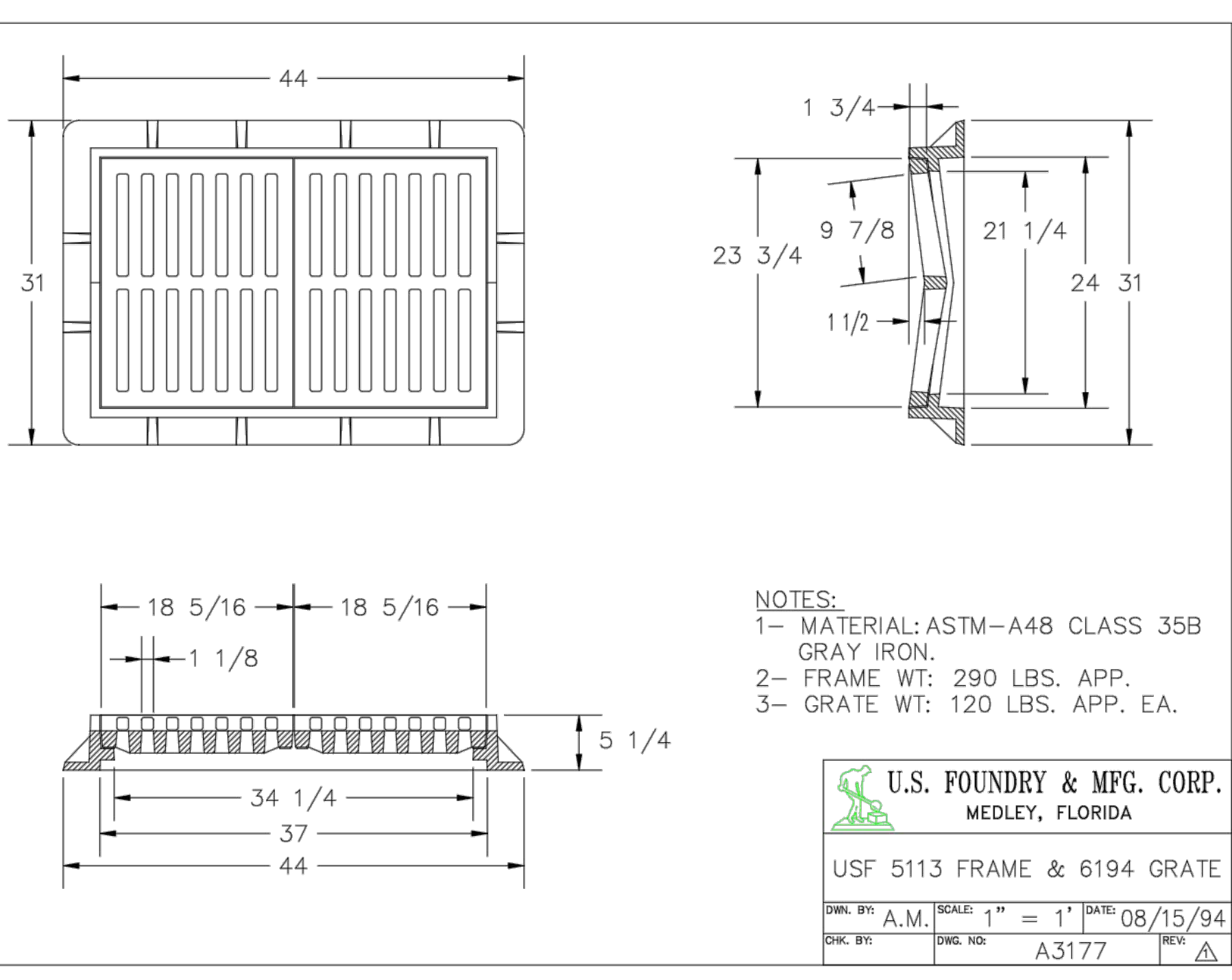
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"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

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



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

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

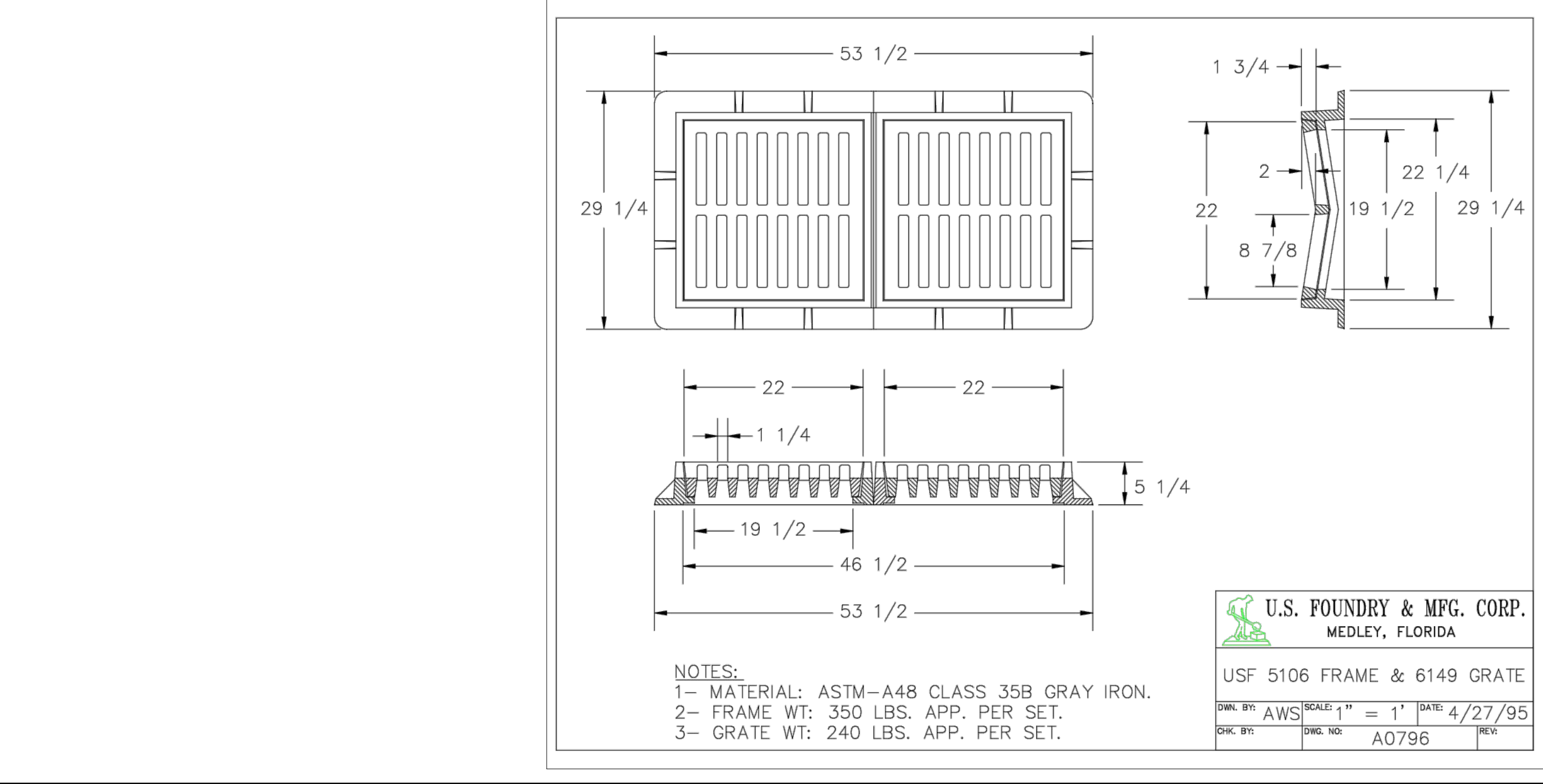


**NOTES:**  
1- MATERIAL: ASTM-A48 CLASS 35B GRAY IRON.  
2- FRAME WT: 290 LBS. APP.  
3- GRATE WT: 120 LBS. APP. EA.

**U.S. FOUNDRY & MFG. CORP.**  
MEDLEY, FLORIDA

USF 5113 FRAME & 6194 GRATE

DWN. BY: A.M. SCALE: 1" = 1' DATE: 08/15/94  
CHK. BY: D.W. D.W.G. NO: A3177 REV: A

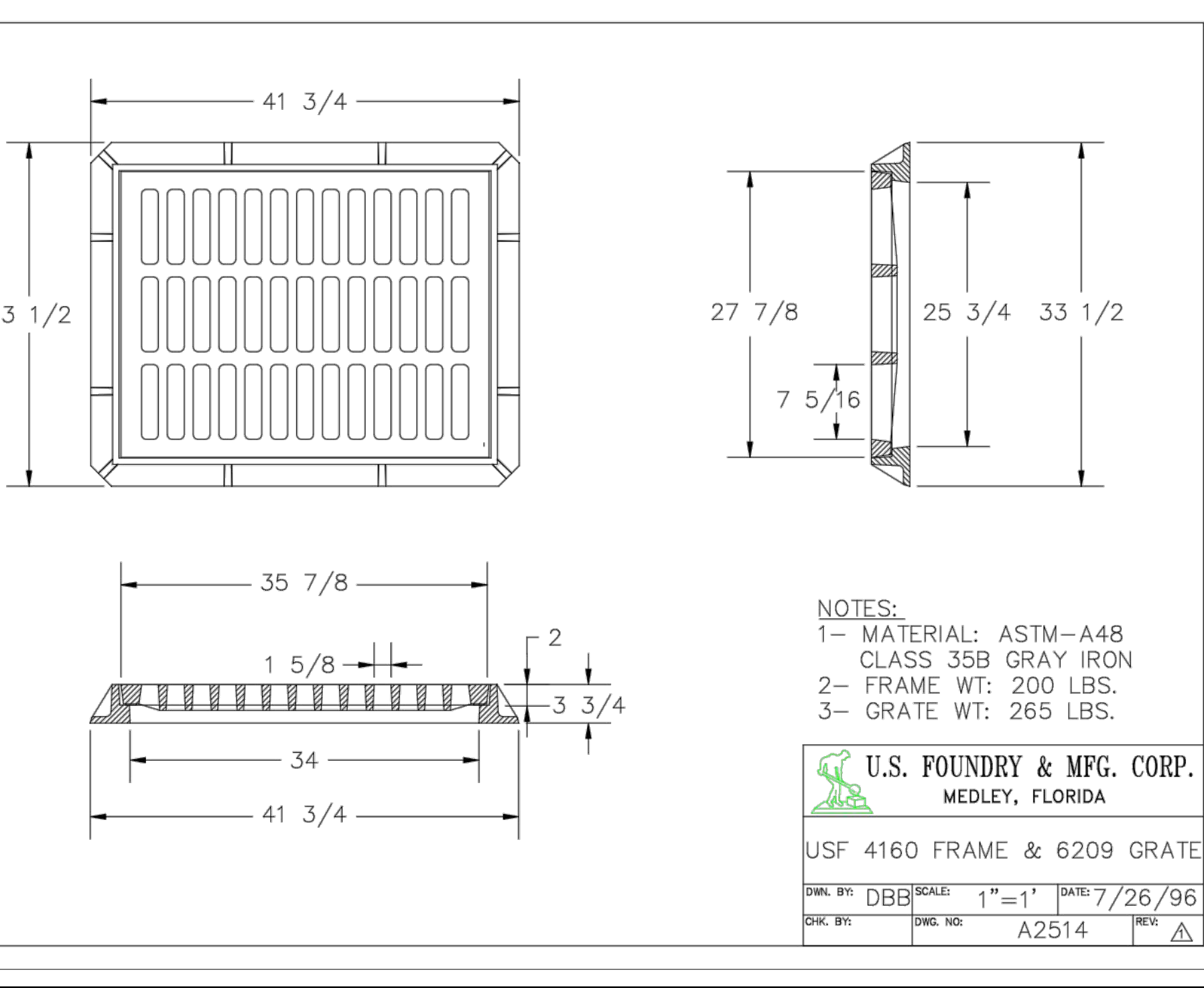


**NOTES:**  
1- MATERIAL: ASTM-A48 CLASS 35B GRAY IRON.  
2- FRAME WT: 350 LBS. APP. PER SET.  
3- GRATE WT: 240 LBS. APP. PER SET.

**U.S. FOUNDRY & MFG. CORP.**  
MEDLEY, FLORIDA

USF 5106 FRAME & 6149 GRATE

DWN. BY: AWS SCALE: 1" = 1' DATE: 4/27/95  
CHK. BY: D.W. D.W.G. NO: A0796 REV: A



**NOTES:**  
1- MATERIAL: ASTM-A48 CLASS 35B GRAY IRON  
2- FRAME WT: 200 LBS.  
3- GRATE WT: 265 LBS.

**U.S. FOUNDRY & MFG. CORP.**  
MEDLEY, FLORIDA

USF 4160 FRAME & 6209 GRATE

DWN. BY: D.B.B. SCALE: 1" = 1' DATE: 7/26/96  
CHK. BY: D.W. D.W.G. NO: A2514 REV: A

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
6800 NW 31ST AVENUE SUITE 206 JUPITER, FL 33468  
407-561-2027 FAX: 407-561-2033  
125 W. INDIANTOWN RD. JUPITER, FL 33468  
407-561-2033 FAX: 407-561-2033

REVISIONS:

REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

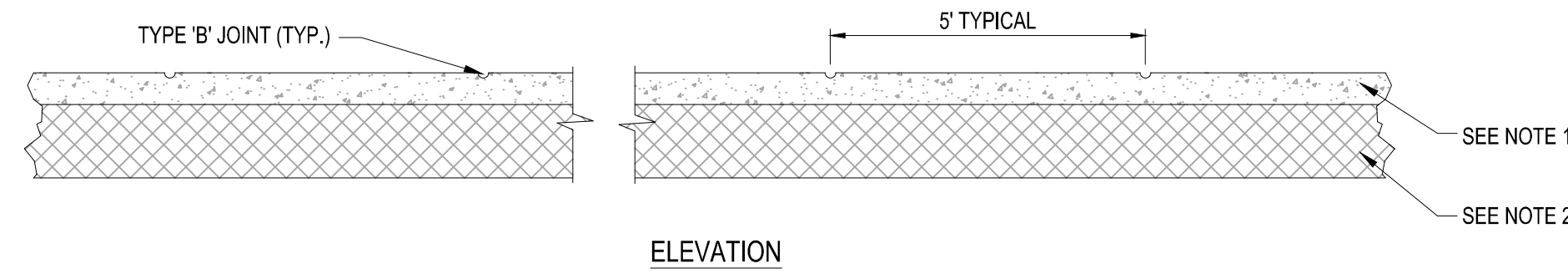
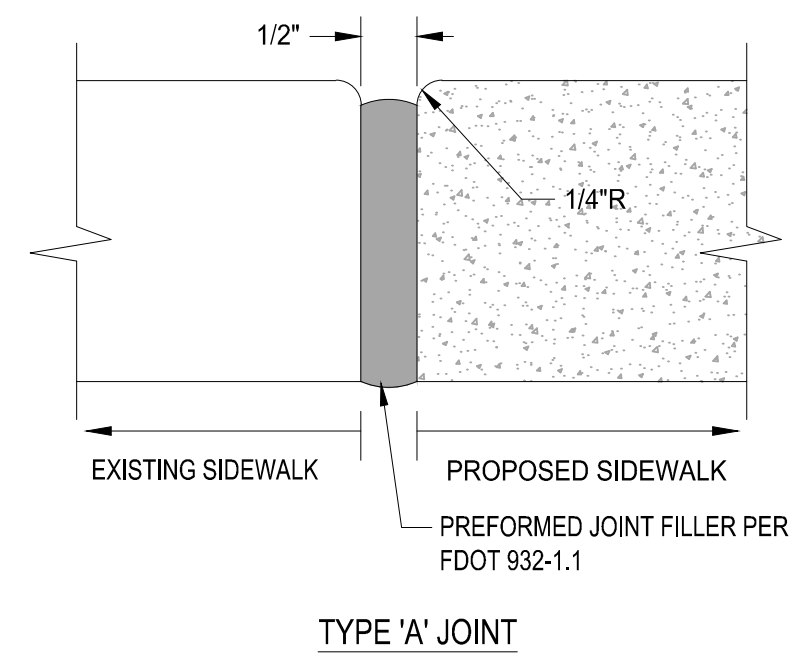
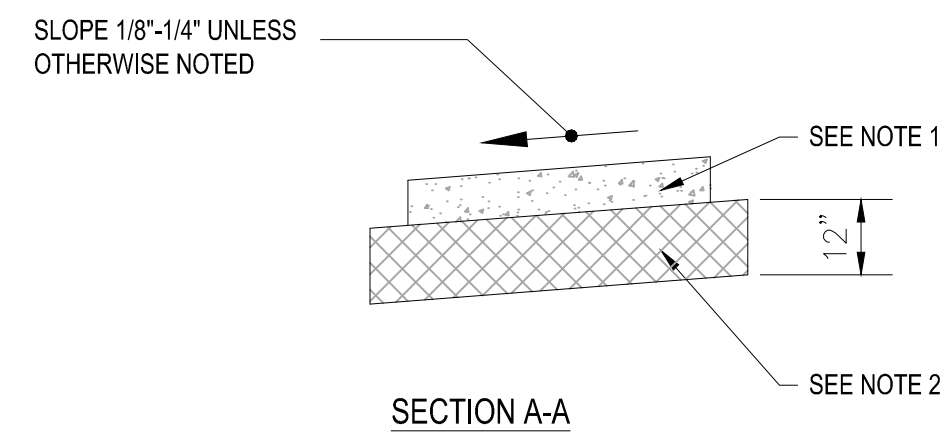
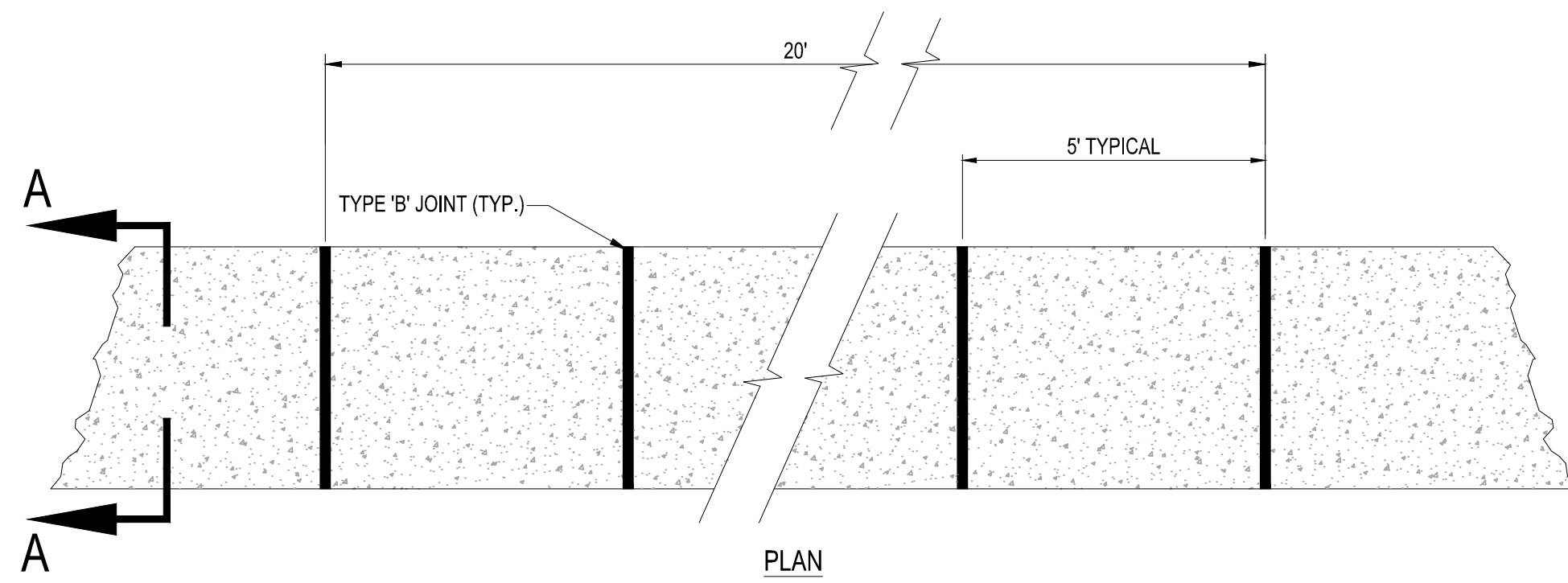
PROJECT:  
**VERANO SOUTH**  
POD G, PLAT 2  
FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS ENGINEERING GROUP**  
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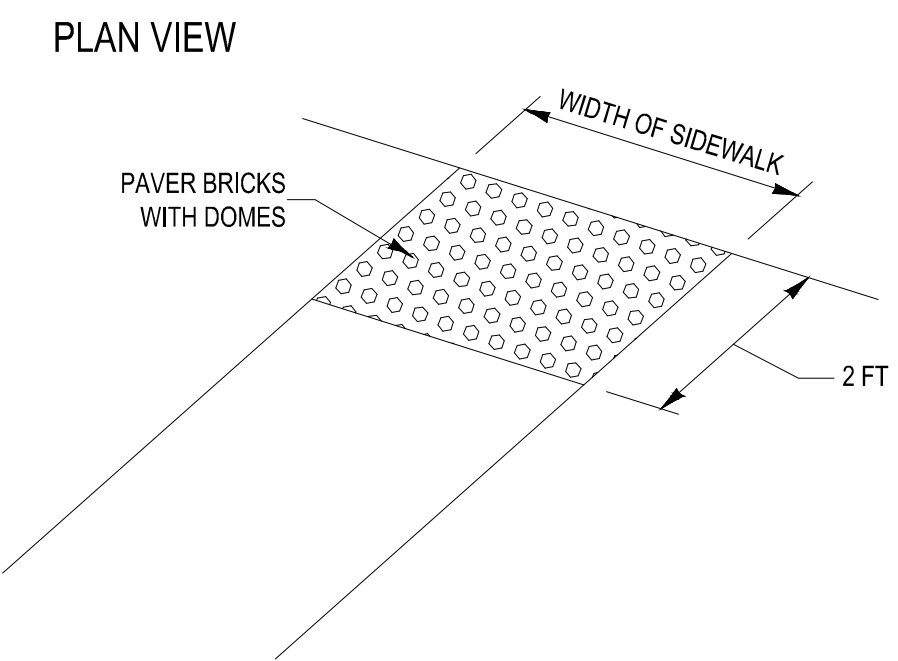
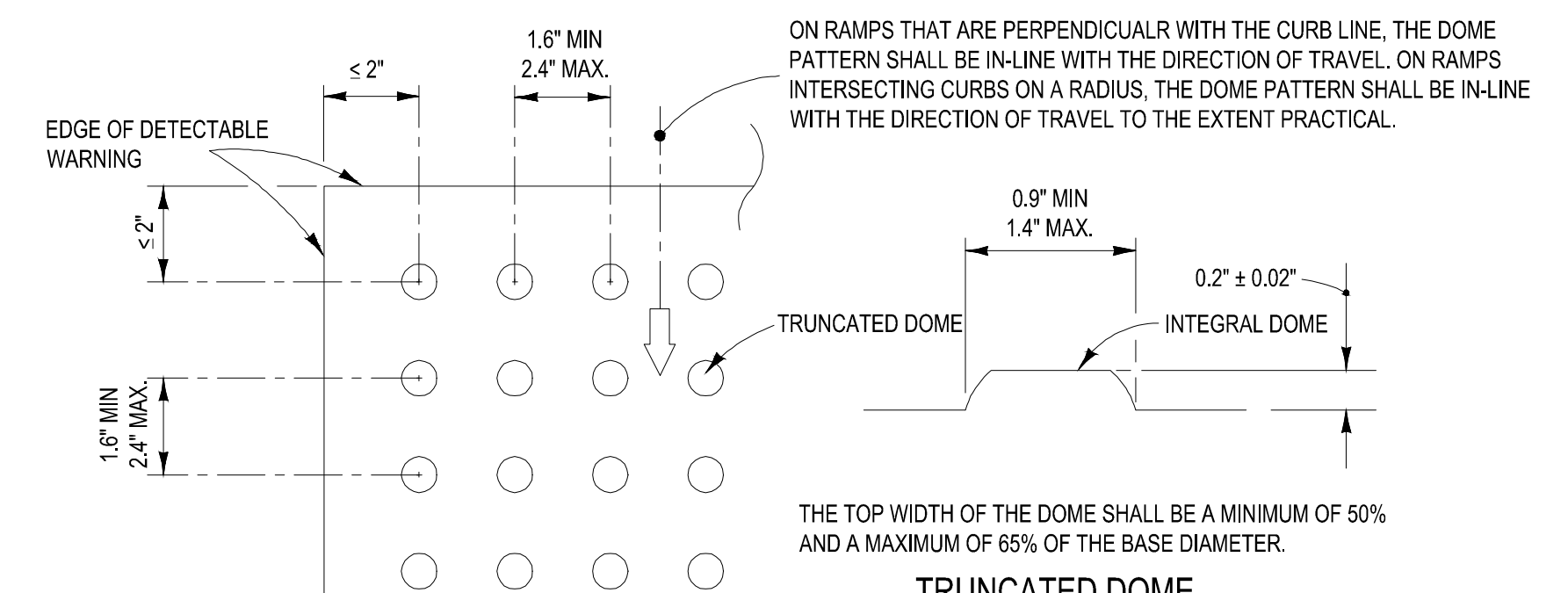
**BRANDON UEMER**  
No. 68345  
PROFESSIONAL ENGINEER  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PGD DETAILS**  
SHEET NUMBER:  
**C-17**  
PORT ST. LUCIE PROJECT NO. P22-019



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

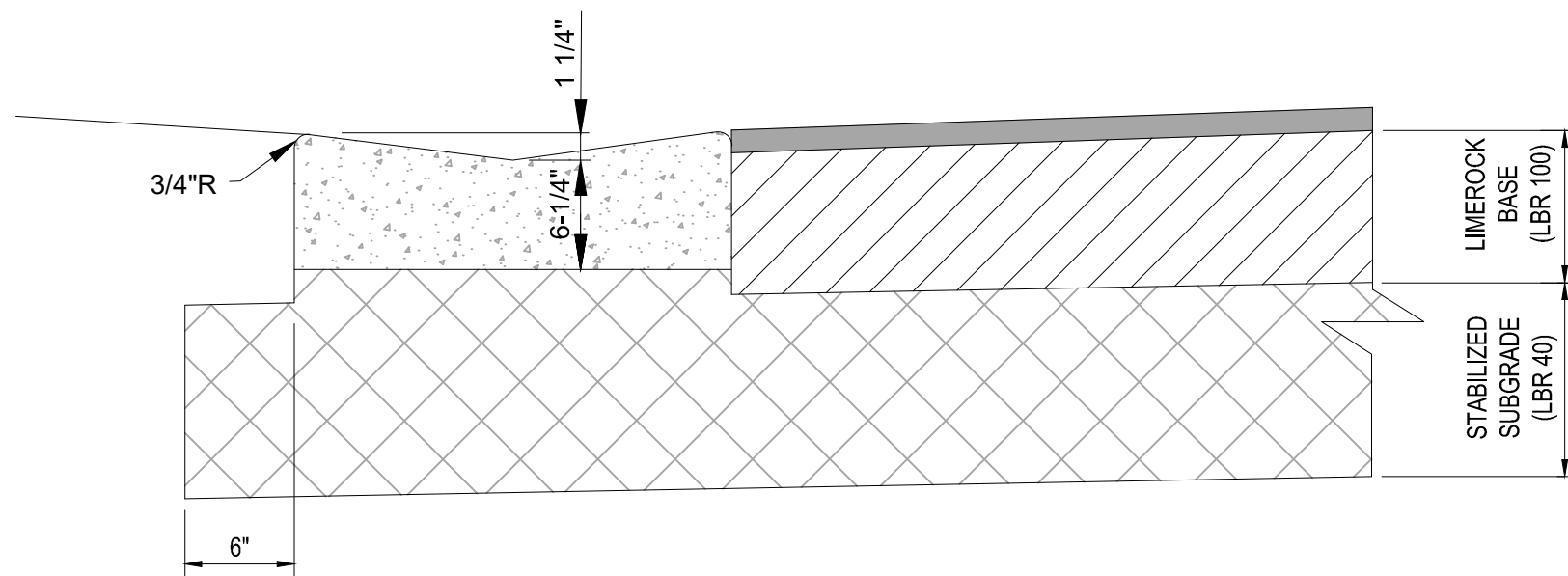
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.



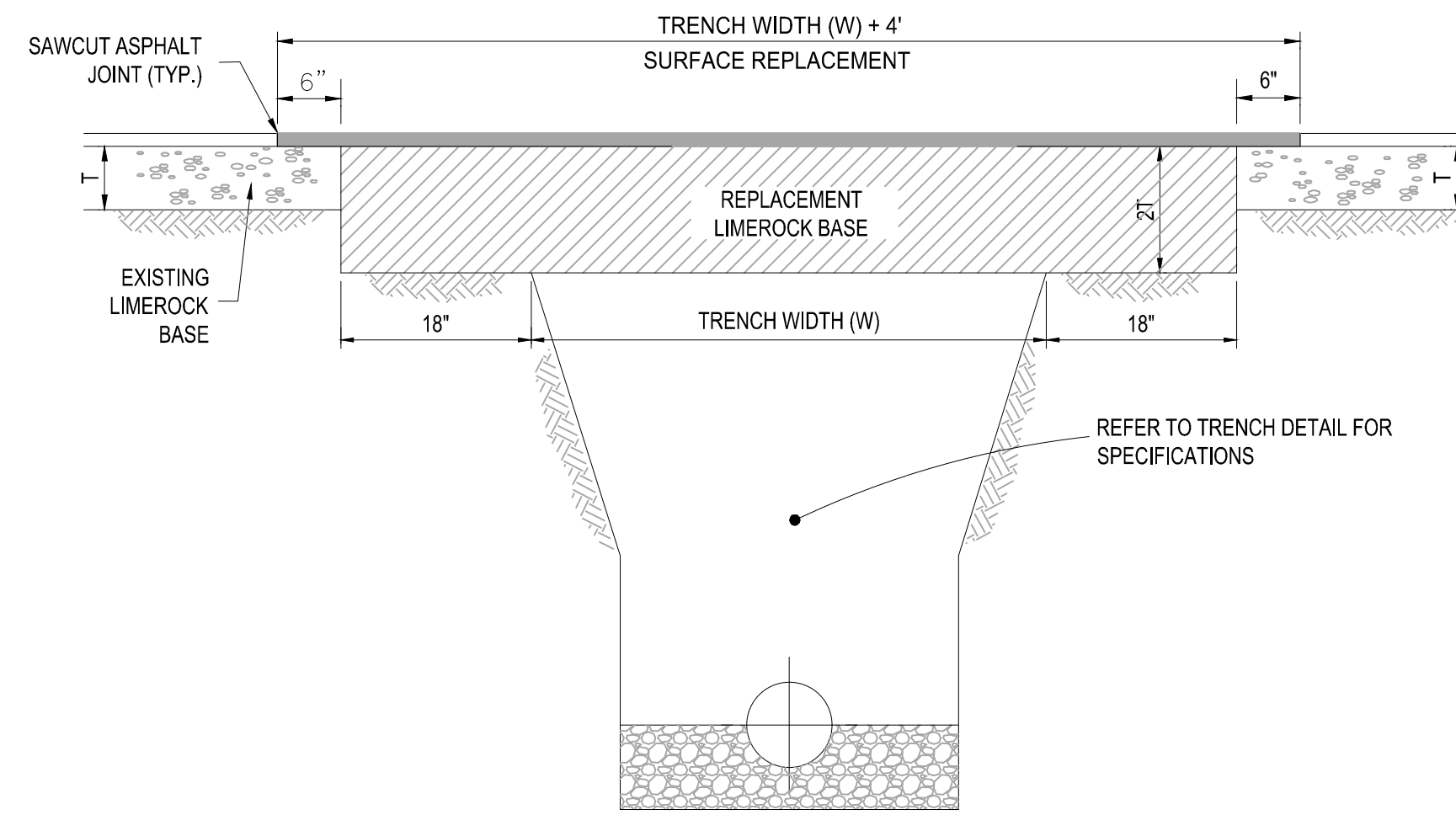
- ALL CURB RAMPS INCLUDING DETECTABLE WARNING SHALL BE CONSTRUCTED PER FDOT INDEX 304 LATEST EDITION
- ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

## 6 SIDEWALK DETAILS

SCALE: NONE



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

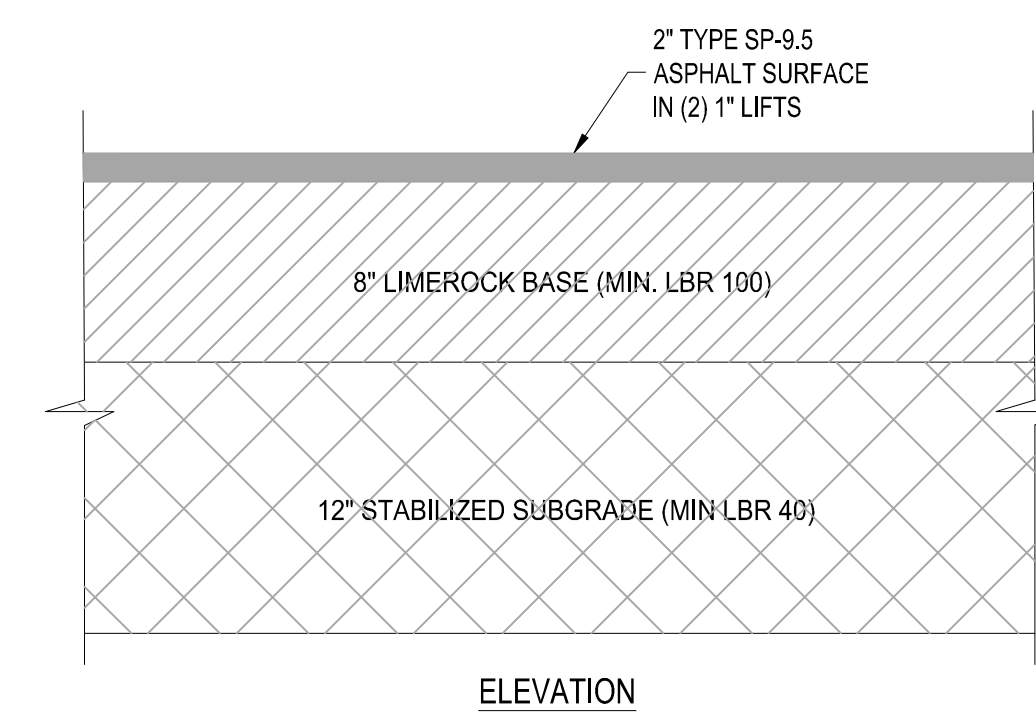


- NOTES:**
- REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
  - BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
  - SUBGRADE MATERIAL 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.

## 2 DETECTABLE WARNING DETAIL

SCALE: NONE

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



## 7 VALLEY GUTTER DETAIL

SCALE: NONE

## 8 PAVEMENT RESTORATION DETAIL

SCALE: NONE

## 9 ASPHALT PAVEMENT DETAIL

SCALE: NONE

**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 6800 NW 31ST AVENUE | 4860 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.  
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P: 561-203-7000 | P: 813-379-4100 | P: 561-203-7003  
 THE INFORMATION, DATA AND CONTENT OF THIS PLAN AND DRAWINGS AND SHALL BE CORRECT AS OF THE DATE OF ISSUE FOR THE PROJECT WHERE SHOWN. THE INFORMATION, DATA AND CONTENT OF THIS PLAN AND DRAWINGS SHALL BE CHECKED FOR ACCURACY BY THE ENGINEER OR ARCHITECT.

REVISIONS			
REV.	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

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

**THOMAS ENGINEERING GROUP**  
 PEWORTH 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  
 May 26, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PGD DETAILS**  
 SHEET NUMBER:  
**C-18**  
 PORT ST. LUCIE PROJECT No. P22-019

STRUCTURE TABLE	STRUCTURE TABLE
NAME:	DETAILS:
SMH-54	RIM = 25.80 INV. = 19.80 W
SMH-61	RIM = 25.77 INV. = 19.77 E
SMH-14	RIM = 25.73 INV. = 6.20 NW INV. = 6.10 S
DROP SMH-10	RIM = 25.73 INV. = 8.71 N INV. = 18.62 E INV. = 8.61 S
SMH-49	RIM = 25.60 INV. = 17.84 E INV. = 17.74 W
SMH-37	RIM = 25.57 INV. = 13.55 S INV. = 13.55 N INV. = 13.45 W
SMH-55	RIM = 25.56 INV. = 19.56 E
SMH-08	RIM = 25.55 INV. = 10.79 N INV. = 10.79 E INV. = 10.69 S
SMH-45	RIM = 25.54 INV. = 16.03 S INV. = 15.93 NW
SMH-36	RIM = 25.49 INV. = 15.37 N INV. = 15.27 S
SMH-50	RIM = 25.47 INV. = 17.29 E INV. = 17.19 NW
SMH-39	RIM = 25.45 INV. = 11.58 S INV. = 11.58 E INV. = 11.48 W
SMH-52	RIM = 25.45 INV. = 14.15 S INV. = 14.05 N
SMH-57	RIM = 25.45 INV. = 17.39 W INV. = 17.39 E INV. = 17.29 S
SMH-31	RIM = 25.44 INV. = 19.44 SW
SMH-04	RIM = 25.42 INV. = 15.82 NE INV. = 15.72 SW
SMH-47	RIM = 25.41 INV. = 13.84 SE INV. = 13.74 N
SMH-02	RIM = 25.40 INV. = 18.27 E INV. = 18.17 W
SMH-35	RIM = 25.40 INV. = 16.22 NE INV. = 16.12 S
SMH-59	RIM = 25.40 INV. = 15.58 N INV. = 15.48 W

STRUCTURE TABLE	STRUCTURE TABLE
NAME:	DETAILS:
SMH-25	RIM = 25.35 INV. = 13.03 E INV. = 13.03 N INV. = 12.93 W
SMH-11	RIM = 25.32 INV. = 8.36 N INV. = 8.26 S
SMH-18B	RIM = 25.30 INV. = 4.70 S INV. = 4.60 N
SMH-44	RIM = 25.29 INV. = 17.81 SW INV. = 17.71 N
SMH-33	RIM = 25.27 INV. = 18.14 NE INV. = 18.04 SW
SMH-53	RIM = 25.27 INV. = 11.92 S INV. = 11.82 N
SMH-06	RIM = 25.22 INV. = 13.19 NE INV. = 13.09 SW
SMH-20	RIM = 25.22 INV. = 18.20 SE INV. = 18.10 W
SMH-13	RIM = 25.18 INV. = 6.53 N INV. = 6.43 SE
SMH-68	RIM = 25.18 INV. = 18.37 S INV. = 18.27 NW
SMH-18	RIM = 25.15 INV. = 4.48 N INV. = 4.48 S INV. = 4.38 E
SMH-30	RIM = 25.15 INV. = 15.15 NE INV. = 15.05 W
SMH-27	RIM = 25.10 INV. = 18.60 N INV. = 18.50 W
SMH-43	RIM = 25.08 INV. = 18.36 W INV. = 18.26 NE
SMH-63	RIM = 25.08 INV. = 18.45 E INV. = 18.35 W
SMH-22	RIM = 25.07 INV. = 16.63 E INV. = 16.53 SW
SMH-65	RIM = 25.07 INV. = 17.86 N INV. = 17.76 SW
SMH-63B	RIM = 25.06 INV. = 19.06 S
SMH-15	RIM = 25.00 INV. = 5.94 N INV. = 5.84 S
SMH-66	RIM = 25.00 INV. = 17.32 NE INV. = 17.22 W

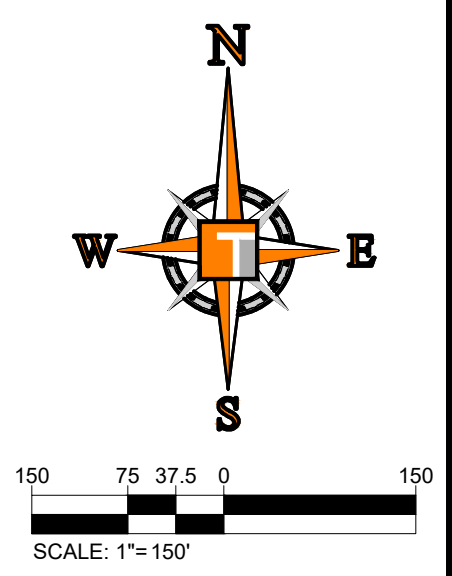
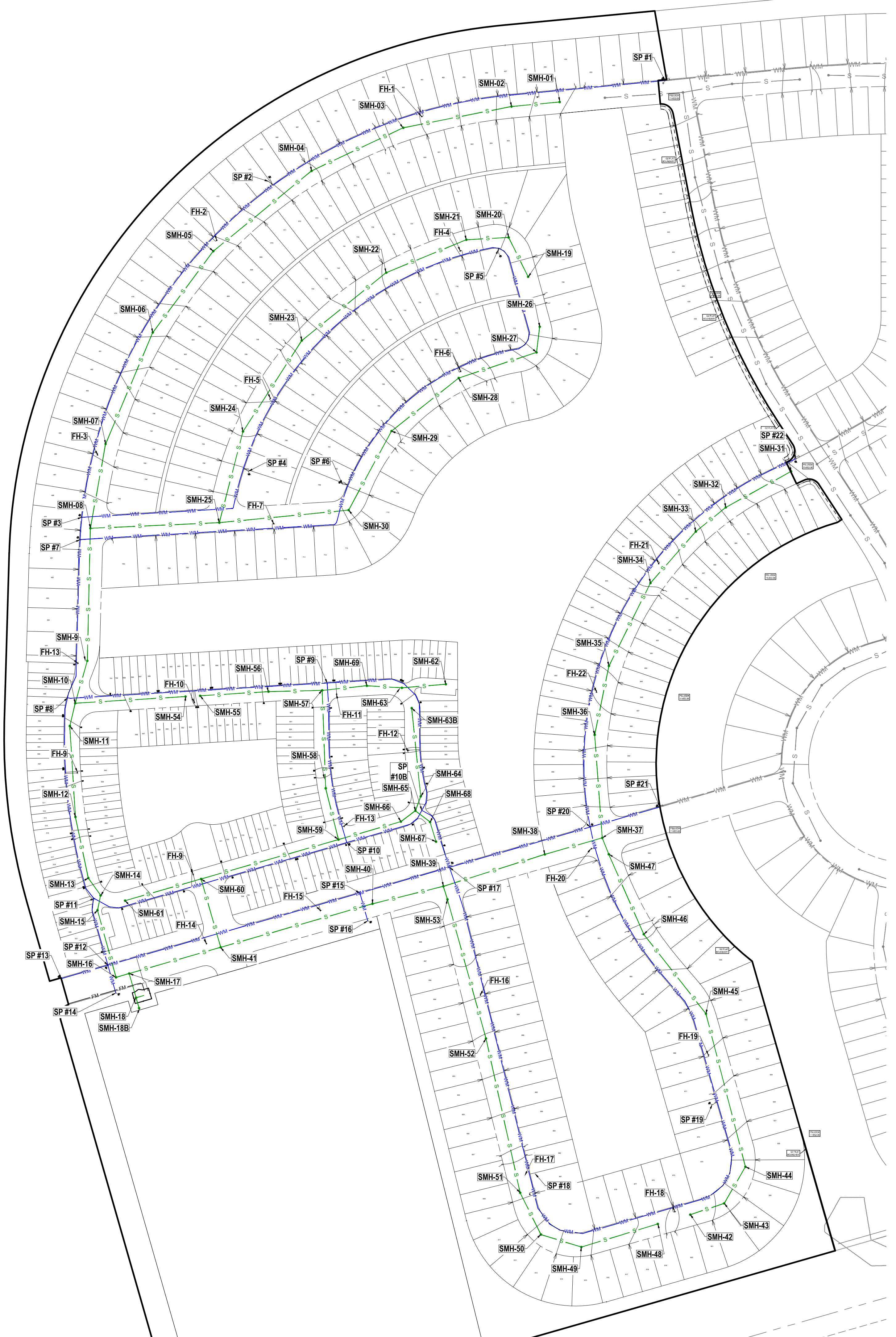
STRUCTURE TABLE	STRUCTURE TABLE
NAME:	DETAILS:
DROP SMH-60	RIM = 24.95 INV. = 18.93 W INV. = 13.96 E INV. = 13.86 S
SMH-64	RIM = 24.91 INV. = 18.12 N INV. = 18.02 S
SMH-09	RIM = 24.89 INV. = 9.28 N INV. = 9.18 S
SMH-26	RIM = 24.88 INV. = 18.88 S
SMH-51	RIM = 24.88 INV. = 16.69 SE INV. = 16.59 N
SMH-12	RIM = 24.88 INV. = 7.29 N INV. = 7.19 S
SMH-05	RIM = 24.85 INV. = 14.37 NE INV. = 14.27 SW
SMH-21	RIM = 24.84 INV. = 17.65 E INV. = 17.55 W
SMH-67	RIM = 24.84 INV. = 18.84 N
SMH-40	RIM = 24.83 INV. = 10.69 E INV. = 10.59 W
SMH-62	RIM = 24.80 INV. = 18.92 W
SMH-32	RIM = 24.79 INV. = 18.65 NE INV. = 18.55 SW
SMH-01	RIM = 24.78 INV. = 18.78 W
SMH-38	RIM = 24.78 INV. = 12.81 E INV. = 12.71 W
SMH-58	RIM = 24.75 INV. = 16.25 N INV. = 16.15 S
SMH-42	RIM = 24.74 INV. = 18.74 E
SMH-28	RIM = 24.74 INV. = 17.63 E INV. = 17.53 SW
DROP MH-41	RIM = 24.74 INV. = 8.91 E INV. = 13.10 N INV. = 8.81 W
SMH-56	RIM = 24.72 INV. = 18.40 W INV. = 18.30 E
SMH-69	RIM = 24.70 INV. = 17.97 E INV. = 17.87 W

STRUCTURE TABLE	STRUCTURE TABLE
NAME:	DETAILS:
SMH-48	RIM = 24.69 INV. = 18.69 W
SMH-19	RIM = 24.67 INV. = 18.67 NW
SMH-03	RIM = 24.67 INV. = 17.00 E INV. = 16.90 SW
SMH-23	RIM = 24.66 INV. = 15.38 NE INV. = 15.28 SW
SMH-24	RIM = 24.63 INV. = 14.13 NE INV. = 14.03 S
DROP SMH-17	RIM = 24.62 INV. = 7.80 E INV. = 4.85 W INV. = 4.75 S
SMH-16	RIM = 24.62 INV. = 5.10 N INV. = 5.00 E
SMH-07	RIM = 24.50 INV. = 11.80 NE INV. = 11.70 S
SMH-29	RIM = 24.47 INV. = 16.62 NE INV. = 16.52 SW
SMH-34	RIM = 24.47 INV. = 17.21 SW
SMH-46	RIM = 24.46 INV. = 14.86 SE INV. = 14.76 NW

**SAMPLE POINT DISTANCES**

1 TO 2	1,044 LF
2 TO 3	998 LF
3 TO 4	488 LF
4 TO 5	899 LF
5 TO 6	865 LF
6 TO 7	752 LF
7 TO 8	405 LF
8 TO 9	659 LF
9 TO 10	409 LF
10 TO 11	668 LF
10 TO 10B	214 LF
9 TO 11	536 LF
8 TO 11	522 LF
11 TO 12	176 LF
12 TO 13	123 LF
12 TO 14	73 LF
12 TO 15	664 LF
15 TO 16	73 LF
15 TO 17	236 LF
10B TO 17	167 LF
17 TO 18	754 LF
18 TO 19	876 LF
19 TO 20	778 LF
17 TO 20	371 LF
20 TO 21	184 LF
20 TO 22	1162 LF

**TOTAL UTILITY LENGTHS FOR PROJECT**  
 14,151 LF OF 8" WM  
 12,966 LF OF 8" SANITARY



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 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503  
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1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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PROJECT No.	FJ20019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ20019-MASTER-UTIL

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

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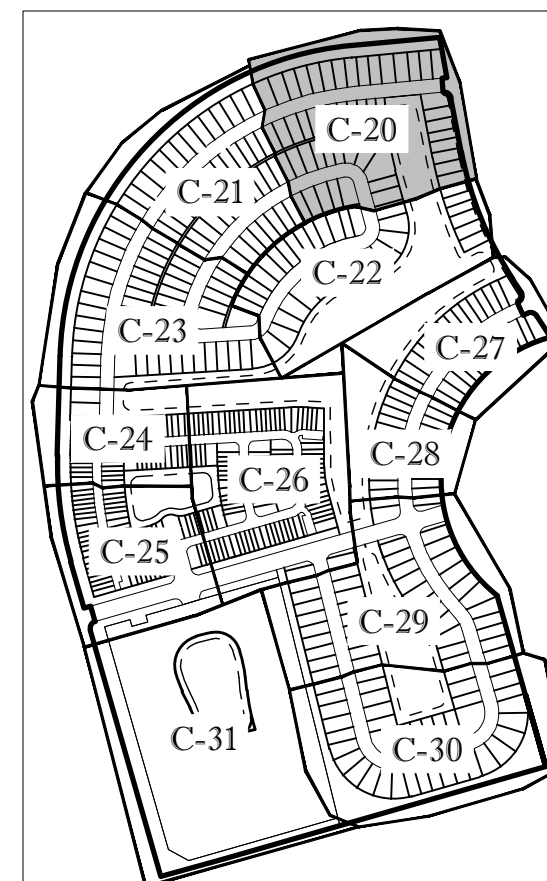
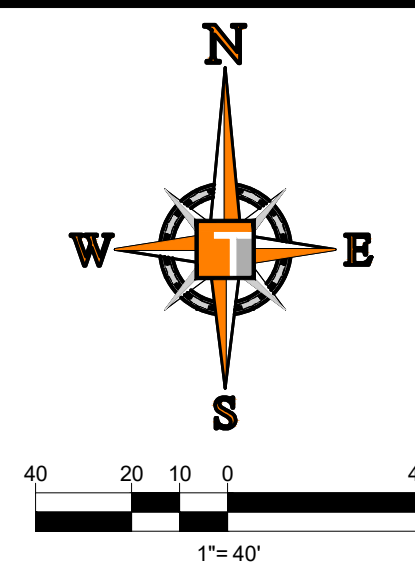
**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 May 26, 2022  
 FLORIDA LICENSE NO. 68345  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**MASTER UTILITY PLAN**  
 SHEET NUMBER:  
**C-19**  
 PLSUSD PROJECT NO: 11-652-36B  
 ELEVATIONS BASED ON NAVD'83  
 PORT ST. LUCIE PROJECT NO: P22-019

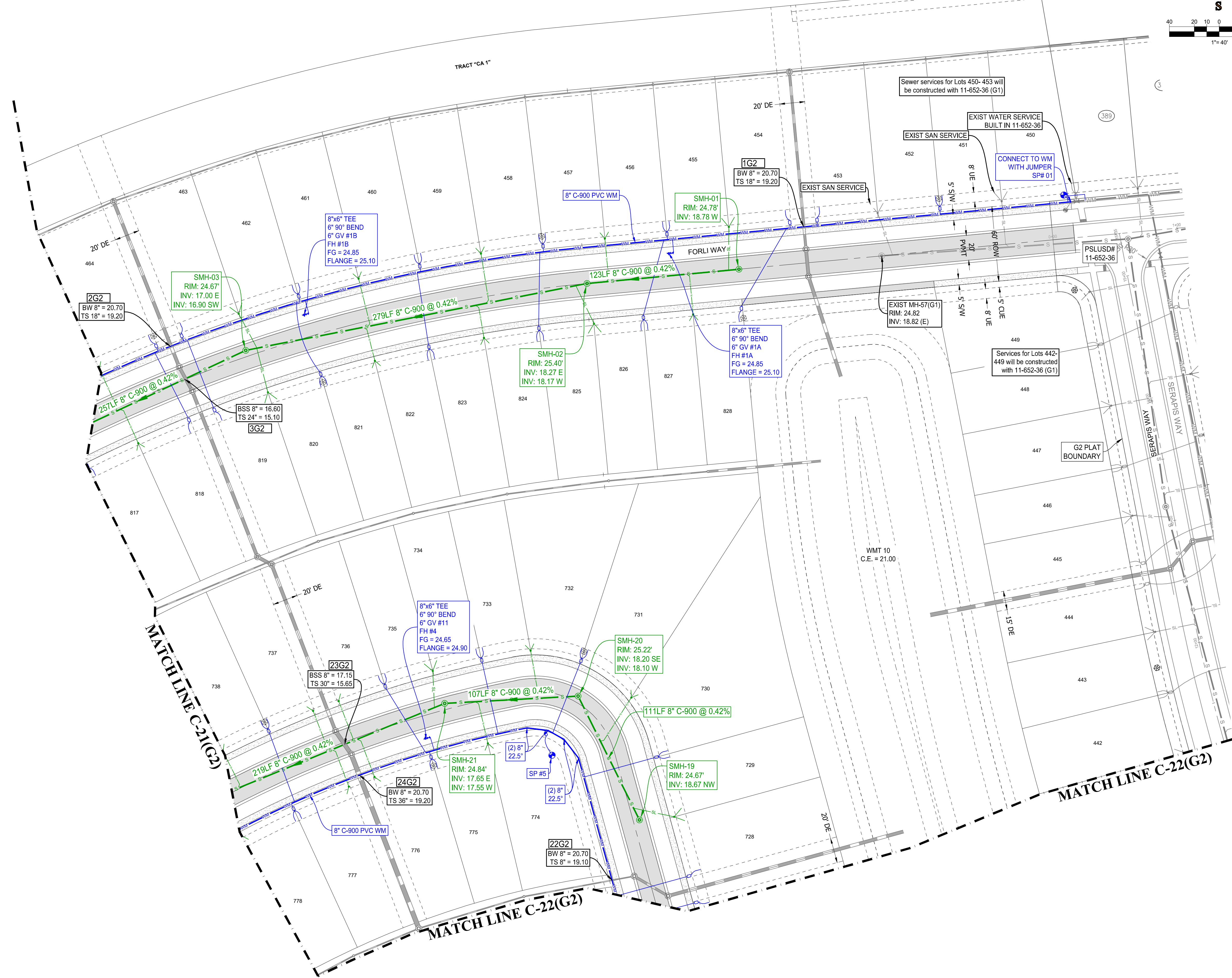
Printed on Wednesday, May 25, 2022, 2:35 AM by Michael Leporello  
 P:\Projects\11-652-36B\11-652-36B-C-19 MASTER UTILITY PLAN

# ENGINEERING LEGEND

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



KEYMAP



## CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SW, 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.
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- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCRUCH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- ALL CLEANOUTS WITHIN ROADS OR BETWEEN DRIVEWAYS WILL BE TRAFFIC RATED

**THOMAS ENGINEERING GROUP**  
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 P: 561-203-7503 | P: 813-379-4100 | P: 561-203-7503

REV.	DATE	REVISIONS	COMMENT	BY:
1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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

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

PORT SAINT LUCIE  
 FLORIDA

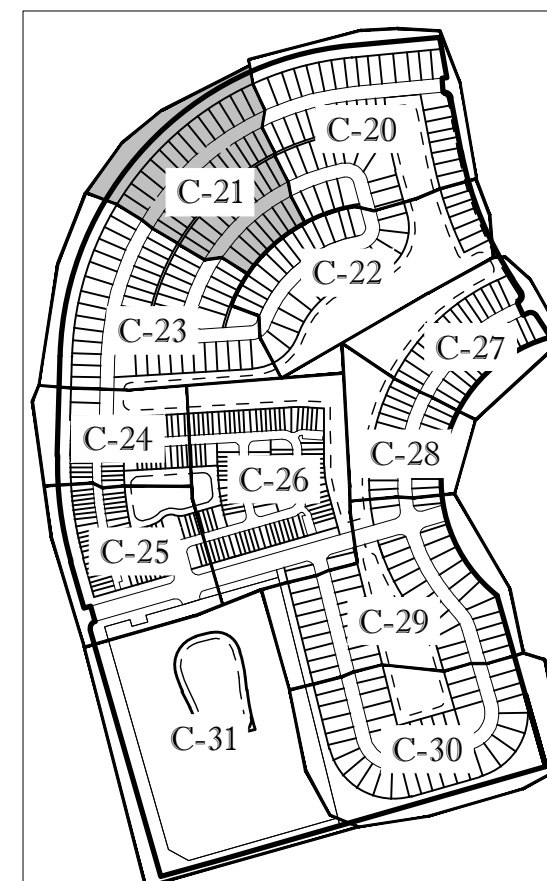
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 May 26, 2022  
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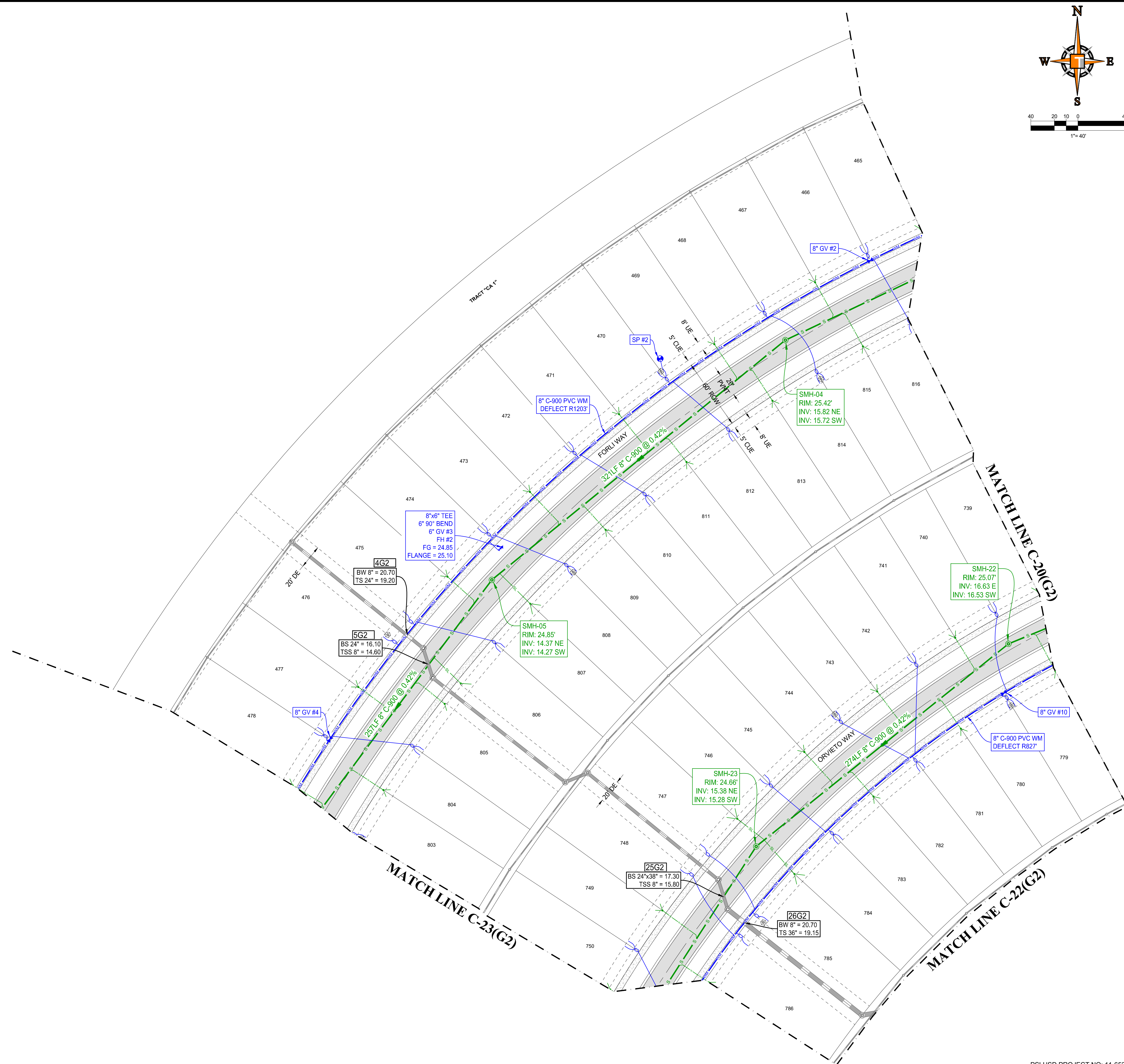
SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-20**

# 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	
FIBER OPTIC LINE	



KEYMAP



## CONSTRUCTION NOTES:

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- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PLANS

PROJECT:  
**VERANO SOUTH**  
**POD G, PLAT 2**  
 FOR  
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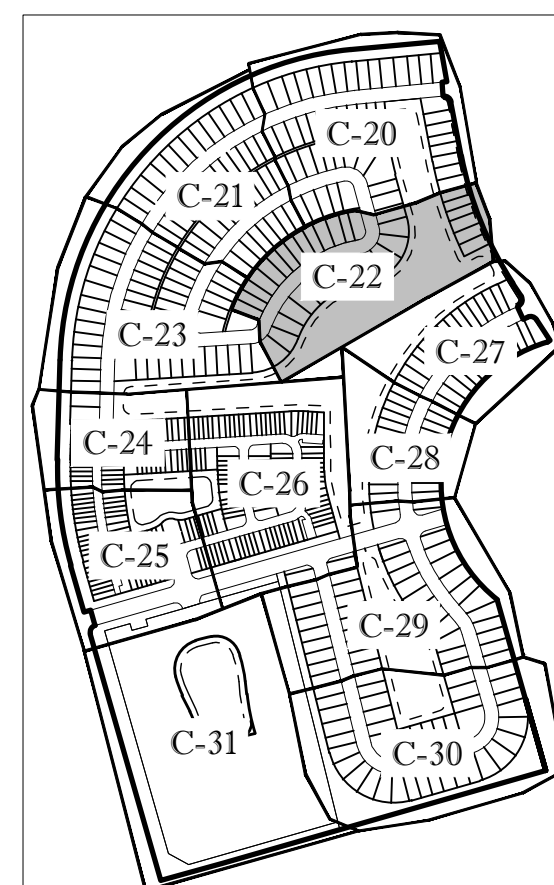
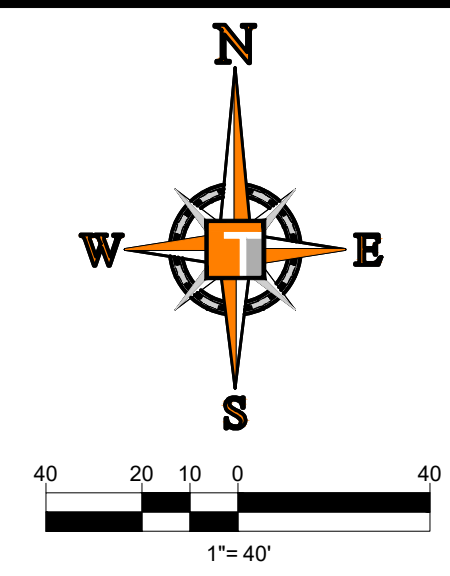
**BRANDON UEMER**  
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 May 25, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-21**

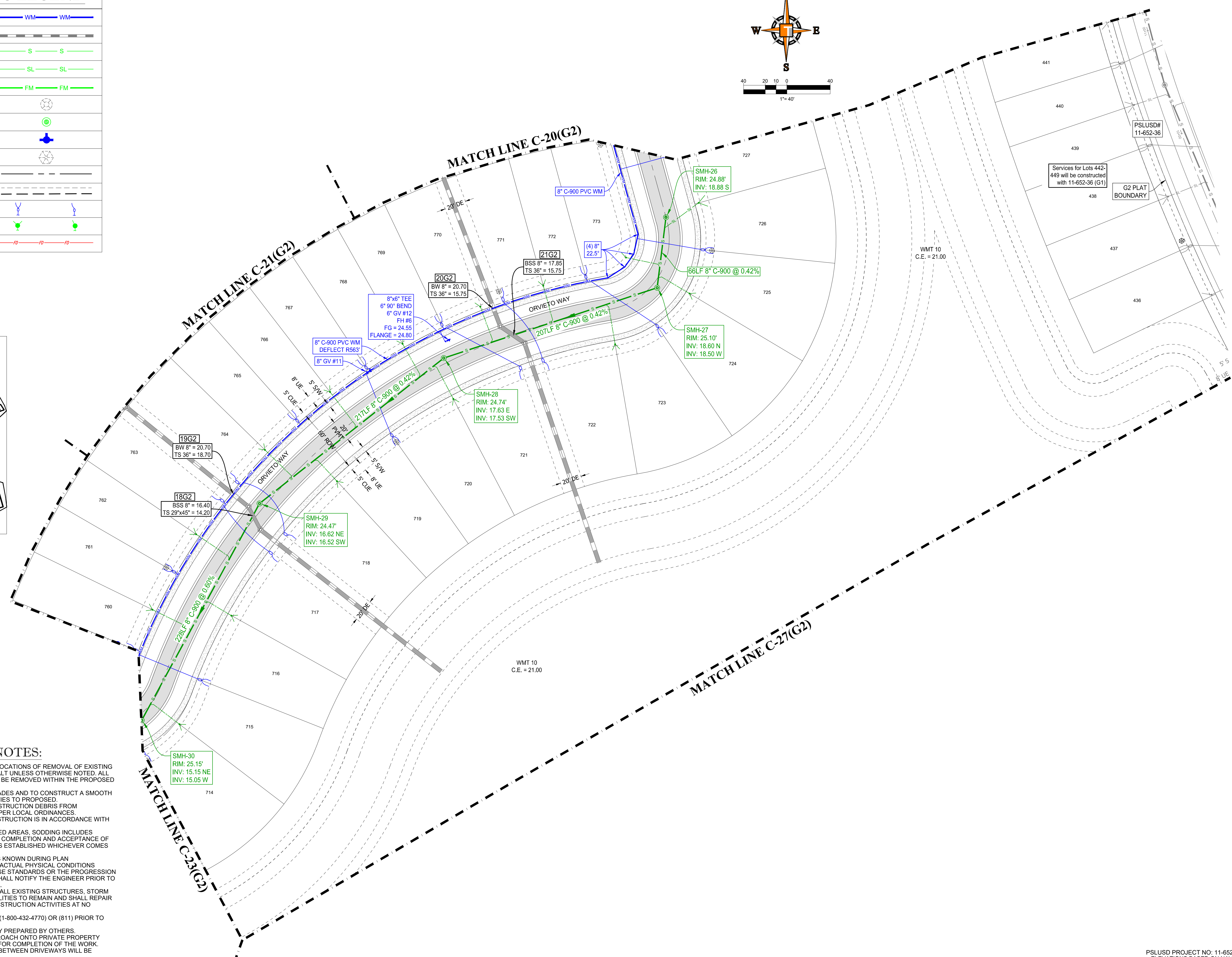
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# ENGINEERING LEGEND

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	
FIBER OPTIC LINE	



KEYMAP



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2	2-22-22	REV PER SPRC	MJL

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

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

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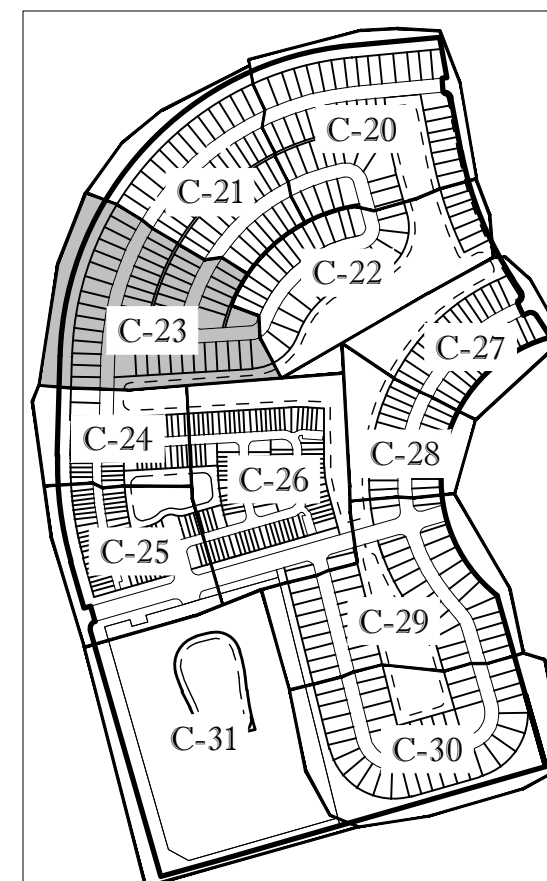
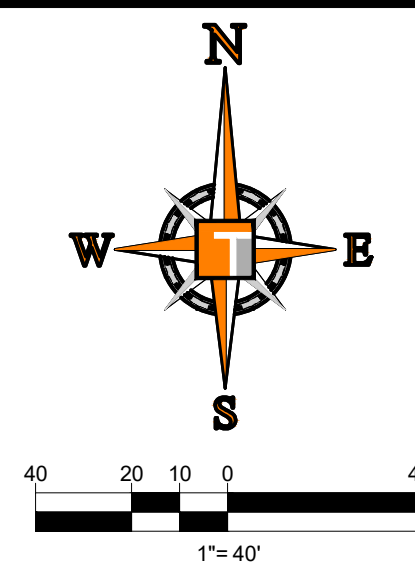
**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 May 25, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-22**  
 PORT ST. LUCIE PROJECT No. P22-019

Printed on Wednesday, May 25, 2022, 9:36 AM by Michael Lempert

# ENGINEERING LEGEND

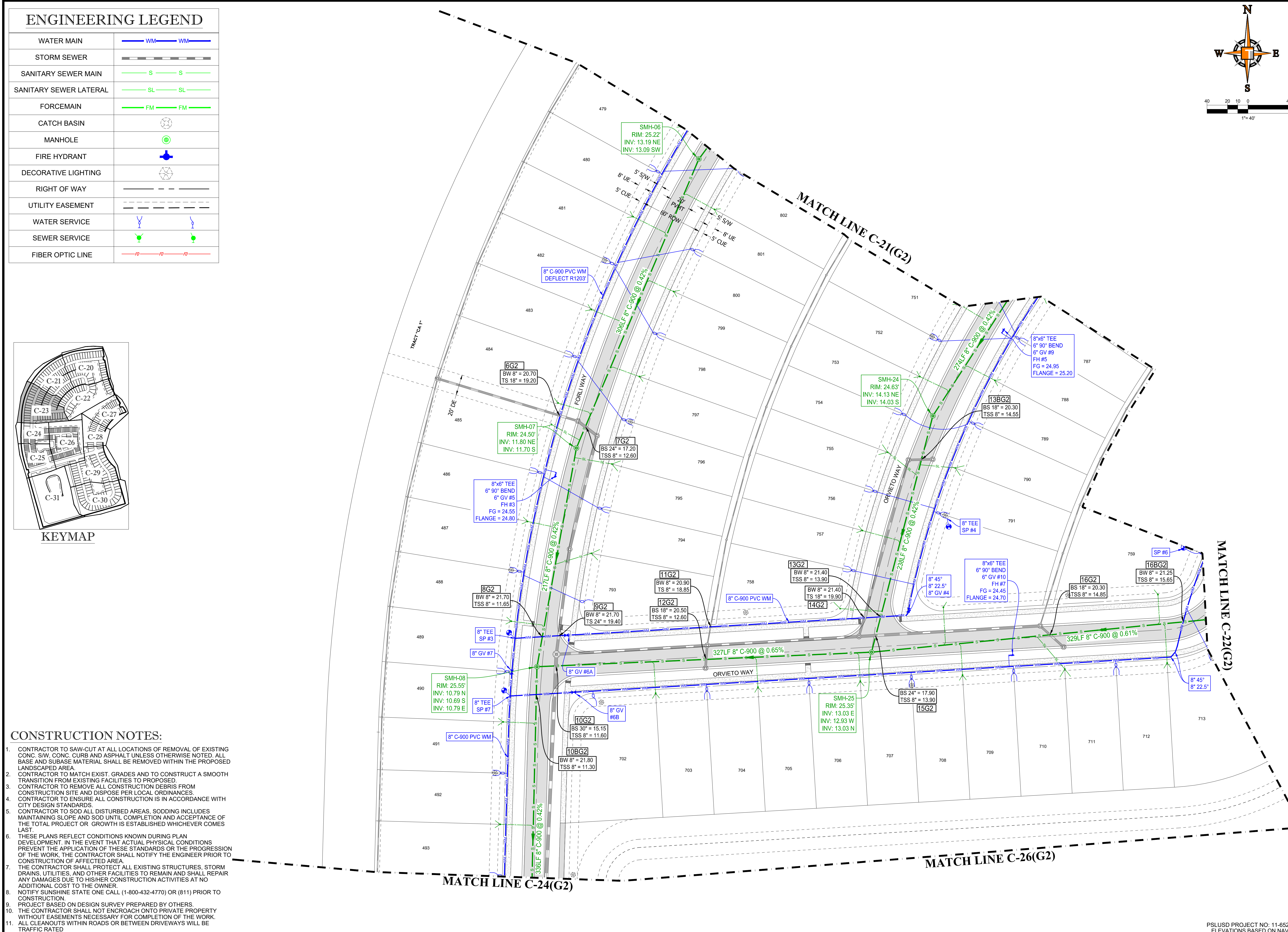
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STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



KEYMAP

## CONSTRUCTION NOTES:

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



**THOMAS ENGINEERING GROUP**  
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 4850 W. KENNEDY BLVD. SUITE 100 JUPITER, FL 33469  
 TAMPA, FL 33609  
 P: 561-203-7503  
 P: 813-379-4100  
 WWW.THOMASENGINEERINGGROUP.COM

REV	DATE	REVISIONS	COMMENT	BY
1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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PROJECT No.	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-23
CAD I.D.:	FJ200019-UTILITY-PLANS

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

**THOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 May 25, 2022  
 LICENSE NO. 12528  
 FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-23**  
 PORT ST. LUCIE PROJECT NO. P22-019

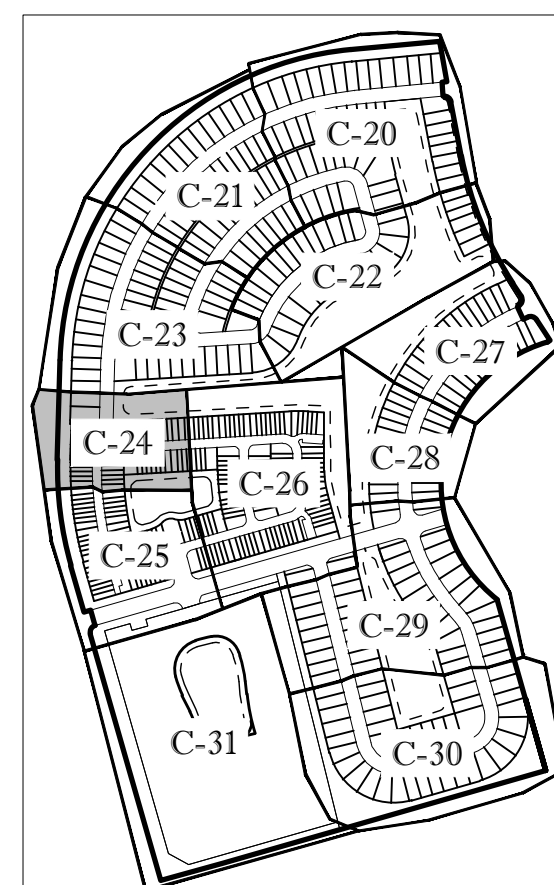
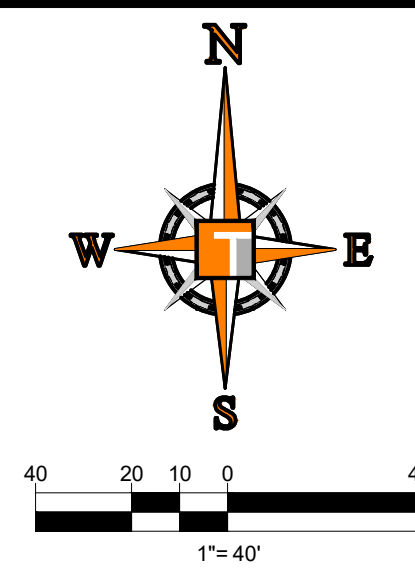
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# ENGINEERING LEGEND

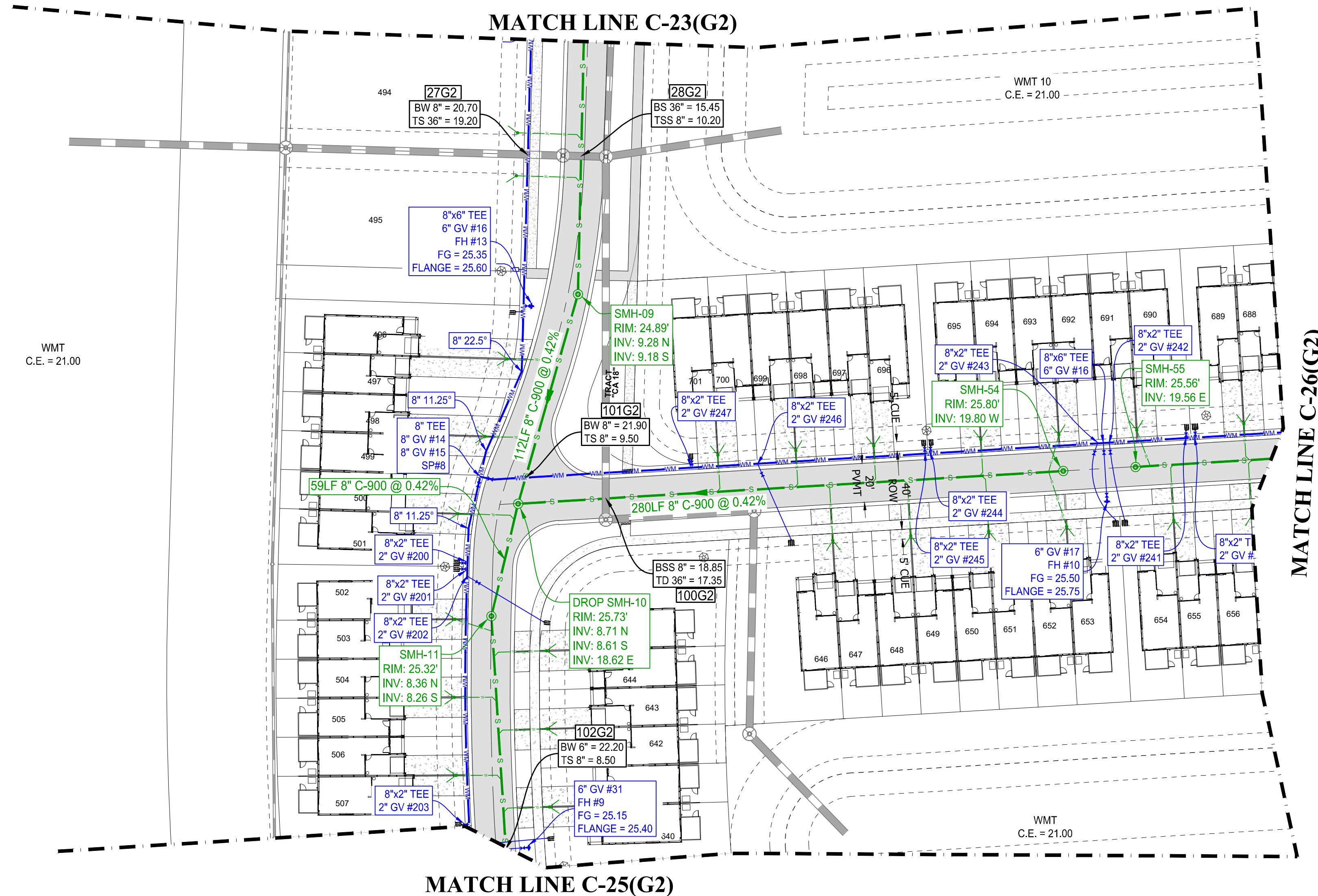
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SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	

### UTILITY NOTES:

1. ALL CLEANOUTS WITHIN ROADS OR BETWEEN DRIVEWAYS WILL BE TRAFFIC RATED
2. ALL TOWNHOUSE METERS AND RPZ ARE 3" AND SHALL BE CONSTRUCTED PER PSLUSD DETAIL W-02



KEYMAP



### CONSTRUCTION NOTES:

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 SUITE 1000 | SUITE 1000 | SUITE 1000  
 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503  
 F: 561-203-7500 | F: 561-203-7500 | F: 561-203-7500

REV.	DATE	REVISIONS	BY:
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

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

PORT SAINT LUCIE  
 FLORIDA

**THOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 License No. 12022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-24**

Printed on: Wednesday, May 25, 2023, 9:26 AM By: Michael L. Coppellier

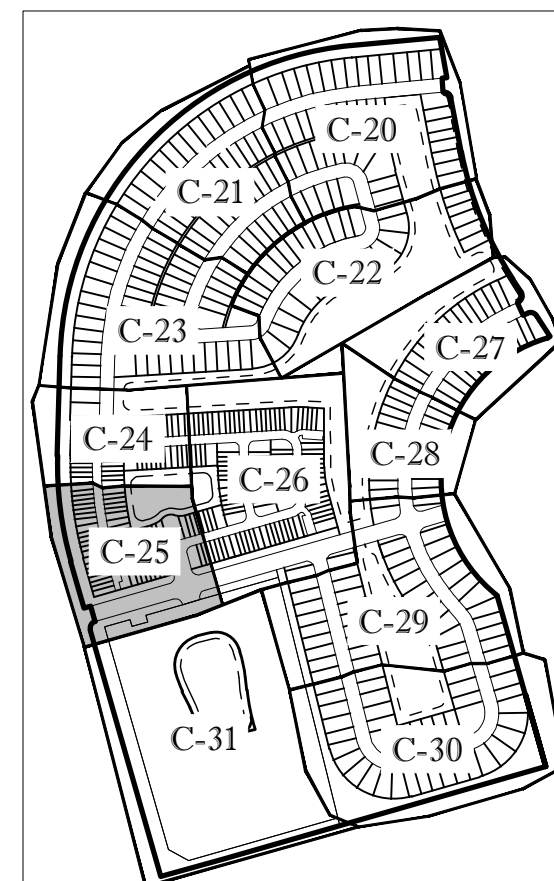
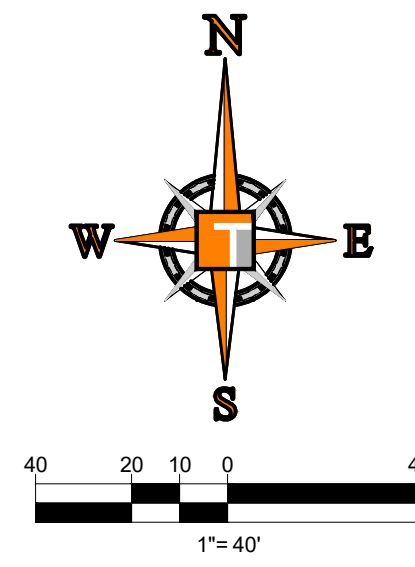


# ENGINEERING LEGEND

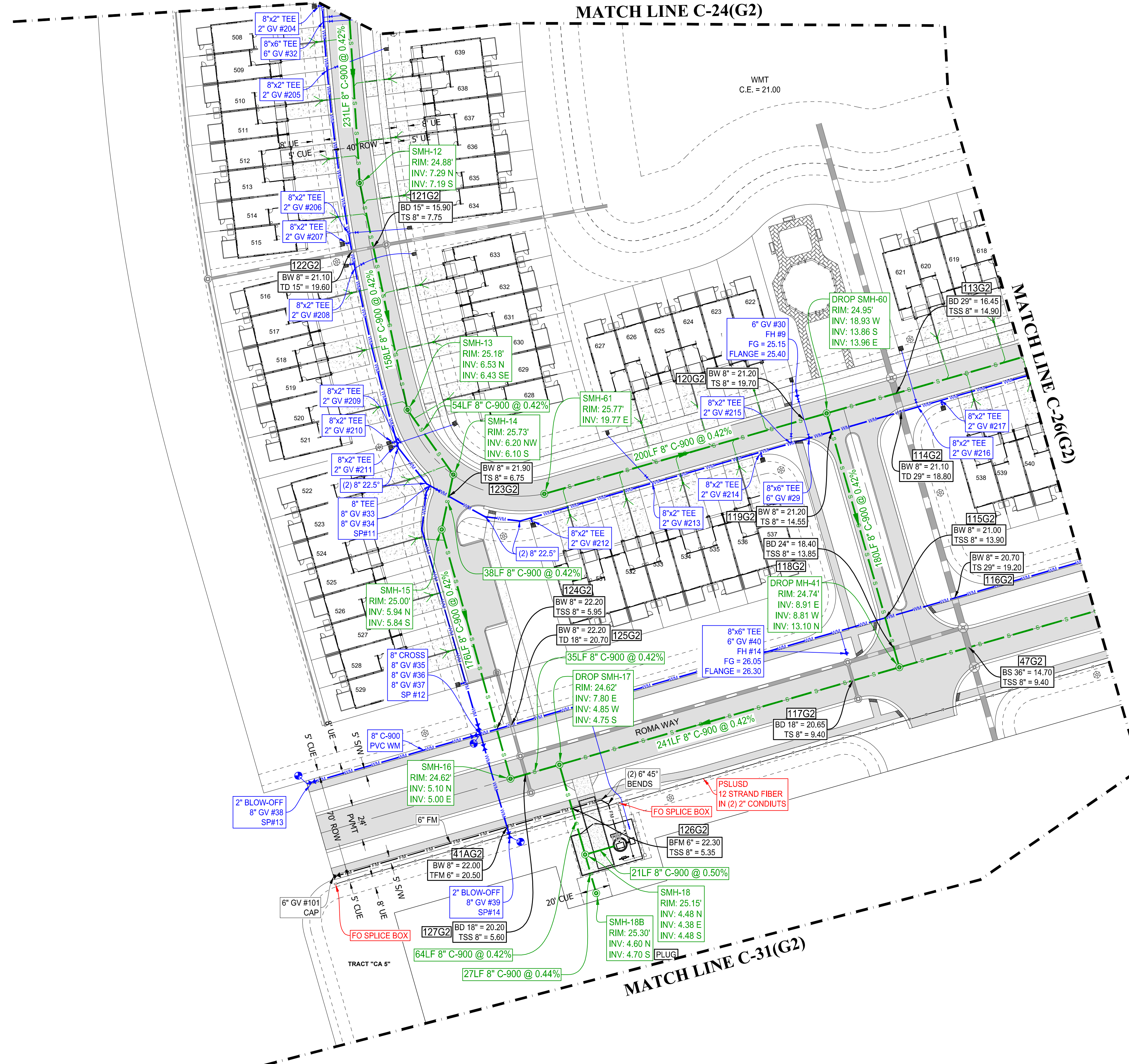
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STORM SEWER	
SANITARY SEWER MAIN	
SANITARY SEWER LATERAL	
FORCEMAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	

## UTILITY NOTES:

1. ALL CLEANOUTS WITHIN ROADS OR BETWEEN DRIVEWAYS WILL BE TRAFFIC RATED
2. ALL TOWNHOUSE METERS AND RPZ ARE 3" AND SHALL BE CONSTRUCTED PER PSLUSD DETAIL W-02



KEYMAP



## CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SW, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
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6. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
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9. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
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 P: 954-202-7000 | P: 813-379-4100 | P: 561-203-7503  
 WWW.THOMASENGINEERINGGROUP.COM

REV.	DATE	REVISIONS	COMMENT	BY:
1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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PROJECT No.	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-22
CAD I.D.:	FJ200019-UTILITY-PLANS

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

PORT SAINT LUCIE  
 FLORIDA

**THOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
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 JUPITER, FL 33468  
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 FLORIDA BUSINESS REGISTRATION No. 27528

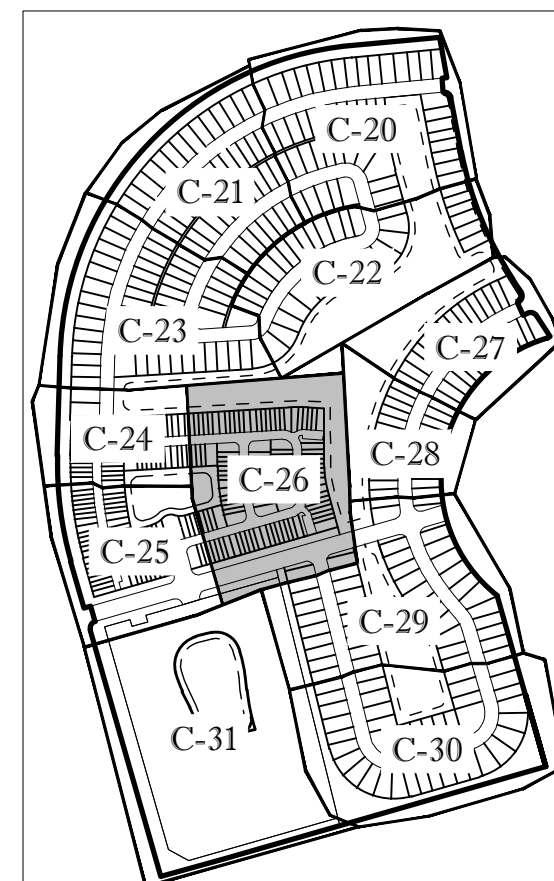
SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-25**

Printed on Wednesday, May 25, 2022, 9:36 AM by Michael Lempert

# ENGINEERING LEGEND

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



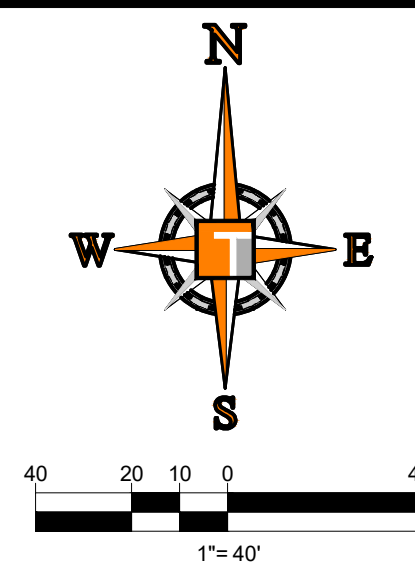
KEYMAP

### UTILITY NOTES:

1. ALL CLEANOUTS WITHIN ROADS OR BETWEEN DRIVEWAYS WILL BE TRAFFIC RATED
2. ALL TOWNHOUSE METERS AND RPZ ARE 5" AND SHALL BE CONSTRUCTED PER PSLUSD DETAIL W-02

### CONSTRUCTION NOTES:

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 JUPITER, FL 33468 | JUPITER, FL 33468 | JUPITER, FL 33468  
 P: 561-203-7503 | P: 561-203-7503 | P: 561-203-7503  
 F: 561-202-7000 | F: 561-202-7000 | F: 561-202-7000

REV.	DATE	REVISIONS	COMMENT	BY
1	3-17-21	REV PER SPRC		MJL
2	2-22-22	REV PER SPRC		MJL

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

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

PORT SAINT LUCIE  
 FLORIDA

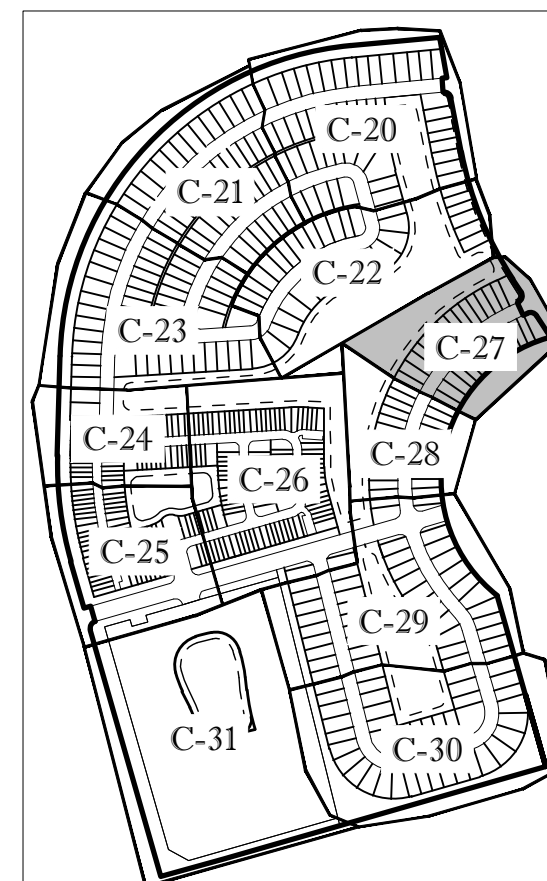
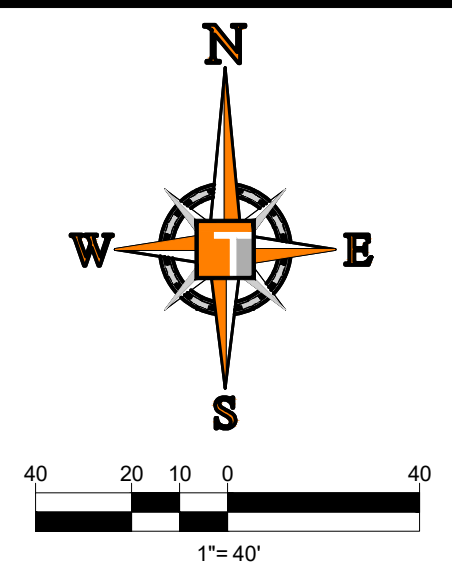
**THOMAS ENGINEERING GROUP**  
 PEBWORTH PROFESSIONAL PLAZA  
 125 W INDIANTOWN RD, SUITE 206  
 JUPITER, FL 33468  
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 FX: (561) 203-7721  
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 15000  
 FLORIDA BUSINESS REGISTRATION NO. 27528

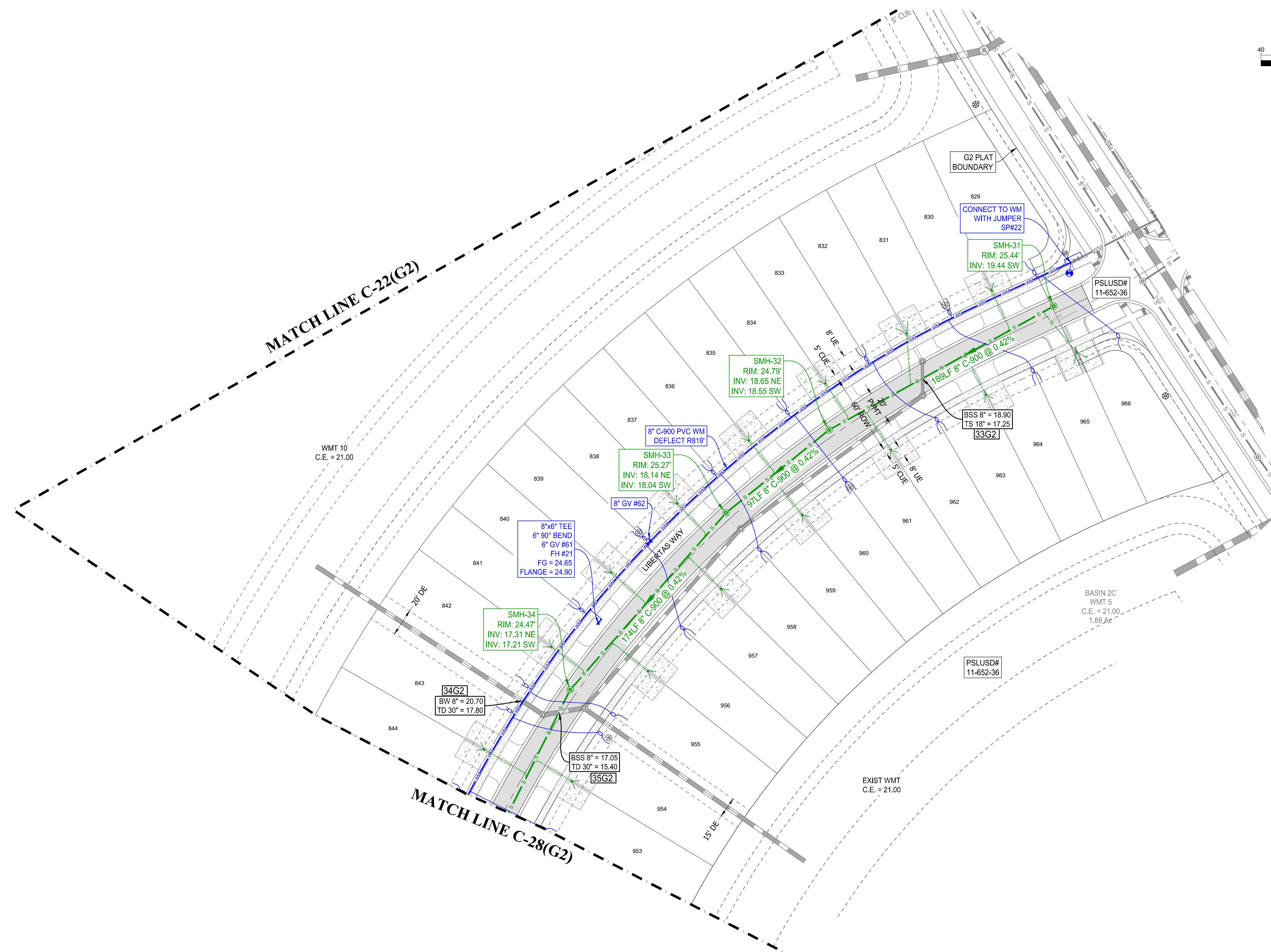
SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-26**  
 PORT ST. LUCIE PROJECT NO: P22-019

# ENGINEERING LEGEND

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



KEYMAP



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**HOMAS**  
ENGINEERING GROUP

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F: 561-203-7503

4950 W. KENNEDY BLVD.  
SUITE 206  
TAMPA, FL 33609  
P: 813-379-4100

REV.	DATE	REVISIONS	BY:
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

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

FOR  
**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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

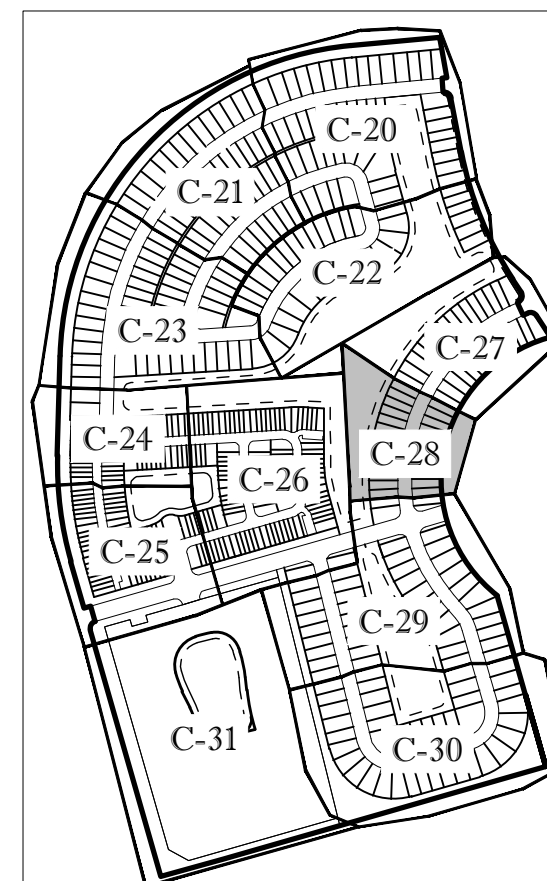
PROFESSIONAL ENGINEER  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**

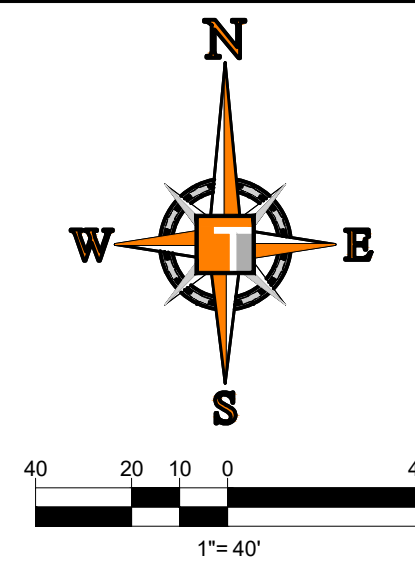
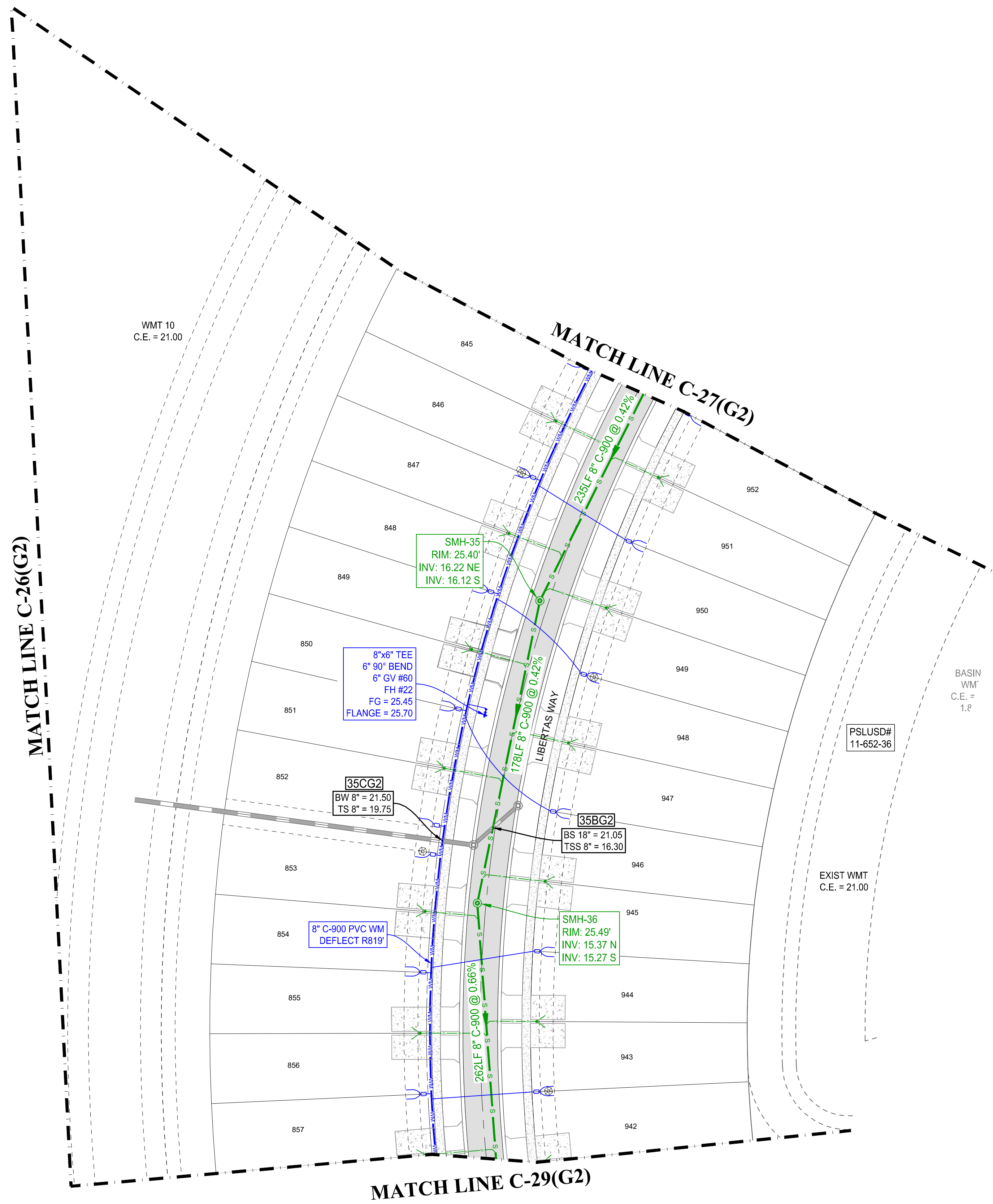
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**C-27**

# ENGINEERING LEGEND

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



KEYMAP



**THOMAS**  
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6800 NW 31ST AVENUE  
SUITE 200  
JUPITER, FL 33468  
P: 561-203-7503  
F: 561-203-7503

4850 W. KENNEDY BLVD.  
SUITE 100  
TAMPA, FL 33609  
P: 813-379-4100

REV.	DATE	REVISIONS	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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

PROJECT:

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

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

**THOMAS**  
ENGINEERING GROUP

PEBORTH PROFESSIONAL PLAZA  
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JUPITER, FL 33468  
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FX: (561) 203-7721  
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**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**

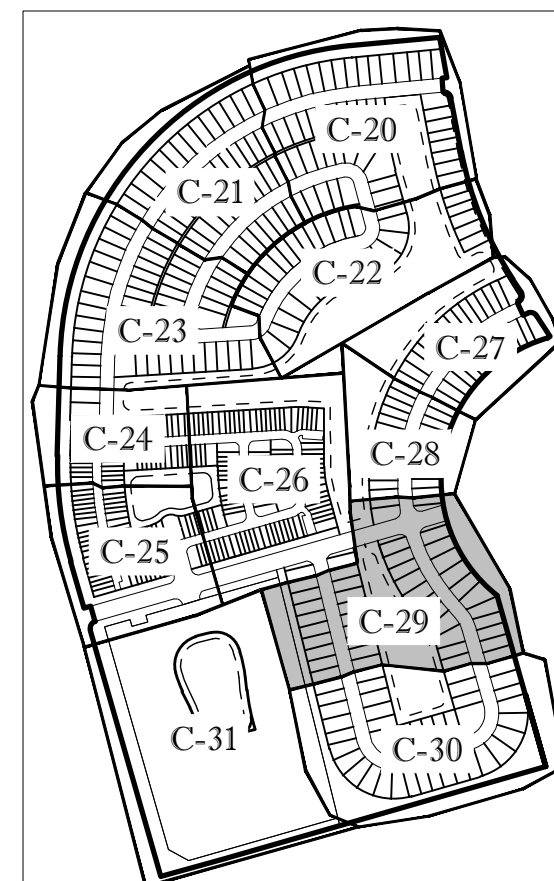
SHEET NUMBER:  
**C-28**

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

Printed on Wednesday, May 25, 2023, 9:37 AM By Michael Cepellier

# ENGINEERING LEGEND

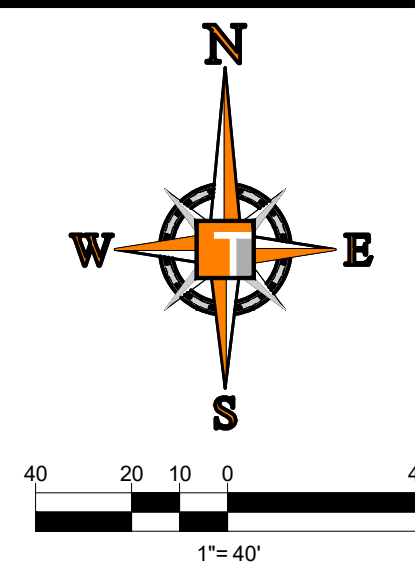
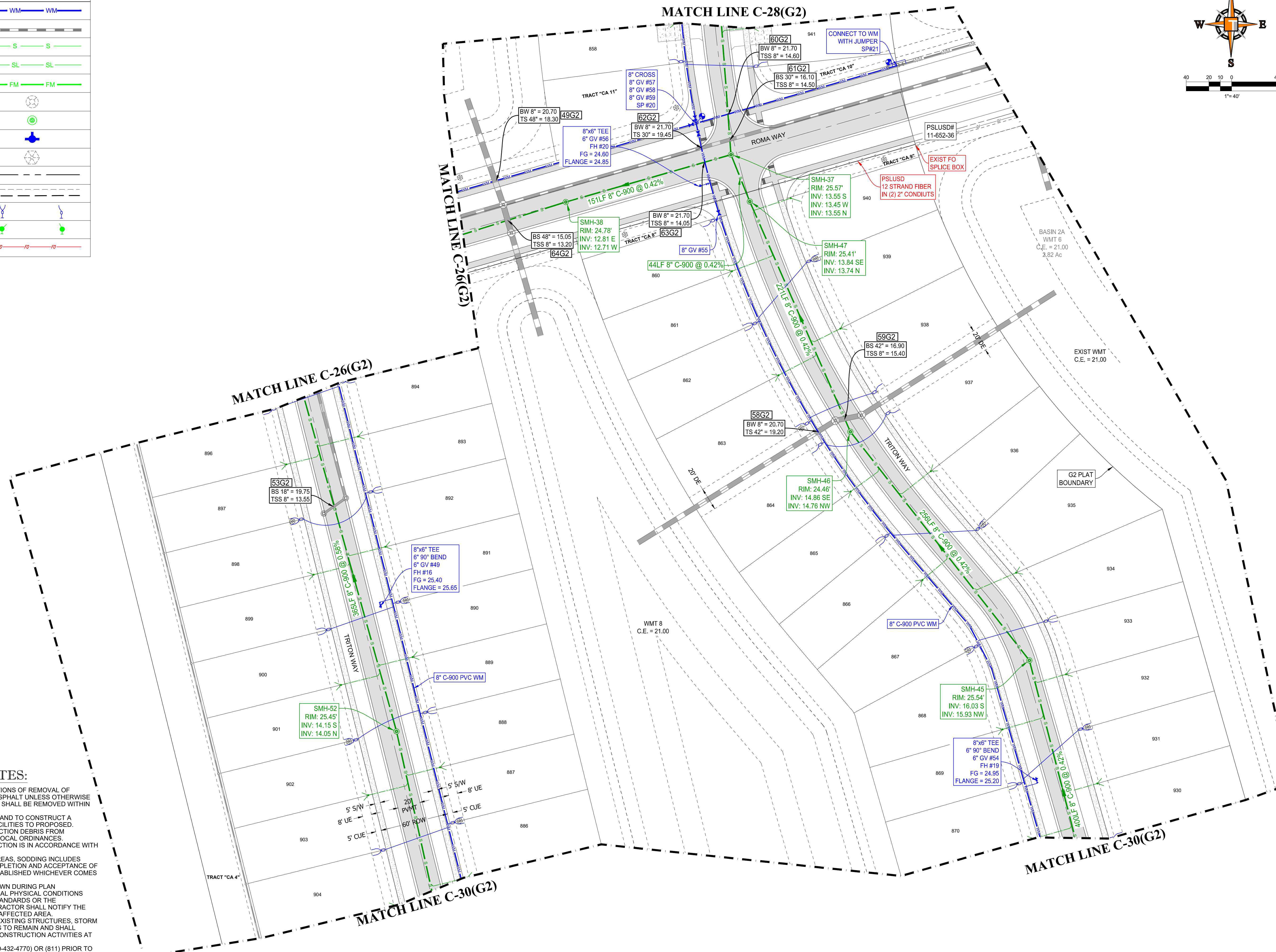
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STORM SEWER	SS SS
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	SL SL
FORCEMAIN	FM FM
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY	
UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	
FIBER OPTIC LINE	



KEYMAP

## CONSTRUCTION NOTES:

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REV.	DATE	REVISIONS	BY
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2	2-22-22	REV PER SPRC	MJL

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PROJECT No.	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-22
CAD I.D.:	FJ200019-UTILITY-PLANS

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

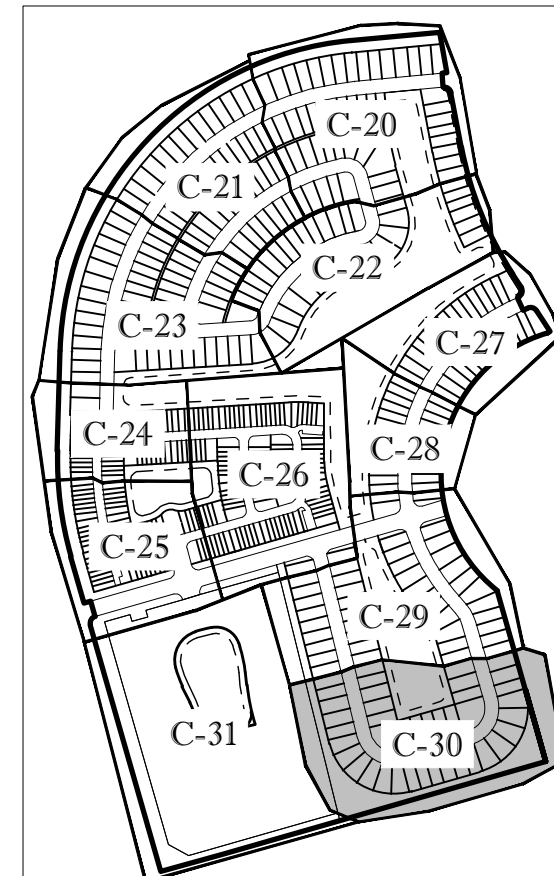
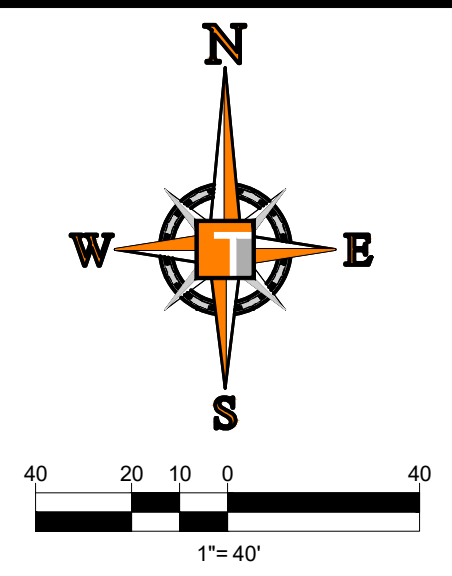
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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 27528

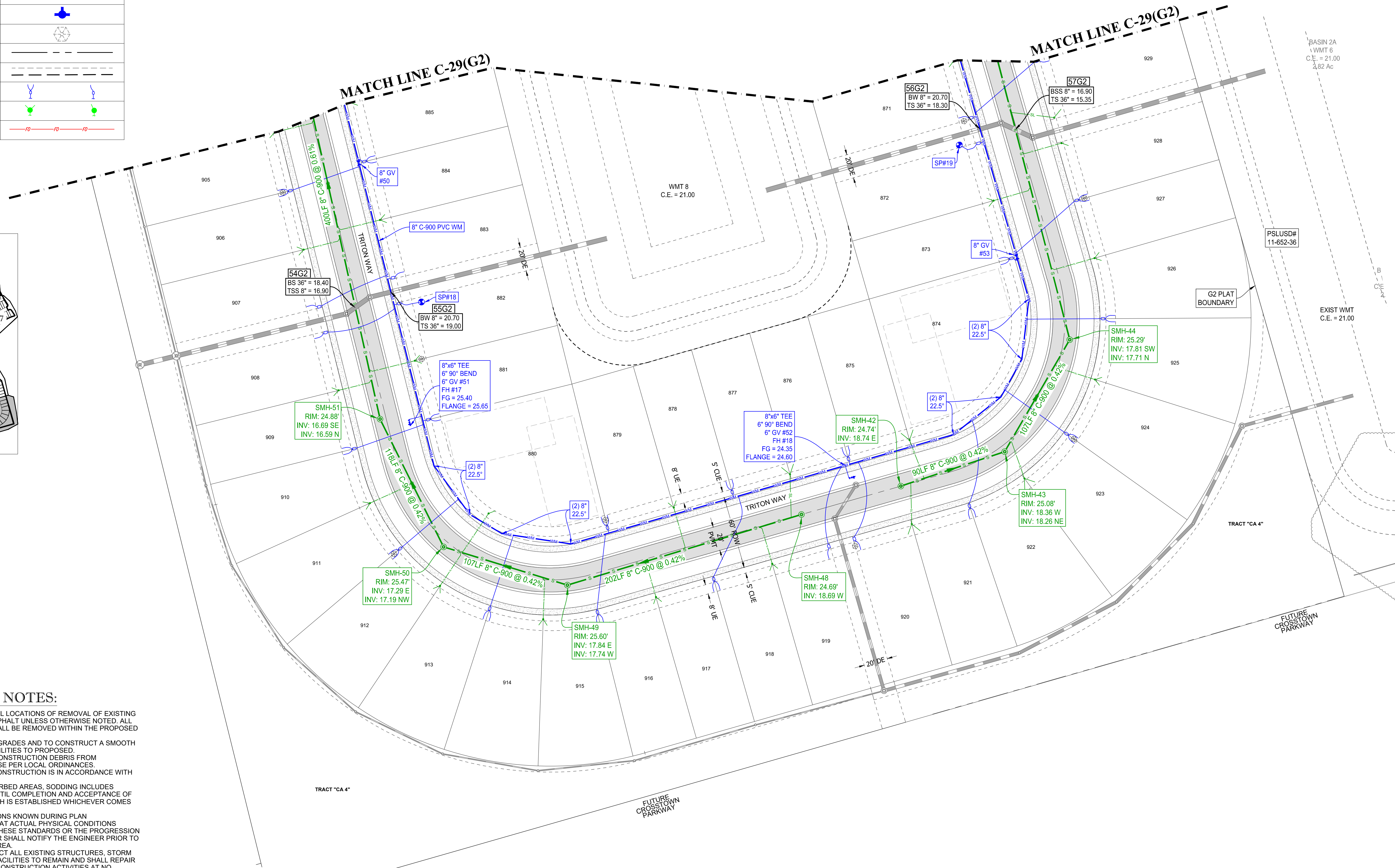
SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-29**  
 PORT ST. LUCIE PROJECT NO. P22-019

# ENGINEERING LEGEND

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



KEYMAP



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REV.	DATE	REVISIONS	COMMENT	BY
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2	2-22-22	REV PER SPRC		MJL

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

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

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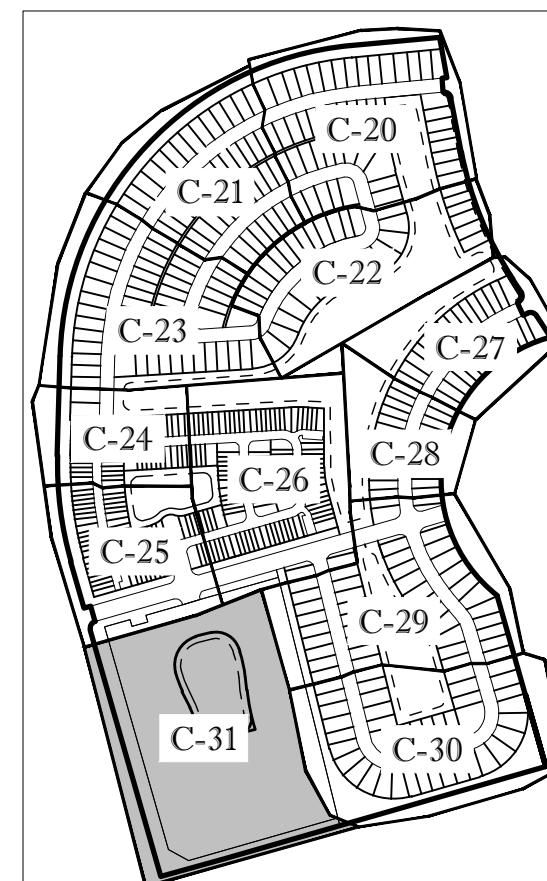
**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 FLORIDA LICENSE NO. 12522  
 EXPIRES 12/31/2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**  
 SHEET NUMBER:  
**C-30**

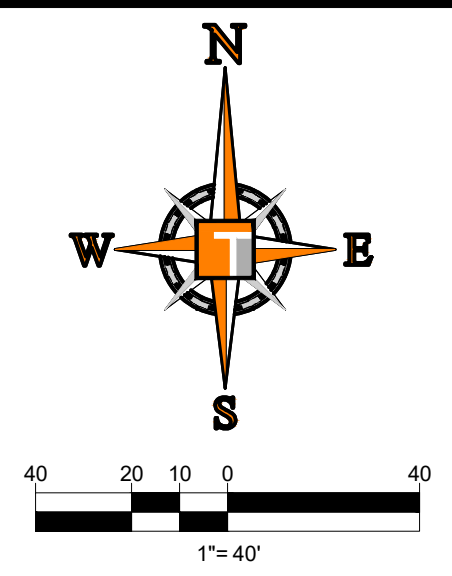
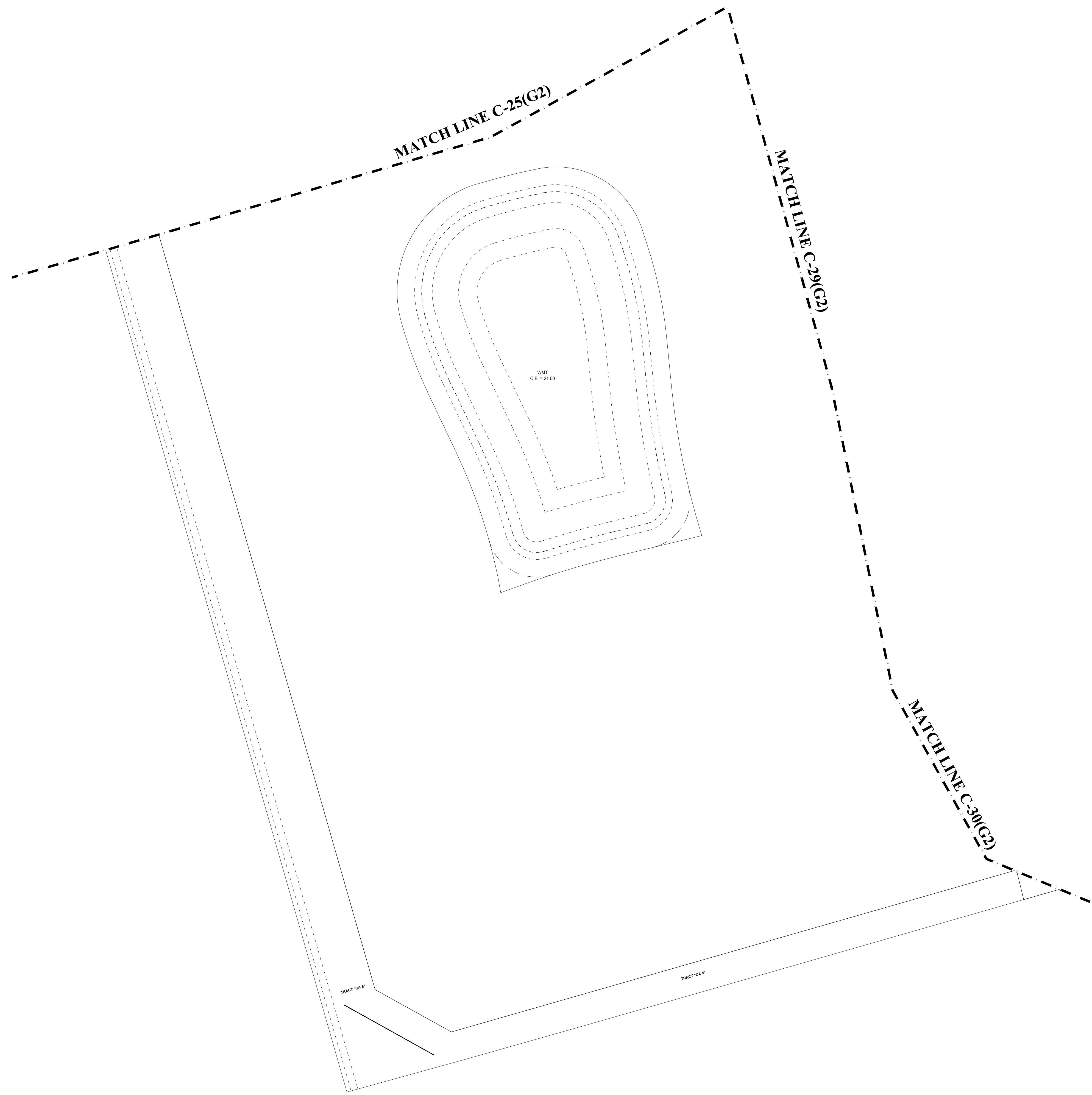
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# ENGINEERING LEGEND

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



KEYMAP



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2	2-22-22	REV PER SPRC	MJL

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

PROJECT:

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

FOR

**VERANO DEVELOPMENT**

PORT SAINT LUCIE  
FLORIDA

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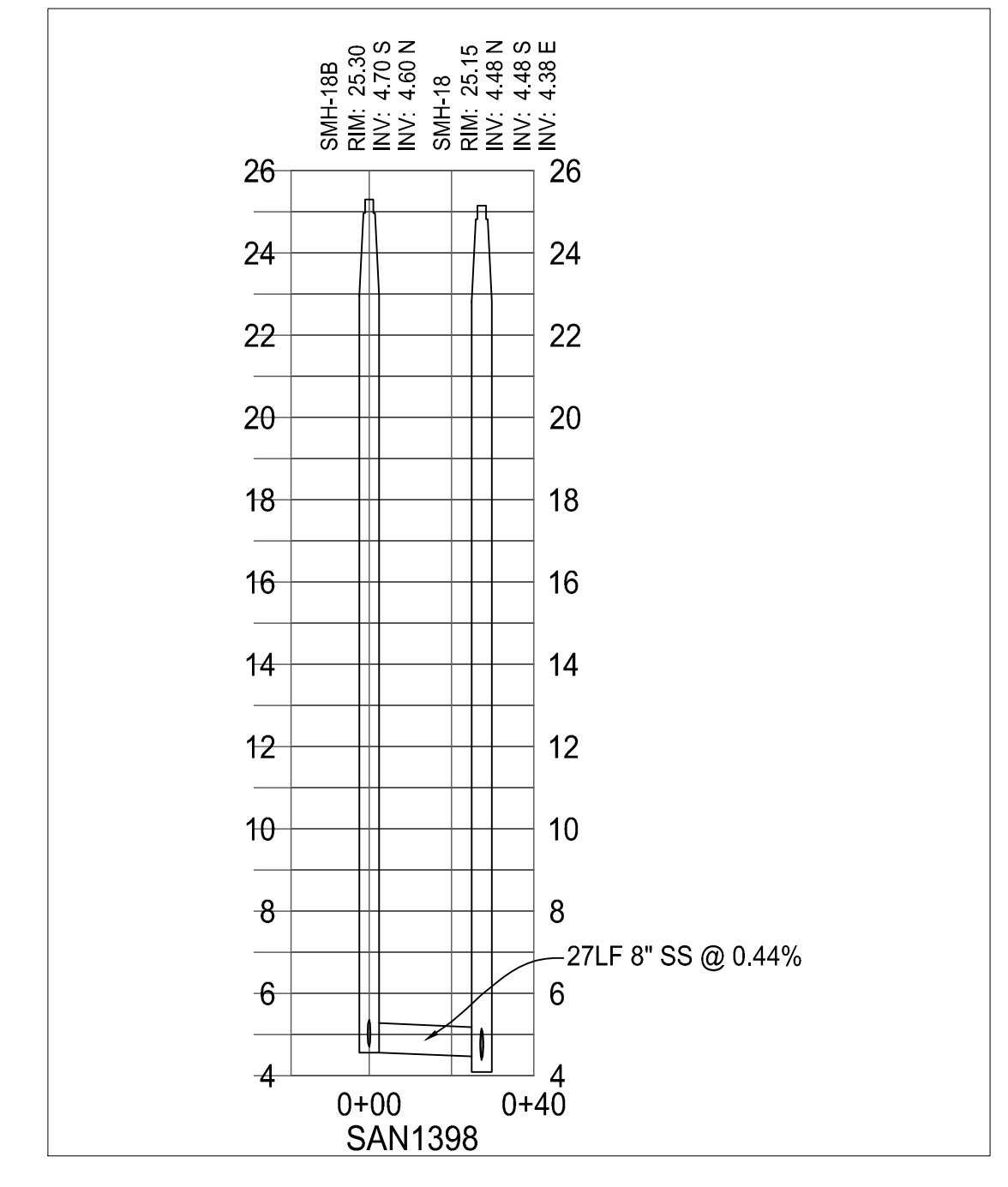
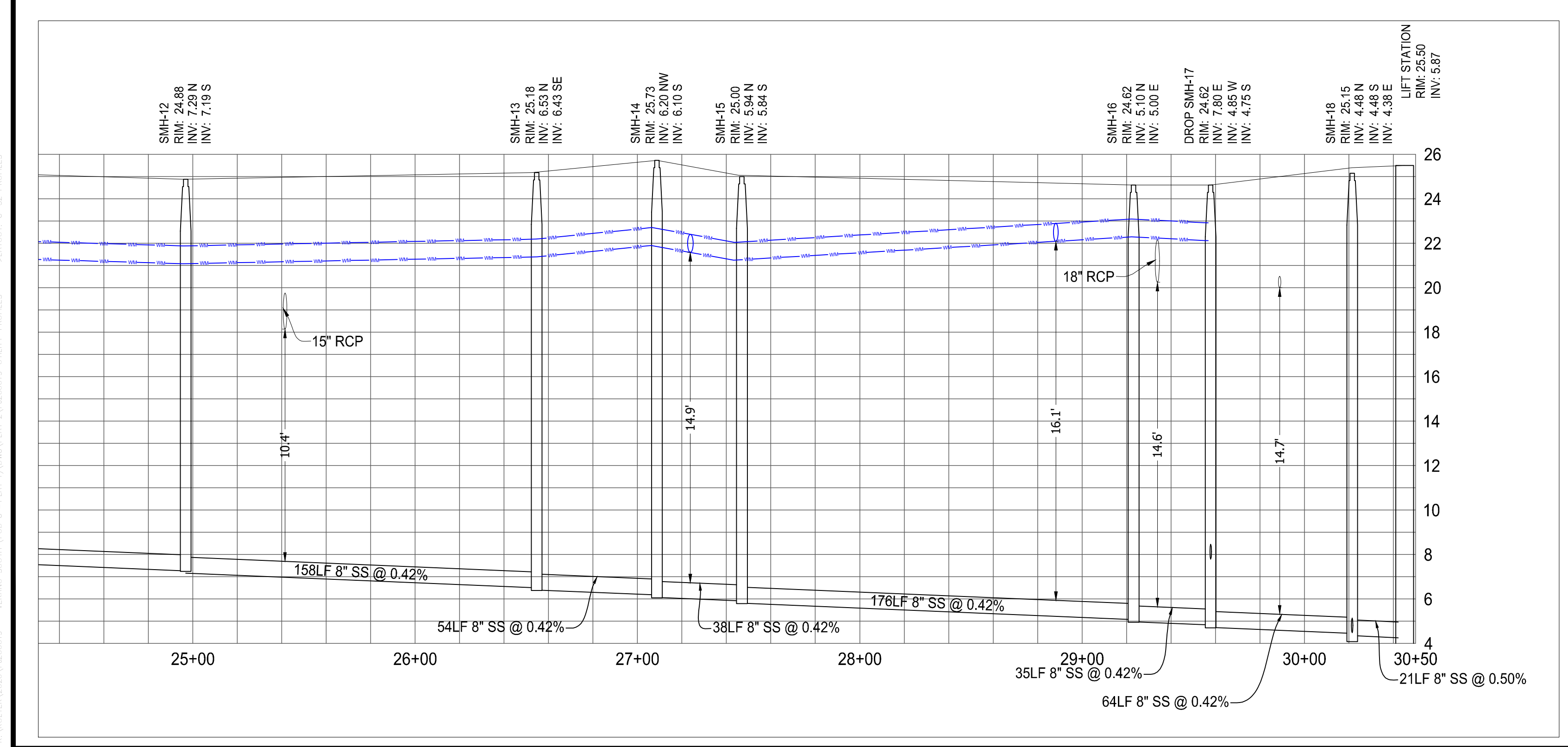
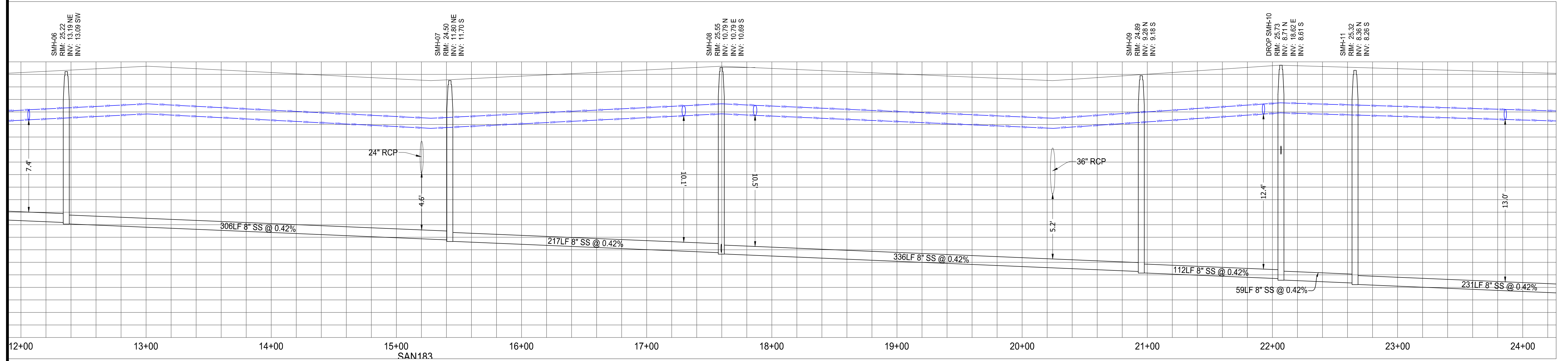
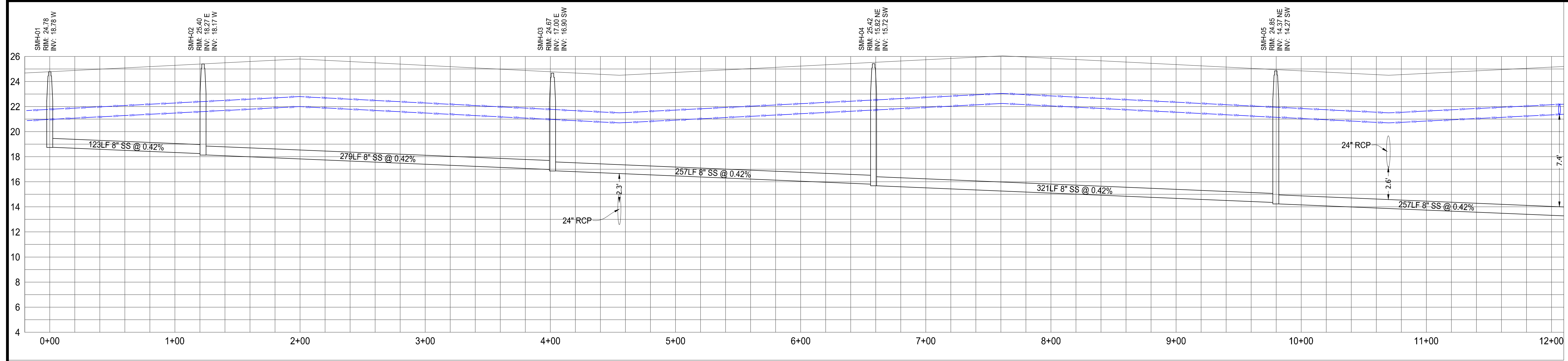
**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
May 26, 2022  
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-31**

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PROJECT No.:	FJ200019
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DATE:	6-1-20
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PROJECT:

**VERANO SOUTH**  
POD G, PLAT 2

FOR

**VERANO DEVELOPMENT**

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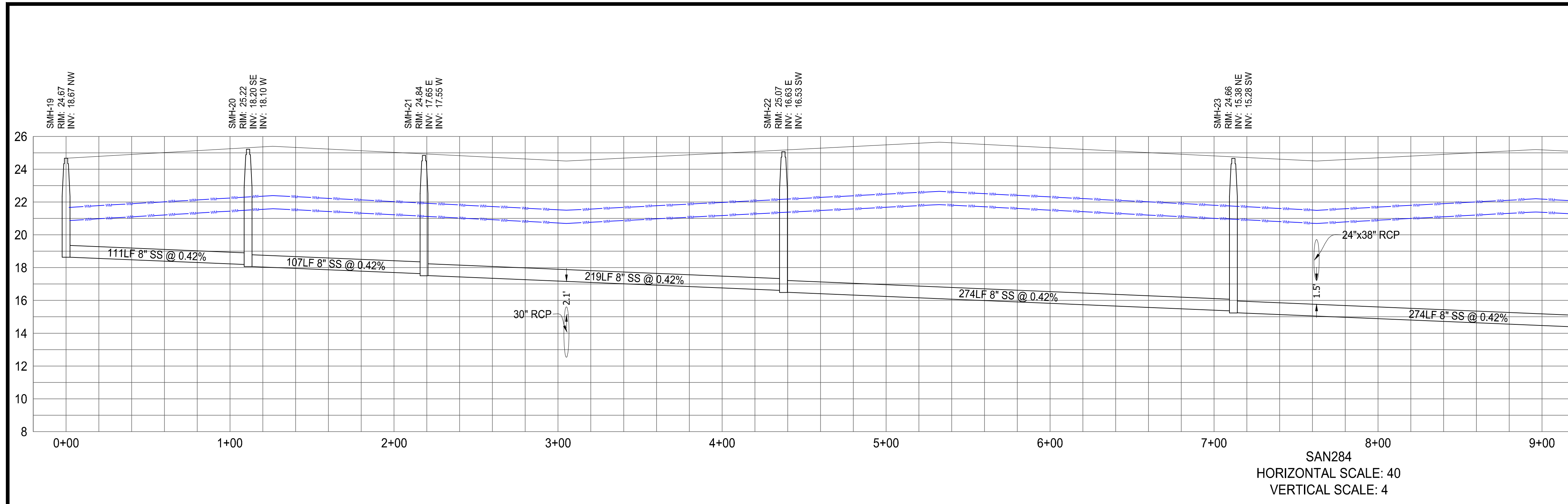
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FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PROFILES**

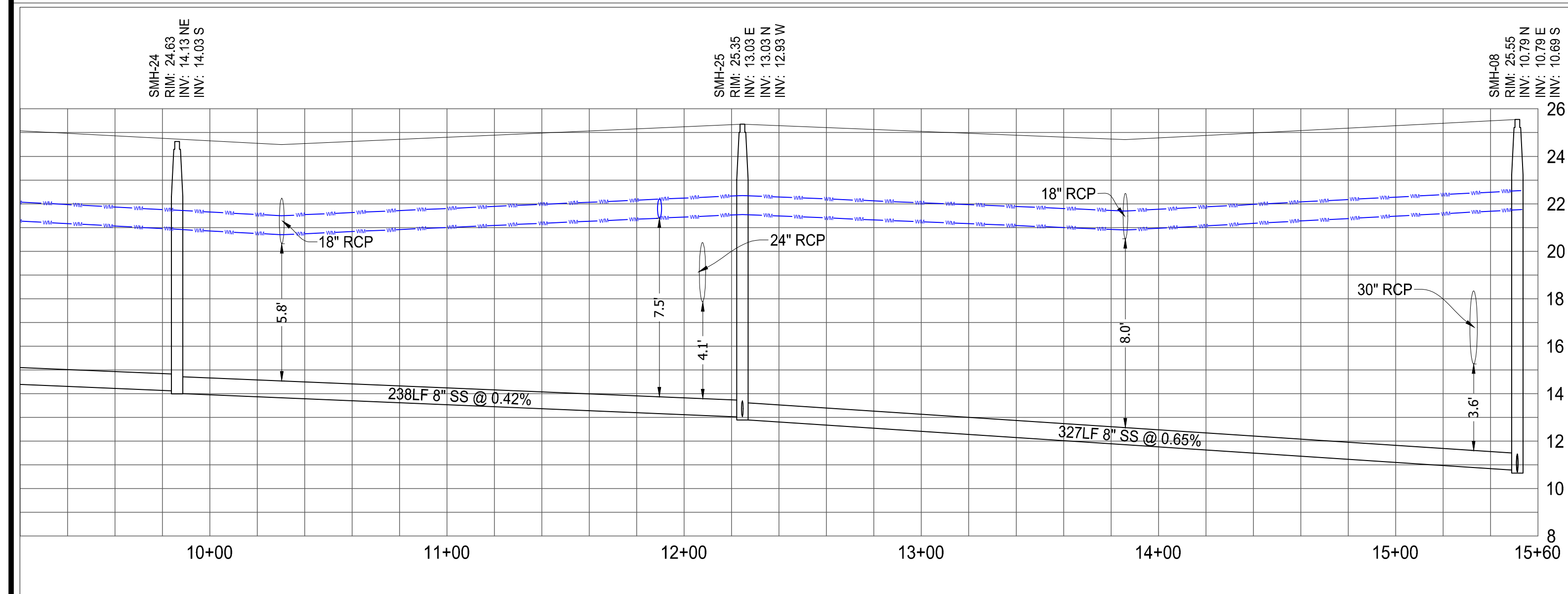
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PORT ST. LUCIE PROJECT No: P22-019

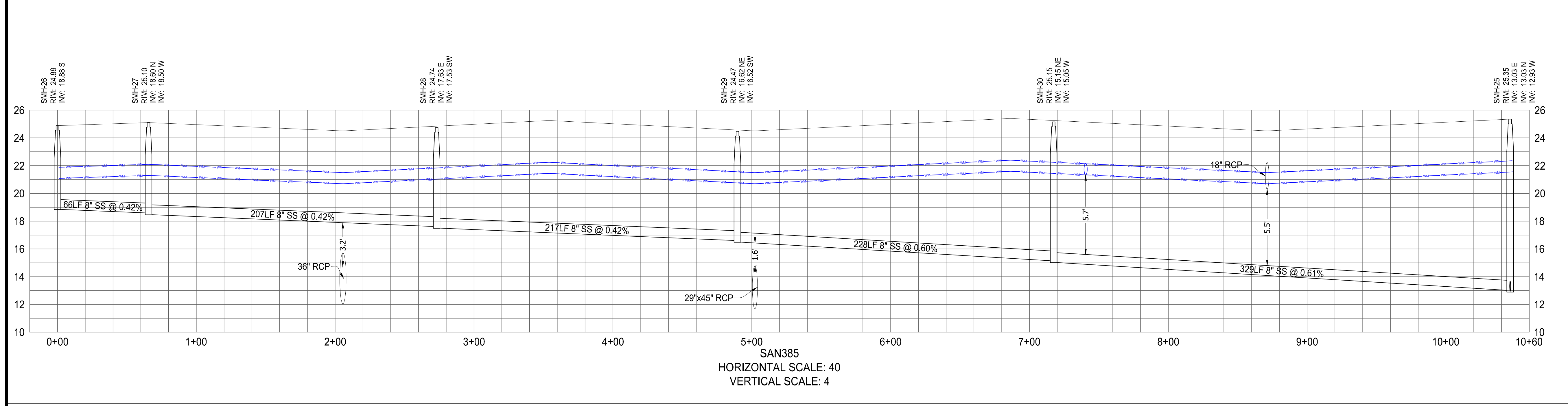




SAN284  
HORIZONTAL SCALE: 40  
VERTICAL SCALE: 4



SAN385  
HORIZONTAL SCALE: 40  
VERTICAL SCALE: 4



SAN385  
HORIZONTAL SCALE: 40  
VERTICAL SCALE: 4

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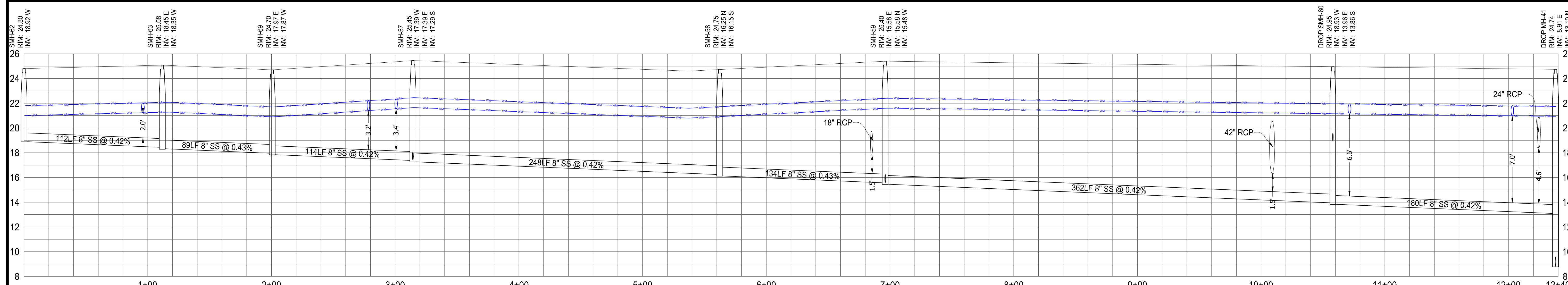
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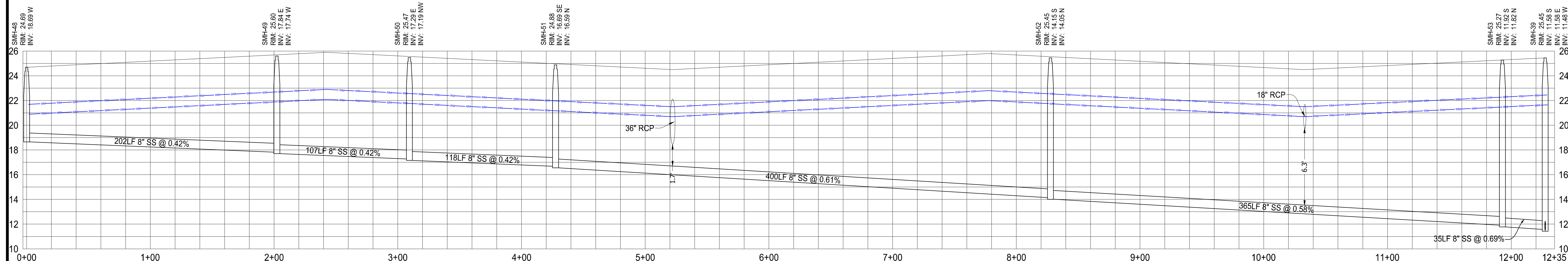
SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**C-33**

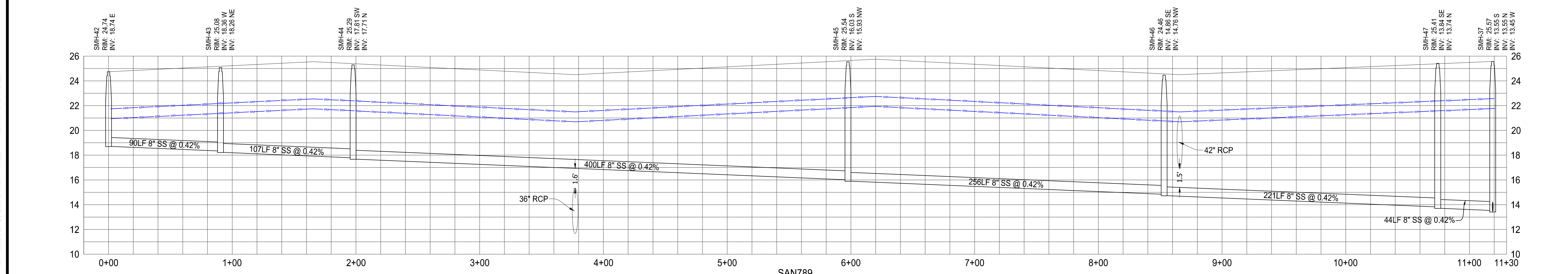
PORT ST. LUCIE PROJECT NO: P22-019



SAN492  
HORIZONTAL SCALE: 40  
VERTICAL SCALE: 4



SAN688  
HORIZONTAL SCALE: 40  
VERTICAL SCALE: 4



SAN789  
HORIZONTAL SCALE: 40  
VERTICAL SCALE: 4

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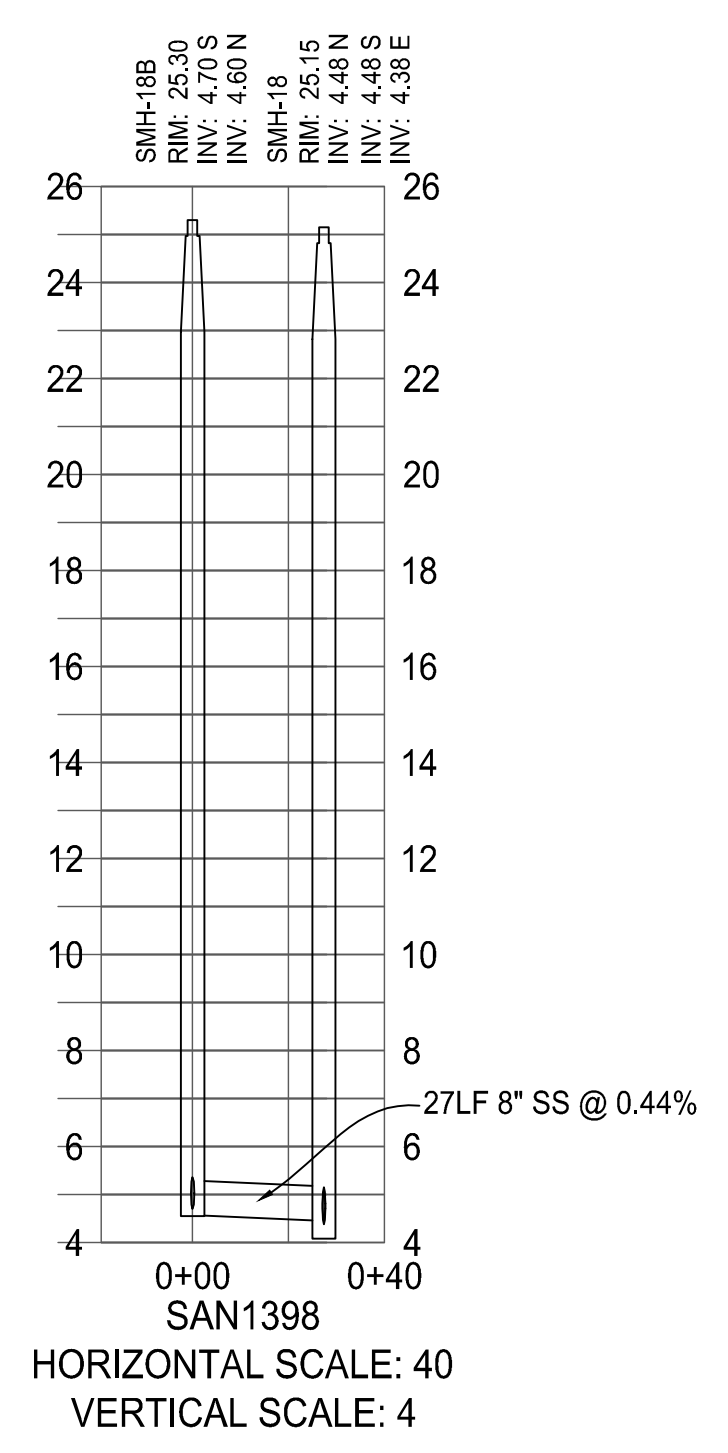
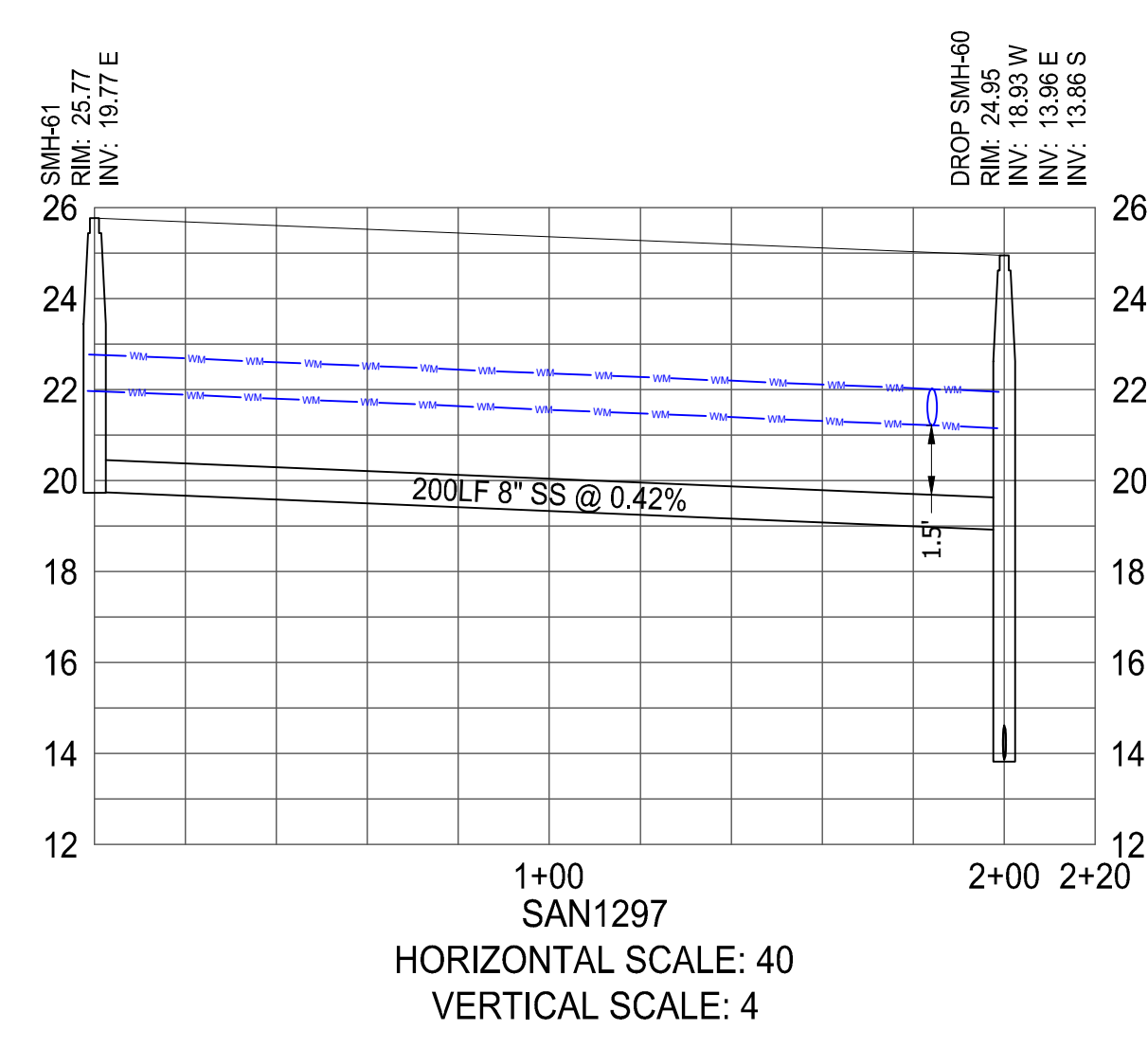
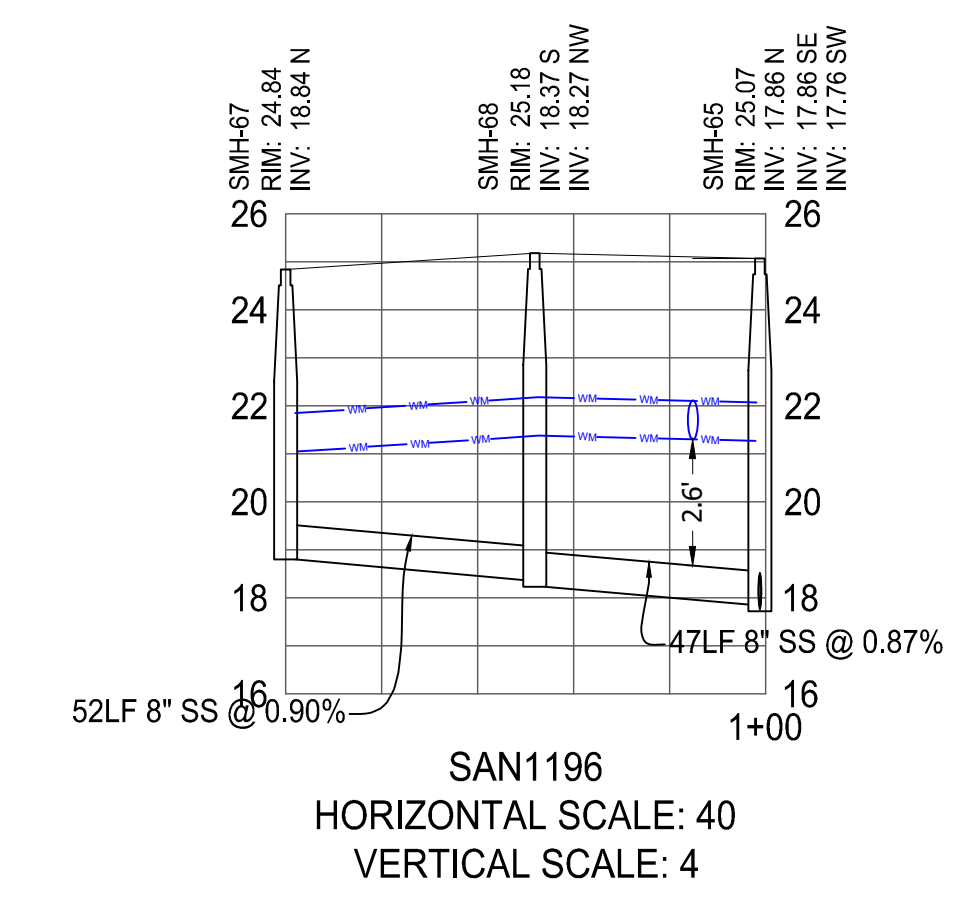
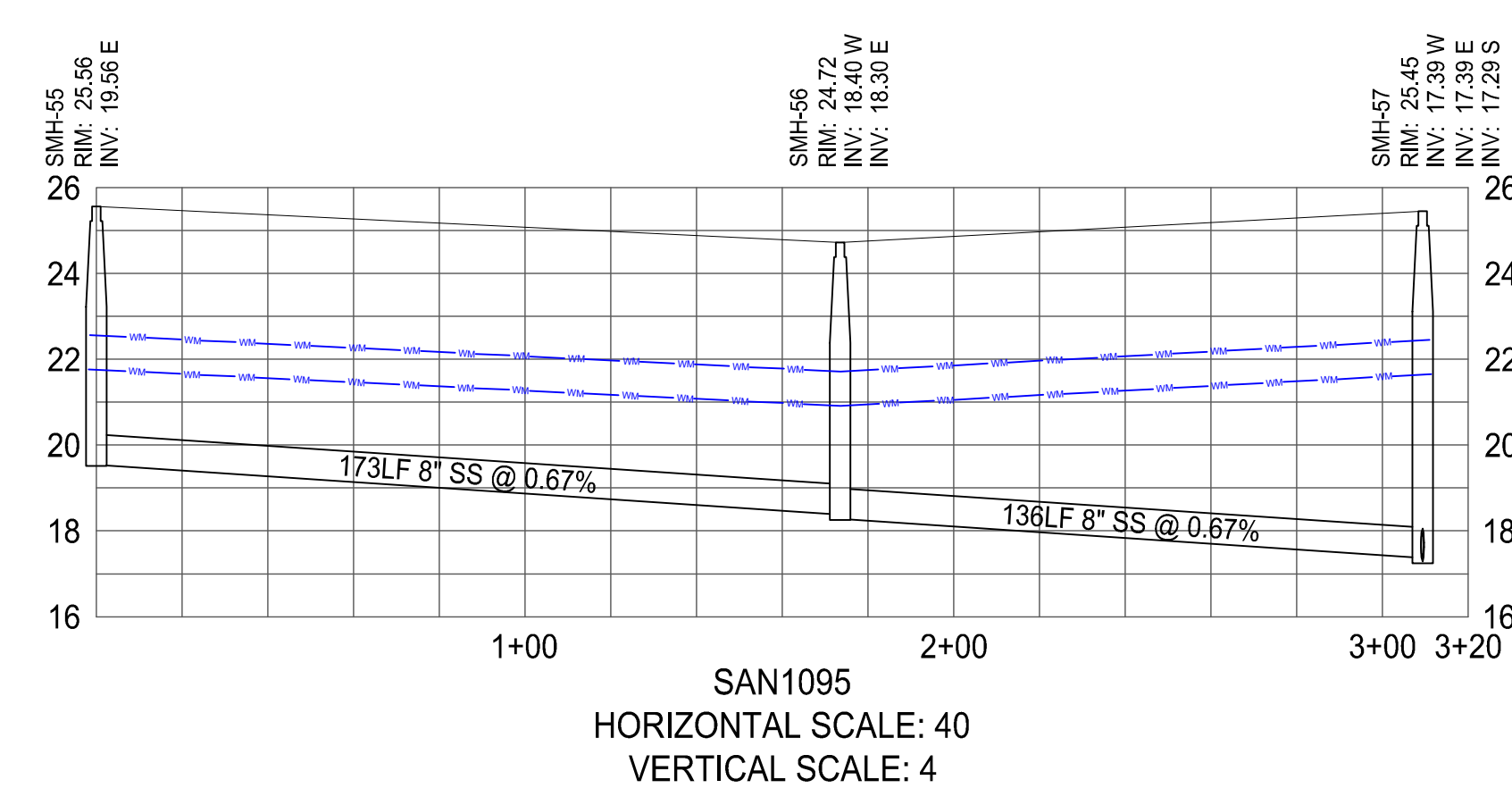
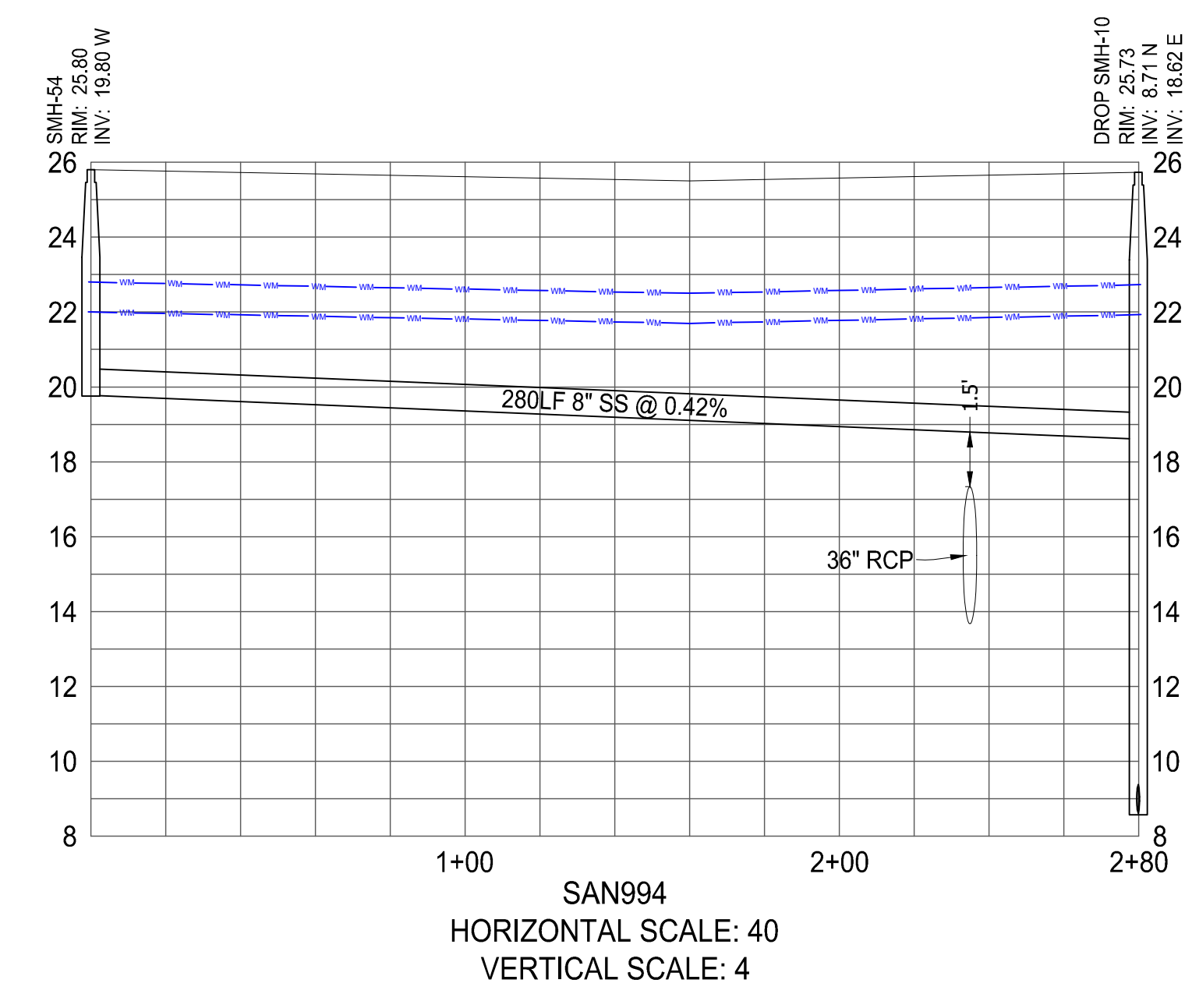
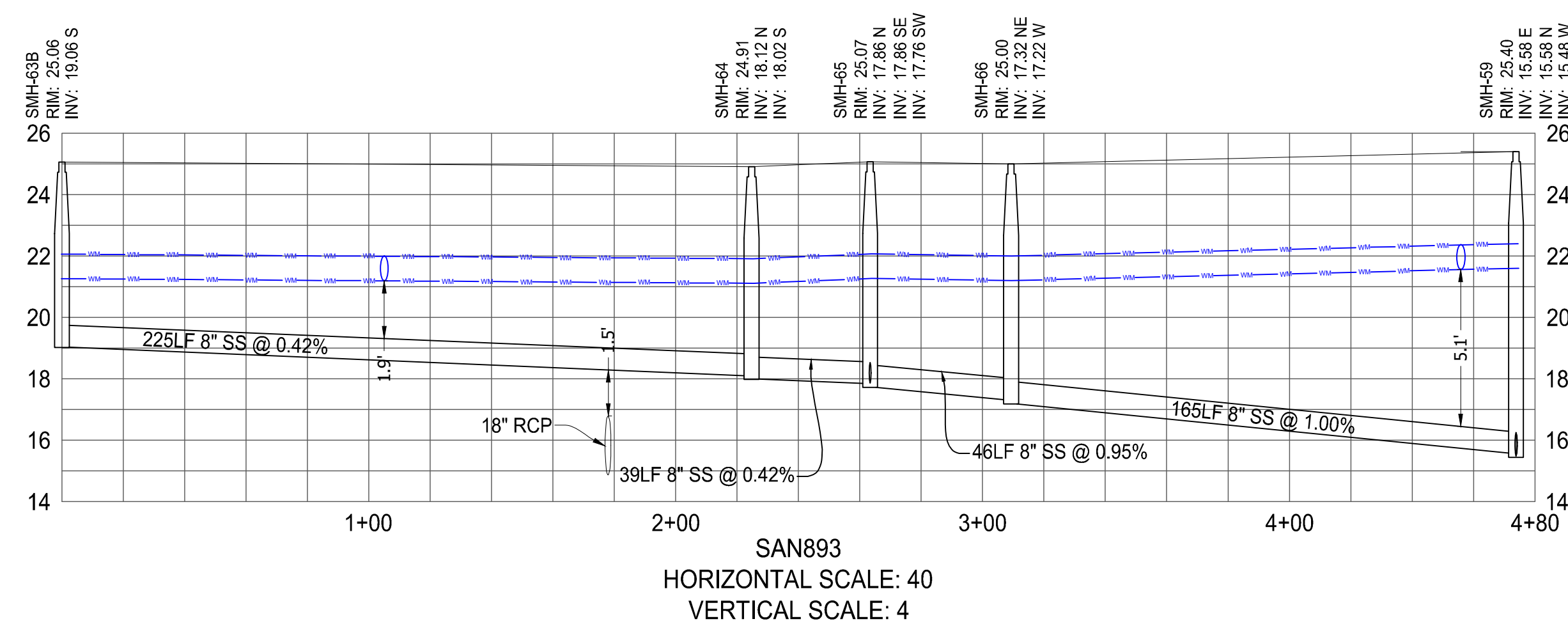
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JUPITER, FL 33468  
PH: (561) 203-7503  
FX: (561) 203-7721  
www.ThomasEngineeringGroup.com

**BRANDON UEMER**  
No. 68345

PROFESSIONAL ENGINEER  
FLORIDA BUSINESS REGISTRATION NO. 27528

SHEET TITLE:  
**PROFILES**

SHEET NUMBER:  
**C-34**



**THOMAS ENGINEERING GROUP**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 6500 NW 31ST AVENUE | 4950 W. KENNEDY BLVD. | 125 W INDIANTOWN RD.  
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 THE INFORMATION, DATA AND CONTENT OF THIS PLAN AND DRAWINGS AND SHALL BE CONSIDERED VALID FOR THE PROJECT WHERE SHOWN. NO OTHER PROJECTS, DATES AND STATES HAVE BEEN CHECKED FOR CONFLICTS.

REV.	DATE	REVISIONS	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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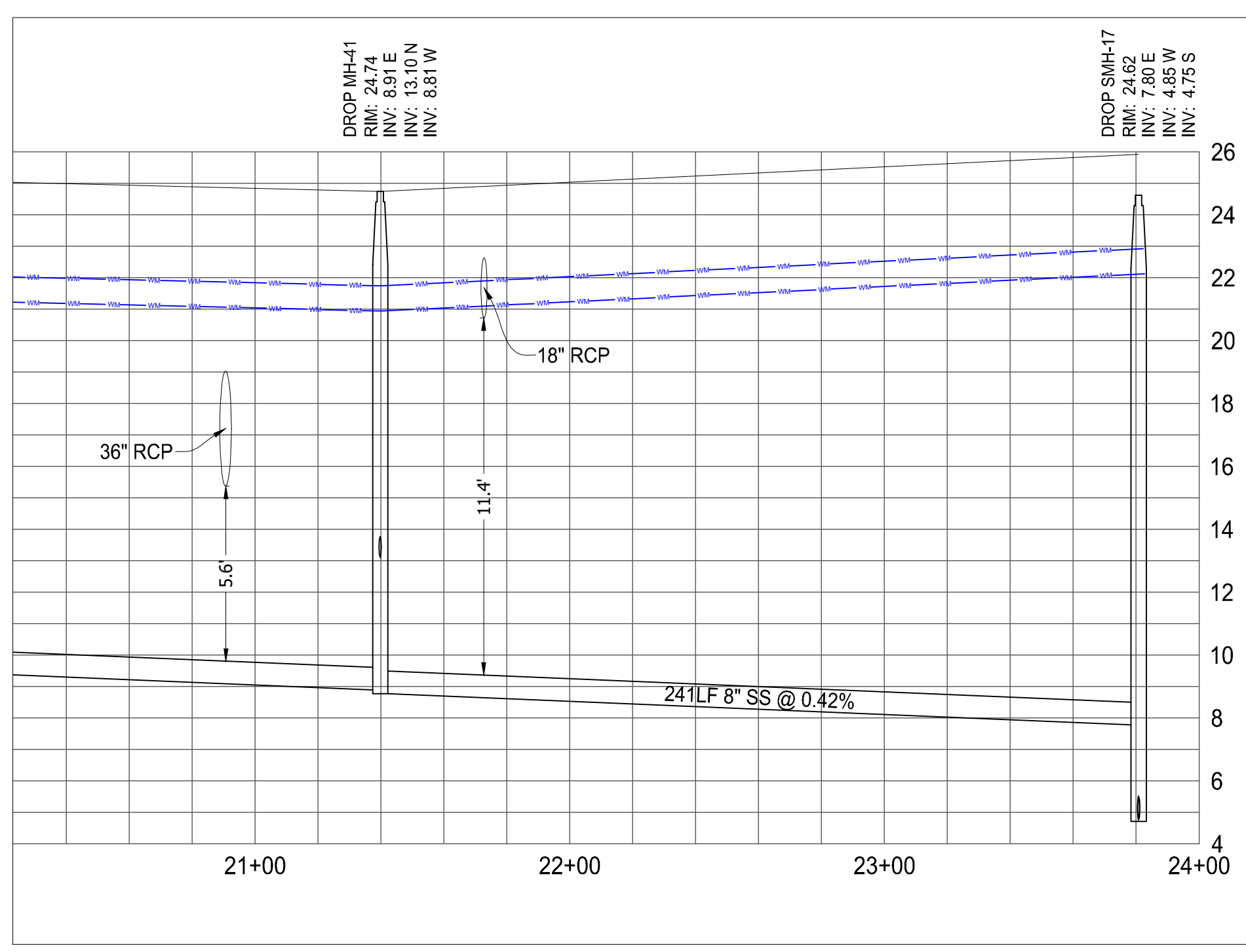
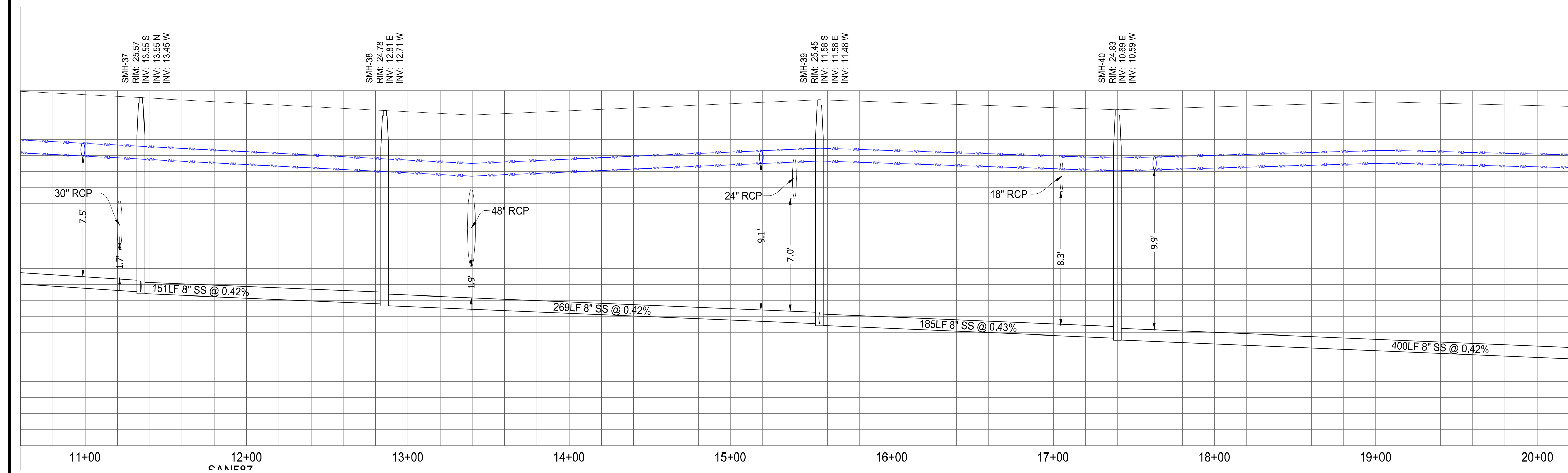
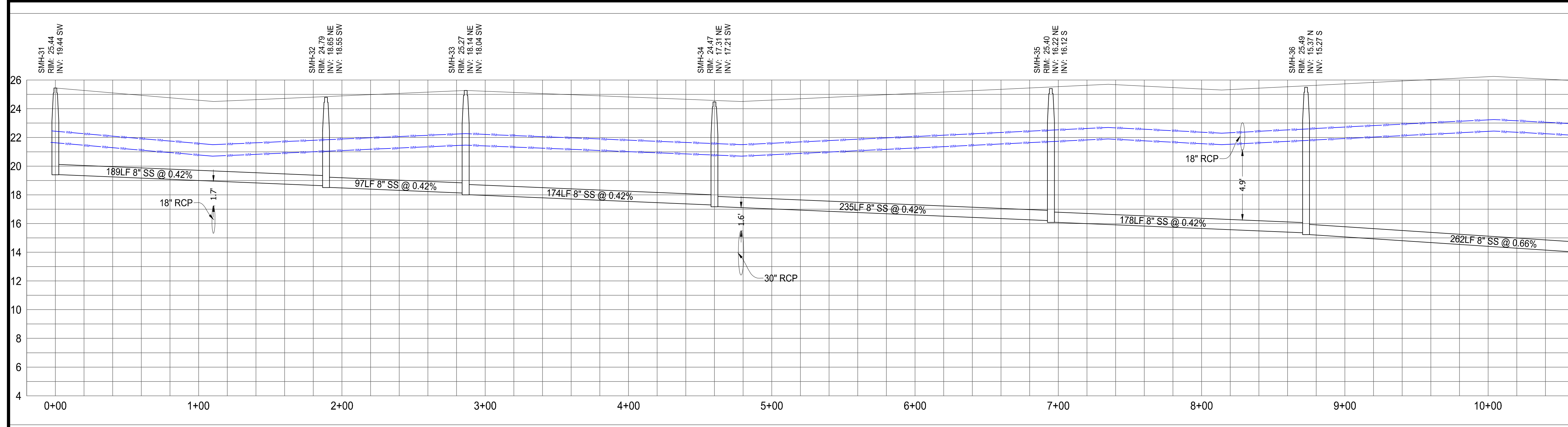
PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ200019-UTILITY-PROFILES

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

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**BRANDON UEMER**  
 No. 68345  
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 May 25, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PROFILES**  
 SHEET NUMBER:  
**C-35**  
 PORT ST. LUCIE PROJECT NO: P22-019



Printed on Wednesday, May 26, 2022, 9:39 AM by Michael Lepelletier  
 C:\Users\mlepelletier\OneDrive\Desktop\11-652-368\11-652-368-UTILITY-PROFILES.dwg

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

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REVISIONS			
REV	DATE	COMMENT	BY
1	3-17-21	REV PER SPRC	MJL
2	2-22-22	REV PER SPRC	MJL

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PROJECT No.:	FJ200019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-23
CAD I.D.:	FJ200019-UTILITY-PROFILES

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

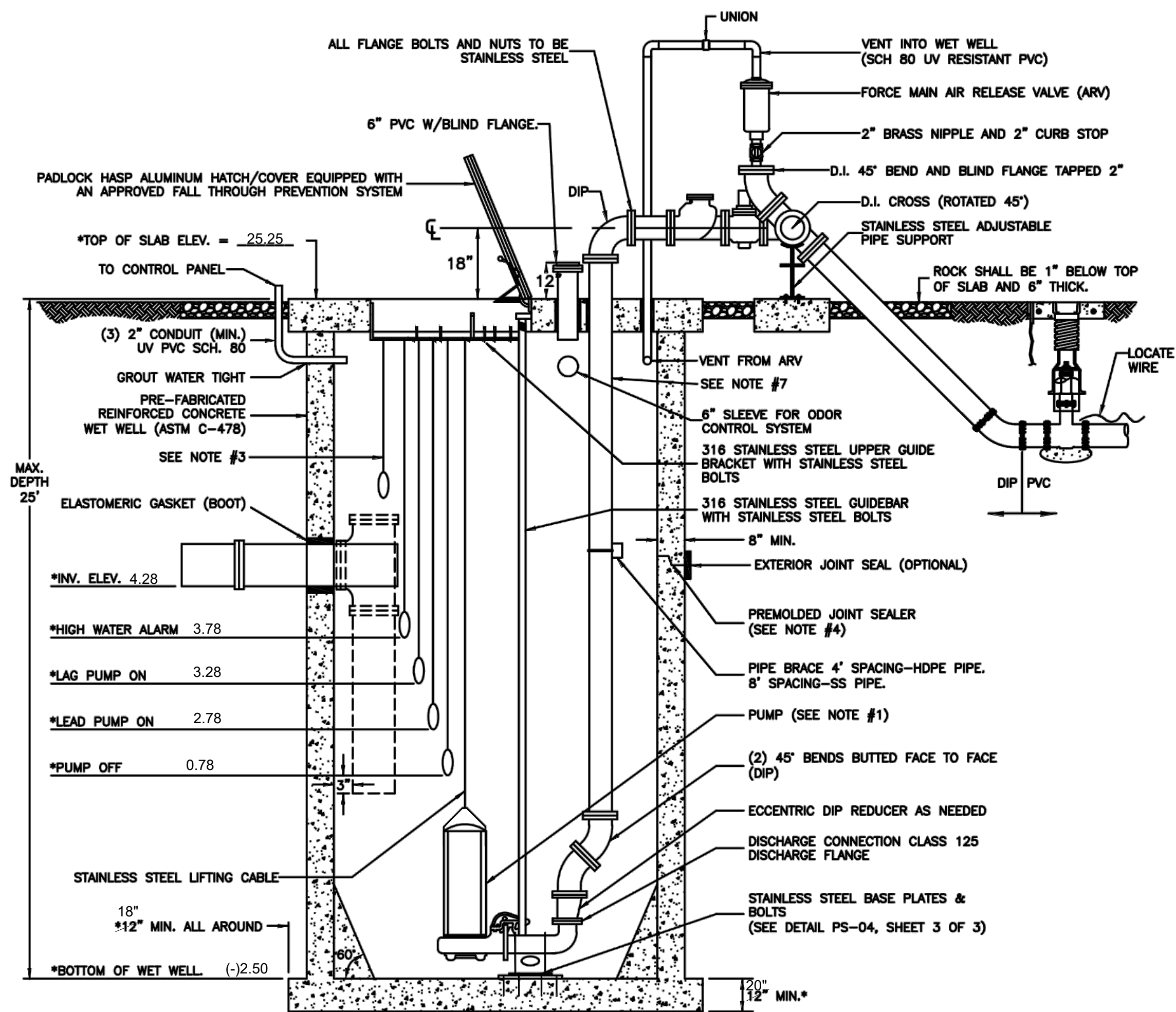
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**BRANDON UEMER**  
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 PROFESSIONAL ENGINEER  
 May 26, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**PROFILES**  
 SHEET NUMBER:  
**C-36**  
 PORT ST. LUCIE PROJECT NO: P22-019

**PUMP DATA:**  
 MANUFACTURER \*\* ABS WETWELL DIAMETER \*\* 8'  
 MODEL NUMBER \*\* XEP101G IMPELLER NUMBER \*\* 185mm HP \*\* 29 RPM \*\* 3561  
 VOLTS \*\* 460 3 PHASE 60 HERTZ

**OPERATING CONDITIONS:**  
 \*\* 470 GPM AT \*\* 87 TDH \*\* 50 % EFFICIENCY  
 SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.  
 WORKING DEPTH \*\* 2.00 FT. WORKING VOLUME \*\* 752 GALS.

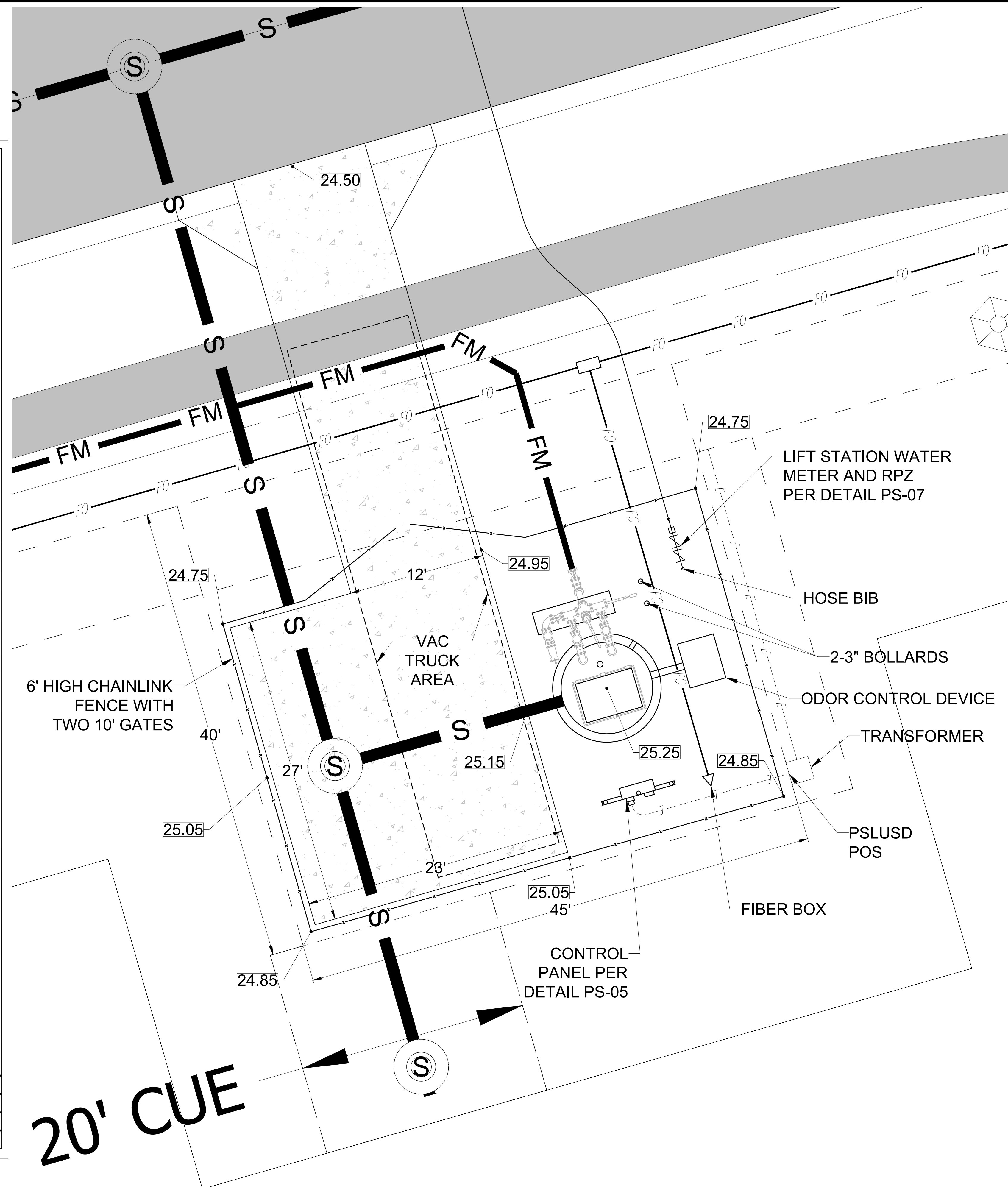


- NOTES:**
- \*THE DESIGN SPECIFICATIONS FOR THE WET WELL, PUMPS, CONTROL ELEVATIONS AND DISCHARGE PIPING SHALL BE AS SPECIFIED BY THE ENGINEER-OF-RECORD, IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS.
  - WET WELL INTERIOR WALLS SHALL BE PROTECTED WITH A LINER. THE WET-WELL EXTERIOR SHALL BE COATED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

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

**LIFT STATION WET WELL SECTION**

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



**LIFT STATION DETAIL**  
 SCALE 1" = 5'

ACCESS DRIVE - 6" THICK, 12' WIDE CONCRETE 4000 PSI WITH FIBER MESH AND COMPACTED SUBGRADE TO 98% DENSITY EXTENDED 6" BEYOND ALL EDGES.

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

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PROJECT No.	FJ20019
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-1-20
CAD I.D.:	FJ20019-LS-DETAILS

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

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**BRANDON UEMER**  
 No. 68345  
 PROFESSIONAL ENGINEER  
 May 25, 2022  
 FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:  
**LIFT STATION DETAILS**

SHEET NUMBER:  
**C-37**

PORT ST. LUCIE PROJECT No. P22-019

Printed on Wednesday, May 25, 2022, 9:40 AM by Michael Lempert

