

WATER AND SEWER IMPROVEMENTS

FOR

RIVERLAND — PARCEL D

PLAT FIVE

CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

DEVELOPER: RIVERLAND ASSOCIATES IV, LLLP

1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
(954) 753-1730

LEGAL DESCRIPTION:

BEING ALL OF TRACT "OSS", RIVERLAND PARCEL D — PLAT ONE, AS RECORDED IN PLAT BOOK 118, PAGES 1 THROUGH 16, AND A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID RIVERLAND PARCEL D — PLAT ONE; THENCE NORTH 89°52'25" WEST, ALONG THE NORTH LINE OF E/W #3 RIGHT-OF-WAY, 150.00 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, SAID PUBLIC RECORDS, A DISTANCE OF 1300.68 FEET; THENCE NORTH 0°07'35" EAST, A DISTANCE OF 1380.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2880.00 FEET, A CENTRAL ANGLE OF 0°27'47"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 324.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4120.00 FEET, A CENTRAL ANGLE OF 05°34'59"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 401.46 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE NORTH 88°59'37" WEST, A DISTANCE OF 95.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4025.00 FEET AND A CENTRAL ANGLE OF 0°22'42"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 26.58 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 89°56'34" WEST, A DISTANCE OF 1063.23 FEET; THENCE SOUTH 84°56'03" WEST, A DISTANCE OF 55.02 FEET; THENCE NORTH 89°56'34" WEST, A DISTANCE OF 237.44 FEET; THENCE NORTH 0°10'54" EAST ALONG THE EAST LINE OF N/S A RIGHT-OF-WAY, 150.00 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 484, SAID PUBLIC RECORDS, A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°55'18" EAST, A DISTANCE OF 237.09 FEET; THENCE SOUTH 85°35'36" EAST, A DISTANCE OF 65.93 FEET; THENCE SOUTH 89°56'34" EAST, A DISTANCE OF 1001.68 FEET; THENCE NORTH 81°07'13" EAST, A DISTANCE OF 50.55 FEET; THENCE NORTH 89°33'26" EAST, A DISTANCE OF 128.20 FEET; THENCE SOUTH 76°22'26" EAST, A DISTANCE OF 139.17 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 07°45'38" WEST, A RADIUS OF 2070.00 FEET AND A CENTRAL ANGLE OF 05°06'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 184.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 77°08'22" EAST, A DISTANCE OF 1817.04 FEET, A PORTION OF SAID LINE BEING THE NORTH LINE OF SAID TRACT "OSS", TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 01°42'48"; THENCE ALONG THE BOUNDARY OF SAID TRACT "OSS" FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES, EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 27.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 45°54'41"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 28.05 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 57°54'43" EAST, A DISTANCE OF 21.36 FEET; THENCE SOUTH 89°02'23" EAST, A DISTANCE OF 141.32 FEET; THENCE SOUTH 0°01'18" WEST, A DISTANCE OF 9.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°07'58"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.76 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 11°42'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 196.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°08'22" WEST, A DISTANCE OF 1115.30 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID RIVERLAND PARCEL D — PLAT ONE FOR THE FOLLOWING (8) EIGHT DESCRIBED COURSES, SOUTH 12°51'38" WEST, A DISTANCE OF 310.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 348.00 FEET, A CENTRAL ANGLE OF 23°11'04"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 140.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°19'26" EAST, A DISTANCE OF 141.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°49'36"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 187.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET, A CENTRAL ANGLE OF 84°51'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 286.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°34'29"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 131.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1652.00 FEET, A CENTRAL ANGLE OF 16°59'33"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 489.94 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°07'35" WEST, A DISTANCE OF 463.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 64.761 ACRES, MORE OR LESS.



LOCATION MAP

N.T.S.
SEC. 20 TWP. 37 S RGE. 39 E

PREPARED BY:

GLH ENGINEERING, LLC

1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FL CERTIFICATE OF AUTHORIZATION NO. 27459

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	COVER SHEET
2-14	WATER AND SEWER PLANS
15	OVERALL WATER SAMPLE POINT MAP
16-18	SEWER PROFILES
19	LIFT STATION DETAILS

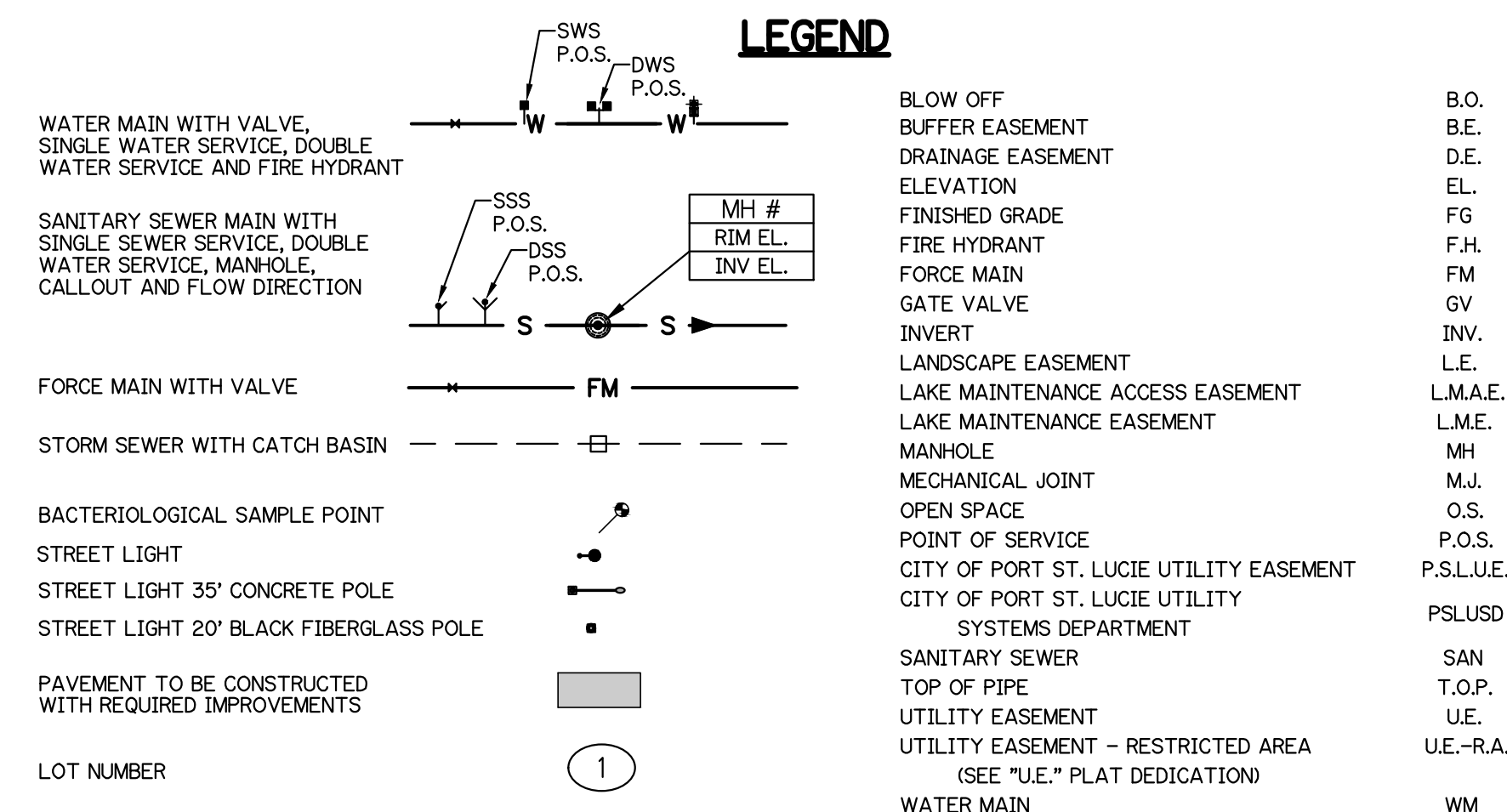
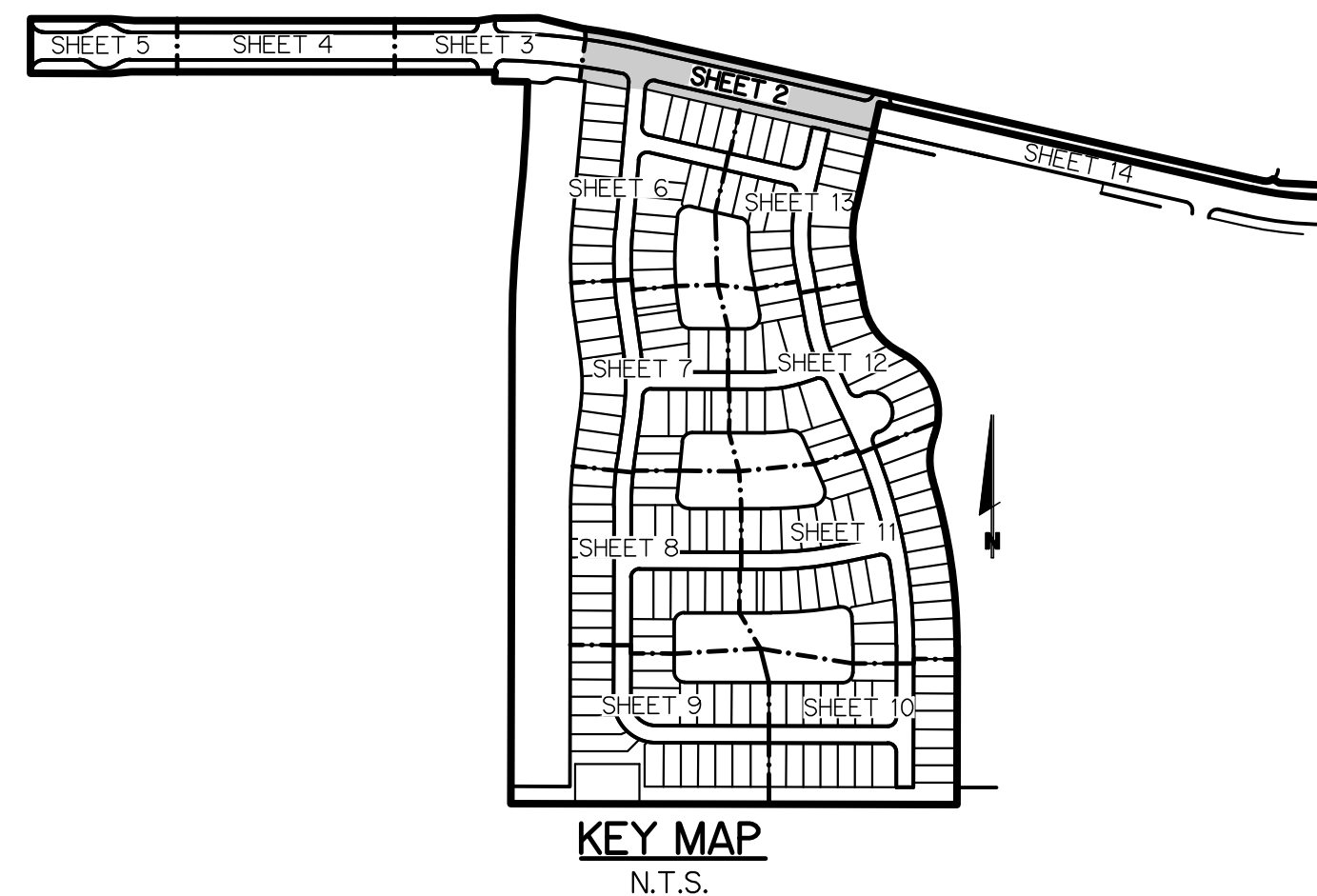
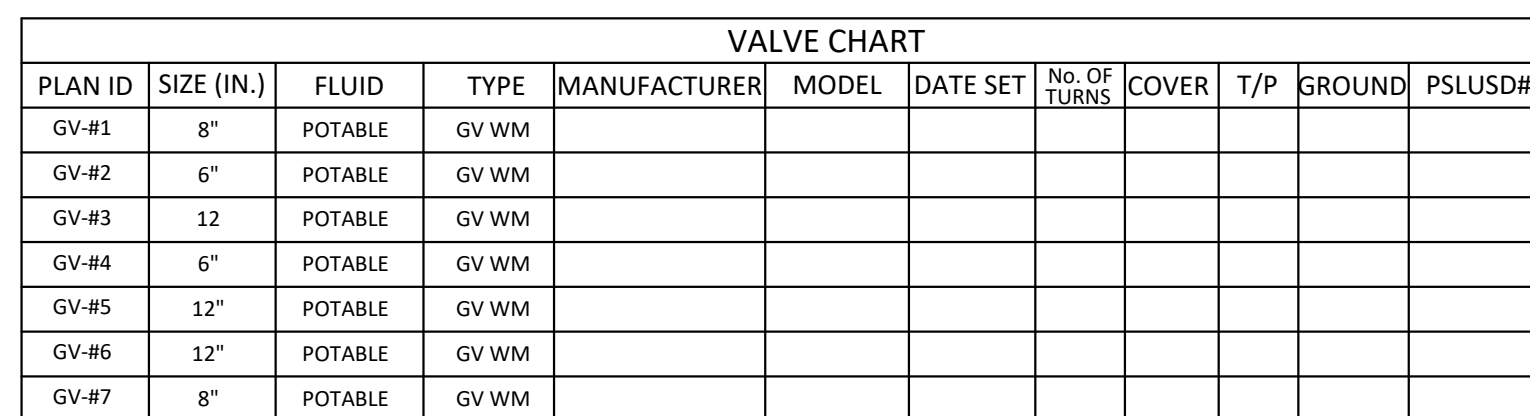
NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019
WILL BE PROVIDED ON-SITE FOR THE CONTRACTOR'S USE
SINCE THE DETAILS ARE NOT PROVIDED IN THIS PLAN SET

NOTE: ALL GRADES SHOWN ARE IN NAVD88

P23-152 (PSLUSD 5268E)

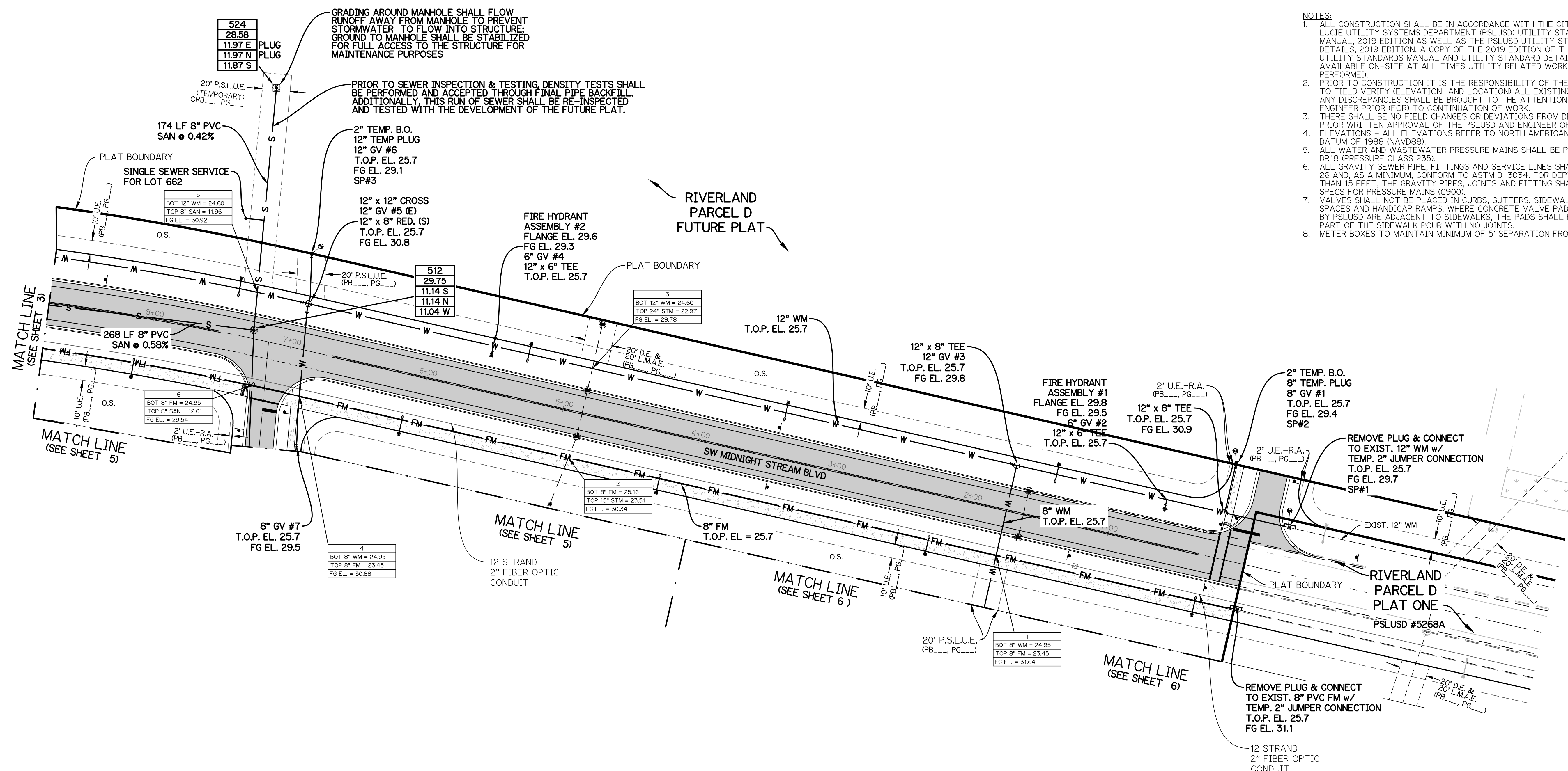
			DATE
			REVISION NO.

BRIAN ARNOLD, P.E. FLORIDA P.E. #81294		
RIV-D PL 5	WS	
SHEET 1 OF 19		

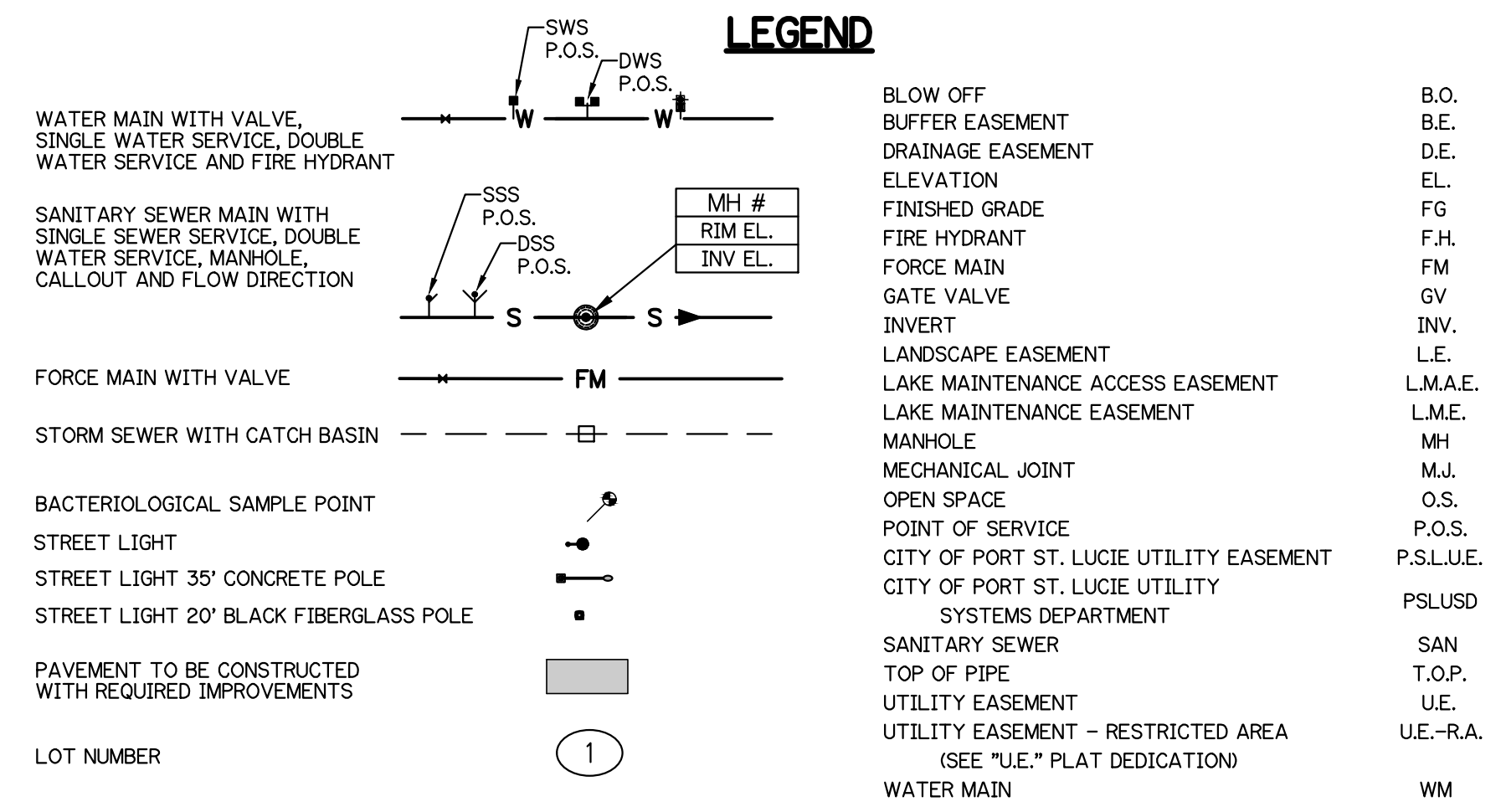
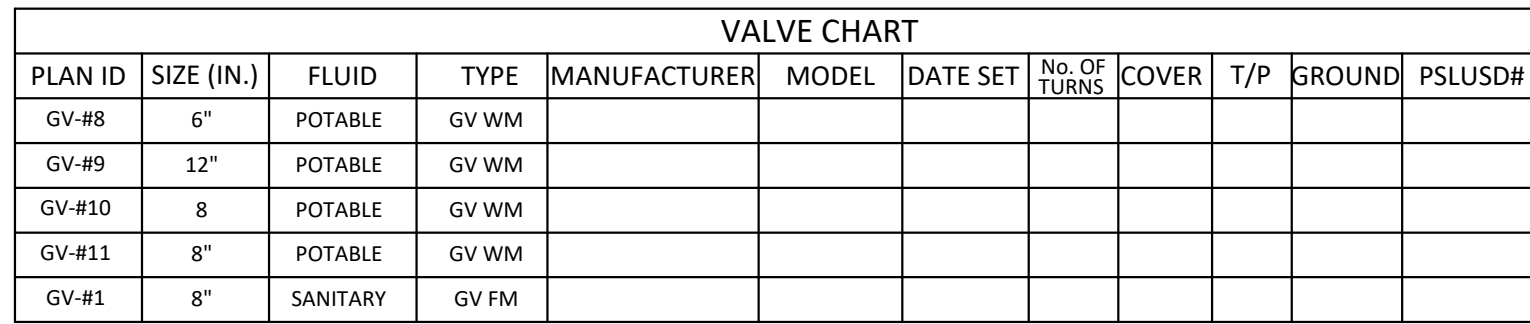


NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUSD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUSD UTILITY STANDARDS MANUAL AND UTILITY STANDARD DETAILS SHALL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
2. PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ELEVATION AND LOCATION ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
3. THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND ENGINEER OF RECORD.
4. ELEVATIONS FOR ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
6. ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 (MINIMUM) TO CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15 FEET - TO MAINTAIN PROPER JOINTS AND FITTING SHALL MEET THE SPECS FOR PRESSURE MAINS (C900).
7. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
8. METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.

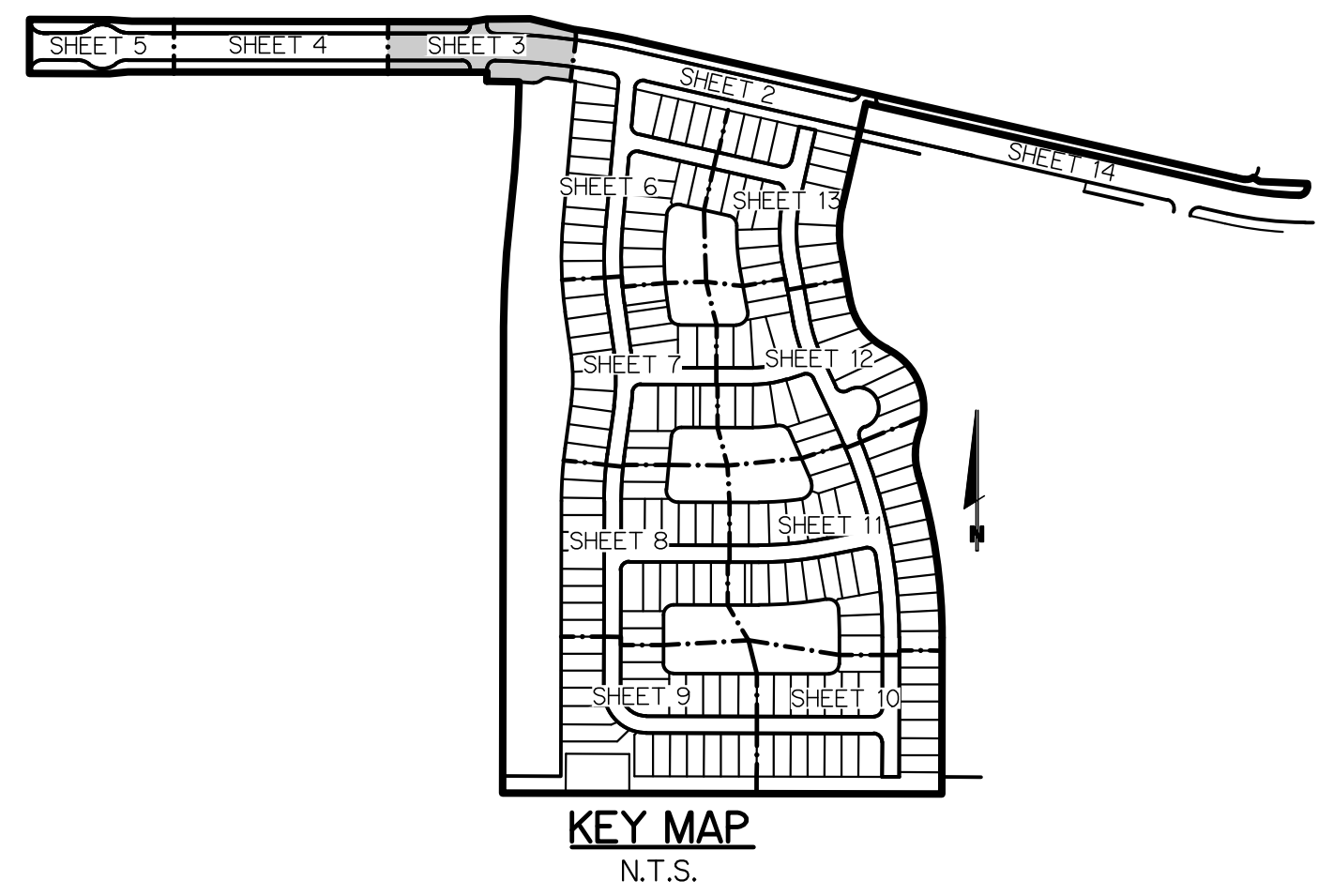
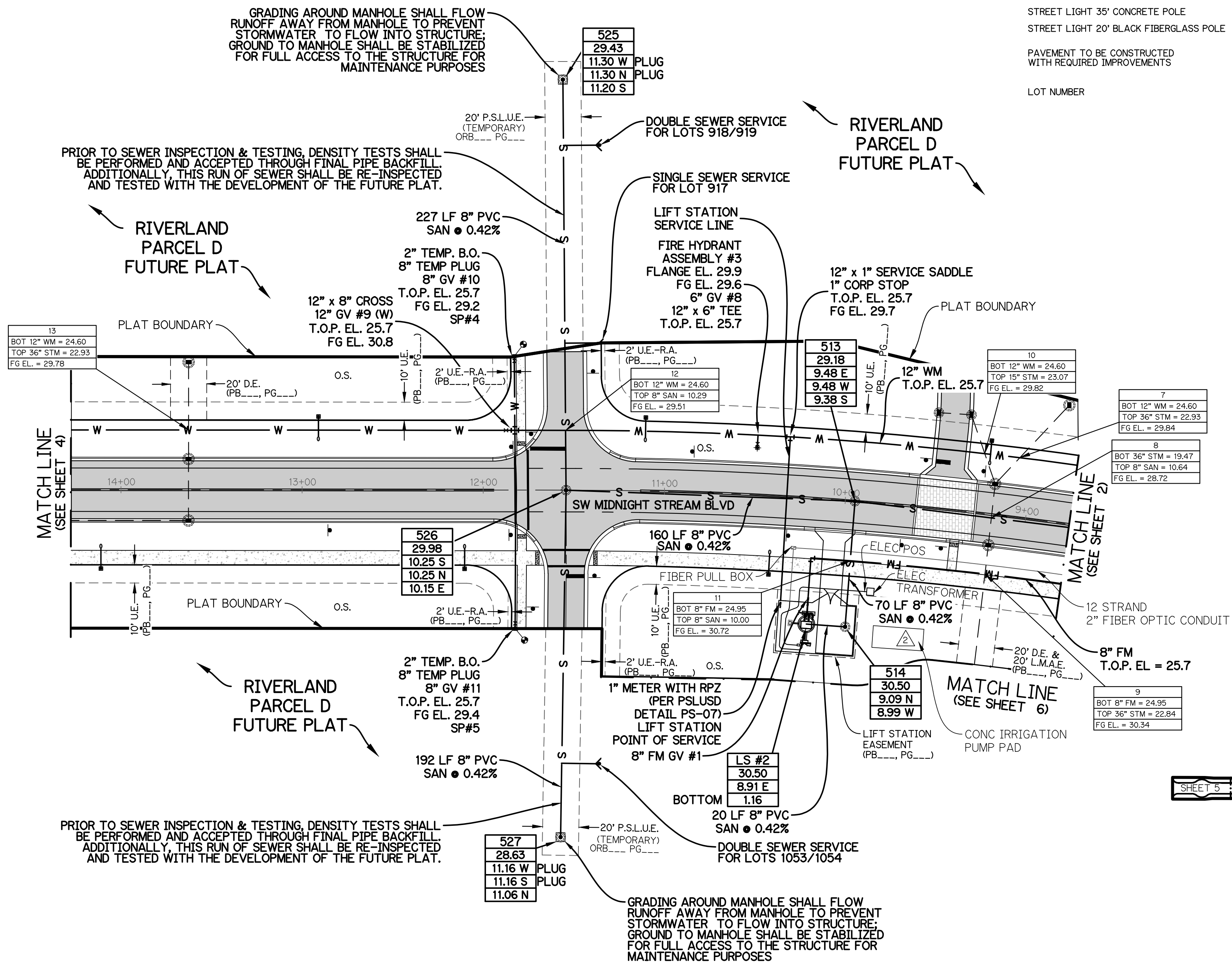


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P23-152 (PSLUSD 5268E)

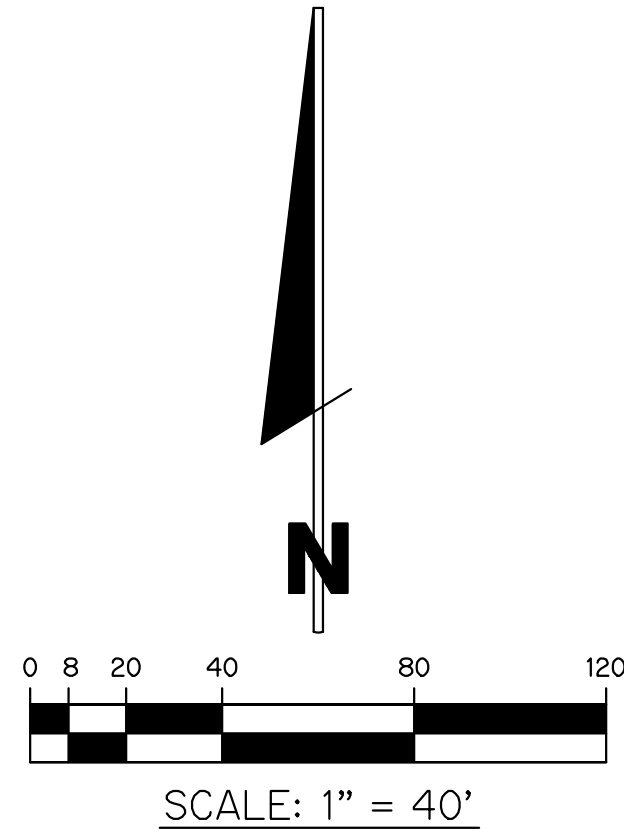


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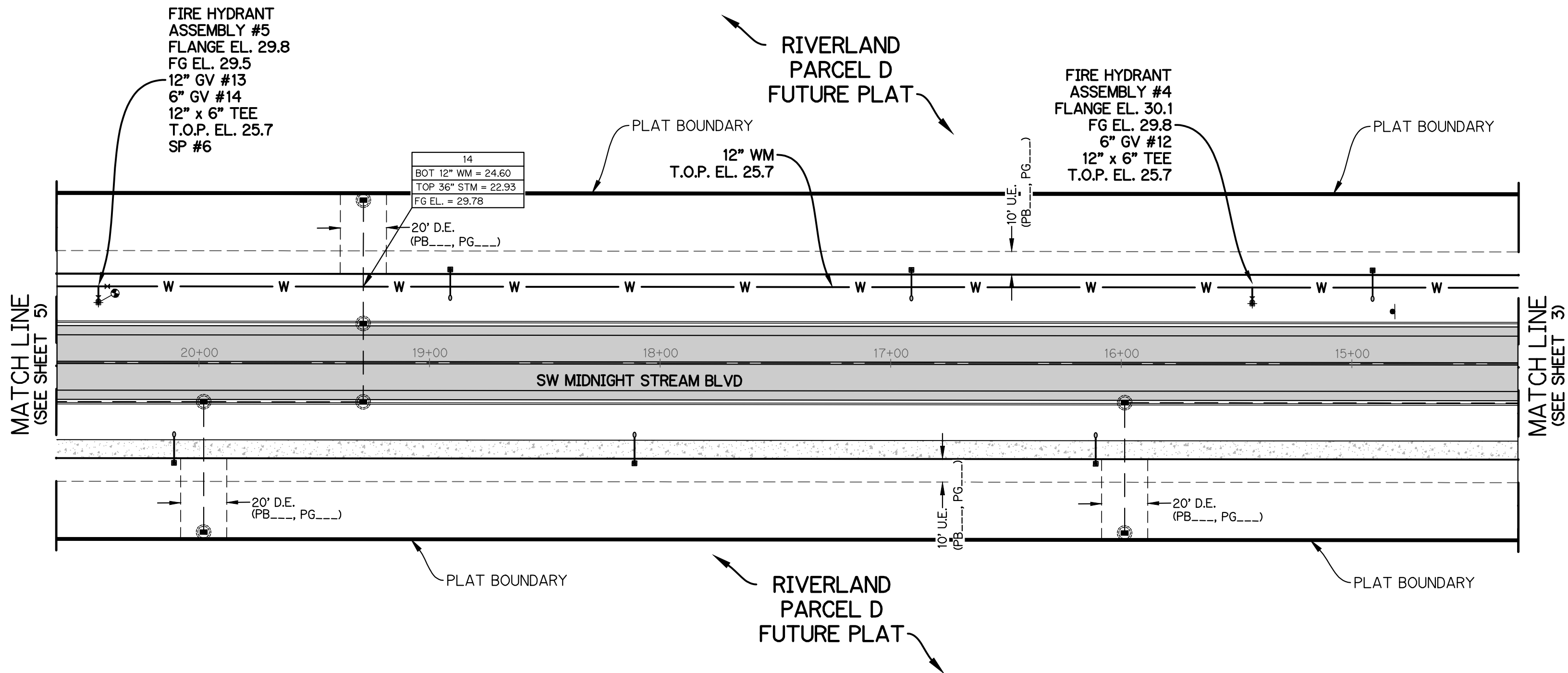
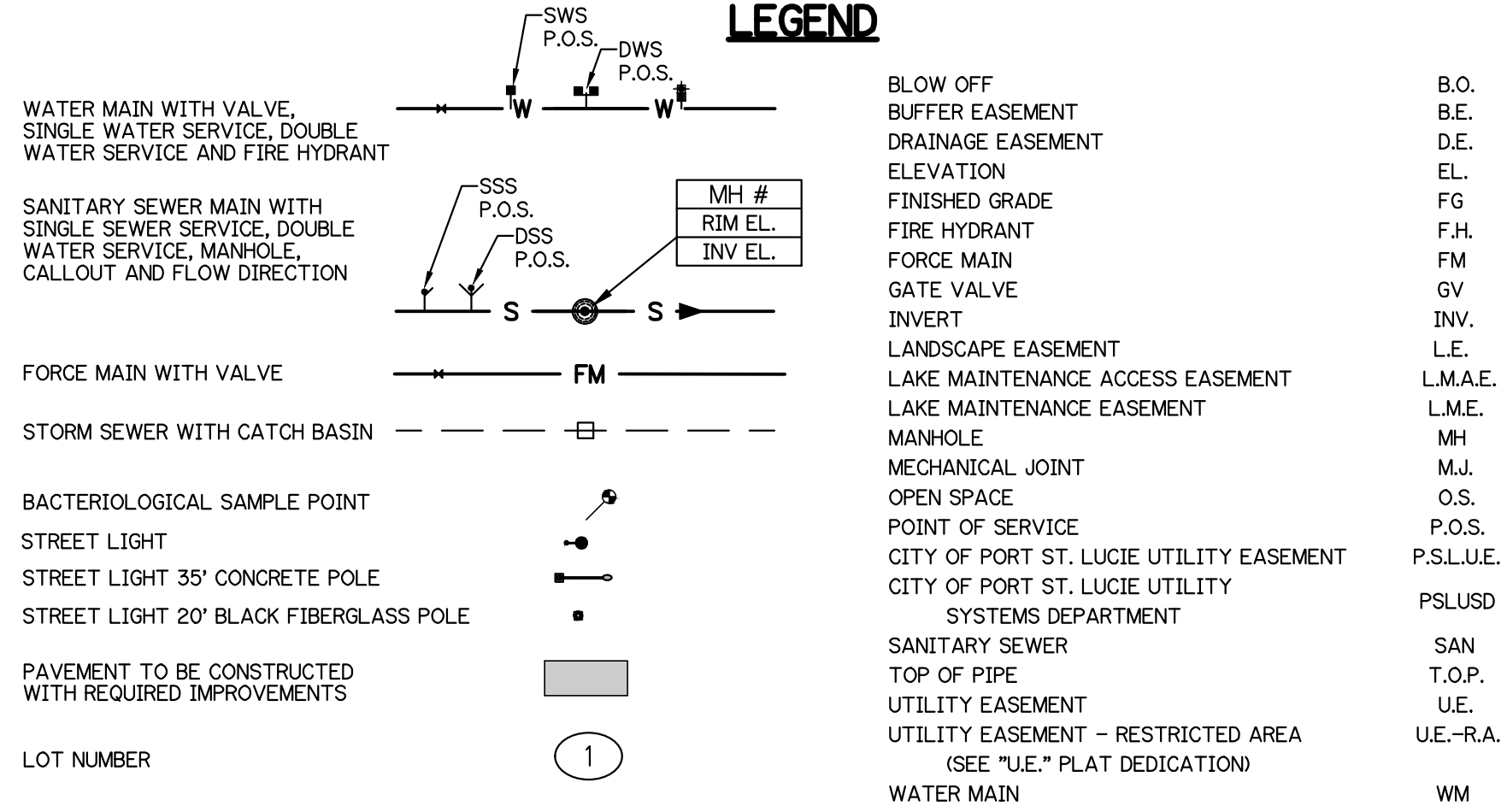
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2. PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
3. THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT THE PRIOR WRITTEN CONSENT OF THE PSLUSD AND ENGINEER OF RECORD.
4. ALL ELEVATIONS AND ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
5. ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 250).
6. ALL GRAVEL, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034, FOR DEPTHS GREATER THAN 15 FEET, THE GRAVITY PIPES, JOINTS AND FITTING SHALL MEET THE SPECS FOR PRESSURE MAINS (C900).
7. VALVES SHALL BE FLANGED CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP PLACES, WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
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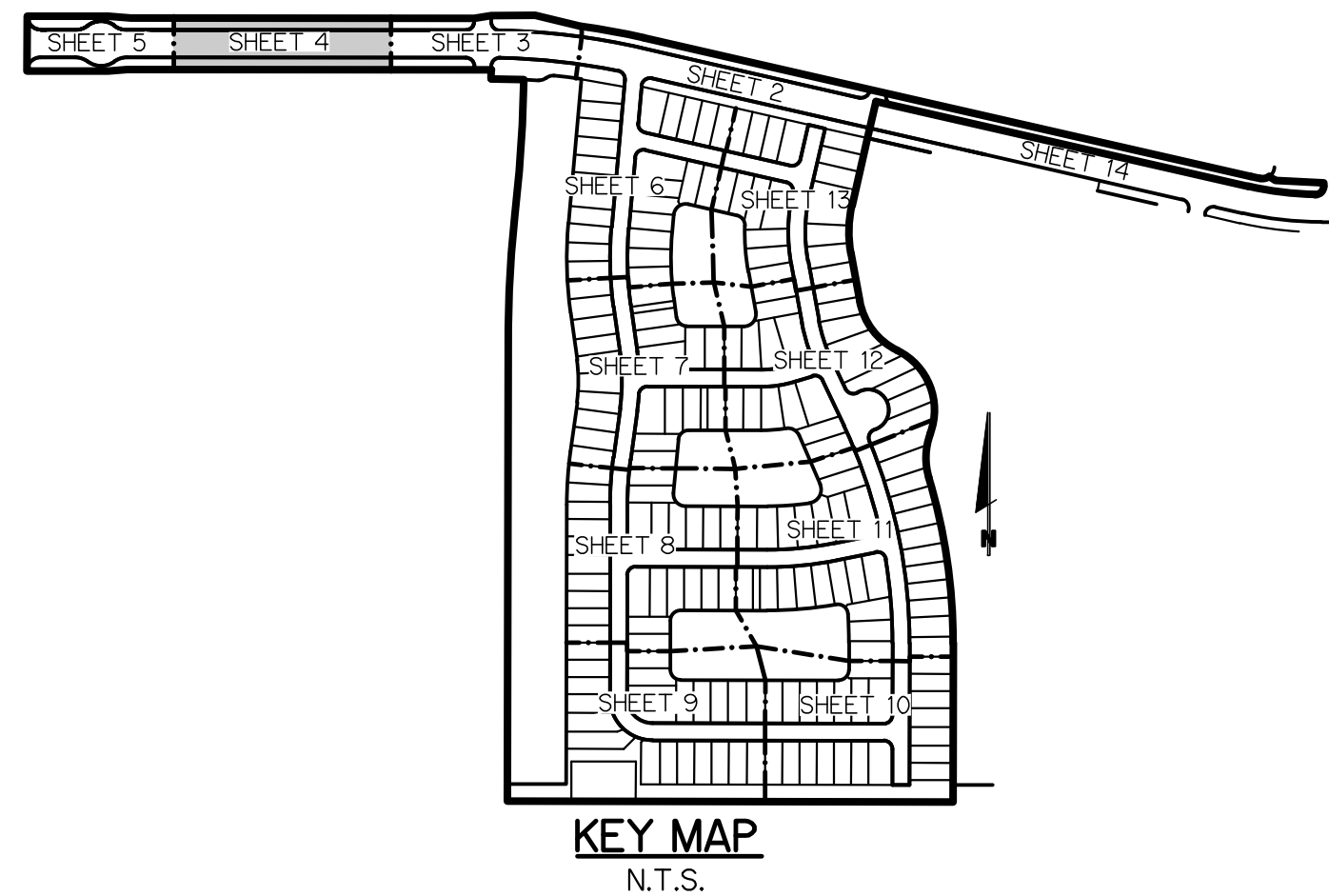
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VALVE CHART									
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P
GV-#12	6"	POTABLE	GV WM						
GV-#13	6"	POTABLE	GV WM						



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 - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
 - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15 FEET, THE GRAVITY PIPES, JOINTS AND FITTING SHALL MEET THE SPECS FOR PRESSURE MAINS (C900).
 - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
 - METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.



NOTE: ALL GRADES SHOWN ARE IN NAVD88
P23-152 (PSLUD 5268E)

WATER AND SEWER PLAN
FOR
RIVERLAND-PARCEL D
PLAT FIVE

REVISIONS	DATE	BY	CK

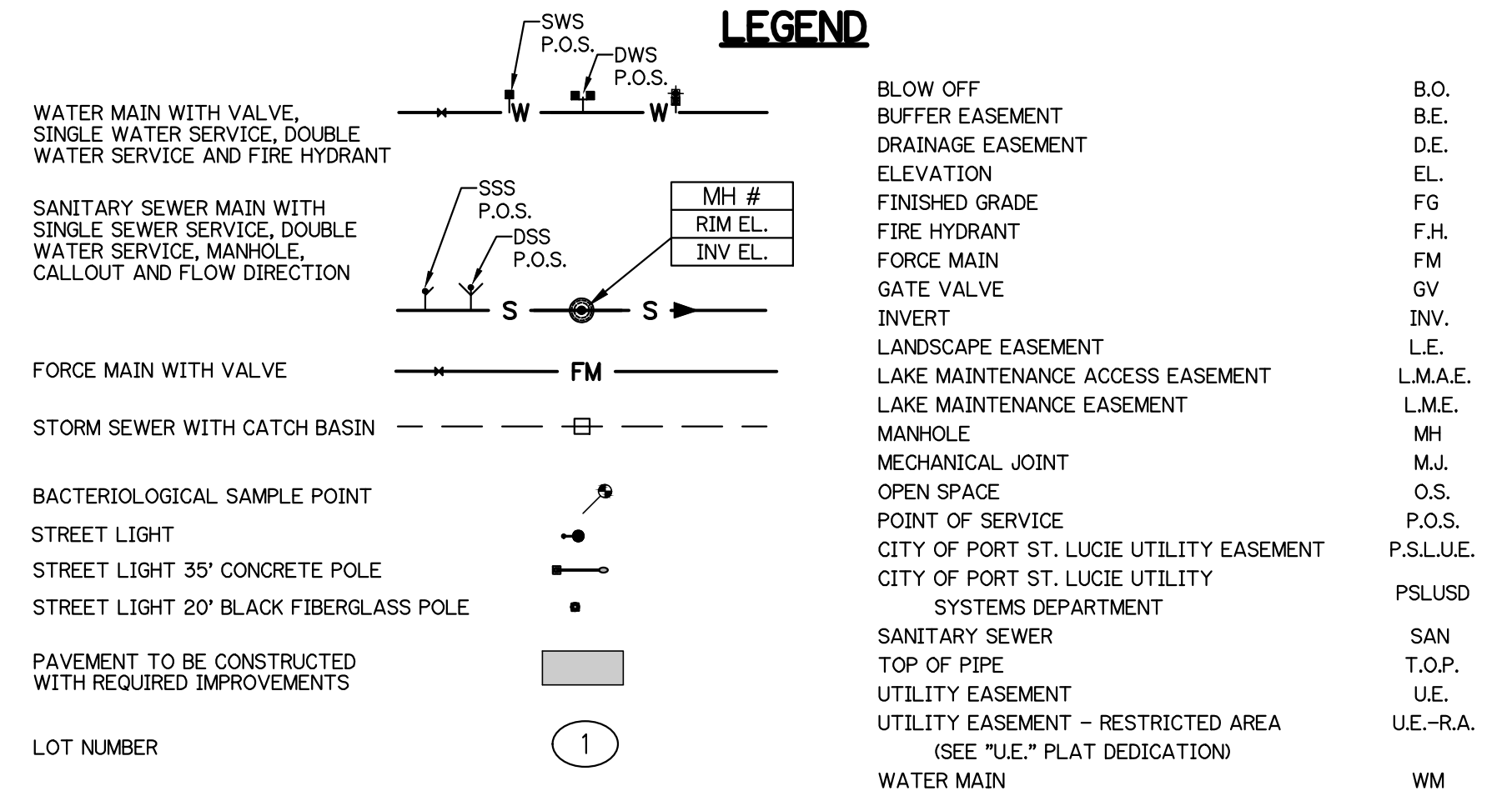
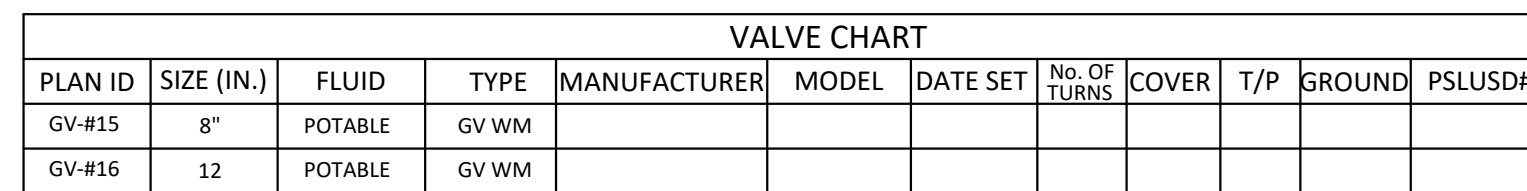
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

SCALE: 1"=40'
DATE: 12/11/23
DESIGNED BY: MB
CHECKED BY: MW
FILE NAME:
RIV-D PL 5 WS

BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

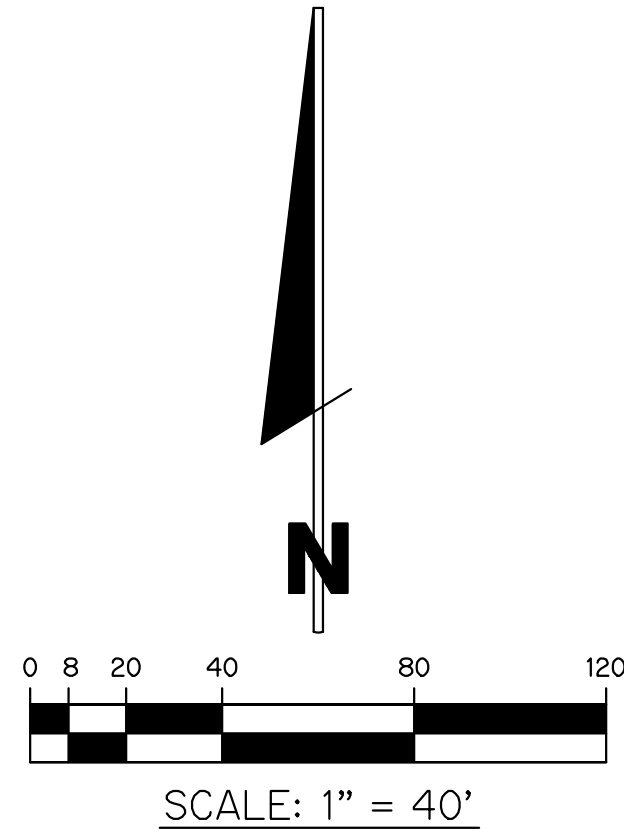
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SHEET 4 OF 19



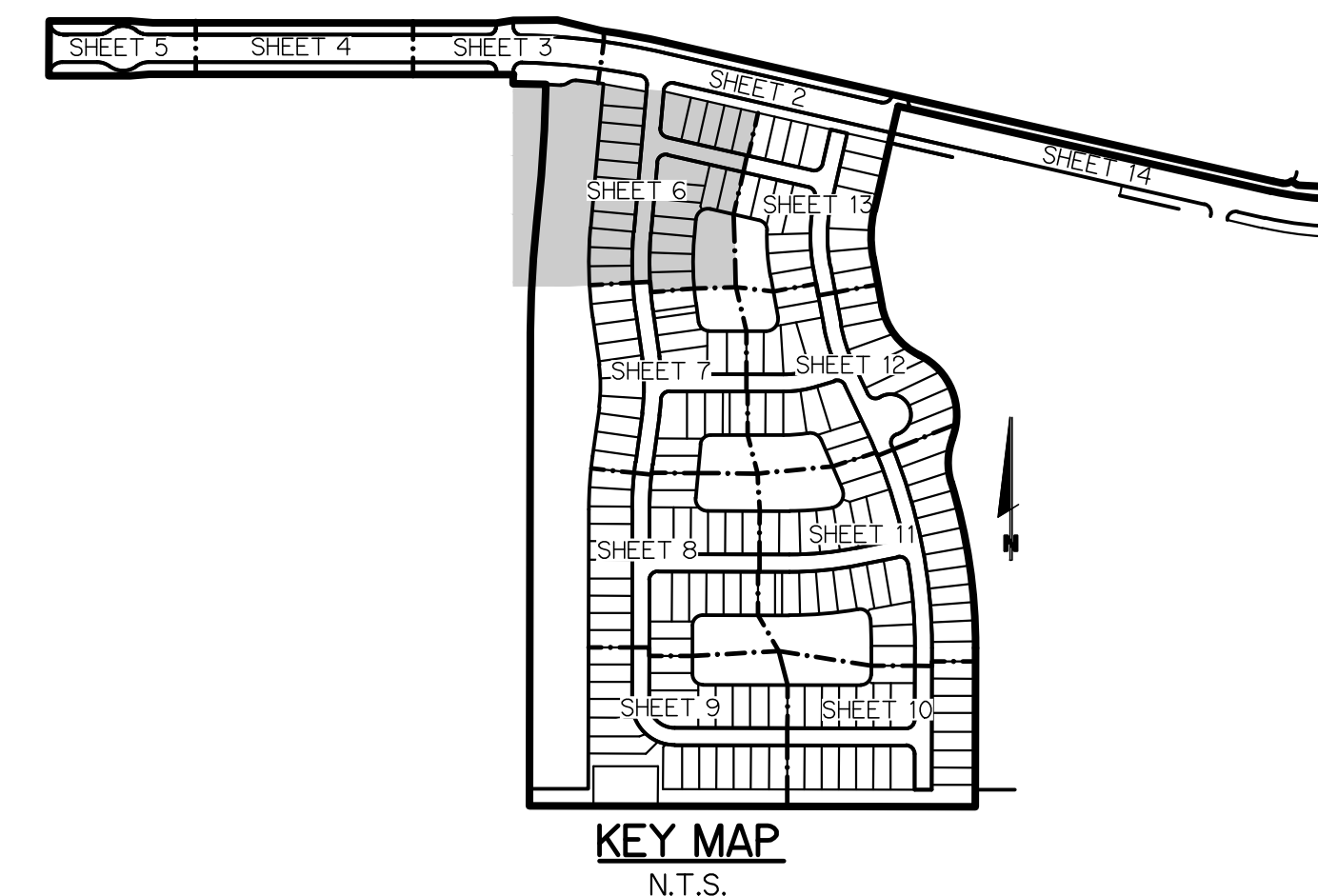
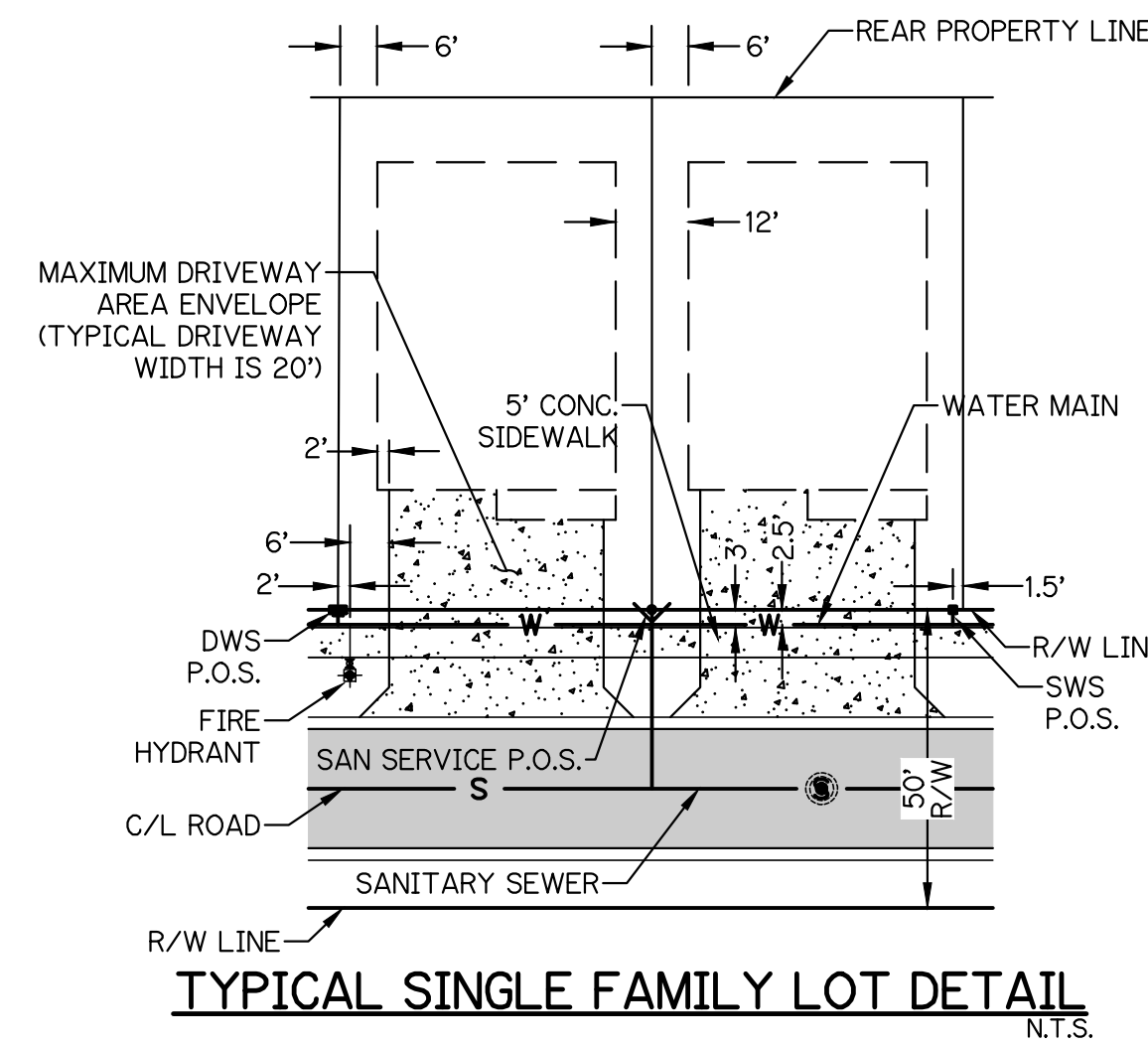
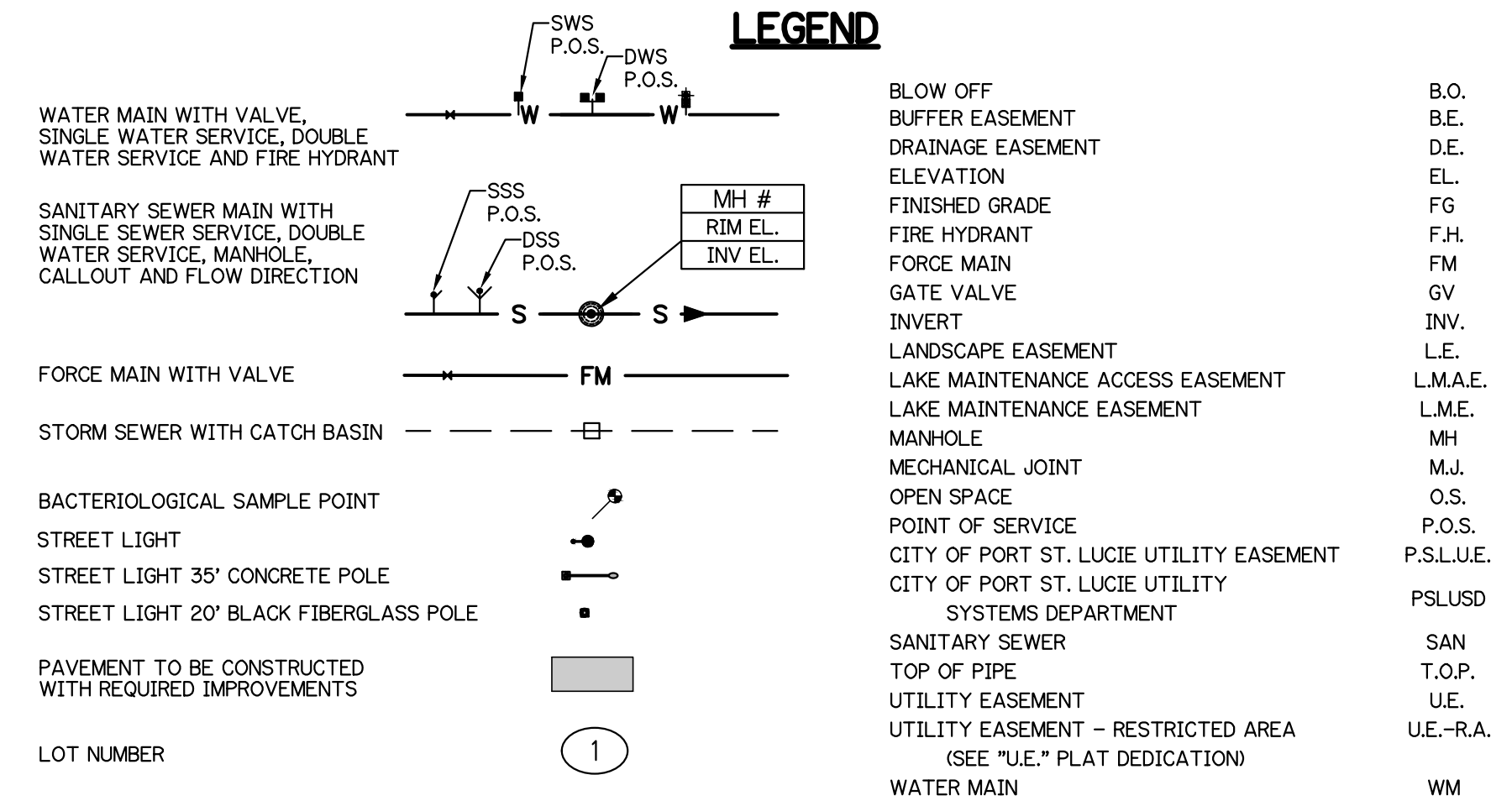
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HEET 5 OF 19



VALVE CHART										
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	NO. OF TURNS	COVER	T/P	GROUND
GV-#17	8"	POTABLE	GV WM							
GV-#18	8"	POTABLE	GV WM							
GV-#19	6"	POTABLE	GV WM							

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 - THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND ENGINEER OF RECORD.
 - ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
 - ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15 FEET, THE GRAVITY PIPES, JOINTS AND FITTING SHALL MEET THE SPECS FOR PRESSURE MAINS (C900).
 - VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
 - METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.



NOTE: ALL GRADES SHOWN ARE IN NAVD88
P23-152 (PSLUSD 5268E)

WATER AND SEWER PLAN
FOR
RIVERLAND-PARCEL D
PLAT FIVE

REVISIONS	DATE	BY	CK

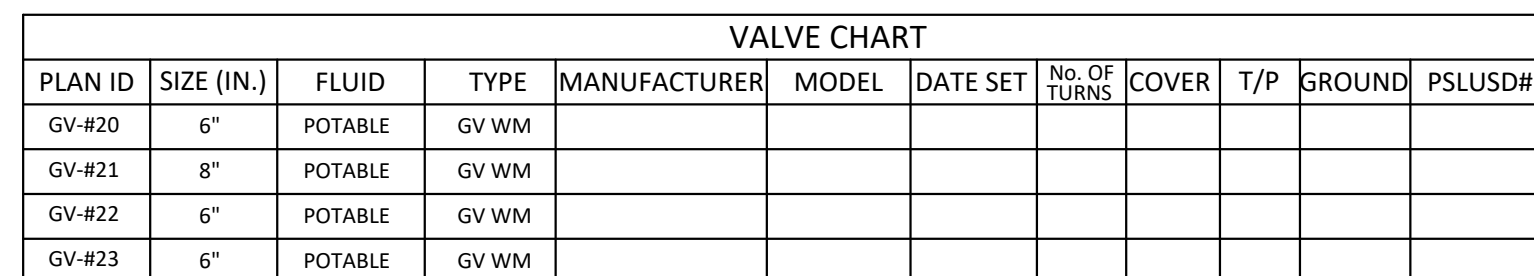
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
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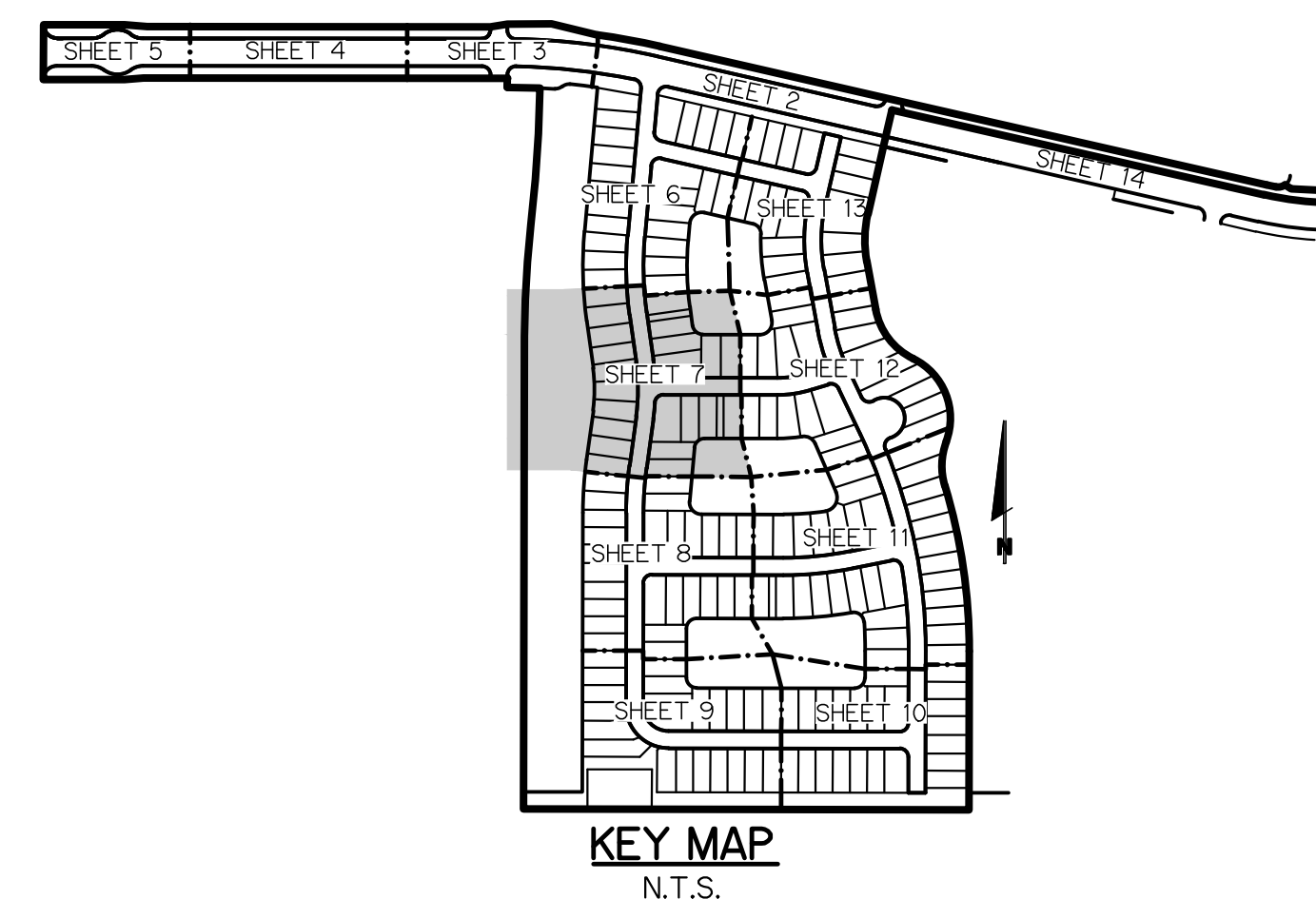
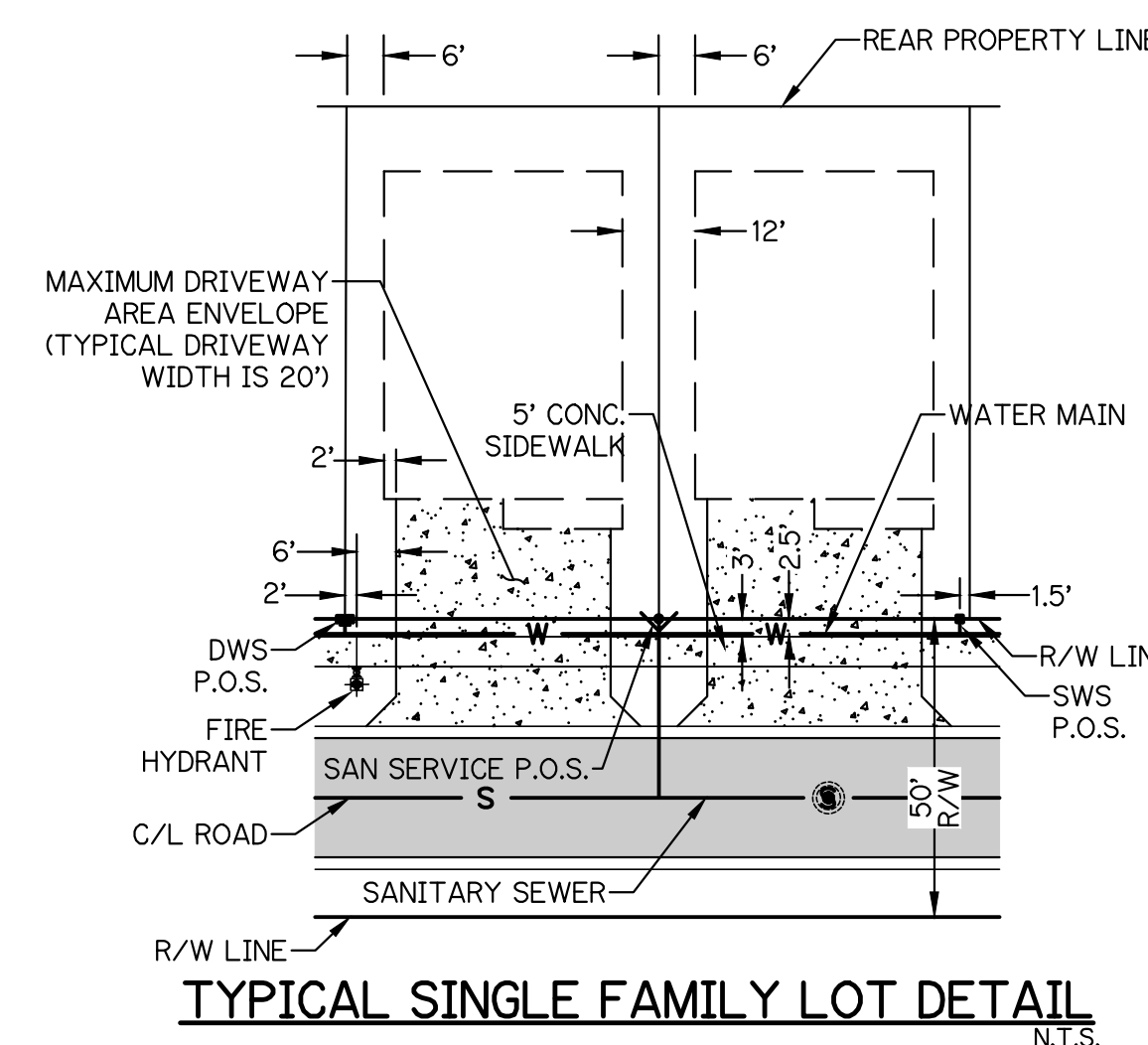
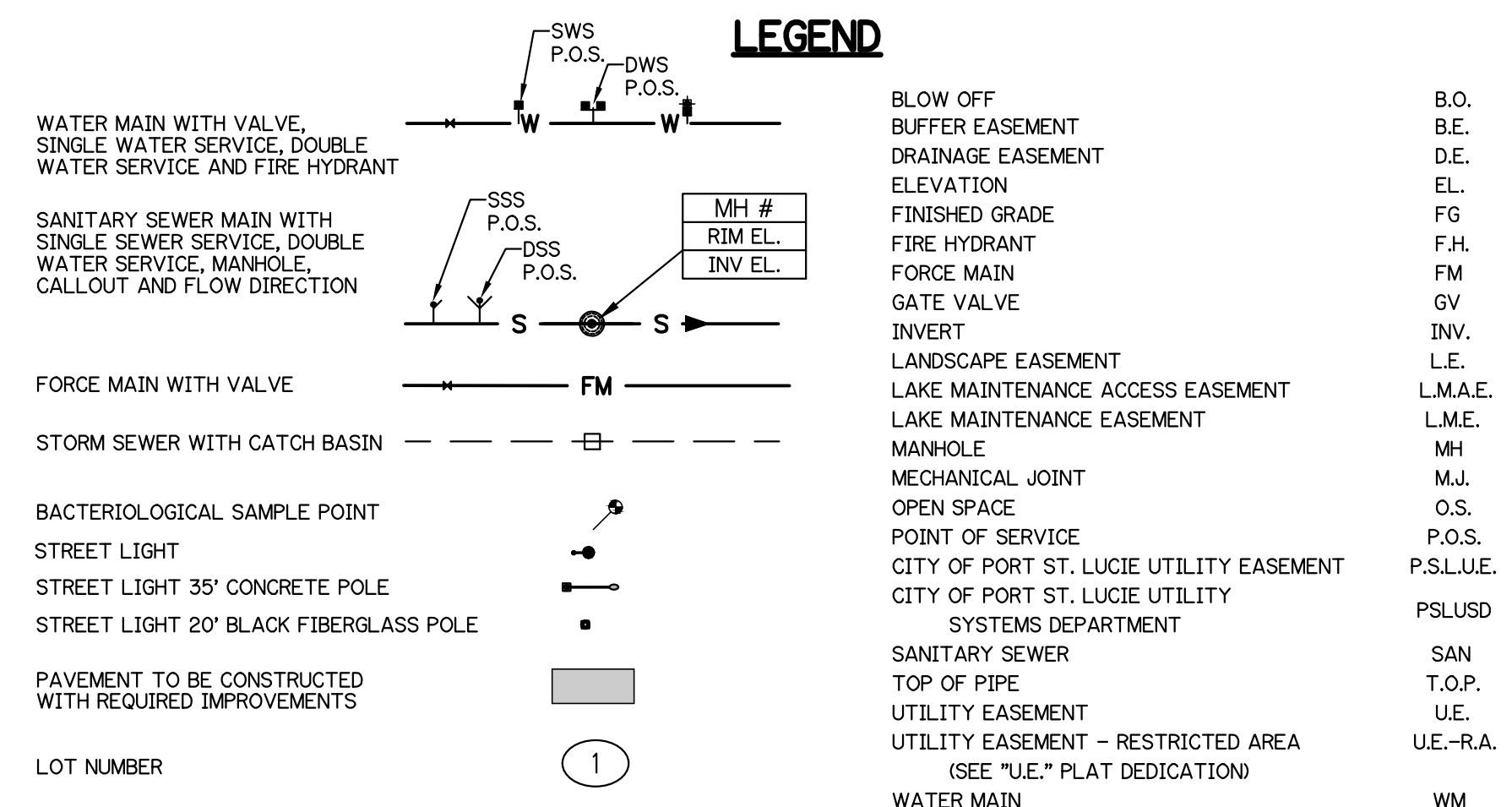
BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

RIV-D PL 5 | WS

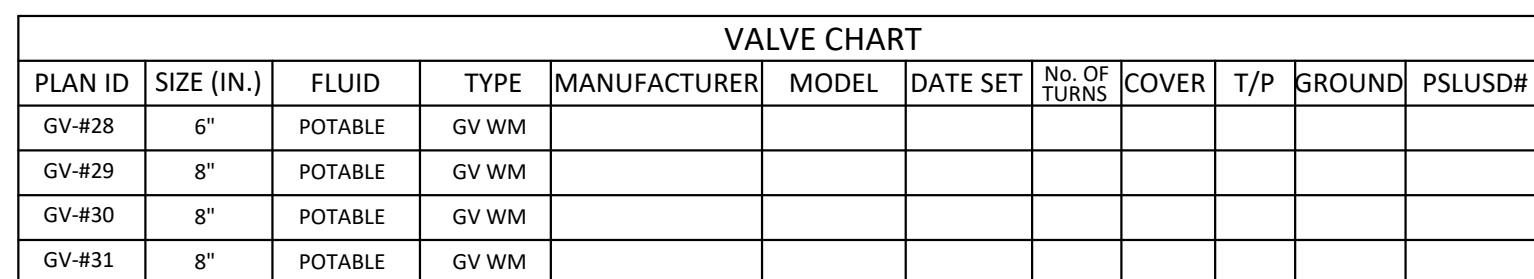
SHEET 6 OF 19



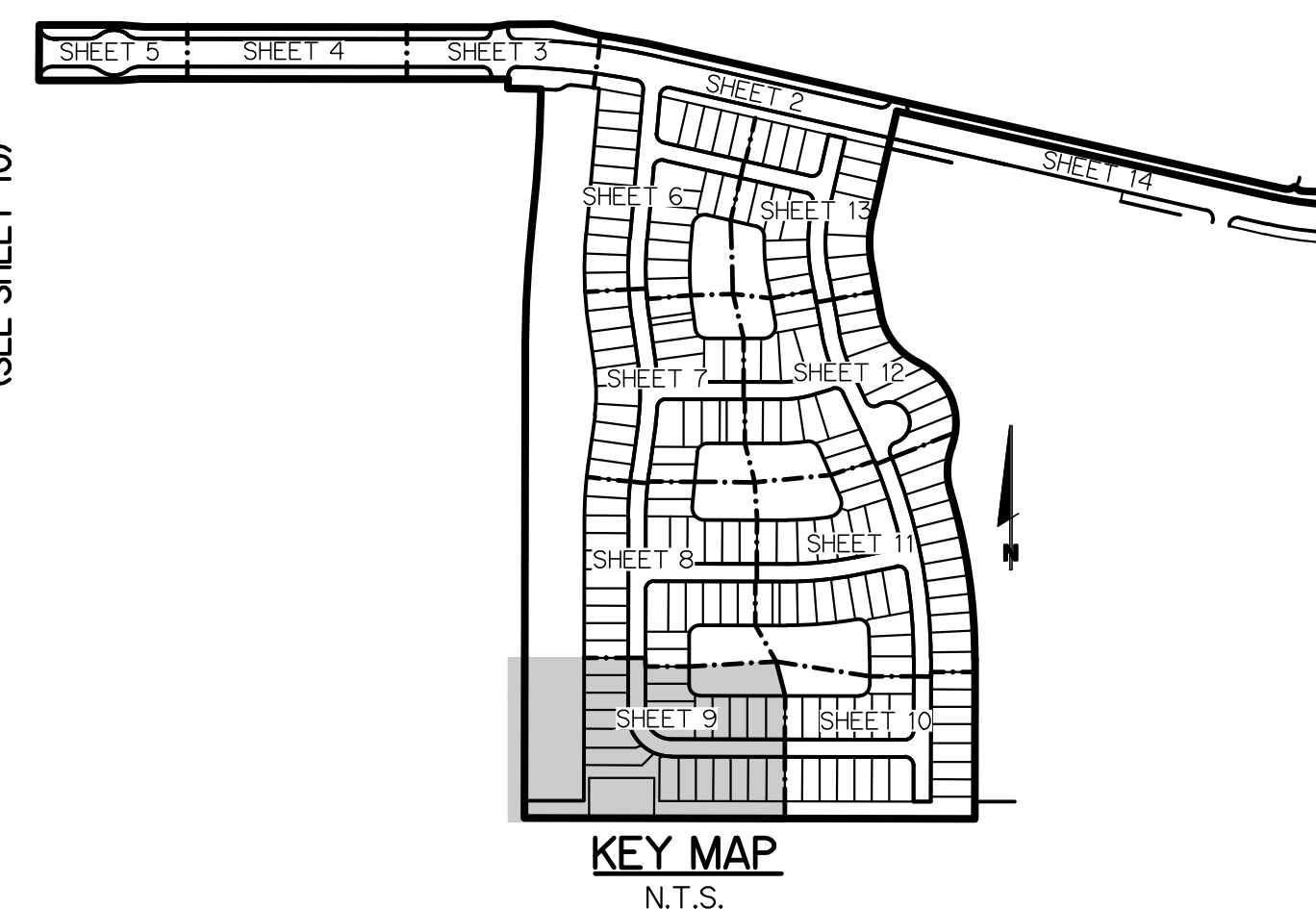
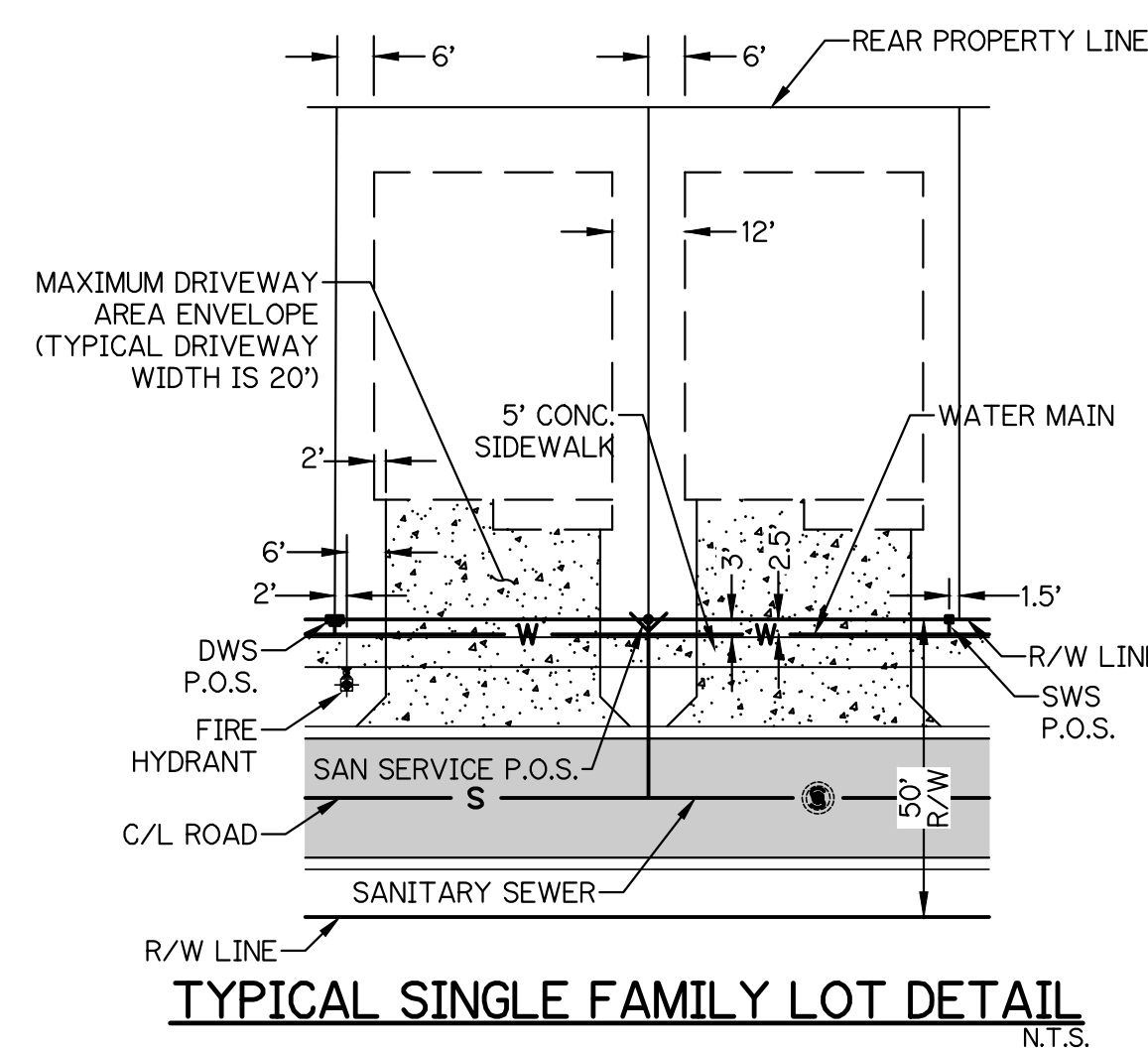
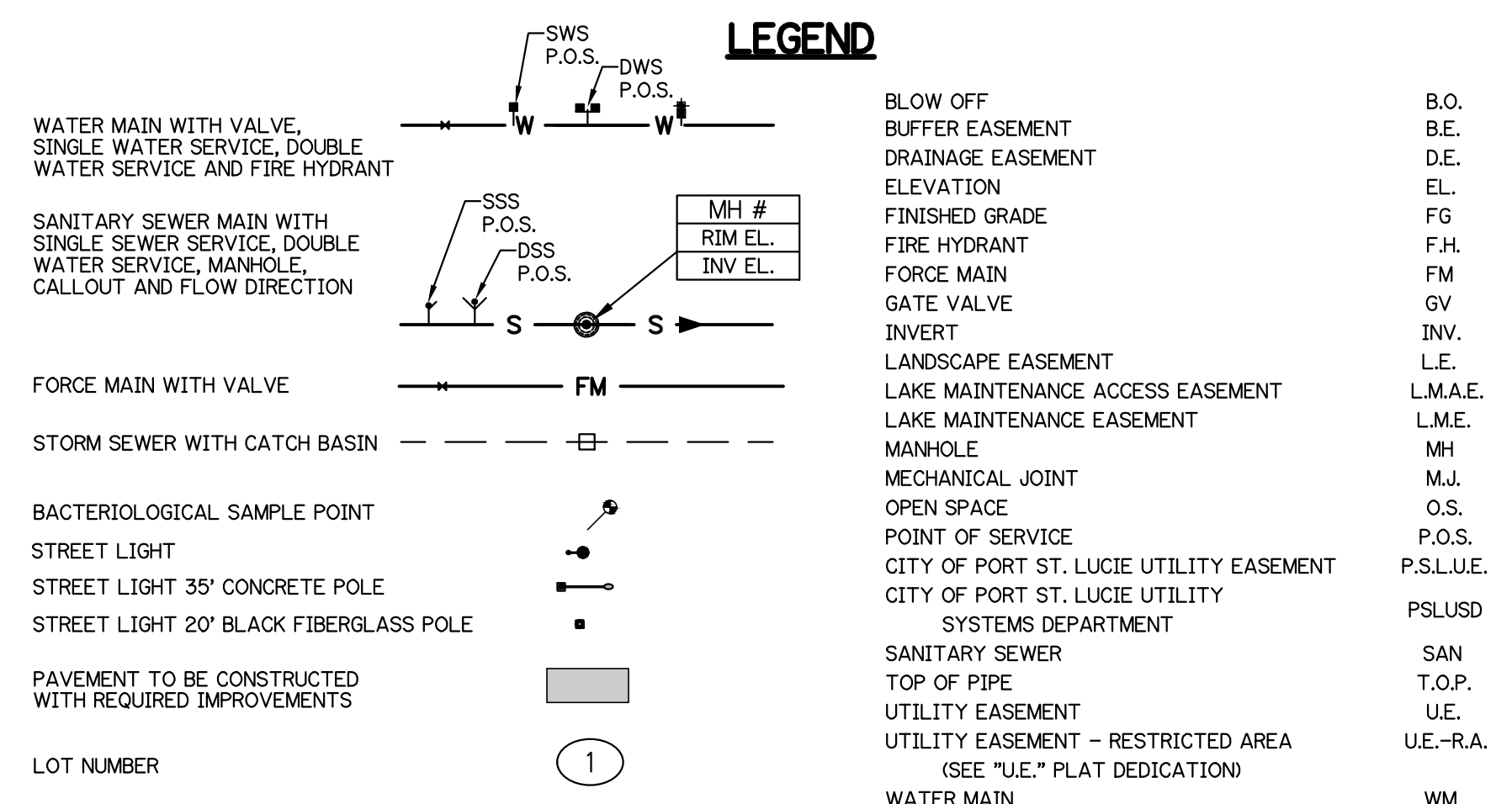
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 4. ELEVATIONS: ALL ELEVATIONS REFERENCE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 5. ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
 6. ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND AS A MINIMUM, CONFORM TO ASTM D-3034, FOR DEPTHS GREATER THAN 15 FEET. ALL PIPE JOINTS, FITTINGS AND FITTING SHALL MEET THE SPECS FOR PRESSURE MAINS (C900).
 7. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP PLACES. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
 8. METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.



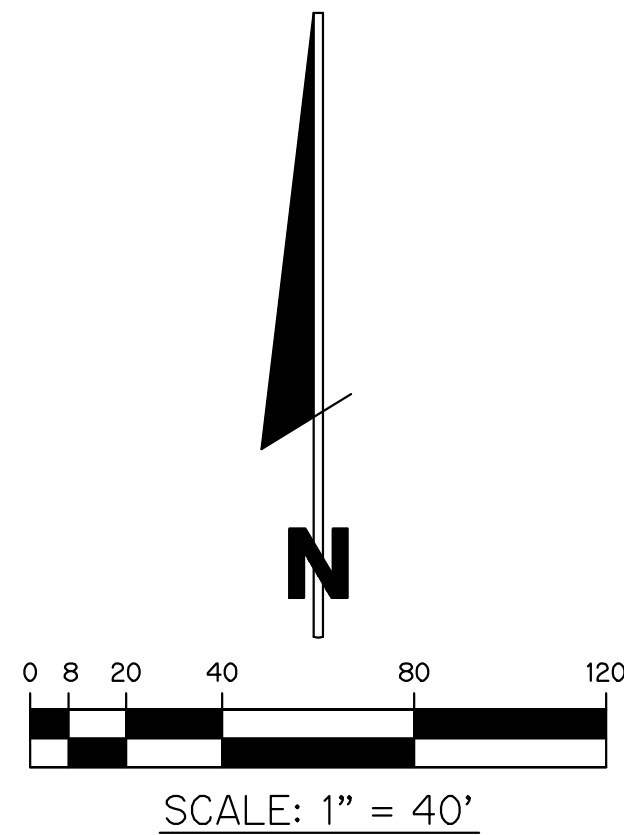
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P23-152 (PSLUSD 5268E)



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 2. PRIOR TO CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION AND LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR (EOR) TO CONTINUATION OF WORK.
 3. THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND ENGINEER OF RECORD.
 4. ALL VERTICAL AND ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 5. WATERS AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
 6. ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26, AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 10 FEET, ALL GRAVITY SEWER JOINTS AND FITTINGS SHALL MEET THE SPECS FOR PRESSURE MAINS (C900).
 7. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH 60 JOINTS.
 8. METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.

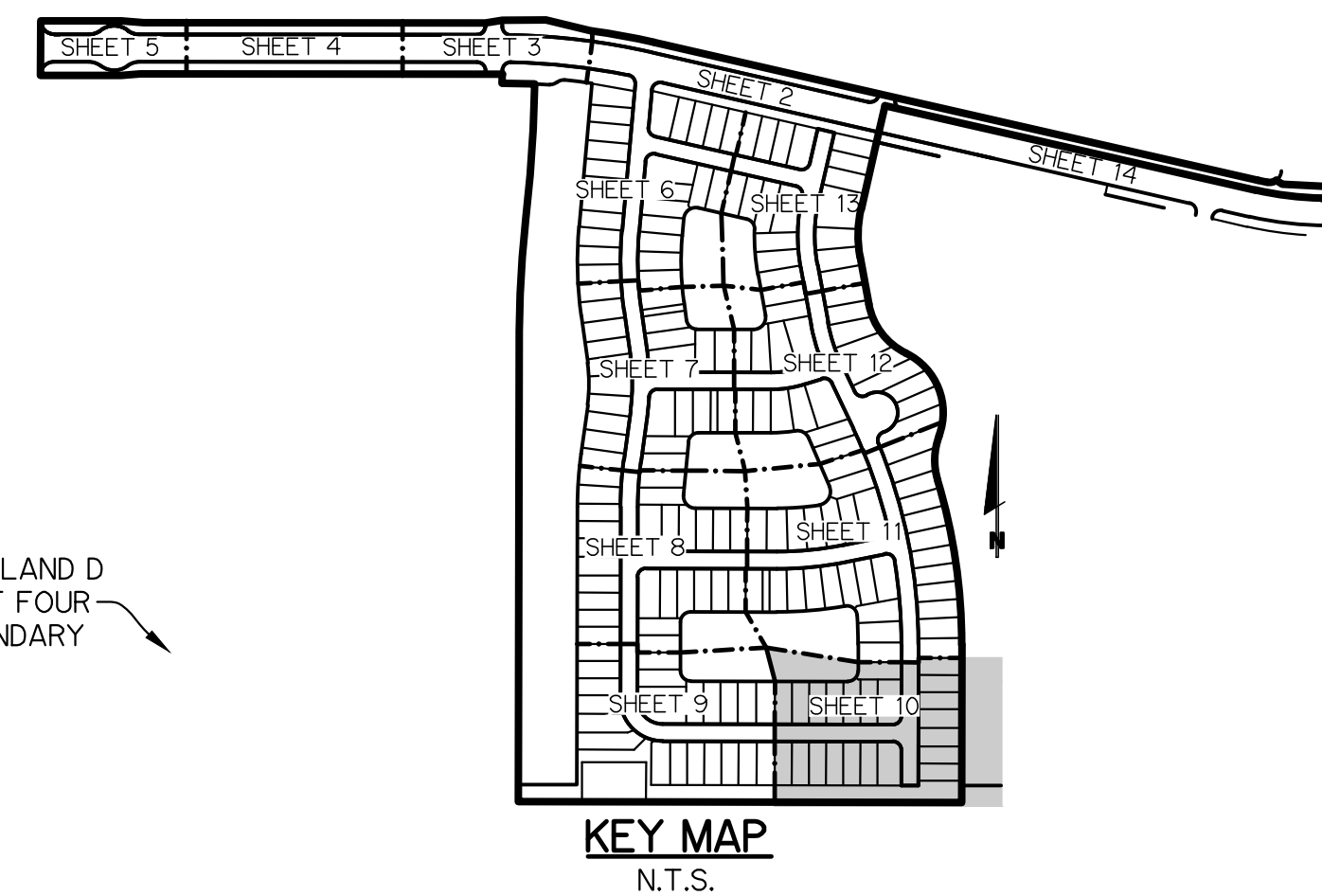
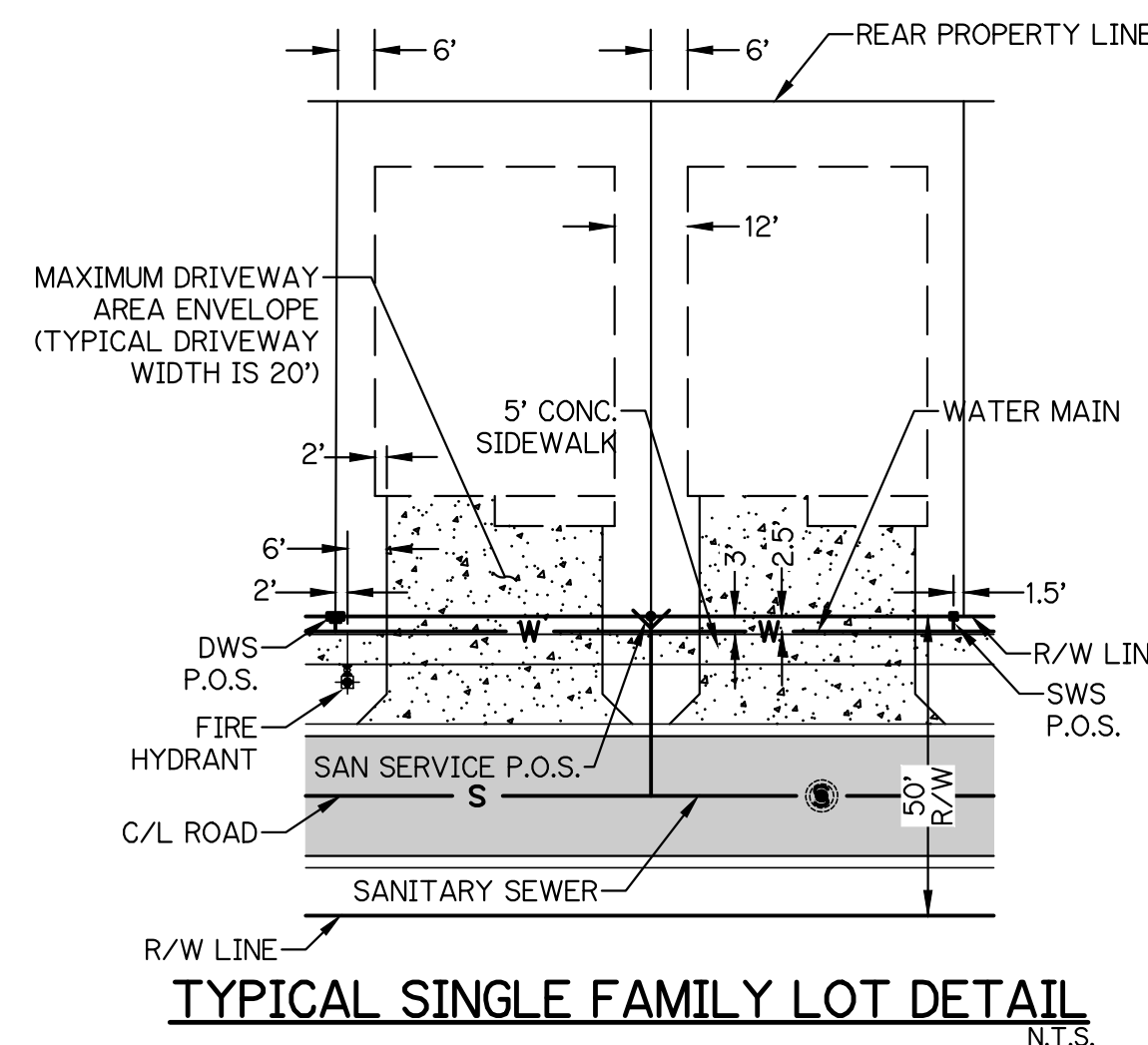
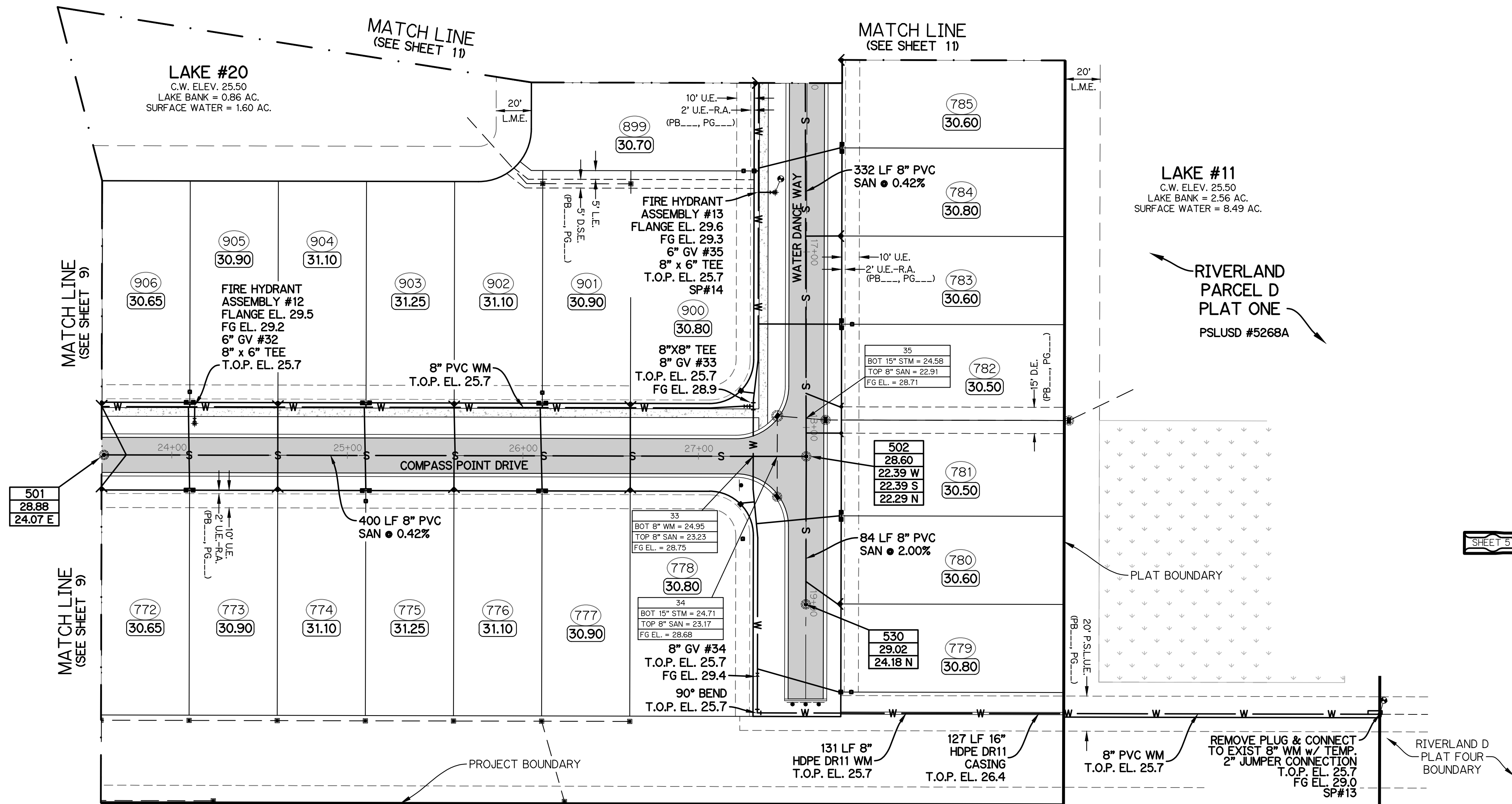
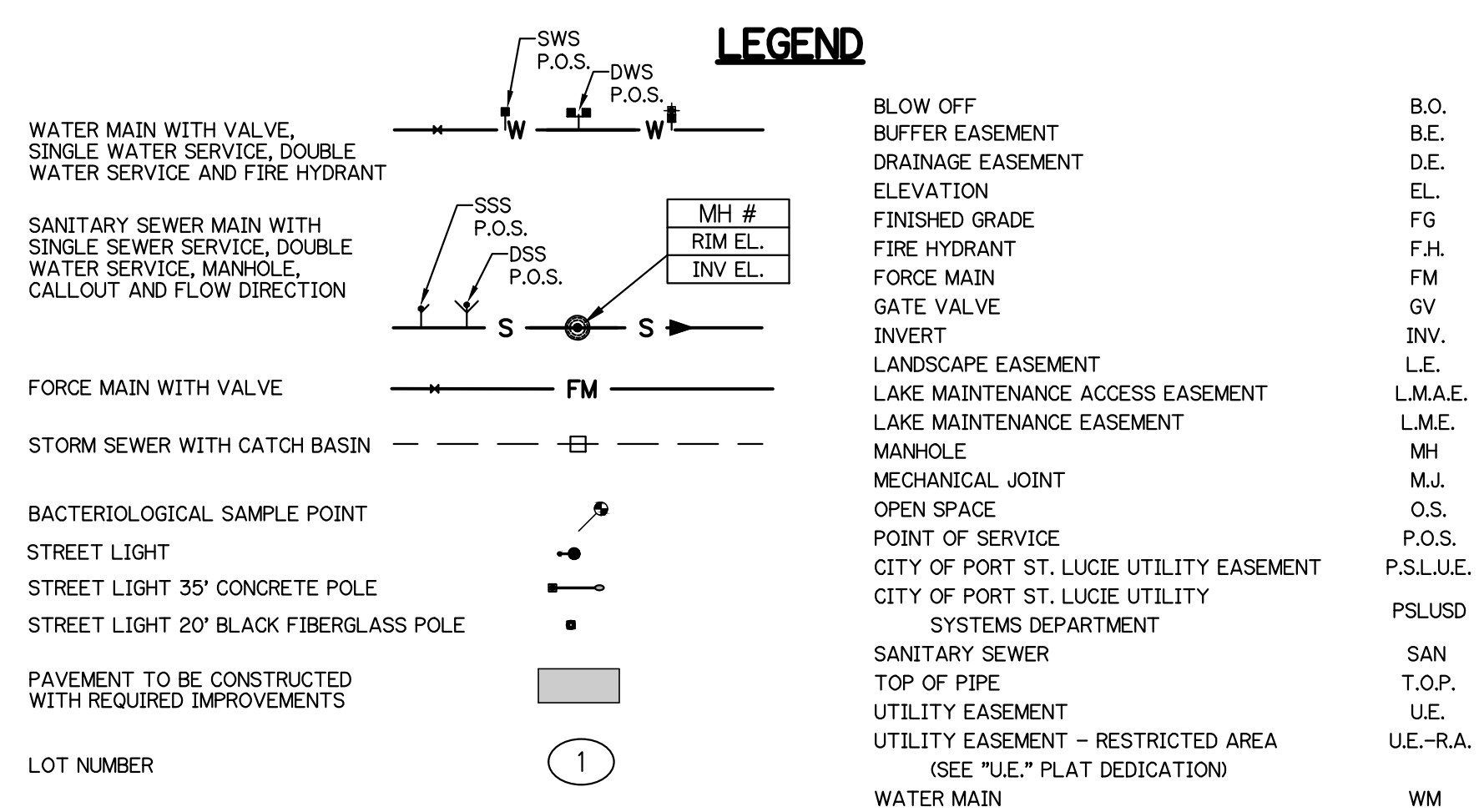


NOTE: ALL GRADES SHOWN ARE IN NAVD88
P23-152 (PSLUSD 5268E)



VALVE CHART									
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P
GV-#32	6"	POTABLE	GV WM						
GV-#33	8"	POTABLE	GV WM						
GV-#34	8"	POTABLE	GV WM						
GV-#35	6"	POTABLE	GV WM						

- NOTES:
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 3. THERE SHALL BE NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR WRITTEN APPROVAL OF THE PSLUSD AND ENGINEER OF RECORD.
 4. ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 5. ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR18 (PRESSURE CLASS 235).
 6. ALL GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034, FOR DEPTHS GREATER THAN 15 FEET, THE GRAVITY PIPES, JOINTS AND FITTING SHALL MEET THE SPECS FOR PRESSURE MAINS (C900).
 7. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS, WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
 8. METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.



NOTE: ALL GRADES SHOWN ARE IN NAVD88
P23-152 (PSLUSD 5268E)

WATER AND SEWER PLAN
FOR
RIVERLAND-PARCEL D
PLAT FIVE

REVISIONS	DATE	BY	CK
ADD VALVE CHART	1/4/24	BA	MW

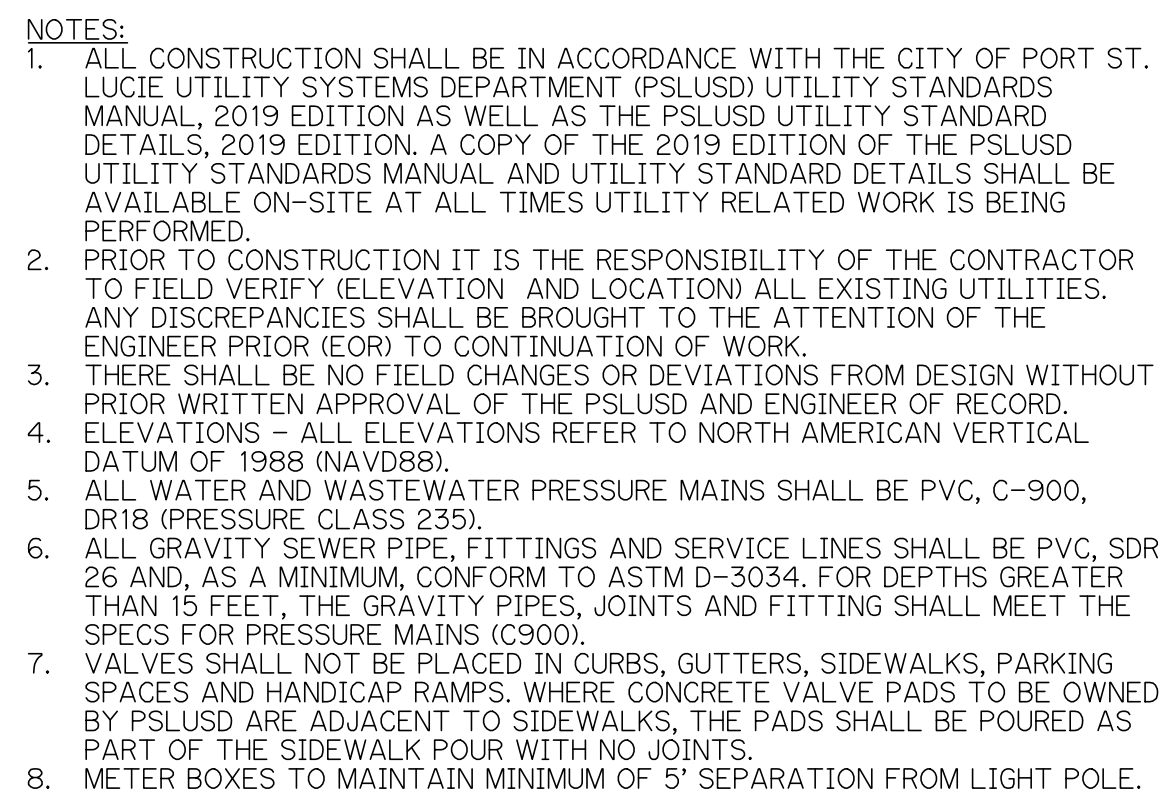
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

SCALE: 1"=40'
DATE: 12/11/23
DESIGNED BY: MB
CHECKED BY: MW
FILE NAME:
RIV-D PL 5 WS

BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

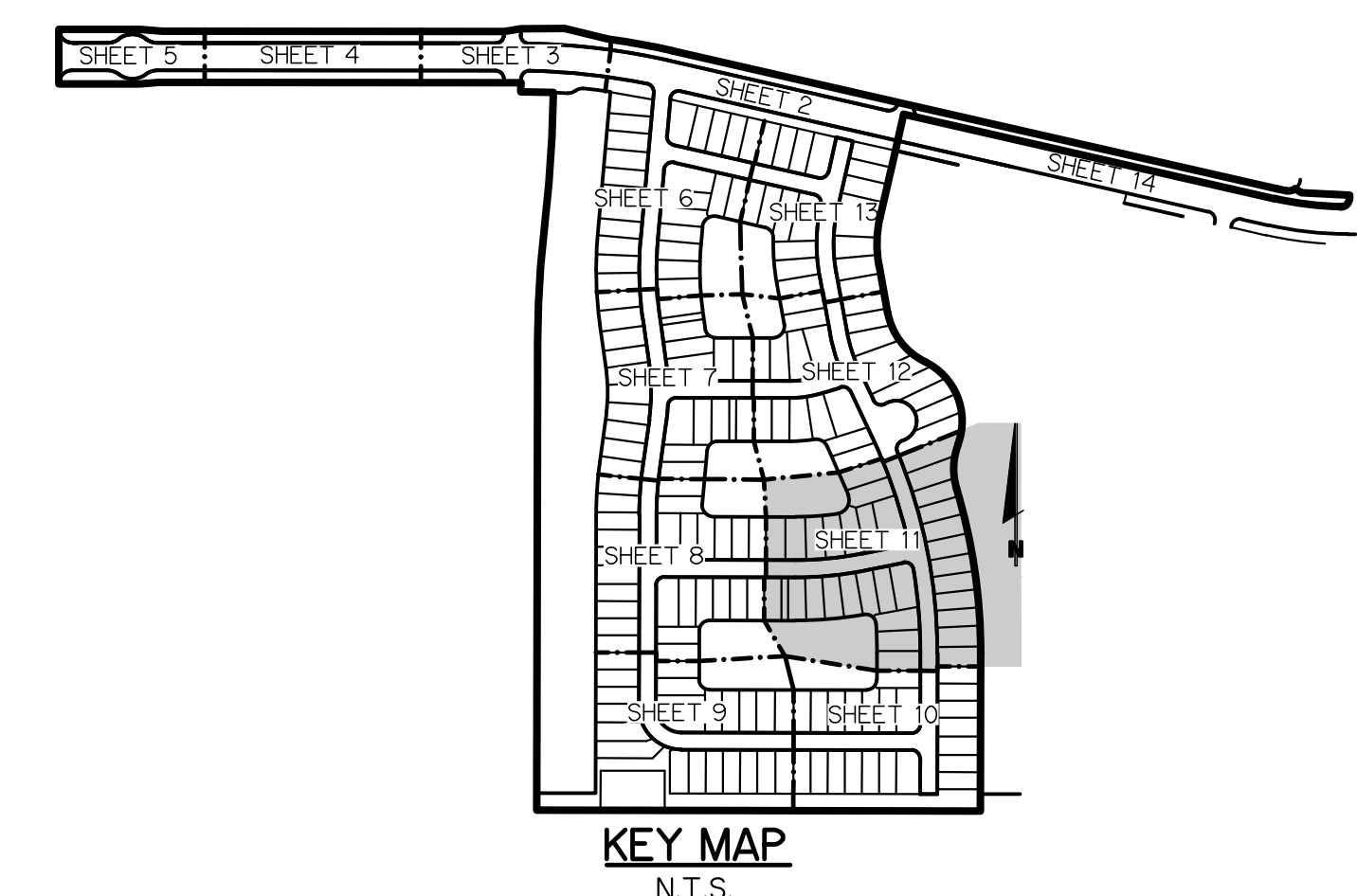
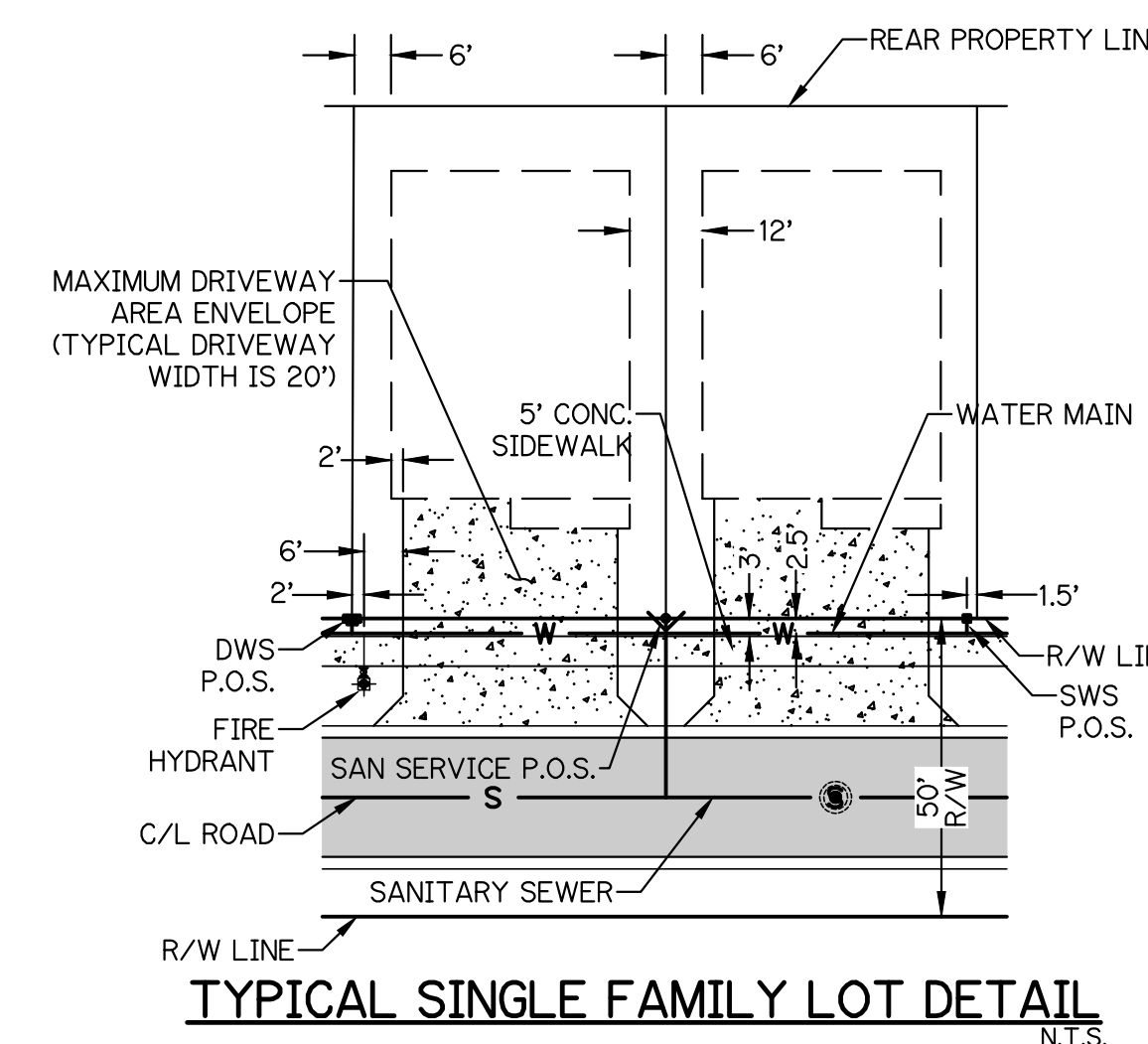
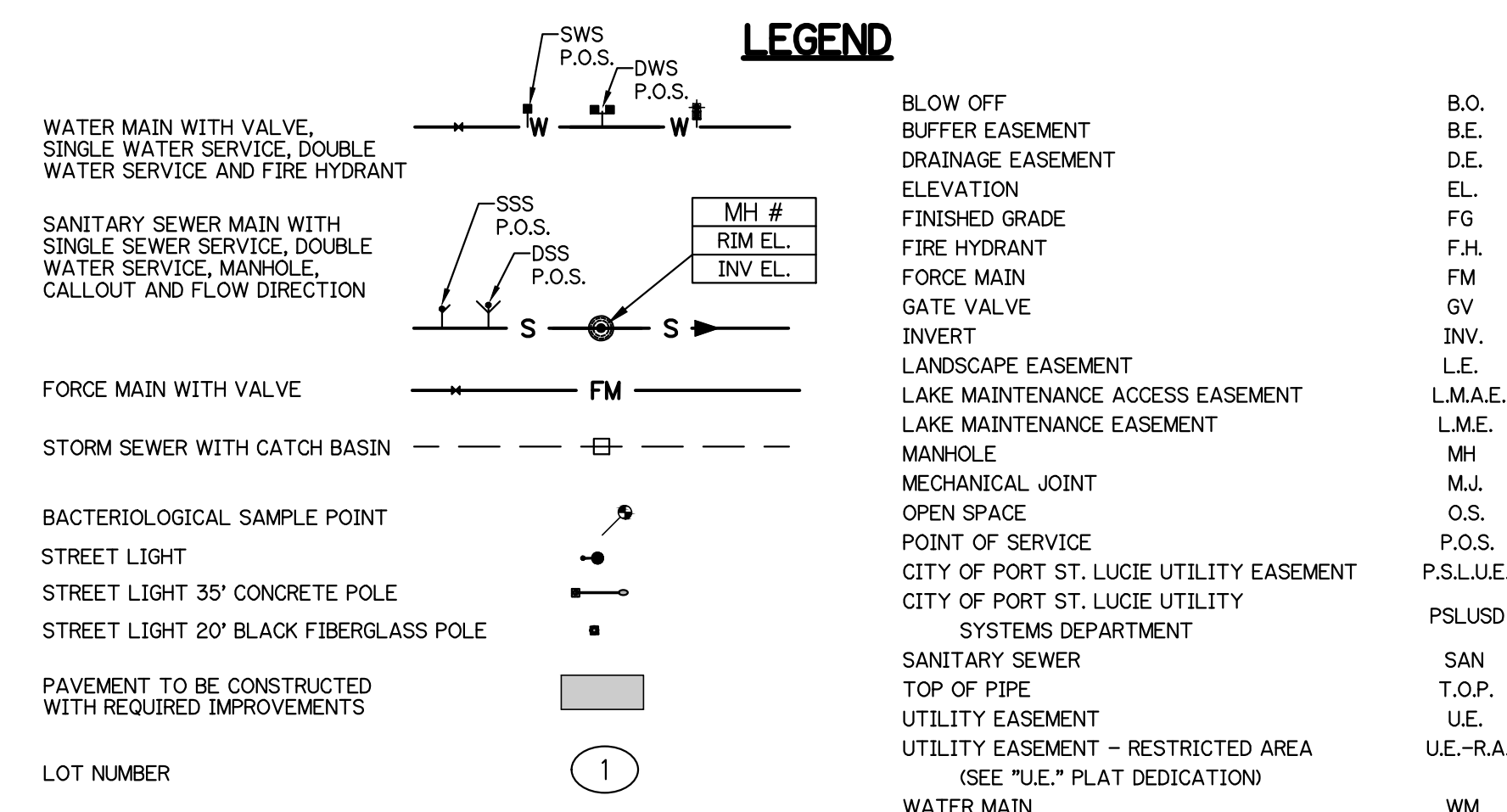
RIV-D PL 5 | WS

SHEET 10 OF 19



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VALVE CHART											
PLAN ID	SIZE (IN.)	FLUID	TYPE	MANUFACTURER	MODEL	DATE SET	No. OF TURNS	COVER	T/P	GROUND	PSLUS
GV-#36	8"	POTABLE	GV WM								
GV-#37	8"	POTABLE	GV WM								
GV-#38	6"	POTABLE	GV WM								



NOTE: ALL GRADES SHOWN ARE IN NAVD88
P23-152 (PSLUSD 5268E)

REV	DATE	BY	CK
ADD VALVE CHART	1/4/24	BA	NW

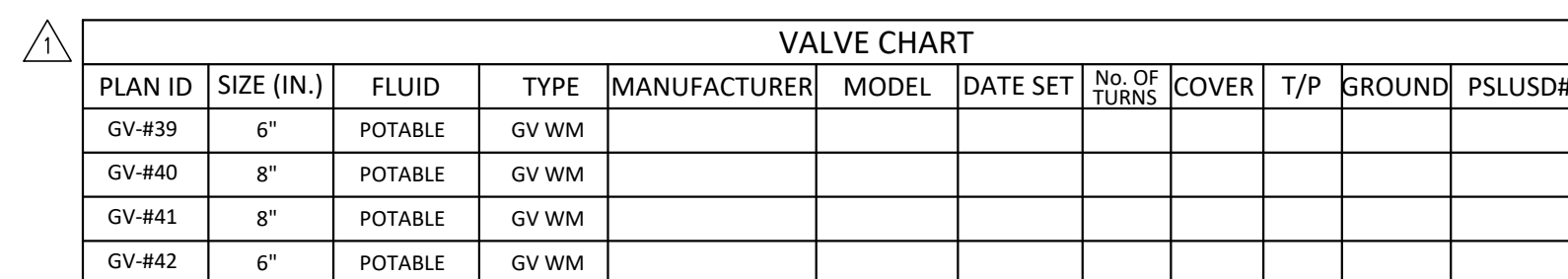
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

SCALE: 1"=40'
DATE: 12/11/23
DESIGNED BY: MB
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FILE NAME: RIV-D PL 5 WS

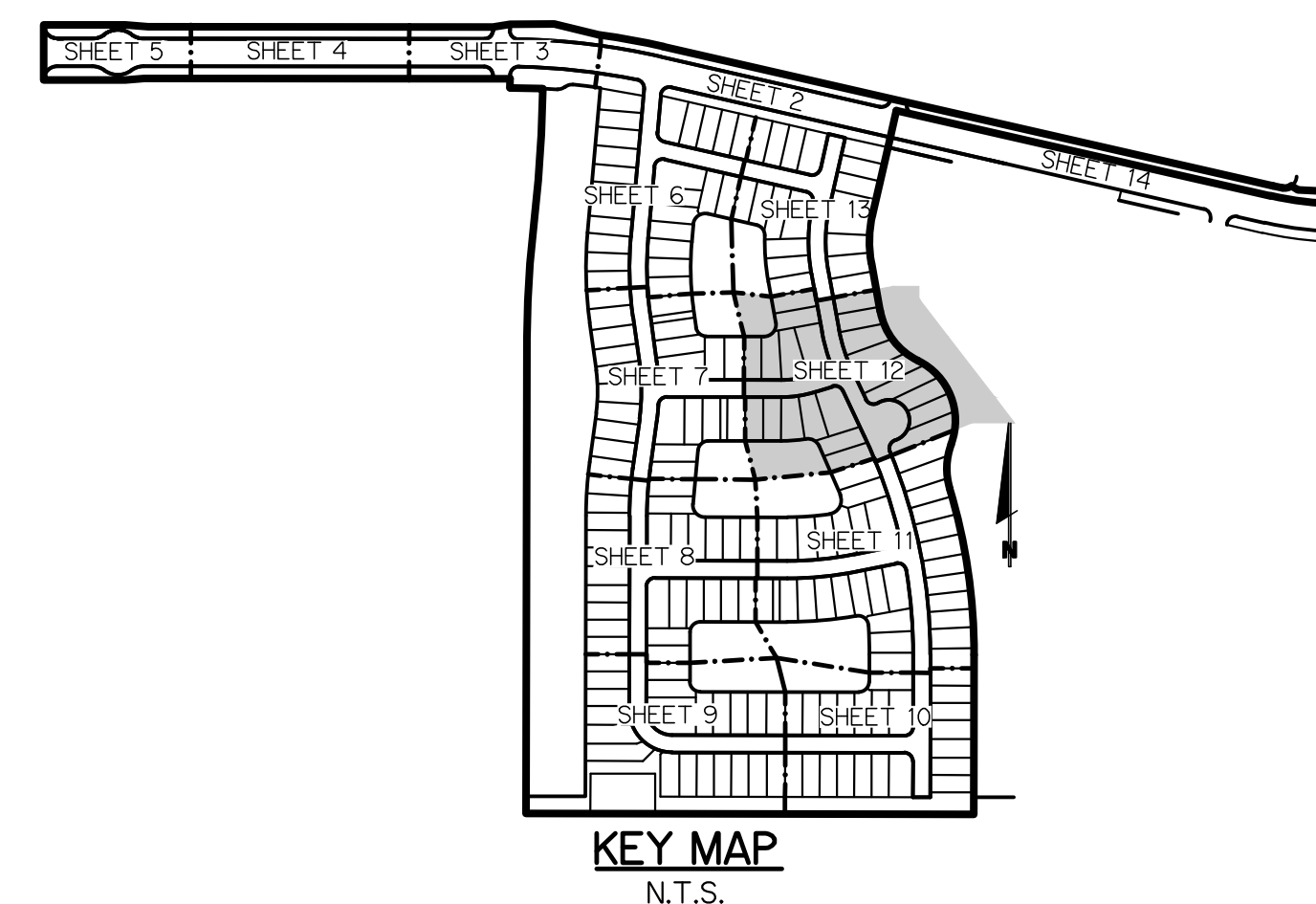
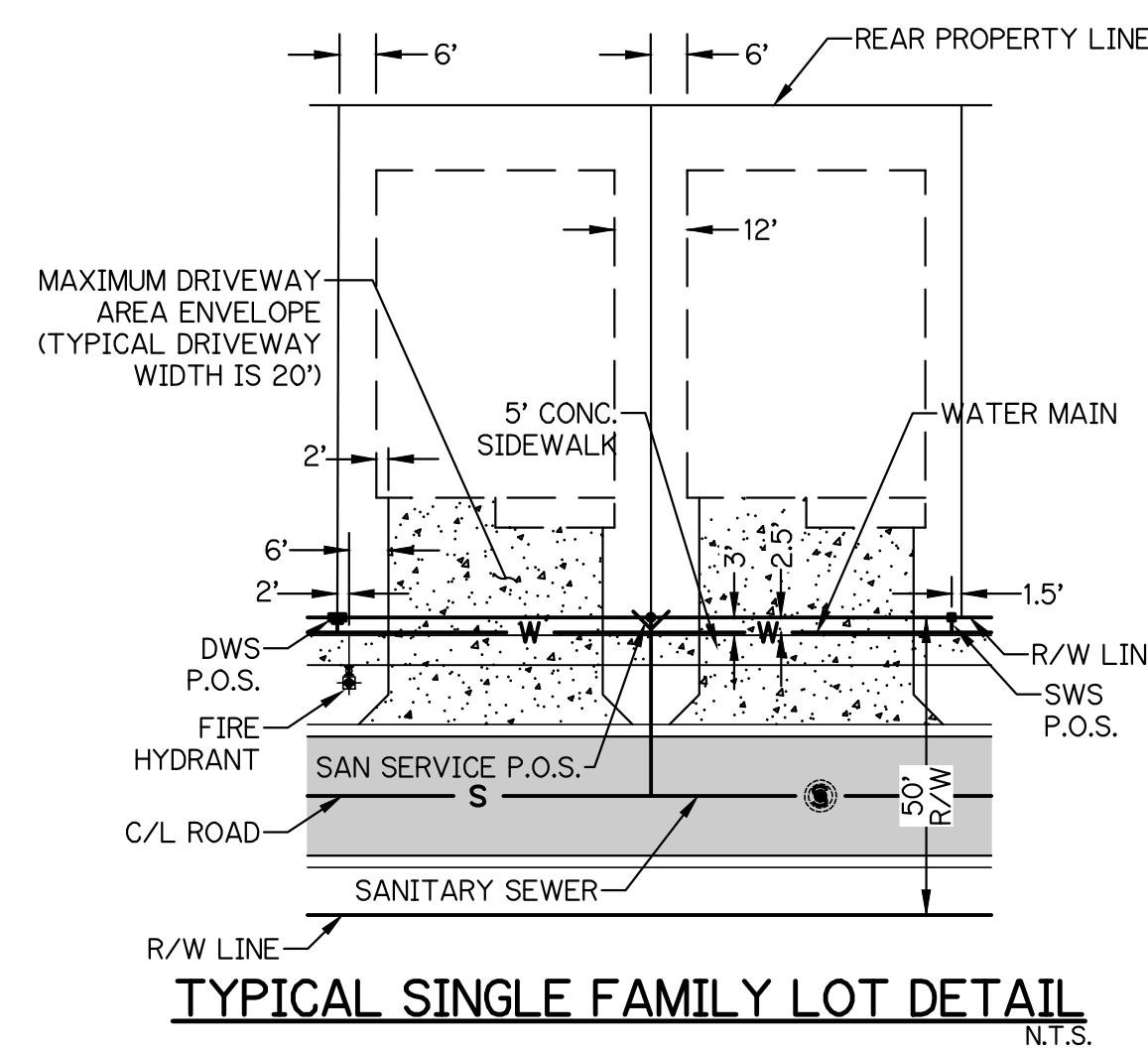
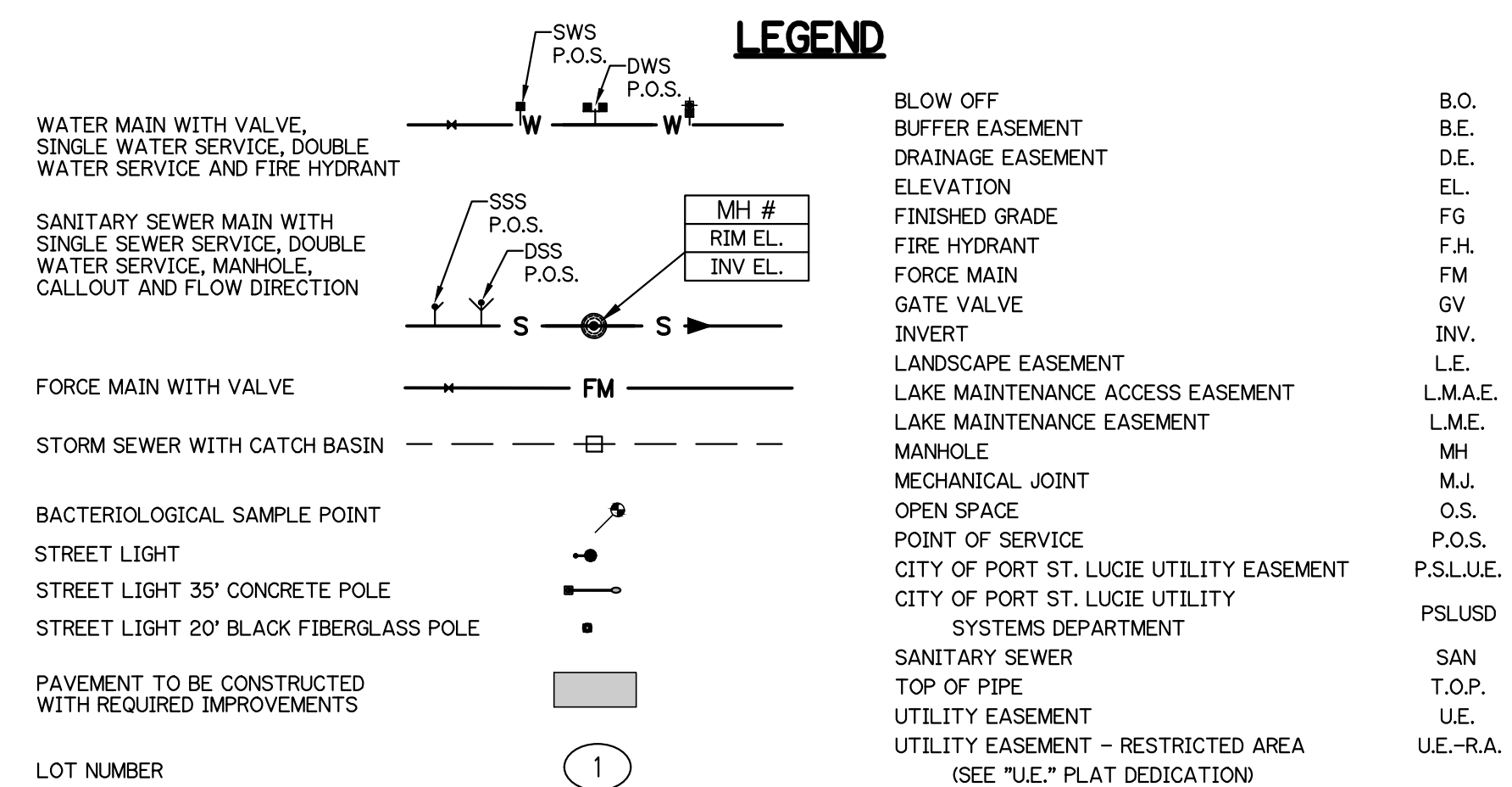
BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

RIV-D PL 5	WS
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SHEET 11 OF 19



1. **NOTES:**
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 7. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
 8. METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.



NOTE: ALL GRADES SHOWN ARE IN NAVD88
P23-152 (PSLUSD 5268E)

ADD VALVE CHART		DATE	BY	CK
		1/4/24	BA	MW

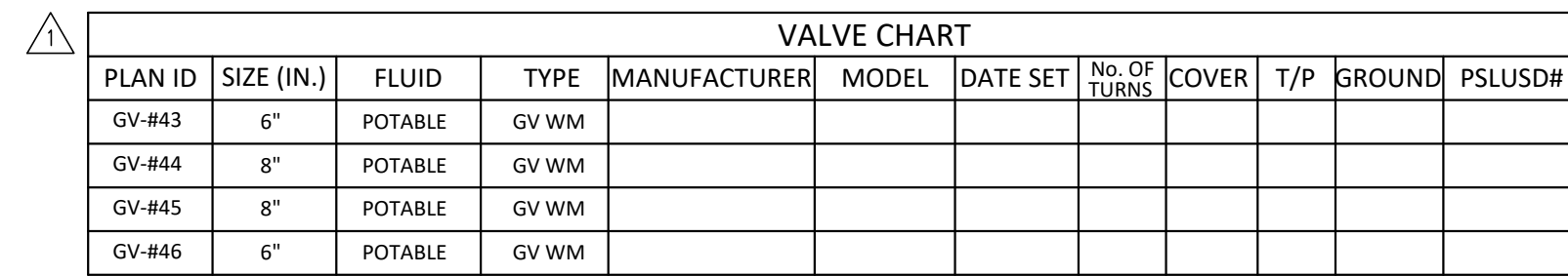
GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

SCALE: 1"=40'
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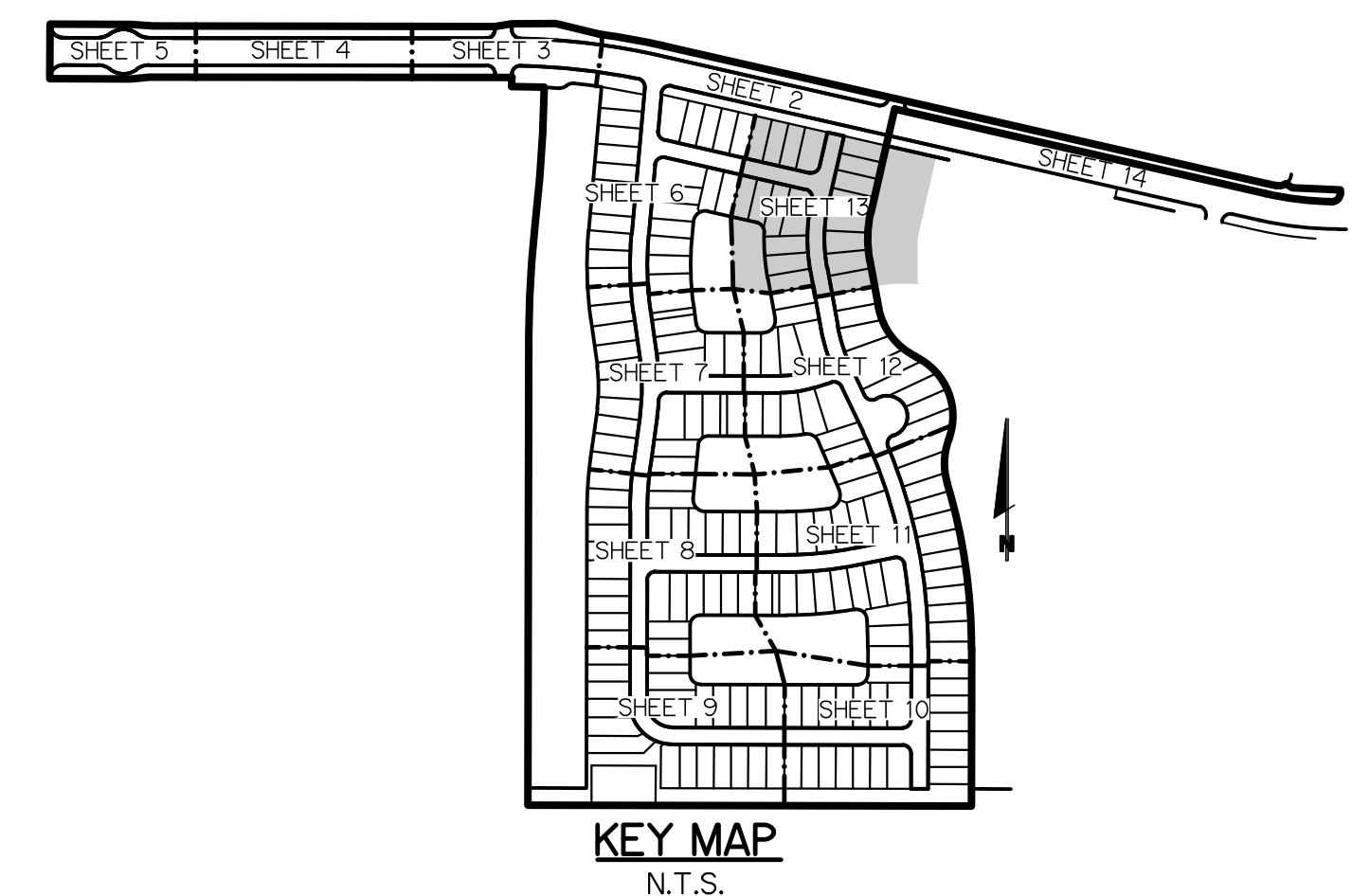
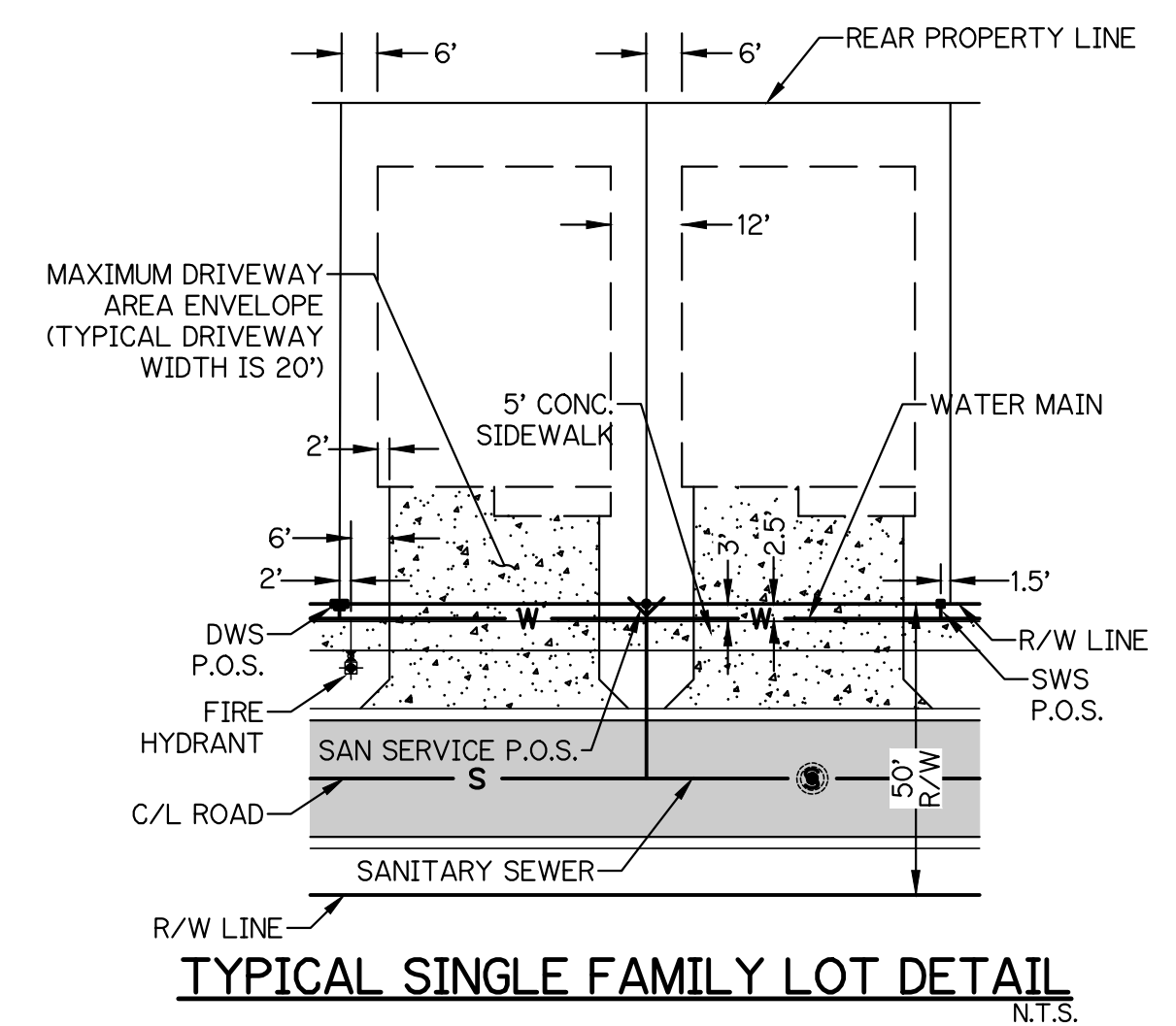
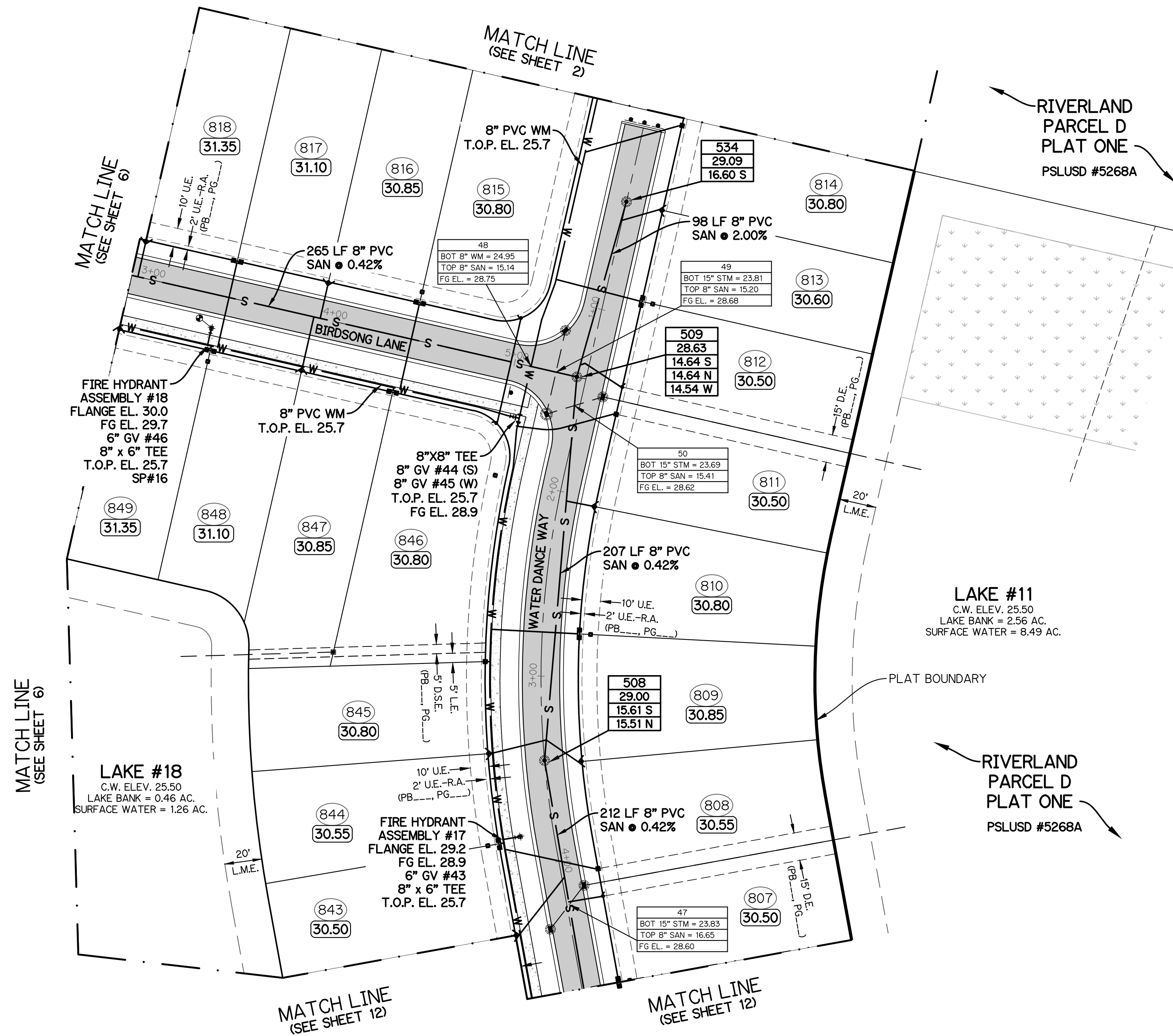
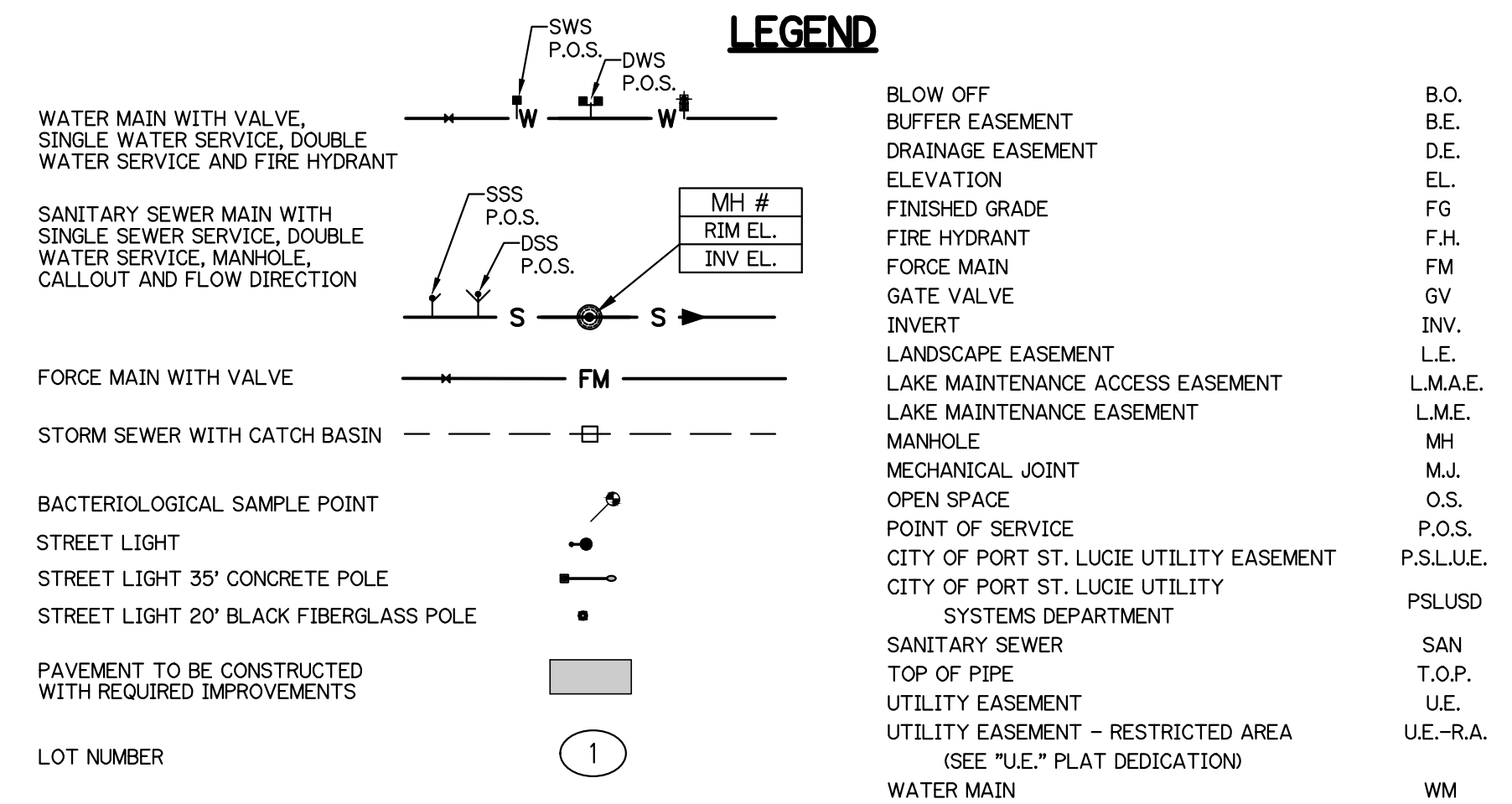
BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

RIV-D PL 5	WS
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SHEET 12 OF 19



- NOTES:**
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 7. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPED. WHERE CONCRETE VALVE PADS TO BE OWNED BY PSLUSD ARE ADJACENT TO SIDEWALKS, THE PADS SHALL BE POURED AS PART OF THE SIDEWALK POUR WITH NO JOINTS.
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P23-152 (PSLUSD 5268E)

ADD VALVE CHART		DATE	BY	CK
		1/4/24	BA	MW

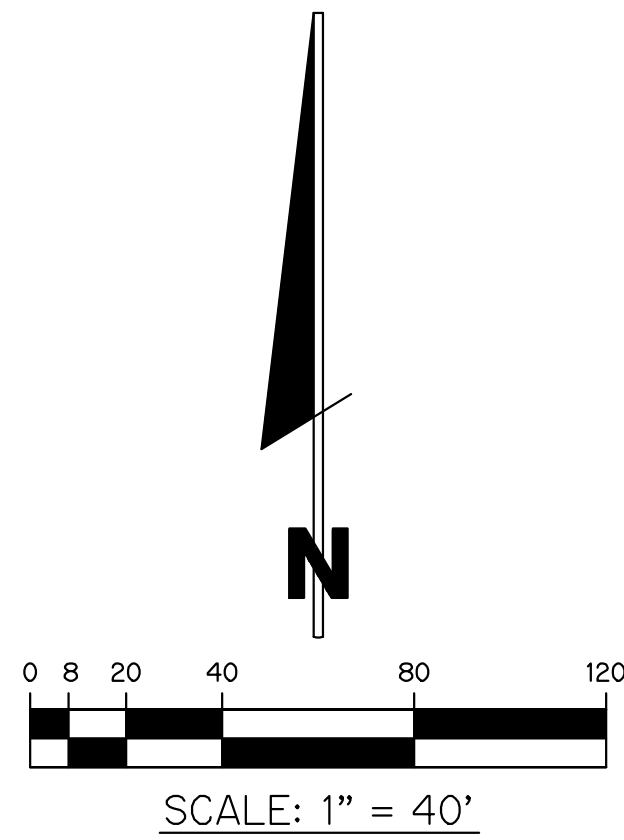
**1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730**

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DATE: 12/11/23
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PRIV-D PL 5 WS

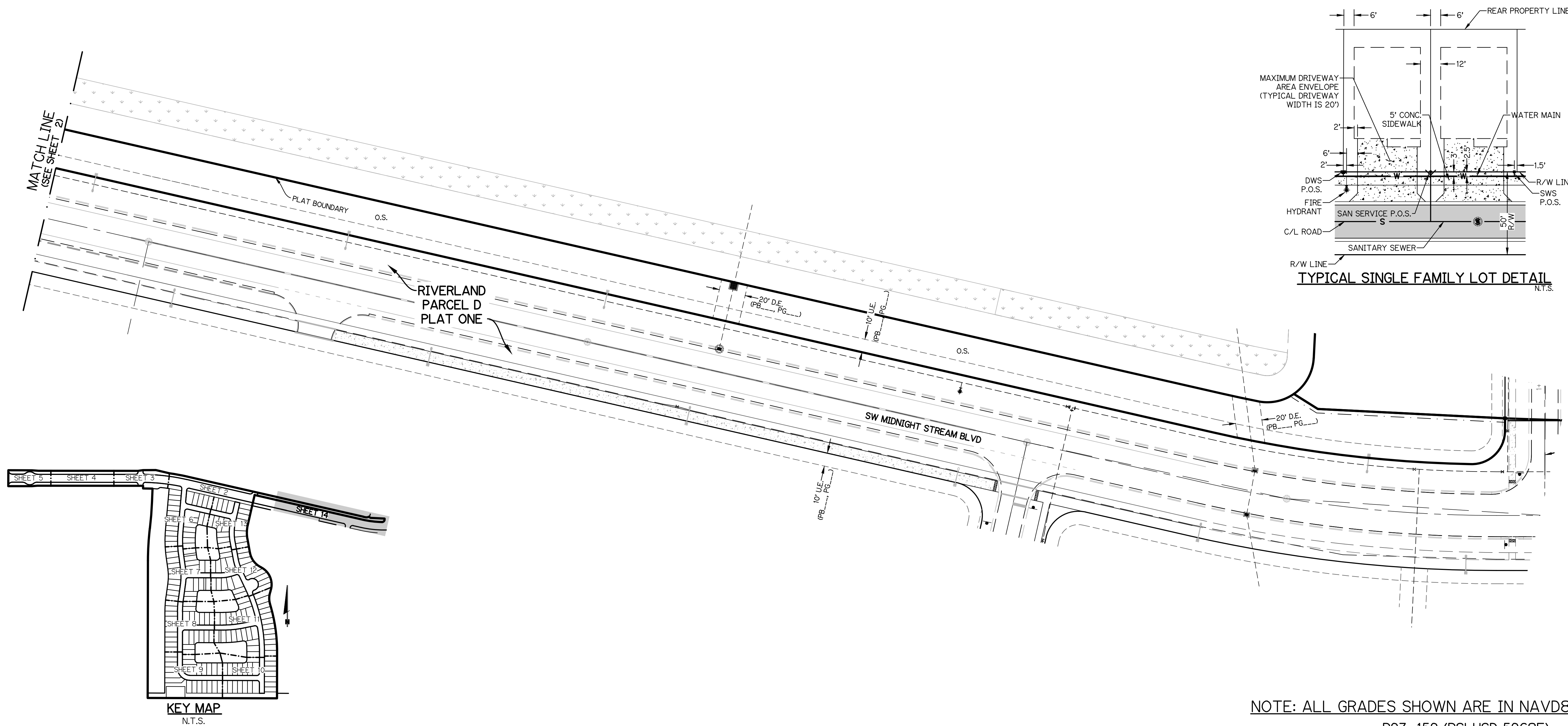
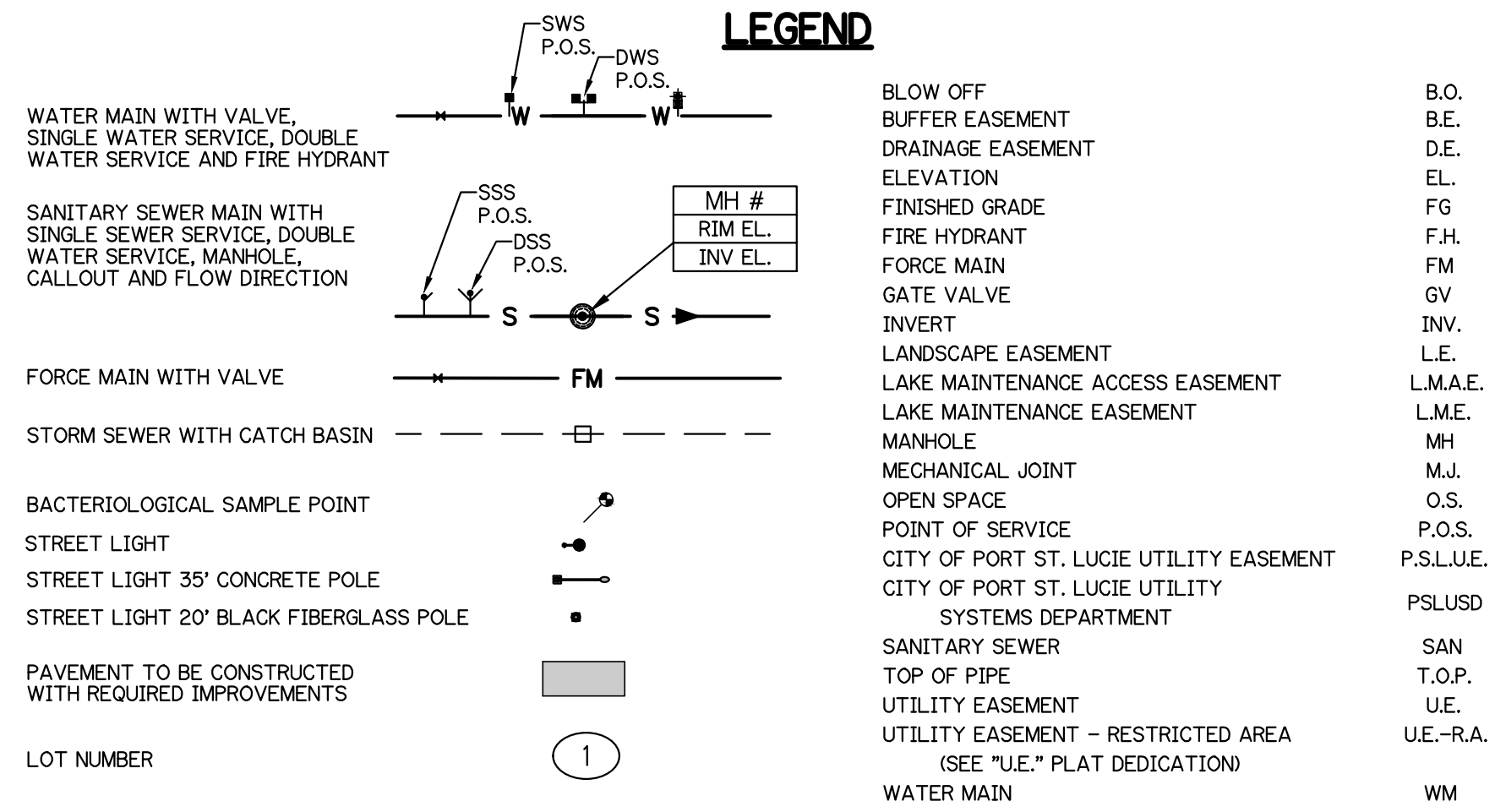
BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

IV-D PL 5	WS
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HEET 13 OF 19

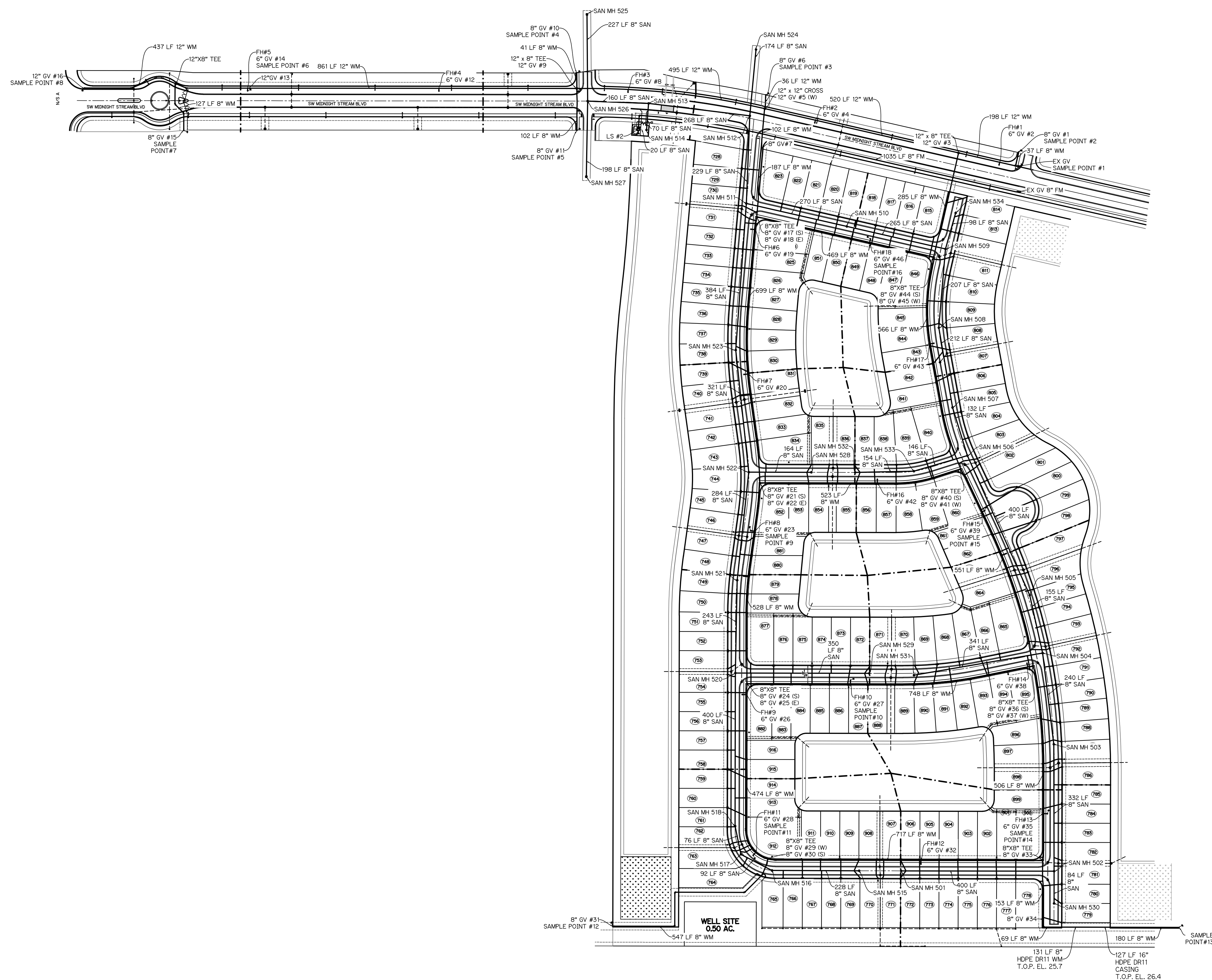


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 8. METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.



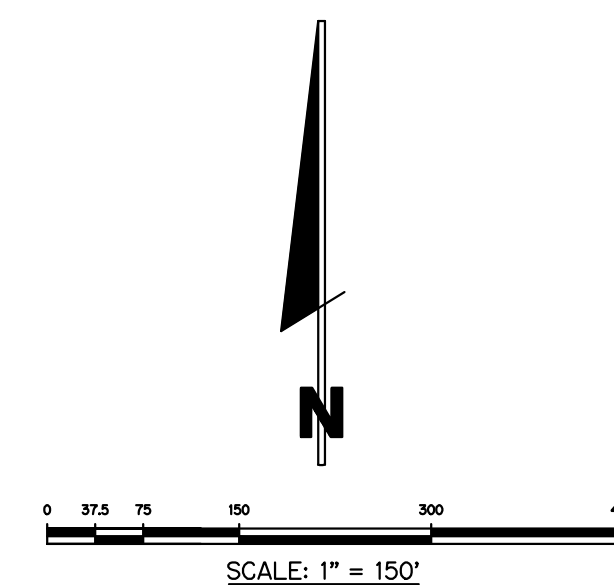
NOTE: ALL GRADES SHOWN ARE IN NAVD88
P23-152 (PSLUSD 5268E)

WATER AND SEWER PLAN FOR RIVERLAND-PARCEL D PLAT FIVE			
			CK
			BY
			DATE
REVISIONS			
GLH ENGINEERING, LLC 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400 SUNRISE, FLORIDA 33323 PHONE: (954) 753-1730			
SCALE: 1"=40' DATE: 12/11/23 DESIGNED BY: MB CHECKED BY: MW FILE NAME: RIV-D PL 5 WS			
BRIAN ARNOLD, P.E. FLORIDA P.E. #81294			
RIV-D PL 5	WS		
SHEET 14		OF 19	



LEGEND

SAMPLE POINT
WATER MAIN



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUD) UTILITY STANDARDS MANUAL, 2019 EDITION AS WELL AS THE PSLUD UTILITY STANDARD DETAILS, 2019 EDITION. A COPY OF THE 2019 EDITION OF THE PSLUD UTILITY STANDARDS MANUAL AND THE PSLUD UTILITY STANDARD DETAILS WILL BE AVAILABLE ON-SITE AT ALL TIMES UTILITY RELATED WORK IS BEING PERFORMED.
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4. ELEVATIONS - ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. ALL WATER AND WASTEWATER PRESSURE MAINS SHALL BE PVC, C-900, DR15 (PRESSURE CLASS OF 15).
6. GRAVITY SEWER PIPE, FITTINGS AND SERVICE LINES SHALL BE PVC, SDR 26 AND, AS A MINIMUM, CONFORM TO ASTM D-3034. FOR DEPTHS GREATER THAN 15 FEET, THE GRAVITY PIPES, JOINTS AND FITTING SHALL MEET THE SPECIFICATIONS FOR PRESSURE RATED GRAVITY PIPES (C-900).
7. VALVES SHALL NOT BE PLACED IN CURBS, GUTTERS, SIDEWALKS, PARKING SPACES AND HANDICAP RAMPS. WHERE CONCRETE VAULT PADS TO BE OWNED BY PSLUD ARE ADJACENT TO SIDEWALKS THE PADS SHALL BE POURED AS PART OF THE SIDEWALK. ALL JOINTS SHALL BE JOINTED TO THE JOINT.
8. METER BOXES TO MAINTAIN MINIMUM OF 5' SEPARATION FROM LIGHT POLE.

UTILITY	PIPE LENGTH
8" WATER MAIN	7,787 LF
12" WATER MAIN	2,547 LF
8" GRAVITY SEWER	7,315 LF
8" FORCE MAIN	1,035 LF

SAMPLE POINT	DISTANCE
#1-#2	84 LF
#2-#3	745 LF
#3-#4	573 LF
#4-#5	150 LF
#5-#6	978 LF
#6-#7	328 LF
#7-#8	380 LF
#3-#9	1156 LF
#9-#10	691 LF
#10-#11	739 LF
#11-#12	590 LF
#11-#14	897 LF
#13-#14	661 LF
#14-#10	889 LF
#14-#15	832 LF
#15-#9	800 LF
#15-#16	880 LF
#16-#3	634 LF

NOTE: ALL GRADES SHOWN ARE IN NAVD88

P23-152 (PSLUSD 5268E)

OVERALL WATER SAMPLE POINT MAP

FOR
RIVERLAND-PARCEL D
PLAT FIVE

PLAFFIVE

REVISIONS

CK

BY

TE

[illegible]

GLH ENGINEERING, LLC

000 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

PHONE: (954) 753-1730

SCALE: 1"=150'

DATE: 12/11/23

DESIGNED BY: MB

CHECKED BY:BA

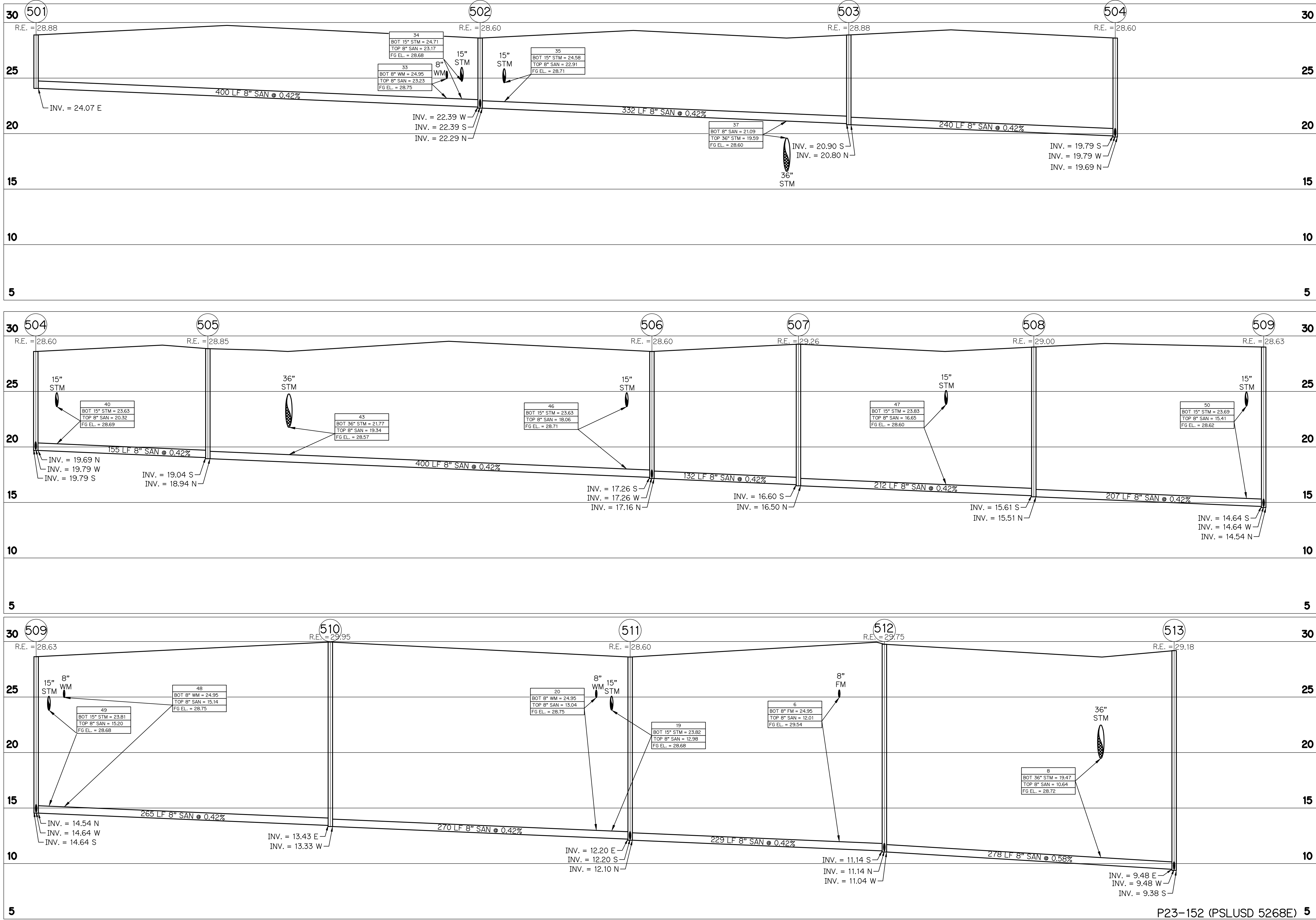
FILE NAME:

RIV-D PL 5 WS

BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

RIV-D PL 5	WS
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SHEET 15 OF 19



SEWER PROFILES
FOR
RIVERLAND-PARCEL D
PLAT FIVE

REVISIONS		DATE	BY	CK

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

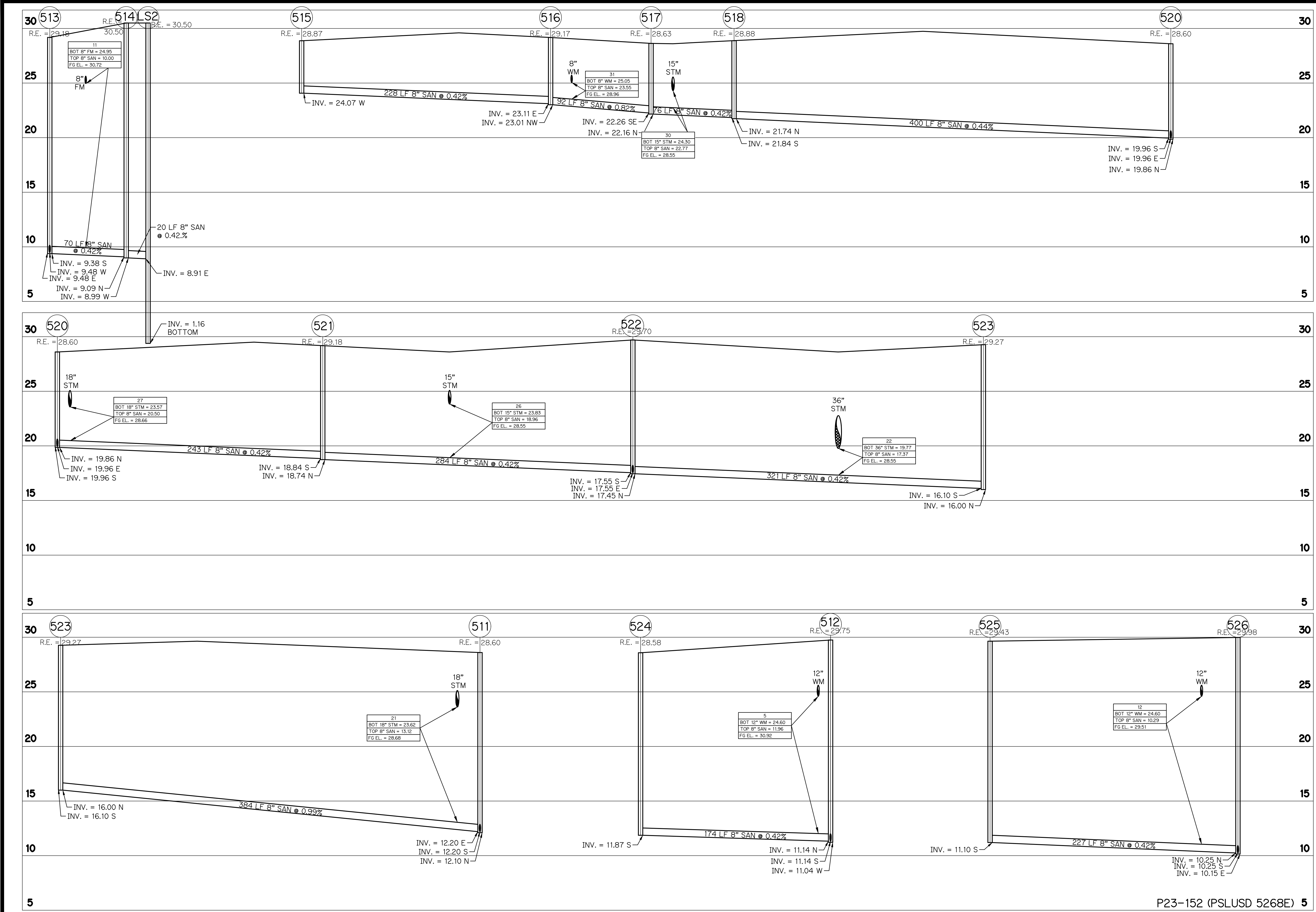
SCALE: HORIZ: 1"=40'
VERT: 1"=5'

DATE: 12/11/23
DESIGNED BY: MB
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FILE NAME:
RIV-D PL 5 WS

BRIAN ARNOLD, P.E.
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RIV-D PL 5 | WS

SHEET 16 OF 19



SEWER PROFILES
FOR
RIVERLAND-PARCEL D
PLAT FIVE

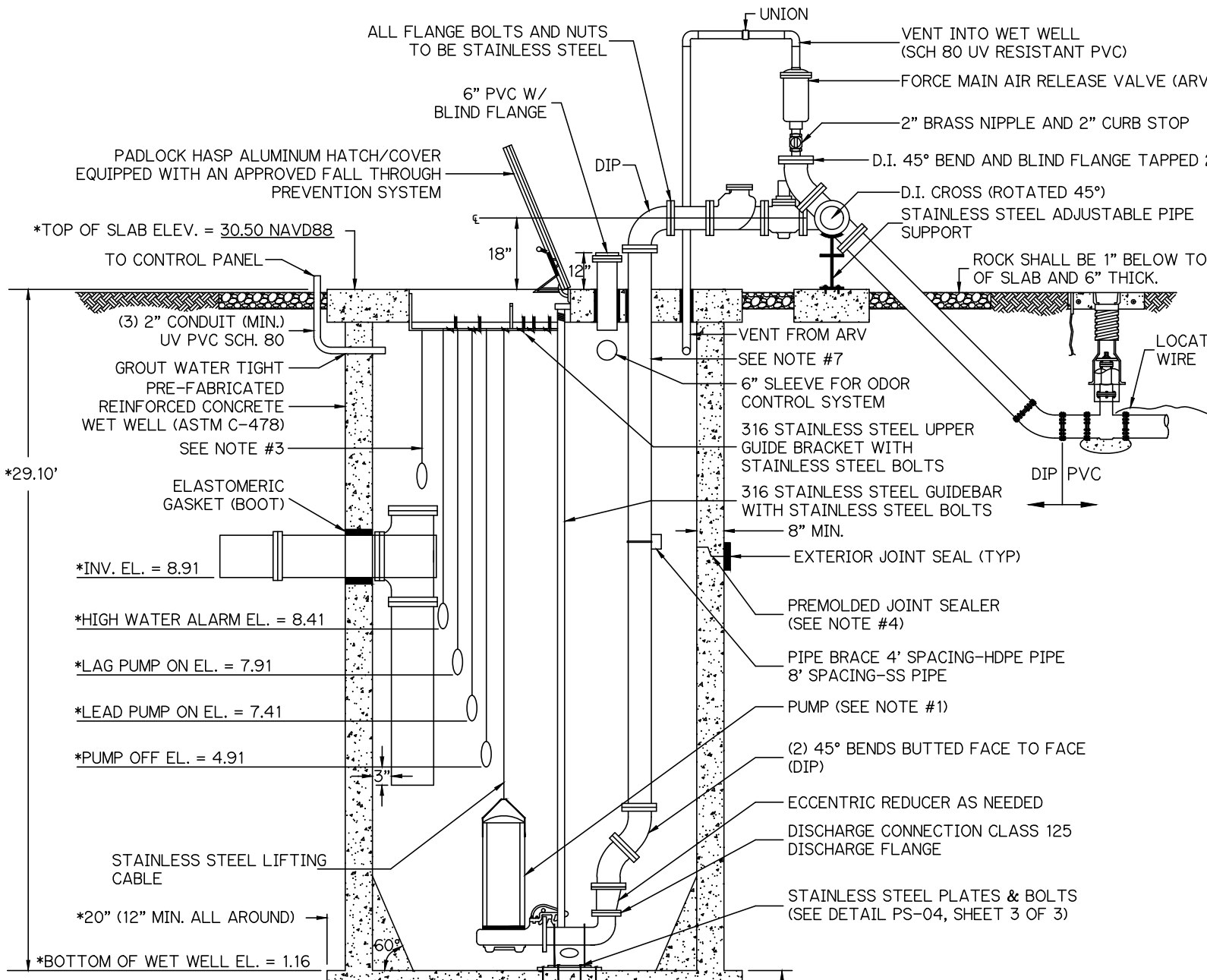
REVISIONS	DATE	BY	CK

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

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VERT:1"=5'
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RIV-D PL 5 WS

BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294
RIV-D PL 5 | WS
SHEET 17 OF 19

PUMP DATA:
MANUFACTURER ** SULZER ** WETWELL DIAMETER ** 8'
MODEL NUMBER ** XFP100G-CB1-PE185/4 ** IMPELLER NUMBER ** 250 mm
HP ** 24.8 hp ** RPM ** 1785 rpm ** VOLTS ** 460 V ** 3 PHASE 60 HERTZ
OPERATING CONDITIONS:
** 550 GPM AT ** 77' TDH (CURRENT), 470 GPM AT ** 91' TDH (FUTURE) ** 68.5% HYDRAULIC EFFICIENCY
SIZED FOR MINIMUM PUMP CYCLE TIME OF 10 MINUTES AND A MAXIMUM OF 6 PUMP STARTS PER HOUR.
WORKING DEPTH ** 2.50 FT. WORKING VOLUME ** 940 GALS.

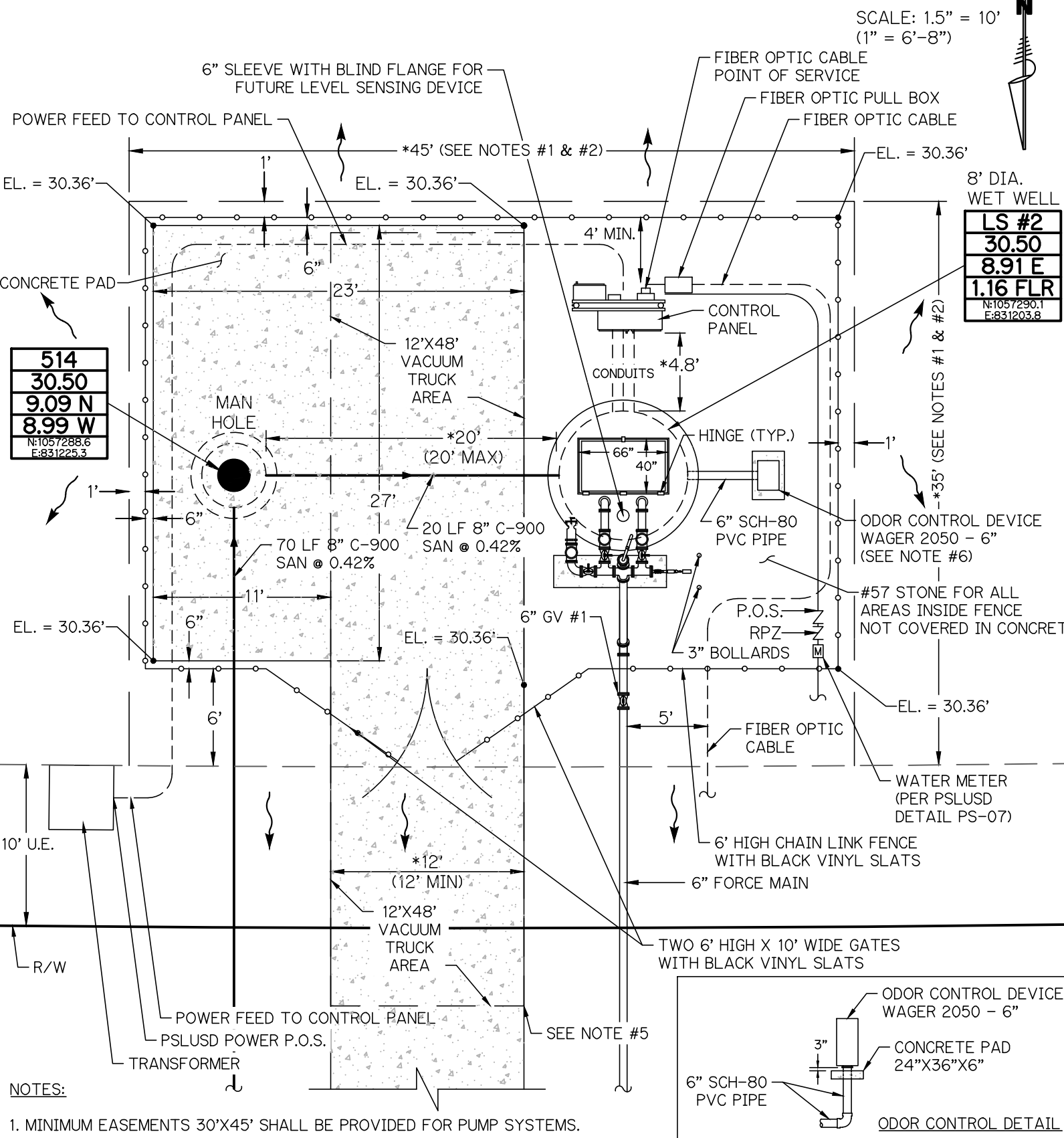


- NOTES:
1. THE DESIGN SPECIFICATIONS FOR THE WET WELL, PUMPS, CONTROL ELEVATIONS AND DISCHARGE PIPING SHALL BE AS SPECIFIED BY THE ENGINEER-OF-RECORD, IN ACCORDANCE WITH THE PSLUD UTILITY STANDARDS.
 2. WET WELL INTERIOR WALLS SHALL BE PROTECTED WITH A LINER. THE WET-WELL EXTERIOR SHALL BE COATED WITH A PRIMER AND 2 COATS OF A WATER BASED EPOXY 3-5 MILS EACH. APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
 3. A FLOAT SHALL BE PROVIDED FOR ALARM AND TO CONTROL BACKUP RELAY SYSTEM FOR THE PUMPS.
 4. 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.
 5. 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.
 6. ONE PUMP SHALL BE EQUIPPED WITH A MIX-FLUSH VALVE.
 7. THE DISCHARGE PIPE SHALL BE SCH-40 STAINLESS STEEL OR DR-11 HDPE PIPE TO THE FLANGE ABOVE GROUND.
 8. 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

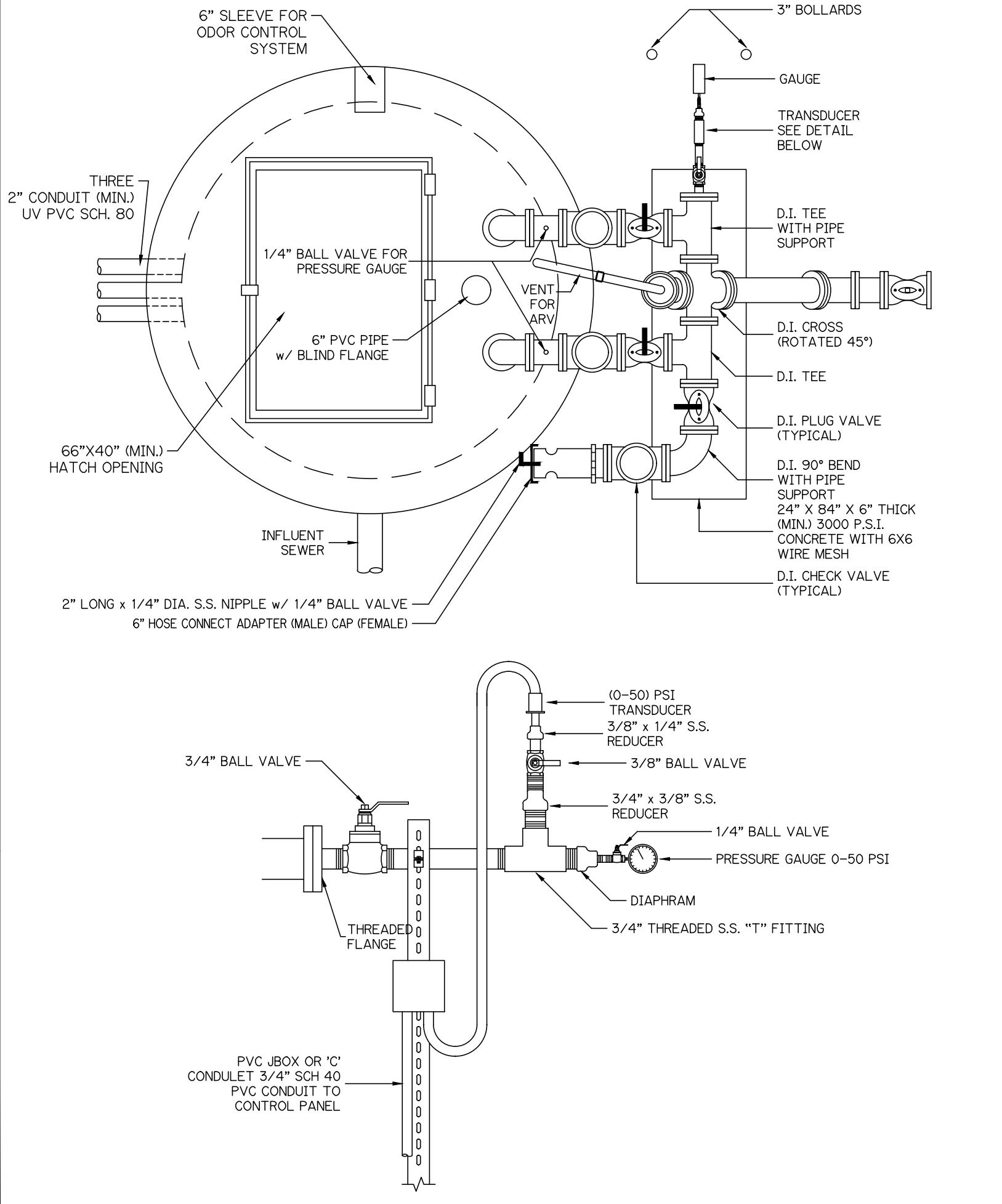


- NOTES:
1. MINIMUM EASEMENTS 30'X45' SHALL BE PROVIDED FOR PUMP SYSTEMS.
 2. ENGINEER TO DETAIL EXACT SITE LAYOUT FOR EACH LIFT STATION WITH ACTUAL DIMENSIONS. DIMENSIONS SHALL BE BASED ON REQUIREMENTS OF THE UTILITY STANDARDS AND STANDARD DETAILS PERTAINING TO PUMP STATIONS. THE LOCATION OF HINGES ON THE WET WELL SHALL BE INDICATED.
 3. ACCESS DRIVE - 6" THICK, 12' WIDE CONCRETE 4000 PSI W/FIBER MESH AND COMPACTED SUBGRADE TO 98% DENSITY EXTENDED 6' BEYOND ALL EDGES. MUST BE ABLE TO OPEN BOTH GATES WITH SERVICE TRUCK ON DRIVEWAY.
 4. ALL AREAS INSIDE FENCE THAT ARE NOT COVERED BY CONCRETE, STRUCTURES AND 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.
 5. A 12'X48' AREA SHALL BE PROVIDED WITHIN 10 FEET OF WET WELL FOR A VACUUM TRUCK. THE AREA SHALL BE SHOWN ON THE SITE PLAN REQUIRED IN NOTE #2 ABOVE.
 6. ODOR CONTROL SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY STANDARDS AND THE QUALIFIED PRODUCTS LIST AND SIZED BY THE ENGINEER OF RECORD. SEE SECTION VIEW.

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LIFT STATION SITE PLAN

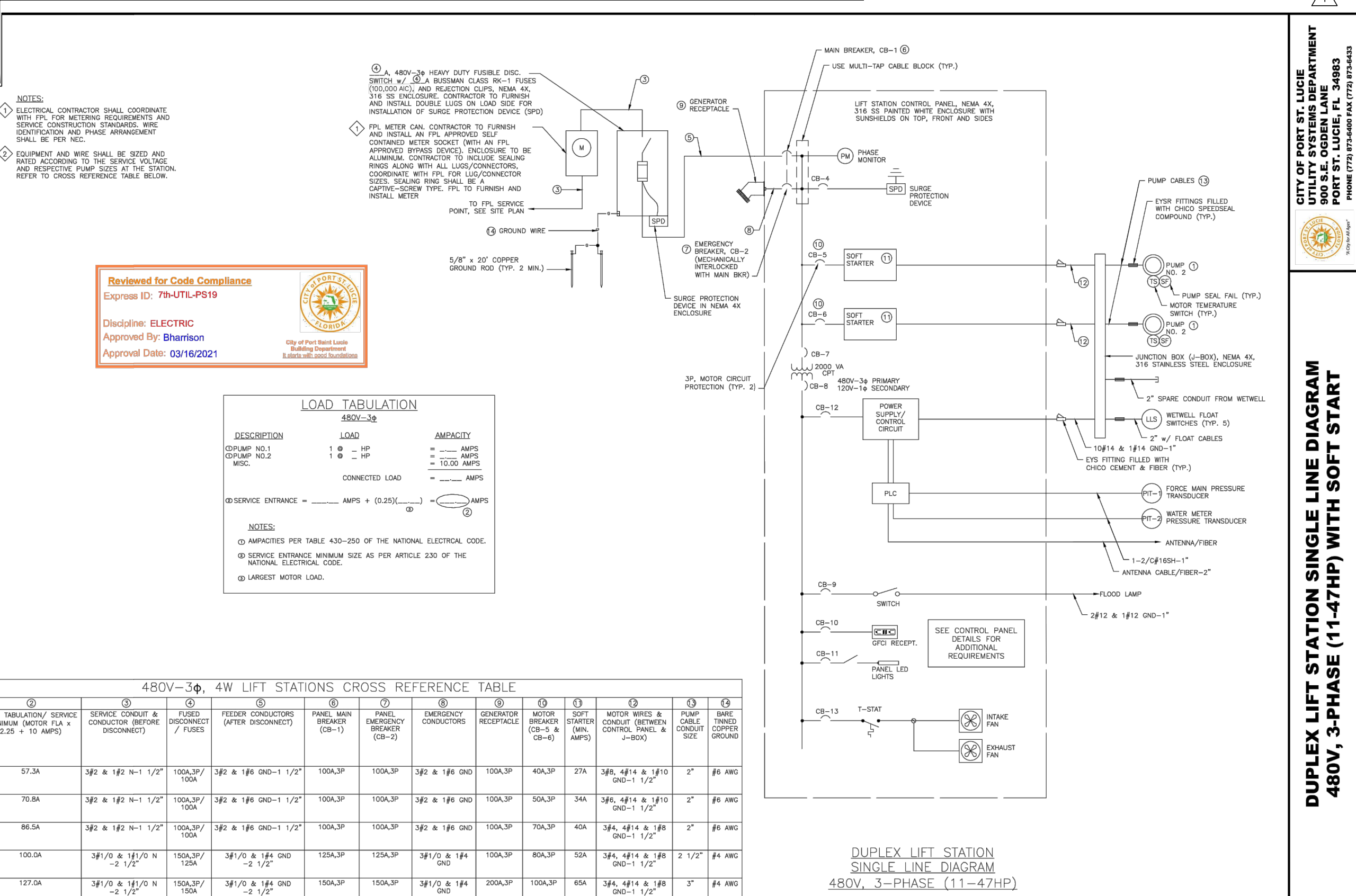
DETAIL: PS-14
DATE: 2019
SCALE: 1.5" = 10'
SHEET: 1 OF 1



MINIMUM CONSTRUCTION STANDARDS FOR
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LIFT STATION WET WELL PLAN VIEW

DETAIL: PS-04
DATE: 2019
SCALE: N.T.S.
SHEET: 2 OF 3



480V-3Φ, 4W LIFT STATIONS CROSS REFERENCE TABLE											
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫
MOTOR HP	MOTOR FLA (OVER NEMA)	LOAD (AMPS)	SERVICE CONDUIT & CONDUIT (FIBER DISCONNECT)	FUSED DISCONNECT (FIBER)	FIBER CONDUIT (FIBER DISCONNECT)	PANEL MAIN BREAKER (CB-1)	PANEL EMERGENCY DISCONNECT (CB-2)	GENERATOR BREAKER (CB-3)	MOTOR BREAKER (CB-4)	SOFT STARTER (CB-5)	SOFT STARTER (CB-6)
11-15	21A	57.3A	3/2" & 1/2" N-1 1/2"	100A/3P/100A	3/2" & 1/2" GND-1 1/2"	100A/3P	100A/3P	3/2" & 1/2" GND	100A/3P	40A/3P	21A
20	21A	70.8A	3/2" & 1/2" N-1 1/2"	100A/3P/100A	3/2" & 1/2" GND-1 1/2"	100A/3P	100A/3P	3/2" & 1/2" GND	100A/3P	50A/3P	34A
25	30A	86.5A	3/2" & 1/2" N-1 1/2"	100A/3P/100A	3/2" & 1/2" GND-1 1/2"	100A/3P	100A/3P	3/2" & 1/2" GND	100A/3P	70A/3P	40A
30	40A	100.5A	3/2" & 1/2" N-1 1/2"	100A/3P/100A	3/2" & 1/2" GND-1 1/2"	100A/3P	100A/3P	3/2" & 1/2" GND	100A/3P	80A/3P	50A
40	50A	127.0A	3/2" & 1/2" N-1 1/2"	100A/3P/100A	3/2" & 1/2" GND-1 1/2"	100A/3P	100A/3P	3/2" & 1/2" GND	100A/3P	100A/3P	60A
47	50A (OVER SHEET)	136.5A	3/2" & 1/2" N-1 1/2"	100A/3P/100A	3/2" & 1/2" GND-1 1/2"	200A/3P	200A/3P	3/2" & 1/2" GND	200A/3P	120A/3P	70A

P23-152 (PSLUD 5268E)

LIFT STATION DETAILS
FOR
RIVERLAND-PARCEL D
PLAT FIVE

DATE	BY	CK
1/4/24	BA	MW
DATE	BY	CK

GLH ENGINEERING, LLC
1600 SAWGRASS CORPORATE
PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

SCALE: HORIZ: 1"=40'
VERT: 1"=5'
DATE: 12/11/23
DESIGNED BY: MB
CHECKED BY: BA
FILE NAME:
RIV-D PL 5 WS

BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

RIV-D PL 5 WS

SHEET 19 OF 19