CONSTRUCTION PLANS
FOR:
VERANO SOUTH - POD E, PLAT 1

OWNER:

VERANO DEVELOPMENT, LLC

LOCATION MAP

N.T.S.

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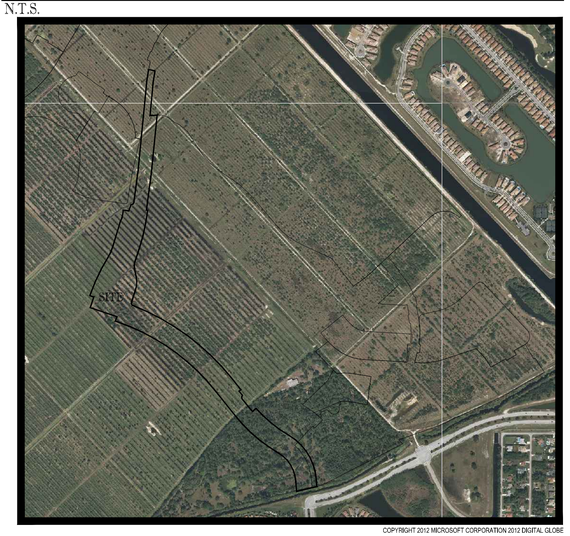
VICINITY \ AERIAL MAP

N.T.S.



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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 Utility Standards Manual, including Standard Details, is available at the project at all times.

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-COVER-SHEET

PROJECT:
VERANO SOUTH
POD E, PLAT 1
FOR
VERANO DEVELOPMENT
PORT SAINT LUCIE
FLORIDA

THOMAS ENGINEERING GROUP
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September 24, 2019
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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-01E1

CITY OF PSL PROJECT NUMBER: P19-012

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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 - ARCADIS

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 ARCADIS, SHALL BE CONSIDERED A PART OF THESE PLANS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

32. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE 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:

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

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

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

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCEMAIN SYSTEM

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

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

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

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. 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:

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

2. ALL 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:

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

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

MATERIALS:

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

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

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

INSTALLATION:

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

7. ALL PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC

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

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

PAVING:

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

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

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

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

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

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

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

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

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

2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.

3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.

4. DENSITY TESTS ON THE BASE AND STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.

5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE EOR, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

6. LABORATORY PROCTOR COMPACTION TESTS (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUB-GRADE AND BASE. LIMEROCK BEARING RATIONS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY OF PORT ST LUCIE.

PAVEMENT MARKING & SIGNAGE:

1. 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.

2. ALL PAVEMENT MARKINGS AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL IN ACCORDANCE WITH SECTION 78-344 OF THE LDR.

POLLUTION PREVENTION:

1. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

PROJECT RECORD DOCUMENTS:

A. 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.

B. 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.

C. 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.

D. "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.

E. "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).

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

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

H. "AS-BUILTS" OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
2. 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.

I. "AS-BUILTS" OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF "AS-BUILT".
3. 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.

J. ALL ROCK "AS-BUILTS" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
2. ROCK "AS-BUILTS" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK "AS-BUILTS" WILL BE REQUIRED AS INDICTED ABOVE, AS WELL AS "AS-BUILTS" ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
6. "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.

K. 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:
1. 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 SWEPT BROOM CLEAN.

2. 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.

3. 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.

4. 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.

5. 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.

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-GENERAL-NOTES

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
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BRANDON ULMER
PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-02E1

CITY OF PSL PROJECT NUMBER: P19-012

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R:\KOLTER\2016\FJ160006 - CRESSWINDS, PORT ST. LUCIE, FL\DWG\POD_E_PLAT_1\FJ160006-GENERAL-NOTES------>LAYOUT: C-02E1 GENERAL NOTES

EXIST LAKE

EXIST LAKE

EXIST LAKE

EXIST LAKE

EXIST LAKE

EXIST LAKE

EXIST LAKE

EXIST LAKE

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POD-C2

EXIST LAKE

POD-C2

EXIST LAKE

POD-C

VERIFY EXISTING DITCH IS LINKED WITH PIPE IF PIPE DOES NOT EXIST, CONTRACTOR SHALL CONNECT DITCHES OR PROVIDE A PIPE

EXISTING DITCH TO BE RECONSTRUCTED AND MAINTAINED TO CROSS SECTION SHOWN

EXISTING DITCH TO BE RECONSTRUCTED AND MAINTAINED TO CROSS SECTION SHOWN

FUTURE DEVELOPMENT

EXIST DITCH TO REMAIN

CROSSTOWN PARKWAY

VILLAGE PARKWAY

C-04E1

EXISTING DITCH TO BE RECONSTRUCTED AND MAINTAINED TO CROSS SECTION SHOWN

EXIST DITCH TO REMAIN

CONSTRUCT DITCH

CONSTRUCT TEMPORARY SUMP

POD A

CONSTRUCT DITCH

EXISTING DITCH TO BE RECONSTRUCTED AND MAINTAINED TO CROSS SECTION SHOWN

EXIST DITCH TO REMAIN

C-05E1

EXISTING DITCH TO BE RECONSTRUCTED AND MAINTAINED TO CROSS SECTION SHOWN

EXIST LAKE

FUTURE DEVELOPMENT

CONSTRUCT TEMPORARY SUMP

FUTURE DEVELOPMENT

EXIST LAKE

POD A

C-08E1

C-07E1

C-06E1

POD A4

FUTURE DEVELOPMENT

EXIST LAKE

POD A5

21' +/-

2' MIN

1

3

6'

PROPOSED SWALE SECTION

SHEET LEGEND

C-04E1 DRAINAGE SHEET

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-KEY-SHEET

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PGD KEY SHEET AND MASTER DRAINAGE PLAN

SHEET NUMBER:

C-03E1

CITY OF PSL PROJECT NUMBER: P19-012

Printed on Tuesday, September 24, 2019, 5:53 PM by Brandon Ulmer

ENGINEERING LEGEND

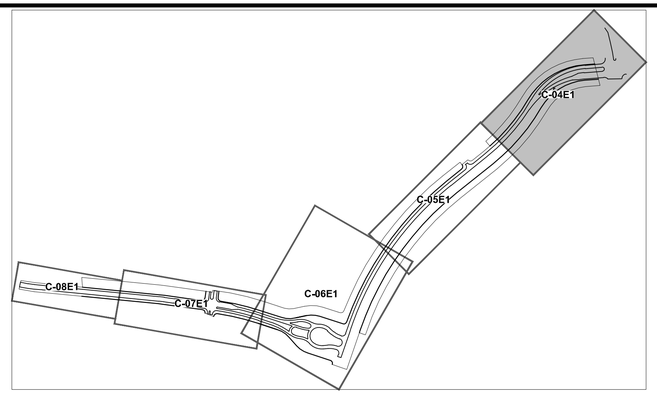
WATER MAIN	W,M W,M W,M
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	F.M F.M F.M
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE /UE	
24" STOP BAR AND STOP SIGN	

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

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

PROPOSED PAVEMENT

PROPOSED MILL AND OVERLAY



KEYMAP

CONSTRUCTION NOTES:

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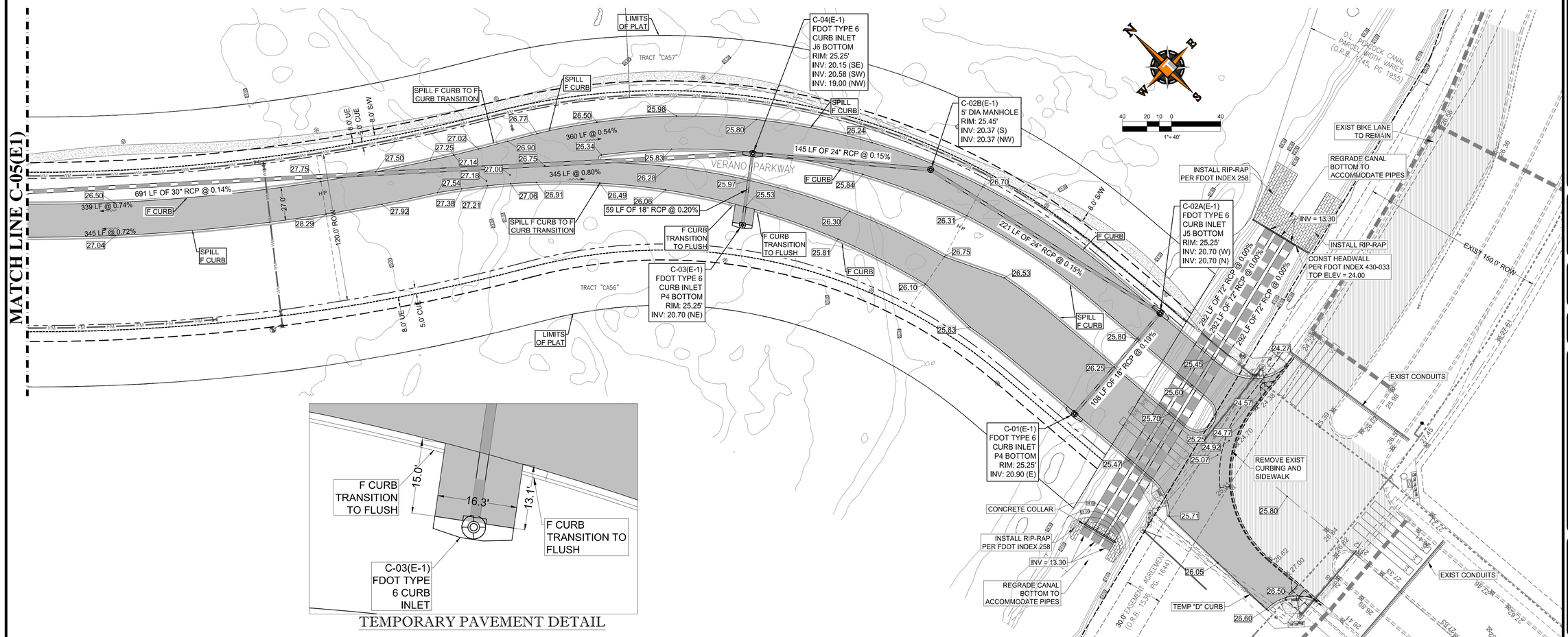
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.



TEMPORARY PAVEMENT DETAIL

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

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CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:

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September 24, 2019
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FLORIDA CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-04E1

CITY OF PSL PROJECT NUMBER: P19-012

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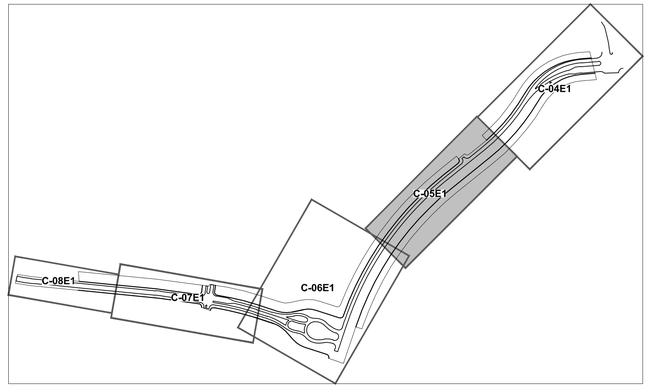
J:\FJ\FJ160006-PGD-PLANS\------\04PDP_C-04E1 PAVING GRADING AND DRAINAGE PLAN

ENGINEERING LEGEND

WATER MAIN	WM WM WM
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	FM FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE /UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	49 / 26.45
24" STOP BAR AND STOP SIGN	



KEYMAP

CONSTRUCTION NOTES:

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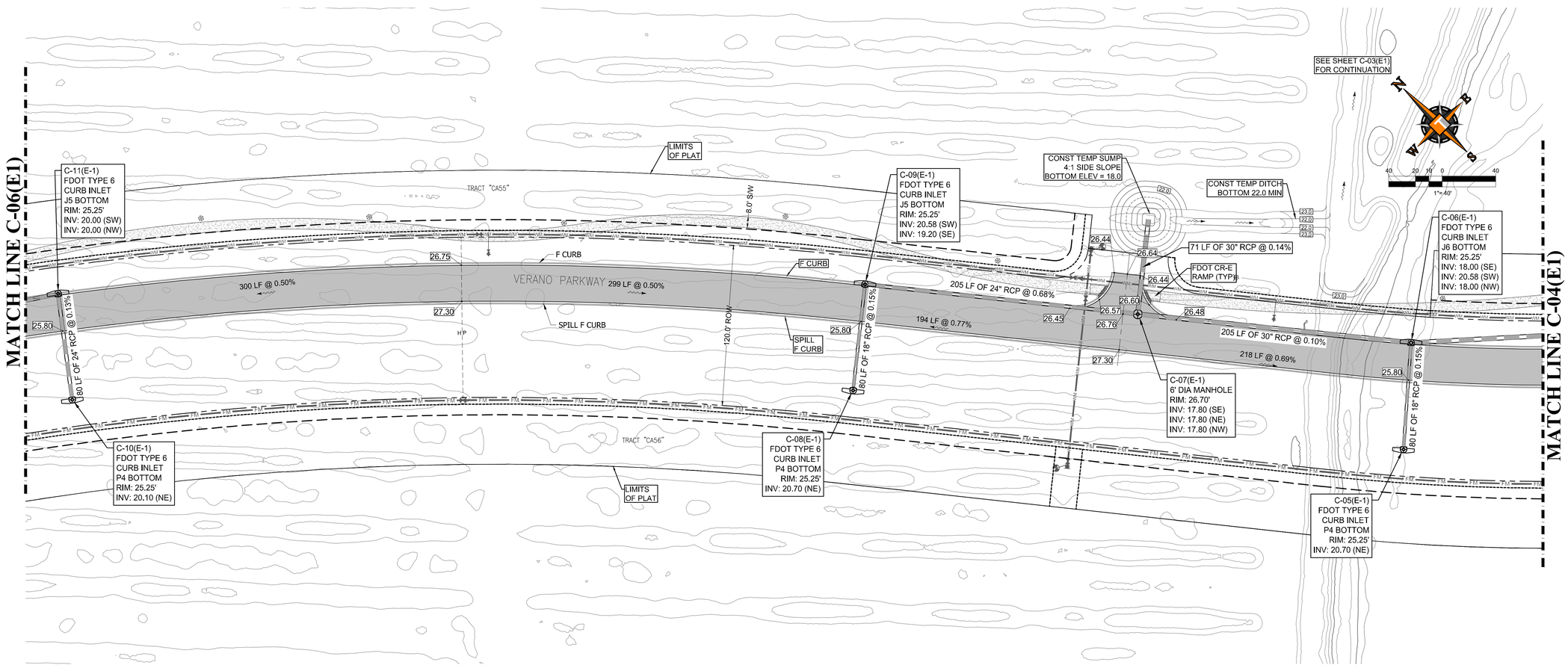

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
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DATE:	02-05-19
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PROJECT:

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POD E, PLAT 1

FOR

VERANO DEVELOPMENT

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BRANDON M. ULMER
No. 68345
PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:

PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-05E1

CITY OF PSL PROJECT NUMBER: P19-012

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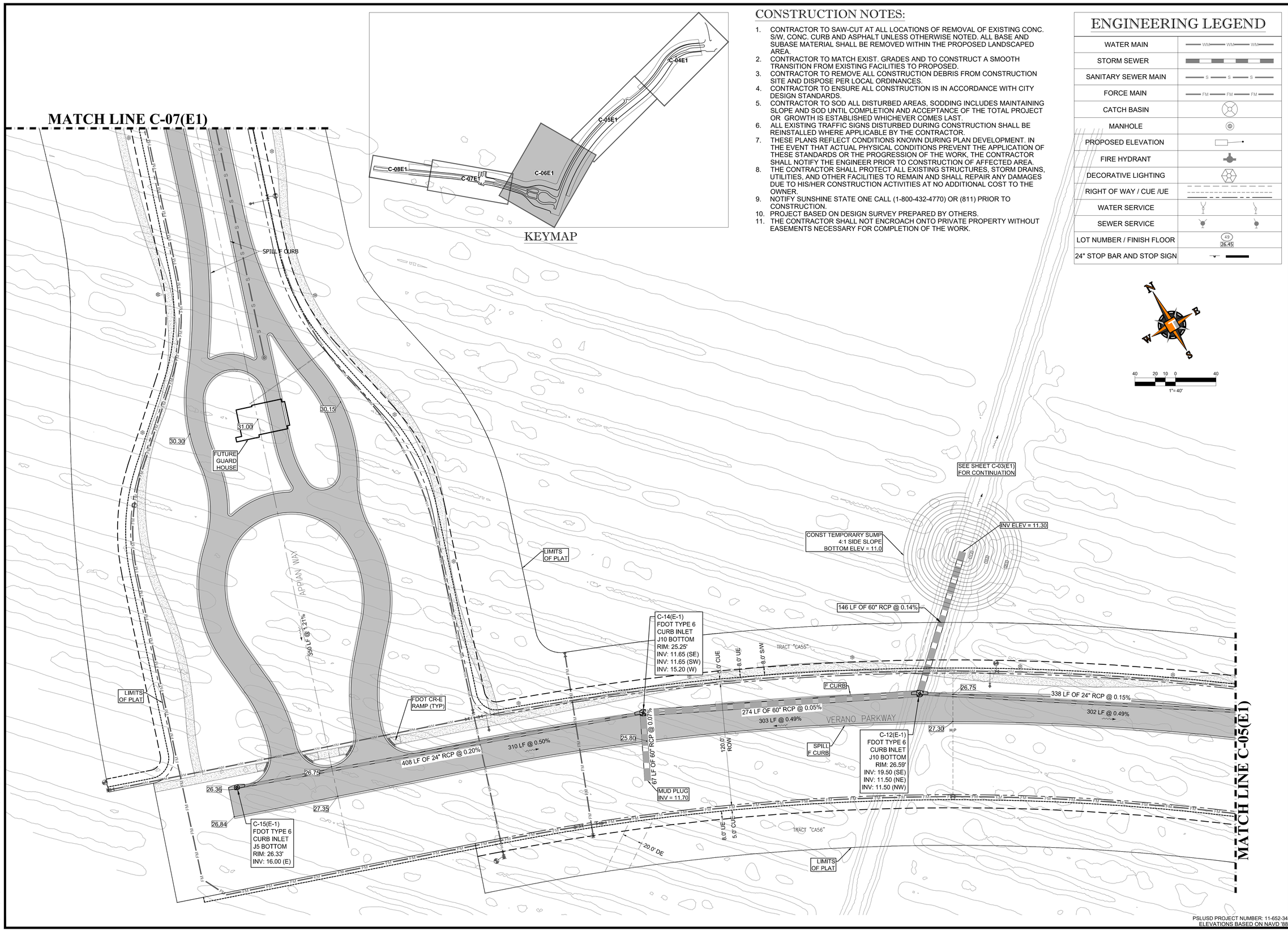

KEYMAP

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ENGINEERING LEGEND

WATER MAIN	WM WM WM
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	FM FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE /UE	
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LOT NUMBER / FINISH FLOOR	49 / 26.45
24" STOP BAR AND STOP SIGN	

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE FT. LAUDERDALE, FL 33309 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-PGD-PLANS

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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

STATE OF FLORIDA
BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE NUMBER
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

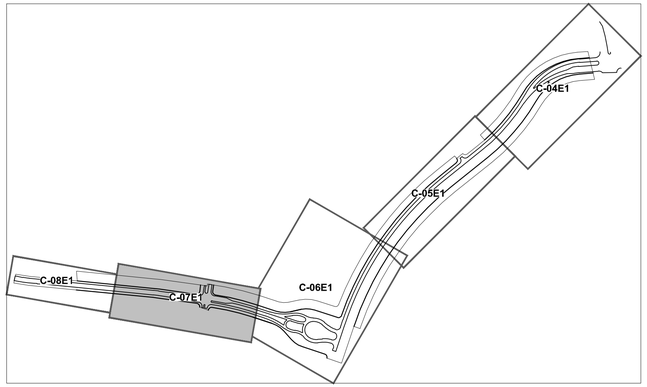
PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-06E1

CITY OF PSL PROJECT NUMBER: P19-012

Printed on Tuesday, September 24, 2019, 5:54 PM by Brandon Ulmer



KEYMAP

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. 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.
8. 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.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

ENGINEERING LEGEND

WATER MAIN	WM WM WM
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	FM FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE /UE	
WATER SERVICE	
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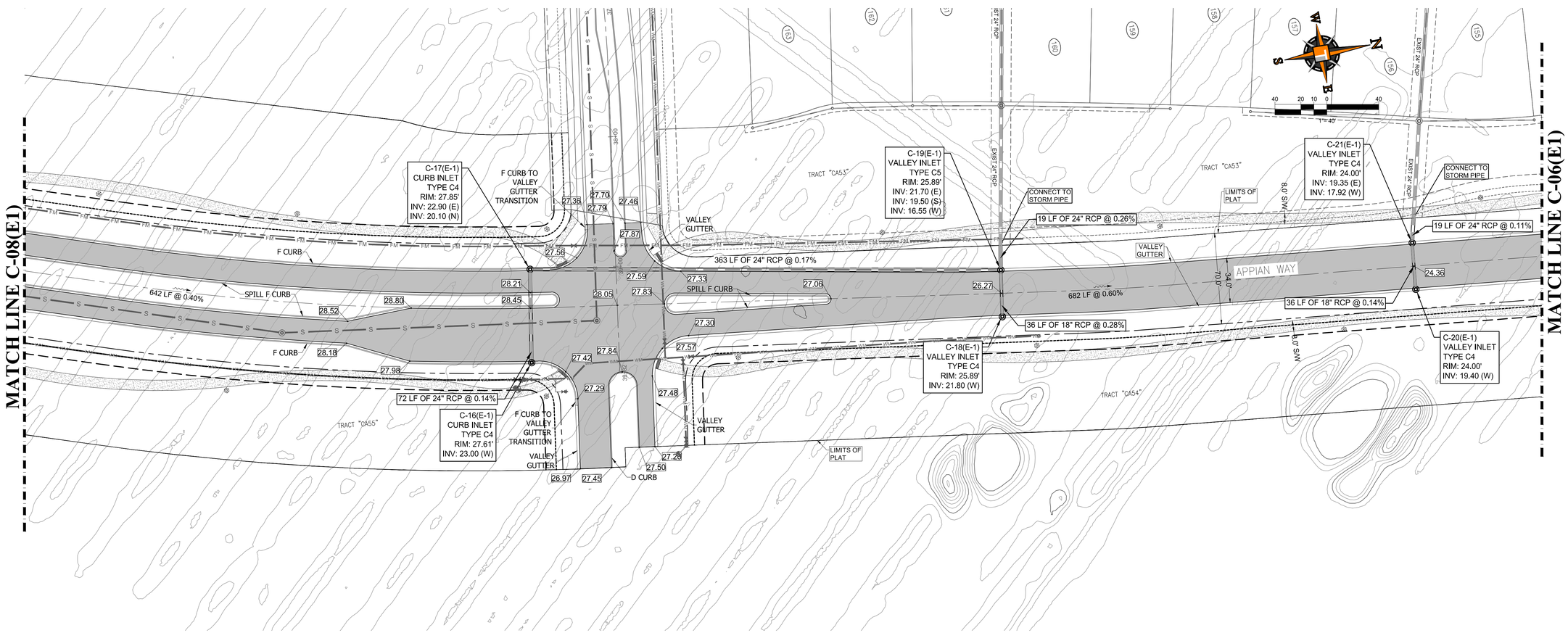

PSLUSD PROJECT NUMBER: 11-652-34
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No. 68345
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STATE OF FLORIDA
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-07E1

CITY OF PSL PROJECT NUMBER: P19-012

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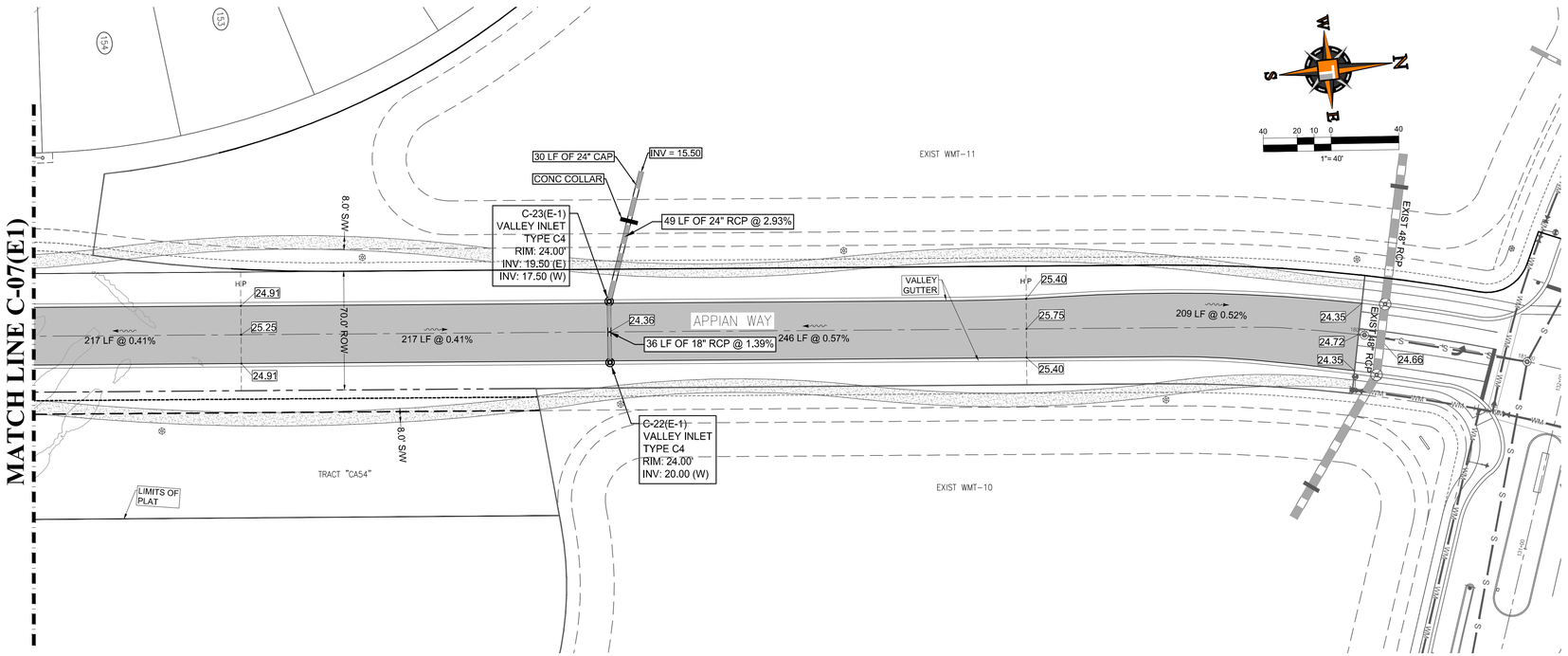

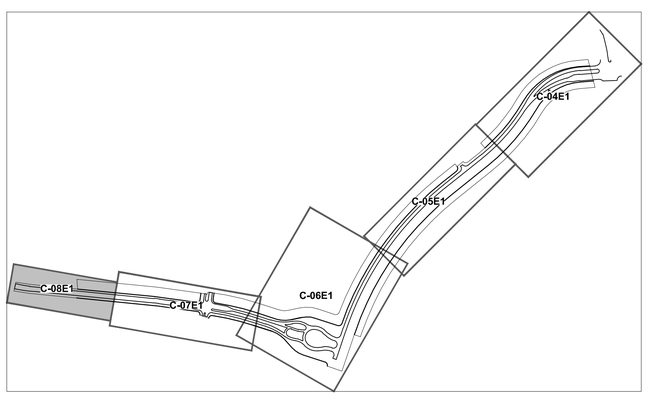

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PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-08E1

CITY OF PSL PROJECT NUMBER: P19-012

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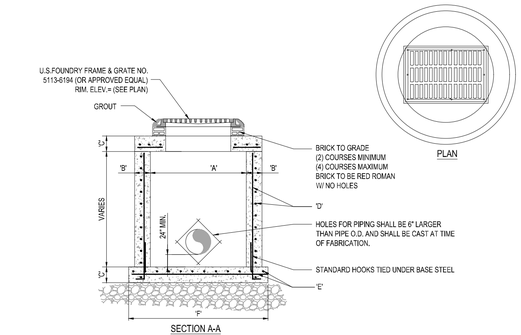
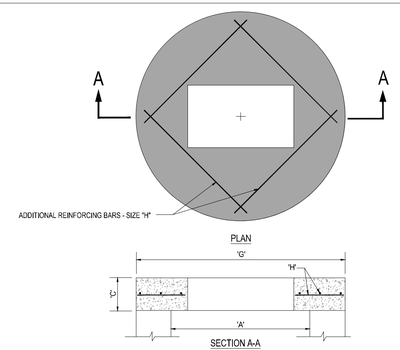


TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"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

1 PRECAST CIRCULAR VALLEY INLET

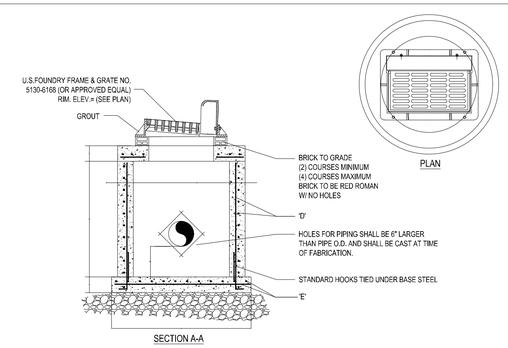
SCALE: NONE



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

2 PRECAST CONCRETE-TOP SLAB

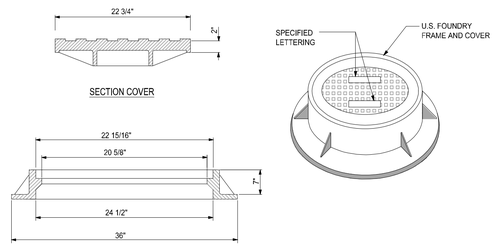
SCALE: NONE



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

3 PRECAST CIRCULAR CURB INLET

SCALE:

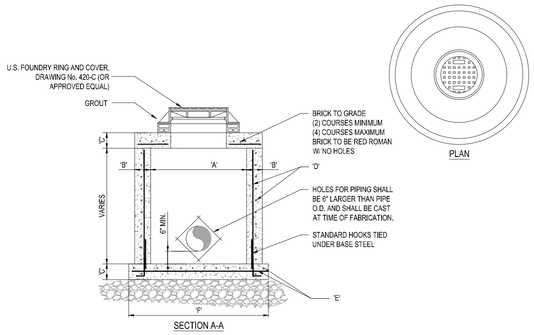


NOTE:

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

4 MANHOLE FRAME DETAIL

SCALE: NONE



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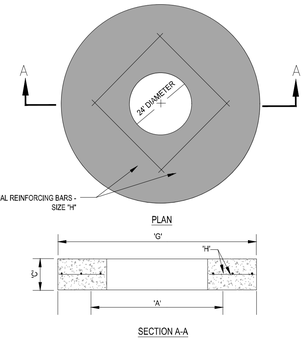
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

5 PRECAST CIRCULAR DRAINAGE MANHOLE

SCALE: NONE



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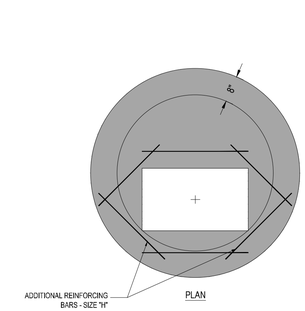
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

6 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES

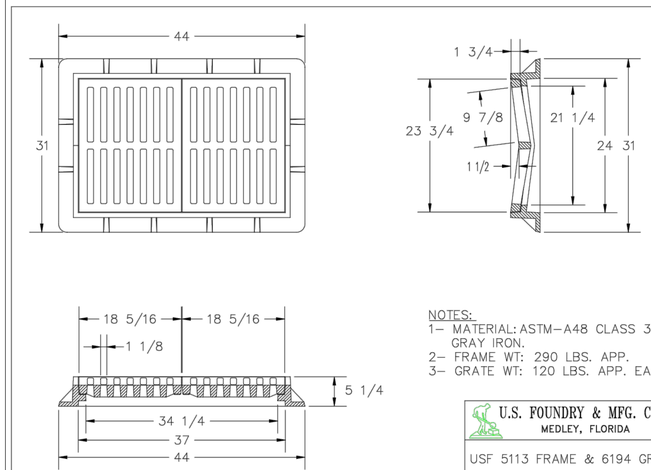
SCALE: NONE



NOTE: FOLLOW DETAIL # 2 FOR REBAR

7 OFFSET TOP DETAIL

SCALE: N.T.S



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:	DWG. NO: A3177	REV: 1

PSLUSD PROJECT NUMBER: 11-652-34
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SHEET TITLE:
PAVING GRADING AND DRAINAGE DETAILS

SHEET NUMBER:
C-09E1

CITY OF PSL PROJECT NUMBER: P19-012

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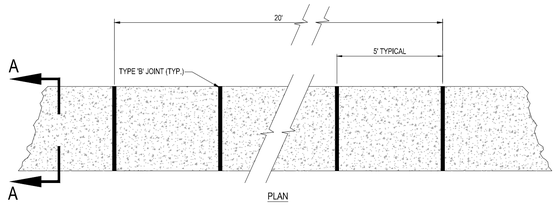
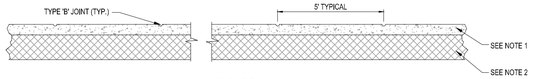
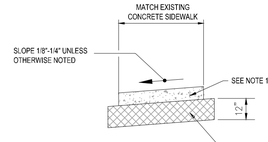


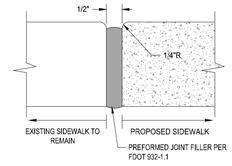
PLAN



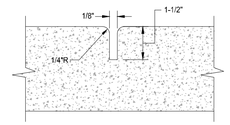
ELEVATION



SECTION A-A



TYPE 'A' JOINT



TYPE 'B' JOINT

NOTES:

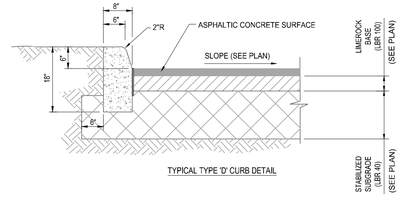
1. SIDEWALK SHALL BE 6" THICK IN RIGHT OF WAY AND IN DRIVEWAYS, ALL OPEN SPACE TRACTS OWNED AND OPERATED BY THE H.O.A.SHALL BE 4" THICK.
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180, (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. 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.

1 SIDEWALK DETAILS

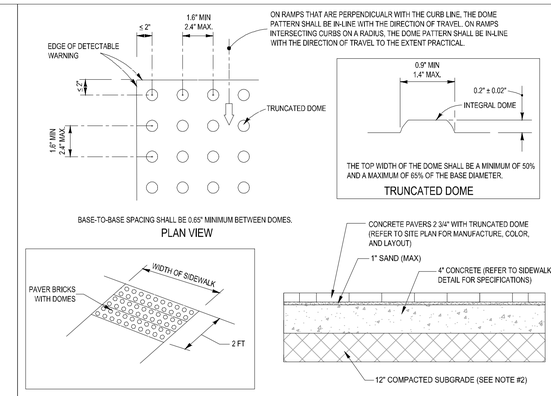
SCALE: NONE



TYPICAL TYPE 'D' CURB DETAIL

2 TYPE 'D' CURB DETAIL

SCALE: NONE

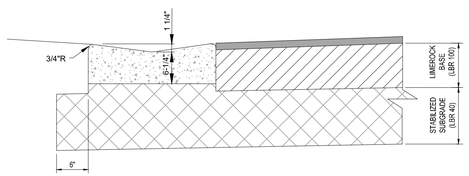


NOTES:

1. CONTRACTOR SHALL COORDINATE WITH SITE PLAN AND OWNER/DEVELOPER FOR MANUFACTURE, COLOR, AND LAYOUT OF PAVERS.
2. 12" SUBGRADE BELOW PAVERS/CONCRETE SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. (T-180)
3. THIS DETAIL SHALL ONLY APPLY WHERE SIDEWALK PAVERS WILL BE INSTALLED WITHIN THE RIGHT OF WAY, FOR NON VEHICULAR USE AREAS.
4. ALL CURB RAMPS INCLUDING DETECTABLE WARNING SHALL BE CONSTRUCTED PER FDOT INDEX 304 LATEST EDITION
5. 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.

3 PEDESTRIAN PAVERS DETAIL (IN R-O-W)

SCALE: NONE

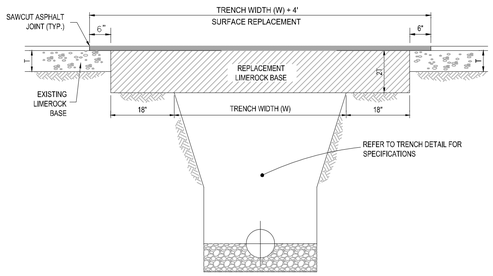


NOTES

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

4 VALLEY GUTTER DETAIL

SCALE: NONE



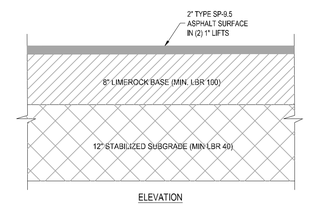
NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. 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.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY.
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS).
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
8. 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.

5 PAVEMENT RESTORATION DETAIL

SCALE: NONE

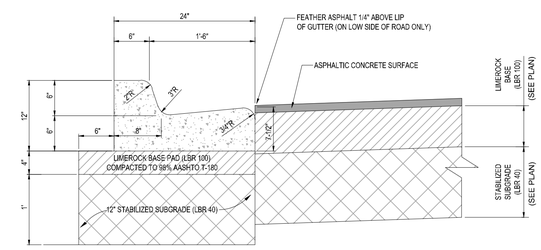
Asphalt Pavement Area			
Pavement	2" x 0.44 / 1"	0.88	
Base	8" x 0.18 / 1"	1.44	
Subgrade	12" x 0.08 / 1"	0.96	
		3.28	3.28 > 2.5



ELEVATION

6 ASPHALT PAVEMENT DETAIL

SCALE: NONE

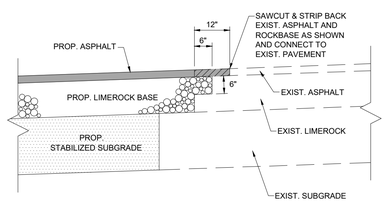


NOTE :

1. WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".
2. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
3. LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)
4. 12" SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. (T-180)

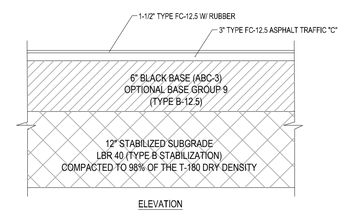
7 TYPE 'F' CURB & GUTTER DETAIL

SCALE: NONE



8 SAWCUT/MATCH ASPHALT PAVEMENT DETAIL

NONE



ELEVATION

9 CROSSTOWN PARKWAY ASPHALT PAVEMENT DETAIL

SCALE: NONE

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT. LAUDERDALE, FL 33309, P: 954-202-7000
4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FL 33609, P: 813-379-4100
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-PGD-DETAILS

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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

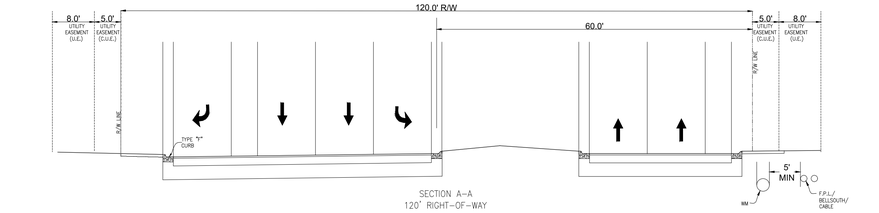
BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS LICENSE No. 27528

SHEET TITLE:
PAVING GRADING AND DRAINAGE DETAILS

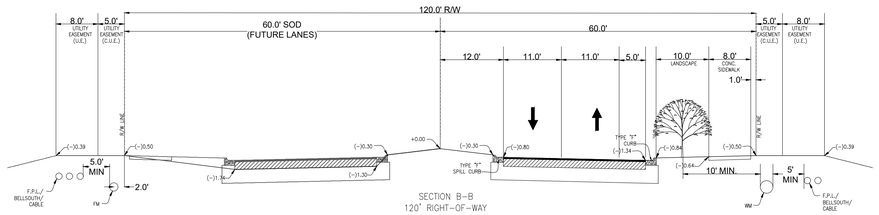
SHEET NUMBER:
C-10E1

CITY OF PSL PROJECT NUMBER: P19-012

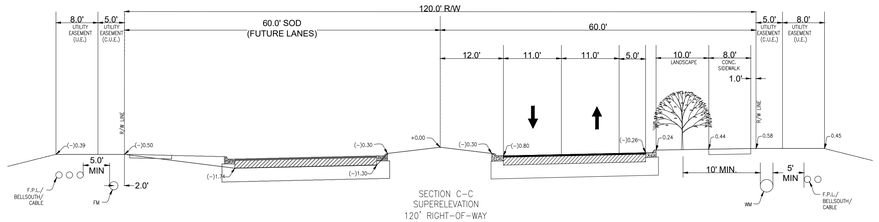
Printed on Tuesday, September 24, 2019, 5:55 PM by Brandon Ulmer



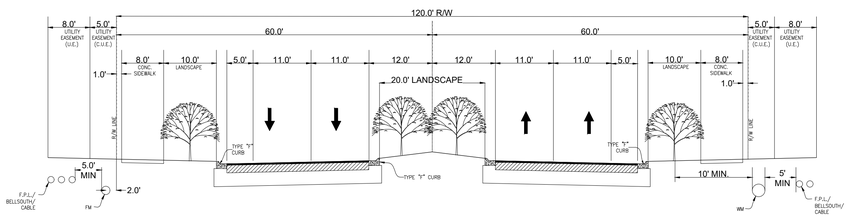
SECTION A–A
120' RIGHT–OF–WAY



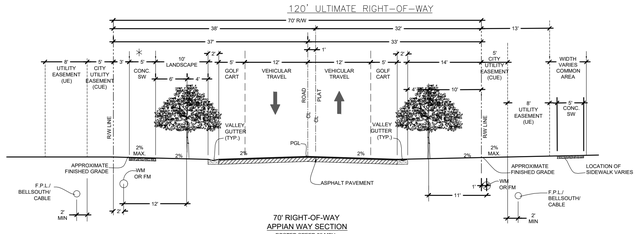
SECTION B–B
120' RIGHT–OF–WAY



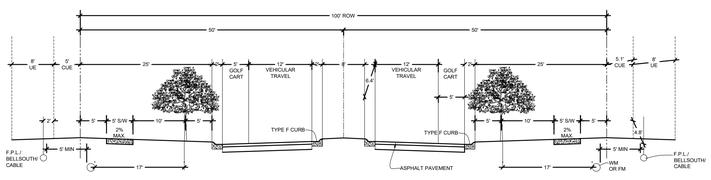
SECTION C–C
SUPERELEVATION
120' RIGHT–OF–WAY



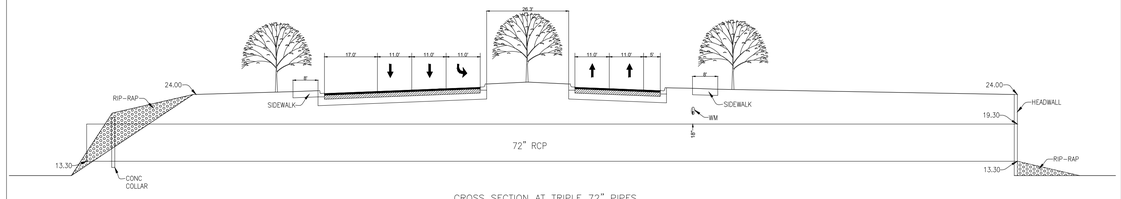
120' ULTIMATE RIGHT–OF–WAY



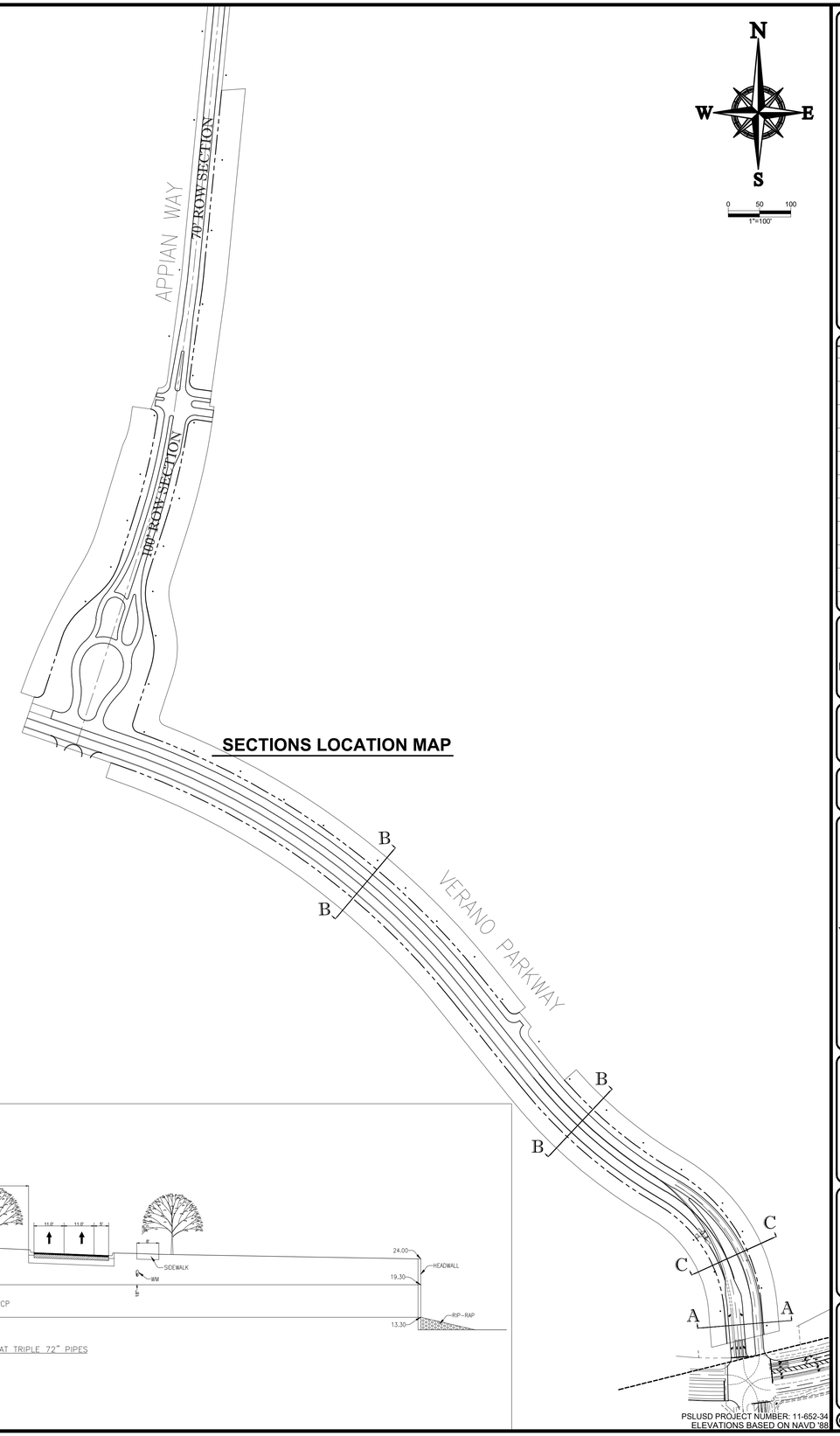
70' RIGHT–OF–WAY
APPIAN WAY SECTION
POSTED SPEED 25 MPH



100' RIGHT–OF–WAY
APPIAN WAY SECTION
POSTED SPEED 25 MPH



CROSS SECTION AT TRIPLE 72" PIPES



SECTIONS LOCATION MAP

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-PGD-SECTIONS

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
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BRANDON ULMER
No. 68345
STATE OF FLORIDA
PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
PAVING GRADING AND DRAINAGE SECTIONS

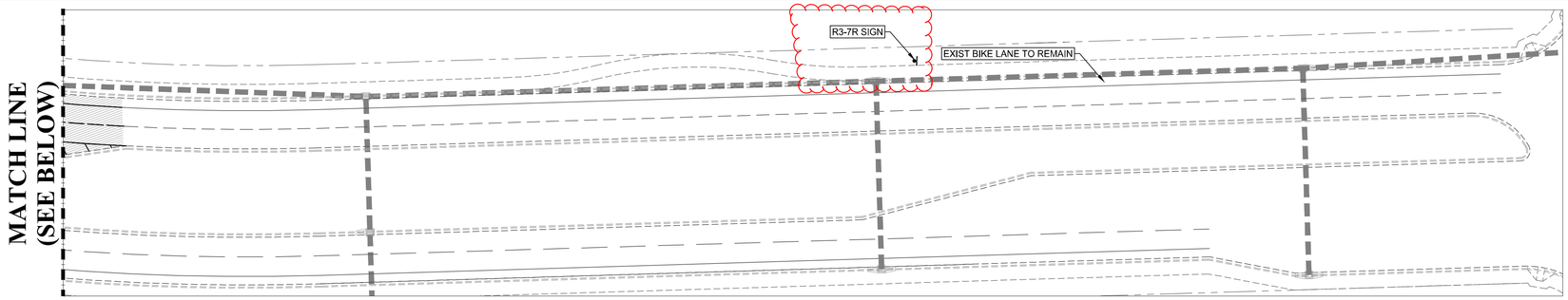
SHEET NUMBER:
C-11E1

CITY OF PSL PROJECT NUMBER: P19-012

Printed on Tuesday, September 24, 2019, 5:55 PM by Brandon Ulmer ...\FJ160006-PGD-SECTIONS-----AXIS\C-11E1 PAVING GRADING AND DRAINAGE SECTIONS

ENGINEERING LEGEND

WATER MAIN	W.M. W.M. W.M.
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	F.M. F.M. F.M.
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
24" STOP BAR AND STOP SIGN	



STRIPING KEY

A= 4" SOLID WHITE
B = 6" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30')
G = 6" SKIP WHITE TYP (6'-10')
H = 6" SKIP WHITE TYP (2'-4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10'-30)
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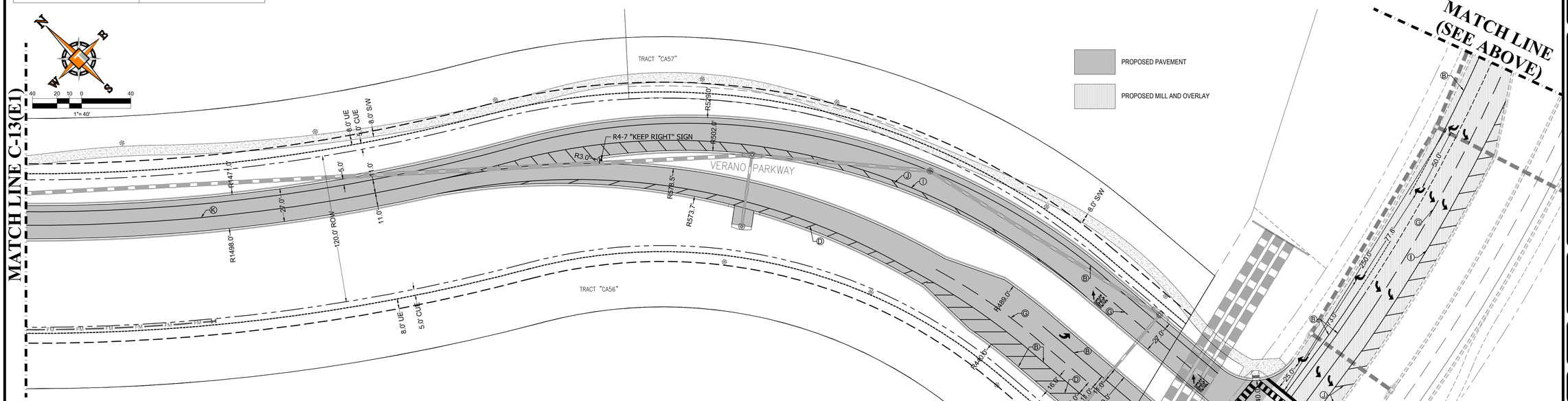
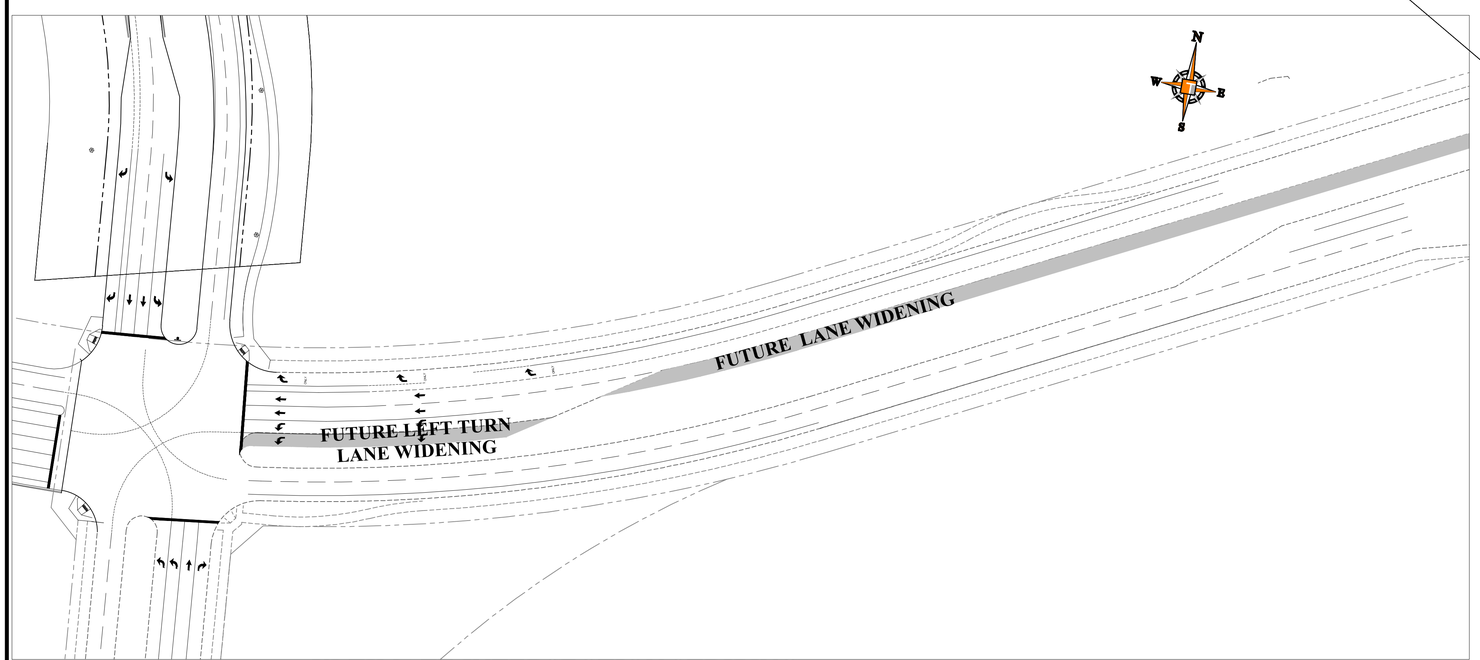
P=RPM BI-DIRECTIONAL AMBER/AMBER
R = FDP WHITE
S = FDP YELLOW
T= RPM BI-DIRECTIONAL WHITE/RED
U= RPM BI-DIRECTIONAL RED/YELLOW
V= RPM BI-DIRECTIONAL BLUE/BLUE





ULTIMATE INTERSECTION STRIPING

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-PMS-AND-HC-PLANS

PROJECT:

VERANO SOUTH
POD E, PLAT 1
FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
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BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN

SHEET NUMBER:
C-12E1

CITY OF PSL PROJECT NUMBER: P19-012

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J:\FJ\FJ160006-PMS-AND-HC-PLANS\------\FJ160006-PMS-AND-HC-PLANS C-12E1 MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN

ENGINEERING LEGEND

WATER MAIN	WM WM WM
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	FM FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE /UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	49 / 26.45
24" STOP BAR AND STOP SIGN	

STRIPING KEY

A= 4" SOLID WHITE
B = 6" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30')
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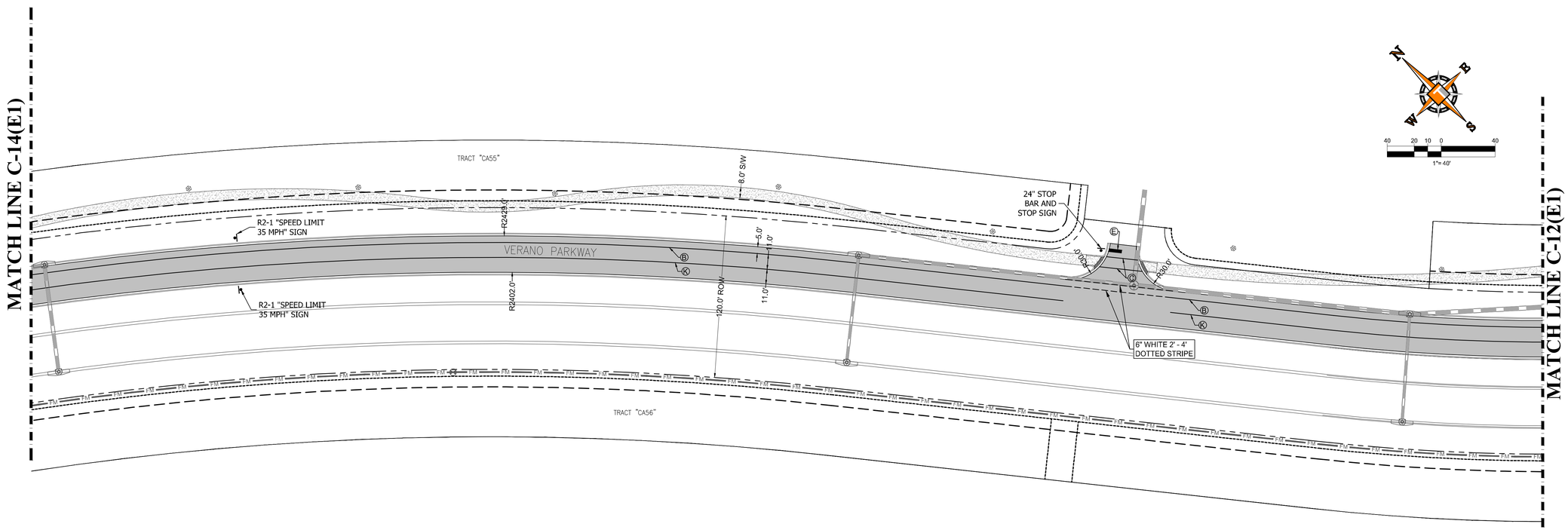

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

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4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
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DRAWN BY: MJL
CHECKED BY: BMU
DATE: 02-05-19
CAD I.D.: FJ160006-PMS-AND-HC-PLANS

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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PEBWORTH PROFESSIONAL PLAZA
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BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
STATE OF FLORIDA
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528
September 24, 2019

SHEET TITLE:
MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN

SHEET NUMBER:
C-13E1

CITY OF PSL PROJECT NUMBER: P19-012

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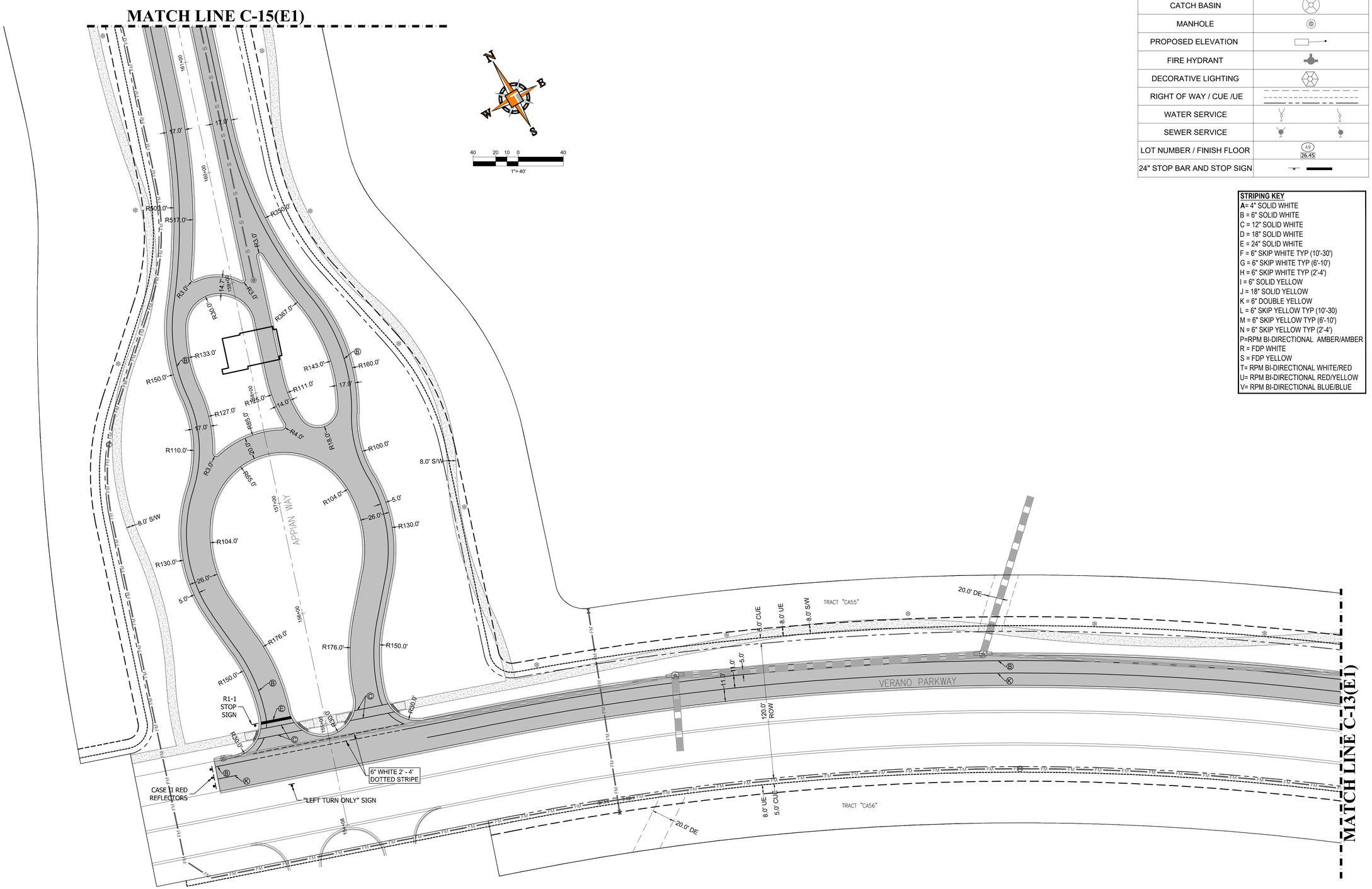

ENGINEERING LEGEND

WATER MAIN	WM WM WM
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	FM FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE /UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	49 / 26.45
24" STOP BAR AND STOP SIGN	

STRIPING KEY

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V= RPM BI-DIRECTIONAL BLUE/BLUE

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT. LAUDERDALE, FL 33309, P: 954-202-7000
4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD., SUITE 206, JUPITER, FL 33458, P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ160006
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 02-05-19
CAD I.D.: FJ160006-PMS-AND-HC-PLANS

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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

BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN

SHEET NUMBER:
C-14E1

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

CITY OF PSL PROJECT NUMBER: P19-012

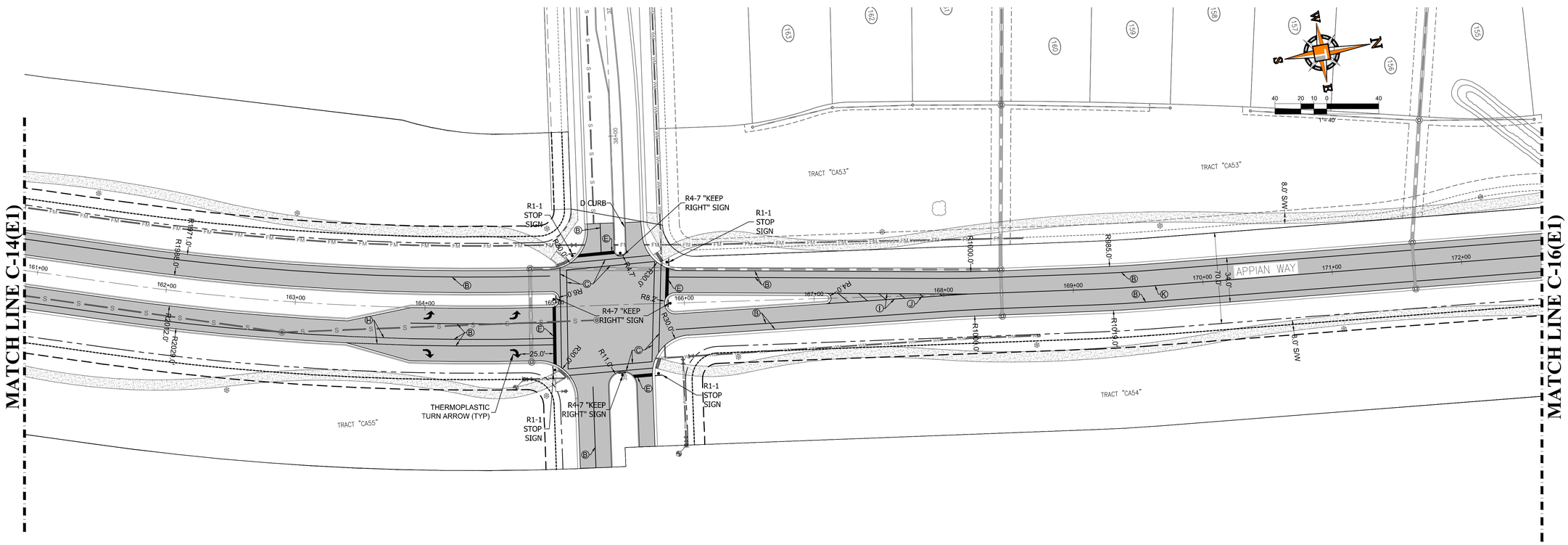
Printed on Tuesday, September 24, 2019, 5:56 PM by Brandon Ulmer J:\FJ\FJ160006-Pgn-and-HC-Plans\------\APPIAN C-14E1 MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN

STRIPING KEY

- A= 4" SOLID WHITE
- B = 6" SOLID WHITE
- C = 12" SOLID WHITE
- D = 18" SOLID WHITE
- E = 24" SOLID WHITE
- F = 6" SKIP WHITE TYP (10'-30')
- G = 6" SKIP WHITE TYP (6'-10')
- H = 6" SKIP WHITE TYP (2'-4')
- I = 6" SOLID YELLOW
- J = 18" SOLID YELLOW
- K = 6" DOUBLE YELLOW
- L = 6" SKIP YELLOW TYP (10'-30)
- M = 6" SKIP YELLOW TYP (6'-10')
- N = 6" SKIP YELLOW TYP (2'-4')
- P=RPM BI-DIRECTIONAL AMBER/AMBER
- R = FDP WHITE
- S = FDP YELLOW
- T= RPM BI-DIRECTIONAL WHITE/RED
- U= RPM BI-DIRECTIONAL RED/YELLOW
- V= RPM BI-DIRECTIONAL BLUE/BLUE

ENGINEERING LEGEND

WATER MAIN	WM WM WM
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	FM FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE /UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	49 / 26.45
24" STOP BAR AND STOP SIGN	



PSLUSD PROJECT NUMBER: 11-652-34
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FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528
September 24, 2019

SHEET TITLE:
MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN

SHEET NUMBER:
C-15E1

CITY OF PSL PROJECT NUMBER: P19-012

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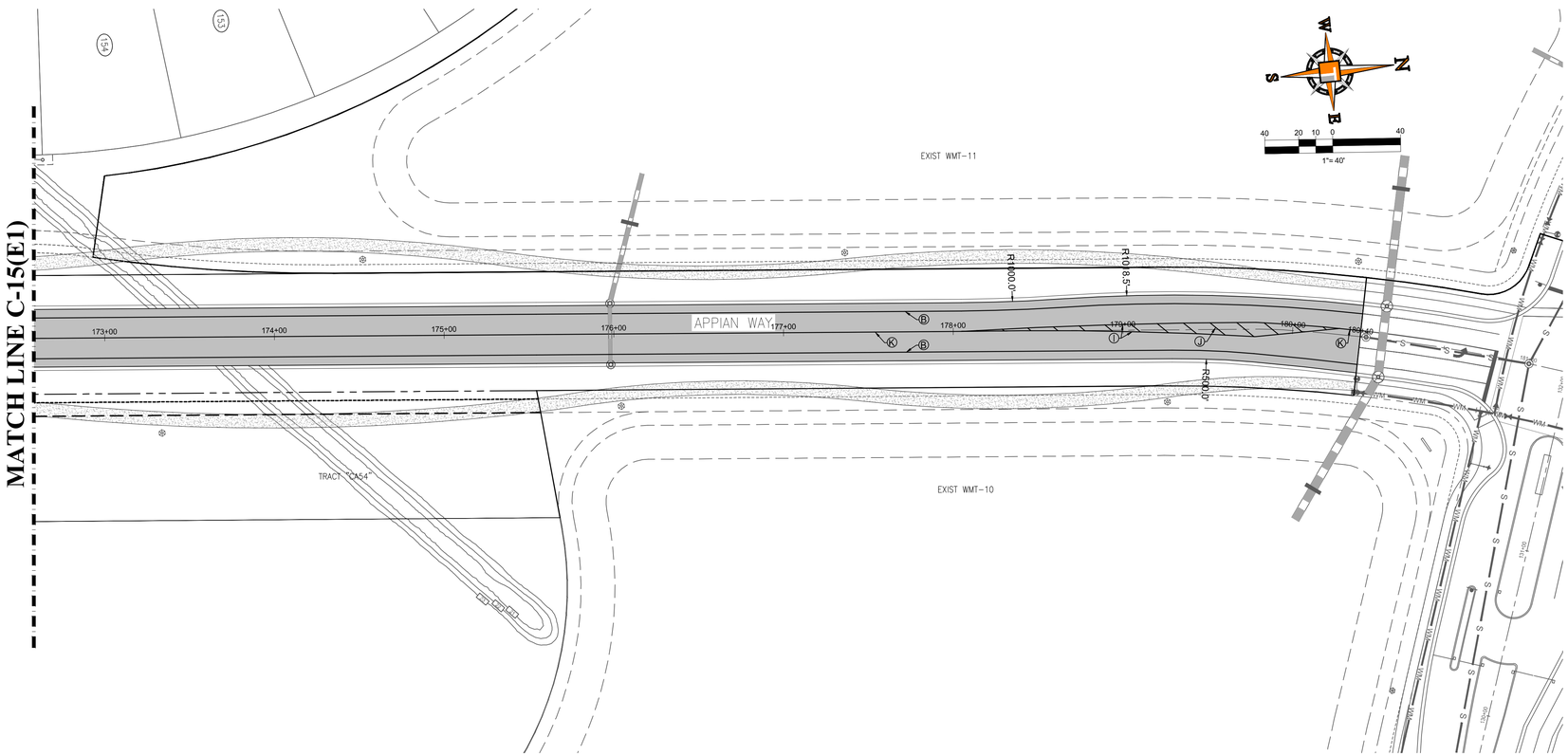

ENGINEERING LEGEND

WATER MAIN	WM WM WM
STORM SEWER	
SANITARY SEWER MAIN	S S S
FORCE MAIN	FM FM FM
CATCH BASIN	
MANHOLE	
PROPOSED ELEVATION	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY / CUE /UE	
WATER SERVICE	
SEWER SERVICE	
LOT NUMBER / FINISH FLOOR	49 / 26.45
24" STOP BAR AND STOP SIGN	

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V= RPM BI-DIRECTIONAL BLUE/BLUE

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

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DRAWN BY: MJL
CHECKED BY: BMU
DATE: 02-05-19
CAD I.D.: FJ160006-PMS-AND-HC-PLANS

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September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:
MARKING, SIGNAGE AND HORIZONTAL CONTROL PLAN

SHEET NUMBER:
C-16E1

CITY OF PSL PROJECT NUMBER: P19-012

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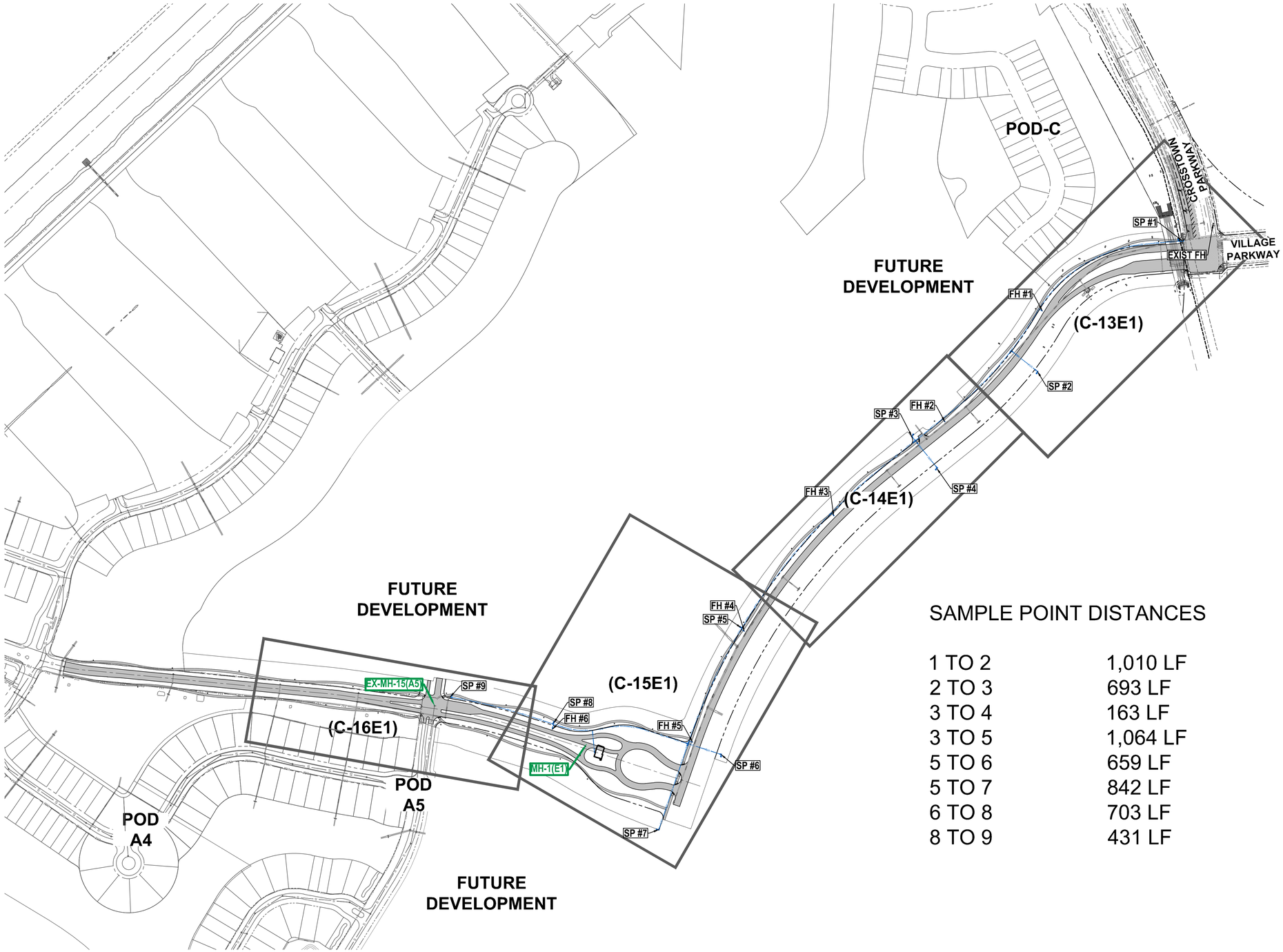

SAMPLE POINT DISTANCES

1 TO 2	1,010 LF
2 TO 3	693 LF
3 TO 4	163 LF
3 TO 5	1,064 LF
5 TO 6	659 LF
5 TO 7	842 LF
6 TO 8	703 LF
8 TO 9	431 LF

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

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PROJECT No.: FJ160006
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 02-05-19
CAD I.D.: FJ160006-MASTER-UTIL

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

MASTER UTILITY PLAN

SHEET NUMBER:

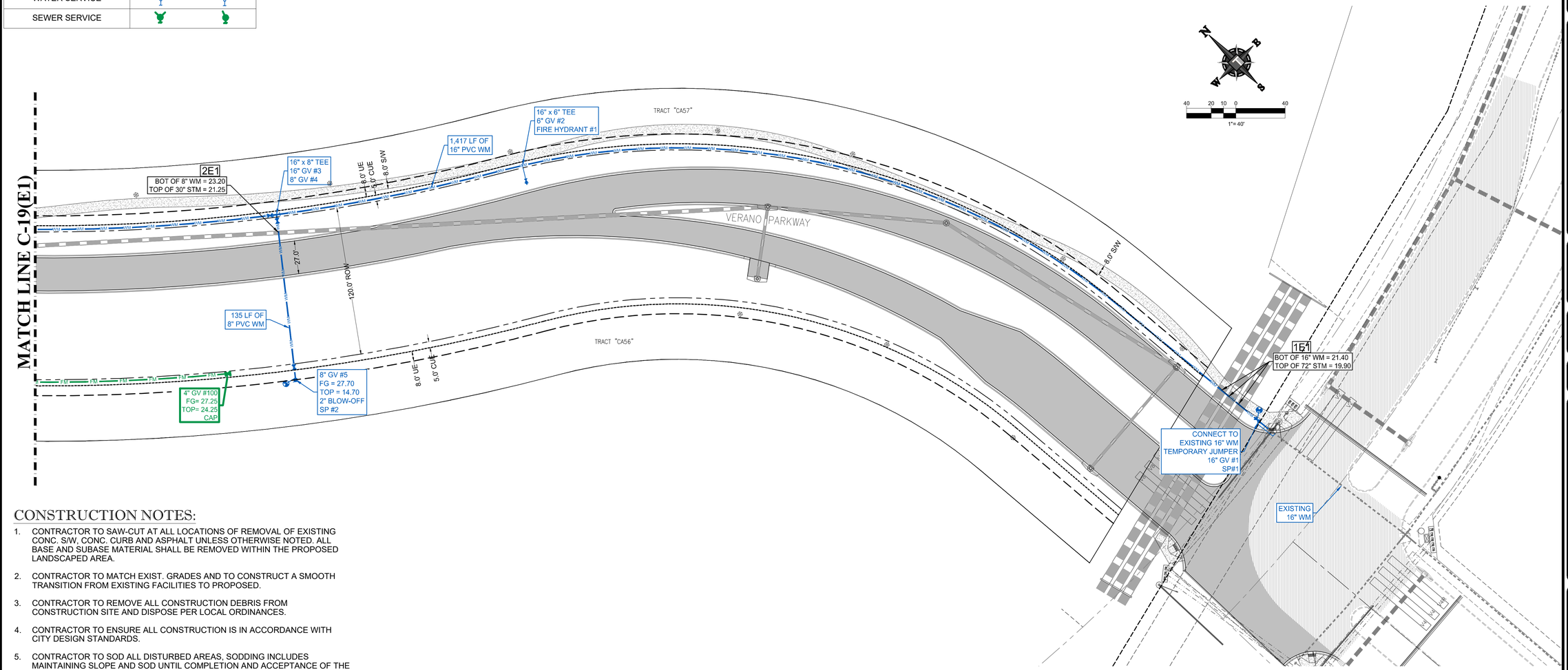
C-17E1

CITY OF PSL PROJECT NUMBER: P19-012

Printed on Tuesday, September 24, 2019, 5:57 PM by Brandon Ulmer

ENGINEERING LEGEND

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



CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. 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.
8. 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.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, SUITE 203, FT. LAUDERDALE, FL 33309, P: 954-202-7000
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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-UTILITY-PLANS

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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PEBWORTH PROFESSIONAL PLAZA
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BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
C-18E1

CITY OF PSL PROJECT NUMBER: P19-012

Printed on Tuesday, September 24, 2019, 5:58 PM by Brandon Ulmer
I:\FJ\FJ160006-UTILITY-PLANS\------layout\ C-18E1 WATER AND SEWER PLAN

ENGINEERING LEGEND

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

CONSTRUCTION NOTES:

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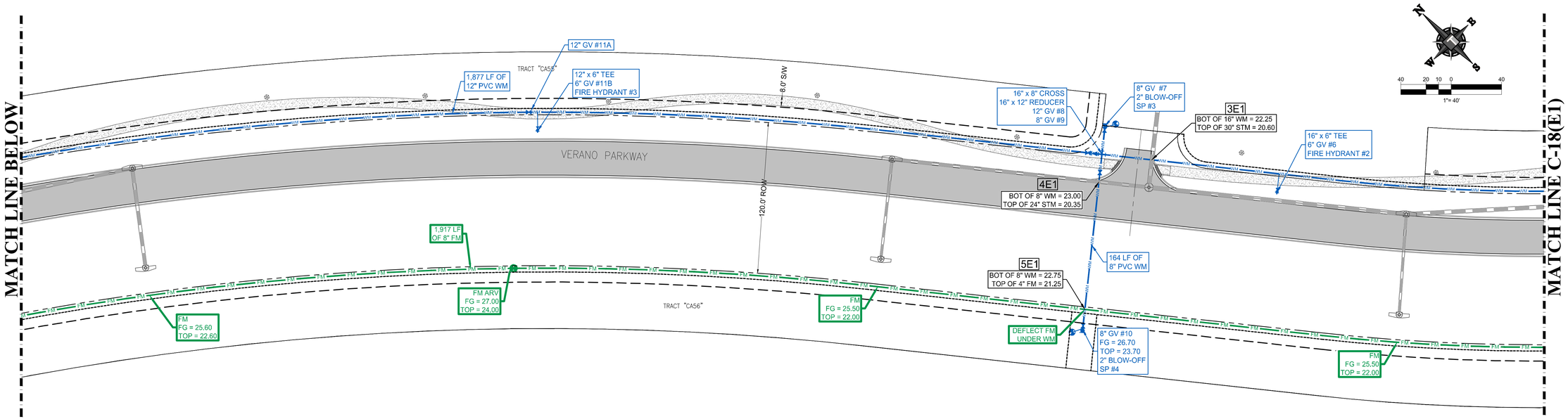

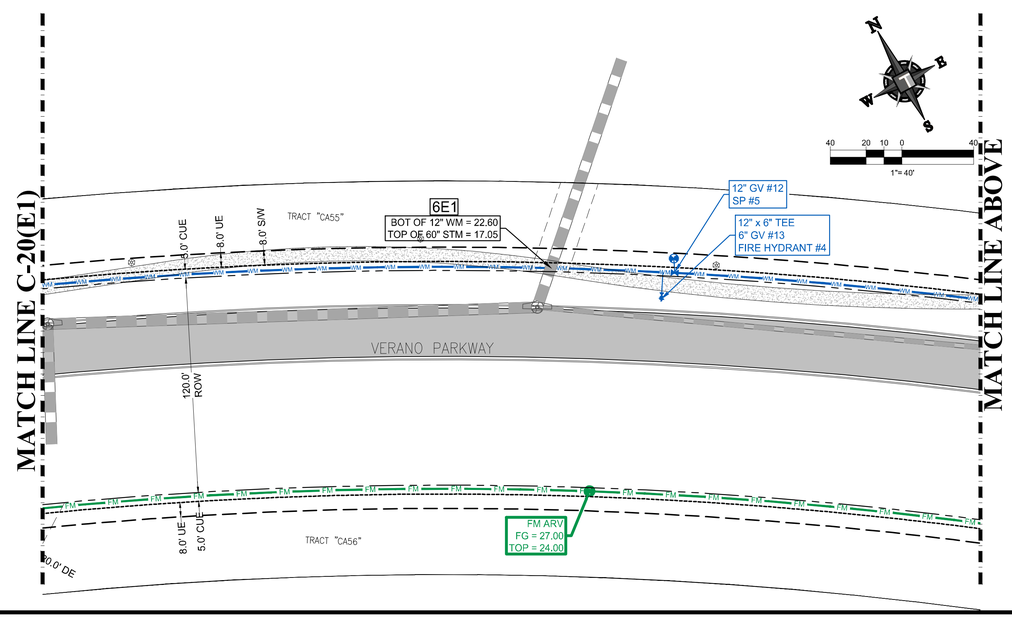

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

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DATE:	02-05-19
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SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
C-19E1

CITY OF PSL PROJECT NUMBER: P19-012

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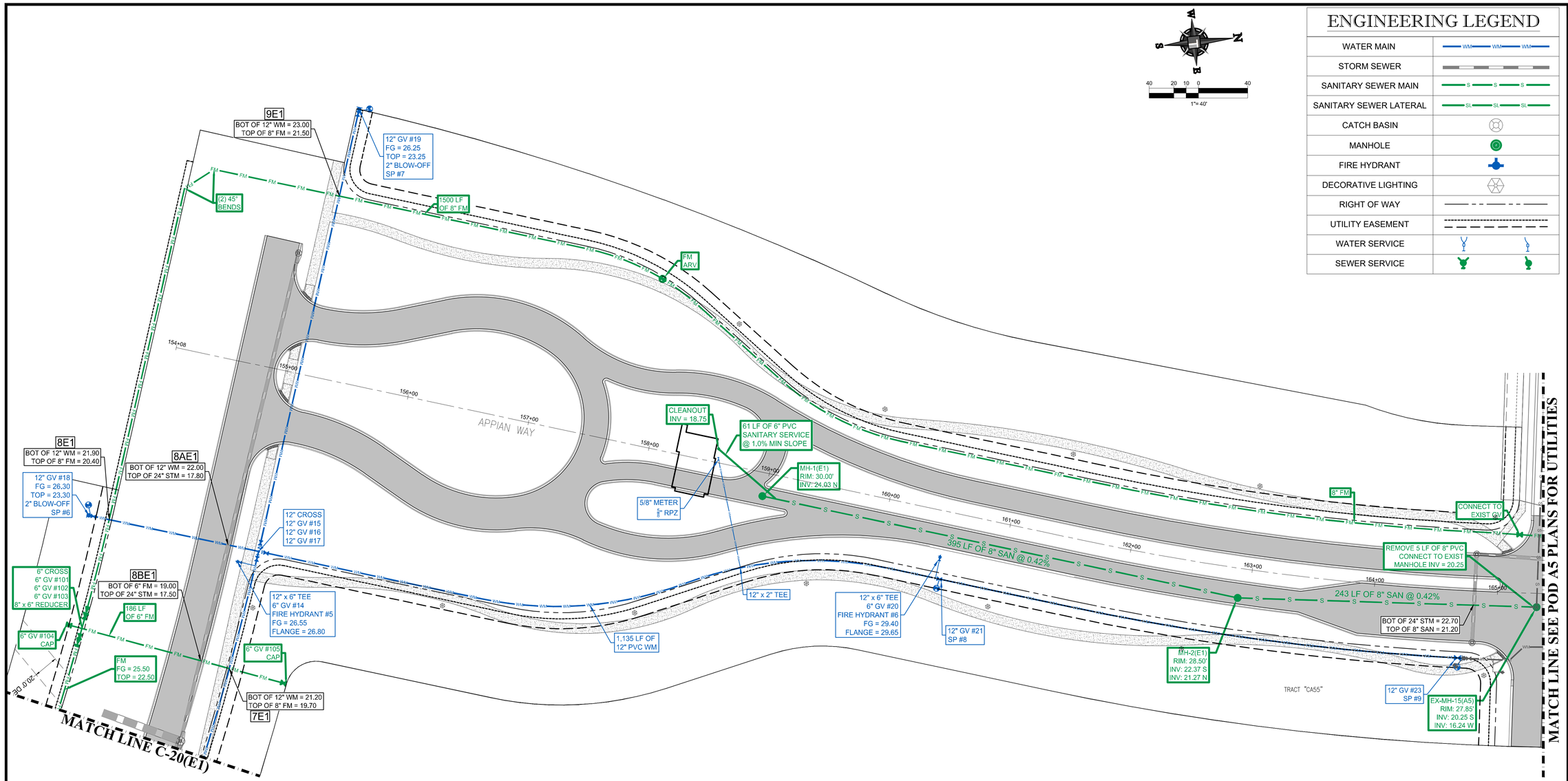
J:\FJ\FJ160006-VERANO-PLANS\------\MASTER C-19E1 WATER AND SEWER PLAN



ENGINEERING LEGEND

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

1"= 40'

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September 24, 2019
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS REGISTRATION No. 27528

SHEET TITLE:
WATER AND SEWER PLAN

SHEET NUMBER:
C-20E1

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

CITY OF PSL PROJECT NUMBER: P19-012

Printed on: Tuesday, September 24, 2019, 5:58 PM by Brandon Ulmer

EROSION CONTROL GENERAL NOTES:

1. PROJECT NAME AND LOCATION INFORMATION:

   VERANO SOUTH, PORT ST LUCIE, FLORIDA.

2. NATURE OF ACTIVITY:

   RESIDENTIAL SUBDIVISION.

3. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

   THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL OR EXCEEDS THE EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED IN THIS DOCUMENT, AND IS APPROVED BY THE ENGINEER. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES.

   1. PLACEMENT OF ALL EROSION CONTROL DEVICES.
   2. CLEARING AND GRUBBING, EARTHWORK, AND EXCAVATION OF THE DETENTION AREAS.
   3. INSTALL STORMWATER RETENTION BASIN.
   4. CLEARING / GRUBBING OVER ALL AREAS.
   5. SITE GRADING.
   6. INSTALL STORMWATER AND UTILITIES.
   7. STABILIZE SITE

4. TOTAL SITE AREA: 26.92 ACRES

5. TOTAL AREA TO BE DISTURBED: 26.92 ACRES

6. SOILS DATA:

   THE SOILS ARE SILTY FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.

7. DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT: 26.92 ACRES

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

   C-24 CANAL, ST LUCIE RIVER

9. CONTROLS AND BMPs:

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

   A ROCK ENTRANCE ROAD (THAT IS 60' LONG WITH A 6" DEPTH OF FDOT #1 STONE AND LINED WITH FILTER FABRIC) SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECTS OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.

   AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLETS(S) / OUTFALLS, ONCE INSTALLED , SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS.

   DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD OR OTHER PERMANENT STABILIZATION METHODS IF OTHER METHODS ARE USED, THIS SWPPP WILL BE MODIFIED) NO LATER THAT 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEDDING.

   ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE ATTACHED SITE MAP AND INSTALLATION "TYPICALS" SHEET.

10. STABILIZATION PRACTICES:

    TEMPORARY SEEDING SHALL BE RYE GRASS OR OTHER APPROPRIATE GROUND COVERS DEPENDING UPON SEASON OF INSTALLATION THAT IS APPLIED AT MANUFACTURES RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR MORE THAN 7 DAYS.

    SOD SHALL BE USED TO STABILIZED THE SIDES OF THE DETENTION BASINS.

    FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE / EXIT.

    VEGETATIVE BUFFERS IF ANY SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES OF THE PROPERTY, WITH THE EXCEPTION OF EXOTIC REMOVAL.

11. STRUCTURAL CONTROLS:

    A SILT FENCE (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING) SHALL BE PLACED AROUND THE ENTIRE PERIMETER OF EACH CONSTRUCTION PHASE.

    A WET DETENTION BASIN SHALL BE CONSTRUCTED WHICH MAY BE USED AS A TEMPORARY SEDIMENT BASIN (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) IF NEEDED. CARE SHALL BE TAKEN TO ASSURE THE REMOVAL OF ACCUMULATED FINE SEDIMENTS AND THAT THE EXCESSIVE COMPACTION OF SOIL BY CONSTRUCTION MACHINERY IS AVOIDED.

    INLET(S) / OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED INLET FILTERS (WITH THE SAME INSTALLATION AS INDICATED UNDER THE BEST MANAGEMENT PRACTICES HEADING).

12. SEDIMENT BASINS:

    NO TEMPORARY SEDIMENTATION BASINS ARE PROPOSED. THE DETENTION BASINS (PRIOR TO BEING CONNECTED TO A DISCHARGE STRUCTURE) MAY BE USED AS A TEMPORARY SEDIMENT BASIN IF NEEDED.

13. STORMWATER MANAGEMENT:

    STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DRAINS, AND SWALES TO STORMWATER RETENTION/DETENTION LAKES.

14. WASTE DISPOSAL:

    ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN A DUMPSTER AND HAULED OFF SITE TO A LAND FILL OR OTHER PROPER DISPOSAL SITE. NO MATERIALS WILL BE BURIED ON SITE.

15. OFF-SITE VEHICLE TRACKING:

    OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA A ROCK CONSTRUCTION ENTRANCE, STREET SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.

16. FERTILIZERS, HERBICIDES, AND PESTICIDES:

    FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURE'S SUGGESTED APPLICATION RATES. NO FERTILIZERS WILL BE STORED ON SITE.

17. TOXIC SUBSTANCES:

    ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.

18. OTHER CONTROLS:

    PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLET(S), SURFACE WATERS AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON SITE. A WASHDOWN AREA SHALL DE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

19. MAINTENANCE:

    CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY SEDIMENT AND EROSIONS CONTROL FEATURES IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT.

    SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.

    MAINTENANCE SHALL BE PREFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENT.

    INLET(S) / OUTFALLS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER INLETS, SILT FENCE, OF FILTER FABRIC SHALL BE PREFORMED IMMEDIATELY. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RESEEDED PER MANUFACTURES INSTRUCTIONS.

    MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.

20. INSPECTION:

    QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES GREATER.

    POINTS OF DISCHARGE.
    ALL DISTURBED AREAS OF CONSTRUCTION THAT NOT BEEN STABILIZED.
    CONSTRUCTED AREAS WHERE VEHICLES ENTER OR EXITS THE SITE.
    ALL BMP'S.

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

21. NON-STORMWATER DISCHARGES:

    IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FORM THE SITE DURING CONSTRUCTION PERIOD: WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED), AND UNCONTAMINATED GROUDWATER (FROM DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SFWMD WATER USE PERMIT. IF SAID DISCHARGE DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM THE STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO THE RECEIVING WATERS. ANY PUMPED WATER FROM THE STORMWATER POND SHALL BE TREATED SO AS NOT TO NOT ALLOW A DISCHARGE OF POLLUTED STORMWATER. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, THE PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.

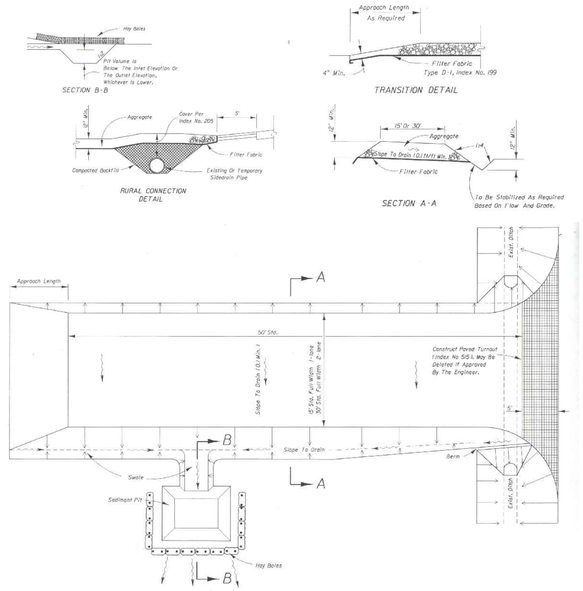
22. RESPONSIBLE ENTITIES:

    THIS SWPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPPP, THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPPP MUST SIGN THE FOLLOWING CERTIFICATION:

    " I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

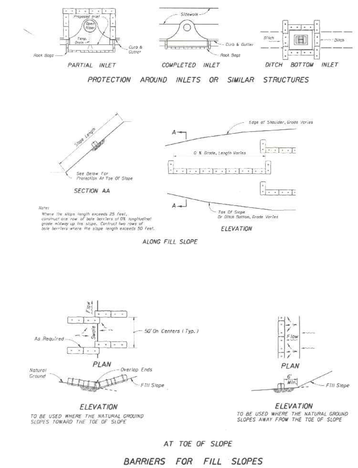
23.

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



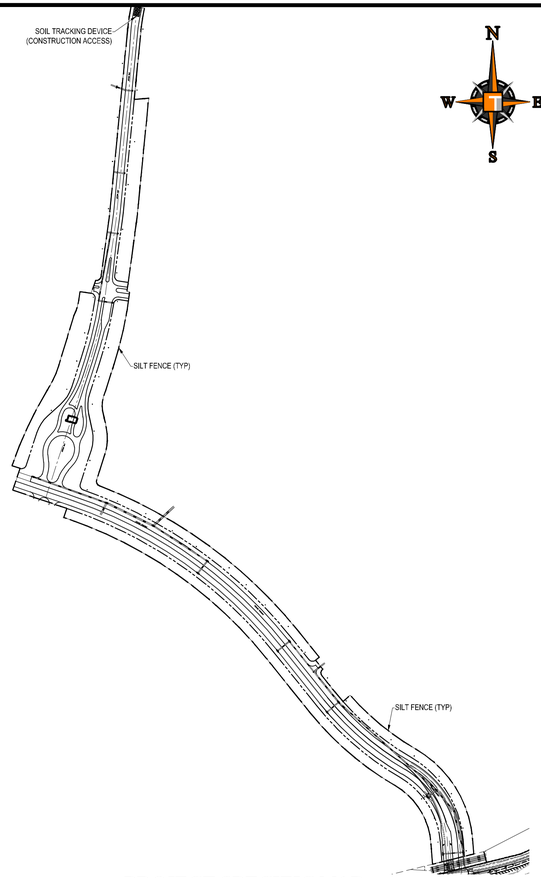
SOIL TRACKING PREVENTION TYPE A

SCALE: NONE



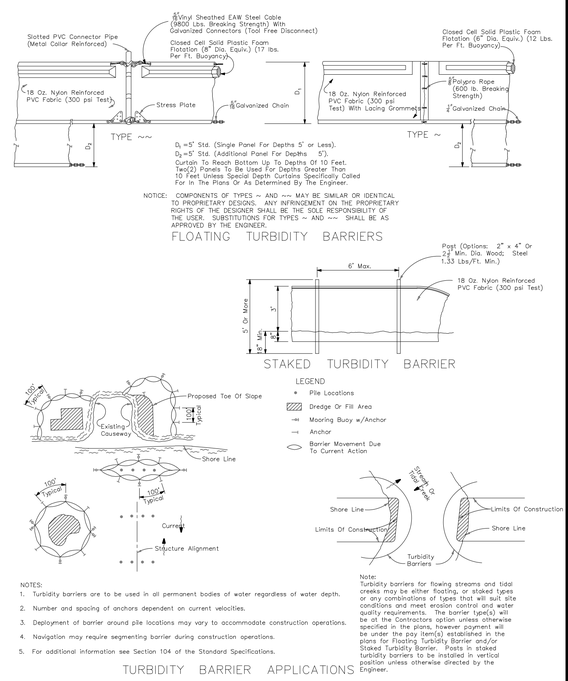
BARRIERS FOR FILL SLOPES

SCALE: NONE



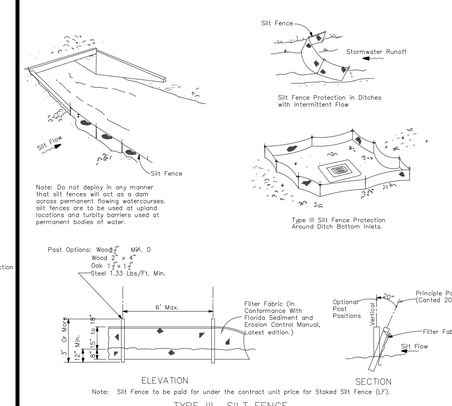
PROJECT SPECIFIC MAP

SCALE: NONE



TURBIDITY BARRIERS

SCALE: NONE



EROSION & SEDIMENT CONTROL DETAILS

SCALE: NONE

PSLUSD PROJECT NUMBER: 11-652-34
ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT. LAUDERDALE, FL 33309, P: 954-202-7000
4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD., SUITE 206, JUPITER, FL 33458, P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ160006
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	02-05-19
CAD I.D.:	FJ160006-SWPPP

PROJECT:

VERANO SOUTH

POD E, PLAT 1

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
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BRANDON M. ULMER
No. 68345
PROFESSIONAL ENGINEER
September 24, 2019
FLORIDA LICENSE NO. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

STORM WATER POLLUTION PREVENTION PLAN

SHEET NUMBER:

C-21E1

CITY OF PSL PROJECT NUMBER: P19-012

Printed on: Tuesday, September 24, 2019, 5:58 PM by Brandon Ulmer
J:\FJ\FJ160006-VERANO-PHASE-1\Engineering\Civil\C-21E1 STORM WATER POLLUTION PREVENTION PLAN

CERTIFIED:

PODS A AND B	170530-4	122.13 Ac

CURRENT PERMITTED TO DATE:

POD A REC TRACT	180810-9	5.13 Ac
POD B REC TRACT	180810-10	0.73 Ac
POD C	171120-10	50.00 Ac
POD C REC TRACT	180815-765	1.98 Ac
POD C2	181226-1079	27.87 Ac
POD A2	180924-859	12.42 Ac
POD B2	180814-760	7.36 Ac
POD A3 THRU A6	190506-4	63.23 Ac

CURRENT UNPERMITTED TO DATE:

POD D1	14.59 Ac
POD E1	24.97 Ac

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT LAUDERDALE, FL 33334 P: 954-382-3000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-375-8400
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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PROJECT No.: FJ160006
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 04-01-2019
CAD FILE: FJ160006-MASTER-SFWMD-AND-PSL-MAP

PROJECT:

VERANO SOUTH

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

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BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
July 11, 2019
FLORIDA LICENSE NUMBER
FLORIDA BUSINESS CERTIFICATE No. 27528

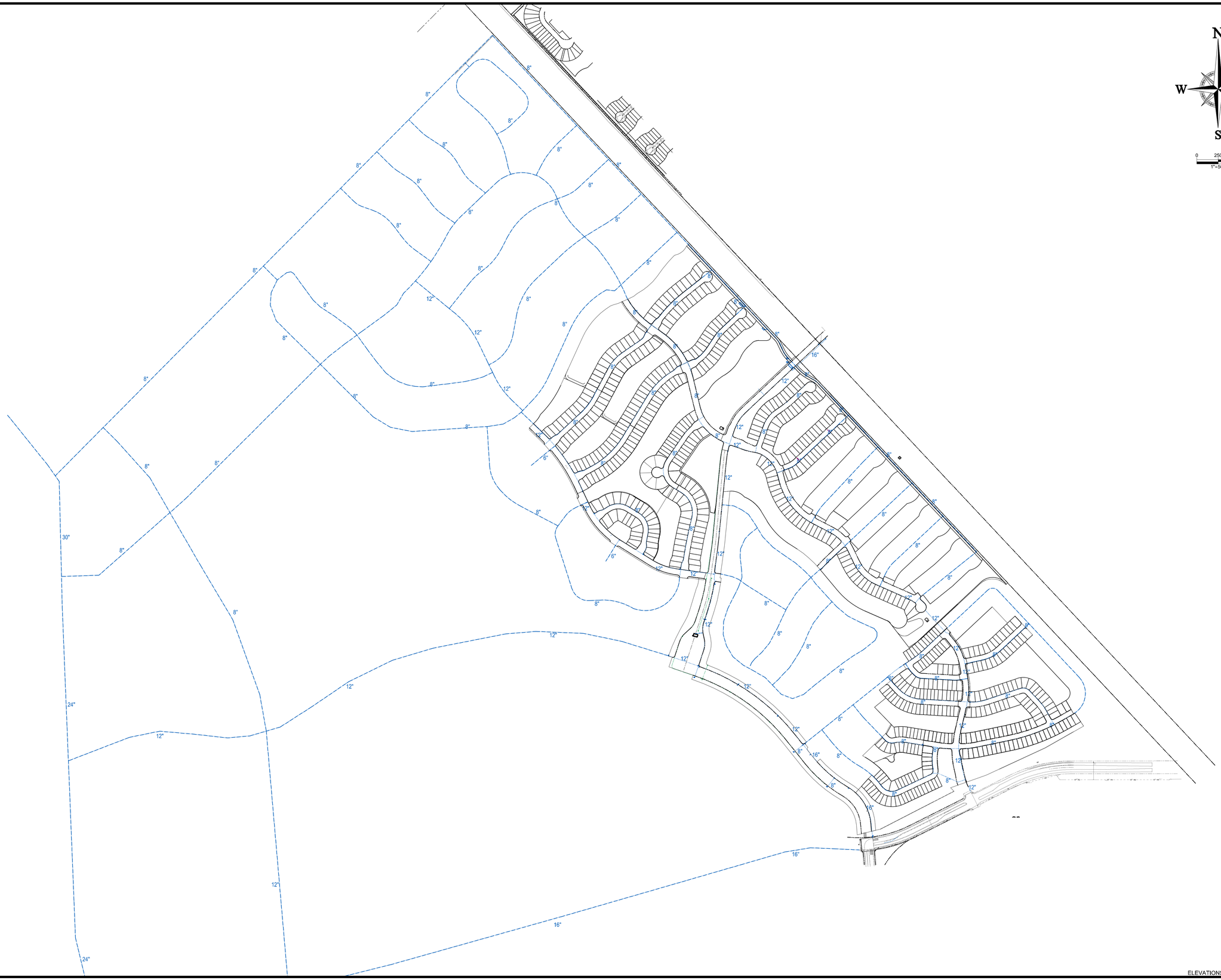
SHEET TITLE:

SFWMD MASTER MAP

SHEET NUMBER:

SFWMD-01

Printed on Thursday, July 11, 2019, 2:59 PM by Michael Lapelletier



ELEVATIONS BASED ON NAVD '88

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT LAUDERDALE, FL 33334 P: 954-382-7000
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PROJECT No.: FJ160006
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 04-01-2019
CAD I.D. FJ160006-MASTER-WATERMAIN-MAP

PROJECT:

VERANO SOUTH

FOR

VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS ENGINEERING GROUP
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PROFESSIONAL ENGINEER
DATE: July 11, 2019
FLORIDA LICENSE NUMBER
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PSLSUD MASTER WATERMAIN PLAN

SHEET NUMBER:

PSL-WM-01

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