

DESCRIPTION
BEING A PORTION OF SECTIONS 31 AND 32 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/59 AND REVISION DW 02/22/69 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.30/6 AND V.30/7, DATED FEBRUARY 1, 1969 WITH "TRACK CORRECT" REVISION DATED 04/28/67; THENCE S.45°08'38" E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 2525.66 FEET; THENCE S.46°51'22" W., DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 4861.38 FEET TO THE POINT OF BEGINNING; THENCE S.31°09'40" E., A DISTANCE OF 78.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1480.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°51'26" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.90 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°49'21", A DISTANCE OF 51.33 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.45°31'34" W., A DISTANCE OF 211.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.10°07'17" E. AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°52'09", A DISTANCE OF 3.43 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.72°00'00" W., A DISTANCE OF 72.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.02°15'08" W. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 18.85 FEET TO A POINT OF TANGENCY; THENCE S.02°15'08" W., A DISTANCE OF 247.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 642.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°36'37", A DISTANCE OF 317.95 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°58'24", A DISTANCE OF 17.94 FEET TO A POINT OF TANGENCY; THENCE S.61°46'39" E., A DISTANCE OF 144.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1297.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°45'07", A DISTANCE OF 76.84 FEET TO A POINT OF TANGENCY; THENCE S.64°28'14" E., A DISTANCE OF 117.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 553.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'58", A DISTANCE OF 125.14 FEET TO A POINT OF TANGENCY; THENCE S.82°33'48" E., A DISTANCE OF 156.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 237.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°07'58", A DISTANCE OF 199.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 113.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°11'38", A DISTANCE OF 12.21 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 69°00'43", A DISTANCE OF 192.72 FEET TO A POINT OF REVERSE CURVATURE OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 237.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°18'48", A DISTANCE OF 75.82 FEET TO A POINT OF TANGENCY; THENCE S.73°49'23" E., A DISTANCE OF 135.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 237.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°43'17", A DISTANCE OF 48.48 FEET TO A POINT OF TANGENCY; THENCE S.85°32'40" E., A DISTANCE OF 110.46 FEET; THENCE S.89°55'03" E., A DISTANCE OF 27.56 FEET; THENCE N.89°48'15" E., A DISTANCE OF 122.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 162.74 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.87°27'32" W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°48'35", A DISTANCE OF 28.76 FEET TO POINT OF NON-TANGENT INTERSECTION; SAID INTERSECTION ALSO BEING THE SOUTHWESTERLY CORNER OF VERANO SOUTH - P.U.D. 1 - POD D - PLAT NO. 2, AS RECORDED IN PLAT BOOK 95, PAGE(S) 17 THROUGH 26, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.02°23'37" E. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°38'44", A DISTANCE OF 189.10 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.71°11'28" E., A DISTANCE OF 539.85 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH - POD E - PLAT NO. 1, AS RECORDED IN PLAT BOOK 91, PAGE(S) 9 THROUGH 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.18°48'32" W., A DISTANCE OF 120.00 FEET TO A POINT OF INTERSECTION ALONG THE NORTHEASTERLY LINE OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGE(S) 11 THROUGH 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N.71°11'28" W. CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 536.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2930.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.18°15'27" W. AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°38'45", A DISTANCE OF 1056.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1885.85 FEET, THE RADIUS POINT OF SAID CURVE BEARS S.01°49'37" E. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°24'20", A DISTANCE OF 145.10 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.84°38'35" W., A DISTANCE OF 733.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1381.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°48'11", A DISTANCE OF 525.52 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.27°09'32" W., A DISTANCE OF 286.58 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1403.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.01°52'11" W. AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°29'14", A DISTANCE OF 162.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°46'21", A DISTANCE OF 18.38 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.82°58'18" W., A DISTANCE OF 86.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.82°58'18" W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°46'21", A DISTANCE OF 18.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1403.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°58'59", A DISTANCE OF 464.84 FEET TO A POINT OF TANGENCY; THENCE N.81°46'33" W., A DISTANCE OF 144.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°46'21", A DISTANCE OF 18.38 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.58°23'59" W., A DISTANCE OF 86.00 FEET; THENCE N.31°36'01" E., A DISTANCE OF 14.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 757.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°20'53", A DISTANCE OF 387.75 FEET TO A POINT OF TANGENCY; THENCE N.02°15'08" E., A DISTANCE OF 333.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1367.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°30'18", A DISTANCE OF 11.08 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.88°15'10" W., A DISTANCE OF 137.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1125.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N.88°15'10" W. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°54'30", A DISTANCE OF 643.28 FEET TO A POINT OF TANGENCY; THENCE N.31°09'40" W., A DISTANCE OF 15.18 FEET; THENCE N.58°52'20" E., A DISTANCE OF 210.00 FEET; THENCE S.31°09'40" E., A DISTANCE OF 28.69 FEET; THENCE N.58°50'20" E., A DISTANCE OF 152.608 FEET TO THE POINT OF BEGINNING, CONTAINING: 984,831 SQUARE FEET OR 22.608 ACRES, MORE OR LESS.

CONSTRUCTION PLANS FOR: POD G - PLAT 3

MODEL HOME ROW AND ENTRY FEATURE

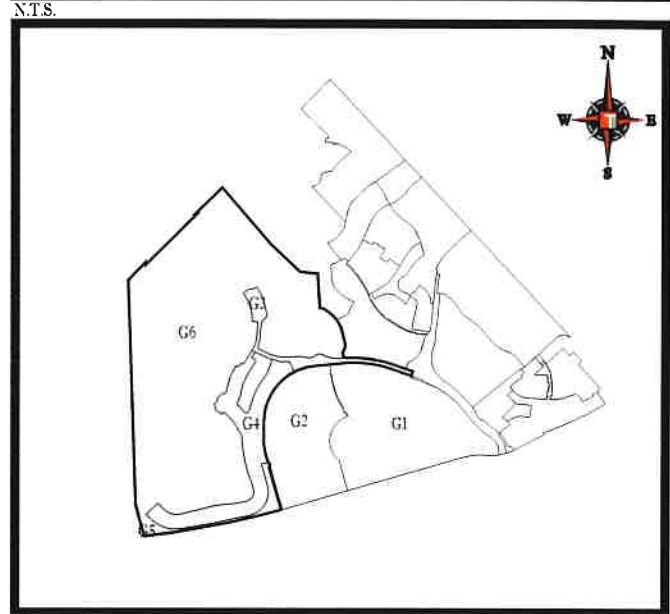
OWNER:
VERANO DEVELOPMENT, LLC



THOMAS
ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

REV	DATE	REVISIONS	BY
1	12-5-21	REV PER SPRG	ML
2	12-3-21	BID SET	BMU
3	2-21-22	REV PER PULSED COM	BMU
4	3-2-22	REV PER SHOP REVIEW	BMU
5	11-14-22	ADDED GUARDHOUSE PAVEMENT	BMU

LOCATION MAP



VICINITY AERIAL MAP



SHEET INDEX

Sheet Number	Sheet Title
C-01(G3)	COVER SHEET
C-02(G3)	GENERAL NOTES
C-03A(G3)	KEY SHEET
C-03B(G3)	KEY SHEET
C-04(G3)	PGD PLAN
C-05(G3)	PGD PLAN
C-06(G3)	PGD PLAN
C-07(G3)	PGD PLAN
C-08(G3)	PGD PLAN
C-09(G3)	PGD DETAILS
C-10(G3)	PGD DETAILS
C-11(G3)	PGD SECTIONS
C-12(G3)	UTILITY KEY SHEET
C-13(G3)	UTILITY PLAN
C-14(G3)	UTILITY PLAN
C-15(G3)	UTILITY PLAN
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C-19(G3)	UTILITY PROFILES
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C-21(G3)	LIFT STATION DETAILS
C-22(G3)	SWPPP

PROJECT TEAM

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

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

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



PROJECT NO:	#210000
DRAWN BY:	ML
CHECKED BY:	BMU
DATE:	9-1-21
COID:	#210000-COVER SHEET

PROJECT
**VERANO SOUTH
POD G - PLAT 3
MODEL HOME ROW
AND ENTRY FEATURE**
FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
FLORIDA

THOMAS
ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
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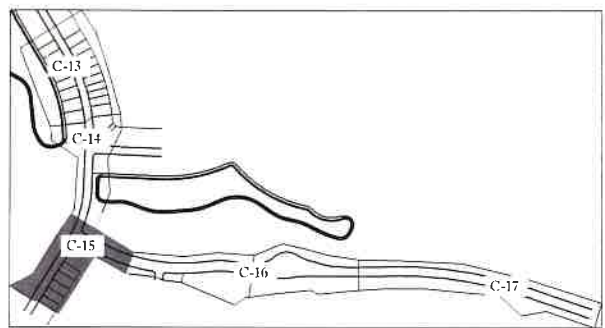
SHEET TITLE
COVER SHEET

SHEET NUMBER:
C-01(G3)

PORT ST. LUCIE PROJECT NO: P22-193

PLSUSD PROJECT NO: 11-652-36E
ELEVATIONS BASED ON NAVD-83

CONSTRUCTION SET
 PM DEPT. KH
 REC'D. FROM EDR
 11/18/22
RYAN

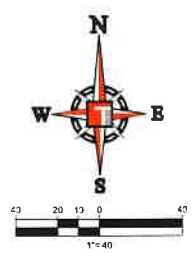


KEYMAP

ENGINEERING LEGEND

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

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



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 F: 561-203-7110
 www.thomasengr.com

REVISIONS

REV.	DATE	COMMENT	BY
1	10-5-21	REV PER 50% DC	M.A.
2	12-3-21	BID SET	BMJ
3	2-21-22	REV PER PSLUSD COM	BMJ
4	3-2-22	REV PER SHOP REVIEW	BMJ
5	11-14-22	ADDED GUARDHOUSE PAVEMENT	BMJ

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

PROJECT NO. FJ160300
 DRAWN BY: BMJ
 CHECKED BY: BMJ
 DATE: 9-21
 CADD: FJ160300-UTILITY PLANS

PROJECT
**VERANO SOUTH
 POD G - PLAT 3
 MODEL HOME ROW
 AND ENTRY FEATURE**

FOR
VERANO DEVELOPMENT

PORT SAINT LUCIE
 FLORIDA

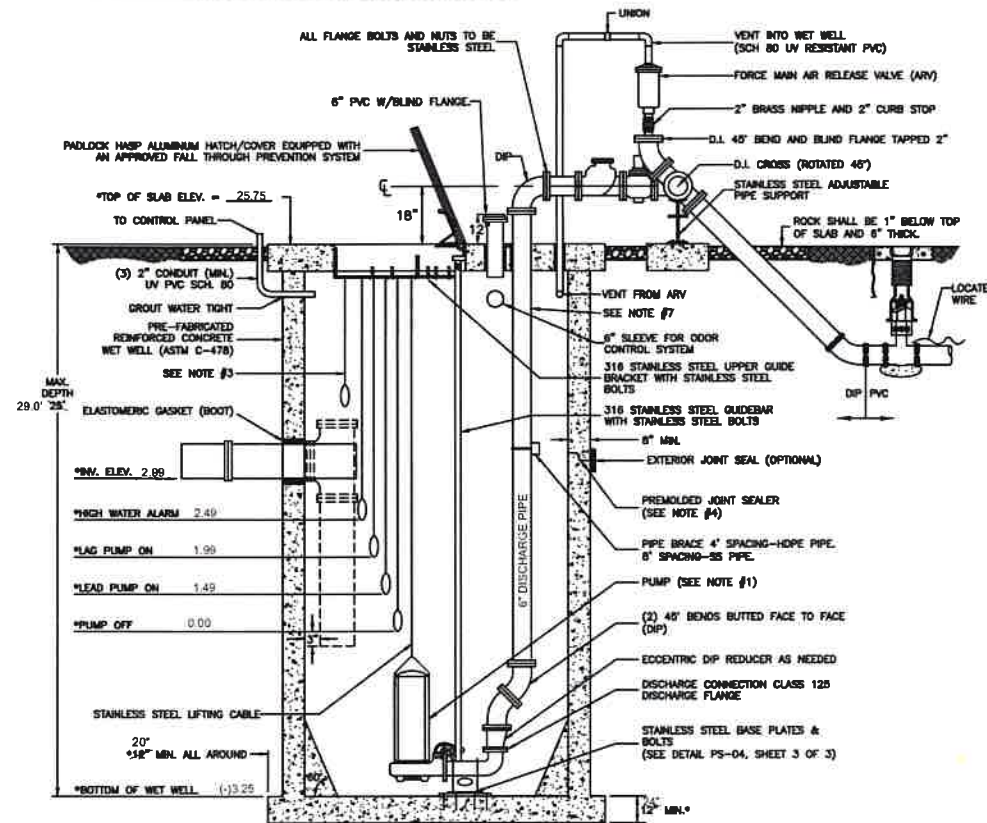
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 FX (561) 203-7721
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BRANDON ULMER
 PROFESSIONAL ENGINEER
 LICENSE NO. 12222
 FLORIDA SOCIETY OF PROFESSIONAL ENGINEERS
 LICENSE NO. 27338

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER
C-15(G3)

PUMP DATA:	
MANUFACTURER **	ABS
MODEL NUMBER **	XFP101G
VOLTS **	460
3-PHASE 60 HERTZ	
OPERATING CONDITIONS:	
** 373 GPM AT **	113 TDH
** 50 % EFFICIENCY	
SIZED FOR MINIMUM PUMP CYCLE TIME OF 12 MINUTES AND A MAXIMUM OF 8 PUMP STARTS PER HOUR.	
WORKING DEPTH **	1.49 FT.
WORKING VOLUME **	560.29 GALS.

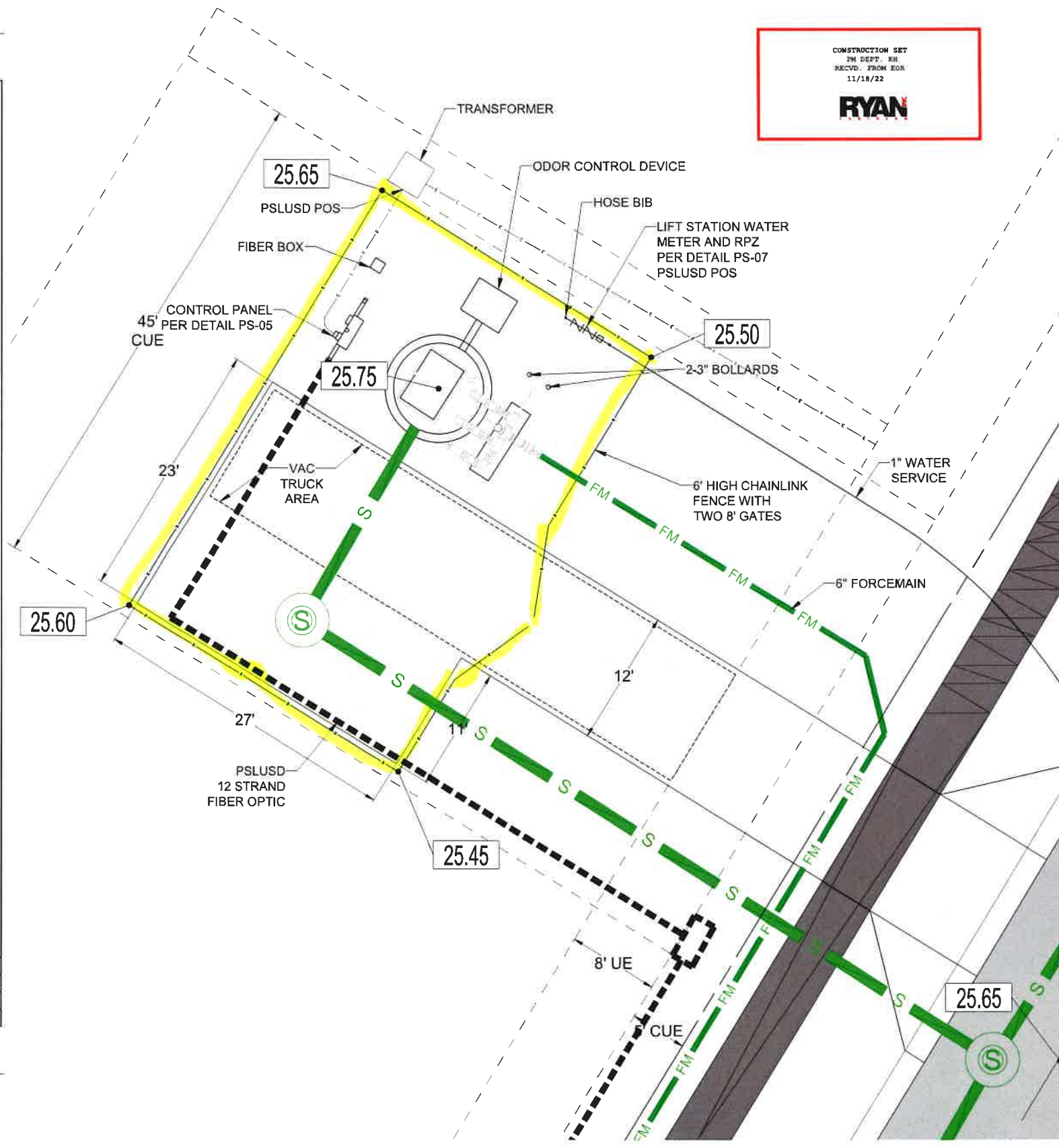


- NOTES:**
- THE DESIGN SPECIFICATIONS FOR THE WET WELL, PUMPS, CONTROL ELEVATIONS AND DISCHARGE PIPING SHALL BE AS SPECIFIED BY THE ENGINEER-OF-RECORD, IN ACCORDANCE WITH THE PSLUSD UTILITY STANDARDS.
 - WET WELL INTERIOR WALLS SHALL BE PROTECTED WITH A LINER. THE WET-WELL EXTERIOR SHALL BE COATED WITH A PRIMER AND 2 COATS OF A WATER BASED EPOXY 3-6 MILS EACH APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
 - A FLOAT SHALL BE PROVIDED FOR ALARM AND TO CONTROL BACKUP RELAY SYSTEM FOR THE PUMPS.
 - ALL OPENINGS FOR PIPES AND CONDUITS SHALL BE PRECAST. ALL JOINTS AND TOP SLAB SHALL BE SEALED WITH AN APPROVED SEALANT (SEE DETAIL). THE SPACE BETWEEN THE DISCHARGE PIPES AND THE TOP SLAB SHALL BE FILLED WITH WATERPROOF NON-SHRINKING GROUT.
 - THE INFLUENT PIPE DETAIL SHOWN ABOVE IS FOR A GRAVITY SEWER. FOR FORCE MAINS FROM A LIFT STATION OR LOW PRESSURE SEWER SYSTEM, A TEE SHALL BE INSTALLED AS SHOWN WITH DASHED LINE.
 - ONE PUMP SHALL BE EQUIPPED WITH A MIX-FLUSH VALVE.
 - THE DISCHARGE PIPE SHALL BE SCH-40 STAINLESS STEEL 4\"/>

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

LIFT STATION WET WELL SECTION

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



LIFT STATION DETAIL
 SCALE 1" = 5'

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

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

HOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LANDSCAPE ARCHITECTS - SURVEYORS - ARCHITECTS
 5300 NW 31ST AVENUE SUITE 206 JUPITER, FL 33458
 FT. LAUDERDALE, FL 33309 TAMPA, FL 33608
 P: 561-203-7503 P: 813-274-1100 P: 813-274-1100
 WWW.HOMASENGINEERINGGROUP.COM

REV.	DATE	COMMENT	BY
1	10-5-21	REV PER SPPRC	MLL
2	12-3-21	BID SET	BMU
3	2-21-22	REV PER PSLUSD COM	BMU
4	3-2-22	REV PER SHOP REVIEW	BMU
5	11-14-22	ADDED GUARHOUSE PAVEMENT	BMU

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 www.callsunshine.com

PROJECT No.: FJ160006
 DRAWN BY: MLL
 CHECKED BY: BMU
 DATE: 9-1-21
 CAD ID: FJ160006-LS-DETAILS

PROJECT
VERANO SOUTH POD G - PLAT 3 MODEL HOME ROW AND ENTRY FEATURE
 FOR
VERANO DEVELOPMENT
 PORT SAINT LUCIE, FLORIDA

HOMAS ENGINEERING GROUP
 FEBWORTH PROFESSIONAL PLAZA
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 FX: (561) 203-7721
 www.HomasEngineeringGroup.com

BRANDON ULMER
 No. 66315
 PROFESSIONAL ENGINEER
 LICENSE NO. 127538
 FLORIDA ENGINEERING BOARD

SHEET TITLE
LIFT STATION DETAILS
 SHEET NUMBER
C-21(G3)
 PORT ST. LUCIE PROJECT NO. P22-193