

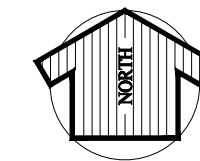
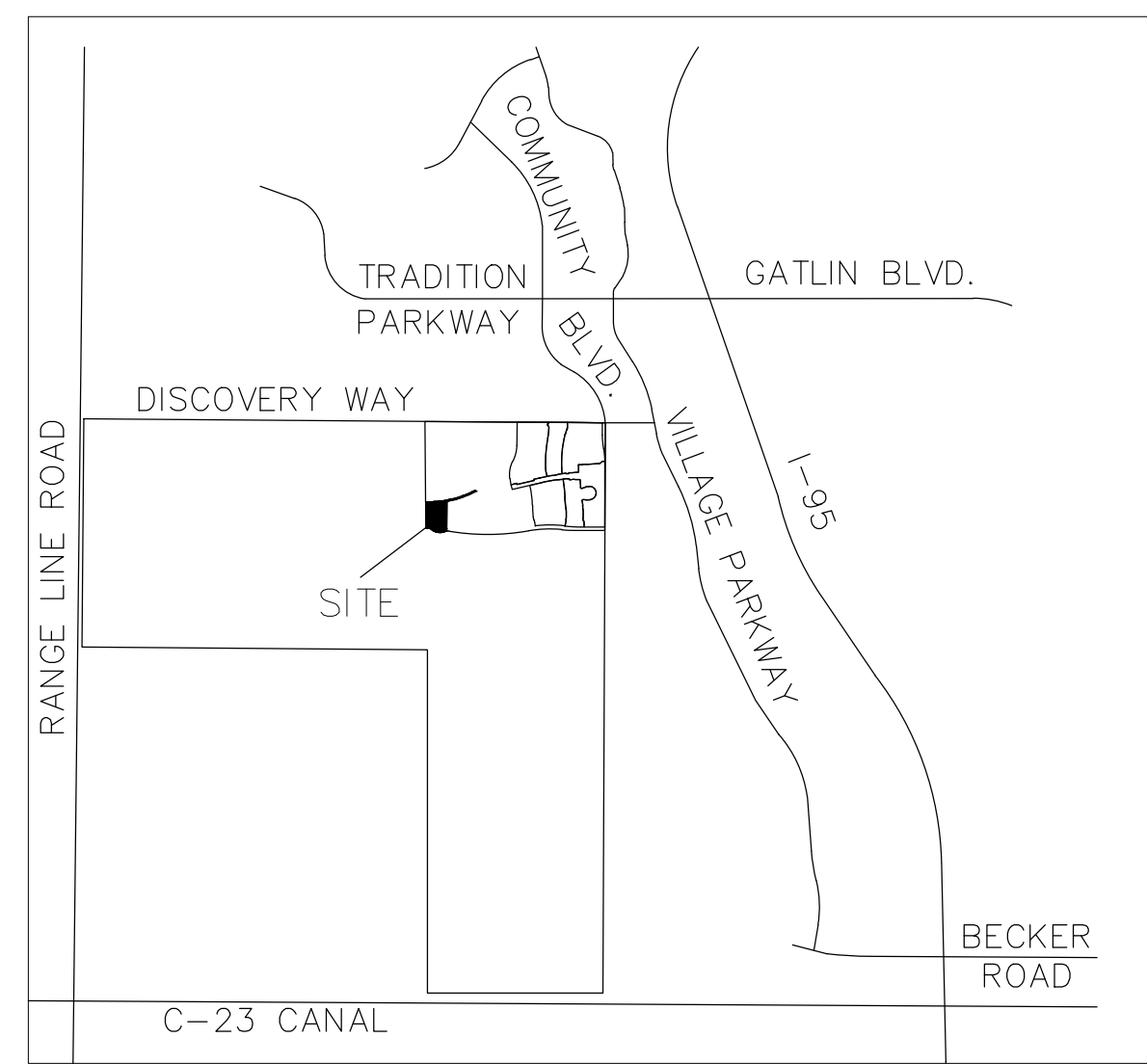
RIVERLAND SPORTS COMPLEX PHASE 3

SITE PLAN

SECTION 21, TOWNSHIP 37 S, RANGE 39 E
CITY OF PORT ST. LUCIE, FLORIDA



| REVISIONS: | | COMMENT: |
|------------|----------|---------------------------|
| BY: | DATE: | |
| SG | 05/22/20 | PER SPRC COMMENTS |
| SG | 11/20/20 | UPDATED POOL DECK PER GLH |
| SG | 02/19/21 | PER SPRC COMMENTS |
| | | |
| | | |
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INDEX OF DRAWINGS

| SHEET NO. | DESCRIPTION |
|-----------|------------------------|
| 01 | COVER SHEET |
| 02 | OVERALL SITE PLAN |
| 03 - 04 | SITE PLAN SHEETS 1 & 2 |

NOTE:
PSLUSD STANDARDS AND DETAILS EFFECTIVE 2019

PLAN FOR
RIVERLAND ASSOCIATES I LLLP

ENGINEER & SURVEYOR



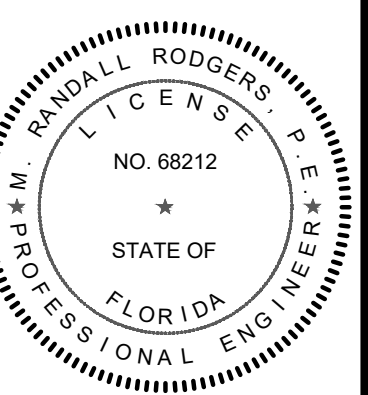
VELCON
ENGINEERING & SURVEYING, LLC.

590 NW PEACOCK BLVD, SUITE #8
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 21-1001

PROJECT:
RIVERLAND SPORTS COMPLEX
PHASE 3
CITY OF PORT ST. LUCIE,
FLORIDA

CLIENT:
RIVERLAND
ASSOCIATES I
LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/23/21

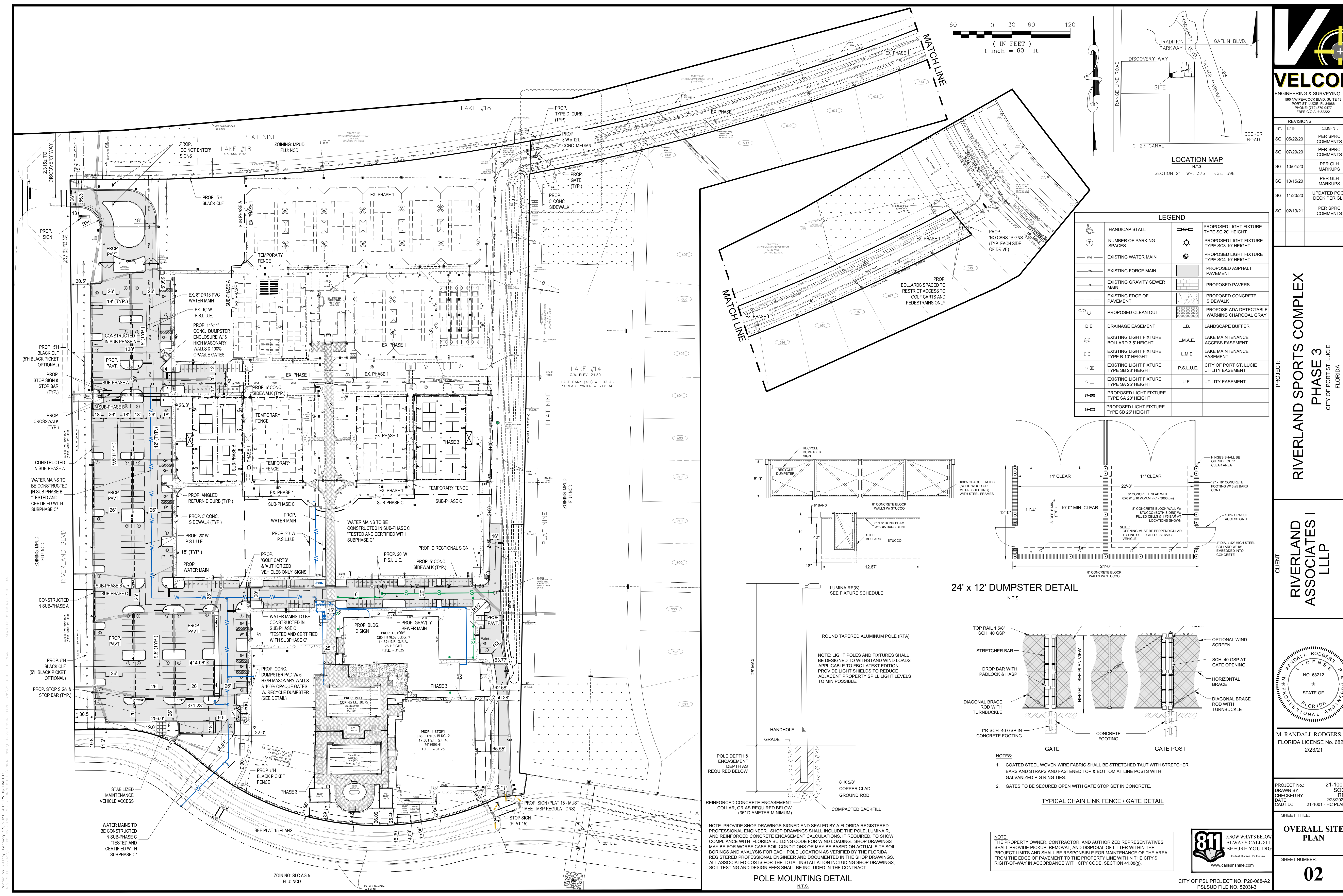
PROJECT No.: 21-1001
DRAWN BY: SOG
CHECKED BY: RR
DATE: 2/23/2021
CAD: 123-1001 - COVER SITE PLAN

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
01



CITY OF PSL PROJECT NO. P20-068-A2
PSLUSD FILE NO. 52031-3

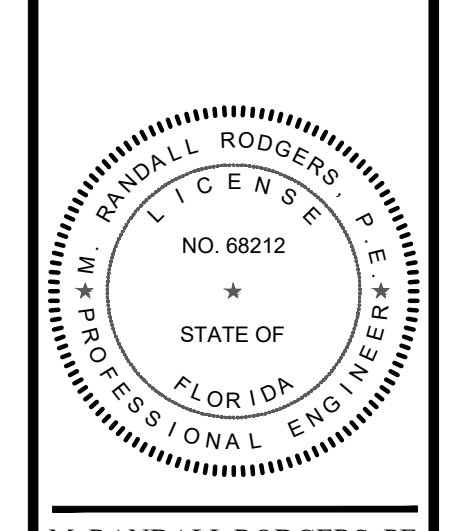


REVISIONS:

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| SG | 05/22/20 | PER SPRC COMMENTS |
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**RIVERLAND SPORTS COMPLEX
PHASE 3**
CITY OF PORT ST. LUCIE,
FLORIDA

**RIVERLAND ASSOCIATES I
LLP**



M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
2/23/21

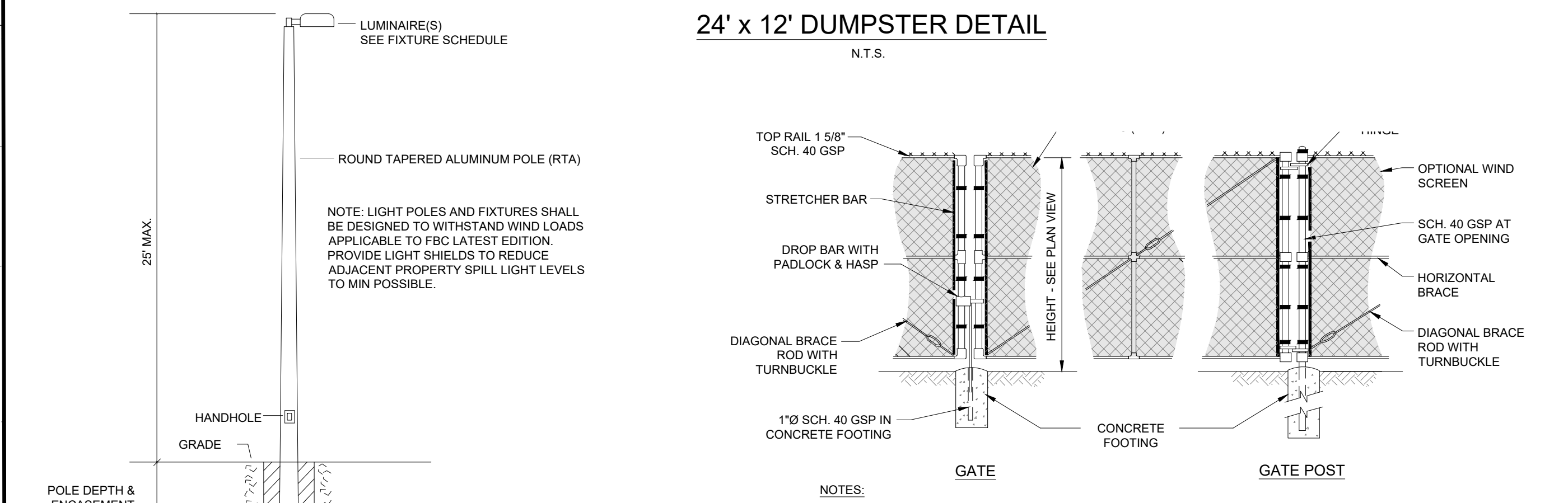
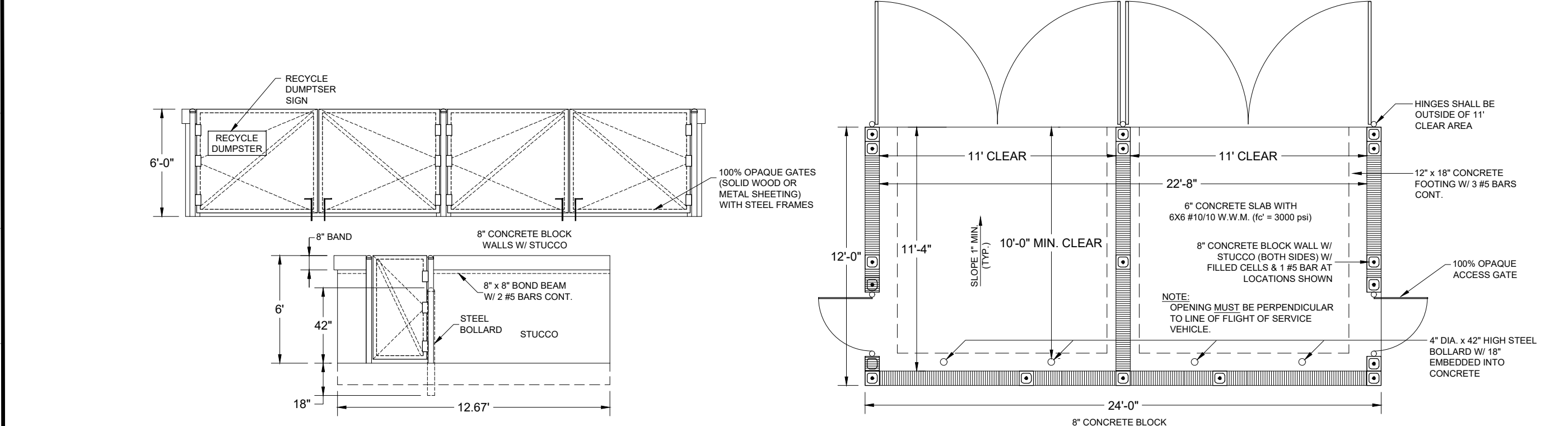
PROJECT No.: 21-1001
DRAWN BY: SOG
CHECKED BY: RR
DATE: 2/23/2021
CAD ID.: 21-1001-10 PLAN

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
02

LEGEND

| | | | |
|--|--|--|---|
| | HANDICAP STALL | | PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT |
| | NUMBER OF PARKING SPACES | | PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT |
| | EXISTING WATER MAIN | | PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT |
| | EXISTING FORCE MAIN | | PROPOSED ASPHALT PAVEMENT |
| | EXISTING GRAVITY SEWER | | PROPOSED PAVERS |
| | EXISTING EDGE OF PAVEMENT | | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED CLEAN OUT | | PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY |
| | DRAINAGE EASEMENT | | LANDSCAPE BUFFER |
| | EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT | | LAKE MAINTENANCE ACCESS EASEMENT |
| | EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT | | LAKE MAINTENANCE EASEMENT |
| | EXISTING LIGHT FIXTURE TYPE SB 23' HEIGHT | | CITY OF PORT ST. LUCIE UTILITY EASEMENT |
| | EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT | | UTILITY EASEMENT |
| | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT | | |
| | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT | | |



NOTES:
1. COATED STEEL WOVEN WIRE FABRIC SHALL BE STRETCHED TAUT WITH STRETCHER BARS AND STRAPS AND FASTENED TOP & BOTTOM AT LINE POSTS WITH GALVANIZED PIG RING TIES.
2. GATES TO BE SECURED OPEN WITH GATE STOP SET IN CONCRETE.

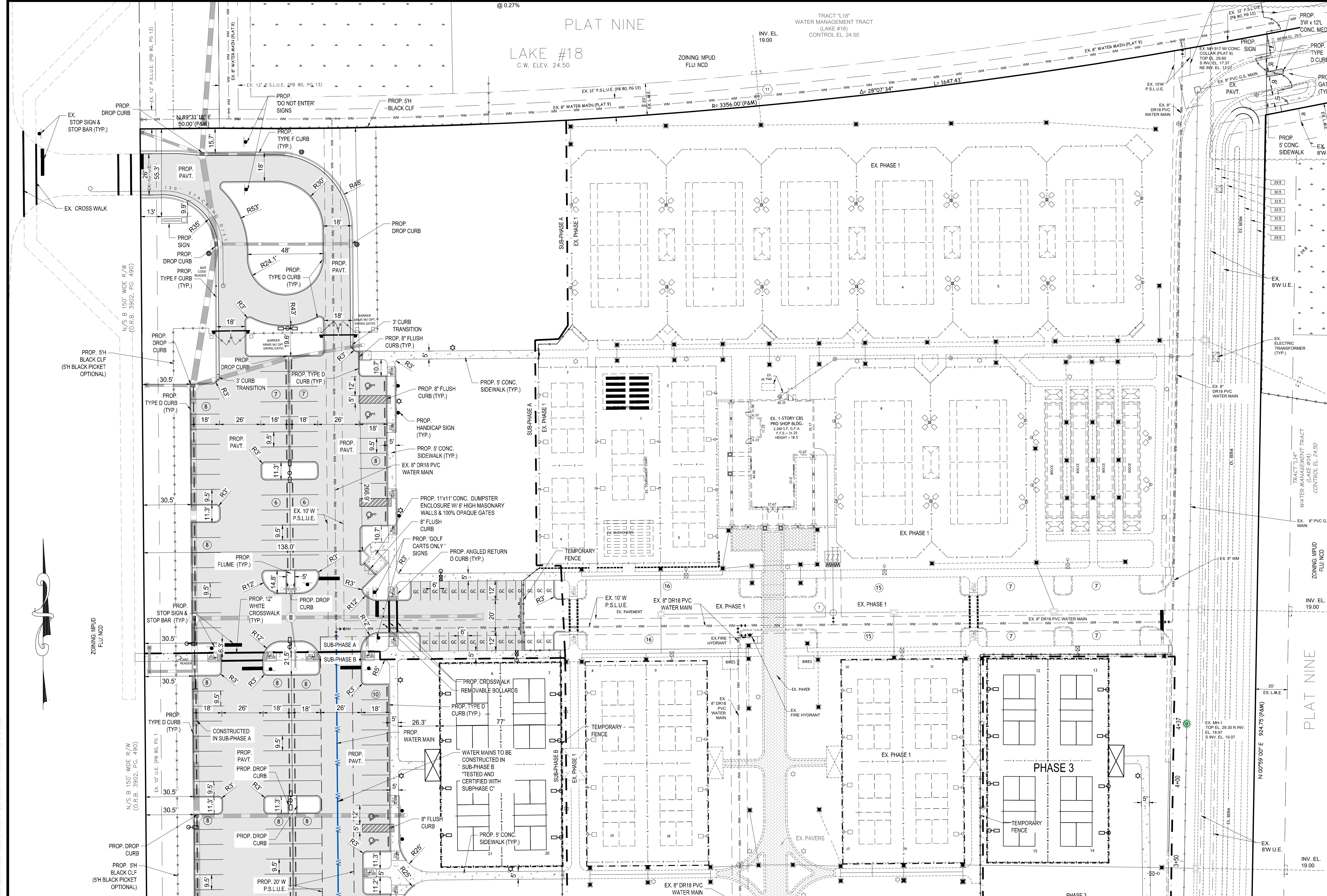
NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).

NOTE:
PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS, IF REQUIRED, TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE FOR WIND LOADINGS. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

POLE MOUNTING DETAIL
N.T.S.

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
811
www.call811.com

CITY OF PSL PROJECT NO. P20-068-A2
PSLSD FILE NO. 52031-3



LEGAL DESCRIPTION:
 RIVERLAND PARCEL A - PLAT NINE, TRACT "R3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 RIVERLAND PARCEL A - PLAT FIFTEEN TRACT "R", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 PAGE 14 - 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DEVELOPER:
 RIVERLAND ASSOCIATES I LLLP
 1600 SAWGRASS CORPORATE PARKWAY SUITE 400
 SUNRISE, FL 33323

PARCEL IDENTIFICATION NUMBERS:
 432-504-0015-000-0
 4321-504-0015-000-3
 4316-431-0002-000-0

PROPERTY CLASSIFICATIONS:
 ZONING: MPUD - MASTER PLANNED UNIT
 DEVELOPMENT: NCD - NEW COMMUNITY DEVELOPMENT
 FUTURE LAND USE: NCD - NEW COMMUNITY DEVELOPMENT

MIN. BUILDING SETBACKS:
 FRONT: 25 FEET
 REAR: 25 FEET
 SIDE: 10 FEET

BUILDING DATA:
 EXISTING PRO SHOP BLDG = 2,260 S.F.
 EXISTING BUILDING HEIGHT (1-STORY) = 18.5 FEET
 PROPOSED PHASE 2 FITNESS BLDG = 14,394 S.F.
 PROPOSED BUILDING HEIGHT (1-STORY) = 26 FEET
 PROPOSED PHASE 3 FITNESS BLDG = 17,051 S.F.
 PROPOSED BUILDING HEIGHT (1-STORY) = 26 FEET

PARKING CALCULATIONS:
 N/A - ONLY THE RESIDENTS WITHIN THE COMMUNITY WILL BE PERMITTED TO USE THE RECREATIONAL FACILITIES. GOLF CART PARKING AND VEHICULAR PARKING IS BASED ON THE FACILITIES PROVIDED.
 SPACES REQUIRED = N/A
 SPACES PROVIDED = 362 SPACES (12 I.C., 235 REGULAR, 115 GOLF CART)

DRAINAGE STATEMENT:
 THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE WATER MANAGEMENT TRACT L14 AND L18 LOCATED AT THE NORTH AND EAST OF PROJECT. THE MASTER STORMWATER MANAGEMENT SYSTEM PROVIDES ALL WATER QUALITY PRETREATMENT AND ATTENUATION.

UTILITY PROVIDERS:
 POTABLE WATER = PSLUD
 WASTEWATER = PSLUD
 IRRIGATION = EXISTING LAKES

TRAFFIC STATEMENT:
 THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION
 CATEGORY: RACQUET/TENNIS CLUB (491)
 (AVERAGE RATES UTILIZED) AVERAGE RATE TRIPS
 WEEKDAY DAILY TRIPS: 38.7 * 25 = 968
 PEAK HOUR TRIPS: 1.31 * 25 = 33
 PEAK HOUR TRIPS: 3.35 * 25 = 84

HAZARDOUS WASTE STATEMENT:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
 THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

PROJECT NOTES:
 - ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
 - ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
 - ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
 - ALL SIGNS SHALL BE APPROVED SEPARATELY

ENVIRONMENTAL STATEMENT:
 THIS SITE WAS INCLUDED IN THE OVERALL RIVERLAND ENVIRONMENTAL SITE ASSESSMENT AND THIS AREA OF THE DEVELOPMENT IS PART OF THE MASTER GRADING PLAN THAT WAS APPROVED BY THE CITY AND IS CURRENTLY IN OPERATION.

LANDSCAPE:
 OS13, OS12 AND OS11 WILL SERVE AS THE LANDSCAPE BUFFERS FOR THE ARTS AND CULTURE CENTER. PER M.P.U.D. A BUFFER ALONG RIVERLAND PARCEL A PLAT 14 WILL NOT BE REQUIRED.

NOTE:
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).

MATCH LINE SHEET 4

| LEGEND | |
|--------|--|
| | HANDICAP STALL |
| | NUMBER OF PARKING SPACES |
| | EXISTING WATER MAIN |
| | EXISTING GRAVITY SEWER MAIN |
| | EXISTING EDGE OF PAVEMENT |
| | PROPOSED CLEAN OUT |
| | EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT |
| | EXISTING LIGHT FIXTURE TYPE SB 23' HEIGHT |
| | EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT |
| | EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT |
| | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT |
| | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT |
| | PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT |
| | PROPOSED LIGHT FIXTURE TYPE SC3 10' HEIGHT |
| | PROPOSED LIGHT FIXTURE TYPE SC4 10' HEIGHT |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED PAVERS |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSE ADA DETECTABLE WARNING CHARCOAL GRAY |
| | L.B. LANDSCAPE BUFFER |
| | L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT |
| | L.M.E. LAKE MAINTENANCE EASEMENT |
| | P.S.L.U.E. CITY OF PORT ST. LUCIE UTILITY EASEMENT |
| | U.E. UTILITY EASEMENT |
| | D.E. DRAINAGE EASEMENT |

SITE DATA:

| TOTAL PROJECT AREA | 718,484 S.F. | 16.494 AC | 100.00% |
|--------------------|--------------|-----------|---------|
| IMPERVIOUS AREA | 2,260 S.F. | 0.052 AC | 0.32% |
| EX. PRO SHOP BLDG | 39,173 S.F. | 0.899 AC | 5.45% |
| EX. PAVEMENT | 22,583 S.F. | 0.518 AC | 3.14% |
| EX. COURTS | 92,064 S.F. | 2.114 AC | 12.81% |
| PHASE 2: | | | |
| PROP. FITNESS BLDG | 14,394 S.F. | 0.331 AC | 2.00% |
| PROP. WALKS | 29,143 S.F. | 0.669 AC | 4.06% |
| PROP. POOL | 3,859 S.F. | 0.089 AC | 0.54% |
| PROP. PAVEMENT | 133,905 S.F. | 3.074 AC | 18.64% |
| PROP. COURTS | 9,933 S.F. | 0.228 AC | 1.38% |
| PHASE 3: | | | |
| PROP. FITNESS BLDG | 17,051 S.F. | 0.391 AC | 2.37% |
| PROP. COURTS | 9,933 S.F. | 0.228 AC | 1.38% |
| PROP. WALKS | 10,934 S.F. | 0.251 AC | 1.52% |
| PROP. POOL | 4,326 S.F. | 0.099 AC | 0.60% |
| TOTAL IMPERVIOUS | 339,558 S.F. | 8.943 AC | 54.22% |
| TOTAL PAVEMENT | 328,926 S.F. | 7.551 AC | 45.78% |

VELCON
 ENGINEERING & SURVEYING, LLC
 590 NW PEACOCK BLVD. SUITE #9
 PORT ST. LUCIE, FL 34986
 PHONE: (772) 878-0477
 FIFTEEN C.A. # 33222

REVISIONS:

| BY: | DATE: | COMMENT: |
|-----|----------|-------------------|
| SG | 05/22/20 | PER SPRC COMMENTS |
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PROJECT:
 RIVERLAND SPORTS COMPLEX
 PHASE 3
 CITY OF PORT ST. LUCIE, FLORIDA

CLIENT:
 RIVERLAND ASSOCIATES I LLLP

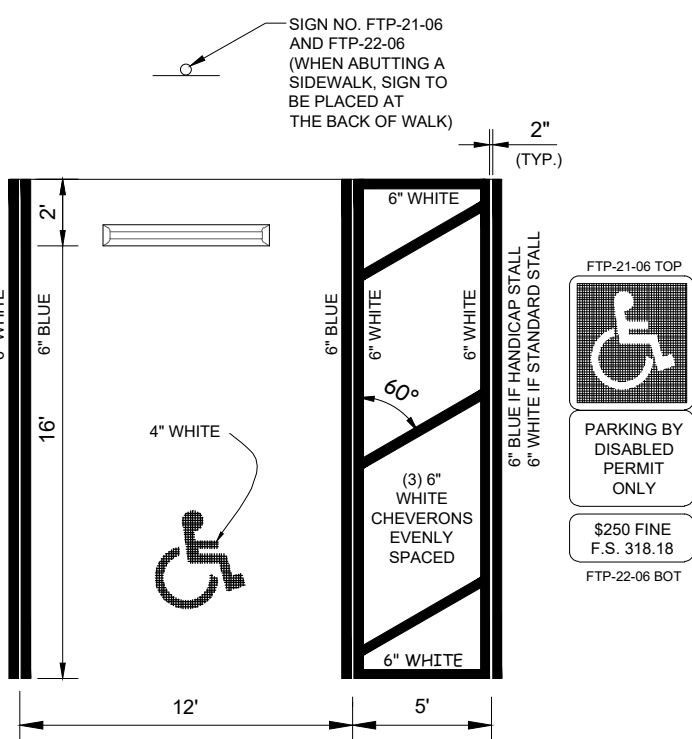
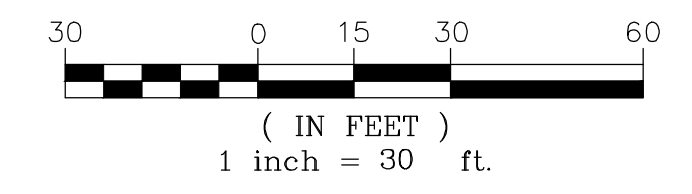
PROFESSIONAL ENGINEER:
 M. RANDALL RODGERS, PE
 FLORIDA LICENSE NO. 68212
 2/23/21

PROJECT NO.: 21-1001
DRAWN BY: SOCS
CHECKED BY: RR
DATE: 2/23/2021
CAD ID.: 21-1001 - SITE PLAN

SHEET TITLE:
 SITE PLAN

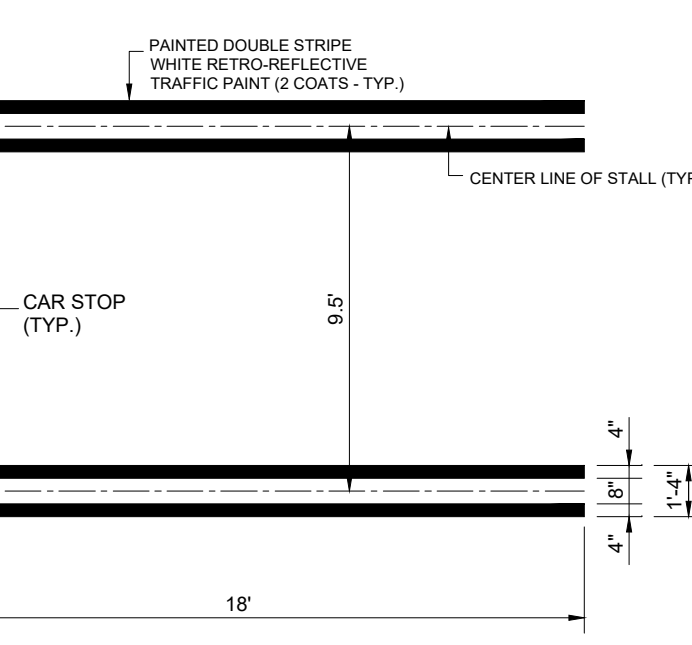
SHEET NUMBER:
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MATCH LINE SHEET 3

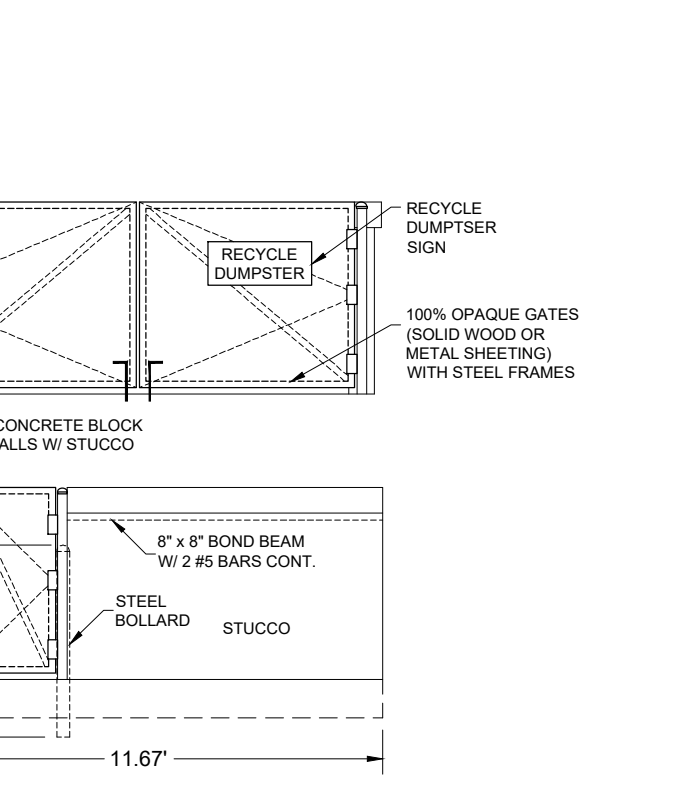


- NOTES:
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
 - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.
 - 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.

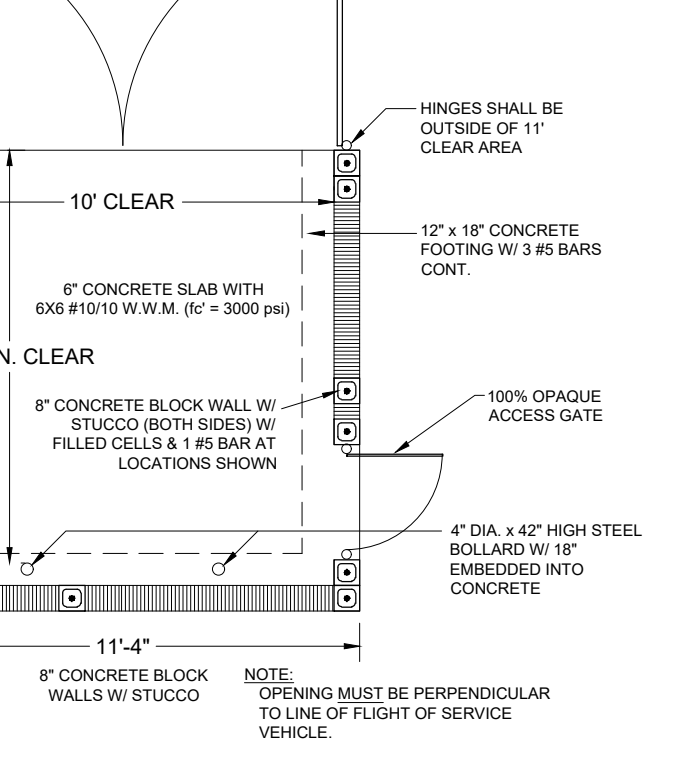
HANDICAP SPACE DETAIL N.T.S.



TYPICAL 18' PARKING STALL N.T.S.



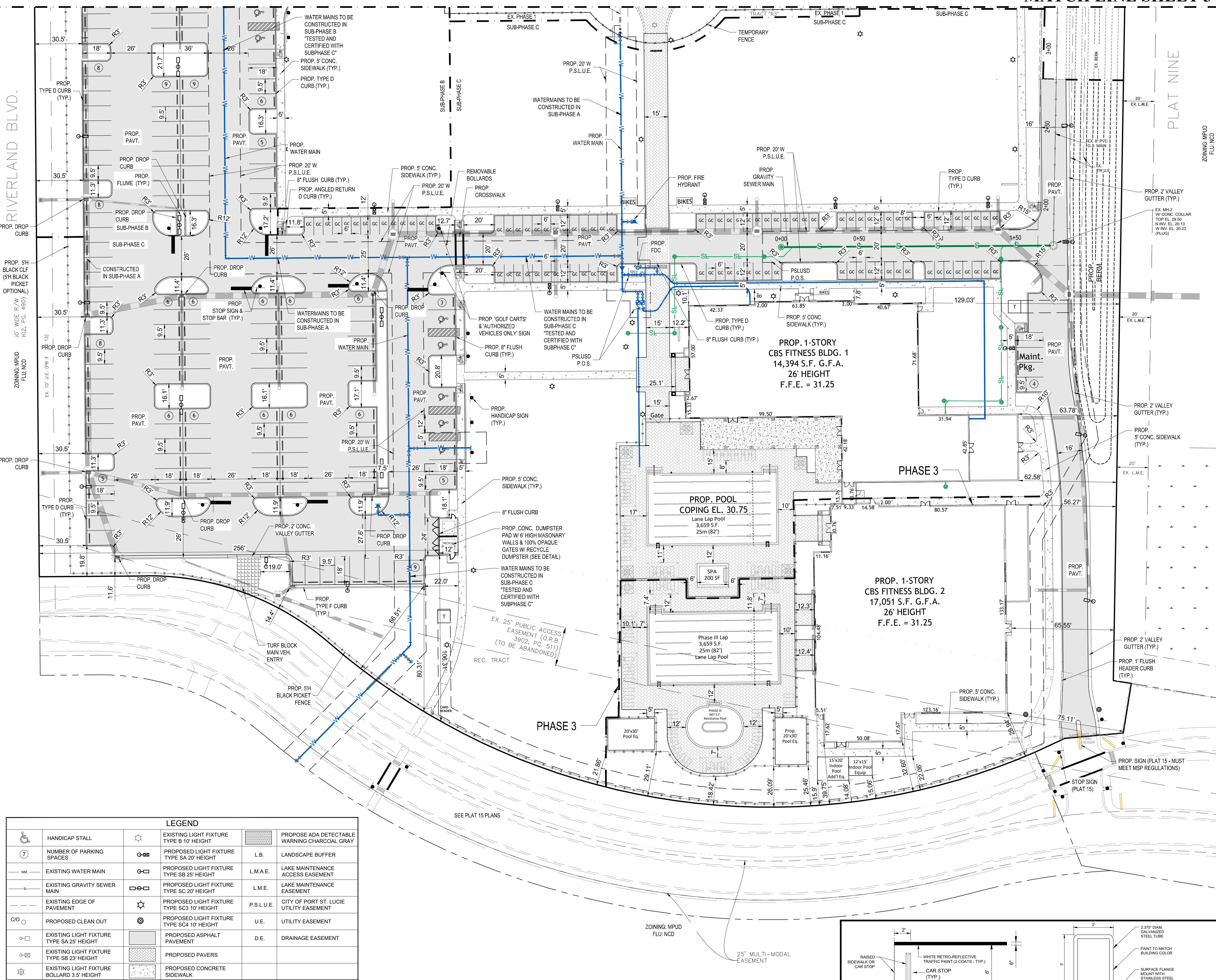
11' x 11' DUMPSTER DETAIL N.T.S.



GOLF CART STALL N.T.S.



BIKE RACK DETAIL N.T.S.



| LEGEND | | | |
|--------|---|--|---|
| | HANDICAP STALL | | EXISTING LIGHT FIXTURE TYPE B 10' HEIGHT |
| | NUMBER OF PARKING SPACES | | PROPOSED LIGHT FIXTURE TYPE SA 20' HEIGHT |
| | EXISTING WATER MAIN | | PROPOSED LIGHT FIXTURE TYPE SB 25' HEIGHT |
| | EXISTING GRAVITY SEWER MAIN | | PROPOSED LIGHT FIXTURE TYPE SC 20' HEIGHT |
| | EXISTING EDGE OF PAVEMENT | | PROPOSED LIGHT FIXTURE TYPE SD 15' HEIGHT |
| | PROPOSED CLEAN OUT | | PROPOSED ASPHALT PAVEMENT |
| | EXISTING LIGHT FIXTURE TYPE SA 25' HEIGHT | | PROPOSED PAVERS |
| | EXISTING LIGHT FIXTURE TYPE SB 23' HEIGHT | | PROPOSED CONCRETE SIDEWALK |
| | EXISTING LIGHT FIXTURE BOLLARD 3.5' HEIGHT | | |
| | PROPOSED ADA DETECTABLE WARNING CHARCOAL GRAY | | LANDSCAPE BUFFER |
| | L.M.A.E. LAKE MAINTENANCE EASEMENT | | CITY OF PORT ST. LUCIE UTILITY EASEMENT |
| | CITY OF PORT ST. LUCIE UTILITY EASEMENT | | DRAINAGE EASEMENT |

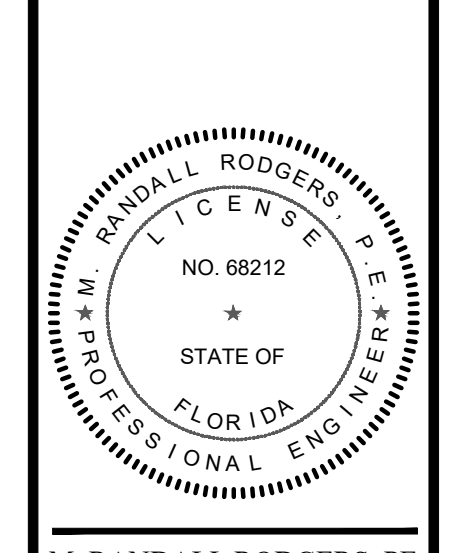
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| SG 11/20/20 | UPDATED POOL DECK PER GLH |
| SG 02/19/21 | PER SPRC COMMENTS |

PROJECT: RIVERLAND SPORTS COMPLEX PHASE 3
CITY OF PORT ST. LUCIE, FLORIDA

CLIENT: RIVERLAND ASSOCIATES I LLLP



M. RANDALL RODGERS, PE
FLORIDA LICENSE NO. 68212
2/23/21

PROJECT No.: 21-1001
DRAWN BY: SOG
CHECKED BY: RR
DATE: 2/23/2021
CAD ID.: 21-1001 - SITE PLAN

SHEET TITLE: SITE PLAN

SHEET NUMBER: 04



CITY OF PSL PROJECT NO. P20-068-A2
PSLSD FILE NO. 52031-3

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