SITE PLAN

LOCATION OF PROJECT

PSL MUNICIPAL COMPLEX

CITY OF PORT ST. LUCIE, FLORIDA



ST.LUCIE

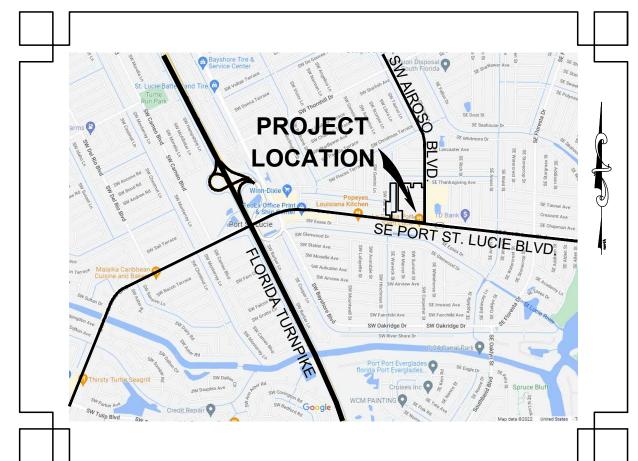
PORT

LEGAL DESCRIPTION

TRACT F, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13 PAGE(S) 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA

LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 18, 19, AND 20 BLOCK 688, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST

LOTS 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18 BLOCK 689, PORT ST. LUCIE SECTION EIGHTEEN. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE



121 SW PORT ST. LUCIE BLVD., PORT ST. LUCIE 34984

SHEET INDEX

COVER SHEET

OVERALL SITE PLAN

OVERALL DRAINAGE PLAN

POLICE TRAINING FACILITY SITE PLAN

FAMILY HEALTH CENTER SITE PLAN

CONTROL STRUCTURE DETAILS

POLICE TRAINING FACILITY DRAINAGE PLAN

POLICE TRAINING FACILITY UTILITY PLAN

FAMILY HEALTH CENTER DRAINAGE PLAN

FAMILY HEALTH CENTER UTILITY PLAN

Electric (Project # 9116442) Florida Power & Light 6001 Vg Blvd. West Palm Beach, FL 33407 Contact: Nate Holzmacher Phone: (772) 337-7013

C1

C4

City of Port St. Lucie City Hall Municipal Complex-Building B Phone: (772) 871-5068 Email: cpowell@cityofpsl.com

Cable & Telephone AT&T Southeast 10486 SW Village Center Dr. Port St. Lucie, FL 34987 Contact: James P. Virga Phone: (772) 692-2774 Email: jv3965@att.com

City of Port St. Lucie Planning & Zoning Department City Hall Municipal Complex-Building B Email: hprice@cityofpsl.com

Water Management South Florida Water Management District 3800 NW 16th Blvd., Suite A Okeechobee, FL 34972 Contact: Glen Gareau Phone: (561) 686-8800 ext. 3006 Email: ggareau@sfwmd.gov

City Hall Municipal Complex-Building B

DEVELOPMENT TEAM:

Owner / Developer City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984

Engineer Bowman Consulting Group 301 SE Ocean Drive, Suite 301 Stuart, FL 34994

Phone: (772) 283-1413

Bowman Consulting 301 SE Ocean Blvd. Suite 301 Stuart, FL 34997

Phone: (772) 283-1413

Landscape Architect 2035 Vista Parkway

West Palm Beach, FL 33411

Architect **CPZ Architects** 4316 West Broward Boulevard West Palm Beach, Florida 33406

Lighting

Sesco Lighting 737 Shotgun road Ft. Lauderdale, Florida 33326 Phone: (954) 474-9888

Phone: (954) 792-8525

Cover Sheet **PSL Municipal Complex**



BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

OCTAVIO "OATS" REIS, P.E.

[-] PSLUSD # 5003-53

P22-339

LOCATION MAP

REGULATORY AGENCIES:

Public Works Department 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984 Contact: Chris Powell **Project Coordinator** Regulatory Division

Email: Nate.Holzmacher@fpl.com

121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984 Contact: Holly Price, AICP Planner III Phone: (772) 871-5019

City of Port St. Lucie Utilities Department (PSLUSD) 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984

Contact: Lisa Alexander Phone: (772) 871-7313 **Project Coordinator** Email: lalexander@cityofpsl.com

RCHITECTS

DRAWING TITLE:

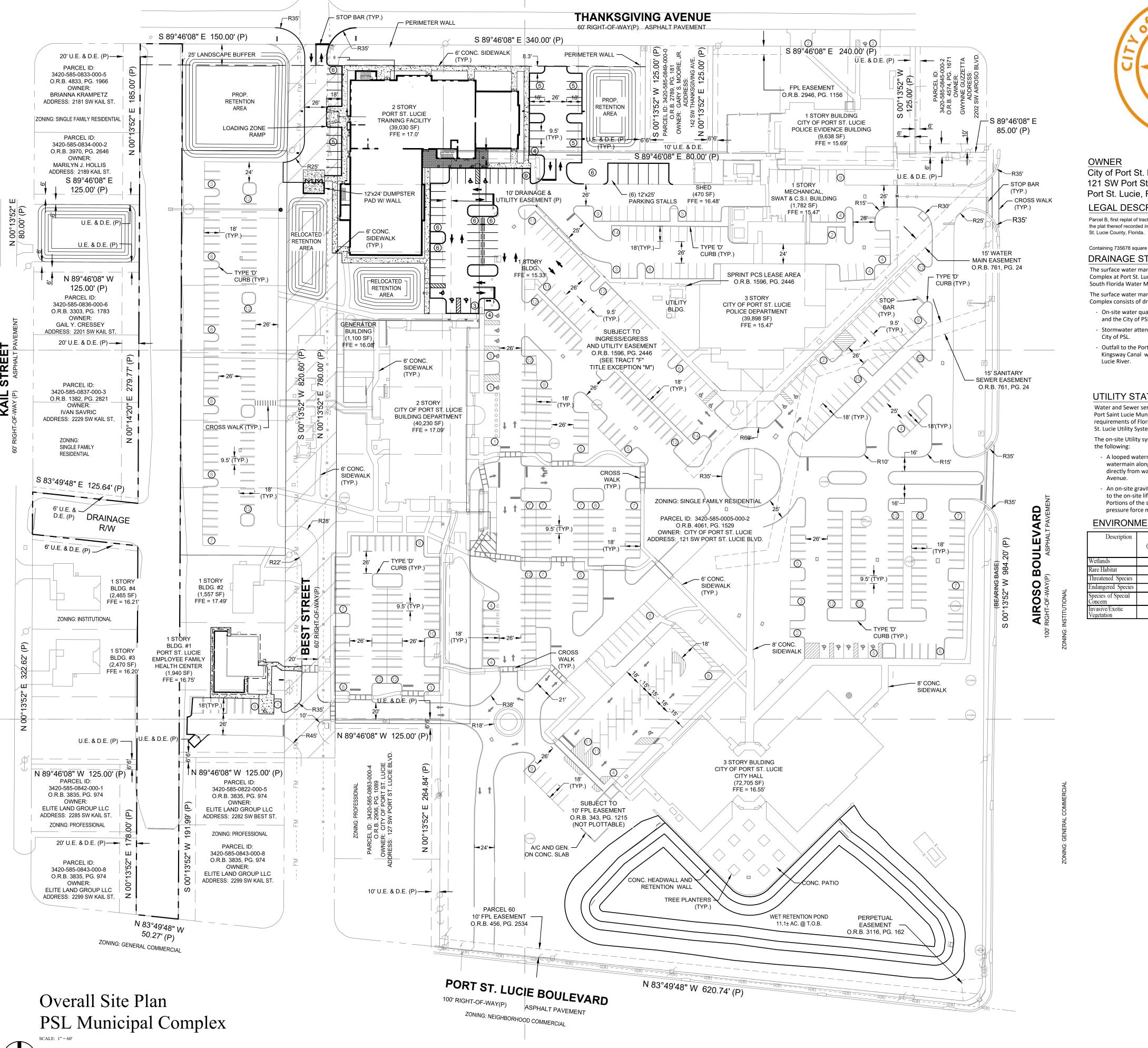
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SHEET:

CHECKED: OR

DATE: 08.09.22 SCALE: 1" = 60'

PROJECT NO. 2167





City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34952

LEGAL DESCRIPTION Parcel B, first replat of tract E, South Port St. Lucie unit 15, according to the plat thereof recorded in plat book 37, page 1, of the public records of

Containing 735678 square feet or 16.89 acres, more or less.

DRAINAGE STATEMENT

The surface water management system for the Port Saint Lucie Municipal Complex at Port St. Lucie project complies with the requirements of the South Florida Water Management District and the City of Port St. Lucie. The surface water management system for Port Saint Lucie Municipal Complex consists of dry retention areas and a lake that provide:

- On-site water quality treatment meeting the requirements of SFWMD and the City of PSL.
- Stormwater attenuation meeting the requirements of SFWMD and the
- Outfall to the Port Saint Lucie D-27 drainage ditch which flows to the Kingsway Canal with ultimate discharge to the North Fork of the St.

UTILITY STATEMENT

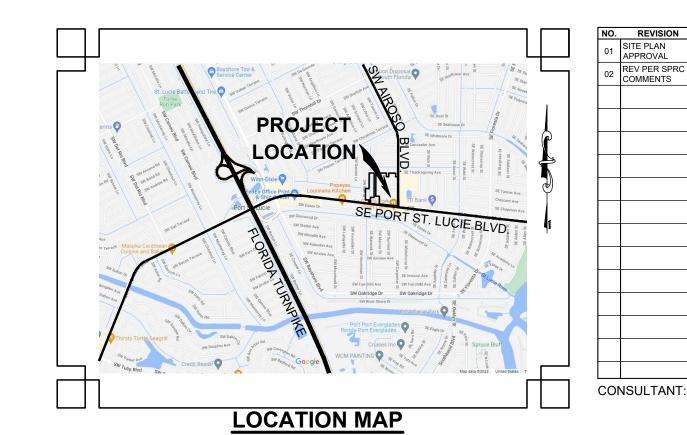
Water and Sewer service is provided by the PSL Utilities Department. The Port Saint Lucie Municipal Complex utility system complies with the requirements of Florida Department of Environmental Protection and Port St. Lucie Utility Systems Department.

The on-site Utility system for Port Saint Lucie Municipal Complex consists of the following:

- A looped watermain system with 3 connections to existing 16" watermain along Airoso Boulevard. Portion of the site are serviced directly from water mains running along Kail Street and Thanksgiving
- An on-site gravity sanitary sewer collection system routes sewage waste to the on-site lift station connected to a forcemain on Airoso Boulevard. Portions of the site utilize grinder lift stations to connect directly to low pressure force mains on Kail Street and Thanksgiving Avenue.

ENVIRONMENTAL SITE ASSESSMENT

Description	Found (Yes/No)	Agency Contact Information	Managemen t Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands			(=====)	(=====)
Rare Habitat				
Threatened Species				
Endangered Species				
Species of Special Concern				
Invasive/Exotic				



GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.

	N. A. V. D. 88		4	
UILDING DATA				
	Footprint SI	Stories	Gross SF	
ty Hall	24,560	3	73,680	
ilding Department	18,664	2	37,328	
olice Department Building	14,673	3	44,018	
olice Training Building	25,853	2	39,030	

1,957

Police Evidence Building

Building #1 Medical Clinic

Pervious Area Open Space

Dry Retention

Standard (9.5' x 18')

Mechanical SWAT & CSI Building 1,782

SITE AREAS		ACRES	SF	PERCENTAGE %
		40050	0.5	
Total	107,106		217,412	
Jtility Building	146	1	146	
Covered Pavillions x3	2,101	1	2,101	
Generator Building	1,100	1	1,100	
Building #4	2,512	1	2,512	
Building #3	2,512	1	2,512	
Building #2	1,608	1	1,608	

Required Parking Spaces	Provided Parking Spaces
PARKING CALCULATIONS	PARKING CALCULATION

Provided Parking Spaces Standard (9.5' x 18') Accesible Parking (12' x 18') EV Parking (9.5' x 18') Van Parking (12' x 25') Accesible Parking (12' x 18')

8.58

0.68

9,638

1,782

1,957

403,366

373,766

29,600

38%

LEGEND		
EXISTING	PROPOSED	= PROPERTY BOUNDARY = PHASE BOUNDARY = EASEMENT = PARCEL LINE
.=	#	= NUMBER OF PARKING SPACES = LIGHT POLE
	<u>.</u> 	= SIGN = FDC W/ SIGN = 5' DECORATIVE FENCE
		= 6' BUFFER WALL = RETAINING WALL
		= UNDERGROUND FPL (BY OTHER: = SECONDARY ELCTRIC LINE = FIBER OPTIC CABLE (BY OTHERS
12WM	<u>T</u>	= TRANSFORMER = WATER LINE = SANITARY SEWER
<u> </u>	© M	= DRAINAGE PIPE = FIRE HYDRANT = WATER VALVE
Evig	<u>(S)</u>	= SANITARY SEWER MANHOLE

= DRAINAGE STRUCTURE

= CONDENSER UNITS



COMPL]

T.LUCIE

DRAWING TITLE:

Overall Site Plan **Police Training Facility**

DRAWN: RHO CHECKED: OR DATE: 08.09.22 SCALE: 1" = 60' PROJECT NO. 2167

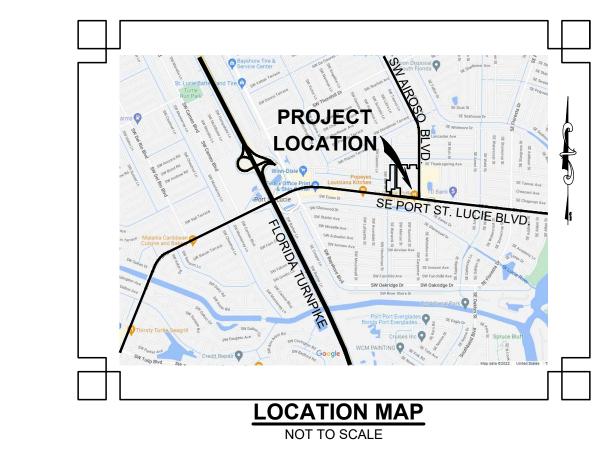
SHEET:

C-2 P22-339 PSLUSD # 5003-53

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

OCTAVIO "OATS" REIS, P.E. FLORIDA LICENSE NO. 65661



OWNER City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34952 LEGAL DESCRIPTION

THANKSGIVING STREET

2 STORY PORT ST. LUCIE TRAINING FACILITY

(39,030 SF)

FFE = 17.0'

RELOCATED RETENTION AREA

- PROJECT LIMITS

— 6' CONC. SIDEWALK

6' CONC. -

6' SECURITY GATE -

SIDEWALK

- PROJECT LIMITS

─R15' R15'—

_ SECURITY

FENCE

- 26' SECURITY

ROLL GATE

RETENTION

R5' (TYP.)

(6) 12'x25' PARKING -

DRAINAGE STATEMENT

The surface water management system for the proposed Police Training Facility at Port St. Lucie project will comply with the requirements of the South Florida Water Management District. Generally the proposed surface water management system for Police

Training Facility at Port St. Lucie will provide the following:

- On-site water quality for commercial uses. Required commercial dry-pre-treatment will be provided in exfiltration
- trench and/or dry retention.
- Direct storm water runoff from the proposed project to be routed through the proposed on-site lake.
- Connection of the proposed on-site lake to the Port Saint Lucie D-27 drainage ditch which flows to the Kingsway Canal via an outfall system.

UTILITY STATEMENT

The proposed utility connections for the proposed Police Training Facility at Port St. Lucie project will comply with the requirements of Florida Department of Environmental Protection and Port St. Lucie Utility Systems

Generally the proposed Utility system for Police Training Facility at Port St. Lucie will intend to provide the following:

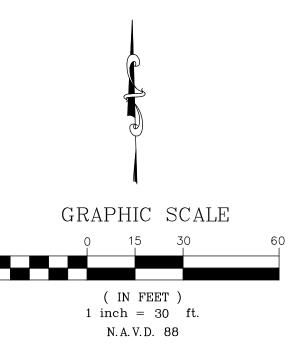
- A looped watermain system. (1) connection to existing 6" watermain along NW side of the SW Best St. and a second connection to existing 6" watermain across the health testing centers .
- A gravity sanitary sewer collection system will collect all sewage waste and gravity to an on-site lift station.
- A Sanitary sewer lift station will connect to an existing forcemain west of the project unless a more feasible connection point is determined.

PROJECT AREAS	ACRES	SF	PERCENTAGE %
Gross Project Area	2.91	126,758	100%
Impervious Area	1.54	66,938	53%
Building, Pavement, Sidewalk	1.54	66,936	53%
Pervious Area	1.37	59,820	47%
Open Space	0.67	29,471	23%
Dry Potentian			

0.70 30,349

LEGEND **EXISTING**

ISTING	PROPOSED	
		= PROPERTY BOUNDARY
		= PHASE BOUNDARY
		= EASEMENT
		= PARCEL LINE
	#	= NUMBER OF PARKING SPACES
•=		= LIGHT POLE
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12WM		= WATER LINE
8SS		= SANITARY SEWER
		= DRAINAGE PIPE
•	Ō	= FIRE HYDRANT
×	H	= WATER VALVE
END	9	= SANITARY SEWER MANHOLE
0		= DRAINAGE STRUCTURE = CONDENSER UNITS



Site Plan

PSL Municipal Complex

<u>'--- --- --- ---</u>

12'x15' LOADING ZONE RAMP

EXISTING POWER

15'x25.3' CONC. -

12'x24' DUMPSTER PAD -

PROJECT LIMITS —

_____ W/ WALL

6' CONC. SIDEWALK —

(TYP:)

TYPE 'D' CONC! -

CURB (TYP.)

RELOCATED

RETENTION

BOTTOM OF RETENTION AREA

— TOP OF BANK RETENTION AREA

- PROJECT LIMITS

RETENTION

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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PSLUSD # 5003-53

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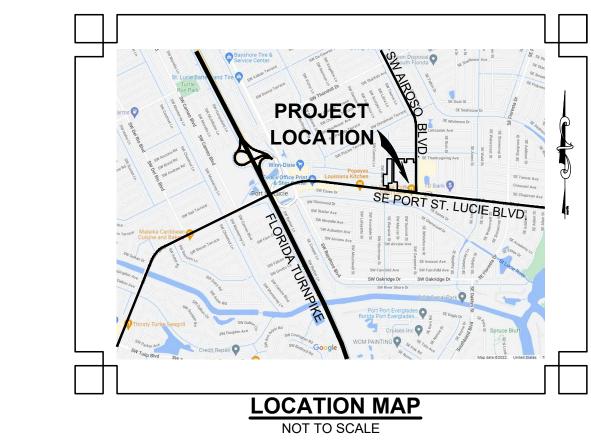
DRAWING TITLE:

CHECKED: OR DATE: 08.09.22 SCALE: 1" = 20' PROJECT NO. 2167

Police Training Facility

CONSULTANT:

P22-339



<u>OWNER</u> City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34952 LEGAL DESCRIPTION

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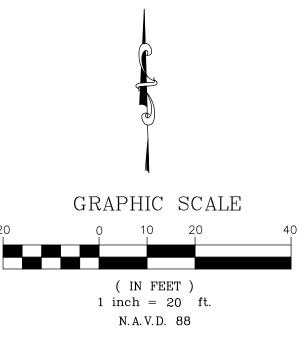
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LEGEND

EXISTING	PROPOSED	
•	-	= PROPERTY BOUNDARY
		= PHASE BOUNDARY
		= EASEMENT
	•	= PARCEL LINE
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•=		= LIGHT POLE
	-	= SIGN
	∸ _□	= FDC W/ SIGN
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		= DRAINAGE PIPE
Φ	Φ	= FIRE HYDRANT
H	H	= WATER VALVE
(EAT)	(5)	= SANITARY SEWER MANHOLE
0		= DRAINAGE STRUCTURE
		= CONDENSER UNITS



Site Plan PSL Municipal Complex

+-------

1 STORY BLDG. #1

PORT ST. LUCIE EMPLOYEE FAMILY

HEALTH CENTER

(3,412 SF) FFE = 16.75'

4' CONC. SIDEWALK -

| - | - |

09

➤ 5' CONC. SIDEWALK

OCTAVIO "OATS" REIS, P.E. FLORIDA LICENSE NO. 65661

> C-/ PSLUSD # 5003-53

SHEET:

DRAWING TITLE:

CHECKED: OR

SCALE: 1" = 20' PROJECT NO. 2167

CONSULTANT:

P22-339

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462