

Overall Site Plan
PSL Municipal Complex

SCALE: 1" = 60'



OWNER
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 St. Lucie County, Florida.

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:

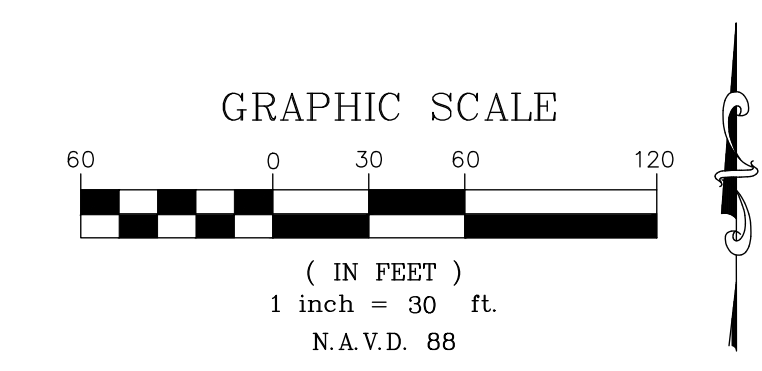
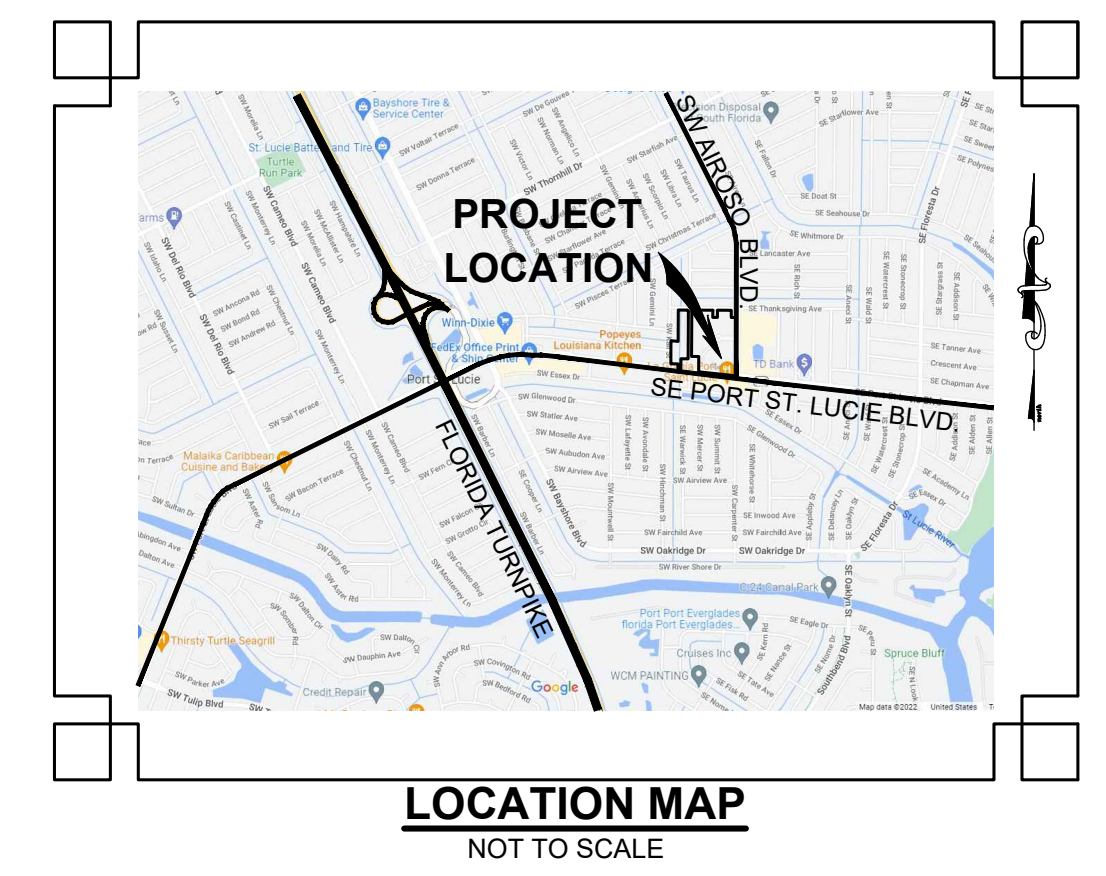
- On-site water quality treatment meeting the requirements of SFWMD and the City of PSL.
- Stormwater attenuation meeting the requirements of SFWMD and the City of PSL.
- Outfall to the Port Saint Lucie D-27 drainage ditch which flows to the Kingsway Canal with ultimate discharge to the North Fork of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

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 Airosa Boulevard. Portion of the site are serviced directly from water mains running along Kail Street and Thanksgiving Avenue.
- An on-site gravity sanitary sewer collection system routes sewage waste to the on-site lift station connected to a forcemain on Airosa 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 Information	Management Plan (Yes/No)	Reclamation Plan (Yes/No)
Wetlands				
Rare Habitat				
Threatened Species				
Endangered Species				
Species of Special Concern				
Invasive/Exotic Vegetation				



BUILDING DATA

City Hall	Footprint SF	Stories	Gross SF
City Hall	24,560	3	73,680
Building Department	18,664	2	37,328
Police Department Building	14,673	3	44,018
Police Training Building	25,853	2	39,030
Police Evidence Building	9,638	1	9,638
Mechanical SWAT & CSI Building	1,782	1	1,782
Building #1 Medical Clinic	1,957	1	1,957
Building #2	1,608	1	1,608
Building #3	2,512	1	2,512
Building #4	2,512	1	2,512
Generator Building	1,100	1	1,100
Covered Pavilions x3	2,101	1	2,101
Utility Building	146	1	146
Total	107,106		217,412

SITE AREAS

Site Area	ACRES	SF	PERCENTAGE %
Gross Site Area	22.39	975,263	100%
Impervious Area	13.13	571,943	59%
Building, Pavement, Sidewalk	11.95	520,542	54%
Lake	1.18	51,401	5%
Pervious Area	9.26	403,366	41%
Open Space	8.58	373,766	38%
Dry Retention	0.68	29,600	3%

PARKING CALCULATIONS

Required Parking Spaces	Standard (9.5' x 18')	EV Parking (9.5' x 18')	Van Parking (12' x 25')	Accessible Parking (12' x 18')	Provided Parking Spaces
Standard (9.5' x 18')	839	17	6	26	613
Accessible Parking (12' x 18')	17				6
Total	848				619

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	= PROPERTY BOUNDARY
---	---	= PHASE BOUNDARY
---	---	= EASEMENT
---	---	= PARCEL LINE
○	○	= NUMBER OF PARKING SPACES
●	●	= LIGHT POLE
+	+	= SIGN
+	+	= FDC W/ SIGN
---	---	= 5' DECORATIVE FENCE
---	---	= 6' BUFFER WALL
---	---	= RETAINING WALL
---	---	= UNDERGROUND FPL (BY OTHERS)
---	---	= SECONDARY ELECTRIC LINE
---	---	= FIBER OPTIC CABLE (BY OTHERS)
---	---	= TRANSFORMER
---	---	= WATER LINE
---	---	= SANITARY SEWER
---	---	= DRAINAGE PIPE
---	---	= FIRE HYDRANT
---	---	= WATER VALVE
---	---	= SANITARY SEWER MANHOLE
---	---	= DRAINAGE STRUCTURE
---	---	= CONDENSER UNITS

NO. REVISION DATE

NO.	REVISION	DATE
01	SITE PLAN APPROVAL	08.30.22
02	REV PER SPRING COMMENTS	01.05.23

CONSULTANT:

PORT ST. LUCIE MUNICIPAL COMPLEX
121 SW PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

CPZ ARCHITECTS, INC.
4316 WEST BROWARD BOULEVARD
PLANTATION, FLORIDA 33317
PHONE: (954) 792-8525 FAX: (954) 137-0559
AX 22600685 WWW.CPZARCHITECTS.COM



DRAWING TITLE:
Overall Site Plan
Police Training Facility

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



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

C-2
PSLUSD # 5003-53

P:\10451_PSL_Police\10451_01_001 (ENG) - Final\Range Building\Engineering\CADD_Plane (Rev) (CON) 10\10451_01_001_SIT_Awg 01/05/23 8/3/2022 1:37:53 PM

