

CONSTRUCTION PLANS AND SPECIFICATIONS

FOR

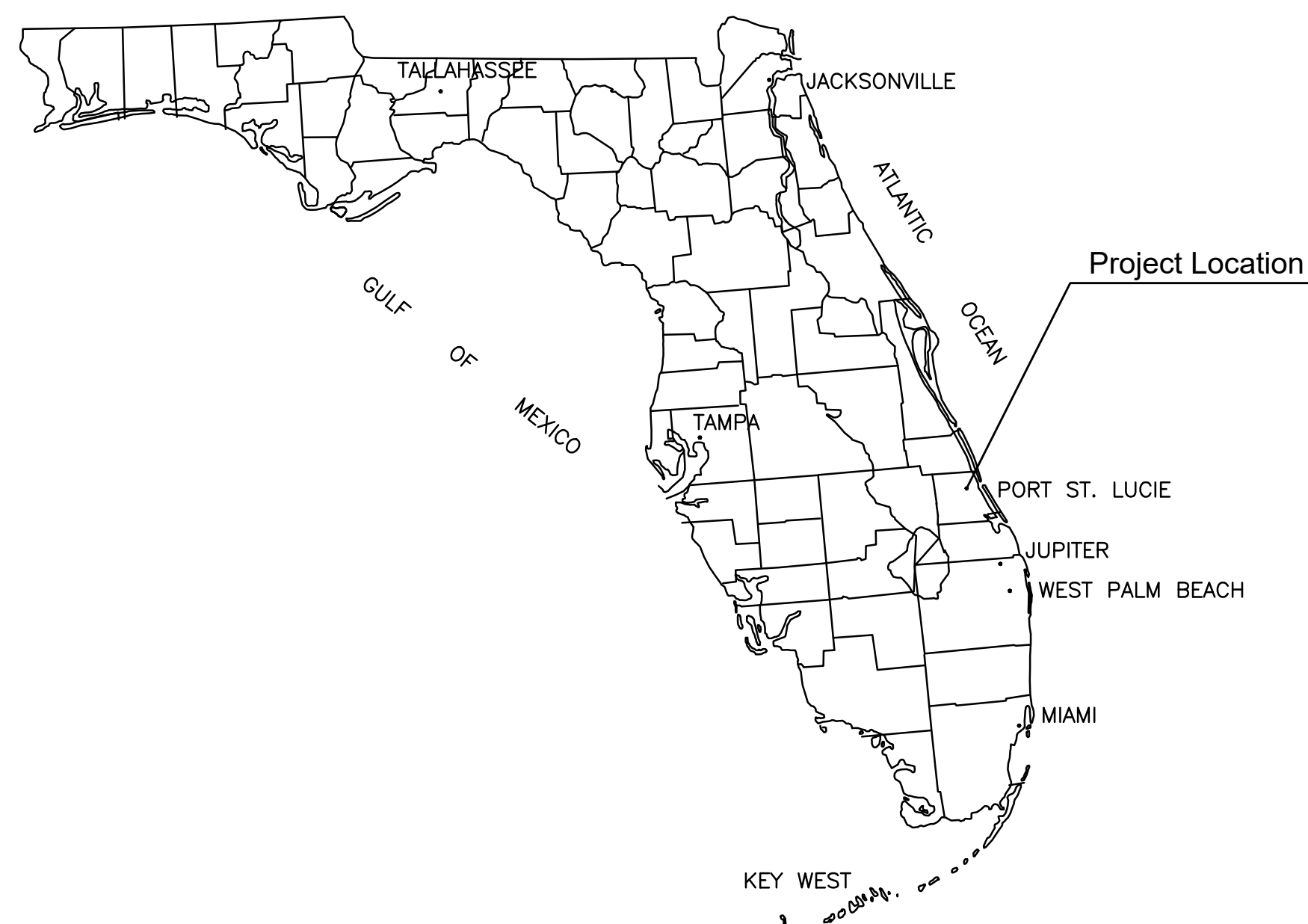
PSL MUNICIPAL COMPLEX

PORT ST. LUCIE POLICE TRAINING FACILITY

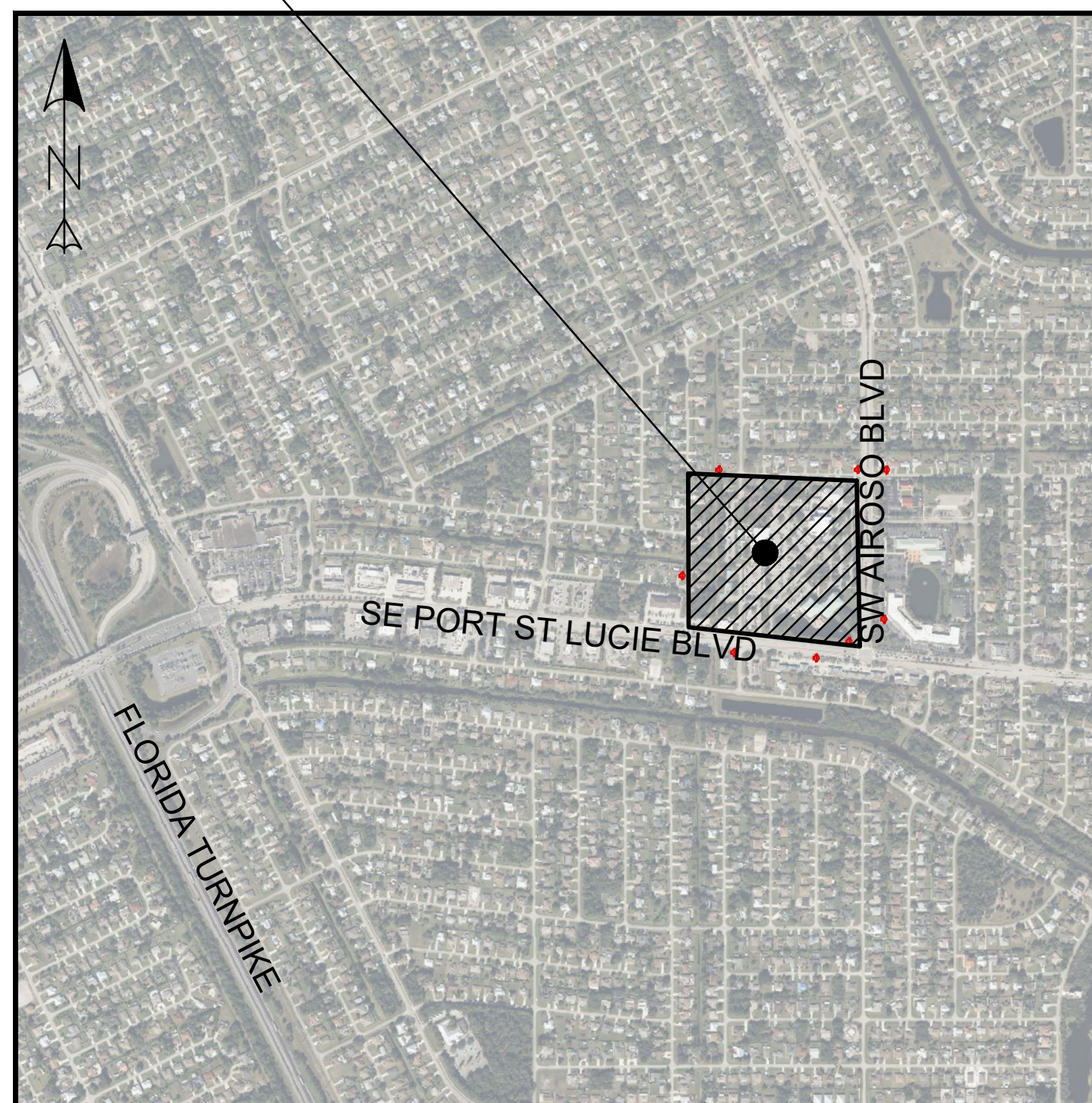
SECTION 9, TOWNSHIP 37S, RANGE 40E
PORT ST. LUCIE, FLORIDA

PSL MUNICIPAL COMPLEX - CONSTRUCTION PLANS 2APRIL2024 #24-106

LOCATION MAP



Project Location

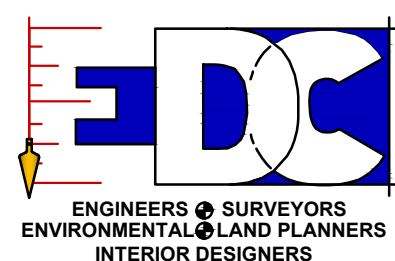


VICINITY MAP

SCALE 1:150

INDEX OF SHEETS

1. COVER
2. OVERALL SITE PLAN
3. POLICE TRAINING FACILITY SITE PLAN



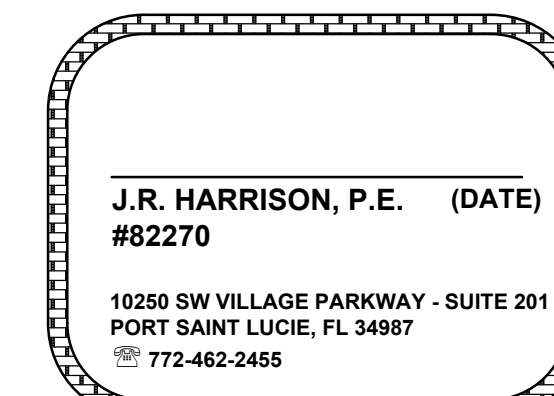
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.S.P.E. CERTIFICATE OF AUTHORIZATION 8935
L.B. CERTIFICATE OF AUTHORIZATION 8599



SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD88 + 1.475'



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Z:\EDC-2024\24-106 - HJ High Const - PSL Police Training Facility\ENGINEERING\AutoCAD\DWG\24-106 PSL Training IS.dwg, COVER, 4/2/2024 1:43:13 PM, James, EDC, Inc., EDC, Inc.



10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	JUL
DRAWN BY	JUL
FILE NAME	ALUS0418101616.dwg
SITE PLAN	LAYOUT
SCALE	AS SHOWN
DATE	2/24/2024

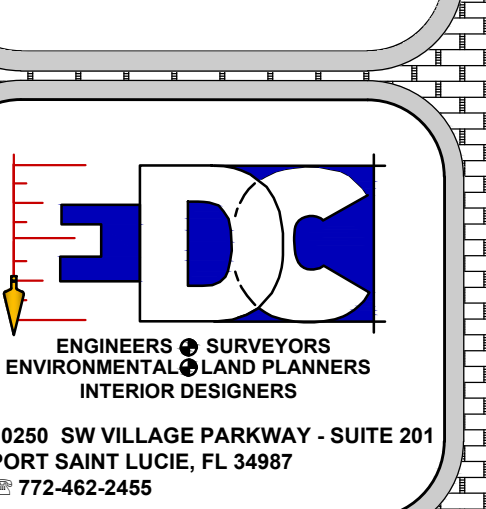
REVISION NO.	DATE	DESCRIPTION

PSL POLICE TRAINING FACILITY

SITE PLAN

FLORIDA

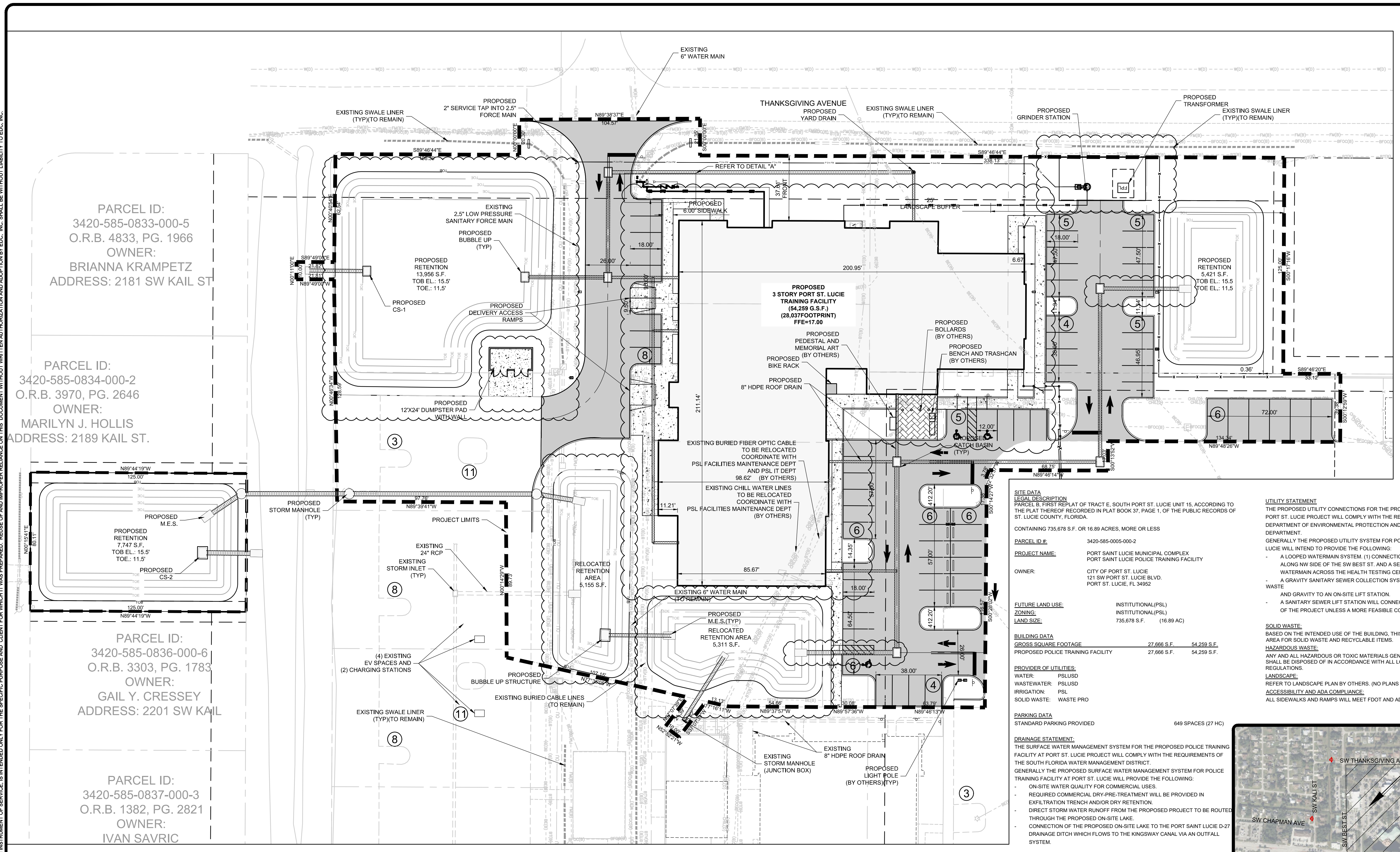
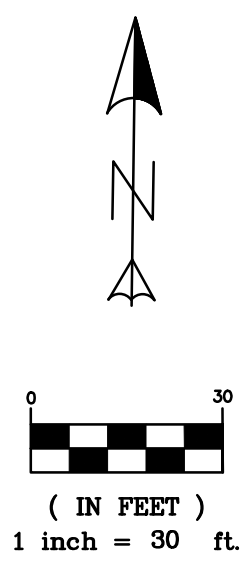
PORT ST. LUCIE



10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

24-106

3 OF 3



PARCEL ID:
3420-585-0833-000-5
O.R.B. 4833, PG. 1966
OWNER:
BRIANNA KRAMPETZ
ADDRESS: 2181 SW KAIL ST

PARCEL ID:
3420-585-0834-000-2
O.R.B. 3970, PG. 2646
OWNER:
MARILYN J. HOLLIS
ADDRESS: 2189 KAIL ST.

PARCEL ID:
3420-585-0836-000-6
O.R.B. 3303, PG. 1783
OWNER:
GAIL Y. CRESSEY
ADDRESS: 2201 SW KAIL

PARCEL ID:
3420-585-0837-000-3
O.R.B. 1382, PG. 2821
OWNER:
IVAN SAVRIC

SITE DATA

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.

CONTAINING 735,678 S.F. OR 16.89 ACRES, MORE OR LESS

PARCEL ID #: 3420-585-0005-000-2

PROJECT NAME: PORT SAINT LUCIE MUNICIPAL COMPLEX
PORT SAINT LUCIE POLICE TRAINING FACILITY

OWNER: CITY OF PORT ST. LUCIE
121 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34982

FUTURE LAND USE: INSTITUTIONAL (PSL)

ZONING: INSTITUTIONAL (PSL)

LAND SIZE: 735,678 S.F. (16.89 AC)

BUILDING DATA

GROSS SQUARE FOOTAGE	27,666 S.F.	54,259 S.F.
PROPOSED POLICE TRAINING FACILITY	27,666 S.F.	54,259 S.F.

PROVIDER OF UTILITIES:

WATER: PSLUSD

WASTEWATER: PSLUSD

IRRIGATION: PSL

SOLID WASTE: WASTE PRO

PARKING DATA

STANDARD PARKING PROVIDED: 649 SPACES (27 HC)

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 DEPARTMENT.

GENERALLY THE PROPOSED UTILITY SYSTEM FOR POLICE TRAINING FACILITY AT PORT ST. LUCIE WILL INTEND TO PROVIDE THE FOLLOWING:

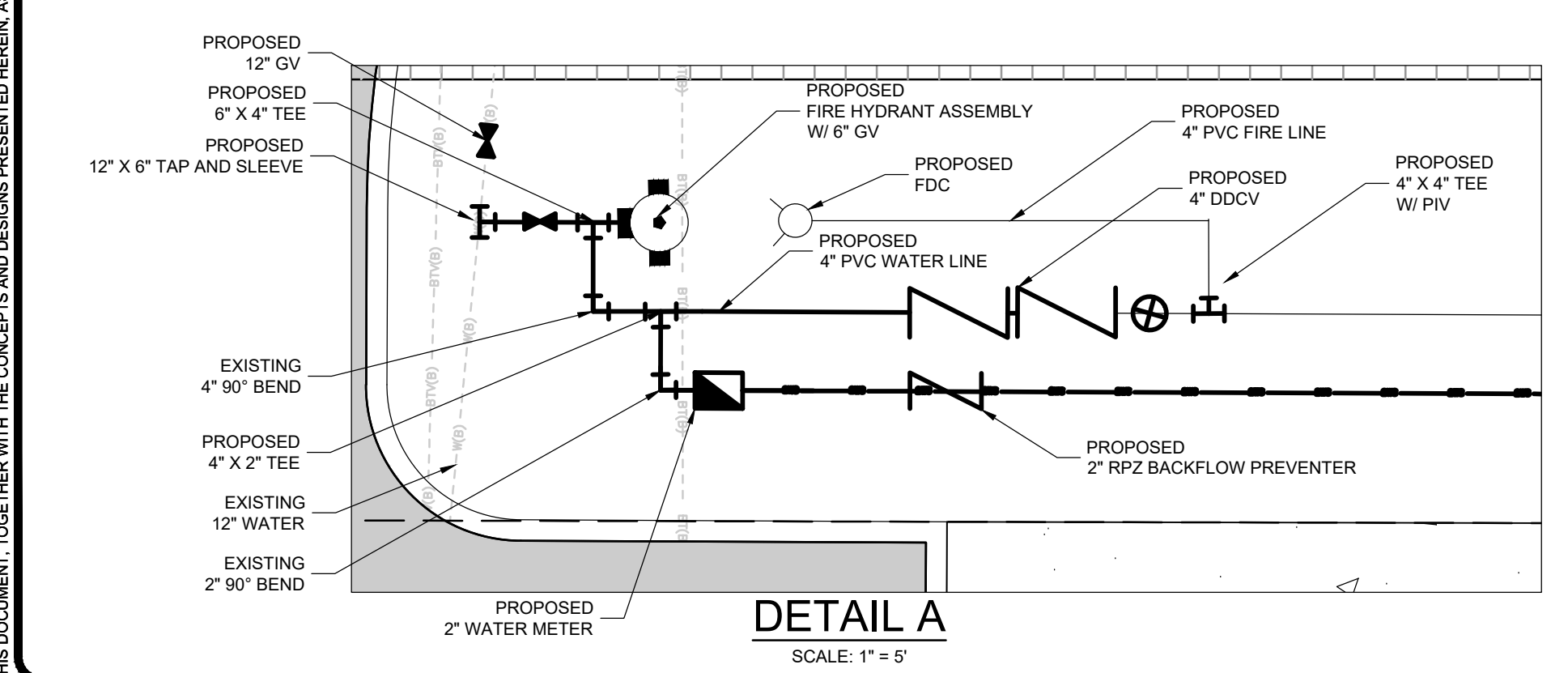
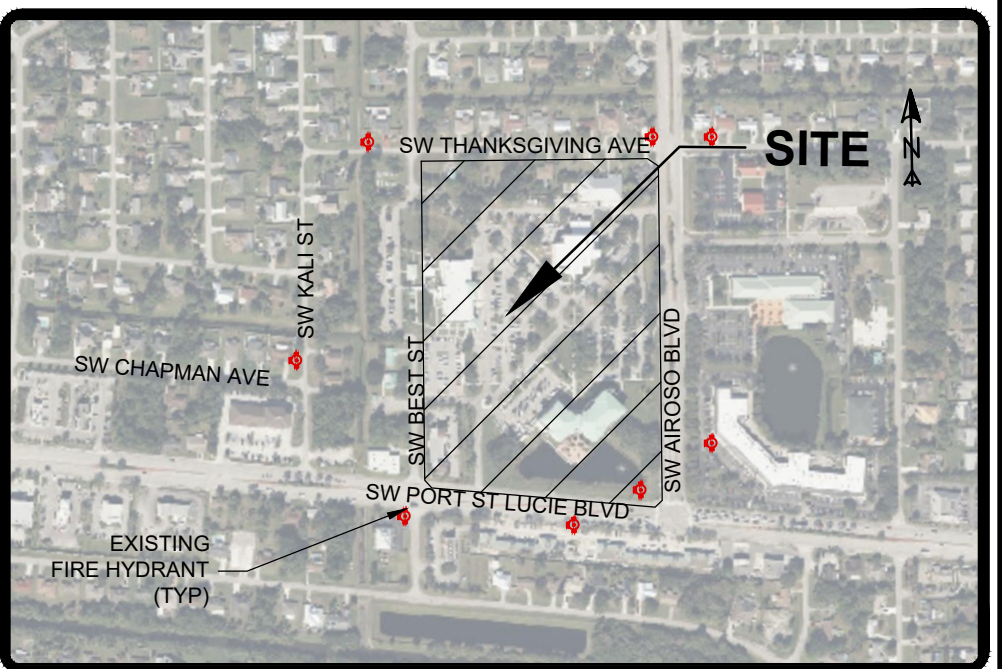
- A LOOPEL WATERMAIN SYSTEM (1) CONNECTION TO EXISTING 6" WATERMAIN ALONG NW SIDE OF THE SW BEST ST. AND A SECOND CONNECTION TO EXISTING 6" WATERMAIN ACROSS THE HEALTH TESTING CENTERS.
- A GRAVITY SANITARY SEWER COLLECTION SYSTEM WILL COLLECT ALL SEWAGE WASTE AND GRAVITY TO AN ON-SITE LIFT STATION.
- A SANITARY SEWER LIFT STATION WILL CONNECT TO AN EXISTING FORCEMAIN WEST OF THE PROJECT UNLESS A MORE FEASIBLE CONNECTION POINT IS DETERMINED.

SOLID WASTE: BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

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

LANDSCAPE: REFER TO LANDSCAPE PLAN BY OTHERS (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE: ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.



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	--	--	--	--

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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)

SITE AREA DATA

140,941 S.F.	3.24 AC	100.00%
IMPERVIOUS DATA	1.44 AC	44.41%
PROPOSED BUILDING	27,666 S.F.	0.64 AC 19.63%
PROPOSED PAVEMENT	28,331 S.F.	0.65 AC 20.10%
PROPOSED PAVERS	618 S.F.	0.01 AC 0.44%
PROPOSED CONCRETE	5,982 S.F.	0.14 AC 4.24%
PERVIOUS DATA	78,344 S.F.	1.80 AC 55.59%
OPEN SPACE	40,754 S.F.	0.94 AC 28.92%
DRY RETENTION	37,590 S.F.	0.86 AC 26.67%

ZONING CODE FOR: INSTITUTIONAL (I)

PER CODE	FRONT	YARD SETBACKS	REAR	SIDE	BUILDING COVERAGE
25	25	10	30%	MAX.	
PROPOSED	37.61	81.6	149	19.63%	



LEGEND

EXISTING METER	EXISTING UTILITY POLE
PROPOSED SIGN	PROPOSED DRAINAGE INLET
PROPOSED MITERED END SECTION	EXIST. DRAINAGE INLET
HANDICAP PARKING SYMBOL	EXISTING STREET LIGHT
EXISTING CONCRETE	PROPOSED LIGHT POLE (SINGLE)
EXISTING PAVEMENT	DRAINAGE FLOW ARROW
PROPOSED CONCRETE	PROPOSED LIGHT POLE (DOUBLE)
PROPOSED PAVEMENT	PARKING STALL COUNT
	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE

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