

SITE PLAN

PSL PUBLIC WORKS COMPOUND

CITY OF PORT ST. LUCIE, FLORIDA



Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

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POLICE TRAINING FACILITY BUILDING
FOR THE CITY OF PORT ST. LUCIE
PORT ST. LUCIE PUBLIC WORKS COMPOUND
FLORIDA
CITY OF PORT ST. LUCIE

PROJECT NO
010943-01-001

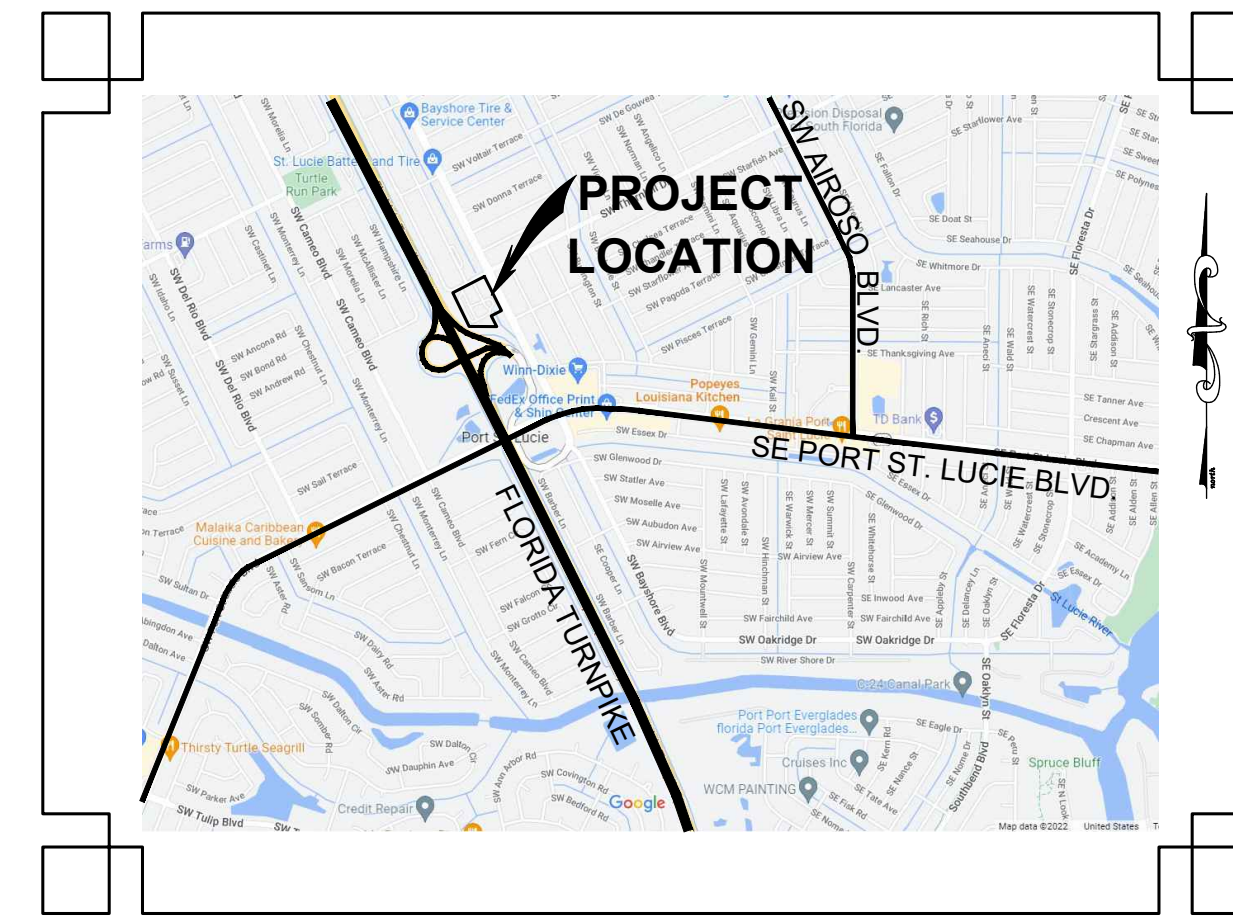
PLAN STATUS

DATE DESCRIPTION

DF RO OR
DESIGN DRAWN CHKD
SCALE:
JOB No. 010943-01-001
DATE: JULY 2022
FILE No. 010921-01-001-COV
C-1
SHEET

SHEET INDEX

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LOCATION MAP
NOT TO SCALE

450 THORNHILL DRIVE,
PORT ST. LUCIE 34984

REGULATORY AGENCIES:

<p>Electric (Project # 9116442) Florida Power & Light 6001 Vg Blvd. West Palm Beach, FL 33407 Contact: Nate Holzmacher Phone: (772) 337-7013 Email: Nate.Holzmacher@fpl.com</p>	<p>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</p>	<p>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</p>
<p>City of Port St. Lucie Public Works Department City Hall Municipal Complex-Building B 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984 Contact: Chris Powell Project Coordinator Regulatory Division Phone: (772) 871-5068 Email: cpowell@cityofpsl.com</p>	<p>City of Port St. Lucie Planning & Zoning Department City Hall Municipal Complex-Building B 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984 Contact: Holly Price, AICP Planner III Phone: (772) 871-5019 Email: hprice@cityofpsl.com</p>	<p>City of Port St. Lucie Utilities Department (PSLUSD) City Hall Municipal Complex-Building B 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984 Contact: Lisa Alexander Project Coordinator Email: lalexander@cityofpsl.com</p>

DEVELOPMENT TEAM:

<p>Owner / Developer City of Port St. Lucie 121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984</p>	<p>Surveyor Bowman Consulting 301 SE Ocean Blvd. Suite 301 Stuart, FL 34997 Phone: (772) 283-1413</p>	<p>Architect CPZ Architects 4316 West Broward Boulevard West Palm Beach, Florida 33406 Phone: (954) 792-8525</p>
<p>Engineer Bowman Consulting Group 301 SE Ocean Drive, Suite 301 Stuart, FL 34994 Phone: (772) 283-1413</p>	<p>Landscape Architect WGI 2035 Vista Parkway West Palm Beach, FL 33411</p>	<p>Lighting Sesco Lighting 737 Shotgun road Ft. Lauderdale, Florida 33326 Phone: (954) 474-9888</p>

LEGAL DESCRIPTION

THE NORTHERLY 500 FEET OF TRACT P, OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT OF THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE NORTHERLY 500 FEET OF THE EASTERLY 325 FEET OF TRACT "O" AS SHOWN ON PLAT OF PORT ST. LUCIE SECTION EIGHTEEN RECORDED IN PLAT BOOK 13, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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AND

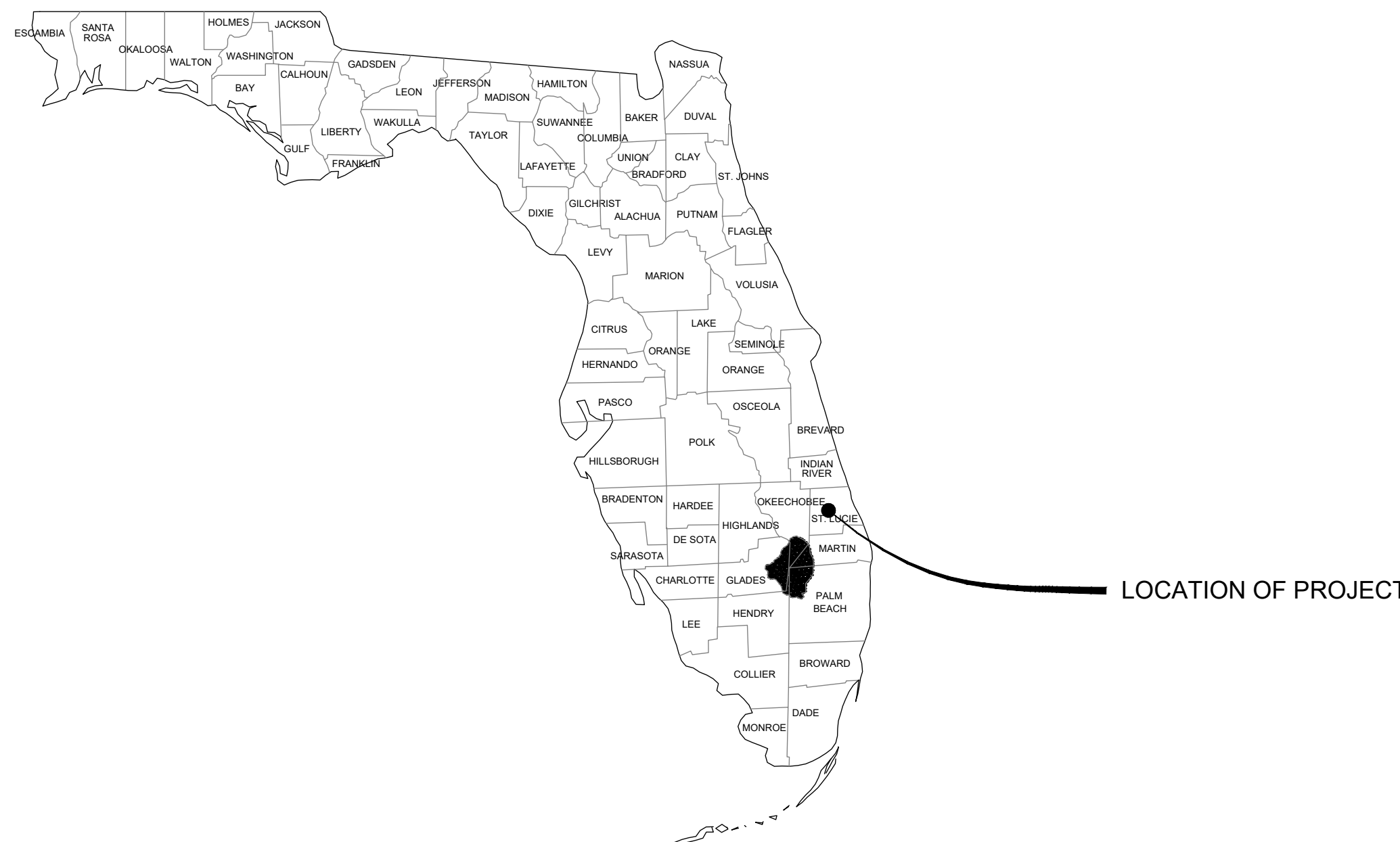
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AND (DESCRIPTION BY SURVEYOR)

THE NORTHERLY 500.00 FEET OF DRAINAGE RIGHT-OF-WAY LYING BETWEEN TRACT "O" AND TRACT "P", OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT OF THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

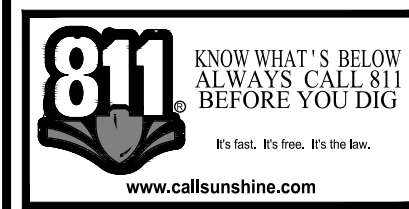
CONTAINING 389,565 SQUARE FEET OR 8.943 ACRES, MORE OR LESS.

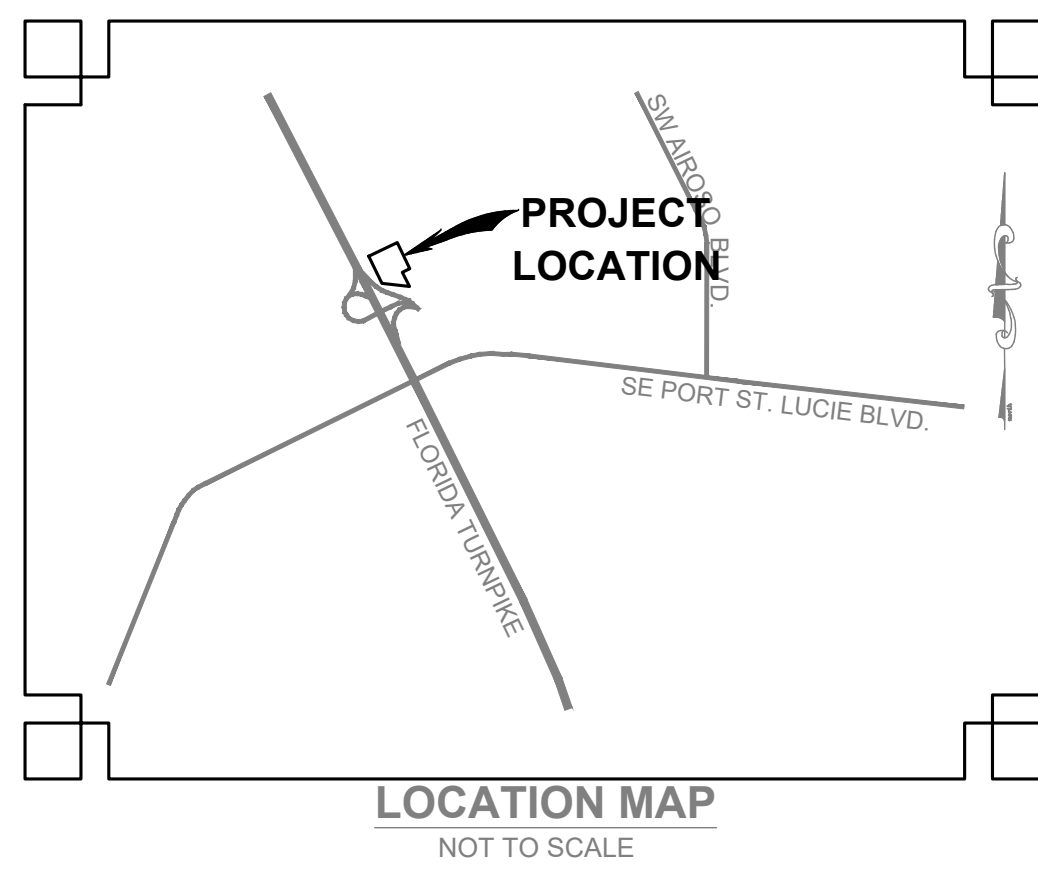
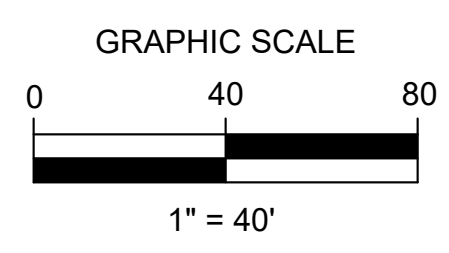
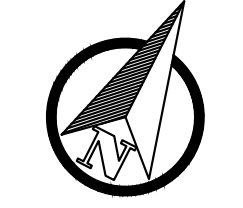
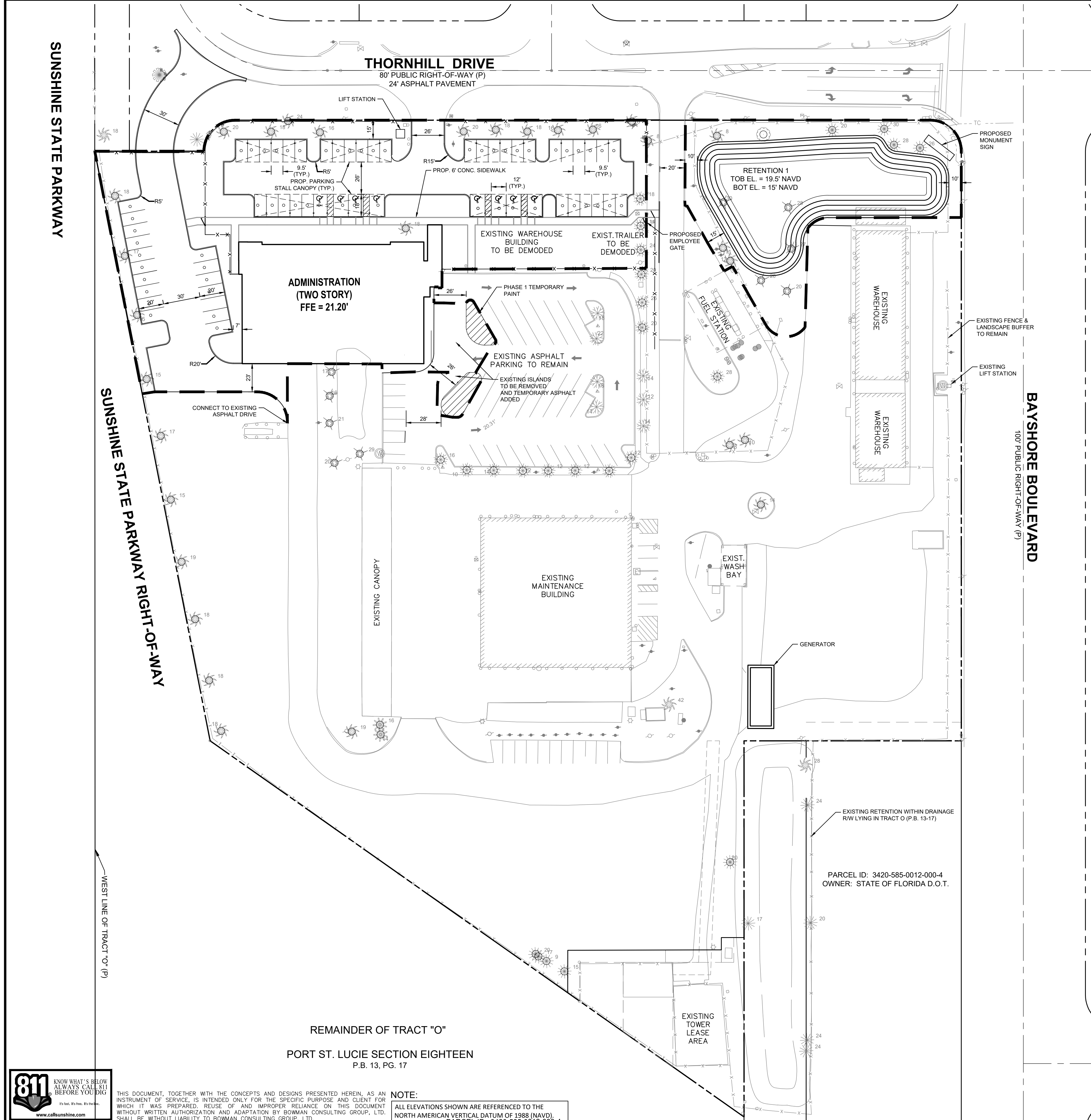


Cover Sheet
PSL Public Works Compound

NOTE:

ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).





LEGAL DESCRIPTION

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CONTAINING 389,565 SQUARE FEET OR 8.943 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 City of PSL.
- Outfall to the Kingsway Canal and Elkcam 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:

- An existing watermain system with a single connection to existing 12" watermain along Thornhill Drive.
- An on-site gravity sanitary sewer collection system routes sewage waste to the on-site lift station connected to an existing 12" forcemain on Thornhill Drive.

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

PARCEL NUMBERS

Tract O: 3420-585-0013-000-1
 3420-585-3297-000-6
 Tract P: 3420-585-0014-000-8

**FUTURE LAND USE - INSTITUTIONAL
 ZONING - INSTITUTIONAL**

PARKING CALCULATIONS

Standard (9.5' x 18')	43
Alternate (10' x 20')	73
Accessible Parking (12' x 18')	9
Total	125

*NOTE:
 Fueling Station, Wash Bay, Covered Canopy and Utility Building are not occupied and are not included in the parking calculations.

BUILDING DATA

Building	Footprint SF	Stories	Gross SF
Administrative Building	14,891	2	29,782
Warehouse Building 1	4,821	1	4,821
Warehouse Building 2	2,416	1	2,416
Maintenance Building	14,622	1	14,622
Covered Wash Bay	807	1	807
Covered Fueling Station	2,474	1	2,474
Covered Canopy	4,711	1	4,711
Leased Tower Building	1,118	1	1,118
Total	45,860		60,751

SITE AREAS

Area	ACRES	SF	PERCENTAGE %
Gross Site Area	8.95	389,565	100%
Impervious Area	5.39	234,548	60%
Building, Pavement, Sidewalk	3.87	168,672	43%
Gravel (80% Impervious)	0.93	40,410	10%
Lake	0.59	25,466	7%
Pervious Area	3.56	155,017	40%
Open Space	2.61	113,628	29%
Dry Retention	0.33	14,449	4%
Gravel (40% Pervious)	0.62	26,940	7%

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

Bowman

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 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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CITY OF PORT ST. LUCIE
 PUBLIC WORKS COMPOUND
 PHASE 1 SITE PLAN

PROJECT NO
 010921-01-001

PLAN STATUS

DATE	DESCRIPTION
DF	RO
DESIGN	DRAWN
OR	CHKD
SCALE: 1" = 40'	
JOB No. 010921-01-001	
DATE SEPT 2022	
FILE No. 010921-PHASE 1 SIT	

SP01

SHEET

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

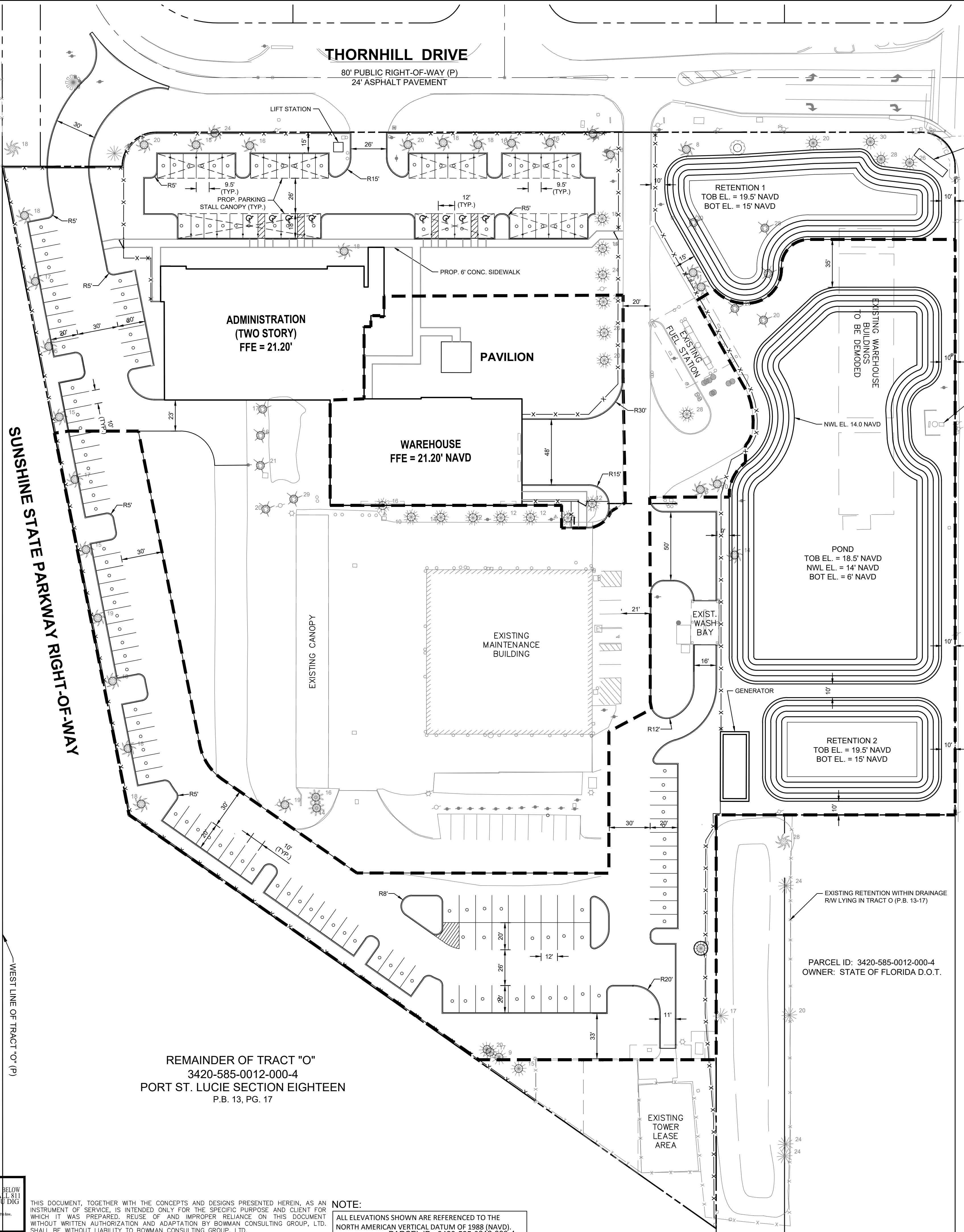
NOTE:
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 PARCEL ID: 3420-585-0012-000-4
 OWNER: STATE OF FLORIDA D.O.T.

Cad file name: P:010921 - CPZ Architects\010921-01-001 (ENG) - PSL PW Bldg\Engineering\CAD_Plans (dwg)\ConstSITE PLAN\010921-Phase 1 SIT.dwg 10/19/22

SUNSHINE STATE PARKWAY

SUNSHINE STATE PARKWAY RIGHT-OF-WAY

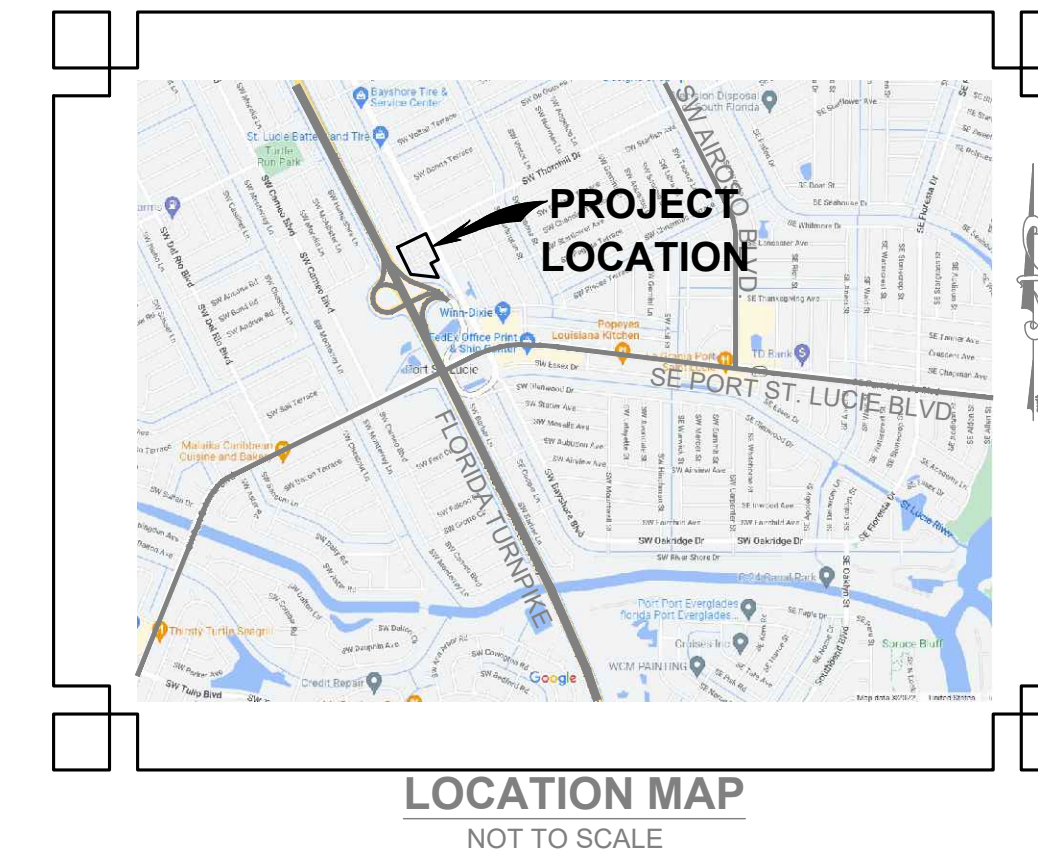
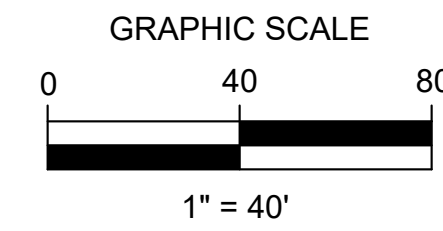
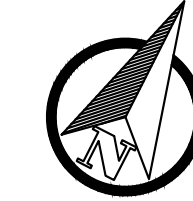
THORNHILL DRIVE
80' PUBLIC RIGHT-OF-WAY (P)
24' ASPHALT PAVEMENT



REMAINDER OF TRACT "O"
3420-585-0012-000-4
PORT ST. LUCIE SECTION EIGHTEEN
P.B. 13, PG. 17

PARCEL ID: 3420-585-0012-000-4
OWNER: STATE OF FLORIDA D.O.T.

BAYSHORE BOULEVARD
100' PUBLIC RIGHT-OF-WAY (P)



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Port St. Lucie, FL 34952

PARCEL NUMBERS

Tract O: 3420-585-0013-000-1
3420-585-3297-000-6
Tract P: 3420-585-0014-000-8

FUTURE LAND USE - INSTITUTIONAL
ZONING - INSTITUTIONAL

PARKING CALCULATIONS

Provided Parking Spaces	
Standard (9.5' x 18')	35
Alternate (10' x 20')	93
Large Parking (12' x 20')	27
Accessible Parking (12' x 18')	9
Total	164

*NOTE:
Fueling Station, Wash Bay, Covered Canopy and Utility Building are not occupied and are not included in the parking calculations.

BUILDING DATA

	Footprint SF	Stories	Gross SF
Administrative Building	14,891	2	29,782
Warehouse Building	10,973	1	10,973
Maintenance Building	14,622	1	14,622
Covered Wash Bay	807	1	807
Covered Fueling Station	2,474	1	2,474
Covered Canopy	4,711	1	4,711
Leased Tower Building	1,118	1	1,118
Total	49,596		64,487

SITE AREAS

	ACRES	SF	PERCENTAGE %
Gross Site Area	8.95	389,565	100%
Impervious Area	5.48	238,528	61%
Building, Pavement, Sidewalk	4.75	206,910	53%
Gravel (80% Impervious)	0.14	6,300	1%
Lake	0.59	25,466	7%
Pervious Area	3.47	151,037	39%
Open Space	2.82	122,720	32%
Dry Retention	0.55	24,117	6%
Gravel (40% Pervious)	0.10	4,200	1%

LEGEND

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

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CITY OF PORT ST. LUCIE
PUBLIC WORKS COMPOUND

PHASE 2 SITE PLAN

FLORIDA

PORT SAINT LUCIE

PROJECT NO
010921-01-001

PLAN STATUS

DATE DESCRIPTION
DF RO OR
DESIGN DRAWN CHKD

SCALE: 1" = 40'

JOB No. 010921-01-001

DATE SEPT 2022

FILE No. 010921-PHASE 2 SIT

SP02

SHEET



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NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

SUNSHINE STATE PARKWAY

SUNSHINE STATE PARKWAY RIGHT-OF-WAY

WEST LINE OF TRACT "O" (P)

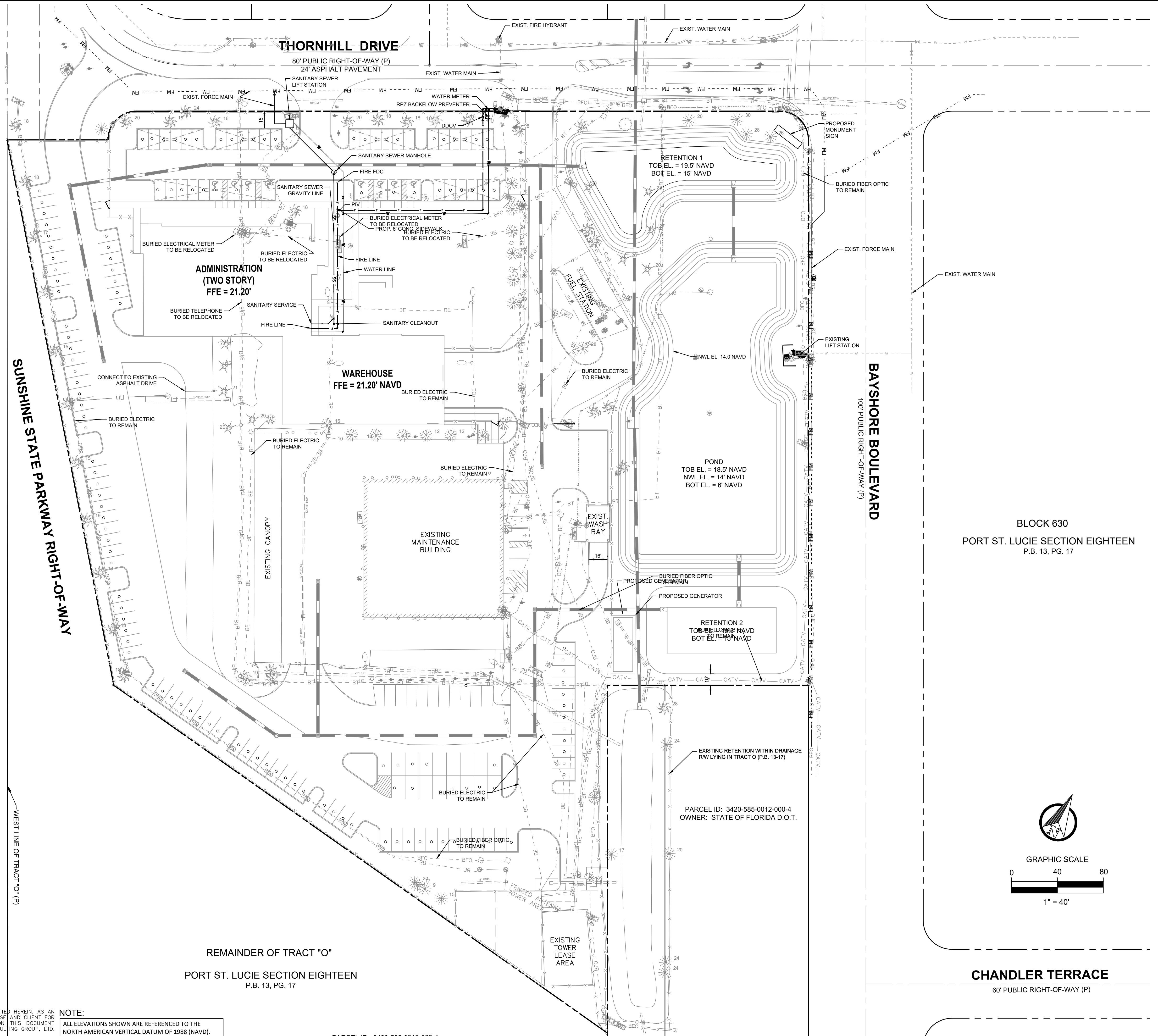
THORNHILL DRIVE
80' PUBLIC RIGHT-OF-WAY (P)
24' ASPHALT PAVEMENT

BAYSHORE BOULEVARD
100' PUBLIC RIGHT-OF-WAY (P)

BLOCK 630
PORT ST. LUCIE SECTION EIGHTEEN
P.B. 13, PG. 17

REMAINDER OF TRACT "O"
PORT ST. LUCIE SECTION EIGHTEEN
P.B. 13, PG. 17

CHANDLER TERRACE
60' PUBLIC RIGHT-OF-WAY (P)



NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

PARCEL ID: 3420-585-0012-000-4



Bowman

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CITY OF PORT ST. LUCIE
PUBLIC WORKS COMPOUND
PORT SAINT LUCIE
FLORIDA
PHASE 2 UTILITY PLAN

PROJECT NO
010921-01-001

PLAN STATUS

DATE	DESCRIPTION
DF DESIGN	RO DRAWN
	OR CHKD

SCALE: 1" = 40'

JOB No. 010921-01-001

DATE SEPT 2022

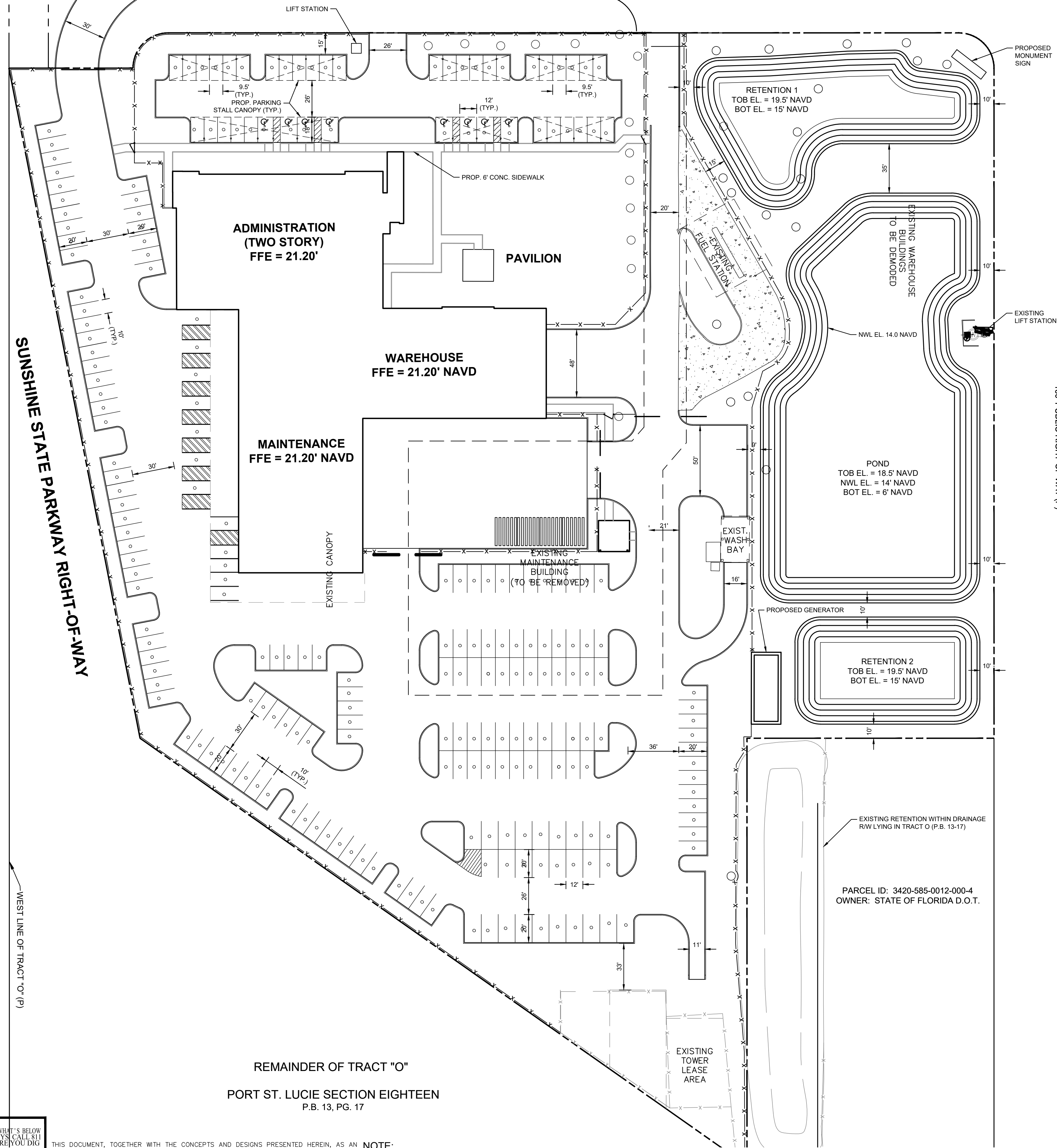
FILE No. 010921-PHASE 2 UTL

SHEET

UTL02

SUNSHINE STATE PARKWAY

THORNHILL DRIVE
80' PUBLIC RIGHT-OF-WAY (P)
24' ASPHALT PAVEMENT



ADMINISTRATION
(TWO STORY)
FFE = 21.20'

PAVILION

WAREHOUSE
FFE = 21.20' NAVD

MAINTENANCE
FFE = 21.20' NAVD

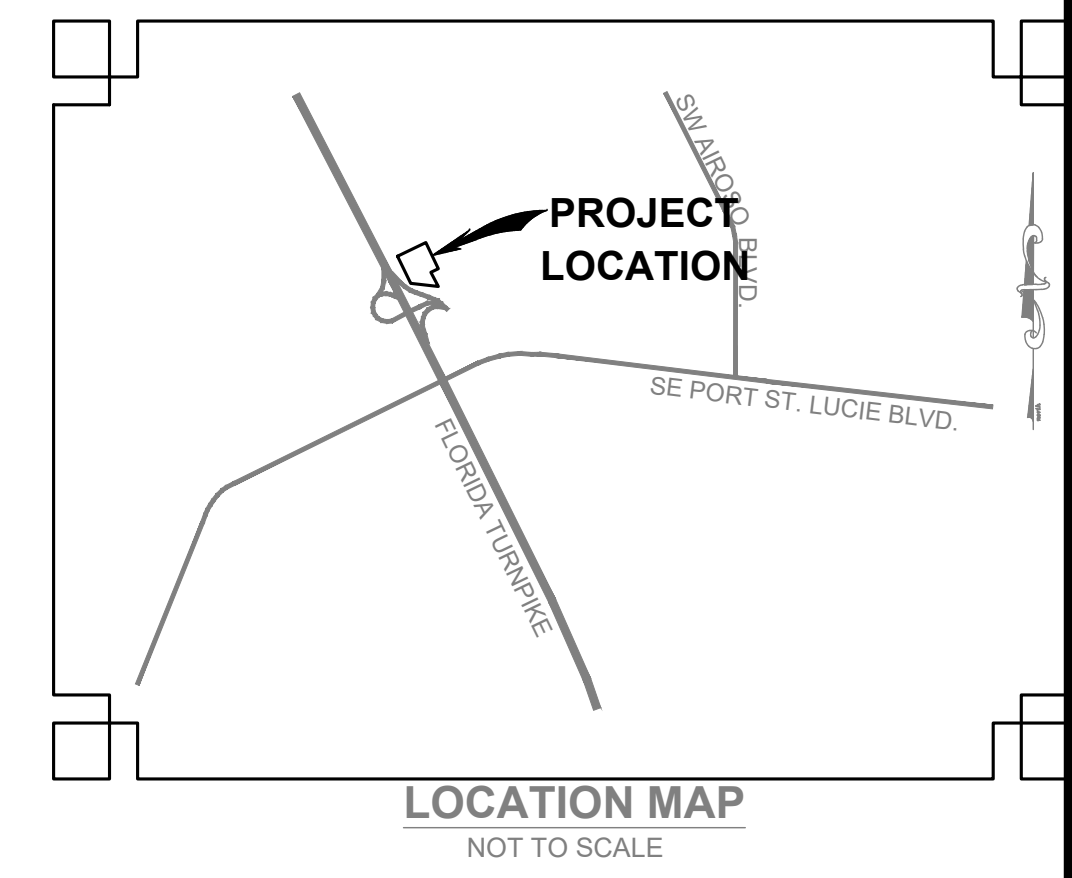
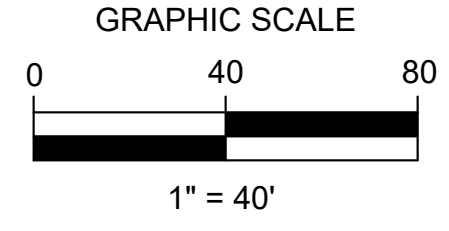
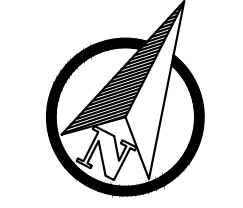
RETENTION 1
TOB EL. = 19.5' NAVD
BOT EL. = 15' NAVD

POND
TOB EL. = 18.5' NAVD
NWL EL. = 14' NAVD
BOT EL. = 6' NAVD

RETENTION 2
TOB EL. = 19.5' NAVD
BOT EL. = 15' NAVD

PARCEL ID: 3420-585-0012-000-4
OWNER: STATE OF FLORIDA D.O.T.

REMAINDER OF TRACT "O"
PORT ST. LUCIE SECTION EIGHTEEN
P.B. 13, PG. 17



LEGAL DESCRIPTION

THE NORTHERLY 500 FEET OF TRACT P, OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT OF THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE NORTHERLY 500 FEET OF THE EASTERLY 325 FEET OF TRACT "O" AS SHOWN ON PLAT OF PORT ST. LUCIE SECTION EIGHTEEN RECORDED IN PLAT BOOK 13, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND
A PORTION OF TRACT "O" OF PORT ST. LUCIE SECTION EIGHTEEN AS RECORDED IN PLAT BOOK 13, PAGES 17 AND 17A THROUGH 17K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "O", THENCE SOUTH 63°05'48" WEST ALONG THE NORTH LINE OF SAID TRACT "O" A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 26°54'12" EAST A DISTANCE OF 500.00 FEET, THENCE SOUTH 63°05'48" WEST A DISTANCE OF 105.00 FEET, THENCE NORTH 37°58'10" WEST A DISTANCE OF 484.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "O", THENCE NORTH 63°05'48" EAST ALONG THE NORTH LINE OF SAID TRACT "O" A DISTANCE OF 87.90 FEET TO A POINT OF NON TANGENT CURVE; THENCE NORTHERLY AND EASTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT (CONCAVE SOUTHEASTERLY) HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING NORTH 18°05'48" EAST), AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY, THENCE NORTH 63°05'48" EAST ALONG SAID NORTH LINE A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING

AND
A PORTION OF TRACT "O" OF PORT ST. LUCIE SECTION EIGHTEEN AS RECORDED IN PLAT BOOK 13, PAGES 17 AND 17A THROUGH 17K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "O", THENCE SOUTH 26°54'12" EAST ALONG SAID EAST LINE OF SAID TRACT "O" A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 26°54'12" EAST ALONG SAID EAST LINE A DISTANCE OF 303.00 FEET, THENCE NORTH 81°43'58" WEST A DISTANCE OF 526.03 FEET, THENCE NORTH 63°05'48" EAST A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.

AND (DESCRIPTION BY SURVEYOR)
THE NORTHERLY 500.00 FEET OF DRAINAGE RIGHT-OF-WAY LYING BETWEEN TRACT "O" AND TRACT "P", OF PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT OF THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 389,565 SQUARE FEET OR 8.943 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 City of PSL.
- Outfall to the Kingsway Canal and Elkcam 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:
- An existing watermain system with a single connection to existing 12" watermain along Thornhill Drive.
- An on-site gravity sanitary sewer collection system routes sewage waste to the on-site lift station connected to an existing 12" force main on Thornhill Drive.

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

PARCEL NUMBERS
Tract O: 3420-585-0013-000-1
3420-585-3297-000-6
Tract P: 3420-585-0014-000-8

FUTURE LAND USE - INSTITUTIONAL
ZONING - INSTITUTIONAL

PARKING CALCULATIONS

Provided Parking Spaces	
Standard (9.5' x 18')	35
Alternate (10' x 18')	16
Alternate (10' x 20')	146
Large Parking (12' x 20')	27
Accessible Parking (12' x 18')	8
Total	232

*NOTE:
Fueling Station, Wash Bay, Covered Canopy and Utility Building are not occupied and are not included in the parking calculations.

BUILDING DATA

	Footprint SF	Stories	Gross SF
Administrative Building	14,891	2	29,782
Warehouse Building	10,973	1	10,973
Maintenance Building	15,603	1	15,603
Covered Wash Bay	807	1	807
Covered Fueling Station	2,474	1	2,474
Covered Canopy	4,711	1	4,711
Leased Tower Building	1,118	1	1,118
Total	50,577		65,468

SITE AREAS

	ACRES	SF	PERCENTAGE %
Gross Site Area	8.95	389,565	100%
Impervious Area	5.58	252,009	62%
Building, Pavement, Sidewalk	4.99	226,543	55%
Lake	0.59	25,466	7%
Pervious Area	3.37	137,556	38%
Open Space	2.82	113,439	32%
Dry Retention	0.55	24,117	6%

LEGEND

EXISTING	PROPOSED	
---	---	= 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

Bowman
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 34962

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CITY OF PORT ST. LUCIE
PUBLIC WORKS COMPOUND
PHASE 3 SITE PLAN
FLORIDA
PORT SAINT LUCIE

PROJECT NO
010921-01-001

PLAN STATUS		
DATE	DESCRIPTION	
DF	RO	OR
DESIGN	DRAWN	CHKD
SCALE: 1" = 40'		
JOB No. 010921-01-001		
DATE SEPT 2022		
FILE No. 010921-PHASE 3 SIT		
SP03		
SHEET		



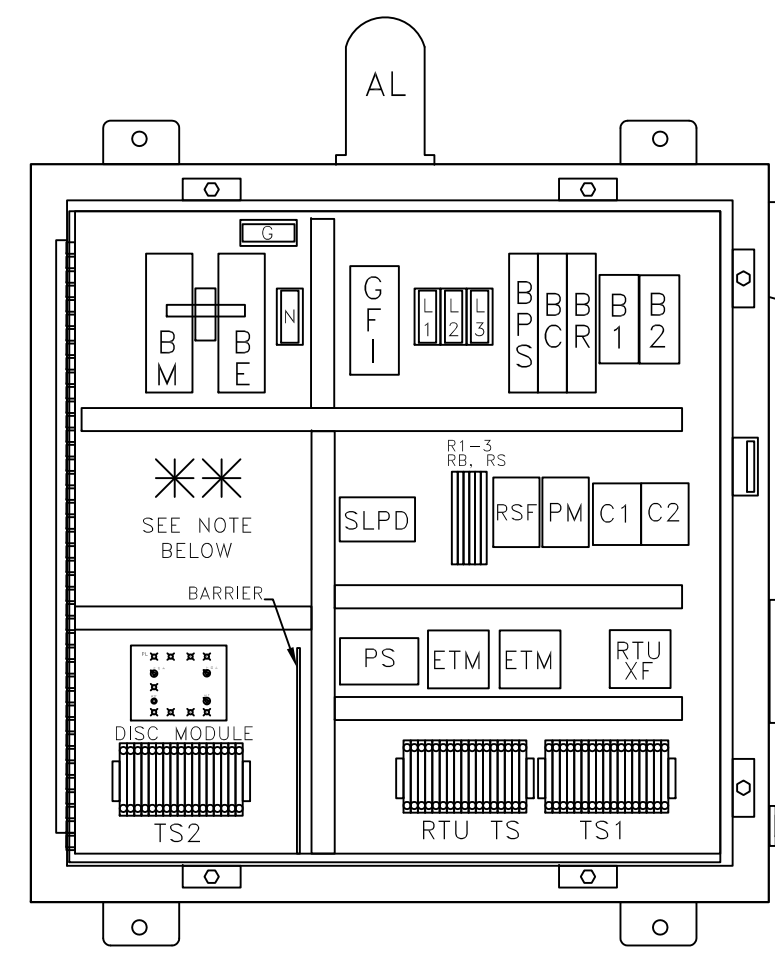
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NOTE:
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CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



PANEL COMPONENTS

- AL ALARM LIGHT
- ALT ALTERNATOR (ON DISC)
- AS ALARM SILENCE SWITCH
- B1-2 MOTOR BREAKERS
- BC CONTROL BREAKER
- BE EMERGENCY BREAKER
- BM MAIN BREAKER
- BPS POWER SUPPLY BREAKER
- BRD RECEPTACLE BREAKER
- C1-2 CONTACTOR, MOTOR START
- GF1 CONVENIENCE RECEPTACLE
- DISC DUPLEX INTRINSICALLY SAFE CONTROLLER
- ETM ELAPSED TIME METER
- G GROUND BLOCK
- GR GENERATOR RECEPTACLE HORN
- HOA HAND-OFF-AUTO SWITCH (ON DISC)
- L1,2,3 POWER DISTRIBUTION BLOCK
- N NEUTRAL BLOCK
- PL PILOT LIGHT (ON DISC)
- PM PHASE MONITOR
- PS POWER SUPPLY
- R1-3 RELAYS
- RB BATTERY RELAY
- RS SILENCE RELAY
- RSF SEAL FAIL RELAY
- RTUXF RTU TRANSFORMER
- SLPD SURGE/LIGHTNING PROTECTION DEV.
- TS1 TERMINAL STRIP FOR PUMPS
- TS2 TERMINAL STRIP FOR FLOATS

INTERIOR LAYOUT (DOOR NOT SHOWN FOR CLARITY)

ENCLOSURE

NEMA 4X Stainless Steel Single Door w/ Padlock Hasp 30"H x 30"W x 8"D

NOTES:

- PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE).
- COMPLETE BACK-UP, SELF-CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF-45.
- SEE CONTROL CENTER DETAIL SHEET FOR ANY ADDITIONAL NOTES.

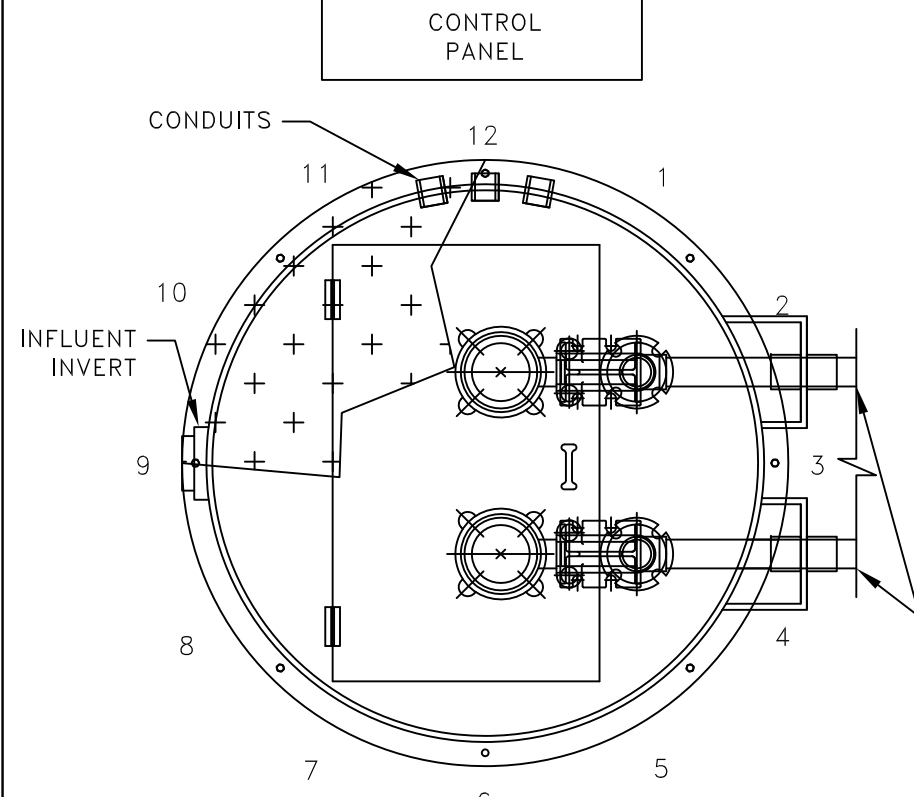
TERMINAL	DESCRIPTION
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

TS1 TERMINAL SCHEDULE

TS2 TERMINAL SCHEDULE

*** THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.

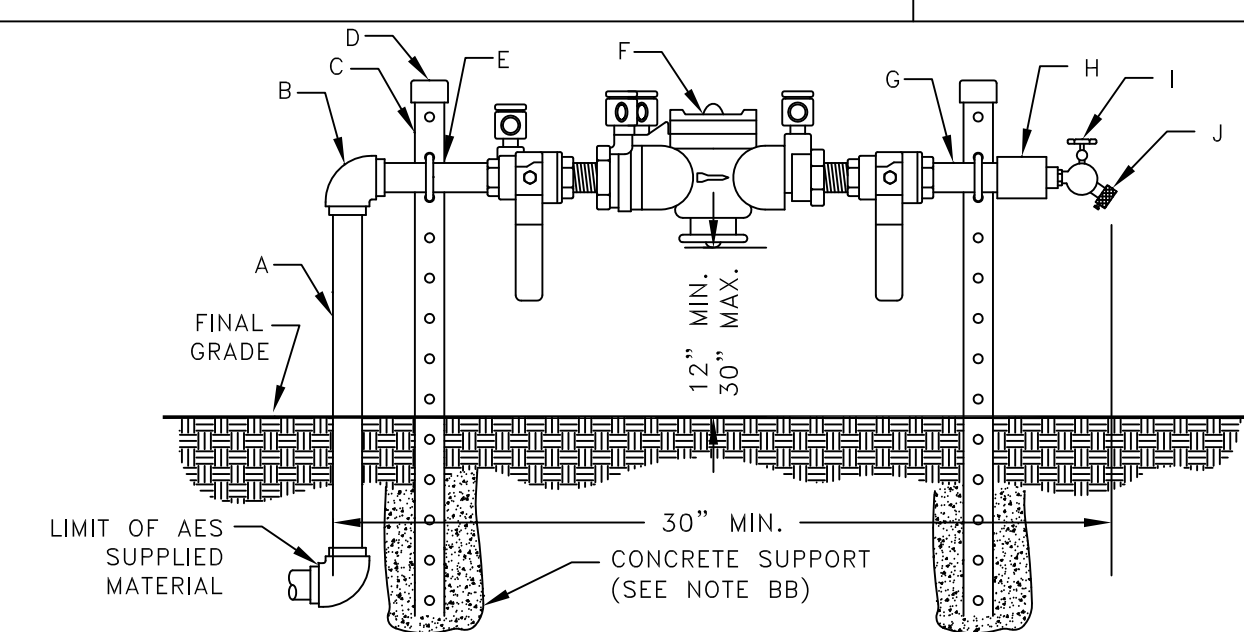
HUB AND INVERT LOCATION



ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	X:00
SECONDARY INVERT	X:00
LOCATION OF CONTROL PANEL	X:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



DETAIL B

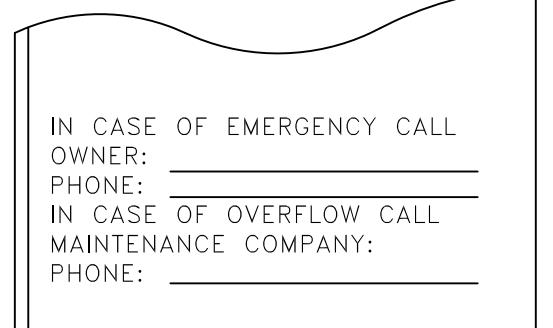
R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1-5/8"x1-5/8"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 1867
E	2	3/4" S.S. PIPE BOLTS

ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 6" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

U.S.C. AND A.S.S.E. APPROVED

N.T.S.

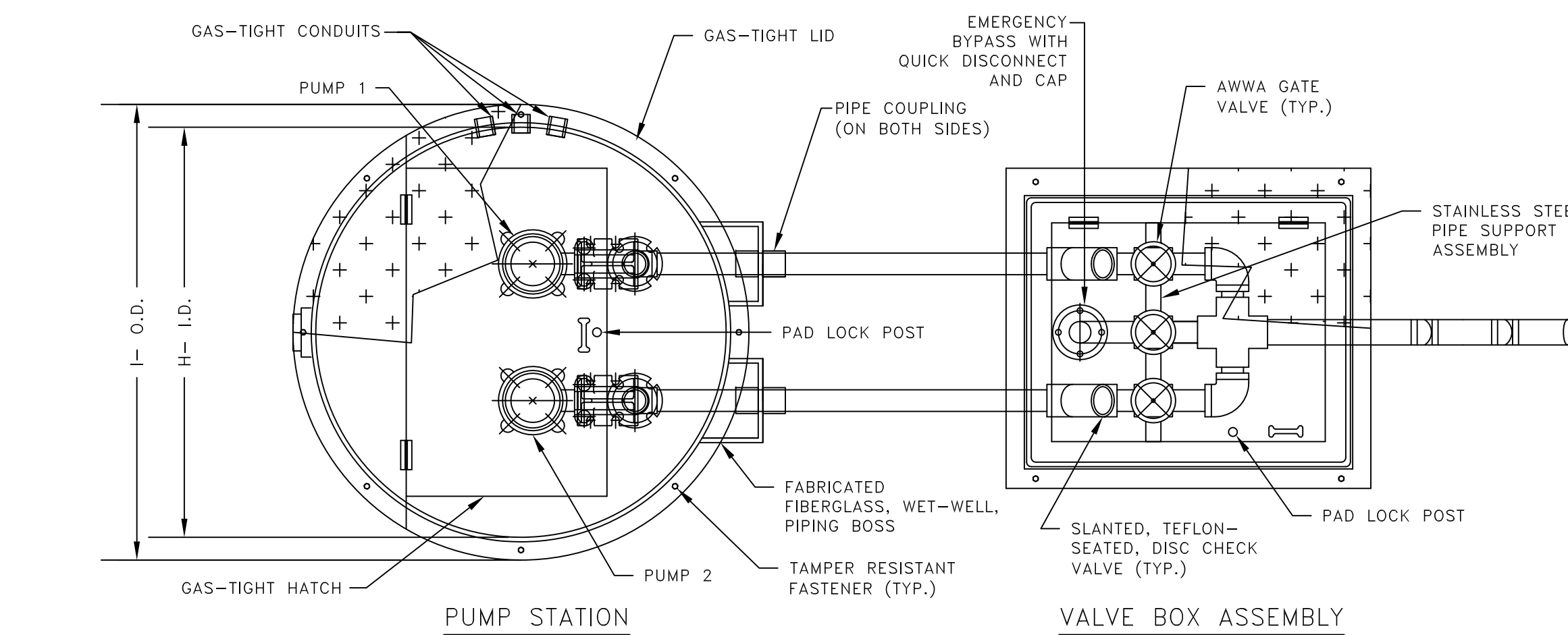


DETAIL C (SUPPLIED BY MAINT. COMPANY)

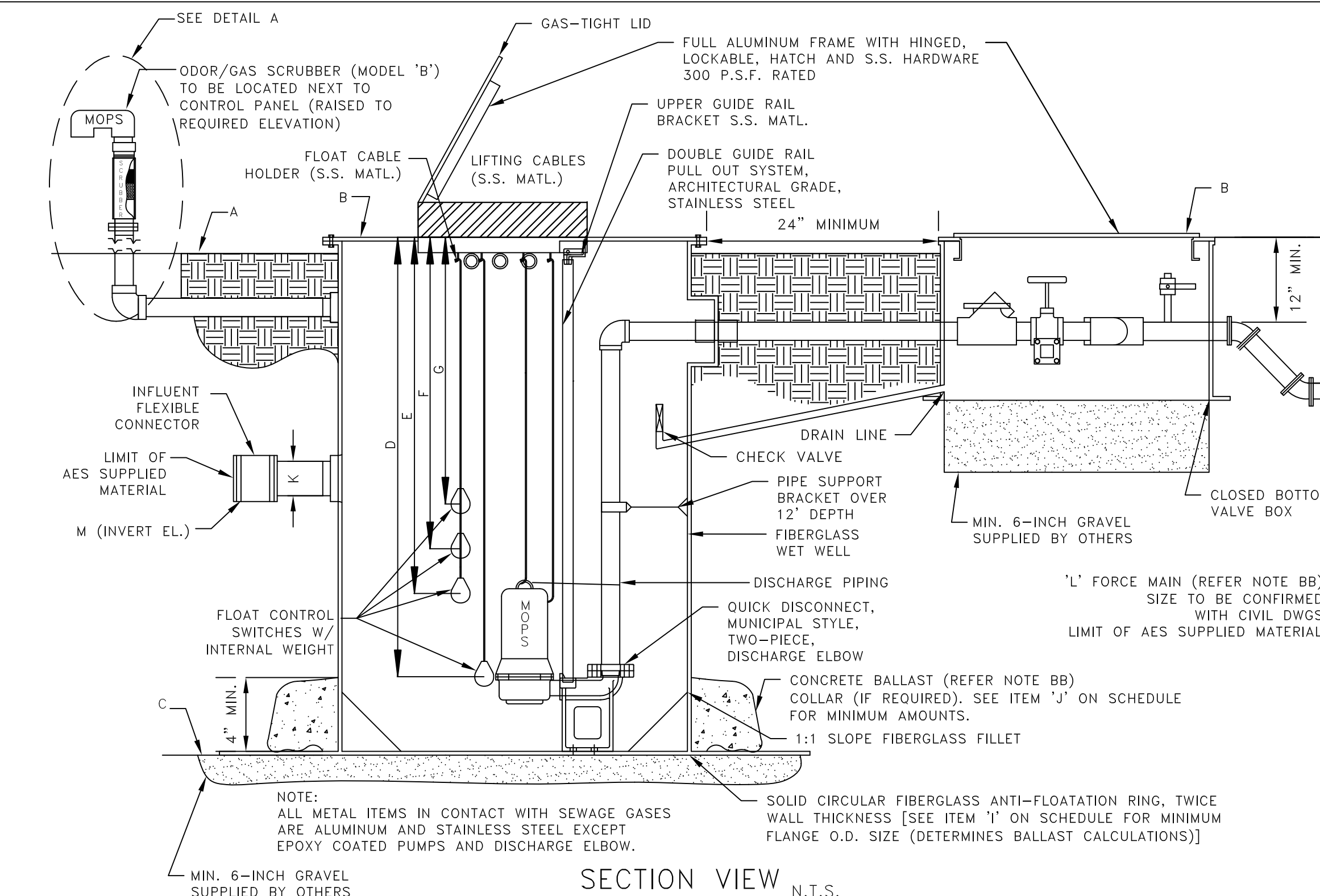


SEE DETAIL B

CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



TOP VIEW N.T.S.



SECTION VIEW N.T.S.

NOTE: ALL METAL ITEMS IN CONTACT WITH SEWAGE GASES ARE ALUMINUM AND STAINLESS STEEL EXCEPT EPOXY COATED PUMPS AND DISCHARGE ELBOW.

DETAIL A

- #### MOPS ODOR/GAS SCRUBBER NOTES:
- SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H₂S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
 - SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
 - MODEL 'B' SHOWN.

MOPS

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999 © 2000

PRIVATE SERIES

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MOPS PUMP STATION SCHEDULE

MOPS SERIES	ITEM DESCRIPTION	QTY.	MODEL DESIGNATION
INITIAL DESIGN FLOW (G.P.M.)	TBD	100 YEAR FLOOD ELEVATION	TBD
INITIAL DESIGN HEAD (T.D.H.)	TBD	25 YEAR FLOOD ELEVATION	TBD
SECONDARY DESIGN FLOW (G.P.M.)	TBD	A GRADE ELEVATION	TBD
SECONDARY DESIGN HEAD (T.D.H.)	TBD	B TOP ELEVATION OF WET WELL	TBD
RATED PERFORMANCE SPEED	TBD	C BOTTOM ELEVATION OF WET WELL	TBD
RATED MOTOR HORSEPOWER	TBD	D ALL PUMPS OFF ELEVATION	TBD
SUBMERSIBLE PUMP TYPE (P-1,P-2)	TBD	E LEAD PUMP ON ELEVATION	TBD
PUMP MODEL NUMBER	MOPS	F LAG PUMP ON ELEVATION	TBD
SERVICE ENTRANCE VOLTAGE	TBD	G HIGH ALARM ELEVATION	TBD
SERVICE ENTRANCE PHASE	TBD	H INSIDE DIAMETER OF WET-WELL	TBD
CONTROL CENTER FULL LOAD AMPS	TBD	I OUTSIDE DIAMETER OF ANTI-FLOATATION RING	TBD
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	TBD	J MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K INVERT PIPE DIAMETER	TBD
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L FORCE MAIN DIAMETER	2"
ON-SITE GENERATOR SYSTEM	N/A	M PRIMARY INVERT ELEVATION	TBD
		N SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	TBD
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	TBD
MOPS DISCONNECT SWITCH	1	TBD
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

- THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
 - FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
 - NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
 - UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INTRINSICALLY SAFE CONTROL CENTERS
 - RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).
- PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
 - THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
 - THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
 - THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
 - THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
 - THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
 - THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
 - THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

- THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
 - INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
 - THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
 - FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.
- THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 Fax: 561-547-3999

REVISION	DATE

PORT ST. LUCIE PUBLIC WORKS COMPOUND
BOWMAN CONSULTING GROUP
301 SE OCEAN BLVD., SUITE 301, STUART, FL 34994

Project:	1867
Prepared For:	10/18/2022

Page No.

LS-1