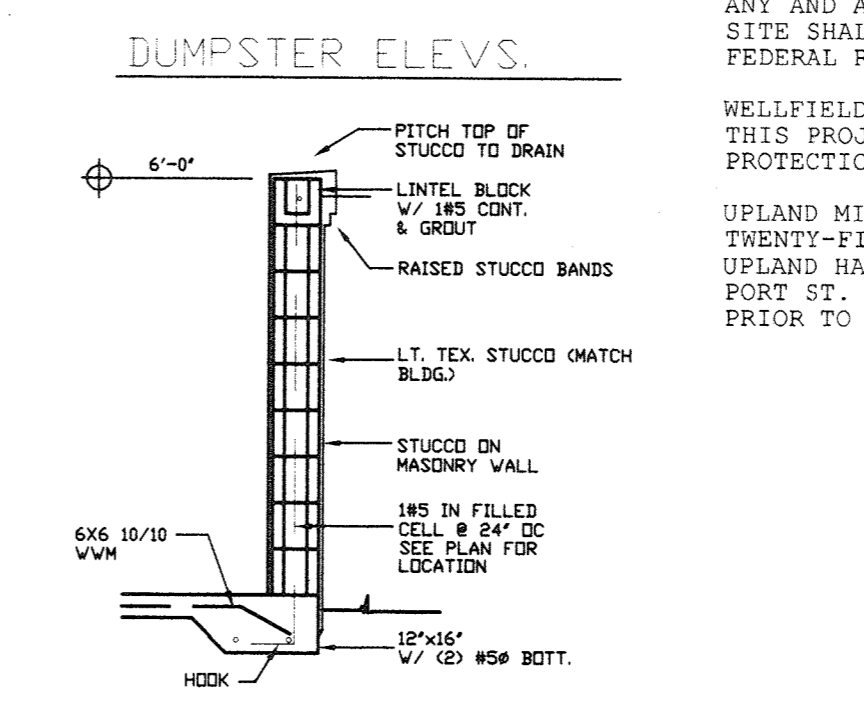
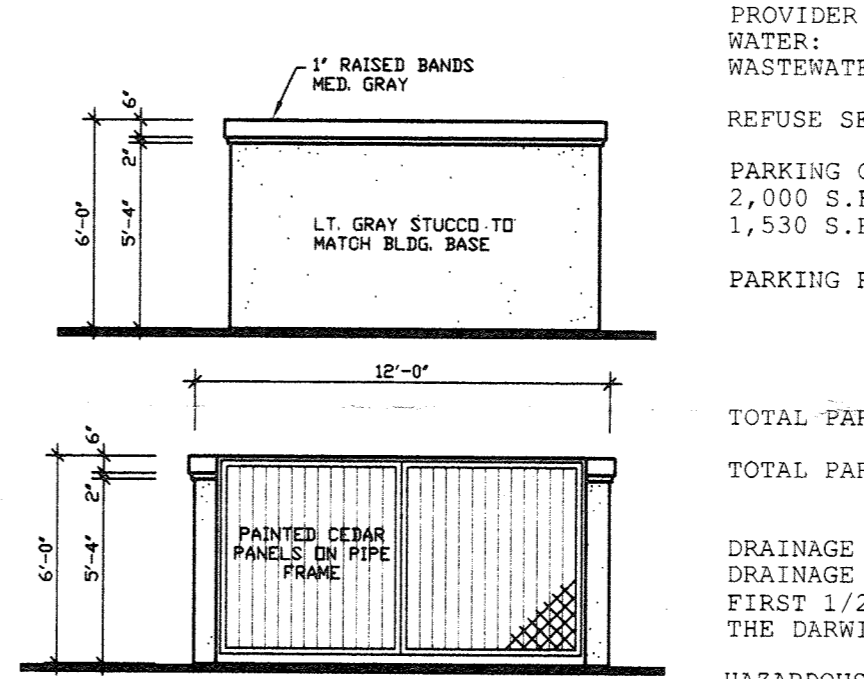
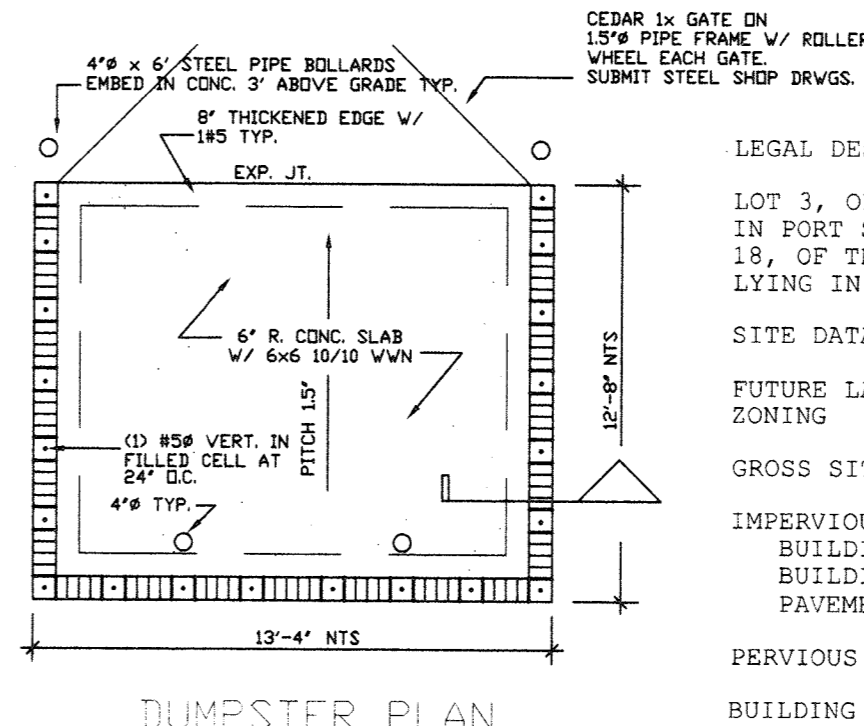
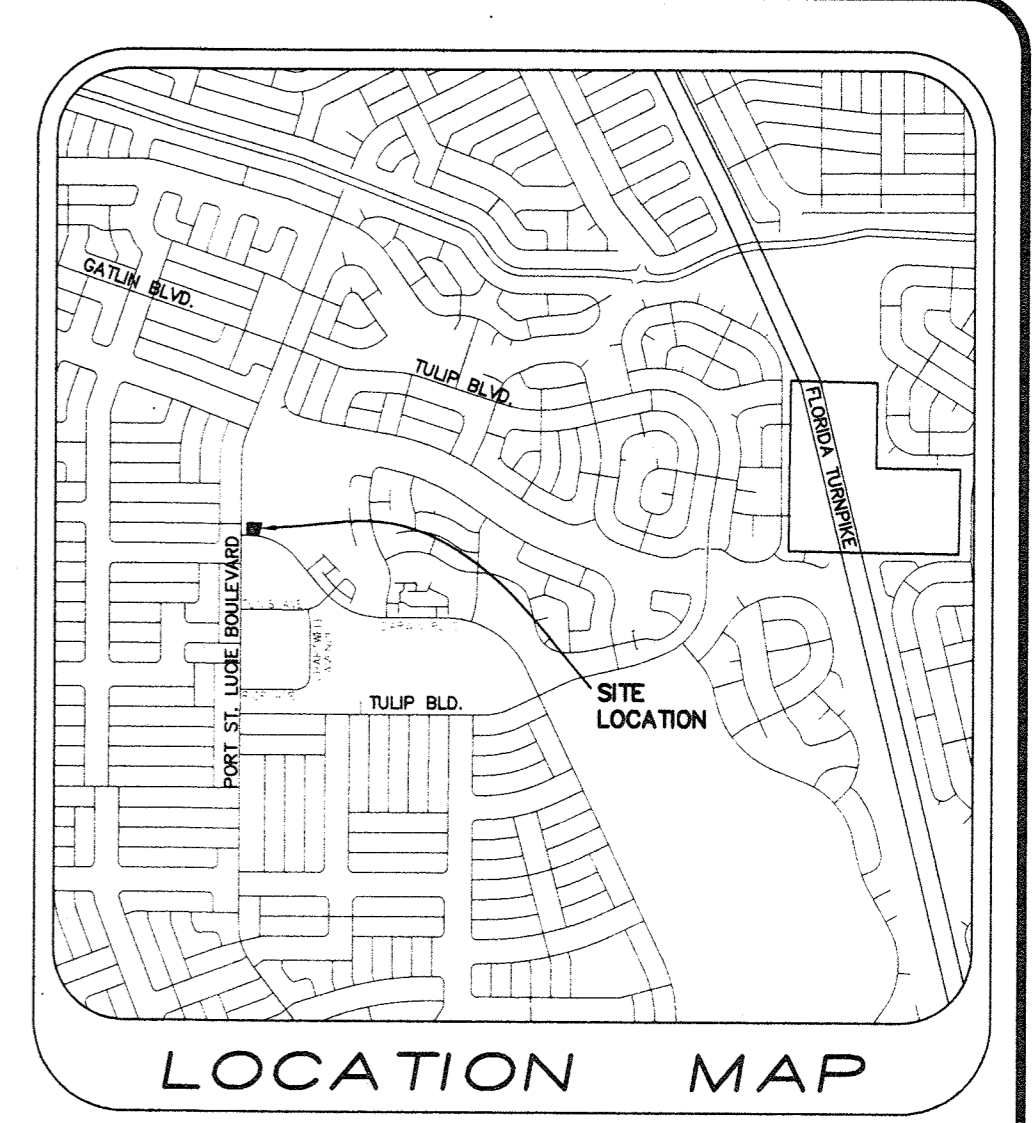
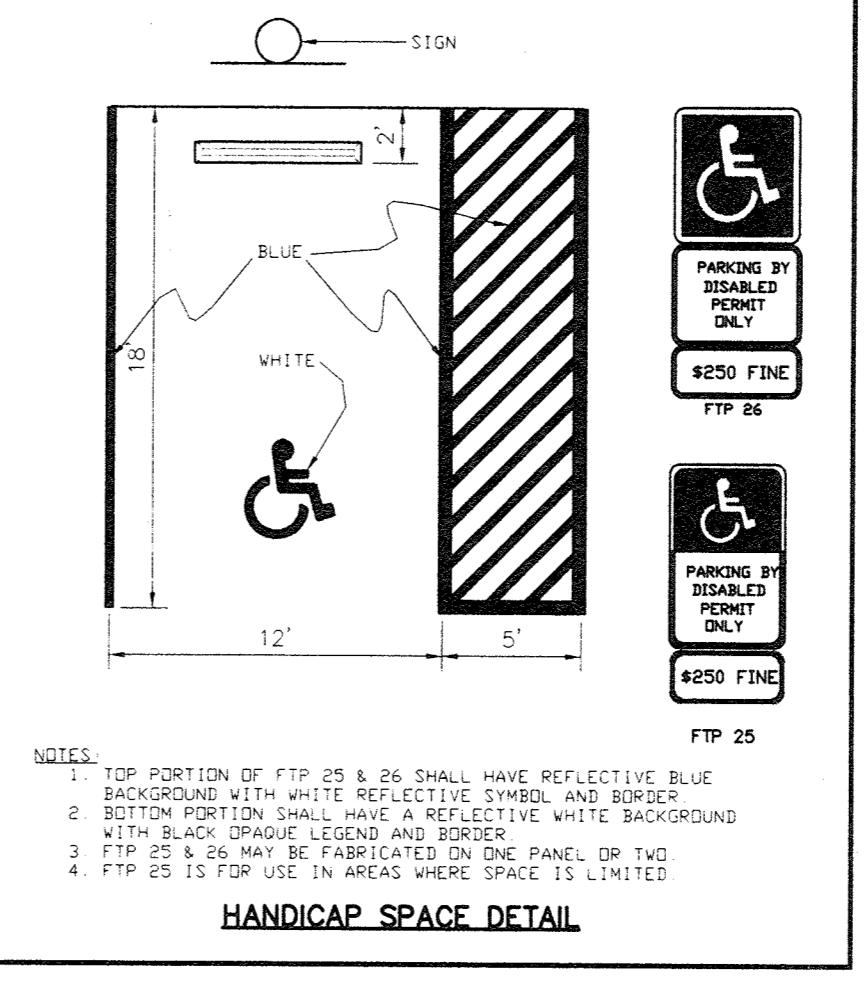
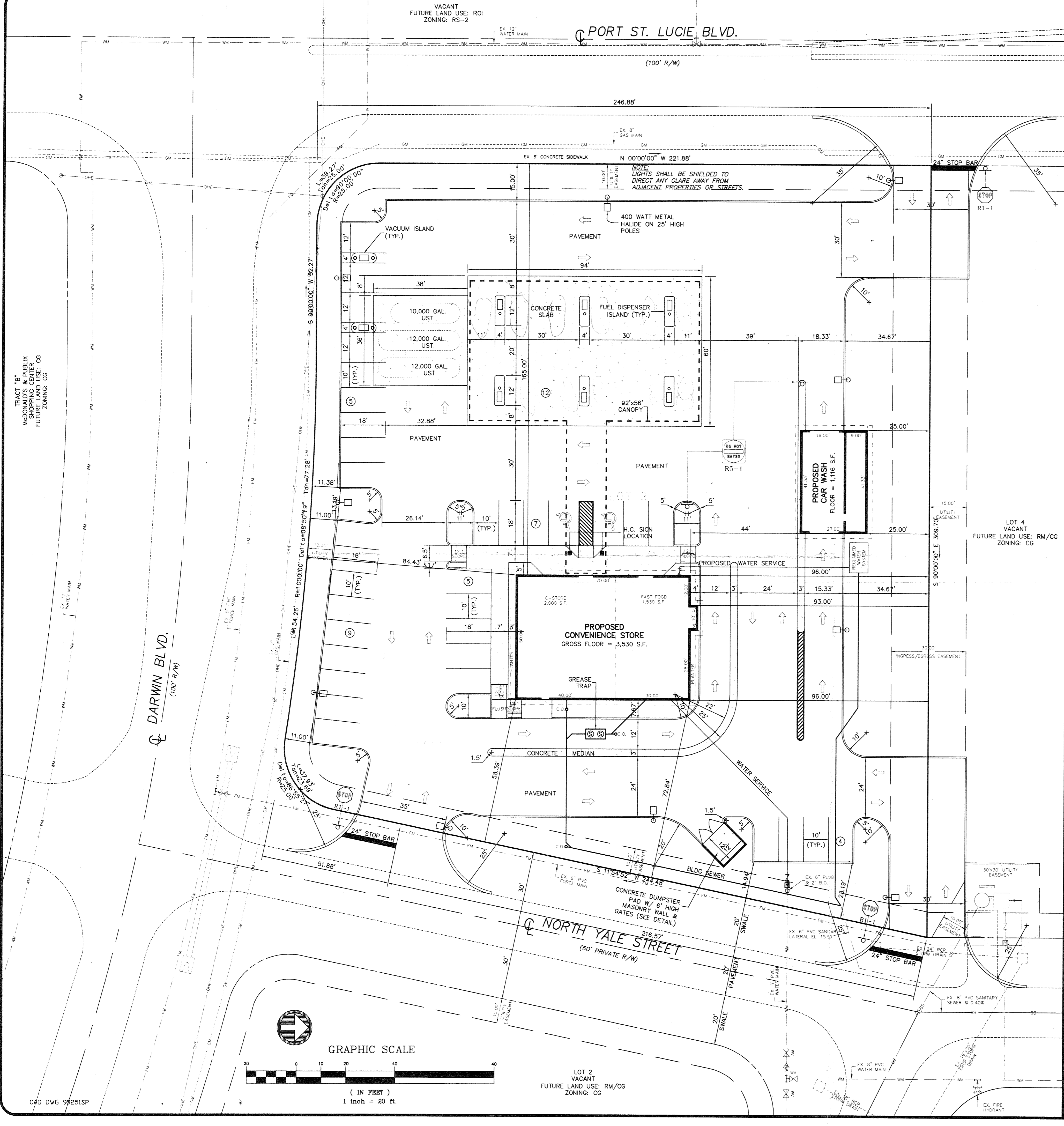


ILLEGIBLE WHEN PRESENTED FOR RECORD

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LEGAL DESCRIPTION
 LOT 3, OF DARWIN PLAZA BEING A REPLAT OF TRACT 'A' OF THE FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY TWO, AS RECORDED IN PLAT BOOK 18, PAGE 18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A SUBDIVISION LYING IN SECTION 18 & 19, T 37 S, R 40 E, ST. LUCIE COUNTY, FLORIDA.

SITE DATA

FUTURE LAND USE: RM/CG
 ZONING: CG

GROSS SITE AREA: 70,729 S.F. (1.624 AC) = 100.00%

IMPERVIOUS AREA: 52,709 S.F. (1.210 AC) = 74.52%

BUILDING AREA (C-STORE): 3,530 S.F. = 4.99%

BUILDING AREA (CARWASH): 1,116 S.F. = 1.58%

PAVEMENT/WALK AREA: 48,063 S.F. = 67.95%

PERVIOUS AREA: 18,020 S.F. (0.414 AC) = 25.48%

BUILDING HEIGHT: ONE STORY (HEIGHT OF 15 FT.)

PROVIDER OF UTILITIES:
 WATER: PORT ST. LUCIE UTILITIES
 WASTEWATER: PORT ST. LUCIE UTILITIES

REFUSE SERVICE: DUMPSTER PICKUP

PARKING CALCULATIONS
 2,000 S.F. CONVENIENCE STORE
 1,530 S.F. RESTAURANT AREA

PARKING REQUIRED: 1 SPACE / 150 S.F. CONVENIENCE STORE
 2,000/150 = 13 SPACES (1 HANDICAP)
 1 SPACE / 75 S.F. RESTAURANT AREA
 1,530/75 = 20 SPACES (1 HANDICAP)

TOTAL PARKING REQUIRED: = 33 SPACES (2 HANDICAP)

TOTAL PARKING PROVIDED: = 42 SPACES (2 HANDICAP)
 INCLUDING 12 SPACES @ PUMPS

DRAINAGE SYSTEM:
 DRAINAGE SYSTEM WILL CONSIST OF ON-SITE DRY RETENTION OF THE FIRST 1/2" RUNOFF WITH THE REMAINING RUNOFF TO BE HANDLED BY THE DARWIN PLAZA DRY DETENTION AREA.

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.

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

UPLAND MITIGATION:
 TWENTY-FIVE PERCENT OF TOTAL LOT AREA SHALL BE PRESERVED IN NATIVE UPLAND HABITAT BY COMPLYING WITH SECTION 157.39 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES. NO CLEARING SHALL BE PERMITTED PRIOR TO SATISFYING THIS MITIGATION REQUIREMENT.

PLANNING DEPT. SITE PLAN APPROVED
 DATE: Feb. 14, 2000
 By: City Council

Conditions attached:
 Yes No

POLE DETAIL NOTES: NO DEVIATION FROM APPROVED PLANS PERMITTED WITHOUT PRIOR WRITTEN APPROVAL

1. PROVIDE A SQUARE TAPERED, DIRECT BURIAL CONCRETE POLE. THE POLE, COMPLETE WITH MOUNTING DEVICE AND LUMINAIRES IN PLACE, SHALL BE CAPABLE OF WITHSTANDING A SUSTAINED WIND VELOCITY OF NOT LESS THAN 110 MILES PER HOUR ISOTACH (MPH) WITH A GUST FACTOR OF 1.3 BASED UPON THE CALCULATED EPA.
2. PROVIDE REQUIRED BRACKET ARM AND ACCESSORIES COMPATIBLE WITH POLE DESIGN, WITH STRENGTH ADEQUATE FOR 90 MPH.
3. PROVIDE GROUND WIRE ATTACHED TO GROUND LUG OR THROUGH BOLT ON BRACKET ARM, AND TO GROUND LUG ON LUMINAIRE.
4. STANDARD HANDHOLE WITH METAL COVER ATTACHED WITH STAINLESS STEEL MACHINE SCREWS. MAKE CIRCUIT SPLICES IN THIS HANDHOLE.
5. BACKFILL IN ACCORDANCE WITH SECTION 125.8 STANDARD SPECIFICATIONS FOR FLORIDA DEPARTMENT OF TRANSPORTATION ROAD CONSTRUCTION.
6. PROVIDE HANDHOLE BELOW GRADE.
7. PROVIDE 10 AMP FNO SLOW BLOW FUSE.
8. SPLICE GROUND WIRES INSIDE HANDHOLE AND SECURELY BOND GROUND WIRES TO A CONTINUOUS STEEL BAR IN THE POLE.
9. PROVIDE 3/4" DIA. X 10'-0" COPPER GROUND ROD AT EACH POLE. PROVIDE #10 AWG. CU BARE GROUND WIRE FROM EACH LUMINAIRE AND BONDED TO GROUND ROD (TYPICAL).

LEGEND

	RUNOFF FLOW DIRECTION
	TRAFFIC FLOW DIRECTION
	MITERED END SECTION
	NUMBER OF PARKING SPACES
	HANDICAP STALL

Date	Revisions
12-29-99	PER SPRC
01-12-00	PER SPRC

FRISCA ENGINEERING
 681 S.W. WHITMORE DR. PORT ST. LUCIE FL 34984
 PH: (561) 340-4990 FAX: (561) 340-7996
 e-mail: jfriscia@frinet.com

DARWIN PLAZA HESS
SITE PLAN

RECEIVED
 JAN 14 2000
 Planning Department
 City of Port St. Lucie, FL

DRAWN R.W.F.
 CHECKED J.T.F.
 DATE 11-11-99
 SCALE 1" = 20'
 JOB NO. 99251
 SHEET 1

OF SHEETS