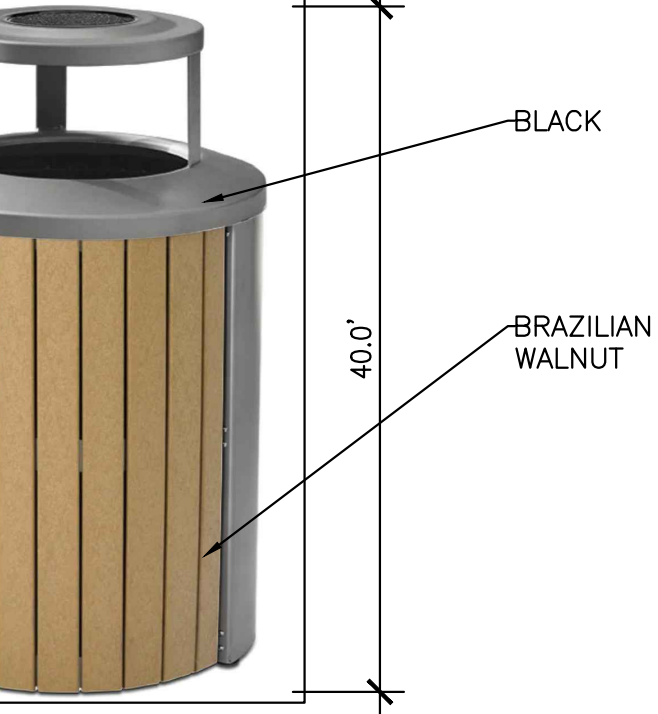
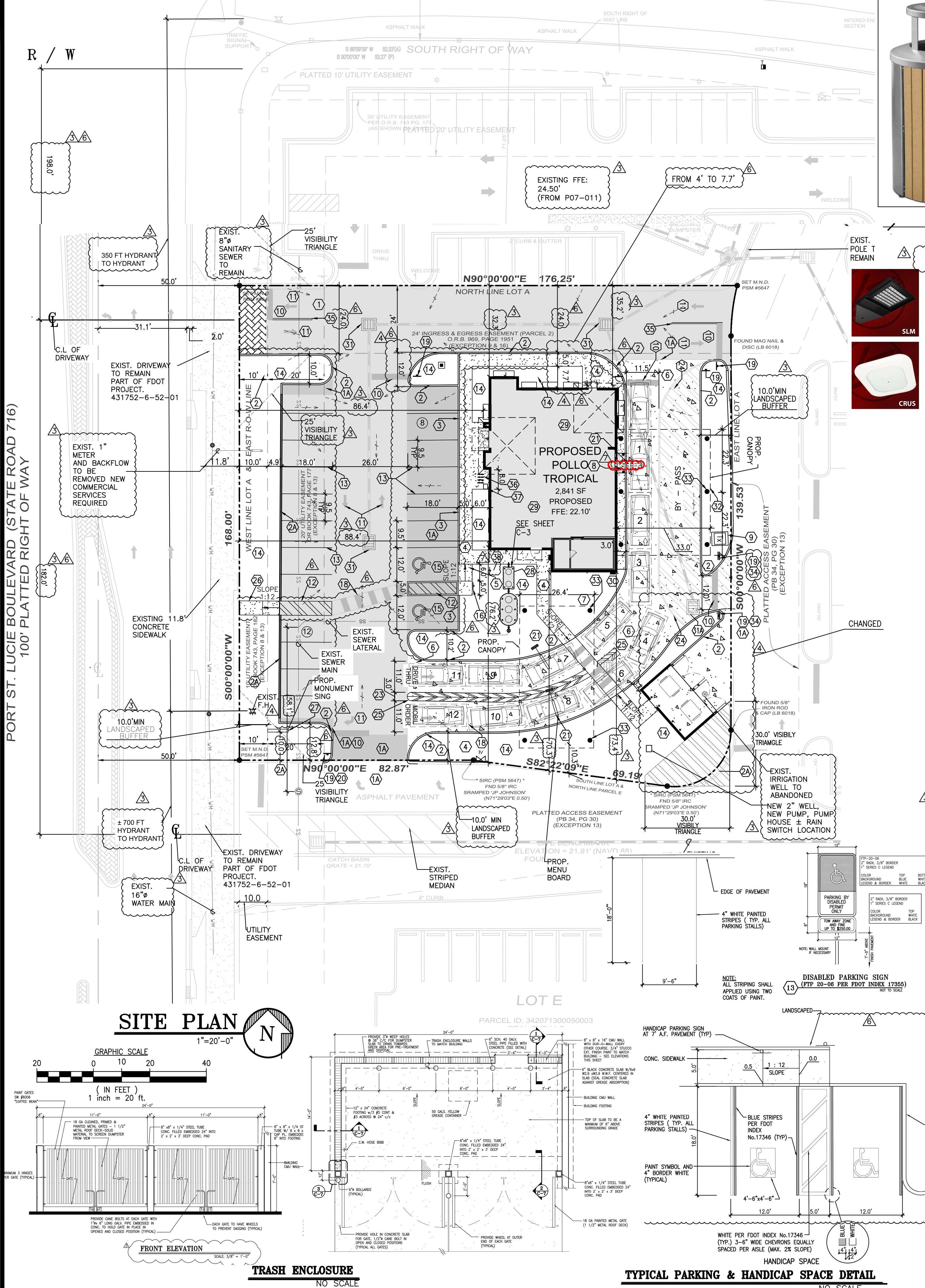
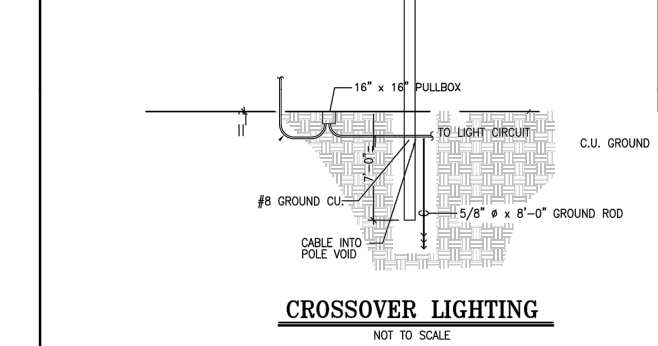
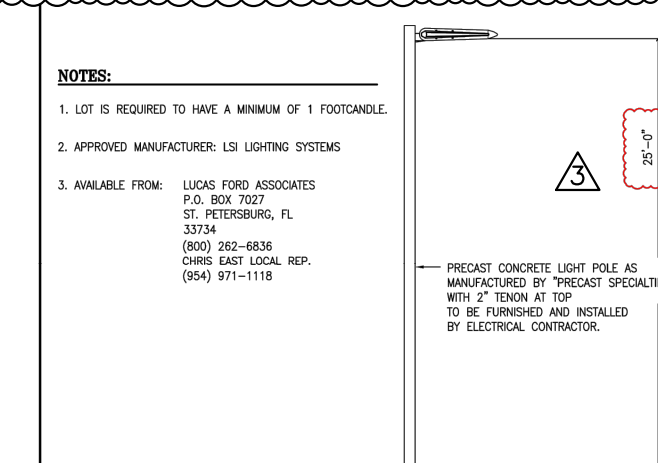




TRASH CONTAINER



LEGEND

- ACCESSIBLE PARKING SPACES
- NEW PARKING SPACES
- LANDSCAPE
- NEW CONC. SIDEWALK
- ASPHALT PAVEMENT TO BE SEAL COAT
- PROPOSED CONCRETE PAVEMENT
- NEW ASPHALT PAVEMENT

GENERAL NOTES

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATION.
- ALL LANDSCAPE AREAS ADJACENT TO THE BUILDING SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SOIL EROSION AND SEDIMENT CONTROL DEVICE SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- LANDSCAPING SHALL BE ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND MINIMUM 18" BELOW CITY MAINS (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE).
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS THE INTENDED OPERATION AND MAINTENANCE OF MANY EXISTING UTILITIES.
- SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS).
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDED PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECTS LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM EDGE PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

ABBREVIATION LEGEND:

- C/L; C - CENTERLINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- ORB - OFFICIAL RECORDS BOOK
- NT - NON-TANGENT
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PT - POINT OF TANGENCY
- INV. - INVERT
- C - CHORD
- CB - CHORD BEARING
- EB - EDGE OF PAVEMENT
- (C) - CALCULATED
- (P) - PLAT
- (A) - ACTUAL
- (D) - DEED
- (TYP) - TYPICAL
- T37S - TOWNSHIP 37 SOUTH
- R40E - RANGE 40 EAST
- ELEC - ELECTRIC
- PGS - PAGES
- PG - PAGE
- PB - PLAT BOOK
- BWF - BARBED WIRE FENCE
- CLF - CHAIN LINK FENCE
- WPF - WOOD POST FENCE
- HWF - HOG WIRE FENCE
- COR - CORNER
- CI - CATCH INLET
- FGI - FLAT GRATE INLET
- TSB - TRAFFIC SIGNAL BOX
- MH - MANHOLE
- FF - FINISH FLOOR
- GOV'T - GOVERNMENT
- DEPT. - DEPARTMENT
- BLK - BLOCK
- APPROX - APPROXIMATE
- TELE - TELEPHONE
- W/ - WITH
- FP&L - FLORIDA POWER AND LIGHT
- FND - FOUND
- IR - IRON ROD
- CONC. - CONCRETE
- IP - IRON PIPE
- PVC - POLYVINYL CHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- CPP - CORRUGATED PLASTIC PIPE
- CMP - CORRUGATED METAL PIPE
- MES - MITERED END SECTION
- ELEV - ELEVATION
- IR&C - IRON REBAR & CAP
- N&D - NAIL & DISK
- ELLIP - ELLIPTICAL
- R/W - RIGHT-OF-WAY
- BLDG. - BUILDING
- IRR - IRRIGATION
- S/W - SIDEWALK
- SMH - SANITARY SEWER MANHOLE
- STMH - STORM DRAINAGE MANHOLE
- E BOX - ELECTRIC BOX

CONSTRUCTION NOTES:

- EXISTING ASPHALT PAVEMENT TO REMAIN
- SAWCUT EXISTING PAVEMENT. NEW PAVEMENT TO MATCH EXIST.
- PROPOSED 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
- EXISTING 6" P.C.C. TYPE 'D' CURB TO REMAIN
- P.C.C. CURB EDGE SIDEWALK AS PER DETAIL.
- P.C.C. CONCRETE SIDEWALK AS PER DETAIL
- P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
- 6" THICK P.C.C. PAD W/ 6"x6" - 6/8 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER.
- TRASH ENCLOSURE AS PER DETAIL.
- STEEL BOLLARD AS PER DETAIL.
- PROPOSED TRANSFORMER PAD - COORDINATE WITH FPL.
- 24" STOP BAR WHITE (THERMOPLASTIC)
- TRAFFIC ARROWS PAINTED WHITE.
- 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
- PROPOSED 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
- LANDSCAPE AREA.
- HANDICAP PARKING AS PER DETAIL.
- HANDICAP SIGN 7'-0" A.F.P.
- PEDESTRIAN CROSSING "SIGN WITH TEXT." STOP FOR PEDESTRIANS IN CROSSWALK. ALSO CONTAINING SMALL RED CIRCLE STOP SIGN SYMBOL (DOUBLE SIDED)
- PEDESTRIAN CROSSING (5' WIDE-12" WHITE @ 3' C/C) 5% MAX SLOPE; 2% MAX CROSS SLOPE
- STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
- STANDARD F.D.O.T. "RIGHT TURN ONLY" SIGN R3-SR (36"x30")
- SENSOR LOOP AT MENU & D/T WINDOW
- MENU BOARD AND ORDER POINT
- PAVEMENT MARKERS
- 6" WHITE STRIPES AT 45" - 3' C.C.
- 6" YELLOW STRIPE
- WALKWAY CONNECTION TO PORT ST. LUCIE BOULEVARD
- PROPOSED MONUMENT SIGN.
- PROPOSED GREASE INTERCEPTOR LOCATION.
- ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
- ELECTRIC METER - COORDINATE WITH FPL.
- EXISTING CATCH BASIN TO REMAIN.
- PROP. CATCH BASIN.
- PROPOSED CANOPY.
- PROPOSED STRUCTURAL COLUMN BY CANOPY MANUFACTURER
- STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1) (30"x30")
- 12"-DOUBLE 6" YELLOW STRIPE
- PROPOSED BICYCLE RACK.
- OUTDOOR TRASH CONTAINER ANOVA .MADISON 35 GALS. WITH BONNET ASH TOP MODEL # TR 35 BTA. 40" H X 24" DIA. COLOR BLACK W / BRAZILIAN WALNUT "TRASH" TEXT 5" HIGH MAXIMUM.
- PROPOSED "EMPLOYEES ONLY SIGN"



LOCATION MAP

LEGAL DESCRIPTION:

PARCEL 1
LOT A OF DARWIN SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AND FILED IN PLAT BOOK 34, PAGES 30 AND 30A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DESCRIBED IN THE SHOPPING CENTER EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 2764, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PROPOSED POLLO TROPICAL:

SITE DATA:

ZONING:	CC - PS1
LAND USE:	COMMERCIAL GENERAL
TOTAL LAND AREA:	29,695.09 SQ. FT. (0.68± ACRES)
BUILDING AREA:	2,841 SQ. FT. (9.57 %)
BUILDING HEIGHT:	29'-0" PROPOSED 35'-0" -MAX ALLOWED.
TOTAL LANDSCAPED AREA:	7,664.09 SQ. FT. (25.81 %)
TOTAL PAVED AREA & WALKS:	19,190.00 SQ. FT. (64.72 %)
PERVIOUS AREA:	7,664.09 SQ. FT. (25.81 %) (0.18± AC)
IMPERVIOUS AREA:	22,031.00 SQ. FT. (74.19 %) (0.50± AC)

PARKING SPACES:

PARKING SPACES	REQUIRED	PROVIDED
1 PARKING SPACE PER 75 SF GROSS BUILDING AREA		
	38 SPACES	20 SPACES
	STANDARD 36 SPACES	18 SPACES
	HANDICAP 2 SPACES	2 SPACES
	REQUIRED BY VARIANCE	18 SPACES
18 SPACES APPROVED BY VARIANCE P26-023		

DRAINAGE STATEMENT:

THE STORMWATER SYSTEM FOR THIS PROJECT IS A SLIGHT MODIFICATION TO THE EXISTING SYSTEM SERVING THE BANK THAT OCCUPIES THIS PARCEL. THIS MODIFICATION DOES NOT IMPACT THE EXISTING DRAINAGE FOR THE SITE OR ADJACENT PARCELS. THE SITE IS GRADED WITH SLOPES TOWARDS THE 4 CATCH BASINS THAT CONNECT TO THE MASTER DRAINAGE SYSTEM.

THE EXISTING OVERALL MASTER STORMWATER SYSTEM FOR THE DARWINING PLAZA, INCLUDING PUBLIX, AND OTHER OUT PARCELS WAS SIZED TO ACCOMMODATE THIS PARCEL PER SFMD PERMIT NO. 56-00332-S. THE PROPOSED POLLO TROPICAL SITE CONSISTS OF 3 EXISTING INLETS TO REMAIN AND ONE TO BE RELOCATED. CONVEYANCE PIPES ARE 18 INCHES IN DIAMETER AND CONNECT TO THE MASTER SYSTEM AT THE SAME STRUCTURE LOCATED AT THE NORTHEAST CORNER OF THE SITE. ALL LINES AND STRUCTURES WILL BE CLEANED AND FLUSHED. THE MASTER SFMD DISTRICT PERMIT INDICATES THAT THIS PROJECT IS WITHIN THE NORTH ST. LUCIE DRAINAGE BASIN AND THE RECEIVING BODY IS THE CITY OF PORT ST. LUCIE STORMWATER SYSTEM. THE PRE-POST COMPARISON INDICATES A REDUCTION IN IMPERVIOUS AREA FROM 76.68 % TO 74.19%, NO ADDITIONAL PRE-TREATMENT IS PROVIDED.

ENVIRONMENTAL ASSESSMENT

THE SITE IS A FULLY DEVELOPED SITE OCCUPIED BY A BANK. ASBESTOS SURVEY CONDUCTED OF THE BUILDING URCHALS THAT ASBESTOS WAS DETECTED. IN AMOUNT GREATERS THAN 1 PERCENT. THERE ARE NO WETLANDS, RARE HABITATS, THREATED OR ENDANGERED SPECIES OR INVASIVE / EXOTIC VEGETATION. NO ENVIRONMENTAL ACCESSMENT IS REQUIRED.

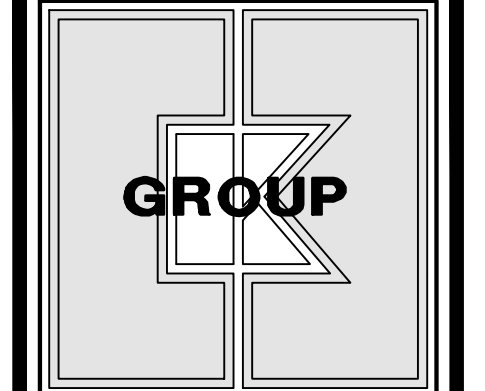
TRAFFIC STATEMENT

PER TRAFFIC STUDY PROVIDED BY KIMLEY HORN, THE TRIP GENERATION POTENTIAL FOR THE PROPOSED DEVELOPMENT WAS CALCULATED. USING TRIP GENERATION RATES, AND BY ITE IS TRIP GENERATION MANUAL, 12TH EDITION, THE STUDY REFLECTS:

- AM PEAK HOURS - 122 TRIPS (61 NEW EXTERNAL)
- PM PEAK HOUR - 149 TRIPS (67 NEW EXTERNAL)
- AVERAGE DAILY TRIPS - 1,273 TRIPS (598 EXTERNAL TRIPS)

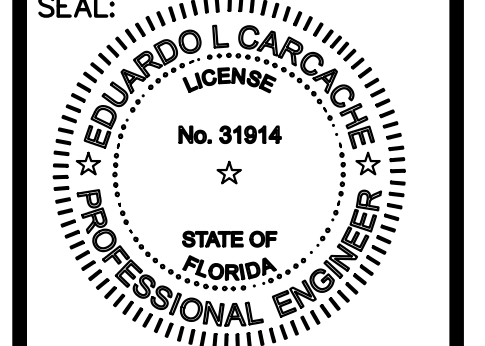
PSLUSD NOTES

THE MINIMUM SEPARATION BETWEEN PSLUSD MAINS AND OTHER UTILITIES, AS MEASURED FROM THE OUTSIDE OF EACH PIPE, SHALL BE AS FOLLOWS: WATER MAINS SHALL BE LOCATED A MINIMUM OF 10' FROM A GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER MAIN. THE VERTICAL SEPARATION SHALL BE AT LEAST 18" WITH THE WATER MAIN CROSSING OVER THE OTHER PIPES. ALL PSLUSD PIPES SHALL HAVE MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES INCLUDING LIGHT POLES AND A VERTICAL SEPARATION OF AT LEAST 18" INCLUDING FOOTERS. (USM PAGE 16, LINE 5)



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engineering • architecture
17190 ROYAL PALM BLVD.
SUITE #2
WESTON, FLORIDA 33326
PH 305.558.4124
FX 305.826.0619

CERTIFICATE OF AUTHORIZATION - 4432



This item has been digitally signed by Eduardo L. Carcache on the date adjacent to the seal. Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

EDUARDO L. CARCACHE, PE 31914
MICHAEL E. CARCACHE, PE
ARCHITECT-AR 103661
STATE OF FLORIDA
CKE GROUP, INC COA-4432

06-22-26
06-11-26
04-29-26
03-13-26
12-17-25
09-16-25

NO.	DATE	REMARKS
1	08.20.2025	PROJECT NO: C-1

9201 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE,
ST. LUCIE COUNTY, FL.

PROJECT NO:
DATE: 08.20.2025

C-1

SITE PLAN
(VARIANCE: P26-023)
SITE PLAN: P26-024
SPECIAL EXCEPTION: P26-025
PSLUSD: #11-219-00
CHECKED: E.C. DRAWN: F.S.

POLLO TROPICAL
RESTAURANT