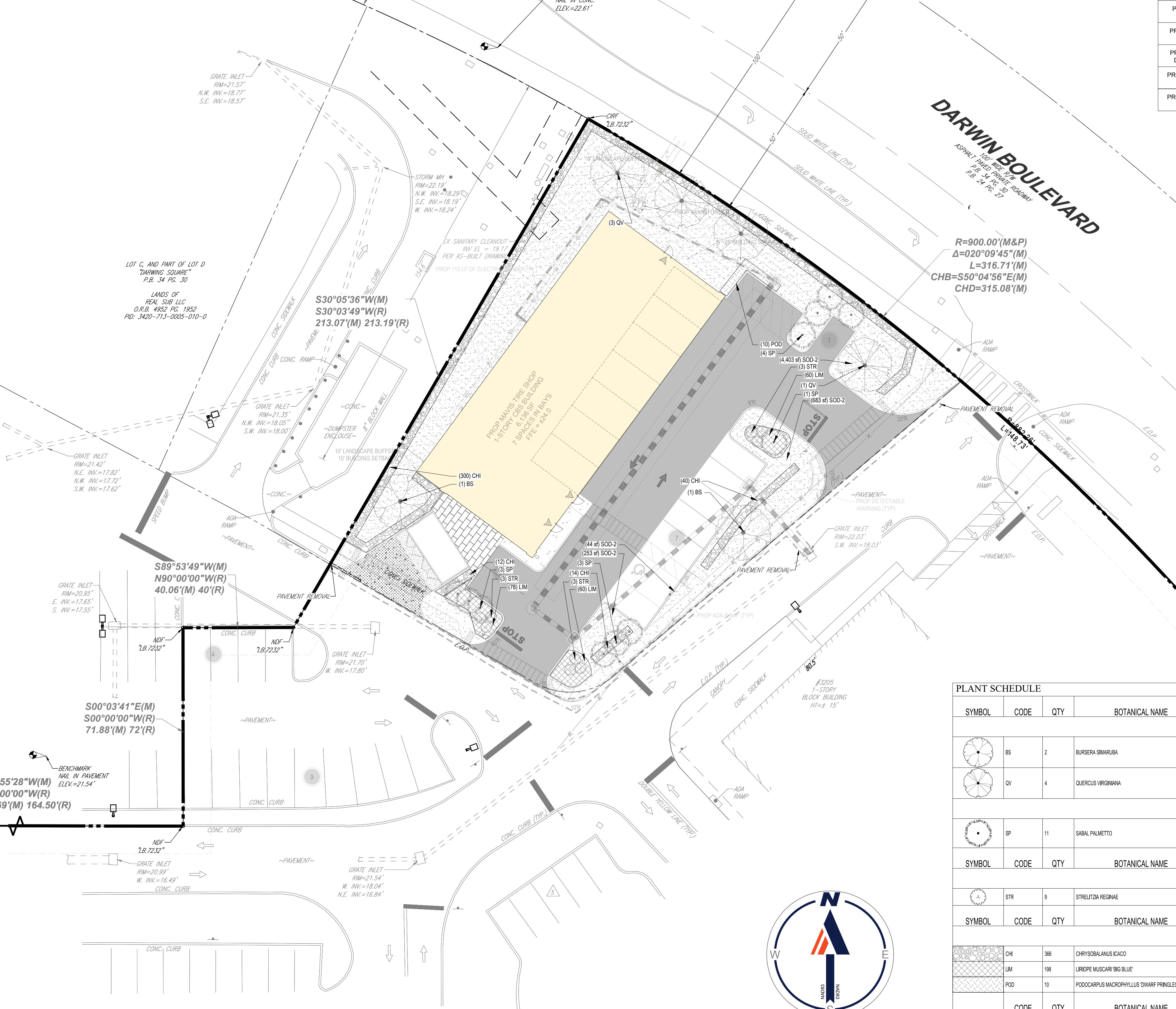


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LEGEND

EX. PROPERTY LINE	---
EX. ADJACENT PROPERTY LINE	---
PROP. PARKING COUNT	●
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. CONCRETE SIDEWALK	▨
PROP. STANDARD DUTY ASPHALT	▩
PROP. HEAVY DUTY ASPHALT	▧
PROP. HEAVY DUTY CONCRETE	▦

SITE DATA TABLE

JURISDICTION	CITY OF PORT ST. LUCIE	
CURRENT ZONING	GENERAL COMMERCIAL	
PROPOSED USE	GENERAL AUTOMOTIVE REPAIR	
FUTURE LAND USE	GENERAL COMMERCIAL	
FEMA FLOOD DESIGNATION	FLOOD ZONE X	
TOTAL SITE AREA	±24,570 SF (0.56 AC)	
TOTAL PROPOSED BUILDING AREA	6,136 SF	
MAX. ALLOWED BUILDING HEIGHT	35'	
PROPOSED BUILDING HEIGHT	24.3'	
OPEN SPACE	MINIMUM	PROVIDED
	15.00% (8,024 SF) (1.8 AC)	30.36% (16,241 SF) (3.7 AC)
BUILDING COVERAGE	MAXIMUM	PROVIDED
	40% (9,828 SF) (0.22 AC)	25% (6,136 SF) (0.14 AC)
SITE AREA BREAKDOWN		
IMPERVIOUS AREA:	EXISTING	PROPOSED
	0 SF (0.00 AC)	±16,877 (0.38 AC)
PERVIOUS AREA:	EXISTING	PROPOSED
	±24,570 (0.56 AC)	±7,693 SF (0.18 AC)
SETBACKS		
	REQUIRED PER CODE	PROVIDED
LANDSCAPE BUFFER		
FRONT (SOUTHEAST) BUFFER	N/A	N/A
SIDE 1 (DARWIN BLVD) BUFFER	10'	10.3'
SIDE 2 (SOUTHWEST) BUFFER	N/A	N/A
REAR BUFFER	10'	11'
PARKING		
SITE PERIMETER LANDSCAPING		
	REQUIRED PER CODE	PROVIDED
LANDSCAPE TREES		
SITE TREES	REQUIRED PER CODE	PROVIDED
(4 TREES / 10,000 SF, 1 TREE FOR EA. 2,500 SF REMAINING)	10 TREES	10 TREES
PERIMETER TREES	22 TREES	22 TREES
(1 TREE / 30 LF, 635 LF)		
BUILDING FACADE LANDSCAPE	10 TREES/PALMS	10 TREES/PALMS
(5 FT WIDE, 1 TREE OR PALM / 30 LF, 1 SHRUB / 2 LF BUILDING PERIMETER, 303 LF)	152 SHRUBS	152 SHRUBS
VEHICULAR USE AREA	4 TREES	4 TREES
(10 FT WIDE, 1 TREE / 30 LF, 106 LF)		

NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
 ** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

GENERAL LANDSCAPE NOTES:

- ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEAR UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOPARTICULAR ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL 8, C-704.
- THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

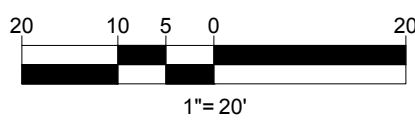
ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCRUSH INTO A JURISDICTION WITHOUT PRIOR IRCWD APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND IRCWD

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OR DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT
CANOPY TREES								
BS		2	BURSERA SIMARUBA	GUMBO LIMBO	2.5'-3' CAL. 12" MIN. HT. X 5' MIN. SPRD.	CONT.888	NATIVE	TOLERANT
QV		4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5'-3' CAL. 12" MIN. HT. X 5' MIN. SPRD.	CONT.888	NATIVE	TOLERANT
PALMS								
SP		11	SABAL PALMETTO	CABBAGE PALMETTO	12' GW	FG		
SHRUBS								
STR		9	STRELTIZIA REGINAE	BIRD OF PARADISE	36" HT. X 36" SPRD.	CONTAINER		45" o.c.
SHRUB AREAS								
CH	366		CHRYSOBALANUS ICACOD	COCO PLUM	24" HT. X 24" SPRD.	CONTAINER	NATIVE	TOLERANT
LM	198		LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	18" HT. X 18" SPRD.	CONTAINER		18" o.c.
POD	10		PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PRINGLES 'YEW' PODOCARPUS	36" HT. X 36" SPRD.	CONTAINER		36" o.c.
SOD								
SOD-2		5,720 SF	STENOTAPHRIUM SECUNDATUM PALMETTO	PALMETTO ST. AUGUSTINE GRASS		PALLET		



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: FLB220118
 DRAWN BY: AD
 CHECKED BY: ML
 DATE: 12/29/2023
 CAD ID: LAND

PROP. SITE PLAN DOCUMENTS

FOR

MAVIS
 TIRES, BRAKES
 AT DISCOUNT PRICES

PROPOSED DEVELOPMENT
 3209 SW DARWIN BOULEVARD
 ST. LUCIE COUNTY
 PORT ST. LUCIE, FL 34953

BOHLER

1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 574-0280
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 FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

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LANDSCAPE PLAN

SHEET NUMBER:
L-703
 ORG. DATE - 12/29/2023

BOHLER ENGINEERING, INC. 118.00 ENGINEERING/CADD DRAWING PLAN SET: BFLB220118 LAND LAYOUT: L-703 LANDSCAPE PLAN
 DATE: 12/29/2023
 PROJECT: 3209 SW DARWIN BOULEVARD ST. LUCIE COUNTY, FL 34953
 SHEET: L-703