

# SPECIAL EXCEPTION USE CONCEPTUAL SITE PLAN FOR TAKE 5 OIL CHANGE

SECTION 18, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
3100 SW PORT ST. LUCIE BOULEVARD,  
PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA 34953

## LEGAL DESCRIPTION

TRACT "B", CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE(S) 14, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
CONTAINING 0.691 ACRES, MORE OR LESS.

## BUILDING INFORMATION

OCCUPANCY CLASSIFICATION: S-1 (STORAGE)  
TYPE OF CONSTRUCTION: II B (NON SPRINKLERED)  
HEIGHT: 28' - 6"  
NUMBER OF FLOORS: 1  
FOOTPRINT: 1,468 SF

## FLOOD ZONE INFORMATION

PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE SITE IS LOCATED WITHIN FLOOD ZONE "X" (FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 12111C0275J, MAP REVISED 12/16/2012)

## BOUNDARY AND TOPOGRAPHIC SURVEY

SURVEY INFORMATION PROVIDED BY: ENGINEERING, DESIGN & CONSTRUCTION, INC. L.B. #8098  
SIGNED AND SEALED BY: MICHAEL T. OWEN, P.S.M # 5556  
DATED: 1/29/21

## UTILITIES PROVIDERS

**ELECTRICITY**  
FLORIDA POWER & LIGHT  
3301 ORANGE AVENUE  
FORT PIERCE, FLORIDA 34947  
TEL: (772) 337-7062

**WATER AND SEWER**  
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT  
121 S.W. PORT ST. LUCIE BOULEVARD  
PORT ST. LUCIE, FLORIDA 34984  
TEL: (772) 873-6400

**CABLE**  
COMCAST  
1495 NW BRITTRoad  
STUART, FLORIDA 34994  
TEL: (772) 692-9010

**TELEPHONE**  
ATT  
3300 OKEECHOBEE ROAD  
FORT PIERCE, FLORIDA 34947  
TEL: (772) 692-9010

**FIRE**  
ST. LUCIE COUNTY FIRE DISTRICT STATION 10  
777 SW DALTON CIR.  
PORT ST. LUCIE, FLORIDA 34953  
TEL: (772) 621-3510

CONTRACTOR SHALL CALL

"SUNSHINE STATE ONE CALL" OF FLORIDA AT 1-800-432-4770  
A MINIMUM OF 2 AND A MAXIMUM OF 5 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION.

## OWNER:

JAMES J. McGLONE JR.  
2582 SW HINCHMAN STREET  
PORT ST. LUCIE, FLORIDA 34984  
EMAIL: ENSENBEACHREALTY@HOTMAIL.COM

## DEVELOPER:

CSC PROPERTIES, LLC  
5795 ULMERTON ROAD, SUITE 200  
CLEARWATER, FLORIDA 33760  
TEL: (727) 446-3444  
FAX: (727) 346-1253  
EMAIL: JAKE@CSCPROPERTIES.COM

## ENGINEER:

HIGH POINT ENGINEERING, INC.  
5300 W. CYPRESS STREET, SUITE 282  
TAMPA, FLORIDA 33607  
TEL: (813) 644-8333  
FAX: (813) 644-7000  
EMAIL: BGRAJALES@HPE-FL.COM

## ARCHITECT:

CHILDREY ROBINSON ASSOCIATES  
1212 KENILWORTH AVENUE  
CHARLOTTE, NORTH CAROLINA 28204  
TEL: (704) 370-6000  
FAX: (727) 370-6006  
EMAIL: BILL@CHILDREYROBINSON.COM

## SURVEYOR:

ENGINEERING, DESIGN & CONSTRUCTION, INC.  
10250 VILLAGE PARKWAY, SUITE 201  
PORT ST. LUCIE, FLORIDA 34987  
TEL: (772) 462-2455  
EMAIL: FLINTSCOTT@EDC-INC.COM

## CONTRACTOR:

T.B.D.

## LANDSCAPE:

DARK MOSS, LLC  
400 N. TAMPA STREET, SUITE 1040  
TAMPA, FLORIDA 33602  
TEL: (813) 532-3440  
EMAIL: RICK@DARKMOSS.COM



VICINITY MAP



LOCATION MAP

## SITE DATA TABLE

SECTION 18, TOWNSHIP 37 S, RANGE 40 E  
ST. LUCIE COUNTY, FLORIDA  
PARCEL ID: 4418-701-0002-000-1

DESCRIPTION	EXISTING	PROPOSED	CODE REQUIREMENTS
ZONING:	COMMERCIAL GENERAL	COMMERCIAL GENERAL	----
FUTURE LAND USE:	COMMERCIAL GENERAL	COMMERCIAL GENERAL	----
USAGE:	UNDEVELOPED	AUTO SERVICE	----
SITE AREA:	30,120 S.F. (0.69 AC.)	30,120 S.F. (0.69 AC.)	----
BUILDING FOOTPRINT AREA: PERCENTAGE OF SITE AREA:	0 S.F. 0.0%	1,468 S.F. 4.9%	----
GROSS FLOOR AREA (GFA): FLOOR AREA RATIO (F.A.R.):	0 S.F. 0.00	1,468 S.F. 0.049	0.40 (MAX)
BUILDING SETBACKS	SW PORT ST. LUCIE BOULEVARD (EAST):	----	45.3 FT. 25 FT. (MIN)
	DARWIN STREET (SOUTH):	----	42.3 FT. 25 FT. (MIN)
	SW BRIGGS STREET (WEST):	----	151.9 FT. 25 FT. (MIN)
	REAR (NORTH):	----	51.2 FT. 10 FT. (MIN)
BUILDING HEIGHT:	0 FT.	28.5 FT. (1-STORY)	35 FT. (MAX)
VEHICULAR USE AREA (V.U.A.): PERCENTAGE OF SITE AREA:	0 S.F. 0.0%	13,950 S.F. 46.3%	----
SIDEWALK, CURB & DUMPSTER: PERCENTAGE OF SITE AREA:	0 S.F. 0.0%	1,640 S.F. 5.4%	----
TOTAL IMPERVIOUS AREA: IMPERVIOUS SURFACE RATIO (I.S.R.):	0 S.F. 0.00	17,058 S.F. 0.566	0.75 (MAX)
TOTAL PERVIOUS AREA: PERCENTAGE OF SITE AREA:	30,120 S.F. 100%	13,062 S.F. 43.4%	----
TOTAL POND AREA: PERCENTAGE OF SITE AREA:	0 S.F. 0.0%	0 S.F. 0%	----
TOTAL WETLAND AREA: PERCENTAGE OF SITE AREA:	0 S.F. 0.0%	0 S.F. 0%	----
OFF-STREET PARKING:	0 SPACES	9 SPACES	3 SPACE PER BAY
MINIMUM OFF-STREET PARKING REQUIRED: 9 SPACES 3 SPACES PER BAY x 3 SERVICE BAYS = 9 SPACES			

## INDEX OF DRAWINGS

SHEET No.	CONTENT
C-1	SITE DEVELOPMENT DATA
C-4.1	CONCEPTUAL SITE PLAN
C-5.1	PAVING, GRADING & DRAINAGE PLAN
C-6.1	UTILITIES PLAN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRAULIO GRAJALES, PE ON THE DATE ADJACENT TO THE SEAL.

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58626 \_\_\_\_\_ BRAULIO GRAJALES \_\_\_\_\_  
FL Registration No. Professional Engineer Sign Date  
COPY OF THIS PLAN IS NOT VALID UNLESS SIGNED, SEALED AND DATED BY THE PROFESSIONAL ENGINEER.

PROJECT NUMBER: P21-031  
PSLUSD PROJECT NUMBER: 11-985-00

PROJECT No.	ISSUE DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY	No.	BY	DATE	PER CITY OF PORT ST. LUCIE	REVISIONS
21-001-CSC	02/02/21	ED	ED	BG	BG			5-14-21		

SITE DEVELOPMENT DATA  
PROJECT:  
TAKE 5 OIL CHANGE  
3100 SW PORT ST. LUCIE BOULEVARD  
PORT ST. LUCIE, FLORIDA 34953

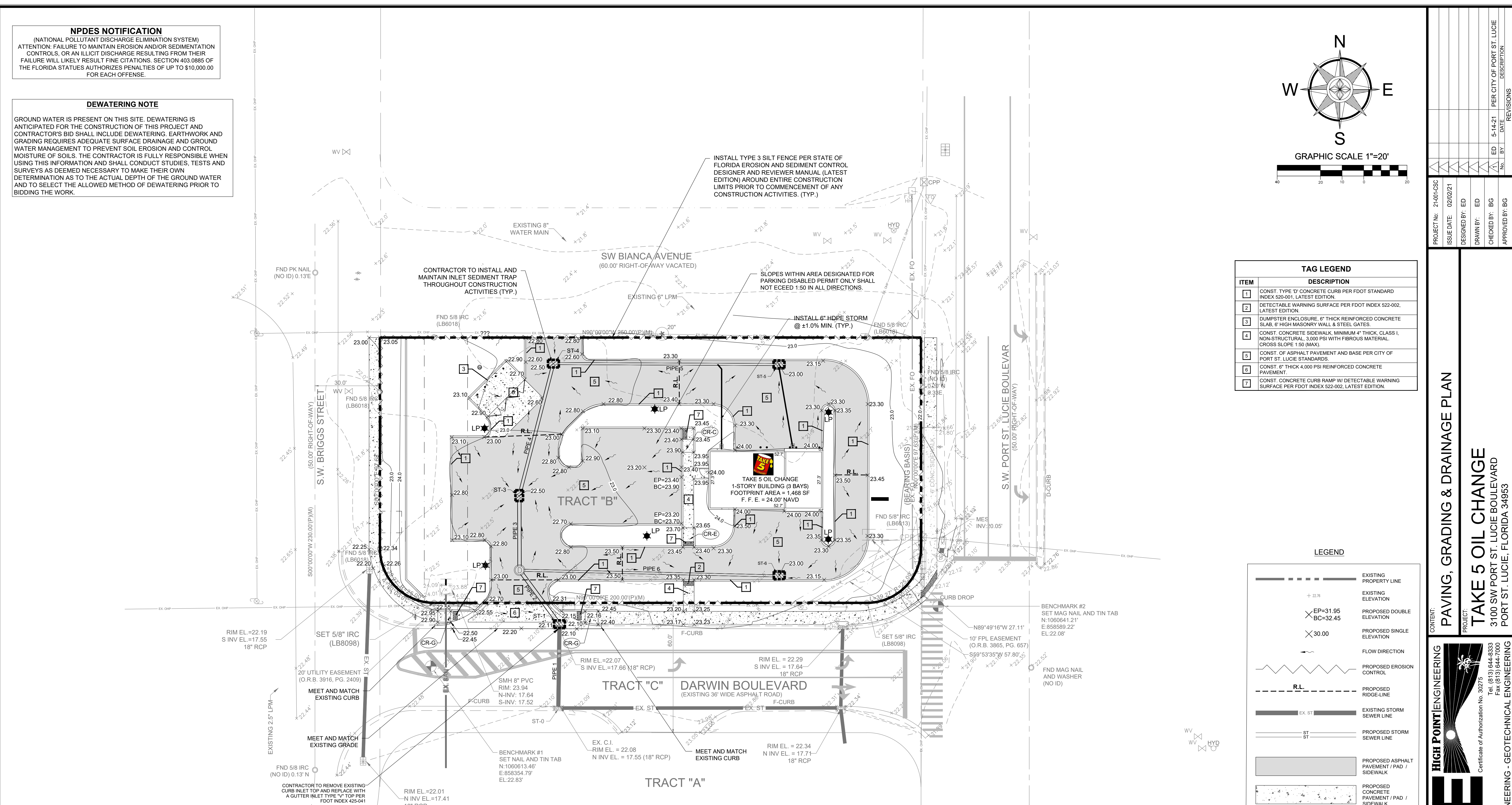
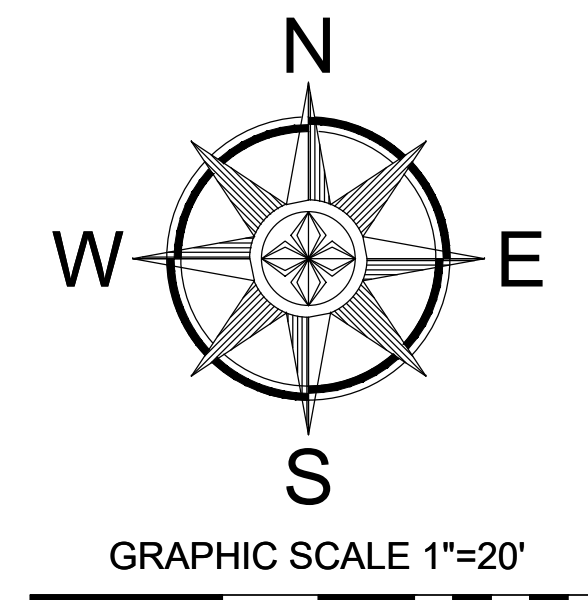
HIGH POINT ENGINEERING  
Certificate of Authorization No. 30275  
5300 W. Cypress Street, Suite 282  
Tampa, Florida 33607  
Tel: (813) 644-8333  
Fax: (813) 644-7000  
LAND PLANNING - CIVIL ENGINEERING - GEOTECHNICAL ENGINEERING

SHEET:  
C-1



**NPDES NOTIFICATION**  
 (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM)  
 ATTENTION: FAILURE TO MAINTAIN EROSION AND/OR SEDIMENTATION CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT FINE CITATIONS, SECTION 403.0885 OF THE FLORIDA STATUTES AUTHORIZES PENALTIES OF UP TO \$10,000.00 FOR EACH OFFENSE.

**DEWATERING NOTE**  
 GROUND WATER IS PRESENT ON THIS SITE. DEWATERING IS ANTICIPATED FOR THE CONSTRUCTION OF THIS PROJECT AND CONTRACTOR'S BID SHALL INCLUDE DEWATERING, EARTHWORK AND GRADING REQUIRES ADEQUATE SURFACE DRAINAGE AND GROUND WATER MANAGEMENT TO PREVENT SOIL EROSION AND CONTROL MOISTURE OF SOILS. THE CONTRACTOR IS FULLY RESPONSIBLE WHEN USING THIS INFORMATION AND SHALL CONDUCT STUDIES, TESTS AND SURVEYS AS DEEMED NECESSARY TO MAKE THEIR OWN DETERMINATION AS TO THE ACTUAL DEPTH OF THE GROUND WATER AND TO SELECT THE ALLOWED METHOD OF DEWATERING PRIOR TO BIDDING THE WORK.



**TAG LEGEND**

ITEM	DESCRIPTION
1	CONST. TYPE 'D' CONCRETE CURB PER FDOT STANDARD INDEX 520-001, LATEST EDITION.
2	DETECTABLE WARNING SURFACE PER FDOT INDEX 522-002, LATEST EDITION.
3	DUMPSTER ENCLOSURE: 6" THICK REINFORCED CONCRETE SLAB, 6" HIGH MASONRY WALL & STEEL GATES.
4	CONST. CONCRETE SIDEWALK, MINIMUM 4" THICK, CLASS I, NON-STRUCTURAL, 3,000 PSI WITH FIBROUS MATERIAL, CROSS SLOPE 1:50 (MAX).
5	CONST. OF ASPHALT PAVEMENT AND BASE PER CITY OF PORT ST. LUCIE STANDARDS.
6	CONST. OF THICK 4,000 PSI REINFORCED CONCRETE PAVEMENT.
7	CONST. CONCRETE CURB RAMP W/ DETECTABLE WARNING SURFACE PER FDOT INDEX 522-002, LATEST EDITION.

**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED DOUBLE ELEVATION
	PROPOSED SINGLE ELEVATION
	FLOW DIRECTION
	PROPOSED EROSION CONTROL
	PROPOSED RIDGE-LINE
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED ASPHALT PAVEMENT / PAD / SIDEWALK
	PROPOSED CONCRETE PAVEMENT / PAD / SIDEWALK

**STORM WATER COLLECTION SYSTEM STRUCTURE SCHEDULE**

STRUCTURE NAME	TYPE OF STRUCTURE	RIM / GRATE ELEV. (FT)	INV. ELEV. (FT.)	BOTTOM ELEV. (FT)
ST-1	REMOVE EX. CURB INLET TOP. REPLACE W/ FDOT TYPE "V" GUTTER INLET TOP PER FDOT INDEX 425-041	22.11	PIPE 1 INV OUT = 17.66 PIPE 2 INV IN = 19.10	17.66
ST-2	FDOT TYPE 7MANHOLE PER FDOT INDEX 425-001	22.95	PIPE 2 INV OUT = 19.25 PIPE 3 INV IN = 19.25 PIPE 6 INV IN = 19.25	19.25
ST-3	FDOT TYPE "F" INLET PER FDOT INDEX 425-053	22.50	PIPE 3 INV OUT = 19.40 PIPE 4 INV IN = 19.40	19.40
ST-4	FDOT TYPE "F" INLET PER FDOT INDEX 425-053	22.50	PIPE 4 INV OUT = 19.70 PIPE 5 INV IN = 19.70	19.70
ST-5	FDOT TYPE "F" INLET PER FDOT INDEX 425-053	23.00	PIPE 5 INV OUT = 20.10	20.10
ST-6	FDOT TYPE "F" INLET PER FDOT INDEX 425-053	23.00	PIPE 6 INV OUT = 20.00	20.00

**STORMWATER COLLECTION SYSTEM SEWER LINE SCHEDULE**

SEWER LINE	LOWER END	UPPER END	LENGTH (FT)	SIDE & MATERIAL	SLOPE (%)
PIPE 1	ST-0	ST-1	38	EX. 18" RCP	-0.29%
PIPE 2	ST-1	ST-2	31	18" HP STORM	-0.48%
PIPE 3	ST-2	ST-3	35	18" HP STORM	-0.43%
PIPE 4	ST-3	ST-4	63	15" HP STORM	-0.48%
PIPE 5	ST-4	ST-5	104	12" HP STORM	-0.38%
PIPE 6	ST-2	ST-6	120	12" HP STORM	-0.63%

ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

PROJECT NUMBER: P21-031  
 PSLUSD PROJECT NUMBER: 11-985-00

**MAINTENANCE OF TRAFFIC NOTE TO CONTRACTOR**

CONTRACTOR TO DESIGN MAINTENANCE OF TRAFFIC (M.O.T.) TO BE UTILIZED WHILE WORKING WITHIN DARWIN STREET RIGHT-OF-WAY. PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM INDEX 102-602 - TWO-LANE, TWO-WAY, WORK ON SHOULDER, INDEX 102-603 - TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY, INDEX 102-605 - TWO-LANE, TWO-WAY, WORK NEAR INTERSECTION, INDEX 102-600 - PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS. LANE CLOSURE SHALL OCCUR BETWEEN THE HOURS OF 9:00 AM AND 3:30 PM.



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 58626 BRAULIO GRAJALES Professional Engineer  
 FL Registration No. \_\_\_\_\_  
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PROJECT No.	ISSUE DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
21-001-CSC	02/02/21	ED	ED	BG	BG

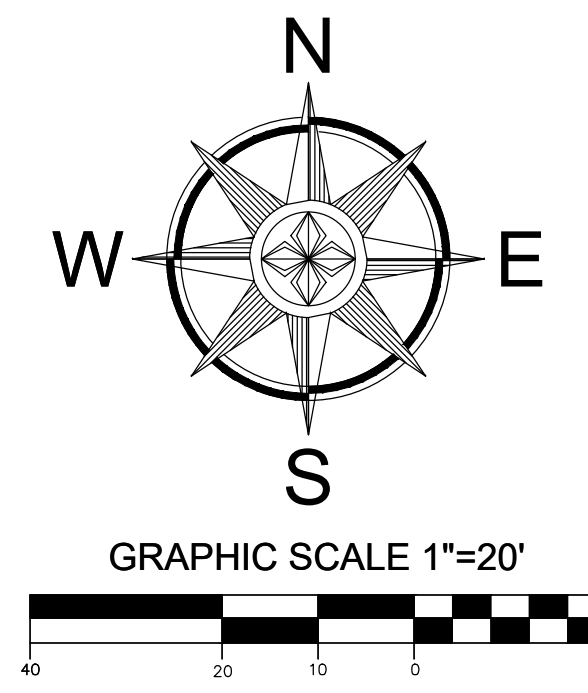
CONTENT: PAVING, GRADING & DRAINAGE PLAN  
 PROJECT: TAKE 5 OIL CHANGE  
 3100 SW PORT ST. LUCIE BOULEVARD  
 PORT ST. LUCIE, FLORIDA 34953

**HP E**  
 HIGH POINT ENGINEERING  
 Certificate of Authorization No. 30275  
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 Tampa, Florida 33607  
 Tel: (813) 644-8333  
 Fax: (813) 644-7000  
 LAND PLANNING - CIVIL ENGINEERING - GEOTECHNICAL ENGINEERING

REVISIONS

No.	DATE	BY	DESCRIPTION

PROJECT: TAKE 5 OIL CHANGE  
 SHEET: C-5.1



PROJECT No.	21-001-CSC	DESIGNED BY:	ED	PER CITY OF PORT ST. LUCIE
ISSUE DATE:	02/02/21	DRAWN BY:	ED	PER CITY OF PORT ST. LUCIE
		CHECKED BY:	BG	PER CITY OF PORT ST. LUCIE
		APPROVED BY:	BG	REVISIONS

BUILDING AREA (SF)	(1) FIRE		DOMESTIC				METER SIZE (IN)	
	FLOW DEMAND (2) (GPM)	DURATION (HRS)	AVERAGE DEMAND (3) (GPD)	MAXIMUM DEMAND (4) (GPD)	PEAK HOUR DEMAND (5) (GPH)	FIXTURE VALUE AT 35 PSI		
1,468	750	2	250	500	47	55	44	1

- (1) NFPA 1:18.4 (NEEDED NFPA FIRE FLOW CALCULATOR SPREADSHEET)
- (2) WATER REQUIREMENTS FOR EXTERIOR MANUAL FIRE FIGHTING
- (3) ONE (1) SERVICE STATION WATER CLOSET X 250 GPD = 250 GPD (OPEN 16 HOURS PER DAY OR LESS)
- (4) 250 GPD X 2.0 = 500 GPD
- (5) 250 GPD X 3.0 / 16 HOURS = 47 GPH

BUILDING AREA (SF)	AVERAGE DAILY FLOW (GPD)	MAXIMUM DAILY FLOW (GPD)	PEAK HOUR FLOW (GPH)	PEAK FLOW (GPM)
1,468	250	500	47	44

	PROPOSED PROPERTY LINE
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	PROPOSED FIRE MAIN
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER
	EXISTING FORCE MAIN
	PROPOSED FORCE MAIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED UNDERGROUND POWER
	PROPOSED TELEPHONE LINE

ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

PROJECT NUMBER: P21-031  
PSLUSD PROJECT NUMBER: 11-985-00

**DEWATERING NOTE**

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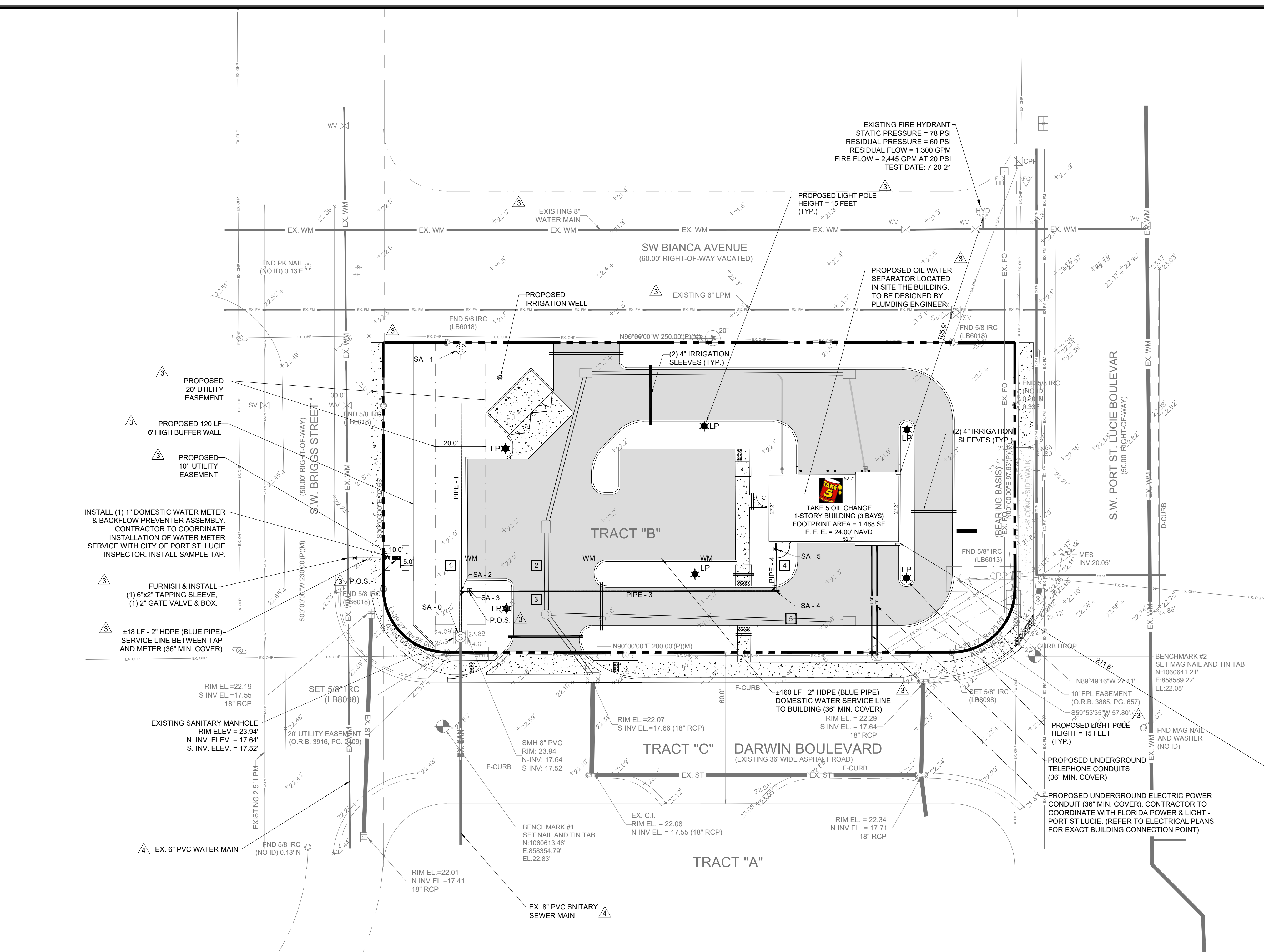
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58626 BRAILIO GRAJALES  
FL Registration No. Professional Engineer  
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Tel: (813) 644-8333  
Fax: (813) 644-7000

CONTENT: UTILITIES PLAN  
 PROJECT: TAKE 5 OIL CHANGE  
 3100 SW PORT ST. LUCIE BOULEVARD  
 PORT ST. LUCIE, FLORIDA 34953

Certificate of Authorization No. 30275  
 Land Planning - Civil Engineering - Geotechnical Engineering

SHEET: C-6.1



STRUCTURE NAME	TYPE OF STRUCTURE	RIM / GRATE ELEV. (FT)	INV. ELEV. (FT.)
SA - 0	EXISTING SANITARY MANHOLE	23.94	EX. PIPE INV OUT= 17.52 PIPE - 1 INV IN = 17.65
SA - 1	STANDARD PRECAST MANHOLE PER PSLUSD DETAIL : WW-02	22.70	PIPE - 1 INV OUT= 18.25
SA - 2	8"X6" PVC WYE	-----	PIPE - 2 INV IN = 17.72
SA - 3	6" PVC CLEAN-OUT PER PSLUSD DETAIL : WW-05	23.65	PIPE - 2 INV OUT= 17.76 PIPE - 3 INV IN = 17.76
SA - 4	6" PVC CLEAN-OUT PER PSLUSD DETAIL : WW-05	23.30	PIPE - 3 INV OUT= 19.00 PIPE - 4 INV IN = 19.00
SA - 5	6" PVC CLEAN-OUT PER PSLUSD DETAIL : WW-05	24.00	PIPE - 4 INV OUT= 19.20

SEWER LINE	LOWER END	UPPER END	LENGTH (FT)	SIDE & MATERIAL	SLOPE (%)
EX. PIPE	EX. SM	SA - 0	82	EX. 8" PVC SAN. SEWER	-0.46%
PIPE - 1	SA - 0	SA - 1	114	8" PVC SDR 26	-0.53%
PIPE - 2	SA - 2	SA - 3	3	6" PVC SDR 26	-1.17%
PIPE - 3	SA - 3	SA - 4	121	6" PVC SDR 26	-1.02%
PIPE - 4	SA - 4	SA - 5	17	6" PVC SDR 26	-1.20%

CONFLICT NUMBER	CONFLICT	GROUND ELEV. (FT)	INV. OF PIPE ELEV. (FT)	TOP OF PIPE ELEV. (FT)	VERTICAL CLEARANCE (FT)
1	2" HDPE (BLUE PIPE) 8" PVC SDR 26 SANITARY	23.40	20.20 17.80	20.40 18.50	1.70
2	1" HDPE (BLUE PIPE) WATER LINE 18" HP STORM	22.65	17.75 19.35	17.85 20.85	1.50
3	6" PVC SDR 26 SANITARY 18" HP STORM	22.80	18.00 19.30	18.50 20.80	0.80
4	6" PVC SDR 26 SANITARY 1" HDPE (BLUE PIPE) WATER LINE	23.95	19.20 17.60	19.70 17.70	1.50