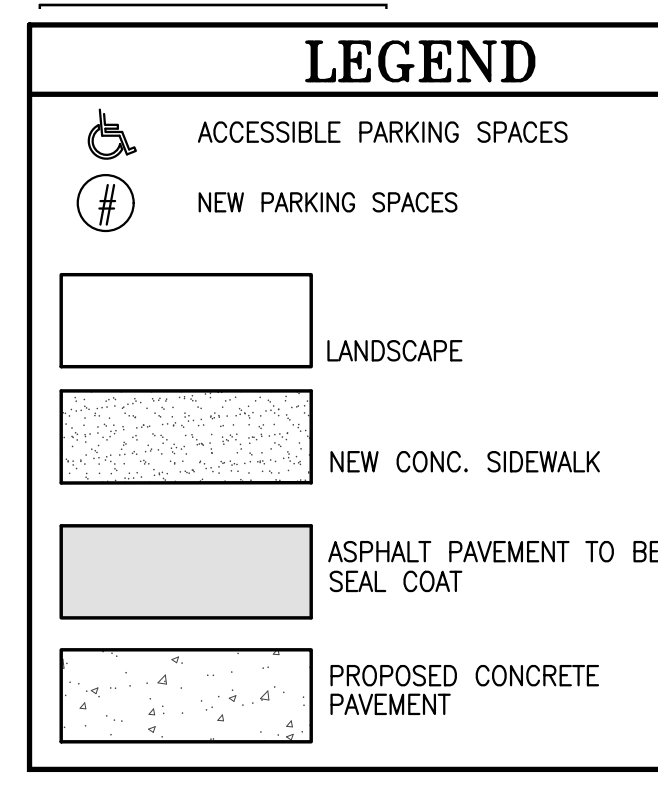
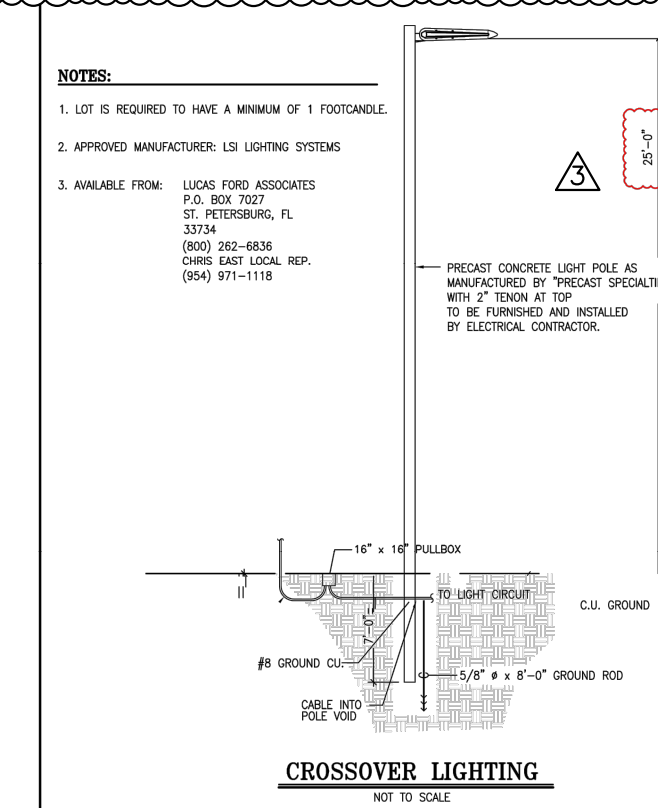


TRASH CONTAINER



GENERAL NOTES

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATION.
- ALL LANDSCAPE AREAS ADJACENT TO HIGHWAYS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND VEHICULAR USE AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES 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
- PT - POINT OF TANGENCY
- INV. - INVERT
- C - CHORD
- CB - CHORD BEARING
- EP - 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 - FLUORESCENT 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
- LB - LICENSED BUSINESS
- 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 FOOT 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 SIDING)
- 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 R3-5R (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.



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: CG - PSL

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 REQUIRED BY VARIANCE | | |

DRAINAGE STATEMENT:

THE STORM WATER SYSTEM FOR THIS PROJECT IS A LIGHT MODIFICATION OF THE EXISTING SYSTEM FOR THE BACK OCCUPYING. THE PROPOSED MODIFICATION FOR THE RESTAURANT REDUCES THE AMOUNT OF IMPERVIOUS AREA FOR 16.58 PERCENT TO 14.19 PERCENT. THIS MODIFICATION DOES NOT IMPACT THE EXISTING DRAINAGE FOR THE SITE AND ADJACENT PARCELS. THE SITE IS GRADED WITH SLOPES TOWARDS 4 CATCH BASIN WITH A CONNECTION TO THE MASTER DRAINAGE SYSTEM FOR DARWINING PLAZA. THE EXISTING OVERALL MASTER STORM WATER SYSTEM FOR THE SITE WAS TO ACCOMMODATE , THIS SITE UNDER SFWD PERMIT # 56-00332-S

ENVIRONMENTAL ASSESSMENT

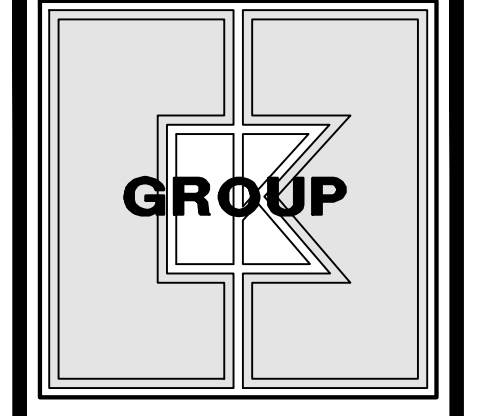
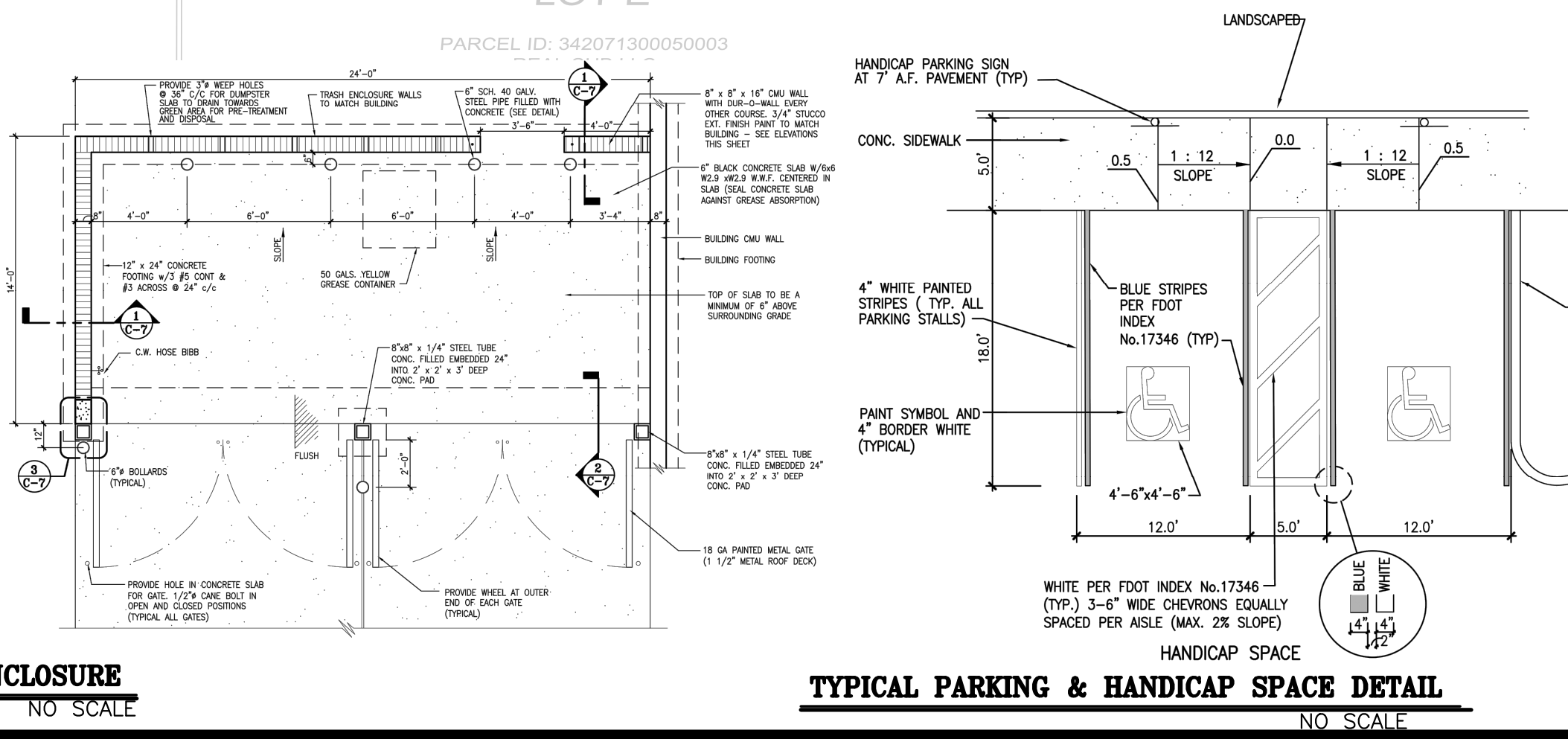
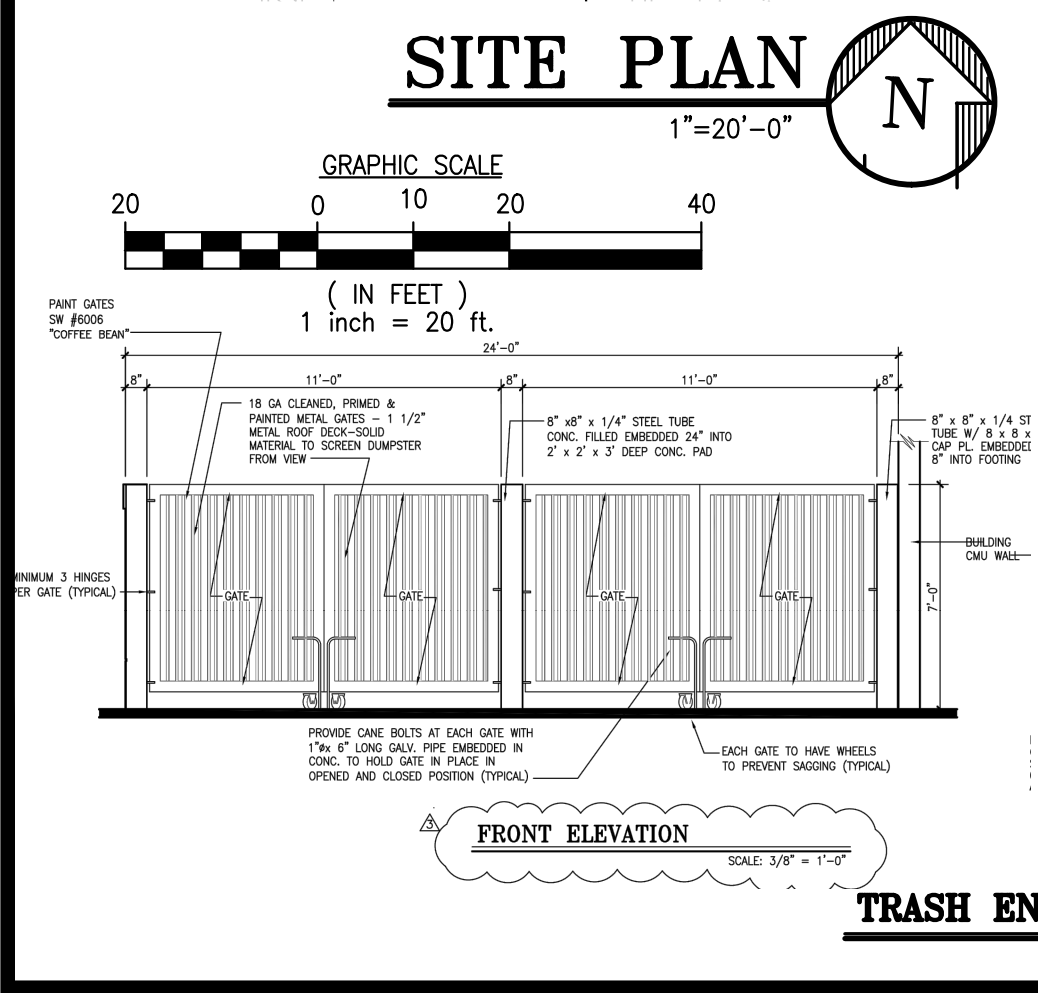
THE SITE IS A FULLY DEVELOPED SITE OCCUPIED BY A BANK. ASBESTOS SURVEY CONDUCTED OF THE BUILDING UREALS THAT ASBESTOS WAS DETECTED. IN AMOUNT GREATERS THAN 1 PERCENT. THERE ARE NO WETLANDS, RARE HABITATS, THREATED OR ENDANGERED SPECIES OR INVASIVE /EXOTIC VEGETATION. NO ENVIRONMENTAL ASSESSMENT IS REQUIRED.

TRAFFIC STATEMENT

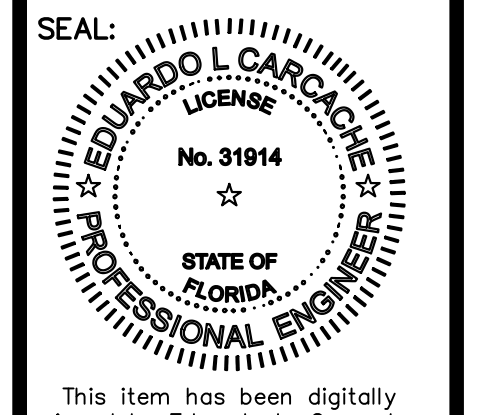
PER TRAFFIC STUDY PROVIDED BY KIMLEY.HORN, THE TRIP GENERATION POTENTIAL FOR THE PROPOSED DEVELOPMENT WAS CALCULATED. USING TRIP GENERATION RATES, AND BY ITE IS TRIP GENERATION MANUAL, 12TH EDITION, THE STUDY ANTICIPATE A REDUCTION OF 86 DAILY TRIPS. (19 IN BOUND & 19 OUTBOUND) AND ARE INCREASE OF 37 NEW PM PEAK HOURS TRIP(19 IN BOUND AND 18 OUTBOUND) ARE COMPARISON TO THE EXISTING ARE THE SITE.

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 THEOTHER 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



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

| NO. | DATE | REMARKS |
|----------|------|---------|
| 04-29-26 | | |
| 03-13-26 | | |
| 12-17-25 | | |
| 09-16-25 | | |

POLLO TROPICAL RESTAURANT

3201 SW PORT ST. LUCIE BLVD.
 PORT ST. LUCIE,
 ST. LUCIE COUNTY, FL.

PROJECT NO:
 DATE: 08.20.2025

C-1

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