

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:

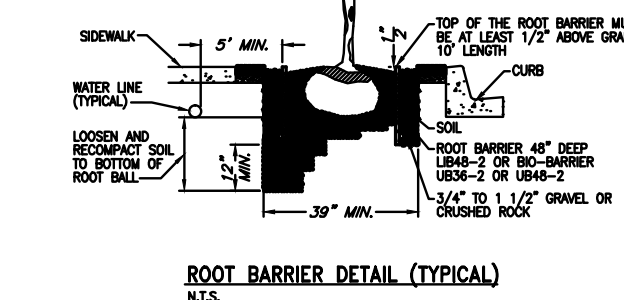
PARKING SPACES	REQUIRED	PROVIDED
1 PARKING SPACE PER 75 SF GROSS BUILDING AREA	38 SPACES	20 SPACES
STANDARD	36 SPACES	18 SPACES
HANDICAP	2 SPACES	2 SPACES
REQUIRED BY VARIANCE		18 SPACES
18 SPACES APPROVED BY VARIANCE P26-Q23		



LOCATION MAP
 N.T.S.

LEGAL DESCRIPTION:

PARCEL 1: ...
 PARCEL 2: ...



ROOT BARRIER DETAIL (TYPICAL)
 NOTE: A ROOT BARRIER SYSTEM SHALL BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 5' OF A PAVED SURFACE OR INFRASTRUCTURE, 20' L.F. CENTERED FROM TRUNK FOR LARGER TREES AND 10' L.F. FOR SMALLER TREES.
 MINIMUM ROOT BARRIER REQUIREMENTS:
 1) PANEL GROSS THICK POLYPROPYLENE 3) ROUNDED EDGES 5) ANTI-UP PADS
 2) 2" DEPTH 4) 24" DEPTH
 NOTE: BID BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND LINES.
 PARC PRISV = ROOT BARRIER
 (TYPICAL-SEE LOCATIONS ON PLAN) SEE DETAIL
 NOTE: ALL TREES INSTALLED WITHIN 5' OF PUBLIC INFRASTRUCTURES SHALL BE INSTALLED WITH ROOT BARRIERS AS REQUIRED, INCLUDING WATER MAIN LINES. VERIFY LOCATIONS WITH LANDSCAPE INSPECTOR.
 A WRITTEN STATEMENT BY THE LANDSCAPE CONTRACTOR ACKNOWLEDGING THE ROOT BARRIER INSTALLATION & PICTURES WILL BE REQUIRED AT TIME OF CERTIFICATION.

IRRIGATION SCHEDULE

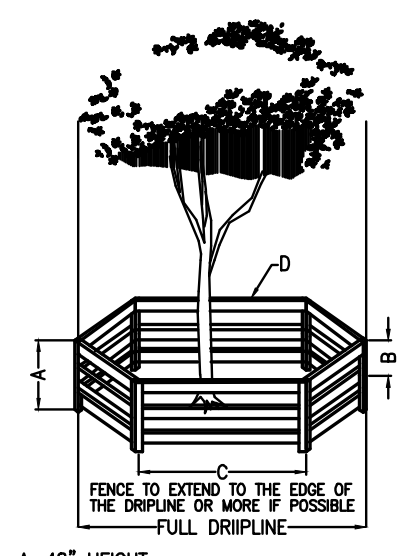
FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER IFLS PUBLICATION 1011 (DURING ESTABLISHMENT). TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR
LESS THAN 2 INCH CALIPER	DAILY: 2 WEEKS EVERY OTHER DAY; 2 MONTHS WEEKLY-UNTIL ESTABLISHED
2-4 INCH CALIPER	DAILY: 1 MONTH EVERY OTHER DAY; 3 MONTHS WEEKLY-UNTIL ESTABLISHED
GREATER THAN 4 INCH CALIPER	DAILY: 6 WEEKS EVERY OTHER DAY; 5 MONTHS WEEKLY-UNTIL ESTABLISHED

* ESTABLISHMENT TAKES APPROXIMATELY 1 MONTH (WATERING ZONES 10-11) 4 MONTHS (WATERING ZONES 8-9) PER INCH TRUNK CALIPER.

LEGEND

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



TREE BARRICADE NOTES:

- ALL EXISTING TREES AND TREES SHALL BE PRUNED BY A "CERTIFIED ARBORIST" AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), 2000-2002", CURRENT EDITION RESPECTIVELY.
- TREES THAT EXHIBIT FLUSH CUTS WILL BE CONSIDERED AS ABUSED AND WILL NOT BE ACCEPTED.
- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
- TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
- A TREE REMOVAL/RELOCATION PERMIT FROM THE CITY OF FT. ST. LUCIE SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND ANY CLEARING OPERATIONS, AS REQUIRED.
- ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 90 DAYS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-30"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC; OWNER TO SUPPLY WATER ON SITE. TRANSPLANT TREES W/ 60" TREE SHADE, AND / OR TREE CRANE. TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BROADER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
- SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+ - 1") THAN THE FINISHED GRADE.
- PROVIDE DISH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
- A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLORIDA HOLLY AND ALL EXOTIC NUISANCE MATERIAL ON SITE AS REQUIRED.
- A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30" & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS AS REQUIRED.

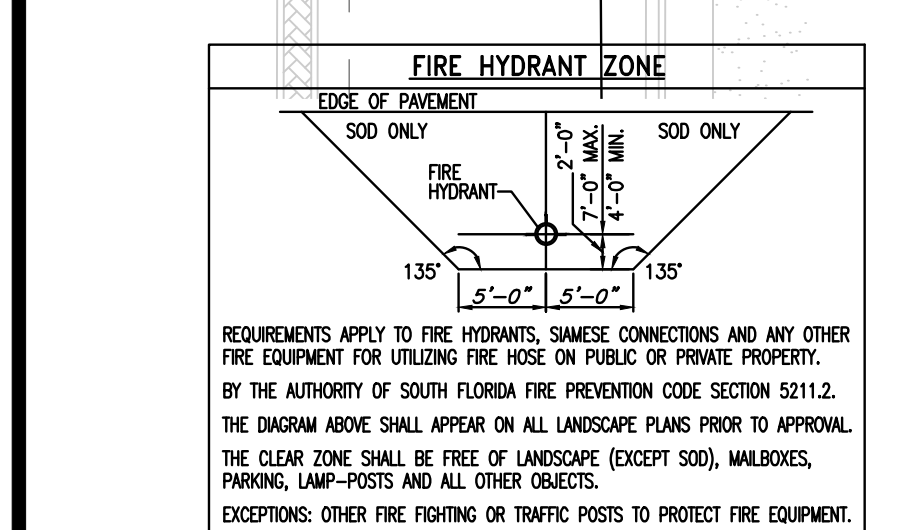
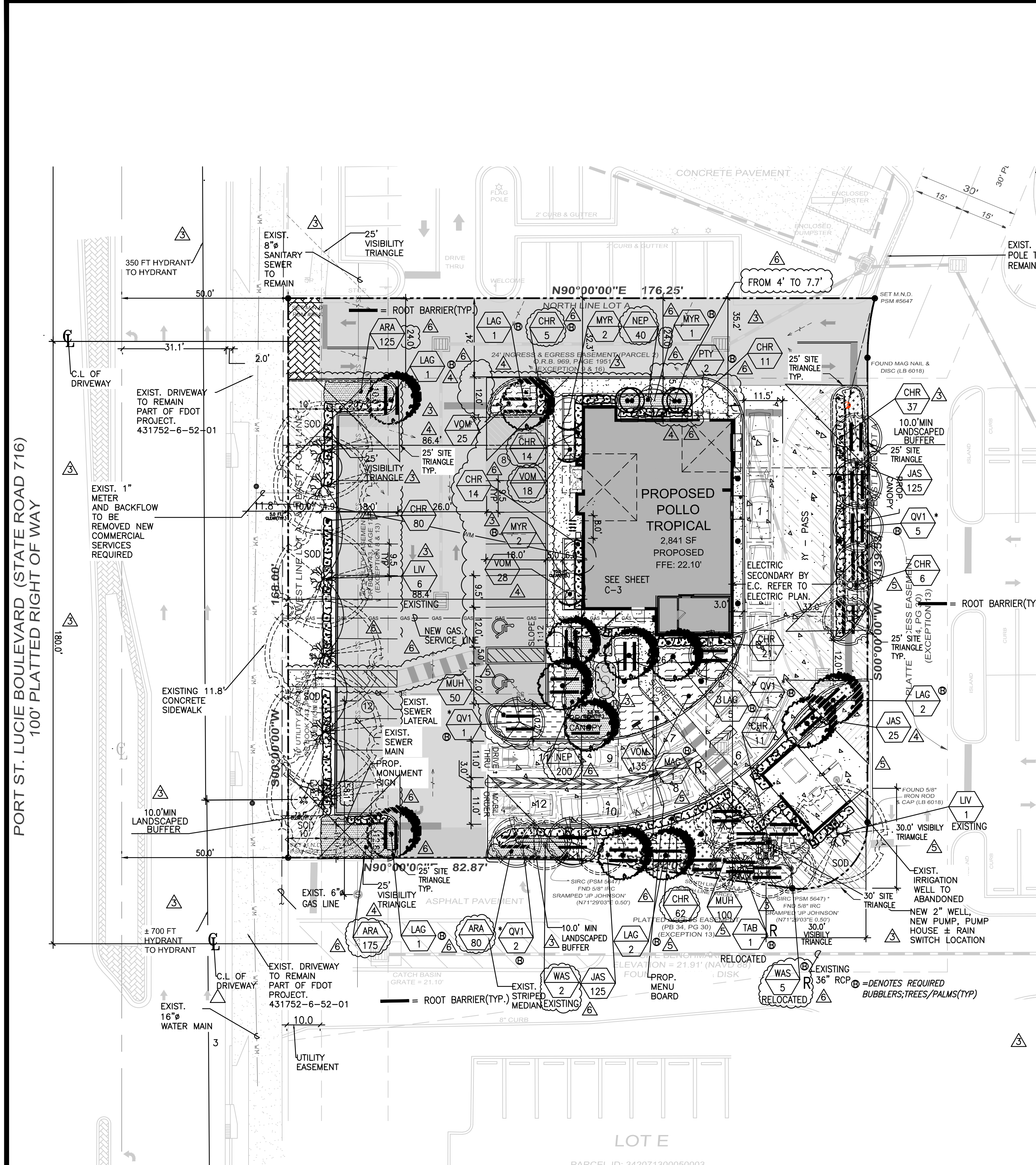
DROUGHT TOLERANCE= SFWM
 * MODERATE
 ** VERY

FLORIDA - FRIENDLY LANDSCAPING & DESIGN SHALL BE UTILIZED GREEN BUILDING ORDINANCE REQUIRED SECTION 151.153#16 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS, "WATERWISE SOUTH FLORIDA LANDSCAPES", (LATEST EDITION).

LANDSCAPE LEGEND

DROUGHT TOLERANCE	NATIVE	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
**	YES	LIV	7	QUERCUS VIRGINIANA / LIVE OAK	30'-32' HGT.	EXISTING TO REMAIN(2) REMOVED/CITY (PSLUSD)
**	YES	MYR	5	MIRICANTHES FRAGRANS / SIMPSON'S STOPPER	8' D.A. HGT.	F.G. 1.5" CALIPER 4" C.T. MINIMUM "STANDARD"
**	YES	QV1	*9	QUERCUS VIRGINIANA / LIVE OAK	16" X 8"	F.G. 3.0" D.B.H. CALIPER MIN. 5' C.T.
**	NO	LAG	12	LACONOSTEMMA INDIANA / CRAPE MYRTLE	12' X 8"	F.G. 2.5" CALIPER 4" C.T. MINIMUM "MULTI-STEM"
**	YES	MAG	1	MAGNOLIA GRANDIFLORA / LITTLE GEM	18" X 20" HGT.	EXISTING TO REMAIN-RELOCATE (1)
**	NO	TAB	1	TABEBUIA ARGENTEA / SILVER TRUMPET	16" X 15" HGT.	EXISTING TO REMAIN-RELOCATE (1)
**	NO	WAS	7	WASHINGTONIA ROBUSTA / WASHINGTONIA PALM	38'-40' HGT.	EXISTING TO REMAIN-RELOCATE (5)
**	NO	PTY	2	PHYTOSPERMA ELEGANS/ALEXANDER PALM	16" X 7"	F.G. 4" CALIPER 10" C.T. MINIMUM "DOUBLE/TIGHT CANES"
**	YES	CHR	(261)	CHRYSOBALANUS ICADO / RED TIP	24" X 18"	3 GALLON 24" O.C. (FULL TO BASE)
**	YES	VOM	(206)	ILEX VOMITORIA / YALPON HOLLY	16" X 14"	3 GALLON 24" O.C. (FULL)
**	YES	MUH	(150)	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	24" X 14"	3 GALLON 24" O.C. (FULL)
**	NO	JAS	275	JASMINUM NITIDUM / STAR JASMINE	18" X 14"	3 GALLON 24" O.C. (FULL)
**	YES	ARA	(380)	ARACHIS GLABRATA/RHIZOMA PERENNIAL PEANUTS	6" 1 GAL.	12" O.C. (FULL)
**	YES	NEP	(240)	NEPHROLEPS EXALTATA / DWARF BOSTON FERN	6" 1 GAL.	12" O.C. (FULL)

ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE" (NO OVERHEAD UTILITY LINES ON SITE)

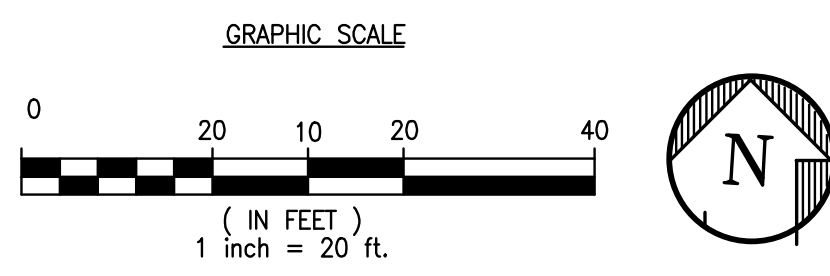


NOTE: PSLUSDED

- NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
- ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
- TREES SHALL NOT BE PLANTED WITHIN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
- NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5 SQ.F.T OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



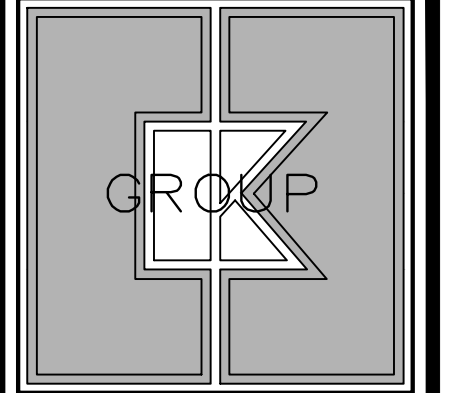
NOTE:
 LANDSCAPE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A FINAL COMPLIANCE INSPECTION 72 HOURS MINIMUM REQUEST BEFORE INSPECTION IS SCHEDULED, CALL (561)758-7707 AS REQUIRED.

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

PORT ST. LUCIE, FL. ARTICLE I. - LANDSCAPING

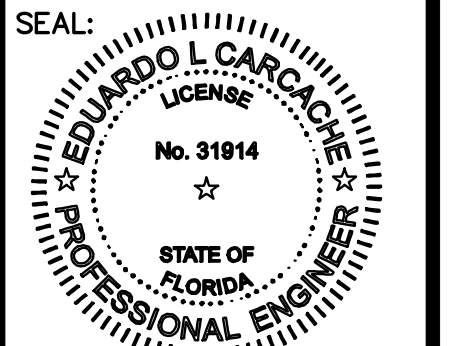
CATEGORY	REQUIRED	PROVIDED
SEC. 154.03 - LANDSCAPE DESIGN STANDARDS.		
1. SITE PERIMETER LANDSCAPING REQUIREMENTS.		
b. SPECIAL AREAS - PORT, ST. LUCIE BLVD. A CONTINUOUS HEDGE AND A 15 FEET IN DEPTH LANDSCAPE STRIP:	15 FT.	15 FT.
c. ONE TREE FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY (558.87 L.F.):	19	19
A CONTINUOUS HEDGE 24" HEIGHT AT TIME OF PLANTING, ONE PER EACH 2 LINEAR FT.	179	179
2. BUILDING FACADE LANDSCAPE REQUIREMENTS. ZONING CG (COMMERCIAL) 5 FEET BUFFER STRIP, ONE TREE OR PALM FOR EVERY 30 LINEAR FT., 1 SHRUB PER 2 L.F. OF BUILDING'S PERIMETER (219.80):	7/110	8/110
3. VEHICULAR USE AREA REQUIREMENTS. A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, ONE TREE FOR EACH 30 LINEAR FEET, A CONTINUOUS HEDGE WITHIN THIS LANDSCAPE STRIP (101.30):	3	3
A CONTINUOUS HEDGE 24" HEIGHT AT TIME OF PLANTING, ONE PER EACH 2 LINEAR FT.:	51	51
4. PARKING LOT INTERIOR LANDSCAPE ISLANDS, ONE SHADE TREE WITH GROUND COVER, MULCH, SHRUBS:	5	5
SEC. 154.04 - LANDSCAPE MATERIAL STANDARDS.		
(C) TREES.		
4. NO MORE THAN TWENTY-FIVE PERCENT OF REQUIRED TREES SHALL BE PALM TREES:	8/25%	9/25%
5. AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE NATIVE SPECIES:	17/50%	24/71%
6. AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES:	7/20%	12/35%
7. AT LEAST SEVENTY-FIVE (75) PERCENT OF THE TREES LOCATED WITHIN LANDSCAPE ISLANDS SHALL BE EVERGREEN SHADE TREES:	4	4
8. WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED.		
REQUIRED TREE SPECIES MIX: NUMBER TREES PROVIDED 31-40		
(D) SHRUBS AND HEDGES, AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE: (692) 223/25%	617/69%	7
(E) GROUND COVER, TEN (10) PERCENT OF GROUND COVER SHALL BE FLOWERING GROUND COVER: (620) 62/10%	380/61%	
THE USE OF SOD IS LIMITED TO LESS THAN FIFTY (50) PERCENT OF THE SITE:	3,832.00/50%	2,006.80/26%
(*MITIGATION (9) PROVIDED)		
TOTAL TREES:	34	*40

TOTAL *PROTECTED TREES 12" D.B.H. CALIPER INCHES OR BETTER TO BE REMOVED=26.0 D.B.H. INCHES
 TOTAL *D.B.H. 27 CALIPER INCHES OF MITIGATION PROVIDED=9 TREES @3.0 D.B.H. CALIPER, SEE PLAN



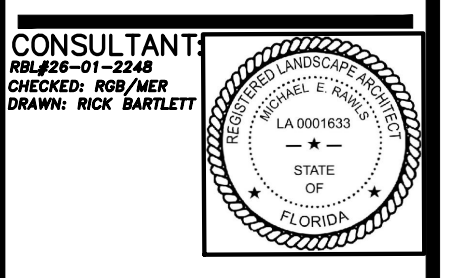
CKE GROUP, INC.
 engineering • architecture
 17190 ROYAL PALM BLVD.
 SUITE #2
 WESTON, FLORIDA 33326
 PH 305.558.4124
 FX 305.826.0619

CERTIFICATE OF AUTHORIZATION - 4433



This item has been digitally signed by Eduardo L. Caracche 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. CARACCHE PE 91914
 MICHAEL E. CARACCHE PE
 ARCHITECT-AR 103661
 STATE OF FLORIDA
 CKE GROUP, INC COA-4432



CONSULTANT
 RICK BARTLEY
 CHECKED: RICK BARTLEY
 SEAL

NO.	DATE	REMARKS
06-11-26		
04-29-26		
04-08-26		
03-13-26		
12-17-25		
09-16-25		

NO. DATE REMARKS
 REVISIONS

POLLO TROPICAL RESTAURANT

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

PROJECT NO: RBL-ZF-01-2248
 DATE: 08.20.2025

L-1

SITE PLAN-P26-024
 SPECIAL EXCEPTION-P26-025
 PSLUSD#11-19-00
 CHECKED: E.C. DRAWN: F.S.

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IRRIGATION SCHEDULE

FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER UF/IFAS PUBLICATION ENH-1061; DURING ESTABLISHMENT, TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL. TABLE 2. IRRIGATION SCHEDULES DEPEND ON SIZE OF NURSERY STOCK AND DESIRED OBJECTIVE*.

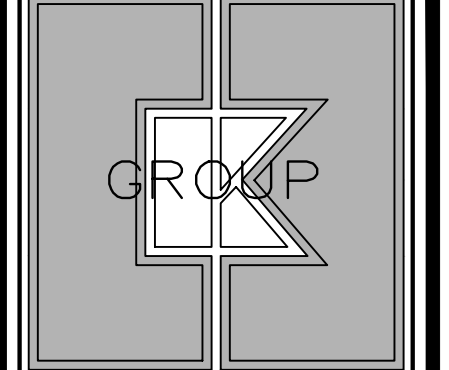
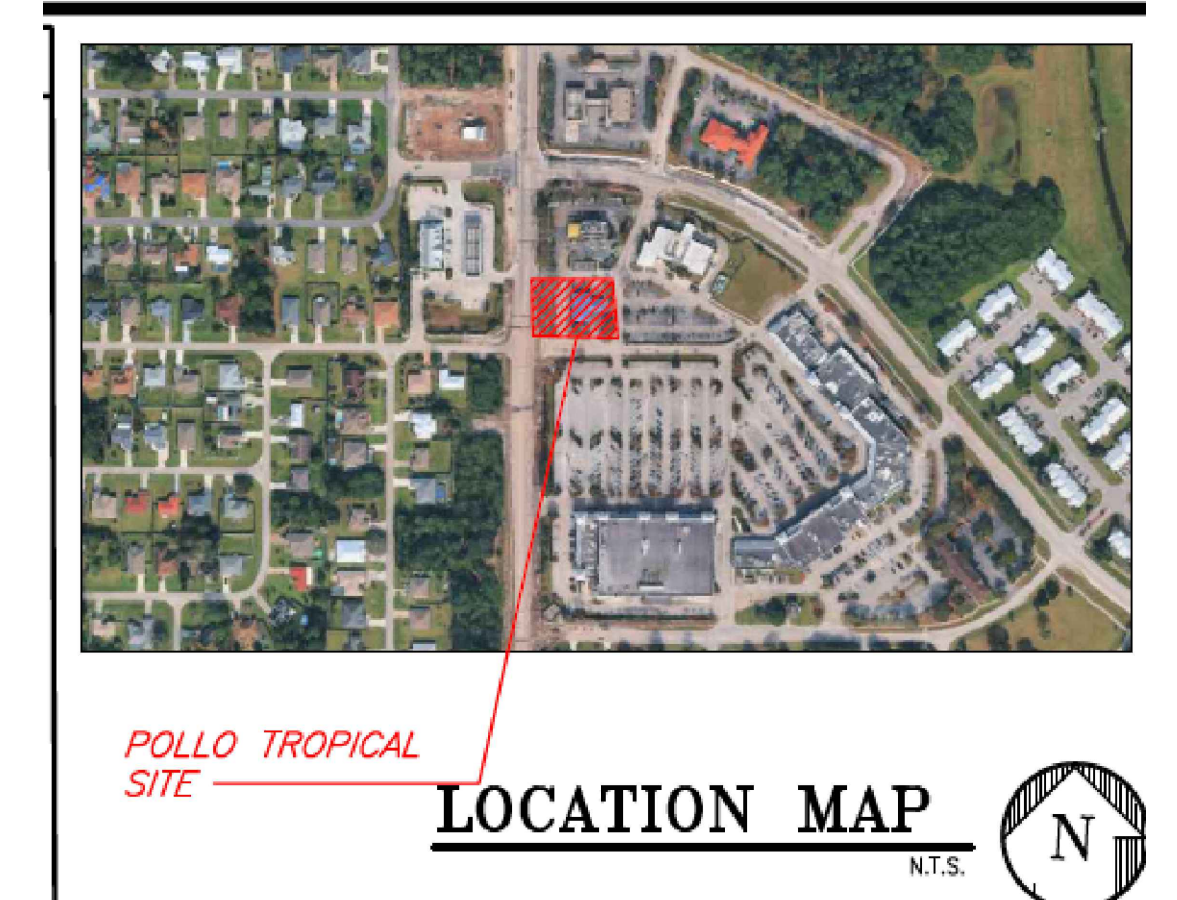
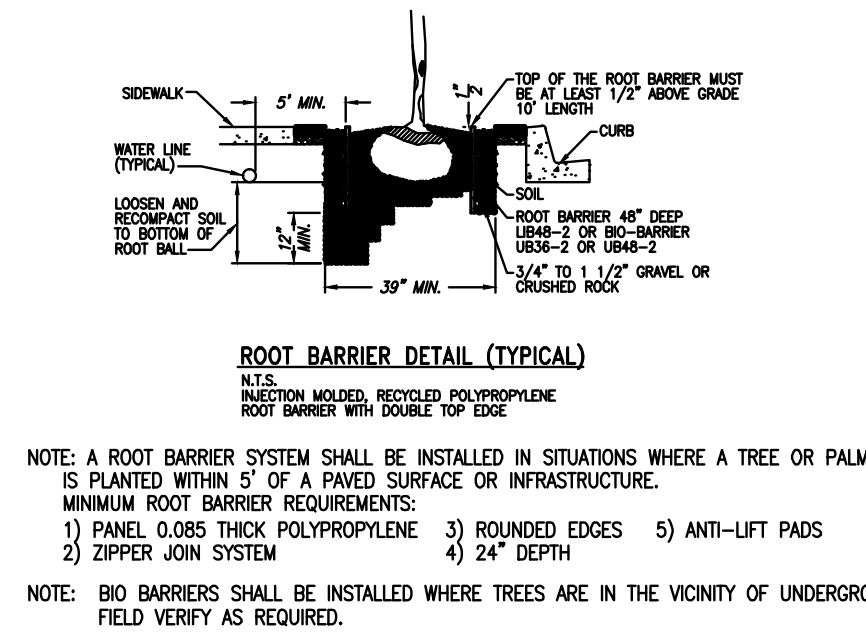
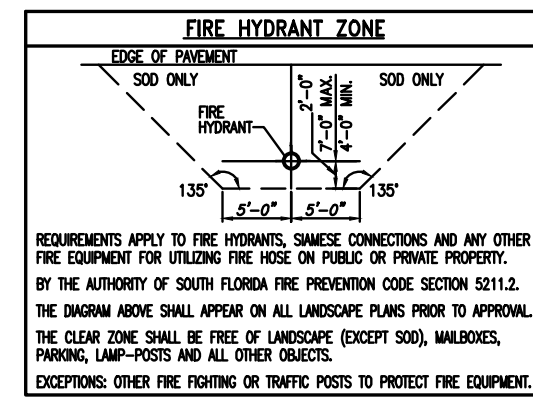
SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR	
	VIGOR	SURVIVAL
LESS THAN 2 INCH CALIPER	DAILY: 2 WEEKS EVERY OTHER DAY: 2 MONTHS WEEKLY: UNTIL ESTABLISHED	TWICE WEEKLY FOR 2-3 MONTHS
2-4 INCH CALIPER	DAILY: 1 MONTH EVERY OTHER DAY: 3 MONTHS WEEKLY: UNTIL ESTABLISHED	TWICE WEEKLY FOR 3-4 MONTHS
GREATER THAN 4 INCH CALIPER	DAILY: 6 WEEKS EVERY OTHER DAY: 5 MONTHS WEEKLY: UNTIL ESTABLISHED	TWICE WEEKLY FOR 4-5 MONTHS

* ESTABLISHMENT TAKES APPROXIMATELY 3 MONTHS (HARDINESS ZONES 10-11) 4 MONTHS (HARDINESS ZONES 8-9) PER INCH TRUNK CALIPER.

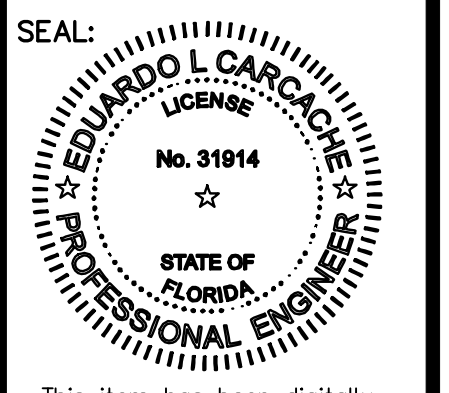
Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

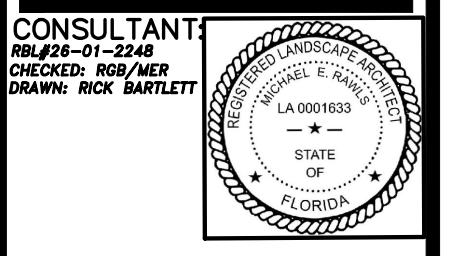


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EDUARDO L. CARCACHE, PE 31914
MICHAEL E. CARCACHE, PE
ARCHITECT-AR 103661
STATE OF FLORIDA
CKE GROUP, INC COA-4432



CONSULTANT
No. 2348-01-2348
CHECKED: MICHAEL E. CARCACHE
DRAWN: RICK BARTLEY

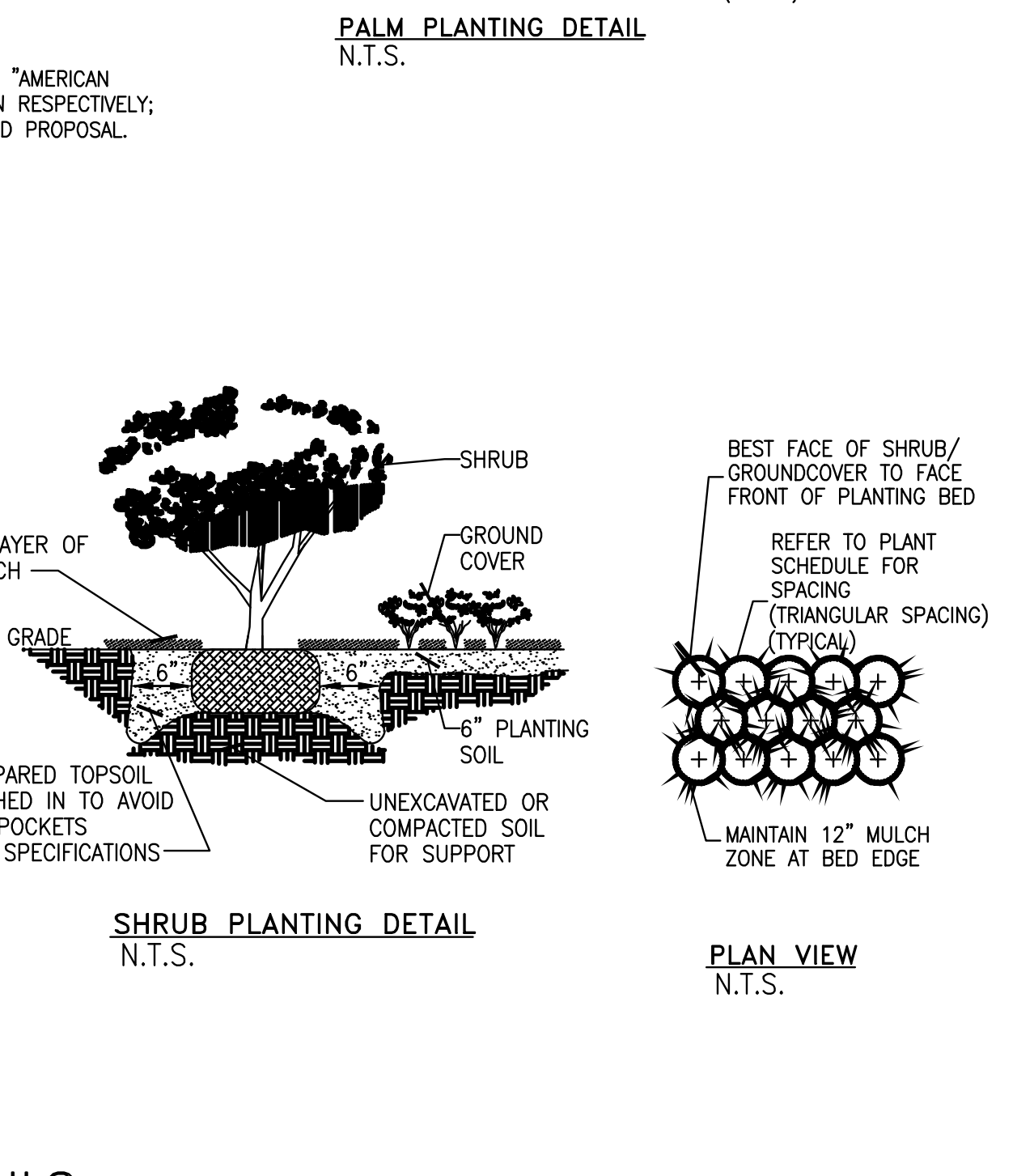
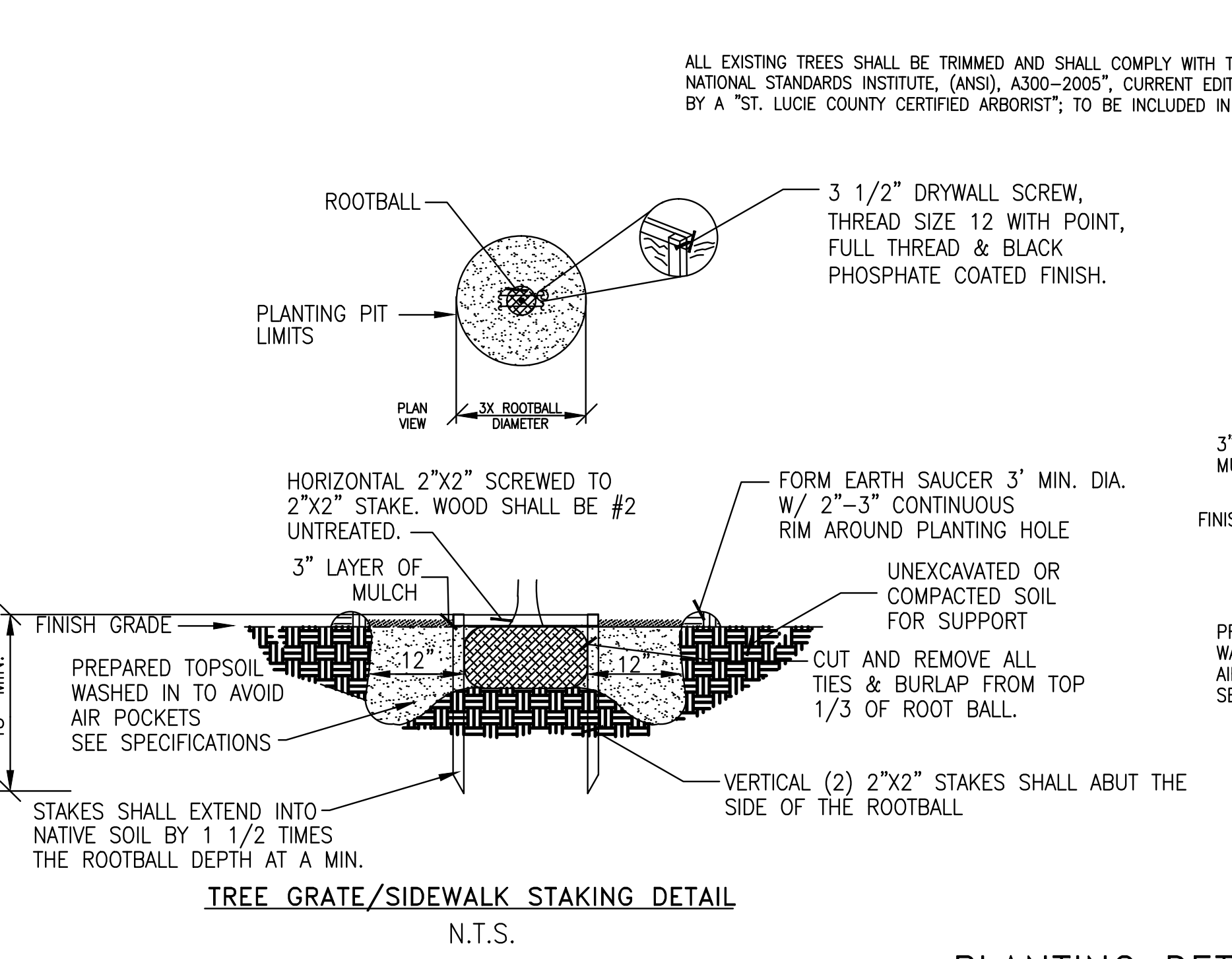
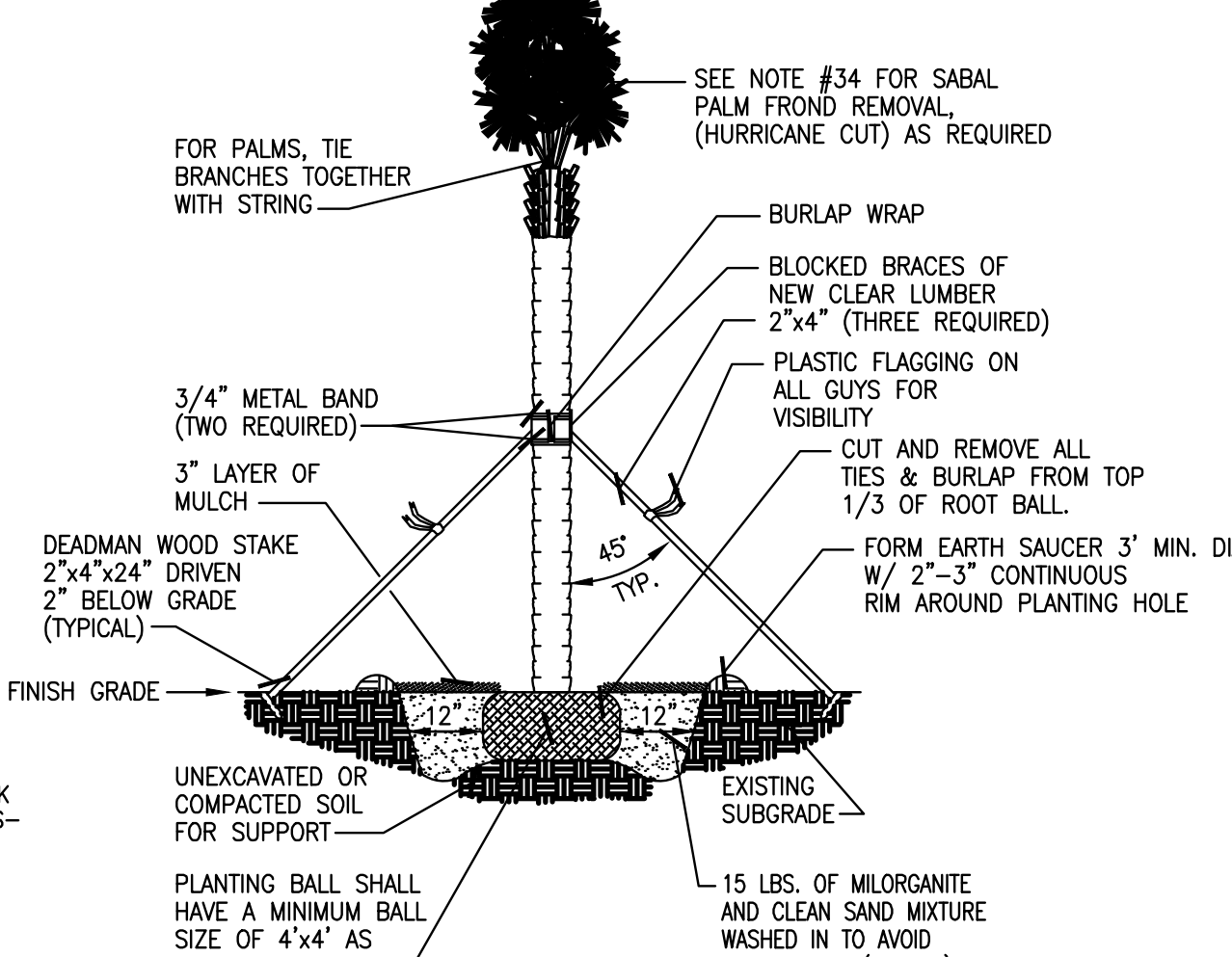
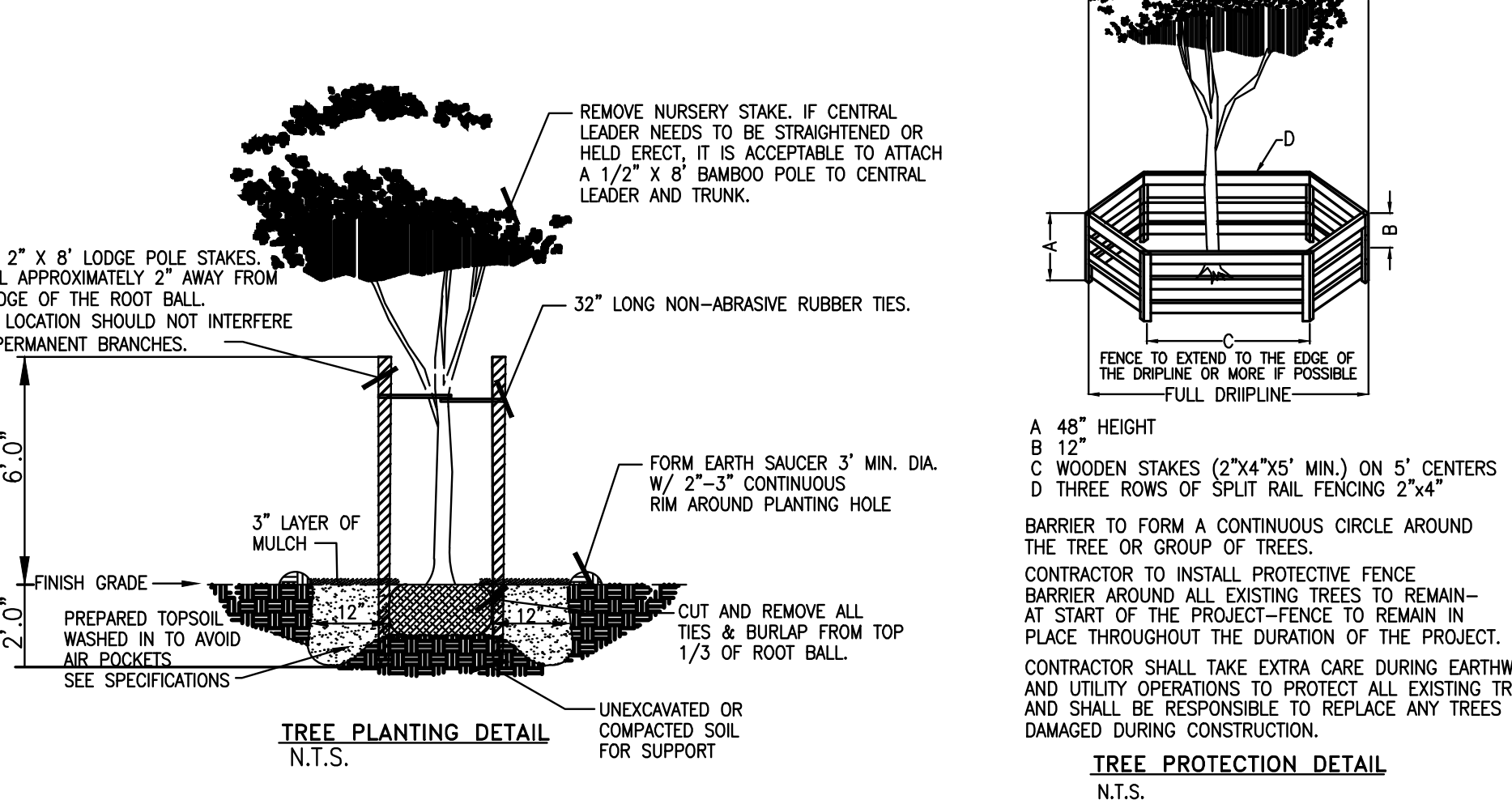
"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

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.

NOTE:
SET THE TREE/PALM NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING AT +10% ABOVE FINAL GRADE LEVEL.
NO MULCH SHALL TOUCH TRUNKS OF THE TREES OR PLANTS



NOTE: NO PLANT MATERIALS SHALL BE PLANTED WHERE THEY WILL OBSTRUCT VIEWS TO ROADWAY SIGNAGE OR BE PLACED WITHIN SIGHT LINES.

LANDSCAPE SPECIFICATIONS

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK. THE LANDSCAPE PLANS SHALL NOT BE UTILIZED FOR STAKING, LAYOUT OR LOCATIONS OF ANY SITE STRUCTURE OR FEATURE INCLUDING BUT NOT LIMITED TO BUILDINGS, SIGNS, SIDEWALKS, EASEMENTS, UTILITIES OR ROADWAYS.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST AUGUSTINE PALMETTO TSA-FREE (WEED FREE) SOLID, UNLESS OTHERWISE NOTED.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH/FLORIMULCH (NON-CYPRESS) & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
- ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
- ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
- LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC., NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); Hvy (INDICATES HEAVY); MIN (INDICATES MINIMUM).
- SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+1") THAN THE FINISHED GRADE.
- DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.
- COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5 LBS. OR 14.5 CUPS / PALMS
3 LBS. OR 8.70 CUPS / 12"-16" MATERIAL
2 LBS. OR 5.80 CUPS / 8"-12" MATERIAL
0.89 LBS. OR 2.00 CUPS / 6"-8" MATERIAL
0.19 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL
FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. CONTAINER, 1/4 LB. PER 1 GAL. CONTAINER) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F., A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD), AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.
27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COPOLYMER, POTASSIUM, ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:
1 PAC PER TREE - 36" BALL SIZE
2 PACS PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1 GAL. CONTAINER
- LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
- PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
- WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
- PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH LEAF AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
- SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
- MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTling PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
- CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SABAL PALMS WITH THE EXCEPTION OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THUS GIVING HIGHER SURVIVOR RATE OF THE SABAL PALMS SPECIES. OTHER PALM SPECIES THE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION AS REQUIRED).
- ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO ANY REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS INDICATED WITHIN THE PLANS OR PLAN DOCUMENTS.
- A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30' & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS.

NO.	DATE	REMARKS
06-11-26		
04-29-26		
04-08-26		
03-13-26		
12-17-25		
09-16-25		

REVISIONS

PROJECT NO: RBL#26-01-2248
DATE: 08.20.2025

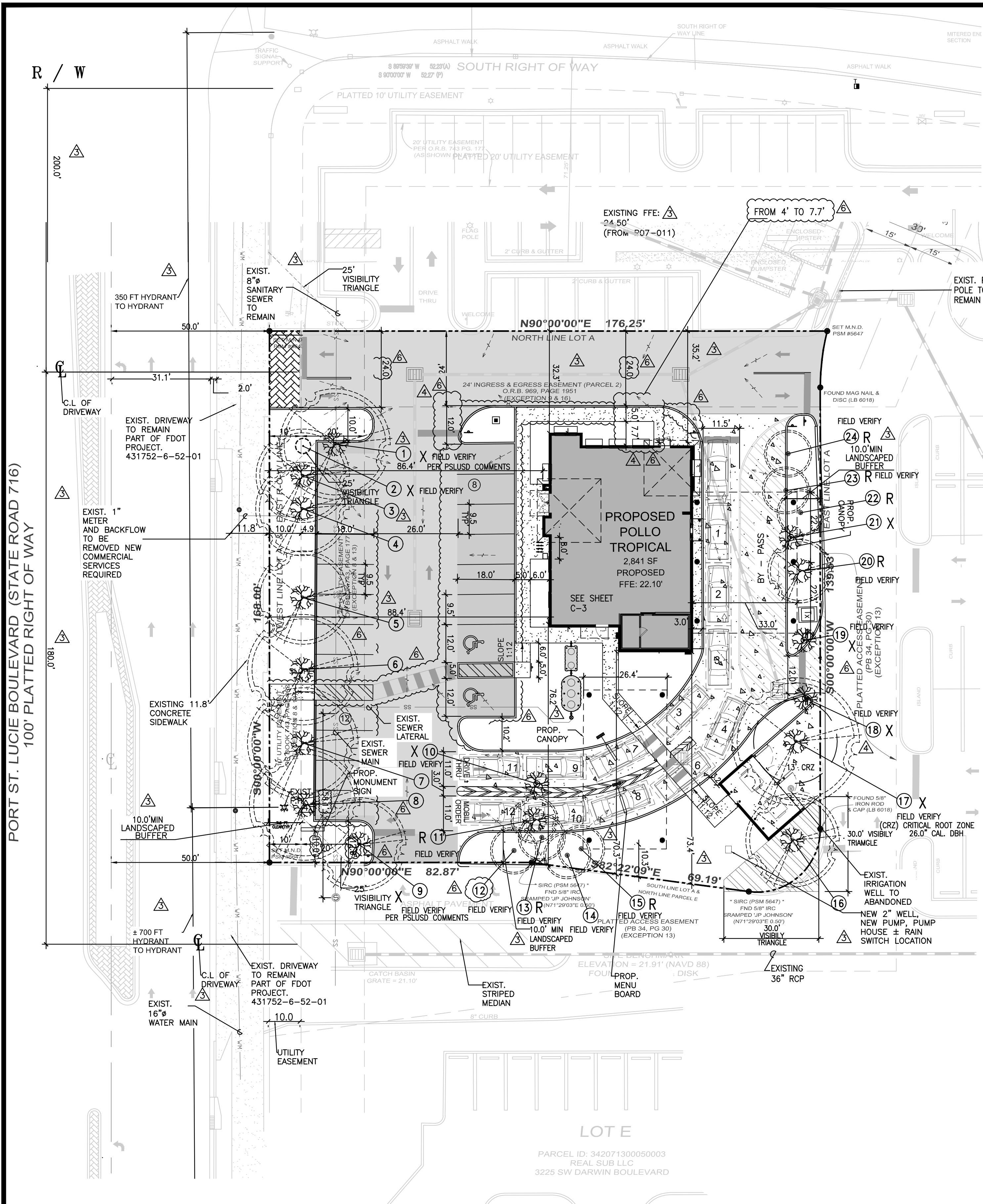
POLLO TROPICAL RESTAURANT

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

L-2

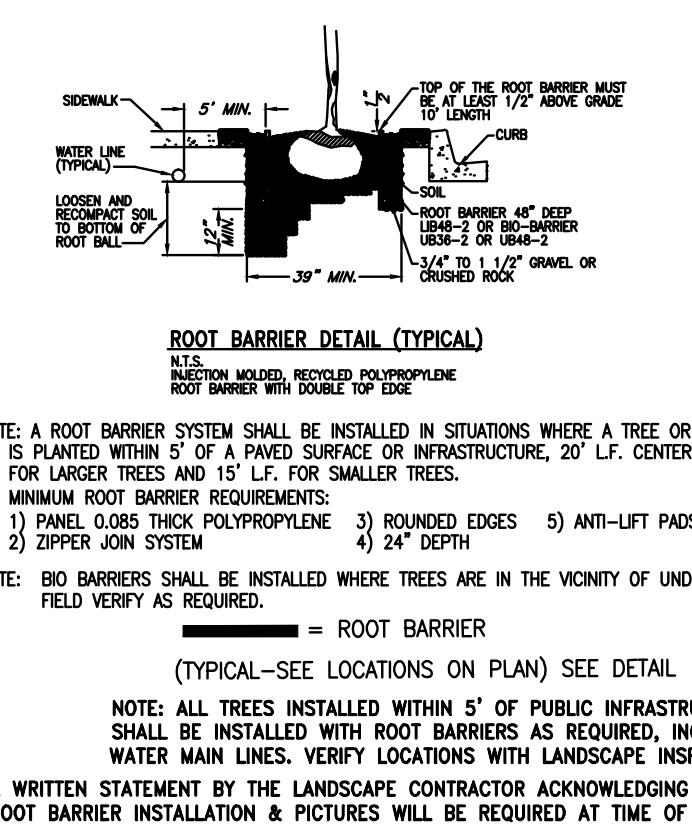
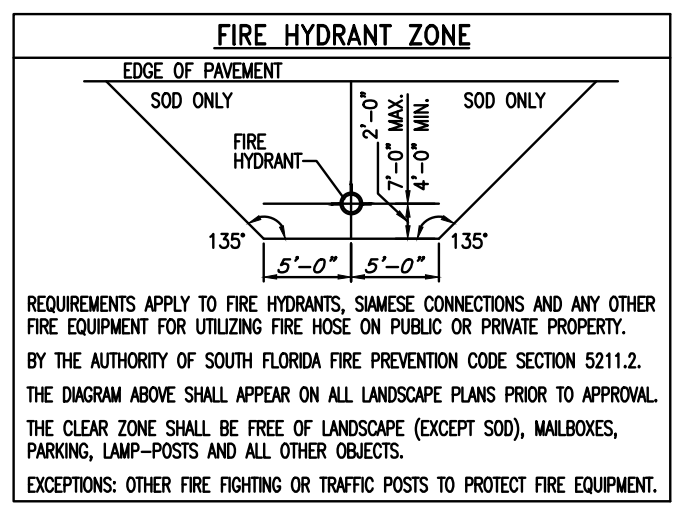
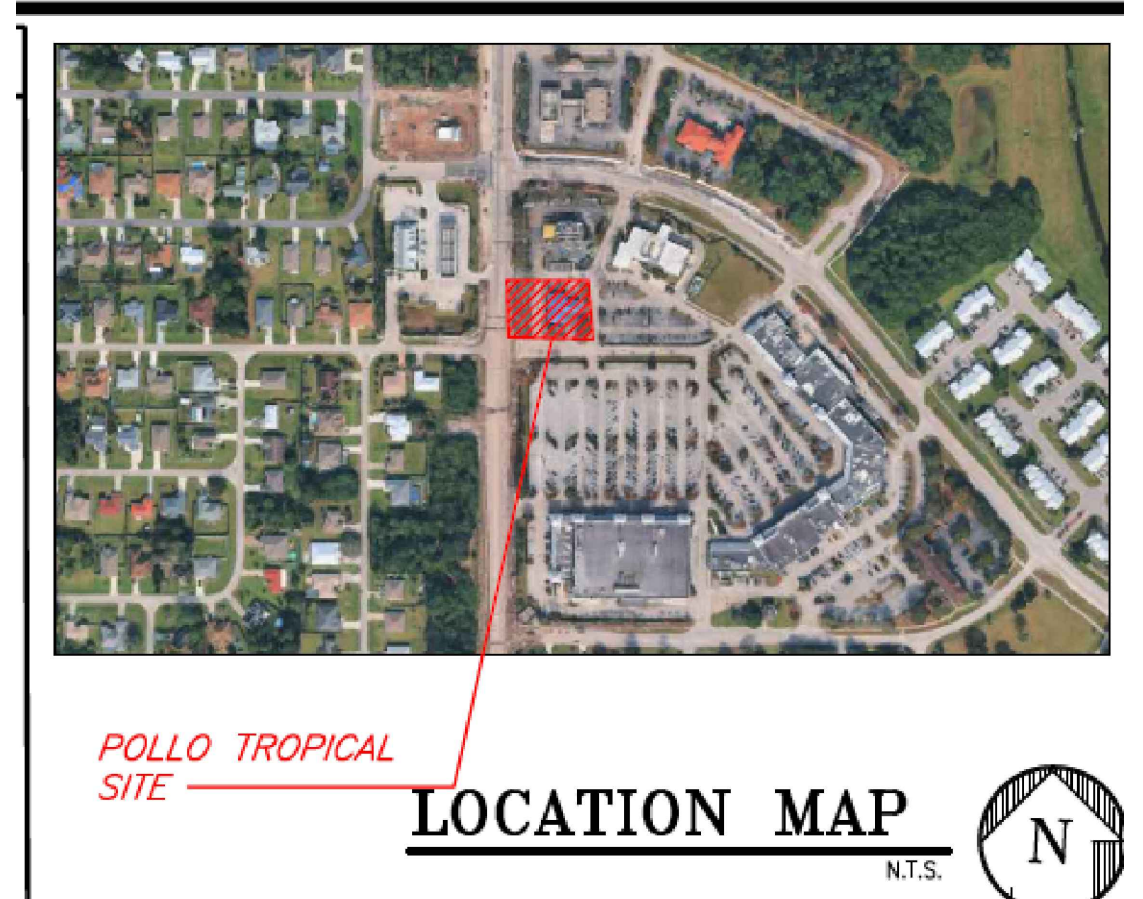
SITE PLAN: P26-024
SPECIAL EXCEPTION: P26-025
PSLUSD: #11-219-00
CHECKED: E.C. DRAWN: F.S.

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LEGEND

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



- #### TREE BARRICADE NOTES:
- ALL EXISTING TREES AND TREES SHALL BE PRUNED BY A "CERTIFIED ARBORIST" AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), A300-2003", CURRENT EDITION RESPECTIVELY. TREES THAT EXHIBIT FLUOR CHLOR WILL BE CONSIDERED AS BARRED AND WILL NOT BE ACCEPTED.
 - EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
 - NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
 - TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOxious PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
 - A TREE REMOVAL/RELOCATION PERMIT FROM THE CITY OF FT. ST. LUCIE SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND ANY CLEARING OPERATIONS, AS REQUIRED.
 - ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 90 DAYS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-30", ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FERROUS MATERIAL SUCH AS LEAVES, OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLE WOOD. RELOCATED TREES SHALL BE LIGHTLY PRUNED BY HAND. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES W/ TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC. OWNER TO SUPPLY WATER ON SITE.
 - PROVIDE OSH TO RETAIN WATER, ELIMINATE AIR POCKETS WITH THE USE OF WATER HOSE, HOLE SHOULD BE FILLED WITH A Mixture OF GOOD TOP SOIL (SEE SPECIFICATION SHEET).
 - A TEMPORARY HOLDING AREA SHALL BE USED ON SITE DURING CONSTRUCTION OR UNTIL TREES CAN BE PROPERLY RELOCATED, COORDINATE WITH LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER, FLOPPY HOLLY AND ALL EXOTIC NURSANCE MATERIAL ON SITE AS REQUIRED.
 - CONTRACTOR SHALL FIELD ADJUST NEW TREE LOCATIONS TO BE 15' MINIMUM FROM LIGHT STANDARDS.
 - A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNRESTRICTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LOCAL INTERSECTIONS.
 - TRIANGLE SHALL BE 30' & 8' FT MEASURED FROM GRADE LEVEL AT ALL ENTRIES, EXITS, AND INTERSECTIONS AS REQUIRED.

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

X=TO BE REMOVED=6
R=TO BE RELOCATED=7

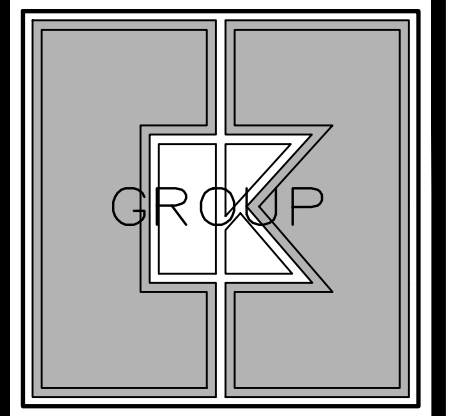
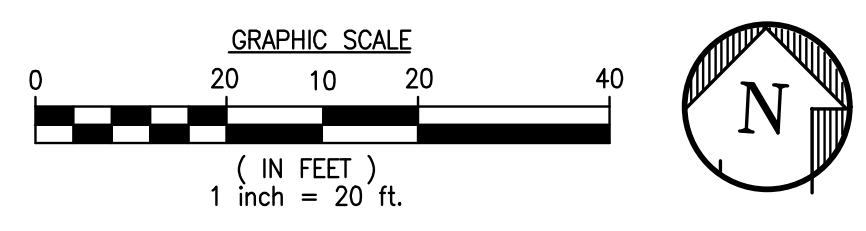
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1	30	35	26.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	*TO BE REMOVED	961.63 SQ.FT.
2	7	4	4.0	PHOENIX ROEBELINII	PIGMY DATE PALM	FAIR/40%	TO BE REMOVED	25.17 SQ.FT.
3	30	30	17.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	TO REMAIN	706.50 SQ.FT.
4	30	30	16.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	TO REMAIN	706.50 SQ.FT.
5	30	30	14.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	TO REMAIN	706.50 SQ.FT.
6	32	35	20.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	TO REMAIN	961.63 SQ.FT.
7	30	30	16.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	TO REMAIN	706.50 SQ.FT.
8	32	35	19.5	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	TO REMAIN	961.63 SQ.FT.
9	32	35	12.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	*TO BE REMOVED	961.63 SQ.FT.
10	7	4	1.5	LAGERSTROEMIA INDICA	CRAPE MYRTLE	POOR/25%	TO BE REMOVED	25.17 SQ.FT.
11	16	15	8.0	TABERBUA ARGENTEA	SILVER TRUMPET	GOOD/51%	TO BE RELOCATED	176.63 SQ.FT.
12	40	15	12.0	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	GOOD/51%	TO REMAIN	176.63 SQ.FT.
13	38	15	12.0	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	GOOD/51%	TO BE RELOCATED	176.63 SQ.FT.
14	40	15	12.0	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	GOOD/51%	TO REMAIN	176.63 SQ.FT.
15	38	15	12.0	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	GOOD/51%	TO BE RELOCATED	176.63 SQ.FT.
16	22	30	11.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	TO REMAIN	706.50 SQ.FT.
17	32	40	*26.0	QUERCUS VIRGINIANA	LIVE OAK	GOOD/60%	TO BE REMOVED	1256.00 SQ.FT.
18	7	4	1.5	LAGERSTROEMIA INDICA	CRAPE MYRTLE	POOR/25%	TO BE REMOVED	25.17 SQ.FT.
19	7	4	1.5	LAGERSTROEMIA INDICA	CRAPE MYRTLE	POOR/25%	TO BE REMOVED	25.17 SQ.FT.
20	16	20	8.0	MAGNOLIA GRANDIFLORA	LITTLE GEM	GOOD/51%	TO BE RELOCATED	314.00 SQ.FT.
21	7	4	2.0	LAGERSTROEMIA INDICA	CRAPE MYRTLE	FAIR/50%	TO BE REMOVED	25.17 SQ.FT.
22	38	15	10.0	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	GOOD/51%	TO BE RELOCATED	176.63 SQ.FT.
23	40	15	17.0	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	GOOD/51%	TO BE RELOCATED	176.63 SQ.FT.
24	38	15	10.0	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM	GOOD/51%	TO BE RELOCATED	176.63 SQ.FT.

TOTAL *PROTECTED TREES 12" D.B.H. CALIPER INCHES OR BETTER TO BE REMOVED=26.0 D.B.H. INCHES
TOTAL *D.B.H. 27 CALIPER INCHES OF MITIGATION PROVIDED=9 TREES Ø3.0 INCH D.B.H. CALIPER, SEE L-1 LANDSCAPE PLAN

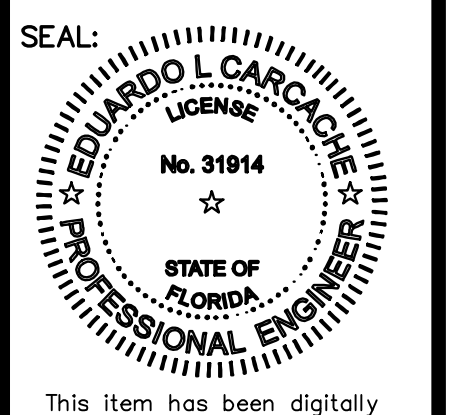
"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

TREE SURVEY DISPOSITION PLAN

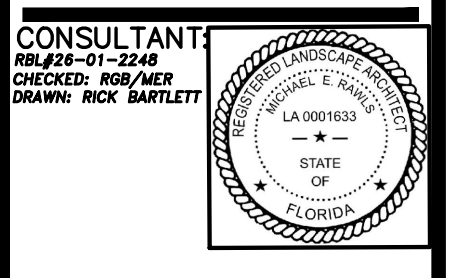
SCALE: 1" = 20'-0"



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STATE OF FLORIDA
CKE GROUP, INC COA-4432



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

NO.	DATE	REMARKS
△	06-11-26	
△	04-29-26	
△	04-08-26	
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△	12-17-25	
△	09-16-25	

REVISIONS

POLLO TROPICAL RESTAURANT

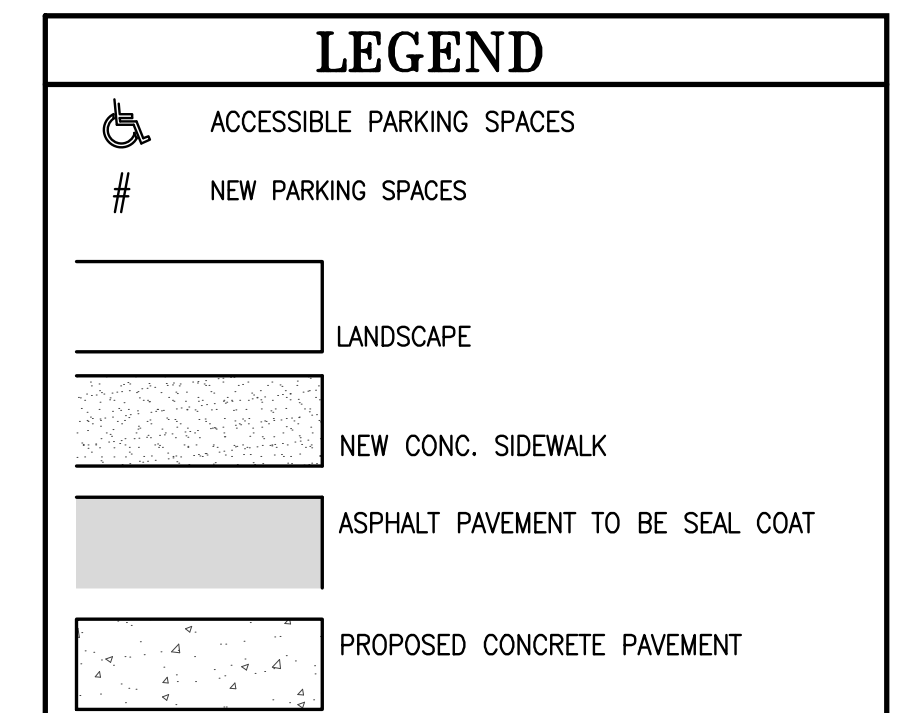
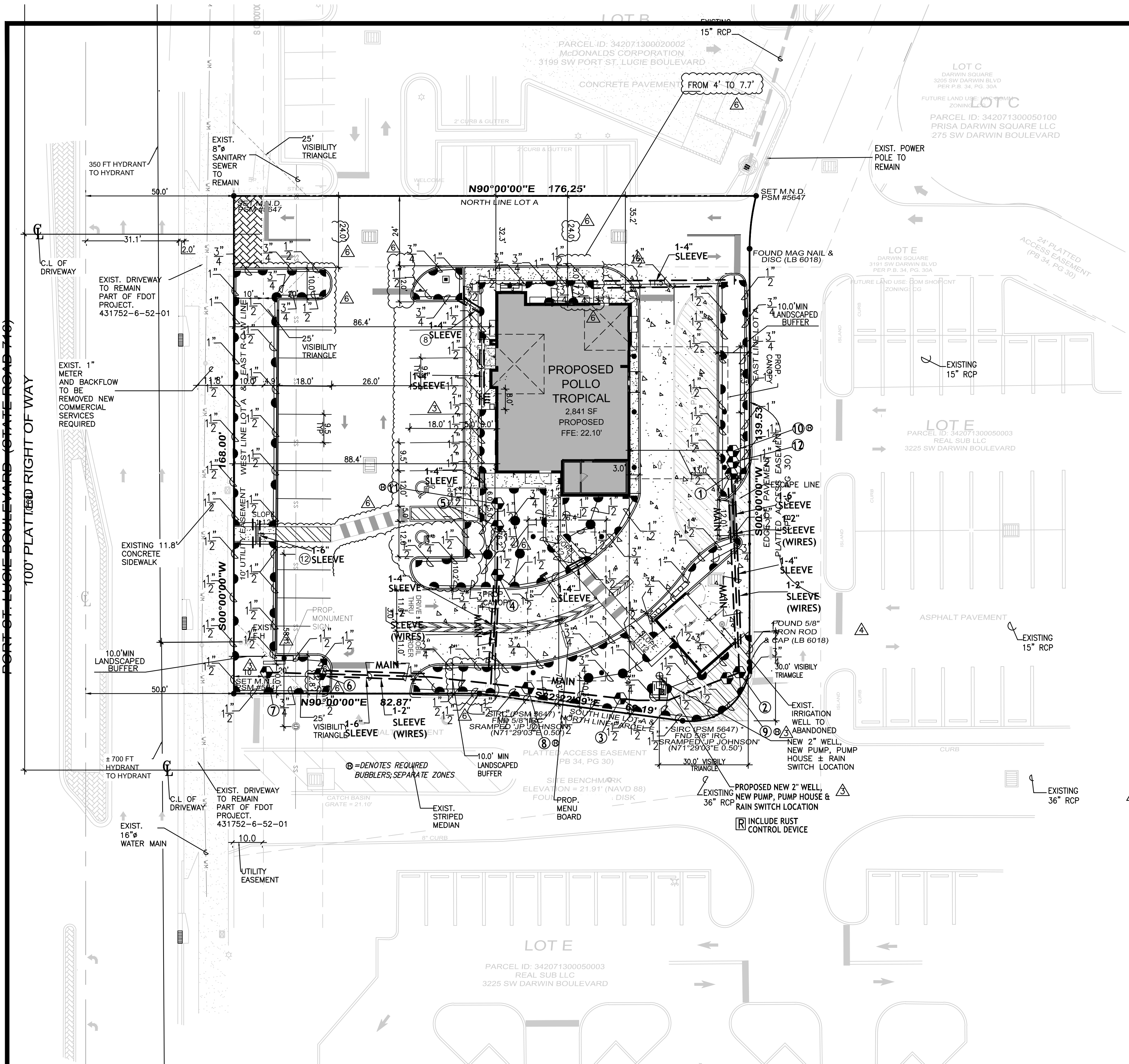
3201 SW PORT ST LUCIE BLVD PORT ST. LUCIE COUNTY, FL.

PROJECT NO: RBL#26-01-2248
DATE: 08.20.2025

TD-1

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

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POLLO TROPICAL SITE LOCATION MAP N.T.S.

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.

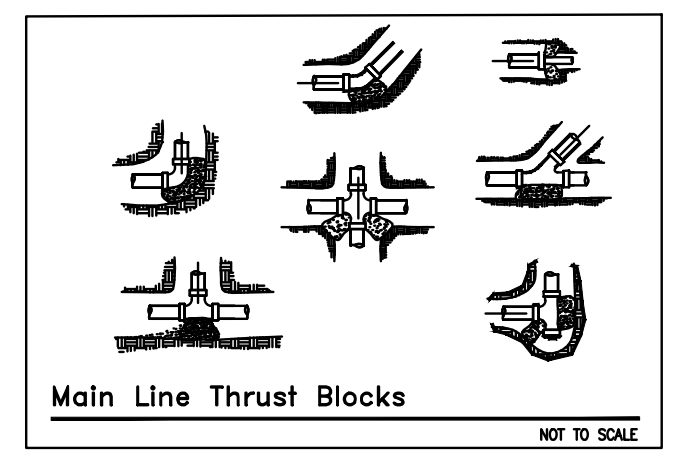
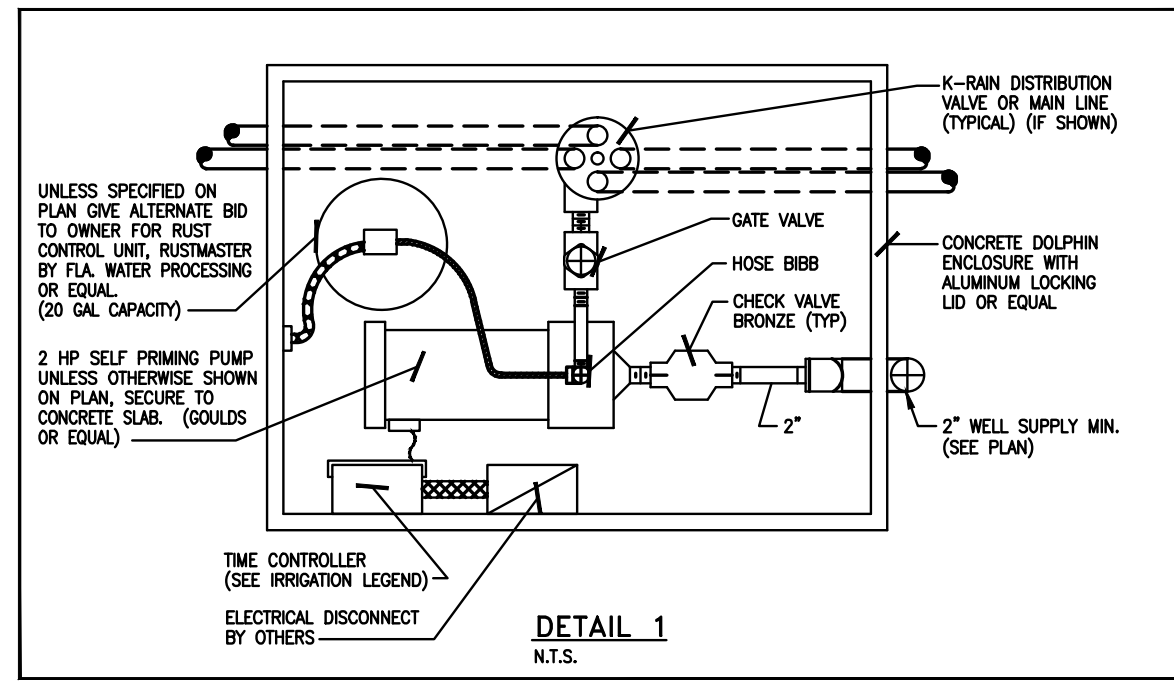
- ### NOTES:
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 100% OVERLAP (MINIMUM) USING FAST FRET WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
 - GENERAL CONTRACTOR TO SUPPLY & INSTALL SLEEVES AS SHOWN & PROVIDE ELECTRICAL HOOK UP AS REQUIRED.
 - CODES AND STANDARDS: ALL WORK SHALL BE INSTALLED AND COMPLY WITH FLORIDA BUILDING CODE APPENDIX (F), INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES.
 - PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PBC V-A-1.1: PIPE SIZE (INCHES) DEPTH OF COVER (INCHES) 1/2" - 1 1/2" 3-5 1 1/2" - 2" 24"-30" 2" AND LARGER 30"-36"
 - HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION. ALL RISERS SHALL BE PAINTED FLAT BLACK IF APPROVED.
 - IRRIGATION CONTRACTOR TO INSTALL BUBBLERS TO EACH TREE/PALM, VERIFY LOCATIONS AS REQUIRED.
 - IRRIGATION CONTRACTOR TO SELECT NOZZLE SIZE BASED ON INTENDED THROW WITHIN 25% OF MAXIMUM DESIGN THROW.
 - INSTALL BUBBLERS LOCATED AT EACH NEW LOCATION OF TREES (SEE LANDSCAPE PLAN FOR LOCATIONS). =DENOTES BUBBLERS (TYP)
 - CONTRACTOR TO PRESSURE TEST WATER SERVICE UP TO EACH ZONE VALVE IN THE IRRIGATION SYSTEM. MAIN LINE SHALL BE LEFT EXPOSED FOR VISUAL OBSERVATION PRIOR TO BACKFILL AND REQUIRED APPROVAL. CALL FOR REQUIRED INSPECTIONS.
 - A MAP OF THE SYSTEM SHALL BE KEPT IN A READILY AVAILABLE LOCATION WITH DETAILS FOR OPERATION, PROVIDED BY CONTRACTOR. IRRIGATION CONTRACTOR SHALL PROVIDE (2) TWO COPIES OF AS-BUILT PLANS AND A POP DISK UPON COMPLETION & FINAL ACCEPTANCE.
 - A PRESSURE-REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED IF STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH.
 - CHECK VALVES MUST BE INSTALLED AT IRRIGATION HEADS AS NEEDED TO PREVENT LOW HEAD DRAINAGE AND PUDDLING.
 - CONTRACTOR SHALL INSTALL AUTOMATIC DRAIN LINES AS REQUIRED ON EACH ZONE.
 - CONTRACTOR TO PRESSURE TEST WATER SERVICE UP TO EACH ZONE VALVE IN THE IRRIGATION SYSTEM. MAIN LINE SHALL BE LEFT EXPOSED FOR VISUAL OBSERVATION PRIOR TO BACKFILL AND REQUIRED APPROVAL. CALL FOR REQUIRED INSPECTIONS.
 - ALL PSLUSD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES IN A VERTICAL SEPARATION OF AT LEAST 18" (USE PAGE 15, LINE 45)

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	AREA	GPM	PRECIPITATION
○	RAIN BRD 1806 SERIES 6" AND 1812 SERIES 12" POP UP SPRAYS	4'x30'	1.20	.68 IN/H
○	RAIN BRD 1806 CENTER STRIP - 4" CST	15' RAD	2.00	1.29 IN/H
○	RAIN BRD 1806 HALF - 15" H	15' RAD	1.00	1.17 IN/H
○	RAIN BRD 1806 QUARTER - 15" Q	4'x15'	0.60	.34 IN/H
○	RAIN BRD 1806 END STRIP - 4" EST	42' RAD	3.50	1.93 IN/H
○	RAIN BRD SERIES 5700 GEAR DRIVEN ROTARY SPRINKLER	4'x30'	1.45	.75 IN/H
○	RAIN BRD 1806 SIDE STRIP - 4" SST	15' RAD	4.00	1.95 IN/H
○	RAIN BRD 1806 FULL - 15" F	10' RAD	3.00	1.65 IN/H
○	RAIN BRD 1806 - FLOOD BUBBLER 6" POP UP			
○	RAIN BRD FIB SERIES LOW VOLTAGE CONTROL VALVES 1" & 1 1/2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED			
○	2 HP STARTER SELF PRIMING PUMP, MODEL B04H, DELIVERING 55 GPM @ 35 PSI OR EQUIVALENT 220 VOLT (OR EQUAL) W/ PUMP START			
○	RAIN BRD 1806-SPC RAIN SENSOR			
○	2" WELL SUPPLY 80' MIN/WATER PERMIT BY OTHERS			
○	RUST CONTROL DEVICE-SEE DETAIL #1			

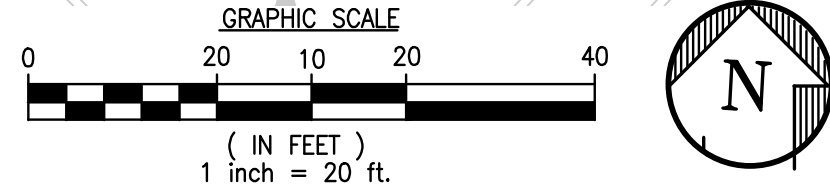
SEE SPECIFICATIONS/DETAILS

ZONE	1	2	3	4	5	6	7	8	9	10	11	12
# HEADS	14	17	14	16	22	16	17	7	8	8	12	14
S. P. M.	23.20	35.00	27.00	33.00	35.30	27.20	29.00	22.40	25.60	25.60	38.40	22.90

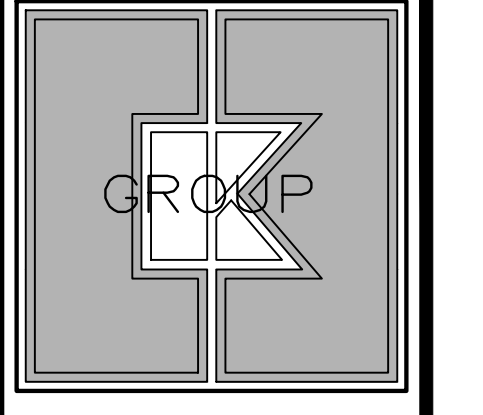
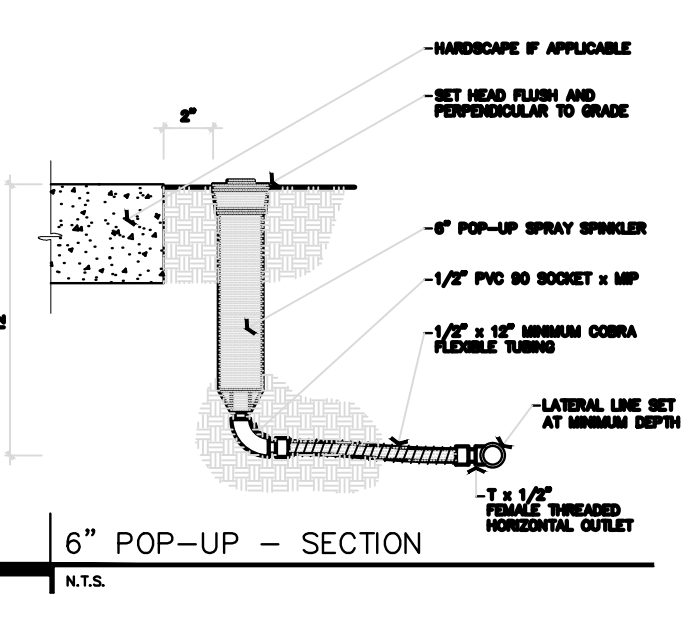
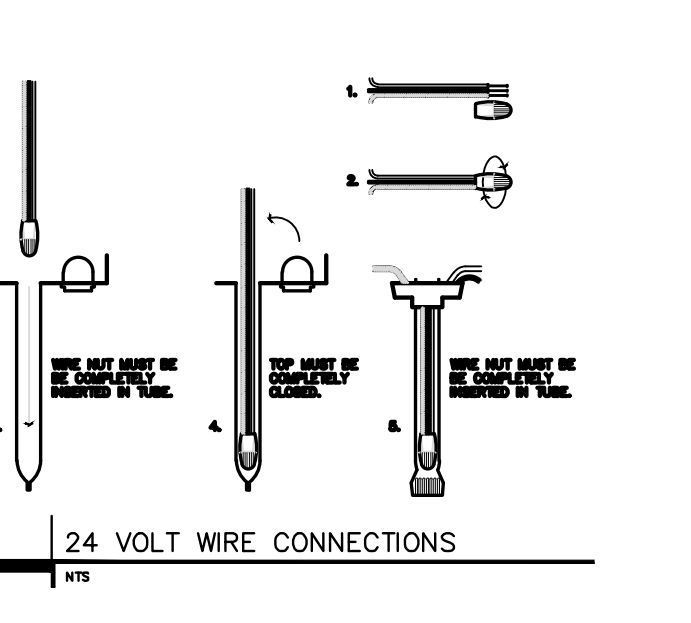
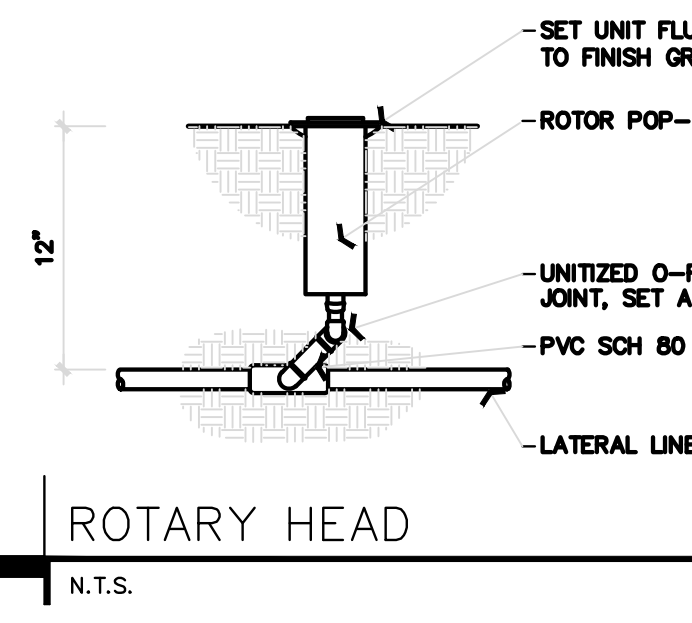
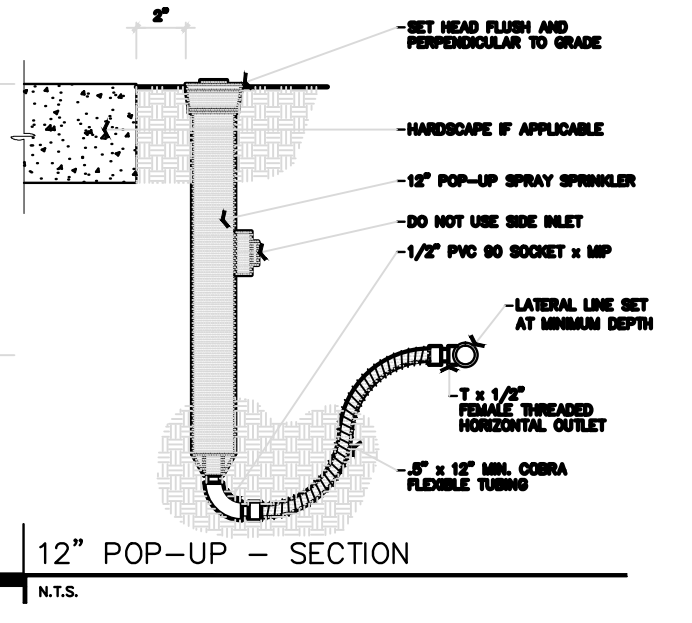
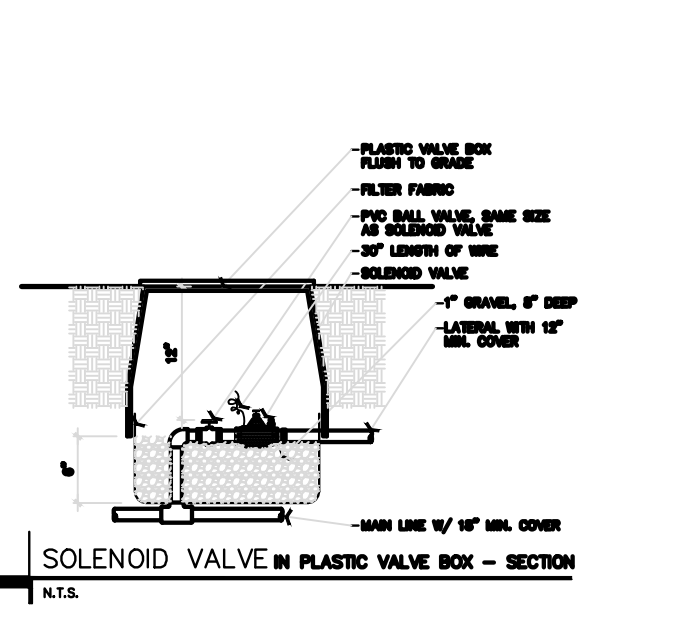
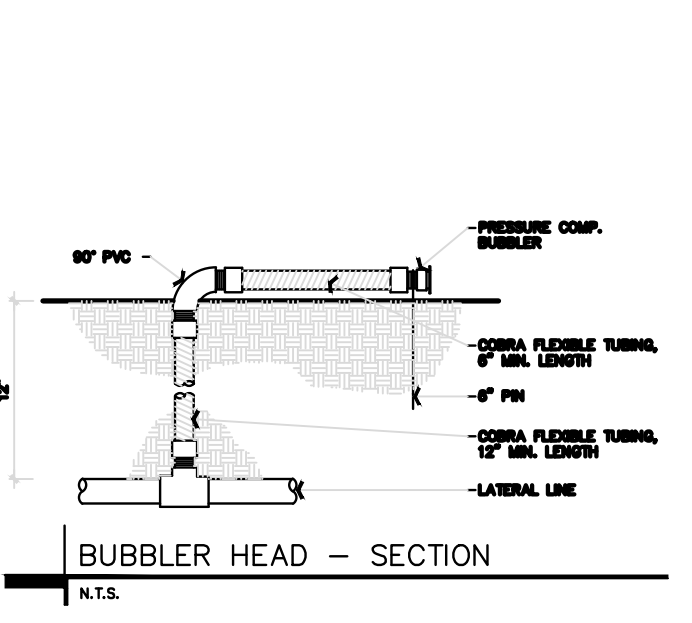


IRRIGATION PLAN

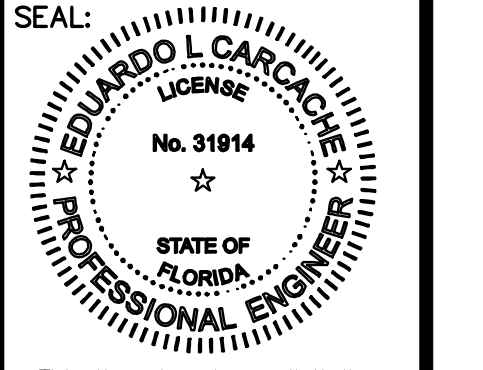
SCALE: 1" = 20'-0"



Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

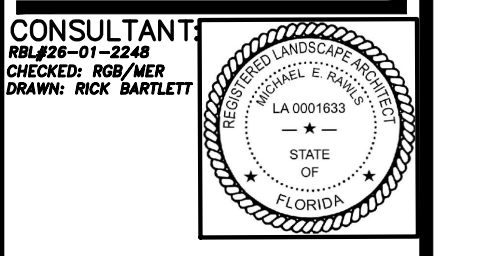


CKE GROUP, INC.
engineering • architecture
17190 ROYAL PALM BLVD.
SUITE #2
WESTON, FLORIDA 33326
PH 305.558.4124
FX 305.826.0619
CERTIFICATE OF AUTHORIZATION - 4532



This item has been digitally signed by Eduardo L. Carche 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. CARCHÉ, PE 31914
MICHAEL E. CARCHÉ, PE
ARCHITECT-AR 103661
STATE OF FLORIDA
CKE GROUP, INC COA-4432



CONSULTANT
No. 2244
CACHED: 08/20/25
DRAWN: RICK BARRETT

NO.	DATE	REMARKS
06-11-26		
04-29-26		
04-08-26		
03-13-26		
12-17-25		
09-16-25		

NO. DATE REMARKS

REVISIONS

POLLO TROPICAL RESTAURANT

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

PROJECT NO: RBL#26-01-2248
DATE: 08.20.2025

IR-1

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

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