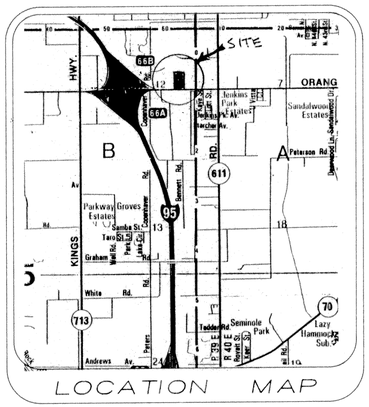


PROJECT NAME: INDIAN RIVER OIL COMPANY
CONVENIENCE STORE & FILLING STATION
OWNER: ROBERT C. FENDER
LOCATION: ORANGE AVENUE EAST OF I-95
ZONING: IL
LAND USE: MXD - ORANGE AVE.

UTILITIES:

ELECTRIC	FPL
WATER	FORT PIERCE UTILITIES
SEWER	SEPTIC TANK & DRAINFIELD

SITE DATA:	SQ. FT.	ACRES	%
TOTAL AREA	234,928	5.39	
IMPERVIOUS AREA:			
BUILDING	3,600		2
PAVING & SIDEWALKS	67,535		
TOTAL IMPERVIOUS AREA	71,135	1.63	30
PERVIOUS AREA (OPEN SPACE)	163,793		70

PARKING CALCULATIONS:

RETAIL AREA = 3,600 S.F.
PARKING REQUIRED = 3,600 x 5/1,000 = 18 SPACES (1 HC)
PARKING PROVIDED = 22 SPACES (3 HC)

BUILDING SETBACKS (IL):

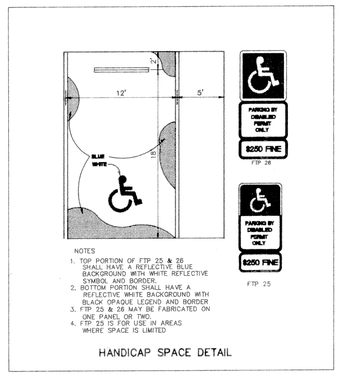
FRONT:	25 FT.
SIDE:	10 FT.
REAR:	20 FT.

DRAINAGE NOTES:

DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WITH BLEED DOWN OUTFALL TO S.R. 68 R/W.

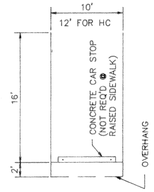
DEVELOPMENT SCHEDULE

BEGIN CONSTRUCTION: 8/95
COMPLETE CONSTRUCTION: 5/96



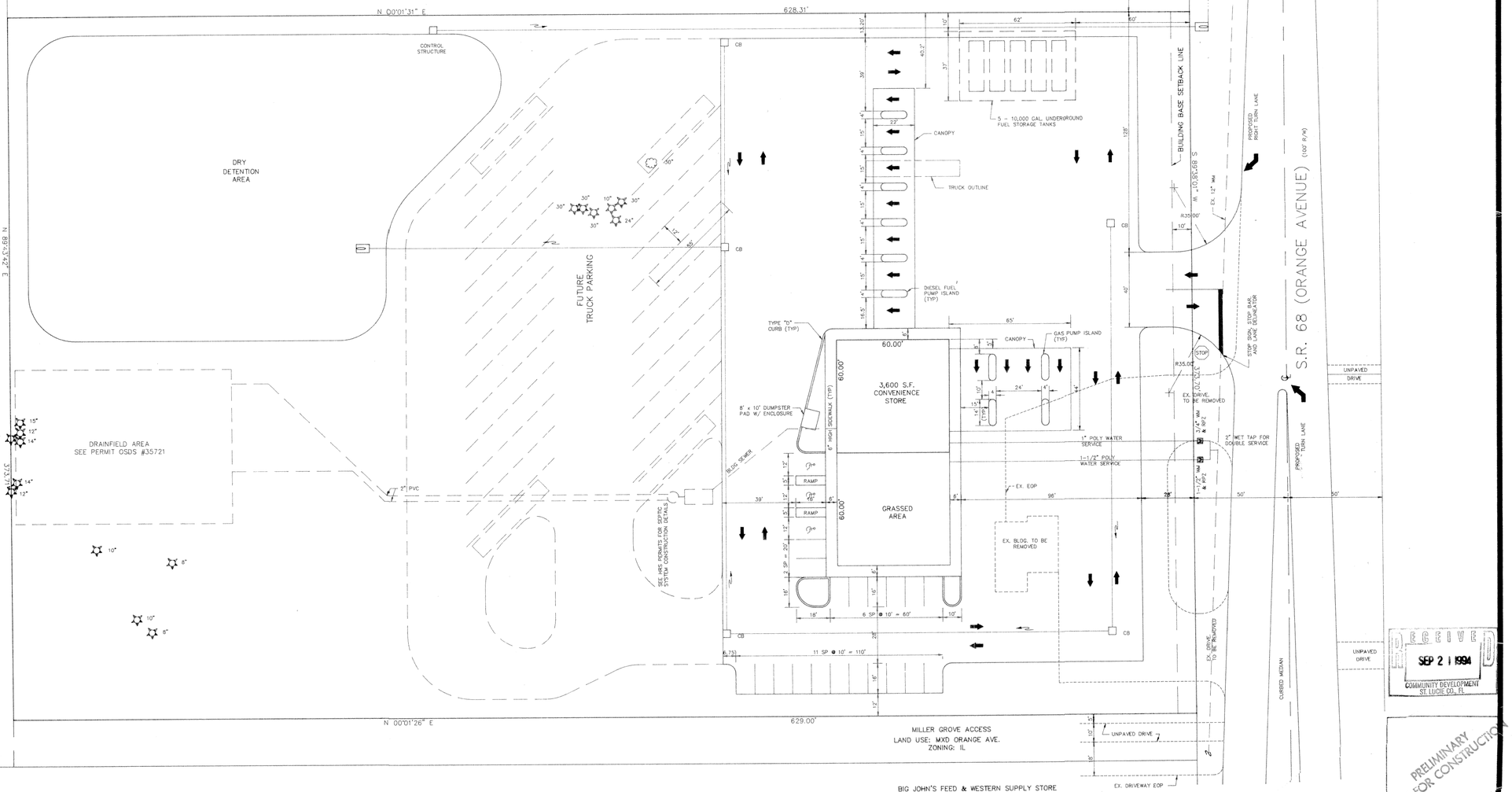
NOTES
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEVD AND BORDER
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED

HANDICAP SPACE DETAIL



TYPICAL CAR PARKING STALL

GRAPHIC SCALE: 1" = 30'



LEGEND	
→	RUNOFF FLOW DIRECTION
⬅	TRAFFIC FLOW
DIA."	SABAL PALM TO REMAIN
DIA."	OAK TO REMAIN
CB	STORM WATER INLET

THIS IS TO CERTIFY THAT THIS SITE PLAN MEETS THE MINIMUM TECHNICAL REQUIREMENTS OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE. THIS APPROVAL DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION UNTIL ALL SUCH PROVISIONS OF THE PROJECT DEVELOPMENT APPROVAL HAVE BEEN COMPLIED WITH AS FURTHER IDENTIFIED IN COMMUNITY DEVELOPMENT ORDER CD-94-023

COMMUNITY DEVELOPMENT ADMINISTRATOR

10-19-94
APPROVAL DATE

RECEIVED
SEP 21 1994
COMMUNITY DEVELOPMENT ST. LUCIE CO., FL.

PRELIMINARY NOT FOR CONSTRUCTION

#525

CAD DWG 9403SP

Date	Revisions
8-25-94	PER FDOT & CO.

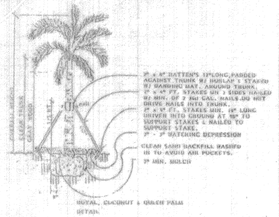
JOSEPH T. FRISCIA, P.E. INC.
1665 SW BALTIMORE ST. PORT ST. LUCIE FL. 34984 407-340-4990

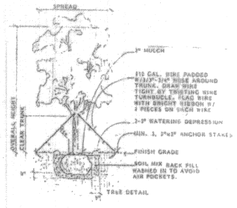
INDIAN RIVER OIL COMPANY
CONVENIENCE STORE & FILLING STATION
SITE PLAN

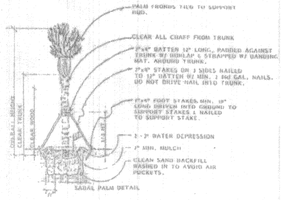
DRAWN	J.T.F.
CHECKED	J.T.F.
DATE	04-05-94
SCALE	1" = 30'
JOB NO.	9403
SHEET	1

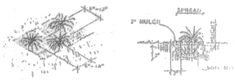
OF SHEETS

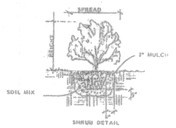
PLANTING DETAIL :











MATERIAL LIST :

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	SP	CT	SPEC
AR	13	ACER RUBRUM	RED MAPLE	10'	5'	5'	B&B 1&1/2"C.A.B.H
HP	120	HAMELIA PATIENS	FIRE BUSH	30"	18"		3gal.
IA	12	ILEX ATTENUATA	FALATKA HOLLY	10'	5'	5'	B&B 1&1/2"C.A.B.H
LI	9	LAGERSTROMIA INDICA	CREPE MYRTLE	10'	5'	5'	B&B MULTI TRUNK
MC	90	MYRICA CERFERIA	WAX MYRTLE	24"	18"		3gal.
PE	28	PINUS ELLIOTTII	SLASH PINE	10'	5'	5'	B&B 1&1/2"C.A.B.H
QS	34	QUERCUS SPP.	OAK TREE	10'	5'	5'	B&B 1&1/2"C.A.B.H

SITE DATA:

TOTAL AREA	: 234,928	sq. ft.
IMPERVIOUS AREA	: 71,135	" "
BLDG. AREA	: 3,000	" "
PAVING & SIDEWALKS	: 67,335	" "
FUTURE	30,025	
PERVIOUS AREA	: 163,793	" "

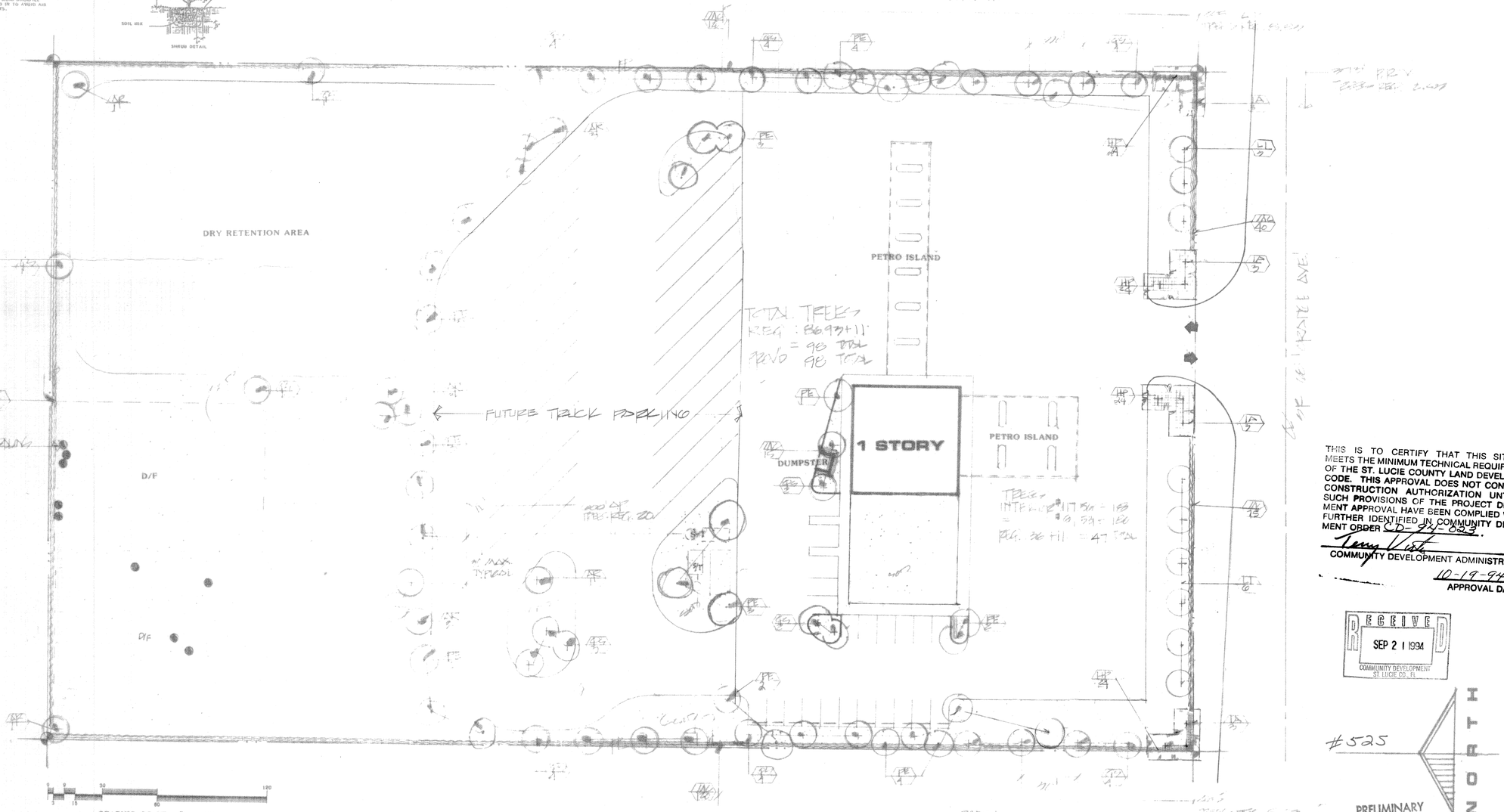
TOTAL TREES REQUIRED:

INTERIOR	36
TERMINUS	13
P.R.W.	12.43
A.P.L.	37.66
	99.09

TOTAL TREES PROVIDED: 100

NOTES :

ALL LANDSCAPED AREAS TO BE IRRIGATED FULLY FOR 100% COVERAGE, BY OTHERS UNLESS OTHERWISE SPECIFIED.
ALL PLANTINGS TO BE INSTALLED SOIL MIX & OR MILLORGNITE & MOISTURE RETAINER & SOIL AMENDMENTS AS REQUIRED.
ALL GRADING EXCEPT FINE RAKING, BY OTHERS UNLESS OTHERWISE SPECKED.
SOD, FLORATAM AS REQUIRED UNLESS OTHERWISE SPECKED, ~~BAHIA~~.
ALL PLANTINGS TO BE DRESSED WITH 2" MIN. GRADE 'B' CYPRESS MULCH.
ALL MATERIAL TO BE GRADE #1 OR BETTER & SUBJECT TO CHANGE ONLY UPON ARCHITECT & OR OWNERS WRITTEN APPROVAL.
LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR 90 DAYS AFTER TOTAL INSTALLATION COMPLEATION, UNDER NORMAL CONDATIONS.
ALL INSTALLATION SHALL BE DONE IN GOOD WORKMAN LIKE MANNER ACORDING TO LOCAL STANDARD PRACTICES.
THIS PLAN CONTAINS ___ % OF NATIVE MATERIAL AS REQUIRED.
THIS PLAN IS THE SOLE PROPERTY OF ARMAS/ISENHOWER, L.A., INC., AND ANY UNAUTHORIZED USE, USERS WILL PAY ALL PROFESSIONAL & LEGAL FEES.



THIS IS TO CERTIFY THAT THIS SITE PLAN MEETS THE MINIMUM TECHNICAL REQUIREMENTS OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE. THIS APPROVAL DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION UNTIL ALL SUCH PROVISIONS OF THE PROJECT DEVELOPMENT APPROVAL HAVE SEEN COMPLIED WITH AS FURTHER IDENTIFIED IN COMMUNITY DEVELOPMENT ORDER CD-94-085.

COMMUNITY DEVELOPMENT ADMINISTRATOR

10-19-94
APPROVAL DATE

RECEIVED
SEP 21 1994
COMMUNITY DEVELOPMENT
ST. LUCIE CO., FL

#525

PRELIMINARY
NOT FOR CONSTRUCTION

FOR: INDIAN RIVER GL CO.
AMENITY CENTER & PHASE 1 STATION
FT. PIERCE, FLORIDA

ARMAS ISENHOWER & ASSOCIATES
LANDSCAPE ARCHITECTS,
LANDPLANNERS AND
GOLF COURSE ARCHITECTS
1101 S.W. ABINGDON AVE., PORT ST. LUCIE, FLORIDA 34983 PHONE # (407) 336-9573
4807 YOAKUM BLVD., HOUSTON, TEXAS 77006 PHONE # (713) 522-2724

DRAWN BY :	TKE
1.	8.29.94 TKE
2.	
3.	
4.	
5.	
6.	
7.	

SHEET# OF
SCALE: 1" = 30'
DATE: 4.18.94
FILE # 252

TREE LOCATION SURVEY

LEGEND

FD.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
C.M.	CONCRETE MONUMENT
N & D	NAIL AND DISK
□	ELECTRIC METER
⊗	WATER HOOK-UP
Ø	TELEPHONE BOX
∂	UTILITY POLE
⊟	CABLE TV BOX
Ⓢ	SANITARY SEWER MANHOLE
⊖	SANITARY SEWER CLEAN-OUT
R/W	RIGHT-OF-WAY
CONC.	CONCRETE
E/P	EDGE OF PAVEMENT
OHW	OVER HEAD WIRE
S/T	SEPTIC TANK
Ⓦ	WELL
(P)	PLAT
(C)	CALCULATED
℄	CENTERLINE
(U)	UNNUMBERED
ELEV.	ELEVATION
○	SET IRON & CAP "LB 4959"
⊗	EXISTING ELEVATION
☆	NAIL FD OR SET AS INDICATED

NORTH

0 30 45 60

☆ 18" – PALM WITH SIZE
○ 18" –OAK WITH SIZE
(1) 18" –MALLELUCA WITH SIZE

CERTIFIED TO:

INDIAN RIVER OIL

DESCRIPTION

SW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 39 EAST, OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS-OF-WAY FOR DRAINAGE CANALS AND PUBLIC ROADS, ALSO EXCEPTING (No. 1) THE WEST 25 FEET THEREOF; (No. 2) FOR A POINT OF BEGINNING COMMENCE 30 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE, WEST 265.64 FEET; THENCE, NORTH 658.9 FEET; THENCE EAST 266 FEET; THENCE SOUTH 658.12 FEET TO THE POINT OF BEGINNING, CONTAINING 4 ACRES, MORE OR LESS. PARCEL CONTAINS 5.39 ACRES, MORE OR LESS.

SURVEY NOTES

1. Reproductions of this map are not valid unless sealed with an Embossed Surveyor's Seal.
2. Lands shown hereon were not abstracted by this office for Rights-of-Way, Easements of Record, Ownership, Abandonments, Deed Restrictions, Zoning Set-Backs, or Murphy Act Deeds.
3. Legal Description shown hereon was provided by the Client and/or their agent.
4. There may be additional restrictionns that are not shown on this map which may be found in the Public Records of this County.
5. Underground foundations not located.
6. Bearings shown are based on the SECTION 12 1/4 SECTION LINE and assumed to bear N 89°41'25" E and are relative thereto.
7. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929. All elevations shown hereon are based on ____
8. SUBJECT PROPERTY appears to be in Flood Zone "X" based on F.I.R.M. Map 12111C0170 F dated AUGUST 19, 1991
9. No underground improvements were located this survey.
10. Boundary Survey is referenced to John G. Albritton & Associates Job #92-1066, dated June 22, 1992, drawing #103-b.

CERTIFICATION

This Survey complies with the Minimum Technical Standards for Land Surveys in the State of Florida, Rule 61G17-6, set forth by the Florida Board of Land Surveyors, pursuant to Florida Statute 472.027, and reflects the findings of actual field survey conducted on APRIL 18, 1994. There are no visible encroachments affecting this property other than as shown.

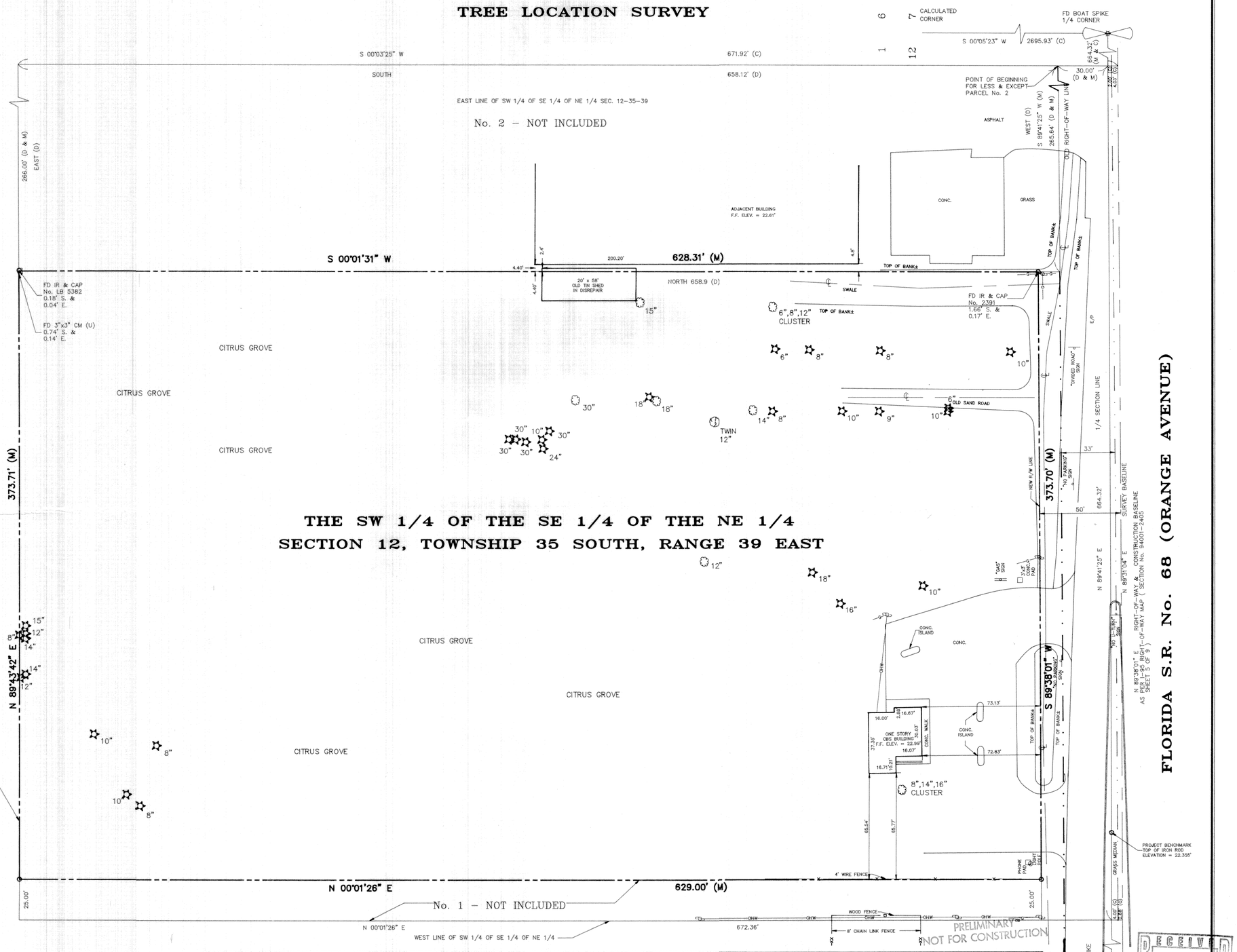
Signed this 18th day of April, 1994.

John G. Albritton, P.L.S.
State of Florida Certification No. 2791

THIS IS TO CERTIFY THAT THIS SITE PLAN MEETS THE MINIMUM TECHNICAL REQUIREMENTS OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE. THIS APPROVAL DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION UNTIL ALL SUCH PROVISIONS OF THE PROJECT DEVELOPMENT APPROVAL HAVE BEEN COMPLIED WITH AS FURTHER IDENTIFIED IN COMMUNITY DEVELOPMENT ORDER CD-94-023

COMMUNITY DEVELOPMENT ADMINISTRATOR

10-19-94
APPROVAL DATE



			PREPARED FOR :	INDIAN RIVER OIL	
			SCALE : 1"=30'	FIELD BOOK : 69	DATE : 02/21/94
			DRAWN BY : GAH	PAGES : 58-77	SHEET 1 OF 1
	04/18/94	ADD TREE LOCATIONS	APPROVED BY : JGA	JOB No. 94-1034	DWG. No. 214 – C3
SURVEYOR'S SEAL	DATE	REVISIONS	FILENAME : 92-1066	DISK # : 34	SURV'D BY: CB/SB

BOUNDARY SURVEY

JOHN G. ALBRITTON & ASSOCIATES
SURVEYORS • DEVELOPMENT CONSULTANTS
1404 South 28th Street, Suite D
Fort Pierce, Florida 34947
(407)464-0081 Fax (407)464-1894

JGA

RECEIVED
DEC 2 1 1994
COMMUNITY DEVELOPMENT
ST. LUCIE CO., FL.

#525