

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING ALL OF LOTS 1 THROUGH 21 AND A PORTION OF LOT 22, BLOCK 33, SECTION 2, OF HIBISCUS PARK, SECTION 12 AS RECORDED IN PLAT BOOK 3, PAGE 27 OF THE MARTIN COUNTY FLORIDA PUBLIC RECORDS, SAID LANDS WERE FORMERLY A PORTION OF BLOCK 73 OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PALM BEACH COUNTY PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THE ROAD BETWEEN BLOCK 73 AND BLOCK 74 (20 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF SAID ST. LUCIE INLET FARMS AND THE COMMON LINE BETWEEN BLOCK 72 AND BLOCK 73, SAID ST. LUCIE INLET FARMS AND ALSO SHOWN ON THE PLAT OF AFORESAID HIBISCUS PARK, SECTION 2, THENCE, BEARING NORTH 66° 27'39" EAST ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO A POINT, THENCE, LEAVING SAID CENTERLINE, BEARING SOUTH 23° 38'49" WEST, A DISTANCE OF 670.59 FEET TO THE NORTHWESTERLY CORNER OF AFORESAID LOT 1, BLOCK 33 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; SAID CORNER ALSO BEING ON THE SOUTH LINE OF AN EXISTING 30 FOOT DRAINAGE RIGHT OF WAY BETWEEN BLOCK 32 AND BLOCK 33, THENCE, BEARING NORTH 66° 29'11" EAST ALONG SAID LINE, A DISTANCE OF 146.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (STATE ROAD 51) A 200 FOOT WIDE RIGHT OF WAY PLAT OF SAID HIBISCUS PARK, SECTION 2, SAID RIGHT OF WAY MAP OF STATE ROAD NO. 5, SECTION 880102114 AND ALSO ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2823.65 FEET, A CENTRAL ANGLE OF 05° 43'28", A CHORD LENGTH OF 582.20 FEET BEARING SOUTH 35° 28'49" EAST; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 582.45 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 104° 09'54", A CHORD LENGTH OF 144.33 FEET BEARING SOUTH 13° 44'24" WEST; THENCE, ALONG SAID REVERSE CURVE, A DISTANCE OF 144.33 FEET BEARING SOUTH 13° 44'24" WEST, TO A POINT LYING ON THE NORTH RIGHT OF WAY OF COVE ROAD (A 91.61 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 810, PAGE 98), MARTIN COUNTY PUBLIC RECORDS AND ALSO ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89010 2500, LAST DATED 08/28/98; THENCE, BEARING SOUTH 65° 49'21" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 237.79 FEET TO AFORESAID WEST LINE OF BLOCK 33 AND THE EASTERLY RIGHT OF WAY LINE OF THE HEREIN DESCRIBED PARCEL OF LAND, AS SHOWN ON THE PLAT OF SAID HIBISCUS PARK, SECTION 2, SAID RIGHT OF WAY LINE, A DISTANCE OF 609.98 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

RAMP SHALL BE PROVIDED AT ALL SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE 1-500 (LATER EDITIONS, 1-2005 FBC 2009) ALL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF MARTIN COUNTY LIDS.

THE PRESERVE AREAS WILL BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE RECORDED PRESERVE AREA MANAGEMENT PLAN (PAMP)

ALL EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL NECESSARY PRESERVE RESTORATION SHALL BE COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO)

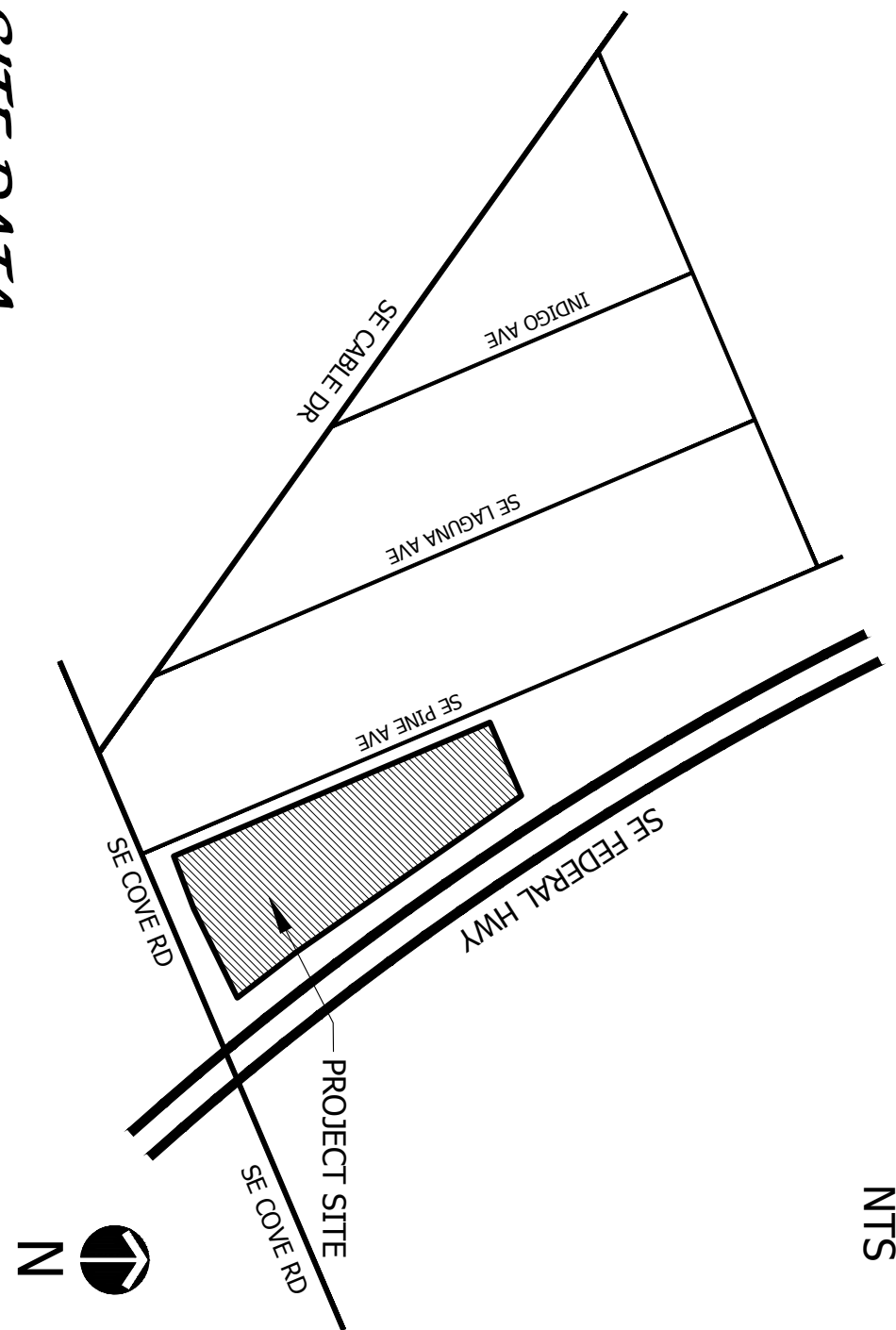
ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING CONSTRUCTION TO PROTECT THE PRESERVE AREAS IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.

SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSISTENT LOCATIONS ALONG THE PRESERVE AREA PER 500 FEET.

PROJECT TEAM

OWNER/CLIENT:	ENGINEER/SURVEYOR:
CIRCLE K	BOWMAN CONSULTING GROUP
12911 TELECOM PKWY N	4450 W. EAU GALLEE BLVD
TEMPLE TERRACE, FL 33637	SUITE 222
813.910.6800	MELBOURNE, FL 32934
CONTACT: ED GILBERTA	321.255.5434
LANDSCAPE ARCHITECT/PLANNER:	ARCHITECT:
COTTEUR & HEARING, INC.	LANDSCAPE SERVICES, INC.
5331 COMMERCE BLVD, SUITE 1	1105 S. US HWY 1
LAKELAND, FL 33805	LAKELAND, FL 33805
561.747.6336	836.646.9130
CONTACT: DANIEL SORROW	CONTACT: PAUL DOSS
ENVIRONMENTAL CONSULTANT:	TRAFFIC:
EV CONSULTANTS	SUSAN O'ROURKE PE INC.
2081 SE OCEAN BLVD	969 SE FEDERAL HWY SUITE 402
STUART, FL 34996	STUART, FL 34994
772.287.8771	772.817.9138
CONTACT: ARMAND ROUX	CONTACT: SUSAN O'ROURKE

LOCATION MAP



SITE DATA

FUTURE LAND USE DESIGNATION:	COMMERCIAL GENERAL
ZONING DESIGNATION:	GENERAL COMMERCIAL (GC)
PCN:	NOT IN CRA 54-38-41-002-033-00200-8 54-38-41-002-033-00160-6 54-38-41-002-033-00010-8

VEHICLE SERVICE AND MAINTENANCE

BUILDING DATA	40 FEET
MAXIMUM BUILDING HEIGHT	1
BUILDING STORIES	60.00%
MAXIMUM BUILDING COVERAGE	80.00%
MAXIMUM IMPERVIOUS	23-10"
PROPOSED HEIGHT (FE)	24-4"
PROPOSED HEIGHT (AFG)	

SITE AREA	2.86 ACRES
TOTAL SITE AREA	124,791.00 SQUARE FEET

SITE AREA CALCULATIONS	SQUARE FEET	ACRES	PERCENTAGE
PREVIOUS			
20% REQUIRED OPEN SPACE	5,755.00	0.132	4.61%
UPLAND PRESERVE	16,696.00	0.385	13.38%
DRY DETENTION	47,537.00	1.090	38.09%
LANDSCAPE AREA	69,986.00	1.607	56.08%
IMPERVIOUS			
BUILDING LOT COVERAGE	5,339.00	0.122	4.28%
VEHICULAR USE AREAS	47,260.00	1.081	37.87%
WALKS	2,459.00	0.056	1.97%
SUB-TOTAL	55,058.00	1.259	44.12%
TOTAL	124,791.00	2.860	100.00%

PARKING CALCULATIONS	REQUIRED	PROPOSED
VEHICLE SERVICE STATION	27 (5339 SF)	24
1 SPACE PER 200 SF OF SALES AREA	3	3
1 SPACE PER EMPLOYEE	30	27
TOTAL	30	27

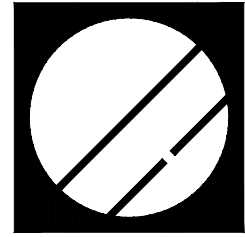
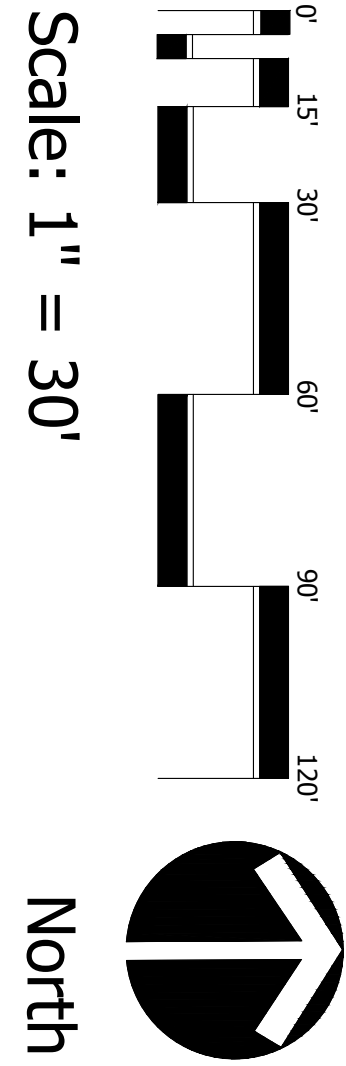
HANDICAP INCLUDED IN TOTAL	REQUIRED	PROPOSED
*PER SECTION 4.623.A, IF REQUIRED LESS THAN 51 SPACES, PARKING REQUIREMENT CAN DECREASE 20%		
LOADING ZONES	REQUIRED	PROPOSED
*REQUIRED IF GREATER THAN 5,000 SF		
TOTAL	1	1

SETBACKS	REQUIRED	PROVIDED
FRONT (SE FEDERAL HIGHWAY, US1)	25	146.3'
FRONT (SE PINE AVENUE)	25	25.6'
FRONT (SE COVE ROAD)	10	85.1'
SIDE		386.2'

LEGEND

LG	LANDSCAPE	SV	SIDEWALK	STOP SIGN
LR	LANDSCAPE BUFFER	UE	UTILITY EASEMENT	PARKING LIGHT
SB	SETBACK	DE	DRAINAGE EASEMENT	
PH	FIRE HYDRANT			

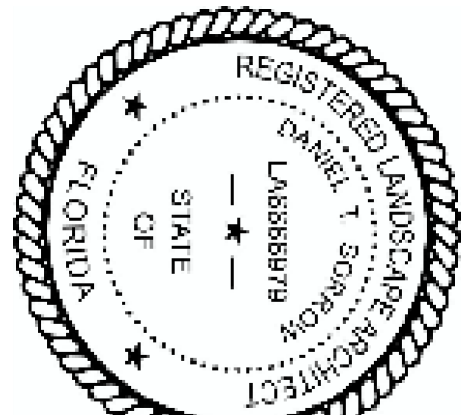
REVISED FINAL
SITE PLAN



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CIRCLE K #1885

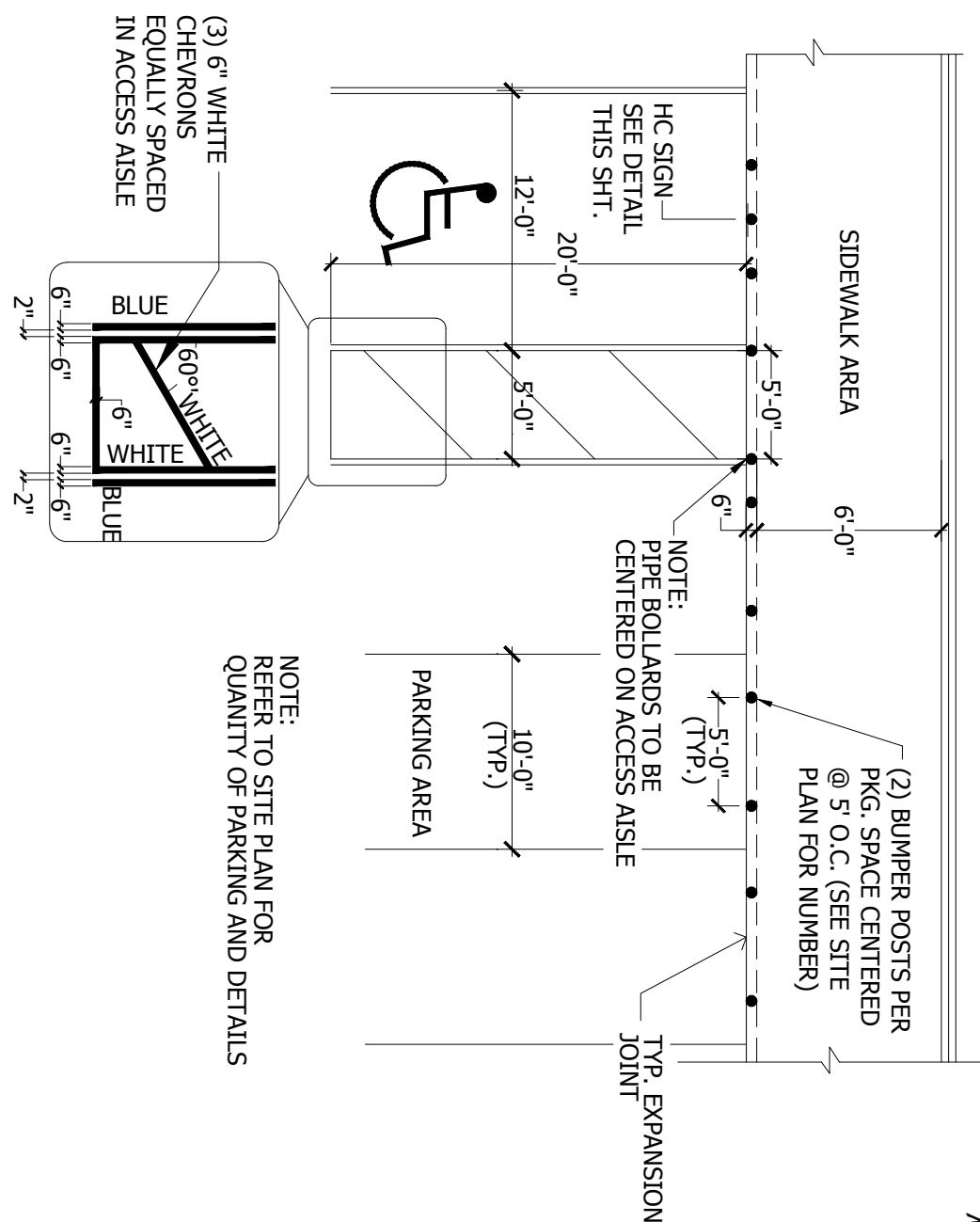
Martin County, Florida



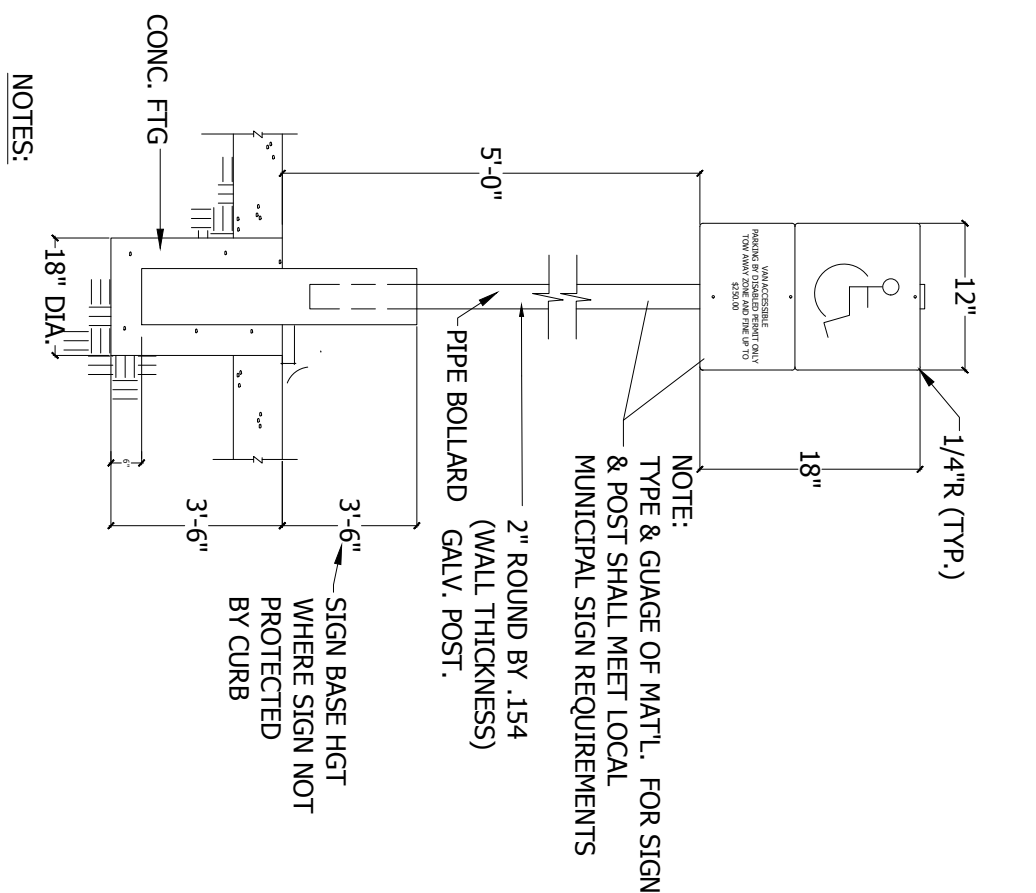
DESIGNED	DTS
DRAWN	LH
APPROVED	DTS
JOB NUMBER	16-0804
DATE	09-15-17
REVISIONS	02-07-18
	06-20-18
	08-30-18

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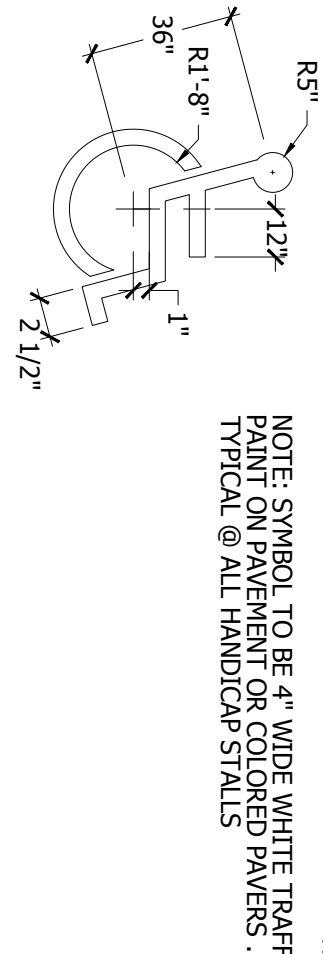
STANDARD AND HANDICAP PARKING DETAIL



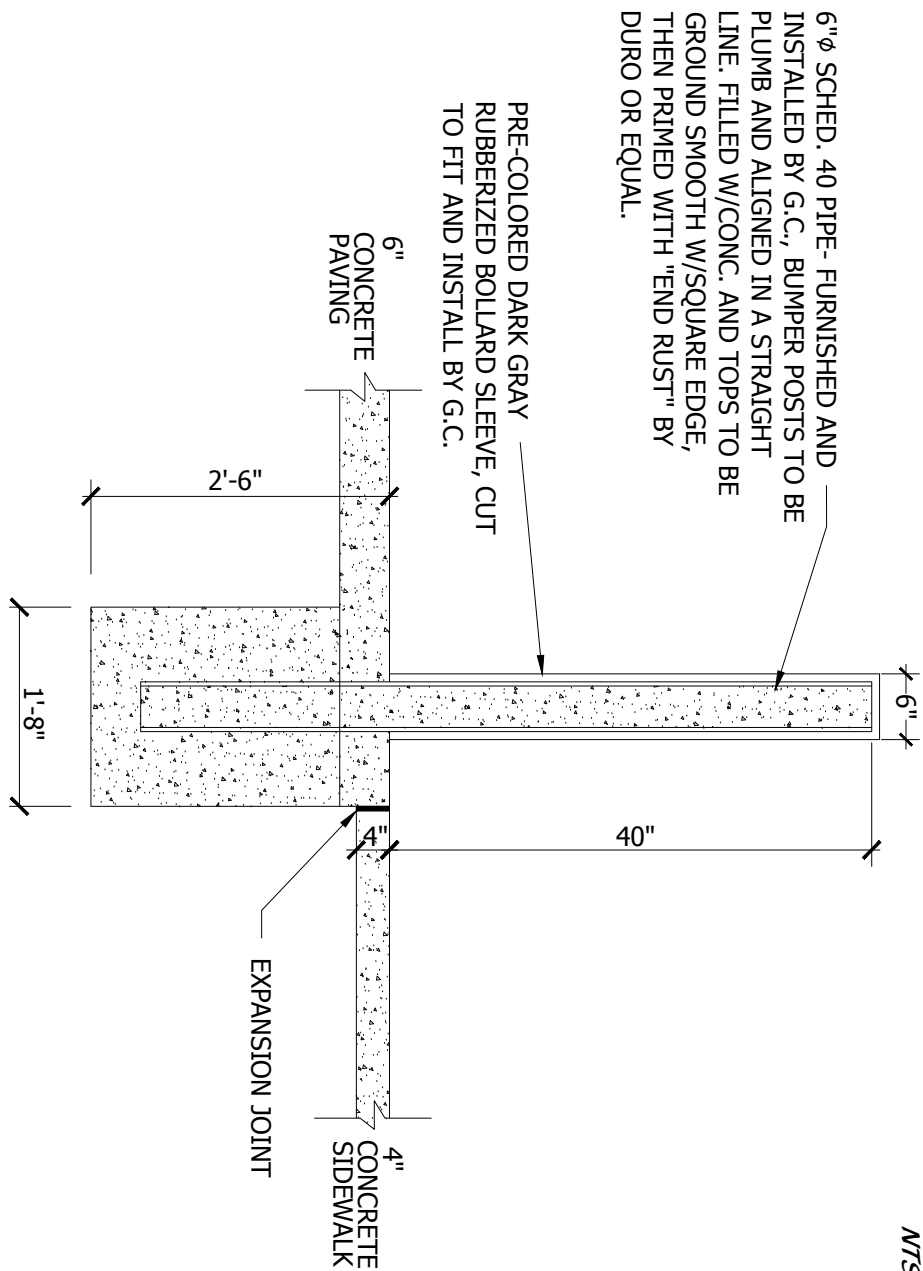
HANDICAP SIGN DETAIL



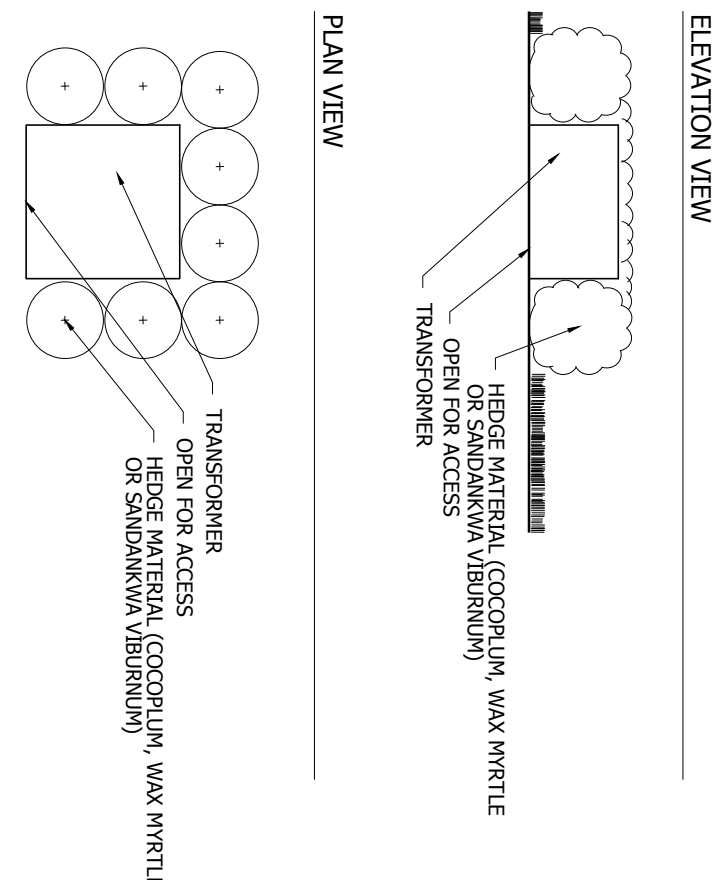
HANDICAP SYMBOL DETAIL



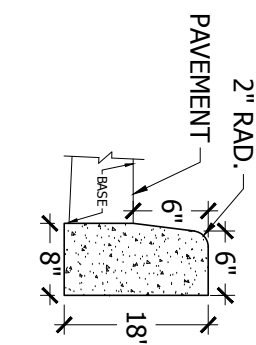
BOLLARD TYPICAL DETAIL



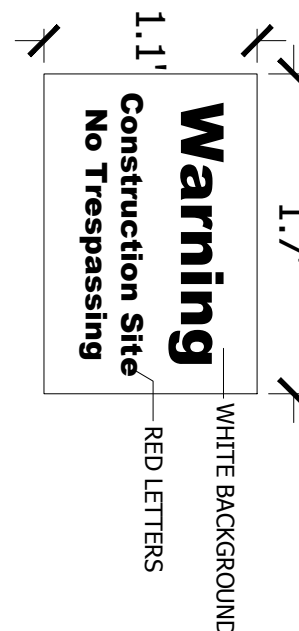
TRANSFORMER DETAIL



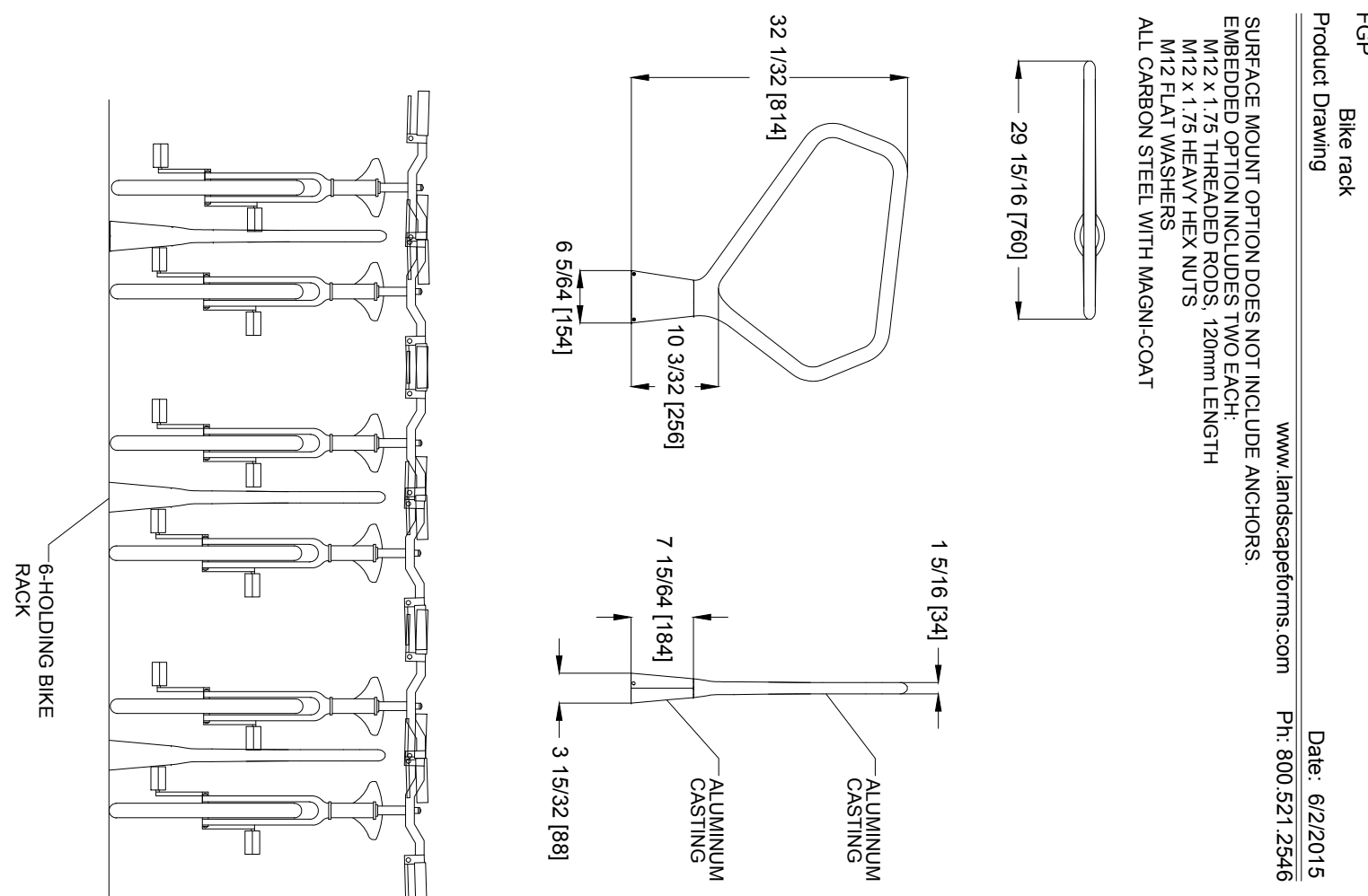
D CURB DETAIL



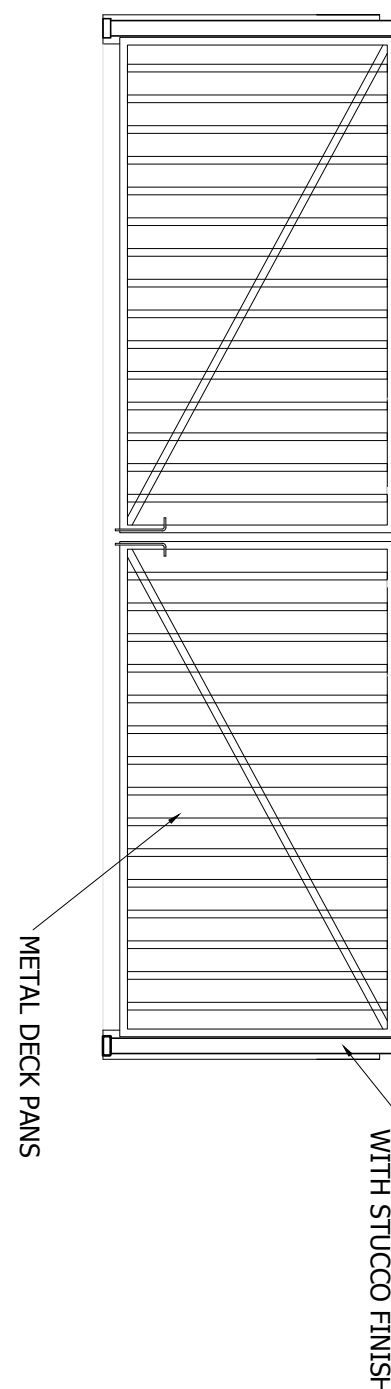
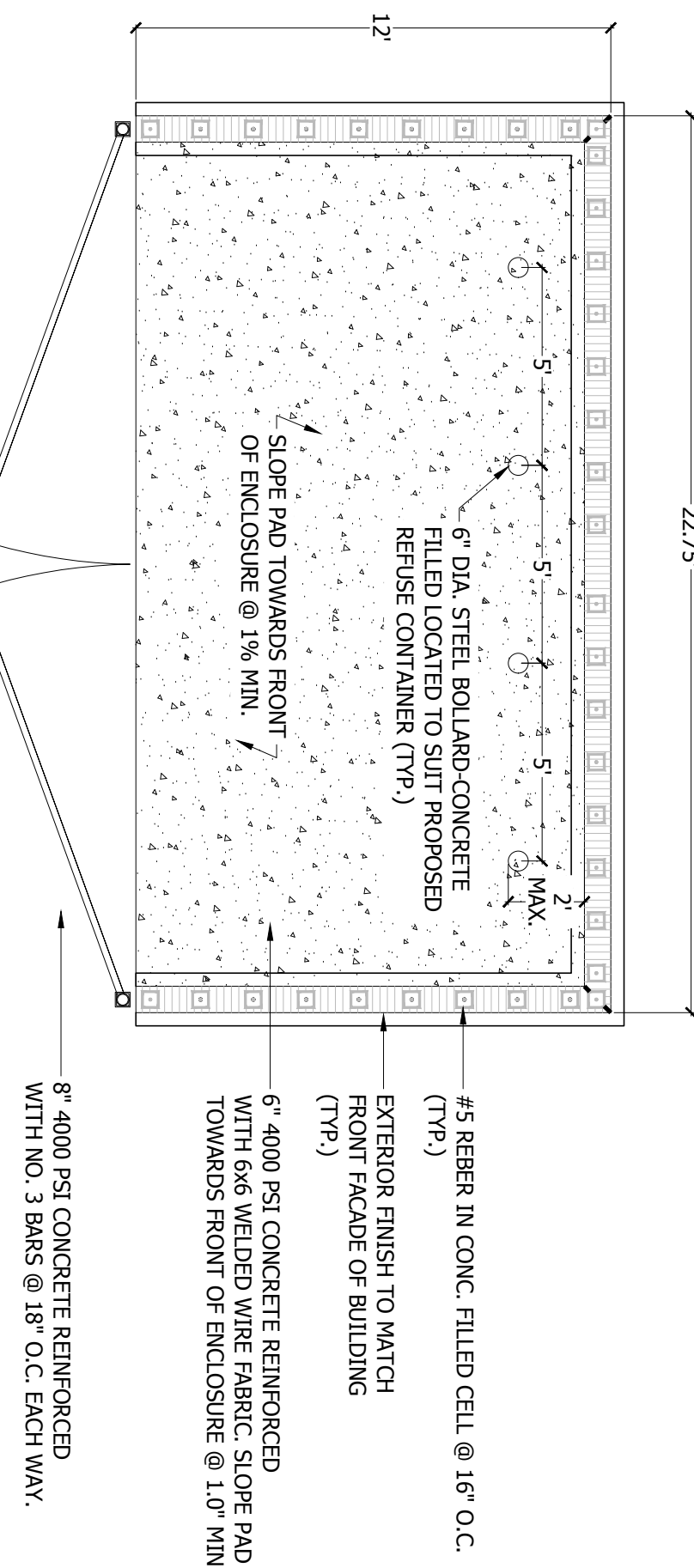
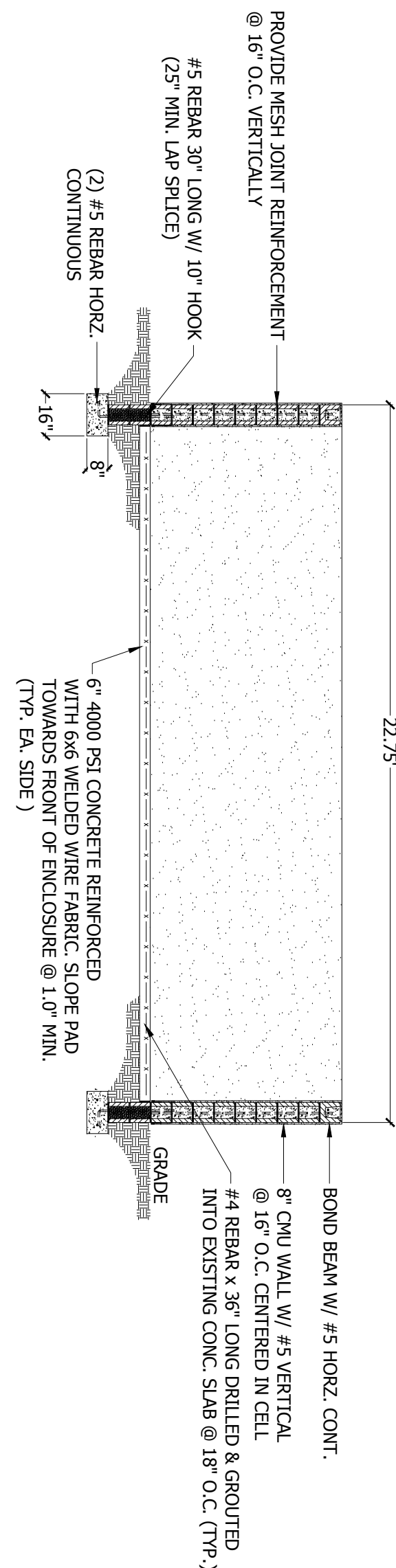
CONSTRUCTION SIGN DETAIL



BIKE RACK DETAIL



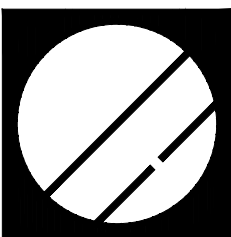
DUMPSTER DETAIL



6' PREFAB WALL



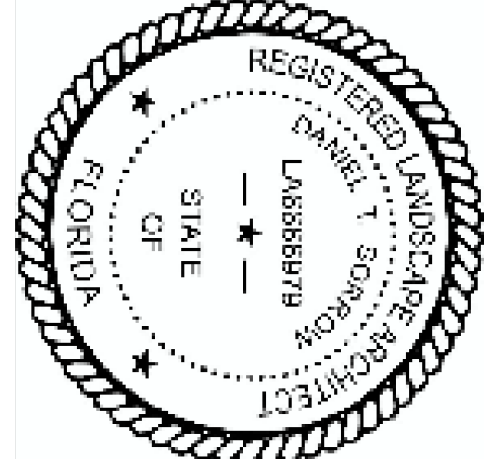
REVISED FINAL SITE DETAILS



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