

Lucido & Associates

Land Planning / Landscape Architecture

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Site Data

Total Site Area:	90,789 SF/208 Ac.
Total Building Area:	9,681 SF.
Impervious Area:	47,196 SF. (51.9%)
Customer Lounge:	2,094 SF.
Check-in/Canopy:	875 SF.
Detail Area:	1,295 SF.
Car Wash Bay:	1,865 SF.
Service/Storage:	919 SF.
Outdoor Seating:	722 SF.
Self Service Bays:	1,910 SF.
Vehicle Use Area:	36,829 SF.
Sidewalk and Pedestrian Access Areas:	361 SF.
Dumpster:	225 SF.
Pervious Area:	43,593 SF. (48.1%)
Credited Interior Landscape Area:	3,907 SF.
All Other Landscape Area:	32,987 SF.
Detention Area:	7,288 SF.
Existing Zoning:	PUD
Future Land Use Designation:	Industrial
Existing Use:	Vacant

Building Data

Gross Floor Area:	9,681 s.f.
Maximum Height:	30 Feet (one story)
Building Coverage:	10.7 %
Open Space:	49.3 %

Parking Requirements (Per Ordinance 452)

Parking Required (1 Space per 200 + 1 per Employee):	
2,095 s.f./200 = 11 Spaces + 10 Employees =	21 Spaces
Parking Provided:	27 Spaces (includes 2 Handicap)

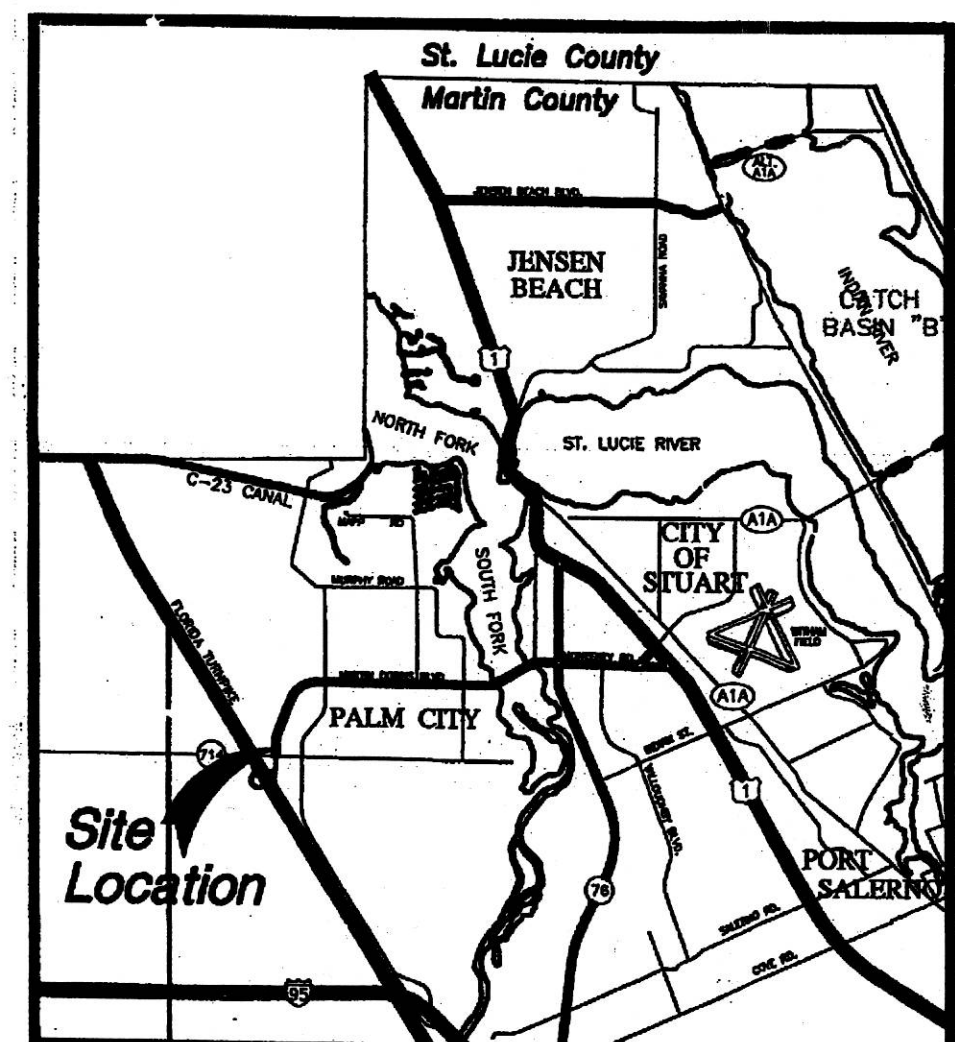
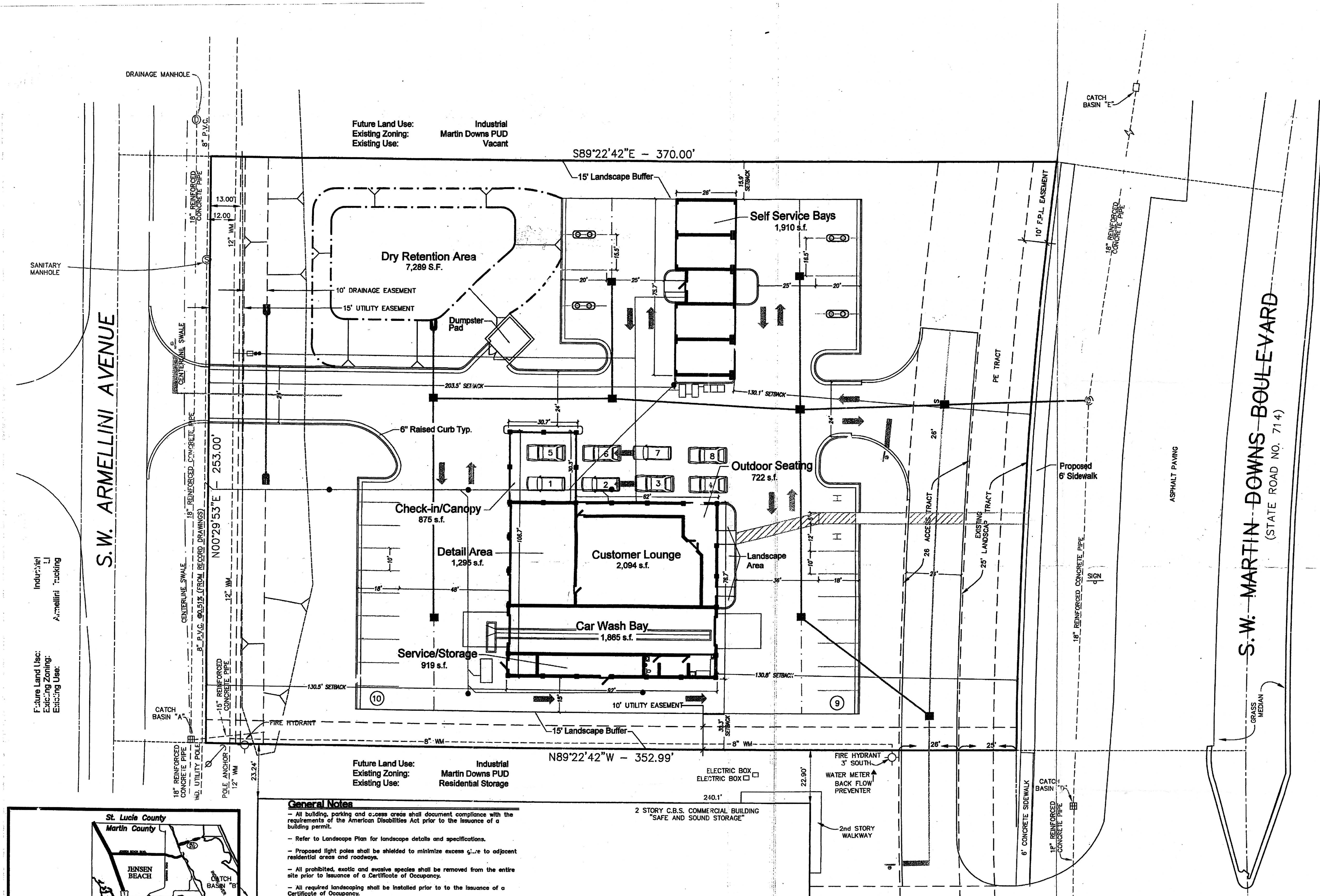


Martin Downs PUD Parcel 46b-2

Final Site Plan
Kare Pro Car Wash
Martin County, Florida

Scale	1"=20'	Revisions	8-31-92
Drawn by	J.S.		8-20-92
Checked by	M.C.		
Computer File	Kare Pro-fdp.DWG	Sheet	
Computer Plot	JWS		
Project Number	115		
Date	03.18.02		

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Vicinity Map
N.T.S.

General Notes

- All building, parking and access areas shall document compliance with the requirements of the Americans Disabilities Act prior to the issuance of a building permit.
- Refer to Landscape Plan for landscape details and specifications.
- Proposed light poles shall be shielded to minimize excess glare to adjacent residential areas and roadways.
- All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- AC units and other rooftop mechanical devices shall be located towards the center of the building to buffer noise adjacent to residences.
- Refer to Construction Drawings for location of traffic control devices.
- The north end of the access drive to be barricaded in accordance with approved construction plans.
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place."
- For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees (height at maturity of more than thirty (30) feet) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height trees (height at maturity between twenty (20) and thirty (30) feet) shall be offset at least twenty (20) feet and small trees (height at maturity of less than twenty (20) feet) require no offset.
- No tree, shrub, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average trunk length plus two (2) feet from the powerlines.
- Tree species and placement shall be selected so as to minimize conflicts with existing or proposed utilities. (Section 4.15 I.4.b, LDR)
- The project is required to comply with the "zone 2" Wellfield Protection Ordinance requirements including secondary containment and clean-up equipment for substances considered potential pollutants or contaminants greater than 6 gallons or 25 pounds of any single substance.