

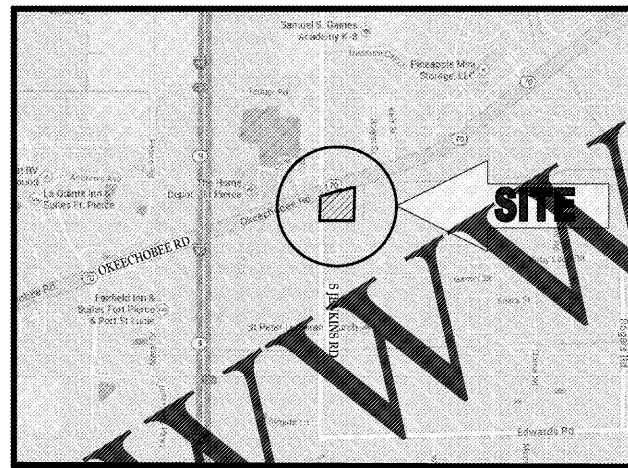
SITE PLAN PACKAGE

FOR

WAWA - SR 70 & S JENKINS ROAD

LOCATION OF SITE

SOUTHEAST CORNER OF
SR70 (OKEECHOBEE ROAD) & S JENKINS ROAD
FORT PIERCE, FL 34947



LOCATION MAP
SCALE: N.T.S.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 5660555, EFFECTIVE DATE: FEBRUARY 16, 2016 AT 8:00 A.M.

A PORTION OF THE FOLLOWING DESCRIBED PARCELS:

TRACT "A"

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY), AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET; THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE NORTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; THENCE SOUTH 16°04'28" EAST, A DISTANCE OF 261.06 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 28.00 FEET AS SHOWN IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3085 PAGE 9 AND LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3686 PAGE 2799

AND

PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FORT PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT:

NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

AND

TRACT "B"

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY), AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 10.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET; THENCE EAST, A DISTANCE OF 505.70 FEET; THENCE NORTH 16°04'28" WEST, A DISTANCE OF 261.06 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 221.77 FEET; THENCE NORTH 01°32'47" EAST, A DISTANCE OF 87.44 FEET TO A POINT ON THE SOUTH LINE OF NSLRDD CANAL #38; THENCE NORTH 89°48'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 56.17 FEET; THENCE SOUTH 71°55'31" WEST, A DISTANCE OF 202.25 FEET; THENCE NORTH 16°04'28" WEST, A DISTANCE OF 25.00 FEET TO THE POINT 10.00 FEET DISTANT SOUTHEASTERLY, BY RIGHT ANGLE MEASUREMENT, FROM THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD; THENCE SOUTH 71°55'31" WEST, PARALLEL WITH AND 10.00 FEET DISTANT FROM SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 393.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 26 FEET AS SHOWN IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3085 PAGE 1.

LESS AND EXCEPT THE ANY PROPERTY CONTAINED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 248, PAGE 2792, AND ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3686 PAGE 2799 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTE: THE DIRECTION NORTH 71°55'31" EAST SHOULD BE SOUTH 71°55'31" WEST IN TRACT "A" LEGAL DESCRIPTION.

CONTACT INFORMATION

CONSULTANTS

CIVIL ENGINEER:
BOHLER ENGINEERING, FL
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FL 33431
(561) 571-0280

ALTA/ACSM BOUNDARY & TOPOGRAPHIC SURVEY
EBI SURVEYING
9415 SUNSTATE STREET
TAMPA, FL 33634
(813) 886-6060

GEOTECHNICAL / ENVIRONMENTAL:
UNIVERSAL ENGINEERING SCIENCES
3352 MADRID BOULEVARD
ORLANDO, FL 32811
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ARCHITECT:
CUHACI & PETERSON
1620 PROBERT AVE.
ORLANDO, FL 32814
(407) 861-9100

TRAFFIC:
WHITEHOUSE GROUP
100 WEST CYPRESS CREEK ROAD, SUITE 930
FORT LAUDERDALE, FL 33309
(854) 492-8495

LANDSCAPE ARCHITECT:
BOHLER ENGINEERING, FL
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FL 33431
(561) 571-0280

END USER

WAWA FLORIDA, LLC
7809 GOLF CHANNEL DRIVE
ORLANDO, FL 32819

GOVERNING AGENCIES

FIRE PREVENTION

ST. LUCIE COUNTY FIRE DISTRICT ADMIN.
3160 NW MILLER DR.
FORT PIERCE, FL 34983
CONTACT: CAPTAIN DEREK FOX
(772) 621-3372

WATER/SEWER

FORT PIERCE UTILITIES AUTHORITY (FPUA)
1701 S. 37TH STREET
FORT PIERCE, FL 34947
CONTACT: JAMES CARNES
(772) 466-1600, EXT. 3472

STORM DRAINAGE

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)
3304 CLAY ROAD
WEST PALM BEACH, FL 33411
CONTACT: JAMES CARTER
(561) 862-2987

ELECTRIC

FORT PIERCE UTILITIES AUTHORITY (FPUA)
1701 S. 37TH STREET
FORT PIERCE, FL 34947
CONTACT: JASON MITCHELL
(772) 466-1600, EXT. 6506

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)

SOUTHEAST DISTRICT OFFICE
405 NORTH CONGRESS AVENUE, SUITE 200
WEST PALM BEACH, FL 33401
(561) 681-6900

CITY OF FORT PIERCE WATER QUALITY DIVISION

2255 PROSOMA AVE.
FORT PIERCE, FL 34982
CONTACT: PATRICK
(772) 462-2767

GAS

FORT PIERCE UTILITIES AUTHORITY (FPUA)
1701 S. 37TH STREET
FORT PIERCE, FL 34947
CONTACT: ANA JOHNSON
(772) 466-1600, EXT. 4700

FLORIDA DEPT. OF HEALTH IN ST. LUCIE COUNTY

5150 NW MILLER DR.
FORT PIERCE, FL 34983
CONTACT: SARAH MEISLER
(772) 462-3922

CITY OF FORT PIERCE ENGINEERING DEPT

100 N. U.S. HIGHWAY 1
FORT PIERCE, FL 34980
CONTACT: JACK ANDREWS, P.E.
(888) 47-3773

CABLE

COMMCAST BUSINESS
19425 BRUNNEN RD.
PALM BEACH GARDENS, FL 33410
CONTACT: BRYANT GOYLE
(561) 958-8361

PLANNING AND ZONING

CITY OF FORT PIERCE
1701 S. 37TH STREET
FORT PIERCE, FL 34947
CONTACT: JASON MITCHELL
(772) 466-1600, EXT. 6506

TELEPHONE

FDOT TREASURY COAST OPERATIONS
3601 GLENNER AVE.
FORT PIERCE, FL 34982
CONTACT: PAUL BIRGE
(772) 465-7395

BUILDINGS

CITY OF FORT PIERCE BUILDING DEPT.
100 N. U.S. HIGHWAY 1
FORT PIERCE, FL 34980
CONTACT: MARIO MEY
(772) 467-3716

DRIVEWAY

OKEECHOBEE ROAD, SR 70
FORT PIERCE, FL 34947
CONTACT: JASON MITCHELL
(772) 466-1600, EXT. 6506

JENKINS ROAD, CR 611

ST. LUCIE COUNTY PUBLIC WORKS
2300 VIRGINIA AVE.
FORT PIERCE, FL 34982
CONTACT: CRAIG HAUSCHILD
(772) 462-1712

SHEET INDEX		
REV	DATE	REVISIONS
1	8/9/2016	PER CITY COMMENTS
2	10/20/2016	REVISIONS PER SFWMD COMMENTS
3	4/10/2017	PER FOOT AND SFWMD COMMENTS
4	4/24/2017	PER CITY OF FORT PIERCE COMMENTS
5	5/12/2017	PER CITY OF FORT PIERCE COMMENTS
6	6/21/2017	PER FDOT COMMENTS
7	7/14/2017	PER FDOT COMMENTS

NO.	REV.	DATE	DESCRIPTION	SHEET NUMBER
1			COVER SHEET	C-1
2			GENERAL NOTES	C-2
3			DEMOLITION PLAN	C-3
4			PHASE I SOIL EROSION CONTROL PLAN	C-4
5			SITE LAYOUT PLAN	C-5
6			PAVING & GRADING PLAN	C-6
7			DRAINAGE PLAN	C-7
8			PHASE II SOIL EROSION CONTROL PLAN	C-8
9			UTILITY PLAN	C-9
10			UTILITY PLAN & PROFILE	C-10
11			PAVEMENT MARKING AND SIGNAGE PLAN	C-11
12			VEHICULAR MOVEMENT PLAN	C-12
13			CROSS SECTIONS	C-13
14			PHOTOMETRIC PLAN	C-14
15			PHOTOMETRIC DETAILS	C-15
16			OFF - SITE PLAN	OS-1
17			OFF - SITE DETAILS	OS-2, OS-3
18			CONSTRUCTION DETAILS	D-1 THRU D-7
19			PLANTING PLAN	LP-1.01
20			PLANTING DETAILS	LP-5.01
21			PLANTING NOTES & SCHEDULE	LP-6.01
22			FLOOR PLAN (COMPLETED BY CUHACI & PETERSON)	A1
23			EXTERIOR ELEVATIONS (COMPLETED BY CUHACI & PETERSON)	A4
24			EXTERIOR ELEVATIONS (COMPLETED BY CUHACI & PETERSON)	AA.1
25			TRASH COMPOUND (COMPLETED BY CUHACI & PETERSON)	A10
26			ARCHITECTURAL CANOPY PLAN AND DETAILS (COMPLETED BY CUHACI & PETERSON)	CA1
27			ARCHITECTURAL CANOPY PLAN AND DETAILS (COMPLETED BY CUHACI & PETERSON)	CA2
28			COLOR ELEVATIONS (COMPLETED BY CUHACI & PETERSON)	
29			ALTA / ACSM BOUNDARY AND TOPOGRAPHIC SURVEY (COMPLETED BY EBI DATED 04/04/16)	1-2

WAWA SITE DATA TABLE

WAWA STORE:	5254
WAWA CONTACT:	SCOTT KEARNEY
BUILDING:	F85 F/B
CANOPY TYPE:	SLOPED
CANOPY CONFIGURATION:	STACKED
# OF MPD'S:	8
TYPE OF MPD'S:	(8) 3+1
# OF PARKING SPACES:	69
# OF HANDICAP SPACES:	3
# OF TRUCK/OVERSIZED PARKING:	0
SQUARE FT. OF ASPHALT/CONCRETE:	81,713 SF
SQUARE FT. OF LAWN AREA:	50,656 SF
SQUARE FT. OF MULCH AREA:	7,344 SF

IF THE RESPONSIBILITY OF THE CONSULTANT TO PROVIDE THE SERVICES SET FORTH HEREIN IS ASSIGNED BY THE PROJECT WORKS ORDER TO THE OPERATION OF CONSTRUCTION, THE CONSULTANT HAS TO CONTACT WITH THE DOCUMENTS RELATIVE TO THE PROJECT AND ASSUMES FULL RESPONSIBILITY TO THE CONTRACTOR'S RESPONSIBILITY TO THE PROJECT OPERATIONS. THE CONSULTANT'S RESPONSIBILITY TO THE CONTRACTOR TO PROVIDE THE SERVICES SET FORTH HEREIN IS ASSIGNED BY THE PROJECT WORKS ORDER. THE CONSULTANT'S RESPONSIBILITY TO THE CONTRACTOR TO PROVIDE THE SERVICES SET FORTH HEREIN IS ASSIGNED BY THE PROJECT WORKS ORDER.

PREPARED BY



2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431

Phone: (561) 571-0280
Fax: (561) 571-0281

BohlerEngineering.com

ISSUED FOR CONSTRUCTION

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT # _____

REVISION DATE: _____

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
www.bohlereng.com

REV	DATE	REVISIONS	BY
1	8/9/2016	PER CITY COMMENTS	SMT
2	10/20/2016	REVISIONS PER SFWMD COMMENTS	SMT
3	4/10/2017	PER FOOT AND SFWMD COMMENTS	DJE
4	4/24/2017	PER CITY OF FORT PIERCE COMMENTS	SGM
5	5/12/2017	PER CITY OF FORT PIERCE COMMENTS	SGM
6	6/21/2017	PER FDOT COMMENTS	SGM
7	7/14/2017	PER FDOT COMMENTS	SGM

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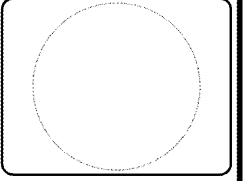
APPROVED FOR CONSTRUCTION

PROJECT NO.:	FLB15009
DRAWN BY:	DJE
CHECKED BY:	CR
DATE:	06/24/16
SCALE:	N.T.S.
CAD ID:	S03

PROJECT: **SR 70 AND JENKINS FOR WAWA**

LOCATION OF SITE
SEC SR 70 & S JENKINS RD
FORT PIERCE, FLORIDA

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
www.bohlereng.com



SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1