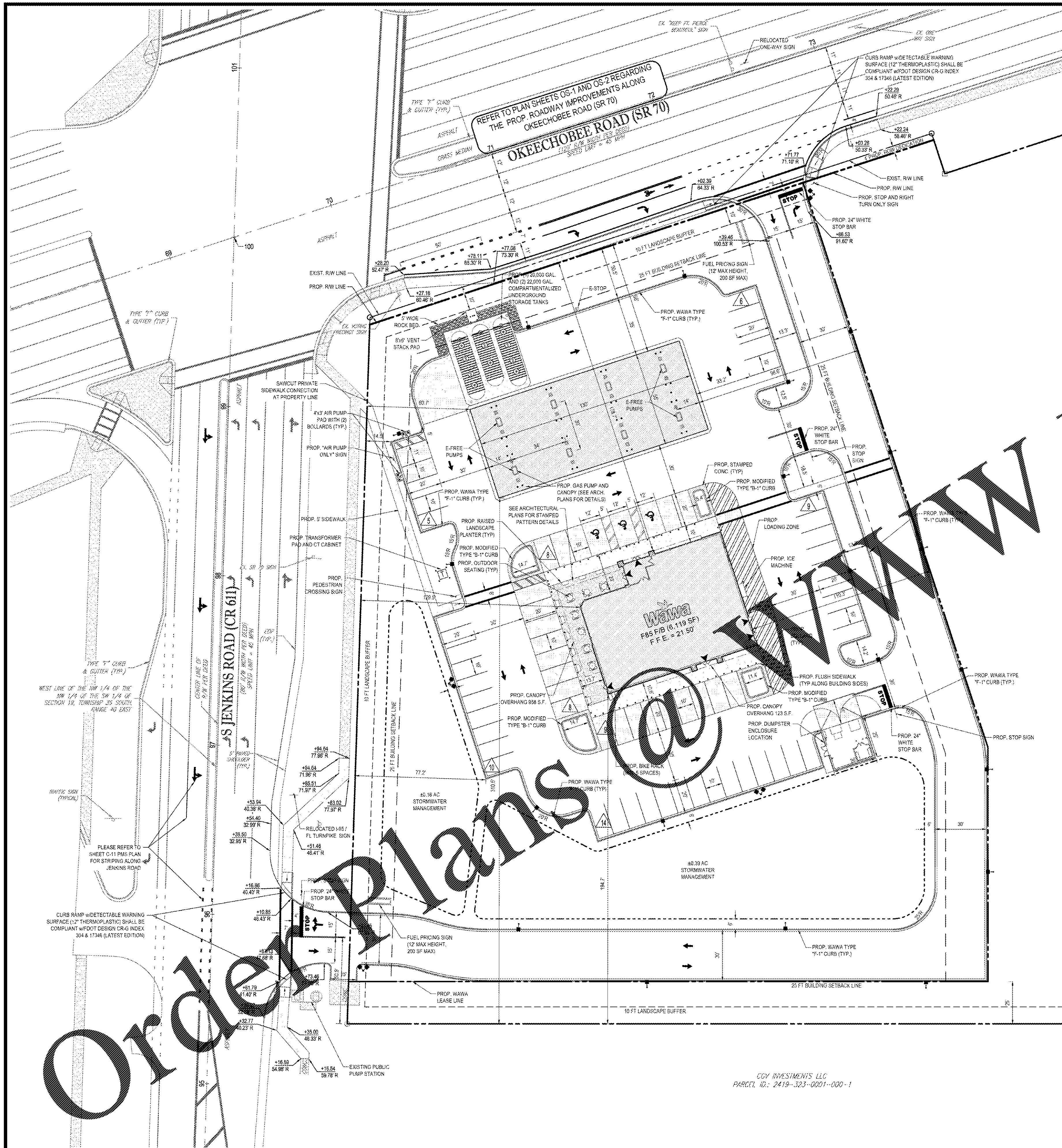


N S E W

30 15 7.5 0 30
1" = 30'

LEGEND:

- PROPERTY LINE
- PROP. ASPHALT PAVEMENT
- PROP. BUILDING AND GAS CANOPY
- PROP. HEAVY DUTY CONCRETE PAVEMENT
- PROP. STANDARD CONCRETE PAVEMENT
- PROP. STANDARD CONCRETE
- EXIST. CONCRETE SIDEWALK
- PROP. GRAVEL
- PROP. STAMPED CONCRETE
- PROP. PARKING SPACE COUNT
- PROP. GAS PUMPS
- PROP. SIGN
- PROP. VENT STACK
- PROP. AIR MACHINE
- PROP. UNDERGROUND STORAGE TANKS
- PROP. LIGHT POLE
- PROP. TRANSFORMER PAD

SITE DATA:

PROJECT NAME:	WAWA - SR70 & JENKINS
PROJECT USE:	CONVENIENCE STORE W/ GAS SALES, 8 PUMPS (16 FUELING POSITIONS)
APPLICANT:	WAWA FLORIDA, LLC.
ENGINEER:	BOHLER ENGINEERING
SITE ADDRESS:	5575 OKEECHOBEE ROAD FORT PIERCE, FL 34947
PARCEL ID NO.'S:	2419-321-0001-000-5 2419-322-0002-000-5

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH (ALONG OKEECHOBEE BLVD)	25'	178'
EAST (TO LEASE LINE)	15'	110'
SOUTH	15'	194.[illegible]
WEST (ALONG JENKINS ROAD)	15'	129.5'
CANOPY SETBACKS		
NORTH (ALONG OKEECHOBEE BLVD)	25'	[illegible]
EAST (TO LEASE LINE)	15'	[illegible]6'
SOUTH	[illegible]	310.5'
WEST (ALONG JENKINS ROAD)	15'	60.7'

AREA CALCULATIONS	
TOTAL SITE AREA	29[illegible] SF (6.7[illegible] AC)
ROW DEDICATION	1,[illegible] SF ([illegible] AC)
NET SITE AREA	291,479 SF (6.69 AC)
WAWA LEASE AREA	[illegible]5,638 SF (3.34 AC) - 100.00%
TOTAL IMPERVIOUS AREA	94,982 SF (2.18 AC) - 65.22%
BUILDING AREA	6,119 SF (0.14 AC) - 4.20%
CANOPY AREA	7,150 SF (0.16 AC) - 4.91%
PAVEMENT / SIDEWALK AREA	81,713 SF (1.88 AC) - 56.11%
TOTAL PERVIOUS AREA	50,656 SF (1.16 AC) - 34.78%

EXISTING ZONING:	C-3 COMMERCIAL
EXISTING LAND USE:	GC (GENERAL COMMERCIAL)
FEMA FLOOD ZONE:	FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120286, PANEL NUMBER 0167, SUFFIX J, MAP NUMBER 12111C0167J, EFFECTIVE FEBRUARY 16, 2012.

BUILDING HEIGHT:	ALLOWABLE	PROPOSED
	65'	23'-10" (TOP OF PARAPET) 33'- 4" (TOP OF TOWER)

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
NORTH	10'	10.0' - 30.5'
EAST	N/A	N/A
SOUTH	10'	25.0' - 50.9'
WEST	10'	14.5' - 77.2'

PARKING REQUIREMENTS:

CONVENIENCE STORE (6,119 SF) WITH GAS SALES:
(5 SPACES / 1000 S.F.) = 30 SPACES

TOTAL REQUIRED:	30 SPACES
TOTAL PROVIDED PARKING SPACES:	69 SPACES
HANDICAP PARKING STALL:	3 (20'X12')
STANDARD PARKING STALL:	65 (20'X10', 18'X10')
SPECIALTY PARKING STALL:	1 (20'X11')
PROPOSED ELECTRIC:	FPUA ELECTRIC
PROPOSED WATER:	FPUA WATER
PROPOSED SEWER:	FPUA SEWER LIFT STATION
STORMWATER:	ON-SITE STORMWATER COLLECTION FACILITY
REQUIRED PERMITS:	CITY OF FORT PIERCE • SITE PLAN APPROVAL • LAND CLEARING PERMIT ST. LUCIE COUNTY • RIGHT- WAY-PERMIT FORT PIERCE UTILITIES AUTHORITY • WATER / SEWER PERMIT S.F.W.M.D. • ENVIRONMENTAL RESOURCE GENERAL PERMIT F.D.O.T. • DRIVEWAY CONNECTION PERMIT • DRAINAGE CONNECTION PERMIT F.D.E.P. • NPDES NOTICE OF INTENT • WASTEWATER COLLECTION PERMIT

GENERAL NOTES:

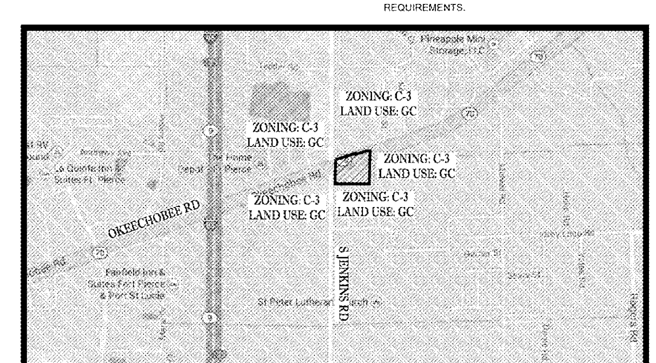
1. CONTRACTOR MUST FOLLOW OFF-SITE PLAN OS-1 AND OFF-SITE DETAILS OS-2 AND OS-3 SHEETS FOR ALL OFF-SITE WORK.

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION, FDOT DESIGN STANDARDS LATEST EDITIONS AND THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
4. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. PROPOSED DUMPSTER ENCLOSURE WILL HAVE A COMPATIBLE FINISH AND COLOR WITH THE RESPECTIVE STRUCTURE.
6. ALL IMPACTED RIGHT-OF-WAY AREAS SHALL BE SODDED.
7. THE PROPOSED CONVENIENCE STORE WITH GAS SALES IS A 24 HOUR OPERATION.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.
7. ALL ADA DETECTABLE WARNING MATS LOCATED WITHIN PUBLIC ROAD RIGHT-OF-WAYS MUST BE BRICK-RED COLOR PER CITY OF FORT PIERCE REQUIREMENTS.



ZONING MAP
SCALE: N.T.S.
GOOGLE MAPS

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING · LAND SURVEYING · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE · SUSTAINABLE DESIGN · PERMITTING SERVICES · TRANSPORTATION SERVICES
UPSTATE NEW YORK · NEW ENGLAND · BOSTON, MA · NEW YORK METRO · NEW YORK, NY · NEW JERSEY · PHILADELPHIA, PA · LEHIGH VALLEY, PA · SOUTHEASTERN, PA · REHOBOTH BEACH, DE · BALTIMORE, MD · SOUTHERN MARYLAND · NORTHERN VIRGINIA · CENTRAL VIRGINIA · RALEIGH, NC · CHARLOTTE, NC · ATLANTA, GEORGIA · TAMPA, FL · SOUTH FLORIDA

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REVISIONS

REV	DATE	COMMENT	BY
1	8/9/2016	PER CITY COMMENTS	SMT
2	10/20/2016	REVISIONS PER SFWMD COMMENTS	SMT
3	4/10/2017	PER FDOT 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:	1" = 30'
CAD I.D.:	SP3

PROJECT: SR 70 AND JENKINS
FOR
WAWA
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
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No LC26000551

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-5

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