

SITE DEVELOPMENT PLANS

FOR



26508 U.S. HIGHWAY 19 N
CLEARWATER, FL 33761

PARCEL No. 30-28-16-00000-430-0300
SECTION 30, TOWNSHIP 28 S., RANGE 16 E.

LEGAL DESCRIPTION

A PART OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE MOST NORTHERLY CORNER OF SECTION 15, WOODGATE OF COUNTRYSIDE-UNIT ONE, AS RECORDED IN PLAT BOOK 70, PAGES 13 AND 14, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID POINT BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTRYSIDE BOULEVARD AND THE START OF A CURVE; THENCE ALONG SAID CURVE TO THE RIGHT BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTRYSIDE BOULEVARD, HAVING A RADIUS OF 1840 FEET, AN ARC LENGTH OF 187.68 FEET (CHORD BEARING N41°47'54"E, CHORD DISTANCE 181.60 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N53°51'32"E, A DISTANCE OF 887.07 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N53°51'32"E, A DISTANCE OF 339.37 FEET TO THE START OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET AND ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 19 PER FLORIDA DEPARTMENT OF TRANSPORTATION ORDER OF TAKING RECORDED OCTOBER 1, 1986, IN O.R. BOOK 633, PAGE 1679; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°06'48", AN ARC LENGTH OF 6.43 FEET (CHORD BEARING S81°34'44"E, CHORD DISTANCE 87.00 FEET) TO (2) THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 3278.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID ARC, THROUGH A CENTRAL ANGLE OF 00°50'09", AN ARC LENGTH OF 47.80 FEET (CHORD BEARING S37°38'09"E, CHORD DISTANCE 47.80 FEET); (3) THENCE S40°09'45"E, A DISTANCE OF 176.54 FEET; (4) THENCE S42°53'37"E, A DISTANCE OF 64.32 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "REPLAT OF LOT 1 - THE VILLAGE AT COUNTRYSIDE PARCEL 4 REPLAT" AS RECORDED IN PLAT BOOK 108, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 AND FOLLOWING THE NORTHWEST BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES: (1) THENCE S53°51'32"W, A DISTANCE OF 277.67 FEET; (2) THENCE S70°39'23"W, A DISTANCE OF 158.97 FEET; (3) THENCE S53°51'32"W, A DISTANCE OF 57.01 FEET; THENCE N36°02'28"W, A DISTANCE OF 120.02 FEET; THENCE N49°27'59"E, A DISTANCE OF 62.13 FEET; THENCE N35°32'33"W, A DISTANCE OF 178.06 FEET TO THE POINT OF BEGINNING.

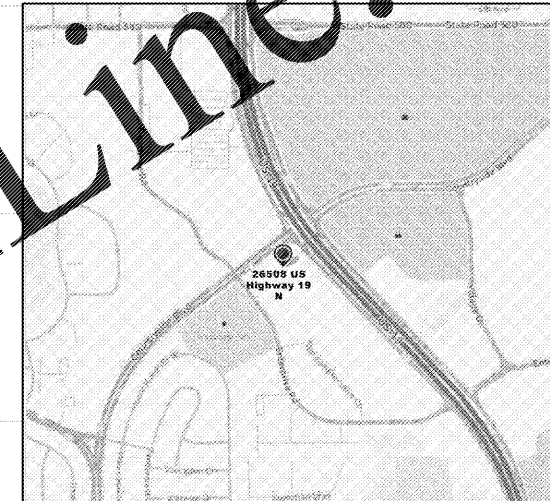
CONTAINING 3.363 ACRES (146,481 SQUARE FEET, MORE OR LESS).

GENERAL NOTES

- CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS ALONG WITH A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
- CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
- NO REVISION SHALL BE MADE TO THESE PLANS WITH OUT THE APPROVAL OF THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.



VICINITY MAP



NOT TO SCALE

PROJECT CONTACTS

OWNER:
WPG-COUNTRYSIDE, LLC
2502 N. ROCKY POINT DR, SUITE 865
TAMPA, FL 33607
(813) 284-7978
CONTACT: MICHAEL WAGNER

DEVELOPER:
WAGNER PROPERTY GROUP
2502 N. ROCKY POINT DR, SUITE 865
TAMPA, FL 33607
(813) 284-7978
CONTACT: JOHN HETTICK

CIVIL ENGINEER:
BOWMAN CONSULTING GROUP, LTD.
4830 W. KENNEDY BLVD, SUITE 600
TAMPA, FL 33609
(813) 509-2403
CONTACT: JOSÉ MARTINEZ
JMARTINEZ@BOWMANCONSULTING.COM

SURVEYOR:
EBI SURVEYING
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
(813) 886-6080
CONTACT: JEFFREY KOHLER
JEFF@EBISURVEY.COM

LANDSCAPE ARCHITECT:
HARDEMAN KEMPTON & ASSOCIATES
2207 WEST NORTH A STREET
TAMPA, FL 33606
(813) 258-6000

CONTACT: JASON REARD, RLA
JASON@HKA-DESIGN.COM

GEOTECHNICAL/ENVIRONMENTAL CONSULTANT:
PROFESSIONAL SERVICES INDUSTRIES, INC.
5801 BENJAMIN CENTER DR, SUITE 112
TAMPA, FL 33634
(813) 886-1075

LOCAL JURISDICTION:
CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPT.
100 S. MYRTLE AVE
CLEARWATER, FL 33756
(727) 562-4567
CONTACT: MELISSA HAUCK-BAKER

RIGHT-OF-WAY JURISDICTION:
CITY OF CLEARWATER ENGINEERING DEPT.
100 S. MYRTLE AVE
CLEARWATER, FL 33756
(727) 562-4747

FLORIDA DEPT. OF TRANSPORTATION DISTRICT 7
11201 N. MALCOLM MCWILEY DR
TAMPA, FLORIDA 33612
(800) 226-7220

WATER MANAGEMENT DISTRICT:
SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT
7601 U.S. HIGHWAY 1901
TAMPA, FL 33637
(813) 985-7481

POWER UTILITY PROVIDER:
DUKE ENERGY
1166 PALMETTO ST
CLEARWATER, FL 33765
(727) 562-3903
CONTACT: REBECCA GRENEWICZ

TELECOMMUNICATIONS UTILITY PROVIDER:
SPECTRUM BUSINESS
(813) 393-6381
CONTACT: TROY COVEY

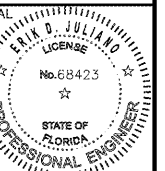
Bowman CONSULTING
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Bowman Consulting Group, Ltd.
One Urban Centre
4830 W. Kennedy Blvd.
Suite 600
Tampa, FL 33609
Phone: (813) 509-2403
www.bowmanconsulting.com
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COVER SHEET
WAWA
COUNTRYSIDE BLVD & U.S. HWY 19
CLEARWATER, PINELLAS COUNTY
FLORIDA

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ERIK D. JULIANO, P.E.
LICENSE NO. 68423
06/28/2017

PLAN STATUS	
02/10/17	FDOT ACCESS REVIEW
03/09/17	CITY REVIEW
05/16/17	CITY REVIEW
06/28/17	CITY REVIEW

DATE	DESCRIPTION
JM	JM
JM	JM
JM	JM
DESIGN	DRAWN
SCALE	AS SHOWN
JOB No.	010455-01-002
DATE	05/24/2017
FILE	C-0.0 COV.DWG

FDOT PERMIT (2017-A-799-007, 2017-D-799-005)
ROADWAY SECTION 15150 / SR No. 55, MP 22.117-22.182

SHEET **C0.0**

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