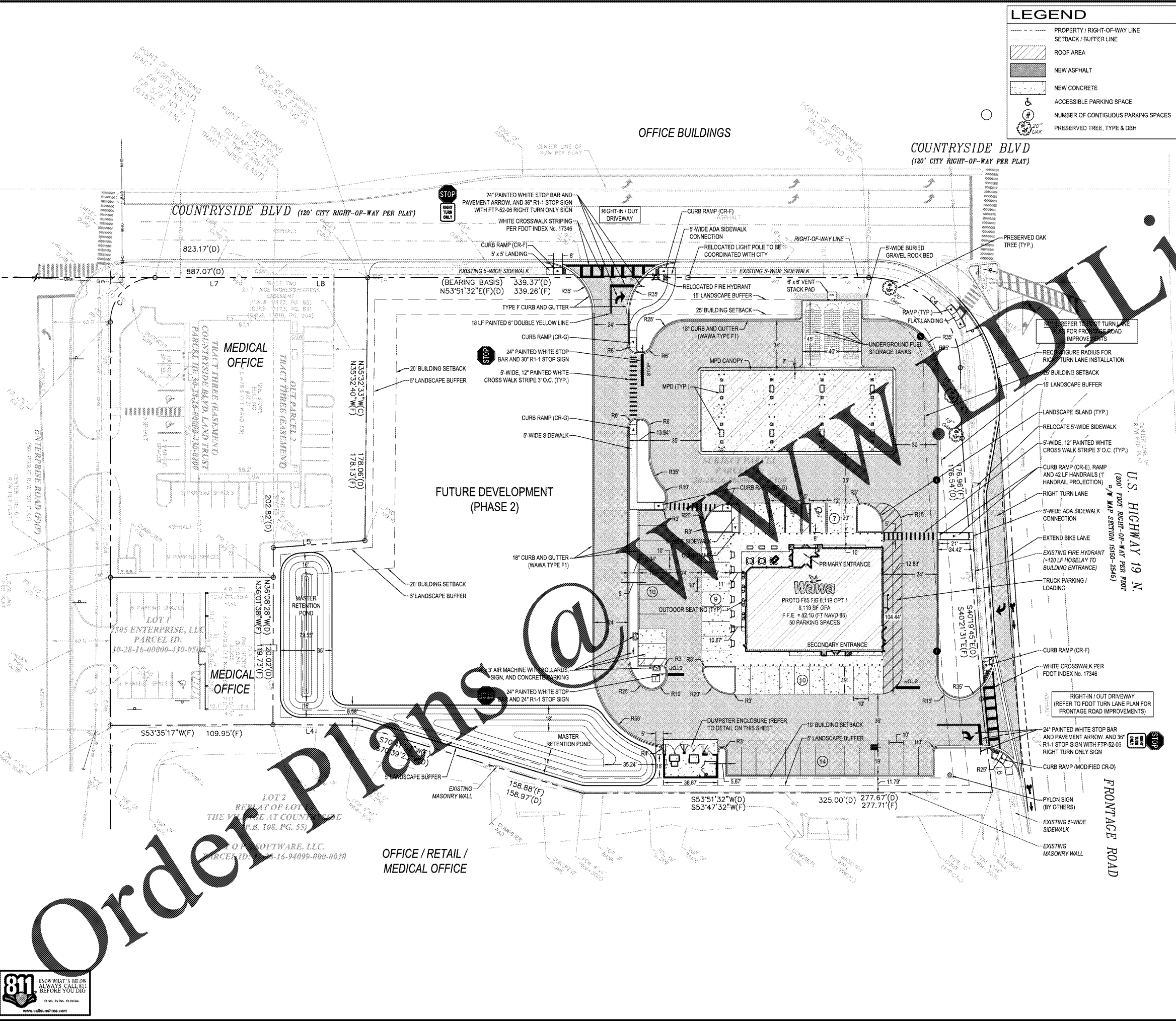


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**LEGEND**

- PROPERTY / RIGHT-OF-WAY LINE
- SETBACK / BUFFER LINE
- ROOF AREA
- NEW ASPHALT
- NEW CONCRETE
- ACCESSIBLE PARKING SPACE
- NUMBER OF CONTIGUOUS PARKING SPACES
- PRESERVED TREE, TYPE & DBH

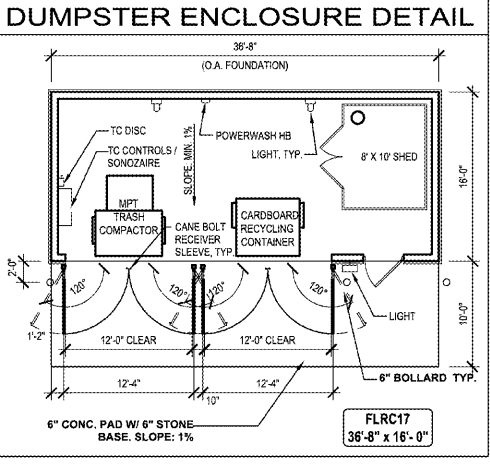
**SITE DATA**

PARCEL AREA (MASTER DEVELOPMENT AREA)	3.364 AC (146,538 SF)
PARCEL IDENTIFICATION NUMBER	30-28-16-00000-430-0300
EXISTING ADDRESS	26508 US HWY 19 N, CLEARWATER, FL 33761
ZONING DESIGNATION	C (COMMERCIAL)
FUTURE LAND USE DESIGNATION	RFH (RESORT FACILITIES HIGH)
FEMA FLOOD ZONE DESIGNATION	X*
EXISTING USE	HOTEL AND RESTAURANT
PHASE 1 PROPOSED USE	AUTOMOBILE SERVICE STATION
PHASE 1 PROPOSED BUILDING AREA	6,119 SF
FLOOR AREA RATIO	0.04 (1.0 MAX. OVERALL ALLOWABLE)
BUILDING HEIGHT	25' MAX.
PHASE 1 IMPERVIOUS AREA	1.5 AC (67,000 SF)
IMPERVIOUS SURFACE RATIO	0.46 (0.5 MAX. OVERALL ALLOWABLE)
BUILDING SETBACKS REQUIRED (MIN.)	
FRONT (RIGHT-OF-WAY)	25 FT
SIDE (SOUTH)	10 FT
REAR (WEST)	20 FT
LANDSCAPE BUFFERS REQUIRED (MIN.):	
FRONT (RIGHT-OF-WAY)	15 FT
SIDE (SOUTH)	5 FT
REAR (WEST)	5 FT
PHASE 1 ADJACENT TO HIGHWAY	
ADJACENT TO HIGHWAY PARKING SPACES REQUIRED / PROPOSED	29 / 50**
ADJACENT TO HIGHWAY PARKING SPACES REQUIRED / PROPOSED	2 / 2***
ADJACENT TO HIGHWAY PARKING SPACES REQUIRED / PROPOSED	9' x 18' STANDARD, 12' x 18' ADA

**NOTES**

- REFER TO FLEXIBLE STANDARD SITE PLAN FLS2016-05023.
- REFER TO TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION AND EXISTING SYMBOL LEGEND.
- IN GENERAL, ITEMS SHOWN AS BOLD LINWORK REPRESENT PROPOSED FEATURES TO BE CONSTRUCTED AS PART OF THIS PROJECT, UNLESS NOTED OTHERWISE. SIMILARLY, SHADED LINWORK TYPICALLY REPRESENTS EXISTING FEATURES OR ITEMS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- UNLESS NOTED OTHERWISE, PROPOSED DIMENSIONS ARE SHOWN AT THE CENTERLINE OF ITEMS AND TO THE FACE / FLOWLINE OF CURB.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION.
- 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 WITHOUT 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.

- NOTES**
- REFER TO TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION AND EXISTING SYMBOL LEGEND.
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 www.bowmanconsulting.com  
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**SITE PLAN**  
 WAWA  
 COUNTRYSIDE BLVD & U.S. HWY 19  
 CLEARWATER, PINELLAS COUNTY  
 FLORIDA

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
DESIGN	CHKD
SCALE	AS SHOWN
JOB No.	010455-01-002
DATE	05/24/2017
FILE	C-4.0 SP.DWG

DATE DESCRIPTION

JM JM

DESIGN CHKD

SCALE AS SHOWN

JOB No. 010455-01-002

DATE 05/24/2017

FILE C-4.0 SP.DWG

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

GRAPHIC SCALE  
 0 30 60  
 1" = 30'

**C4.0**

