

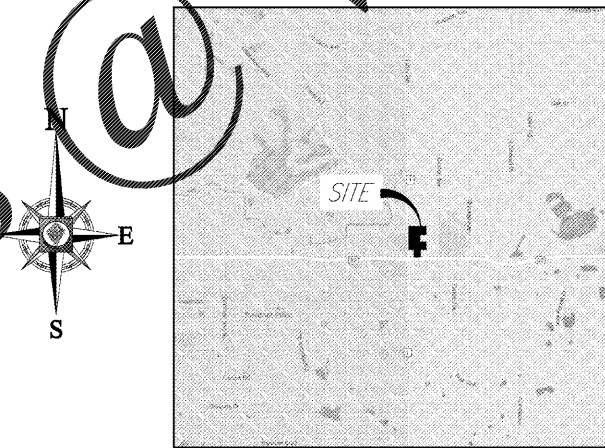
PRELIMINARY SITE / CONSTRUCTION PLANS

FOR



LOCATION OF SITE
9021 STATE ROAD 52
HUDSON, FL 34669
PASCO COUNTY

PARCEL ID: 01-25-16-0090-01600-0000, 01-25-16-0090-01700-0100



LOCATION MAP

SCALE: N.T.S.

PREPARED BY



BOHLER
ENGINEERING

3820 NORTHALE BLVD., SUITE 300B

TAMPA, FLORIDA 33624

Phone: (813) 812-4100

Fax: (813) 812-4101

BohlerEngineering.com

CONTACT INFORMATION

CONSULTANTS

ENGINEER:
BOHLER ENGINEERING
3820 NORTHALE BLVD., SUITE 300B
TAMPA, FL 33624
(813) 812-4100
engr@bohlereng.com

OWNER/APPLICANT

OWNER:
RMC LD BOKA LLC
8902 N. DALE MARRY HWY., SUITE 200
TAMPA, FL 33614
(813) 960-8154
regg@rmcldboka.com

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
IMPACT SURVEYING AND MAPPING, INC.
7408 AVOONWOOD ST
TAMPA, FL 33625
(727) 433-6987

APPLICANT:
RMC LD BOKA LLC
8902 N. DALE MARRY HWY., SUITE 200
TAMPA, FL 33614
(813) 960-8154
regg@rmcldboka.com

GEOTECHNICAL REPORT:
UNIVERSAL ENGINEERING SCIENCES
5902 PALM RIVER ROAD
TAMPA, FL 33619
(813) 741-8508

END USER:
RMC LD BOKA LLC
8902 N. DALE MARRY HWY., SUITE 200
TAMPA, FL 33614
(813) 960-8154
regg@rmcldboka.com

GOVERNING AGENCIES

COUNTY: PASCO COUNTY
8731 CITIZENS DR
NEW PORT RICHEY, FL 34654
(727) 847-6193

SWFWMD: 2375 BROAD ST
BROOKSVILLE, FL 34604
(352) 798-7211

FDOT DISTRICT 7: 11201 N. MALCOLM MCKINLEY DRIVE
TAMPA, FL 33612
(813) 975-6000

LEGAL DESCRIPTION

PARCEL 4: (Fee Simple)

Lots 1 through 6 and a portion of Lots 7 through 12, Block 16, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and a portion of Lots 14 through 18, Block 27, Corrected Map of Unit No. 1 Griffin Park, as recorded in Plat Book 4, Page 36, and a portion of the vacated street(s) and alley(s) pursuant to Resolution recorded in Official Records Book 1078, Page 286, both of the Public Records of Pasco County, Florida, all being more particularly described as follows:

From the Southwest corner of Block 27 run South 89°29'03" East 332.32 feet to the East right-of-way line of Flway Road; thence North 01°57'02" West, 337.31 feet to the East right-of-way line of Flway Road to the Point of Beginning; continue thence North 01°57'02" West, 342.32 feet along said East right-of-way line to the South right-of-way line of Allamander Street; thence South 89°29'05" East, 437.14 feet along said South right-of-way line to the West line of a driveway Avenue; thence South 00°31'57" West, 679.00 feet along said West line to the North right-of-way line of State Road No. 52; thence North 89°29'03" West, 259.32 feet along said North right-of-way line; thence North 00°31'57" East, 337.00 feet; thence North 89°29'03" West, 164.66 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Southeast corner of Section 2, Township 28S, Range 16E, East; thence South 00°36'08" West along the corner extension of the East line of the Southeast 1/4 of said Section 2 a distance of 39.23 feet to a point on the Eastern right-of-way of S.R. 52 (Gulf Blvd.); thence North 01°57'02" West along the Eastern right-of-way of S.R. 52, a distance of 57.81 feet to a point on the Northern right-of-way of the Point of Beginning; thence North 89°29'05" East, a distance of 30.00 feet to the Point of Beginning. Said point being on the centerline of Magnolia Street (vacated); continue North 02°33'23" West along the existing East right-of-way line of Little Road (Flway Road) a distance of 342.32 feet to a point; said point being on the South right-of-way line of Allamander Street; thence South 89°17'44" East along the South right-of-way line of Allamander Street a distance of 30.00 feet; thence South 02°33'23" East a distance of 342.32 feet to a point, said point being on the centerline of Magnolia Street; thence South 89°17'44" West, a distance of 30.00 feet to the Point of Beginning.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE ORDINANCES AND REGULATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, THE FLORIDA BUILDING CODE, THE FLORIDA ELECTRICAL CODE, THE FLORIDA MECHANICAL CODE, THE FLORIDA PLUMBING CODE, THE FLORIDA GAS CODE, THE FLORIDA SOLENOID VALVE CODE, THE FLORIDA WIRE AND CABLE CODE, THE FLORIDA FIRE ALARM CODE, THE FLORIDA FIRE SPRINKLER CODE, THE FLORIDA HAZARDOUS LIQUID WASTE CODE, THE FLORIDA HAZARDOUS SOLID WASTE CODE, THE FLORIDA HAZARDOUS WASTE TREATMENT, STORAGE AND DISPOSAL CODE, THE FLORIDA HAZARDOUS WASTE TREATMENT, STORAGE AND DISPOSAL CODE, THE FLORIDA HAZARDOUS WASTE TREATMENT, STORAGE AND DISPOSAL CODE, THE FLORIDA HAZARDOUS WASTE TREATMENT, STORAGE AND DISPOSAL CODE.

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WAWA SITE DATA TABLE:

WAWA STORE:	6275
WAWA CONTACT:	SCOTT GERARD
BUILDING:	F85 F/B
BUILDING CODE:	LIT
CANOPY TYPE:	SLOPED
CANOPY CONFIGURATION:	STACKED
# OF MPD'S:	8
TYPE OF MPD'S:	4 (3+1) & 4 (3+1+1)
# OF PARKING SPACES:	80 SPACES
# OF HANDICAP SPACES:	3 SPACES
# OF TRUCK/OVERIZED PARKING:	0 SPACES
SQUARE FT. OF ASPHALT:	32,354 SF
SQUARE FT. OF LAWN AREA:	16,598 SF
SQUARE FT. OF MULCH AREA:	1,248 SF

REVISIONS			
REV	DATE	COMMENT	BY
2	2017-07-11	PER COUNTY, SWFMD & FDOT COMMENTS	JDP
3	2017-10-13	PER COUNTY COMMENTS	JDP
4	2017-10-27	PER FDOT COMMENTS	JDP
5	2017-11-30	PER COUNTY UTILITY COMMENTS	JDP
6	2018-01-02	PER COUNTY & FDOT COMMENTS	JDP
7	2018-01-25	PER FDOT COMMENTS	JDP
8	2018-02-08	PER FDOT COMMENTS	JDP
9	2018-04-05	HYDRANT PER FIRE MARSHAL	JDP
10	2018-09-07	WAWA BID SET	JDP
11	2018-10-03	PER ROW COMMENTS	SKK

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PERMIT SET

PROJECT No.: FLT160078
DRAWN BY: JDP
CHECKED BY: KSM
DATE: 11/02/2018
SCALE: N.T.S.
CAD ID: SDO

PROJECT: WAWA SR 52 & LITTLE RD
FOR RMC PROPERTY GROUP
LOCATION OF SITE
9021 STATE ROAD 52
HUDSON, FLORIDA 34669
PASCO COUNTY

BOHLER ENGINEERING
3820 NORTHALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. NO. 3876
LICENSE NO. 00007577-BUSINESS-00-00000000

10/5/2018

SHEET TITLE: COVER SHEET
SHEET NUMBER: C-1