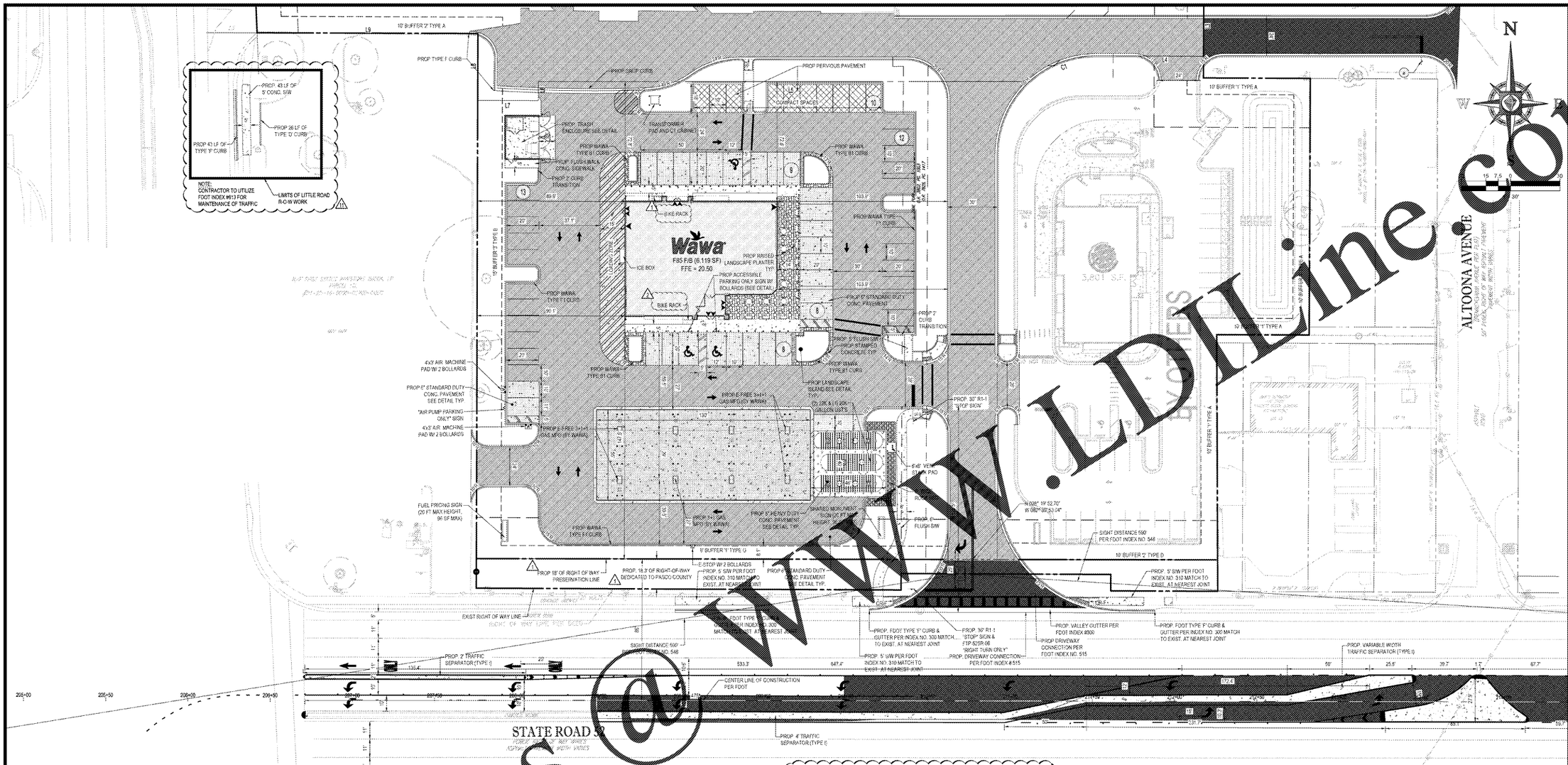

NOTES:

SIDEWALKS WILL BE CONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL AND SAFE PEDESTRIAN TRAFFIC WILL BE MAINTAINED AT ALL TIMES. IF SIDEWALK IS REMOVED, IT WILL BE REMOVED TO THE NEAREST EXPANSION JOINT AND REPLACED PER FDOT INDEX 310. ANY SIDEWALK, WHICH BECOMES UNDERMINED, MUST BE REMOVED AND REPLACED. ROADWAY/SIDEWALK CONNECTIONS REPLACEMENTS MUST MEET CURRENT A.D.A. STANDARDS AND FDOT INDEX 304.

SIDEWALKS SHALL BE CONSTRUCTED OF NATURAL COLORED CONCRETE AT LEAST 3000 PSI IN STRENGTH, FIBER REINFORCED, AND FOUR (4) INCHES IN THICKNESS EXCEPT FOR DRIVEWAYS APPROACHES WHICH REQUIRE A MINIMUM OF SIX (6) INCHES.

CURB CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS OF 10 FEET EXCEPT WHERE CLOSURE REQUIRES A LESSER INTERVAL, BUT DO NOT ALLOW ANY SECTION TO BE LESS THAN 4 FEET IN LENGTH. CONSTRUCT EXPANSION JOINTS AT ALL INLETS, AT ALL RADIUS POINTS AND AT OTHER LOCATIONS INDICATED ON PLANS. LOCATE AT INTERVALS OF 500 FEET BETWEEN OTHER EXPANSION JOINTS OR ENDS OF A RUN (COLD JOINT). INSURE THAT THE JOINT IS 0.5 INCHES IN WIDTH.

SITE DATA TABLE

JURISDICTION	PASCO COUNTY
TOTAL SITE AREA	8.65 AC
WAWA SITE AREA	2.30 AC
WAWA BUILDING AREA	6,119 SF
WAWA BUILDING HEIGHT	33'-4"
FLOOR AREA RATIO (F.A.R.)	((6,119 / 43,560) / 2.30) =0.61
IMPERVIOUS AREA	83,652 SF (1.92 AC)
GREEN SPACE AREA	16,595 SF (0.38 AC)
BUILDING SETBACKS (N / S / E / W)	30' / 25' / 30' / 25'
LANDSCAPE BUFFERS (N / S / E / W)	10' / 10' / 10' / 15'
ZONING DISTRICT	C2 (COMMERCIAL GENERAL)
FUTURE LAND USE	ROR (RETAIL/OFFICE/RESIDENTIAL)
COUNTY REQUIRED PARKING RATIO	1 / 250 SF
COUNTY REQUIRED PARKING	25 SPACES
TOTAL PARKING PROVIDED	60 SPACES (INCLUDING 3 ADA SPACES)
ZONE A (FOR WAWA USE)	25 SPACES (INCLUDING 3 ADA SPACES)
ZONE B (FOR WAWA USE)	35 SPACES
ZONE C (FOR WAWA USE)	0 SPACES
REGULAR SPACES	47 SPACES
COMPACT SPACES	10 SPACES
ACCESSIBLE SPACES PROVIDED	3 SPACES
BUILDING TYPE	F85 F/B
CANOPY CONFIGURATION	STACKED
CANOPY TYPE	SLOPED
#MPD'S	8
TYPE OF MPD'S	4 (3 + 1 + 1) & 4 (3 + 1)

LEGEND:

- PROPERTY LINE
- PROP. RIGHT OF WAY PRESERVATION LINE
- PROP. BUILDING SETBACK LINE
- PROP. LANDSCAPE BUFFER
- PROP. BUILDING AND GAS CANOPY
- PROP. CONCRETE SIDEWALK
- PROP. 6" CONCRETE PAVEMENT
- PROP. 8" CONCRETE PAVEMENT
- PROP. ROCK BED
- PROP. PERVIOUS PAVEMENT
- PROP. PARKING SPACE COUNT
- PROP. GAS PUMPS
- PROP. FUEL PRICING SIGN
- PROP. VENT STACK
- PROP. AIR MACHINE
- PROP. EMERGENCY STOP SWITCH
- PROP. UNDERGROUND STORAGE TANKS
- PROP. LIGHT POLE
- PROP. TRANSFORMER PAD

BOHLER ENGINEERING

SITE CIVIL AND ON-SITE WASTEWATER ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGNS
PROGRAM MANAGEMENT
PERMITTING SERVICES
ARCHITECTURE
DESIGN-BUILD SERVICES
UPSTATE NEW YORK
PHILADELPHIA, PA
SOUTHEASTERN PA
BOSTON, MA
NEW YORK METRO
NEW JERSEY
NORTHERN VIRGINIA
RICHMOND, VA
RALEIGH, NC
CHARLOTTE, NC
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SOUTH FLORIDA
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REVISIONS

REV	DATE	COMMENT	BY
2	2017-07-11	PER COUNTY, SWFWMD & 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	2018-02-06	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:	11/03/2016
SCALE:	1" = 30'
CAD ID:	SPIO

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 NORTHDALE BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 612-4100
Fax: (813) 612-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30785
LANDSCAPE ARCHITECT BUSINESS LIC. No LC26000551

10/5/2018

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5.2

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