

SITE DATA

STATEMENT OF INTENT:
THE OWNER PROPOSES TO CONSTRUCT A NEW 6,119 S.F. WAWA CONVENIENCE STORE AND GAS STATION AND THE REQUIRED SITE SUPPORT ELEMENTS TO SERVE IT.

SITE ADDRESS: 3300 NW 87TH AVE. MIAMI, FL 33172
PLAT NUMBER: 35-3028-015-0250
SITE TOTAL AREA: 67,947.32 S.F. (1.56 AC. ±)
EXISTING LAND USE: INDUSTRIAL COMMERCIAL (IC)
PROPOSED LAND USE: INDUSTRIAL COMMERCIAL (IC)
EXISTING USE: INDUSTRIAL
PROPOSED USE: INDUSTRIAL
MAX. BUILDING HEIGHT: WIDTH OF P.O.D. MAX.
TOTAL BUILDING AREA: 6,119 S.F.
PROPOSED AREA CALCULATIONS
BUILDING AREA: 6,119 S.F. (9.01%)
PERVIOUS AREA: 16,233 S.F. (22.42%)
IMPERVIOUS AREA: 46,593.32 S.F. (68.57%)
TOTAL: 67,947.32 S.F. (100.00%)
REQUIRED PERVIOUS AREA: 20%
EXISTING AREA CALCULATIONS
BUILDING AREA: 6,119 S.F. (9.01%)
PERVIOUS AREA: 16,195.22 S.F. (23.83%)
IMPERVIOUS AREA: 46,533.10 S.F. (67.97%)
TOTAL: 67,947.32 S.F. (100.00%)

BUILDING SETBACKS

	REQUIRED	PROVIDED
NORTH	10'	54.81'
WEST	5'	37.29'
EAST	20'	94.38'
SOUTH	15'	143.72'

LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
NORTH	10'	13.07'
WEST	5'	7'
EAST	7'	12.41'
SOUTH	7'	8.81'

MAX. FLOOR AREA RATIO: 0.25%
PROVIDED FLOOR AREA RATIO: 0.12%
ZONING:
SUBJECT SITE: INDUSTRIAL COMMERCIAL DISTRICT
NORTH: COMMERCIAL DISTRICT
EAST: INDUSTRIAL COMMERCIAL DISTRICT
SOUTH: INDUSTRIAL COMMERCIAL DISTRICT
WEST: INDUSTRIAL COMMERCIAL DISTRICT

FLOOR FINE:
THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ACCORDANCE WITH THE PREVIOUS MIAMI-DADE COUNTY COMMUNITY PLAN, NUMBER 207 OF 1031, MAP NUMBER 12060, AND REVISED SEPTEMBER 11, 2010.

PAVEMENT LEGEND

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT (6")
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (8")
- PROPOSED ASPHALT PAVEMENT
- PROPOSED MILLING AND OVERLAY PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STAMPED CONCRETE
- PROPOSED 5" WIDE ROCKBED
- PROPOSED PERVIOUS PAVERS (CONCRETE PAVERS UNI-ECO STONE: 3" THICKNESS) SEE MANUFACTURER DETAIL, ON SHEET C-9
- PROPOSED PERVIOUS AREA

WAWA PARKING CALCULATIONS

REQUIRED PARKING: 1050 x 5,119 S.F. = 25 SPACES (INCLUDING 2 HC SPACES)

PROPOSED PARKING:
PROPOSED PARKING ADA SPACES 17'X11': 2 SPACES
PROPOSED PARKING STANDARD SPACES 10'X19': 45 SPACES
TOTAL PROPOSED PARKING SPACES: 48 SPACES

GENERAL SITE NOTES

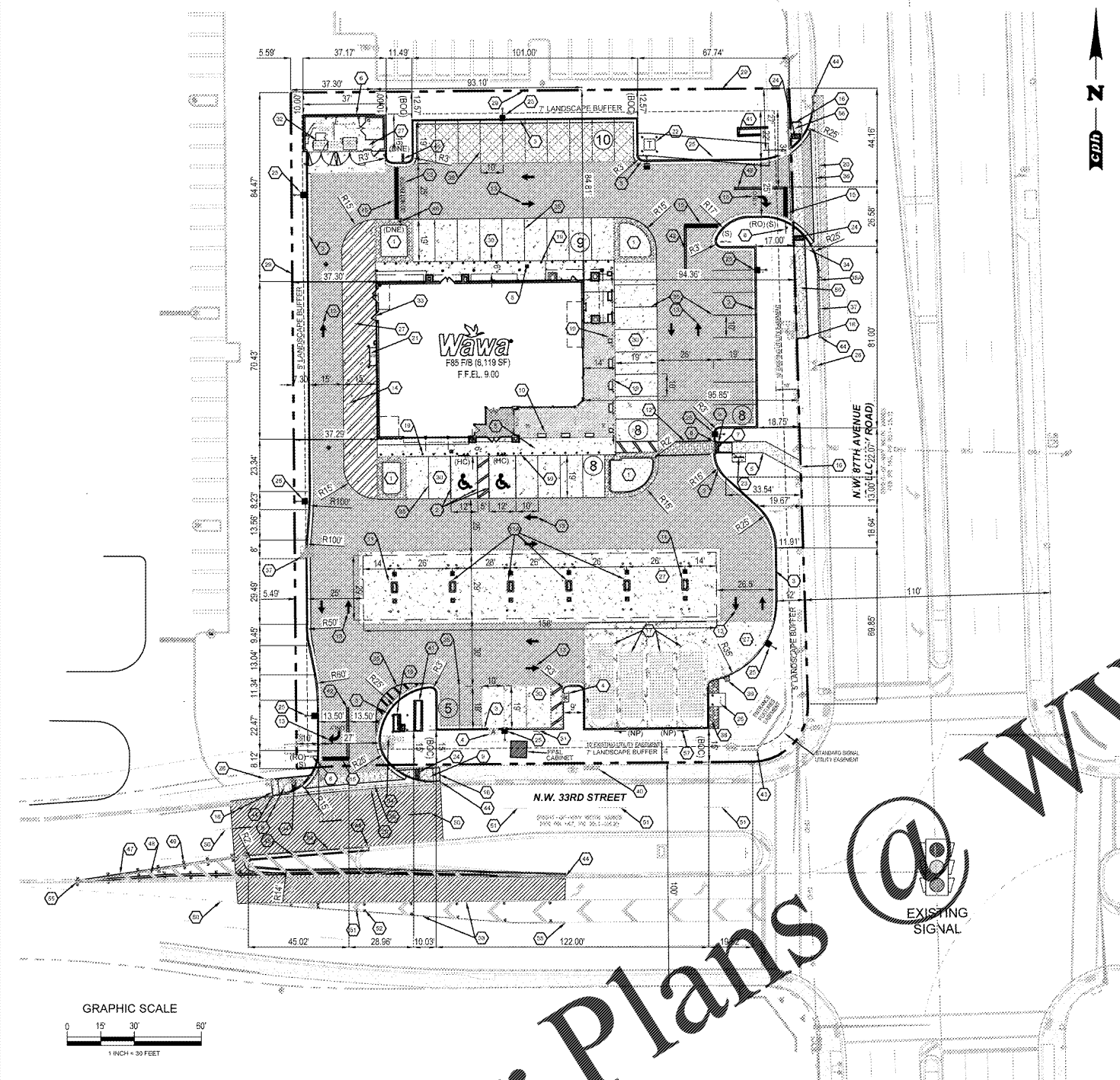
- FOR LEGAL DESCRIPTION, BOUNDARY, AND BENCHMARK INFO, SEE SITE SURVEY SHEET.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD MAKE THE PROJECT GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH PROPOSED CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, BUILDINGS, UTILITIES, PAVEMENT, STRIPINGS, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MIAMI AND ALL OTHER APPLICABLE AGENCY REGULATIONS AND CODES AND OSHA STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL FOOT CUREMENTS APPLY TO THE 2017 STANDARDS.
- PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOOD PLAN MANAGEMENT ORDINANCE.

GENERAL NOTES

- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMIC INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
- ALL SIGNS SHALL HAVE A 70" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST.
- ALL STRIPING SHALL BE IN CONFORMANCE WITH LOCAL AGENCY REQUIREMENTS.
- ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (AS SHOWN TO 20 LOADINGS).
- ENSURE ACCESSIBILITY STICKERS ARE PLACED ON ALL APPLICABLE DOORS.
- TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT, EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MAXIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- FILL EXPANSION / CONTROL JOINT WITH EXTERIOR GRADE CONCRETE EXPANSION JOINT CAULKING. FILL ENTIRE LENGTH OF JOINT SUCH THAT ANY CHANGE IN ELEVATION DOES NOT EXCEED 1/4" IN ELEVATION FROM THE ADJACENT CONCRETE SURFACES WHEN CAULKING HAS CURED. FOR JOINTS WITH Voids DEEPER THAN 1/2", INSTALL CONTINUOUS FIBERBOARD EXPANSION JOINT FILLER BELOW CAULKING TO SUPPORT CAULKING ABOVE.

SITE SYMBOLS / LEGEND

- (10) PARKING SPACE
- ♿ DISABLED PARKING SIGN
- (S) PROPOSED 36" STOP SIGN (RT-1), PER FOOT INDEX NO. 11880. SEE DETAIL SHEET C-13.
- (P) PEDESTRIAN CROSSING SIGN (W11-2) REFERENCE FOOT INDEX NO. 11890
- (HC) HANDICAP PARKING SIGN SEE STANDARD SIGN BASE DETAIL ON SHEET C-10.
- (RO) PROPOSED RIGHT TURN ONLY SIGN (R3-S) SEE DETAIL SHEET C-13.
- (DNE) PROPOSED DO NOT ENTER SIGN (RS-1) SEE DETAIL SHEET C-13.
- (NP) PROPOSED NO PARKING - ANY TIME (RT-1) SEE DETAIL SHEET C-13.
- SITE LIGHTING, SEE LIGHTING PLAN, SHEET LT-1.
- WAWA BOUNDARY LINE
- SYSL4" = SINGLE YELLOW SOLID LINE / 4" WIDE



KEYNOTES LEGEND

(1) PROPOSED CORNER ISLAND LANDSCAPE DETAIL. SEE DETAILS SHEET C-10.	(17) PROPOSED UNDERGROUND FILL TYPED BY WAWA (1) 22K & (3) 20K GALLON UST'S.	(35) PROPOSED 4" SINGLE YELLOW SOLID LINE STRIPING.
(2) PROPOSED HANDICAP STRIPING PER FDOT INDEX NO. 17346. SEE DETAIL SHEET C-9.	(18) EXISTING WATER SERVICE POINT OF CONNECTION WITH METER ASSEMBLY AND 4" P.	(36) VALLEY GUTTER PER FDOT INDEX NO. 300.
(3) PROPOSED WAWA TYPE "F1" CURB, SEE DETAIL SHEET C-9.	(19) PROPOSED PIPE BOLLARDS SEE DETAIL SHEET C-10 (TYP.)	(37) PROPOSED FDOT TYPE "F" SEE INDEX NO. 300.
(4) PROPOSED AIR PUMP ON 4"x3" CONC. PAD W/ 2 BOLLARDS. SEE DETAIL SHEET C-10.	(20) PROPOSED NEWLY SAW CUT AND CONSTRUCT SMOOTH TRANSITION FOR PROPOSED VALLEY GUTTER CURB AND PAVEMENT.	(38) EXISTING TRANSFORMER TO BE RELOCATED AND EASEMENT RELEASED.
(5) PROPOSED CONCRETE SIDEWALK (5' MIN.), 2% MAXIMUM CROSS SLOPES, 5% MAXIMUM LONGITUDINAL SLOPE, SEE DETAIL SHEET C-10.	(21) PROPOSED ICE M.	(39) PROPOSED 5" WIDE ROCK BED.
(6) PROPOSED DUMPSTER & COMPACTOR ENCLOSURE. SEE DETAIL SHEET (100).	(22) PROPOSED TRANSFORMER PAD WITH (4) BOLLARDS. CONTRACTOR TO VERIFY REQUIREMENTS AND COORDINATE ELECTRIC SERVICE WITH POWER COMPANY.	(40) PROPOSED E-STOP W/2 BOLLARDS. SEE DETAIL SHEET C-10.
(7) PROPOSED TRUNCATED DOMES TO BE OVERLAY PAD, 24" DIA. SEE DETAIL SHEET C-12.	(23) PROPOSED BIKE RACK (6'X4" RACK PAD) SEE DETAIL SHEET C-9.	(41) EXISTING BUS STOP (TO REMAIN).
(8) PROPOSED "STOP SIGN" (RA-1) AND "RIGHT ONLY" (R3-S) SIGN.	(24) PROPOSED DETECTABLE WARNING OPTION B PER FDOT INDEX NO. 304.	(42) PROPOSED SIGN TO BE PERMITTED UNDER SEPARATE COVER. SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
(9) PROPOSED CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS AND FDOT INDEX NO. 304, CR-G OPTION B) MAXIMUM CROSS SLOPE 1:50 (2.00%).	(25) PROPOSED LIGHT POLE. SEE LIGHTING PLAN, SHEET LT-1.	(43) PROPOSED DOUBLE YELLOW SOLID LINE / 6" WIDE (25) THERMOPLASTIC.
(10) PROPOSED LANDSCAPE PLANTER. SEE DETAIL SHEET C-10.	(26) PROPOSED VENT STACK ON 6" x 6" CONCRETE PAD W/ (2) BOLLARDS, BY WAWA.	(44) EXISTING MONUMENT SIGN FOR WEST POINTE BUSINESS PARK (TO REMAIN).
(11) PROPOSED "3+1+1 E-FREE" GAS DISPENSER (MPD) BY WAWA.	(27) PROPOSED HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL SHEET C-10.	(45) SAW CUT EXISTING CONCRETE CURB AND MATCH TO PROPOSED CURB.
(12) PROPOSED "4+1 Diesel" GAS DISPENSER (MPD) BY WAWA.	(28) EXISTING FIRE HYDRANT (TO REMAIN).	(46) PROPOSED CONCRETE CURB AND GUTTER PER FDOT 300.
(13) PROPOSED CROSSWALK STRIPINGS. SEE DETAIL SHEET C-12.	(29) EXISTING PROPERTY LINE.	(47) PROPOSED (RS-1) "DO NOT ENTER" SIGN.
(14) PROPOSED PAVEMENT MARKINGS. SEE DETAIL SHEET C-12.	(30) PROPOSED STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET C-10.	(48) PROPOSED DOUBLE 6" SINGLE YELLOW SOLID LINE STRIPING.
(15) PROPOSED LOADING ZONE STRIPING, SYSL4" SPACED AT 2' O.C. @ 45° BOUND BY SYSL4".	(31) PROPOSED "AIR PUMP PARKING ONLY" SIGN BY WAWA SEE DETAIL SHEET C-9.	(49) PROPOSED 18" SINGLE YELLOW SOLID LINE STRIPING.
(16) PROPOSED 24" WIDE WHITE STOP BAR ON PAVEMENT PER FDOT INDEX NO. 17346.	(32) PROPOSED TRASH COMPACTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.	(50) PROPOSED YELLOW / YELLOW RPMS.
(17) SAW CUT EXISTING CONCRETE SIDEWALK AND MATCH TO PROPOSED SIDEWALK.	(33) PROPOSED EMERGENCY EXIT (ACCESSIBLE) SEE ARCHITECTURAL PLANS FOR DETAILS.	(51) EXISTING STRIPING TO REMAIN.
	(34) EXISTING SIGN TO REMAIN.	(52) PROPOSED 18" SINGLE WHITE SOLID LINE STRIPING.
		(53) PROPOSED WHITERED RPMS.
		(54) PROPOSED 6" SINGLE YELLOW SOLID EDGE.
		(55) LIMITS OF NEW STRIPING.
		(56) SIDEWALK CURB RAMP TYPE CR-F PER FDOT (2017-2018) INDEX 304.
		(57) PROPOSED (RT-1) "NO PARKING" SIGN.
		(58) PROPOSED 6" SINGLE WHITE SOLID EDGE.