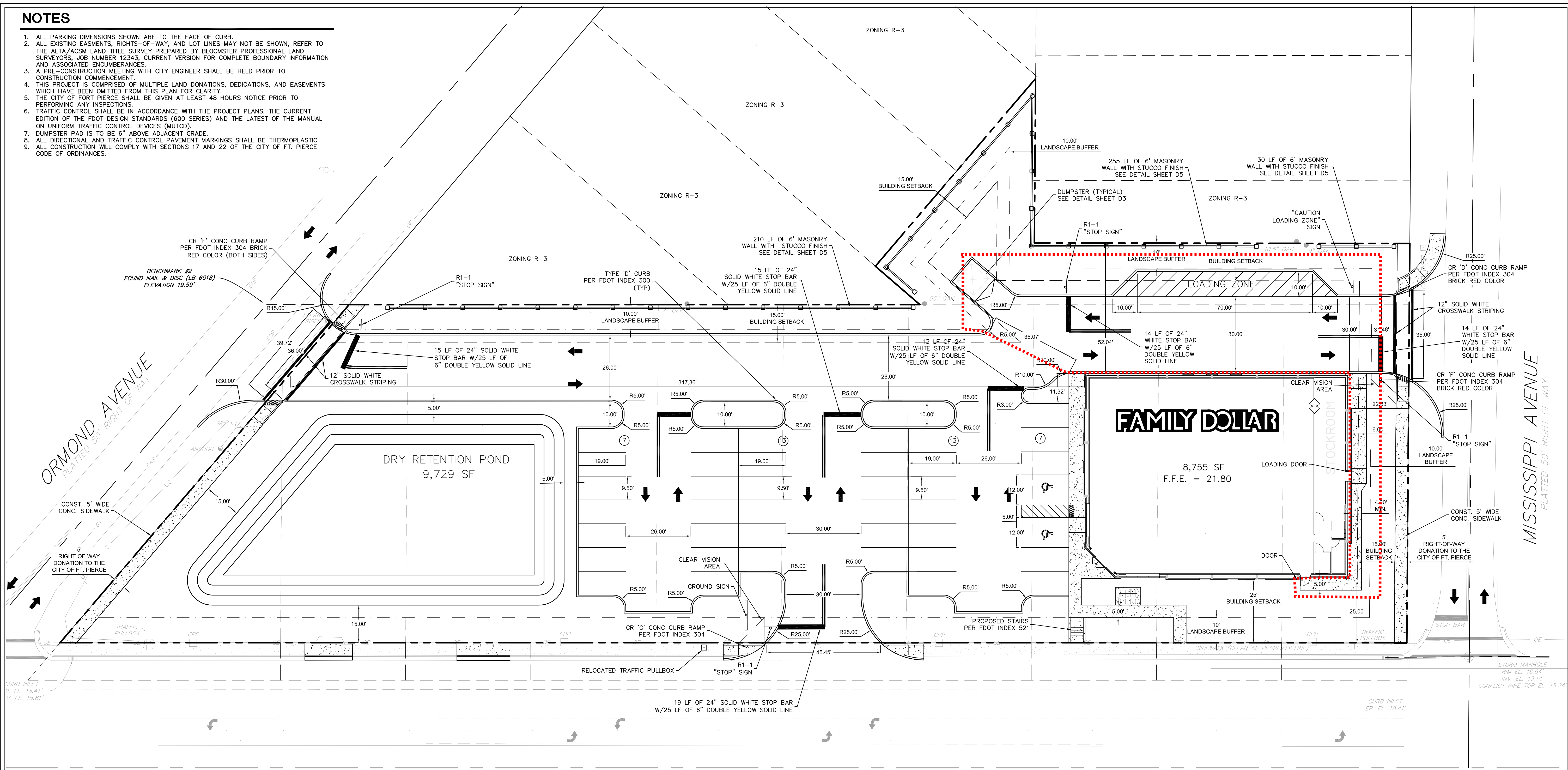


Created 11/22/2013 9:00 PM, Last Saved 2/12/2015 7:55 AM by Ecopoyas, Last Printed 2/12/2015 2:41 PM by Nrm Robinson on User:437 File Saved at: G:\\_Eng\_PROJECTS\2013\13135 Ft. Pierce (25th & Mississippi)\13135 - 06 - C1 - SITE PLAN

**NOTES**

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLOMSTER PROFESSIONAL LAND SURVEYORS, JOB NUMBER 12343, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THIS PROJECT IS COMPRISED OF MULTIPLE LAND DONATIONS, DEDICATIONS, AND EASEMENTS WHICH HAVE BEEN OMITTED FROM THIS PLAN FOR CLARITY.
5. THE CITY OF FORT PIERCE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. DUMPSTER PAD IS TO BE 6" ABOVE ADJACENT GRADE.
8. ALL DIRECTIONAL AND TRAFFIC CONTROL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
9. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.



**PROPOSED PARKING DATA**

STORE SIZE	8,755 ± S.F.
GFA W/EXEMPTION	7,555 ± S.F.
CITY OF FORT PIERCE REQUIRED PARKING:	
RETAIL: 1 SPACES PER 200 SF	38 SPACES
STANDARD SPACES	38 SPACES
ACCESSIBLE SPACES	2 SPACES
TOTAL PARKING (PROVIDED)	40 SPACES
RATIO	± 1 / 211 S.F.

**PARKING NOTES**

PARKING SHOWN CONTAINS 90° PARKING SPACES.  
 PROPOSED DIMENSION: WIDTH: 9.5'  
 CITY OF FORT PIERCE REQUIRED DIMENSION: WIDTH: 9.5'  
 PROPOSED DIMENSION: DEPTH: 19'  
 CITY OF FORT PIERCE REQUIRED DIMENSION: DEPTH: 19'  
 PROPOSED TWO WAY AISLES (STALLS, ONE SIDE): 45'  
 CITY OF FORT PIERCE REQUIRED TWO WAY AISLES (STALLS, ONE SIDE): 45'  
 PROPOSED TWO WAY AISLES (STALLS, BOTH SIDES): 68'  
 CITY OF FORT PIERCE REQUIRED TWO WAY AISLES (STALLS, BOTH SIDES): 64'  
 CITY OF FORT PIERCE REQUIRED BIKE RACK TO ACCOMMODATE 4 BICYCLES ON SITE WITHIN 50FT ENTRANCE

**SITE AREA CALCULATIONS**

TOTAL SITE AREA	70,115 SF (100%) (1.61 AC.±)
IMPERVIOUS AREA	8,755 SF (12.5%) (0.2 AC.±)
BUILDING	8,755 SF (12.5%) (0.2 AC.±)
SIDWALK/PAVEMENT	30,082 SF (42.9%) (0.69 AC.±)
PERVIOUS AREA	31,278 SF (44.6%) (0.72 AC.±)
OPEN SPACE	31,278 SF (44.6%) (0.72 AC.±)

**SITE DATA**

CURRENT LAND USE CLASSIFICATION: NC (NEIGHBORHOOD COMMERCIAL)  
 CURRENT ZONING CLASSIFICATION: C-2 (NEIGHBORHOOD COMMERCIAL)  
 CURRENT LOCAL JURISDICTION: CITY OF FORT PIERCE  
 WATER & SEWER SERVICE: FORT PIERCE UTILITY AUTHORITY (FPUA)  
 FLOOD ZONE CLASSIFICATION: ZONE X - OUTSIDE THE 100 YEAR FLOOD PLAIN FEMA PANEL NO. 120286-0186-J, DATED 02/16/2012

DIRECTION	PROPERTY USE	FUTURE LAND USE	ZONING
NORTH	MIXED USE	GENERAL COMMERCIAL (GC)	C-3
EAST	MIXED USE	INSTITUTIONAL (INST)	R-3
SOUTH	STORES 1 STORY	OFFICE PROFESSIONAL (OP)	R-3
WEST	WAREHOUSING	OFFICE PROFESSIONAL (OP)	C-1

**GENERAL NOTES**

ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

**BUILDING DATA**

GROSS BUILDING AREA: 8,755 S.F.  
 BUILDING SETBACKS REQUIRED:

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (WEST)	25 FEET	25.00'
REAR (EAST)	15 FEET	54.02'
SIDE (NORTH)	15 FEET	317.36'
SIDE (SOUTH)	15 FEET	22.83'

BUILDING HEIGHT: STORE ± 21'-6"  
 NO. OF STORIES: 1  
 BUILDING COVERAGE: ± 12.5%  
 FIRE FLOW DEMAND: 1500 GPM PER NFPA 1, CHAPTER 18

**REQUIRED PERMITS**

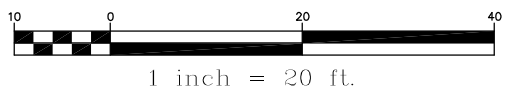
- BUILDING PERMIT
- FDOT DRIVEWAY CONNECTION PERMIT
- FDOT DRAINAGE CONNECTION PERMIT
- SITE PERMIT

**LEGEND - EXISTING**

• CLEAN OUT	EL ELEVATION	R/W RIGHT OF WAY
• STEEL POST	C.B.S. CONCRETE BLOCK STRUCTURE	FB PLAT BOOK
• STEEL COLUMN	WATER VALVE	PG PAGE
• POWER POLE	FIRE HYDRANT	FW UNDERGROUND FORCE MAIN
• METAL LID	SPOT ELEVATIONS	W UNDERGROUND WATER MAIN
• MANHOLE	SEWER VALVE	GS UNDERGROUND GAS LINE
• LIGHT POST	IRRIGATION VALVE	OE OVERHEAD ELECTRIC LINE
• INVERT	WOOD POWER POLE	BT BURIED TELEPHONE LINE
	REINFORCED CONCRETE PIPE	EE ELECTRICAL LINE
	WATER METER	FBT FIBER OPTIC LINE
	BACKFLOW PREVENTOR VALVE	SW SINGLE WHITE SOLID LINE
		DY DOUBLE YELLOW SOLID LINE

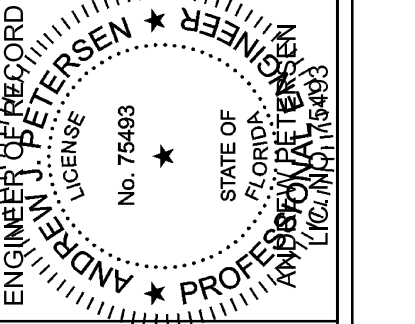
**LEGEND**

- PROPERTY LINE
- PROPOSED CURB
- PARKING NUMBER
- ACCESSIBLE SPACES
- STOP SIGN
- SOLID WHITE SINGLE LINE
- DIRECTIONAL ARROWS
- STOP BAR



**Bowman CONSULTING**  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 9139  
 PROFESSIONAL SURVEYORS AND MAPPERS, LICENSED CERTIFICATE NO. LB-000705  
 4450 WEST LAU CALLE BLVD., STE. 232, MELBOURNE, FL 32934 (321) 255-5434

NO.	REVISIONS	BY	DATE



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**Hutton SITE**  
 REAL ESTATE DEVELOPMENT CONSTRUCTORS  
 736 CHERRY STREET  
 CHATTANOOGA, TN 37402  
 (423) 756-9287

**SITE PLAN**  
 FT. PIERCE FAMILY DOLLAR  
 S. 25TH STREET  
 FT. PIERCE, FLORIDA 34947  
 SCALE 1" = 20'  
 DRAWN EC  
 DATE 2/18/15  
 JOB NO. 13135.00

<b>C1</b>	<b>SHEET NO.</b>	<b>REV.</b>
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