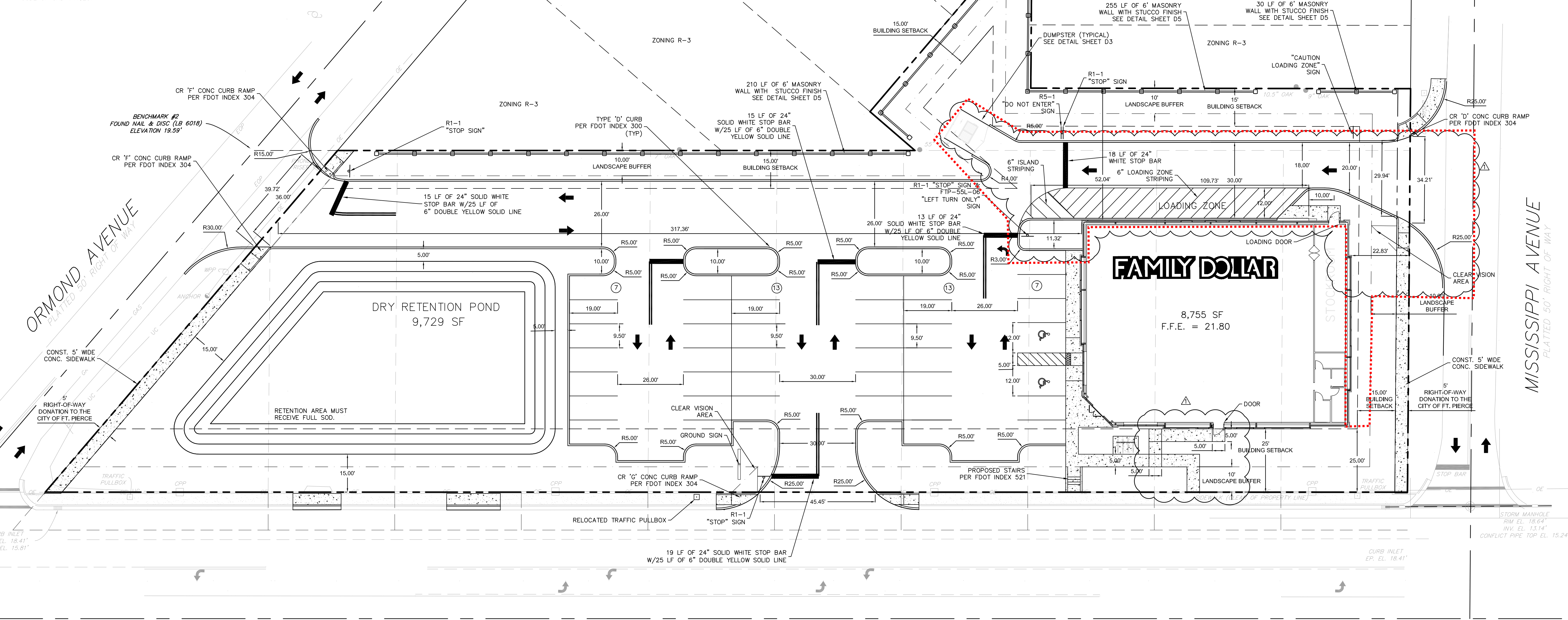


Created 11/22/2013 10:00 PM, Last Saved 10/22/2015 12:50 PM by Nehorp, Last Printed 10/22/2015 12:51 PM by Neil Sharp on User437 File Saved at: G:_Eng_PROJ\PROJECTS\2013\13135 Ft. Pierce (25th & Mississippi) Family Dollar\CA\DO\DESIGN\13135 - 06 - C1 - SITE PLAN

NOTES

- ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, JOB NUMBER 12343, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- THIS PROJECT IS COMPRISED OF MULTIPLE LAND DONATIONS, DEDICATIONS, AND EASEMENTS WHICH HAVE BEEN OMITTED FROM THIS PLAN FOR CLARITY.
- THE CITY OF FORT PIERCE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
- 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).
- DUMPSTER PAD IS TO BE 6" ABOVE ADJACENT GRADE.
- ALL DIRECTIONAL AND TRAFFIC CONTROL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
- 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 ± SF
GFA W/EXEMPTION	7,555 ± SF
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 SF
LOADING AREA	1 (800 SF)

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	70,916 SF (100%) (1.63 AC.±)
IMPERVIOUS AREA	8,755 SF (12.3%) (0.2 AC.±)
BUILDING	8,755 SF (12.3%) (0.2 AC.±)
SIDEWALK/PAVEMENT	29,655 SF (41.8%) (0.68 AC.±)
PERVIOUS AREA	
OPEN SPACE	32,506 SF (45.9%) (0.75 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 SF
 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

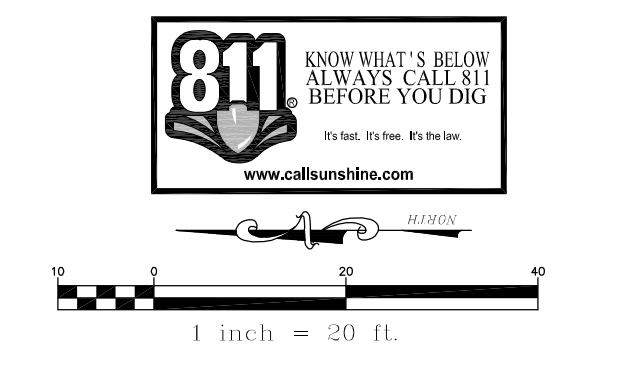
- BUILDING PERMIT
- FDOT DRIVEWAY CONNECTION PERMIT
- FDOT DRAINAGE CONNECTION PERMIT
- SITE PERMIT

LEGEND - EXISTING

●	CLEAN OUT	EL	ELEVATION	R/W	RIGHT OF WAY
○	STEEL POST	C.B.S.	CONCRETE BLOCK STRUCTURE	PB	PLAT BOOK
+	STEEL COLUMN	WB	WATER VALVE	PS	PAGE
□	POWER POLE	FM	FIRE HYDRANT	UFGM	UNDERGROUND FORCE MAIN
⊖	METAL LID	W	WATER VALVE	UW	UNDERGROUND WATER MAIN
⊙	MANHOLE	SP	SPOT ELEVATIONS	UG	UNDERGROUND GAS LINE
○	LIGHT POST	SE	SEWER VALVE	OE	OVERHEAD ELECTRIC LINE
∞	INVERT	IR	IRRIGATION VALVE	BT	BURIED TELEPHONE LINE
		WP	WOOD POWER POLE	EL	ELECTRICAL LINE
		RP	REINFORCED CONCRETE PIPE	FO	FIBER OPTIC LINE
		WM	WATER METER	SWSL	SINGLE WHITE SOLID LINE
		RPV	BACKFLOW PREVENTOR VALVE	DYSL	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
 4450 WEST EAU GALLE BLVD., STE. 232, MELBOURNE, FL 32934 (321) 255-5154
 PROFESSIONAL SURVEYORS AND MAPPERS, LICENSED CERTIFICATE NO. LP-000702

NO.	REVISIONS	BY	DATE

PROPOSED MINOR SITE PLAN AMEND

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Hutton
 REAL ESTATE DEVELOPMENT CONSTRUCTION
 738 CHERRY STREET
 CHATTAHOOGA, TN 37402
 (423) 756-9267

SITE PLAN
 FT. PIERCE FAMILY DOLLAR
 S. 25TH STREET
 FT. PIERCE, FLORIDA 34947
 SCALE: 1" = 20'
 DATE: 10/22/15
 DRAWN: EC
 JOB NO.: 13135-00

C1
 SHEET NO. REV.