

**KEY NOTES:**

- 1 CONCRETE PAVING: REFER TO DETAILS 2/C9 & 6/C9.
- 2 CONCRETE DUMPSTER PAD: REFER TO DETAIL 2/C9.
- 3 CONCRETE CURB: REFER TO DETAIL 13/C9.
- 4 CONCRETE SIDEWALK: REFER TO DETAILS 5/C9, 10/C9, AND 3/C11.
- 5 CONCRETE DOOR LANDING: REFER TO DETAIL AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- 6 STEEL BOLLARD: REFER TO DETAIL 12/C9. PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR. PROVIDE (9) AT FRONT ENTRANCE. REFER TO STRUCTURAL PLAN FOR LOCATION.
- 7 HANDICAP PARKING SIGN: REFER TO DETAIL 8/C9.
- 8 CONCRETE CURB RAMP: (FDOT CR #21) REFER TO DETAIL 2/C14 & 4/C14.
- 9 HANDICAP PARKING SYMBOL: REFER TO DETAIL 4/C9.
- 10 HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY AND STRIPE ADA COMPLIANT.
- 11 DUMPSTER ENCLOSURE: PER DETAILS 1/C10, 2/C10 & 4/C10.
- 12 SCREEN FENCE GATE: REFER TO DETAIL 1/C10.
- 13 CONCRETE BUMPER BLOCK: 8'w x 6'h x 6'-0" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1'-6" LONG #4 REBAR (TO SIT LEVEL WITH PAVING). REFER TO DETAIL 7/C9.
- 14 PARKING LOT LIGHTING: REFER TO SITE ELECTRICAL PLAN FOR LOCATION AND TYPE.
- 15 LIMITS OF NEW PAVING: MATCH EXISTING PER FDOT STANDARDS. REFER TO DETAIL 1/C9 FOR MIN. REQ.
- 16 ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- 17 STRIPING: PROVIDE 4' WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS)
- 18 SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO STRUCTURAL & ELECTRICAL PLAN FOR DETAILS.
- 19 CONCRETE DRIVE APRON: DRIVEWAY TO BE INSTALLED PER FDOT INDEX NO. 515. REFER TO DETAILS 2/C9 AND DETAILS 2/C15 & 4/C15.
- 20 STOP SIGN AND PAVEMENT MARKING: (SEE FDOT INDEX 17346 SIGN R1-1) RIGHT TURN ONLY SIGN UNDER STOP SIGN (PER MUTCD R3-5R)
- 21 DIRECTIONAL ARROW/STRIPING: REFER TO DETAIL 3/C9 & 1/C15.
- 22 CONCRETE CURB TYPE 'F' CURB PER FDOT INDEX 300 REFER TO DETAIL 1/C14.
- 23 DOUBLE YELLOW STRIPING 20' DOUBLE YELLOW STRIPING FROM STOP BAR. PER FDOT INDEX 17346. REFER TO DETAIL 1/C15.
- 24 DETECTABLE WARNING SURFACE FURNISH AND INSTALL DETECTABLE WARNING SURFACE PER FDOT INDEX 304 AND 310. REFER TO DETAIL 2/C14 & 4/C14.
- 25 BIKE RACK 5 SPACE (GSA 1116-1002 OR APPROVED EQUAL)
- 26 BIKE REPAIR STATION BIKE REPAIR AREA 4'x19' WITH 'FIX-IT' REPAIR STATION
- 27 ASPHALT PAVING REFER TO DETAIL 1/C9 FOR MIN. REQUIREMENTS. COORDINATE WITH FDOT FOR ADDITIONAL REQ. AND MOT.
- 28 CONCRETE CURB TYPE 'D' CURB PER FDOT INDEX 300 REFER TO DETAIL 1/C14.

**KEY NOTES CONT:**

- 29 EXISTING CONCRETE SIDEWALK: EXISTING SIDEWALK TO REMAIN AND REPAIRED/REPLACE BROKEN PANELS IN ACCORDANCE WITH CITY REQUIREMENTS.
- 30 STORM RETENTION POND

**SITE DATA TABLE:**

1. SITE ADDRESS:	OKEECHOBEE RD & S. 27TH ST
2. GROSS SITE AREA:	43,611 SF (1.001 AC)
3. EXISTING LAND USE:	CG GENERAL COMMERCIAL
4. BUILDING SETBACKS REQUIRED	LANDSCAPE BUFFERS REQUIRED
FRONT - 25 FT	FRONT - 10 FT
SIDE - 0 FT	SIDES - 10 FT
REAR - 15 FT	REAR - 10 FT
STREET SIDE - NONE	
5. SITE AREA (EXISTING):	
PAVING AND CONCRETE	18,941.16 SF (43.4%)
BUILDING AREA	4,963.42 SF (11.4%)
TOTAL IMPERVIOUS AREA	23,904.58 SF (54.8%)
PERVIOUS AREA	19,706.42 SF (45.2%)
GROSS SITE AREA	43,611 SF (100%)
6. SITE AREA (PROPOSED):	
PAVING AND CURB	19,621.60 SF (45.0%)
BUILDING AREA	7,941 SF (18.2%)
CONCRETE	1,623.67 SF (3.72%)
TOTAL IMPERVIOUS AREA	29,186.27 SF (66.9%)
PERVIOUS AREA	14,424.73 SF (33.1%)
GROSS SITE AREA	43,611 SF (100%)
FLOOR AREA RATIO	7,941/43,611 = 0.18 (18.2%)
RIGHT-OF-WAY	
PAVING/CONCRETE	4,179.28 SF
7. PARKING REQUIREMENTS:	
1 SPACE PER 200 SF OF GROSS FLOOR AREA	40 SPACES
PARKING SPACES REQUIRED:	- 6 SPACES
DEDUCTION FOR 1ST 1,200 SF	- 2 SPACES
REQUIRED SPACES	32 SPACES
PARKING SPACES PROVIDED:	
REGULAR PARKING	24 SPACES
HANDICAP	1 SPACES
TOTAL PARKING SPACES PROVIDED	25 SPACES
PER CITY OF FORT PIERCE SECTION 22-60 (a)(5), A PAYMENT IN-LIEU OF WILL BE SUBMITTED TO MEET A PORTION (7 SPACES) OF THE REQUIRED PARKING.	
8. FLOOD ZONE:	
THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 1211C0186J, EFFECTIVE DATE FEBRUARY 16, 2012.	
9. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.	
10. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH ALL APPLICABLE FORT PIERCE REQUIREMENTS.	
11. BUILDING HEIGHT:	19 FT 6 IN

**GENERAL NOTES:**

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- E. ANY EXISTING SIDEWALK IN DISREPAIR TO BE REPLACED.
- F. CONTRACTOR TO REPAIR / REPLACE DAMAGED SIDEWALK PER DETAIL 10/C9.
- G. SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH FORT PIERCE AND O'REILLY CONSTRUCTION SPECIFICATIONS.
- H. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR TO CONTACT THE O'REILLY PROJECT ADMINISTRATOR BEFORE PROCEEDING.

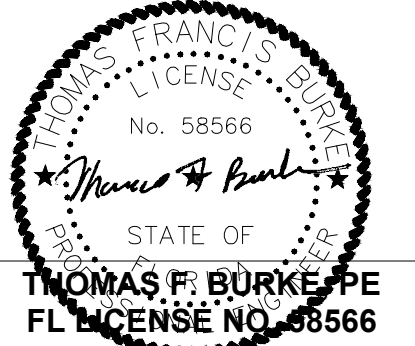
- I. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
- J. ALL DRIVEWAY CONNECTIONS ONTO OKEECHOBEE ROAD SHALL BE ISSUED BY THE CITY OF FORT PIERCE.
- K. THE PROPOSED LEFT TURN LANE SHALL REQUIRE A ST. LUCIE COUNTY RIGHT OF WAY PERMIT.

**SYMBOLS LEGEND**

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW MONUMENT SIGN LOCATION
	NEW CONCRETE WHEELSTOP
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY

**SITE DEVELOPMENT PLAN**

SCALE: 1" = 20'



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