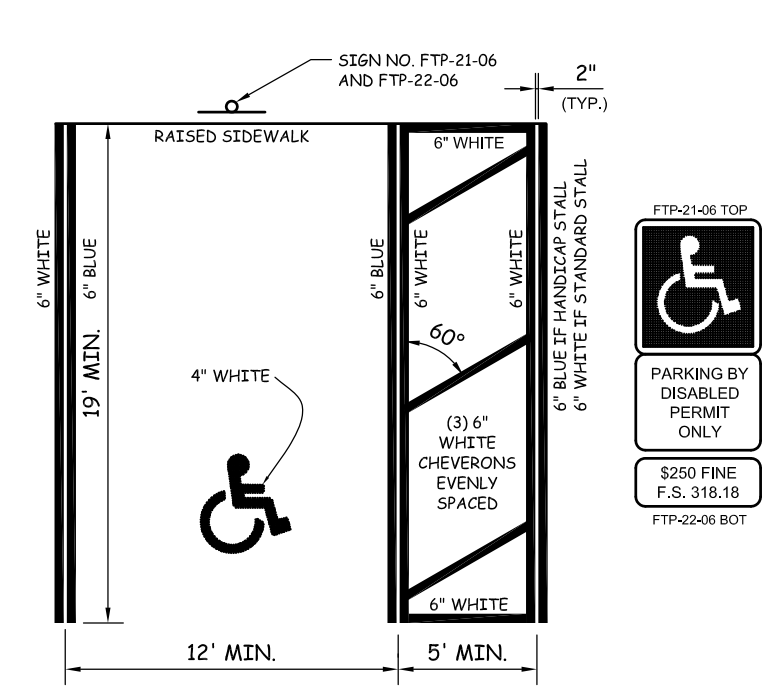
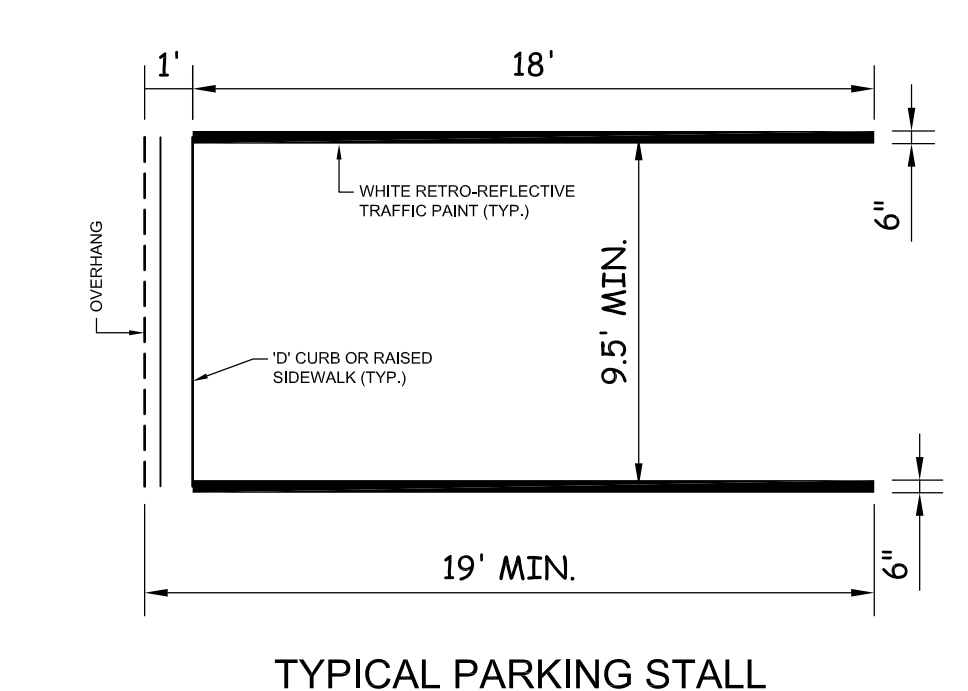


LEGEND	
	HANDICAP STALL
	TRAFFIC FLOW DIRECTION
	NUMBER OF PARKING SPACES
	EXISTING WATER MAIN
	EXISTING FORCE MAIN
	EXISTING GRAVITY SEWER MAIN
	EXISTING GAS MAIN
	EXISTING EDGE OF PAVEMENT
	LIGHT POLE
	PROPOSED ASPHALT PAVEMENT

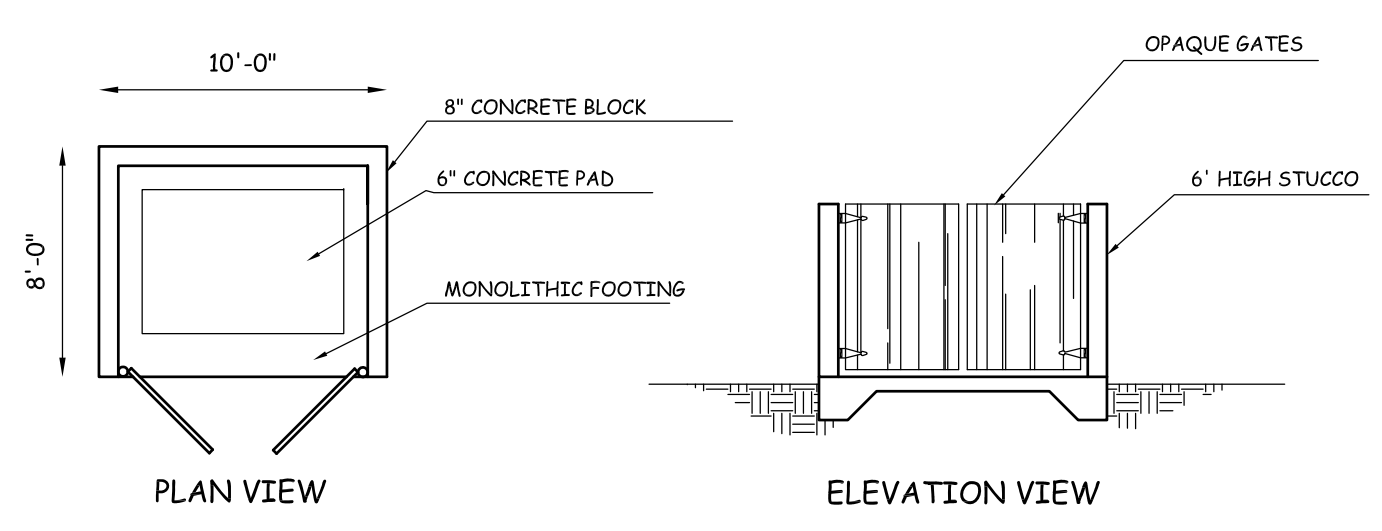


- NOTES:
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
 - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

HANDICAP SPACE DETAIL
N.T.S.



TYPICAL PARKING STALL
1" = 5'



EX. DUMPSTER DETAIL



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING SOUTH OF OKEECHOBEE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF McNEIL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE GO SOUTHWESTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD A DISTANCE OF 742.69 FEET; THENCE SOUTH 22°48'13" EAST ALONG A LINE EXTENDED TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 19 TO A POINT THAT IS 410.99 FEET WESTERLY FROM THE WEST RIGHT-OF-WAY LINE OF McNEIL ROAD, A DISTANCE OF 339.73 FEET; THENCE WEST, A DISTANCE OF 162.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST A DISTANCE OF 265.77 FEET; THENCE NORTH 22°48'13" WEST, A DISTANCE OF 70.38 FEET; THENCE NORTH 67°11'47" EAST, A DISTANCE OF 43.86 FEET; THENCE NORTH 22°48'13" WEST, A DISTANCE OF 89.26 FEET TO THE SOUTH RIGHT-OF-WAY OF OKEECHOBEE ROAD, SAID POINT BEING IN THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1970.08 FEET AND WHOSE LONG CHORD BEARS NORTH 67°11'31" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'06" A DISTANCE OF 201.20 FEET; THENCE SOUTH 22°48'13" EAST A DISTANCE OF 271.46 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 1.09 ACRES, MORE OR LESS.

DEVELOPER:
TWIN OIL, INC.
15300 NW 7TH AVENUE
MIAMI, FL 33169

SITE ADDRESS:
5151 OKEECHOBEE ROAD
FT. PIERCE, FL 34947

PARCEL IDENTIFICATION NUMBER:
2419-243-0005-000-4

PROPERTY CLASSIFICATIONS:
ZONING: C-3 - COMMERCIAL, GENERAL
FUTURE LAND USE: CG - GENERAL COMMERCIAL

BUILDING SETBACKS:

	MINIMUM	PROVIDED
FRONT:	35 FEET	151.57 FEET
REAR:	15 FEET	15.61 FEET
SIDE:	10 FEET	52.97 FEET

BUILDING DATA:

	AREA	HEIGHT
EX. GAS STATION	2,800 SQ. FT.	25 FEET (1-STORY)

PARKING CALCULATIONS:

1 SPACE PER 200 S.F. GROSS FLOOR AREA	14 SPACES
2,800 S.F. / 200 S.F. =	14 SPACES (1 HANDICAP)
SPACES PROVIDED =	22 SPACES (1 HANDICAP, 21 REGULAR)

DRAINAGE STATEMENT:
THE PROJECT IS SERVED BY SITE GRADING, INLETS, AND CULVERTS THAT CAPTURE THE SITE RUNOFF. EX. EXFILTRATION TRENCH AND DRY DETENTION AREAS PROVIDE WATER QUALITY AND ATTENUATION FOR THE PROJECT.

UTILITY PROVIDERS:
POTABLE WATER = FPUA (EXISTING)
WASTEWATER = FPUA (EXISTING)
IRRIGATION = WELL (EXISTING)

CONSTRUCTION SCHEDULE:
CONSTRUCTION START: SEPTEMBER 2016
CONSTRUCTION COMPLETION: 180 DAYS

PROJECT NOTES:
1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

PROP. SITE DATA:

	47,477 S.F.	1,090 AC	100.00%
TOTAL PROJECT AREA			
IMPERVIOUS AREA			
EX. BUILDING	2,800 S.F.	0.064 AC	5.90%
EX. PAVEMENT TO REMAIN	25,922 S.F.	0.595 AC	54.60%
PROP. PAVEMENT	2,172 S.F.	0.049 AC	4.57%
TOTAL IMPERVIOUS	30,894 S.F.	0.709 AC	65.07%
TOTAL PERVIOUS	16,583 S.F.	0.381 AC	34.93%

EX. SITE DATA:

	47,477 S.F.	1,090 AC	100.00%
TOTAL PROJECT AREA			
IMPERVIOUS AREA			
EX. BUILDING	2,800 S.F.	0.064 AC	5.90%
EX. PAVEMENT	27,138 S.F.	0.623 AC	57.16%
TOTAL IMPERVIOUS	29,938 S.F.	0.687 AC	63.06%
TOTAL PERVIOUS	17,539 S.F.	0.403 AC	36.94%

ENGINEER'S APPROVAL
THE VELCON GROUP INC.
ENGINEERS & SURVEYORS
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34953
(772) 879-0477 / (772) 871-6659 - FAX
M. RANDALL RODGERS
P.L.E. No. 68212
DATE
CERTIFICATE OF AUTHORIZATION # 4942

REVISIONS

REV.	DATE	DESCRIPTION
01	08-15-16	ISSUE FOR PERMIT
02		ISSUE FOR PERMIT
03		ISSUE FOR PERMIT
04		ISSUE FOR PERMIT
05		ISSUE FOR PERMIT
06		ISSUE FOR PERMIT
07		ISSUE FOR PERMIT
08		ISSUE FOR PERMIT
09		ISSUE FOR PERMIT
10		ISSUE FOR PERMIT

SITE PLAN

TWIN OIL
CITY OF FORT PIERCE, FLORIDA

SCALE: 1" = 20'
DATE: 08-15-16
DRAWN BY: RR
CHECKED BY: RR
CADD FILE: 16-007-ENG

SHEET NO.:
1
OF :
JOB No.:
16-007 ENG



OKEECHOBEE ROAD (S.R. 70)
(PAVED 120' R/W)

R = 1970.08' (P.DOT)
L = 281.20' (C)
Δ = 5°31'06"

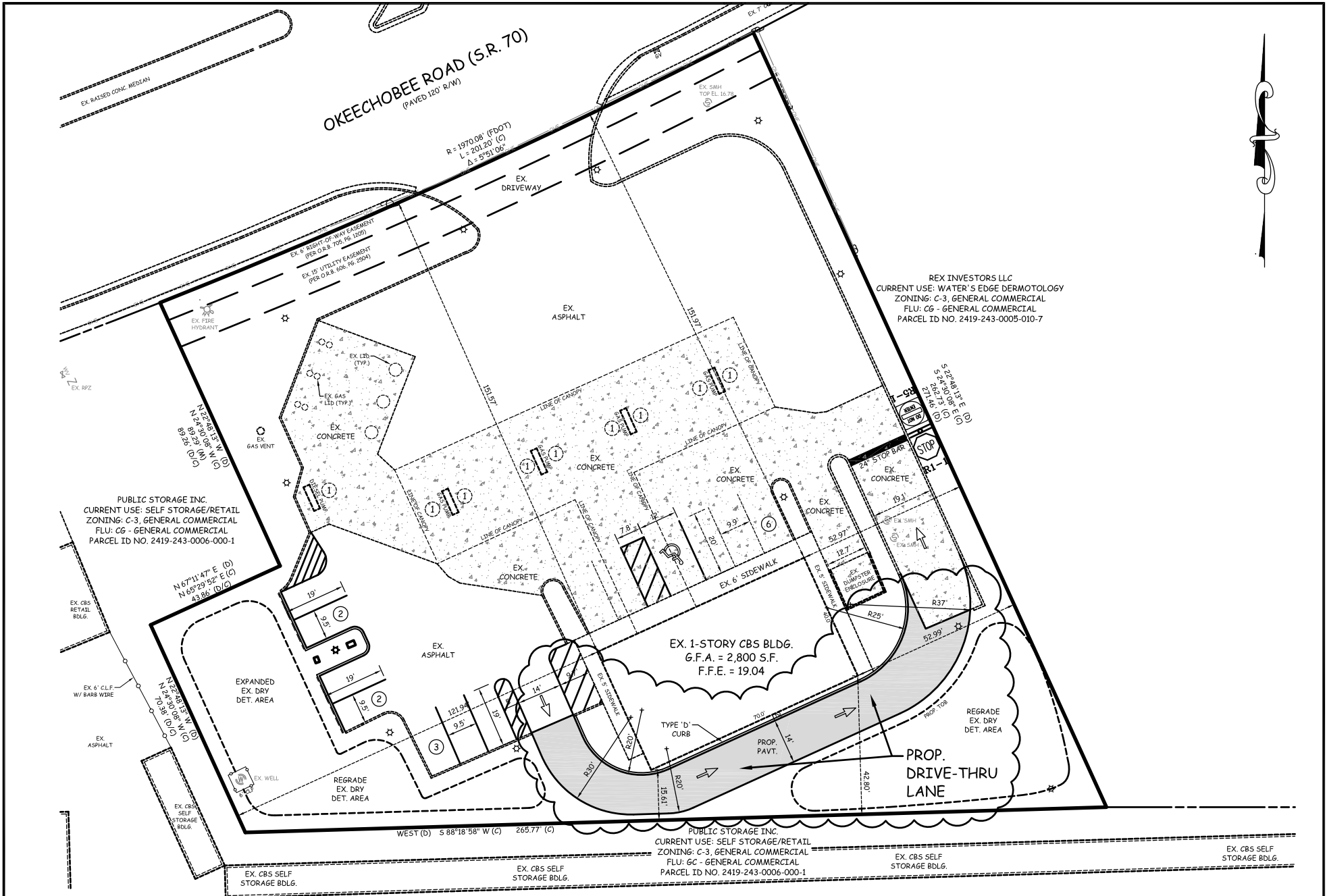
REX INVESTORS LLC
CURRENT USE: WATER'S EDGE DERMATOLOGY
ZONING: C-3, GENERAL COMMERCIAL
FLU: C6 - GENERAL COMMERCIAL
PARCEL ID NO. 2419-243-0005-010-7

PUBLIC STORAGE INC.
CURRENT USE: SELF STORAGE/RETAIL
ZONING: C-3, GENERAL COMMERCIAL
FLU: C6 - GENERAL COMMERCIAL
PARCEL ID NO. 2419-243-0006-000-1

EX. 1-STORY CBS BLDG.
G.F.A. = 2,800 S.F.
F.F.E. = 19.04

PUBLIC STORAGE INC.
CURRENT USE: SELF STORAGE/RETAIL
ZONING: C-3, GENERAL COMMERCIAL
FLU: C6 - GENERAL COMMERCIAL
PARCEL ID NO. 2419-243-0006-000-1

PROP.
DRIVE-THRU
LANE



SHEET:
1
JOB No. : 16-007 ENG

SCALE : 1"=40'
DATE: 08-20-16
DRAWN BY: RR
CHECKED BY: EV
CADD FILE : 16-007ENG.DWG

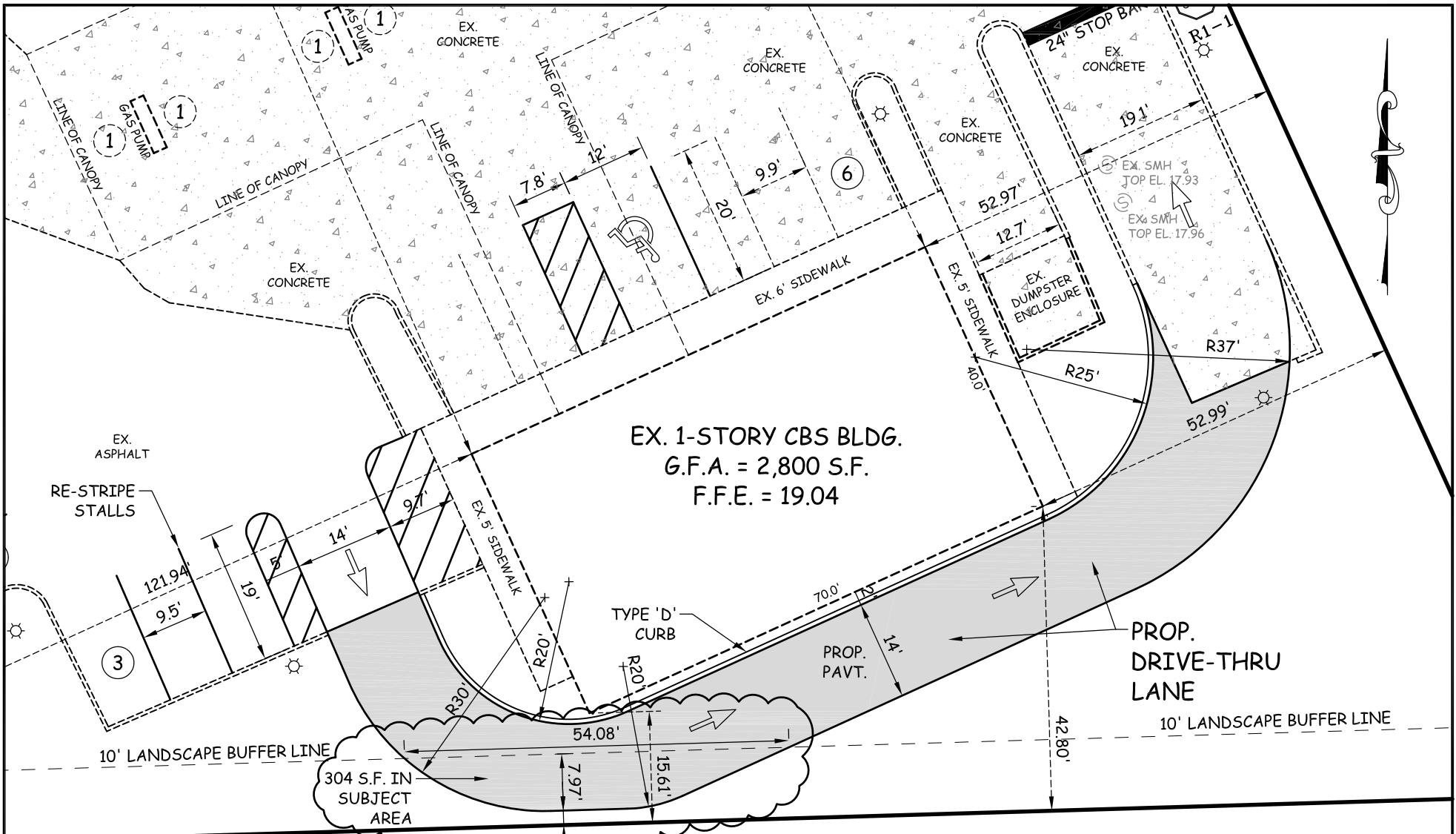
TWIN OIL
FT. PIERCE, FL

DRIVE-THRU
VARIANCE
EXHIBIT 1

REVISIONS		
BY	DATE	DESCRIPTION
RR	08-15-16	ADJ. LANE PER FPP SUGGESTIONS

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34953
(772) 879-0477 - (772) 871-6659-FAX
CERTIFICATE OF AUTHORIZATION # 4942

ENGINEER'S
APPROVAL
M. RANDALL RODGERS, P.E.
P.E. No. 68212



WEST (D) S 88°18'58" W (C) 265.77' (C) PUBLIC STORAGE INC.
CURRENT USE: SELF STORAGE/RETAIL
ZONING: C-3, GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
PARCEL ID NO. 2419-243-0006-000-1
EX. CBS SELF STORAGE BLDG. EX. CBS SELF STORAGE BLDG.

SHEET: **2**
SCALE: 1"=20'
DATE: 08-20-16
DRAWN BY: RR
CHECKED BY: EV
CADD FILE: 16-007ENG.DWG

TWIN OIL
FT. PIERCE, FL

DRIVE-THRU
VARIANCE
EXHIBIT 2

REVISIONS		
BY	DATE	DESCRIPTION
RR	08-15-16	ADJ. LANE PER FPP SUGGESTIONS

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34953
(772) 879-0477 - (772) 871-6659-FAX
CERTIFICATE OF AUTHORIZATION # 4942

ENGINEER'S APPROVAL SEAL
M. RANDALL RODGERS, P.E.
P.E. No. 68212