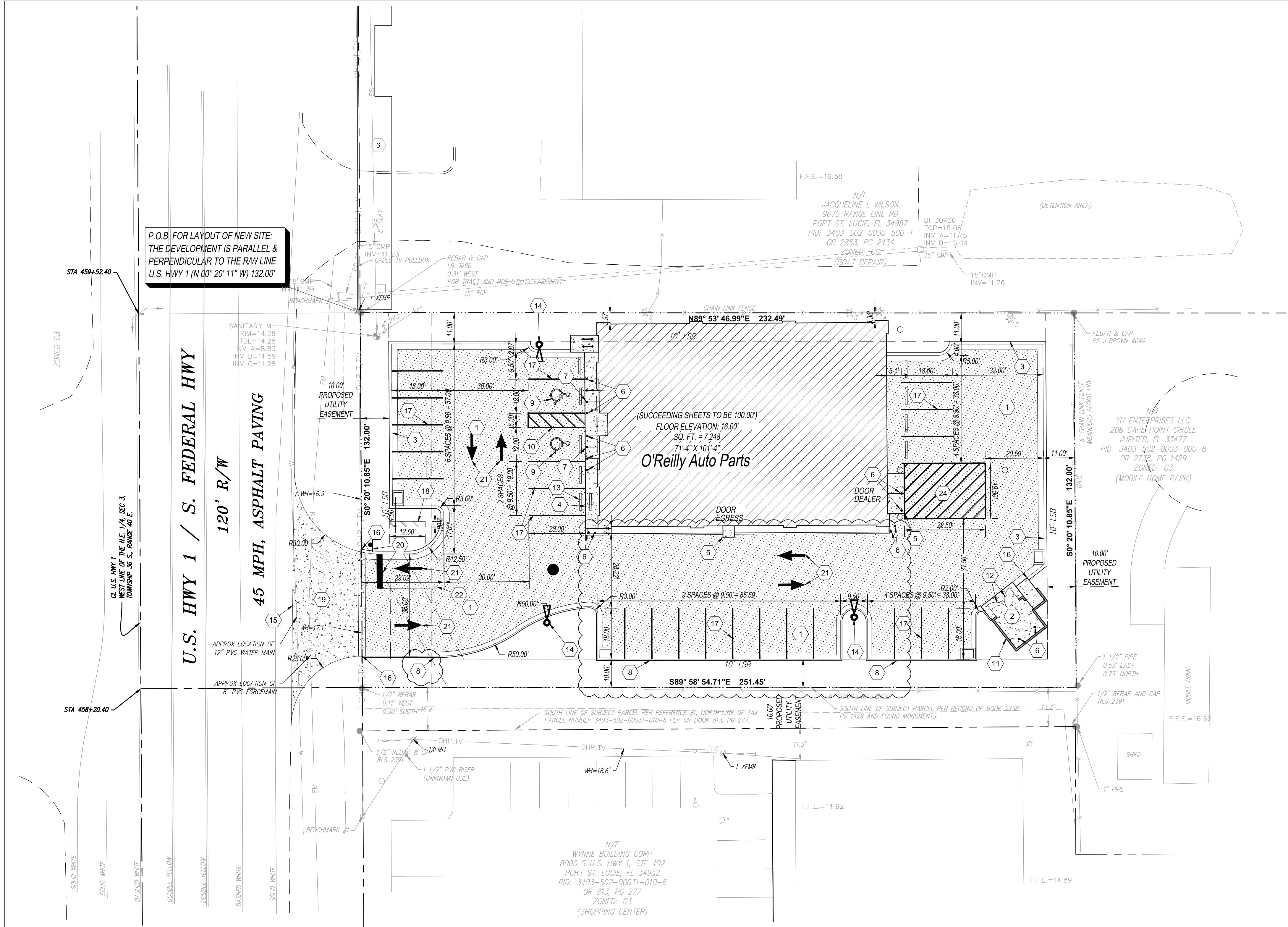


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P.O.B. FOR LAYOUT OF NEW SITE:  
 THE DEVELOPMENT IS PARALLEL &  
 PERPENDICULAR TO THE R/W LINE  
 U.S. HWY 1 (N 00° 20' 11" W) 132.00'

U.S. HWY 1 / S. FEDERAL HWY  
 120' R/W  
 45 MPH, ASPHALT PAVING

O'Reilly Auto Parts

### 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

### KEY NOTES:

- CONCRETE PAVING: REFER TO DETAILS 2/C8 & 6/C8.
- CONCRETE DUMPSTER PAD: REFER TO DETAIL 2/C8.
- CONCRETE CURB: REFER TO DETAIL 13/C8.
- CONCRETE SIDEWALK: REFER TO DETAILS 5/C8, 10/C8.
- CONCRETE DOOR LANDING: REFER TO DETAIL AND STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- STEEL BOLLARD: PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR, PROVIDE (8) AT FRONT ENTRANCE AND (4) AT BUILDING CORNERS. REFER TO STRUCTURAL PLAN FOR LOCATION. REFER TO DETAIL 12/C8.
- HANDICAP PARKING SIGN: REFER TO DETAIL 8/C8.
- CONCRETE CURB: INSTALL FDOT "F" CURB. REFER TO INDEX 300.
- HANDICAP PARKING SYMBOL: REFER TO DETAIL 4/C8.
- HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY AND STRIPE ADA COMPLIANT.
- DUMPSTER ENCLOSURE: PER DETAILS 1/C9 & 2/C9.
- SCREEN FENCE GATE: REFER TO DETAIL 1/C9.
- CONCRETE BUMPER BLOCK: 8" x 6" x 6" LONG CONCRETE. ANCHOR TO PAVING WITH (2) 1" x 6" LONG #4 REBAR (TO SIT LEVEL WITH PAVING). REFER TO DETAIL 7/C8.
- PARKING LOT LIGHTING: REFER TO SITE ELECTRICAL PLAN FOR LOCATION AND TYPE.
- LIMITS OF NEW PAVING: MATCH EXISTING PER FDOT STANDARDS. REFER TO FDOT DETAILS FOR MIN. REQ.
- ROLL DOWN CURB: TERMINATE AND ROLL DOWN NEW CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY MARKING PAINT - WHITE (2 COATS).
- SIGN LOCATION: SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO STRUCTURAL & ELECTRICAL PLAN FOR DETAILS.
- CONCRETE DRIVE APRON: DRIVEWAY TO BE INSTALLED PER FDOT INDEX NO. 515. REFER TO DETAILS 2/C8 AND FDOT DETAILS.
- STOP SIGN AND PAVEMENT MARKING: (SEE FDOT INDEX 17346 SIGN R1-1) RIGHT TURN ONLY SIGN UNDER STOP SIGN (PER MUTCD R3-5R)
- DIRECTIONAL ARROW/STRIPING: REFER TO DETAIL 3/C8.
- DOUBLE YELLOW STRIPING: 20' DOUBLE YELLOW STRIPING FROM STOP BAR. PER FDOT INDEX 17346. REFER TO FDOT DETAILS.
- BIKE RACK: 5 SPACE (GSA 116-1002 OR APPROVED EQUALLY) PAINT SHERWIN WILLIAMS "HUNT CLUB" SW6468 SEMI-GLOSS.
- LOADING ZONE: 19.5' x 29' LOADING AREA

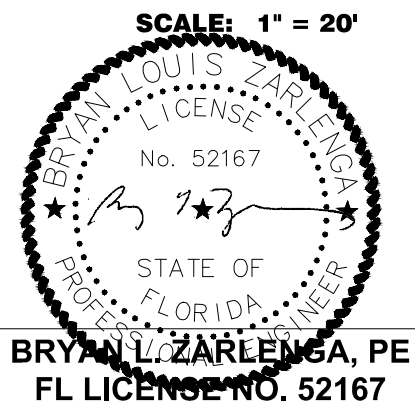
### SITE DATA TABLE:

1. SITE ADDRESS:	4780 U.S. HWY 1
2. GROSS SITE AREA:	33,191 SF (0.762 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 - 0 FT	REAR - 10 FT
STREET SIDE - NONE	
5. SITE AREA (EXISTING):	
PAVING AND CONCRETE	4,665.41 SF (14.06%)
TOTAL IMPERVIOUS AREA	4,665.41 SF (14.06%)
PERVIOUS AREA	28,525.59 SF (85.94%)
GROSS SITE AREA	33,191 SF (100%)
6. SITE AREA (PROPOSED):	
PAVING AND CURB	17,577 SF (52.98%)
BUILDING AREA	7,248 SF (21.84%)
CONCRETE	810 SF (2.44%)
TOTAL IMPERVIOUS AREA	25,634 SF (77.23%)
PERVIOUS AREA	7,556 SF (22.77%)
GROSS SITE AREA	33,191 SF (100%)
FLOOR AREA RATIO	7,248/33,191 = 0.2184 (21.84%)
RIGHT-OF-WAY PAVING/CONCRETE	1,163 SF
7. PARKING REQUIREMENTS:	
1 SPACE PER 200 SF OF GROSS FLOOR AREA	37 SPACES
PARKING SPACES PROVIDED:	
REGULAR PARKING	26 SPACES
HANDICAP	2 SPACES
TOTAL PARKING SPACES PROVIDED	28 SPACES
PER CITY OF FT. PIERCE SECTION 22-60 (a)(5), A PAYMENT IN-LIEU OF WILL BE SUBMITTED TO MEET A PORTION (9 SPACES) OF THE REQUIRED PARKING	
8. FLOOD ZONE:	
THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 12111C0189J. 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:	24 FT 3 IN

### GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- 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.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- ANY EXISTING SIDEWALK IN DISREPAIR TO BE REPLACED.
- CONTRACTOR TO REPAIR / REPLACE DAMAGED SIDEWALK PER DETAIL 10/C8.
- SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH FORT PIERCE AND O'REILLY CONSTRUCTION SPECIFICATIONS.
- 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.
- O'REILLY WILL PAY INTO FUND IN LIEU OF INSTALLING SIDEWALK ON US HWY 1.
- ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 & 22 OF CITY OF FORT PIERCE CODE OF ORDINANCES.
- O'REILLY WILL PAY INTO TRANSPORTATION FUND FOR PARKING DEFICIENCY.

### SITE DEVELOPMENT PLAN



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COMM # 3625

DATE: 10-24-14  
 REVISION DATE: 07-28-15  
 10-27-15  
 01-28-16