



LEGEND:

- PROPERTY LINE
- PROP. ASPHALT PAVEMENT
- PROP. BUILDING AND GAS CANOPY
- PROP. HEAVY DUTY CONCRETE PAVEMENT
- PROP. STANDARD CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK
- PROP. GRAVEL
- PROP. STAMPED CONCRETE
- PROP. PARKING SPACE COUNT
- PROP. GAS PUMPS
- PROP. SIGN
- PROP. VENT STACK
- PROP. AIR MACHINE
- PROP. UNDERGROUND STORAGE TANKS
- PROP. LIGHT POLE
- PROP. TRANSFORMER PAD

SITE DATA:

PROJECT NAME: WAWA - SR70 & JENKINS
 PROJECT USE: CONVENIENCE STORE W/ GAS SALES, 8 PUMPS (16 FUELING POSITIONS)
 APPLICANT: WAWA
 ENGINEER: BOHLER ENGINEERING
 SITE ADDRESS: 5575 OKEECHOBEE ROAD FORT PIERCE, FL 34947
 PARCEL ID NO.'S: 2419-321-0001-000-5 2419-322-0002-000-5

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH (ALONG OKEECHOBEE BLVD)	25'	178.2'
EAST (TO LEASE LINE)	15'	110.3'
SOUTH	15'	195.2'
WEST (ALONG JENKINS ROAD)	15'	129.3'

CANOPY SETBACKS	REQUIRED	PROVIDED
NORTH (ALONG OKEECHOBEE BLVD)	25'	64.5'
EAST (TO LEASE LINE)	15'	98.6'
SOUTH	15'	311.9'
WEST (ALONG JENKINS ROAD)	15'	60.2'

AREA CALCULATIONS

TOTAL SITE AREA	292,878 SF (6.72 AC)
ROW DEDICATION	1,399 SF (0.03 AC)
NET SITE AREA	291,479 SF (6.69 AC)
WAWA LEASE AREA	145,638 SF (3.34 AC) - 100.00%

TOTAL IMPERVIOUS AREA

BUILDING AREA	95,167 SF (2.18 AC) - 65.35%
CANOPY AREA	6,119 SF (0.14 AC) - 4.20%
PAVEMENT / SIDEWALK AREA	7,150 SF (0.16 AC) - 4.91%
	81,898 SF (1.88 AC) - 56.24%

TOTAL PERVIOUS AREA

	50,471 SF (1.16 AC) - 34.65%
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EXISTING ZONING: C-3 COMMERCIAL
EXISTING LAND USE: CG (GENERAL COMMERCIAL)
FEMA FLOOD ZONE: FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120286, PANEL NUMBER 0167, SUFFIX J, MAP NUMBER 12111C0167J, EFFECTIVE FEBRUARY 16, 2012.

BUILDING HEIGHT: PROPOSED 65' (TOP OF PARAPET) 23'-10" (TOP OF TOWER)
 LANDSCAPE BUFFERS: 10' 10.0' - 29.0' 10' 10.0' - 29.0' 10' 10.0' - 29.0'

PARKING REQUIREMENTS:
 CONVENIENCE STORE (6,119 SF) WITH GAS SALES: (5 SPACES / 1000 S.F.) = 30 SPACES
 TOTAL REQUIRED: 30 SPACES
 TOTAL PROVIDED PARKING SPACES: 71 SPACES
 HANICAP PARKING STALL: 3 (20'X12')
 STANDARD PARKING STALL: 67 (20'X10', 18'X10')
 SPECIALTY PARKING STALL: 1 (20'X11')

PROPOSED ELECTRIC: FPUA ELECTRIC
PROPOSED WATER: FPUA WATER
PROPOSED SEWER: FPUA SEWER LIFT STATION
STORMWATER: ON-SITE STORMWATER COLLECTION FACILITY

REQUIRED PERMITS:
 CITY OF FORT PIERCE
 • SITE PLAN APPROVAL
 • LAND CLEARING PERMIT
 ST. LUCIE COUNTY
 • RIGHT-OF-WAY PERMIT
 FORT PIERCE UTILITIES AUTHORITY
 • WATER / SEWER PERMIT
 S.F.W.A.D.
 • ENVIRONMENTAL RESOURCE GENERAL PERMIT
 F.D.O.T.
 • DRIVEWAY CONNECTION PERMIT
 • DRAINAGE CONNECTION PERMIT
 F.D.E.P.
 • NPDES NOTICE OF INTENT
 • WASTEWATER COLLECTION PERMIT

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION, FDOT DESIGN STANDARDS LATEST EDITIONS AND THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- PROPOSED DUMPSTER ENCLOSURE WILL HAVE A COMPATIBLE FINISH AND COLOR WITH THE RESPECTIVE STRUCTURE.
- ALL IMPACTED RIGHT-OF-WAY AREAS SHALL BE SODDED.
- THE PROPOSED CONVENIENCE STORE WITH GAS SALES IS A 24 HOUR OPERATION.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

BOHLER ENGINEERING

STATE OF FLORIDA
 LICENSE NO. 120286
 LANDSCAPE ARCHITECT BUSINESS 12/16/2015

PROJECT: SR 70 AND JENKINS FOR WAWA

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: FLB15009
 DRAWN BY: SMT
 DATE: 06/24/16
 SCALE: 1" = 30'
 CAD I.D.: SP0

SR 70 AND JENKINS FOR WAWA

LOCATION OF SITE
 SEC SR 70 & S JENKINS RD
 FORT PIERCE, FLORIDA

BOHLER ENGINEERING

2255 GLADES ROAD, SUITE 305E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30780
 LANDSCAPE ARCHITECT BUSINESS 12/16/2015

GEORGE BALABAN
 LICENSE NO. 74543
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 07/05/16

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-5