

**LEGEND:**

- PROPERTY LINE
- PROP. ASPHALT PAVEMENT
- PROP. BUILDING AND GAS CANOPY
- PROP. HEAVY DUTY CONCRETE PAVEMENT
- PROP. STANDARD CONCRETE PAVEMENT
- PROP. STANDARD CONCRETE
- EXIST. 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 FLORIDA, LLC.  
 ENGINEER: BOHLER ENGINEERING  
 SITE ADDRESS: 5575 OKEECHOBEE ROAD FORT PIERCE, FL 34947  
 PARCEL ID NO.'S: 2419-321-0001-5  
 2419-322-0002-000-5

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH (ALONG OKEECHOBEE BLVD)	25'	178.7'
EAST (TO LEASE LINE)	15'	110.3'
SOUTH	15'	194.7'
WEST (ALONG JENKINS ROAD)	15'	129.5'

CANOPY SETBACKS	REQUIRED	PROVIDED
NORTH (ALONG OKEECHOBEE BLVD)	25'	66'
EAST (TO LEASE LINE)	15'	98.6'
SOUTH	15'	310.5'
WEST (ALONG JENKINS ROAD)	15'	60.7'

**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: 94,982 SF (2.18 AC) - 65.22%  
 CANOPY AREA: 6,119 SF (0.14 AC) - 4.20%  
 PAVEMENT / SIDEWALK AREA: 81,713 SF (1.88 AC) - 56.11%

**TOTAL PERVIOUS AREA**

50,856 SF (1.16 AC) - 34.78%

EXISTING ZONING: C-3 COMMERCIAL  
 EXISTING LAND USE: GC (GENERAL COMMERCIAL)  
 FEMA FLOOD ZONE: FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120298, PANEL NUMBER 0167, SUFFIX J, MAP NUMBER 12111C0167J, EFFECTIVE FEBRUARY 16, 2012.

**BUILDING HEIGHT:**

ALLOWABLE	PROPOSED
65'	23'-10" (TOP OF PARAPET)
	33'-4" (TOP OF TOWER)

**LANDSCAPE BUFFERS:**

	REQUIRED	PROVIDED
NORTH	10'	10.0' - 30.5'
EAST	N/A	N/A
SOUTH	10'	25.0' - 50.0'
WEST	10'	14.5' - 77.2'

**PARKING REQUIREMENTS:**

CONVENIENCE STORE (6,119 SF) WITH GAS SALES:  
 (5 SPACES / 1000 S.F.) = 30 SPACES

TOTAL PROVIDED PARKING SPACES: 30 SPACES  
 69 SPACES

HANDICAP PARKING STALL: 3 (20'X12')  
 STANDARD PARKING STALL: 65 (20'X10', 18'X10')  
 SPECIALTY PARKING STALL: 1 (20'X11')

PROPOSED ELECTRIC: FPJA ELECTRIC  
 PROPOSED WATER: FPJA WATER  
 PROPOSED SEWER: FPJA 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.M.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

**GENERAL NOTES:**

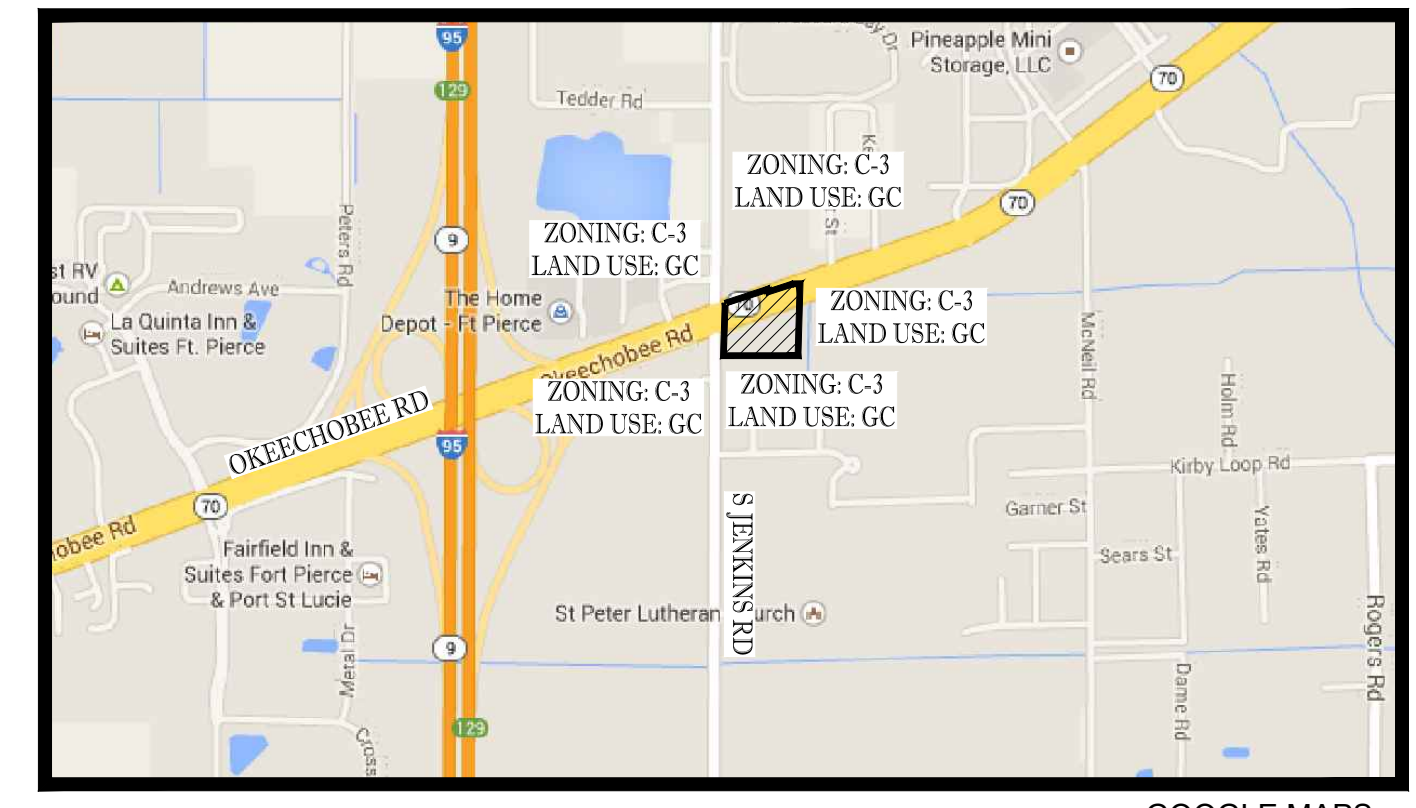
- CONTRACTOR MUST FOLLOW OFF-SITE PLAN OS-1 AND OFF-SITE DETAILS OS-2 AND OS-3 SHEETS FOR ALL OFF-SITE WORK.

**SITE NOTES:**

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADI 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 OPERATIONS.

**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.
- ALL ADA DETECTABLE WARNING MATS LOCATED WITHIN PUBLIC ROAD RIGHT-OF-WAYS MUST BE BRICK-RED COLOR PER CITY OF FORT PIERCE REQUIREMENTS.



ZONING MAP  
 SCALE: N.T.S.

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE  
 LAND SURVEYING PERMITTING SERVICES TRANSPORTATION SERVICES  
 SUSTAINABLE DESIGN PERMITTING SERVICES

RALEIGH NC  
 CHARLOTTE NC  
 TAMPA FL  
 SOUTH FLORIDA

LEHIGH VALLEY PA  
 SOUTHEASTERN PA  
 BALTIMORE MD  
 NEW YORK NY  
 NEW JERSEY NJ  
 THE DELAWARE DE  
 THE PENNSYLVANIA PA  
 CENTRAL VIRGINIA VA

**REVISIONS**

REV	DATE	COMMENT	BY
1	8/9/2016	PER CITY COMMENTS	SMT
2	10/20/2016	REVISIONS PER SFWM COMMENTS	SMT
3	4/10/2017	PER FOOT AND SFWM COMMENTS	DUE
4	4/24/2017	PER CITY OF FORT PIERCE COMMENTS	SGM
5	5/12/2017	PER CITY OF FORT PIERCE COMMENTS	SGM
6	6/21/2017	PER FOOT COMMENTS	SGM
7	7/14/2017	PER FOOT COMMENTS	SGM

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APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB15009
DRAWN BY:	DUE
DATE:	06/24/16
SCALE:	1" = 30'
CAD I.D.:	SP3

PROJECT: 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 LIC. NO. LC20000551

SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-5**