

**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 FLORIDA, LLC  
 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'	178.7'
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: 6,119 SF (0.14 AC) - 4.20%  
 CANOPY AREA: 7,150 SF (0.16 AC) - 4.91%  
 PAVEMENT / SIDEWALK AREA: 81,713 SF (1.88 AC) - 56.11%

**TOTAL PERVIOUS AREA**  
 50,656 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 12028, PANEL NUMBER 0107, SUFFIX J, MAP NUMBER 12111C0167J, EFFECTIVE FEBRUARY 16, 2012.

**BUILDING HEIGHT:**  
 ALLOWABLE: 65'  
 PROPOSED: 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' - 50.9'
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  
 HANDICAP PARKING STALL: 3 (20'X12')  
 STANDARD PARKING STALL: 66 (20'X10', 18'X10')  
 SPECIALTY PARKING STALL: 1 (20'X11')

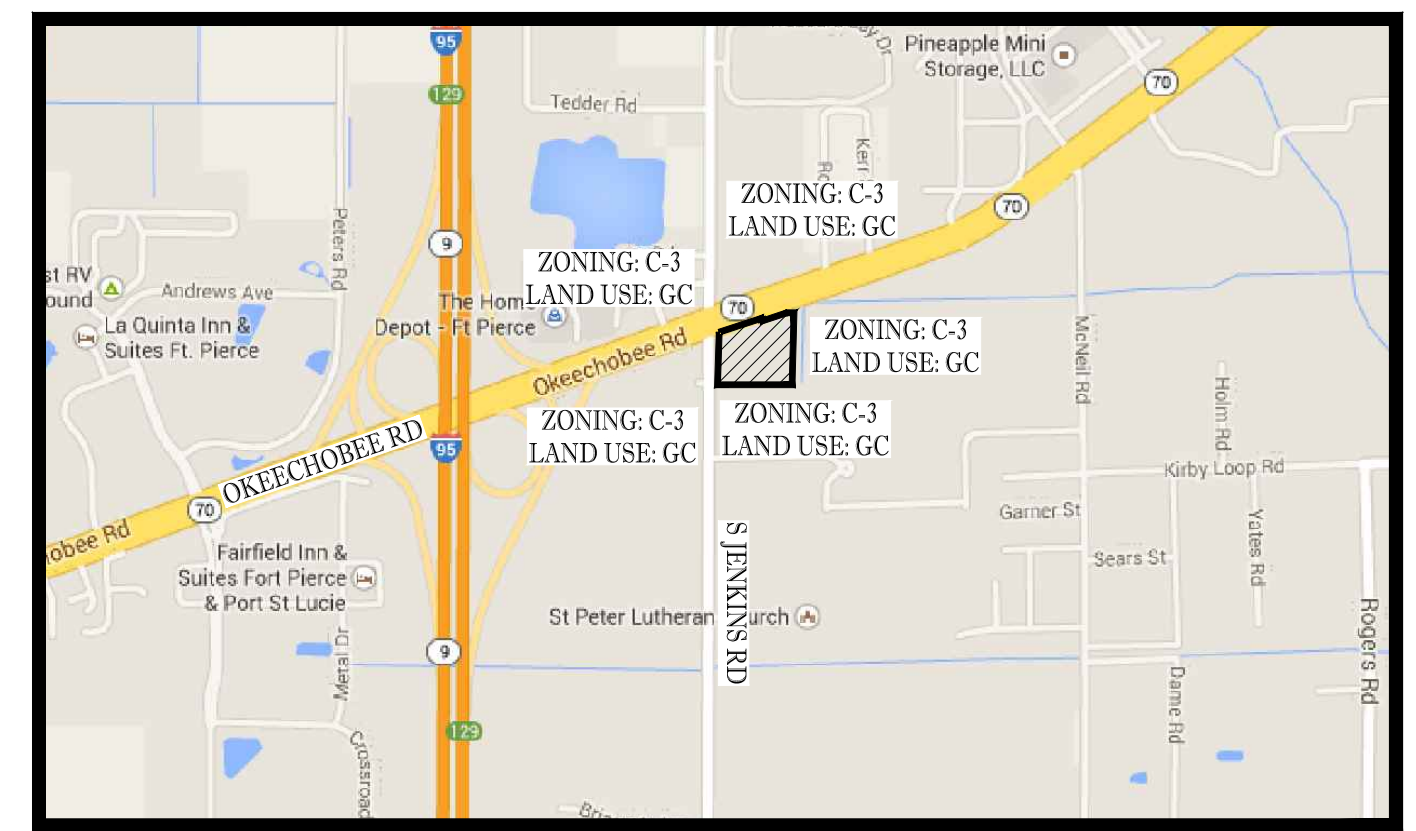
- PROPOSED ELECTRIC:** FPUA ELECTRIC  
**PROPOSED WATER:** FPUA WATER  
**PROPOSED SEWER:** FPUA SEWER LIFT STATION  
**STORMWATER:** ON-SITE STORMWATER COLLECTION FACILITY  
**REQUIRED PERMITS:**  
 CITY OF FORT PIERCE  
 • SITE PLAN APPROVAL  
 • LAND CLEARING PERMIT  
 ST. LUCIE COUNTY  
 • RIGHT-OF-WAY PERMIT  
 FORT PIERCE UTILITIES AUTHORITY  
 • WATER / SEWER PERMIT  
 S.F.W.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

**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, FOOT 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 HANDICAPPED 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 HANDICAPPED 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.



**ZONING MAP**  
 SCALE: N.T.S.

**BOHLER ENGINEERING**  
 SITE PLAN ARCHITECTURE SERVICES  
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
 • FORT WORTH, TX  
 • BALTIMORE, MD  
 • NEW YORK, NY  
 • PHILADELPHIA, PA  
 • WASHINGTON, DC  
 • CHICAGO, IL  
 • DENVER, CO  
 • HOUSTON, TX  
 • LOS ANGELES, CA  
 • MIAMI, FL  
 • MINNEAPOLIS, MN  
 • NASHVILLE, TN  
 • PORTLAND, ME  
 • RICHMOND, VA  
 • TAMPA, FL  
 • WASHINGTON, DC  
 • WASHINGTON, DC  
 • WASHINGTON, DC

**REVISIONS**

REV	DATE	COMMENT	BY
1	8/9/2016	PER CITY COMMENTS	SMT

**811** KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG  
 It's fast. It's free. It's the law.  
 www.callsunshine.com

**NOT APPROVED FOR CONSTRUCTION**

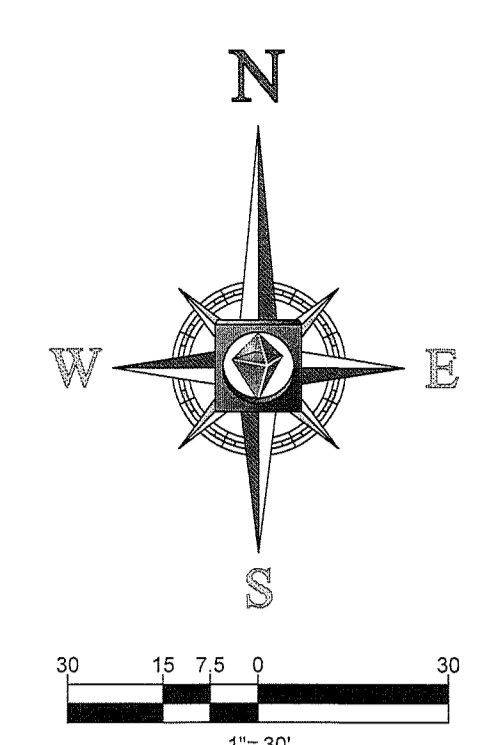
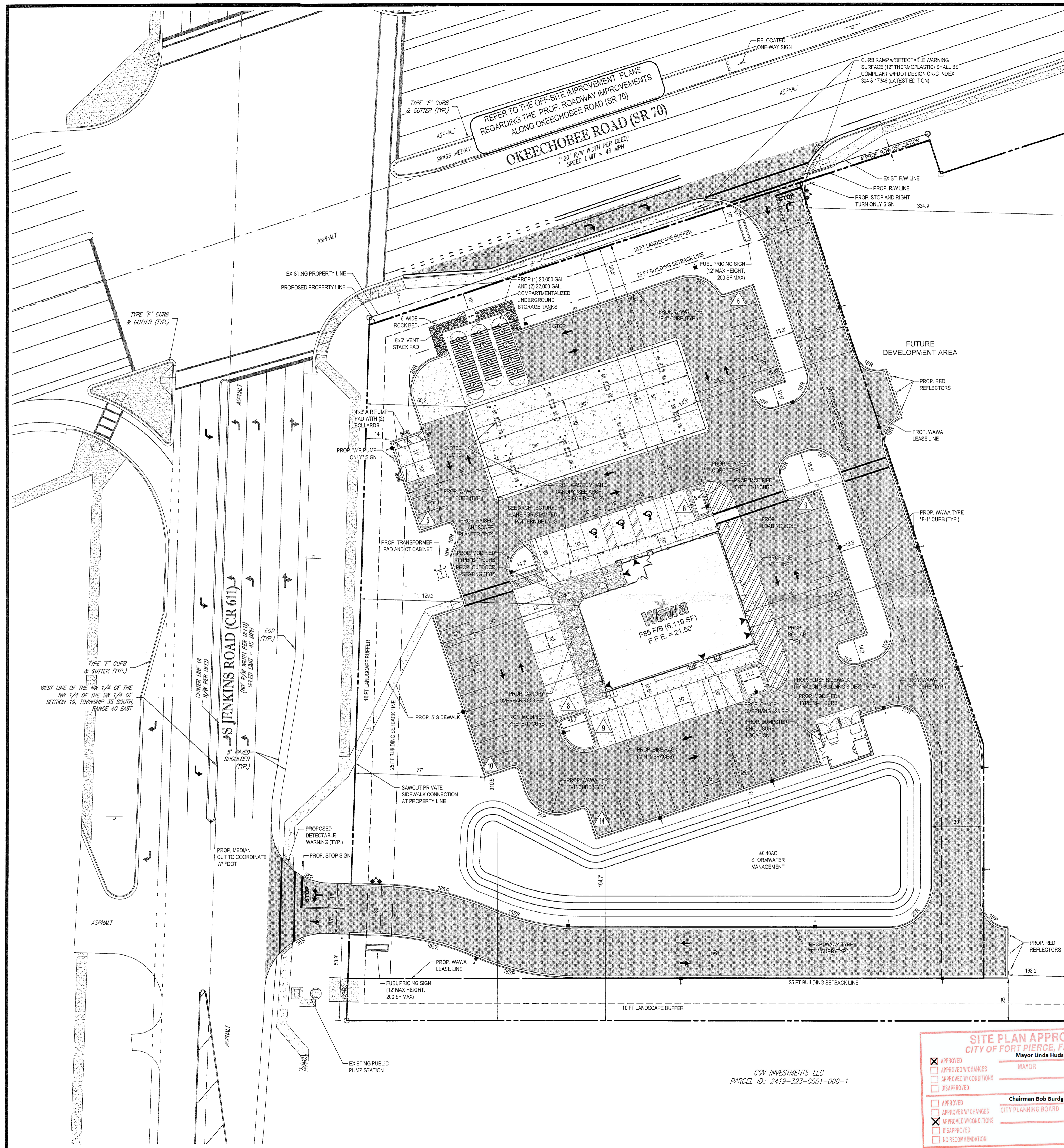
PROJECT No.: FL15009  
 DRAWN BY: SMT  
 CHECKED BY: GB  
 DATE: 06/24/16  
 SCALE: 1" = 30'  
 CAD I.D.: SP0

**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 LIC. No. LC2605656

GEORGE BALABAN  
 LICENSE  
 No. 74543  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 08/16/16

SHEET TITLE:  
**SITE LAYOUT PLAN**  
 SHEET NUMBER:  
**C-5**



**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	8,119 SF (0.14 AC) - 4.20%	
PAVEMENT / SIDEWALK AREA	81,888 SF (1.88 AC) - 56.24%	

TOTAL PERVIOUS AREA		
	50,471 SF (1.16 AC) - 34.65%	

EXISTING ZONING:	C-3 COMMERCIAL
EXISTING LAND USE:	GC (GENERAL COMMERCIAL)
FEMA FLOOD ZONE:	

BUILDING HEIGHT:	ALLOWABLE	PROPOSED
NORTH	10'	10'0" - 29'0"
EAST	N/A	N/A
SOUTH	10'	25'0" - 50'0"
WEST	10'	14'0" - 77'0"

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
NORTH	10'	10'0" - 29'0"
EAST	N/A	N/A
SOUTH	10'	25'0" - 50'0"
WEST	10'	14'0" - 77'0"

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:	69 SPACES	

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

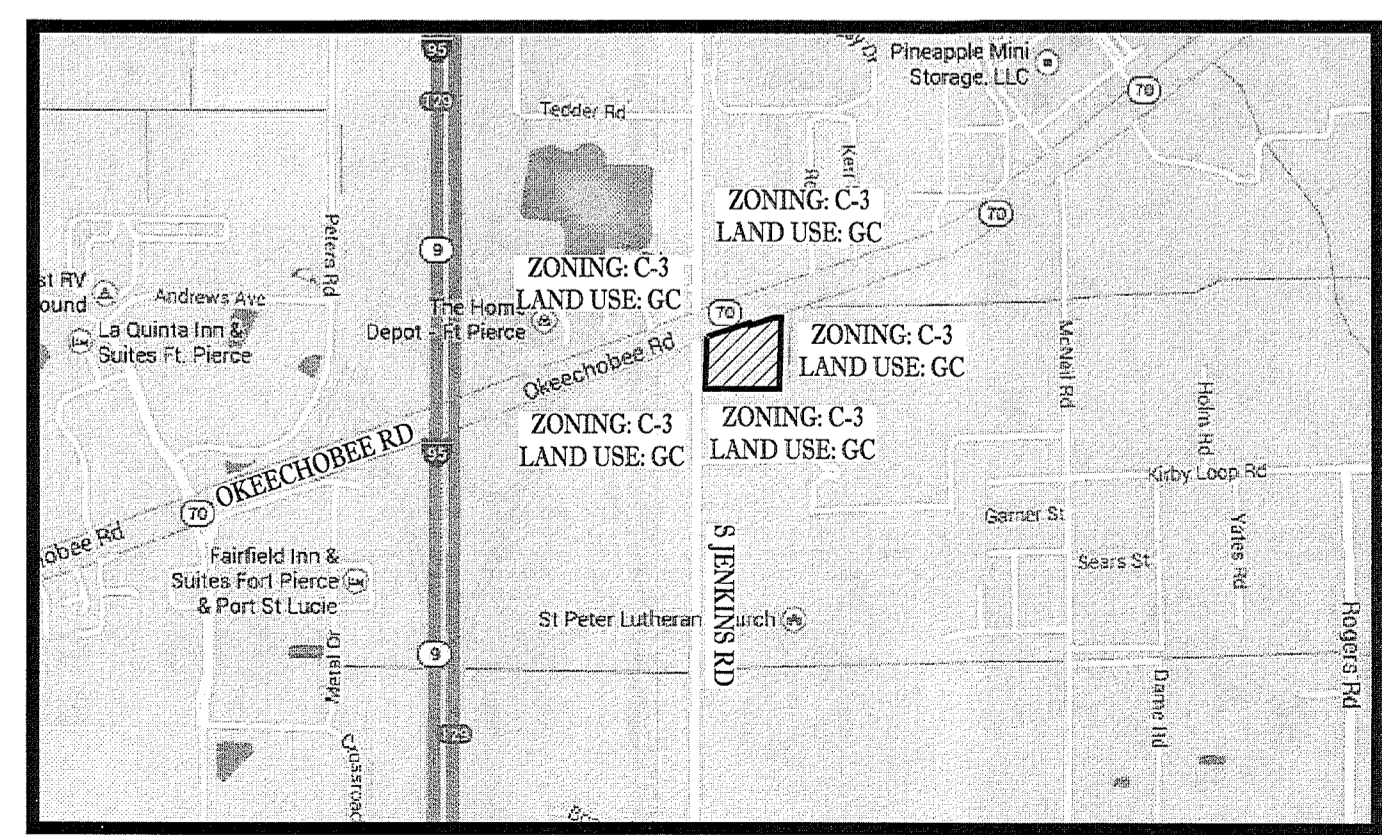
REQUIRED PERMITS:	
CITY OF FORT PIERCE	<ul style="list-style-type: none"> <li>SITE PLAN APPROVAL</li> <li>LAND CLEARING PERMIT</li> <li>ST. LUCIE COUNTY</li> <li>RIGHT-OF-WAY PERMIT</li> <li>FORT PIERCE UTILITIES AUTHORITY</li> <li>WATER / SEWER PERMIT</li> <li>S.F.W.M.D.</li> <li>ENVIRONMENTAL RESOURCE GENERAL PERMIT</li> <li>F.D.O.T.</li> <li>DRIVEWAY CONNECTION PERMIT</li> <li>DRAINAGE CONNECTION PERMIT</li> <li>F.D.E.P.</li> <li>HIDES NOTICE OF INTENT</li> <li>WASTEWATER COLLECTION PERMIT</li> </ul>

**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.



**SITE PLAN APPROVAL**  
CITY OF FORT PIERCE, FLORIDA

Mayor Linda Hudson  
DATE: 9/6/16

Chairman Bob Burdge  
CITY PLANNING BOARD  
DATE: 8/9/16

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

OFFICES:  
 RALEIGH, NC  
 CHARLOTTE, NC  
 LEHIGH VALLEY, PA  
 SOUTH WESTERN, PA  
 BALTIMORE, MD  
 NEW YORK, NY  
 PHILADELPHIA, PA  
 TAMPA, FL  
 GEORGETOWN, FL  
 SOUTH FLORIDA

**REVISIONS**

REV	DATE	COMMENT	BY

**811** KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG

www.callsunshine.com

**NOT APPROVED FOR CONSTRUCTION**

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

**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) 571-2280  
 Fax: (561) 571-0281  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30790  
 LANDSCAPE ARCHITECT BUSINESS LIC. No. LC2000001

**GEORGE BALANAN**  
 LICENSE  
 No. 74543  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

07/05/16

SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-5**