



- EXISTING LEGEND**
- CONCRETE SIDEWALK
 - ADJACENT ROW
 - SIDEWALK
 - NON-VEHICULAR ACCESS
- PROPOSED LEGEND**
- PROPERTY LINE
 - TYPE "D" CURB
 - TYPE "F" CURB & GUTTER
 - BUILDING SETBACK
 - LANDSCAPE BUFFER
 - PARKING COUNT
 - ASPHALT PAVEMENT
 - STANDARD DUTY CONCRETE PAVEMENT
 - HEAVY-DUTY CONCRETE PAVEMENT
 - STAMPED CONCRETE
 - 4" WHITE PARKING STRIPE
 - SIGN
 - AIRVAC

- OVERALL SITE DATA**
- | | |
|-------------------------------|---|
| JURISDICTION | CITY OF HOLLYWOOD |
| EXISTING FUTURE LAND USE | TOC (TRANSIT ORIENTED CORRIDOR) |
| EXISTING ZONING | S-MU (SOUTH MIXED USE) |
| PROPOSED BUILDING AREA | 6,119 SF |
| PROPOSED PEAK BUILDING HEIGHT | 33.3' |
| REQUIRED BUILDING HEIGHT | 65.0' |
| PROPOSED # OF STORIES | 1 STORY |
| PROPOSED FUEL PUMPS (F.P.) | 10 (20 F.P.) |
| PLAT | PORTION OF TRACT 1 "LYNDON ESTATES" SECTION 13, T-51-S, R-41-E PB 16, PG 19, B.C.R. |
- SITE DATA TABLE**
- | AREA | SF | ACRES | % |
|-----------------------|---------|-------|-----|
| GROSS SITE AREA | 102,815 | 2.36 | 100 |
| NET SITE AREA | 88,647 | 2.26 | 100 |
| TOTAL PAVEMENT AREA | 24,178 | 0.56 | 25 |
| TOTAL IMPERVIOUS AREA | 74,469 | 1.70 | 75 |
- PARKING CALCULATIONS**
- | USE | AREA | RATIO | REQUIRED |
|-------------------------------|----------|----------|----------|
| BUILDING AREA (FOOTPRINT) | 6,133 SF | 1/250 SF | 25 |
| TOTAL REQUIRED | | | 25 |
| TOTAL PROPOSED (3 ACCESSIBLE) | | | 69* |
- BUILDING SETBACKS**
- | YARD | REQUIRED (FT) | PROPOSED (FT) |
|--------------------|---------------|---------------|
| FRONT YARD (EAST) | 30 (MAX) | 30 |
| REAR YARD (WEST) | 10 | 244 |
| FRONT YARD (NORTH) | 30 (MAX) | 102 |
| SIDE YARD (SOUTH) | 10 | 113 |
- LANDSCAPE SETBACKS**
- | YARD | REQUIRED (FT) | PROPOSED (FT) |
|-----------------------|---------------|---------------|
| FRONT YARD (EAST) | 30 (MAX) | 14 |
| REAR YARD (WEST) | 5 | 5 |
| FRONT YARD (NORTH) | 20 | 22 |
| SIDE INTERIOR (SOUTH) | 0 | 0 |
| SIDE INTERIOR (NORTH) | 0 | 0 |
- ACTIVE USE**
- | | FRONTAGE LEN. (FT) | REQUIRED (FT) | PROPOSED (FT) |
|-------|--------------------|---------------|---------------|
| NORTH | 248.0 | 148.8 | 55.0 * |
| EAST | 225.9 | 135.5 | 93.1 * |
- * DENOTES VARIANCE REQUIRED

VARIANCES REQUESTED

- ACTIVE USE (NORTH) - REQUIRED 60% (148.8 FEET) - PROPOSED 22% (55.0 FEET) - MAXIMUM SETBACK REQUIREMENT
- ACTIVE USE (EAST) - REQUIRED 60% (135.5 FEET) - PROPOSED 41% (93.1 FEET)
- PARKING SHALL NOT EXCEED REQUIRED BY 20% (25 SPACES) - PROPOSED 69 SPACES (276% OF REQUIRED)

- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURBING SHALL BE PER THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX 520-001.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION AND DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
 - ALL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT AND B.C.T.E.D.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH CURRENT M.U.T.C.D. AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS.
 - ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION.
 - MAINTENANCE OF TRAFFIC TO BE IN ACCORDANCE WITH CURRENT FDOT STANDARDS.
 - INLET PROTECTION IS REQUIRED FOR ALL INLETS IMPACTED BY THE PROJECT DURING CONSTRUCTION.
 - ALL LIGHTING LEVELS SHALL NOT EXCEED 0.5 FOOT-CANDLES AT ANY PROPERTY LINE.
 - MAIL TO BE DELIVERED TO STORE MAILBOX ON SITE
 - ALL PUMPS ARE LOCATED AT LEAST 15' FROM ANY BUILDING BASE LINE.
 - ALL PUMPS ARE AT LEAST 25 FEET FROM PROPERTIES ZONED RESIDENTIAL.

PLAN STATUS

03/18/19	PRE-TAC SUBMITTAL
05/15/19	FDOT UTILITY REVISION
07/09/19	TAC REVISION
08/29/19	TAC REVISION

DATE DESCRIPTION

EL DESIGN	SU DRAWN	JT CHKD
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SCALE: 1" = 20'

JOB No.: 010585-01-001

DATE: 09/04/2019

SHEET C-6

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

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CITY OF HOLLYWOOD, FLORIDA

SITE PLAN
WAWA
106 SOUTH STATE ROAD 7

Wawa

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