SITE CONSTRUCTION PLANS

CONTACT INFORMATION

CONSULTANTS

- BRIGHTWORK REAL ESTATE
- 3708 WEST SWAN AVENUE TAMPA. FL 33609 (813) 874-1700 **♦CIVIL ENGINEER:**
- BOHLER ENGINEERING FL, LLC 2255 GLADES ROAD, SUITE 305E BOCA RATON, FL 33431
- ◆BOUNDARY & TOPOGRAPHIC/ALTA SURVEY: CAULFIELD & WHEELER. IN 7900 GLADES RD SUITE 100 BOCA RATON, FL 33433
- **◆** GEOTECHNICAL REPORT 2014 EDGEWATER DR. #246 ORLANDO, FL 32804 (407) 342-1443

♦ ARCHITECT: **CUHACI & PETERSON** 1925 PROSPECT AVE. ORLANDO, FL 32814

- SCOTT BARBER DESIGNS, PA 1551 WYNCLIFF DRIVE WELLINGTON, FL 33414 (561) 309-7263
- END USER
- WAWA INC 260 WEST BALTIMORE PIKE, RED ROOF

GOVERNING AGENCIES

♦ PLANNING AND ZONING TOWN OF LOXAHATCHEE GROVES

LOXAHATCHEE GROVES, FL 33470

155 F ROAD

(561) 793-2418

PALM BEACH COUNTY FIRE RESCUE 2300 N JOG ROAD, SUITE #1W27

WEST PALM BEACH, FL 33411

- CONTACT:CAPT. PEDRO SEGOVIA (561)231-0054
- PALM BEACH COUNTY TRAFFIC DIVISION 2300 N JOG ROAD, 3RD FLOOR WEST PALM BEACH, FL 33411 (561) 684-4104
- WEST PALM BEACH, FL 33401

CONTACT: CARLOS HENAO

LEGAL DESCRIPTIONS

(PARCEL A - OVERALL SITE)

THENCE N 43°14'58"W A DISTANCE OF 35.10 FEET;

THENCE S87°49'46"E A DISTANCE OF 42.05 FEET;

THENCE N02°10'14"E A DISTANCE OF 16.08 FEET;

THENCE S88°26'46"E A DISTANCE OF 608.75 FEET

(PARCEL 1 - ALDI SITE)

TRACT 4, A DISTANCE OF 677.89 FEET

THENCE N 01°33'14" E A DISTANCE OF 337.32 FEET;

THENCE S88°26'46"E A DISTANCE OF 285.29 FEET;

(PARCEL 2 - CHASE SITE)

TRACT 4. A DISTANCE OF 392.60 FEET

BEACH COUNTY, FLORIDA, A DISTANCE OF 296.81 FEET;

CONTAINING 219,162.92 SQUARE FEET OR 5.031 ACRES, MORE OR LESS.

CONTAINING 96,234.02 SQUARE FEET OR 2.209 ACRES, MORE OR LESS.

CONTAINING 44,988.37 SQUARE FEET OR 1.033 ACRES, MORE OR LESS.

- 9045 JOG ROAD BOYNTON BEACH, FL 33437 CONTACT: ADAM GALICKI (561)493-6122
- ♦ PALM BEACH COUNTY HEALTH DEPARTMENT WEST PALM BEACH, FL 33401 CONTACT: LYINN MOORE (561) 840-5959
- **◆** CABLE PALM BEACH GARDENS, FL 33410-1615 CONTACT: AARON NEELY
- 2021 SOUTH MILITARY TRAI WEST PALM BEACH, FL 33415 CONTACT: JOHN NGUYEN

(561) 988-6529

A PARCEL OF LAND LYING IN TRACT 4, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE

COMMENCING AT THE S.W. CORNER OF SAID TRACT 4, THENCE S 88° 26' 46" E ALONG THE SOUTH LINE OF SAID

THENCE N 01° 33' 14" E, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

THENCE N 88° 26' 46" W ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD),

RECORD BOOK 5463, PAGE 1126 AND OFFICIAL RECORD BOOK 28425, PAGE 1808, PUBLIC RECORDS OF PALM

THENCE S01°33'14"W A DISTANCE OF 337.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

A PARCEL OF LAND LYING IN TRACT 4, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE

COMMENCING AT THE S.W. CORNER OF SAID TRACT 4, THENCE S 88° 26' 46" E ALONG THE SOUTH LINE OF SAID

THENCE N 01° 33' 14" E, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

THENCE N 88° 26' 46" W ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD), FLORIDA DEPARTMENT OF TRANSPORTATION SECTION NUMBER 93120-2538, DATED 7/29/86, A DISTANCE OF 285.29

THENCE S01°33'14"W A DISTANCE OF 337.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

A PARCEL OF LAND LYING IN TRACT 4, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE

COMMENCING AT THE S.W. CORNER OF SAID TRACT 4, THENCE S 88° 26' 46" E ALONG THE SOUTH LINE OF SAID

THENCE N 01° 33' 14" E, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

THENCE N 88° 26' 46" W ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD),

THENCE S01°33'14"W A DISTANCE OF 337.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

FLORIDA DEPARTMENT OF TRANSPORTATION SECTION NUMBER 93120-2538, DATED 7/29/86, A DISTANCE OF 133.37

FLORIDA DEPARTMENT OF TRANSPORTATION SECTION NUMBER 93120-2538, DATED 7/29/86, A DISTANCE OF 629.43

THENCE N02°10'14"E ALONG THE EAST LINE OF "B" ROAD AS PER RIGHT-OF-WAY DEEDS AS RECORDED IN OFFICIAL

- PALM BEACH COUNTY WATER DEPARTMENT
 - ♦ LOXAHATCHEE GROVES WATER CONTROL DISTRICT 101 WEST "D" ROAD, P.O. BOX 407 LOXAHATCHEE, FL 33470
 - ♦ FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PALM BEACH OPERATION CENTER 7900 FOREST HILL BOULEVARD WEST PALM BEACH, FLORIDA 33413 (561) 432-4966
 - 7900 FOREST HILL BOULEVARD

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406 CONTACT: CARLOS DE ROJAS (561) 682-6505

- (561) 793-0884
- NATURAL GAS FLORIDA PUBLIC UTILITIES 401 S. DIXIE HIGHWAY WEST PALM BEACH, FL 33401 CONTACT: MAURO RUINI (561) 838-1719
- PALM BEACH OPERATION CENTER

(PARCEL 3 - WAWA SITE)

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID TRACT 4, THENCE S 88° 26' 46" E ALONG THE SOUTH LINE OF SAID

THENCE N 88° 26' 46" W ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BOULEVARD), FLORIDA DEPARTMENT OF TRANSPORTATION SECTION NUMBER 93120-2538, DATED 7/29/86, A DISTANCE OF 210.77

THENCE N02°10'14"E ALONG THE EAST LINE OF "B" ROAD AS PER RIGHT-OF-WAY DEEDS AS RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126 AND OFFICIAL RECORD BOOK 28425, PAGE 1808, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 296.81 FEET;

THENCE S88°26'46"E A DISTANCE OF 190.09 FEET;

CONTAINING 77,940.53 SQUARE FEET OR 1.789 ACRES, MORE OR LESS.

A PARCEL OF LAND LYING IN TRACT 4, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE

THENCE N 01° 33' 14" E, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

THENCE N 43°14'58"W A DISTANCE OF 35.10 FEET;

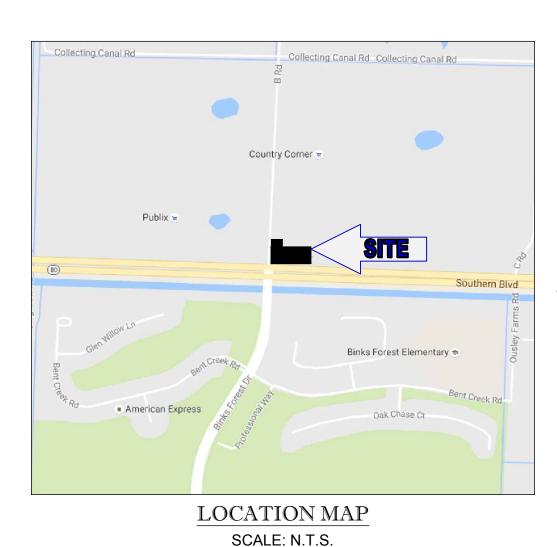
THENCE S87°49'46"E A DISTANCE OF 42.05 FEET; THENCE N02°10'14"E A DISTANCE OF 16.08 FEET

THENCE S01°33'14"W A DISTANCE OF 337.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

FOR BRIGHTWORK REAL ESTATE

LOCATION OF SITE

N.E. CORNER OF SOUTHERN BLVD. & B ROAD, TOWN OF LOXAHATCHEE GROVES PALM BEACH COUNTY, FL SEC 31, TWP 43S, RGE 41E



SHEET NAME SHEET No. X X COVER SHEET C-101 X X GENERAL NOTES C-102 X X GENERAL NOTES C-103 X X APPROVED SITE PLAN C-104 X X DEMOLITION & PH I EROSION CONTROL PLAN C-201 C-301 X X LAYOUT PLAN C-302 C-401 X X PAVING, GRADING & DRAINAGE PLAN C-402 X UTILITY PLAN C-501 X UTILITY PLAN C-502 X X PHASE II SOIL EROSION CONTROL PLAN C-601 X X PHASE II SOIL EROSION CONTROL PLAN C-602 X X STORMWATER POLLUTION PREVENTION PLAN C-603 X VEHICULAR MOVEMENT PLAN C-901 X PHOTOMETRIC PLAN C-902 χ PHOTOMETRIC PLAN (AFTER 11 PM) C-903 D-1 THRU D-6 X X CONSTRUCTION DETAILS X PALM BEACH COUNTY WATER UTILITIES POTABLE WATER STANDARD DETAILS 1 - 4 X PALM BEACH COUNTY WATER UTILITIES WASTE WATER STANDARD DETAILS 1 - 5 L1.01 X LANDSCAPE DETAILS L5.01 1 - 2 OFF-SITE SHEET LIST TABLE SHEET No. X X SOUTHERN BLVD. RIGHT TURN LANE PLAN OS-101 X X TURN LANE CONSTRUCTION DETAILS OS-102 X X RING ROAD LAYOUT PLAN OS-201

WAWA SITE DATA TABLE

WAWA STORE:

CANOPY TYPE:

TYPE OF MPD'S

BUILDING:

OF MPD's:

WAWA CONTACT:

CANOPY CONFIGURATION

OF PARKING SPACES:

OF HANDICAP SPACES:

SQUARE FT. OF LAWN AREA:

OF TRUCK/OVERSIZED PARKING:

SQUARE FT. OF ASPHALT/CONCRETE:

X X RING ROAD LAYOUT PLAN

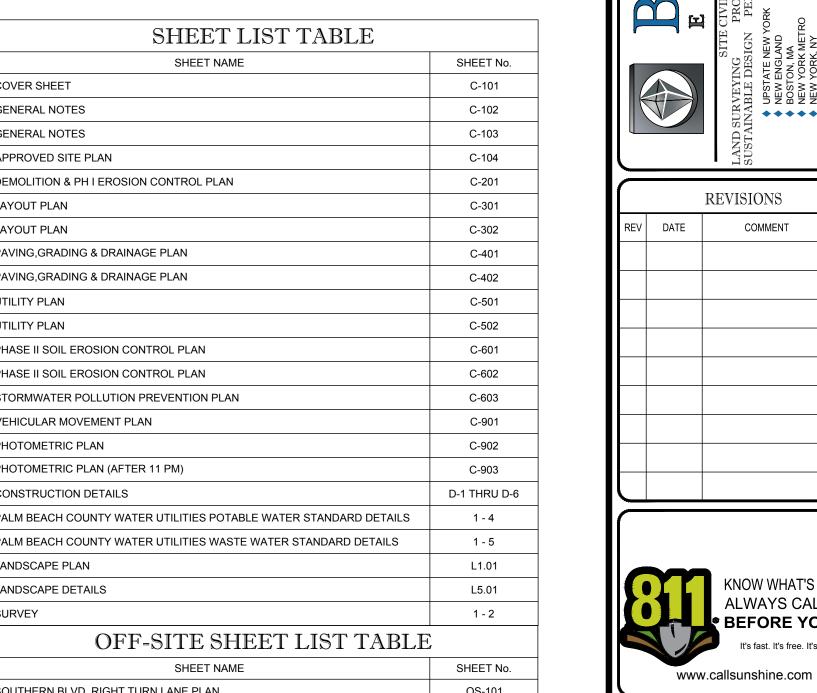
X RING ROAD UTILITY PLAN

X RING ROAD UTILITY PLAN

X | X | RING ROAD PAVING, GRADING & DRAINAGE PLAN

X RING ROAD PAVING, GRADING, & DRAINAGE PLAI

X | X | RING ROAD PHASE II SOIL EROSION CONTROL PLAN



OS-202

OS-204

OS-205

OS-206

OS-207



REVISIONS

COMMENT

SITE PLANS

BRIGHTWORK REAL ESTATE

LOCATION OF SITE N.E. CORNER OF SOUTHERN BLVD. AND B ROAD TOWN OF LOXAHATCHEE GROVES PALM BEACH COUNTY, FL

SEC 31, TWP 43S, RGE 41E

ENGINEERIN

2255 GLADES ROAD, SUITE 305E **BOCA RATON, FLORIDA 33431** Phone: (561) 571-0280 Fax: (561) 571-0281 FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SCOTT KEARNEY

F85L F/B

SLOPED

STACKED

54,263 SF

17,558 SF

COVER SHEET

PREPARED BY



2255 GLADES ROAD, SUITE 305E **BOCA RATON, FLORIDA 33431**

Phone: (561) 571-0280 (561) 571-0281 BohlerEngineering.com CONTACT: CHRISTOPHER ROGERS, P.E.

:016\FLB160045\DRAWINGS\PLAN SETS\FLB160045-SD2,DWG PRINTED BY: DELIAS 2.18.19 @ 9:13 PM LAST SAVED BY: DELIAS

THENCE N01°33'14"E A DISTANCE OF 337.32 FEET;

THENCE S88°26'46"E A DISTANCE OF 133.37 FEET