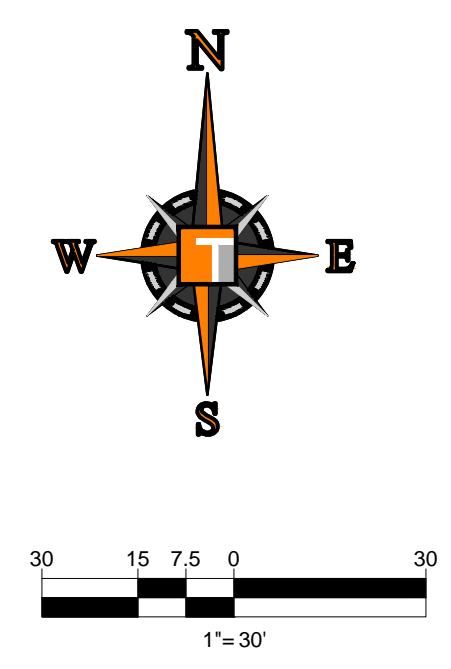
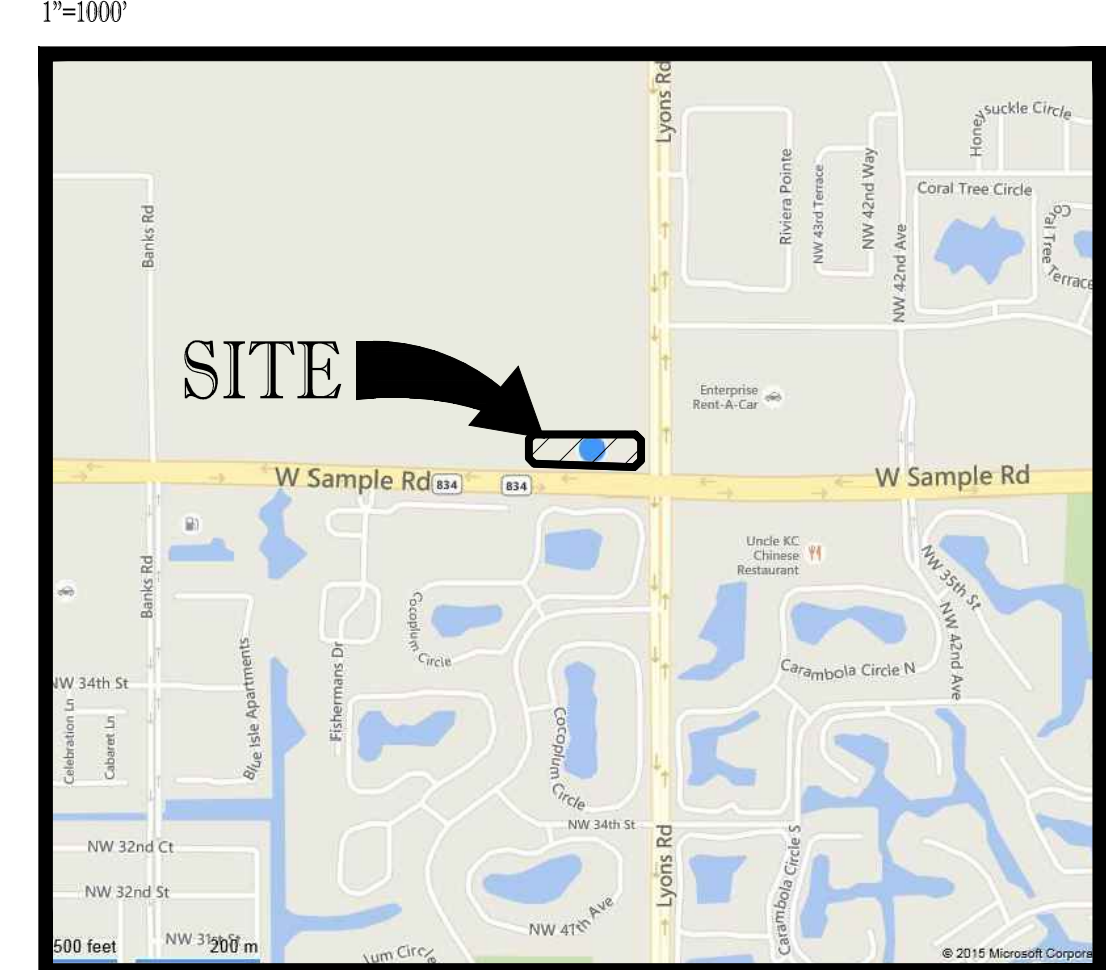


LOCATION MAP



SITE DATA TABLE

OWNER: FIRST COAST ENERGY LLP
7014 A C SKINNER PARKWAY SUITE 290
JACKSONVILLE FL 32256

TAX MAP ID#: 484217040020

FEMA FLOOD ZONE: ZONE X PER FLOOD PANEL 120031 0170H (EFFECTIVE 8/18/14)

LAND USE INFORMATION:
CURRENT USE: CONVENIENCE STORE WITH FUEL PUMPS
PROPOSED USE: CONVENIENCE STORE WITH FUEL PUMPS
FUTURE LAND USE DESIGNATION: RAC
EXISTING ZONING DESIGNATION: B-2 (CONVENIENCE SHOPPING DISTRICT)
FUTURE ZONING DESIGNATION: PMDD
PLANNED MAINSTREET DEVELOPMENT DISTRICT MS-P

MAIN STREET SUB-DISTRICT

SITE AREA:	REQUIRED	PROPOSED
TOTAL AREA	92,294 S.F.	2,119 AC.
DIMENSION REGULATIONS:		
SET BACKS:		
FRONT - SOUTH (FEET):	28'	49.93'
STREET SIDE - EAST (FEET):	28'	140.49'
SIDE - WEST (FEET):	10'	109'
REAR - NORTH (FEET):	10'	13.35'
MAX. FLOOR AREA RATIO (RATIO):	0.64	0.07
MAX. LOT COVERAGE (PERCENT):	40	6.8
MIN. LANDSCAPE AREA (PERCENT):	20	27.93
MAX. HEIGHT (FEET):	75	19
MAX. HEIGHT (STORIES):	6	1

SITE AREA:	EXISTING			PROPOSED			CHANGE
	S.F.	ACRES	%	S.F.	ACRES	%	
IMPERVIOUS:							
BUILDING	2,178	0.050	2.36%	5,000	0.115	5.42%	(+2,822)
CAR WASH	653	0.015	0.71%	1,300	0.030	1.41%	(+647)
PAVEMENT	48,632	1.116	52.69%	42,959	0.986	46.55%	(-5,673)
SIDEWALK/CURB	3,617	0.084	3.92%	12,731	0.292	13.79%	(+9,114)
TOTAL	55,080	1.265	59.68%	61,990	1.423	67.17%	(+6,910)
PERVIOUS:							
OPEN SPACE:	33,106	0.760	35.87%	24,167	0.555	26.18%	(-8,939)
DRY DETENTION	4,108	0.094	4.45%	6,137	0.141	6.65%	(+2,029)
TOTAL	37,214	0.854	40.32%	30,304	0.696	32.83%	(-6,910)
OVERALL TOTAL	92,294	2.119	100.0%	92,294	2.119	100.0%	0

PARKING DATA

REQUIRED (BASED ON CUSTOMER SERVICE AREA):	USE	AREA	RATIO	AMOUNT
CONVENIENCE STORE (CUSTOMER AREA ONLY)	2,692 S.F.	1 SPACE/125 S.F.		22 SPACES
REQUIRED NUMBER OF ACCESSIBLE SPACES				1 SPACE

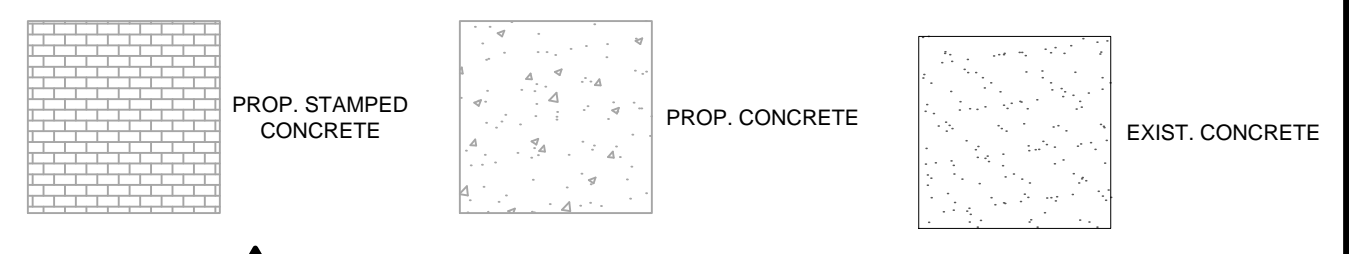
PROVIDED:

TYPE	AMOUNT
STANDARD SPACES (MIN. 10' X 20')	24
ACCESSIBLE SPACES (MIN. 12' X 18')	1
TOTAL SPACES	25

LOADING DATA

TYPE	AMOUNT
REQUIRED: (12' X 55')	1
PROVIDED: (12' X 55')	1

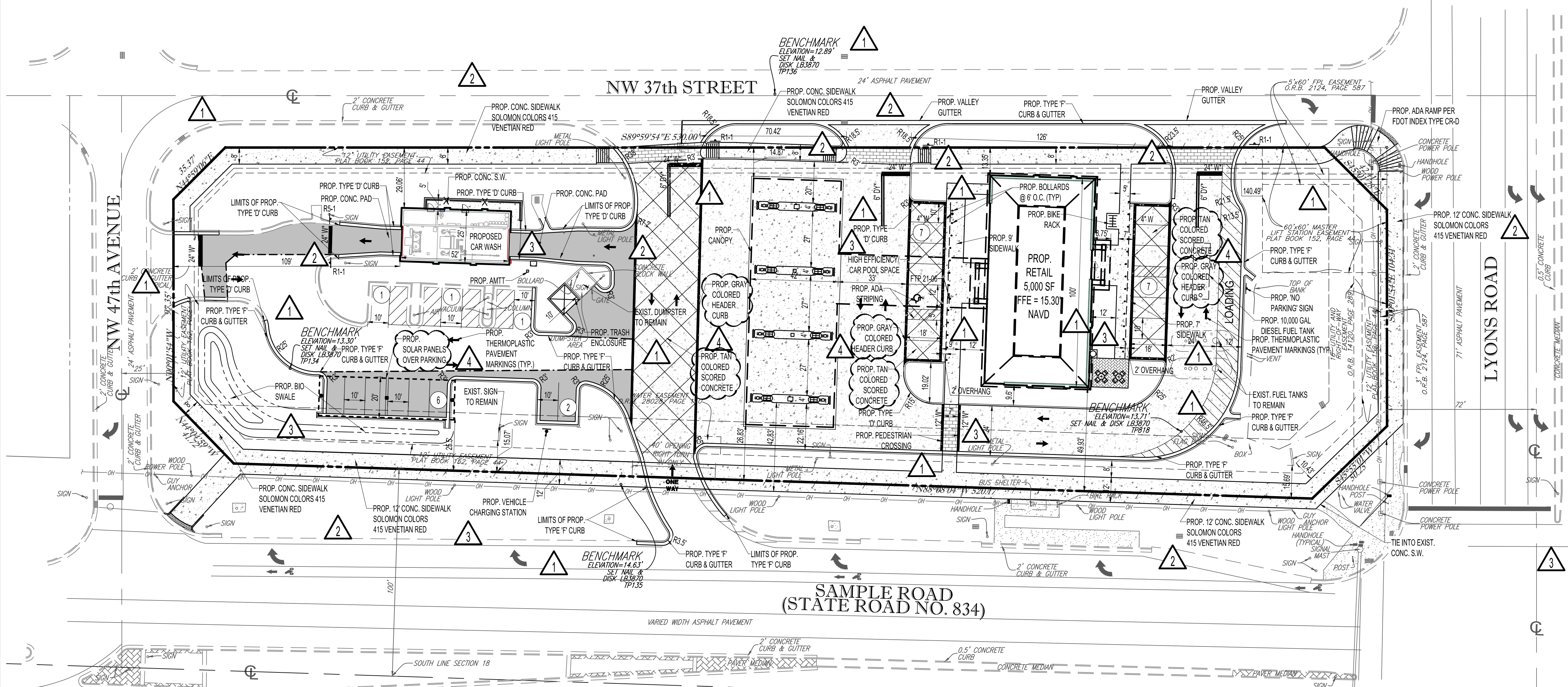
HATCH LEGEND



LEGEND

R1-1	STOP SIGN (30" x 30")
R5-1	DO NOT ENTER SIGN (30" x 30")
FTP 21-06	ACCESSIBLE PARKING
A.A.	DOUBLE YELLOW
W	WHITE
D.W.	DOUBLE WHITE
*	THERMOPLASTIC

LEGAL DESCRIPTION:
TRACT "C" OF "LYONS AND SAMPLE ROAD PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152 AT PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



REVISIONS

REV.	DATE	COMMENT	BY:
1	02/9/16	PER DRC COMMENTS	MEC
2	06/20/16	PER DRC COMMENTS	MEC
3	9/28/16	PER DRC COMMENTS	KNN
4	1/31/17	PER DRC COMMENTS	KNN

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SITE ENTITLEMENTS

PROJECT No.:	F140188
DRAWN BY:	AAM
CHECKED BY:	MAT
DATE:	07/28/15 (TYP.)
CAD I.D.:	F140188 - SITE PLAN

SHELL / DAILY'S C-STORE No. 1810

FOR FIRST COAST ENERGY

CITY OF COCONUT CREEK
FLORIDA

THOMAS
ENGINEERING GROUP

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1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
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www.ThomasEngineeringGroup.com

MICHAEL A. TROXELL

PROFESSIONAL ENGINEER
August 4, 2017
FLORIDA LICENSE No. 55672
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-04