

ARCHITECT
JEFF FALKANGER & ASSOCIATES INCORPORATED

614 SOUTH FEDERAL HWY.
 FT. LAUDERDALE, FL 33301
 (305) 764-8575

2000 MAIN ST., SUITE #801
 FT. MYERS, FL 33901
 (813) 332-1584

DESIGNED

DRAWN

CHECKED

[Signature]
 10/7/92

REVISIONS

CONV 92079 DATE SEP. 29, 1992

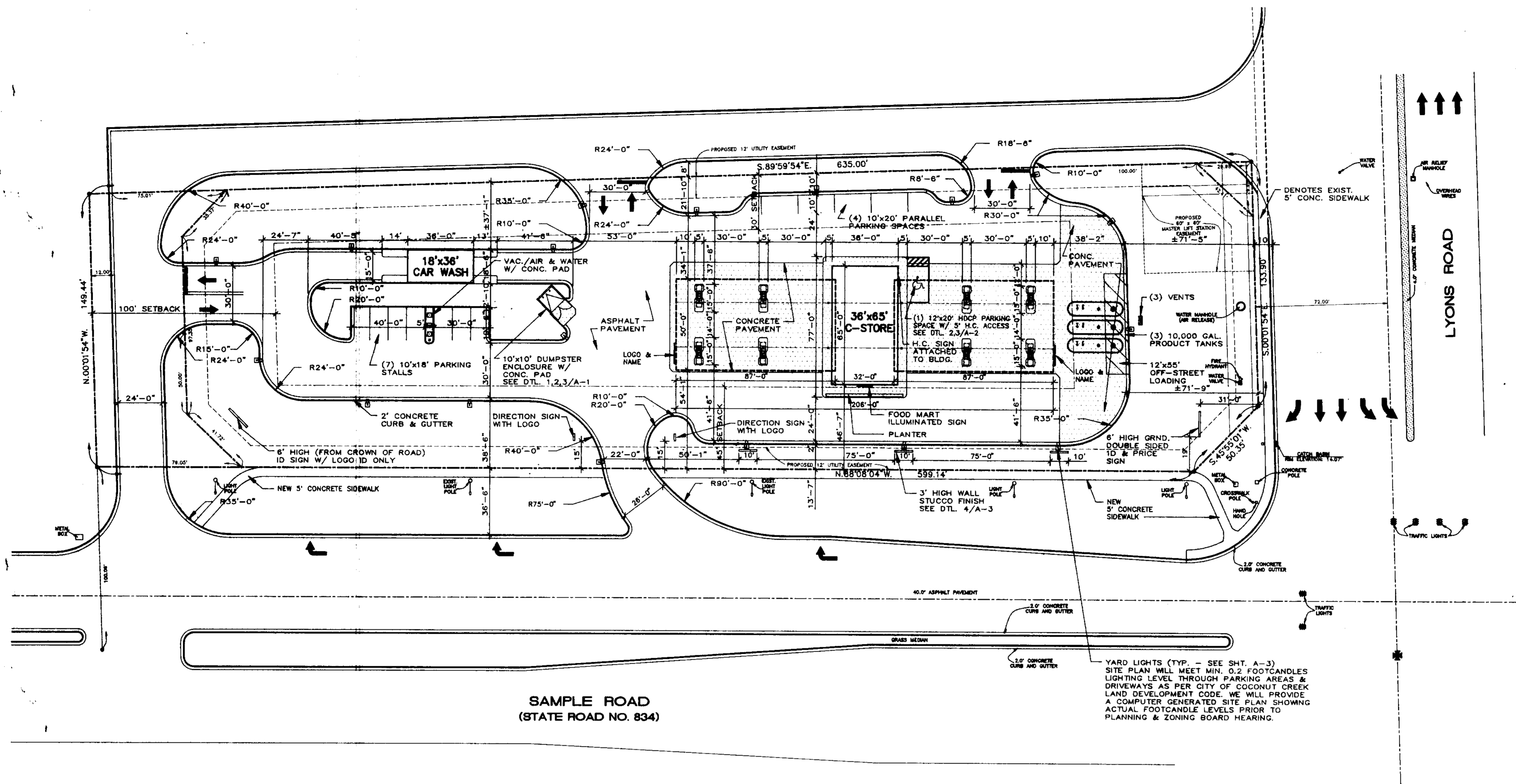
SHELL OIL CO.

AMERICAN EQUITY SITE DEVELOPERS

LYONS & SAMPLE RD.
 COCONUT CREEK, FL.

SITE PLAN

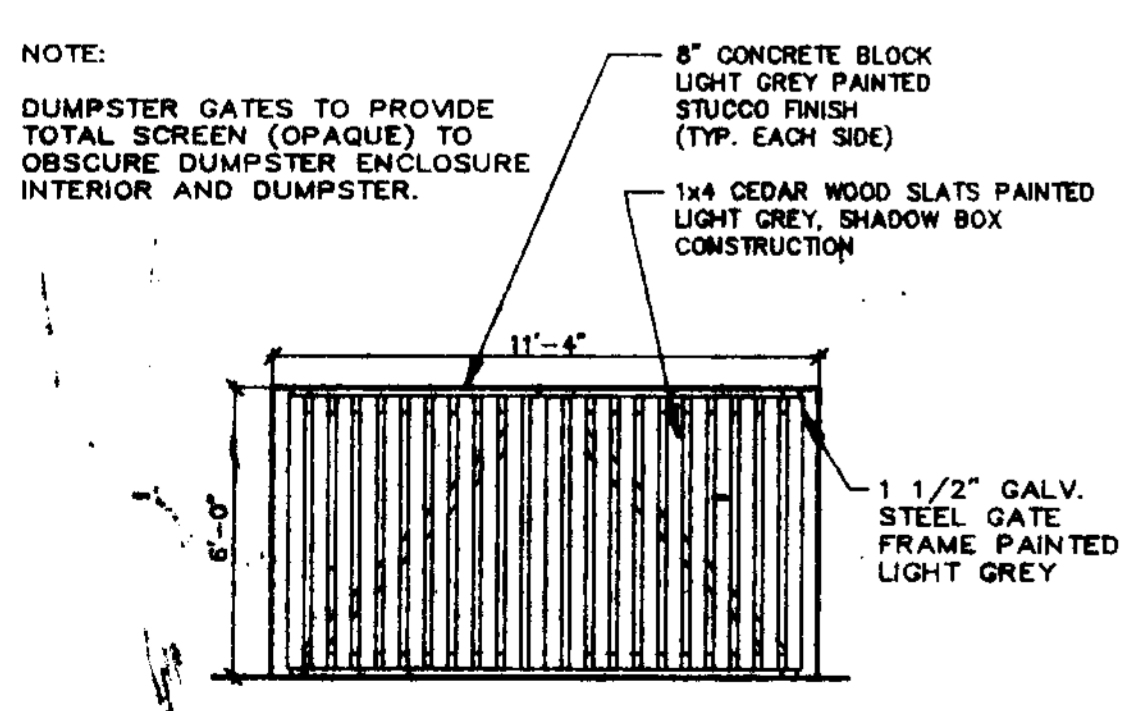
A-1 **3**



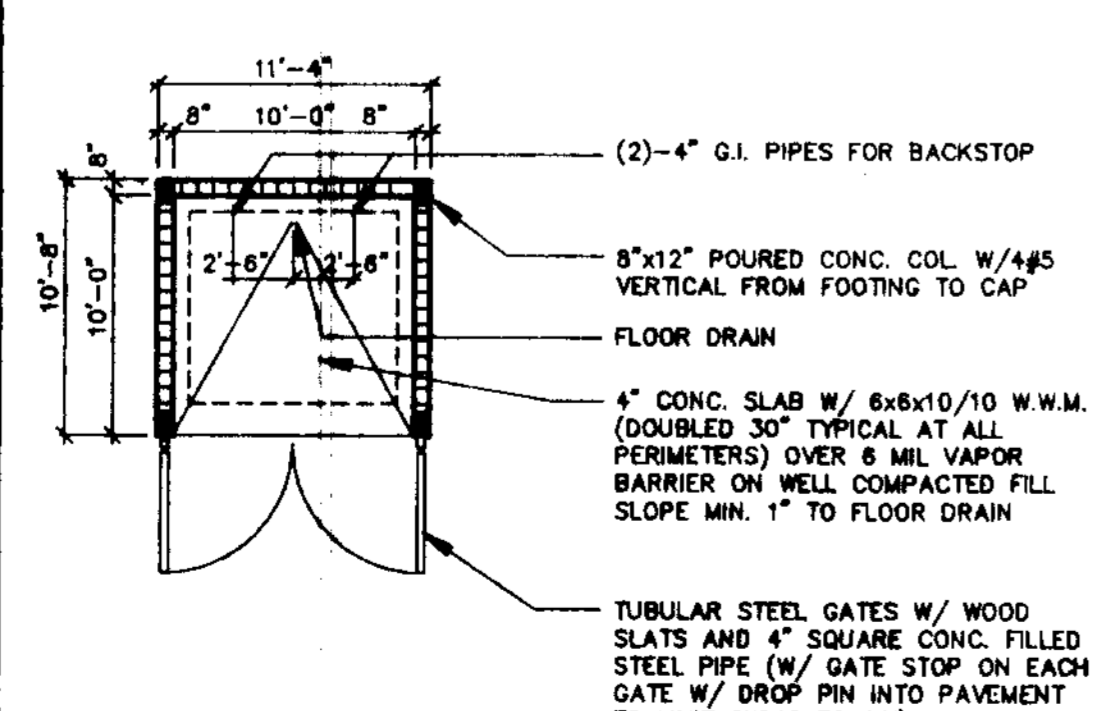
SITE PLAN
 1" = 30'-0"



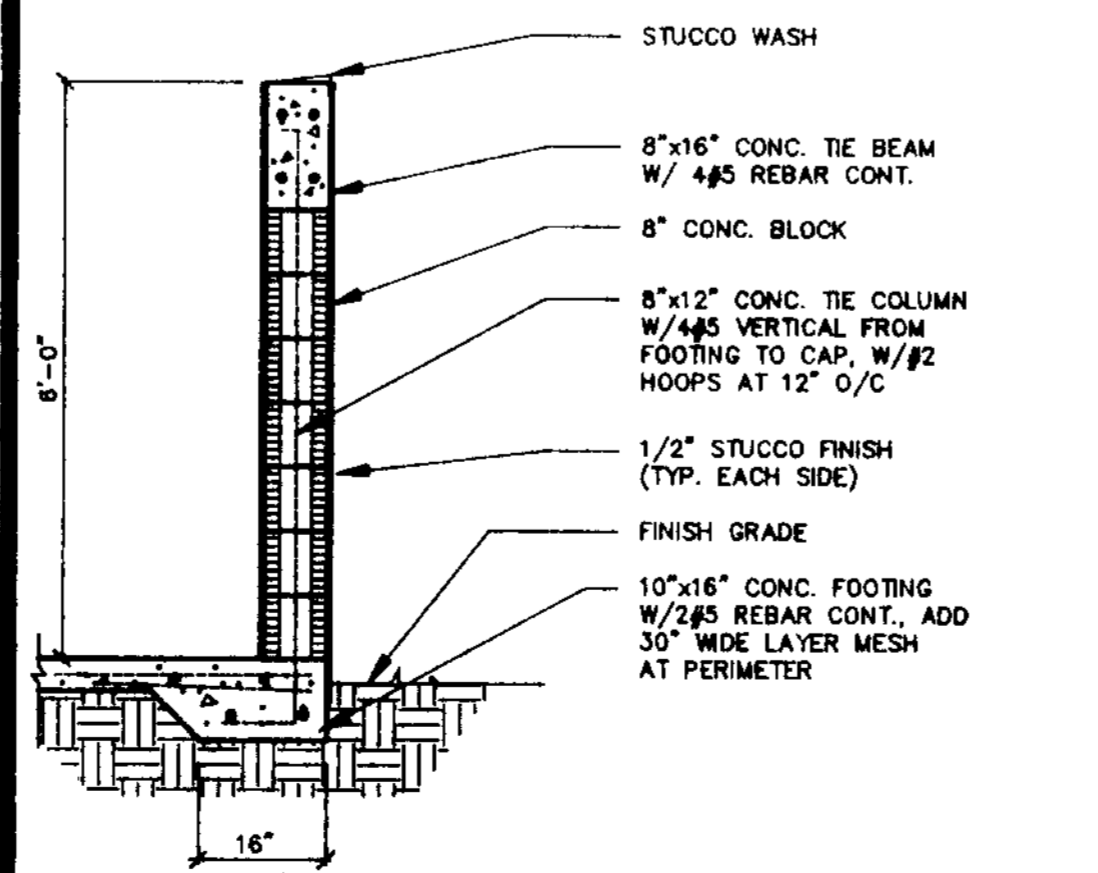
- NOTE:
- IRRIGATION SOURCE PROVIDED BY THE CITY THROUGH IRRIGATION METER.
 - A CLEARING & GRUBBING PERMIT WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
 - A VEGETATION SURVEY WILL BE PROVIDED.



DUMPSTER ELEVATION
 1/4" = 1'-0"



DUMPSTER DETAIL (PLAN)
 1/8" = 1'-0"



DUMPSTER DETAIL (SECTION)
 1/2" = 1'-0"

SITE PLAN NAME: SHELL OIL COMPANY
 DEVELOPER: AMERICAN EQUITY SITE DEVELOPERS
 ENGINEER: CCL CONSULTANTS, INC.
 ARCHITECT: ARCHITECT JEFF FALKANGER & ASSOCIATES
 LANDSCAPE ARCHITECT: KEN LONES LANDSCAPING, INC.
 ANTICIPATED START DATE: WINTER 1993
 ANTICIPATED COMPLETION DATE: SUMMER 1993
 JURISDICTION: COCONUT CREEK
 ZONING CLASSIFICATION: ZONED B-2
 PROPOSED TYPE OF DEVELOPMENT: GAS FACILITY/CONVENIENCE MART
 PROPOSED BUILDING HEIGHT: 1 STORY/23'-6" HEIGHT
 TOTAL SITE AREA: 2.31 GROSS ACREAGE (100,892 S.F.)
 2.11 NET ACREAGE (92,104 S.F.)
 0.20 R.O.W. DEDICATION (8,888 S.F.)

BUILDING AREA:	
CONVENIENCE MART	2,340 S.F.
CAR WASH	648 S.F.
TOTAL BUILDING AREA	2,988 S.F.
LAND USE BREAKDOWN	
BUILDING (TOTAL)	2,988 S.F. 3%
GROSS VEHICULAR USE AREA	51,594 S.F. 56%
GROSS LANDSCAPE AREA	37,522 S.F. 41%
TOTAL	92,104 S.F. 100% (NET)
PARKING DATA	
REQUIRED:	1 SPACE PER 125 S.F. CONVENIENCE MART (SALES AREA)/125
	7 SPACES REQUIRED (6 STANDARD - 1 HANDICAP) (1) 12'x55' LOADING ZONE
PROVIDED:	11 SPACES AND 1 HANDICAP TOTAL = 12 SPACES (1) 12'x55' LOADING ZONE
NOTE: THE SOLID WASTE GENERATED BY THIS FACILITY WILL BE COLLECTED IN ONE (1) DUMPSTER ON SITE AND WILL BE REMOVED BY SOUTHERN SANITATION SERVICE ON AN INTERVAL TO BE DETERMINED BY SOUTHERN SANITATION.	

LAST DATE PRINTED