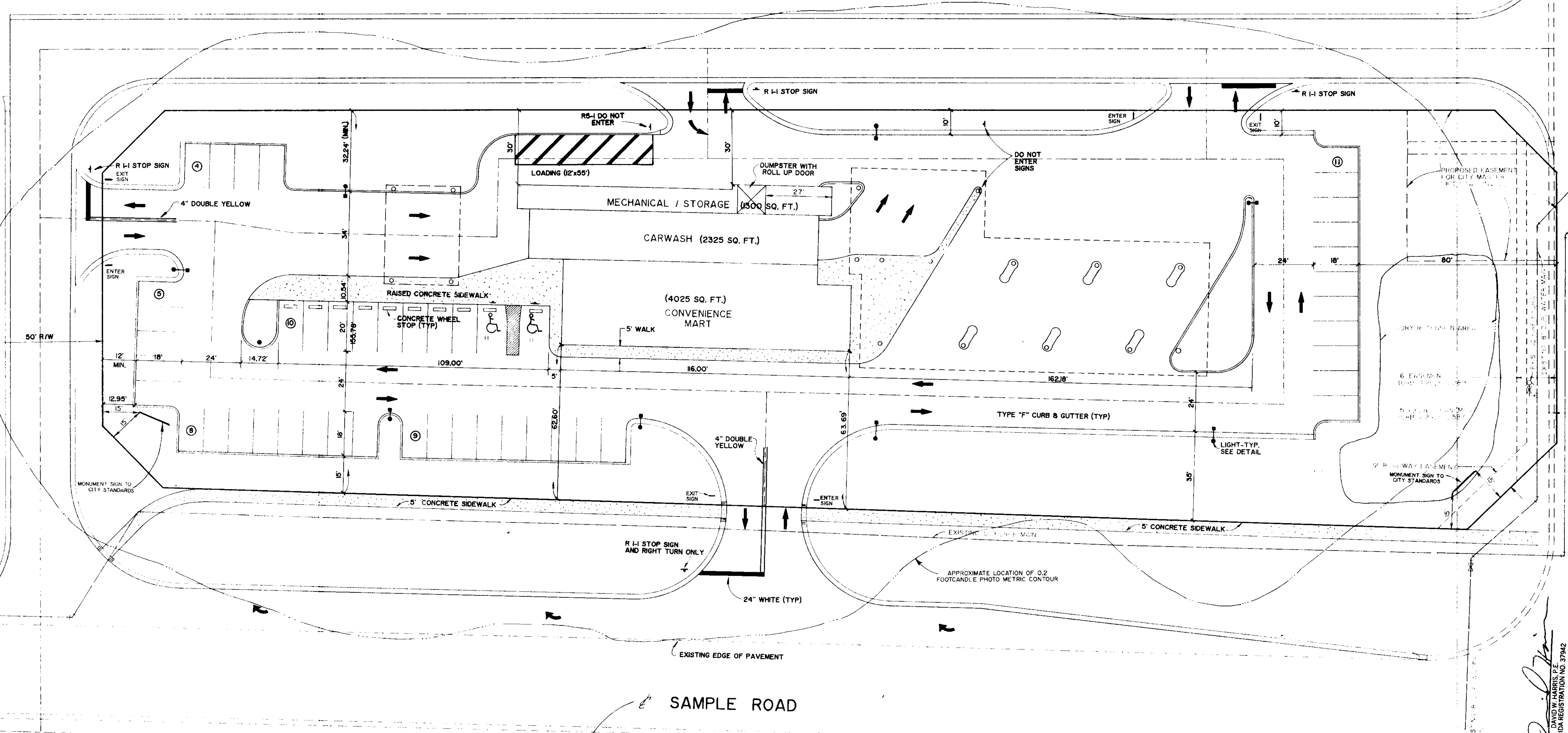
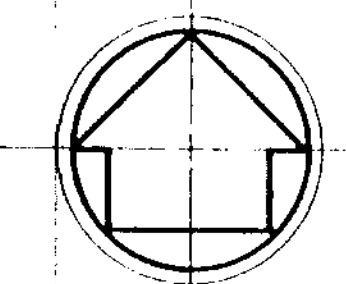


ACREAGE



LYONS ROAD

SAMPLE ROAD

David W. Harris, P.E.
 DAVID W. HARRIS, P.E.
 FLORIDA REGISTRATION NO. 37942
 OCT 03 1991

SIZE DATA

SITE PLAN NAME: GAS FACILITY & CONVENIENCE MART
 OWNER: WINNO BUILDERS (FLORIDA), INC.
 MR. CRAIG B. UNGER, P.E.
 2400 LYONS ROAD
 COCOVUE CREEK, FLORIDA 33043-1899
 (305) 973-4490

ENGINEER: OCL CONSULTANTS, INC.
 MR. DAVID W. HARRIS, P.E.
 2200 PARK CENTRAL BOULEVARD NORTH,
 SUITE 100
 POMPANO BEACH, FLORIDA 33064
 (305) 974-2200

ARCHITECT: FOLINO & DRIVENBERG ARCHITECTS, P.A.
 150 S.W. 1228 AVENUE, SUITE 101-C
 DEERFIELD BEACH, FLORIDA 33442
 (305) 429-0995

ANTICIPATED START DATE: NOVEMBER 1991
 ANTICIPATED COMPLETION DATE: OCTOBER 1992

JURISDICTION: COCOVUE CREEK

ZONING CLASSIFICATION: A-1 WILL BE DESIGNATED TO B-2 WITH SPECIAL LAND USE

PROPOSED TYPE OF DEVELOPMENT: GAS FACILITY/CONVENIENCE MART

ALLOWABLE BUILDING HEIGHT: 2 STORY/24 FEET
 PROPOSED BUILDING HEIGHT: SPECIAL LAND USE

TOTAL SITE AREA: 2.13 AC

BUILDING AREA:	CONVENIENCE MART	4,025 SF
	CAR WASH	2,325 SF
	MECHANICAL/STORAGE	1,500 SF
	TOTAL BUILDING AREA	7,850 SF

LAND USE BREAKDOWN

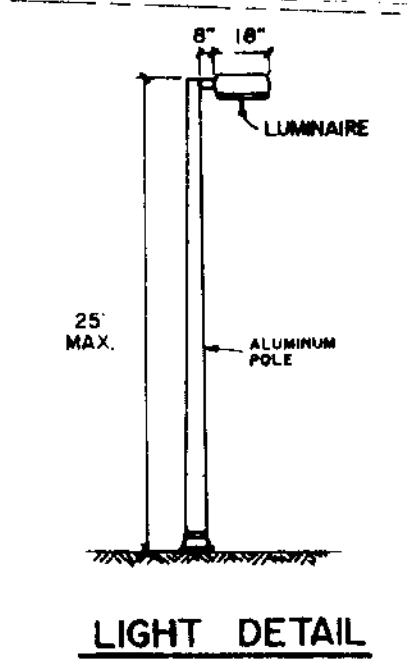
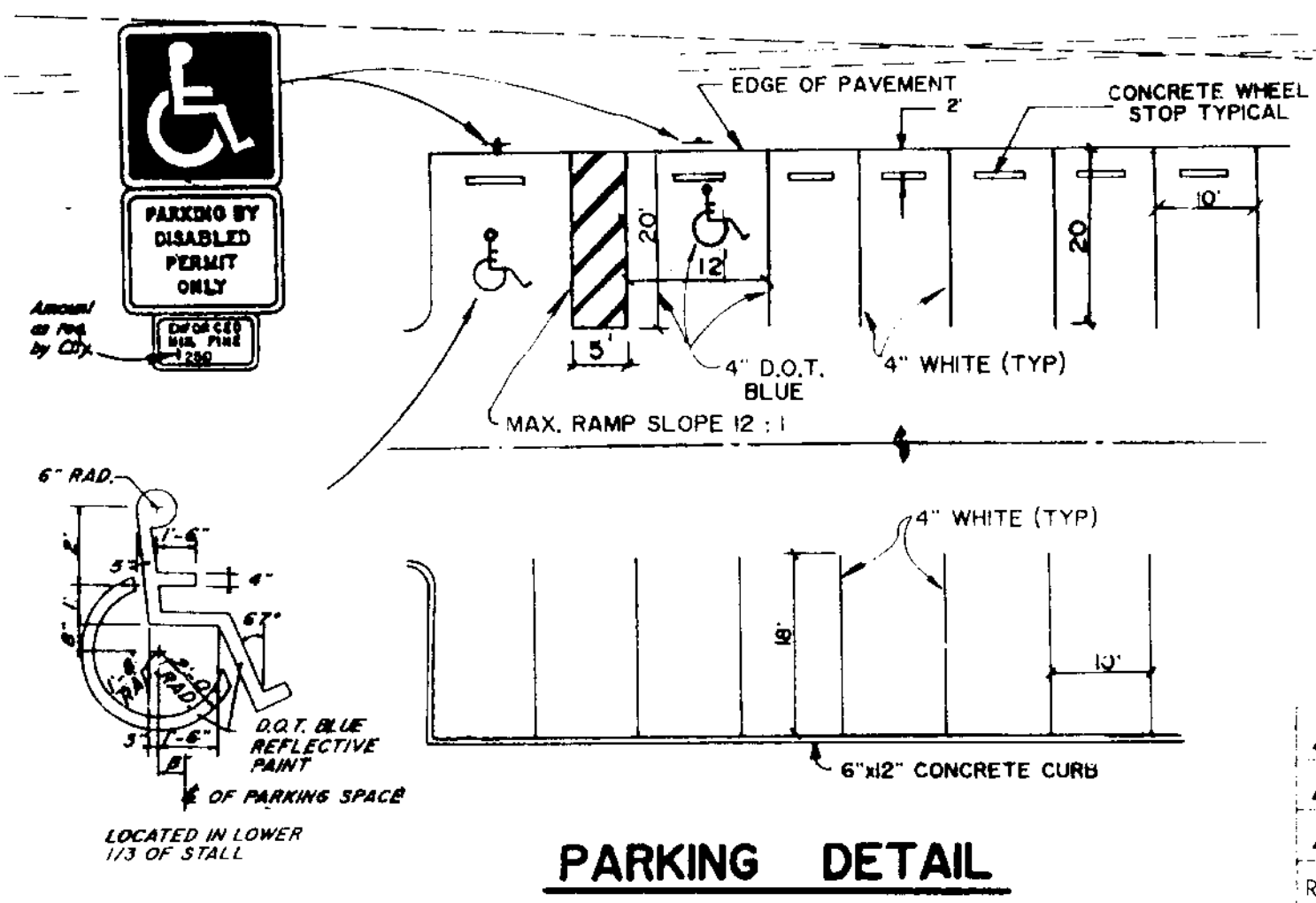
	S.F.	AC	%
BUILDING (TOTAL)	7,850	0.38	0.45
ROADS & PARKING	50,930	1.17	54.93
OPEN SPACE	33,580	0.79	35.62
TOTAL	92,360	2.33	100.00

PARKING DATA

REQUIRED: 1 SPACE PER 125 SF
 CONVENIENCE MART = 4025 SF/125 SF
 = 32.2 = NEED 33 SPACES (11 STAMAND & 2 HANDICAP)

PROVIDED: 45 SPACES + 2 HANDICAP SPACES
 TOTAL = 47 SPACES

NOTE: THE SOLID WASTE GENERATED BY THIS FACILITY WILL BE COLLECTED BY ONE (1) DUMPSTER ON SITE AND WILL BE REMOVED BY SOUTHERN SANITATION SERVICE ON AN INTERVAL TO BE DETERMINED BY SOUTHERN SANITATION.



CITY OF COCOVUE CREEK
PERMITS
 OCT 03 1991
 DEPARTMENT OF PUBLIC WORKS

C.C.L. CONSULTANTS
 ENGINEERS SURVEYORS & PLANNERS
 2200 PARK CENTRAL BLVD., N. SUITE 100, POMPANO BEACH, FL 33064 (305) 974-2200

GAS FACILITY AND CONVENIENCE MART SITE PLAN

PROJECT NO: 2976
 DATE: AUG. 1991
 SHEET: 2 of 3

Scale: 1" = 20'