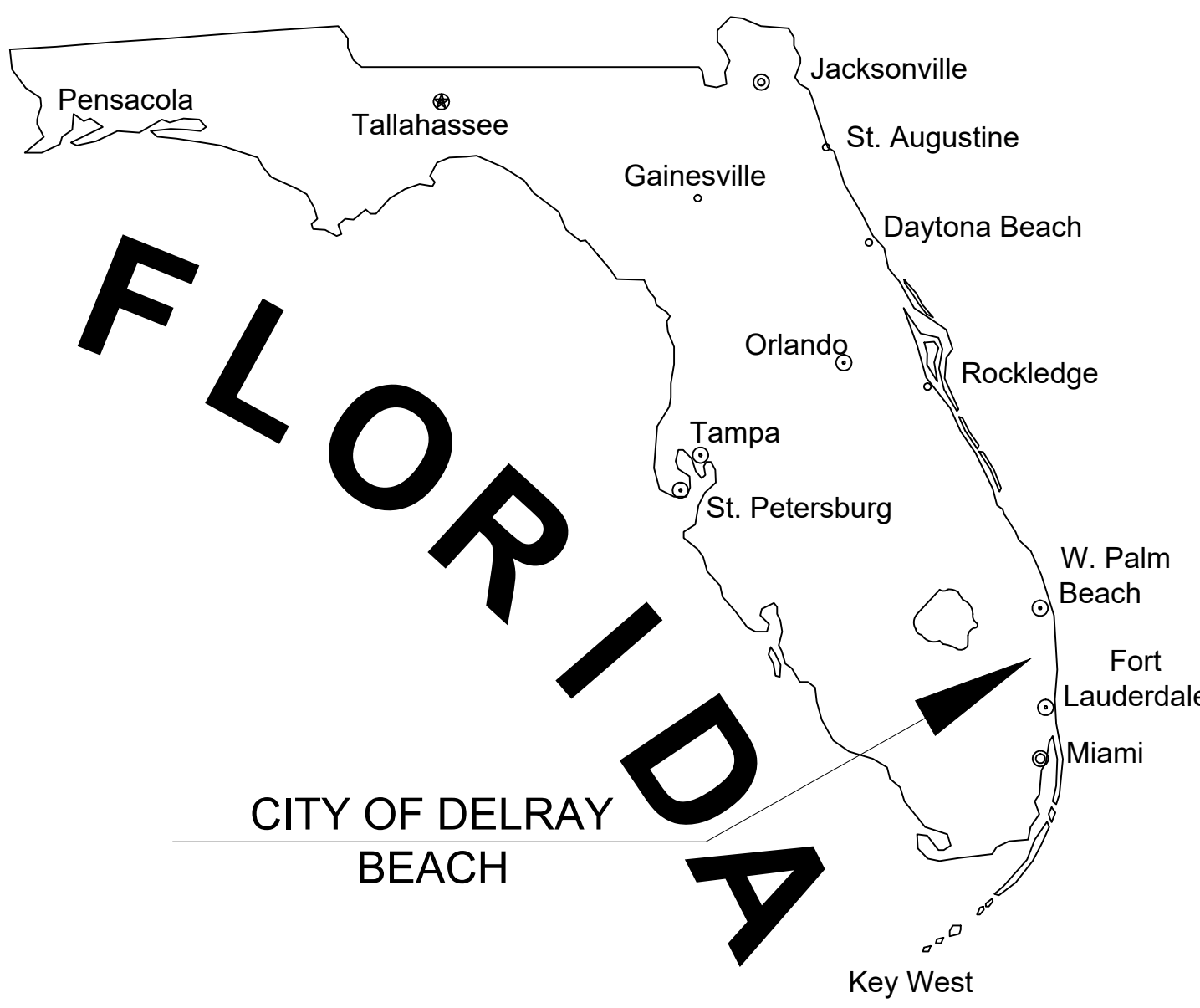


7-ELEVEN #34798

FOR SITE PLAN SUBMITTAL



16000 S. MILITARY TRAIL,
CITY OF DELRAY BEACH, PALM BEACH
COUNTY, FLORIDA 33484

FEMA FLOOD ZONE:

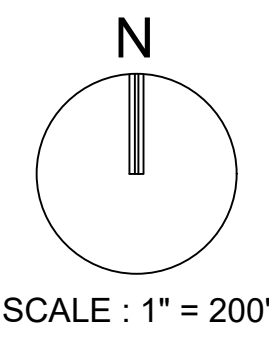
THE PROPERTY IS LOCATED WITHIN A FLOOD ZONE X, AS SHOWN ON F.I.R.M. No. 12099C0978F, BEARING A MAP EFFECTIVE DATE OF 10/05/2017.

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.51 FEET	1.51'
NAVD 1988		0.00'

ALL ELEVATIONS SHOWN ON THESE PLANS ARE
BASED ON NAVD 1988 DATUM

SITE LOCATION



INDEX OF SHEETS		
Sheet Sequence No.	Sheet Identification	Sheet Title
	--	COVER
1	--	SURVEY
2	SP-101	SITE PLAN
3	SP-102	SITE PLAN DETAILS
4	SP-103	CPTED PLAN
5	R0.01	FLOOR PLAN
6	R0.02	BUILDING ELEVATIONS
7	R0.03	SITE PHOTOMETRICS
8	R0.04	ROOF PLAN
9	R0.05	LIFE SAFETY PLAN
10	GI-001	LEGEND
11	GI-002	CONSTRUCTION SPECIFICATIONS
12	GI-003	GENERAL NOTES
13	CG-101	EROSION AND SEDIMENTATION CONTROL PLAN
14	CD-101	DEMOLITION PLAN
15	CP-101	PAVING, GRADING, DRAINAGE, AND UTILITY PLAN
16-18	CP-501-503	PAVING, GRADING AND DRAINAGE DETAILS
19	CU-501	WATER AND SEWER DETAILS
20	CM-101	PAVEMENT MARKING AND SIGNAGE PLAN
21	CO-101	COMPOSITE OVERLAY PLAN
22	LD-101	TREE DISPOSITION PLAN
23	LP-001	LANDSCAPE NOTES
24	LP-101	LANDSCAPE PLAN
25	LP-501	LANDSCAPE DETAILS
26	LI-101	IRRIGATION PLAN
27	LI-501	IRRIGATION NOTES & DETAILS

LAND DESCRIPTION:

TRACT "C", LINTON OAKS SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 118, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN UNINCORPORATED PALM BEACH COUNTY, FLORIDA AND CONTAINING 40,559 SQUARE FEET OR 0.931 ACRES MORE OR LESS.

LOCATION MAP

SECTION 25 , TOWNSHIP 46 S, RANGE 42 E
PARCEL CONTROL #12424625100030000

PREPARED FOR:

CREIGHTON CONSTRUCTION & MANAGEMENT, LLC
900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400

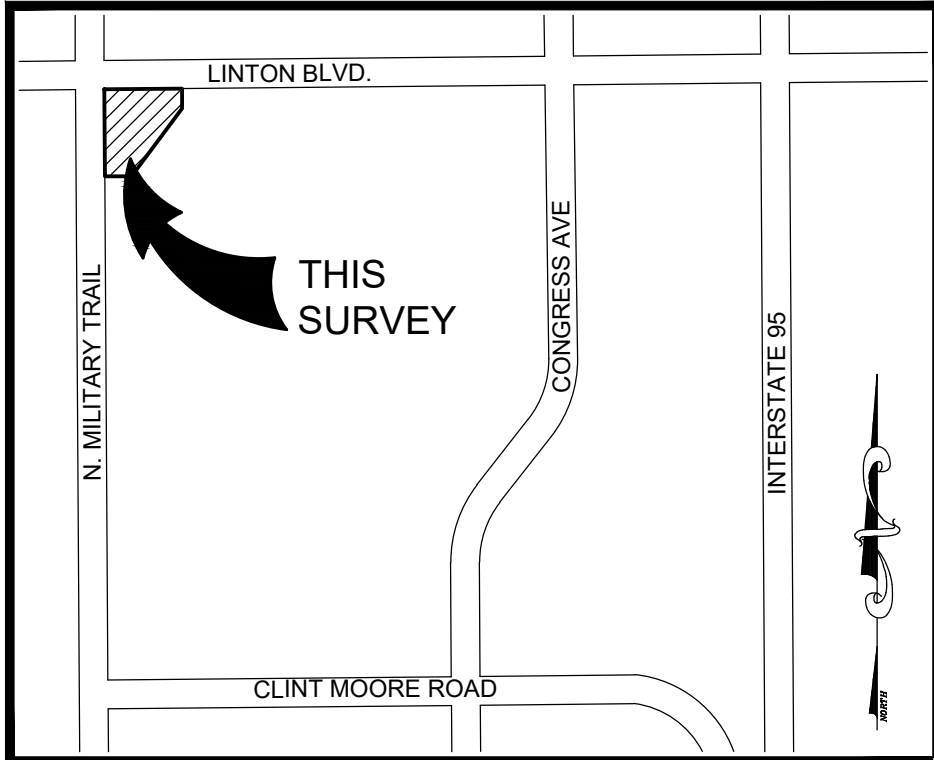
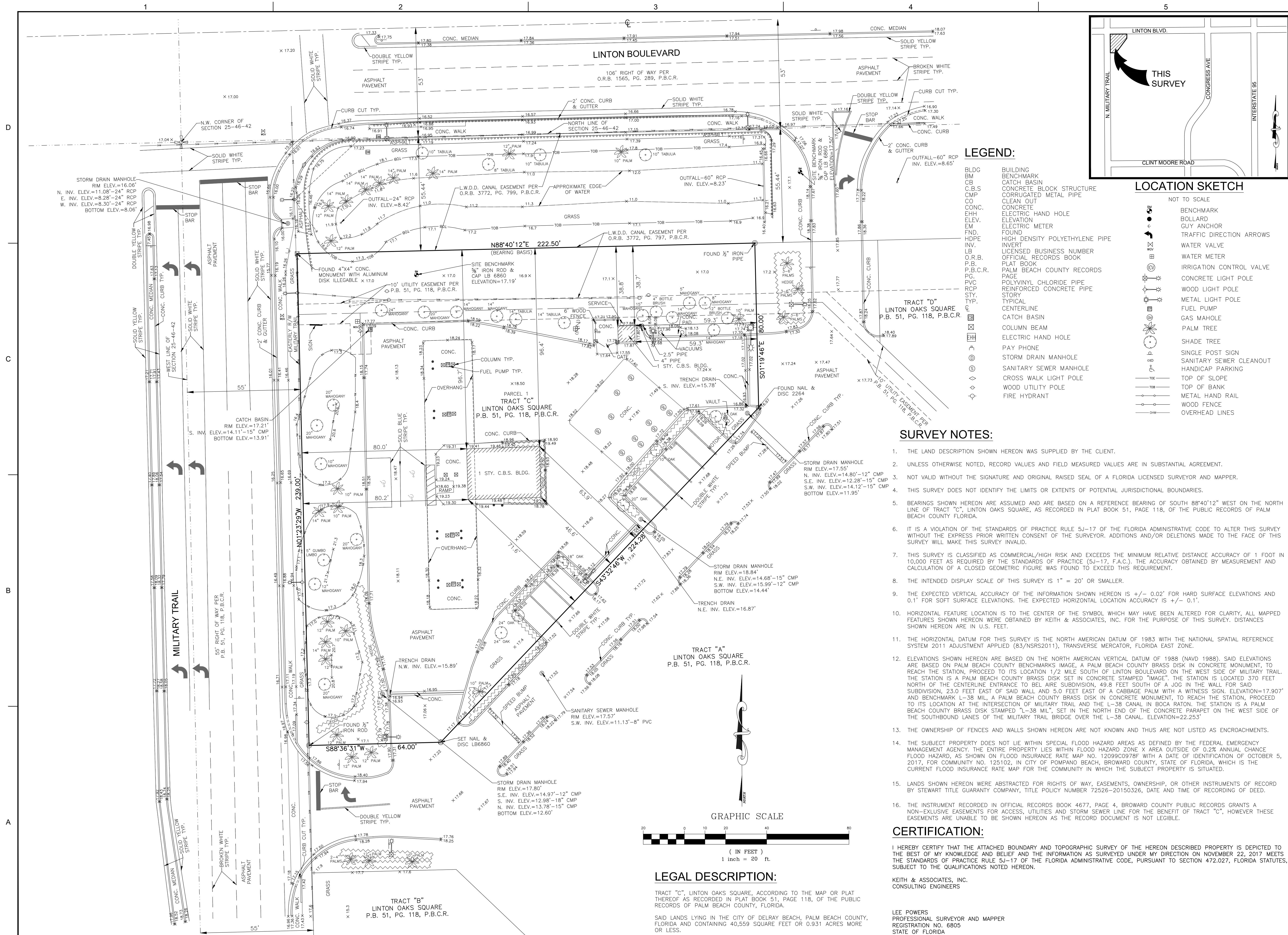
State of Florida Certificate of
Authorization Number - 7928

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.

























PROJECT No. 09725.24 DATE 02/14/2018

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)



LOCATION SKETCH

- LEGEND:

- NOT TO SCALE
- | | |
|---|--------------------------|
|  | BENCHMARK |
|  | BOLLARD |
|  | GUY ANCHOR |
|  | TRAFFIC DIRECTION ARROWS |
|  | WATER VALVE |
|  | WATER METER |
|  | IRRIGATION CONTROL VALVE |
|  | CONCRETE LIGHT POLE |
|  | WOOD LIGHT POLE |
|  | METAL LIGHT POLE |
|  | FUEL PUMP |
|  | GAS MAHOLE |
|  | PALM TREE |
|  | SHADE TREE |
|  | SINGLE POST SIGN |
|  | SANITARY SEWER CLEANOUT |
|  | HANDICAP PARKING |
|  | TOP OF SLOPE |
|  | TOP OF BANK |
|  | METAL HAND RAIL |
|  | WOOD FENCE |
|  | OVERHEAD LINES |

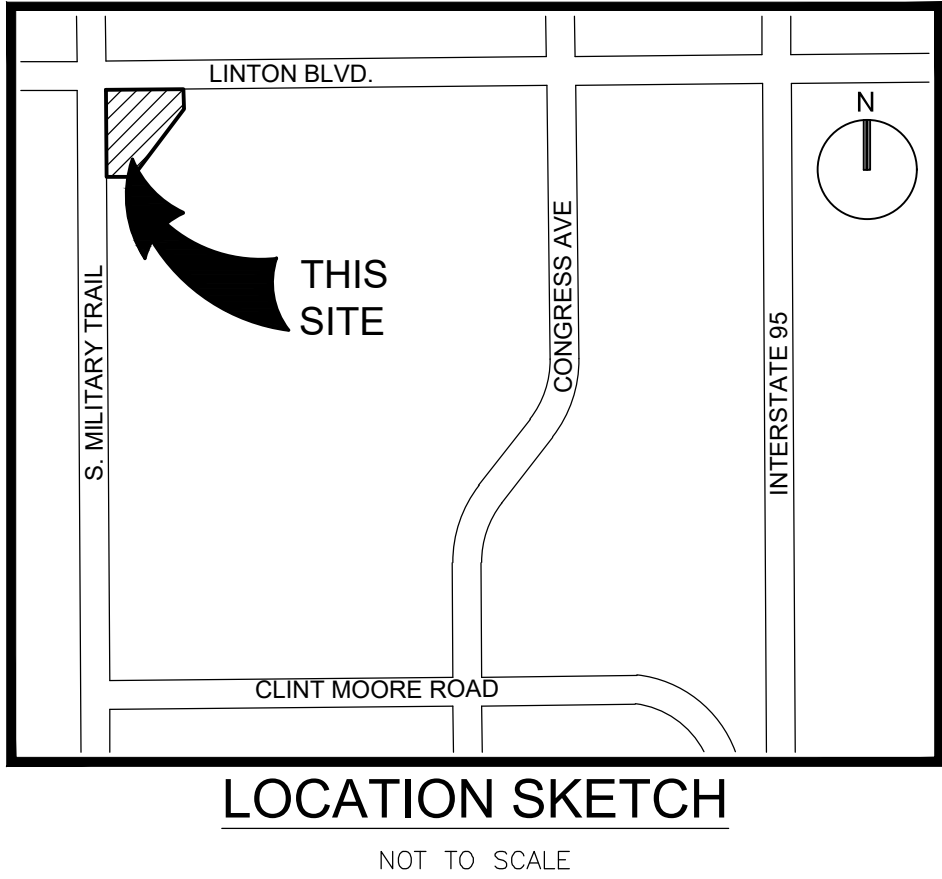
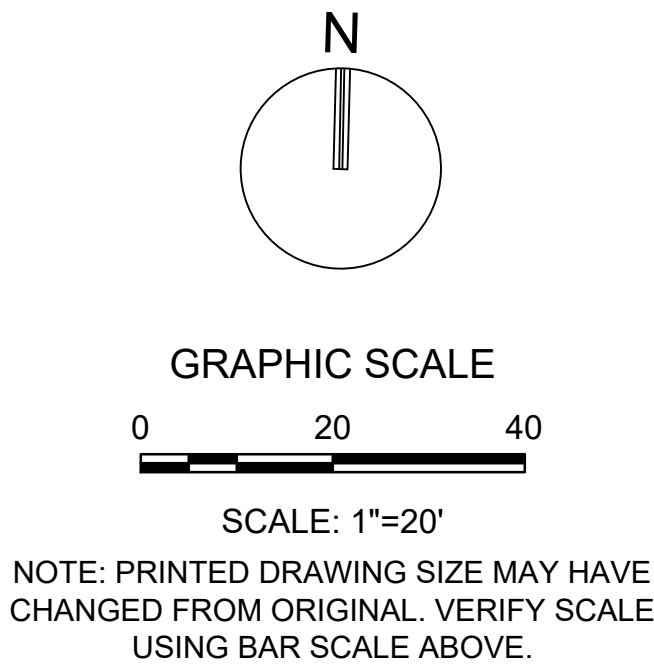
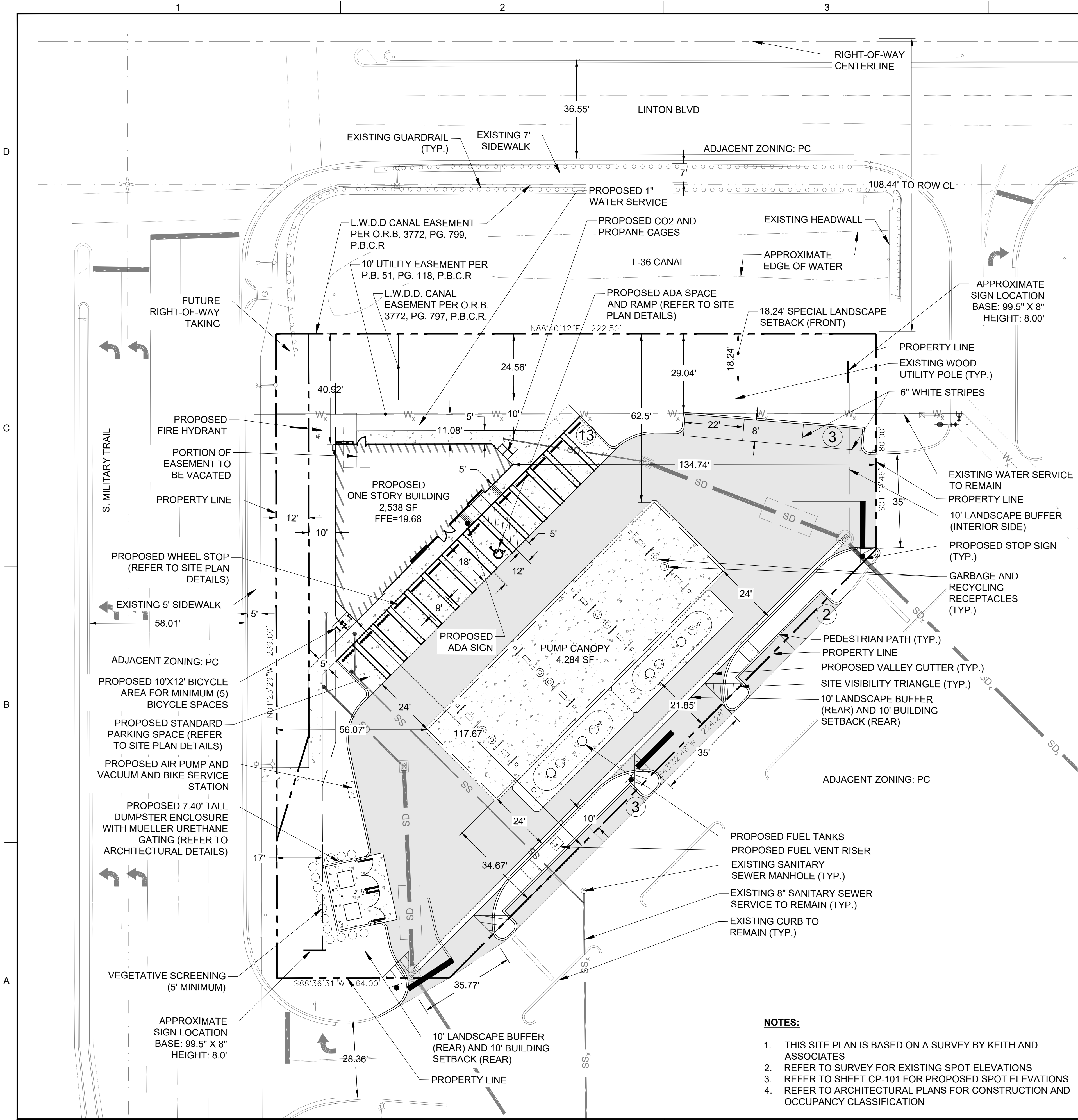
SURVEY NOTES:

CERTIFICATION:

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEGAL DESCRIPTION:

[illegible]



SITE DATA TABLE			
PROJECT ADDRESS 16000 S. MILITARY TRAIL, DELRAY BEACH			
PROJECT INFORMATION			
LAND USE DESIGNATION	COMMERCIAL (C)		
ZONING DESIGNATION	PLANNED COMMERCIAL (PC)		
OVERLAY ZONE	MEDICAL ARTS OVERLAY CONVENIENCE MART (GASOLINE STATION WITH FOOD SALES)		
TYPE OF USE	24-HOUR OPERATION		
HOURS OF OPERATION	12-42-46-25-10-003-000		
FOLIO NUMBER	40,559 SFT 0.93 AC		
GROSS SITE AREA	2,033 SFT 0.04 AC		
ROW TAKING AREA	38,526 SFT 0.89 AC		
NET SITE AREA			
ZONING DISTRICT REQUIREMENTS			
PROPOSED BUILDING HEIGHT	REQUIRED	PROVIDED	
	48' MAX.	20 FT	
PERVIOUS AREA	25%	30%	
FLOOR AREA (LOT COVERAGE)	6,000 SF	2,538 SF	
* - Waiver requested for reduction in floor area requirement			
SETBACK REQUIREMENTS			
	REQUIRED	PROVIDED	
PROPOSED BUILDING			
FRONT YARD (Linton Blvd.)	10 FT	40.92 FT	
INTERIOR SIDE YARD (East)	0 FT	134.74 FT	
STEET SIDE YARD (S. Military Tr.)	10 FT	22 FT	
REAR YARD (South)	10 FT	117.67 FT	
FUEL CANOPY AND TANK			
FUEL CANOPY SETBACK	15 FT	34.67 FT	
FUEL TANK SETBACK	15 FT	21.85 FT	
LANDSCAPE BUFFERS			
	REQUIRED	PROVIDED	
FRONT YARD (Linton Blvd.)	18.24 FT	18.24 FT	
INTERIOR SIDE YARD	10 FT	10 FT	
STEET SIDE YARD (S. Military Tr.)	16.98 FT	17 FT	
REAR YARD	10 FT	10 FT	
SITE AREA CALCULATIONS			
	SQ. FT.	%	ACRE
NET SITE AREA	38,526	100%	0.88
PERVIOUS AREA/OPEN SPACE	11,666	30%	0.27
IMPERVIOUS AREA (Lot coverage + paved areas)	26,860	70%	0.62
TOTAL	38,526	100%	0.88
PARKING REQUIREMENTS			
SERVICE STATION REQUIREMENT	4.5 PER 1000 S.F. OF GROSS FLOOR AREA		
TOTAL PARKING REQUIRED	12		
PROPOSED PARKING PROVIDED	21 (INCLUDES 1 ADA)		

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SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 40,559 SQUARE FEET OR 0.931 ACRES MORE OR LESS.

- NOTES:**
- THIS SITE PLAN IS BASED ON A SURVEY BY KEITH AND ASSOCIATES
 - REFER TO SURVEY FOR EXISTING SPOT ELEVATIONS
 - REFER TO SHEET CP-101 FOR PROPOSED SPOT ELEVATIONS
 - REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION AND OCCUPANCY CLASSIFICATION

KEITH

301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO. :		
REVISIONS		
NO.	DESCRIPTION	DATE
1	RESUBMITTAL	1/11/2019

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.



#34798
**16000 S. MILITARY TRAIL
DELRAY BEACH, FL 33484**

SCALE: AS NOTED
DATE ISSUED: FEBRUARY 2018
DRAWN BY: AM
DESIGNED BY: AM
CHECKED BY: TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

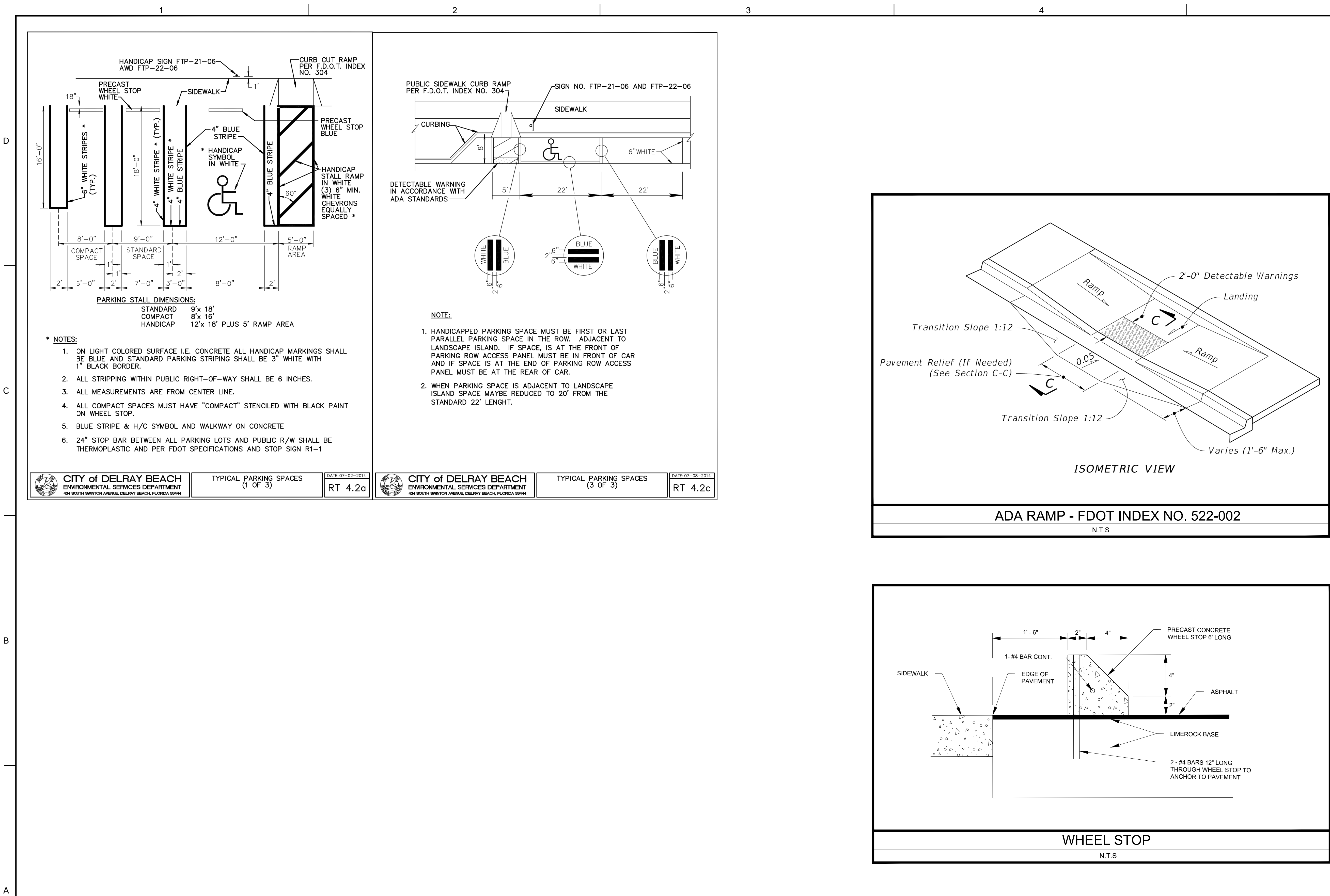
SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-101

PROJECT NO. 09725.24



KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

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RESPONSIBILITY FOR THE USE OF THESE
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#34798
16000 S. MILITARY TRAIL
DELRAY BEACH, FL 33484

SCALE:	AS NOTED
DATE ISSUED:	FEBRUARY 2018
DRAWN BY:	RE
DESIGNED BY:	RE
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SHEET TITLE

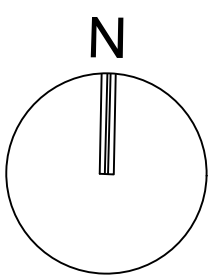
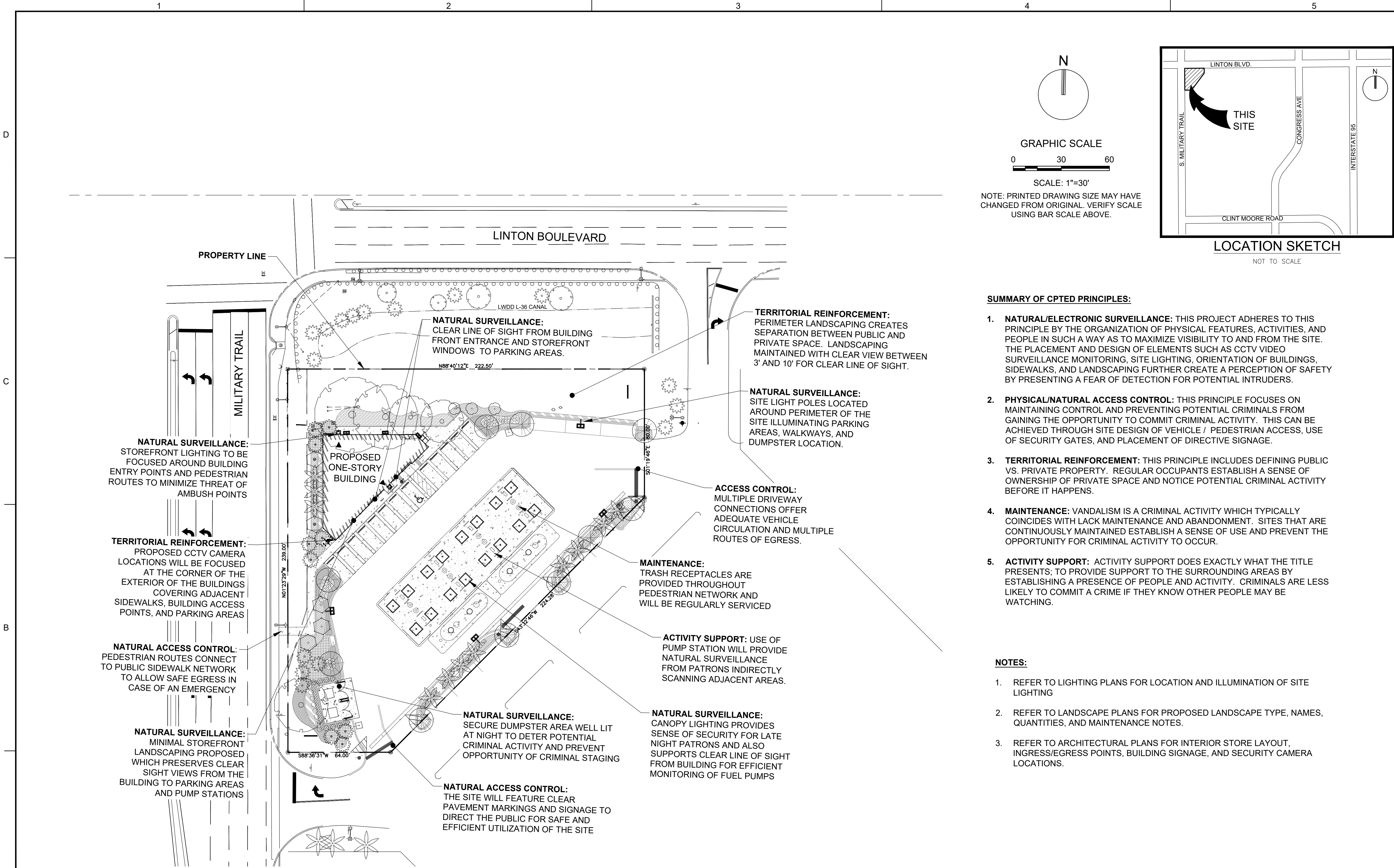
SITE PLAN DETAILS

SHEET NUMBER

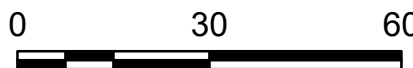
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SHEET 02 of 02

PROJECT NO. 09725.24

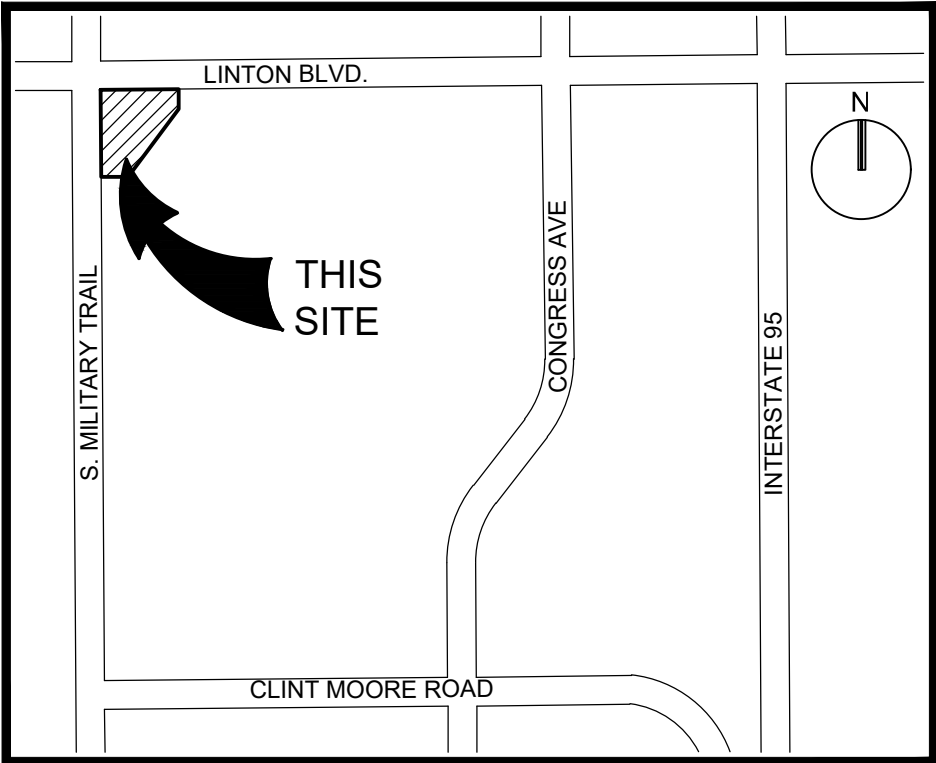


GRAPHIC SCALE



SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH

NOT TO SCALE

SUMMARY OF CPTED PRINCIPLES:

- NATURAL/ELECTRONIC SURVEILLANCE:** THIS PROJECT ADHERES TO THIS PRINCIPLE BY THE ORGANIZATION OF PHYSICAL FEATURES, ACTIVITIES, AND PEOPLE IN SUCH A WAY AS TO MAXIMIZE VISIBILITY TO AND FROM THE SITE. THE PLACEMENT AND DESIGN OF ELEMENTS SUCH AS CCTV VIDEO SURVEILLANCE MONITORING, SITE LIGHTING, ORIENTATION OF BUILDINGS, SIDEWALKS, AND LANDSCAPING FURTHER CREATE A PERCEPTION OF SAFETY BY PRESENTING A FEAR OF DETECTION FOR POTENTIAL INTRUDERS.
- PHYSICAL/NATURAL ACCESS CONTROL:** THIS PRINCIPLE FOCUSES ON MAINTAINING CONTROL AND PREVENTING POTENTIAL CRIMINALS FROM GAINING THE OPPORTUNITY TO COMMIT CRIMINAL ACTIVITY. THIS CAN BE ACHIEVED THROUGH SITE DESIGN OF VEHICLE / PEDESTRIAN ACCESS, USE OF SECURITY GATES, AND PLACEMENT OF DIRECTIVE SIGNAGE.
- TERRITORIAL REINFORCEMENT:** THIS PRINCIPLE INCLUDES DEFINING PUBLIC VS. PRIVATE PROPERTY. REGULAR OCCUPANTS ESTABLISH A SENSE OF OWNERSHIP OF PRIVATE SPACE AND NOTICE POTENTIAL CRIMINAL ACTIVITY BEFORE IT HAPPENS.
- MAINTENANCE:** VANDALISM IS A CRIMINAL ACTIVITY WHICH TYPICALLY COINCIDES WITH LACK MAINTENANCE AND ABANDONMENT. SITES THAT ARE CONTINUOUSLY MAINTAINED ESTABLISH A SENSE OF USE AND PREVENT THE OPPORTUNITY FOR CRIMINAL ACTIVITY TO OCCUR.
- ACTIVITY SUPPORT:** ACTIVITY SUPPORT DOES EXACTLY WHAT THE TITLE PRESENTS; TO PROVIDE SUPPORT TO THE SURROUNDING AREAS BY ESTABLISHING A PRESENCE OF PEOPLE AND ACTIVITY. CRIMINALS ARE LESS LIKELY TO COMMIT A CRIME IF THEY KNOW OTHER PEOPLE MAY BE WATCHING.

NOTES:

- REFER TO LIGHTING PLANS FOR LOCATION AND ILLUMINATION OF SITE LIGHTING
- REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPE, NAMES, QUANTITIES, AND MAINTENANCE NOTES.
- REFER TO ARCHITECTURAL PLANS FOR INTERIOR STORE LAYOUT, INGRESS/EGRESS POINTS, BUILDING SIGNAGE, AND SECURITY CAMERA LOCATIONS.



301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

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PRELIMINARY PLAN
NOT FOR CONSTRUCTION

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#34798
16000 S. MILITARY TRAIL
DELRAY BEACH, FL 33484

SCALE:	AS NOTED
DATE ISSUED:	FEBRUARY 2018
DRAWN BY:	AM
DESIGNED BY:	AM
CHECKED BY:	TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

SHEET TITLE

CPTED SECURITY
PLAN

SHEET NUMBER

SP-103

PROJECT NO. 09725.24