



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Murphy Oil

Project Location: 16211 S. Military Trail

Request: Class V Site Plan, Architectural Elevations, and Landscape Plans

Board: Site Plan Review and Appearance Board

Meeting Date: April 10, 2019

Board Action:

Approved with a 6-0 vote on each of the following requests: Class V Site Plan, Architectural Elevations and Landscape Plans. (Annie Adkins-Roof absent)

Project Description:

The subject property is located on the west side of South Military Trail approximately 1,200 feet south of the intersection of South Military Trail and West Linton Boulevard within the Walmart Center Development, Tract C, as shown in Plat book 66, Page 41. The site is approximately 0.83 acres and contains a 210 sf convenience store and a fuel canopy with 8 fuel stations (16 fuels dispensers). The site is zoned Planned Commercial (PC) and has a Future Land Use Map (FLUM) designation of General Commercial (GC). PC has a minimum floor area requirement (structure size) of 6,000 sf. In September 2000, the Board of Adjustment approved a variance to reduce the minimum floor area for Tract C to 208 sf. In January 2001, a Conditional Use for a gas station (convenience mart) was granted. On February 25, 2019, the Planning and Zoning Board recommended approval for a Modification of Conditional Use for the Convenience Mart and a Conditional Use request for 24-hour operation. On April 2, 2019, City Commission approved the Modification of Conditional Use, as well as the 24-hour operation request.

The proposed site improvements include the demolition of the existing convenience mart and fuel canopy and the construction of a new 1,400 sf convenience mart with 8 fueling stations (16 fueling positions) and associated parking. Striped crosswalks from the parking and fueling stations have been incorporated into the site plan to guide pedestrian traffic. The proposed convenience mart will operate 24 hours a day, seven days a week.

The use is consistent with the Future Land Use designation and uses permitted within the PC zoning district. As shown in the attached staff report, the proposed development is consistent with the policies of the Comprehensive Plan and can be found consistent the Land Development Regulations. The proposed development is an expansion of an existing use. The redesign of the site provides a better organized circulation pattern around the fueling stations as well as pedestrian crossings from the fueling stations and parking areas as an improvement to safety. Improvements are appropriate and will not impact the Center's compatibility with the surrounding area. The use and hours of operation are approved conditional uses and harmonious with the surrounding shopping center.

Board Comments:

Board comments supportive of the requests.

Appealable Item Report

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

N/A

Next Action: The Site Plan Review and Appearance Board action is final unless appealed by the City Commission.



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: April 10, 2019

File No.: 2018-201-SPF-SPR-CL 5

Application Type: Class V Site Plan, Landscape Plan, Architectural Elevations– Murphy Oil

General Data:

Agent/Applicant: Jillian Janovsky, GreenbergFarrow

Owner: Murphy Oil USA, Inc.

Location: 16211 S. Military Trail

PCN: 12424626280000030

Property Size: 0.83 Acres

FLUM: General Commercial (GC)

Zoning: Planned Commercial (PC)

Adjacent Zoning:

- North: PC
- South: Single Family Residential-(RS-Unincorporated Palm Beach County)
- East: Planned Office Center (POC)
- West: PC

Existing Land Use: Convenience Mart

Proposed Land Use: 24-hour Convenience Mart

Item before the Board:

The action before the Board is the consideration of a Class V Site Plan application for the **Murphy Oil** located at **16211 S. Military Trail** pursuant to LDR Section 2.4.5 (F), including the following:

- Site Plan
- Landscape Plan
- Architectural Elevations



Staff Recommendations

By separate motions:

Site Plan:

Move approval of the Class V Site Plan Modification (2018-201) for **Murphy Oil** located at **16211 S. Military Trail**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

**Note: If the site plan is denied, no further action shall be taken on the landscape plan or architectural elevations due to potential inconsistencies.*

Landscape Plan:

Move approval of the Landscape Plan for **Murphy Oil** located at **16211 S. Military Trail**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 4.6.16.

Project Planner:

Christine Stivers, Senior Planner;
stiversc@mydelraybeach.com,
561-330-6056

Review Dates:

Attachments:

1. Site Plans
2. Elevations
3. Landscape Plan



Architectural Elevations:

Move approval of the Architectural Elevations for **Murphy Oil located at 16211 S. Military Trail**, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in LDR Section 4.6.18(E) and 4.6.18(B)(13).

Notes:

1. Prior to site plan certification, all plans affected by the retention of trees 9, 22, 28 and 38, shown the tree preservation plan as being removed, shall be updated to reflect the trees remaining.

Background:

The subject property is located on the west side of South Military Trail approximately 1,200 feet south of the intersection of South Military Trail and West Linton Boulevard within the Walmart Center Development, Tract C, as shown in Plat book 66, Page 41. The site is approximately 0.83 acres and contains a 210 sf convenience store and a fuel canopy with 8 fuel stations (16 fuels dispensers). There are 3 existing parking spaces. The site was originally developed in 1989 with City Commission approval for a site and development plan for Walmart that included 114,760 sf retail building and two 0.8 acre out-parcels, one of these being the subject parcel.

Originally zoned as General Commercial (GC), the site was rezoned to Planned Commercial (PC) with the Citywide rezoning associated with the approval of the Land Development Regulations in 1990. The property has a Future Land Use Map (FLUM) designation of General Commercial (GC). PC has a minimum floor area requirement (structure size) of 6,000 sf. In September 2000, the Board of Adjustment approved a variance to reduce the minimum floor area for Tract C to 208 sf. In January 2001, a Conditional Use for a gas station (convenience mart) was granted. In December of 2007, a Conditional Use was granted to Walmart for 24-hour operation.

On February 25, 2019, the Planning and Zoning Board recommended approval for a Modification of Conditional Use for the Convenience Mart to demolish the existing facilities to construct a larger convenience mart, new fueling stations, and canopy. The existing convenience mart has hours of operation from 5 a.m. to 1 a.m., therefore a Conditional Use request for 24-hour operation was presented and was recommended for approval by the Planning and Zoning Board. The requests went before the City Commission on April 2, 2019 where the Commission approved the Modification of Conditional Use, as well as the 24-hour operation request.

Project Description:

The applicant has submitted a Class V Site Development plan to construct a Convenience Mart type gasoline station. Pursuant to LDR Section 4.3.3(J)(2), this type of gasoline station falls under the category of Convenience Mart (gasoline station with food sales), which is defined as a gasoline station which also sells foods and convenience items and does not accommodate repair or installation services and where the sale of food and convenience items is secondary to the use as a gasoline station.

The proposed site improvements include the demolition of the existing convenience mart and fuel canopy and the construction of a new 1,400 sf convenience mart with 8 fueling stations (16 fueling positions). The existing connection to the shopping center will remain in the same location. Eight parking spaces have been proposed. Striped crosswalks from the parking and fueling stations have been incorporated into the site plan to guide pedestrian traffic. The proposed site plan also depicts an air pump and a bike rack.

Site Plan Analysis:

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

The subject property is zoned within the Planned Commercial (PC) Zoning District. A Convenience Mart use has several development standard requirements that supersede the development standards within the PC zoning district. The following table illustrates the required standards for the PC zoning district for this parcel.

	Required	Provided
PC Zoning District, Development Standards		



Lot Depth	100-feet	178-feet
Max Lot Coverage	75%	4%
Min Open Space	25%	>25%
Floor Area (Minimum square feet)	6,000 sf	1,400 sf*
Special Landscape Setback-Military Trail (4.3.4(H)(6)(b)(6))	18 feet (S. Military)	30-feet
PC-Special landscape area	10-feet	10-feet min.

* Variance granted 9/2000 by Board of Adjustments.

Section 4.3.3. Special requirements for specific uses-Convenience Mart:

Pursuant LDR Section 4.3.3(J), a gasoline station is any establishment at which the sale and delivery of fuel to a motor vehicle occurs. Gasoline stations are also classified as to other commercial activities which may occur on the site of the establishment.

Pursuant to LDR Section 4.3.3(J)(2), this gasoline station falls under the category of Convenience Mart (gasoline station with food sales), which is defined as a gasoline station which also sells foods and convenience items and does not accommodate repair or installation services and where the sale of food and convenience items is secondary to the use as a gasoline station.

Pursuant LDR Section 4.3.3(J)(5), the following development standards depicted on the table below apply to sites upon which a Convenience Mart gasoline station is to be located.

Standard	Convenience Mart	Provided
Minimum Lot Area	15,000 Square Feet	36,132 sf (0.83 Ac.)
Minimum Frontage	150 Feet	203-feet
Parking Requirements	4.5 / 1,000 Square Feet of Gross Floor Area (7 sp)	7 Spaces
Driveways	There shall be no more than two (2) curb-cuts to any abutting street with a minimum distance of twenty-five feet (25') between curb-cuts. Curb-cuts shall not have a width exceeding thirty-five feet (35'), exclusive of transitions. Curb-cuts shall not be located closer than twenty-five feet (25') to the intersection of the ultimate right-of-way lines at a corner nor closer than fifteen feet (15') from any abutting property line or alley.	The subject parcel is located interior to the shopping center, therefore, the driveway requirement does not apply.

Pursuant LDR Section 4.3.3(J)(6),the following standards apply to gasoline stations:

- (a) Gasoline dispensers, tanks, dispenser islands, and canopies shall not be located closer than fifteen feet (15') from any property line. When property directly abuts residentially zoned property, gasoline dispensers, tanks, dispenser islands and canopies, signs, or vents shall not be located closer than 40 feet from the property line abutting the residentially zoned property.

The proposed tanks, canopies and dispensers islands exceed 15 feet from the nearest property line. The tanks are approximately 15 feet from the northern property line and the canopy is approximately 44 feet from the northern property line. The property abuts a residentially zoned property along the southern property line. The gasoline dispensers, tanks, dispenser islands and canopies, signs and vents are all located in excess of 40 feet from the southern property.

- (b) All storage tanks shall be underground.
The existing storage tanks will be removed and replaced with new tanks that will be located underground.
- (c) Lift and repair facilities shall be located within a structure. There are no proposed lift and repair facilities for this use.
- (d) Vending machines are to be located under roof and screened on three sides. Racks containing cans of lubricating oil may be displayed on service islands. Racks or pedestals used for the display of tires shall be located along any side (as opposed to front) of a structure.

No vending machines or tire sales are proposed and sales of oil will be conducted inside. Propane tank cages and an



ice unit are proposed along the north face of the building towards the entrance drive of the Walmart Center. No additional screening is needed as it does not face a public right-of-way.

Section 4.6.4(2), Special District Boundary Treatment:

Section 4.6.4(2), Special District Boundary Treatment, requires where the rear or side of commercially zoned property directly abuts residentially zoned property without any division or separation between them, such as a street, alley, railroad, waterway, park, or other public open space, the commercially zoned property shall provide a ten-foot building setback from the property line located adjacent to the residentially zoned property. In addition, either a solid finished masonry wall six feet in height, or a continuous hedge at least four and one-half feet in height at the time of installation, shall be located inside and adjacent to the portion of the boundary line of the commercially zoned property which directly abuts the residentially zoned property. If a wall is used, it shall have only those openings as required by other city codes to meet hurricane or severe storm construction standards. No walkways or other pedestrian ways shall be located through the wall or hedge. The applicant has provided the buffer as well as building setback as required along the southern property line. Additional landscaping such as 12-foot high Dahoon Hollies have been proposed to aid in mitigation of any negative impacts. It is important to note that the subject parcel abuts the residentially zoned property along an open space tract of the residential development. The nearest residence is approximately 625-feet from the site. A positive finding can be made.

Lighting:

The proposed lighting consists of wall fixtures on the building, under the fuel canopy, and on freestanding poles within the parking area. The proposed values are within the permitted minimum and maximum ranges, which comply with the requirements of LDR Section 4.6.8(B)(3), Illumination Standards. Per the foot candle values located on the Photometric Plan, there is no light spillover onto the adjoining residentially zoned parcel. The Crime Prevention through Environmental Design (CPTED) noted that LED lighting is used and is the highest recommended light source and provides the best visibility with the least distortion.

Minimum Parking Requirements/Loading:

Pursuant to LDR Section 4.3.3, convenience marts shall provide 4.5 parking spaces per 1,000 square feet of gross floor area. Currently, three parking space are located on the parcel, seven spaces are required and seven spaces are provided. Striped crosswalks from the parking and fueling stations have been incorporated into the site plan to guide pedestrian flow. Anticipated deliveries to the convenience mart will be by a box truck and gas tanker. As the structure size of the mart is less than the square footage that requires a loading area, loading will be done within one of the parking spaces. The gas tankers will unload near the tanks.

Refuse Enclosure:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public rights-of-way. The refuse enclosure does not face a public right of way but faces the interior of the subject parcel. The area is enclosed on three sides and provides gates, meeting the code requirements.

Landscape Analysis:

Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance. A tree disposition plan was included with the landscape plans. Staff and the applicant worked together to retain one of the oaks within the parking area thus losing one parking space but meeting parking requirements as well as two oaks at the eastern curb line that will need to have root barrier installed between the tree and proposed utilities. Once the updated landscape plan is submitted with the described changes mitigation will be found to be in compliance. **Prior to site plan certification, all plans affected by the retention of trees 9, 22, 28 and 38, shown the tree preservation plan as being removed, shall be updated to reflect the trees remaining.**

Architectural Elevations Analysis

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Site Plan Review and Appearance Board (SPRAB) in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of



the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The elevations are generally in good taste, consistent with this type of use and will not materially depreciate the surrounding environment. The canopy has been designed to blend with the façade of the proposed structure utilizing like colors, materials and textures.

Per 4.6.18(B)(13), the Site Plan Review and Appearance Board shall make a finding that outbuildings within a shopping center shall be compatible in terms of color, materials and architectural style. The brick veneer material is consistent with the brick face of the existing Walmart. The earth tones and wall material of the proposed structure are also consistent with the existing buildings. Therefore, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E) and 4.6.18(B)(13).

Pursuant to **LDR Section 3.1.1 (Required Findings)**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following four areas.

FUTURE LAND USE MAP: The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation.

The subject property has a Future Land Use Map designation of General Commercial (GC) and is zoned Planned Commercial (PC). The PC zoning district is consistent with the GC Future Land Use Map (FLUM) designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

CONCURRENCY: Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

As described in Appendix A, a positive finding of concurrency can be made.

CONSISTENCY: Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(G)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

As described in Appendix B, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions.

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs): Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs is made.

LDR Section 2.4.5(G) (5) - Compatibility (Site Plan Findings): the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and land use of the properties surrounding the subject parcel:



Adjacent Zoning

Adjacent Land Use

North	Planned Commercial (PC)	Shopping Center (Walmart)
South	Single Family Residential-PBC (RS)	Country Lake Development
East	Planned Office Center (POC)	South County Professional Center
West	Planned Commercial (PC)	Shopping Center(Walmart)

The subject parcel is located at the southeast portion of the shopping center. The existing shopping center borders the north and west property lines of the subject parcel with residential zoning to the south. The convenience mart use and the 24-hour operation are permitted conditional uses within the Planned Commercial (PC). As the convenience mart abuts a residentially zoned property to the south, the applicant has provided the buffer as required by Section 4.6.4(2), Special District Boundary Treatment along the southern property line. As stated previously, additional landscaping such as 12-foot high Dahoon Hollies have been proposed to aid in mitigation of any negative impacts to the surrounding properties. Therefore, a positive finding can be made for Section 2.4.5(F) (5), that the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

Comprehensive Plan Policies: A review of the goals, objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

Future Land Use Element Objective A-1 - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The existing convenience mart is 208 sf with 8 fueling stations. Murphy Oil is proposing a 1,400 sf convenience mart and fueling area with 8 fueling stations. (16 fueling positions). The mart in addition to the canopy is approximately 6,450 sf. The PC zoning district requires a standalone building to be a minimum of 6,000 square feet, therefore any expansion of the approved conditional use to obtain this minimum square footage is encouraged. Therefore the site is being redeveloped in a manner appropriate and complementary to the adjacent land uses.

Transportation Element - Policy A-6.2: The approval of a modification to an existing site development plan and/or conditional use shall be conditioned upon the upgrading of its points of access to meet adopted standards.

Pursuant to LDR Section 6.1.4(C)(1-2), the minimum width of a two way driveway is 24 feet. The convenience mart (gasoline station with food sales) parcel has internal access to the shopping center; therefore, access points to the shopping center must meet this minimum width. In this case, the width of the access to the shopping center is 36-feet to aid in gas tanker maneuverability between the shopping center and the subject parcel. The access point to S. Military Trail is a minimum of 24 feet wide. This access is consistent with the Transportation Element of the Comprehensive Plan and associated policies.

Transportation Element - Policy D-2.2: Bicycle parking and facilities shall be required on all new development and redevelopment.

As mentioned in the project description, the site plan includes the installation of a bicycle rack. The provision of a bicycle rack is consistent with the Transportation Element of the Comprehensive Plan and associated policies.

Review by Others:

The development proposal is not in a geographic area requiring review by the Pineapple Grove Main Street (PGMS), West Atlantic Redevelopment Coalition (WARC), Historic Preservation Board (HPB), Downtown Development Authority (DDA) or the Community Redevelopment Agency (CRA).

Courtesy Notice:

Courtesy notices have been provided to the following homeowner's associations and/or civic groups:

- Country Lake Homeowners Association



11784 Sample Road #103
Coral Springs, FL 33065-3122

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

Assessment and Conclusion:

The proposed development is consistent with the policies of the Comprehensive Plan and can be found consistent the Land Development Regulations. Also, a positive finding can be made with respect to LDR Section 2.4.5(F)(5), Findings, as the proposed development does not significantly affect surrounding properties. The proposed development is an expansion of an existing use. The redesign of the site provides a more organized circulation pattern around the fueling stations than currently exists, as well as pedestrian crossings from the fueling stations and parking areas as an improvement to safety. Improvements are appropriate and will not impact the Center's compatibility with the surrounding area. The use and hours of operation are approved conditional uses and harmonious with the surrounding shopping center.

Alternative Actions:

- A. Continue with direction.
- B. Move approval of the Class V Site Plan (2018-201), Landscape Plan, and Architectural Elevations Modification for **Murphy Oil located at 16211 S. Military Trail**, as amended, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), 4.6.18(B)(13), and Chapter 3, Performance Standards, of the Land Development regulations.
- C. Move denial of the Class V Site Plan (2018-201), Landscape Plan, and Architectural Elevations Modification for **Murphy Oil located at 16211 S. Military Trail**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in 2.4.5(F)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), 4.6.18(E), 4.6.18(B)(13), and Chapter 3, Performance Standards, of the Land Development regulations.

Staff Report prepared by: *Christine Stivers, Senior Planner*



APPENDIX "A"-CONCURRENCY FINDINGS:

Pursuant to **LDR Section 3.1.1(B)** Concurrency as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: •

- Water service is existing on-site via connection to a 2" water main located within the shopping center.
- Sewer service is existing on-site via connection to a 6" sewer main located within the shopping center.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Streets and Traffic: The conditional use modification requests the demolition of the existing 210 sf convenience mart and canopy/fueling stations for a proposed 1,400 sf convenience mart and 8 fueling stations. The proposed convenience mart will generate 96 net new daily trips, 10 net new AM Peak Hour trips and 5 net new PM Peak hour trips. Palm Beach County Traffic Performance Standards have been met.

Parks and Recreation Facilities: Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste: The existing convenience mart generates 3.85 tons of solid waste per year ($210 \times 36.7 = 7,707 / 2,000 = 3.85$). The proposed convenience mart will generate 25.69 tons of solid waste per year ($1,400 \times 36.7 = 51,380 / 2,000 = 25.69$). This equates to a net increase of 21.84 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

Drainage: Drainage will be accommodated on site. No problems for adjacent properties are anticipated with respect to drainage as it relates to this standard.



APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
 - Not applicable
 - Meets intent of standard
 - Does not meet intent

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
 - Not applicable
 - Meets intent of standard
 - Does not meet intent

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
 - Not applicable
 - Meets intent of standard
 - Does not meet intent

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
 - Not applicable
 - Meets intent of standard
 - Does not meet intent

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
 - Not applicable
 - Meets intent of standard
 - Does not meet intent

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.
 - Not applicable
 - Meets intent of standard
 - Does not meet intent

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
 - Not applicable
 - Meets intent of standard
 - Does not meet intent



H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

- Not applicable
- Meets intent of standard
- Does not meet intent

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

- Not applicable
- Meets intent of standard
- Does not meet intent

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

- Not applicable
- Meets intent of standard
- Does not meet intent

SITE DATA TABLE (PLANNED COMMERCIAL)											
PLANNED COMMERCIAL	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. LOT FRONTAGE (FT)	MAX LOT COVERAGE	MIN. FLOOR AREA	FRONT SETBACK (FT)	SIDE STREET SETBACK (FT)	SIDE INTERIOR SETBACK (FT)	REAR SETBACK (FT)	HEIGHT (FT)
REQUIRED	15,000***	50	100	150***	*	6,000**	10	10	0	10	48
PROPOSED	36,132	203	178	203		1,400**	10 FROM S. MILITARY TRAIL	10	10	10	22.50

* A MINIMUM OF 25% NON-VEHICULAR OPEN SPACE SHALL BE PROVIDED. INTERIOR AND PERIMETER LANDSCAPING MAY BE APPLIED TOWARD MEETING THIS REQUIREMENT

** VARIANCE APPROVED BY THE BOARD OF ADJUSTMENT ON SEPTEMBER 14, 2000 TO REDUCE THE MINIMUM REQUIRED FLOOR AREA TO 208 (SF)

*** THE PARCEL IS IN THE PLANNED COMMERCIAL DISTRICT AND THE MEDICAL ARTS OVERLAY. MIN. LOT SIZE AND MIN. FRONTAGE COME FROM CONVENIENCE MART REQUIREMENTS IN LDR SECTION 4.3.3.(J)

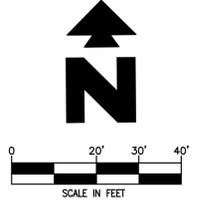
PROPOSED USE: CONVENIENCE MART (GASOLINE STATION WITH FOOD SALES) 24 HOURS PER DAY

THERE ARE NO OTHER DRIVEWAYS WITHIN 50'

BUILDING SETBACKS:

BUILDING SETBACK SHOWN ON PLAN

ZONING:
PC - PLANNED COMMERCIAL



1400SF-8(S)-2015v2

LEGEND

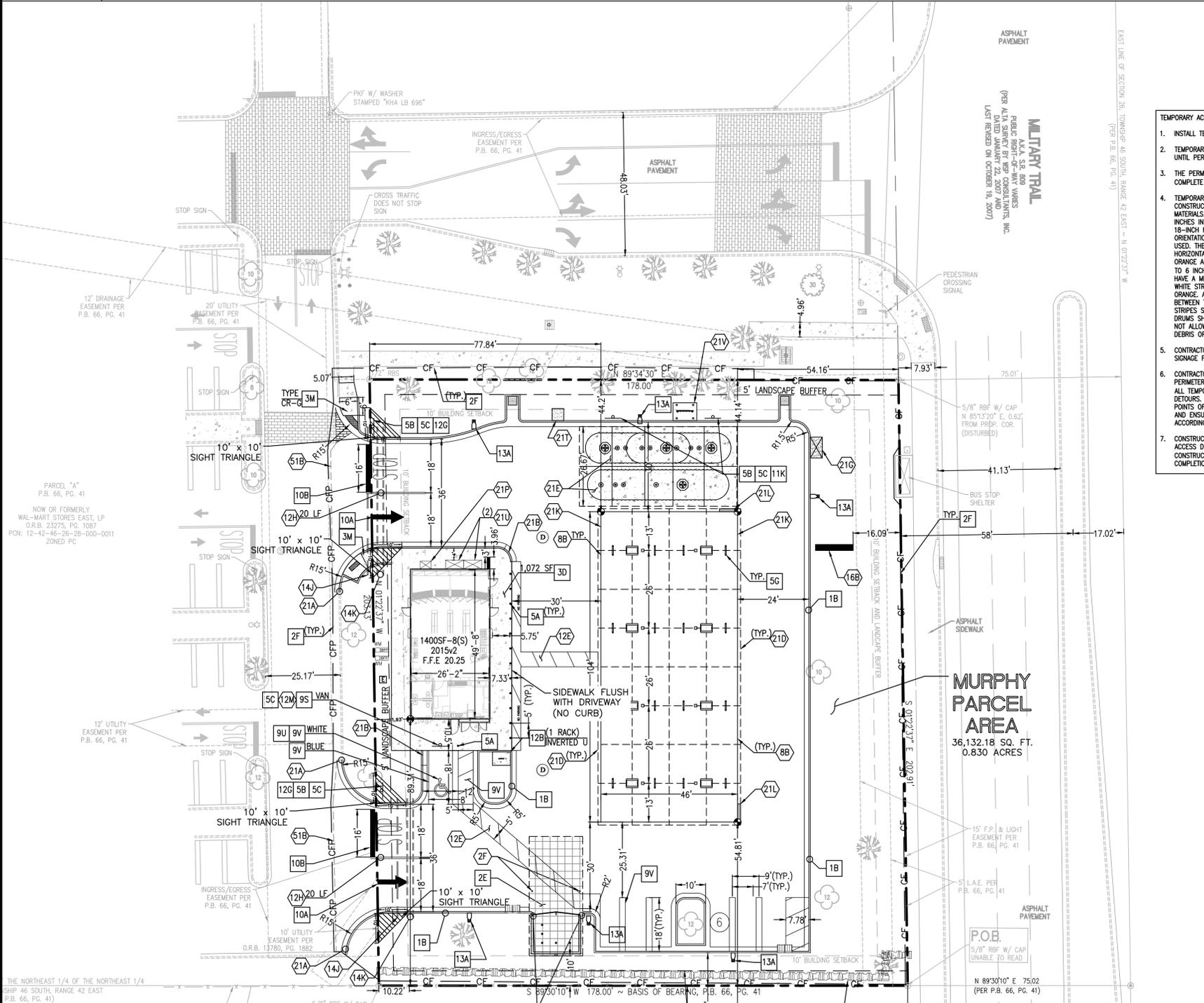
EXISTING	PROPOSED
EXISTING BUILDING	BOUNDARY LINE
LAND LOT LINE (LL)	CONCRETE CURB AND GUTTER
PROPERTY LINE	CF CONSTRUCTION FENCE (SEE CIVIL DETAILS)
UTILITY POLE (UP), OVERHEAD LINES & GUY	CFP CONSTRUCTION FENCE ON PAVEMENT (SEE CIVIL DETAILS)
TREE LINE	BUILDING CORNER MARKER
SANITARY SEWER MANHOLE (SSMH)	
FIBER OPTIC CABLE (FOC)	
SANITARY CLEAN-OUT (SCO)	
SANITARY SEWER STUB OUT	
TELEPHONE MANHOLE/PEDESTAL	
STORM DRAIN PIPE WITH HEADWALL	
DOUBLE-WING CATCH BASIN	
SINGLE-WING CATCH BASIN	
JUNCTION BOX (JB)	
DROP OR CURB INLET (DI OR CI)	
FENCE	
DRAINAGE DITCH OR SWALE	
EXISTING 3 FOOT CONTOUR	
EXISTING 1 FOOT CONTOUR	
EXISTING GRADE SPOT ELEVATION	
DIRECTION OF SURFACE FLOW	
RECORDED DATA	
PARKING SPACE COUNT	
LIGHT POLE (LP)	
AXF AXLE FOUND	
R/P REAR PIN FOUND	
CMP CORRUGATED METAL PIPE	
RCP REINFORCED CONC. PIPE	
H/DFE HIGH-DENSITY POLYETHYLENE PIPE	
ELECTRICAL TRANSFORMER BOX	
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
WATER STUB OUT	
WATER METER	
GAS METER	
ELECTRIC METER	
WELL	
MONITORING WELL	
POST INDICATOR VALVE	
MAILBOX	
STREET SIGN	
ELECTRICAL STUB OUT	
UNKNOWN UTILITY STUB OUT	
TRAFFIC SIGNAL POLE	
TRAFFIC SIGNAL BOX	
FIRE DEPT. CONNECTION	
FIBER OPTIC BOX	
BACKFLOW PREVENTER	
IRRIGATION CONTROL VALVE	
DRAINAGE MANHOLE	
RIGHT-OF-WAY	
REAR PIN FOUND	
OTF OPEN TOP PIPE FOUND	
CRMP TOP PIPE FOUND	
CONCRETE MONUMENT FOUND	
BRASS DISK FOUND	

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

- TEMPORARY ACCESS DRIVE NOTES**
- INSTALL TEMPORARY ACCESS DRIVE AS SHOWN.
 - TEMPORARY ACCESS DRIVE SHALL REMAIN OPEN UNTIL PERMANENT ACCESS DRIVE IS COMPLETE.
 - THE PERMANENT ACCESS DRIVE SHALL BE COMPLETE WITHIN THREE (3) WEEKS.
 - TEMPORARY TRAFFIC BARRELS SHALL BE CONSTRUCTED OF LIGHTWEIGHT, DEFORMABLE MATERIALS. THEY SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND HAVE AT LEAST AN 18-INCH MINIMUM WIDTH REGARDLESS OF ORIENTATION. METAL DRUMS SHALL NOT BE USED. THE MARKINGS ON DRUMS SHALL BE HORIZONTAL, CIRCUMFERENTIAL, ALTERNATING ORANGE AND WHITE RETROREFLECTIVE STRIPES 4 TO 6 INCHES WIDE. EACH BARREL/DRUM SHALL HAVE A MINIMUM OF TWO ORANGE AND TWO WHITE STRIPES WITH THE TOP STRIPE BEING ORANGE. ANY NON-RETROREFLECTORIZED SPACES BETWEEN THE HORIZONTAL ORANGE AND WHITE STRIPES SHALL NOT EXCEED 3 INCHES WIDE. DRUMS SHALL HAVE CLOSED TOPS THAT WILL NOT ALLOW COLLECTION OF CONSTRUCTION DEBRIS OR OTHER DEBRIS.
 - CONTRACTOR TO INSTALL TEMPORARY TRAFFIC SIGNAGE FOR TEMPORARY ACCESS DRIVE.
 - CONTRACTOR SHALL PROPERLY SEQUENCE PERIMETER EROSION CONTROL MEASURES WITH ALL TEMPORARY ACCESS DRIVES AND/OR DETOURS. CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS AND ENSURE PERIMETER CONTROLS ARE PHASED ACCORDINGLY.
 - CONSTRUCTION FENCE ADJACENT TO TEMPORARY ACCESS DRIVE TO BE INSTALLED DURING CONSTRUCTION AND REMOVED/RELOCATED AFTER COMPLETION OF PERMANENT ACCESS DRIVE.

- THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
- ALL PERMANENT TURF AREAS MUST BE SODED.
- GC TO ENSURE THAT TRAFFIC THROUGH MAIN WAL-MART DRIVES IS NOT INTERRUPTED AT ANY TIME DUE TO CONSTRUCTION ACTIVITIES. ENSURE A MINIMUM TEMPORARY LANE WIDTH OF 10' (EACH DIRECTION) IS AVAILABLE AT ALL TIMES, FREE OF OBSTRUCTIONS TO VEHICLES. AT NO TIME SHALL THE CONSTRUCTION FENCE EXTEND INTO THE DRIVE MORE THAN 2' FROM THE FACE OF THE CURB OR DRIVE.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
- UTILITY WORK DONE ON WAL-MART PARCEL, WHETHER BY THE GC, CITY OR THE UTILITY COMPANIES, SHALL BE REPAIRED BACK TO EXISTING CONDITIONS.
- EROSION CONTROL MEASURES IMPLEMENTED INSIDE THE WAL-MART DRIVE ISLES AND PARKING LOT SHALL INCLUDE ONLY SILT BASINS (OR WAL-MART PRE-APPROVED EQUAL) TO ENSURE TRAFFIC CIRCULATION IS NOT IMPEDED. GRAVEL INLET PROTECTION DEVICES SHALL NOT BE ALLOWED INSIDE THE WAL-MART DRIVE ISLES OR PARKING LOT.
- GC SHALL UTILIZE DIRECTIONAL BORING OR JACK AND BORE METHODS TO INSTALL ALL UTILITIES THROUGH THE WAL-MART PARKING LOT, ANY PAVED AREAS OR DRIVE ISLES.

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADI SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
 - ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
 - SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
 - ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
 - CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDDED/SODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
 - CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGES THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
 - THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
 - CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
 - ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.
 - ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2 (SEE LANDSCAPE PLANS)
 - FIRE CODE REFERENCE: FLORIDA FIRE PREVENTION CODE 6TH EDITION - FLORIDA SPECIFIC NFPA 1 FIRE CODE, 2015 EDITION AND FLORIDA SPECIFIC NFPA 101 LIFE SAFETY CODE, 2015 EDITION



PARKING INFORMATION: MURPHY OIL

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:			
		RATIO	REGULAR	ACCESSIBLE	VAN ACCESSIBLE
MURPHY OIL	1400	/1000 S.F.	6	1	7

STALL DIMENSIONS:	PROVIDED:			
	RATIO	REGULAR	ACCESSIBLE	VAN ACCESSIBLE
90': 9' x 18'	/1000 S.F.	6	1	7

- SITE NOTES**
- 2F DRILL (2) 3/4" X 5/8" DIA. HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
 - 3B OVERHEAD CANOPY - (TYP.-PER CANOPY PLANS)
 - 12E PEDESTRIAN CROSSING-4" WIDE PAINTED WHITE STRIPES. 2.0' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
 - 12H 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 12M CONTRACTOR TO ENSURE THAT ANY LIGHT POLES OR HANDICAP PARKING SIGNS ARE AT LEAST 2' FROM BACK OF CURB TO PREVENT THE VEHICLES FROM STRIKING THESE ITEMS.
 - 14I GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
 - 14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
 - 16B MURPHY OIL FREESTANDING SIGN. PER APPROVED ELEVATION. (8'-0" TALL)
 - 21A TAPER CURB TO MATCH EXISTING CURB
 - 21B TAPER CURB HEIGHT FROM 8" TO 0" OVER 5'
 - 21C EDGE OF CONCRETE SLAB. PER TANK/PIPING PLANS.
 - 21E UNDERGROUND STORAGE TANKS (1) 25,000 GAL-REGULAR, (1) 8,000 GAL-PREMIUM, (1) 10,000 GAL-DIESEL, (1) 8,000 GAL-E-O.
 - 21G AIR VACUUM UNIT WITH 4' X 7' CONCRETE SLAB
 - 21K MURPHY USA ID SIGN. PER APPROVED ELEVATION.
 - 21L PRICE SIGN PER APPROVED ELEVATION
 - 21P PROPANE TANK CAGE LOCATION
 - 21T MAILBOX (CONTRACTOR TO COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION).
 - 21U ICE UNIT LOCATION.
 - 21V CONCRETE PAD FOR VENT RISERS. PER TANK & PIPING PLANS.
 - 51B LIMITS OF SWATH AND PAVEMENT REMOVAL.

- SITE DETAILS - SEE DETAIL SHEETS**
- 1B TYPE 3" CONCRETE CURB & GUTTER.
 - 2E DUMPSTER ENCLOSURE
 - 2F CONSTRUCTION SAFETY FENCE
 - 3D CONCRETE SIDEWALK
 - 3M WHEELCHAIR RAMP IN SIDEWALK (FDOT STANDARD DRAWING 522-001 TYPE CR-0)
 - 5A GUARD POST (SINGLE)
 - 5B TRAFFIC SIGN IN BOLLARD
 - 5C STREET SIGN (CITY STD. RT 2.1B)
 - 5G U-BUMPER DETAIL
 - 9S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
 - 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
 - 9V ACCESSIBLE PARKING (CITY STD. RT 4.2A)
 - 10A TRAFFIC FLOW ARROW (TYP.)
 - 10B STOP BAR (TYP.)
 - 11K "NO PARKING SIGN"
 - 12B BICYCLE RACK - SEE CITY OF DELRAY BEACH DETAIL RT 13.1 ON SHEET C-13
 - 12C BICYCLE BLOCK
 - 12D "STOP" SIGN
 - 13A SITE LIGHT POLE. SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, AND MOUNTING DETAILS.

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SHIP 46 SOUTH, RANGE 42 EAST (P.B. 66, PG. 41)

NOW OR FORMERLY COUNTRY LAKE HOMEOWNERS ASSOCIATION PCN: 00-42-46-26-06-001-0000 ZONED RS

GreenbergFarrow
1430 W. PEACH TREE ST., NW SUITE 200
ATLANTA, GA 30309
TEL: (404) 900-9000
FAX: (404) 900-9000
DWG NAME: DELRAY BEACH FL
JOB NO.: 20150480

MURPHY OIL USA, INC.
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71730-7000

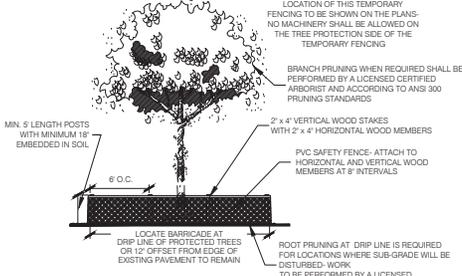
MURPHY USA

SITE PLAN
WALMART SUPERCENTER #1589
16211 S. MILITARY TRAIL
DELRAY BEACH, FLORIDA

SHEET NO. C-1

REV-7 03-27-19 DATE JUN PRN JUN CB PM DES DS DRW

INSTALL TREE BARRICADES PRIOR TO SITE CLEARING



LOCATE BARRICADE AT DRIP LINE OR PROTECTED TREES OR 12' OFFSET FROM EDGE OF EXISTING PAVEMENT TO REMAIN

ROOT PRUNING AT DRIP LINE IS REQUIRED FOR LOCATIONS WHERE SUB-GRADE WILL BE DISTURBED - WORK TO BE PERFORMED BY A LICENSED CERTIFIED ARBORIST.

DISTANCES ALSO APPLY TO THE PLACEMENT OF UNDERGROUND UTILITIES. UTILITIES WITHIN TREE PROTECTION BARRICADES TO BE INSTALLED VIA SUBSURFACE BORING

1 TREE PROTECTION DETAIL

LS1 NOT TO SCALE

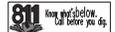
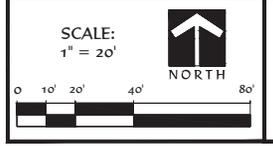
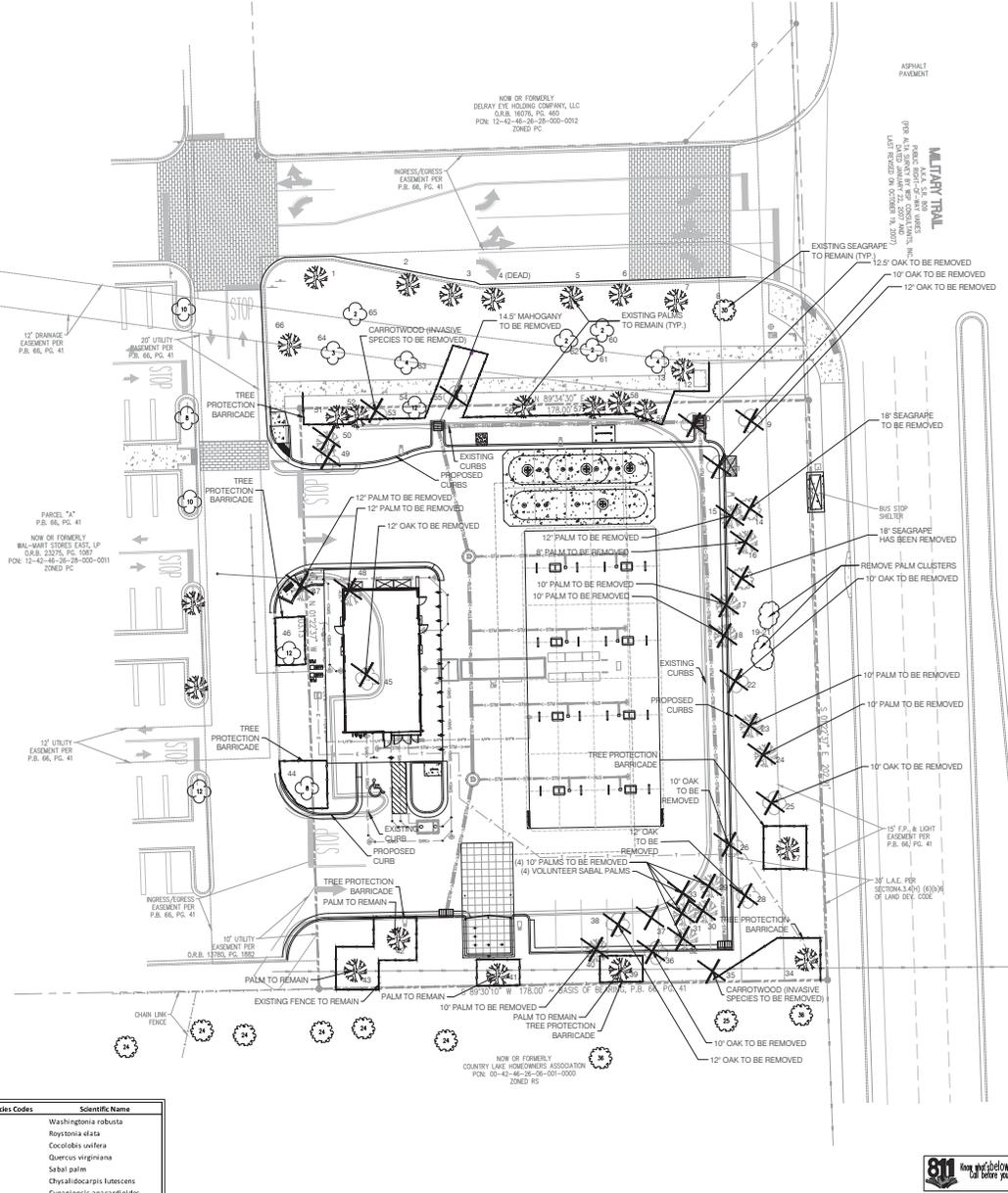
Murphy Oil Company - 16211 S. Military Tr. Delray Beach, Florida

Tree #	DBH	Common Name	Sp. Name	Total Ht.	Cond.	Spread	Remain	Remove	Comments	Mitigation Unit Cost	Mitigation Fee
1	12.7	Washington palm	WARO	43	0.55	12	x		Sloughing bark		\$0.00
2	15.2	Royal Palm	ROEL	25	0.70	24	x		Chlorosis; several trunk scars		\$0.00
3	10.1	Washington palm	WARO	32	0.62	14	x		Lower trunk		\$0.00
4	17.7	Royal Palm	ROEL	19	0.90	N/A	x		Dead		\$0.00
5	10.8	Washington palm	WARO	40	0.75	11	x		Lower fronds dead		\$0.00
6	15.6	Royal Palm	ROEL	27	0.80	15	x		Good new growth; stout		\$0.00
7	9.0	Washington palm	WARO	42	0.51	10	x		Chlorosis; sloughing bark		\$0.00
8	12.3/9.7/15.8/7.6	Seagrape	COUV	28	0.50	42	x		Trunk wounds and splitting; dead in center; sap sucker		\$0.00
9	9.7	Live oak	OLIV	24	0.75	22	x		Some surface root damage	\$650.00	\$6,305.00
10	12.5	Live oak	OLIV	27	0.65	24	x		co-dominant trunk; vertical split in trunk	\$650.00	\$8,125.00
11	14	Live oak	OLIV	28	0.80	32	x		Good canopy; some surface root damage	\$950.00	\$11,900.00
12	10.8	Royal Palm	ROEL	16	0.50	10	x		Chlorotic; poor trunk base		\$0.00
13	4.0	Live oak	OLIV	12	0.75	11	x		New tree; some dieback		\$0.00
14	2.9/5.8/5.6	Seagrape	COUV	19	0.60	18	x		Sap sucker damage; dieback; one limb previously topped	\$450.00	\$6,435.00
15	13.3	Sabal palm	SAPA	19	0.65	13	x		Sloughing bark trunk wounds	1:1 replacement	\$0.00
16	7.8	Sabal palm	SAPA	18	0.60	11	x		Poor trunk base; several trunk wounds	1:1 replacement	\$0.00
17	10.2	Sabal palm	SAPA	21	0.70	11	x		Trunk wounds	1:1 replacement	\$0.00
18	9.9	Sabal palm	SAPA	32	0.75	11	x		Lean; minor trunk wounds	1:1 replacement	\$0.00
19	N/A	Area palm	CHAU	7	0.65	N/A	x		Forms one clump 22' x 10'		\$0.00
20	N/A	Area palm	CHAU	6	0.65	N/A	x		Forms one clump 22' x 10'		\$0.00
21	N/A	Area palm	CHAU	9	0.65	N/A	x		Forms one clump 22' x 10'		\$0.00
22	12.2	Live oak	OLIV	28	0.89	28	x		Full canopy	\$650.00	\$7,930.00
23	12.0	Sabal palm	SAPA	29	0.55	11	x		Sloughing bark trunk wounds	1:1 replacement	\$0.00
24	11.8	Sabal palm	SAPA	28	0.40	9	x		Curly in trunk; small crown; sloughing bark	1:1 replacement	\$0.00
25	11.1	Live oak	OLIV	28	0.55	23	x		Dieback; broken limbs; thin canopy	\$650.00	\$7,215.00
26	12.5	Live oak	OLIV	35	0.89	34	x		Good canopy	\$850.00	\$8,125.00
27	10.7	Sabal palm	SAPA	27	0.60	10	x		Sloughing bark trunk wounds	1:1 replacement	\$0.00
28	16.3	Live oak	OLIV	39	0.70	40	x		Several broken limbs and hangers; some root damage	\$850.00	\$13,855.00
29	12.6	Sabal palm	SAPA	22	0.70	10	x		Wound at base	1:1 replacement	\$0.00
30	9.9	Sabal palm	SAPA	27	0.80	11	x		Wound at base	1:1 replacement	\$0.00
31	10.4	Sabal palm	SAPA	25	0.70	13	x		Wound at base	1:1 replacement	\$0.00
32	11.7	Sabal palm	SAPA	26	0.75	11	x		Wound at base	1:1 replacement	\$0.00
33	12.0	Sabal palm	SAPA	8	0.75	6	x		4 volunteers under 20-32	1:1 replacement	\$0.00
34	18.0	Sabal palm	SAPA	25	0.75	10	x		Directly under powerline		\$0.00
35	2.1/2.3	Carrotwood	CUAN	17	0.65	13	x		Tree not on survey; Category 1 invasive species; two stems	\$0.00	\$0.00
36	10.8	Live oak	OLIV	35	0.40	20	x		Has been topped; under powerline	\$225.00	\$3,510.00
37	13.6	Sabal palm	SAPA	26	0.65	14	x		Next to ice machine; sloughing bark	1:1 replacement	\$0.00
38	14.0	Live oak	OLIV	40	0.75	28	x		Next to ice machine; full canopy; some root damage	\$850.00	\$11,900.00
39	12.8	Sabal palm	SAPA	28	0.45	12	x		Directly under powerline; trunk wounds; poor crown		\$0.00
40	11.6	Sabal palm	SAPA	25	0.75	13	x		Along fence line; under powerline	1:1 replacement	\$0.00
41	20.4	Sabal palm	SAPA	23	0.65	14	x		Not on survey		\$0.00
42	14.2	Sabal palm	SAPA	25	0.75	10	x		Wedgehit damage		\$0.00
43	19.0	Sabal palm	SAPA	20	0.60	10	x		Not on survey; poor canopy; under powerline		\$0.00
44	8.8	Live oak	OLIV	18	0.70	24	x		Trunk wound at E; some dieback		\$0.00
45	13.8	Live oak	OLIV	27	0.60	31	x		Some dieback; sparse	\$850.00	\$11,735.00
46	13.8	Live oak	OLIV	28	0.60	28	x		Thinning canopy; some dieback		\$0.00
47	11.9	Sabal palm	SAPA	19	0.80	11	x			1:1 replacement	\$0.00
48	12.4	Sabal palm	SAPA	16	0.75	12	x			1:1 replacement	\$0.00
49	12.1	Live oak	OLIV	25	0.70	33	x		Thinning canopy; Not on survey	\$650.00	\$7,865.00
50	2.9	Sabal palm	SAPA	21	0.45	12	x		Severe bark sloughing wounds; poor taper; not on survey	1:1 replacement	\$0.00
51	10.4	Sabal palm	SAPA	21	0.75	10	x				\$0.00
52	11.9	Sabal palm	SAPA	19	0.75	12	x		Not on survey		\$0.00
53	4.3	Carrotwood	CUAN	21	0.75	11	x		Not on survey; Category 1 invasive	\$0.00	\$0.00
54	15.3	Live oak	OLIV	30	0.65	38	x		Surface root damage; grinding root		\$0.00
55	14.5	Mahogany	SWMA	29	0.70	35	x		Grinding roots; restricted root zone; good canopy	\$850.00	\$12,325.00
56	13.5	Sabal palm	SAPA	22	0.80	11	x				\$0.00
57	12.7	Sabal palm	SAPA	22	0.75	11	x				\$0.00
58	9.9	Sabal palm	SAPA	24	0.80	14	x				\$0.00
59	11.2	Sabal palm	SAPA	23	0.80	13	x				\$0.00
60	2.8	Baldypress	FABI	13	0.75	8	x		Not on survey; new tree		\$0.00
61	1.8	Baldypress	FABI	9	0.75	4	x		Not on survey; new tree		\$0.00
62	2.4	Baldypress	FABI	9	0.75	8	x		Not on survey; new tree		\$0.00
63	4.5	Live oak	OLIV	13	0.75	12	x		Not on survey; new tree		\$0.00
64	3.0	Live oak	OLIV	11	0.65	8	x		Not on survey; new tree		\$0.00
65	1.6	Baldypress	FABI	9	0.60	6	x		Not on survey; new tree		\$0.00
66	15.1	Royal Palm	ROEL	23	0.70	14	x				\$0.00

Tree Mitigation Fee Subtotal: \$117,220.00
 26 PROPOSED TREES @ 4" = 104" x \$450 = \$46,800.00
 Tree Mitigation Fee Total: \$70,420.00

16 PALM TREES TO BE REPLACED ON SITE AT 1:1 RATIO

Species Codes	Scientific Name
WARO	Washingtonia robusta
ROEL	Roystonea elata
COUV	Coccoloba uvifera
OLIV	Quercus virginiana
SAPA	Sabal palm
CHAU	Chytisidacopsis fuldens
CUAN	Cupressus anacardoides
SWMA	Sweetgum mahogany
FABI	Taxodium distichum



HEARTWOOD AND BARK
 LANDSCAPE ARCHITECTURE AND PLANT DESIGN
 200 2nd St. E. #433 St. Petersburg, FL 33701
 (727) 541-1899
 www.heartwoodandbark.com
 License: 12429000



MURPHY OIL USA, INC.
 16211 S. MILITARY TRAIL
 DELRAY BEACH, FLORIDA

5/11/14/18
 SITE PLAN REVISION
 REVISIONS:
 1. 4/16/18 CLIENT COMMENTS & EXIST. TREE DATA
 2. 5/16/18 OFF SITE TRUCK TURNING RADIUS
 3. 06/25/18 SITE PLAN MODIFICATION
 4. 10/29/18 CITY REVIEW COMMENTS

DRAWN BY: JAZ
 DATE: 11/26/17
17062
 TREE PRESERVATION PLAN
LS1

LANDSCAPE CALCULATION FORM
MULTIPLE FAMILY, COMMERCIAL & INDUSTRIAL.

CITY OF DELRAY BEACH
(561) 243-7200

A	TOTAL LOT AREA	36,120 S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVEYS, ETC.	24,850 S.F.
C	TOTAL VEGETABLE LOT AREA $C = (A - B)$	11,270 S.F.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	3,445 S.F.
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED	3,446 S.F.
F	NATIVE VEGETATION REQUIRED	961 S.F.
G	NATIVE VEGETATION PROVIDED	1,634 S.F.
H	TOTAL PAVED VEHICULAR USE AREA	21,125 S.F.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	2,125 S.F.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED	3,289 S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	17 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED	17 TREES
M	TOTAL LINEAR FEET SURROUNDINGS PARKING OR VEHICULAR USE MEAN	203,300' - F. 178,750'
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	15 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	15 TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE MAINTAINED ON SITE	13 TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	16 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	24 TREES
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED	45 TREES

LANDSCAPE CODE REQUIREMENTS

VEHICULAR USE (VUA) BUFFER
5' WIDE LANDSCAPE BUFFER BETWEEN VUA AND R.O.W. REQUIRED AND PROVIDED
ONE TREE REQUIRED FOR EACH 30' OF ROAD FRONTAGE. 200 L.F./30' = 7 TREES REQUIRED
TREES PROVIDED: (6) SILVER BUTTWOOD, (1) DAHOON HOLLY (OVERHEAD UTILITIES)
HEDGE AND MULTI-LAYERED PLANTING DESIGN REQUIRED AND PROVIDED

ADJACENT PARCEL BUFFER (RESIDENTIAL)
5' WIDE LANDSCAPE BUFFER BETWEEN VUA AND R.O.W. REQUIRED AND PROVIDED
ONE TREE REQUIRED FOR EACH 25' OF BUFFER LENGTH. 178 L.F./25' = 8 TREES REQUIRED
TREES PROVIDED: (8) DAHOON HOLLY
HEDGE REQUIRED AND PROVIDED

VEHICULAR USE AREA LANDSCAPE
21,125 SQ. FT. OF VUA PROPOSED
10% OF VUA TO BE PROVIDED AS LANDSCAPE SPACE - 2,125 SQ. FT. LANDSCAPE SPACE
VUA LANDSCAPE AREA PROVIDED: 3,289 SQ. FT.
ONE TREE REQUIRED FOR EACH 125 SQ. FT. OF VUA LANDSCAPE. 2,125 / 125 = 17 TREES REQUIRED
TREES PROVIDED: (9) LIVE OAK, (8) TABESBIA, (4) EXISTING SABA PALMS AT 3:1 RATIO,
(1) DAHOON HOLLY, (1) EXISTING LIVE OAK
HEDGE REQUIRED AND PROVIDED

GENERAL LANDSCAPE NOTES

- All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS Grading and Standards for Nursery Stock.
- Tree caliper measurements shall be taken at six (6) inches above natural grade. Measurements for trees over four (4) inches of caliper shall be taken at twelve (12) inches above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
- The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed to conflict or predominate over the Plans.
- In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
- If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
- Landscape contractor shall provide documentation of plant variety when specified. Plants specified by Genus and Species above shall not require documentation.
- All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
- All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
- The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
- The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/walves with smooth grading transitions. Details larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
- All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
- All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
- Multi shall be Pine Bark mini-mulch. Sods shall be St. Augustine Floramat.
- The landscape contractor shall remove existing vegetation necessary to complete the work shown on the Plans. Use of herbicides shall be in accordance to manufacturer's recommendations and supervised by licensed application. The landscape contractor shall remove existing vegetation necessary to complete the work shown on the Plans. Use of herbicides shall be in accordance to manufacturer's recommendations to ensure that re-growth does not occur.
- The landscape contractor shall remove existing vegetation necessary for the work shown on the Plans shall be removed from the site.
- The landscape contractor shall provide a replacement warranty for trees by one year's duration and shrub/groundcover for three months duration from Final Acceptance.
- Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to ensure proper soil/soil contact but not produce indentations from pedestals.
- All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727-343-1809).
- All Work-Mat properly damaged due to construction activities must be replaced/restored to match the existing type and quality of work and materials, and is subject to Work-Mat approval.
- Contractor is to protect existing landscape/irrigation materials.

FERTILIZATION SCHEDULE

- All plant material shall be fertilized upon installation but prior to mulching. Plant material shall be fertilized to open bodies of water shall be mulched immediately following fertilization to reduce translocation of the granules.
- Fertilizer shall be Scotts Osmocote Classic® 19-6-12 in the twelve (12) month release formulation. Contractor may use the Standard or Lo-Stark mixes depending on the level of existing fertilizer from plant nursery applications.
- Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote Classic® 19-6-12 fertilizer.

1 Gallon Container	15 pellets per cup
2 Gallon Container	14 cup
7 Gallon Container	1/2 cup
15 Gallon Container	3/4 cup
25 Gallon Container	1-1/2 cups
30 Gallon Container	1-3/4 cups
45 Gallon Container	2-1/4 cups
60 Gallon Container	2-1/2 cups
100 Gallon Container	3 cups
- Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote Classic® 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote Classic® 19-6-12 fertilizer.
- Scotts Osmocote Classic® 19-6-12 in the twelve (12) month release formulation shall be applied to sodded or seeded areas at a rate of ten (10) pounds per one thousand (1000) square feet.
- Scotts Osmocote Plus® 15-9-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Osmocote Plus® 15-9-12 fertilizer. If discipline of palm extends into lawn or other shrub/groundcover areas, the palm fertilizer shall be the only fertilizer applied to the area under the discipline of the palm.

OPTIONAL FERTILIZATION TECHNIQUES

- The Contractor may substitute Scotts Algorithm 20-10-15 Planting Tablets Plus Minors for fertilization of trees, and larger containers. The application rate shall be three (3) twenty-one (21) gram tablets per inch of caliper. Use Manufacturer's recommendations for palm fertilizer tablet application rate. Contractor shall notify Landscape Architect of the election to use fertilizer tablets prior to substantial completion inspection.
- Sodded or seeded areas over one half (0.5) acre may be fertilized (at contractor's choice) with a quick release granular fertilizer with the formulation that delivers three and one half (3.5) pounds of nitrogen, one half (0.5) pound of phosphate and one and one half (1.5) pounds of potash per one thousand (1000) square feet.
- Palms may be fertilized (at contractor's choice) with Flonkair 8-2-12 Plus Magnesium in order entire drip line of palm. The application rate shall be fifteen (15) pounds per one thousand (1000) square feet.

IRRIGATION NOTES

- An automatic irrigation system is proposed for this site. The irrigation system shall provide 100% coverage to the proposed landscape components.
- All proposed trees are to have a spray bubbler(s) at each tree location. The spray bubblers are to be operated on a separate zone valve from the other areas being irrigated.
- The proposed irrigation system shall have separate zones for plant material with high or low water use requirements.
- The source for the irrigation system shall be a 1" potable water meter.

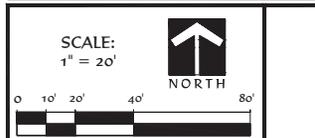
PLANT MATERIAL SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
CEB	300	CAREXAS MACROCARPA 'EMERALD BLANKET'	DWARF CAREXAS 'EMERALD BLANKET'	1 GAL. 10-12" SPD.	2' O.C.	NO
CO	153	CHRYSOBALANUS ICAGO	COCKPUP	MIN. 34" HT.	2' O.C.	NO
CES	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	4" CAL. 12" HT. x 7" SPD.	AS SHOWN	YES
HP	84	HAMELIA PATENS	FIREBUSH	MIN. 34" HT.	2' O.C.	YES
HC	9	LEX CASPENSIS	DAHOON HOLLY	4" CAL. 12" HT. x 7" SPD.	AS SHOWN	YES
HS	51	LEX VOMITORIA 'NANA'	DWARF YALPOON HOLLY	MIN. 24" HT.	2' O.C.	YES
JAT	3	JATROPHA HASTATA COMPACTA	JATROPHA	7 GAL. 3" HT. x 2" SPD.	AS SHOWN	NO
LAM	75	LANTANA MONTEVIDEOENSIS	TRAILING LAVENDER LANTANA	1 GAL. 12-14" SPD.	18" O.C.	NO
MU	43	MULLENBERGIA CAPILLARS	PINK MULLY GRASS	3 GAL. 18-24" SPD.	3' O.C.	YES
OV	5	QUERCUS VIRGINIANA	LIVE OAK	4" CAL. 18" HT. x 8" SPD.	AS SHOWN	YES
SP	16	SABIA PALMETTO	CABBAGE PALM	18" O.C.	AS SHOWN	YES
TCA	6	TABESBIA CARABA (AUREA)	SILVER TRUMPET/YELLOW FLOWER	4" CAL. 18" HT. x 8" SPD.	AS SHOWN	NO
ZM	17	ZAMIA MARITIMA	CARDBOARD PALM	3 GAL. 20" HT. x 24" SPD.	4' O.C.	NO
ZP	28	ZAMIA PALMILA	COONITE	3 GAL. 16-18" SPD.	2.5' O.C.	YES

84% OF TREES ARE NATIVE.
4% OF SHRUBS ARE NATIVE.
6% SPECIES OF TREES/PALM PROPOSED AND ONE SPECIES OF TREE/PALM IS EXISTING

PERMITTING NOTES

- ANY TREES OR SHRUBS PLACED WITHIN WATER SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS LDI-1 & LDI-2.
- AT THE TIME OF BUILDING PERMIT APPLICATION THE APPLICANT SHALL HAVE A LICENSED TREE TRIMMER OR CERTIFIED ARBORIST SUBMIT A TREE/SHRUB/VEGETATION REMOVAL APPLICATION.



JACOB ZIMMESHAN, RIA
REG. NO. FL 0004953
LANDSCAPE ARCHITECT

REVISIONS:
6.01/23/19 LABEL HEDGE
5.11/14/18 SITE PLAN REVISION
4.16/18 CLIENT COMMENTS
3.16/18 OFFSITE TRUCK TURNING RADIUS
08/25/18 MODIFICATION
10/29/18 CITY REVIEW COMMENTS

DRAWN BY: JAZ
DATE: 11/26/17

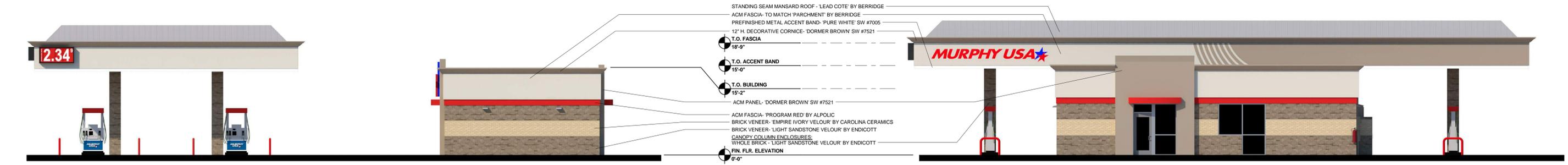
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LANDSCAPE PLAN
LS2

MURPHY OIL USA, INC.
16211 S. MILITARY TRAIL
DELRAY BEACH, FLORIDA

HEARTWOOD AND BARK
LANDSCAPE ARCHITECTURE AND INTERIOR DESIGN
300 2nd St. S. #433 St. Petersburg, FL 33701
(727) 540-1809
www.heartwoodandbark.com
Landscape Architecture, Interior Design





1 ELEVATION - FRONT (NORTH)

2 ELEVATION - RIGHT (WEST)

3 ELEVATION - REAR (SOUTH)

4 ELEVATION - LEFT (EAST)

5 ELEVATION - LEFT BUILDING ONLY(EAST)

STANDING SEAM MANSARD ROOF - LEAD COTE BY BERRIDGE
 ACM FASCIA - TO MATCH 'PARCHMENT' BY BERRIDGE
 PREFINISHED METAL ACCENT BAND- PURE WHITE SW #7005
 12" H. DECORATIVE CORNICE- 'DORMER BROWN' SW #7521
 T.O. FASCIA 18'-9"
 T.O. ACCENT BAND 15'-0"
 T.O. BUILDING 15'-2"
 ACM PANEL- 'DORMER BROWN' SW #7521
 ACM FASCIA- 'PROGRAM RED' BY ALPOLIC
 BRICK VENEER- 'EMPIRE IVORY VELOUR' BY CAROLINA CERAMICS
 BRICK VENEER- 'LIGHT SANDSTONE VELOUR' BY ENDICOTT
 CANOPY COLUMN ENCLOSURES:
 WHOLE BRICK- 'LIGHT SANDSTONE VELOUR' BY ENDICOTT
 FIN. FLR. ELEVATION 0'-0"

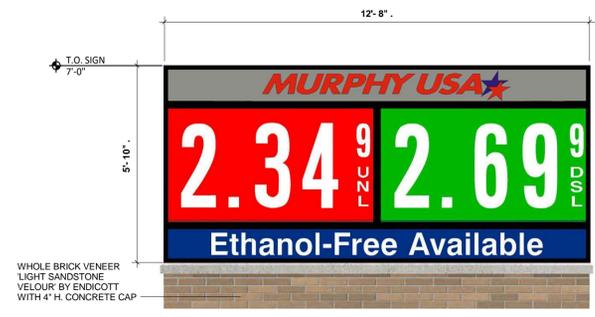
SIGNAGE TO BE PERMITTED UNDER SEPARATE APPLICATION
 STANDING SEAM MANSARD ROOF - LEAD COTE BY BERRIDGE
 ACM FASCIA- 'DORMER BROWN' SW #7521
 PREFINISHED METAL ACCENT BAND- PURE WHITE SW #7005
 12" H. DECORATIVE CORNICE- 'DORMER BROWN' SW #7521
 T.O. FASCIA 18'-9"
 B.O. ACCENT BAND 14'-6"
 CANOPY COLUMN ENCLOSURES:
 WHOLE BRICK- 'LIGHT SANDSTONE VELOUR' BY ENDICOTT
 ACM FASCIA- 'PROGRAM RED' BY ALPOLIC
 BRICK VENEER- 'LIGHT SANDSTONE VELOUR' BY ENDICOTT
 BRICK VENEER- 'EMPIRE IVORY VELOUR' BY CAROLINA CERAMICS
 METAL DOORS AND FRAMES TO BE PAINTED 'DORMER BROWN' SW #7521
 FIN. FLR. ELEVATION 0'-0"

T.O. TOWER 16'-8"
 T.O. BUILDING 15'-2"
 12" H. DECORATIVE CORNICE- 'DORMER BROWN' SW #7521
 ACM FASCIA- TO MATCH 'PARCHMENT' BY BERRIDGE
 ACM FASCIA- 'PROGRAM RED' BY ALPOLIC
 BRICK VENEER- 'LIGHT SANDSTONE VELOUR' BY ENDICOTT
 BRICK VENEER- 'EMPIRE IVORY VELOUR' BY CAROLINA CERAMICS
 ACM PANEL- 'DORMER BROWN' SW #7521
 FIN. FLR. ELEVATION 0'-0"



FIBERTECH GATE BY GC. TO BE PAINTED 'DORMER BROWN' SW #7521
 8'-0" TALL WHOLE BRICK LIGHT SANDSTONE VELOUR

6 TRASH ENCLOSURE



7 MONUMENT SIGN



SIGN	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY BLDG. STAR LOGO	1			34.90 SF	34.90 SF
MURPHY USA CANOPY LOGO SIGN	2			47.96 SF	95.92 SF
SMALL CANOPY PRICE SIGN	1	34.13"	74.00"	17.54 SF	17.54 SF
EXTRA SMALL CANOPY PRICE SIGN	1	28.25"	61.00"	11.97 SF	11.97 SF
MONUMENT SIGN	1	70.00"	152.00"	73.89 SF	73.89 SF
				TOTAL SIGNAGE:	234.22