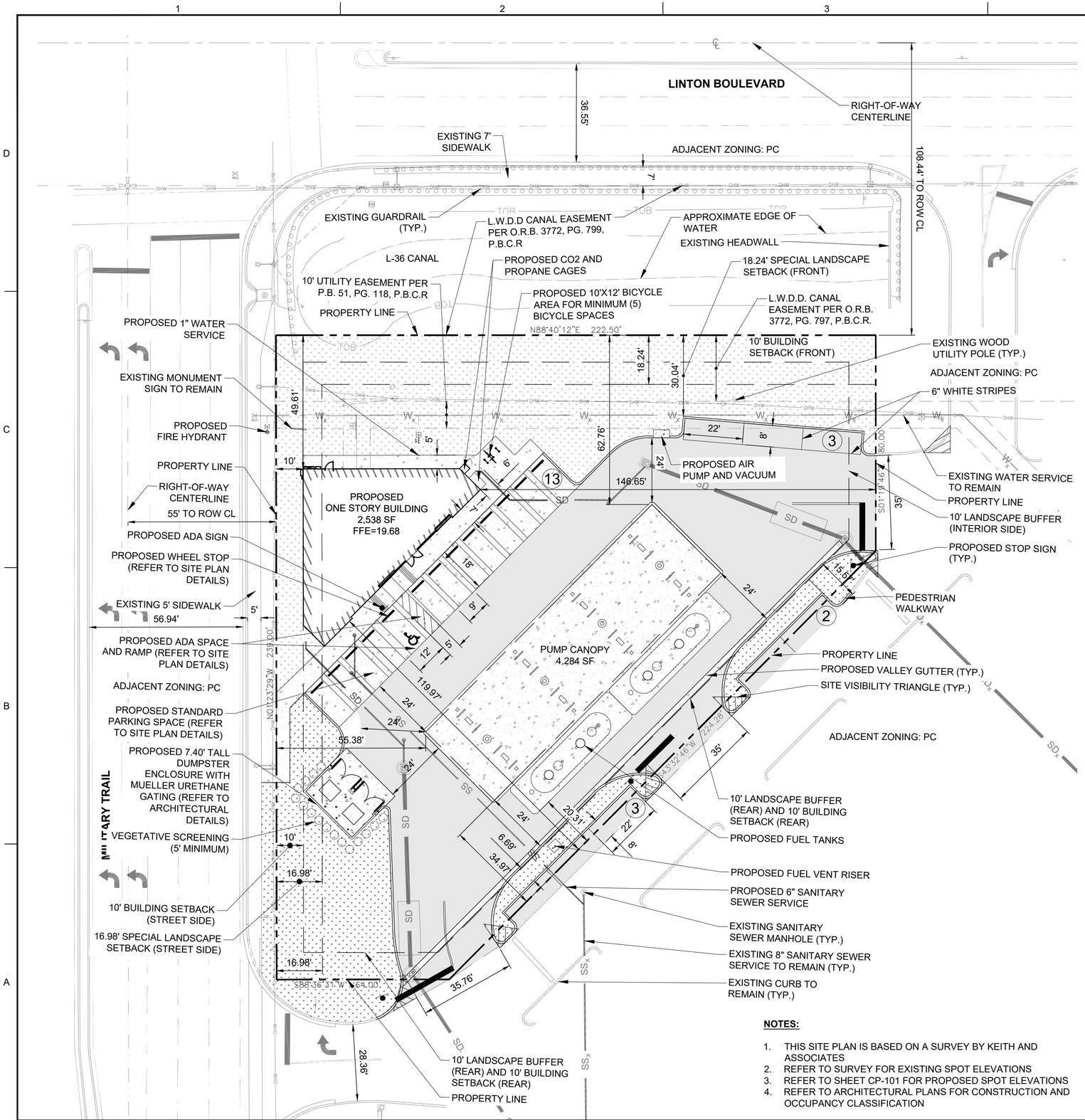


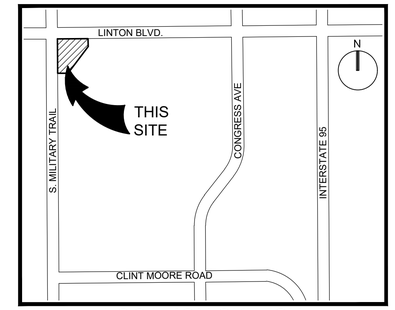
N

GRAPHIC SCALE

0 20 40

SCALE: 1"=20'

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



LOCATION SKETCH

NOT TO SCALE

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	
TYPE OF USE	CONVENIENCE MART (GASOLINE STATION WITH FOOD SALES)	
HOURS OF OPERATION	24-HOUR OPERATION	
FOLIO NUMBER	12-42-46-25-10-003-000	
NET SITE AREA	40,559 SFT	0.93 AC
ZONING DISTRICT REQUIREMENTS	**REQUIRED**	**PROVIDED**
PROPOSED BUILDING HEIGHT	48' MAX.	20 FT
PERVIOUS AREA	25%	36%
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	49.61 FT
INTERIOR SIDE YARD	0 FT	146.65 FT
STEET SIDE YARD (S. Military Tr.)	10 FT	10 FT
REAR YARD	10 FT	119.97 FT
FUEL CANOPY AND TANK		
FUEL CANOPY SETBACK	15 FT	34.97 FT
FUEL TANK SETBACK	15 FT	20.31 FT
LANDSCAPE BUFFERS	**REQUIRED**	**PROVIDED**
FRONT YARD (Linton Blvd.)	18.24 FT	30.04 FT
INTERIOR SIDE YARD	10 FT	10 FT +
STEET SIDE YARD (S. Military Tr.)	16.98 FT	10 FT*
REAR YARD	10 FT	14.59 FT
** - Waiver requested for reduction in landscape buffer requirement*		

SITE AREA CALCULATIONS	**SQ. FT.**	**%**	**ACRE**
NET SITE AREA	40,559	100%	0.93
PERVIOUS AREA/OPEN SPACE	14,644	36%	0.34
IMPERVIOUS AREA (Lot coverage + paved areas)	25,915	64%	0.59
TOTAL	**40,559**	**100%**	**0.93**

PARKING REQUIRMENTS		
SERVICE STATION REQUIREMENT	5.0 PER 1000 S.F OF GROSS FLOOR AREA	
TOTAL PARKING REQUIRED	**13**	
PROPOSED PARKING PROVIDED	**21**	**(INCLUDES 1 ADA)**

NOTES:

1. THIS SITE PLAN IS BASED ON A SURVEY BY KEITH AND ASSOCIATES
2. REFER TO SURVEY FOR EXISTING SPOT ELEVATIONS
3. REFER TO SHEET CP-101 FOR PROPOSED SPOT ELEVATIONS
4. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION AND OCCUPANCY CLASSIFICATION

LEGAL 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.

KEITH & ASSOCIATES, INC.
consulting engineers

301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

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.

7 ELEVEN

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

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

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-101

SHEET 01 of 02

PROJECT NO. 09725.24

Drawing name: N:\09\09725.24 - 7-11 16000 S Military Trail Delray Beach - Creighton\Engineering\Cadd\09725.24-SP-101.dwg Layout Name: 22x34 Plotted by: MArnodo Plotted on: Jun 19, 2018 - 10:55am