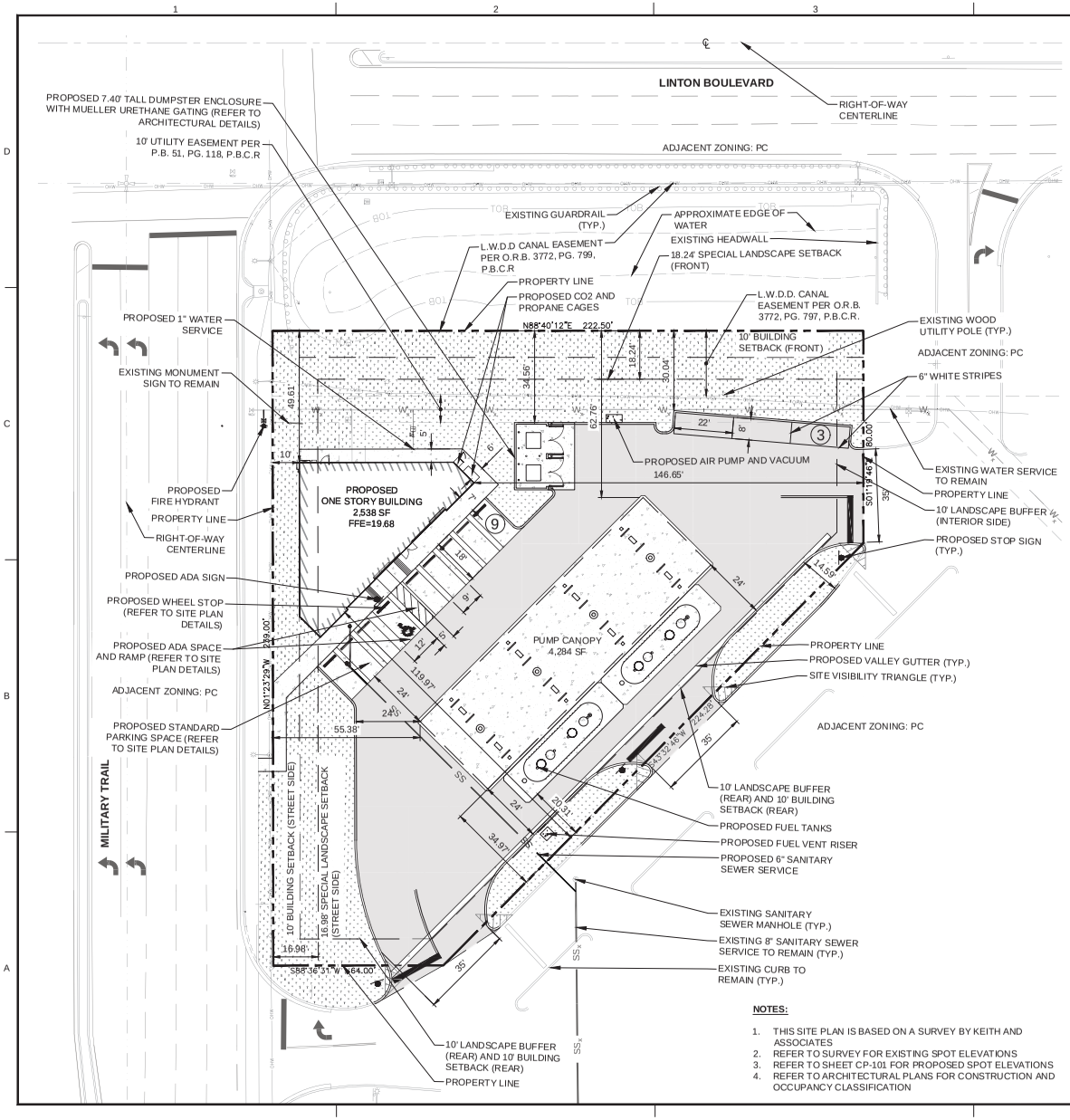


NOTES:

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

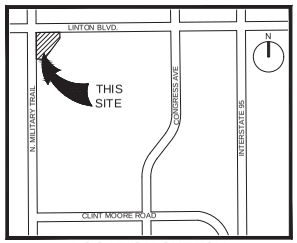
N

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	
ZONING DESIGNATION:	PC (PLANNED COMMERCIAL)	
TYPE OF USE	SERVICE STATION	
FOLIO NUMBER	12-42-46-25-10-003-000	
NET SITE AREA (SF)	40,559	0.93 AC
BUILDING AREA (SF)	2,565	0.06 AC

ZONING DISTRICT REQUIREMENTS:

	REQUIRED	PROVIDED
PROPOSED BUILDING HEIGHT	48' MAX.	20 FT
PERVIOUS AREA	25%	36%
FLOOR AREA RATIO (SQ.FT.)	6,000 SF	2,565 SF

SETBACK REQUIREMENTS:	REQUIRED	PROVIDED
PROPOSED BUILDING		
FRONT YARD	10 FT	49.61 FT
INTERIOR SIDE YARD	0 FT	146.65 FT
STEET SIDE YARD	10 FT	10 FT
REAR YARD	10 FT	119.97 FT
FUEL CANOPY SETBACK	15 FT	34.97 FT
FUEL TANK SETBACK	15 FT	20.31 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT YARD	18.24 FT	30.04 FT
INTERIOR SIDE YARD	10 FT	10 FT +
STEET SIDE YARD	16.98 FT	10 FT
REAR YARD	10 FT	14.59 FT

SITE AREA CALCULATIONS:

	SQ. FT.	%	ACRE
NET SITE AREA:	40,559	100%	0.93
PERVIOUS AREA	14,644	36%	0.34
IMPERVIOUS AREA	25,915	64%	0.59
TOTAL	**40,559**	**100%**	**0.93**

PARKING REQUIRMENTS

PROPOSED SERVICE STATION
(4.5 PER 1000 S.F OF GROSS FLOOR AREA)

TOTAL PARKING REQUIRED	12	
PROPOSED PARKING PROVIDED	**12**	**(INCLUDES 1 ADA)**

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.

#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

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

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-101

SHEET 01 of 02

PROJECT NO. 09725.24