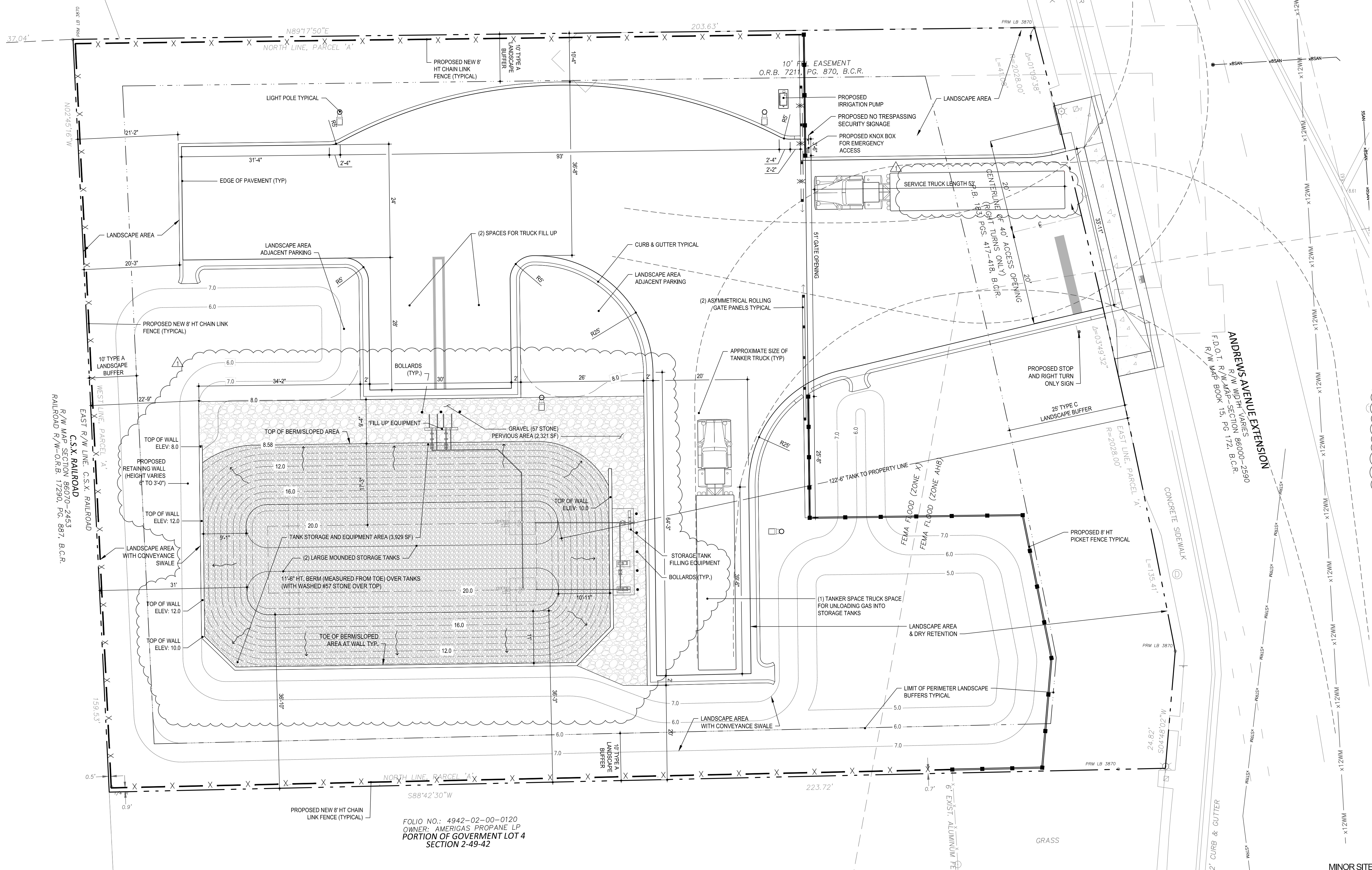


ACREAGE
PORTION OF SW 1/4,
GOVERNMENT LOT 4
SECTION 2-49-42
FOLIO NO.: 4942-02-00-0113
OWNER: XANDICANE, LLC



PROPERTY OWNER/APPLICANT:
Blossman Gas of Louisiana, Inc.
809 Washington Avenue
Ocean Springs, MS 39564

PARCEL ID:
4942-02-57-0010

LEGAL DESCRIPTION (SHORT):
Parcel 'A', "SURGEON COLLISION", according to the plat thereof as recorded in Plat Book 183., Pages 417-418 of the Public Records of Broward County, Florida.

See Survey for the Full Legal Description.

ZONING: I-1 General Industrial
LAND USE: I-1 Light Industrial

MAX LOT COVERAGE:
N/A (No proposed building structure)

BUILDING SETBACKS:
N/A (No proposed building structure)

SITE DATA:

LOT AREA: 34,443 sf (0.7907 acre)

IMPERVIOUS AREAS	AREA	
Asphalt pavement	9,476 sf	
Concrete curbing	1,099 sf	
Tank Storage Area	3,929 sf	
Total Impervious:	14,504 sf	42.11% of lot area

<u>PERVIOUS AREAS</u>	<u>AREA</u>	
Gravel Areas	1,343 sf	
Landscape Areas	18,596 sf	
Total Pervious:	19,939 sf	57.89% of lot area

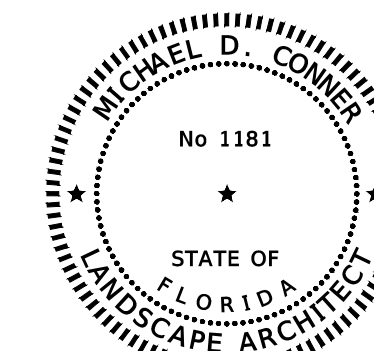
TOTAL NONLIVING PERVIOUS AREA:
1,343 sf 6.40% of pervious area

PARKING DATA:

(2) Filling spaces provided (15' X 28')
(1) Unloading space provided (20' X 62'-2")

FEMA FLOOD ZONES:

Per Map Panel: 357 of 751
Map Number: 12011C0357H
Effective Date: Aug. 18, 2014



MINOR SITE PLAN SUBMITTAL
ELEVATIONS SHOWN ARE NAVD 88

BLOSSMAN GAS COMPANY
261 S. ANDREWS AVENUE
POMPAÑO BEACH, FL 33069

SITE PLAN

MICHAEL CONNER, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT,
LICENSE NO. 1181.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL CONNER, R.L.A.
ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 10/02/2025

SCALE	AS SHOWN
PROJECT No	23-7806

SP-1