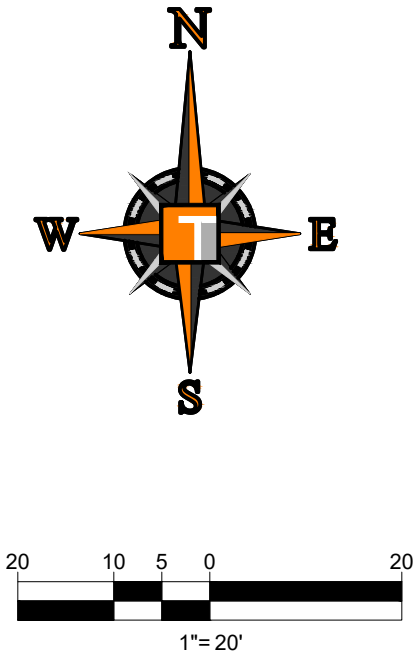




HATCH LEGEND



SITE DATA:

PROPERTY OWNER:	M&A BROTHERS REALTY NO. 17 INC.
APPLICANT:	EDGE EXPRESS CAR WASH
CURRENT USE:	GAS STATION / AUTOMOTIVE REPAIR / CONVENIENCE STORE
GROSS SITE AREA:	39,136 SF (0.899 AC)
NET SITE AREA (AFTER 408 SF ROW DEDICATION):	38,728 SF (0.889 AC)
PROPOSED USE:	DRIVE-THROUGH CAR WASH (COMMERCIAL USE)
LAND USE DESIGNATION:	COMMERCIAL DISTRICT (C)
ZONING DESIGNATION:	GENERAL BUSINESS DISTRICT (B-3)
WATER/WASTEWATER SERVICE PROVIDER:	BROWARD COUNTY WATER & WASTEWATER SERVICES

LAND USE AREA BREAKDOWN:

PERVIOUS AREA:	PROPOSED:
GREEN AREAS	10,852 SF (28.0%)
TOTAL PERVIOUS:	10,852 SF (28.0%)
IMPERVIOUS AREA:	
BUILDING AREA	3,600 SF (9.3%)
VIA AREA	18,472 SF (47.7%)
SIDEWALK/CURB AREA	5,804 SF (15.0%)
TOTAL IMPERVIOUS:	27,876 SF (72.0%)
TOTAL SITE AREA	38,728 SF (100%)

INTENSITY & DEVELOPMENT STANDARDS:

	REQUIRED / ALLOWED	PROVIDED
LOT COVERAGE	25% MAX.	14.2% (BLDG & CANOPY AREAS)
LOT AREA, MINIMUM (SF)	10,000 SF	38,728 SF
LOT WIDTH, MINIMUM (FT)	100'	184.8'
PERVIOUS AREA / OPEN SPACE, MINIMUM	20%	28.0%
MAX. BLDG. HEIGHT:	105'	26'-4"
FRONT YARD SETBACK (EAST)	0'	10'
INTERIOR SIDE YARD SETBACK (SOUTH)	0'	44.59' (BUILDING) / 18.17' (CANOPY)
REAR YARD SETBACK (WEST)	30'	151.07' (BUILDING) / 30.83' (CANOPY)
STREET SIDE YARD SETBACK (NORTH)	0'	32.8'

PARKING CALCULATIONS:

REQUIRED PARKING:	PARKING RATE	SPACES REQUIRED
USE		
CAR WASH	1 SPACE PER 500 SQUARE FEET	8

PROVIDED PARKING:
TOTAL PROVIDED PARKING SPACES: 16 SPACES
- STANDARD SPACES
- 15 SPACES
- HANDICAP/ADA SPACES (12' x 18')
- 1 SPACE

STACKING CALCULATIONS:

REQUIRED: 4 PER BAY
PROVIDED: 13 SPACES (ONE (1) BAY)

U.S. HIGHWAY NO. 1
N. FEDERAL HIGHWAY
(120' RIGHT OF WAY)

PER STATE OF FLORIDA, DEPARTMENT OF
TRANSPORTATION, DIVISION OF HIGHWAYS,
SECTION 6A-2.02, 6A-2.03, 6A-2.04, 6A-2.05, 6A-2.06, 6A-2.07, 6A-2.08, 6A-2.09, 6A-2.10, 6A-2.11, 6A-2.12, 6A-2.13, 6A-2.14, 6A-2.15, 6A-2.16, 6A-2.17, 6A-2.18, 6A-2.19, 6A-2.20, 6A-2.21, 6A-2.22, 6A-2.23, 6A-2.24, 6A-2.25, 6A-2.26, 6A-2.27, 6A-2.28, 6A-2.29, 6A-2.30, 6A-2.31, 6A-2.32, 6A-2.33, 6A-2.34, 6A-2.35, 6A-2.36, 6A-2.37, 6A-2.38, 6A-2.39, 6A-2.40, 6A-2.41, 6A-2.42, 6A-2.43, 6A-2.44, 6A-2.45, 6A-2.46, 6A-2.47, 6A-2.48, 6A-2.49, 6A-2.50, 6A-2.51, 6A-2.52, 6A-2.53, 6A-2.54, 6A-2.55, 6A-2.56, 6A-2.57, 6A-2.58, 6A-2.59, 6A-2.60, 6A-2.61, 6A-2.62, 6A-2.63, 6A-2.64, 6A-2.65, 6A-2.66, 6A-2.67, 6A-2.68, 6A-2.69, 6A-2.70, 6A-2.71, 6A-2.72, 6A-2.73, 6A-2.74, 6A-2.75, 6A-2.76, 6A-2.77, 6A-2.78, 6A-2.79, 6A-2.80, 6A-2.81, 6A-2.82, 6A-2.83, 6A-2.84, 6A-2.85, 6A-2.86, 6A-2.87, 6A-2.88, 6A-2.89, 6A-2.90, 6A-2.91, 6A-2.92, 6A-2.93, 6A-2.94, 6A-2.95, 6A-2.96, 6A-2.97, 6A-2.98, 6A-2.99, 6A-3.00, 6A-3.01, 6A-3.02, 6A-3.03, 6A-3.04, 6A-3.05, 6A-3.06, 6A-3.07, 6A-3.08, 6A-3.09, 6A-3.10, 6A-3.11, 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