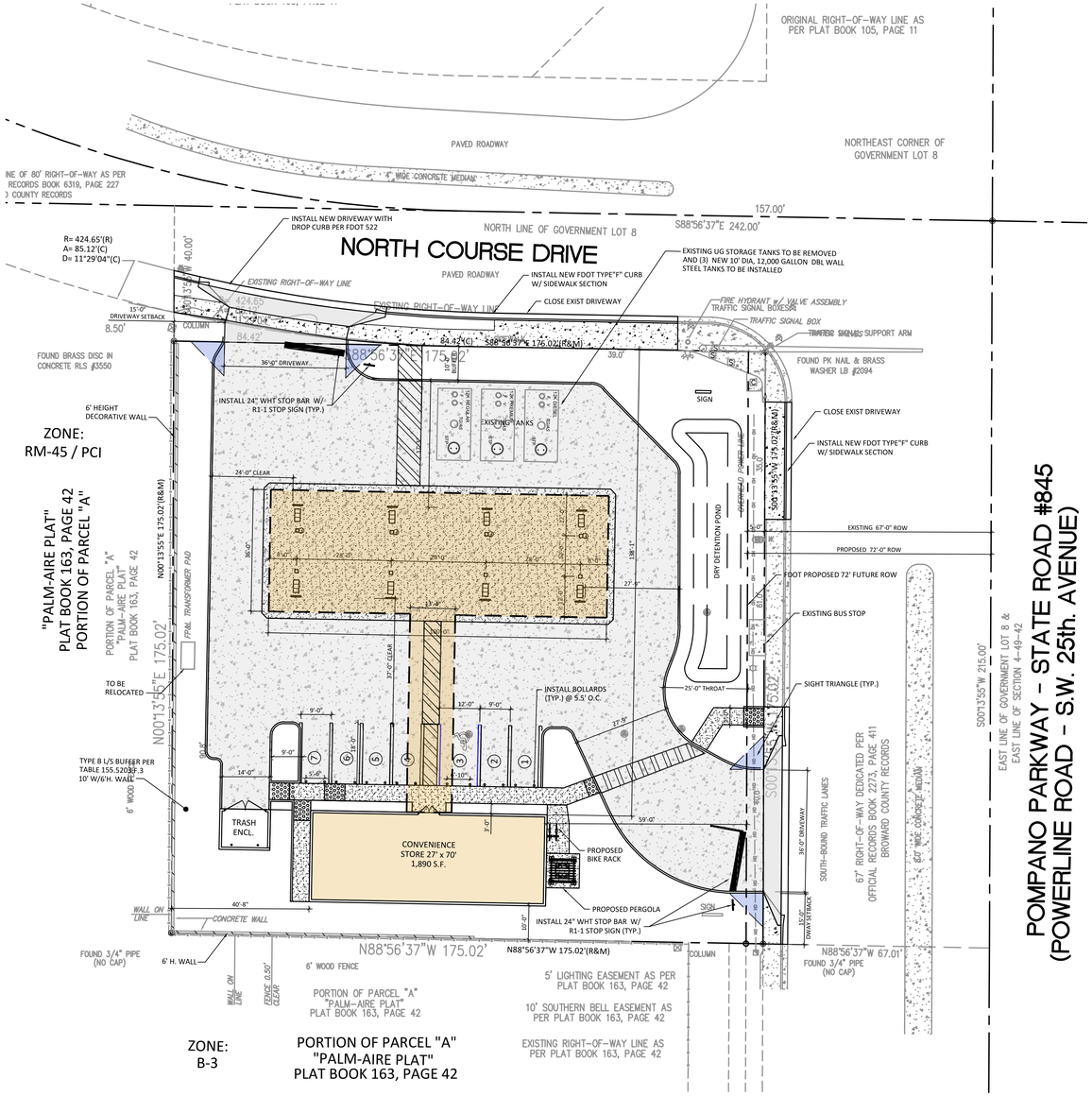


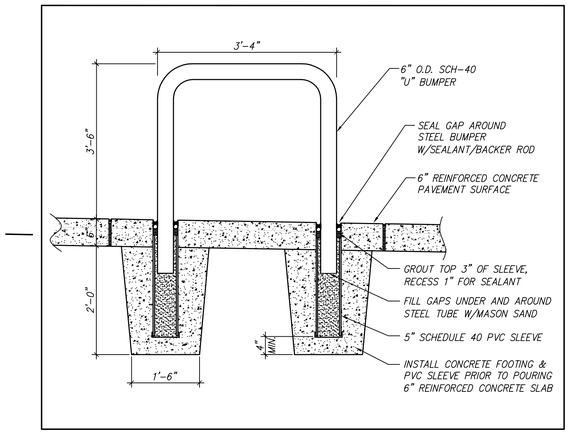

## SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

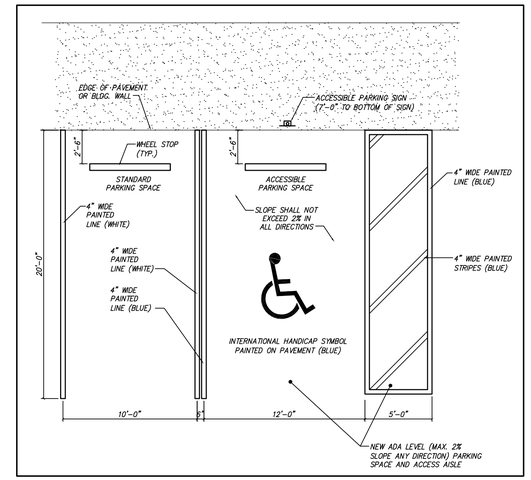
20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




## TYPE BUMPER POST DETAIL

SCALE: ¾" = 1'-0"

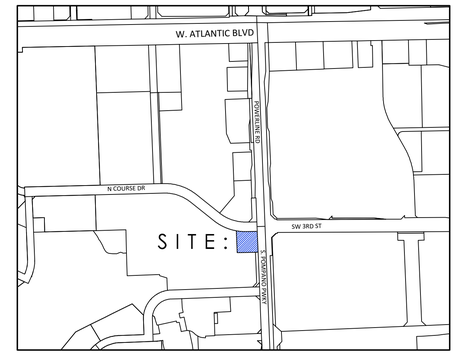



## ACCESSIBLE PARKING SPACE DETAIL

SCALE: 3/16" = 1'-0"

## LEGEND

- PROPOSED 8" THICK CONC PAVEMENT OF 3500 PSI REINFORCED CONC W/ 1 LAYER W6 X W6 - W2.9 X w2.9wwm
- PROPOSED 6" THICK CONC PAVEMENT OF 3500 PSI REINFORCED CONC W/ 1 LAYER W6 X W6 - W2.9 X w2.9wwm
- PROPOSED 6" THICK CONC SIDEWALK




## LOCATION MAP

1" = 100'

## zoning information:

ZONING DATA
(CITY OF POMPANO BEACH )

| | | |
|---|---|---|
| SITE ADDRESS: | 301 S. POMPANO PARKWAY, POMPANO BEACH | |
| FOLIO NO: | 4942-040-001-42 | |
| LEGAL DESCRIPTION: | 4-49-42 A POR OF GOV LOT 8 OF NE1/4 DESC AS S 175 OF N 215 OF W 175OF E 242 | |
| PROPERTY OWNER: | SUNSHINE GASOLINE DISTRIBUTORS INC | |
| MAILING ADDRESS: | 1650 NW 87 AVE MIAMI FL 33172 | |
| GROSS LOT AREA: | 30,622 SF = 0.70 ACRE | |
| BASE FLOOD ELEV.: | FLOOD ZONE "X" | |
| FUTURE LAND USE: | C - COMMERCIAL | |
| ZONING DISTRICT: | B-3 GENERAL BUSINESS | |
| | PROVIDED | REQUIRED / ALLOWED |
| GROSS ACREAGE (Table 155.3304C) | 30.622 SF = 0.70 ACRES | 10,000 SF |
| MIN. LOT DEPTH (Table 155.3304C) | 175.02 FT | 100 FT |
| MAX BUILDING COVERAGE (Table 155.3304C) | 6.2% (1890 SF) | 60% (18,373 SF) |
| OVERALL HEIGHT DIMENSION (GRADE TO ROOF SLAB) (Table 155.3304C) | 21 FT 4 IN | 105 FT MAX. |
| MIN SETBACK (Table 155.3304C) — FRONT | 138 FT (NORTH COURSE DRIVE) | 0 FT |
| MIN SETBACK (Table 155.3304C) — REAR | 10 FT | 30 FT |
| MIN SETBACK (Table 155.3304C) — SIDES | 59'-0" (POMPANO PKWY)<br>40'-8" (WEST SIDE) | 0 FT<br>0 FT |
| PARKING (Table 155.5102.D.1) | 8 SPACES<br>(15% BUS STOP) = 7 SPACES | C-STORE<br>1890 SF / 300 SF = 6 SPACES |
| | | GAS STATION<br>2 SP + 1 PER PUMP = 2 SPACES |

CLIENT:

SUNSHINE GASOLINE DISTRIBUTORS,INC.

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
2151 W. HILLSBORO BLVD, DEERFIELD BEACH, FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|

DAIMIAN DWIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Daimian D Leslie
Date: 2023.06.28 15:05:34-04'00'

DAIMIAN D. LESLIE
FL REG # 73113

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT DESCRIPTION:

**NEW C-STORE**

SITE DESIGNATION:

**SUNSHINE GASOLINE DISTRIBUTORS CHEVRON GAS STATION #010**

SITE ADDRESS:

**301 POMPANO PKWY, POMPANO BEACH, FL 33069**

| | |
|---|---|
| SCALE: AS NOTED | MDM JOB # 21119 |
| DATE: 08-11-2022 | |
| DESIGNED BY: | |
| DRAWN BY: | FILE NAME: 21119 CD.DWG |
| CHECKED BY: | |

DRAWING TITLE:

**SITE PLAN**

SHEET NO.: **C-2.0**

DRC
PZ22-12000038
08/16/2023

Know what's below. Call before you dig.

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