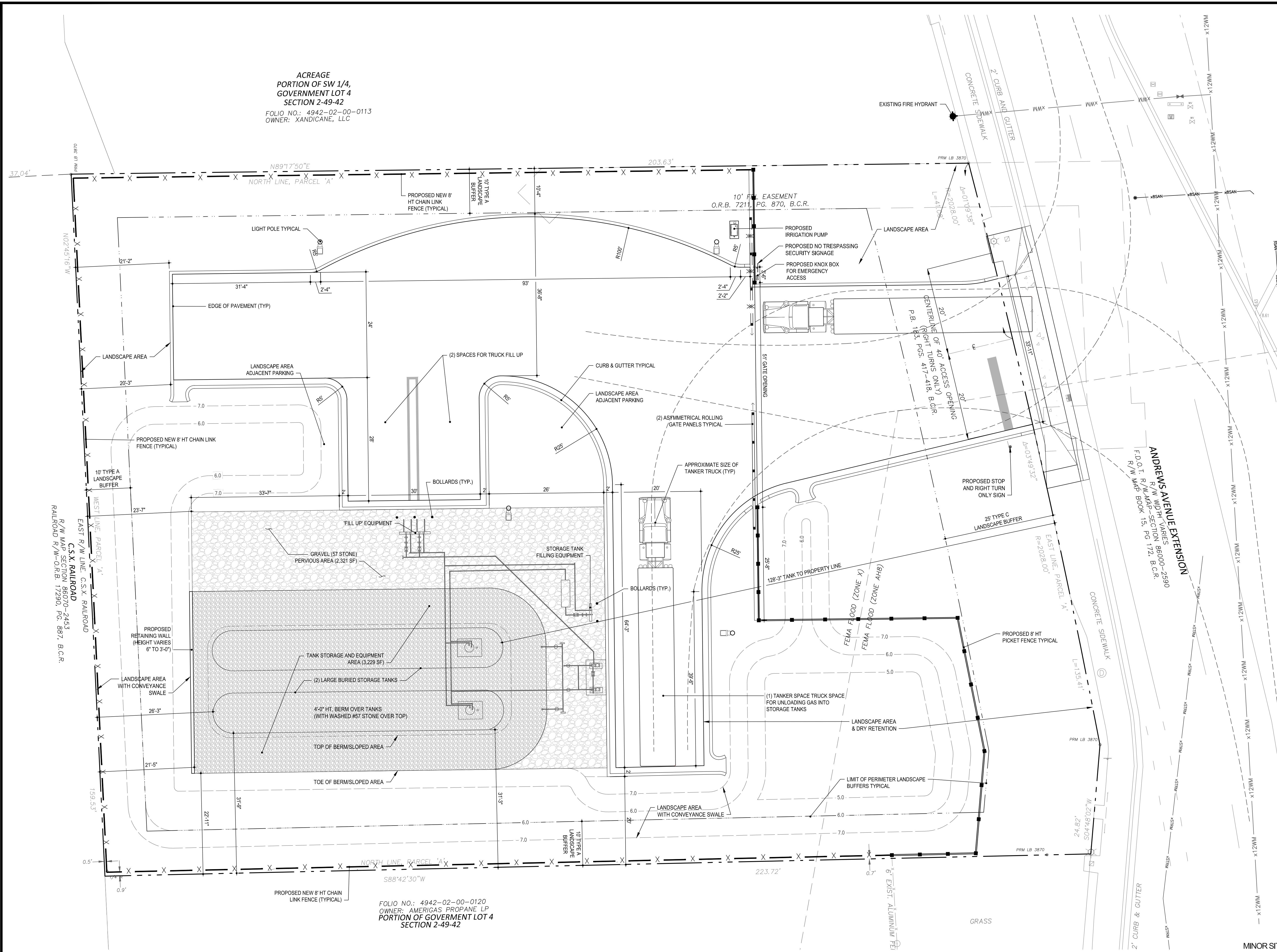


File Name: P:\Projects\2023\237806-Blossman Gas Pompano\CAADD Files\Drawings\237806-SP-SITEPLANS.dwg - (Plotted by: Marcos Mendez on Wednesday, May 14, 2025 12:01:54 PM)



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:	24,443 sf	(0.7907 acre)
IMPERVIOUS AREAS		
Asphalt/Pavement	1,018 sf	
Concrete curbing	1,018 sf	
Tank Storage Area	3,229 sf	
Total Impervious Area	5,265 sf	21.57% of lot area

PERVIOUS AREAS

Gravel Areas	2,361 sf	
Landscape Areas <td>18,357 sf</td>	18,357 sf	
Total Pervious:	20,718 sf	84.93% of lot area

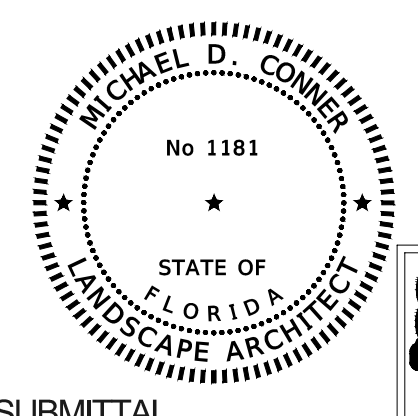
TOTAL NONLIVING PERVIOUS AREA:
2,361 sf 11.40% of pervious area

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

Calvin, Giordano & Associates, Inc.
A SAFERUIT COMPANY
580 Village Blvd., Suite 325, West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6160

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: 05/09/2025

SCALE
AS SHOWN
PROJECT No
23-7806

SHEET
SP-1