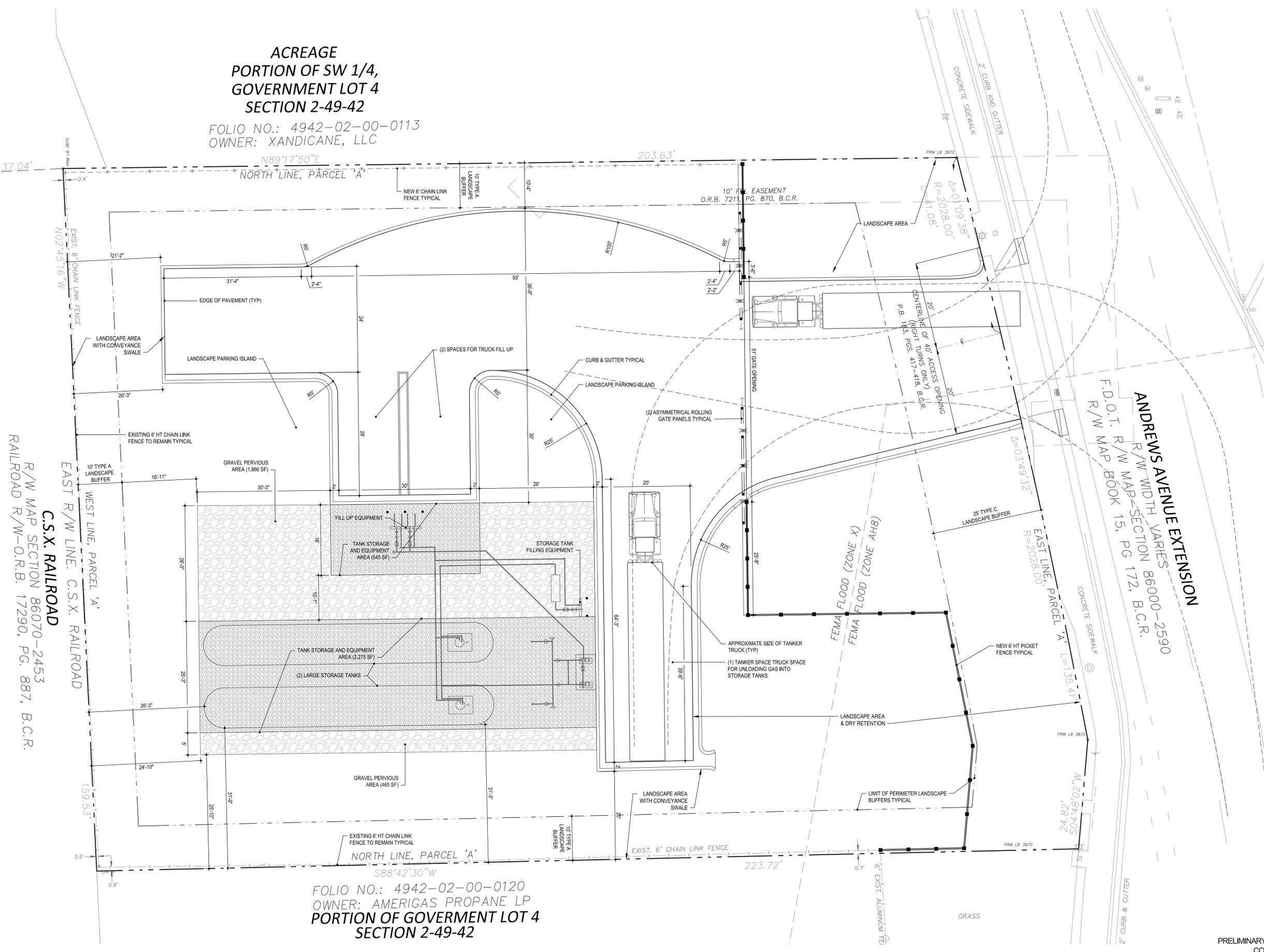


**ACREAGE
PORTION OF SW 1/4,
GOVERNMENT LOT 4
SECTION 2-49-42**

FOLIO NO.: 4942-02-00-0113
OWNER: XANDICANE, LLC



FOLIO NO.: 4942-02-00-0120
OWNER: AMERIGAS PROPANE LP
**PORTION OF GOVERNMENT LOT 4
SECTION 2-49-42**

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	9,478 sf
Concrete curbing	977 sf
Tank Storage Area	2,820 sf
Total Impervious:	13,283 sf 38.57% of lot area

PERVIOUS AREAS	AREA
Gravel Areas	2,269 sf
Landscape Areas	18,899 sf
Total Pervious:	21,168 sf 61.46% of lot area

TOTAL NONLIVING PERVIOUS AREA:
2,269 sf 10.72% 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

PRELIMINARY SITE PLANS - NOT FOR CONSTRUCTION



File Name: P:\Projects\2023\237806-Blossman Gas\Drawings\237806-SP-SITEPLANS.dwg (Plotted by: Marcos Merceda on Wednesday, March 20, 2024 11:40:07 AM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

GA **85** Calvin, Giordano & Associates, Inc.
A SAFEMARK COMPANY
580 Village Blvd., Suite 325, West Palm Beach, FL 33409
Phone: 561.684.6561 • Fax: 561.684.6360

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

CONCEPTUAL SITE PLAN

MICHAEL CONNER, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No. 1181
DATE: 03/20/2024

SCALE	SHEET
AS SHOWN	SP-100
PROJECT No	23-7806