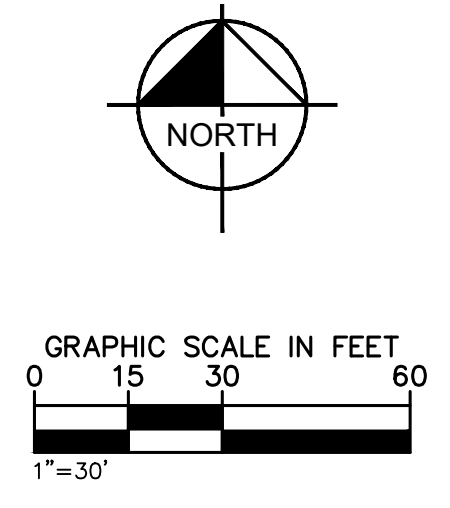
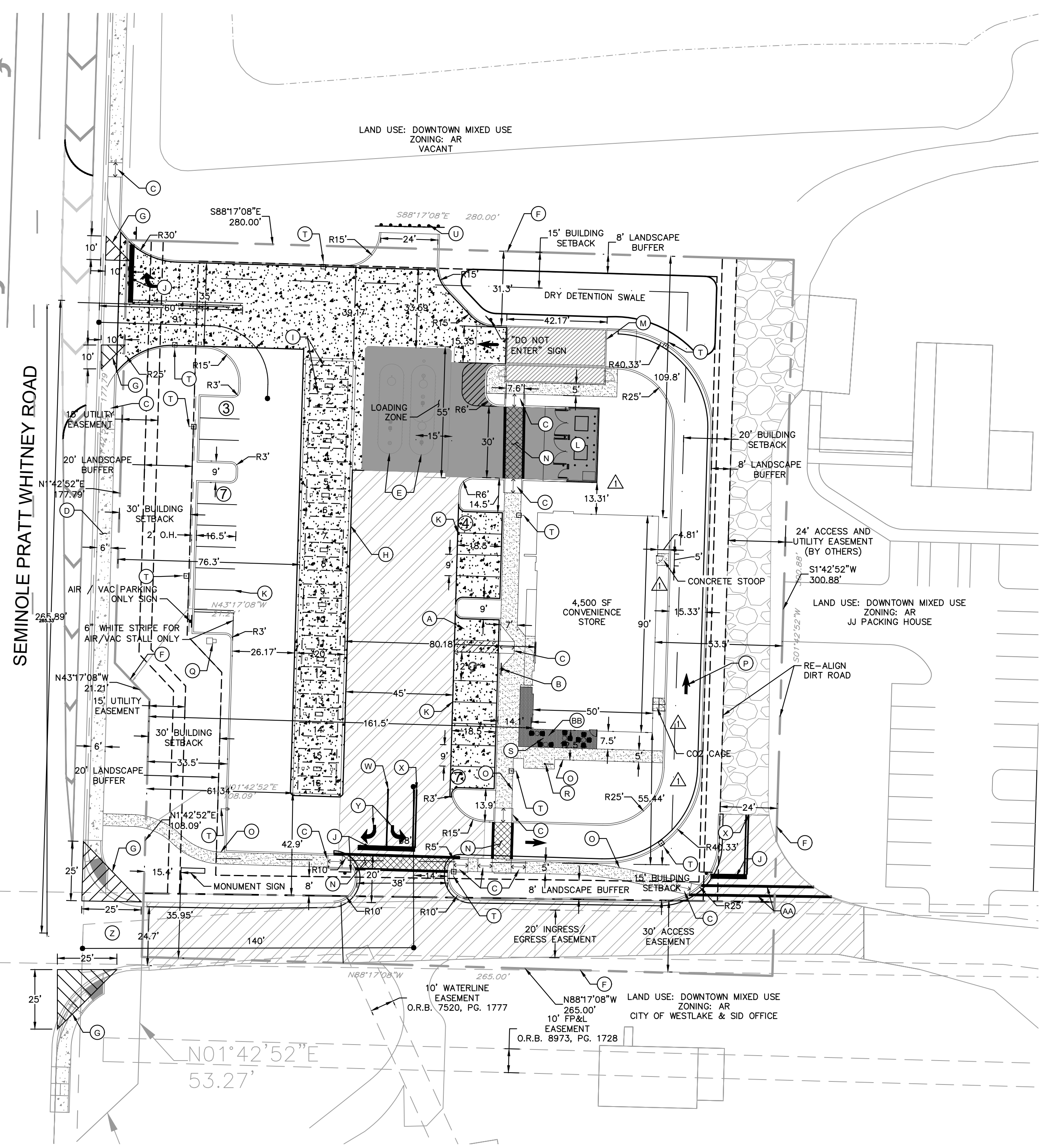


KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. IN THE EVENT OF ANY DAMAGE TO OR LOSS OF ANY DATA, INFORMATION, OR OTHER MATERIALS STORED ON OR TRANSMITTED BY ANY INFORMATION SYSTEMS, INCLUDING BUT NOT LIMITED TO, ELECTRONIC MAIL, INTERNET, OR WIRELESS COMMUNICATIONS. THE USER ASSUMES ALL RISK OF DAMAGE TO OR LOSS OF ANY DATA, INFORMATION, OR OTHER MATERIALS STORED ON OR TRANSMITTED BY ANY INFORMATION SYSTEMS, INCLUDING BUT NOT LIMITED TO, ELECTRONIC MAIL, INTERNET, OR WIRELESS COMMUNICATIONS.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



- LEGEND**
- (A) ACCESSIBLE PARKING SPACE
 - (B) ACCESSIBLE PARKING AND PENALTY SIGN IN BOLLARD
 - (C) ACCESSIBLE CURB RAMP (SEE SHEET C-402)
 - (D) EXISTING 6' SIDEWALK
 - (E) IN GROUND FUEL STORAGE TANKS (REFER TO MEP PLANS)
 - (F) PROPERTY LINE
 - (G) SIGHT TRIANGLE
 - (H) PUMP STATION CANOPY
 - (I) FUELING POSITION (TYP. OF 16)
 - (J) STOP SIGN AND STOP BAR
 - (K) 4" WIDE WHITE PARKING STRIPE (TYP.)
 - (L) DUMPSTER ENCLOSURE (SEE ARCH PLAN SHEET R0.01)
 - (M) CAR WASH (SEE ARCH PLAN SHEET R0.02)
 - (N) DECORATIVE CROSSWALK (SEE SHEET C-401)
 - (O) PROPOSED CONCRETE SIDEWALK (WIDTH SHOWN ON PLAN)
 - (P) PAVEMENT MARKING (DIRECTIONAL ARROW, TYP.)
 - (Q) VACUUM / AIR PUMP (SEE ARCH PLANS)
 - (R) BICYCLE RACK (SEE SHEET C-401)
 - (S) PATIO FURNITURE (SEE ARCH PLANS)
 - (T) SITE LIGHT POLE (TYP.)
 - (U) 9-BUTTON SIGN (OM4-1 CASE II RED SIGNS, 4" O.C.)
 - (W) 6" WIDE YELLOW THERMOPLASTIC STRIPE
 - (X) 6" WIDE DOUBLE YELLOW THERMOPLASTIC STRIPE
 - (Y) THERMOPLASTIC TURN ARROW
 - (Z) EXISTING DRIVEWAY CONNECTION
 - (AA) 6" WHITE CROSSWALK STRIPE (SEE SHEET C-401)
 - (BB) STAMPED CONCRETE (SEE ARCH PLANS)

SITE DATA

ADDRESS: 4670 SEMINOLE PRATT WHITNEY ROAD, WESTLAKE, FL 33470
 NAME OF APPLICATION: WESTLAKE, FL
 APPLICATION NUMBER: 147666000
 PROJECT NUMBER: N/A
 LAST BCC APPROVAL DATE: N/A
 RESOLUTION NUMBERS: N/A
 TIER: URBAN SUBURBAN TIER

FUTURE LAND USE DESIGNATION: DOWNTOWN MIXED USE
 EXISTING ZONING DISTRICT: AR
 SECTION / TOWNSHIP / RANGE: SECTION 12, TOWNSHIP 43S, RANGE 40E
 SITE AREA: 82,512 SF 1.89 AC

| | PROPOSED | 100% |
|----------------------|-----------|-------|
| TOTAL SITE AREA | 82,512 SF | |
| GAS PUMP CANOPY: | 4,046 SF | 4.9% |
| CARWASH: | 990 SF | 1.2% |
| CONVENIENCE STORE: | 4,500 SF | 5.5% |
| TOTAL BUILDING AREA: | 9,536 SF | 11.6% |
| IMPERVIOUS AREA: | 50,776 SF | 61.5% |
| PERVIOUS AREA: | 22,200 SF | 26.9% |

PARKING SUMMARY

PARKING CALCULATION: 1 SPACE PER 250 SF = 18 SPACES REQUIRED (COUNT BASED ON CONVENIENCE STORE ONLY)

| | PROVIDED |
|-----------------------------|----------|
| STANDARD ACCESSIBLE PER ADA | 20 |
| TOTAL PARKING | 21 |

SETBACKS

| | REQUIRED | PROVIDED |
|--------|----------|----------|
| FRONT: | 30' | 161.5' |
| REAR: | 20' | 53.5' |
| SIDE: | 15' | 55.9' |

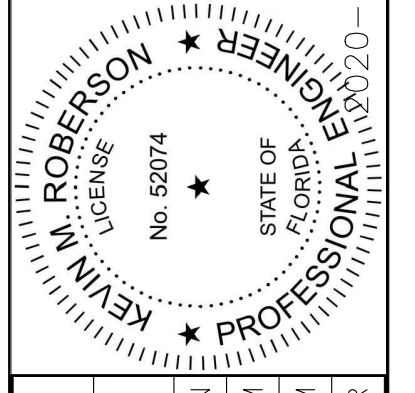
*WESTLAKE IS A LIMITED URBAN SERVICES AREA (LUSA) THEREFORE SHALL BE REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN SUBURBAN TIER CRITERIA.

DATUM
 BEARINGS SHOWN HEREON AREA BASE ON THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF S 88°15'23"E. THE GRID BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83-07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83-90).

FLOOD ZONE
 THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AND "AE". ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 12099C 0531 F, PALM BEACH COUNTY, FLORIDA, DATED OCTOBER 05, 2017, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

| REVISION # | DATE | BY |
|------------|------|----|
| 07/20/2020 | ANG | |
| 05/26/2020 | ANG | |

Kimley»Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696



| | |
|-------------|------------|
| KHA PROJECT | 147666000 |
| DATE | 05/06/2019 |
| SCALE | AS SHOWN |
| DESIGNED BY | ESM |
| DRAWN BY | ESM |
| CHECKED BY | KMR |

SITE PLAN

7-ELEVEN WESTLAKE
 PREPARED FOR
VERDAD REAL ESTATE & CONSTRUCTION SERVICES
 PALM BEACH COUNTY, FLORIDA

SHEET NUMBER
C-300

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN M. ROBERSON, P.E. 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

Sunshine811
 Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
 Check positive response codes before you dig!