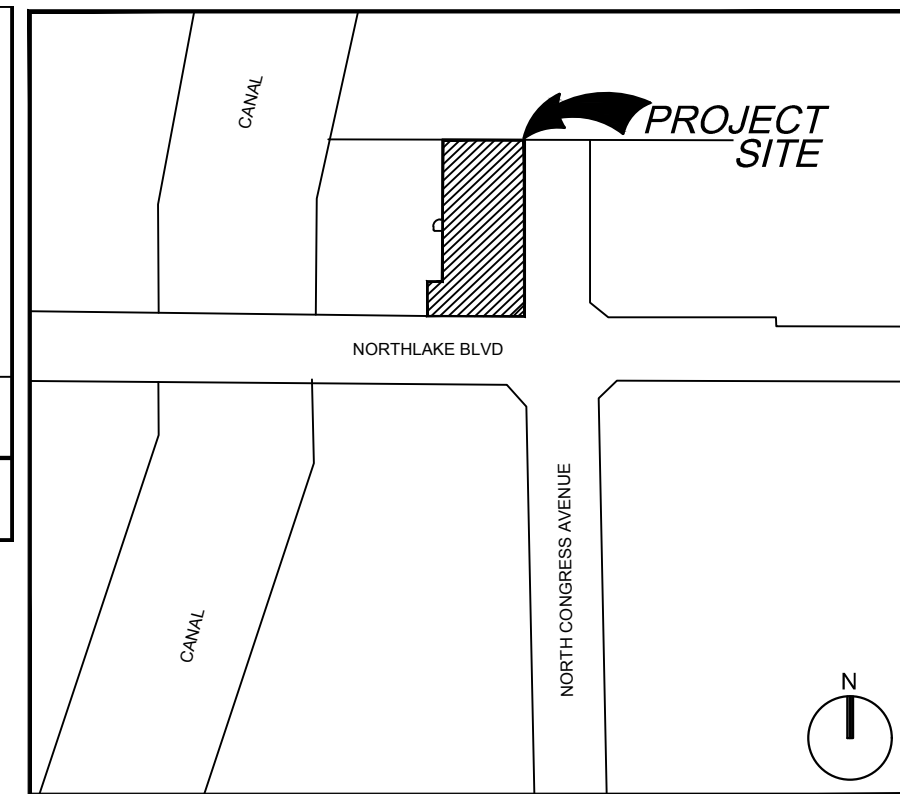


SITE DATA TABLE:	
PROJECT ADDRESS: 3167 Northlake Blvd, Palm Beach Gardens, FL 33403	
PCN # - 52-43-42-18-16-000-0020	
Petition #: PPUJ-20-06-000061 / CUMI-20-06-000062 / CUMI-20-06-000063	
PROJECT INFORMATION:	
LAND USE DESIGNATION:	
Existing:	Commercial
Proposed:	Commercial
CO-1 / Northlake Blvd Overlay (NB02)	
ZONING DESIGNATION:	
Existing:	Planned Unit Development Overlay District (PUD)
Proposed:	
TOTAL OVERALL SITE AREA (PAPA)	3.89 AC
SUBJECT PARCEL AREA (PER SURVEY)	1.60 AC
LESS CORNER CHORD DEDICATION	0.01 AC
NET SUBJECT PARCEL AREA	1.59 AC
AFFECTED AREA OF CONSTRUCTION	1.66 AC
GROSS BUILDING AREA	
PRINCIPAL BUILDING	4,652 SF
GASOLINE CANOPY	3,096 SF
CAR WASH	980 SF
TOTAL	8,728 SF

ZONING DISTRICT REQUIREMENTS:			
MINIMUM LOT AREA (SF)	REQUIRED	PROVIDED	72,496 SF.
BUILDING HEIGHT	PER PUD	27'-10"	FT.
GAS CANOPY HEIGHT	PER PUD	19'	FT.
LOT COVERAGE (MAX)	35%	12.2%	INCLUDES CANOPY AND CAR WASH
FAR (MAX)	35%	12.2%	
LANDSCAPE / OPEN SPACE	15%	30.8%	
SETBACK REQUIREMENTS:			
	REQUIRED (MIN)	PROVIDED	
FRONT YARD (NORTHLAKE BLVD)			
PRINCIPAL BUILDING	30'	151.09'	FT.
GASOLINE CANOPY	30'	55.67'	FT.
CORNER / STREET SIDE YARD (EAST)			
PRINCIPAL BUILDING	40'	71.52'	FT.
GASOLINE CANOPY	40'	51.72'	FT.
INTERIOR SIDE (WEST)			
PRINCIPAL BUILDING	20'	N/A	FT.
GASOLINE CANOPY	20'	N/A	FT.
REAR YARD (NORTH)			
PRINCIPAL BUILDING	25'	173.68'	FT.
CAR WASH	25'	25'	FT.

SITE AREA CALCULATIONS:			
NET AFFECTED AREA:	SQ. FT.	%	ACRE
	72,496		1.66
IMPERVIOUS AREA			
BUILDING FOOTPRINT (Includes Overhangs Gas Canopy, & Car Wash)	8,876	12.2%	0.204
VEHICLE USE AREA / PAVEMENT	38,717	53.4%	0.889
SIDEWALKS/CONCRETE	2,580	3.6%	0.059
LANDSCAPE AREA TOTAL	22,323	30.8%	0.512
SOD AREA (8,481 SF)	39% OF LANDSCAPE AREA		
SITE CALCULATIONS TOTAL	72,496	100%	1.66

PARKING CALCULATIONS:			
CONVENIENCE STORE W/ GAS SALES	REQUIRED	PROVIDED	
1 PER 200 (4,652 SF)	24	21	(10'x18.5')
CAR WASH			
1 PER 250 + 1 PER BAY (980 SF)	5		
OUTDOOR SEATING			
1 PER 150 SF (175 SF)	2	12	(9.5'x18.5')
ADA PARKING		2	(12'x18.5' ADA)
TOTAL PARKING	31	35	
TOTAL LOADING (12'x35')	1	1	(12'x35')
Bicycle Space Calculations		4	(2 spaces per bicycle rack)
5% of provided parking	2	4	



301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of Authorization # - 7928

REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.



7-ELEVEN #41621
3167 NORTHLAKE BLVD.
PALM BEACH GARDENS, FL 33403

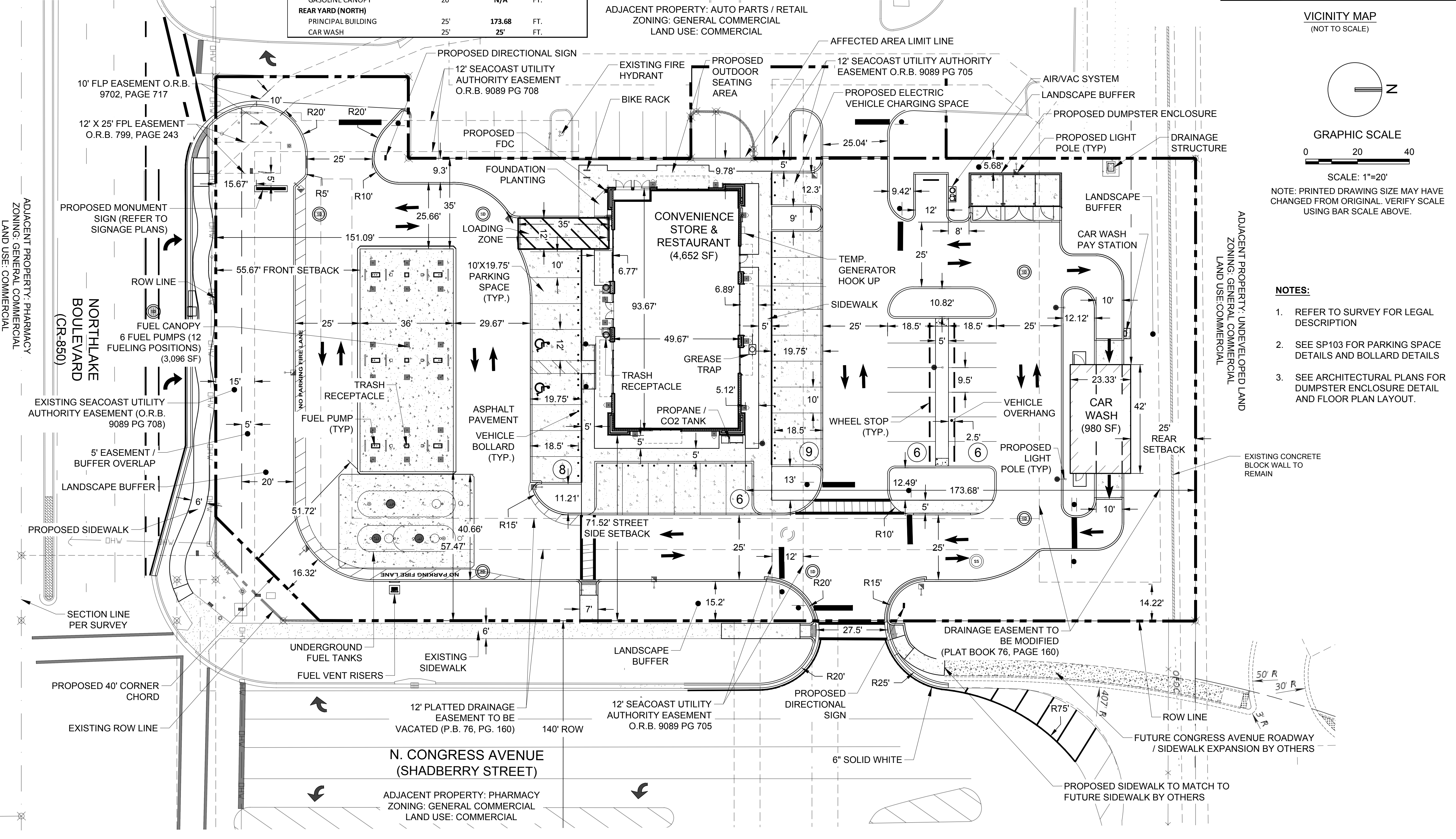
SCALE:	AS NOTED
DATE ISSUED:	MAY 2020
DRAWN BY:	MG
DESIGNED BY:	MG
CHECKED BY:	TD

CHRISTOPHER A ROGERS, P.E.
FLORIDA REG. NO. 67359

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-101

PROJECT NO. **09725.57**



- NOTES:**
- REFER TO SURVEY FOR LEGAL DESCRIPTION
 - SEE SP103 FOR PARKING SPACE DETAILS AND BOLLARD DETAILS
 - SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAIL AND FLOOR PLAN LAYOUT.

Drawing name: N:\09725.57 - 7.11.20 - 3167 Northlake Blvd\PCAD\Engineering\09725.57.SP-101.Site Plan.dwg Layout Name: SP-101 Printed on: Apr 27, 2021 11:28am