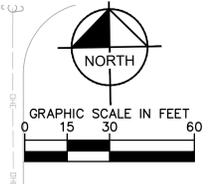
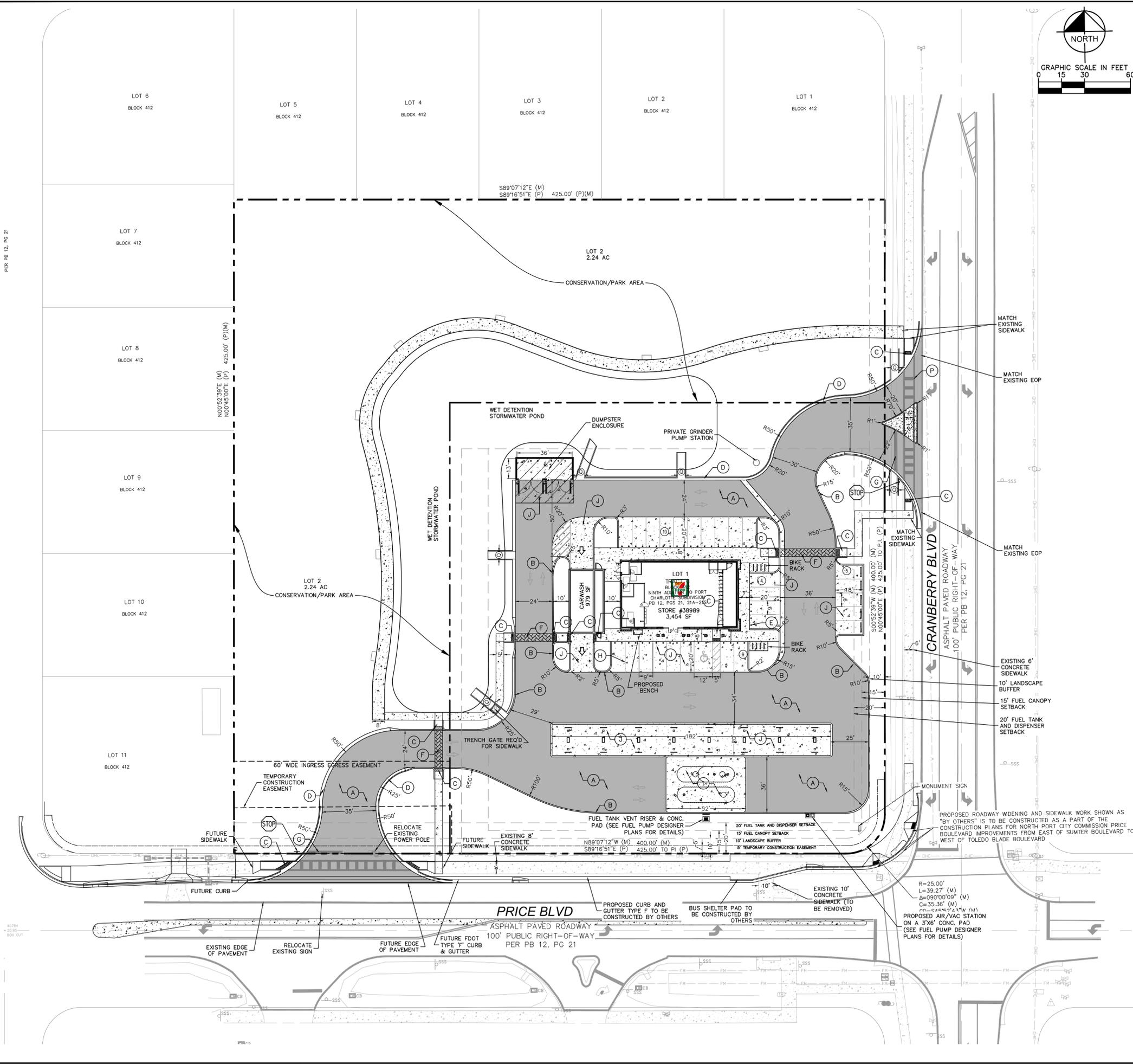


Plotted By: Pitts, Adam. Sheet Set: 7-ELEVEN NORTH PORT. Layout: C4.0. April 03, 2020. 01:34:17pm. K:\VDR\Civil\149752018 - 7-Eleven North Port, FL\CADD\CONSET\PlanSheets\C4.0 - SITE.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose 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

- PARKING SPACE COUNT
- PROPERTY BOUNDARY
- PROPOSED STANDARD DUTY CONCRETE
- PROPOSED ASPHALT
- PROPOSED ASPHALT

SITE DATA:

SITE AREA:	1.91 ACRES (LOT 1)
ZONING:	NEIGHBORHOOD COMMERCIAL (H)
PROPOSED USE:	FUEL STATION AND CARWASH
MAXIMUM BUILDING HEIGHT:	2 STORES
PROPOSED BUILDING HEIGHT:	1 STORY/±30 FEET

BUILDING COVERAGE:

STORE FLOOR AREA	3,454 SF
CARWASH FLOOR AREA	979 SF
F.A.R. (3,454 + 979 SF)/83,218 SF	0.05
MAX F.A.R.	0.3

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT (SOUTH):	0 FT	60 FT
REAR (NORTH):	30 FT	55 FT
SIDE (EAST):	10 FT	35 FT
SIDE (WEST):	7.5 FT	40 FT

PAVING SETBACKS

	REQUIRED	PROPOSED
FRONT (SOUTH):	10 FT	10 FT
SIDE (EAST):	10 FT	10 FT

REQUIRED PARKING:

1 SPACE / 350 SF GFA:	10 SPACES
3,454 SF / 350 SF:	10 SPACES
2 SPACES / CARWASH STALL:	2 SPACES
1 STALL X 2 SPACES:	2 SPACES
TOTAL PARKING SPACES REQUIRED:	12 SPACES

PROVIDED PARKING:

REGULAR SPACES (9'x20'):	12 SPACES
REDUCED SIZE SPACES (9'x18'):	5 SPACES
HANDICAP SPACES:	1 SPACES
PARKING UNDER CANOPY:	16 SPACES
TOTAL SPACES PROVIDED:	34 SPACES

BICYCLE PARKING REQUIRED:

0-20,999 SF GFA OF STRUCTURE:	2 BIKE RACKS
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IMPERVIOUS CALCULATIONS

MAXIMUM ALLOWABLE IMPERVIOUS AREA (70%):	1.34 AC
BUILDING AREA:	0.08 AC
ASPHALT AREA:	0.77 AC
CONCRETE AREA:	0.29 AC
TOTAL IMPERVIOUS AREA:	1.14 AC (59%)

WAIVER REQUESTS

WAIVER	CODE SECTION	REQUEST
LOW KEY MONUMENT SIGN IN NEIGHBOR COMMERCIAL ZONE	SEC. 53-184.B(3)	ALLOW ONE (1) FREESTANDING MONUMENT SIGN IN ORDER TO ADVERTISE FUEL PRICES AS REQUIRED BY STATE LAW.
HOURS OF OPERATION	SEC. 53-179.A	INCREASE HOURS OF OPERATION FROM 5AM-10PM TO 24HR / 7 DAYS
20 FT BUFFER ZONE AND 8 FT WALL WHEN ADJACENT TO RESIDENTIAL	SEC. 53-182	IN LIE OF BUFFER ZONE AND WALL, APPLICANT IS PROPOSING TO DEDICATE LOT 2 TO THE CITY AS A PARK OR LEAVE LOT 2 AS A CONSERVATION AREA BETWEEN PROPOSED DEVELOPMENT AND ADJACENT RESIDENTIAL LOTS TO SERVE AS THE BUFFER.
WHEEL STOPS AT PARKING SPOTS	SEC 25-7.A	APPLICANT REQUESTS TO INSTALL BOLLARDS IN LIE OF WHEEL STOPS AT PARKING SPOTS. 7-ELEVEN HAS ADOPTED NATIONAL STANDARDS TO INSTALL BOLLARDS AT THE STORE FRONT TO PREVENT CARS FROM CRASHING THROUGH STORES.

- KEYNOTE LEGEND**
- (A) HEAVY DUTY ASPHALT PAVEMENT
 - (B) CURB TYPE "D" PER FDOT INDEX 520-001
 - (C) CONCRETE SIDEWALK CURB RAMP W/ DETECTABLE WARNING PER INDEX 522-022
 - (D) CURB TYPE "F" PER FDOT INDEX 520-001
 - (E) DEEP MOUNT BOLLARD
 - (F) STAMPED CONCRETE CROSSWALK
 - (G) 24" WIDE WHITE THERMOPLASTIC STOP BAR
 - (H) 6" WIDE WHITE
 - (I) FUEL TANK PAD CONCRETE PAVEMENT
 - (J) STANDARD DUTY CONCRETE PAVEMENT
 - (K) CURB TYPE "F" PER FDOT INDEX 520-001
 - (P) CROSSWALK STRIPING PER FDOT INDEX 711-001 SHEET 10 OF 14
 - (Q) 5' CURBED FLUME

NOTE:
 FUTURE ROADWAY WIDENING AND SIDEWALK WORK SHOWN AS "BY OTHERS" IS TO BE CONSTRUCTED AS A PART OF THE CONSTRUCTION PLANS FOR NORTH PORT CITY COMMISSION PRICE BOULEVARD IMPROVEMENTS FROM EAST OF SUMTER BOULEVARD TO WEST OF TOLEDO BLADE BOULEVARD

Matthew S. Gillespie, P.E., State of Florida, Professional Engineer, License No. 76950
 This item has been electronically signed and sealed by Matthew S. Gillespie, P.E. using a Digital Signature.
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Kimley»Horn

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REVISIONS

No.	DATE	BY

LICENSED PROFESSIONAL

MATTHEW S. GILLESPIE, P.E.
 FLORIDA LICENSE NUMBER 76950

DATE: 04/02/2020
 CHECKED BY: MCG

KHA PROJECT 149752018
 DATE 04/02/2020
 SCALE AS SHOWN
 DESIGNED BY ARP
 DRAWN BY ARP
 CHECKED BY MCG

FLORIDA

7-ELEVEN #38989
 NORTH PORT

SARASOTA COUNTY

SHEET NUMBER
C4.0

DATE