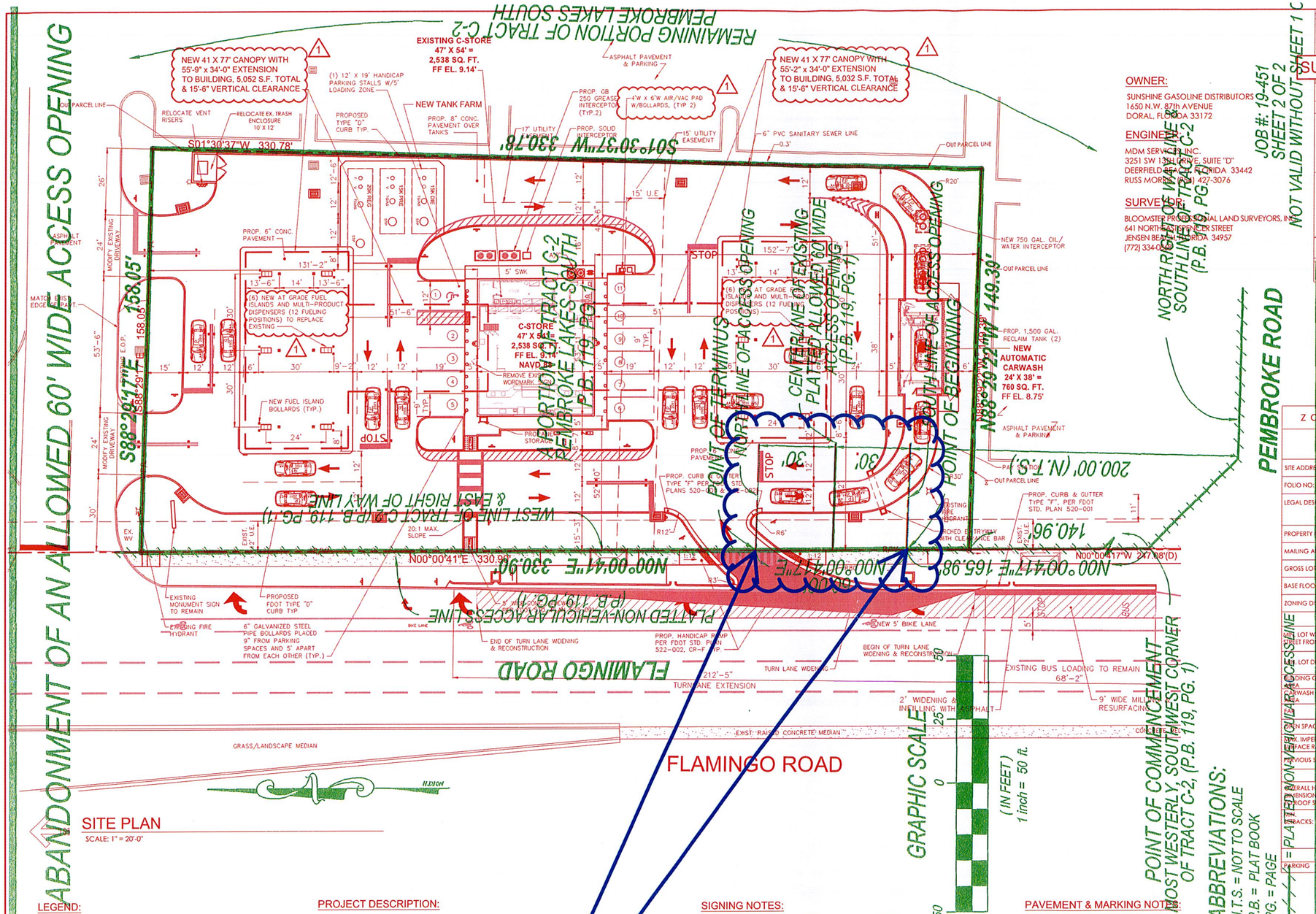


SITE PLAN

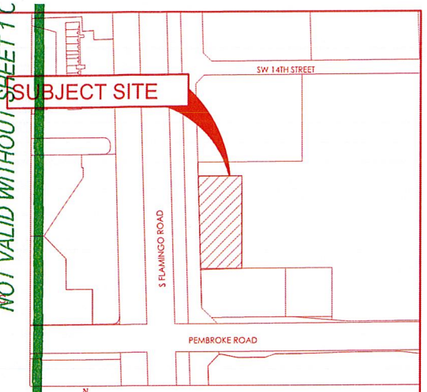
SCALE: 1" = 20'-0"

OWNER:
SUNSHINE GASOLINE DISTRIBUTORS
1650 N.W. 87th AVENUE
DORAL, FLORIDA 33172

ENGINEER:
MDM SERVICES, INC.
3251 SW 13ST DRIVE, SUITE "D"
DEERFIELD BEACH, FLORIDA 33442
RUSS MORRIS (954) 427-3076

SURVEYOR:
BLOOMSTER PROCTER SOCIAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
(772) 334-0628

JOB #: 19-451
SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2



LOCATION MAP
SCALE: 1" = 250'-0"

zoning information:

ZONING DATA
(CITY OF PEMBROKE PINES CODE OF ORDINANCES)
SUNSHINE GASOLINE DISTRIBUTORS

SITE ADDRESS:	1501 S FLAMINGO ROAD, PEMBROKE PINES, FL	
FOLIO NO.:	5140 24 02 0022	
LEGAL DESCRIPTION:	PEMBROKE LAKES SOUTH 119-1 B POR TR C-2 DESC AS:COMM AT W 1/4 COR SEC 24,E 200,N 247.08 TO POB N 330.90,E 158.05,S 330.78,E 149.99 TO POB	
PROPERTY OWNER:	SUNSHINE GASOLINE DISTRIBUTOR C/O MAXIMO ALVAREZ INC	
MAILING ADDRESS:	1650 NW 87 AVE MIAMI, FL 33172	
GROSS LOT AREA:	50,848.72 SF = 1.16 ACRES	
BASE FLOOD ELEV.:	AH	
ZONING DISTRICT:	B-3 INTENSE COMMERCIAL BUSINESS / MERCANTILE	
	REQUIRED/ ALLOWED	PROVIDED/ PROPOSED
MIN. LOT WIDTH & STREET FRONTAGE	150 FT	330 FT
MIN. LOT DEPTH	100 FT	150 FT
BUILDING GROSS AREA	N/A	2,538 SF
CARWASH GROSS AREA	N/A	760 SF
FAR	35 %	19.0 % OF LOT = 9,612 SF
OPEN SPACE	N/A	81.0 % OF LOT = 42,236 SF
MAX. IMPERVIOUS SURFACE RATIO	N/A	59.8 % OF LOT = 29,903 SF
PERVIOUS SPACE	35 % (MAX)	22.2 % OF LOT = 11,333 SF
OVERALL HEIGHT DIMENSION (GRADE TO ROOF SLAB)	25 FT	20 FT
SETBACKS: FRONT	30 FT.	131' - 2"
SETBACKS: REAR	15 FT.	152' - 7"
SETBACKS: SIDES	10 FT. 10 FT.	46' - 6" (EAST SIDE) 52' - 10" (WEST SIDE)
PARKING	11 SPACES	11 SPACES

LEGEND:

- PROPOSED TURN LANE MILLING AND RESURFACING
- EXISTING CONCRETE PAVEMENT
- 6" THICK NEW CONCRETE PAVEMENT
- PROPOSED INFILL WITH ASPHALT

PROJECT DESCRIPTION:

1 – MODIFY EXISTING DRIVEWAYS, FUEL ISLANDS (SIX), REPLACE AND ADD ONE NEW 41' X 77' FUEL ISLAND CANOPIES WITH COVERED WALKWAY TO CONVENIENCE STORE. COLORS WILL REMAIN THE SAME, SEE COLOR BOARD.
2 – ADD NEW 24' X 38' = 760 SQ. FT. SELF SERVICE AUTOMATIC CARWASH AT SOUTH OUT PARCEL LINE.
3 – RE-MODEL EXISTING STORE AND CARWASH TO 47' X 54' CONVENIENCE STORE ONLY.
4 – SITE IMPROVEMENTS ASSOCIATED WITH THE ABOVE (PAVING, LANDSCAPING, DRAINAGE, W & S SERVICES, FUEL PIPING, AIR & VAC., LIGHTING, SIGNING, PARKING & ACCESSIBILITY)

Existing 60' NVAL to be abandoned

SIGNING NOTES:

SEE SIGNAGE, PAVEMENT MARKING AND STRIPING PLAN (SHEET NO. C-5.0) FOR MORE INFO.

LANDSCAPING NOTES:

1 – ALL TREES SHALL BE PLANNED TO ENSURE THAT THERE IS ADEQUATE ROOT AND CANOPY SPACE AT MATURITY. TREES PLANTED WITHIN TEN FEET OF A PAVED SURFACE OR FORM OF INFRASTRUCTURE (DETERMINED TO HAVE AN INVASIVE ROOT SYSTEM) SHALL REQUIRE AND APPROVED ROOT BARRIER SYSTEM. SEE PLANTING PLAN, SHEET L-1.0 FOR FURTHER INFORMATION

2 – IRRIGATION MUST BE REPAIRED/INSTALLED PROPERLY TO ENSURE THAT ALL NEW AND EXISTING LANDSCAPE MATERIAL IS PROPERLY BEING IRRIGATED. A "WET-CHECK" SHALL BE DONE AT TIME OF FINAL INSPECTION TO ENSURE ALL IRRIGATION HEADS ARE WORKING PROPERLY ETC. SEE PLANTING PLAN, SHEET L-2.0 FOR FURTHER DETAILS AND SPECIFICATIONS.

PAVEMENT & MARKING NOTES:

ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.
ALL PAVEMENT MARKINGS SHALL BE 6" THERMOPLASTIC MATERIAL MEETING THE BCTED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE 4" REFLECTORIZED PAINT MEETING THE BCTED STANDARDS.
ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, RAMPS AND ACCESSIBLE ROUTES MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE, SIXTH EDITION, 'ACCESSIBILITY'.
PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 'DESIGN STANDARDS', PLAN NOS. 711-001 AND 700-102.
ALL SIDEWALK CURB RAMPS 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER FDOT 'DESIGN STANDARDS', PLAN NO. 522-002.
WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE AND THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST MARKING.

RICHARD R. MORRIS LICENSE No. 34748 STATE OF FLORIDA PROFESSIONAL ENGINEER

JUL 27 2020

RICHARD R. MORRIS
FL REG # 34748

SITE PLAN

SUNSHINE GASOLINE DISTRIBUTORS
CHEVRON GAS STATION - SGD #358
1501 S FLAMINGO ROAD,
PEMBROKE PINES, FL 33025

DATE: No.:	REVISION:	BY:
2-13-20 1	CLARIFY CANOPY & DISPENSES LAR CALL-OUTS PER COMMENTS	

SCALE: AS NOTED
DATE: 02-21-18
DRAWN BY: BM
PROPOSED GRADES BY:
CHECKED BY:
S.S. #
APPROVED BY:

Do Not Scale-Use Dimensions Only
* To the best of our knowledge, these plans and specifications submitted herewith comply with zoning, building, fire, and other applicable codes, ordinances and regulations. We do not warrant, express or implied or hereby given.

PLANS PREPARED BY:
MDM
engineering • environmental • construction
2151 W HILLSBORO BLVD, SUITE 401, DEERFIELD BEACH, FL 33442
CA 8004557 (954) 427-3076

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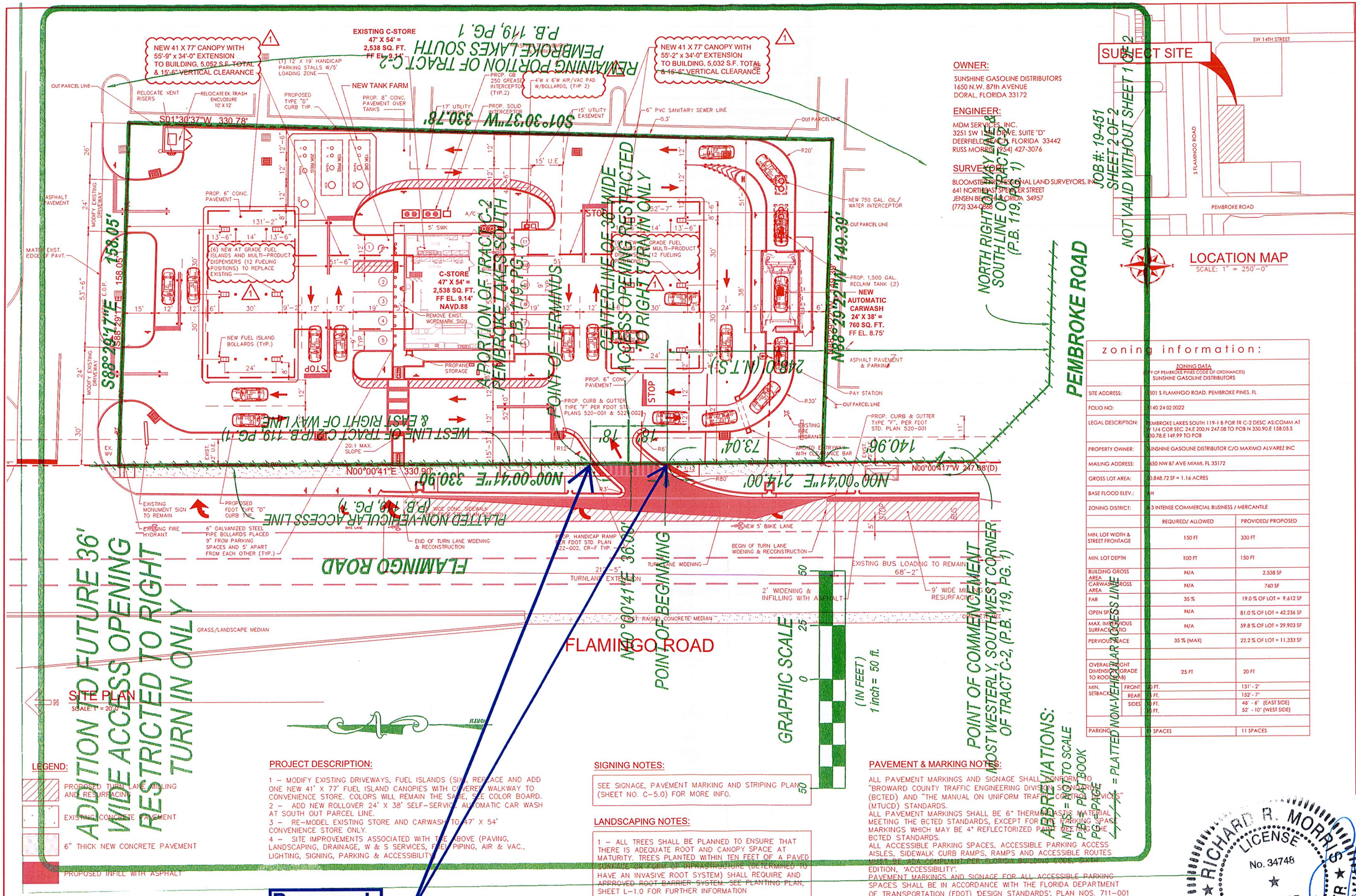
JOB # 15039

DWG # C-2.0



JOB #: 19-451
SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

OWNER:
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zoning information:

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(CITY OF PEMBROKE PINES CODE OF ORDINANCES)
SUNSHINE GASOLINE DISTRIBUTORS

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MAILING ADDRESS:	1650 NW 87 AVE MIAMI, FL 33172	
GROSS LOT AREA:	50,848.72 SF = 1.16 ACRES	
BASE FLOOD ELEV.:	N/A	
ZONING DISTRICT:	B-3 INTENSE COMMERCIAL BUSINESS / MERCANTILE	
	REQUIRED/ ALLOWED	PROVIDED/ PROPOSED
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MIN. LOT DEPTH	100 FT	150 FT
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CARWASH GROSS AREA	N/A	760 SF
FAR	35 %	19.0 % OF LOT = 9,612 SF
OPEN SPACE	N/A	81.0 % OF LOT = 42,236 SF
MAX. IMPERVIOUS SURFACE RATIO	N/A	59.8 % OF LOT = 29,903 SF
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	20 FT.	52' - 10" (WEST SIDE)
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LEGEND:
- PROPOSED TURN LANE WIDENING AND RESURFACING
- EXISTING CONCRETE PAVEMENT
- 6" THICK NEW CONCRETE PAVEMENT
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PROJECT DESCRIPTION:

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2 – ADD NEW ROLLOVER 24' X 38' SELF-SERVICE AUTOMATIC CAR WASH AT SOUTH OUT PARCEL LINE.
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4 – SITE IMPROVEMENTS ASSOCIATED WITH THE ABOVE (PAVING, LANDSCAPING, DRAINAGE, W & S SERVICES, FUEL PIPING, AIR & VAC., LIGHTING, SIGNING, PARKING & ACCESSIBILITY).

SIGNING NOTES:

SEE SIGNAGE, PAVEMENT MARKING AND STRIPING PLAN (SHEET NO. C-5.0) FOR MORE INFO.

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1 – ALL TREES SHALL BE PLANNED TO ENSURE THAT THERE IS ADEQUATE ROOT AND CANOPY SPACE AT MATURITY. TREES PLANTED WITHIN TEN FEET OF A PAVED SURFACE OR ANY OF THE INFRASTRUCTURE (DETERMINED TO HAVE AN INVASIVE ROOT SYSTEM) SHALL REQUIRE AND APPROVED ROOT BARRIER SYSTEM. SEE PLANTING PLAN, SHEET L-1.0 FOR FURTHER INFORMATION

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ALL SIDEWALK CURB RAMPS 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER FDOT 'DESIGN STANDARDS', PLAN NO. 522-002.
WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE AND THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST MARKING.

ABBREVIATIONS:
NTS = NOT TO SCALE
P.B. = PLAT BOOK
PG. = PAGE
= PLATTED NON-VEHICULAR ACCESS LINE

RICHARD R. MORRIS LICENSE No. 34748 STATE OF FLORIDA PROFESSIONAL ENGINEER
JUL 27 2020

SITE PLAN	SUNSHINE GASOLINE DISTRIBUTORS CHEVRON GAS STATION - SGD #358 1501 S FLAMINGO ROAD, PEMBROKE PINES, FL 33025

DATE:	No.:	REVISION:	BY:
2-13-20	1	CLARIFY CANOPY & DISPENSES LAR CALL-OUTS PER COMMENTS	

SCALE: AS NOTED
DATE: 02-21-18
DRAWN BY: BM
PROPOSED GRADES BY:
CHECKED BY:
S.S. #
APPROVED BY:

Do Not Scale-Use Dimensions Only
* To the best of my knowledge, the plans and specifications contained herein are in compliance with the Florida Building Code and accepted standards of practice. No warranty, express or implied is hereby given.

PLANS PREPARED BY: MDM engineering • environmental • construction
2151 W HILLSBORO BLVD, SUITE 401, DEERFIELD BEACH, FL 33442
CA 0026267 (954) 427-3076

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RICHARD R. MORRIS
FL REG # 34748

JOB # 15039
DWG # C-2.0