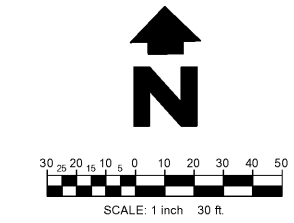


Order Plans @ www.LDOnline.com

SITE DATA

SITE AREA	22.3 ACRES (971,536 SF)	
FUTURE LAND USE	MXD (MIXED USE DEVELOPMENT)	
EXISTING ZONING	IL (INDUSTRIAL LIGHT)	
TOTAL BUILDING AREA	76,866 SF TOTAL (2,100 SF PROPOSED)	
MAX BUILDING HEIGHT	32'	
BLDG. LOT COVERAGE	27,185 SF OR 2.80% (50% MAX)	
USE DATA		
EXISTING USE		
FAST FOOD RESTAURANT	2,854 SF	
CONVENIENCE/ RETAIL	7,148 SF	
AUTO FUELING STATIONS	18 FUELING POSITIONS	
VEHICLE MAINTENANCE	5,763 SF	
PROPOSED USE		
VEHICLE MAINTENANCE	2,100 SF	
PARKING DATA		
FAST FOOD RESTAURANT	25 SPACES (FAST FOOD: 0.88 / 1,000 SF)	
AUTO FUELING STATIONS	58 SPACES (SUPER CONVENIENCE MARKET: 0.11 / 1,000 SF)	
VEHICLE MAINTENANCE	6 SPACES (LIGHT INDUSTRIAL: 0.65 / 1,000 SF)	
TOTAL PARKING REQUIRED	89 SPACES	
TOTAL PARKING PROVIDED	109 SPACES	
AUTO / RV PARKING	78 SPACES	
TRUCK PARKING	118 SPACES	
HANDICAP PARKING REQUIRED	4 SPACES	
HANDICAP PARKING PROVIDED	5 SPACES	
BUILDING SETBACKS		
REQUIRED	PROVIDED	
FRONT	25'	118'
REAR	20'	281'
SIDE	10'	246' NORTH & 131.2' SOUTH
OPEN SPACE DATA		
TOTAL SITE AREA	22.3 ACRES (971,536 SF)	
IMPERVIOUS AREA	11.4 ACRES (478,804 SF)	
TOTAL OPEN SPACE	11.3 ACRES (492,730 SF)	
PERVIOUS AREA	7.9 ACRES (343,678 SF)	
LAKE AREA	3.4 ACRES (149,052 SF)	
BUILDING HEIGHTS		
AUTO GAS CANOPY	20'-0"	
TRUCK GAS CANOPY	21'-0"	
CONV. / RETAIL BLDG.	22'-6"	
VEHICLE MAINTENANCE BLDG.	22'-11"	

NO ADDITIONAL APPROVAL AS CATEGORY I INVASIVE PLANTS WILL BE REMOVED PRIOR TO APPROVAL.



LEGEND

- PROPERTY LINE
- CONCRETE CURB
- FENCE CHAIN
- STORM PIPE
- OVERHEAD ELECTRIC CABLE
- TOP OF BERM
- BOUNDARY LINE
- SAW CUT LINE
- CATCH BASIN
- AREA LIGHT
- ELECTRIC PANEL
- WOODEN POLE FOR ELECTRIC CABLE
- METAL POWER POLE
- IRRIGATION VALVE
- WATER VALVE
- WATER HYDRANT
- WATER METER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STOP SIGN
- BOLLARD (TYPICAL METAL POST)
- WET WELL

HFA
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 1 479 273 7780
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 www.hfs-ae.com

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200 S KING'S HWY
 FORT PIERCE, FL 34945
SPEEDCO REMODEL
 PROJECT NUMBER: 03-19-00467

Loves
Travel Stop & Country Stores

Professional Engineer Seal for Daniel Ryan, State of Florida, License No. 75462, Exp. 12/31/2021.

ISSUE BLOCK		
Symbol	OTD	Date
△	ADD-3	11-22-2019
△	ADD-4	4-22-2020

STORE NO. 467
 DOCUMENT DATE: 8/13/19
 CHECKED BY: WFM
 DRAWN BY: ENH
 PROTO CYCLE:

SITE PLAN NORTH

SHEET: YCV1.1