



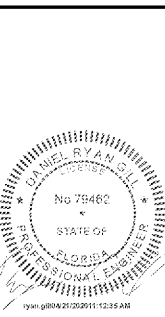
**HARRISON FRENCH**  
ASSOCIATES, L.P.

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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



Daniel Ryan CDR, P.E.  
License #729452  
Harrison French &  
Associates, L.P.  
C/O# 458121

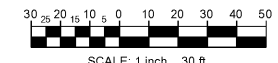
ISSUE BLOCK

OTF	08-13-2019
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 SOUTHWEST

SHEET:  
YCV1.2



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

SITE DATA

SITE AREA	22.3 ACRES (971,536 SF)
FUTURE LAND USE	MXD (MIXED USE DEVELOPMENT)
EXISTING ZONING	U (UNIQUE USE)
TOTAL BUILDING AREA	16,895 SF TOTAL (2,100 SF PROPOSED)
MAX BUILDING HEIGHT	27.185 SF OR 2.90% (50% MAX)
BLDG. LOT COVERAGE	
USE DATA	
EXISTING USE	
FAST FOOD RESTAURANT	2,854 SF
CONVENIENCE/RETAIL	7,148 SF
AUTO FUELING STATIONS	16 FUELING POSITIONS
VEHICLE MAINTENANCE	6,763 SF
PROPOSED USE	
VEHICLE MAINTENANCE	2,100 SF
PARKING DATA	
FAST FOOD RESTAURANT	25 SPACES (PART FOOD: 8.86 / 1,000 SF)
AUTO FUELING STATIONS	58 SPACES (SUPER CONVENIENCE MARKET: 8.11 / 1,000 SF)
VEHICLE MAINTENANCE	6 SPACES (EXISTING TOTAL: 8.86 / 1,000 SF)
TOTAL PARKING PROVIDED	89 SPACES
AUTO / RV PARKING	78 SPACES
TRUCK PARKING	118 SPACES
HANDICAP PARKING REQUIRED	4 SPACES
HANDICAP PARKING PROVIDED	5 SPACES
BUILDING SETBACKS	
FRONT	REQUIRED 115' PROVIDED 115'
REAR	REQUIRED 281' PROVIDED 281'
SIDE	REQUIRED 10' PROVIDED 248' NORTH & 131.2' SOUTH
OPEN SPACE DATA	
TOTAL SITE AREA	22.3 ACRES (971,536 SF)
IMPERVIOUS AREA	11 ACRES (478,804 SF)
TOTAL OPEN SPACE	11.3 ACRES (462,730 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"

NOTE: CONDITION OF APPROVAL - ALL CATEGORY I INVASIVE PLANTS WILL BE REMOVED PRIOR TO CO APPROVAL.

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