1. AREA OF SITE: 86,195 SQ.FT. = 1.979 ACRES.

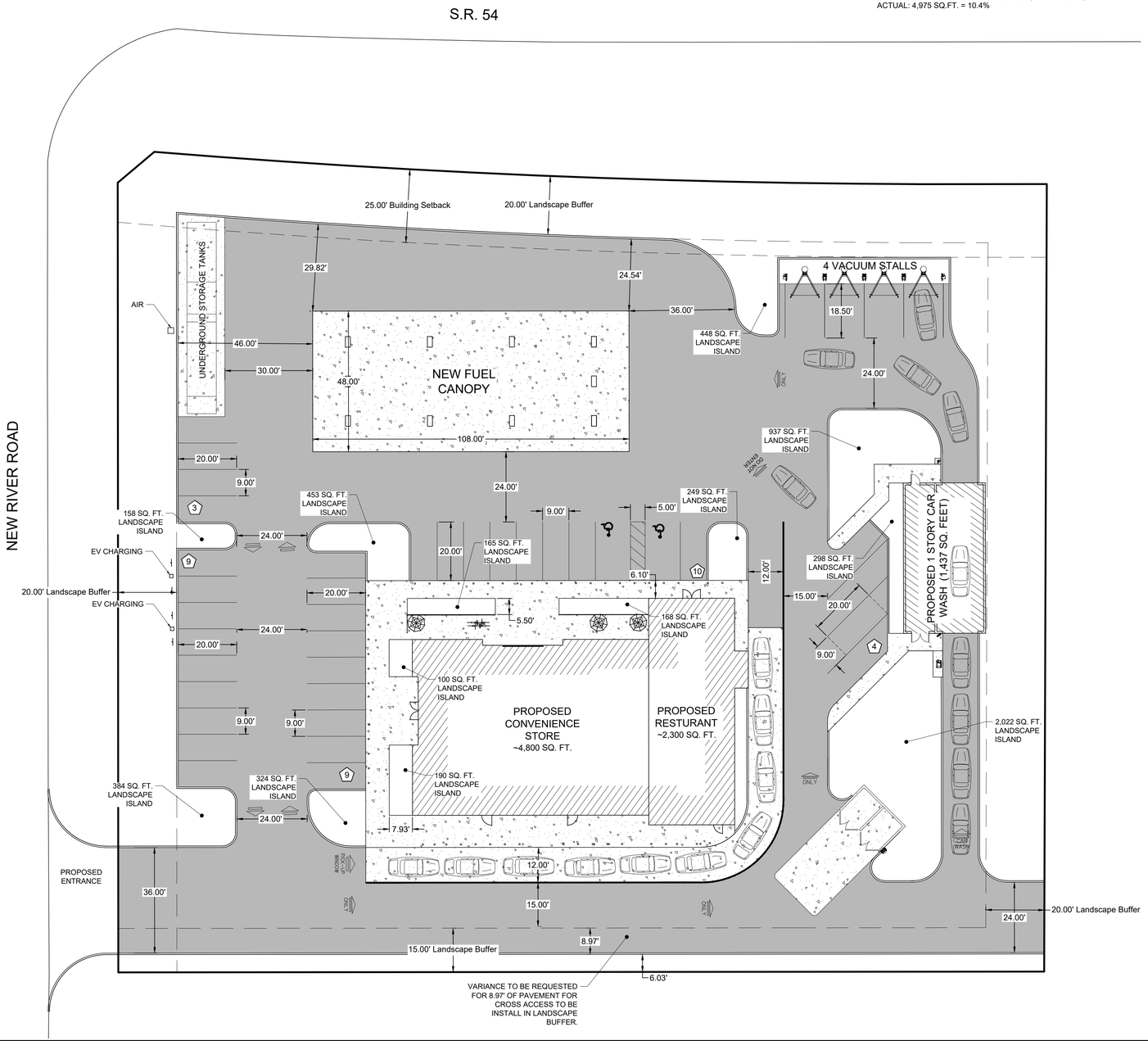
2. PARKING CONDITIONS ARE AS FOLLOWS:
   CONVENIENCE STORE:S: 1 PER 250 SQ.FT. G.F.A.
   RESTAURANT WITH DRIVE THRU: 1 PER 150 SQ.FT. G.F.A.
   CAR WASH: 2 PER WASHING STALL
   GROSS FLOOR SPACE:
   CONVENIENCE STORE = 4,800 SQ.FT. = 19 STALLS
   RESTAURANT WITH DRIVE THRU = 2,300 SQ.FT. = 15 STALLS
   CAR WASH = 1 WASHING STALL = 2 STALLS
   PARKING REQUIRED: 36 STALLS
   ACTUAL SPACES:
   33 REGULAR SPACES
   4 VACUUM STALLS
   2 ACCESSIBLE SPACES
   TOTAL SPACES: 39

3. PROPERTY ZONING
   C-2, COMMERCIAL

4. CAR STACKING
   EIGHT (8) IN DRIVE THRU
   FOUR (4) FOR BAY/STALL SERVICE ESTABLISHMENTS

5. FOUNDATION PLANTING:
   REQUIRED: 10% OF BUILDING FOOTPRINT (8,503 SQ.FT.)
   ACTUAL: 921 SQ.FT. = 10.8%

6. INTERIOR LANDSCAPING:
   REQUIRED: 10% OF VEHICLE USE AREA (47,631 SQ.FT.)
   ACTUAL: 4,975 SQ.FT. = 10.4%



Legend

These standard symbols may be found in the drawing.

W	Water Line		
SS	Sanitary Sewer Main		
X	Fence		
470	Existing Contours		
UGT	Underground Telephone		
S S	Storm Sewer		
460	Proposed Contours		
OHE	Overhead Utility Lines		
G	Gas Lines		
←	Swale		
●	Iron Pin Found	Ⓢ	Sanitary Sewer Manhole
▬	Parking Bumper		Sign
◆	Bollard	Ⓦ	Water Meter
⊗	Soil Boring Location	⋈	Water Valve
CO	Sanitary Sewer Cleanout	∅	Utility Pole
G	Gas Meter	TBR	To Be Removed
▤	Storm Sewer Curb Inlet	TC	Top of Curb
⊕	Storm Sewer MH/Open Lid	PV	Pavement
☼	Light Pole or Traffic Light	ME	Match Existing
MH	Storm Sewer Manhole	470.0	Grade point
✳	Tree	30	Number of Parking Spaces
	Existing Concrete		Proposed Concrete Walk/Pavement
	Existing Pavement		Proposed Asphalt

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REVISIONS

NO.	DESCRIPTION	DATE
	PRELIMINARY SITE PLAN	08/31/20

MICHAEL E. NEIKIRK PE
Civil Engineer
306 North Market Street, Ste 101
Mt. Carmel, IL 62863
Phone: (618) 263-4100

SCALE:	1"=20'
DRAWN BY:	
DESIGNER:	TJL
CHECKED BY:	TJL
ENGINEER:	Michael E. Neikirk
ARCHITECT:	
OWNER:	

CERTIFIED BY _____

0' 20' 40' 60'

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

JOB TITLE
76 STORE
STATE RD 54 & NEW RIVER RD
WESLEY CHAPEL, FL

DRAWING TITLE
SITE PLAN

FILE LOCATION

DRAWING NUMBER C2

REV #

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