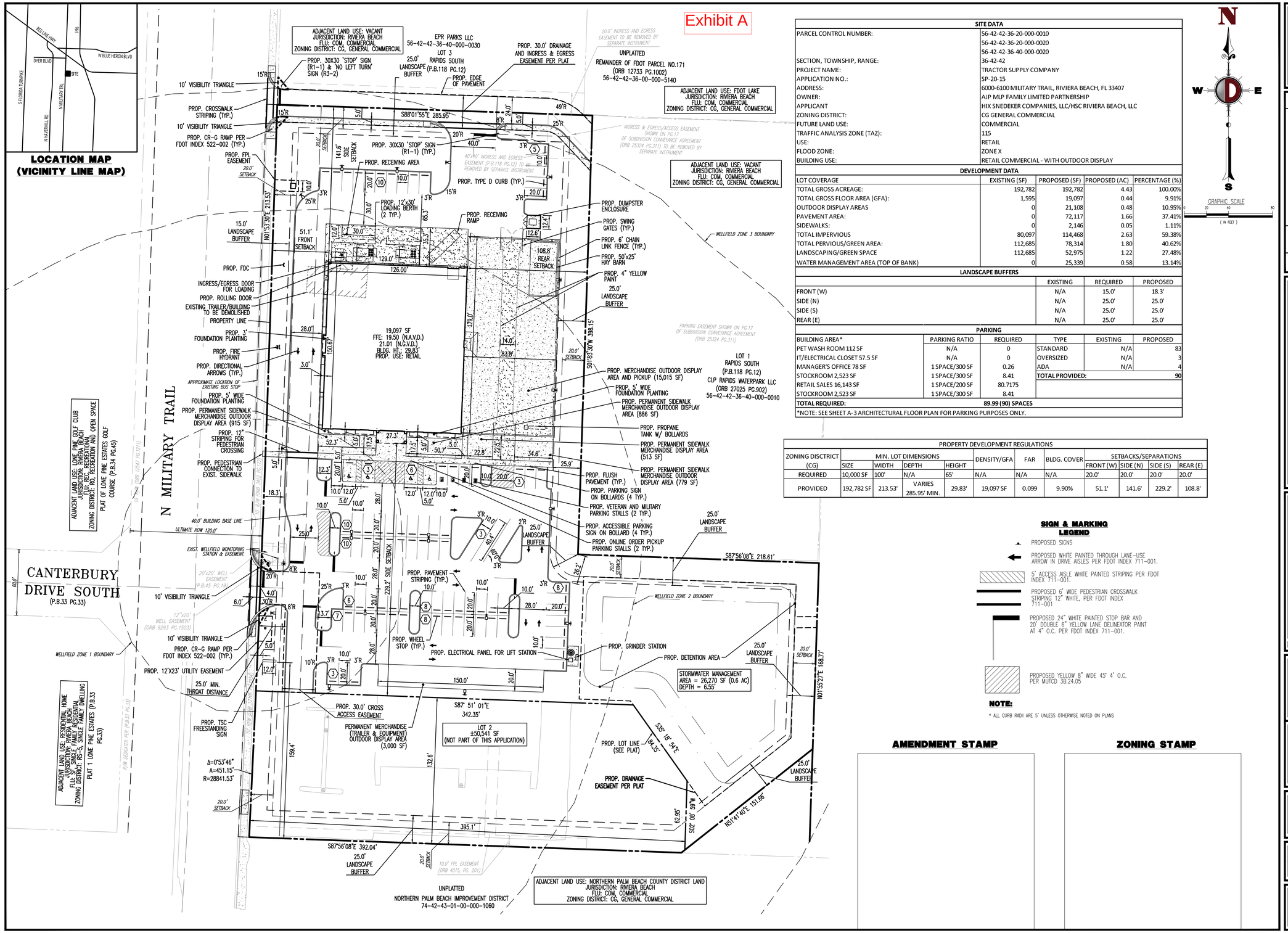
Exhibit A

LOCATION MAP (VICINITY LINE MAP)



SITE DATA	
PARCEL CONTROL NUMBER:	56-42-42-36-20-000-0010
	56-42-42-36-20-000-0020
	56-42-42-36-40-000-0020
SECTION, TOWNSHIP, RANGE:	36-42-42
PROJECT NAME:	TRACTOR SUPPLY COMPANY
APPLICATION NO.:	SP-20-15
ADDRESS:	6000-6100 MILITARY TRAIL, RIVIERA BEACH, FL 33407
OWNER:	AJP MLP FAMILY LIMITED PARTNERSHIP
APPLICANT	HIX SNEDEKER COMPANIES, LLC/HSC RIVIERA BEACH, LLC
ZONING DISTRICT:	CG GENERAL COMMERCIAL
FUTURE LAND USE:	COMMERCIAL
TRAFFIC ANALYSIS ZONE (TAZ):	115
USE:	RETAIL
FLOOD ZONE:	ZONE X
BUILDING USE:	RETAIL COMMERCIAL - WITH OUTDOOR DISPLAY

DEVELOPMENT DATA				
LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
TOTAL GROSS ACREAGE:	192,782	192,782	4.43	100.00%
TOTAL GROSS FLOOR AREA (GFA):	1,595	19,097	0.44	9.91%
OUTDOOR DISPLAY AREAS	0	21,108	0.48	10.95%
PAVEMENT AREA:	0	72,117	1.66	37.41%
SIDEWALKS:	0	2,146	0.05	1.11%
TOTAL IMPERVIOUS	80,097	114,468	2.63	59.38%
TOTAL PERVIOUS/GREEN AREA:	112,685	78,314	1.80	40.62%
LANDSCAPING/GREEN SPACE	112,685	52,975	1.22	27.48%
WATER MANAGEMENT AREA (TOP OF BANK)	0	25,339	0.58	13.14%

LANDSCAPE BUFFERS	EXISTING	REQUIRED	PROPOSED
FRONT (W)	N/A	15.0'	18.3'
SIDE (N)	N/A	25.0'	25.0'
SIDE (S)	N/A	25.0'	25.0'
REAR (E)	N/A	25.0'	25.0'

PARKING					
BUILDING AREA*	PARKING RATIO	REQUIRED	TYPE	EXISTING	PROPOSED
PET WASH ROOM 112 SF	N/A	0	STANDARD	N/A	83
IT/ELECTRICAL CLOSET 57.5 SF	N/A	0	OVERSIZED	N/A	3
MANAGER'S OFFICE 78 SF	1 SPACE/300 SF	0.26	ADA	N/A	4
STOCKROOM 2,523 SF	1 SPACE/300 SF	8.41	TOTAL PROVIDED:		90
RETAIL SALES 16,143 SF	1 SPACE/200 SF	80.7175			
STOCKROOM 2,523 SF	1 SPACE/300 SF	8.41			
TOTAL REQUIRED:		89.99 (90) SPACES			

*NOTE: SEE SHEET A-3 ARCHITECTURAL FLOOR PLAN FOR PARKING PURPOSES ONLY.

PROPERTY DEVELOPMENT REGULATIONS											
ZONING DISCTRICT	MIN. LOT DIMENSIONS				DENSITY/GFA	FAR	BLDG. COVER	SETBACKS/SEPARATIONS			
(CG)	SIZE	WIDTH	DEPTH	HEIGHT				FRONT (W)	SIDE (N)	SIDE (S)	REAR (E)
REQUIRED	10,000 SF	100'	N/A	65'	N/A	N/A	N/A	20.0'	20.0'	20.0'	20.0'
PROVIDED	192,782 SF	213.53'	VARIES 285.95' MIN.	29.83'	19,097 SF	0.099	9.90%	51.1'	141.6'	229.2'	108.8'

SIGN & MARKING LEGEND

- PROPOSED SIGNS
- PROPOSED WHITE PAINTED THROUGH LANE-USE ARROW IN DRIVE AISLES PER FDOT INDEX 711-001.
- 5' ACCESS AISLE WHITE PAINTED STRIPING PER FDOT INDEX 711-001.
- PROPOSED 6' WIDE PEDESTRIAN CROSSWALK STRIPING 12" WHITE, PER FDOT INDEX 711-001
- PROPOSED 24" WHITE PAINTED STOP BAR AND 20' DOUBLE 6" YELLOW LANE DELINEATOR PAINT AT 4" O.C. PER FDOT INDEX 711-001.
- PROPOSED YELLOW 8" WIDE 45' 4' O.C. PER MUTCD 3B.24.05

NOTE:

* ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED ON PLANS

AMENDMENT STAMP

ZONING STAMP

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REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KAK | DESIGN BY: JCP | CHECKED BY: ACM | CHECKED BY: AP

PROJECT: Site Plan
Tractor Supply Company
City of Riviera Beach, Florida

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TITLE: SITE PLAN EXHIBIT

SCALE: (H) (V) | DATE: 02/02/2021
PROJECT No: 2451-99-024

SHEET No: SP-1 | Rev. #: 0

Plotted: 03/02/21 – 11:05 AM, By: Monique
File: P:\DECPC PROJECTS\2451 Hix Snedeker\99-024 Riviera Beach FL\Dwg\Exhibits\2021.02.02 – TSC Riviera Beach – Site Plan Exhibit.dwg, ---> SP-1 SITE PLAN

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