



**City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Site Plan**

5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use):

RECEIVED
AUG 19 2015
BY: _____

Project Name Dollar General at Margate		DRC # 09-15-01
Address SE Corner of State Road 7 and SW 7th St		
Acreage 1.8	Folio Number 4942-06-18-0930, 4942-06-18-0931, 4942-06-18-0932	Paid: \$ 250.00
Existing Use Vacant Lot		
Legal Description Serino Park Sec 3 81-46 B Tr B S 67.81 of N 432.62,		
SERINO PARK SEC 3 81-46 B TR B N 300		
SERINO PARK SEC 3 81-46 B TR B,S 67.81 OF N 367.81		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Construction of a 7,500 commercial retail store with associated parking lot and additional site improvements.

Agent/Contact Name Hanlex Margate, LLC	
Address 1000 Color Place Apopka, FL 32703	
Phone Number 407-889-4154	Fax Number 407-410-0351
Email Address jbullard@hanlex.com	

Property Owner Name Tiger Investment Group, Inc.	
Address 10151 Deerwood Park Blvd 300-110 Jacksonville, FL 32256	
Phone Number 904-472-2715	Fax Number 904-472-2701
Email Address ccash@flcb.com or sbaker@flcb.com	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 ½ of the Margate City Code.

Tiger Investment Group, Inc.
By: *Cynthia A Cash, V.P.*
Property Owner's Signature
Cynthia A Cash

6.23.2015
Date

Nathan Wolfe

From: Padovan, Jim <JPadovan@wm.com>
Sent: Thursday, June 25, 2015 3:50 PM
To: Nathan Wolfe
Subject: RE: City of Margate Waste Management Approval

This is approved , thank you.

Happy Connecting. Sent from my Sprint Samsung Galaxy S® 5

----- Original message -----

From: Nathan Wolfe <NWolfe@hanlex.com>
Date: 06/25/2015 3:44 PM (GMT-05:00)
To: "Padovan, Jim" <JPadovan@wm.com>
Subject: RE: City of Margate Waste Management Approval

Good afternoon Mr. Padovan,

I had been working with Kay Hurley to get a letter of approval from Waste Management, and you were copied along with Adrian Moore.

I had sent over the revised plan on Tuesday, but Kay is out of the office until Monday.

I had tried to call Adrian Moore directly, but only received a voicemail.

We are hoping to submit to Margate on Monday morning, and would like to have the letter today or tomorrow at the latest if possible.

Can you help me with the letter? I have attached the revised plan I had sent on Tuesday.

Thank you,

Nathan Wolfe

Hanlex Civil, LLC

1825 S. Orange Blossom Trail
Apopka, FL 32703
p.407-889-4154
c.407-383-2587
f. 407-410-0351

WE ARE MOVING! Please note that as of July 1, 2015 our new office will be located at:

**1000 Color Place
Apopka, FL 32703**

From: Nathan Wolfe
Sent: Tuesday, June 23, 2015 11:29 AM
To: 'Padovan, Jim'; Hurley, Kay

Cc: 'Amoore@wm.com'; Jason Bullard

Subject: RE: City of Margate Waste Management Approval

Please see the revised Dumpster Enclosure as requested.

The pad is 24 x 24 as requested, but the enclosure itself is 24 x 12'.

We are planning to submit to the City on Friday. If we can have the approval letter by then, it would be greatly appreciated.

Thank you

Nathan Wolfe

Hanlex Civil, LLC

1825 S. Orange Blossom Trail

Apopka, FL 32703

p.407-889-4154

c.407-383-2587

f. 407-410-0351

WE ARE MOVING! Please note that as of July 1, 2015 our new office will be located at:

1000 Color Place

Apopka, FL 32703

From: Padovan, Jim [<mailto:JPadovan@wm.com>]

Sent: Wednesday, June 17, 2015 10:50 AM

To: Hurley, Kay; Nathan Wolfe

Subject: FW: City of Margate Waste Management Approval

Please see Adrians comment below , and the attachment , thanks .

From: Moore, Adrian

Sent: Wednesday, June 17, 2015 10:46 AM

To: Padovan, Jim

Subject: RE: City of Margate Waste Management Approval

Jim,

The enclosure needs to be 12 by 12 for a combined 24 by 24 for a double. I attached the Builders Guide, maybe they can send it to him? Once corrected and resent to us, we can approve.

Adrian Moore

Commercial Supervisor

Amoore@wm.com

Waste Management

3831 Nw 21 Ave

Pompano Beach, FL 33073

Tel 954-917 0388
Fax 954-917-0261

- Waste Management operates more than 1,600 natural gas trucks across North America, helping to reduce fleet emissions and increasing fuel efficiency by the year 2020. Learn more at www.wm.com.

From: Hurley, Kay
Sent: Tuesday, June 16, 2015 5:26 PM
To: Marcano, Edelsy; Padovan, Jim
Subject: FW: City of Margate Waste Management Approval

I believe the approval is for perm service. Jim Padovan approves them I believe

From: Nathan Wolfe [<mailto:NWolfe@hanlex.com>]
Sent: Tuesday, June 16, 2015 4:09 PM
To: Hurley, Kay
Subject: City of Margate Waste Management Approval

Good afternoon Kay,

We spoke briefly on the phone regarding a project in the City of Margate.

The project is at the southeast corner of SR 7 and SW7th St. A property card is attached.

The City requires as part of the DRC Submittal that we receive a Letter of Approval from Waste Management regarding dumpster enclosures.

Attached is the property card, a copy of the DRC application listing the requirement, and a preliminary site plan showing the dumpster location.

I am asking for a Letter of Approval accepting the proposed dumpster enclosure.

Please let me know if you need any additional information.

Thank you

Nathan Wolfe
Hanlex Civil, LLC
1825 S. Orange Blossom Trail
Apopka, FL 32703
p.407-889-4154
c.407-383-2587
f. 407-410-0351

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Apopka, FL 32703

Recycling is a good thing. Please recycle any printed emails.

PROJECT DIRECTORY

OWNER: TIGER INVESTMENT GROUP INC.
10151 DEERWOOD PARK BLVD
JACKSONVILLE, FL 32256

DEVELOPER: HANLEX MARGATE, LLC
1825 S. ORANGE BLOSSOM TRAIL
APOPKA, FL 32703
PHONE: (407) 889-9400
FAX: (407) 889-8328

CIVIL ENGINEER: HANLEX CIVIL, LLC
1825 S. ORANGE BLOSSOM TRAIL
APOPKA, FL 32703
PHONE: (407) 889-4154
FAX: (407) 410-0351

GEOTECH ENGINEER: PROFESSIONAL SERVICES INDUSTRIES, INC.
7950 N.W. 64 STREET
MIAMI, FLORIDA 33166
PHONE: (305) 471-7721
FAX: (305) 593-1915

SURVEYOR: KERI LAND SURVEY
1840 NORTH PINE ISLAND ROAD
PLANTATION, FL 33322
PHONE: (954) 473-8010
FAX: (954) 473-8020

ARCHITECT: RABITS & ROMANO
245 SOUTH HIGHLAND STREET SUITE 9
MOUNT DORA, FL 32757
PHONE: (352) 385-1030
FAX: (352) 385-1035

DEVELOPMENT PLANS

FOR HANLEX DEVELOPMENT, LLC

DOLLAR GENERAL AT MARGATE

PARCEL : 494206180930

494206180931

494206180932

MARGATE, FLORIDA 33068

PLAN SHEET INDEX

C0.0 COVER SHEET

SURVEY

DP1.0 DEVELOPMENT PLAN

CP1.0 PHOTOMETRIC PLAN

CP1.1 PHOTOMETRIC CUT SHEETS

L1.0 LANDSCAPE PLAN

L2.0 IRRIGATION PLAN

L3.0 TREE DEMOLITION PLAN

GENERAL REVISION LOG

NO:	DATE:	REVISION/ISSUE:	BY:
1	08-18-15	CITY OF MARGATE DRC COMMENTS	FG
2			
3			
4			
5			
6			
7			
8			

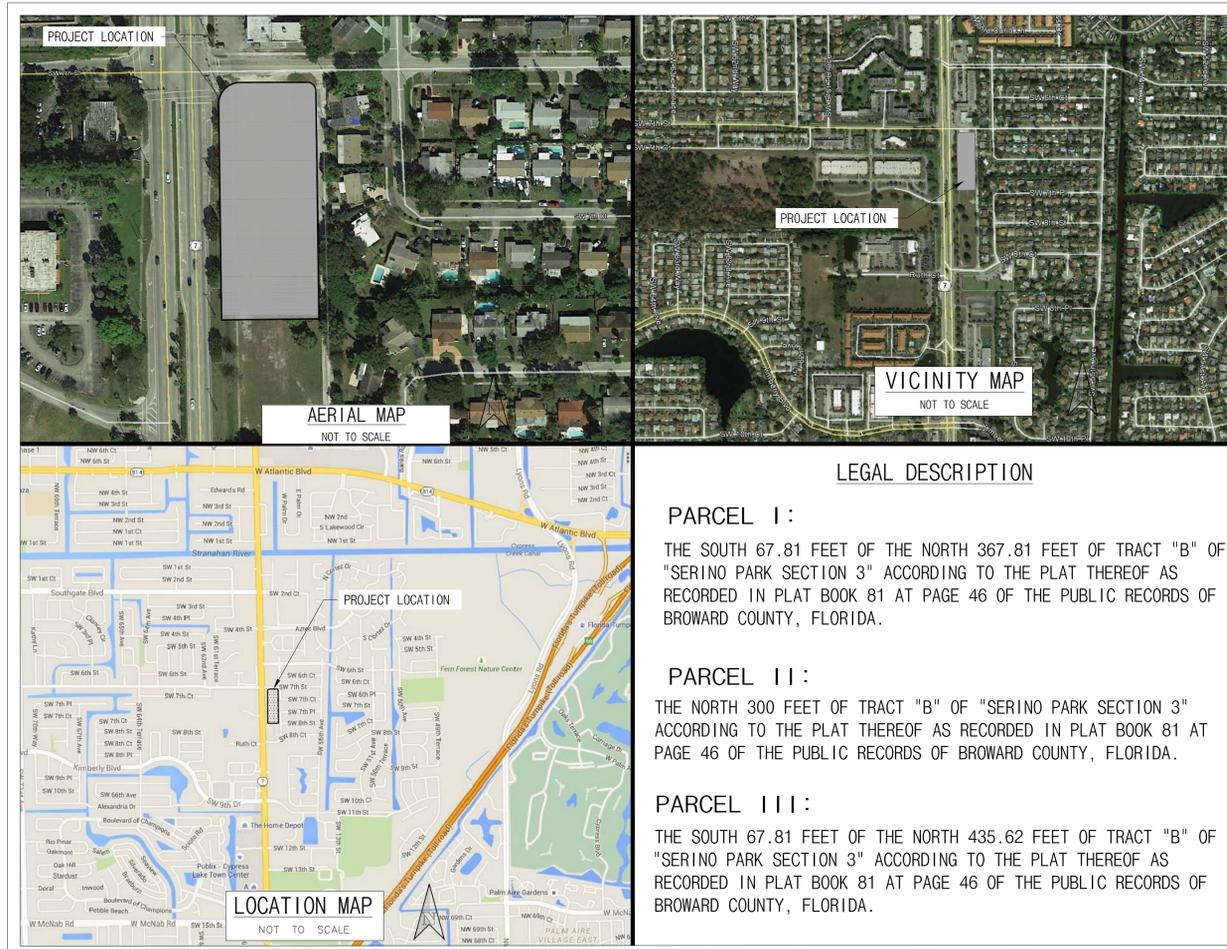
UTILITY PROVIDERS

POWER: DUKE ENERGY
452 EAST CROWN POINTE RD
WINTER GARDEN, FL 33787
P: (407) 905-3321

WATER/SEWER: CITY OF MARGATE
5790 MARGATE BLVD
MARGATE, FL 33063
P: (954) 972-6454

GAS: TECO PEOPLES GAS - SOUTH FLORIDA
5101 NW 21ST AVENUE, SUITE 460
FT. LAUDERDALE, FL 33309
P: (954) 453-0824

TELEPHONE: AT&T
8601 W. SUNRISE BOULEVARD
PLANTATION, FL 33322
P: (954) 723-2540



LEGAL DESCRIPTION

PARCEL I :

THE SOUTH 67.81 FEET OF THE NORTH 367.81 FEET OF TRACT "B" OF "SERINO PARK SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL II :

THE NORTH 300 FEET OF TRACT "B" OF "SERINO PARK SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL III :

THE SOUTH 67.81 FEET OF THE NORTH 435.62 FEET OF TRACT "B" OF "SERINO PARK SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:

- (#) : NO. OF PARKING SPACES
- # / CX.X : DETAIL NO. / SHEET
- [Symbol] : HEAVY DUTY ASPHALT PAVEMENT
- [Symbol] : PROPOSED CONCRETE SURFACE
- W — : WATER LINE
- UGE — : ELECTRIC LINE
- SS — : WASTEWATER LINE
- UGT — : TELEPHONE LINE
- [Symbol] : FIRE HYDRANT
- [Symbol] : VALVE
- [Symbol] : WATER METER
- [Symbol] : BACKFLOW PREVENTER WITH CONCRETE PAD
- 75.40 : SPOT ELEVATION (TO TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE)
- [Symbol] : FLOW ARROW
- [Symbol] : REVISION NUMBER
- [Symbol] : FIRE DEPARTMENT CONNECTION

DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

HANLEX CIVIL, LLC

1825 S. ORANGE BLOSSOM TRAIL
APOPKA, FL 32703
P: (407) 889-9400
F: (407) 889-8328

COA: 29910
DEVELOPMENT PLANS

BY: FG

REVISION/ISSUE: CITY OF MARGATE DRC COMMENTS

NO: 1 1

DATE: 8-18-15

ENGINEER'S NAME & PER

JASON D. BULLARD, P.E.
P.E. LICENSE NO. 73800

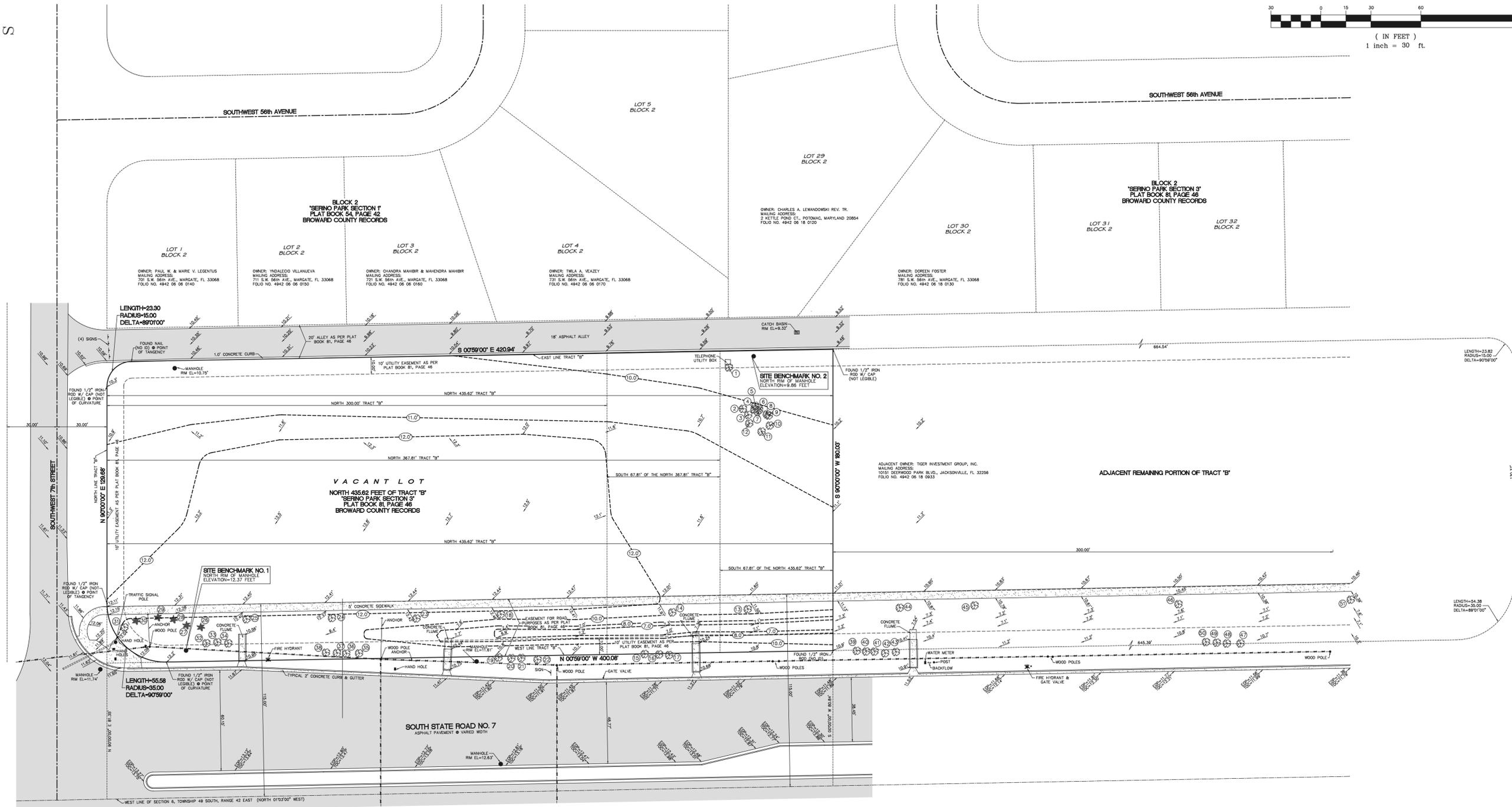
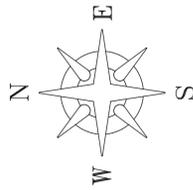
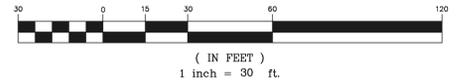
PROJECT # 215.004

DATE 06/25/2015 SHEET

SCALE NTS CO.0

COVER SHEET

GRAPHIC SCALE



KERI LAND SURVEYING
1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 33322
PHONE (954) 473-9010 FAX (954) 473-9020
CERTIFICATE OF AUTHORIZATION LB-7086
E-MAIL: KERILANDSURVEYING@YAHOO.COM

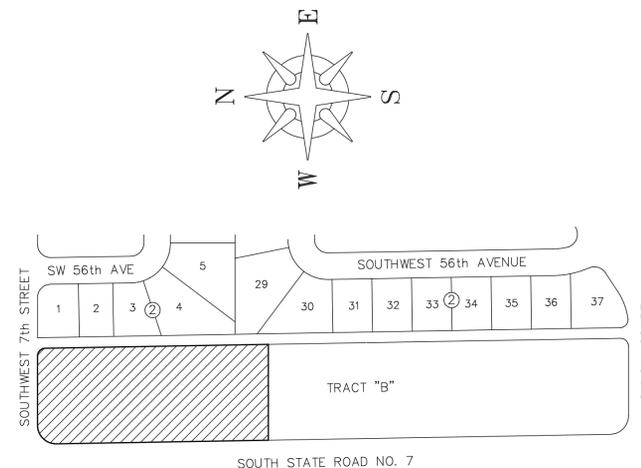
HANLEX DEVELOPMENT, LLC
SEC OF S. STATE RD NO. 7 / S.W. 7th ST.
MARGATE, FLORIDA 33327

BOUNDARY SURVEY		
NO.	DATE	REVISION COMMENT

<p>FLOOD INFORMATION FLOOD ZONE: X (0.2%) BASE FLOOD ELEV.: NA COMMUNITY PANEL #1: C047 03-05-11 BUILDING DIAGRAM: NA MAP DATE: 8-18-14 LOWEST FLOOR ELEVATION: NA GARAGE FLOOR ELEVATION: NA</p>	<p>CLIENT: HANLEX DEVELOPMENT, LLC PROJECT NO: 20768 SURVEY DATE: JUNE 17, 2015 SE CORNER S. ST. RD. NO. 7 / S.W. 7th ST. MARGATE, FLORIDA 33327 SCALE: 1"=30' FILE: HANLEX DEVELOPMENT, LLC</p>
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TREE TABLE				
NO.	SPECIES	DIAMETER	HEIGHT	CANOPY
1	TREE	1.8'	30'	25'
2	TREE	0.80'	40'	10'
3	TREE	0.50'	30'	15'
4	TREE	0.80'	40'	20'
5	TREE	0.40'	15'	10'
6	TREE	0.50'	15'	8'
7	TREE	0.50'	28'	8'
8	TREE	0.90'	40'	15'
9	TREE	0.90'	15'	20'
10	TREE	0.70'	30'	20'
11	TREE	1.9'	45'	45'
12	TREE	1.5'	30'	25'
13	TREE	1.6'	25'	30'
14	TREE	1.7'	25'	32'
15	TREE	0.80' (2)	20'	20'
16	TREE	0.80'	20'	15'
17	TREE	1.0	25'	25'
18	TREE	1.8'	30'	30'
19	TREE	1.8'	25'	12'
20	TREE	1.8'	25'	12'
21	TREE	1.4'	25'	12'
22	TREE	1.8'	25'	12'
23	TREE	1.6'	20'	25'
24	TREE	1.7'	25'	30'
25	TREE	1.0'	15'	30'

TREE TABLE				
NO.	SPECIES	DIAMETER	HEIGHT	CANOPY
26	PALM	1.0'	15'	10'
27	PALM	1.0'	15'	10'
28	PALM	0.90'	15'	10'
29	PALM	1.0'	20'	10'
30	PALM	0.90'	20'	10'
31	PALM	10'	25'	10'
32	TREE	1.4'	20'	15'
33	TREE	1.4'	20'	15'
34	TREE	1.4'	20'	15'
35	TREE	2.0'	25'	10'
36	TREE	1.8'	25'	10'
37	TREE	1.4'	25'	10'
38	TREE	1.4'	20'	10'
39	TREE	2.0'	25'	15'
40	TREE	1.0'	20'	15'
41	TREE	1.0'	25'	15'
42	TREE	1.4'	25'	15'
43	TREE	1.8'	25'	15'
44	TREE	1.8'	30'	20'
45	TREE	1.8'	25'	30'
46	TREE	1.6'	25'	35'
47	TREE	1.6'	2.0'	15'
48	TREE	1.4'	25'	10'
49	TREE	1.3'	25'	10'
50	TREE	1.3'	20'	15'
51	TREE	1.8'	25'	25'



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL I:

THE SOUTH 67.81 FEET OF THE NORTH 367.81 FEET OF TRACT "B" OF "SERINO PARK SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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NOTES

- 1) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. BASED ON BROWARD COUNTY BENCHMARK NO. 2543, ELEVATION = 13.050 FEET.
- 2) UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT "B" BEING DUE EAST. (AS PER RECORD PLAT)
- 4) ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
- 5) LANDS SHOWN HEREON CONTAINING 78,105 SQUARE FEET, (1.7930 ACRES), MORE OR LESS.
- 6) THIS SURVEY IS FOR BUILDING PERMITTING PURPOSES ONLY.
- 7) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 8) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:
HANLEX DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CITY OF MARGATE, FLORIDA
- 9) THIS SITE LIES IN SECTION 6, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 10) ALL BEARINGS/ANGLES AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER PLAT) UNLESS OTHERWISE SHOWN.
- 11) ---o---o---o---o--- DENOTES OVERHEAD WIRES.
- 12) ---o---o---o---o--- DENOTES EXISTING GRADE ELEVATION.

NOTICE

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. THEREFORE, ONLY THOSE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THE REFERENCED PLAT ARE SHOWN.

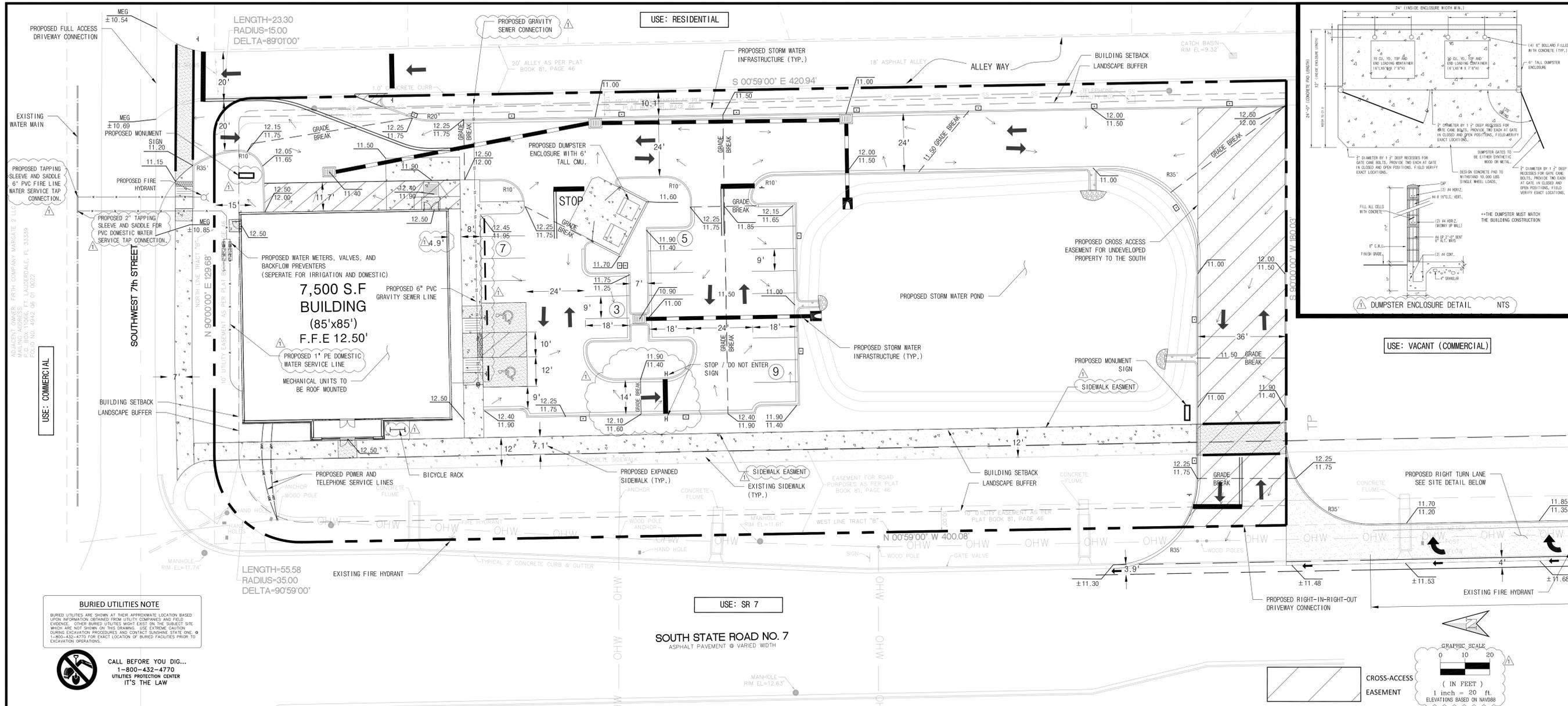
KERI LAND SURVEYING
1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 33322
PHONE (954) 473-9010 FAX (954) 473-9020
CERTIFICATE OF AUTHORIZATION LB-7086
E-MAIL: KERILANDSURVEYING@YAHOO.COM

HANLEX DEVELOPMENT, LLC
S. STATE RD NO. 7 / S.W. 7th ST.
MARGATE, FLORIDA 33327

NO.	DATE	REVISION	COMMENT

BOUNDARY SURVEY

<p>CERTIFICATION: I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.</p>	<p>FLOOD INFORMATION FLOOD ZONE: X (0.2%) BASE FLOOD ELEV.: N/A COMMUNITY PANEL #: 0047-0355-E BUILDING DIAGRAM: N/A MAP DATE: 8-18-14 LOWEST FLOOR ELEVATION: N/A GARAGE FLOOR ELEVATION: N/A</p>	<p align="center">N W E S</p>
<p>JAY KERI PROFESSIONAL SURVEYOR AND MAPPER NO. 5721 STATE OF FLORIDA</p>	<p>DATE: _____ SIGNATURE: _____</p>	



DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

HANLEX CIVIL, LLC
1825 S. ORANGE BLOSSOM TRAIL
APOLKA, FL 32703
P: (407) 889-9400
F: (407) 889-8328
COA: 29910
DEVELOPMENT PLANS

BURIED UTILITIES NOTE
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE 8 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

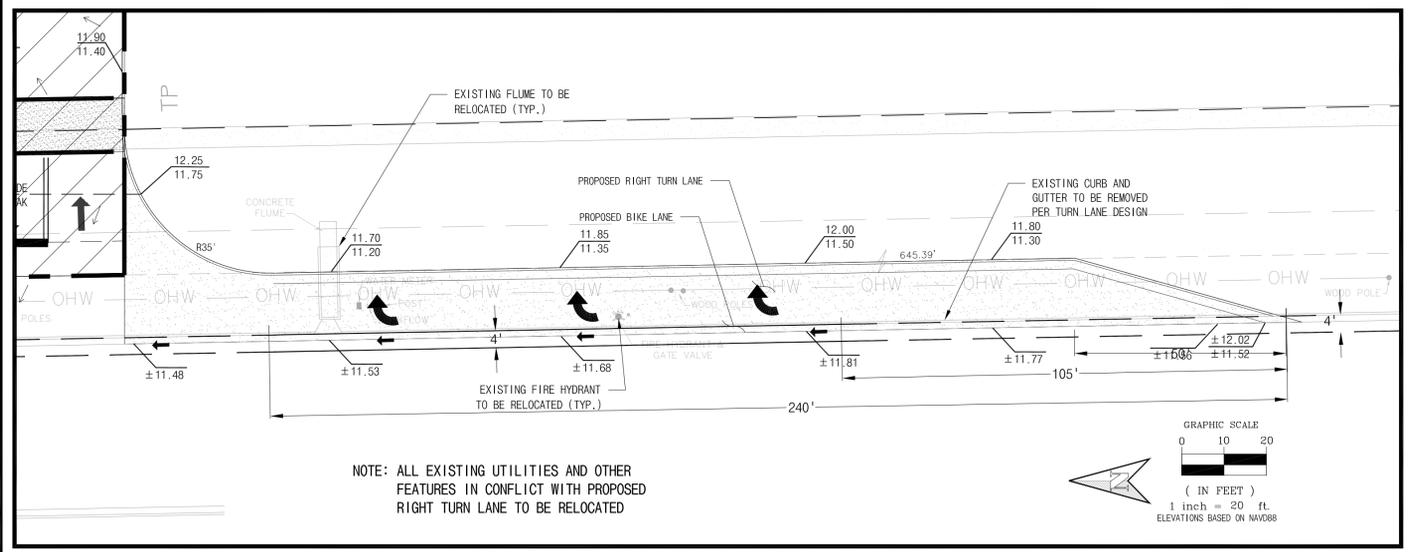
DOLLAR GENERAL AT MARGATE

SITE SPECIFIC INFORMATION

PARCEL NUMBER	494206180930, 494206180931, 494206180932		
PROPERTY AREA	± 1.79 ACRES		
EXISTING USE	VACANT		
PROPOSED USE	COMMERCIAL (DOLLAR GENERAL)		
ZONING CLASSIFICATION	TOC-C (TRANSIT ORIENTED CORRIDOR)		
PROJECT	S.W. 7TH ST ALLEY WITH (R4) RESIDENTIAL BEHIND IT		
ADJACENT (N)	S.W. 7TH ST		
ADJACENT (E)	S.W. 7TH ST		
ADJACENT (W)	TOC-C (TRANSIT ORIENTED CORRIDOR)		
ADJACENT (S)	TOC-C (TRANSIT ORIENTED CORRIDOR)		
PARKING REQ.	3 SPACE PER 1,000 SF OF NON-STORAGE AREA 5,686 SF / 1,000 SF / 3 = 19 SPACES TOTAL = 19 REQUIRED		
PARKING PROPOSED	22 (REGULAR) + 2 (HANDICAP) = 24 (TOTAL)		
BUILDING SETBACKS	FRONT (W)	SIDE (N)	SIDE (S)
REQUIRED	0' (FROM EDGE SIDEWALK)	15' (FROM EDGE OF ROADWAY)	0'
PROPOSED	0'	10' (FROM PROPERTY LINE)	334'
LANDSCAPE BUFFER	FRONT (W)	SIDE (N)	SIDE (S)
REQUIRED	8'	10'	0'
PROPOSED	49'	15'	10'
MAX. BUILDING HEIGHT	REQUIRED	PROPOSED	
	24'	22'	
MAX. FLOOR AREA RATIO	REQUIRED	PROPOSED	
	N/A	9.6%	
GROSS FLOOR AREA	± 7,500		
FEMA	THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 120110035SH, FOR BROWARD COUNTY, FLORIDA, DATED AUGUST 18, 2014. TO BE VERIFIED BY LOCAL FEMA OFFICIAL.		

*TOTAL LAND AREA ± 1.79 ACRES
AREA LISTED BELOW EXCLUDES THE 30' ROADWAY EASEMENT WHICH EQUATES TO ± 0.33 ACRES

LAND USE TABLE	DESCRIPTION	AREA (SF)	AREA (AC)	% AREA
BASIN #1		± 63,601	± 1.46	100.00
PRE-DEVELOPMENT IMPERVIOUS AREA		± 8,300	± 0.19	13.05
POST-DEVELOPMENT CONTRIBUTING BASIN #1 AREA		± 63,601	± 1.46	100.00
BUILDING AREA		± 7,500	± 0.17	11.79
ASPHALT AREA (VUA)		± 26,232	± 0.60	41.24
CONCRETE AREA		± 5,526	± 0.13	8.69
TOTAL IMPERVIOUS		± 39,258	± 0.90	61.72
GREEN		± 9,227	± 0.23	14.51
POND		± 15,116	± 0.33	23.77
TOTAL PERVIOUS		± 24,343	± 0.56	38.28



TURN LANE SITE DETAIL

BY:	FG
DATE:	06-18-15
REVISION/ISSUE:	CITY OF MARGATE DRG COMMENTS
NO.:	1
ENGINEER'S NAME & PER	JASON D. BILLARD, P.E. P.E. LICENSE NO. 73800
PROJECT #	215.004
DATE	06/25/2015
SHEET	DP1.0
SCALE	1:20
DEVELOPMENT PLAN	

DOLLAR GENERAL AT MARGATE

DOLLAR GENERAL

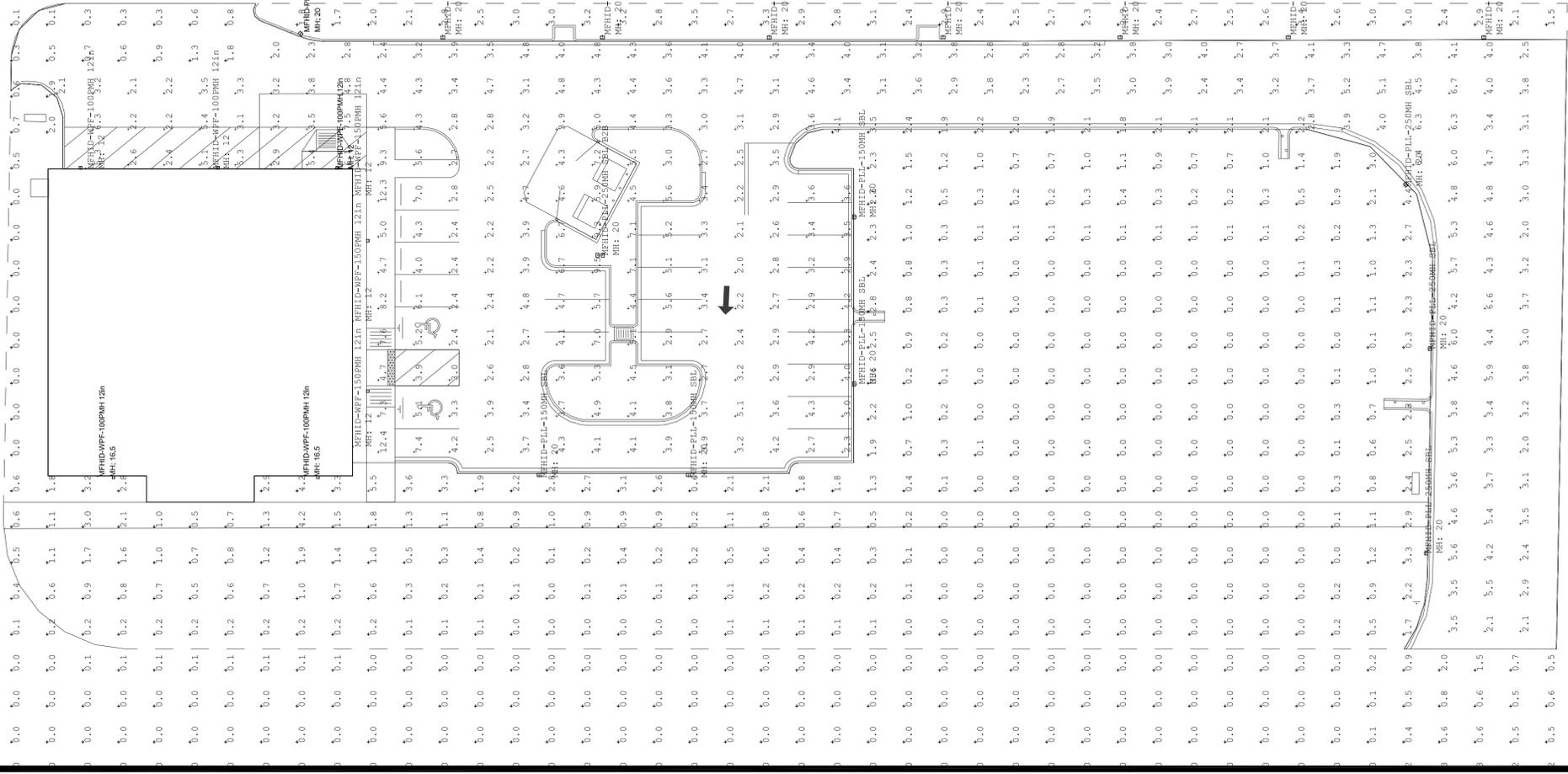
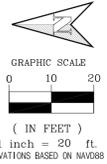
HANLEX DEVELOPMENT
Commercial Real Estate Development

PROJECT: DOLLAR GENERAL AT VERO BEACH

HANLEX CIVIL, LLC

1825 S. ORANGE BLISSON TRAIL
APT. 4, FL 32703
P: (407) 889-9400
F: (407) 889-8328

COA: 29910
DEVELOPMENT PLANS



Symbol	Qty	Label	Description	Arrangement	Lumens	LF
□	7	MF-HID-WPF-100PMH 12in	100W Full Cutoff Wall Pack	SINGLE	7600	0.720
□	7	MF-HID-PLL-100MH SBL	100W Parking Lot Lighting w. SBL	SINGLE	7600	0.720
□	1	MF-HID-PLL-160MH SBL	160W Parking Lot Lighting w. SBL	SINGLE	13300	0.720
□	10	MF-HID-PLL-70MH SBL	70W Parking Lot Lighting w. SBL	SINGLE	5300	0.720

Label	Calc Type	Units	Avg	Max	Min
Parking Lot Lighting	Illuminance	Fc	1.94	6.7	1.0
Site Lighting	Illuminance	Fc	0.16	4.2	0.0

Qty	Part Number	Description
7	MF-HID-WPF-100PMH	100W Full Cutoff Wall Packs
7	MF-HID-PLL-100MH	100W Parking Lot Lighting ***NOTE: DO NOT tilt fixtures up, keep at 0 degree horizontal plane.
1	MF-HID-PLL-160MH	160W Parking Lot Lighting ***NOTE: DO NOT tilt fixtures up, keep at 0 degree horizontal plane.
18	HW-HID-20POL-E4	20' Parking Lot Pole
18	HW-HID-PLL-40MOUNT	Single Tenon Mounting Bracket
16	HW-HID-PLL-SBL16	16" Housing Backlight Shield
10	MF-HID-PLL-70MH	70W Parking Lot Lighting ***NOTE: DO NOT tilt fixtures up, keep at 0 degree horizontal plane.

Dollar General
Margate, FL

Orion Energy Systems
9143 Phillips Hwy, Suite 420
Jacksonville, FL 32256
Tel: (904) 284-1220
Email: bhartt@oesx.com



Date: 6/22/2015

Page 1 of 4

Label	Fix. Ht.	Orient	Tilt
MF-HID-PLL-70MH SBL	20	180	0
MF-HID-PLL-70MH SBL	20	180	0
MF-HID-PLL-70MH SBL	20	180	0
MF-HID-PLL-100MH SBL	20	270	0
MF-HID-PLL-100MH SBL	20	343.379	0
MF-HID-PLL-100MH SBL	20	90	0
MF-HID-WPF-100PMH 12in	16.5	180	0
MF-HID-WPF-100PMH 12in	16.5	180	0
MF-HID-WPF-100PMH 12in	12	270	0
MF-HID-WPF-100PMH 12in	12	270	0
MF-HID-PLL-70MH SBL	20	139.805	0
MF-HID-PLL-70MH SBL	20	0	0
MF-HID-PLL-100MH SBL	20	90	0
MF-HID-PLL-70MH SBL	20	180	0
MF-HID-PLL-70MH SBL	20	180	0
MF-HID-PLL-100MH SBL	20	270	0
MF-HID-PLL-100MH SBL	20	270	0
MF-HID-PLL-70MH SBL	20	180	0
MF-HID-WPF-100PMH 12in	12	0	0
MF-HID-WPF-100PMH 12in	12	0	0
MF-HID-WPF-100PMH 12in	12	0	0
MF-HID-PLL-70MH SBL	20	0	0
MF-HID-PLL-70MH SBL	20	0	0
MF-HID-PLL-100MH SBL	20	270	0
MF-HID-PLL-100MH SBL	20	90	0

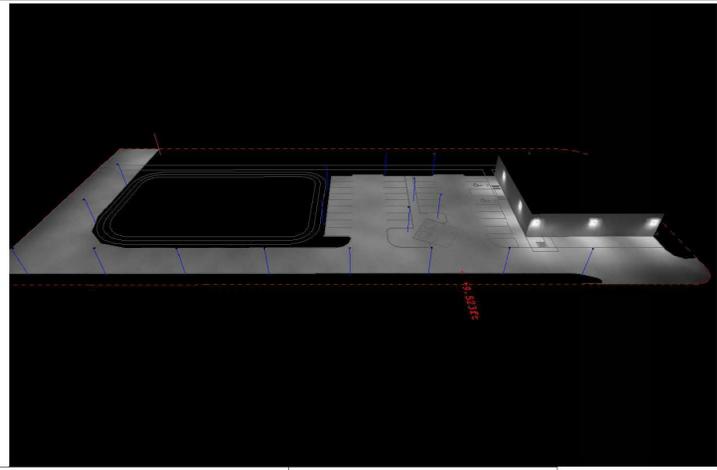
Dollar General
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Date: 6/22/2015

Page 2 of 4



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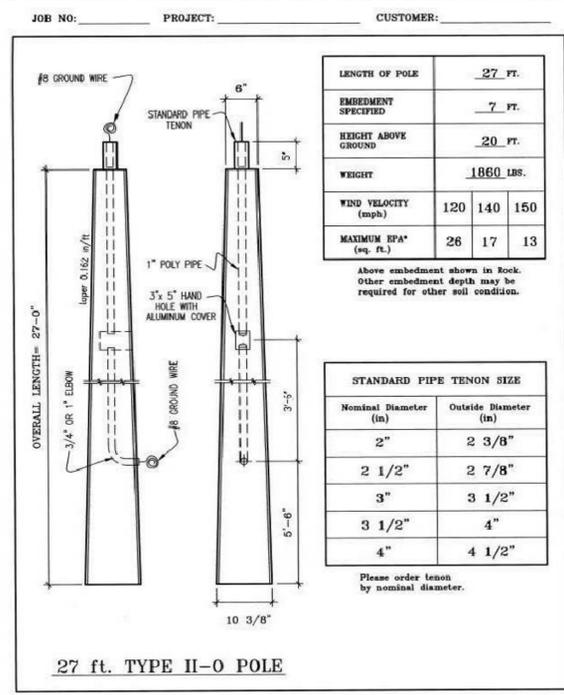
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1	6-18-15	CITY OF MARGATE DRG COMMENTS		

ENGINEER'S NAME & PER

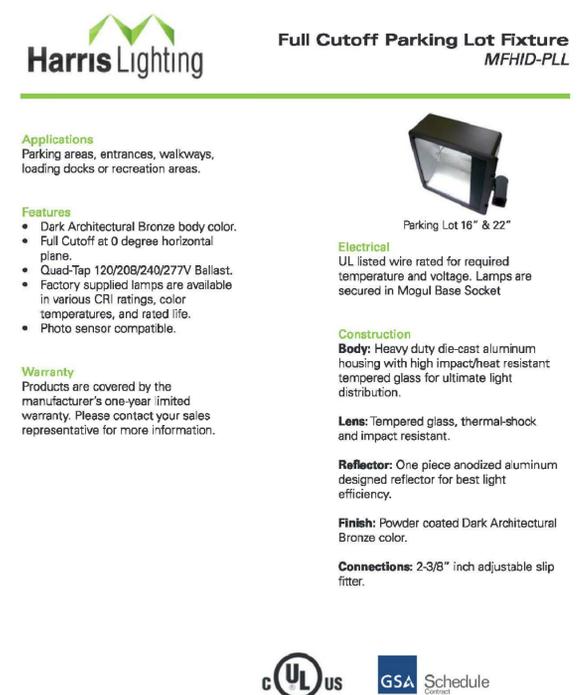
JASON D. BULLARD, P.E.
P.E. LICENSE NO. 73800

PROJECT #	215.004
DATE	06/25/2015
SHEET	CP1.0
SCALE	1:20
PHOTOMETRIC PLAN	



1380 N.E. 48th Street
Pompano Beach, FL 33064
PHONE: (954) 781-4040
(800) 749-4041
FAX: (954) 781-3539 SALES & ADMINISTRATIVE

Pre-Cast Specialties, Inc.
Precast and Prestressed Concrete



UL **GSA** **Schedule**
GS-07F01B

INNOVATIVE EFFICIENT SOLUTIONS™ www.harrislighting.com 1-800-331-2216 20140730

Part Numbering Sequence

Product Series	Lamp Source Wattage	Ballast Voltage	Fixture Paint	Lens Type	Options
MFHD-PLL	400M	QT	BZ	FG	

Part Numbering Example

Product Series	Lamp Source Wattage	Ballast Voltage	Fixture Paint	Lens Type	Options
MFHD-PLL	400M	QT	BZ	FG	

Ordering Information

Product Series	Lamp Source Wattage	Ballast Voltage	Fixture Paint	Lens Type	Options
MF= Manufactured	175M= 175W Metal Halide	QT= Quad Tap	BZ= Bronze	FG= Tempered Flat Glass	
HD= High Intensity Discharge	250M= 250W Metal Halide	120/208/240/277v			
PLL= Parking Lot Lighting Fixture	400M= 400W Metal Halide				
	1000M=1000W Metal Halide				
	250H= 250W High Pressure Sodium				
	400H= 400W High Pressure Sodium				
	320P= 320W Pulse Metal Halide				
	350P= 350W Pulse Metal Halide				
	400P= 400W Pulse Metal Halide				

Options & Accessories

Options	Visual & Dimensions
PH = Photocell	
PM = Wire Guard	Depth Dimensions: 1" (25mm)
GV = Glare Visor	Depth Dimensions: 16" (406 mm) = 5" (127 mm) 22" (559 mm) = 4.5" (115mm)
BS = 16" Housing Backlight Shield	Depth Dimensions: 16" (406 mm) = 14.4" (365 mm) x 3.5" (89 mm) 22" (559 mm) = 20.4" (519 mm) x 3.5" (89 mm)
VS = Vandal Shield	Depth Dimensions: 16" (406 mm) = 2.5" (64 mm) 22" (559 mm) = 3.5" (89 mm)

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Options & Accessories

Options	Visual & Dimensions
TS = Male Single Tenon Pole 4" Square Mounting Bracket EPA rating @ 0 degrees 16" housing = .93 22" housing = 1.62	FB-144
TT = Double Tenon Pole 4" Square Mounting Bracket EPA rating @ 0 degrees 16" housing = 3.86 22" housing = 5.63	FB-244
TR = Triple Tenon Pole 4" Square Mounting Bracket EPA rating @ 0 degrees 16" housing = 6.35 22" housing = 8.12	FB-344
TB = Quad Tenon Pole 4" Square Mounting Bracket EPA rating @ 0 degrees 16" housing = 5.84 22" housing = 8.74	FB-44(90)

Physical and Performance Information

Lamp Wattage	Lamp Source	System Watts @ 277v	Height	Length	Width
175W	MH	202W	71"	16.5"	16.5"
250W	MH	294W	71"	16.5"	16.5"
400W	MH	446W	71"	16.5"	16.5"
250W	HPS	303W	71"	16.5"	16.5"
400W	HPS	443W	71"	16.5"	16.5"
320W	PS	370W	71"	16.5"	16.5"
350W	PS	396W	71"	16.5"	16.5"
400W	PS	443W	71"	16.5"	16.5"
1000W	MH	1067	10.1	23.7	23.7

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UL **GSA** **Schedule**
GS-07F01B

INNOVATIVE EFFICIENT SOLUTIONS™ www.harrislighting.com 1-800-331-2216 20140730

Part Numbering Sequence

Product Series	Lamp Source Wattage	Ballast Voltage	Fixture Paint	Lens Type	Options
MFHD-WPF	70M	QT	BZ	FG	

Part Numbering Example

Product Series	Lamp Source Wattage	Ballast Voltage	Fixture Paint	Lens Type	Options
MFHD-WPF	70M	QT	BZ	FG	

Ordering Information

Product Series	Lamp Source Wattage	Ballast Voltage	Fixture Paint	Lens Type	Options
MF= Manufactured	70M= 70W Metal Halide	QT= Quad Tap	BZ= Bronze	FG= Tempered Flat Glass	
HD= High Intensity Discharge	100M=100W Metal Halide	120/208/240/277v			
WP= Wall Pack	150M=150W Metal Halide				
F= Full Cut Off	175M=175W Metal Halide				
	250M=250W Metal Halide				
	400M=400W Metal Halide				
	70H= 70W High Pressure Sodium				
	100H= 100W High Pressure Sodium				
	150H=150W High Pressure Sodium				
	250H=250W High Pressure Sodium				
	400H=400W High Pressure Sodium				
	320P= 320W Pulse Metal Halide				
	350P= 350W Pulse Metal Halide				
	400P= 400W Pulse Metal Halide				

Options & Accessories

Options
PH = Photocell

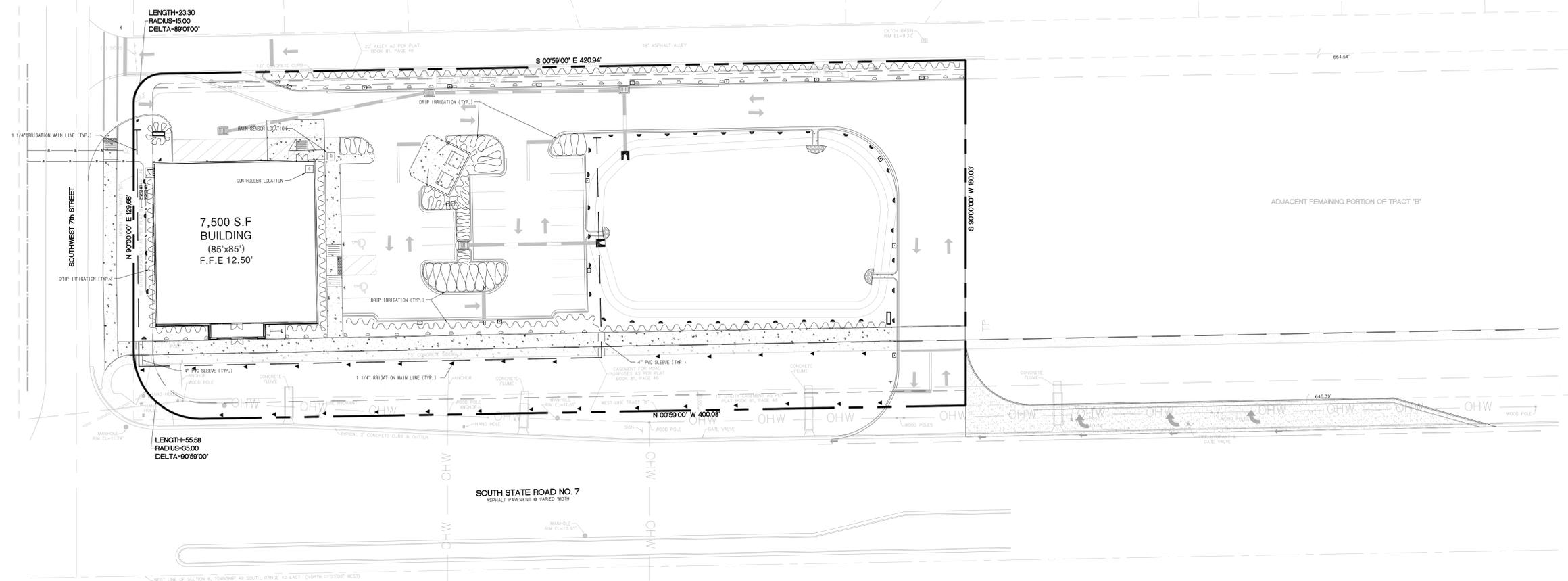
INNOVATIVE EFFICIENT SOLUTIONS™ www.harrislighting.com 1-800-331-2216

Physical and Performance Information

Lamp Wattage	Lamp Source	System Watts @ 277v	Height	Length	Width
70W	MH	91W	9"	14.25"	11.5"
100W	MH	119W	9"	14.25"	11.5"
150W	MH	186W	9"	14.25"	11.5"
175W	MH	202W	9"	14.25"	11.5"
70W	HPS	123W	9"	14.25"	11.5"
100W	HPS	129W	9"	14.25"	11.5"
150W	HPS	178W	9"	14.25"	11.5"
250W	MH	294W	8.98"	18.15"	13.68"
400W	MH	446W	8.98"	18.15"	13.68"
250W	HPS	303W	8.98"	18.15"	13.68"
400W	HPS	443W	8.98"	18.15"	13.68"
320W	PS	370W	8.98"	18.15"	13.68"
350W	PS	396W	8.98"	18.15"	13.68"
400W	PS	443W	8.98"	18.15"	13.68"

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DOLLAR GENERAL AT MARGATE



DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

HANLEX CIVIL, LLC

1825 S. ORANGE BLISSON TRAIL
APT. 32703
P: (407) 889-9400
F: (407) 889-8328
COA: 29910

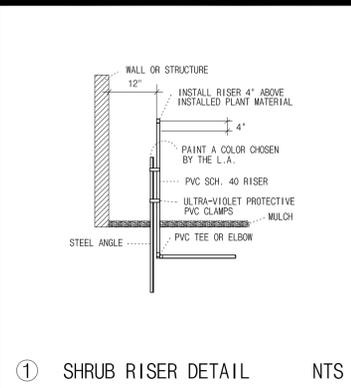
DEVELOPMENT PLANS

REV.	DATE	REVISION/ISSUE
1	8-18-15	CITY OF MARGATE DRG COMMENTS

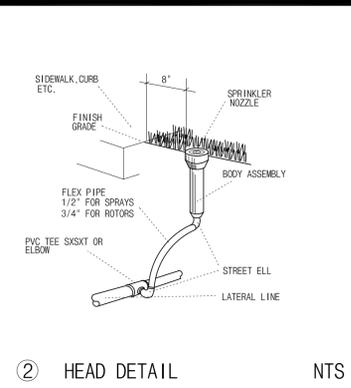
ENGINEER'S NAME & PER

SCOTT V. MOORE
FLORIDA P.L.A. #10220

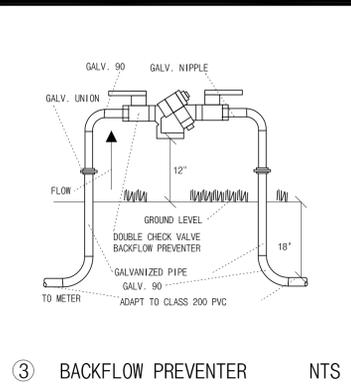
PROJECT # 215.004
DATE 06/25/2015
SCALE 1:30
SHEET L2.0
IRRIGATION PLAN



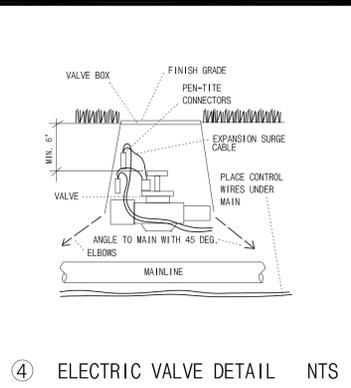
① SHRUB RISER DETAIL NTS



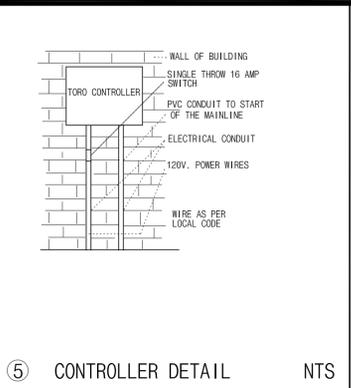
② HEAD DETAIL NTS



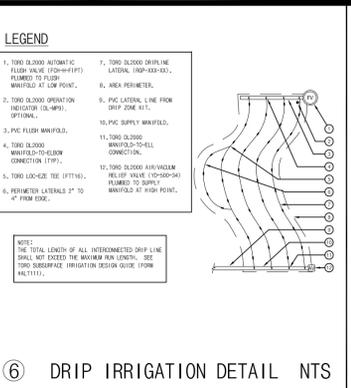
③ BACKFLOW PREVENTER NTS



④ ELECTRIC VALVE DETAIL NTS



⑤ CONTROLLER DETAIL NTS



⑥ DRIP IRRIGATION DETAIL NTS

IRRIGATION NOTE:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

LEGEND

1. TORO 10200 AUTOMATIC FLUID FLEX (F04-HF1PT) PLUMBED TO FLOW MANIFOLD AT LOW POINT.
2. TORO 10200 OPERATION INJECTOR (0L-WP) OPTIONAL.
3. PVC FLUSH MANIFOLD.
4. TORO 10200 MANIFOLD TO HEAD CONNECTION (TYP.).
5. TORO 10200 RELIEF VALVE (10-050-04) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.
6. PERMITS LATERALS 1" TO 4" FROM EDGE.
7. TORO 10200 MAINLINE LATERAL (10P-100-100).
8. AREA PERIMETER.
9. PVC LATERAL LINE FROM DRIVE ZONE B.T.S.
10. PVC SUPPLY MANIFOLD.
11. TORO 10200 MANIFOLD TO HEAD CONNECTION.
12. TORO 10200 AIR/VACUUM RELIEF VALVE (10-050-04) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE DRUG SPECIFICATION IRRIGATION DESIGN GUIDE (FORM M11111).

IRRIGATION LEGEND

- FULL 6" POP-UP SPRAY HEAD 570-8-F
- 1/4 6" POP-UP SPRAY HEAD 570-8-Q
- 1/2 6" POP-UP SPRAY HEAD 570-8-H
- 2/3 6" POP-UP SPRAY HEAD 570-8-T
- 3/4 6" POP-UP SPRAY HEAD 570-8-TQ
- 500 SERIES STREAM BUBBLER 570-8-TT
- FULL 6" POP-UP SPRAY HEAD 570-15-F
- 1/4 6" POP-UP SPRAY HEAD 570-15-Q
- 1/2 6" POP-UP SPRAY HEAD 570-15-H
- 2/3 6" POP-UP SPRAY HEAD 570-15-T
- 3/4 6" POP-UP SPRAY HEAD 570-15-TT
- CENTER STRIP SPRAY HEAD 570-4-CST
- SIDE STRIP SPRAY HEAD 570-4-SST
- END STRIP SPRAY HEAD 570-4-EST
- 570-15-ADJ

- DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15" PATTERN
- DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER
- ▲ POP-UP STREAM ROTOR
- * 500 SERIES STREAM BUBBLER
- TORO PLASTIC VALVE
- CLASS 200 PVC MAIN LINE
- CLASS 160 PVC LATERAL LINE
- PVC SLEEVE 4" IN DIAMETER
- PIPE CROSSOVER

- ⊘ BACKFLOW PREVENTER
- ⊘ IRRIGATION METER
- ⊘ CONTROLLER LOCATION TORO MODEL # CC-P09
- ⊘ RAIN SENSOR LOCATION

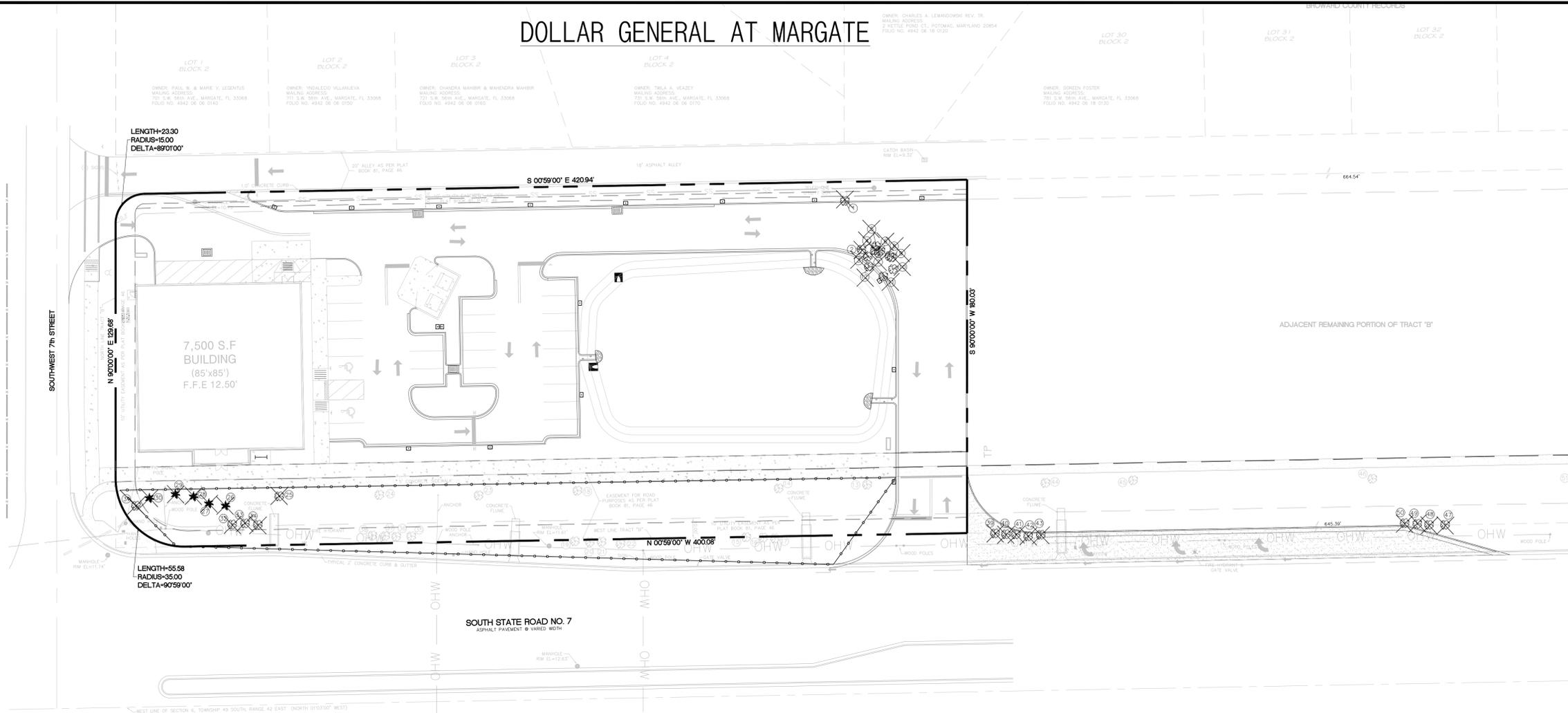
VALVES

- VALVE ZONE NO.
- VALVE SIZE
- VALVE GPM
- 254-06-03 3/4" VALVES
- 252-06-04 1" VALVES
- 252-25-06 1.5" VALVES

Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
703 Greens Avenue, Winter Park, Florida 32789
(407) 647-1213 (407) 647-6359 FAX

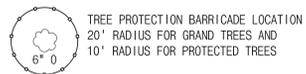
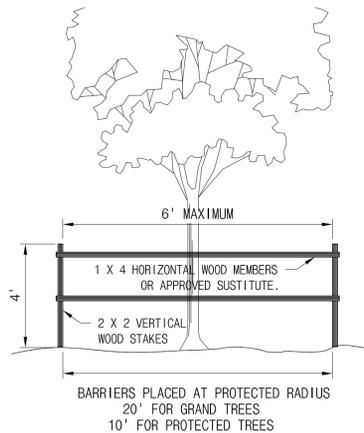
NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.

DOLLAR GENERAL AT MARGATE



TREE PROTECTION NOTES

- DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES WHICH ARE DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON THE SITE.
- BARRIERS SHALL CONSIST OF PROTECTIVE WOODEN POSTS TWO (2) INCHES BY TWO (2) INCHES OR LARGER PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED NO CLOSER THAN TEN (10) FEET TO THE TRUNK UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT. POSTS SHALL BE NO FURTHER THAN SIX (6) FEET APART. REFER TO TREE PROTECTION BARRIER DETAIL.
- PROPOSED GRADES AROUND TREES TO REMAIN SHALL BE MAINTAINED TO WITHIN FOUR (4) INCHES OF THE EXISTING GRADE.
- THE CONTRACTOR SHALL FOLLOW TREE REMOVAL, TREE PROTECTION AND GENERAL PLANTING PRACTICES, AS DEFINED BY LOCAL JURISDICTION.
- PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
- NO BUILDING MATERIALS SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER ZONES.
- BARRIERS SHALL BE PLACED AT THE TREE CANOPY LINE EXCEPT ADJACENT TO THE PROPERTY CONSTRUCTION AREA WHERE IT MAY BE AT ONE HALF OF THE CANOPY DISTANCE ON ONE SIDE ONLY.



EXISTING TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED

TREE#	TREE SIZE	TOTAL # TREES	TOTAL INCHES	HEIGHT	CANOPY SQ.FT
1	20 INCH - OAK	1	20"	30'	490'
2	9 INCH - OAK	1	9"	40'	79'
3	6 INCH - OAK	1	6"	30'	177'
4	9 INCH - OAK	1	9"	40'	314'
5	5 INCH - OAK	1	5"	15'	79'
6	6 INCH - OAK	1	6"	15'	50'
7	6 INCH - OAK	1	6"	28'	50'
8	11 INCH - OAK	1	11"	40'	177'
9	11 INCH - OAK	1	11"	15'	314'
10	8 INCH - OAK	1	8"	30'	314'
11	23 INCH - OAK	1	23"	45'	1,590'
12	18 INCH - OAK	1	18"	30'	490'
25	12 INCH - GUMBO LIMBO	1	12"	15'	706'
26	12 INCH - PALM	1	12"	15'	78'
27	12 INCH - PALM	1	12"	15'	78'
28	11 INCH - PALM	1	11"	15'	78'
29	12 INCH - PALM	1	12"	20'	78'
30	11 INCH - PALM	1	11"	20'	78'
31	12 INCH - PALM	1	12"	25'	78'
32	17 INCH - GUMBO LIMBO	1	17"	20'	177'
33	17 INCH - GUMBO LIMBO	1	17"	20'	177'
34	17 INCH - GUMBO LIMBO	1	17"	20'	177'
39	24 INCH - GUMBO LIMBO	1	24"	25'	177'
40	12 INCH - GUMBO LIMBO	1	12"	20'	177'
41	12 INCH - GUMBO LIMBO	1	12"	25'	177'
42	17 INCH - GUMBO LIMBO	1	17"	25'	177'
43	21 INCH - GUMBO LIMBO	1	21"	25'	177'
47	18 INCH - GUMBO LIMBO	1	18"	20'	177'
48	17 INCH - GUMBO LIMBO	1	17"	25'	79'
49	15 INCH - GUMBO LIMBO	1	15"	25'	79'
50	15 INCH - GUMBO LIMBO	1	15"	20'	177'

GRAND TOTAL TREES TO REMOVE = 31 416" 7,226 SHADE POINTS

7,226 SHADE POINTS TO BE REPLACED:

PROPOSED TREES:
 19 DH X 150 PTS. = 2,850
 10 MG X 300 PTS. = 3,000
 10 TD X 300 PTS. = 3,000
 TOTAL = 8,850 SHADE POINTS

EXISTING TREES TO REMAIN

TREE#	TREE SIZE	TOTAL # TREES	TOTAL INCHES
13	18 INCH - GUMBO LIMBO	1	18"
14	20 INCH - GUMBO LIMBO	1	20"
15	9 INCH - GUMBO LIMBO	2	18"
16	9 INCH - GUMBO LIMBO	1	9"
17	12 INCH - GUMBO LIMBO	1	12"
18	21 INCH - GUMBO LIMBO	1	21"
19	21 INCH - GUMBO LIMBO	1	21"
20	21 INCH - GUMBO LIMBO	1	21"
21	17 INCH - GUMBO LIMBO	1	17"
22	21 INCH - GUMBO LIMBO	1	21"
23	18 INCH - GUMBO LIMBO	1	18"
24	20 INCH - GUMBO LIMBO	1	20"
35	24 INCH - GUMBO LIMBO	1	24"
36	21 INCH - GUMBO LIMBO	1	21"
37	17 INCH - GUMBO LIMBO	1	17"
38	17 INCH - GUMBO LIMBO	1	17"
44	21 INCH - GUMBO LIMBO	1	21"
45	21 INCH - GUMBO LIMBO	1	21"
46	18 INCH - GUMBO LIMBO	1	18"
51	15 INCH - GUMBO LIMBO	1	15"

GRAND TOTAL TREES TO REMAIN = 21 370"

DOLLAR GENERAL

HANLEX DEVELOPMENT
 Commercial Real Estate Development

HANLEX CIVIL, LLC

1825 S. ORANGE BLISSOM TRAIL
 APOPKA, FL 32703
 P: (407) 889-9400
 F: (407) 889-8328

COA: 29910

DEVELOPMENT PLANS

NO.	DATE	REVISION / ISSUE	BY	FOR
1	8-18-15	CITY OF MARGATE DRG COMMENTS	FG	

ENGINEER'S NAME & PER

SCOTT V. MOORE
 FLORIDA #LA #10220

PROJECT # 215.004

DATE 06/25/2015 SHEET

SCALE 1:30 **L3.0**

TREE PRES. PLAN

Rensdale Planning & Design
 Land Planning Landscape-Architecture - Project Management Expert Witness
 703 Greens Avenue, Winter Park, Florida 32789
 (407) 647-1213 (407) 647-8359 FAX



1825 S Orange Blossom Trail
Apopka, FL 32703
407-889-4154

August 18, 2015

*Ben Ziskal
City of Margate Economic Development
5790 Margate Blvd
Margate, FL 33063*

**Reference: Dollar General at Margate
SE Corner of State Road 7 and SW 7th St
DRC No. 07-15-03
PID#s 494206180930, 494206180931, and 494206180932**

1st Round of comments – Development Plan Review

Dear Mr. Ziskal:

Please accept this Comment and Response Letter addressing the first round of comments made on the Development Plans for the proposed project located at the SE corner of State Road 7 and SW 7th St.

General Comments:

Comment 1: The two dead end parking bays should be revised to have connectivity between the two for better traffic circulation.

Response 1: The site layout has been updated to eliminate the dead end parking; please refer to sheet DP1.0.

Comment 2: Plans and elevations need to be in NAVD.

Response 2: The elevations are in NAVD; please refer to the survey sheet and DP1.0.

Comment 3: The alleyway is meant for service vehicles and maintenance purposes and to allow the proposed driveway connection to SW 7th St may require a portion of the alleyway to be repaved.

Response 3: Under the Transit Oriented Corridor zoning, the long range plan for all of State Road 7 is to eliminate the number of curb cuts and to create a rear alley system to connect properties. Per our pre-applications and the City of Margate's planning department we are following the requirements set forth in the long range plan.

Comment 4: Please check the plat restrictions to ensure the allowed square footage is not exceeded.

Response 4: There are no plat restrictions.

Comment 5: The applicant is required to connect the proposed gravity sewer service connection in-line to the existing gravity sewer service line, and not to the manhole as currently proposed.

Response 5: The gravity sewer connection has been updated to reflect an in-line connection to the existing gravity sewer as requested; please refer to sheet DP1.0.

Comment 6: Please speak to Leo Zervas in Engineering to determine water and sewer impact fees.

Response 6: Acknowledged, we will coordinate with Leo Zervas to determine water and sewer impact fees.

Comment 7: Show the type and size of connection and the type of piping material for the water line on SW 7th St.

Response 7: The size, type, and piping material of the connections has been added to the plans. Refer to sheet DP1.0.

Comment 8: Domestic water service shall be metered separately from irrigation and/or fire service.

Response 8: Per the engineering department's request, the domestic water line and the proposed water line to the fire hydrant will be separate taps to the water main. The domestic water and irrigation service will have separate meters; please refer to sheet DP1.0.

Comment 9: An easement for the sidewalk will be required.

Response 9: An easement line has been added to the rear of the proposed expanded 12' sidewalk running along State Road 7; please refer to sheet DP1.0.

Comment 10: The building will need to be shifted north slightly and can be within eighteen inches of the 10-foot utility easement line.

Response 10: The building has been shifted as requested; please refer to sheet DP1.0.

Comment 11: A minimum frontage build-out of 70 percent is required and is currently at 19-20 percent.

Response 11: Based on limited building variations the 70 percent build out is not feasible. A variance for the 70 percent build out frontage requirement will be required.

Comment 12: The photometric plan shows lighting for level one activity which is allowed for businesses which close at 7:00pm. For businesses open later than 7:00pm, the lighting must be a minimum of two foot-candles in the vehicular use area. Please also include a specification of the light fixtures on the photometric plan as the Code requires fully shielded fixtures.

Response 12: The photometric plan has been updated to meet the code requirements listed above. The specification sheets have been added to this plan set; please refer to sheet CP1.0 and CP1.1.

Comment 13: The monument sign on the State Road 7 frontage needs to be set back at least 10 feet from any interior property lines.

Response 13: The monument sign has been relocated to meet the minimum setback requirement.

Comment 14: Add a detail of the dumpster enclosure which includes height, materials, etc., as well as an approval letter from Waste Management.

Response 14: A detail of the dumpster has been added to the plans; please refer to sheet DP1.0. A copy of the Waste management letter was included with the initial submittal. An additional copy of the e-mail correspondence is attached with this letter.

Comment 15: The dumpster should be disguised behind the building if using the alleyway is feasible.

Response 15: Due to the limited depth of the site the dumpster is located at the furthest point back, to still be functional. Additional landscaping has been added around the dumpster to further screening, please refer to sheet L1.0.

Comment 16: Parking is calculated at 3 stalls per thousand square footage of non-storage area.

Response 16: Acknowledged, the site data table has been updated with the parking based off the sales floor area; please Refer to sheet DP1.0 for the updated parking calculation.

Comment 17: Wheel stops are required in all the parking spaces abutting the walkway.

Response 17: Wheel stops have been added to all spaces abutting a walkway; please refer to sheet DP1.0.

Comment 18: Bicycle parking is required per Section 9.12.E6.

Response 18: A bicycle rack has been added; please refer to sheet DP1.0.

Comment 19: Parking in the second lot layer is discouraged by the City Code and is limited to no more than 20 percent of the lot width.

Response 19: Due to the depth of the site parking in the second layer will be required, however the revised site plan meets the 20 percent parking criteria in the second layer per City Code; please refer to DP1.0.

Comment 20: If the parking remained in the second lot layer after reconfiguration a street screen will be required as defined in Section 2.2.

Response 20: A street screen is being added; please refer to sheet L1.0.

Comment 21: The pedestrian zone requirement requires a four foot landscape relief between the sidewalk and the building.

Response 21: A 4 foot pedestrian zone has been added between the building and the sidewalk as requested; please refer to sheet DP1.0.

Comment 22: The driveway on State Road 7 needs to be moved north five feet and a landscape buffer is to be provided that is consistent with Section 23.7.

Response 22: The proposed driveway off of SR 7 will be a shared access point for the property to the south, and it has been agreed that the driveway entrance will run-along the new property line. A cross-access agreement is being drafted and will be fully executed prior to closing on the property. Once the cross-access agreement is recorded a copy can be furnished to the city, if required.

Comment 23: An eight foot landscape buffer and then a seven foot sidewalk is required on SW 7th St.

Response 23: An 8' buffer and 7' sidewalk is proposed off of SW 7th street as required; please refer to DP1.0.

Comment 24: The landscape plans need to include the code requirement calculation which shows a breakdown by landscape sector, i.e. urban greenway, right of way perimeter, other perimeters, etc., along with tables that show the required amounts and provided amounts.

Response 24: The Landscape plan has been updated to include the required information; please refer to sheet L1.0.

Comment 25: There are several things missing in the landscape buffer shown between the parking area and the sidewalk in between the pond and sidewalk. Section 23-6, paragraph B1 will have those requirements.

Response 25: The Landscape buffer has been updated to meet code; please refer to sheet L1.0.

Comment 26: The landscape plans should show a landscape buffer and urban greenway along south State Road 7 and SW 7th St per Section 23-6 B2 of the code

Response 26: Acknowledged, The landscape plans have been updated to meet the code requirements; please refer to sheet L1.0

Comment 27: The trees that are proposed for the swale on the east side of the property are not allowed because of underground utilities.

Response 27: Acknowledged, the landscape plan has been updated; please refer to sheet L1.0.

We hope you find this Comment and Response Letter and the associated revisions complete. Please contact me for an immediate response to any concerns you might have. We appreciate your consideration.

Respectfully submitted,

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