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

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

Submittal Date (official use): RECEIVED SEP 28 2015 By AC

| | |
|---|---|
| Project Name | Coconut Creek Automotive |
| Address | Banks Road and NW 24th Street |
| Acreage | 4.85 |
| Folio Number | 484219280011 |
| Existing Use | Vacant |
| Legal Description | A portion of tract A of the Sherman Plat, PB 144, Pg 26, BCR. |

DRC # 10-15-04

Paid: $ 604.00

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

Construction of a car distribution center - new car preparation for local dealerships. One automotive preparation building of approximately 2600 square feet.

| | |
|---|---|
| Agent/Contact Name | Jay Huebner - HSQ Group, Inc. |
| Address | 1489 W. Palmetto Park Road, Suite 340, Boca Raton, Fl 33486 |
| Phone Number | 561-392-0221 |
| Fax Number | 561-392-6458 |
| Email Address | Jay@hsqgroup.net |

| | |
|---|---|
| Property Owner Name | Appleby Real Estate Holdings, LLP |
| Address | 1345 S. Federal Highway, Deerfield Beach, Fl 33441 |
| Phone Number | 954-283-4400 |
| Fax Number | 954-283-4404 |
| Email Address | ed.appleby@kingmail.us |

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.

Property Owner's Signature, PRESIDENT

Date 9-23-15

PROJECT NUMBER
150538
SHEET NUMBER
CS-1

# COCONUT CREEK AUTOMOTIVE

## CITY OF MARGATE, BROWARD COUNTY, FLORIDA

## COCONUT CREEK AUTOMOTIVE, LLC

### INDEX OF PLANS


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|---|---|
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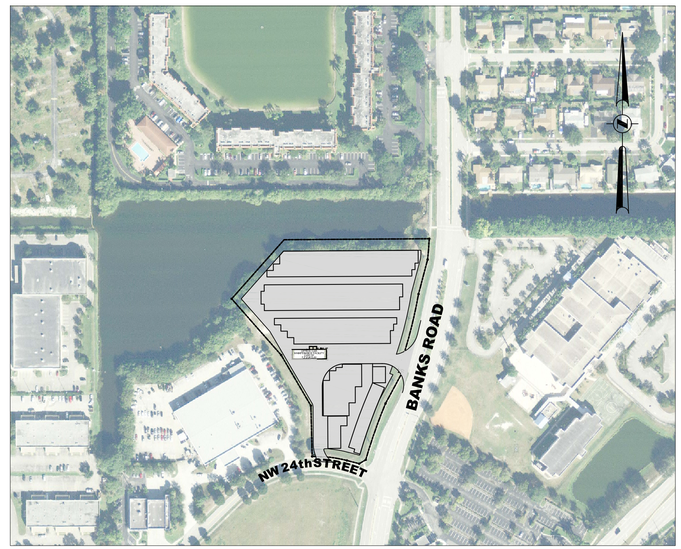
| SP-1 | SITE PLAN |
| S-1 | BOUNDARY SURVEY |
| CE-1 | CONCEPTUAL ENGINEERING PLAN |
| CE-2 | CONCEPTUAL ENGINEERING DETAILS |
| A-1 | FLOOR PLAN |
| A-2 | ELEVATIONS |
| L-1 | LANDSCAPE PLAN |
| PH-1 | PHOTOMETRIC PLAN AND DETAILS |


### LEGAL DESCRIPTION:

THAT PORTION OF TRACT "A", "SHERMAN PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A", SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 88°17'59" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF SAID TRACT "A", HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 01°36'27", A DISTANCE OF 38.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE OF TRACT "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 02°27'42", A DISTANCE OF 58.26 FEET; THENCE SOUTH 14°45'50" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 80°01'00" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,344.14 FEET AND A CENTRAL ANGLE OF 09°15'00", A DISTANCE OF 217.00 FEET; THENCE SOUTH 70°45'59" EAST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,356.14 FEET AND A CENTRAL ANGLE OF 00°10'52", A DISTANCE OF 4.28 FEET; THENCE SOUTH 28°19'26" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 67°28'34" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,497.63 FEET AND A CENTRAL ANGLE OF 06°23'18", A DISTANCE OF 166.98 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 24TH STREET AS RECORDED IN OFFICIAL RECORDS BOOK 26983, PAGE 590 OF SAID PUBLIC RECORDS, THE FOLLOWING THREE (3) COURSES: SOUTH 59°37'20" WEST, A DISTANCE OF 21.21 FEET; THENCE NORTH 75°23'41" WEST, A DISTANCE OF 35.53 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 16°02'38", A DISTANCE OF 98.01 FEET; THENCE NORTH 01°26'18" WEST, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 141.86 FEET; THENCE NORTH 30°24'04" WEST, A DISTANCE OF 164.29 FEET; THENCE NORTH 41°20'09" WEST, A DISTANCE OF 209.44 FEET; THENCE NORTH 41°35'32" EAST, A DISTANCE OF 220.82 FEET; THENCE NORTH 89°37'18" EAST, ALONG A LINE 38 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 405.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA,.




LOCATION MAP

SCALE: 1" = 200'

SECTION 19 / TOWNSHIP 48 S / RANGE 42 E
SECTION 30 / TOWNSHIP 48 S / RANGE 42 E

# SITE PLAN


**HSQ GROUP, INC.**
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924



DEVELOPER:
COCONUT CREEK AUTOMOTIVE, LLC
4950-4980 N. STATE ROAD 7
MARGATE, FL 33308
(954) 283-4609

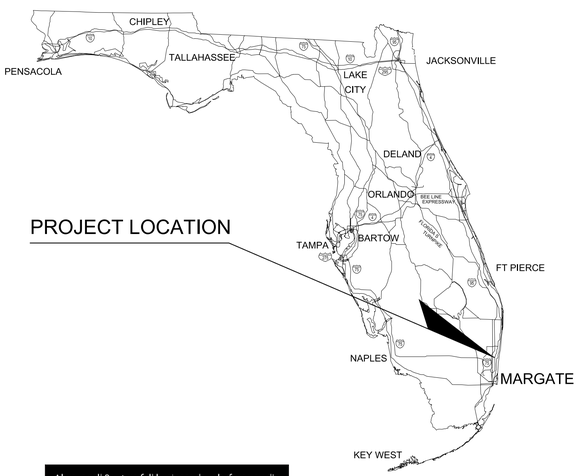
CIVIL ENGINEER:
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

PLANNER:
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221

LANDSCAPE ARCHITECT:
BRUCE E. CUMMINGS, PA
235 COMMERCIAL BLVD, SUITE 203
LAUDERDALE BY THE SEA, FL 33308
(954) 771-8184

ARCHITECT:
WINNINGHAM & BUNDY
ARCHITECTS, P.A.
1070 NE 45th STREET
FORT LAUDERDALE, FL 33334
(954) 954-771-8900

SURVEYOR:
HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD
SUITE 340
BOCA RATON, FL 33486
(561) 392-0221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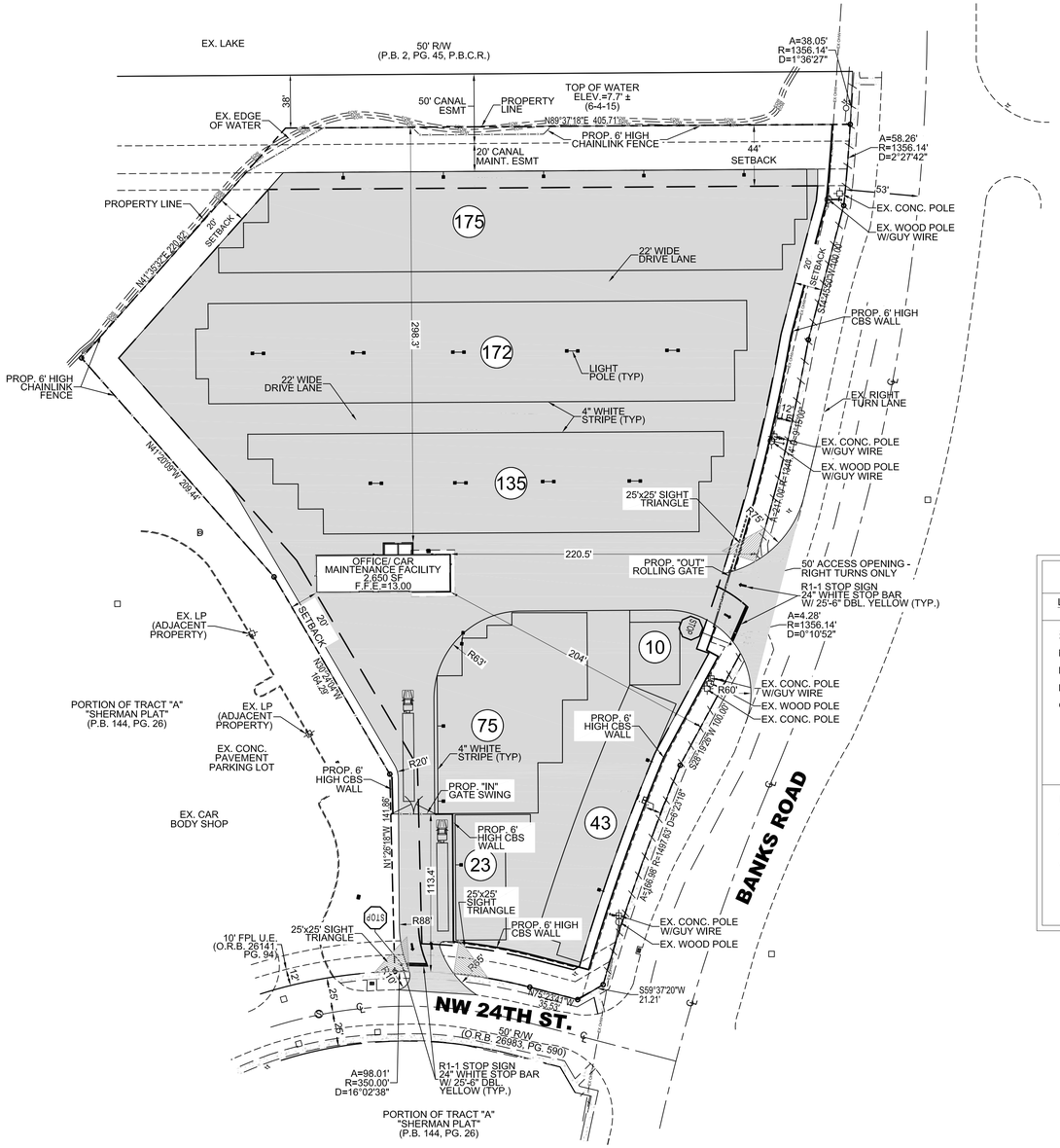
ENGINEER'S CERTIFICATION
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

Date: 9/28/15 | Seal
Approved by: JAY HUEBNER
Registered Engineer Number: 54615
State of Florida

9/28/15

$FILE$




N

0 25 50
FEET

**SCALE: 1"=50'**

## SITE DATA

| | | | | |
|---|---|---|---|---|
| LAND USE CLASSIFICATION: | INDUSTRIAL | | ZONING CLASSIFICATION: | M-I |

**SITE AREA:**

| | | |
|---|---|---|
| NET SITE AREA: | 4.85 AC. | 100.0% |
| BUILDING COVERAGE AREA: | 0.61 AC. | 1.3% |
| PAVED AREA: | 3.97 AC. | 81.7% |
| GREEN AREA: | 0.83 AC. | 17.1% |

**DENSITY CALCULATIONS:**

| | |
|---|---|
| NET SITE AREA: | 4.85 AC. |
| FLOOR AREA RATIO (FAR) | 0.01 |

**SETBACK REQUIREMENTS:**

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT (EAST): | 35 FEET | 20 FEET |
| SIDE - NORTH: | 60 FEET | 44 FEET |
| SIDE - SOUTH: | 25 FEET | 20 FEET |
| WEST: | 0 FEET | 20 FEET |

**PARKING REQUIREMENTS:**

| | REQUIRED: | PROVIDED: |
|---|---|---|
| 2,650 SF / 500 OFFICE | 5 | 5 |
| VEHICLE LOT AREA | 633 | |

**CODE REQUIREMENTS**

| | | |
|---|---|---|
| BUILDING MAX HEIGHT | 60' | PROVIDED 20' |

Always call 811 two full business days before you dig
Sunshine811.com

| NO. | DATE | BY | REVISIONS | NO. | DATE | BY | REVISIONS |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

Designed by: JH Date: 08/15
Drawn by: JLS Date: 08/15
Checked by: JH Date: 08/15


**HSQ GROUP, INC.**
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924


# COCONUT CREEK AUTOMOTIVE

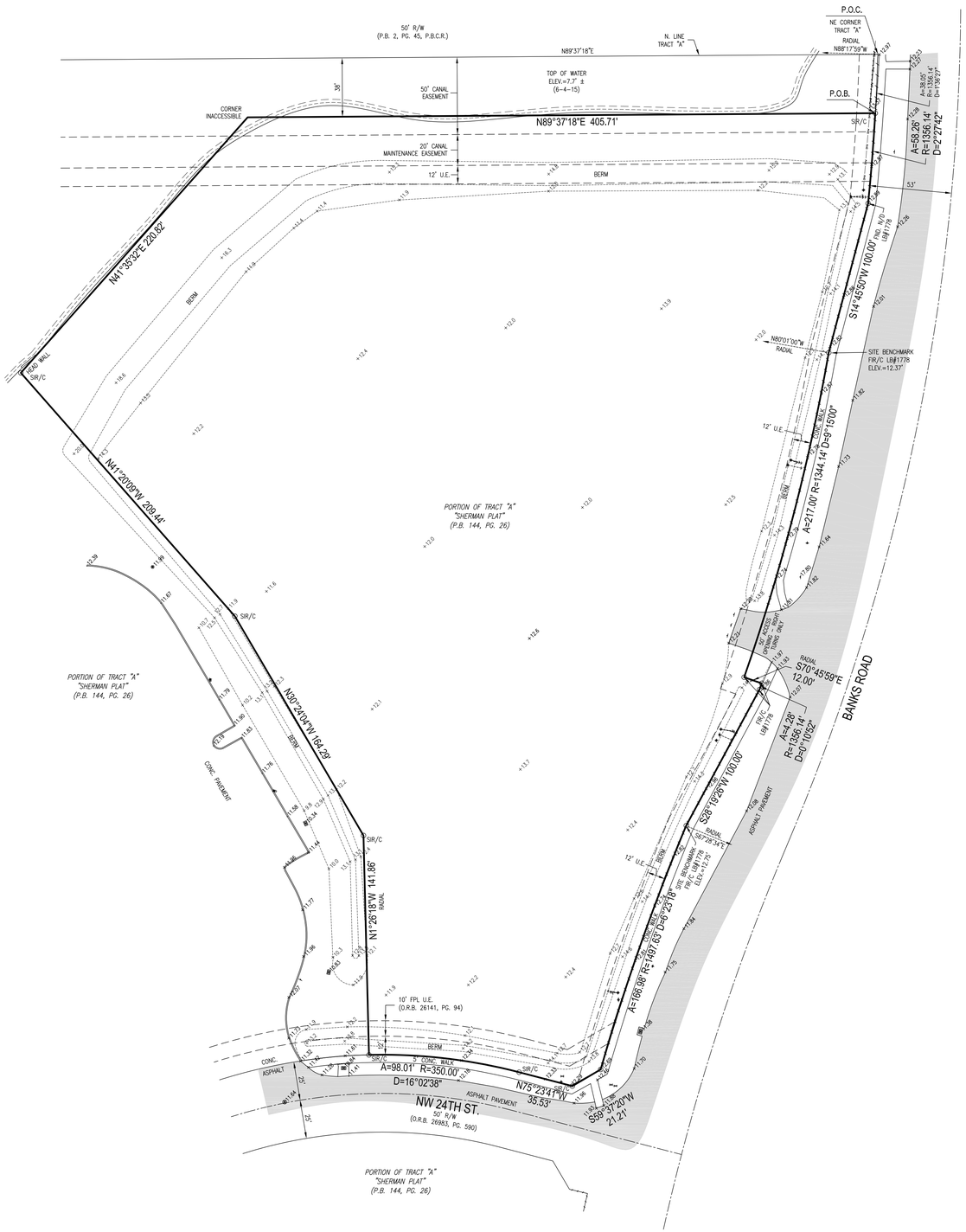
SITE PLAN

SCALE: 1" = 50'
PROJECT NUMBER: 150538
SHEET NUMBER: SP-1

Date: 9/28/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54615
State of Florida

9/28/15

z:\projects\2015\150538 margate appleby parking lot\drawings\site plan\150538-c-site.dwg




## LEGAL DESCRIPTION

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SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA,.

## NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 4.855 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID TRACT "A" HAVING A BEARING OF NORTH 89°37'18" EAST, AS SHOWN ON THE RECORD PLAT.
6. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2729: ELEVATION: 14.23'' (CONVERTED FROM PUBLISHED ELEVATION OF 15.791' NGVD29).
8. PROPERTY ADDRESS: EAST PORTION OF 5355 NW 24TH STREET, MARGATE, FL
9. FEMA FLOOD ELEVATION INFORMATION:
   A. FIRM NO.: 12011C0165H
   B. EFFECTIVE DATE: 8/18/14
   C. ZONE: X
   D. BASE FLOOD ELEV.: N/A
10. CERTIFIED TO:
    APPLEBY REAL ESTATE HOLDINGS LLLP
    TRIPP SCOTT, P.A.
    CHICAGO TITLE INSURANCE COMPANY

## ABBREVIATIONS:

| | |
|---|---|
| A | = ARC LENGTH |
| A/C | = AIR CONDITIONER |
| ALUM. | = ALUMINUM |
| B.C.R. | = BROWARD COUNTY RECORDS |
| CB | = CATCH BASIN |
| C.B.S. | = CONCRETE BLOCK & STUCCO |
| CLF | = CHAIN LINK FENCE |
| CMP | = CORRUGATED METAL PIPE |
| CONC. | = CONCRETE |
| D | = DELTA (CENTRAL ANGLE) |
| D.E. | = DRAINAGE EASEMENT |
| ELEV. | = ELEVATION |
| F.F. | = FINISHED FLOOR |
| FIP | = FOUND IRON PIPE |
| FIR/C | = FOUND IRON ROD W/CAP |
| FIR | = FOUND IRON ROD |
| FND. | = FOUND |
| ICV | = IRRIGATION CONTROL VALVE |
| INV | = INVERT |
| MON. | = MONUMENT |
| N/D | = NAIL AND DISC |
| P.B. | = PLAT BOOK |
| P.B.C.R. | = PALM BEACH COUNTY RECORDS |
| PG. | = PAGE |
| R | = RADIUS |
| R/W | = RIGHT-OF-WAY |
| SIR/C | = SET 1/2" IRON ROD W/CAP LB7924 |
| SMH | = SANITARY SEWER MANHOLE |
| SN/D | = SET NAIL & DISC LB7924 |
| S.F. | = SQUARE FEET |
| STY. | = STORY |
| TCB | = TRAFFIC CONTROL BOX |
| TYP. | = TYPICAL |
| U.E. | = UTILITY EASEMENT |
| WV | = WATER VALVE |

## LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- 12.3 ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 2014-147 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

_____
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 5/04/15

| NO. | DATE | BY | CK'D | REVISIONS | FB/PG |
|---|---|---|---|---|---|
| 3 | 7/08/15 | DCW | DCL | CORRECTIONS TO DESCRIPTION | N/A |
| 2 | 6/29/15 | DCW | DCL | INCREASE PARCEL SIZE | FILE |
| 1 | 6/11/15 | DCW | DCW | ADD CERTIFICATIONS | N/A |

SCALE: 1"=40' DATE: 5/05/15
DRAWN BY: N.O. FIELD BOOK: 026/18
CHECKED BY: DCW SURVEY TYPE: BOUNDARY


**HSQ GROUP, INC.**
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924


# MAP OF BOUNDARY SURVEY
# PORTION OF TRACT "A", SHERMAN PLAT
## CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER 150538
SHEET NUMBER 1 OF 1

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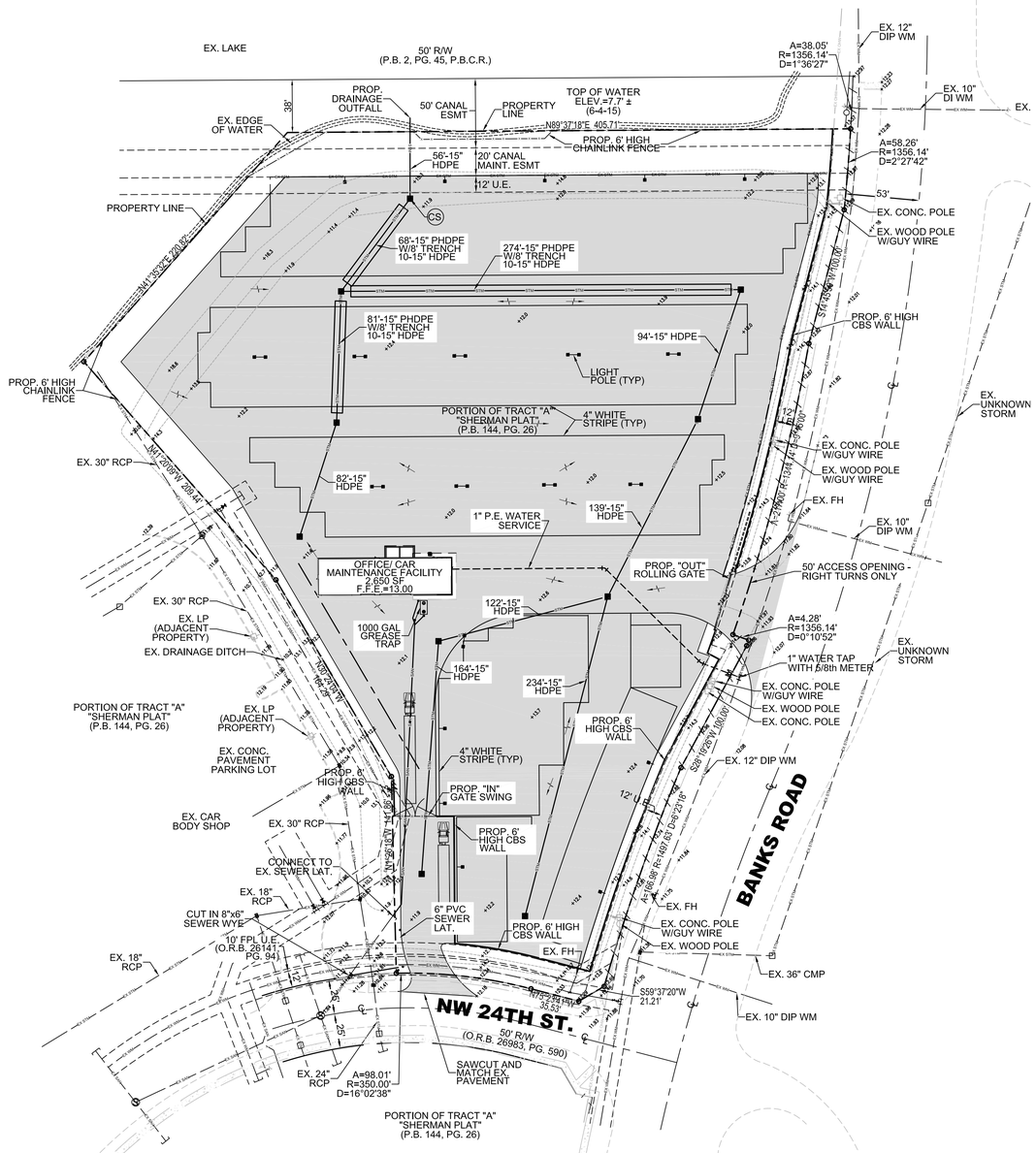



N

0 25 50
FEET
SCALE: 1"=50'

## LEGEND

| | |
|---|---|
| 100'-24" R.C.P. | LENGTH - SIZE - MATERIAL |
| | PAVEMENT FLOW LINE |
| | PAVEMENT RIDGE LINE |
| 0.60% | PAVEMENT SLOPE & DIRECTION |
| | FLOW DIRECTION |
| 15.00 | PROPOSED GRADE |
| 15.00 | EXISTING GRADE |
| F.F. = +12.00 | FINISHED FLOOR ELEVATION |
| | SEWER / DRAINAGE MANHOLE |
| | DRAINAGE INLET |
| | CURB INLET |
| | YARD DRAIN BASIN |
| | DOUBLE SEWER SERVICE |
| | SINGLE SEWER SERVICE |
| | FIRE HYDRANT |
| | TAPPING SLEEVE & VALVE |
| | DOUBLE WATER METER |
| | SINGLE WATER METER |
| | GATE VALVE |
| | EXISTING VALVE |
| | EXISTING FIRE HYDRANT |
| 1 | BACTERIOLOGICAL SAMPLING POINT |
| R.C.P. | REINFORCED CONCRETE PIPE |
| H.D.P.E. | HIGH DENSITY POLYETHYLENE PIPE |
| C.A.P. | CORRUGATED ALUMINUM PIPE |
| W.M. | WATER MAIN |
| G.V. | GATE VALVE |
| F.H. | FIRE HYDRANT |
| R.E. | RIM ELEVATION |
| I.E. | INVERT ELEVATION |
| E.O.P. | EDGE OF PAVEMENT |
| P.R.B. | POLLUTION RETARDANT BAFFLE |
| D.W.E. | DESIGN WATER ELEVATION |
| | SAWCUT & WIDENING |

## CONFLICT DESIGN INFORMATION

| | |
|---|---|
| 15" D = +15.00 | SIZE & BOTTOM OF PIPE ELEV. |
| 8" S = +13.50 | SIZE & TOP OF PIPE ELEVATION |
| | W = WATER MAIN |
| | S = SANITARY SEWER MAIN |
| | D = STORM DRAINAGE LINE |

## ELEVATION NOTE:

ALL ELEVATIONS ARE IN NAVD 1988

Always call 811 two full business days before you dig
Sunshine811.com

| NO. | DATE | BY | REVISIONS | NO. | DATE | BY | REVISIONS |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

Designed by: JH Date: 08/15
Drawn by: JLS Date: 08/15
Checked by: JH Date: 08/15


HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924


# COCONUT CREEK AUTOMOTIVE

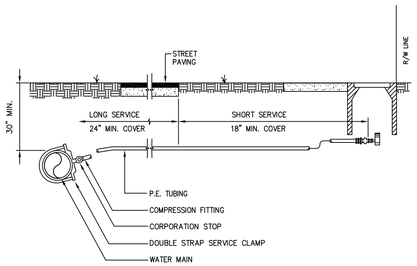
## CONCEPTUAL ENGINEERING PLAN

SCALE: 1" = 50'
PROJECT NUMBER: 150538
SHEET NUMBER: CE-1

Date: 9/28/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54615
State of Florida

9/28/15

z:\projects\2015\150538 margate appleby parking lot\drawings\site plan\150538-c-engr.dwg



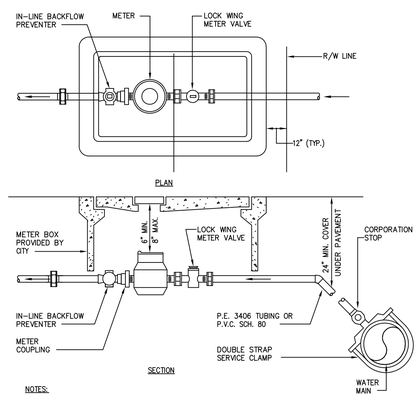

NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. ALL TAPS INTO WATER MAINS REQUIRE A SERVICE CLAMP.
3. SERVICE PIPE SHALL BE SAME SIZE AS THE WATER METER USED EXEPT THAT NO SERVICE PIPE SHALL BE SMALLER THAN 1".
4. APPROVED TYPE COPPER TUBING MAY BE USED IN PLACE OF PLASTIC.
5. FOR 1" SERVICE LINES, THE MINIMUM RADIUS SHALL BE 14" FOR 1 1/2" OR 2" SERVICE LINES, THE MINIMUM RADIUS SHALL BE 21"

| | |
|---|---|
| DRAWN BY: JJW | SCALE: NONE |
| APPROVED BY: | REV. FEB. 2002 |

CITY OF MARGATE
DEPT. OF ENVIRONMENTAL & ENGINEERING SERVICES

STANDARD WATER AND SEWER DETAILS
WATER SERVICE CONNECTION
SD-1



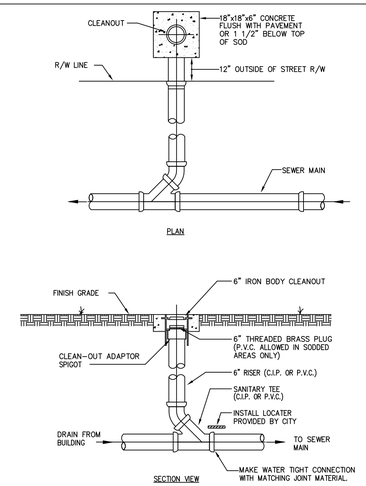

NOTES:

1. LOCATE BOX 12" OUTSIDE OF STREET R/W LINE.
2. CITY RESPONSIBILITY ENDS AT CUSTOMER SIDE OF METER.
3. METERS UP TO 2" SHALL BE FURNISHED AND INSTALLED BY CITY. (ALL OTHER WORK BY CUSTOMER)
4. MINIMUM RADIUS OF TUBING CURVE SHALL BE 14".

| | |
|---|---|
| DRAWN BY: JJW | SCALE: NONE |
| APPROVED BY: | REV. FEB. 2002 |

CITY OF MARGATE
DEPT. OF ENVIRONMENTAL & ENGINEERING SERVICES

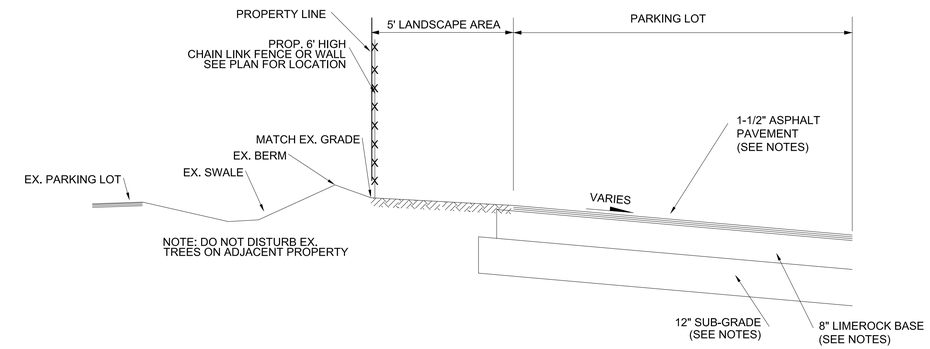
STANDARD WATER AND SEWER DETAILS
METER INSTALLATION FOR UP TO 1" METER
SD-2




| | |
|---|---|
| DRAWN BY: JJW | SCALE: NONE |
| APPROVED BY: | REV. FEB. 2002 |

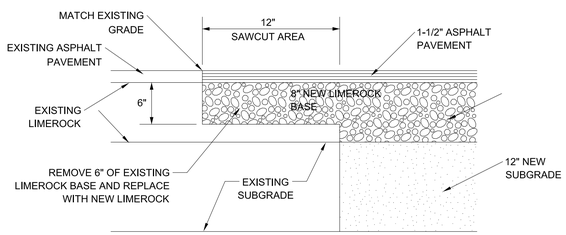
CITY OF MARGATE
DEPT. OF ENVIRONMENTAL & ENGINEERING SERVICES

STANDARD WATER AND SEWER DETAILS
BUILDING CONNECTION DETAIL
SD-13



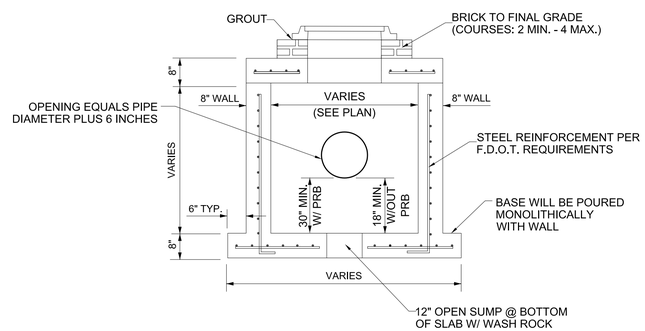

## WEST PROPERTY LINE SECTION

N.T.S.



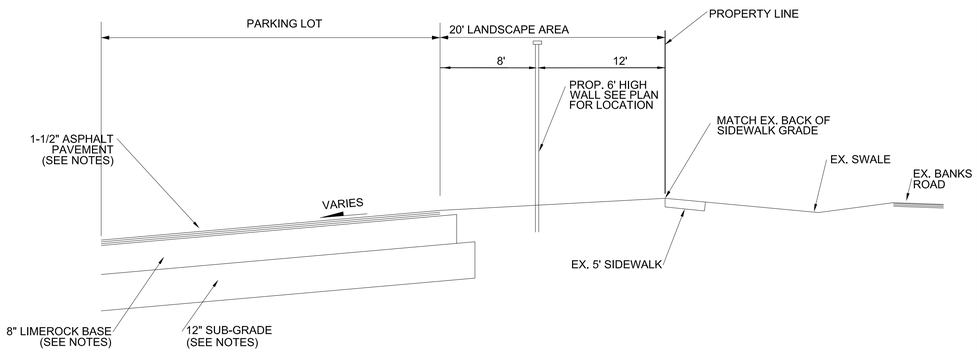

## PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQAURE FEET OF PAVEMENT.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED ½ INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERNCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.



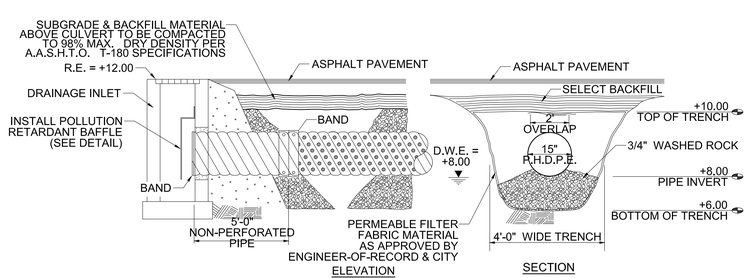

## MANHOLE / CATCH BASIN DETAIL

N.T.S.



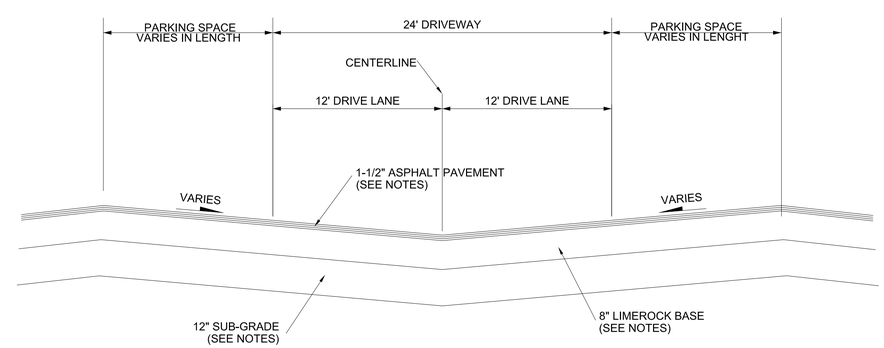

## EAST PROPERTY LINE SECTION

N.T.S.




## EXFILTRATION TRENCH DETAIL

N.T.S.




## TYPICAL PARKING LOT SECTION

N.T.S.

Always call 811 two full business days before you dig

Sunshine811.com

| NO. | DATE | BY | REVISIONS | NO. | DATE | BY | REVISIONS |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

Designed by: JH Date: 08/15
Drawn by: JLS Date: 08/15
Checked by: JH Date: 08/15

**HSQ GROUP, INC.**
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

# COCONUT CREEK AUTOMOTIVE

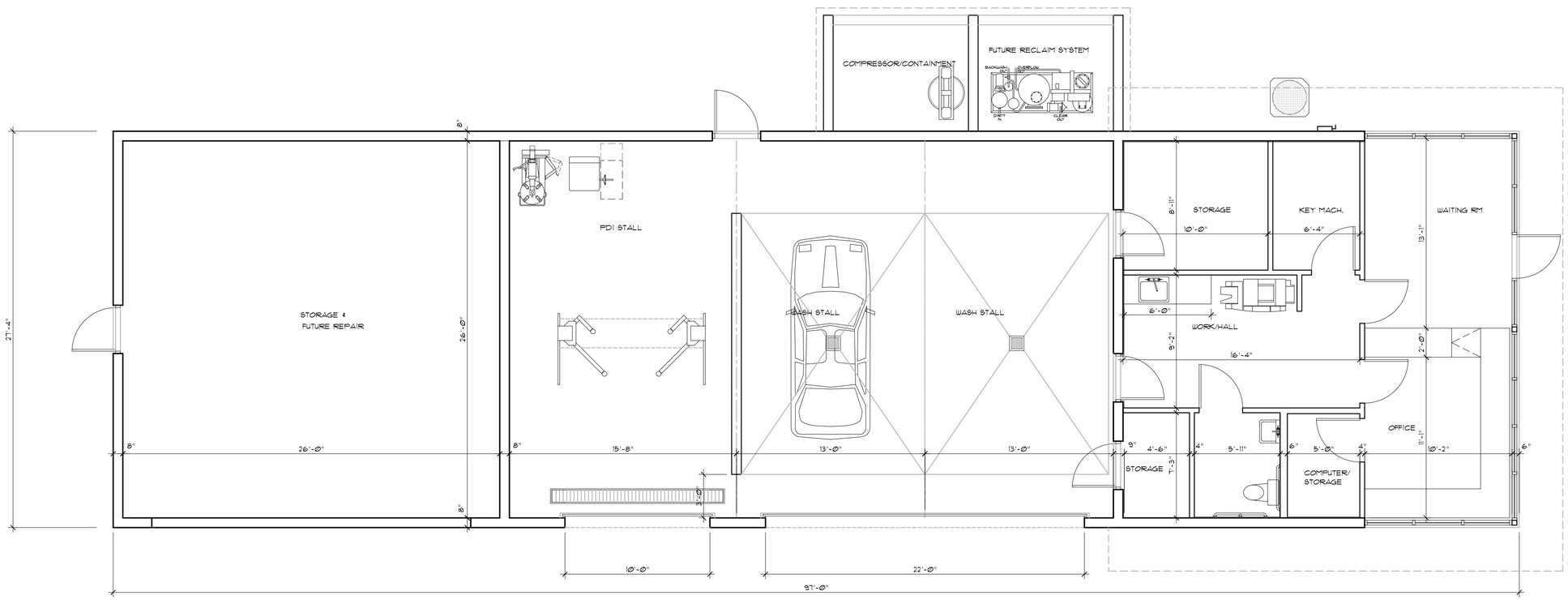
CONCEPTUAL ENGINEERING DETAILS

SCALE: N.T.S.
PROJECT NUMBER: 150538
SHEET NUMBER: CE-2

Date: 9/28/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54615
State of Florida

9/28/15

z:\projects\2015\150538 margate appleby parking lot\drawings\site plan\150538-c-engr.dwg




1 / A-1 **FLOOR PLAN**

SCALE: 1/4"" = 1'-0"

OWNERSHIP & INTERPRETATION OF SERVICE - ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS OF SERVICE PREPARED BY THE ARCHITECT AND HIS CONSULTANTS ON THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND HIS CONSULTANTS SUBJECT TO THE ARCHITECT AND HIS CONSULTANTS SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

WINNINGHAM & BUNDY
ARCHITECTS, P.A.
AA 26002596
fax 954.771.8851
voice 954.771.8900
1070 Northeast 45th Street Fort Lauderdale, Florida 33334

A NEW OFFICE -REPAIR FACILITY FOR:

# COCONUT CREEK AUTOMOTIVE

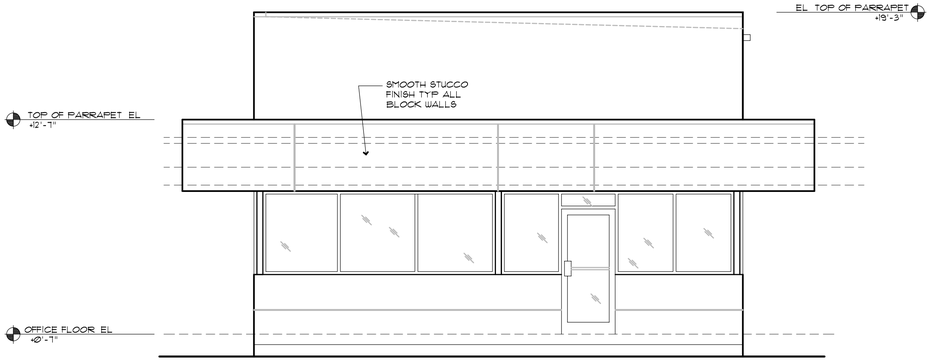
BANKS ROAD & N.W. 24TH ST.
MARGATE, FLA

revision

comm no
2250.00

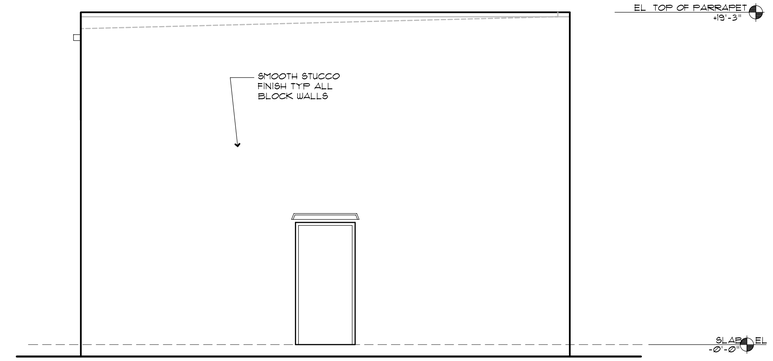
date
9/23/15

drawing
A-1
1 of 2



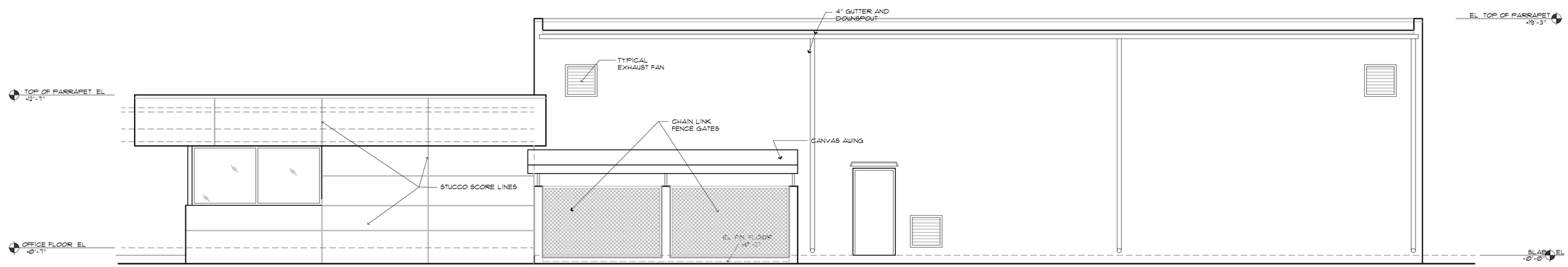

3 A-2 EAST ELEVATION

SCALE: 1/4"" = 1'-0"



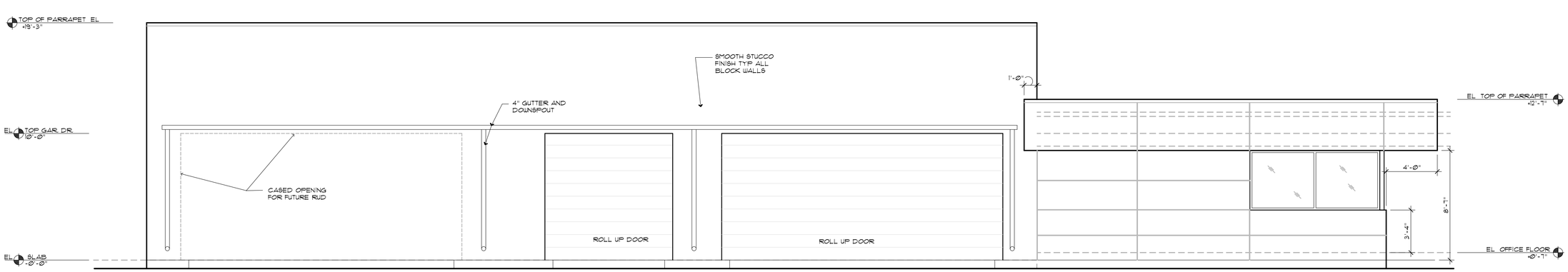

4 A-2 WEST ELEVATION

SCALE: 1/4"" = 1'-0"




2 A-2 NORTH ELEVATION

SCALE: 1/4"" = 1'-0"




1 A-2 SOUTH ELEVATION

SCALE: 1/4"" = 1'-0"

OWNERSHIP OF INSTRUMENTS OF SERVICE: ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS OF SERVICE PREPARED BY THE ARCHITECT AND ITS CONSULTANTS ON THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ITS CONSULTANTS RESPECTIVELY AND PROTECTED BY THE APPLICABLE COPYRIGHT LAWS. NO PART, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS OF SERVICE PREPARED BY THE ARCHITECT AND ITS CONSULTANTS ON THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ITS CONSULTANTS RESPECTIVELY AND PROTECTED BY THE APPLICABLE COPYRIGHT LAWS. NO PART, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS OF SERVICE PREPARED BY THE ARCHITECT AND ITS CONSULTANTS SHALL BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ITS CONSULTANTS RESPECTIVELY.

WINNINGHAM & BUNDY
ARCHITECTS, P.A.
AA 26002596
fax 954.771.8851
voice 954.771.8900
1070 Northeast 45th Street Fort Lauderdale, Florida 33334

A NEW OFFICE - REPAIR FACILITY FOR:

# COCONUT CREEK AUTOMOTIVE

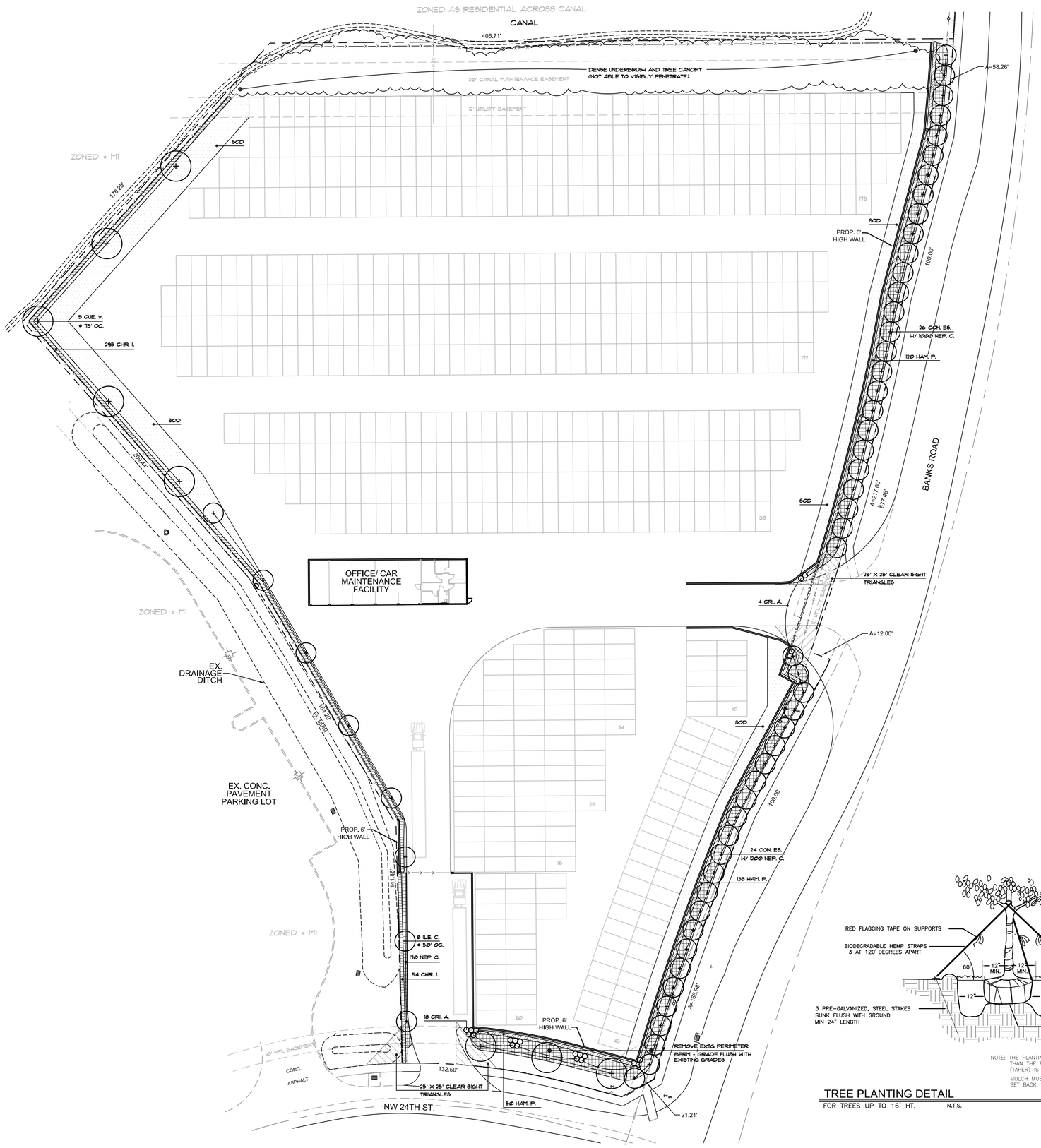
BANKS ROAD & N.W. 24TH ST.
MARGATE, FLA

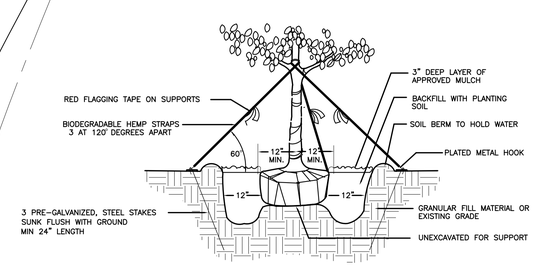
revision

comm no
2250.00

date
9/23/15

drawing
A-2
2 of 2




NOTE: THE PLANTING HOLE SHALL BE 10% MORE SHALLOW THAN THE ROOT BALL DEPTH SO THAT THE TRUNK FLARE (TAPER) IS VISIBLE ABOVE GRADE.

MULCH MUST NOT BE PLACED AT THE TAPER AND MUST BE SET BACK 12-18" FROM THE TRUNK.

## TREE PLANTING DETAIL

FOR TREES UP TO 16' HT. N.T.S.

## PLANT LIST

TREES & PALMS

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| ✳ CON. ES. | 50 | CONOCARPUS ER. SERICEUS | SILVER BUTTONWOOD | 8' X 3-4' MULTI |
| ✳ ILE. C. | 8 | ILEX CASSINE | DAHOON HOLLY | 8' X 3-4' /MIN 2" CAL |
| ✳ QUE. V. | 8 | QUERCUS VIRGINIANA | LIVE OAK | 12' X 6' /MIN 6' CT & 2.5" CAL |

SHRUBS & GROUND COVERS

| | | | | |
|---|---|---|---|---|
| ✳ CHR. I. | 349 | CHRYSOBALANUS ICACO | COCOPLUM | 24" X 24" @ 24" OC. |
| CRI. A. | 22 | CRINUM ASIATICUM | CRINUM LILY | 24-30" X 24-30" @ 36" OC. |
| ✳ HAM. P. | 305 | HAMELIA PATENS | FIREBUSH | 24" X 24" @ 24" OC. |
| ✳ NEP. C. | 2370 | NEPHROLEPIS CORDIFOLIA | SWORD FERN | 14-16" SPR @ 18" OC |

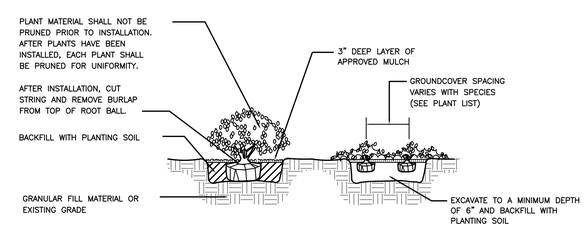
✳ NATIVE LANDSCAPE MATERIAL AND VERY DROUGHT TOLERANT

## LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, 2ND EDITION· FEBRUARY 1998.
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED FOR 180 DAYS- SHRUBS 90 DAYS.
6. APPLY 2" MELALEUCA\EUCALYTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
10. ✳ ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
12. PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.

## MARGATE LANDSCAPE CODE

| | REQUIRED | PROVIDED |
|---|---|---|
| 1) PERIMETER TREES ALONG R. O. W. | | |
| BANKS ROAD UNDER OVERHEAD WIRES | | |
| 605 LF @ 1 TREE/12 LF | 50 | 50 S. BUTTONWOOD |
| (LESS ACCESS DRIVES & CLEAR SIGHT TRIANGLES) | | |
| CONTINUOUS HEDGE & 50% G. COVER ALONG PERIMETER WALL | YES | YES |
| N. W. 24TH STREET | | |
| 106 LF @ 1 TREE/40 LF | 3 | 3 LIVE OAKS |
| (LESS ACCESS DRIVES & CLEAR SIGHT TRIANGLES) | | |
| CONTINUOUS HEDGE & 50% G. COVER ALONG PERIMETER WALL | YES | YES |
| 2) ADJACENT PROPERTY | | |
| 651 LF @ 1 TREE/75 LF | 9 | 13 < 5 LIVE OAKS, 8 DAHOON HOLLY |
| 3) INTERIOR GREEN SPACE | | |
| 637 STORAGE PARKING SPACES | | |
| NUMBER SPACES X 20 SF | 12740 SF | 24606 SF(INSIDE PER. WALL & FENCE) |




## SHRUB PLANTING DETAIL

N.T.S.

## LANDSCAPE PLAN

SCALE 1" = 30'

NORTH

ISSUE / REVISION

26 SEPT 2015

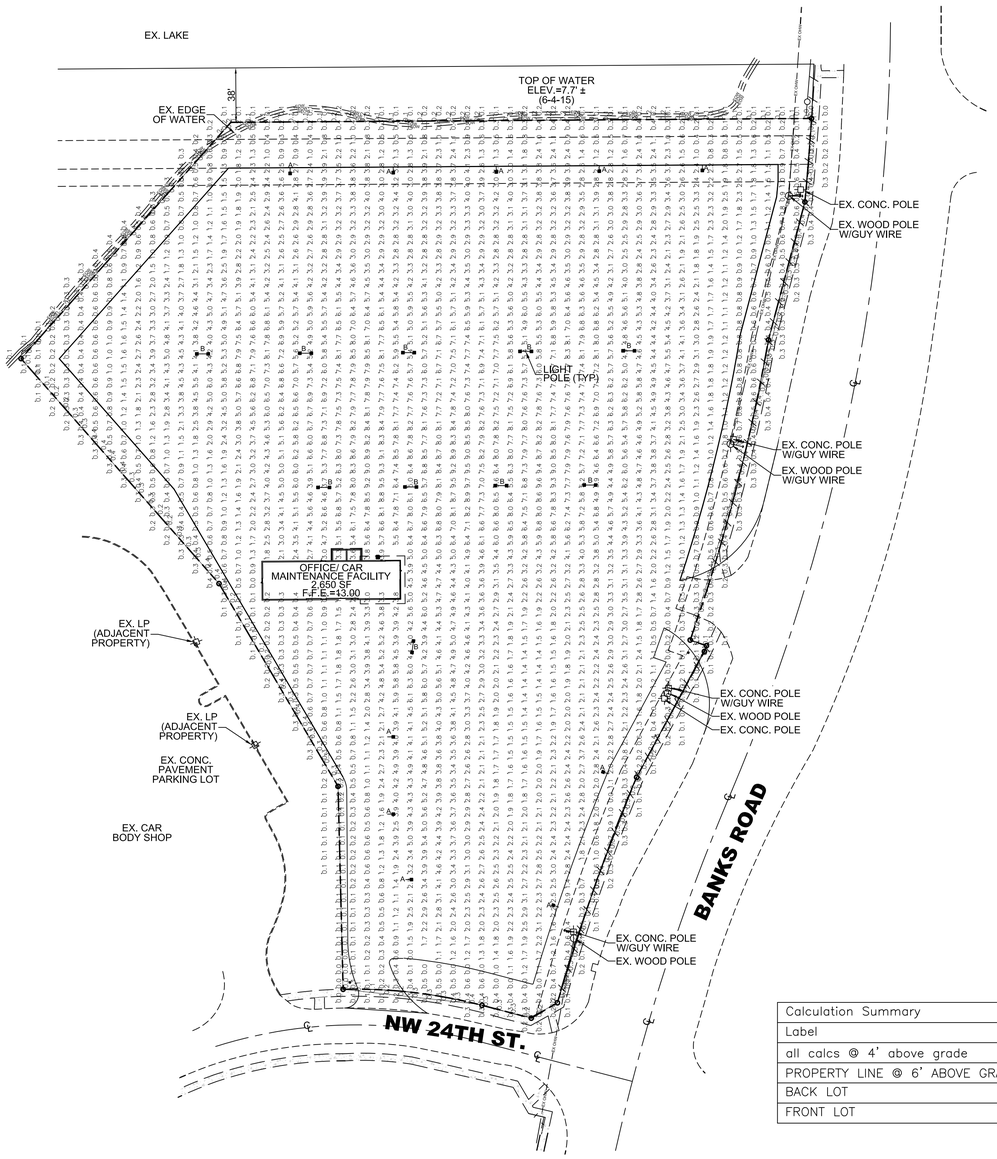
BRUCE E. CUMMINGS P.A.
LANDSCAPE ARCHITECTS
LAUDERDALE BY THE SEA, FLA
954-771-8184

SEAL

LANDSCAPE FOR
COCONUT CREEK AUTOMOTIVE
N.W. CORNER BANKS ROAD & N.W. 24TH STREET
MARGATE, FLORIDA

SHEET NO.
L-1

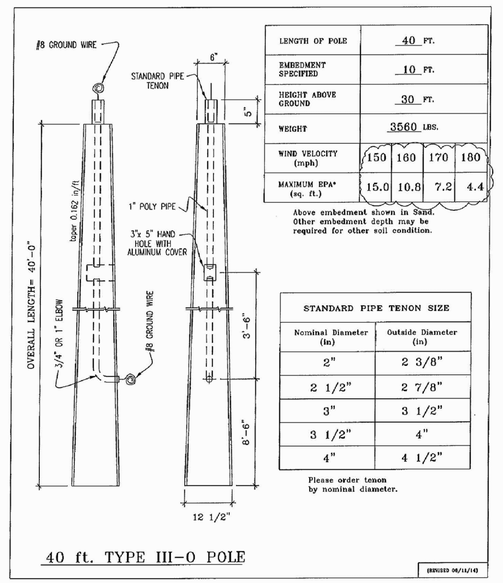
C:_Dwgs\Bugatelino\Bugatelino1.dwg




N

0 25 50
FEET
SCALE: 1"=50'

JOB NO:_____ PROJECT:_____ CUSTOMER:_____




| | | | | |
|---|---|---|---|---|
| LENGTH OF POLE | 40 FT. | | | |
| EMBEDMENT SPECIFIED | 10 FT. | | | |
| HEIGHT ABOVE GROUND | 30 FT. | | | |
| WEIGHT | 3560 LBS. | | | |
| WIND VELOCITY (mph) | 150 | 160 | 170 | 180 |
| MAXIMUM EPA* (sq. ft.) | 15.0 | 10.8 | 7.2 | 4.4 |

Above embedment shown in Sand. Other embedment depth may be required for other soil condition.

| STANDARD PIPE TENON SIZE | |
|---|---|
| Nominal Diameter (in) | Outside Diameter (in) |
| 2" | 2 3/8" |
| 2 1/2" | 2 7/8" |
| 3" | 3 1/2" |
| 3 1/2" | 4" |
| 4" | 4 1/2" |

Please order tenon by nominal diameter.

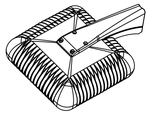
40 ft. TYPE III-O POLE

(REVISED 06/12/14)

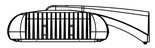
1380 N.E. 48th Street
Pompano Beach, Fl 33064
PHONE: (954) 781-4040
(800) 749-4041
FAX: (954) 781-3539 SALES & ADMINISTRATIVE

PCSI
Pre-Cast Specialties, Inc.
Precast and Prestressed Concrete

# XSB
LED Crossover Area Light


PERSPECTIVE VIEW

END VIEW


SIDE VIEW

Crossover SOLID-STATE LIGHTING

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| all calcs @ 4' above grade | Illuminance | Fc | 1.48 | 9.7 | 0.0 | N.A. | N.A. |
| PROPERTY LINE @ 6' ABOVE GRADE | Illuminance | Fc | 0.23 | 0.5 | 0.0 | N.A. | N.A. |
| BACK LOT | Illuminance | Fc | 4.92 | 9.7 | 1.0 | 4.92 | 9.70 |
| FRONT LOT | Illuminance | Fc | 2.76 | 6.3 | 1.0 | 2.76 | 6.30 |

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Lumens/Lamp | Arr. Lum. Lumens | Arr. Watts |
| | 11 | A | SINGLE | XSB-FT-LED-HO-CW-HSS-UE-SINGLE-30' MH | 1.000 | N.A. | 16098 | 234 |
| | 10 | B | D180° | XSB-5-LED-HO-CW-UE-D180-30' MH | 1.000 | N.A. | 52754 | 620 |

Always call 811 two full business days before you dig
Sunshine811.com

| NO. | DATE | BY | REVISIONS | NO. | DATE | BY | REVISIONS |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

Designed by: JH Date: 08/15
Drawn by: JLS Date: 08/15
Checked by: JH Date: 08/15

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

# COCONUT CREEK AUTOMOTIVE
PHOTOMETRIC PLAN AND DETAILS

SCALE: 1" = 50'
PROJECT NUMBER: 150538
SHEET NUMBER: PH-1

Date: 9/28/15
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54615
State of Florida

9/28/15

z:\projects\2015\150538 margate appleby parking lot\drawings\site plan\150538-c-photo.dwg

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: RRODI 9/30/15 00 Receipt no: 185451

| Type | SvcCd | Description | Amount |
|---|---|---|---|
| EL | | ECDV SITE PLAN NON RESID. | |
| | Qty | 1.00 | $604.00 |

COCONUT CREEK AUTOMOTIVE LLC
DBA COCONUT CREEK AUTOMALL
4950 N STATE RD 7
COCONUT CREEK, FL 33073
APP FOR SITE PLAN
DRC-10-15-04
FOR BANKS ROAD & NW 24TH ST
AGENT: JAY HUEBNER-HSQ GROUP
1489 W PALMETTO PARK RD #340
BOCA RATON, FL 33486
561-392-0221
JAY@HSQGROUP.NET

Tender detail

| | | |
|---|---|---|
| CK Ref#: | 597884 | $604.00 |
| Total tendered: | | $604.00 |
| Total payment: | | $604.00 |

Trans date: 9/30/15 Time: 9:58:36

HAVE A GREAT DAY!