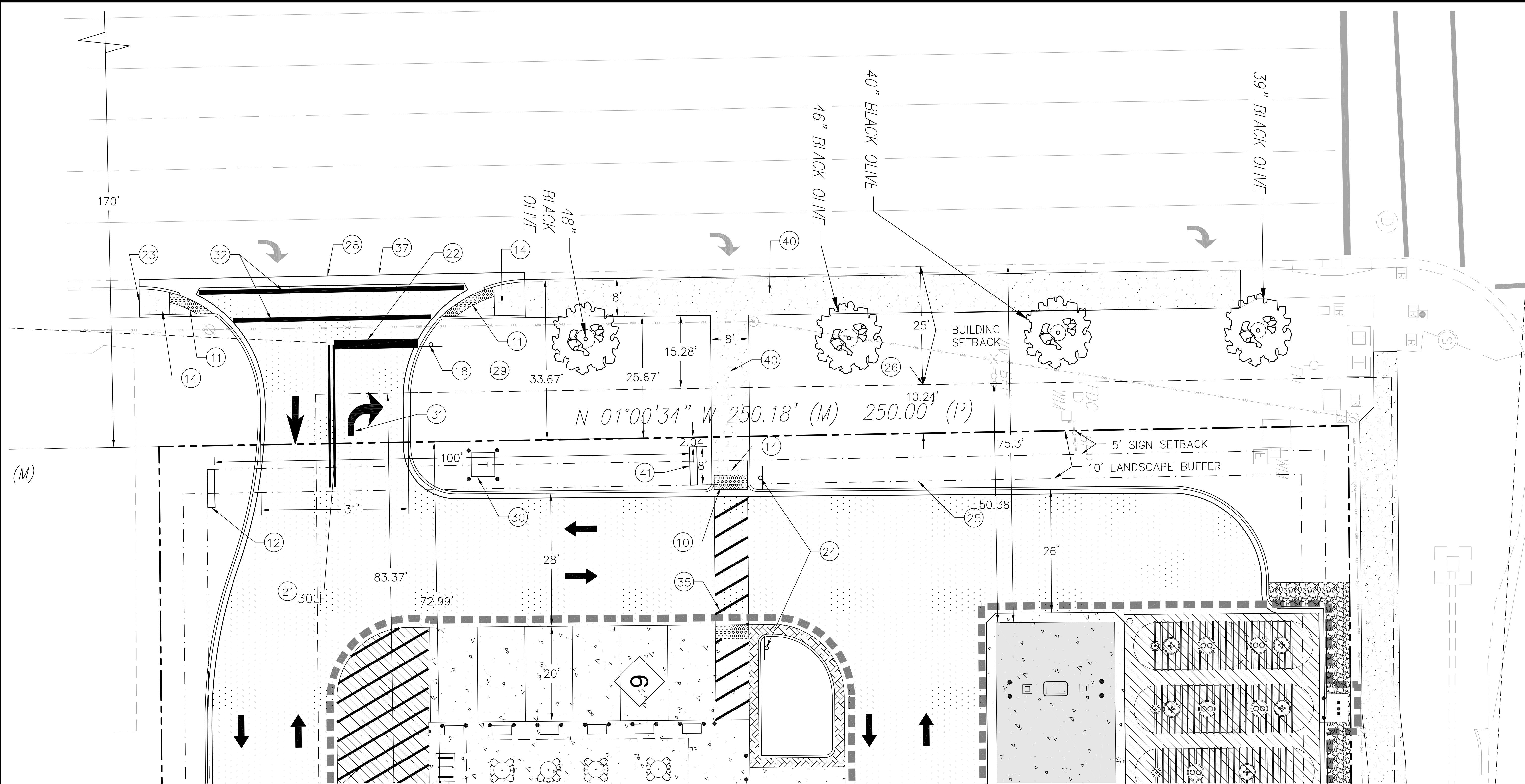


Exhibit “A”

Site Plan of Proposed Development

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



LEGEND - EXISTING

- 4

TRAFFIC SIGNAL HAND HOLE

5

FIBER OPTIC PULL BOX

6

ELECTRICAL CABINET

7

POWER POLE

8

LIGHT POLE

9

WATER VALVE

10

WATER METER

11

FIRE HYDRANT

12

SANITARY MANHOLE

13

CLEAN OUT

14

IRRIGATION CONTROL VALVE

15

BOLLARD

16

TRAFFIC SIGNAL POLE

17

IRON ROD FOUND

18

IRON PIPE FOUND

19

MONUMENT

20

BENCHMARK

21

RIGHT OF WAY

22

WATER LINE

23

FENCE LINE
- A/C

= AIR CONDITIONING

BFP

= BACKFLOW PREVENTER

CO

= CLEAN OUT

CMC

= CONCRETE

CBS

= CONCRETE BLOCK STRUCTURE

CM

= CONCRETE MONUMENT

CMP

= CORRUGATED METAL PIPE

CWP

= CONCRETE POWER POLE

DIP

= DUCTILE IRON PIPE

EHH

= ELECTRIC HAND HOLE

ELEC

= ELECTRIC

ELEV

= ELEVATION

EO

= ELECTRICAL OUTLET

ET

= ELECTRICAL TRANSFORMER

EX

= EXISTING

FDOT

= FLORIDA DEPARTMENT OF TRANSPORTATION

FDC

= FIRE DEPARTMENT CONNECTOR

FH

= FIRE HYDRANT

FM

= FORCE MAIN

FOC

= FIBER OPTIC CONDUIT

GA

= GUY ANCHOR

GEN

= GENERATOR

HDPE

= HIGH DENSITY POLYETHYLENE PIPE

ICV

= IRRIGATION CONTROL VALVE

INV

= INVERT
- LB

= LICENSED BUSINESS

LP

= LIGHT POLE

(M)

= MEASURED DISTANCE

NAD

= NORTH AMERICAN DATUM

NAVD

= NORTH AMERICAN VERTICAL DATUM

ORB

= OFFICIAL RECORDS BOOK

OU

= OVERHEAD UTILITY

(P)

= PLAT DISTANCE

PB

= PLAT BOOK

PG

= PAGE

P.O.B.

= POINT OF BEGINNING

P.O.C.

= POINT OF COMMENCEMENT

PVC

= POLYVINYL CHLORIDE PIPE

PRM

= PERMANENT REFERENCE MONUMENT

(R)

= RECORD DISTANCE

RCP

= REINFORCED CONCRETE PIPE

R/W

= RIGHT OF WAY

SR

= STATE ROAD

SWK

= SIDEWALK

TYP

= TYPICAL

WM

= WATER METER

WV

= WATER VALVE

WPP

= WOOD POWER POLE

PAVEMENT LEGEND

- 1

PROPOSED STANDARD DUTY CONCRETE PAVEMENT

2

PROPOSED HEAVY DUTY CONCRETE PAVEMENT

3

PROPOSED ASPHALT PAVEMENT

4

PROPOSED CONCRETE SIDEWALK

5

PROPOSED STAMPED CONCRETE

SITE LEGEND

1. UNDERGROUND FUEL TANKS BY TENANT

2. CORNER/PARKING ISLAND, SEE DETAIL SHEET D2.0

3. ASPHALT PAVING, SEE DETAIL SHEET D1.0

4. ACCESSIBLE STRIPING, SEE DETAIL SHEET D1.0

5. ACCESSIBLE PARKING SIGN, SEE DETAIL SHEET D1.0

6. TYPE "F1" CURB, SEE DETAIL SHEET D2.0

7. AIR PUMP ON 4'X4' CONCRETE PAD W/ 2 BOLLARDS, SEE DETAIL SHEET D1.0

8. 5' CONCRETE SIDEWALK, SEE DETAIL SHEET D1.0

9. DUMPSTER ENCLOSURE, PER ARCHITECTURAL PLANS

10. TRUNCATED DOMES TO BE OVERLAY PAD, 36" DEEP

11. DETECTABLE WARNING PER FDOT INDEX NO. 304

12. SIGN TO BE PERMITTED UNDER SEPARATE COVER

13. 4" SINGLE YELLOW STRIPE LINE (SYSL4")

14. CONCRETE RAMP PER A.D.A. REQUIREMENTS AND FDOT INDEX NO. 304

15. LANDSCAPE PLANTER, SEE DETAIL SHEET D2.0

16. "3+1" GAS DISPENSER (MPD) BY TENANT

17. BIKE RACK, SEE DETAIL SHEET D1.0

18. 36" STOP SIGN (R1-1) PER FDOT INDEX NO. 11880

19. PAVEMENT MARKINGS, PER FDOT INDEX NO. 17346

20. VENT STACK ON 5' X 8' CONCRETE PAD W/ 2 BOLLARDS, BY TENANT
21. 6" DOUBLE YELLOW STRIPE LINE (DYSL6"), SEE LENGTH INDICATED AT SYMBOL

22. 24" WIDE WHITE STOP BAR, PER FDOT INDEX NO. 17346

23. MATCH EXISTING CONCRETE SIDEWALK

24. PEDESTRIAN CROSSING SIGN (WW11-2) PER FDOT INDEX NO. 17346

25. LANDSCAPE BUFFER

26. BUILDING SETBACK

27. PIPE BOLLARD, SEE DETAIL SHEET D1.0

28. SAW-CUT AND CONSTRUCT SMOOTH TRANSITION TO MATCH EXISTING CURB/PAVEMENT

29. RIGHT TURN ONLY SIGN (R3-35) PER FDOT INDEX NO. 17346

30. TRANSFORMER PAD WITH (4) BOLLARDS, CONTRACTOR TO CONFIRM REQUIREMENTS AND COORDINATE ELECTRIC SERVICE WITH POWER COMPANY

31. PAVEMENT MARKINGS PER FDOT INDEX NO. 17346

32. CROSSWALK STRIPING PER FDOT INDEX NO. 17346

33. HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.0

34. STANDARD DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET D1.0

35. CROSS WALK STRIPING, SYSL6" SPACED AT 3.5' O.C. @ 60" BOUND BY DYSL6"

36. LOADING ZONE STRIPING, SYSL4" SPACED AT 2' O.C. @ 45" BOUND BY SYSL4"

37. DROP CURB, PER FDOT INDEX NO. 300

38. LIGHT POLE, SEE DETAIL SHEET D1.0

39. 4" CONCRETE SIDEWALK, SEE DETAIL SHEET D1.0

40. 8" CONCRETE SIDEWALK, SEE DETAIL SHEET D1.0

41. 1.5' X 8' GAS PRICE SIGN

SITE DATA

SITE ADDRESS: 2000 N. STATE ROAD 7, MARGATE, FL 33063
PARCEL ID: 4842-30-05-0010

TOTAL SITE AREA: 3.61 AC (TENANT 1.94 AC, FUTURE 1.67 AC)
EXISTING USE: COMMERCIAL
ZONING: TOC-G (TRANSIT ORIENTED CORRIDOR - GATEWAY)
PROPOSED BUILDING AREA: 5,943 SF
* FIRST LAYER EXTENDS TO CANOPY FACADE

SURROUNDING LAND USE:

DIRECTION	ZONED	EXISTING LAND USE
NORTH	TOC - C	COMMERCIAL RETAIL
SOUTH	TOC - C	BOWLING ALLEY
EAST	M1	COMMERCIAL
WEST	TOC - C	GAS STATION

LANDSCAPE BUFFER:

DIRECTION	REQUIRED	PROPOSED
NORTH	10'	10'
SOUTH	5'	9'
EAST	10'	14'
WEST	10'	10'

BUILDING SETBACKS:

DIRECTION	REQUIRED*	PROPOSED
NORTH	20'	138.49'
SOUTH	33'	39'
EAST	15'	156.97'
WEST	25'	72.98'

* MEASURED FROM EDGE OF PAVEMENT
† 5' SIGN SETBACK

LAND COVERAGE SUMMARY:

CONVENIENCE STORE			
PERVIOUS AREA	14,057 SF	(0.32 AC)	16.6%
IMPERVIOUS AREA	70,415 SF	(1.62 AC)	83.4%
TOTAL	84,472 SF	(1.94 AC)	100%

