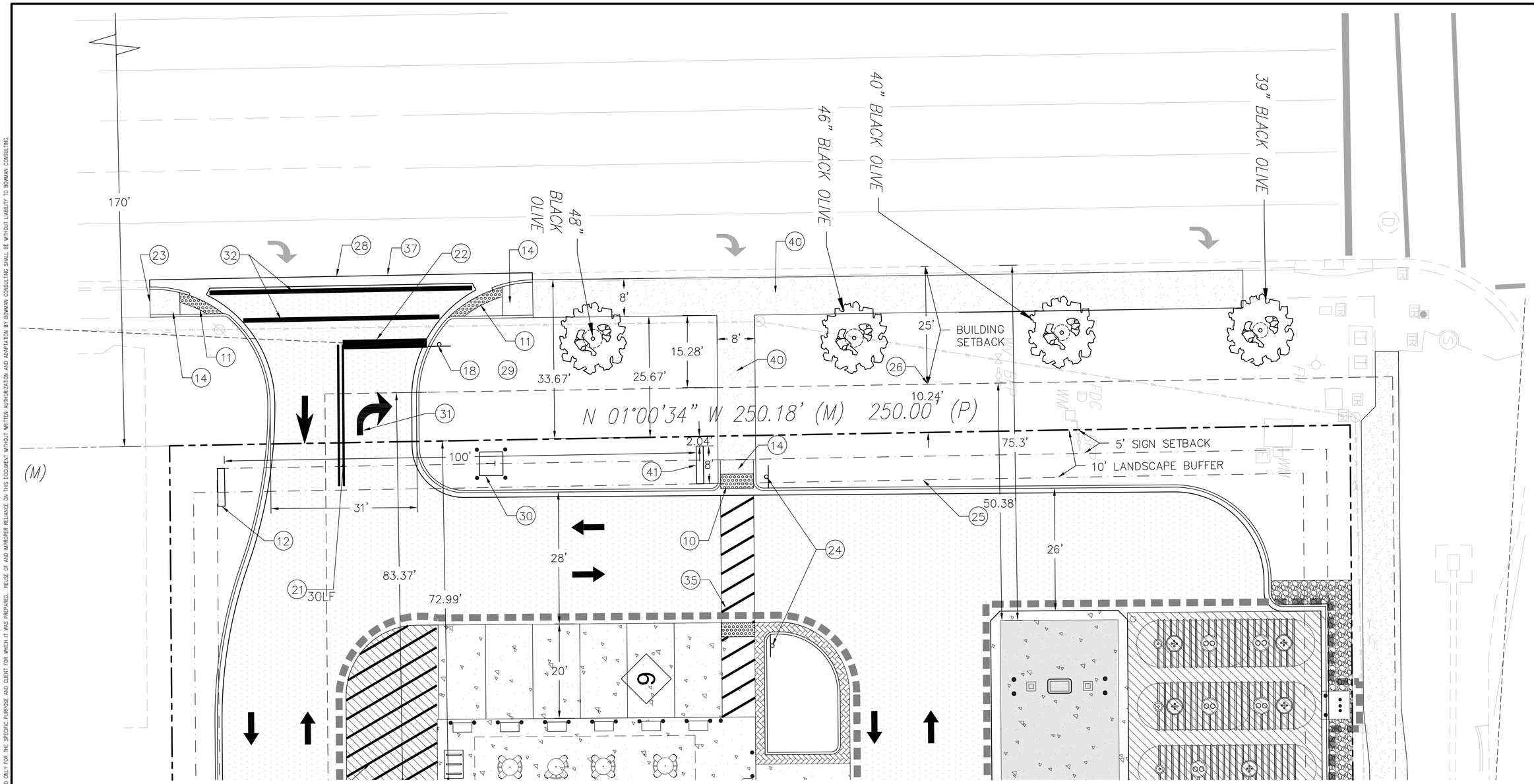
Exhibit "A"

Site Plan of Proposed Development



LEGEND - EXISTING

- SIGN
- TRAFFIC SIGNAL HAND HOLE
- FIBER OPTIC PULL BOX
- ELECTRICAL CABINET
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY MANHOLE
- CLEAN OUT
- IRRIGATION CONTROL VALVE
- BOLLARD
- TRAFFIC SIGNAL POLE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- MON — MONUMENT
- BENCHMARK
- R/W — RIGHT OF WAY
- WATER LINE
- FENCE LINE

A/C = AIR CONDITIONING
BFP = BACKFLOW PREVENTER
CO = CLEAN OUT
CONC = CONCRETE
CBS = CONCRETE BLOCK STRUCTURE
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
CPP = 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

- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- 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 (SYSL/4")
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., 11860
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 (DYSL/6"), 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 (R3-5R) 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, SYSL/6" SPACED AT 3.5' O.C. @ 60° BOUND BY DYSL/6"
36. LOADING ZONE STRIPING, SYSL/4" SPACED AT 2' O.C. @ 45° BOUND BY SYSL/4"
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 (TENNANT 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'	72.99'

* 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%

GRAPHIC SCALE
0 5' 10' 20'
(IN FEET)
SCALE: 1" = 10'

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VELMEIR COMPANIES
Your Partner In Development

SITE PLAN STATE ROAD 7 EXHIBIT
MARGATE HYBRID CONVENIENCE MARKET
2000 STATE ROAD NO. 7
MARGATE, FL 33063
BROWARD COUNTY, FL
CITY OF MARGATE

ANDREW J. PETERSEN
LICENSE
No. 75493
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ANDREW J. PETERSEN
LICENSE NO. 75493
12/07/2015

PLAN STATUS

DATE	DESCRIPTION	
SW DESIGN	EC DRAWN	AJP CHKD

SCALE 1" = 10'
JOB No. 010032-01-012
DATE December, 2015
FILE 010032-01-D-CP-012-05-ST-R7EX
SHEET C1.0