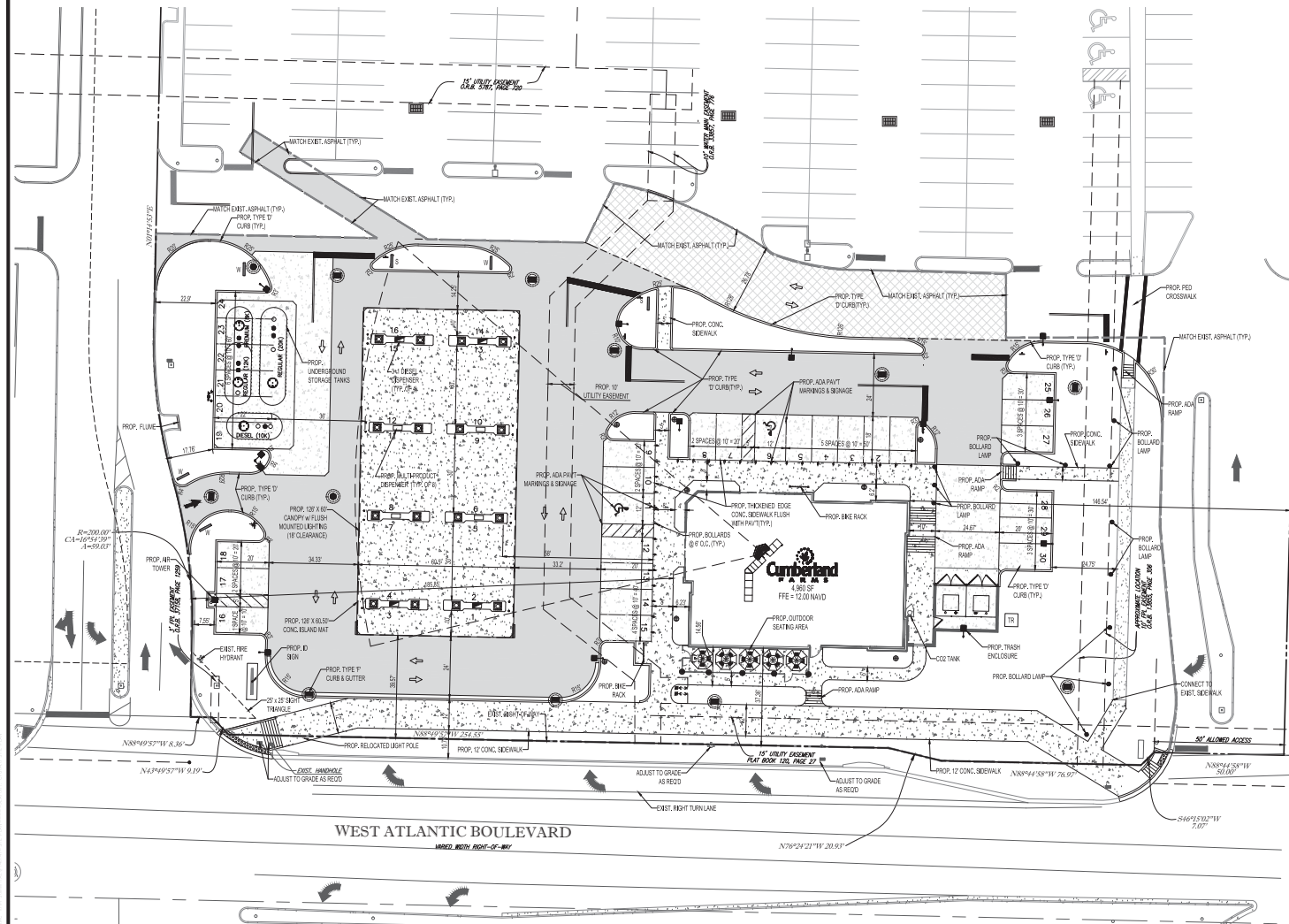


Printed on: Tuesday, December 13, 2016, 4:27 PM by: Bill Rogers



SITE DATA

OWNER:

LAKEWOOD RETAIL LLC
2951 JOHN STREET SUITE 1
MARGATE, FL 32057

TAX MAP ID#:

4841-36-06-0010
4841-36-06-0018
4842-31-17-0013
4842-31-17-0014

TOTAL AREA:

604,046 SF
13.87 AC

FEMA FLOOD ZONE:

ZONE X PER FLOOD PANEL 1200470355H
(EFFECTIVE 8/18/2014)

LAND USE INFORMATION:

COMMERCIAL-WALGREENS
CONVENIENCE STORE WITH FUEL PUMPS
COMMERCIAL
TOC-C TRANSIENT ORIENTED CORRIDOR DISTRICT

CURRENT USE:

COMMERCIAL-WALGREENS
CONVENIENCE STORE WITH FUEL PUMPS

PROPOSED USE:

COMMERCIAL-WALGREENS
CONVENIENCE STORE WITH FUEL PUMPS

FUTURE LAND USE DESIGNATION:

COMMERCIAL
TOC-C TRANSIENT ORIENTED CORRIDOR DISTRICT

TYPE OF CONSTRUCTION:

72,889 S.F. 1.67 AC.
4,960 S.F. 0.11 AC.

AFFECTED SITE AREA:

72,889 S.F. 1.67 AC.
4,960 S.F. 0.11 AC.

FLOOR AREA (S.F.):

72,889 S.F. 1.67 AC.
4,960 S.F. 0.11 AC.

DIMENSION REGULATIONS:

REQUIRED PROPOSED

AFFECTED AREA:

25' 37.36'(BLDG)

FRONT SETBACK - SOUTH (FEET):

25' 37.36'(CANOPY)

MAX. BLDG COVERAGE (PERCENT):

40% 6.8%

MIN. LANDSCAPE AREA (PERCENT):

15% 23.4%

MAX. HEIGHT (FEET):

66' 30'-0"

AFFECTED SITE AREA:

EXISTING PROPOSED CHANGE

IMPERVIOUS:

S.F. ACRES % S.F. ACRES % S.F. ACRES %

BUILDING

14,446 0.33 19.8% 4,960 0.11 6.8% (-19,486 (-10.22

PAVEMENT

42,260 0.97 58.0% 39,938 0.92 54.8% (-12,322 (-10.05

SIDEWALK/CURB

5,643 0.13 7.7% 10,954 0.25 15.0% (+5,311 (+10.12

TOTAL

62,143 1.43 85.5% 55,852 1.28 76.5% (-6,291 (-10.15

PERVIOUS:

10,540 0.24 14.5% 17,037 0.39 23.4% (+6,497 (+10.15

TOTAL

72,889 1.67 100.0% 72,889 1.67 100.0% 0 0

PARKING DATA

REQUIRED: USE AREA RATIO AMOUNT

CONVENIENCE STORE

4,960 S.F. 1 SPACE/ 300 S.F. 17 SPACES

PROVIDED:

TYPE AMOUNT

STANDARD SPACES (MIN. 10' X 20')

28

ACCESSIBLE SPACES (MIN. 12' X 18')

2

TOTAL SPACES

30

LOADING ZONE:

LESS THAN 10,000 S.F. - NO LOADING SPACE REQUIRED

FRONTAGE BUILDOUT (LOT FRONTAGE=378.7 FEET)

REQUIRED: 70X (265.1 FEET)

PROVIDED: 32X (121.8 FEET)

HATCH LEGEND / KEY

	PROPOSED CONCRETE PAVEMENT		PROPOSED MILL & RESURFACE
	EXISTING CONCRETE SIDEWALK TO REMAIN		PROPOSED ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT		PROPOSED ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT		PROPOSED ASPHALT PAVEMENT

EXHIBIT A

CIVIL ENGINEERS - PROJECT MANAGER - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33304
PH: (954) 302-7000
FX: (954) 302-7070
WWW.THOMASENGINEERINGGROUP.COM

OWNER: LAKEWOOD RETAIL LLC
2951 JOHN STREET SUITE 1
MARGATE, FL 32057

TAX MAP ID#: 4841-36-06-0010
4841-36-06-0018
4842-31-17-0013
4842-31-17-0014

TOTAL AREA: 604,046 SF 13.87 AC

FEMA FLOOD ZONE: ZONE X PER FLOOD PANEL 1200470355H
(EFFECTIVE 8/18/2014)

LAND USE INFORMATION: COMMERCIAL-WALGREENS
CONVENIENCE STORE WITH FUEL PUMPS
COMMERCIAL
TOC-C TRANSIENT ORIENTED CORRIDOR DISTRICT

CURRENT USE: COMMERCIAL-WALGREENS
CONVENIENCE STORE WITH FUEL PUMPS

PROPOSED USE: COMMERCIAL-WALGREENS
CONVENIENCE STORE WITH FUEL PUMPS

FUTURE LAND USE DESIGNATION: COMMERCIAL
TOC-C TRANSIENT ORIENTED CORRIDOR DISTRICT

TYPE OF CONSTRUCTION: 72,889 S.F. 1.67 AC.
4,960 S.F. 0.11 AC.

AFFECTED SITE AREA: 72,889 S.F. 1.67 AC.
4,960 S.F. 0.11 AC.

FLOOR AREA (S.F.): 72,889 S.F. 1.67 AC.
4,960 S.F. 0.11 AC.

DIMENSION REGULATIONS: REQUIRED PROPOSED

AFFECTED AREA: 25' 37.36'(BLDG)

FRONT SETBACK - SOUTH (FEET): 25' 37.36'(BLDG)

MAX. BLDG COVERAGE (PERCENT): 42% 6.8%

MIN. LANDSCAPE AREA (PERCENT): 15% 23.4%

MAX. HEIGHT (FEET): 66' 30'-0"

AFFECTED SITE AREA: EXISTING PROPOSED CHANGE

IMPERVIOUS: S.F. ACRES % S.F. ACRES % S.F. ACRES %

BUILDING 14,446 0.33 19.8% 4,960 0.11 6.8% (-19,486 (-10.22

PAVEMENT 42,260 0.97 58.0% 39,938 0.92 54.8% (-12,322 (-10.05

SIDEWALK/CURB 5,643 0.13 7.7% 10,954 0.25 15.0% (+5,311 (+10.12

TOTAL 62,143 1.43 85.5% 55,852 1.28 76.5% (-6,291 (-10.15

PERVIOUS: 10,540 0.24 14.5% 17,037 0.39 23.4% (+6,497 (+10.15

TOTAL 72,889 1.67 100.0% 72,889 1.67 100.0% 0 0

PARKING DATA

REQUIRED: USE AREA RATIO AMOUNT

CONVENIENCE STORE 4,960 S.F. 1 SPACE/ 300 S.F. 17 SPACES

PROVIDED: TYPE AMOUNT

STANDARD SPACES (MIN. 10' X 20') 28

ACCESSIBLE SPACES (MIN. 12' X 18') 2

TOTAL SPACES 30

LOADING ZONE: LESS THAN 10,000 S.F. - NO LOADING SPACE REQUIRED

FRONTAGE BUILDOUT (LOT FRONTAGE=378.7 FEET)

REQUIRED: 70X (265.1 FEET)

PROVIDED: 32X (121.8 FEET)

811 KNOW WHAT'S BELOW
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PROJECT NO: 134547
DRAWN BY: JFV
CHECKED BY: JFV
DATE: 12/05/2016

PROJECT: 5485 WEST ATLANTIC BOULEVARD FOR CUMBERLAND FARMS MARGATE, FL

THOMAS ENGINEERING GROUP

RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33304
PH: (954) 302-7000
FX: (954) 302-7070
WWW.THOMASENGINEERINGGROUP.COM

MICHAEL A. TROXELL

PROFESSIONAL ENGINEER
December 13, 2016
FLORIDA LICENSE NO. 10075
FLORIDA RENEWAL CERT. OF AUTH. NO. 2703

SHEET TITLE: SITE PLAN

SHEET NUMBER: CFG04.0

DATE: 12-05-2016





SPECIFIC PURPOSE SURVEY
BY
PULICE LAND SURVEYORS, INC.

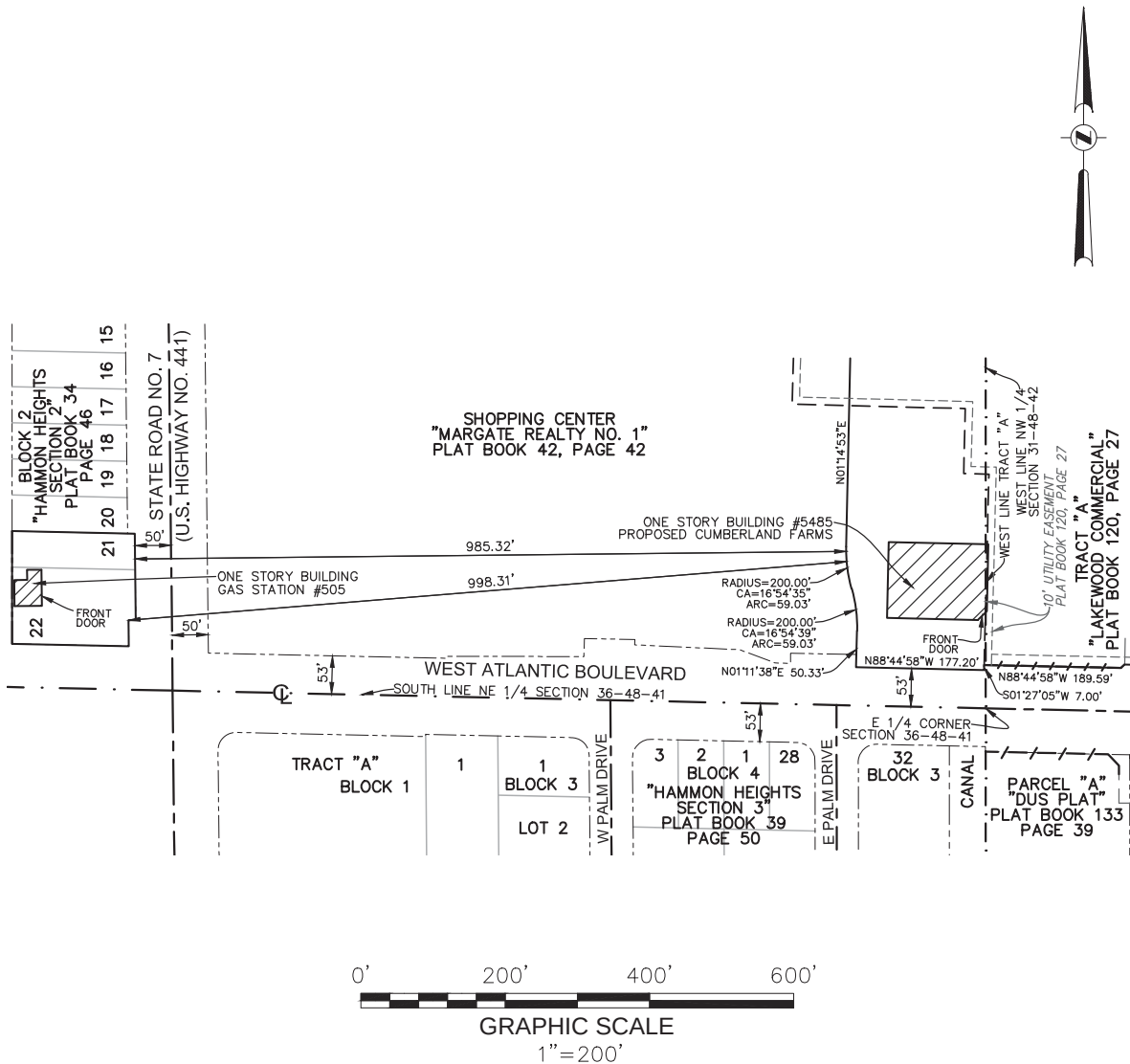
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com • CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF THE SHOPPING CENTER, "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



NOTES:

- 1) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE DISTANCE BETWEEN THE GAS STATION AT 506 NORTH STATE ROAD 7 AND THE PROPOSED CUMBERLAND FARMS SITE.
- 2) DISTANCES SHOWN HEREON WERE OBTAINED BY FIELD OBSERVATIONS TOGETHER WITH ON-LINE RESOURCES. THE HORIZONTAL DISTANCES SHOWN HEREON ARE ACCURATE WITHIN $\pm 10'$.

FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=200'

ORDER NO.: 60084

DATE: 11/30/15; REV 01/26/16

5485 WEST ATLANTIC BOULEVARD

POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

CERTIFICATION:

I Herby Certify: that this sketch of survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative code, pursuant to Section 472.027, Florida Statutes.
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS2691

EXHIBIT B

CUMBERLAND FARMS - LAKEWOOD PLAZA

BOLLARD EXHIBIT

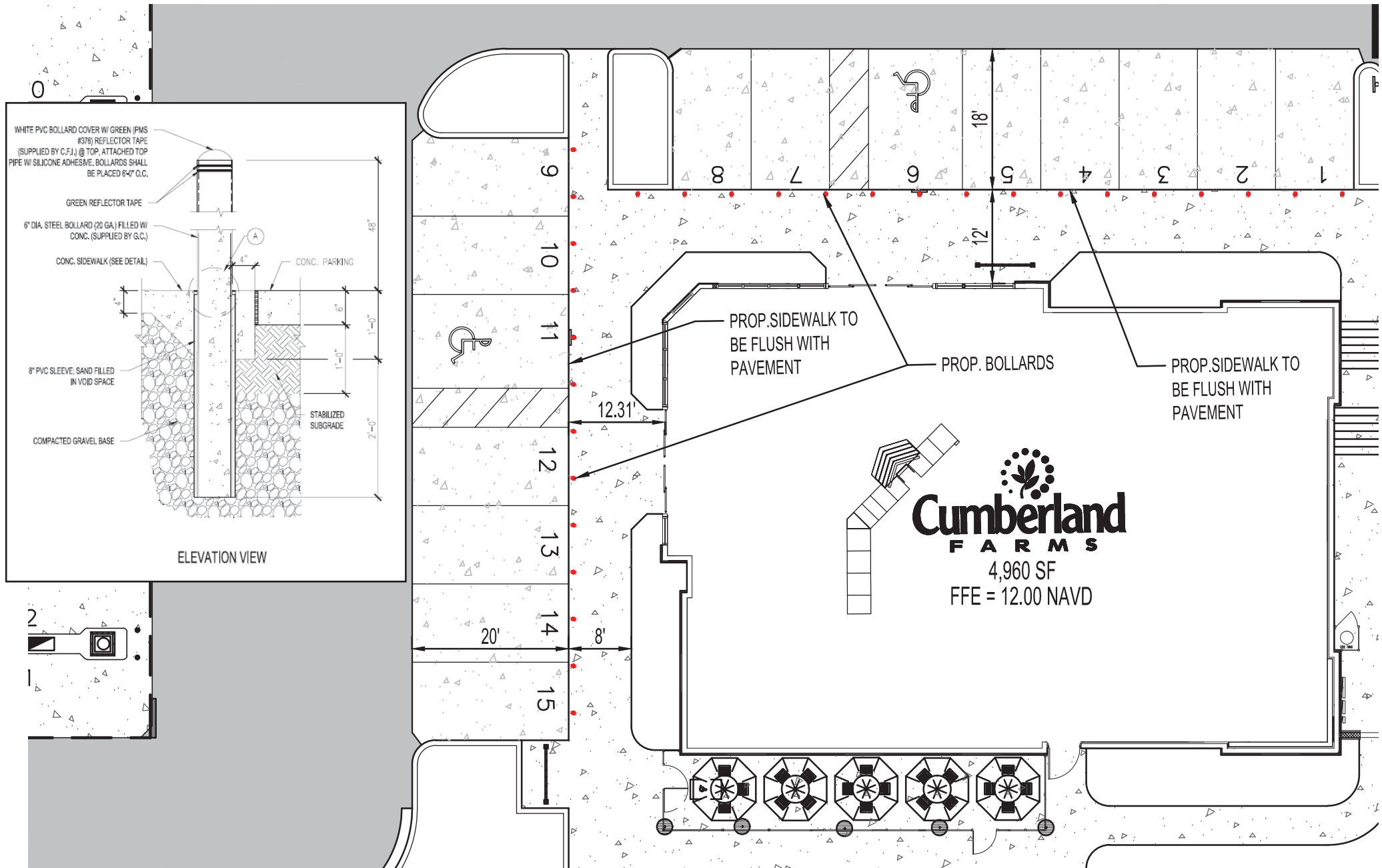


EXHIBIT D

