

SITE DATA

OWNER: TOWN DEVELOPMENT CO
2649 N.E. 26 PL
FORT LAUDERDALE, FL 33306

TAX MAP ID#: 4942 34 04 8471; 4942 34 04 8490;
4942 34 04 8500

FEMA FLOOD ZONE: ZONE AH (L.L. 6) PER FLOOD PANEL 12011
C0369H (EFFECTIVE: 6/16/2014)

LAND USE INFORMATION:
CURRENT USE: VACANT
PROPOSED USE: CONVENIENCE STORE W/ FUEL PUMPS
FUTURE LAND USE DESIGNATION: COMMERCIAL / MEDIUM 15
ZONING DESIGNATION: B-2 (GENERAL BUSINESS)
CB (COMMUNITY BUSINESS)
RD-15 (RES. SINGLE-FAM. & DUPLEX-MED.)

WATER/WASTEWATER SERVICE PROVIDER: FORT LAUDERDALE

2-STORY HOME DEPOT PARKING GARAGE & STORE
HEIGHT: 30'
ZONING: B-2
USE: COMMERCIAL

REVISIONS:

REV.	DATE	COMMENT	BY
1	03/07/18	ISSUED 75% RESUBMITTAL	MAT
2	09/25/18	ISSUED 75% RESUBMITTAL	MAT
3	11/06/18	RESPONSE TO 75% COMMENTS	MAT
4	01/04/19	ADDRESS TRAFFIC ENG. CONDITIONS	MAT
6	10/09/19	REVISED SIGNS	MAT

REQUIREMENTS:

REQUIREMENTS	REQUIRED	PROPOSED
MAX. HEIGHT (FEET)	150	33'-4"
MIN. LOT AREA (S.F.)	NONE	58,987.02
MIN. LOT WIDTH (FEET)	NONE	260.00
FAR	NONE	0.09
FRONT - EAST (FEET)	5	82.81 (CANOPY)
SIDE - NORTH (FEET)	N/A	54.05 (CANOPY)
SIDE - SOUTH (FEET)	N/A	31.89
REAR - WEST (FEET)	5	5

PARKING DATA:

REQUIRED:	USE	AREA	RATIO	AMOUNT
GROSS FLOOR AREA	4,574 S.F.	1 SPACE / 150 S.F.		30.5 SPACES
CUSTOMER SERVICE AREA	779 S.F.	1 SPACE / 30 S.F.		26.0 SPACES
			TOTAL:	56.5 SPACES

PROVIDED:

STANDARD SPACES	TYPE	AMOUNT	PERCENT
39			75.0%
11			21.2%
2			3.8%
52			100.0%

* PER SECTION 47-202.202 OF CONVENIENCE STORE PARKING CAN UTILIZE SPACES ADJACENT TO PUMPS

BICYCLE PARKING:
REQUIRED PER APPP STANDARDS:
SHORT TERM: 1 SPACE FOR EACH 2,000 SF OF FLOOR AREA (MIN. 2 SPACES)
LONG TERM: 1 SPACE FOR EACH 12,000 SF OF FLOOR AREA (MIN. 2 SPACES)
TOTAL REQUIRED: 5 SPACES (3 SHORT TERM, 2 LONG TERM)
PROVIDED: 7 SPACES (1 RACK)

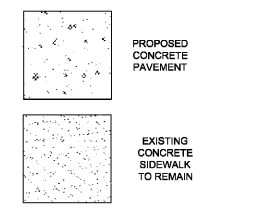
LOADING ZONE:
REQUIRED: TYPE II (12' X 45')
PROVIDED: TYPE II (12' X 45')

LAND USE BREAKDOWN:

	EXISTING	PROPOSED	DIFFERENCE
	S.F.	ACRES	%
IMPERVIOUS:			
BUILDING	0	5,618	0.13 9.4
PAVEMENT	21,475	0.49 30.3	36,319 0.84 61.0
SIDEWALK/CURB	0	0.00 0.0	5,362 0.12 9.0
TOTAL	21,475	0.49 36.1	47,299 1.09 79.4
PERVIOUS:			
TOTAL	38,093	0.87 63.9	12,269 0.28 20.4
			-25,824 -0.59
TOTAL	59,568	1.37 100.0	59,568
			1.37 100.0
			0 0.00

LOADING ACTIVITIES: PRODUCT DELIVERIES UTILIZING THE TYPE II LOADING ZONE ON NORTH SIDE OF BUILDING FOR 1 HOUR MAXIMUM, 8 TO 12 TIMES A WEEK
HOURS OF OPERATION: 24 HOURS, 7 DAYS A WEEK
TRASH DISPOSAL: DUMPSTER LOCATED ON NORTH SIDE OF BUILDING
SECURITY: 24 HOUR SURVEILLANCE CCTV SURROUNDING BUILDING
NUMBER OF EMPLOYEES: 2 EMPLOYEES

HATCH LEGEND / KEY



PROPOSED CONCRETE PAVEMENT

EXISTING CONCRETE SIDEWALK TO REMAIN



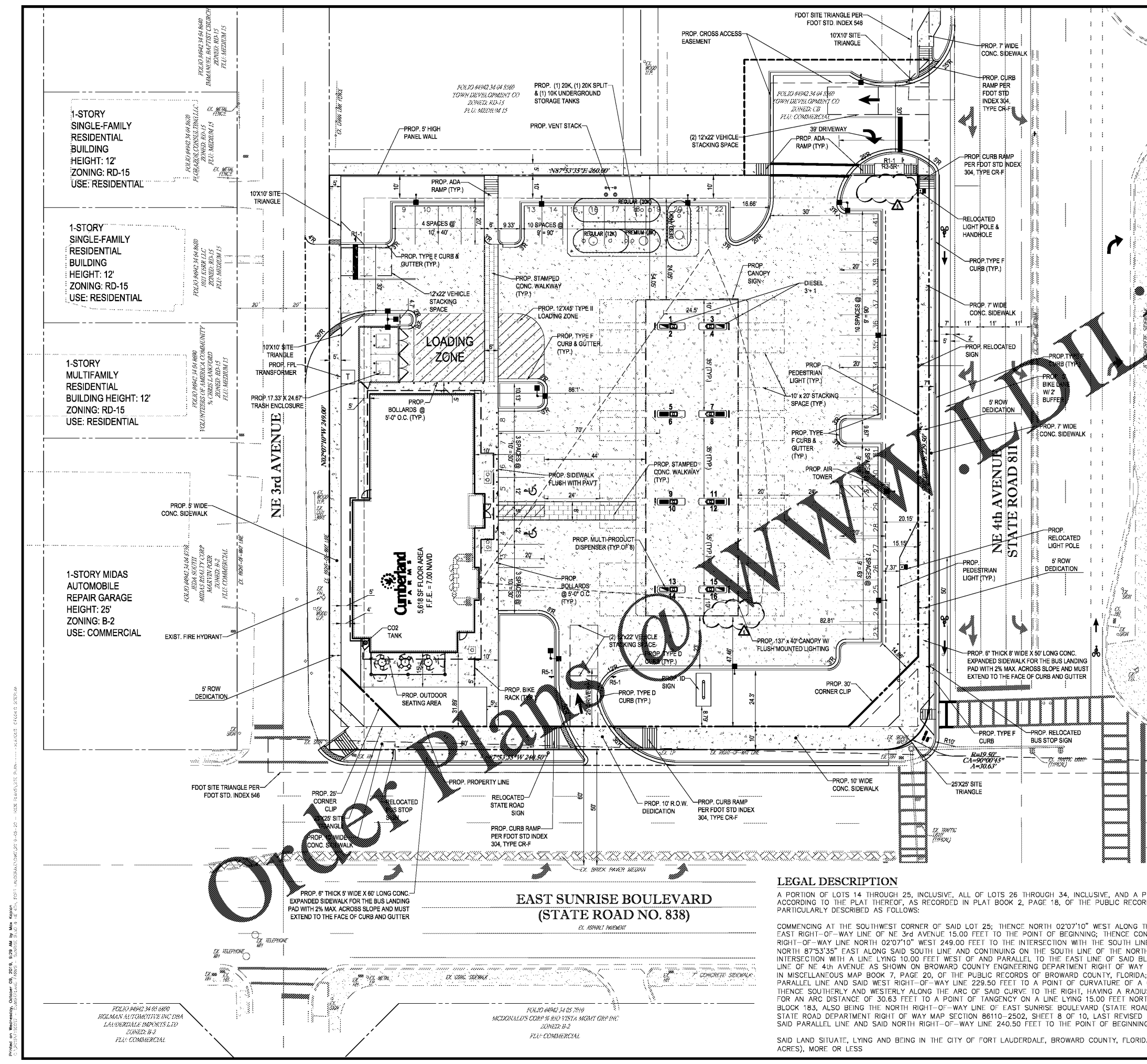
← THERMOPLASTIC DIRECTION ARROW

LEGAL DESCRIPTION

A PORTION OF LOTS 14 THROUGH 25, INCLUSIVE, ALL OF LOTS 26 THROUGH 34, INCLUSIVE, AND A PORTION OF LOT 35, BLOCK 183 "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 02°07'10" WEST ALONG THE WEST LINE OF SAID BLOCK 183, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NE 3rd AVENUE 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE NORTH 02°07'10" WEST 249.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 11.00 FEET OF LOT 35; THENCE NORTH 87°53'35" EAST ALONG SAID SOUTH LINE AND CONTINUING ON THE SOUTH LINE OF THE NORTH 11.00 FEET OF LOT 14 FOR 260.00 FEET TO THE INTERSECTION WITH A LINE LYING 10.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 183, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NE 4th AVENUE AS SHOWN ON BROWARD COUNTY ENGINEERING DEPARTMENT RIGHT OF WAY MAP FOR PROJECT NE 4th AVENUE AS RECORDED IN MISCELLANEOUS MAP BOOK 7, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°07'10" EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT-OF-WAY LINE 229.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 90°00'45", FOR AN ARC DISTANCE OF 30.63 FEET TO A POINT OF TANGENCY ON A LINE LYING 15.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 183, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF EAST SUNRISE BOULEVARD (STATE ROAD NO. 838) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 86110-2502, SHEET 8 OF 10, LAST REVISED 12-8-15; THENCE SOUTH 87°53'35" WEST ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT-OF-WAY LINE 240.50 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 64,652 SQUARE FEET (1.4842 ACRES), MORE OR LESS



Order Plans

Printed on Wednesday, October 09, 2019, 9:39 AM by Alan Kagan
 C:\PROJECTS\190828060\190828060.dwg - USER: FLORENCE, PLAN: 190828060 - SCALE: 1/8"=1'-0" - SHEET: 01 OF 01

THOMAS
ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

125 W. INDIANTOWN RD.
SUITE 206
FORT LAUDERDALE, FL 33304
P: 954-502-5200
F: 954-502-5202

REVISIONS:

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PROJECT No: F150067
DRAWN BY: JFV
CHECKED BY: MAT
DATE: 09/11/2019
CAD ID: SITE PLAN

CUMBERLAND FARMS
SUNRISE BLVD. & NE 4TH AVENUE

FOR
CUMBERLAND FARMS

THOMAS
ENGINEERS GROUP

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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
October 9, 2019
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
CFG04.0