

**SITE PLAN @  
GROUND FLOOR**

SCALE: 1" = 30'-0"

- 3-15-17 REVISION: REVISE SIDEWALK @ 16TH COURT TO 5'-4" WIDE
- 3-15-17 ADD PEDESTRIAN STREET LIGHT POLE LOCATIONS
- 3-15-17 RELOCATE TRANSFORMERS & BACK FLOW PREVENTORS
- 3-15-17 ADD (1)HC PARKING SPACE & (2) REGULAR PARKING SPACES @ 16TH COURT
- 3-15-17 REVISE TRASH ROOM
- 3-15-17 ADD SIDEWALK CONNECTION TO TRIANGLE GREEN SPACE & ADD LOW FENCE & PIERS
- 3-15-17 REVISE DESIGN @ S.W. CORNER & ADD FOUNTAIN PLAZA
- 3-15-17 REVISE CORNER DESIGN @ N.E. BLDG. CORNER
- 3-15-17 ADD RAMP FROM 16TH COURT TO GARAGE
- 3-15-17 REVISE BUILDING PLAN FOR ENLARGED WHOLE FOODS STORE

**SITE PLAN APPROVAL**

**501 SEVENTEEN**  
A MIXED-USE DEVELOPMENT  
FEDERAL HIGHWAY & 17TH ST. CAUSEWAY  
FT. LAUDERDALE, FLORIDA

**RAM DEVELOPMENT**

**ROGER FRY & ASSOCIATES ARCHITECTS, P.A.**  
AA 26000598  
ROGER FRY, ARCHITECT  
AR 7534  
2791 BIRD AVENUE  
COCONUT GROVE, FL 33133  
TEL 305-446-7787  
FAX 305-443-5755  
rfr@rogerfr.com

DATE: 11-14-16 SHEET NUMBER: **A-1.1**



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

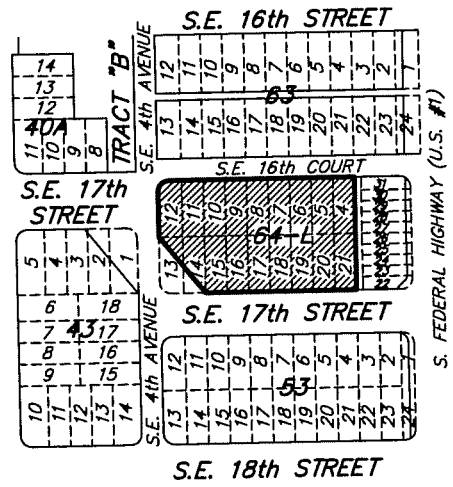
**SKETCH AND DESCRIPTION  
TO ACCOMPANY REZONING PETITION  
FROM "RO" TO "B-1"  
A PORTION OF BLOCK 64-L,  
CROISSANT PARK  
SHEET 1 OF 2 SHEETS**

**LEGAL DESCRIPTION:**

Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21 AND a portion of Lots 13 and 14, Block 64-L, CROISSANT PARK, according to the plat thereof, as recorded in Plat Book 4, Page 28, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the most North, Northwest corner of said Block 64-L, CROISSANT PARK; thence North 88°49'56" East, on the North line of said Block 64-L, a distance of 429.89 feet; thence South 01°24'04" East, on the East line of said Lots 4 and 21, a distance of 261.00 feet; thence South 88°49'56" West, on the South line of said Block 64-L, a distance of 350.00 feet; thence North 40°07'46" West, on the Northeasterly right-of-way line of S.E. 17th Street, a distance of 167.83 feet; thence North 01°24'04" West, on the West line of said Block 64-L, a distance of 105.40 feet to a point of curve; thence Northerly and Easterly on said curve to the right, with a radius of 25.00 feet, a central angle of 90°14'00", an arc distance of 39.37 feet to the Point of Beginning.

Said lands situate, lying and being in City of Fort Lauderdale, Broward County, Florida and containing 111,766 square feet or 2.5658 acres more or less.



**BLOCK PLAN  
NOT TO SCALE**

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 23rd day of March, 2017.

McLAUGHLIN ENGINEERING COMPANY  
  
JAMES M. McLAUGHLIN JR.  
Registered Land Surveyor No. 4497  
State of Florida.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South line of Block 64-L, as South 88°49'56" West.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-2228

CHECKED BY: JST

REF. DWG.: RD#7-29

C: JMMjr/2017/V2228 CAM #17-1074



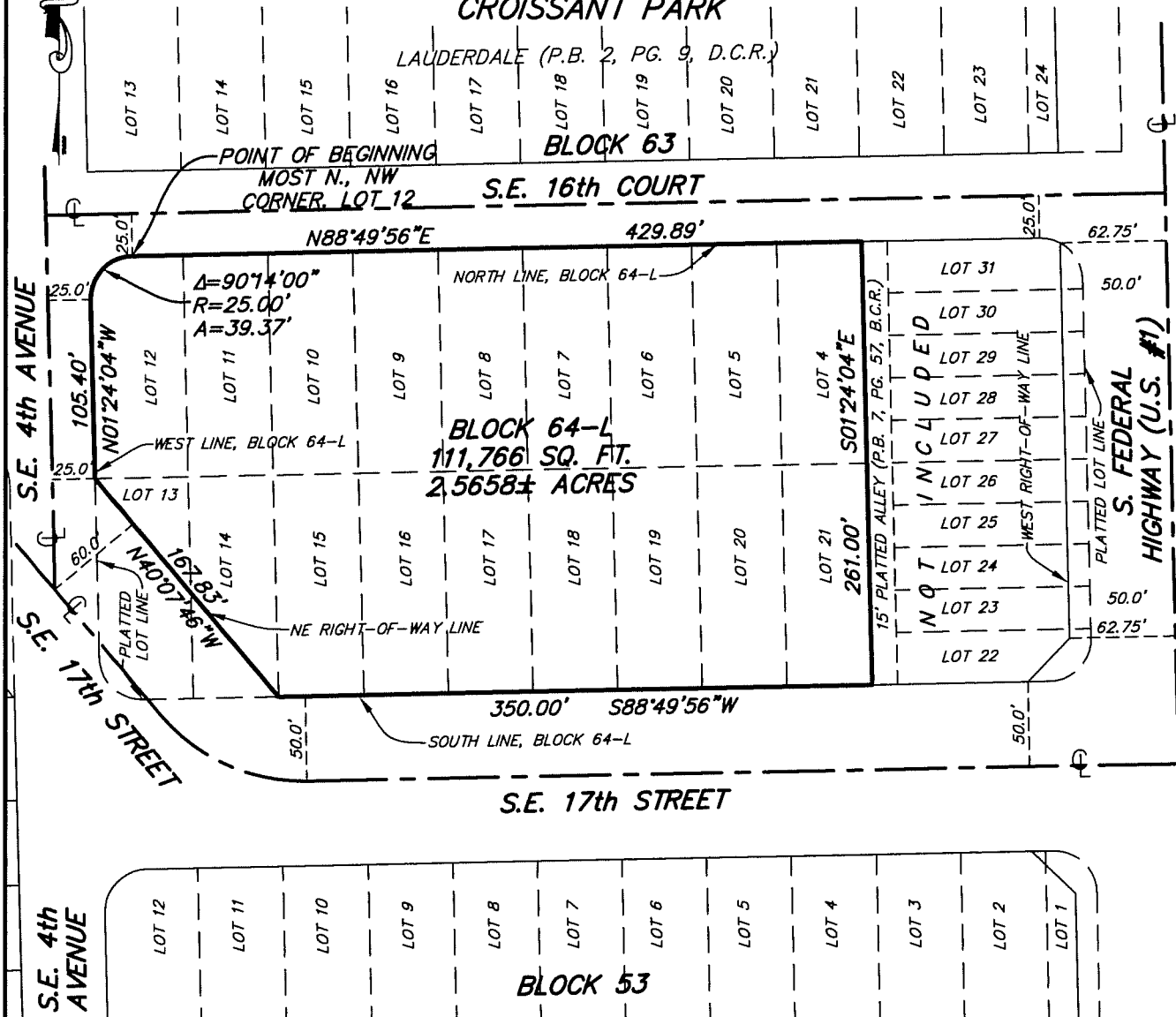
**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

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1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 100'

**SKETCH AND DESCRIPTION**  
**TO ACCOMPANY REZONING PETITION**  
**FROM "RO" TO "B-1"**  
**A PORTION OF BLOCK 64-L,**  
**CROISSANT PARK**

**SHEET 2**  
**OF 2 SHEETS**



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- 5) Bearings shown assume the South line of Block 64-L, as South  $88^{\circ}49'56''$  West.

**LEGAL DESCRIPTION:**

A portion of Block 64-L, CROISSANT PARK, according to the plat thereof, as recorded in Plat Book 4, Page 28, of the public records of Broward County, Florida, more fully described on Sheet 1 of 2 Sheets.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-2228

CHECKED BY: JST

REF. DWG.: RD#7-29

CAM #17-1074  
C: \JMMjr\2017\V2228 Exhibit 2