



LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED TYPE "F" CURB AND GUTTER
- PROPOSED PARKING SPACES
- PROPOSED ASSOCIATE PARKING SPACES
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED LANDSCAPE WALL
- PROPOSED CART CORRAL
- EXISTING RIGHT-OF-WAY CENTERLINE
- PROPOSED ACCESS CENTERLINE
- MUNICIPAL BOUNDARY

SITE DATA TABLE

S.R. No. 842 W. BROWARD BLVD
FORT LAUDERDALE, BROWARD COUNTY FL 33312
SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CURRENT USE OF PROPERTY AND INTENSITY
COMMERCIAL, VACANT COMMERCIAL, SINGLE FAMILY RESIDENTIAL, VACANT RESIDENTIAL MEDIUM-HIGH 25

ZONING & LAND USE CLASSIFICATIONS
EXISTING ZONING DESIGNATION: CB (COMMUNITY BUSINESS), B-1 (BOULEVARD BUSINESS), B-2 (GENERAL BUSINESS), MHP (MOBILE HOME PARK), & RMM-25 (RESIDENTIAL MULTI-FAMILY / MID RISE / MEDIUM HIGH DENSITY)
PROPOSED ZONING DESIGNATION: B-1 (BOULEVARD BUSINESS)
EXISTING LAND USE: COMMERCIAL & RESIDENTIAL MEDIUM-HIGH 25
PROPOSED LAND USE: COMMERCIAL

WATER/WASTEWATER SERVICE PROVIDER: CITY OF FORT LAUDERDALE PUBLIC WORKS
SITE AREA: 1,570,358 S.F. / 36.05 AC.

BUILDING GROSS FLOOR AREA	FOOTPRINT COVERAGE	NON-RESIDENTIAL DEVELOPMENT TYPE
BASE BUILDING 183,072 S.F.	185,682 S.F. (w/VESTIBULES)	GENERAL RETAIL / GROCERY
AUTO SERVICE 3,861 S.F.	3,861 S.F.	AUTO SERVICE (G BAY)
TOTAL BUILDINGS 186,933 S.F. GFA	189,543 S.F. COVERAGE	

PARKING DATA	S.F.	FORMULA	REQUIRED	PROVIDED	HC REQ'D	HC PROV'D
BASE BUILDING	183,072 S.F.	(1/250)	733 SPACES	800 SPACES	16 SPACES	16 SPACES
AUTO SERVICE	3,861 S.F.	(2/BAY)	6 SPACES	42 SPACES	2 SPACES	2 SPACES
TOTALS			739 SPACES	842 SPACES	18 SPACES	18 SPACES

TYPE I & II LOADING ZONES PROVIDED AS REQUIRED BY SEC. 47-20.6 B; ACCESSIBLE FOR AASHTO 5 & WB-87 DESIGN VEHICLES (RESPECTIVELY).

FLOOR AREA RATIO (FAR)	BUILDING HEIGHT	STRUCTURE LENGTH	NUMBER OF STORIES
186,933 S.F. / 1,570,358 S.F. = 0.12	MAXIMUM 150'	PROPOSED 35'	387.67'
		PROVIDED	
		715.05'	

SETBACK TABLE	REQUIRED	PROVIDED
FRONT:	5'	715.05'
CORNER:	5'	N/A
SIDE:	5' ADJACENT TO RESIDENTIAL, OTHERWISE NONE	90.38' (EAST), 494.91' (WEST)
REAR:	15' ADJACENT TO RESIDENTIAL, OTHERWISE NONE	166.54'

SITE AREAS	S.F.	AC.	PERCENTAGE
IMPERVIOUS	710,926 S.F.	16.32 AC.	45.27%
PERVIOUS	859,432 S.F.	19.73 AC.	54.73%
PERVIOUS	192,480 S.F.	4.42 AC.	12.26%
PERVIOUS	666,952 S.F.	15.31 AC.	42.47%
TOTAL	1,570,358 S.F.	36.05 AC.	100.00%

FLOOD ZONE
FLOOD ZONE "AE-7" (N.G.V.D. 1929) PER FLOOD INSURANCE RATE MAP NUMBER 12011C0218F, DATED AUGUST 18, 1992. THE PROPOSED FLOOD INSURANCE RATE MAP 12011C0566H (BROWARD COUNTY), NOT YET ADOPTED, SHOWS THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X", X-SHADED, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD AND "AH-7" (N.A.V.D. 1988).

DRAINAGE STATEMENT
STORMWATER RUNOFF WILL BE MANAGED THROUGH A COMBINATION OF SITE STORAGE WITHIN PAVED AREAS, EXFILTRATION TRENCH AND DRY RETENTION AREAS WITH NO DISCHARGE FROM THE SITE TO THE 25' VR - 3 DAY STORM EVENT.

LEGAL DESCRIPTION:
A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, THENCE NORTH 87°47'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 66.66 FEET; THENCE SOUTH 02°12'13" EAST, DEPARTING SAID NORTH SECTION LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 66.66 FEET; THENCE SOUTH 02°12'13" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 172.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6863, PAGE 398, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 93.00 FEET; THENCE EASTERLY DEPARTING SAID NORTH LINE OF SAID PARCEL "A", ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 30.99 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 38.85 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°47'47" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 56.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 93.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501 AND SAID NORTH LINE OF PARCEL "A"; THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTH LINE OF PARCEL "A", PARCEL "B" AND PARCEL "C" OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", A DISTANCE OF 870.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH LINE OF PARCEL "C", AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°00'37", A DISTANCE OF 39.71 FEET TO THE EAST LINE OF SAID PARCEL "C"; ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE; THENCE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND ITS SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 1,286.20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING THE NORTH LINE OF BLOCK "A" OF THE "AMENDED PLAT OF WOODLAND PARK"; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°02'57" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8 AND NORTH LINE OF SAID BLOCK "A", A DISTANCE OF 660.40 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 92.27 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1,246.67 FEET OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 500.00 FEET TO AN INTERSECTION WITH A LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 166.67 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "HENDERSON MENTAL HEALTH CENTER"; AS RECORDED IN PLAT BOOK 173, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°47'47" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 120.00 FEET TO AN INTERSECTION WITH A LINE LYING 35.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID PLAT, A DISTANCE OF 14.27 FEET TO THE END OF SAID CURVE AND INTERSECTION WITH A LINE BEING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 87.40 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 525 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS NORTH 88°32'01" EAST, A DISTANCE OF 9.02 FEET TO THE END OF SAID CURVE AND TO AN INTERSECTION WITH A LINE LYING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 68.94 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 13, BLOCK 15, OF THE PLAT OF "WOODLAND PARK (UNIT ONE)", RECORDED IN PLAT BOOK 10, PAGE 64 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 2ND COURT, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS BEARS NORTH 44°48'09" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 43°56'44", A DISTANCE OF 19.17 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF SAID LOT 13 AND EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 83.50 FEET TO AN INTERSECTION WITH THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°11'28" EAST, DEPARTING SAID WEST LINE OF LOT 13, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 107.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND EAST LINE OF OFFICIAL RECORD BOOK 9641, PAGE 940, THROUGH A CENTRAL ANGLE OF 32°41'56", A DISTANCE OF 14.27 FEET TO THE END OF SAID CURVE AND INTERSECTION WITH A LINE BEING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 87.40 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 525 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS NORTH 88°32'01" EAST, A DISTANCE OF 9.02 FEET TO THE END OF SAID CURVE AND TO AN INTERSECTION WITH A LINE LYING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 288.99 FEET; THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.45 FEET; THENCE NORTH 45°18'03" EAST, A DISTANCE OF 34.92 FEET TO AN INTERSECTION WITH A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, BEING THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, AND NORTH LINE OF PARCEL "A", OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AND THE POINT OF BEGINNING, CONTAINING 1,570,358 SQUARE FEET OR 36.05046 ACRES, MORE OR LESS.

SITE LOCATION MAP

SCALE: 1"=600'

GATLIN DEVELOPMENT COMPANY

GRAPHIC SCALE

1 inch = 80 ft.

GENERAL RETAIL & GROCERY STORE W/ AUTO SERVICE CENTER
183,072 S.F. BASE BUILDING + 3,861 S.F. AUTO SERVICE = 186,933 ± S.F.
GROSS FLOOR AREA (GFA)
PROPOSED F.F.E. = 10.00 NAVD
(SEE DRAINAGE PLAN FOR GRADE)

Always call 811 two full business days before you dig

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 CRECH ENGINEERS, INC. SHALL BE WITHOUT LIABILITY TO CRECH ENGINEERS, INC.

REVISIONS	BY

CRECH ENGINEERS, INC.

CRECH ENGINEERS, INC.
1000 S.W. 15TH AVENUE, SUITE 200
FORT LAUDERDALE, FLORIDA 33404
TEL: 954.473.1111
FAX: 954.473.1112
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE, FL

RIVERBEND MARKETPLACE

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
GATLIN DEVELOPMENT CO., INC.
888 EAST LAS OLAS BLVD SUITE 600
FORT LAUDERDALE, FL 33301

DRAWN: C.S.M.
CHECKED: O.R.
DATE: 08/20/13
SCALE: 1"=80'
JOB No.: 12016.00
SHEET: 128

SEE C1.1 THRU C1.4 FOR 40 SCALE DETAIL SHEETS

C1

Exhibit 1
14-0113
Page 1 of 1