ZONING: B-1
LAND USE: NW REGIONAL ACTIVITY CENTER

NW 2ND AVENUE

NW 1ST AVENUE

ZONING: CB
LAND USE: NW REGIONAL ACTIVITY CENTER

WEST SUNRISE BOULEVARD (STATE ROAD NO.838)

(B-1) (NWRAC)

TELEPHONE MANHOLE

TYPE (CR 20) FDOT CURB RAMP WITH DETECTABLE WARNING

PROP. 10' CONC. SIDEWALK

PROP. BUS STOP (BRASCO INTERLUDE) W/ LANDING PAD AND BIKE RACK

PROP. FREESTANDING SIGN (UNDER SEPARATE PERMIT)

PROP. SHOPPING CENTER FREESTANDING PYLON (UNDER SEPARATE PERMIT)

DECORATIVE LIGHT POLES PLACED ALONG PEDESTRIAN PATHWAYS (REFER TO SITE LIGHTING PLAN FOR DETAILS)

4.5' CLEARANCE FACE OF CURB TO TREE (TYP.)

10'x10' SAFE SIGHT TRIANGLE

PROPOSED 5.5' PEDESTRIAN ACCESS EASEMENT

PROP. BOUND AGGREGATE GRATE SYSTEM (ADDAPAVE OR SIMILAR)

25'x25' SAFE SIGHT TRIANGLE

R=25.00'
CA=90°01'00"
A=39.28'

PROP. 5.5' PED. ACCESS EASEMENT

PROP. 10' FPL EASEMENT

ZONING: B-1
LAND USE: NW REGIONAL ACTIVITY CENTER

NW 2ND AVENUE

PROP. 1' PED. ACCESS EASEMENT

PROPOSED ENTRANCE

10' CLEARANCE FROM TREE TO EDGE OF WALK / BLDG (TYP.)

PROPOSED WALK-UP ATM BIKE RACK

PROP. TYPE 'D' CURB (TYP.)

PROP. 10' PED. ACCESS EASEMENT

PROP. 15' WATER EASEMENT

PROP. 15' WATER EASEMENT

790 SF - CUSTOMER SERVICE / OUTDOOR SEATING AREA

7' CLEARANCE FROM TREE TO EDGE OF WALK / BLDG (TYP.)

PROP. BUS STOP (BRASCO INTERLUDE) W/ LANDING PAD AND BIKE RACK

PROP. 10' FPL EASEMENT

PROPOSED GROCERY/SUPERMARKET 21,998 SF F.F.E.=7.00'

PROPOSED MULTI-PURPOSE CONVENIENCE STORE 5,991 SF F.F.E.=7.00'

SERVICE AREA

NANDREWS AVENUE

ZONING: NWRAC-MUne
LAND USE: NW REGIONAL ACTIVITY CENTER

PROP. 12'x45' LOADING AREA (TYPE II)

PROP. TRASH AND RECYCLABLES BIN

PROPOSED 1' PEDESTRIAN ACCESS EASEMENT

PROPOSED DOCK WALL W/ 6' SCREENING FENCE

N02°07'25"W 206.21'

10'x10' SAFE SIGHT TRIANGLE

10'x10' SAFE SIGHT TRIANGLE

BROWARD COUNTY URBAN/FLARED CONCRETE DRIVEWAY (15' WIDTH)

ONE WAY

ONE WAY

S87°53'35"W 111.00'

PROP. 6' SOLID WALL

ZONING: NWRAC-MUne
LAND USE: NW REGIONAL ACTIVITY CENTER

S02°07'25"E 125.00'

(B-1)

(RMM-25)

ZONING: RMM-25
LAND USE: NW REGIONAL ACTIVITY CENTER

PROP. THICKENED EDGE SIDEWALK

PROP. TYPE 'D' CURB (TYP.)

PROP. RELOCATED BARRICADE

10'X10' SAFE SIGHT TRIANGLE

PROP. TRASH AND RECYCLABLES ENCLOSURE

6'x6' CONC. PAD FOR UST VENT STACK

PROP. E-STOP

PROP. ADA RAMP (TYP.)

PROP. 6' SOLID WALL

N87°53'35"E 111.00'

PROP. 10' FPL EASEMENT

PROP. 6' SOLID DECORATIVE WALL

S87°53'35"W 130.00'

ZONING: RMM-25
LAND USE: NW REGIONAL ACTIVITY CENTER

JOIN EXISTING WALL/FENCE

PROP. AIRPUMP MACHINE & PAD

PROP. TYPE 'D' CURB (TYP.)

PROP. ADA RAMP (TYP.)

PROP. TYPE 'D' CURB (TYP.)

PROP. ADA RAMP (TYP.)

PROP. ADA RAMP (TYP.)

PROP. 15' SEWER EASEMENT

PROP. 10' PED. ACCESS EASEMENT

PROP. 15' SEWER EASEMENT

PROP. 10' FPL EASEMENT

PROP. TRASH AND RECYCLABLES ENCLOSURE

PROP. ADA RAMP (TYP.)

PROP. FREESTANDING SIGN (UNDER SEPARATE PERMIT)

FDOT TYPE 'F' CURB & GUTTER

FDOT TYPE 'F' CURB & GUTTER

PROPOSED SIT-DOWN RESTAURANT 6,250 SF F.F.E.=7.00'

S02°07'25"E 125.00'

LIMITS OF 10' PEDESTRIAN ACCESS EASEMENT

PROPOSED STORMWATER MANAGEMENT AREA

N02°07'25"W 200.00'

JOIN EXISTING WALL/FENCE

PROP. 6' SOLID DECORATIVE WALL

S87°53'35"W 135.00'

PROP. 6' SOLID DECORATIVE WALL

S87°53'35"W 286.00'

S02°07'25"E 25.00'

ZONING: RMM-25
LAND USE: NW REGIONAL ACTIVITY CENTER

(RMM-25) (NWRAC)

ZONING: NWRAC-MUne
LAND USE: NW REGIONAL ACTIVITY CENTER

DRC SIGN-OFF/APPROVALS

Printed on: Friday, January 12, 2018, 12:38 PM by Keith Brown
...SHARE BUP & ANDREWS AVE, FTL\PLANS\DWG\ARCHITECTURAL\RENDERING\PROP. - EASEMENT EXHIBIT.dwg

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
OFFICES:
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FLORIDA 33334
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FLORIDA 33609
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REVISIONS:

REV:	DATE:	COMMENT:	BY:
-	02/21/2018	SITE PLAN SUBMISSION	NAB

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DATE: 08/31/16
CAD I.D.: F160046 - EASEMENT EXHIBIT

PROJECT:

PROGRESSO COMMONS

FOR

ANDREWS PROJECT DEVELOPMENT, LLC

FORT LAUDERDALE
FLORIDA

THOMAS ENGINEERING GROUP
RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

RYAN OSCAR THOMAS
PROFESSIONAL ENGINEER
May 3, 2018
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SHEET TITLE:

EASEMENT EXHIBIT

SHEET NUMBER: CAM#18-0586 Exhibit 5 Page 1 of 1