





NEW BUTLER ROAD

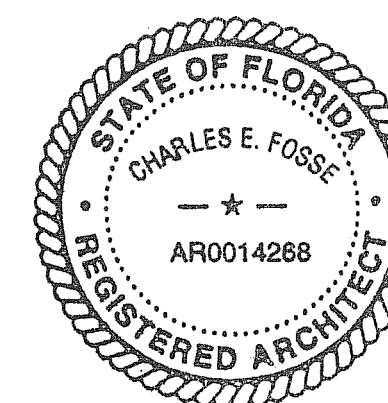
ACCESS ROAD

US HIGHWAY #44 I (STATE ROAD #7)

JOHNSON ROAD

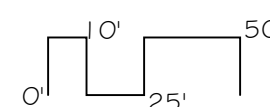
PEDESTRIAN ACCESS POINT

BUS STOP



PEDESTRIAN SITE PLAN

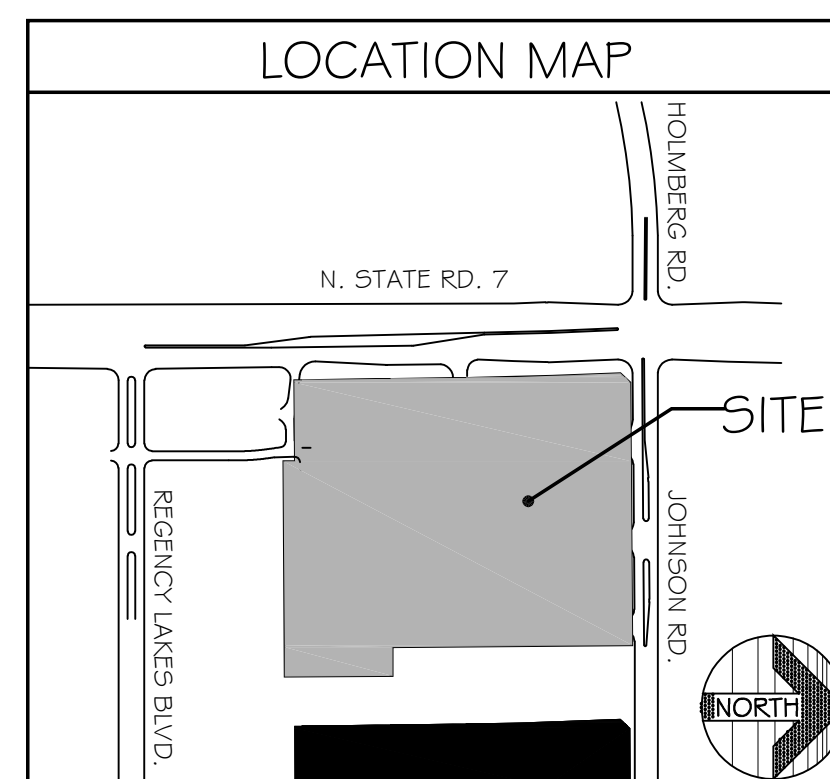
SCALE: 1"=50'-0"



SHOPS AT CORAL CREEK

COCONUT CREEK,

FLORIDA



WAH YEE ASSOCIATES  
ARCHITECTS & PLANNERS

42400 GRAND RIVER AVENUE, SUITE 200  
NOVI, MICHIGAN 48375  
PHONE: 248.489.9160  
PROJECT NO. 4889

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Wah Yee Associates and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Wah Yee Associates.

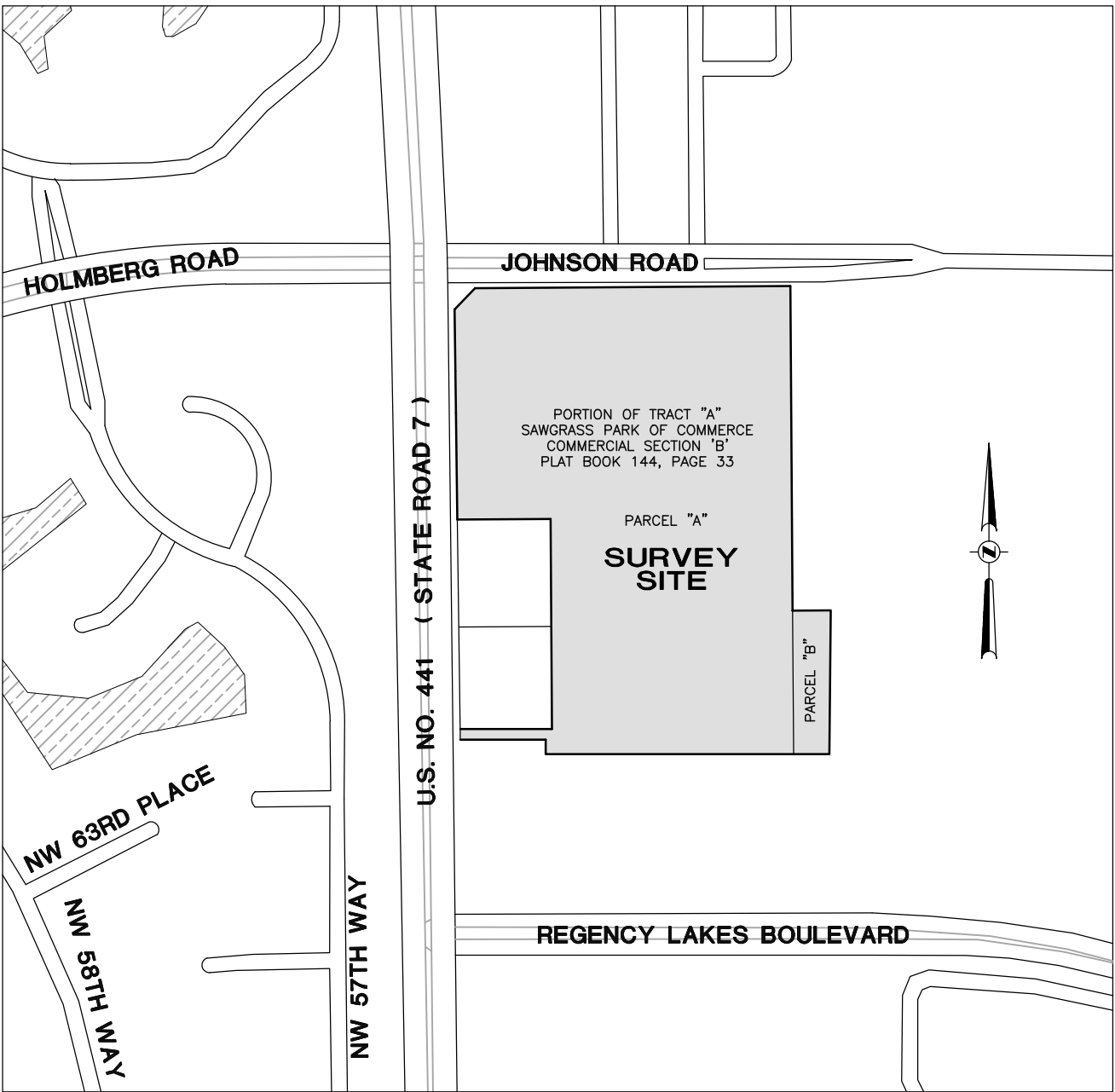
PRELIMINARY  
NOT FOR CONSTRUCTION

SP-5

July 30, 2018

NOTES:

- 1) THIS SITE CONTAINS 600,384 SQUARE FEET (13.7829 ACRES) MORE OR LESS.  
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2948; ELEVATION: 16.877 FEET.  
3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120031 0105F; MAP DATE: 08/18/92.  
4) THIS SITE LIES IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.  
5) BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT "A" BEING S89°36'20"W.  
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.  
7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.  
8) THIS SITE CONTAINS 469 TOTAL PARKING SPACES (454 REGULAR & 15 HANDICAPPED).  
9) SITE ZONE: B-3, COMMUNITY SHOPPING. SETBACK REQUIREMENTS: FRONT-25'; SIDE-20'; REAR-25'  
10) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO.: TLF07-000652-C, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JULY 19, 2007 AT 8:00 A.M.  
THE FOLLOWING ARE SCHEDULE B SECTION 2 EXCEPTIONS TO SAID COMMITMENT:  
ITEMS 1, 2, 3, 4, 5 & 6-NOT ADDRESSED.  
ITEM 7-RESTRICTIONS, NO VEHICULAR, ACCESS LINES AND EASEMENTS AS SHOWN IN PLAT BOOK 144, PAGE 33, AFFECT THIS SITE AS DEPICTED HEREON.  
ITEM 8-DRAINAGE EASEMENT IN O.R.B. 7604, PAGE 702, ASSIGNED IN O.R.B. 18103, PAGE 534, AFFECTS THIS SITE AS DEPICTED HEREON.  
ITEM 9-EASEMENT GRANTED IN O.R.B. 13272, AT PAGE 376, AFFECTS THIS SITE AS DEPICTED HEREON.  
ITEM 10-NOTICE OF ADOPTION OF DEVELOPMENT ORDER IN O.R.B. 15794, PAGE 249, AS MODIFIED BY NOTICE OF ADOPTION OF A SUBSEQUENT MODIFICATION OF AN ADOPTED DEVELOPMENT ORDER IN O.R.B. 20006, PAGE 335, AND IN O.R.B. 22105, PAGE 702, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 11-TERMS AND CONDITIONS OF THAT CERTAIN RETENTION RIGHT AGREEMENT IN O.R.B. 16501, PAGE 93, AFFECT THIS SITE. (AS TO PARCEL C)  
ITEM 12-TERMS AND CONDITIONS OF THAT CERTAIN DRAINAGE EASEMENT IN O.R.B. 16501, PAGE 99, AFFECT THIS SITE. (AS TO PARCEL D)  
ITEM 13-COVENANTS, RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS AND OTHER PROVISIONS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 16522, AT PAGE 85, TOGETHER WITH SUPPLEMENT IN O.R.B. 16571, PAGE 751 AND FIRST AMENDMENT IN O.R.B. 16587, PAGE 339 AND SECOND SUPPLEMENT IN O.R.B. 17225, PAGE 378 AND ASSIGNMENT OF DECLARANT'S RIGHTS IN O.R.B. 23082, PAGE 877, AFFECT THIS SITE. NOT PLOTTED. (AS TO PARCELS A, B & F)  
ITEM 14-TERMS AND CONDITIONS OF THAT INGRESS/EGRESS EASEMENT PURSUANT TO EASEMENT RELOCATION AGREEMENT IN O.R.B. 23348 PAGE 88; AS AMENDED BY AMENDMENT TO EASEMENT RELOCATION AGREEMENT IN O.R.B. 24425, PAGE 36, DEPICTED HEREON, AFFECT THIS SITE. (AS TO PARCELS A, E & F)  
ITEM 15-TERMS AND CONDITIONS OF THAT CERTAIN CROSS INGRESS/EGRESS ACCESS AGREEMENT IN O.R.B. 16571, PAGE 770, AFFECTS THIS SITE AS DEPICTED HEREON. (AS TO PARCELS A, E & F)  
ITEM 16-LEASE IN O.R.B. 16664, PAGE 806, AS SUBORDINATED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT IN O.R.B. 33237, PAGE 894, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 17-NOTICE PURSUANT TO FLORIDA STATUTE 713.10 IN O.R.B. 16765, PAGE 440 AND O.R.B. 34195, PAGE 843, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 18-CROSS-PARKING AND EASEMENT AGREEMENT IN O.R.B. 16765, PAGE 442, AFFECTS THIS SITE BUT CANNOT BE PLOTTED. (AS TO PARCELS A & F)  
ITEM 19-LEASE IN O.R.B. 17180, PAGE 266, AS SUBORDINATED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT IN O.R.B. 33237, PAGE 900, AFFECTS THIS SITE BUT CANNOT BE PLOTTED. (AS TO PARCELS A & F)  
ITEM 20-TERMS AND CONDITIONS OF THAT CERTAIN DRAINAGE EASEMENT IN O.R.B. 17981, PAGE 721, DEPICTED HEREON, AFFECT THIS SITE. (AS TO PARCELS A, B, F & G)  
ITEM 21-WATER AND WASTEWATER AGREEMENT IN O.R.B. 17284, PAGE 926, AFFECTS THIS SITE BUT CANNOT BE PLOTTED. (AS TO PARCELS A & F)  
ITEM 22-FPL EASEMENT IN O.R.B. 18197, PAGE 974, AFFECTS THIS SITE AS DEPICTED HEREON. (AS TO PARCEL A)  
ITEM 23-AGREEMENT RELATING TO NON-VEHICULAR INGRESS AND EGRESS LINES IN O.R.B. 18345, PAGE 439, AFFECTS THIS SITE AS DEPICTED HEREON. (AS TO PARCELS A & F)  
ITEM 24-WATER SERVICE UTILITY EASEMENT IN O.R.B. 19327, PAGE 791, AFFECTS THIS SITE BUT CANNOT BE PLOTTED. (AS TO PARCELS A & F)  
ITEM 25-RESTRICTIVE COVENANT IN O.R.B. 31581, PAGE 889, AS AMENDED IN O.R.B. 33160, PAGE 743, AFFECTS THIS SITE BUT CANNOT BE PLOTTED. (AS TO PARCELS A & B)  
ITEM 26-ORDINANCE NO. 136-95 IN O.R.B. 27300, PAGE 552, AFFECTS THIS SITE BUT CANNOT BE PLOTTED. (AS TO PARCELS C & D)  
ITEM 27-UTILITY EASEMENT(S) IN O.R.B. 23822, PAGE 57, AFFECT THIS SITE AS DEPICTED HEREON. (AS TO PARCEL A)  
11) TOPOGRAPHIC DATA WAS ONLY OBTAINED IN THE AREA DELINEATED BY THE CLIENT.  
12) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, OR BUILDING CONSTRUCTION.  
13) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIR.  
14) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



LOCATION MAP  
NOT TO SCALE

LEGEND

- |        |   |
|--------|---|
|        | CONCRETE                                    |
|        | ASPHALT PAVEMENT                            |
|        | PALM TREE                                   |
|        | OAK TREE                                    |
|        | MAHOGANY TREE                               |
|        | UNIDENTIFIED TREE                           |
|        | ELEVATION                                   |
|        | OVERHEAD WIRES                              |
|        | UNDERGROUND WATER LINE                      |
|        | UNDERGROUND STORM SEWER LINE                |
|        | UNDERGROUND SANITARY SEWER LINE             |
|        | UNDERGROUND ELECTRIC LINE                   |
|        | UNDERGROUND GAS LINE                        |
|        | CENTERLINE                                  |
| O.R.B. | OFFICIAL RECORDS BOOK                       |
| TP     | TRAVERSE POINT (FOR FIELD INFORMATION ONLY) |
| FPL    | FLORIDA POWER & LIGHT                       |
| P.R.M. | PERMANENT REFERENCE MONUMENT                |

LEGAL DESCRIPTION:

PARCEL A:  
ALL OF TRACT A, "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THEREFROM A PORTION OF TRACT "A" DESCRIBED AS FOLLOWS:

LESS-OUT 1:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°47'49" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. NO. 441 (STATE ROAD 7), AS SHOWN ON SAID "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°47'49" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 195.0 FEET; THENCE NORTH 89°36'20" EAST ALONG A LINE 215.0 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 176.37 FEET; THENCE SOUTH 0°23'40" EAST A DISTANCE OF 195.0 FEET; THENCE SOUTH 89°36'20" WEST ALONG A LINE 20.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING.

ALSO LESS THEREFROM A PORTION OF TRACT "A" DESCRIBED AS FOLLOWS:

LESS-OUT 2  
THAT PARCEL OF LAND SET FORTH IN THAT SPECIAL WARRANTY DEED FROM CORAL CREEK JOINT VENTURE, A TEXAS GENERAL PARTNERSHIP TO EXXON MOBIL CORPORATION, A NEW JERSEY CORPORATION, DATED MAY 7, 2001, RECORDED MAY 10, 2001 IN OFFICIAL RECORDS BOOK 31581, PAGE 873, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN TRACT "A" OF "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A" OF "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", AS RECORDED IN PLAT BOOK 144, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 0°47'49" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. NO. 441 (STATE ROAD 7) AS SHOWN ON SAID "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B"", A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°47'49" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.04 FEET; THENCE NORTH 00°45'33" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, DISTANCE OF 164.97 FEET; THENCE NORTH 89°36'20" EAST ALONG A LINE 420.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 177.70 FEET; THENCE SOUTH 0°23'40" EAST, A DISTANCE OF 205.0 FEET; THENCE SOUTH 89°36'20" WEST ALONG A LINE 215.0 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID TRACT "A" AT SAID SOUTHWEST CORNER, A DISTANCE OF 176.37 FEET TO THE POINT OF BEGINNING.

PARCEL B  
A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 64, IN BLOCK 85 OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE RUN NORTH 00°56'45" WEST ALONG THE WEST LINE OF SAID SECTION 6, FOR 1949.72 FEET TO A POINT; THENCE RUN NORTH 89°03'16" EAST FOR 123.92 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD 7); THENCE RUN NORTH 89°36'20" EAST FOR 214.48 FEET TO A POINT; THENCE RUN SOUTH 00°23'40" EAST FOR 30.00 FEET TO A POINT; THENCE RUN NORTH 89°36'20" EAST FOR 494.46 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 00°24'45" WEST FOR 285.03 FEET TO A POINT; THENCE RUN NORTH 89°36'20" EAST FOR 76.41 FEET TO A POINT; THENCE RUN SOUTH 00°24'45" EAST FOR 285.03 FEET TO A POINT; THENCE RUN SOUTH 89°36'20" WEST FOR 76.41 FEET TO THE POINT OF BEGINNING.

PARCEL C:  
NON-EXCLUSIVE EASEMENT SET FORTH IN RETENTION RIGHT AGREEMENT WITH THE BROWARD COUNTY EXPRESSWAY AUTHORITY, RECORDED JUNE 7, 1989 IN OFFICIAL RECORDS BOOK 16501, PAGE 93, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL D:  
DRAINAGE EASEMENT WITH THE BROWARD COUNTY EXPRESSWAY AUTHORITY, RECORDED JUNE 7, 1989 IN OFFICIAL RECORDS BOOK 16501, PAGE 99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL E:  
NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT PURSUANT TO EASEMENT RELOCATION AGREEMENT, DATED MARCH 7, 1995, RECORDED APRIL 17, 1995 IN OFFICIAL RECORDS BOOK 23348, PAGE 88, AS AMENDED BY AMENDMENT TO EASEMENT RELOCATION AGREEMENT, DATED JANUARY 26, 1996, RECORDED JANUARY 26, 1996 IN OFFICIAL RECORDS BOOK 24425, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL F:  
NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT SET FORTH IN THAT CROSS-INGRESS/EGRESS ACCESS AGREEMENT WITH ALMA JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, RECORDED JULY 3, 1989 IN OFFICIAL RECORDS BOOK 16571, PAGE 770, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL G:  
NON-EXCLUSIVE DRAINAGE EASEMENT BETWEEN ALMA JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP AND JOHNSON SQUARE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED DECEMBER 11, 1990 IN OFFICIAL RECORDS BOOK 17981, PAGE 721, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATION:

TO, RAMCO-GERSHENSON PROPERTIES; COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a) OF TABLE A THEREOF.

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 LS6136  
STATE OF FLORIDA

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 AND 3

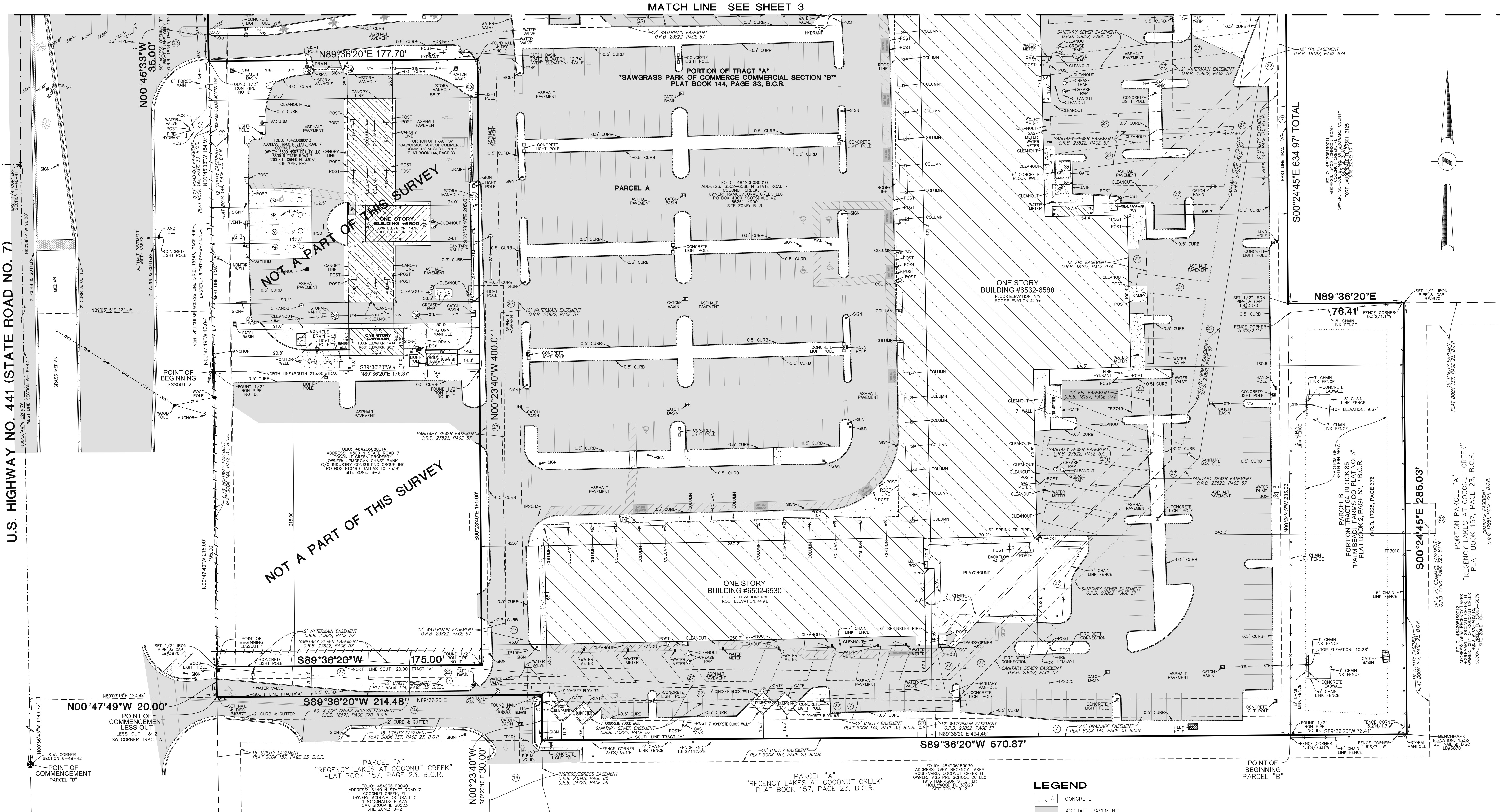
5		
4		
3		
2		
1		
NO.	REVISIONS	BY

**CORAL CREEK SHOPS**  
6570 NORTH STATE ROAD 7  
COCONUT CREEK, BROWARD COUNTY  
FLORIDA 33073

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY		
	<b>PULICE LAND SURVEYORS, INC.</b> 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	
	DRAWN BY: B.E.	SCALE: N/A
	CHECKED BY: J.F.P.	SURVEY DATE: 07/31/14
	FILE: RAMCO-GERSHENSON PROPERTIES ORDER NO.: 57869	



U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7)



COPYRIGHT 2014 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 AND 3

**BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY**

**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com)  
CERTIFICATE OF AUTHORIZATION LB93870

**DRAWN BY: B.E.**  
**CHECKED BY: J.F.P.**















**SCALE: 1" = 30'**  
**SURVEY DATE: 07/31/14**

**FILE: RAMCO-GERHSHENSON PROPERTIES**  
**ORDER NO.: 57869**

- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - PALM TREE
  - OAK TREE
  - MAHOGANY TREE
  - UNIDENTIFIED TREE
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND WATER LINE
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - CENTERLINE
  - O.R.B.
  - OFFICIAL RECORDS BOOK
  - TP
  - TRAVELER POINT (FOR FIELD INFORMATION ONLY)
  - FLPA
  - FLORIDA POWER & LIGHT
  - P.R.M.
  - PERMANENT REFERENCE MONUMENT





	CONCRETE
	ASPHALT PAVEMENT
	PALM TREE
	OAK TREE
	MAHOGANY TREE
	UNIDENTIFIED TREE
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND WATER LINE
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD PERMANENT ONLY)
FPL	FLORIDA POWER & LIGHT
P.R.M.	PERMANENT REFERENCE MONUMENT

FILE: RAMCO-GERSHENSON PROPERTIES  
ORDER NO.: 57869



## SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	<p><b><i>Harmonious and efficient organizations.</i></b> The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.</p> <p>The overall Shopping Center is fully integrated into and in harmony with the surrounding property. It is bounded by State Road 7 to the west, Johnson Road to the north and open space to the east and similar commercial uses to the south. The area proposed for the additional outparcel development is a logical location given the existing outparcel development to the north and the main access drive separating this parcel from the two outparcels to the south and with a main drive aisle separating the outparcels from the main parking field serving the inline uses.</p>
2.	<p><b><i>Preservation of natural state.</i></b> Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.</p> <p>The area sought to be redeveloped for an outparcel is currently being used as a parking lot for the larger Shopping Center. As such, the proposed development will have no impact on existing vegetation or any natural features. Rather, in connection with the proposed Site Plan for the Wendy's restaurant, the existing landscaping along State Road 7 adjacent to the proposed outparcel will be significantly enhanced.</p>
3.	<p><b><i>Enhancement of residential privacy.</i></b> The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.</p> <p>There are no residential dwelling units adjacent to the Shopping Center.</p>
4.	<p><b><i>Emergency access.</i></b> Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.</p> <p>The building, parking, and vehicular circulation are arranged to permit practical emergency vehicle access to all sides of the building. All existing and proposed drives include adequate width and curbs with turning radii sized to accommodate emergency vehicles.</p>
5.	<p><b><i>Access to public ways.</i></b> Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.</p> <p>Vehicular and pedestrian access presently exists to State Road 7 and Johnson Road either directly or via the common parking lot and drive aisles serving the larger Shopping Center.</p>
6.	<p><b><i>Pedestrian circulation.</i></b> A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.</p> <p>All pedestrian circulation within the Shopping Center is marked and separated from the vehicular circulation system by paint marking and/or concrete curbs and sidewalks.</p>
7.	<p><b><i>Design of access and egress drives.</i></b> The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.</p> <p>The proposed outparcel will not create any additional ingress or egress drives directly onto either State Road 7 or Johnson Road. The existing drive aisle accessing the Shopping Center will remain unchanged. As such, there will be no negative impact on any public or private streets or on the adjacent property. All drives are designed to the required width to accommodate all ingress and egress traffic.</p>
8.	<p><b><i>Coordination with off-site vehicular and pedestrian circulation systems.</i></b> The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.</p> <p>The vehicular circulation is coordinated with the existing Shopping Center's internal circulation system. A new connection to the existing pedestrian path within the State Road 7 right-of-way is a part of the proposed Site Plan.</p>





9.	<b>Stormwater control.</b> Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.
	The storm water drainage is designed to meet all governmental and regulatory standards and will prevent erosion. The water connection structures are located in such a manner as to not obstruct vehicular or pedestrian traffic.
10.	<b>Exterior lighting.</b> Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.
	The site lighting is designed to meet all governmental and regulatory requirements and therefore will have no negative impact on adjacent properties or the public right-of-way.
11.	<b>Protection of property values.</b> Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.
	The development is a major upgrade from the existing parking lot. These improvements will increase the value of this parcel and its taxable value for the City. Given the character of the surrounding properties, it is not anticipated that the proposed development will have any negative impact, but rather, will have an overall positive impact.

