

## 9. MAPS

The following maps must be provided as a part of the ADA. The appropriate scale for each map should be determined at the preapplication conference.

**Map A. A general location map. Indicate the location of any urban service area boundaries and regional activity centers in relation to the project site.**

The Location Map shows the location of Riverbend in Broward County, Florida.

**Map B. A recent vertical aerial photo of the site showing project boundaries which reasonably reflects current conditions. Specify the date the photo was taken.**

The Aerial Photography was taken in January 2006, and shows the conditions of the Project Site at that time and the Project boundaries.

**Map C. A topographic map with project boundaries identified (contour intervals from one to five feet should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the preapplication conference). Delineate 100-year flood prone areas (including hurricane flood zones) and indicate major land surface features. If applicable, delineate the coastal construction control line.**

The Flood Zone map shows the Project Site within Zone AE and X.

**Map D. A land use map showing existing and approved uses on and abutting the site. The uses shown should include existing on-site land uses, recreational areas, utility and drainage easements, wells, right-of-way, and historic, archaeological, scientific and architecturally significant resources and lands held for conservation purposes.**

Map D-1, Future Land Use Map, shows the approved uses on and surrounding the Project Site. Map D-2, Existing Uses, shows the uses existing on and surrounding the Project Site.

**Map E. A soils map of the site, with an identification of the source of the information. The use of a source other than the most recently published U.S.D.A. Soil Conservation Service (SCS) soil surveys should be determined in consultation with the appropriate regional planning council and other reviewing agencies at the preapplication conference.**

Map E, Soil Map shows the soils for the Project Site using the most recent

Broward County Soil Survey published by the United States Department of Agriculture, Soil Conservation Services.

**Map F.** A vegetation associations map indicating the total acreage of each association, based on the Level III vegetation types described in The Florida Land Use and Cover Classification System: A Technical Report, available from each regional planning council.

Map F, Vegetation Association, shows no protection area within the DRI parcels.

**Map G.** A location map of all transects, trap grids, or other sampling stations used to determine the on-site status of significant wildlife and plant resources. Show location of all observed significant wildlife and plant resources, and show location of suitable habitat for all significant resources expected to be on-site.

Map G, Listed Flora and Fauna, shows no listed plants or wildlife observed within DRI parcels.

**Map H.** A master development plan for the site. Indicate proposed land uses and locations, development phasing, major public facilities, utilities, preservation areas, easements, right-of-way, roads, and other significant elements such as transit stops, pedestrian ways, etc. This plan will provide the basis for discussion in Question 10-A as well as other questions in the ADA.

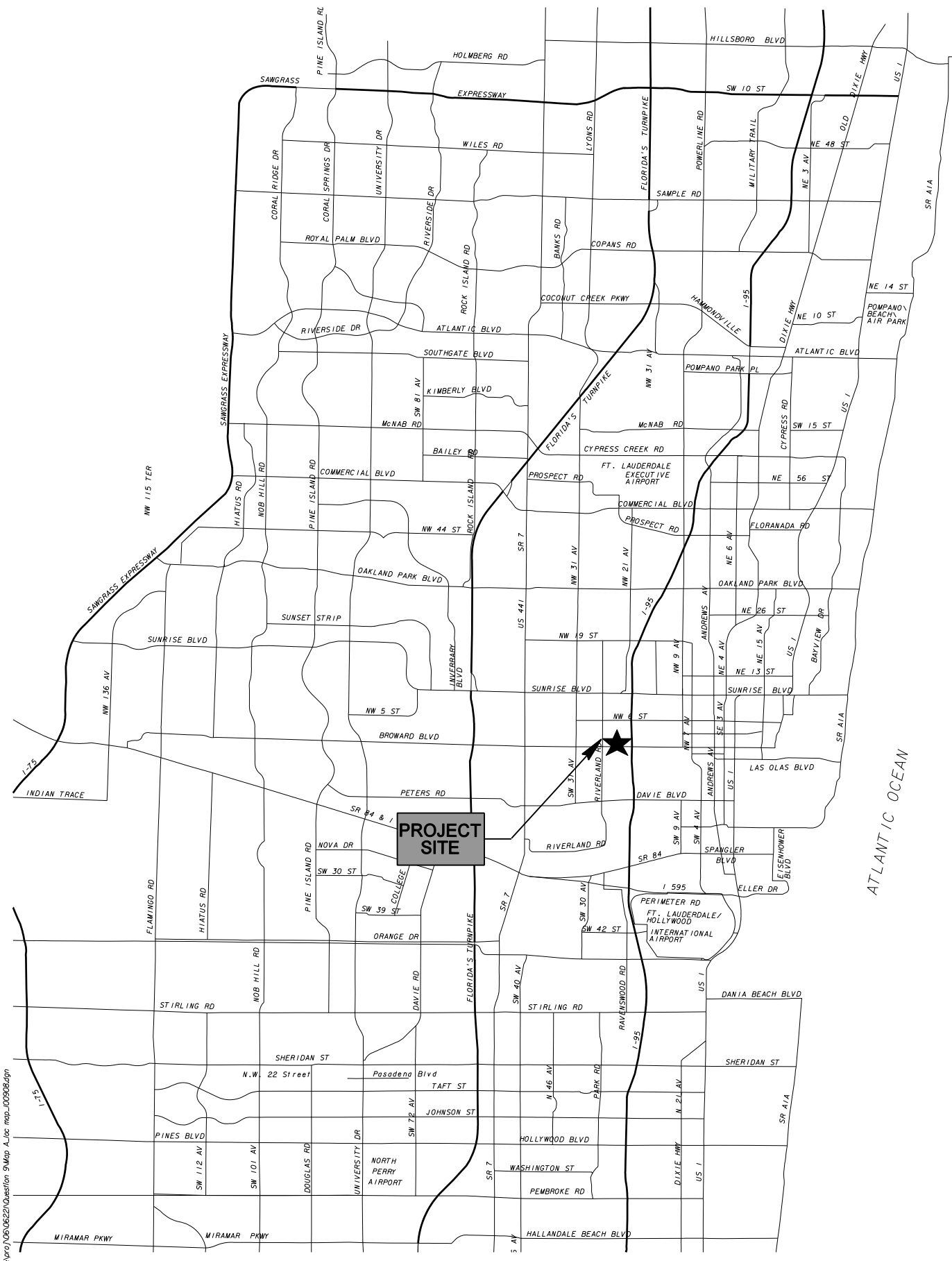
Map H, Master Development Plan, is intended to facilitate the review of regional issues pertaining to the project and the Site.

**Map I.** A master drainage plan for the site. Delineate existing and proposed: drainage basins, flow direction, water retention areas, drainage structures, flow route offsite, drainage easements, waterways, and other major drainage features. (This information may be presented on two separate maps (existing and proposed), if desired.)

Map I shows the proposed post-development drainage conditions.

**Map J.** A map of the existing highway and transportation network within the study area. The study area includes the site, and locations of all transportation facilities which are substantially impacted. This area should be finally defined on the basis of the findings of the traffic impact analysis, including determinations of where the criteria for a substantial impact are met. Map J will become the base for the maps requested in Question 21.

The proposed study area for Riverbend transportation analysis is shown on Map J, Transportation Impact Area.

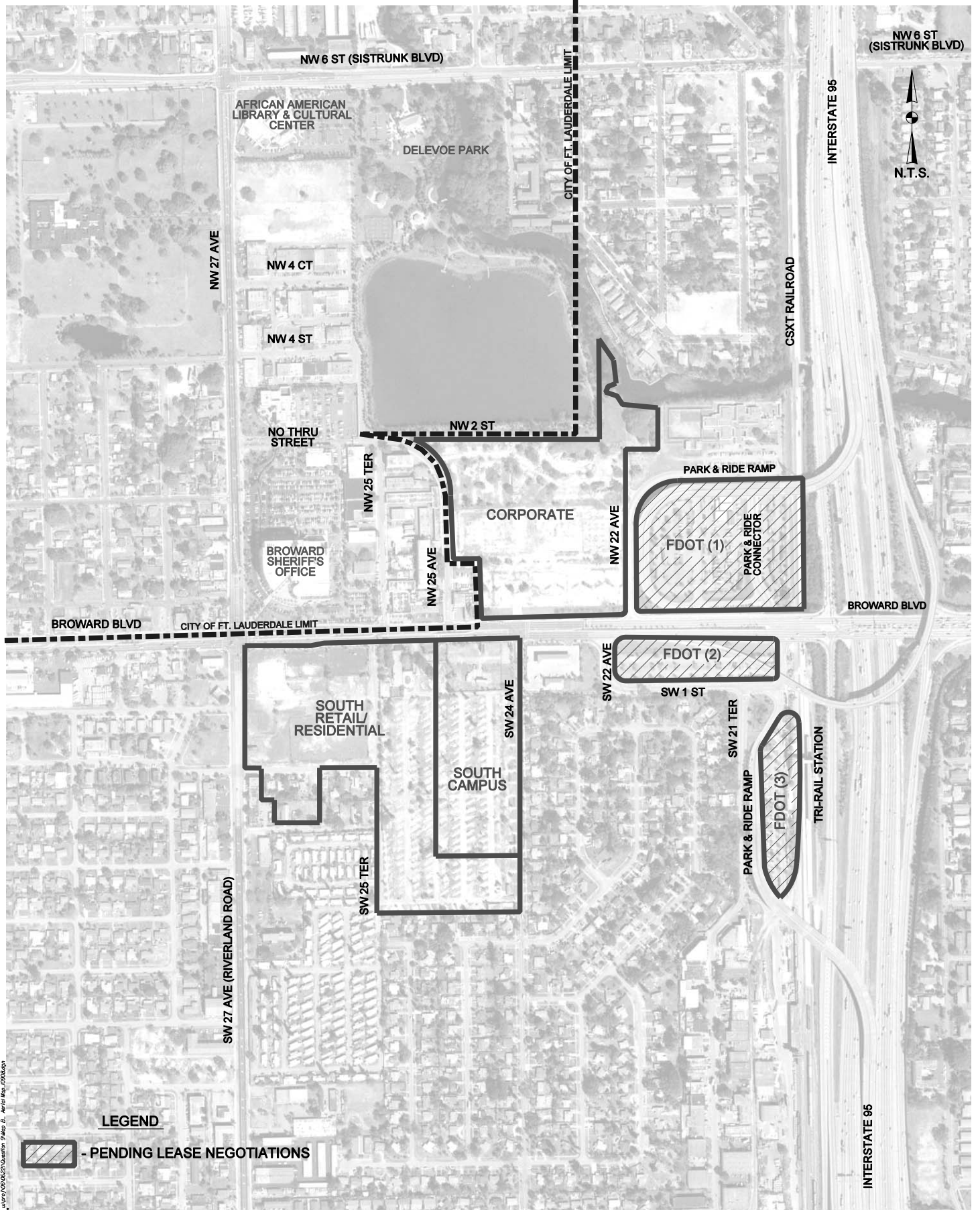


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**MAP A**

**Project - Location**  
**Riverbend DR**  
 October 2008

Source: David Plummer & Associates



NW 6 ST (SISTRUNK BLVD)

AFRICAN AMERICAN LIBRARY & CULTURAL CENTER

DELEVOE PARK

CITY OF FT. LAUDERDALE LIMIT

INTERSTATE 95

N.T.S.

NW 27 AVE

NW 4 CT

NW 4 ST

NW 2 ST

NO THRU STREET

NW 25 TER

NW 25 AVE

CORPORATE

NW 22 AVE

PARK & RIDE RAMP

FDOT (1)

PARK & RIDE CONNECTOR

CSXT RAILROAD

BROWARD BLVD

CITY OF FT. LAUDERDALE LIMIT

BROWARD BLVD

SOUTH RETAIL/RESIDENTIAL

SW 24 AVE

SW 22 AVE

FDOT (2)

SW 1 ST

SW 21 TER

SOUTH CAMPUS

PARK & RIDE RAMP

FDOT (3)

TRI-RAIL STATION

SW 27 AVE (RIVERLAND ROAD)

SW 25 TER

INTERSTATE 95

LEGEND



- PENDING LEASE NEGOTIATIONS

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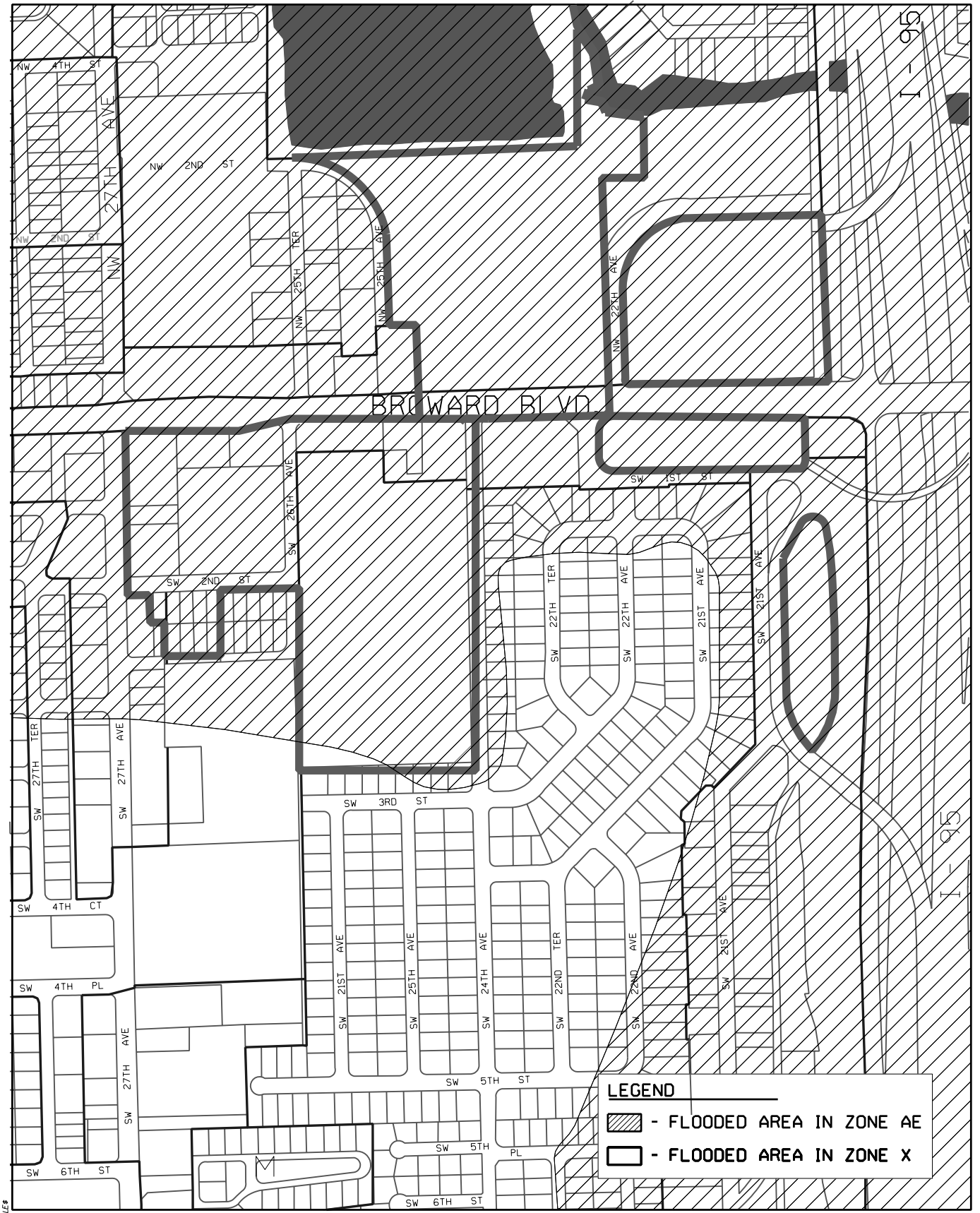
**MAP B**

Aerial Map

Riverbend DRI

October 2008

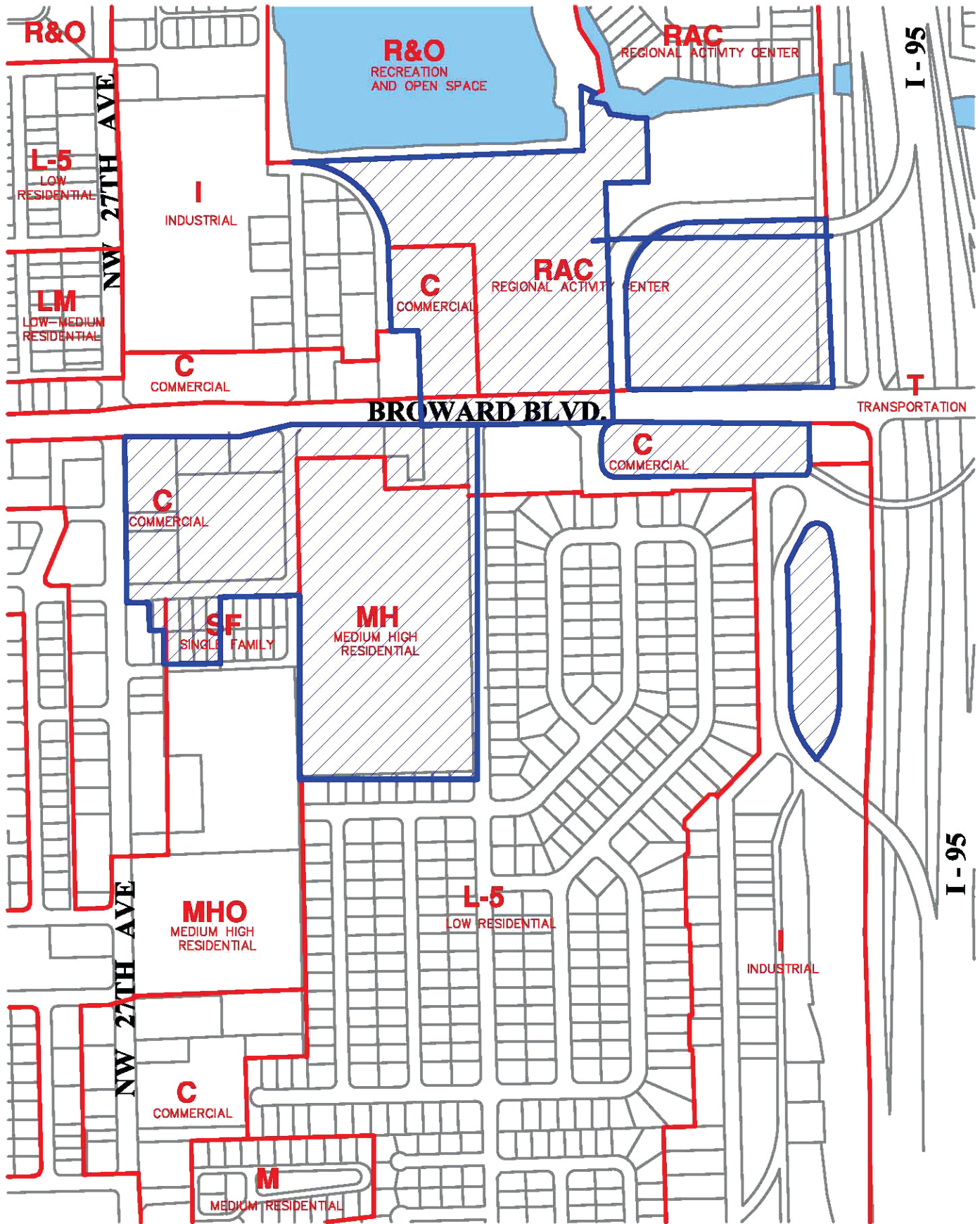
Source: David Plummer & Associates



8/1/08

**MAP C**  
 Topographic Map  
 Riverbend DRI  
 October 2008

Source: Leigh Robinson Kerr & Associates, Inc.



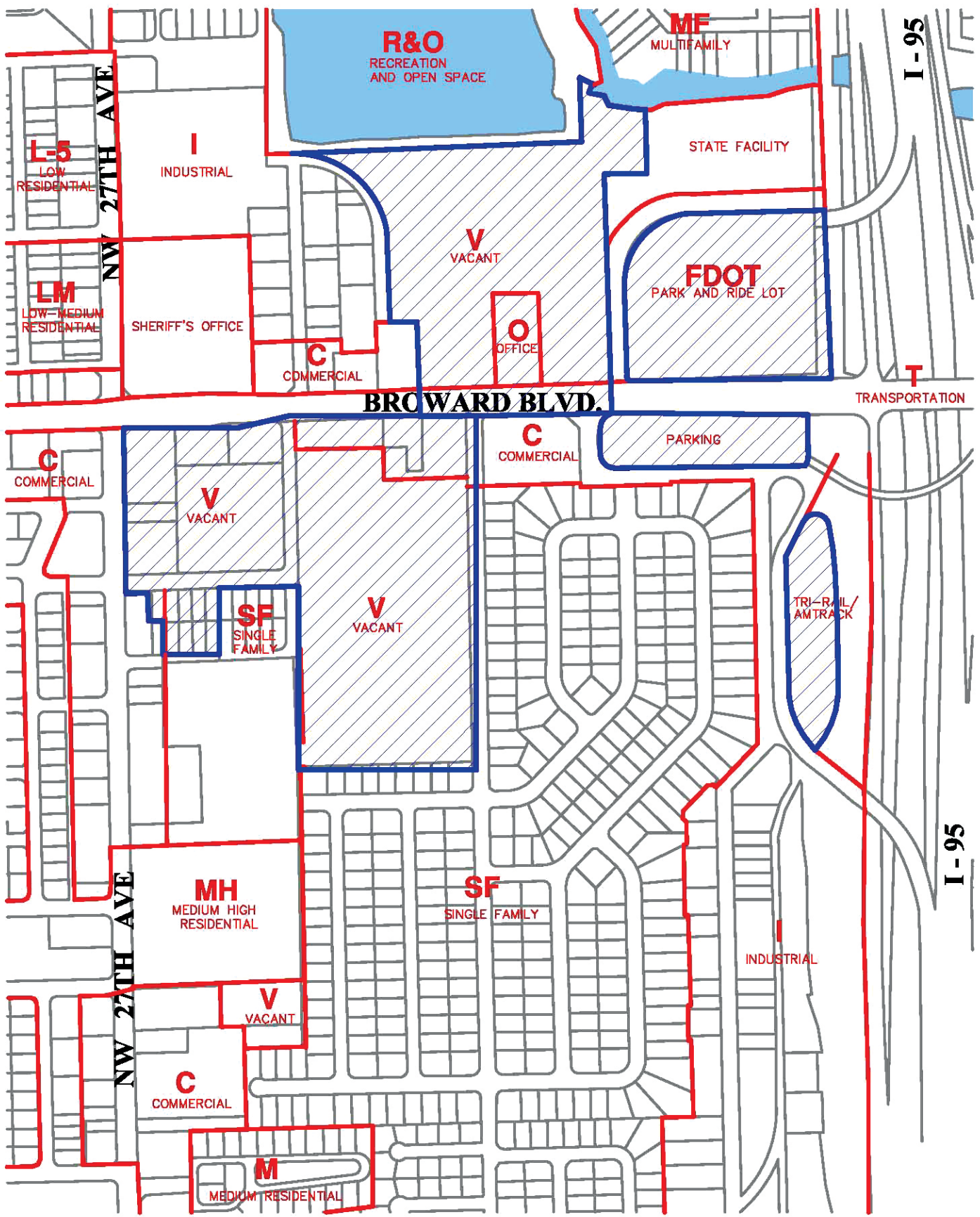
SCALE: 1" = 500'

### MAP D-1

Future Land Use Map

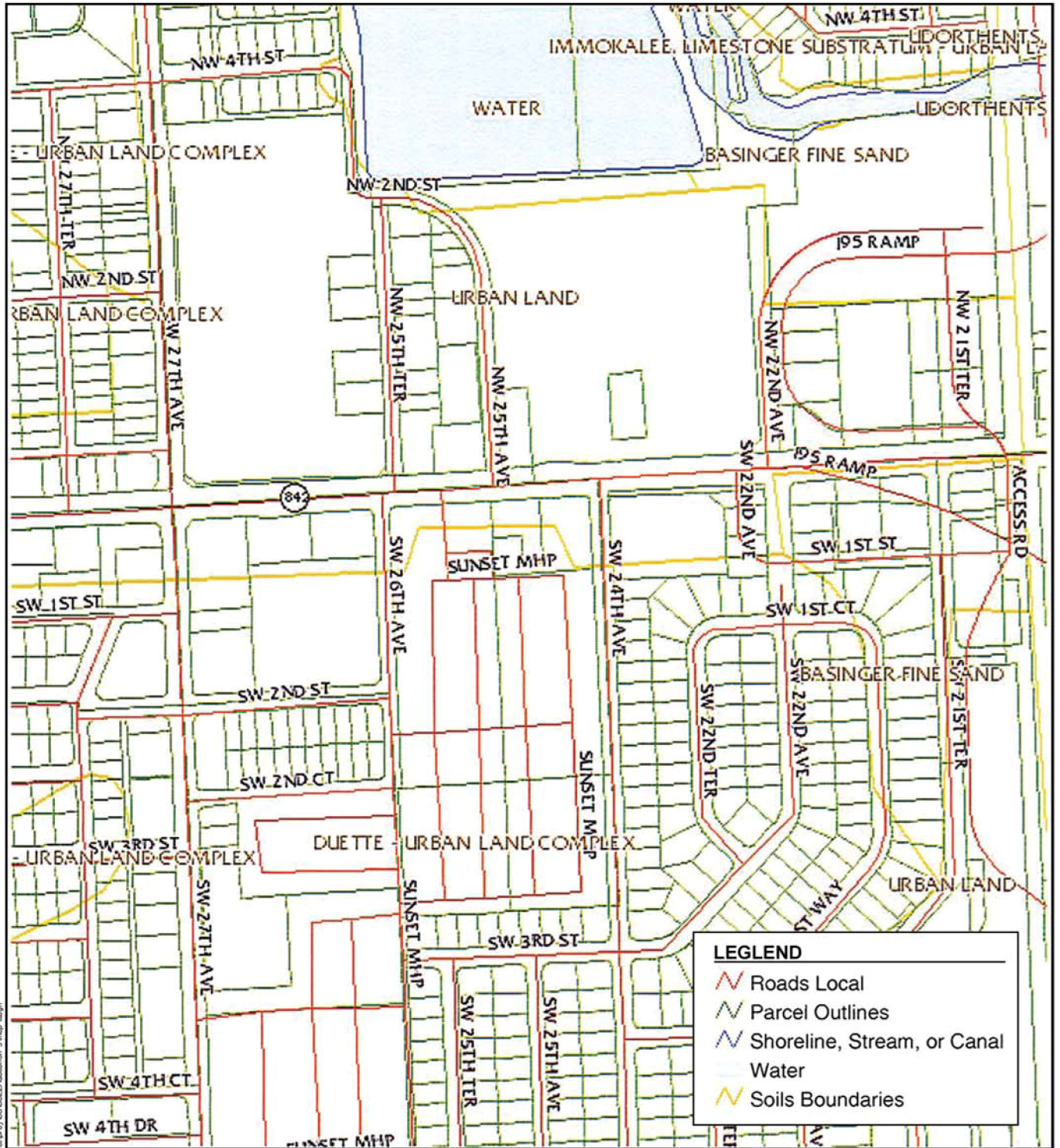
Riverbend DRI

October 2008



SCALE: 1" = 500'

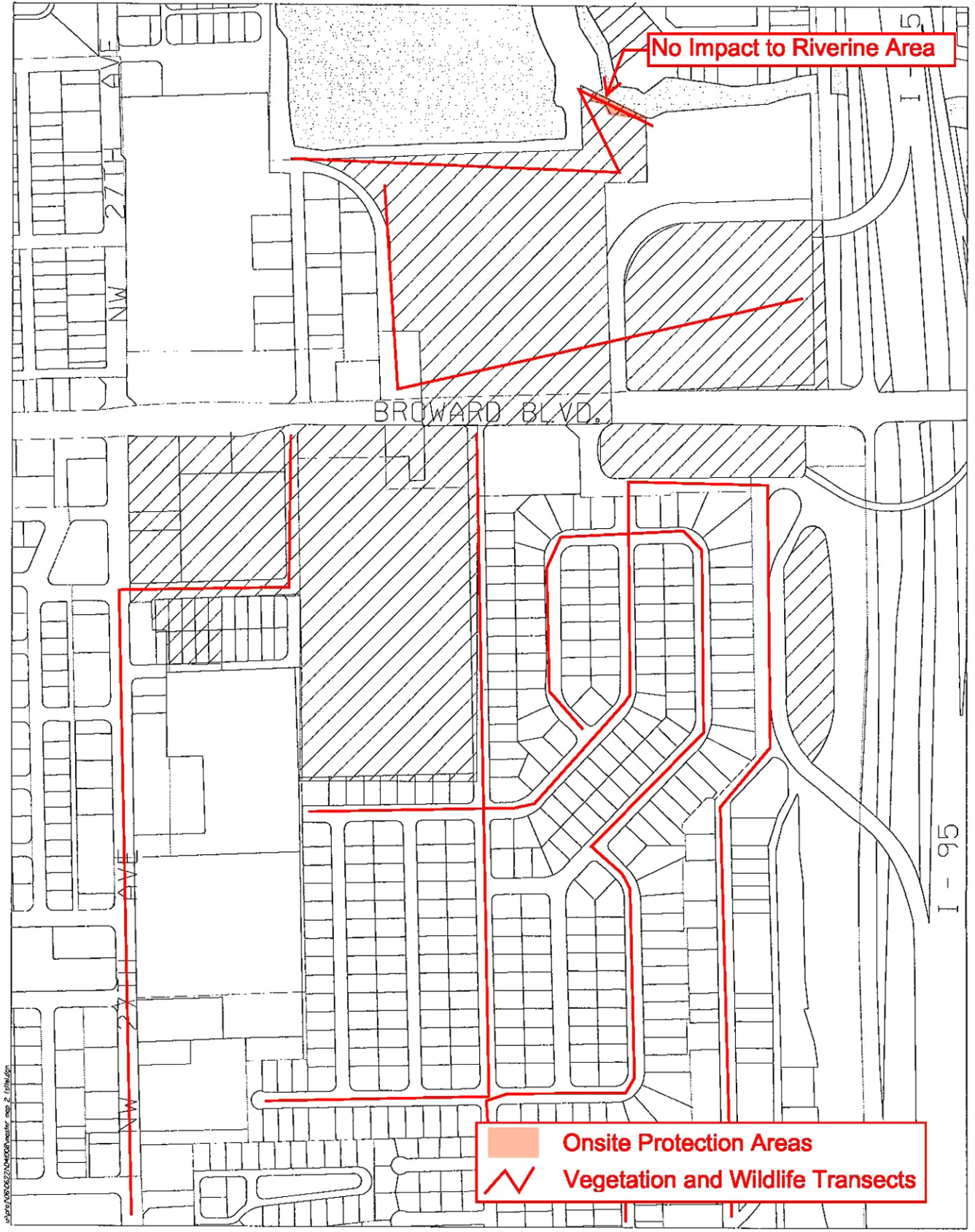
**MAP D-2**  
 Existing Land Use Map  
 Riverbend DRI  
 October 2008



**MAP E**

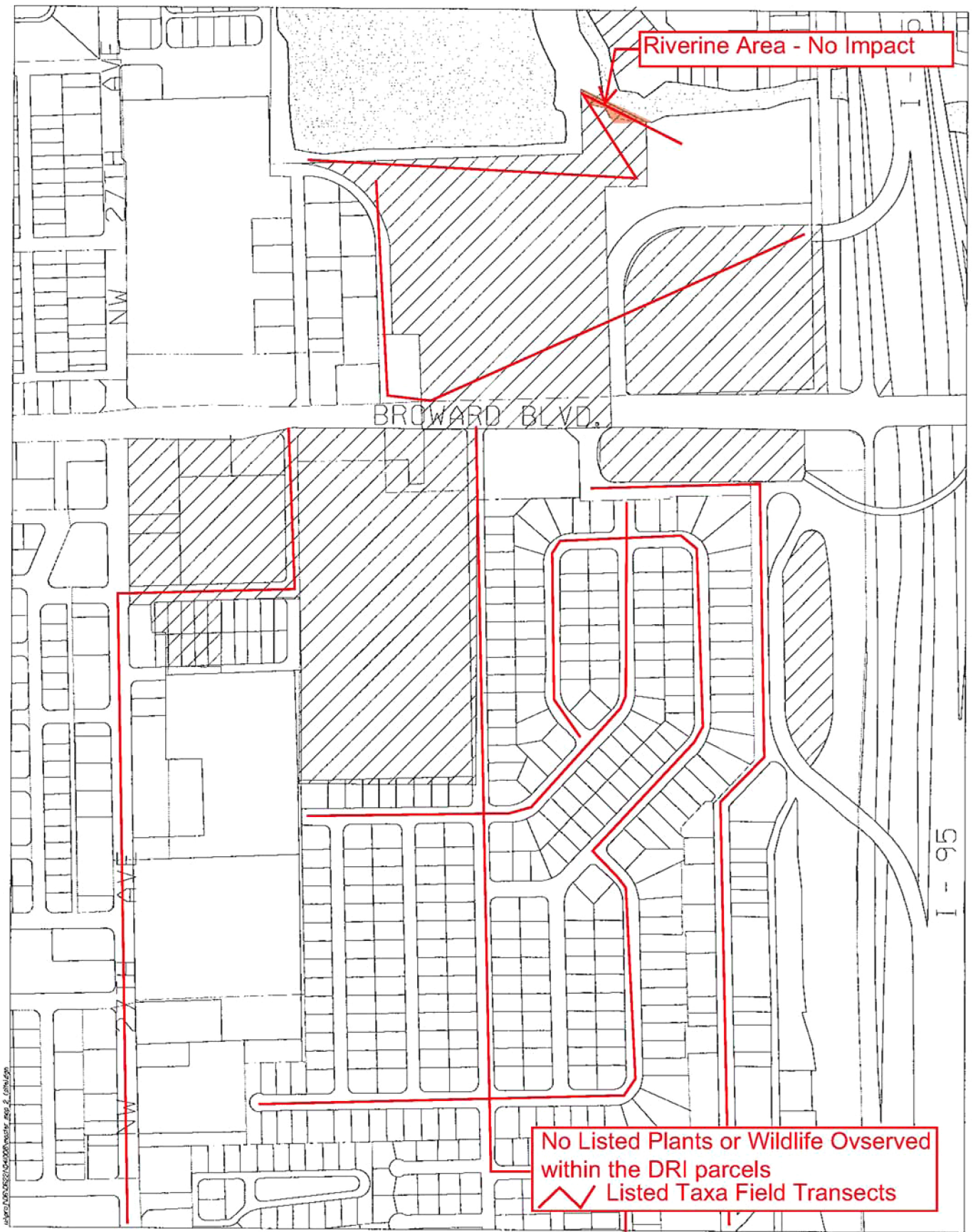
Soils  
 Riverbend DRI  
 October 2008





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I - 95



I - 95

**MAP G**

Listed Flora and Fauna

Riverbend DRI

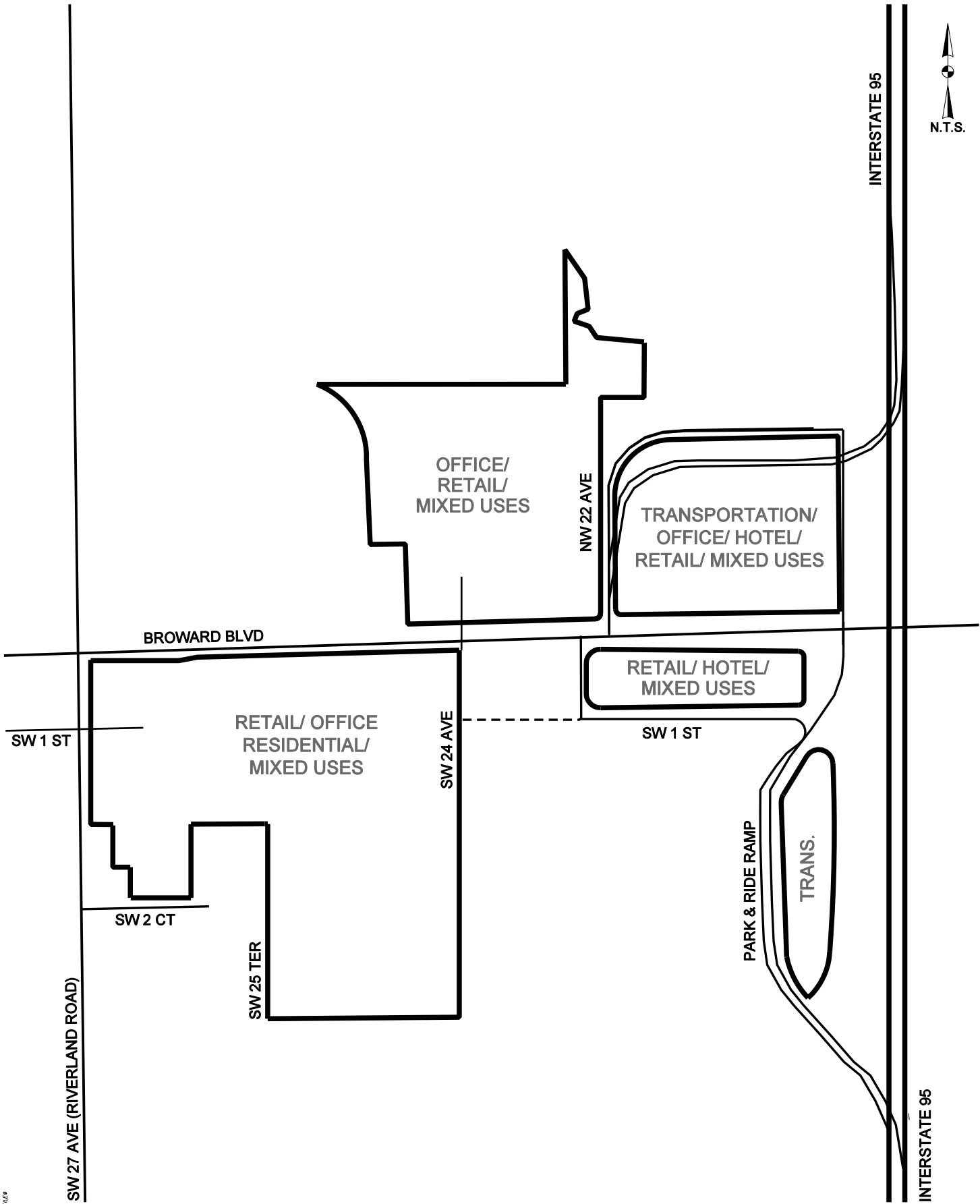
October 2008

Source: J. J. Goldsich and Association, Inc.



INTERSTATE 95

INTERSTATE 95



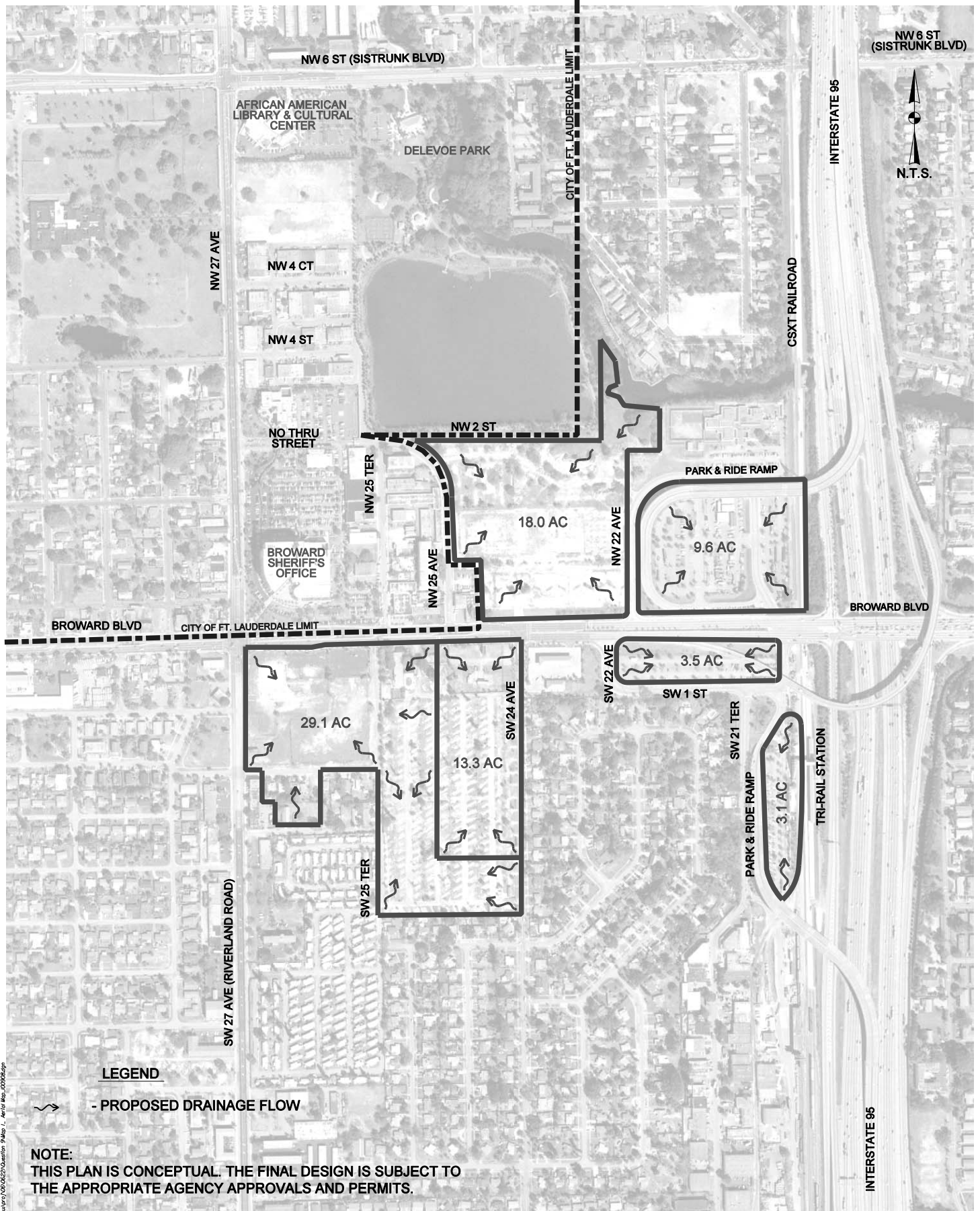
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# MAP H

Master Development Plan  
Riverbend DRI

October 2008

Source: David Plummer & Associates

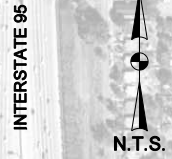


NW 6 ST (SISTRUNK BLVD)

AFRICAN AMERICAN LIBRARY & CULTURAL CENTER

DELEVOE PARK

CITY OF FT. LAUDERDALE LIMIT



NW 27 AVE

NW 4 CT

NW 4 ST

NO THRU STREET

NW 2 ST

BROWARD SHERIFF'S OFFICE

NW 25 TER

NW 25 AVE

18.0 AC

NW 22 AVE

PARK & RIDE RAMP

9.6 AC

INTERSTATE 95

CSXT RAILROAD

BROWARD BLVD

CITY OF FT. LAUDERDALE LIMIT

BROWARD BLVD

29.1 AC

13.3 AC

SW 25 TER

SW 24 AVE

SW 22 AVE

3.5 AC

SW 1 ST

SW 21 TER

PARK & RIDE RAMP

3.1 AC

TRI-RAIL STATION

SW 27 AVE (RIVERLAND ROAD)

INTERSTATE 95

# MAP I

Master Drainage Plan

Riverbend DRI

October 2008

Source: David Plummer & Associates

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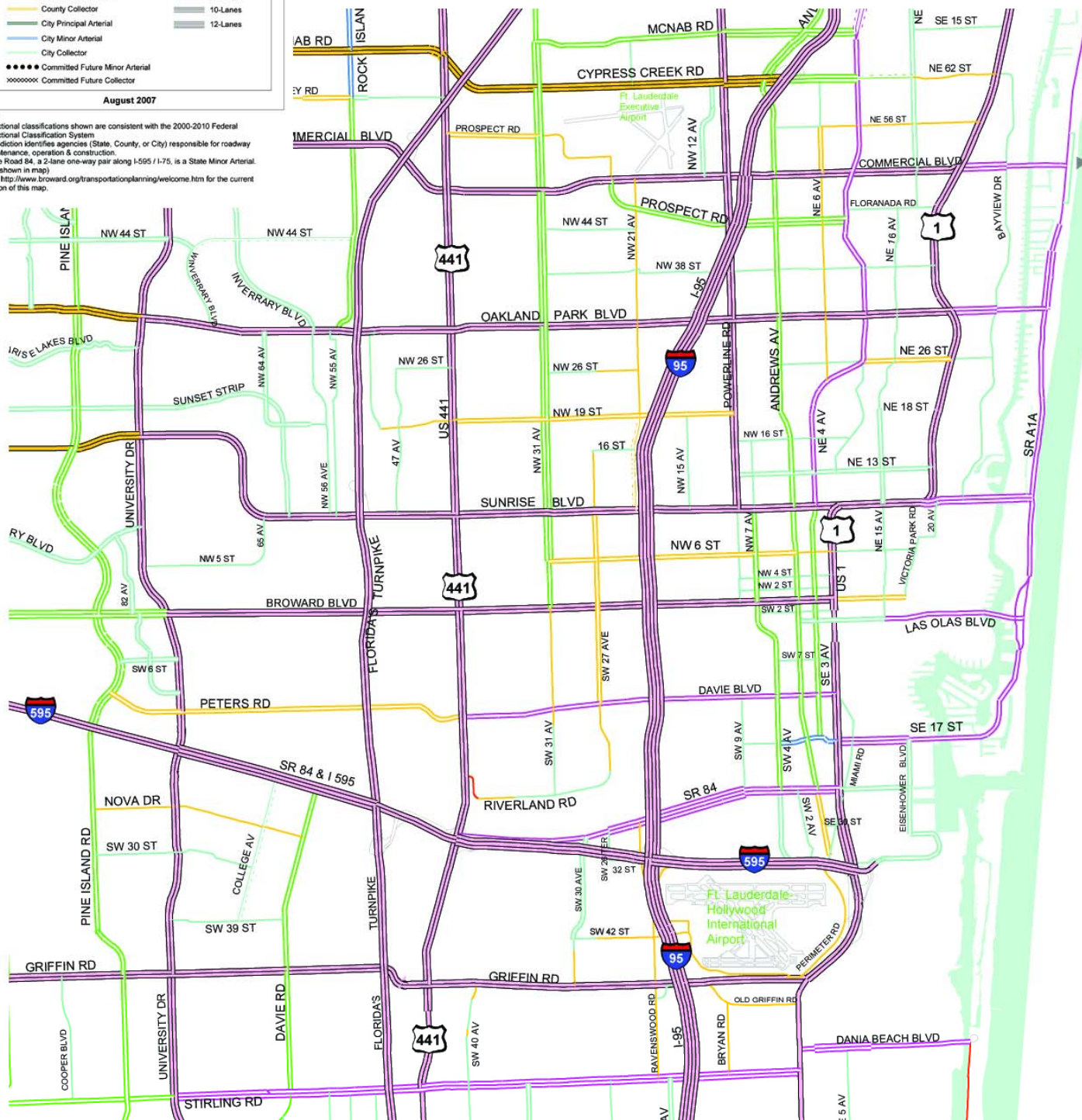
# BROWARD COUNTY HIGHWAY FUNCTIONAL CLASSIFICATIONS

## LEGEND

Functional Classification & Jurisdiction	Existing Lane Arrangement
State Principal Arterial	2-Lanes
State Minor Arterial	3-Lanes
State Collector	4-Lanes
County Principal Arterial	6-Lanes
County Minor Arterial	8-Lanes
County Collector	10-Lanes
City Principal Arterial	12-Lanes
City Minor Arterial	
City Collector	
Committed Future Minor Arterial	
Committed Future Collector	

August 2007

- Notes:
1. Functional classifications shown are consistent with the 2000-2010 Federal Functional Classification System
  2. Jurisdiction identifies agencies (State, County, or City) responsible for roadway maintenance, operation & construction.
  3. State Road 84, a 2-lane one-way pair along I-595 / I-75, is a State Minor Arterial (not shown in map)
  4. Visit <http://www.broward.org/transportationplanning/welcome.htm> for the current edition of this map.



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