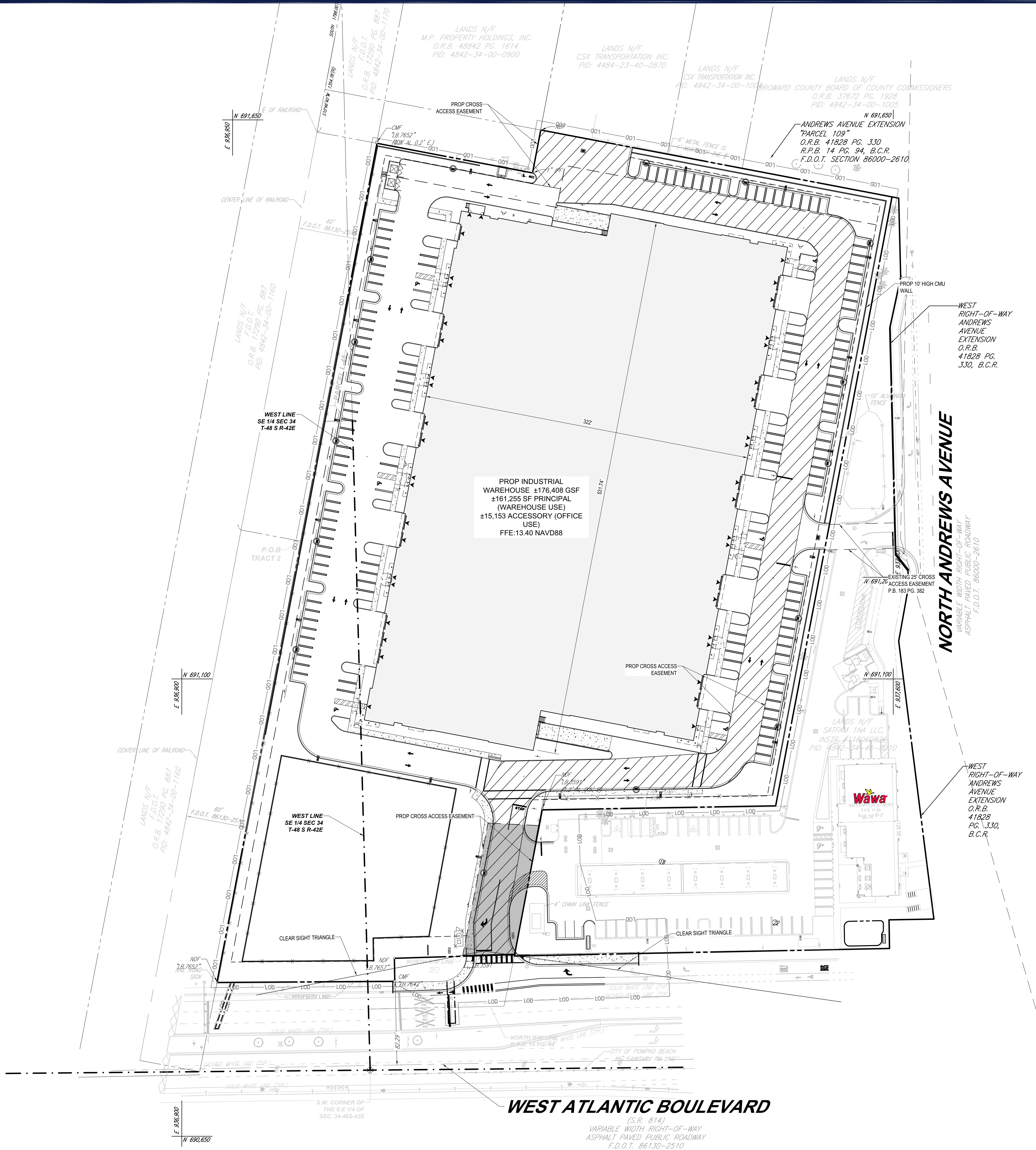




DATUM NOTES:

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL OF 1988 (NAVD88).

FEMA MAP INFORMATION:

FLOOD ZONE: AH ; BASE FLOOD ELEVATION:10 AND 11 COMMUNITY PANEL #12011C0357J;
PRELIMINARY MAP DATE: DECEMBER 31, 2019.

SITE DATA TABLE

PROJECT NAME	ALLIANCE WEST ATLANTIC
DEVELOPER	ALLIANCE HP, LLC
EXISTING/PROPOSED FUTURE LAND USE DESIGNATION	I (INDUSTRIAL) / I (INDUSTRIAL)
EXISTING/PROPOSED ZONING DISTRICT	I-1 (GENERAL INDUSTRIAL) / I-1 (GENERAL INDUSTRIAL)
PARCEL ID(S)	4842-34-00-0500 4842-34-00-0590 4842-34-00-1002 4842-34-00-1010
BUILDING SETBACKS	REQUIRED / PROVIDED
FRONT (SOUTH)	25' / 254.8'
REAR (NORTH)	30' / 67.9'
INTERIOR SIDE (EAST)	10' / 91.5'
INTERIOR SIDE (WEST)	10' / 93.8'
EXISTING / PROPOSED USE	INDUSTRIAL WAREHOUSE / INDUSTRIAL WAREHOUSE
TOTAL SITE AREA	374,806 S.F. (±8.60 A.C.) - 100.0%
GROSS BUILDING AREA	176,408 SF (±4.05 AC) - 47.1%
BUILDING AREA BREAKDOWN:	
PRINCIPAL (WAREHOUSE USE)	161,255 SF (±4.05 AC) / 43.0%
ACCESSORY (OFFICE USE)	15,153 SF (±0.086 AC) / 8.64% (<20% GROSS BLDG)
PERVIOUS AREA	MINIMUM / PROPOSED / MAXIMUM 20% / 20.65% / N/A
LOT COVERAGE	N/A / 47.1% / 65%
BUILDING HEIGHT	N/A / 32.5' / 45'
PARKING REQUIREMENTS	1 PER 750 SF FOR FIRST 3000 SF OF FLOOR, THEN 1 PER 2,500 SF OF ADDITIONAL FLOOR AREA REQUIRED / PROVIDED
PARKING SPACES (9'X18')	68 / 158
ADA SPACES	6 / 6
BIKE PARKING	2020



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	07/07/2023	DRC COMMENTS	TB
2	09/12/2023	DRC COMMENTS	TB



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT, UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB220043
DRAWN BY: TB
CHECKED BY: SM
DATE: 03/15/2023
CAD ID: OVRL

PROJECT:

PROJ. SITE PLAN DOCUMENTS FOR

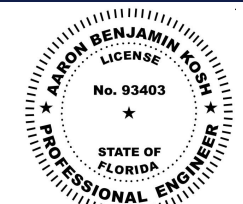


ALLIANCE WEST ATLANTIC
1500 WEST ATLANTIC BLVD
CITY OF POMPAÑO BEACH
POMPAÑO BEACH, FL 33069



1 SE 3rd AVENUE
SUITE 1760
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30780



This item has been digitally signed and sealed by Aaron Benjamin Kosh, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-300

REVISION 2 - 09/12/2023