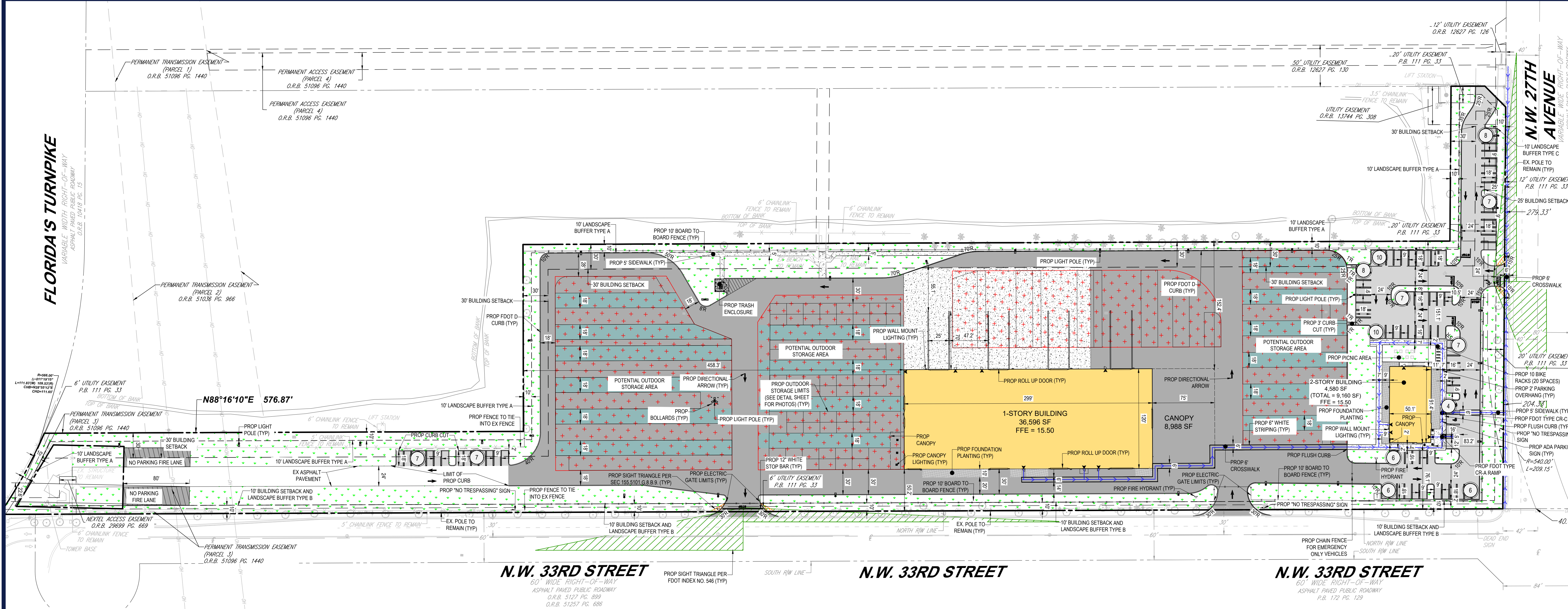


FLORIDA'S TURNPIKE
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
O.R.B. 10419 PG. 15



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

SITE PLAN

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.: FLB230010.00
DRAWN BY: RN
CHECKED BY: SC
DATE: 02/08/2023
CAD ID: SITE

SITE DATA

REQUIRED	PROPOSED
FUTURE LAND USE DESIGNATION	I (INDUSTRIAL)
ZONING DISTRICT	I-1 (GENERAL INDUSTRIAL)
PARCEL IDENTIFICATION NUMBER	484221070070
PROPOSED USE	OUTDOOR STORAGE USE WITH A WAREHOUSE AND A TWO-STORY OFFICE BUILDING
GROSS ACREAGE	451,421 SF (±10.36 AC)
LOT AREA (MINIMUM)	10,000 SF (MINIMUM)
LOT WIDTH (MINIMUM)	100' (MINIMUM)
LOT COVERAGE (MAXIMUM)	65% REQUIRED
OUTDOOR STORAGE AREA	31.17% (3.23 AC) 140,699 SF
PERVIOUS AREA (MINIMUM)	20% REQUIRED
BUILDING HEIGHT (MAXIMUM)	45' REQUIRED
LANDSCAPE BUFFERS	REQUIRED
FRONT (NW 27TH AVE)	TYPE C: 10'
SIDE (NW 33RD STREET)	TYPE B: 10'
SIDE/ROAD:	TYPE A: 10'
BUILDING SETBACKS	REQUIRED
FRONT SETBACK (NW 27TH AVE)	25'
SIDE SETBACK (NW 33RD STREET)	10'
SIDE SETBACK (INTERIOR)	10'
REAR SETBACK	30'
DRIVEWAY WIDTH	REQUIRED
ONE-WAY DRIVEWAY	MIN 12'
TWO-WAY DRIVEWAY	MIN 24'
PARKING	REQUIRED
OUTDOOR STORAGE (AS A PRINCIPAL USE) - (1 PER 1,000 SF OF INDOOR SPACE PLUS 1 PER 5,000 SF OF OUTDOOR STORAGE AREA)	(36,596 SF / 1,000 SF) = 37 (140,699 SF / 5,000 SF) = 29 (37 + 29) = 66
OFFICE USE (1 PER 400 SF)	23
ACCESSIBLE	4
TOTAL	89
LOADING BERTH	3
BICYCLE (4 BICYCLE SPACES PER 10 PARKING SPACES - ABOVE 10 SPACES PROVIDED, NO MORE THAN 20 BICYCLE SPACES SHALL BE REQUIRED)	93 (PARKING STALLS) / 10 STALLS * 4 RACKS = 38 RACKS REQUIRED
	MAX 20 SPACES

SITE NOTES:

- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3" TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND BROWARD COUNTY LAND DEVELOPMENT CODE.
- PROPOSED DUMPSTER ENCLOSURE WILL HAVE A COMPATIBLE FINISH AND COLOR WITH THE RESPECTIVE STRUCTURE.
- ALL IMPACTED RIGHT-OF-WAY AREAS SHALL BE SODDED.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM GROUND LEVEL.
- PLEASE SEE UTILITY PLAN FOR PROPOSED UTILITIES WHICH ARE NOT SHOWN ON THIS SHEET FOR CLARITY.
- ALL PAVEMENT MARKINGS TO BE INSTALLED WITH SLIP RESISTANT PAINT.
- SIDEWALK CURBING ALONG STORE FRONT FRONTAGE TO BE TRAFFIC YELLOW.
- GENERAL CONTRACTOR SHALL COMPLY WITH THE DESIGNS STANDARDS SET FORTH BY THE CITY OF POMPANO BEACH CODE. ANY REQUIREMENTS LISTED IN THE CITY OF POMPANO BEACH L DESIGN STANDARDS THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.
- ELECTRIC GATES TO REMAIN COMPLETELY OPEN DURING BUSINESS HOURS.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

LEGENDS

	OUTDOOR STORAGE AREA
	FORKLIFT CIRCULATION
	HEAVY DUTY PAVEMENT
	STANDARD DUTY PAVEMENT
	CONCRETE
	SIGHT DISTANCE PER FOOT INDEX 548
	PROP SIGHT TRIANGLE PER SEC 195.5101.G.8.B.9. (TYP)
	PEDESTRIAN ACCESS CIRCULATION
	LANDSCAPE AREA
	RIGHT-TURN DIRECTIONAL ARROW
	DIRECTIONAL ARROW
	R1-1 "STOP" SIGN
	FDOT "D" CURB



PROPOSED SITE PLAN

FOR

CRITERION
EXTENSION GROUP LLC

PROPOSED DEVELOPMENT
NW 33RD STREET
POMPANO BEACH, FL 33069

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MERUJANE E. KAKOUSHI, 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-301

ORG. DATE - 02/08/2023

FILE: 13_2024
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