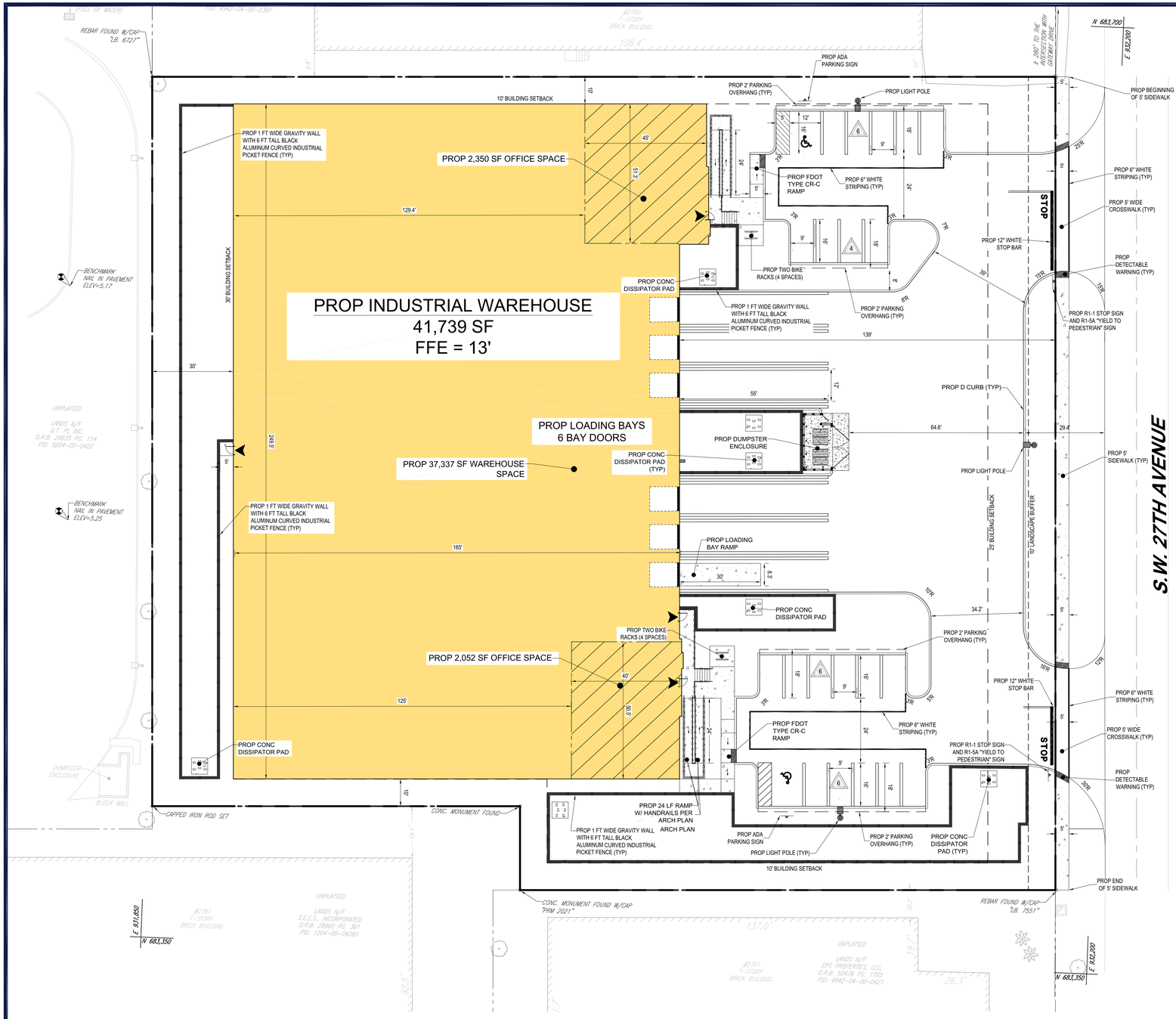

SUSTAINABLE DEVELOPMENT POINTS:

ENERGY

6 -BROWNFIELD SITE REDEVELOPMENT

4 - HURRICANE RESISTANT STRUCTURES

1 - SKYLIGHTS

2 - WHITE ROOF

TOTAL PROVIDED

13 SUSTAINABLE DEVELOPMENT POINTS

TOTAL REQUIRED

12 SUSTAINABLE DEVELOPMENT POINTS

SITE DATA TABLE

PROJECT NAME	GATEWAY INDUSTRIAL
DEVELOPER	ALLIANCE PARTNERS HSP, 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)	4942-04-09-0010
BUILDING SETBACKS	REQUIRED / PROVIDED
FRONT (EAST)	25' / 139'
REAR (WEST)	30' / 30'
SIDE (NORTH)	10' / 10'
SIDE (SOUTH)	10' / 10'
EXISTING / PROPOSED USE	VACANT / INDUSTRIAL WAREHOUSE
TOTAL SITE AREA	96,175 S.F. (± 2.21 A.C.) - 100.0%
TOTAL BUILDING AREA	41,739 SF (± 0.96 AC) - 43.4%
BUILDING COVERAGE:	MAXIMUM / PROPOSED
- TOTAL BUILDINGS	65% / 44.0%
IMPERVIOUS AREA	MINIMUM / PROPOSED / MAXIMUM
- TOTAL IMPERVIOUS AREA	20% / 73.2% /80%
BUILDING HEIGHT (MAX. 45' FOR PER APPROVED LAND USE PLAN)	44'
PARKING REQUIREMENTS	1 PER 750 SF FOR FIRST 3000 SF OF FLOOR, THEN 1 PER 2,500 SF OF FLOOR
TOTAL REQUIRED:	20 SPACES
TOTAL PROPOSED:	22 SPACES

SITE NOTES:

1. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. 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.
4. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
5. PROPOSED DUMPSTER ENCLOSURE WILL HAVE A COMPATIBLE FINISH AND COLOR WITH THE RESPECTIVE STRUCTURE.
6. ALL IMPACTED RIGHT-OF-WAY AREAS SHALL BE SODDED .
7. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED SO AS NOT TO BE VISIBLE FROM GROUND LEVEL.
8. THERE SHALL BE NO OUTSIDE STORAGE OF MATERIAL OR EQUIPMENT WITH THE EXCEPTION OF DINING APPARATUS-TABLES, CHAIRS, UMBRELLA AND BENCHES.
9. THE AMOUNT OF EXTERIOR LIGHTING SHALL BE REDUCED TO 0.00 FOOTCANDLE READINGS AT THE PROPERTY LINE.
10. PLEASE SEE UTILITY PLAN FOR PROPOSED UTILITIES WHICH ARE NOT SHOWN ON THIS SHEET FOR CLARITY.
11. ALL PAVEMENT MARKINGS TO BE INSTALLED WITH SLIP RESISTANT PAINT.
12. SIDEWALK CURBING ALONG STORE FRONT FRONTAGE TO BE TRAFFIC YELLOW.
13. TANK MUST NOT BE LOCATED WITHIN 500FT OF A MUNICIPAL WELL SOURCE AND/OR WITHIN 100FT OF A RESIDENTIAL WELL SOURCE
14. GENERAL CONTRACTOR SHALL COMPLY WITH THE COMMERCIAL DESIGNS STANDARDS SET FORTH IN ARTICLE XVIII OF CHAPTER 39 OF THE BROWARD COUNTY CODE. ANY REQUIREMENTS LISTED IN THE BROWARD COUNTY INDUSTRIAL 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.

ADA ACCESSIBILITY NOTES:

1. 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).
2. 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%.
3. 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.
4. 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.
5. 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.
6. 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.

DRC
PZ22-12000009
02/01/2023

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE INFORMATION, DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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SITE PLAN SET

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.:	FLB210118
DRAWN BY:	HD
CHECKED BY:	CL
DATE:	02/21/2022
CAD I.D.:	SITE

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

ALLIANCE HP

GATEWAY INDUSTRIAL

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POMPANO BEACH, FL 33069

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2022.12.23 09:22:27-05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MOHAMMED MEROUANE EL KAOUSSI, 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:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 02/21/2022

Date: 22, 2022
H:\2021\FLB210118\CAD\DRAWINGS\PLAN SETS\FLB210118 - SITE - 0---LAYOUT C-301 SITE PLAN
AB