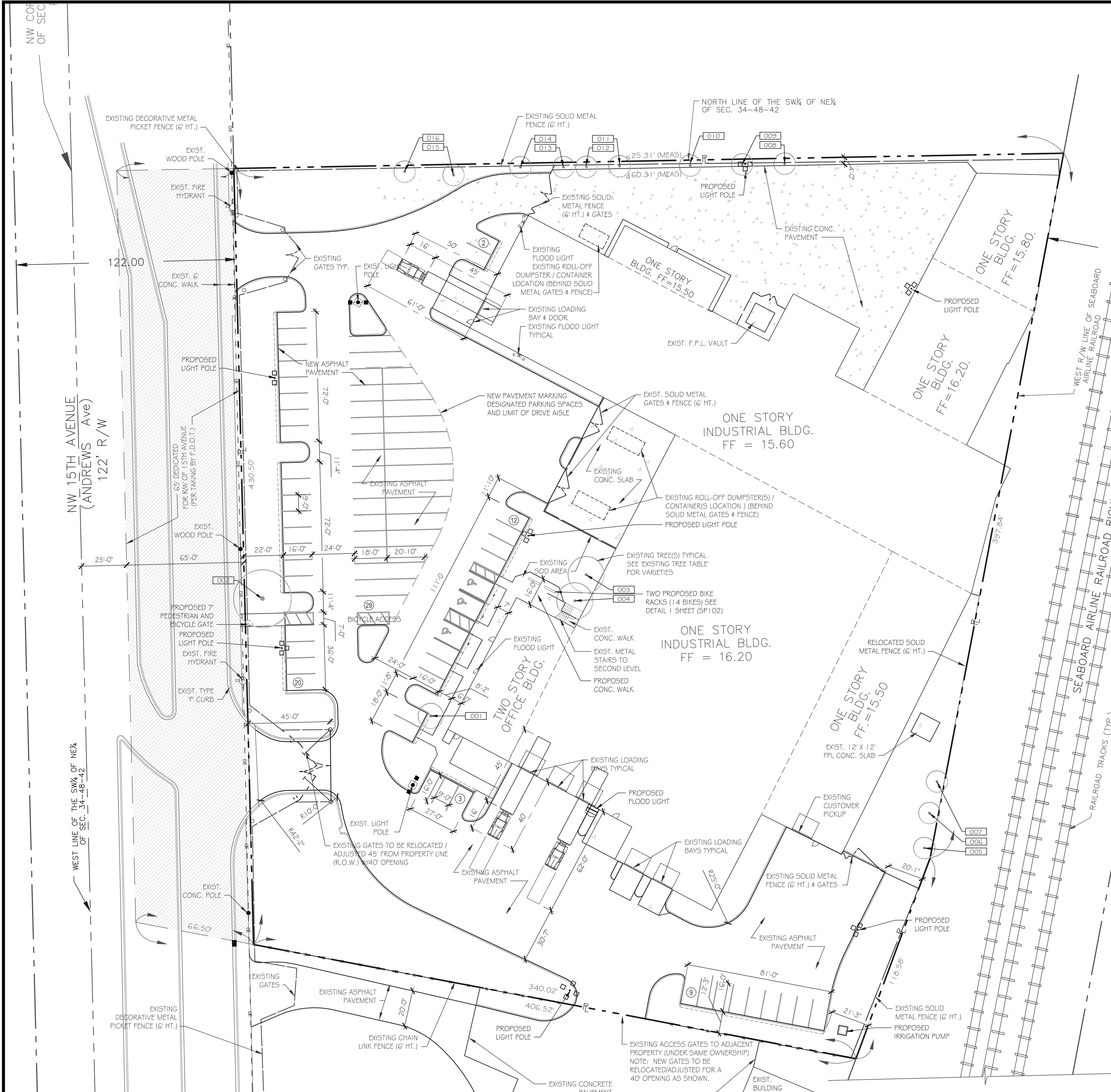


File Name: P:\Projects\2013\136283 Downey Glass - Revised Permit Plans\CADD Files\Drawings\136283-SP100-SITEPLAN.dwg -- (Plotted by: Marcos Mendoza on Tuesday, October 14, 2014 11:38:45 AM)



1 SITE PLAN

1:30

EXISTING TREE TABLE	
NUMBER	COMMON NAME
001	SABAL PALM
002	STRANGLER FIG
003	AVOCADO
004	BEAUTY LEAF
005	ALBIZIA JULIBRISSIN
006	ALBIZIA JULIBRISSIN
007	ALBIZIA JULIBRISSIN
008	ALBIZIA JULIBRISSIN
009	ALBIZIA JULIBRISSIN
010	ALBIZIA JULIBRISSIN
011	ALBIZIA JULIBRISSIN
012	ALBIZIA JULIBRISSIN
013	ALBIZIA JULIBRISSIN
014	ALBIZIA JULIBRISSIN
015	ALBIZIA JULIBRISSIN
016	ALBIZIA JULIBRISSIN

NOTE:
REFER TO SHEET L-100 - PLANTING
PLAN FOR MORE INFORMATION ON
THESE TREES.

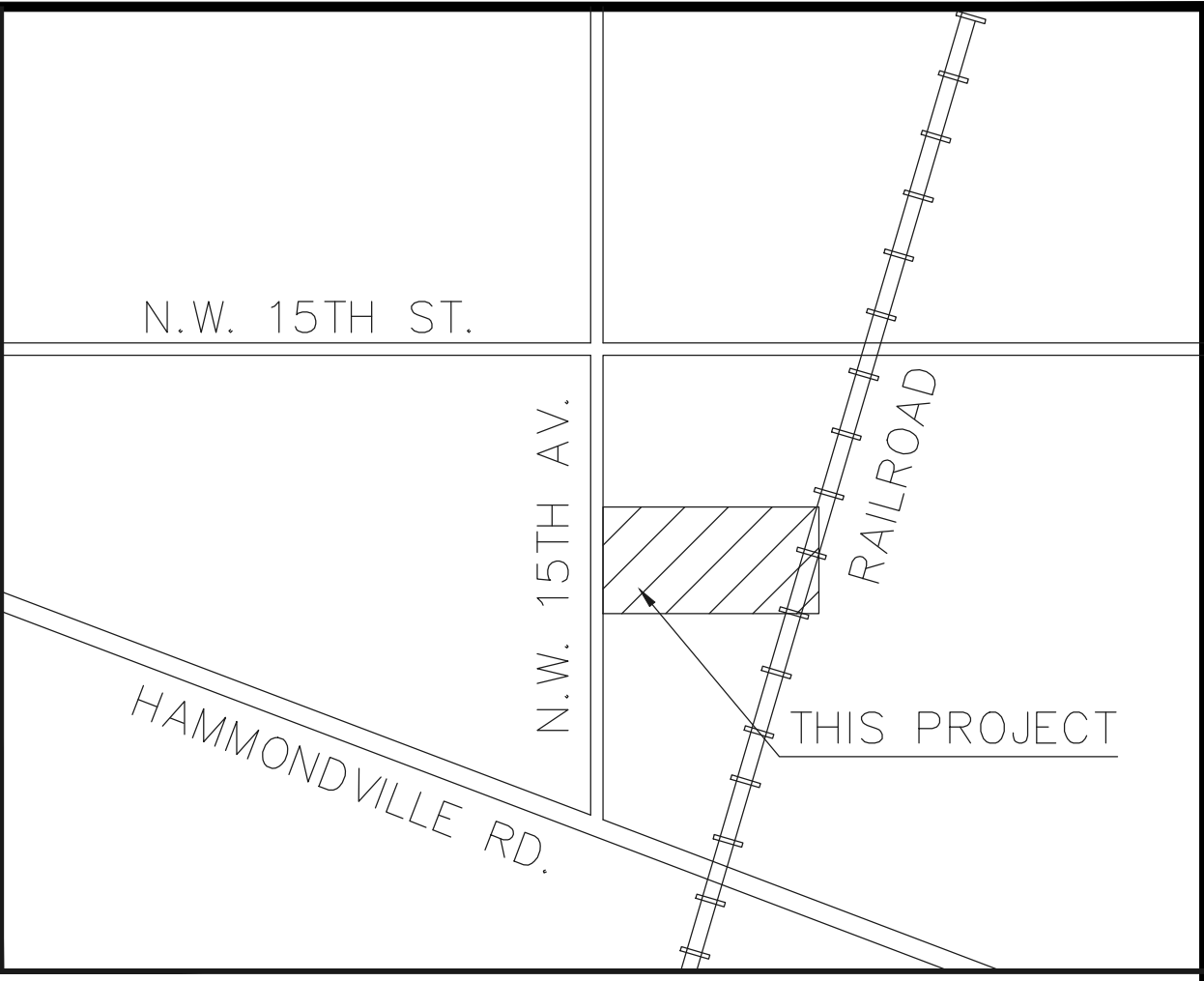
LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4), OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, A DISTANCE OF 25.00 FEET OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 525.31 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD; THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 78° 13' 18" AND ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 397.84 FEET; THENCE SOUTHWESTERLY MAKING AN INCLUDED ANGLE OF 170° 25' 00" A DISTANCE OF 118.58 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 98° 35' 00" A DISTANCE OF 406.52 FEET; THENCE NORTH MAKING AN INCLUDED ANGLE OF 102° 11' 00" AND ALONG A LINE 25.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SAID SOUTHWEST QUARTER (SW 1/4), OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, A DISTANCE OF 416.93 FEET TO THE POINT OF BEGINNING. LESS THE WEST 65.00 FEET THEREOF.

EL'S ARE RELATIVE TO N.G.V.D. OF 1929

FLOOD ZONE INFORMATION:

COMMUNITY #	>	120055
PANEL # & SUFFIX:	>	0120-F
FLOOD ZONE	>	AH
BASE FLOOD EL.	>	14
DATE OF FIRM	>	08/18/92



LOCATION MAP
N.T.S.

SITE DATA:	
EXISTING ZONING:	I-1
PROPOSED ZONING:	I-1
EXISTING LAND USE:	INDUSTRIAL
PROPOSED LAND USE:	INDUSTRIAL
TOTAL SITE AREA (AFTER D.O.T. TAKE):	190,066.70 S.F. = 4.363 Acres
EXISTING BUILDING FOOTPRINT:	73,300.00 S.F.
NEW PROPOSED MODIFICATIONS	
TOTAL EXISTING BUILDING AREA:	73,300.00 S.F.
TOTAL BUILDING AREA:	73,300.00 S.F.
TOTAL ASPHALT PAVEMENT AREA:	56,803.00 S.F.
CONCRETE PAVEMENT:	19,780.00 S.F.
CONCRETE WALKS	1,697.00 S.F.
EXISTING MISCELLANEOUS CONC. SLAB:	201.00 S.F.
TOTAL PAVEMENT:	78,481.00 S.F.
PARKING REQUIRED:	
EXIST. INDUSTRIAL:	73,300 S.F. @ 1 SPACE/1,000 S.F. = 73.3
TOTAL REQUIRED SPACES =	74
PARKING PROVIDED:	
HANDICAPPED SPACES	3
STANDARD SPACES	72
TOTAL PARKING SPACES PROVIDED	75
TOTAL IMPERVIOUS AREA:	151,781.00 S.F. 79.86%
TOTAL PERVIOUS AREA:	38,285.7 20.14%

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
1	8/25/14	REVISIONS	M.C.				
2	10/10/14	REVISIONS BY DRC SECOND COMMENT	M.C.				

DESIGNED
DATE
2/24/13
MM

CHECKED
DATE
2/25/13
MC

ISSUED FOR
DATE
2/25/13
S.P.A.

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Certificate of Authorization LC00000339

DOWNEY GLASS
1100 N.W. 15TH AVENUE
POMPANO BEACH, FL 33069

SITE PLAN

PRELIMINARY DESIGN REVIEW
MICHAEL CONNER, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No. 1181
DATE: OCT. 14, 2014

**811**
KNOW WHAT'S BELOW
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PZ14-2009009
SEP 17 2014
DRC SUBMITTAL OF 13 SHEETS