BY  
REV.  
DATE  
COMMENTSTHIS PLAN SET IS FOR PERMITTING PURPOSES  
ONLY AND MAY NOT BE USED FOR CONSTRUCTIONDESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_ JUMP \_\_\_\_\_ CAR \_\_\_\_\_  
AR \_\_\_\_\_PROJECT: KENDALE DESIGN BUILD  
PROPOSED LOADING DOCK IMPROVEMENTSPARCEL ID: 484221100031  
2800 NW 19TH STREET  
POMPANO BEACH, FLORIDA 33069PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF  
EXISTING UTILITIES, DESIGNERS, OR ANY PERSON  
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SURFACE WORK IN ANY STATEFOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:  
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MICHAEL D. MILES

PROFESSIONAL ENGINEER  
FLORIDA LICENSE No. 81313  
DATE:

CHRISTOPHER A. ROGERS

PROFESSIONAL ENGINEER  
FLORIDA LICENSE No. 67359

TITLE:

SITE PLAN

SCALE: (H) AS

(V) NOTED

DATE:

06/30/2025

PROJECT No:

5754-25-01040

SHEET No:

Rev. #:

C1.00

## HORIZONTAL CONTROL &amp; STRIPING NOTES

1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FOOT INDEX 300.
3. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2" DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FOOT DESIGN STANDARD PLANS INDEX 522-002.
5. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
6. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

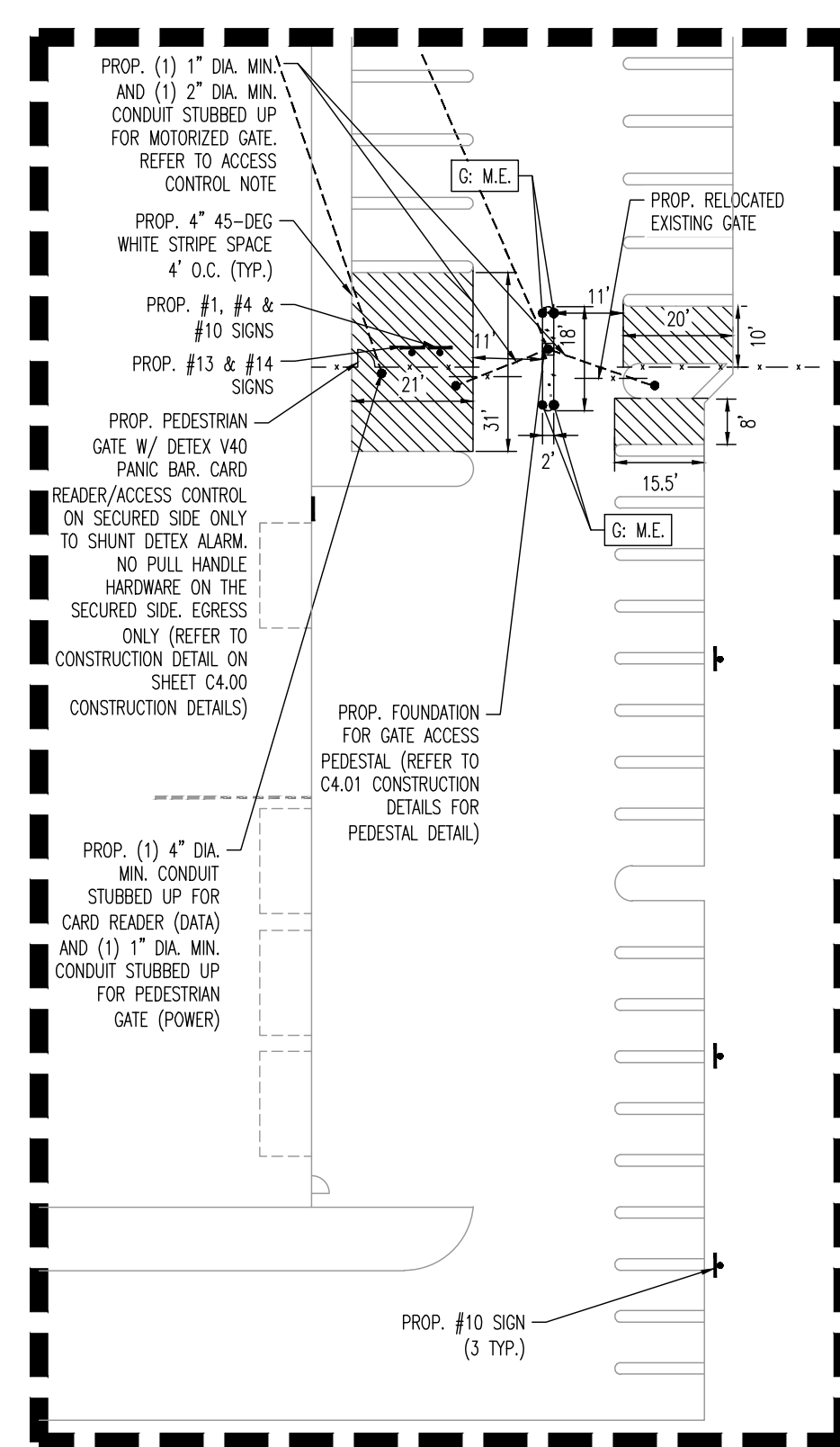
## ACCESS CONTROL NOTE:

1. VENDOR TO CONFIRM EXISTING ENTRANCE/ EXIT GATES ARE MOTORIZED AND HAVE ACCESS CONTROL WITH CENTRALIZED OFFICE CONTROLS. IF NEEDED, VENDOR IS TO PROVIDE MOTORIZATION AND ACCESS CONTROL IN OFFICE AT LOCATION TO BE DETERMINED IN FIELD. CONTROLS AND POWER PROVIDED VIA (1) 1" DIA. MIN. AND (1) 2" DIA. MIN. CONDUIT STUBBED UP FOR GATE. VENDOR IS RESPONSIBLE FOR ACTIVATION OF WIRING WHEN GATE MOTORIZATION IS INSTALLED. GATE ACCESS PEDESTAL TO BE PROVIDED AS NEEDED. REFER TO SHEET C4.01 CONSTRUCTION DETAILS FOR GATE ACCESS PEDESTAL DETAIL.

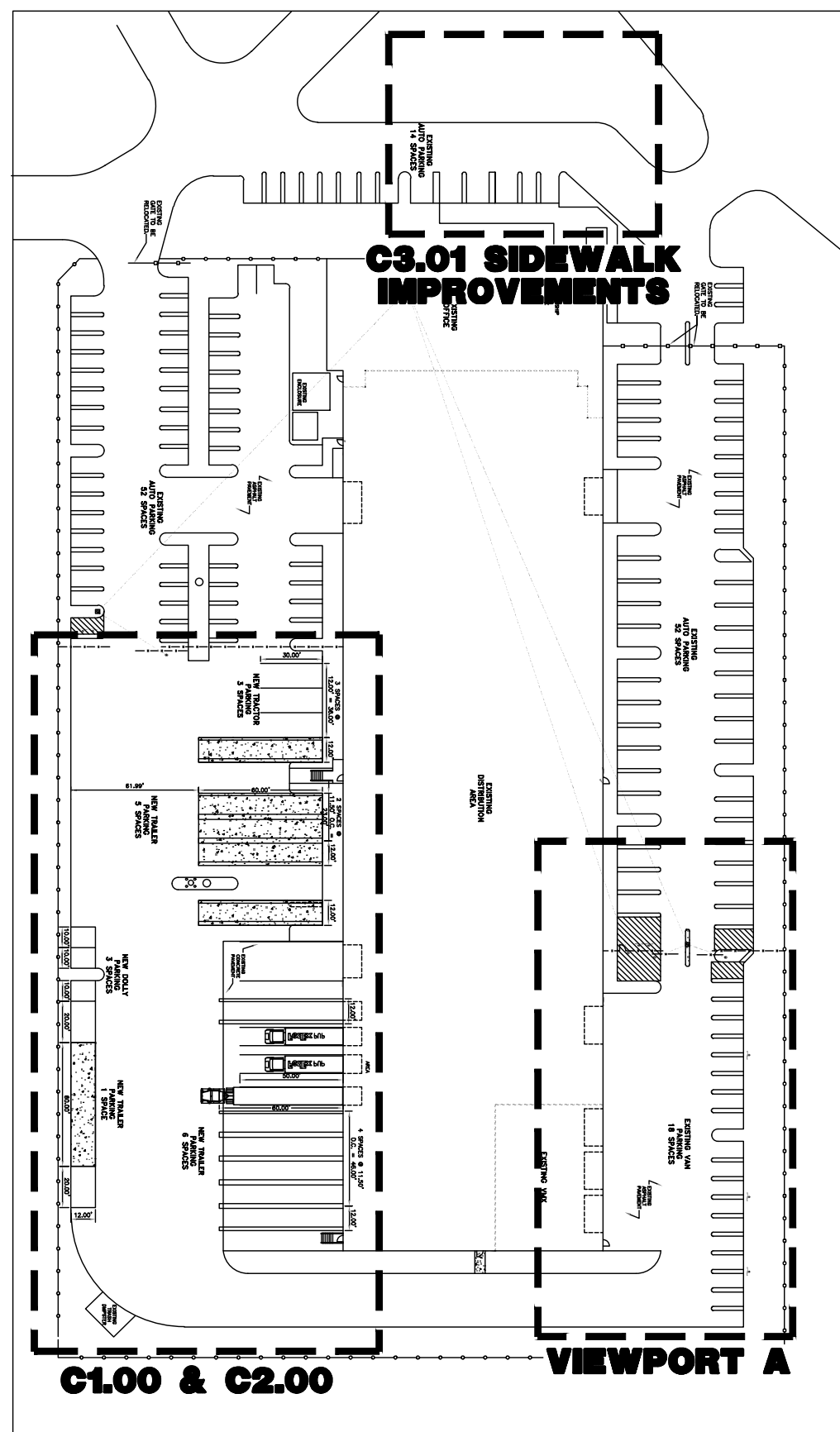
## SITE DATA

PARCEL ID:	484221100031			
ZONING:	GENERAL INDUSTRIAL (I-1)			
LAND USE:	INDUSTRIAL - EXISTING FEDEX WAREHOUSE FACILITY			
TOTAL NET SITE AREA:	±224,434 SF (±5.15-AC)			
TOTAL GROSS FLOOR AREA:	±60,820 SF			
	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
LIMIT OF DISTURBANCE	9,105	9,105	0.209	100.00
IMPERVIOUS AREA	7,727	8,996	0.206	98.8
PERVIOUS AREA	1,378	109	0.003	1.2
	REQUIRED	EXISTING	PROPOSED	
TOTAL PARKING SPACES				
PER PIC REQUIREMENTS VIA ORDINANCE 2007-6				
1 PER 500 SF FOR THE FIRST 10,000 SF	20	161	106	
1 PER 1,000 SF FOR THE REMAINING SF (±50,820 SF)	51			
MIN. DIM. 9'X18'				
ADA PARKING SPACES				
MIN. DIM. 12'X18'	3*	6	6	
* INCLUDED WITHIN TOTAL PARKING SPACES REQUIRED				
LOADING SPACES				
3 SPACES + 1 PER 50,000 SF GFA ABOVE 60,000 SF GFA OR MAJOR FRACTION THEREOF. MIN. DIM. 12'X55'	4	11	18	
TOTAL SPACES	75	178	130	

SIGN #	DESCRIPTION
1	RESTRICTED AREA AUTHORIZED VEHICLES AND PERSONNEL ONLY INDIVIDUALS MUST ENSURE GATES/DOORS ARE CLOSED VISIBLE ID BADGE REQUIRED UNBADGED INDIVIDUALS MUST BE CHALLENGED REFERENCE: PENN GLOBAL (BIS SIGNS) PART NO. AS-23-01 (30" X 36")
1A	RESTRICTED AREA AUTHORIZED PERSONNEL ONLY INDIVIDUALS MUST ENSURE GATES/DOORS ARE CLOSED VISIBLE FEDEX ID BADGE REQUIRED UNBADGED INDIVIDUALS MUST BE CHALLENGED REFERENCE: PENN GLOBAL (BIS SIGNS) PART NO. AS-23-02 (12" X 18")
4	STOP SIGN-STANDARD TAPOC PART NO. 373-01632 PENN GLOBAL (BIS SIGNS) PART NO. STS-SS-001 (24" X 24")
10	NO ENGINE IDLING TAPOC PART NO. 134579 (20" X 24") PENN GLOBAL (BIS SIGNS) PART NO. OP-790EXTERIOR (21" X 24")
13	HEADLIGHTS ON 75% REFERENCE: TAPOC PART NO. 134578 (21" X 24") PENN GLOBAL (BIS SIGNS) PART NO. 21X24-HL247 (21" X 24")
14	CELL PHONE & EAR BUD USE PROHIBITED REFERENCE: TAPOC PART NO. 134579 (21" X 24") PENN GLOBAL (BIS SIGNS) PART NO. 21X24-CPEB (21" X 24")

VIEWPORT A  
NORTHEAST STRIPING  
IMPROVEMENTS

N.T.S.

LOCATION MAP  
N.T.S.