

17/DRAWINGS\PLAN SETS\FLB160027SP0.DWG PRINTED BY: THOORN 3.19.19 @ 12:25 PM LAST SAVED BY: THOORN

LEGEND:

____ EXIST. EASEMENT LINE

PROPERTY LINE PROP. STORMWATER MANAGEMENT

PROP. ASPHALT PAVEMENT

PROP. ROW EASEMENT DEDICATION

PROP. BUILDING AND GAS CANOPY

PROP. STANDARD CONCRETE

PROP. CONCRETE PAVEMENT

PROP. STAMPED CONCRETE

PROP. CROSS ACCESS EASEMENT

PROP. PARKING SPACE COUNT

PROP. GAS PUMPS PROP. FREESTANDING SIGN

> PROP. VENT STACK PROP. AIR MACHINE

PROP. UNDERGROUND STORAGE **TANKS**

PROP. TRANSFORMER PAD

PROP. LIGHT POLE

PROP FENCE

NVAL

SITE DATA:

EXISTING USE:

SITE ADDRESS:

MUNICIPALITY: EXISTING LAND USE DESIGNATION: PROPOSED FUTURE LAND USE DESIGNATION: CURRENT ZONING DISTRICT PROPOSED ZONING DISTRICT: UNIFIED FLEX ZONE:

INDUSTRIAL I-1 GENERAL INDUSTRIAL I-1 GENERAL INDUSTRIAL RECEIVING ZONE VACANT PARCEL

CITY OF POMPANO BEACH

GAS STATION WITH CONVENIENCE STORE. PROPOSED USE:

PARCEL ID NUMBER:

4842-34-00-1010 4842-34-00-1011 4842-34-00-1001 4842-34-00-1000

SITE TOTAL AREA: 95,756 SF (±2.20 A.C.)

LOT COVERAGE:

PARKING REQUIREMENTS GAS STATION: (2 SPACES + 1 PER GAS PUMP)

PARKING REQUIRED: 2 SPACES + 8 PUMPS = 10 SPACES PROP. HEAVY DUTY CONC. PAVEMENT

CONVENIENCE STORE: (1 SPACE PER 300 SF) PARKING REQUIRED: 1696 SF/300 SF= 6 SPACES

RESTAURANT: (1 SPACE PER 4 PERSONS OF MAXIMUM OCCUPANCY OF CUSTOMER SERVICE AREA) PARKING REQUIRED (CSA RESTAURANT AREA): (4164 SF / 30 SF = 139 CUSTOMERS) 139/4= 17 SPACES.

OUTDOOR SEATING: (1 SPACE PER 4 SEATS) PARKING REQUIRED: 26/8 = 7 SPACES

TOTAL PARKING REQUIRED: 40 SPACES TOTAL PARKING PROVIDED: 49 SPACES LOADING ZONE REQUIRED: 1

LOADING ZONE PROVIDED: 1 (15' X 55.6')

PER SECTION 155.5102.D.5. MAXIMUM PARKING PROVIDED MAY EXCEED REQUIRED BY 125% ADA SPACES

REQUIRED 2 SPACES PROVIDED 3 SPACES

WEST:

AREA CALCULATIONS TOTAL SITE AREA: 95,756 S.F. (± 2.20 AC) ROW DEDICATION AREA 2,502 S.F. (± 0.06 AC) 93,254 S.F. (± 2.14 AC) - 100% NET SITE AREA IMPERVIOUS AREA 58,639 S.F. (± 1.35 AC) - 62.8%

BUILDING AREA 5,812 S.F. (± 0.14 AC) - 6.2% **CANOPY AREA** 5,916 S.F. (± 0.14 AC) - 6.3% PAVEMENT / SIDEWALK AREA 46,911 S.F. (± 1.08 AC) - 50.2% PERVIOUS AREA 34,763 S.F. (± 0.80 AC) - 37.2%

LOT COVERAGE 5,812 S.F. (± 0.14 AC) - 6.2% LANDSCAPE BUFFER

PROVIDED REQUIRED PROVIDED NORTH: 564' 10' (MIN.) 30' EAST: 10' (MIN.) FAST: 12.0' SOUTH: 15' (MIN.) SOUTH: 20.0' WEST: 10' (MIN.) WEST:

SUBJECT SITE: NORTH: EAST: ANDREWS AVE. EXTENSION SOUTH: W. ATLANTIC BLVD

FOUNDATION PLANTINGS AREA 1,809 S.F.

MAX HEIGHT **AVERAGE HEIGHT** BUILDING 30' - 2"

CANOPY 23' - 9½" ABOVE F.F. 25' - 3½" ABOVE F.G. 20' - 10" ABOVE F.G.

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 RW 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
- 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 STANDAR DS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

SITE NOTES:

- 1. ALL DIMENSIONS SHOWN 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.
- . ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND PALM BEACH COUNTY TYPICAL TP-13.
- 4. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "AH" (BASE FLOOD EL.: 10') ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 12005, PANEL NUMBER 0357, SUFFIX H, EFFECTIVE AUGUST 18, 2014, FOR THE CITY OF POMPANO BEACH, FLORIDA.
- 5. PLACED ON MONUMENT SIGNS REQUIRED TO BE PLAINLY VISIBLE TO ONCOMING TRAFFIC FROM EACH DIRECTION AND PLACED ABOVE ALL FUTURE FULL GROWTH VEGETATION. 14 SUSTAINABLE DESIGN POINTS ARE ACHIEVED AS PER BELOW:
- EFFICIENT COOLING ALL AIR CONDITIONERS ARE ENERGY STAR QUALIFIED 2
- HURRICANE RESISTANT STRUCTURES THE PRINCIPAL BUILDING IS CONSTRUCTED TO MEET INCREASED WIND LOADS - 4 POINTS
- OVERHANGS OVERHANGS ARE PRESENT ON ALL SOUTH WINDOWS FOR ENERGY EFFICIENCY PURPOSES - 2 POINTS • WHITE ROOF - ALL ROOF SURFACES ARE WHITE. A WHITE TPO SINGLE PLY
- MEMBR ANE IS PR OPOSED. 2 POINTS • INFILL OR MIXED USE DEVELOPMENT - THE DEVELOPMENT CONSTITUTES INFILL **DEVELOPMENT - 4 POINTS**

LINE TABLE			CURVE TABLE						
			CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
LINE	BEARING	DISTANCE							
			C1	2035.50'	275.81'	S07°12'38"E	275.60'	007°45'49"	138.12'
L1	S89° 01' 23"W	44.13'							
L2	S00° 58' 37"E	28.19'							
L3	S88° 50' 28"W	369.07'							

CHRISTOPHER R. CAPELLINI, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICEN THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER R. CAPELLI 10/22/2018 USING SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BROWARD COUNTY BOHLER ENGINEERING 2255 GLADES ROAD, SUITE 305E **BOCA RATON, FLORIDA 33431** Phone: (561) 571-0280 (561) 571-0281 FLORIDA BUSINESS CÈRT, OF AUTH, No. 30780 CAPE ARCHITECT BUSINESS LIC. No LC2 Digitally signed by Christopher Capellini DN: c=US, o=BohlerEngineering FL\LLC, * = ou=A01427E000001 = 65620 F78F10 0 0 0 4E B7, cn=Christopher Capellini Date: 20 19.0 3.19 14:15:51 -04'00'

REVISIONS

DATE

12-12-18

03-05-19

COMMENT

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COMMENTS CITY DRC REVIEW

COMMENTS

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10/18/18

AS NOTED

www.callsunshine.com

NOT APPROVED FOR

CONSTRUCTION

SITE PLAN

BRIGHTWORK

REAL ESTATE

LOCATION OF SITE

NWC W ATLANTIC BLVD &

N ANDREWS AVE.

POMPANO BEACH, FL 33069

DRAWN BY:

SITEPLAN P.E. ON