



**SIGNAGE NOTE**  
SIGNS ARE SHOWN FOR REFERENCE ONLY. THEY SHALL BE REVIEWED UNDER A SEPARATE PERMIT.

# SITE PLAN

**NOTE:**  
NEW CONCRETE SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE

**NOTE:**  
ANY EXISTING DRIVEWAY NOT USED SHALL BE REMOVED AND REPLACED WITH CONCRETE SIDEWALK AND 2" CURB & GUTTER AS PER FOOT 2014 DESIGN STANDARDS INDICES 300 AND 310 RESPECTIVELY.

**NOTE:**  
ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED.

### KEYNOTES

- BUILDING & PAVING**
- 1 Pipe guard - see detail on sheet C-4
  - 2 Dumpster layout - see details on sheet C-4
  - 3 Service Door Plan - see detail on sheet C-4
  - 4 Ballard Plan - see detail on C-4
  - 5 Concrete light pole base - see detail on sheet C-4
  - 6 Air light fixture in direction as indicated.
  - 7 Curb & gutter @ concrete paving - see detail 1/10
  - 8 Roll over Curb @ asphalt paving - see detail on C-4
  - 9 Slope end of curb 4:1
  - 10 New curb cut and approach.
  - 11 Concrete paving - see detail on sheet C-4
  - 12 Expansion and Control joints - see details on sheet C-4
  - 13 Maximum spacing for control joints is 15' O.C. each way.
  - 14 Asphalt paving - see detail on sheet C-5.
  - 15 6'-0" long concrete wheel stop pinned to pavement (typical). Locate 3'-6" from face of curb or sidewalk. See detail on sheet C-5
  - 16 4" wide parking Double stripe painted white (typ.)
  - 17 12" wide diagonal stripes painted white at 5 ft. O.C.
  - 18 Handicap parking sign - see detail on sheet C-3
  - 19 Concrete sidewalk - see detail on sheet C-4 for sidewalks around building
  - 20 Accessible Ramp - See detail on sheet C-3 - Max. slope 1:12 (8.33%), Max. cross slope 1:50 (2.00%) Truncated dome to be a contrasting color.
  - 21 New landscape area - Provide 3" topsoil & sod. See sheet L1.0 for additional information
  - 22 Slope grade from back of curb down to match the existing grade at the property line
  - 23 Screen wall - See detail 16/101-A for material and overall height and foundation requirements.
  - 24 Street sign - 5'x 10'x 16" hgt. See foundation details on signage sheets. Signs under separate permit.
  - 25 Loading Area: slope at max. 2-1/2% away from building.
  - 26 New Stop sign (R1-1)
  - 27 New 24" White stop bar
  - 28 New Directional arrow

### GENERAL NOTES

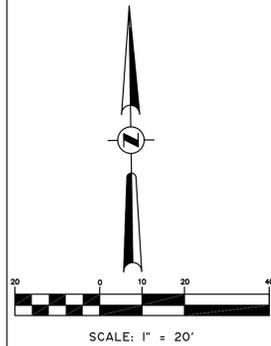
1. Proof roll building and all parking areas. Notify the Architect of any unacceptable areas.
2. Edge of new pavement to be flush with existing pavement.
3. All sidewalk curb and gutter street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or state specifications and requirements.
4. For areas outside the property lines, repair and/or replace all damage done to existing elements (sidewalks, paving, landscaping, etc.) as required by owner and/or governing authority.
5. For proposed utility locations, see the utility plan.

### NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED UNIVERSAL SOILS AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

### UNDERGROUND CONTRACTOR:

- Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
  - OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
  - Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
  - Adhere to any special shoring requirements of the state or other political subdivision.
- Engineer is not responsible for the safety of the excavation or design and construction of any shoring.



- LEGEND**
- EXISTING PAVEMENT
  - - - PROPOSED PAVEMENT
  - EXISTING ELEVATION
  - - - PROPOSED ELEVATION
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT PAVEMENT
  - RUN OFF DIRECTION
  - EXIST. TYPE "F" CURB & GUTTER
  - PROP. TYPE "F" CURB & GUTTER
  - DRAINAGE STRUCTURE NUMBER

SIGN TO HAVE ADDRESS NUMBER VISIBLE AND ABOVE ALL VEGETATION ON BOTH SIDES

MATCH NEW CONCRETE SIDEWALK TO EXISTING CONCRETE SIDEWALK.

PROPOSED 10' CONCRETE SIDEWALK AS PER FOOT STANDARD INDEX No. 310.

PROP. CONCRETE SIDEWALK SHALL NOT EXCEED 5% LONGITUDINAL SLOPE NOR 2% CROSS SLOPE.

EXISTING CONCRETE SIDEWALK TO BE REMOVED. MATCH NEW CONCRETE SIDEWALK TO EXISTING CONCRETE SIDEWALK.

PROPOSED 10' CONCRETE SIDEWALK AS PER FOOT STANDARD INDEX No. 310.

MATCH NEW CONCRETE SIDEWALK TO EXISTING CONCRETE SIDEWALK.

EXISTING FIRE HYDRANT

EXISTING 5' CONCRETE SIDEWALK

MATCH ASPHALT PAVEMENT TO EXISTING ASPHALT PAVEMENT

EXISTING 5' CONCRETE SIDEWALK

EXISTING FIRE HYDRANT

EXISTING 5' CONCRETE SIDEWALK



### SITE DATA:

ZONING: B 3  
LAND USE: GENERAL BUSINESS  
LOT AREA: AUTOZONE PARCEL

	PROPOSED
Total Land Area	41,960 SQ.FT. = 0.96 Ac. = 100% AFTER R/W DEDICATION
Building Area	7,402 SQ.FT. = 0.17 Ac. = 17.6%
Sidewalk	3,487 SQ.FT. = 0.08 Ac. = 8.3%
Paved Area	16,336 SQ.FT. = 0.38 Ac. = 38.9%
Landscape Area	14,579 SQ.FT. = 0.33 Ac. = 34.7%
Dumpster Area	156 SQ.FT. = 0.01 Ac. = 0.4%
Landscape Buffer Area	3,182 SQ.FT.
Landscape Area (VUA)	11,397 / 16,336 = .698 69.8%

**PARKING SPACES:**

	PROVIDED
Total Building Area	7,402 SQ.FT.
Parking Spaces Required	1 parking space per 300 square feet of Building area
	7,402 / 300 = 24.7
Total Required Spaces	25 Spaces
Parking Spaces Provided	
Standard	30
Handicap	2
Total	32
Flood Zone: X & AH	Elevation 12.00 FEET

**BUILDING SETBACKS:**

	REQUIRED	PROVIDED
Front (N.W. 30 Ave.)	0 FT.	86.7 FT.
Rear	30 FT.	91.85 FT.
Side (Street)	0 FT.	18.0 FT.
Side (North)	0 FT.	50.3 FT.

### NOTES:

1. BACKGROUND INFORMATION OBTAINED FROM ALTA / ACSM LAND TITLE SURVEY PREPARED BULLSEYE SURVEYING, INC. OCTOBER 29, 2014.
2. ELEVATIONS ARE BASED UPON N.A.V. DATUM OF 1988, AND AS SHOWN ON SURVEY.
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK. EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
4. ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
6. CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
7. THIS SITE LIES IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST IN BROWARD COUNTY, FLORIDA.
8. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN EFFECT.
9. THIS PROPERTIES TAX ID PARCEL NUMBER IS 4842 33 67.
10. THIS PARCEL OF LAND IS WITHIN FLOOD ZONES X AND AH WITH AN ELEVATION 12.00 FEET.

### LEGAL DESCRIPTION:

PARCEL "A" OF RL1 COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGES (S) 131-132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### ATLANTIC BOULEVARD (STATE ROAD 814)

N.W. 30th AVENUE

PREPARED FOR: AutoZone STORE DEVELOPMENT  
Store No.: 6365

3001 W. Atlantic Avenue  
Pompano Beach, FL 33069

### SITE PLAN

SCALE: 1" = 20'-0"

### REVISIONS

1. 1/5/18 COORDINATION
2. 2/7/20 CITY COMMENTS
- 3.
- 4.
- 5.
- 6.
- 7.

ARCHITECT:

DRAFTSMAN: CEH

CHECKED BY:

DATE: 11/17/15  
PROTOTYPE SIZE



Gerardo Zamora  
P.E. No. 44207  
E.B. 0006791  
STATE OF FLORIDA

PROJECT No. 2015-14 DATE: 4/5/20

**ZAMORA & ASSOCIATES, INC.**  
ENGINEERING LAND PLANNING

11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176  
(305) 273-7801 FAX (305) 273-9514

**AAC**  
PZ20-1200007  
2/2/21

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PZ20-1200007  
03/03/2020