



NOTES:
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 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.

OTHER PERMITS MAY BE REQUIRED INCLUDING FENCE, DEMOLITION, PAVING, GRADING, CURBING, SITE LIGHTING, IRRIGATION, AND DRIVEWAY, FDOT, SFWMD, AND/OR TREES TO BE RELOCATED OR REMOVED.

ALL APPLICABLE FEDERAL, STATE, COUNTY, DRAINAGE DISTRICT AND CITY PERMITS FOR CONSTRUCTION OF PAVING, GRADING, DRAINAGE, WATER AND SANITARY SEWER SHALL BE OBTAINED PRIOR TO CONSTRUCTION AS REQUIRED.

ALL PLANS SUBMITTED FOR PERMITTED SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION AND SHALL INCORPORATE ALL CONDITIONS OF APPROVAL AS LISTED IN THE DEVELOPEMENT ORDER AND APPROVED BY THE CITY COMMISSION.

TWO ROLL TYPE TRASH CONTAINERS SHALL BE PROVIDED AND BE KEPT
INSIDE UNTIL PICK UP.

+12.96 INDICATES EXISTING GRADE ELEVATION
AND/OR CROWN OF ROAD

THE SITE WAS DESIGNED TO DISPOSE OF ANY ORIGINATING RAINWATER OR OTHER LIQUID WASTE. IT SHALL NOT BE DISPOSED OF OR FLOW ACROSS ANY ADJOINING PROPERTY OR SIDEWALK, EITHER PUBLIC OR PRIVATE BUT SHALL BE DISPOSED OF IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. IN NO CASE SHOULD ANY BERMING, MOUNDING, OR REGRADING IMPEDE THE FLOW OF WATER TO OR IN THE SWALES IN THE VARIOUS EASEMENTS. SEE ORIGINAL PERMIT PLANS FOR DETAILS

2	SITE PLAN NOTES
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SYMBOL REPRESENTING THE ACCESSIBLE ROUTE (PATH OF TRAVEL) TO AND FROM THE ACCESSIBLE PARKING SPACE TO THE ACCESSIBLE ENTRANCE. MIN CLEAR WIDTH SHALL BE 36 INCHES EXCEPT AT CURB RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS WHICH SHALL BE NOT LESS THAN 44 INCHES. ROUTE IS DESIGNED IN ACCORDANCE WITH 2007 F.B.C. SECTION 11-4.3 AND 11-4.6.

3	ACCESSIBLE ROUTE
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ZONING/LAND USE					
ZONING DISTRICT		I-1 GENERAL INDUSTRIAL DISTRICT			
	SUBJECT	NORTH	EAST	SOUTH	WEST
EXISTING ZONING	I-1		I-1		I-1
EXISTING LAND USE	VACANT	GENERAL INDUSTRIAL DISTRICT	GENERAL INDUSTRIAL DISTRICT	GENERAL INDUSTRIAL DISTRICT	GENERAL INDUSTRIAL DISTRICT

FEMA FLOOD ZONE: ZONE - AH

PARKING	REQUIRED MIN	PROVIDED
TOTAL PARKING REQUIRED(155.113 (B)(4c))	4,396 SF G/A / 1,000=	5
TYPICAL PARKING SPACES	5 SPACES	5 SPACES
H/C PARKING	1 SPACES	1 SPACES
TOTAL PARKING	5 SPACES	6 SPACES
LOADING SPACE		1 SPACE

SETBACKS - BUILDING	REQUIRED MIN	PROVIDED
FRONT-EAST	25'-0"	25'-0"
SIDE-NORTH	10'-0"	10'-0"
SIDE-SOUTH	10'-0"	36'-3"
REAR-WEST	30'-0"	30'-0"
HEIGHT	45'-0"	32'-9"

AREA (BUILDING) TABULATIONS	
OFFICES TOTAL A/C AREA	460 SF
FACTORY AREA	3,936 SF
TOTAL SQUARE FOOTAGE/LOT COVERAGE	4,396 SF

SITE CALCULATION	REQUIRED	PROVIDED	% OF SITE
LOT COVERAGE (BLDG FOOTPRINT)	(65%) 9,750 SF	4,396 SF	22.9%
PARKING/VEHICULAR USE AREA		4,286 SF	22.4%
WALKWAYS/SLABS		337 SF	1.78%
LANDSCAPING/PERVIOUS AREA	(20%) 3,000 SF	9,875 SF	51.6%

GROSS LOT AREA	19,139 SF	100%
NET LOT AREA	19,139 SF	100%
F.A.R. MAX REQUIRED	NO MAX	-
F.A.R PROVIDED	4,396 SF	22.9%
LOT COVERAGE MAX REQUIRED	9,750 SF	65%
LOT COVERAGE PROVIDED	4,396 SF	22.9%
GREEN AREA(PERVIOUS) REQUIRED	3,351 SF	20%
TOTAL PROPOSED PERVIOUS	9,875 SF	51.6%
TOTAL VUA		
REQUIRED INTERIOR LANDSCAPE PROVIDED	15% OF VUA	1064 SF
INTERIOR LANDSCAPE	2157 SF	30%

4 | TABULAR SUMMARY

BASED ON A SURVEY PLAN

BY ACCURATE LAND SURVEYORS, INC.

LEGAL DESCRIPTION: THE EAST 60 FEET OF THE WEST 480 FEET OF THE SOUTH 125 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, T12N, R10E, S12E, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, STATE OF FLORIDA. IT IS UNDERSTOOD, HOWEVER, THAT THE NORTH 25 FEET OF THIS LAND MUST HAVE AN EASEMENT AT ALL TIMES FOR PUBLIC ROAD USE.

A/K/A: W. 60', E. 253.9', S. 125' NW 1/4, NE 1/4, SW 1/4, SE 1/4. SEC 27--48--42

TOGETHER WITH:

THE WEST 60 FEET OF THE EAST 313.9 FEET OF THE SOUTH 125 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA.

5	LEGAL DESCRIPTION
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