



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

# SITE PLAN

## CONSTRUCTION NOTES:

ANY DAMAGE TO SIDEWALK, RAMPS, AND/OR CURB AND GUTTER SHALL BE RESTORED PER FDOT 2017-18 DESIGN STANDARDS INDEX No. 300, 304 AND 310.

ALL OFF SITE UTILITIES, SIGNAGE ETC ARE TO REMAIN UNLESS NOTED TO BE REMOVED.

## 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.

## WEST BROWARD BOULEVARD (STATE ROAD 842)

## SITE DATA:

ZONING: B-1 BOULEVARD BUSINESS  
 LAND USE: COMMERCIAL  
 BUILDING HEIGHT: 24'-0" 1 STORY  
 LOT AREA: 46,977 SQ.FT. = 1.07 Ac = 100%  
 Building Area 5,106 SQ.FT. = 0.12 Ac. = 10.9%  
 Sidewalk and curbs 2,378 SQ.FT. = 0.06 Ac. = 5.5%  
 Paved Area 24,069 SQ.FT. = 0.56 Ac. = 51.4%  
 Landscape Area 7,418 SQ.FT. = 0.33 Ac. = 30.8%  
 Outdoor Seating Area 398 SQ.FT. = 0.01 Ac. = 0.9%  
 Dumpster Area 252 SQ.FT. = 0.01 Ac. = 0.5%

Floor Area Ratio 5,106 SQ.FT. / 46,977 = 0.109  
 Maximum Allowable Area 5,106 SQ.FT.  
 Required 4,069 SQ. FT. x 20% = 4,814 Sq. Ft.  
 Intersecting Vehicle Use Area  
 Required 43 spaces @ 30 Sq. Ft. = 1,290 Sq. Ft.  
 Total Interior Landscape area required 4,814 Sq. Ft. + 1,290 Sq. Ft. = 6,104 Sq. Ft.  
 Total Interior Landscape area provided = 6,228 Sq. Ft.

**PARKING SPACES:**  
 Total Building Area 5,106 SQ.FT.  
 Total Retail Area 2,106 SQ.FT.  
 Total Restaurant Area 3,000 SQ.FT.  
 Outdoor seating Area 398 SQ.FT.

**Parking Spaces Required**  
 1 parking space per 250 square feet of total retail area.  
 2,106 / 250 = 8.4  
 1 parking space per 100 square feet of total restaurant area.  
 3,398 / 100 = 34  
 Total Required Spaces 42.4 Spaces or 43 Spaces

**Parking Spaces Provided**

Standard	35
Handicap	2
Motorcycle	6
Total	43

**Flood Zone:** AH **Elevation:** 8.00 FEET NAVD **MAP No.** 12011 C 0556 H

**BUILDING SETBACKS:**

	REQUIRED	PROVIDED
Front (Broward)	5 FT.	72.0 FT.
Rear	15 FT.	101.8 FT.
Side (East)	0 FT.	37.8 FT.
Side (West)	0 FT.	72.4 FT.

## LEGAL DESCRIPTION:

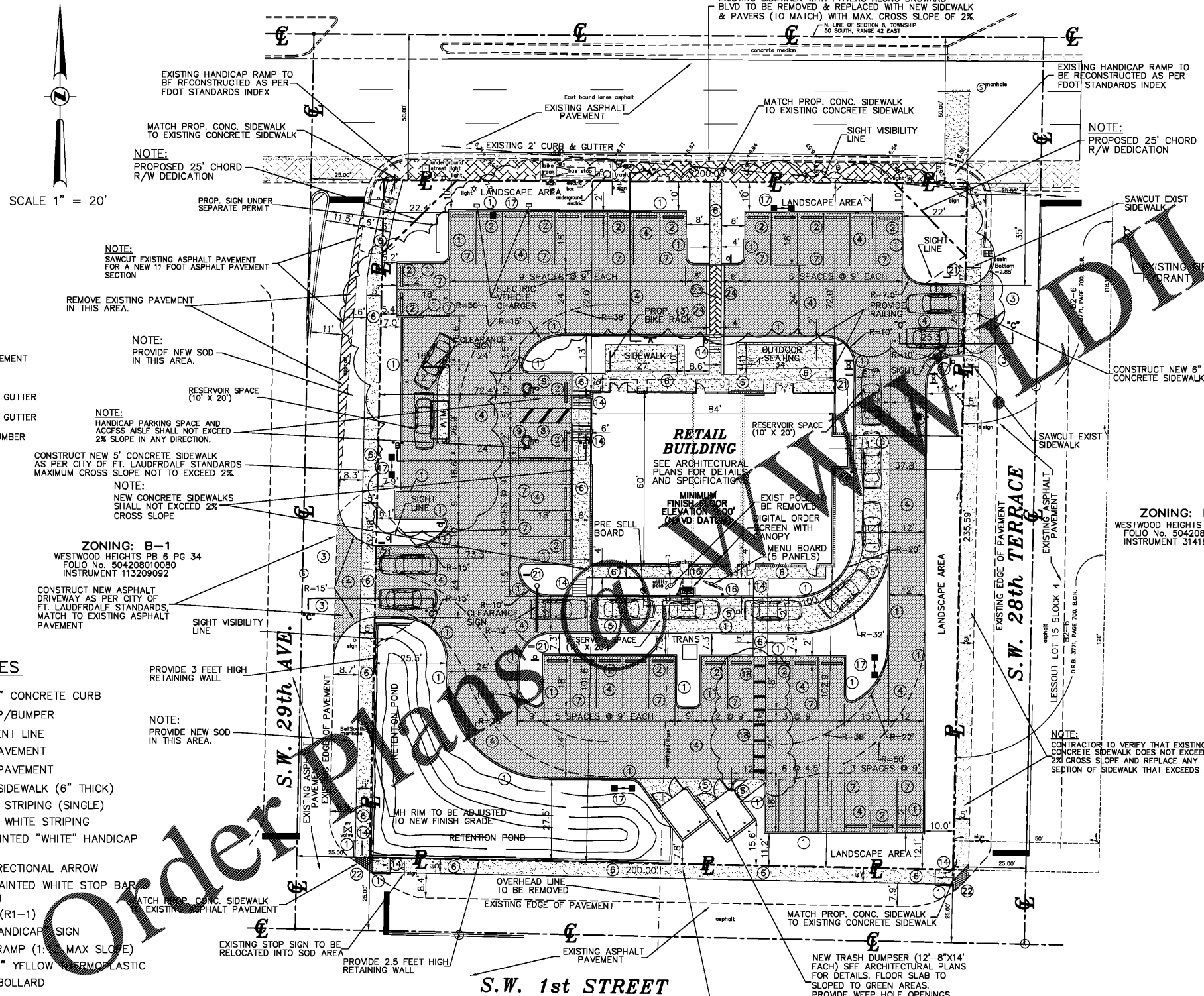
Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 in Block 4 of WESTWOOD HEIGHTS according to the Plat thereof recorded in Plat Book 6, Page 34 of the Public Records of Broward County, Florida together with that now vacated alley running East and West through said Block 4 bounded on the West by West line of said Block 4 and on the East by the East line of said Lot 6 extended also together with the North 10 feet of Taylor Avenue as shown on said plat now vacated bounded on the East by the said East line of said Lot 15 extended less the following described property dedicated to the city of Fort Lauderdale, Florida on July 3, 1968 to be used for the street purposes to wit: Lots 6 and Lot 15, Block 4 WESTWOOD HEIGHTS according to the Plat thereof recorded in Plat Book 6, Page 34 of the Public Records of Broward County Florida, together with that portion of the now vacated alley running East and West through Block 4 lying between Lot 6 and Lot 15 together with the North 10 feet of Taylor Avenue lying within the Southerly extension of the East and West line of Lot 15 to the North R.W. line of S.W. First Street (east Taylor Avenue) as shown on plat to be now vacated.

## NOTES:

- BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY ACCURATE LAND SURVEYORS INC. DATED MAY 16, 2019
- ELEVATIONS ARE BASED UPON N.A.V. (1988) DATUM AND AS SHOWN ON THE SURVEY.
- 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.
- ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
- CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
- THIS SITE LIES IN SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST IN THE CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN AFFECT.
- THIS PROPERTY TAX FOLIO NUMBR IS 504208-01-0071
- THIS PROJECT SHALL COMPLY WITH CURRENT CITY OF FT. LAUDERDALE PUBLIC WORKS DEPARTMENT, FT. LAUDERDALE FIRE, BROWARD COUNTY DPEP, MUTCO AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

## WATER & WASTEWATER SERVICES:

THIS PROPERTY IS BEING SERVED BY THE CITY OF FORT LAUDERDALE WATER & WASTEWATER DEPARTMENT FOR WATER & SEWER SERVICES. EXISTING MAINS ARE ABUTTING THE PROPERTY.



## LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- 10.9 EXISTING ELEVATION
- 10.9 PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER

## SCHEDULE NOTES

- NEW 6" TYPE "D" CONCRETE CURB
- NEW WHEEL STOP/BUMPER
- EXISTING PAVEMENT LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK (6" THICK)
- NEW 4" PAINTED STRIPING (SINGLE)
- NEW 4" PAINTED WHITE STRIPING
- NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- NEW PAINTED DIRECTIONAL ARROW
- NEW 24" WIDE PAINTED WHITE STOP BAR (THERMOPLASTIC)
- NEW STOP SIGN (R1-1)
- NEW TYPICAL "HANDICAP" SIGN
- NEW HANDICAP RAMP (1:1 MAX SLOPE)
- NEW 25' OF 2-6" YELLOW THERMOPLASTIC
- NEW CONCRETE BOLLARD
- NEW LIGHT POLES
- NEW 12" WHITE STRIPING (4' O.C.) THERMOPLASTIC
- NEW "DO NOT ENTER" SIGN
- NEW "PEDESTRIAN CROSSING" SIGN
- NEW "DIRECTIONAL SIGN"
- NEW 3' DETECTABLE WARNING
- NEW PROPOSED PAVERS
- NEW 12" CONCRETE BAND

## NOTE TO CONTRACTOR

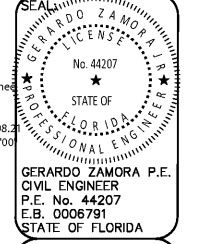
CONTRACTOR TO FIELD VERIFY SANITARY SEWER LATERAL LOCATION AND ELEVATION PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY ISSUES WITH SIZE OR ELEVATION OF THE EXISTING SEWER LATERAL.

**ZONING: RMM-25 RESIDENTIAL**  
 MIDLAND 1ST ADD 40-13 LOT 1 BLK 2  
 FOLIO No. 504208130140  
 INSTRUMENT 116323870

**ZAMORA & ASSOCIATES, INC.**  
 ENGINEERING LAND PLANNING  
 11410 N. KENDALL DRIVE SUITE 302  
 MIAMI, FLORIDA 33176 (305) 273-7801

PROJECT: OWNER:  
 2890 - 2894 W. BROWARD BLVD  
 FT. LAUDERDALE, FLORIDA 33312  
 ESTEL DEVELOPMENT LLC  
 763 NORTHEAST 193 TERRACE  
 MIAMI, FLORIDA 33179  
**SITE PLAN**

Date	By	Comments
8/5/2020	GA	LANDSCAPE COMMENTS



GERARDO ZAMORA P.E.  
 CIVIL ENGINEER  
 P.E. No. 44207  
 E.B. 0006791  
 STATE OF FLORIDA

THIS SHEET HAS BEEN ORIGINALLY SIGNED & SEALED BY GERARDO ZAMORA, JR., P.E. ON THE DATE ADJACENT TO THE SEAL. PHOTOCOPYES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THE ORIGINAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES SHALL HAVE AN ORIGINAL SIGNATURE AND DATE.

For The Firm By:  
**GERARDO ZAMORA, P.E.**  
 P.L. Reg. No. 44207  
 Civil Engineer

Scale: 1" = 20'  
 Designed By:  
 Drawn By:  
 Checked By: G.Z.  
 Date: 8/5/2020  
 Project No: 2020-17  
 SHEET No.  
**C-1**