



SITE DATA TABLE

LAND USE	
CURRENT ZONING:	IM-1
DESIGNATED USE:	INDUSTRIAL
CURRENT USE:	FREIGHT FACILITY
TOTAL PARCEL AREA:	392,439 SF / 9.01 AC
EXISTING IMPERVIOUS AREA	5.59 AC (62%)
EXISTING BUILDING FOOTPRINT	0.83 AC (9%)
EXISTING OPEN SPACE	2.44 AC (27%)
EXISTING STORMWATER AREA	0.15 AC (2%)
PROPOSED IMPERVIOUS AREA	5.18 AC (57%)
PROPOSED BUILDING FOOTPRINT	0.78 AC (9%)
PROPOSED OPEN SPACE	1.60 AC (18%)
PROPOSED STORMWATER AREA	1.45 AC (16%)

BUILDING DATA

EXISTING:	
OFFICE BUILDING (2 STORY)	8,674 SF
TRUCK BAY	28,580 SF
MAINTENANCE BUILDING	3,015 SF
LUBE SHED	122 SF
TOTAL BUILDING AREA	40,391 SF
PROPOSED:	
EXISTING TO REMAIN	28,580 SF
NEW OFFICE BUILDING (1 STORY)	5,200 SF
TOTAL BUILDING AREA	33,780 SF

BUILDING HEIGHT:

EXISTING TRUCK BAY	20± FEET
PROPOSED OFFICE	15± FEET

BUILDING SETBACKS:

REQUIRED:	FRONT	SIDE	REAR
FRONT	35 FEET	0 FEET	25 FEET
SIDE	0 FEET	0 FEET	25 FEET
REAR	0 FEET	0 FEET	25 FEET

PROVIDED:

FRONT	92± FEET
SIDE	101± FEET
REAR	123± FEET

LANDSCAPING
REFER TO LANDSCAPING PLAN

REQUIRED PARKING TABLE

USE	REQUIRED RATIO	REQUIRED SPACES
OFFICE	1 PER 250 SF	21
WAREHOUSE	1 PER 1000 SF	29
TOTAL REQUIRED		50 (46 STANDARD & 4 ADA)

PROVIDED PARKING TABLE

	STANDARD	ADA	TOTAL
PROPOSED	70	4	74

PARKING COMPARISON: EXISTING SPACES = 95
PROPOSED SPACES = 74
SPACES LOST = 21

- NOTES:
- ONLY THOSE SPACES DEDICATED FOR PASSENGER VEHICLES HAVE BEEN INCLUDED IN THIS CALCULATION.
 - REQUIRED SPACES BASED CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 7, SECTION 2, TABLE A FOR WAREHOUSE AND OFFICE USES.

- ### KEYED NOTES
- PROPOSED ADA RAMP TO SERVE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED BACKUP GENERATOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED 12' X 19' ADA PARKING SPACE.
 - NEW UNDERGROUND STORAGE TANK TO REPLACE EXISTING TANK. EXISTING TANK TO BE REMOVED. REFER TO SHEET C-2 FOR DEMOLITION PLAN. REFER TO ARCHITECTURAL PLANS FOR PUMP AND TANK DETAILS.
 - PROPOSED CANOPY. REFER TO ARCHITECTURAL PLANS FOR CANOPY AND TANK DETAILS.
 - PROPOSED TYPE "F" CURB.
 - NOT USED.
 - PROPOSED 9' X 19' PARKING SPACE (EXISTING PARKING TO BE RESTRIPTED).
 - PROPOSED ADA COMPLIANT TURNSTYLE. REFER TO SHEET ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED 11' X 24' PARALLEL PARKING SPACES.
 - PROPOSED POLE MOUNTED TRANSFORMER (PENDING FP&L APPROVAL) TO REPLACE EXISTING TRANSFORMER LOCATED IN EXISTING BUILDING. EXISTING TRANSFORMER TO BE REMOVED BY FP&L.
 - PROPOSED 10' ELECTRICAL UTILITY EASEMENT (PENDING FP&L APPROVAL).
 - EXISTING PAVEMENT TO BE REPLACED WITH SOD AND/OR LANDSCAPING. REFER TO LANDSCAPE PLAN FOR DETAILS.
 - PROPOSED 5' WIDE ADA ROUTE WITH 12" TRANSVERSE STRIPING PLACED 3' ON CENTER.
 - PROPOSED ADA COMPLIANT CURB RAMP. REFER TO SHEET C-8 FOR DETAILS.
 - PROPOSED 5' WIDE CONCRETE SIDEWALK. REFER TO SHEET C-9 FOR DETAILS.
 - PROPOSED EXPANDED STORMWATER RETENTION AREA. REFER TO SHEET C-4 FOR CROSS SECTIONS.
 - PROPOSED TEMPORARY TRAILERS TO HOUSE OFFICE ACTIVITIES DURING CONSTRUCTION. DECK TO ALIGN WITH EXISTING TRUCK BAY FOR ACCESS TO EXISTING BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - PORTION OF CONCRETE APRON TO BE REPLACED. REFER TO SHEET C-9 FOR PROPOSED PAVEMENT SECTIONS. CONTRACTOR TO RESTRIPE AFTER REPLACING APRON.
 - PORTION OF TRUCK YARD TO BE REGRADED AND REPAVED. REFER TO SHEET C-9 FOR PROPOSED PAVEMENT SECTION.
 - EXISTING LANDSCAPE BUFFER TO REMAIN. REFER TO SHEET C-3 FOR PROPOSED GRADING.
 - EXISTING TRUCK BAY STRIPING TO REMAIN.
 - CHAIN LINK FENCE TO MATCH EXISTING. CONTRACTOR TO VERIFY FENCE HEIGHT PRIOR TO ORDERING MATERIALS.
 - PROPOSED LIFT STATION TO REPLACE EXISTING SEPTIC SYSTEM.
 - PROPOSED 5' WIDE SIDEWALK WITH GATE, ADA COMPLIANT RAMP, AND FOOT GRAVITY WALL TO CONNECT TO EXISTING TRUCK BAY.
 - 5' WIDE PEDESTRIAN CROSSWALK WITH 12" LONGITUDINAL STRIPES.
 - 24" WIDE STOP BAR. REFER TO SHEET C-8 FOR DETAILS.
 - STOP SIGN. REFER TO SHEET C-8 FOR DETAILS.
 - EXISTING GREEN SPACE TO BE REPLANTED. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - PROPOSED FENCE WITH ELECTRIC GATE. REFER TO ARCHITECTURAL PLANS FOR DETAILS. FENCE MATERIAL TO MATCH EXISTING.
 - EXISTING CBS RETAINING WALL TO BE MODIFIED. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED HANDRAIL. REFER TO SHEET C-9 FOR DETAILS.
 - EXISTING FENCE TO BE REPAIRED. CONTRACTOR TO MATCH EXISTING.
 - PROPOSED FLUME.
 - 5' WIDE CURB CUT.
 - PROPOSED 9' X 18' EMPLOYEE PARKING SPACES.
 - EXISTING PARKING SPACES TO BE RESTRIPTED AFTER COMPLETION OF REPAVING.
 - EXISTING LIGHT POLE TEMPORARILY REMOVED TO ACCOMMODATE GRADING. EXISTING LIGHT POLE TO BE REUSED ONCE FINAL GRADES HAVE BEEN ESTABLISHED.
 - PROPOSED SCREEN WALL. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - EXISTING DUMPSTER TO REMAIN.
 - 3' CURB TRANSITION.
 - 15'x15' SIGHT TRIANGLES
 - 5' WIDE MILL AND OVERLAY TO TIE INTO EXISTING PAVEMENT. REFER TO DETAIL ON SHEET C-9.
 - A PUBLIC EASEMENT SHALL BE DEDICATED TO THE CITY OF HOLLYWOOD FOR THE PORTION OF THE PROPOSED PUBLIC SIDEWALK LOCATED ON PRIVATE PROPERTY.
 - EXISTING TRUCK PARKING SPACES TO REMAIN.
 - PROPOSED VALLEY GUTTER (FDOT INDEX 300 - SECTION AA)

- ### SITE NOTES
- REFER TO SHEET CV-2 FOR GENERAL NOTES.
 - REFER TO SHEET C-1 FOR DEMOLITION.
 - REFER TO SHEET C-3 FOR GRADING AND DRAINAGE.
 - REFER TO SHEET C-5 FOR ABOVE AND BELOW GROUND SEWERS AND UTILITIES.
 - ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR CANOPY DETAILS AND DIMENSIONS.
 - RENOVATED ACCESS OFF OF 58th AVENUE TO BE USED BY PASSENGER VEHICLES ONLY. NO COMMERCIAL VEHICLES SHALL ACCESS SITE FROM 58th AVENUE.
 - ALL NEW SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
 - ALL NEW LIGHTING LEVELS TOWARD RESIDENTIAL AREAS WILL NOT EXCEED 0.5 FOOT-CANDLES.

PROPOSED LEGEND

PROPERTY BOUNDARY	---
PROPOSED BUILDING	▭
PROPOSED TYPE "F" CURB	—
PROPOSED EDGE OF PAVEMENT	—
PROPOSED EASEMENT	---
PROPOSED POWER POLE	⊙
PROPOSED SIDEWALK	—
PROPOSED REGULATORY SIGN	+
PROPOSED FENCE	—
PROPOSED DIRECTIONAL ARROWS	←
PROPOSED PARKING COUNT SYMBOL	⑪
HEAVY DUTY ASPHALT	▨
CONCRETE PAVEMENT	▩
PROPOSED GREEN SPACE	▩
5' WIDE MILL AND OVERLAY	▨
SITE TRIANGLE	▲

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Job#: FED-11281
Scale: 1"=40'
Date: 03-02-10
Drawn By: JCS
Checked By: DIA

DAVID J. ALJINA, P.E. (FL)
FL P.E. LICENSE # 69789
DATE:

FedEx
 Freight

CORE STATES
 GROUP

FEDEX FREIGHT
 2200 FORWARD DR., HARRISON, AR 72601
FEDEX FREIGHT HWO
 MAINTENANCE UPGRADE
 5861 PEMBROKE ROAD, HOLLYWOOD, FL 33023
Site Plan

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