

KEYED NOTES

1. PROPOSED ADA RAMP TO SERVE BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED BACKUP GENERATOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. PROPOSED ADA PARKING SPACE.
4. 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.
5. PROPOSED CANOPY. REFER TO ARCHITECTURAL PLANS FOR CANOPY AND TANK DETAILS.
6. PROPOSED TYPE "F" CURB.
7. NOT USED.
8. PROPOSED 9' X 19' PARKING SPACE (EXISTING PARKING TO BE RESTRIPTED).
9. PROPOSED ADA COMPLIANT TURNSTILE. REFER TO SHEET ARCHITECTURAL PLANS FOR DETAILS.
10. EXISTING PARKING SPACES TO REMAIN (TYP.)
11. PROPOSED POLE MOUNTED TRANSFORMER (PENDING FP&L APPROVAL) TO REPLACE EXISTING TRANSFORMER LOCATED IN EXISTING BUILDING. EXISTING TRANSFORMER TO BE REMOVED BY FP&L.
12. PROPOSED 10' ELECTRICAL UTILITY EASEMENT (PENDING FP&L APPROVAL).
13. EXISTING PAVEMENT TO BE REPLACED WITH SOD AND/OR LANDSCAPING. REFER TO LANDSCAPE PLAN FOR DETAILS.
14. PROPOSED 5' WIDE ADA ROUTE WITH 12" STRIPES PLACED 3' ON CENTER.
15. PROPOSED ADA COMPLIANT CURB RAMP. REFER TO SHEET C-8 FOR DETAILS.
16. PROPOSED 5' WIDE CONCRETE SIDEWALK. REFER TO SHEET C-9 FOR DETAILS.
17. PROPOSED EXPANDED STORMWATER RETENTION AREA. REFER TO SHEET C-4 FOR CROSS SECTIONS.
18. 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.
19. PORTION OF CONCRETE APRON TO BE REPLACED. REFER TO SHEET C-9 FOR PROPOSED PAVEMENT SECTIONS. CONTRACTOR TO RESTRIPE AFTER REPLACING APRON.
20. PORTION OF TRUCK YARD TO BE REGRADED AND REPAVED. REFER TO SHEET C-9 FOR PROPOSED PAVEMENT SECTION.
21. EXISTING LANDSCAPE BUFFER TO REMAIN. REFER TO SHEET C-3 FOR PROPOSED GRADING.
22. EXISTING TRUCK BAY STRIPING TO REMAIN.
23. CHAIN LINK FENCE TO MATCH EXISTING. CONTRACTOR TO VERIFY FENCE HEIGHT PRIOR TO ORDERING MATERIALS.
24. PROPOSED LIFT STATION TO REPLACE EXISTING SEPTIC SYSTEM.
25. PROPOSED 5' WIDE SIDEWALK WITH GATE, ADA COMPLIANT RAMP, AND FDOT GRAVITY WALL TO CONNECT TO EXISTING TRUCK BAY.
26. 5' WIDE PEDESTRIAN CROSSWALK WITH 12" LONGITUDINAL STRIPES.
27. 24" WIDE STOP BAR. REFER TO SHEET C-8 FOR DETAILS.
28. STOP SIGN. REFER TO SHEET C-8 FOR DETAILS.
29. EXISTING GREEN SPACE TO BE REPLACED. REFER TO LANDSCAPE PLANS FOR DETAILS.
30. PROPOSED FENCE WITH ELECTRIC GATE. REFER TO ARCHITECTURAL PLANS FOR DETAILS. FENCE MATERIAL TO MATCH EXISTING.
31. EXISTING CBS RETAINING WALL TO BE MODIFIED. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
32. PROPOSED HANDRAIL. REFER TO SHEET C-9 FOR DETAILS.
33. EXISTING FENCE TO BE REPAIRED. CONTRACTOR TO MATCH EXISTING.
34. PROPOSED PLUME.
35. 5' WIDE CURB CUT.
36. EXISTING PARKING TO BE RESTRIPTED. SPACES SHORTENED TO 17' IN LENGTH TO ACCOMMODATE WIDENING OF ADJACENT SIDEWALK.
37. EXISTING PARKING SPACES TO BE RESTRIPTED AFTER COMPLETION OF REPAVING.
38. EXISTING LIGHT POLE TEMPORARILY REMOVED TO ACCOMMODATE GRADING. EXISTING LIGHT POLE TO BE REUSED ONCE FINAL GRADES HAVE BEEN ESTABLISHED.
39. PROPOSED SCREEN WALL. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
40. EXISTING DUMPSTER TO REMAIN.
41. 3' CURB TRANSITION.
42. 15'X15' SIGHT TRIANGLES.

SITE NOTES

- A. REFER TO SHEET CV-2 FOR GENERAL NOTES.
- B. REFER TO SHEET C-1 FOR DEMOLITION.
- C. REFER TO SHEET C-3 FOR GRADING AND DRAINAGE.
- D. REFER TO SHEET C-6 FOR ABOVE AND BELOW GROUND SEWERS AND UTILITIES.
- E. 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.

LAND USE TABLE

CURRENT ZONING:	IM-1
DESIGNATED USE:	INDUSTRIAL
CURRENT USE:	FREIGHT FACILITY
TOTAL PARCEL AREA:	392,436 SF 9.01 AC

EXISTING BUILDING AREA:	
OFFICE BUILDING	8,674 SF
TRUCK BAY	28,580 SF
MAINTENANCE BUILDING	3,015 SF
LUBE SHED	122 SF
TOTAL BUILDING AREA	40,391 SF

PROPOSED BUILDING AREA:	
EXISTING TO REMAIN	28,580 SF
NEW OFFICE BUILDING	5,200 SF
TOTAL BUILDING AREA	33,780 SF

EXISTING IMPERVIOUS AREA	5.91 AC (66%)
EXISTING PERVIOUS AREA	3.10 AC (34%)
PROPOSED IMPERVIOUS AREA	5.93 AC (66%)
PROPOSED PERVIOUS AREA	3.08 AC (34%)
ADDITIONAL UJA	0.02 AC (871± SF)
REQUIRED LANDSCAPING	0.005 AC (218± SF)

BUILDING HEIGHT:	
EXISTING TRUCK BAY	20± FEET
PROPOSED OFFICE	15± FEET

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

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

PARKING TABLE

	STANDARD	ADA	TOTAL
REQUIRED	46	4	50
EXISTING	93	2	95
PROPOSED	76	4	80

SPACES LOST = 15

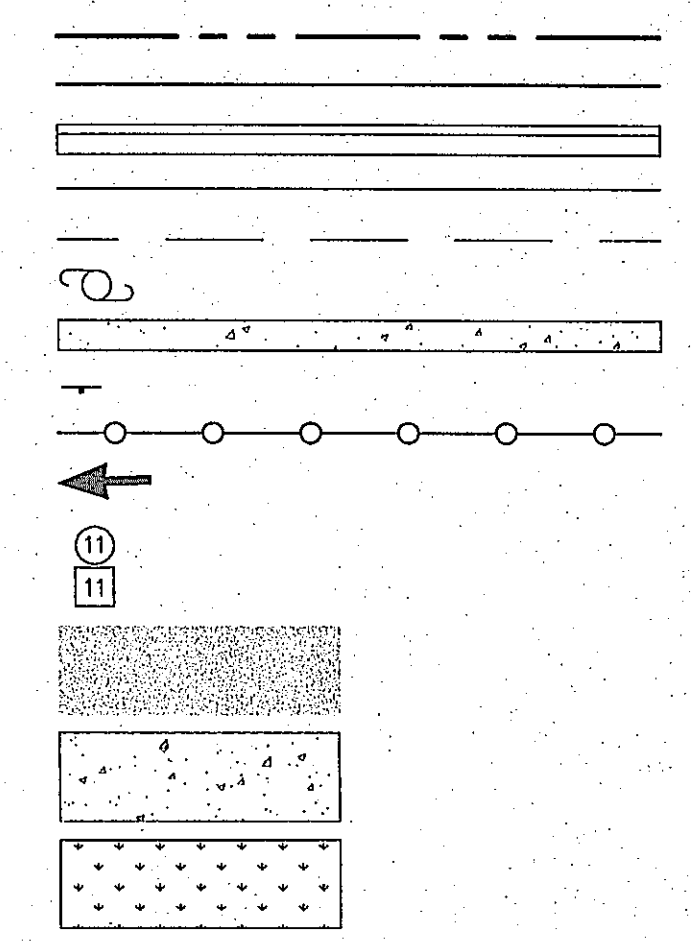
- NOTES:
1. ONLY THOSE SPACES DEDICATED FOR PASSENGER VEHICLES HAVE BEEN INCLUDED IN THIS CALCULATION.
 2. REQUIRED SPACES BASED CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 7, SECTION 2, TABLE A FOR WAREHOUSE AND OFFICE USES.

EXISTING LEGEND

- BY: INVERT
- EL: ELEVATION
- C.B.S: CONCRETE BLOCK STRUCTURE
- RCP: REINFORCED CONCRETE PIPE
- BFP: CALCULATED
- WM: WATER METER
- LB: LICENSED BUSINESS
- PR: PLAT BOOK
- OR: OFFICIAL RECORDS BOOK
- PG: PAGE
- FTE: FINISHED FLOOR ELEVATION
- EP: EDGE OF PAVEMENT SPOT ELEVATION
- IC: TOP OF CURB ELEVATION
- OW: BACK OF WALK ELEVATION
- TW: TOP OF WALL ELEVATION
- E.O.P: EDGE OF PAVEMENT
- WPP: WOOD POLE POLE
- CO: CLEAN OUT
- PO: POWER POLE
- MA: MANHOLE
- WV: WATER VALVE
- FR: FIRE HYDRANT
- EX: EXISTING SPOT ELEVATIONS
- OE: EXISTING OVERHEAD ELECTRIC
- UE: EXISTING UNDERGROUND ELECTRIC
- US: EXISTING UNDERGROUND STORM
- WM: EXISTING WATER MAIN
- ATT: EXISTING TELEPHONE TRANSMISSION LINE
- LOT: LOT LIGHT

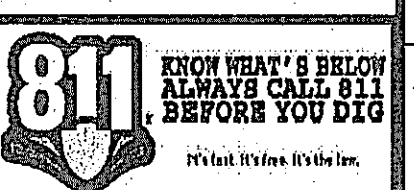
PROPOSED LEGEND

- 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
- EXISTING TO REMAIN PARKING COUNT SYMBOL
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT
- PROPOSED GREEN SPACE



REQUIRED PARKING SPACES BY USE		
	REQUIRED RATIO	REQUIRED SPACES
OFFICE	1 PER 250 SF	21
WAREHOUSE	1 PER 1000 SF	29
TOTAL	N/A	50

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: DUA

DATE: 05/04/2010
F.L.P. LICENSE # 69798
DIAVO J. ALONSO, P.E. (FL)

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MAINTENANCE UPGRADE
5861 PEMROKE ROAD, HOLLYWOOD, FL 33023
Site Plan

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