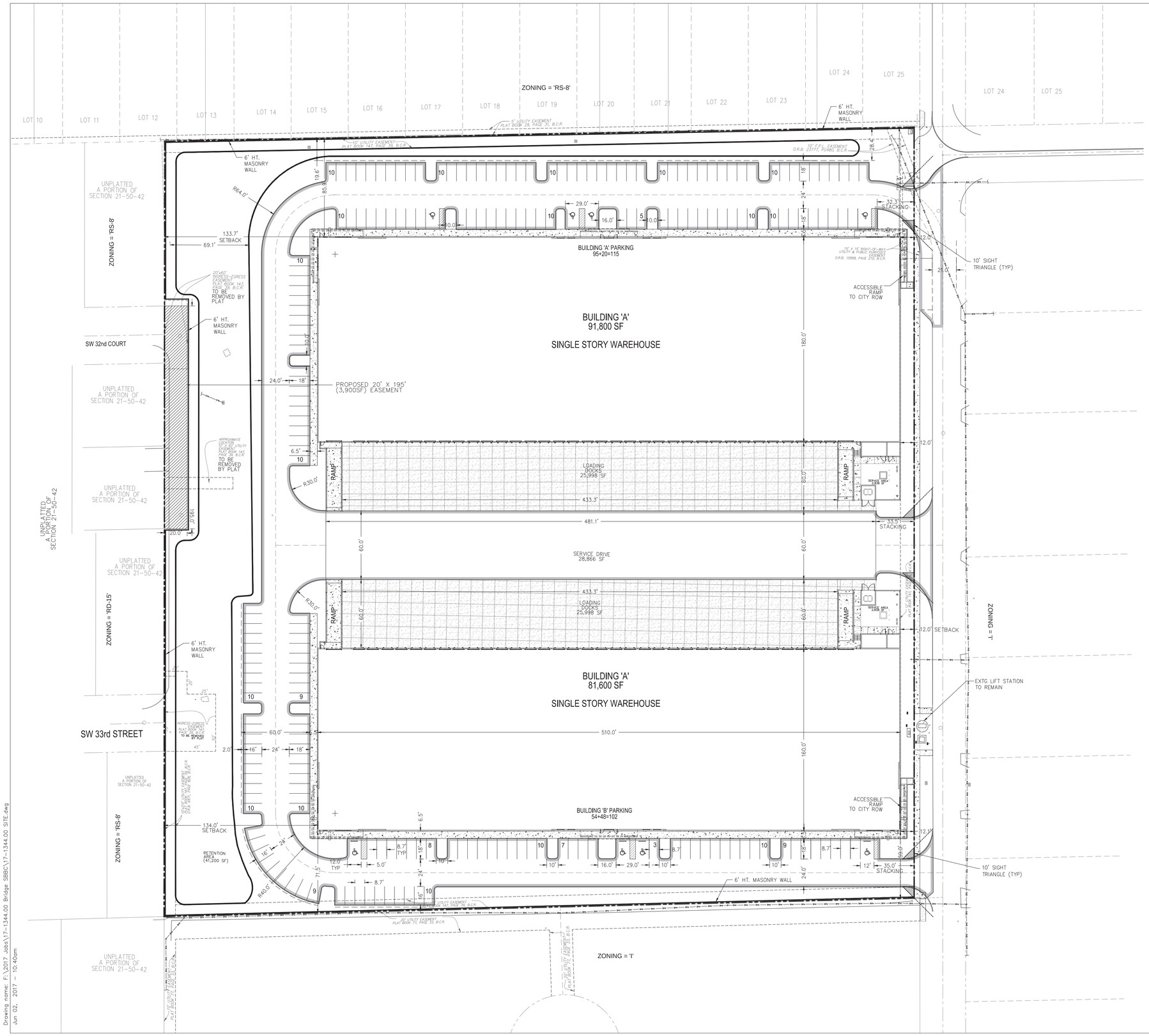
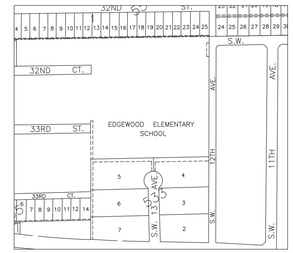


LEGAL DESCRIPTION

PARCEL "A", "SCHOOL SITE 0410", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP
SCALE: 1 1"=100'

NORTH

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	ELEMENTARY SCHOOL (VACATED)
CURRENT LAND USE DESIGNATION	CF-COMMUNITY FACILITIES
PROPOSED LAND USE DESIGNATION	INDUSTRIAL
CURRENT ZONING DESIGNATION	CF-COMMUNITY FACILITIES
PROPOSED ZONING DESIGNATION	I (INDUSTRIAL)
ADJACENT ZONING DESIGNATION-NORTH	RS-8 (RESIDENTIAL)
ADJACENT ZONING DESIGNATION-SOUTH	I (INDUSTRIAL)
ADJACENT ZONING DESIGNATION-EAST	I (INDUSTRIAL)
ADJACENT ZONING DESIGNATION-WEST	RS-8+RD-15 (RESIDENTIAL)

SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (EAST) - SW 12th Ave + Industrial	5'	12.0'
SIDE YARD (SOUTH) - Industrial Parcel	0'	59.0'
SIDE YARD (WEST) - Residential Parcels (RS-8+RD-15)	30'	133.7'
SIDE YARD (NORTH) - Residential Parcels (RS-8)	30'	85.9'

TOTAL SITE AREA	±10.18 ACRES TOTAL/ ±443,600 S.F.	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	338,359 S.F	76.3%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	54,110 S.F.	12.2%
TOTAL RETENTION EXISTING	0 S.F	0.0%
TOTAL RETENTION PROPOSED	41,200 S.F.	9.3%
TOTAL IMPERVIOUS EXISTING	73,216 S.F	16.5%
TOTAL IMPERVIOUS PROPOSED	174,012 S.F.	39.2%
TOTAL BUILDING FOOT PRINT EXISTING: 4 bldgs	32,026 S.F	7.2%
TOTAL BUILDING FOOT PRINT PROPOSED: 2 bldgs	174,278 S.F.	39.3%
TOTAL BUILDING SQUARE FOOTAGE	174,278 G.S.F.	
FLOOR AREA RATIO (F.A.R.) - 2 BUILDINGS	174,278/443,600 = 0.39	
BUILDING SIZE-BLDG 'A' + 'B' including service bldg attached	174,278 sf	
BUILDING SIZE-BLDG 'A'-TOTAL	91,800 sf	
NUMBER OF STORIES-BLDG 'A'	1 STORY	
BUILDING WIDTH & LENGTH-BLDG 'A'	180' X 510'	
BUILDING SIZE-BLDG 'B'	81,600 sf	
NUMBER OF STORIES-BLDG 'B'	1 STORY	
BUILDING WIDTH & LENGTH-BLDG 'B'	160' X 510'	
RETENTION AREA	41,200 S.F	9.3%
LANDSCAPE	54,110 S.F.	14.0%
PEDESTRIAN WALKS & PLAZAS	11,853 S.F	2.7%
OPEN SPACE (PED + LANDSCAPE + RETENTION AREA)	107,163 S.F	24.2%
LOT COVERAGE - 174,278/443,600	174,278 S.F	39.3%

PARKING DATA:	SF	RATIO	REQUIRED	PROVIDED
TOTAL BUILDING				
BLDG 'A' - TOTAL SF=91,800				
(WAREHOUSE, DISTRIBUTION/GENERAL)	91,800	1/800SF	115	115
BLDG 'B' - TOTAL SF=81,600				
(WAREHOUSE, DISTRIBUTION/GENERAL)	81,600	1/800SF	102	102
TOTAL	173,400		217	217
TOTAL HANDICAP PARKING (209 + 8 HC SPACES)			7	8
TOTAL BICYCLE PARKING			0	16

LOAD ZONE REQUIREMENTS:	SF	TYPE	REQUIRED	PROVIDED
TOTAL BUILDING SF = 173,400	173,400	TYPE II	4	72
(TYPE II=12'X45'+14' VERTICAL CLEARANCE)				

VUA AREA - ACCESS EASEMENT - ON WEST SIDE OF PROPERTY	3,900 S.F	3.5%
VUA AREA - PARKING	75,687 S.F.	68.7%
VUA AREA - SERVICE DRIVE	30,576 S.F.	27.8%
TOTAL VUA AREA	110,163 S.F	100.0%
LOADING DOCKS	51,996 S.F	NIC

SOLID WASTE / RECYCLING MANAGEMENT:

- EQUIPMENT: 6YD TRASH CONTAINER & 2YD RECYCLE CONTAINER IN EACH BUILDING
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

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EB# 6578

Sheet Title: SITE PLAN

Job Title: BRIDGE FLL LOGISTICS CENTER
1300 SW 32nd COURT
FORT LAUDERDALE, FLORIDA

NORTH

Revisions

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=40'	Date 06/09/17
Job No. 17-1344.00	Pel Date 06/02/17
Drawn by DTR	Sheet No. C1
Proj. Mgr. DRS	
Appr. by DRS	1 of 1

Drawing name: F:\2017 Jobs\17-1344.00 Bridge SBBC\17-1344.00 SITE.dwg
Jun 02, 2017 - 10:40am