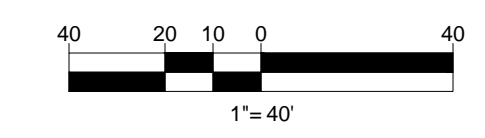


UTILITY & SOLID WASTE GENERATION			
	FLOOR AREA (SF)	RATE	DEMAND (GPD)
<b>WATER SERVICE:</b>			
GROCERY STORE	21,998	0.1 GPD/SF	2,199.8
RETAIL STORE	2,050	0.1 GPD/SF	205.0
RESTAURANT	7,700 (240 SEATS)	30 GPD/SEAT	7,200.0
SELF-STORAGE	125,000	0.01 GPD/SF	1,250.0
<b>TOTAL:</b>			<b>10,853.8</b>
<b>SEWER SERVICE:</b>			
GROCERY STORE	21,998	0.1 GPD/SF	2,199.8
RETAIL STORE	2,050	0.1 GPD/SF	205.0
RESTAURANT	7,700 (240 SEATS)	30 GPD/SEAT	7,200.0
SELF-STORAGE	125,000	0.01 GPD/SF	1,250.0
<b>TOTAL:</b>			<b>10,853.8</b>
<b>SOLID WASTE SERVICE:</b>			
GROCERY STORE	21,998	4 LBS/100 SF/DAY	879.9 LBS
RETAIL STORE	2,050	4 LBS/100 SF/DAY	82.0 LBS
RESTAURANT	7,700 (1,920 MEALS)	4 LBS/MEAL/DAY	7,680.0 LBS
SELF-STORAGE	125,000	2 LBS/100 SF/DAY	2,500.0 LBS
<b>TOTAL:</b>			<b>11,141.9 LBS</b>



**S I T E   D A T A**

NAME OF PROJECT: STIRLING SQUARE  
SECTION, TOWNSHIP, RANGE: 19/52S/40E  
PARCEL ID NUMBER: Folio No. 5042-34-05-0110 / SW 1 Street, Dania Beach, FL 33004  
Folio No. 5042-34-05-0102 / SW 1 Street, Dania Beach, FL 33004  
Folio No. 5042-34-05-0101 / SW 1 Street, Dania Beach, FL 33004  
Folio No. 5042-34-05-0100 / SW 1 Street, Dania Beach, FL 33004  
Folio No. 5042-34-05-0150 / SW 7th Street, Dania Beach, FL 33004  
Folio No. 5042-34-05-0160 / 602 Stirling Road, Dania Beach, FL 33004

FEMA FLOOD ZONE: AE 6 & AH 6 (ELEVATION 6.00) PER FIRM PANEL 12011C0567H  
TYPE OF CONSTRUCTION/ BLDG AREA: GROCERY STORE - TYPE II(000)/ 21,998 SF  
RETAIL/RESTAURANT BLDG - TYPE II(000)/ 9,750 SF  
SELF-STORAGE BLDG - TYPE II(000)/ 125,000 SF

SITE AREA:  
GROSS SITE AREA: 5.5051 AC (239,803. SF)  
LESS R.O.W. DEDICATION (STIRLING RD): 0.1371 AC (5,974. SF)  
PLUS R.O.W. VACATION (20' ALLEY): 0.1377 AC (6,000. SF)  
NET SITE AREA: 5.5057 AC (239,829. SF)

	<b>PARCEL 1</b>	<b>PARCEL 2</b>
PROPOSED USE:	GROCERY STORE, RETAIL / RESTAURANT	STORAGE FACILITY
FUTURE LAND USE DESIGNATION:	RAC (REGIONAL ACTIVITY CENTER)	RAC (REGIONAL ACTIVITY CENTER)
EXISTING ZONING DISTRICT:	C-3 (GENERAL BUSINESS)	NBHD (MU NEIGHBORHOOD MIXED USE)
PROPOSED ZONING:	C-3 (GENERAL BUSINESS)	I-G (INDUSTRIAL, RESEARCH, OFFICE, AND COMMERCIAL DISTRICT)

	PARCEL 1		PARCEL 2	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
LOT - MINIMUM AREA (SF):	4,000	179,838	20,000	59,980
WIDTH (FEET):	30	644.76	100	199.97
DEPTH (FEET):	90	268.28	150	299.94
DENSITY - MAXIMUM (FAR):	N/A	0.18	N/A	2.08

	PARCEL 1		PARCEL 2	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
BULK - MAXIMUM HEIGHT (STORIES/FEET):	2/35', 3/40'	1/16.67' GROCERY 1/18.00' RETAIL	N/A/35'	5/58.00' STORAGE BLDG
COVERAGE (PERCENT): IMPERVIOUS AREA PERCENT:	75	79.8	80	65.4
SF:	134,879	143,500	47,992	39,254
YARD - MINIMUM (FEET):				
NORTH (P1 - REAR, P2 - FRONT)	10'	46.74	35	31.59
EAST (P1 - CORNER, P2 - SIDE)	10'	135.26	75	83.04
SOUTH (P1 - FRONT, P2 - REAR)	10'	72.67	25	21.48
WEST (P1 - SIDE, P2 - SIDE)	10'	51.48	25	14.72

NOTES:  
1. P1 = PARCEL 1, P2=PARCEL 2

	PARCEL 1		PARCEL 2		TOTAL	
	SF	ACRES	SF	ACRES	SF	ACRES
<b>SITE AREA BREAKDOWN</b>						
PROPOSED FLOOR AREA:	3,589 AC	(156,748. SF)				
IMPERVIOUS						
BUILDINGS (GROUND)	31,748	0.73	24,382	0.56	40,630	1.29
PAVEMENT	97,236	2.23	13,438	0.31	110,674	2.54
SIDEWALKS/RAMPS	14,516	0.33	1,434	0.03	15,950	0.37
<b>TOTAL IMPERVIOUS</b>	<b>145,500</b>	<b>3.29</b>	<b>39,254</b>	<b>0.90</b>	<b>182,754</b>	<b>4.19</b>
PERVIOUS AREA						
GREEN SPACE	36,338	0.83	20,735	0.48	57,074	1.31
<b>TOTAL AREA</b>	<b>179,838</b>	<b>4.13</b>	<b>59,990</b>	<b>1.38</b>	<b>239,828</b>	<b>5.51</b>

PARKING ANALYSIS:			
REQUIRED:	USE	BLDG AREA (SF)	RATE
	RETAIL (GROCERY)	21,998	1 SP/300 SF
	RETAIL /RESTAURANT BLDG	2,050	1 SP/300 SF
	RESTAURANT DRIVE-THROUGH	4,620	1 SP/50 SF OF CSA
		3,080	1 SP/200 SF OF REMAINDER
		400	1 SP/200 SF OUTDOOR DINING
<b>TOTAL:</b>			<b>189.9 = 190</b>
PROVIDED:	REGULAR ADA SPACES	183 SPACES	73.3
	TOTAL	190 SPACES	
BICYCLE PARKING (10%)		19 SPACES REQUIRED; 20 PROVIDED	

PARCEL 2:			
REQUIRED:	USE	BLDG AREA (SF)	RATE
	SELF-STORAGE	125,000	1 SP/2,000 SF
PROVIDED:	REGULAR ADA SPACES	18 SPACES	62.5 = 63
	TOTAL	1 SPACES*	
BICYCLE PARKING (10%)		2 SPACES REQUIRED; 2 SPACES PROVIDED	

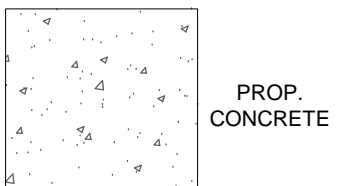
\*PARKING VARIANCE TO BE REQUESTED FOR SELF-STORAGE FACILITY

LOADING:	FLOOR AREA	REQUIRED:	PROVIDED:
PARCEL 1:			
RETAIL (GROCERY)	21,998	1 SPACE	1 SPACE
RETAIL /RESTAURANT BLDG	9,750	1 SPACE	1 SPACE
PARCEL 2:			
SELF-STORAGE	125,000	6 SPACE	6 SPACE

**ADA COMPLIANCE NOTE:**  
ALL PATHWAYS SHALL BE COMPLIANT WITH THE LATEST VERSION OF THE FLORIDA ACCESSIBILITY CODE.

**DATUM NOTE:**  
ALL ELEVATIONS SHOW HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD). ADD 1.54 TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

**HATCH LEGEND**



ALL SIGNS MUST MEET MUTCD, BCTED, AND CITY STANDARDS. ALL SIGNS MUST BE MOUNTED ON BROWARD COUNTY TRAFFIC ENGINEERING SQUARE POSTS AND BE MOUNTED 7 FEET ABOVE GROUND.  
PAVEMENT MARKINGS MUST MEET BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

**BCTED NOTE:**  
ALL TYPE XI SIGNING SHALL BE FABRICATED USING DIAMOND GRADE SHEETING AS PER BROWARD COUNTY TRAFFIC ENGINEERING STANDARD. (CURRENT EDITION)

**NOTE:**  
ALL STRIPING AND SIGNAGE SHALL MEET THE M.U.T.C.D. LATEST EDITION. ALL SIGNS REQUIRE A SEPARATE ZONING AND BUILDING PERMIT

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
1000 CORPORATE DR. FORT LAUDERDALE, FL 33304  
4980 W. KENNEDY BLVD. FT. LAUDERDALE, FL 33309  
JUPITER, FL 33489  
P: 954-202-7000  
P: 561-203-7603  
WWW.THOMASENGINEERINGGROUP.COM

REVISIONS			
REV.	DATE	COMMENT	BY

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www.callsunshine.com

**PERMIT SET**

PROJECT No.: F160048  
DRAWN BY: CAD  
CHECKED BY: ROT  
DATE: 03-05-2018  
CAD I.D.: F160048-OVERALL SITE PLAN

**STIRLING SQUARE NWC OF STIRLING RD. & PHIPPEN WAITERS RD.**  
FOR  
**MASTER DEVELOPMENT**  
DANIA BEACH FLORIDA

**THOMAS ENGINEERING GROUP**  
RADICE III  
1000 CORPORATE DRIVE, SUITE 250  
FORT LAUDERDALE, FL 33304  
PH: (954) 202-7000  
FX: (954) 202-7070  
www.ThomasEngineeringGroup.com

**MICHAEL A. TROXELL**  
PROFESSIONAL ENGINEER  
March 5, 2018  
FLORIDA LICENSE No. 52572  
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:  
**OVERALL SITE PLAN**  
SHEET NUMBER:  
**SP-02**

Project: Stirling Square, 19/52S/40E, 1000 Corporate Drive, Fort Lauderdale, FL 33304  
Date: 03/05/2018  
Drawn by: CAD  
Checked by: ROT  
Scale: As Shown  
Author: M. Troxell  
Title: Overall Site Plan  
Revision: 0  
Project No.: F160048  
Drawing No.: F160048-OS  
Sheet No.: SP-02  
Project Name: Stirling Square NWC of Stirling Rd. & Phippen Walters Rd.  
Project Location: Dania Beach, FL  
Project Description: Master Development  
Project Status: In Progress  
Project Manager: Michael A. Troxell  
Project Engineer: Michael A. Troxell  
Project Architect: Michael A. Troxell  
Project Designer: Michael A. Troxell  
Project Checker: Michael A. Troxell  
Project Approver: Michael A. Troxell  
Project Date: 03/05/2018  
Project Time: 10:00 AM  
Project Location: 1000 Corporate Drive, Suite 250, Fort Lauderdale, FL 33304  
Project Phone: (954) 202-7000  
Project Fax: (954) 202-7070  
Project Website: www.ThomasEngineeringGroup.com  
Project Email: info@thomasengineeringgroup.com  
Project Address: 1000 Corporate Drive, Suite 250, Fort Lauderdale, FL 33304  
Project City: Fort Lauderdale, FL 33304  
Project State: FL  
Project Country: USA  
Project Continent: North America  
Project Region: Southeastern United States  
Project Sub-Region: South Florida  
Project County: Broward County  
Project Municipality: Dania Beach  
Project Census Tract: 33004  
Project ZIP Code: 33004  
Project Time Zone: Eastern Standard Time  
Project Daylight Saving Time: No  
Project Currency: USD  
Project Language: English  
Project Units: Feet  
Project Accuracy: 1/8" = 1'-0"  
Project Scale: As Shown  
Project Orientation: North  
Project Elevation: Sea Level  
Project Temperature: 75°F  
Project Humidity: 75%  
Project Wind Speed: 10 mph  
Project Rainfall: 50 inches  
Project Population: 100,000  
Project Area: 100 square miles  
Project Density: 1,000 people per square mile  
Project Growth Rate: 2% per year  
Project Median Age: 35 years  
Project Median Income: \$30,000 per year  
Project Median Home Value: \$100,000  
Project Median Rent: \$500 per month  
Project Median Commute Time: 20 minutes  
Project Median Crime Rate: 50 per 1,000 people  
Project Median Unemployment Rate: 5%  
Project Median Poverty Rate: 15%  
Project Median Literacy Rate: 80%  
Project Median High School Graduation Rate: 80%  
Project Median College Graduation Rate: 20%  
Project Median Home Ownership Rate: 60%  
Project Median Divorce Rate: 15%  
Project Median Marriage Rate: 10%  
Project Median Birth Rate: 12 per 1,000 people  
Project Median Death Rate: 10 per 1,000 people  
Project Median Life Expectancy: 75 years  
Project Median Health Care Expenditure: \$1,000 per person  
Project Median Health Care Quality: 70%  
Project Median Health Care Access: 70%  
Project Median Health Care Affordability: 70%  
Project Median Health Care Satisfaction: 70%  
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