

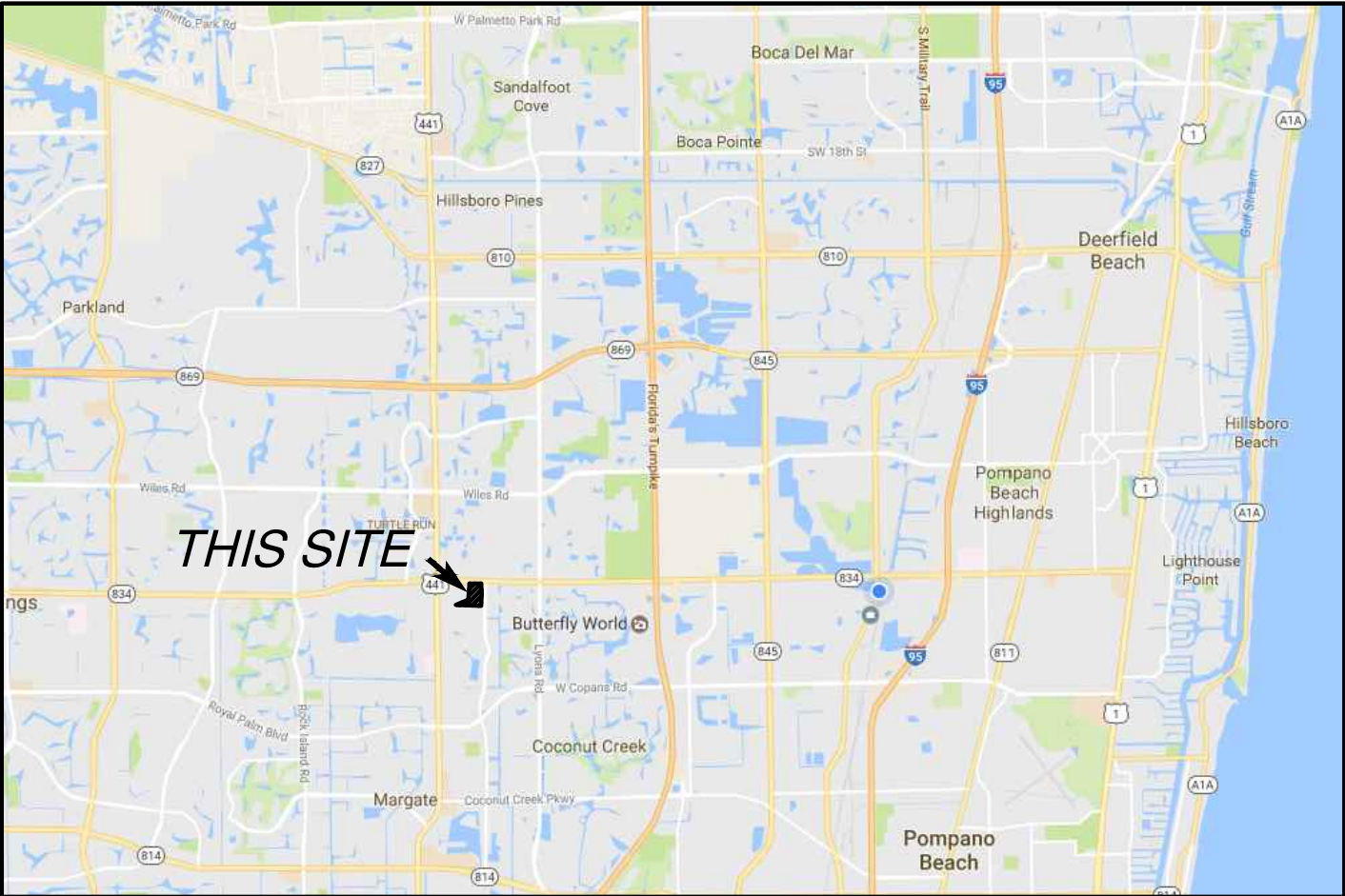
JM LEXUS

ENTRANCE IMPROVEMENTS

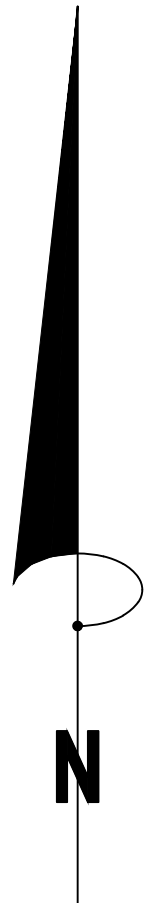
MARGATE, BROWARD COUNTY, FLORIDA

GENERAL NOTES:

1. THE LOCATION OF ALL EXISTING UTILITIES ON THE PLAN IS APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION, AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT THE CITY OF MARGATE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY SHAH, DROTOS & ASSOCIATES AT (954) 943-9433 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY FLORIDA POWER & LIGHT CO., SOUTHERN BELL TELEPHONE CO., THE LOCAL WATER AND SEWER UTILITY COMPANIES AND ANY OTHER UTILITY COMPANY WHICH MAY HAVE THEIR UTILITIES WITHIN THE CONSTRUCTION AREAS BEFORE BEGINNING CONSTRUCTION.
6. A PRE-CONSTRUCTION MEETING IS TO BE HELD BETWEEN THE CITY OF MARGATE, FLORIDA DEPARTMENT OF TRANSPORTATION (IF APPLICABLE), ENGINEER OF RECORD AND CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR MUST NOTIFY THE CITY OF MARGATE UTILITIES DEPARTMENT AND F.D.O.T. 48 HOURS PRIOR TO TYING INTO ANY EXISTING STRUCTURES AND HAVE AN INSPECTOR PRESENT.
8. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONG SIDE OF AND OVER ALL UTILITIES. THE ENGINEER MAY REQUIRE THAT COMPACTION TESTS BE TAKEN TO VERIFY BACKFILL COMPACTION. THE COSTS OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CONTRACTOR.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
10. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND (INCLUDING SPRINKLERS) SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGE PRIOR TO THE CONSTRUCTION OF PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF THE ENGINEER.
11. ALL MATERIALS AND CONSTRUCTION WITHIN THE D.O.T. R/W SHALL CONFORM TO THE D.O.T. "DESIGN STANDARDS" (LATEST EDITION) AND "STANDARDS SPECIFICATIONS" (LATEST EDITION)
12. ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF MARGATE UTILITIES DEPARTMENT AND THE PLANS AND CONSTRUCTION SPECIFICATIONS. WHERE CONFLICTS OR OMISSIONS EXIST, THE CITY OF MARGATE UTILITIES DEPARTMENT STANDARDS SHALL DICTATE. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
13. CONSTRUCTION INSPECTION WILL BE PERFORMED BY THE ENGINEER AND IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION, AND AT LEAST 48 HOURS BEFORE REQUIRING INSPECTION OF EACH AND EVERY PHASE OF WORK.
14. CONSTRUCTION SURVEYING WILL BE PERFORMED BY THE ENGINEER OR SURVEYORS DESIGNATED BY THE OWNER. THE CONTRACTOR SHALL CONTACT THE SURVEYOR NOT LESS THAN 48 HOURS BEFORE THE SURVEYORS ARE NEEDED ON-SITE TO STAKE OUT ANY PHASE OF WORK. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF PROTECTING ALL SURVEY STAKES AND MONUMENTS. REPLACEMENT COSTS OF ALL RESTAKES SHALL BE BORNE BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
16. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE DRAWINGS WILL THEN BE FORWARDED TO, THE CITY OF MARGATE UTILITIES DEPARTMENT AND ENGINEERING DEPARTMENT.
17. THE CONTRACTOR MUST CALL BROWARD COUNTY TRAFFIC ENGINEERING DEPARTMENT AT 954-484-9600 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE D.O.T. R/W TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
18. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR EXPENSE.
19. THE CONSULTANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH STANDARD INDEX SERIES 600, APPLICABLE INDEX WORK BEING PERFORMED.
20. ALL MOT SIGNS SHALL BE POST MOUNTED AND LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES CLOSURES ARE ALLOWED BETWEEN 7:00 AM AND 9:00 AM OR BETWEEN 4:00 PM AND 6:00 PM., PEAK TRAFFIC HOURS.



LOCATION MAP
N.T.S.



INDEX OF SHEETS

CIVIL

CE1 COVERSHEET
CE2 SITE AND PAVING PLAN

LANDSCAPE

LP1-LP2 LANDSCAPING PLANS

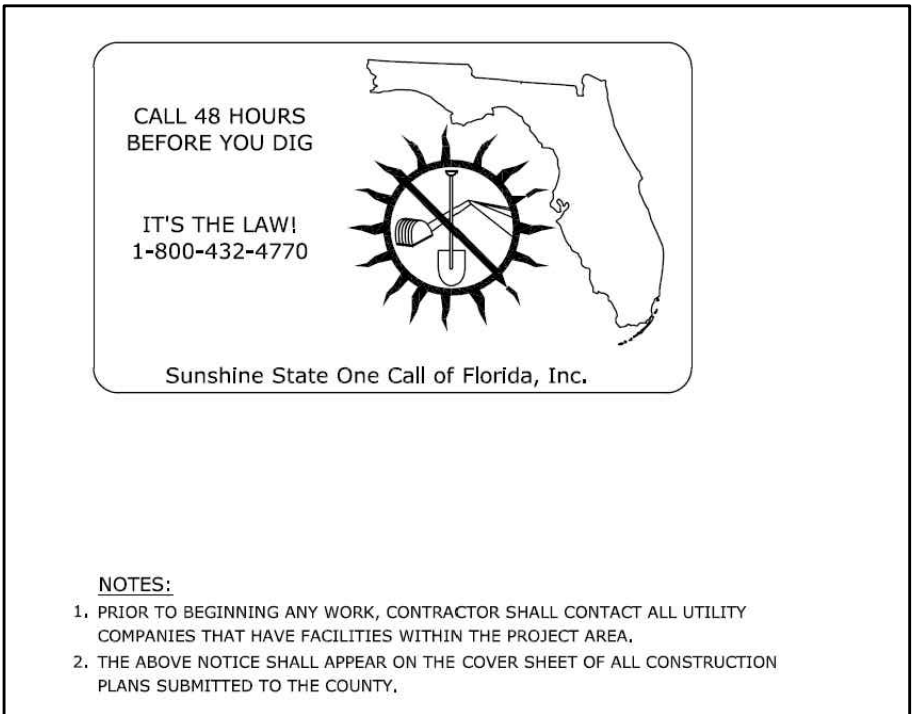
SURVEY

S-1 - S-4 BOUNDARY AND TOPOGRAPHIC SURVEY

SDA SHAH
DROTOS
& ASSOCIATES

ENGINEERING • SURVEYING • PLANNING

3410 NORTH ANDREWS AVENUE EXT., POMPAN0 BEACH, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

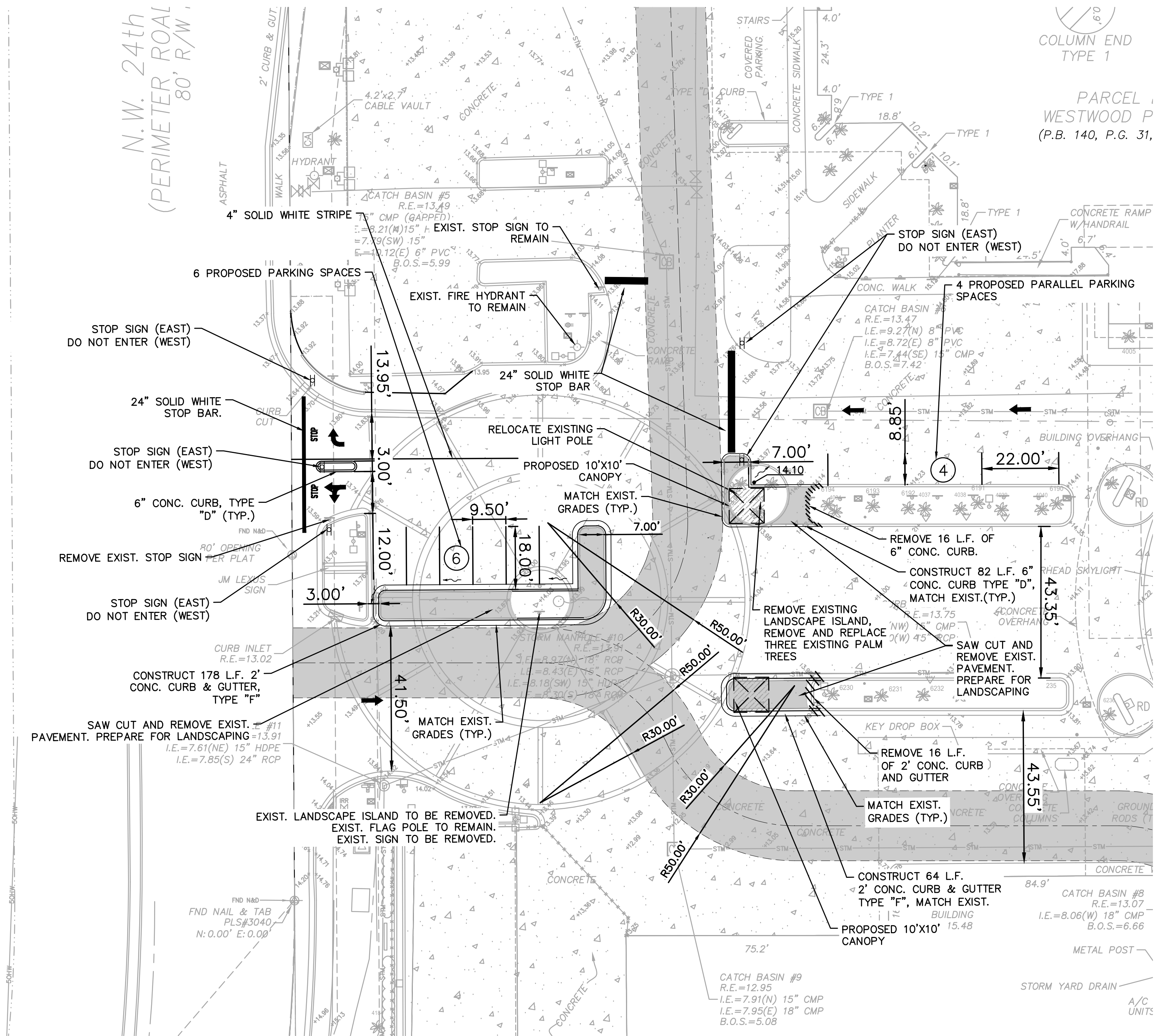


1071A.01

FOR THE FIRM, BY:

BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

X:\Cad\Eng\1071A.01 JM LEXUS - PARKING GARAGE, BODY SHOP, CAR WASH\Entrance Modification Only\Site Plan\1071 Entrance Mod SITE PLAN.dwg, 6/22/2017 12:05:23 PM, DWG To PDF.pc3



SITE PARKING DATA:

REQUIRED PARKING

SHOWROOM PARKING - 29,500 SQ.FT. @ 1/500 S.F. = 59 SPACES
OWNER PARKING - 1 OWNER @ 1/PERSON = 1 SPACE
SALES & SERVICE MECHANICS - 300 PEOPLE @ 1/2 PEOPLE = 150 SPACES
ACCOUNTING EMPLOYEES - 40 PEOPLE @ 1/PERSON = 40 SPACES

TOTAL REQUIRED EMPLOYEE/CUSTOMER PARKING (INCLUDING HANDICAP) = 250 SPACES
TOTAL REQUIRED HANDICAP PARKING SPACES = 7 SPACES

EXISTING PARKING (PER PREVIOUSLY APPROVED SITE PLAN DATED 11/4/03):

EMPLOYEE/CUSTOMER PARKING (INCLUDING HANDICAP) = 293 SPACES
HANDICAP PARKING SPACES = 8 SPACES
DISPLAY PARKING SPACES = 844 SPACES
TOTAL EMPLOYEE/CUSTOMER AND DISPLAY PARKING SPACES = 1137 SPACES

PROPOSED PARKING

EXISTING EMPLOYEE/CUSTOMER PARKING TO REMAIN (INCLUDING HANDICAP) = 293 SPACES
EXISTING HANDICAP PARKING SPACES TO REMAIN = 8 SPACES
PROPOSED EMPLOYEE/CUSTOMER PARKING SPACES = 10

TOTAL PROPOSED EMPLOYEE/CUSTOMER PARKING (INCLUDING HANDICAP) = 303
TOTAL PROPOSED HANDICAP PARKING = 8

EXISTING DISPLAY PARKING SPACES TO REMAIN = 844

TOTAL PROPOSED PARKING (INCLUDING HANDICAP) = 1145

GROSS SITE DATA:

CURRENT USE OF PROPERTY: COMMERCIAL - AUTOMOBILE DEALERSHIP
LAND USE: COMMERCIAL
ZONING: B-2A (REGIONAL BUSINESS DISTRICT)

EXISTING SITE DATA (FROM PREVIOUSLY APPROVED SITE PLAN DATED 11/4/03):

TOTAL SITE AREA:	17.79 AC.	774,920 SQ.FT.	100.00%
BUILDING AREA:	2.36 AC.	103,006 SQ.FT.	13.29%
PAVED AREA:	12.33 AC.	537,000 SQ.FT.	69.30%
GREEN AREA:	3.10 AC.	134,914 SQ.FT.	17.41%
TOTAL IMPERVIOUS AREA:	14.69 AC.	640,006 SQ.FT.	82.59%
TOTAL PERVIOUS AREA:	3.10 AC.	134,914 SQ.FT.	17.41%

FLOOR AREA RATIO PROVIDED: 2.36 / 17.79 = 1/7.54 = 0.133

PROPOSED SITE DATA:

TOTAL SITE AREA:	17.79 AC.	774,920 SQ.FT.	100.00%
BUILDING AREA:	2.36 AC.	103,006 SQ.FT.	13.29%
PAVED AREA:	12.31 AC.	536,188 SQ.FT.	69.19%
GREEN AREA:	3.12 AC.	135,726 SQ.FT.	17.52%
TOTAL IMPERVIOUS AREA:	14.67 AC.	639,194 SQ.FT.	82.48%
TOTAL PERVIOUS AREA:	3.12 AC.	135,726 SQ.FT.	17.52%

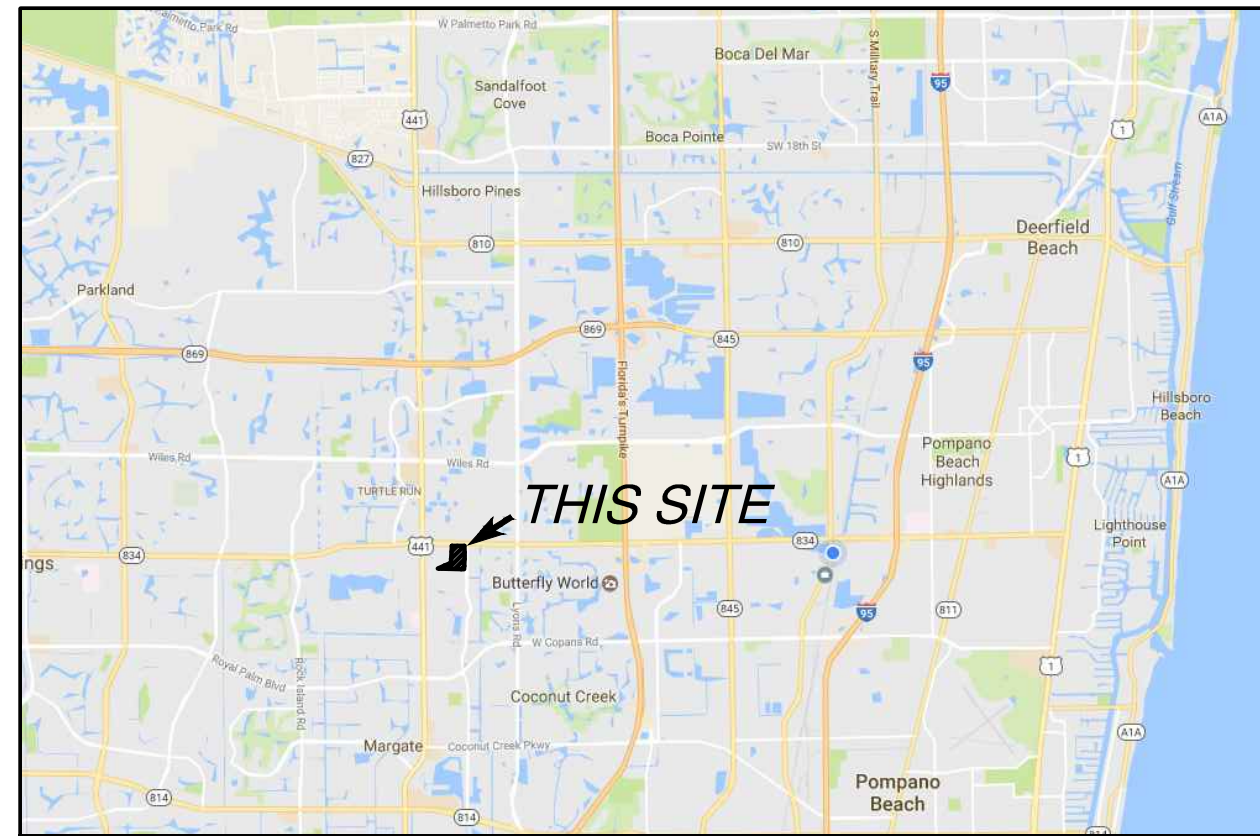
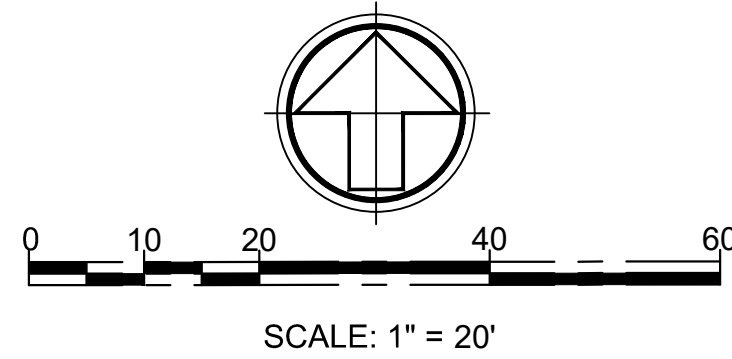
FLOOR AREA RATIO PROVIDED: 2.36 / 17.79 = 1/7.54 = 0.133

NOTES:

- NO CHANGES TO ANY BUILDINGS ARE PROPOSED AS PART OF THIS PROJECT.
- NO CHANGES TO ANY WATER OR SEWER SERVICES ARE PROPOSED AS PART OF THIS PROJECT.
- DUE TO THE INCREASE IN NET PERVIOUS AREA FOR THE SITE, NO ALTERATIONS TO THE SURFACE WATER MANAGEMENT SYSTEM ARE PROPOSED AS PART OF THIS PROJECT.
- IN ALL NEW LANDSCAPE AREAS, CONTRACTOR TO REMOVE ALL PAVEMENT AND LIMEROCK BASE AND FILL WITH SUITABLE MATERIALS AS DESCRIBED IN LANDSCAPING PLANS.
- NEW EDGE OF PAVEMENT GRADES TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED ON PLAN.

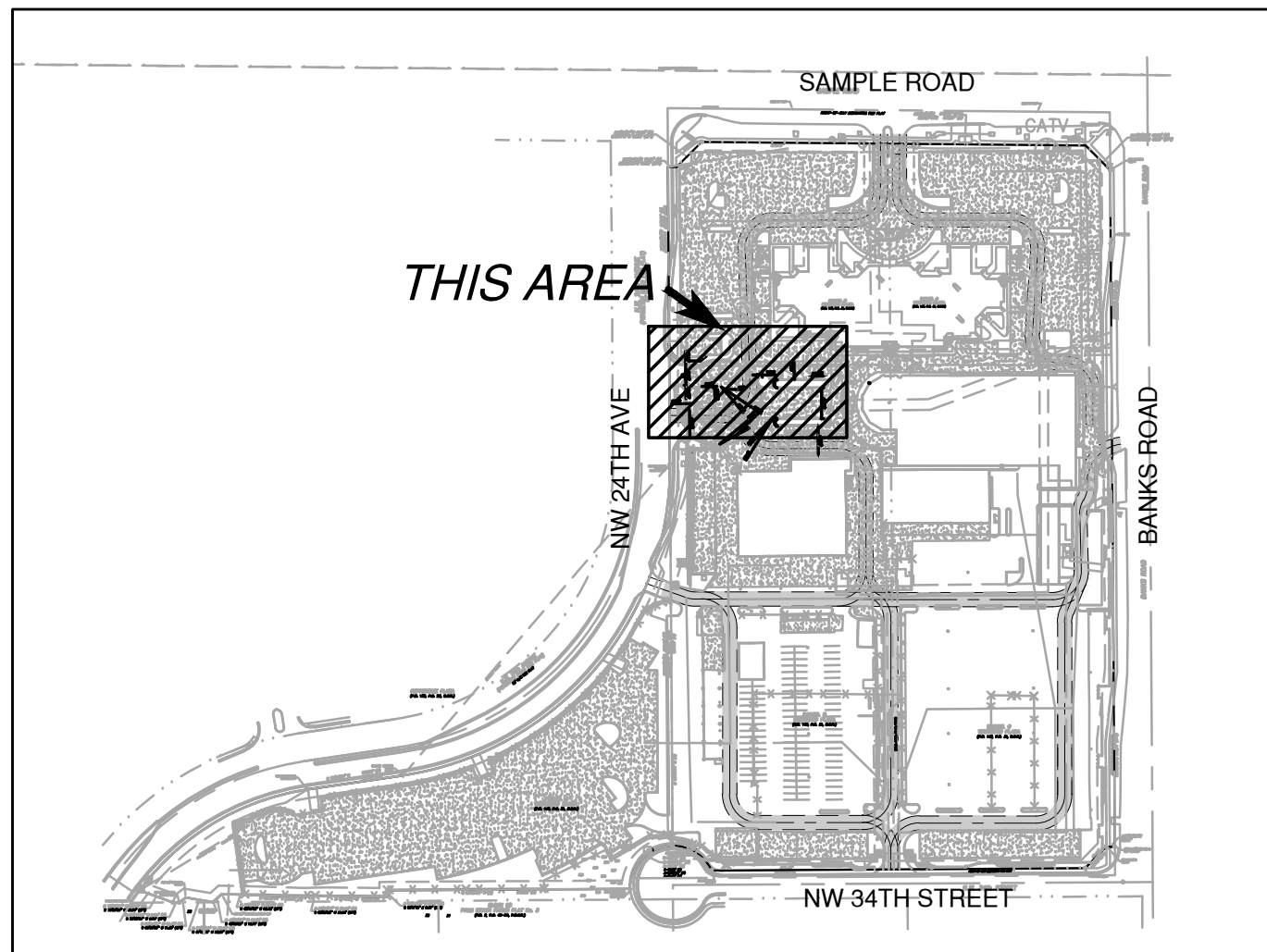
LEGEND

FLOW ARROW
EXISTING ELEVATION
PROPOSED ELEVATION
TYPE "D" CURB
TYPE "F" CURB



LOCATION MAP

N.T.S.



SPECIFIC LOCATION MAP

SCALE: 1"=250'

DESCRIPTION:

PARCELS A, B AND C, WESTWOOD PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUBJECT TO ALL EASEMENTS RESERVATIONS AND RIGHT OF WAYS OF RECORD

SAID LANDS BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 18.74 ACRES (816,150 SQUARE FEET) MORE OR LESS.

REVISIONS

DATE

BY

DESCRIPTION

ENGINEERING
SURVEYING
PLANNING

SHAH DROTOS & ASSOCIATES

DRAWN BY: MJG

CHECKED BY: BRS

DESIGNED BY: BRS

APPROVED BY: S.D.A.

SCALE: 1"=50'

JM LEXUS - ENTRANCE IMPROVEMENTS

MARGATE, BROWARD COUNTY, FLORIDA

SITE AND PAVING PLAN

SEAL

FOR THE FIRM, BY:

BHARAT SHAH, P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: JUNE 2017

JOB NO. 1071A.01

SHEET CE2