

Drawing name: H:\47873000\CADD\CONSTR\CONSTR CONT AND CRATE\C1-C6-SITEPLAN-3000.dwg C1 Nov 05, 2008 12:51pm by: britt.stephens  
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\*FOR INFORMATIONAL PURPOSES ONLY.  
 SEE ARCHITECTURAL PLANS FOR SITE DATA TABLE

**SITE DATA TABLE**  
 VILLAGE AT GULFSTREAM PARK  
 HALLANDALE BEACH, FLORIDA

<b>SITE AREA</b>			
"LAC" PARCEL	60.77 AC		
LIMIT OF GRADING	26.20 AC		
<b>LOT COVERAGE ("LAC" PARCEL ONLY)</b>			
BUILDING =	310,777 SF	7.13 AC	12.5%
PAVED =	1,818,945 SF	41.76 AC	66.2%
PEDESTRIAN WALKWAY =	205,146 SF	4.71 AC	7.8%
PREVIOUS PROVIDED =	312,118 SF	7.17 AC	11.8%
TOTAL =	2,646,986 SF	60.77 AC	100%

**BUILDING FOOTPRINT AREA ("LAC" PHASE I PARCEL ONLY)**

BLDG 1000 =	22,761 SF
BLDG 1100 =	16,096 SF
BLDG 1200 =	65,304 SF
BLDG 1300 =	78,153 SF
BLDG 1400 =	39,878 SF
BLDG 1500 =	39,885 SF
BLDG 1600 =	10,407 SF
BLDG 1700 =	38,293 SF
TOTAL =	312,118 SF
F.A.R. =	11.80%

**SETBACKS (PROJECT AREA ONLY)**

FRONT =	75
REAR =	50
SIDE YARD (INTERIOR) =	50
SIDE STREET (CORNER) =	50

**LANDSCAPE BUFFER**

US-1 FRONTAGE = 20 FEET

**ZONING CLASSIFICATION (PROJECT AREA ONLY)**

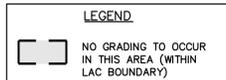
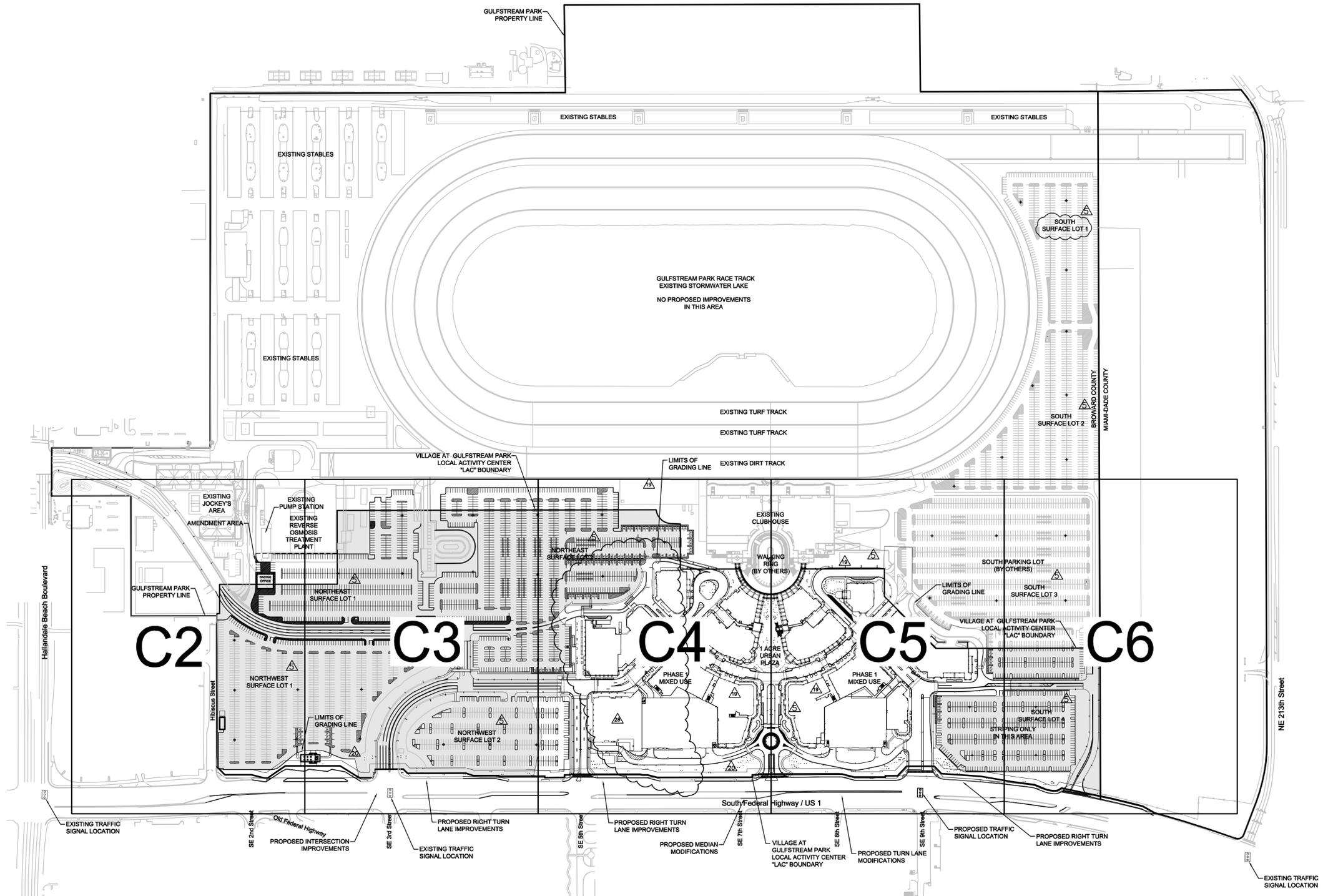
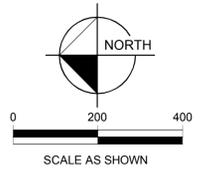
JURISDICTION: CITY OF HALLANDALE BEACH, FLORIDA  
 EXISTING ZONING: PLAC (PLANNED LOCAL ACTIVITY CENTER)

BASE FINISH FLOOR ELEVATION (FEMA) = 7.0' NGVD  
 FLOOD ZONE = AE

**TAX FOLIO NUMBERS**

514227010190  
 514227010540  
 514227260050  
 514227260190

NOTE: SEE ARCHITECTURAL PLANS FOR PARKING COUNTS AND RATIOS



PAD ELEVATION TO BE 8" BELOW FINISHED FLOOR ELEVATION

SEE ROADWAY IMPROVEMENT PLANS FOR WORK IN FDOT RIGHT OF WAY

No.	REVISIONS	DATE	BY
1	BULLETIN No. 88	11/5/08	PAG
2	BULLETIN No. 60	4/21/08	ESM
3	BULLETIN No. 54	3/3/08	ESM
4	BULLETIN No. 3	4/6/07	ESM

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DESIGN ENGINEER: ROSCOE L. BIBY, P.E.  
 FLORIDA REGISTRATION NUMBER: 34793  
 SEAL

SCALE: AS NOTED  
 DESIGNED BY: MST  
 DRAWN BY: SAM  
 CHECKED BY: RLB

**MASTER SITE PLAN**

**VILLAGE AT GULFSTREAM PARK PHASE 1**  
 BROWARD COUNTY FLORIDA

DATE: 5/31/06  
 PROJECT NO.: 047873000  
 SHEET NUMBER: C1