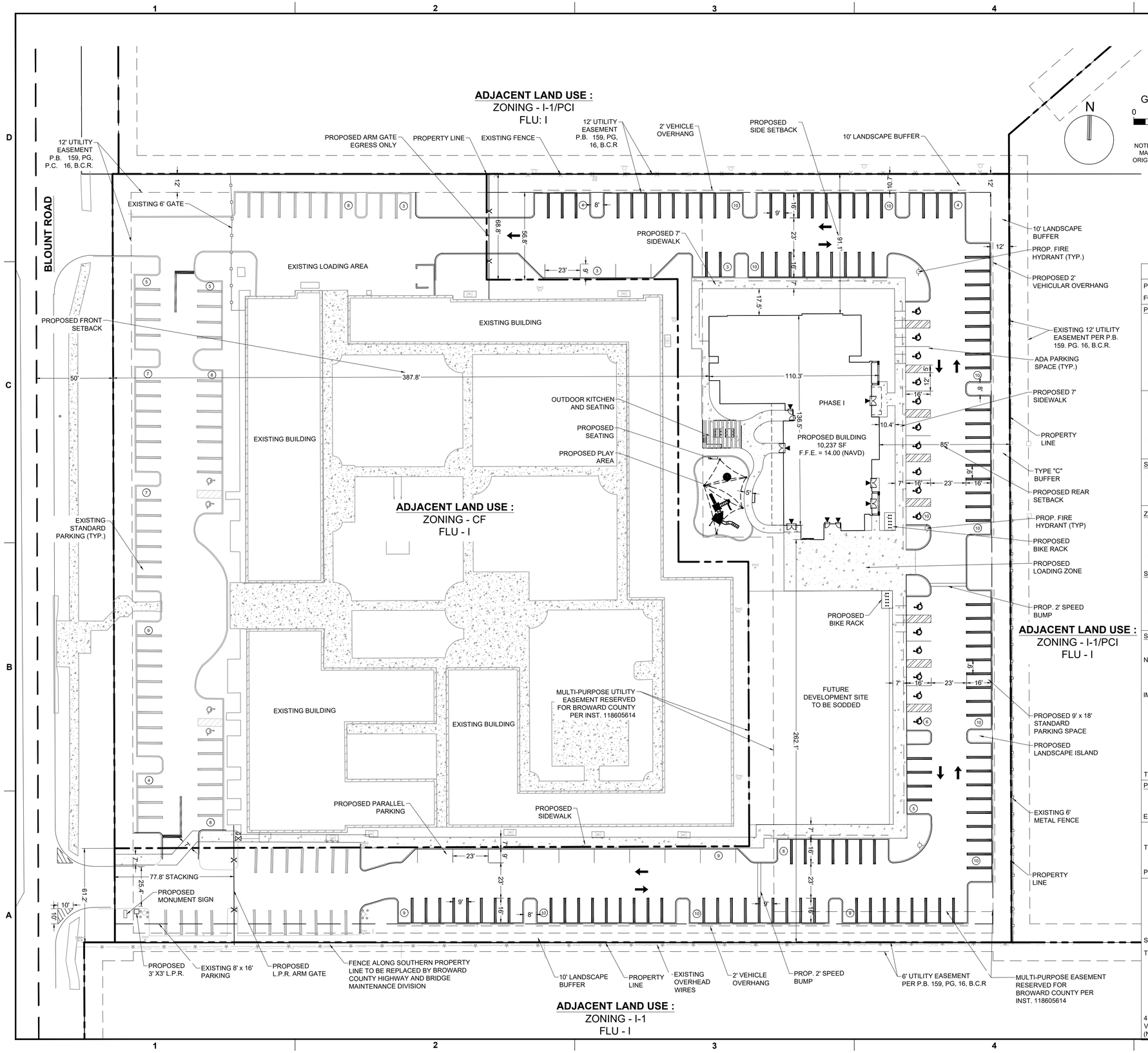

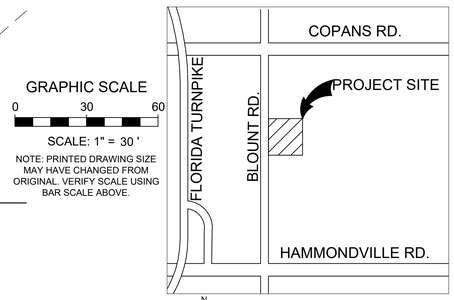

LOCATION MAP
N.T.S.

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SITE DATA TABLE

PROJECT ADDRESS: 1700 NW 30 AVE POMPANO BEACH FL 33069

FOLIO No. 484228250050, 484228250051

PROJECT INFORMATION:				
LAND USE DESIGNATION:	COMMERCIAL (C)			
ZONING DESIGNATION:	COMMUNITY FACILITIES (CF) / GENERAL BUSINESS (B-3)			
	SQ. FT.	ACREAGE		
GROSS SITE AREA (PER SURVEY)	316,491	7.27		
NET SITE AREA (SF)	291,487	6.69		
PROPOSED USE				
UNIT BREAKDOWN	STUDIO	1 BR	2 BR	TOTAL UNITS
TOTAL:	8	68	14	90
DENSITY	ALLOWED		PROVIDED	
	46 DU/AC		30 DU/AC	

SERVICE PROVIDERS:	
POTABLE WATER	BROWARD COUNTY
SANITARY SEWER	BROWARD COUNTY
SOLID WASTE	COASTAL WASTE AND RECYLING

ZONING DISTRICT REQUIREMENTS:	(CF)REQ/PROV	(B-3)REQ/PROV
BUILDING HEIGHT(MAXIMUM FT)	60' / 29'-10"	105'/78'
LOT COVERAGE	25% / 24.83%	60% / 24.83%
SETBACK REQUIREMENTS:	(CF)REQ (MIN)/PROV	(B-3)REQ /PROV
FRONT YARD	25' / 57.9'	0 / 387'
INTERIOR SIDE YARD (NORTH)	25'/ 71.6'	0 / 91'
INTERIOR SIDE YARD (SOUTH)	25'/71.6'	10' / 262'
REAR YARD	25' / 180.3'	10' / 85'

SITE AREA CALCULATIONS:			
	SQ. FT.	%	ACREAGE
NET SITE AREA:	291,487	100%	6.69
	PROVIDED		
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	87347.00	30.0%	2.01
VEHICULAR USE AREA/PAVEMENT	89,528.00	30.7%	2.06
SIDEWALKS/CONCRETE	11075.00	3.8%	0.25
PERVIOUS AREA (20% MINIMUM)	103,537.00	35.5%	2.38
TOTAL	291,487	100%	6.69

PARKING CALCULATIONS:	REQUIRED	PROVIDED
EXISTING USE		
200 BED FACILITY(PER DEV. ORDER)	81	81
TOTAL PARKING	81	79
ADA SPACES	3	4
PROPOSED USE		
STUDIO @ 1 PER UNIT	8	8
ONE BEDROOM @ 1 PER UNIT	68	68
TWO BEDROOMS @ 1 PER UNIT	14	14
GUEST PARKING @ 1 PER 5 SPACES	18	18
SUB TOTAL PARKING	108	
TOTAL PARKING	108	160*
ADA SPACES	4	16
TOTAL PARKING FOR ENTIRE SITE		239

*EXCESS PARKING PROVIDED IS FOR FUTURE PHASE.

	REQUIRED	PROVIDED
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	08/26/2025
DESIGNED BY:	BB
DRAWN BY:	DJE
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **Thomas F. Donahue**, P.E. on the date adjacent to the seal.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.08.27 14:16:57-04'00'

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

GREEN MILLS GROUP

PROJECT

ASPIRE 1650

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER **SP-100**

PROJECT NUMBER **16500.00**

DRC

PZ25-12000022

10.01.2025

STATUS: PRELIMINARY

Plotted by: jaldas On 8/27/2025 1:14 PM

Drawing name: H:\16500.00 - Aspire 1650 - Green Mills Group\Engineering\Cadd\16500.00-SP-1XX.dwg