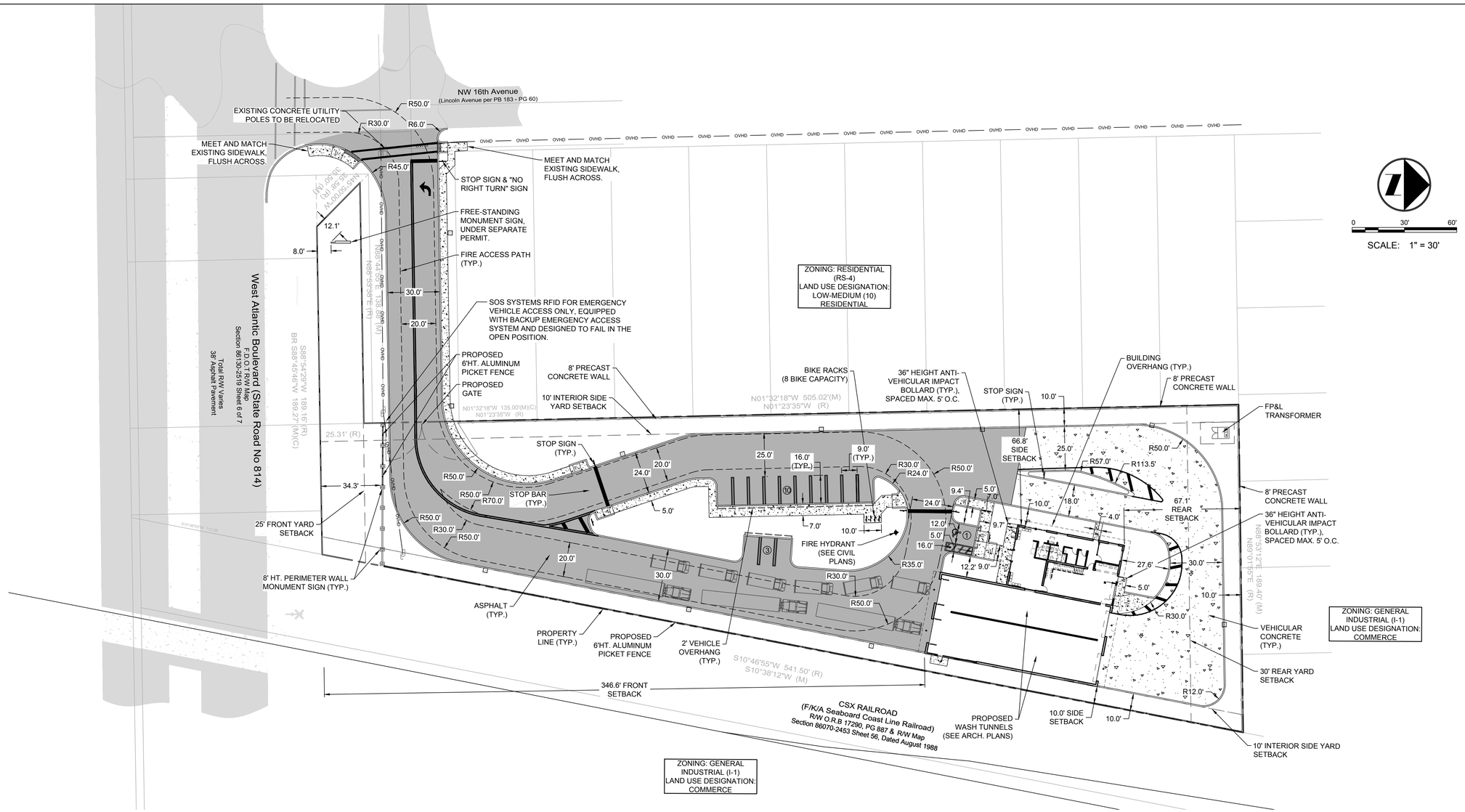

SITE PLAN DATA TABLE		
Site Location	1501 W. Atlantic Blvd. (Folio #484234500010)\	
Net Site Area	73,343 Sq. Ft.	1.68 Acres
Existing Zoning	General Industrial (I-1)	
Proposed Use	General Industrial (I-1)	
Area Compliance		
	Square Footage	**Percentage of Net Site**
Total Pervious Area (min. 20%)	27,710 SF	37.8%
Total Impervious Area	45,633 SF	62.2%
	Required	**Provided**
Lot Coverage (Building Coverage - 65% Max.)	47,673 SF Max.	7,188 SF (includes front porch covered area)
Lot Area (10,000 sf Min.)	10,000 SF Min.	73,343 SF
Building Data		
	Required	**Provided**
Maximum Height	45' Max.	20.5'

Setback Data		
	Required	**Provided**
Front Setback (South)	25' Min.	346.6'
Rear Setback (North)	30' Min.	68.4'
Interior Side Setback (East)	10' Min.	10.7'
Interior Side Setback (West)	10' Min.	73.1'
Parking Data		
	Required	**Provided**
Car Wash/Auto Detailing:		
1 space per 500 sf (6,747 sf)	14	14
Total Parking Spaces Required:	14	14 *(includes 1 accessible sp.)*
Bicycle Parking		
	Required	**Provided**
4 bicycles for each 10 parking spaces	6	8

DRC

PZ24-12000026

04.02.2025

DATE:	02/26/25
SCALE:	AS SHOWN
DESIGN BY:	AKR
DRAWN BY:	AKR
CHECKED BY:	NDP
APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000314

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN, THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF CRAVEN•THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2025

ATLANTIC FLEET WASH
1501 WEST ATLANTIC BLVD.
POMPANO BEACH, FLORIDA

PREPARED FOR:
KAJA PROPERTIES INC.

SITE PLAN

Nicole D. Pastre
2025.02.28
11:28:51-05'00'

Nicole D. Pastre
Florida R.L.A. No. 6667397
2025-02-28

PROJECT NO.
24-0055-001-01

SP-1

SHEET ____ OF ____

\\ctofile02\CTAShared\Landscape\2024\24-0055-001-01 1501 Atlantic Truck Wash\Drawings\24-0055-SP.dwg [SP-1] Feb 28, 2025 10:58am NPASTRE