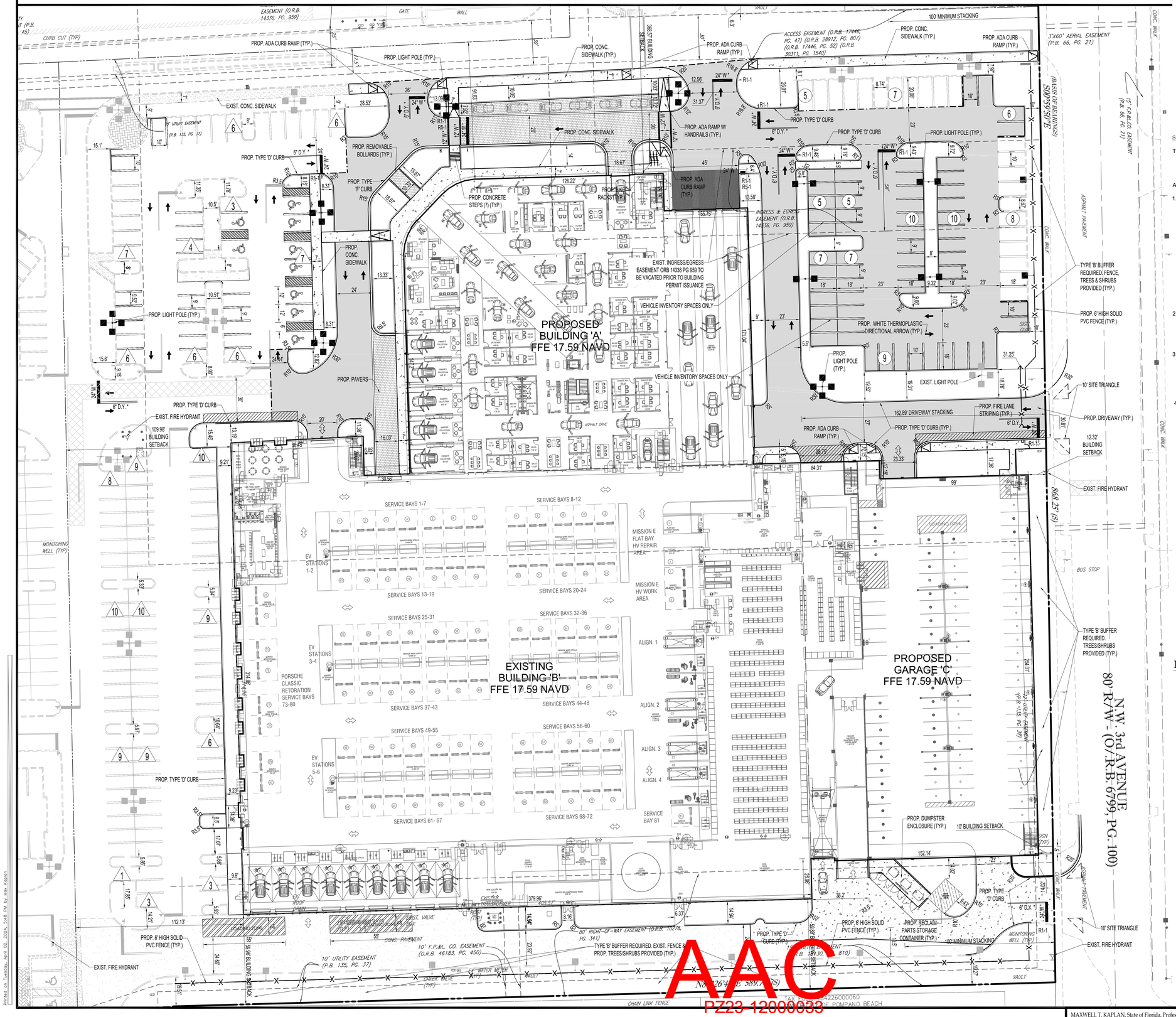
MATCH LINE SEE SHEET SP-02A



PARKING LEGEND

- # — CUSTOMER/EMPLOYEE PARKING SPACES DISPLAY/OFFICE
- # — VEHICLE INVENTORY SPACES

N
W E
S

30 15 7.5 0 30
1"= 30'

SITE PLAN DATA TABLE

THIS PLAN REFERENCES A BOUNDARY SURVEY BY: RADIUS PROFESSIONAL SURVEYOR & MAPPER, LLC. 436 SW BISHOP AVE. LAKE CITY, FL 32024

APPLICANT: COPANS MOTORS, INC.

1. DATA TABLE:

PARCEL ID:	484226400010, 484226000050, 484226000101, 484226000102
CURRENT USE:	CAR DEALERSHIP
PROPOSED USE:	CAR DEALERSHIP
LAND USE DESIGNATION:	COMMERCIAL
EXISTING ZONING DESIGNATION:	B-3 (GENERAL BUSINESS) / PR (PARKS/RECREATION) (SOUTH POND)
WATER/WASTE WATER SERVICE PROVIDER:	CITY OF POMPANO BEACH

2. SITE AREA (CHAMPION PORSCHE)

TOTAL SITE AREA (INCL. POND PARCELS):	17.993 AC / (783,793 SF)
TOTAL SITE AREA (NORTH PARCEL ONLY):	10.69 AC / (466,011 SF)

3. PARKING DATA

PARKING REQUIRED (CHAMPION PORSCHE)
TOTAL PARKING REQUIRED 413 SPACES

PARKING PROVIDED (CHAMPION PORSCHE)
TOTAL PARKING PROVIDED 677 SPACES

4. SITE REQUIREMENTS (BASED ON NORTH PARCEL ONLY):

	REQUIRED	PROVIDED
LOT AREA (SF)	10,000 (MIN.)	466,011
LOT WIDTH (FT)	100'	653.67'
LOT COVERAGE	60% (MAX.)	41.8%
PERVIOUS AREA	20% (MIN.)	20.5%*
HEIGHT	105' (MAX.)	34.5' (BLDG) 44.0' (GARAGE)

*BASED ON OVERALL SITE PERVIOUS CALCULATIONS.

SETBACKS

FRONT YARD (NORTH)	0' (MIN.)	368.57'
STREET SIDE YARD (EAST)	0' (MIN.)	10'
INTERIOR YARD (WEST)	0' (MIN.)	109.98'
REAR YARD (SOUTH)	30' (MIN.)	59.89'

LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
FRONT (NORTH)	10'	10'
REAR (SOUTH)	10'	19.27'
SIDE (EAST)	10'	10'
INTERIOR SIDE (WEST)	10'	N/A

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PGD DETAILS)
- PROP. 2½" THICK PAVERS (SEE PGD DETAILS)
- PROPOSED CONCRETE (SEE PGD DETAILS)
- MILL & OVERLAY
- EXISTING CONCRETE
- PROPERTY LINE

NOTE:
ALL PARKING SPACES TO BE DOUBLE STRIPED PER CITY STANDARDS

LEGEND

R1-2	YIELD
R6-7	KEEP RIGHT
R3-1	NO RIGHT TURN
R7-6	NO PARKING LOADING ZONE
R1-1	STOP SIGN (30" x 30") UNLESS OTHERWISE NOTED
R5-1	DO NOT ENTER SIGN (30" x 30")
R6-1R	ONE WAY
DY	DOUBLE YELLOW
W	WHITE
*	THERMOPLASTIC

AAC
PZ23-12000033
05/07/2024

Maxwell T Kaplan
Digitally signed by Maxwell T Kaplan
DN: c=US, o=Florida, dnQualifier=A01410C00000178EAAC643B000050D4, cn=Maxwell T Kaplan
Date: 2024.04.03 16:17:04 -04'00'

MAXWELL T. KAPLAN, State of Florida, Professional Engineer, License No. 83366. This item has been digitally signed and sealed by MAXWELL T. KAPLAN, P.E. on 4/2/2024 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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CHECKED BY: MTK
DATE:
CAD I.D.: F230019 - SITE PLAN

PROJECT:

PORSCHE CHAMPION CENTER
300 W COPANS RD
FOR
CHAMPION PORSCHE

POMPANO BEACH
FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
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MAXWELL T. KAPLAN LICENSE No. 83366 STATE OF FLORIDA PROFESSIONAL ENGINEER
April 2, 2024
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-02

Printed on Tuesday, April 02, 2024, 5:48 PM by Max Kaplan