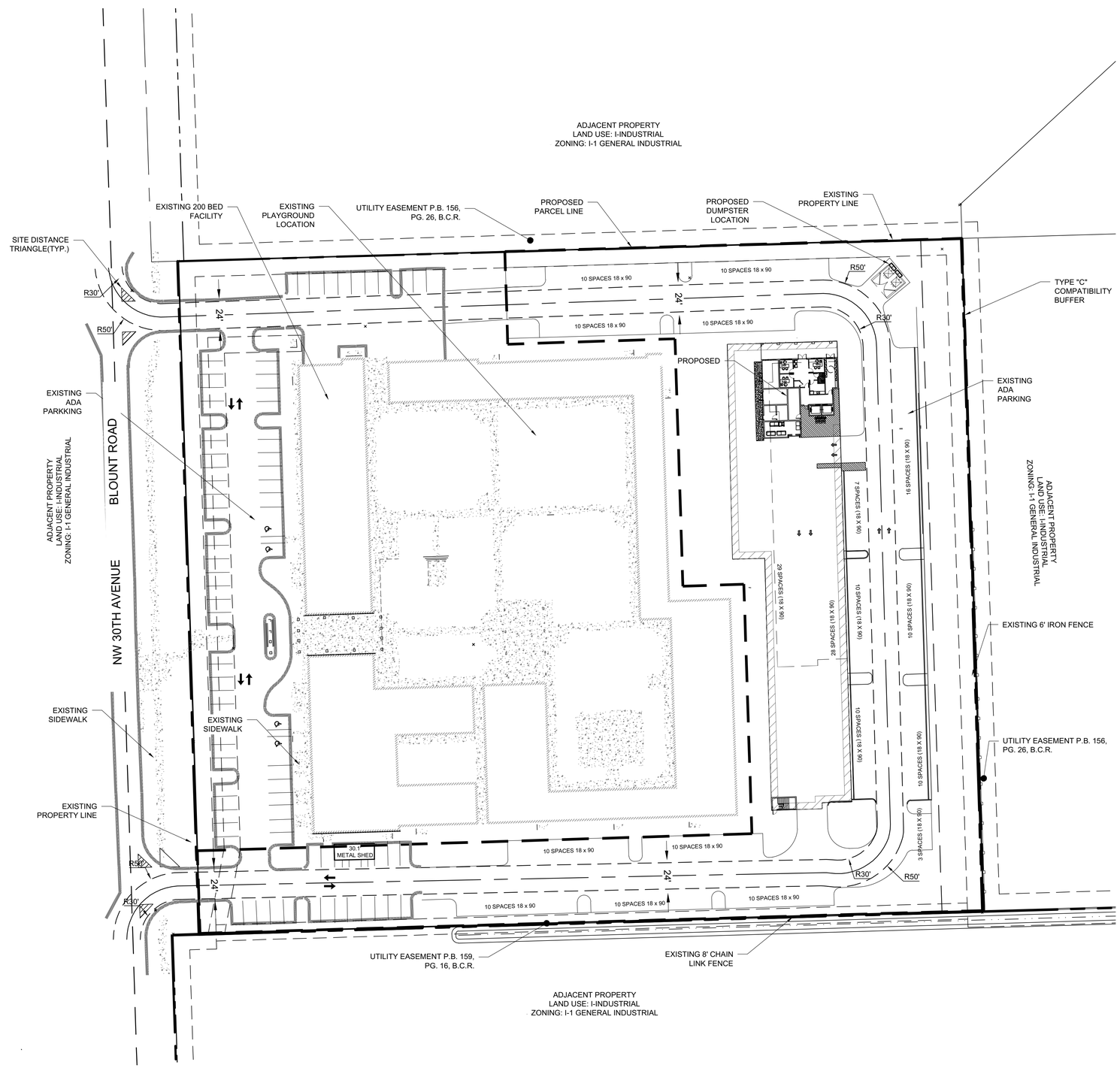


N

GRAPHIC SCALE

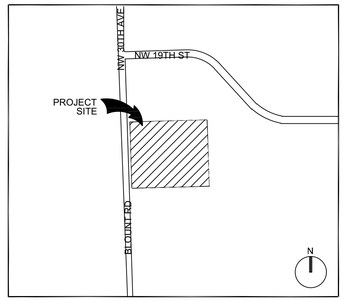
0 40 80

SCALE: 1" = 40 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LEGAL DESCRIPTION:

PARCEL "E" OF "BROWARD COUNTY PLAT No. 2" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



LOCATION SKETCH
(NOT TO SCALE)

SITE DATA TABLE

PROJECT ADDRESS:

1700 NW 30 AVE POMPANO BEACH FL 33069

PURPOSE: EXISTING 200 BED FACILITY AND PROPOSED 138 UNIT MID-RISE BUILDING

FOLIO No. 484228250050

PROJECT INFORMATION:

LAND USE DESIGNATION:	I-INDUSTRIAL/PROPOSED COMMERCIAL	
ZONING DESIGNATION:	COMMUNITY FACILITIES (CF) AND GENERAL BUSINESS (B-3)	
	SQ. FT.	ACREAGE
GROSS SITE AREA (PER SURVEY)	316,491	7.27
NET SITE AREA (SF)	291,487	6.69

SERVICE PROVIDERS:

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	WASTE MANAGEMENT

ZONING DISTRICT REQUIREMENTS:	(CF)REQ/PROV	(B-3)REQ/PROV
BUILDING HEIGHT(MAXIMUM FT)	60' / 29'-10"	105'/98'
LOT COVERAGE	25% / 24.83%	60% / 24.83%
SETBACK REQUIREMENTS:	(CF)REQ (MIN)/PROV	(B-3)REQ /PROV
FRONT YARD	25' / 57.9'	0 / 404.9'
INTERIOR SIDE YARD (NORTH)	25'/ 71.6'	0 / 73.8'
INTERIOR SIDE YARD (SOUTH)	25'/71.6'	0 / 79.1'
REAR YARD	25' / 180.3'	30' / 35.8'

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
USE		
200 BED FACILITY(PER DEVELOPMENT ORDER)	81	81
ADA SPACES	3	4
ASSUMED 138 UNIT MID-RISE x 1 BEDROOM	207	213
ADA SPACES	9	4
TOTAL PARKING	300	302

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:	07/10/22
DESIGNED BY:	XXX
DRAWN BY:	JC
CHECKED BY:	XXX
BID-CONTRACT:	

MICHAEL J. PHILLIPS, R.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

PROJECT

NORTH HOMELESS ASSISTANCE CENTER RESIDENTIAL BUILDING

SHEET TITLE

SITE PLAN

SHEET NUMBER **SP-101**

PROJECT NUMBER **07699.M5**

Plotted by: jcady On 8/30/2022 2:16 PM

Drawing name: M:\07" PROPOSALS OUTSTANDING\07699.M5 - Affordable Housing #2 - In-Kind Services - BPHI\Engineering\Cadd\07699.M5-SP-101.dwg

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10/26/2022