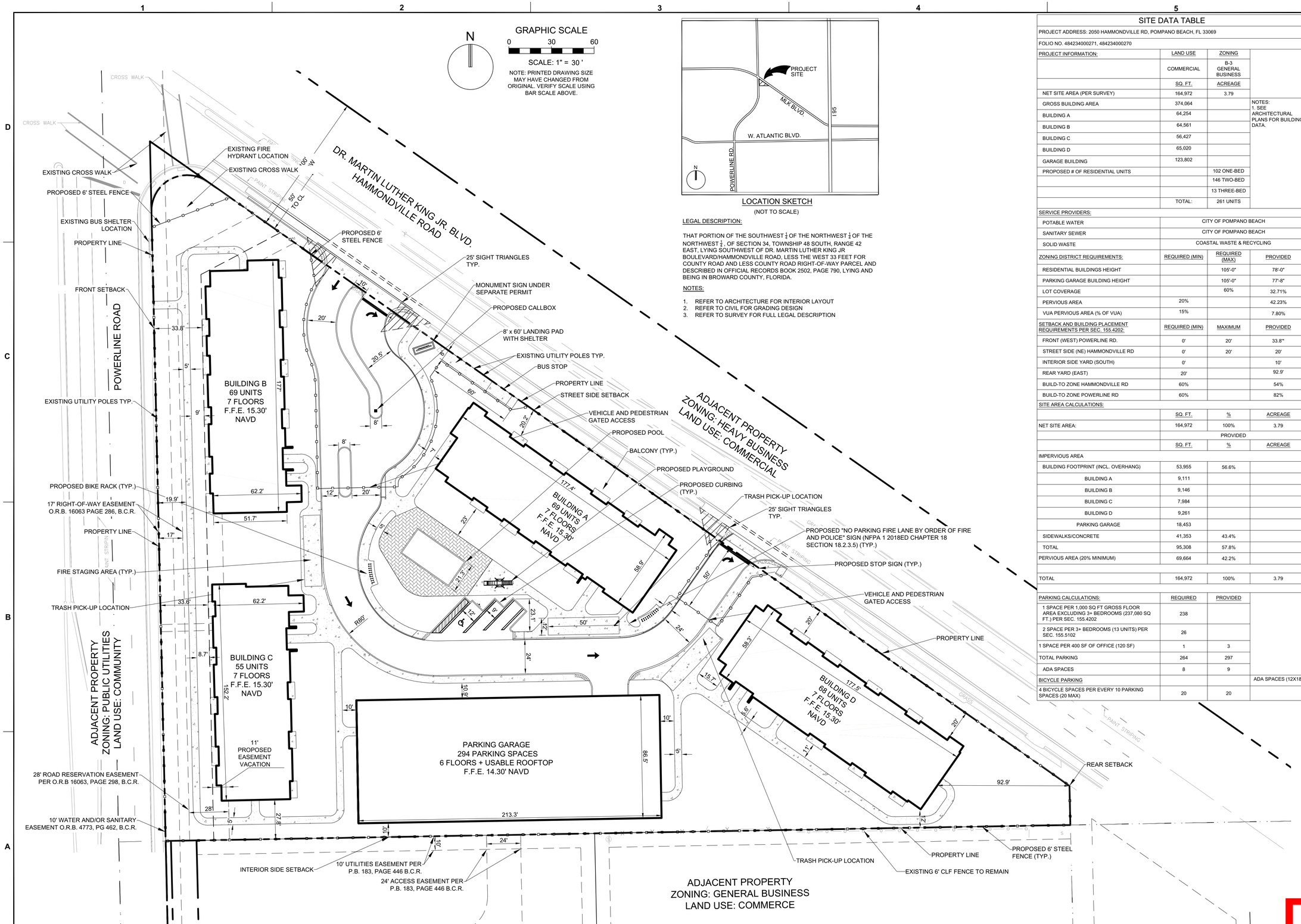

LOCATION SKETCH

(NOT TO SCALE)

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTHWEST OF DR. MARTIN LUTHER KING JR BOULEVARD/HAMMONDVILLE ROAD, LESS THE WEST 33 FEET FOR COUNTY ROAD AND LESS COUNTY ROAD RIGHT-OF-WAY PARCEL AND DESCRIBED IN OFFICIAL RECORDS BOOK 2502, PAGE 790, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES:

1. REFER TO ARCHITECTURE FOR INTERIOR LAYOUT
2. REFER TO CIVIL FOR GRADING DESIGN
3. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION

SITE DATA TABLE

PROJECT ADDRESS: 2050 HAMMONDVILLE RD, POMPANO BEACH, FL 33069			
FOLIO NO. 484234000271, 484234000270			
PROJECT INFORMATION:	LAND USE	ZONING	
	COMMERCIAL	B-3 GENERAL BUSINESS	
	SQ. FT.	ACREAGE	
NET SITE AREA (PER SURVEY)	164,972	3.79	
GROSS BUILDING AREA	374,064		NOTES: 1. SEE ARCHITECTURAL PLANS FOR BUILDING DATA.
BUILDING A	64,254		
BUILDING B	64,561		
BUILDING C	56,427		
BUILDING D	65,020		
GARAGE BUILDING	123,802		
PROPOSED # OF RESIDENTIAL UNITS		102 ONE-BED	
		146 TWO-BED	
		13 THREE-BED	
	TOTAL:	261 UNITS	
SERVICE PROVIDERS:			
POTABLE WATER	CITY OF POMPANO BEACH		
SANITARY SEWER	CITY OF POMPANO BEACH		
SOLID WASTE	COASTAL WASTE & RECYCLING		
ZONING DISTRICT REQUIREMENTS:	REQUIRED (MIN)	REQUIRED (MAX)	PROVIDED
RESIDENTIAL BUILDINGS HEIGHT		105'-0"	78'-0"
PARKING GARAGE BUILDING HEIGHT		105'-0"	77'-8"
LOT COVERAGE		60%	32.71%
PERVIOUS AREA	20%		42.23%
VUA PERVIOUS AREA (% OF VUA)	15%		7.80%
SETBACK AND BUILDING PLACEMENT REQUIREMENTS PER SEC. 155.4202:	REQUIRED (MIN)	MAXIMUM	PROVIDED
FRONT (WEST) POWERLINE RD.	0'	20'	33.8''
STREET SIDE (NE) HAMMONDVILLE RD	0'	20'	20'
INTERIOR SIDE YARD (SOUTH)	0'		10'
REAR YARD (EAST)	20'		92.9'
BUILD-TO ZONE HAMMONDVILLE RD	60%		54%
BUILD-TO ZONE POWERLINE RD	60%		82%
SITE AREA CALCULATIONS:			
	SQ. FT.	%	ACREAGE
NET SITE AREA:	164,972	100%	3.79
	PROVIDED		
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	53,955	56.6%	
BUILDING A	9,111		
BUILDING B	9,146		
BUILDING C	7,984		
BUILDING D	9,261		
PARKING GARAGE	18,453		
SIDEWALKS/CONCRETE	41,353	43.4%	
TOTAL	95,308	57.8%	
PERVIOUS AREA (20% MINIMUM)	69,664	42.2%	
TOTAL	164,972	100%	3.79
PARKING CALCULATIONS:	REQUIRED	PROVIDED	
1 SPACE PER 1,000 SQ FT GROSS FLOOR AREA EXCLUDING 3+ BEDROOMS (237,080 SQ FT.) PER SEC. 155.4202	238		
2 SPACE PER 3+ BEDROOMS (13 UNITS) PER SEC. 155.5102	26		
1 SPACE PER 400 SF OF OFFICE (120 SF)	1	3	
TOTAL PARKING	264	297	
ADA SPACES	8	9	
BICYCLE PARKING			ADA SPACES (12X18)
4 BICYCLE SPACES PER EVERY 10 PARKING SPACES (20 MAX)	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:	05/30/2023
DESIGNED BY:	NW
DRAWN BY:	FA/BB
CHECKED BY:	TD
BID-CONTRACT:	

This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

2023.05.30 16:27:14-04'00'

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

CLIENT

AUSTIN FOX ARCHITECTURE

PROJECT

2050 DR. MARTIN LUTHER KING JR. BLVD POMPANO BEACH, FL

SHEET TITLE

SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	13100.00

STATUS: PRELIMINARY

P&Z
PZ22-14000014
07/26/2023

Plotted by: dillingworth On 5/30/2023 3:55 PM

Drawing name: \\keith-fs01\13\13100.00 - 2050 Hammondville Rd. Pompano Beach - Austin Fox Architecture\Engineering\Cadd\13100.00-SP-101.dwg