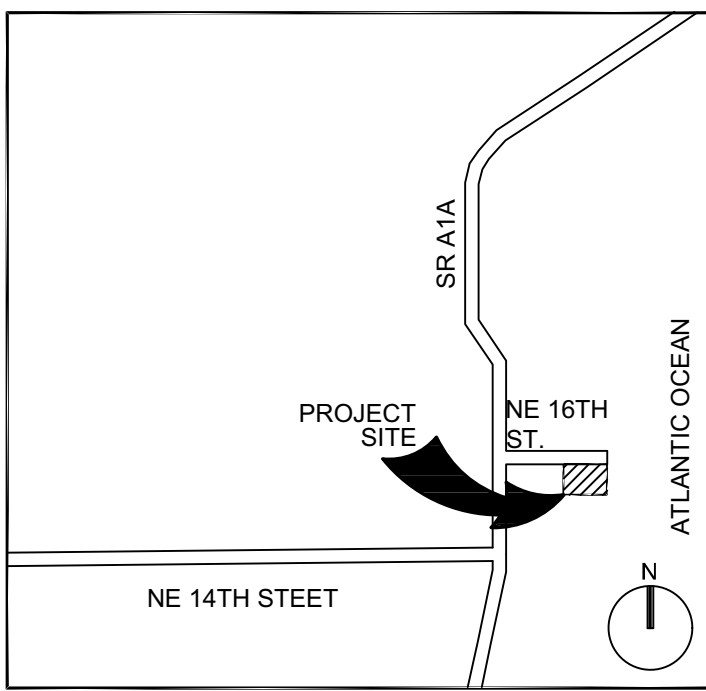


NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF  
POMPANO BEACH, BROWARD COUNTY FLORIDA.

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT.
3. PLEASE REFER TO FURNISHING PLANS FOR SITE FURNISHING.



LOCATION SKETCH  
(NOT TO SCALE)

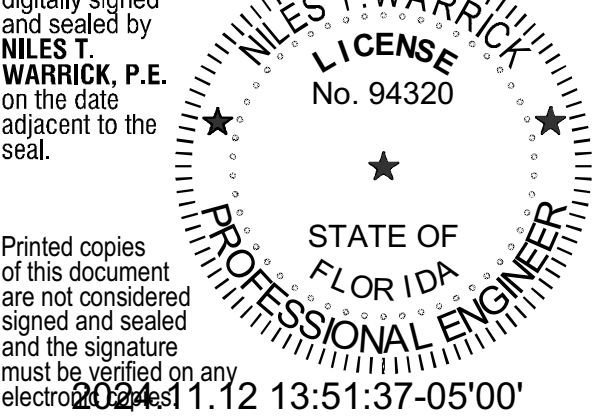
SITE DATA TABLE			
PROJECT ADDRESS: 3424 NORTHEAST 16TH STREET, POMPAÑO BEACH FL 33062			
FOLIO No. 484329010060			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	OR - RECREATION OPEN SPACE		
ZONING DESIGNATION:	RM-45 MULTIPLE FAMILY RESIDENCE		
PROPOSED USE:	PARK/OPEN SPACE		
	SQ. FT.	ACREAGE	
NET SITE AREA (SF)	31848	0.73	
GROSS BUILDING AREA (SF)	489		
NOTES:			
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT			
SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED	
FRONT YARD (NE 16TH ST)	25'	41.9'	
INTERIOR SIDE YARD (WEST)	10'	25.8'	
SIDE YARD (EAST)	25'	48.2'	FROM DUNE VEGETATION LINE
REAR YARD (SOUTH)	10'	41.3'	
IMPERVIOUS AREA	SQ. FT.	%	ACREAGE
BUILDING FOOTPRINT AND PAVILION AWNING	3,699	11.7%	0.08
SIDEWALKS / CONCRETE (VEHICLE OVERHANG)	4,359	13.7%	0.10
IMPERVIOUS TOTAL	8058	25.3%	
PERVIOUS AREA	23,920	75.1%	0.55
OVERALL TOTAL	31,848	100.0%	0.73
PARKING CALCULATIONS			
REQUIREMENTS TBD BY DEVELOPMENT SERVICES DIRECTOR PER 155.5102.D.2		17	(INCLUDES 2 ADA SPACES)
	REQUIRED	PROVIDED	
BICYCLE PARKING 4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	8	8	

[illegible]

**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.**

CHECKED BY: \_\_\_\_\_ NW

This item has been  
digitally signed



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

2024 11.12 13:51:37-05'00'

STATE OF FLORIDA  
PROFESSIONAL ENGINEER

**NILES T. WARRICK, P.E.**  
**FLORIDA REG. NO. 94320**  
**(FOR THE FIRM)**

## CLIENT

**DUET PROPERTY  
DEVELOPMENT, LLC**

## PROJECT

**NORTH OCEAN PARK  
3424 NE 16th STREET  
POMPANO BEACH  
FL, 33062**

**SHEET TITLE**

## SITE PLAN

SHEET NUMBER SP-101

PROJECT NUMBER	09520.05
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Plotted by: jchapa On 11/12/2024 1:29 PM

Drawing name: P:\09520.05 - The Duet - Ocean Park - PARK - Duet Property Holdings\Engineering\Cadd\09520.05-SP-101.dwg

**STATUS: PRELIMINARY**

**DRC**  
PZ22-12000012  
12/18/2024