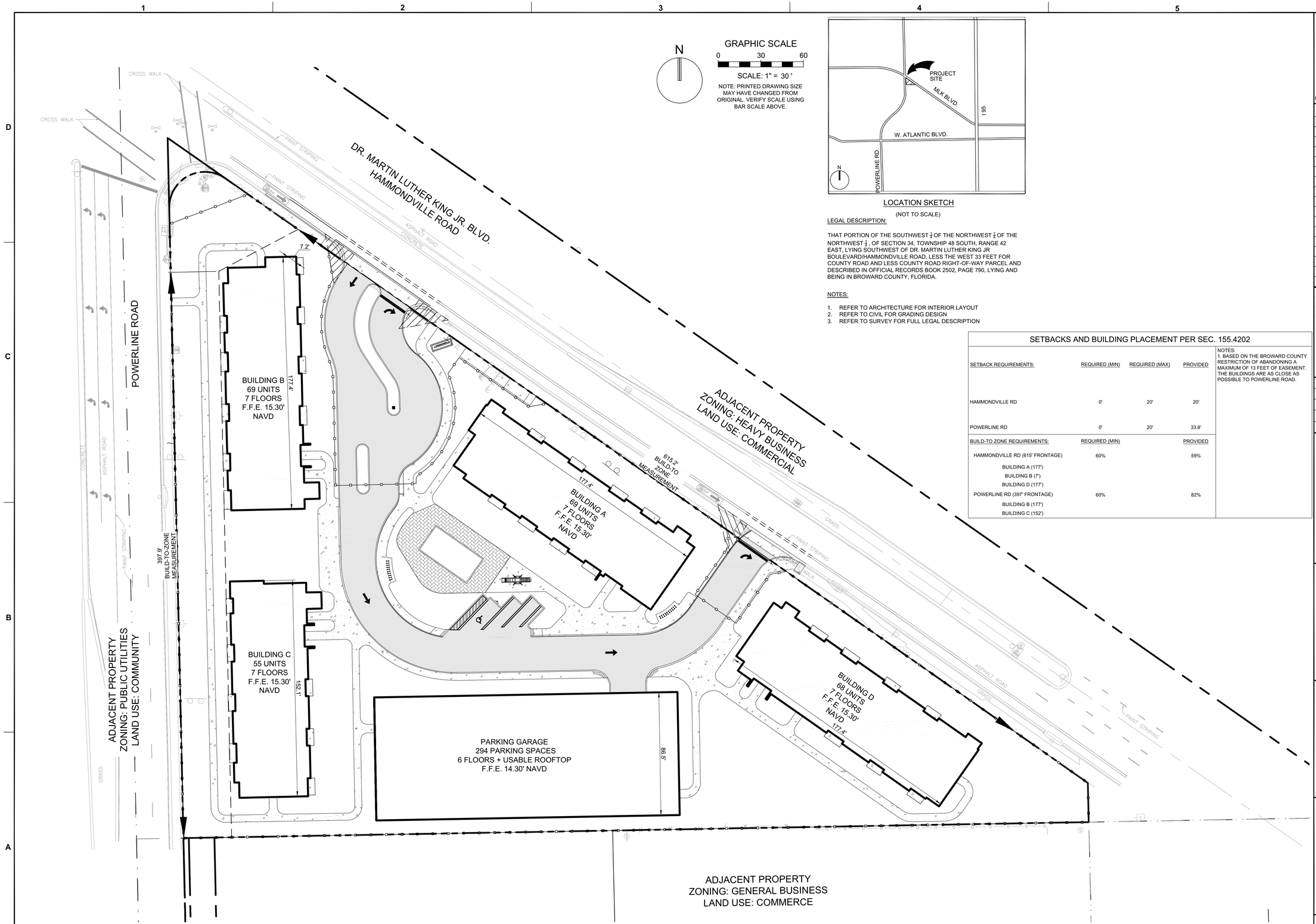
DRC
PZ22-12000045
7/6/2023



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

SETBACKS AND BUILDING PLACEMENT PER SEC. 155.4202

SETBACK REQUIREMENTS:	REQUIRED (MIN)	REQUIRED (MAX)	PROVIDED
HAMMONDVILLE RD	0'	20'	20'
POWERLINE RD	0'	20'	33.8'
BUILD-TO ZONE REQUIREMENTS:	**REQUIRED (MIN)**		**PROVIDED**
HAMMONDVILLE RD (615' FRONTAGE)	60%		59%
BUILDING A (177')			
BUILDING B (7')			
BUILDING D (177')			
POWERLINE RD (397' FRONTAGE)	60%		82%
BUILDING B (177')			
BUILDING C (152')			

NOTES:
1. BASED ON THE BROWARD COUNTY RESTRICTION OF ABANDONING A MAXIMUM OF 13 FEET OF EASEMENT. THE BUILDINGS ARE AS CLOSE AS POSSIBLE TO POWERLINE ROAD.

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:	

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

BUILD-TO ZONE EXHIBIT

SHEET NUMBER

PROJECT NUMBER **13100.00**

STATUS: PRELIMINARY

Plotted by: tcrump On 5/30/2023 3:11 PM

Drawing name: K:\13100.00 - 2050 Hammondville Rd. Pompano Beach - Austin Fox Architecture\Engineering\Cadd\13100.00- BUILD-TO-ZONE.dwg