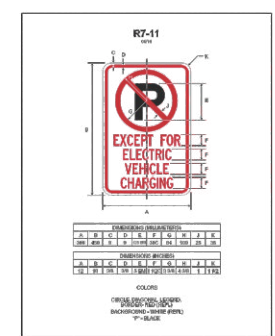
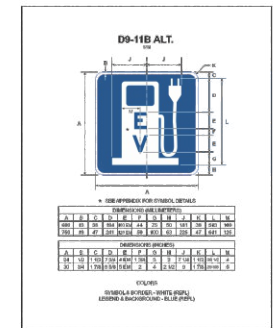


SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	43,333	1.00 AC.	41.5%
PAVEMENT AREA	43,004	1.00 AC.	39.0%
CONCRETE AREA	4,194	0.10 AC.	2.7%
BUILDING AREA	41,520	0.95 AC.	27.1%
TOTAL AREA	133,341	3.05 AC.	100.0%
PERMITS CALCULATIONS			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERMITS	43,333	1.00 AC.	41.5%
IMPEDIMENTS	60,000	2.00 AC.	65.4%
PARKING TABULATION			
TOTAL BUILDING: 41,520 S.F.			
1 SPACE @ 700 S.F. PER 1,000 S.F. =	4		
1 SPACE @ 2,500 S.F. PER 1,000 S.F. =	16		
TOTAL REQUIRED PARKING	19		
TOTAL PARKING PROVIDED			
TOTAL PARKING SPACES PROVIDED	57		
TOTAL HANDICAP SPACES PROVIDED	3		
TOTAL PARKING PROVIDED	60		
VILLA =	43,004 S.F.		
INTERIOR LANDSCAPE REQUIRED 15% VILLA =	6,450 S.F.		
INTERIOR LANDSCAPE PROVIDED =	47,918 S.F.		
LAND USE	COMMERCIAL		
ZONING	B-3		
* PROPOSED RE-ZONING TO B-4.			

- NOTES:
1. WATER AND SEWER PROVIDED BY CITY OF POMPANO BEACH.
 2. WATER AND SEWER DEMAND: 41,520 S.F. @ 0.1 G.P.A./S.F. = 4,152 G.P.A.
 3. SHOULD BUILDING ALONG WEST PROPERTY LINE EVER BE CONSIDERED ON WOODS OF THE PROPERTY LINE, A FULL TYPE "C" BUFFER BUILDING A WALL WILL BE REQUIRED ALONG THIS PORTION OF THE SITE, IN ACCORDANCE WITH CODE.



4577 N.W. 16th Road, Suite 102
Pompano Beach, FL 33062
www.sun-tech-engineering.com
Certified of Auto. 2000/ALB 7018
Phone (804) 777-3328
Fax (804) 777-3314

Sun-Tech Engineering, Inc.
Professional Engineers

STE

REVISIONS

NO.	DATE	DESCRIPTION

POWERLINE/MLK COMMERCE CENTER
FLORIDA
SIT PLAN

DATE: JUN 2019
SCALE: 1"=30'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 19-3827

CLIFFORD R. LOUTHER
No. 9696
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: September 8, 2019
This plan has been digitally signed and sealed by CLIFFORD R. LOUTHER, P.E. on the date indicated to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
SP1

AAC
PZ24-30000002
05/07/2024