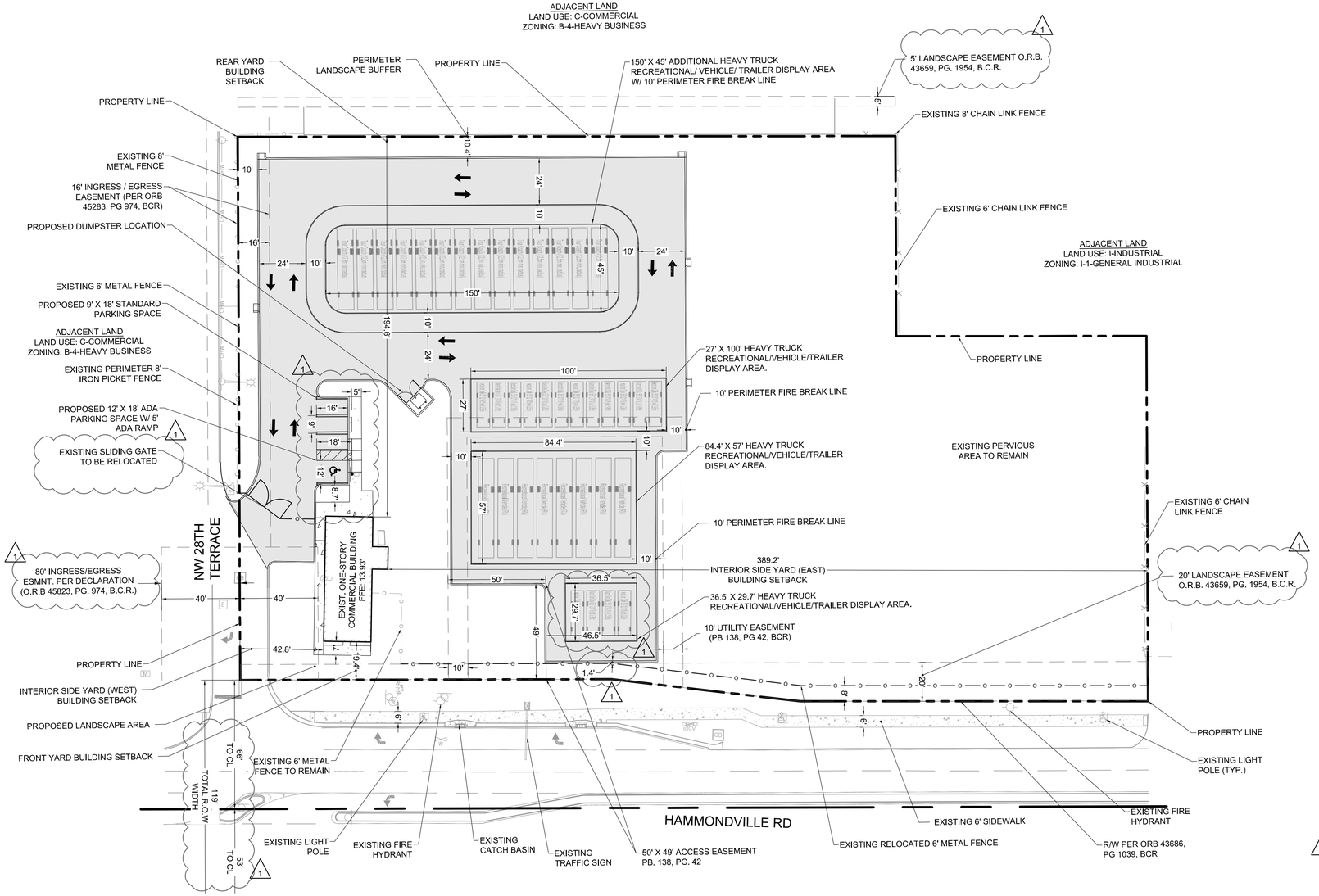
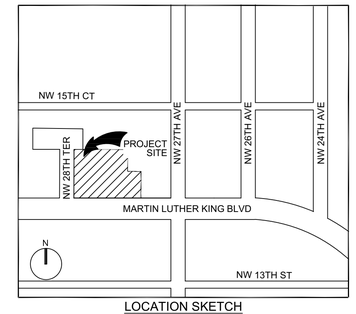
LAND DESCRIPTION:
PORTIONS OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF PARCEL "A", WALTON SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH
(NOT TO SCALE)

SITE DATA TABLE:

PROJECT ADDRESS:
2851 Dr Martin Luther King Blvd, Pompano Beach, FL 33069
FOLIO: 484228000353

PROJECT INFORMATION:

LAND USE DESIGNATION:	C-COMMERCIAL	
ZONING DESIGNATION:	B-4 - HEAVY BUSINESS	
NET SITE AREA (SF) (PER SURVEY)	**118,498 SF**	2.72 AC
GROSS BUILDING AREA (SF)	**1,632 SF**	

SERVICE PROVIDERS

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	COASTAL WASTE AND RECYCLING

ZONING DISTRICT REQUIREMENTS:	**REQUIRED**	**PROVIDED**
BUILDING HEIGHT	105' MAX.	14.6'
LOT AREA	10,000 MIN.	118,498 SQFT
LOT COVERAGE	60% MAX.	1.4%
PERVIOUS AREA	20% MIN.	56.6%
VUA PERVIOUS AREA (% OF VUA)	15% MIN.	41.5%

SETBACK REQUIREMENTS:	**REQUIRED (MIN)**	**PROVIDED**	
FRONT YARD (DR M LUTHER KING JR BLVD)	0	19.4	FT.
INTERIOR SIDE YARD (EAST)	0	389.2	FT.
STREET SIDE YARD (WEST)	0	42.8	FT.
REAR YARD (NORTH)	30	194.6	FT.

SITE AREA CALCULATIONS:

	SQ. FT.	**%**	**ACRE**
NET SITE AREA:	**118,498**	**100%**	**2.72**

	PROVIDED		
	SQ. FT.	**%**	**ACRE**
IMPERVIOUS AREA			
BUILDING FOOTPRINT	1,632	1.4%	0.04
VEHICLE USE AREA / PAVEMENT	49,184	41.5%	1.13
SIDEWALKS/CONCRETE	570	0.5%	0.01
PERVIOUS AREA (20% Minimum)	67,112	56.6%	1.54
TOTAL	**118,498**	**100%**	**2.72**

PARKING CALCULATIONS:

	REQUIRED	**PROVIDED**	
HEAVY TRUCK/RECREATIONAL VEHICLE/TRAILER RENTAL			
1 SPACE PER 400 SF OF INDOOR SALES DISPLAY AREA AND OFFICE SPACE	4	4	STANDARD SPACES (9'X18')
TOTAL REQUIRED PARKING	4	4	
TOTAL DISPLAY PARKING		**38**	RECREATIONAL VEHICLE(50.8'X8') SMALL TRAILER (23'X6.5')
ADA PARKING REQUIREMENTS	1	1	ADA SPACE (12'X18')

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
1	PER DRC COMMENTS	09/04/2024

Plotted by: jchapa On 9/11/2024 2:28 PM

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:	**09/10/24**
DESIGNED BY:	**NW**
DRAWN BY:	**CD**
CHECKED BY:	**NW**
BID-CONTRACT:	

This item has been digitally signed and sealed by **NILES T. WARRICK, P.E.** on the date adjacent to the seal.

NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

2024.09.11 14:34:59-04'00'

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

Drawing name: H:\14232.00 - 2851 Dr. MLK Jr. Blvd. - 2851 Dr. MLK Jr. Blvd. Trust\Engineering\Cad\14232.00-SP-101.dwg

CLIENT

VINCENTO THROWER, THOMAS GRANER TRUSTEE

PROJECT

2851 DR. MLK JR. BLVD., POMPANO BEACH

SHEET TITLE

SITE PLAN

SHEET NUMBER **SP-101**

PROJECT NUMBER **14232.00**

STATUS: PRELIMINARY

DRC
PZ24-12000014
10/16/2024