

Revisions:

PROJECT:

DP Development
2240 NW 22 Street

FLORIDA
POMPAN0 BEACH

John E. Flynn

Digitally signed by John E. Flynn
DN: c=US, o=Grace Engineering, ou=4014, ou=DIGITAL SIGNATURE, email=jeflynn@graceengineering.com, cn=John E. Flynn

JOHN E. FLYNN
No. 63316
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

JOHN E. FLYNN, P.E.
Florida License No. 63316
GRACE ENGINEERING, LLC
Certificate of Authorization No. 29280

SHEET NAME

SITE PLAN
CONTRACTOR'S
STORAGE YARD

SHEET NUMBER

PROPERTY INFORMATION

FOLIO NO: 4842 28 10 0100
SITE ADDRESS: 2240 NW 22nd Street, Pompano Beach, Florida 33069
LEGAL DESCRIPTION: Lot 10 of Power Park, according to the plat thereof, as recorded in Plat Book 112, Page 45 of the Public Records of Broward County, Florida

AREAS

PROPOSED DESCRIPTION	S.F.	ACREAGE	PROPOSED PERCENT	REQUIRED PERCENT
BUILDINGS	2,344	0.05	4.4%	
PAVEMENT/SIDEWALK	39,217	0.90	74.8%	
TOTAL IMPERVIOUS	41,561	0.95	79.2%	80% MAX.
LANDSCAPE/OPEN SPACE	10,884	0.25	20.8%	20% MIN.
TOTAL SITE	52,445	1.20	100.0%	

FLOOR AREA RATIO: 2,344 SF/52,445 SF = 4.4%

PARKING CALCULATIONS

BUSINESS OFFICE:	2,344 S.F./400	= 6 SPACES
TOTAL REQUIRED:		= 6 SPACES
TOTAL PROVIDED		= 13 SPACES

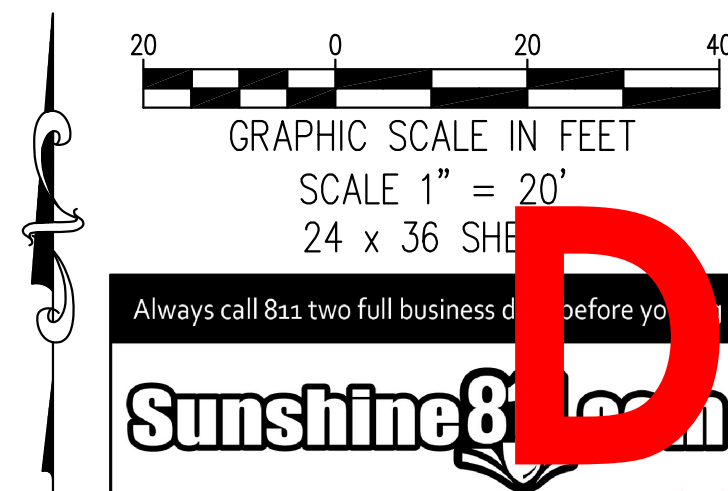
ZONING DISTRICT: I-1 GENERAL INDUSTRIAL

SITE LEGEND

SYMBOL	DESCRIPTION
	ACCESSIBLE PARKING SPACE
	PROPERTY LINE
	NUMBER OF EXISTING PARKING SPACES
	EXISTING CONCRETE
	EXISTING ASPHALT
	CONTRACTOR'S STORAGE YARD

This Item has been digitally signed and sealed by John E. Flynn, PE on September 23, 2020 using a Digital Signature.

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4/7/21