

**PARKING DATA**

NOTE: NO PARKING REQUIREMENTS FOR THE ATLANTIC OVERLAY DISTRICT (AOD)

EXISTING ON-SITE STANDARD PARKING PROVIDED:	45 SPACES
EXISTING ON-SITE HANDICAP PARKING PROVIDED:	2 SPACES
PROPOSED ON-SITE STANDARD PARKING PROVIDED:	22 SPACES
PROPOSED ON-SITE HANDICAP PARKING PROVIDED:	2 SPACES

**SITE DATA:**

EXISTING LAND USE: COMMERCIAL  
 EXISTING ZONING: B-3 GENERAL BUSINESS/ATLANTIC OVERLAY DISTRICT (AOD)

**EXISTING CONDITIONS**

GROSS/NET ACREAGE:	37,359 SQ.FT.	0.858 AC.	100.00%
TOTAL BLDG. AREA (RETAIL USE):	14,134 SQ.FT.	0.324 AC.	37.83%
TOTAL ROADWAY/SIDEWALKS:	22,765 SQ.FT.	0.523 AC.	60.94%
TOTAL IMPERVIOUS AREA:	36,899 SQ.FT.	0.847 AC.	98.77%
TOTAL PERVIOUS AREA:	460 SQ.FT.	0.011 AC.	1.23%

**PROPOSED**

GROSS/NET ACREAGE:	37,359 SQ.FT.	0.858 AC.	100.00%
EXIST. RETAIL TO REMAIN:	11,674 SQ.FT.	0.268 AC.	31.25%
EXIST. RETAIL (REMODELED TO RESTAURANT):	2,460 SQ.FT.	0.056 AC.	6.58%
PROPOSED RESTROOM BUILDING ADDITION:	421 SQ.FT.	0.010 AC.	1.13%
PROPOSED COVERED PATIO:	2,800 SQ.FT.	0.064 AC.	7.49%
TOTAL BLDG. AREA:	17,355 SQ.FT.	0.398 AC.	46.45%
PAVED AREAS:	15,955 SQ.FT.	0.367 AC.	42.71%
OUTDOOR DINING AREA (PERVIOUS):	1,468 SQ.FT.	0.034 AC.	3.93%
LANDSCAPING AREA:	2,581 SQ.FT.	0.059 AC.	6.91%

TOTAL IMPERVIOUS AREA:	33,310 SQ.FT.	0.765 AC.	89.16%
TOTAL PERVIOUS AREA:	4,049 SQ.FT.	0.093 AC.	10.84%



SCALE: 1" = 20'



**LOCATION MAP**

N.T.S.

**LAND DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THE SOUTH 180 FEET OF THAT PORTION OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) LYING EAST OF THE INTRACOASTAL WATERWAY, EXCEPTING THEREFROM THE EAST 25 FEET THEREOF, AND FURTHER EXCEPTING THE SOUTH 50 FEET THEREOF, (SAID EXCEPTIONS HAVING BEEN CONVEYED FOR PUBLIC ROADS) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;  
 SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA,  
 AND CONTAINING 0.857 ACRES, MORE OR LESS.

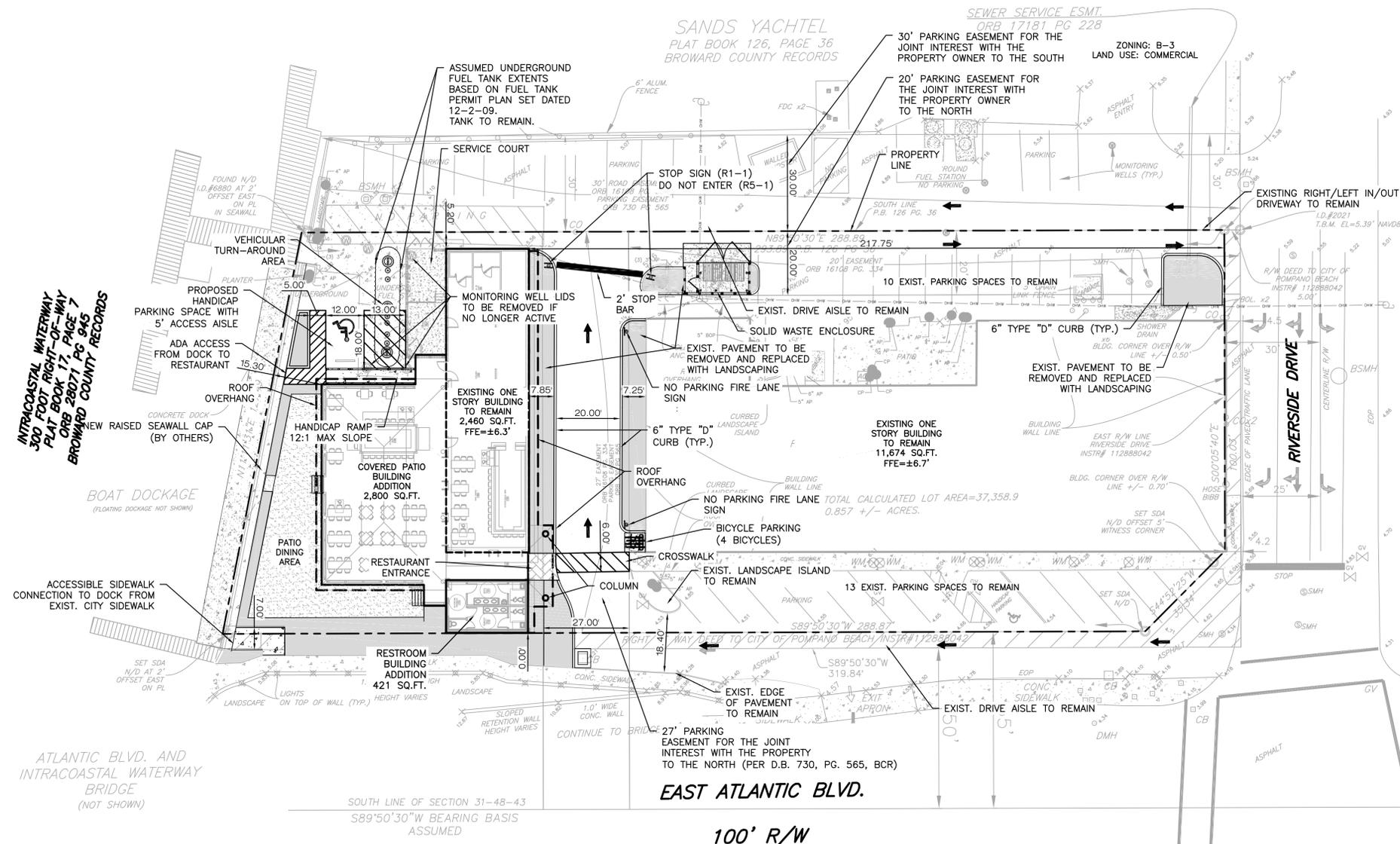
**GENERAL NOTES:**

1. RESTAURANT BUILDING TO INCLUDE FIRE SPRINKLERS.
2. ROOF TOP EQUIPMENT TO BE SCREENED.

	REQUIRED	PROVIDED
FRONT (EAST)	5'	217.75'
STREET SIDE (SOUTH)	0'	0'
SIDE (NORTH)	5'	5.2' (EXIST.)
REAR (WEST)	15'	15.3'

**LEGEND**

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVER SIDEWALK
- PROPOSED PAVEMENT TO BE REMOVED AND REPLACED WITH LANDSCAPING
- PROPOSED PERVIOUS OUTDOOR DINING AREA
- PROPERTY LINE



REVISIONS

DATE	BY	DESCRIPTION
1-26-21	M/J	REVISED PER PRE-DRG COMMENTS
2-8-21	M/J	REVISED UNDERGROUND FUEL TANK LOCATION
3-31-21	M/J	REVISED PER DRG COMMENTS

**SHAH & ASSOCIATES**  
 ENGINEERING SURVEYING PLANNING  
 Certificate of Authorization No. LB6456  
 3410 North Andrews Avenue Ext. • Pompano Beach, FL 33064  
 PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: M/J  
 CHECKED BY: J/FD  
 DESIGNED BY: J/FD  
 APPROVED BY: S/DA  
 SCALE: 1"=20'

**TAHA MARINE CENTER RESTAURANT ADDITION**  
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
**SITE PLAN**

FOR THE FIRM:  
 FOR THE FIRM,  
 Digitally signed by Matthew J. Gianini  
 Date: 2021.04.01 16:22:07 -0400  
 MATTHEW J. GIANINI, P.E.  
 FLA. P.E. No. 84229  
 DATE: **DECEMBER, 2020**  
 JOB NO. **1008A.02**  
 SHEET **CE2**

