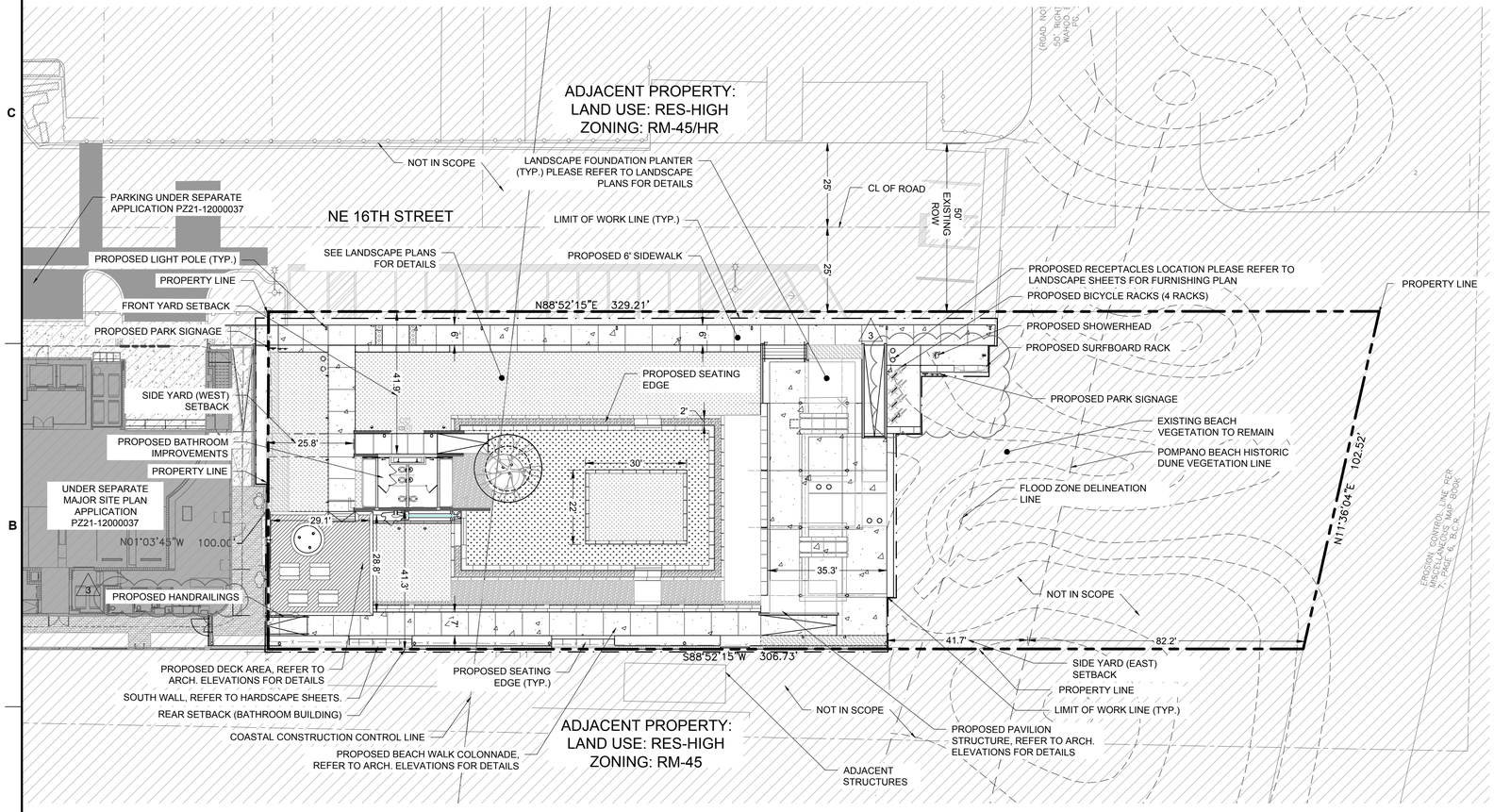


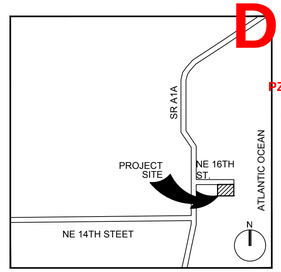
N

GRAPHIC SCALE

0 20 40

SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE WEST 300' THEREOF.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT.
3. PLEASE REFER TO FURNISHING PLANS FOR SITE FURNISHING.

SITE DATA TABLE

PROJECT ADDRESS: 3424 NORTHEAST 16TH STREET, POMPANO BEACH FL 33062			
FOLIO No. 484329010060			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	OR - RECREATION OPEN SPACE		
ZONING DESIGNATION:	RM-45 MULTIPLE FAMILY RESIDENCE		
PROPOSED USE:	PARK/OPEN SPACE		
	SQ. FT.	ACREAGE	
NET SITE AREA (SF)	31848	0.73	
GROSS BUILDING AREA (SF)	489		
NOTES:			
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT			

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED	
FRONT YARD (NE 16TH ST)	25'	41.9'	
INTERIOR SIDE YARD (WEST)	10'	25.8'	
SIDE YARD (EAST)	25'	48.2'	FROM DUNE VEGETATION LINE
REAR YARD (SOUTH)	10'	41.3'	

IMPERVIOUS AREA	SQ. FT.	%	ACREAGE
BUILDING FOOTPRINT AND PAVILION AWNING	3,699	11.7%	0.08
SIDEWALKS / CONCRETE (VEHICLE OVERHANG)	5,980	18.8%	0.14
IMPERVIOUS TOTAL	9679	30.4%	
PERVIOUS AREA	22,169	69.6%	0.51
OVERALL TOTAL	31,848	100.0%	0.73

PARKING CALCULATIONS			
REQUIREMENTS TBD BY DEVELOPMENT SERVICES DIRECTOR PER 155.5102.D.2		17	(INCLUDES 2 ADA SPACES)
	REQUIRED	PROVIDED	
BICYCLE PARKING 4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	8	8	

DRC
PZ22-12000037
03/19/2025

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	DRC APPLICATION	06/11/2024
2	DRC APPLICATION REV 1	11/13/2024
3	DRC APPLICATION REV 2	02/12/2025

Plotted by: jchapa On 2/12/2025 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:	02/12/2025
DESIGNED BY:	NW
DRAWN BY:	FA
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.

2025.02.12 15:25:23-05'00'

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

CLIENT

DUET PROPERTY DEVELOPMENT, LLC

PROJECT

NORTH OCEAN PARK
3424 NE 16th STREET
POMPANO BEACH
FL, 33062

SHEET TITLE

SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	09520.05

STATUS: PRELIMINARY

Drawing name: P:\09520.05 - The Duet - Ocean Park - PARK - Duet Property Holding\Engineering\Cad\09520.05-SP-101.dwg