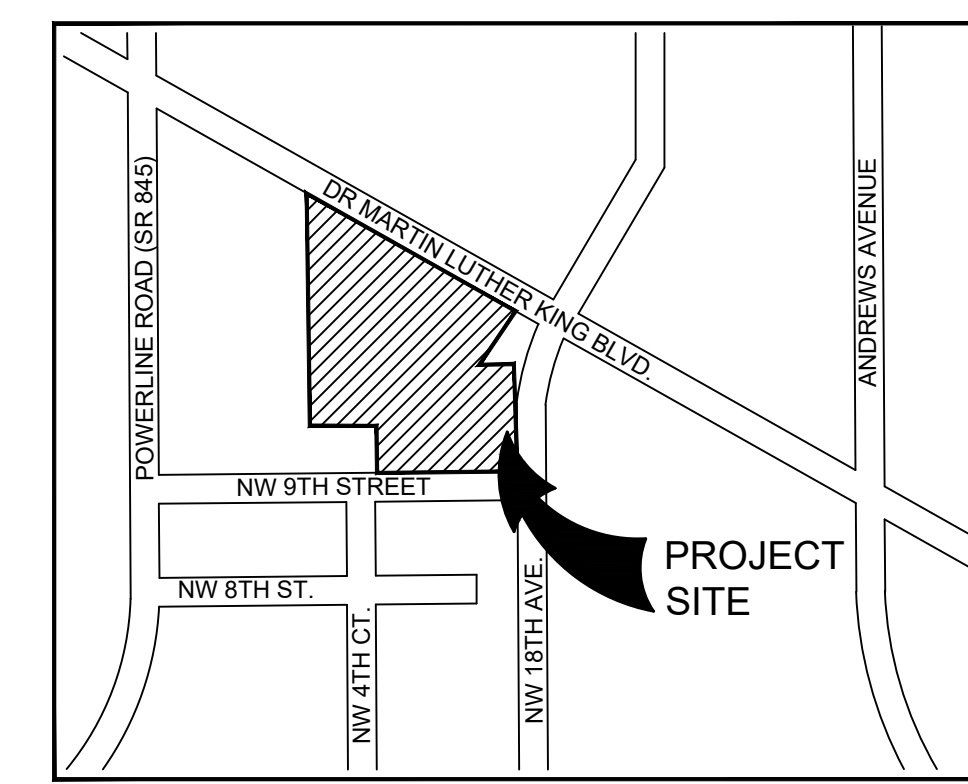
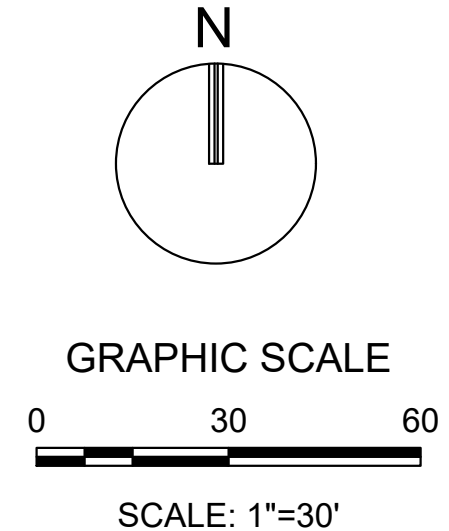


- NOTES:**
1. SEE SURVEY FOR FULL LEGAL DESCRIPTION
 2. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, FENCE DETAILS, BICYCLE RACK DETAIL, COMPACTOR SPECIFICATIONS, GATE DETAILS, PAVER DETAILS, AND SITE AMENITY DETAILS
 3. ALL PARKING STRIPING TO BE DOUBLE STRIPED ACCORDING TO COPB DETAILS (SEE CIVIL PLANS)
 4. A "COLOR HEAT MAP" SHOWING ANTICIPATED UN-ENHANCED SIGNAL STRENGTHS WITHIN ALL AREAS OF THE PROPOSED STRUCTURES SHALL BE PROVIDED AT TIME OF BUILDING PERMITTING. IF BI-DIRECTIONAL AMPLIFIER SYSTEM IS REQUIRED, ADDITIONAL PLANS WILL BE PROVIDED AT TIME OF BUILDING PERMITTING.
 5. METHOD OF TRASH COLLECTION IS VIA AN ONSITE TRASH COMPACTOR.



VICINITY MAP
(NOT TO SCALE)

SITE DATA TABLE:

PROJECT ADDRESS:
1820 MARTIN LUTHER KING BOULEVARD (HAMMONDVILLE ROAD)
FOLIO: 484234000330, 484234000320, 484234000290, 484234000300

PROJECT INFORMATION:

LAND USE DESIGNATION:	COMMERCIAL	
ZONING DESIGNATION:	B-3 GENERAL BUSINESS	
GROSS SITE AREA (PER SURVEY)	181,107	4.16 AC
ROW DEDICATION	4,707	0.11 AC
NET SITE AREA (S.F.)	176,400	4.05 AC
GROSS BUILDING AREA	116,499	TOTAL (ALL BUILDINGS)
# OF RESIDENTIAL UNITS	100	*SEE NOTE #1
DENSITY	ALLOWED	46 UNITS PER ACRE
	PROVIDED	25 UNITS PER ACRE

NOTES:
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA / UNIT LAYOUT

SERVICE PROVIDERS

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	WASTE MANAGEMENT

ZONING REQUIREMENTS:

	REQUIRED	PROVIDED
BUILDING HEIGHT	105' MAX.	31'-2" TO TOP OF ROOF
LOT COVERAGE	65% MAX.	24.4%
PERVIOUS AREA	20% MIN.	28.1%
VUA PERVIOUS AREA (% OF VUA)	15% MIN.	42.4%

SETBACK REQUIREMENTS:

	REQUIRED (MIN)	PROVIDED
FRONT YARD (MLK BLVD)	0'	11.5' FT.
STREET SIDE YARD (SOUTH)	0'	14.67' FT.
INTERIOR SIDE YARD (WEST)	0'	65' FT.
REAR YARD (SOUTHWEST)	30'	68.82' FT.

SITE AREA CALCULATIONS:

	SQ. FT.	%	ACRE
NET SITE AREA:	176,400		4.050
(POST ROW DEDICATION)			
PROVIDED			
	SQ. FT.	%	ACRE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCLUDES OVERHANG)	43,037	24.4%	0.988
VEHICLE USE AREA / PAVEMENT	66,457	37.7%	1.526
SIDEWALKS/CONCRETE	16,596	9.4%	0.381
VEHICLE OVERHANG	657	0.4%	0.015
PERVIOUS AREA (20% Minimum)	49,653	28.1%	1.140
TOTAL	176,400	100%	4.050

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
MULTI-FAMILY DWELLING		
ONE BEDROOM (1.5 PER UNIT X 44)	66	
TWO BEDROOM (1.5 PER UNIT X 48)	72	
THREE BEDROOM (2 PER UNIT X 8)	16	
		141 STANDARD (9'X18')
		14 ADA (12'X18')
TOTAL PARKING	154	155

BICYCLE PARKING

	REQUIRED	PROVIDED
4 PER 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20



301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO.:

REVISIONS

NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. 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.

**MLK MARQUIS
APARTMENTS**
1820 MLK BOULEVARD
POMPANO BEACH, FLORIDA 33069

SCALE: AS NOTED
DATE ISSUED: JANUARY 2019
DRAWN BY: AM
DESIGNED BY: AM
CHECKED BY: MG

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

SITE PLAN

SHEET NUMBER
SP-101

PROJECT NO. 10042.00

Drawing Name: N:\101042.00 - 1820 MLK Marquis Apartments - Civil - Conversions\Engineering\Civil\10042.00-SP-101-Site Plan.dwg Layout Name: SP-101 Plotted on: Mar 22, 2019 10:55:00am