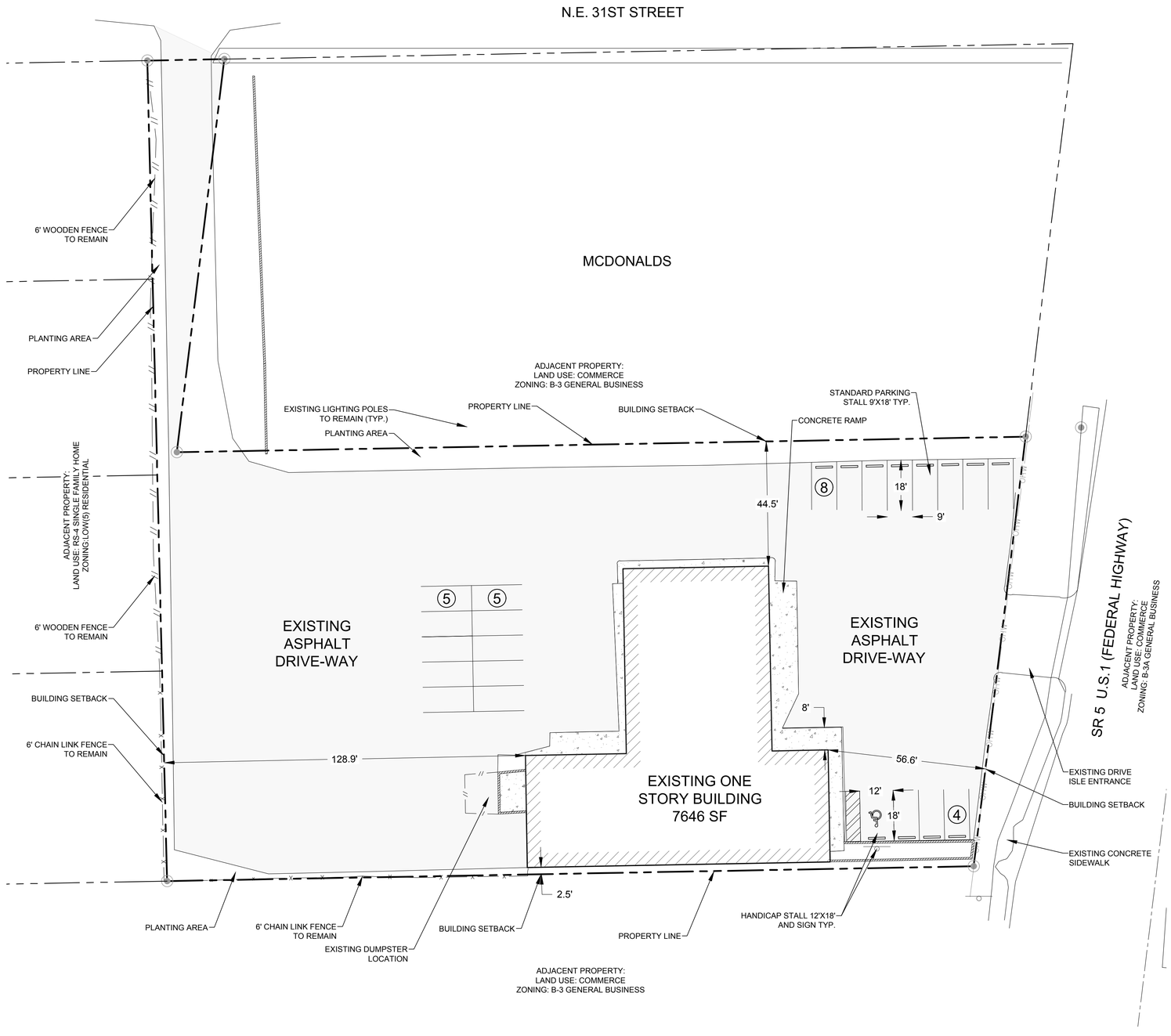


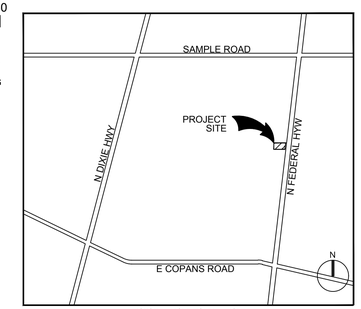
N

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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: PARCEL "B" OF CREST HAVEN NO.4 AS RECORDED IN PLAT BOOK 38, AT PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 140 FEET (AS MEASURED ALONG THE EAST LINE) OF THE EAST 300 FEET THEREOF (AS MEASURED ALONG THE NORTH LINE). BEING THE SAME PROPERTY CONVEYED TO BRIDGESTONE/FIRESTONE NORTH AMERICA TIRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AN OHIO CORPORATION,SUCCESSOR IN INTEREST BY MERGER TO FIRESTONE REAL ESTATE COMPANY, BY WARRANTY DEED RECORDED NOVEMBER 5, 1985, AS INSTRUMENT NO.85 375630, IN O.R.BOOK 12946, PAGE 515, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SUBSEQUENTLY CONVEYED TO BFS RETAIL AND COMMERCIAL OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS BRIDGSTONE RETAIL OPERATIONS, LLC A DELAWARE LIMITED COMPANY, BY QUITCLAM DEED RECORDED NOVEMBER 30, 2001 AS INSTRUMENT NO.101655063, IN O.R. BOOK 32707, PAGE 1965, SAID PUBLIC RECORDS.

NOTES:

1. NO BUILDING IMPROVEMENTS ARE PROPOSED
2. NO SITE IMPROVEMENTS ARE PROPOSED

SITE DATA TABLE

PROJECT ADDRESS: 3051 N FEDERAL HWY POMPANO BEACH, FL 33064

FOLIO No. 484224140020

USE - AUTOMOTIVE REPAIR AND MAINTENANCE FACILITY

PROJECT INFORMATION:

LAND USE DESIGNATION: COMMERCIAL
ZONING DESIGNATION: B-3 (GENERAL BUSINESS)

	SQ. FT.	ACREAGE
NET SITE AREA (PER SURVEY)	48,595	1.12
GROSS BUILDING AREA (SF)	7,646	

SERVICE PROVIDERS:

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

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED
FRONT YARD	0'-0"	56.59 Ft
SIDE YARD (NORTH)	0'-0"	44.50 Ft
SIDE YARD (SOUTH)	0'-0"	2.47 Ft
REAR YARD	10'-0"	128.90 Ft

PARKING CALCULATIONS:

USE	REQUIRED	PROVIDED	
1 SPACE PER 500 SF (7,646 SF)	16	21	STD. SPACES (9X18)
ADA SPACES	1	1	ADA SPACES (12X18)
TOTAL PARKING	17	22	

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	ZBA SUBMITTAL	07/12/2021

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.

ISSUE DATE:	07/12/21
DESIGNED BY:	JK
DRAWN BY:	JR
CHECKED BY:	JK
BID-CONTRACT:	

This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.

THOMAS F. DONAHUE LICENSE No. 60529 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.

Date: 2021.07.09 08:33:00-04'00'

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

CLIENT

JAMES H. BATMASIAN

PROJECT

3051 N FEDERAL HWY

SPECIAL EXCEPTION

SHEET TITLE

EXISTING SITE PLAN

SHEET NUMBER SP-101

PROJECT NUMBER 12285.00

STATUS: PRELIMINARY

Drawing name: N:\12\12285.00 - Firestone Site - 3015 N. Federal Hwy Pompano - Investments Limited\Planning\Cadd\12285.M0-Conceptual Site Plan.dwg

Plotted by: jrinaldi On 7/8/2021 11:09 AM