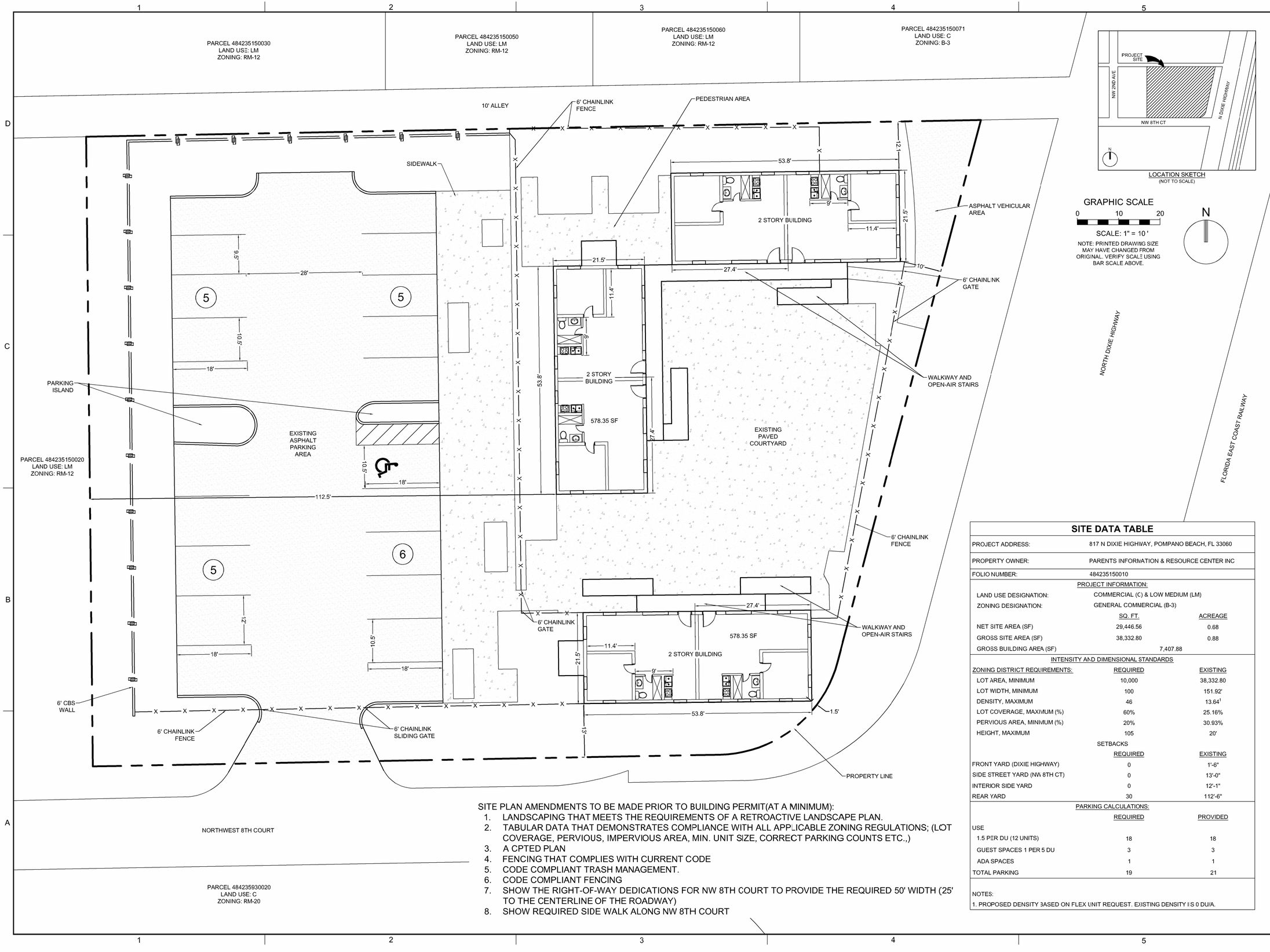

LOCATION SKETCH
(NOT TO SCALE)

GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '

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

N

SITE PLAN AMENDMENTS TO BE MADE PRIOR TO BUILDING PERMIT(AT A MINIMUM):

1. LANDSCAPING THAT MEETS THE REQUIREMENTS OF A RETROACTIVE LANDSCAPE PLAN.
2. TABULAR DATA THAT DEMONSTRATES COMPLIANCE WITH ALL APPLICABLE ZONING REGULATIONS; (LOT COVERAGE, PERVIOUS, IMPERVIOUS AREA, MIN. UNIT SIZE, CORRECT PARKING COUNTS ETC.,)
3. A CPTED PLAN
4. FENCING THAT COMPLIES WITH CURRENT CODE
5. CODE COMPLIANT TRASH MANAGEMENT.
6. CODE COMPLIANT FENCING
7. SHOW THE RIGHT-OF-WAY DEDICATIONS FOR NW 8TH COURT TO PROVIDE THE REQUIRED 50' WIDTH (25' TO THE CENTERLINE OF THE ROADWAY)
8. SHOW REQUIRED SIDE WALK ALONG NW 8TH COURT

SITE DATA TABLE

PROJECT ADDRESS:	817 N DIXIE HIGHWAY, POMPANO BEACH, FL 33060	
PROPERTY OWNER:	PARENTS INFORMATION & RESOURCE CENTER INC	
FOLIO NUMBER:	484235150010	
PROJECT INFORMATION:		
LAND USE DESIGNATION:	COMMERCIAL (C) & LOW MEDIUM (LM)	
ZONING DESIGNATION:	GENERAL COMMERCIAL (B-3)	
	SQ. FT.	ACREAGE
NET SITE AREA (SF)	29,446.56	0.68
GROSS SITE AREA (SF)	38,332.80	0.88
GROSS BUILDING AREA (SF)	7,407.88	
INTENSITY AND DIMENSIONAL STANDARDS		
ZONING DISTRICT REQUIREMENTS:	REQUIRED	EXISTING
LOT AREA, MINIMUM	10,000	38,332.80
LOT WIDTH, MINIMUM	100	151.92'
DENSITY, MAXIMUM	46	13.64[1]
LOT COVERAGE, MAXIMUM (%)	60%	25.16%
PERVIOUS AREA, MINIMUM (%)	20%	30.93%
HEIGHT, MAXIMUM	105	20'
	SETBACKS	
	REQUIRED	EXISTING
FRONT YARD (DIXIE HIGHWAY)	0	1'-6"
SIDE STREET YARD (NW 8TH CT)	0	13'-0"
INTERIOR SIDE YARD	0	12'-1"
REAR YARD	30	112'-6"
PARKING CALCULATIONS:		
	REQUIRED	PROVIDED
USE		
1.5 PER DU (12 UNITS)	18	18
GUEST SPACES 1 PER 5 DU	3	3
ADA SPACES	1	1
TOTAL PARKING	19	21

NOTES:
1. PROPOSED DENSITY BASED ON FLEX UNIT REQUEST. EXISTING DENSITY IS 0 DU/A.

KEITH

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

NO.	DESCRIPTION	DATE

ISSUE DATE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
BID-CONTRACT:	

CLIENT

PARENT INFORMATION & RESOURCE CENTER

PROJECT

817 N DIXIE HIGHWAY

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

PROJECT NUMBER 15594.00