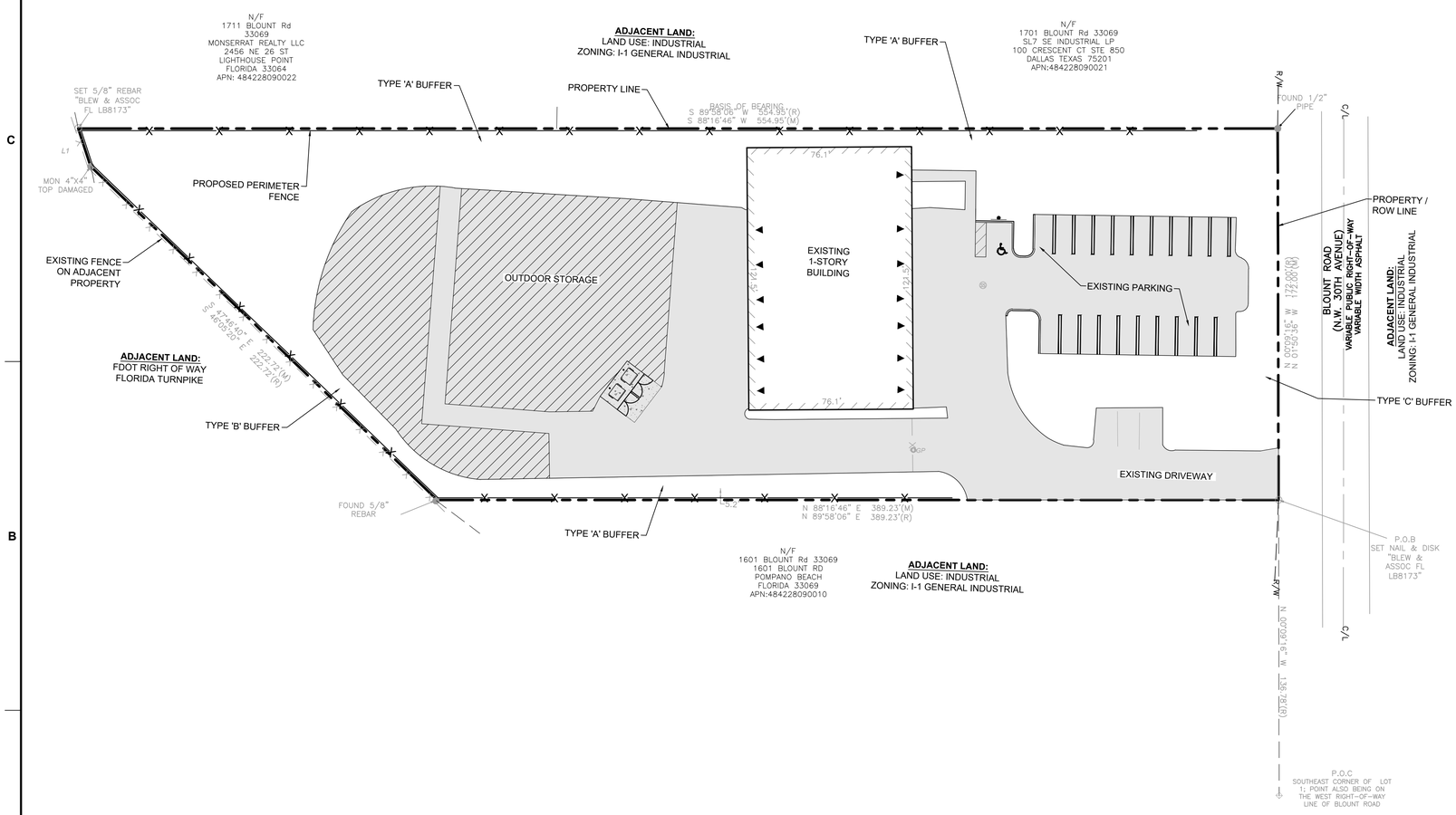


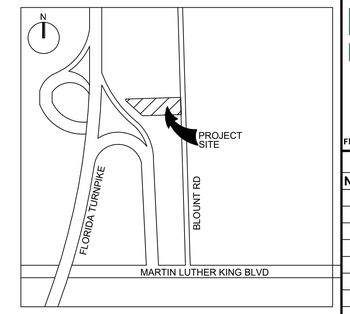
N

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30 '

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



SITE DATA TABLE

PROJECT ADDRESS: 1621 BLOUNT ROAD, POMPANO BEACH

FOLIO No. 484228090020

PROJECT INFORMATION:

LAND USE DESIGNATION:	I - INDUSTRIAL	
ZONING DESIGNATION:	I-1 GENERAL INDUSTRIAL	
	SQ. FT.	ACREAGE
NET SITE AREA (SF)	82,155 SF	1.89
GROSS BUILDING AREA (SF)	9,246 SF	

SERVICE PROVIDERS:

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	COASTAL WASTE AND RECYCLING

ZONING DISTRICT REQUIREMENTS:	REQUIRED / ALLOWED	PROVIDED	
BUILDING HEIGHT (FT)	45 FT (MAX)	16.1 FT	EXISTING
LOT COVERAGE (MAXIMUM)	65% (MAX)	11.3%	EXISTING
PERVIOUS AREA	20% (MIN)	38%	EXISTING
VUA PERVIOUS AREA (% OF VUA)	15% (MIN)	15% (3,735 SF)	EXISTING
SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED	
FRONT YARD (EAST)	25 FT	168.9 FT	EXISTING
INTERIOR SIDE YARD (NORTH)	10 FT	8.3 FT	EXISTING NON-CONFORMING
INTERIOR SIDE YARD (SOUTH)	10 FT	41.6 FT	EXISTING
REAR YARD (WEST)	30 FT	150 FT	EXISTING

SITE AREA CALCULATIONS:

	SQ. FT.	%	ACREAGE
NET SITE AREA:	82,155	100%	1.89
		PROVIDED	
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	9,246	11.3%	0.21
VEHICULAR USE AREA	24,900	30.3%	0.57
OUTDOOR STORAGE PAVEMENT	15,000	18.3%	0.34
CONCRETE	85	0.1%	0.00
MISC PAVEMENT	1,700	2.1%	0.04
PERVIOUS AREA (20% MINIMUM)	31,224	38.0%	0.72
TOTAL	82,155	100%	1.89

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
USE			
OUTDOOR STORAGE			
1 SPACE PER 5,000 SF (15,000 SF)	3.0		STD. SPACES (9X18)
WAREHOUSE DISTRIBUTION (17,036 SF)			
OFFICE (1,800 SF)	0		UP TO 20% EXEMPT PER CODE SECTION 155.5102.D.1 (NOTE 5)
1 SPACE PER 750 SF (3,000 SF)	4.0		
1 SPACE PER 2,500 SF (4,446 SF)	1.8		
TOTAL PARKING	9	24	
ADA SPACES	1	1	ADA SPACES (12X18)
LOADING ZONE	N/A*	N/A*	

* LOADING ZONE NOTE REQUIRED FOR BUILDINGS LESS THAN 10,000 SF (CODE SECTION 155.5102.M.1)

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

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:	10/31/25
DESIGNED BY:	NW
DRAWN BY:	FA
CHECKED BY:	NW
BID-CONTRACT:	

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

JADIAN IOS
4800 HAMPDEN LANE, SUITE 420
BETHESDA, MD 20184

PROJECT

1621 BLOUNT RD OUTDOOR STORAGE
1621 Blount Road
Pompano Beach FL

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER **SP-100**

PROJECT NUMBER **15564.00**

STATUS: PRELIMINARY

Plotted by: mamodio On 10/20/2025 4:22 PM
Drawing name: H:\15564.00 - 1621 Blount Road - Pompano Beach - Jadian IOS\Engineering\Cadd\15564.00-SP-1XX.dwg