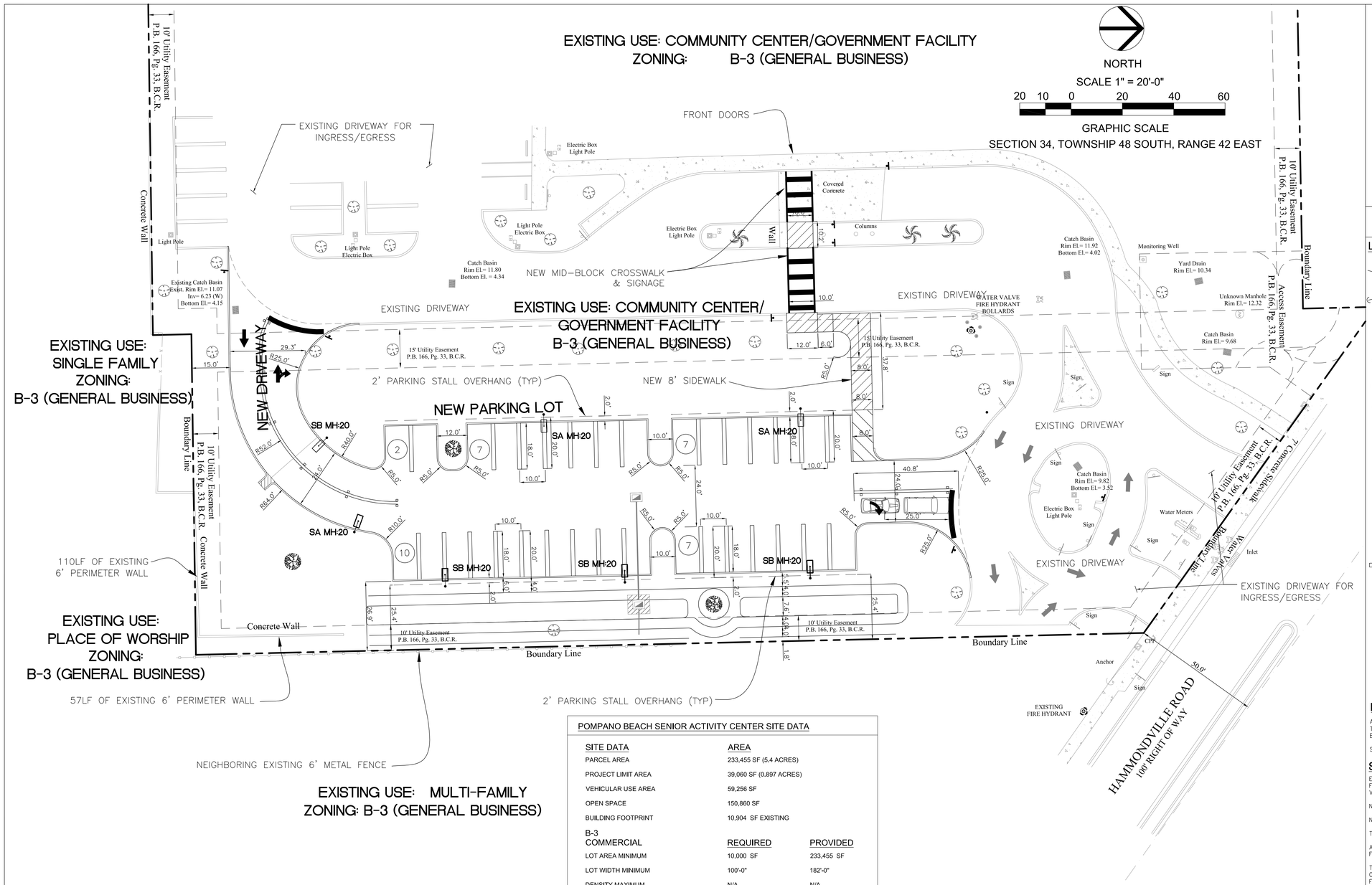

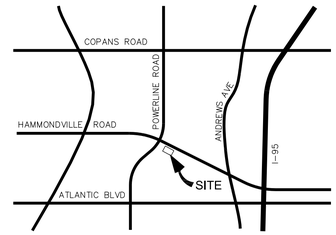

LOCATION SKETCH NTS

LEGEND:

- ANCHOR
- BACK FLOW PREVENTER
- BOLLARD
- CONCRETE POWER POLE (CPP)
- CATCH BASIN
- ELECTRIC BOX
- EXISTING ELEVATION
- FIRE HYDRANT
- INLET
- LIGHT POLE
- MONITORING WELL
- PALM TREE
- TREE
- CONCRETE TIRE STOP
- SANITARY MANHOLE
- SIGN
- UNKNOWN MANHOLE
- WATER VALVE
- WATER METER
- CHAIN LINK FENCE
- METAL FENCE
- PROPERTY LINE
- LIGHT POLE
- DIRECTION OF SURFACE DRAINAGE
- PROPOSED ELEVATION
- EXISTING DRAINAGE PIPE
- NEW CONCRETE

POMPANO BEACH SENIOR ACTIVITY CENTER SITE DATA

SITE DATA	AREA
PARCEL AREA	233,455 SF (5.4 ACRES)
PROJECT LIMIT AREA	39,060 SF (0.897 ACRES)
VEHICULAR USE AREA	59,256 SF
OPEN SPACE	150,860 SF
BUILDING FOOTPRINT	10,904 SF EXISTING

B-3 COMMERCIAL	REQUIRED	PROVIDED
LOT AREA MINIMUM	10,000 SF	233,455 SF
LOT WIDTH MINIMUM	100'-0"	182'-0"
DENSITY MAXIMUM	N/A	N/A
LOT COVERAGE MAXIMUM	60% (140,073 SF)	4.7% (10,904 SF)
PERVIOUS AREA MINIMUM	20% (46,691 SF)	64.6% (150,860 SF)
HEIGHT MAXIMUM	105'-0"	28'-0" EXISTING
FRONT YARD SETBACK MINIMUM	0'-0"	170'-3" EXISTING
STREET SIDE YARD SETBACK MINIMUM	0'-0"	345'-5" EXISTING
INTERIOR SIDE YARD SETBACK	0'-0"	43'-6" EXISTING

PARKING USE CATEGORY INSTITUTIONAL USE	REQUIRED	PROVIDED
SENIOR CENTER (8,472 SF) = 1/400 SF	22	43

PARKING SPACE TYPE	REQUIRED	PROVIDED
STANDARD	17	33
HANDICAP	1	6
ELECTRIC VEHICLE	4	4
TOTAL	**22**	**43**

NOTE: ABOVE SITE DATA & CALCULATIONS WERE TAKEN FROM AND AS-BUILT SITE CONDITIONS AS WELL AS THE APPROVED PLANS PREPARED BY BERMELLO AJAMIL & PARTNERS, INC. , DATED 3/18/2021 .

LEGAL DESCRIPTION:

A PORTION OF PARCEL A, AS SHOWN ON THE PLAT OF "RENTERIA INC., PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION AS COLLECTED THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES EXCEPT AS SHOWN.

NO ATTEMPT WAS MADE TO DELINEATE ANY WETLANDS

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT.

ALL RECORDS SHOWN HEREON ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING HORIZONTAL AND VERTICAL CONDITIONS OF THE LANDS SHOWN HEREON. ALL RIGHT-OF-WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY, AND NO FIELD WORK WAS PERFORMED TO VERIFY EXISTING BOUNDARY OR RIGHT-OF-WAY INFORMATION.

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SITE DATA:

EXISTING & PROPOSED USE: ASSEMBLY

EXISTING ZONING: B-3 GENERAL BUSINESS

PARKING LOT SETBACKS: 10' SETBACK

THIS PROPERTY LIES IN TWO FEMA FLOOD ZONES; THE CURRENT PROJECT LIES IN FEMA FLOOD ZONE X

FEMA FIRM DATA:
FLOOD ZONE: X – ABOVE THE 500 YEAR FLOOD PLAIN
FLOOD PANEL: 12011C0357H
FLOOD DESIGNATIONS EFFECTIVE: 8/05/2014
AND
FLOOD ZONE: AH (EL 12)
FLOOD PANEL: 12011C0357H
FLOOD DESIGNATIONS EFFECTIVE: 8/05/2014

CITY: POMPANO BEACH

SEASONAL HIGH WATER TABLE ELEVATION= 5.50' NAVD

BROWARD COUNTY 100 YEAR FLOOD ELEVATION= 12.0' NAVD

TOTAL PROJECT AREA: 39,060 SQUARE FEET (SF) = 0.897 ACRES – 100%

SOLID WASTE:

THIS FACILITY CURRENTLY HAS SOLID WASTER PICKUP FACILITIES AND LOCATIONS ALREADY APPROVED FOR THE FACILITY. THIS CURRENT PROJECT DOES NOT AFFECT THE BUILDING OR ITS SOLID WASTE DISPOSAL PROCESS

SHANE L. H. MUNSON LICENSE 54719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Shane Munson
DN: c=US, o=Munson Design and Consulting Inc, dnQualifier=A01410C00000188DFD11E920000B0C8, cn=Shane Munson
Date: 2023.10.23 14:40:01 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE MUNSON ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MDC
MUNSON DESIGN AND CONSULTING, INC.
P.O. BOX 771058
CORAL SPRINGS, FL. 33077
PHONE: 954-340-5291
AUTHORIZATION No. 9327
LB No. 7958

SITE PLAN

REVISIONS:

CITY OF POMPANO BEACH'S SENIOR ACTIVITY CENTER OVERFLOW PARKING LOT

PROJECT ADDRESS:
2005 NW 9TH STREET
POMPANO BEACH, FL 33069

Phase:
DRC No.2
DOCUMENTS

Scale:	1"=20'
Job No. 2023-1500	Sheet No. SP1
Date 02/14/2023	
Drawn by SM	Plot Date 10/25/2023
Appr. by HG	1 of 1

DRC
PZ23-12000015
12/06/2023