

PROJECT DATA

2900 W SAMPLE ROAD
POMPANO BEACH, FLORIDA

SITE DATA

FOLIO ID 4842.21.07.0010
PARCEL SIZE 1,180,423 S.F. = 27.10 AC
IMPACTED AREA 182,728 S.F. = 4.19 AC
EXISTING ZONING B-3
EXISTING LAND USE C (COMMERCIAL)

BUILDING DATA

PROPOSED RACETRAC MARKET BLDG. AREA 5,411 SF

PARKING DATA

TOTAL PARKING REQUIRED RACETRAC BLDG. 22 SPACES
(2 SPACES + 1 SPACE X PUMP) = 2 SPACES + 1 SPACE X 20 PUMPS

TOTAL PARKING REQUIRED 22 SPACES

TOTAL PARKING PROVIDED 974 SPACES

OPEN SPACE DATA

TOTAL PROP. SITE AREA 182,728 SF
TOTAL ROW DEDICATION 6,079 SF
TOTAL PROP. OPEN SPACE 94,682 SF

B.C.H.C.E.D. REF. NO. 200617002



696 N.E. 125th STREET
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



5/25/2022
This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.
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Revision Date
Comment

Revision Date
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Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.C.
Approved by: C.P.C.

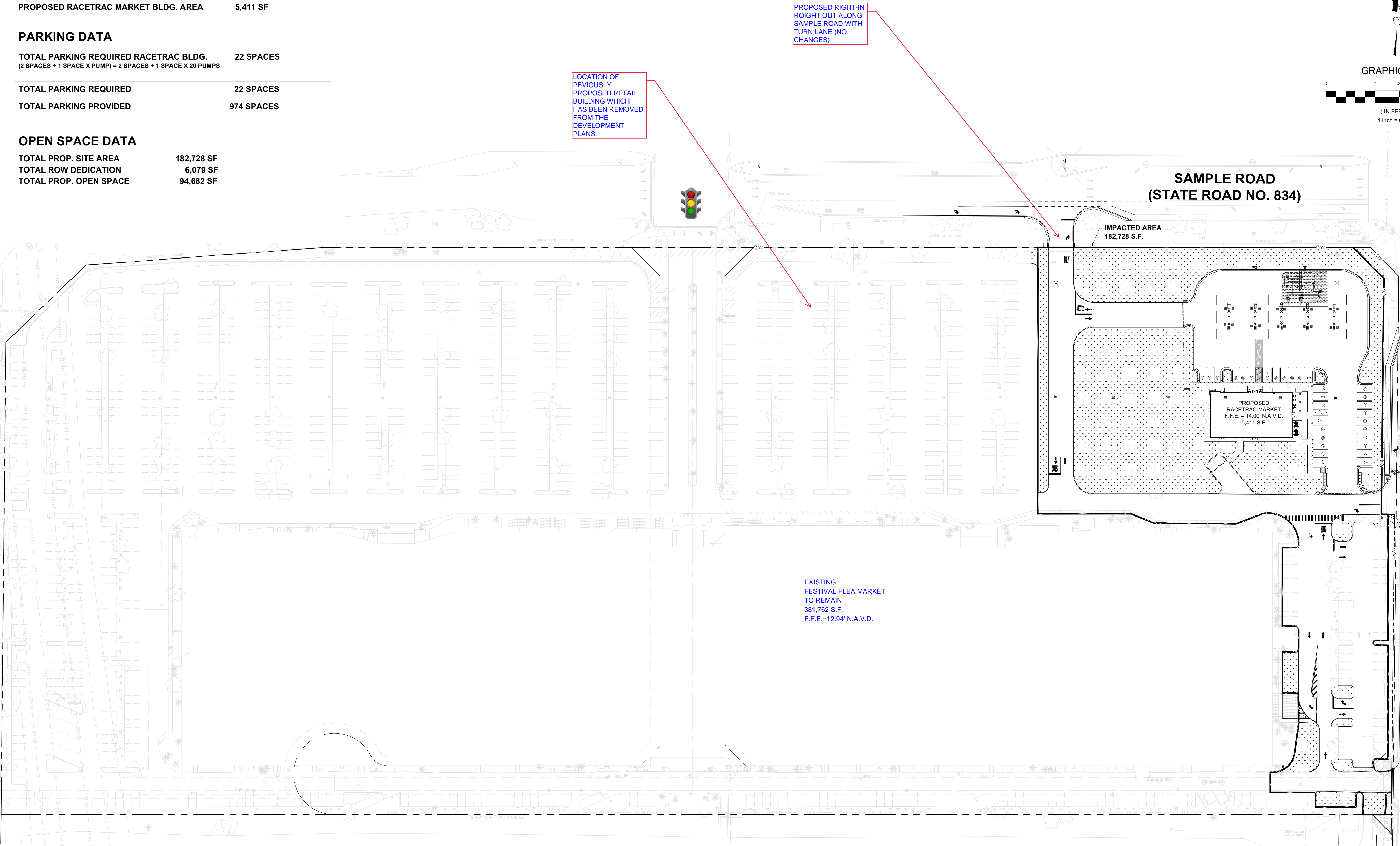
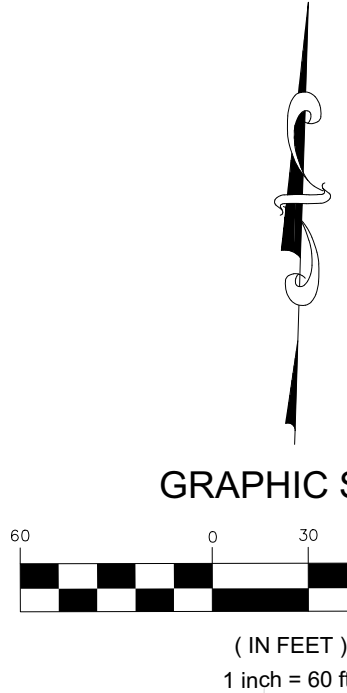
Scale: 1" = 60'
Date: 05/25/2022
Job No.: I002

©
Plans for

FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

MASTER SITE PLAN

Christ
opher
Collins
Digitally signed by Christopher Collins Date: 2022.07.14 12:29:36 -05'00'



LOCATION OF
PREVIOUSLY
PROPOSED RETAIL
BUILDING WHICH
HAS BEEN REMOVED
FROM THE
DEVELOPMENT
PLANS.

PROPOSED RIGHT-IN
RIGHT OUT ALONG
SAMPLE ROAD WITH
TURN LANE (NO
CHANGES)

EXISTING
FESTIVAL FLEA MARKET
TO REMAIN
381,762 S.F.
F.F.E.=12.94' N.A.V.D.

SAMPLE ROAD
(STATE ROAD NO. 834)

IMPACTED AREA
182,728 S.F.

PROPOSED
RACETRAC MARKET
F.F.E. = 14.00' N.A.V.D.
5,411 S.F.

PERMIT SET
MUST BE ON JOBSITE AT ALL
TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY
WORK IN THE PUBLIC ROW CONTACT
THE BROWARD COUNTY HIGHWAY
CONSTRUCTION AND ENGINEERING
DIVISION AT 954-577-4600 FOR
INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES
NOT CONSTITUTE A PERMIT FOR
CONSTRUCTION.

A PERMIT FOR CONSTRUCTION MUST
BE OBTAINED FROM THE BROWARD
COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION PRIOR TO
COMMENCING CONSTRUCTION IN THE
PUBLIC RIGHT OF WAY.

ALL MATERIALS USED AND
INSTALLATIONS WITHIN THE PUBLIC
RIGHT OF WAY OR EASEMENTS SHALL BE
IN ACCORDANCE WITH BROWARD COUNTY
HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION

☐ PLAN CONSISTENT
WITH PLAT REQUIREMENTS
☐ PUBLIC RIGHT OF WAY APPROVAL
FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____
DOES NOT INCLUDE APPROVAL
OF PAVEMENT MARKING & SIGNS

sunshine
Call 8 or visit sunshine.com for full
business days before digging to have
buried items located and marked.
Check positive response codes before you dig!

PZ22-12000027
8/17/2022