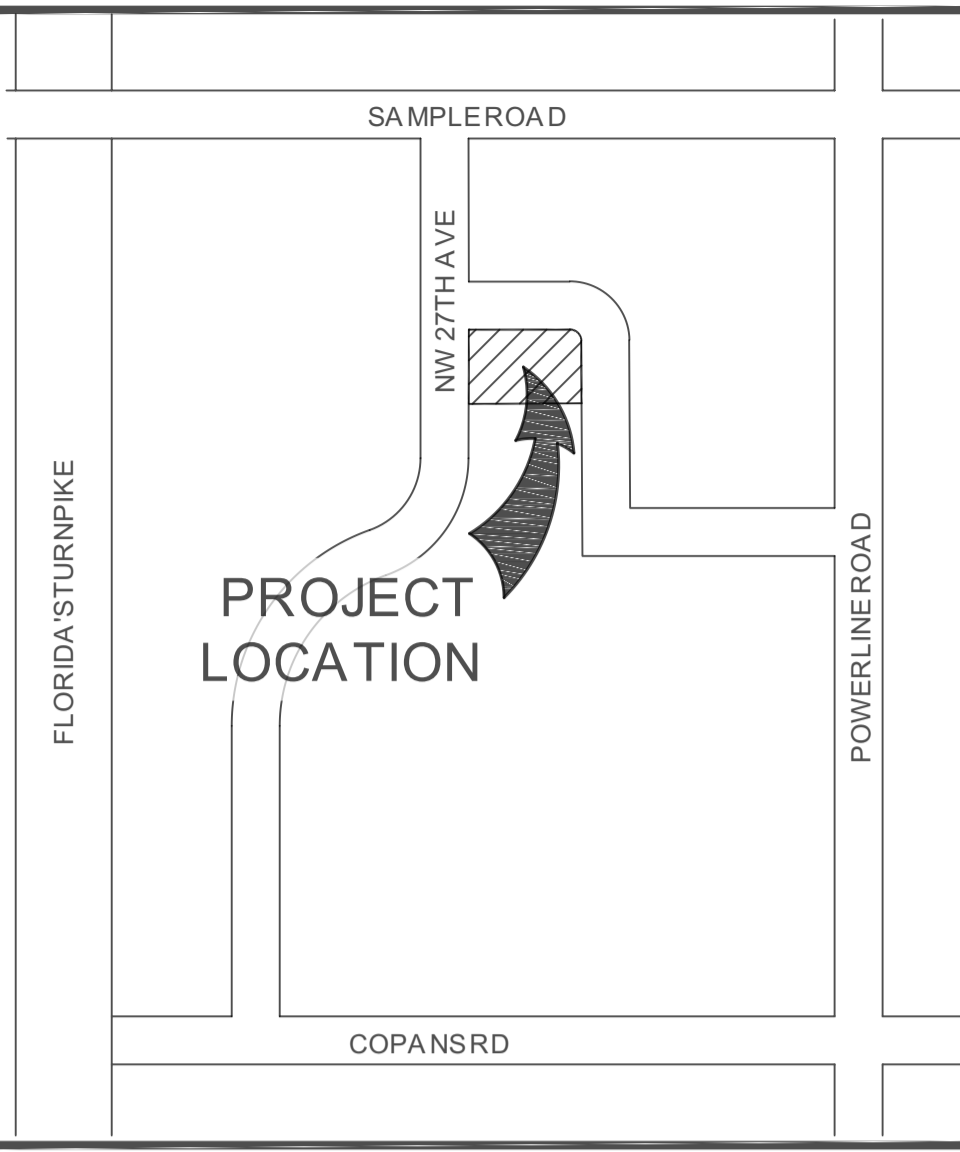


SITE DATA TABLE:		
<b>PROJECT ADDRESS:</b> 3420 NW 27TH AVENUE, POMPAÑO BEACH FL 33069		
<b>FOLIO:</b> 484221070050		
<b>PROJECT INFORMATION:</b>		
LAND USE DESIGNATION:	INDUSTRIAL	
ZONING DESIGNATION:	I-1 GENERAL INDUSTRIAL	
SITE AREA (PER SURVEY)	391,784	8.994 AC
ROW DEDICATION	652	0.015 AC
NET SITE AREA (S.F.)	391,132	8.979 AC
GROSS WAREHOUSE USE	85,368	
GROSS OFFICE USE	21,671	
GROSS BUILDING AREA	107,039	TOTAL (ALL BUILDINGS)

SERVICE PROVIDERS			
POTABLE WATER	BROWARD COUNTY WATER		
SANITARY SEWER	BROWARD COUNTY WASTEWATER		
SOLID WASTE	WASTE MANAGEMENT		
ZONING REQUIREMENTS:			
	REQUIRED	PROVIDED	
BUILDING HEIGHT	45' MAX.	28'	
LOT COVERAGE	65% MAX.	27.6%	ALL BUILDINGS
PERVIOUS AREA	20% MIN.	24.8%	
VUA PERVIOUS AREA (% OF VUA)	15% MIN.	40.3%	
SETBACK REQUIREMENTS:			
	REQUIRED (MIN)	PROVIDED	
FRONT YARD (BLOUNT RD)	25'	62.47 FT.	
STREET SIDE YARD (34TH PLACE)	10'	60.01 FT.	EXISTING
INTERIOR SIDE YARD (SOUTH)	10'	56.28 FT.	
REAR YARD/CANAL (SE)	15'	77.02 FT.	

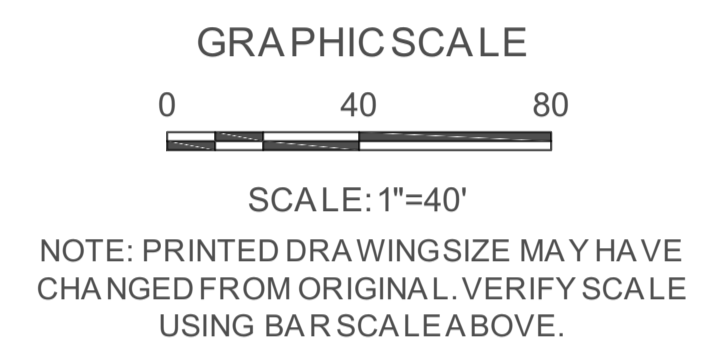
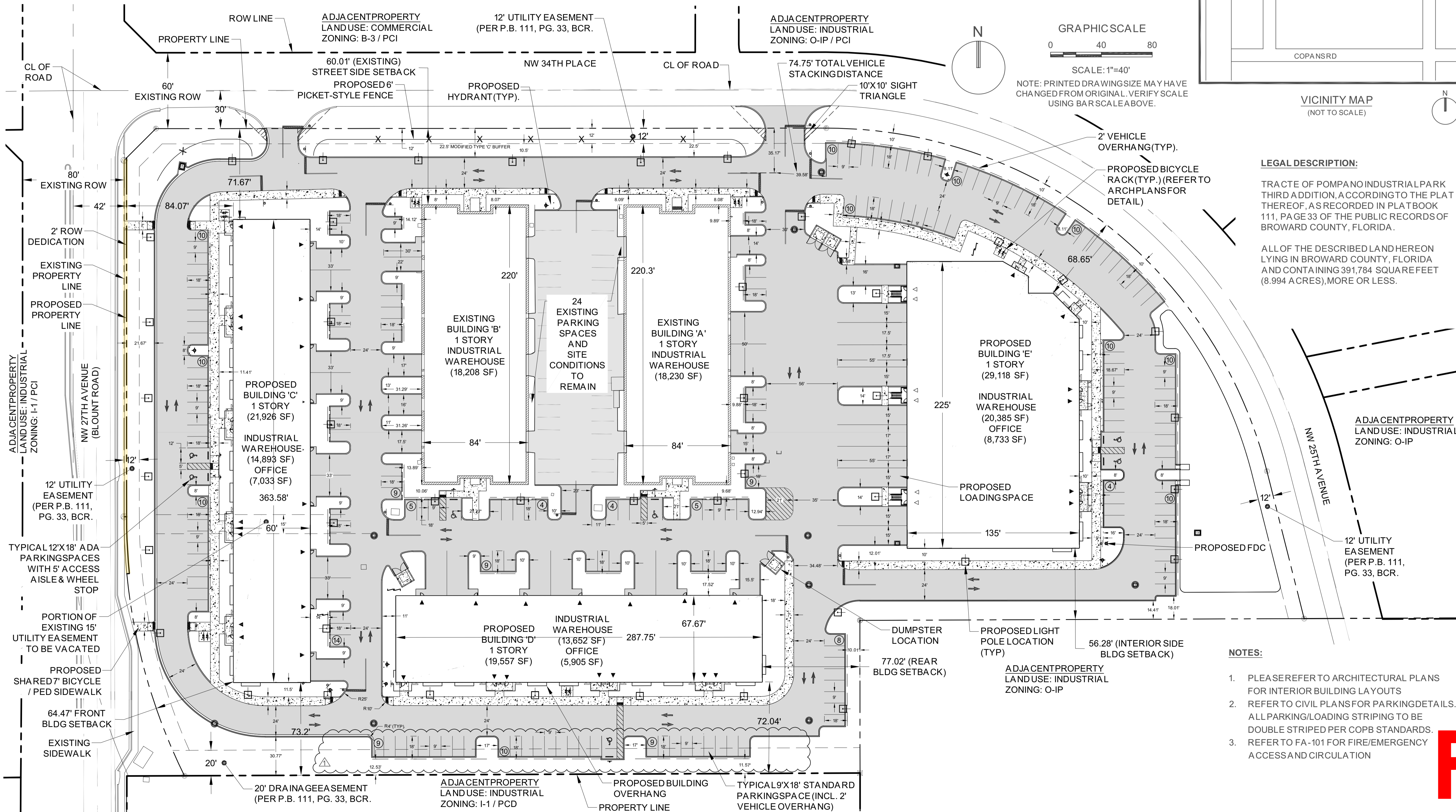
SITE AREA CALCULATIONS:			
NET SITE AREA: (POST ROW DEDICATION)	SQ. FT.	%	ACRE
	390,802		8.972
IMPERVIOUS AREA			
	SQ. FT.	%	ACRE
EXISTING BLDG FOOTPRINT (INCLUDES OVERHANG)	36,438.00	9.3%	0.837
PROPOSED BLDG FOOTPRINT (INCLUDES OVERHANG)	71,440	18.3%	1.640
VEHICLE USE AREA / PAVEMENT	166,575	42.6%	3.824
SIDEWALKS/CONCRETE	16,906	4.3%	0.388
VEHICLE OVERHANG	2,479	0.6%	0.057
PERVIOUS AREA (20% Minimum)	96,964	24.8%	2.226
TOTAL	390,802	100%	8.972

PARKING CALCULATIONS:			
	REQUIRED	PROVIDED	
WAREHOUSE DISTRIBUTION/STORAGE			
1 PER 750 SF (UP TO 3,000 SF)	4		
1 PER 2,500 SF (REMAINDER 85,368)	35		
OFFICE (1 PER 400 SF)	55	24 EXISTING TO REMAIN	
		192 STANDARD (9'X18')	
		7 ADA (12'X18')	
TOTAL PARKING	94	223	
LOADING			
	REQUIRED	PROVIDED	
40,000-60,000 SF INDUSTRIAL USE	3	10	
BICYCLE PARKING			
	REQUIRED	PROVIDED	
4 PER 10 VEHICLE PARKING SPACES			
PROVIDED (NOT TO EXCEED 20 SPACES)	20	20	



**KEITH**  
 301 East Atlantic Boulevard  
 Pompano Beach, FL 33060  
 PH: (954) 788-3400  
 Florida Certificate of  
 Authorization # - 7928

REVISIONS		
NO.	DESCRIPTION	DATE
1	PER BLDG COMMENTS	03/06/2020



**LEGAL DESCRIPTION:**  
 TRACTE OF POMPAÑO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 111, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 ALL OF THE DESCRIBED LAND HEREON LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING 391,784 SQUARE FEET (8.994 ACRES), MORE OR LESS.

**WAREHOUSE COMPLEX**  
 3420-3456 NW 27TH AVENUE  
 POMPAÑO BEACH, FL 33069

SCALE:	AS NOTED
DATE ISSUED:	MAY 2019
DRAWN BY:	AM
DESIGNED BY:	AM
CHECKED BY:	TD

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

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
 SP-100

- NOTES:**
- PLEASE REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUTS
  - REFER TO CIVIL PLANS FOR PARKING DETAILS. ALL PARKING/LOADING STRIPING TO BE DOUBLE STRIPED PER COPB STANDARDS.
  - REFER TO FA-101 FOR FIRE/EMERGENCY ACCESS AND CIRCULATION

**P&Z**  
 PROJECT NO. 10729.00  
**PZ20-27000003**  
**7/22/2020**

Drawing Name: N:\10729.00 - Festival Free Warehouse - R6 Associates\Engineering\0729.00.SP.100.dwg Layout Name: SP-100 Plotted on: Jun 17, 2020 - 10:09am