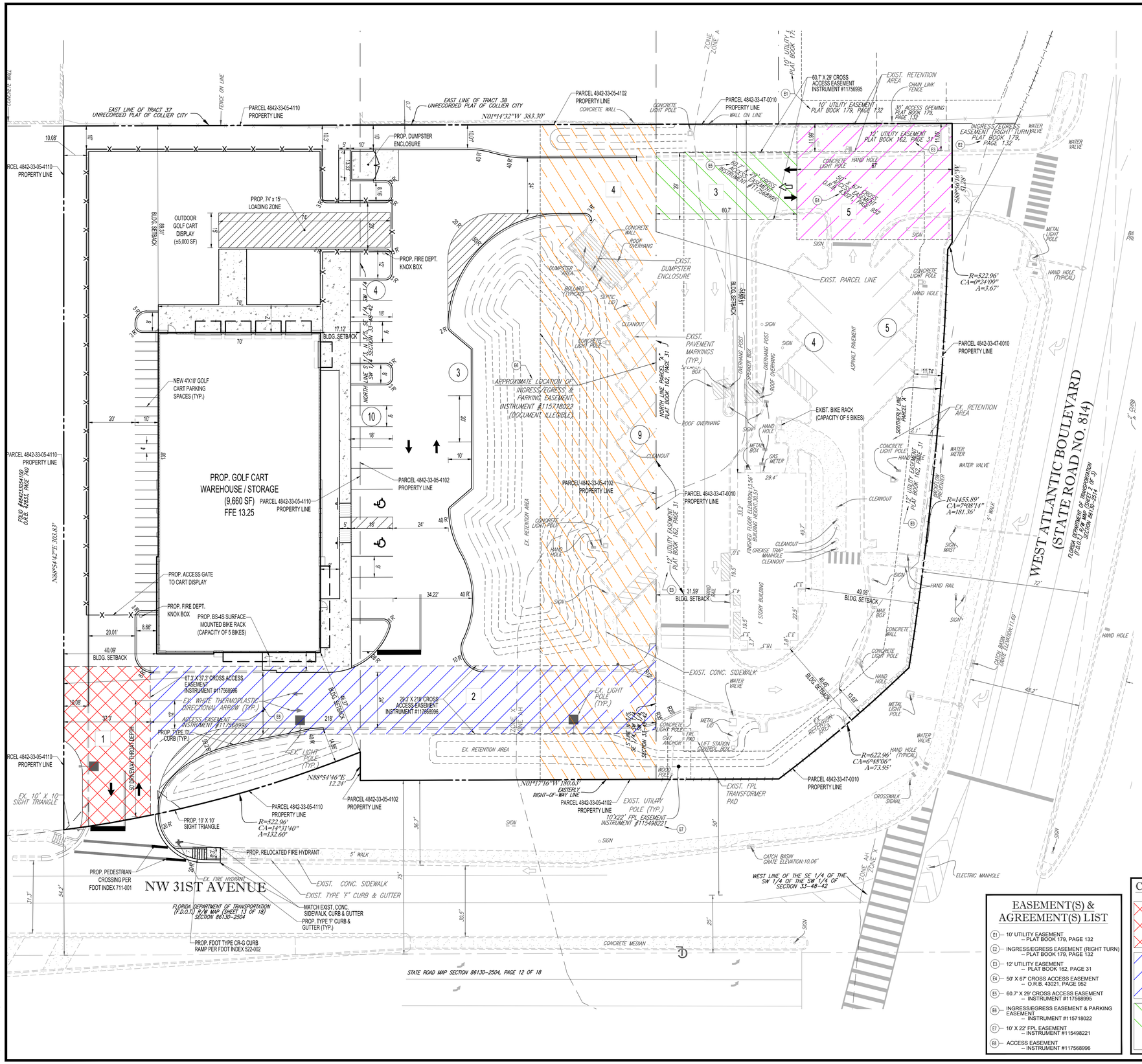

SITE DATA

20 10 5 0 20
1"= 20'

THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:

ACCURATE LAND SURVEYOR'S, INC
1150 W. ATLANTIC BLVD, POMPANO BEACH, FLORIDA 33060
TELEPHONE: (954) 782-1441 FAX: (954) 782-1442 LB#3635

APPLICANT: NW 31ST AVENUE LLC/METRO CHICKEN OF POMPANO, LLC
3051 W. ATLANTIC BLVD, POMPANO BEACH, FL 33069
PHONE: (954) 973-6001

DATA TABLE:

CURRENT USE(S):	RESTAURANT AND VACANT COMMERCIAL
PROPOSED USE(S):	RESTAURANT AND GOLF CART SALES/STORAGE w/ REPAIR & MAINTENANCE
FUTURE LAND USE DESIGNATION:	COMMERCIAL (C)
ZONING DESIGNATION:	B-3 (GENERAL BUSINESS)
TAX MAP ID#	4842-33-47-0010, 4842-33-05-4120 & 4842-33-05-4110
SITE AREA:	2.43 AC (105,642 SF)

LAND USE BREAKDOWN:

	POPEYE'S PARCEL	GOLF CART	OVERALL SITE
TOTAL SITE AREAS	32,424 SF (100%)	73,218 SF (100%)	105,642 SF (100%)
TOTAL IMPERVIOUS AREAS (LESS VEHICLE OVERHANG)	21,988 SF (67.8%)	46,765 (63.9%)	68,753 SF (65.1%)
SIDEWALK/CONCRETE/CURB	1,957 SF (6.0%)	3,782 SF (5.2%)	5,739 SF (5.4%)
VEHICULAR PAVEMENT	17,869 SF (55.1%)	33,323 SF (45.5%)	51,192 (48.5%)
BUILDING	2,162 SF (6.7%)	9,660 SF (13.2%)	11,822 SF (11.2%)
TOTAL PERVIOUS AREAS	10,436 SF (32.2%)	26,453 SF (36.1%)	36,889 SF (34.9%)

PARKING CALCULATIONS

PARKING RATES

POPEYE'S:

USE	PARKING RATE	SPACES REQUIRED
RESTAURANT (32 MAX OCCUPANCY)	1 SPACE PER 4 PERSONS OF MAX OCCUPANCY	8.0 SPACES
SPACES REQUIRED		8.0 SPACES

GOLF CART:

USE	PARKING RATE	SPACES REQUIRED
SHOWROOM (8,100 SF)	1/ 400	20.3 SPACES
PARTS / MAINTENANCE (1,500 SF)	1/ 500	3.0 SPACES
SPACES REQUIRED		24 SPACES

REQUIRED PARKING

	POPEYE'S	GOLF CART	OVERALL SITE
TOTAL PARKING REQUIRED	8	24	32
ADA PARKING	1	2	2
REGULAR SPACES	7	23	30
LOADING ZONE	1	0	1

EXSTING PARKING

	POPEYE'S	OVERALL SITE
TOTAL PARKING PROVIDED	18	18
ADA PARKING	2	2
REGULAR PARKING	16	16

PROPOSED PARKING

	POPEYE'S	GOLF CART	OVERALL SITE
TOTAL PARKING PROPOSED	18	17	35
ADA PARKING	2	2	4
REGULAR SPACES	16	15	31
LOADING ZONE	1	1	2

PARKING SUMMARY

TOTAL SPACES REQUIRED	32 SPACES
TOTAL PROVIDED PARKING	35 SPACES
SURPLUS SPACES	3 SPACES

B-3 ZONING DISTRICT INTENSITY & DEVELOPMENT STANDARDS:

	REQUIRED	PROPOSED
MAX. BLDG. HEIGHT:	105' (MAX.)	±35'-0"
MIN. LANDSCAPE AREA:	20% (MIN.)	34.9%
MAX. LOT COVERAGE:	60% (MAX.)	11.2%

BUILDING SETBACKS:	REQUIRED	POPEYE'S PARCEL	GOLF CART
FRONT (WEST)	0'	40.46'	46.37'
REAR (EAST)	30'	150.51'	89.31'
SIDE (NORTH)	0'	31.59'	40.09'
SIDE (SOUTH)	0'	49.05'	17.12'

LANDSCAPE BUFFERS:	REQUIRED	POPEYE'S PARCEL	GOLF CART
FRONT (WEST)	10'	13.93'	14.66'
REAR (EAST)	10'	11.65'	10.00'
SIDE (NORTH)	10'	N/A	10.08'
SIDE (SOUTH)	10'	11.74'	N/A

NOTE:

CONTRACTOR SHALL REFER TO THE FDOT DESIGN STANDARDS FY 2020-2021 FOR COMPLIANCE WITH FDOT PAVEMENT MARKINGS REQUIREMENTS.

EASEMENT(S) & AGREEMENT(S) LIST

- (E1) 10' UTILITY EASEMENT -- PLAT BOOK 179, PAGE 132
- (E2) INGRESS/EGRESS EASEMENT (RIGHT TURN) -- PLAT BOOK 179, PAGE 132
- (E3) 12' UTILITY EASEMENT -- PLAT BOOK 162, PAGE 31
- (E4) 50' X 67' CROSS ACCESS EASEMENT -- O.R.B. 43021, PAGE 952
- (E5) 60.7' X 29' CROSS ACCESS EASEMENT -- INSTRUMENT #117568995
- (E6) INGRESS/EGRESS EASEMENT & PARKING EASEMENT -- INSTRUMENT #115718022
- (E7) 10' X 22' FPL EASEMENT -- INSTRUMENT #115498221
- (E8) ACCESS EASEMENT -- INSTRUMENT #117568996

CROSS -ACCESS EASEMENT LEGEND

1. 67.3' X 37.3' PORTION OF EXISTING ACCESS EASEMENT TO BENEFIT THE NORTH PARCEL AND POPEYE'S PARCEL.
2. 29.3' X 218' PORTION OF EXISTING ACCESS EASEMENT TO BENEFIT THE POPEYE'S PARCEL.
3. 60.7' X 29' EXISTING CROSS-ACCESS EASEMENT TO BENEFIT THE VACANT PARCELS.
4. EXISTING INGRESS/EGRESS PARKING EASEMENT
5. 50' X 67' EXISTING CROSS-ACCESS EASEMENT

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE FT. LAUDERDALE, FL 33309 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 603 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F220011
DRAWN BY:	JFV
CHECKED BY:	FJY
DATE:	08/19/2022
CAD I.D.:	F220011-SITE PLAN-PHASE2

PROJECT:

PHOENIX GOLF CART

FOR

BBA PROPERTY HOLDINGS LLC

140-160 NW 31ST AVENUE
CITY OF POMPANO BEACH
FLORIDA

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FRANK J. YOUMANS LICENSE No. 67366 STATE OF FLORIDA PROFESSIONAL ENGINEER
September 16, 2022
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-05

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