

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.

DESIGNED BY: NW

DRAWN BY: FA

CHECKED BY: NW

BID-CONTRACT:	
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This item has been
digitally signed

and sealed by
**NILES T.
WARRICK, P.E.**
on the date
adjacent to the
seal.

NILES T. WARRICK
LICENSE
No. 94320

★ ★ ★

101.dwg

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic file.

2024-06-11 16:48:28-04'00'

STATE OF FLORIDA
PROFESSIONAL ENGINEER

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT

**DUET PROPERTY
DEVELOPMENT, LLC**

PROJECT

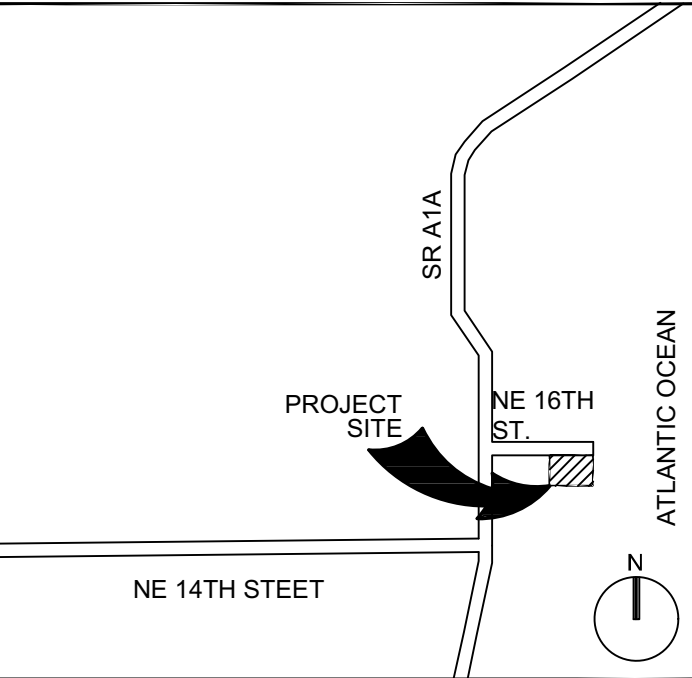
**NORTH OCEAN PARK
3424 NE 16th STREET
POMPANO BEACH
FL, 33062**

SHEET TITLE	
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SITE PLAN

SHEET NUMBER SP-101

PROJECT NUMBER	09520.05
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LEGAL DESCRIPTION:

LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE WEST 300' THEREOF.

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT.

SITE DATA TABLE			
PROJECT ADDRESS: 3424 NORTHEAST 16TH STREET, POMPANO BEACH FL 33062			
FOLIO No. 484329010060			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	OR - RECREATION OPEN SPACE		
ZONING DESIGNATION:	RM-45 MULTIPLE FAMILY RESIDENCE		
PROPOSED USE:	PARK/OPEN SPACE		
	<u>SQ. FT.</u>	<u>ACREAGE</u>	
NET SITE AREA (SF)	31848	0.73	
GROSS BUILDING AREA (SF)	489		
NOTES:			
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT			
SETBACK REQUIREMENTS:	<u>REQUIRED (MIN)</u>	<u>PROVIDED</u>	
FRONT YARD (NE 16TH ST)	25'	41.9'	
INTERIOR SIDE YARD (WEST)	10'	25.8'	
SIDE YARD (EAST)	25'	48.2'	FROM DUNE VEGETATION LINE
REAR YARD (SOUTH)	10'	41.3'	
<u>IMPERVIOUS AREA</u>	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
BUILDING FOOTPRINT AND PAVILION AWNING	3,699	11.7%	0.08
SIDEWALKS / CONCRETE (VEHICLE OVERHANG)	4,359	13.7%	0.10
IMPERVIOUS TOTAL	8058	25.3%	
<u>PERVIOUS AREA</u>	23,920	75.1%	0.55
OVERALL TOTAL	31,848	100.0%	0.73
PARKING CALCULATIONS			
REQUIREMENTS TBD BY DEVELOPMENT SERVICES DIRECTOR PER 155.5102.D.2		17	(INCLUDES 2 ADA SPACES)
	<u>REQUIRED</u>	<u>PROVIDED</u>	
BICYCLE PARKING 4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	8	8	

Drawing name: P:\09520.05 - The Duet - Ocean Park - PARK - Duet Property Holdings\Engineering\Cadd\09520.05-SP-101.dwg

STATUS: PRELIMINARY