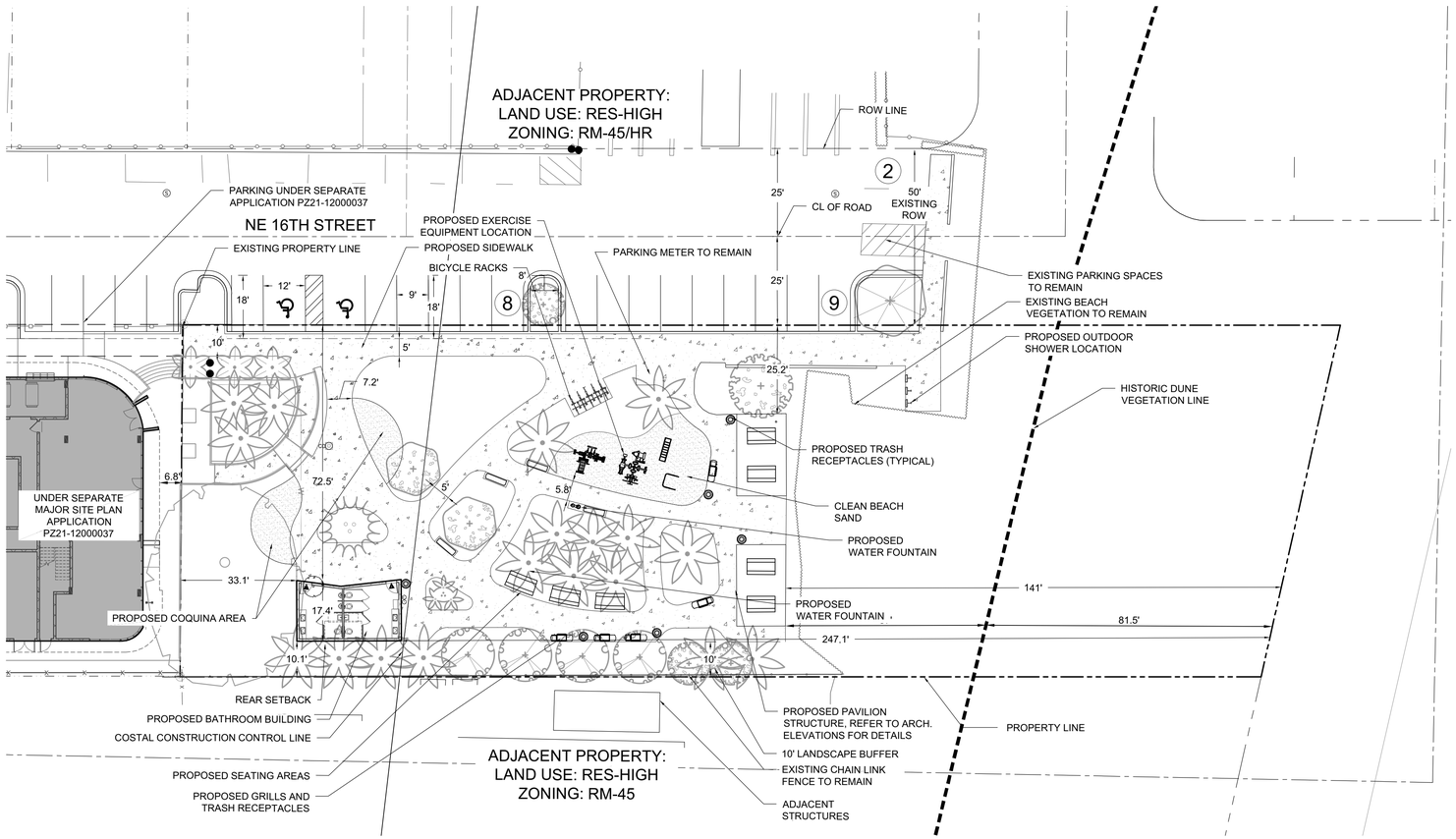
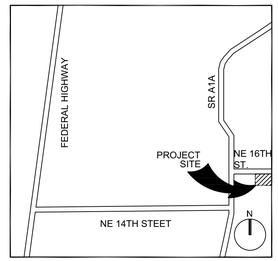
DRC
PZ22-12000012
07/17/2024




N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.




LOCATION SKETCH
(NOT TO SCALE)

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.*

*ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.*

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 | | |
| | SQ. FT. | ACREAGE | |
| NET SITE AREA (SF) | 31848 | 0.73 | |
| GROSS BUILDING AREA (SF) | 489 | | |
| NOTES: | | | |
| 1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT | | | |
| **SETBACK REQUIREMENTS:** | REQUIRED (MIN) | PROVIDED | |
| FRONT YARD (NE 16TH ST) | 25' | 72.5' | |
| INTERIOR SIDE YARD (WEST) | 10' | 33.1' | |
| SIDE YARD (EAST) | 25' | 57' | FROM DUNE VEGETATION LINE |
| REAR YARD (SOUTH) | 10' | 10.1' | |
| IMPERVIOUS AREA | SQ. FT. | % | ACREAGE |
| BUILDING FOOTPRINT AND PAVILION AWNING | 1,259 | 4.0% | 0.03 |
| SIDEWALKS / CONCRETE (VEHICLE OVERHANG) | 6,669 | 20.9% | 0.15 |
| IMPERVIOUS TOTAL | 7928 | 24.9% | |
| PERVIOUS AREA | 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 | | 19 | (INCLUDES 2 ADA SPACES) |
| | REQUIRED | PROVIDED | |
| BICYCLE PARKING<br>4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES) | 8 | 10 | |

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

**PRELIMINARY PLAN NOT FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

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.

**ISSUE DATE:**
**DESIGNED BY:** MG
**DRAWN BY:** KC
**CHECKED BY:** TD
**BID-CONTRACT:**

THOMAS F DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Thomas F Donahue, P.E. 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.

Date: 2022.06.03 15:51:40-04'00'

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

**CLIENT**

**MOUNT VERNON PROPERTY HOLDINGS, LLC**

**PROJECT**

**NORTH OCEAN PARK**
**3424 NE. 16TH ST**
**POMPANO BEACH, FL 33064**

**SHEET TITLE**

SITE PLAN

**SHEET NUMBER** SP101
**PROJECT NUMBER** 09520.02

DRC
PZ22-12000012
07/06/2022

Plotted by: slanducci On 6/3/2022 2:48 PM
Drawing name: P:\09520.02 - Ocean Park Pompano Beach - Mount Vernon Property Holdings,LLC\Engineering\Cladd - Park Design\09520.02-SP-101.dwg