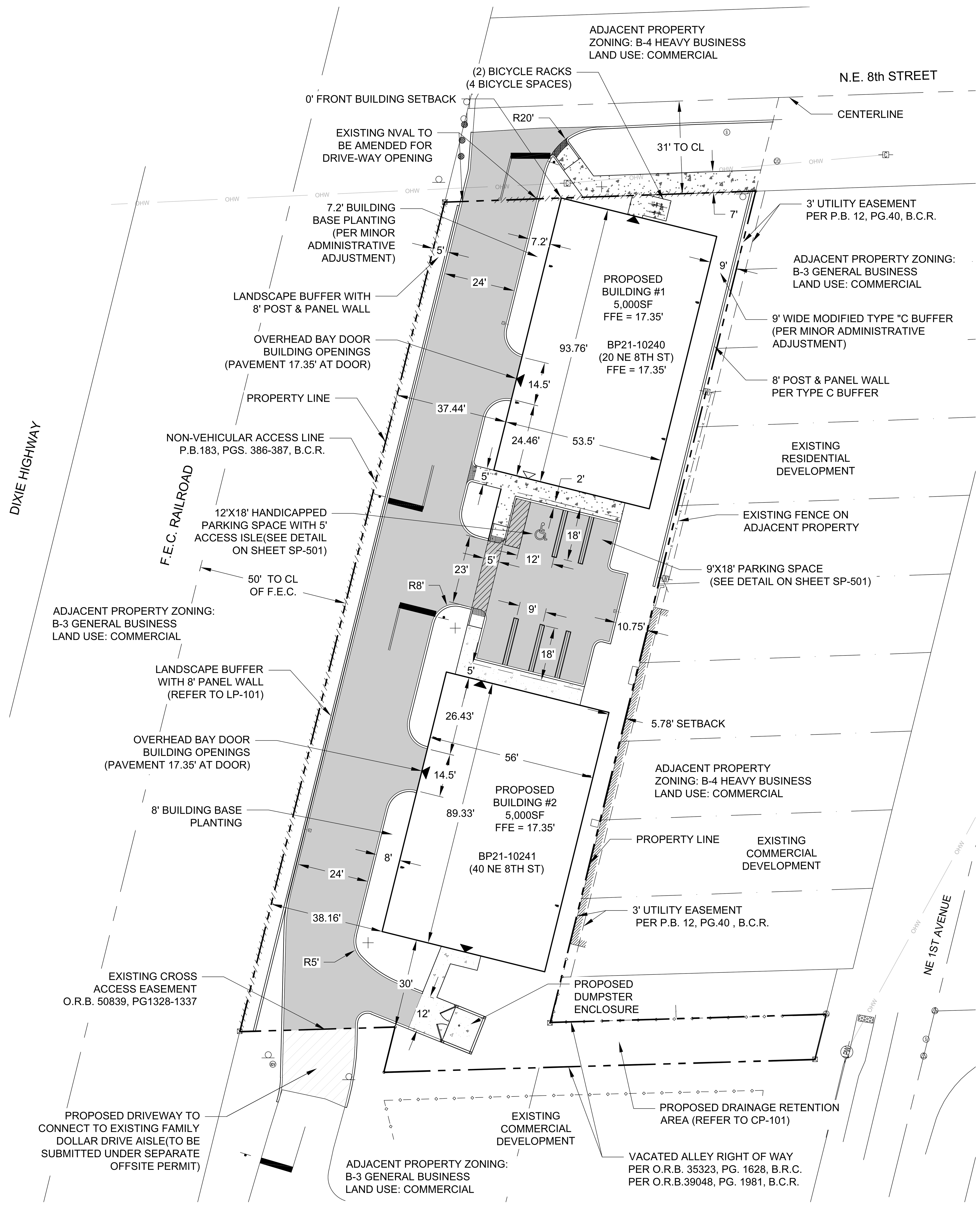


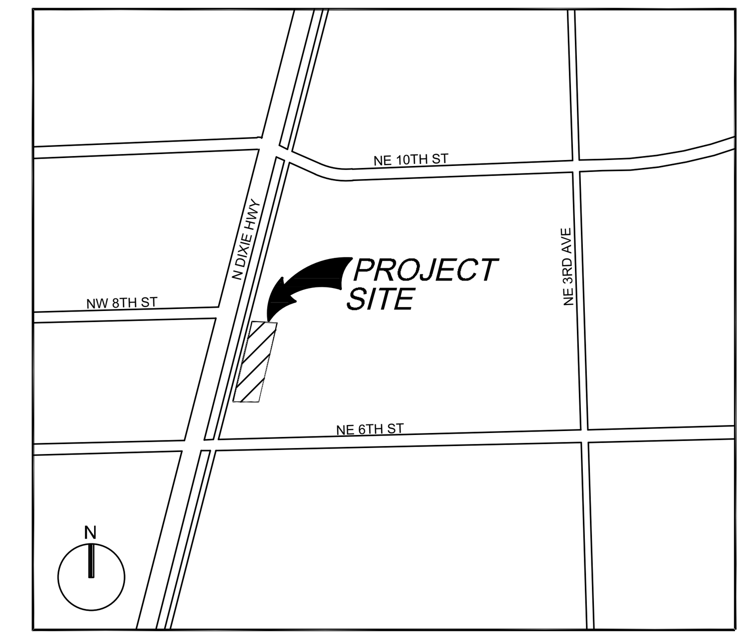
N

GRAPHIC SCALE

0 20 40

SCALE: 1"=20'

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



VICINITY MAP
(NOT TO SCALE)

SITE DATA TABLE:				
PROJECT ADDRESS:				
20 NE 8TH STREET				
FOLIO: 4842-35-92-0010				
PROJECT INFORMATION:				
LAND USE DESIGNATION:	Commerical			
ZONING DESIGNATION:	B-4 Heavy Business			
NET SITE AREA (PER SURVEY)	**30,762**	**0.71** AC		
GROSS BUILDING AREA	**10,000**	SF		
NOTES:				
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT				
SERVICE PROVIDERS				
POTABLE WATER	CITY OF POMPANO BEACH			
SANITARY SEWER	CITY OF POMPANO BEACH			
SOLID WASTE	WASTE MANAGEMENT			
ZONING DISTRICT REQUIREMENTS:	**REQUIRED**	**PROVIDED**		
BUILDING HEIGHT	105' MAX.	22'-9"		
LOT COVERAGE	60% MAX.	32.5%		
PERVIOUS AREA	20% MIN.	30.0%		
VUA PERVIOUS AREA (% OF VUA)	15% MIN.	27.9%		
SETBACK REQUIREMENTS:	**REQUIRED (MIN)**	**PROVIDED**		
FRONT YARD (NW 8TH STREET)	0'	0	FT.	
INTERIOR SIDE YARD (EAST)	0'	5.78	FT.	
INTERIOR SIDE YARD (WEST)	0'	37.44	FT.	
REAR YARD (SOUTH)	30'	30	FT.	
SITE AREA CALCULATIONS:				
	SQ. FT.	**%**	**ACRE**	
NET SITE AREA:	**30,762**	**100%**	**0.71**	
	PROVIDED			
	SQ. FT.	**%**	**ACRE**	
IMPERVIOUS AREA				
BUILDING FOOTPRINT (INCLUDES OVERHANG)	10,000	32.5%	0.23	
VEHICLE USE AREA / PAVEMENT	10,415	33.9%	0.24	
SIDEWALKS/CONCRETE	1,119	3.6%	0.03	
PERVIOUS AREA (20% Minimum)	9,228	30.0%	0.21	
TOTAL	**30,762**	**100%**	**0.71**	
PARKING CALCULATIONS:				
	REQUIRED	**PROVIDED**		
WAREHOUSE / DISTRIBUTION / STORAGE				
1 PER 750 (3,000 SF)	4			
1 PER 2,500 (7,000 SF)	3			
	-	6	STANDARD SPACES (9'X18')	
		1	ADA SPACES (12'X18')	
TOTAL PARKING	**7**	**7**		
NOTES:				
1. REQUIRED PARKING CALCULATION ASSUMES OFFICE SF IS LESS THAN 20% OF BUILDING GFA				
2. LOADING ZONE NOT REQUIRED PER TABLE 155.5102.M.1 (BLDG LESS THAN 20,000 GFA)				
BICYCLE PARKING				
	REQUIRED	**PROVIDED**		
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	4	4		

LEGAL DESCRIPTION:

PARCEL "A", "621 NE 1ST AVENUE DEVELOPMENT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 386 & 387, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 30,762 SQUARE FEET (0.706 ACRES) MORE OR LESS.

NOTES:

1. REFER TO SHEET SP-501 FOR PARKING STALL DETAILS.
2. REFER TO SHEET SP-501 FOR DUMPSTER DETAILS
3. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL OFFSITE IMPROVEMENTS COORDINATED AFTER SITE PLAN APPROVAL

CITY OF POMPANO BEACH - APPROVED - FLORIDA BUILDING CODES
pompano beach
REVIEWED FOR CODE COMPLIANCE SUBJECT TO ALL CODES OF THE CITY OF POMPANO BEACH
BP21-10240
08/24/22

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

BID / CONTRACT NO. :

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.

NE 8TH STREET WAREHOUSES

SCALE:	AS NOTED
DATE ISSUED:	SEPTEMBER, 2020
DRAWN BY:	SM
DESIGNED BY:	CD
CHECKED BY:	TD

This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.

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

Date: 2022.08.04 20:17:50-04'00'

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

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

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-101

PROJECT NO. 11486.00

Plotted by: mamodio On Wednesday, September 2020

Drawing name: S:\11486.00 -NE 8th St Warehouse - Rocklyn Homes\Engineering\Cadd\11486.00-SP-101-Site Plan.dwg