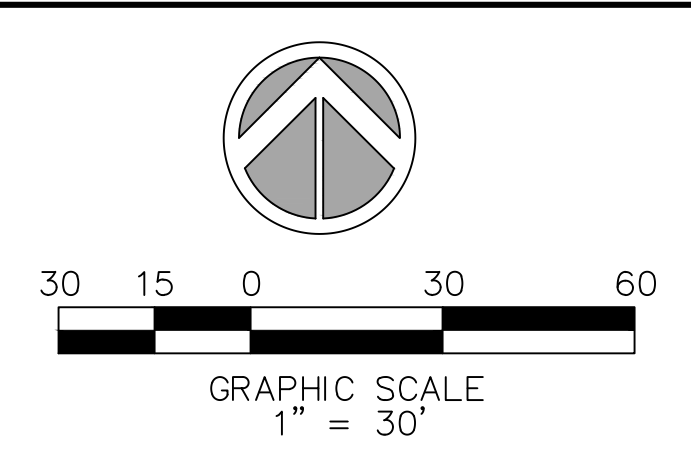
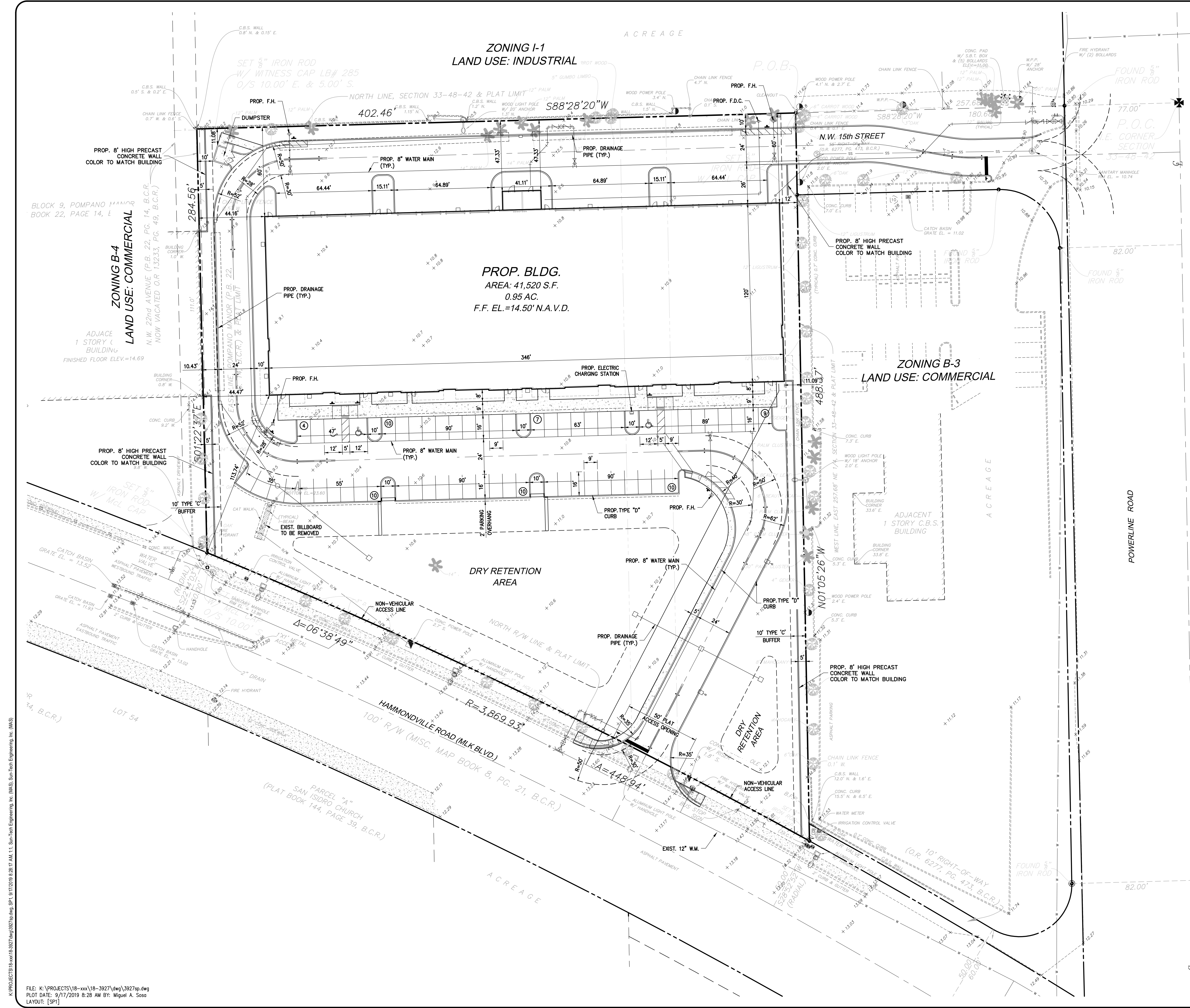


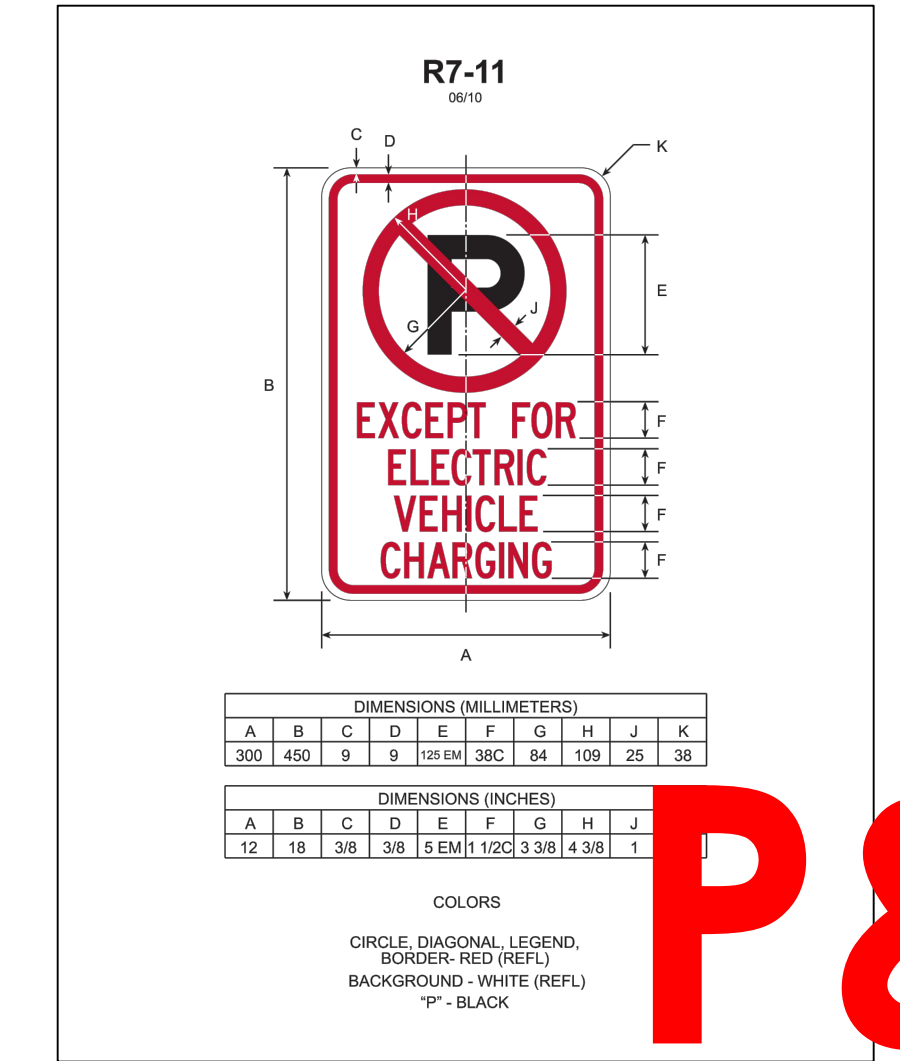
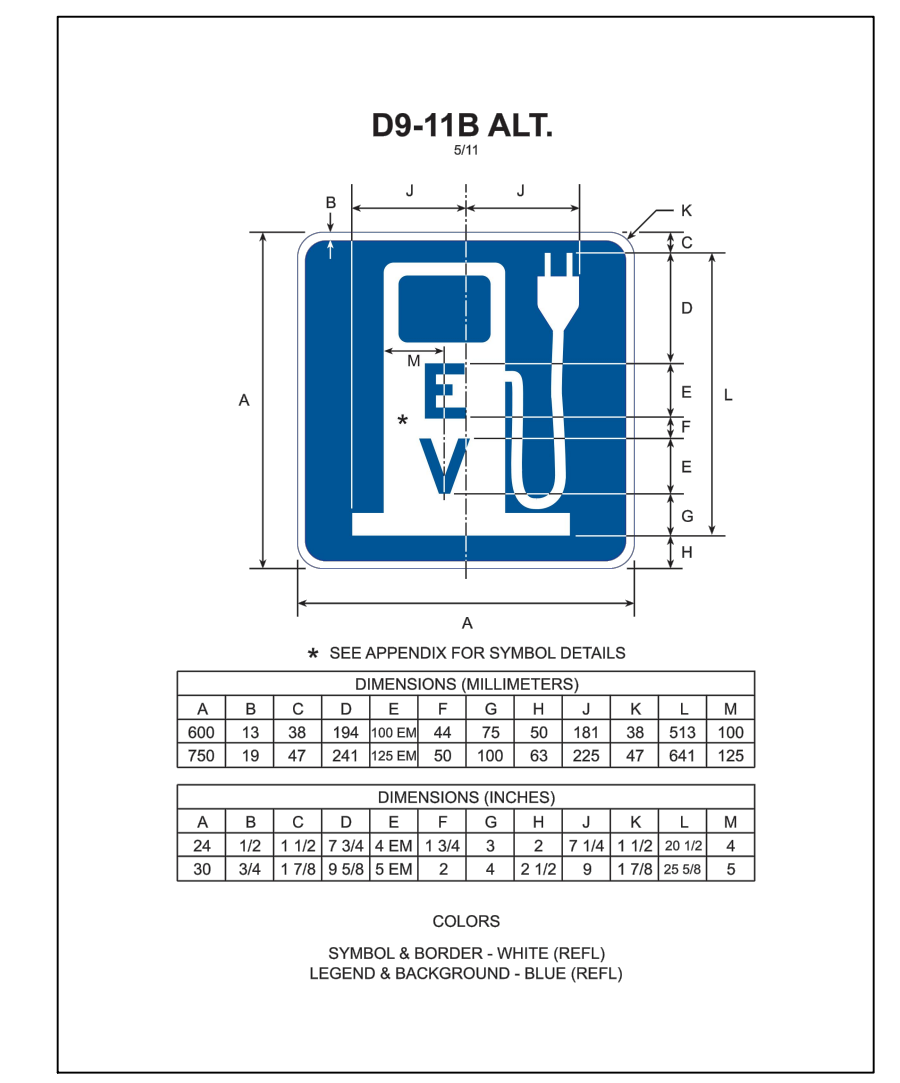


SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	63,733	1.46 AC.	41.6%
PAVEMENT AREA	43,904	1.01 AC.	28.6%
CONCRETE AREA	4,184	0.10 AC.	2.7%
BUILDING AREA	41,520	0.95 AC.	27.1%
TOTAL AREA	153,341	3.52 AC.	100.0%

PERVIOUS CALCULATIONS			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	63,733	1.46 AC.	41.6%
IMPERVIOUS	89,608	2.06 AC.	58.4%

PARKING TABULATION	
PARKING REQUIRED	
TOTAL BUILDING: 41,520 S.F.	
1 SPACE @ 750 S.F. FIRST 3,000 S.F. =	4
1 SPACE @ 2,500 S.F. REMAINDER =	15
TOTAL REQUIRED PARKING	19
PARKING PROVIDED	
TOTAL PARKING SPACES PROVIDED	57
TOTAL HANDICAP SPACES PROVIDED	3
TOTAL PARKING PROVIDED	60 **
V.U.A. =	43,904 S.F.
INTERIOR LANDSCAPE REQUIRED 15% V.U.A. =	6,586 S.F.
INTERIOR LANDSCAPE PROVIDED =	47,918 S.F.
LAND USE	COMMERCIAL
ZONING	B-3*

- NOTES:
1. WATER AND SEWER PROVIDED BY CITY OF POMPANO BEACH.
 2. WATER AND SEWER DEMAND: 41,520 S.F. X 0.1 G.P.D./S.F.=4,152 G.P.D.
 3. SHOULD BUILDING ALONG WEST PROPERTY LINE EVER BE DEMOLISHED OR MOVED OF THE PROPERTY LINE, A FULL TYPE "C" BUFFER INCLUDING A WALL WILL BE REQUIRED ALONG THIS PORTION OF THE SITE, IN ACCORDANCE WITH CODE.



4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntech.com
Certificate of Auth. #7057/LB 7019
Phone (954) 777-3123
Fax (954) 777-3174

Sun-Tech
Engineering, Inc.
Engineers-Planners-Surveyors

STE

REVISIONS	
NO.	DESCRIPTION

POWERLINE/MLK COMMERCE CENTER

FLORIDA

SITE PLAN

POMPANO BEACH

DATE: JAN 2019
SCALE: 1"=30'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 18-3927

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: September 17, 2019
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature shall be placed on any electronic copies.

Clifford R. Loutan
2019.09.17 10:08 -04'00'

P&Z
PZ19-12000008
10/23/19

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PLOT DATE: 9/17/2019 8:28 AM BY: Miguel A. Sosa
LAYOUT: [SP1]