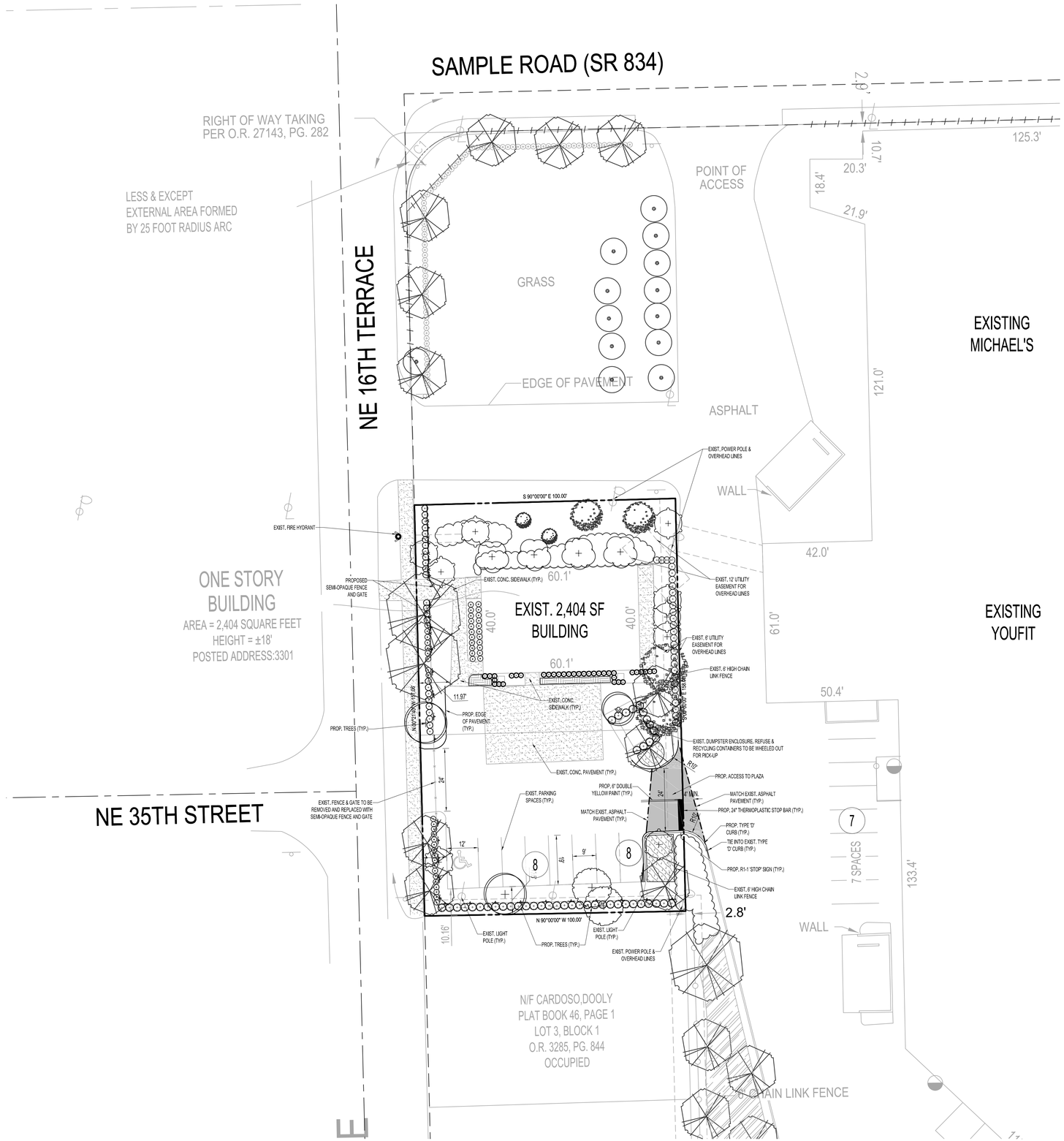

20 10 5 0 20

1"= 20'

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT

EXISTING CONCRETE PAVEMENT

SITE DATA

OWNER/APPLICANT:	WHITNEY LLC / 40TH STREET LLC / NEWTOWN HALL LLC / CLERMONT LLC	
SITE ADDRESS:	3500 NE 16 TERRACE, POMPANO BEACH, FL 33064	
FOLIO NUMBER:	4842-24-19-0060	
CURRENT USE:	FIRE STATION	
PROPOSED USE:	COMMERCIAL OFFICE	
SITE AREA:	15,700 SF	
CURRENT ZONING DESIGNATION:	COMMUNITY FACILITIES (CF)	
PROPOSED ZONING DESIGNATION:	GENERAL BUSINESS (B-3)	
WATER/WASTEWATER SERVICE PROVIDER:	BROWARD COUNTY WATER WASTEWATER SERVICES	
BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	0'	25.16'
STREET SIDE YARD:	0'	24.71'
INTERIOR SIDE YARD:	0'	15.04'
REAR YARD:	30'	92.12'

PARKING CALCULATIONS:

USE	RATIO	REQUIRED	PROVIDED
OFFICE (2,404 SF)	1 PER 400 SF	6 SPACES	8 SPACES

ONE (1) ADA SPACE PROVIDED (ONE (1) SPACE REQUIRED)

NOTE: USES IN THE BUILDING WILL BE LIMITED TO USES ALLOWED IN THE B-1 ZONING DISTRICT

LEGAL DESCRIPTION

LOTS 1 AND 2 AND THE EAST 33 FEET OF LOT 17, TOGETHER WITH LOTS 18, 19 AND 20, BLOCK 1, AND PARCEL 'A', LESS THE NORTH 15 FEET OF SAID PARCEL 'A', "CRESTHAVEN NO. 9 REPLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THAT PART OF SAID PARCEL 'A' WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO THE WEST LINE OF SAID PARCEL 'A' AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL 'A'; AND LESS THAT PART OF SAID PARCEL 'A' WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO THE EAST LINE OF SAID PARCEL 'A' AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL 'A'.

LESS AND EXCEPT THEREFROM THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED OCTOBER 15, 1997 IN OFFICIAL RECORDS BOOK 27143, PAGE 282; FURTHER LESS AND EXCEPT THOSE LANDS CONTAINED IN PARCEL NO. 108 AS DESCRIBED IN COUNTY DEED RECORDED AUGUST 14, 1997 IN OFFICIAL RECORDS BOOK 26853, PAGE 991; AND FURTHER LESS AND EXCEPT THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED MAY 13, 1997 IN OFFICIAL RECORDS BOOK 26416, PAGE 92.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FL 33609
P: 813-379-1100
125 W INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503
THE INFORMATION, DESIGN, AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, DATED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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CHECKED BY: ROT
DATE:
CAD I.D.: F170010 - SITE PLAN- FIRE STATION

PROJECT:

SHOPPER'S HAVEN

FOR

PARTRIDGE EQUITY GROUP

POMPANO BEACH
FLORIDA

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RYAN OSCAR THOMAS
No. 53891
PROFESSIONAL ENGINEER
December 3, 2020
FLORIDA LICENSE NUMBER
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER

SP-1

P&Z
PZ20.05000004
1/27/21

Printed on Thursday, December 03, 2020, 2:50 PM by Michael Grosswirth