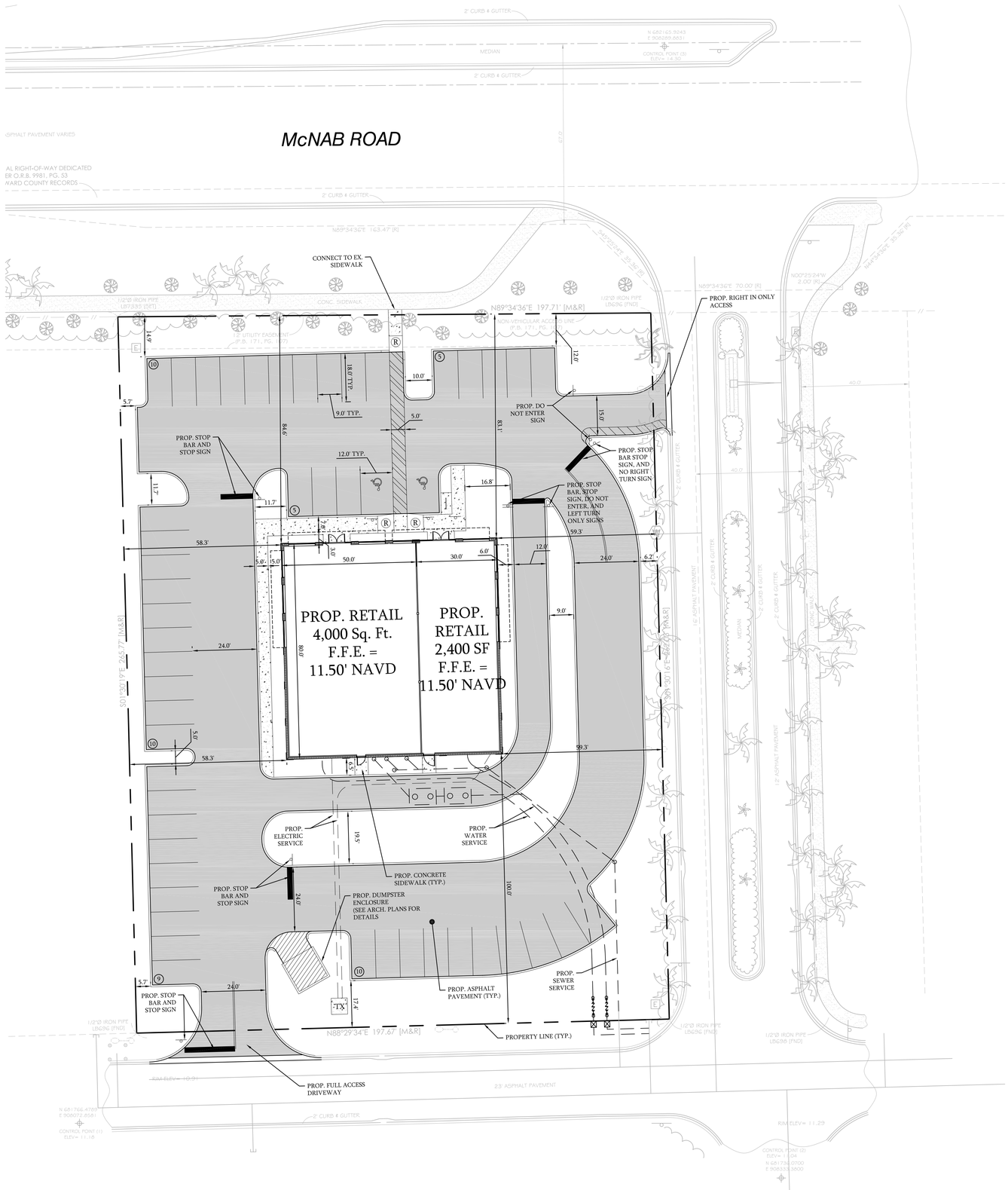
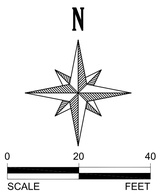




LAND USE DATA	
SITE AREA	1.20± AC. / 52,166 S.F.
EXISTING USE	VACANT
PROPOSED USE	6,400 SF RETAIL
ZONING	B-3 COMMUNITY BUSINESS DISTRICT
F.I.R.M. ZONE	X

CODE COMPLIANCE		
	REQUIRED	PROVIDED
SETBACK		
FRONT	50'	83.1'
SIDE (EAST)	20'	59.3'
SIDE (WEST)	20'	58.3'
REAR	10'	100.0'
LA BUFFER		
FRONT	10'	12.0' Min.
SIDE (EAST)	5'	6.2'
SIDE (WEST)	5'	5.7'
REAR	5'	17.4'
BUILDING HEIGHT	100' MAX.	22'
BUILDING COVERAGE	35% MAX.	12%
VEHICLE PARKING	26 (1 SPACE / 250 S.F.)	49 SPACES
HANDICAP PARKING	2 (26-50 SPACES PROVIDED)	2 SPACES

AREA BREAKDOWN			
	ACRES	SQ. FEET	
TOTAL	1.198	52,166	
PERVIOUS	0.319	13,902	27%
IMPERVIOUS	0.878	38,264	73%
Building	0.147	6,400	
Vehicular Use	0.672	29,288	
Sidewalk	0.059	2,576	

Plotted By:Erik Layout:Plan Sheet April 30, 2015 01:15:33pm M:\000 Preferred Developers\000-14 North Lauderdale\CAD\C-102 SITE PLAN-DT.dwg
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LICENSED PROFESSIONAL
ERIK J. WILCZEK
FL LICENSE NUMBER
58216

No.	REVISIONS	DATE	BY

PROJECT # 000-14
DATE 04-13-2015
SCALE
DESIGNED BY TZ
DRAWN BY TZ
CHECKED BY EW

LOT 2 RETAIL

BROWARD COUNTY, FL.
NORTH LAUDERDALE

KEEN Engineering Inc.
7280 W PALMETTO PARK RD, SUITE 302, BOCA RATON, FL 33433
PHONE: 561-325-6700

SITE PLAN

SHEET NUMBER
C-102