

SITE DATA

CURRENT USE:	RESTURANT/VACANT
7040 PARCEL ID NUMBER:	4941 15 14 0110
7050 PARCEL ID NUMBER:	4941 15 14 0100
FUTURE LAND USE:	(C) COMMERCIAL
ZONING DESIGNATION:	(CG) GENERAL COMMERCIAL
WATER SERVICE PROVIDER:	CITY OF LAUDERHILL
WASTEWATER SERVICE PROVIDER:	CITY OF LAUDERHILL
BUILDING HEIGHT:	21'-4"
BUILDING LENGTH:	85'-8"
NUMBER OF STORIES:	1 STORY
GROSS FLOOR AREA:	2,977 SF

	SF	ACRES	PERCENTAGE
LAND AREA (GROSS)	58,000	1.33	100
LAND AREA (NET)	58,000	1.33	100
PROP. BLDG	2,977	0.07	5.13
EXISTING BLDG	2,265	0.05	3.91
ASPHALT	35,186	0.81	60.67
SIDEWALK	2,390	0.05	4.12
TOTAL IMPERVIOUS	42,818	0.98	73.82
PERVIOUS /LANDSCAPE	15,182	0.35	26.18

PARKING REQUIRED

1 PER 30 SF CUSTOMER SERVICE AREA
1 PER 200 SF OTHER AREA

PROPOSED POPEYES
1214 SF / 30 CUSTOMER SERVICE AREA = 41

EXISTING BUILDING/RETAIL
2266 SF / 200 = 12

TOTAL PARKING REQUIRED = 53 SPACES

PARKING PROVIDED = 56 SPACES (INCLUDES 3 HC SPACES)

LOADING ZONE REQUIRED
1 LOADING ZONE PER COMMERCIAL BUILDING = 2 LOADING ZONES

PROVIDED LOADING ZONES = 2

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
FRONT	123' @ COMMERCIAL BLVD	123'
SIDE EAST	5'	29.49'
SIDE WEST	5'	33.90'
REAR	25'	147.34'

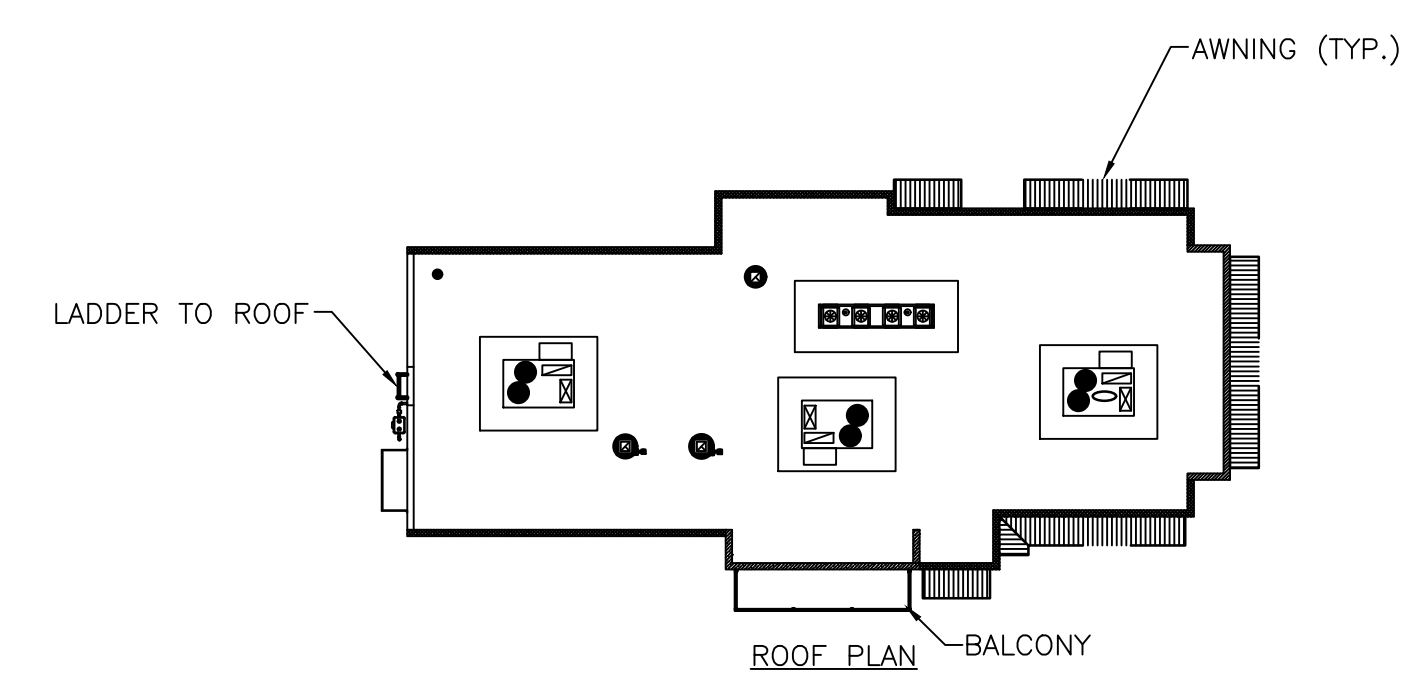
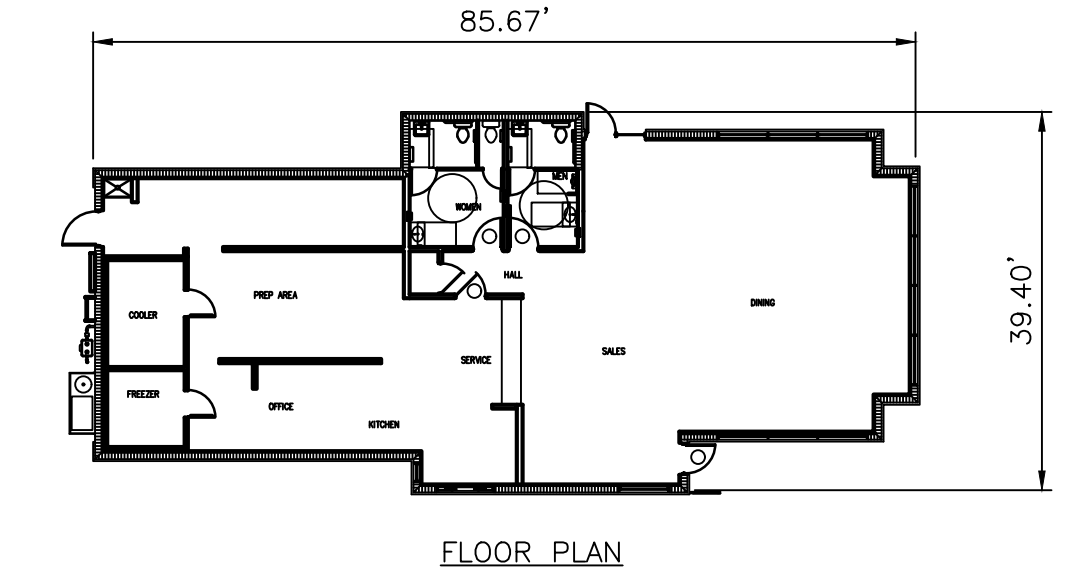
NOTE:

1. ALL TRAFFIC CONTROL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.

PROPERTY ADDRESS: 7040-7050 W. COMMERCIAL BLVD., LAUDERHILL, FL 33319
FLOOD ZONE: X500 (FIRM 120044-12011C0353H 8/18/2014)

LEGAL DESCRIPTION:

LOTS 10 AND 11, COMMERCIAL BOULEVARD SHOPPES NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SITE PLAN

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

SEAL

METRO CHICKEN
7040-7050 W. COMMERCIAL BLVD
LAUDERHILL, FL 33319

POPEYES

ATLANTIC ENGINEERING SERVICES, INC.
200 C2 CROSSWINDS DRIVE
WEST PALM BEACH, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0000
SCALE: AS SHOWN

ddt		
DES.	DWN.	CHK.
SHEET NUMBER		
SP1		
DATE DRAWN MAY, 2020		