



PRELIMINARY ENGINEERING  
NOT FOR CONSTRUCTION

**LEGEND**

- PROPERTY LINE
- - - CHAINLINK FENCE
- - - 5.00' - RETENTION AREA CONTOUR
- ▨ PROPOSED ASPHALT PAVEMENT
- ▨ PROPOSED CONCRETE PAVEMENT

**BUILDING SETBACK TABLE FOR PROPOSED BUILDING**

	FRONT	INTERIOR SIDE	STREET SIDE	REAR
REQUIRED	25.00'	10.00'	10.00'	30.00'
PROVIDED	25.10'	11.75'	127.10'	30.00'

**LOADING CALCULATION:**

**PROPOSED SELF-STORAGE BUILDING**

**LOADING REQUIRED**

AT LEAST 75,000 SQ.FT. BUT LESS THAN 120,000 SQ.FT. = 3 BERTHS

**LOADING PROVIDED**

4 BERTHS

**EXISTING OFFICE BUILDING**

**LOADING REQUIRED**

UNDER 100,000 SQ.FT. = NONE

**LOADING PROVIDED**

NONE

**PARKING CALCULATION:**

**REQUIRED PARKING**

**WAREHOUSING, DISTRIBUTION OR STORAGE**

1 SPACE PER 750 SQ.FT. FOR THE FIRST 3,000 SQ.FT., THEN 1 PER 2,500 SQ.FT.  
9,401 SQ.FT. = 7 SPACES

**SELF-STORAGE**

1 SPACE PER EACH 100 STORAGE UNIT  
775 STORAGE UNITS = 8 SPACES

**OFFICE**

1 SPACE PER 400 SQ.FT. OFFICE  
4,053 SQ.FT. OFFICE = 11 SPACES

TOTAL REQUIRED (INCL. HANDICAP) = 26 SPACES  
HANDICAP SPACES REQUIRED = 2 SPACES

**PARKING PROVIDED**

REGULAR SPACES = 24 SPACES  
HANDICAP SPACES = 2 SPACES

TOTAL PROVIDED = 26 SPACES

**SITE DATA:**

CURRENT USE OF PROPERTY: COMMERCIAL OFFICE BUILDING AND VACANT LOT  
PROPOSED USE OF PROPERTY: COMMERCIAL OFFICE BUILDING AND U-HAUL SELF-STORAGE FACILITY

LAND USE: INDUSTRIAL  
ZONING: I-1 (GENERAL INDUSTRIAL)  
PROPOSED BUILDING HEIGHT: 44'-0"

TOTAL BUILDING AREA:	103,021 SQ.FT.
EXIST. BUILDING FLOOR AREA:	7,424 SQ.FT.
EXIST. BUILDING SECOND FLOOR AREA (OFFICE):	4,053 SQ.FT.
PROPOSED BUILDING FLOOR AREA (SELF-STORAGE):	19,162 SQ.FT.
PROPOSED BUILDING FLOOR AREA (WAREHOUSE):	9,443 SQ.FT.
PROPOSED BUILDING 2ND FLOOR AREA (SELF-STORAGE):	30,682 SQ.FT.
PROPOSED BUILDING 3RD FLOOR AREA (SELF-STORAGE):	32,257 SQ.FT.

**SITE AREAS:**

GROSS SITE AREA:	2.47 AC.	107,600 SQ.FT.
60' R.O.W. DEDICATION AREA:	0.22 AC.	9,549 SQ.FT.
5' R.O.W. DEDICATION AREA:	0.03 AC.	1,206 SQ.FT.
NET SITE AREA:	2.22 AC.	96,845 SQ.FT.
BUILDING FOOTPRINT AREA:	0.83 AC.	36,029 SQ.FT.
VEHICULAR USE AREA:	0.25 AC.	11,055 SQ.FT.
COVERED PAVED AREA:	0.25 AC.	10,971 SQ.FT.
PAVED AREA:	0.07 AC.	3,243 SQ.FT.
PERVIOUS AREA UNDER BLDG:	0.11 AC.	4,887 SQ.FT.
LANDSCAPED AREA:	0.70 AC.	30,660 SQ.FT.
TOTAL IMPERVIOUS AREA:	1.41 AC.	61,298 SQ.FT.
TOTAL PERVIOUS AREA:	0.81 AC.	35,457 SQ.FT.
FLOOR AREA RATIO PROVIDED:	103,021 / 96,845 =	1.06

**REVISIONS**

DATE	BY	DESCRIPTION

**ENGINEERING SURVEYING PLANNING**

**SHAH DROTOS & ASSOCIATES**

ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456  
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG  
CHECKED BY: BRS  
DESIGNED BY: BRS  
APPROVED BY: S.D.A.  
SCALE: 1"=20'

**U-HAUL SELF-STORAGE**

POMPAHO BEACH, BROWARD COUNTY, FLORIDA

**SITE PLAN**

**SEAL**

FOR THE FIRM, BY:

MATTHEW GIANI, P.E.  
FLA. P.E. No. 1229  
DATE: JANUARY 21, 2021  
DB NO. 1122 A.C.  
SHEET 11

**PZ21-1400016**  
**7/07/2021**