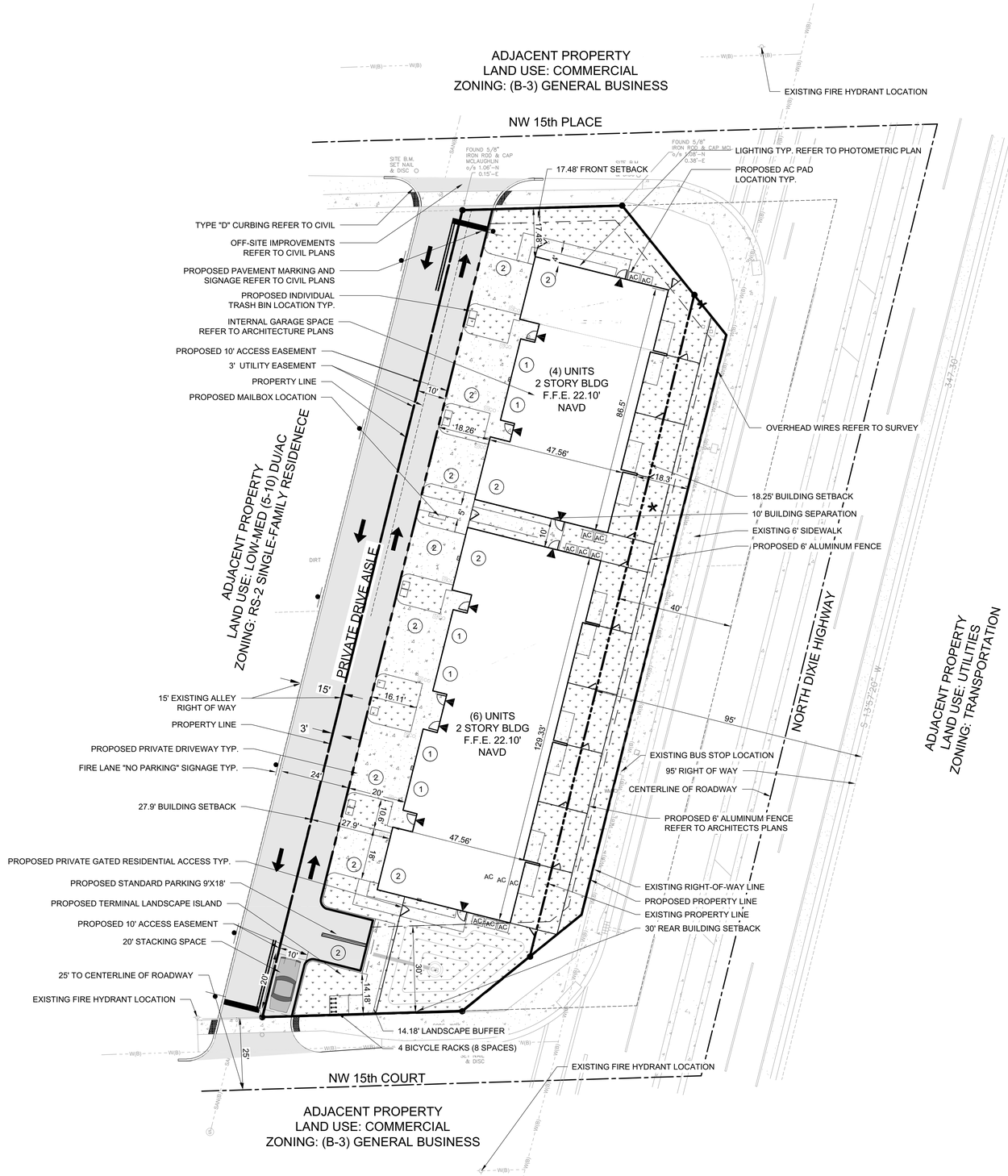


N

GRAPHIC SCALE

0 20 40

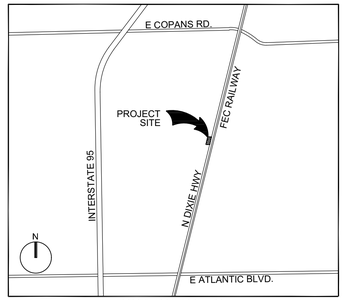
SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LEGAL DESCRIPTION:
LOTS 1 THROUGH 11, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION.
2. REFER TO CIVIL PLANS FOR GRADING DESIGN
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING INTERIOR LAYOUT
4. ANY GROUND FLOOR MECHANICAL EQUIPMENT MUST BE AT LEAST 3 FEET FROM THE PROPERTY LINE AND SCREENED WITH EITHER A SOLID FENCE OR DENSE LANDSCAPING PER 155.5301.A. MECHANICAL EQUIPMENT MOUNTED ON THE ROOF OF A BUILDING SHALL BE SCREENED BY A PARAPET WALL, ROOF SCREEN, OR SIMILAR DEVICE OF A HEIGHT EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED. NOTE THAT MECHANICAL EQUIPMENT IS NOT PERMITTED TO BE PLACED IN FRONT OF THE PRINCIPAL STRUCTURE



LOCATION SKETCH
(NOT TO SCALE)

SITE DATA TABLE

PROJECT ADDRESS:

1531-1537 NORTH DIXIE HIGHWAY POMPANO BEACH, FL 33060

FOLIO No. 484226470010

PROPOSED USE: - 10 RESIDENTIAL TOWNHOME UNITS (FLEX ALLOCATION REQUESTED)

PROJECT INFORMATION:

LAND USE DESIGNATION:	COMMERCIAL	
ZONING DESIGNATION:	B-3 GENERAL BUSINESS	
	SQ. FT.	ACREAGE
GROSS SITE AREA (PER BCPA)	23,783	0.55
ROW DEDICATION	3,100	
NET SITE AREA (SF)	26,883	0.62
GROSS BUILDING AREA (SF INC. UPPER LEVEL)	19,397 SF	

NOTES:
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA

SERVICE PROVIDERS:

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	COASTAL WASTE AND RECYCLING

ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING HEIGHT	105'-0"	30'-6"
LOT COVERAGE	60%	57.10%
PERVIOUS AREA	20%	34.60%

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED
FRONT YARD (NW 15TH PLACE)	0'	17.48'
STREET SIDE YARD (N DIXIE HWY)	0'	18.3'
INTERIOR SIDE YARD (WEST)	10'	27.9'
REAR YARD (NW 15TH COURT)	30'	30'

SITE AREA CALCULATIONS:

	SQ. FT.	%	ACREAGE
NET SITE AREA:	26,883	100%	0.62
	PROVIDED		
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING A (4 UNITS) = 3,925 SF			
BUILDING B (6 UNITS) = 5,746 SF			
GROSS BUILDING FOOTPRINT (A + B)	9,671	36.0%	0.22
VEHICULAR USE AREA/PAVEMENT	3,252	12.1%	0.07
SIDEWALKS/CONCRETE	4,669	17.4%	0.11
PERVIOUS AREA (20% MINIMUM)	9291	34.6%	0.21
TOTAL	26,883	100%	0.62

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
USE			
1.5 SPACES PER 2 BEDROOM (6 - 2 BR DU)	9		
2 SPACES PER 3+ BEDROOM (4 - 3 BR DU)	8		
1 PER 5 TOWNHOUSE UNITS (10 UNITS)	2		
TOTAL PARKING	19	30	STD. SPACES (9X18)

BICYCLE PARKING		
4 BICYCLES FOR EVERY 10 PARKING SPACES	8	8

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	03-01-23
DESIGNED BY:	NW
DRAWN BY:	FA
CHECKED BY:	TD
BID-CONTRACT:	

This item has been digitally signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2023.02.28 16:38:30-05'00'

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLIENT

FD CONSTRUCTION CONSULTING

PROJECT

POMPANO TOWNHOMES
1531-1537 N. Dixie Hwy
Pompano Beach, FL

SHEET TITLE

SITE PLAN

SHEET NUMBER SP-101

PROJECT NUMBER 12411.00

P&Z
PZ23-18000002
5/24/2023

STATUS: PRELIMINARY

Drawing name: T:\12411.00 - Pompano Townhomes - FD Construction Consulting\Engineering\Cadd\12411.00-SP-101.dwg

Plotted by: jrinaldi On 2/28/2023 4:27 PM