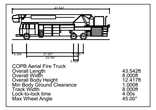

PROPOSED TYPE "A" COLUMNS (REFER TO ARCHITECTURAL DETAILS)

PROPOSED GUEST ENTRANCE

PROPOSED RESIDENT ENTRANCE

PROPOSED CROSS ACCESS

PROPOSED CALLBOX AND BOLLARD (REFER TO ARCHITECTURAL DETAILS)

FDOT TRAFFIC CABINET

VEHICLE STACKING DISTANCE

EXISTING NVAL LINE TO BE AMENDED

STRIPING TO ALLOW FOR FIRE ACCESS W/O MOUNTABLE CURB

FIRE TRUCK VEHICLE TRACKING ROUTING (AERIAL TRUCK)

EMERGENCY EGRESS SIDEWALK

PROPOSED LANDSCAPE PLANTING

10' WATER AND/OR SANITARY SEWER EASEMENT (Per. O.R 4710, PG. 854, B.C.R)

EXISTING 18 'ROW EASEMENT (PER PB 183, PG. 446)

EXISTING 17 ' ROADWAY EASEMENT (PER O.R. 16063, PG. 280, B.C.R.)

LANDSCAPE BUFFER

SOLID LINE INDICATED GROUND FLOOR PATIO AND 2ND / 3RD FLOOR BALCONY ABOVE

PROPOSED TRANSFORMER (TYP.)

ROW / PROPERTY LINE

STREET SIDE SETBACK

6' ALUMINUM PICKET FENCE

EMERGENCY EGRESS SIDEWALK

END 6' ALUMINUM PICKET FENCE

PROPOSED MONUMENT SIGN (LOCATION ONLY)

30' RADIUS CORNER CHORD EASEMENT (PER O.R. 16063, PG. 280, B.C.R.)

BEGIN ALUMINUM FENCE ATOP A RETAINING WALL (6FT TOTAL HEIGHT)

EXISTING FIRE HYDRANT

FRONT SETBACK

PROPOSED PUBLIC SIDEWALK

ADJACENT LAND
LAND USE: COMMUNITY FACILITY
ZONING: COMMUNITY FACILITY

ADJACENT LAND
LAND USE: MEDIUM 10-16 DU/AC
ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT

ADJACENT LAND
LAND USE: COMMERCIAL
ZONING: GENERAL BUSINESS

ADJACENT LAND
LAND USE: COMMERCIAL
ZONING: GENERAL BUSINESS

ADJACENT LAND
LAND USE: LOW MEDIUM
ZONING: RM-12 MULTI-FAMILY RESIDENCE

POWERLINE ROAD (STATE ROAD 809 & 845)

END OF PROPOSED 6' CHAIN LINK FENCE (TYP.) START OF 6' ALUMINUM PICKET FENCE

PROPOSED 6' CHAIN LINK FENCE (TYP.)

EXISTING PLATTED ACCESS EASEMENT TO BE VACATED

PROPOSED LIGHT POLE (TYP.)

PROPOSED CURBING (TYP.)

PROPOSED BIKE RACKS (REFER TO ARCHITECTURAL DETAILS)

PROPOSED PARKING SPACES (9'X18') INCLUDES 2' OVERHANG

PROPOSED FDC (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED LANDSCAPE BUFFER

EXISTING 10 ' UTILITY EASEMENT (PER P.B. 166, PG. 33)

PROPOSED ADA PARKING SPACES (12'X18')

PROPOSED PLAYGROUND (REFER TO ARCHITECTURAL DETAILS)

DASHED LINE INDICATES 2ND AND 3RD FLOOR BALCONY ABOVE (NO GROUND FLOOR PATIO) (BUILDING #3)

PROPERTY LINE

INTERIOR SIDE SETBACK

PROPOSED 6' CHAIN LINK FENCE (TYP.)

PROPOSED DUMPSTER (TYP.)

PROPOSED PARKING SPACES (9'X18') INCLUDES 2' OVERHANG

PROPOSED GATED EMERGENCY EGRESS (EXIT ONLY)

PROPOSED TURNAROUND SPACE

START OF PROPOSED 6' CHAIN LINK FENCE (TYP.) END OF 6' ALUMINUM FENCE

EXISTING 10 'UTILITY EASEMENT (PER PB 183, PG. 446)

END ALUMINUM PICKET FENCE ATOP A RETAINING WALL (6' TOTAL HEIGHT)

ROW / PROPERTY LINE

EXISTING 5' ROADWAY EASEMENT (PER O.R. 16063, PG. 280, B.C.R.)

NW 9TH STREET

BUILDING #1 F.F.E.: 15.25' NAVD

BUILDING #2 F.F.E.: 15.25' NAVD

BUILDING #3 F.F.E.: 15.25' NAVD

BUILDING #4 F.F.E.: 15.25' NAVD

WOOD POWER POLE

VP SCALE: ####### / #######

N

GRAPHIC SCALE
0 40 80
SCALE: 1" = 40 '

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

SITE DATA TABLE

PROJECT ADDRESS: 950 N POWERLINE ROAD

FOLIO No. 484234480010

PROJECT INFORMATION:

LAND USE DESIGNATION:	COMMERCIAL (C)	
ZONING DESIGNATION:	GENERAL BUSINESS (B-3)	
	SQ. FT.	ACREAGE
NET SITE AREA (PER SURVEY)	184,055	4.23
GROSS BUILDING AREA (SF)	139,545	
TOTAL # OF RESIDENTIAL UNITS	128	PENDING FLEX APPROVAL
ONE BEDROOM	60	
TWO BEDROOM	62	
THREE BEDROOM	6	

NOTES:

1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA

ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING HEIGHT	105' MAX	35'-4"
LOT COVERAGE	60% MAX	27.8%
OVERALL PERVIOUS AREA	20% MIN	28.1%
VUA PERVIOUS AREA	15% MIN	17%

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED
FRONT YARD (N.W. 9TH STREET)	0'	17.27'
STREET SIDE YARD (POWERLINE ROAD)	0'	22.8'
INTERIOR SIDE YARD (EAST)	0'	56.37'
REAR YARD (NORTH)	30'	101.51'

SITE AREA CALCULATIONS:

	SQ. FT.	%	ACREAGE
NET SITE AREA:	184,055	100%	4.23
		PROVIDED	
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	51,246	27.8%	1.18
VEHICULAR USE AREA/PAVEMENT	65,574	35.6%	1.51
SIDEWALKS/CONCRETE	14,589	7.9%	0.33
VEHICLE OVERHANG	924	0.5%	0.02
PERVIOUS AREA (20% MINIMUM)	51,722	28.1%	1.19
TOTAL	184,055	100%	4.23

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
USE			
1 SPACE PER 1,000 SF OF GROSS FLOOR BUILDING AREA (139,545 SF)	140	145	STD. SPACES (9X18)
TOTAL PARKING	140	155	INCLUDES ADA
ADA SPACES	6	10	ADA SPACES (12X18)

BICYCLE PARKING

	REQUIRED	PROVIDED
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20

KEITH
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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

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:	08/29/2022
DESIGNED BY:	JW
DRAWN BY:	FA/NW
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.

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

2022.08.30 09:59:32-04'00'

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

CLIENT

US GATEWAY INVESTMENTS LLC

PROJECT

GATEWAY LUXURY APARTMENTS
950 N. Powerline Road
Pompano Beach, FL

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER SP-100

PROJECT NUMBER 12697.00

STATUS: PRELIMINARY

Plotted by: tcrump On 8/30/2022 9:47 AM

Drawing name: T:\12697.00 - Powerline Road Pompano Beach - Multi Family Residence - US Gateway Investments\Engineering\Cad\12697.00-SP-100-Conceptual Site Plan.dwg

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10/26/2022