



DIMENSIONAL SITE PLAN

SCALE: 1"=10'-0"

02

SITE DATA

SCALE: NTS

01

P225-14860009

09/03/2025

## SITE DATA

ZONED	RM-20
AREA FOR SITE PLAN CALCULATIONS	23,783 SQ. FT .54 ACRES
BUILDING A GROSS	3,261 SQ.FT
BUILDING B GROSS	3,261 SQ.FT
TOTAL BUILDING AREA 6,522 SQ.FT	
CURRENT USE: VACANT LOT	

INTENSITY & DIMENSIONAL STANDARDS	REQUIRED	PROVIDED
LOT AREA, MIN	8,800 SQ.FT.	23,783 SQ.FT.
LOT WIDTH, MIN	75'	166'
DENSITY, MAX	20 DU 23,783 S 43,560 SF =.54 ACRES	8 DU 20 X .54 =10.9
FLOOR AREA PER DWELLING UNIT, MIN	650 SQ.FT. + 100 SQ.FT. PER BR > 1	1,726 SQ.FT. (4 BR)
LOT COVERAGE, MAX	60% (14,269)	31% (7,280)
PERVIOUS AREA, MIN	25% (5946)	38% (8,906)
HEIGHT, MAX	35'	23'-5"
FRONT YARD SETBACK MIN.	25'	25'
STREET SIDE YARD SETBACK MIN.	10'	12'-1"
REAR YARD SETBACK MIN.	10'	38'-8"
MIN SPACING BETWEEN PRINCIPAL STRUCTURES	25'	37'-8"

PERMITTED USE SEC.302	REQUIRED	PROVIDED
	RESIDENTIAL MULTIFAMILY	RESIDENTIAL MULTIFAMILY

NUMBER OF PARKING SPACES SEC.265 - 50	REQUIRED	PROVIDED
2 OR MORE BEDROOMS @ 2	2 PER DWELLING	16
1 PER 5 D/U VISTORS	2	2

CONSTRUCTION TYPE:
TYPE: III B

**NOTE:**

REFER TO CIVIL DRAWINGS FOR ALL CIVIL INFORMATION.

REFER TO LANDSCAPING DRAWINGS FOR ALL LANDSCAPING INFORMATION.

REFER TO PHOTOMETRIC DRAWINGS FOR ELECTRICAL METERS, AND LIGHT POLE LOCATIONS.

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SEAL:

LIC # AR 99320

**POMPANO BEACH TOWNHOMES  
BUILDING A + B**

851 NORTHWEST 8th AVE.  
POMPANO BEACH, FL 33060

853 NORTHWEST 8th AVE.  
POMPANO BEACH, FL 33060

855 NORTHWEST 8th AVE.  
POMPANO BEACH, FL 33060

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Revisions:		
Issue	Date:	Description
REV. 1	Oct. 27, 2023	Response to minor DRC comments
REV. 2	Jan. 29, 2024	Response to minor DRC comments
REV. 3	March 21, 2024	Response to minor DRC comments

Submital:  
**PERMIT SET**

Scale:  
AS NOTED

Date:  
04-07-2023

JOB NO  
1146

Drawn by:  
MaT / M.J.

Checked by:  
G.F / M.P.

Sheet title:

SITE PLAN AND  
SITE DATA

Sheet No.

**DRC A-1.1**