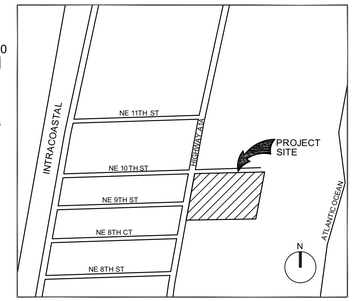
ADJACENT PROPERTY:
LAND USE: RES HIGH 25-46
ZONING: RM-45HR

ALTA AVENUE
VACATED ROW PER ORB 1468, PG 485 BCR)

COASTAL CONSTRUCTION CONTROL LINE PER M.M.B 6, PG. 10, BCR (SHEET NO. 5 OF 12)

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH
(NOT TO SCALE)

PROPOSED PROPERTY LINE
PROPOSED SIDEWALK
LOADING ZONE
PROPOSED 10' SANITARY SEWAGE EASEMENT (REFER TO CIVIL)
EXISTING PROPERTY LINE
NE 10TH STREET
25' EXISTING ROW (25' ROW PER PB. 1, PG. 22 BCR)
3' BALCONY ENCROACHMENT
BALCONY OVERHANG ABOVE
BUILDING OVERHANG ABOVE 1ST FLOOR
NE 9TH STREET
17.9'
5'
25' PROPOSED ROW DEDICATION
PUBLIC STAIR ACCESS
10' STREET SIDE SETBACK (PODIUM)
25'
13' STREET SIDE SETBACK (TOWER)
30' CORNER CHORD DEDICATION
EXISTING FIRE HYDRANT
PROPOSED FDC
5.14'
46.5'
27.4'
35'
12'
157.7' FRONT SETBACK (TOWER)
132.5'
PRIVATE OUTDOOR AREA FOR TOWNHOME UNIT
25'
1980 MEAN HIGH WATER LINE AND EROSION CONTROL LINE (ECL) M.M.B. 7, PAGE 6 B.C.R.)
ADJACENT PROPERTY:
LAND USE: RES MEDIUM HIGH
16-25
ZONING: RM-20
SR A-1-A (OCEAN BOULEVARD)
(FDOT ROW PER SECTION 86050-2518 SHEET 7 OF 15 WITH A FINAL DATE OF 10-29-01)
25' FRONT SETBACK (PODIUM)
18'
24'
26'
24'
PORTE COCHERE OVERHANG
VEHICLE DROP-OFF AREA
EXISTING DUNE VEGETATION AND BEACH
42.5'
POOL
PROPOSED BUILDING TOWER (3RD TO 21ST FLOOR)
GROUND FLOOR AMENITIES
25'
CITY OF POMPANO BEACH VEGETATION LINE PER RESOLUTION NO. 2020-121 & ORDINANCE NO 2020-40
PROPOSED 10' SANITARY SEWAGE EASEMENT (REFER TO CIVIL)
40'
16.9'
CL OF ROAD
ROW DEDICATION
238.9'
VEHICLE RAMP TO 2ND AND 3RD FLOOR
SPA
249.3'
PROPOSED GATE (REFER TO LANDSCAPE PLANS FOR DETAILS)
PROPOSED ROW DEDICATION (WIDTH VARIES)
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
VEHICLE ACCESS TO 2ND FLOOR GARAGE
PROPOSED 5' SIDEWALK
PROPOSED FDC
(50' ROW PER PB. 27, PG. 21 BCR)
50'
NE 9TH STREET
5'
PROPOSED BUILDING PODIUM PARKING GARAGE (1ST TO 2ND FLOOR)
DROP-OFF / AMENITY DECK (3RD FLOOR)
28.2'
80'
POOL
PROPOSED HARDSCAPE AREA (REFER TO LANDSCAPE PLANS)
BALCONY OVERHANG ABOVE
31.2'
27.8'
24'
SPA
PRIVATE OUTDOOR TERRACE AREA FOR TOWNHOME UNIT
10'
20'
4.3'
26.8' BALCONY SETBACK
36.3' REAR SETBACK (TOWER)
16' INTERIOR SIDE SETBACK (TOWER)
PROPERTY LINE
9'X18' VEHICLE STACKING SPACE
RESIDENTIAL LOADING ZONE
EXISTING 6' PVC FENCE TO REMAIN
10' INTERIOR SIDE SETBACK (PODIUM)
BALCONY OVERHANG ABOVE
GROUND FLOOR BACK OF HOUSE ACCESS
PROPOSED GROUND FLOOR GARAGE PARKING ACCESS (GATED)

ADJACENT PROPERTY:
LAND USE: RES HIGH 25-46
ZONING: RM-45HR

NOTES:
1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, SITE AMENITY DETAILS, AND UNIT FLOOR LAYOUT
3. REFER TO SHEET A-1 FOR ZONING LEGEND AND PROJECT DATA TABLE
4. REFER TO SHEET L0-001AND L0-002FOR SITE AREA CALCULATIONS

VP SCALE: 1"=20' / 0.05:1

DRC
PZ21-14000005
4/21/21

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

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:	
DESIGNED BY:	MG
DRAWN BY:	MG
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529

CLIENT
PRH 900 NORTH OCEAN, LLC

PROJECT
900 N. OCEAN

SHEET TITLE
SITE PLAN

SHEET NUMBER: SP-101
PROJECT NUMBER: 11[illegible]

Plotted by: mamodio On Tuesday, October 6, 2020 1:11:24 PM
Drawingname: N:\11\11963.00 - 900 N. Ocean Blvd - PRH 900 North Ocean, LLC\Engineering\Cadd\11963.00-SP-101-Site Plan.dwg