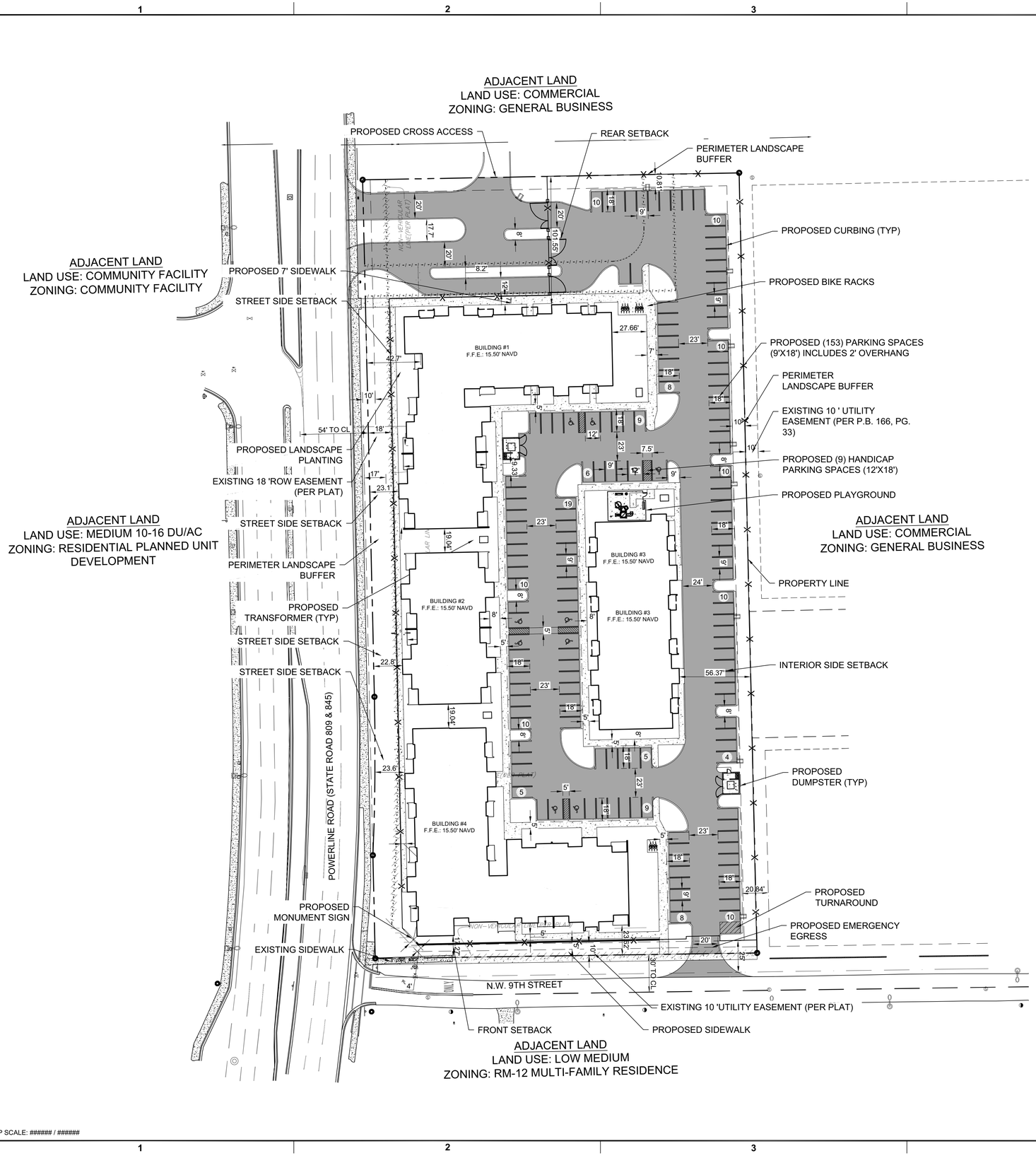

N

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
ZONING DESIGNATION: GENERAL BUSINESS

	SQ. FT.	ACREAGE
GROSS SITE AREA (PER SURVEY)	184,055	4.23
ROW DEDICATION	0	
NET SITE AREA (SF)	184,055	4.23
GROSS BUILDING AREA (SF)	51246.16	

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	

ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING HEIGHT	105' MAX	31'-2"
LOT COVERAGE	60% MAX	28%

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED
FRONT YARD (N.W. 9TH STREET)	0'-0"	17'-3 1/4"
STREET SIDE YARD (POWERLINE ROAD)	0'-0"	23'-1"
INTERIOR SIDE YARD	0'-0"	56'-9"
REAR YARD	30'-0"	108'-6"

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	27.9%	1.18
VEHICULAR USE AREA/PAVEMENT	65,574	35.7%	1.51
SIDEWALKS/CONCRETE	14,589	7.9%	0.33
PERVIOUS AREA (20% MINIMUM)	52211	28.4%	1.20
TOTAL	183,620	100%	4.22

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
USE			
1 SPACE PER 1,000 SF (142,704 SF)	143	144	STD. SPACES (9X18)
TOTAL PARKING	143	153	
ADA SPACES	6	9	ADA SPACES (12X18)

NOTES:

BICYCLE PARKING

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

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:	01/25/22
DESIGNED BY:	JW
DRAWN BY:	FA/NW
CHECKED BY:	TD
BID-CONTRACT:	

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
OVERALL SITE PLAN

SHEET NUMBER: SP 100
PROJECT NUMBER: 126971.00

DRC
PZ22-05000005
6/15/2022

STATUS: PRELIMINARY

Plotted by: tcrump On 5/11/2022 3:51 PM

Drawing name: T:\126971.00 - Powerline Road Pompano Beach - Multi Family Residence - US Gateway Investments\Engineering\Cad\126971.00-SP-100-Site Plan.dwg

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