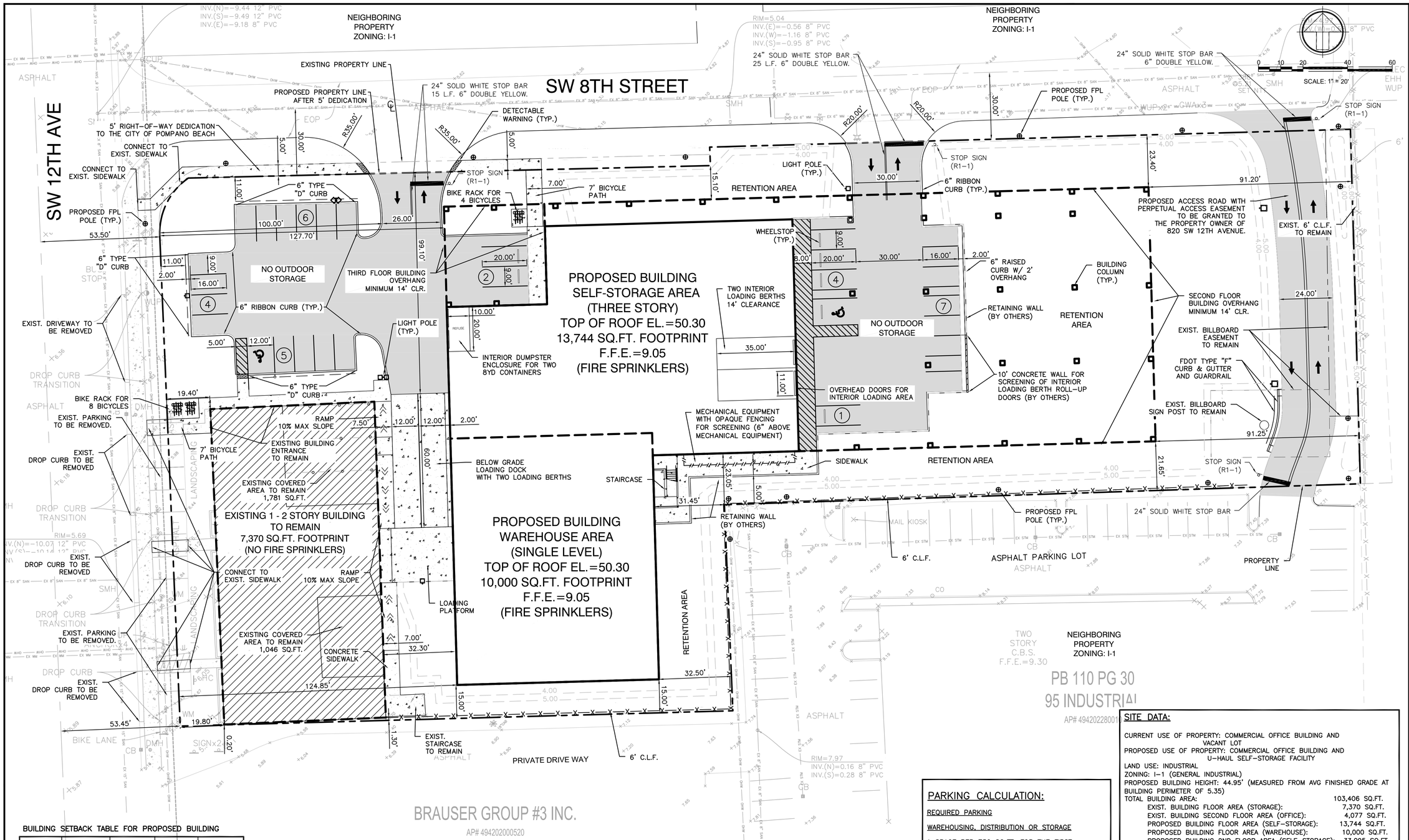

BUILDING SETBACK TABLE FOR PROPOSED BUILDING

	FRONT (W)	INTERIOR SIDE (S)	STREET SIDE (N)	REAR (E)
REQUIRED	25.00'	10.00'	10.00'	30.00'
PROVIDED	124.85'	15.00'	15.10'	91.20'

LEGEND

- PROPERTY LINE
- CHAINLINK FENCE
- 5.00 RETENTION AREA CONTOUR
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FPL POLE

NOTES:

1. PROPOSED SELF-STORAGE DEVELOPMENT SHALL COMPLY WITH THE USE STANDARDS DEFINED IN SECTION 155.4223.A SEF-STORAGE OR MINI-WAREHOUSE FACILITY.
2. THERE IS NO OUTDOOR STORAGE PROPOSED AS PART OF THIS PROJECT.
3. ALL PARKING SPACES WILL BE DOUBLE STRIPED PER CITY OF POMPANO BEACH STANDARDS.

LOADING CALCULATION:

PROPOSED SELF-STORAGE BUILDING

LOADING REQUIRED

AT LEAST 75,000 SQ.FT. BUT LESS THAN 120,000 SQ.FT. = 3 BERTHS

LOADING PROVIDED

4 BERTHS

EXISTING OFFICE BUILDING

LOADING REQUIRED

UNDER 100,000 SQ.FT. = NONE

LOADING PROVIDED

NONE

PARKING CALCULATION:

REQUIRED PARKING

WAREHOUSING, DISTRIBUTION OR STORAGE

1 SPACE PER 750 SQ.FT. FOR THE FIRST 3,000 SQ.FT., THEN 1 PER 2,500 SQ.FT.
17,370 SQ.FT. = 10 SPACES

SELF-STORAGE

1 SPACE PER EACH 100 STORAGE UNIT
730 STORAGE UNITS = 8 SPACES

OFFICE

1 SPACE PER 400 SQ.FT. OFFICE
4,077 SQ.FT. OFFICE = 11 SPACES

TOTAL REQUIRED (INCL. HANDICAP) = 29 SPACES
HANDICAP SPACES REQUIRED = 2 SPACES

PARKING PROVIDED

REGULAR SPACES = 27 SPACES
HANDICAP SPACES = 2 SPACES

TOTAL PROVIDED = 29 SPACES

SITE DATA:

CURRENT USE OF PROPERTY: COMMERCIAL OFFICE BUILDING AND VACANT LOT
PROPOSED USE OF PROPERTY: COMMERCIAL OFFICE BUILDING AND U-HAUL SELF-STORAGE FACILITY
LAND USE: INDUSTRIAL
ZONING: I-1 (GENERAL INDUSTRIAL)
PROPOSED BUILDING HEIGHT: 44.95' (MEASURED FROM AVG FINISHED GRADE AT BUILDING PERIMETER OF 5.35)

TOTAL BUILDING AREA:	103,406 SQ.FT.
EXIST. BUILDING FLOOR AREA (STORAGE):	7,370 SQ.FT.
EXIST. BUILDING SECOND FLOOR AREA (OFFICE):	4,077 SQ.FT.
PROPOSED BUILDING FLOOR AREA (SELF-STORAGE):	13,744 SQ.FT.
PROPOSED BUILDING FLOOR AREA (WAREHOUSE):	10,000 SQ.FT.
PROPOSED BUILDING 2ND FLOOR AREA (SELF-STORAGE):	33,095 SQ.FT.
PROPOSED BUILDING 3RD FLOOR AREA (SELF-STORAGE):	35,120 SQ.FT.

SITE AREAS:

NET SITE AREA:	2.44 AC.	106,394 SQ.FT.	100.00%
TOTAL BUILDING FOOTPRINT AREA:	0.72 AC.	31,114 SQ.FT.	29.25%
UNCOVERED VEHICULAR USE AREA:	0.33 AC.	14,426 SQ.FT.	13.55%
UNCOVERED PAVED AREA:	0.09 AC.	3,967 SQ.FT.	3.73%
COVERED PAVED AREA:	0.27 AC.	11,896 SQ.FT.	11.18%
COVERED GRAVEL AREA:	0.16 AC.	7,145 SQ.FT.	6.72%
LANDSCAPED AREA:	0.75 AC.	37,846 SQ.FT.	35.57%
TOTAL IMPERVIOUS AREA:	1.69 AC.	73,762 SQ.FT.	64.43%
TOTAL PERVIOUS AREA:	0.75 AC.	32,632 SQ.FT.	35.57%
TOTAL LOT COVERAGE (ALL ROOFED STRUCTURES)	1.27 AC.	55,316 SQ.FT.	51.99%

FLOOR AREA RATIO PROVIDED: 103,406 / 106,394 = 0.97

DRC
PZ21-12000026
3/02/2022

REVISIONS

DATE	BY	DESCRIPTION
9-29-21	MJG	REVISED PER CITY DRC COMMENTS
12-15-21	MJG	REVISED PER CITY DRC COMMENTS

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1"=20'

U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

SITE PLAN

SEAL

FOR THE FIRM, BY:
Matthew J Giani
Digitally signed by Matthew J Giani
Date: 2022.01.27 13:30:03 -05'00'
MATTHEW GIANI, P.E.
FLA. P.E. No. 84229

DATE: JANUARY 2021

JOB NO. 1121A.00

SHEET CE2

X:\Cad\Eng\1121 U-Haul SW 12th Ave\Conceptual Site Plan\1121 SITE PLAN.dwg, 1/18/2022 2:37:08 PM, DWG To PDF.pc3