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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:

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.

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

SITE DATA TABLE			
PROJECT ADDRESS: 950 N POWERLINE ROAD FOLIO No. 484234480010			
PROJECT INFORMATION:		COMMERCIAL (C)	
LAND USE DESIGNATION:		GENERAL BUSINESS (B-3)	
ZONING DESIGNATION:		GENERAL BUSINESS (B-3)	
NET SITE AREA (PER SURVEY)		SQ. FT.	ACREAGE
		184,055	4.23
GROSS BUILDING AREA (SF)		139,545	
# OF RESIDENTIAL UNITS		128	PENDING FLEX APPROVAL
NOTES: 1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA			
SERVICE PROVIDERS:		CITY OF POMPAÑO BEACH	
POTABLE WATER		CITY OF POMPAÑO BEACH	
SANITARY SEWER		WASTE MANAGEMENT	
SOLID WASTE			
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 (WEST)		0'	56.37'
REAR YARD (NORTH)		30'	101.51'
SITE AREA CALCULATIONS:			
NET SITE AREA:	SQ. FT.	%	ACREAGE
	184,055	100%	4.23
IMPERVIOUS AREA	SQ. FT.	PROVIDED %	ACREAGE
	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:			
USE	REQUIRED	PROVIDED	
	1 SPACE PER 1,000 SF (142,704 SF)	143	STD. SPACES (9'X18')
TOTAL PARKING		143	INCLUDES ADA
ADA SPACES		6	9 ADA SPACES (12'X18')
BICYCLE PARKING			
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	REQUIRED	PROVIDED	
	20	20	

DRC

PZ22-12000008
6/15/2022

SHEET NUMBER: SP100

PROJECT NUMBER: 1269700

STATUS: PRELIMINARY