



LEGAL DESCRIPTION:
LOTS 1 THROUGH 11, BLOCK 4, POMPANO TERRACE,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA, LESS ROAD
RIGHT-OF-WAY.

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION.
2. REFER TO CIVIL PLANS FOR GRADING DESIGN
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING INTERIOR LAYOUT
4. ANY GROUND FLOOR MECHANICAL EQUIPMENT SHALL BE LOCATED AT LEAST 3 FEET FROM THE PROPERTY LINE AND SCREENED WITH EITHER A SOLID FENCE OR DENSE LANDSCAPING PER 155.5301.A.
- MECHANICAL EQUIPMENT MOUNTED ON THE ROOF OF A BUILDING SHALL BE SCREENED BY A PARAPET WALL, ROOF SCREEN, OR SIMILAR DEVICE OF A HEIGHT EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED.
- NOTE THAT MECHANICAL EQUIPMENT IS NOT PERMITTED TO BE PLACED IN FRONT OF THE PRINCIPAL STRUCTURE.

SITE DATA TABLE			
PROJECT ADDRESS:			
1531-1537 NORTH DIXIE HIGHWAY POMPANO BEACH, FL 33060			
FOLIO No. 484226470010			
PROPOSED USE: - 10 RESIDENTIAL TOWNHOME UNITS (FLEX ALLOCATION REQUESTED)			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	COMMERCIAL		
ZONING DESIGNATION:	B-3 GENERAL BUSINESS		
	<u>SQ. FT.</u>	<u>ACREAGE</u>	
GROSS SITE AREA (PER SURVEY)	23,777	0.55	
ROW VACATION	3,305.76		
NET SITE AREA (SF)	27,082.76	0.62	
GROSS BUILDING AREA (SF INC. UPPER LEVEL) 19,397 SF			
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	COASTAL WASTE AND RECYCLING		
ZONING DISTRICT REQUIREMENTS:	<u>REQUIRED</u>	<u>PROVIDED</u>	
BUILDING HEIGHT	105'-0"	30'-6"	
LOT COVERAGE	60%	57.10%	
PERVIOUS AREA	20%	34.60%	
SETBACK REQUIREMENTS:			
	<u>REQUIRED (MIN)</u>	<u>PROVIDED</u>	
FRONT YARD (NW 15TH PLACE)	0'	16.08'	
STREET SIDE YARD (N DIXIE HWY)	0'	13.03'	
INTERIOR SIDE YARD (WEST)	10'	27.9'	
REAR YARD (NW 15TH COURT)	30'	30'	
SITE AREA CALCULATIONS:			
	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
NET SITE AREA:	27,082.76	100%	0.62
		<u>PROVIDED</u>	
	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
IMPERVIOUS AREA			
BUILDING A (4 UNITS) = 3,925 SF			
BUILDING B (6 UNITS) = 5,746 SF			
GROSS BUILDING FOOTPRINT (A + B)	9,671	35.71%	0.22
VEHICULAR USE AREA/PAVEMENT	3,252	12.01%	0.07
SIDEWALKS/CONCRETE	4,669	17.24%	0.11
PERVIOUS AREA (20% MINIMUM)	9,490.76	35.04%	0.22
TOTAL	27,082.76	100%	0.62
PARKING CALCULATIONS:			
	<u>REQUIRED</u>	<u>PROVIDED</u>	
USE			
1.5 SPACES PER 2 BEDROOM (6 - 2 BR DU)	9		
2 SPACES PER 3+ BEDROOM (4 - 3 BR DU)	8		
1 PER 5 TOWNHOUSE UNITS (10 UNITS)	2		
TOTAL PARKING	19	30	STD. SPACES (9X18) 14 GARAGE SPACES 14 DRIVEWAY SPACE 2 GUEST SPACES
BICYCLE PARKING			
4 BICYCLES FOR EVERY 10 PARKING SPACES	8	8	

[illegible]

Drawing name: T:\12411.00 - Pompano Townhomes - FD Construction Consulting\Engineering\12411.00-SP-101.dwg

STATUS: PRELIMINARY