

GRAPHIC SCALE
0 40 80
SCALE: 1" = 40'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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Plotted by: tcrump On 8/30/2022 9:47 AM

REVISIONS		
NO.	DESCRIPTION	DATE

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: **08/29/2022**
DESIGNED BY: **JW**
DRAWN BY: **FA/NW**
CHECKED BY: **TD**
BID-CONTRACT:

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

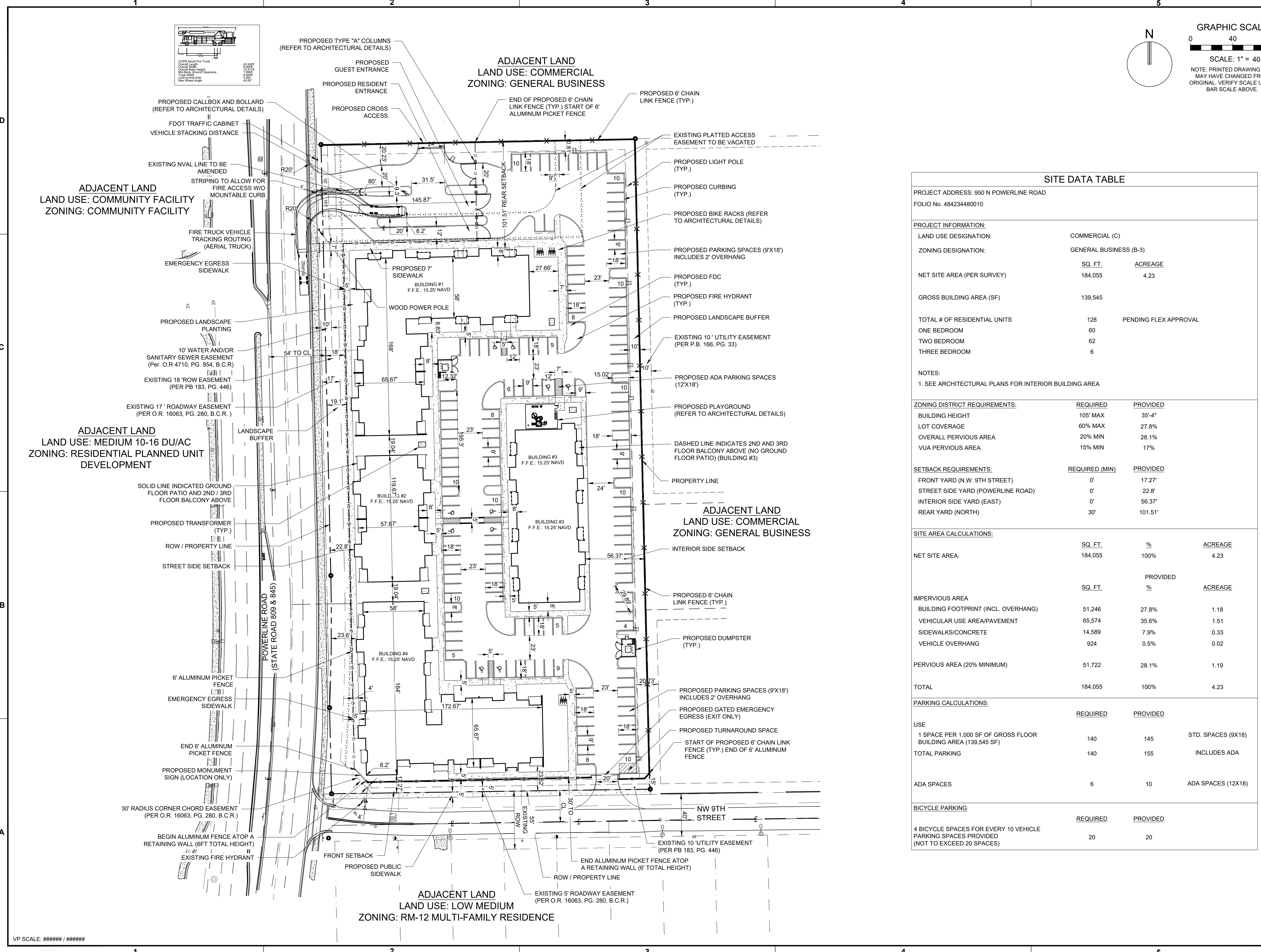
CLIENT
US GATEWAY INVESTMENTS LLC

PROJECT
**GATEWAY LUXURY APARTMENTS
950 N. Powerline Road
Pompano Beach, FL**

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER **SP-100**
PROJECT NUMBER **12697.00**

STATUS: PRELIMINARY



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
GROSS BUILDING AREA (SF)		184,055	4.23
TOTAL # OF RESIDENTIAL UNITS		128	PENDING FLEX APPROVAL
ONE BEDROOM		60	
TWO BEDROOM		62	
THREE BEDROOM		6	
NOTES: 1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA			
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 (EAST)		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	STD. SPACES (9X18)
1 SPACE PER 1,000 SF OF GROSS FLOOR BUILDING AREA (139,545 SF)	140	145	
TOTAL PARKING	140	155	INCLUDES ADA
ADA SPACES	6	10	ADA SPACES (12X18)
BICYCLE PARKING			
	REQUIRED	PROVIDED	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20	

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