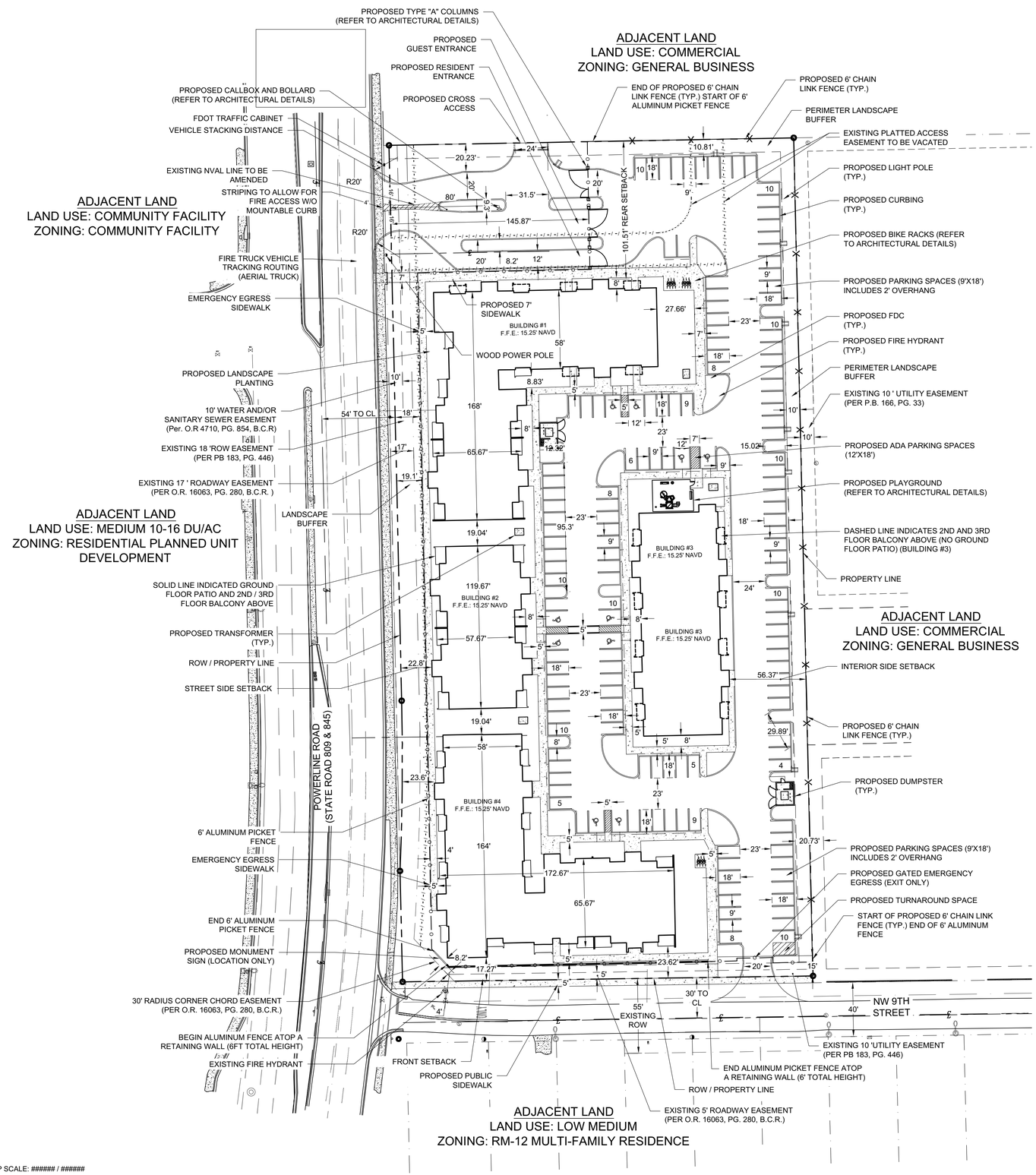

N

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 (C)	
ZONING DESIGNATION:	GENERAL BUSINESS (B-3)	
	SQ. FT.	ACREAGE
NET SITE AREA (PER SURVEY)	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:

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	WASTE MANAGEMENT

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:

	SQ. FT.	%	ACREAGE
NET SITE AREA:	184,055	100%	4.23
		PROVIDED	
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
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:

	REQUIRED	PROVIDED	
USE			
1 SPACE PER 1,000 SF OF GROSS FLOOR BUILDING AREA (139,545 SF)	143	145	STD. SPACES (9X18)
TOTAL PARKING	143	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

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:	07/14/2022
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.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

2022.07.13 17:53:24-04'00'

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

SITE PLAN

SHEET NUMBER: **SP 100**

PROJECT NUMBER: **12697.00**

DRC
PZ22-12000008
8/17/2022

STATUS: PRELIMINARY

Plotted by: tcrump On 7/13/2022 4:16 PM

Drawing name: T:\12697.00 - Powerline Road Pompano Beach - Multi Family Residence - US Gateway Investments\Engineering\Cad\12697.00-SP-100-Site Plan.dwg

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