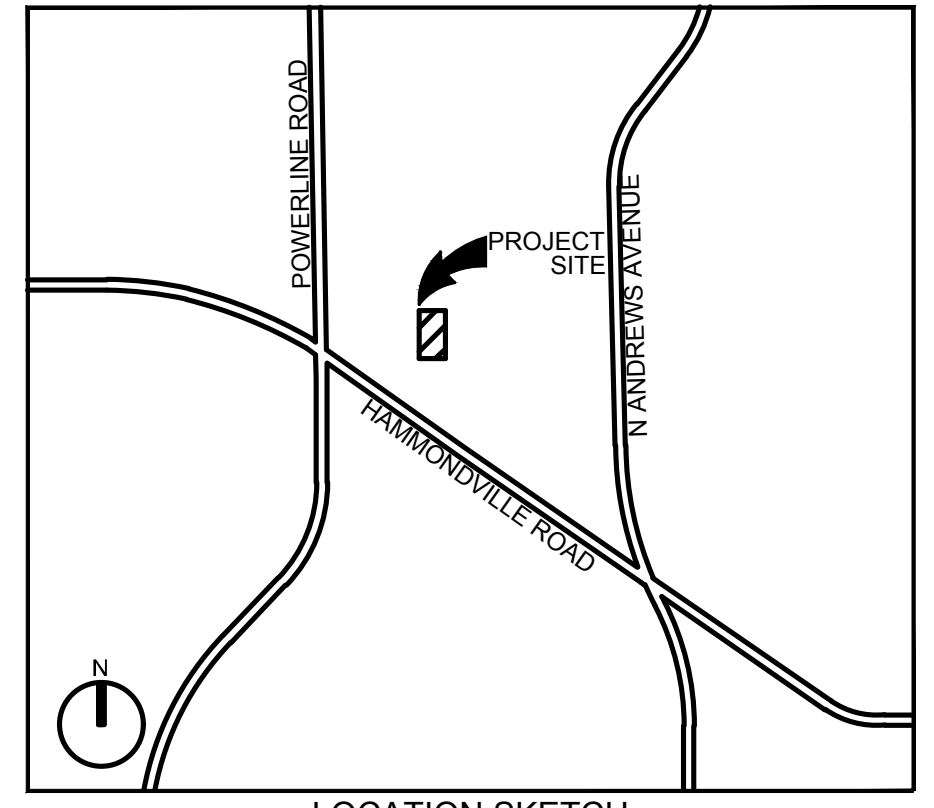


GRAPHIC SCALE
 0 40 80
 SCALE: 1" = 40'
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



KEITH
 301 East Atlantic Blvd.
 Pompano Beach, FL 33060
 PH: (954) 788-3400

Florida Engineering Business License: CA7923
 Florida Surveyor and Mapper Business License: LB6660
 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: **07/12/22**
 DESIGNED BY: **CD**
 DRAWN BY: **SM**
 CHECKED BY: **TD**
 BID-CONTRACT:

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

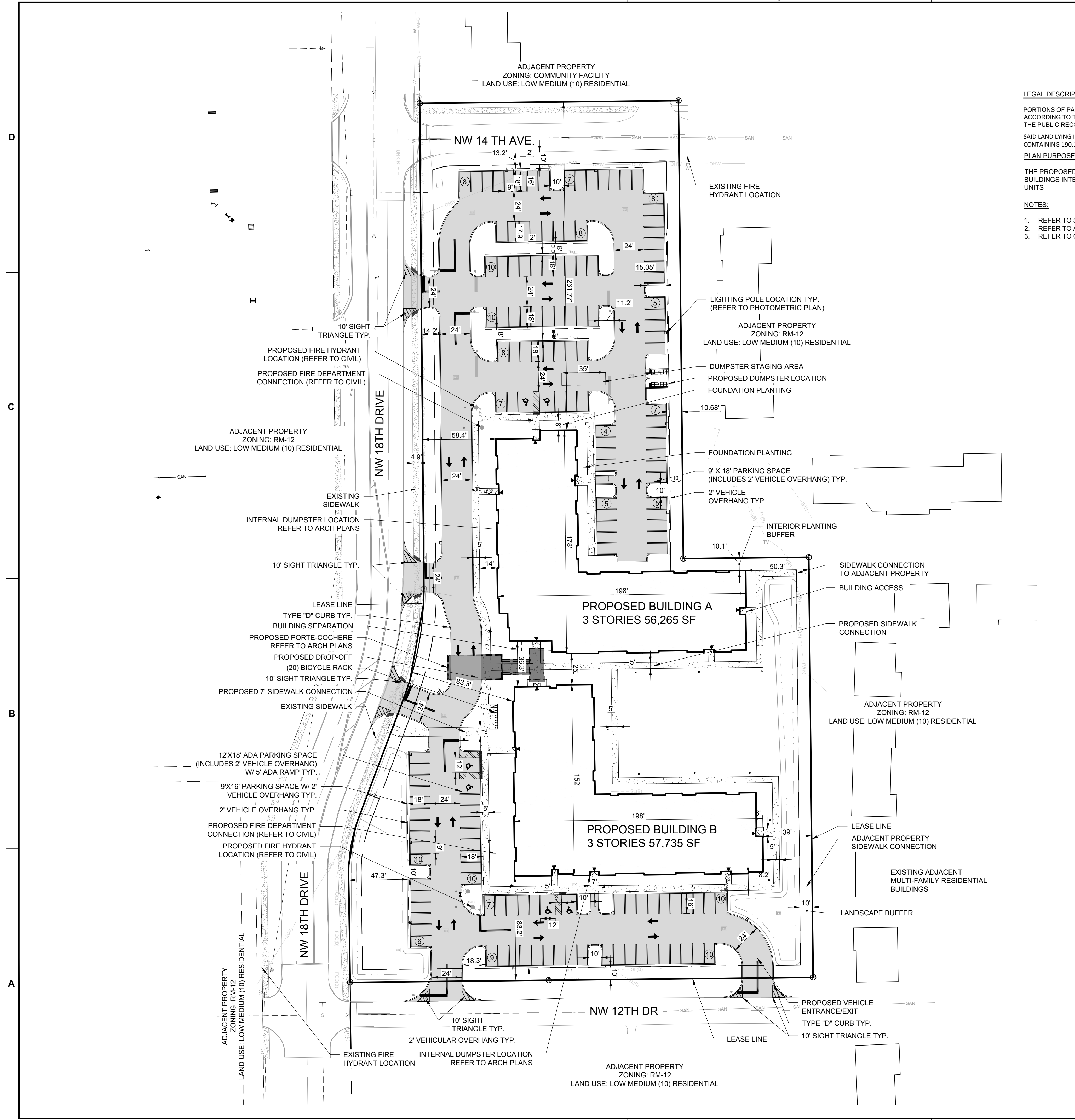
CLIENT
AMBAR3, LLC

PROJECT
GOLDEN ACRES

SHEET TITLE
SITE PLAN

SHEET NUMBER **SP-101**
 PROJECT NUMBER **12330.01**

Plotted by: jrmald on Tuesday, July 12, 2022 1:26:06 PM
 Drawing name: T:\12330.01 - Golden Acres Senior Apartments - Ambar3 LLC\Engineering\Cadent\2330.01-SP-101.dwg
STATUS: PRELIMINARY



SITE DATA TABLE			
PROJECT ADDRESS: 1050 NW 18TH DRIVE			
FOLIO No. 484234180020 - 484234180010			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	LM-LOW MEDIUM 5-10 DU/AC		
ZONING DESIGNATION:	RM-12 MULTIPLE FAMILY RESIDENCE		
PROPOSED USE	MULTI-FAMILY - 100 UNITS (50 1-BEDROOM + 50 2-BEDROOM)		
	SQ. FT.	ACREAGE	
NET SITE AREA (SF)	190122	4.36	(AFFECTED AREA)
BUILDING A - GROSS AREA SQ. FT.	56,265 SF		
BUILDING B - GROSS AREA SQ. FT.	57,735 SF		
TOTAL GROSS BUILDING AREA SQ. FT.	114,000 SF		
# OF RESIDENTIAL UNITS	100 AFFORDABLE INDEPENDENT SENIOR LIVING UNIT INCLUDES 50 1-BEDROOM AND 50 2 - BEDROOM UNITS		
NOTES: 1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA			
SERVICE PROVIDERS:			
POTABLE WATER	CITY OF POMPAÑO BEACH		
SANITARY SEWER	CITY OF POMPAÑO BEACH		
SOLID WASTE	WASTE MANAGEMENT		
ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED	
BUILDING HEIGHT	35'	29' - 4"	(THREE STORIES)
LOT COVERAGE	60%	20.5%	
PERVIOUS AREA	25%	40.8%	
SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED	
FRONT YARD(N.W. 14TH STREET) NORTH	25'	261.77'	
STREET SIDE YARD(N.W. 18TH DRIVE) WEST	8'	58.4'	
INTERIOR SIDE YARD(EAST)	8'	39'	
REAR YARD(SOUTH)	10'	83.23'	
SITE AREA CALCULATIONS:	SQ. FT.	%	ACREAGE
NET SITE AREA:	190,122	100%	4.36
		PROVIDED	
IMPERVIOUS AREA	SQ. FT.	%	ACREAGE
BUILDING FOOTPRINT (INCL. OVERHANG)	38,923	20.5%	0.89
VEHICULAR USE AREA/PAVEMENT	63,761	33.5%	1.46
SIDEWALKS/CONCRETE	7,760	4.1%	0.18
VEHICLE OVERHANG	2,117	1.1%	0.05
PERVIOUS AREA (25% MINIMUM)	77,561	40.8%	1.78
TOTAL	190,122	100%	4.36
PARKING CALCULATIONS:	REQUIRED	PROVIDED	
MULTI-FAMILY USE:		148	
1 SPACE PER 1000 SF (BUILDING A - 56,265 SF)	56		STD. SPACES (9X18)
1 SPACE PER 1000 SF (BUILDING B - 57,735 SF)	58		
ADA SPACES	5 ADA	6	ADA SPACES (12X18)
TOTAL PARKING	114 (INCLUDES 5 ADA)	154	INCLUDES ADA STALLS
LOADING ZONE PROVIDED			
BICYCLE PARKING	REQUIRED	PROVIDED	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20	