SITE DATA TABLE:

PROJECT ADDRESS:			
601 NORTH FEDERALHIGHWAY, POMPANO BEACH			
FOLIO: 484236000390, 484236000391, 484236000392, 484236000400, 484236000401			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	TRANSIT ORIENTED CORRIDOR (TOC)		
ZONING DESIGNATION:	TRANSIT ORIENTED EAST OVERLAY DISTRICT (TO- EOD)		
SUB AREA	CORE: MIXED USE MAIN STREET (0-90)		
NET SITE AREA (S.F.)	**130,494**	2.996	AC
TOTALNUMBER OF DWELLINGS	**327**		
PROPOSED DENSITY	**110 UNITS / ACRE ***		
GROSS BUILDING AREA (INCLUDES GARAGE)	**514,031**	SF	
NOTES:			
1. SEE ARCHITECTURALPLANS FOR UNIT MIX DATA			
2. SEE ARCHITECTURALPLANS FOR PER FLOOR AREA BREAKDOWN			
* 90 UNITS PER ACRE ALLOWED BY RIGHT + 20 UNITS PER ACRE DENSITY BONUS OPTION #6 PER TABLE 155.3709.E.4: DENSITY BONUS OPTIONS			
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	80' MAX.	74'	PER FAA / AIRSPACE PLAN
LOT COVERAGE	90% MAX.	68.0%	
PERVIOUS AREA	10% MIN.	15.0%	
SETBACKREQUIREMENTS:	**REQUIRED (MIN/MAX)**	**PROVIDED**	
FRONT YARD (FEDERAL)	5' / 20'	5	FT.
SIDE YARD (NORTH)	0' / 20'	10	FT.
STREET SIDE YARD (SOUTH)	0' / 20'	5.33	FT.
REAR YARD (WEST)	0' / 20'	11.86	FT.
SITE AREA CALCULATIONS:			
	SQ. FT.	**%**	**ACRE**
NET SITE AREA:	**130,494**		**2.996**
		PROVIDED	
	SQ. FT.	**%**	**ACRE**
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCLUDES OVERHANGS)	88,723	68.0%	2.037
VEHICLE USE AREA (EXCLUDES GARAGE)	1,759	1.3%	0.040
SIDEWALKS/CONCRETE/PAVERS	20,440	15.7%	0.469
VEHICLE OVERHANG	-	0.0%	0.00
PERVIOUS AREA	19,572	15.0%	0.449
TOTAL	**130,494**	**100%**	**2.996**

PARKING CALCULATIONS:			
	REQUIRED	**PROVIDED**	
MULTI-FAMILY DWELLINGS			
1 PER UNIT X 327 UNITS	327		
NON-RESIDENTIAL(WORKSHARE + LEASING OFFICE)			
4,008 SF. @ 1 / 400	11	395	STANDARD SPACES (9'X18')
		46	COMPACT SPACES (8.5'X16')
		10	ADA SPACES (12'X18')
TOTALPARKING	**338**	**451**	

NOTES:
1. 100% OF PROVIDED PARKING IS LOCATED WITHIN THE PARKING GARAGE
2. OFF-STREET LOADING IS NOT REQUIRED PER TABLE 155.5102.M.1

BICYCLE PARKING		
	REQUIRED	**PROVIDED**
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED	8	8

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR UNIT DETAILS, LAYOUT, AND SIZE
3. REFER TO ARCHITECTURAL PLANS FOR GARAGE PARKING LAYOUT AND PARKING DIMENSIONS

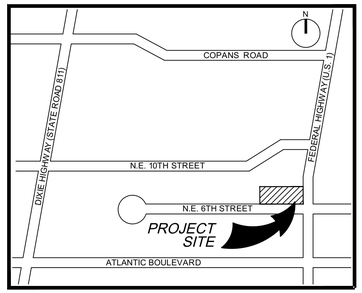
NORTH

GRAPHIC SCALE

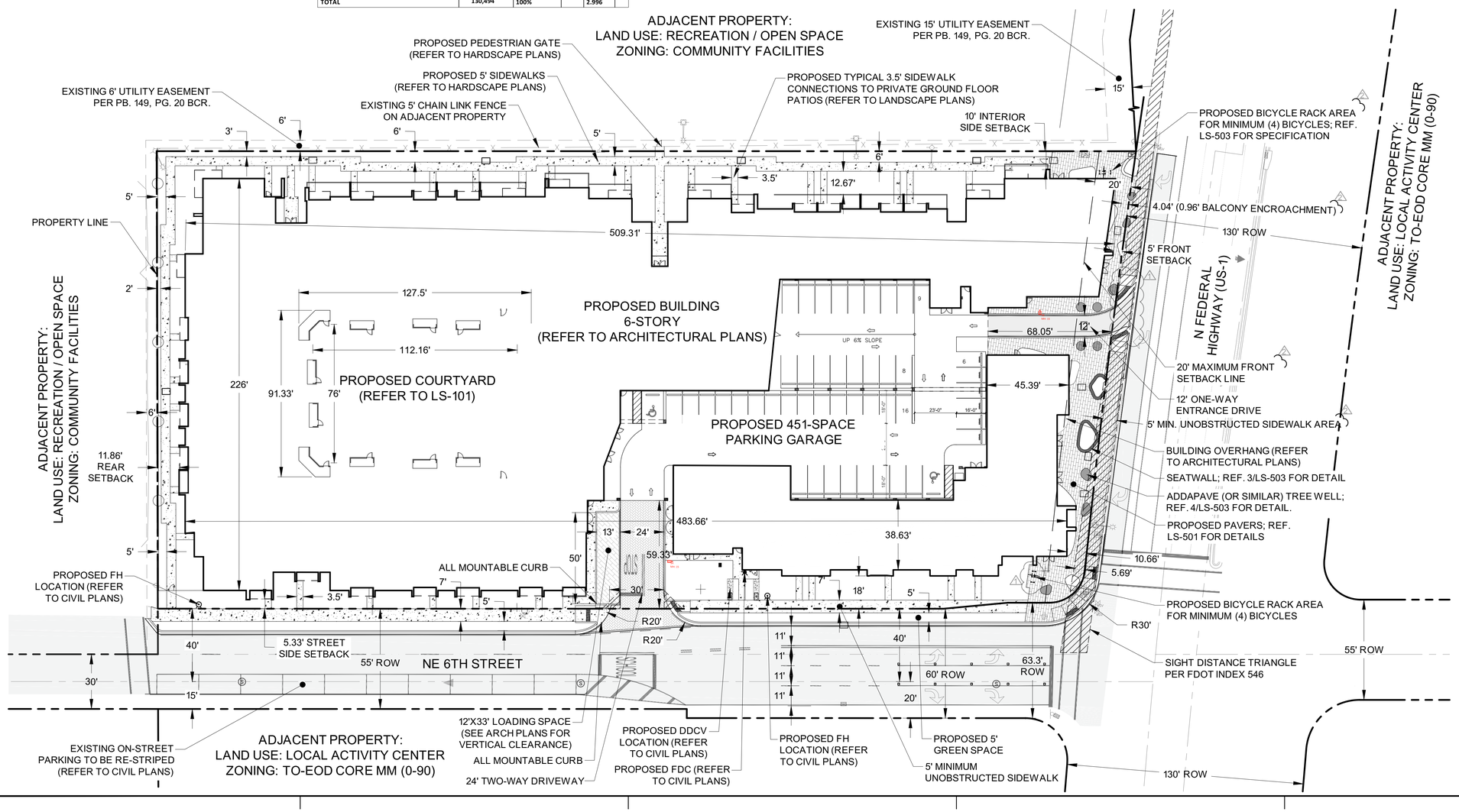
0 30 60

SCALE: 1"=30'

NOTE: PRINTED DRAWINGSIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



VICINITY MAP
(NOT TO SCALE)



KEITH

301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

PH: (954) 788-3400

Florida Certificate of Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE
1	PER PRE-APP COMMENTS	03/15/2018
2	PER DRC COMMENTS	04/30/2018

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.

FAIRFIELD RESIDENTIAL

FAIRFIELD AT POMPANO BEACH
601 N. Federal Hwy
POMPANO BEACH FL
33069

SCALE:	AS NOTED
DATE ISSUED:	MARCH 15, 2018
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

This item has been electronically 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

Date: 2018.05.09 10:56:01-04'00'

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-101

PZB SUBMITTAL

PROJECT NO.: 0669.01

P&Z
PZ18-12000005
5/23/2018