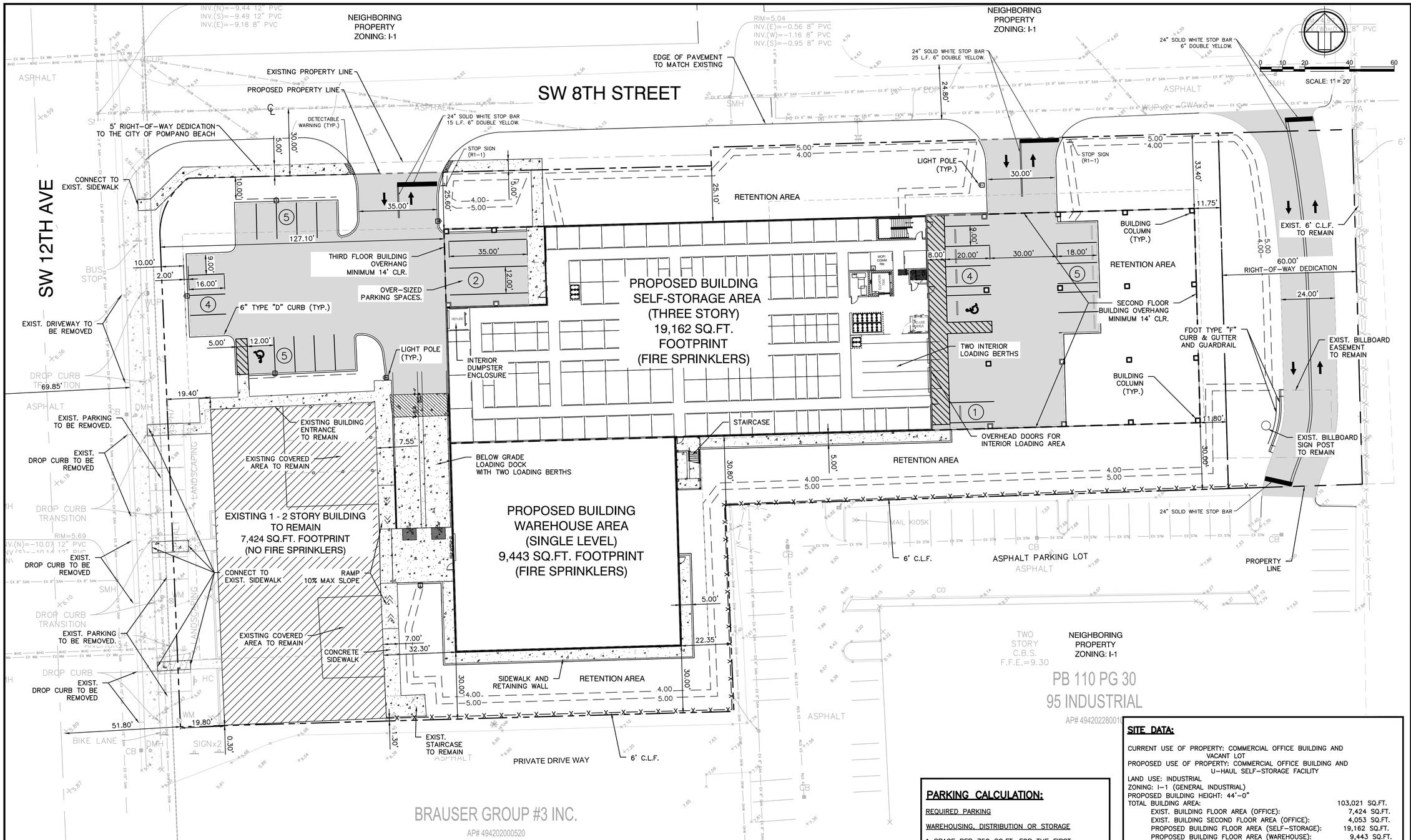

LEGEND

- PROPERTY LINE
- CHAINLINK FENCE
- 5.00 RETENTION AREA CONTOUR
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

PRELIMINARY ENGINEERING NOT FOR CONSTRUCTION

BUILDING SETBACK TABLE FOR PROPOSED BUILDING

	FRONT	INTERIOR SIDE	STREET SIDE	REAR
REQUIRED	25.00'	10.00'	10.00'	30.00'
PROVIDED	25.10'	11.75'	127.10'	30.00'

LOADING CALCULATION:

PROPOSED SELF-STORAGE BUILDING

LOADING REQUIRED

AT LEAST 75,000 SQ.FT. BUT LESS THAN 120,000 SQ.FT. = 3 BERTHS

LOADING PROVIDED

4 BERTHS

EXISTING OFFICE BUILDING

LOADING REQUIRED

UNDER 100,000 SQ.FT. = NONE

LOADING PROVIDED

NONE

PARKING CALCULATION:

REQUIRED PARKING

WAREHOUSING, DISTRIBUTION OR STORAGE

1 SPACE PER 750 SQ.FT. FOR THE FIRST 3,000 SQ.FT., THEN 1 PER 2,500 SQ.FT.
9,401 SQ.FT. = 7 SPACES

SELF-STORAGE

1 SPACE PER EACH 100 STORAGE UNIT
775 STORAGE UNITS = 8 SPACES

OFFICE

1 SPACE PER 400 SQ.FT. OFFICE
4,053 SQ.FT. OFFICE = 11 SPACES

TOTAL REQUIRED (INCL. HANDICAP) = 26 SPACES
HANDICAP SPACES REQUIRED = 2 SPACES

PARKING PROVIDED

REGULAR SPACES = 24 SPACES
HANDICAP SPACES = 2 SPACES

TOTAL PROVIDED = 26 SPACES

SITE DATA:

CURRENT USE OF PROPERTY: COMMERCIAL OFFICE BUILDING AND VACANT LOT
PROPOSED USE OF PROPERTY: COMMERCIAL OFFICE BUILDING AND U-HAUL SELF-STORAGE FACILITY

LAND USE: INDUSTRIAL
ZONING: I-1 (GENERAL INDUSTRIAL)
PROPOSED BUILDING HEIGHT: 44'-0"

TOTAL BUILDING AREA:	103,021 SQ.FT.
EXIST. BUILDING FLOOR AREA (OFFICE):	7,424 SQ.FT.
EXIST. BUILDING SECOND FLOOR AREA (OFFICE):	4,053 SQ.FT.
PROPOSED BUILDING FLOOR AREA (SELF-STORAGE):	19,162 SQ.FT.
PROPOSED BUILDING FLOOR AREA (WAREHOUSE):	9,443 SQ.FT.
PROPOSED BUILDING 2ND FLOOR AREA (SELF-STORAGE):	30,682 SQ.FT.
PROPOSED BUILDING 3RD FLOOR AREA (SELF-STORAGE):	32,257 SQ.FT.

SITE AREAS:

GROSS SITE AREA:	2.47 AC.	107,600 SQ.FT.	
60' R.O.W. DEDICATION AREA:	0.22 AC.	9,549 SQ.FT.	
5' R.O.W. DEDICATION AREA:	0.03 AC.	1,206 SQ.FT.	
NET SITE AREA:	2.22 AC.	96,845 SQ.FT.	100.00%
BUILDING FOOTPRINT AREA:	0.83 AC.	36,029 SQ.FT.	37.29%
VEHICULAR USE AREA:	0.25 AC.	11,055 SQ.FT.	11.42%
COVERED PAVED AREA:	0.25 AC.	10,971 SQ.FT.	11.33%
PAVED AREA:	0.07 AC.	3,243 SQ.FT.	3.35%
PERVIOUS AREA UNDER BLDG:	0.11 AC.	4,887 SQ.FT.	5.04%
LANDSCAPED AREA:	0.70 AC.	30,660 SQ.FT.	31.57%
TOTAL IMPERVIOUS AREA:	1.41 AC.	61,298 SQ.FT.	63.39%
TOTAL PERVIOUS AREA:	0.81 AC.	35,4547 SQ.FT.	36.61%

FLOOR AREA RATIO PROVIDED: 103,021 / 96,845 = 1.06

REVISIONS		
DATE	BY	DESCRIPTION

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1"=20'

U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA

SITE PLAN

SEAL
FOR THE FIRM, BY:

MATTHEW GIANI, P.E.
FLA. P.E. No. 84229

DATE: JANUARY 2021
JOB NO. 1121A.00
SHEET CE2

X:\Cad\Eng\1121 U-Haul SW 12th Ave\Conceptual Site Plan\1121 SITE PLAN.dwg, 3/4/2021 10:24:49 AM, DWG To PDF.pc3