PROPERTY DEVELOPMENT REGULATIONS										
ZONING		LOT DIMENSIONS			MAX BLDG HEIGHT	MAX. BLDG COVERAGE	MIN. SETBACKS			
		SIZE	WIDTH / FRONTAGE	DEPTH			FRONT	SIDE	INT SIDE	REAR
CG	REQUIRED	N/A	N/A	N/A	100'	N/A	123'	10'	25'	25'
	PROVIDED	N/A	N/A	N/A	53'-4"	N/A	123'	48'	46'	41'

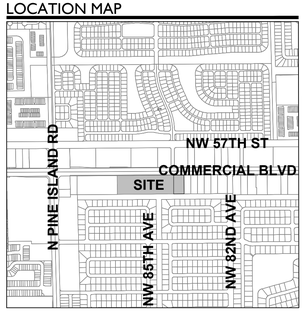
SITE DATA

APPLICATION NAME	COMMERCIAL COMMONS
APPLICATION NUMBER	22-SP-003
FUTURE LAND USE DESIGNATION	COMMERCIAL
EXISTING ZONING	CG / C-3 GENERAL COMM
OVERLAY	GATEWAY ROAD
ID NUMBER(FOLIO)	494-1160-800-80
EXISTING USE	VACANT
PROPOSED USE	MIXED-USE
GROSS SITE AREA	6.43 AC.
NET SITE AREA	5.43 AC.
RESIDENTIAL AREA (INCLUDING CORRIDORS)	278,301 SF.
STUDIO (579 SF)	5,790 SF
1 BDRM (681 SF)	102,150 SF
2 BDRM (1,030 SF)	72,100 SF
3 BDRM (1,200 SF)	12,000 SF
1 BDRM + DEN (915 SF)	4,575 SF
2 BDRM + DEN (1,097 SF)	21,940 SF
AMENITY / LEASING	1,940 SF.
COMMERCIAL SQUARE FOOTAGE	9,676 SF.
RETAIL	5,705 SF.
RESTAURANT	3,971 SF.
CUSTOMER SERVICE AREA	1,982 SF.
DWELLING UNITS	265 D.U.
STUDIO	10 D.U.
1 BDRM	150 D.U.
2 BDRM	70 D.U.
3 BDRM	10 D.U.
1 BDRM + DEN	5 D.U.
2 BDRM + DEN	20 D.U.
GROSS DENSITY	41.2 D.U. / AC.
SEU APPROVAL	UP TO 275 D.U.

MAXIMUM BUILDING HEIGHT	100'
PROPOSED BUILDING HEIGHT[4a]	53'-4"
REQUIRED PARKING	545 SP.
RESTAURANT (1 SP./30 SF)	66 SP.
RETAIL (1 SP./200 SF)	29 SP.
RESIDENTIAL PARKING	450 SP.
1.5 SP / STUDIO & 1 BDRM (160 D.U.)	240 SP.
2 SP / 2+ BDRM (80 D.U.)	160 SP.
2 SP. /1 & 2 BDRM + DEN (25 D.U.)	50 SP.
COMM LOADING (1 SP / 10,000 SF)	1 SP.
RES LOADING (1 SP / 100 D.U.)	2 SP.
ADA PARKING [2a]	12 SP.
PROPOSED PARKING	552 SP.
GARAGE PARKING	470 SP.
SURFACE PARKING	82 SP.
COMM LOADING	1 SP.
RES LOADING	2 SP.
ADA PARKING[2a]	12 SP.
AREA BREAKDOWN	
PERVIOUS	(30%) 1.64 AC.
LANDSCAPED	0.97 AC.
PERVIOUS PAVERS [3a]	0.17 AC.
GREEN ROOF [4a]	0.50 AC.
IMPERVIOUS	4.11 AC.
BUILDING	2.36 AC.
PAVEMENT	1.75 AC.

[1a] MAIN ROOF IS 53'-4"' HT, ARCHITECTURAL FEATURES EXTEND TO 65'-4" HT. REFER TO ARCHITECTURE PLANS
[2a] ADA PARKING INCLUDED WITHIN TOTAL
[3a] ACTUAL AREA ON PLANS IS DOUBLE. PER CITY CODE, ONLY 1/2 PERVIOUS PAVERS CAN COUNT TOWARD PERVIOUS AREA.
[4a] AREA IS DOUBLE PER CITY CODE, "GREEN" ROOF MAY COUNT DOUBLE TOWARD MEETING PERVIOUS AREA.

LOCATION MAP

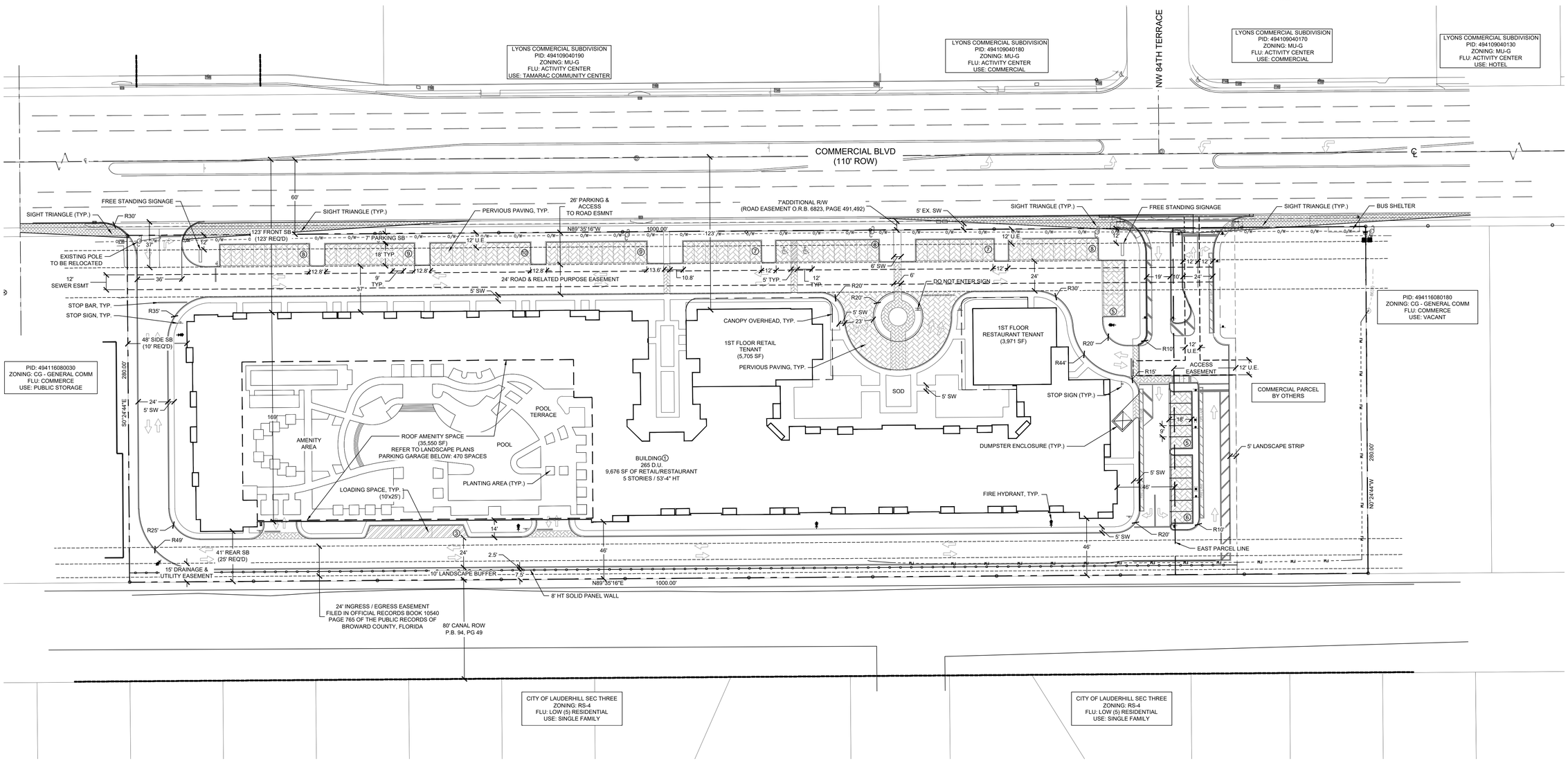


N

0 20 40 80
SCALE: 1" = 40'

LEGEND

AC. = ACRES
D.E. = DRAINAGE EASEMENT
D.U. = DWELLING UNITS
ESMT. = EASEMENT
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O/S = OPEN SPACE TRACT
P.B. = PLAT BOOK
PDE = PUBLIC DRAINAGE EASEMENT
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.A.S. = RESIDENTIAL ACCESS STREET
R.O.W. = RIGHT-OF-WAY
S.S = SIDE STREET HOME
S/W = SIDEWALK
S.B. = SETBACK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wgiinc.com
Cert No. 6081 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08-23-22	INITIAL SUBMITTAL	D.S.
2	09-02-22	RESUBMITTAL	D.S.
3	11-22-22	RESUBMITTAL	D.S.
4	02-16-23	RESUBMITTAL	D.S.
5	05-16-23	P.25 SUBMITTAL	

CAD 7963.00_PL_SP.DWG	
JOB NO.	7936.00
DRAWN BY	D.S.
CHECK BY	S.D.P./J.P.
DATE	20220823

COMMERCIAL COMMONS
RESIDENTIAL MIXED-USE
LAUDERHILL, FLORIDA
SITE PLAN

SHEET:
SP1

Derek Suhre P:\7963\7963.03 Commercial Commons MP\PLAN\CAD\7963.00_PL_SP.dwg — Plotted: 5/17/2023 5:11:03 PM Saved: 5/17/2023 5:10:10 PM