LEGAL DESCRIPTION:

PARCEL B, "POMPANO BEACH RESIDENCES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 166, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 20,341 SQUARE FEET, 0.466 ACRES MORE OR LESS.

PLAN PURPOSE:

THE PROPOSED PROJECT INCLUDES A SALES CENTER ON AN EXISTING SITE FOR THE SABBIA BEACH DEVELOPMENT

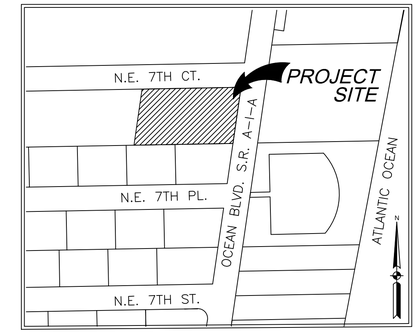
N

GRAPHIC SCALE

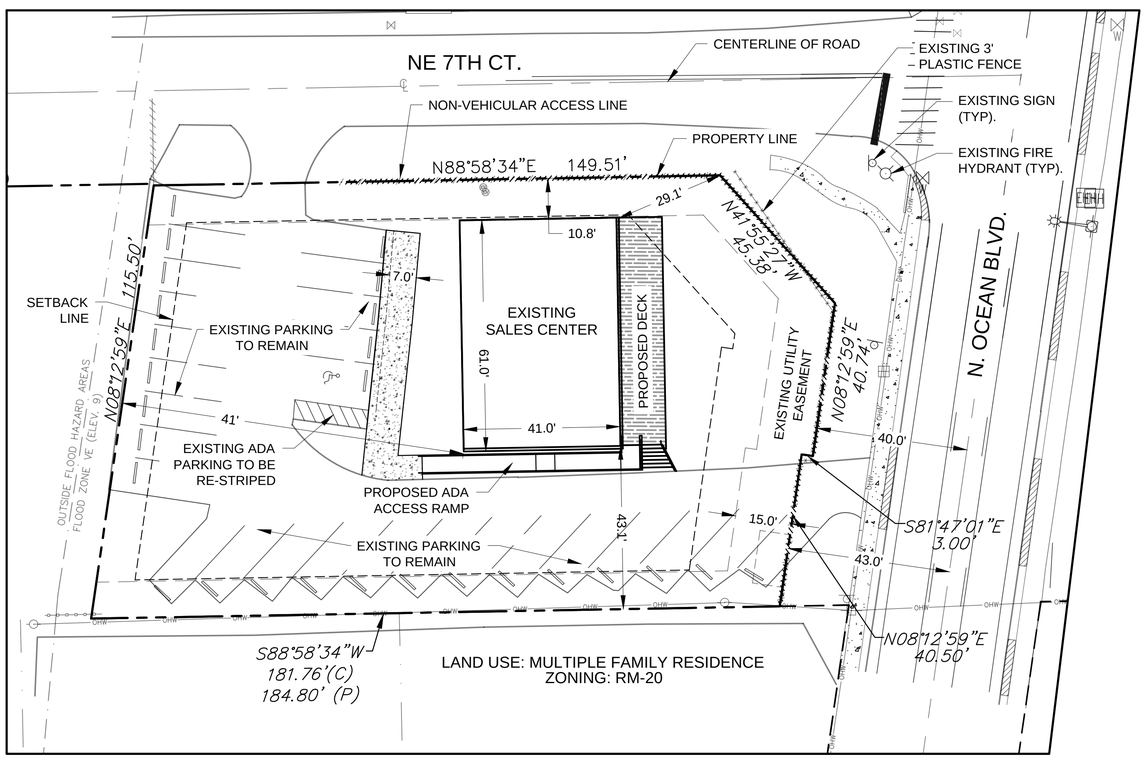
0 20 40

SCALE: 1"=20'

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



VICINITY MAP
(NOT TO SCALE)



SITE DATA TABLE:

EXISTING USE:	VACANT LAND
LAND USE DESIGNATION:	MULTIPLE-FAMILY RESIDENCE
ZONING:	RM-20
GROSS SITE AREA:	31,320 S.F. / 0.719 AC
NET SITE AREA:	20,341 S.F. / 0.466 AC (PER SURVEY)
VEHICLE USE AREA:	11,097 S.F.
TOTAL BUILDING FOOTPRINT COVERAGE:	2,562 S.F.

SETBACK REQUIREMENTS:

	REQUIRED (MIN.)	PROVIDED
FRONT	25'	29.1'
STREET SIDE	10'	10.8'
INTERIOR SIDE	10'	43.1'
REAR	10'	41'

PARKING CALCULATIONS:

SALES TRAILER
2,502 S.F. @ 1 PER 400 — 7 SPACES

TOTAL REQUIRED: 7 SPACES

TOTAL EXISTING: 27 SPACES (INCLUDES 1 ADA SPACE)

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.
Date: 11/11/2015
KEITH & ASSOCIATES, INC.

DATE: NOVEMBER 2015
SCALE: AS INDICATED
DRAWN BY: M.A.
DESIGN BY: M.V.
CHECKED BY: S.W.

DATE	REVISION

STEPHEN D. WILLIAMS, P.E.
FLORIDA REG. No. 42060
(FOR THE FIRM)

KEITH & ASSOCIATES INC.
consulting engineers
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400; FAX (954) 788-3500
State of Florida Certificate of Authorization Number - 7928

SALES CENTER
SABBIA BEACH
CONCEPT PLAN

CITY OF POMPANO BEACH — BROWARD COUNTY

SHEET IDENTIFICATION
SP-101
SHEET of

PROJECT NO. 04039.06

Drawing name: N:\04039.06 720 N. Ocean -Fentrovoie\Engineering\Cadd\Misc Drawings\Sales Trailer 2\04039.06-SP-101.dwg Layout Name: SP-101 Plotted by: MAmodio Plotted on: Nov 16, 2015 - 11:00am