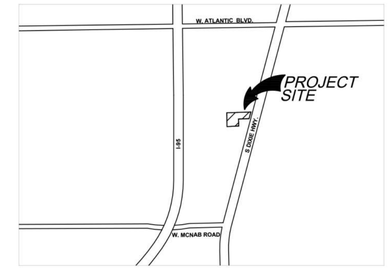
Exhibit B

Revised Conceptual Plan

NOTES:

1. SEE SURVEY FOR FULL LEGAL DESCRIPTION
2. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, FENCE DETAILS, BICYCLE RACK DETAIL, COMPACTOR SPECIFICATIONS, GATE DETAILS, PAVER DETAILS, AND SITE AMENITY DETAILS.
3. ALL PARKING STRIPING TO BE DOUBLE STRIPED ACCORDING TO COPB DETAILS (REFER TO CIVIL PLANS)
4. NORTH AND SOUTH GATES MUST HAVE KNOX BOX SWITCH KEY TO OVERRIDE BOTH GATES



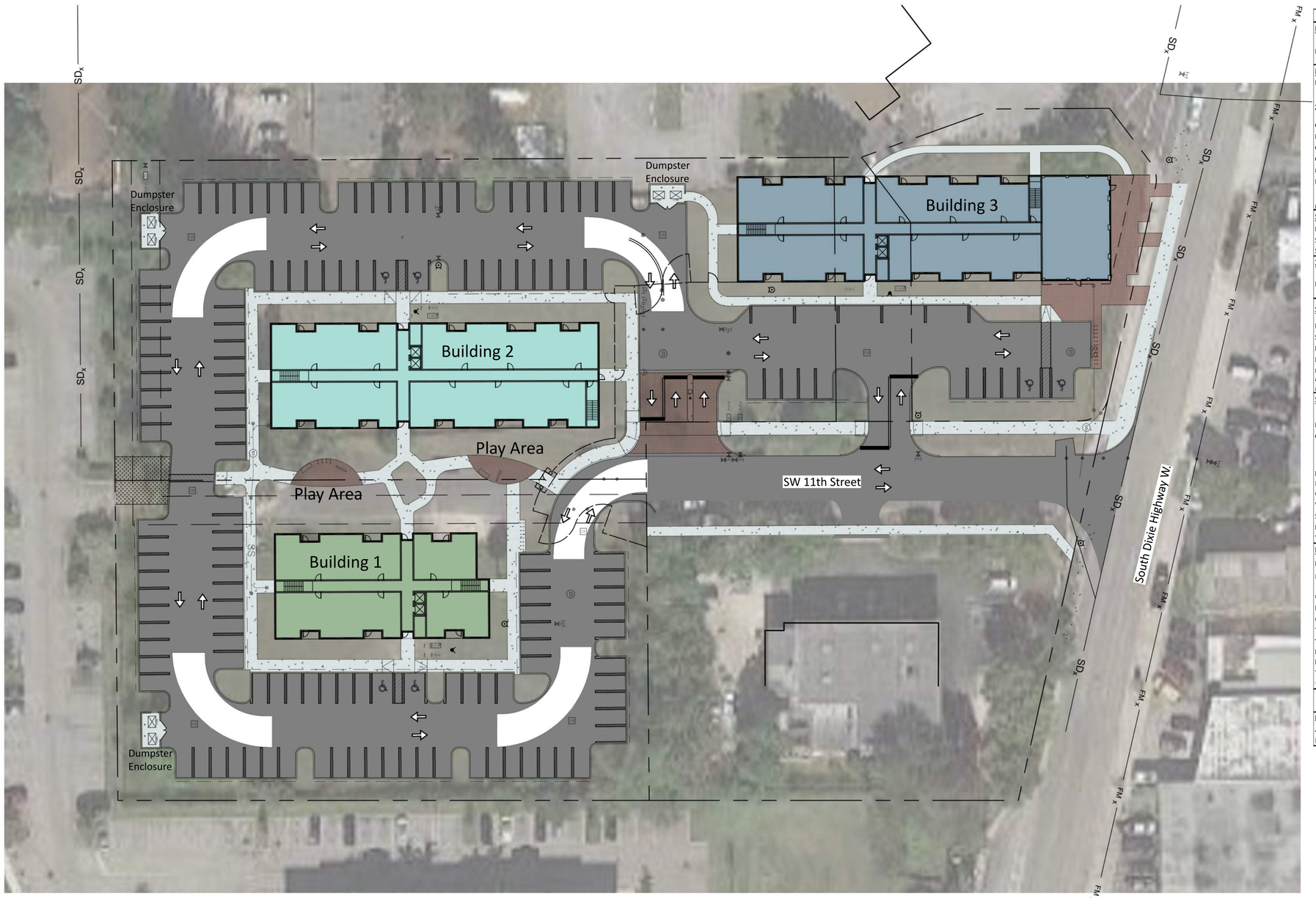
VICINITY MAP
(NOT TO SCALE)

N

GRAPHIC SCALE
0 30 60

SCALE: 1"=30'

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



SITE DATA TABLE:

PROJECT ADDRESS

1091 S. Dixie W. Highway; 771 SW 11 Street; 701 SW 11 Street; 740 SW 11 Street

FOLIO: 494202030030; 494202030130; 494202030140; 494202030010

PROJECT INFORMATION

LAND USE DESIGNATION:	C - COMMERCIAL; M - MEDIUM RESIDENTIAL 10-16			
ZONING DESIGNATION:	RM-45 MULTIPLE FAMILY RESIDENCE 45; B-3 GENERAL BUSINESS			
GROSS SITE AREA (PER SURVEY):	165,609	SF	3.80	AC
NET SITE AREA (SF):	132,892	SF	3.05	AC
GROSS BUILDING FOOTPRINT:	26,551	SF		
GROSS BUILDING AREA:	117,111	SF		
# OF RESIDENTIAL UNITS:	122	DU		
DENSITY:	**ALLOWED**		46 UNITS PER ACRE [1]	
	PROVIDED		40 UNITS PER ACRE	

(1) BASED ON FLEX UNITS

SERVICE PROVIDERS

POTABLE WATER:	CITY OF POMPANO BEACH
SANITARY SEWER:	CITY OF POMPANO BEACH
SOLID WASTE:	WASTE MANAGEMENT

ZONING REQUIREMENTS	**REQUIRED**		**PROVIDED**	
BUILDING HEIGHT:	105 (MAX)	FT	60'	TO TOP OF ROOF

SETBACK REQUIREMENTS:	**REQUIRED (MIN)**		**PROVIDED**	
FRONT YARD (DIXIE HWY):	0	FT.	12.2	FT.
STREET SIDE YARD (SOUTH):	0	FT.	84.9	FT.
INTERIOR SIDE YARD (NORTH): [3]	65	FT.	83.6	FT.
REAR YARD (WEST):	30	FT.	83.7	FT.

(3) RESTRICTED TO 65-FOOT REAR YARD SETBACK ON LOTS 17, 18, 19, 20, 21 AND 22 BLOCK 2, AMENDED PLAT OF FAIRVIEW (P.B. 10, PG. 25 BROWARD COUNTY RECORDS) PER INSTR #115991093

SITE AREA CALCULATIONS:

	SQ. FT.	**ACRE**
NET SITE AREA:	**132,892**	**3.05**
GROSS SITE AREA (PER SURVEY):	**165,609**	**3.80**

	SQ. FT.		**PROVIDED %	ACRE**
IMPERVIOUS AREA				
BUILDING FOOTPRINT (INCLUDES OVERHANG)	26,551	SF	20.0%	0.61
VEHICLE USE AREA / PAVEMENT	54,855	SF	41.3%	1.26
SIDEWALKS/CONCRETE	11,420		8.6%	0.26
PERVIOUS AREA (20% Minimum)	40,066		30.1%	0.92
TOTAL			**100%**	**3.05**

PARKING CALCULATIONS:	**REQUIRED**	**PROVIDED**
MIXED-USE (BLDG. 1)		
DWELLING UNITS (1 PER UNIT X 58)	58	
COMMERCIAL (1 PER 300 SF X 1,850 SF)	7	
MULTI-FAMILY DWELLING		
ONE BEDROOM (1.5 PER UNIT X 8)	12	
TWO BEDROOM (1.5 PER UNIT X 56)	84	
TOTAL PARKING	**161**	**151**
LESS 7% TRANSIT PROXIMITY REDUCTION	**-11**	
TOTAL PARKING	**150**	**151***

* FOUR **(4)** PROPOSED ON-STREET PARKING SPACES NOT INCLUDED

STANDARD (9'X18') **PROVIDED**	**146**
ADA (12'X18') **PROVIDED**	**5**

BICYCLE PARKING	**REQUIRED**	**PROVIDED**
4 PER 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928

PERMIT SET:

REVISIONS

NO.	DESCRIPTION	DATE

SHIFF
CONSTRUCTION + DEVELOPMENT

ALOHA 1
POMPANO
Dixie Hwy. & SW 11th St
POMPANO BEACH FL
33060

SCALE:	AS NOTED
DATE ISSUED:	02/03/2020
DRAWN BY:	BN
DESIGNED BY:	RG
CHECKED BY:	TD

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

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-101

FOR DRC SET

PROJECT NO. 10298.00

Drawing name: N:\10\10298.00 - Aloha Site PB - Shiff Construction\Engineering\Cadd\10298.00-SP-101-Site Plan.dwg Layout Name: SP-101 Plotted by: jmadis Plotted on: Feb 26, 2020 - 9:58am