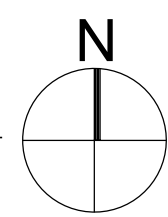


NOTE: REFER TO SHEET MP-2 FOR SITE DATA

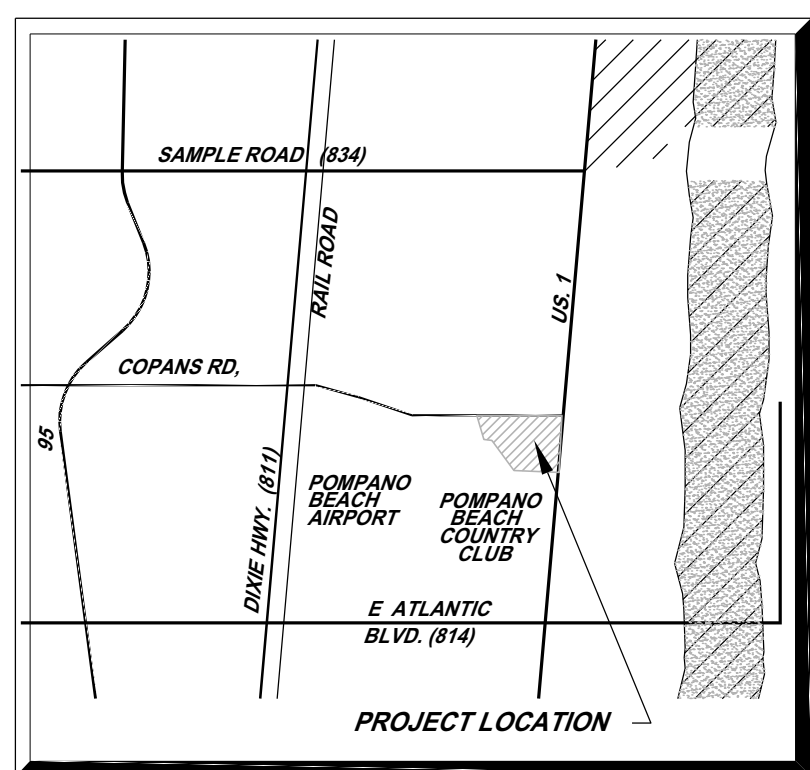
# MASTER SITE PLAN

SCALE: 1" = 100'-0"



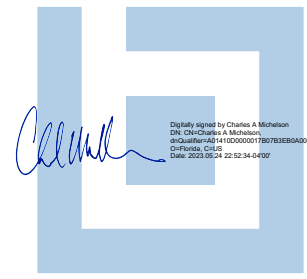
## PROJECT NOTES

- EXISTING BUILDING AREA:  
THE EXISTING GROSS BUILDING AREA (788,712 SQ FT) IS VESTED.
- ARCHITECTURAL NOTES:  
A UNIFIED ARCHITECTURAL THEME IS PROVIDED. APPROPRIATE OVERHEAD WEATHER PROTECTION WAS PROVIDED. THESE AREAS ARE SHOWN ON MP-1.
- STORMWATER:  
THE PROJECT WILL COMPLY WITH APPROPRIATE REGULATIONS REGARDING STORMWATER MANAGEMENT. SHOULD ADDITIONAL STORMWATER MANAGEMENT FACILITIES BE REQUIRED THEY MAY BE LOCATED ON SITE INCLUDING IN AN UNDERGROUND VAULT OR OFF SITE. FINAL ENGINEERING TO DETERMINE APPROPRIATE SOLUTION.
- MASTER PLAN:  
ALL LAND WITHIN THIS PCD SHALL BE MAINTAINED AND DEVELOPED IN ACCORDANCE WITH THIS MASTER PLAN. THIS UNIFIED PROJECT WILL HAVE MULTIPLE FORMS OF OWNERSHIP OR INTEREST. COVENANTS, CROSS EASEMENTS AND NECESSARY DOCUMENTS TO ENSURE THIS UNIFIED DEVELOPMENT WILL BE PROVIDED.
- PHASING:  
THIS PROJECT MAY BE DEVELOPED IN SEPARATE PHASES. CONSTRUCTION COORDINATION AND MARKET CONDITIONS WILL DETERMINE FINAL PHASING.
- BUILDING ENVELOPES MAY VARY IN SIZE 10' IN ANY DIRECTION AND ALL FOOTAGE OF ALL BUILDINGS INCLUDING OUTPARCELS MAY BE ALLOCATED THROUGHOUT THE SITE BASED UPON FINAL PROJECT REQUIREMENTS.
- ALL OUTDOOR STORAGE FOR THE HOME IMPROVEMENT STORE WILL BE REASONABLY SCREENED FROM PUBLIC VIEW. ANY DISPLAYS WILL NOT ENCROACH ON INGRESS-EGRESS AND FIRE SAFETY LANES.
- THIS MASTER SITE PLAN IS PROVIDED IN ACCORDANCE WITH THE CITY OF POMPANO BEACH ORDINANCES.
- ALL MECHANICAL EQUIPMENT ON STRUCTURES AND AT GRADE LEVEL TO BE COMPLETELY SCREENED AS OBSERVED FROM THE SITE'S PROPERTY LINES. SCREENING SHALL BE 6" HIGHER THAN EQUIPMENT AT GRADE LEVEL.
- ALL OUTPARCELS WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AND ZONING BOARD AND THE ARCHITECTURAL APPEARANCE COMMITTEE PRIOR TO OBTAINING BUILDING PERMITS.



LOCATION MAP  
SEC. 30 TWN. 48 RNG. 43

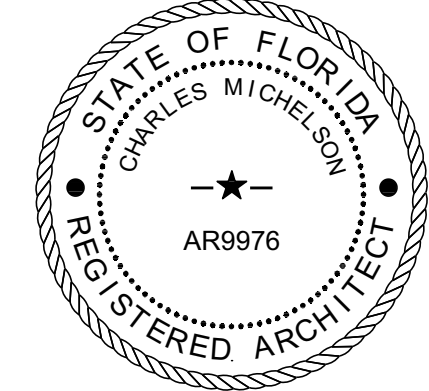
MODIFICATIONS OF APPROVED  
MASTER SITE PLAN AT  
POMPANO CITI CENTRE  
POMPANO BEACH, FL



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2021-121  
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09/02/2022

REVISIONS

P&Z  
PZ21-13000008  
06/28/2023