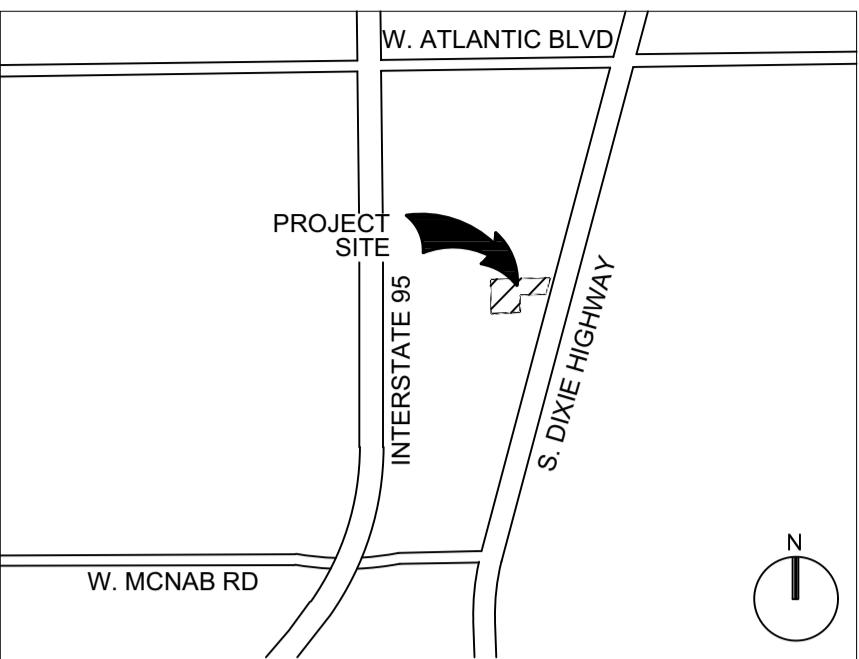
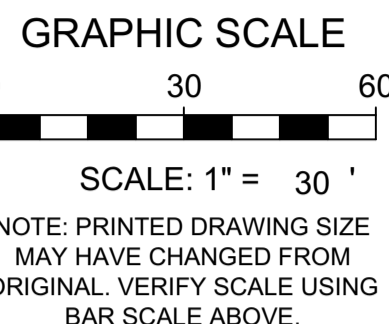


1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, FENCE DETAILS, BICYCLE RACK DETAIL, COMPACTOR SPECIFICATIONS GATE DETAILS, PAVER DETAILS, SITE AMENITIES.
3. ALL PARKING SPACES TO BE DOUBLE STRIPED ACCORDING TO COPB STANDARD DETAILS.
4. VEHICLE GATES SHALL HAVE KNOX BOX SWITCH KEY TO OVERRIDE GATES IN EVENT OF EMERGENCY.
5. REFER TO CIVIL PLANS FOR UTILITY EASEMENTS.
6. REFER TO FIRE ACCESS PLAN FOR EMERGENCY VEHICLE ROUTES
7. REFER TO CPTD PLAN FOR NARRATIVE OF HOW SECURITY PRINCIPLES ARE MET.

SITE AREA CALCULATIONS: (CAPTIVA III)				OVERALL SITE CALCULATIONS (PHASE 1,2,&3)*		
	SQ. FT.		ACREAGE		SQ. FT.	ACREAGE
NET SITE AREA:	142,839		3.279	PHASE I *	653,882 * ADJUSTED (643,637)	15.01 (14.77)
				PHASE II *	197,693	4.54
PROVIDED				PHASE III	142,839	3.279
				TOTAL	984,169	22.59
	SQ. FT.	%	ACREAGE		SQ. FT.	%
IMPERVIOUS AREA						
BUILDING FOOTPRINT (INCL. OVERHANG)	31,228	21.9%	0.72		147,510	15.0%
VEHICULAR USE AREA/PAVEMENT	58,730	41.1%	1.35		344,280	35.0%
SIDEWALKS/CONCRETE	14,910	10.4%	0.34		62,568	6.4%
VEHICLE OVERHANG	1,519	1.1%	0.03		6,939	0.7%
EXISTING LAKE (CAPTIVA I) *	N/A	N/A	N/A		89,183	9.1%
PERVIOUS AREA (25% MINIMUM)					333,689	33.9%
TOTAL	142,839	100%	3.279		984,169	100%
*PER 2012 APPROVED CAPTIVA COVE I & II OVERALL DATA CALCULATIONS SHEET A0.02						



LOCATION SKETCH
(NOT TO SCALE)

A PORTION OF BLOCKS 1 & 2, AND A PORTION OF THAT CERTAIN 60 FOOT RIGHT OF WAY FOR MAGNOLIA DRIVE (SW 11th STREET) NOW VACATED PER INSTRUMENT NUMBER 115976317, OFFICIAL RECORDS BOOK 41418, PAGE 410, AND OFFICIAL RECORDS BOOK 38974, PAGE 372 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS SHOWN ON THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 142,839 SQUARE (3.279 ACRES) MORE OR LESS

 **KEITH**
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC2600045

[illegible]

**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.

ISSUE DATE:	4/08/2022
DESIGNED BY:	MA, RG
DRAWN BY:	MA
CHECKED BY:	TD
BID-CONTRACT:	

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

CLIENT

**CAPTIVA COVE III
ASSOCIATES, Ltd.
(CORNERSTONE
GROUP)**

PROJECT

**CAPTIVA COVE III
1201 S DIXIE HWY,
POMPANO BEACH,
FL 33060**

SHEET TITLE

SITE PLAN

SP-101
10200102

PZ22-27000005
8/24/2022

STATUS: PRELIMINARY

