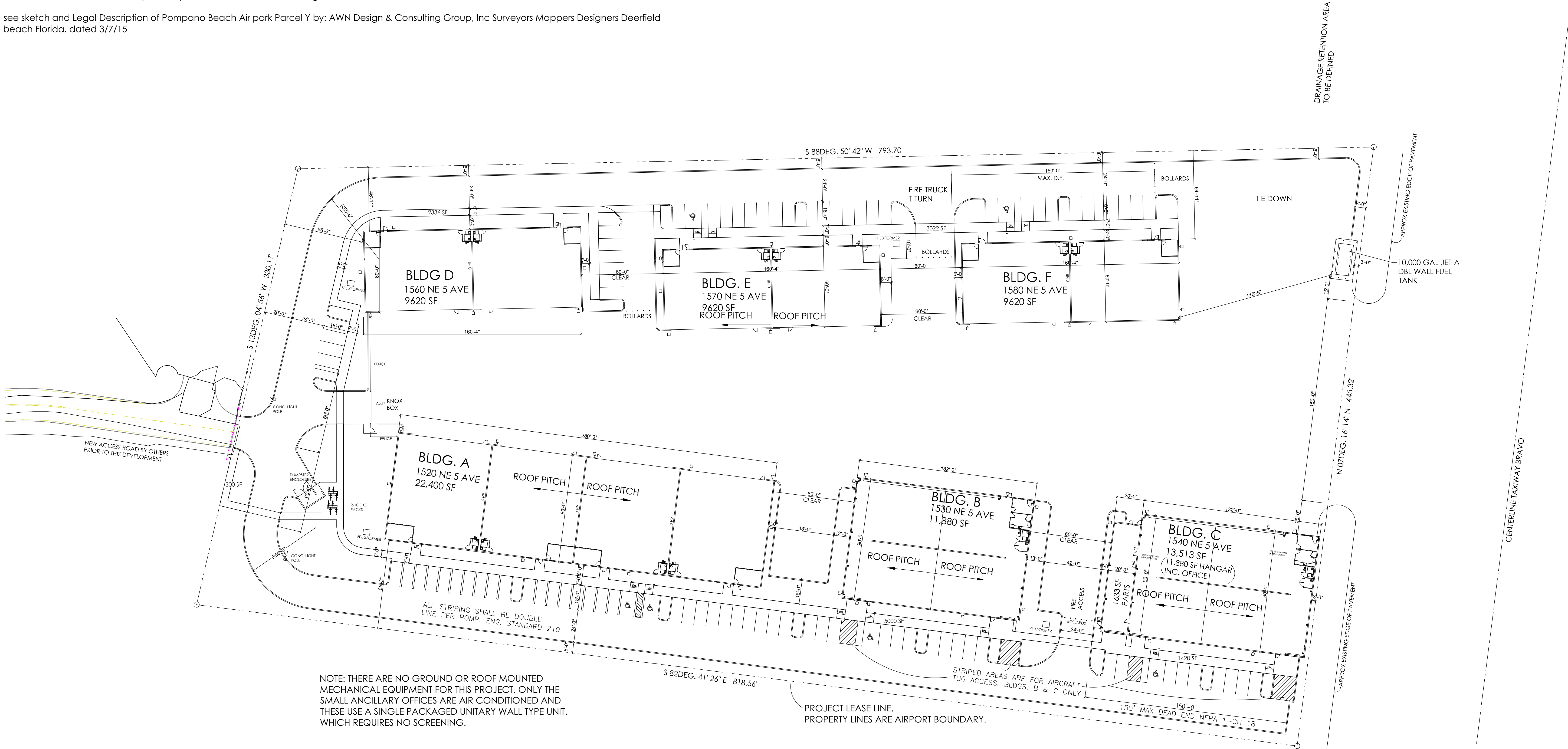


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LEGAL DESCRIPTION - PARCEL Y
A PARCEL OF LAND BEING A PORTION OF PARCEL A, POMPANO BEACH AIR PARK F.B.O. PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGES 189-194, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at the Northeast corner of said parcel A;
THENCE on an assumed bearing of S 88 Degrees 50' 42" W along the North line of said Parcel A, a distance of 36.45 feet to the POINT OF BEGINNING
THENCE continue S 88 Degrees 50' 42" W continuing along the said North line of Parcel A, a distance of 793.70 feet;
THENCE S 13 Degrees 04' 56" W a distance of 330.17 feet to the North line of Parcel A, GOODYEAR BASE, according to the plat thereof as recorded in Plat Book 114, page 24, of the Public Records of Broward County, Florida;
THENCE S 82 Degrees 41' 26" E along the said North line of Parcel A, GOODYEAR BASE and the Easterly prolongation thereof a distance of 818.56 feet to a line being 131.00 feet West of and Parallel with the centerline of Taxiway Bravo;
THENCE N 07 Degrees 16' 14" E along said parallel line a distance of 445.32 feet to the POINT OF BEGINNING.
Said Lands situate within the City of Pompano Beach, Florida containing 7.10 acres, more or less.

see sketch and Legal Description of Pompano Beach Air park Parcel Y by: AWN Design & Consulting Group, Inc Surveyors Mappers Designers Deerfield beach Florida, dated 3/7/15



NOTE: THERE ARE NO GROUND OR ROOF MOUNTED MECHANICAL EQUIPMENT FOR THIS PROJECT. ONLY THE SMALL ANCILLARY OFFICES ARE AIR CONDITIONED AND THESE USE A SINGLE PACKAGED UNITARY WALL TYPE UNIT, WHICH REQUIRES NO SCREENING.

PROJECT LEASE LINE.
PROPERTY LINES ARE AIRPORT BOUNDARY.

ZONING: T TRANSPORTATION
NOT DIRECTLY ADJACENT TO ANY
OTHER ZONING.
LEASE AREA:
309,264.61 SQUARE FEET : 7.0997 ACRES
SEE SURVEY SHEETS 1 AND 2
BY CAULFIELD & WHEELER, INC
JEFFREY WAGNER, PLS

SITE CALCULATIONS: 309,262.67 SF (7.10 ACRES)		
TOTAL BUILDING AREA	76,653 SF	24.78 %
A=	22,400 SF	
B=	11,880 SF	
C=	13,513 SF	
D=	9,620 SF	
E=	9,620 SF	
F=	9,620 SF	
FUEL STORAGE AREA	480 SF	
AIRCRAFT PARKING PADS		
CONC. SIDEWALK AREA		
DUMPSTER ENCLOSURE AREA		
TOTAL PAVED AREA (CONC.)	183,784 SF	
TOTAL IMPERVIOUS AREA:	260,917 SF	84.37 %
TOTAL PERVIOUS AREA:	48,345 SF	15.63 %

PARKING:
SIMILAR TO APPROVED POMPANO AVIATION SITE PLAN 2014
1ST 10,000 SF / 500 = 20 SPACES
BALANCE 65,020 SF / 1000 = 65 SPACES
TOTAL = 85 SPACES REQUIRED
TOTAL SPACES PROVIDED = 91
ACCESSIBLE SPACES REQUIRED = 5
ACCESSIBLE SPACES PROVIDED = 6
BICYCLE PARKING - 4 SPACES PER 10 CAR SPACES REQUIRED NOT TO EXCEED 20 BIKES.
PROVIDE 20 BIKE SPACES



GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954.794.0300 FAX. 954.794.0300
AA226001731
(SEAL)
WILLIAM J. GALLO FL AR0008440

Brian Herbert
Digitally signed by Brian Herbert
Date: 2022.06.29 16:26:38 -04'00'
BRIAN P. HERBERT FL AR0015474
(PROJECT)

POMPANO BEACH AIR PARK PARCEL Y
601 NE 10TH ST.
POMPANO BEACH FL 33060
(OWNER)

POMPANO BEACH

COMPANY NAME (REVISIONS)		
No.	Description	Date
B	D.R.C. SUBMITTAL	2022-06-28

PROJECT STATUS
D.R.C.
DATE
2021-03-24
PROJECT NUMBER
83-2020
SCALE
AS SHOWN

DRAWN BY
JET
CHECKED BY
JET
DRAWING TITLE

SITE PLAN
DRAWING NUMBER
AS-101

DRC
PZ22-12000020
8/3/2022