
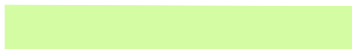

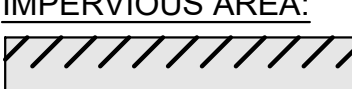





AREA BREAKDOWN - PROPOSED		
AREA TYPE	SQ. FEET	PERCENTAGE
LANDSCAPE	31,297.67	17.7%
NANCY WATERWAY BANK	4,588.47	2.6%
PERVIOUS	35,886.14	20.3%
BUILDING LOT COVERAGE	79,082.03	44.6%
PEDESTRIAN PAVED AREAS	11,317.42	6.4%
NANCY WATERWAY	15,629.43	8.8%
COURTYARD	4,598.21	2.6%
RETAINING WALL	417.70	0.2%
ASPHALT	28,238.78	15.9%
MISC. (CURBING, WALLS, STEPS)	1,972.29	1.1%
IMPERVIOUS	141,255.86	79.7%
NET AREA	177,142	100%

# LEGEND:

	R/W PROPERTY LINE AND/OR RIGHT-OF-WAY
<u>OPEN SPACE:</u>	
	PROPOSED LANDSCAPE
	NANCY WATERWAY BANK
<u>IMPERVIOUS AREA:</u>	
	PROPOSED BUILDING
	PROPOSED PEDESTRIAN PAVED AREA/COURTYARD
	PROPOSED ASPHALT
	NANCY WATERWAY

MODERA POMPANO BEACH PREPARED FOR MCRT INVESTMENTS LLC POMPANO BEACH FLORIDA		CONCEPTUAL AREA BREAKDOWN PLAN		KHA PROJECT 043175014 DATE 4/29/2026 SCALE AS SHOWN DESIGNED BY GVF DRAWN BY EA CHECKED BY GVF				<p>© 2026 KIMLEY-HORN AND ASSOCIATES, INC.          8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324          PHONE: 954-535-5100 FAX: 954-739-2247          WWW.KIMLEY-HORN.COM REGISTRY No. 35106</p>		No. REVISIONS DATE BY	
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