

# LEGAL DESCRIPTION:

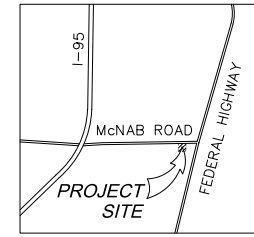
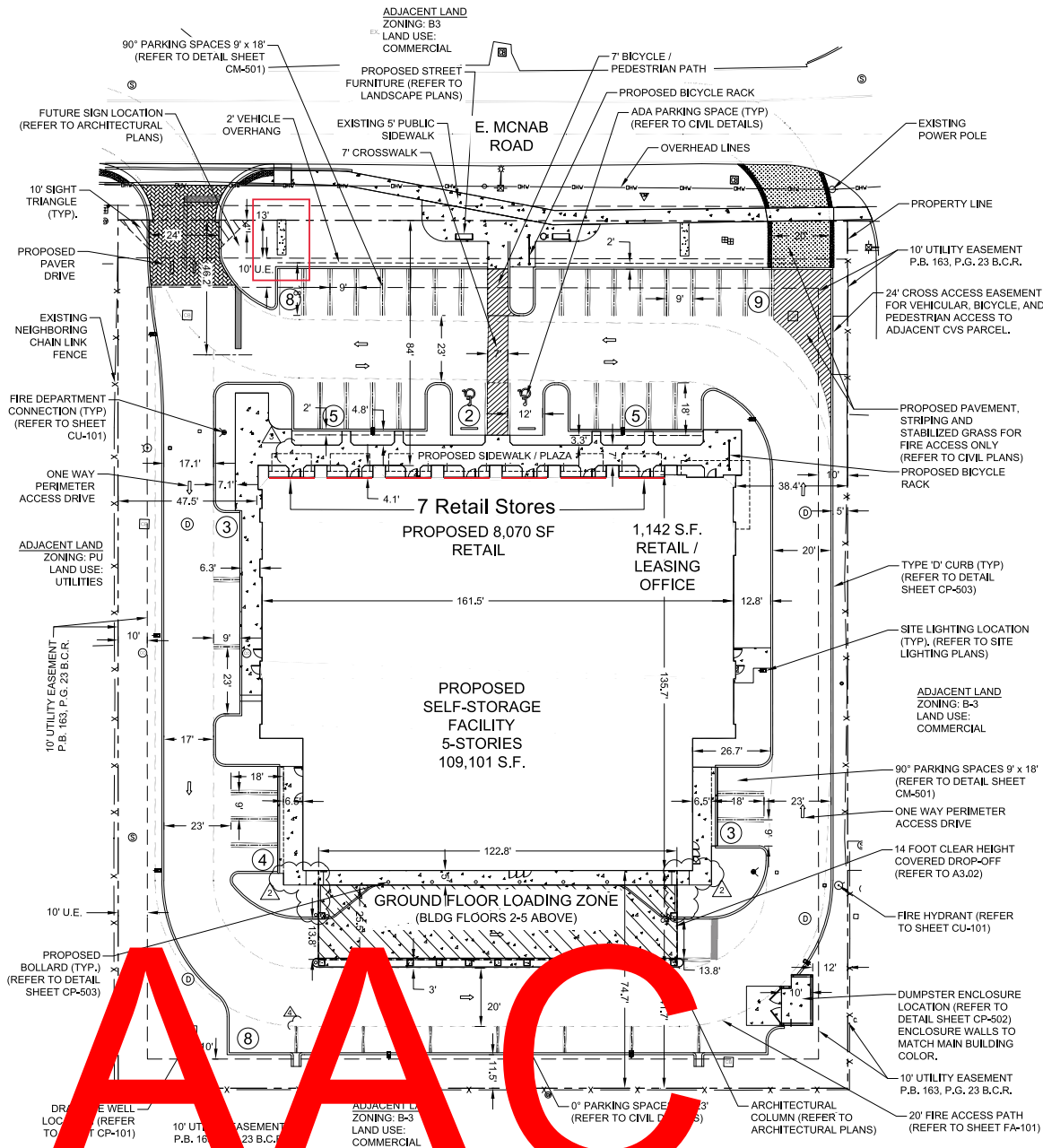
PARCEL "A" OF "HASTINGS TRUST PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## SITE DATA TABLE:

<b>PROJECT ADDRESS:</b> 950 E. McNab Road Pompano Beach, Florida 33060			
<b>PROJECT INFORMATION:</b>			
LAND USE DESIGNATION:		COMMERCIAL	
		PCD - PLANNED	
PROPOSED ZONING DESIGNATION:		COMMERCIAL/INDUSTRIAL	
GROSS SITE AREA:		84,377	SF 1.94 AC
NET SITE AREA:		74,365	SF 1.71 AC
GROSS FLOOR BUILDING AREA:		118,313	SF
BUILDING FOOT PRINT AREA:		20,664	SF
BUILDING HEIGHT:		71'-4"	
<b>SETBACK REQUIREMENTS:</b>		<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT YARD		0'	84 FT.
SIDE YARD (INTERIOR)*		5.5'	38.4 FT.
SIDE YARD (STREET)*		5.5'	N/A FT.
REAR YARD*		35.5'	41.7 FT.
*Portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.			
<b>SITE AREA CALCULATIONS:</b>			
	<b>SQ. FT.</b>	<b>%</b>	<b>ACRE</b>
NET AREA:	74,365		1.71
<b>PERVIOUS AREA</b>			
	<b>SQ. FT.</b>	<b>%</b>	<b>ACRE</b>
IMPERVIOUS AREA	16,823	22.6%	0.39
<b>BUILDING LOT COVERAGE</b> (INCLUDES OVERHANGS)			
	24,669	33.2%	0.57
<b>VEHICLE USE AREAS</b>			
	28,775	38.7%	0.66
<b>CONCRETE WALKS/PATIOS</b>			
	4,098	5.5%	0.09
<b>TOTAL</b>	<b>74,365</b>	<b>100%</b>	<b>1.71</b>
<b>PARKING CALCULATIONS:</b>			
	<b>REQUIRED</b>		
<b>SELF-SERVICE STORAGE</b>			
1 SPACE PER 100 UNITS @ 841	9		
<b>RETAIL</b>			
1 SPACE PER 300SF @ 9,212 SF	31		
<b>TOTAL PARKING REQUIRED</b>	40		
<b>TOTAL PARKING PROVIDED</b>	47	(INCLUDES 2 ADA)	
<b>BICYCLE SPACES</b>			
<b>TOTAL REQUIRED</b>	20		
<b>TOTAL PROVIDED</b>	20	(2 RACKS AT 10 EACH)	

## PLAN PURPOSE:

THE PROPOSED PROJECT INCLUDES A COMMERCIAL BUILDING WITH RETAIL AND A 5-STORY SELF-STORAGE FACILITY



VICINITY MAP  
(NOT TO SCALE)



GRAPHIC SCALE

SCALE: 1"=20'

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

## NOTES:

HOURS OF PUBLIC ACCESS SHALL BE RESTRICTED TO BETWEEN 6:00AM TO 10:00PM PER CODE SECTION 155.4223.A.3.B.

DATE: JULY 2018  
SCALE: AS INDICATED  
DRAWN BY: M.A.  
DESIGN BY: M.A.  
CHECKED BY: J.T.

REVISIONS PER CITY COMMENT  
REVISIONS PER OWNER  
REVISIONS PER OWNER  
REVISIONS PER OWNER  
DATE  
REVISION

THOMAS J. DONAHUE, P.E.  
FLORIDA REG. NO. 66063  
(FOR THE FIRM)

**KEITH ASSOCIATES, INC.**  
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(954) 788-3400; FAX (954) 788-3500

State of Florida Certificate of  
Authorization Number: 1928

**McNab Self Storage**  
950 EAST McNAB RD.  
**SITE PLAN**  
BROWARD COUNTY  
CITY OF POMPAHO BEACH

SHEET  
IDENTIFICATION  
SP-101

PROJECT NO. 08128.02

**AAC**  
**PZ24-30000011**