

# LEGAL DESCRIPTION:

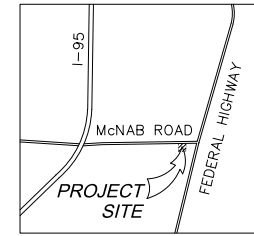
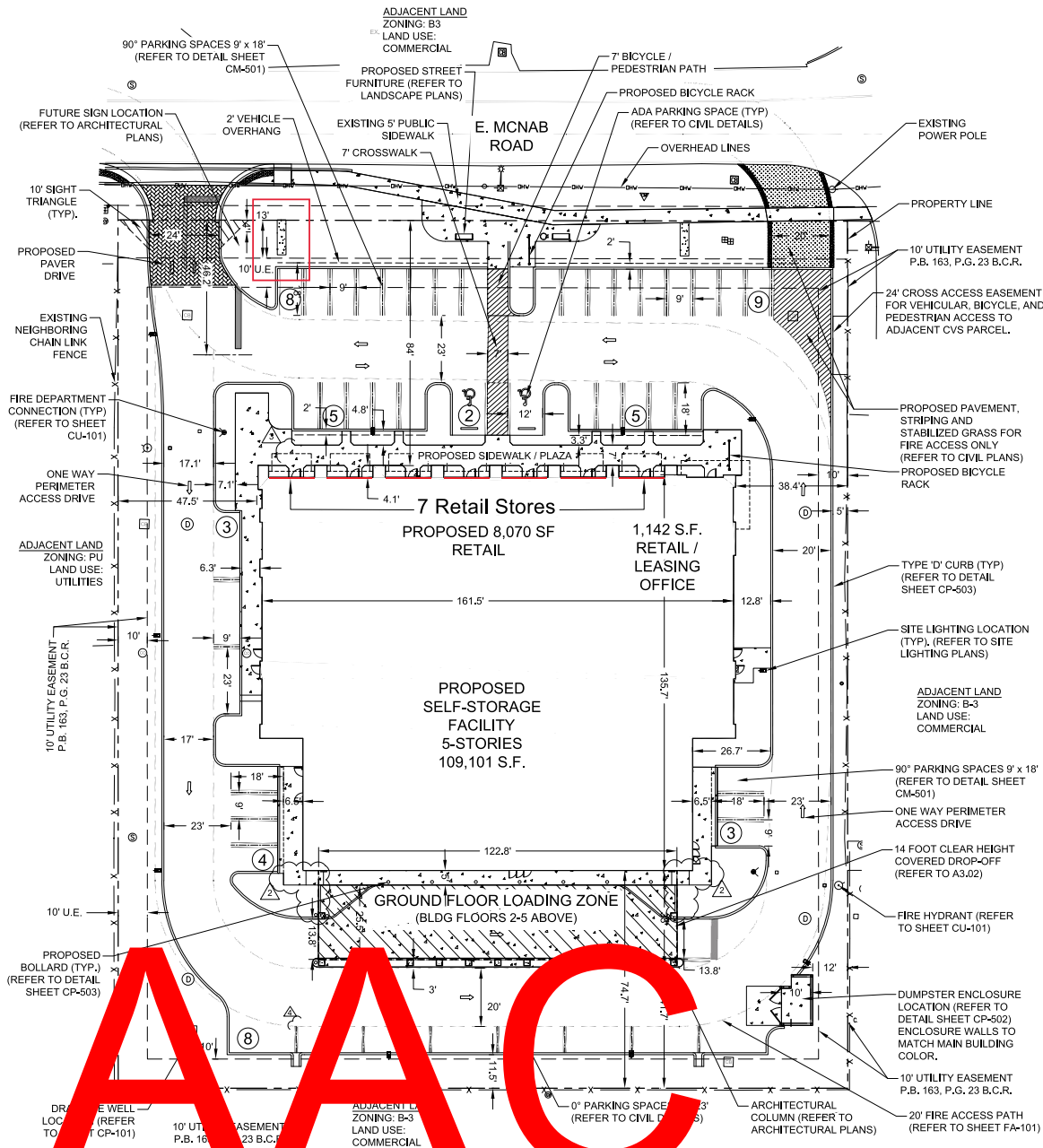
PARCEL "A" OF "HASTINGS TRUST PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## SITE DATA TABLE:

<b>PROJECT ADDRESS:</b>			
950 E. McNab Road Pompano Beach, Florida 33060			
<b>PROJECT INFORMATION:</b>			
LAND USE DESIGNATION:	COMMERCIAL		
PROPOSED ZONING DESIGNATION:	PCD - PLANNED 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:	20,654	SF	
BUILDING HEIGHT:	71'-4"		
<b>SETBACK REQUIREMENTS:</b>			
	<u>REQUIRED</u>	<u>PROVIDED</u>	
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>			
	<u>SQ. FT.</u>	<u>%</u>	<u>ACRE</u>
NET AREA:	74,365		1.71
<b>PERVIOUS AREA</b>			
	<u>SQ. FT.</u>	<u>%</u>	<u>ACRE</u>
IMPERVIOUS AREA	16,823	22.6%	0.39
BUILDING LOT COVERAGE (INCLUDES OVERHANGS)	24,669	33.2%	0.57
VEHICLE USE AREAS	28,775	38.7%	0.66
CONCRETE WALKS/PATIOS	4,098	5.5%	0.09
<b>TOTAL</b>			
	74,365	100%	1.71
<b>PARKING CALCULATIONS:</b>			
	<u>REQUIRED</u>		
<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>			
TOTAL REQUIRED	20		
TOTAL PROVIDED	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. 66028  
(FOR THE FIRM)

**KELTH ASSOCIATES, INC.**  
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Pompano Beach, Florida 33064  
(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**