

PROJECT NOTES

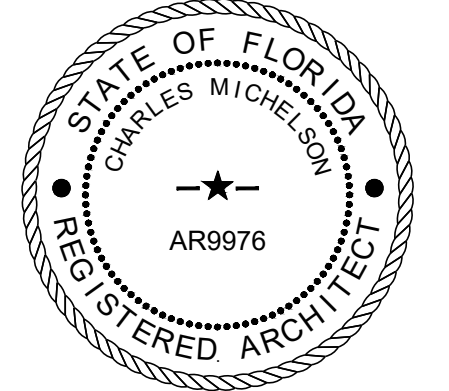
- ZONING:**
EXISTING ZONING: GENERAL BUSINESS (B-3) WITH A PLANNED COMMERCIAL OVERLAY DISTRICT (PCD)
- USES:**
AS PERMITTED IN THE B-3 DISTRICT INCLUDING BUT NOT LIMITED TO DOCTOR/MEDICAL OFFICES AND HOME IMPROVEMENT STORE WITH GARDEN AREA AND SEASONAL OUTDOOR SALES, EXERCISE STUDIO/FITNESS CENTER.
- EXISTING BUILDING AREA:**
THE EXISTING BUILDING AREA (108,712 SQ FT) IS CONSIDERED VESTED.
- OPEN SPACE:**
THE TOWN CENTER ADDITIONAL LANDSCAPING AND PLAZAS / WALKWAYS AREA CREATED ARE AS OUTLINED BELOW. THIS ENHANCED AESTHETIC REPLACES THE REQUIREMENT THAT 20% OF THE TOTAL SITE BE LANDSCAPED.
- PERIMETER BUFFER:**
(A) A LANDSCAPE BUFFER ALONG COPANS ROAD AND U.S. HIGHWAY WAS PROVIDED. THIS BUFFER SHALL HAVE AN AVERAGE WIDTH OF 15 FEET FOR THE ENTIRE LENGTH OF EACH OF THE ROAD FRONTAGES. IN NO CASE SHALL THE BUFFER BE LESS THAN 6 FEET, EXCEPT AT BUS BAY.
(B) DUE TO THE EXISTING ALIGNMENT OF THE "LOOP" ROAD NO ADDITIONAL PERIMETER BUFFERING IS REQUIRED, EXCEPT WHEN NEW PAVEMENT IS PROVIDED ALONG THE PROPERTY LINE AND ADJACENT TO "BIKE PATH". THIS BUFFER SHALL AVERAGE 10 FEET AND BE NO LESS THAN 7 FEET IN WIDTH.
(C) PLANTED WITHIN THESE BUFFERS ALONG THE ANTERIOR ROAD WAY ARE TREES WHICH MAY INCLUDE PALMS AND ORNAMENTALS. THESE TREES SHOULD BE PLANTED ON THE EQUIVALENT OF 30 FEET ON CENTER AND MAY BE CLUSTERED FOR AESTHETIC AND VISIBILITY REASONS. FOR AESTHETIC VARIETY, GROUND COVER AND HEDGE MATERIAL WILL BE PLANTED IN BETWEEN THE TREES, AS REFERENCED ABOVE. SIXTY PERCENT OF THE ROAD FRONTAGES WILL BE PLANTED WITH MATERIALS THAT GROW TO AT LEAST 24 INCHES IN HEIGHT.
- INTERIOR:**
(A) INTERIOR LANDSCAPE AREAS EQUAL TO APPROXIMATELY 248,758.1 S.F. PLUS CITI CENTRE PLAZA AREA EQUALS APPROXIMATELY 522,155 S.F. OF DECORATIVE PAVERS AND LANDSCAPE FOR A TOTAL OF 301,034.2 S.F. OF INTERIOR LANDSCAPE AREA (10% OF THE VEHICULAR USE AREA), WHICH EXCEEDS THE REQUIRED 135,102 S.F. (5% OF THE VEHICULAR USE AREA). THE REQUIRED LANDSCAPING BETWEEN THE BUILDING AND VEHICULAR USE AREA HAS BEEN RELOCATED TO THE PLAZA AREA IN THE FORM OF A HARDSCAPE AS A PEDESTRIAN AMENITY TO COMPLIMENT THE CITI CENTRE CONCEPT.
(B) A LANDSCAPE "TERMINAL" ISLAND WILL ALSO BE PROVIDED AT THE END OF EACH ROW OF PARKING. THIS ENHANCED LANDSCAPING REPLACES THE REQUIREMENT OF THE 5 FOOT LANDSCAPE MEDIAN BETWEEN ADJUTING PARALLEL ROWS OF PARKING. INTERMEDIATE LANDSCAPE ISLANDS SHALL BE LOCATED IN ROWS AS INDICATED ON PLAN IN LIEU OF IN ROWS WITH GREATER THAN 10' SPACES.
(C) TO ASSIST IN ACHIEVING THE "TOWN" OR "CITY CENTRE" CONCEPT WALKWAYS / PEDESTRIAN WAYS ARE ENVISIONED TO UNITE THE PARKING AREAS WITH THE BUILDINGS, THEREBY ELIMINATING THE NEED FOR FIVE FOOT LANDSCAPE SEPARATORS
- ARCHITECTURAL NOTES:**
A UNIFIED ARCHITECTURAL THEME HAS DEVELOPED. APPROPRIATE OVERHEAD WEATHER PROTECTION HERE PROVIDED. THE AMOUNT OF PROTECTION WAS IDENTIFIED DURING THE BUILDING PLAN REVIEW.
- STORMWATER:**
THE PROJECT COMPLIES WITH APPROPRIATE REGULATIONS REGARDING STORMWATER MANAGEMENT. SHOULD ADDITIONAL STORMWATER MANAGEMENT FACILITIES BE REQUIRED THEY MAY BE LOCATED ON SITE INCLUDING IN AN UNDERGROUND VAULT. FINAL ENGINEERING TO DETERMINE APPROPRIATE SOLUTION.
- MASTER PLAN:**
ALL LAND WITHIN THIS PCD SHALL BE MAINTAINED AND DEVELOPED IN ACCORDANCE WITH THIS MASTER PLAN. THIS PROJECT WILL HAVE MULTIPLE FORMS OF OWNERSHIP OR INTEREST. COVENANTS, CROSS EASEMENTS AND NECESSARY DOCUMENTS TO ENSURE THIS UNIFIED DEVELOPMENT WILL BE PROVIDED.
- LOADING:**
LOADING AREAS WILL BE PROVIDED AS ILLUSTRATED. FREE STANDING STRUCTURES MAY BE "STREET" OR "FRONT" LOADED THEREBY MEETING THE REQUIRED DEDICATED LOADING AREAS.
- BUILDING ENVELOPES:**
MAY VARY IN SIZE 10' IN ANY DIRECTION AND ALL FOOTAGE OF ALL BUILDINGS INCLUDING OUTPARCELS MAY BE ALLOCATED THROUGHOUT THE SITE BASED UPON FINAL PROJECT REQUIREMENTS.
- OUTDOOR STORAGE:**
FOR THE HOME IMPROVEMENT STORE WILL BE COMPLETELY SCREENED FROM PUBLIC VIEW. ANY DISPLAYS WILL NOT ENCRoACH ON INGRESS-EGRESS AND FIRE SAFETY LANES.
- N/A
- MECHANICAL EQUIPMENT:**
ON NEW STRUCTURES AND AT GRADE LEVEL TO BE COMPLETELY SCREENED AS OBSERVED FROM THE SITE'S PROPERTY LINES. SCREENING SHALL BE 6' HIGHER THAN EQUIPMENT AT GRADE LEVEL.
- OUTPARCELS:**
WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECTURAL APPEARANCE COMMITTEE PRIOR TO OBTAINING BUILDING PERMITS.

MODIFICATIONS OF APPROVED MASTER SITE PLAN AT POMPANO CITI CENTRE POMPANO BEACH, FL



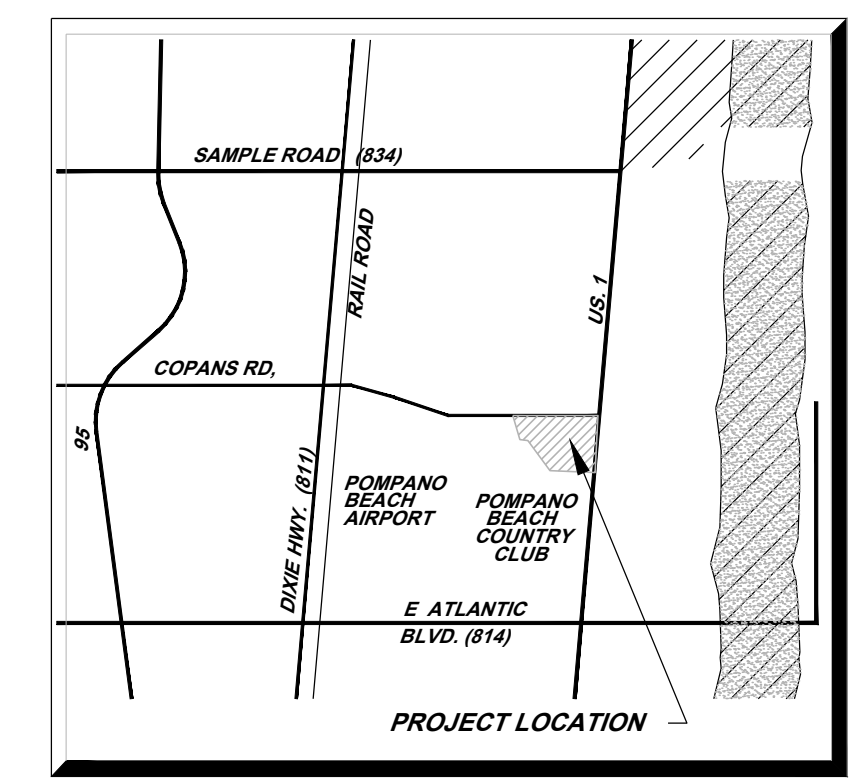
3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx: (954) 266-2701
 sma@saltzmichelson.com

AA-0002897

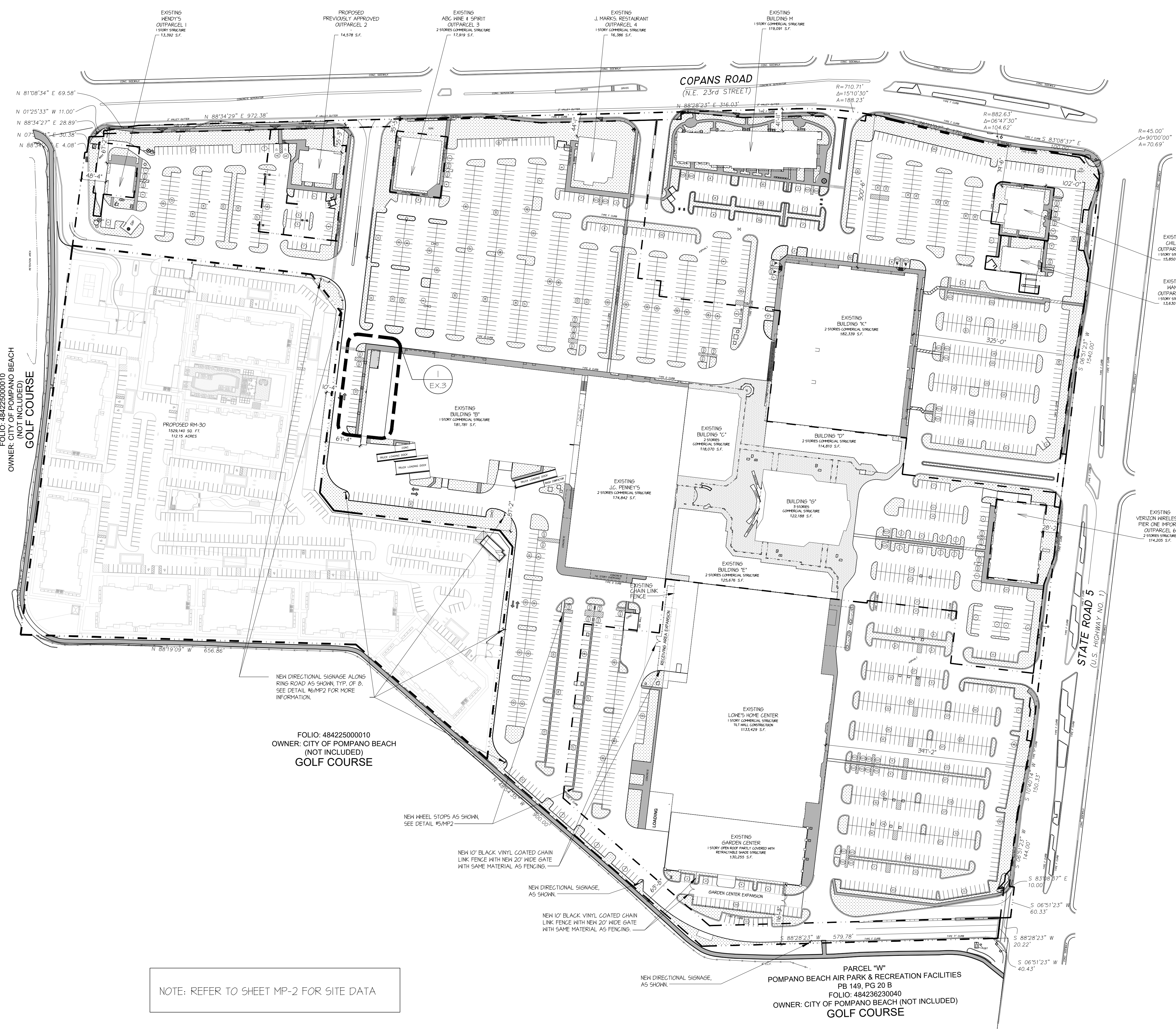


Charles Michelson AR0009976

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 REVISIONS



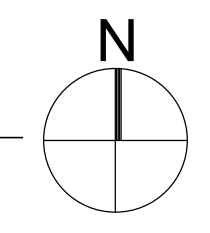
LOCATION MAP
 SEC. 30 TWN. 48 RNG. 43



NOTE: REFER TO SHEET MP-2 FOR SITE DATA

MASTER SITE PLAN

SCALE: 1" = 100'-0"



PARCEL "W"
 POMPANO BEACH AIR PARK & RECREATION FACILITIES
 PB 149, PG 20 B
 FOLIO: 484236230040
 OWNER: CITY OF POMPANO BEACH (NOT INCLUDED)
 GOLF COURSE

FOLIO: 484225000010
 OWNER: CITY OF POMPANO BEACH (NOT INCLUDED)
 GOLF COURSE

FOLIO: 484225000010
 OWNER: CITY OF POMPANO BEACH (NOT INCLUDED)
 GOLF COURSE

Drawing name: S:\Projects\2021\2021-121\2021-121-MS-PROJECT-NEW MASTER SITE PLAN_2023_09_14.dwg Plotted by: jmorris Plotted on: 9/2/2022 4:20pm Layout Name: HP

