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THE CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.

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

ZONING: T TRANSPORTATION
NOT DIRECTLY ADJACENT TO ANY OTHER ZONING.

LEASE AREA:
309,264.61 SQUARE FEET ; 7.0997 ACRES
PLUS DRAINAGE AREA NORTHEAST AND OFFSITE 91,350 SF TOTAL = 400,615 SF
OR 9.2 ACRES

SEE SURVEY SHEETS 1 AND 2
BY CAULFIELD & WHEELER, INC
JEFFREY WAGNER, PLS

SITE CALCULATIONS: 400,615 SF (9.2 ACRES) COVERAGE

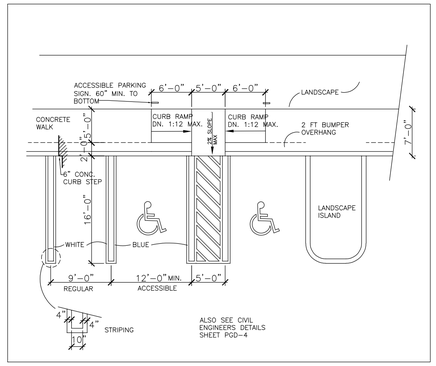
TOTAL BUILDING AREA	76,653 SF	19.1 %
A= 22,400 SF		
B= 11,880 SF		
C= 13,513 SF		
D= 9620 SF		
E= 9620 SF		
F= 9620 SF		
FUEL STORAGE AREA	480 SF	
AIRCRAFT PARKING PADS		
CONC. SIDEWALK AREA		
DUMPSTER ENCLOSURE AREA		
TOTAL PAVED AREA (CONC.)	184,521 SF	
IMPERVIOUS PAVEMENT AREA: 184,521 SF = 46.1 %		
TOTAL IMPERVIOUS AREA BLDGS, FUEL & PVMT.= 261,174 SF-		65.2%
TOTAL PERVIOUS AREA:	139,441 SF	34.8%
TOTAL	= 400,615 SF	100.0%

PARKING:

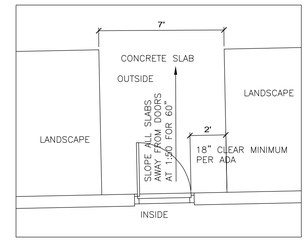
1ST 10,000 SF /500 = 20 SPACES
BALANCE 66,653 SF / 1000 = 67 SPACES

TOTAL = 87 SPACES REQUIRED
TOTAL SPACES PROVIDED =89
ACCESSIBLE SPACES REQUIRED= 4
ACCESSIBLE SPACES PROVIDED=6

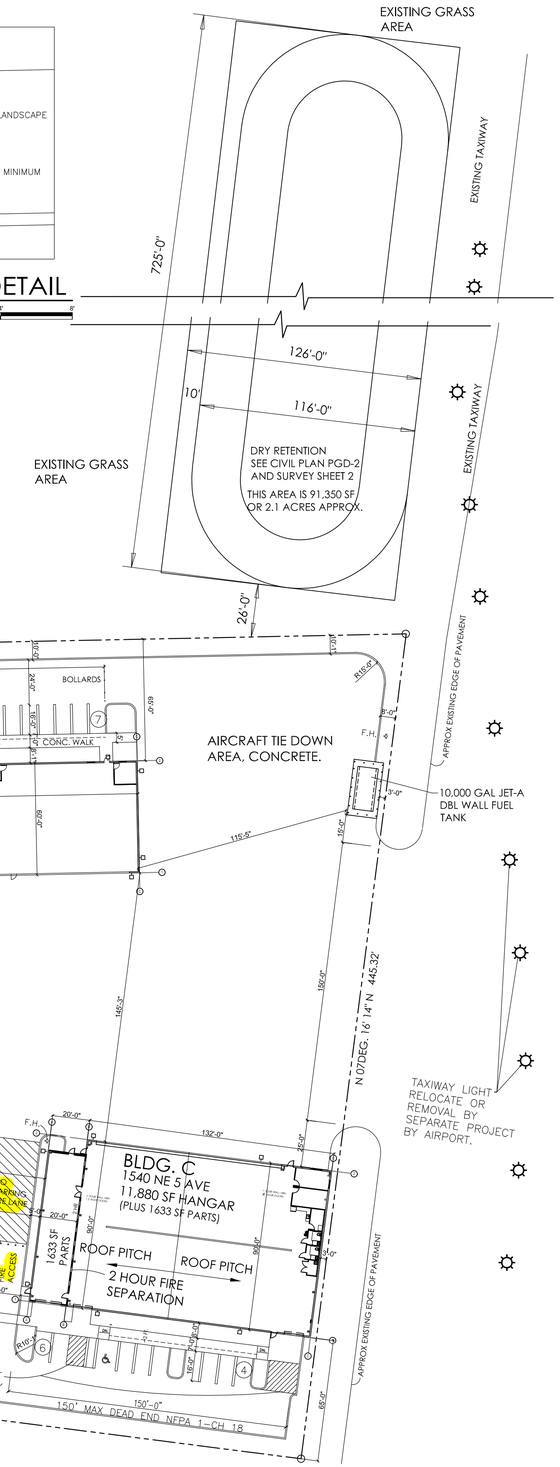
BICYCLE PARKING- 4 SPACES PER 10 CAR SPACES REQUIRED NOT TO EXCEED 20 BIKES.
PROVIDE 20 BIKE SPACES

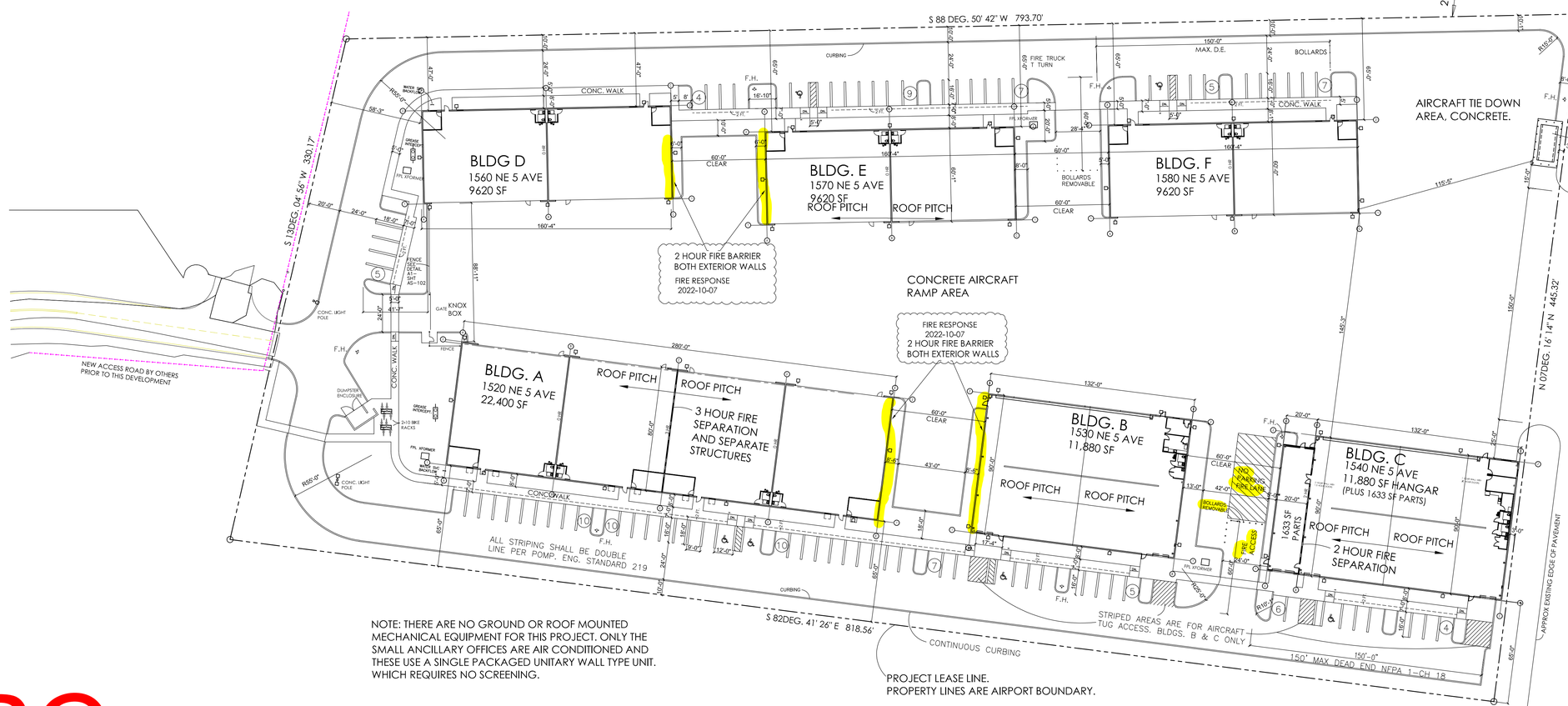


3 PARKING SPACE DETAILS
3/32" = 1'-0"



2 TYP. DOOR DETAIL
1/4" = 1'-0"





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.

1 SITE PLAN
0 20' 40' 80'

N

DRC
PZ22-12000020
10/19/2022

GALLO HERBERT ARCHITECTS
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AA226001731
SEAL
WILLIAM J. GALLO FL AR0008440
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
	D.R.C. SUBMITTAL	2022-06-28
	D.R.C. RESPONSE	2022-08-05
	D.R.C. RESPONSE	2022-09-21
	FIRE RESPONSE	2022-10-07

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