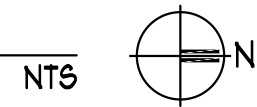


LOCATION MAP



NOTES

1. WHEN A SAFE SIGHT DISTANCE TRIANGLE IS REQUIRED AT THE COLLECTOR STREET (NW 10TH ST.), THE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF (2.5) FEET OR MORE ABOVE THE PAVEMENT @ 190'-0" (LEFT) & 40'-0" (RIGHT).
2. EXISTING LANDSCAPE AND/OR MITIGATION TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
3. SIDEWALKS - TO BE FINALIZED, CONFIRMED & COORDINATED ON FIELD/SITE (AND TO BE HANDICAP COMPLAINT)
4. TRASH RECEPTACLES TO BE COORDINATED FOR EAST BUILDINGS WITHOUT A GARAGE. CURRENTLY BEING SHOWN TO HAVE A PRIVACY FENCE AND TO NOT BE IN OBSTRUCTION WITH ANY DESIGN ELEMENT FOR THE UNITS. COORDINATE TRASH PICK-UP/SERVICE WITH PUBLIC WORKS.
5. EACH UNIT WILL HAVE CURB SITE PICKUP FOR TRASH.
6. INTERNAL STREETS WILL INCLUDE SIGNAGE TO INDICATE NO PARKING ZONES WITHIN INTERNAL AND EXTERNAL RIGHT-OF-WAY.
7. LAKE SAFETY FEATURES TO BE COORDINATED.
8. SITE CALCULATIONS WILL NEED TO BE ADJUSTED ACCORDINGLY IF THE MODEL ARCHITECT MAKES ANY MODIFICATIONS TO THE DRIVEWAY AND/OR BUILDINGS/MODELS. FINAL CALCULATIONS TO BE COORDINATED WITH CIVIL & LANDSCAPE CONSULTANTS.

LEGAL DESCRIPTION:

LOTS 4, 5, 6, 7, 8, 9 AND 10, IN BLOCK 2 AND LOTS 1, 2, 3, 4, 5, 6 AND 7, IN BLOCK 3, OF MONTICELLO PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF LOT 6, OF THE SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35, THE SAME BEING THE EAST LINE OF SAID LOT 6, NORTH 01°34'38" WEST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35, THE SAME BEING THE SOUTH LINE OF SAID LOT 6, SOUTH 87°50'03" WEST, 636.66 FEET; THENCE ALONG A LINE BEING 30 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35, THE SAME BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID LOT 6, NORTH 1°32'45" WEST, 936.42 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35, THE SAME BEING THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID LOT 6, NORTH 87°54'48" EAST, 636.30 FEET; THENCE ALONG SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35 SAME BEING THE EAST LINE OF SAID LOT 6, SOUTH 01°34'38" EAST, 635.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 11.1873 ACRES, 487,319 SQUARE FEET, IN AGGREGATE, MORE OR LESS.

SITE DATA TABLE

| | |
|------------------------|---------------|
| TOTAL UNITS: | 138 UNITS |
| OVERALL GROSS DENSITY: | 10.84 DU/ACRE |
| OVERALL NET DENSITY: | 12.84 DU/ACRE |

TOTAL SITE AREA

| | AREA (SQ. FT.) | AREA (ACRES) |
|--------------|-----------------|--------------|
| RIGHT-OF-WAY | 19,067 SQ. FT. | 0.44 ACRES |
| NET AREA | 468,252 SQ. FT. | 10.75 ACRES |
| TOTAL AREA | 487,319 SQ. FT. | 11.19 ACRES |

TOTAL SITE DATA

| | AREA (SQ. FT.) | AREA (ACRES) | PERCENTAGE |
|----------------|-----------------|--------------|------------|
| OPEN SPACE | 196,553 SQ. FT. | 4.5 ACRES | 42% |
| PAVED AREA | 69,205 SQ. FT. | 1.59 ACRES | 14.77% |
| DRIVEWAYS | 42,136 SQ. FT. | .98 ACRES | 9% |
| CONCRETE AREA | 21,307 SQ. FT. | .49 ACRES | 4.5% |
| BUILDING AREA | 139,051 SQ. FT. | 3.19 ACRES | 30% |
| TOTAL NET AREA | 468,252 SQ. FT. | 10.75 ACRES | 100% |

TOTAL PERVIOUS CALCULATIONS

| | AREA (SQ. FT.) | AREA (ACRES) | PERCENTAGE |
|----------------|-----------------|--------------|------------|
| PERVIOUS | 196,553 SQ. FT. | 4.5 ACRES | 42% |
| IMPERVIOUS | 271,699 SQ. FT. | 6.25 ACRES | 59% |
| TOTAL NET AREA | 468,252 SQ. FT. | 10.75 ACRES | 100% |

SITE AREA PARCELA

| | AREA (SQ. FT.) | AREA (ACRES) |
|-------------|-----------------|--------------|
| TOTAL AREA: | 426,880 SQ. FT. | 9.80 ACRES |

SITE DATA PARCELA

| | AREA (SQ. FT.) | AREA (ACRES) | PERCENTAGE |
|----------------|-----------------|--------------|------------|
| OPEN SPACE | 175,044 SQ. FT. | 4 ACRES | 41% |
| PAVED AREA | 63,791 SQ. FT. | 1.46 ACRES | 14.94% |
| DRIVEWAYS | 43,656 SQ. FT. | .9 ACRES | 9% |
| CONCRETE AREA | 21,100 SQ. FT. | .48 ACRES | 4.94% |
| BUILDING AREA | 128,700 SQ. FT. | 2.95 ACRES | 30% |
| TOTAL NET AREA | 426,880 SQ. FT. | 9.80 ACRES | 100% |

PERVIOUS CALCULATIONS PARCELA

| | AREA (SQ. FT.) | AREA (ACRES) | PERCENTAGE |
|----------------|-----------------|--------------|------------|
| PERVIOUS | 175,044 SQ. FT. | 4 ACRES | 41% |
| IMPERVIOUS | 251,836 SQ. FT. | 5.8 ACRES | 59% |
| TOTAL NET AREA | 426,880 SQ. FT. | 9.80 ACRES | 100% |

SITE AREA PARCEL B

| | AREA (SQ. FT.) | AREA (ACRES) |
|-------------|----------------|--------------|
| TOTAL AREA: | 41,372 SQ. FT. | 0.95 ACRES |

SITE DATA PARCEL B

| | AREA (SQ. FT.) | AREA (ACRES) | PERCENTAGE |
|----------------|----------------|--------------|------------|
| OPEN SPACE | 21,509 SQ. FT. | .49 ACRES | 52% |
| PAVED AREA | 5,414 SQ. FT. | .12 ACRES | 13.09% |
| DRIVEWAYS | 3,891 SQ. FT. | .09 ACRES | 9.40% |
| CONCRETE AREA | 207 SQ. FT. | .005 ACRES | .50% |
| BUILDING AREA | 10,351 SQ. FT. | .24 ACRES | 25% |
| TOTAL NET AREA | 41,372 SQ. FT. | 0.95 ACRES | 100% |

PERVIOUS CALCULATIONS PARCEL B

| | AREA (SQ. FT.) | AREA (ACRES) | PERCENTAGE |
|----------------|----------------|--------------|------------|
| PERVIOUS | 21,509 SQ. FT. | .49 ACRES | 52% |
| IMPERVIOUS | 19,863 SQ. FT. | .46 ACRES | 48% |
| TOTAL NET AREA | 41,372 SQ. FT. | 0.95 ACRES | 100% |

PROPOSED BUILDING LEGEND

| BUILDING TYPE & LOT COVERAGE (SQ. FT.) - GROUND | TOTAL UNITS |
|---|-------------|
| (1) 3L - UNIT BUILDING (GARAGE) - 3,148 SQ. FT. PER BLDG. (3,148) | 3 |
| (1) 4L - UNIT BUILDING (GARAGE) - 4,045 SQ. FT. PER BLDG. (4,045) | 4 |
| (8) 6L - UNIT BUILDING (GARAGE) - 6,306 SQ. FT. PER BLDG. (50,448) | 48 |
| (5) 7L - UNIT BUILDING (GARAGE) - 7,300 SQ. FT. PER BLDG. (36,500) | 35 |
| (4) 8L - UNIT BUILDING (GARAGE) - 8,103 SQ. FT. PER BLDG. (32,412) | |
| (2) 8 - UNIT BUILDING (WITHOUT GARAGE) - 6,249 SQ. FT. PER BLDG. (12,498) | |

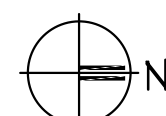
| | |
|--|-----------------------|
| TOTAL BUILDING UNIT CONFIGURATION TYPES: 21 | TOTAL UNIT COUNT: 138 |
| TOTAL BUILDING SQ. FT. OF ALL BUILDINGS: 139,051 SQ. FT. | |

NOTE: 122 UNITS WITH GARAGE - 16 UNITS WITHOUT GARAGE
INFORMATION ON ALL BUILDINGS AND UNIT TYPES PROVIDED BY MODEL ARCHITECT.
FINAL UNIT CONFIGURATION TBD. - CALCULATIONS ARE BASED ON PROPOSED UNIT A & B.

SITE PLAN PRESENTATION

138 UNITS

1" = 60'



TOTAL PARKING TABULATION

PARKING REQUIRED
138 - 3 BEDROOM UNITS @ 2 SPACES/UNIT = 276
PARKING PROVIDED
ALL UNITS WITH GARAGE 122 X 2 = 244
ADDITIONAL PARKING FOR UNITS WITHOUT GARAGE = 32
TOTAL = 276

GUEST PARKING PROVIDED = 29
TOTAL PARKING PROVIDED = 305

*INCLUDES 3 HANDICAP PARKING SPACES

NOTE:
ALL ELEVATIONS AND VACANT LAND INFORMATION FOR "HIGHLAND OAKS" USED FOR THIS DRAWING WAS ACQUIRED FROM SURVEY & BASE BY SUN-TECH ENGINEERING.

NOTE:
THE BUILDING UNITS IN THIS PLAN ARE THE ARCHITECTURAL DRAWINGS FROM EDWARD SILVA ARCHITECT.

| REVISIONS | BY |
|-----------------------------|----|
| REVISED SHEET 3-15-21 | |
| REVISED SITE DATE 4-9-21 | |

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HIGHLAND OAKS
CITY OF POMPANO BEACH, FLORIDA

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