GRAPHIC SCALE IN FEET
0 10 20 40

PROJECT DATA

PROJECT LOCATION	199 EAST MCNAB ROAD, POMPANO BEACH		
ZONING DISTRICT	RM-20		
BUILDING REQUIRED SETBACKS:	CRITERIA CODE	REQUIRED	PROPOSED
FRONT (SOUTH)	155.3210	25'	33.2'
REAR (NORTH)	155.3210	10'	8.7'*
SIDE INTERIOR (WEST)	155.3210	10'	93.3'
WATERWAY/CANAL (EAST)	155.3210	25'	24.5'*
LANDSCAPE BUFFER	PER TABLE 155.5203.F.3	10'	10'

* EXISTING BUILDING

PARKING CALCULATIONS

EXISTING BUILDING*	
EXISTING PARKING SPACES	39 PARKING SPACES
REQUIRED PARKING SPACES PER TABLE 155.5102.D.1	
17 UNITS (2 BED/1 BATH)	1.5 SPACES PER DU = 26 SPACES
6 UNITS (1 BED/ 1 BATH)	1.5 SPACES PER DU = 9 SPACES
	35 REQUIRED (INCLUDED ADA SPACES)
PROPOSED TOTAL PARKING SPACES	39 PROPOSED (INCLUDED ADA SPACES)

* INFORMATION OBTAINED FROM BROWARD COUNTY PROPERTY APPRAISER

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.58' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
DATE:

KHA PROJECT
DATE
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

SITE EXHIBIT

CYPRESS LANDING

SHEET NUMBER
EX-1

Plotted By:Villalon, Teresa Sheet Set:########## Layout:EX-1 (2) December 13, 2022 08:26:10pm K:\TTL_Civil\044 Jobs\044203010-Cypress Nook\CAD\Exhibits\2022.12.06 Cypress Nook - Site Plan.dwg
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