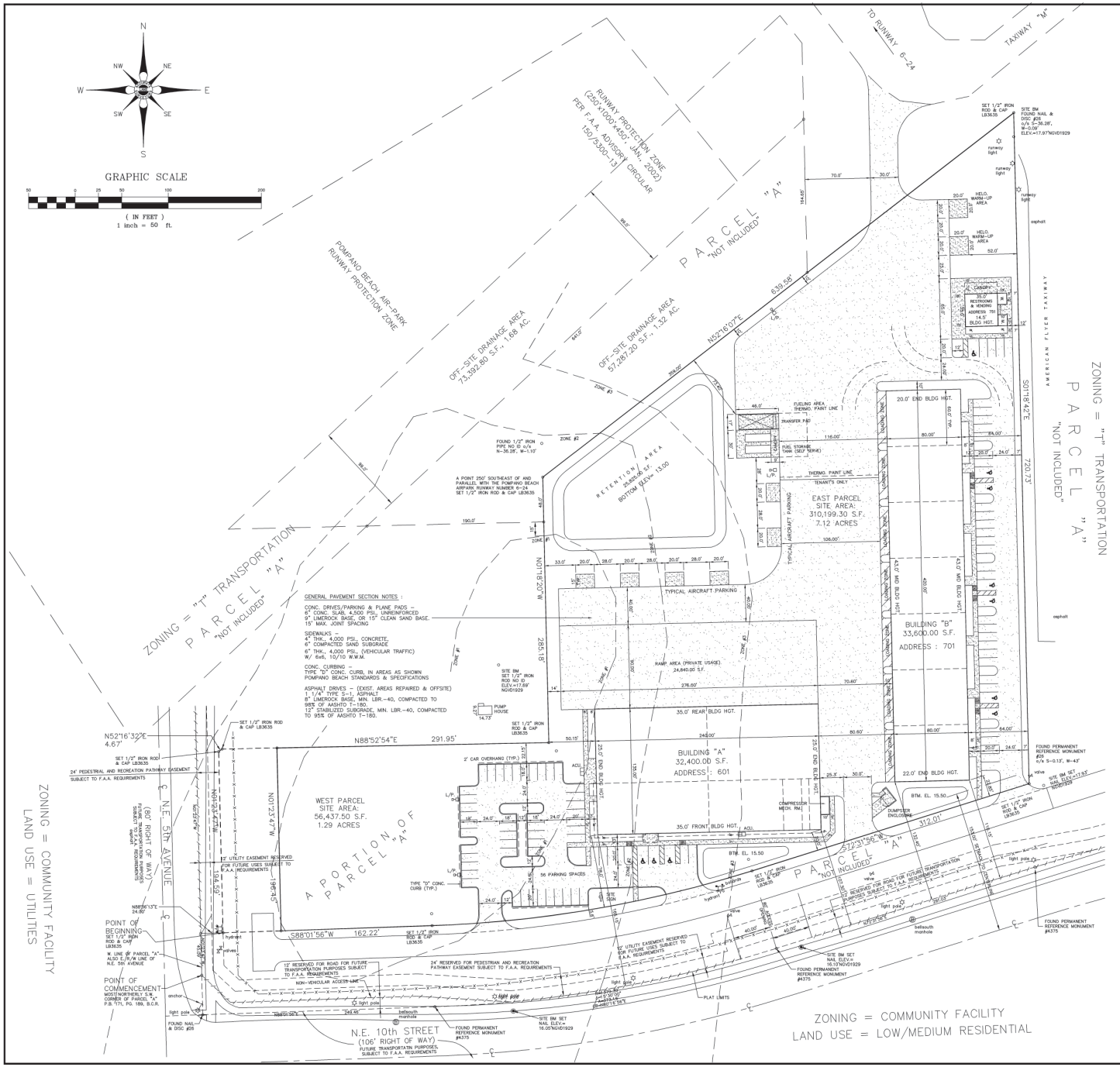

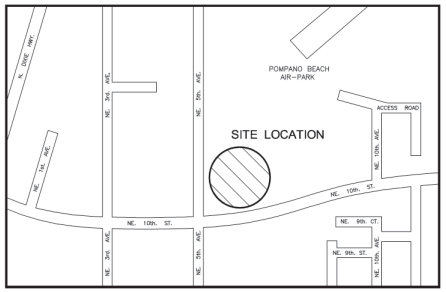

SITE LOCATION MAP

LEGAL DESCRIPTION :

A PORTION OF PARCEL "A", POMPANO BEACH AIR PARK, F.B.O. PHASE 1 ACCORDING TO THE PLAT THEREOF, PLAT BOOK 171, PAGE 189, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ::

COMMENCING AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", THENCE NORTH 01°23'47"WEST, ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST RIGHT-OF-WAY OF N.E. 5th. AVENUE 45.09 FEET, THENCE NORTH 88°10'06"EAST, DEPARTING SAID WEST LINE AND SAID EAST EAST RIGHT-OF-WAY, 99.06 FEET TO THE POINT OF BEGINNING, THENCE NORTH 01°12'22"WEST ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF EXISTING CHAINLINK FENCE 196.26 FEET, THENCE NORTH 88°52'54"EAST, 278.91 FEET, THENCE NORTH 01°18'20"WEST, 285.18 FEET TO A POINT ON A LINE LYING 250.00 FEET SOUTHEAST OF AND PARALLEL WITH THE POMPANO BEACH AIR PARK RUNWAY NUMBER 6-24, THENCE NORTH 52°16'07"EAST, ALONG SAID PARALLEL LINE, 639.58 FEET, THENCE SOUTH 01°18'42"EAST, DEPARTING SAID PARALLEL LINE, 720.73 FEET, THENCE SOUTH 72°31'56"WEST, 312.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1292.24 FEET, A CENTRAL ANGLE OF 15°30'00", AN ARC DISTANCE OF 349.58 FEET TO A POINT OF TANGENCY, THENCE SOUTH 88°01'56"WEST, 149.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 364,111 SQUARE FEET OR 8.359 ACRES MORE OR LESS.

FLOOD ZONE INFORMATION ::

COMMUNITY NAME & NUMBER	POMPANO BEACH, 120055
MAP AND PANEL NUMBER	12011C0120F
COUNTY	BROWARD
INDEX DATE	10-02-97
PANEL DATE	08-18-92
FLOOD ZONE	"X"

NOTE:: COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADDENDUM

SITE CALCULATIONS : (8.35 ACRES)

TOTAL BLDG. AREA	67,465.00 S.F.	18.40 %
A(#601) = 32,400.00 S.F. B(#701) = 33,600.00 S.F. C(#751) = 1,465.00 S.F.		
FUEL STORAGE AREA	1,982.00 S.F.	0.54 %
HELO. WARM-UP PADS	1,800.00 S.F.	0.50 %
AIRCRAFT PARKING PADS	1,800.00 S.F.	0.50 %
CONC. SIDEWALK AREA	6,460.85 S.F.	1.75 %
DUMPSTER AREA	443.50 S.F.	0.12 %
TOTAL PAVED AREA (CONC.)	158,352.25 S.F.	43.19 %
TOTAL IMPERVIOUS	238,303.60 S.F.	65.00 %
TOTAL PERVIOUS	128,333.17 S.F.	35.00 %
TOTAL SITE	366,636.77 S.F.	100.00 %

BUILDING DATA ::

BUILDING A (#601) =	
WAREHOUSE – NEW PLANE SALES HANGAR WEST SIDE	9,600.00 S.F.
SERVICE SHOP, EAST SIDE HANGAR	10,894.00 S.F.
PARTS AREA (S.E.,SPARE PARTS)	3,928.00 S.F.
OFFICE AREA(S.W. CORNER)	7,978.00 S.F.
TOTAL BLDG. A=	32,400.00 S.F.
BUILDING B (#701) =	
WAREHOUSE (HANGAR)	32,032.00 S.F.
OFFICE (7@ 155.00 S.F. ECH.)	1,085.00 S.F.
RESTROOMS (7@ 69.00 S.F. ECH.)	483.00 S.F.
TOTAL BLDG B=	33,600.00 S.F.
BUILDING C (#751) =	
OFFICE AREA	1,225.00 S.F.
RESTROOMS (2@ 120.00 S.F. ECH.)	240.00 S.F.
TOTAL BLDG. C=	1,465.00 S.F.

PARKING ::

WAREHOUSE =	
1st. 10,000 S.F./500	20 SPACES
BAL. 57,465 S.F./1000	58 SPACES
TOTAL REQUIRED=	78 SPACES
TOTAL PROVIDED=	96 SPACES
SURPLUS PARKING=	18 SPACES
(H/C. PARKING PROVIDED=	10 SPACES)

FLOW CALCULATIONS ::

1. BUILDING "A" = 32,400 SQ. FT. = 30 EMPLOYEES @ 15GALS. PER PERSON = 450GALS. PER DAY
2. BUILDING "B" = 33,600 SQ. FT. = (7)T-HANGERS 14 EMPLOYEES @ 15GALS. PER PERSON = 210GALS. PER DAY
3. RESTROOM/VENDING BLDG. = 1,225 SQ. FT. 15GALS. PER 100 SQ. FT. = 185GALS. PER DAY

TOTAL = 845GALS. PER DAY USAGE

REVISIONS	BY
10-15-13, REV. BASE DWG.	C.W.
11-02-13, REV. BASE DWG.	C.W.
12-09-13, REV. BASE DWG.(PLANTERS)	C.W.

SITE IMPROVEMENT PLANS FOR AVIATION CENTER OF POMPANO

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood , Florida 33019
Certificate of Authorization #: 27000
Tele. : (954) 558-1189 Fax: (954) 929-8988
CHARLES O. BUCKALEW, P.E. FLORIDA REG. NO. 24542

DATE	FEB., 2013
SCALE	1"=50'-0"
BY	C.R.W.
JOB	FE-1365
SHT	SP-1