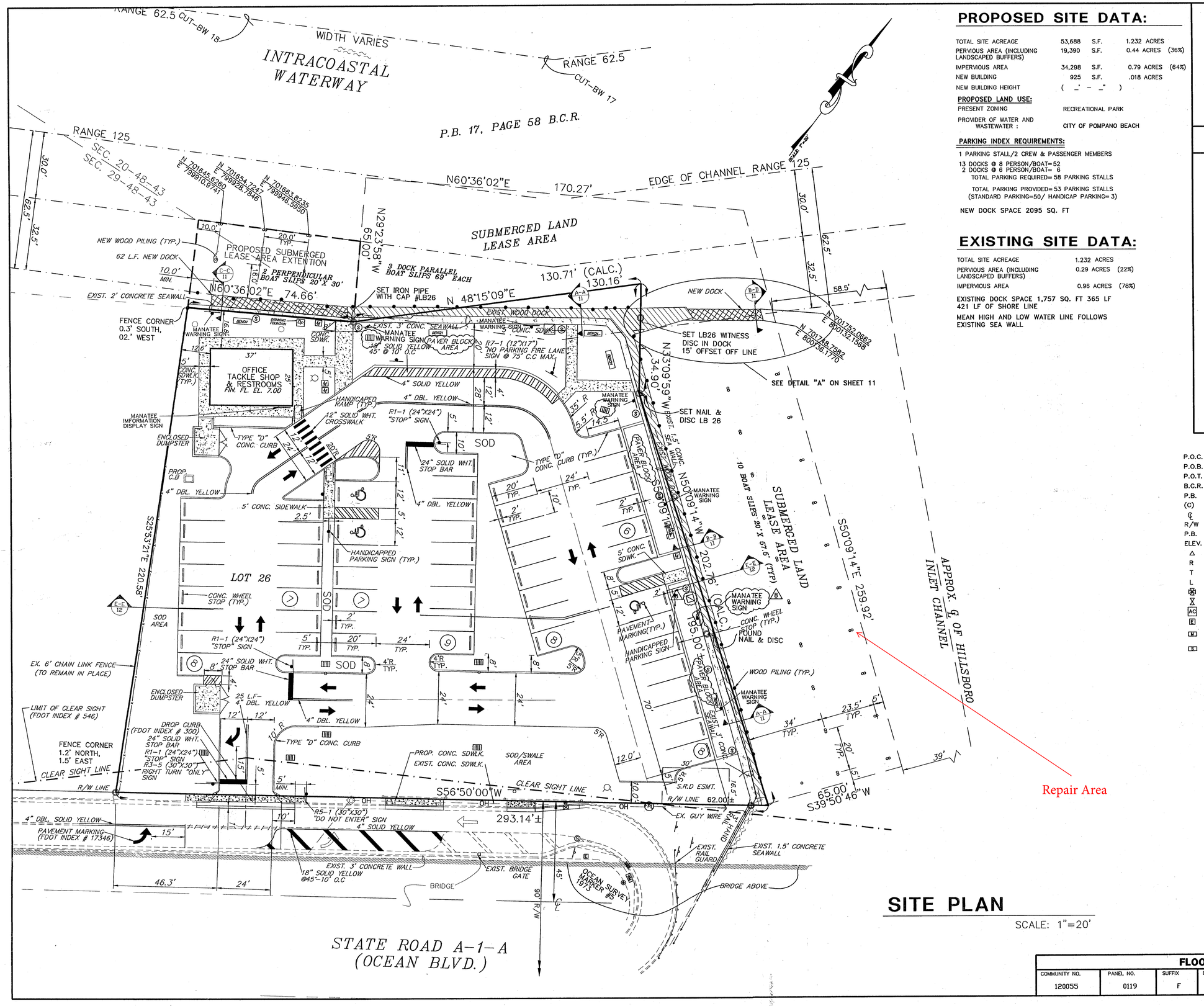


SITE PLAN

SCALE: 1"=20'

PROPOSED SITE DATA:

TOTAL SITE ACREAGE	53,688	S.F.	1.232 ACRES
PERVIOUS AREA (INCLUDING LANDSCAPED BUFFERS)	19,390	S.F.	0.44 ACRES (36%)
IMPERVIOUS AREA	34,298	S.F.	0.79 ACRES (64%)
NEW BUILDING	925	S.F.	.018 ACRES
NEW BUILDING HEIGHT	(_' - _")		

PROPOSED LAND USE:

PRESENT ZONING: RECREATIONAL PARK

PROVIDER OF WATER AND WASTEWATER: CITY OF POMPANO BEACH

PARKING INDEX REQUIREMENTS:

1 PARKING STALL/2 CREW & PASSENGER MEMBERS

13 DOCKS @ 8 PERSON/BOAT=52
2 DOCKS @ 6 PERSON/BOAT= 6
TOTAL PARKING REQUIRED= 58 PARKING STALLS

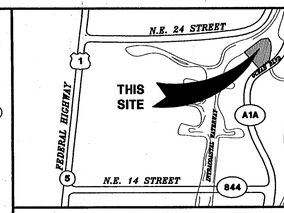
TOTAL PARKING PROVIDED= 53 PARKING STALLS
(STANDARD PARKING=50/ HANDICAP PARKING= 3)

NEW DOCK SPACE 2095 SQ. FT

EXISTING SITE DATA:

TOTAL SITE ACREAGE	1.232 ACRES	
PERVIOUS AREA (INCLUDING LANDSCAPED BUFFERS)	0.29 ACRES	(22%)
IMPERVIOUS AREA	0.96 ACRES	(78%)

EXISTING DOCK SPACE 1,757 SQ. FT 365 LF
421 LF OF SHORE LINE
MEAN HIGH AND LOW WATER LINE FOLLOWS
EXISTING SEA WALL



LOCATION SKETCH

PART OF SECTIONS 20,29-T48S-R43E

NOT TO SCALE

No.	DATE	REVISION	BY
1	12/14/99	REVIEW COMMENTS	
2	01/12/00	REVIEW	
3	03/21/00	REVIEW	
4	03/28/00	REVIEW	
5	03/28/00	REV. SITE DATA TABLE	JAN
6	11/06/00	BID SET	
7	7/09/01	PER P&Z COMMENTS.	JAN
8	7/19/01	PER P&Z COMMENTS.	JAN
9	5/06/02	REV. PARKING/PLOT & PILING	PJS
10	5/20/02	ADD BASE FLOOD ELEVATION	PJS
11	6/7/02	REV. PAVERS/ADD INLETS & PIPE	PJS

DESCRIPTION OF BOUNDARY

LOTS 26 AND 27, BLOCK 20, OF HILLSBORO SHORES SECTION "B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, AT PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20. TOWNSHIP 48 SOUTH, RANGE 43 EAST, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 27 OF BLOCK 20 OF HILLSBORO SHORES, SECTION "B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, AT PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 27, A DISTANCE OF 129.68 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 27; THENCE NORTHWESTERLY ALONG A PROJECTION OF THE EASTERLY LINE OF SAID LOT 27 8" SAID EASTERLY LINE MORE PROJECTED NORTHWESTERLY, A DISTANCE OF 88.14 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SAME IS RECORDED IN PLAT BOOK 17, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY A DISTANCE OF 130.16 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE EASTERLY 21.71 FEET TO THE POINT OF BEGINNING; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A-1-A AS SAME IS NOW LOCATED AND CONSTRUCTED, A DISTANCE OF 62 FEET NORTHEASTERLY OF THE MOST SOUTHEAST CORNER OF LOT 27, BLOCK 20, HILLSBORO SHORES, SECTION "B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ROAD A-1-A A DISTANCE OF 62 FEET PLUS OR MINUS TO SAID SOUTHEASTERLY CORNER OF SAID LOT 22; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY PROPERTY LINE OF SAID LOT 27, AND THE PROJECTION NORTHWESTERLY OF SAID NORTHEASTERLY PROPERTY LINE OF SAID LOT 27 A DISTANCE OF 185 FEET, PLUS OR MINUS; THENCE SOUTHEASTERLY ALONG A CONCRETE CAP RUBBLE ROCK WALL A DISTANCE OF 195 FEET, PLUS OR MINUS TO THE POINT OF BEGINNING. SAID LAND CONTAINING 0.13 ACRES, MORE OR LESS, LYING AND BEING IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. ALL OF SAID LANDS CONTAINING 0.737 ACRES, MORE OR LESS.

DESCRIPTION OF SUBMERGED LAND LEASE:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LOT 27 OF BLOCK 20 OF HILLSBORO SHORES, SECTION "B", ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 22, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S88°30'30"W A DISTANCE OF 21.71 FEET TO THE POINT OF BEGINNING LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SAME IS RECORDED IN PLAT BOOK 17, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N29°23'58"W A DISTANCE OF 65.00 FEET; THENCE N60°36'02" E A DISTANCE OF 170.27 FEET; THENCE S50°09'14"E A DISTANCE OF 259.92 FEET; THENCE S39°50'46"W A DISTANCE OF 65.00 FEET; THENCE N50°09'14"W A DISTANCE OF 195 FEET PLUS OR MINUS TO A POINT ON THE EXTENSION OF THE EASTERLY LINE OF THE SAID LOT 27; THENCE N33°09'59"W A DISTANCE OF 34.90' TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE S48°15'09"W A DISTANCE OF 130.16 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING 23,328 SQUARE FEET, MORE OR LESS.

NOTE: DESCRIPTION PROVIDED BY THE CITY OF POMPANO BEACH ENGINEERING DIVISION AND ARE BASED ON LAND SURVEYS BY MICHAEL D. AVRON, DATED APRIL 16, 1987.

LEGEND

P.O.C.	POINT OF COMMENCEMENT	OH	EXISTING OVERHEAD WIRE
P.O.B.	POINT OF BEGINNING		EXISTING SIGN
P.O.T.	POINT OF TERMINATION		PROPOSED SIGN
B.C.R.	BROWARD COUNTY RECORDS		CURB INLET
P.B.	PLAT BOOK		CATCH BASIN
(C)	CALCULATED	PPL	FLORIDA POWER & LIGHT POLE
℄	CENTERLINE		EXISTING PILE, TO BE REMOVED
R/W	RIGHT-OF-WAY		PROPOSED PILE
P.B.	PLAT BOOK		EXISTING DOCK, TO BE REPLACED
ELEV.	ELEVATION		PROPOSED NEW DOCK
Δ	INCLUDED ANGLE OF CURVE		CONCRETE POWER POLE
R	RADIUS OF CURVE		MANHOLE
T	TANGENT OF CURVE		FIRE HYDRANT
L	LENGTH OF CURVE		DRAINAGE STRUCTURE
	SECTION CORNER		DOCK FIRE CABINET
	SECTION 1/4 CORNER		LIGHT POLE
AC	AIR CONDITIONER		
E	ELECTRIC SERVICE		
W	WATER METER WITH BACK FLOW PREVENTOR		
S	SEWAGE PUMP OUT CONNECTION VAULT (SEE DETAIL SHEET # 8)		

SEE SHEET P # 1 FOR LIGHT POLE LOCATION

SITE FURNISHINGS:

NEW BENCHES	6 EACH
NEW TRASH RECEPTACLES	6 EACH
REINSTALLATION OF SALVAGED PICNIC TABLES	2 EACH
DRINKING FOUNTAIN	1 EACH

FINAL LOCATION OF FURNISHINGS SHALL BE AS DIRECTED BY THE CITY.

NOTES:

1. DOCKING FACILITIES FOR 15 BOATS, TWO BOAT DOCKS ON WEST SIDE SHALL BE LESS THAN 32 FEET IN LENGTH
2. ALL PAVEMENT MARKINGS & SIGNS SHALL CONFORM TO THE STANDARDS SETFORTH BY THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITION.
3. MANATEE INFORMATION DISPLAY AND WARNING SIGNS SHALL BE AS INDICATED IN THE SPECIFICATIONS AND PERMIT CONDITIONS.
   THE MANATEE INFORMATION DISPLAY SHALL BE MOUNTED ON RESTROOM BUILDING WALL.
4. ALL PAVEMENT MARKINGS WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC, ON-SITE PAVEMENT MARKINGS SHALL BE PAINTED.
5. ALL WORK SHALL CONFORM TO CONDITIONS OF PERMITS. COPIES OF ALL PERMITS SHALL BE OBTAINED FROM THE CITY.
6. CONTRACTOR SHALL USE SILT SCREENS FOR WORK IN OR ADJACENT TO THE WATER. THE CONTRACTOR SHALL CONTROL RUNOFF AND RESULTING TURBIDITY UNTIL THE SITE IS COMPLETED.

FLOOD ZONE INFORMATION

COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION	LOWEST FLOOR ELEV.
120055	0119	F	10/2/97	VE	EL. 7.0	PROPOSED EL. 7.0

WILLIAMS, HATFIELD & STONER, INC.
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
2101 NORTH ANDREWS AVENUE, SUITE 300, FORT LAUDERDALE, FL. 33311
PHONE: (954) 566-8341 • FAX: (954) 565-5421

HILLSBORO INLET IMPROVEMENT - SITE PLAN

PREPARED FOR:
CITY OF POMPANO BEACH
LOCATED IN:
POMPANO BEACH, BROWARD COUNTY, FLORIDA

DATE: 9/22/99
Drawn: LMG/EEL
Checked: KRS
Manager: KRS
Dwg Name: HILLSP1.DWG

PROJECT No. 4220-30
SHEET No. 1