

SIGNING & STRIPING LEGEND

PROPOSED 24" WHITE PAINTED STOP BAR AND 25" DOUBLE 6" YELLOW LANE DELINEATOR PAINT AT 6" O.C. PER FDOT INDEX 711-001.

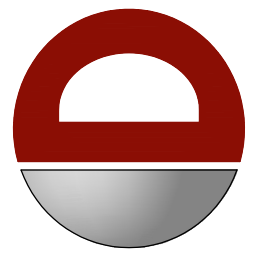
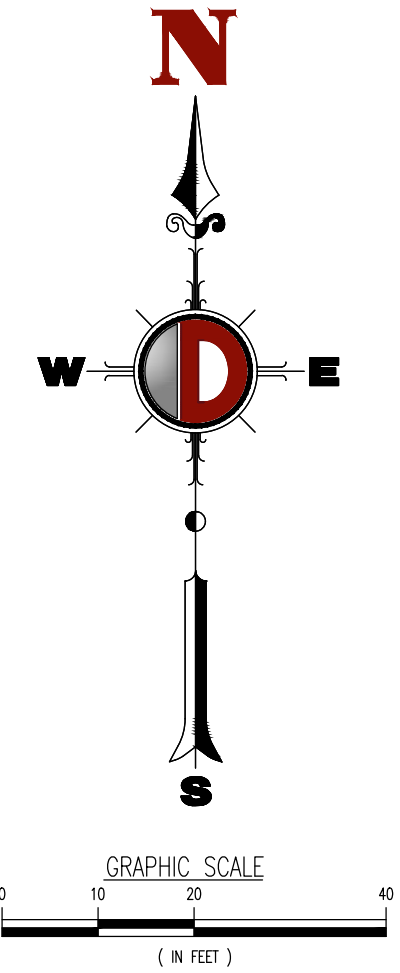
PROPOSED YELLOW 8" WIDE 45' 4" O.C. PER MUTCD 3B.24.05

PROPOSED SIGNS

HORIZONTAL CONTROL & STRIPING NOTES

- ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
- TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX 300.
- ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
- ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2" DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT DESIGN STANDARD PLANS INDEX 522-002.
- ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
- ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

SITE DATA				
PARCEL NO.:	4842-26-00-0371			
ADDRESS:	115 NW 16TH STREET, POMPAO BEACH FL 33060			
OWNER:	LT 20, LLC			
APPLICANT:	LT 20, LLC			
AGENT:	DYNAMIC ENGINEERING CONSULTANTS, PC			
EXISTING ZONING:	I-1 GENERAL INDUSTRIAL			
FUTURE LAND USE:	I-INDUSTRIAL			
CURRENT USE:	WAREHOUSING			
PROPOSED USE:	WAREHOUSING (BUILDING ADDITION)			
FLOOD ZONE:	X, PER FEMA FIRM PLANE 12011C0376J (EFFECTIVE JULY 31, 2024)			
BUILDING HEIGHT:	22' (45' MAX.)			
FLOOR AREA RATIO:	0.38			
DEVELOPMENTAL DATA				
LOT COVERAGE	EXISTING (SF)	PROPOSED (SF) (POST-DEDICATION)	PROPOSED (AC) (POST-DEDICATION)	PERCENTAGE (%) (POST-DEDICATION)
GROSS ACREAGE:	33,387	33,187	0.76	100.00%
BUILDING AREA:	7,920	12,768	0.29	38.47%
PAVEMENT AREA:	20,032	13,369	0.31	40.28%
TOTAL IMPERVIOUS (INCLUDES BUILDING):	27,952	26,137	0.60	78.76%
LANDSCAPING:	5,535	7,050	0.16	21.24%
TOTAL PERVIOUS:	5,535	7,050	0.16	21.24%
OPEN SPACE:	5,535	7,050	0.16	21.24%
BUILDING SETBACKS				
		EXISTING	REQUIRED	PROPOSED
INTERIOR (S)		57.6'	10.0'	0.0' (VARIANCE)
INTERIOR (E)		61.3'	10.0'	18.9'
INTERIOR (W)		18.9'	10.0'	0.0' (VARIANCE)
REAR (N)		0.0'	30.0'	0.0' (VARIANCE)
LANDSCAPE BUFFER				
		EXISTING	REQUIRED	PROPOSED
INTERIOR (S)		5.0'	5.0'	5.0'
INTERIOR (E)		5.0'	5.0	5.0'
INTERIOR (W)		0.0'	0.0'	0.0'
REAR (N)		0.0'	0.0'	0.0'
PARKING				
	REQUIRED	TYPE	EXISTING	PROPOSED
VEHICLE PARKING RATIO 1 SPACE PER 750 SF FOR THE FIRST TIME 3,000 SF FLOOR AREA, THEN 1 SPACE PER 2,500 SF OF ADDITIONAL FLOOR SPACE	7	STANDARD	10	7
	1	ADA	0	1
		TOTAL	10	8



DYNAMIC
ENGINEERING
CONSULTANTS, PC
SURVEY • TRAFFIC • ZONING

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY:	CHECKED BY:
SRM	AP
DESIGNED BY:	EC

PROJECT: **LT 20, LLC**
PROPOSED WAREHOUSE ADDITION
PARCELS 18, 4842-26-00-0371
115 NW 16TH STREET
POMPAO BEACH, BROWARD COUNTY, FL 33060

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ÁNGEL PIÑERO

PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:



PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ADVISE IN ANY STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

TITLE:
SITE PLAN

SCALE: (H) AS NOTED
DATE: 04/15/2025
PROJECT No: 5758-25-01613

DRG C1.00