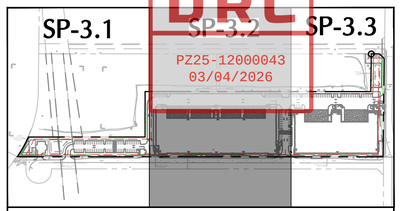
DRC
PZ25-12000043
03/04/2026



KEYMAP

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- PROPOSED LANDSCAPE AREA

SCALE: 1" = 30'

MATCHLINE - SEE SHEET SP-3.1 FOR CONTINUATION

MATCHLINE - SEE SHEET SP-3.3 FOR CONTINUATION

PARCEL 2
EASEMENT PARCEL – A
TRACT F (PRIVATE LAKE)
P.B. 111 PG. 33
PERPETUAL EASEMENT (BLANKET)
O.R.B. 21444 PG. 925
(16)

TRACT F
POMPANO INDUSTRIAL PARK THIRD ADDITION
P.B. 111 PG. 33
LANDS N/F
POWERLINE PARK SERVICE ASSOCIATION, INC.
O.R.B. 21444 PG. 917
PID: 4842-21-07-0060

PORTION OF TR
POMPANO INDUSTRIAL PARK
P.B. 111 PG.
LANDS OF
33 NW 33RD ST INDU
INSTR. 11777
PID: 4842-21-0
AREA= 451,421 SF OR

N. 705,400
E. 930,200
W. 705,400
E. 930,700

BOTTOM OF BANK
TOP OF BANK
6' CHAINLINK FENCE
COVER
5/8" IRF
N89°41'47"E 1115.99'
10.0' LANDSCAPE BUFFER
10.1' LANDSCAPE BUFFER
N00°12'46"W 225.00'
28.1'
13.7'
37.3'
18.0'
12.4'
28.5'
49.3'
25.7'
8.0'
14.3'
11.2'
11.8'
13.6'
DN
12.0' FOUNDATION PLANTING
33.7'
26.0'
24.2'
30.3'
29.8'
25.9'
28.8'
11.1'
8.0'
8.1'
11.3'
29.0'
44.8'

BUILDING HEIGHT	42.7'
REQ. FOUNDATION PLANTING WIDTH	22'
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	11'
PROVIDED WIDTH	12'

BUILDING 1
110,375 S.F.
98 SPACES
0.89 SPACES / 1,000 SF

EXIST. 6' UTILITY EASEMENT
P.B. 111 PG. 33
16.8' BUILDING SETBACK
14.8' BUILDING SETBACK
CONC. CURB
DASH WHITE SOLID LINE (TYP.)
COVER
CABLE RISER
WHITE SOLID LINE
NORTH R/W LINE
14" RCP
DOUBLE YELLOW SOLID LINE (TYP.)
SOUTH R/W LINE

N.W. 33RD STREET
60' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
O.R.B. 5127 PG. 899
O.R.B. 51257 PG. 686

S89°47'14"W 1810.06'
(BASIS BEARING)

NW 33RD ST

N.W. 33RD STREET

M. CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by Michael Carr, PE, on the date adjacent to the seal
Signature must be verified on any electronic copies.
SIGNATURE
DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
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FBPE REGISTRY NO. 6601/LB8172/LB8198

Project
FESTIVAL SOUTH
NW 33RD ST
POMPANO BEACH
BROWARD COUNTY FLORIDA

Drawing Title
PARTIAL PERVIOUS PLAN

Project No.	Drawing No.
330134202	SP-3.2
Date: JANUARY 2026	
Drawn By: DMP	
Checked By: CL	

Date	Description	No.
Revisions		

LANGAN
Project No. 330134202

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