



20' 40' 80'

SCALE: 1"=40'

BCR
BFE
BPP
C & G
CB
CBS
CLF
COP
DOVC
DE
ECP
EX
FF EL
FDC
FH
GV
HH
INV
PB
PG
R/W
SDMH
TOP
TYP
UE
WM
WPP
YD

ABBREVIATIONS
BROWARD COUNTY RECORDS
BASE FLOOD ELEVATION
BACKFLOW PREVENTOR
CURB & GUTTER
CATCH BASIN
CONCRETE BLOCK STUCCO
CHAIN LINK FENCE
CONCRETE POWER POLE
DOUBLE DETECTOR CHECK VALVE
DRAINAGE EASEMENT
EQUIPMENT CONCRETE PAD
EXISTING
FINISHED FLOOR ELEVATION
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GATE VALVE
HAND HOLE
INVERT
PLAT BOOK & PAGE
PROPERTY LINE
RIGHT OF WAY
STORM DRAIN MANHOLE
TOP OF PIPE
TYPICAL
UTILITY EASEMENT
WATER MAIN
WOOD POWER POLE
YARD DRAIN

LOCATION MAP
(S 28, T 48S, R 42E)

THIS SITE

LOT DATA (PER SECTION 155.3403)

LOT DATA	TOTAL (SF)	TOTAL (%)
TOTAL NET LOT AREA (MIN 10,000 SF)	303,257 SF	100.00%
IMPERVIOUS		
EXISTING CONDITION	15,594 SF	5.14%
PROPOSED CONDITION	39,415 SF	13.00%
BUILDING FOOTPRINT :	NA	5.28%
COVERED STORAGE :	146,243 SF	45.12%
BUILDING FOOTPRINT :	217,252 SF	68.54%
PAVED PARKING/WALK :	210,575 SF	
TOTAL IMPERVIOUS :	86,005 SF	31.46%
PERVIOUS AREA (MIN. 20%)		
TOTAL PERVIOUS :	95,414 SF	

VEHICULAR USE AREA VUA:
VUA PERVIOUS AREA REQUIRED = 15% OF TOTAL VUA:
VUA REQUIRED = 15% X 140,593 SF = 21,089 SF
VUA PROVIDED = TOTAL PERVIOUS - BUFFERS
= 95,414 SF - 17,730 SF = 77,684 SF
VUA PROVIDED = 77,684 SF COMPLIES

SETBACKS (PER SECTION 155.3403):

	STANDARD	PROVIDED
FRONT (SOUTH):	25 FT	79.9 FT TO TRANSFER BLDG
FRONT (EAST):	25 FT	25 FT TO OFFICE
SIDE (NORTH):	10 FT	10 FT TO COVERED STORAGE
REAR (CANAL):	30 FT	96' FT TO TRANSFER BLDG
BUILDING MAX HEIGHT :	45 FT	+/- 42.5 FT EX. COVERED STORAGE 39 FT (TO PEAK) NEW TRANSFER BUILDING 35' TO EAVE 37' AVERAGE HEIGHT NEW BUILDING

PROPOSED IMPROVEMENTS:

THE PURPOSE OF THIS SITE PLAN SUBMISSION IS TO OBTAIN APPROVAL FOR THE FOLLOWING SITE IMPROVEMENTS:

1. CONSTRUCT A NEW TRANSFER BUILDING ON THE SOUTH SIDE OF THE PROPERTY. THE NORTH SIDE OF THE TRANSFER BUILDING WILL HAVE GARAGE OPENINGS TO ALLOW FOR VEHICLES TO ENTER THE BUILDING DROP OFF / PICK UP THEIR LOADS AND EXIT THE BUILDING ON THE NORTH SIDE. THE EAST, WEST, AND SOUTH SIDES OF THE NEW BUILDING WILL NOT HAVE VEHICULAR ACCESS.
2. REMOVE AND RE-CONSTRUCT THE CONCRETE PAD ON THE SOUTH SIDE OF THE PROPERTY TO SERVE THE NEW TRANSFER BUILDING.
3. ADJUST THE STORMWATER SYSTEM TO ACCOMMODATE THE NEW IMPROVEMENTS.

GATE NOTES:

1. THE TWO AUTOMATIC GATES SHALL REMAIN OPEN DURING BUSINESS HOURS. ALL OTHER GATES SHALL REMAIN CLOSED AT ALL TIMES UNLESS MANUALLY OPENED.
2. THE FIRE DEPARTMENT SHALL HAVE AN ACCESS CARD TO OPEN THE AUTOMATIC GATES EVEN WHEN THEY ARE CLOSED.

SITE DATA

PROPERTY ADDRESS	: 2281 NW 16TH STREET
FOLIO NUMBER	: 484228010050
TYPE OF PROJECT	: INDUSTRIAL
LAND USE DESIGNATION	: INDUSTRIAL
EXISTING ZONING	: I-1X (GENERAL INDUSTRIAL)
PROPOSED ZONING	: I-1X (GENERAL INDUSTRIAL)
GROSS SIZE OF PROJECT SITE	: +/- 6.96 ACRES
NET SIZE OF PROJECT SITE	: +/- 6.96 ACRES
WATER & WASTEWATER	: CITY OF POMPANO
SERVICE PROVIDER	: BEACH UTILITIES
REQUIRED WASTE SERVICE	: TRASH CARTS

PARKING DATA

PER SECTION 155.5102 D.1.
STANDARD PARKING SPACES

USE	REQUIRED	PROVIDED
OFFICE SPACE	1 PER 400 SF X 15,594 SF = 39 SPACES	39
COVERED STORAGE	NO PARKING REQUIRED	0
TRANSFER BUILDING	NO PARKING REQUIRED	0
TOTAL	39 + 0 + 0 = 39 SPACES REQUIRED	39 TOTAL
HC SPACES	2 SPACE	3
STANDARD SPACES		36

PARKING STRIPING NOTES:

1. ALL PARKING SPACES SHALL BE DOUBLE STRIPED PER THE PARKING SPACE DETAIL.
2. SEE SHEET PD5 FOR PARKING SPACE DETAILS.
3. SEE SHEET PD2 FOR ALL PAVEMENT MARKINGS NOTES.

FLOOD ZONE DATA:

FLOOD ZONE	: X
BASE FLOOD ELEVATION	: NA
HIGHEST ADJACENT GRADE	: NA
COMMUNITY PANEL #	: 120055 (POMPANO BEACH)
FLOOD PANEL #	: 12011C0378J
EFFECTIVE DATE	: 07/31/24



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1" = 40'	DATE	COMMENTS	DATE	COMMENTS
DRAWN BY: HEJ	2			
CHECKED BY: LJ				
APPROVED BY: HEJ				

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COASTAL WASTE & RECYCLING 18

2281 NW 16TH STREET
POMPANO BEACH, FLORIDA 33069

TITLE:

SITE PLAN

SEAL:	DATE:
DRG	03/15/25
HOWARD JABLON, PE	DRAWING NO.
#475 P25-1200057	25-0300
	SHEET NO.
	CP 1 OF 1

05/07/2025