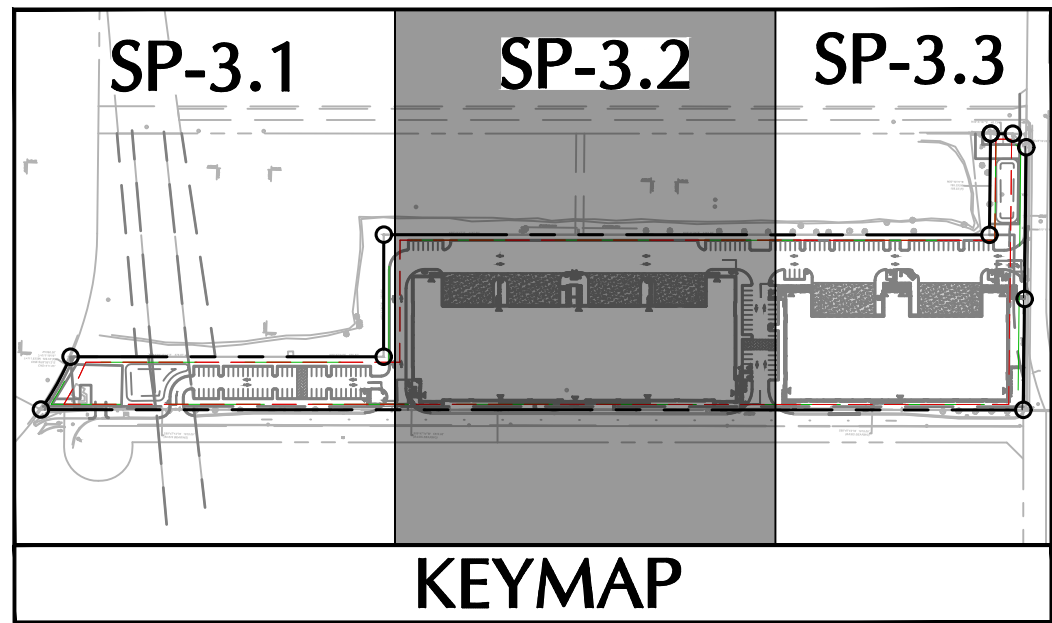


DRC

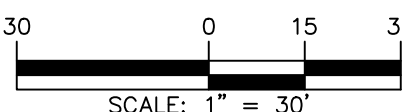
PZ25- 12000043  
01/21/2026

MATCHLINE - SEE SHEET SP-3.1 FOR CONTINUATION

MATCHLINE - SEE SHEET SP-3.3 FOR CONTINUATION



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



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

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

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

**PROFESSIONAL ENGINEER**  
MICHAEL P. CARR  
No. 72424  
STATE OF FLORIDA  
DATE SIGNED: 12/12/2025  
MICHAEL CARR  
PROFESSIONAL ENGINEER FL Lic. No. 72424

**LANGAN**  
Langan Engineering and  
Environmental Services, LLC.

110 East Broward Boulevard, Suite 1500  
Fort Lauderdale, FL 33301

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FBPE REGISTRY NO. 65011, LB172LB198

Project

**FESTIVAL SOUTH**

NW 33RD ST  
POMPANO BEACH

BROWARD COUNTY FLORIDA

Drawing Title

**PARTIAL  
PERVIOUS PLAN**

Project No.

330134202

Date

DECEMBER 2025

Drawn By

DMP

Checked By

CL

Drawing No.

**SP-3.2**

Date	Description	No.
Revisions		