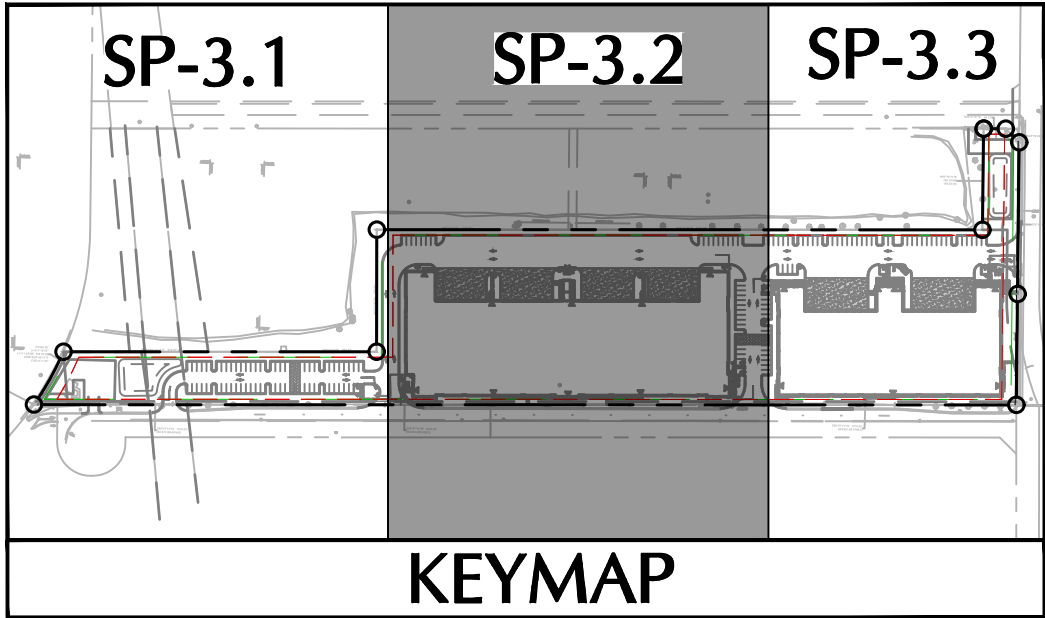


DRC

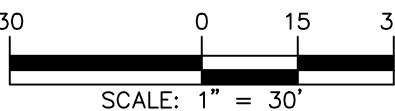
PZ25- 12000043  
01/21/2026

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



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: 4842-21-07-0000

PARCEL 2  
EASEMENT PARCEL - A  
TRACT F (PRIVATE LAKE)  
P.B. 111 PG. 33

PERPETUAL EASEMENT (BLANKET)  
O.R.B. 21444 PG. 925

PARCEL 2  
EASEMENT PARCEL - A  
TRACT F (PRIVATE LAKE)  
P.B. 111 PG. 33

PERPETUAL EASEMENT (BLANKET)  
O.R.B. 21444 PG. 925

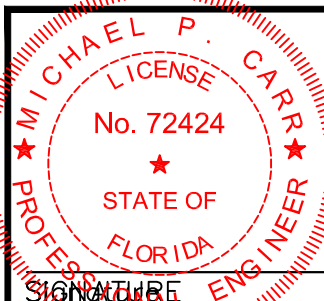
PORTION OF TRACT  
POMPANO INDUSTRIAL PARK  
P.B. 111 PG. 33

LANDS OF  
33 NW 33RD ST IND  
INSTR. 117722  
PID: 4842-21-07-0000  
AREA= 451,421 SF OR

**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'



SIGNATURE: MICHAEL CARR DATE SIGNED: 12/12/2025  
PROFESSIONAL ENGINEER FL Lic. No. 72424

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

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

T: 954.320.2100 F: 954.320.2101 www.langan.com  
FBPE REGISTRY NO. 66011LB172LB198

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		