

HORIZONTAL CONTROL & STRIPING NOTES

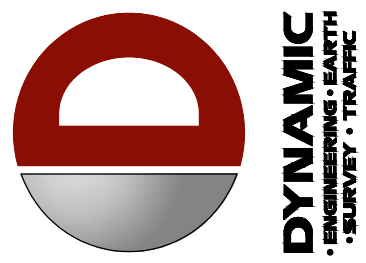
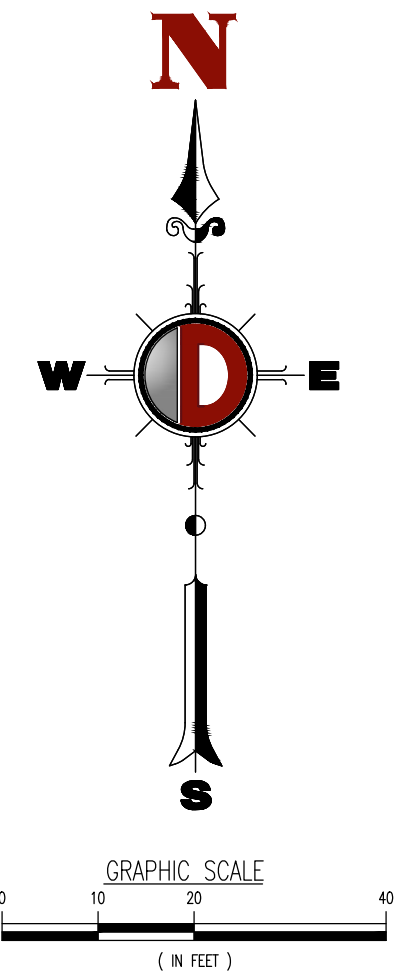
1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX 300.
3. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
4. 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.
5. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. 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 & 12011C0188J (EFFECTIVE JULY 31, 2024)			
BUILDING HEIGHT:	22' (45' MAX.)			
FLOOR AREA RATIO:	0.38			
DEVELOPMENTAL DATA				
LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
		(POST-DEDICATION)	(POST-DEDICATION)	(POST-DEDICATION)
GROSS ACREAGE:	33,387	33,187	0.76	100.00%
BUILDING AREA:	7,820	12,768	0.29	38.47%
PAVEMENT AREA:	20,132	13,369	0.31	40.28%
TOTAL IMPERVIOUS (INCLUDES BUILDING):	28,052	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'	1.5' (VARIANCE)*	
INTERIOR (E)	18.9'	10.0'	18.9'± (EXIST)	
INTERIOR (W)	61.3'	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				
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	REQUIRED	TYPE	EXISTING	PROPOSED
	7	STANDARD	10	7
	1	ADA	0	1
	8	TOTAL	10	8

* VARIANCE APPROVED BY THE CITY OF POMPAO BEACH ZONING BOARD OF APPEALS ON JULY 21, 2025, UNDER CASE NO. 25-11000012

WATER AND WASTEWATER DEMAND-			
TYPE OF USE	UNIT	RATIO	DEMAND
WAREHOUSE (MIXED USE)	1000 SF (GROSS BUILDING AREA)	33 GPD/UNIT	33x 12,768 = 421.3 GPD

*PER THE BROWARD COUNTY WATER AND WASTEWATER ENGINEERING DIVISION "GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTEWATER SERVICE".



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

DRAWN BY: SRM
DESIGNED BY: EC
CHECKED BY: AP
IN CHARGE: —

PROJECT: **LT 20, LLC PROPOSED WAREHOUSE ADDITION**
PARCELS: 14, 4842-26-00-0371
115 NW 16TH STREET
POMPAO BEACH, BROWARD COUNTY, FL 33060

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FLORIDA LICENSE No. 88047
DATE:



PROTECT YOURSELF

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

TITLE:

SITE PLAN

SCALE: (H) AS SHOWN
(V) NOTED
DATE: 04/15/2025

PROJECT No.: 5758-25-01613

SHEET No.:

Rev. #:

C1.00

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