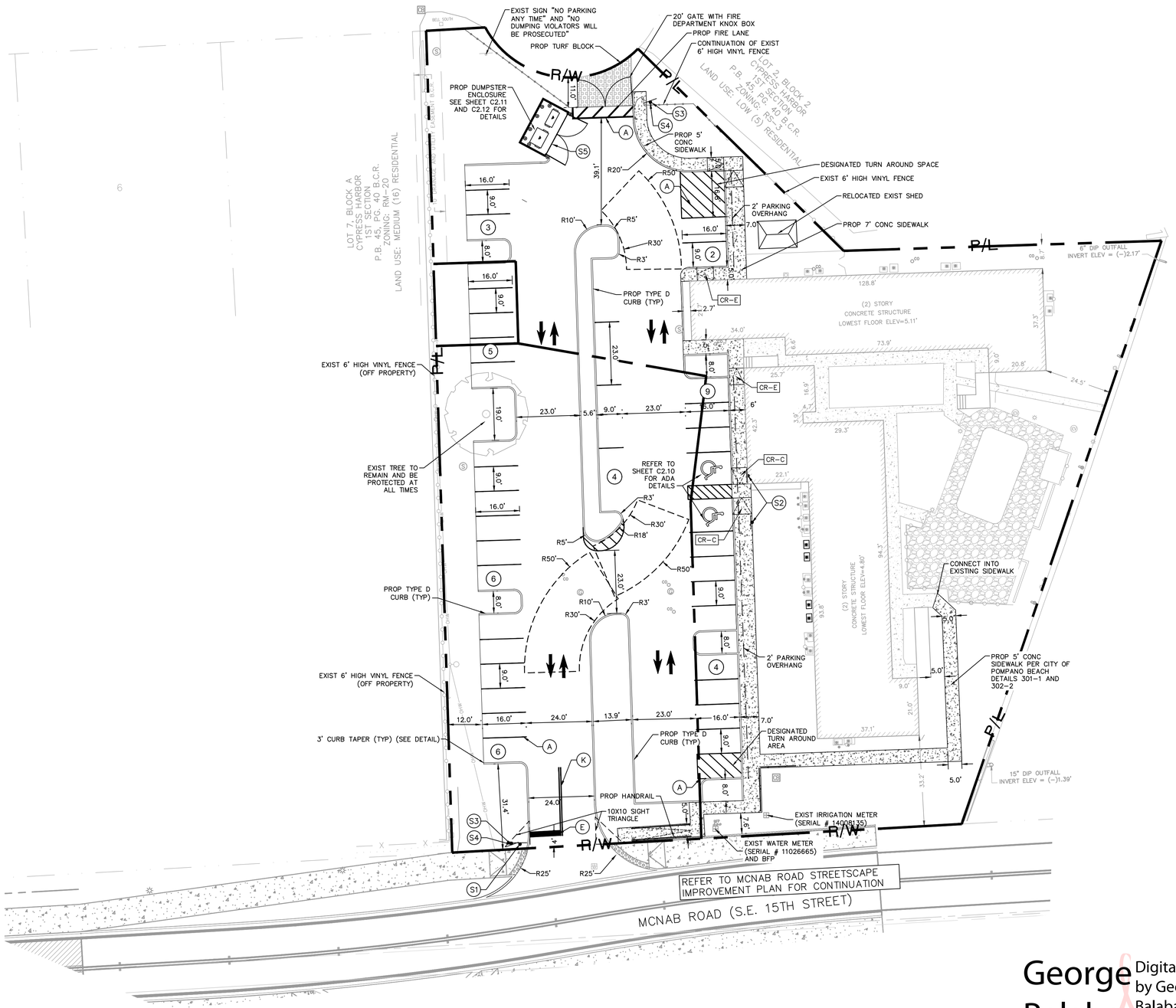
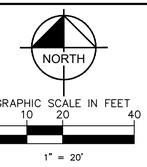
DRC
PZ25-12000006
11/05/2025





LEGEND

- CENTER LINE OF ROADWAY
- R/W — P/L — RIGHT-OF-WAY OR PROPERTY LINE
- EXIST BUILDING
- PROP TYPE 'F' CURB AND GUTTER PER CITY OF POMPANO BEACH STANDARD DETAIL ON SHEET C2.10
- PROP TYPE 'D' CURB PER CITY OF POMPANO BEACH STANDARD DETAIL ON SHEET C3.10
- PROP VALLEY GUTTER
- PROP CONCRETE SIDEWALK
- PROP PAVEMENT MARKINGS
- CR-X — CURB RAMP REFER TO NOTE 3

STRIPING KEY

A = 6" SOLID WHITE
B = 8" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30")
G = 6" SKIP WHITE TYP (6'-10")
H = 6" SKIP WHITE TYP (2'-4")
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 25 LF 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10'-30")
M = 6" SKIP YELLOW TYP (6'-10")
N = 6" SKIP YELLOW TYP (2'-4")
P = RPM BI-DIRECTIONAL AMBER/AMBER
R = FDP WHITE
S = FDP YELLOW
T = RPM BI-DIRECTIONAL WHITE/RED
U = RPM BI-DIRECTIONAL RED/YELLOW

SIGN LEGEND

NOTES:

1. CONTRACTOR SHALL REPLACE ALL STRIPING REMOVED AND/OR DAMAGED DURING CONSTRUCTION ALONG THE ROAD ABUTTING THE PROPERTY PER APPLICABLE CITY, COUNTY, AND/OR STATE STANDARDS.
2. CONTRACTOR SHALL FIELD VERIFY THAT ALL EXISTING AND PROPOSED ADA ITEMS WITHIN PROJECT LIMITS (I.E., ROUTES, PARKING, STRIPING, SIGNAGE, ETC.) MEET THE MINIMUM REQUIREMENTS AND SHALL ADJUST ACCORDINGLY, BEFORE THE PROJECT CAN BE DEEMED CERTIFIED AND COMPLETE.
3. ALL CURB RAMPS TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLAN 522-002 (LATEST EDITION).
4. ALL SIGNS TO BE INSTALLED PER FDOT DESIGN STANDARDS INDEX NO. 600 (LATEST EDITION), AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT SYMBOLS AND MARKINGS SHALL BE THERMOPLASTIC PAVEMENT MARKINGS UNLESS OTHERWISE NOTED. INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 711 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17346 (LATEST EDITION).
7. PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOLLOWING:
   A. APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED SOLVENT BASED OR LATEX TRAFFIC PAINT.
   B. FOLLOW MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT THE ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SF PER GALLON, OR AS REQUIRED, PROVIDING MINIMUM 25 MILS WET FILM THICKNESS AND 7.5 MILES DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS.
   C. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING.
   D. PAINT SHALL BE CRISP, STRAIGHT, AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.
9. CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/ MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR ANY OTHER CAUSE.
10. SIGNS SHALL BE IN ACCORDANCE WITH SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
11. TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART II, AND IN THE LOCATIONS SHOWN ON PLANS.
12. PARKING STALL MARKINGS DEPICTED ON PLAN ARE FOR GRAPHICAL PURPOSES ONLY.
13. ALL EXISTING SIGNALIZATION EQUIPMENT TO REMAIN IS ASSUMED TO BE IN GOOD WORKING ORDER UNLESS BCTED IS NOTIFIED IN WRITING PRIOR TO THE START OF CONSTRUCTION. ANY SUBSEQUENT DAMAGE TO THE SIGNAL EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

PROJECT DATA

PROJECT LOCATION	199 EAST MCNAB ROAD, POMPANO BEACH		
ZONING DISTRICT	RM-20		
BUILDING REQUIRED SETBACKS:	CRITERIA CODE	REQUIRED	PROPOSED
FRONT (SOUTH)	155.3210	25'	33.2'
REAR (NORTH)	155.3210	10'	8.7'*
SIDE INTERIOR (WEST)	155.3210	10'	93.3'
WATERWAY/CANAL (EAST)	155.3210	25'	24.5'*
LANDSCAPE BUFFER	PER TABLE 155.5203.F.3	10'	10'

* EXISTING BUILDING

PARKING CALCULATIONS

EXISTING BUILDING**	
EXISTING PARKING SPACES	39 PARKING SPACES
REQUIRED PARKING SPACES PER TABLE 155.5102.D.1	
17 UNITS (2 BED/1 BATH)	1.5 SPACES PER DU = 26 SPACES
7 UNITS (1 BED/ 1 BATH)	1.5 SPACES PER DU = 10.5 SPACES
	36 REQUIRED (INCLUDED ADA SPACES)
PROPOSED TOTAL PARKING SPACES	39 PROPOSED (INCLUDED ADA SPACES)

** INFORMATION OBTAINED FROM BROWARD COUNTY PROPERTY APPRAISER

LAND USE

AREA CALCULATIONS	
TOTAL SITE AREA	56,628 SF (100%)
TOTAL IMPERVIOUS AREA	36,154 SF (63.8%)
BUILDING AREA (EXIST & PROP)	7,841 SF (21.7%)
VEHICULAR USE AREA	18,944 SF (52.4%)
SIDEWALK & CURBING	9,369 SF (25.9%)
TOTAL PERVIOUS AREA	20,474 SF (36.2%)

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.58' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

George Balaban
Digitally signed by George Balaban
Date: 2025.06.03 18:07:48 -04'00'

GEORGE BALABAN LICENSE No 74543 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/3/2025

THE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE BALABAN 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.

No.	REVISIONS	DATE	BY
1	DRC SUBMITTAL	02/12/25	TVC

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
GEORGE BALABAN, P.E.
FL LICENSE NUMBER 74543
DATE 03/26/2025

KHA PROJECT	044203010
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	TVC
DRAWN BY	TVC
CHECKED BY	GB

SITE PLAN

CYPRESS LANDING CONDOMINIUM PARKING LOT
PREPARED FOR
CITY OF POMPANO BEACH FL

SHEET NUMBER
C2.00

Plotted By: Villalon, Teresa Sheet Set: CYPRESS LANDING CONDOMINIUM PARKING LOT Layout: C2.00 SITE PLAN June 03, 2025 02:59:03pm K:\FTL_Civil\044203010-Cypress Nook\CAD\Plansheets - Cypress Nook\C2.00 SIGNAGE AND MARKING PLAN.dwg
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