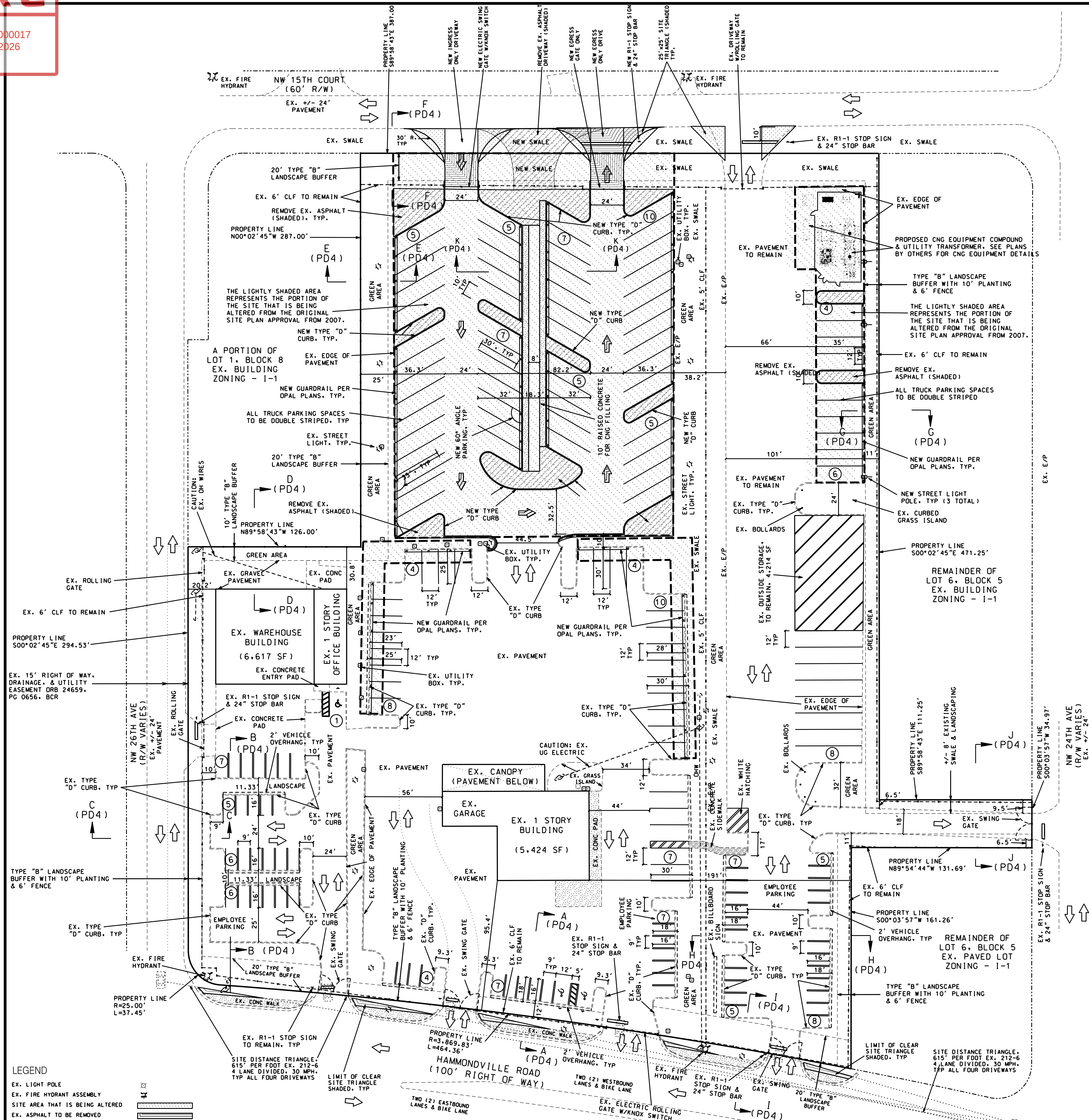


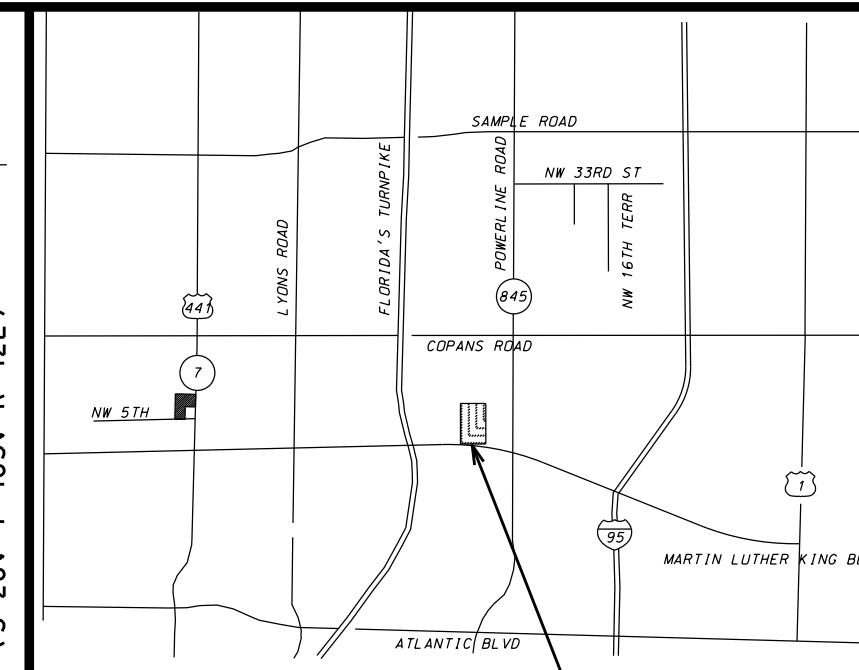


20' 40' 80'

SCALE: 1"=40'

ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
C & G	CURB & GUTTER
CB	CATCH BASIN
CLF	CONCRETE BLOCK STUCCO
CNG	CHAIN LINK FENCE
CPP	COMPRESSED NATURAL GAS
DE	CONCRETE POWER POLE
ECP	DRAINAGE EASEMENT
E/P	EQUIPMENT CONCRETE PAD
EX.	EDGE OF PAVEMENT
FF EL	EXISTING FINISHED FLOOR ELEVATION
FW	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
PL	PLAT BOOK & PAGE
PG	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

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

THIS SITE

SITE DATA

PROPERTY ADDRESS	: 2407 HAMMONDVILLE ROAD
FOLIO NUMBER	: 484228010450
TYPE OF PROJECT	: INDUSTRIAL
LAND USE DESIGNATION	: INDUSTRIAL
EXISTING ZONING	: I-1 (GENERAL INDUSTRIAL)
PROPOSED ZONING	: I-1 (GENERAL INDUSTRIAL)
GROSS SIZE OF PROJECT SITE	: +/- 6.50 ACRES
NET SIZE OF PROJECT SITE	: +/- 6.50 ACRES
WATER & WASTEWATER SERVICE PROVIDER	: CITY OF POMPANO BEACH UTILITIES
REQUIRED WASTE SERVICE	: TRASH CARTS

PARKING DATA

PER SECTION 155.5102 D.1.
STANDARD PARKING SPACES

EMPLOYEE PARKING	REQUIRED (SEE NOTE 1)	PROVIDED
TRUCK/FREIGHT TERMINAL (12,041 SF)	1 PER 750 SF x 3,000 SF = 4 SPACES	4
TRUCK DRIVERS (SEE NOTE 1)	1 PER 2,500 SF x 9,041 SF = 3.6 SPACES	4
TOTAL	1 PER TRUCK SPACE IN USE = 60	60
HC SPACES	1 SPACE	3
STANDARD SPACES		65
TRUCK PARKING	REQUIRED (SEE NOTE 2)	PROVIDED
TRUCK	0	105
TOTAL	EMPLOYEE + TRUCK = 68 + 105	173

LOT DATA (PER SECTION 155.3402)

LOT DATA	TOTAL (SF)	TOTAL (%)
TOTAL NET LOT AREA (MIN 10,000 SF)	283,266 SF	100.00%
IMPERVIOUS BUILDING FOOTPRINT	12,041 SF	4.25%
PAVED PARKING/WALK	180,184 SF	63.61%
TOTAL IMPERVIOUS	192,225 SF	67.86%
PERVIOUS AREA (MIN. 20%)		
TOTAL PERVIOUS	91,041 SF	32.14%

VEHICULAR USE AREA VUA:

VUA PERVIOUS AREA REQUIRED = 15% OF TOTAL VUA:

VUA REQUIRED = 15% x 180,184 SF = 27,028 SF

VUA PROVIDED = TOTAL PERVIOUS - BUFFERS
= 91,041 SF - 19,660 SF = 71,381 SF

VUA PROVIDED = 71,381 SF

SETBACKS (PER SECTION 155.3402):

	STANDARD	PROVIDED
FRONT (SOUTH)	: 25 FT	95 FT TO GARAGE
SIDE (WEST)	: 10 FT	20 FT TO WAREHOUSE
SIDE (EAST)	: 10 FT	191 FT TO GARAGE
REAR (NORTH)	: 30 FT	30' FT TO WAREHOUSE
BUILDING MAX HEIGHT	: 45 FT	+/- 25 FT

PROPOSED IMPROVEMENTS:

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

1. INSTALL A COMPRESSED NATURAL GAS (CNG) EQUIPMENT COMPOUND IN THE NORTHEAST CORNER OF THE SITE. THE CNG WILL BE DISTRIBUTED TO TRUCKS THROUGHOUT THE NORTHERN HALF OF THE SITE.
2. MODIFY THE ENTRANCE FROM NW 15TH COURT TO ALLOW AN INGRESS DRIVEWAY AND AN EGRESS DRIVEWAY AND RE-STRIPE THE NORTHERN PAVING SURFACE TO CREATE A VEHICULAR CIRCULATION AND PARKING FIELD CONSISTENT WITH THE INTENDED USE. THE INTENDED USE IS TO ALLOW GARBAGE AND RECYCLING COLLECTION TRUCKS TO LEAVE THE PROPERTY IN THE MORNING AND PARK THE TRUCKS AT NIGHT.

FENCING NOTES:

1. THE EX. 6' CLF TO REMAIN.

GARBAGE COLLECTION NOTE:

1. GARBAGE SHALL BE PLACED IN CONTAINERS LOCATED IN THE GARAGE.
2. THE CONTAINERS SHALL ONLY BE TAKEN OUT DURING GARBAGE PICKUP DAYS.

PARKING STRIPE NOTES:

1. ALL PARKING SPACES SHALL BE DOUBLE STRIPED, INCLUDING THE TRUCK PARKING SPACES.

OUTDOOR STORAGE NOTES:

PER SECTION 155.4303 W

- A. A TYPE B BUFFER HAS BEEN PROVIDED FOR THE ENTIRE PROPERTY.
- B. MAX STORAGE ARE 35% OF PRINCIPAL BUILDING(S) BUILDING SF = 12,041. MAX STORAGE (35%) = 4,214 SF
- C. SEE SITE PLAN FOR LOCATION OF OUTDOOR STORAGE.
- D. THE STORED MATERIAL ARE NOT INTENDED FOR SALE.
- E. THE STORED MATERIAL ARE NOT INTENDED FOR SALE.

TITLE:

SITE PLAN

SEAL:

DATE:

06/15/26

DRAWING NO.

22-0111

SHEET NO.

SP1 OF 2

HOWARD E. JABLON, PE
#47514

LEGEND

- EX. LIGHT POLE
- EX. FIRE HYDRANT ASSEMBLY
- SITE AREA THAT IS BEING ALTERED
- EX. ASPHALT TO BE REMOVED

PRE-CITY APPROVAL REVISIONS	REVISIONS AFTER CITY APPROVAL
DATE	DATE
COMMENTS	COMMENTS
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ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET
CA P96000078194

PROJECT:

COASTAL RECYCLING OF POMPANO
COASTAL 16 - CNG
2407 HAMMONDVILLE ROAD
POMPANO BEACH, FLORIDA 33069