ZONING DESIGNATION: RS-3 (SINGLE FAMILY RESIDENCE)
FUTURE LAND USE: L (LOW INTENSITY RESIDENTIAL)
USE: SINGLE FAMILY HOME

ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)
FUTURE LAND USE: C (COMMERCIAL)
USE: RESIDENTIAL

ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)
FUTURE LAND USE: C (COMMERCIAL)
USE: VACANT

ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)
FUTURE LAND USE: C (COMMERCIAL)
USE: VACANT

PROPOSED 8' HIGH LANDSCAPE WALL
EXISTING TREE TO BE REMOVED
PROPOSED 10' LANDSCAPE BUFFER
PROPOSED JUNCTION BOX
PROPOSED CONCRETE RAMP
PROPOSED YARD DRAIN (TYP.)
10.46' BUILDING SETBACK
10.50' BUILDING SETBACK
PROPOSED JUNCTION BOX
PROPOSED MES
PROPOSED SIGN
PROPOSED ROLL OUT DUMPSTER STAGING LOCATION
PROPOSED ROLL OUT DUMPSTER STORAGE LOCATION
PROPOSED OVERHEAD DOOR
PROPOSED 2' VEHICLE OVERHANG
PROPOSED INLET (TYP.)
HOME AND BUILDING SUPPLY CENTER
GROSS FLOOR AREA = 9,200 SF
ONE STORY
FFE=13.80
BUILDING HEIGHT = 32 FEET ABOVE FF ELEV.
PROPOSED RETAINING WALL
PROPOSED STORM POND
FUTURE RIGHT-OF-WAY
EXISTING 42" FM
EXISTING 30" RCP STORM DRAIN
EXISTING 6" GAS MAIN
EXISTING BURIED ELECTRIC
PROPOSED CONCRETE STEPS
DEMISING WALL
PROPOSED 2.00' VEHICLE OVERHANG
PROPOSED SIDEWALK
PROPOSED LANDSCAPE
10.00' LANDSCAPE BUFFER
EXISTING OVERHEAD ELECTRIC
PROPOSED 9'-6" WHITE LANE ARROW
PROPOSED 24" WHITE STOP BAR
PROPOSED TRENCH DRAIN
PROPOSED STOP SIGN
PROPOSED FIRE HYDRANT
PROPOSED WATER EQUIPMENT
PROPOSED CITY OF POMPANO BEACH STANDARD HAND RAIL (308-1)
EXISTING SIDEWALK ENCROACHMENT.
PROPOSED STORM POND
1.41' BUILDING SETBACK
PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
PROPOSED 5' SIDEWALK
EXISTING SIDEWALK
0.12' BUILDING SETBACK
2.37' BUILDING SETBACK
EXISTING SWALE
RED FDC MARKER
BLUE FIRE HYDRANT MARKER
PROPOSED BIKE RACK (7 BIKE CAPACITY)
EXISTING 48" RAW WATER MAIN
EXISTING 2" GAS MAIN
EXISTING WASTE WATER CONNECTION LOCATION. EXISTING LATERALS TO BE USED IF CAPACITY IS PRESENT
PROPOSED SWALED DRIVEWAY PER CITY OF POMPANO BEACH STANDARDS
24' EXISTING PAVEMENT
50' EXISTING R/W
EXISTING 6" WATER MAIN
EXISTING 8" WASTE WATER MAIN
PROPOSED FIRE CONNECTION LOCATION
PROPOSED WATER CONNECTION LOCATION
PROPOSED CITY OF POMPANO BEACH STANDARD HAND RAIL (308-1)
N.W. 4th STREET
NORTH POWERLINE ROAD SR 845
P/L-R/W
P/L

ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)
FUTURE LAND USE: C (COMMERCIAL)
USE: VACANT

PROPOSED LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK/PAVEMENT
- PROPOSED GUTTER TRANSITION
- PROPOSED BIKE RACK
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- (7) PROPOSED PARKING PER BAY
- DIRECTIONAL LANE ARROW
- (D) PROPOSED TYPE "D" CURB
- SIDEWALK RAMP WITH TACTILE WARNING DEVICE. (FDOT STANDARD INDEX 304 SHEET 1, 3 & 6)
- PROPOSED STOP SIGN

NORTH

SCALE IN FEET 0 5 10 20

This document has been electronically signed and sealed using an SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

WILLIAM B. HILTON II LICENSE No. 63015 STATE OF FLORIDA PROFESSIONAL ENGINEER

William B Hilton II
CN=William B Hilton II, OU=A01410C00000170EA5872D80001052B, O=A-C-T Environmental and Infrastructure Inc., C=US
2020.06.11 13:45:50-04'00'

DESCRIPTION:
DATE:

IMECA HARDWARE
POMPANO BEACH, FLORIDA
BROWARD COUNTY
SECTION 01, TOWNSHIP 39S, RANGE 19E
SITE PLAN

COCCHIOLA, LLC
1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169

A·C·T Environmental & Infrastructure

NOTE: The undersigned and A-C-T Environmental and Infrastructure, Inc. makes no representations or guarantees as to the completeness of the information reflected herein pertaining to easements, rights-of-way, setback lines, encumbrances, agreements or other matters of record. This instrument is intended to be used in its entirety. Any reproduction, modification or use of this instrument by any party for any purpose without the written permission of A-C-T, Inc. is prohibited. This instrument is the property of A-C-T and shall not be reproduced in whole or in part without written permission of A-C-T.

DRAWN BY: MP
DESIGN BY: MP
CHECKED BY: WBH
DATE: 05/26/2020

WILLIAM B. HILTON II
FL P.E. # 63015

SCALE: 1" = 10'
PROJECT NO.: 21202

C-5

P&Z
PZ20-14000016
09/27/2023

S:\A-C-T Projects\SRQ Projects\21000-21999\21202 - IMECA Pompano Beach\Plan Production\Plan Drawings\Plan Set\CONSTRUCTION\IMECA POMPANO PLAN SET.dwg June 11, 2020 - 1:16pm by michael.puskash