



20' 40' 80'

SCALE: 1"=40'

BCR  
BFE  
BPP  
C & G  
CB  
CBS  
CLF  
COP  
DOVC  
DE  
ECP  
EX  
FF EL  
FDC  
FH  
OV  
HH  
INV  
PB  
PG  
PL  
R/W  
SDMH  
TOP  
TYP.  
UE  
WM  
WPP  
YD

ABBREVIATIONS  
BROWARD COUNTY RECORDS  
BASE FLOOD ELEVATION  
BACKFLOW PREVENTOR  
CURB & GUTTER  
CATCH BASIN  
CONCRETE BLOCK STUCCO  
CHAIN LINK FENCE  
CONCRETE POWER POLE  
DOUBLE DETECTOR CHECK VALVE  
DRAINAGE EASEMENT  
EQUIPMENT CONCRETE PAD  
EXISTING  
FINISHED FLOOR ELEVATION  
FIRE DEPARTMENT CONNECTION  
FIRE HYDRANT  
GATE VALVE  
HAND HOLE  
INVERT  
PLAT BOOK & PAGE  
PROPERTY LINE  
RIGHT OF WAY  
STORM DRAIN MANHOLE  
TOP OF PIPE  
TYPICAL  
UTILITY EASEMENT  
WATER MAIN  
WOOD POWER POLE  
YARD DRAIN

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

THIS SITE

LOT DATA (PER SECTION 155.3403)

LOT DATA	TOTAL (SF)	TOTAL (%)
TOTAL NET LOT AREA (MIN 10,000 SF)	303,257 SF	100.00%
IMPERVIOUS		
EXISTING CONDITION	15,594 SF	5.14%
PROPOSED CONDITION	39,415 SF	13.00%
BUILDING FOOTPRINT :	NA	5.28%
COVERED STORAGE :	146,243 SF	45.12%
BUILDING FOOTPRINT :	217,252 SF	68.54%
PAVED PARKING/WALK :	210,575 SF	
TOTAL IMPERVIOUS :	86,005 SF	31.46%
PERVIOUS AREA (MIN. 20%)		
TOTAL PERVIOUS :	95,414 SF	

SITE DATA

PROPERTY ADDRESS	: 2281 NW 16TH STREET
FOLIO NUMBER	: 484228010050
TYPE OF PROJECT	: INDUSTRIAL
LAND USE DESIGNATION	: INDUSTRIAL
EXISTING ZONING	: I-1X (GENERAL INDUSTRIAL)
PROPOSED ZONING	: I-1X (GENERAL INDUSTRIAL)
GROSS SIZE OF PROJECT SITE	: +/- 6.96 ACRES
NET SIZE OF PROJECT SITE	: +/- 6.96 ACRES
WATER & WASTEWATER	: CITY OF POMPANO
SERVICE PROVIDER	: BEACH UTILITIES
REQUIRED WASTE SERVICE	: TRASH CARTS

PARKING DATA

PER SECTION 155.5102 D.1.  
STANDARD PARKING SPACES

USE	REQUIRED	PROVIDED
OFFICE SPACE	1 PER 400 SF X 15,594 SF = 39 SPACES	39
COVERED STORAGE	NO PARKING REQUIRED	0
TRANSFER BUILDING	NO PARKING REQUIRED	0
TOTAL	39 + 0 + 0 = 39 SPACES REQUIRED	39 TOTAL
HC SPACES	2 SPACE	3
STANDARD SPACES		36

PARKING STRIPING NOTES:

1. ALL PARKING SPACES SHALL BE DOUBLE STRIPED PER THE PARKING SPACE DETAIL.  
2. SEE SHEET PD5 FOR PARKING SPACE DETAILS.  
3. SEE SHEET PD2 FOR ALL PAVEMENT MARKINGS NOTES.

- PROPOSED IMPROVEMENTS:

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

1. CONSTRUCT A NEW TRANSFER BUILDING ON THE SOUTH SIDE OF THE PROPERTY. THE NORTH SIDE OF THE TRANSFER BUILDING WILL HAVE GARAGE OPENINGS TO ALLOW FOR VEHICLES TO ENTER THE BUILDING DROP OFF / PICK UP THEIR LOADS AND EXIT THE BUILDING ON THE NORTH SIDE. THE EAST, WEST, AND SOUTH SIDES OF THE NEW BUILDING WILL NOT HAVE VEHICULAR ACCESS.  
2. REMOVE AND RE-CONSTRUCT THE CONCRETE PAD ON THE SOUTH SIDE OF THE PROPERTY TO SERVE THE NEW TRANSFER BUILDING.  
3. ADJUST THE STORMWATER SYSTEM TO ACCOMMODATE THE NEW IMPROVEMENTS.

- GATE NOTES:

1. THE TWO AUTOMATIC GATES SHALL REMAIN OPEN DURING BUSINESS HOURS. ALL OTHER GATES SHALL REMAIN CLOSED AT ALL TIMES UNLESS MANUALLY OPENED.  
2. THE FIRE DEPARTMENT SHALL HAVE AN ACCESS CARD TO OPEN THE AUTOMATIC GATES EVEN WHEN THEY ARE CLOSED.

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SCALE: 1" = 40'

DRAWN BY: HEJ

CHECKED BY: LJ

APPROVED BY: HEJ

PRE-CITY APPROVAL REVISIONS

DATE	COMMENTS
04/25/25	ADD TYPE "C" BUFFER NOTE TO SW CORNER PER RAI #1

REVISIONS AFTER CITY APPROVAL

DATE	COMMENTS
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CA P96000078194

COASTAL WASTE & RECYCLING 18

2281 NW 16TH STREET  
POMPANO BEACH, FLORIDA 33069

TITLE:

SITE PLAN

SEAL:

DATE: 03/15/25

DRAWING NO. 23-0300

SHEET NO. 1 OF 1

HOWARD E. JABLON, PE  
#475 P2-25-1200097