



## ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
C & G	CURB & GUTTER
CB	CATCH BASIN
CS	CONCRETE BLOCK STUCCO
CLF	CHAIN LINK FENCE
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
ECP	EQUIPMENT CONCRETE PAD
EX.	EXISTING
FF EL	FINISHED FLOOR ELEVATION
FH	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

## 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	188,173 SF	66.43%
TOTAL IMPERVIOUS	200,214 SF	70.68%
PERVIOUS AREA (MIN. 20%)		
TOTAL PERVIOUS	83,052 SF	29.32%

## VEHICULAR USE AREA VUA:

VUA PERVIOUS AREA REQUIRED = 15% OF TOTAL VUA:	
VUA REQUIRED = 15% X 199,686 SF = 29,953 SF	
VUA PROVIDED = TOTAL PERVIOUS - BUFFERS = 83,052 SF - 19,660 SF = 63,392 SF	
VUA PROVIDED = 63,392 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 PAVEMENT OVERLAY OVER THE EXISTING PAVING SURFACE.
2. RE-STRIPE THE 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.
3. INSTALL 20' - 5' CONCRETE SIDEWALK TO CONNECT EMPLOYEE PARKING TO WEST SIDE OF SITE.

## 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.

## FENCING NOTES:

1. THE EX. 6' CLF TO REMAIN
2. ALL ELECTRIFIED AND BARBED WIRE FENCING SHALL BE REMOVED FROM THE PROPERTY.

## 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.

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
REQUIRED WASTE SERVICE	: BEACH UTILITIES 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	4 + 4 + 63 = 71 SPACES REQUIRED	71 TOTAL
HC SPACES	1 SPACE	3
STANDARD SPACES		68
TRUCK PARKING	REQUIRED (SEE NOTE 2)	PROVIDED
TRUCK	0	101
TOTAL	EMPLOYEE + TRUCK = 71 + 101	172

## NOTE 1:

EMPLOYEE PARKING IS FOR OFFICE AND MAINTENANCE STAFF AND TRUCK DRIVERS. THE TOTAL NUMBER OF TRUCK SPACES ARE NOTED BELOW. THE TOTAL NUMBER OF TRUCKS EXPECTED TO BE ON THE ROAD AT ONE TIME IS 63. SO THERE ARE 63 EMPLOYEE PARKING SPACES ATTRIBUTED TO TRUCK DRIVERS.

## NOTE 2 - DATA FOR TRUCK PARKING:

12' x 25'	: 12 TRUCK
12' x 30'	: 21 TRUCK
12' x 50'	: 26 TRUCK
12' x 73'	: 42 SEMI-TRAILER

TOTAL TRUCK PARKING: 101 SPACES

## FLOOD ZONE DATA:

FLOOD ZONE	: X
BASE FLOOD ELEVATION	: NA
HIGHEST ADJACENT GRADE	: NA
COMMUNITY PANEL #	: 120055 (POMpano BEACH)
FLOOD PANEL #	: 12011C0356H
EFFECTIVE DATE	: 08/08/14

## GENERAL NOTES:

1. ALL VEHICLES STORED ON SITE WILL BE IN OPERABLE CONDITION AND SHALL BE MAINTAINED IN A CONDITION THAT THEY MAY BE MOVED UNDER THEIR OWN POWER AT ANY TIME.
2. ALL ELECTRIFIED AND BARBED WIRE FENCING WILL BE REMOVED FROM THE PROPERTY.

Digitally signed by  
**Howard E Jablon**  
Date: 2024.06.14  
07:52:20 -04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.  
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TITLE:

SITE PLAN

SEAL:

HOWARD JABLON, PE  
#47514

DATE:

06/13/23

DRAWING NO.

22-0110

SHEET NO.

SP1 OF 1