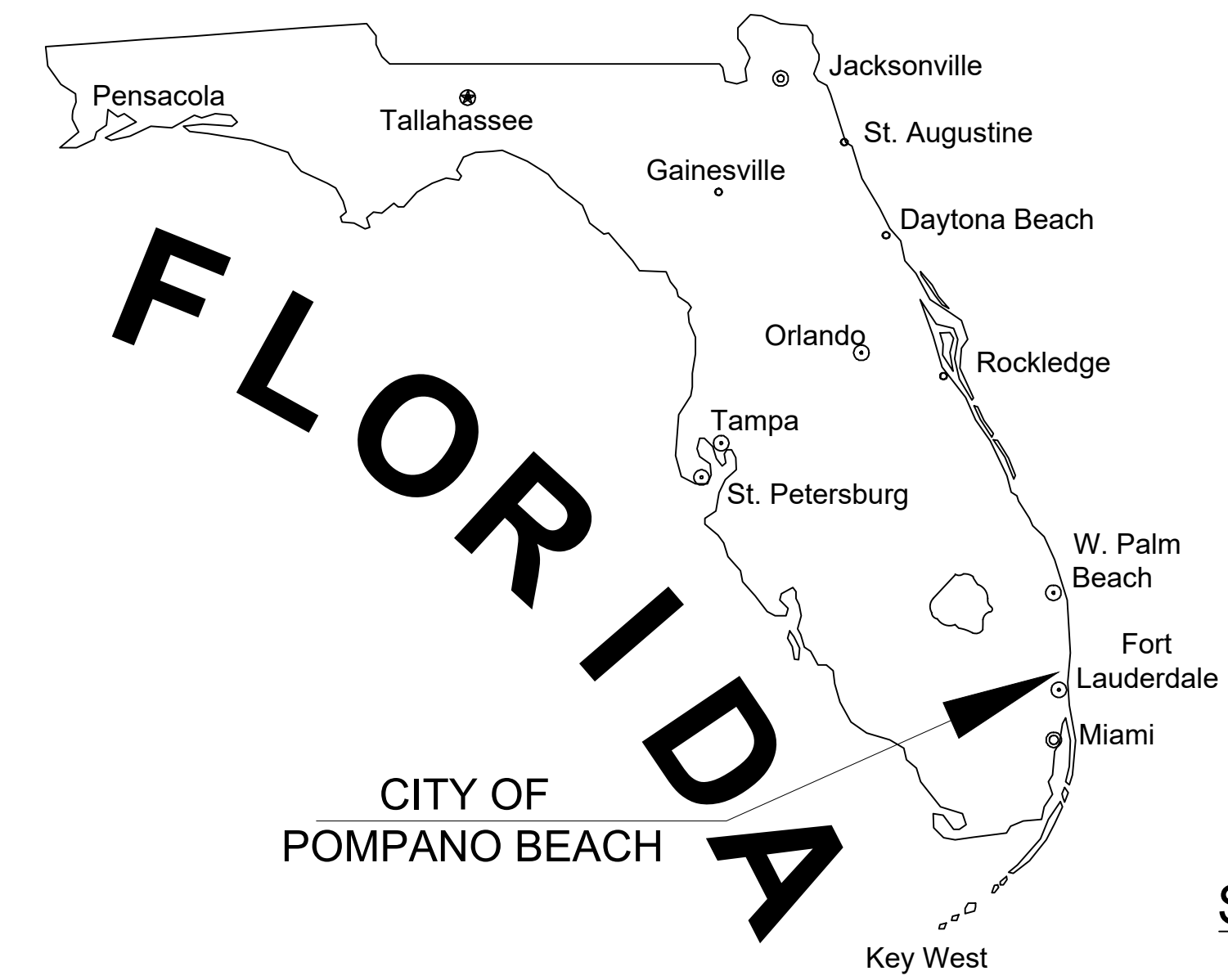


FIRST 95 DISTRIBUTION
CENTER - PHASE 2
1000 - 1041 NW 12 TERRACE
POMPANO BEACH
BROWARD COUNTY, FLORIDA



PERMITTING AGENCIES	PERMIT NO.	EXPIRES
CITY OF POMPANO BEACH	XXXXXXXXXX	XX/XX/XX
BROWARD COUNTY XXXXX		

LAND DESCRIPTION:

A PORTION OF PARCEL "A", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173 PAGE 56 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TOGETHER WITH:

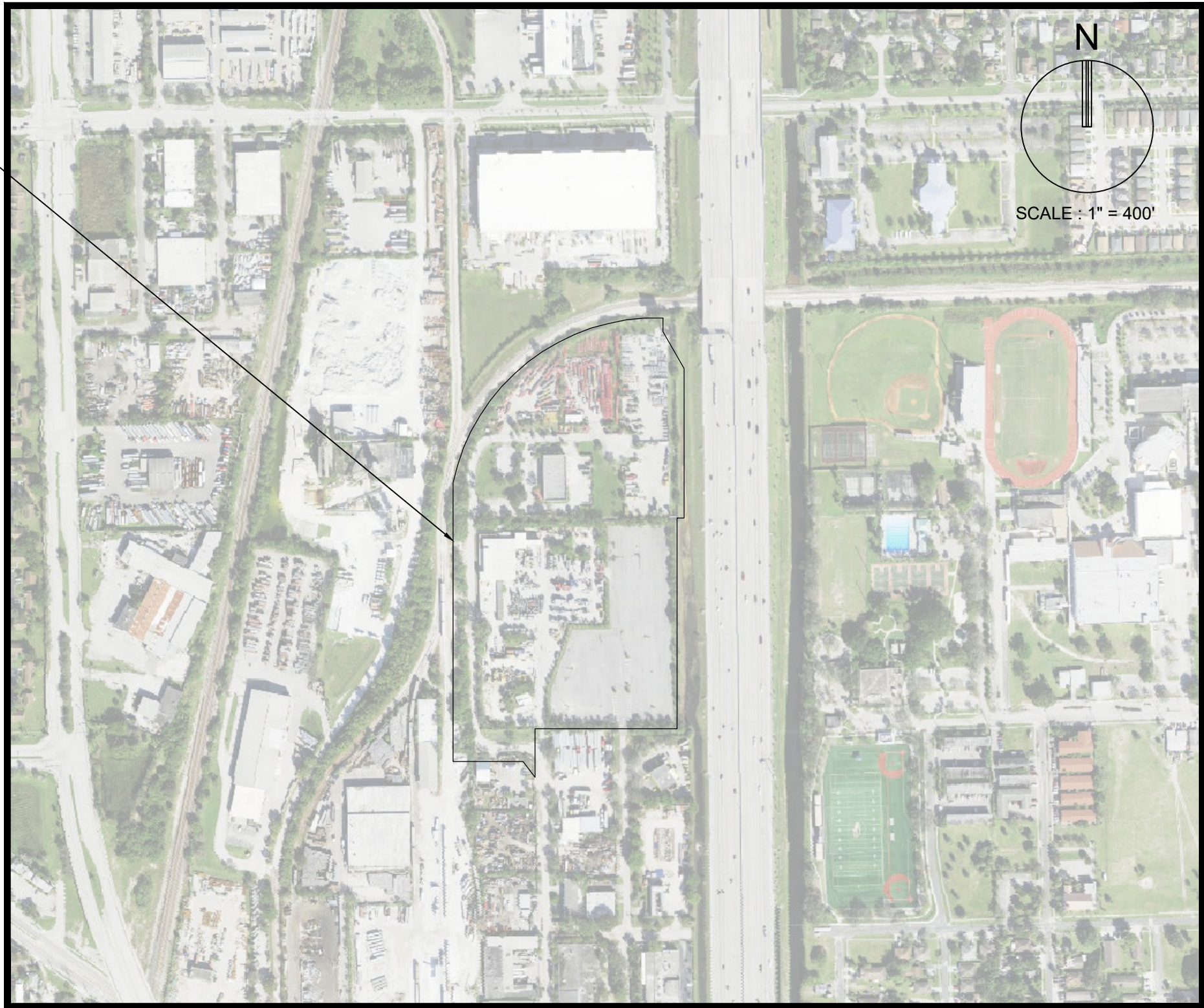
A PORTION OF PARCEL "B", FIRST 95 DISTRIBUTION CENTER, PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 474 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE F.E.C. (FLORIDA EAST COAST) RAILWAY SPUR AS DESCRIBED IN DEED BOOK 451, PAGE 365 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SITE LOCATION



LOCATION MAP
SECTION 34, TOWNSHIP 48 S, RANGE 42 E
FOLIO #4842 34 49 0020

INDEX OF SHEETS	
SHEET IDENTIFICATON	SHEET TITLE
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
CD-101 - 103	DEMOLITION PLAN
CG-101 - 103	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
SP-100	OVERALL SITE PLAN
SP-101 - 103	SITE PLAN
SP-201	CPTED PLAN
CP-101 - 103	PAVING, GRADING, AND DRAINAGE PLAN
CP-501 - 502	PAVING, GRADING, AND DRAINAGE DETAILS
CU-101 - 103	WATER AND SEWER PLAN
CU-501 - 505	WATER AND SEWER DETAILS
CM-101 - 103	PAVEMENT MARKING AND SIGNAGE PLAN
CM-501	PAVEMENT MARKING AND SIGNAGE DETAILS

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.58 FEET	1.58'
NAVD 1988		0.00'

ALL ELEVATIONS SHOWN ON THESE PLANS ARE
BASED ON NAVD 1988 DATUM

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 11 FEET, FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 11 FEET AND FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 12 FEET, AS SHOWN ON F.I.R.M. NUM. 12011C0357J, BEARING A MAP EFFECTIVE DATE OF 07/31/2024.



THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



PREPARED FOR:
FR NW 12 TERRACE, LLC
922 E. LAS OLAS BLVD.
FORT LAUDERDALE, FL 33301

PROJECT No. 10607.14 08/27/2025