

# FESTIVAL INDUSTRIAL

2900 W SAMPLE ROAD,  
POMPANO BEACH, FLORIDA 33073

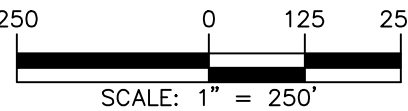
SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
Parcel ID: 484221070010

## INDEX OF SHEETS CIVIL SHEETS BY LANGAN

SHEET NO.	DESCRIPTION
SP-0	COVER SHEET
SP-1.0	OVERALL SITE PLAN
SP-1.1	PARTIAL SITE PLAN
SP-1.2	PARTIAL SITE PLAN
SP-2.1	STRIPING & SIGNAGE PLAN
SP-2.2	STRIPING & SIGNAGE PLAN
SP-3.1	PERVIOUS PLAN
SP-3.2	PERVIOUS PLAN
SP-4.0	OVERALL FIRE TRUCK CIRCULATION PLAN
SP-4.1	FIRE TRUCK CIRCULATION PLAN
SP-5.0	SEMI TRUCK CIRCULATION PLAN
SP-6.0	GARBAGE TRUCK CIRCULATION PLAN
SP-7.0	PEDESTRIAN CIRCULATION PLAN
SP-8.0	SITE PLAN DETAILS
C-1.0	OVERALL GRADING & DRAINAGE PLAN
C-1.1	GRADING & DRAINAGE PLAN
C-1.2	GRADING & DRAINAGE PLAN
C-2.0	OVERALL UTILITY PLAN
C-2.1	UTILITY PLAN
C-2.2	UTILITY PLAN
C-3.0	PAVEMENT PLAN
C-4.1	SOIL EROSION & SEDIMENT CONTROL PLAN
C-4.2	SOIL EROSION & SEDIMENT CONTROL PLAN
C-7.0	DRAINAGE DETAILS



LOCATION SKETCH



LEGAL DESCRIPTION:  
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 11598142)

TRACTS "A" AND "B", POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS "A" AND "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "A", NORTH 00° 17' 02" EAST, 580.11 FEET; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT "A", NORTH 45° 46' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A", NORTH 85° 27' 59" EAST, 292.89 FEET; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF NORTHWEST 29TH AVENUE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE NORTH BOUNDARY OF SAID TRACT "B", NORTH 89° 41' 47" EAST, 1285.19 FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" AND THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY SAID ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00° 19' 17" WEST 661.16 FEET; THENCE SOUTH 89° 41' 47" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED NORTHWEST 34TH PLACE, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1709.51 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NORTHERNMOST NORTHEAST CORNER OF AFORESAID TRACT "B"; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44°59'28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" SOUTH 00°19'17" WEST 292.43 FEET; THENCE SOUTH 89°46'56" WEST 427.06 FEET; THENCE NORTH 00°18'13" EAST 327.15 FEET; THENCE ALONG A NORTH BOUNDARY OF SAID TRACT "B" NORTH 89°41'47" EAST 385.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS.



Call 811 or visit [sunshine811.com](http://sunshine811.com) two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

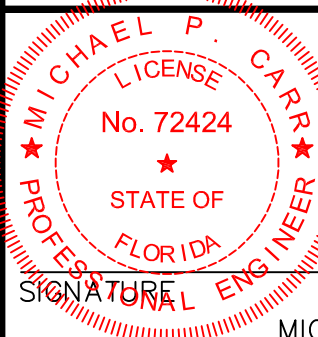
DRC

PZ24-12000024

Date	Description	No.
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07/02/2025

## REVISIONS



This item has been digitally signed and sealed by Michael Carr, P.E., on the date adjacent to the seal.  
Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MICHAEL CARR  
PROFESSIONAL ENGINEER FL Lic. No. 72424

**LANGAN**  
Langan Engineering and  
Environmental Services, LLC

110 East Broward Boulevard, Suite 1500  
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 [www.langan.com](http://www.langan.com)  
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project

FESTIVAL INDUSTRIAL

POMPANO BEACH  
BROWARD COUNTY FLORIDA

Drawing Title

COVER SHEET

Project No.	Drawing No.
330134201	SP-0
Date FEBRUARY 2025	
Drawn By EWM	
Checked By MPC	