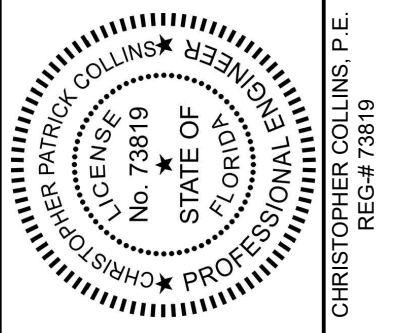




666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



5/24/2025
This item has been digitally signed and sealed by Christopher P. Collins, 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 electronics copies.

CONSTRUCTION PLANS FOR FESTIVAL MARKETPLACE

2900 W SAMPLE ROAD
POMPAN0 BEACH, FLORIDA
SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST
FOLIO ID # 4842.21.07.0010

OWNER/ DEVELOPER

FESTIVAL REAL ESTATE, LLC.
696 NE 125th Street
NORTH MIAMI, FLORIDA 33161

CIVIL ENGINEER/ LAND PLANNER

URBN DESIGN
696 N.E. 125TH STREET
NORTH MIAMI, FLORIDA 33161
(321) 217-6247
ATTN. CHRISTOPHER P. COLLINS, P.E.

SURVEYOR

MILLER LEGG
2005 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
Office: (561) 689-1138
Fax: (561) 689-8108
ATTN. MARTIN P. ROSSI, PSM

ARCHITECT

A.J. COHEN & ASSOCIATES
7430 CARMELA WAY
DELRAY BEACH, FLORIDA 33446
(305) 299-7843
ATTN. ALVIN JAY COHEN, R.A.

TRAFFIC ENGINEER

WHITEHOUSE GROUP INC.
TAMPA, FLORIDA 33602
(813) 359-8770
ATTN. VICKY L. CASTRO P.E.

LANDSCAPE ARCHITECT

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
(954) 202-7000
ATTN: MICHAEL D. GROSSWIRTH, R.L.A.

ELECTRIC SERVICE

FLORIDA POWER & LIGHT
6195 N.W. 82nd AVENUE
MIAMI, FLORIDA 33166
(305) 599-4023
ATTN. CARLOS ECHEGOYEN

TELEPHONE SERVICE

AT&T
9001 S.W. 24TH STREET
MIAMI, FLORIDA 33165
(305) 222-8729
ATTN. REGINALD BARIL

WATER & SEWER

BROWARD COUNTY WATER AND WASTEWATER
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPAN0 BEACH, FLORIDA 33369
(954) 831-0745

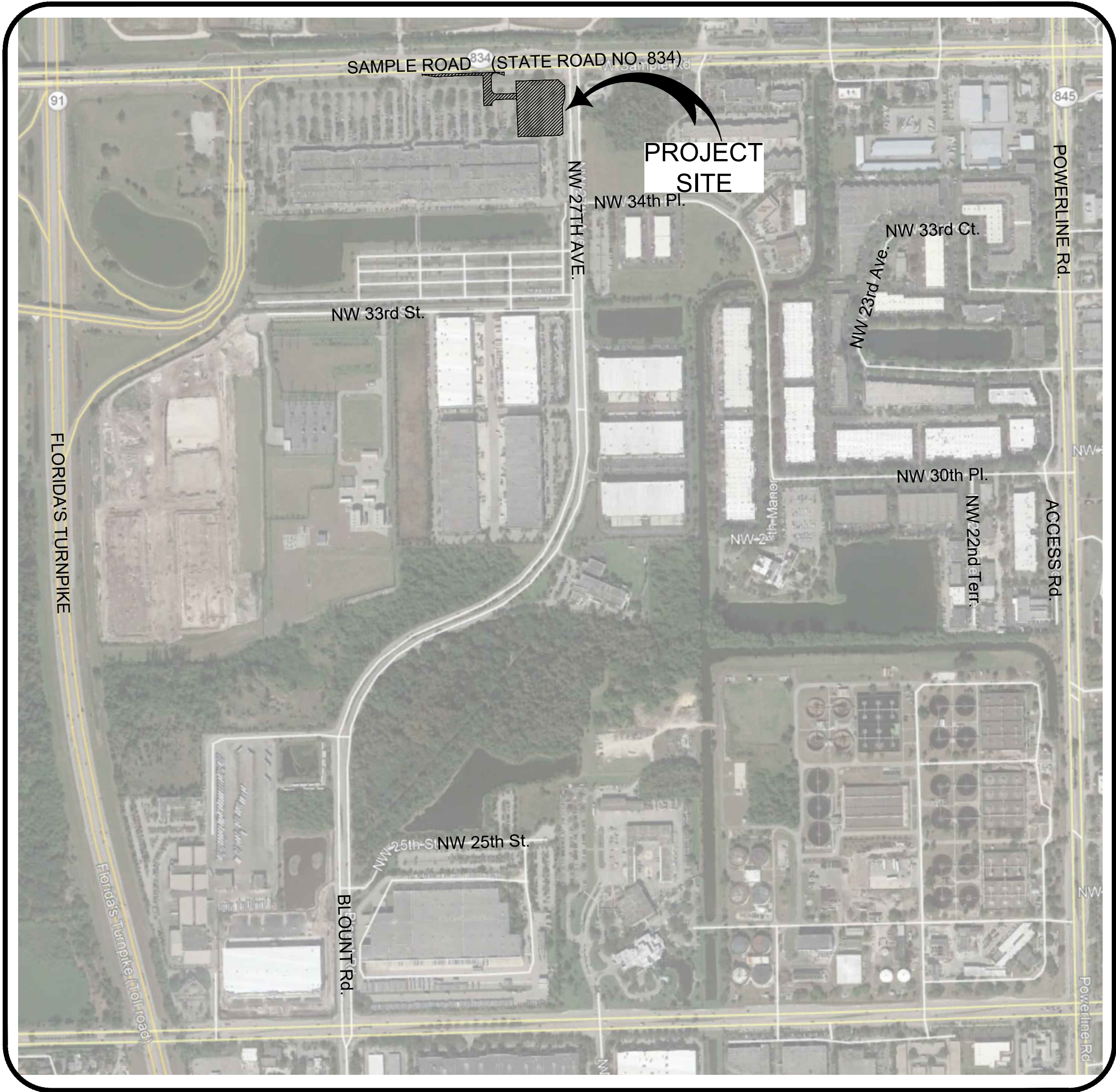
PERMITTING AGENCIES

BROWARD COUNTY PLANNING AND DEVELOPMENT
MANAGEMENT DIVISION
1 N. UNIVERSITY DR.
PLANTATION, FLORIDA 33324
(954) 357-6634

BROWARD COUNTY
ENVIRONMENTAL ENGINEERING
AND PERMITTING
1 N. UNIVERSITY DR., SUITE 201
PLANTATION, FLORIDA 33324
(954) 519-1483

FLORIDA DEPARTMENT OF
TRANSPORTATION
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
(954) 486-1400

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406
(561) 682-6979



BROWARD COUNTY, FLORIDA
SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST
VICINITY MAP

SCALE: N.T.S.

LEGAL DESCRIPTION

PARCEL 1: (FEE TITLE)

TRACTS A AND B, POMPAN0 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 DEGREES 17' 02" EAST, 580.10 FEET; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT A, NORTH 45 DEGREES 46' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT A, NORTH 85 DEGREES 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 POMPAN0 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 DEGREES 41' 47" EAST, 1285.19 FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT B, SOUTH 44 DEGREES 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 POMPAN0 BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00 DEGREES 19' 17" WEST 661.16 FEET; THENCE SOUTH 89 DEGREES 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, 1709.50 FEET TO THE POINT OF BEGINNING.

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	GENERAL NOTES
C-2.1	GENERAL NOTES
C-3.0	EROSION CONTROL PLAN PHASE I
C-3.1	EROSION CONTROL PLAN PHASE II
C-3.2	EROSION CONTROL PLAN PHASE II OFFSITE
C-4.0	EROSION CONTROL DETAILS
C-5.0	DEMOLITION PLAN
C-6.0	MASTER SITE PLAN
C-7.0	SITE PLAN
C-7.1	DRIVEWAY BLOW UP PLAN
C-7.2	GRADING BLOW UP PLAN
C-7.4	NW 27TH AVENUE TURNLANE BLOWUP PLAN
C-7.5	PAVEMENT PLAN
C-8.0	GRADING & DRAINAGE PLAN
C-9.0	GRADING AND DRAINAGE DETAILS
C-10.0	OVERALL WATER AND SEWER PLAN
C-10.1	WATER AND SEWER PLAN
C-10.2	WATER AND SEWER PROFILES
C-10.3	UTILITY DETAILS
C-10.4	UTILITY DETAILS
C-11.0	GENERAL DETAILS
C-11.1	BROWARD COUNTY STANDARD DETAILS
C-12.0	FIRE TRUCK ACCESS PLAN

PERMIT SET MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION	
NOTICE INSPECTION REQUIRED 24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.	
NOTE: APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY. ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.	
BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION	
<input type="checkbox"/> PLAN CONSISTENT WITH PLAT REQUIREMENTS	<input type="checkbox"/> PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE
BY: _____	DATE: _____
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS	
Sunshine811 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!	
Designed by: _____	C.P.C.
Drawn by: _____	A.T.S.
Checked by: _____	C.P.C.
Approved by: _____	C.P.C.
Scale: _____	N.T.S.
Date: _____	05/25/2022
Job No.: _____	1002
© 2025	
Plans for	
FESTIVAL MARKETPLACE 2900 W SAMPLE ROAD POMPAN0 BEACH, FLORIDA	
COVER SHEET	
Sheet No.	
C-1.0	