DRC
PZ25-12000048
05/20/2026

LEGEND:

- PROPOSED ASPHALT
- PROPOSED 4" THICK CONCRETE
- PROPOSED 6" THICK CONCRETE
- 3.44 PROPOSED GRADE ELEVATION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED YARD DRAIN
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- PROPOSED SURFACE FLOW
- PROPOSED SILT FENCE
- PROPOSED PAVERS
- PROPOSED LANDSCAPE
- EXISTING PAVEMENT ASPHALT
- EXISTING PIPING AND APPURTENANCES
- EXISTING BACKFLOW PREVENTOR
- EXISTING CATCH BASIN
- EXISTING CLEANOUT
- EXISTING ELEVATION
- GM EXISTING GAS METER
- EXISTING MANHOLE (AS DESIGNATED)
- MW EXISTING MONITORING WELL
- EXISTING SIGN (AS INDICATED)
- VB EXISTING VALVE BOX
- EXISTING WATER METER
- EXISTING CONCRETE POLE
- X EXISTING FENCE
- EXISTING FIRE HYDRANT
- +5.40 EXISTING ELEVATIONS

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTES:

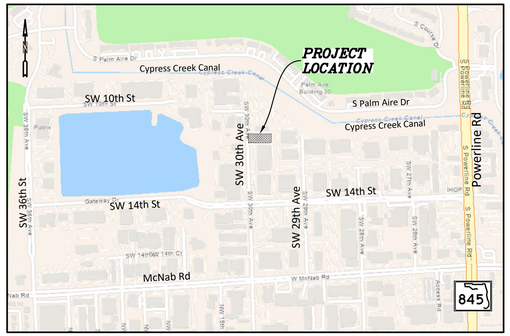
1. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
2. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIAL FROM SITE.
3. WALKWAYS TO BE COMPLIANCE WITH THE CITY OF POMPANO BEACH REQUIREMENTS.
4. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
5. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
7. REFER TO ARCHITECT'S SITE PLAN FOR SITE LAYOUT AND DIMENSIONS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

NOTE:
ALL ELEVATIONS ARE REFERENCED TO NAVD 1988

FLOOD INFORMATION:
BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 7 FEET, AS SHOWN ON F.I.R.M. MAP 120055-0358-J, BEARING A MAP EFFECTIVE DATE OF 7/31/24

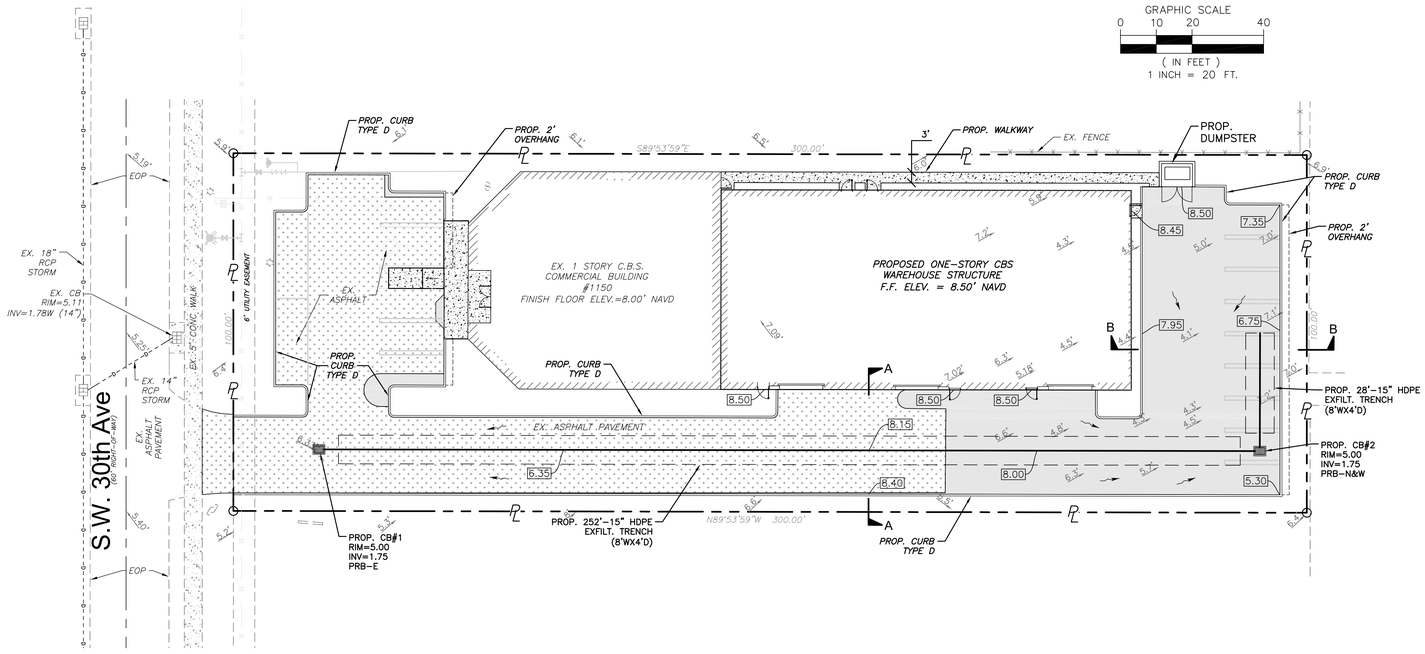
LEGAL DESCRIPTION:
THE SOUTH 1/2 OF PARCEL B, GATEWAY INDUSTRIAL CENTER NO. 29, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

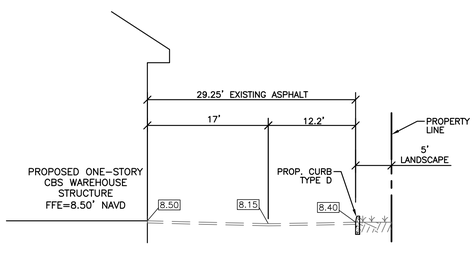


LOCATION MAP
N.T.S.

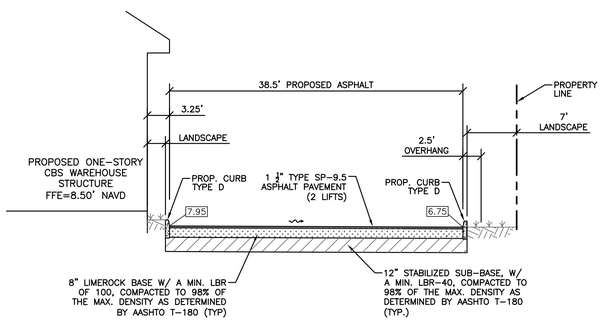
SEC 04, TWSP 49S, RNG 42E
PROPERTY ID: 4942044310020

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH = 20 FT.





SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

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!

HOLLAND ENGINEERING
CIVIL ENGINEERING SOLUTIONS
301 SW 7th Street
Fort Lauderdale, Florida 33315
Phone: 954.367.0371
Certificate of Authorization 7325

SUSAN C. HOLLAND
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE No. 41831

SUSAN C. HOLLAND LICENSE No. 41831 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by Susan C. Holland, P.E. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Susan C Holland
Digitally signed by Susan C Holland
Date: 2026.03.13 10:06:56 -04'00'

WAREHOUSE ADDITION
FOR
POMPANO 1150 LLC
1150 SW 30TH AVE
POMPANO BEACH, FL 33069

REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION
1	2/11/26	HS	SCH	DRC COMMENTS

DRAWN BY:	HS
CHECKED BY:	SCH
DATE:	09/04/25
SCALE:	1"=20'

SHEET TITLE

PAVING, GRADING & DRAINAGE PLAN

NO. OF SHEETS: 8
SHEET NO.: C-1
PROJECT NO. 25-21

J:\CAD\25-21\CAD Files\25-21_PGD Plan.dwg — 2/11/2026 2:53 PM