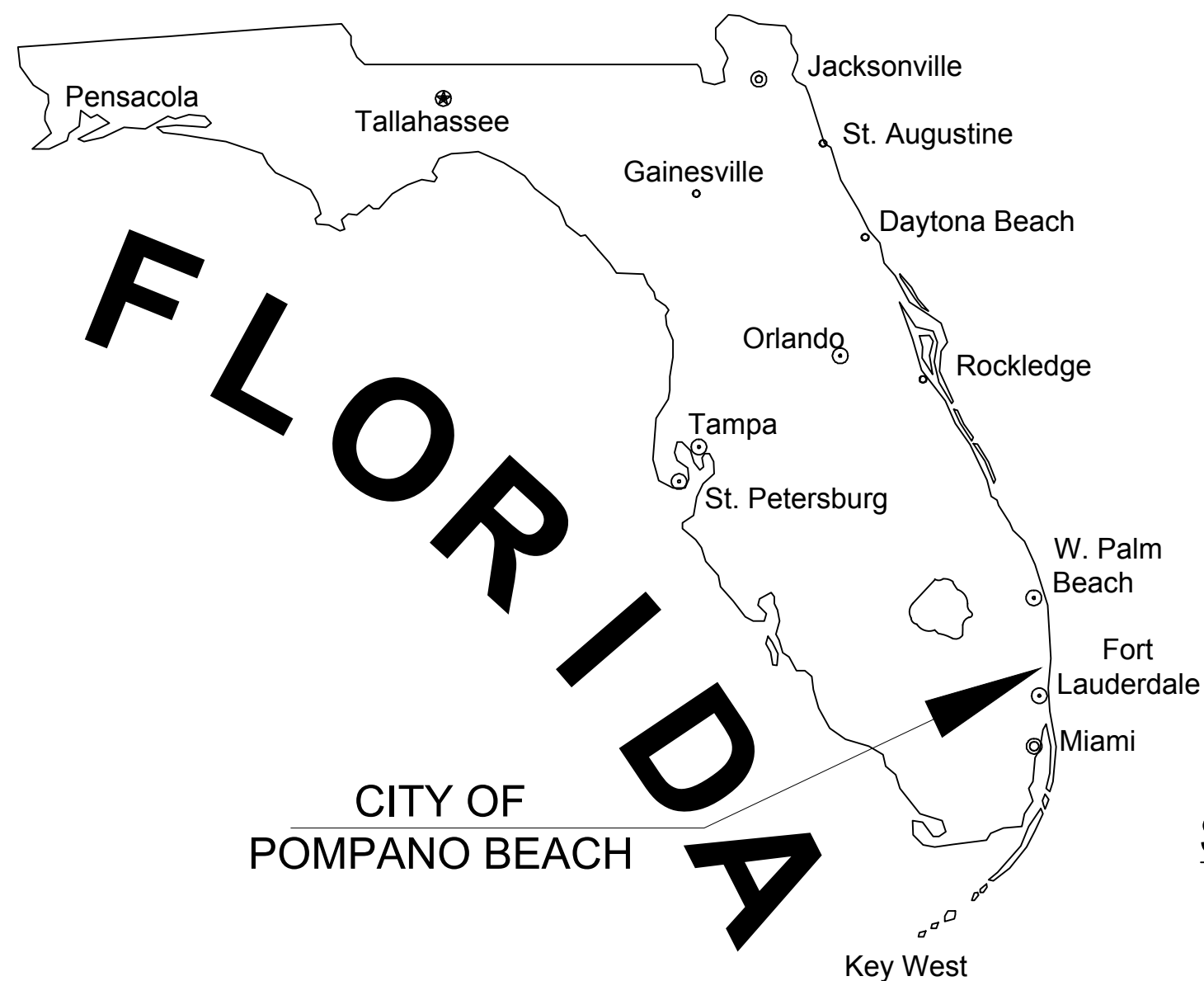


# 2400 E ATLANTIC

2400 E. ATLANTIC BLVD  
CITY OF POMPANO BEACH,  
BROWARD COUNTY, FLORIDA



SITE LOCATION

RELATIONSHIP BETWEEN  
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.57 FEET	1.57'
NAVD 1988	7.00 FEET	0.00'

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

## LAND DESCRIPTION:

PARCEL 1:  
LOTS 1, 2, 3, 7, 8, 11 THROUGH 21, INCLUSIVE, BLOCK 19, A RESUBDIVISION OF  
BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT  
BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:  
LOTS 4, 5, 6, 9 AND 10, IN BLOCK 19, OF A RESUBDIVISION OF BLOCK 19, PINEHURST,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF  
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X,  
ZONE AE EL. 6, AND ZONE AE EL. 7, AS SHOWN ON F.I.R.M. NUM.  
12011X0376J, BEARING A MAP EFFECTIVE DATE OF 07/31/2024.

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



## LOCATION MAP

SECTION 05, TOWNSHIP 48 S, RANGE 43 E  
FOLIOS #484331050040, 484331050100

INDEX OF SHEETS	
SHEET IDENTIFICATION	SHEET TITLE
GI-000	COVER
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
SP-101	OVERALL SITE PLAN
SP-201	CPTD PLAN
SP-202	CPTD NOTES
SP-300	VEHICLE CIRCULATION PLAN
FA-101	FIRE ACCESS PLAN
CD-101	DEMOLITION PLAN
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CP-101	PAVING, GRADING AND DRAINAGE PLAN
CP-501 - CP-503	PAVING, GRADING, AND DRAINAGE DETAILS
CU-101	WATER AND SEWER PLAN
CU-501 - CU-504	WATER AND SEWER DETAILS
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN
CM-501	PAVEMENT MARKING AND SIGNAGE DETAILS

PREPARED FOR:  
PORTMAN HOLDINGS  
303 PEACHTREE CENTER AVENUE, NE #575  
ATLANTA, GA 30303



NILES T. WARRICK, P.E.  
FLORIDA REG. NO. 94320  
(FOR THE FIRM)

PROJECT No. 14267.00 FEBRUARY 25, 2025

AAC

PZ25-12000001

08/06/2025