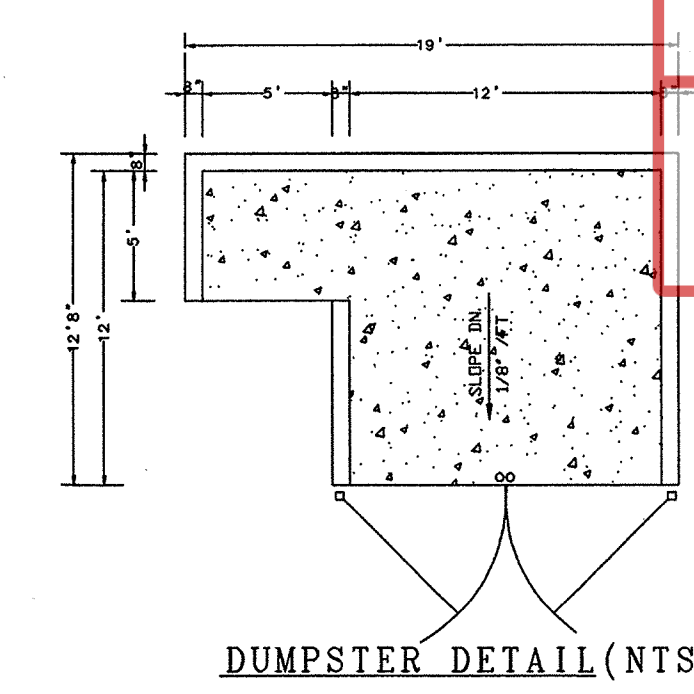


DRC

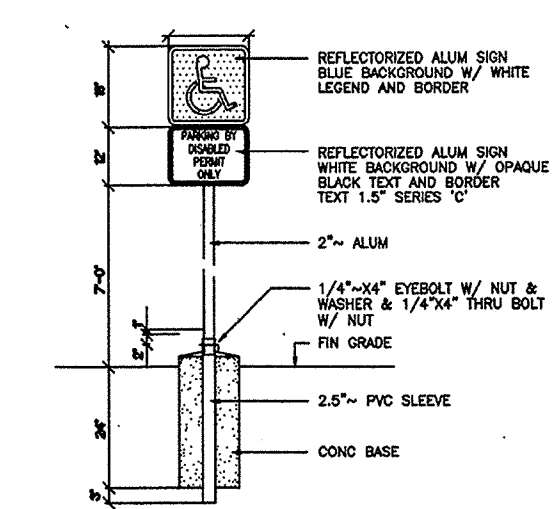
PZ25-12000051

ENC 07/15/2026

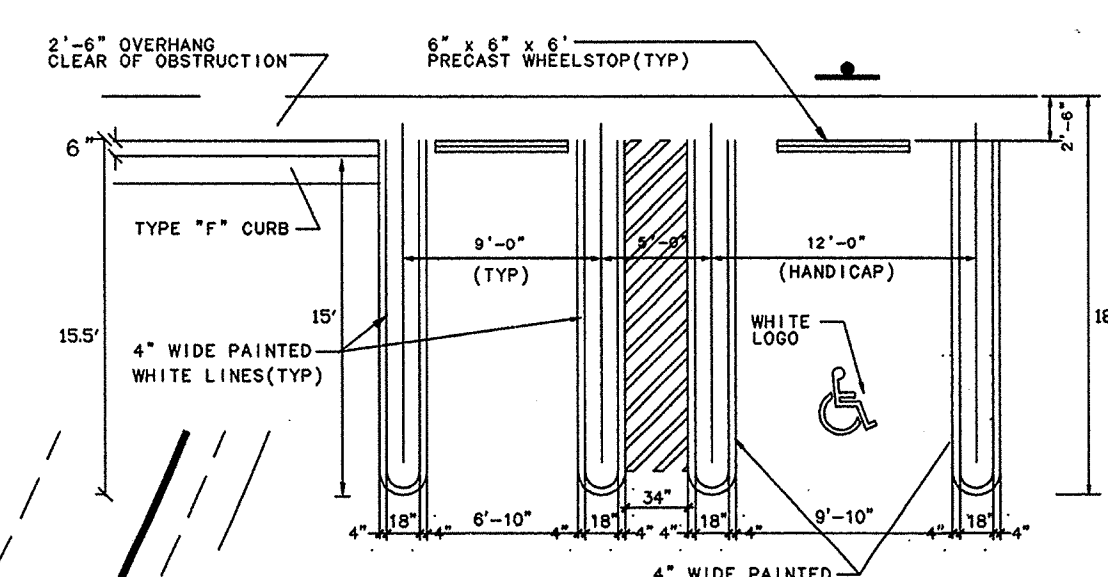
MASONRY WITH PLASTERED AND PAINTED SURFACES OR FINISHED WITH OTHER APPROVED MATERIALS. GATE CONSTRUCTION - SOLID OPAQUE GATES. (CHAINLINK GATES WITH SLATS NOT ACCEPTABLE) PROVIDE GATE STOPS TO SECURE GATES WHEN IN OPEN POSITION. LANDSCAPING REQUIRED ON THREE SIDES.



DUMPSTER DETAIL (NTS)



HANDICAP SIGN (NTS)



TYPICAL PARKING LAYOUT DETAIL (NTS)

LAND DESCRIPTION:

A PORTION OF PARCELS 2 AND 3 OF THE PLAT OF 'ALPHA 250', AS RECORDED IN PLAT BOOK 156, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3 OF SAID PLAT OF 'ALPHA 250', THENCE NORTH 01°28'09" WEST ALONG THE WEST LINE OF SAID PARCEL 3 AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 525.67 FEET; THENCE NORTH 47°46'00" EAST, A DISTANCE OF 278.63 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW 19th STREET AS SHOWN ON THE PLAT THEREOF; THENCE SOUTH 42°14'00" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 430.00 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°04'50", AN ARC DISTANCE OF 45.63 FEET; THENCE SOUTH 01°17'17" EAST, A DISTANCE OF 935.39 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF 'ALPHA 250'; THENCE SOUTH 88°42'43" WEST ALONG SAID SOUTH LINE OF SAID PLAT OF 'ALPHA 250', A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 224,434 SQUARE FEET (5.1523 ACRES), MORE OR LESS

SITE DATA:

LAND USE INDUSTRIAL
ZONING I-1/PC1
ADJACENT ZONING: NORTHEAST I-1/PC1
NORTHWEST I-1/PC1
EAST I-1/PC1
SCUTH I-1
WEST CF

BUILDING HEIGHT 33 FT

GROSS SITE AREA 224,434 SF (5.1523 AC.)
NET SITE AREA 224,434 SF
BUILDING AREA 60,820 SF (7.030 SF OFFICE)
ASPHALT PAVEMENT AREA (VUA) 103,818 SF
SIDEWALKS/DUMPSTER 1,541 SF
TOTAL IMPERVIOUS AREA 166,179 SF (74%)
TOTAL PERVIOUS AREA 58,255 SF (26%)
LANDSCAPE BUFFERS 18,650 SF
REMAINDER 39,605 SF
15% VUA=0.15 x 103,818 = 15,573 SF OK

PARKING SPACES REQUIRED
10,000 SF @ 1/500 SF = 20 SPP
50,820 SF @ 1/1000 SF = 51 SPP
TOTAL 71 SPP

PARKING SPACES PROVIDED 167 SPP
(INCLUDING 6 H/C SPACES)

STREET ADDRESS:
2600 NW 19th STREET
POMPANO BEACH, FL 33069

PARCEL J

EX. RIM 12.29
INV (S) 8.19
EX. RIM 12.35
INV (N) 8.47
INV (S) 8.51

EX. RIM 13.36
INV (S) 6.90
(W) 5.37

ADJUST EX. RIM 13.30 TO GRADE
INV (NE) 7.21

FW 12" DIP REUSE
EX. 8" DIP REUSE
12" HEADER CURB IN R/W
12" DIP REUSE
PROPOSED 4" DIP REUSE (FUTURE)

EX. RIM 12.29
INV (S) 8.19
EX. RIM 12.35
INV (N) 8.47
INV (S) 8.51

12" HEADER CURB IN R/W
12" DIP REUSE
EX. 8" DIP REUSE
12" DIP REUSE
PROPOSED 4" DIP REUSE (FUTURE)

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12" HEADER CURB IN R/W
12" DIP REUSE
EX. 8" DIP REUSE
12" DIP REUSE
PROPOSED 4" DIP REUSE (FUTURE)

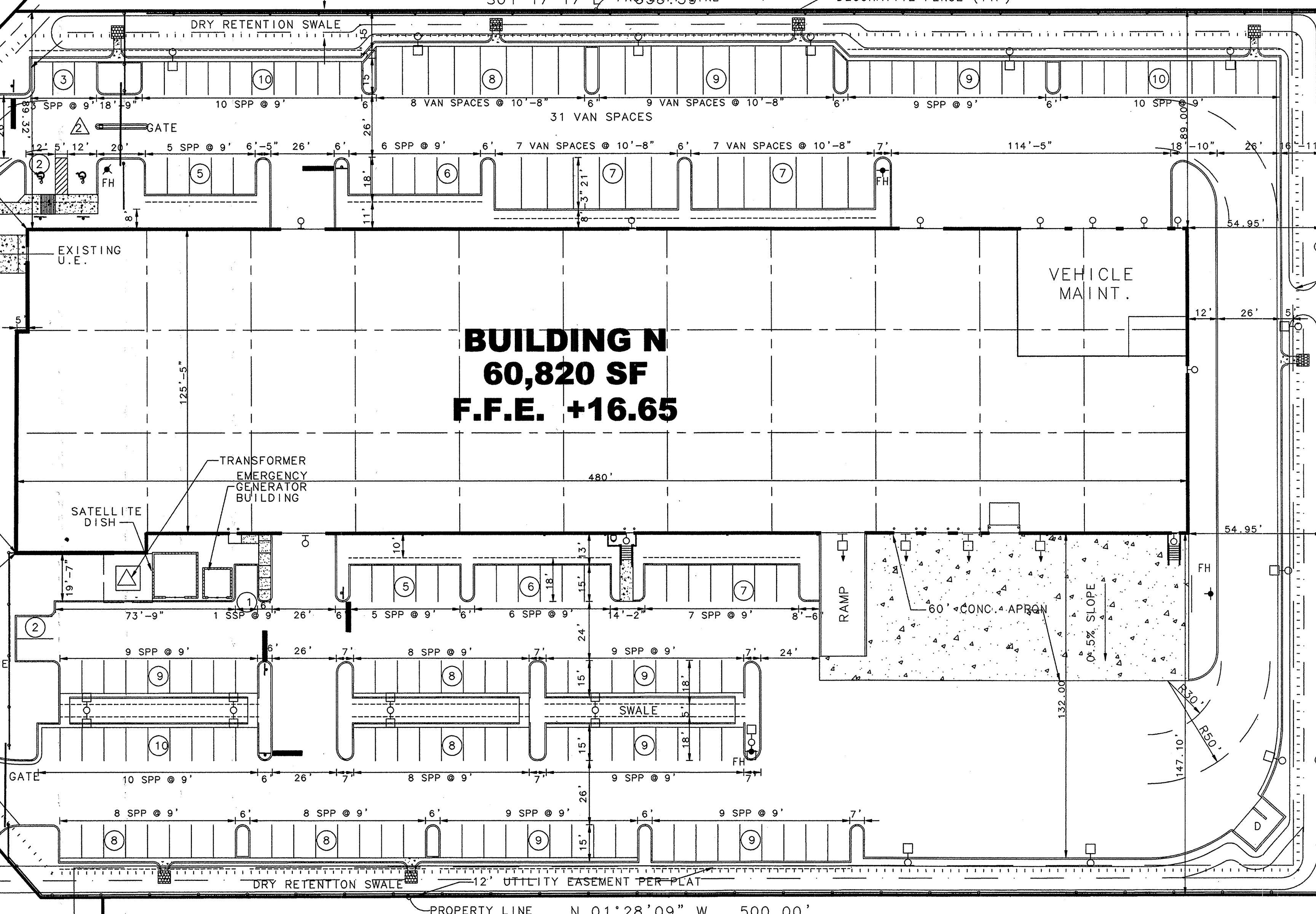
EX. RIM 12.29
INV (S) 8.19
EX. RIM 12.35
INV (N) 8.47
INV (S) 8.51

12" HEADER CURB IN R/W
12" DIP REUSE
EX. 8" DIP REUSE
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PROPOSED 4" DIP REUSE (FUTURE)

EX. RIM 12.29
INV (S) 8.19
EX. RIM 12.35
INV (N) 8.47
INV (S) 8.51

12" HEADER CURB IN R/W
12" DIP REUSE
EX. 8" DIP REUSE
12" DIP REUSE
PROPOSED 4" DIP REUSE (FUTURE)

BUILDING N
60,820 SF
F.F.E. +16.65



EXISTING 8' HIGH CHAINLINK FENCE

PROPERTY LINE

12' UTILITY EASEMENT PER PLAT

PARCEL A
BROWARD COUNTY PLAT NO. 1
(P.B. 107 PG. 47, B.C.R.)

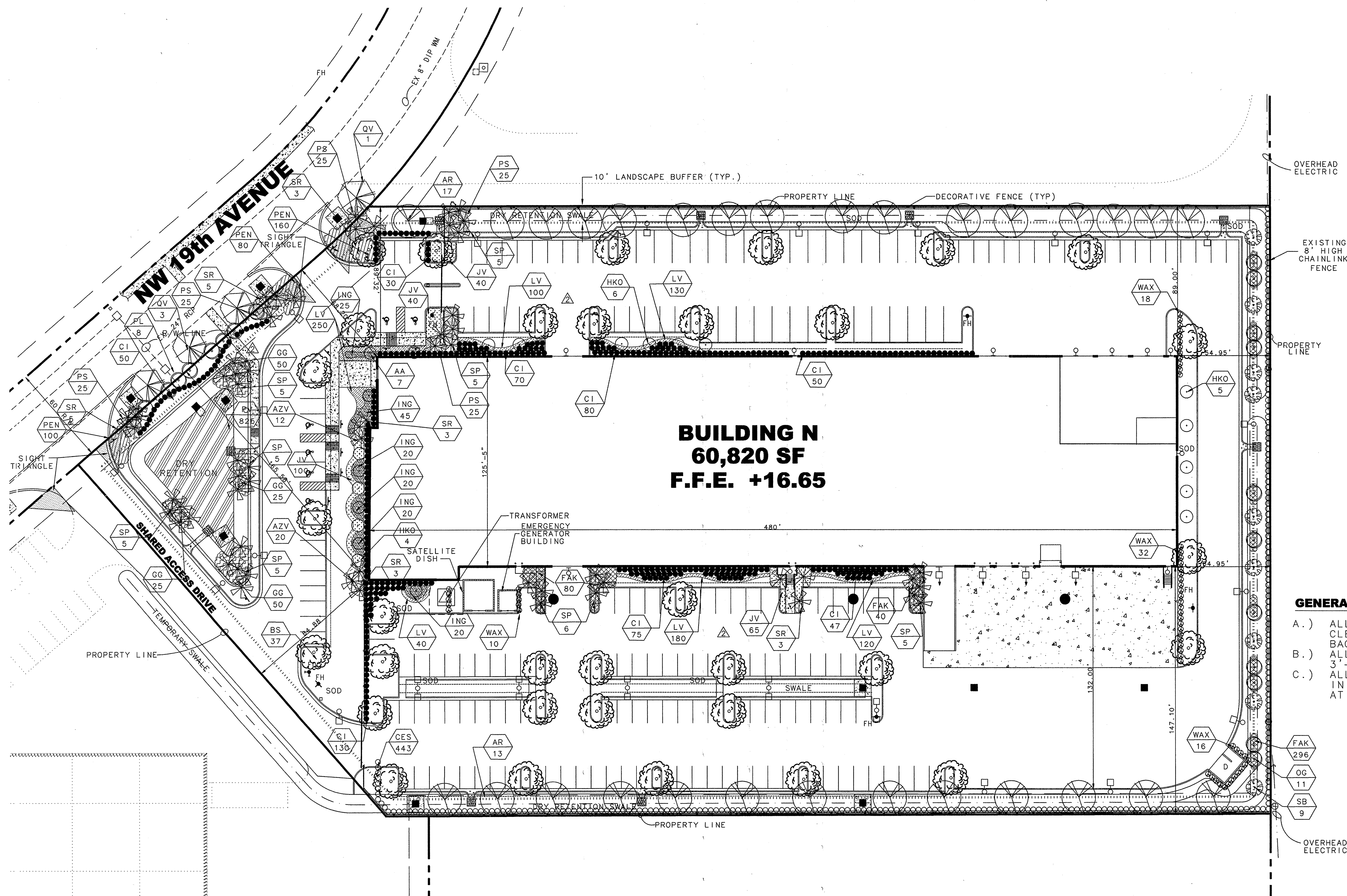
11/7/00 GE-J BUILDING PERMIT				START DATE: 7/16/00				INDUSTRIAL DEVELOPMENTS INTERNATIONAL			
9/25/00 GE-J BUILDING PERMIT				DESIGNED BY: GE-J				POMPANO BUSINESS CENTER - PARCEL N (FEDEX)			
9/13/00 GE-J P & Z BOARD SUBMITTAL				DRAWN BY: JLS				SITE PLAN			
7/26/00 GE-J DRC SUBMITTAL				CHECKED BY: RE-J				CITY OF POMPANO BEACH			
DATE BY DESCRIPTION				ARCHIVE NO:				BROWARD COUNTY			
RELEASE INFORMATION				REVISIONS				FLORIDA			
								SCALE: 1" = 30'			
								JOB NO: 98-0502-0230			
								SHEET: SP-1 OF 1			
								EB# 6451			
								11/7/00			
								NOT TO BE FILED FOR RECORD UNLESS SIGNED, DATED AND EMBOSED WITH THE RAISED SEAL OF RHON ERNEST-JONES, P.E. #25661			

IDI Industrial Developments International

RHON ERNEST-JONES CONSULTING ENGINEERS, INC.
CIVIL ENGINEERS & LAND PLANNERS
TRANSPORTATION PLANNERS & LANDSCAPE ARCHITECTS
2840 UNIVERSITY DRIVE
CORAL SPRINGS, FLORIDA 33065
(954) 344-9855

INDUSTRIAL DEVELOPMENTS INTERNATIONAL
POMPANO BUSINESS CENTER - PARCEL N (FEDEX)
SITE PLAN
CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA
SCALE: 1" = 30'
JOB NO: 98-0502-0230
SHEET: SP-1 OF 1

AS BUILTS



GENERAL NOTES

- ALL PERIMETER TREES WILL BE A MINIMUM OF 1'-0" CLEAR OF VEHICLE OVERHANG (3'-0" OFFSET FROM BACK OF CURB).
- ALL SHRUBS AND GROUNDCOVERS WILL BE PLANTED 3'-0" CLEAR FROM BUILDING WALLS.
- ALL TREE BRANCHES AND PALM FRONDS WILL NOT COME IN CONTACT WITH THE BUILDING WALLS OR GLAZING AT THE TIME OF INSTALLATION.

DATE	BY	DESCRIPTION
11/7/00	TMC	BUILDING PERMIT
9/25/00	TMC	BUILDING PERMIT
9/13/00	TMC	P & Z SUBMITTAL
8/25/00	TMC	AAC SUBMITTAL
7/26/00	TMC	DRC SUBMITTAL

RELEASE INFORMATION

No.	DESCRIPTION	BY	DATE	CK'D
1	AAC COMMENTS-ADD 'L PLANTS, MEANDER HEDGE	KJK	9/13/00	TMC
2	GEN REV. PER DRC COMMENTS	KJK	8/25/00	TMC

REVISIONS

START DATE:	7/16/00
DESIGNED BY:	TMC
DRAWN BY:	KJK
CHECKED BY:	TMC
ARCHIVE NO:	

RHON ERNEST-JONES
CONSULTING ENGINEERS, INC.
CIVIL ENGINEERS • LAND PLANNERS
TRANSPORTATION PLANNERS • LANDSCAPE ARCHITECTS
2840 UNIVERSITY DRIVE
CORAL SPRINGS, FLORIDA 33065
(954) 344-9855

POMPANO BUSINESS CENTER - PARCEL N (FEDEX)

LANDSCAPE PLAN

CITY OF POMPANO BEACH	BROWARD COUNTY	FLORIDA
SCALE: 1" = 30'	JOB NO: 98-0502-0000	SHEET: L-1 OF 2

AS BUILTS

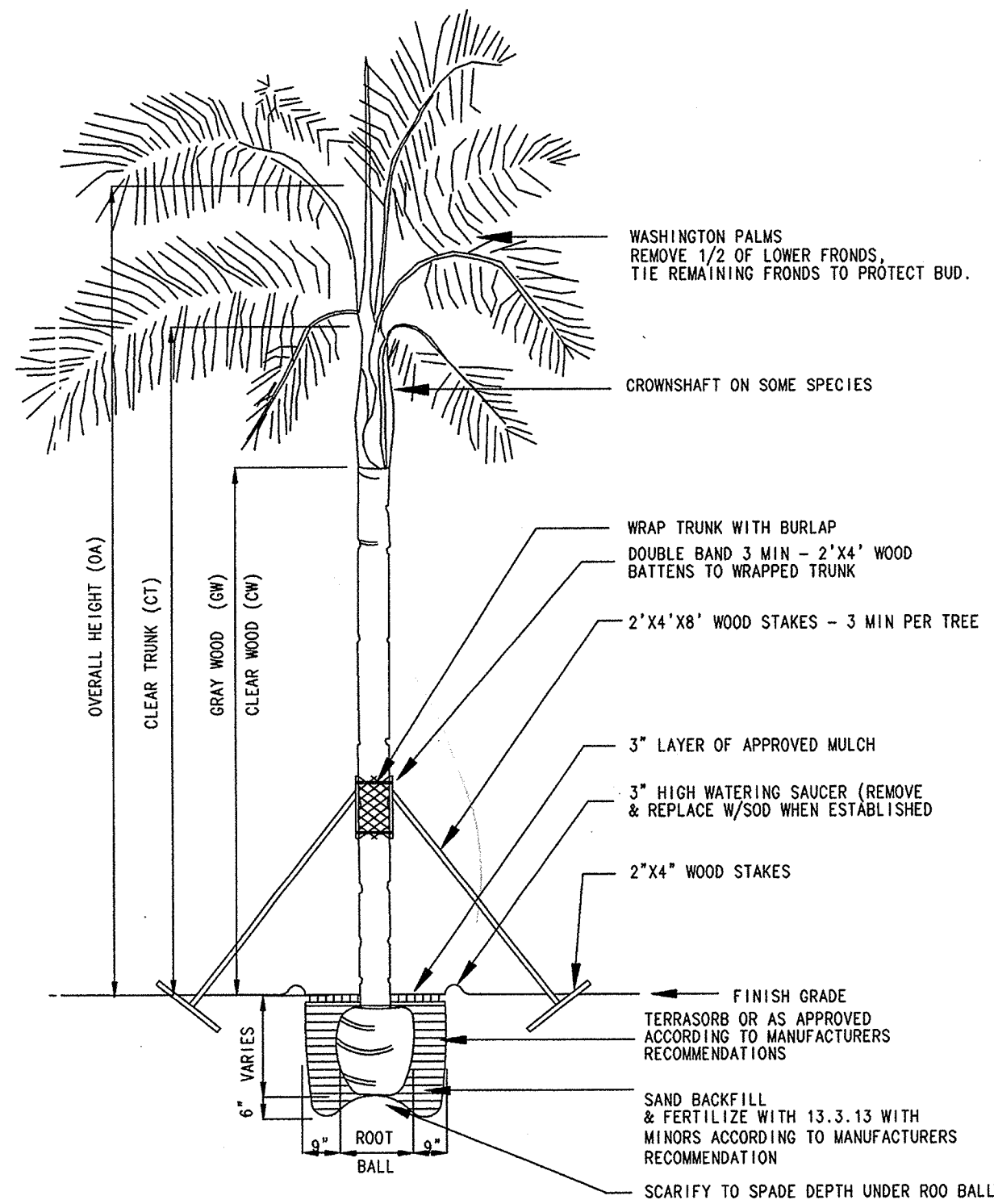
11/7/00
NOT TO BE FILED FOR RECORD UNLESS SIGNED
DATED AND CROSSED WITH THE RAISED SEAL OF
THOMAS M. CARUSO
FLORIDA L.A. #532

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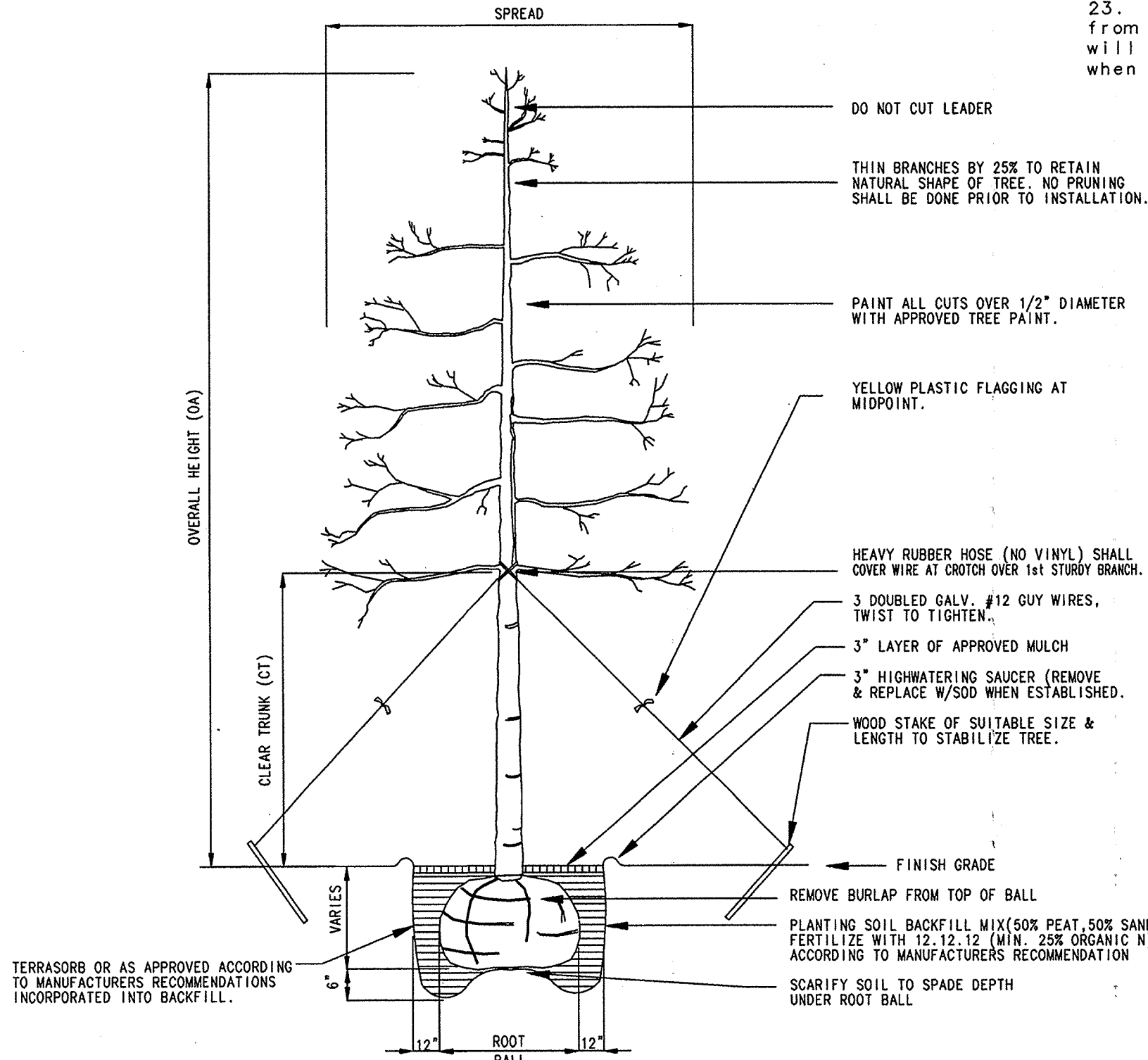
PLANT MATERIALS LIST

KEY	COMMON NAME	SCIENTIFIC NAME	NATIVE	DROUGHT	ECO	HEIGHT x SPREAD/DESCRIPTION	SPACING	QUANTITY	SUBT
LARGE TREES greater than 30 ft. at maturity									
AR	RED MAPLE	ACER rubrum	YES	MOD.	E	5"-6" DBH, 16'-18' ht.x8' spr. 6"-8" CT	per plan	13	
BS	GUMBO LIMBO	BURSERA simaruba	YES	VERY	E	5"-6" DBH, 16'-18' ht.x8' spr. 6"-8" CT	per plan	37	
QV	LIVE OAK	QUERCUS virginiana	YES	VERY	E	2.5"-3" DBH, 12' ht.x 6' spr. 5' CT.	per plan	4	
SM	MAHOGANY	SWIETENIA mahogani	YES	VERY	E	2.5"-3" DBH, 12' ht.x 6' spr. 5' CT.	per plan	17	71
MEDIUM TREES 20 ft. to 30 ft. at maturity									
HKO	HONG KONG ORCHID	BAUHINIA blakeana	NO	VERY		2"DBH, 10'-12' ht., STD	per plan	15	15
SMALL TREES less than 20 ft. at maturity FP & L compliance for under overhead wires									
SB	SILVER BUTTONWOOD	CONOCARPUS e. sericeus	YES	VERY	E	2"DBH, 8'-10' ht. x 5' spr., MLT	per plan	9	
PL	CATTLEY GUAVA	PSIDIUM littorale	NO	VERY		2"DBH, 8'-10' ht. x 5' spr., MLT	per plan	8	
OG	ORANGE GEIGER TREE	CORDIA sebestiana	YES	VERY		2"DBH, 8'-10' ht. X 5' spr., STD, blooms	per plan	11	28
LARGE PALMS greater than 20 ft. at maturity									
AA	ALEXANDRA PALM	ARCHONTOPHOENIX alexandrae	NO	VERY		12' CT, 16' OA, triple	per plan	7	
SP	SABAL PALM	SABAL palmetto	YES	VERY	E	14' CT min., 22' OA min., Booted staggered hts., hurricane cut	per plan	44	
SR	QUEEN PALM	SYAGRUS romanzoffianum	NO	MOD.		10' CT min., 18' OA min., Staggered hts.	per plan	19	70
TALL SHRUBS less than 15 ft. at maturity									
CI	COCOPLUM	CHYSOBALANUS icaco 'red tip'	YES	MOD.	E	2' x 2', 3 gal.	2' OC	532	
CES	SILVER BUTTONWOOD	CONOCARPUS e.sericeus	YES	VERY	E	2' x 2', 3 gal.	2' OC	443	
WAX	WAX MYRTLE	MYRICA cerifera(tall hedge)	YES	VERY	E	5'-6' ht x 3' spr., 15 gal	3' OC	76	1035
MID-SIZE SHRUBS less than 6 ft. at maturity									
AZV	VARIEGATED GINGER	AKPINA zerumbet variegata	NO	MOD.		2'x2', 3 Gal.	30" OC	32	
GG	THRYALLIS	GALPHEMIA gracilis	NO	MOD.		2'x2', 3 Gal., blooms	30" OC	150	
ING	IXORA	IXORA c. 'nora grant'	NO	MOD.		2'x2', 3 Gal., blooms	2' OC	150	
PS	PHILODENDRON	PHILODENDRON selloum	NO	VERY		2'x2', 3 Gal.	3' OC	125	
FAX	FAKAHATCHEE GRASS	TRIPSACUM dactyloides	YES	VERY	E	2.5' X 2', 3 Gal., Full to grnd	30" OC	416	873
GROUND COVERS less than 3 ft. at maturity									
JV	WAX JASMINE	JASMINUM volubile	NO	MOD.		8"-10" ht. x 6' spr., 1 Gal.	2' OC	245	
LV	AZTEC GIANT	LIROPE 'variegata'	NO	VERY		8"-10" ht. x 6' spr., 1 Gal, 4-6 bib	1' OC	820	
PEN	EGYPTIAN STAR CLUSTER	PENTAS lanceolata	NO	MOD.		9" OA, 1 gal., blooms	18" OC	340	1405
DETENTION/LITTORAL									
PV	JOINTGRASS	PASPALUM vaginatum	YES	MOD.	E	4" cell BR, square or round	1' OC	825	825

TOTAL PLANTS 4322
TOTAL NATIVE PLANTS 2400
NATIVE PLANTS OF SITE 55.55%
TOTAL DROUGHT TOLERANT PLANTS 4322
DROUGHT TOLERANT PLANTS OF SITE 100.00%



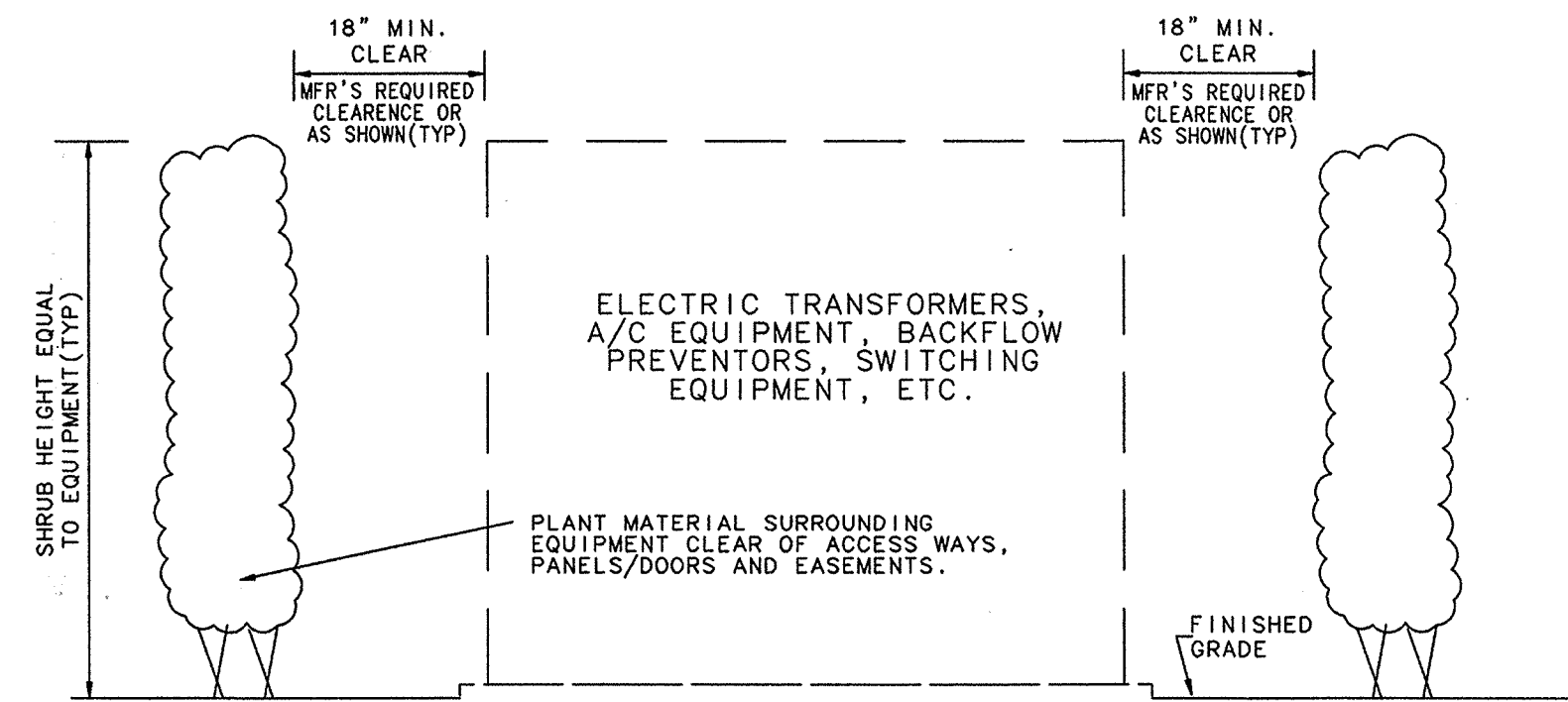
TYPICAL PALM PLANTING DETAIL



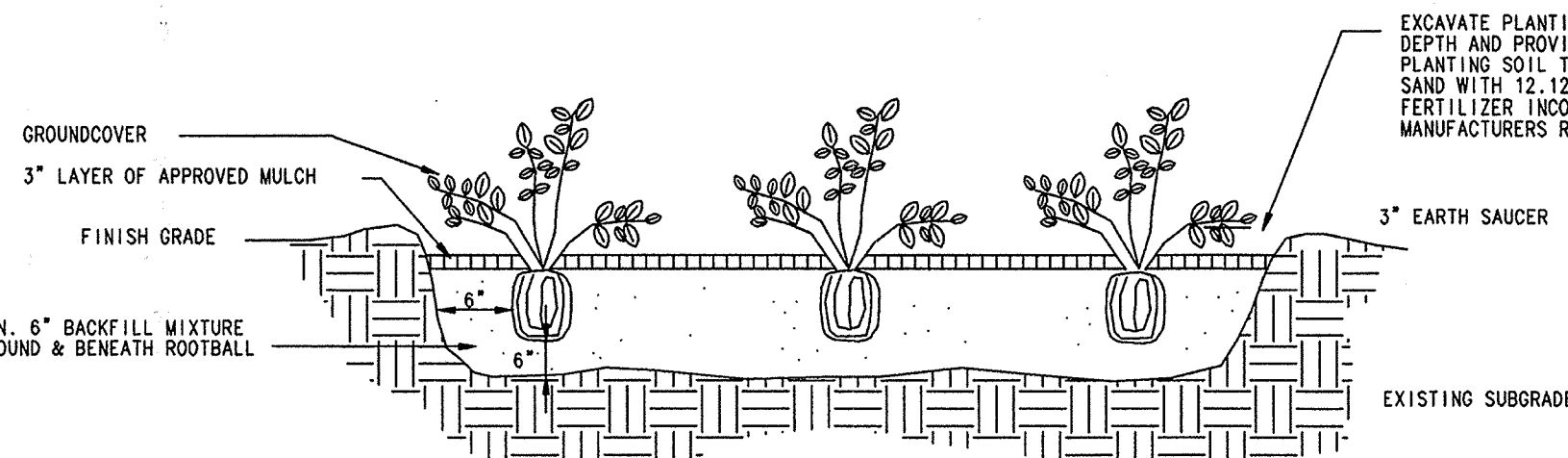
TYPICAL TREE PLANTING DETAIL

GENERAL PLANTING NOTES

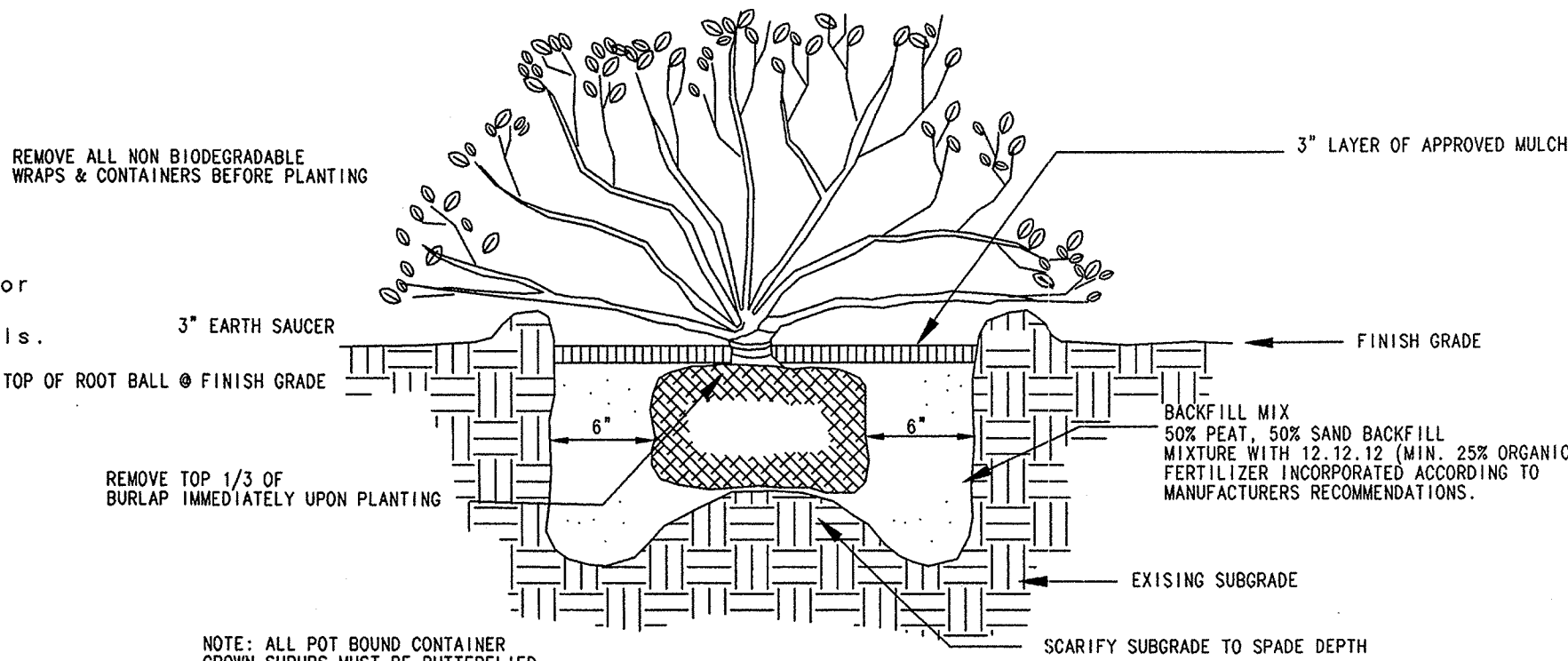
- All plants will be FLA #1 or better as described in GRADES AND STANDARDS FOR NURSERY PLANTS, latest editions as published by The Florida Department of Agriculture and Consumer Services.
- All plant material will receive Eucalyptus or Melaleuca mulch approved by the Landscape Architect and which complies with all applicable land development, zoning and building codes. Depth of mulch will be 3" at time of inspection maintaining 6" clear radially from tree trunks.
- All trees and palms will be staked according to the details shown. Staking requirements will be strictly enforced. All trees will be plumb in all directions at time of inspection.
- All plantings will be covered by an underground irrigation system that provides 100% coverage with 100% overlap and include a rain sensor automatic shut-off, such as "MiniClick II" or approved equal, installed per the manufacturer's specifications. The irrigation system will comply with all applicable land development and building codes. Water source will be rust free OR the Contractor will provide an in-line rust inhibitor filter.
- All plants will be fertilized at time of planting as specified on the planting details. Fertilizer will be thoroughly incorporated into the backfill mix.
- All trees and palms will be sprayed with 'Wilt-Pruf' or other approved surfactant, according to the manufacturer's recommendations, to prevent windburn and excessive water loss through transpiration.
- All plant material will receive 'Terrasorb' or other approved soil supplement, thoroughly incorporated into the backfill mix according to the manufacturer's recommendations.
- Backfill mix will be as noted on the planting details and will be free of all debris and stones over 1" diameter. Native sand or sandy soil may be used for backfilling palms only.
- The Contractor will sod with St. Augustine 'Floritam' all open areas inside and adjacent to the property that does not receive plant material, or is not otherwise specified. Deep shade areas will be sodded with St. Augustine 'Bitter Blue'. All sod seams will be butt joints with adjacent rows staggered and all edge pieces will abut tightly, leaving no gaps.
- No substitutions may be made without the written approval of the Landscape Architect the Owner and the City.
- Planting plan takes precedence over the plant list. The plant list and quantities contained therein are for the convenience of the Contractor only.
- Contractor will provide written care instructions for the first year to the Owner's representative at the time of the substantial completion inspection.
- The Contractor will warrant in writing all plant material for 365 days after final inspection and acceptance by the owner. Contractor may petition the owner to accept the work in substantial and reasonable sections on large projects. Written warranty will be provided at the time of final inspection.
- The Landscape Contractor is responsible for any damage to underground work which is properly marked or for which he has not obtained proper marking through the one call system, local utility departments, or from the General Contractor.
- The Superintendent or Crew Chief on job site will have a minimum of two (2) years experience.
- Canopy trees will not be closer than 15 feet to any light poles. Palm trees will not be closer than 7 feet to any light pole.
- All limerock shall be excavated from parking islands to a depth of 3 1/2' and backfilled with the specified planting mix.
- All dumpsters, transformers, mechanical equipment and other above ground free standing utility equipment or enclosure shall be fully screened on all non-accessible portions with hedge materials equal to the height of such elements.
- All ground cover shall provide not less than 50% coverage immediately upon planting and 100% coverage within 6 months after planting.
- Root barriers, minimum 18" depth, shall be installed for all shade trees and large palms adjacent to asphalt pavement, sidewalks, curbed parking islands or within six (6) feet proximity to public infrastructure. Root barrier shall be "Vespro, Inc. 'Root Solutions'" or approved equal installed per manufacturer's recommendations.
- All plant materials are specified for compliance with agency review and minimum requirements.
- General Contractor will provide the landscape architect with contact information for the landscape installer at award of contract, and estimated date of release of site to landscape installer.
- General Contractor and landscape installer shall not be relieved of responsibility of obtaining, from growers, specified plant materials in advance of releasing site to landscape installer. Contractor will provide interim nursery facilities for receiving, maintaining and growing plant materials when special conditions or other arrangements must be made in order to supply specified plant materials.



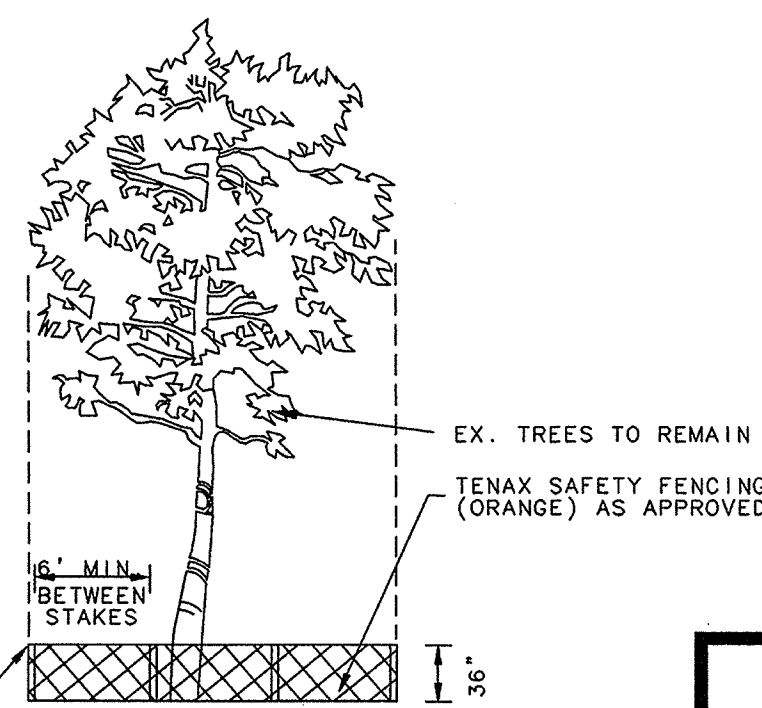
SCREENING GROUND MOUNTED EQUIPMENT



GROUND COVER PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PROTECTION BARRIER

LANDSCAPE TABULATIONS

LANDSCAPE AREA REQUIRED - 15% of Vehicle Use Area(VUA).
Pervious Areas & Dumpster = VUA
103,818 VUA
15,572 Sq. Ft. REQUIRED
39,605 Sq. Ft. PROVIDED
area less 07/15/2026
SITE TREES REQUIRED - 1/3,000 Sq. Ft. of Site Area:
Total Site: 224,434 Sq. Ft.
75 Trees REQUIRED (50% @ 16' HT = 38)
14 Trees PROVIDED
(13 Palm Groups @ 3:1 are provided in addition to Site Trees)
71 Trees @ 16' HT x 8' Spr. PROVIDED(62%)
91 Native Trees PROVIDED = 80%
50% Native Trees REQUIRED
25% Palms REQUIRED @ 22' OA ht., 14' C.T. min.
44 Palms PROVIDED (70 TOTAL) = 62.9%
374 Shrubs REQUIRED @ 24" OC
954 Shrubs PROVIDED
STREET TREES REQUIRED - 1:40 Linear Feet (LF)
230 LF Abutting R/W
45 LF(entry drives)
195 LF
5 Trees REQUIRED
7 Trees PROVIDED
(3 palm groups @ 3:1 included)
PARKING AREA TREES REQUIRED - 1 Tree per Parking Island
37 Interior & Terminal
37 Trees PROVIDED
(3 palm groups @ 3:1 included)

PERIMETER LANDSCAPING

PERIMETER TREES REQUIRED- 1:30 LF for Abutting R/W, 1:40 for Abutting property line.
Abutting ROW 230 LF
8 Trees REQUIRED
8 Trees PROVIDED
East 535 LF
13 Trees REQUIRED
17 Trees PROVIDED
(1 palm groups @ 3:1 included)
West 525 LF
13 Trees REQUIRED
13 Trees PROVIDED
South 360 LF
9 Trees REQUIRED
20 Trees PROVIDED
PERIMETER HEDGE REQUIRED - Continuous hedge installed at 24 in. high, 2 feet on-center against adjacent property.
West 525 LF
263 Shrubs REQUIRED
263 Shrubs PROVIDED
South 360 LF
180 Shrubs REQUIRED
180 Shrubs PROVIDED

REMOVE ALL NON BIODEGRADABLE WRAPS & CONTAINERS BEFORE PLANTING

TOP OF ROOT BALL @ FINISH GRADE

REMOVE TOP 1/3 OF BURLAP IMMEDIATELY UPON PLANTING

NOTE: ALL POT BOUND CONTAINER GROWN SHRUBS MUST BE BUTTERFLIED

3" LAYER OF APPROVED MULCH

FINISH GRADE

BACKFILL MIX: 50% PEAT, 50% SAND BACKFILL MIXTURE WITH 12.12.12 (MIN. 25% ORGANIC N) FERTILIZER INCORPORATED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

EXISTING SUBGRADE

SCARIFY SUBGRADE TO SPADE DEPTH

DATE	BY	DESCRIPTION
11/7/00	TMC	BUILDING PERMIT
9/25/00	TMC	BUILDING PERMIT
9/13/00	TMC	P & Z BOARD SUBMITTAL
8/25/00	TMC	AAC SUBMITTAL
7/26/00	TMC	DRC SUBMITTAL

RELEASE INFORMATION

No.	DESCRIPTION	BY	DATE	CK'D
	AAC COMMENTS-ADD'L PLANTS, MEANDER HEDGE	KJK	9/13/00	TMC
	GEN REVS. PER DRC COMMENTS	KJK	8/25/00	TMC

REVISIONS

START DATE:	7/25/00
DESIGNED BY:	TMC
DRAWN BY:	KJK
CHECKED BY:	TMC
ARCHIVE NO:	

RHON ERNEST-JONES
CONSULTING ENGINEERS, INC.

CIVIL ENGINEERS ■ LAND PLANNERS
TRANSPORTATION PLANNERS ■ LANDSCAPE ARCHITECTS
2840 UNIVERSITY DRIVE
CORAL SPRINGS, FLORIDA 33065
(954) 344-9855

POMPANO BUSINESS CENTER-PARCEL N (FEDEX)

LANDSCAPE DETAIL SHEET

CITY OF SUNRISE
BROWARD COUNTY
FLORIDA
LC# 0367
SCALE: N.T.S.
JOB No.: 98-0502-0700
SHEET: L-2 OF 2

AS BUILT

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED AND CROSSED WITH THE SIGNED SEAL OF THOMAS M. CARUSO, FLORIDA L.A. #632