

GATEWAY LUXURY APARTMENTS

950 N. POWERLINE ROAD
CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA

SITE LOCATION



LOCATION MAP

SECTION 34, TOWNSHIP 48 S, RANGE 42 E
FOLIO #484234480010

LAND DESCRIPTION:

PARCEL "A", HUOK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 446 AND 447, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 184,055 SQUARE FEET OR 4.2253 ACRES MORE OR LESS.

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

| DATUM | DIFFERENCE | ELEV. |
|-----------|------------|--------|
| NGVD 1929 | +1.58 FEET | 13.58' |
| NAVD 1988 | | 12.00' |

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

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AH WITH A BASE FLOOD ELEVATION OF 12 FEET, AS SHOWN ON F.I.R.M. NUM. 12011C0357J, BEARING A MAP EFFECTIVE DATE OF 12/31/2019.

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

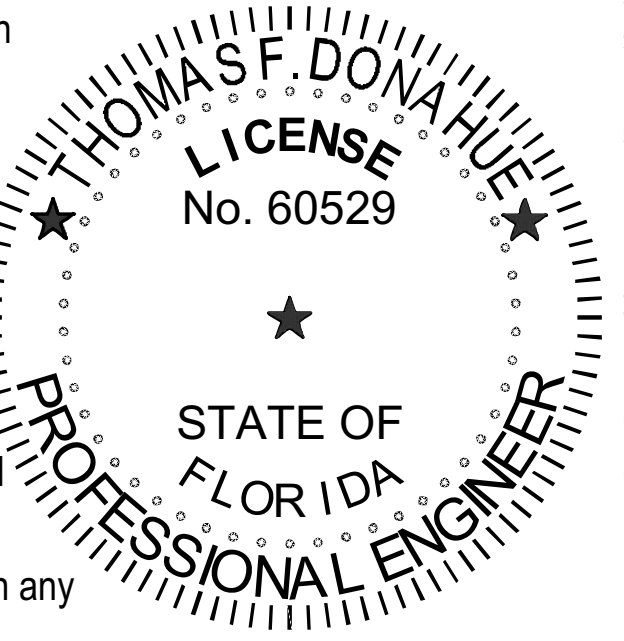


PREPARED FOR:
US GATEWAY INVESTMENTS LLC
2022 W. ATLANTIC BLVD.
POMPANO BEACH, FL 33069

| INDEX OF SHEETS | |
|---------------------|---|
| SHEET IDENTIFICATON | SHEET TITLE |
| GI-000 | COVER SHEET |
| GI-001 | LEGEND AND ABBREVIATIONS |
| GI-002 | GENERAL CONSTRUCTION NOTES |
| GI-003 | GENERAL SPECIFICATIONS |
| --- | TOPOGRAPHIC SURVEY |
| SP-100 | OVERALL SITE PLAN |
| SP-101 | SITE PLAN |
| SP-102 | SITE PLAN |
| SP-103 | CPTD PLAN |
| CD-101 | DEMOLITION PLAN |
| CD-102 | DEMOLITION PLAN |
| CG-101 | EROSION CONTROL PLAN |
| CG-102 | EROSION CONTROL PLAN |
| CG-501 | EROSION CONTROL DETAILS |
| CP-101 | PAVING, GRADING, AND DRAINAGE PLAN |
| CP-102 | PAVING, GRADING, AND DRAINAGE PLAN |
| CP-501 THRU CP-505 | PAVING, GRADING, AND DRAINAGE DETAILS |
| CU-101 | WATER AND SEWER PLAN |
| CU-102 | WATER AND SEWER PLAN |
| CU-501 THRU CU-505 | WATER AND SEWER DETAILS |
| CM-100 | OVERALL PAVEMENT MARKING AND SIGNAGE PLAN |
| CM-101 | PAVEMENT MARKING AND SIGNAGE PLAN |
| CM-102 | PAVEMENT MARKING AND SIGNAGE PLAN |
| CM-501 | PAVEMENT MARKING AND SIGNAGE DETAILS |
| CM-502 | PAVEMENT MARKING AND SIGNAGE DETAILS |
| LP-001 | LANDSCAPE NOTES |
| LP-100 | OVERALL LANDSCAPE PLAN |
| LP-101 | LANDSCAPE PLAN |
| LP-102 | LANDSCAPE PLAN |
| LP-501 | LANDSCAPE DETAILS |

This item has been
digitally
signed and sealed
by Thomas F.
Donahue, P.E. on
the date below
using a Digital
Signature.

Printed copies
of this document
are not considered
signed and sealed
and the signature
must be verified on any
electronic copies.



2022.05.12 10:06:05-04'00'

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

PROJECT No. 12697.00 05/12/2022

DRC
PZ22-12000008
6/15/2022