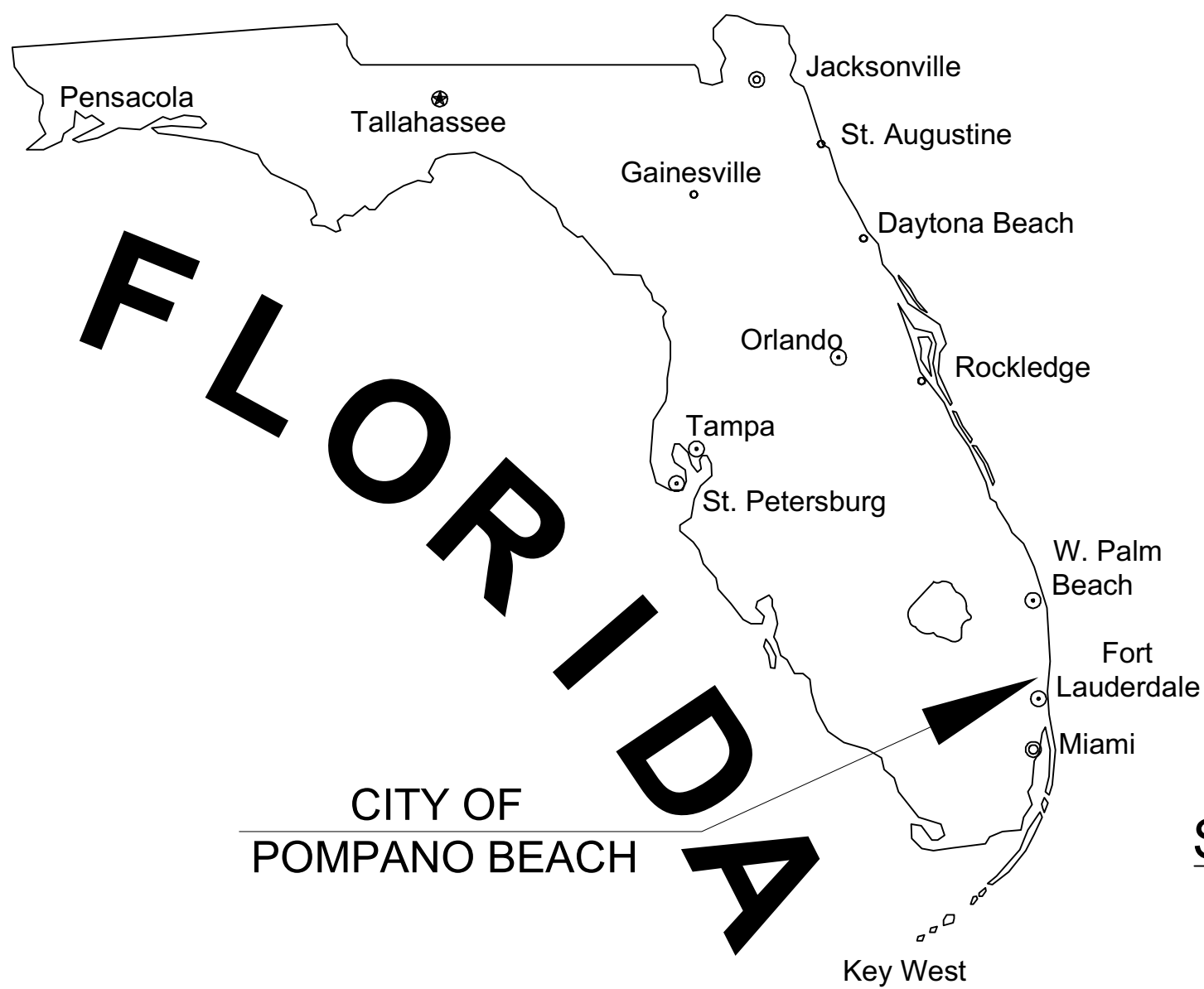


# NORTH OCEAN PARK

3424 NE 16th STREET  
CITY OF POMPANO BEACH  
BROWARD COUNTY, FLORIDA

INDEX OF SHEETS	
SHEET IDENTIFICATION	SHEET TITLE
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	CONSTRUCTION SPECIFICATIONS
CD-101	DEMOLITION PLAN
CG-101	EROSION CONTROL PLAN
CG-501	EROSION CONTROL DETAILS
CP-101	PAVING, GRADING, AND UTILITY PLAN
CP-501	PAVING, GRADING, AND DRAINAGE DETAILS
CU-501	WATER AND SEWER DETAILS
CM-101	PAVEMENT MARKING AND SIGNAGE PLAN
CM-501	PAVEMENT MARKING AND SIGNAGE DETAILS



RELATIONSHIP BETWEEN  
NGVD 1929 AND NAVD 1988

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

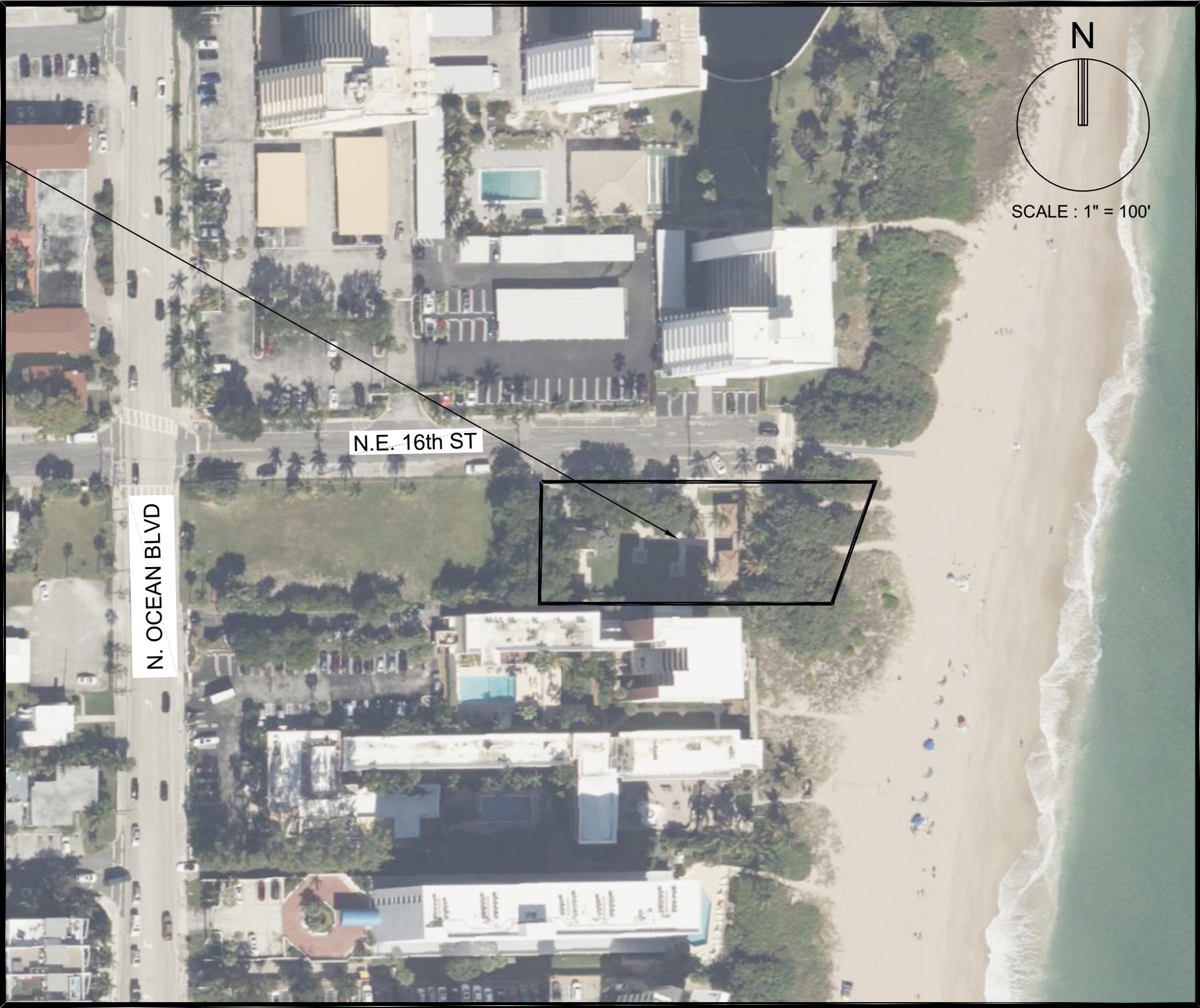
ALL ELEVATIONS SHOWN ON THESE PLANS ARE  
BASED ON NAVD 1988 DATUM

## LAND DESCRIPTION:

LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION  
OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC  
RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE WEST 300' THEREOF.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF  
POMPANO BEACH, BROWARD COUNTY FLORIDA.



LOCATION MAP  
SECTION 29, TOWNSHIP 48 S, RANGE 43 E  
FOLIO #4843 29 01 0060

## FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND ZONE AO  
DEPTH 1, AS SHOWN ON F.I.R.M. NUM. 12011C0189J, BEARING A MAP  
PRELIMINARY DATE OF 12/31/2019 (EFFECTIVE DATE 07/31/2024).

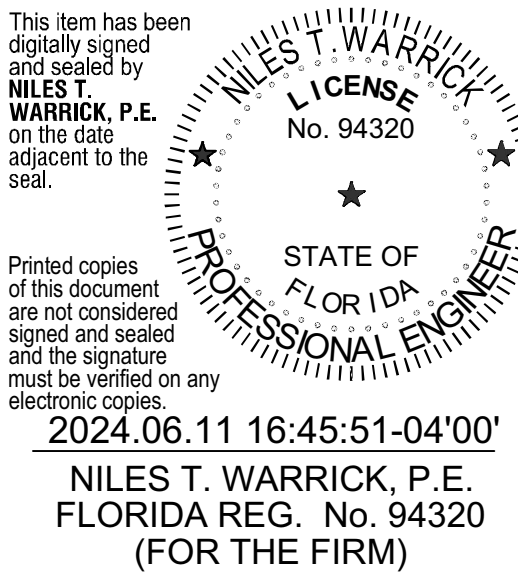
THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (EL. = 7.0 NAVD)  
AND ZONE VE (EL. = 9.0 NAVD), AS SHOWN ON F.I.R.M. NUM.  
12011C0189H, BEARING A MAP EFFECTIVE DATE OF 08/18/2014.

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



PREPARED FOR:  
DUET PROPERTY DEVELOPMENT, LLC  
250 NW 25th STREET, SUITE 203  
MIAMI, FL 33137

PERMITTING AGENCIES	PERMIT NO.	EXPIRES
CITY OF POMPANO BEACH	XXXXXXXXXX	XX/XX/XX
BROWARD COUNTY		



PROJECT No. 09520.05 JUNE 10, 2024