

# 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.

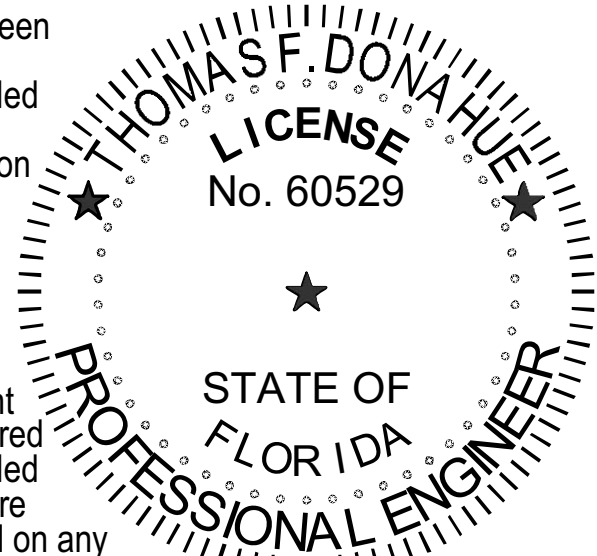
THESE PLANS MAY HAVE BEEN  
REDUCED IN SIZE BY REPRODUCTION.  
THIS MUST BE CONSIDERED WHEN  
OBTAINING SCALED DATA.



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

INDEX OF SHEETS	
SHEET IDENTIFICATION	SHEET TITLE
GI-000	COVER SHEET
GI-001	LEGEND AND ABBREVIATIONS
GI-002	GENERAL CONSTRUCTION NOTES
GI-003	GENERAL SPECIFICATIONS
---	TOPOGRAPHIC SURVEY
SP-100	SITE PLAN
SP-102	VEHICLE CIRCULATION 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
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CU-101	WATER AND SEWER PLAN
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CU-501 THRU CU-505	WATER AND SEWER DETAILS
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
LD-101	TREE DISPOSITION PLAN
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LI-101	IRRIGATION PLAN
LI-102	IRRIGATION PLAN
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LP-001	LANDSCAPE NOTES
LP-002	LANDSCAPE SCHEDULE AND DATA TABLE
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LP-101	LANDSCAPE PLAN
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LP-501	LANDSCAPE DETAILS
PH-101	PHOTOMETRICS PLAN
PH-102	PHOTOMETRICS PLAN

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



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



PROJECT No. 12697.00 07/14/2022

**DRC**  
PZ22-12000008  
8/17/2022