SITE DEVELOPMENT DRAWINGS FOR:

980 SW 12TH AVENUE

POMPANO BEACH

BROWARD COUNTY, FL

SECTION 02, TOWNSHIP 49S, RANGE 42E

FOR

JOEFRAN INVESTMENTS, LLC

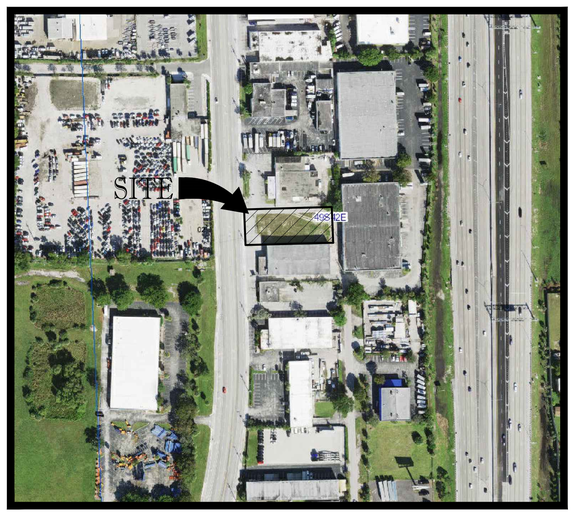
Ryan O Thomas

Digitally signed by Ryan O Thomas
Date: 2025.11.03 11:37:04 -05'00'

DRC
PZ25-12000010
12/17/2025

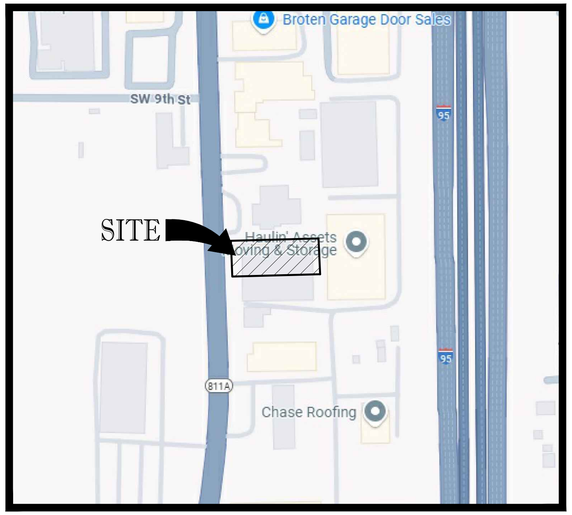
VICINITY \ AERIAL MAP

1"=200'



LOCATION MAP

1"=XXXX'



LEGAL DESCRIPTION:

THE SOUTH 100.00 FEET OF THE NORTH 2,035.00 FEET OF THE EAST 248.00 FEET OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 LYING SOUTH OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PROPERTY LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA, LESS THE WEST 3.00 FEET.

PREPARED BY

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE
FT. LAUDERDALE, FL. 33309
PH: (954) 202-7000
www.ThomasEngineeringGroup.com

SHEET INDEX

CIVIL PLANS BY THOMAS ENGINEERING GROUP:	
COVER SHEET	C-01
GENERAL NOTES	C-02
EROSION CONTROL PLAN	C-03
DEMOLITION PLAN	C-04
OVERALL SITE PLAN	C-05
SITE PLAN	C-06
PAVING, GRADING & DRAINAGE PLAN	C-07
PAVING, GRADING & DRAINAGE DETAILS	C-08
UTILITY PLAN	C-09
PAVEMENT MARKING & SIGNAGE PLAN	C-10
CPTED PLAN	C-11
CROSS SECTIONS	C-12
PHOTOMETRIC BY KAMM CONSULTING:	
SITE PHOTOMETRIC PLAN	E1.1
LANDSCAPE PLANS BY WDA DESIGN GROUP:	
LANDSCAPE PLAN	LA.01
LANDSCAPE NOTES & DETAILS	LA.02
LANDSCAPE GENERAL NOTES	LA.03
IRRIGATION PLAN	IR.01
IRRIGATION NOTES & DETAILS	IR.02

PROJECT TEAM

CIVIL ENGINEER:
THOMAS ENGINEERING GROUP
6300 NW 31 AVENUE
FORT LAUDERDALE, FL 33309
RYAN THOMAS, P.E.
(954) 202-7000

LAND SURVEYOR:
PINNELL SURVEY, INC.
5300 WEST HILLSBORO BOULEVARD, SUITE215-A
COCONUT CREEK, FL 33073
JASON H. PINNELL
(954) 418-4940

LANDSCAPE ARCHITECT:
WDA DESIGN GROUP
31 EAST MAIN STREET
WESTBOROUGH, MA 01581
MICHAEL D. GROSSWIRTH
(506) 366-6552

PHOTOMETRIC ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DRIVE
DEERFIELD BEACH, FL 33442
GREG KEMP
(954) 949-2200

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE.
UNIT NO. 101
TAMPA, FL 33612
P: (813) 379-4100

125 W. INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503

THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED, IN WHOLE OR IN PART, OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © COPYRIGHT THOMAS ENGINEERING GROUP, LLC.

REVISIONS:

REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT No.: F250001
DRAWN BY: CAD
CHECKED BY: MAT
DATE: 02/24/2025
CAD I.D.: F250001-COVER

PROJECT:

980 SW 12th AVE.
POMPANO BEACH

FOR
JOEFRAN INVESTMENTS, LLC

POMPANO BEACH
FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

RYAN OSCAR THOMAS
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 53891
October 30, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-01

Printed on Thursday, October 30, 2025, 1:48 PM by Chris Martinez