

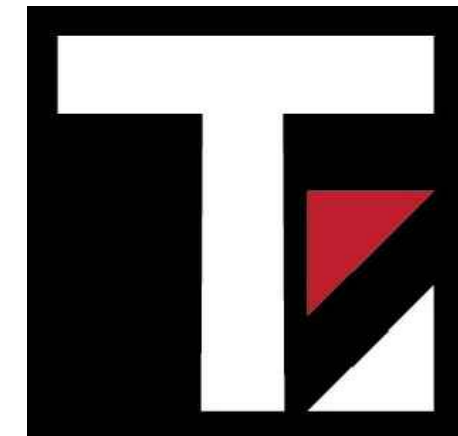
CIVIL CONSTRUCTION PLANS

FOR

RISING TIDE CAR WASH

W. ATLANTIC BOULEVARD

POMPANO BEACH, FL 33069



Thompson Engineering
& Consulting, Inc.
19304 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 36359
thompson-ec.com
(954) 232-2261

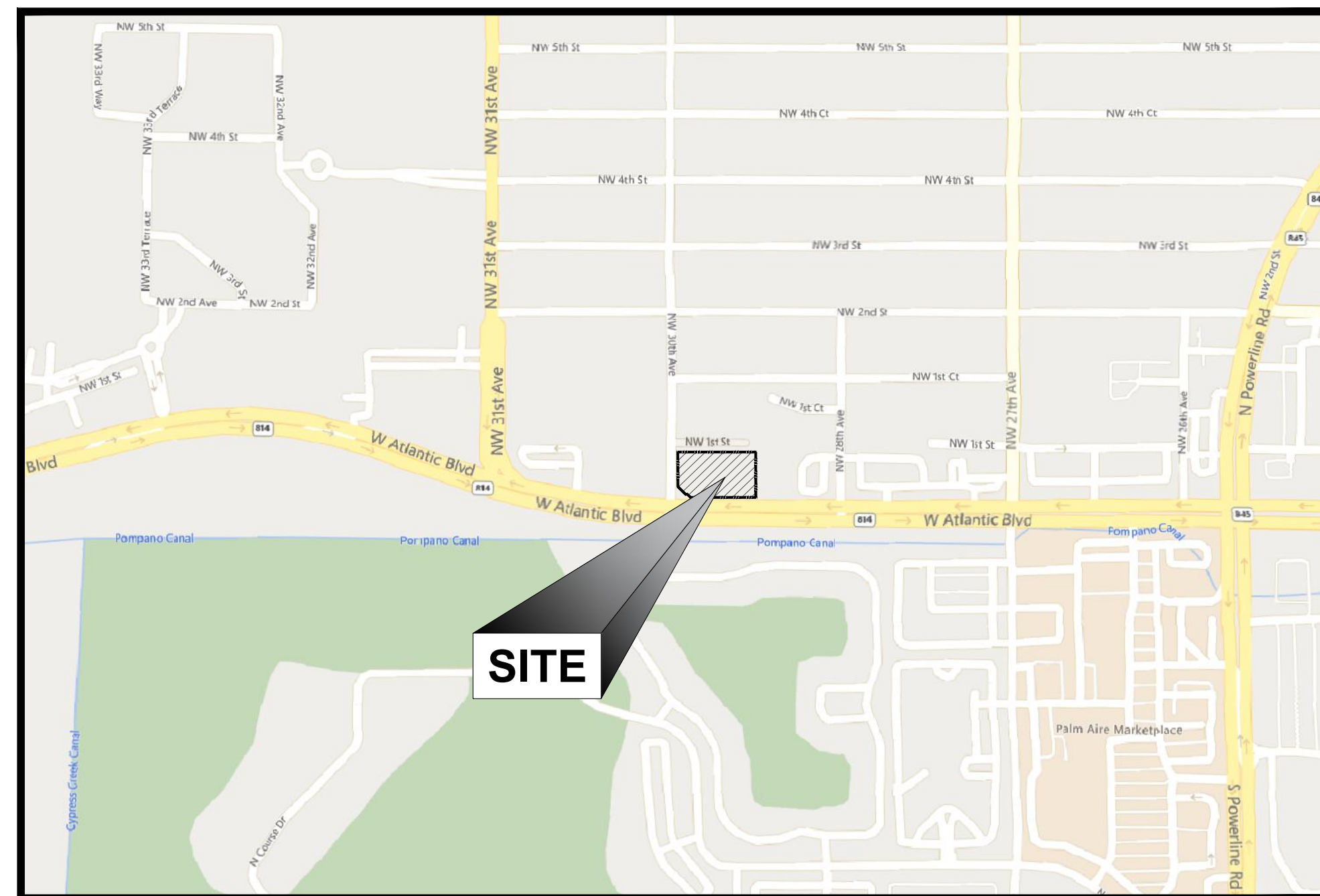
LEGAL DESCRIPTION

PARCEL "A", "ENGSTROM PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT: THE NORTH 15 FEET THEREOF, AS TAKEN BY THE CITY OF POMPANO BEACH, BY VIRTUE OF ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 30362, PAGE 53, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

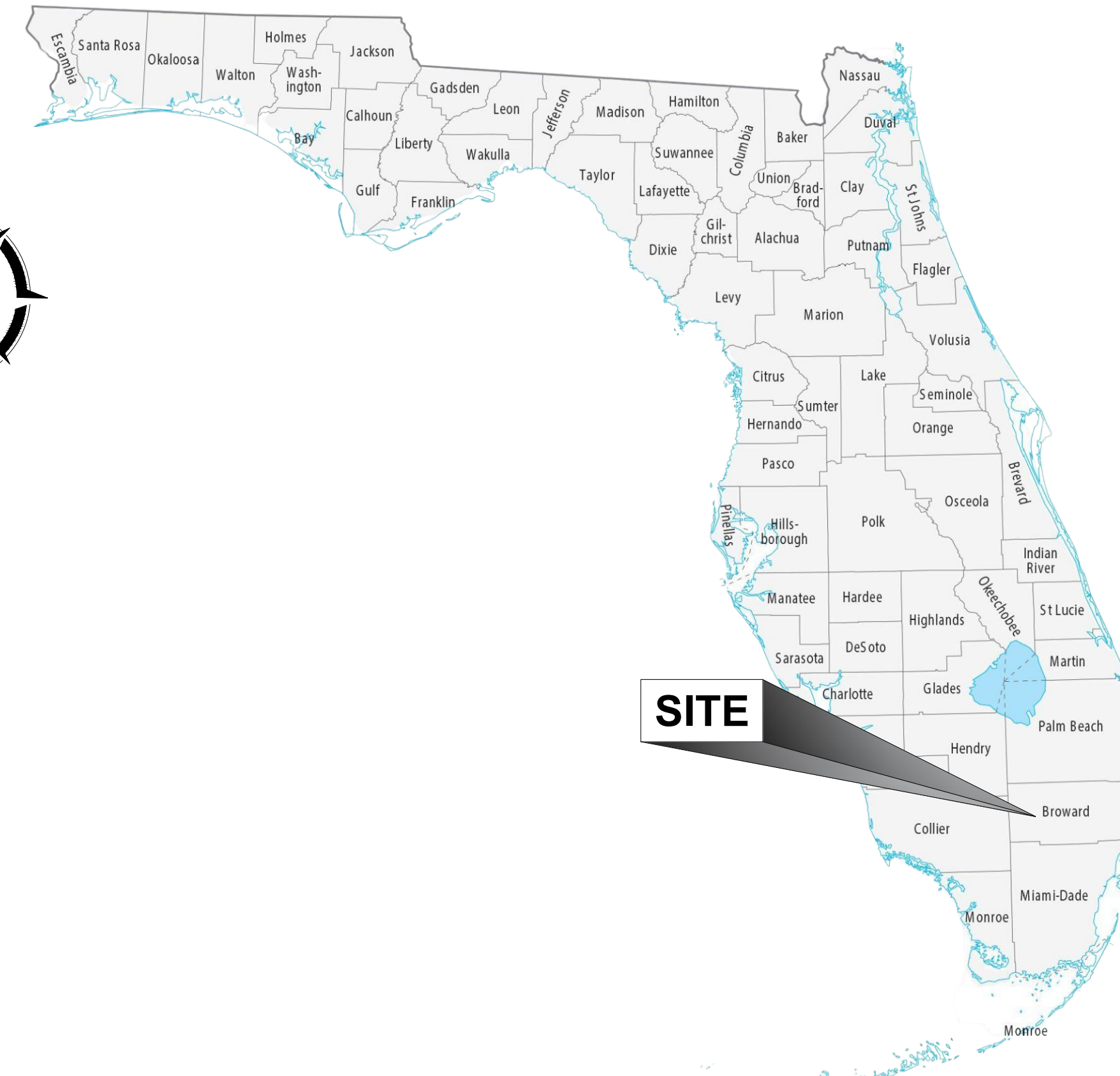
BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE EAST LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD 814); THENCE SOUTH 88°50'44" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 272.77 FEET; THENCE NORTH 46°11'32" WEST, A DISTANCE OF 42.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 30TH AVENUE; THENCE NORTH 01°13'47" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 149.21 FEET; THENCE NORTH 88°51'33" EAST, A DISTANCE OF 302.95 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 01°09'31" EAST, ALONG SAID EAST LINE, A DISTANCE OF 179.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ROAD RIGHT-OF-WAY VACATED PER THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA ORDINANCE NO. 2012-42 RECORDED IN OFFICIAL RECORDS BOOK 49563, PAGE 1610 AND THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA ORDINANCE NO. 2013-42 RECORDED IN OFFICIAL RECORDS BOOK 49693, PAGE 1308, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA BY THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50783, PAGE 333, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP
SCALE: 1" = 500'



PREPARED BY



THOMPSON ENGINEERING
& CONSULTING, INC.

19304 NW 12TH STREET
PEMBROKE PINES, FL 33029

FLORIDA REGISTRY NO. 36359
(954) 232-2261

www.thompson-ec.com

PREPARED FOR



RISING TIDE U, INC

7201 N. SE-7
PARKLAND, FL 33067
(954) 482-0732

SERVICE PROVIDERS			
SERVICE	NAME	ADDRESS	PHONE
CATV	COMCAST	6511 S. TAMiami TRAIL SARASOTA, FL 34231	CHAD EVENER (941) 356-1564
ELECTRIC, FIBER	FDOT D1 ITS	801 N. BROADWAY AVENUE BARTOW, FL 33830	DAVID BURNSIDE (239) 961-3310
ELECTRIC	FLORIDA POWER & LIGHT - SARASOTA	2300 WENDY ROAD SARASOTA, FL 34235	JAMIE PURNELL JAMIE.PURNELL@FPL.COM
CATV, COMMUNICATION LINES	FRONTIER COMMUNICATIONS	1701 RINGING BOULEVARD SARASOTA, FL 34236	DANIEL LEILLO (941) 504-9682
SEWER, WATER	SARASOTA COUNTY UTILS	1750 12TH STREET SARASOTA, FL 34236	LYNN PRIEST (941) 861-0525
GAS	TECO PEOPLES GAS - SARASOTA	8261 VICO COURT SARASOTA, FL 34240	CHEYENNE THOMPSON (813) 743-7164

PROJECT TEAM					
NAME	CONTACT	DISCIPLINE	ADDRESS	PHONE	EMAIL
RISING TIDE U, INC	THOMAS D'ERI	OWNER / DEVELOPER	7201 N. SR-7 PARKLAND, FL 33067	(954) 482-0732	tderi@risingtidecarwash.com
THOMPSON ENGINEERING & CONSULTING, INC	JUSTIN THOMPSON, PE	CIVIL ENGINEER	19304 NW 12TH STREET PEMBROKE PINES, FL 33029	(954) 232-2261	justin@thompson-ec.com
GBM ARCHITECTURE, PA	GREGORY B. MOLINA	ARCHITECT	330 HIMMARSHEE STREET, STE. 108 FORT LAUDERDALE, FL 33312	(954) 999-5633	gregm@gbmarchitecture.com
PZ25- 12000026 12/03/2023 POLICE LAND SURVEYORS	JOHN F. PULICE	SURVEYOR	5381 NOB HILL ROAD SUNRISE, FL 33351	(954) 572-1777	surveys@pulicelandsurveyors.com

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C104	DEMOLITION PLAN
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C106	STORM WATER POLLUTION & PROTECTION PLAN - PROP. CONDITIONS
C107	STORM WATER POLLUTION & PROTECTION NOTES & DETAILS
C108	SETBACKS, BUFFERS & EASEMENTS PLAN
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C116	UTILITY DETAILS
C117	UTILITY DETAILS
C118	FIRE TRUCK EXHIBIT
C119	GARBAGE TRUCK CIRCULATION PLAN

Date: 10/29/2025

This item has been digitally
signed and sealed by Justin
Thompson, PE, on the date
adjacent to the seal.

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

DRC SUBMITAL
RISING TIDE
CAR WASH
2901 W. ATLANTIC BOULEVARD
POMPANO BEACH, FL 33069
CITY OF POMPANO BEACH BROWARD COUNTY

Project No.	25-032
Date	10/29/2025
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions		
No.	Description	Date

COVER SHEET

Sheet Number:
C101
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