

CIVIL CONSTRUCTION PLANS  
FOR  
DEMISOL HOLDINGS, LLC  
1550 NW 24TH AVENUE  
POMPANO BEACH, FL 33315



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

LEGAL DESCRIPTION

THE SOUTH 120 FEET OF LOT 1, LESS THE WEST 10 FEET THEREOF, BLOCK 9, "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

A PORTION OF LOT 9, BLOCK 9, "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 9 AT A DISTANCE OF 403.86 FEET; THENCE EAST MAKING AN INCLUDED ANGLE OF 90°03'00" AND ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 50.6 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF LOT 9 A DISTANCE OF 418.0 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, THENCE WESTERLY ALONG THE SAID SOUTH LINE ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 3,869.83 FEET WITH A CENTRAL ANGLE OF 00°46'47", AN ARC DISTANCE OF 52.66 FEET TO THE POINT OF BEGINNING.

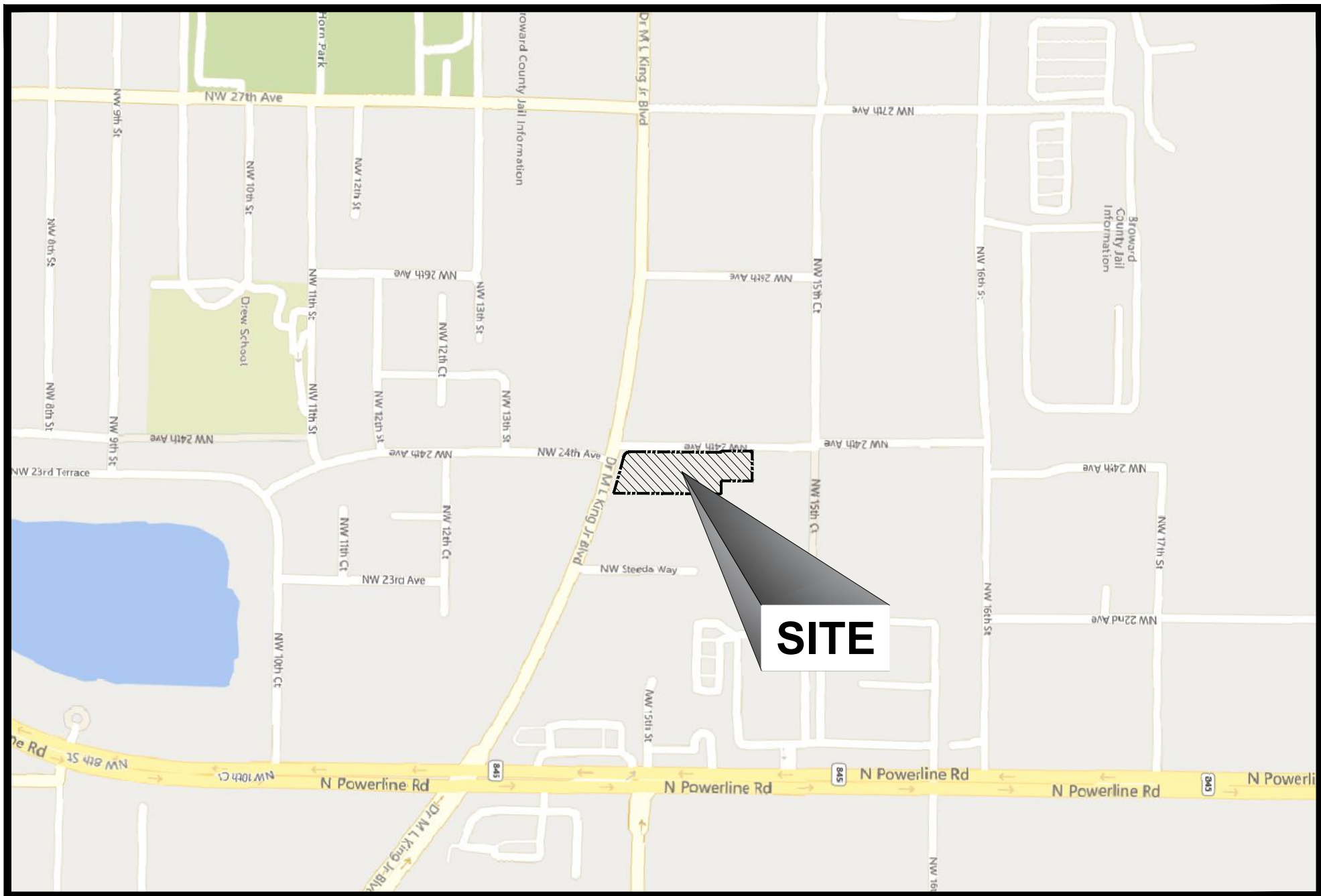
AND

LOT 10, BLOCK 9, "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

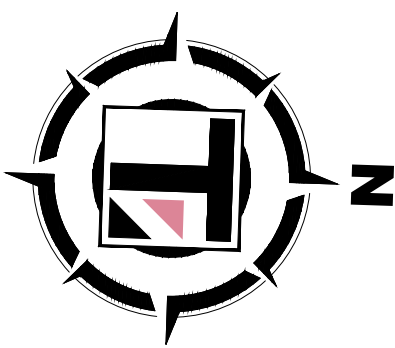
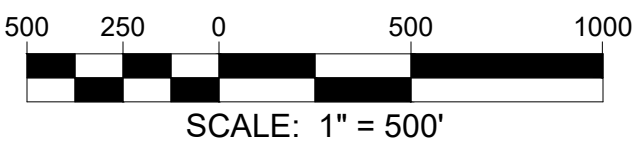
LESS AND EXCEPT THAT PORTION OF SAID LOT 10 CONVEYED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 21357, PAGE 838, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE EAST A DISTANCE OF 15 FEET; THENCE SOUTH A DISTANCE OF 355.05 TO A POINT OF CURVATURE TO THE SOUTHEAST HAVING A RADIUS OF 25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE NORTHWEST ALONG A CURVE HAVING A RADIUS OF 25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 24 AVE., 19 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE NORTH A DISTANCE OF 351.29 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 77,776 SQUARE FEET (1.786 ACRES), MORE OR LESS.



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  
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PREPARED FOR

DEMISOL HOLDINGS, LLC  
1550 NW 24TH AVENUE  
POMPANO BEACH, FL 33069  
(954) 475-9946

SERVICE PROVIDERS			
SERVICE	NAME	ADDRESS	PHONE
TELEPHONE	AT&T / DISTRIBUTION	FL - 842 PLANTATION, FL 33324	DINO FARRUGGIO G27896@ATT.COM
TRAFFIC CONTROL	BROWARD COUNTY TRAFFIC ENGINEERING	2300 W. COMMERCIAL BOULEVARD FORT LAUDERDALE, FL 33309	ROBERT BLOUNT (954) 847-2745
SEWER, STORM DRAINS, WATER	CITY OF POMPANO BEACH WATER / SEWER	100 ATLANTIC BOULEVARD POMPANO BEACH, FL 33060	JOHN SFIROPOULOS (954) 545-7009
CATV, FIBER	COMCAST CABLE	6565 NOVA DRIVE DAVIE, FL 33317	RICARDO DAVIDSON (786) 586-8505
FIBER	CROWN CASTLE NG	2056 VISTA PARKWAY SUITE 420 WEST PALM BEACH, FL 33411	FIBER DIG TEAM (800) 654-3110
ELECTRIC	FLORIDA POWER & LIGHT - BROWARD	NW 44TH STREET FORT LAUDERDALE, FL 33323	JAMIE PURNELL JAMIE.PURNELL@FPL.COM
COMMUNICATION LINES, FIBER	MCI	4592 N. HIATUS ROAD FORT LAUDERDALE, FL 33309	INVESTIGATIONS TEAM (800) 624-9675 X2

PROJECT TEAM					
NAME	CONTACT	DISCIPLINE	ADDRESS	PHONE	EMAIL
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THOMPSON ENGINEERING & CONSULTING, INC	JUSTIN THOMPSON, PE	CIVIL ENGINEER	19304 NW 12TH STREET PEMBROKE PINES, FL 33029	(954) 232-2261	justin@thompson-ec.com
PULICE LAND SURVEYORS	JOHN F. PULICE	SURVEYOR	5381 NOB HILL ROAD SUNRISE, FL 33351	(954) 572-1777	surveys@pulicelandsurveyors.com

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SHEET NO.	SHEET TITLE
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C102	GENERAL NOTES
C103	EXISTING CONDITIONS PLAN
C104	DEMOLITION PLAN
C105	STORM WATER POLLUTION & PROTECTION PLAN - EX. CONDITIONS
C106	STORM WATER POLLUTION & PROTECTION PLAN - PROP. CONDITIONS
C107	STORM WATER POLLUTION & PROTECTION NOTES & DETAILS
C108	SITE PLAN
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C110	CIVIL NOTES & DETAILS
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C112	PAVING, GRADING & DRAINAGE DETAILS

**DRC**  
PZ25-12000031  
11/05/2025

Date: 10/01/2025  
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.

DEMISOL  
HOLDINGS, LLC  
1550 NW 24TH AVENUE  
POMPANO BEACH, FL 33315  
CITY OF POMPANO BEACH BROWARD COUNTY

Project No.	25-015
Date	09/10/2025
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions		
No.	Description	Date

COVER SHEET

Sheet Number:  
**C101**  
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