

# SITE DEVELOPMENT PLANS FOR ATLANTIC & POWERLINE CHICK-FIL-A

## LEGAL DESCRIPTION

A PORTION OF TRACT "A", ATLANTIC BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 126, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF TRACT "A" OR SOUTH CANAL RIGHT-OF-WAY LINE 371.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 325.23 FEET; THENCE SOUTH 01°10'38" WEST, 306.81 FEET; THENCE NORTH 88°43'39" WEST 33.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE 56°49'14", THENCE NORTHWESTERLY AN ARC DISTANCE OF 19.83 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 41°49'14"; THENCE NORTHWEST AN ARC DISTANCE OF 105.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 73°49'39" WEST, 85.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 14°59'43"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 15.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°49'22" WEST, 92.57 FEET; THENCE NORTH 01°10'38" EAST, 212.83 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

## FLOOD ZONE NOTE

- THE LANDS BOUND BY THE SURVEY LIE WITHIN FLOOD ZONE "X" SHADED, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ON FLOOD INSURANCE RATE MAP NUMBER 12011C0357H, EFFECTIVE DATE: 8/18/2014.

## DATUM NOTE

- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE NATIONAL GEODETIC SURVEY (NGS) PUBLISHED BENCHMARK:

PID "DL2195"  
STAMPING: Q 665 2006.  
STAINLESS STEEL ROD WITH SLEEVE ON THE SOUTH LINE OF POMPANO CANNEL, APPROXIMATELY 430' WEST OF SW 27TH AVENUE

ELEVATION: 10.61' (N.A.V.D. 88)

- DATUM CONVERSION: N.G.V.D. 29 = N.A.V.D. 88 + 1.575'

## GENERAL NOTES

- CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS ALONG WITH A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
- CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
- NO REVISION SHALL BE MADE TO THESE PLANS WITH OUT THE APPROVAL OF THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS UNLESS SPECIFICALLY STATED OTHERWISE.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND BEFORE FINAL CONNECTION OF SERVICES.

2100 W ATLANTIC BLVD  
POMPANO BEACH, BROWARD COUNTY, FL 33069  
SECTION 03, TOWNSHIP 49 S, RANGE 42 E

## CONTACTS

LESSEE  
CHICK FIL A INC  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349

OWNER  
MASTER CARWASH LLC  
9130 S DADELAND BLVD., STE 1509  
MIAMI, FL 33156

ENGINEER  
BOWMAN CONSULTING GROUP  
910 SE 17TH ST., SUITE 300  
FT. LAUDERDALE, FL 33316  
ANDRES MIZRAHI, PROJECT MANAGER  
954.884.5262; EXT. 4442  
AMIZRAHI@BOWMAN.COM

SURVEYOR  
BOWMAN CONSULTING GROUP  
1410 N WESTSHORE BLVD, SUITE 111  
TAMPA, FL 33607  
MAX GEORGE, DIRECTOR OF SURVEY  
813.687.4378  
MGEORGE@BOWMAN.COM

WATER/SEWER DISTRIBUTION  
CITY OF POMPANO BEACH WATER/SEWER DEPARTMENT  
100 W ATLANTIC BLVD,  
POMPANO BEACH, FL 33060  
JOHN SFIROPOULOS  
954.545.7009

GAS SERVICE  
TECO / PEOPLES NATURAL GAS  
SHERRY HORTON  
772.216.9622

ELECTRIC  
FLORIDA POWER & LIGHT  
JOEL BRAY  
386.586.6403

FIRE PROTECTION  
POMPANO BEACH FIRE RESCUE  
120 SW 3RD STREET  
POMPANO BEACH, FLORIDA 33060

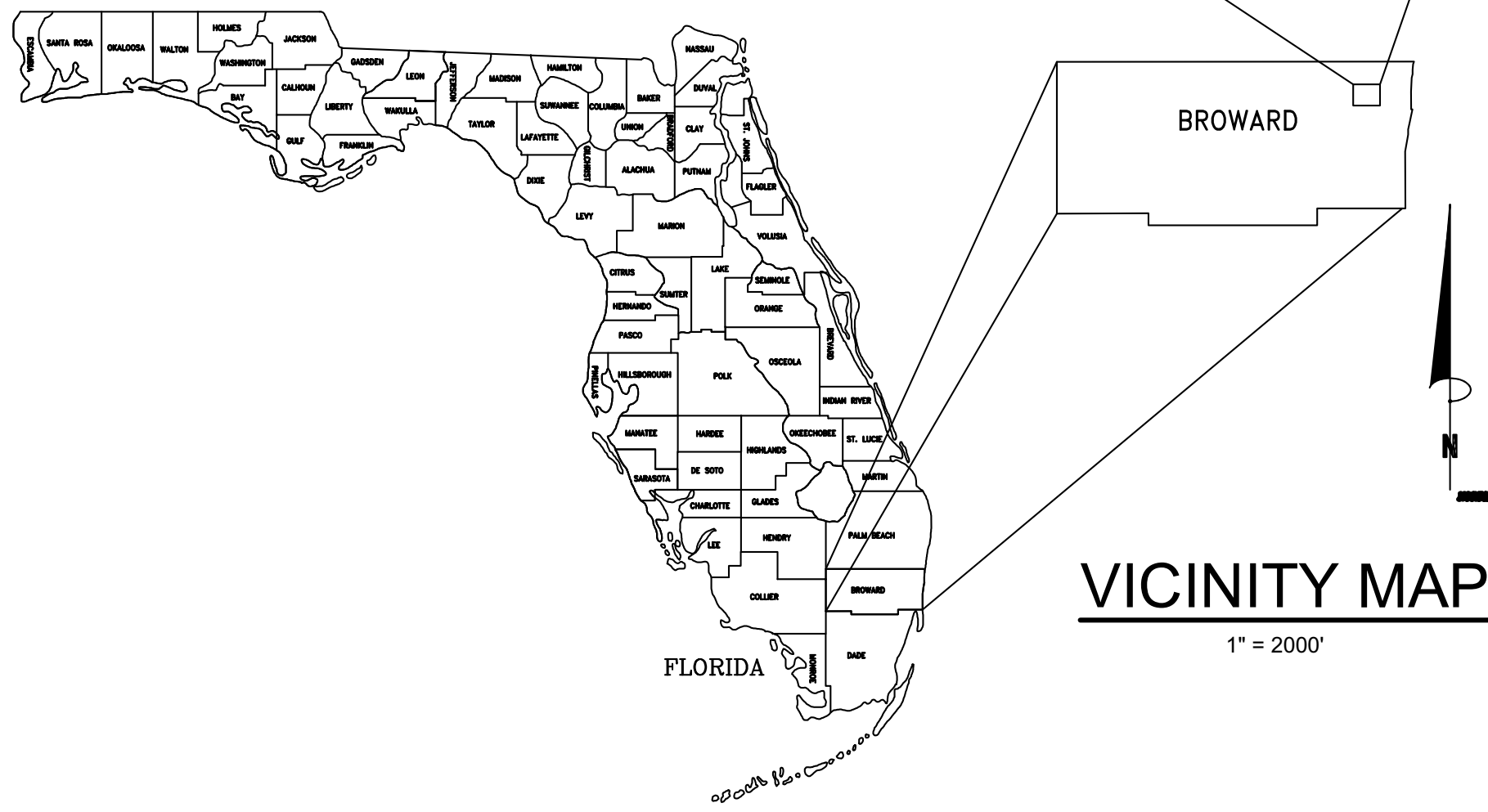
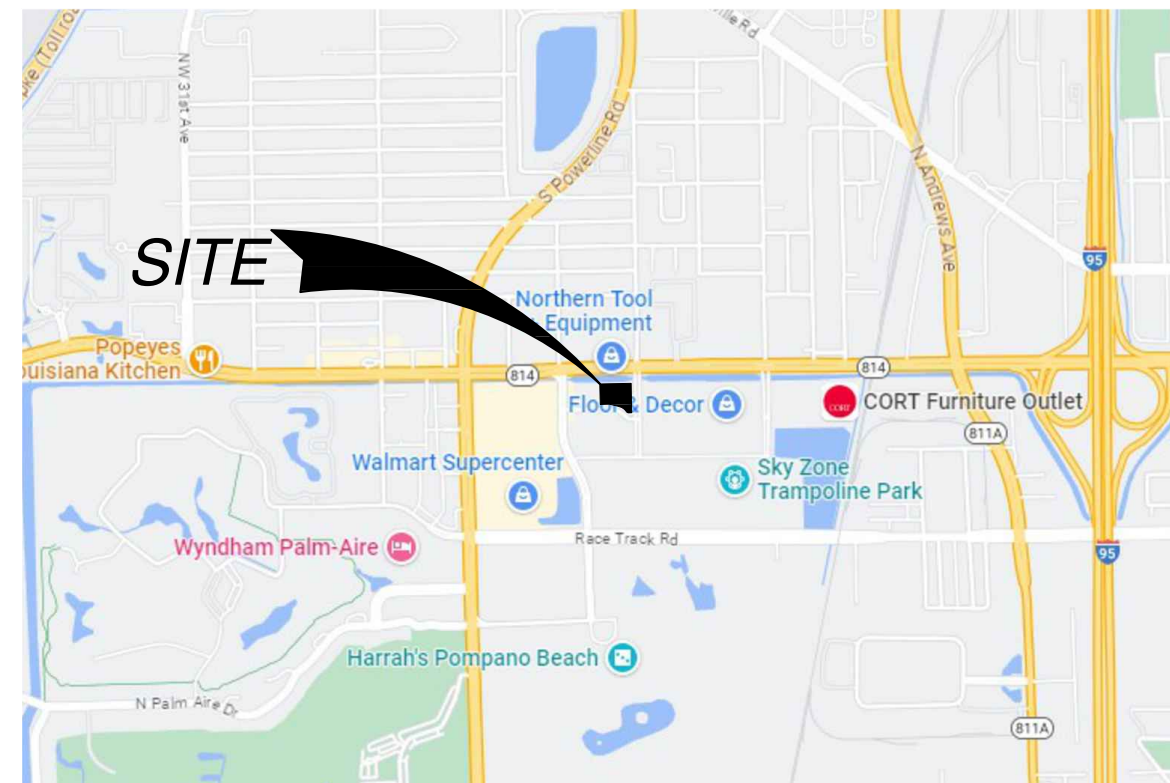
TRAFFIC ENGINEERING  
BROWARD COUNTY TRAFFIC ENGINEERING  
2300 W COMMERCIAL BLVD,  
FORT LAUDERDALE, FL 33309  
LOCATE DESK  
954.847.2642

EROSION CONTROL  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)  
2600 BLAIR STONE ROAD,  
TALLAHASSEE, FL 32399  
MR. DERBY BERNADEL  
866.336.6312 / 850.245.7524  
DERBY.BERNADEL@DEP.STATE.FL.US

TELEPHONE/INTERNET  
AT&T FLORIDA  
DINO FARRUGGIO  
561.683.2729

STORM DRAINAGE  
BROWARD COUNTY ENVIRONMENTAL PERMITTING DIVISION  
N UNIVERSITY DR, SUITE 203  
PLANTATION, FL 33324  
954.519.0318

HEALTH DEPARTMENT  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATIONS/ DIVISION OF HOTELS AND RESTAURANTS (DBPR)  
1940 NORTH MONROE STREET,  
TALLAHASSEE, FL 32399 - 1011  
850.488.1133 / 850.921.8267  
GEORGE.KOEHLER@DBPR.STATE.FL.US



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-1.0	Cover Sheet
C-1.1	Existing Conditions Plan
C-1.2	Demolition Plan
C-2.0	Site Plan
C-2.1	Truck Turning Plan
C-2.2	Fire Truck Turning Plan
C-2.3	Crime Prevention Through Environmental Design Plan
C-3.0	Grading and Drainage Plan
C-3.1	Erosion Control Plan - Phase I
C-3.2	Erosion Control Plan - Phase II
C-3.3	Erosion Control Details
C-4.0	CHICK-FIL-A Details
C-4.1	CHICK-FIL-A Details
C-4.2	CHICK-FIL-A Details
C-4.3	CHICK-FIL-A Details
C-5.0	Construction Details
C-5.1	Construction Details
C-5.2	Construction Details
PS-1.0	Utility Plan
PS-1.1	Utility Details
PS-1.2	Utility Details
PS-1.3	Utility Details



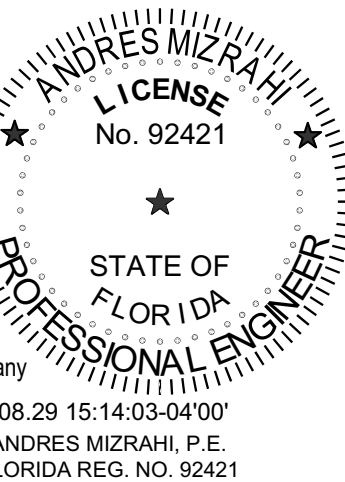
Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998



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Seal

This item has been digitally signed and sealed by Andres Mizrahi, P.E. on the date adjacent to this seal



Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
2023.08.29 15:14:03-04'00"  
ANDRES MIZRAHI, P.E.  
FLORIDA REG. NO. 92421

CHICK-FIL-A  
ATLANTIC & POWERLINE  
2100 W ATLANTIC BLVD  
POMPANO BEACH, FL 33069

FSR#05557

BUILDING TYPE / SIZE: P14 LS BN

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 010014-01-208

PRINTED FOR PERMIT

DATE 8/24/2023

DRAWN BY STC

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PROJECT NO. 010014-01-208

SHEET NO. 1 OF 1

COVER SHEET

SHEET NUMBER

P223-12000037  
12/06/2023

P223-12000037  
10/04/2023