

ALTA / NSPS LAND TITLE SURVEY  
CHICK-FIL-A, INC. ALTA FSU# 05557  
POMPANO BEACH, FLORIDA



LOCATION MAP  
NOT TO SCALE

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UTILITY PROVIDERS:

PER: CHIC-FIL-A SITE INVESTIGATION REPORT FOR 2100 W ATLANTIC BLVD FSU #05557 DATED APRIL 03, 2023

**WATER & SEWER**  
**CITY OF POMPAÑO BEACH WATER/SEWER**  
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**GAS**  
**TECO PEOPLE'S GAS SOUTH FLORIDA**  
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**ELECTRIC**  
**FPL (FLORIDA POWER & LIGHT) BROWARD**  
NAME: JOEL BRAY  
PHONE: 386.586.6403  
EMAIL: JOEL.BRAY@FPL.COM

**TELEPHONE/CABLE**  
**AT&T**  
NAME: DINO FARRUGGIO  
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EMAIL: G27896@ATT.COM

ZONING:

PER: CHIC-FIL-A SITE INVESTIGATION REPORT FOR 2100 W ATLANTIC BLVD FSU #05557 DATED APRIL 03, 2023

**JURISDICTION:** CITY OF POMPAÑO

**ZONING:** B-3/PCI (GENERAL BUSINESS/PLANNED COMMERCIAL INDUSTRIAL)

**OVERLAY DISTRICT:** NO

**IS USE PERMITTED:** YES

**ADJACENT ZONING:**  
a. NORTH: B-3  
b. EAST: B-3/PCI  
c. SOUTH: B-3/PCI  
d. WEST: B-3/PCI

**MIN. LOT WIDTH REQUIRED:** 100 FEET

**MIN. LOT SIZE REQUIRED:** 10,000 SQUARE FEET  
1. **MIN BUILDING HEIGHT:** 105 FEET  
2. **BUILDING SETBACKS:** (LDC SEC.155.3304)  
a) FRONT (SOUTH): 0'  
b) REAR (NORTH): 30'  
c) SIDE INTERIOR: 0'  
d) SIDE STREET: 0'

**LANDSCAPE BUFFER:** (LCD SEC.155.5203)  
a) NORTH: 10' ADJACENT TO VEHICULAR USE AREA  
b) SOUTH: 10' ADJACENT TO VEHICULAR USE AREA  
c) EAST: 10' ADJACENT TO VEHICULAR USE AREA  
d) WEST: 10' ADJACENT TO VEHICULAR USE AREA

**SIGN SETBACK:** (LDC SEC.156.04) 4' FROM R-O-W, 10' FROM ADJACENT PROPERTY LINE

**OPEN SPACE REQUIRED:** NOT STATED IN CODE.

**PARKING:**  
a) PARKING RATIO: 1:4 PERSONS OF MAXIMUM OCCUPANCY OF CUSTOMER SERVICE AREA  
b) REQUIRED PARKING: 20 SPACES  
c) PARKING SPACE DIMENSIONS: 9' X 18'  
d) MAX. SPACES/ROW: 10 SPACES  
e) LANDSCAPE ISLAND REQUIREMENTS: 8' WIDE

**LOADING ZONE REQUIRED:** NO

**DRIVE THROUGH BYPASS LANE:** NOT REQUIRED.

**FLOOR AREA RATIO (FAR):** NOT STATED IN CODE.

LEGEND

ALTA	= AMERICAN LAND TITLE ASSOCIATION	— X —	= METAL FENCE
BTM.	= BOTTOM	~10~	= CONTOUR ELEVATION
(D)	= DESCRIPTION	⊙	= CLEANOUT
CH	= CHORD BEARING AND DISTANCE	⌚	= ELECTRIC HAND HOLE
EL.	= ELEVATION	□	= RISER
G.P.S.	= GLOBAL POSITIONING SYSTEM	⊕	= SANITARY SEWER MANHOLE
INV.	= INVERT	+	= SIGN
L	= ARC LENGTH	⚡	= SITE CONTROL POINT
LB	= LICENSED BUSINESS	⊗	= WATER VALVE
LS	= LICENSED SURVEYOR	⊖	= BACKFLOW PREVENTER
LTD.	= LIMITED	⚡	= FIRE HYDRANT
(M)	= MEASURED	⚡	= LIGHT POLE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	⚡	= SEWER VALVE
O.R.B	= OFFICIAL RECORDS BOOK	⊕	= STORM MANHOLE
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	⊗	= WATER METER
(P)	= PLAT DATA	■	= ASPHALT PAVEMENT
P.B.	= PLAT BOOK	■	= CONCRETE
PG.	= PAGE	■	= BRICK
PRM	= PERMANENT REFERENCE MONUMENT	⊕	= DETECTABLE WARNING SURFACE
PVC	= POLYVINYL CHLORIDE PIPE	⊕	= WIRE PULL BOX
R	= RADIUS	⊕	= POWER POLE WOOD
R.T.K.	= REAL TIME KINEMATIC	⊕	= ELECTRIC HAND-HOLE
⑩	= TITLE EXCEPTION NUMBER		
TYP.	= TYPICAL		
x14.52	= EXISTING ELEVATION		
●	= FOUND MAG NAIL AND DISK		
○	= FOUND IRON ROD OR PIPE		

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THE SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAD88) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING THE TRIMBLE R-10 WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.
- THE BASIS OF BEARING REFERS TO A RECORD BEARING OF S 88°49'22" E ALONG THE NORTH BOUNDARY LINE OF ATLANTIC BUSINESS CENTER, PB.169, PG. 126. B.C.R. MEASURED AS N88°52'51"E.
- 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 POMPAÑO CANNEL, APPROXIMATELY 430' WEST OF SW 27TH AVENUE  
  
ELEVATION: 10.61' (N.A.V.D. 88)
- THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL CURVES ARE RADIAL UNLESS OTHERWISE STATED.
- PROPERTY ADDRESS - 2100 W ATLANTIC BLVD POMPAÑO BEACH, FL 33069.
- THE LANDS BOUND BY THIS 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.
- SUBJECT PARCEL CONTAINS 78925.35 SQUARE FEET OR 1.812 ACRES, MORE OR LESS.
- THERE WERE 111 DESIGNATED PARKING & 5 HANDICAP PARKING SPACES PRESENT AT THE TIME OF SURVEY.
- ABOVE GROUND AND VISIBLE UTILITIES WERE LOCATED AS SHOWN ON THIS SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED AS A PART OF THIS SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. THE SITE IS UNDEVELOPED AND HAS BEEN CLEARED AND ROUGH GRADED AT SOME TIME PRIOR TO THE SURVEY. NO CONSTRUCTION WAS OBSERVED AT THE TIME OF THE SURVEY.
- THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES TO STREET RIGHTS OF WAY.
- THE SUBJECT PROPERTY IS CONTIGUOUS WITH NO GAPS, GORES, OR OVERLAPS.

SURVEYOR'S CERTIFICATION:

TO: CHICK-FIL-A, INC. A GEORGIA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7C, 8, 9, 11A, 13, AND 16 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MAX R. GEORGE  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 7343

BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030  
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Max R. George, PSM

MARCH 01, 2023  
DATE OF LAST FIELDWORK

Digitally signed by Max R. George, PSM  
DN: cn=Max R. George, o=Bowman Consulting Group, Ltd., email=Max.R.George@bowmanconsulting.com, c=US  
SerialNumber=MA52020041230567  
Date: 2023.08.04 13:21:24-0400

CHICK-FIL-A, INC. ALTA FSU# 05557

2100 W ATLANTIC BLVD

POMPANO BEACH

BROWARD COUNTY

FLORIDA

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PROJECT NO  
010014-01-204



PLAN STATUS


DATE	DESCRIPTION
FIELD BOOK 22-250	PAGE 67-70

FIELD CREW:	A.A.
M.R.G. DRAWN	M.G. CHKD

JOB No. 010014-01-208	DATE 04/01/2023
FILE No. 010014-01-208	

SHEET 1 OF 3
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PZ23-12000037

12/06/2023 Chick-fil-A\010014-01-208 (ENG) - 05557 Atlantic Powerline FSU Pompano\Engineering\Survey Department\Survey\Topo Boundary\01-05557-ALTA-Atlantic.dwg 8/4/2023

PZ23-12000037

10/04/2023