NORTH COURSE DRIVE

PAVED ROADWAY

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

R= 424.65'(R)
A= 85.12'(C)
D= 11°29'04"(C)

R= 424.65'
A= 85.12'
D= 11°29'04"

COLUMN

84.42'

84.42'(C) S88°56'37"E 175.02'(R&M)

FOUND BRASS DISC IN CONCRETE PLS #3550

FIRE HYDRANT w/ VALVE ASSEMBLY

TRAFFIC SIGNAL BOXES

TRAFFIC SIGNAL BOX

TRAFFIC SIGNALS SUPPORT ARM

FOUND PK NAIL & BRASS WASHER LB #2094

GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ZONE:
RM-45 / PCI

"PALM-AIRE PLAT"
PLAT BOOK 163, PAGE 42
PORTION OF PARCEL "A"

PORTION OF PARCEL "A" "PALM-AIRE PLAT" PLAT BOOK 163, PAGE 42

N00°13'55"E 175.02'(R&M)

N00°13'55"W 40.00'

S00°13'55"W 179.02'(R&M)

CONVENIENCE STORE 30' x 70' 2,100 S.F.

4 MAINTENANCE

1 NATURAL SURVEILLANCE
2 NATURAL ACCESS CONTROL
3 TERRITORIAL REINFORCEMENT
4 MAINTENANCE
5 ACTIVITY SUPPORT

12K DIESEL TG/AS STP F V
12K PREMIUM TG/AS STP F V
12K REGULAR TG/AS STP F V

TRASH ENCL.

WALL ON LINE

CONCRETE WALL

SIGN

WOOD FENCE

6' WOOD FENCE

FOUND 3/4" PIPE (NO CAP)

N88°56'37"W 175.02'

N88°56'37"W 175.02'(R&M)

COLUMN

N88°56'37"W 67.01'

FOUND 3/4" PIPE (NO CAP)

5' LIGHTING EASEMENT AS PER PLAT BOOK 163, PAGE 42

SOUTH-BOUND TRAFFIC LANES

67' RIGHT-OF-WAY DEDICATED PER OFFICIAL RECORDS BOOK 2273, PAGE 411 BROWARD COUNTY RECORDS

8.0' WIDE CONCRETE MEDIAN

Know what's below. Call before you dig.

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CLIENT:

SUNSHINE GASOLINE DISTRIBUTORS,INC.

DESIGN TEAM TITLE:

MDM SERVICES, INC.
engineering • environmental • construction
2151 W. HILLSBORO BLVD, DEERFIELD BEACH, FLORIDA 33442
Phone: (954) 427-3076
FLORIDA CA #4857

NO.	DATE	REVISION DESCRIPTION

DAIMIAN D'WIGHT LESLIE LICENSE No. 73113 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Daimian D Leslie
Date: 2025.05.14 14:27:15-04'00'

DAIMIAN D. LESLIE
FL REG # 73113

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAIMIAN D. LESLIE 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.

PROJECT DESCRIPTION:

NEW C-STORE

SITE DESIGNATION:

SUNSHINE GASOLINE DISTRIBUTORS CHEVRON GAS STATION #010

SITE ADDRESS:

301 POMPANO PKWY, POMPANO BEACH, FL 33069

SCALE: AS NOTED	MDM JOB # 21119
DATE: 08-11-2022	
DESIGNED BY:	
DRAWN BY:	FILE NAME: 21119 CD.DWG
CHECKED BY:	

DRAWING TITLE:

CPTED PLAN

SHEET NO:

C-2.2

DRC

PZ25-12000017

07/02/2025

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