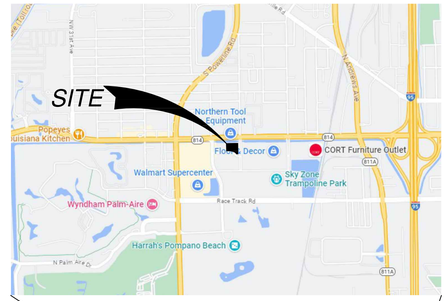
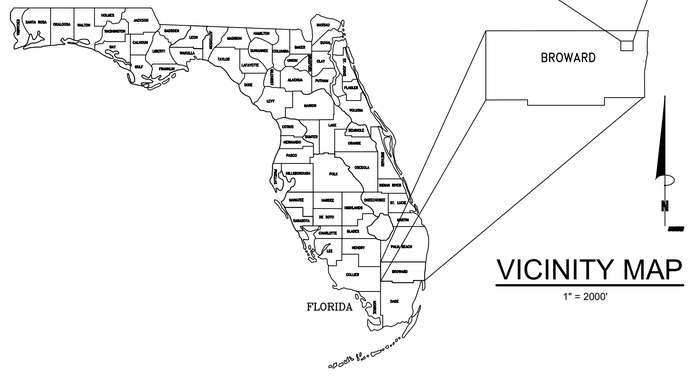
SITE DEVELOPMENT PLANS FOR ATLANTIC & POWERLINE CHICK-FIL-A

STORE #5557

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





VICINITY MAP
1" = 2000'

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

1. 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

1. 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)

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

GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
5. NO REVISION SHALL BE MADE TO THESE PLANS WITH OUT THE APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
7. ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

CONTACTS

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

OWNER
MASTER CARWASH LLC
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MIAMI, FL 33156

ENGINEER
BOWMAN CONSULTING GROUP
910 SE 17TH ST., SUITE 300
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SURVEYOR
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MAX GEORGE, DIRECTOR OF SURVEY
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MGEORGE@BOWMAN.COM

WATER/SEWER DISTRIBUTION
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POMPANO BEACH, FL 33060
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GAS SERVICE
TECO / PEOPLES NATURAL GAS
SHERRY HORTON
772.216.9622

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FLORIDA POWER & LIGHT
JOEL BRAY
386.586.6403

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

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LOCATE DESK
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EROSION CONTROL
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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

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C-1.1	Existing Conditions Plan
C-1.2	Demolition Plan
C-2.0	Site Plan
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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
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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
ANDRES MIZRAHI LICENSE No. 92421 STATE OF FLORIDA PROFESSIONAL ENGINEER
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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SHEET
COVER SHEET
SHEET NUMBER
C-1.0

PERMIT

DRC
P23-12000037
10/04/2023

FILE PATH: V:\010014 - Chick-fil-A\010014-01-208 (DAD) - 05557 Atlantic Powerline FSU Pompano\Engineering\Engineering Plans\Sheets\13-010014-01-208-cTD.dwg 8/24/2023
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