

[illegible][illegible]

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT No.:	F250001
DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	02/24/2025
CAD I.D.:	F250001-COVER

PROJECT:

**980 SW 12th AVE.
POMPANO BEACH**

FOR
JOEFRAN
INVESTMENTS, LLC

OMPANO BEACH
FLORIDA



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

RYAN OSCAR THOMAS

PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 53891

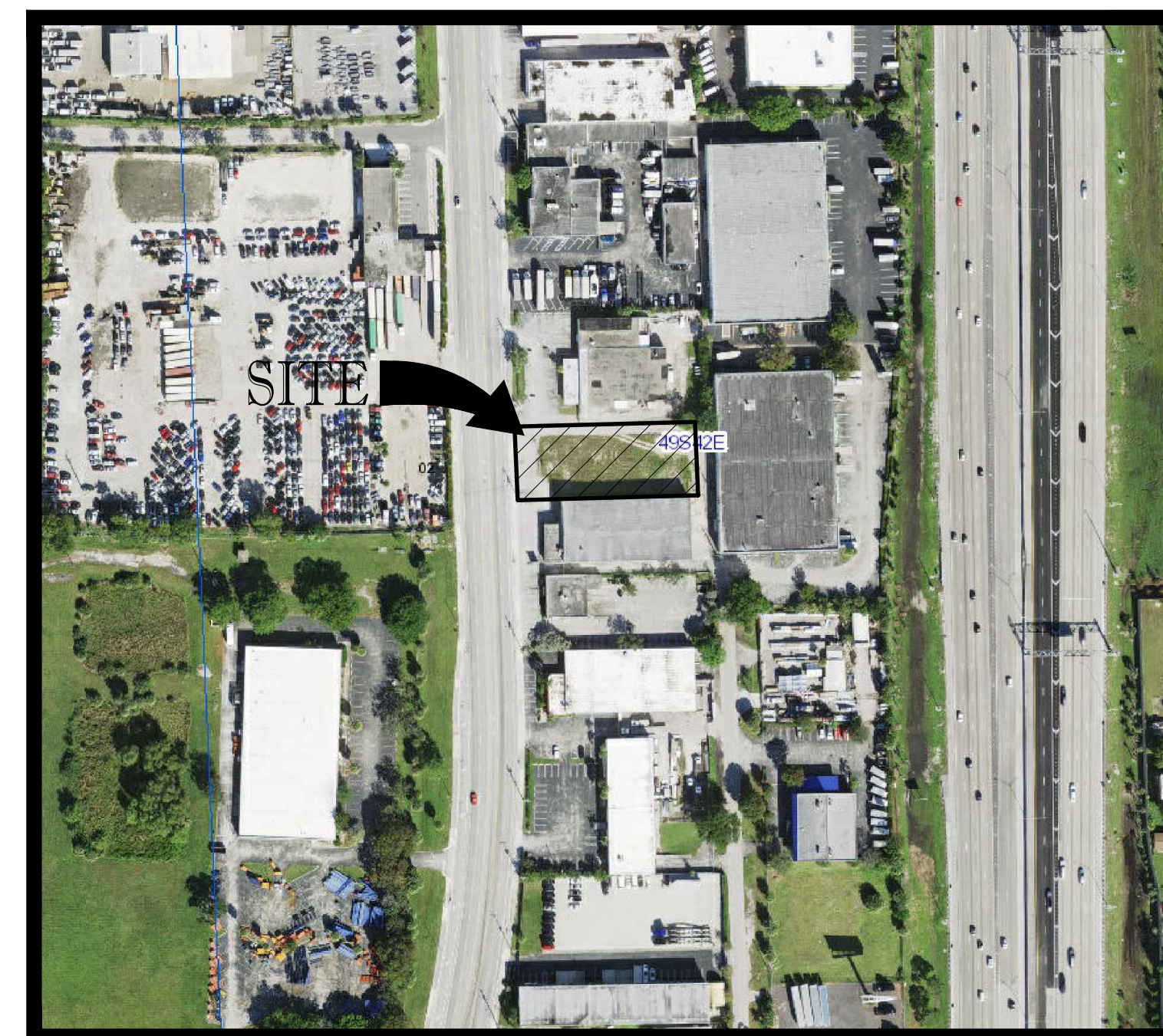
May 5, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

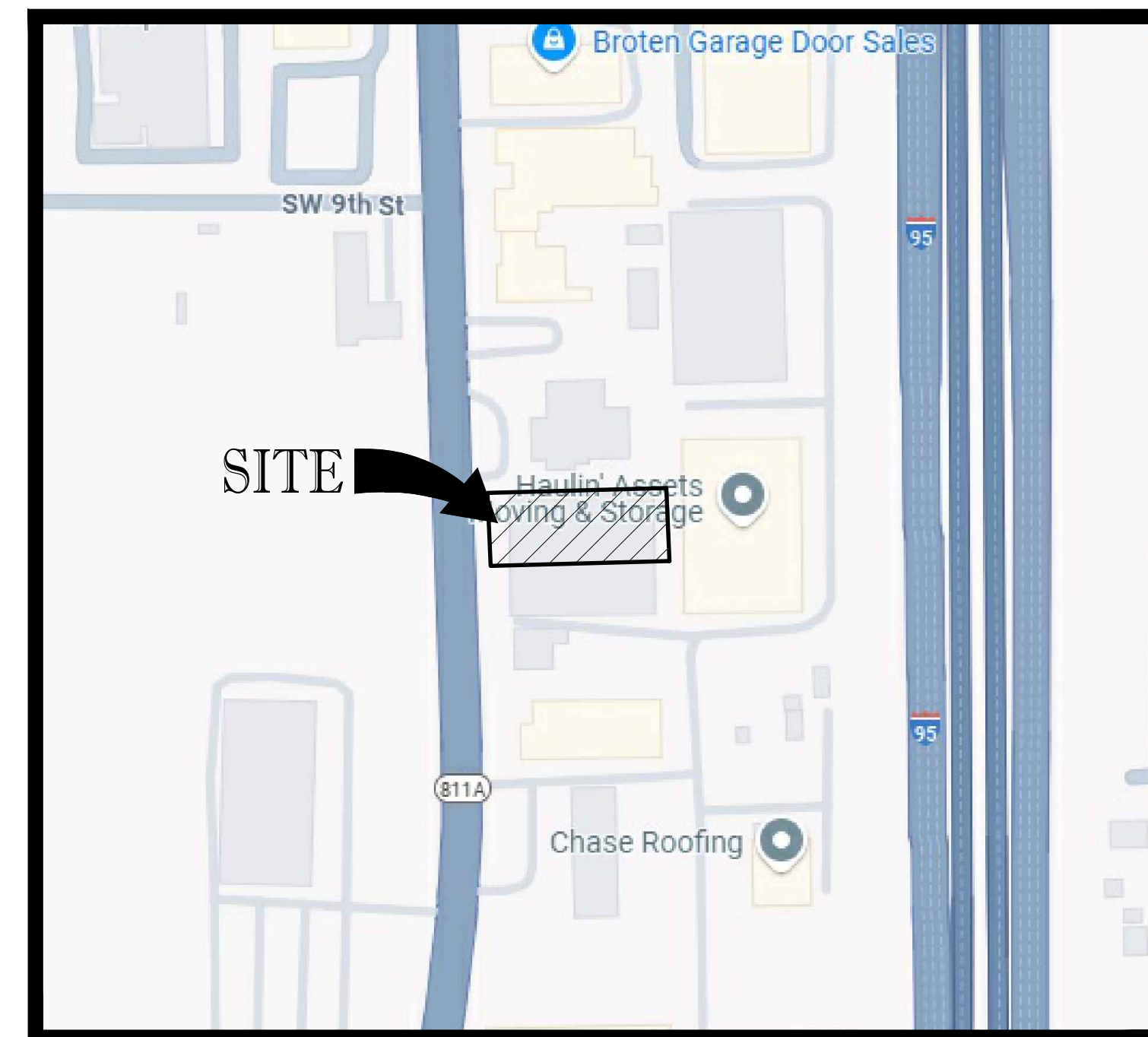
COVER SHEET

SHEET NUMBER:

C-01

$$1'' = 200'$$


1''=XXXX'



CIVIL PLANS BY THOMAS ENGINEERING GROUP:	
COVER SHEET	C-01
GENERAL NOTES	C-02
DEMOLITION PLAN	C-03
OVERALL SITE PLAN	C-04
SITE PLAN	C-05
PAVING, GRADING & DRAINAGE PLAN	C-06
PAVING, GRADING & DRAINAGE DETAILS	C-07
UTILITY PLAN	C-08
PAVEMENT MARKING & SIGNAGE PLAN	C-09
CPTED PLAN	C-10
PHOTOMETRIC BY KAMM CONSULTING:	
SITE PHOTOMETRIC PLAN	E1.1
LANDSCAPE PLANS BY WDA DESIGN GROUP:	
LANDSCAPE PLAN	LA.01
LANDSCAPE NOTES & DETAILS	LA.02
LANDSCAPE GENERAL NOTES	LA.03
IRRIGATION PLAN	IR.01
IRRIGATION NOTES & DETAILS	IR.02

CIVIL ENGINEER:
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6300 NW 31 AVENUE
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LAND SURVEYOR:
PINNELL SURVEY, INC.
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FL 33073
JASON H. PINNELL
(954) 418-4940

LANDSCAPE ARCHITECT:
WDA DESIGN GROUP
31 EAST MAIN STREET
WESTBOROUGH, MA 01581
MICHAEL D. GROSSWIRTH
(506) 366-6552

PHOTOMETRIC ENGINEER:
KAMM CONSULTING
1407 WEST NEWPORT CENTER DRIVE
DEERFIELD BEACH, FL 33442
GREG KEMP
(954) 949-2200



THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE PH: (954) 202-7000
FT. LAUDERDALE, FL. 33309 www.ThomasEngineeringGroup.com

LEGAL DESCRIPTION:

THE SOUTH 100.00 FEET OF THE NORTH 2,035.00 FEET OF THE EAST 248.00 FEET OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 LYING SOUTH OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PROPERTY LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA, LESS THE WEST 3.00 FEET.

DRC

PZ25-12000010

06/04/2025