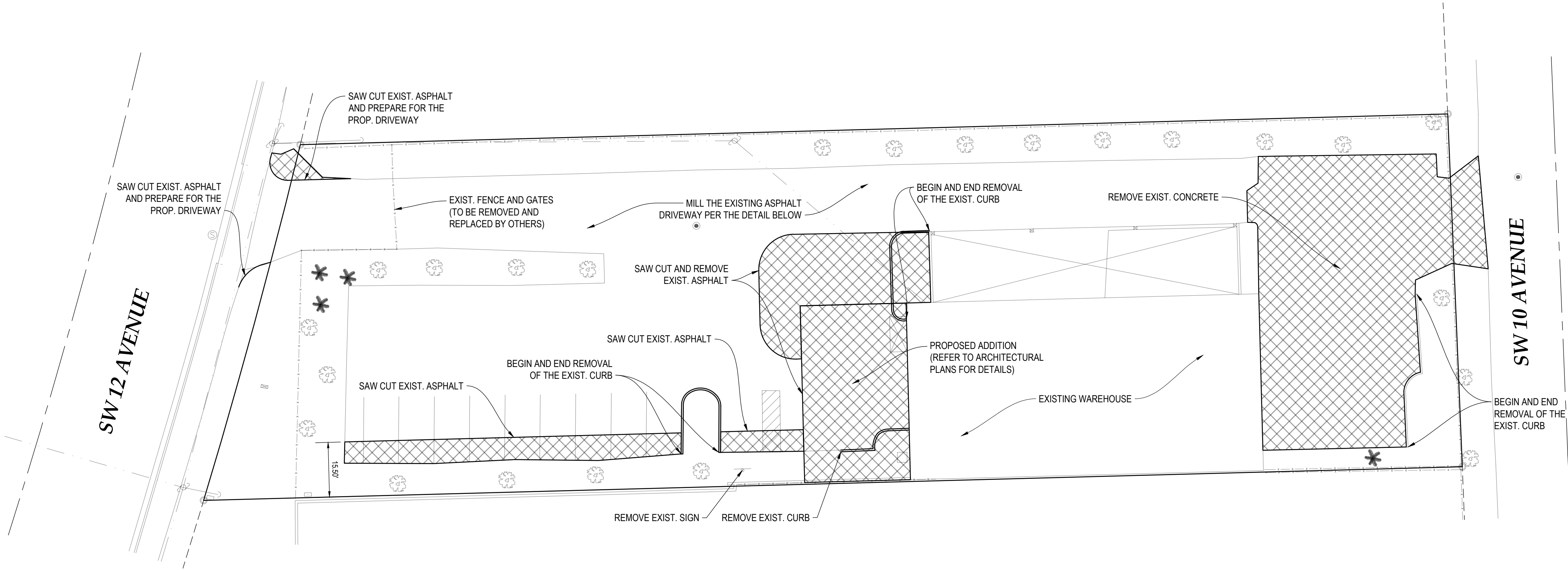
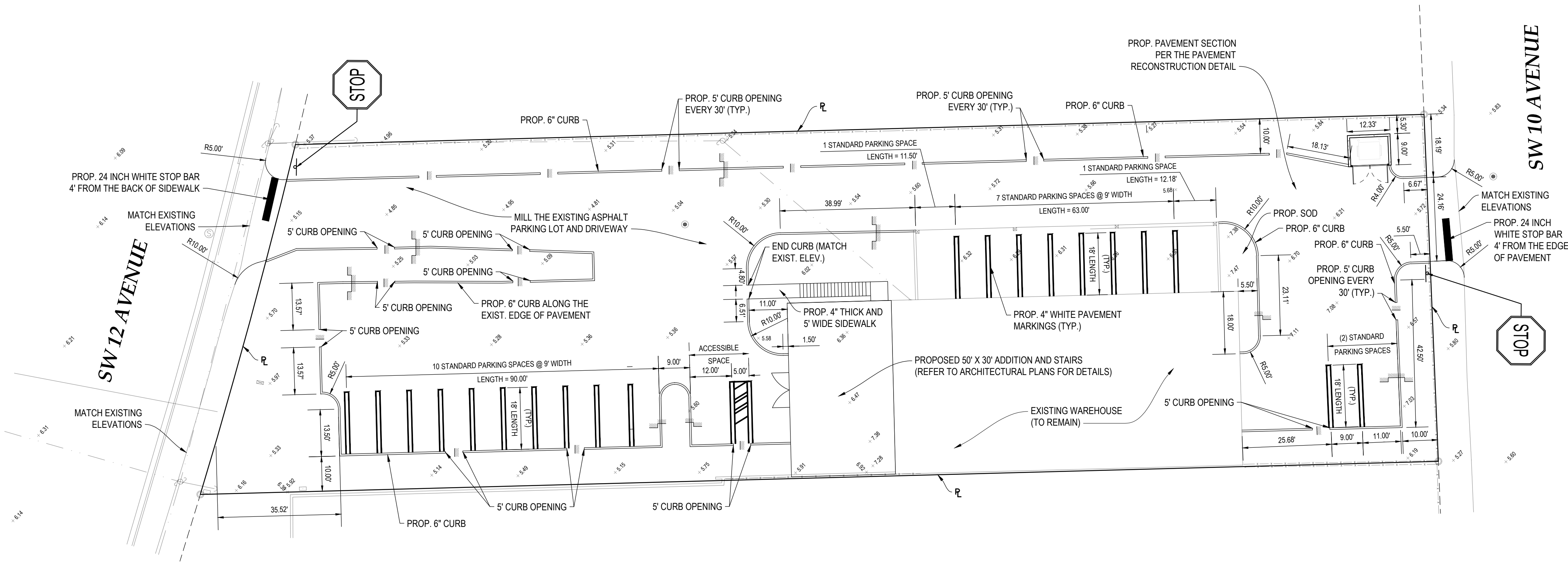


F:\Vecin Consulting\PROJECTS\2024\24-009 CIVL.dwg [J] Jun 05, 2025 8:33pm VECIN



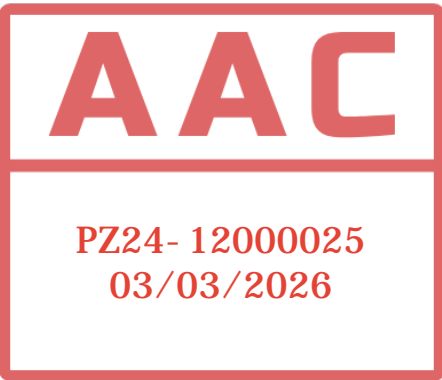
## EXISTING SITE CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 20'



## PROPOSED SITE PLAN

SCALE: 1" = 20'



**SCOPE OF WORK**  
CONSTRUCTION DOCUMENTS FOR THE PAVING, GRADING AND DRAINAGE OF THE SUBJECT PROPERTY.

- NOTES**
1. THE SURVEY USED AS REFERENCE WAS DEVELOPED BY ACCURATE LAND SURVEYORS, INC. DATED 10/10/2024.
  2. ELEVATIONS ON THE SURVEY AND THESE PLANS ARE IN NAVD 1988.
  3. CONTRACTOR IS TO VERIFY THE EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
  4. CONTRACTOR IS TO LOCATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION TO PREVENT DAMAGE TO THE UTILITIES.
  5. CONTRACTOR IS TO RESTORE THE SITE AND ADJACENT AREAS TO EQUAL OR BETTER CONDITIONS AFTER CONSTRUCTION OF THE SUBJECT PROPERTY.
  6. REFER TO ARCHITECTURAL PLANS FOR THE SITE DETAILS REGARDING THE PROPOSED ADDITION AND STAIRS.
  7. THE EXISTING ASPHALT DRIVEWAY IS TO BE MILLED AND RESURFACED.
  8. THE EXISTING CONCRETE DRIVEWAY AND PARKING LOT IS TO BE REMOVED AND REPLACED WITH ASPHALT.
  9. THE DRIVEWAY AREAS WITH MISSING SECTIONS ARE TO BE RECONSTRUCTED.
  10. THE NEW DRIVEWAYS AND PARKING LOT IS TO MATCH THE EXISTING ELEVATIONS.
  11. FIVE FOOT CURB CUT OUTS ARE TO BE INSTALLED SPORADICALLY THROUGHOUT THE PROPERTY, AT LOW POINTS, AND AT MAXIMUM 30' SEPARATIONS TO ALLOW STORM WATER INTO THE PERVIOUS AREAS.
  12. SEE SHEET C-200 FOR THE STANDARD DETAILS.

- LEGEND**
- ELEVATION (EXISTING) NAVD 88
  - NO CHANGE OF ELEVATION IN THE CURB OPENING
  - CHANGE IN ELEVATION
  - THE GROUND IS LEVEL ON BOTH SIDES OF THE CURB

**EROSION CONTROL DETAILS:**

- THE CONTRACTOR IS TO COMPLY WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY'S GUIDELINES.
- THE CONTRACTOR IS TO RETAIN STORM WATER ON-SITE USING SWALES, BERMS, AND/OR A SILT FENCE.
- THE WASH DOWN AREA IS TO BE SPECIFIED BY THE CONTRACTOR IN AN AREA NEAR THE CONSTRUCTION ENTRANCE.
- THE CONTRACTOR IS TO PERIODICALLY INSPECT FOR SIGNS OF EROSION OR FAILURE DURING THE CONSTRUCTION PERIOD
- DO NOT WASHOUT CONCRETE TRUCKS OR EQUIPMENT INTO STORM DRAINS, STREETS, GUTTERS, UN-CONTAINED AREAS, OR STREAMS.

**RAIN WATER NOTE:**

RETAIN ALL RAIN WATER RUNOFF WITHIN THE PROPERTY LINES BY MEANS OF SWALLS OR RETENTION PONDS AREAS.

THESE PLANS COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL APPLICABLE BUILDING AND ZONING CODES.



Call 811 or visit [sunshine811.com](https://sunshine811.com) two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

CIVIL ENGINEER:

ENRIQUE VECIN, P.E.  
FLORIDA P.E.: 87325

VECIN CONSULTING, LLC

7483 SW 82 STREET,  
MIAMI, FL 33143  
305 431 5282  
EVECIN88@GMAIL.COM

Copyright 2020 By:  
VECIN CONSULTING, LLC

CLIENT NAME:

THE BENEDICT  
BULLOCK GROUN, P.A.

FLACK'S WAREHOUSE

CLIENT NAME

LOCATED AT:  
1220 SW 12 AVENUE  
POMPAHO BEACH, FLORIDA, 33060

PAVING, GRADING, AND DRAINAGE PLAN

SHEET TITLE

REVISIONS

- |   |           |              |
|---|-----------|--------------|
| 1 | 4/3/2025  | PER COMMENTS |
| 2 | 6/10/2025 | PER COMMENTS |

PROJECT #: 24-009

DATE  
NOVEMBER 24, 2024  
SHEET NUMBER

C-100