

S.W. 6th STREET

SECTION 2,  
TOWNSHIP 49 SOUTH,  
RANGE 42 EAST



20 10 5 0 5 10 20  
1"= 20'

ADJOINING OWNER:  
AQUATHIN CORP  
FOLIO: 4942 02 00 0551

ADJOINING OWNER:  
IEBP IV HOLDINGS 27 LLC  
FOLIO: 4942 02 00 0833

ADJOINING OWNER:  
1040 SW 10 AVE, LLC  
FOLIO: 4942 02 00 0830

1 STORY C.B.S.  
COMMERCIAL BUILDING #956

BUILDING HEIGHT = 16.3 FEET  
AREA OF BUILDING FOOTPRINT = 13,082 SQUARE FEET +/-

NOTE:

CONTRACTOR TO FIELD VERIFY, PRIOR TO CONSTRUCTION, INVERTS, PIPE SIZES, AND MATERIAL FOR ALL EXISTING UTILITIES. CONTRACTOR SHALL IMMEDIATELY NOTIFY TO THE ENGINEER OF RECORD ABOUT ANY DISCREPANCIES FOUND.

LEGEND:

	EXIST. OVERHEAD ELECTRICAL LINE		PROP. ELECTRICAL LINE
	EXIST. TELEPHONE LINE		PROP. TELEPHONE LINE
	EXIST. STORM LINE		PROP. STORM LINE
	EXIST. SANITARY LINE		PROP. ROOF DRAIN LINE
	EXIST. WATER LINE		PROP. SEWER LATERAL LINE
	EXIST. STORM CATCH BASIN		PROP. WATER LINE
	EXIST. SANITARY MANHOLE		PROP. CLEAN OUT
	EXIST. WATER VALVE		PROP. WATER METER
	EXIST. LIGHT POLE		PROP. BACK FLOW PREVENTOR
	EXIST. HANDHOLE		PROP. CATCH BASIN
	EXIST. GRADE		PROP. STORM MANHOLE
			PROP. EXFILTRATION TRENCH
			GRADE SPOT SHOT (BOTTOM ELEVATION IF AT CURB)
			TOP OF CURB
			BOTTOM OF CURB

DATUM NOTE:

ALL ELEVATIONS SHOW HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD). ADD 1.58 TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).

UTILITY NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
- CONTRACTOR SHALL COORDINATE WITH BUILDING PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
- SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
- CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
- CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
- THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
- SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
- PROVIDE MINIMUM 18" VERTICAL AND 2' HORIZONTAL CLEARANCE OF ELECTRIC CONDUITS TO ANY OTHER UTILITY LINE.



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REV:	DATE:	REVISIONS	COMMENT:	BY:
X	xx/xx/xx	xxx	xxx	xxx



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

PROJECT:

980 SW 12th AVE.  
POMPAHO BEACH

FOR  
JOEFRAN  
INVESTMENTS, LLC

POMPAHO BEACH  
FLORIDA



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RYAN OSCAR THOMAS

PROFESSIONAL ENGINEER  
FLORIDA LICENSE No. 53891

August 12, 2025  
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-09