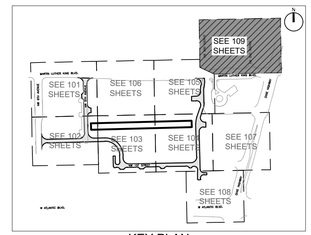
PRC
PZ26-12000001
05/20/2026

KEITH
2152 West Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



KEY PLAN

CATCH BASIN
RIM ELEV.=8.35'
E. INV. ELEV.=4.50'-18" CMP
W. INV. ELEV.=4.44'-18" CMP
N. INV. ELEV.=5.34'-18" CMP
BOTTOM ELEV.=4.69'

SANITARY SEWER MANHOLE
RIM ELEV.=9.20'
UNABLE TO OBTAIN PIPE INVERTS DUE TO TRAFFIC

ASPHALT PAVEMENT

FLOOD ZONE DELINEATION LINE (OBTAINED FROM FEMA GIS DATABASE)

LIMITS OF CONSTRUCTION (TYP.)

NOT IN USE

CATCH BASIN
RIM ELEV.=8.88'
S. INV. ELEV.=4.51'-18"PVC
W. INV. ELEV.=4.51'-18"PVC
N. INV. ELEV.=4.52'-18"PVC
BOTTOM ELEV.=3.92'
(NO WEIR WALL)

BROKEN ASPHALT PAVEMENT

REMOVE PAVEMENT

REMOVE EXIST. SIGNS (TYP.)

CONC. CURB TYP.

CATCH BASIN
RIM ELEV.=8.96'
E. INV. ELEV.=5.74'-12"DIP
BOTTOM ELEV.=4.88'

SANITARY SEWER MANHOLE
RIM ELEV.=9.05'
UNABLE TO OBTAIN PIPE INVERTS DUE TO TRAFFIC

ZONE AH ELEV.=11'

ZONE AH ELEV.=12'

CONC. PAD

REMOVE PAVEMENT

BROKEN ASPHALT PAVEMENT

REFER TO SHEET LD-109 FOR EXISTING TREES AND TREES TO BE REMOVED

FPL FOC

STORM DRAIN MANHOLE
RIM ELEV.=9.27'
E. INV. ELEV.=5.35'-18"CMP
BOTTOM ELEV.=5.34'

CATCH BASIN
RIM ELEV.=8.62'
W. INV. ELEV.=4.99'-18"CMP
N. INV. ELEV.=4.47'-18"RCP
S. INV. ELEV.=4.77'-18"RCP
BOTTOM ELEV.=4.55'

FLOOD ZONE DELINEATION LINE (OBTAINED FROM FEMA GIS DATABASE)

REMOVE MONITORING WELL AND CAP 5-FT BELOW GRADE (TYP.)

ELECTRIC VAULT
8' X 5'

STORM DRAIN MANHOLE
RIM ELEV.=8.70'
UNABLE TO OBTAIN PIPE INVERTS DUE TO TRAFFIC

CURB INLET
RIM ELEV.=8.55'
SW. INV. ELEV.=3.93'-15"RCP
E. INV. ELEV.=2.62'-15"RCP
BOTTOM ELEV.=2.15'
FULL OF WATER & DEBRIS

STORM DRAIN MANHOLE
RIM ELEV.=8.74'
UNABLE TO OBTAIN PIPE INVERTS DUE TO TRAFFIC

CURB INLET
RIM ELEV.=12.23'
E. INV. ELEV.=2.90'-15" RCP
W. INV. ELEV.=2.58'-15" RCP
BOTTOM ELEV.=1.68'

2' CURB (TYP.)

MATCH LINE: REF. SHEET CD-105

SANITARY SEWER MANHOLE
RIM ELEV.=14.19'
S. INV. ELEV.=7.21'-10"PVC
N. INV. ELEV.=6.59'-10"CLAY

GRASS

1 STY. BLDG.

REMOVE MONITORING WELL AND CAP 5-FT BELOW GRADE (TYP.)

REMOVE PAVEMENT

LIMITS OF CONSTRUCTION (TYP.)

BROKEN ASPHALT PAVEMENT

STORM DRAINAGE MANHOLE
RIM ELEV.=13.08'
S. INV. ELEV.=5.92'-18"RCP
BOTTOM ELEV.=4.88'

STORM DRAINAGE MANHOLE
RIM ELEV.=13.13'
W. INV. ELEV.=2.89'-15"RCP
N. INV. ELEV.=5.90'-18"RCP
BOTTOM ELEV.=8.93'

SANITARY SEWER MANHOLE
RIM ELEV.=13.33'
UNABLE TO OBTAIN PIPE INVERTS DUE TO TRAFFIC

ZONE X
INSIDE .02% ZONE X

BUILDING DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH EVERYTHING WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED.

1.1. ALL FLORIDA POWER AND LIGHT (FPL) INFRASTRUCTURE (POLES, WIRES, ETC.) TO BE REMOVED AND/OR RELOCATED BY FPL TO THE GREATEST EXTENT FEASIBLE.

2. EXISTING MONITORING WELLS TO REMOVED AND CAPPED A MINIMUM OF 5 FEET BELOW FINISHED GRADE. CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER PRIOR TO DEMOLITION.

3. BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION.THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:

- PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
- GAS DISCONNECT LETTER FROM GAS SUPPLIER
- FPL DISCONNECT LETTER FROM FP&L
- WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
- FIRE SERVICE WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
- SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
- COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
- NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL
- DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
- BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
- NOTICE OF COMMENCEMENT
- ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
- TREE PROTECTION PLAN:
- FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR TRUNK FOR PALMS, CONDITION %, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
- PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK.
- FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.

LEGEND

- EXISTING LINEAR FEATURE TO BE REMOVED
- EXISTING SITE FEATURE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	02/25/2026
DESIGNED BY:	CA
DRAWN BY:	BN
CHECKED BY:	CA
BID-CONTRACT:	

This item has been digitally signed and sealed by **CHRISTOPHER T. ANDREONI, P.E.** on the date adjacent to the seal.

CHRISTOPHER T. ANDREONI LICENSE No. 84184 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2026.04.10 16:03:57-04'00'

CHRISTOPHER T. ANDREONI, P.E.
FLORIDA REG. NO. 84184
(FOR THE FIRM)

CLIENT

RP POMPANO LLC

PROJECT

DOWNTOWN POMPANO - PHASE 1 - INFRASTRUCTURE IMPROVEMENTS

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER CD-109

PROJECT NUMBER 15083.00

Plotted by: delias On 4/9/2026 3:08 PM

Drawing name: H:\15083.00 - Downtown Pompano - RP Development LLC\Engineering\Cadd\Phase I (Infrastructure)\15083.00-CD-1X2-PH1.dwg

STATUS: PRELIMINARY