

Revisions:	
1	DRC COMMENTS 09.10.2025
2	DRC COMMENTS 11.26.2025

OWNER / DEVELOPER:
**RED LINK MANAGEMENT
CORP**
2750 NE 185TH ST. #304
AVENTURA, FLORIDA 33180

PROJECT:
**FOLIO 4942-03-27-0012
PROPOSED SHELL BLDG @
2100 WEST ATLANTIC BLDG**
2100 W ATLANTIC BLVD
POMPANO BEACH, FLORIDA 33069

Job Number: 24109.01
File name:
Issued Date: 04-23-2025
Drawn by: A.S
Checked by: T.R.

SHEET NAME
**WATER &
SEWER
PLAN**

SHEET NUMBER
C-3

ENGINEER'S NOTES:

1. THE CONTRACTOR SHALL KEEP THE ENGINEER APPRISED OF ALL CONSTRUCTION ACTIVITY AND SCHEDULE ON A DAILY BASIS.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.
3. CONTRACTOR SHALL ADJUST ALL GRATES, COVERS, VALVE BOXES, ELECTRICAL BOXES, CLEANOUTS, ETC. FLUSH WITH THE NEW ASPHALT AND CONCRETE SURFACES.
4. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED AREAS AND SURFACES TO EXISTING OR BETTER CONDITION.
5. CONTRACTOR SHALL PROVIDE INLET FILTERS FOR ALL CATCH BASINS IN THE VICINITY FOR THE DURATION OF THE PROJECT, FILTERS SHALL BE CLEANED AFTER EVERY STORM EVENT AND SHALL BE MAINTAINED CONTINUOUSLY TO AVOID SEDIMENT AND DEBRIS FROM ENTERING INLETS.
6. ALL EXISTING STORM CATCH BASINS AND MANHOLES SHALL BE COMPLETELY CLEANED OUT BY LICENSED VAC CONTRACTOR AND HAULER AT THE COMPLETION OF CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH POMPANO BEACH AND BROWARD COUNTY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
8. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.

HEALTH DEPARTMENT NOTES

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL: BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.

*NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS: ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS, AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

EXISTING WATER CONSUMPTION (RESTAURANT):
RATE PER BROWARD WWS = 356 GPD/1000 SF = 356 GPD * 10.325 = 3,676 GPD

PROPOSED WATER CONSUMPTION (RESTAURANT):
RATE PER BROWARD WWS = 356 GPD/1000 SF = 356 GPD * 15.325 = 5,456 GPD

EXISTING SEWER DISCHARGE (RESTAURANT):
RATE PER BROWARD WWS = 290 GPD/1000 SF = 290 GPD * 10.325 = 2,995 GPD

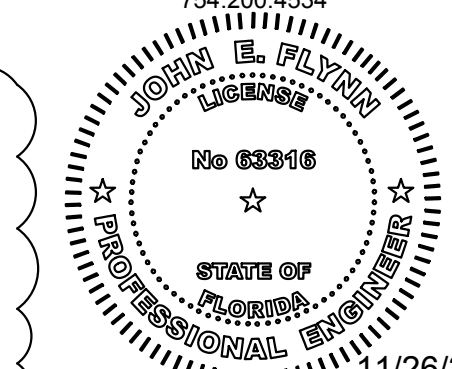
PROPOSED SEWER DISCHARGE (RESTAURANT):
RATE PER BROWARD WWS = 290 GPD/1000 SF = 290 GPD * 15.325 = 4,445 GPD

This item has been digitally signed and sealed by John E Flynn, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**GRACE
ENGINEERING**
Civil Engineering Consultants

17110 SW 64th Court
Southwest Ranches, Florida 33331
GraceEngineeringLLC@gmail.com
754.200.4534



JOHN E. FLYNN, P.E.
Florida License No. 63316
GRACE ENGINEERING, LLC
Certificate of Authorization No. 29280

GRADE ELEVATIONS
ARE IN NAVD88 DATUM



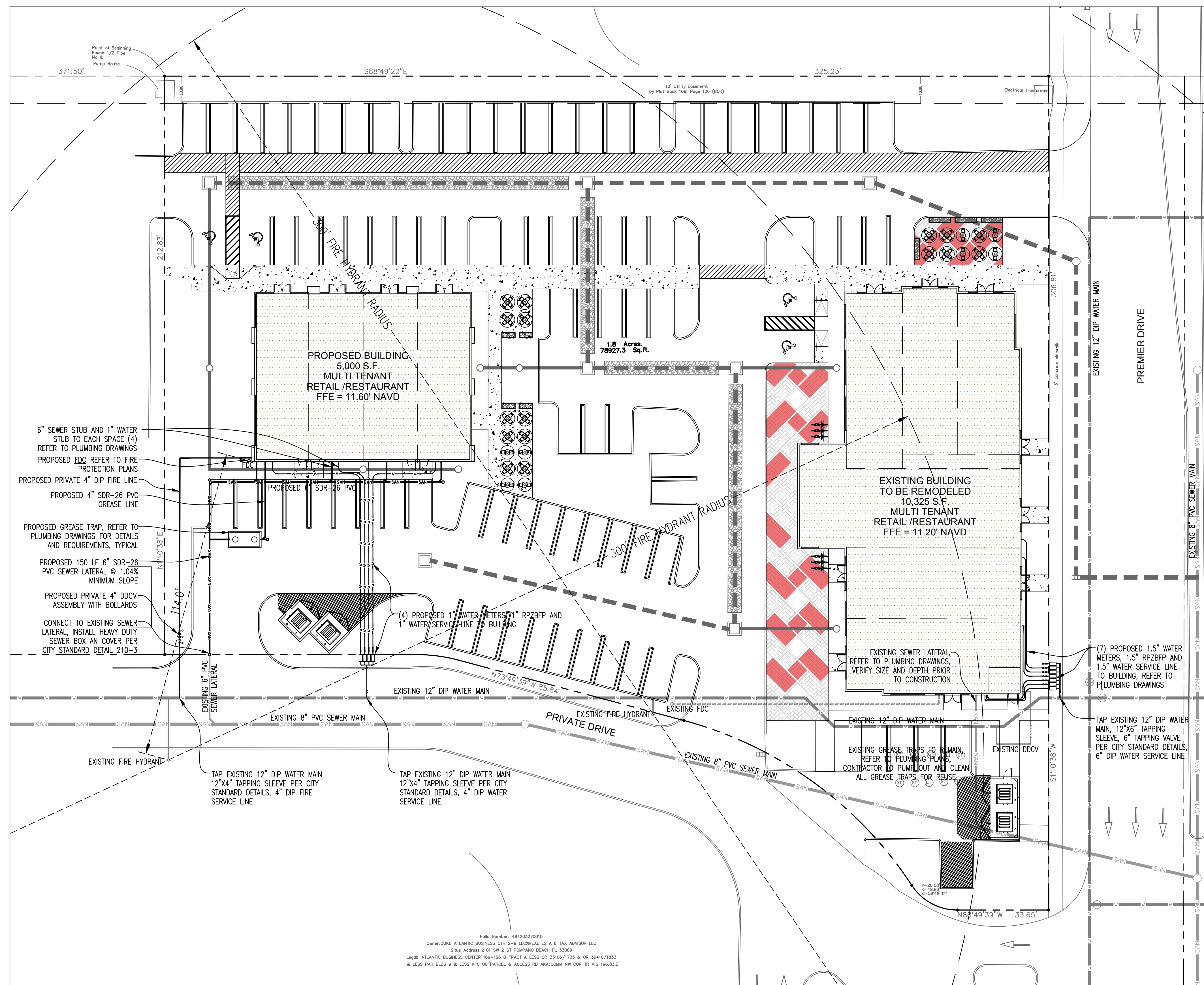
SCALE 1" = 20'
24 x 36 SHEET



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!

CONTACT PERSON INFORMATION

NAME: John E. Flynn, P.E.
Company: Grace Engineering, LLC
Phone: 954-558-9628
Email: JohnFlynn@GraceEngineers.com



Folio Number: 494203270012
Owner: DORCE ATLANTIC BUSINESS CTR 2-9-9 LLC/REAL ESTATE TAX ADVISOR LLC
Site Address: 2101 SW 2 ST POMPANO BEACH FL 33069
Legal: ATLANTIC BUSINESS CENTER 169-126 B TRACT A LESS OR 33106/1705 & OR 36410/1833
& LESS PAR BLDG 9 & LESS NYC OUTPARCEL & ACCESS RD AKA/COMMON CDR TR A.S 186.93.E