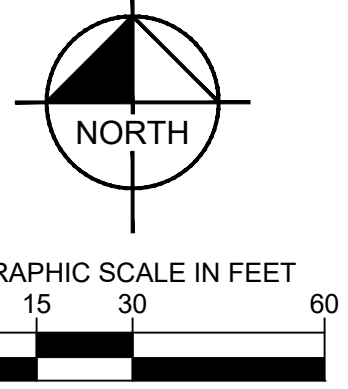


NANCY WATERWAY
70' CANAL RIGHT-OF-WAY

**WATERFORD POINT
CONDOMINIUM**

**EXISTING
DEALERSHIP**



LEGEND:

- Center line of roadway
- Property line and/or right-of-way
- Fence or wall to be demolished
- Silt fence (see detail on C-101)
- Construction fence (see detail on C-101)
- Limits of disturbance
- Filtrex inlet protection (see detail on C-101)
- Prop. stabilized construction entrance (see detail on C-101)
- Exist. building to be demolished
- Exist. asphalt, landscape islands, curbing, sidewalks, limerock base and compacted subgrade to be removed unless otherwise noted

DEMOLITION NOTES:

- INFORMATION ON THIS PLAN IS BASED ON THE SURVEY PROVIDED BY STONER SURVEYORS ON 05/27/2025
- THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA, AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLANS. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
- THE DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
- ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
- CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
- CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM THE SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
- ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
- WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
- SEE PAVING AND GRADING PLAN FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
- CONTRACTOR TO MAINTAIN DRAINAGE FLOW DURING AND AFTER CONSTRUCTION.
- SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.
- CONTRACTOR TO REROUTE EXISTING IRRIGATION SYSTEM AS NECESSARY TO MAINTAIN IRRIGATION FLOW TO AREAS OUTSIDE THE DEMOLITION ZONE.
- CONTRACTOR TO REWIRE AS NECESSARY TO MAINTAIN PARKING AREA LIGHTING OUTSIDE THE DEMOLITION ZONE.
- PROTECT ALL WATER MAINS. CONTRACTOR TO REPAIR IMMEDIATELY IF DAMAGED.
- CONTRACTOR TO MAINTAIN PEDESTRIAN TRAFFIC FLOW DURING REMOVAL/REINSTALLATION OF SIDEWALKS.
- EXIST. PAVEMENT AREAS TO BE REMOVED FOR GRASS/LANDSCAPE ISLANDS. PAVEMENT AND LIMEROCK TO BE REMOVED TO A DEPTH SUITABLE FOR PLANTING. FILL TO BE REPLACED WITH SUITABLE SOIL.
- CONTRACTOR TO SAWCUT AND MATCH EXISTING WHEN CONNECTING TO ADJACENT PAVEMENT.
- PROPOSED LIMITS OF DEMOLITION SHALL INCLUDE REMOVAL OF ALL BUILDING/STRUCTURES, SOD, LANDSCAPING, PAVEMENT (FULL DEPTH OF BASE), UTILITIES, LIGHTING, DRAINAGE, IRRIGATION, SIGNS, WALLS, FENCES, ETC. UNLESS OTHERWISE NOTED ON THIS PLAN.
- IF REQUIRED, CONTRACTOR TO COORDINATE WITH THE CITY OF POMPAO BEACH PUBLIC WORKS DEPARTMENT AND BROWARD COUNTY PUBLIC WORK DEPARTMENT TO OBTAIN AN APPROVED MAINTENANCE OF TRAFFIC PLAN FOR VEHICULAR AND PEDESTRIAN TRAFFIC PRIOR TO COMMENCING WORK.
- DO NOT BLOCK OR OBSTRUCT FIRE HYDRANTS AT ANY TIME. PROVIDE CERTIFIED FIRE EXTINGUISHERS ONSITE.
- POST SIGN WITH 6-INCH TALL BUILDING ADDRESS VISIBLE TO STREET VIEW.
- IF ASBESTOS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS TO PREPARE, AS REQUIRED, ALL NECESSARY ABATEMENT AS PER ENVIRONMENTAL REGULATIONS.
- CONTRACTOR SHALL VISIT JOB SITE AND PHYSICALLY SURVEY ALL OF THE AS-BUILT CONDITIONS TO ASCERTAIN THE FULL SCOPE OF CLEARING AND DEMOLITION WORK. IF CONDITIONS ARE ENCOUNTERED OTHER THAN THOSE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
- ANY GRAFFITI OR UNAPPROVED SIGNS THAT SHOW UP ON THE CONSTRUCTION FENCE OR JOBSITE SHALL BE REMOVED IMMEDIATELY.
- INSTALL AND MAINTAIN DUST SCREENS ON THE INSIDE OF THE PROPOSED CONSTRUCTION FENCE IN ORDER TO PREVENT OBSTRUCTIONS TO THE SIDEWALK SHOULD THEY COME LOOSE.
- CONTRACTOR SHALL SEEK CITY APPROVAL FOR ANY PUBLIC SIDEWALKS AND/OR STREETS TO BE CLOSED DURING CONSTRUCTION.
- CONTRACTOR SHALL ENSURE PROPER EROSION CONTROL IS IN PLACE PRIOR TO DEMOLITION.

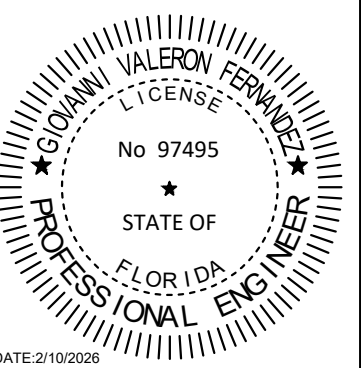
UTILITY NOTES:

- IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
- CONTRACTOR SHALL FOLLOW ALL STATE AND LOCAL HEALTH CODES WHEN REMOVING SANITARY SEWER LINES.
- ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXISTING UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
- ALL EXISTING FIRE AND DOMESTIC SERVICES WITHIN LIMITS OF DEMOLITION TO REMAIN AND BE MODIFIED PER WATER AND SEWER PLAN.
- ALL UNDERGROUND UTILITIES WITHIN RIGHT-OF-WAY ARE TO BE PROTECTED BY THE CONTRACTOR AT ALL TIMES.
- ANY DAMAGED UTILITIES WILL BE REQUIRED TO BE RESTORED AT EQUAL OR BETTER CONDITIONS BY THE CONTRACTOR.
- INACTIVE EXISTING SANITARY LATERALS SHALL BE CUT AND CAPPED AT THE MAIN AND ABANDONED IN THE RIGHT-OF-WAY.

No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT	043175014
DATE	12/1/2025
SCALE	AS SHOWN
DESIGNED BY	GVF
DRAWN BY	EA
CHECKED BY	GVF

**DEMOLITION &
EROSION CONTROL
PLAN**

**MODERA POMPAO
BEACH**
PREPARED FOR
MCRT INVESTMENTS LLC
FLORIDA
POMPAO BEACH