

LEGAL DESCRIPTION:

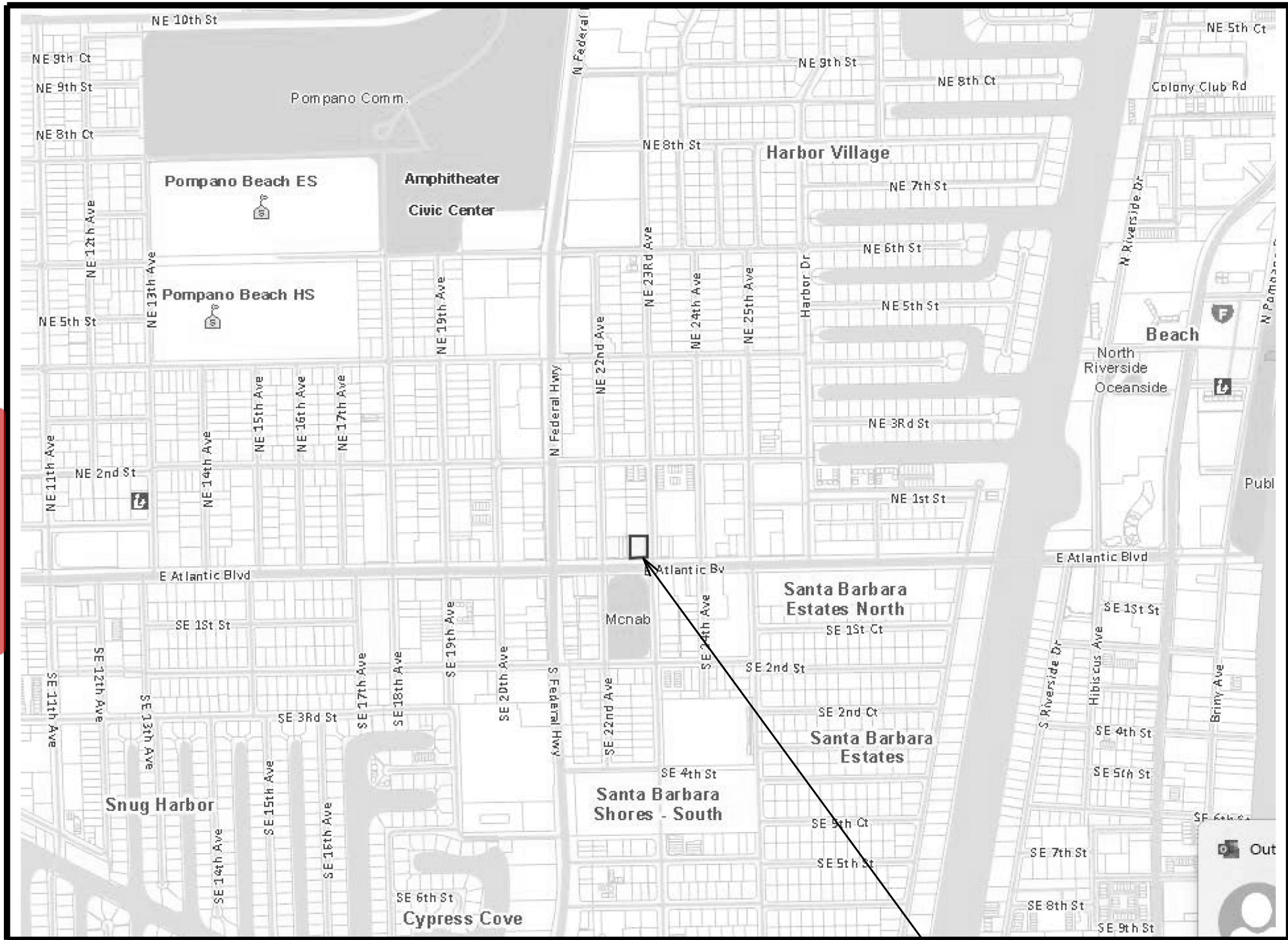
LOT 23, Less the South 10 feet thereof, and LOT 24, Less the South 10 feet thereof, LOT 25, Less the South 10 feet thereof, LOT 26, Less the South 10 feet thereof, LOT 27, Less the South 8.13 feet thereof, and LOT 28, Less the South 8.13 feet thereof, in Block 15, PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida.

ATLANTICO

2217, 2219, & 2233 EAST ATLANTIC BLVD.  
POMPAÑO BEACH, FLORIDA 33062  
BROWARD COUNTY

CIVIL ENGINEERING PLANS

SECTION 31, TOWNSHIP 48S, RANGE 43E

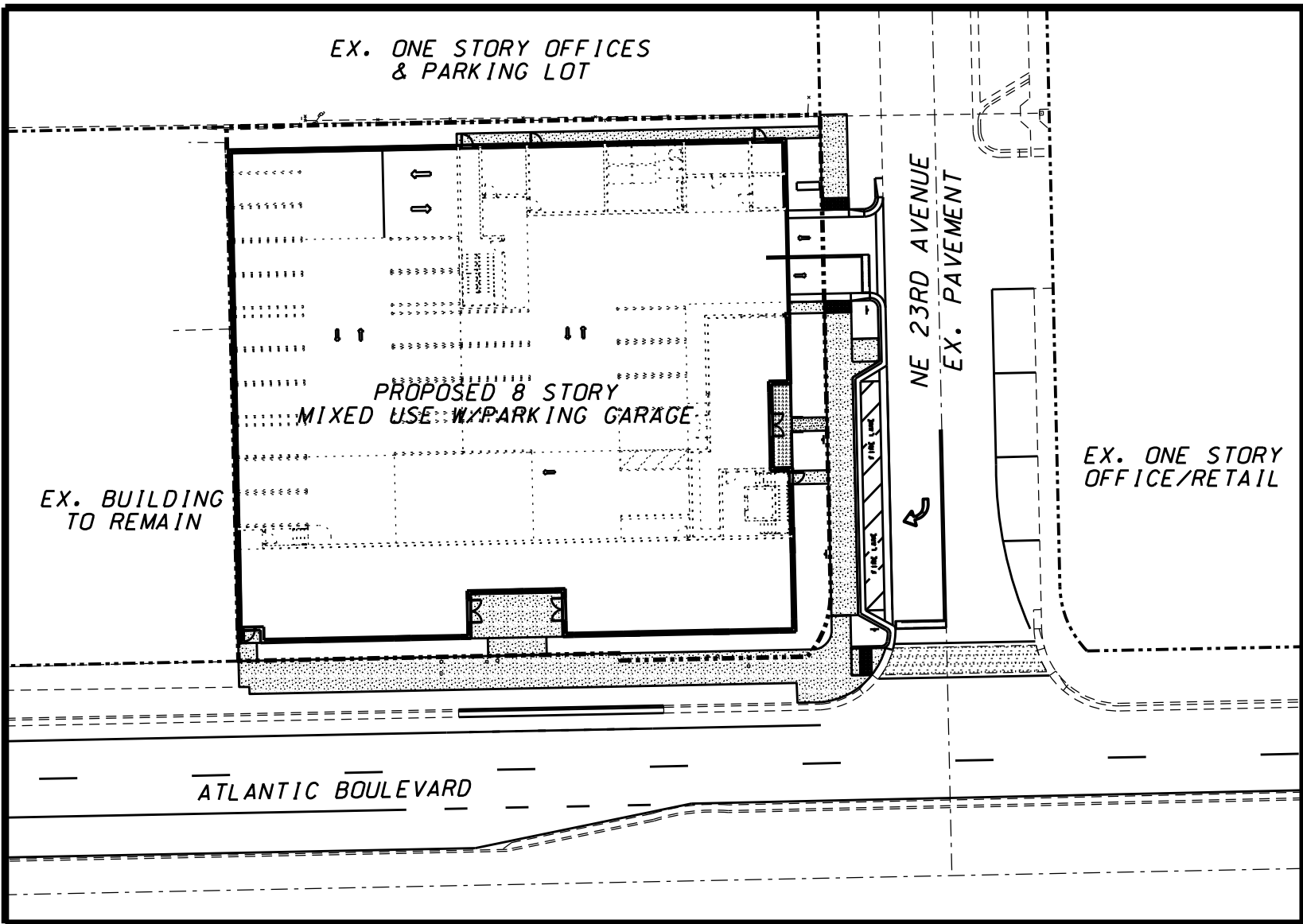


LOCATION MAP  
NOT TO SCALE

SUBJECT SITE

SHEET INDEX:

- C1. COVER SHEET
- SWP1. DEMOLITION PLAN & PRE-CONSTRUCTION SWPPP PLAN  
SWP2. STORMWATER POLLUTION PREVENTION DETAILS
- PD1. PAVING, GRADING, & DRAINAGE PLAN  
PD2. PAVEMENT MARKINGS & CURB LOCATION PLAN  
PD3. PAVING & GRADING CROSS SECTIONS  
PD4. PAVING, GRADING, & DRAINAGE DETAILS  
PD5. PAVEMENT MARKINGS DETAILS AND GENERAL PGD NOTES  
PD6. CITY OF POMPAÑO BEACH PAVING & DRAINAGE DETAILS
- WS1. WATER & SEWER PLAN  
WS2. GENERAL WATER & SEWER DETAILS & NOTES  
WS3. WATER DISTRIBUTION SYSTEM STANDARD DETAILS #1 & NOTES  
WS4. WATER DISTRIBUTION SYSTEM STANDARD DETAILS #2 & NOTES  
WS5. SANITARY SEWER COLLECTION SYSTEM & WATER REUSE DETAILS
- LS1. LIFE SAFETY CURCULATION PLAN



HFH – POMPAÑO BEACH NW 1ST STREET  
NOT TO SCALE

UTILITY OWNERSHIP NOTES:

1. UPON SATISFACTORY COMPLETION, CERTIFICATION, AND TRANSFER OF UTILITIES, THE CITY OF POMPAÑO BEACH UTILITY DIVISION SHALL OWN AND MAINTAIN THE WATER MAIN AND WASTEWATER MAIN AND ASSOCIATED APPURTENANCES.

WATER & WASTEWATER SERVICES NOTES:

CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF POMPAÑO BEACH UTILITY DIVISION MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

COPB APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED UTILITY STRUCTURES, ASPHALT, PAVING, LANDSCAPING, WALLS, FENCES, UNDERGROUND PIPING, UNDERGROUND STRUCTURES, DUCT BANKS, TRANSFORMERS, POLES, STORM WATER STORAGE AREAS, PAVERS, ELECTRICAL CABLE, AND OTHER UTILITY FACILITIES WITHIN RIGHTS OF WAY AND EXISTING AND PROPOSED POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS. WWS HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS.

STATE PLANE NOTE

1. IF REQUESTED, STATE PLANE COORDINATES WILL BE SUPPLIED FOR THE DESIGN & RECORD DRAWINGS.

CITY OF POMPAÑO BEACH AS-BUILT & RECORD DRAWING NOTES:

1. SURVEYOR TO PREPARE AS-BUILTS OF THE WATER MAIN TO INCLUDE ALL FITTINGS, VALVES, TOP ELEVATIONS EVERY 50' AND AT ALL CHANGES IN ELEVATION.  
2. SURVEYOR TO PREPARE AS-BUILTS OF THE WASTEWATER MAIN TO INCLUDE ALL MANHOLES SEWER PIPE MATERIAL AND INVERTS, AND ANY OTHER RELEVANT INFORMATION.  
3. THE EOR AND/OR THE SURVEYOR SHALL PREPARE AS-BUILT DRAWINGS FOR SUBMITTAL TO THE COPB UTILITY DIVISION PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.  
4. THE FINAL AS-BUILTS & RECORD DRAWINGS SHALL USE THE NAVD 88 DATUM.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

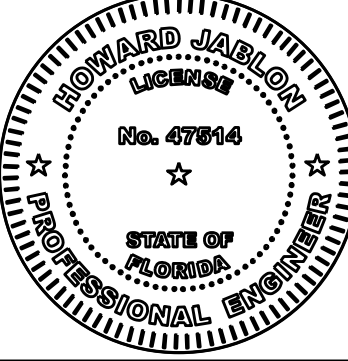
Check positive response codes before you dig!

FLOOD ZONE INFORMATION:

1. FEMA MAP EFFECTIVE 07/31/24  
2. FLOOD ZONE X  
3. BFE N/A  
4. FLOOD PANEL: 12011C0376J  
5. COMMUNITY #: 120055

ELEVATION NOTES:

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.  
2. ALL EXISTING ELEVATIONS SHOWN ON THIS PLAN ARE PER THE TOPOGRAPHIC SURVEY BY ACCURATE LAND SURVEYORS, INC. REFER TO THE TOPOGRAPHIC SURVEY REGARDING THE EXISTING TOPOGRAPHIC CONDITIONS ON SITE.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HOWARD E JABLON 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.

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
08/25/25	UPDATE PER CITY SP RAI #1		

SCALE: NA

DRAWN BY: HEJ

CHECKED BY: LJ

APPROVED BY: HEJ

AJ HYDRO  
ENGINEERING, INC.  
5932 NW 73RD COURT  
PARKLAND, FL 33067  
TEL (954) 347-3397  
AJHYDRO@BELLSOUTH.NET

PROJECT:

ATLANTICO

TITLE:

COVER SHEET

SEAL:

HOWARD JABLON, PE  
#47514

DATE:

05/04/25  
DRAWING NO.  
25-0110  
SHEET NO.  
C1 OF 1