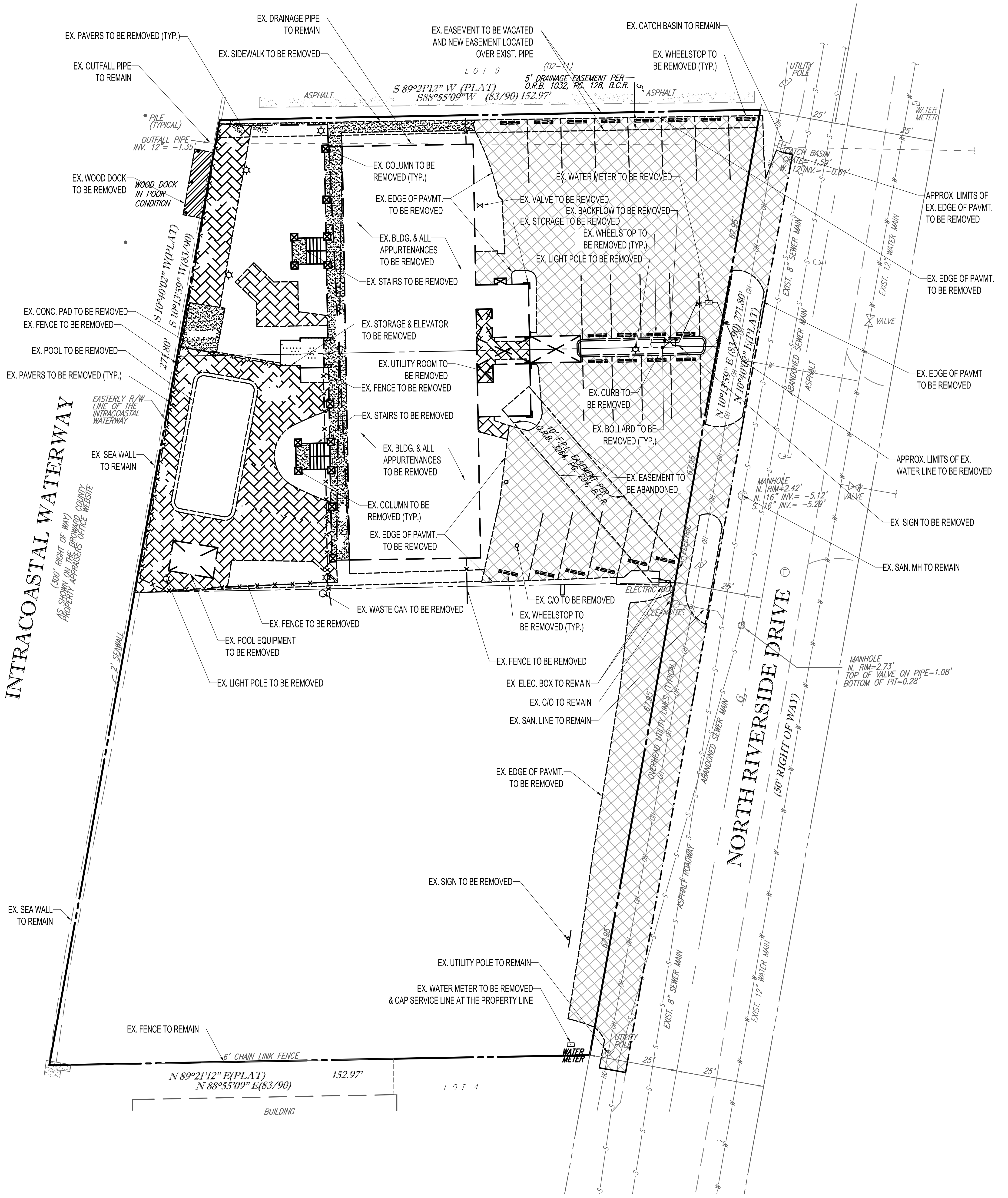
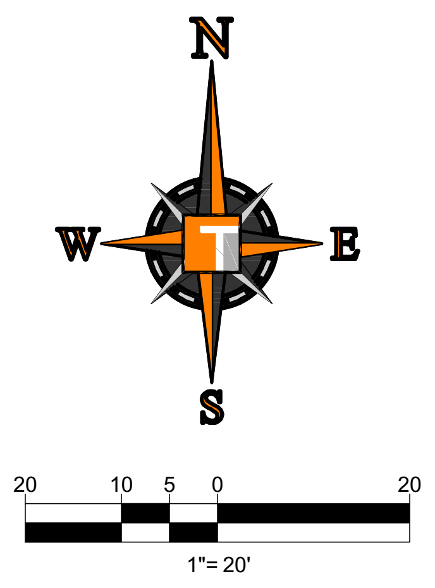

EX. PAVERS TO BE REMOVED (TYP.)
EX. DRAINAGE PIPE TO REMAIN
EX. SIDEWALK TO BE REMOVED
EX. EASEMENT TO BE VACATED AND NEW EASEMENT LOCATED OVER EXIST. PIPE
EX. CATCH BASIN TO REMAIN
EX. WHEELSTOP TO BE REMOVED (TYP.)
EX. OUTFALL PIPE TO REMAIN
LOT 9
(B2-11)
5' DRAINAGE EASEMENT PER O.R.B. 1032, PG. 128, B.C.R.
S 89°21'12" W (PLAT)
S88°55'09"W (83/90) 152.97'
ASPHALT
5'
UTILITY POLE
WATER METER
25'
25'
PILE (TYPICAL)
OUTFALL PIPE INV. 12"= -1.35'
CATCH BASIN GRATE= 1.59' W. 12" INV.= -0.61'
EX. WOOD DOCK TO BE REMOVED
WOOD DOCK IN POOR CONDITION
EX. COLUMN TO BE REMOVED (TYP.)
EX. WATER METER TO BE REMOVED
EX. EDGE OF PAVMT. TO BE REMOVED
EX. VALVE TO BE REMOVED
EX. BACKFLOW TO BE REMOVED
EX. STORAGE TO BE REMOVED
EX. WHEELSTOP TO BE REMOVED (TYP.)
EX. LIGHT POLE TO BE REMOVED
APPROX. LIMITS OF EX. EDGE OF PAVMT. TO BE REMOVED
EX. BLDG. & ALL APPURTENANCES TO BE REMOVED
EX. STAIRS TO BE REMOVED
S 10°40'02" W(PLAT)
S 10°13'59" W(83/90)
67.95'
EXIST. 8" SEWER MAIN
EXIST. 12" WATER MAIN
EX. EDGE OF PAVMT. TO BE REMOVED
EX. CONC. PAD TO BE REMOVED
EX. FENCE TO BE REMOVED
EX. STORAGE & ELEVATOR TO BE REMOVED
VALVE
EX. POOL TO BE REMOVED
271.80'
EX. UTILITY ROOM TO BE REMOVED
N 10°13'59" E (83/90) 271.80'
N 10°40'02" E(PLAT)
EX. PAVERS TO BE REMOVED (TYP.)
EX. FENCE TO BE REMOVED
ABANDONED SEWER MAIN
ASPHALT
EX. EDGE OF PAVMT. TO BE REMOVED
EASTERLY R/W LINE OF THE INTRACOASTAL WATERWAY
EX. STAIRS TO BE REMOVED
EX. CURB TO BE REMOVED
EX. BOLLARD TO BE REMOVED (TYP.)
EX. SEA WALL TO REMAIN
EX. BLDG. & ALL APPURTENANCES TO BE REMOVED
10' F.P.L. EASEMENT PER O.R.B. 3264, PG. 294, B.C.R.
EX. EASEMENT TO BE ABANDONED
APPROX. LIMITS OF EX. WATER LINE TO BE REMOVED
INTRACOASTAL WATERWAY
(300' RIGHT OF WAY) AS SHOWN ON THE BROWARD COUNTY PROPERTY APPRAISERS OFFICE WEBSITE
EX. COLUMN TO BE REMOVED (TYP.)
MANHOLE N. RIM=2.42' N. 16" INV.= -5.12' S. 16" INV.= -5.29'
VALVE
EX. EDGE OF PAVMT. TO BE REMOVED
EX. SIGN TO BE REMOVED
ELECTRIC
EX. SAN. MH TO REMAIN
EX. WASTE CAN TO BE REMOVED
ELECTRIC BOX
CLEANOUTS
25'
EX. C/O TO BE REMOVED
EX. FENCE TO BE REMOVED
EX. WHEELSTOP TO BE REMOVED (TYP.)
EX. POOL EQUIPMENT TO BE REMOVED
2' SEAWALL
EX. FENCE TO BE REMOVED
MANHOLE N. RIM=2.73' TOP OF VALVE ON PIPE=1.08' BOTTOM OF PIT=0.28'
EX. LIGHT POLE TO BE REMOVED
EX. ELEC. BOX TO REMAIN
EX. C/O TO REMAIN
EX. SAN. LINE TO REMAIN
OVERHEAD UTILITY LINES (TYPICAL)
NORTH RIVERSIDE DRIVE
(50' RIGHT OF WAY)
EX. EDGE OF PAVMT. TO BE REMOVED
ABANDONED SEWER MAIN
ASPHALT ROADWAY
EX. SIGN TO BE REMOVED
67.95'
EXIST. 8" SEWER MAIN
EXIST. 12" WATER MAIN
EX. SEA WALL TO REMAIN
EX. UTILITY POLE TO REMAIN
EX. WATER METER TO BE REMOVED & CAP SERVICE LINE AT THE PROPERTY LINE
EX. FENCE TO REMAIN
6' CHAIN LINK FENCE
WATER METER
UTILITY POLE
25'
25'
N 89°21'12" E(PLAT)
N 88°55'09" E(83/90)
152.97'
LOT 4
BUILDING


N
W
E
S
20
10
5
0
20
1"= 20'

DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   ACCURATE LAND SURVEYORS
   1400 E ATLANTIC BLVD.
   POMPANO BEACH, FL 33060
2. THOMAS ENGINEERING, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE APPROX. LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.
5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE APPROX. LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT. ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. ANY DAMAGED SIDEWALK AND/OR CURB AND GUTTER WITHIN THE PROJECT LIMITATIONS IS TO BE REMOVED AND REPLACED.
16. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

NOTES

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH POMPANO BEACH AND LOCAL UTILITY COMPANY REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

HATCH LEGEND

▨ EXIST. ASPHALT PAVEMENT TO BE REMOVED

⁘ EXIST. CONCRETE TO BE REMOVED

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1502 W. FLETCHER AVE.
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125 W. INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2015 THOMAS ENGINEERING GROUP, LLC.

REVISIONS:

REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

Sunshine 811
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!

PROJECT No.: F220017
DRAWN BY: JFV
CHECKED BY: KND
DATE: 03/09/2022
CAD I.D.: F220017 DEMOLITION PLAN

PROJECT:

ENTOURAGE IN THE SUN

407 N. RIVERSIDE DR.

FOR

IDEA ARCHITECT

POMPANO BEACH
FLORIDA

THOMAS
ENGINEERING GROUP

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

KRISTIN NOVACK DIPIERRO
LICENSE
No. 84350
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Kristin DiPierro
Digitally signed by Kristin DiPierro
DN: c=US, o=Florida, dnQualifier=A01410D00000184E2C16A7B000BBADA, cn=Kristin DiPierro
Date: 2023.02.02 06:35:10 -05'00'

February 1, 2023
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-03

AAC
PZ22-12000011
03/07/2023

AAC
PZ22-12000011
07/02/2024

Printed on Wednesday, February 01, 2023, 4:53 PM by Kristin DiPierro
G:\IDEA\2022\F220017 - 407 RIVERSIDE DR, POMPANO BEACH\DWG\SITE PLANS\2022-12-15\F220017 DEMOLITION PLAN----->LAYOUT: DEMO PLAN