

DRC

PZ26-12000013
06/17/2026

NOTE:

ANY EXISTING WATER AND/OR SEWER CONNECTION TO THE SUBJECT LOTS NOT UTILIZED MUST BE CUT AND CAPPED AT THE WATER MAIN IF A WATER SERVICE AND CUT OUT AND SLEEVED IF A SEWER LATERAL. SEWER LATERALS THAT ARE CUT AND CAPPED MUST BE AS-BUILT PER CITY OF POMPANO BEACH ENGINEERING AS-BUILT STANDARDS.

HOW TO RETIRE OLD LATERALS

IF THE EXISTING MAIN IS CLAY PIPE AND A CIPP LINER IS INSTALLED. (INSTALL A SECTIONAL LINER IN THE MAIN OVER THE OLD LATERAL, THUS ELIMINATING THE LATERAL)
IF THE EXISTING MAIN IS A CLAY PIPE. (DIG DOWN CUT OLD CLAY PIPE, SLEEVE BACK IN WITH PVC AND CITY-APPROVED COUPLINGS)

IF THE EXISTING MAIN IS CLAY PIPE, YOU MUST RETIRE MULTIPLE LATERALS FOR A PROJECT. (IT MAY BE CHEAPER FOR THE CONTRACTOR TO INSTALL A CITY-APPROVED CIPP LINER FROM MANHOLE TO MANHOLE AND NOT CUT OUT THE LATERALS THAT THEY ARE RETIRING)

IF THE EXISTING MAIN IS PVC PIPE. (REMOVE THE LATERAL PIPE FROM THE PVC WYE FITTING AND INSTALL A PLUG INTO THE WYE. INSTALL A GREEN LOCATING MARKING BALL AT THE LATERAL LOCATING, NO DEEPER THAN 4 FT. BELOW GRADE)

THE DAILY WATER CONSUMPTIVE USE FOR THE PROJECT IS 1560 GPD.

THE DAILY WASTEWATER GENERATION FOR THE PROJECT IS 1560 GPD.

EXISTING 6" WATER MAIN (TR)
(CONTRACTOR TO FIELD VERIFY
PRIOR TO CONSTRUCTION)

DRAINAGE CATCH BASIN
RIM = 1.77'
(FULL OF WATER)
LOT 15

EXISTING 6" PVC SEWER MAIN (TR)
(CONTRACTOR TO FIELD VERIFY
PRIOR TO CONSTRUCTION)

EX. DRAINAGE CATCH
BASIN (TR)
RIM = 1.56'
(FULL OF WATER)

PROP. 2" PE DOMESTIC WATER
SERVICE, 2" DOMESTIC W.M.
(END OF CITY RESPONSIBILITY)
W/ 2" CORP STOP

TIE PROPOSED WATER LINE TO EXISTING
WATER MAIN WITH 2" TAPPING SADDLE
AND 2" CORP. STOP (TYP.) (COORDINATE
WITH POMPANO BEACH UTILITIES)

TIE 2 PROPOSED 6" SEWER LATERALS TO
EXISTING 6" SEWER MAIN (TYP.) (COORDINATE
WITH POMPANO BEACH UTILITIES)

TIE PROPOSED WATER LINE TO EXISTING
WATER MAIN WITH 2" TAPPING SADDLE
AND 2" CORP. STOP (TYP.) (COORDINATE
WITH POMPANO BEACH UTILITIES)

S.E 11th STREET
(40' PUBLIC RIGHT OF WAY)

PROP. ROW SAN CLEANOUT
(TYP.) (3' MIN COVER, 1% MIN
SLOPE) (FROM CLEANOUT TO
TIE IN) (END OF CITY
RESPONSIBILITY)

PROP. 5' ROW
DEDICATION (TYP.)

PROP. 2" PE DOMESTIC WATER
SERVICE, 2" DOMESTIC W.M.
(END OF CITY RESPONSIBILITY)
W/ 2" CORP STOP

PROP. 4" WATER SERVICE, 4"
DOUBLE DETECTOR CHECK
VALVE (TYP.), 4" GV #1

PROP. 6" SEWER
LATERAL (MIN. 2' COVER,
1% SLOPE) (TYP.)

PROP. GARAGE
PROP. F.F.E = 5.83
N.A.V.D.

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PROP. ROOF OVERHANG
(TYP.) (SEE ARCH.
PLANS FOR DETAILS)

PROP. SAN CLEANOUT (TYP.)

PROP. SAN CLEANOUT (TYP.)

PROP. GARAGE
PROP. F.F.E = 6.33
N.A.V.D.

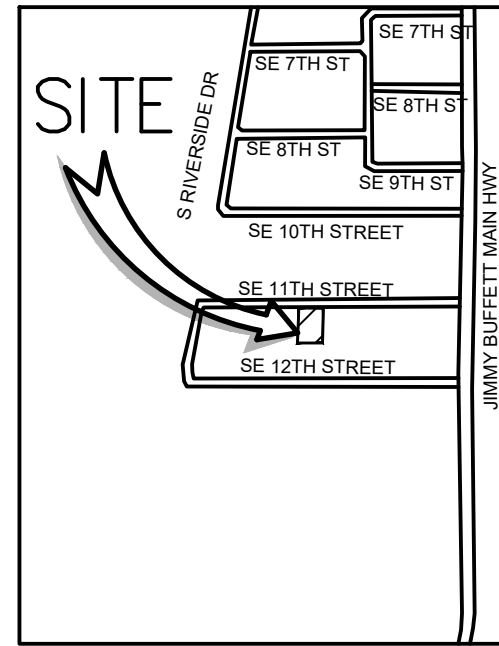
PROP. GARAGE
PROP. F.F.E = 6.33
N.A.V.D.

PROP. 3 STORY
TOWNHOMES
F.F.E = 8.00 N.A.V.D.

PROP. POOL (SEE ARCH.
PLANS FOR DETAILS)

PROP. POOL (SEE ARCH.
PLANS FOR DETAILS)

SITE
3214 SE 11TH STREET



LOCATION MAP
(NOT TO SCALE)

LEGEND

- EX. ROW PRIOR TO DEDICATION
- PROP. PROPERTY/ROW LINE
- PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- EXISTING FORCE MAIN
- TO REMAIN
- TO BE REMOVED
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED DRIVEWAY PAVERS
- PROPOSED ASPHALT

Call 48 hours
before you dig

It's the Law!
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Sunshine State One Call of Florida, Inc.

GRAPHIC SCALE



(IN FEET)
1 INCH = 10 FT.

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1462

POMPANO BEACH TOWNHOMES
3214 SE 11TH STREET
PROPOSED WATER DISTRIBUTION,
SANITARY SEWER & UTILITY PLAN
POMPANO BEACH, FLORIDA, 33062

DATE 05/08/26
DRAWN BY DJP
F.B./ PG. ---
SCALE 1" = 10'

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

JOB # 11900
SHT. NO.
C-10
OF 13 SHEETS