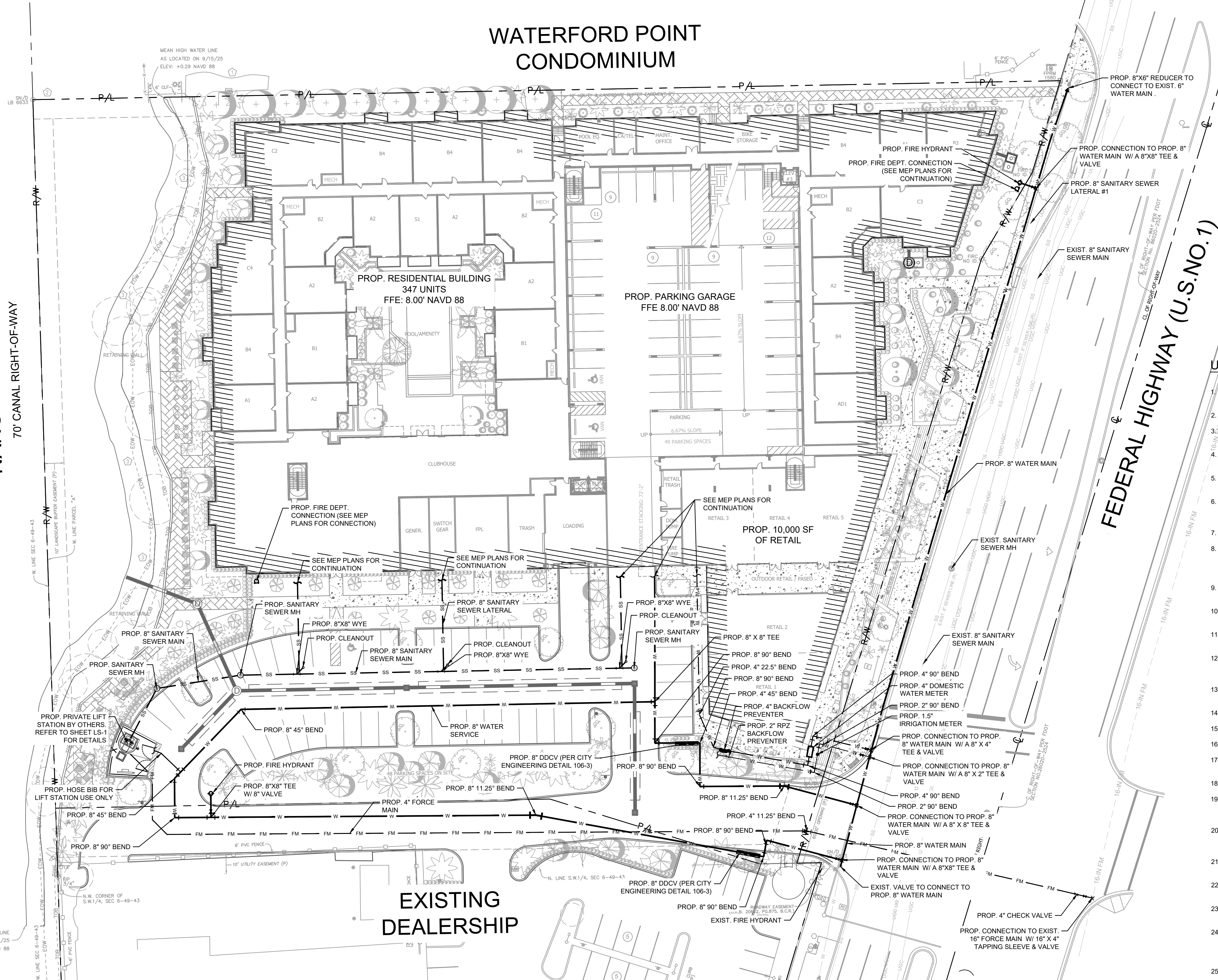


Plotted By: Fernandez, Giovanni. Sheet: S-MILL CREEK POMPANO Layout-C-400 WATER AND SEWER PLAN November 21, 2025 04:04:49pm K:\FTL_Civil\043 jobs\043175014 Mill Creek POMPANO Design\CADD\PlanSheets\C-UTL.dwg
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NANCY WATERWAY
70' CANAL RIGHT-OF-WAY



EXISTING
DEALERSHIP

Table 1: Sewer Demand Calculations			
LAND USE	GPD	UNITS/AREA	DEMAND (GPD)
CREDIT FOR THE EXISTING LAND USE			
Vehicular Repair	79 GPD/1,000 SF	41,064 SF	3,244 GPD
		Subtotal	3,244 GPD
PROPOSED LAND USE			
Condominium, Apartment	100 GPD/UNIT	347 UNITS	34,700 GPD
Restaurant	290 GPD/1,000 SF	10,000 SF	2,900 GPD
		Subtotal	37,600 GPD
		Net Total	34,356 GPD

Table 2: Water Demand Calculations			
LAND USE	GPD	UNITS/AREA	DEMAND (GPD)
CREDIT FOR THE EXISTING LAND USE			
Vehicular Repair	97 GPD/1,000 SF	41,064 SF	3,983 GPD
		Subtotal	3,983 GPD
PROPOSED LAND USE			
Condominium, Apartment	141 GPD/UNIT	347 UNITS	48,927 GPD
Restaurant	356 GPD/1,000 SF	10,000 SF	3,560 GPD
		Subtotal	52,487 GPD
		Net Total	48,504 GPD

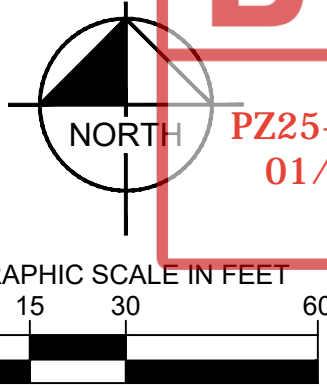
ANY BUILDING FIRE LINE SHOWN ON THESE PLANS IS BEING SHOWN FOR COORDINATION PURPOSES ONLY. KIMLEY-HORN IS ONLY RESPONSIBLE FOR THE DESIGN OF THE WATER MAIN UP TO THE POINT OF SERVICE NOTED ON THE PLANS. PLEASE SEE PLANS BY (FIRE LINE DESIGNER) FOR PLAN AND DETAILS OF THE BUILDING FIRE LINE BEYOND THE POINT OF SERVICE.

LEGEND

- PROPERTY LINE AND/OR RIGHT-OF-WAY
- CENTERLINE OF R/W
- PROPOSED SANITARY PIPE
- PROPOSED DRAINAGE PIPE
- PROPOSED EXFILTRATION TRENCH
- PROPOSED WATER LINE PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED HORIZONTAL BENDS
- PROPOSED BACKFLOW PREVENTER & METER
- PROPOSED DOUBLE DETECTOR CHECK W/ WAFER
- PROPOSED CHECK VALVE ON DOWNSTREAM SIDE (SEE DETAIL 106-3)
- EXISTING SANITARY PIPE
- EXISTING SANITARY MANHOLE
- EXISTING WATER PIPE
- EXISTING FIRE HYDRANT

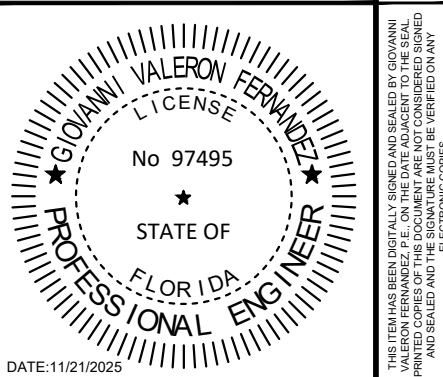
UTILITY NOTES

- CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
- ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF POMPANO BEACH STANDARD DETAILS.
- NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF POMPANO BEACH CITY ENGINEER.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF POMPANO BEACH CITY ENGINEER.
- ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
- ALL FIRE MAIN (FM) SHALL BE DIP OR PVC C-900 DR-14 WITH ALL JOINTS RESTRAINED WITH MEGALUGS UNLESS OTHERWISE NOTED. ALL FIRE MAIN SHALL BE LAID AT 36" MIN. COVER. ALL FIRE RELATED CONSTRUCTION SHALL FOLLOW THE FLORIDA FIRE PREVENTION CODE 6TH EDITION - FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION.
- ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 350 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
- ALL NEW FIRE HYDRANTS SHALL HAVE "OUT OF SERVICE" SIGNS AFFIXED AT TIME OF INSTALLATION. SIGNS SHALL REMAIN IN PLACE UNTIL THE WATER SYSTEM IS CLEARED FOR USE.
- ALL WATER MAIN AND FIRE MAINS SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
- WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF POMPANO BEACH UTILITIES DIVISION.
- PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
- ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
- ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
- SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. CONTRACTOR SHALL ADJUST LIMITS OF PVC TO DIP AS SHOWN IN PROFILE.
- ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
- EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY BROWARD COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
- PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET BROWARD COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY.
- CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPL FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
- THE CITY OF POMPANO BEACH UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.
- CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
- LEAD FREE BRASS WATER WORKS PRODUCTS SHALL MEET THE REQUIREMENT OF ANSI/AWWA C800 AND THE MAXIMUM LEAD CONTENT OF S.3872 AND NSF 61 ANNEX G. THE MANUFACTURER'S DESIGNATION AS A LEAD FREE PRODUCT SHALL BE PERMANENTLY STAMPED OR CAST INTO THE PRODUCT'S BODY. EFFECTIVE JANUARY 1, 2013, ONLY LEAD FREE BRASS WATER WORKS PRODUCTS SHALL BE INSTALLED IN CONTACT WITH POTABLE WATER.
- ALL PROPOSED BACKFLOW PREVENTERS AND DOUBLE DETECTOR CHECK VALVES SHALL BE USC CERTIFIED AND LEAD FREE.
- PRIVATE METER SHALL BE PROVIDED BY CONTRACTOR
- CONDENSATE LINE SHALL NOT BE TIED TO PROPOSED STORM ROOF LEADERS
- ALL SANITARY SEWER MANHOLES OWNED AND MAINTAINED BY THE CITY OF POMPANO BEACH MUST BE COATED WITH SEWPERCOAT. ANY WORK PERFORMED INSIDE THESE MANHOLES MUST BRING THEM UP TO CURRENT CITY STANDARDS. IF BENCH WORK IS REQUIRED, IT MUST BE COMPLETED AT THE SAME TIME AS THE COATING ONLY SEWPERCOAT AND REFRATTA HAC 100 ARE APPROVED PRODUCTS FOR THIS WORK. INSTALLATION MUST BE PERFORMED BY AN APPROVED SEWPERCOAT APPLICATOR. A LIST OF APPROVED APPLICATORS WILL BE PROVIDED.
- ANY EXISTING WATER AND/OR SEWER CONNECTION TO THE SUBJECT LOTS THAT IS 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 IN ACCORDANCE WITH CITY ENGINEERING AS-BUILT STANDARDS. IF THE EXISTING MAIN IS CLAY PIPE AND A CIPP LINER IS INSTALLED, INSTALL A SECTIONAL LINER IN THE MAIN OVER THE OLD LATERAL TO ELIMINATE THE LATERAL. IF THE EXISTING MAIN IS CLAY PIPE, DIG DOWN, CUT THE OLD CLAY PIPE, AND SLEEVE BACK IN WITH PVC USING CITY-APPROVED COUPLINGS. IF MULTIPLE LATERALS MUST BE RETIRED IN A CLAY PIPE MAIN, IT MAY BE MORE COST-EFFECTIVE FOR THE CONTRACTOR TO INSTALL A CITY-APPROVED CIPP LINER FROM MANHOLE TO MANHOLE WITHOUT CUTTING OUT THE RETIRED LATERALS. IF THE EXISTING MAIN IS PVC PIPE, REMOVE THE LATERAL PIPE FROM THE PVC WYE FITTING AND INSTALL A PLUG INTO THE WYE. PLACE A GREEN LOCATING MARKING BALL AT THE LATERAL LOCATION, NO DEEPER THAN 4 FEET BELOW GRADE.
- ANY EXISTING UNUTILIZED WATER OR SEWER CONNECTION FOR THE PROJECT MUST BE TERMINATED AT THE MAIN IN ACCORDANCE WITH CITY SPECIFICATIONS.
- THREE WASTEWATER MANHOLES ARE CITY-ACCESSIBLE POINTS OF SERVICE JUST BEHIND THE RECORDED PROPERTY LINE FOR THE 8" SANITARY SEWER MAIN CONNECTIONS. THESE MANHOLES MUST BE SEWER-COATED IN ACCORDANCE WITH CITY SPECIFICATIONS. THE TWO PROPOSED OFF-SITE SEWER MANHOLES AND EXIST. SEWER MANHOLE MUST ALSO BE SEWER-COATED TO CITY SPECIFICATION.



Kimley»Horn

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KHA PROJECT	043175014
DATE	11/02/2025
SCALE	AS SHOWN
DESIGNED BY	GJV
DRAWN BY	EA
CHECKED BY	GJV

WATER AND SEWER
PLAN

MODERA POMPANO
BEACH
PREPARED FOR
MCRT INVESTMENTS LLC
FLORIDA
POMPANO BEACH

SHEET NUMBER
C-400