

GENERAL NOTES:

THIS PLAN IS NOT A SURVEY AND SHALL NOT BE USED FOR PLATTING, REPLATTING, OR ESTABLISHMENT OF LEGAL BOUNDARIES.

2. SITE PLAN PROVIDED BY IDEA ARCHITECTURE AND ENGINEERING, INC.

3. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED UPON SURVEY PROVIDED BY ACCURATE LAND SURVEYORS, INC.

4. LOCATIONS OF ABOVE-GROUND STRUCTURES AND UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.

5. THIS PLAN IS A GRAPHICAL REPRESENTATION AND IS SUBJECT TO DISTORTION UPON PRINTING, COPYING, AND REPRODUCTION. THEREFORE, DISTANCES SHOULD NOT BE SCALED OFF THIS PLAN. WHEN PROVIDED, DIMENSIONS AND LABELS OFFER A MORE ACCURATE REPRESENTATION OF SIZE AND DISTANCE.

6. FOR EXACT LOCATIONS, DIMENSIONS, ELEVATIONS, AND ESTABLISHMENT OF LEGAL PROPERTY BOUNDARIES, A SURVEYOR REGISTERED IN THE STATE OF FLORIDA MUST BE CONSULTED.

7. ADDITIONAL ITEMS MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAN. PRIOR TO ANY DISTURBANCE ACTIVITY, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE CALL AT (800) 432-4770 TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES.

8. THE ENGINEER OF RECORD SHALL BE NOTIFIED, IMMEDIATELY, IF ADDITIONAL ITEMS ARE LOCATED WHICH DO NOT APPEAR ON THIS PLAN. ALSO, THE ENGINEER OF RECORD SHALL BE NOTIFIED, IMMEDIATELY, IF ITEMS SHOWN ON THIS PLAN ARE FOUND TO BE OF A DIFFERENT SIZE OR IN A DIFFERENT LOCATION IN THE FIELD.

9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ITEMS DAMAGED DURING CONSTRUCTION. THIS INCLUDES, BUT MAY NOT BE LIMITED TO: UTILITIES, STRUCTURES, LANDSCAPING, FENCES, PAVEMENT, AND CONCRETE.

PRECONSTRUCTION MEETING:

1. A PRECONSTRUCTION MEETING MUST BE COMPLETED WITH ENGINEERING PRIOR TO THE START OF CONSTRUCTION

PROPOSED WASTEWATER UTILITY DEMAND RATES:

PROPOSED USE: RESIDENTIAL-CONDOMINIUM/APARTMENT

PROPOSED RESIDENTIAL UNITS - 4 TOWNHOMES

PER BROWARD COUNTY GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTE WATER SERVICE -LATEST LEVEL OF SERVICE STANDARDS (2012):

CONDOMINIUM/APARTMENT = 100 GPD/UNIT

WASTEWATER DEMAND = 100 GPD/UNIT X 4 UNITS = 400 GPD

TOTAL DEMAND: 400 GPD

PROPOSED WATER UTILITY DEMAND RATES:

PROPOSED USE: RESIDENTIAL-CONDOMINIUM/APARTMENT

PROPOSED RESIDENTIAL UNITS - 4 TOWNHOMES

PER BROWARD COUNTY GUIDELINES FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER AND WASTE WATER SERVICE -LATEST LEVEL OF SERVICE STANDARDS (2012): CONDOMINIUM/APARTMENT = 141 GPD/UNIT

WATER DEMAND = 141 GPD/UNIT X 4 UNITS = 564 GPD

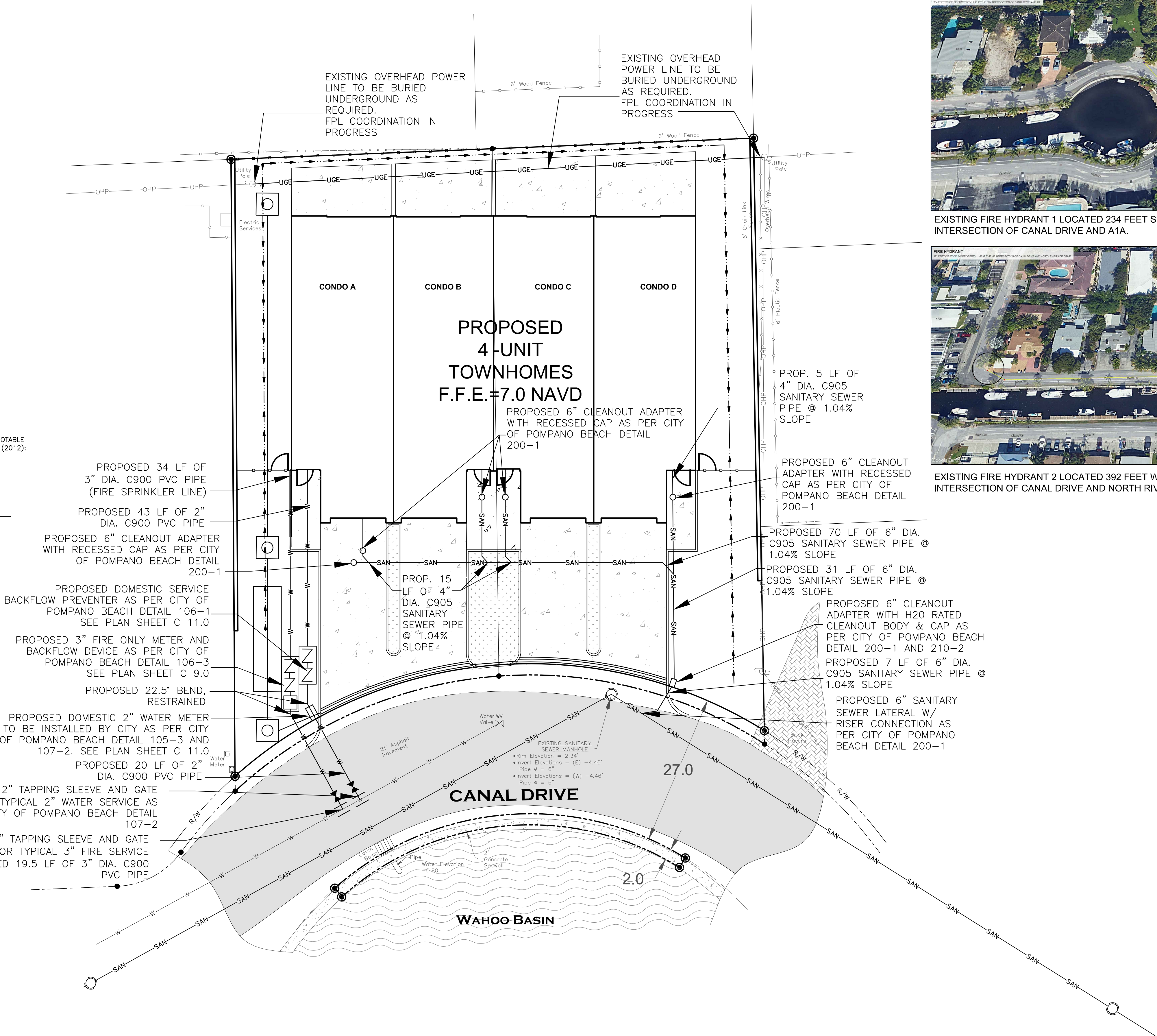
TOTAL DEMAND: 564 GPD

ERU CONVERSION: [1ERU/UNIT X 4 UNITS] = 4.00 ERU

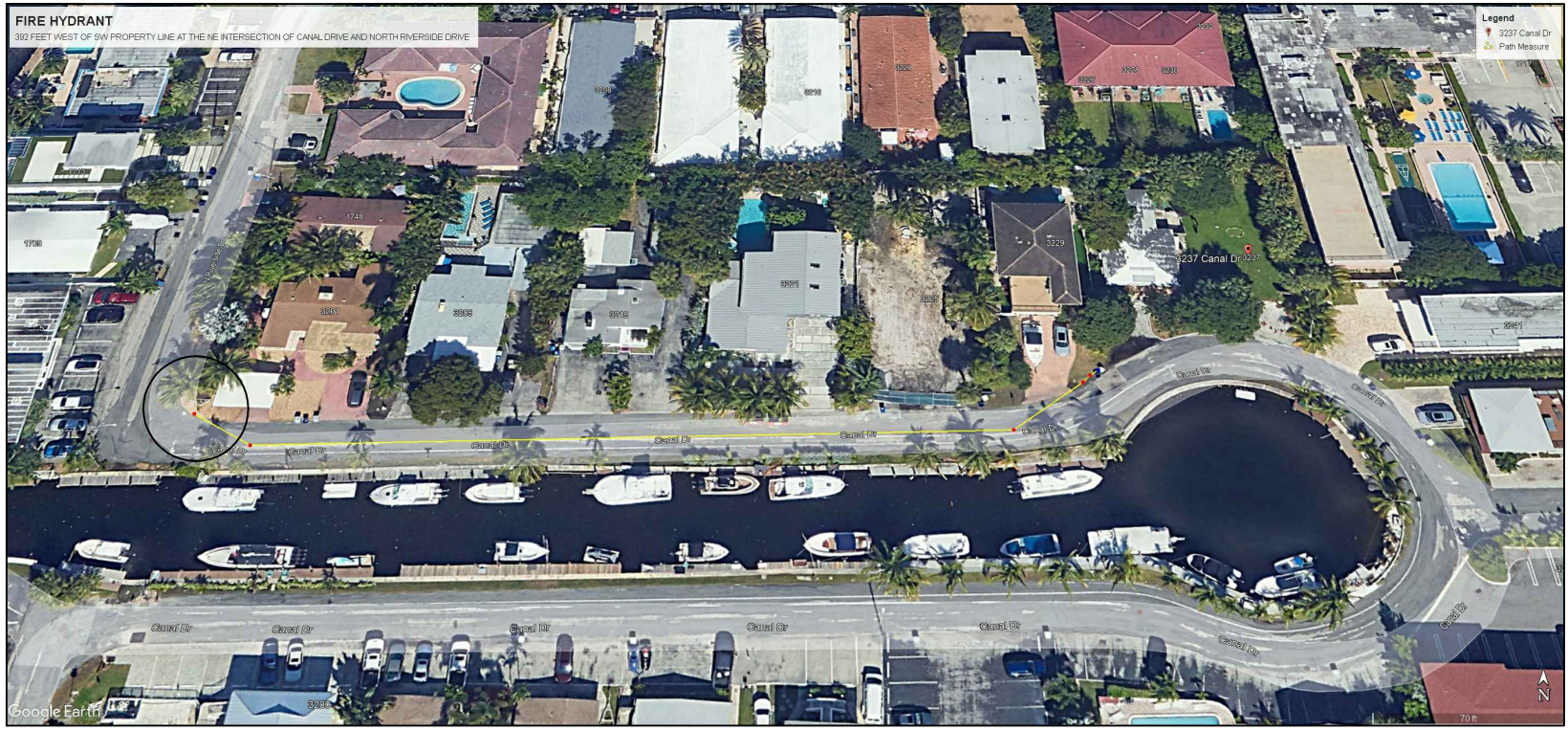
CITY OF POMPANO BEACH ENGINEERING NOTES:

- 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 WILL NEED TO BE AS-BUILT PER OUR ENGINEERING AS-BUILT STANDARDS.
    - IF THE EXISTING MAIN IS CLAY PIPE AND HAS A CIPP LINER CURRENTLY INSTALLED, (INSTALL A SECTIONAL LINER IN THE MAIN OVER THE OLD LATERAL THUS ELIMINATING THE LATERAL).
    - IF THE EXISTING MAIN IS CLAY PIPE, (DIG DOWN CUT OLD CLAY PIPE, SLEEVE BACK IN WITH PVC AND CITY APPROVED COUPLINGS).
    - IF THE EXISTING MAIN IS CLAY PIPE AND YOU ARE REQUIRED TO 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).

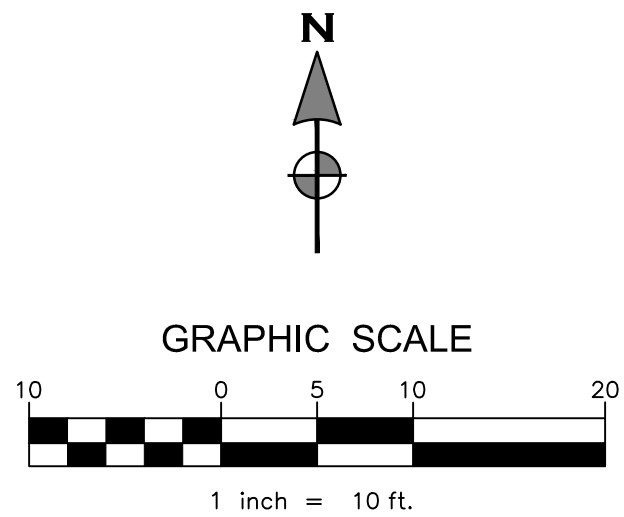
WYE FITTING AND INSTALL A PLUG INTO THE WYE. INSTALL A GREEN LOCATING MARKING BALL AT THE LATERAL LOCATING, NO DEEPER THAN 4 FT. BELOW GRADE).



EXISTING FIRE HYDRANT 1 LOCATED 234 FEET SOUTHEAST OF THE SE PROPERTY CORNER AT THE INTERSECTION OF CANAL DRIVE AND A1A.



EXISTING FIRE HYDRANT 2 LOCATED 392 FEET WEST OF THE SW PROPERTY CORNER AT THE INTERSECTION OF CANAL DRIVE AND NORTH RIVERSIDE DRIVE.



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!

A CIVIL ENGINEERING FIRM  
EXPEDITING DEVELOPMENT

801 Brickell Avenue  
Suite 800  
Miami, Florida 33131

PH: 786.284.8828  
FAX: 866.312.8730

FLORIDA CERTIFICATE OF AUTHORIZATION # 27431

PROJECT NUMBER: 23106

DRAWN BY: AH DESIGN BY: AH CHECK BY: LAB

ORIGINAL DRAWING DATE: 01/04/2023

REVISIONS:

△ CITY RFI 1	LAB 05/17/24
△	
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT NAME:

**TOWNHOMES  
CANAL  
DRIVE  
POMPANO**

LOCATION:

**3233 - 3237 CANAL DRIVE  
POMPANO BEACH, FL 33062**

FOR:

**MR. SERGE MICHAUD**

3018 NE 20TH COURT  
FT. LAUDERDALE, FL 33305

PLAN STATUS:

**SUBMITTAL SET:  
FOR AGENCY REVIEW  
AND APPROVAL**

JANUARY 28, 2025

LUIS A. BETALLELUZ, JR., P.E. FL P.E.# 65892  
(NOT VALID WITHOUT SIGNATURE AND PROPER SEAL)

SHEET NAME:

UTILITY PLAN

SHEET NUMBER:

C 2.0