

DRC

PZ23-1201003

08/06/2022

EROSION CONTROL NOTES:

1. THE EROSION CONTROL DEVICES SHOWN ON THE PLANS REPRESENT BEST MANAGEMENT PRACTICES FOR PREVENTING EROSION; HOWEVER, ADDITIONAL MEASURES MAY BECOME NECESSARY IN AREAS WHERE LAND-DISTURBING ACTIVITIES ARE PROPOSED DIRECTLY ADJACENT TO DESIGNATED PRESERVE AREAS, CANALS, OR OTHER WATER BODIES. A DOUBLE-ROW OF SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF THE PROPOSED DISTURBED AREA.
2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MAINTENANCE WHICH SHALL INCLUDE, BUT MAY NOT BE LIMITED TO: CLEANING, REPAIR, AND / OR RE-INSTALLATION OF EROSION CONTROL MEASURES AS WELL AS THE INSTALLATION OF ADDITIONAL DEVICES IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
3. ANY EXPOSED AREA WHICH REMAINS UNDISTURBED FOR MORE THAN 15 DAYS SHALL BE STABILIZED WITH SOD, GEOTEXTILE FABRICS, OR SEED AND STRAW.
4. APPROVAL OF THIS PLAN IS NOT NECESSARILY AUTHORIZATION TO COMMENCE ANY LAND-DISTURBING ACTIVITIES.
5. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS HAVE BEEN ISSUED FOR THIS PROJECT PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE AROUND THE PERIMETER OF ALL EARTH DISTURBANCES. THE SILT FENCE SHALL BE INSPECTED AND REPAIRED FOLLOWING EVERY RAINFALL EVENT.
7. THE CONTRACTOR SHALL SEED AND MULCH OR SOD DISTURBED AND/OR BARE SOIL IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
8. THE CONTRACTOR SHALL PROVIDE SILTATION REDUCTION DEVICES FOR THE DISCHARGE FROM ANY DEWATERING PROCESS SO THAT DIRECT DISCHARGE DOES NOT OCCUR.
9. THE CONTRACTOR SHALL CHECK ALL EROSION AND SILTATION CONTROL DEVICES AFTER EACH RAINFALL AND REPAIR OR REPLACE THEM AS REQUIRED. SILT FENCES SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION OF DISTURBED AREAS IS COMPLETED.
10. THE CONTRACTOR SHALL PROVIDE TURBIDITY BARRIERS IN ALL DITCHES AND ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
11. THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS HE DEEMS NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT, AND APPROVED BY THE AUTHORITIES HAVING JURISDICTION.
12. THE CONTRACTOR SHALL CONTROL ALL DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER.
13. ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED HAY BALES OR STAKED SILT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO SURFACE WATER CONVEYANCE DITCHES, INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED TO MITIGATE EROSION OR SEDIMENTATION EFFECTS OCCURRING DURING HIS WORK.
14. TEMPORARY SILTATION CONTROL BARRIERS (E.G. SILT FENCE) SHALL BE INSTALLED WHERE EARTH DISTURBANCES ARE WITHIN 100 FEET OF SURFACE WATER CONVEYANCE SYSTEMS (DITCHES) AND WETLANDS.
15. IT IS RECOMMENDED THAT THE CONTRACTOR MARK OUT THE LANDWARD SIDE OF WETLAND/BUFFERS TO PREVENT UNINTENTIONAL WETLAND BUFFER IMPACTS DURING CONSTRUCTION.
16. IT IS RECOMMENDED THAT STRAW BALES OR SILT FENCES BE USE IN AREAS OF DRY SURFACES IN ORDER TO PROTECT DISCHARGE.
17. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES AND DEVICES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND /OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKDAY.
18. EROSION CONTROL DEVICES SHALL FOLLOW STANDARDS AND DETAILS IN INDEX 102,103,104 OF THE (FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS). CONTROL DEVICES AND TECHNIQUES, AS PROVIDED IN THE FLORIDA STORMWATER EROSION, AND SEDIMENTATION CONTROL MANUAL SHALL BE IMPLEMENTED TO COMPLY WITH CURRENT STATE REGULATIONS.

CONSTRUCTION SEQUENCE NOTES:

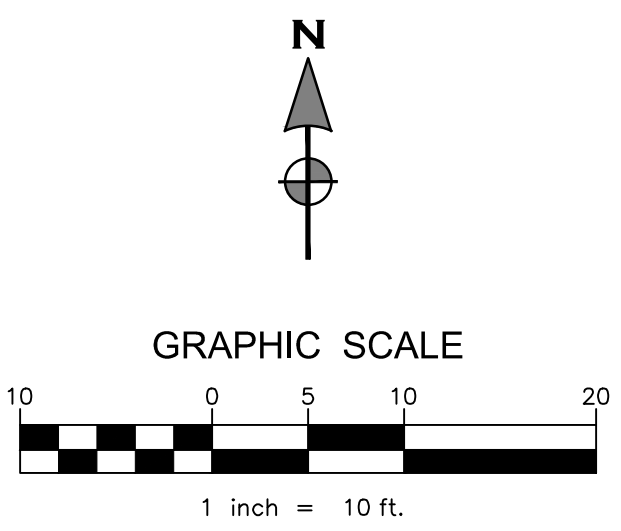
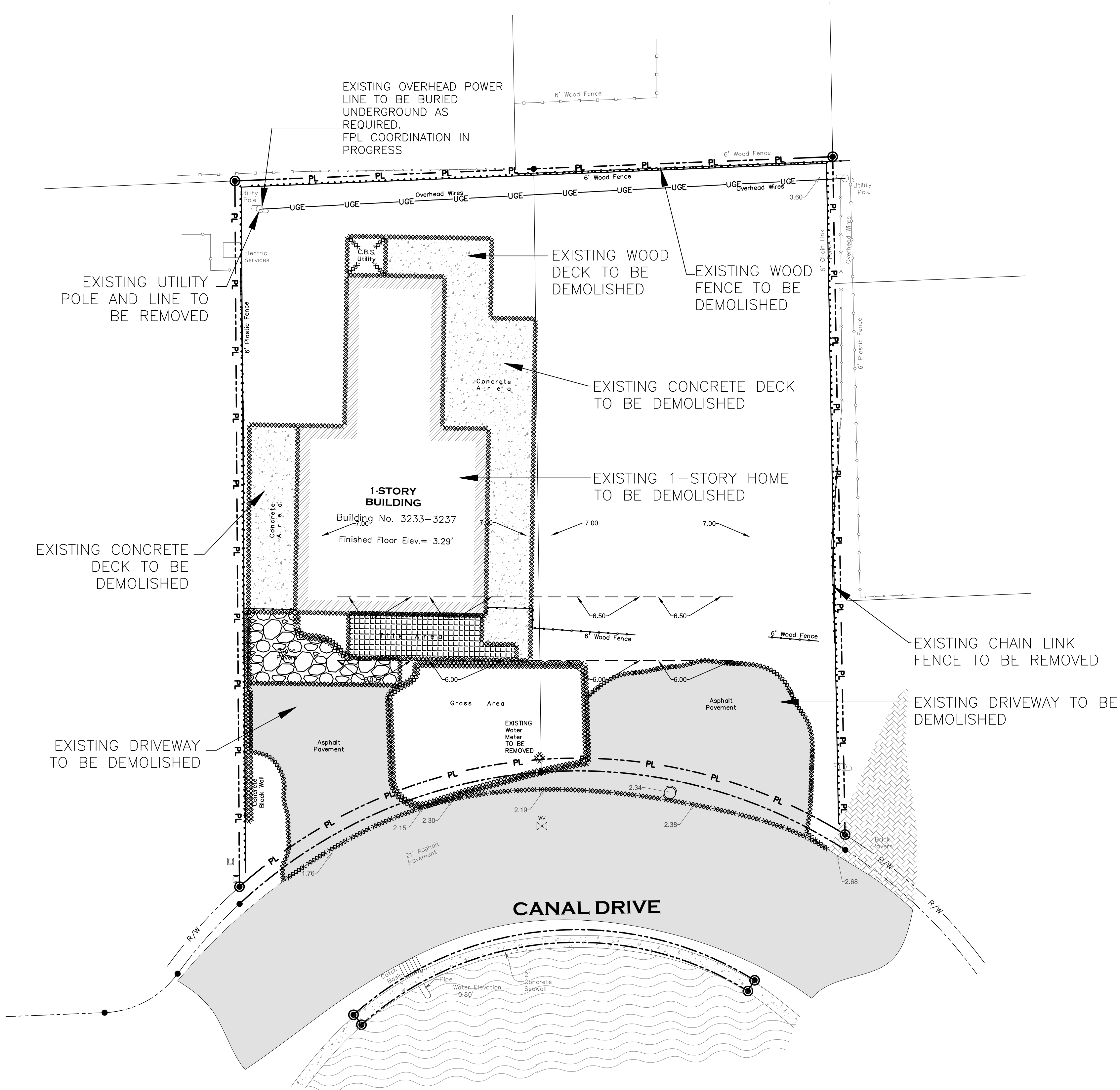
1. DISTURB ONLY THE AREAS NECESSARY FOR THE PROPER INSTALLATION OF THE EROSION CONTROL MEASURES.
2. INSTALL ALL REQUIRED EROSION CONTROL MEASURES.
3. INSTALL BARRICADES, FENCES, OR OTHER ADEQUATE SHIELDS AROUND AREAS WHICH ARE PROPOSED TO REMAIN UNDISTURBED.
4. CLEAR, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF ITEMS AS INDICATED IN THE PLANS.
5. INSTALL AND CONSTRUCT IMPROVEMENTS AS INDICATED IN THE PLANS WHILE MAINTAINING EROSION CONTROL MEASURES.
6. PERMANENTLY STABILIZE DISTURBED AREAS AS INDICATED IN THE PLANS UPON COMPLETION OF CONSTRUCTION ACTIVITY.
7. REMOVE EROSION CONTROL MEASURES IN AREAS WHICH HAVE BEEN PERMANENTLY STABILIZED AS SHOWN IN THE PLANS.

GENERAL NOTES:

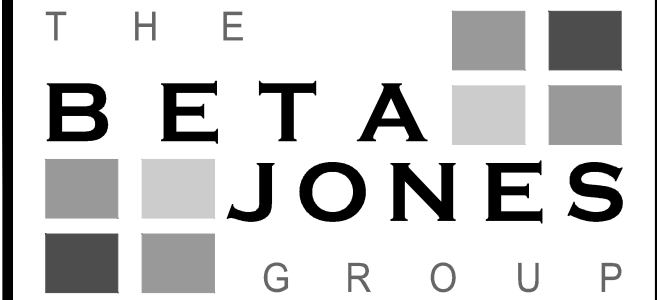
1. THIS PLAN IS NOT A SURVEY AND SHALL NOT BE USED FOR PLATTING, REPLATTING, OR ESTABLISHMENT OF LEGAL BOUNDARIES.
2. SITE PLAN PROVIDED BY IDEA ARCHITECTURE AND ENGINEERING, INC.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED UPON SURVEY PROVIDED BY ACCURATE LAND SURVEYORS, INC.
4. LOCATIONS OF ABOVE-GROUND 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 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.

PZ23-1201003

03/05/2025



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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
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PROJECT NAME:
**TOWNHOMES
CANAL
DRIVE
POMPAÑO**

LOCATION:
**3233 - 3237 CANAL DRIVE
POMPAÑO BEACH, FL 33062**

FOR:
MR. SERGE MICHAUD
3018 NE 20TH COURT
FT. LAUDERDALE, FL 33305

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

JULY 31, 2024
LUIS A. BETALLELUZ, JR., P.E. FL P.E.# 65892
(NOT VALID WITHOUT SIGNATURE AND PROPER SEAL)

SHEET NAME:
DEMOLITION PLAN

SHEET NUMBER: **C 1.0**