PARCEL "A"
MORGAN PLAT NO.1
P.B. 110, PG. 42, B.C.R.

EXISTING BUILDING

EXISTING 12" DIP WATER MAIN

ABANDONED EXISTING LIFT STATION

N 713465.47
E 948992.75

EXISTING 8" PVC SEWER MAIN

4" RECLAIMED WATER MAIN

EXISTING WALL

EXISTING CONCRETE SIDEWALK (BY OTHERS)

6" D.I.P. WATER MAIN

EXISTING WATER SERVICE

N 713794.63
E 948955.29

EXISTING DRAINAGE

EXISTING 6" PVC SEWER MAIN

EXISTING 4" RECLAIMED MAIN

EXISTING 6" SEWER LATERAL

EXISTING C.O.

N 713795.39
E 948985.28

EXISTING 1" WATER METER BACKFLOW PREVENTER AND BUILDING WATER SERVICE

EXISTING ONE STORY C.B.S. WAREHOUSE
F. F. ELEV. = 14.17

6" FIRE SPRINKLER RISER
FDC/SIAMESE

12.0' UTILITY EASEMENT

EXISTING FIRE HYDRANT

EXISTING 12" DIP WATER MAIN

N. E. 13th WAY

EXISTING 8" SEWER MAIN

EXISTING DRAINAGE

EXISTING CONCRETE SIDEWALK

314.08'

12' UTILITY EASEMENT PER P.B. 114, PG. 41, B.C.R.

CON 714068.56
E 948949.09

EXISTING CONCRETE SIDEWALK

12' UTILITY EASEMENT PER P.B. 114, PG. 41, B.C.R.

EXISTING 12" DIP RAW WATER MAIN

EXISTING 4" RECLAIMED WATER MAIN

EXISTING 8" PVC SEWER MAIN

N. E. 5 1 s t S T R E E T

EXISTING 8" SEWER MAIN (ABANDONED)

EXISTING 8 RETENTION AREA

EXISTING PAVEMENT

PROJECT LIMITS

MATCH EXISTING PAVEMENT (TYP.)

EXISTING 18" PE PIPE

BLUE RPM

PROPOSED PAVEMENT

6" G.V.
FIRE HYDRANT
FDC/SIAMESE

6" TYPE 1 PRIVATE FIRE PROTECTION WITH 1" BY-PASS METER (23S)

8" DIP WATER MAIN

4" FIRE MAIN

PROPOSED SIDEWALK

PROPOSED TWO-STORY C.B.S. WAREHOUSE
F. F. ELEV. = 14.17

6" FIRE SPRINKLER RISER (BY OTHERS)

PROPOSED FENCE

EXISTING WALL (TO BE REMOVED)

EXISTING PAVEMENT TO BE REMOVED

EXISTING 8" SEWER MAIN (ABANDONED IN PLACE)

10'X30' F.P.L. EASEMENT PER O.R. 7167, PG. 276, B.C.R.

TYPICAL EXISTING DRAINAGE FLUME

10'X30' AERIAL EASEMENT PER O.R. 7167, PG. 276, B.C.R.

EXISTING 8" SEWER MAIN (ABANDONED IN PLACE)

EXISTING ONE STORY C.B.S. WAREHO
F. F. ELEV.

EXISTING FENCE

PARCEL "B"
MORGAN PLAT NO.1
P.B. 110, PG. 42, B.C.R.

N 714076.21
E 949261.99

604.00'

EXISTING 8" SEWER MAIN

N 713472.36
E 949265.66

12" X 6" TAPPING SLEEVE & VALVE (DETAIL 19S)

EXISTING 12" DIP WATER MAIN

EXISTING 12" DIP RAW WATER MAIN

EXISTING 4" RECLAIMED WATER MAIN

EXISTING 12" DIP RAW WATER MAIN

6" D.I.P. WATER MAIN

PROPOSED PVC SEWER WYE LATERAL CONNECTION (DETAIL 33S)

PROPOSED 1" DDCV BACKFLOW PREVENTER (BY PLUMBER)

PROPOSED 1" WATER SERVICE INSTALL (DETAIL 34S)

PAVEMENT RESTORATION (TYP.)

PROPOSED 4" RECLAIMED WATER MAIN

TYP. OPENING IN WALL (TYPICAL)

EXISTING WALL

LEGEND:

EXISTING WATER MAIN	EXISTING ELEVATIONS
PROPOSED WATER MAIN	PROPOSED ELEVATIONS
EXISTING SEWER MAIN	DIRECTION OF RUN-OFF
PROPOSED SEWER MAIN	EXISTING TEE
EXISTING DRAINAGE	PROPOSED TEE
PROPOSED DRAINAGE	EXISTING CATCH BASIN
PROPOSED PAVEMENT	PROPOSED CATCH BASIN
	EXISTING VALVE
EXISTING PAVEMENT	PROPOSED VALVE
	EXISTING MANHOLE
EXISTING PAVEMENT TO BE REMOVED	PROPOSED MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT

P L A N SCALE: 1" = 20'

LEGAL DESCRIPTION:
PARCEL "A", "WILLAH PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:
1. THE ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM – NAVD 1988
2. PROPERTY LIES IN FLOOD ZONE X – AUG., 18, 2014
3. WATER AND SEWER PROVIDER: BROWARD COUNTY WATER AND WASTEWATER SERVICES

WATER AND SEWER DEMAND:
12,006 SQ. FT. WAREHOUSE @ 0.1 G.P.D./SQ. FT. = 1200 G.P.D.

ROBERT C SMITH
Digitally signed by ROBERT C SMITH
DN: c=US, o=Unaffiliated, ou=A01410D0000017672F6C67100007708, cn=ROBERT C SMITH
Date: 2021.10.18 21:45:07 -04'00'

ROBERT CLAYTON SMITH * LICENSE No. 31177 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

Received after DRC Meeting to address DRC comments prior to the submission of a Building Permit Application.
10/27/202

R–2	10–18–21	RCS	REV. FIRE SERVICE PER CITY REVIEW
R–1	06–15–21	RCS	REVISED PER CITY REVIEW

PAVING, GRADING AND DRAINAGE
WATER AND SEWER SERVICE CONNECTIONS PLAN

ARCHITECTUAL ALLIANCE
FORT LAUDERDALE, FLORIDA

RIVA WAREHOUSE II

JOHN B. SMITH ENGINEERS, INC.
1457 N.E. 4th AVENUE
FORT LAUDERDALE, FLORIDA 33304
PHONE: (954) 763–4177
CERTIFICATE OF AUTHORIZATION NO. 1688

DESIGN	DRAWN	DATE	FILE
R.C.S.	RCS	APRIL,2021	21–109

Approved By Robert C Smith
Robert C. Smith, P.E.
Registered Engineer No. 31177 State of Florida

SHEET C 1 OF 4