MATCH LINE SHEET C-8 OF 14

PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
(PLAT BOOK 157, PAGE 23 BCR)

CONST. M.H. NO. S-2
RIM = 15.91
INV = 6.67

CONST. M.H. NO. S-1
RIM = 15.50 (WITH CONC. COLLAR)
INV = 5.42 NW
= 5.52 S

CORE INTO EXIST. M.H.
EXIST. M.H. NO.
RIM = 14.55
INV = 4.90 NW (EX.)
= 5.00 SE (PROP.)

EX. LAKE
WATER ELEVATION = 10.40
NOON 5/28/97

EX. EDGE OF WATER

WOOD POLE ANCHORS

N00°24'54"W 659.76'

NORTHWEST CORNER OF LOT 2
"LYONS ROAD BUSINESS PARK"
(PLAT BOOK 137, PAGE 47, B.C.R.)

EX. S.S. M.H.
RIM = 14.55
INV. = 4.90 NW

EX. S.S. M.H.
RIM = 14.32
INV. = 5.17 E
INV. = 4.47 S
INV. = 4.37 W
INV. = 4.35 N

EX. 10" W.M.

EX. LIFT STATION NO. 31
TOP OF SLAB = 15.58
INV. = 15.70

EX. 6" F.M.

EX. 8" DIP

EX. S.S. M.H.
RIM = 14.48
INV. = 5.73 W
INV. = 5.98 N

EX. 8" PVC S.S.

EX. W.M. STUB

EX. 8" PVC W.M.

PROP. 6' HIGH SCREEN WALL

WOOD POLE ANCHOR

10' UTILITY EASEMENT

TOP OF BANK

OVERHEAD ELECTRIC

288' - 8" PVC @ 0.40%

104' - 8" PVC @ 0.40%

GATE

6" SEWER SERVICE
PROP. 8" DIP WATER MAIN

PATIO

DUMPSTER ENCL.

PROP. F.H. ASS'Y

PROP. WATER SERVICE

CLEAN OUT

PROP. 5' WIDE SIDEWALK

CHILLER

RAMP

PROPOSED 5' WIDE SIDEWALK

PROPOSED OFFICE BUILDING 2 STORY

PARCEL "B"

LOADING DOCK

PROPOSED WAREHOUSE

PROP. 8" DIP WATER MAIN

12' UTILITY EASEMENT

10' UTILITY EASEMENT

560.00'

660.00'

EX. EDGE OF WATER

EX. ASPHALT

EX. INLET
GRATE = 13.00
INV. = 8.93

EX. 15" CAP
INV. = 8.75

EX. HEADWALL
EX. 48" RCP
INV. = 6.29

LOT 2

TOP OF BANK

PROP. 6' HIGH CHAIN LINK FENCE

RETAINING WALL

GATE

60' CANAL EASEMENT
(PLAT BOOK 137, PAGE 47 BCR)

20' CANAL MAINTENANCE EASEMENT

LYONS ROAD BUSINESS PARK
(PLAT BOOK 137, PAGE 47 BCR)

LOT 1

N89°37'06"E

EX. ASPHALT

EX. INLET
GRATE = 13.00
INV. = 8.93

EX. 15" CAP
INV. = 8.75

80'x86' ACCESS EASEMENT

EX. GUARD RAIL

EX. HEADWALL

MONITORING WELL

100.00'

LANDSCAPE EASEMENT

12' UTILITY EASEMENT

80' OPENING

BELL JUNCT. BOX
WOOD POLE
HAND HOLE

6' FPL EASEMENT
(ORB 1791, PAGE 74 BCR)

TRACT "GB-2"

12' U.E.

EX. SIDEWALK

SIGN

WOOD POLE

N00°24'54"W 319.74'

OVERHEAD ELECTRIC

ELEC. PANEL/
BELL JUNCT. BOX

ANCHOR

EX. M.H.
RIM = 16.69

PROPOSED 6" W.M. STUB

12' UTILITY EASEMENT

PROP. 8" DIP WATER MAIN

5' WIDE SIDEWALK

PROP. E.O.W.

ELE. = 9.00 (TYP.)

57,619 S.F
RETENTION AREA

N00°24'54"W 10.00'

N89°37'06"E 69.98'

S89°37'06"W 85.00'

PROP. F.H. ASS'Y

PROP. E.O.W.

ELE. = 9.00 (TYP.)

PROP. T.O.B.

N00°24'54"W 226.48'

N06°25'40"E 100.72'

DENOTES NON-VEHICULAR ACCESS LINE (TYPICAL)

N00°24'54"W 318.26'

PROPOSED MONUMENT SIGNAGE

N00°24'54"W 12' U.E. 200.00'

EX. WOOD POLE TO BE RELOCATED

N06°25'40"E 100.72'

EX. WOOD POLE TO BE RELOCATED

376.29'

6' FPL EASEMENT

WOOD POLE

ANCHORS

S89°37'06"W 352.17'

EX. SIDEWALK

EX. CURB INLET

STOP SIGN TO BE REMOVED

EX. WOOD POLE TO BE RELOCATED

CONNECT TO EXISTING 8" W.M.

WATER METER/ BACKFLOW PREVENTER

EX. ASPHALT ROADWAY

EX. 2' CURB & GUTTER(TYP)

60.00'

N00°24'54"W 674.76'

FND PCP
LB 3591
ELEV=17.91
BENCHMARK

EX. ASPHALT ROADWAY

EX. 18" DIP W.M.

EX. 16" DIP F.M.

LYONS ROAD
(ORB 14404, PAGE 766 BCR)
(PLAT BOOK 64, PAGES 45 - 54 PBCR)

JOHNSON ROAD
LYONS BUSINESS PARK
STATE ROAD 7 (U.S. 441)
SITE
LYONS ROAD
SAWGRASS EXPRESSWAY

LOCATION MAP
(n.t.s.)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NORTH

LEGEND

- PROPOSED WATER LINE (SIZE NOTED)
- PROPOSED GATE VALVE AND BOX
- PROPOSED REDUCER
- FIRE HYDRANT
- SAMPLE POINT
- EXISTING WATER LINE
- EXISTING GATE VALVE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER FLOW DIRECTION
- EXISTING SANITARY SEWER LINE
- PROPOSED DRAINAGE SYSTEM
- EXISTING DRAINAGE SYSTEM

REVISIONS	DATE	BY
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CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

FOOD FOR THE POOR
OFFICE / WAREHOUSE
WATER DISTRIBUTION & SANITARY SEWER PLAN
COCONUT CREEK, FLORIDA

DATE 2/19/04
DRAWN BY BAH
F.B./ PG. N/A
SCALE 1"=40'

JOHN F. WHEELER
PROFESSIONAL ENGINEER
CERT. NO. 25478
STATE OF FLORIDA
ENG NO. EB-0003591
DATE MAY 05 2004

JOB # 3212
SHT.NO. C-7
OF 14 SHEETS

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