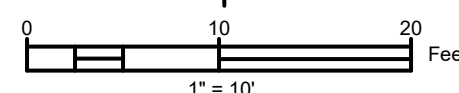
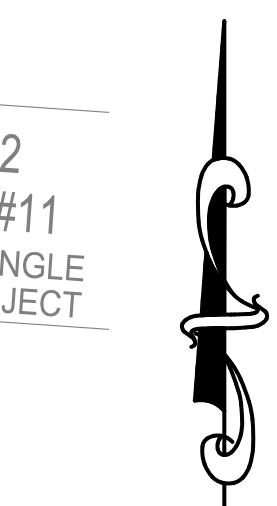


LEGEND

- FLOW DIRECTION
- SWALES CENTERLINE
- PROPERTY BOUNDARY
- 5.00' PROPOSED ELEVATION
- 5.9 EXISTING ELEVATION
- TOW TOP OF WALL
- BOW BOTTOM OF WALL
- SETBACK LINE
- RIDGE LINE
- I.E. INVERT ELEVATION
- G.E. GRATE ELEVATION
- FFE FINISHED FLOOR ELEVATION
- CL CENTERLINE
- E.T. EXFILTRATION TRENCH
- TC TOP OF CONCRETE
- TS TOP OF SOD
- BS BOTTOM OF STEP
- EQUIPMENT SLAB TO BE CONSTRUCTED WITH THICKENED EDGE AS NEEDED CONSTRUCTION, DESIGN BY OTHERS, TOP OF SLAB = 8.00'(MIN) TYPICAL
- 10 LF OF 8.00'W X 15.00' D E.T.
- PROPOSED EXFILTRATION TRENCHES
- IN DRIVEWAY AREAS: PAVERS OVER 1" SAND LEVELING BASE OVER 8" LIMESTONE BASE OVER 12" SUBGRADE (LBR 40). COMPACT EACH LAYER TO 98% OF MAXIMUM DENSITY PER AASHTO T-180. PAVERS IN DRIVEWAY SHALL BE PER ARCHITECT/OWNER'S CHOICE.
- IN NON VEHICULAR AREAS: PAVEMENT SECTION SHALL BE THE SAME AS ABOVE, EXCEPT THAT LIMEROCK BASE SHALL BE 4" THICK.



NOTES:

- CONTRACTOR TO VERIFY EXISTING AND PROPOSED ELEVATIONS, EXISTING AND PROPOSED LOCATIONS AND ELEVATIONS OF SEWER INVERTS AND SLOPES, AND REPORT ANY DISCREPANCIES TO THE ENGINEER, PRIOR TO THE START OF CONSTRUCTION.
 - THE LOCATION, SIZE AND MATERIAL OF THE EXISTING FACILITIES/UTILITIES AND TOPOGRAPHY HAVE BEEN RECORDED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES AND TOPOGRAPHY SHOWN OR NOT SHOWN.
 - CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES AND UTILITY POLES AT HIS OWN COST.
 - TOLERANCE OF ALL FINISHED SURFACE FROM DESIGN ELEVATION, WHETHER PAVED OR UNPAVED, IS 0.04' FOOT. EXISTING AND PROPOSED GRADES ARE GIVEN, HOWEVER IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE FLOW WITHOUT PONDING.
 - VEGETATION, MUCK AND ANY DELETERIOUS MATERIAL UNDER PROPOSED PAVEMENT, WALKWAYS, ETC., MUST BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL, FREE OF STUMPS, LARGE ROOTS OR OTHER MATTER NOT SUITABLE FOR INCLUSION IN ROADWAY FILL.
 - CONTRACTOR SHALL COMPLY WITH ALL CONTRACT REQUIREMENTS OF THE "CIVIL ENGINEERING SPECIFICATIONS SHEET" WHICH ARE PART OF THESE CIVIL ENGINEERING PLANS. NO EXCEPTION ALLOWED WHEN BIDDING AND/OR DURING CONSTRUCTION. SPECIFICATIONS MAY EVOLVE DURING PERMITTING, AND CONTRACTOR SHALL MEET ALL OF THEM WITHOUT EXCEPTION.
 - PAVERS/ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWINGS OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER-OF-RECORD AND THE CITY ENGINEER OR DESIGNER. HAVE THE ENGINEER INSPECT CONCRETE FORMS
- PRIOR TO PLACING CONCRETE.
- HAVE ENGINEER INSPECT ROUGH GRADING FOR ACCURACY PRIOR TO SODDING.
 - ALL ELEVATIONS IN LANDSCAPED AREAS ARE TO THE TOP OF SOD.
 - TOP OF GRASS SHALL BE 1.5" LOWER NEXT TO ANY PAVED SURFACE TO ENSURE PROPER FLOW OF STORMWATER.
 - PERIMETER OF EQUIPMENT SLABS SHALL BE BUILT OF CBS BLOCKS (OR SIMILAR TYPE CONSTRUCTION OR STANDS) AND SHALL BE NOT IMPEDE THE CROSS SECTIONS SHOWN NOR IMPEDE THE FLOW OF STORMWATER. TOP OF EQUIPMENT SLAB = FFE ELEVATION 8.00' NAVD. DESIGN BY OTHERS.
 - THESE CIVIL ENGINEERING PLANS ARE FOR GRADING ONLY. FOR EXACT LAY-OUT, SETBACKS, ZONING INFORMATION, ZONING SETBACKS, ETC., SEE PLANS PREPARED BY THE ARCHITECT.
 - ALL STORM DRAINAGE PIPES SHALL BE WATER TIGHT DOUBLE-WALLED HDPE PIPES, AS MANUFACTURED BY ADS OR ENGINEER'S APPROVED EQUAL.
 - ALL PVC PIPES SHALL BE A MINIMUM OF SCHEDULE 80.
 - ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET. CONTRACTOR SHALL COMPLY WITH ALL CONTRACT REQUIREMENTS OF THE "CIVIL ENGINEERING SPECIFICATION SHEET" WHICH ARE PART OF THESE CIVIL ENGINEERING PLANS.
 - SLOPES SHALL NOT EXCEED 4:1 (HORIZONTAL:VERTICAL).
 - CONTRACTOR SHALL COORDINATE INSTALLATION OF DRAINAGE LINES SHOWN ON THESE CIVIL DRAWINGS WITH PLUMBING PLANS.
 - TRENCH DRAIN SHALL BE ABLE TO BE CONNECTED TO TYPICAL PVC PIPE FITTINGS, SUCH AS TRENCH DRAINS MANUFACTURED

- OWNER AND/OR CONTRACTOR SHALL SUBMIT A FINAL SURVEY TO THE CITY WITH SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE WITH THE DESIGN.
- AT GRADE OBSTRUCTIONS SHALL NOT BE CONSTRUCTED OR INSTALLED BETWEEN A HEIGHT OF 2.5 FT AND 8 FT ABOVE EDGE OR PAVEMENT ELEVATION WITHIN THE SIGHT TRIANGLE.
- SEE THE ARCHITECT'S PLANS FOR GRADING OF CONCRETE POOL DECK AND FLOOR DRAINS UNDER THE FINISHED TARIMATED DECK.
- DRAINAGE CONTRACTOR SHALL MATCH THE MINIMUM SIZES OF ROOF PIPES COMING OUT OF THE BUILDING. AT EVERY PIPE OUTSIDE THE WALL OF THE BUILDING, A CLEANOUT SHALL BE INSTALLED.
- OWNER AND/OR CONTRACTOR SHALL SUBMIT A FINAL SURVEY TO THE CITY WITH SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE WITH THE DESIGN.
- THE PROPERTY IS LOCATED IN FLOOD ZONE AE7, COMMUNITY PANEL NO. 12011C0377J, DATE OF FIRM: 07/31/2024. SO SET FFE AT 8.00'.
- THE EXISTING ROADWAY WITHIN THE PROJECT LIMITS AND POSSIBLY BEYOND WILL BE INSPECTED BY THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, OR A DESIGNATED REPRESENTATIVE FOR DAMAGE DUE TO CONSTRUCTION BEFORE THE FINAL ACCEPTANCE. A PARTIAL OR COMPLETE MILLING AND OVERLAY OF THE ROADWAYS MAY BE REQUIRED.

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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PERMITTING AGENCIES	APPROVED	PERMIT NO.	EXPIRES
CITY OF POMPAÑO BEACH			
IF ALL OF THE ABOVE INFORMATION HAS NOT BEEN PROVIDED, THIS SET OF DRAWINGS SHOULD BE USED AS A PERMIT SET ONLY, NOT FOR BID AND NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT LETTING ANY PERMIT EXPIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PERMIT CONDITIONS.			

THE ELEVATIONS SHOWN ON THESE PLANS ARE BASED UPON NAVD 1983

DRC
PZ25- 12000046
04/15/2026

TOWNHOMES

3305 SE 5TH STREET
POMPAÑO BEACH, FL 33062

DRAINAGE, GRADING AND PAVING PLAN

Globe Engineering, Inc.

Civil Engineering - Land Planning - Construction Management

4839 SW 148 Avenue, Suite 507
Fort Lauderdale, FL 33330
Phone: 954-316-7628
www.civil-engineer.us

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DESIGNED: MP	DATE: 2/11/2026
DRAWN: SKC	PROJECT NO: 2025-011
DRAWING NAME: C-1	SHEET NO: C-1 OF 11