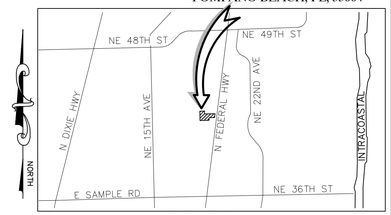
DRC
PZ25-12000016
01/21/2026

SITE

4211 N FEDERAL HIGHWAY
POMPANO BEACH, FL, 33064



LOCATION MAP
(NOT TO SCALE)

LEGEND

- EX. PROPERTY/ROW LINE
- 15.51 EXISTING GRADE
- (16.50) PROPOSED GRADE
- M.E.P. MATCH EXISTING GRADE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- S PROPOSED SANITARY SEWER LINE
- S EXISTING SANITARY SEWER LINE
- E PROPOSED ELECTRIC LINE
- OH EXISTING OVERHEAD LINE
- T
- T EXISTING TELEPHONE/CABLE LINE
- G PROPOSED GAS LINE
- G EXISTING GAS LINE
- (TBR) TO BE REMOVED
- (TR) TO REMAIN
- EX. BUILDING (TBR)
- EX. PAVEMENT/CONCRETE (TBR)

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

PARCEL ID: 484318290010
OWNER: HAUN-JA JOH LIV TR JOH, HAUN-JA TRSTEE

PARCEL 3
PARCEL ID: 484318000351
OWNER: 4211 N FEDERAL LLC

PARCEL 1
PARCEL ID: 484318000380
OWNER: 4211 N FEDERAL LLC

PARCEL 2
PARCEL ID: 484318000401
OWNER: 4211 N FEDERAL LLC

PARCEL ID: 484318000400
OWNER: MAIURO, JOSEPH K

PARCEL ID: 484318000210
OWNER: CITY OF POMPANO BEACH

P.O.B. PARCEL 3
P.O.B. PARCEL 1
CORNER OF THE EAST 3/4 OF S.E. 1/4 OF N.W. 1/4 FOUND CM PRM LB 6860
P.O.B. PARCEL 2
P.O.C. PARCEL 3
S.W. CORNER OF THE EAST 1/2 OF S.W. 1/4 OF S.E. 1/4 OF NW 1/4 SEC. 18 FOUND CM PRM LB 6860

BEACON HEIGHTS
P.B. 42 PG. 34
SECTION B - BLOCK 9
P.B. 42 PG. 34
BEACON HEIGHTS
SECTION B - BLOCK 10
P.B. 42 PG. 34

STATE ROAD NO.5
(U.S.1/FEDERAL HIGHWAY)
120' PUBLIC RIGHT OF WAY
F.D.O.T. R/W MAP SECTION 86020-2526

GENERAL DEMOLITION NOTES:

1. TREE PROTECTION BARRICADES MUST BE INSTALLED AND INSPECTED BY URBAN FORESTRY STAFF PRIOR TO ANY DEMOLITION WORK BEGINNING ON SITE.
2. THERE WILL BE NO TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES FOR THE INSTALLATION OF THE EROSION CONTROL FENCE.
3. DEMO PERMIT WILL BE FOR STRUCTURE AND HARDSCAPE ONLY. TREES MUST REMAIN ON SITE AND BE PROTECTED DURING DEMOLITION. (CODE SECTION:155.2411, 155.5204).
4. NO TREE/PALM ROOTS OR PARTS SHALL BE CUT OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES ON SITE. IF THERE ARE ANY TREE/PALM ROOT CONFLICTS, CONTACT URBAN FORESTRY STAFF FOR ASSISTANCE 954-786-4523.
5. 155.5203A.3. DEMOLITION SITES
IF ALL OR ANY EXISTING STRUCTURES ON A LOT ARE BEING TOTALLY DEMOLISHED DROUGHT RESISTANT SOD OR DROUGHT-RESISTANT GROUND COVER SHALL BE INSTALLED ON THE ENTIRE DEMOLITION AND/OR DISTURBED AREAS BEFORE CLOSE-OUT OF THE DEMOLITION BUILDING PERMIT AND THEREAFTER MAINTAINED. ALL ASPHALT, ROCK, AND OTHER NON-NATURAL MATERIALS SHALL BE REMOVED AND REFILLED TO THE UNDISTURBED LOT LEVEL WITH CLEAN SOIL BEFORE ANY PLANTING OR INSTALLATION OF THE REQUIRED DROUGHT-RESISTANT SOD OR GROUND COVER. SUCH VEGETATIVE RESTORATION OF A DEMOLITION SITE SHALL BE SUBJECT TO THE STANDARDS OF THIS SECTION IF CONDITIONS STATED ABOVE ARE MET. ONLY TREE PROTECTION IS ALLOWED ON DEMOLITION PERMITS. NO TREE REMOVAL OR RELOCATION.
6. ALL EXOTIC INVASIVE PLANT MATERIAL TO BE REMOVED FROM THE SITE. REFER TO TREE DISPOSITION PLAN AND TREE PERMIT APPLICATION.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

REVISIONS	DATE	BY
REV PER CITY COMMENTS	12/16/25	DJP
REV PER CITY COMMENTS	10/27/25	DJP
REV PER CITY COMMENTS	08/25/25	DJP

FILE NAME 11146ENG.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING, SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

THE SATORI
4211 N FEDERAL HIGHWAY
PROPOSED DEMOLITION PLAN
POMPANO BEACH, FL, 33064

DATE 05/28/25
DRAWN BY DJP
F.B./ PG. ----
SCALE 1"= 20'

Digitally signed by MATTHEW V. KAHN
Date: 2025.12.16 12:30:27 -05'00'
Adobe Acrobat version: 25.001.20813

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

JOB # 11146
SHT.NO.
PD-1A
OF 16 SHEETS