NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.58 = NGVD

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Sunshine State One Call of Florida, Inc.

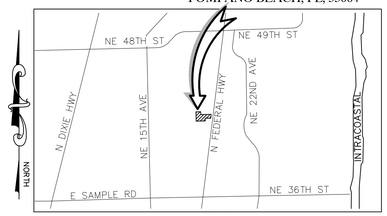
NOTE:
* PRB REQUIRED THIS INVERT
(PLEASE SEE PRB DETAIL)

LEGEND

- EX. PROPERTY/ROW LINE
- PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE
- EXISTING FORCE MAIN
- (TR) TO REMAIN
- PROP. LIGHT POLES (SEE ARCH. PLANS FOR DETAILS)
- PROP. BOLLARDS (SEE ARCH. PLANS FOR DETAILS)

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

SITE
4211 N FEDERAL HIGHWAY
POMPANO BEACH, FL, 33064



LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH = 20 FT.

REVISIONS	DATE	BY
REV PER CITY COMMENTS	01/28/26	DJP
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
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

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

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

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

DATE

JOB # 11146
SHT.NO.
PD–2A
OF 16 SHEETS

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

SET I.R.C. LB 3591 | EX. GUY ANCHOR (TR) | EX. WOOD POWER POLE (TR) | EX. SIGN (TR) | EX. CONC. WALL (TR)
S89°18'30"W(D) N88°53'49"E 165.98'
EX. CLF (TR) (0.9' WEST OF PROPERTY LINE)
NO1°02'41"W 100.00' (C/M) N00°02'38"W 100.00' (D)
S00°36'19"E 100.00' (C/M) S00°33'38"E (D)
EX. STORAGE CONTAINER (TR) TO BE MOVED OFF SUBJECT PARCEL
PROP. ROOF OVERHANG (TYP.) (SEE ARCH. PLANS FOR DETAILS)
PROP. 8 STORY RESIDENTIAL BUILDING 1ST F.F.E= 10.35' NAVD
38 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
YARD DRAIN D–32 12" ADS YARD DRAIN GRATE EL = 9.20 W INV EL = 5.20
SET I.R.C. LB 3591
PROP. ROOF OVERHANG (TYP.) (SEE ARCH. PLANS FOR DETAILS)
34 -(19)LF - 18" FRN DRN
EX. WOOD POWER POLE (TR)
EX. MH 102 (TR) RIM EL. = 8.74 N INV. EL. = –1.40 NE INV. EL. = –1.03 S INV. EL. = –1.46
6 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
YARD DRAIN D–33 12" ADS YARD DRAIN GRATE EL = 10.00 SE INV EL = 7.00
EX. CLF (TR) (1.3' WEST OF PROPERTY LINE)
EX. 4" PVC RECLAIM WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
SECTION LINE
YARD DRAIN D–35 12" ADS YARD DRAIN GRATE EL = 9.10 E INV EL = 6.10
PARCEL
OWNER: CITY OF POMPANO BEACH
EX. 8" PVC SEWER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
EX. MH 191 (TR) RIM EL. = 8.84 N INV. EL. = –1.66 S INV. EL. = 1.46
35 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
N00°02'41"W 230.00' (C/M) N00°02'38"W 230.00' (D)
EX. CLF (TR) (1.3' WEST OF PROPERTY LINE)
EX. MH 103 (TR) RIM EL. = 8.71 N INV. EL. = 1.61
60 -(45)LF - 18" FRN DRN
WEST LINE EAST 3/4 1/4 OF N.W. 1/4 SEC. 18
39 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
EX. WOOD POWER POLE (TR)
MAG NAIL & DISK
333.04'
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
SOUTH LINE OF E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18
S88°53'49"W 320.87'
BEACON HEIGHTS P.B. 42 PG. 34

STRUCT. No.: D-8 TYPE: "II" INLET GRATE EL.: 10.00 FL. EL.: 4.20 (S) * FL. EL.: 4.80 (E)
STRUCT. No.: D-8 TYPE: "II" INLET GRATE EL.: 10.05 FL. EL.: 6.10 (S) FL. EL.: 4.20 (E) * FL. EL.: 4.20 (N) *
STRUCT. No.: D-24 TYPE: "II" INLET GRATE EL.: 10.05 FL. EL.: 4.20 (S) * FL. EL.: 5.75 (W)
STRUCT. No.: D-21 TYPE: "IV" INLET GRATE EL.: 10.05 FL. EL.: 4.20 (W) * FL. EL.: 4.20 (E) * FL. EL.: 4.20 (N) *
STRUCT. No.: D-23 TYPE: "IV" INLET GRATE EL.: 10.05 FL. EL.: 4.20 (E) * FL. EL.: 4.20 (S) * FL. EL.: 4.20 (N) *
STRUCT. No.: D-25 TYPE: "II" INLET GRATE EL.: 10.05 FL. EL.: 4.20 (N) * FL. EL.: 4.50 (S)
STRUCT. No.: D-7 TYPE: "III" INLET GRATE EL.: 9.30 FL. EL.: 4.20 (W) * FL. EL.: 3.10 (S) FL. EL.: 4.20 (E) *
STRUCT. No.: D-6 TYPE: "III" INLET GRATE EL.: 9.30 FL. EL.: 4.20 (W) * FL. EL.: 3.10 (S) FL. EL.: 4.20 (E) *
STRUCT. No.: D-5 TYPE: "III" INLET GRATE EL.: 9.30 FL. EL.: 4.20 (W) * FL. EL.: 4.20 (E)
STRUCT. No.: D-4 TYPE: "II" INLET GRATE EL.: 9.30 FL. EL.: 4.20 (W) * FL. EL.: 4.20 (NE)
STRUCT. No.: D-9 TYPE: "III" INLET GRATE EL.: 9.65 FL. EL.: 4.20 (S) * FL. EL.: 3.10 (N)
STRUCT. No.: D-12 TYPE: "III" INLET GRATE EL.: 9.65 FL. EL.: 4.20 (S) * FL. EL.: 3.10 (N)
STRUCT. No.: D-10 TYPE: "III" INLET GRATE EL.: 9.75 FL. EL.: 4.20 (E) * FL. EL.: 4.20 (S) * FL. EL.: 4.20 (N) *
STRUCT. No.: D-22 TYPE: "II" INLET GRATE EL.: 10.05 FL. EL.: 4.20 (S) *
STRUCT. No.: D-20 TYPE: "II" INLET GRATE EL.: 10.05 FL. EL.: 4.20 (S) *
STRUCT. No.: D-13 TYPE: "III" INLET GRATE EL.: 9.95 FL. EL.: 3.65 (W) FL. EL.: 4.20 (S) FL. EL.: 4.20 (N) *
STRUCT. No.: D-11 TYPE: "III" INLET GRATE EL.: 9.75 FL. EL.: 4.20 (N) * FL. EL.: 4.20 (W) *
STRUCT. No.: D-19 TYPE: "IV" INLET GRATE EL.: 10.05 FL. EL.: 4.20 (W) * FL. EL.: 4.20 (E) * FL. EL.: 4.20 (N) *
STRUCT. No.: D-18 TYPE: "II" INLET GRATE EL.: 10.00 FL. EL.: 4.20 (W) * FL. EL.: 3.65 (E)
STRUCT. No.: D-14 TYPE: "III" INLET GRATE EL.: 9.60 FL. EL.: 4.20 (E) * FL. EL.: 4.20 (S) * FL. EL.: 4.20 (N)
STRUCT. No.: D-15 TYPE: "III" INLET GRATE EL.: 9.95 FL. EL.: 4.20 (E) * FL. EL.: 5.00 (S) FL. EL.: 4.20 (N) *
STRUCT. No.: D-16 TYPE: "II" INLET GRATE EL.: 10.00 FL. EL.: 4.20 (W) * FL. EL.: 6.10 (E)
STRUCT. No.: D-17 TYPE: "II" INLET GRATE EL.: 10.20 FL. EL.: 4.20 (W) * FL. EL.: 5.20 (S)
STRUCT. No.: D-3 TYPE: "II" INLET GRATE EL.: 8.50 FL. EL.: 4.50 (W) FL. EL.: 5.50(S TO) FL. EL.: 2.00(S D-31)
STRUCT. No.: D-31 TYPE: "II" INLET GRATE EL.: 9.10 FL. EL.: 2.00 (NW) FL. EL.: 4.50 (SE)
STRUCT. No.: D-2 TYPE: "II" INLET GRATE EL.: 8.60 FL. EL.: 4.75 (N) FL. EL.: 5.30 (W) FL. EL.: 4.75 (S)
STRUCT. No.: CS-1 TYPE: "II" GRATE EL.: 11.15 FL. EL.: 5.20 (NW) FL. EL.: 4.00 (E)

LIMITS OF EX. WOOD FENCE (TR)
EX. ASPHALT (TR) N88°53'49"E 371.55' EX. ASPHALT (TR)
536.76'
102 -(87)LF - 18" FRN DRN
67 -(52)LF - 18" FRN DRN
98 -(84)LF - 18" FRN DRN
98 -(83)LF - 18" FRN DRN
23 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
88 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
YARD DRAIN D–34 12" ADS YARD DRAIN GRATE EL = 10.00 S INV EL = 7.00
YARD DRAIN D–36 12" ADS YARD DRAIN GRATE EL = 10.10 N INV EL = 7.10
6 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
69 -(37)LF - 18" FRN DRN
39 -(25)LF - 18" FRN DRN
59 -(44)LF - 18" FRN DRN
28 -(13)LF - 18" FRN DRN
60 -(45)LF - 18" FRN DRN
17 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
52 -(37)LF - 18" FRN DRN
320.72
42 -(27)LF - 18" FRN DRN
PROP. 8 STORY RESIDENTIAL BUILDING AND PARKING GARAGE 1ST F.F.E= 10.35' NAVD
PROP. ROOF OVERHANG (TYP.) (SEE ARCH. PLANS FOR DETAILS)
84 -(69)LF - 18" FRN DRN
51 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
PROP. 12' UTILITY EASEMENT (TYP.)
YARD DRAIN D–26 12" ADS YARD DRAIN GRATE EL = 8.20 N/S INV EL = 4.90
YARD DRAIN D–27 12" ADS YARD DRAIN GRATE EL = 8.20 W INV EL = 6.20
130 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
504.85'(D) 505.05'(C/M)
EX. VINYL FENCE (TR)
EX. WOOD FENCE (TR) (1.2' SOUTH OF PROPERTY LINE)
EX. TELECOMMUNICATIONS CABINETS ON CONC PAD (TR)
FOUND IRON PIPE NO I.D
EX. MH 191 (TR) RIM EL. = 8.41 SW INV. EL. = 5.20
EX. 4" PVC RECLAIM WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
EX. ASPHALT ROAD (TR)
N.E. 19TH AVE
EX. 8" PVC SEWER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
EX. 6" DU WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
SECTION B – BLOCK 9 P.B. 42 PG. 3
EX. MH 187 (TR) RIM EL. = 9.10
EX. 4" PVC RECLAIM WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
ALLEY
EX. 8" PVC SEWER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
BEACON HEIGHTS SECTION B – BLOCK 10 P.B. 42 PG. 34
EX. 6" AC WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)

FOUND NAIL & BOTTLECAP NO I.D.
28 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
EX. CONC. POWER POLE (TR)
EX. WOOD FENCE (TR) (0.5' NORTH OF PROPERTY LINE)
60.00'
39 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
PROP. 12" TRAFFIC RATED TRENCH DRAIN WITH BOTTOM OUTLET 12" HDPE CONNECTION TO D-3
S06°51'10"W 137.25'
21 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
PROP. COLUMN (TYP.) (SEE ARCH. PLANS FOR DETAILS)
PROP. 12' UTILITY EASEMENT (TYP.)
PROP. BOLLARDS (TYP.) (SEE ARCH. PLANS FOR DETAILS)
PROP. BOLLARDS (TYP.) (SEE ARCH. PLANS FOR DETAILS)
PROP. 8 STORY RESIDENTIAL BUILDING 1ST F.F.E= 10.35' NAVD
42 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
24 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
232.17'(D)
EX. DRAINAGE INLET (TR) RIM=3.83 INV=1.83(24"ROP BOTTOM=3.24
RIGHT–OF–WAY CENTERLINE
PROP. 18" HDPE TO TIE INTO EX. DRAINAGE INLET TO CONNECT CS-1 TO EX. DRAINAGE INLET
60.00'
12 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
PROP. ROOF OVERHANG (TYP.) (SEE ARCH. PLANS FOR DETAILS)
39 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
S88°53'49"W 197.18'
EX. WOOD FENCE (TR)
LIMIT OF EX. VINYL FENCE (TR) (0.2' SOUTH OF PROPERTY LINE)
EX. VINYL FENCE (TR) (0.1' SOUTH OF PROPERTY LINE)
EX. VINYL FENCE (TR) with CLF (TR)
SET I.R.C. LB 3591
YARD DRAIN D–29 12" ADS YARD DRAIN GRATE EL = 9.50 W INV EL = 6.50 W/ 3'X3'X3' CONC. COLLAR
YARD DRAIN D–30 12" ADS YARD DRAIN GRATE EL = 9.00 NW INV EL = 6.00
PARCEL ID: 484318000400
OWNER: MAIURO, JOSEPH K
S01°08'10"E 94.08' (C/M) 94.02' (D)
EX. 6" CI WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
42 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)
PROP. 12" TRAFFIC RATED TRENCH DRAIN WITH BOTTOM OUTLET CONNECTION TO ADJACENT 12" HDPE
YARD DRAIN D–28 12" ADS YARD DRAIN GRATE EL = 8.65 N INV EL = 5.65
183.98'
232.24'(C/M)
33.00'
87.00'
450'
55.50'
CENTERLINE OF CONSTRUCTION
STATE ROAD NO.5 (U.S.1/FEDERAL HIGHWAY) 120' PUBLIC RIGHT OF WAY F.D.O.T. R/W MAP SECTION 86020–2526

AAC
PZ25-12000016
03/03/2026