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

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

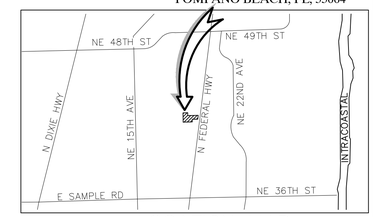
NOTE:
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 1.0 & 2.0

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

- 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	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 WATER DISTRUBUTION, SANITARY SEWER & UTILITY PLAN
POMPANO BEACH, FL, 33064

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

Matthew V. Kahn
Date: 2025.10.27 17:19:52 -04'00'
Adobe Acrobat version: 2024.002.20687

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

JOB # 11146
SHT.NO. WS–1
OF 16 SHEETS

DRC
PZ25-12000016
12/03/2025

SET I.R.C. LB 3591
EX. GUY ANCHOR (TR)
EX. WOOD POWER POLE (TR)
EX. SIGN (TR)
EX. CONC. WALL (TR)
EX. CLF (TR) (0.9' WEST OF PROPERTY LINE)
PARCEL ID: 484318290010
OWNER: HAUN-JA JOH LIV TR JOH, HAUN-JA TRSTEE
S89°18'30"W(D)
N88°53'49"E 165.98'
PROP. 6" SEWER LATERAL
PROP. 6" SEWER LATERAL TO TIE INTO EX. 8" PVC SEWER MAIN INV. EL. = -1.19
INV. EL. = -0.85'
PROP. 8 STORY RESIDENTIAL BUILDING 1ST F.F.E= 10.35' NAVD
N01°02'41"W 100.00' (D)(M)
S00°36'19"E 100.00'
S00°11'38"E(D)
EX. STORAGE CONTAINER (TR) TO BE MOVED OFF SUBJECT PARCEL
SET I.R.C. LB 3591
PROP. 6" SEWER LATERAL
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
INV. EL. = -1.15'
PROP. 6" SEWER LATERAL TO TIE INTO EX. 8" PVC SEWER MAIN INV. EL. = -1.47
EX. CLF (TR) (1.3' WEST OF PROPERTY LINE)
EX. 4" PVC RECLAIM WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
SECTION 18-48S-43E
PARCEL ID: 484318000210
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
N01°02'41"W 330.00' (D)(M)
PROP. 6" SEWER LATERAL
INV. EL. = 1.90'
PROP. 6" SEWER LATERAL TO TIE INTO EX. 8" PVC SEWER MAIN INV. EL. = 1.48
INV. EL. = 1.75'
PROP. 6" SEWER LATERAL TO TIE INTO EX. 8" PVC SEWER MAIN INV. EL. = 1.52
EX. CLF (TR) (1.3' WEST OF PROPERTY LINE)
EX. MH 103 (TR) RIM EL. = 8.71 N INV. EL. = 1.61
WEST LINE EAST 3/4 1/4 OF N.W. 1/4 SEC. 18
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'
320.72'
PROP. 8 STORY RESIDENTIAL BUILDING AND PARKING GARAGE 1ST F.F.E= 10.35' NAVD
PROP. 12' UTILITY EASEMENT (TYP.)
PROP. HYDRANT ASSEMBLY W/ 6" FIRE LINE AND SAMPLE POINT #3
PROP. 8" PVC C-900 WATER MAIN (3' MIN. COVER)
536.76'
EX. ASPHALT (TR) N88°53'49"E 371.55'
PROP. 8" PVC C-900 WATER MAIN (3' MIN. COVER)
EX. WOOD FENCE (TR) (1.3' NORTH OF PROPERTY LINE)
EX. ASPHALT (TR)
EX. WOOD FENCE (TR) (0.5' NORTH OF PROPERTY LINE)
FOUND NAIL & BOTTLECAP NO I.D.
EX. CONC. POWER POLE (TR)
60.00'
PROP. WATER LATERAL TO BE CONNECTED TO PROP. 6" DIP WATER MAIN
PROP. FIRE SERVICE TO BE CONNECTED TO PROP. 6" DIP WATER MAIN
PROP. HYDRANT ASSEMBLY W/ 6" FIRE LINE AND SAMPLE POINT #2
PROP. 4" WATER METER, DDCV AND WATER SERVICE
137.25'
S06°51'10"W
PROP. 6" FIRE LINE & DDCV
TIE PROP. 6" DIP WATER LATERAL TO EX. 6" CI WATER MAIN W/ 6" X 6" TAPPING SLEEVE (TYP.) AND SAMPLE POINT #1
PROP. WATER LATERAL TO BE CONNECTED TO EX. WATER MAIN
PROP. 6" FDC
PROP. 12' UTILITY EASEMENT (TYP.)
PROP. 8 STORY RESIDENTIAL BUILDING 1ST F.F.E= 10.35' NAVD
PROP. TRANSFORMER (PER FPL STANDARDS)
EX. DRAINAGE INLET (TR) RIM=7.23 INV's=3.80(24")RCP BOTTOM=3.14
232.17'(D)
RIGHT-OF-WAY CENTERLINE
60.00'
S88°53'49"W 197.18'
EX. WOOD FENCE (TR)
EX. VINYL FENCE (TR) (0.1' SOUTH OF PROPERTY LINE)
SET I.R.C. LB 3591
LIMIT OF EX. VINYL FENCE (TR) (0.2' SOUTH OF PROPERTY LINE)
SET I.R.C. LB 3591
EX. VINYL FENCE with CLF (TR)
PARCEL ID: 484318000400
OWNER: MAIURO, JOSEPH K
S01°08'10"E 94.08' (C/M) 94.02' (D)
232.24'(C/M)
CENTERLINE OF CONSTRUCTION
87.00'
33.00'
4.50'
55.50'
60
EX. 6" CI WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
SET I.R.C. LB 3591
183.98'
504.85'(D)
505.05'(C/M)
EX. VINYL FENCE
EX. WOOD FENCE (TR) (1.2' SOUTH OF PROPERTY LINE)
REMOVE PLUG AND TIE PROP. 6" DIP WATER LATERAL TO EX. GATE VALVE AND 6" DU WATER MAIN AND SAMPLE POINT #4
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. 8" PVC SEWER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
EX. 6" DU WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
EX. MH 187 (TR) NEED RIM
EX. 4" PVC RECLAIM WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
EX. 8" PVC SEWER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
EX. 6" AC WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)
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
N.E. 49TH AVE
ALLEY
STATE ROAD NO.5 (U.S.1/FEDERAL HIGHWAY) 120' PUBLIC RIGHT OF WAY F.D.O.T. R/W MAP SECTION 86020-2526