



LEGEND

FLOW DIRECTION

SWALES CENTERLINE

PROPERTY BOUNDARY

PROPOSED ELEVATION

EXISTING ELEVATION

TOW

BOW

SETBACK LINE

RIDGE LINE

I.E.

G.E.

FFE

CENTERLINE

E.T.

TC

TS

BS

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 TRENCHESIN 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:**

1. 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.

2. 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.

3. CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES AND UTILITY POLES AT HIS OWN COST.

4. 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.

5. 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.

6. 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.

7. 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 DESIGNEE. HAVE THE ENGINEER INSPECT CONCRETE FORMS

8. PRIOR TO PLACING CONCRETE, HAVE ENGINEER INSPECT ROUGH GRADING FOR ACCURACY PRIOR TO SODDING.

9. ALL ELEVATIONS IN LANDSCAPED AREAS ARE TO THE TOP OF SOD.

10. TOP OF GRASS SHALL BE 1.5" LOWER NEXT TO ANY PAVED SURFACE TO ENSURE PROPER FLOW OF STORMWATER.

11. 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.

12. THESE CIVIL ENGINEERING PLANS ARE FOR GRADING ONLY. FOR EXACT LAY-OUT, SETBACKS, ZONING INFORMATION, ZONING SETBACKS, ETC., SEE PLANS PREPARED BY THE ARCHITECT.

13. ALL STORM DRAINAGE PIPES SHALL BE WATER TIGHT DOUBLE-WALLED HDPE PIPES, AS MANUFACTURED BY ADS OR ENGINEER'S APPROVED EQUAL.

14. ALL PVC PIPES SHALL BE A MINIMUM OF SCHEDULE 80.

15. 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.

16. SLOPES SHALL NOT EXCEED 4:1 (HORIZONTAL:VERTICAL).

17. CONTRACTOR SHALL COORDINATE INSTALLATION OF DRAINAGE LINES SHOWN ON THESE CIVIL DRAWINGS WITH PLUMBING PLANS.

18. TRENCH DRAIN SHALL BE ABLE TO BE CONNECTED TO TYPICAL PVC PIPE FITTINGS, SUCH AS TRENCH DRAINS MANUFACTURED BY OTHERS.

19. OWNER AND/OR CONTRACTOR SHALL SUBMIT A FINAL SURVEY TO THE CITY WITH SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE WITH THE DESIGN.

20. 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.

21. SEE THE ARCHITECT'S PLANS FOR GRADING OF CONCRETE POOL DECK AND FLOOR DRAINS UNDER THE FINISHED TARIMATED DECK.

22. 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.

23. OWNER AND/OR CONTRACTOR SHALL SUBMIT A FINAL SURVEY TO THE CITY WITH SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE WITH THE DESIGN.

24. THE PROPERTY IS LOCATED IN FLOOD ZONE AE7, COMMUNITY PANEL NO. 12011C0377J, DATE OF FIRM: 07/31/2024. SO SET FFE AT 8.00'

25. THE EXISTING ROADWAY WITHIN THE PROJECT LIMITS AND POSSIBLY BEYOND WILL BE INSPECTED BY THE 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.

TOWNHOMES
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DRAINAGE, GRADING AND PAVING PLAN

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MARTIN PILOTE
LICENSE
No 55992
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

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THE ELEVATIONS SHOWN ON THESE PLANS ARE BASED UPON NAVD 1983

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