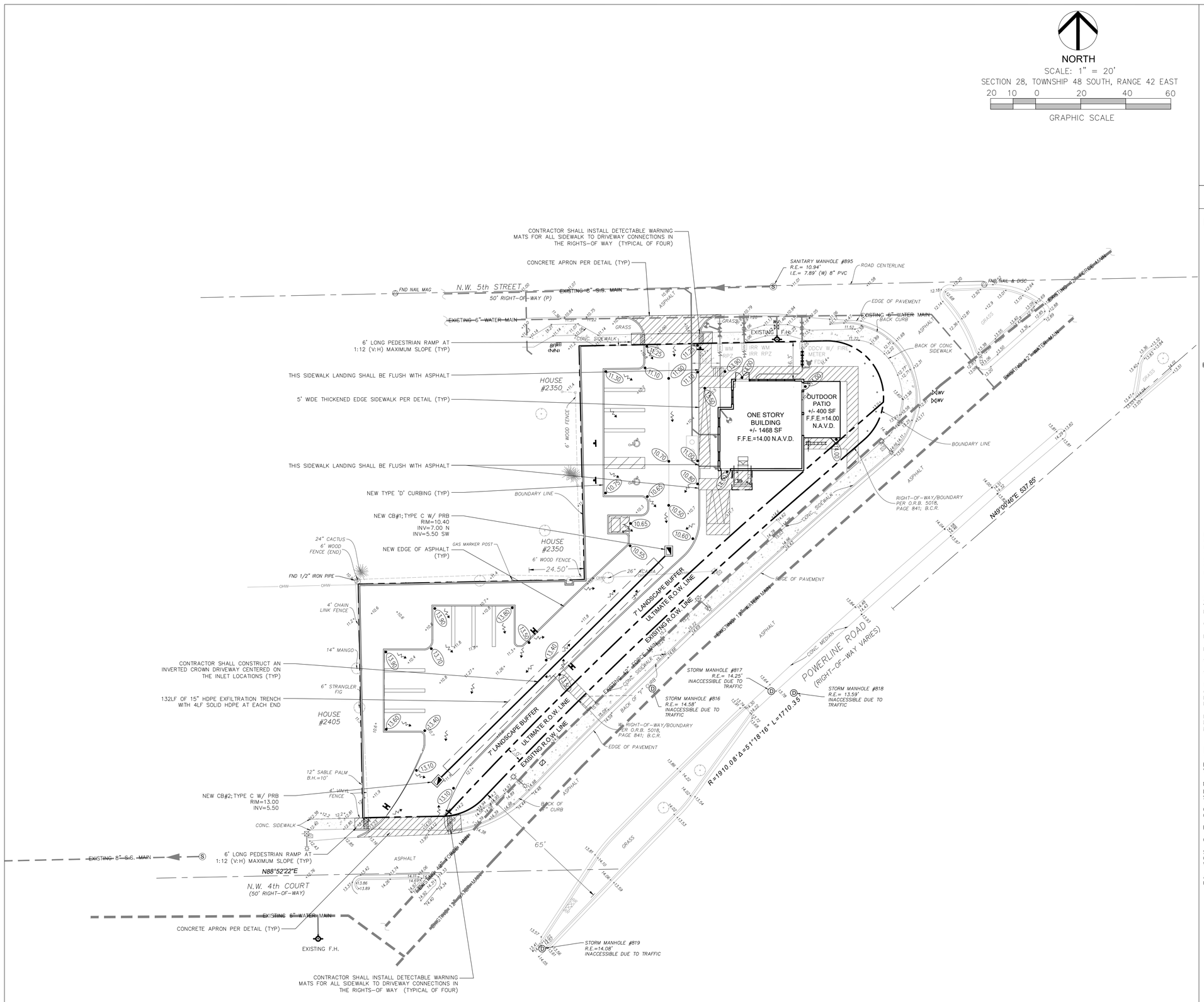

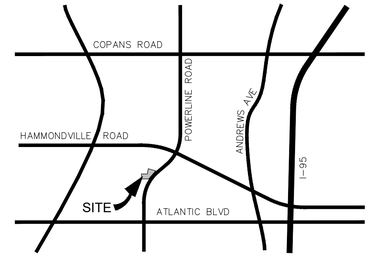

LOCATION SKETCH NTS

NORTH

LEGEND:

- TREE
- PALM TREE
- PROPERTY LINE
- BFP (NNI) BACK FLOW PREVENTER
- MARKER POST
- BREAK IN LINE SCALE
- SIGN (SINGLE POST)
- CONCRETE POWER POLE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- TRAFFIC PULL BOX
- CENTRAL ANGLE
- WATER METER
- ELECTRICAL METER
- WV WATER VALVE
- ELECTRICAL / CABLE PULL BOX
- WOOD POWER / TELEPHONE POLE
- FIRE HYDRANT
- x 10.00' SPOT HARD SURFACE ELEVATION
- GUY ANCHOR
- x 10.00' SPOT GROUND ELEVATION
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- EXISTING CONCRETE DRIVEWAY OR SIDEWALK
- NEW D.D.C.V. ASSEMBLY
- DIRECTION OF SURFACE DRAINAGE
- FIRE DEPT. CONNECTION (FDC)
- 0.00 PROPOSED ELEVATION
- CLEAN OUT TO GRADE (COTG)
- EXISTING UTILITY PIPE
- NEW GATE VALVE
- WM NEW WATER METER BOX & R.P.Z.
- NEW CONCRETE
- PROPOSED DRAINAGE STRUCTURE

LEGAL DESCRIPTION:

LOTS 22 AND 23, LESS THE WEST 24.5 FEET THEREOF, AND LOTS 58 AND 59 OF COLLIER CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH N 1/3 OF S 3/5 OF SE 1/4 OF NW 1/4 OF SE 1/4 LESS W 650 FEET LESS S 25 FEET FOR ST o/k/o 13 M/L STRIP E OF LOT 314 CC, LYING IN SECTION 33, TWP. 48S, RNG. 42E LESS ROAD RIGHT OF WAY. SAID DESCRIBED PARCEL CONTAINING 21416 SQUARE FEET (0.492 ACRES), MORE OR LESS.

SITE DATA:

FUTURE 2060, BROWARD COUNTY 100-YEAR FLOOD MAP ELEVATION= 13.50 NAVD

CURRENT BROWARD COUNTY 100-YEAR FLOOD MAP ELEVATION= 12.00 NAVD

FUTURE 2060, BROWARD COUNTY SEASONAL HIGH WATER TABLE ELEVATION= 4.5' NAVD

F.E.M.A.: THIS PROPERTY LIES WITHIN FLOOD ZONE 'X'

WATER SYSTEM AUTHORITY: POMPANO BEACH

WASTEWATER SYSTEM AUTHORITY: POMPANO BEACH

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). VERTICAL DATA WAS OBTAINED BY STANDARD DIFFERENTIAL LEVELING PROCEDURES. ELEVATIONS FOUND HEREON ARE REFERENCED TO THE FOLLOWING DESCRIBED BENCHMARKS:

PK NAIL & WASHER "LB6449", AS RECORDED IN THE FDOT PROJECT NETWORK CONTROL MAP SR 845 DATA SHEET. PROJECT ID 228110-1-52-01, WORK PROGRAM INSTRUCTIONS NO. 4110975. ELEVATION =12.607' (NAVD88)

PAVING, GRADING AND DRAINAGE NOTES:

ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

NEW DRIVEWAYS AND PARKING AREAS SHALL CONSIST OF 12" OF SUBGRADE (LBR=40), 8" OF LIMEROCK (LBR=100), 1¾" OF NEW ASPHALT, TYPE SP-9.51 ASPHALT PER FDOT SPECIFICATIONS.

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL, ETC. IN ORDER TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

ELEVATIONS SHOWN ARE THE GRADES AFTER THE SOD HAS BEEN PLACED.

CONTRACTOR SHALL PROVIDE A MAXIMUM SLOPE OF 3:1 (H:V) FOR ALL SWALES SIDE SLOPES.

SITE UNDERGROUND CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND RAIN WATER LEADERS VERTICALLY AND HORIZONTALLY.

ALL INSPECTIONS AND CERTIFICATION REQUIREMENTS SHALL FOLLOW THE CITY'S ENGINEERING & UTILITY DEPARTMENT'S AND MDC MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS.

SHANE L. H. MUNSON LICENSE 54719 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Shane Munson
Date: 2026.01.05 18:10:27 -05'00'

DATED: 01/05/2026
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE MUNSON ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MDC
MUNSON DESIGN AND CONSULTING, INC.
PO BOX 771058
CORAL SPRINGS, FL. 33077
PHONE: 954-340-5291
AUTHORIZATION No. 9327
BUSINESS LICENSE No.7958

PAVING, GRADING AND DRAINAGE PLAN

REVISIONS:

BIG TREE B.B.Q.

PROJECT ADDRESS:
SWC OF NW 5th STREET AND POWERLINE ROAD
POMPANO BEACH, FLORIDA 33069

Phase:
CITY DRC DOCUMENTS

SIGNATURE AND SEAL

Scale: 1"=20'

Job No. 2025-100
Sheet No. C3
Date 02/03/2025
Plot Date 02/03/2026
Drawn by SM
Appr. by SB

AAC
PZ25-12000012
02/03/2026