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.

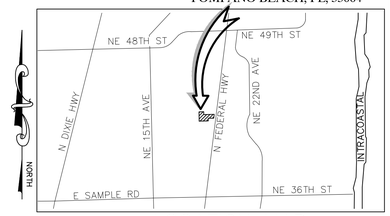
NOTE:
* PLEASE SEE PRB DETAIL

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
- 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	REV PER CITY COMMENTS	REV PER CITY COMMENTS
DATE	08/25/25	10/22/25
BY	DJP	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 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)

EX. CLF (TR) (0.9' WEST OF PROPERTY LINE)

S89°18'30"W(D)
N88°53'49"E
165.98'

PROP. 8 STORY RESIDENTIAL BUILDING
1ST F.F.E= 10.35' NAVD

EX. STORAGE CONTAINER (TR) TO BE MOVED OFF SUBJECT PARCEL

N01°02'41"W
100.00'
S00°06'38"E(D)

S00°06'19"E
100.00'
S00°13'38"E(D)

YARD DRAIN D–32
12" ADS YARD DRAIN
GRATE EL = 9.20
W INV EL = 5.20
W/ 3'X3'X3' CONC. COLLAR

38 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

38 -(19)LF - 18" FRN DRN

STRUCT. No.: D-8
TYPE: "II" INLET
GRATE EL.: 9.60
FL. EL.: 4.20 (S) *
FL. EL.: 4.80 (E)

STRUCT. No.: D-7
TYPE: "II" INLET
GRATE EL.: 9.30
FL. EL.: 4.20 (W) *
FL. EL.: 2.85 (S)
FL. EL.: 4.20 (E) *

STRUCT. No.: D-6
TYPE: "II" INLET
GRATE EL.: 9.30
FL. EL.: 4.20 (W) *
FL. EL.: 2.85 (S)
FL. EL.: 4.20 (E) *

STRUCT. No.: D-5
TYPE: "II" 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)

EX. ASPHALT (TR) N88°53'49"E 371.55'

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.

28 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

EX. CONC. POWER POLE (TR)

60.00'

536.76'

67 -(52)LF - 18" FRN DRN

102 -(87)LF - 18" FRN DRN

98 -(84)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

YARD DRAIN D–33
12" ADS YARD DRAIN
GRATE EL = 10.10
E INV EL = 7.10
W/ 3'X3'X3' CONC. COLLAR

STRUCT. No.: D-8
TYPE: "II" INLET
GRATE EL.: 10.20
FL. EL.: 6.20 (S)
FL. EL.: 4.20 (E) *
FL. EL.: 4.20 (N) *

52 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

23 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

STRUCT. No.: D-9
TYPE: "III" INLET
GRATE EL.: 9.75
FL. EL.: 4.20 (S) *
FL. EL.: 2.85 (N)

23 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

STRUCT. No.: D-12
TYPE: "III" INLET
GRATE EL.: 9.75
FL. EL.: 4.20 (S) *
FL. EL.: 2.85 (N)

98 -(83)LF - 18" FRN DRN

39 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

EX. CLF (TR) (1.3' WEST OF PROPERTY LINE)

EX. 4" PVC RECLAIM WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)

YARD DRAIN D–35
12" ADS YARD DRAIN
GRATE EL = 9.10
E INV EL = 6.10
P/W/ 3'X3'X3' CONC. COLLAR
OWNER: CITY OF POMPANO BEACH

32 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

YARD DRAIN D–34
12" ADS YARD DRAIN
GRATE EL = 10.10
E/W INV EL = 6.75
W/ 3'X3'X3' CONC. COLLAR

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) *

69 -(37)LF - 18" FRN DRN

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)

STRUCT. No.: D24
TYPE: "II" INLET
GRATE EL.: 10.05
FL. EL.: 4.20 (S) *
FL. EL.: 5.75 (W)

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) *

67 -(52)LF - 18" FRN DRN

28 -(13)LF - 18" FRN DRN

39 -(25)LF - 18" FRN DRN

STRUCT. No.: D-21
TYPE: "IV" INLET
GRATE EL.: 9.70
FL. EL.: 4.20 (W) *
FL. EL.: 4.20 (E) *
FL. EL.: 4.20 (N) *

59 -(44)LF - 18" FRN DRN

39 -(25)LF - 18" FRN DRN

STRUCT. No.: D-13
TYPE: "III" INLET
GRATE EL.: 9.95
FL. EL.: 4.85 (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) *

39 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

42 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

24 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

EX. CLF (TR) (1.3' WEST OF PROPERTY LINE)

EX. MH 103 (TR)
RIM EL. = 8.71
N INV. EL. = 1.61

STRUCT. No.: D-19
TYPE: "IV" INLET
GRATE EL.: 9.70
FL. EL.: 4.20 (W) *
FL. EL.: 4.20 (E) *
FL. EL.: 4.20 (S) *
FL. EL.: 4.20 (N) *

STRUCT. No.: D-18
TYPE: "II" INLET
GRATE EL.: 10.00
FL. EL.: 4.20 (W) *
FL. EL.: 4.85 (E)

17 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

52 -(37)LF - 18" FRN DRN

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-23
TYPE: "IV" INLET
GRATE EL.: 9.70
FL. EL.: 4.20 (E) *
FL. EL.: 4.20 (S) *
FL. EL.: 4.20 (N) *

60 -(45)LF - 18" FRN DRN

320.72'

PROP. 8 STORY RESIDENTIAL BUILDING AND PARKING GARAGE
1ST F.F.E= 10.35' NAVD

PROP. 8 STORY RESIDENTIAL BUILDING AND PARKING GARAGE
1ST F.F.E= 10.35' NAVD

83 -(68)LF - 18" FRN DRN

42 -(27)LF - 18" FRN DRN

WEST LINE EAST 3/4 1/4 OF N.W. 1/4 SEC. 18

STRUCT. No.: D-25
TYPE: "II" INLET
GRATE EL.: 10.05
FL. EL.: 4.20 (N) *
FL. EL.: 4.50 (S)

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) *

84 -(69)LF - 18" FRN DRN

51 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

PROP. 12' UTILITY EASEMENT (TYP.)

PROP. 12' UTILITY EASEMENT (TYP.)

PROP. BOLLARDS (TYP.) (SEE ARCH. PLANS FOR DETAILS)

PROP. BOLLARDS (TYP.) (SEE ARCH. PLANS FOR DETAILS)

PROP. ROOF OVERHANG (TYP.) (SEE ARCH. PLANS FOR DETAILS)

PROP. ROOF OVERHANG (TYP.) (SEE ARCH. PLANS FOR DETAILS)

PROP. 8 STORY RESIDENTIAL BUILDING
1ST F.F.E= 10.35' NAVD

EX. CLF (TR) (1.3' WEST OF PROPERTY LINE)

EX. WOOD POWER POLE (TR)

MAG NAIL & DISK

333.04'

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'

P.O.B. PARCEL 1
P.O.C. PARCEL 1
CORNER OF THE EAST 3/4 OF SE 1/4 OF NW 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

EX. 4" PVC RECLAIM WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)

EX. TELECOMMUNICATIONS CABINETS ON CONC PAD (TR)

EX. MH 191 (TR)
RIM EL. = 8.41
SW INV. EL. = 5.20

FOUND IRON PIPE NO I.D.

N.E. 49TH AVE
R/W VARIES

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. 34

EX. 4" PVC RECLAIM WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)

EX. MH 187 (TR)
NEED RIM

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)

EX. WOOD FENCE (TR) (1.2' SOUTH OF PROPERTY LINE)

EX. VINYL FENCE (TR)

504.85'(D)

505.05'(C/M)

183.98'

S88°53'49"W 197.18'

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

EX. WOOD FENCE (TR)

STRUCT. No.: CS-1
TYPE: "IV"
GRATE EL.: 11.15
FL. EL.: 5.85 (NW)
FL. EL.: 9.00 (S)

YARD DRAIN D–30
12" ADS YARD DRAIN GRATE EL = 9.00
NW INV EL = 6.00
W/ 3'X3'X3' CONC. COLLAR

STRUCT. No.: D-16
TYPE: "II" INLET
GRATE EL.: 10.00
FL. EL.: 4.20 (W) *
FL. EL.: 6.10 (E)

YARD DRAIN D–29
12" ADS YARD DRAIN
GRATE EL = 9.50
W INV EL = 6.50
W/ 3'X3'X3' CONC. COLLAR

PARCEL ID: 484318000400
OWNER: MAIURO, JOSEPH K

S01°08'10"E
94.08' (C/M)
94.02' (D)

STRUCT. No.: D-17
TYPE: "II" INLET
GRATE EL.: 10.20
FL. EL.: 4.20 (W) *
FL. EL.: 5.20 (S)

EX. 6" CI WATER MAIN (TO REMAIN) (FIELD VERIFY PRIOR TO CONSTRUCTION)

42 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

YARD DRAIN D–28
12" ADS YARD DRAIN GRATE EL = 8.65
N INV EL = 5.65
W/ 3'X3'X3' CONC. COLLAR

PROP. 12" TRAFFIC RATED TRENCH DRAIN WITH BOTTOM OUTLET CONNECTION TO ADJACENT 18" HDPE

YARD DRAIN D–27
12" ADS YARD DRAIN
GRATE EL = 8.20
W INV EL = 6.20
W/ 3'X3'X3' CONC. COLLAR

130 LF - 12" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

YARD DRAIN D–26
12" ADS YARD DRAIN
GRATE EL = 8.20
N/S INV EL = 4.90
W/ 3'X3'X3' CONC. COLLAR

SET I.R.C. LB 3591

S08°51'10"W
137.25'

39 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

STRUCT. No.: D-3
TYPE: "II" INLET
GRATE EL.: 8.50
FL. EL.: 4.50 (W)
FL. EL.: 5.50 (E)
FL. EL.: 3.25 (S)

PROP. 12" TRAFFIC RATED TRENCH DRAIN WITH BOTTOM OUTLET CONNECTION TO D-2

STRUCT. No.: D-31
TYPE: "II" INLET
GRATE EL.: 8.50
FL. EL.: 3.25 (NW)
FL. EL.: 4.20 (SE)

21 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

STRUCT. No.: D-2
TYPE: "II" INLET
GRATE EL.: 8.60
FL. EL.: 4.45 (N)
FL. EL.: 5.30 (W)
FL. EL.: 5.40 (S)

EX. DRAINAGE INLET (TR) RIM=11.83 INV=3.83(S)24"RCP BOTTOM=3.74

PROP. 18" HDPE TO TIE INTO EX. DRAINAGE INLET TO CONNECT CS-1 TO EX. DRAINAGE INLET

12 LF - 18" HDPE (1% MIN. SLOPE, 2' MIN. COVER)

232.17'(D)

232.24'(C/M)

60.00'

RIGHT–OF–WAY CENTERLINE

CENTERLINE OF CONSTRUCTION

87.00'

33.00'

55.50'

45.0'

60

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

DRC
PZ25-12000016
12/03/2025