



LEGEND:

	TREE		PROPERTY LINE
	PALM TREE		MARKER POST
	BACK FLOW PREVENTER		SIGN (SINGLE POST)
	BREAK IN LINE SCALE		SANITARY MANHOLE
	CONCRETE POWER POLE		TRAFFIC PULL BOX
	DRAINAGE MANHOLE		WATER METER
	CENTRAL ANGLE		WATER VALVE
	ELECTRICAL METER		WOOD POWER / TELEPHONE POLE
	ELECTRICAL / CABLE PULL BOX		SPOT HARD SURFACE ELEVATION
	FIRE HYDRANT		SPOT GROUND ELEVATION
	GUY ANCHOR		EXISTING CONCRETE DRIVEWAY OR SIDEWALK
	LIGHT POLE		
	IRRIGATION CONTROL VALVE		
	NEW D.D.C.V. ASSEMBLY		DIRECTION OF SURFACE DRAINAGE
	FIRE DEPT. CONNECTION (FDC)		PROPOSED ELEVATION
	CLEAN OUT TO GRADE (COTG)		EXISTING UTILITY PIPE
	NEW GATE VALVE		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 a/k/a 13 M/L STRIP E OF LOT 314 CG, 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), 1 1/2" 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.

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AUTHORIZATION No. 9327
BUSINESS LICENSE No.7958

PAVING, GRADING AND DRAINAGE PLAN

REVISIONS:

CITY DRC DOCUMENTS

Phase:

BIG TREE B.B.Q.

PROJECT ADDRESS:
S.W.C. OF NW 5th STREET AND POWERLINE ROAD
POMPANO BEACH, FLORIDA 33069

SIGNATURE AND SEAL

Scale: 1"=20'

Job No. 2025-100	Sheet No. C3
Date 02/01/2025	
Drawn by SM	Plot Date 10/27/2025
Appr. by SB	3 of 7

DATED: 10/27/2025
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.

DRC

PZ25- 12000012
12/03/2025