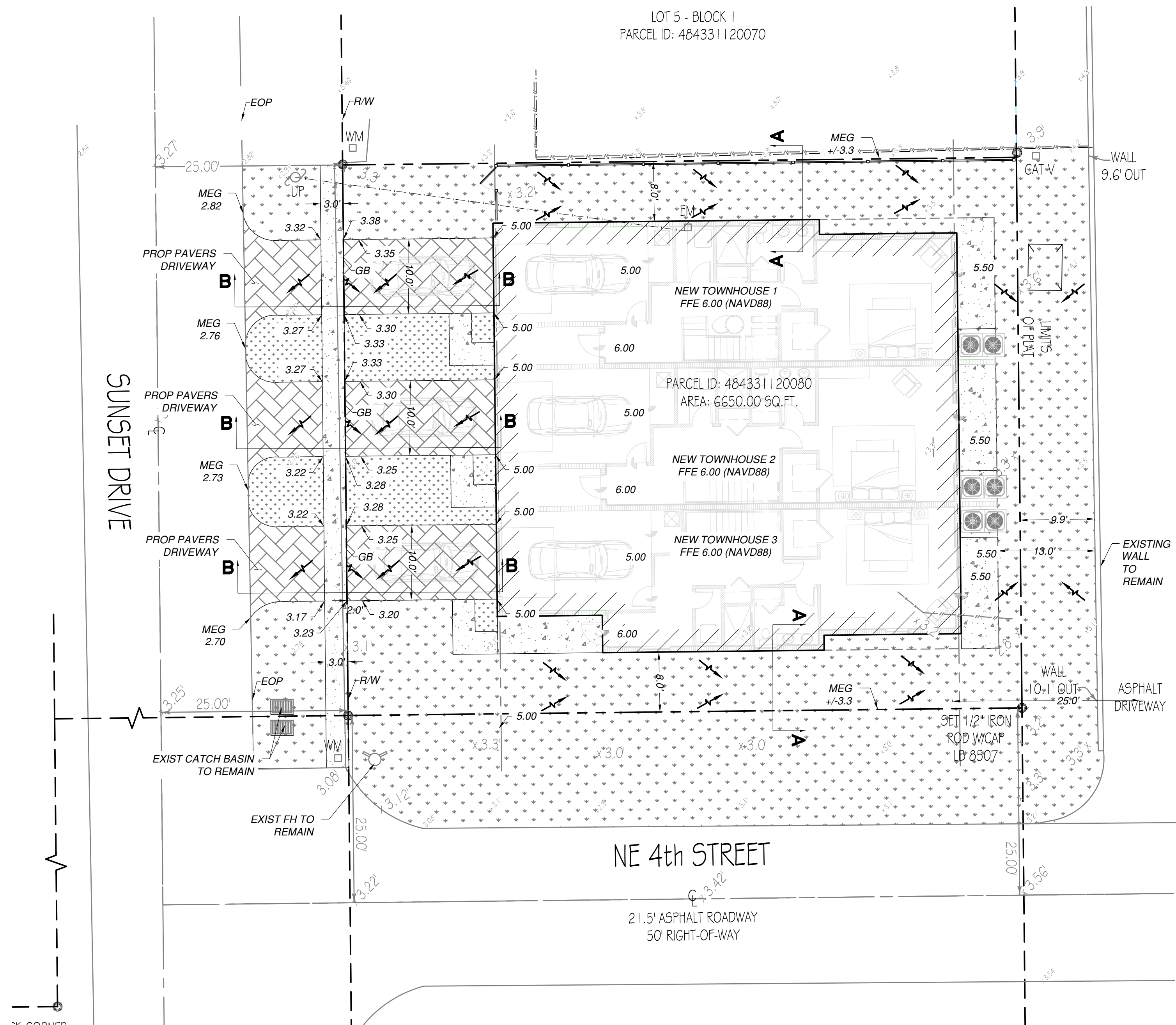
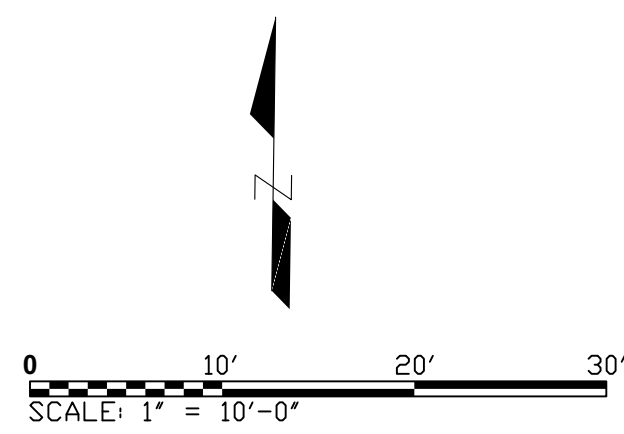


D:\2024\241_400 Sunset Drive Pompano Beach FL 33062_A\Nazem\DWG\SS\SITE PLAN.dwg



POMFANO BEACH
PARCEL ID: 484331010071



LEGEND

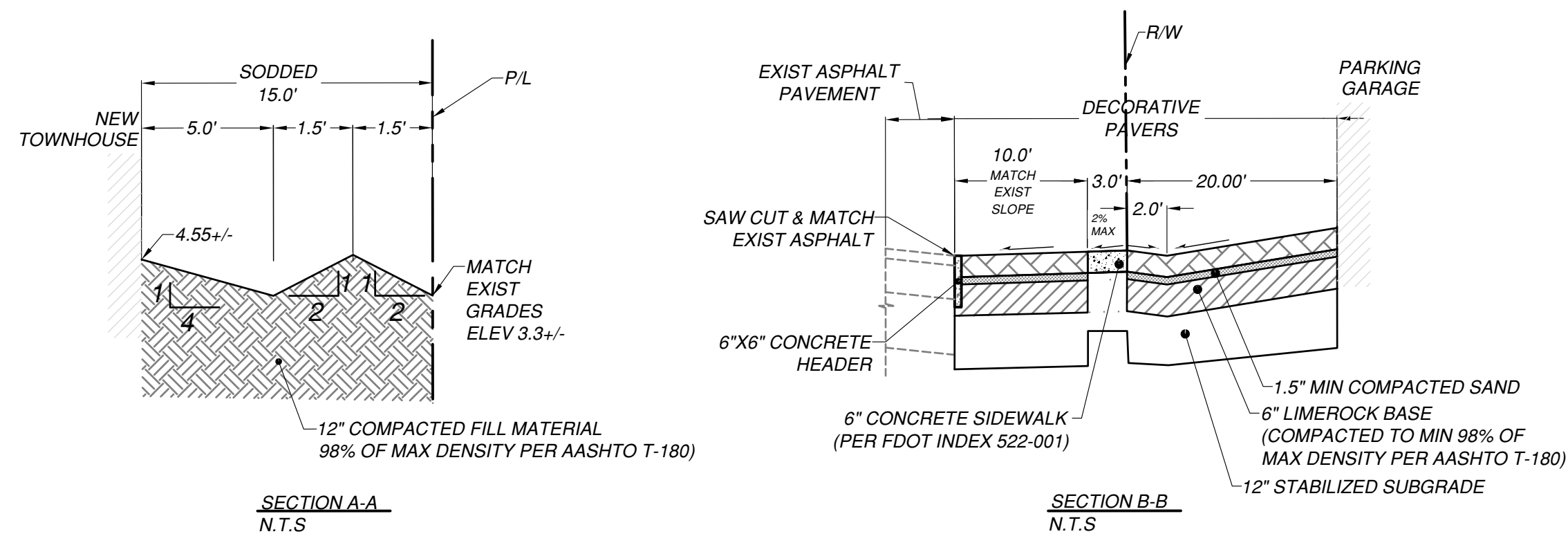
- RIGHT OF WAY/PROPERTY LINE
- FLOW DIRECTION ARROW
- MEG MATCH EXISTING GRADES
- 16.25 PROPOSED ELEVATION
- GB GRADE BREAK
- PROPOSED BUILDING
- PROPOSED PAVERS (REFER TO DETAILS)
- PROPOSED SOD
- PROPOSED 6" CONCRETE SIDEWALK

NOTES:

- THE SITE WORK FOR THIS PROJECT SHALL BE COMPLIANT WITH ADA STANDARDS, CITY OF POMFANO BEACH, BROWARD COUNTY REGULATIONS AND ALL OTHER ESTABLISHED GOVERNING REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SITE LAYOUT, UTILIZING A LICENSED STATE OF FLORIDA SURVEYOR (FIRM), ENSURING THAT TIES ARE TAKEN TO ESTABLISHED SURVEY MONUMENTS, BENCHMARK MARKS, BEARINGS AND (VERTICAL & HORIZONTAL) DATUM.
- CONTRACTOR SHALL PUT IN PLACE REQUIRED MEASURES TO PROPERLY AND SAFELY MAINTAIN AREA BETWEEN ALL ADJOINING PROPERTIES AND ANY PREVIOUS CONSTRUCTION PHASES FOR THIS PROJECT. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND LIMITS SHOWN SITE PROPERTY LINES OR PUBLIC RIGHT OF WAY.
- CONTRACTOR SHALL EMPLOY AND MAINTAIN ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION AT ALL TIMES.
- WHERE NEW PAVEMENT MEETS EXISTING, THE CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE & FLUSH WITH EXISTING PAVEMENT.
- GRADING SHOWN ON THESE PLANS/DRAWINGS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS/DRAWINGS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
- UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY GRADER OPERATIONS.
- LANDINGS MUST HAVE CROSS-SLOPES LESS THAN OR EQUAL TO 0.02 IN ANY DIRECTION. SIDEWALKS MUST HAVE CROSS-SLOPES LESS THAN OR EQUAL TO 0.02 AND LONGITUDINAL SLOPES LESS THAN OR EQUAL TO 0.05. CURB RAMPS AND CURB RAMPS FLARED SIDES MUST HAVE SLOPES LESS THAN OR EQUAL TO 0.083.

CLAUDIA M. PEREZ, PE
Digitally signed by CLAUDIA M. PEREZ, PE
Date: 2024.03.04 20:53:55 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA M. PEREZ, P.E. 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.



514 N.E. 9th Avenue
Pompano Beach, FL 33060
P: 954.566.7298 F: 954.566.3286
www.simonarchitectural.com
AA-C000582
architects - interior designers
engineers - construction managers

SIMON
ARCHITECTURAL

© Simon Architectural PA
THIS DOCUMENT IS THE PROPERTY OF
SIMON ARCHITECTURAL PA AND SHALL NOT BE
REPRODUCED WITHOUT THE WRITTEN CONSENT
OF SIMON ARCHITECTURAL PA.

PROJECT

NEW TOWNHOUSES AT
400 SUNSET DRIVE,
POMFANO BEACH, FL 33062

REVISIONS DATES:

PROFESSIONAL SEAL
CLAUDIA MARTHA PEREZ
LICENSE
No. 87238
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Claudia M. Perez, P.E.
Professional Engineer
Reg. No. 87238

ISSUE DATE: 03/02/2024
PROJECT #: 2341 AN 100
DRAWN BY: MH
CHECKED BY: CMP

PAVING,
GRADING AND
DRAINAGE
PLAN

DRC
C-3

Sunshine
Call 811 or www.sunshine1.com two business days before digging to have utilities located and marked.
Check positive response codes before you dig!

PZ24-12000007
04/17/2024