

1. DEPTH OF SWALE IS BASED ON SLOPE OF 1/4" PER FOOT OF WIDTH FROM EDGE OF STREET TO TOP OF DRIVEWAY WHEN INSTALLED DEPTH OF GRASS SWALE IS BASED ON SLOPE OF 1/2" PER FOOT OF WIDTH FROM EDGE OF STREET TO TOP SOD WHEN INSTALLED.

- APRONS,
1. APRONS SHALL BE 6" CONCRETE WITH 10X10-W6XW6 WIRE MESH (SEE NOTE #2) OR 6" COMPACTED ROAD WITH ROCK WITH 1 1/2" ASPHALT SURFACE.
2. APRONS SHOULD BE SLOPED TO DRAIN TO PERVIOUS SOD AREA AND NOT TO STREET.

- GRASS SWALES
1. UNDER ALL DRIVEWAY PERMITS GRASS SWALES MUST BE GRADED PER CITY SPECIFICATIONS AND SODDED (SEE NOTE #1)
2. IF SOD AREA IS DEEMED INSUFFICIENT FOR STORM WATER CRITERIA AND LOCAL CONDITIONS ADDITIONAL SUBSURFACE DRAINAGE SHALL BE PROVIDED. (E.G. FRENCH DRAIN)

- DRIVEWAYS
1. MINIMUM OF 4" CONC. WITH 10X10-W6XW6 WIRE MESH (SEE NOTE #2) OR 1" ASPHALT OVER COMPACTED ROCK.
2. ALL CONC. MUST BE 3000 PSI WITH CONC. JOINT 20 FT ON CENTER.
3. DRIVEWAY MUST BE SLOPED TO DRAIN PREVIOUS AREA GRASS INSIDE PROPERTY AND NOT TO CITY'S RIGHT OF WAY.

| SITE REQUIREMENTS RS-4 | | |
|----------------------------|----------|----------------|
| ITEMS | REQUIRED | PROVIDED |
| FRONT SETBACK | 25'-0" | 26'-0" |
| SIDE SETBACK | 6'-0" | 6.0' AND 6.41' |
| REAR SETBACK | 15'-0" | 61.03' |
| PERCENTAGE OF LOT COVERAGE | 40 % | 26.13 % |
| LOT PERVIOUS | 30 % | 66.72 % |
| BUILDING HEIGHT | 35 FT | 17'-4" |
| FRONT AREA PERVIOUS | 50 % | 62.44 % |

SITE CALCULATIONS:

| | | |
|-------------|---------------|---------|
| SITE: | 6,891.00 S.F. | |
| BUILDING | 1,685.00 S.F. | 24.45 % |
| FRONT PORCH | 116.00 S.F. | 1.68 % |
| CONC. WALK | 92.00 S.F. | 1.33 % |
| CONC. DRIVE | 400.00 S.F. | 5.80 % |
| LANDSCAPE | 4,598.00 S.F. | 66.72 % |

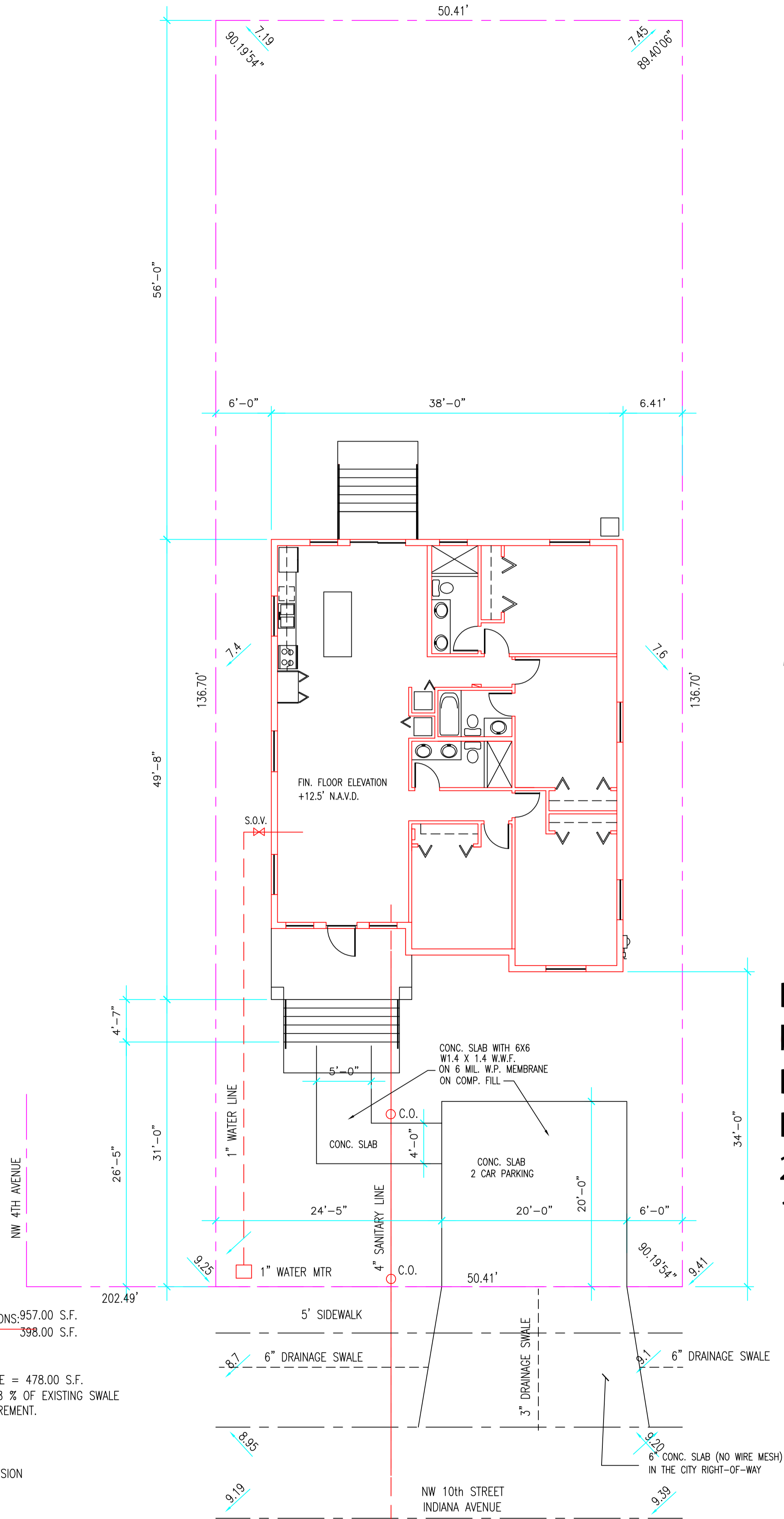
LEGAL DESCRIPTION:

SOUTH 136.55 FEET OF WEST 50.41 FEET OF LOT 3 A RESUBDIVISION OF WARRINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NOTE:

FINISHED FLOOR ELEVATION TO BE APPROVED BY THE BUILDING DEPARTMENT CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

SWALE AREA CALCULATIONS: 957.00 S.F.
EXISTING SWALE: 398.00 S.F.
NEW DRIVEWAY: 50% OF EXISTING SWALE = 478.00 S.F.
NEW DRIVEWAY IS 41.58 % OF EXISTING SWALE LESS THAN 50% REQUIREMENT.



SITE PLAN

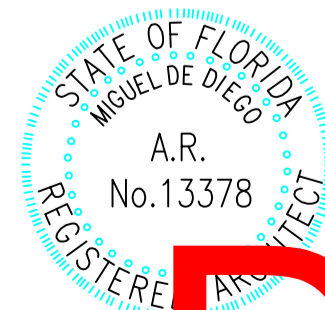
SCALE: 1/8"=1'-0"

BASE FLOOD ELEVATION 11

Miguel F de Diego

Digitally signed
by Miguel F de Diego
Date:
2023.11.13
15:54:50 -05'00'

10-4-2022



DRC
PZ23-12000051
12/20/2023

FOLIO. 484235360052

NEW RESIDENCE
MODEL A

PARCEL-3 359 NW 10th STREET
POMPANO BEACH, FLORIDA

CONTACT: JUAN F. WILKES (786) 838-8159
PABLO FERNANDEZ (786) 838-7310

Miguel de Diego
ARCHITECT P.A.
AA-26001641

1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

CHECKED
DRAWN
DATE 10-4-2022
COMM. NO. 21-194

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES, AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

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