

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND ANY OTHER DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RESERVED RIGHTS IN THIS DESIGN AND ANY OTHER RESERVED RIGHTS IN THIS DESIGN SHALL HAVE PRECEDENCE OVER SCALE.

NO.	DATE	REVISION

**SITE PLAN**  
**POMPAÑO 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 6-26-2023  
COMM. NO. 21-194

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

# Miguel F de Diego

Digitally signed by Miguel F de Diego

Date: 2023.11.08

16:51:56 -05'00'

## CPTD SAFETY PLAN NARRATIVE:

- BSO NO TRESPASSING SIGNS SHALL BE POSTED AT NORTH, SOUTH, WEST AND EAST SIDES OF PROPERTY THE AFFIDAVIT WILL BE SUBMITTED WHEN PERMITTING FOR THE SITE.
- SHRUBBERY AT FRONT OF HOUSE TO BE MAINTAINED TO 30" HIGH FOR CLEAR VISIBILITY.
- TREES CLOSEST TO HOUSE SHALL HAVE A CLEAR TRUNK OF 8' FOR VISIBILITY UNDERNEATH.
- SECURITY LIGHTING SHALL INCLUDE A CEILING MOUNTED, VANDAL PROOF FIXTURE IN THE CENTER OF FRONT AND REAR PORCH IN ADDITION MOTION DETECTOR SOFT BRIGHT FLOOD LIGHTING SHALL BE OPEN FRONT AND REAR SOFFITS OF HOUSE. TYPICAL
- FENCING ALL FENCING FACING THE STREET SHALL BE 5'-0" HIGH ALUMINUM PICKET FOR FOR INCREASED VISIBILITY THE FENCING FACINGS THE SHEET SHALL BE TIED INTO THE FRONT CORNERS OF THE HOMES. ALL FENCING AT SIDE YARDS AND REAR YARDS SHALL BE 4' HIGH CHAIN LINK FOR INCREASD VISIBILITY
- FOR SECURITY MEASURES EACH HOME SHALL BE EQUIPPED WITH THE FOLLOWING, RING WIRELESS SECURITY SYSTEM.
- EACH HOME WILL BE EQUIPPED WITH A RING DOOR BELL SYSTEM.

## LEGEND

- FRP BOX
- CATCH BASIN
- CONTROL VALVE
- SEWAGE OUT
- WATER METER
- MANHOLE
- WATER METER
- WELL
- CABLE JUNCTION BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- BRICK/TILE PAVERS
- CENTRIFUGAL
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD/PVC FENCE

## ABBREVIATIONS

- AC AIR CONDITIONER
- AE ANCHOR EASEMENT
- BM BENCHMARK
- BN BACK OF NECK
- CA CALCULATED
- CD CORNER NOT FOUND
- DE DRAINAGE EASEMENT
- ED/ED/ED
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE/CORNER
- F/F FENCE/FENCE
- F/L FENCE/LINE
- FR FOUND IRON PIPE
- FR FOUND IRON ROD
- FR FOUND NAIL
- FRND FOUND NAIL & DISC
- FRND FOUND NAIL & 1/8"
- FRND FOUND POWER & LIGHT
- GA GAUGE
- INSTR INSTRUMENT
- OPEN OPEN
- ORB OFFICIAL RECORD BOOK
- MEASURED
- NTS NOT TO SCALE
- FR PLAT BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT | PS PAGE | PRC POINT OF REVERSE CURVE | PERMANENT PERMANENT | PT POINT OF TANGENCY | RECORD RECORD | RAD RADIAL | RD RIGHT-OF-WAY | SHAD SHAD NAIL & DISC 5495 | SP SCREENED PORCH | SPAC SET 1/2" PIN & CAP 5495 | UE UTILITY EASEMENT |

ATLANTIC COAST  
SURVEYING, INC.

PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5241  
ATLANTIC COAST SURVEYING, INC.  
13798 NW 40th Street, Suite 306  
Surfside, FL 33153  
P: 954-587-2100 E: info@atlanticcoast.net

NUMBER	TYPE	SIZE
#1	SABLE PALM	10"
#2	SABLE PALM	11"
#3	SABLE PALM	11"
#4	SABLE PALM	11"
#5	SABLE PALM	12"

SCALE: 1"=20'

## SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT AND PROPERTY APPROPRIATE WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS RIGHT-OF-WAY, RIGHTS, OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTING. THE LOCATION OF THE IMPROVEMENTS OVER SOLID POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7" WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
11. DISTORTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.



LEGAL DESCRIPTION  
PARCEL 1 (PARCEL ID 484235360049):  
SOUTH 136.55 FEET OF LOT 3 LESS EAST 151.23 FEET, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
PARCEL 2 (PARCEL ID 484235360051):  
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.  
PARCEL 3 (PARCEL ID 484235360052):  
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.  
PARCEL 4 (PARCEL ID 484235360053):  
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.  
PARCEL 5 (PARCEL ID 484235360054):  
NORTH 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.  
PARCEL 6 (PARCEL ID 484235360055):  
NORTH 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.  
PARCEL 7 (PARCEL ID 484235360056):  
NORTH 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.  
PARCEL 8 (PARCEL ID 484235360057):  
NORTH 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.  
PARCEL 9 (PARCEL ID 484235360058):  
NORTH 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.  
PARCEL 10 (PARCEL ID 484235360059):  
NORTH 136.55 FEET OF LOT 3, LESS EAST 252.05 FEET, A RESUBDIVISION OF WARRINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
PARCEL 11 (PARCEL IDS 484235350010 AND 484235350011):  
LOTS 13 AND 14, BLOCK 3, WARRINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 20.5, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:  
CERVETERI LLC  
PROPERTY ADDRESS  
NW 10TH STREET  
POMPAÑO BEACH, FL 33060  
BOUNDARY SURVEY  
INVOICE # 44080  
SURVEY DATE 12/09/22  
FLOOD ZONE AH 11 / AH 12  
MAP DATE 08/16/14  
MAP NUMBER 120055 0357H

11-7-2023  
STATE OF FLORIDA  
MIGUEL DE DIEGO  
A.R.  
No 13378  
REGISTER  
ARCHITECT

**DRC**  
PZ23-12000051  
12/20/2023