



LOCATION MAP



NOTES

1. WHEN A SAFE SIGHT DISTANCE TRIANGLE IS REQUIRED AT THE COLLECTOR STREET (NW 10TH ST.), THE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF (2.5) FEET OR MORE ABOVE THE PAVEMENT @ 190'-0" (LEFT) & 40'-0" (RIGHT).
2. EXISTING LANDSCAPE AND/OR MITIGATION TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
3. SIDEWALKS - TO BE FINALIZED, CONFIRMED & COORDINATED ON FIELD/SITE (AND TO BE HANDICAP COMPLAINT)
4. TRASH RECEPTACLES TO BE COORDINATED FOR EAST BUILDINGS WITHOUT A GARAGE. CURRENTLY BEING SHOWN TO HAVE A PRIVACY FENCE AND TO NOT BE IN OBSTRUCTION WITH ANY DESIGN ELEMENT FOR THE UNITS. COORDINATE TRASH PICK-UP/SERVICE WITH PUBLIC WORKS.
5. EACH UNIT WILL HAVE CURB SITE PICKUP FOR TRASH.
6. INTERNAL STREETS WILL INCLUDE SIGNAGE TO INDICATE NO PARKING ZONES WITHIN INTERNAL AND EXTERNAL RIGHT-OF-WAY.
7. LAKE SAFETY FEATURES TO BE COORDINATED.
8. SITE CALCULATIONS WILL NEED TO BE ADJUSTED ACCORDINGLY IF THE MODEL ARCHITECT MAKES ANY MODIFICATIONS TO THE DRIVEWAY AND/OR BUILDINGS/MODELS. FINAL CALCULATIONS TO BE COORDINATED WITH CIVIL & LANDSCAPE CONSULTANTS.

LEGAL DESCRIPTION:

LOTS 4, 5, 6, 7, 8, 9 AND 10, IN BLOCK 2 AND LOTS 1, 2, 3, 4, 5, 6 AND 7, IN BLOCK 3, OF MONTICELLO PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF LOT 6, OF THE SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35, THE SAME BEING THE EAST LINE OF SAID LOT 6, NORTH 01°34'38" WEST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35, THE SAME BEING THE SOUTH LINE OF SAID LOT 6, SOUTH 87°50'03" WEST, 636.00 FEET; THENCE ALONG A LINE BEING 30 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35, THE SAME BEING THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID LOT 6, NORTH 1°32'45" WEST, 936.42 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35, THE SAME BEING THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID LOT 6, NORTH 87°54'48" EAST, 636.30 FEET; THENCE ALONG SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 35 SAME BEING THE EAST LINE OF SAID LOT 6, SOUTH 01°34'38" EAST, 635.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 11.1873 ACRES, 487,319 SQUARE FEET, IN AGGREGATE, MORE OR LESS.

SITE DATA TABLE

TOTAL UNITS:	138 UNITS	
OVERALL GROSS DENSITY:	10.84 DU/ACRE	
OVERALL NET DENSITY:	12.84 DU/ACRE	
TOTAL SITE AREA		
	AREA (SQ. FT.)	AREA (ACRES)
RIGHT-OF-WAY	19,067 SQ. FT.	0.44 ACRES
NET AREA	468,252 SQ. FT.	10.75 ACRES
TOTAL AREA	487,319 SQ. FT.	11.19 ACRES
TOTAL SITE DATA		
	AREA (SQ. FT.)	AREA (ACRES) PERCENTAGE
OPEN SPACE	196,553 SQ. FT.	4.5 ACRES 42%
PAVED AREA	69,205 SQ. FT.	1.59 ACRES 14.77%
DRIVEWAYS	42,136 SQ. FT.	.98 ACRES 9%
CONCRETE AREA	21,307 SQ. FT.	.49 ACRES 4.5%
BUILDING AREA	139,051 SQ. FT.	3.19 ACRES 30%
TOTAL NET AREA	468,252 SQ. FT.	10.75 ACRES 100%
TOTAL PERVIOUS CALCULATIONS		
	AREA (SQ. FT.)	AREA (ACRES) PERCENTAGE
PERVIOUS	196,553 SQ. FT.	4.5 ACRES 42%
IMPERVIOUS	271,699 SQ. FT.	6.25 ACRES 59%
TOTAL NET AREA	468,252 SQ. FT.	10.75 ACRES 100%

SITE AREA PARCELA

	AREA (SQ. FT.)	AREA (ACRES)
TOTAL AREA:	426,880 SQ. FT.	9.80 ACRES

SITE DATA PARCELA

	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	175,044 SQ. FT.	4 ACRES	41%
PAVED AREA	63,791 SQ. FT.	1.46 ACRES	14.94%
DRIVEWAYS	43,656 SQ. FT.	.9 ACRES	9%
CONCRETE AREA	21,100 SQ. FT.	.48 ACRES	4.94%
BUILDING AREA	128,700 SQ. FT.	2.95 ACRES	30%
TOTAL NET AREA	426,880 SQ. FT.	9.80 ACRES	100%

PERVIOUS CALCULATIONS PARCELA

	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	175,044 SQ. FT.	4 ACRES	41%
IMPERVIOUS	251,836 SQ. FT.	5.8 ACRES	59%
TOTAL NET AREA	426,880 SQ. FT.	9.80 ACRES	100%

SITE AREA PARCEL B

	AREA (SQ. FT.)	AREA (ACRES)
TOTAL AREA:	41,372 SQ. FT.	0.95 ACRES

SITE DATA PARCEL B

	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	21,509 SQ. FT.	.49 ACRES	52%
PAVED AREA	5,414 SQ. FT.	.12 ACRES	13.09%
DRIVEWAYS	3,891 SQ. FT.	.09 ACRES	9.40%
CONCRETE AREA	207 SQ. FT.	.005 ACRES	.50%
BUILDING AREA	10,351 SQ. FT.	.24 ACRES	25%
TOTAL NET AREA	41,372 SQ. FT.	0.95 ACRES	100%

PERVIOUS CALCULATIONS PARCEL B

	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	21,509 SQ. FT.	.49 ACRES	52%
IMPERVIOUS	19,863 SQ. FT.	.46 ACRES	48%
TOTAL NET AREA	41,372 SQ. FT.	0.95 ACRES	100%

PROPOSED BUILDING LEGEND

BUILDING TYPE & LOT COVERAGE (SQ. FT.) - GROUND	TOTAL UNITS
(1) 3L - UNIT BUILDING (GARAGE) - 3,148 SQ. FT. PER BLDG. (3,148)	3
(1) 4L - UNIT BUILDING (GARAGE) - 4,045 SQ. FT. PER BLDG. (4,045)	4
(8) 6L - UNIT BUILDING (GARAGE) - 6,306 SQ. FT. PER BLDG. (50,448)	48
(5) 7L - UNIT BUILDING (GARAGE) - 7,300 SQ. FT. PER BLDG. (36,500)	35
(4) 8L - UNIT BUILDING (GARAGE) - 8,103 SQ. FT. PER BLDG. (32,412)	
(2) 8- UNIT BUILDING (WITHOUT GARAGE) - 6,249 SQ. FT. PER BLDG. (12,498)	
TOTAL BUILDING UNIT CONFIGURATION TYPES: 21 TOTAL BUILDING SQ. FT. OF ALL BUILDINGS: 139,051 SQ. FT.	TOTAL UNIT COUNT: 138
NOTE: 122 UNITS WITH GARAGE - 16 UNITS WITHOUT GARAGE INFORMATION ON ALL BUILDINGS AND UNIT TYPES PROVIDED BY MODEL ARCHITECT. FINAL UNIT CONFIGURATION TBD. - CALCULATIONS ARE BASED ON PROPOSED UNIT A & B.	

REVISIONS	BY
REVISED SHEET 3-15-21	
REVISED SITE DATE 4-9-21	

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HIGHLAND OAKS
CITY OF POMPAÑO BEACH, FLORIDA

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