

LOCATION SKETCH NTS

LEGEND:

ANCHOR	MONITORING WELL
BACK FLOW PREVENTER	PALM TREE
BOLLARD	TREE
CONCRETE POWER POLE (CPP)	CONCRETE TIRE STOP
CATCH BASIN	SANITARY MANHOLE
ELECTRIC BOX	SIGN
EXISTING ELEVATION	UNKNOWN MANHOLE
FIRE HYDRANT	WATER VALVE
INLET	WATER METER
LIGHT POLE	CHAIN LINK FENCE
METAL FENCE	PROPERTY LINE
NEW CONCRETE	
LIGHT POLE	
DIRECTION OF SURFACE DRAINAGE	
PROPOSED ELEVATION	
EXISTING DRAINAGE PIPE	

LEGAL DESCRIPTION:

A PORTION OF PARCEL A, AS SHOWN ON THE PLAT OF "RENTERIA INC., PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION AS COLLECTED THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES EXCEPT AS SHOWN.

NO ATTEMPT WAS MADE TO DELINEATE ANY WETLANDS.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT.

ALL RECORDS SHOWN HEREON ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING HORIZONTAL AND VERTICAL CONDITIONS OF THE LANDS SHOWN HEREON. ALL RIGHT-OF-WAY LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THIS IS NOT A BOUNDARY SURVEY, AND NO FIELD WORK WAS PERFORMED TO VERIFY EXISTING BOUNDARY OR RIGHT-OF-WAY INFORMATION.

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SITE DATA:

THIS PROPERTY LIES IN TWO FEMA FLOOD ZONES; THE CURRENT PROJECT LIES IN FEMA FLOOD ZONE X

FEMA FIRM DATA:  
FLOOD ZONE: X - ABOVE THE 500 YEAR FLOOD PLAIN  
FLOOD PANEL: 12011C0357H  
FLOOD DESIGNATIONS EFFECTIVE: 8/05/2014  
AND  
FLOOD ZONE: AH (EL. 12)  
FLOOD PANEL: 12011C0357H  
FLOOD DESIGNATIONS EFFECTIVE: 8/05/2014

CITY: POMPAHO BEACH

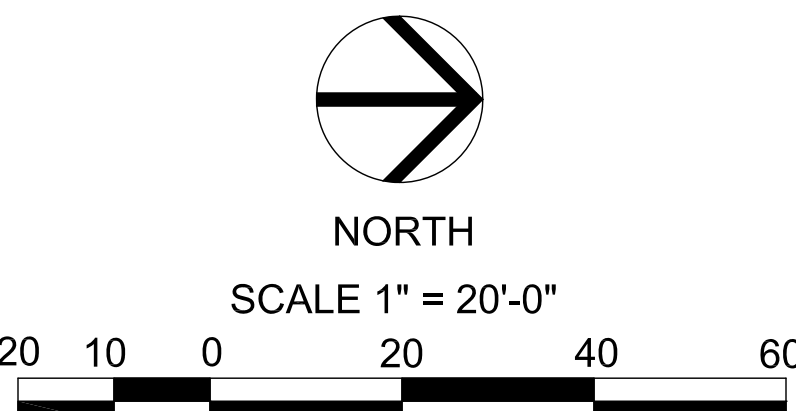
SEASONAL HIGH WATER TABLE ELEVATION= 5.50' NAVD

BROWARD COUNTY 100 YEAR FLOOD ELEVATION= 12.0' NAVD

TOTAL PROJECT AREA: 39,060 SQUARE FEET (SF) = 0.897 ACRES -

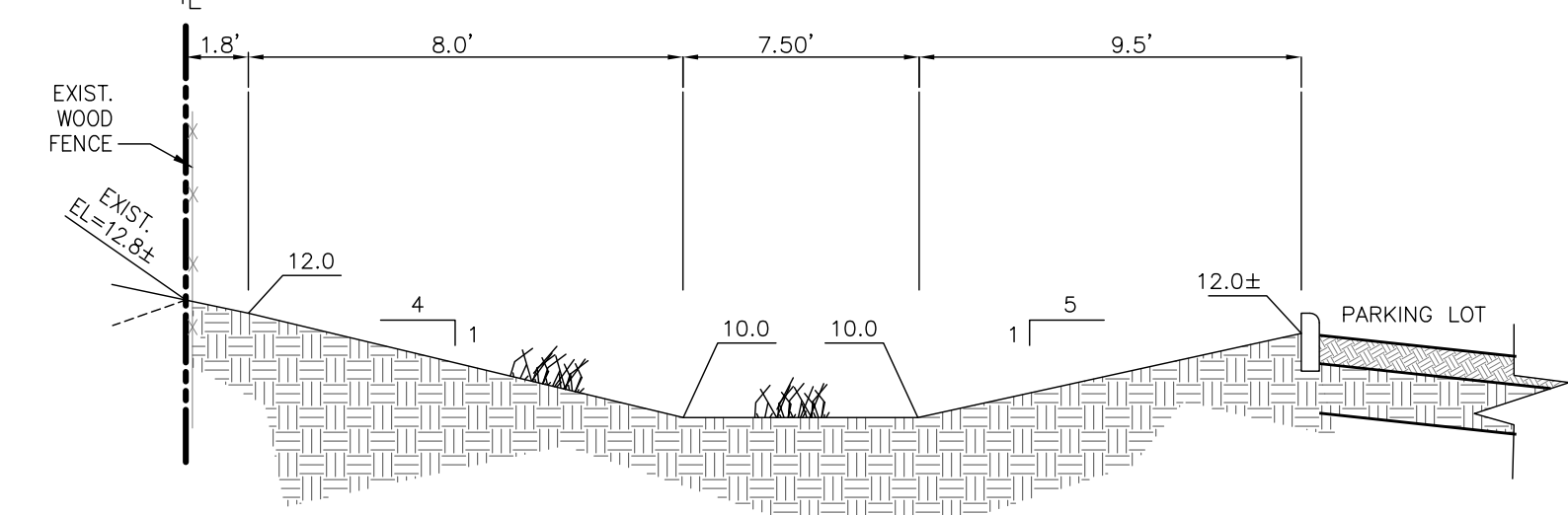
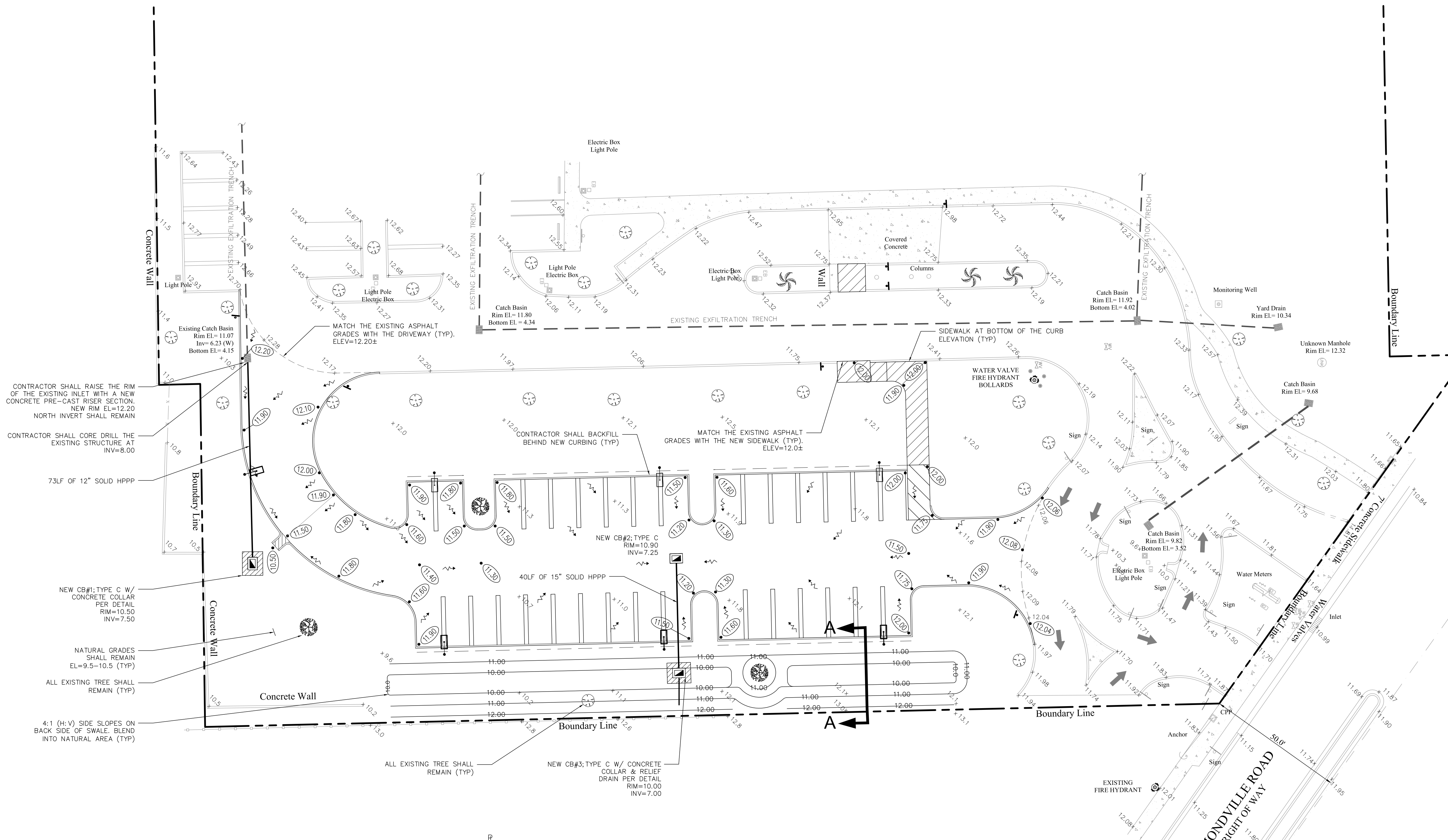
PERVIOUS AREA: 23,702 SF = 0.544 ACRES -

IMPERVIOUS AREA: 15,358 SF = 0.353 ACRES -



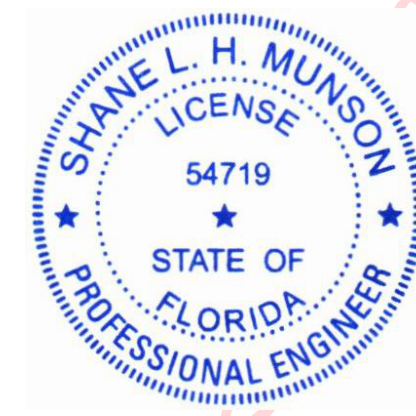
GRAPHIC SCALE

SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST



EASTERN SWALE  
SECTION A-A

N.T.S.



Digitally signed by Shane  
Munson  
DN: c=US, o=Munson  
Design and Consulting Inc,  
dnQualifier=A01410D0000  
017AE5A400E50008AA4,  
cn=Shane Munson  
Date: 2023.05.11 10:03:04  
-04'00'

DATED: 05/11/2023  
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.

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), 2" OF NEW ASPHALT, TYPE S-1 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 DEPARTMENTS AND MDC MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS.