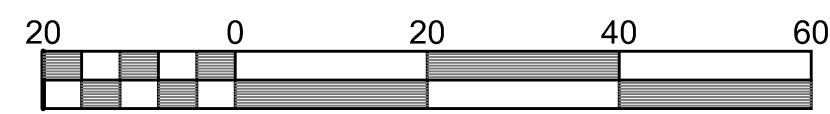


LOCATION MAP N.T.S.



Scale 1" = 20'

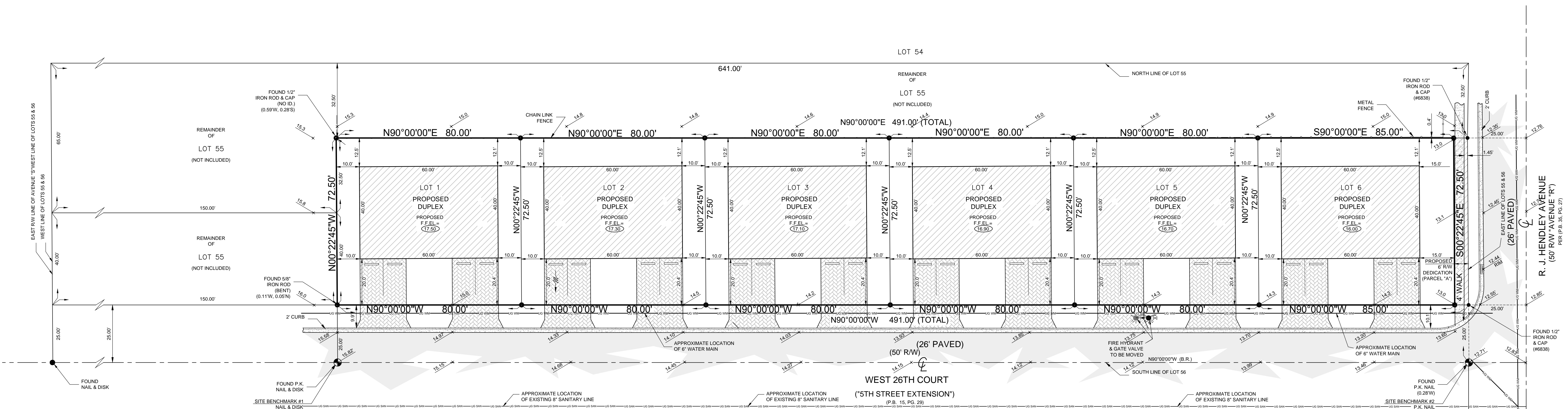
FONTAINE SUBDIVISION West 26th Court - Site Data		
	Existing	Proposed
Future Land Use	MF-15	MF-15
Zoning	RM-15	RM-15
Development Regulations		
Permitted/Required		Proposed
Minimum Property Size (two-family dwelling)	5,500 SF / Lot	5,800 SF / Lot
Minimum Property Width (two-family dwelling)	50'	80'
Maximum Building Height	35' / 3 Stories	18' 1" / 1 Story
Front Setback	20'	20'
Rear Setback (15% of lot length)	10.875'	12.1'
Side Setback (interior)	7'	10'
Side Setback (street side)	12.5%	15'
Minimum Living Area / 3 Bedroom Units	850 SF	1,200 SF
Parking		
	Required	Proposed
	24 Spaces	24 Spaces

AREA CALCULATIONS: TOTAL AREA	
TOTAL PLATTED AREA	= 35,598.1010 SQ. FT. (0.817 ACRES)
PARCEL "A" AREA	= 435.0098 SQ. FT. (0.010 ACRES)
SUBDIVIDED AREA (TOTAL PLATTED - PARCEL "A")	= 35,163.1000 SQ. FT. (0.807 ACRES)
TOTAL BUILDING FOOTPRINTS	= 14,400.0000 SQ. FT. (0.331 ACRES) 40.95% OF TOTAL AREA
TOTAL FLATWORK (PAVER DRIVES)	= 4,848.5166 SQ. FT. (0.111 ACRES) 13.79% OF TOTAL AREA
TOTAL IMPERVIOUS	= 19,248.5166 SQ. FT. (0.442 ACRES) 54.74% OF TOTAL AREA
TOTAL PERVIOUS	= 15,914.5834 SQ. FT. (0.365 ACRES) 45.26% OF TOTAL AREA

AREA CALCULATIONS: LOTS 1 - 5	
TOTAL LOT AREA	= 5,800.1270 SQ. FT. (0.133 ACRES)
BUILDING FOOTPRINT	= 2,400.0000 SQ. FT. (0.055 ACRES) 41.38% OF TOTAL AREA
FLATWORK (PAVER DRIVE)	= 808.0861 SQ. FT. (0.019 ACRES) 13.94% OF TOTAL AREA
TOTAL IMPERVIOUS	= 3,208.6695 SQ. FT. (0.074 ACRES) 55.32% OF TOTAL AREA
TOTAL PERVIOUS	= 2,591.4575 SQ. FT. (0.059 ACRES) 44.68% OF TOTAL AREA

AREA CALCULATIONS: LOT 6	
TOTAL LOT AREA	= 6,162.4949 SQ. FT. (0.141 ACRES)
BUILDING FOOTPRINT	= 2,400.0000 SQ. FT. (0.055 ACRES) 38.95% OF TOTAL AREA
FLATWORK (PAVER DRIVE)	= 808.0861 SQ. FT. (0.019 ACRES) 13.12% OF TOTAL AREA
TOTAL IMPERVIOUS	= 3,208.6695 SQ. FT. (0.074 ACRES) 52.07% OF TOTAL AREA
TOTAL PERVIOUS	= 2,953.8254 SQ. FT. (0.068 ACRES) 47.93% OF TOTAL AREA

REVISIONS:	
11/22/2020	Added site plan information.
11/24/2020	Modified driveways per client.
11/24/2020	Added and revised area calculations.
11/25/2020	Modified utility locations per owner.
12/15/2020	Modified utility locations per owner.
04/09/2021	Revised site plan per client.
04/16/2021	Revised site plan per client.



LOT 20 (P.B. 15, PG. 29)	LOT 19 (P.B. 15, PG. 29)	LOT 18 (P.B. 15, PG. 29)	LOT 17 (P.B. 15, PG. 29)	LOT 16 (P.B. 15, PG. 29)	LOT 15 (P.B. 15, PG. 29)	LOT 14 (P.B. 15, PG. 29)	LOT 13 (P.B. 15, PG. 29)	LOT 12 (P.B. 15, PG. 29)	LOT 11 (P.B. 15, PG. 29)	LOT 10 (P.B. 15, PG. 29)	LOT 9 (P.B. 15, PG. 29)	LOT 8 (P.B. 15, PG. 29)	LOT 7 (P.B. 15, PG. 29)	LOT 6 (P.B. 15, PG. 29)	LOT 5 (P.B. 15, PG. 29)	LOT 1 (P.B. 15, PG. 29)
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PROPOSED SITE PLAN

- SURVEY NOTES:**
- Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
 - Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - existing elevation (NAVD 88 typical).
 - No underground improvements located.
 - All bearings and distances shown hereon are plat and measured unless otherwise noted.
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:	
CALC. = CALCULATED	(PI) = PLAT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS
CONC. MON. = CONCRETE MONUMENT	A = ANGLE
CONC. = CONCRETE	ARC LENGTH = ARC LENGTH
D.E. = DRAINAGE EASEMENT	C.H.B. = CENTRAL BEARING
U.E. = UTILITY EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
P.F.E. = FINISHED FLOOR ELEVATION	Q.R.S. = OFFICIAL RECORD BOOK
EL. = ELEVATION	P.B. = PLAT BOOK
(B.R.) = BEARING REFERENCE	P.C. = POINT OF CURVATURE
(D) = DEED	P.T. = POINT OF TANGENCY
M = MEASURED	P.R.C. = POINT OF REVERSE CURVATURE
	P.C.C. = POINT OF COMPOUND CURVATURE
	P.I. = POINT OF INTERSECTION
	P.O.C. = POINT OF COMMENCEMENT
	P.O.B. = POINT OF BEGINNING
	R.W. = RIGHT OF WAY
	CH.F. = CHAIN LINK FENCE
	W.F. = WOOD FENCE
	M.F. = METAL FENCE
	C.F. = CENTRIFUGAL FENCE
	P.T. = POINT OF TANGENCY
	P.C. = POINT OF CURVATURE
	P.T. = POINT OF TANGENCY
	P.R.C. = POINT OF REVERSE CURVATURE
	P.C.C. = POINT OF COMPOUND CURVATURE
	ASPHALT PAVEMENT
	CONCRETE FLATWORK
	PAVER BRICK FLATWORK
	WOOD POWER POLE
	WATER METER
	PRE-PURTRANT
	CATCH BASIN
	SANITARY MANHOLE

SCALE: 1" = 20'
 DRAWN BY: PICARD
 FIELD WK: M.M. / B.M.
 DATE: 11/10/2020

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH BEACH, FLORIDA 33406
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: orders@millersurveying.com

REF: E428
 G468
 PREV: Y191102
 JOB NO.'S: Y201146-C
 JOB NO.: Y210428
 L - 2170 - E

CERTIFIED TO: Elite Capital & Development
PROPERTY ADDRESS: Vacant parcel, Avenue "S", Riviera Beach, FL 33404
FLOOD ZONE: X (FIRM 125142-12099C0387F 10/05/2017)
DESCRIPTION: The South 1/2 of Lot 55 (less the West 150 feet) and 50' (less the West 150 feet and the South 25 feet for Right-of-Way), ACREHOME PARK, according to the Plat thereof, recorded in Plat Book 6, Page 46, of the Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY / SITE PLAN
 This survey is not valid without embossed surveyor's seal and/or an authorized electronic signature and authenticated electronic seal.
 Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034
 CRD. FILE Y191107-A