

Scale 1" = 20'

FONTA	INE SUBDIVISION	
West 26	th Court - Site Data	
	<u>Existing</u>	<u>Proposed</u>
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	<u>Required</u>	Proposed
Twelve (12) Units at 2 Spaces Per unit	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") TO BE USED FOR AREA CALCULATIONS.	= 35,163.1000 SQ. FT. (0.807 ACRES)
TOTAL BUILDING FOOTPRINTS	= 14,400.0000 SQ. FT. (0.331 ACRES) 40.95% OF TOTAL ARE
TOTAL FLATWORK (PAVER DRIVES)	= 4,848.5166 SQ. FT. (0.111 ACRES) 13.79% OF TOTAL ARE
TOTAL IMPERVIOUS	= 19,248.5166 SQ. FT. (0.442 ACRES) 54.74% OF TOTAL ARE
TOTAL PERVIOUS	= 15,914.5834 SQ. FT. (0.365 ACRES) 45.26% OT TOTAL ARE

REA CALCULATIONS:	<u>LOTS 1 - 5</u>	AREA CALCULATIONS:	LOT 6
OTAL LOT AREA	= 5,800.1270 SQ. FT. (0.133 ACRES)	TOTAL LOT AREA	= 6,162.4949 SQ. FT (0.141 ACRES)
UILDING OOTPRINT	= 2,400.0000 SQ. FT. (0.055 ACRES) 41.38% OF TOTAL AREA	BUILDING FOOTPRINT	= 2,400.0000 SQ. FT. (0.055 ACRES) 38.95% OF TOTAL
LATWORK PAVER DRIVE)	= 808.0861 SQ. FT. (0.019 ACRES) 13.94% OF TOTAL AREA	FLATWORK (PAVER DRIVE)	= 808.0861 SQ. FT. (0.019 ACRES) 13.12% OF TOTAL
OTAL IMPERVIOUS	= 3,208.6695 SQ. FT. (0.074 ACRES) 55.32% OF TOTAL AREA	TOTAL IMPERVIOUS	= 3,208.6695 SQ. FT (0.074 ACRES) 52.07% OF TOTAL
OTAL PERVIOUS	= 2,591.4575 SQ. FT. (0.059 ACRES) 44.68% OT TOTAL AREA	TOTAL PERVIOUS	= 2,953.8254 SQ. FT (0.068 ACRES) 47.93% OT TOTAL A

REVISIONS:
11/12/2020 added site plan information.
11/20/2020 Modified driveways per client.
11/24/2020 Modified driveways & utility locations.per client
Added and revised area calculations
11/25/2020 Modeified utility locations per owner.
12/13/20 add elevations.
04/09/2021 Revised site plan per client.
04/16/2021 Revised site plan per client.

								64	1.00'		LOT 54 REMAINDER OF			NORTH LIN	NE OF LOT 55			FOUND 1/2" IRON ROD O	
		FOUND 1/2" IRON ROD & CAP (NO ID.) (0.59'W, 0.28'S)									LOT 55 (NOT INCLUDE)	D)					METAL FENCE	& CAP \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	2' CURB
.00	REMAINDER OF	75,3	√5 ³	0'00"E 80.00'	CHAIN FE	ENCE N90°00	0'00"E 80.00'	× ^^8	N90°00'0	N90° 0"E 80.00'	'00'00"E 491.00' (T	OTAL) N90°00'00"E 80	0.00' × 150	- N90°00'(9 00"E 80.00'	× 14.9	S90°00'00"E	85.00"	2.35 25.00'
7.0	LOT 55 (NOT INCLUDED)		10.0'		10.0' 10.0'	0.7		10.0' 10.0'			10.0' 10.0'			25.55		10.0' 10.0' 15.7		15.0'	1.45'
55 & 56		.50'	10.0	60.00' LOT 1	> 10.0		LOT 2	> 10.0		60.00° -OT 3	> 10.0	60.00' LOT 4	× ×		60.00' LOT 5	M. 5 -	60.00°	5.50	. 55 & 56 UG WM
E OF LOTS:	150.00'	75.8	00.00	PROPOSED DUPLEX	22'45"V 2.50'	.00.04	PROPOSED DUPLEX)°22'45"V 72.50'	00.00 PF	OPOSED DUPLEX	22'45"V 2.50'	PROPOSED DUPLEX	22'45"/ 72.50'	0000 PF	RÓPOSED DUPLEX	72.50	PROPOSED DUPLEX).E	TE OF LOTS
WESTLINE	REMAINDER OF	.'45"W		PROPOSED F.F.EL.= (17.50)	N00°		PROPOSED F.F.EL.= 17.30	N00°	P	ROPOSED F.F.EL.= 17.10	N00°2 72	PROPOSED F.F.EL.= 16.90	000N	P	ROPOSED F.F.EL.= (16.70)	2	PROPOSED F.F.EL.= (16.00)	300°22'45	EAST LIN
.00.00	LOT 55	100°22	10.0'	60,00'	10.0'		60.00'	10.0'		60.00'	10.0'	60.00'	10.0'	0.0'	60.00'	10.0'	60,00'	15.0' PROPOSED PROPOSED	12.AA
	(NOT INCLUDED)	FOUND 5/8" IRON ROD (BENT)	20.0		20.4	20.0		20.4	20.0		20.07		20.4	20.0		20.4		DEDICATION (PARCEL "A")	M - NO
	150.00'	(0.11'W, 0.05'N)	- N90°00'00	"VV 80 00' uewi	UG WM UG	N90°00'00"	W 80,00' us	MA UG WM UG WM	N90°00'00''W		ug wm Ug wm		.00'		V ug wm 80.00'	UGWM UG WM UG V	N90°00'00"W _{sw} 85	OO' UGWM UGWM GOWN	25.00'
25.00′		15.58	05	\4.9T		14.333 14.333		APPROXIMATE LOCATI	AA.C	/N90°00	'00''W 491.00' (To		1385	FIRE HYDRANT	30 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\square \square \qquare \qqquare \qqqq \qqqqq \qqqq \qqqqq \qqqq \qqqqq \qqqq \qqqq \qqqq \qqqqq \qqqq \qqq \qqqq \qqq \qqqq \qqq \qqqq \qqq \qqqq \q	13.20	× 1985 × 198	WW 50
•			15.82	 		\ 68		OF 6" WATER MAIN			(50' R/W)	' PAVED) 	- 12	& GATE VALVE	0°00'00"W (B.R.)	— – "		XIMATE LOCATION VATER MAIN X X X X X X X X X X X X X	72.83
FOUND NAIL & DISK		FOUND P.K. NAIL & DISK		19		Na.		\h <u>\</u>	\ <u>^</u>		WEST 26TH CC		Na.	SOUTH LIN	NE OF LOT 56		\^3	FOUND P.K. NAIL	© MM S 1
		SITE BENCHMARK #1	SAN — UG SAN — UG SAN — UG SAN —	—UG SAN——UG SAN——UG SAN——UG SAN——	OF EXIST	IMATE LOCATION TING 8" SANITARY LINEUG SANUG SANUG SAN	—UG SAN ──UG SAN ──UG SAN ──L	G SANUG SANUG SANUG SA	OF EXIST	NG 8" SANITARY LINE	"5TH STREET EXTEI" (P.B. 15, PG. 29) SAN UG SAN UG SAN UG SAN		-UG SAN	JG SAN —— UG SAN —— UG SAN —— UG SAN ——	OF EXISTING	ATE LOCATION G 8" SANITARY LINE ANN—UG SAN—UG SAN—UG SAN—	—UG SAN——UG SAN——UG SAN——UG SAN——UG	(0.28'W) SITE BENCHMARK #2 JG SAN UG SAN U	—UG SAN—UG SAN
														SOUTH RAPER (P.B.	W LINE OF "5TH STREET EXTE 15, PG. 29)	ENSION"			j
		LOT 20 (P.B. 15, PG. 29)	LOT 19 (P.B. 15, PG. 29)						T 13 LOT , PG. 29) (P.B. 15, F				LOT 8 LOT 7 3. 15, PG. 29) (P.B. 15, PG.		LOT 5 (P.B. 15, PG. 29)		LOT 1 (P.B. 15, PG. 29)		'

PROPOSED SITE PLAN

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 56 (less the West 150 feet and the South 25 feet for Right-of-Way), ACREHOME PARK, according to the Plat theeof, 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 authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y191107-A

a) Originating benchmark = Leica Global Positioning System.

b) = existing elevation (NAVD 88 typical). 3.) No underground improvements located.

record by this office.

(NAVD 88).

4.) All bearings and distances shown hereon are plat and measured unless otherwise

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of

2.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988

This firms "Certificate of Authorization" number is "LB 6838".

LEGENI	D:							_	
CALC. C.B.S. CONC. MON.	= CALCULATED = CONCRETE BLOCK STRUCTURE = CONCRETE MONUMENT	(P) R Δ	= PLAT = RADIUS = CENTRAL "DELTA" ANGLE	P.O.C. =	POINT OF INTERSECTION POINT OF COMMENCEMENT POINT OF BEGINNING		= ASPHALT PAVEMENT		SCALE:
CONC. D.E. U.E.	= CONCRETE = DRAINAGE EASEMENT = UTILITY EASEMENT	L CH.B. N.G.V.D	= ARC LENGTH = CHORD BEARING = NATIONAL GEODETIC VERTICAL DATUM	R/W =	RIGHT OF WAY CHAIN LINK FENCE		= CONCRETE FLATWORK = PAVER BRICK FLATWORK		DRAWN BY:
P.E. F.F.EL. EL.	= POOL EQUIPMENT = FINISHED FLOOR ELEVATION = ELEVATION	O.R.B. P.B. P.C.	= OFFICIAL RECORD BOOK = PLAT BOOK = POINT OF CURVATURE	= =	METAL FENCE CENTERLINE EASEMENT	₩M	= WOOD POWER POLE = WATER METER = FIRE HYDRANT		FIELD WK:
(B.R.) (D) (M)	= BEARING REFERENCE = DEED = MEASURED	P.T. P.R.C. P.C.C.	= POINT OF TANGENCY = POINT OF REVERSE CURVATURE = POINT OF COMPOUND CURVATURE		COVERED OVERHEAD LINES LOT TIE		= CATCH BASIN = SANITARY MANHOLE		DATE:

	1" = 20'	MILLER LAND SURVEYIN
Y:	PICARD	1121 LAKE AVENUE LAKE WORTH BEACH, FLORIDA 33460
ζ:	M.M. / B.M.	PHONE: (561) 586-2669 - FAX: (561) 582-0151
	11/10/2020	www.millersurveying.com e-mail: orders@millersurveying.com

VG.	REF:	E42/9 G46/68				
10	PREV. JOB NO'S.	Y191107 Y201059 Y201146-C				
	JOB NO.	Y210428				
	L - 2170 - E					