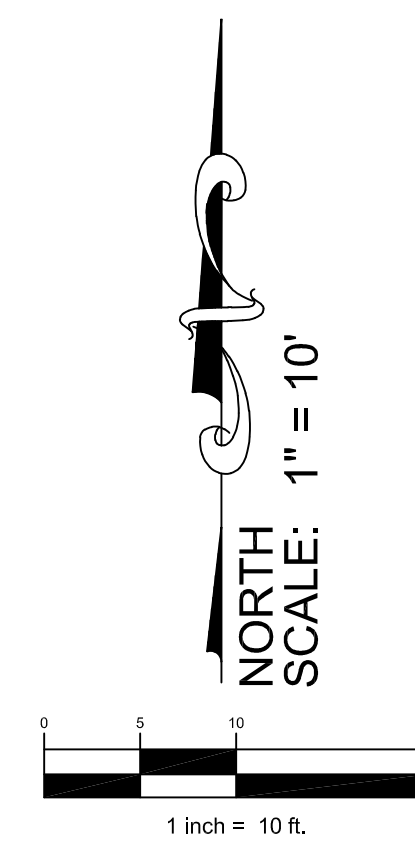


STATE ROAD NO. 818 (GRIFFIN ROAD)



EXIST CATCH BASIN
GRATE ELEV: 7.24'
INVERT ELEV: 3.74'(E)
INVERT ELEV: 1.34'(N)

EXISTING
DRIVEWAY
(TO REMAIN)

PROP 6' ALUMINUM
RAIL FENCE

PROPOSED 6'
DECORATIVE WALL

SITE DATA 10550 GRIFFIN ROAD (EXISTING HOME TO REMAIN)		
CURRENT ZONING DESIGNATION	A-1* AGRICULTURAL ESTATE	
PROPOSED ZONING DESIGNATION	R-1-D SINGLE FAMILY	
GROSS SITE AREA	0.86 ACRES	
NET SITE AREA	0.43 ACRES	
ZONING CRITERIA (SEC. 23-34)	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQUARE FEET)	6000	18888.78
MINIMUM LOT WIDTH (FEET)	60	146.56
MINIMUM LOT DEPTH (FEET)	100	153.89
MINIMUM YARDS (FEET)	-	-
FRONT STREET SIDE	25	32.12
INTERIOR SIDE	15	N/A
REAR	7.5	45.12
MINIMUM FLOOR AREA (SF/UNIT)	15	44.77
MINIMUM FLOOR AREA (SF/UNIT)	1,200	1717
MAXIMUM BUILDING COVERAGE (%)	33	9.1%
MAXIMUM HEIGHT	-	-
FEET	30	16
STORIES	2	1
LANDSCAPE CRITERIA (SEC. 25-47)	-	-
MAXIMUM IMPERVIOUS COVER (%)	55	18.1
OFF-STREET PARKING CRITERIA (SEC. 25-4)	-	-
MINIMUM NUMBER OF PARKING SPACES	3	3

N 87°25'50" E 146.56'

SqFt: 18888.78
Acres: 0.4336

EXISTING
1-STORY HOUSE
(TO REMAIN)

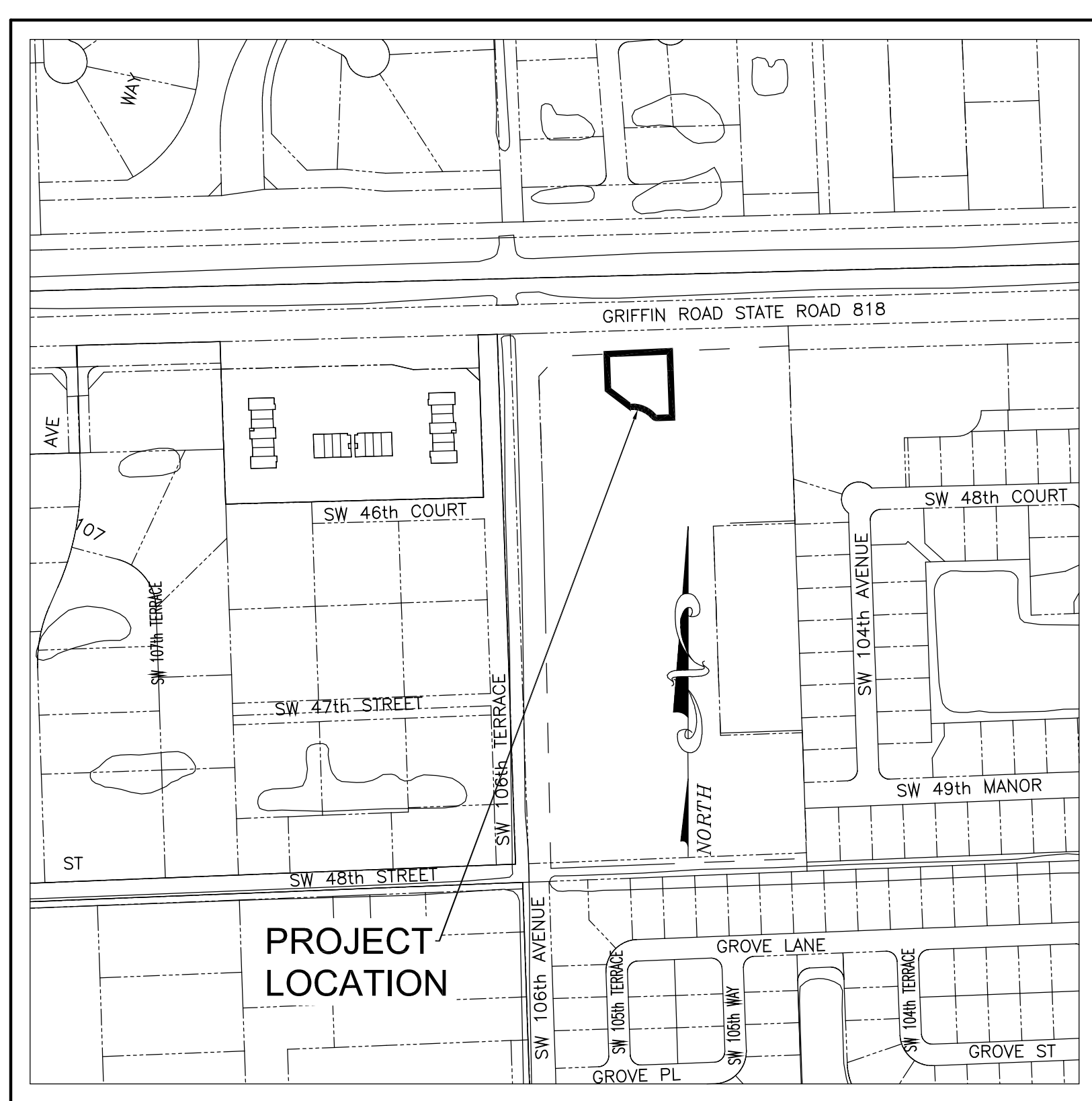
EXISTING PUMP
HOUSE TO
REMAIN

EXIST CONC SLAB
TO REMAIN

R=63.00'
D=54°46'46"
L=60.23'

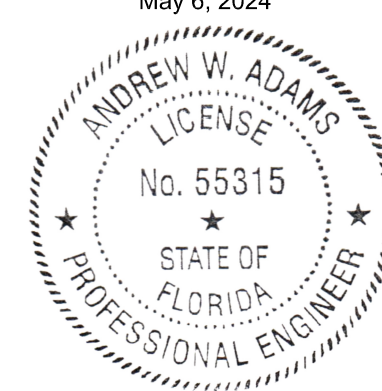
R=10.00'
D=51°56'37"
L=9.07'

S 88°00'00" W
35.25'



LOCATION MAP
SCALE: 1" = 300'
BROWARD COUNTY - COOPER CITY, FLORIDA
SECTION 30 - TOWNSHIP 50 - RANGE 41

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY ANDREW
W. ADAMS, P.E. ON THE DATE ADJACENT
TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
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ON ANY ELECTRONIC COPIES.



DETAILED SITE PLAN		NO. DATE		BY APP	
HANSON HOMESTEAD PARCEL		CC HOMES AT COOPER CITY, LLC			
WHITMORE CONSULTING ENGINEERS		11921 NW 23rd STREET PEMBROKE PINES, FL 33026 (305) 339-5885 - LB 36416		SEAL	
WCE		ANDREW W. ADAMS REGISTERED ENGINEER #55315 STATE OF FLORIDA		DESIGNED: AWA	
				DRAWN: AWA	
				CHECKED: AWA	
				SCALE: AS NOTED	
				DATE: 8/30/23	
				PROJ. NO. 2306A	
				SHEET SP-1(a)	
				OF 1 SHEETS	

February 21, 2024, 6:24:32 PM, HANSON PARCEL, V:\HW\10550 GRIFIN RD\10550 GRIFIN RD - SINGLE SP - 1.DWG
S:\DWG\10550 GRIFIN RD\10550 GRIFIN RD - SINGLE SP - 1.DWG

