

ATTACHMENT A
Application Package
Part 1



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic combined PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

<input checked="" type="checkbox"/> Technical Advisory Committee	<input type="checkbox"/> Art in Public Places Committee	<input type="checkbox"/> Variance
<input type="checkbox"/> Planning and Development Board	<input type="checkbox"/> Historic Preservation Board	<input type="checkbox"/> Special Exception
<input type="checkbox"/> City Commission	<input type="checkbox"/> Administrative Approval	

PROPERTY INFORMATION

Location Address: 2327-2339 Lincoln Street Hollywood Florida

Lot(s): 10,11 Block(s): 12 Subdivision: Hollywood Little R

Folio Number(s): 5142 16 01 4540

Zoning Classification: DH-2 Land Use Classification: Residential

Existing Property Use: Vacant Land Sq Ft/Number of Units: 0

Is the request the result of a violation notice? Yes No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Lincoln Village project name

DEVELOPMENT PROPOSAL

Explanation of Request: New construction 15 unit townhome development

Phased Project: Yes No Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	# UNITS: 15 #Rooms 0
Proposed Non-Residential Uses	NA S.F.)
Open Space (% and SQ.FT.)	Required %: NA (Area: NA S.F.)
Parking (# of spaces)	PARK. SPACES: (# 32)
Height (# of stories)	(# STORIES) 3 (33 FT.)
Gross Floor Area (SQ. FT.)	Lot(s) Gross Area (29,655 FT.)

Name of Current Property Owner: 2327 & 2339 LINCOLN ST LLC

Address of Property Owner: 2999 NE 191 ST #402 AVENTURA FL 33180

Telephone: 954-920-5746 Email Address: joseph@kallerarchitects.com

Applicant Joseph B. Kaller, AIA, LEED BD+C Consultant Representative Tenant

Address: 2417 Hollywood Blvd, Hollywood FLoricTelephone: 954-920-5746

Email Address: joseph@kallerarchitects.com

Email Address #2: rocky@kallerarchitects.com

Date of Purchase: 8/16/2024 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

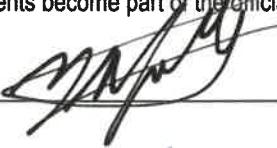
Noticing Agent (FTAC & Board submissions only): _____

E-mail Address: _____

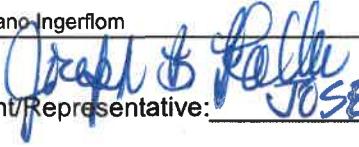
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:  Date: 10/21/2024

PRINT NAME: Maximiliano Ingerflos Date: 10-21-24

Signature of Consultant/Representative:  JOSEPH B. KALLER Date: 10-21-24

PRINT NAME: Joseph B. Kaller, AIA, LEED BD+C Date: 10-21-24

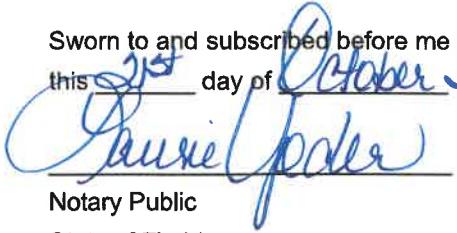
Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

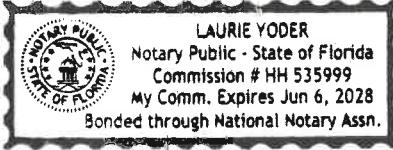
I am the current owner of the described real property and that I am aware of the nature and effect the request for Preliminary Technical Adv. Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

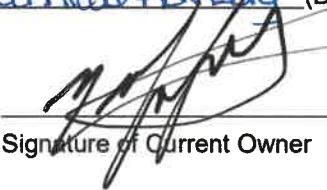
Sworn to and subscribed before me
 this 21st day of October 24


 Notary Public

State of Florida

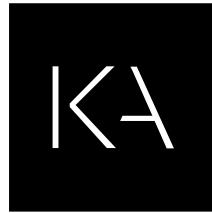
My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____




 Signature of Current Owner

Maximiliano Ingerflos

Print Name



KallerArchitecture

City of Hollywood

Planning and Development Services Department
2600 Hollywood Blvd
Hollywood, FL 33020

Subject: Proposed Development of 15 Fee-Simple Townhomes at 2327-2339 Lincoln Street
Hollywood, FL 33020

To Whom It May Concern,

I am writing to inform the City of Hollywood of a newly proposed townhome development project within DH-2 of the Recreational Activity District (RAC). Our project involves the construction of 15 Fee-Simple Townhomes, which will be designed to offer quality living spaces for the residents of the City of Hollywood. The townhomes will vary in square footage, unit type and number of stories to accommodate a diverse range of potential homeowners.

We would like to emphasize that this development will be constructed in full accordance with the property owner's rights, and as such, there will be no need for any variances or special exceptions. We are committed to ensuring that the project complies with all zoning and regulatory requirements established by the City of Hollywood Land Development and Florida Building Code.

We are excited to contribute to the growth and development of City of Hollywood, and we believe this project will be a valuable addition to the community.

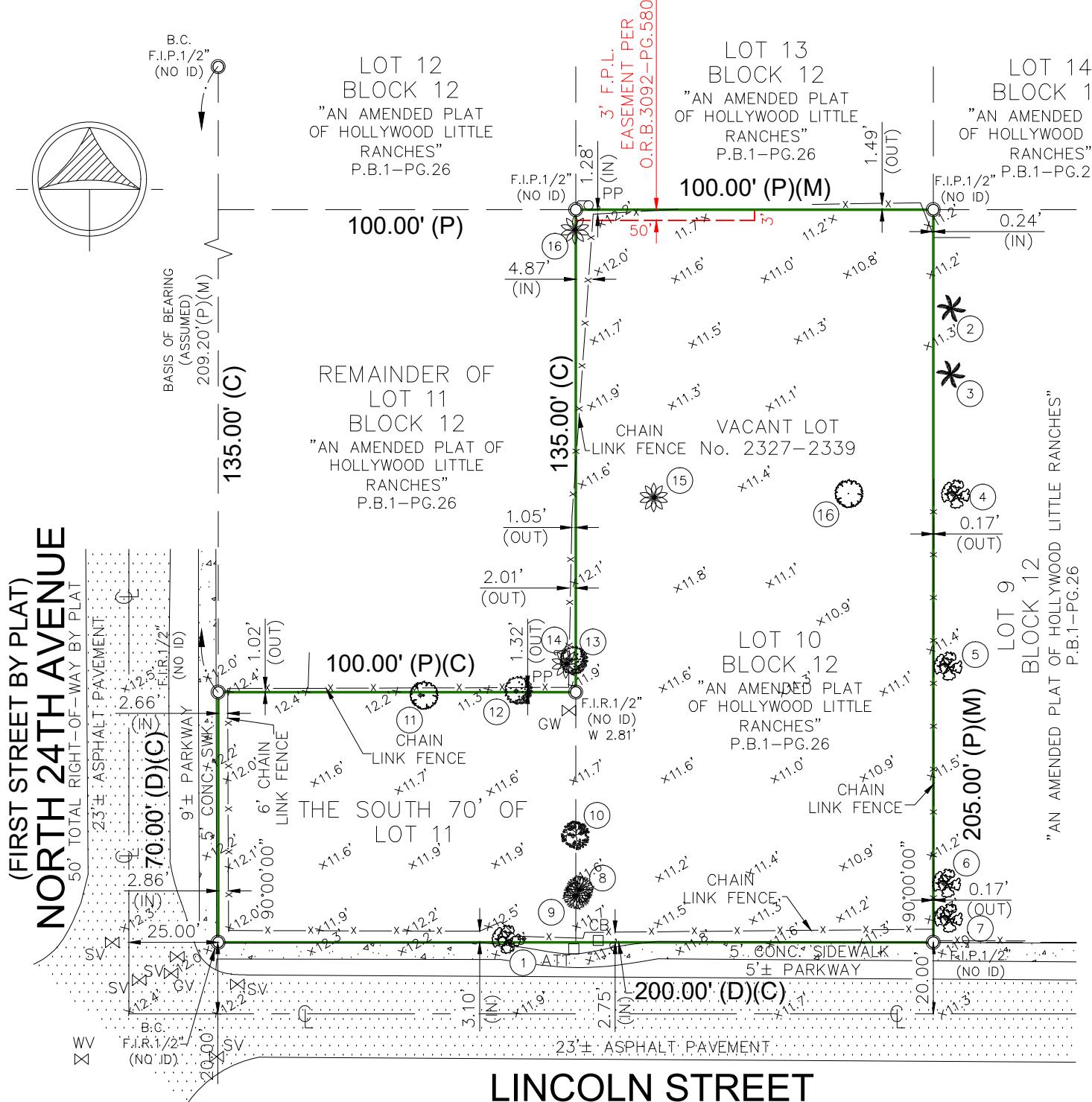
Thank you for your attention to this matter. We look forward to working with the City of Hollywood and making this project a reality.

Sincerely,

Joseph B. Kaller
President
Kaller Architecture

ALTA/NSPS SURVEY

Scale: 1" = 40'



LEGAL DESCRIPTION:

Lot 10, and the South 70 feet of Lot 11, Block 12, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

PROPERTY ADDRESS:

2327-2339 Lincoln Street Hollywood, FLORIDA 33020

FLOOD ZONE: X

DATE OF FIRM: 07/31/2024

COMMUNITY: 125113

SUFFIX: J

PANEL: 0569

ELEVATION: N/A

CERTIFIED TO:

2327 & 2339 Lincoln St, LLC
CHACON & ASSOCIATES, PLLC
Old Republic National Title Insurance Company
Nexos Invest, Corp
its successors and/or assigns as their interest may appear.

NOTE:

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ESSEX TITLE INSURANCE COMPANY WITH AN ORDER No.: E-24-01164-FL, SEARCH DATE FROM 07/03/1992, THROUGH 10/14/2024 5:00 PM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED ON SAID OWNERSHIP AND ENCUMBRANCE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY. (NOTHING PLOTTABLE)

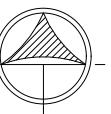
ABBREVIATIONS AND LEGEND:

A	ADS	INGRESS AND EGRESS EASEMENT	LINE
A/C	AIR CONDITIONER	L.A.E.	PROPERTY LINE
B.M.	BENCH MARK	L.B.#	BOUNDARY LINE
B.O.B.	BASES OF BEARINGS	(M)	MEASURED
BR.	BEARING REFERENCE	M.E.	Maintenance EASEMENT
B.C.	BLOCK CORNER	MH	MMH HOLE
CATV	CABLE TELEVISION RISER	N	NORTH
C.M.E.	CANAL MAINTENANCE EASEMENT	N.R.	NON RADIAL
(C)	CALCULATED	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
C.B.S.	CONCRETE BLOCK STRUCTURE	N.D.	NUCLEAR DIA
É.H.	CHORD	OS	OFFSET
C.M.E.	CANAL MAINTENANCE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK
CH. BR.	CHORD BEARING	O.U.	OVERHEAD UTILITY LINES
CONC.	CONCRETE SLAB	(P)	PLAT
(D)	DEED	P.E.	POLE EQUIPMENT
D.E.	DRAINAGE EASEMENT	P.C.	POINT OF CURVATURE
D.M.E.	DRAINAGE AND MAINTENANCE EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE
D.H.	DRILL HOLE	P.L.	PLANTED
ELEV.	EAST	P.O.B.	POINT OF BEGINNING
E.M.H.	ELEVATION	P.O.C.	POINT OF COMMENCEMENT
E.T.	ELECTRIC MAN HOLE	P.R.C.	POINT OF REVERSE CURVATURE
ENC.	ELECTRIC TRANSFORMER	P.R.M.	POINT OF REVERSE CURVATURE
E.BOX	ENCROACHMENT	R	RECORDING
	ELECTRIC BOX	(R)	SOUTH
F.F. ELEV.	FINISHED FLOOR ELEVATION	S	TANGENT
F.N.	FOUND NAIL	TYP.	TOPICAL
F.I.P.	FOUND IRON PIPE	U.E.	UTILITY EASEMENT
E.P.R.	FOUND IRON ROD	U.P.	UTILITY POLE
F.P.	FOUND PK NAIL	W	WEST
F.D.	FOUND DISC	WM	WATER METER
F.P.L.	FLORIDA POWER LIGHT	WV	WATER VALVE
G.M.	GAS METER	ASPH.	ASPHALT

CERTIFICATION:

I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7(a), 8, 16, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: 09-24-2024

DATE OF PLAT OR MAP: 10-07-2024



LOCATION MAP
Not To Scale

GENERAL NOTES

- EXAMINATION OF THE ABSTRACT OF THE TITLE WAS MADE AND ALL RECORDED EASEMENTS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY No.1565810 DATED SEPTEMBER 05, 2024 AT 8:00 AM, IF ANY, WERE PLOTTED ON THE ATTACHED SURVEY.
- THIS ALTA/NSPS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- ALTA/NSPS SURVEY MEANS DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- ITEM No.1- NOT A SURVEY MATTER.
- ITEM No.2(a)(b)(e)- NOT A SURVEY MATTER.
- ITEM No.3- NOT A SURVEY MATTER.
- ITEM No.4- NOT A SURVEY MATTER.
- ITEM No.5- NOT A SURVEY MATTER.
- ITEM No.6- NOT A SURVEY MATTER.
- ITEM No.7- NOT A SURVEY MATTER.
- ITEM No.8- PLAT BOOK 1 PAGE 26 DOES NOT CONTAIN EASEMENTS.
- ITEM No.9- DEED BOOK 40 PAGE 340 WAS NOT REVIEWED BY THIS FIRM.
- ITEM No.10- O.R.B.3092 PAGE 580 ENCUMBERS SUBJECT PROPERTY AND IS SHOWN ON THE ATTACHED SURVEY.
- ITEM No.11- O.R.B.9136 PAGE 244 NOT A SURVEY MATTER.
- ITEM No.12- O.R.B.40082 PAGE 1783 ; O.R.B.40082 PAGE 1789 ; NOT A SURVEY MATTER.
- ITEM No.13- O.R.B.41176 PAGE 1213 ENCUMBERS SUBJECT PROPERTY AND IS A BLANKET EASEMENT.
- ITEM No.14- O.R.B.41539 PAGE 1983 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
- ITEM No.15- O.R.B.44047 PAGE 1982 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
- ITEM No.16- O.R.B.44048 PAGE 1 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
- ITEM No.17- O.R.B.50570 PAGE 299 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
- ITEM No.18- INSTRUMENT No.114077076 ENCUMBERS SUBJECT PROPERTY AND IS A BLANKET EASEMENT.
- ITEM No.19- INSTRUMENT No.119066961 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
- ITEM No.20- NOT A SURVEY MATTER.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

M.E. LAND SURVEYING, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
10665 SW 190TH STREET SUITE 3110
MIAMI, FLORIDA 33157

L.B. No. 7989

ALTA/NSPS SURVEY

Original Date: 09/24/2024 Field date: 09/24/2024 Revision Date: 10/07/2024 Drawn by: L.T. Job No. B-16357

MIGUEL ESPINOSA
P.S.M. No.5101
STATE OF FLORIDA

OWNER

2327 & 2339 LINCOLN ST LLC

ARCHITECT

JOSEPH KALLER

AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

CIVIL ENGINEERING

Jorge M. Szauer, P.E.
Szauer Engineering, Inc.
7251 W. Palmetto Park Road
Suite 100
Boca Raton, FL 33433

Phone: (561) 716-0159
jszauer@szauereng.com

LANDSCAPE ARCHITECTURE

Gabriela Fojt, RLA, ISA
Principal at The Mirror of Paradise

Mobile: 954-478-3064

Email:
gabriela@themirrorofparadise.com

2300 E Oakland Park Blvd, Suite 208
Fort Lauderdale FL 33308

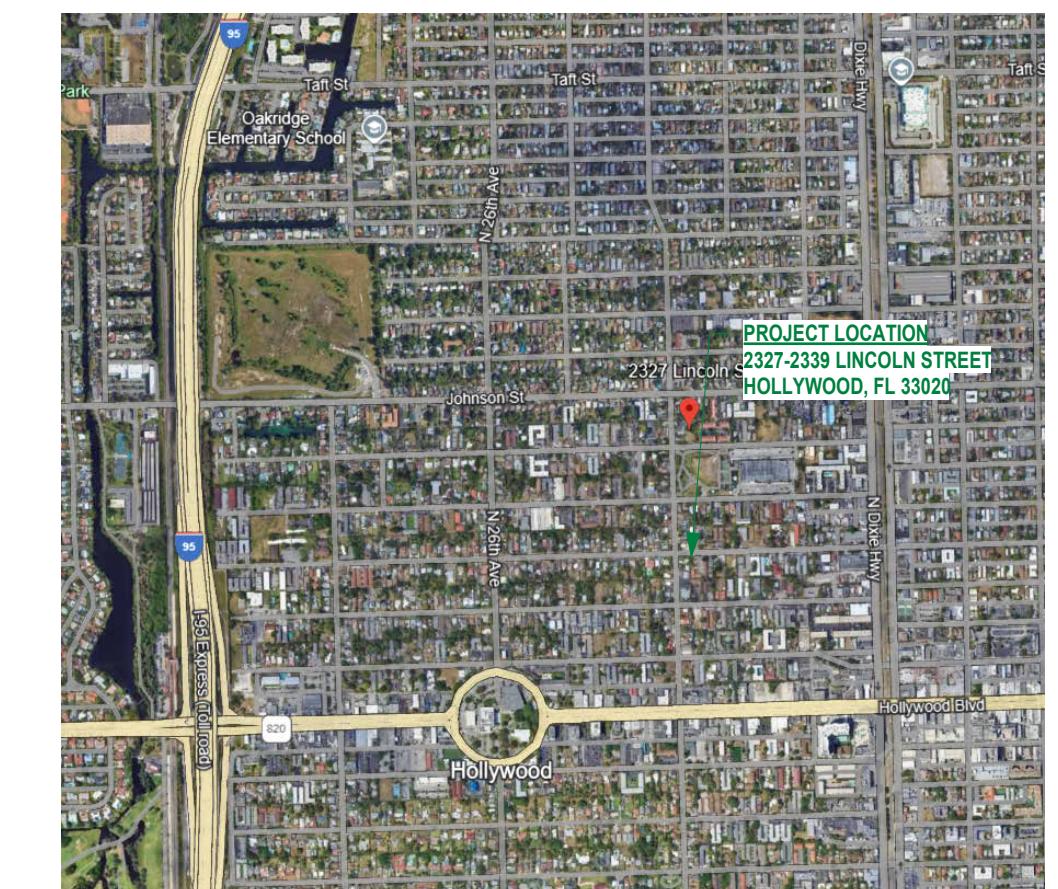
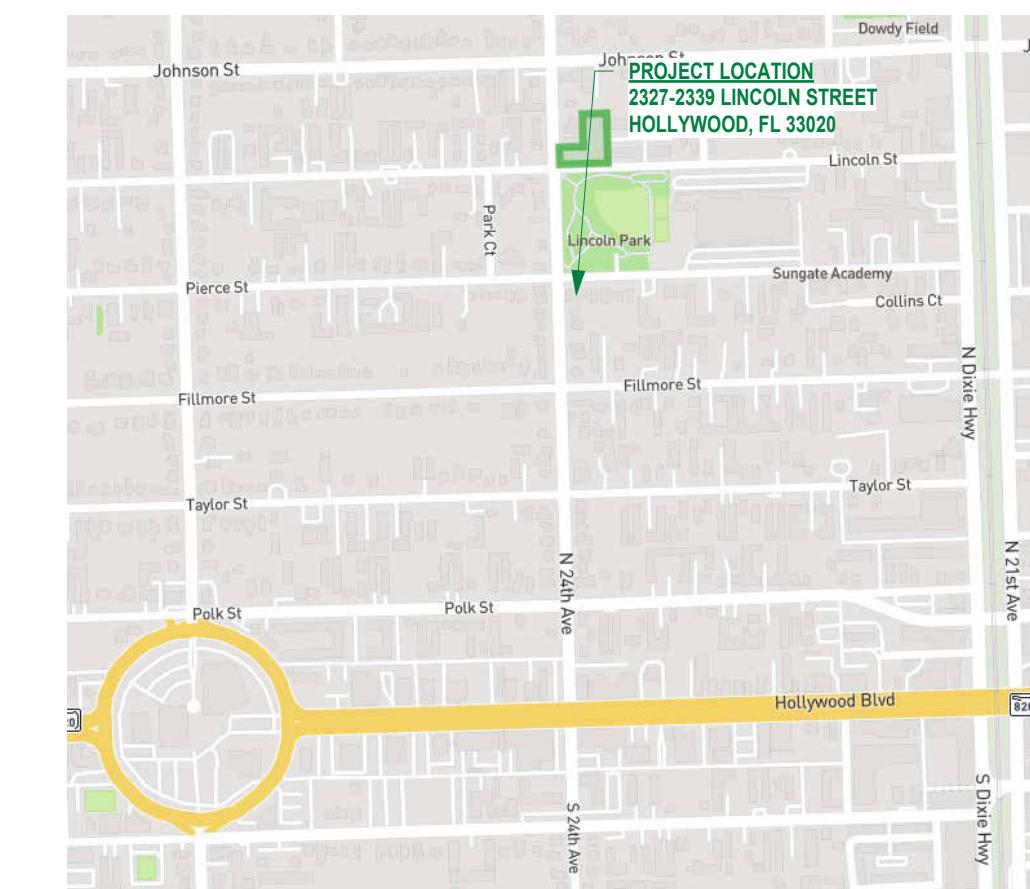
www.themirrorofparadise.com

FEE SIMPLE TOWNHOMES

2327-2339 LINCOLN STREET HOLLYWOOD, FL 33020

RENDERING - VIEWING NORTH FROM LINCOLN STREET**CITY OF HOLLYWOOD MEETING DATES**

PACO	OCTOBER 21ST, 2024
PRELIMINARY TAC	NOVEMBER 18TH, 2024
FINAL TAC	FEBRUARY 3RD, 2025
SIGN OFF	TBD

SITE MAP**PROPERTY ADDRESS**

2327-2339 LINCOLN ST HOLLYWOOD, FL 33020

FOLIO

514216014540

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 10 & S 70 OF LOT 11, BLK 12

CITY OF HOLLYWOOD FILE #

24-09-90

CITY OF HOLLYWOOD MEETING DATES

PRE APPLICATION CONCEPTUAL OVERVIEW
OCTOBER 21, 2024
PRELIMINARY TECHNICAL ADVISORY COMMITTEE
NOVEMBER 18TH, 2024
FINAL TECHNICAL ADVISORY COMMITTEE
FEBRUARY 3RD, 2025
SIGN OFFS JULY 28TH, 2025

BUILDING INTENSITY**ALLOWED****PROVIDED**

LOT COVERAGE N/A
FAR: 1.75 (47,950 SF)
A/C AREA: N/A
BUILDING FOOT PRINT 10,019 SF (TERRACE NOT INCLUDED)
PROPOSED NO. OF UNITS: UNLIMITED
NUMBER OF FLOORS N/A
BUILDING HEIGHT 45 FEET

SITE INFORMATION**EXISTING****PROPOSED**

ZONING: (RAC) DH-2
SUB-DISTRICT: N/A
BUILDING USE: VACANT

TOWNHOME DEVELOPMENT

LAND USE DESIGNATION: RESIDENTIAL
COUNTY USE DESIGNATION: RESIDENTIAL

RESIDENTIAL

NET LOT AREA: 27,400 SQFT - 0.63 ACRES

N/A

BASE FLOOD ZONE: X

VARIES BY UNIT

100 YEAR FLOOD ELEVATION: 12.00

OPEN SPACE: 5,480 SF (20%)

5,850 SF (21%)

VEHICULAR USE AREA (VUA): 1,569.75 SF (25%)

2,733 SF (43%)

SETBACKS:**REQUIRED****PROVIDED**

ALLOWABLE BALCONY ENROACHMENT (75%)
ALLOWABLE ELEVATOR ENROACHMENT (25%)
ALLOWABLE STAIR ENROACHMENT @ FRONT (-%)
(a) FRONTAGE (LINCOLN) (SOUTH) 15'-0"
(b) FRONTAGE (N. 24TH AVE) 15'-0"
(c) SIDE INTERIOR (EAST) 10'-0"
(d) SIDE INTERIOR (WEST) 10'-0"
(e) REAR (NORTH) 20'-0"

15'-0"

15'-0"

10'-0"

10'-0"

57'-6"

UNIT TYPE:**PROVIDED**

TOWNHOME TYPE A - THREE STORY (4 BED/3 BATH) 2

TOWNHOME TYPE B - TWO STORY (3 BED/2.5 BATH) 3

TOWNHOME TYPE C - TWO STORY (4 BED/3.5 BATH) 1

TOWNHOME TYPE D - THREE STORY (4 BED/3.5 BATH) 9

TOTAL = 15 UNITS

GROSS FLOOR AREA:**PROVIDED**

FIRST FLOOR 10,571 SF

SECOND FLOOR 11,119 SF

THIRD FLOOR 7,564 SF

TOTAL = 29,274 SF

PARKING CALCULATION:**REQUIRED****PROVIDED**

MIN REQ. PER UNIT (2) PARKING SPACE PER TOWNSOME

UNITS (15) 30 30

GUEST 2 2

TOTAL = 32 SPACES = 32 SPACES

HANDICAPPED SPACE 1 1

ELECTRIC VEHICLE 1 15

(1 PER EACH FEE SIMPLE TH GARAGE)

APPLICABLE CODES:

PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES:

BUILDING: FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION

MECHANICAL: FLORIDA BUILDING CODE MECHANICAL 2023, 8TH EDITION

ELECTRICAL: NFPA 70 (NEC) 2020 EDITION

PLUMBING: FLORIDA BUILDING CODE PLUMBING 2023, 8TH EDITION

LIFE SAFETY: NFPA 101 2021 EDITION

FFPC: FLORIDA FIRE PREVENTION CODE 8TH EDITION

FIRE CODE: NFPA 1 2021 EDITION

ACCESSIBILITY: FLORIDA BUILDING CODE ACCESSIBILITY 2023, 8TH EDITION

Note: Submitted plans are in compliance with Classification of Hazard of Content per NFPA 101

Kaller Architecture

2417 Hollywood Blvd.
Hollywood Florida 33020

PROPERTY ADDRESS

2327-2339 LINCOLN ST HOLLYWOOD, FL 33020

FOLIO

514216014540

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 10 & S 70 OF LOT 11, BLK 12

CITY OF HOLLYWOOD FILE #

24-DP-90

SITE INFORMATION

EXISTING

PROPOSED

ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	VACANT	TOWNHOME DEVELOPMENT
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	27,400 SQFT- 0.63 ACRES	N/A
FLOOD ZONE :	ZONE: X	
OPEN SPACE :	5,480 SF (20%)	5,850 SF (21%)
VEHICULAR USE AREA (VUA):	1,569.75 SF (25%)	2,733 SF (43%)

UNIT TYPE:

PROVIDED

TOWNHOME TYPE A - THREE STORY (4 BED/3 BATH)	2
TOWNHOME TYPE B - TWO STORY (3 BED/2.5 BATH)	3
TOWNHOME TYPE C - TWO STORY (4 BED/3.5 BATH)	1
TOWNHOME TYPE D- THREE STORY (4 BED/3.5 BATH)	9
TOTAL	= 15 UNITS

PARKING CALCULATION:

REQUIRED

PROVIDED

MIN REQ. PER UNIT (2) PARKING SPACE PER TOWNHOME

UNITS (15)	30	30
GUEST	2	2
TOTAL	= 32 SPACES	= 32 SPACES
HANDICAPPED SPACE	1	1
ELECTRIC VEHICLE		15 (1 PER EACH FEE SIMPLE TH GARAGE)

BUILDING INTENSITY

ALLOWED

PROVIDED

LOT COVERAGE	N/A	N/A
FAR:	1.75 (47,950 SF)	1.06(29,274 SF)
A/C AREA:	N/A	
BUILDING FOOT PRINT	N/A	10,019 SF (TERRACE NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	15 TOWNHOMES
NUMBER OF FLOORS	N/A	(SEE UNIT TYPE)
BUILDING HEIGHT	45 FEET	33 FEET

SETBACKS:

REQUIRED

PROVIDED

ALLOWABLE BALCONY ENCROACHMENT (75%)	
ALLOWABLE ELEVATOR ENCROACHMENT (25%)	
ALLOWABLE STAIR ENCROACHMENT @ FRONT (--)	
(a) FRONTRAGE (LINCOLN) (SOUTH)	15'-0"
(b) FRONTRAGE (N. 24TH AVE)	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"
(d) REAR (NORTH)	20'-0"
	57'-6"

GROSS FLOOR AREA:

PROVIDED

SITE PLAN NOTES:

a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE.

d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

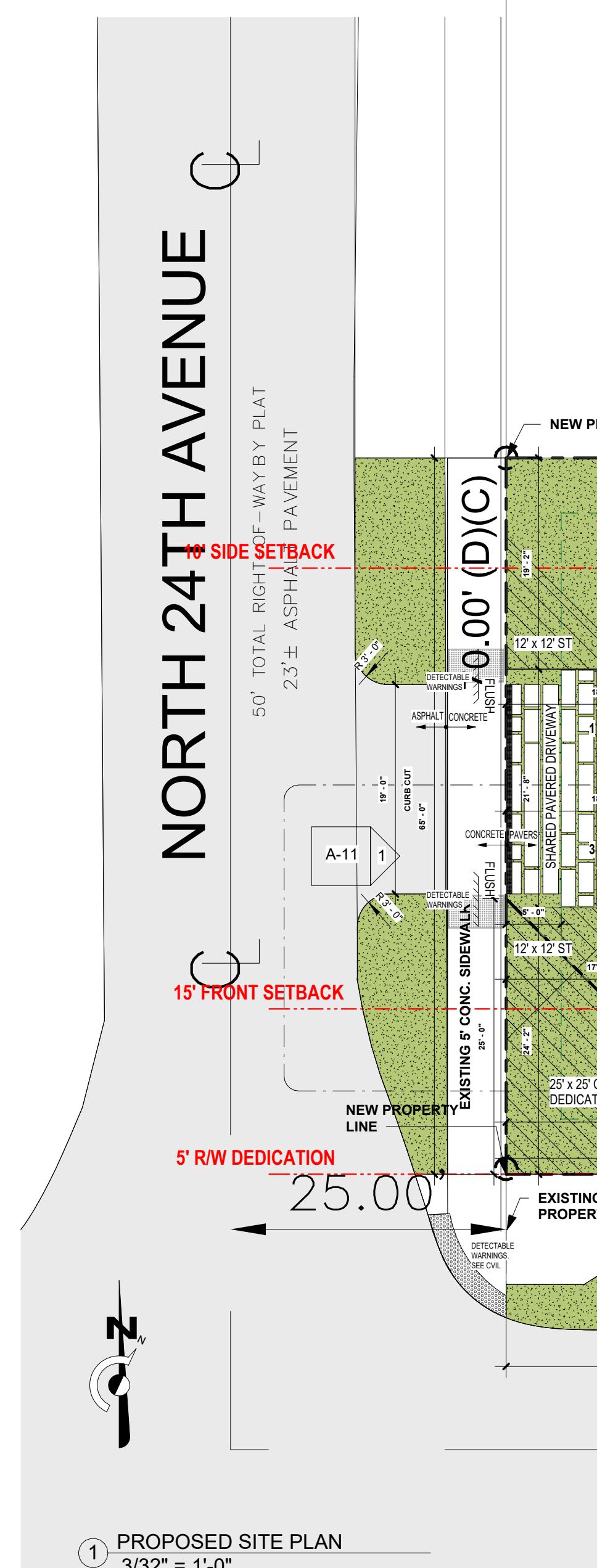
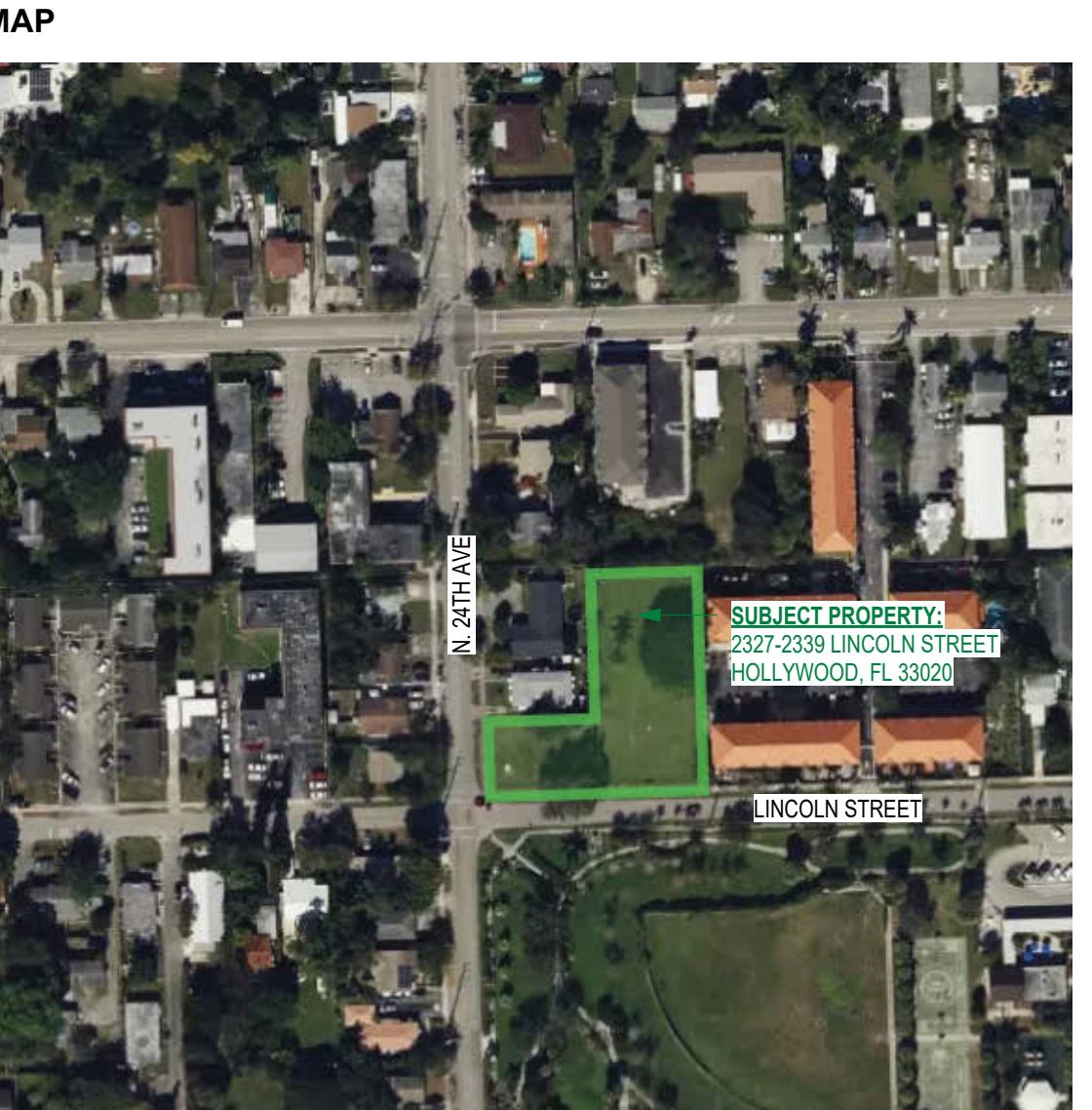
e) ALL SIGNAGE TO BE SUBMITTED AS A SEPERATE PERMIT

f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

h) TRASH BINS TO BE STORED AT THE EACH TOWNHOME AND PICKED UP AT EACH TOWNHOME.

i) THIS PROPERTY WILL BE PROTECTED BY A SUPERVISED, AUTOMATIC FIRE SPRINKLER SYSTEM



PROPERTY ADDRESS

2327-2339 LINCOLN ST HOLLYWOOD, FL 33020

FOLIO

514216014540

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 10 & S 70 OF LOT 11, BLK 12

CITY OF HOLLYWOOD FILE #

24-DP-90

SITE INFORMATION

	<u>EXISTING</u>	<u>PROPOSED</u>
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	VACANT	TOWNHOME DEVELOPMENT
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	N/A
NET LOT AREA:	27,400 SQFT- 0.63 ACRES	N/A
FLOOD ZONE :	ZONE: X	
OPEN SPACE :	5,480 SF (20%)	5,850 SF (21%)
VEHICULAR USE AREA (VUA):	1,569.75 SF (25%)	2,733 SF (43%)

UNIT TYPE:

PROVIDED

TOWNHOME TYPE A - THREE STORY (4 BED/3 BATH)	2
TOWNHOME TYPE B - TWO STORY (3 BED/2.5 BATH)	3
TOWNHOME TYPE C - TWO STORY (4 BED/3.5 BATH)	1
TOWNHOME TYPE D- THREE STORY (4 BED/3.5 BATH)	9
TOTAL	= 15 UNITS

PARKING CALCULATION:

REQUIRED

PROVIDED

MIN REQ. PER UNIT (2) PARKING SPACE PER TOWNHOME		
UNITS (15)	30	30
GUEST	2	2
TOTAL	= 32 SPACES	= 32 SPACES
HANDICAPPED SPACE	1	1
ELECTRIC VEHICLE		15 (1 PER EACH FEE SIMPLE TH GARAGE)

BUILDING INTENSITY

ALLOWED

PROVIDED

LOT COVERAGE	N/A	N/A
FAR:	1.75 (47,950 SF)	1.06(29,274 SF)
A/C AREA:	N/A	
BUILDING FOOT PRINT	N/A	10,019 SF (TERRACE NOT INCLUDED)
PROPOSED NO. OF UNITS:	UNLIMITED	15 TOWNHOMES
NUMBER OF FLOORS	N/A	(SEE UNIT TYPE)
BUILDING HEIGHT	45 FEET	33 FEET

SETBACKS:

REQUIRED

PROVIDED

ALLOWABLE BALCONY ENCROACHMENT (75%)	
ALLOWABLE ELEVATOR ENCROACHMENT (25%)	
ALLOWABLE STAIR ENCROACHMENT @ FRONT (--)	
(a) FRONTRAGE (LINCOLN) (SOUTH)	15'-0"
(b) FRONTRAGE (N. 24TH AVE)	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"
(d) REAR (NORTH)	20'-0"
	57'-6"

GROSS FLOOR AREA:

PROVIDED

SITE PLAN NOTES:

a) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

b) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

c) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/Roadway ADJACENT TO THE PROJECT SITE.

d) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

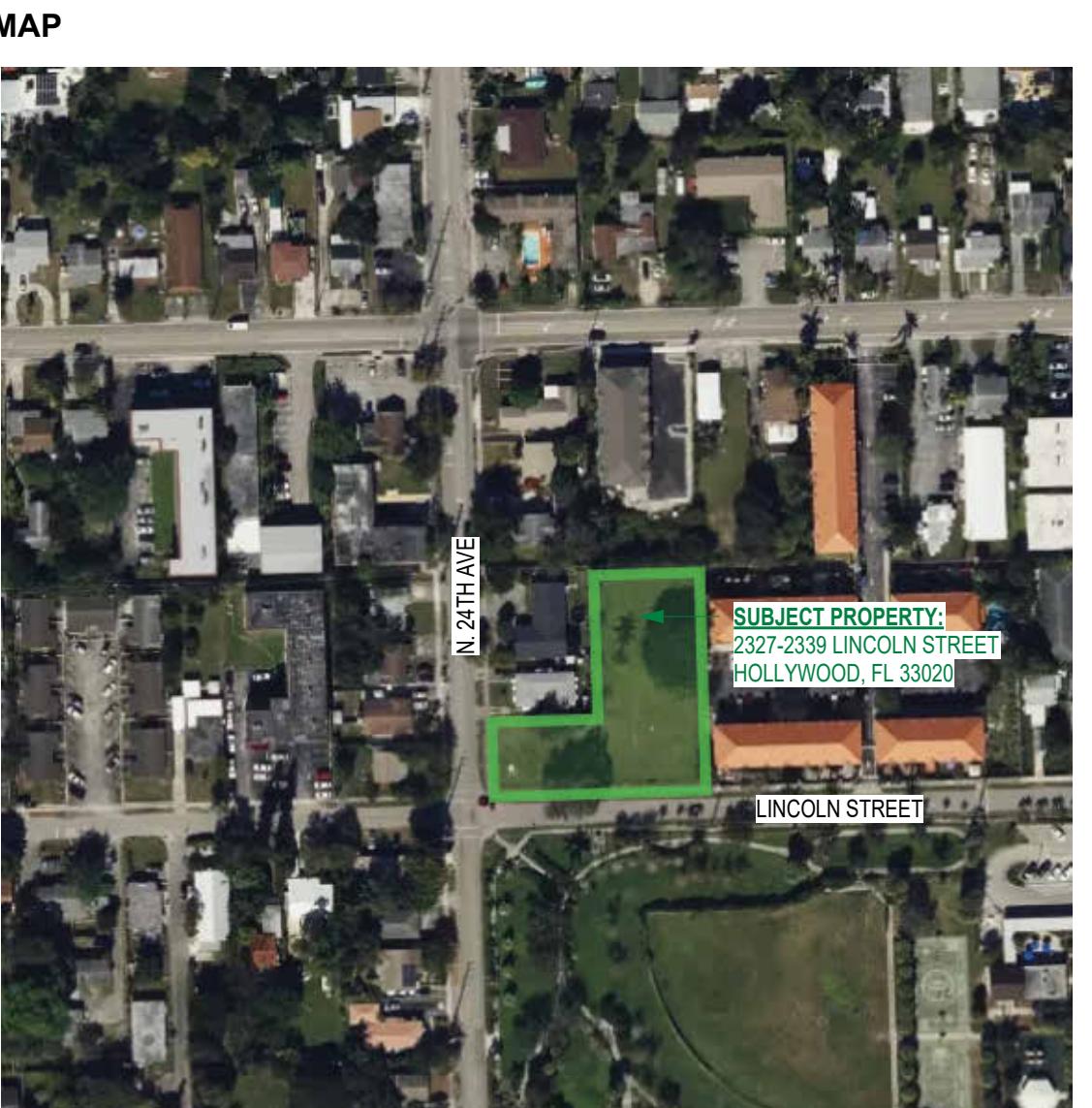
e) ALL SIGNAGE TO BE SUBMITTED AS A SEPERATE PERMIT

f) ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

g) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

h) TRASH BINS TO BE STORED AT THE EACH TOWNHOME AND PICKED UP AT EACH TOWNHOME.

i) THIS PROPERTY WILL BE PROTECTED BY A SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM.



A large white stylized letter 'A' is centered on a black background. A vertical line segment is positioned to the left of the letter's stem, extending from its top to its bottom.

Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

COLN STREET HOLLYWOOD
FL 33020

130

- 1 -

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PROJECT No.: 23-056

DATE: 12/2/22

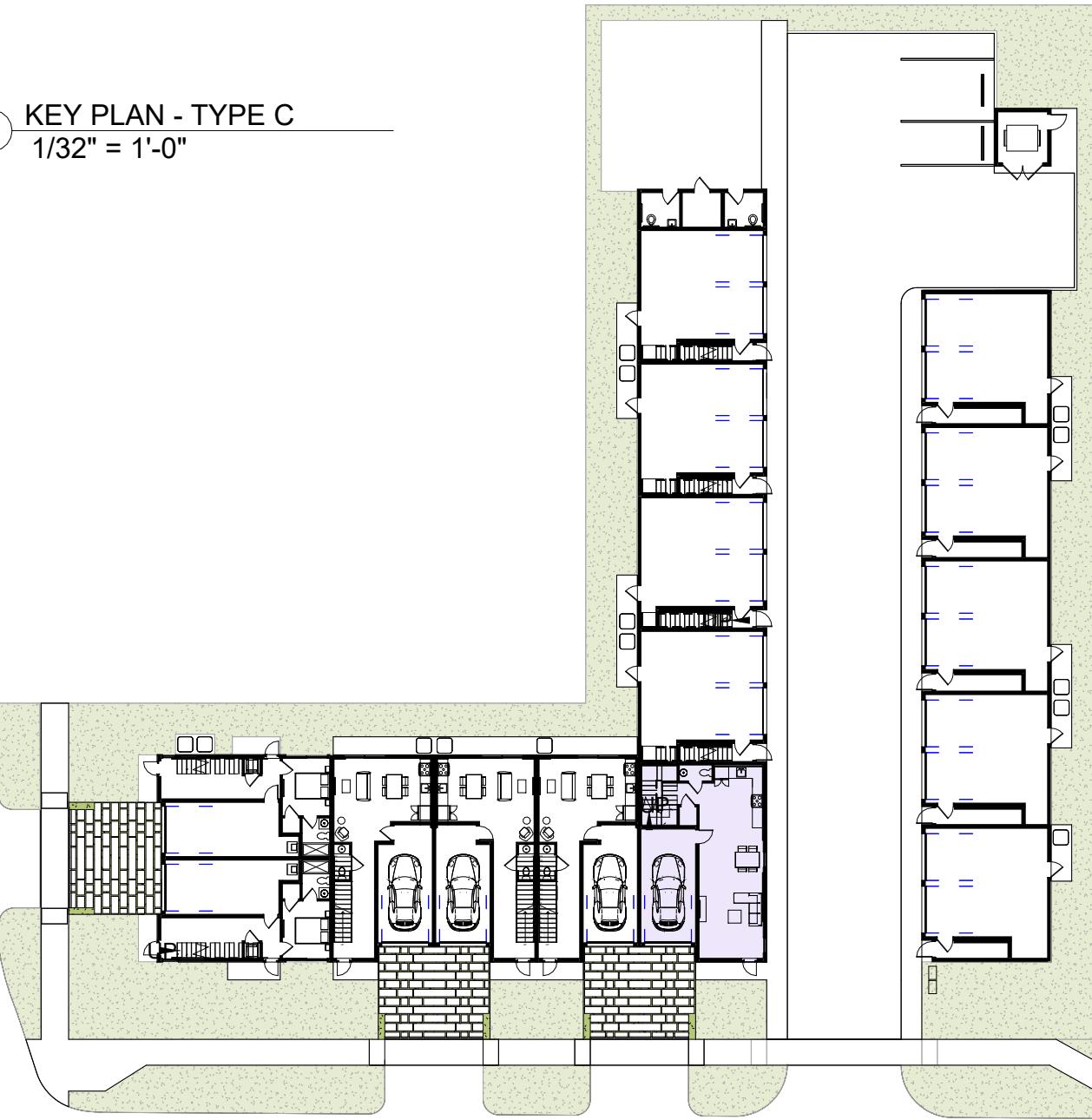
DRAWN BY: MF

SHEET

A-04

1. **What is the primary purpose of the study?** (Please select one)

KEY PLAN - TYPE C
1/32" = 1'-0"

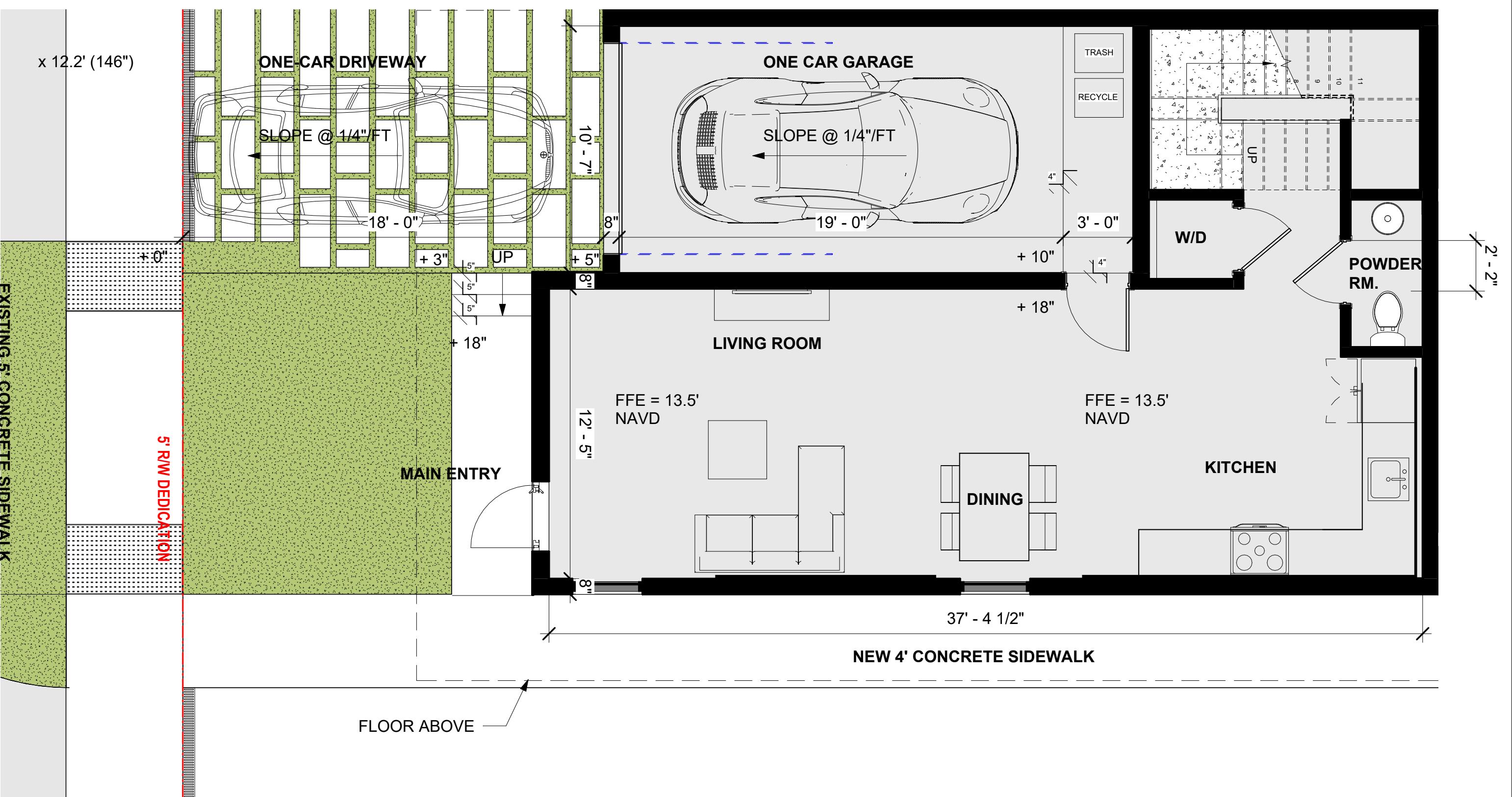


PROPERTY ADDRESS 2327-2339 LINCOLN ST HOLLYWOOD, FL 33020 FOLIO 514216014540			SITE INFORMATION EXISTING PROPOSED		
LEGAL DESCRIPTION HOLLYWOOD LITTLE RANCHES 1-26 B LOT 10 & S 70 OF LOT 11, BLK 12			ZONING: (RAC) DH-2 SUB-DISTRICT: N/A BUILDING USE: VACANT	N/A TOWNSHOME DEVELOPMENT	
CITY OF HOLLYWOOD FILE # 24-DP-90			LAND USE DESIGNATION: RESIDENTIAL COUNTY USE DESIGNATION: RESIDENTIAL	RESIDENTIAL N/A	
CITY OF HOLLYWOOD MEETING DATES PRE APPLICATION CONCEPTUAL OVERVIEW OCTOBER 21, 2024 NOVEMBER 18TH, 2024 FEBRUARY 3RD, 2025 JULY 28TH, 2025			NET LOT AREA: 27,400 SQFT- 0.63 ACRES BASE FLOOD ZONE : X	N/A VARIES BY UNIT	
CITY OF HOLLYWOOD USE AREA 100 YEAR FLOOD ELEVATION: 12.00 OPEN SPACE : 5,480 SF (20%) VEHICULAR USE AREA (VUA): 1,569.75 SF (25%)			100 YEAR FLOOD ELEVATION: 12.00 OPEN SPACE : 5,480 SF (21%) VEHICULAR USE AREA (VUA): 2,733 SF (43%)		
BUILDING INTENSITY ALLOWED PROVIDED			SETBACKS: ALLOWABLE BALCONY ENROACHMENT (75%) ALLOWABLE ELEVATOR ENROACHMENT (25%) ALLOWABLE STAIR ENROACHMENT @ FRONT (-%)	REQUIRED 15'-0" 15'-0" 10'-0" 10'-0" 10'-0" 20'-0"	PROVIDED 15'-0" 15'-0" 10'-0" 10'-0" 10'-0" 57'-6"
LOT COVERAGE FAR: 1.75 (47,950 SF) A/C AREA: N/A BUILDING FOOT PRINT PROPOSED NO. OF UNITS: UNLIMITED NUMBER OF FLOORS BUILDING HEIGHT			10,019 SF (TERRACE NOT INCLUDED)	15 TOWNHOMES (SEE UNIT TYPE)	32 FEET
GROSS FLOOR AREA: FIRST FLOOR: 10,571 SF SECOND FLOOR: 11,119 SF THIRD FLOOR: 7,584 SF TOTAL: 29,274 SF					
APPLICABLE CODES: PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES: BUILDING: FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION MECHANICAL: FLORIDA BUILDING CODE MECHANICAL 2023, 8TH EDITION ELECTRICAL: NFPA 70 (NEC) 2020 EDITION PLUMBING: FLORIDA BUILDING CODE PLUMBING 2023, 8TH EDITION LIFE SAFETY: NFPA 101 2021 EDITION FFPC: FLORIDA FIRE PREVENTION CODE 8TH EDITION FIRE CODE: NFPA 1 2021 EDITION ACCESSIBILITY: FLORIDA BUILDING CODE ACCESSIBILITY 2023, 8TH EDITION					
Note: Submitted plans are in compliance with Classification of Hazard of Content per NFPA 101					

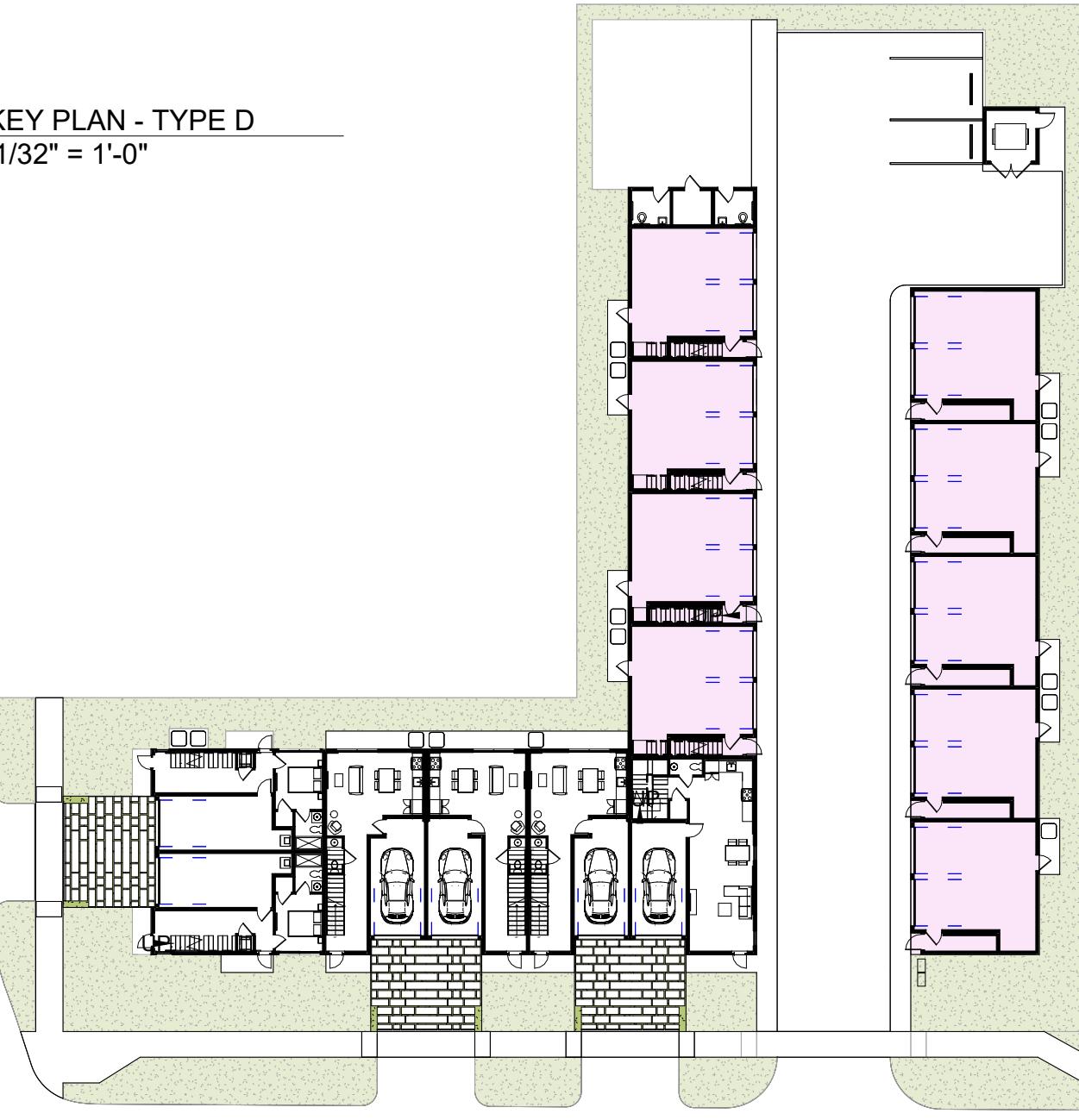
TYPE C (4 BED/3.5 BATH)

TOTAL SQ. FT UNDER A/C = 1,810 SF

TOTAL SQ. FT = 2,056 SF



KEY PLAN - TYPE D
1/32" = 1'-0"

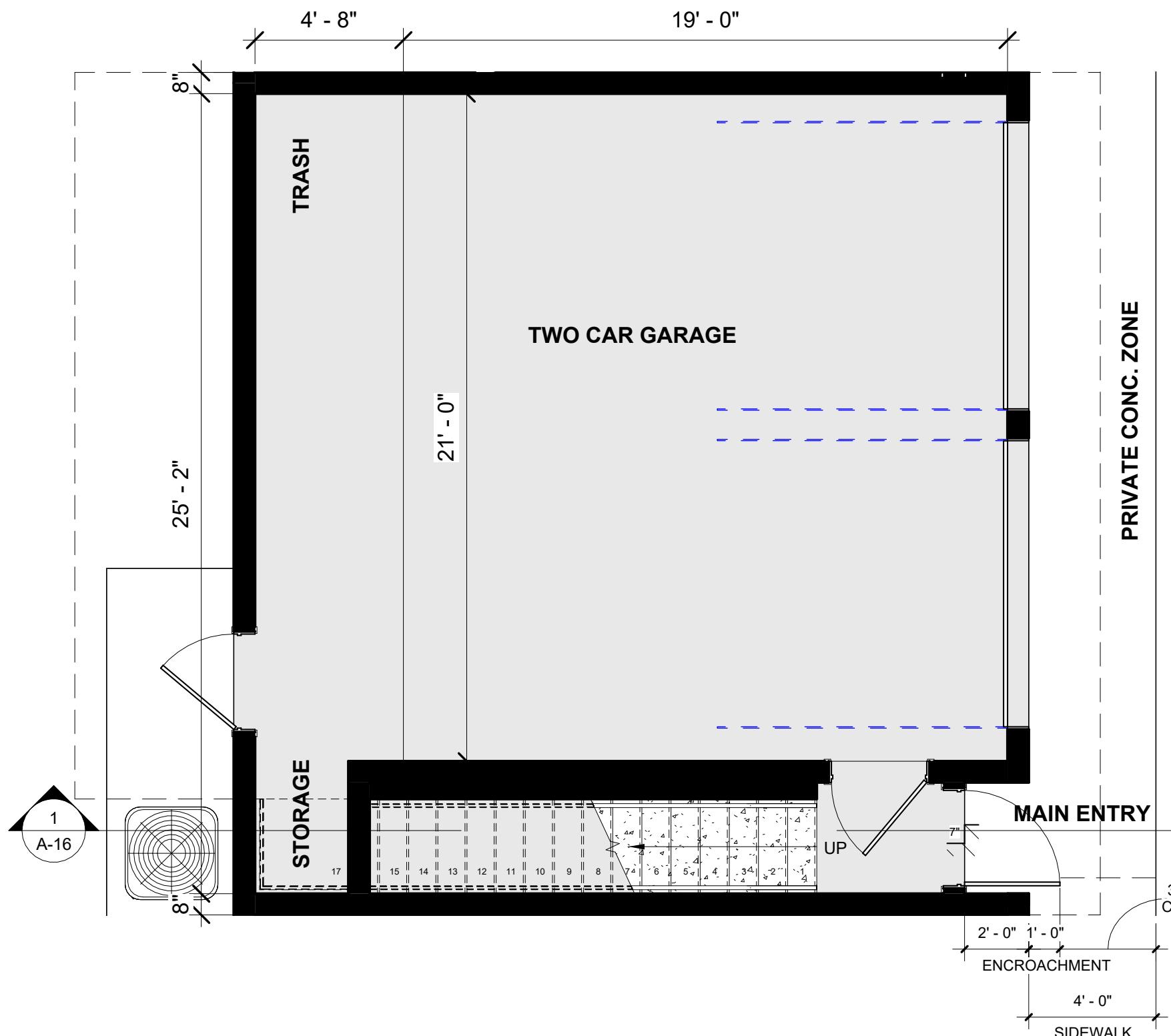


TYPE D (4 BED/3.5 BATH)

TOTAL SQ. FT UNDER A/C = 1,560 SF

TOTAL SQ. FT = 2,110 SF

ADJACENT TOWNHOME TYPE D



ADJACENT TOWNHOME TYPE C

① TOWNHOME TYPE D - (FIRST FLOOR)
1/4" = 1'-0"

BATH		
BEDROOM		
BEDROOM		
BATHROOM		
PARKING CALCULATION:		
MASTER BATH		
UNITS (15)	W.I.C.	REQUIRED 30
GUEST		PROVIDED 30
TOTAL		= 32 SPACES
HANDICAPPED SPACE		1
ELECTRIC VEHICLE		15 (1 PER EACH FEE SIMPLE TH GARAGE)
APPLICABLE CODES:		
PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES:		
MASTER BEDROOM		
BUILDING:	FLORIDA BUILDING CODE RESIDENTIAL	2023, 8TH EDITION
MECHANICAL:	FLORIDA BUILDING CODE MECHANICAL	2023, 8TH EDITION
ELECTRICAL:	NFPA 70 (NEC)	2020 EDITION
PLUMBING:	FLORIDA BUILDING CODE PLUMBING	2023, 8TH EDITION
LIFE SAFETY:	NFPA 101	2021 EDITION
FFPC:	FLORIDA FIRE PREVENTION CODE	8TH EDITION
FIRE CODE:	NFPA 1	2021 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE ACCESSIBILITY	2023, 8TH EDITION

JOSEPH B. KALLER
FLORIDA R.A. #009239

PROJECT TITLE: FEE SIMPLE TOWNHOMES
2327-2339 LINCOLN STREET HOLLYWOOD,
FL 33020

PROJECT TITLE

SHEET TITLE

TOWNHOME TYPE D

REVISIONS

No.	Description	Date
1		

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SHEET

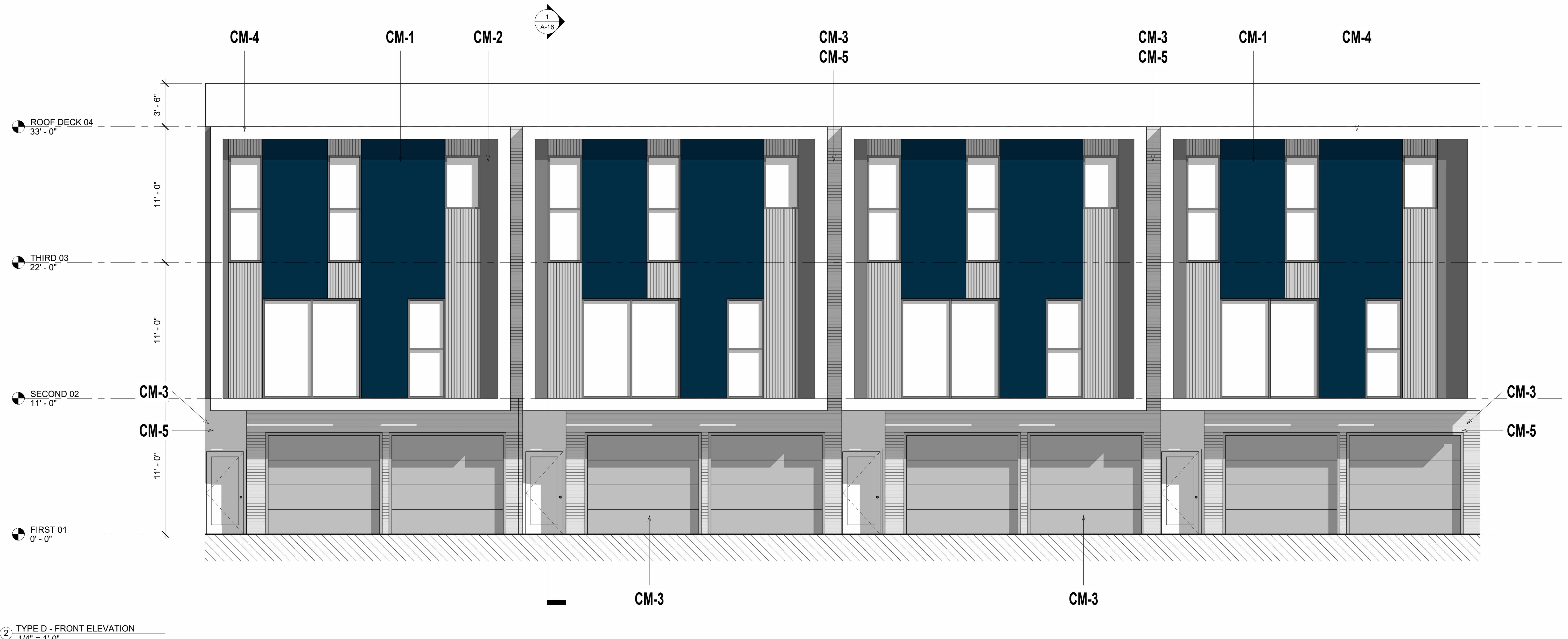


② TOWNHOME TYPE D - (SECOND FLOOR)
1/4" = 1'-0"



③ TOWNHOME TYPE D - (THIRD FLOOR)
1/4" = 1'-0"

A-08



COLOR / MATERIALS

CM-1	CM-2	CM-3	CM-4	CM-5	CM-6
NAVY BLUE EXTERIOR (SW 6244) 	PEPPERCORN (SW 7674) 	LIGHT FRENCH GREY (SW 0055) 	PURE WHITE (SW 7005) 	SCORED STUCCO 	FAUXGREEN 



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

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JOSEPH B. KALLER
FLORIDA R.A. #0009239

SIMPLE TOWNHOMES

2339 LINCOLN STREET HOLLYWOOD FL 33020

PROJECT TITLE

FEE SCHEDULE

TYPE A,B,C FRONT ELEVATION (LINCOLN ST.)

REVISIONS

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CHECKED BY: IRK

卷之三

A-10

A-10

This architectural cross-section diagram illustrates the building's structure across four floors: FIRST 01, SECOND 02, THIRD 03, and ROOF DECK 04. The diagram is labeled with various components and dimensions:

- FIRST 01 (Ground Level):** Features a hatched ground surface. A vertical column on the left is labeled CM-3 CM-5. A vertical column on the right is labeled CM-3 CM-5. A central vertical column is labeled CM-3.
- SECOND 02:** A horizontal line at 11'-0" from the ground. A vertical column on the left is labeled CM-3 CM-5. A vertical column on the right is labeled CM-3 CM-5.
- THIRD 03:** A horizontal line at 22'-0" from the ground. A vertical column on the left is labeled CM-1 CM-6. A vertical column on the right is labeled CM-3 CM-5.
- ROOF DECK 04:** A horizontal line at 33'-0" from the ground. A vertical column on the left is labeled CM-4. A vertical column on the right is labeled CM-1 CM-2.

Key features include:

- Vertical columns labeled CM-1 through CM-6.
- Horizontal lines indicating floor levels.
- Architectural details like windows, doors, and structural elements.
- Material textures: green speckled, dark blue, grey, and hatched patterns.

COLOR / MATERIALS

CM-1	CM-2	CM-3	CM-4	CM-5	CM-6
NAVY BLUE EXTERIOR (SW 6244) 	PEPPERCORN (SW 7674) 	LIGHT FRENCH GREY (SW 0055) 	PURE WHITE (SW 7005) 	SCORED STUCCO 	FAUXGREEN 



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEA

JOSEPH B. KALLER
FLORIDA R.A. #0009239

327-2339 LINCOLN STREET HOLLYWOOD,
FL 33020

IEEE

**TYPE A FRONT
ELEVATION (N. 24TH
AVE.)**

REVISIONS

REVISIONS

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24/25

A-11

This architectural cross-section diagram illustrates the layout of a building across five floors (First to Roof Deck) and five columns (CM-1 to CM-5). The diagram shows room configurations, door locations, and structural elements like columns and windows.

Floor Levels:

- ROOF DECK 04:** 33' - 0"
- THIRD 03:** 22' - 0"
- SECOND 02:** 11' - 0"
- FIRST 01:** 0' - 0"

Structural and Room Labels:

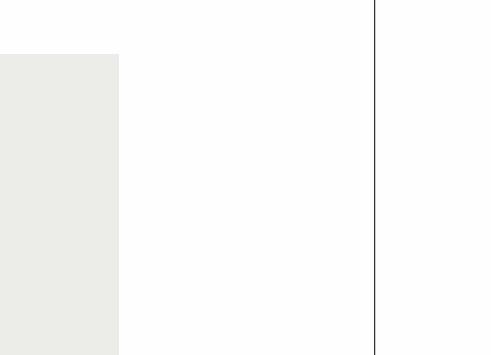
- CM-1:** Located on the Third, Second, and First floors.
- CM-2:** Located on the Roof Deck, Third, and Second floors.
- CM-3:** Located on the First floor.
- CM-4:** Located on the Roof Deck, Third, and Second floors.
- CM-5:** Located on the First floor.

Rooms and Features:

- Rooms:** The diagram shows various rooms, some with doors and windows. For example, on the First floor, there are rooms with doors and windows, and a room with a textured wall. On the Second floor, there are rooms with doors and windows. On the Third floor, there are rooms with doors and windows.
- Doors:** The diagram shows doors in various rooms, some with dashed lines indicating they are open.
- Windows:** The diagram shows windows in various rooms, some with dashed lines indicating they are open.
- Structural Elements:** The diagram shows columns (CM-1 to CM-5), windows, and other structural elements.

1 TYPE A FRONT ELEVATION (N. 24TH
AVE.)
1/4" = 1'-0"

COLOR / MATERIALS

CM-1	CM-2	CM-3	CM-4	CM-5	CM-6
NAVY BLUE EXTERIOR (SW 6244) 	PEPPERCORN (SW 7674) 	LIGHT FRENCH GREY (SW 0055) 	PURE WHITE (SW 7005) 	SCORCHED STUCCO 	FAUX GREEN 



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

2327-2339 LINCOLN STREET HOLLYWOOD,
FL 33020

PROJECT TITLE

DIAGRAMS/DETAIL

SHEET TITLE

No.	Description	Date

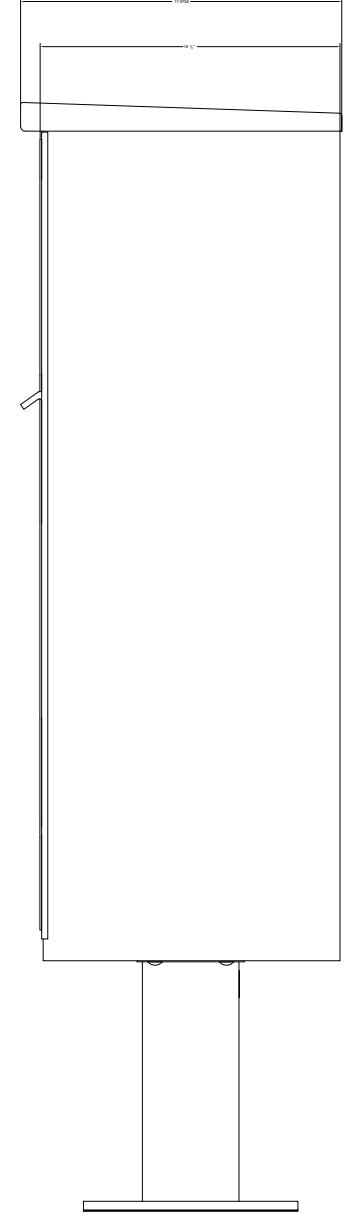
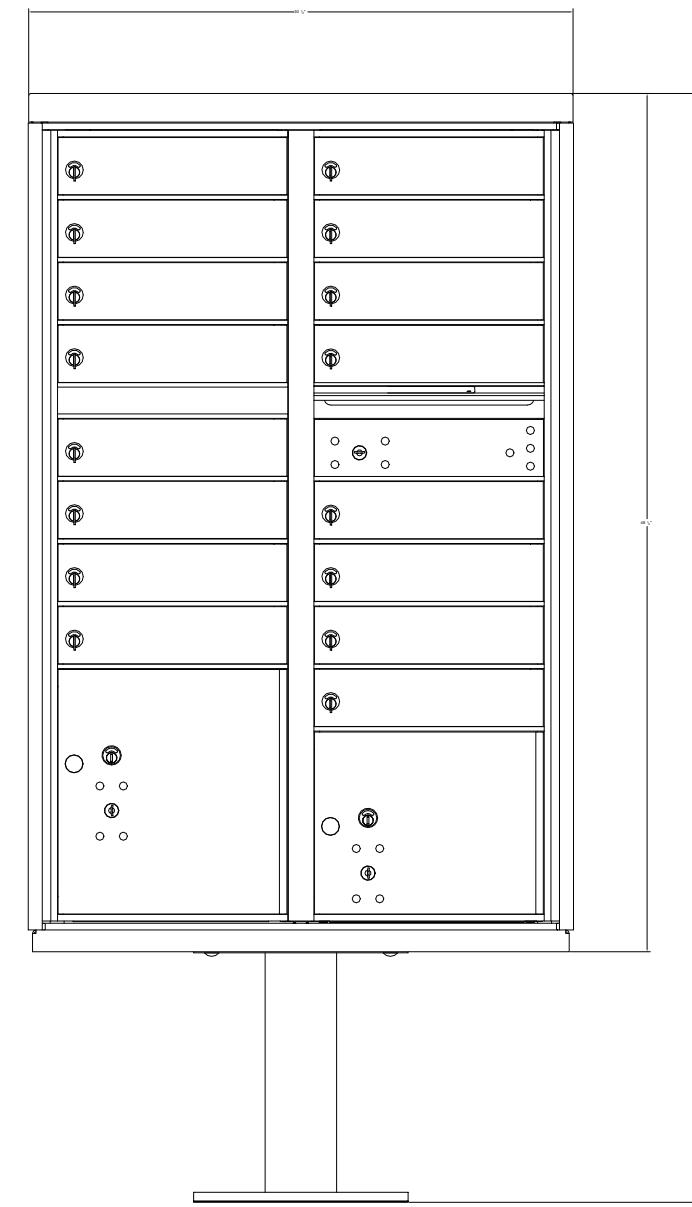
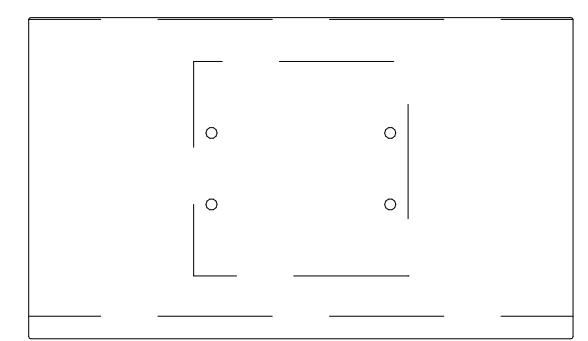
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SHEET

A-12

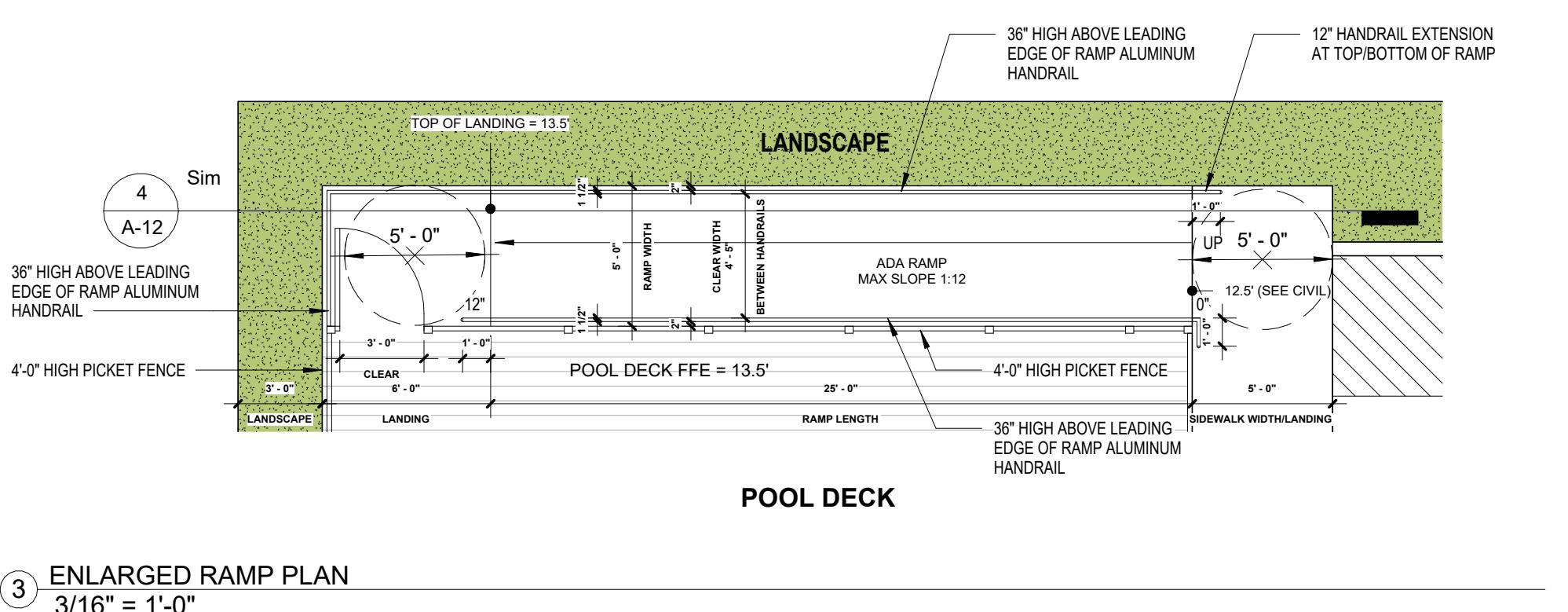
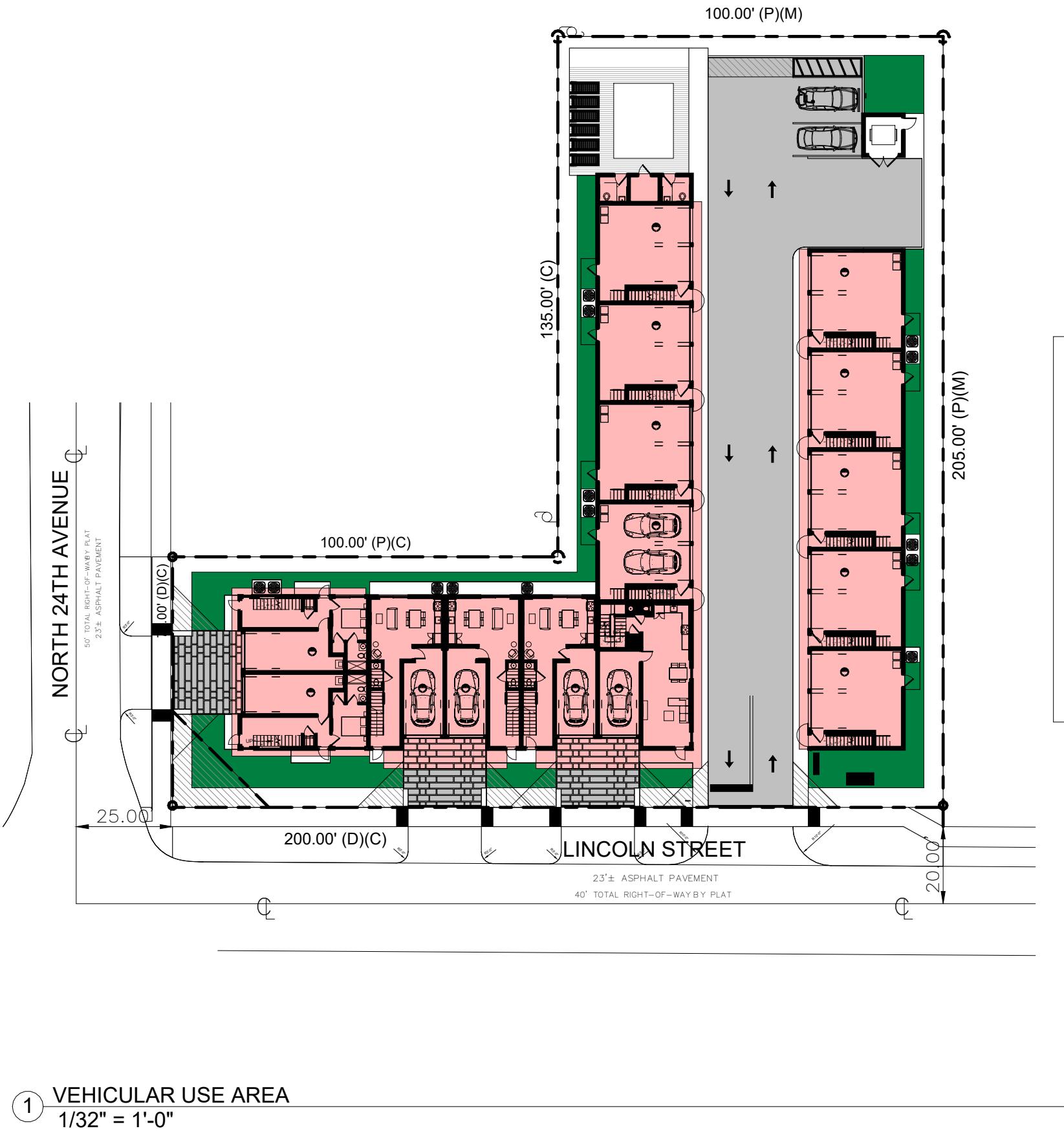
PLAN



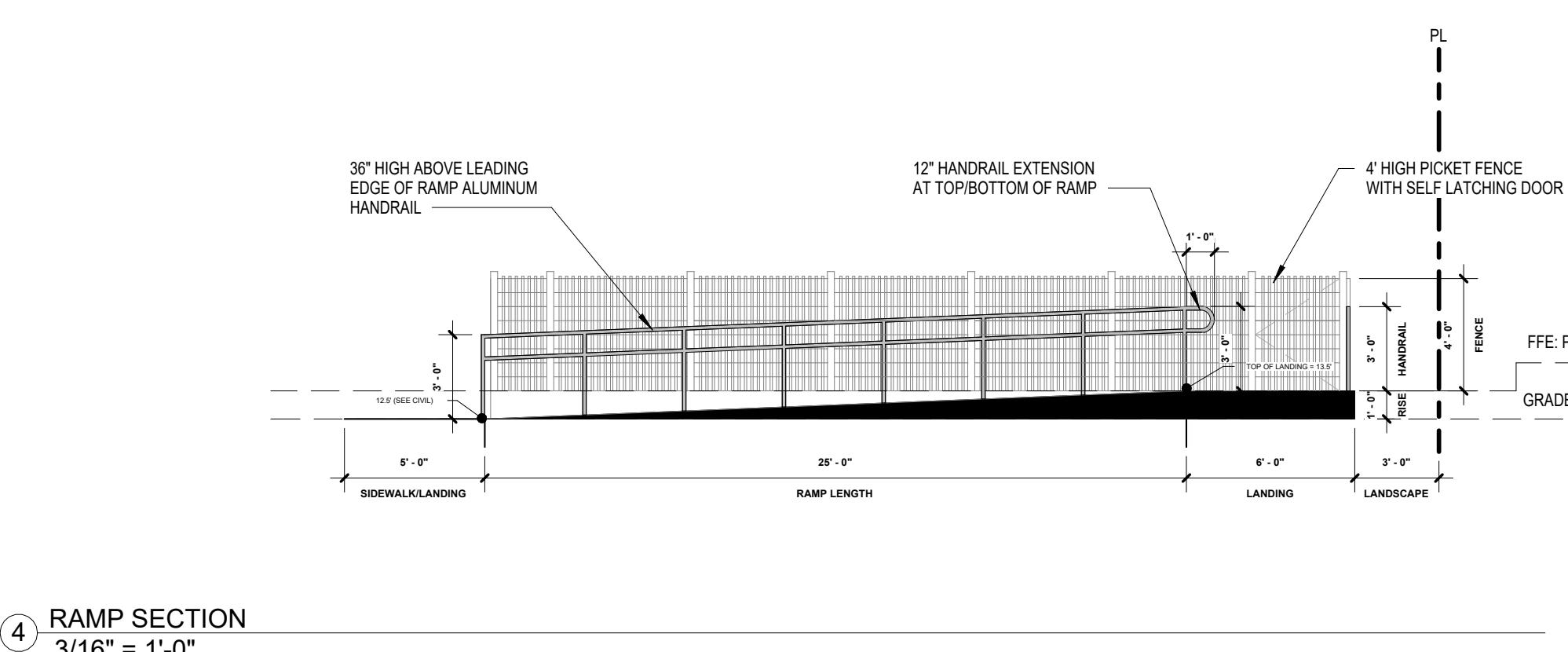
PEDESTAL

FRONT

SIDE



② MAIL KIOSK
3/32" = 1'-0"





VIEWING NORTH (FROM LINCOLN STREET)

**JOSEPH B. KALLER
FLORIDA R.A. #0009239**

FEE SIMPLE TOWNHOMES

**327-2339 LINCOLN STREET HOLLYWOOD,
FL 33020**

RENDERING

REVISIONS

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SHI

A-13



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

JOSEPH B. KALLER
FLORIDA R.A. #0009239

5

AMPLE TOWNHOMES

NCOLN STREET HOLLYWOOD FL 33020



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

EE SIMPLE TOWNHOMES

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SHEET



VIEWING NORTH (FROM LINCOLN STREET)

A-15



Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

JOSEPH B. KALLER
FLORIDA R.A. #0009239

FEE SIMPLE TOWNHOMES
327-2339 LINCOLN STREET HOLLYWOOD,
FL 33020

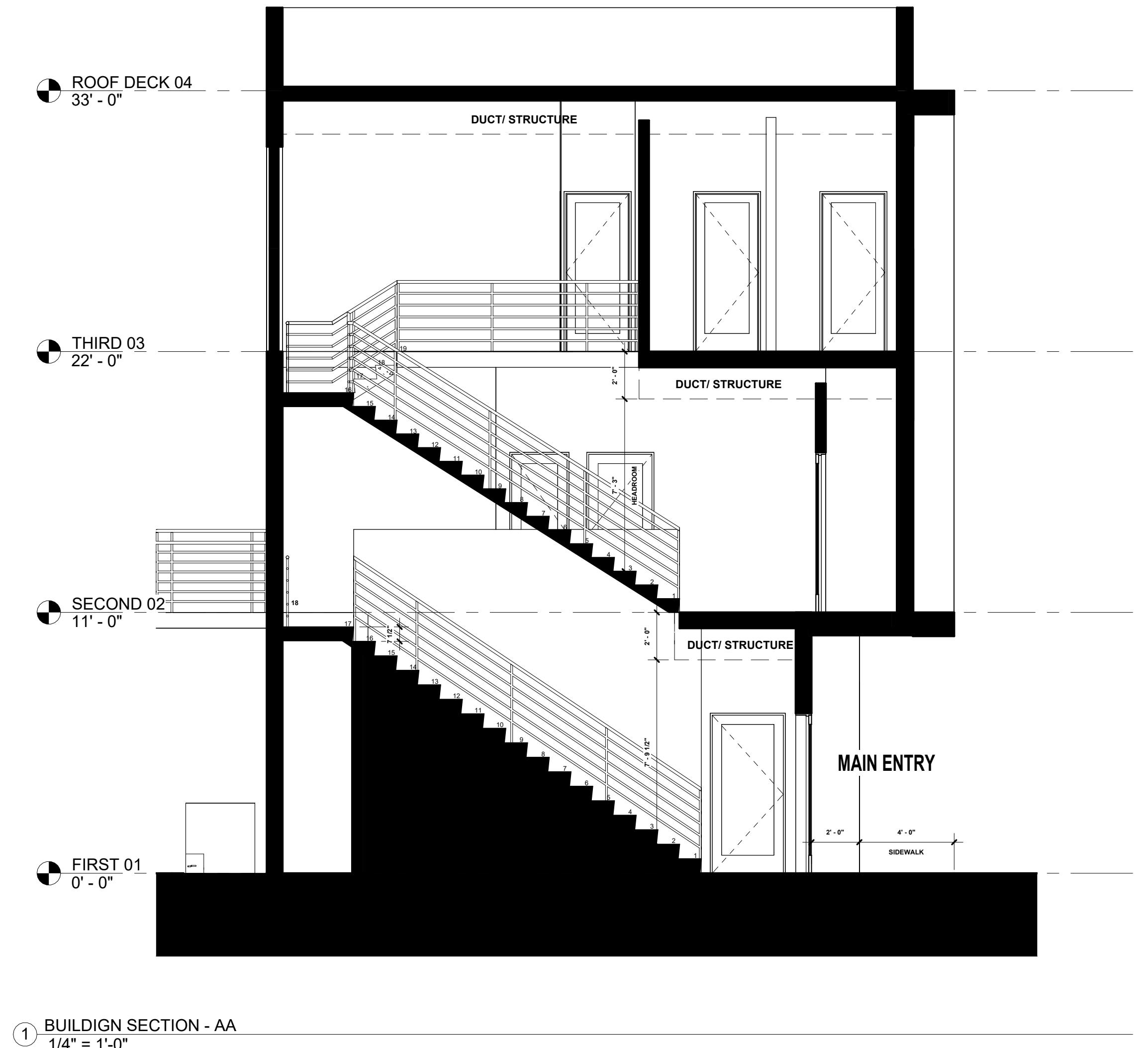
BUILDING SECTION

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DATE: 12/2/22
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SHEET

A-16



Reviews:

Project: **TOWNHOMES**
2327-2339 Lincoln Street Hollywood, FLORIDA 33020

GENERAL NOTES
Plan Description:

Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:

JORGE M. SZAUER

Drawn by:

J. JANSE

Revised & Sealed:

JORGE M. SZAUER

Date:

DEC. 2024

Job No.:

AS SHOWN

Sheet:

C-01

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER DISCHARGE MANAGEMENT PLAN (SWDMP) AND A CONSTRUCTION POLLUTION PREVENTION PLAN (CPP). THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A CONSTRUCTION POLLUTION PREVENTION PLAN (CPP) AND NOTICE OF TERMINATION (NOT) AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT. THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION-PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

4. BASE SURVEY INFORMATION, INCLUDING, BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. IS RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF DRAWINGS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

6. THE CONTRACTOR SHALL SUBMIT A COPIES OF SHOT BLASTING TO THE ENGINEER FOR APPROVAL. IN ORDER TO MEET THE MATERIALS REQUIRED FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION POLLUTION PREVENTION PLAN (CPP) AND NOTICE OF TERMINATION (NOT) AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT. THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MARKS FROM DAMAGE OR DISPLACEMENT. IF NEEDED TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED AS NECESSARY.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL FAULT CONTROL, TRENCH, AND BURROWING. FAULTS SHALL INCLUDE A DRILLING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND EARTHWORK. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DETERMINATION OF FAULT LOCATION, EARTHWORK, AND FAULTS.

9. THE CONTRACTOR SHALL SUBMIT A COPIES OF SHOT BLASTING TO THE ENGINEER FOR APPROVAL. IN ORDER TO MEET THE MATERIALS REQUIRED FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION POLLUTION PREVENTION PLAN (CPP) AND NOTICE OF TERMINATION (NOT) AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT. THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

10. ANY DESIGN OR TEST LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION.

11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED PASSING AND FAILING ON A REGULAR AND IMMEDIATE BASIS.

12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS SUBJECT TO CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS IS LOCATED BY THE RESPECTIVE UTILITY, OR BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATION OF ALL EXISTING UTILITIES IN THE PLANS THAT HAVE BEEN DRAWN IN ARE THE BEST INFORMATION AVAILABLE AND ARE GIVEN AS THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE OWNER IS TO START AND FINISH CONSTRUCTION AS THEY SEE FIT TO MEET THE VARIOUS UTILITIES. AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER. THE CONTRACTOR SHALL DESCRIBE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE UTILITY, STATE OR CALL CENTER BY CALLING "1-1-1" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE PROPOSED CONSTRUCTION ACTIVITY FOR APPROVAL. THE CONTRACTOR OR EXCAVATOR SHALL COORDINATE WITH THE UTILITY FOR ANY WORK, OR PART THEREOF, RELATED TO THE EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCAL UTILITY TICKETS UP TO DATE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPELINES DURING CONSTRUCTION UNLESS OTHERWISE NOTATED IN THE DRAWINGS, ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

7. TYPICAL DETAIL AS SHOWN ARE NOT PRESENTED AS AN ALTERNATIVE TO A CONSTRUCTION PROBLEM ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SATISFY CONDITIONS, PROVIDED THE SUBMITTER APPROVES FOR AN ALTERNATIVE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DESIRES NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, OR COUPLINGS, WHICH REQUIRE A DEPARTURE FROM THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL SUBMIT A COPIES OF SHOT BLASTING TO THE ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT A COPIES OF SHOT BLASTING TO THE OWNER FOR THE PROJECT AND THE REASONS THEREFORE. SHALL BE SUBMITTED WITH DRAWINGS APPROVED FOR DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE.

9. THE CONTRACTOR SHALL PROVIDE TO THE OWNER ALL NECESSARY TEST PAVING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL, AND FACILITIES REQUIRED FOR ALL HYDRASTIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PROVIDE SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

10. AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL-AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND SWORN TO THE RESPONSIBILITY.

2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEous NOTATION THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.

B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

C. STORMWATER CONTROL STRUCTURES AND ELEVATIONS, INCLUDING ALL HEAVY SLOTS, DRAFFES, GRATES, AND SKIMMERS.

D. STORMWATER CONTROL SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

E. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

F. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 20' FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 20' FT PLUS ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND SIDEWALK INTERSECTIONS FOR PARKING LOTS, RECREATIONAL CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL SURFACE AREAS AND ISLANDS.

J. ALL PARKING AREAS AND SIDEWALK PLANS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

11. EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. EROSION CONTROL CONSISTS OF EARTH TRENCHING AND FLOATING TURBIDITY BARRIER PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SETTING AND HOLDING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEAMWORK EARTH MATERIALS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SEDIMENT DURING THE CONSTRUCTION. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF EROSSIVE EARTH MATERIALS EXPOSED BY CLEAVING, CRUSHING, EXCAVATING, TRENCHING, BORROW AND ENBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL REQUEST TO EROSION CONTROL, MAINTAIN, REPAIR, AND REINFORCE EROSION CONTROL MEASURES. CONTRACTOR SHALL REQUEST TO EROSION CONTROL, MAINTAIN, REPAIR, AND REINFORCE EROSION CONTROL MEASURES. CONTRACTOR SHALL REQUEST TO EROSION CONTROL, MAINTAIN, REPAIR, AND REINFORCE EROSION CONTROL MEASURES. CONTRACTOR SHALL REQUEST TO EROSION CONTROL, MAINTAIN, REPAIR, AND REINFORCE EROSION CONTROL MEASURES.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR EROSION CONTROL.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO EROSION CONTROL TO PROTECT THE SURFACE OF THE PROJECT AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADVERSE PROBLEMS AND WATER LOSS.

6. GRAVEL, DISTILLED AREAS WITHIN 1 DAY OF INITIAL EROSION, TYPE OF GRASSING SHALL BE ALLOWED. TEMPORARY GRASSING IS TO ESOND AT ALL CHANGE STRUCTURES, RETENTION AREAS, SWALES AND OTCHES, AND WHERE SLOPES AND STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY 2 WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP, REPAIR AND REINSTALL ANY DAMAGED OR MISSING EROSION CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL EROSION CONTROL FEATURES.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A STAINLESS COAT. PRE-PAVE, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE, AREAS RECEIVING CONCRETE PAVING SHALL BE OTHERWISE PROTECTED WITH A LAYER OF FOOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVING.

9. TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARCODES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 8:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 605 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UTC2012). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING, MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UTILIBLIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 5' FT OF ACTIVE ROAD, TRAVEL LANES BUT NO CLOSER THAN 2 FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX #612 FOR A 4-LANE HIGHWAY.

9. TYPE 1 OR 2 BARRICADES AT 2 FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO COMMENCE ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND ELEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DESTROY SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER, OR REPAIR OR RECONSTRUCTION OF ANY DAMAGE TO PROPERTIES SHALL BE PROVIDED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCED POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURE, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED A MINIMUM OF 10 FEET INSTEAD OF THE PIPELINE.

5. TREES TO BE REMOVED IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOOLIES WITHIN BRANCHES.

6. AREA TO BE REMOVED FOR CLEARING AND GRUBBING SHALL INCLUDE ALL AREA TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS TO A MAXIMUM OF 10 FEET INSTEAD OF THE PIPELINE.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES, OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 1" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. AREA TO BE REMOVED FOR CLEARING AND GRUBBING SHALL BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS TO A MAXIMUM

(FIRST STREET BY PLAT)

NORTH 24TH AVENUE

50' TOTAL RIGHT-OF-WAY BY PLAT

23'± ASPHALT PAVEMENT

F.I.R.1/2" (NO ID)

9'± PARKWAY

6' CHAIN LINK FENCE

ATT

GW

CB

5' CONC. SWK

5' CONC. SIDEWALK

5'± PARKWAY

200.00' (D)(C)

23'± ASPHALT PAVEMENT

F.I.R.1/2" (NO ID)

W 2.81'

90'00'00"

90'00'00"

ATT

GW

CB

5' CONC. SWK

5' CONC. SIDEWALK

5'± PARKWAY

200.00' (D)(C)

23'± ASPHALT PAVEMENT

F.I.R.1/2" (NO ID)

W 2.81'

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