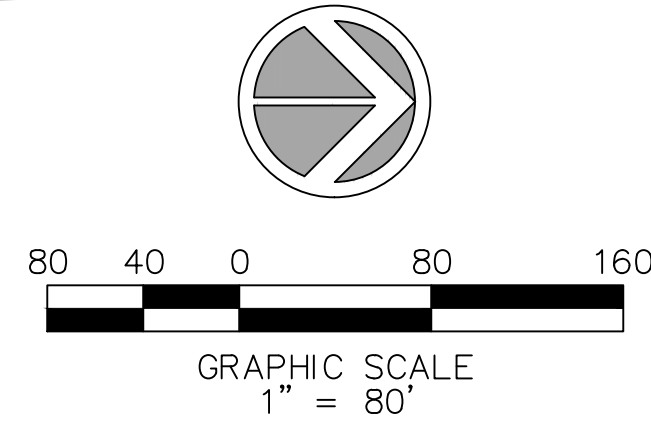
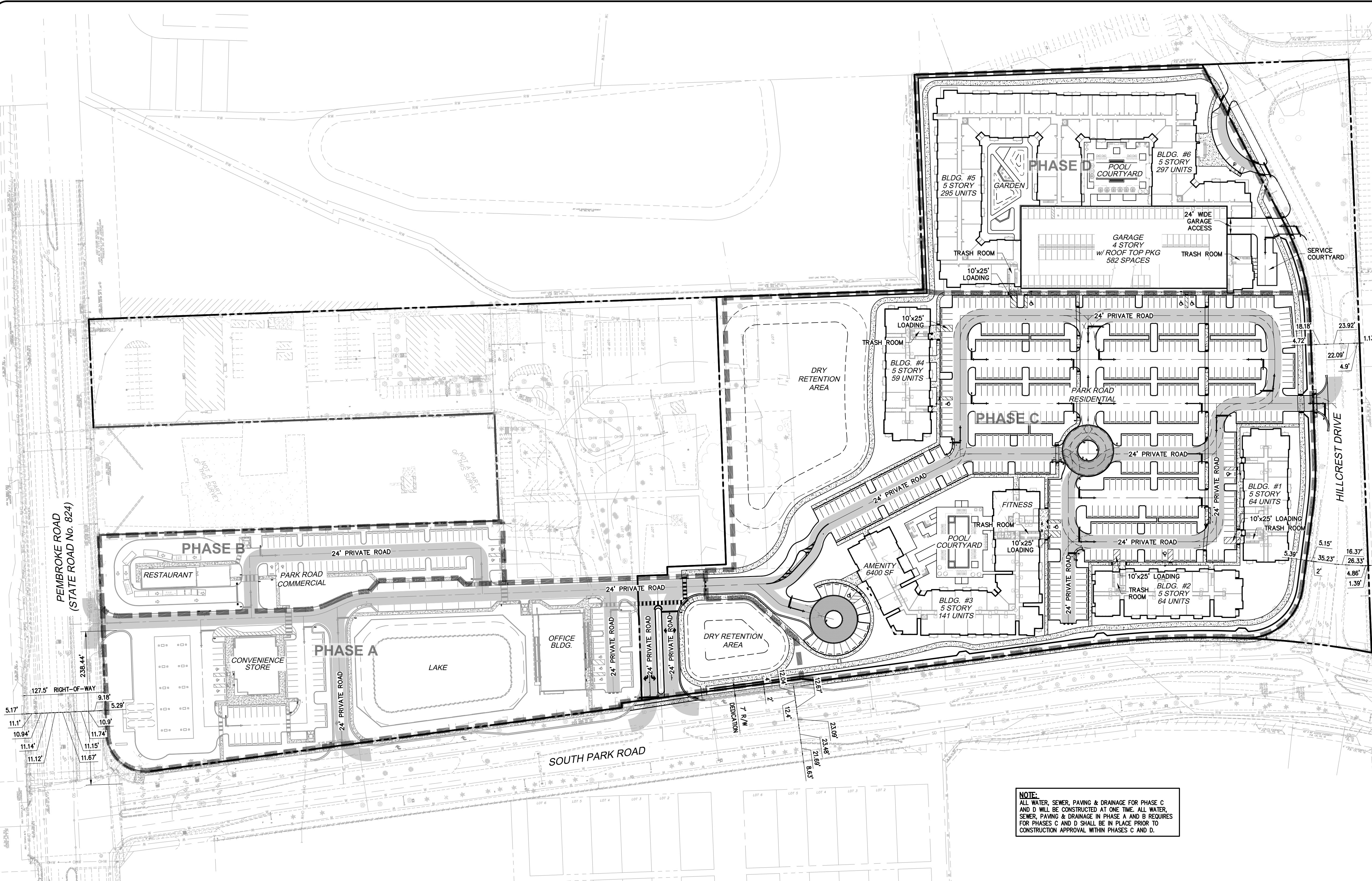


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FILE: K:\PROJECTS\24-xxx\24-4233\dwg\4233sp-ov.dwg
PLOT DATE: 1/7/2025 12:05 PM BY: Miguel A. Sosa
LAYOUT: [SP-0]



NOTE:
ALL WATER, SEWER, PAVING & DRAINAGE FOR PHASE C AND D WILL BE CONSTRUCTED AT ONE TIME. ALL WATER, SEWER, PAVING & DRAINAGE IN PHASE A AND B REQUIRES FOR PHASES C AND D SHALL BE IN PLACE PRIOR TO CONSTRUCTION APPROVAL WITHIN PHASES C AND D.

SETBACKS		
	REQUIRED PER PD MASTER PLAN	PROVIDED
NORTH (REAR)	15'	149.78'
SOUTH (FRONT)	15'	62.98'
EAST (SIDE)	15'	34.53'
WEST (SIDE)	15'	53.69'
INTERNAL STREET TO R/W	25'	28.43'

PER PD MASTER PLAN SHOULD SETBACKS ON THE PROPOSED SITE PLAN BE LESS, THE LESS RESTRICTIVE SETBACK WILL APPLY.

APPLICABLE CODE REFERENCES		
ADDRESS	1600 S. PARK ROAD HOLLYWOOD, FL 33021	
JURISDICTION	CITY OF HOLLYWOOD	
EXISTING ZONING	GU (GOVERNMENT USE)	
PROPOSED ZONING	PD	
EXISTING LAND USE	UTIL (UTILITIES)	
PROPOSED LAND USE	REGIONAL ACTIVITY CENTER	
BUILDING HEIGHT ALLOW	100' MAX. ALLOWED	
BUILDING HEIGHT PROVIDED	CONVENIENCE STORE 26' OFFICE BUILDING 39' RESTAURANT 24'	
GROSS SITE AREA	943,588 S.F. = 21.66 AC.	
NET SITE AREA	943,588 S.F. = 21.66 AC.	

NOTES:

- ALL UTILITIES AND STORM WATER REQUIREMENTS WILL BE APPLICABLE GOVERNMENTAL REGULATIONS ARE REQUIRED.
- WATER AND SEWER PROVIDED BY CITY OF HOLLYWOOD.
- ALL RESIDENTIAL DEVELOPMENTS THAT ANTICIPATE PHASED DEVELOPMENT SHALL INCLUDE ALL PROPOSED AMENITIES IN TOTAL.
- ANY UP FORM 1/2", BUT NOT GREATER THAN 1/2" WILL BEVELED TO MEET ADA REQUIREMENTS.
- ALL SIGNAGE SHALL BE IN COMPLIANCE W/THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 ALLOWANCE)
- ALL SIGNS WHICH ARE ELECTRONICALLY ILLUMINATED BY NEON OR OTHER MEANS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH PLAN.
- ALL RESIDENTIAL DEVELOPMENTS THAT ANTICIPATE PHASED DEVELOPMENT SHALL INCLUDE PROPOSED AMENITIES IN TOTAL.

SITE DATA

	REQUIRED PER PD MASTER PLAN		PROVIDED (COMMERCIAL)		PROVIDED (RESIDENTIAL)		TOTAL PROVIDED		
	AREA (S.F.)	PERCENTAGE	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
ASPHALT AREA	N/A	N/A	113,227.00	2.60 AC.	211,972.00	4.87 AC.	325,199.00	7.47 AC.	33.0%
CONCRETE AREA	N/A	N/A	1,706.00	0.04 AC.	0.00	0.00 AC.	1,706.00	0.04 AC.	0.2%
BUILDINGS	344,863	35%	17,249.00	0.40 AC.	186,044.00	4.27 AC.	203,293.00	4.67 AC.	20.6%
SIDEWALK	N/A	N/A	12,073.00	0.28 AC.	67,036.00	1.54 AC.	79,109.00	1.82 AC.	8.0%
POOL DECK	N/A	N/A	0.00	0.00 AC.	17,019.00	0.39 AC.	17,019.00	0.39 AC.	1.7%
LAKE	N/A	N/A	22,149.00	0.51 AC.	0.00	0.00 AC.	22,149.00	0.51 AC.	2.2%
LANDSCAPE AREA	67,682	25%	91,704.00	2.11 AC.	245,144.00	5.63 AC.	336,848.00	7.73 AC.	34.2%
TOTAL NET AREA			258,108.00	5.93 AC.	727,215.00	16.69 AC.	985,323.00	22.62 AC.	100.0%
OPEN SPACE (LANDSCAPE & LAKE AREA)	246,331	25%	113,853.00	2.61 AC.	262,163.00	6.02 AC.	376,016.00	8.63 AC.	38.2%
VEHICULAR USE AREA (LANDSCAPING (VIA)) = VIA X 0.25	N/A	25%	56,087.00	1.29 AC.	202,533.00	4.65 AC.	258,620.00	5.94 AC.	79.53%

PERVIOUS CALCULATIONS

	PERVIOUS	IMPERVIOUS	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
			91,704.00	2.11 AC.	245,144.00	5.6 AC.	336,848.00	7.73 AC.	34.2%
			166,404.00	3.82 AC.	482,071.00	11.07 AC.	648,475.00	14.89 AC.	65.6%

PARKING TABULATION		
REQUIRED PARKING PER PD MASTER PLAN		
CONVENIENCE STORE 6,118 S.F. @ 1 SPACES PER 250 S.F.	25	
OFFICE 16,796 S.F. @ 1 SPACE PER 300 S.F.	56	
FAST FOOD BUILDING 2,800 S.F. @ 1 SPACE PER 150 S.F.	19	
1.5 SPACES PER UNIT x 618 UNITS	927	
GUEST PARKING (1 SPACE PER 5 UNITS = 618 UNITS/5)	124	
TOTAL PARKING REQUIRED	1,151	

LOADING REQUIRED	
ONE SPACE PER BUILDING (10'x25')	5

LOADING PROVIDED (10'x25')	
TOTAL PROVIDED	5

TOTAL BIKE PARKING REQUIRED 1 SPACE PER 20 REQUIRED SPACES	
TOTAL BIKE PARKING PROVIDED	68

TOTAL PARKING PROVIDED (SURFACE)	
9'x19' - 90 DEGREE PARKING (COMM.)	79
9'x19' - 90 DEGREE PARKING (RESID.)	406
9'x19' - 90 DEGREE PARKING (RESID. GUEST)	65
10'x25' - PARALLEL PARKING (COMM.)	12
10'x25' - PARALLEL PARKING (RESID.)	3
9'x19' - EV PARKING (EV READY) (COMM.)	6
9'x19' - EV PARKING (EV READY) (RESID.)	8
12'x19' - HANDICAP PARKING (COMM.)	7
12'x19' - HANDICAP PARKING (RESID.)	6
9'x30' HC PARALLEL PARKING (RESID.)	1
9'x19' - HANDICAP PARKING (VAN ACCESSIBLE) (COMM.)	1
9'x19' - HANDICAP PARKING (VAN ACCESSIBLE) (RESID.)	2
TOTAL SURFACE PARKING	596

TOTAL PARKING PROVIDED (PARKING GARAGE)	
9'x19' - 90 DEGREE PARKING	465
9'x19' - 90 DEGREE PARKING (GUEST)	59
10'6"x19' - STANDARD PARKING	37
12'x19' - HANDICAP PARKING	15
9'x19' - HANDICAP PARKING (VAN ACCESSIBLE)	2
9'x19' - EV PARKING (READY)	4
TOTAL PARKING GARAGE	582

GRAND TOTAL PARKING PROVIDED	
	1178

TOTAL HANDICAP SPACES REQUIRED	
FOR PARKING PROVIDED OVER 1,000 SPACES 20 SPACES	23
20 SPACES 1 FOR EVERY 100 SPACES OVER 1,000 SPACES	

TOTAL HANDICAP SPACES PROVIDED (SURFACE)	
12'x19' HANDICAP PARKING (COMM.)	7
12'x19' HANDICAP PARKING (RESID.)	6
9'x30' HANDICAP PARALLEL PARKING (RESID.)	1
9'x19' HANDICAP PARKING (COMM.) (VAN ACCESSIBLE)	1
9'x19' HANDICAP PARKING (RESID.) (VAN ACCESSIBLE)	2

TOTAL HANDICAP SPACES PROVIDED PARKING GARAGE	
12'x19' HANDICAP PARKING	15
12'x19' HANDICAP PARKING (VAN ACCESSIBLE)	2

TOTAL HANDICAP PARKING PROVIDED	
	34

LOADING REQUIRED	
1 SPACES PER BUILDING 10'x25' (RESID.)	5
1 SPACES 10'x40' FOR BUILDINGS BETWEEN 10,000 S.F. & 24,999 S.F.	1
TOTAL REQUIRED	6

LOADING PROVIDED	
5 SPACES 10'x25' (RESID.)	5
1 SPACES AT CONVENIENCE STORE 10'x40'	1
1 SPACES AT OFFICE BUILDING 10'x40'	1
TOTAL PROVIDED	7

TOTAL BIKE PARKING REQUIRED 1 SPACE PER 20 REQUIRED SPACES	
TOTAL BIKE PARKING PROVIDED (COMM.)	8
TOTAL BIKE PARKING PROVIDED (RESID.)	60
TOTAL BIKE PARKING PROVIDED	68

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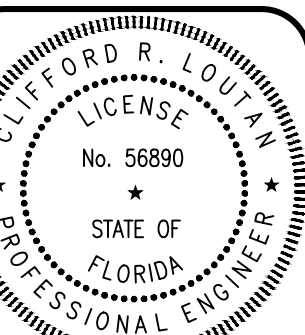
Sun-Tech
Engineering, Inc.
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REVISIONS

FLORIDA
CITY OF HOLLYWOOD
PARK ROAD RESIDENTIAL
SITE PLAN
OVERALL PLAN

DATE: 9/18/24
SCALE: 1"=80'
DESIGNED BY: M.G.
DRAWN BY: A.V.
JOB #: 24-4233



Date: January 7, 2025
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. 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.

SHEET No.
SP-0

PARKING TABULATION		
REQUIRED PARKING PER PD MASTER PLAN		
1.5 SPACES PER UNIT X 618 UNITS	927	
GUEST PARKING (1 SPACE PER 5 UNITS = 618 UNITS/5)	124	
TOTAL PARKING REQUIRED	1,051	
LOADING REQUIRED		
ONE SPACE PER BUILDING (10'x25')	5	
LOADING PROVIDED		
TOTAL PROVIDED (10'x25')	5	
TOTAL BIKE PARKING REQUIRED 1 SPACE PER 20 REQUIRED SPACES	53	
TOTAL BIKE PARKING PROVIDED	60*	
TOTAL PARKING PROVIDED (SURFACE)		
9'x19' - 90 DEGREE PARKING	406	
9'x19' - 90 DEGREE PARKING (GUEST)	65	
10'x25' - PARALLEL PARKING	3	
9'x19' - EV PARKING (EV READY)	8	
12'x19' - HANDICAP PARKING	6	
HC PARKING PARALLEL	1	
9'x19' - HANDICAP PARKING (VAN ACCESSIBLE)	2	
TOTAL SURFACE PARKING	491	
TOTAL PARKING PROVIDED (PARKING GARAGE)		
9'x19' - 90 DEGREE PARKING	465	
9'x19' - 90 DEGREE PARKING (GUEST)	59	
10'6"x19' - STANDARD PARKING	37	
12'x19' - HANDICAP PARKING	15	
9'x19' - HANDICAP PARKING (VAN ACCESSIBLE)	2	
9'x19' - EV PARKING (EV READY)	4	
TOTAL PARKING GARAGE	582	
TOTAL PARKING PROVIDED	1073	
TOTAL HANDICAP SPACES REQUIRED		
FOR PARKING PROVIDED OVER 1,000 SPACES 20 SPACES		
PLUS 1 FOR EVERY 100 SPACES OVER 1,000 SPACES	21	
TOTAL PARKING PROVIDED 1,057 SPACES		
TOTAL HANDICAP PARKING PROVIDED	21	

APPLICABLE CODE REFERENCES		
ADDRESS	1600 S. PARK ROAD HOLLYWOOD, FL 33021	
JURISDICTION	CITY OF HOLLYWOOD	
EXISTING ZONING	GU (GOVERNMENT USE)	
PROPOSED ZONING	PD	
EXISTING LAND USE	UTL (UTILITIES)	
PROPOSED LAND USE	GENERAL BUSINESS HIGH (50) RESIDENTIAL	
BUILDING HEIGHT ALLOW	100' MAX. ALLOWED	
BUILDING HEIGHT PROVIDED	59'-1" (BUILDING 4)	
GROSS SITE AREA	672,819 S.F. = 15.45 AC.	
NET SITE AREA	672,819 S.F. = 15.45 AC.	
MAX DENSITY ALLOWED UNDER PD	50 UNITS PER ACRE	
PROPOSED DENSITY 618 UNITS/15.45 ACRES	40 UNITS PER ACRE	

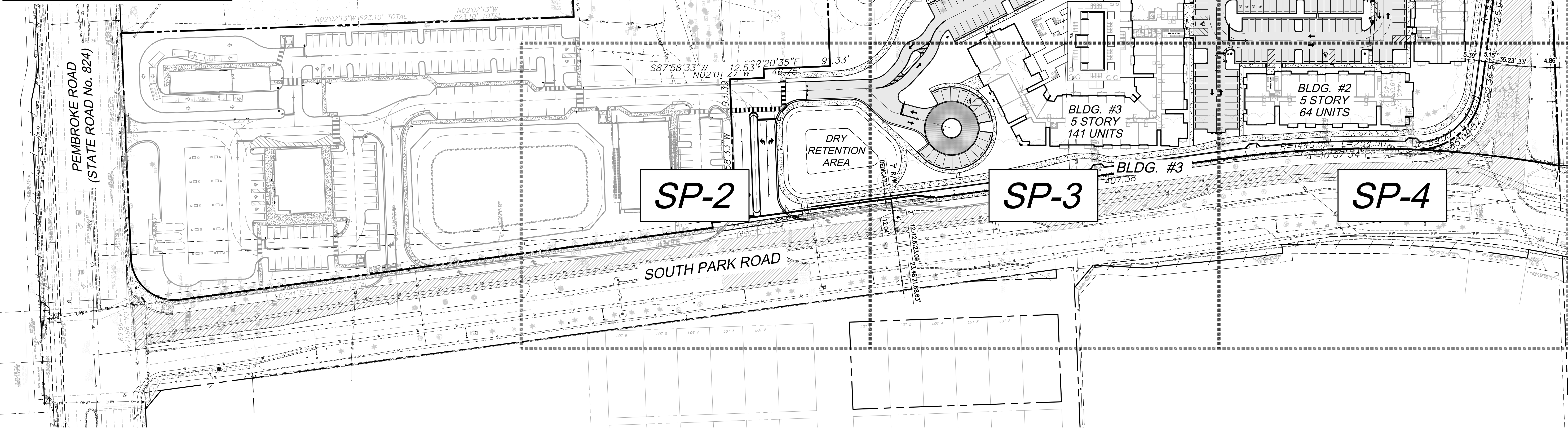
SETBACKS		
	REQUIRED PER PD MASTER PLAN	PROVIDED
NORTH (FRONT)	15'	149.78'
SOUTH (REAR)	15'	62.98'
EAST (SIDE)	15'	34.53'
WEST (SIDE)	15'	25.72'
INTERNAL STREET TO R/W	25'	46.39'

PER PD MASTER PLAN SHOULD SETBACKS ON THE PROPOSED SITE PLAN BE LESS, THE LESS RESTRICTIVE SETBACK WILL APPLY.

* BIKE PARKING PROVIDED
BLDG 1 = 4
BLDG 2 = 4
BLDG 3 = 8
BLDG 4 = 4
BLDG 5 = 40
TOTAL = 60

SITE DATA					
	REQUIRED PER PD MASTER PLAN		PROVIDED		
	AREA (S.F.)	PERCENTAGE	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
ASPHALT AREA	N/A	N/A	211,972.00	4.87 AC.	29.1%
CONCRETE AREA	N/A	N/A	0.00	0.00 AC.	0.0%
BUILDINGS	254,525	35%	186,044.00	4.27 AC.	25.6%
SIDEWALK	N/A	N/A	67,036.00	1.54 AC.	9.2%
POOL DECK	N/A	N/A	17,019.00	0.39 AC.	2.3%
LANDSCAPE AREA	181,804	25%	245,144.00	5.63 AC.	33.7%
TOTAL NET AREA			727,215.00	16.69 AC.	100.0%
OPEN SPACE (LANDSCAPE & LAKE AREA)	727,215	25%	282,163.00	6.02 AC.	36.1%
VEHICULAR USE AREA LANDSCAPING (VUA) = 211,972 X 0.25	52,993	25%	202,533.00	4.65 AC.	95.5%

PERVIOUS CALCULATIONS				
		AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS		245,144.00	5.63 AC.	33.7%
IMPERVIOUS		482,071.00	11.07 AC.	66.3%

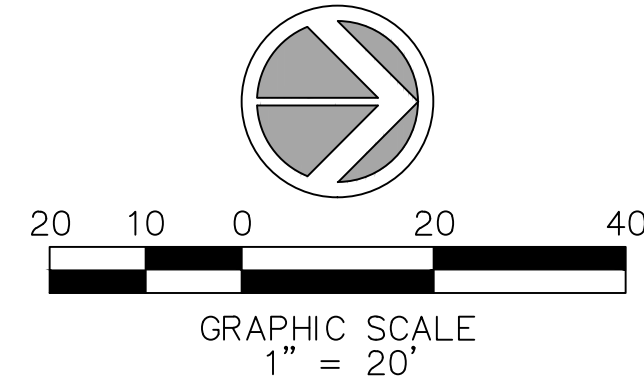
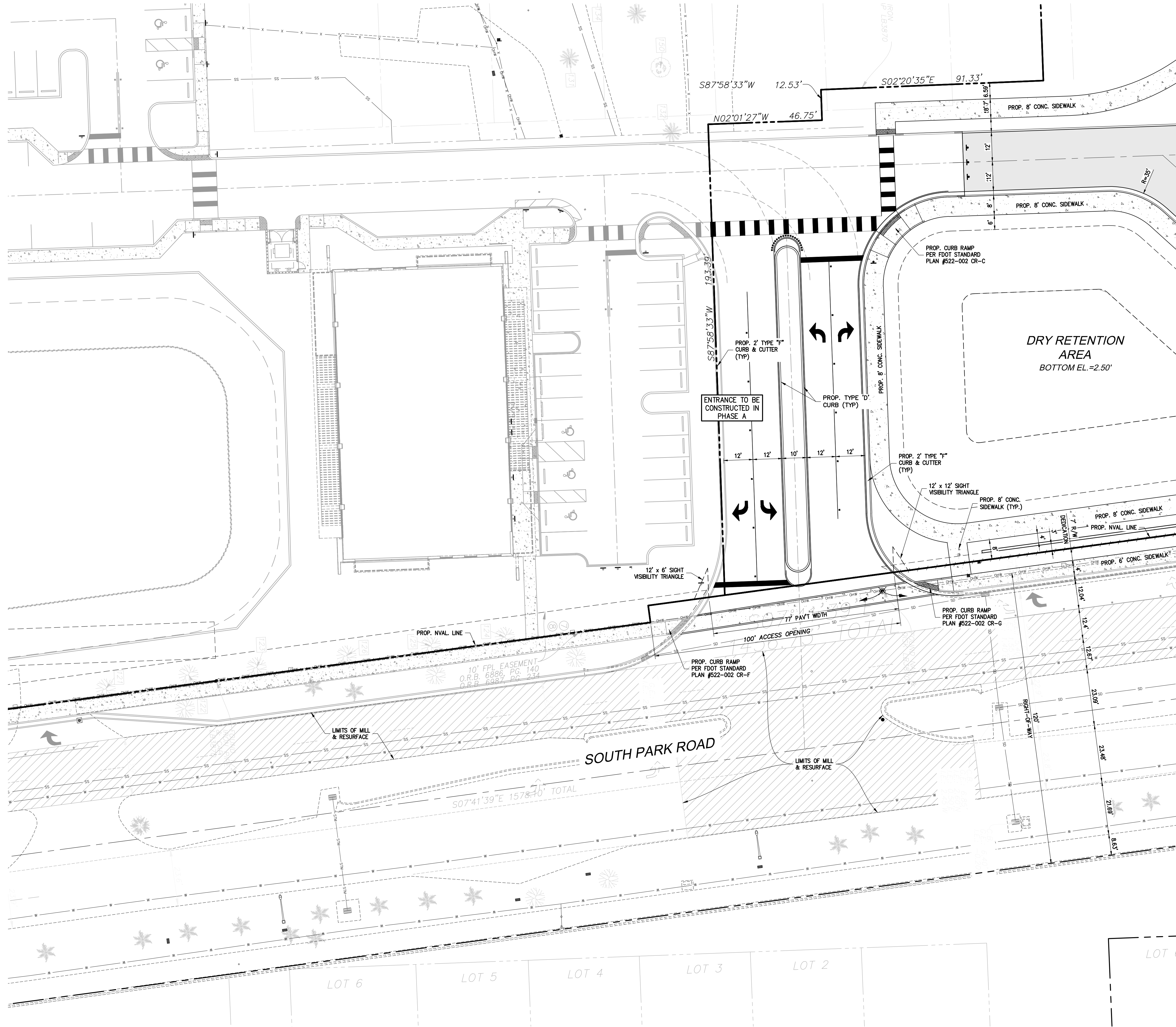


- NOTES:**
- ALL UTILITIES AND STORM WATER REQUIREMENTS WILL BE APPLICABLE GOVERNMENTAL REGULATIONS IS REQUIRED.
 - WATER AND SEWER PROVIDED BY CITY OF HOLLYWOOD.
 - ALL RESIDENTIAL DEVELOPMENTS THAT ANTICIPATE PHASED DEVELOPMENT SHALL INCLUDE ALL PROPOSED AMENITIES IN TOTAL.
 - ANY LIP FORM 1/2", BUT NOT GREATER THAN 1/2" WILL BEVELED TO MEET ADA REQUIREMENTS.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE W/THE ZONING AND LAND DEVELOPMENT REGULATIONS
 - MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 ALLOWANCE)
 - ALL SIGNS WHICH ARE ELECTRONICALLY ILLUMINATED BY NEON OR OTHER MEANS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH PLAN.
 - ALL RESIDENTIAL DEVELOPMENTS THAT ANTICIPATE PHASED DEVELOPMENT SHALL INCLUDE PROPOSED AMENITIES IN TOTAL.
 - GREEN BUILDING CERTIFICATE GOAL IS FLORIDA GREEN WITH FINAL SELECTION TO BE DONE AT THE TIME OF PERMITTING.

REVISIONS	
NO.	DESCRIPTION

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PLOT DATE: 1/7/2025 12:05 PM BY: Miguel A. Sosa
LAYOUT: [SP-2]



LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DENOTES EV READY PARKING STALL
	ASPHALT PAVEMENT
	CONCRETE
	MILL & RESURFACE
	PAVERS
	GUEST PARKING

DATE: 9/18/24
SCALE: 1" = 20'
DESIGNED BY: M.G.
DRAWN BY: I.A.B
JOB #: 24-4233

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Date: January 7, 2025
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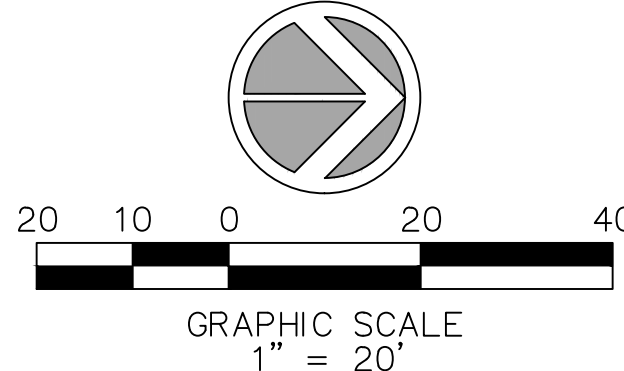
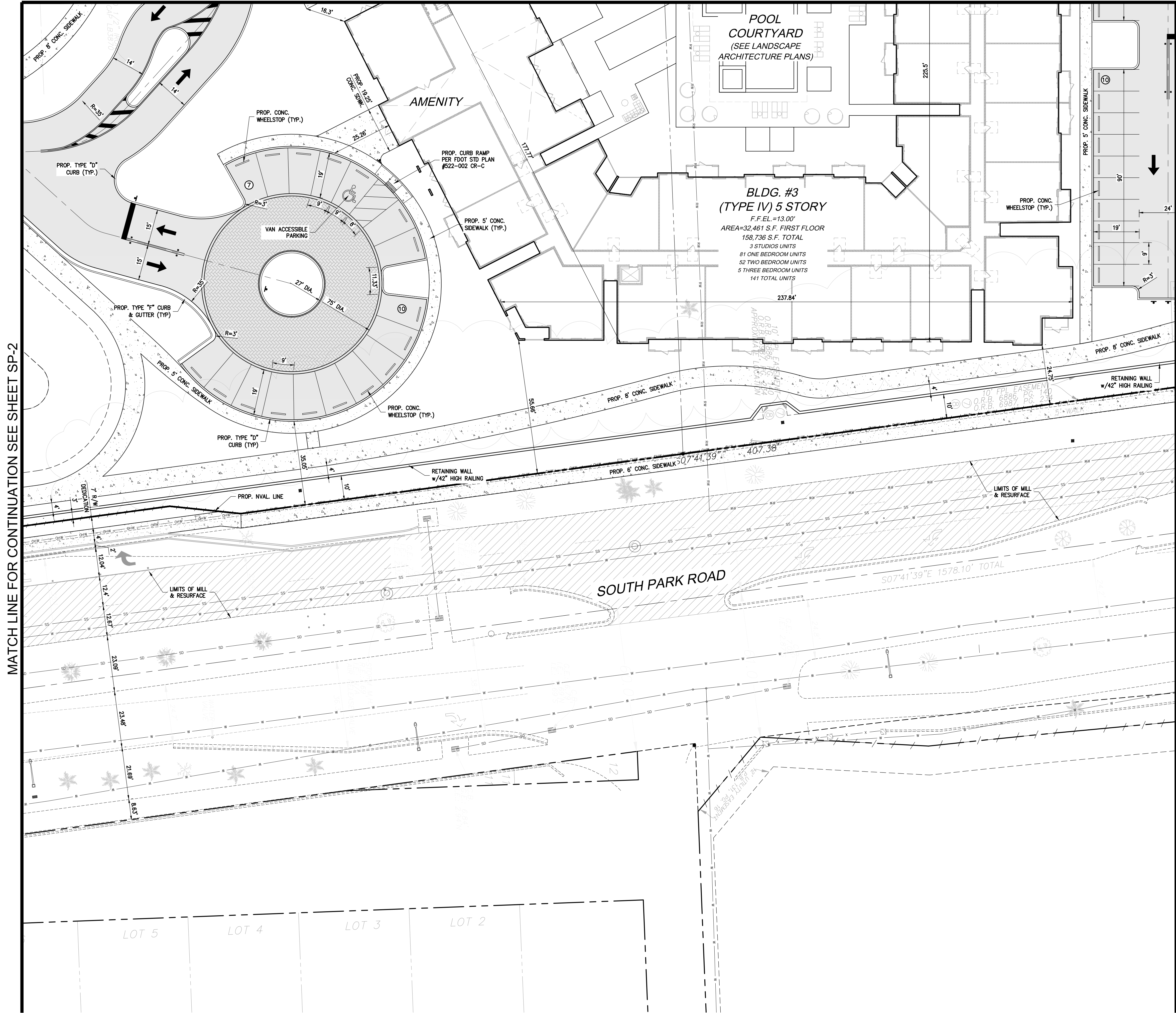
SHEET No.
SP-2

PARK ROAD RESIDENTIAL
CITY OF HOLLYWOOD
FLORIDA
SITE PLAN

REVISIONS	
NO.	DESCRIPTION

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MATCH LINE FOR CONTINUATION SEE SHEET SP-5



LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DENOTES EV READY PARKING STALL
	ASPHALT PAVEMENT
	CONCRETE
	MILL & RESURFACE
	PAVERS
	GUEST PARKING

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REVISIONS	
NO.	DESCRIPTION

PARK ROAD RESIDENTIAL

CITY OF HOLLYWOOD

FLORIDA

SITE PLAN

DATE: 9/18/24
SCALE: 1" = 20'
DESIGNED BY: M.G.
DRAWN BY: I.A.B.
JOB #: 24-4233

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

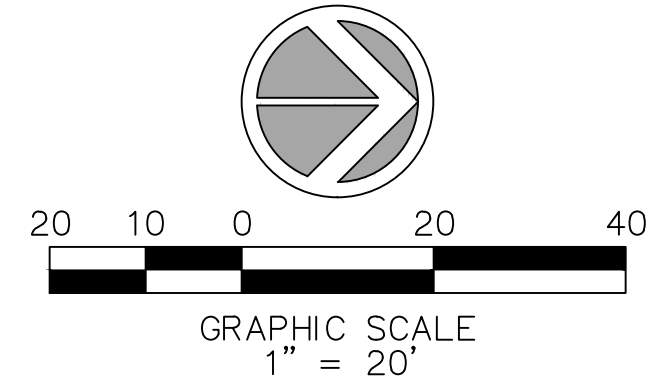
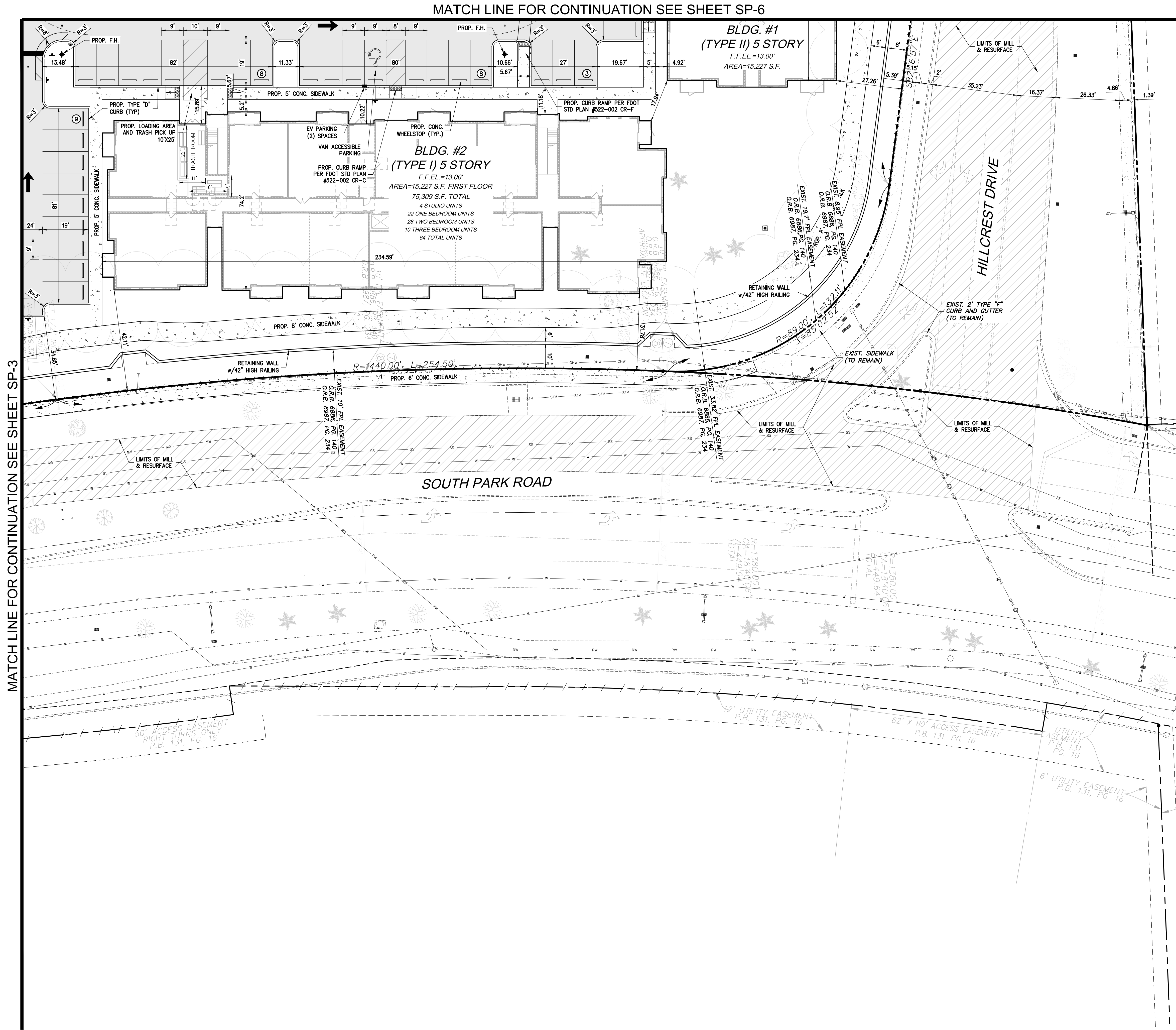
Date: January 7, 2025
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SHEET No.
SP-3

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FILE: K:\PROJECTS\24-4233\dwg\SP-4.dwg
PLOT DATE: 1/7/2025 12:05 PM BY: Miguel A. Sosa
LAYOUT: [SP-4]

MATCH LINE FOR CONTINUATION SEE SHEET SP-3



LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DENOTES EV READY PARKING STALL
	ASPHALT PAVEMENT
	CONCRETE
	MILL & RESURFACE
	PAVERS
	GUEST PARKING

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REVISIONS	
NO.	DESCRIPTION

PARK ROAD RESIDENTIAL

CITY OF HOLLYWOOD

FLORIDA

SITE PLAN

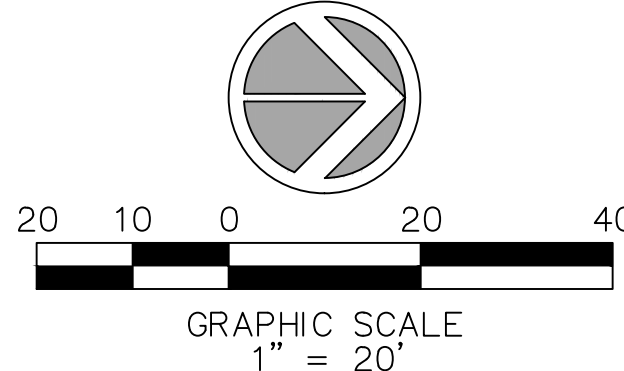
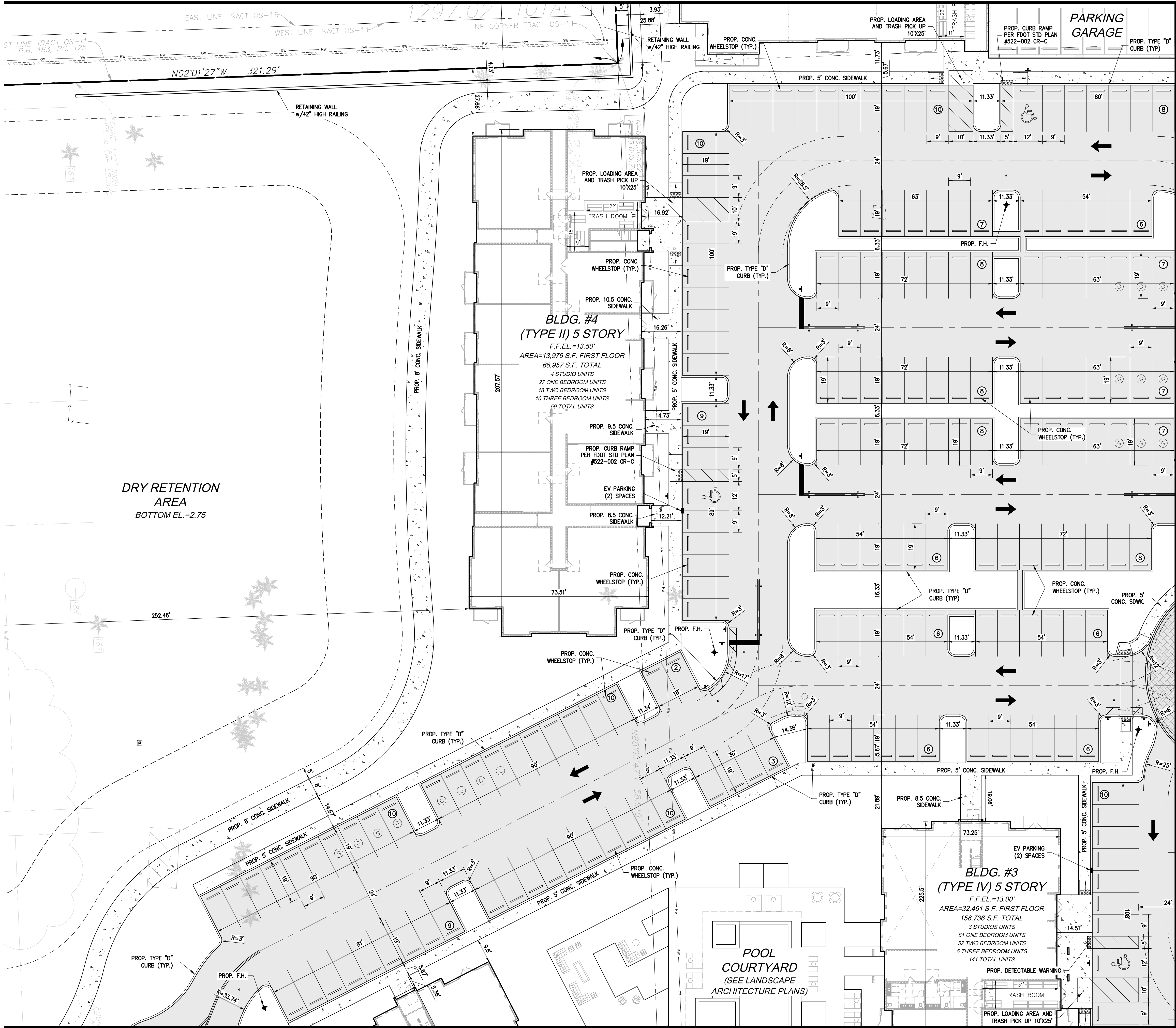
DATE: 9/18/24
SCALE: 1" = 20'
DESIGNED BY: M.G.
DRAWN BY: I.A.B.
JOB #: 24-4233

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: January 7, 2025
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SHEET No.
SP-4

MATCH LINE FOR CONTINUATION SEE SHEET SP-7



MATCH LINE FOR CONTINUATION SEE SHEET SP-6

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DENOTES EV READY PARKING STALL
	ASPHALT PAVEMENT
	CONCRETE
	MILL & RESURFACE
	PAVERS
	GUEST PARKING

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REVISIONS	
NO.	DESCRIPTION

PARK ROAD RESIDENTIAL

FLORIDA

CITY OF HOLLYWOOD

SITE PLAN

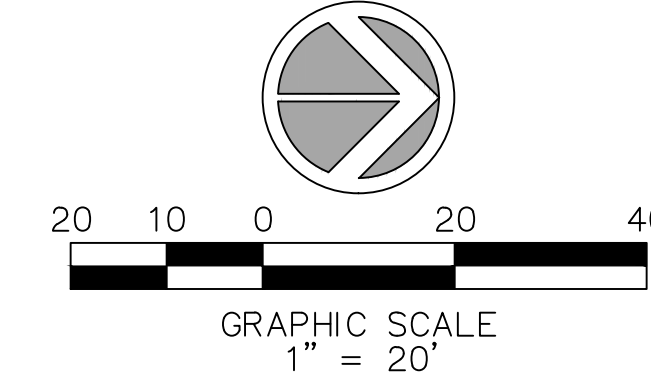
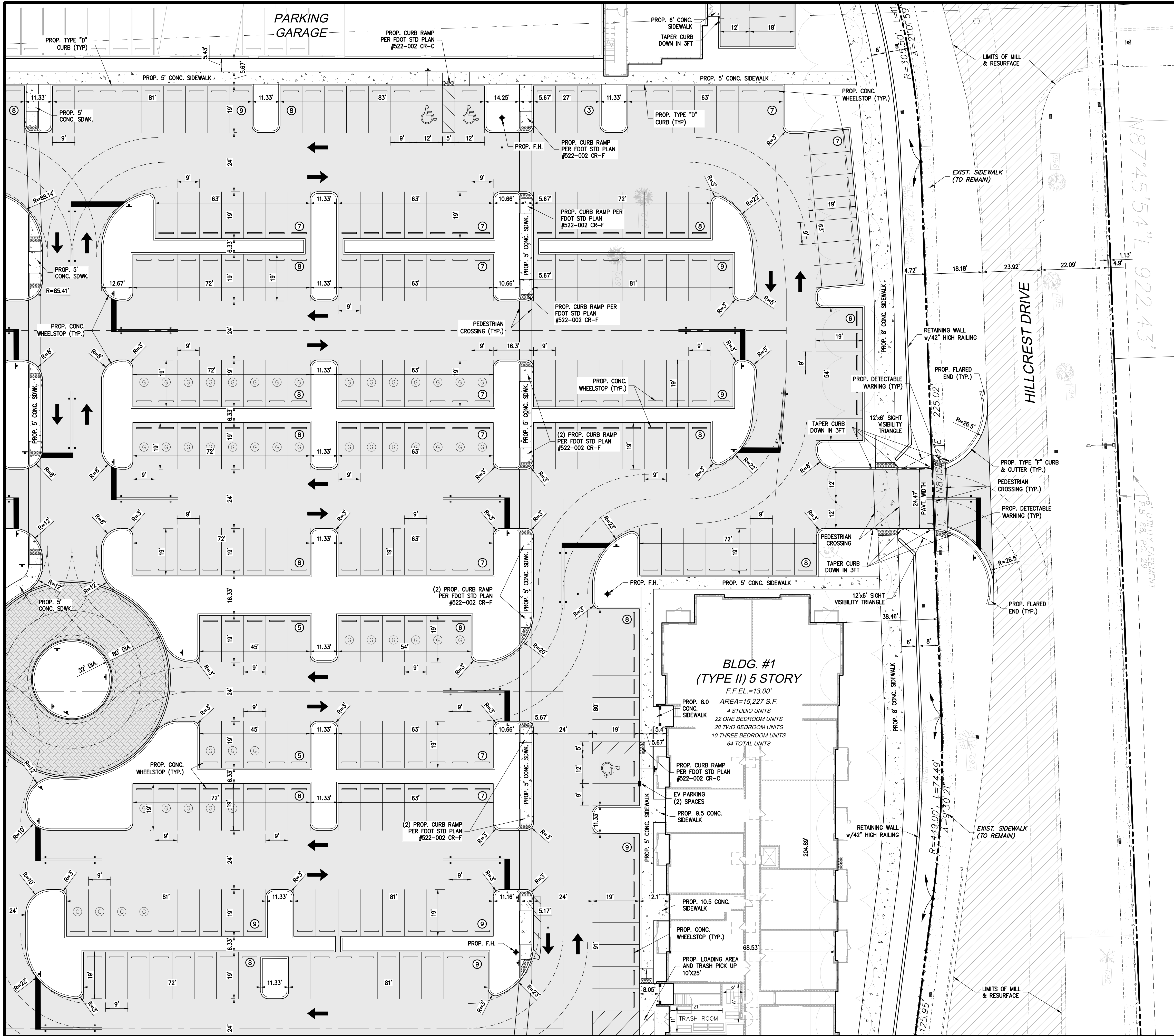
DATE:	9/18/24
SCALE:	1" = 20'
DESIGNED BY:	M.G.
DRAWN BY:	I.A.B.
JOB #:	24-4233

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: January 7, 2025

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MATCH LINE FOR CONTINUATION SEE SHEET SP-8

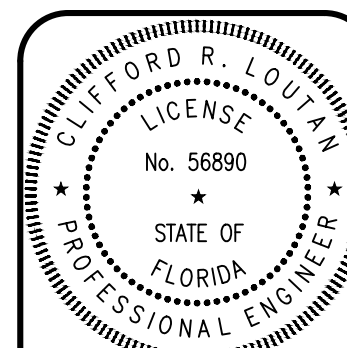


LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DENOTES EV READY PARKING STALL
	ASPHALT PAVEMENT
	CONCRETE
	MILL & RESURFACE
	PAVERS
	GUEST PARKING

REVISIONS	
NO.	DESCRIPTION

PARK ROAD RESIDENTIAL	
FLORIDA	
SITE PLAN	
CITY OF HOLLYWOOD	

DATE:	9/18/24
SCALE:	1" = 20'
DESIGNED BY:	M.G.
DRAWN BY:	I.A.B.
JOB #:	24-4233



Date: January 7, 2025
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SHEET No.
SP-6

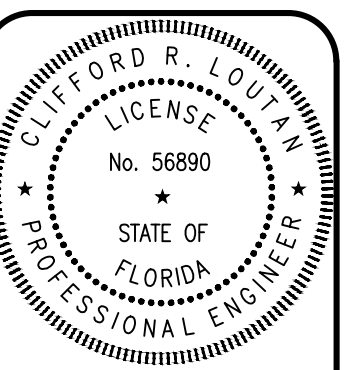
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[illegible]

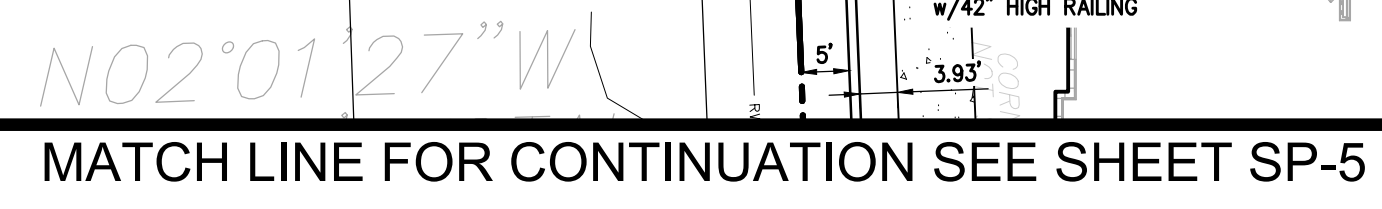
SITE PLAN

DATE:	9/18/24
SCALE:	1" = 20'
DESIGNED BY:	M.G.
DRAWN BY:	I.A.B
JOB #:	24-4233



Date: **January 7, 2025**
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SHEET No.
SP-7



MATCH LINE FOR CONTINUATION SEE SHEET SP-8

COURTYARD
(SEE LANDSCAPE
ARCHITECTURE PLANS)

PARKING DECK
5 STORY
(499 SPACES)
39,207 S.F. FIRST FLOOR
196,035 S.F. TOTAL

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DENOTES EV READY PARKING STALL
	ASPHALT PAVEMENT
	CONCRETE
	MILL & RESURFACE
	PAVERS
	GUEST PARKING

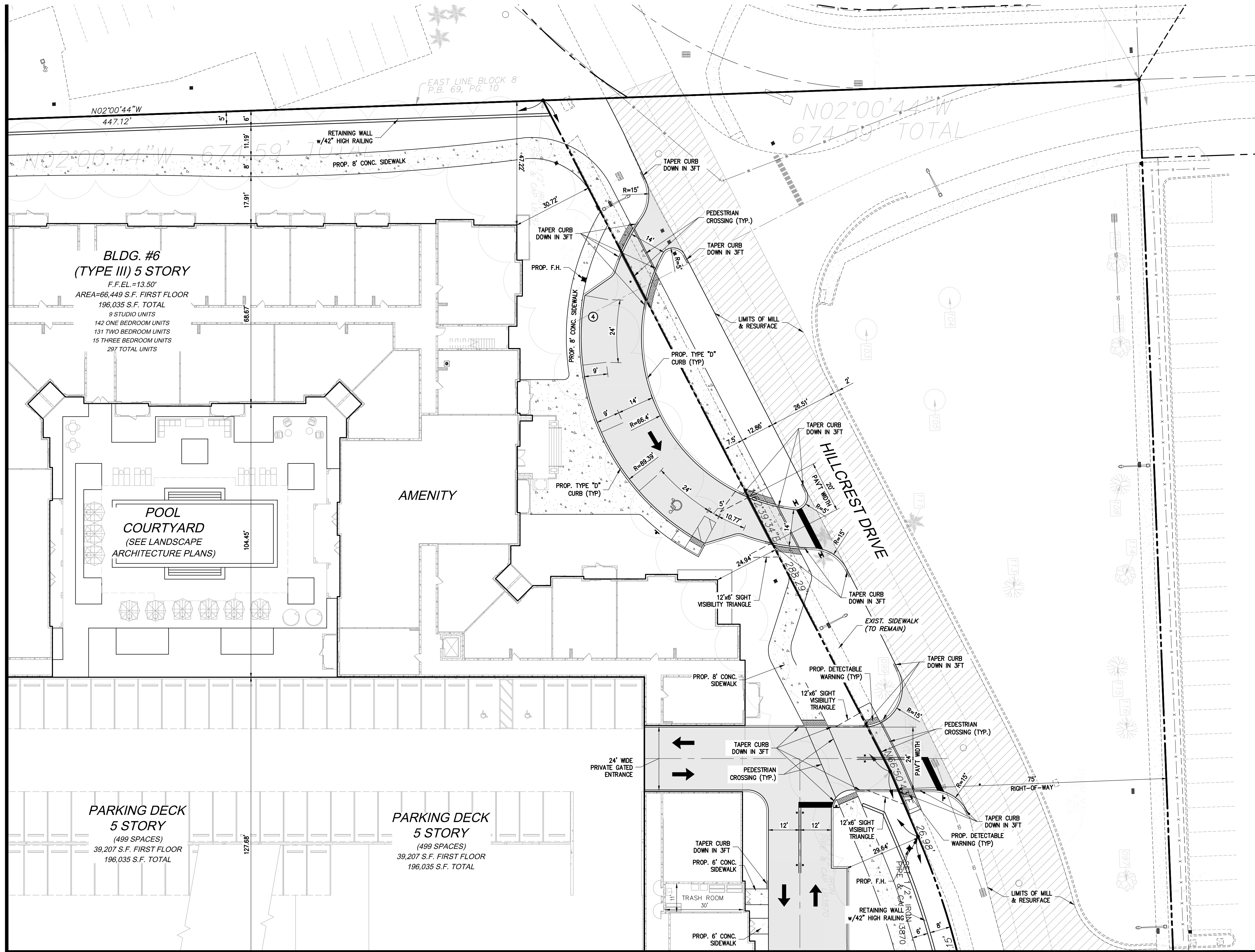
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LAYOUT: [SP-7]

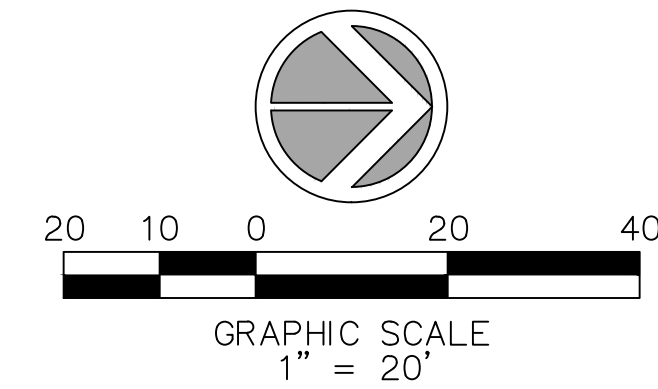
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FILE: K:\PROJECTS\24-xxx\24-4233\dwg\4233sp.dwg
PLOT DATE: 1/7/2025 12:06 PM BY: Miguel A. Sosa
LAYOUT: [SP-8]

MATCH LINE FOR CONTINUATION SEE SHEET SP-7



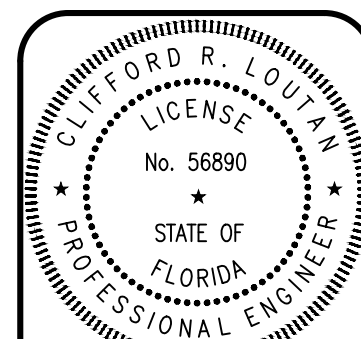
MATCH LINE FOR CONTINUATION SEE SHEET SP-6



REVISIONS	
NO.	DESCRIPTION

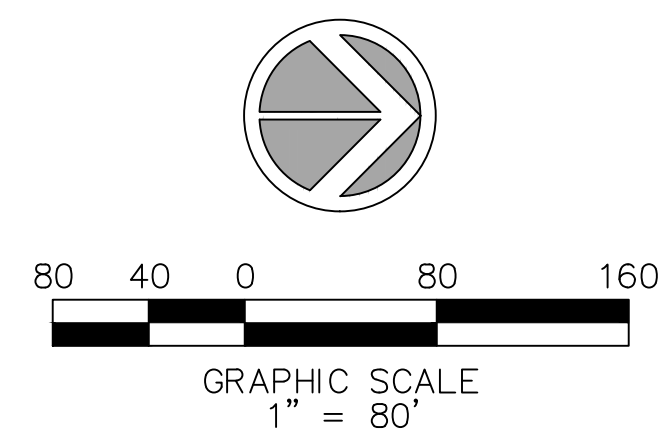
PARK ROAD RESIDENTIAL	
FLORIDA	
CITY OF HOLLYWOOD	
SITE PLAN	

DATE: 9/18/24
SCALE: 1" = 20'
DESIGNED BY: M.G.
DRAWN BY: I.A.B
JOB #: 24-4233



Date: January 7, 2025
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SHEET No.
SP-8



NOTE:

ALL ELEVATIONS IN N.A.V.D. 88.

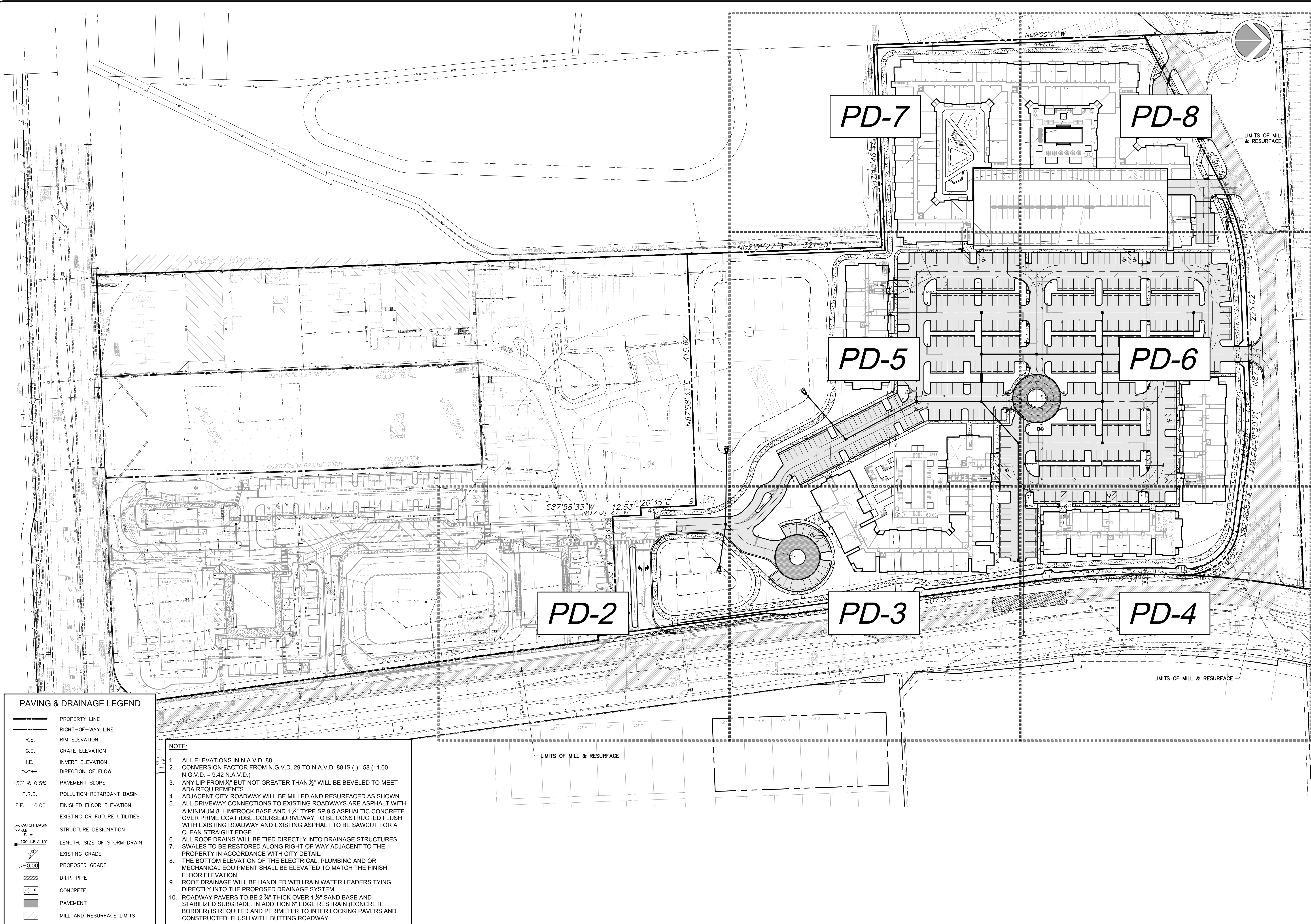
CONVERSION FACTOR FROM N.G.V.D. 29 TO N.A.V.D. 88 IS
(-)1.58 (11.00 N.G.V.D. = 9.42 N.A.V.D.)

SHEET No.
PD-0

PARK ROAD RESIDENTIAL
CITY OF HOLLYWOOD
FLORIDA
PAVING & DRAINAGE
OVERALL PLAN

FILE: K:\PROJECTS\24-xxx\24-4233\dwg\4233pd-ov.dwg
PLOT DATE: 1/7/2025 12:06 PM BY: Miguel A. Sosa
LAYOUT: [PD-0]

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K:\PROJECTS\24-4233\dwg\4233b.dwg, PLOT DATE: 1/7/2025 12:06 PM BY: Miguel A. Sosa



PAVING & DRAINAGE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- R.E. RIM ELEVATION
- G.E. GRATE ELEVATION
- I.E. INVERT ELEVATION
- DIRECTION OF FLOW
- 150' @ 0.5% PAVEMENT SLOPE
- P.R.B. POLLUTION RETARDANT BASIN
- F.F. = 10.00 FINISHED FLOOR ELEVATION
- EXISTING OR FUTURE UTILITIES
- CATCH BASIN
- STRUCTURE DESIGNATION
- 100 L.F. / 15' LENGTH, SIZE OF STORM DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- D.I.P. PIPE
- CONCRETE
- PAVEMENT
- MILL AND RESURFACE LIMITS

NOTE:

- ALL ELEVATIONS IN N.A.V.D. 88.
- CONVERSION FACTOR FROM N.G.V.D. 29 TO N.A.V.D. 88 IS (-)1.58 (11.00 N.G.V.D. = 9.42 N.A.V.D.)
- ANY LIP FROM 1/2" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- ADJACENT CITY ROADWAY WILL BE MILLED AND RESURFACED AS SHOWN.
- ALL DRIVEWAY CONNECTIONS TO EXISTING ROADWAYS ARE ASPHALT WITH A MINIMUM 8" LIMEROCK BASE AND 1 1/2" TYPE SP 9.5 ASPHALTIC CONCRETE OVER PRIME COAT (DBL. COURSE) DRIVEWAY TO BE CONSTRUCTED FLUSH WITH EXISTING ROADWAY AND EXISTING ASPHALT TO BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
- ALL ROOF DRAINS WILL BE TIED DIRECTLY INTO DRAINAGE STRUCTURES.
- SWALES TO BE RESTORED ALONG RIGHT-OF-WAY ADJACENT TO THE PROPERTY IN ACCORDANCE WITH CITY DETAIL.
- THE BOTTOM ELEVATION OF THE ELECTRICAL, PLUMBING AND OR MECHANICAL EQUIPMENT SHALL BE ELEVATED TO MATCH THE FINISH FLOOR ELEVATION.
- ROOF DRAINAGE WILL BE HANDLED WITH RAIN WATER LEADERS TYING DIRECTLY INTO THE PROPOSED DRAINAGE SYSTEM.
- ROADWAY PAVERS TO BE 2 3/4" THICK OVER 1 1/2" SAND BASE AND STABILIZED SUBGRADE. IN ADDITION 6" EDGE RESTRAIN (CONCRETE BORDER) IS REQUIRED AND PERIMETER TO INTER LOCKING PAVERS AND CONSTRUCTED FLUSH WITH BUTTING ROADWAY.

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REVISIONS	
NO.	DESCRIPTION

PARK ROAD RESIDENTIAL
PAVING, GRADING &
DRAINAGE KEY MAP

CITY OF HOLLYWOOD
FLORIDA

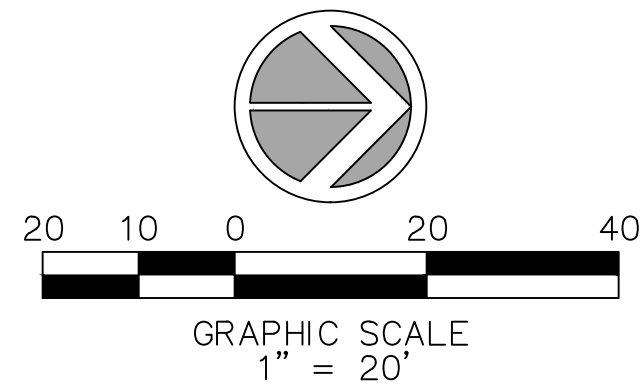
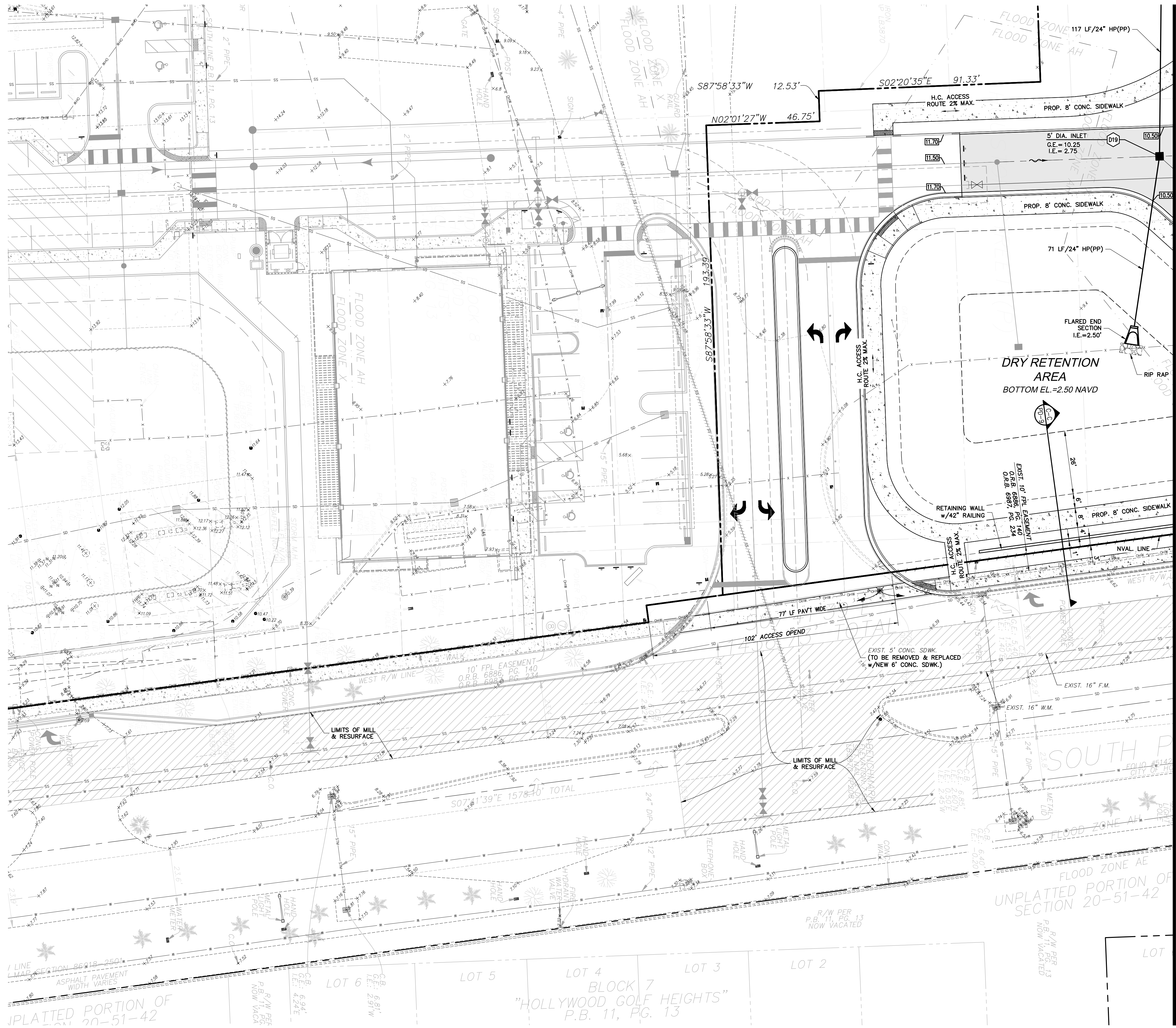
DATE:	9/18/24
SCALE:	1"=70'
DESIGNED BY:	M.G.
DRAWN BY:	I.A.B.
JOB #:	24-4233

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: January 7, 2025

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K:\PROJECTS\24-xxx\24-4233\dwg\4233a.dwg PLOT DATE: 1/7/2025 12:06 PM BY: Miguel A. Sosa LAYOUT: [PD-2]



PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIM ELEVATION
	GRATE ELEVATION
	INVERT ELEVATION
	DIRECTION OF FLOW
	PAVEMENT SLOPE
	POLLUTION RETARDANT BASIN
	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

MATCH LINE FOR CONTINUATION SEE SHEET PD-3

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NO.	DATE	DESCRIPTION

PARK ROAD RESIDENTIAL
PAVING, GRADING &
DRAINAGE PLAN

FLORIDA
CITY OF HOLLYWOOD

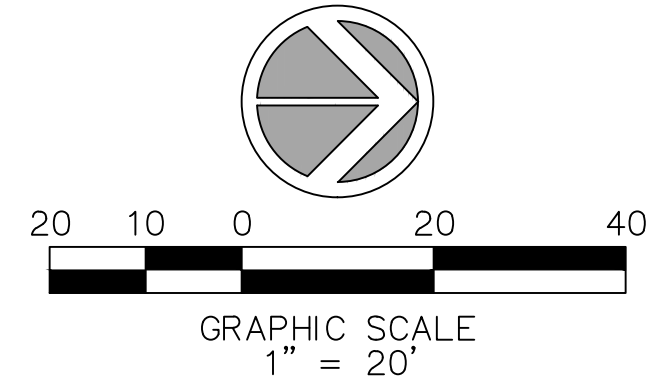
DATE: 9/18/24
SCALE: 1"=20'
DESIGNED BY: M.G.
DRAWN BY: I.A.B.
JOB #: 24-4233

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STATE OF FLORIDA
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SHEET No.
PD-2

MATCH LINE FOR CONTINUATION SEE SHEET PD-5



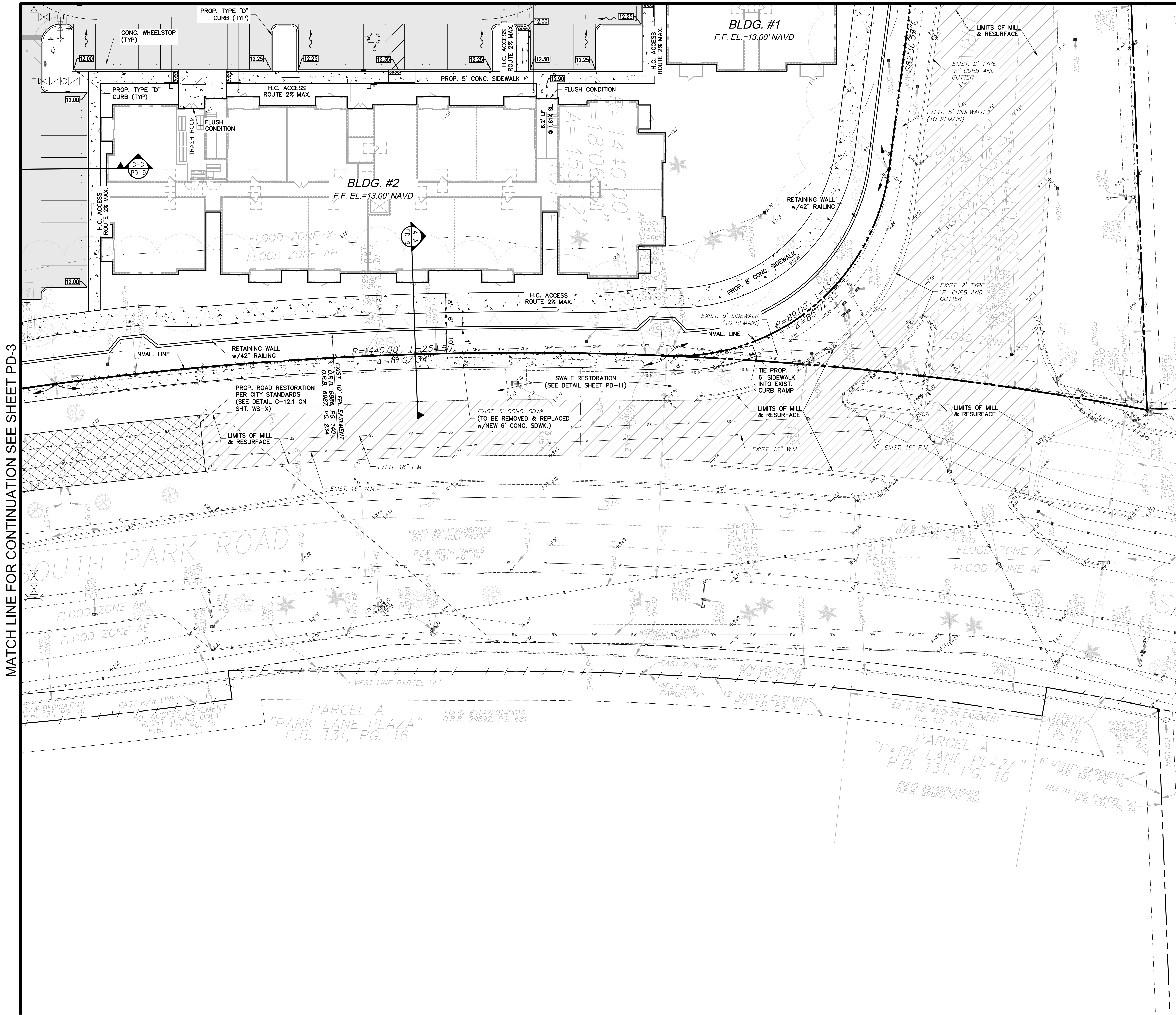
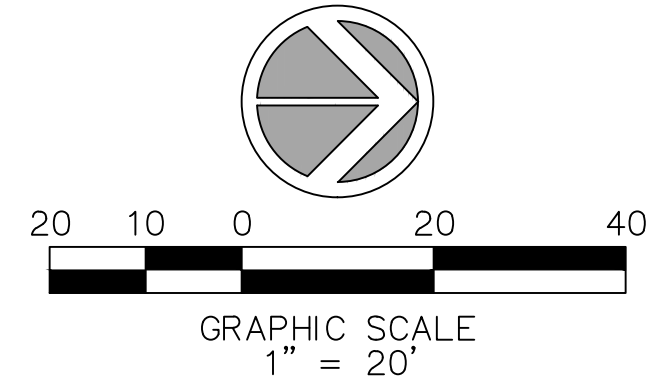
MATCH LINE FOR CONTINUATION SEE SHEET PD-2

MATCH LINE FOR CONTINUATION SEE SHEET PD-4

PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIM ELEVATION
	GRATE ELEVATION
	INVERT ELEVATION
	DIRECTION OF FLOW
	PAVEMENT SLOPE
	POLLUTION RETARDANT BASIN
	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

NO.	DATE	DESCRIPTION

MATCH LINE FOR CONTINUATION SEE SHEET PD-6



PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIM ELEVATION
	GRATE ELEVATION
	INVERT ELEVATION
	DIRECTION OF FLOW
	PAVEMENT SLOPE
	POLLUTION RETARDANT BASIN
	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

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REVISIONS	
NO.	DESCRIPTION

PARK ROAD RESIDENTIAL

CITY OF HOLLYWOOD

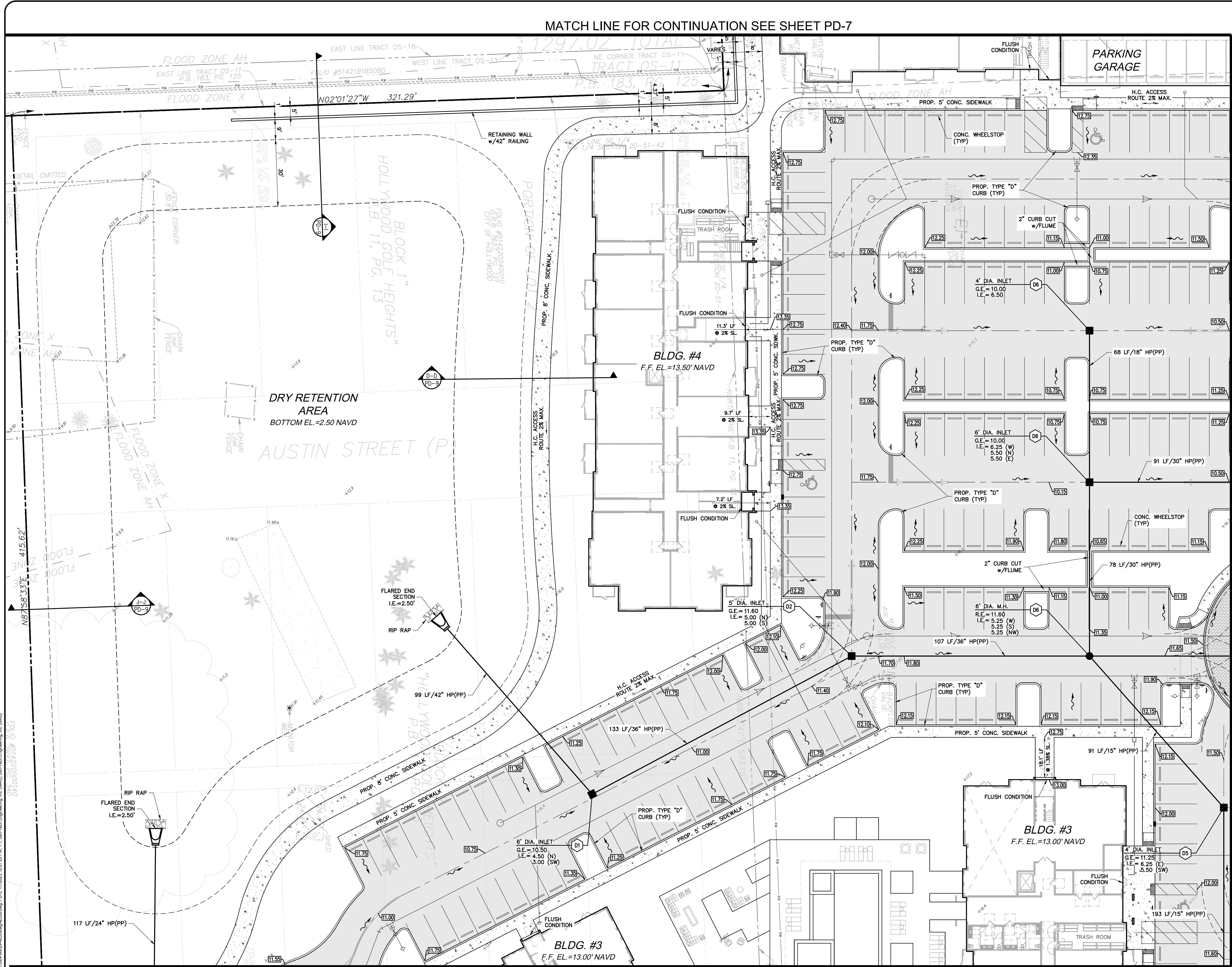
FLORIDA

PAVING, GRADING &
DRAINAGE PLAN

DATE:	9/18/24
SCALE:	1"=20'
DESIGNED BY:	M.G.
DRAWN BY:	I.A.B.
JOB #:	24-4233

CLIFFORD R. LOUTAN
P.E.
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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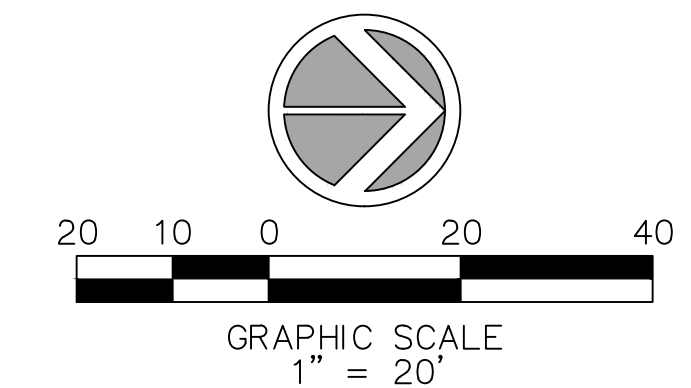


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PLOT DATE: 1/7/2025 12:07 PM BY: Miguel A. Sosa
LAYOUT: [PD-5]

FILE: K:\PROJECTS\24-xxx\24-4233.dwg 4233.dwg
PLOT DATE: 1/7/2025 12:07 PM BY: Miguel A. Sosa
LAYOUT: [PD-5]

MATCH LINE FOR CONTINUATION SEE SHEET PD-7

MATCH LINE FOR CONTINUATION SEE SHEET PD-3



MATCH LINE FOR CONTINUATION SEE SHEET PD-6

PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIM ELEVATION
	GRATE ELEVATION
	INVERT ELEVATION
	DIRECTION OF FLOW
	PAVEMENT SLOPE
	POLLUTION RETARDANT BASIN
	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	STRUCTURE DESIGNATION
	CATCH BASIN
	100 LF/15' SLOPE
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

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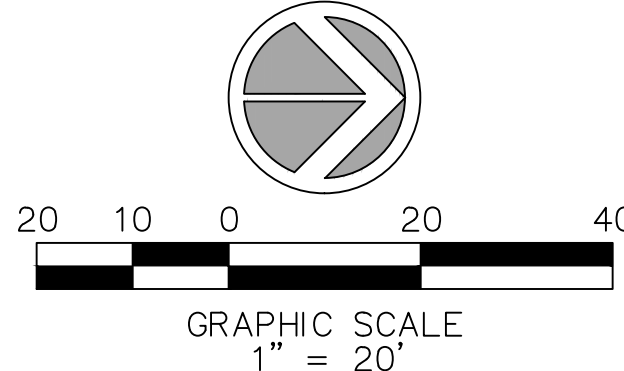
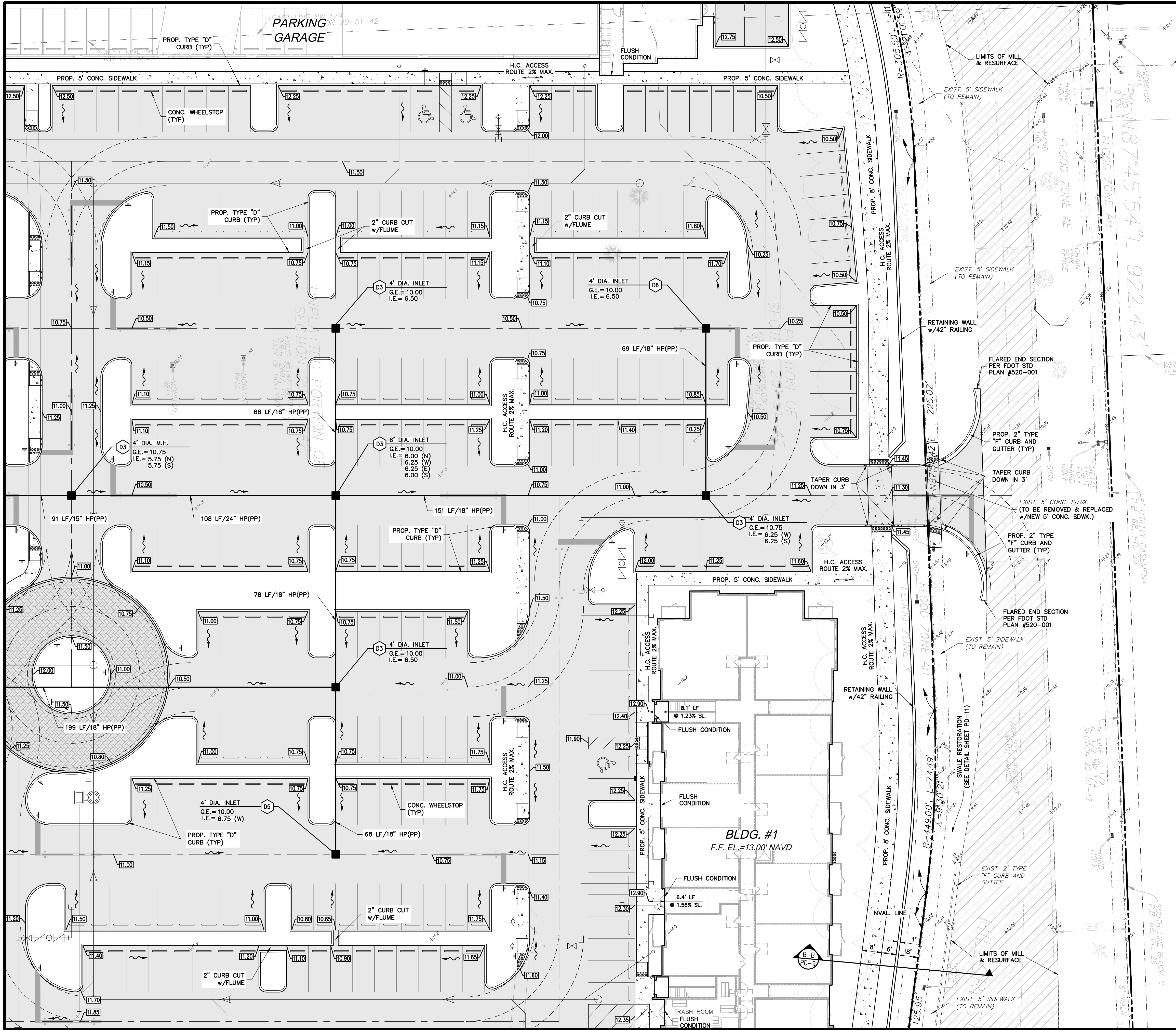
PAVING, GRADING &
DRAINAGE PLAN

DATE:	9/18/24
SCALE:	1"=20'
DESIGNED BY:	M.G.
DRAWN BY:	I.A.B.
JOB #:	24-4233

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MATCH LINE FOR CONTINUATION SEE SHEET PD-5



PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIM ELEVATION
	GRATE ELEVATION
	INVERT ELEVATION
	DIRECTION OF FLOW
	PAVEMENT SLOPE
	POLLUTION RETARDANT BASIN
	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

MATCH LINE FOR CONTINUATION SEE SHEET PD-4

MATCH LINE FOR CONTINUATION SEE SHEET PD-5

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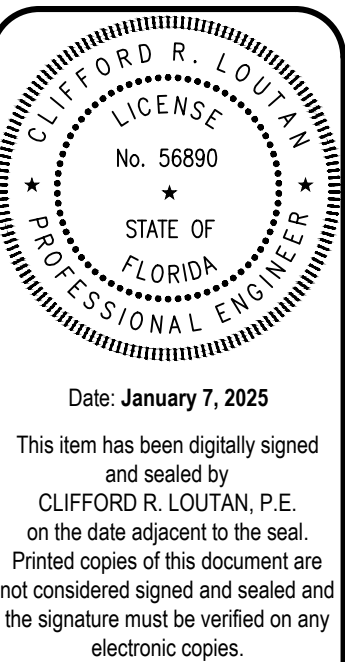


REVISIONS	
NO.	DESCRIPTION

PARK ROAD RESIDENTIAL
PAVING, GRADING &
DRAINAGE PLAN

FLORIDA
CITY OF HOLLYWOOD

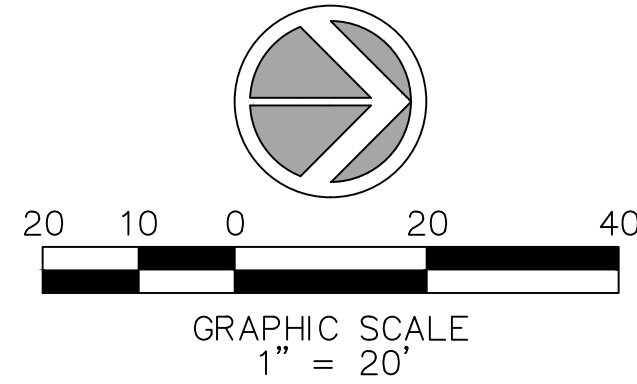
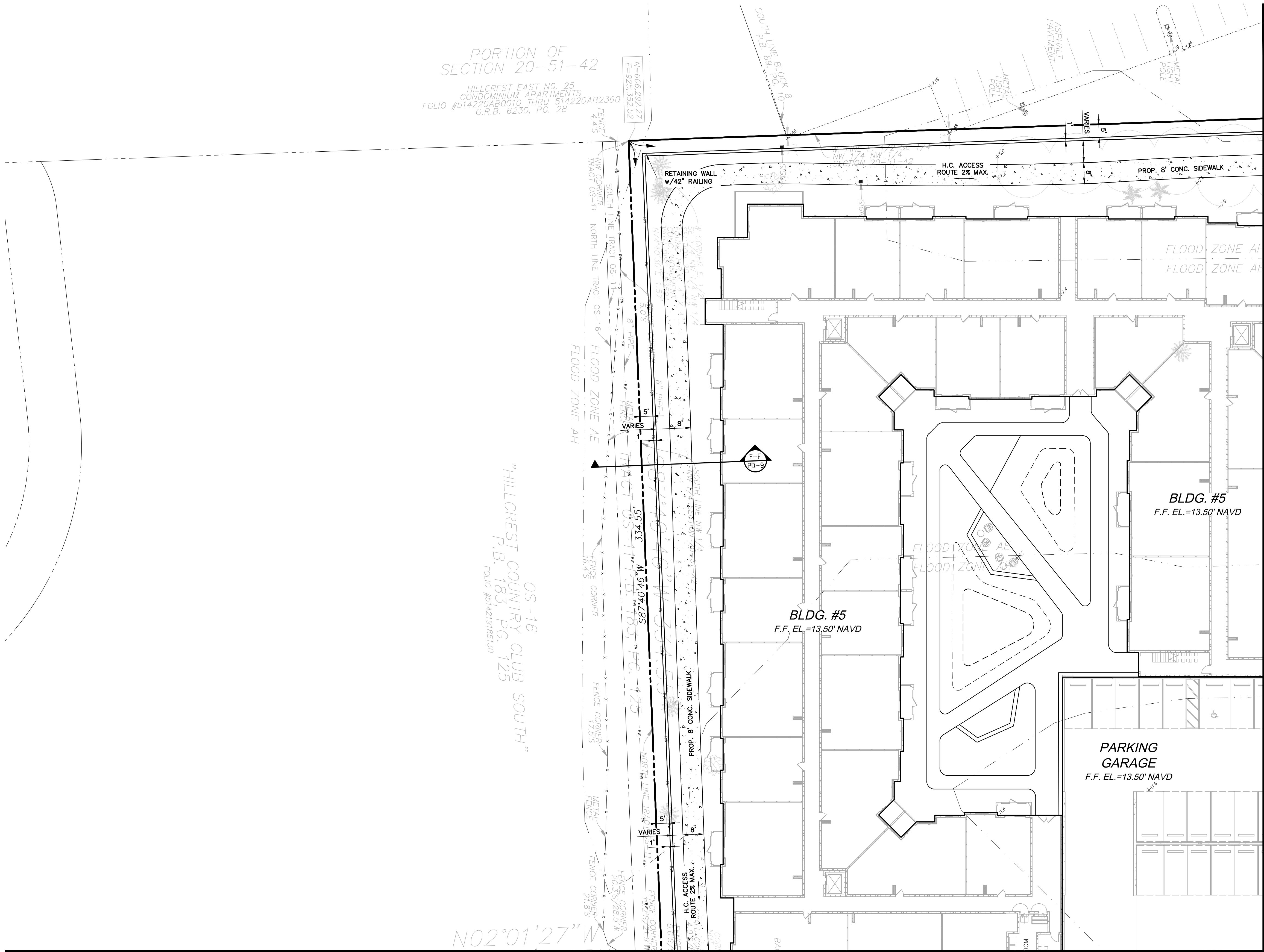
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DESIGNED BY: M.G.
DRAWN BY: I.A.B.
JOB #: 24-4233



SHEET No.
PD-6

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FILE: K:\PROJECTS\24-4233\dwg\4233a.dwg
PLOT DATE: 1/7/2025 12:07 PM BY: Miguel A. Sosa
LAYOUT: [PD-7]



PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIM ELEVATION
	GRATE ELEVATION
	INVERT ELEVATION
	DIRECTION OF FLOW
	PAVEMENT SLOPE
	POLLUTION RETARDANT BASIN
	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

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REVISIONS	
NO.	DESCRIPTION

PARK ROAD RESIDENTIAL

CITY OF HOLLYWOOD

FLORIDA

PAVING, GRADING & DRAINAGE PLAN

DATE:	9/18/24
SCALE:	1"=20'
DESIGNED BY:	M.G.
DRAWN BY:	I.A.B.
JOB #:	24-4233

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STATE OF FLORIDA
PROFESSIONAL ENGINEER

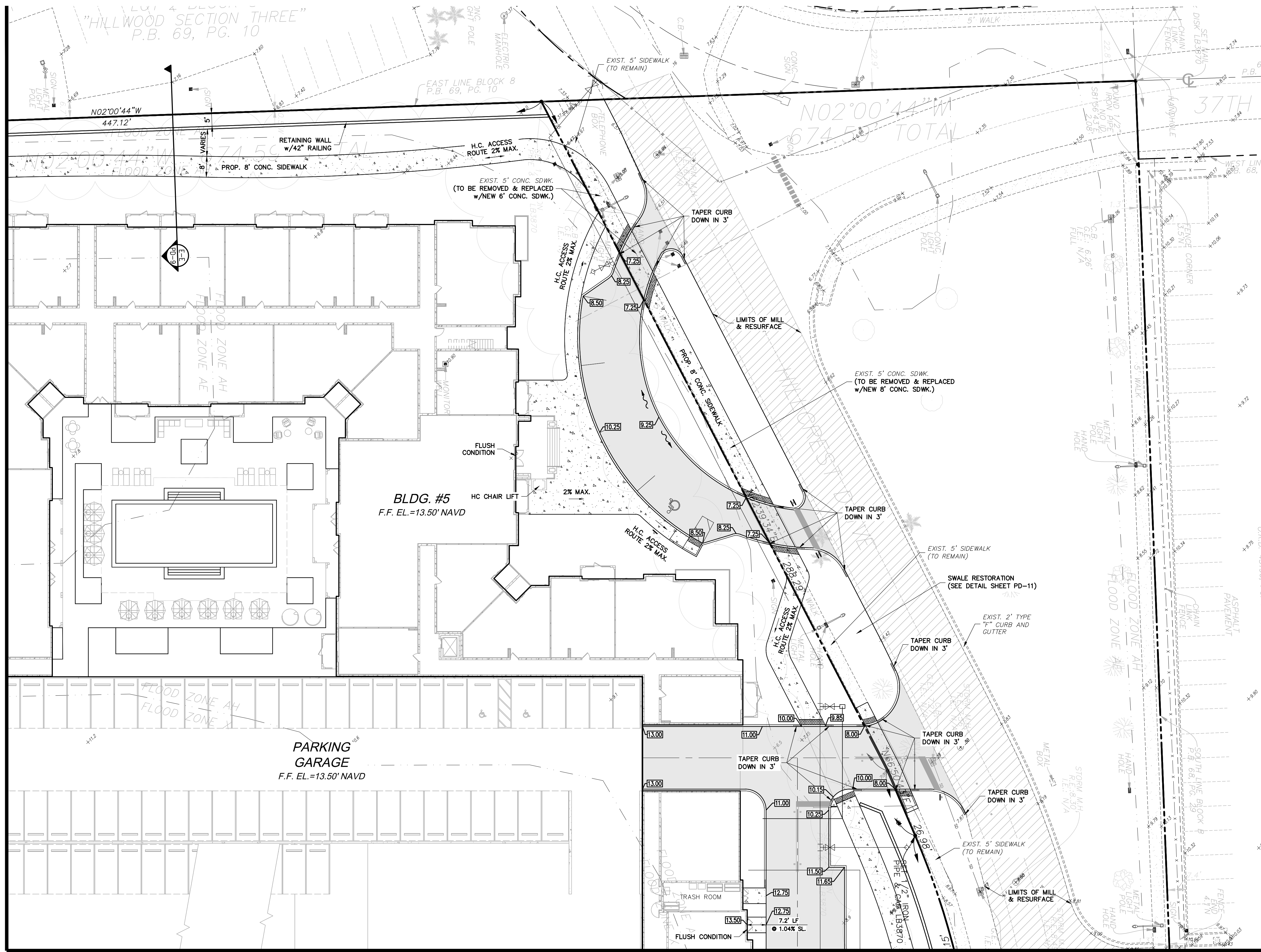
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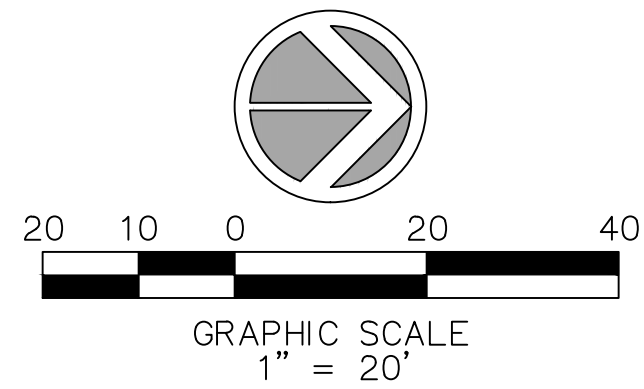
SHEET No.
PD-7

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PLOT DATE: 1/7/2025 12:08 PM BY: Miguel A. Sosa
LAYOUT: [PD-8]

MATCH LINE FOR CONTINUATION SEE SHEET PD-7



MATCH LINE FOR CONTINUATION SEE SHEET PD-6



PAVING & DRAINAGE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIM ELEVATION
	GRATE ELEVATION
	INVERT ELEVATION
	DIRECTION OF FLOW
	PAVEMENT SLOPE
	POLLUTION RETARDANT BASIN
	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	STRUCTURE DESIGNATION
	LENGTH, SIZE OF STORM DRAIN
	EXISTING GRADE
	PROPOSED GRADE
	D.I.P. PIPE
	CONCRETE
	PAVEMENT
	MILL AND RESURFACE LIMITS

DATE: 9/18/24
SCALE: 1"=20'
DESIGNED BY: M.G.
DRAWN BY: I.A.B
JOB #: 24-4233

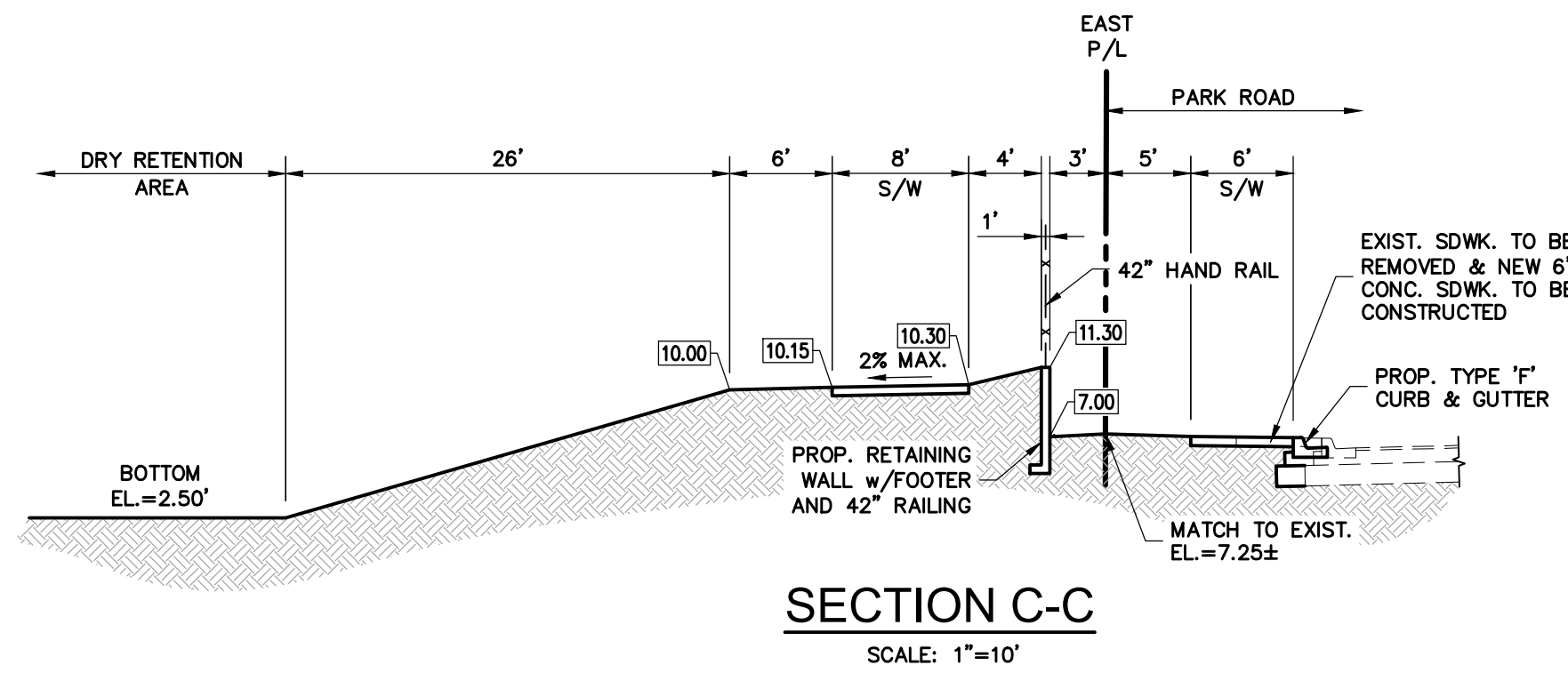
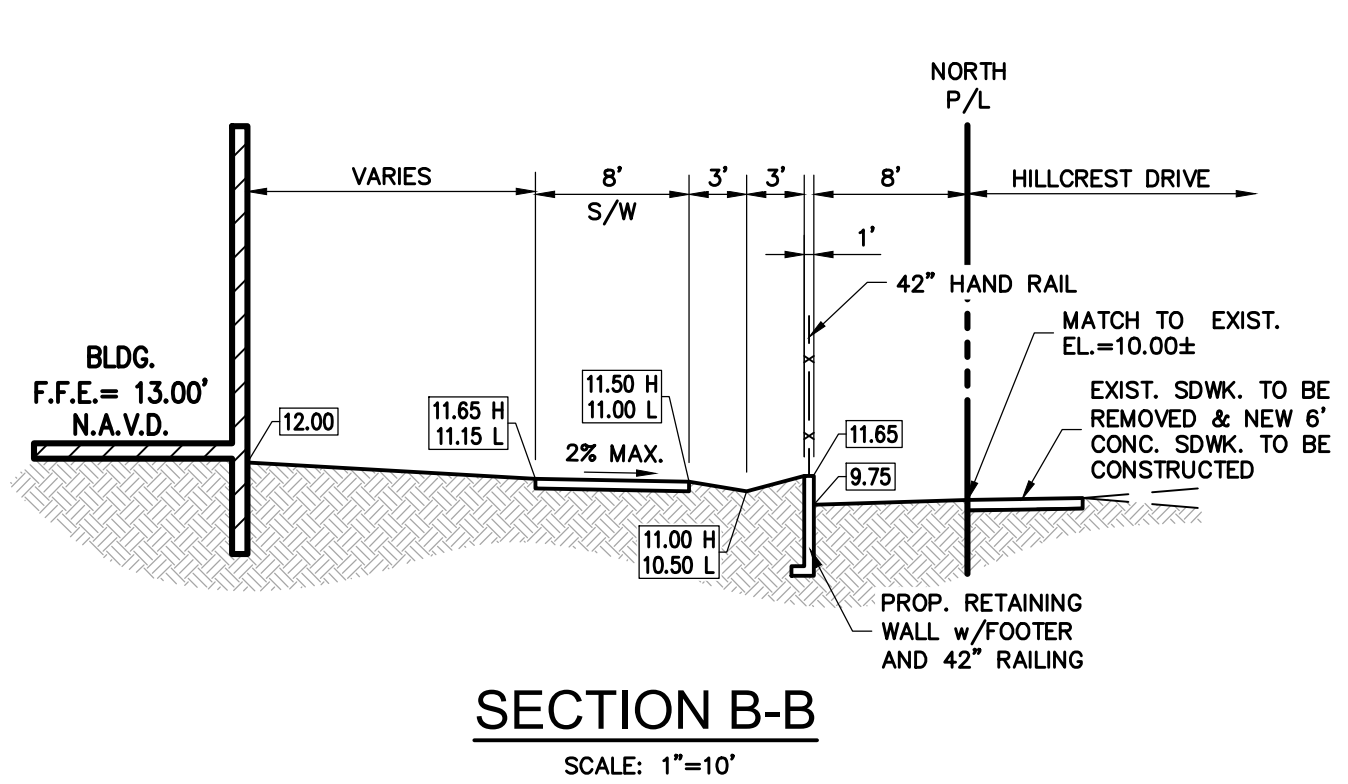
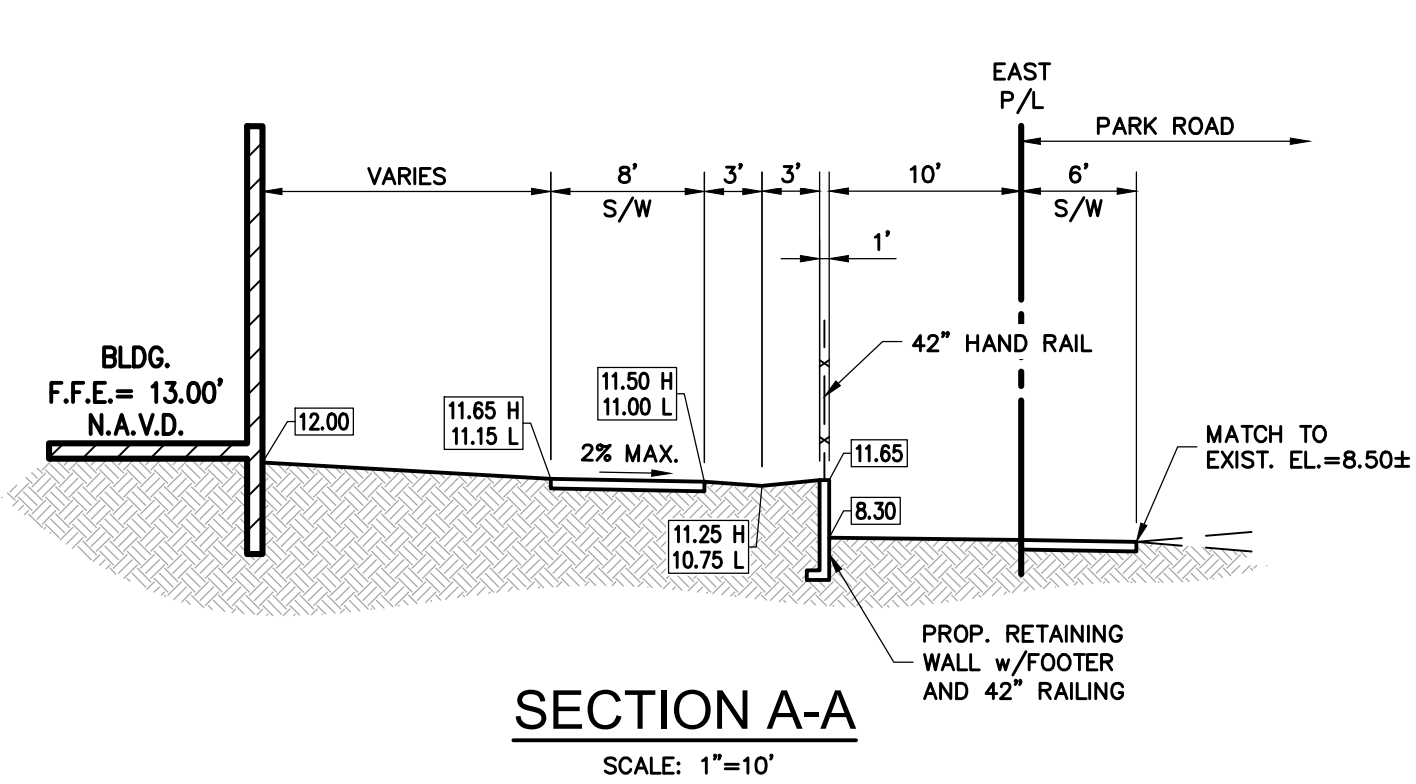
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PROFESSIONAL ENGINEER
Date: January 7, 2025
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SHEET No.
PD-8

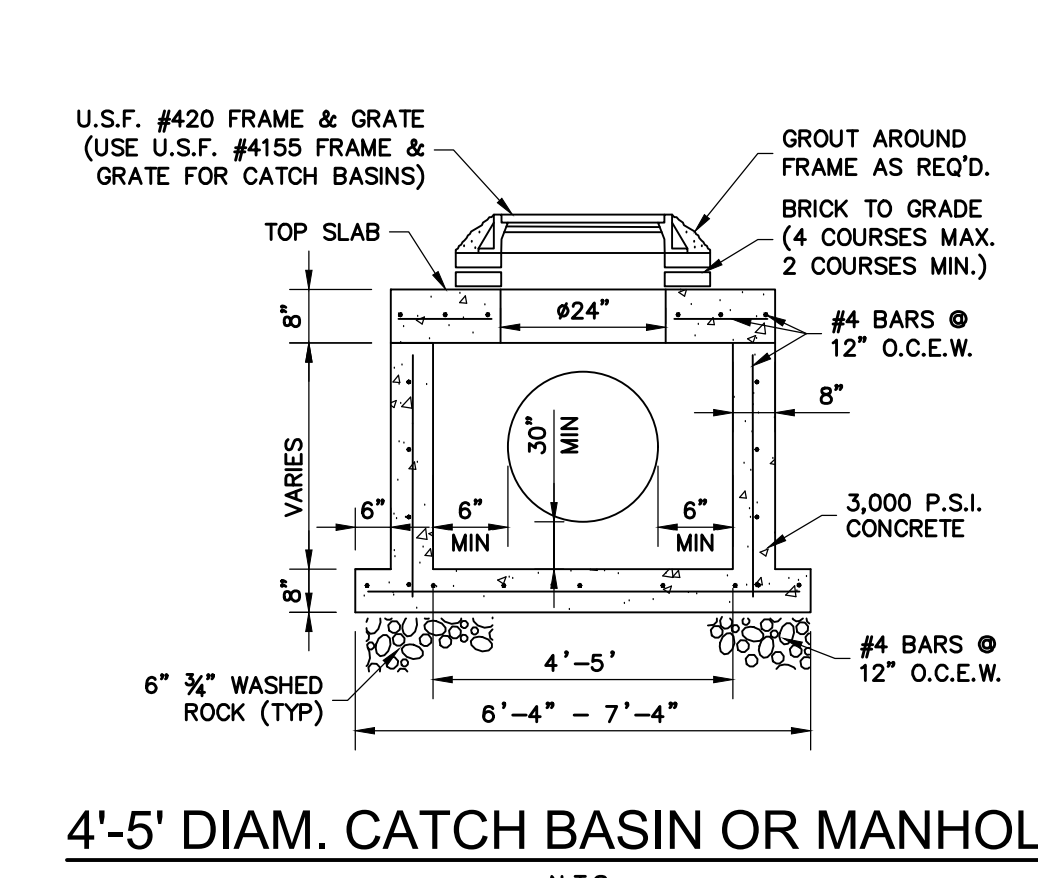
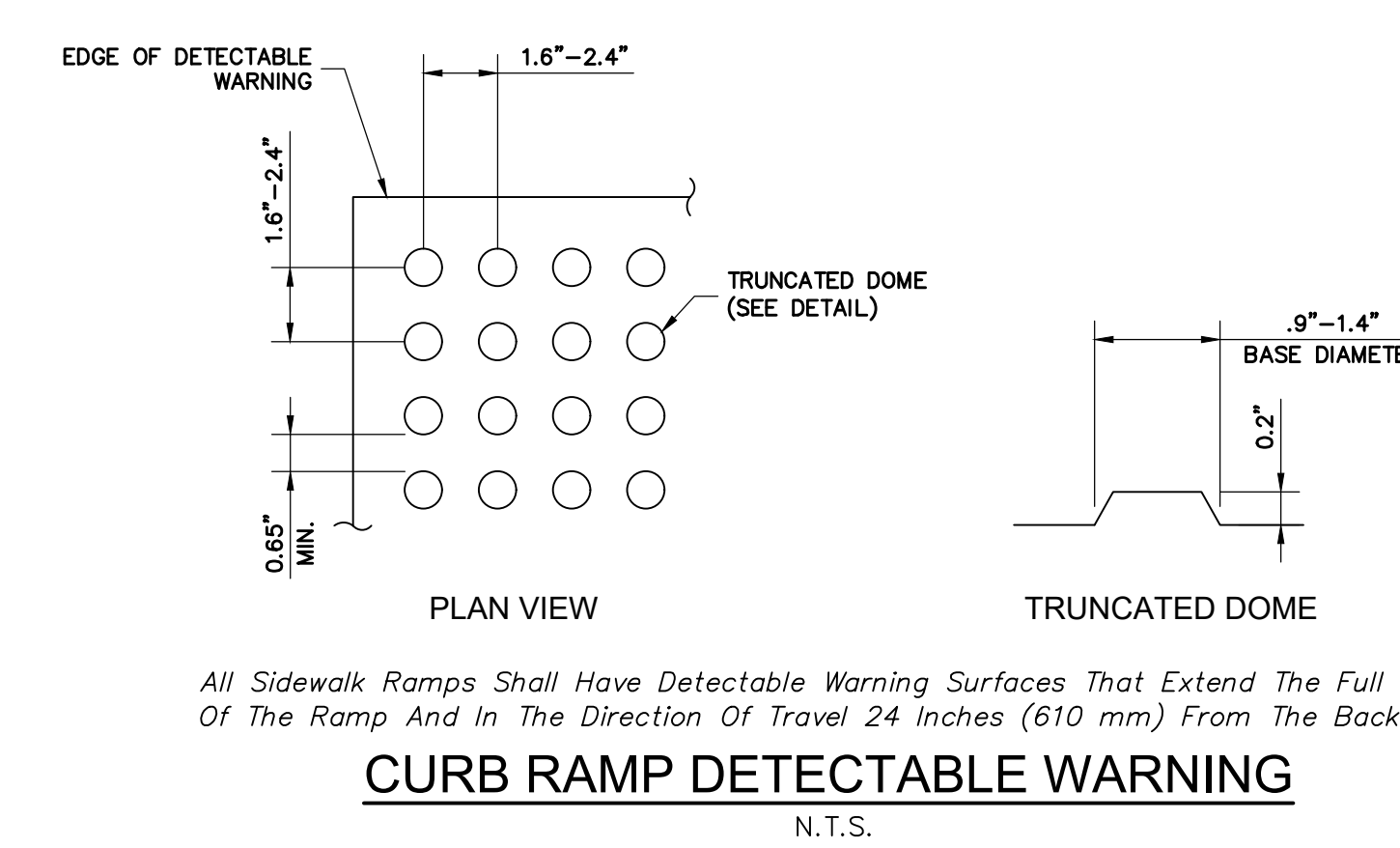
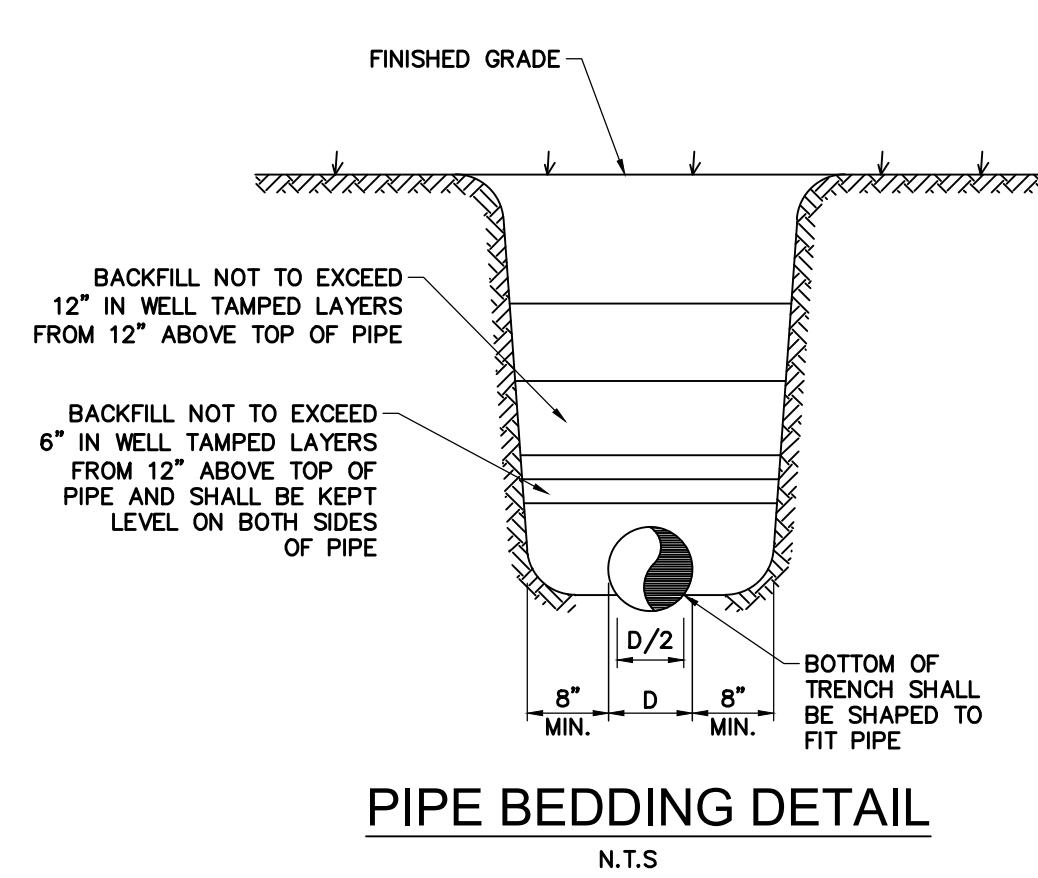
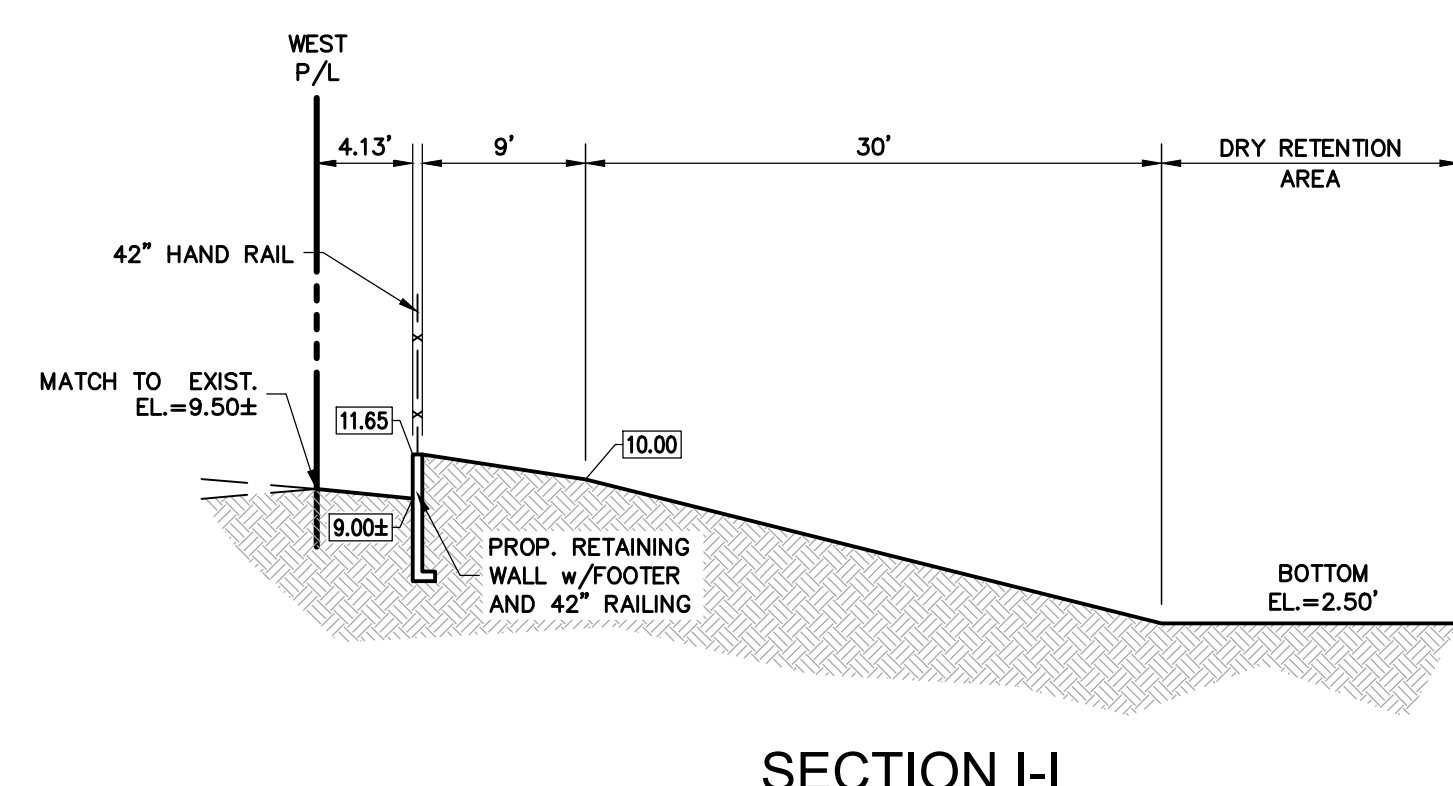
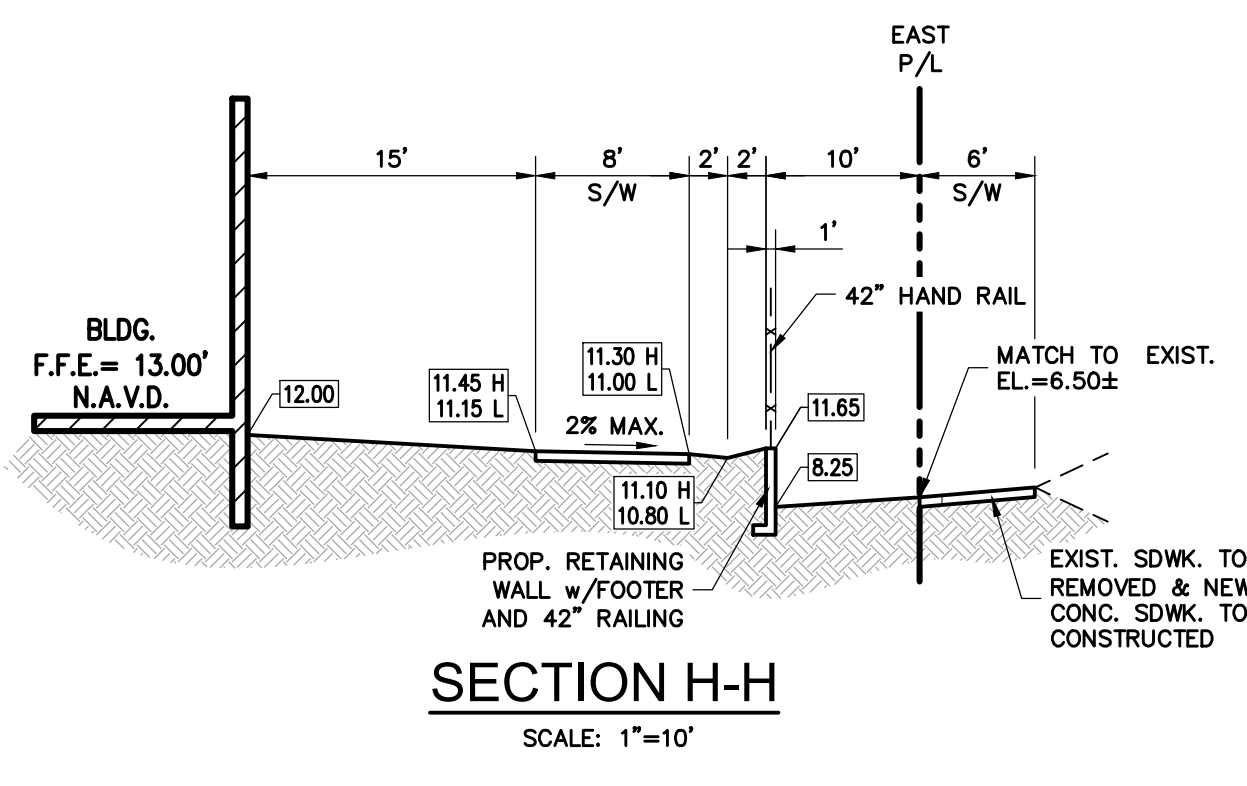
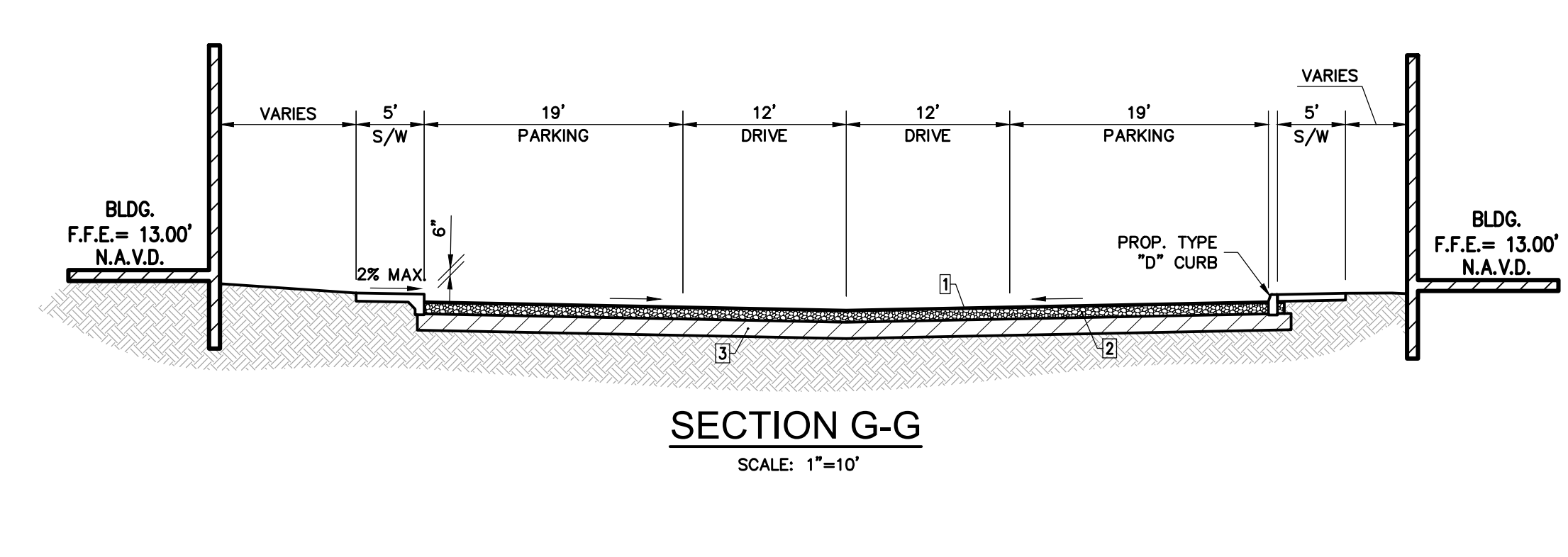
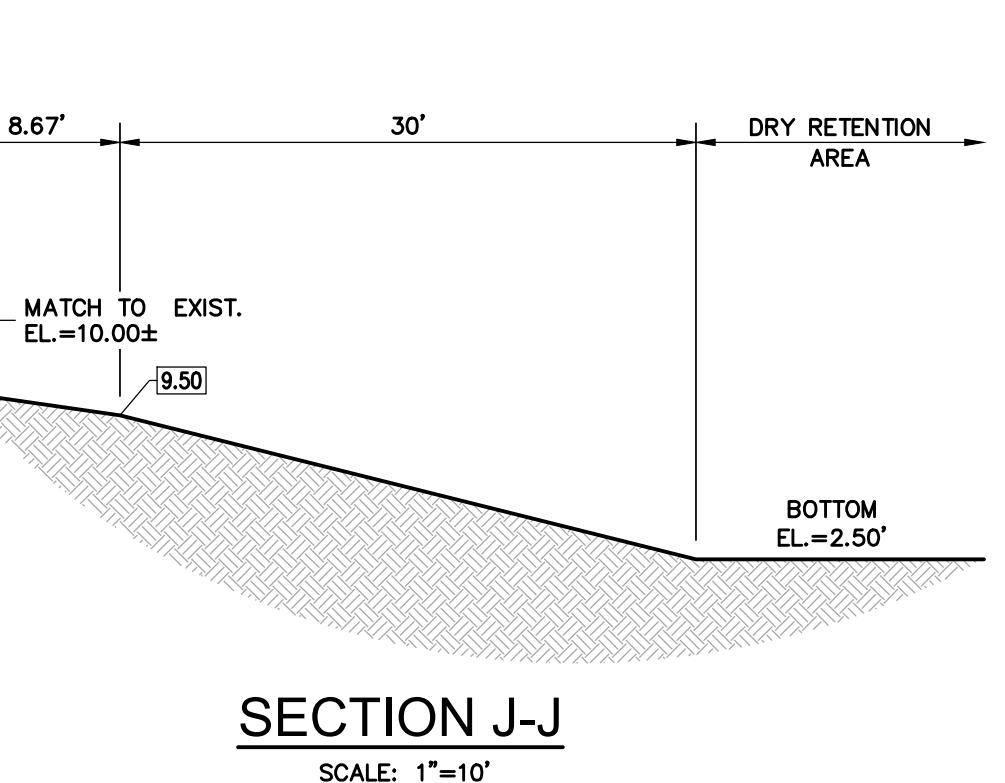
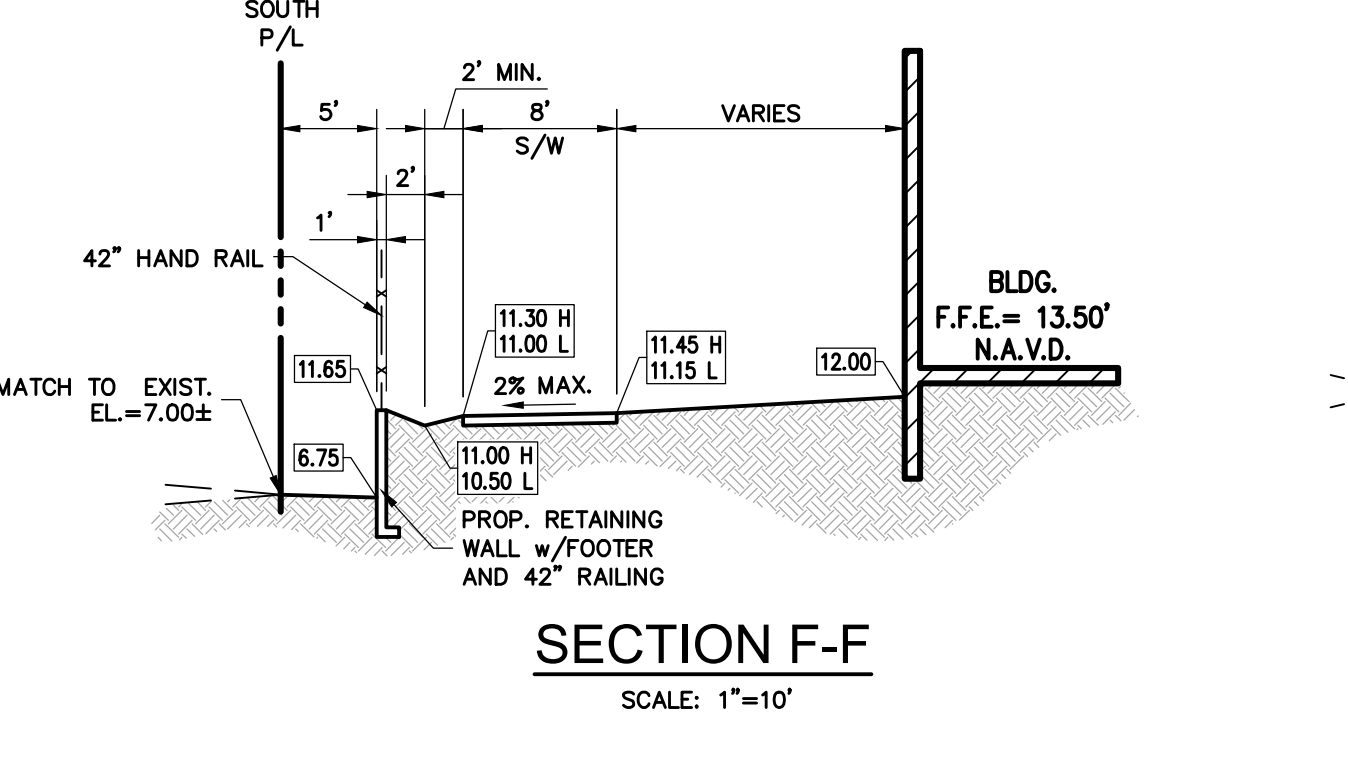
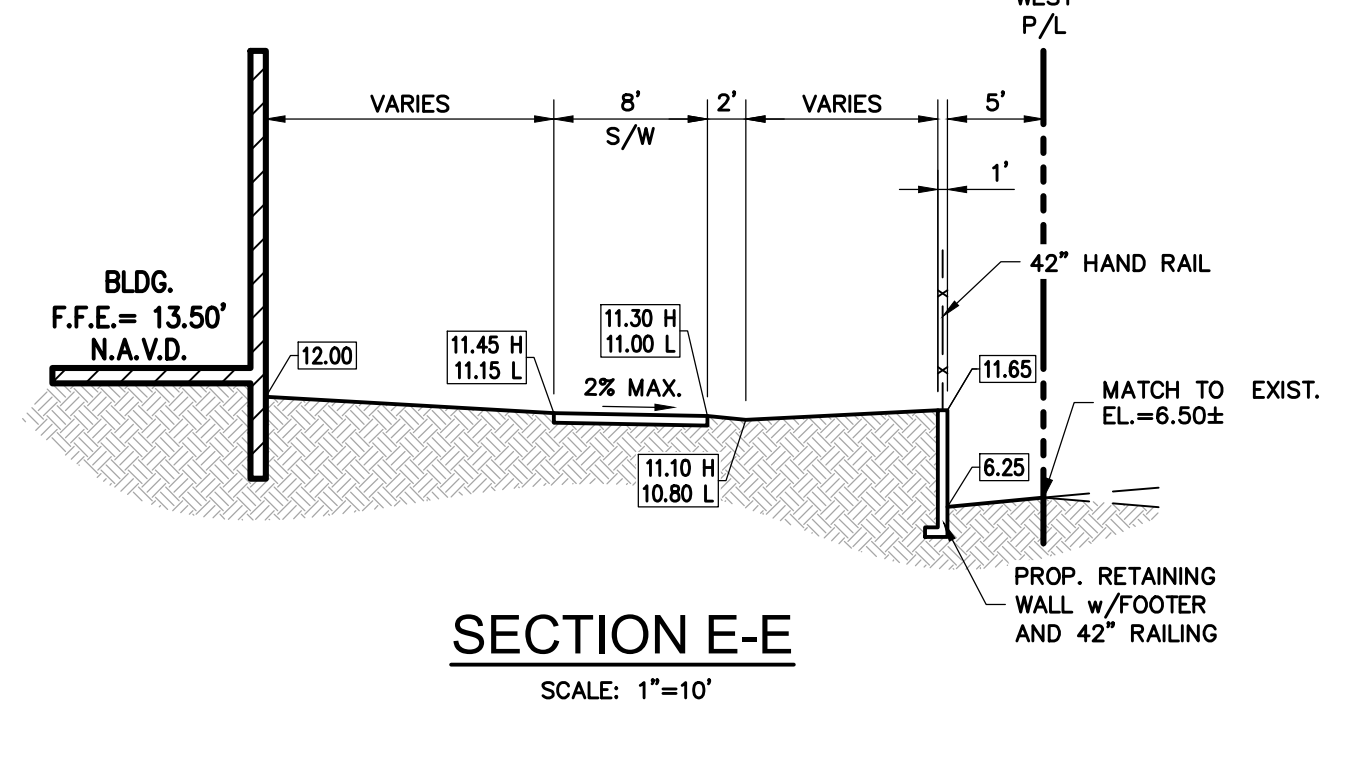
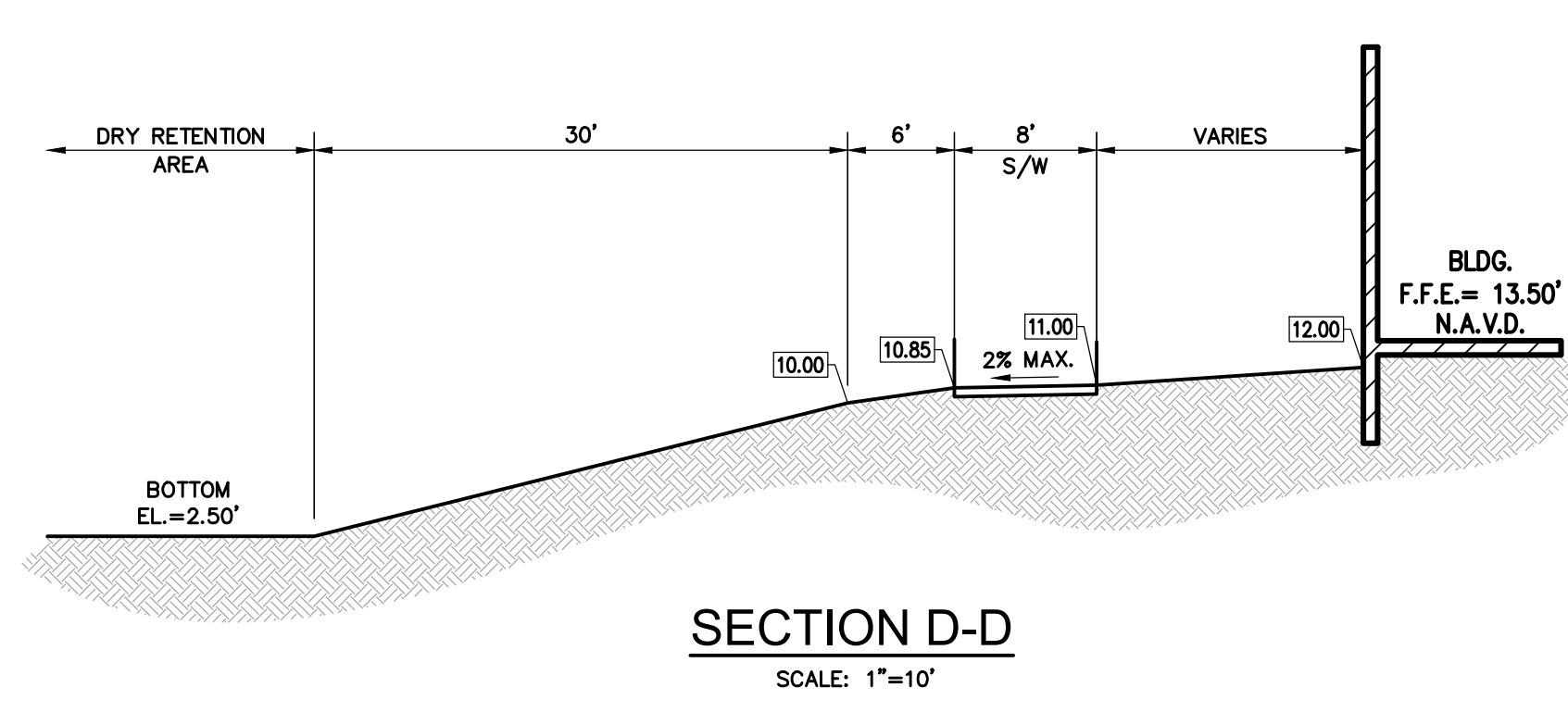
PARK ROAD RESIDENTIAL
PAVING, GRADING &
DRAINAGE PLAN
FLORIDA
CITY OF HOLLYWOOD

REVISIONS	
NO.	DESCRIPTION

STE Sun-Tech Engineering, Inc.
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- ON-SITE PAVEMENT NOTES:**
1. 1 1/2" THICK ASPHALT, TWO LIFTS, 3/4" TYPE S-3 ASPHALT.
 2. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM) 8" THICK PRIMED COMPACTED IN ACCORDANCE W/AASHTO SPECIFICATION T-180 TO 98% DENSITY, MIN. LBR 100.
 3. 12" STABILIZED SUBGRADE MIN. DRY DENSITY 115 PCF COMPACTED TO 98% AASHTO T-180 METHOD "C" MIN. LBR TO BE 40.
- GENERAL NOTES:**
1. RETAINING WALL AND FOOTER TO BE PLACED OUTSIDE OF ANY EXISTING OR PROPOSED UTILITY EASEMENTS. DESIGN OF RETAINING WALL TO BE SUBMITTED WITH PERMIT APPLICATION FOR SITE WORK.



- NOTES:**
- a. CONCRETE: CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
 - b. PAVERS: PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1- 1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6- INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
 - c. ASPHALT: ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIMEROCK BASE, TACK COAT, AND 1- INCH LAYER OF S-III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

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PLOT DATE: 1/7/2025 12:08 PM BY: Miguel A. Soso
LAYOUT: [PD-9]

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NO.	DATE	DESCRIPTION

PARK ROAD RESIDENTIAL

PAVING, GRADING & DRAINAGE DETAILS

CITY OF HOLLYWOOD
FLORIDA

DATE: 9/18/24
SCALE: 1"=10'
DESIGNED BY: M.G.
DRAWN BY: I.A.B.
JOB #: 24-4233

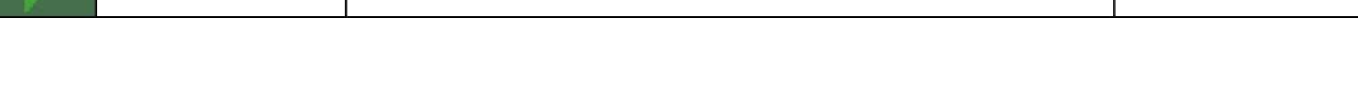
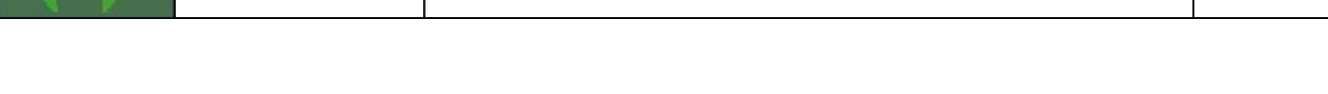
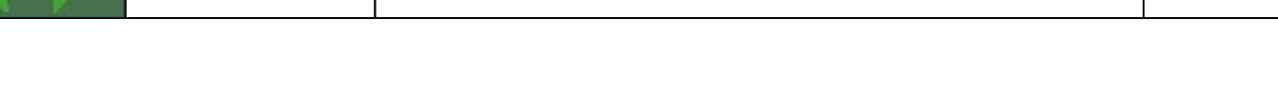
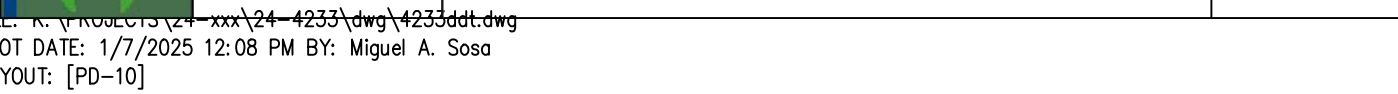
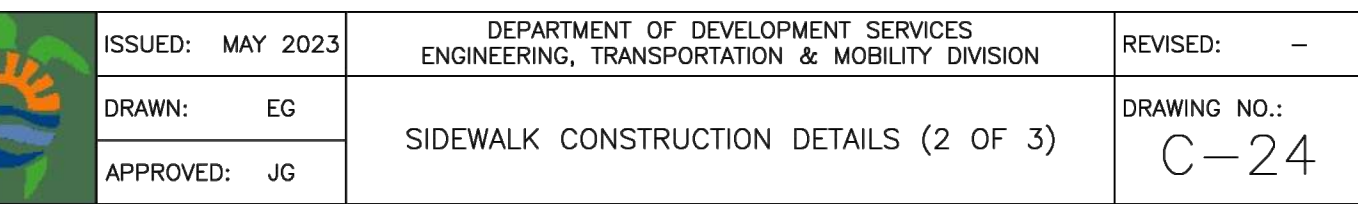
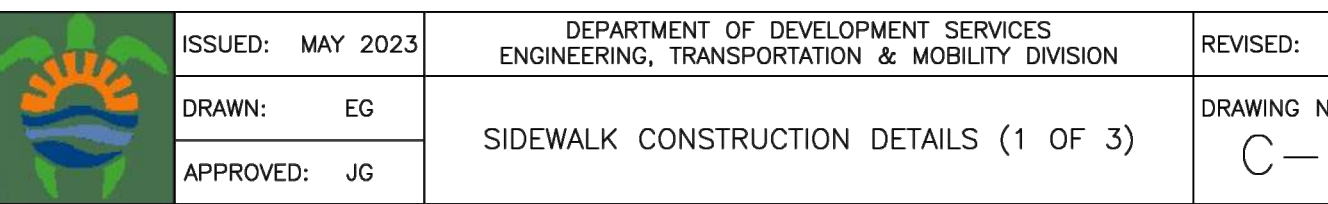
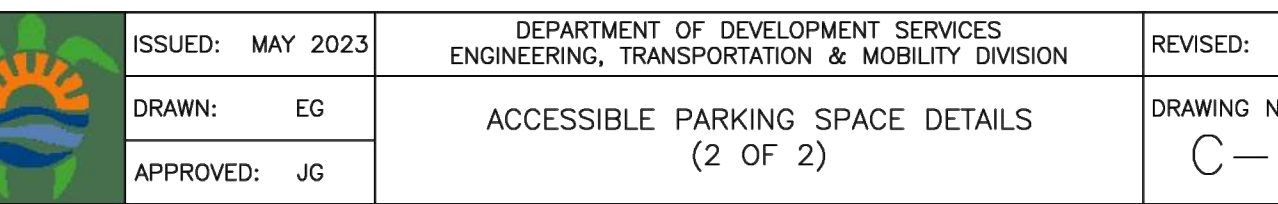
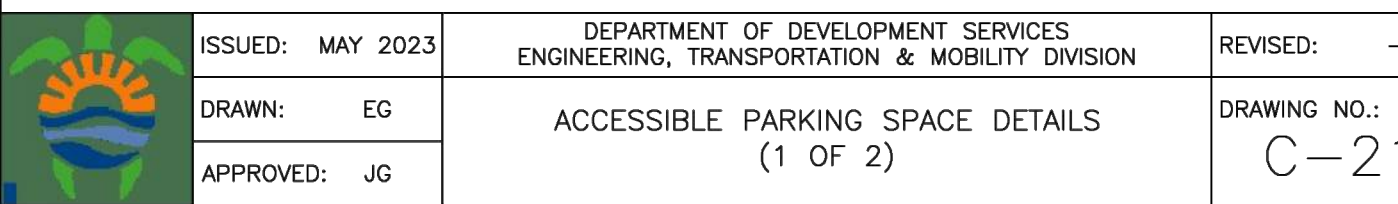
CITY OF HOLLYWOOD
FLORIDA
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

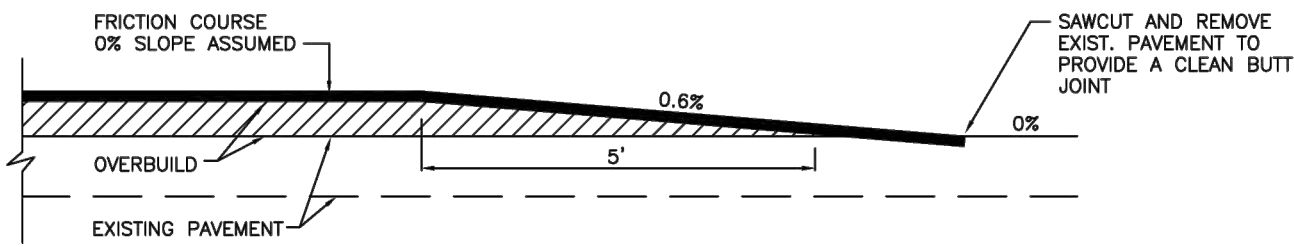
Date: January 7, 2025

LAST REVISION 11/01/20	DESCRIPTION:	 FY 2024-25 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 3 of 7
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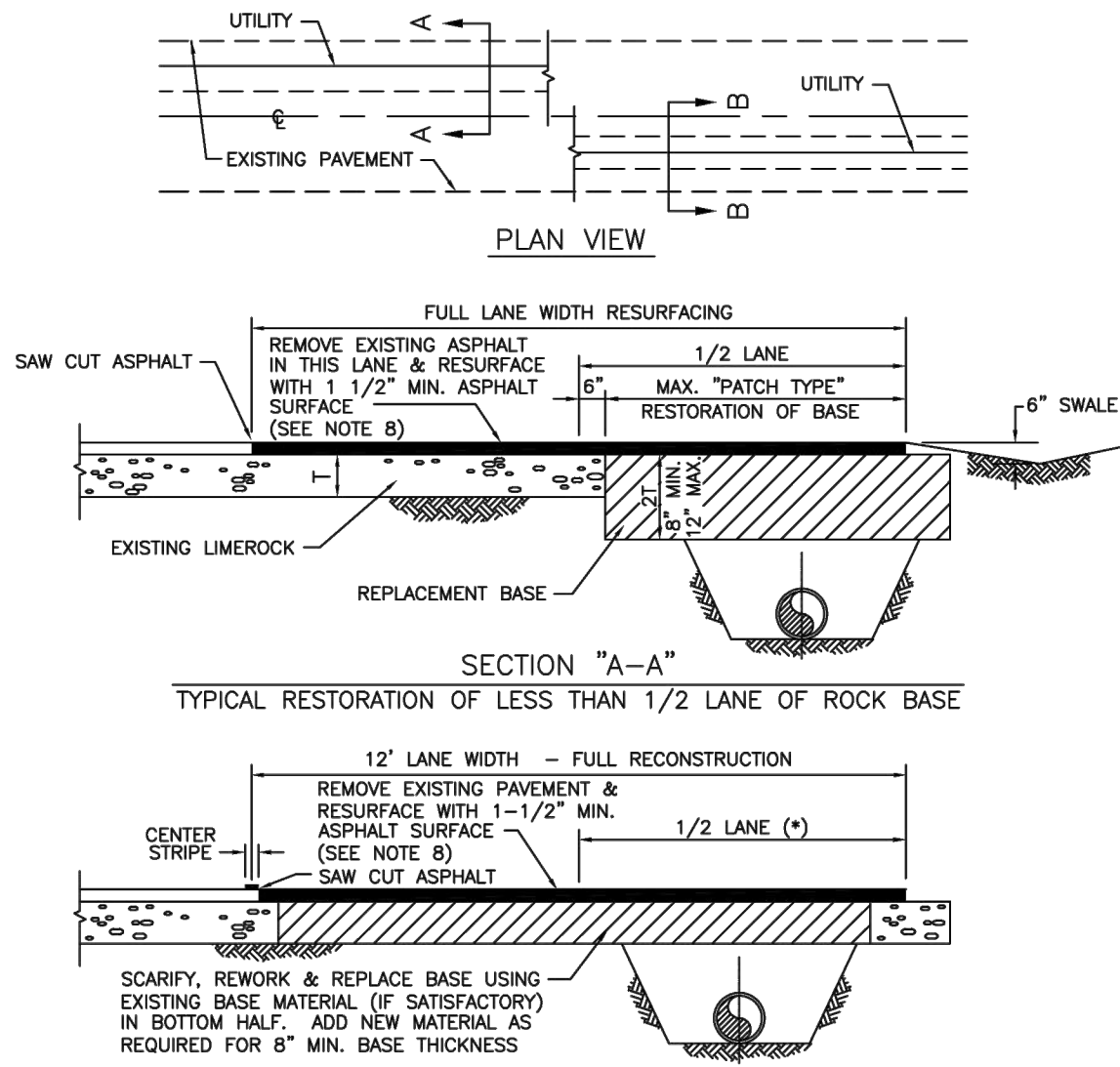
LAST REVISION 11/01/21	DESCRIPTION:	 FY 2024-25 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7
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LAST REVISION 11/01/21	DESCRIPTION:	 FY 2024-25 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 3 of 3
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	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	FEATHERING DETAIL	DRAWING NO.: C-29
	APPROVED: JG		

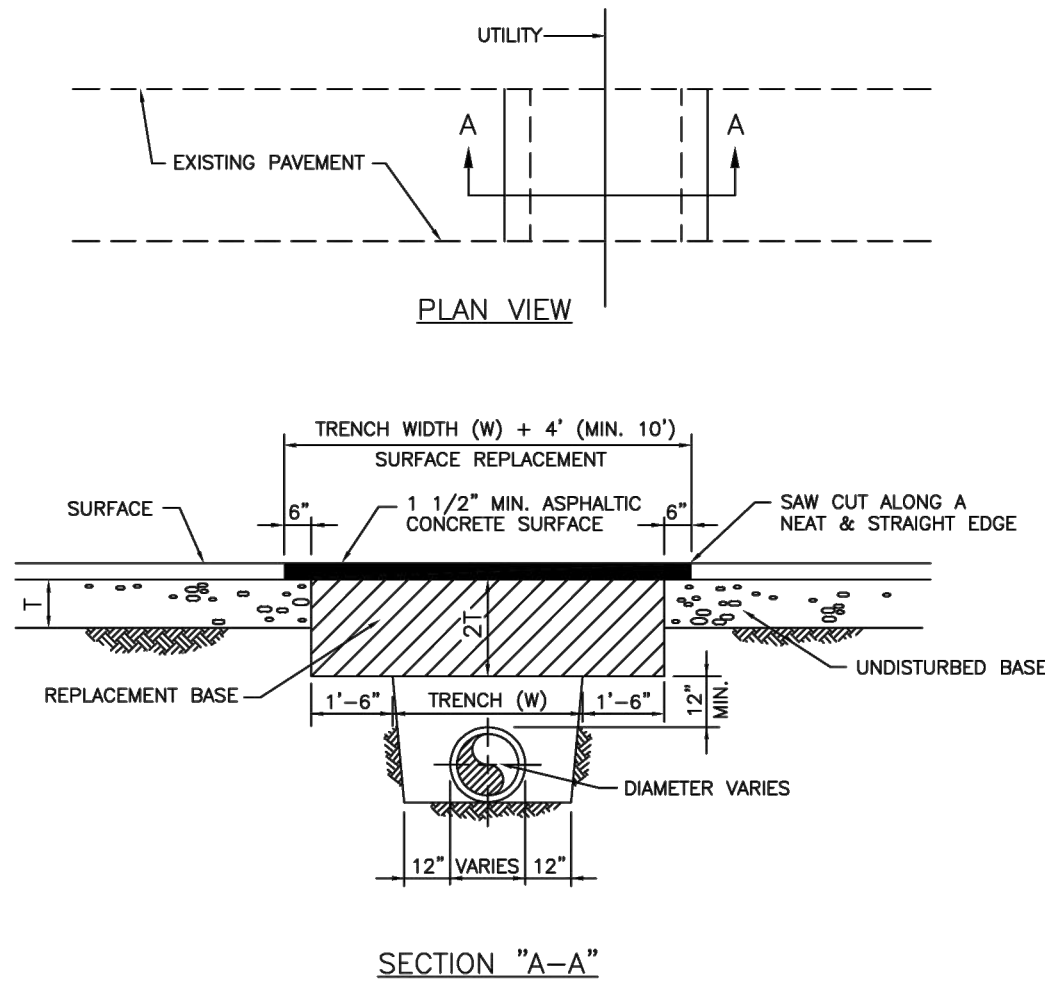


(**) IF TRENCH IMPACTS MORE THAN 1/2 A LANE WIDTH SECTION B-B SHALL BE USED.

NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE AND SHALL BE APPLIED A MINIMUM OF 1-1/2" INCHES IN THICKNESS.
7. FULL ROAD WIDTH RESURFACING MAY BE REQUIRED. SEE PLANS.

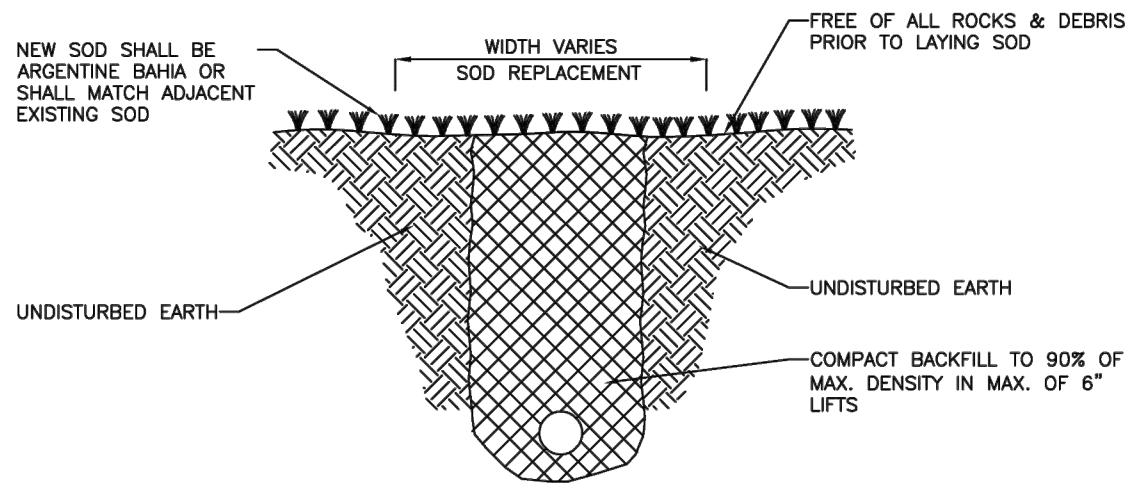
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION	DRAWING NO.: C-30
	APPROVED: JG		



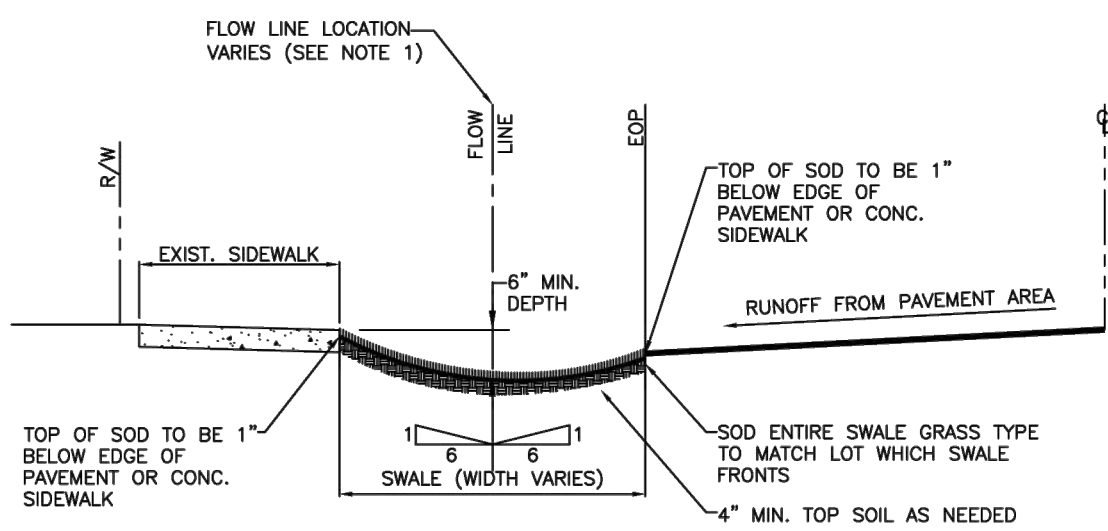
NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12" MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY PER MSHTO T-150.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
	APPROVED: JG		



	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C-32
	APPROVED: JG		



NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 8:1 SLOPE FROM THE EDGE OF S/W AND 8:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: —
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
	APPROVED: JG		

FILE: K:\PROJECTS\24-4233\dwg\4233-001.dwg
PLOT DATE: 1/7/2025 12:08 PM BY: Miguel A. Sosa
LAYOUT: [PD-11]

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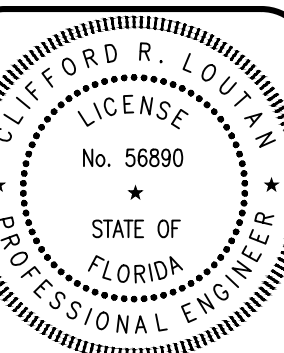
NO.	DATE	DESCRIPTION

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FLORIDA

CITY OF HOLLYWOOD
PAVING, GRADING &
DRAINAGE DETAILS

DATE: 9/18/24
SCALE: 1"=70'
DESIGNED BY: M.G.
DRAWN BY: I.A.B
JOB #: 24-4233



Date: January 7, 2025

SHEET No.
PD-11