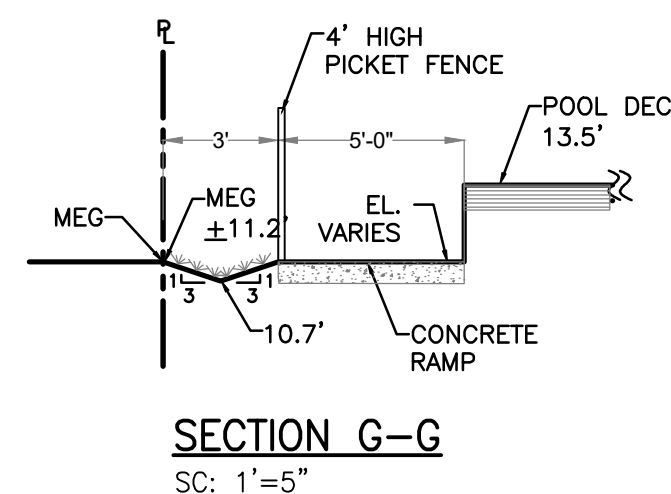
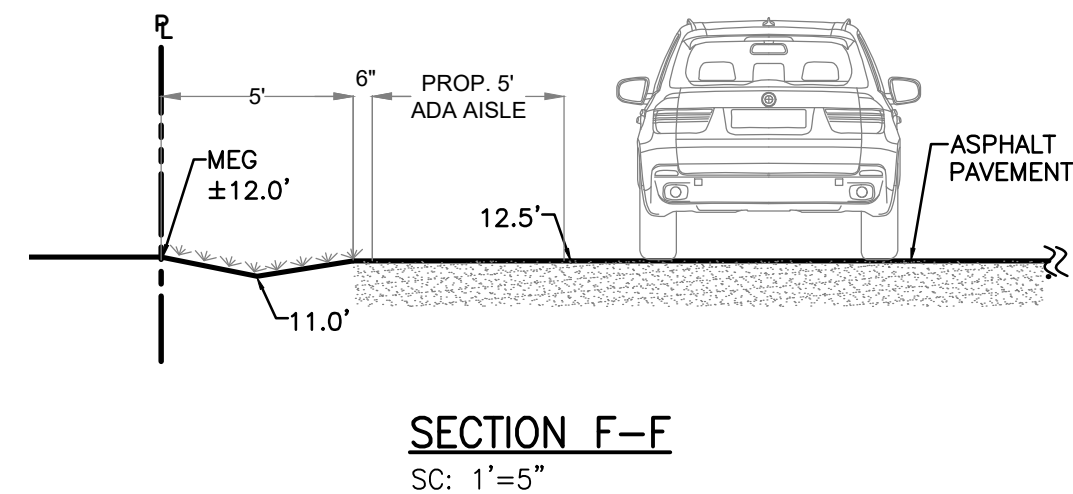
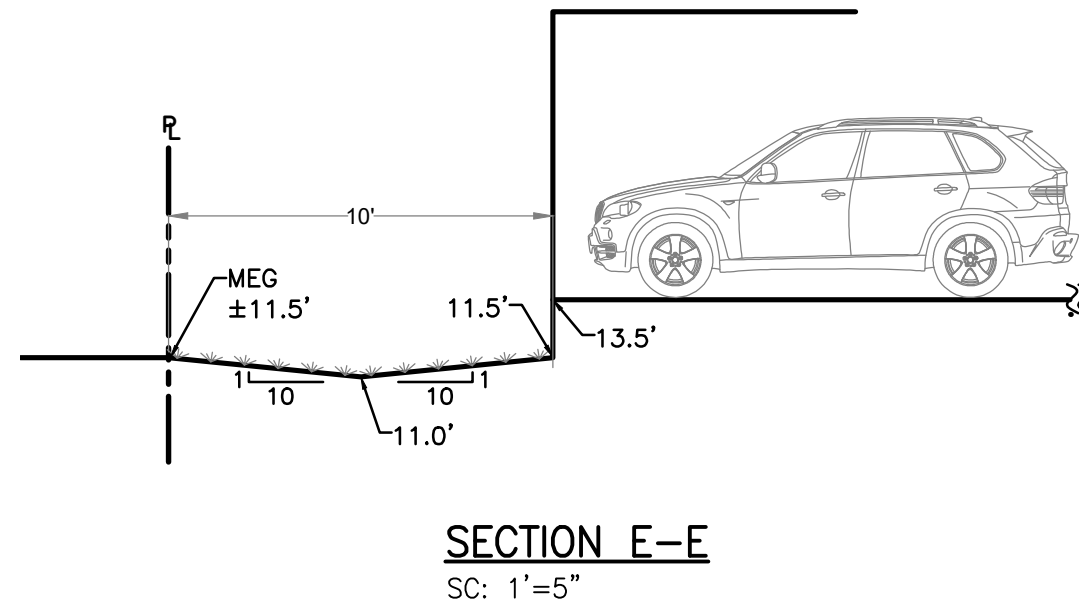
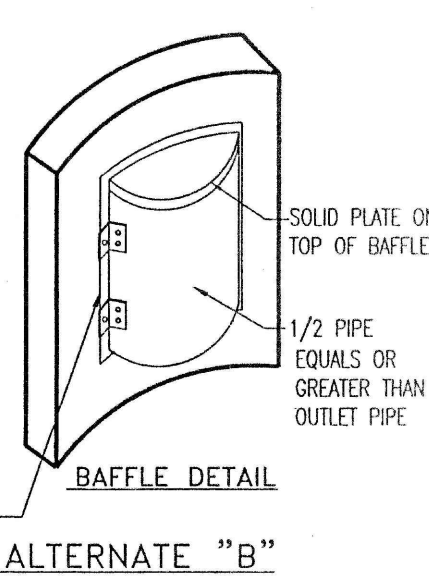
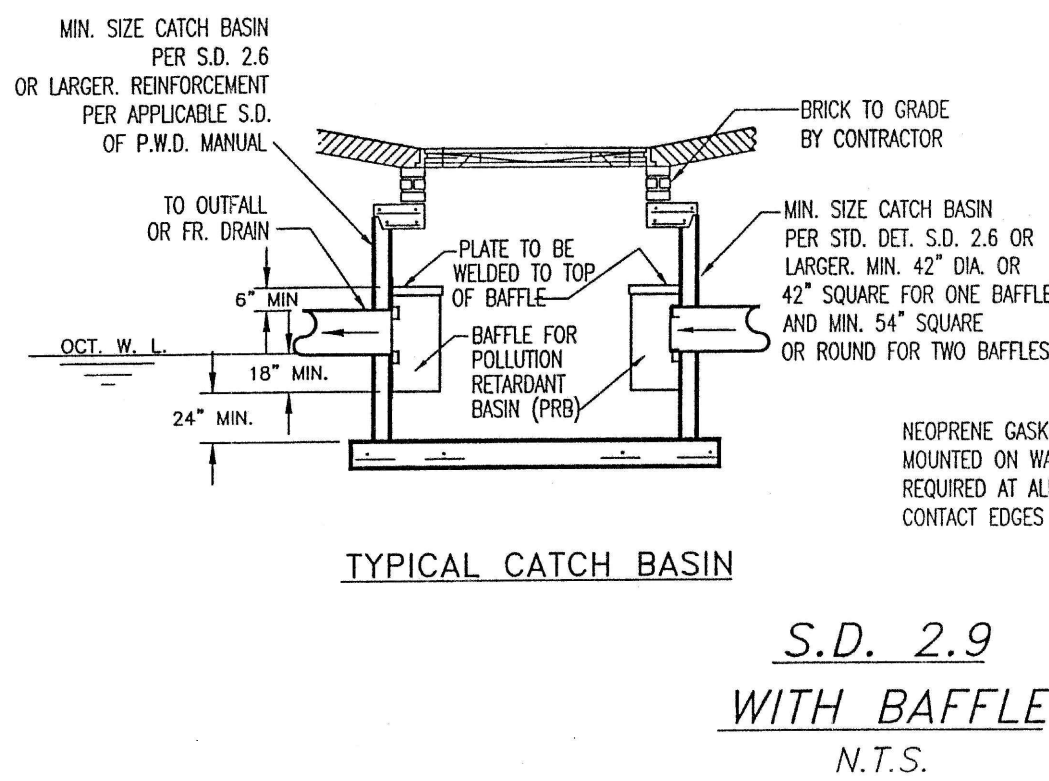
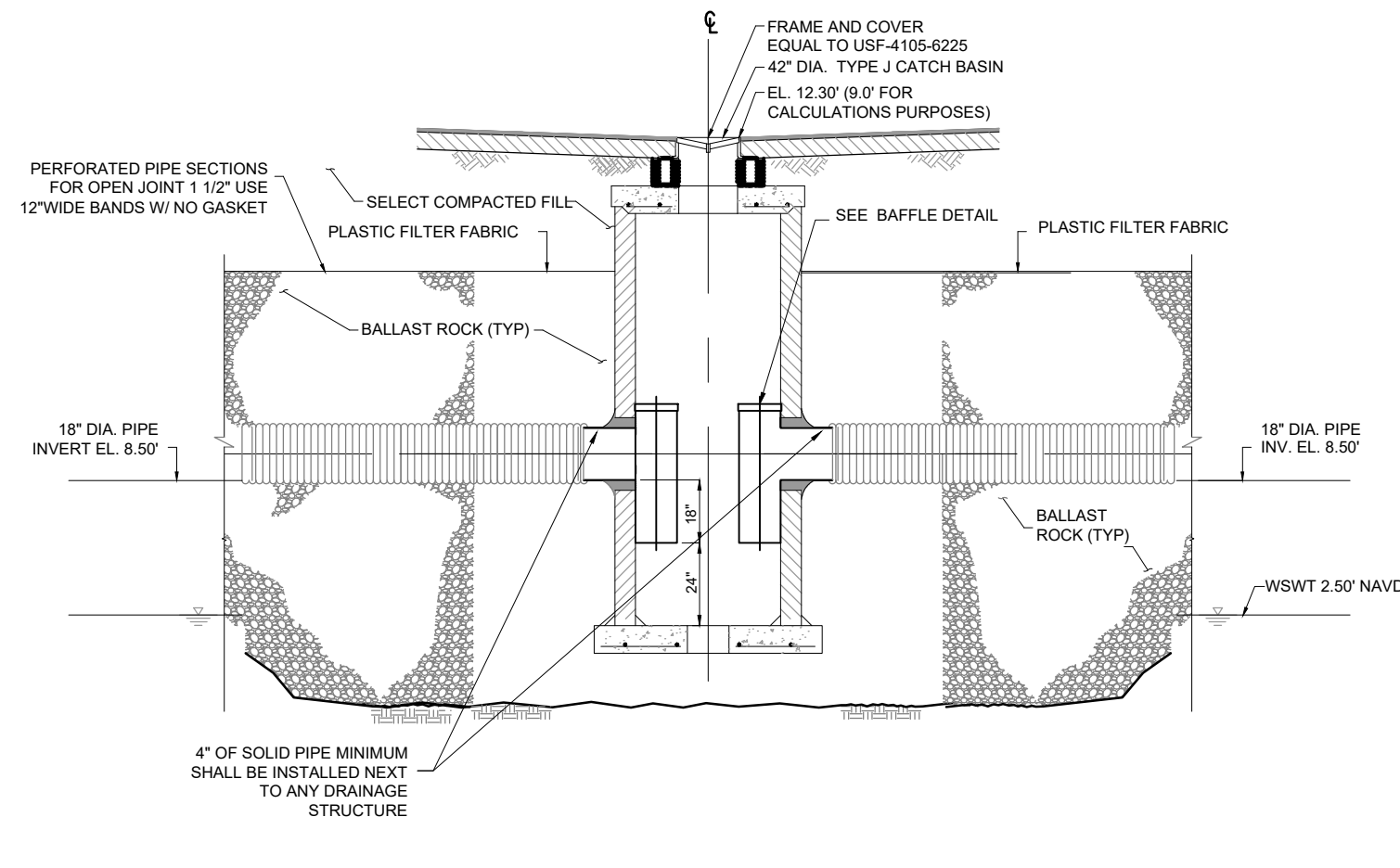
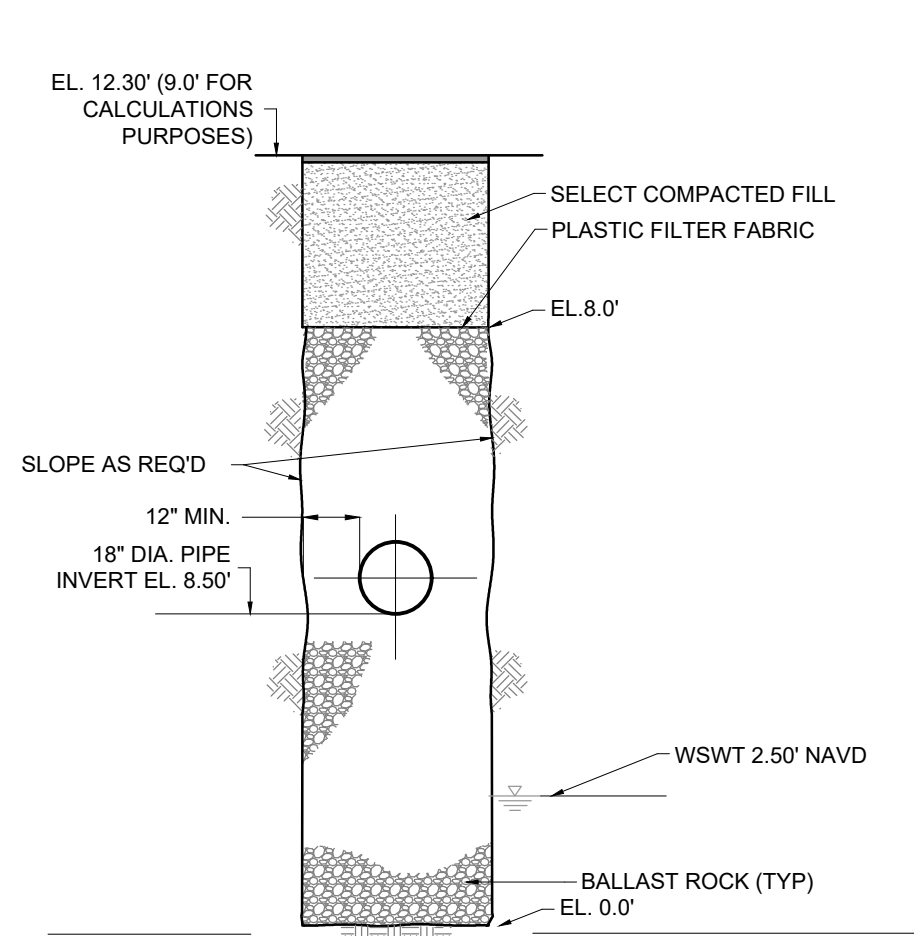
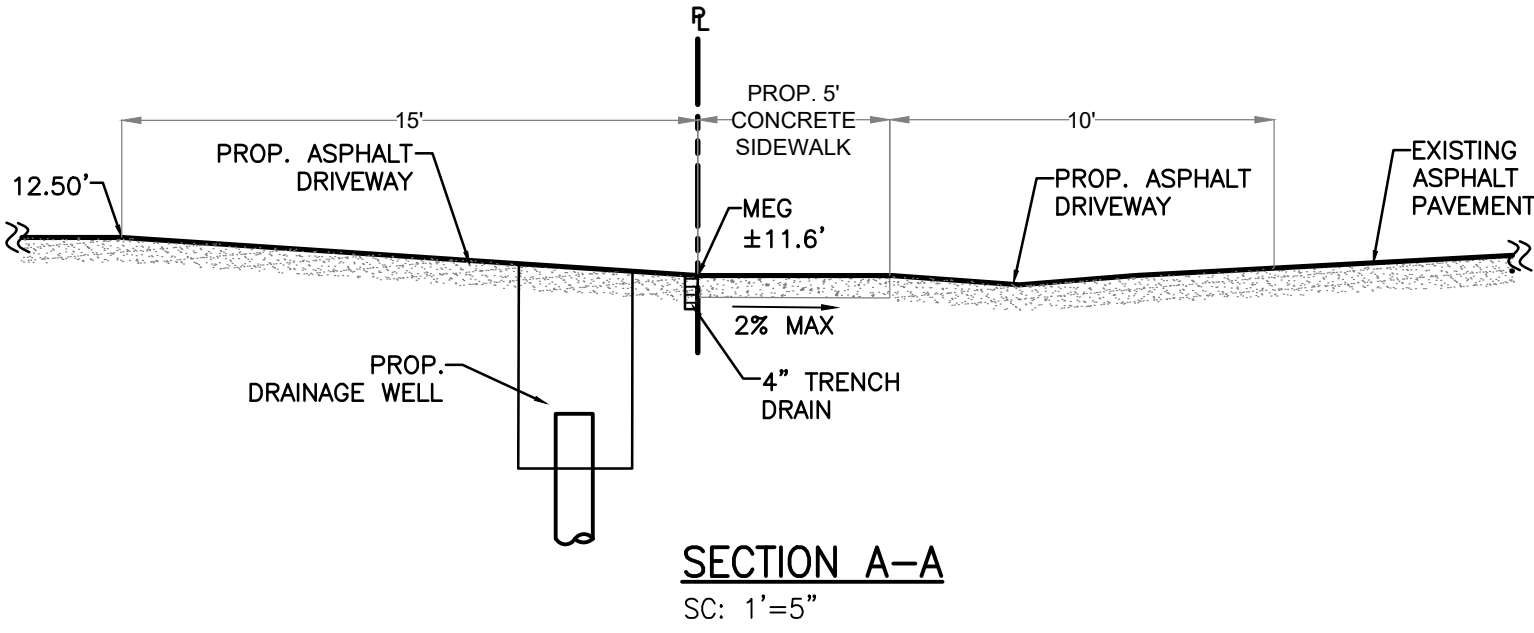
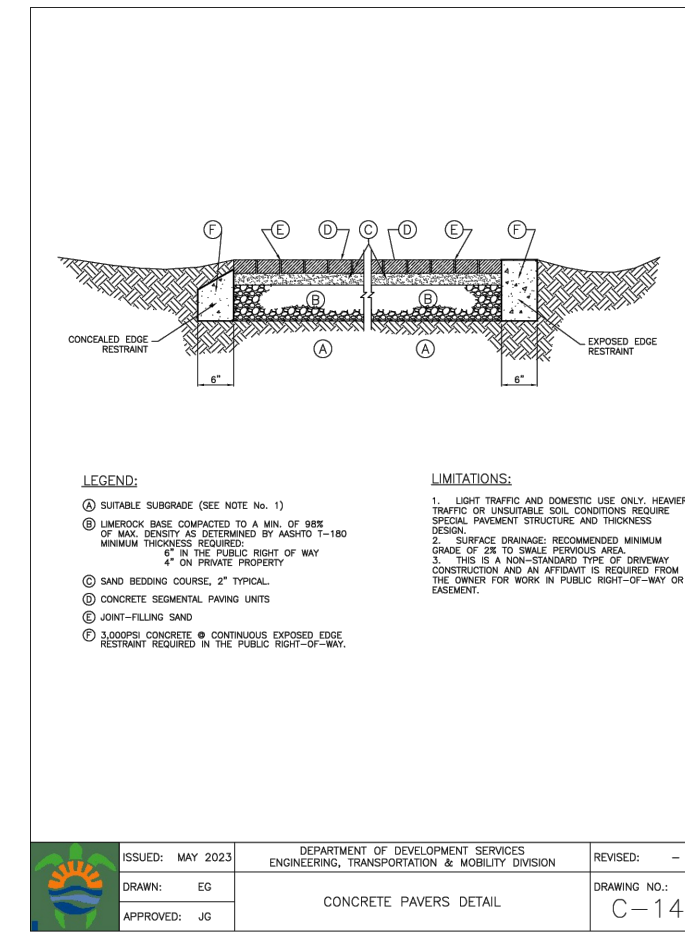
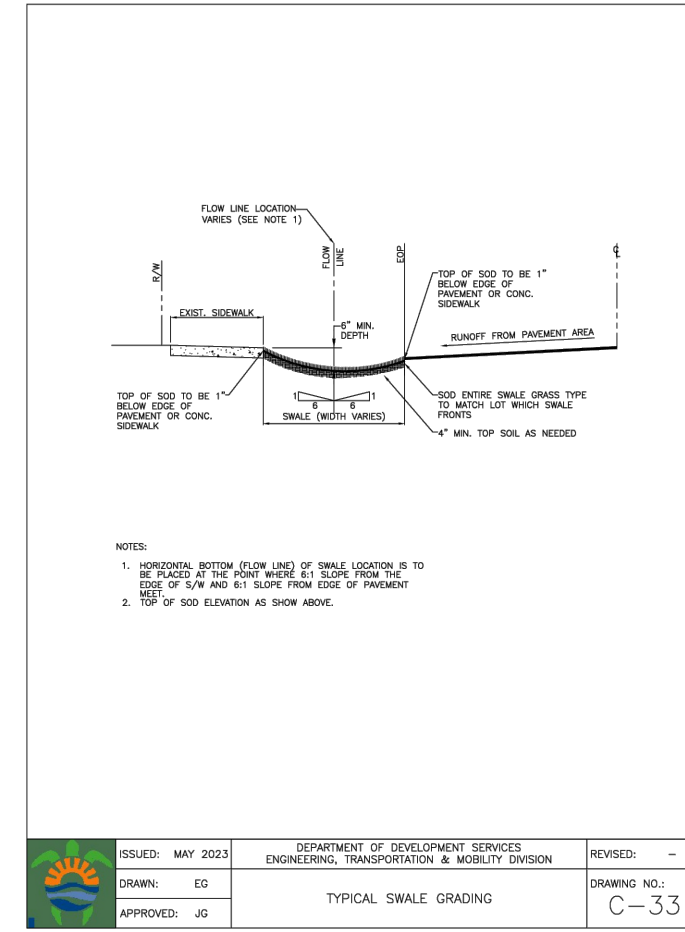
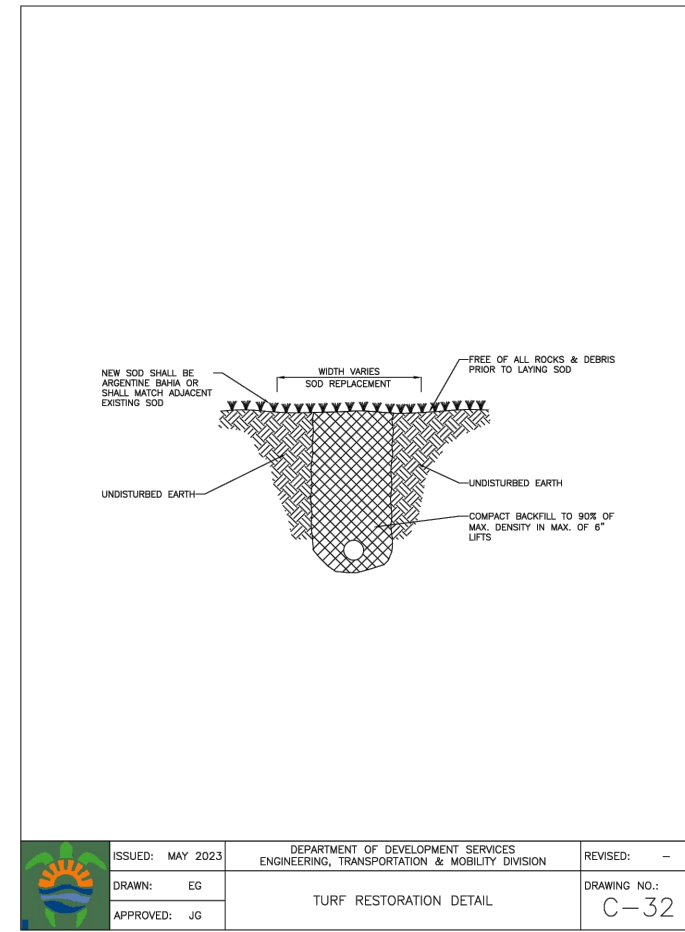
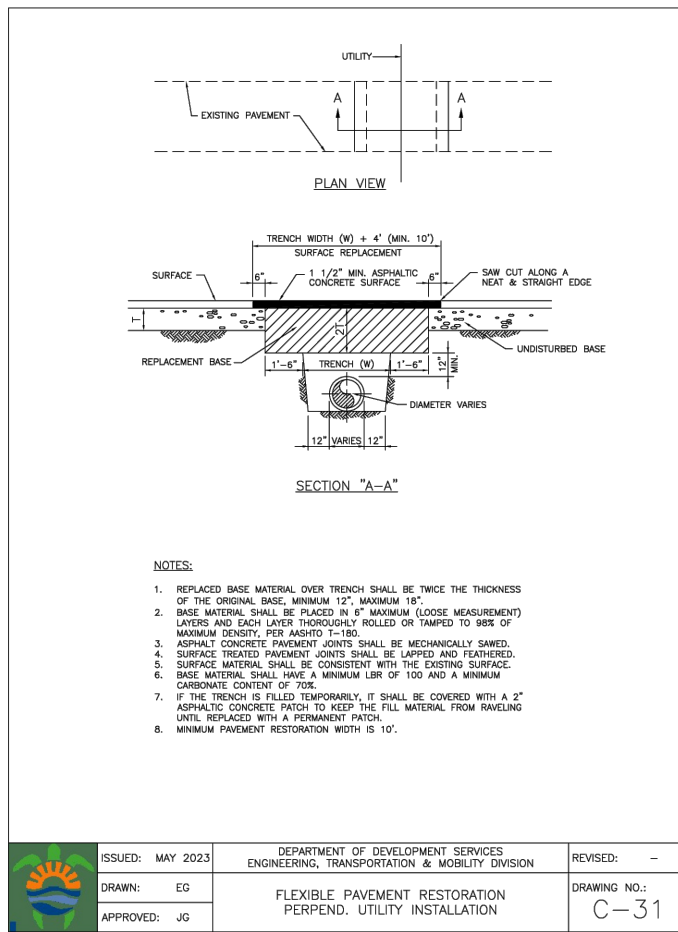
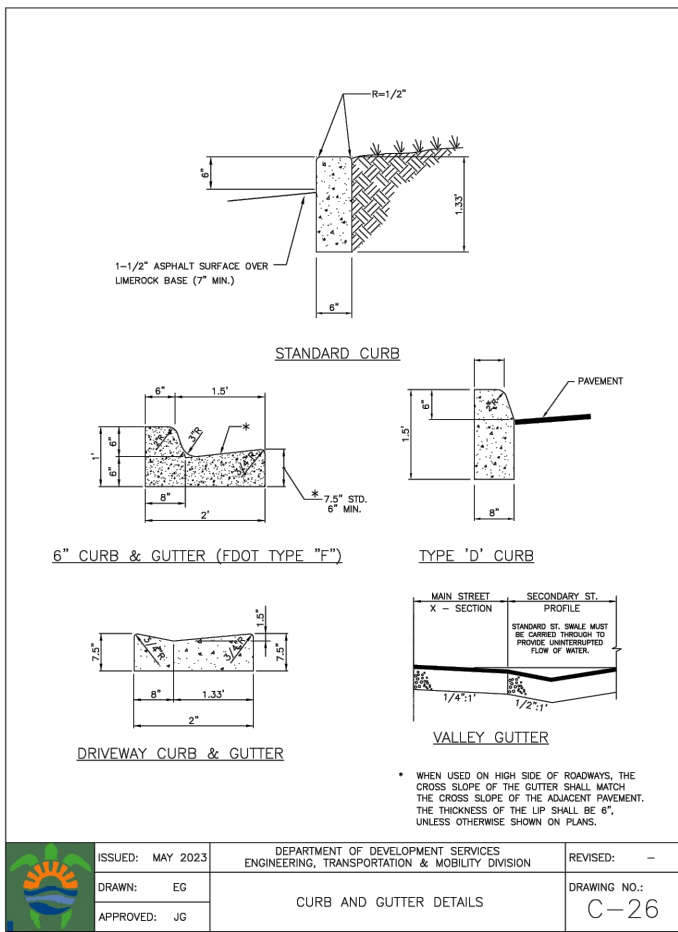
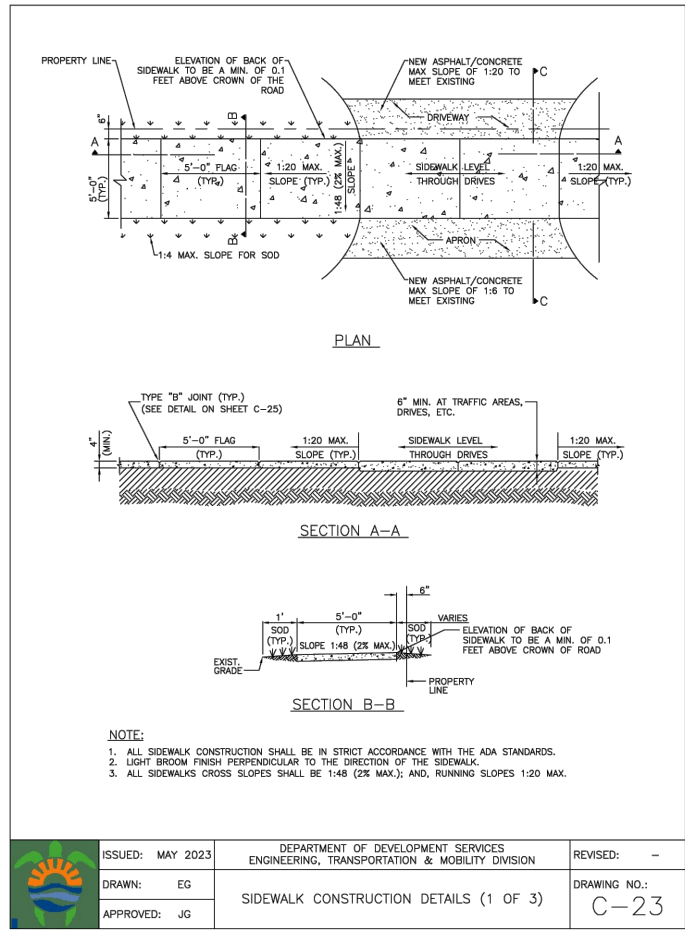
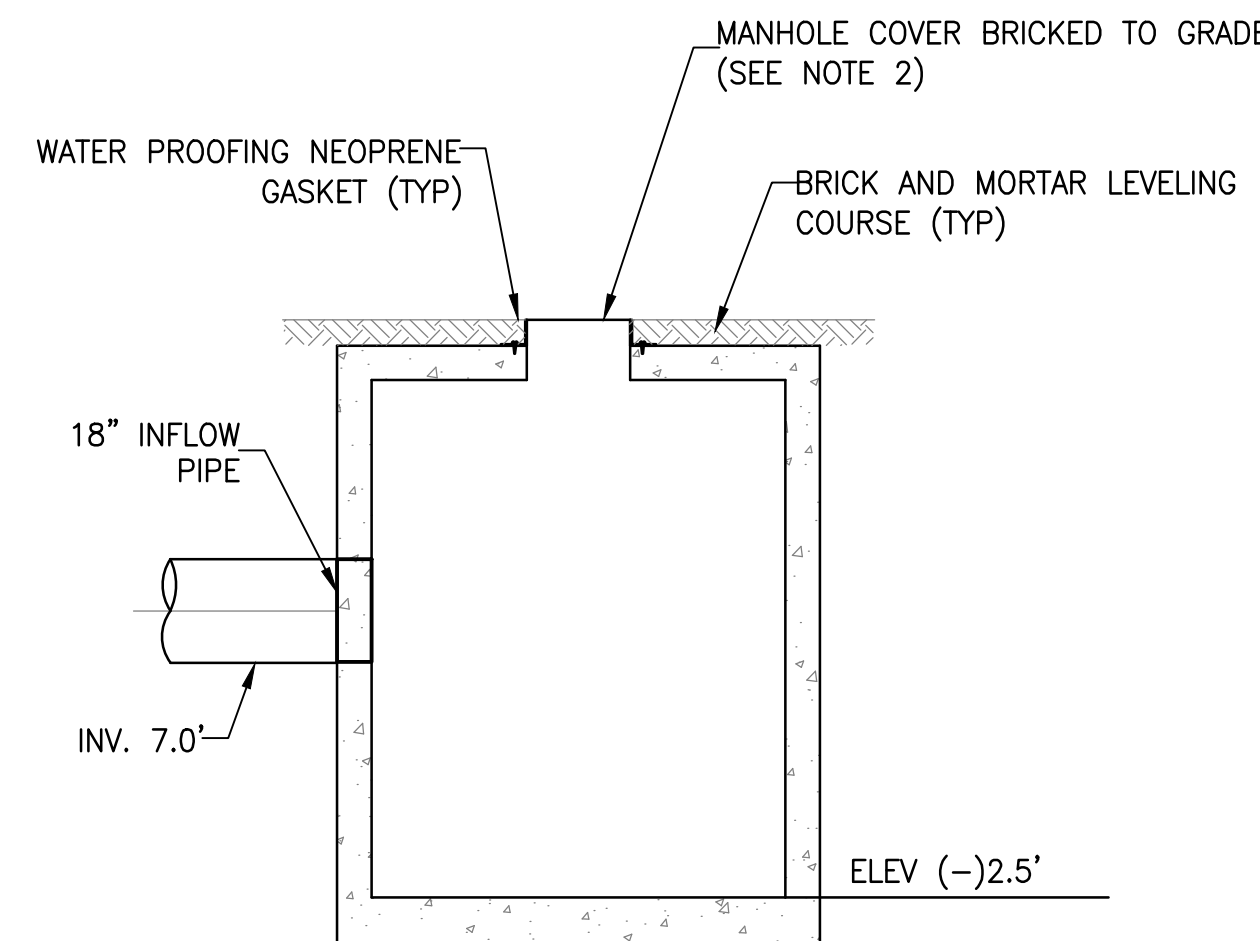
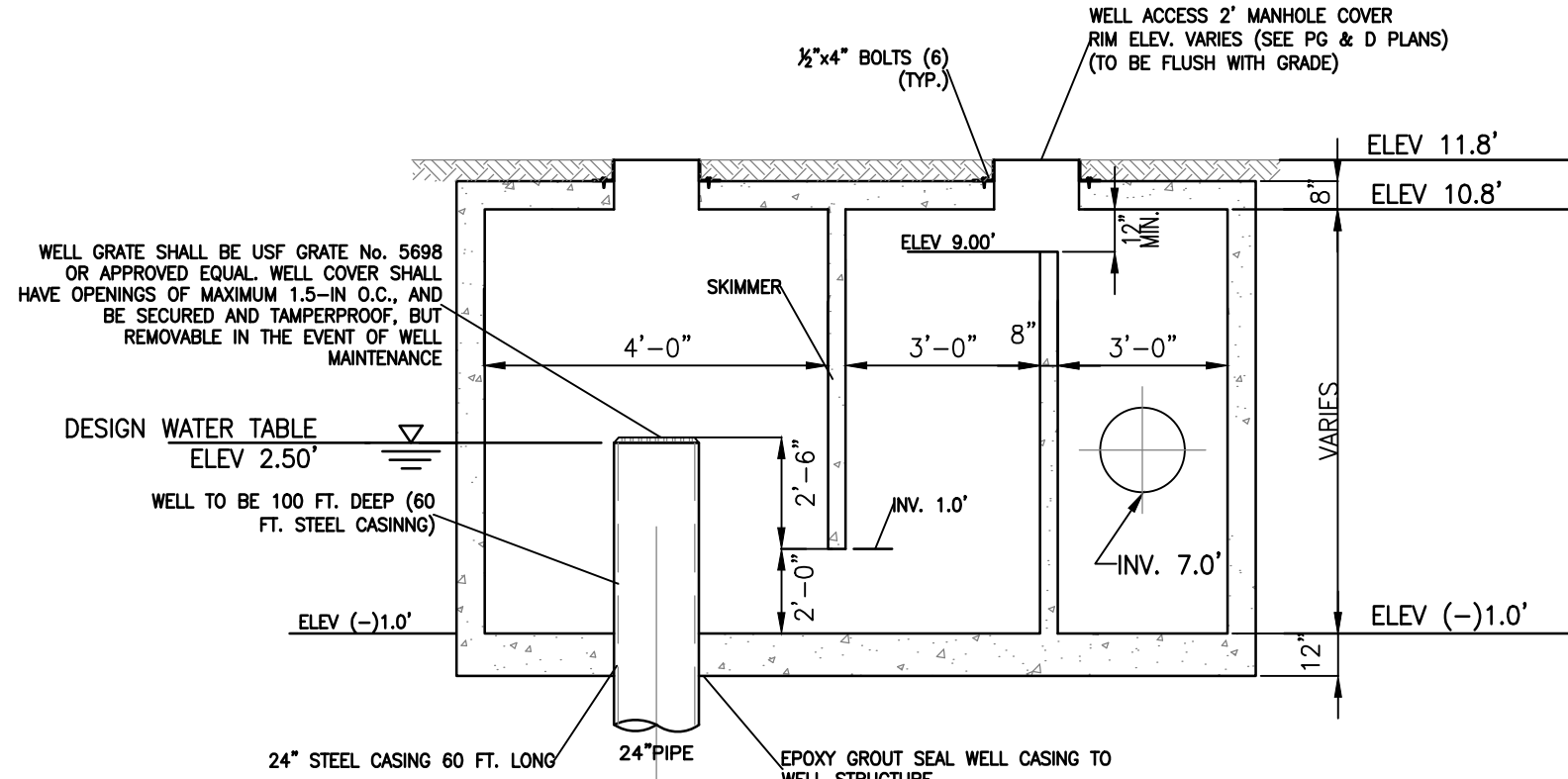
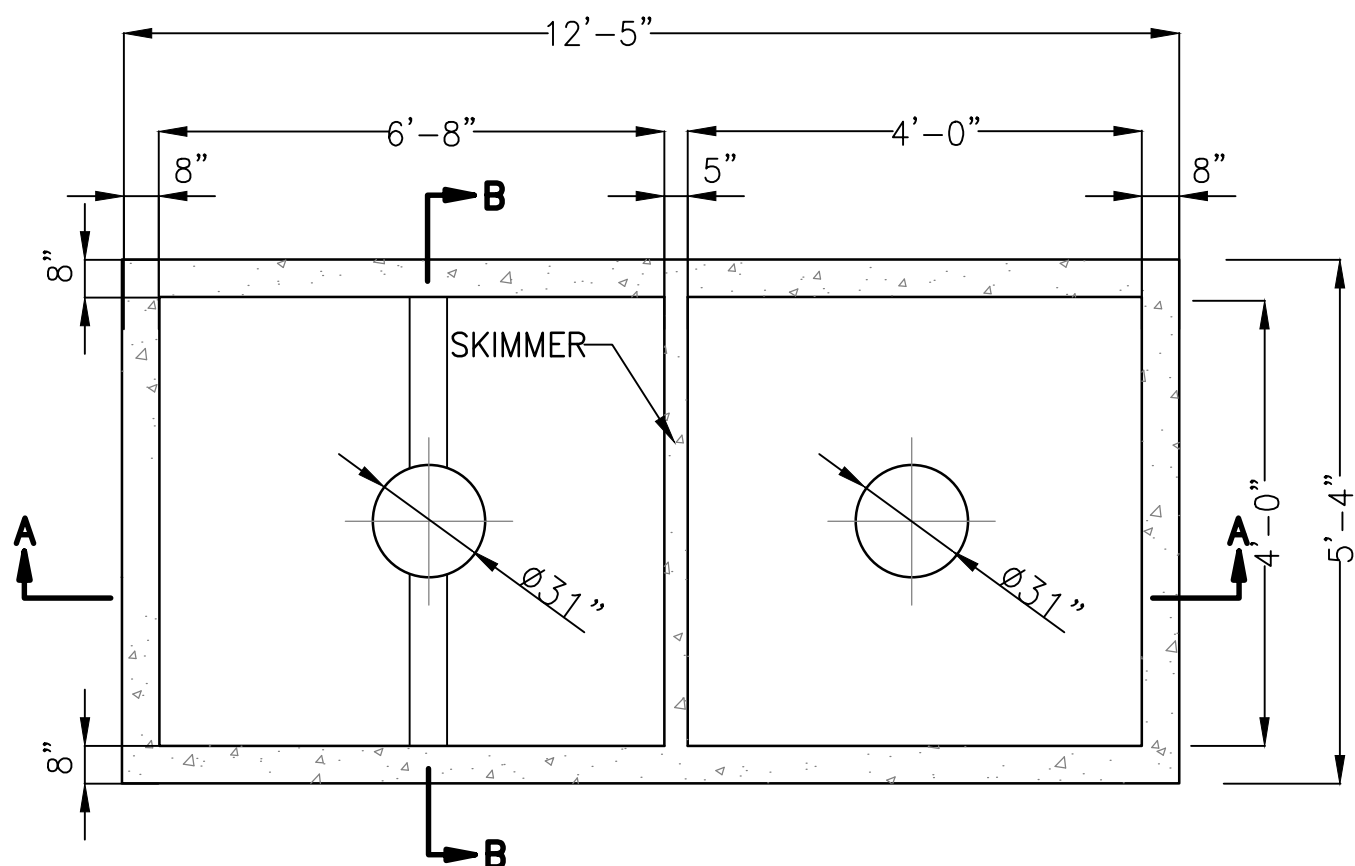


ATTACHMENT A
Application Package
Part 2



FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195—EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER



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Szauder Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

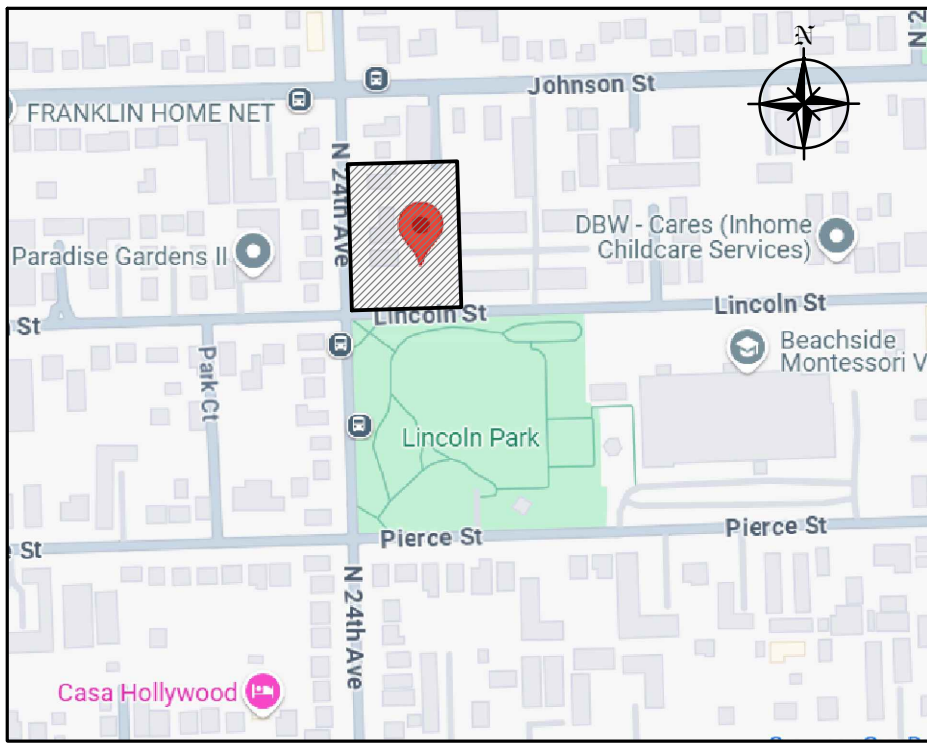
Reviews:

Client: TOWNHOMES
Project: TOWNHOMES
2327-2339 Lincoln Street Hollywood, FL 33020

PG&D
SECTIONS & DETAILS

Designed by: JORGE M. SZAUDER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUDER
Date: DEC. 2024
Scale: AS SHOWN
Job N°:

Sheet: C-03A
of 3 Sheets



LOCATION MAP
N.T.S.

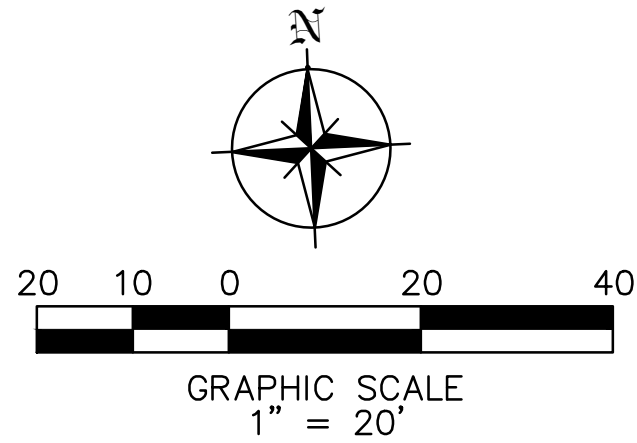
LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE
- PAVEMENT RESTORATION
- PAVERS
- ASPHALT

NOTE:

ALL UNDERGROUND FIRE MAIN WORK
MUST BE COMPLETED BY FIRE PROTECTION
CONTRCTOR HOLDING A CLASS I, II OR V
LICENSE PER F.S. 633.102

ALL ELEVATIONS ARE RELATIVE
TO THE NAVD 88 DATUM



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Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client: TOWNHOMES

UTILITIES

Plan Description:

Seal:

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

Designed by: JORGE M. SZAUER

Drawn by: J. JANSE

Reviewed & Sealed: JORGE M. SZAUER

Date: DEC. 2024

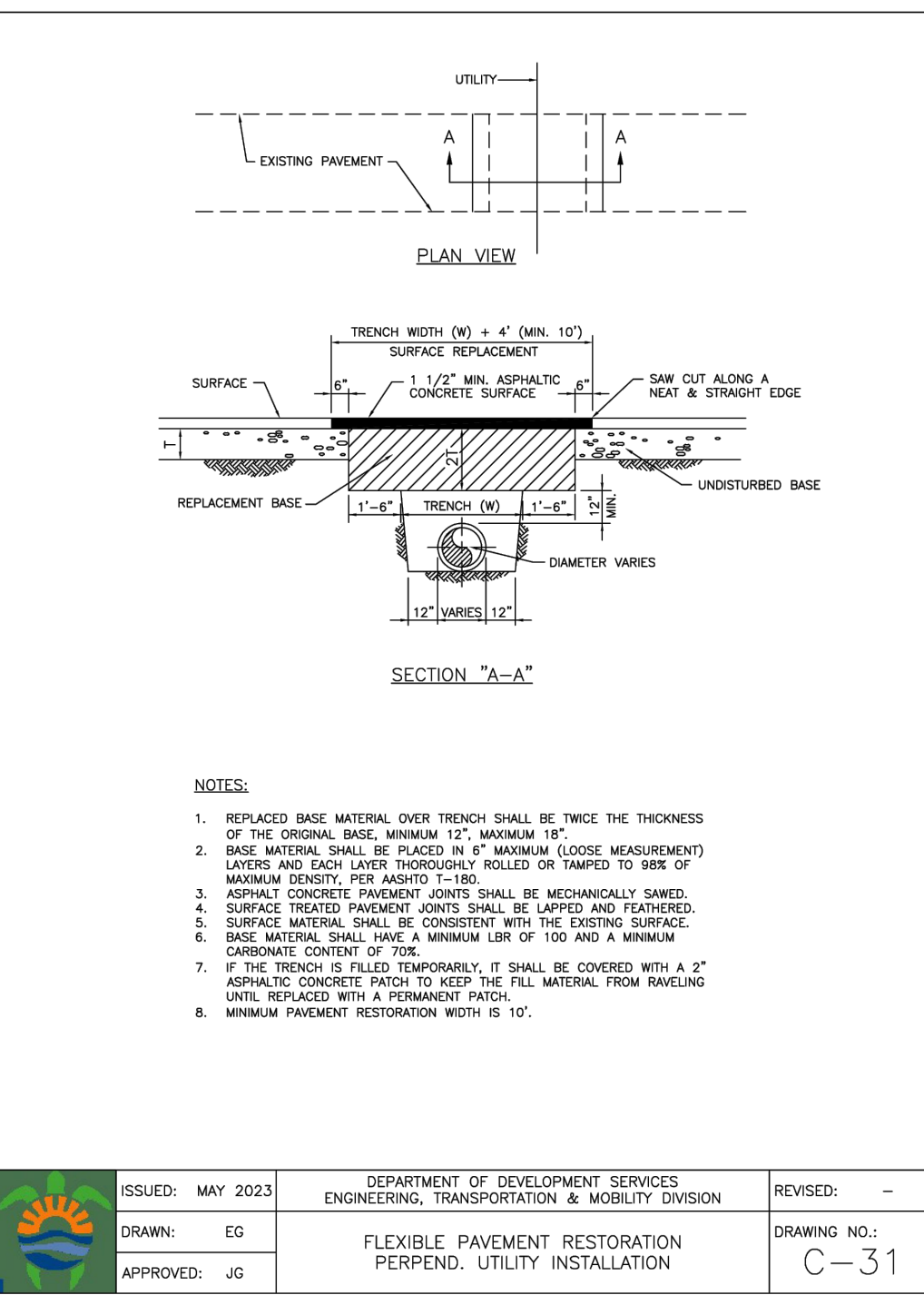
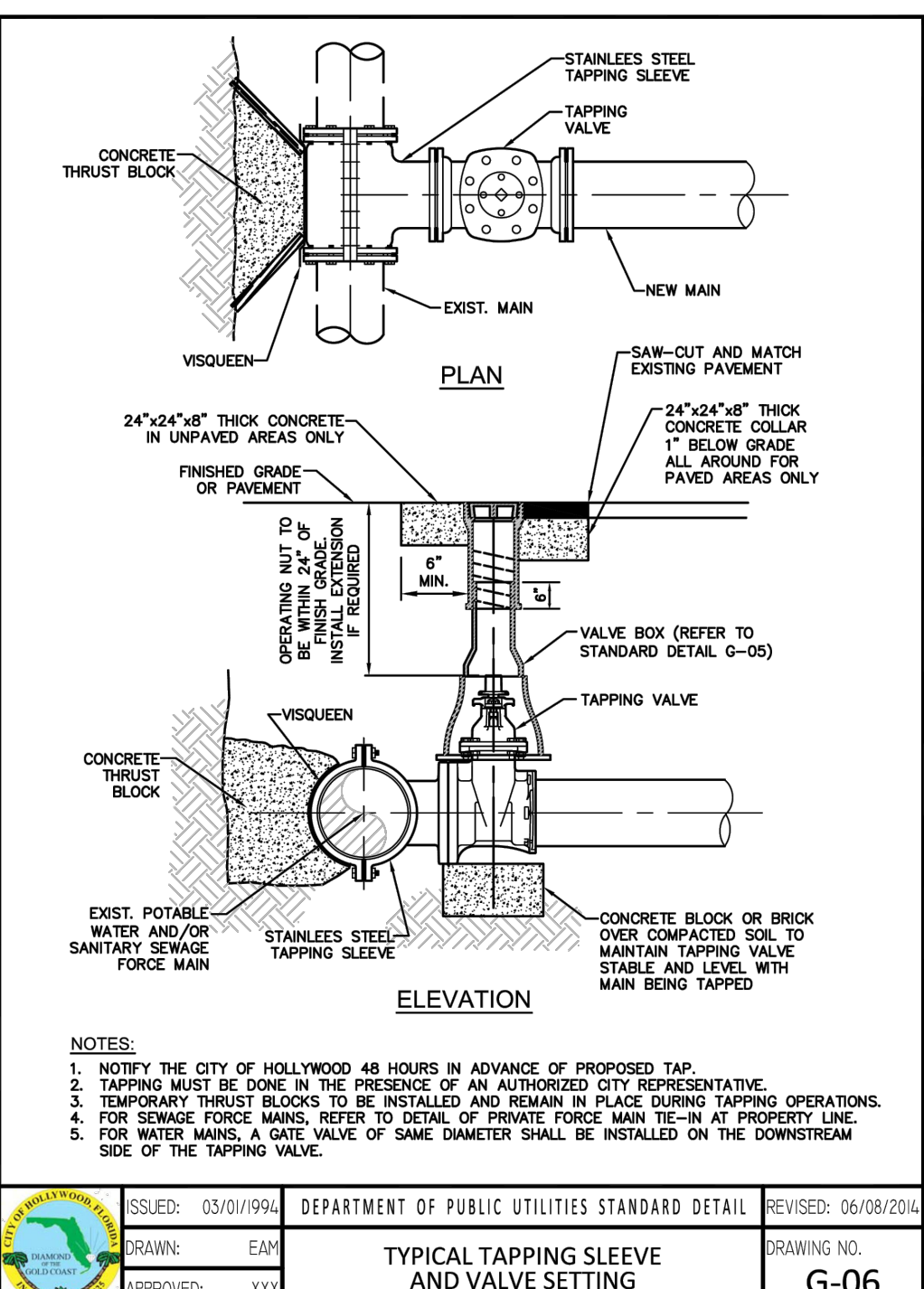
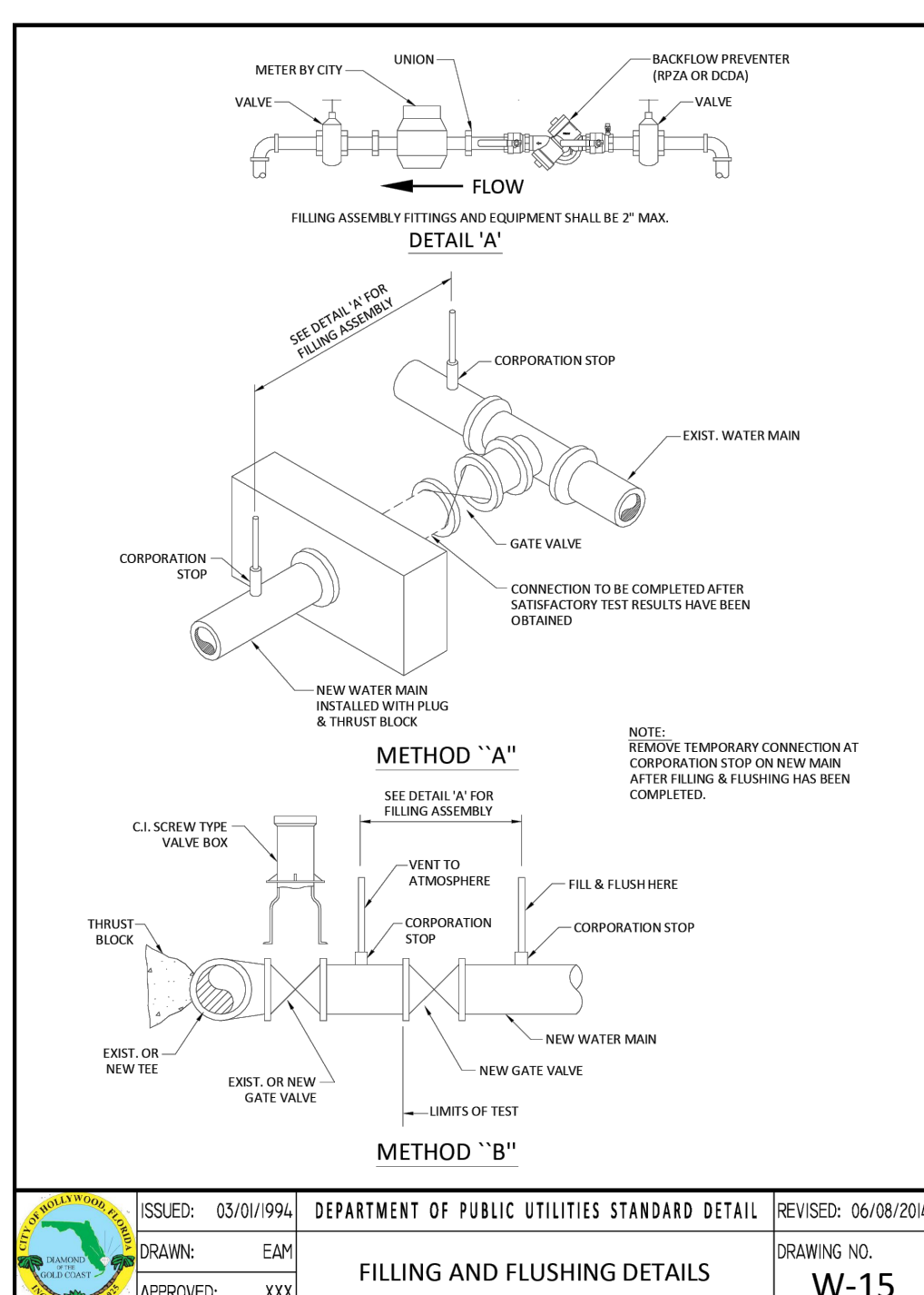
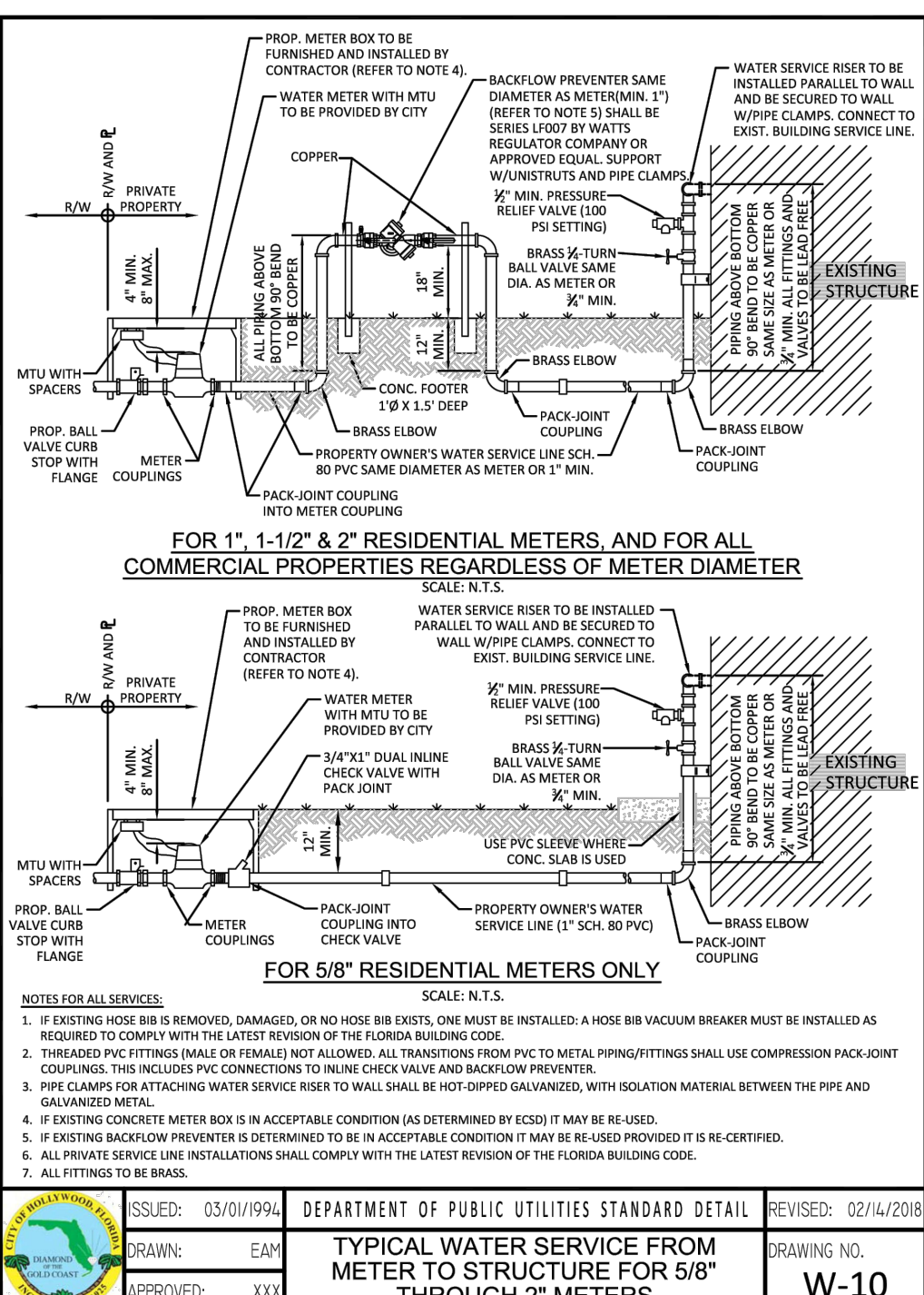
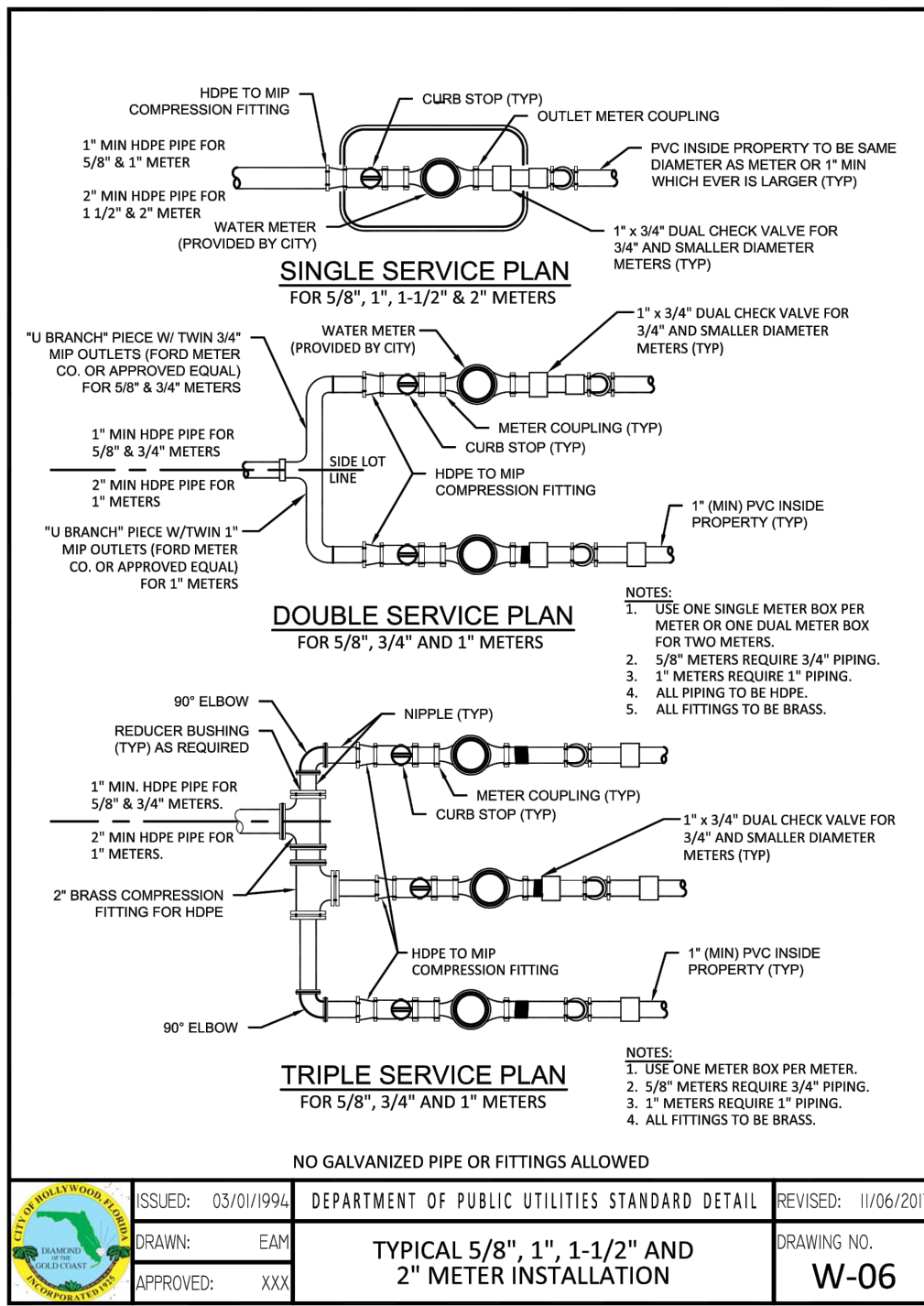
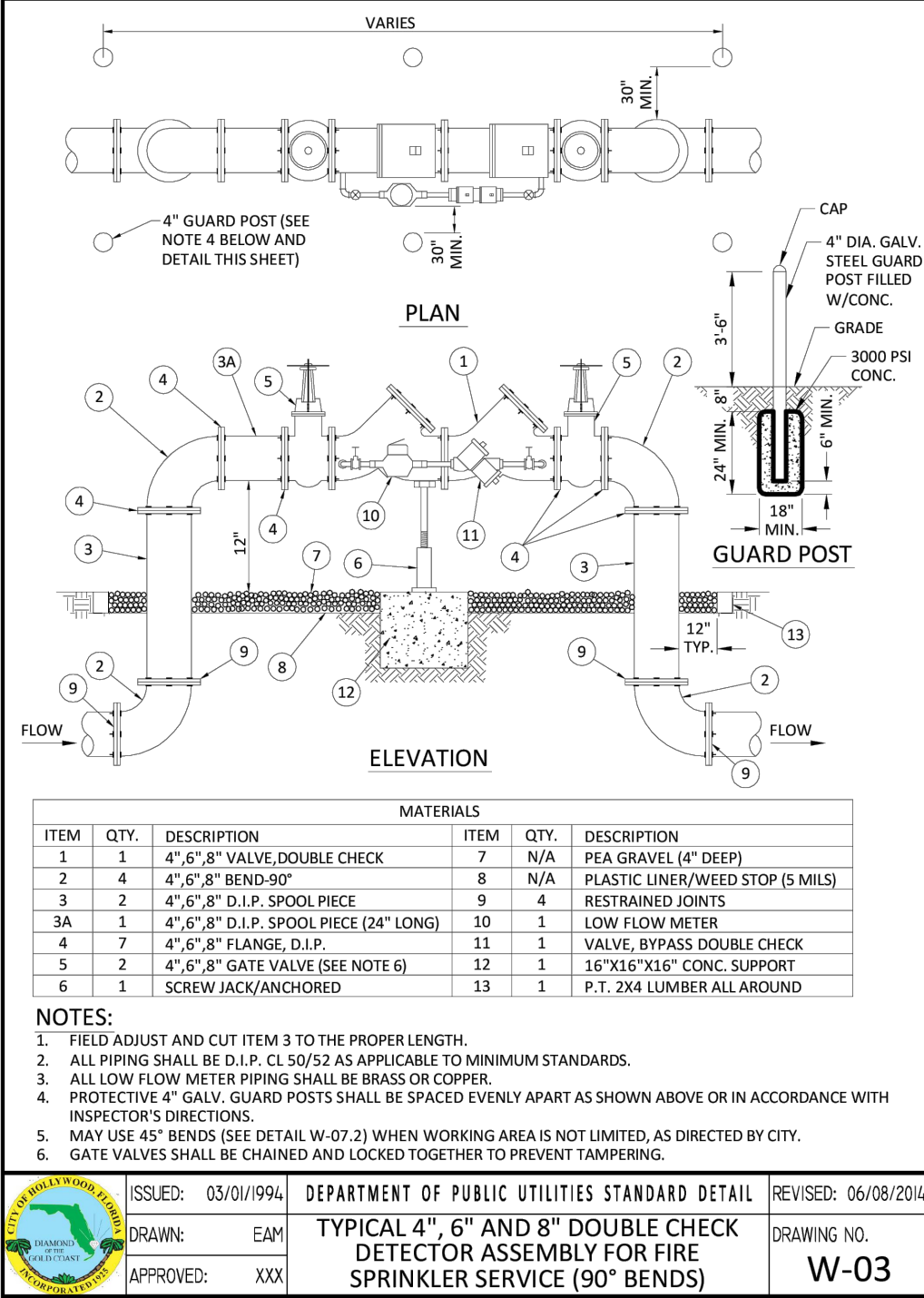
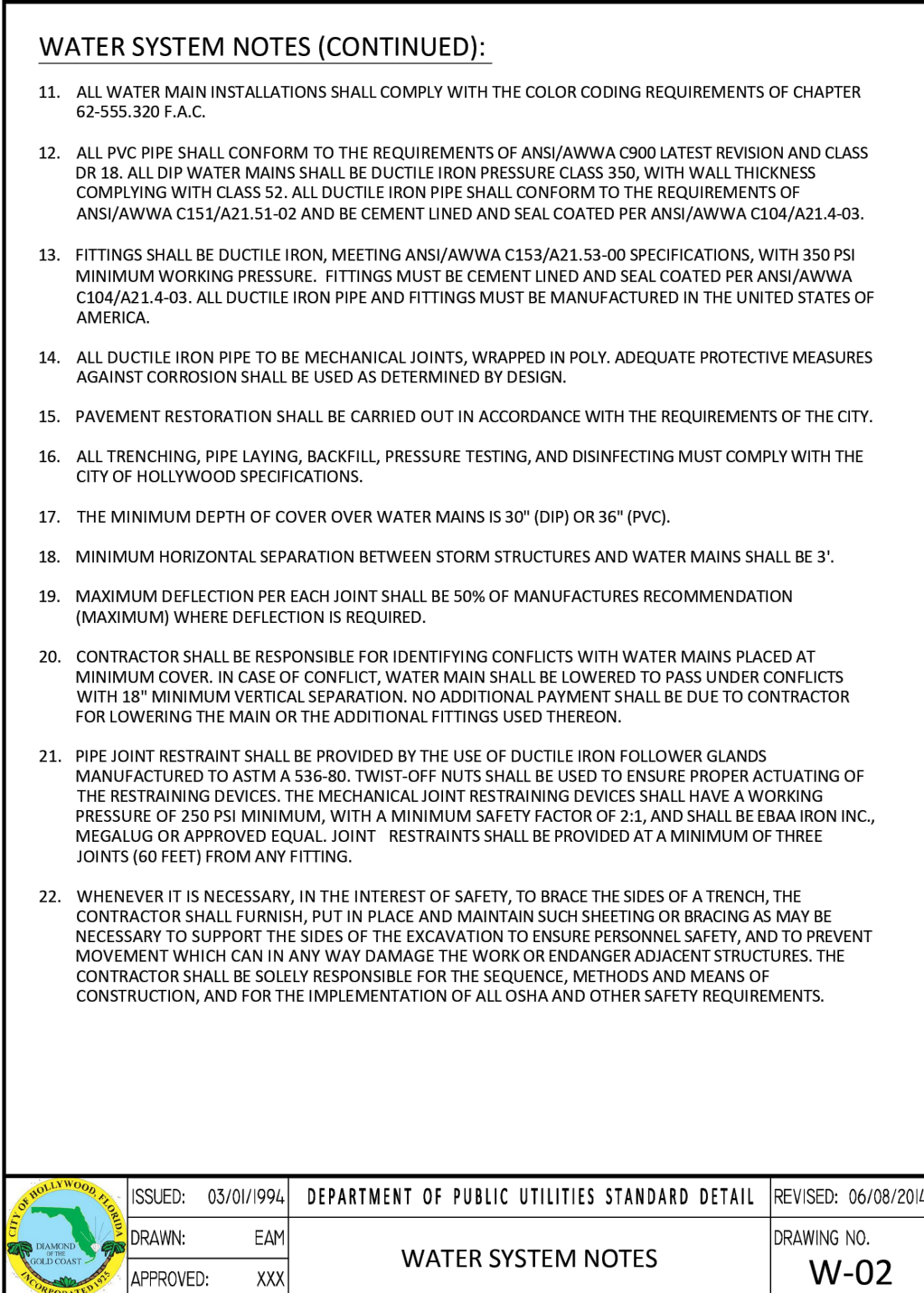
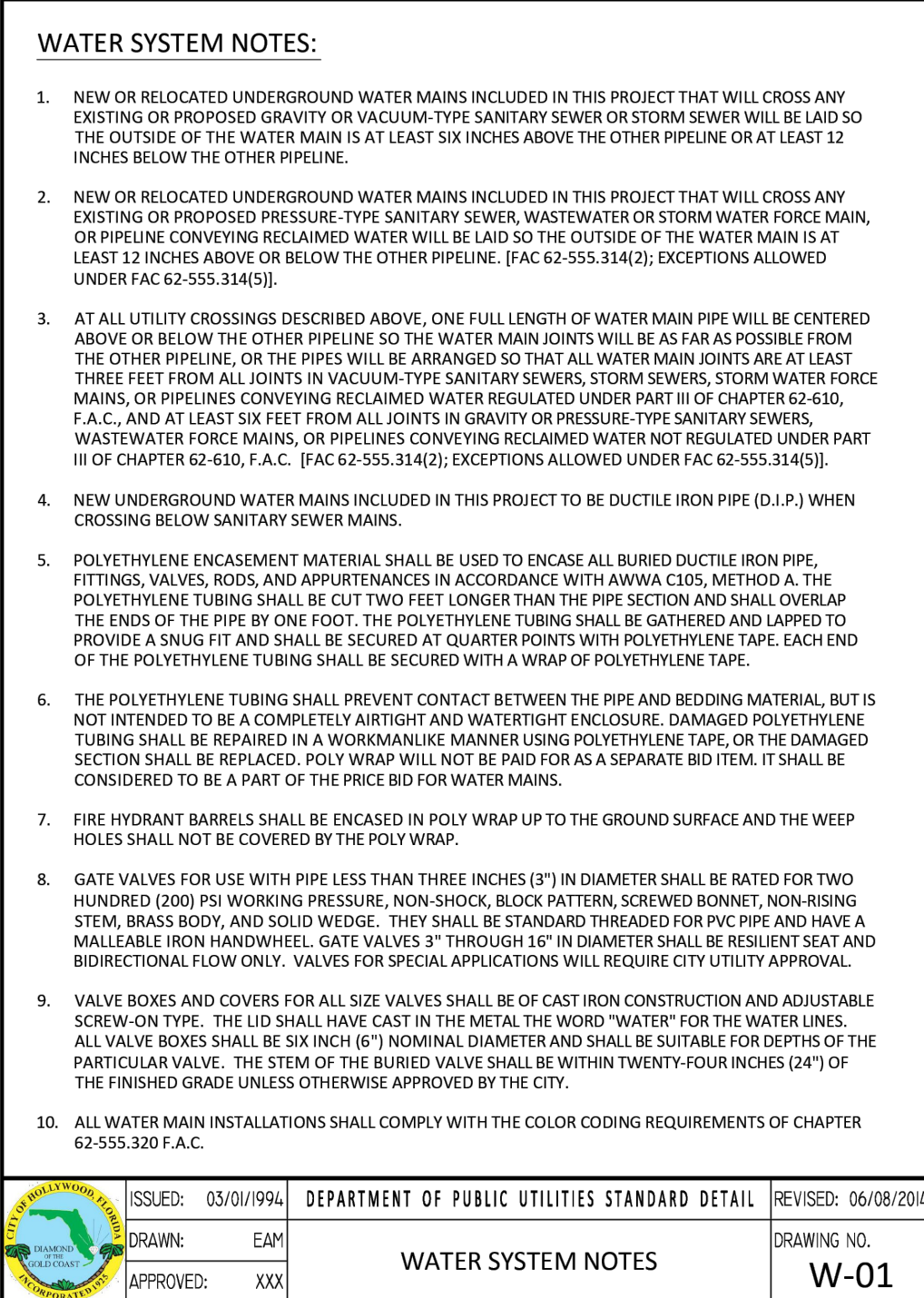
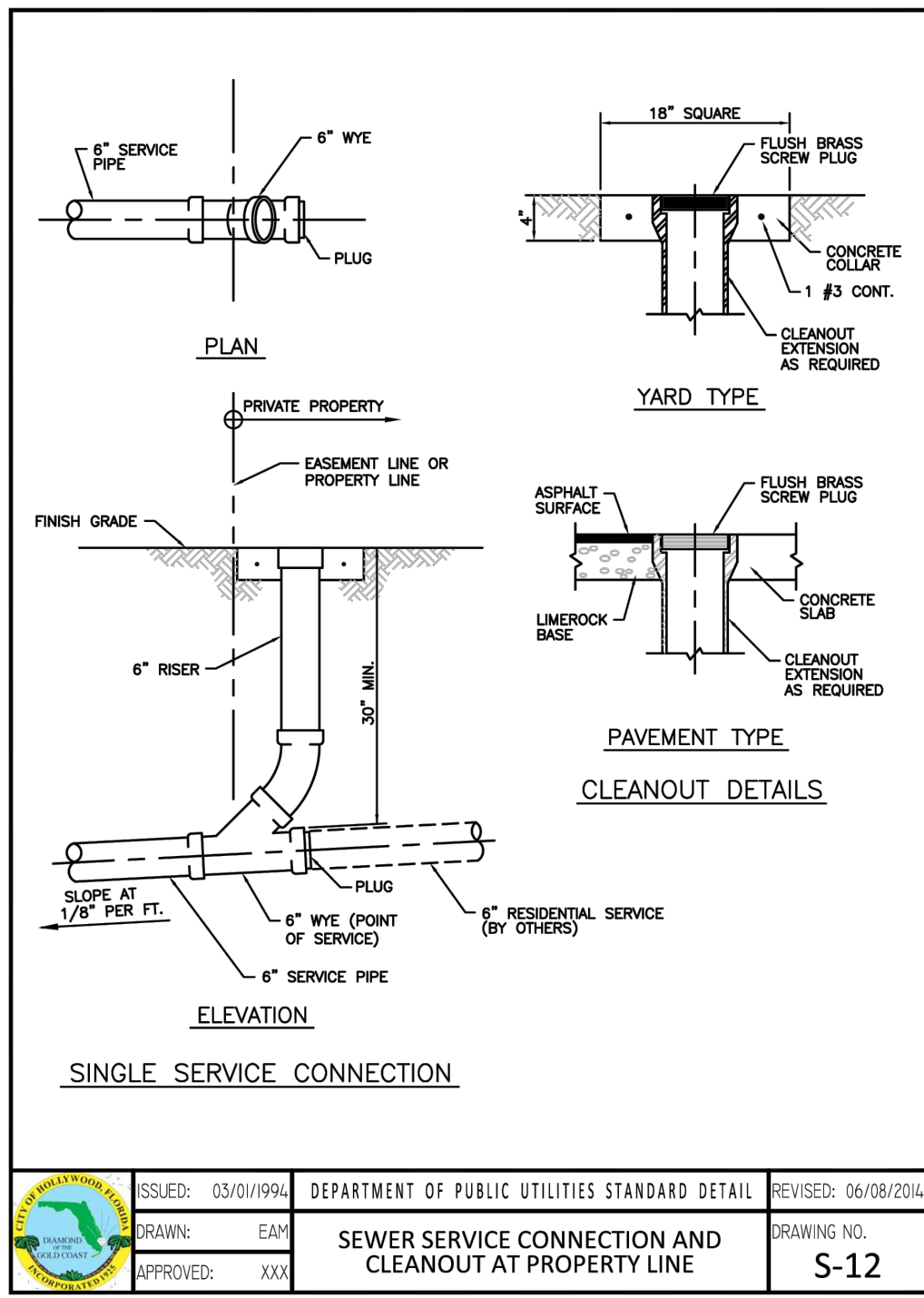
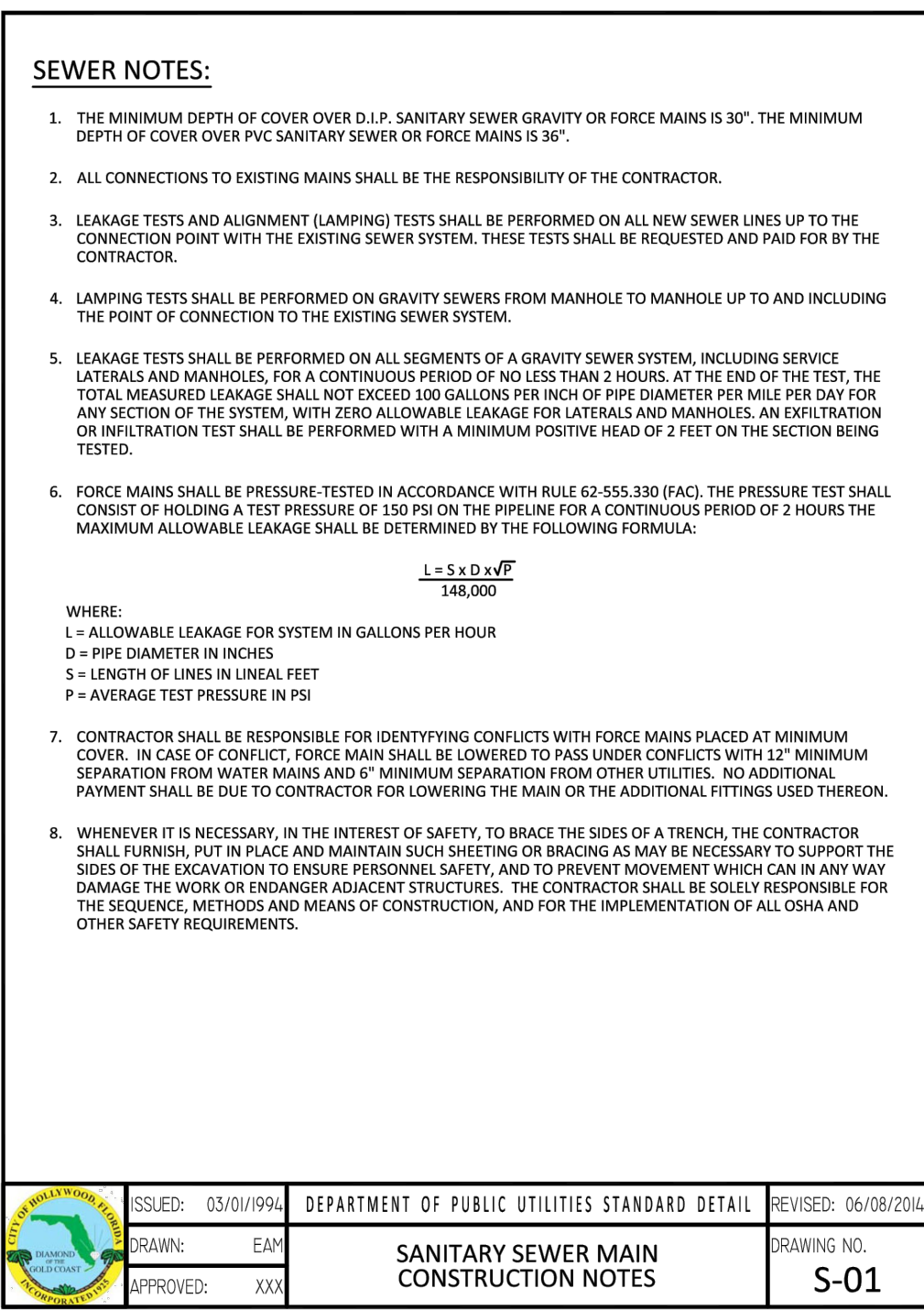
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Job N°:

Sheet:

C-04

1 of 2 Sheets



Fire Flow Calculations for 2327 Lincoln Street Townhomes

SITE DATA

Proposed is the construction of fifteen (15) Class IB townhome units on a lot located at 2327 Lincoln Street in Hollywood, Florida, Broward County. The existing land uses surrounding the site are residential to the North, South, East and West.

DESIGN CRITERIA

The proposed building shall have an approved automatic sprinkler system.

Per NFPA-1 18.4.4.2 Type I (443), Type I (332), and Type II (222) Construction fire flow area shall be the area of the three largest successive floors. Fire flow area: 10,019 X 3 = 30,057 sf

Per NFPA-1 Table 18.4.5.2.1 the required fire flow for a 30,057 sf Type I Building is 1,750 gpm with a flow duration of 2 hours.

Per NFPA-1, 18.4.5.3.2, that the required fire flow, as established in Table 18.4.5.2.1 shall be reduced by 75%, with a fire flow no less than 1,000 gpm when the building is provided with an approved automatic sprinkler system.

REQUIRED FIRE FLOW

1,750 X 0.25 = 438 GPM (1,000 gpm Min)

Hydrant Flow Test Result on for this project shall be provided when it becomes available.

2327 Lincoln Street Townhomes

Waste Water Generation				
Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Residential				
Townhomes	15 Units	300 GPD	14.3	4,500 GPD
Pool	15 person capacity	2 gal/person	0.1	30 GPD
Total Proposed		14.4 ERU @ 315 GPD	4,530 GPD	

Potable Water Consumption				
Use	Quantity	Generation Rate*		Demand
Proposed				
Residential				
Townhomes	15 Units		14.3	5,005 GPD
Pool	15 person capacity		0.1	35 GPD
340 ERU @ 350 GPD		Total Proposed	14.4 ERU @ 350 GPD	5,040 GPD

* As per the Florida Administrative Code: Chapter 64E-6.008 Table I for System Design, ESTIMATED SEWAGE

FLOW. ERU = Equivalent Residential Unit and the Broward County Code of Ordinances Section 27-201

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Civil Engineers

7251 W Palmetto Park Road Suite 100

Boca Raton, FL 33433

Phone: (561) 716-0159

Certificate of Authorization Number 30129

Reviews:

Client: TOWNHOMES

Project: TOWNHOMES

2327-2339 Lincoln Street Hollywood, FL 33020

UTILITIES DETAILS

Plan Description:

Seal:

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

Designed by: JORGE M. SZAUDER

Drawn by: J. JANSE

Reviewed & Sealed: JORGE M. SZAUDER

Date: DEC. 2024

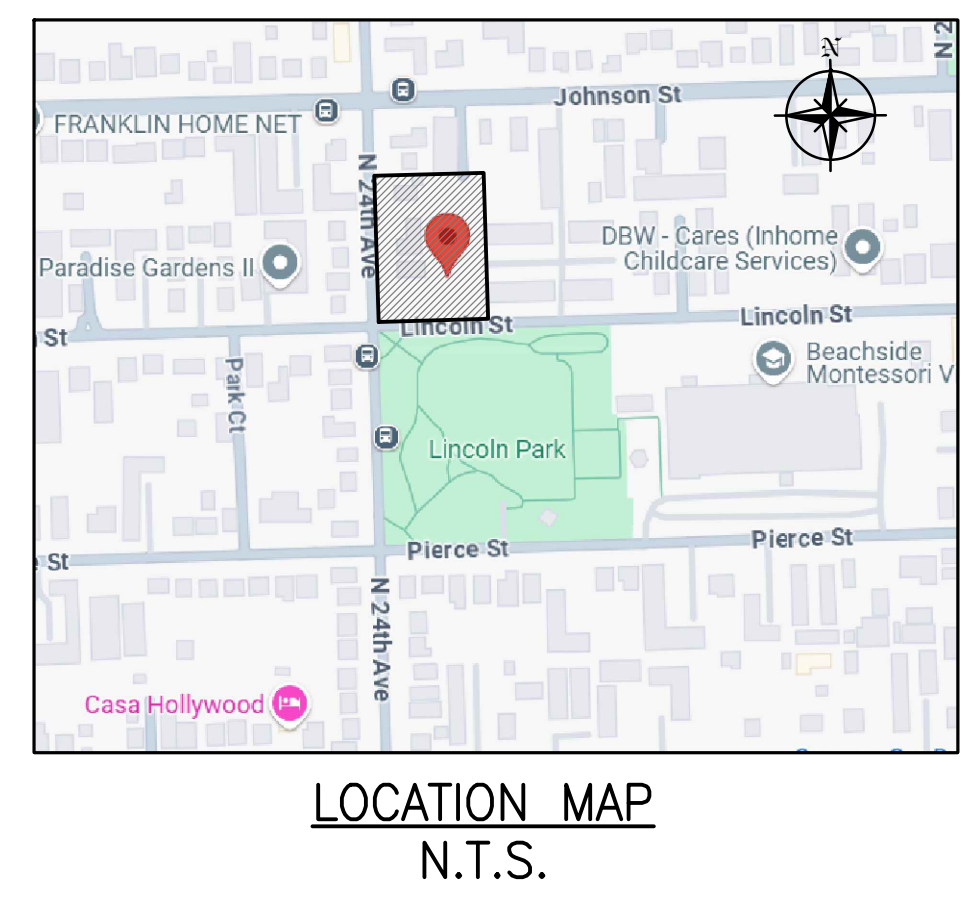
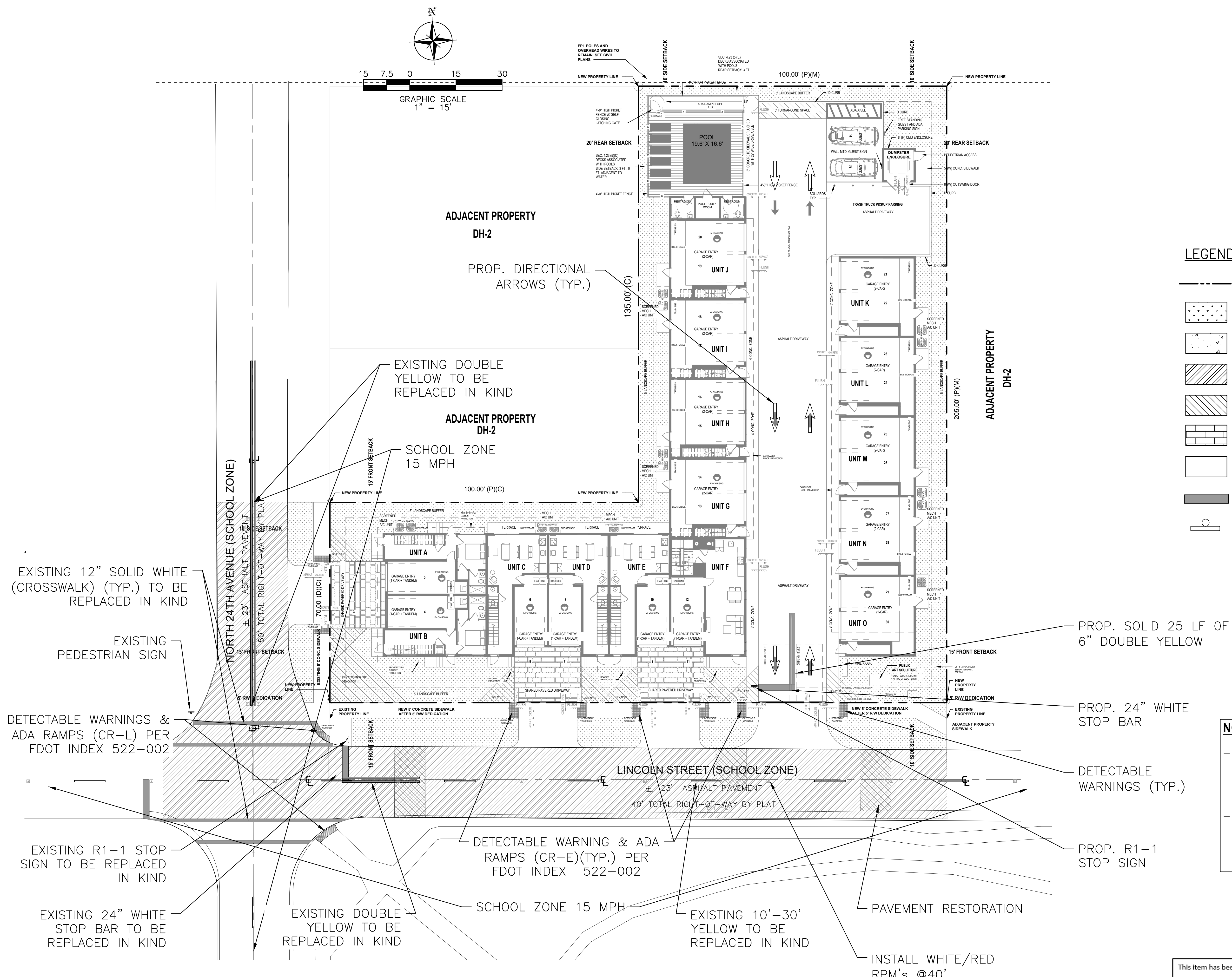
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Job N°:

Sheet:

C-04A

2 of 2 Sheets



LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE
- MILL&RESURFACE
- PAVEMENT RESTORATION
- PAVERS
- ASPHALT
- PROP. 24" WHITE STOP BAR
- PROP. R1-1, 4' FROM EDGE OF PAVEMENT

NOTE:

- LINCOLN ST & NORTH 24TH AVE SHALL BE FULLY MILLED & RESURFACED MINIMUM 1" ALONG THE ENTIRE PROPERTY
- ROW PAVEMENT MARKING SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER PER BROWARD COUNTY PW DEPARTMENT TRAFFIC ENGINEERING DIVISION

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Civil Engineers
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Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project:
TOWNHOMES

Plan Description:
STREET PAVING

Seal:
Jorge Szauder
FLA. REG. P.E. # 62579

Designed by:
Jorge M. Szauder

Drawn by:
J. Janse

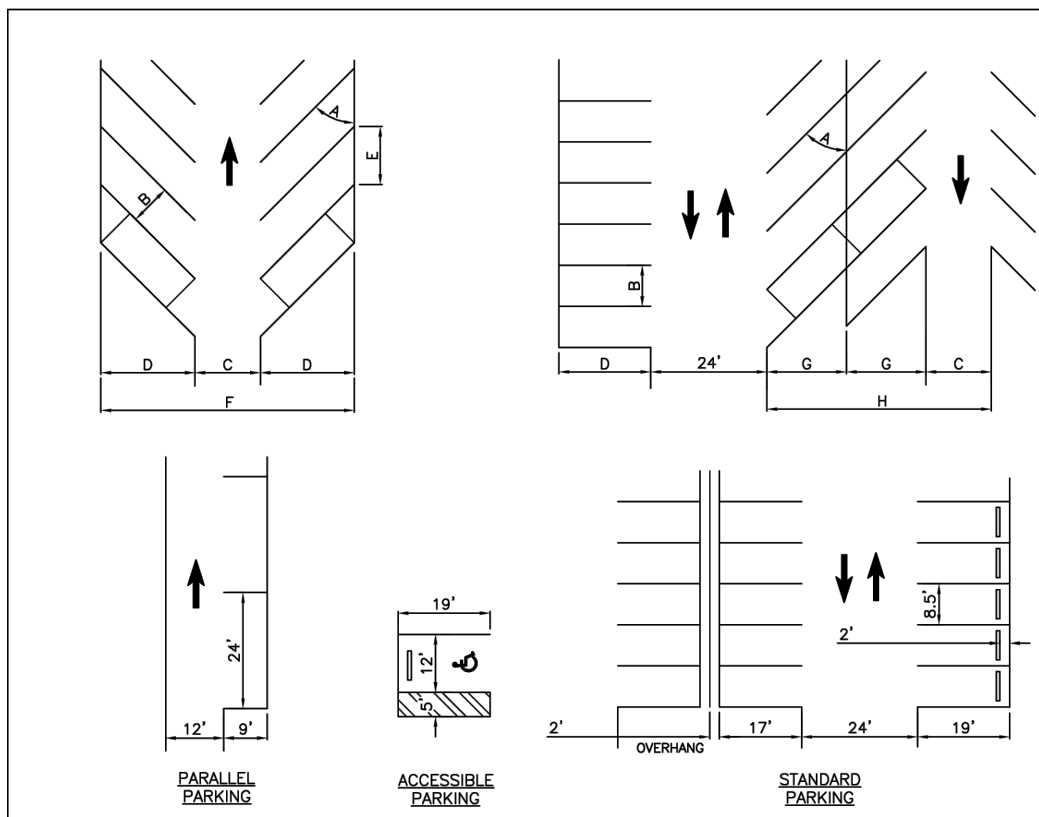
Reviewed & Sealed:
Jorge M. Szauder

Date:
DEC. 2024

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AS SHOWN

Job No.:

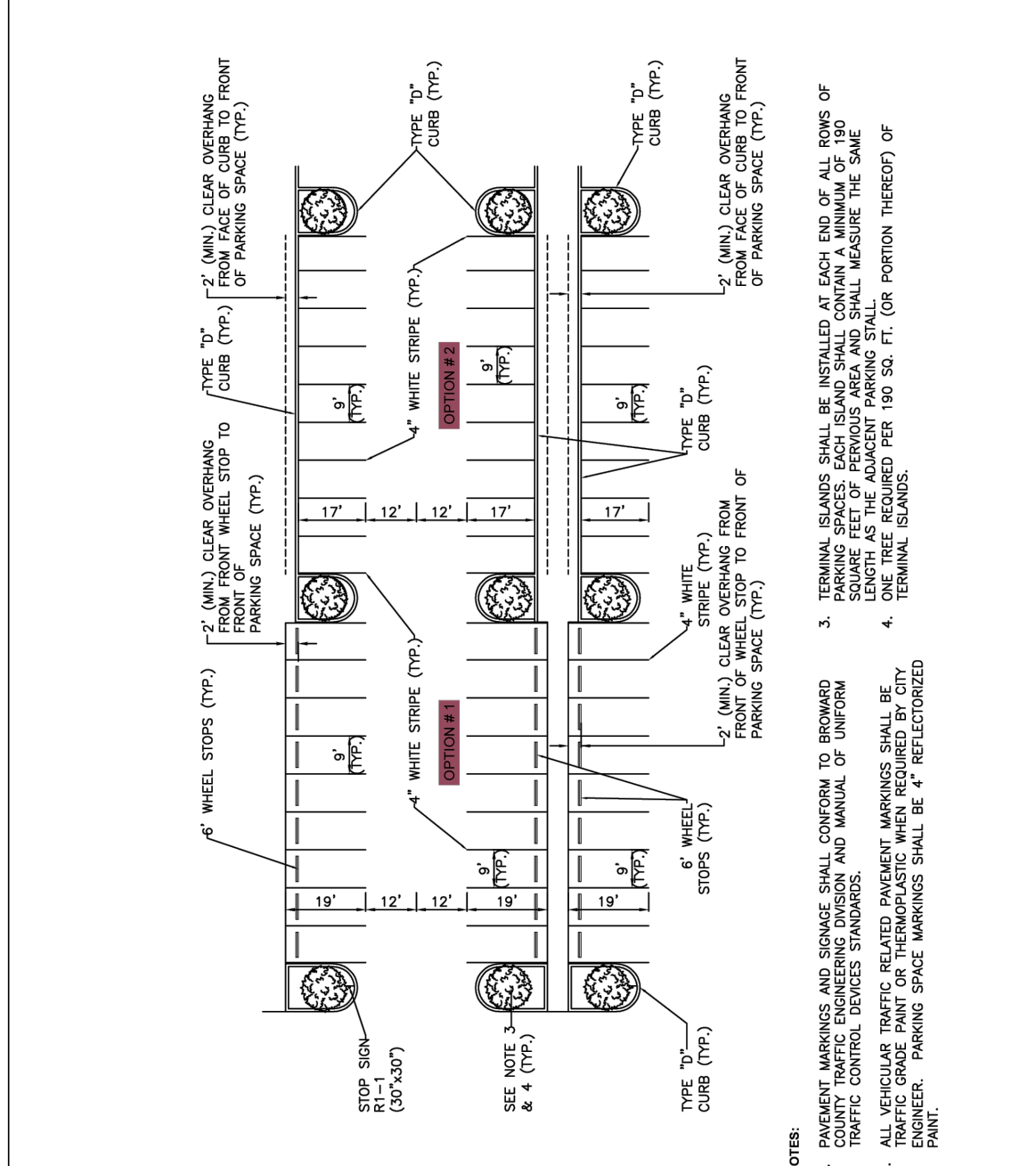
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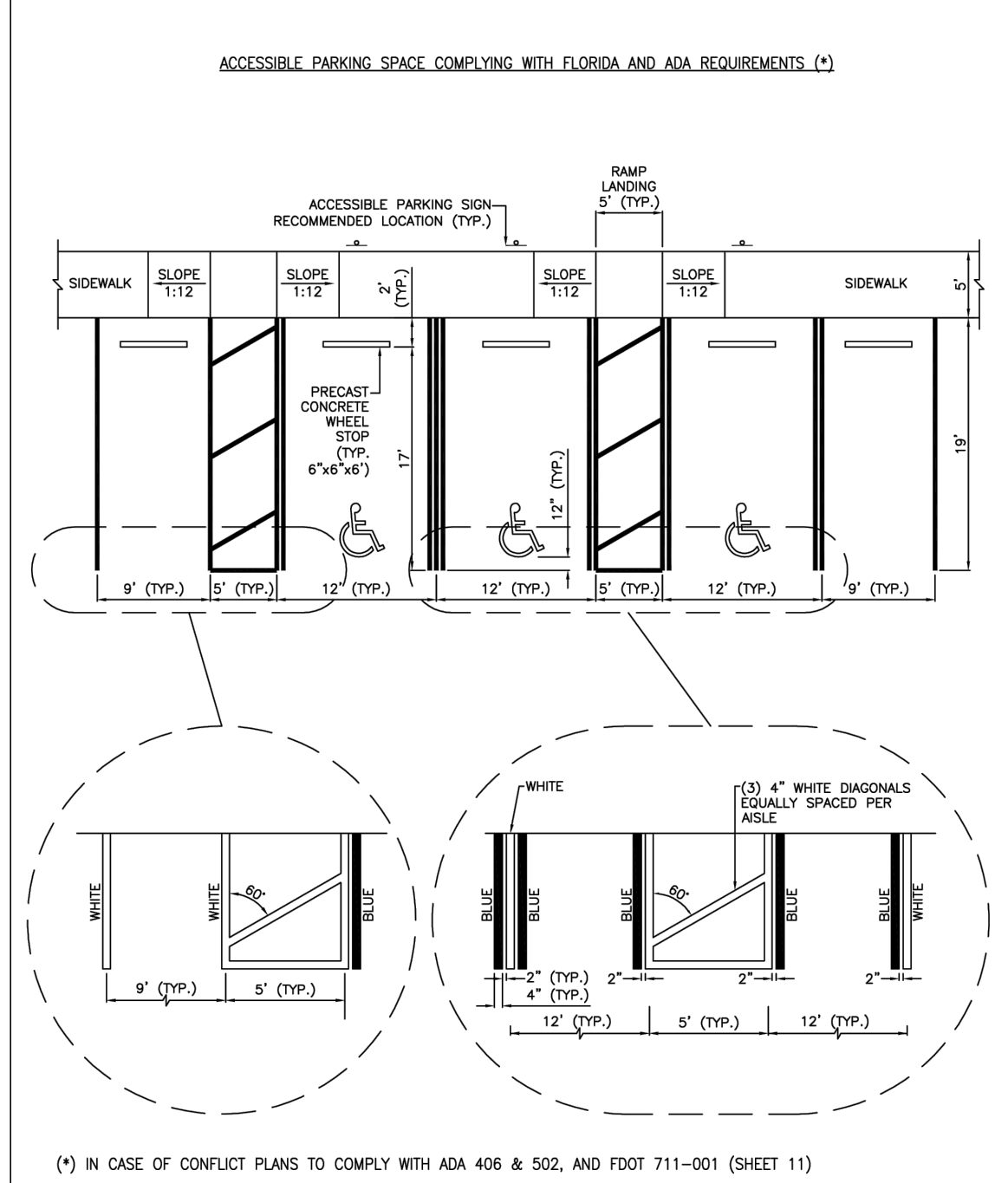
A	B	C	D	E	F	G	H
PARKING SPACE WIDTH	8.5'	12'	16.9'	17'	45.8'	13.2'	38.4'
STALL WIDTH	9'	12'	17.3'	18'	46.8'	13.4'	38.8'
STALL LENGTH	8.5'	13.5'	19.5'	12'	52.4'	16.4'	46.4'
STALL AREA	9'	13.5'	19.8'	12.75'	53.1'	16.6'	46.7'
STALL PERCENT	8.5'	18.5'	20.7'	9.8'	59.9'	18.6'	55.7'
STALL PERCENT	9'	18.5'	21'	10.4'	60.2'	18.7'	55.9'
STALL PERCENT	8.5'	24'	19'	9'	62'	19'	62'
STALL PERCENT	9'	24'	19'	9'	62'	19'	62'

STANDARD STALL IS 8.5' x 19', PREFERRED IS 9' x 19'.
ACCESSIBLE SPACE IS 12' x 19', WITH 5' ACCESS AISLE CLEARLY MARKED.
PARALLEL PARKING IS 9' x 24'.
LANDSCAPE ISLANDS ARE FOR TREE PLANTING, NOT FOR LIGHT POLES.
DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

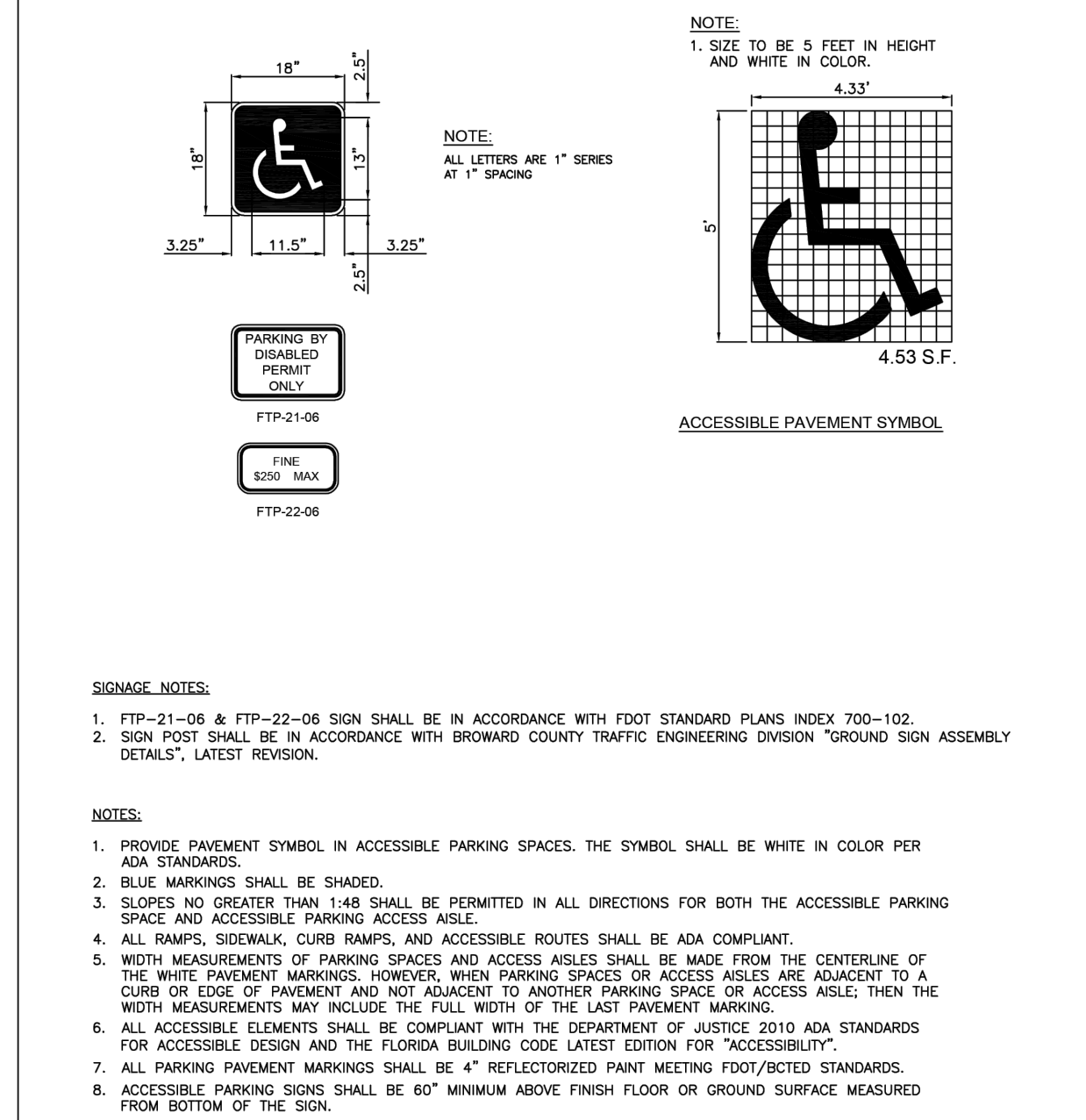
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	STANDARD PARKING GEOMETRICS	DRAWING NO.: C-16
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL PARKING LOT LAYOUT	DRAWING NO.: C-17
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		

GENERAL NOTES:

1. Cross Slopes and Grades:

- Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
- Landings must have cross-slopes less than or equal to 0.02 in any direction.
- Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
- Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter, and/or Sidewalk:

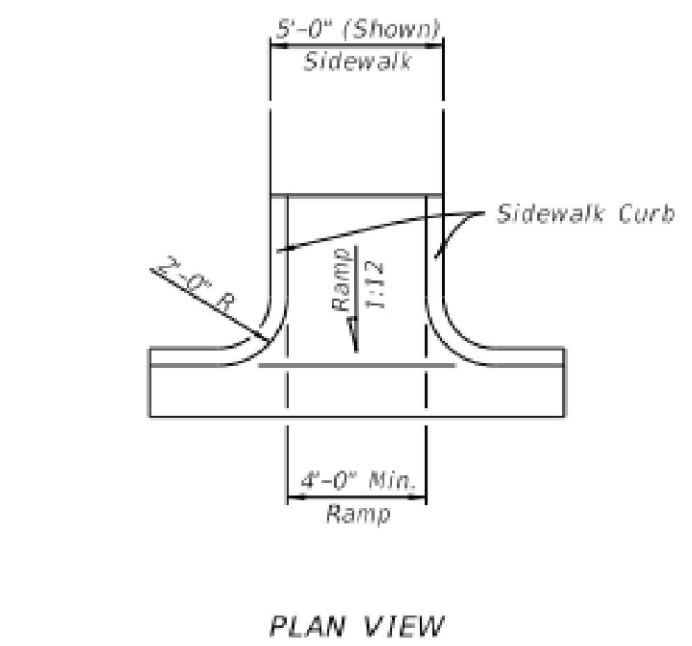
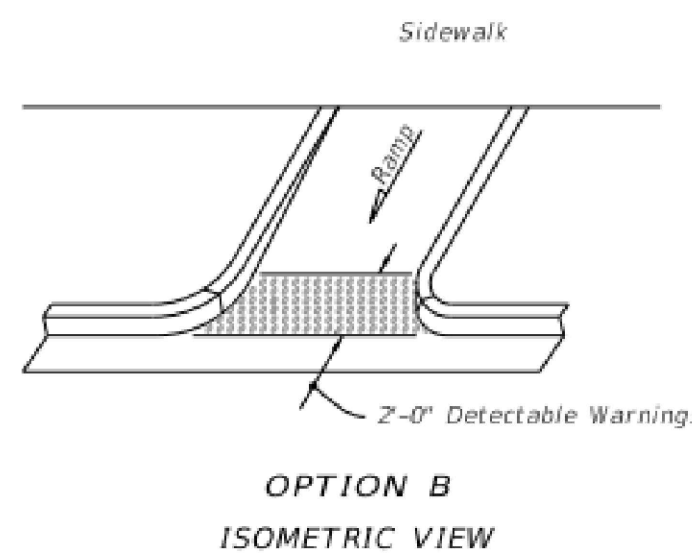
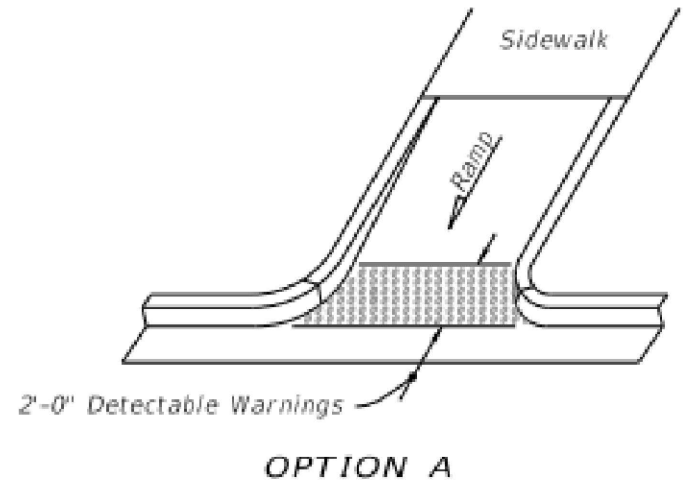
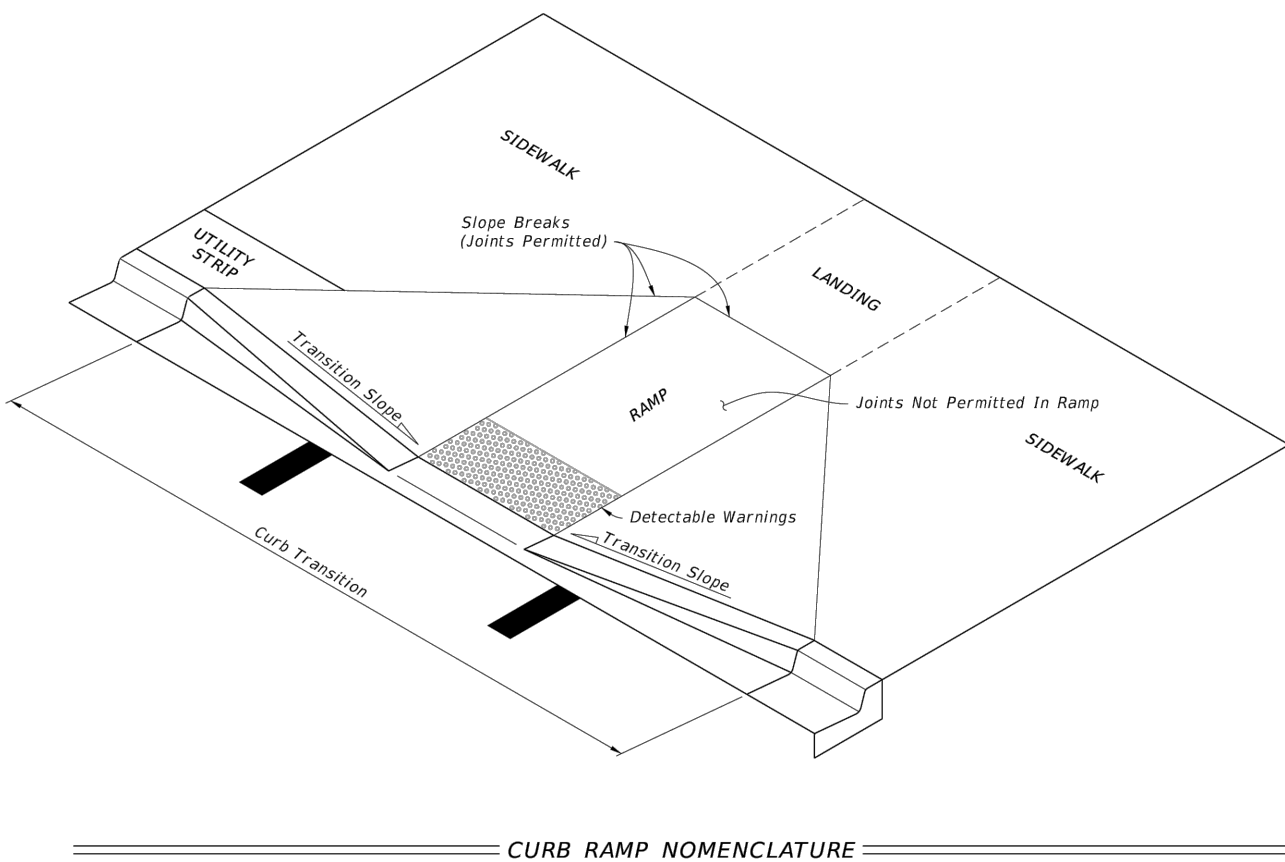
- Refer to Index 522-001 for concrete thickness and sidewalk details.
- Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
- Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

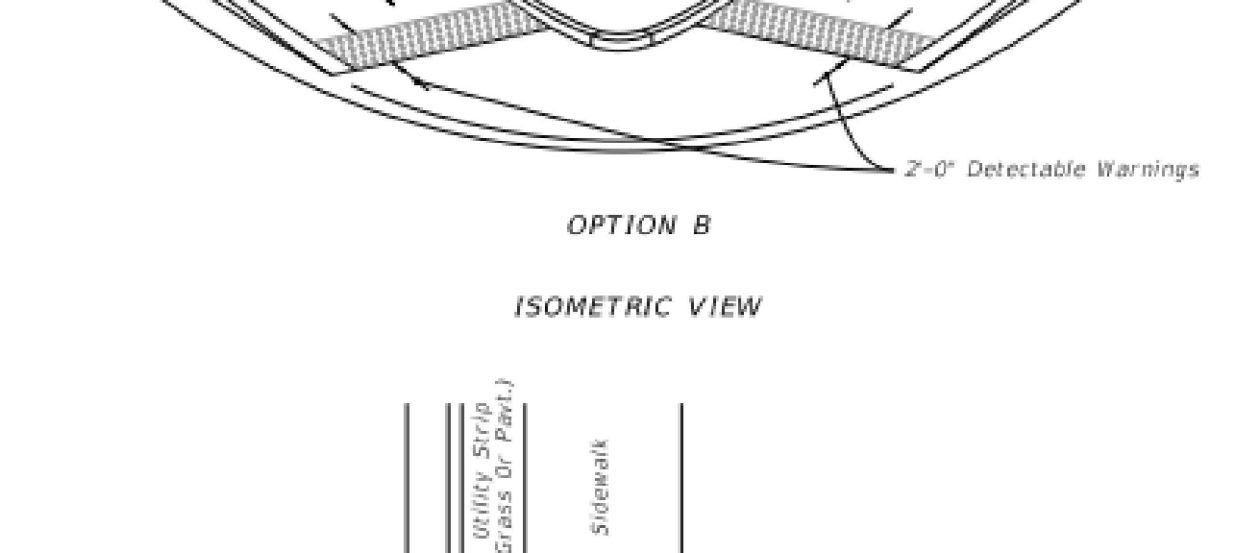
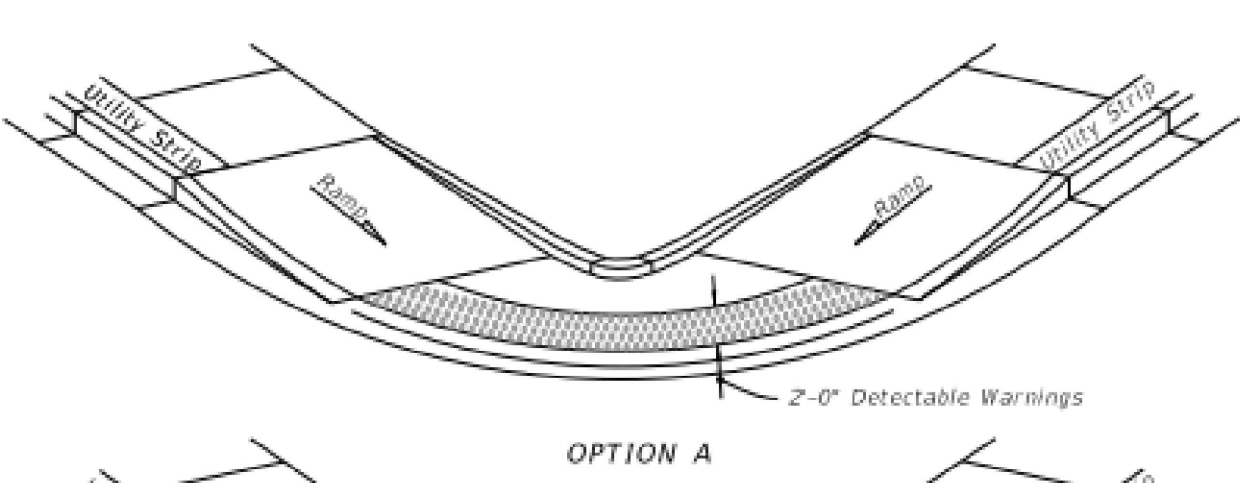
- Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
- Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

- Install detectable warnings in accordance with Specification 527.
- Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
- If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



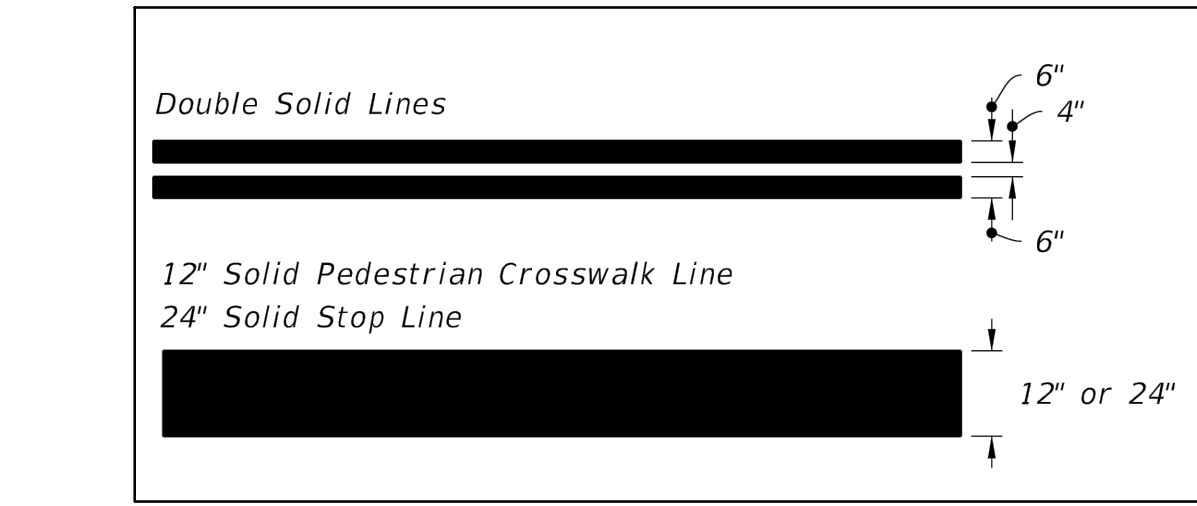
CR-E



CR-L

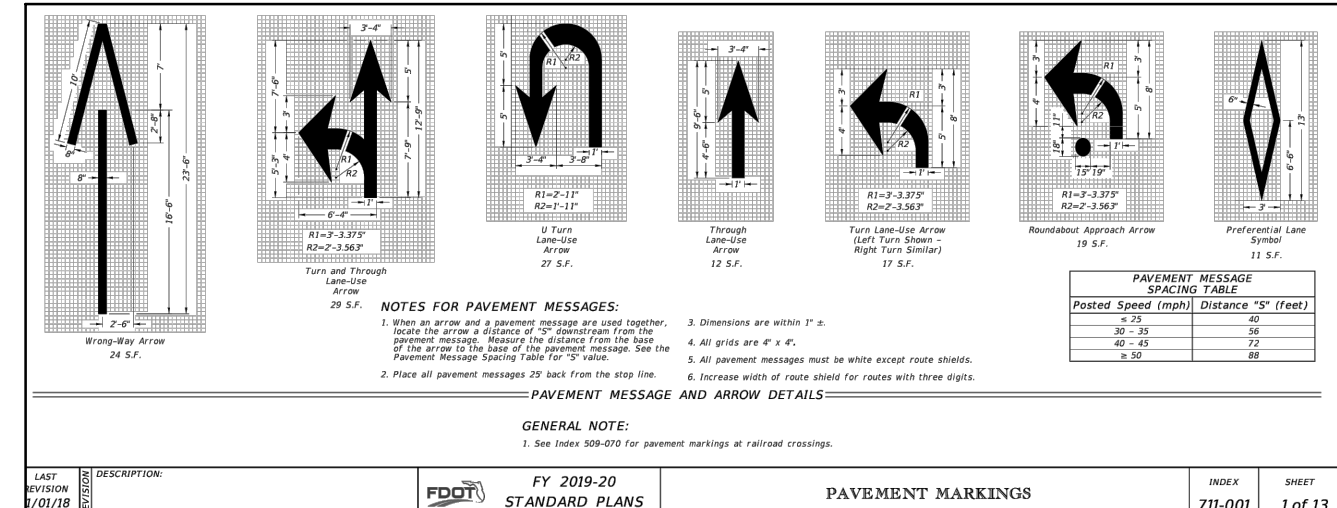
DETECTABLE WARNINGS DETAIL

DETAIL	1
NTS	STD



PAVING MARKINGS LINES

DETAIL	2
NTS	STD



DIRECTIONAL ARROWS

DETAIL	3
NTS	STD

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Civil Engineers
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Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client: TOWNHOMES
Project: TOWNHOMES
2327-2339 Lincoln Street Hollywood, FL 33020

Plan Description:
PAVEMENT MARKINGS & SIGNAGE PLAN

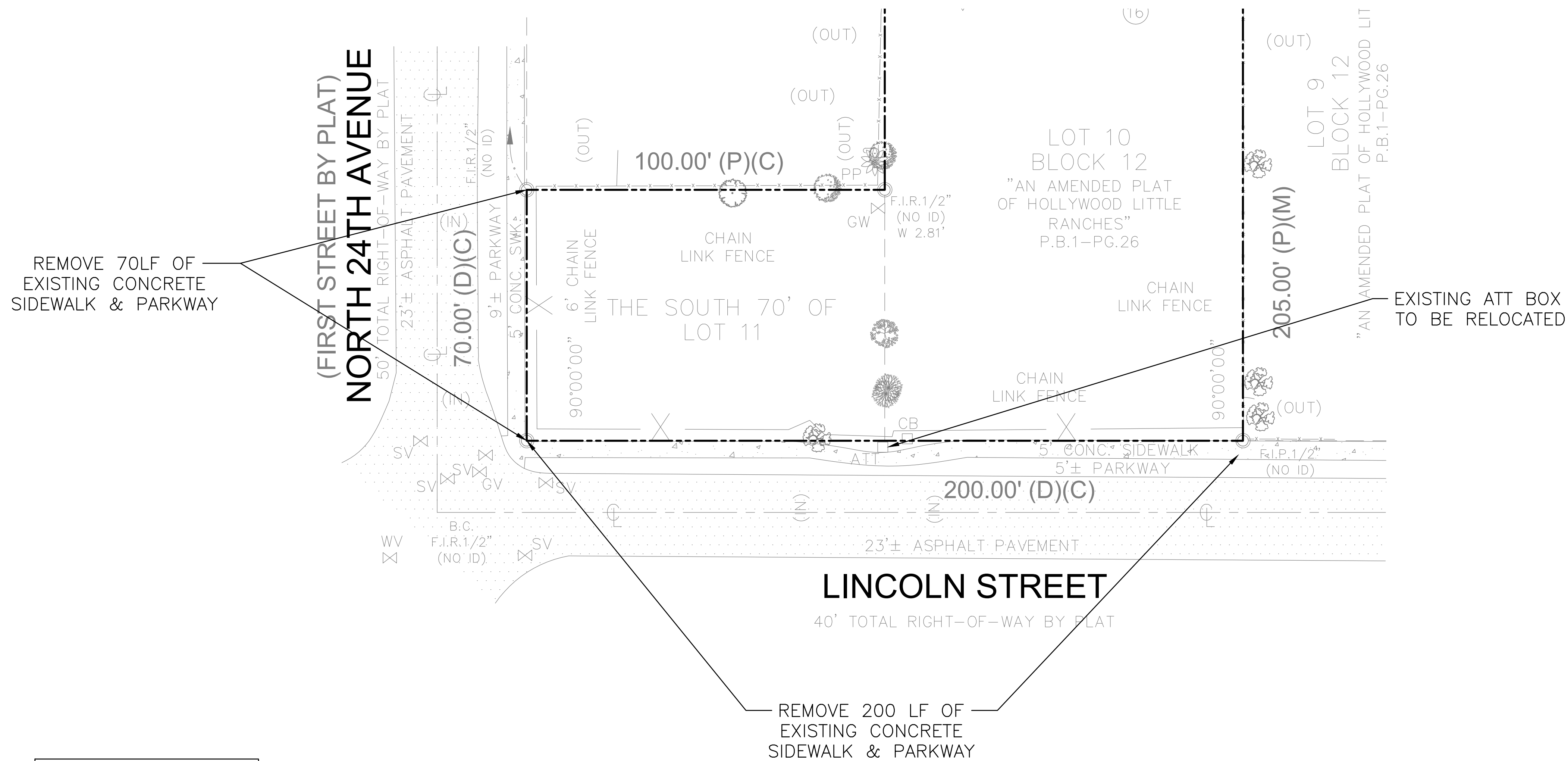
Seal:
JORGE SZAUDER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUDER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUDER
Date: DEC. 2024
Scale: AS SHOWN
Job No.:
Sheet:

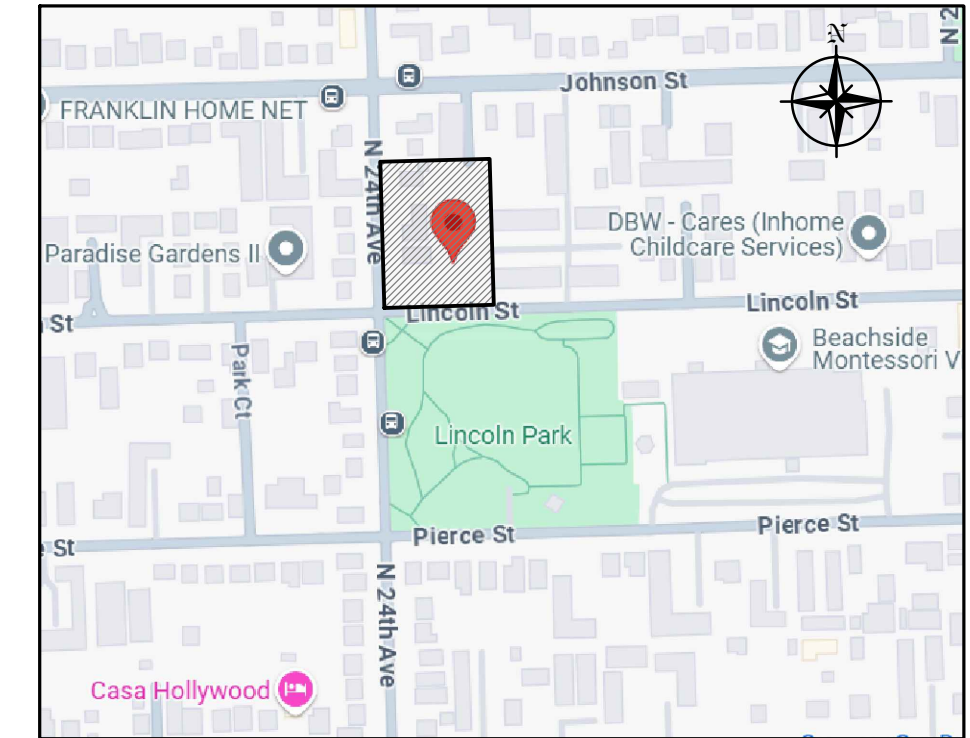
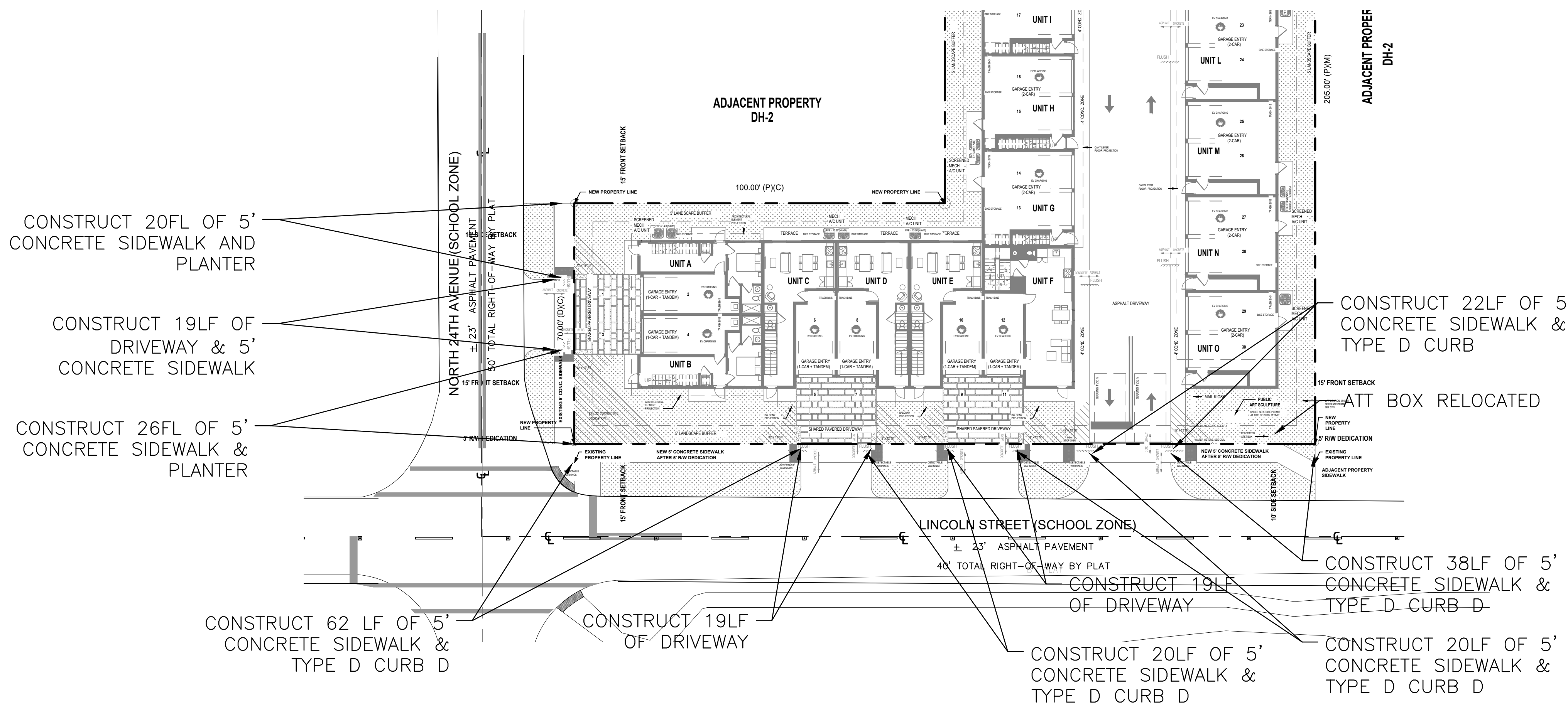
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EXISTING



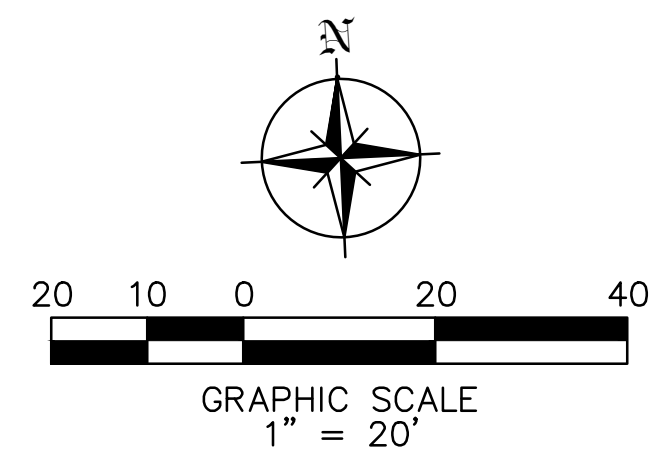
PROPOSED



LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE



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Reviews:

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

Plan Description: **ROW PLAN**

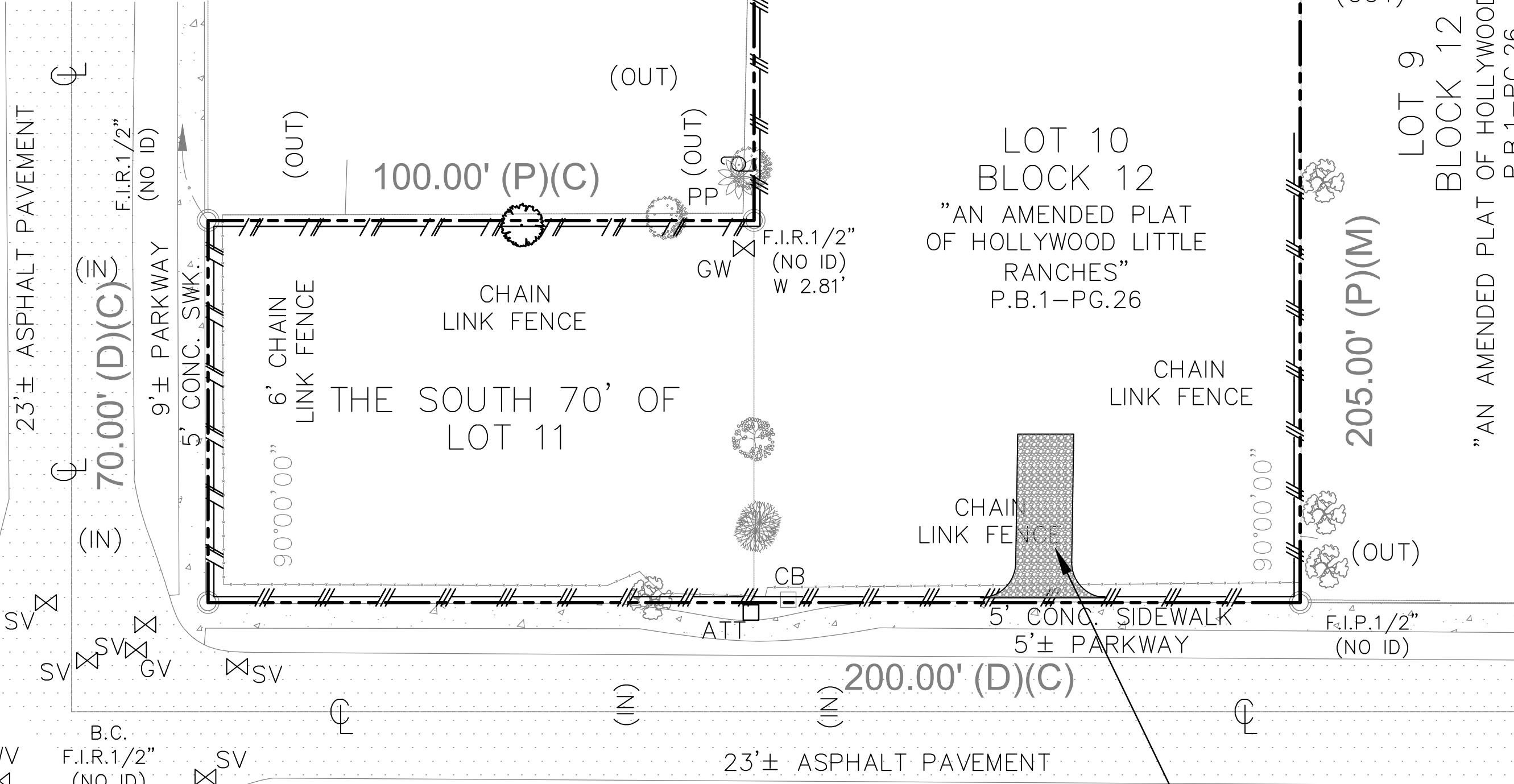
Seal: **JORGE SZAUDER**
FLA. REG. P.E. # 62579

Designed by: **JORGE M. SZAUDER**
Drawn by: **J. JANSE**
Reviewed & Sealed: **JORGE M. SZAUDER**
Date: **DEC. 2024**
Scale: **AS SHOWN**
Job No:

Sheet: **C-06**
of Sheets

(FIRST STREET BY PLAT)
NORTH 24TH AVENUE

50' TOTAL RIGHT-OF-WAY BY PLAT



LINCOLN STREET

TEMPORARY
CONSTRUCTION
ENTRANCE

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA

LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

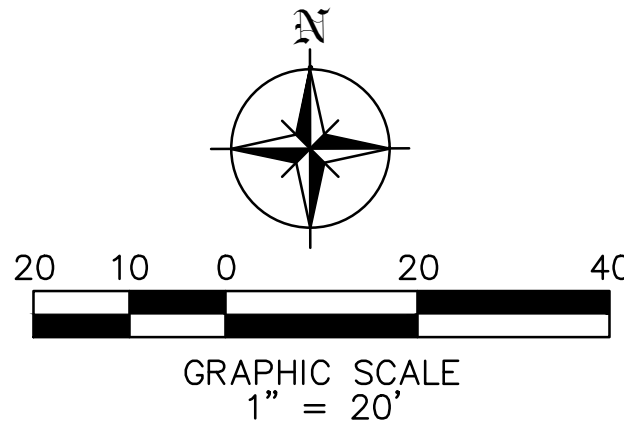
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

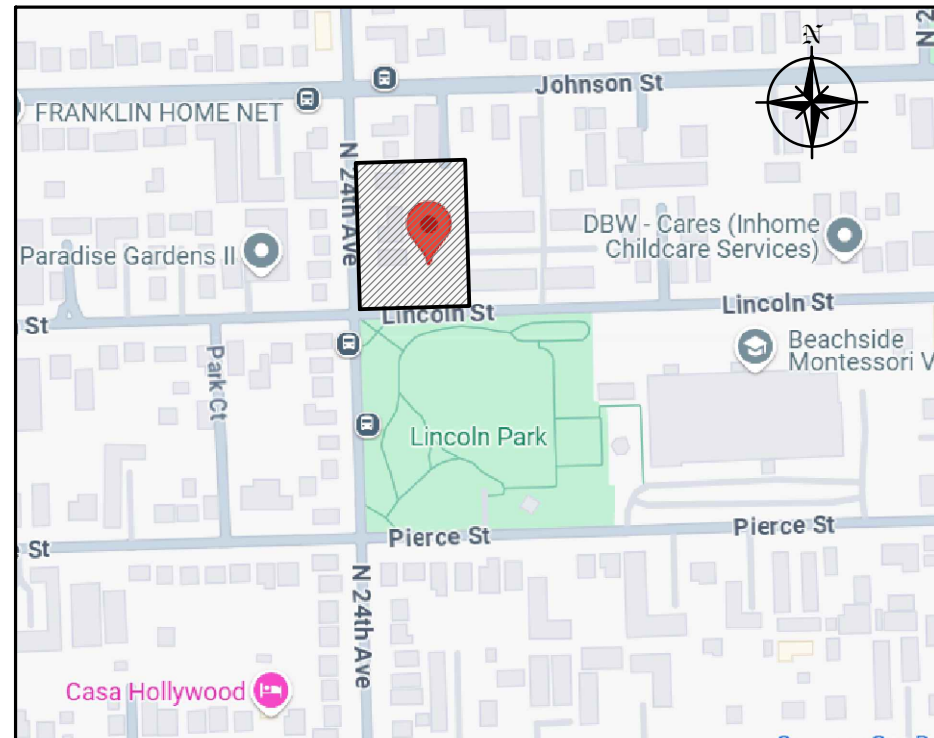
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.



CONTRACTOR SHALL BE RESPONSIBLE
FOR PREVENTING SEDIMENT INTRUSION INTO
STORM WATER INLETS DURING CONSTRUCTION,
WHEN APPLICABLE.

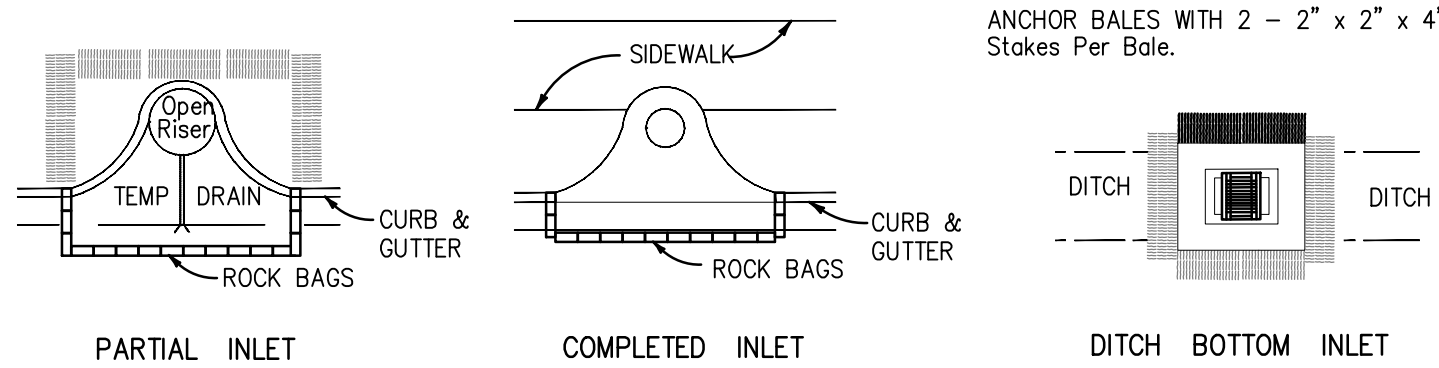


LOCATION MAP
N.T.S.

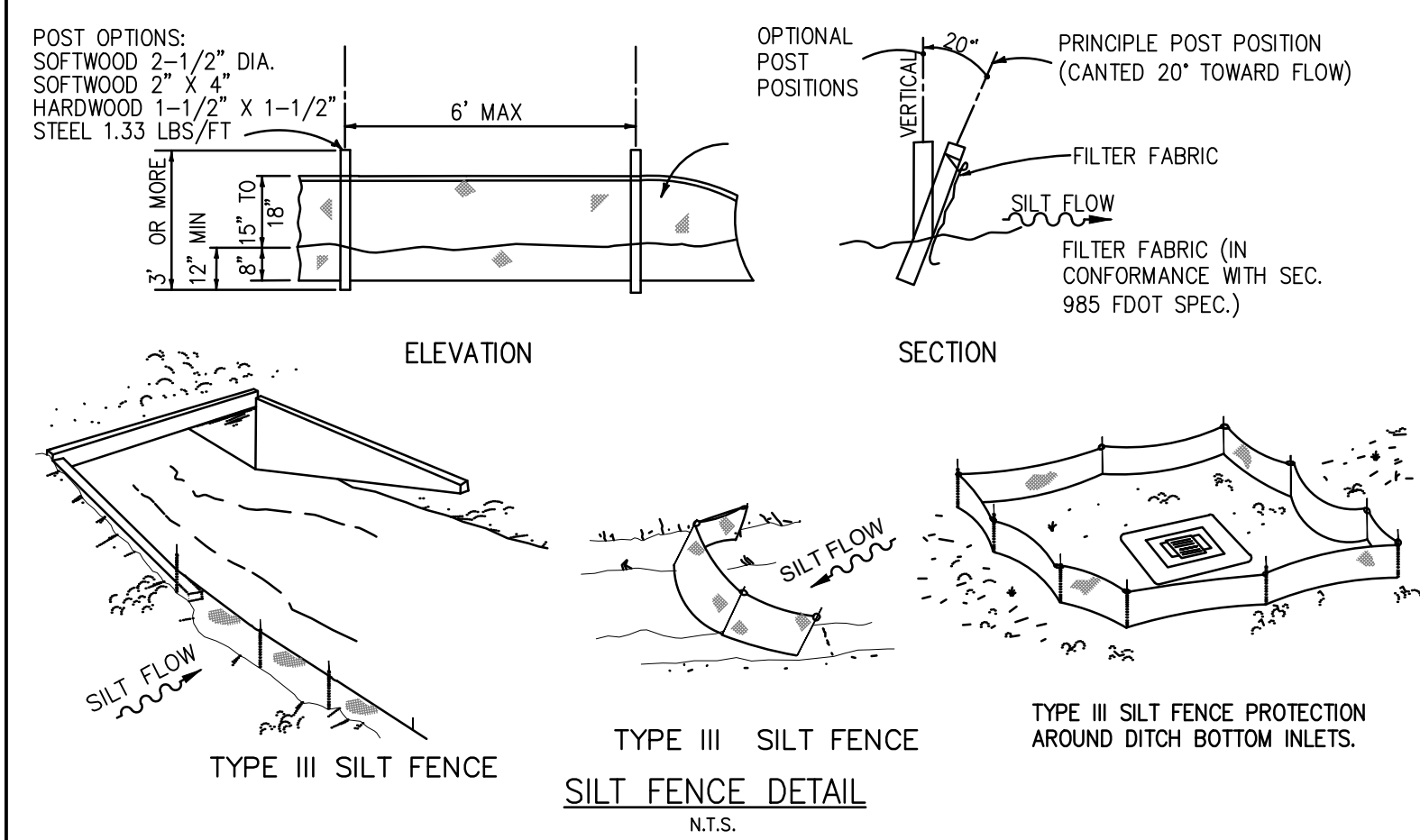
LEGEND

- PROPERTYLINE
- PROPOSED SILT FENCE

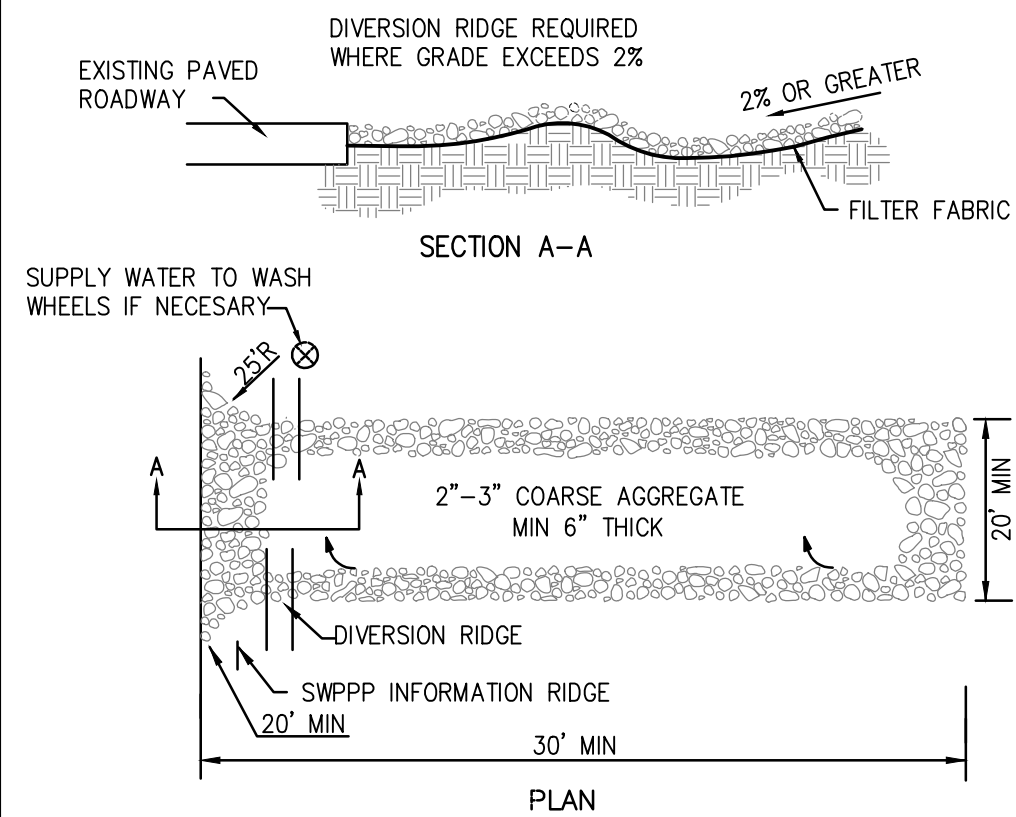
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.



TEMPORARY CONSTRUCTION
ENTRANCE DETAIL
N.T.S.

NOTE:
USE SANDBAGS, SILT FENCE OR OTHER
APPROVED METHODS TO CHANNELIZE
RUNOFF TO BASIN AS REQUIRED

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLICS RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN

Szauer Engineering
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7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Client: TOWNHOMES

Plan Description:
EROSION
CONTROL PLAN

Seal:

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

Designed by: JORGE M. SZAUER

Drawn by: J. JANSE

Reviewed & Sealed: JORGE M. SZAUER

Date: DEC. 2024

Scale: AS SHOWN

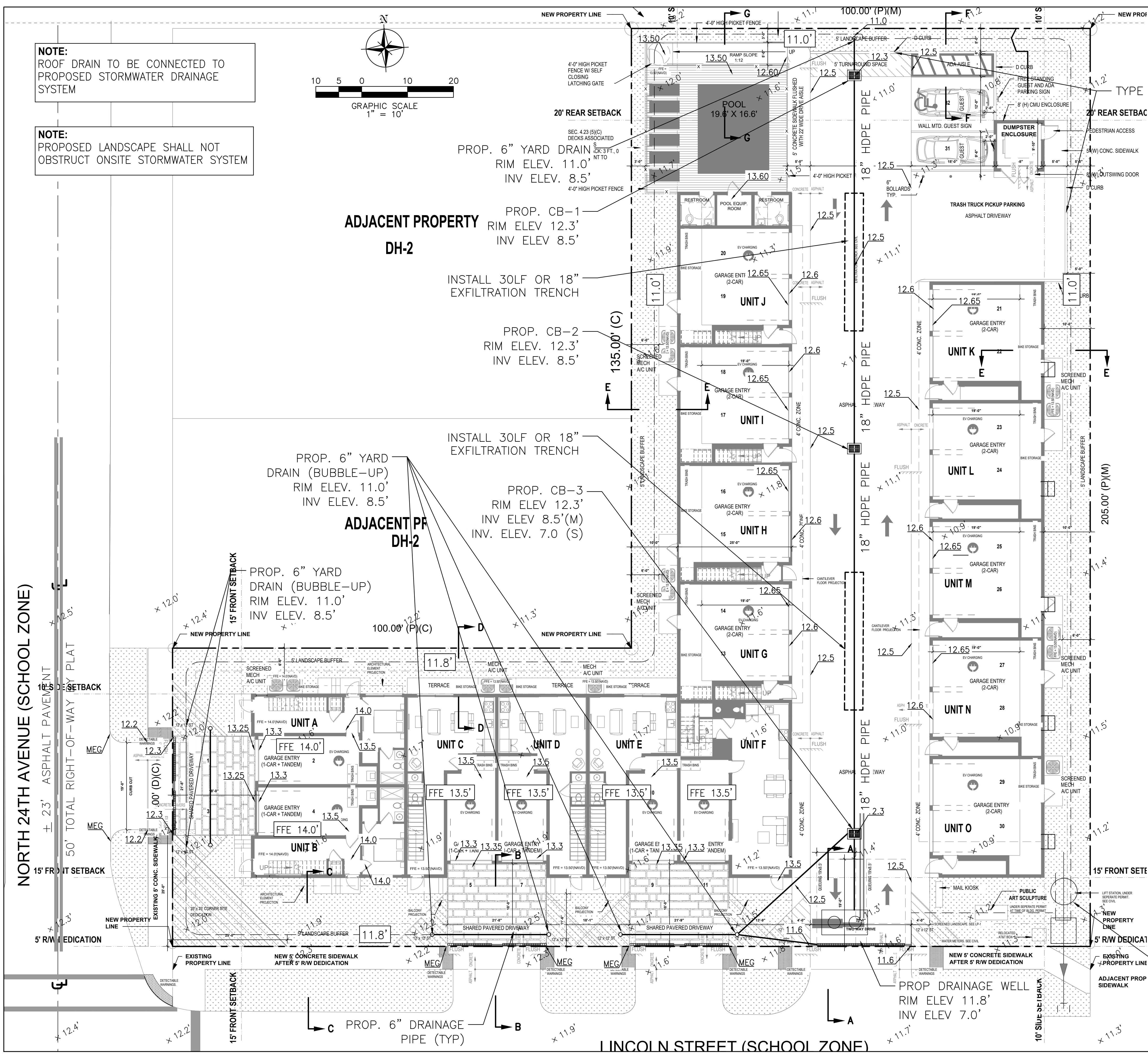
Job N°:

Sheet:

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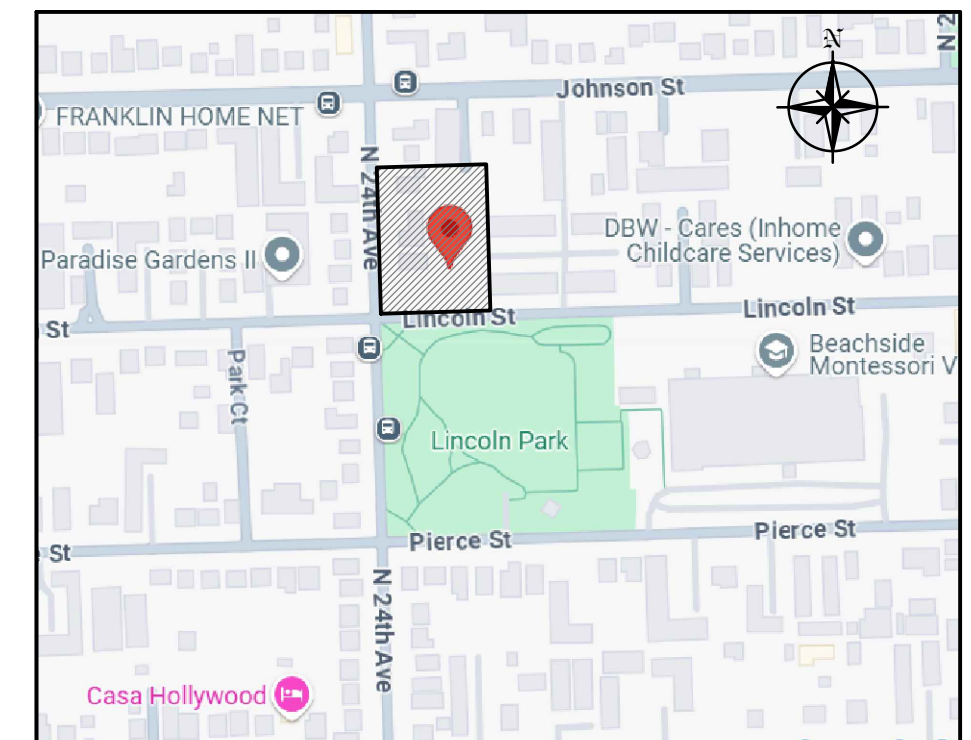
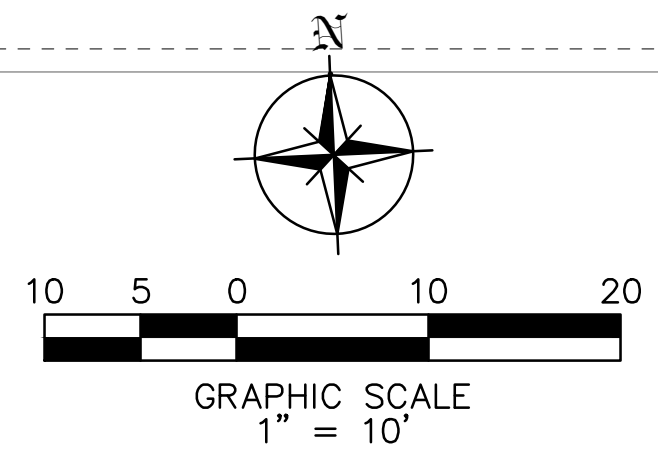
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This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.
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NOTE:
ROOF DRAIN TO BE CONNECTED TO
PROPOSED STORMWATER DRAINAGE
SYSTEM

NOTE:
PROPOSED LANDSCAPE SHALL NOT
OBSTRUCT ONSITE STORMWATER SYSTEM



LOCATION MAP
N.T.S.

NOTE:
ANY LIP FROM 1/4" BUT NO GREATER
THAN 1/2" WILL BE BEVELED TO MEET
ADA REQUIREMENTS

ALL ELEVATIONS ARE RELATIVE TO THE
NAVD 88 DATUM

- LEGEND**
- PROPERTY LINE
 - EXISTING ELEVATION
 - PROP. GRADING ELEVATION
 - MATCH EXISTING GRADE
 - GRASS
 - CONCRETE
 - PAVERS
 - ASPHALT

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.

LIFT STATION (UNDER
SEPARATE PERMIT)
RIM ELEV. 11.50'

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Client: TOWNHOMES

Project: TOWNHOMES

2327-2339 Lincoln Street Hollywood, FL 33020

Plan Description: PAVING, GRADING & DRAINAGE

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

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Reviewed & Sealed: JORGE M. SZAUER
Date: DEC. 2024
Scale: AS SHOWN
Job No: C-03