Planning and Development Board

Tuesday, December 9, 2025
6:00 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Planning and Development Board Meeting. The public may view the meeting either in person, virtually http://hollywoodfl.org/calendar or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:
Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Previous Meeting Minutes

Attachments: Minutes_1110 Draft_PDB

4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

B. Applications

ITEM # 1 BELOW IS CONSIDERED QUASI-JUDICIAL

FILE NO.: 24-DP-90

APPLICANT: 2327 & 2339 LINCOLN ST LLC

LOCATION: 2327-2339 Lincoln Street

REQUEST: Design and Site Plan request for a 15-unit townhouse development of approximately 29,274 square feet and 3 stories (32 feet) in a DH-2 Zoning District within the Regional Activity Center.

Attachments: 2590_PDB Staff Report_1209
Attachment A_Application Package_Part1
Attachment A_Application Package_Part2
Attachment A_Application Package_Part3
Attachment B_Land Use and Zoning Map
Attachment C_Public Participation

C. Old Business

D. New Business

1. Review of projects before the Development Review Committee
2. Summary of the City Commission Actions

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 12/9/2025

To: Planning and Development Board

Title:

SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Board Chair, Joseph Stadlen on Monday, **November 10, 2025, at 6:01 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Joseph Stadlen	Richard Blattner
Bob Glickman	Steven Morales
Tara Jafarmadar	Christine Corbo
Mena Morgan (exited at 8:52pm)	

The following members were absent from the meeting:

Robert Vargas	Odalys Delgado

Development Services, Division of Planning and Urban Design Staff present:

Anand Balram	Assistant Director / Chief Planner
Cameron Palmer	Planning Manager
Adrian Carillo	Principal Planner/Supervisor
Carmen Diaz	Planner III
Adrian Montoya	Planner II
Stephanie Rivera	Development Review Coordinator

Also Present:

Deena Kapp	Assistant City Attorney (Board Attorney)
Denise Hart-Martin	City Paralegal
Alicia Lewis	Outside Counsel (Staff Attorney)

1. Approval of the Meeting Minutes

October 14, 2025 - approved.

MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY TARA JAFARMADAR TO APPROVE THE OCTOBER 14,2025 MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Additions, Deletions, Withdrawals, and Continuances

   None.

5. City Attorney Announcements

   Deena Kapp read the City Attorney's proceedings.

B. APPLICATIONS

ITEM #1-4 BELOW ARE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION:

1. **FILE NO.:** 24-V-61
   APPLICANT: Knight Law PA on behalf of Avidan Frommer
   LOCATION: 5441 Estate Oak Circle
   REQUEST: Variance request to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the front yard setback from twenty-five (25) feet to ten (10) feet in a Single-Family District (RS-8) for the property located at 5441 Estate Oak Circle.

Joseph Stadlen asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Adrian Montoya, Planner II, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY MENA MORGAN AND SECONDED BY CHRISTINE CORBO TO APPROVE VARIANCE WITH CONDITION OF A HOMEOWNER'S ASSOCIATION (HOA) LETTER OF APPROVAL AS PART OF BUILDING PERMIT REVIEW. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. FILE NO.: 25-FV-24
APPLICANT: Robert L. Ordway Living Trust and Robert Ordway L. Trustee
LOCATION: 300 Arizona Street
REQUEST: Variance to the Zoning and Land Development Regulations including Section 4.6.C(b)(5) to reduce the required parking spaces; Variance to Section 4.22.I.2. to reduce the required landscape buffer for at-grade parking; and Variance to Section 4.23.B.6. to reduce the required walkway setback to the property line; and a request for one (1) Flexibility Unit within the Beach Resort Commercial District (BRT-25-C).

Joseph Stadlen asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planner III, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY MENA MORGAN AND SECONDED BY RICHARD BLATTNER TO APPROVE VARIANCE #1. MOTION PASSED 4-3 IN FAVOR. JOSEPH STADLEN, STEVEN MORALES AND BOB GLICKMAN VOTED NOT IN FAVOR OF THE MOTION.

MOTION WAS MADE BY MENA MORGAN AND SECONDED BY TARA JAFARMADAR TO APPROVE VARIANCE #2. MOTION PASSED 6-1 IN FAVOR. BOB GLICKMAN VOTED NOT IN FAVOR OF THE MOTION.

MOTION WAS MADE BY MENA MORGAN AND SECONDED TARA JAFARMADAR TO APPROVE VARIANCE #3. MOTION PASSED 6-1 IN FAVOR. BOB GLICKMAN VOTED NOT IN FAVOR OF THE MOTION.

MOTION WAS MADE BY MENA MORGAN AND SECONDED BY TARA JAFARMADAR TO APPROVE RESIDENTIAL FLEX UNIT. MOTION PASSED 6-1 IN FAVOR. BOB GLICKMAN VOTED NOT IN FAVOR OF THE MOTION.

3. FILE NO.: 23-DPV-72
APPLICANT: Great Partners Investment LLC
LOCATION: 2032 Jefferson Street
REQUEST: Design and Site Plan for a 7-story residential development consisting of 29 residential units; and a Variance to Section 4.23 of the Zoning and Land Development Regulations to permit an encroachment in the required setback from the side lot line for a property in the DH-3 zoning district within the Regional Activity Center.

Joseph Stadlen asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Adrian Carillo, Principal Planner, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. Sylvie Moreno from the public made a comment. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION TO APPROVE VARIANCE WAS MADE BY CHRISTINE CORBO AND SECONDED BY STEVEN MORALES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION TO APPROVE DESIGN WAS MADE BY CHRISTINE CORBO AND SECONDED BY STEVEN MORALES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. TO APPROVE SITE PLAN MOTION WAS MADE BY CHRISINE CORBO AND SECONDED BY STEVEN MORALES WITH A CONDITION TO ADD PEDESTRIAN WALKWAYS WITHIN THE PARKING AREA. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. FILE NO.: 25-PV-64
APPLICANT: Elevation Properties LLC.
LOCATION: 3880 S. Circle Drive
REQUEST: Site Plan to permit the construction of 23 parking spaces and Variances to the Zoning and Land Development Regulations including; Section 7.2 to reduce the required parking spaces; Section 4.2(B) to reduce the required minimum unit size; Section 4.2(B) to reduce the minimum average unit size; Section 4.22(I) to eliminate the required landscape buffer for at-grade parking on S. Rainbow Drive; Section 4.22(I) to eliminate the required landscape buffer for at-grade parking on S. Crescent Drive; Section 7.1(C) to permit head-in and back-out parking on S. Rainbow Drive; Section 7.1(C) to permit head-in and back-out parking on S. Crescent Drive; and Variances to the Code of Ordinances, Section 155.08(E) to increase the allowable curb cut on S. Rainbow Drive and Section 155.08(E) to increase the required curb cut on S. Crescent Drive; to enable a multifamily development, as part of a recommendation for the Application of the Affordable Housing Bonus Density pursuant to Broward Next Policy 2.16.3; within the multifamily zoning districts RM-9 and RM-18.

Joseph Stadlen asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planner III, presented the item and answered questions from the Board.

Joseph Stadlen opened the meeting to public comments. No Public Comments were made. Joseph Stadlen closed the public comment portion.

The following materials were distributed at the dais:

- A memo from Commissioner Callari,
- Updated pages 1–2 of the Staff Report,
- A letter from the City's traffic consultant Lisa Bernstein regarding the traffic study review, and
- A housing finance comparison prepared by the Applicant's legal counsel.

Board discussion ensued.

MOTION TO APPROVE VARIANCE #1 WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR . MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION TO APPROVE VARIANCE #2 WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR . MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION TO APPROVE VARIANCE #3 WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION TO APPROVE VARIANCE #4 WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION TO APPROVE VARIANCE #5 WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION TO APPROVE VARIANCE #6 WAS MADE BY STEVEN MORALES AND SECONDED BY TARA JAFARMADAR MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION TO APPROVE VARIANCE #7 WAS MADE BY TARA JAFARMADAR AND SECONDED BY STEVEN MORALES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION TO APPROVE VARIANCE #8 WAS MADE BY TARA JAFARMADAR AND SECONDED BY STEVEN MORALES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION TO APPROVE VARIANCE #9 WAS MADE BY TARA JAFARMADAR AND SECONDED BY STEVEN MORALES . MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY STEVEN MORALES AND SECONDED BY MENA MORGAN TO APPROVE SITE PLAN WITH STAFF CONDITIONS, IN ADDITION TO: PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT MUST SATISFY COMMENTS PERTAINING TO TRAFFIC TO THE SATISFCATION OF THE CITY'S DIVISON OF ENGINEERING, MOBILITY, AND TRANSPORTATION. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

D. NEW BUSINESS

E. ADJOURNMENT

The meeting was adjourned at 9:05 P.M.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 12/9/2025 **Agenda Number:**

To: Planning and Development Board

Title: FILE NO.: 24-DP-90
APPLICANT: 2327 & 2339 LINCOLN ST LLC
LOCATION: 2327-2339 Lincoln Street
REQUEST: Design and Site Plan request for a 15-unit townhouse development of approximately 29,274 square feet and 3 stories (32 feet) in a DH-2 Zoning District within the Regional Activity Center.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: December 9, 2025 **FILE:** 24-DP-90

TO: Planning and Development Board

VIA: Anand Balram, Assistant Director, Chief Planner

FROM: Umar Javed, Planner III

SUBJECT: 2327 & 2339 LINCOLN ST LLC regarding a Design and Site Plan request for a 15-unit townhouse development of approximately 29,274 square feet and 3 stories (32 feet) in a DH-2 Zoning District within the Regional Activity Center. (2327-2339 Lincoln Street)

REQUEST:
Design and Site Plan request for a 15-unit townhouse development of approximately 29,274 square feet and 3 stories (32 feet) in a DH-2 Zoning District within the Regional Activity Center.

RECOMMENDATION:
Design: Approval.
Site Plan: Approval, if Design is granted.

BACKGROUND
The subject site, located at 2327-2339 Lincoln Street comprises approximately 27,508 square feet (0.63 acres), is zoned DH-2 in the Zoning and Land Development Regulations (ZLDR) and is located within the Regional activity Center. The lands are situated at the northeast corner of Lincoln Street and N 24th Avenue and are surrounded by a number of uses such as residential to north and west of the property.

The intention of the Regional Activity Center (RAC) is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, The purpose of the RAC is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

Pursuant to the Broward County Planning Council replatting is not a requirement for redevelopment of this lot.

REQUEST
The Applicant is requesting review and approval of the Design and Site Plan application for a 15-unit townhouse development. The applicant is proposing a number of unit types consisting of two and three

stories that are all three-bedroom and four-bedroom units. Each of the 15 units will be fee simple townhomes.

The proposed townhouse units are designed as an both two and three story structures with a maximum height of 32 feet, encompassing approximately 29,274 square feet of gross floor area. The proposed development will meet the landscaping and open space requirements of the ZLDRs through the provision of green space at grade. In addition to the green space the proposal includes amenity areas for residents, including an at grade swimming pool.

Parking for the project is proposed for each townhome, with two parking spaces allocated per unit. One parking space will be available in an attached garage along with a tandem space on the driveway. The applicant has advised that each of the 15 units will have EV charging available in each of the garages for the townhomes. The applicant is also proposing two guest parking spaces, one of which will be ADA compliant. In sum, the applicant is proposing a total of 32 parking spaces.

The site plan incorporates pedestrian pathways, shaded sidewalks, and bicycle storage within the terrace of each unit, which is consistent with the Activity Center's emphasis on multimodal connectivity. The orientation of the development at the corner of Lincoln Street and 24th Avenue supports the inclusion of a corner landmark and a defined street edge while also accommodating internal vehicular circulation, service access, and access to the surrounding area. Units will be accessed from a private road from Lincoln Street.

The applicant has committed to providing public art, in accordance with Section 3.22(J) by proposing a sculpture on the southeast corner of the property. The applicant will undertake a separate permit at the time of building permits that showcases the proposed works and sculpture.

Staff note that the applicant has fulfilled all public outreach requirements, including a public participation meeting which was held for members of the public on December 11, 2024 for informational purposes.

As of August 18, 2025, new regulations governing Planning and Urban Design Site Plan Applications went into effect. Under the updated thresholds, proposals under 30,000 square feet or under 30 units are exempt from Planning and Development Board review and are processed administratively. The proposed 15-unit development at 2327–2339 Lincoln Street falls within the threshold for administrative approval; however, the application was submitted prior to the effective date of the new regulations and was already nearing completion under the former review process. Accordingly, the applicant is proceeding through the Planning and Development Board for consideration of their Design and Site Plan request.

PROJECT INFORMATION

Owner/Applicant:	2327 & 2339 LINCOLN ST LLC
Address/Location:	2327-2339 Lincoln Street
Net Size of Property:	27,508 square feet (0.63 acres
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	Dixie Highway Medium Intensity Mixed-Use District (DH-2)
Present Use of Land:	Commercial

Gross Floor Area:	29,274 square feet
Parking	32 spaces
Bike Parking:	None (Townhouse terraces include bike storage for each unit)

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Dixie Highway High Intensity Mixed-Use District (DH-3)
South:	Dixie Highway High Intensity Mixed-Use District (DH-3)
East:	Dixie Highway High Intensity Mixed-Use District (DH-3)
West:	Dixie Highway High Intensity Mixed-Use District (DH-3)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, the subject site is surrounded by a mix of low to medium residential developments, commercial properties, and an educational facility. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the area, encourages redevelopment of the area, and reduces blight within the Regional Activity Center.

Together the architectural elements create a design that is non-intrusive while establishing a strong design tone for the future development of the Regional Activity Center. Furthermore, the design uses landscaping to enhance the property and soften the transition between the building and its context. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape. The building meets all building and parking setbacks.
The project is consistent with the Comprehensive Plan based on the following Objectives:

Land Use Element – Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas.*

Land Use Element – Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The building features a mix of high-quality materials, including a faux-green façade on the east side to enhance visual interest and minimize the visual impact of the structure. The building also incorporates varied architectural elements—such as balconies, overhangs, and vertical articulation—to reinforce human scale and reflect design characteristics found within the neighborhood.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

ANALYSIS: The proposed development demonstrates compatibility with the evolving character of the area, which includes a mix of residential development. The proposal fits within this context, especially given that is located within the Regional Activity Center. The project's scale, massing, and materials are harmonious with the surrounding community, thereby promoting a unified and vibrant streetscape. The pedestrian-friendly design further reinforces this compatibility, aligning with the adopted vision for the Regional Activity Center as a walkable, transit-oriented, and architecturally cohesive urban center.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

ANALYSIS: The development has been designed to reflect appropriate proportions and massing within the evolving context of the neighborhood. Rising 3-4 stories in height, the building establishes a moderate urban presence while maintaining a balanced relationship with surrounding structures. The design emphasizes vertical articulation, clean geometries, and material variation to break down the

overall scale into a cohesive and legible form. Key architectural features include the balconies and attached garages that are offered with each unit.

FINDING: Consistent.

CRITERIA 4: *Landscaping.* Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscape design has been developed to enhance curb appeal, promote sustainability, and create a welcoming environment for residents. At the ground level, a mix of native and regionally appropriate plant species provides shade, softens hardscapes, and activates the pedestrian experience along the walkways. There are a number of trees proposed to be planted and retained on site, along with an abundance of open space that exceeds the minimum requirement of 20%.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. The Technical Advisory Committee has included comments that are to be considered at the time of permitting and conditions to be considered post approval to ensure the alignment of the Design and Site Plan requests with the overarching PD Ordinance.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between

the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map
Attachment C: Public Participation

ATTACHMENT A
Application Package
Part 1

CITY OF Hollywood

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):

- ☑ Technical Advisory Committee
- ☐ Art in Public Places Committee
- ☐ Variance
- ☐ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 2327-2339 Lincoln Street Hollywood Florida

Lot(s): 10,11 Block(s): 12 Subdivision: Holywood 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 al 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 FLoric Telephone: 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: _____

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

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 Ingerflom Date: 10-21-24

Signature of Consultant/Representative: Joseph B. Kaller 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

Laurie Yoder
Notary Public
State of Florida

LAURIE YODER
Notary Public - State of Florida
Commission # HH 535999
My Comm. Expires Jun 6, 2028
Bonded through National Notary Assn.

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

Signature of Current Owner

Maximiliano Ingerflom
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.

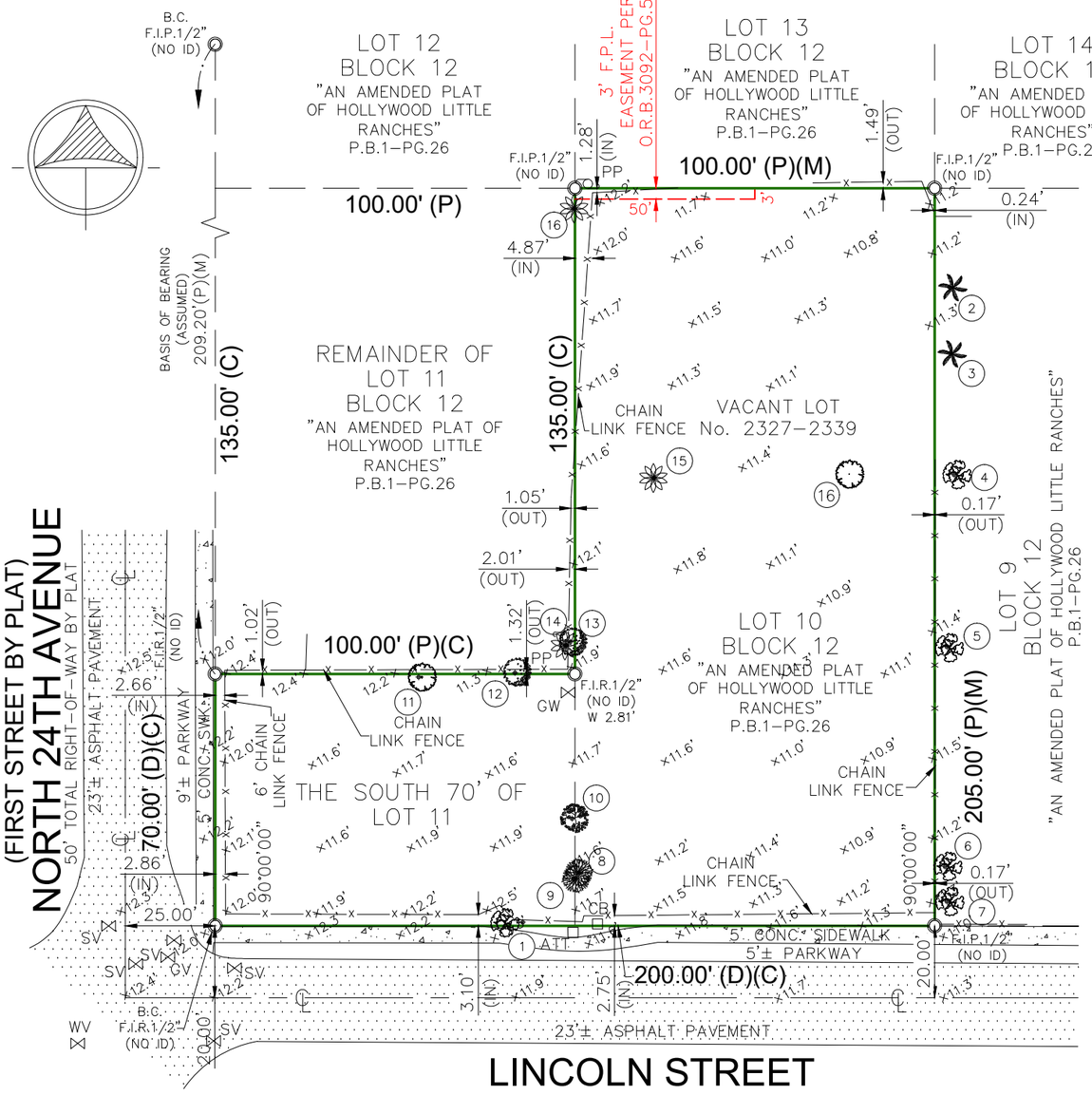
Thank you for your attention to this matter. We look forward to working with the City of Hollywood and making this project a reality.

Sincerely,

Joseph B. Kaller
President
Kaller Architecture

ALTA/NSPS SURVEY

Scale: 1" = 40'



TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	OAK	2.30'	30'	35'
2	COCONUT	0.80'	12'	35'
3	COCONUT	0.85'	20'	40'
4	OAK	1.20'	12'	35'
5	OAK	1.10'	12'	25'
6	OAK	2.00'	18'	30'
7	OAK	0.70'	15'	28'
8	TREE	0.30'	15'	20'
9	TREE	0.50'	20'	20'

TREE TABULATION				
No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
10	FICUS	1.20'	18'	22'
11	OAK TREE	2.00'	25'	35'
12	FICUS TREE	1.00'	20'	30'
13	FICUS TREE	0.70'	20'	30'
14	PALM TREE	2.00'	15'	25'
15	PALM TREE	0.80'	15'	35'
16	PALM TREE	1.00'	12'	30'
17	TREE WITH NO ID	4.00'	30'	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, TROUGH 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	ARC
A/C	AIR CONDITIONER
B.M.	BENCH MARK
B.O.B.	BASES OF BEARINGS
BR.	BEARING REFERENCE
B.C.	BLOCK CORNER
CATV	CABLE TELEVISION RISER
C.M.E.	CANAL MAINTENANCE EASEMENT
(C)	CALCULATED
C.B.S.	CONCRETE BLOCK STRUCTURE
CH.	CHORD
C.M.E.	CANAL MAINTENANCE EASEMENT
CH. BR.	CHORD BEARING
CONC.	CONCRETE SLAB
(D)	DEED
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE AND MAINTENANCE EASEMENT
D.H.	DRILL HOLE
	EAST
ELEV.	ELEVATION
E.M.H.	ELECTRIC MAN HOLE
E.T.	ELECTRIC TRANSFORMER
ENC.	ENCROACHMENT
E.BOX	ELECTRIC BOX
F.F. ELEV.	FINISHED FLOOR ELEVATION
F.N.	FOUND NAIL
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.PK.	FOUND PK NAIL
F.D.	FOUND DISC
F.P.L.	FLORIDA POWER LIGHT
G.M.	GAS METER
I.E. & E.E.	INGRESS AND EGRESS EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
L.B.#	LICENSE BUSINESS NUMBER
(M)	MEASURED
M.E.	MAINTENANCE EASEMENT
MH	MAN HOLE
N	NORTH
N.R.	NON RADIAL
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
N.&D.	FOUND NAIL & DISC
OS	OFFSET
O.R.B.	OFFICIAL RECORD BOOK
OUL	OVERHEAD UTILITY LINES
(P)	PLAT
P.E.	POOL EQUIPMENT
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
PL	PLANTER
P.O.B.	POINT OF BEGINING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	POINT OF REVERSE CURVATURE
P.C.P.	PERMANENT CONTROL POINT
R	RADIUS
(R)	RECORDED
S	SOUTH
T	TANGENT
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
U.P.	UTILITY POLE
W	WEST
WM	WATER METER
WV	WATER VALVE
ASPH.	ASPHALT

	LINE
	PROPERTY LINE
	BOUNDARY LINE
	C.B.S. WALL
	METAL FENCE
	WOOD FENCE
	PLASTIC FENCE
	CHAIN LINK FENCE
	CENTER LINE
	MONUMENT LINE
	OVERHEAD CABLE
	UTILITY EASEMENT
	CATCH BASIN
	CENTER LINE
C.M.	MONUMENT LINE
Δ	CENTRAL ANGLE
	LIGHT POLE
	WATER METER
	CONCRETE POLE
	VALVE
	ELECTRIC BOX
	ANCHOR
	WELL
	HANDICAP SPACE
	POWER POLE
	FIRE HYDRANT
	DEGREE
	MINUTES OR FEET
	SECONDS
x'0.00'	ELEVATION

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

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

LOCATION MAP
Not To Scale

GENERAL NOTES

1) 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.
2) THIS ALTA/NSPS SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
3) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
4) WALL TIES ARE THE FACE OF THE WALL.
5) FENCE OWNERSHIP NOT DETERMINED.
6) BEARINGS REFERENCED TO LINE NOTED AS B.R.
7) ALTA/NSPS SURVEY MEANS DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
8) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
9) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
10) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
11) ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
12) ITEM No.1- NOT A SURVEY MATTER.
13) ITEM No.2(a)(b)(e)- NOT A SURVEY MATTER.
14) ITEM No.2(c)(d)- ENCROACHMENTS, IF ANY, ARE SHOWN ON THE ATTACHED SURVEY.
15) ITEM No.3- NOT A SURVEY MATTER.
16) ITEM No.4- NOT A SURVEY MATTER.
17) ITEM No.5- NOT A SURVEY MATTER.
18) ITEM No.6- NOT A SURVEY MATTER.
19) ITEM No.7- NOT A SURVEY MATTER.
20) ITEM No.8- PLAT BOOK 1 PAGE 26 DOES NOT CONTAIN EASEMENTS.
21) ITEM No.9- DEED BOOK 40 PAGE 340 WAS NOT REVIEWED BY THIS FIRM.
22) ITEM No.10- O.R.B.3092 PAGE 580 ENCUMBERS SUBJECT PROPERTY AND IS SHOWN ON THE ATTACHED SURVEY.
23) ITEM No.11- O.R.B.9136 PAGE 244 NOT A SURVEY MATTER.
24) ITEM No.12- O.R.B.40082 PAGE 1783 ; O.R.B.40082 PAGE 1789 ; NOT A SURVEY MATTER.
25) ITEM No.13- O.R.B.41176 PAGE 1213 ENCUMBERS SUBJECT PROPERTY AND IS A BLANKET EASEMENT.
26) ITEM No.14- O.R.B.41539 PAGE 1983 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
27) ITEM No.15- O.R.B.44047 PAGE 1982 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
28) ITEM No.16- O.R.B.44048 PAGE 1 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
29) ITEM No.17- O.R.B.50570 PAGE 299 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
30) ITEM No.18- INSTRUMENT No.114077076 ENCUMBERS SUBJECT PROPERTY AND IS A BLANKET EASEMENT.
31) ITEM No.19- INSTRUMENT No.119066961 ENCUMBERS SUBJECT PROPERTY BUT IS NOT A SURVEY MATTER.
32) 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:	Field date:	Revision Date:	Drawn by:	Job No.
09/24/2024	09/24/2024	10/07/2024	L.T	B-146357

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

Kaller Architecture
2417 Hollywood Blvd.
Hollywood Florida 33020

FEE SIMPLE TOWNHOMES

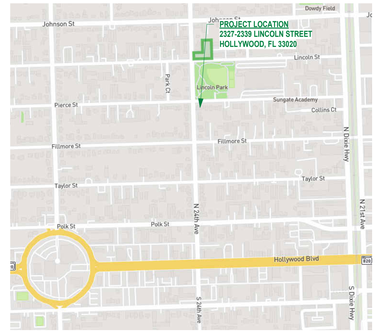
2327-2339 LINCOLN STREET HOLLYWOOD, FL 33020

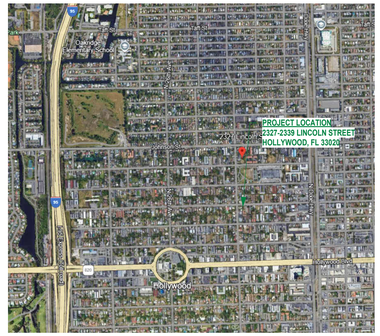
RENDERING - VIEWING NORTH FROM LINCOLN STREET

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-DP-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	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	32 FEET

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
BASE FLOOD ZONE :	X	
100 YEAR FLOOD ELEVATION:	12.00'	VARIES BY UNIT
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 ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (~%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (NORTH)	20'-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	7,584 SF
TOTAL	= 29,274 SF

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)

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

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
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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

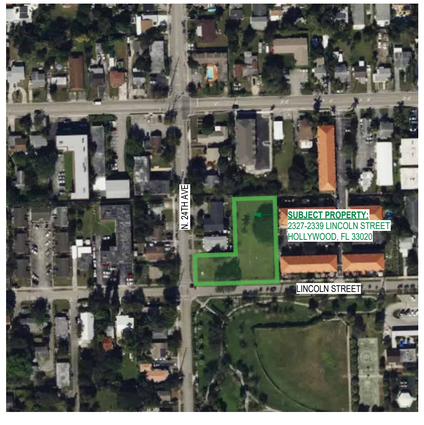
SETBACKS:	REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (--%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)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

GROSS FLOOR AREA:	PROVIDED
FIRST FLOOR	10,571 SF
SECOND FLOOR	11,119 SF
THIRD FLOOR	7,584 SF
TOTAL	= 29,274 SF

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

SITE MAP



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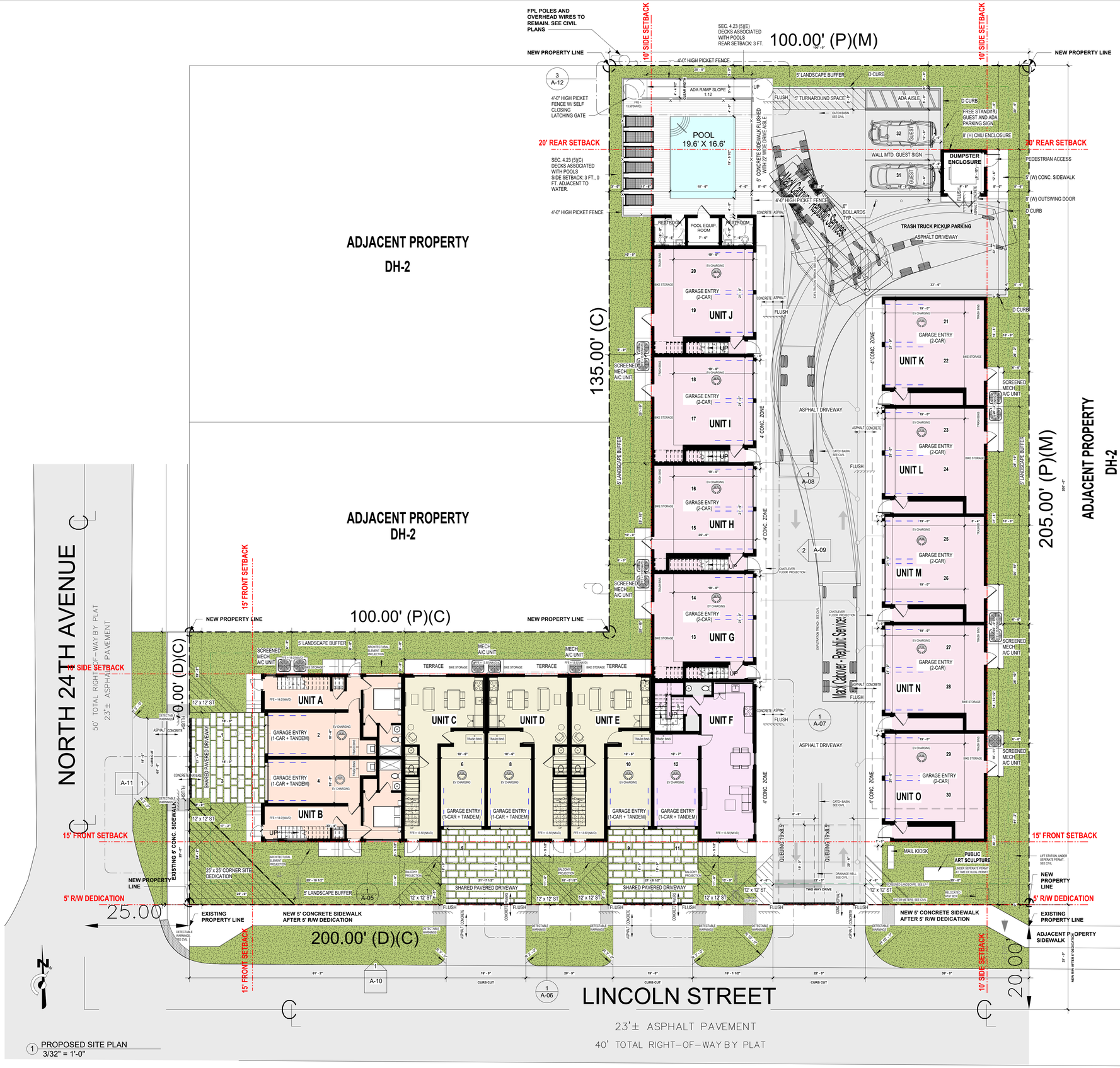

Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

FEE SIMPLE TOWNHOMES

2327-2339 LINCOLN STREET HOLLYWOOD, FL 33020

SHEET TITLE

SITE PLAN

REVISIONS

No.	Description	Date
1	PRELIMINARY TECHNICAL ADVISORY	11/28/24
2	FINAL TECHNICAL ADVISORY	2/10/25

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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-01

Mark Cabover - Republic Service

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

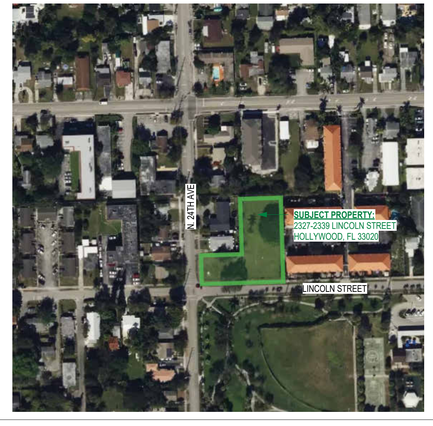
SETBACKS:	REQUIRED	PROVIDED
ALLOWABLE BALCONY ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (~%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)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

GROSS FLOOR AREA:	PROVIDED
FIRST FLOOR	10,571 SF
SECOND FLOOR	11,119 SF
THIRD FLOOR	7,584 SF
TOTAL	= 29,274 SF

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

SITE MAP



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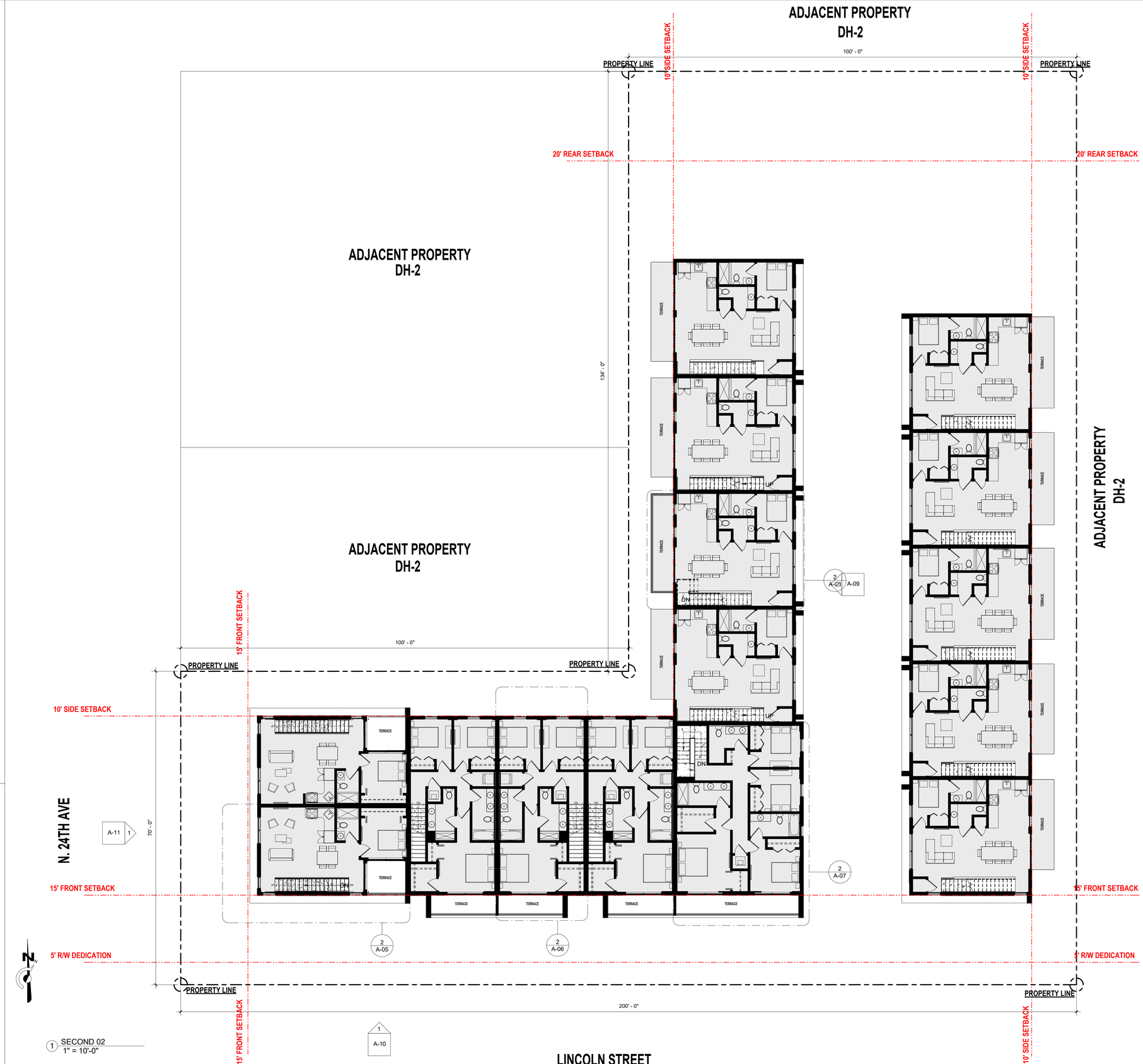

1 SECOND 02
1" = 10'-0"

Kaller Architecture
AA#26001212
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Hollywood Florida 33020
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joseph@kallerarchitects.com
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

FEE SIMPLE TOWNHOMES

2327-2339 LINCOLN STREET HOLLYWOOD, FL 33020

SHEET TITLE

SECOND FLOOR

REVISIONS

No.	Description	Date

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PROJECT No.:	23-056
DATE:	12/2/22
DRAWN BY:	MF
CHECKED BY:	JBK

SHEET

A-03

Upon execution and delivery of this Agreement to the Contractor, The Contractor Documents are complimentary and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

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
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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) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (NORTH)	20'-0"	57'-8"

GROSS FLOOR AREA:	PROVIDED
FIRST FLOOR	10,571 SF
SECOND FLOOR	11,119 SF
THIRD FLOOR	7,584 SF
TOTAL	= 29,274 SF

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.
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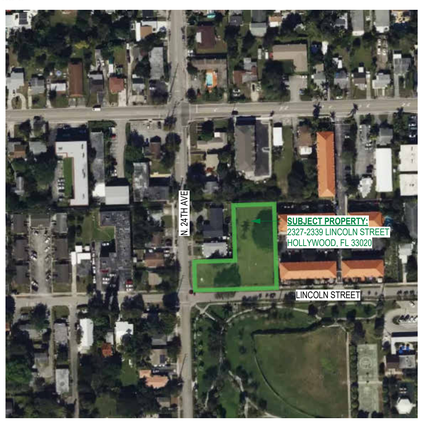
h) TRASH BINS TO BE STORED AT THE EACH TOWNHOME AND PICKED UP AT EACH TOWNHOME.
i) THIS PROPERTY WILL BE PROTECTED BY A SUPERVISED, AUTOMATIC FIRE SPRINKLER SYSTEM

SITE MAP



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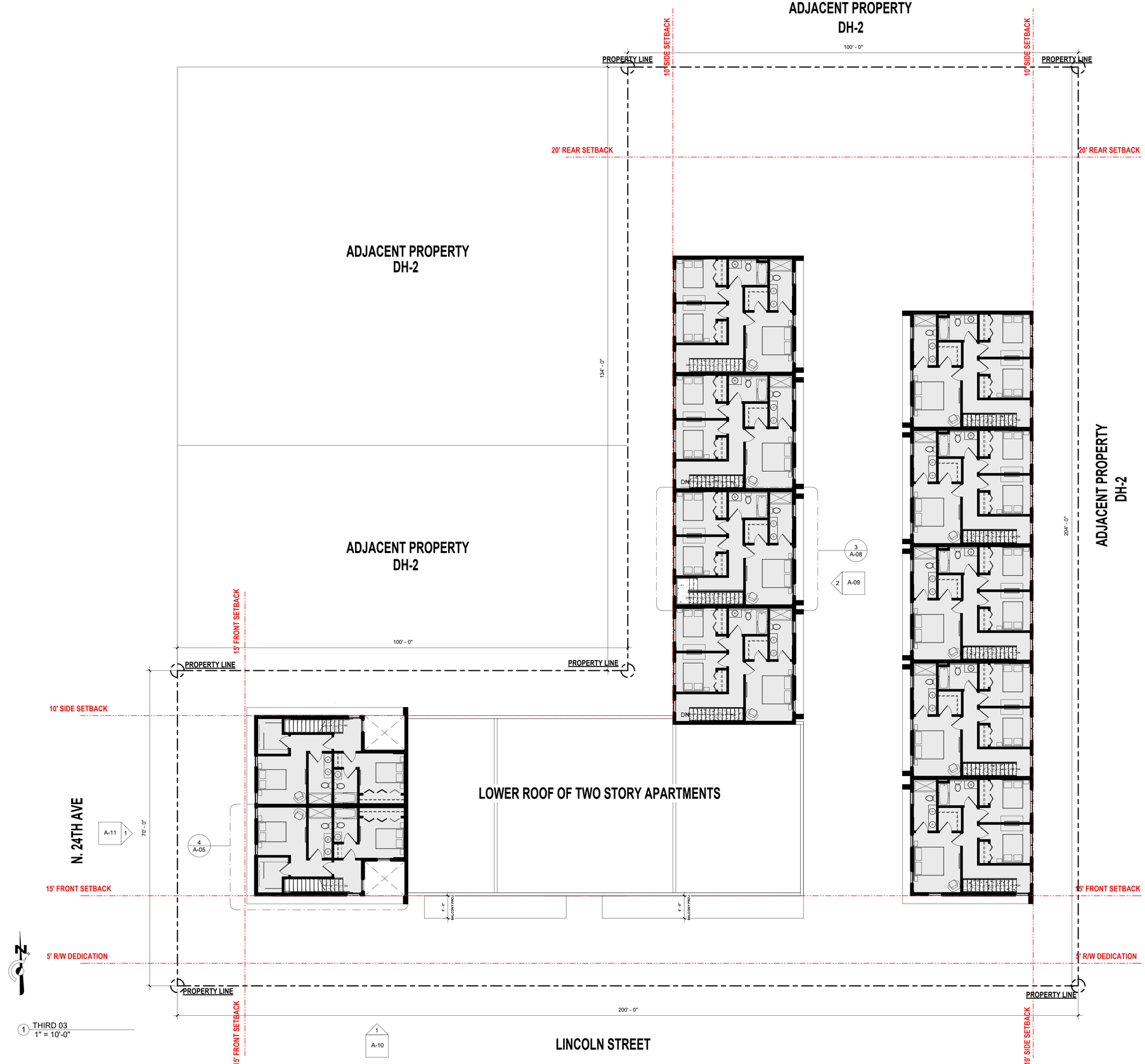

1 THIRD 03
1" = 10'-0"

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

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

FEE SIMPLE TOWNHOMES

2327-2339 LINCOLN STREET HOLLYWOOD, FL 33020

SHEET TITLE

THIRD FLOOR

REVISIONS

No.	Description	Date

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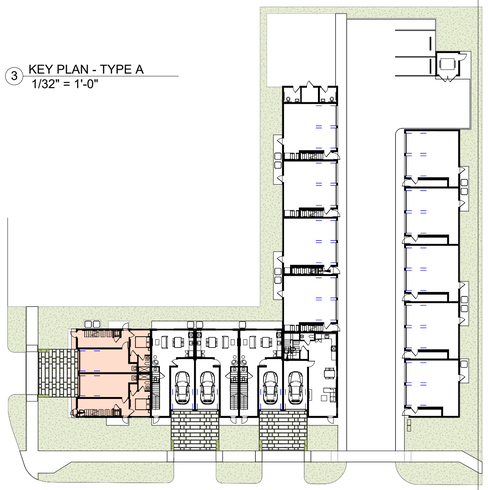
PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-04

Notice shall not compete with all Existing Documents. In the event of a discrepancy between the Owner or Architect of Record and any of Existing Documents, the owner of the Contract Documents is to include all items necessary for the proper accomplishment of the intent of the Contract Documents. The owner of the Contract Documents is to include all items necessary for the proper accomplishment of the intent of the Contract Documents. The owner of the Contract Documents is to include all items necessary for the proper accomplishment of the intent of the Contract Documents.

3 KEY PLAN - TYPE A
1/32" = 1'-0"



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

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	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	32 FEET

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
BASE FLOOD ZONE :	X	
100 YEAR FLOOD ELEVATION:	12.00'	VARIES BY UNIT
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 ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (--%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (NORTH)	20'-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	7,584 SF
TOTAL	= 29,274 SF

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)

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

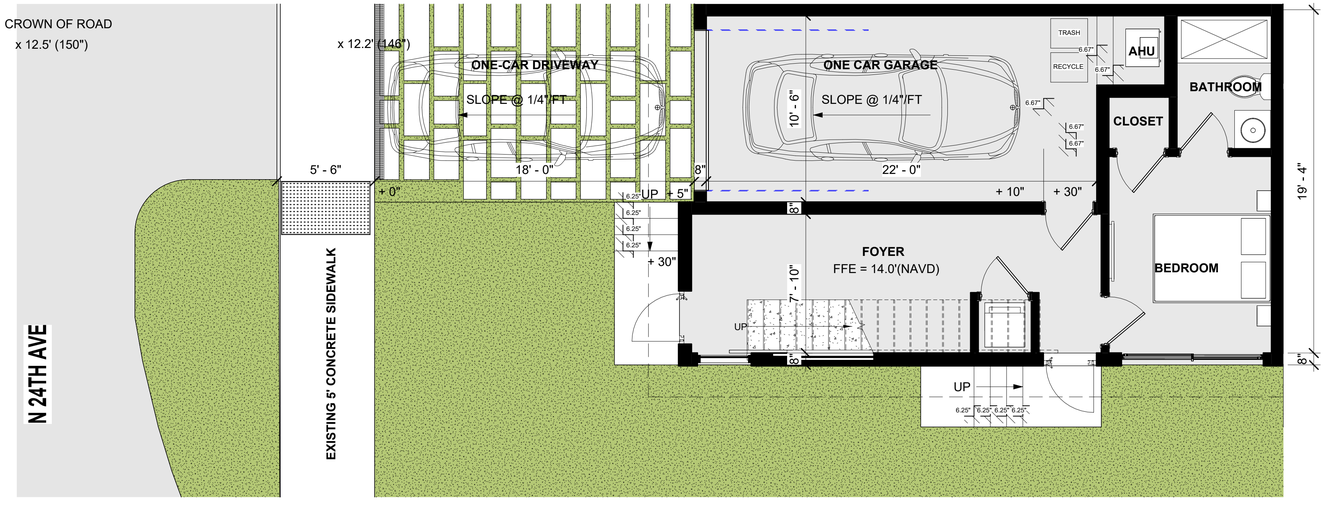
Note: Submitted plans are in compliance with Classification of Hazard of Content per NFPA 101

TYPE A (4 BED/4 BATH)

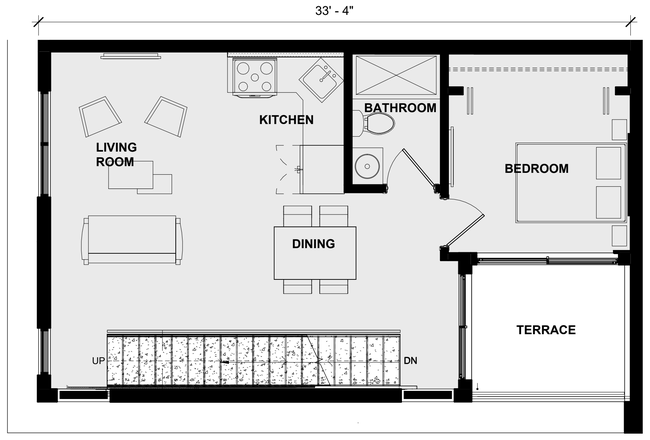
TOTAL SQ. FT UNDER A/C = 1,635 SF

TOTAL SQ. FT = 1,885 SF

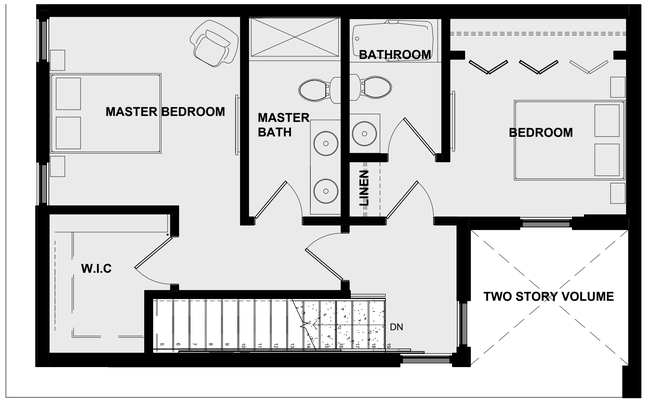
ADJACENT TOWNHOME TYPE - A



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



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



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

KA
Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
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SEAL
JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

SHEET TITLE
TOWNHOME TYPE A

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23-056
DATE:	12/2/22
DRAWN BY:	MF
CHECKED BY:	JBK

SHEET
A-05

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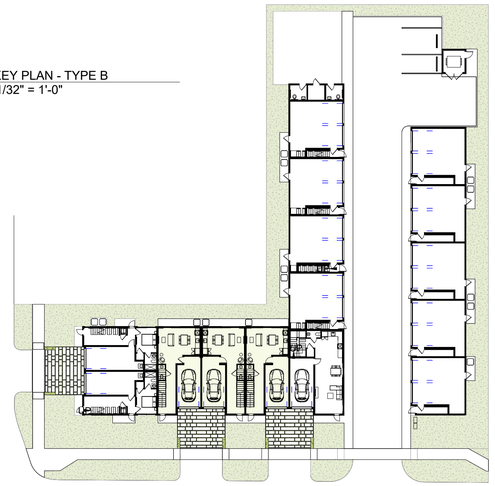

3 KEY PLAN - TYPE B
1/32" = 1'-0"

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

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	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	32 FEET

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	(RAC) DH-2	N/A
SUB-DISTRICT:	N/A	N/A
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OPEN SPACE :	5,480 SF (20%)	5,850 SF (21%)
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SETBACKS:	REQUIRED	PROVIDED
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(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
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UNIT TYPE:	PROVIDED
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TOTAL	= 15 UNITS

GROSS FLOOR AREA:	PROVIDED
FIRST FLOOR	10,571 SF
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THIRD FLOOR	7,584 SF
TOTAL	= 29,274 SF

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)

APPLICABLE CODES:

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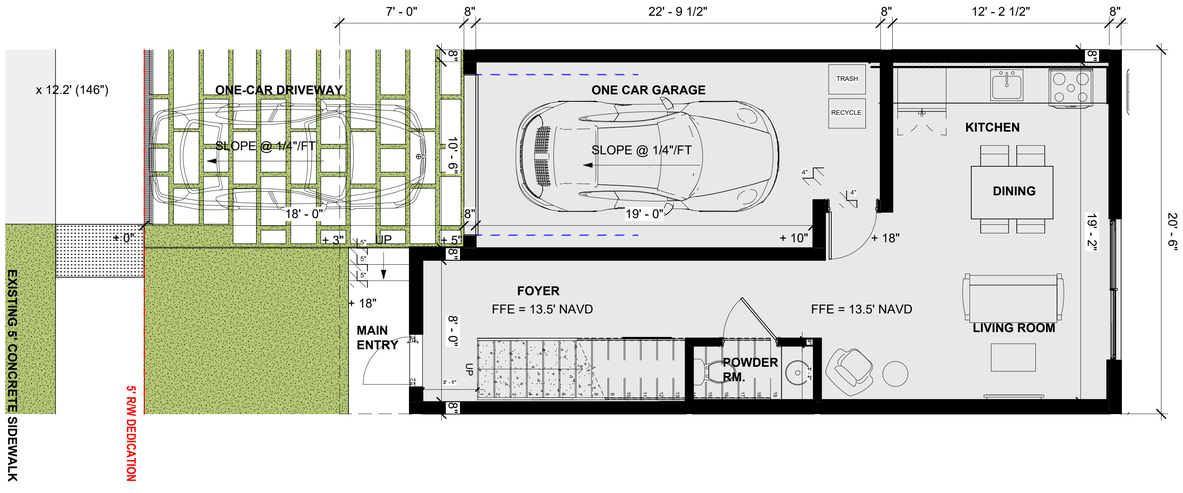
LIFE SAFETY:	NFPA 101	2021 EDITION
FFPC:	FLORIDA FIRE PREVENTION CODE	8TH EDITION
FIRE CODE:	NFPA 1	2021 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE ACCESSIBILITY	2023, 8TH EDITION

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

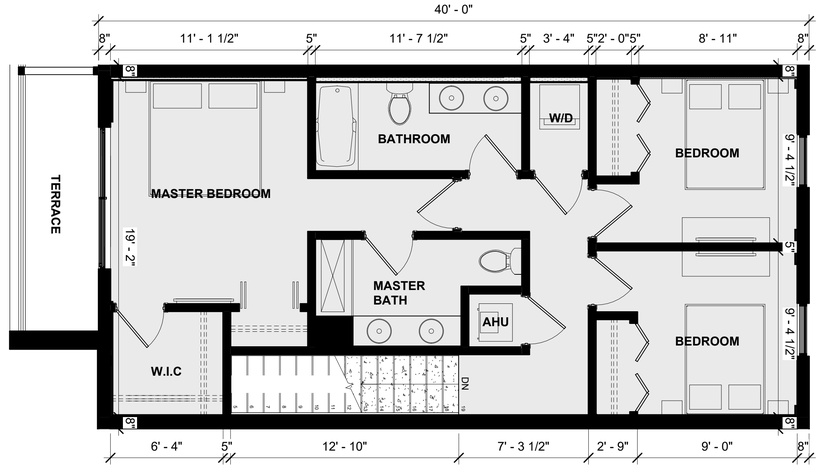
TYPE B (3 BED/2.5 BATH)

TOTAL SQ. FT UNDER A/C = 1,358 SF

TOTAL SQ. FT = 1,613 SF



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



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

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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

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

SHEET TITLE
TOWNHOME TYPE B

REVISIONS

No.	Description	Date

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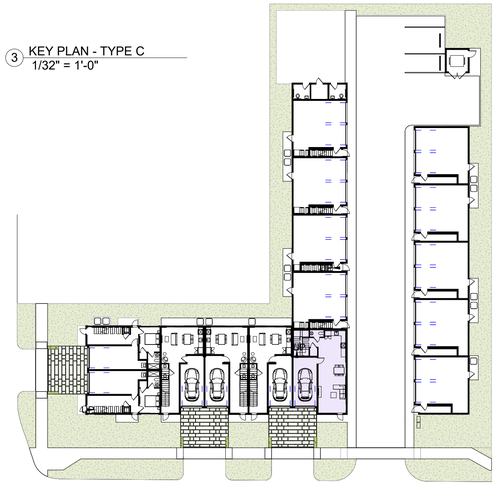
PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-06

Notice and acceptance of Drawings and Shop Drawings: The Contractor shall review all Drawings and Shop Drawings prepared by the Contractor, Subcontractors, or by any of their consultants, agents or employees or any other person performing any of the Work, and shall indicate his acceptance thereof as conforming to the requirements of the Contract Documents. The review of Shop Drawings by the Architect is for the purpose of determining that the Shop Drawings bear such a mark of acceptance of the Contractor as is required by the Contract Documents. The Architect's review shall not relieve the Contractor of responsibility for errors or omissions in the Shop Drawings or for meeting all requirements of the Contract Documents. The Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's review of Shop Drawings, unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submission and the Architect has given written approval to the specific deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings by the Architect's review of Shop Drawings. The review of Shop Drawings by the Architect is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of Shop Drawings shall not relieve the Contractor of responsibility for any deviation from the requirements of the Contract Documents unless the Contractor has informed the Architect in writing of such deviation at the time of submission and the Architect has given written approval to the specific deviation. The Architect's review of Shop Drawings shall not relieve the Contractor of responsibility for errors or omissions in the Shop Drawings.

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



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

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	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	32 FEET

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
BASE FLOOD ZONE :	X	
100 YEAR FLOOD ELEVATION:	12.00'	VARIES BY UNIT
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 ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (--%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (NORTH)	20'-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	7,584 SF
TOTAL	= 29,274 SF

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)

APPLICABLE CODES:

PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES:

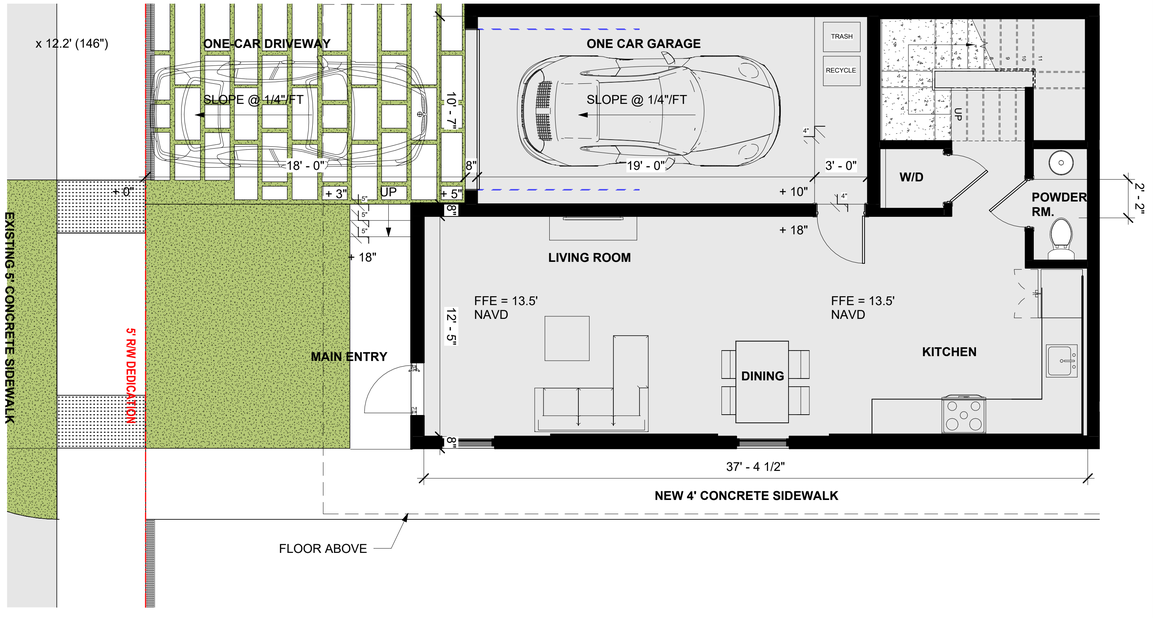
BUILDING:	FLORIDA BUILDING CODE RESIDENTIAL	2023, 8TH EDITION
MECHANICAL:	FLORIDA BUILDING CODE MECHANICAL	2023, 8TH EDITION
ELECTRICAL:	NFPA 70 (NEC)	2020 EDITION
PLUMBING:	FLORIDA BUILDING CODE PLUMBING	2023, 8TH EDITION
LIFE SAFETY:	NFPA 101	2021 EDITION
FFPC:	FLORIDA FIRE PREVENTION CODE	8TH EDITION
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



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

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

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

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

SHEET TITLE
TOWNHOME TYPE C

REVISIONS

No.	Description	Date

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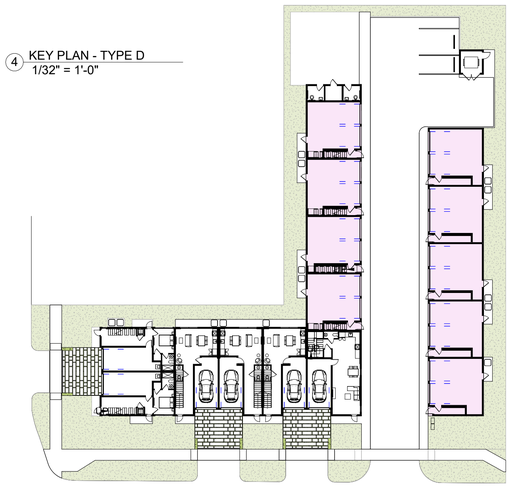
PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-07

Unless otherwise noted Drawings & Specifications, Ideas, Designs and Arrangements indicated or represented by this Drawing & Specifications are the property of Kaller Architecture. The use of this Drawing & Specifications is limited to the extent contained in the Contract. The Drawing & Specifications are not to be changed or copied in any form or manner whatsoever nor are they to be assigned or transferred to any unauthorized third party without first obtaining the express written permission and consent of Kaller Architecture. Any unauthorized use of these Drawing & Specifications will be at the sole risk of the unauthorized user and will be actionable as a breach of contract. Visual contact with these Drawing & Specifications shall constitute prima facie evidence of acceptance of these restrictions by the Contractor and subcontractors. The Contractor and subcontractors are responsible for the proper execution of all Building Documents. The owner of the property is hereby advised that he is required to hire a licensed architect or engineer to perform periodic inspections of the construction to ensure that the work is being performed in accordance with the Building Documents and that the work is being performed in a workmanlike manner. Failure to hire a licensed architect or engineer to perform periodic inspections may result in the owner being responsible for any defects in the construction. The Contractor and subcontractors are responsible for the proper execution of all Building Documents. The owner of the property is hereby advised that he is required to hire a licensed architect or engineer to perform periodic inspections of the construction to ensure that the work is being performed in accordance with the Building Documents and that the work is being performed in a workmanlike manner. Failure to hire a licensed architect or engineer to perform periodic inspections may result in the owner being responsible for any defects in the construction.

4 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

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 18
CITY OF HOLLYWOOD FILE #
24-DP-90

CITY OF HOLLYWOOD MEETING DATES	
PRE APPLICATION CONCEPTUAL OVERVIEW	OCTOBER 21, 2024
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FINAL TECHNICAL ADVISORY COMMITTEE	FEBRUARY 3RD, 2025
SIGN OFFS	JULY 28TH, 2025

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	32 FEET

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
BASE FLOOD ZONE :	X	
100 YEAR FLOOD ELEVATION:	12.00'	VARIES BY UNIT
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 ENCROACHMENT (75%)		
ALLOWABLE ELEVATOR ENCROACHMENT (25%)		
ALLOWABLE STAIR ENCROACHMENT @ FRONT (--%)		
(a) FRONTAGE (LINCOLN) (SOUTH)	15'-0"	15'-0"
(b) FRONTAGE (N. 24TH AVE)	15'-0"	15'-0"
(b) SIDE INTERIOR (EAST)	10'-0"	10'-0"
(c) SIDE INTERIOR (WEST)	10'-0"	10'-0"
(d) REAR (NORTH)	20'-0"	16'

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	7,584 SF
TOTAL	= 29,274 SF

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)

APPLICABLE CODES:

PLANS ARE DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODE REFERENCES:

BUILDING:	FLORIDA BUILDING CODE RESIDENTIAL	2023, 8TH EDITION
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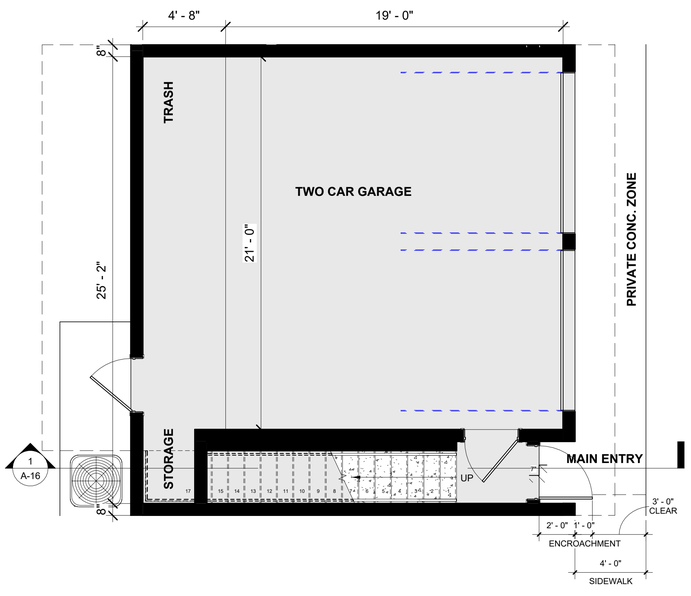
LIFE SAFETY:	NFPA 101	2021 EDITION
FFPC:	FLORIDA FIRE PREVENTION CODE	8TH EDITION
FIRE CODE:	NFPA 1	2021 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE ACCESSIBILITY	2023, 8TH EDITION

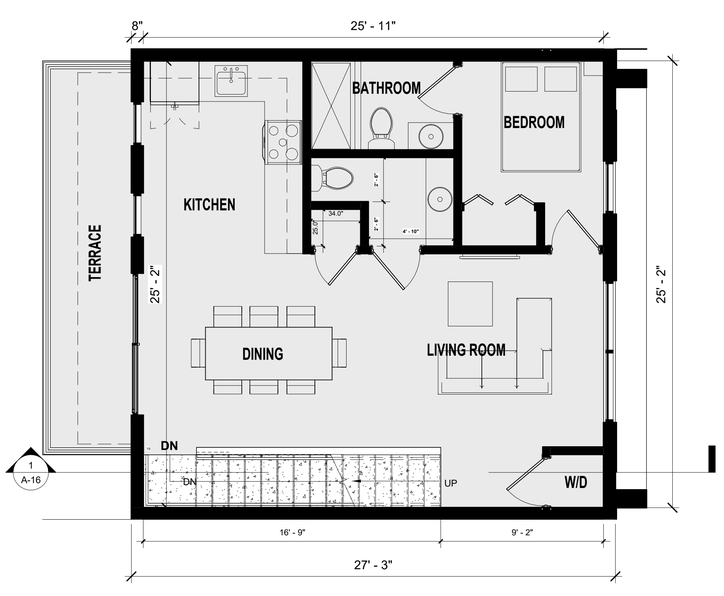
Note: Submitted plans are in compliance with Classification of Hazard of Content per NFPA 101

ADJACENT TOWNHOME TYPE D



ADJACENT TOWNHOME TYPE C

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



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

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

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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

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

SHEET TITLE
TOWNHOME TYPE D

REVISIONS

No.	Description	Date

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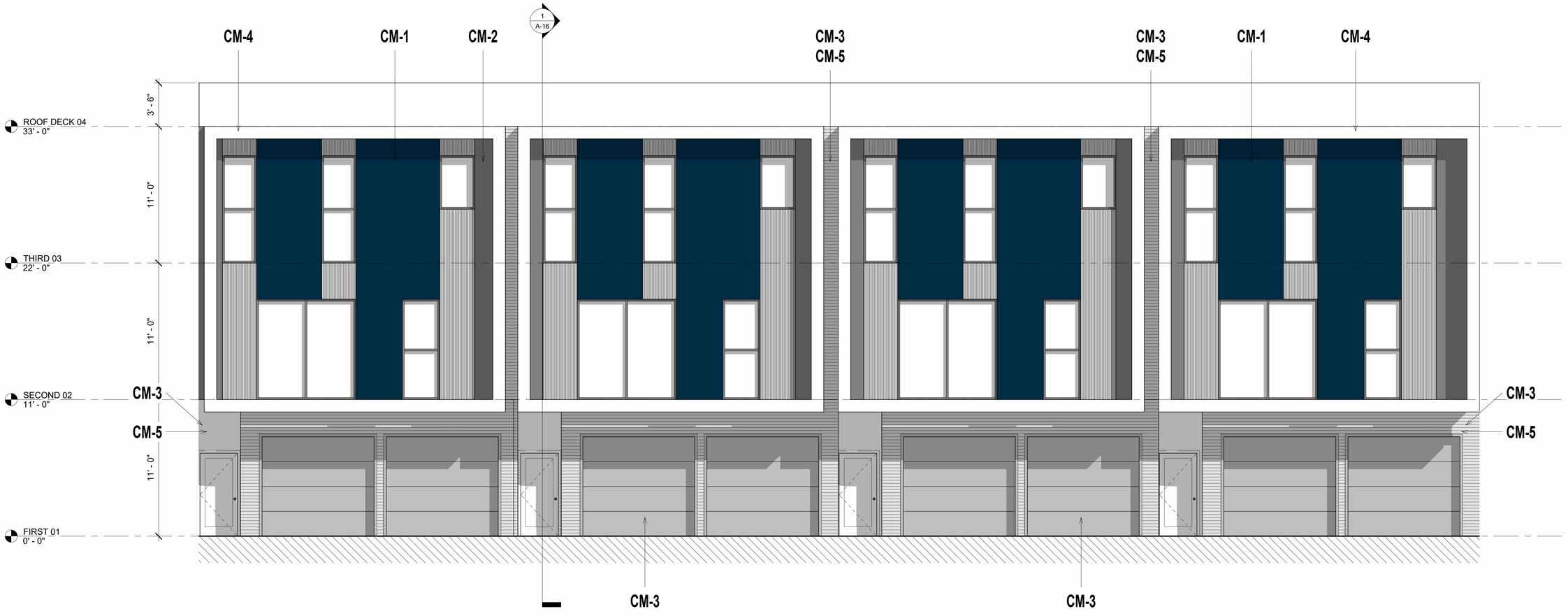
PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-08

Before bid all corporate and Existing Documents, if property sold, whether the Owner or Architect shall have the right to retain all originals of Drawings & Documents, the return of all originals or of existing Documents, the return of the Contract Documents to the Owner shall be reasonably limited to the extent reasonably necessary to the Contractor's performance of the work in connection with the Contract Documents and reasonably limited to the extent necessary to preclude the retention of the Contractor's Documents for the proper maintenance or operation of the Project.



2 TYPE D - FRONT ELEVATION
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)	SCORED STUCCO	FAUX GREEN

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

SHEET TITLE
TYPE D FRONT ELEVATION

REVISIONS

No.	Description	Date
1	PRELIMINARY TECHNICAL ADVISORY	11/28/24
2	FINAL TECHNICAL ADVISORY	2/10/25

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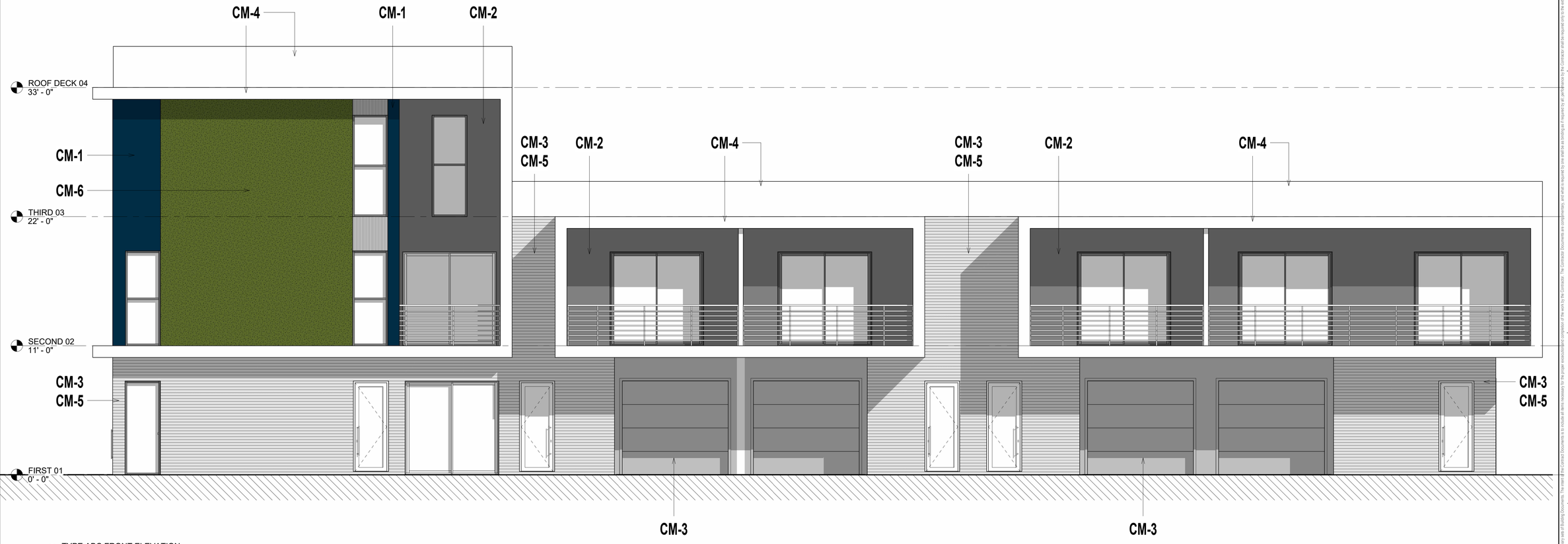
PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-09

Before you start any work, read all Drawings & Documents in their entirety. Be aware of Architect's standard practice for the preparation of Drawings & Documents. The transmittal of the Contract Documents is to include all items necessary for the proper construction of all elements of the Project by the Contractor. The Contractor shall be responsible only to the extent contained in the Contract Documents and is reasonably inferable as to those areas necessary to produce the intended results.



1 TYPE ABC FRONT ELEVATION
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)	SCORED STUCCO	FAUX GREEN

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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

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

REVISIONS

No.	Description	Date
1	PRELIMINARY TECHNICAL ADVISORY	11/28/24
2	FINAL TECHNICAL ADVISORY	2/10/25

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-10

Before and after completion of Building Documents, the Owner or Architect reserves the right to use or reproduce any portion of these documents, in any form or medium, for the purpose of marketing, publicity, or any other reasonable purpose. The Owner or Contractor shall be responsible only to the extent contained in the Contract Documents and is not responsible for any changes made to these documents by anyone other than themselves or their employees.

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)	SCORED STUCCO	FAUX GREEN

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Hollywood Florida 33020
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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

FEE SIMPLE TOWNHOMES

2327-2339 LINCOLN STREET HOLLYWOOD, FL 33020

SHEET TITLE

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

REVISIONS

No.	Description	Date
1	PRELIMINARY TECHNICAL ADVISORY	11/28/24
2	FINAL TECHNICAL ADVISORY	2/10/25

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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET

A-11

Unless shall accompany work of Building Documents or preparing Use, Waiver, or Architect assumes responsibility for errors or omissions resulting from the use of incomplete or preliminary work of Building Documents. The owner of the project Documents is to instruct at time necessary for the proper execution and completion of the work by the Contractor. The Contractor shall be required only to the extent contained in the Contract shall be required only to the extent necessary to produce the intended results.

LEGEND

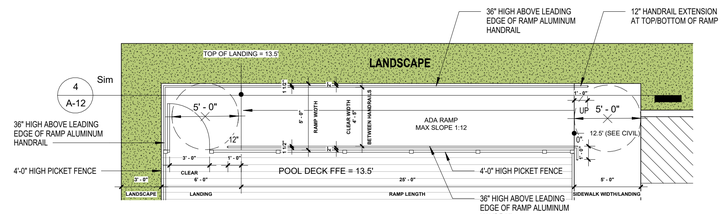
- BUILDING COVERAGE (INCLUDES PROJECTIONS)
- UNCOVERED VEHICLULAR USE - 6,279 SF
- LANDSCAPE AREA - 2,733 SF (EXLUDES LANDSCAPE BUFFERS)

V.U.A CALCULATION

TOTAL LOT AREA:	27,400 SF
VEHICULAR USE AREA (UNCOVERED):	6,279 SF x 25% = 1,569.75 SF (25%)
LANDSCAPED AREA (EXCLUDES BUFFERS)	2,733 SF

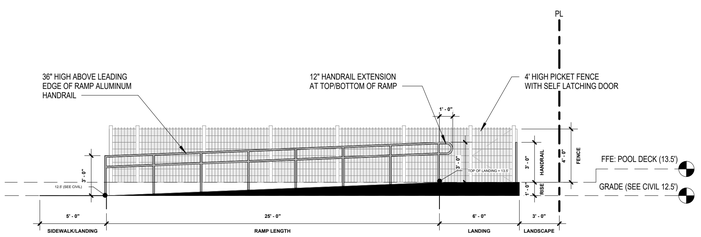
REQUIRED	PROPOSED
1,569.75 SF (25%)	**2,733 SF (43%)**

1 VEHICULAR USE AREA
1/32" = 1'-0"



POOL DECK

3 ENLARGED RAMP PLAN
3/16" = 1'-0"



4 RAMP SECTION
3/16" = 1'-0"

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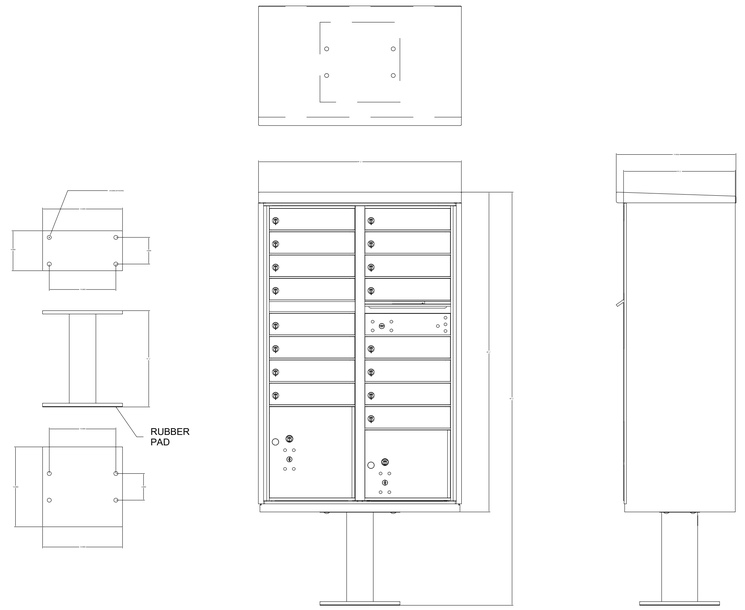
PLAN



PEDESTAL **FRONT** **SIDE**

2 MAIL KIOSK
3/32" = 1'-0"

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

SHEET TITLE
DIAGRAMS/DETAIL

REVISIONS

No.	Description	Date

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PROJECT No.: 23-056
DATE: 12/2/22
DRAWN BY: MF
CHECKED BY: JBK

SHEET
A-12

Notice and acceptance of Bidding Documents: The Contract Documents are complimentary and shall be returned upon request by any party that is not awarded a contract. The Contractor shall be required only to the extent consistent with the Contract Documents and reasonably available to them at their printing company to produce as needed sheets.

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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

PROJECT TITLE

FEE SIMPLE TOWNHOMES

2327-2339 LINCOLN STREET HOLLYWOOD, FL 33020

SHEET TITLE

RENDERING

REVISIONS

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SHEET

A-13

Before bid and prepare and of Bidding Documents, it is prepare to the Owner of Architect all errors or inconsistencies in drawings, prior to the start of construction. Failure to do so will be a waiver of any claim against the Owner and Architect arising out of the inconsistency. Bidders shall promptly notify Architect of any such

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SHEET

A-14

Notice: All Contract Documents are proprietary and shall remain the property of the Architect and may not be used in any way without the written consent of the Architect. The Contract Documents are not to be changed or copied in any form or manner whatsoever nor are they to be assigned or transferred to any person or corporation without the written consent of the Architect. Visual contact with these documents shall constitute prima facie evidence of the acceptance of these restrictions. All Existing Documents, the owner of the property is to provide as-built drawings to the Contractor and he is responsible to the Contractor and he is responsible to the Contractor and he is responsible

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joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

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FEE SIMPLE TOWNHOMES

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38

SHEET TITLE

RENDERING

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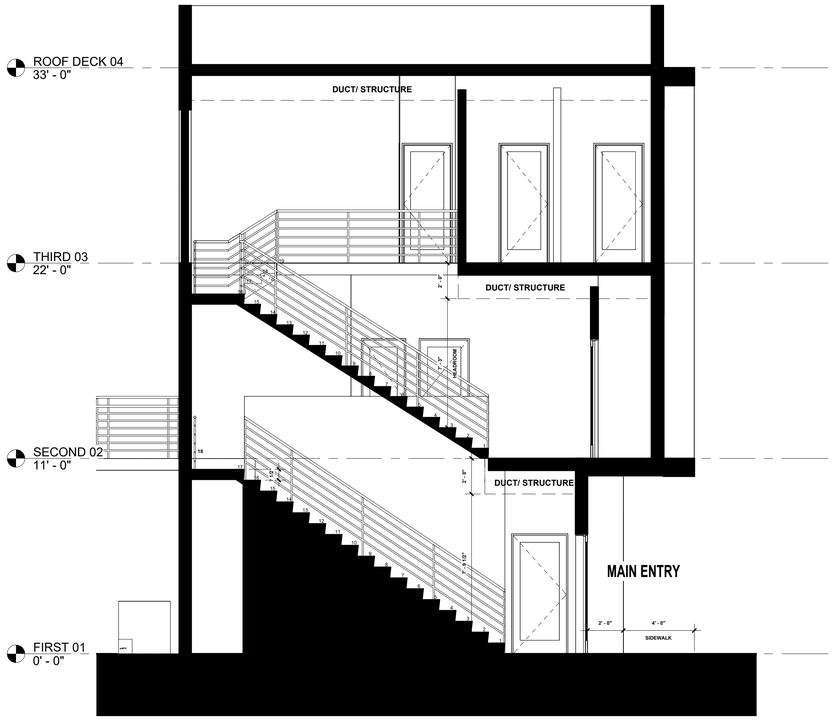
SHEET

A-15

Contractor shall coordinate work of Building Components in preparing same. Neither the Owner nor Architect assume responsibility for errors or omissions resulting from the use of incomplete or unverified sets of Building Components. The use of this Contract Documents is restricted to the proper execution and completion of the work in the Contract. The Contract Documents are not intended for publication in any manner.



1 BUILDIGN SECTION - AA
1/4" = 1'-0"

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www.kallerarchitects.com

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SHEET TITLE
BUILDING SECTION

REVISIONS

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SHEET
A-16

Before and after completion of the work in the Contract Documents, the Contractor shall be responsible for the care of, or preservation and protection from the use of, or damage to, all existing Building Documents. The owner of the Contract Documents is to make all reasonable efforts for the proper preservation and protection of the Building Documents. Contractor shall promptly repair or restore any Building Documents damaged by the Contractor's operations. Contractor shall not be responsible for damage to Building Documents caused by the Owner or Architect or their employees or agents, or by other persons or entities not under the control of the Contractor.

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 POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS 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 OWNERS 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. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS 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 (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS B) DETERMINATION OF COMPACTIVE EFFORT NEEDED TO OBTAIN THE REQUIRED DENSITY REQUIREMENTS. C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING 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", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

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 AFFECTED BY 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 WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY. WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NONPARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE 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 CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED 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 DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWINGS, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, 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 PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

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 DATED BY THE RESPONSIBLE PARTY.

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 POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

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

   G. 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 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

   J. ALL PARKING AREAS AND SIDEWALK RAMPS 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.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, METTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

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

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 NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE 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 TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE, AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FOOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

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 BARRICADES, 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 9:00 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. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD 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 UNSTABILIZED 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 15-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 2-LANE ROADWAY AND PER INDEX # 613 FOR A 4 LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-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 CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED 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 REFERENCE 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 KEEP 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 CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD.

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

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 7 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS ON SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WHICH DO NOT SHIMMY, BOUNCE OR EXHIBIT OBJECTIONABLE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE, DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF -N-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE REFINED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TOTHE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 5,000 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE:

   A. ACCEPTABLE MATERIALS: ASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, ASTM D2487 CLASSIFICATION GW, GP, GM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

   B. UNACCEPTABLE MATERIALS: ASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

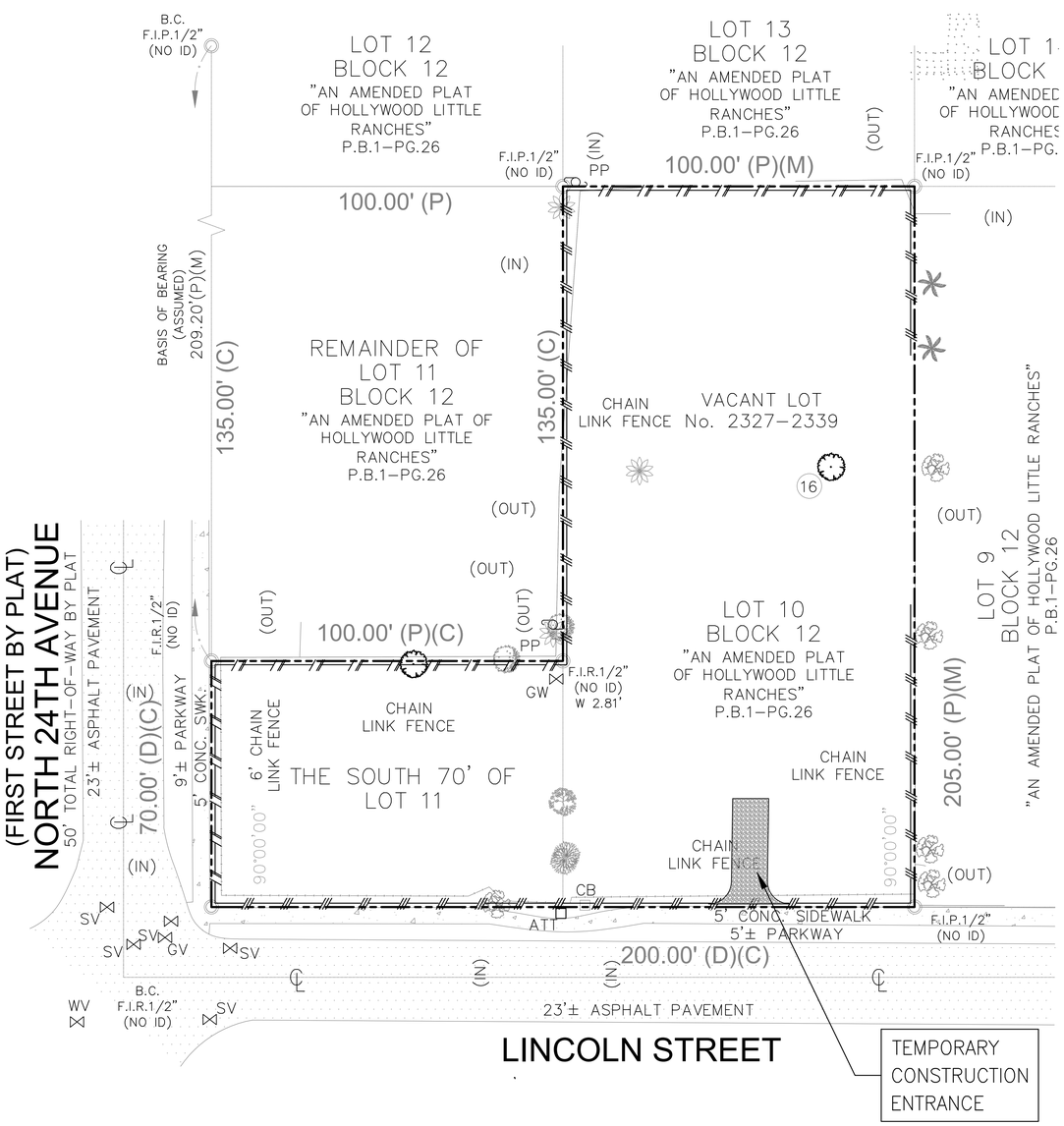
7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS. EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

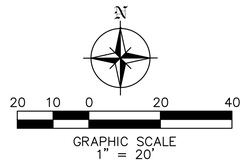
8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

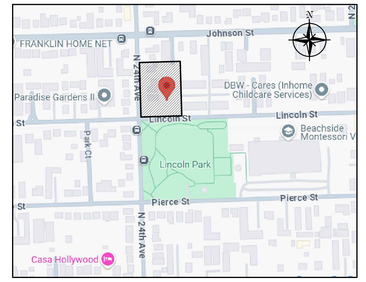
10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

11. EXCEPT AS OTHERWISE INDICATED, EX



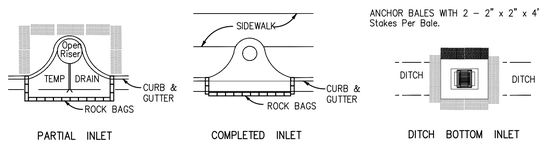


CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



LOCATION MAP
N.T.S.

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.

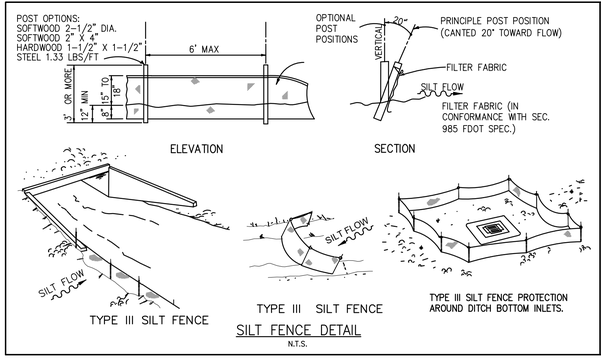


GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.

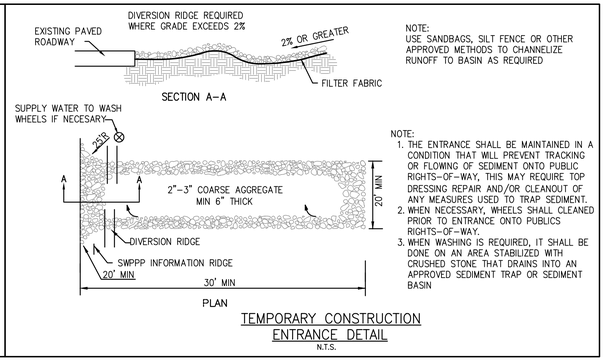
LEGEND

PROPERTYLINE

PROPOSED SILT FENCE



SILT FENCE DETAIL
N.T.S.



TEMPORARY CONSTRUCTION
ENTRANCE DETAIL
N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. 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.

H. 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.

I. 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.

J. 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.

K. 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.

L. 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.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. 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.

O. 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.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. 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.

R. 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.

S. 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

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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%.
7. 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.

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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:

Project: TOWNHOMES
2327–2339 Lincoln Street Hollywood , FLORIDA 33020

Plan Description: EROSION CONTROL PLAN

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
Scale:	AS SHOWN
Job N°:	

Sheet: C-02 of Sheets

NOTE:
ROOF DRAIN TO BE CONNECTED TO PROPOSED STORMWATER DRAINAGE SYSTEM

NOTE:
PROPOSED LANDSCAPE SHALL NOT OBSTRUCT ONSITE STORMWATER SYSTEM

N

10 5 0 10 20

GRAPHIC SCALE
1" = 10'

NEW PROPERTY LINE

100.00' (P)(M)

4'-0" HIGH PICKET FENCE

11.0'

5' LANDSCAPE BUFFER

D CURB

4'-0" HIGH PICKET FENCE W/ SELF CLOSING LATCHING GATE

13.50

RAMP SLOPE 1:12

12.60

FLUSH

5' TURNAROUND SPACE

ADA AISLE

FREE-STANDING GUEST AND ADA PARKING SIGN

8' (H) CMU ENCLOSURE

TYPE D CURB

20' REAR SETBACK

SEC. 4.23 (5)(C) DECKS ASSOCIATED STAIRS, RAMPS, ETC. 3 FT. 0 IN. MAX. HT TO FINISH FLOOR

POOL
19.6' X 16.6'

5' CONCRETE SIDEWALK FLUSHED WITH 22' WIDE DRIVE AISLE

WALL MTD. GUEST SIGN

DUMPSTER ENCLOSURE

PEDESTRIAN ACCESS

5'(W) CONC. SIDEWALK

6" BOLLARDS TYP.

5'(W) OUTSWING DOOR

PROP. 6" YARD DRAIN
RIM ELEV. 11.0'
INV ELEV. 8.5'

PROP. CB–1
RIM ELEV 12.3'
INV ELEV 8.5'

ADJACENT PROPERTY
DH-2

INSTALL 30LF OR 18" EXFILTRATION TRENCH

PROP. CB–2
RIM ELEV. 12.3'
INV ELEV. 8.5'

135.00' (C)

INSTALL 30LF OR 18" EXFILTRATION TRENCH

PROP. 6" YARD DRAIN (BUBBLE–UP)
RIM ELEV. 11.0'
INV ELEV. 8.5'

PROP. CB–3
RIM ELEV 12.3'
INV ELEV 8.5'(M)
INV. ELEV. 7.0 (S)

ADJACENT PF
DH-2

18" HDPE PIPE

TRASH TRUCK PICKUP PARKING

ASPHALT DRIVEWAY

RESTROOM | POOL EQUIP. ROOM | RESTROOM

UNIT J | UNIT I | UNIT H | UNIT G | UNIT K | UNIT L | UNIT M | UNIT N | UNIT O

GARAGE ENTRY (2-CAR)

BIKE STORAGE

TRASH BINS

EV CHARGING

SCREENED MECH A/C UNIT

4' CONC. ZONE

5' LANDSCAPE BUFFER

205.00' (P)(M)

CANTILEVER FLOOR PROJECTION

NORTH 24TH AVENUE (SCHOOL ZONE)
± 23' ASPHALT PAVEMENT
50' TOTAL RIGHT–OF–WAY PLAT

10' SIDE SETBACK

15' FRONT SETBACK

MEG

DETECTABLE WARNINGS

EXISTING 5' CONC. SIDEWALK

SHARED PAVERED DRIVEWAY

UNIT A | UNIT B | UNIT C | UNIT D | UNIT E | UNIT F

FFE 14.0' | FFE 13.5'

GARAGE ENTRY (1-CAR + TANDEM)

ENTRY 'ANDEM)

ARCHITECTURAL ELEMENT PROJECTION

BALCONY PROJECTION

20' x 20' CORNER SITE DEDICATION

NEW PROPERTY LINE

5' R/W DEDICATION

EXISTING PROPERTY LINE

NEW 5' CONCRETE SIDEWALK AFTER 5' R/W DEDICATION

100.00' (P)(C)

11.8'

11.6'

PROP. 6" YARD DRAIN (BUBBLE–UP)
RIM ELEV. 11.0'
INV ELEV. 8.5'

PROP. 6" DRAINAGE PIPE (TYP)

PROP DRAINAGE WELL
RIM ELEV 11.8'
INV ELEV 7.0'

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

PUBLIC ART SCULPTURE
UNDER SEPARATE PERMIT AT TIME OF BLDG. PERMIT

LIFT STATION, UNDER SEPERATE PERMIT. SEE CIVIL

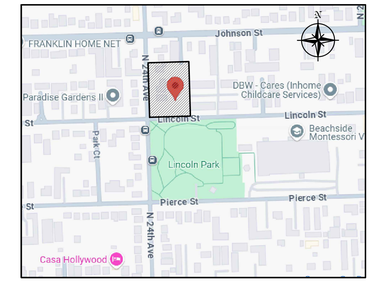
MAIL KIOSK

TWO-WAY DRIVE

QUEUING SPACE

ADJACENT PROP SIDEWALK

LINCOLN STREET (SCHOOL ZONE)



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.

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:

Project: TOWNHOMES — 2327–2339 Lincoln Street Hollywood , FLORIDA 33020

Plan Description: PAVING, GRADING & DRAINAGE

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
Scale:	AS SHOWN
Job N°:	

Sheet: C-03 of Sheets

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.
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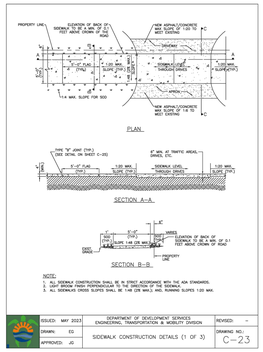
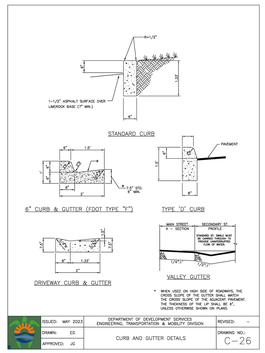
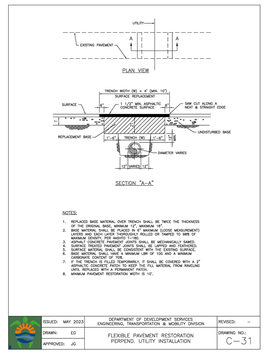
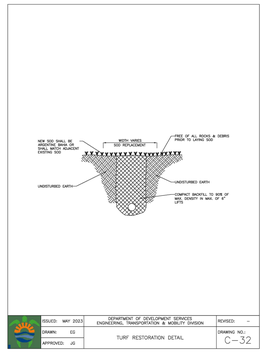
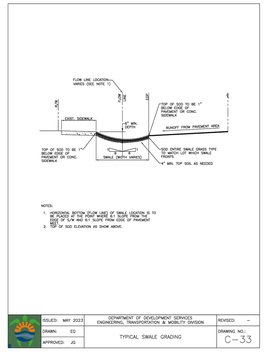
ATTACHMENT A
Application Package
Part 2

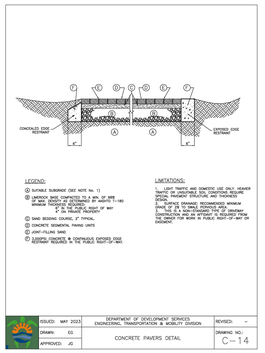


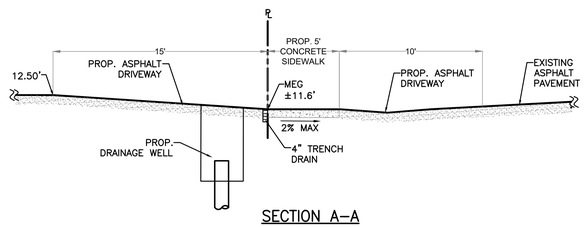




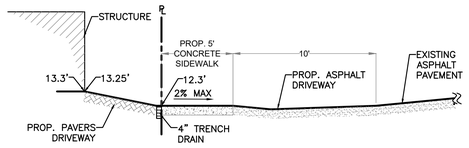








SECTION A–A
SC: 1'=5"



SECTION B–B
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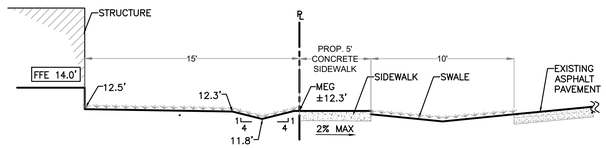

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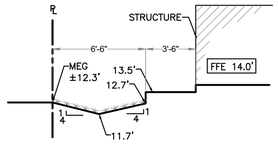

SECTION D–D
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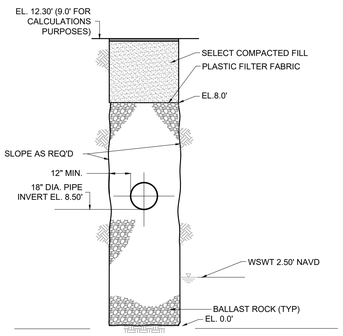
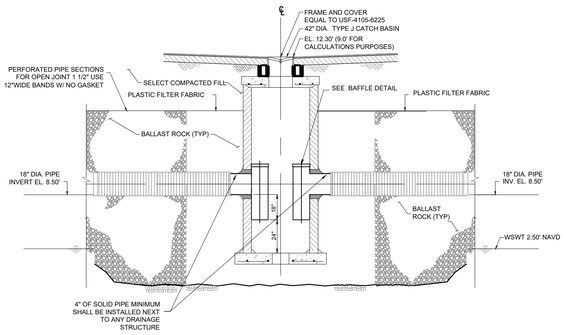


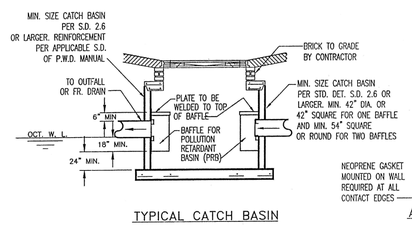
EXFILTRATION TRENCH

DETAIL	1
NTS	STD

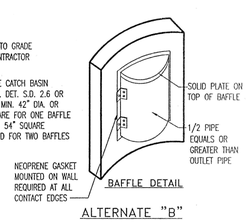


EXFILTRATION TRENCH

DETAIL	2
NTS	STD



TYPICAL CATCH BASIN

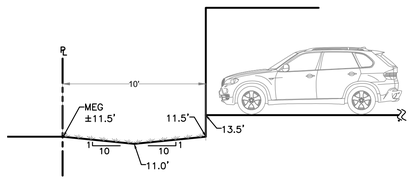


ALTERNATE "B"

S.D. 2.9
WITH BAFFLE
N.T.S.

BAFFLE DETAIL

DETAIL	3
NTS	STD



SECTION E–E
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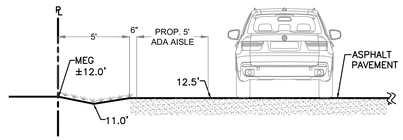

SECTION F–F
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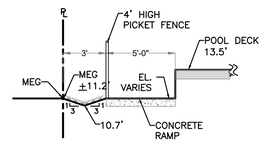
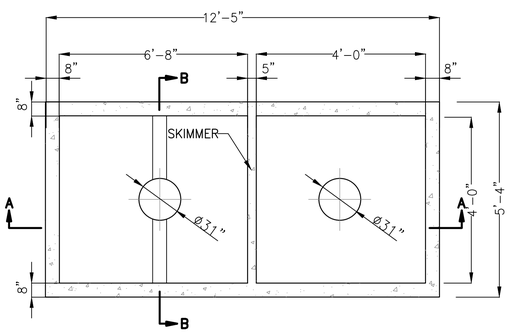


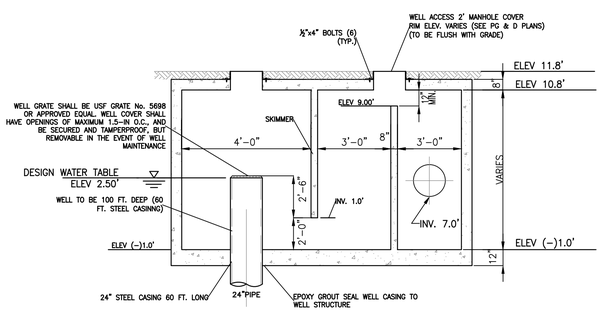
SECTION G–G
SC: 1'=5"

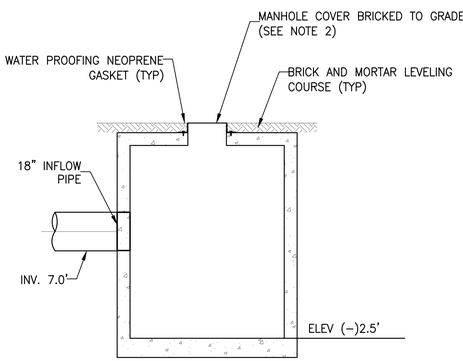
FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195–EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER



DRAINAGE WELL INJECTION BOX

DETAIL	4
NTS	STD





SECTION A–A
N.T.S.

SECTION B–B
N.T.S.

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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:

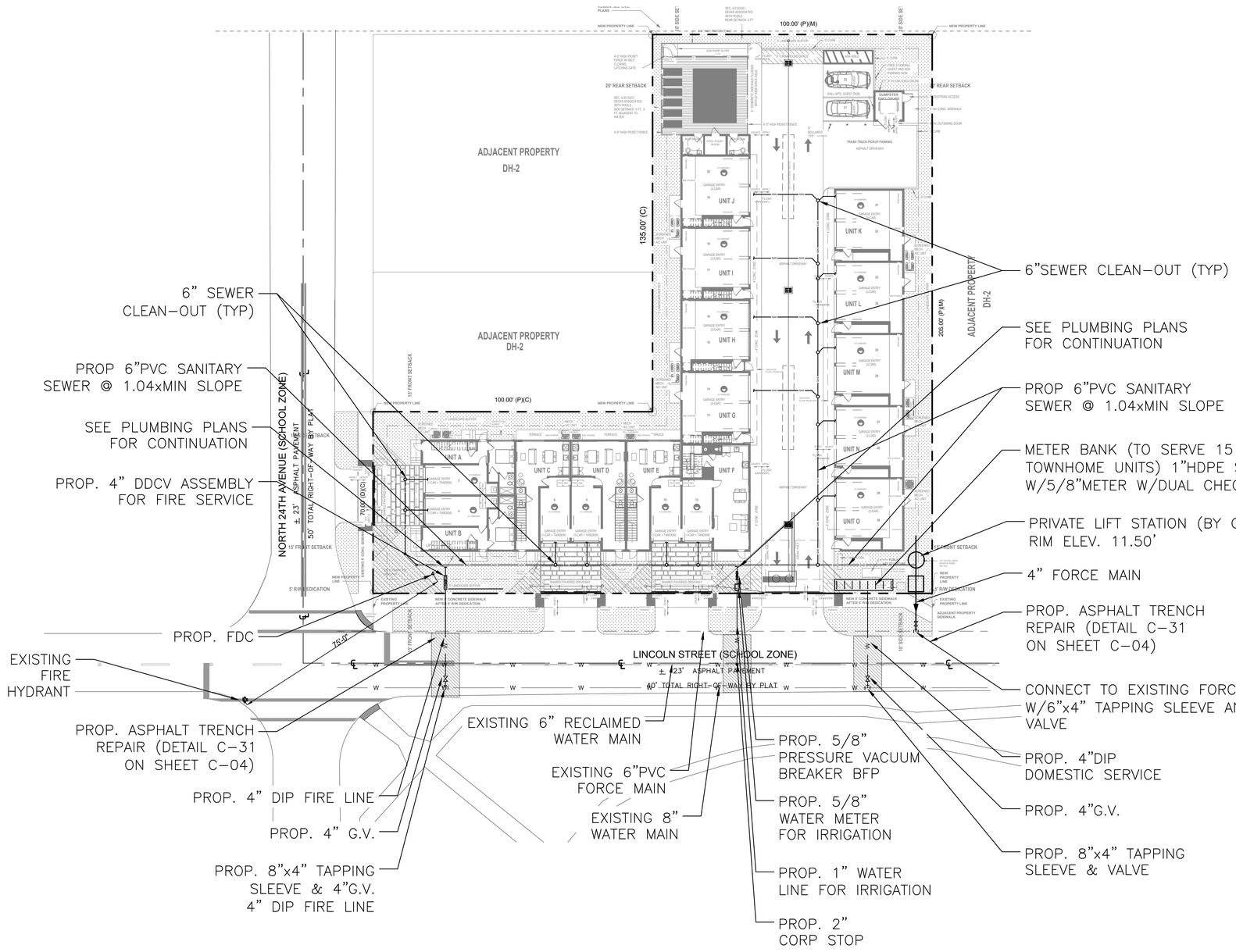
Client:
Project: TOWNHOMES
2327–2339 Lincoln Street Hollywood , FLORIDA 33020

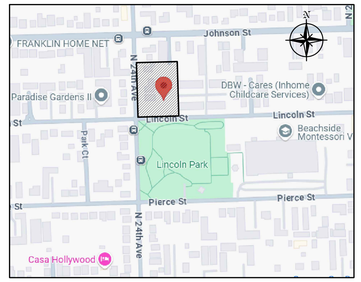
Plan Description: PG&D SECTIONS & DETAILS

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
Scale:	AS SHOWN
Job N°:	

Sheet: C-03A of Sheets





LOCATION MAP
N.T.S.

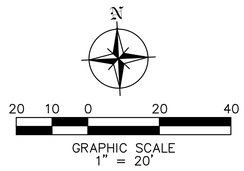
LEGEND

- 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



GRAPHIC SCALE
1" = 20'

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Reviews:

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

Plan Description: UTILITIES

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
Scale:	AS SHOWN
Job №:	

Sheet: C-04
1 of 2 Sheets

SEWER NOTES:

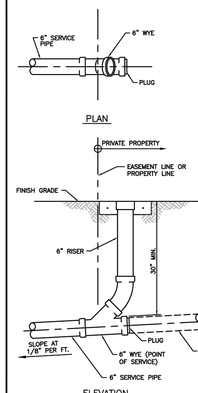
1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

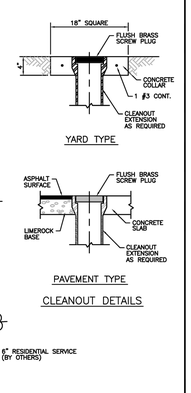
$$L = \frac{5 \times D \times N\sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
5 = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		





ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

WATER SYSTEM NOTES:

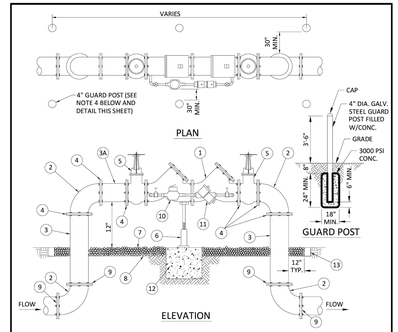
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

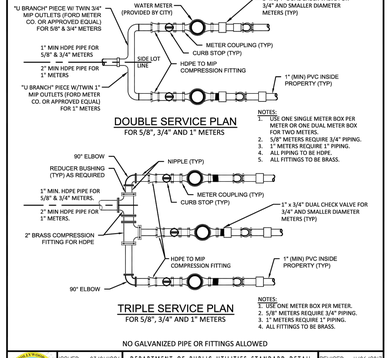
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



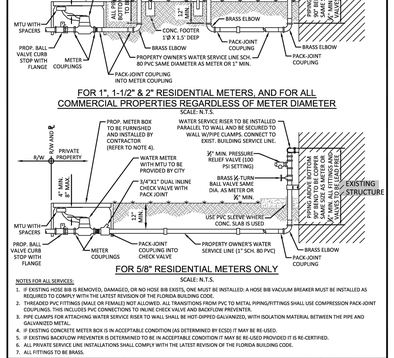
MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4"-6"_8" VALVE, DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4"-6"_8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4"-6"_8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4"-6"_8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4"-6"_8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4"-6"_8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

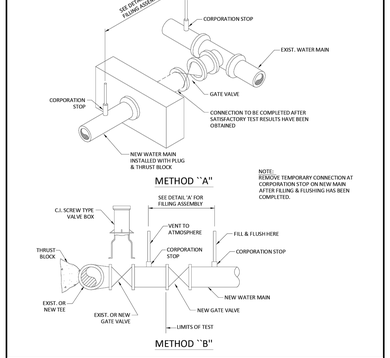
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03
APPROVED: XXX		



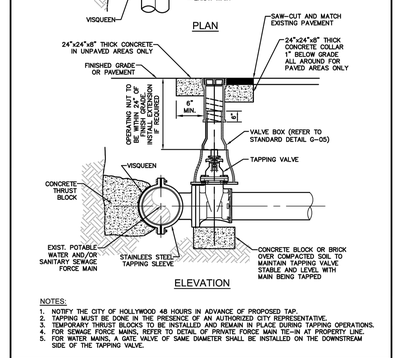
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		

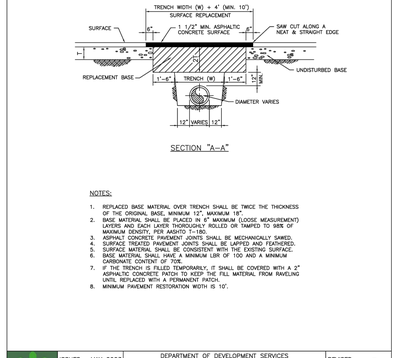


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	FILLING AND FLUSHING DETAILS	DRAWING NO. W-15
APPROVED: XXX		



NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



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 AASHTO T-180.
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 STRUCTURAL NUMBER OF 0.12.
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		

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 Tipe 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

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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:

Project: TOWNHOUSES
2327-2339 Lincoln Street Hollywood , FLORIDA 33020

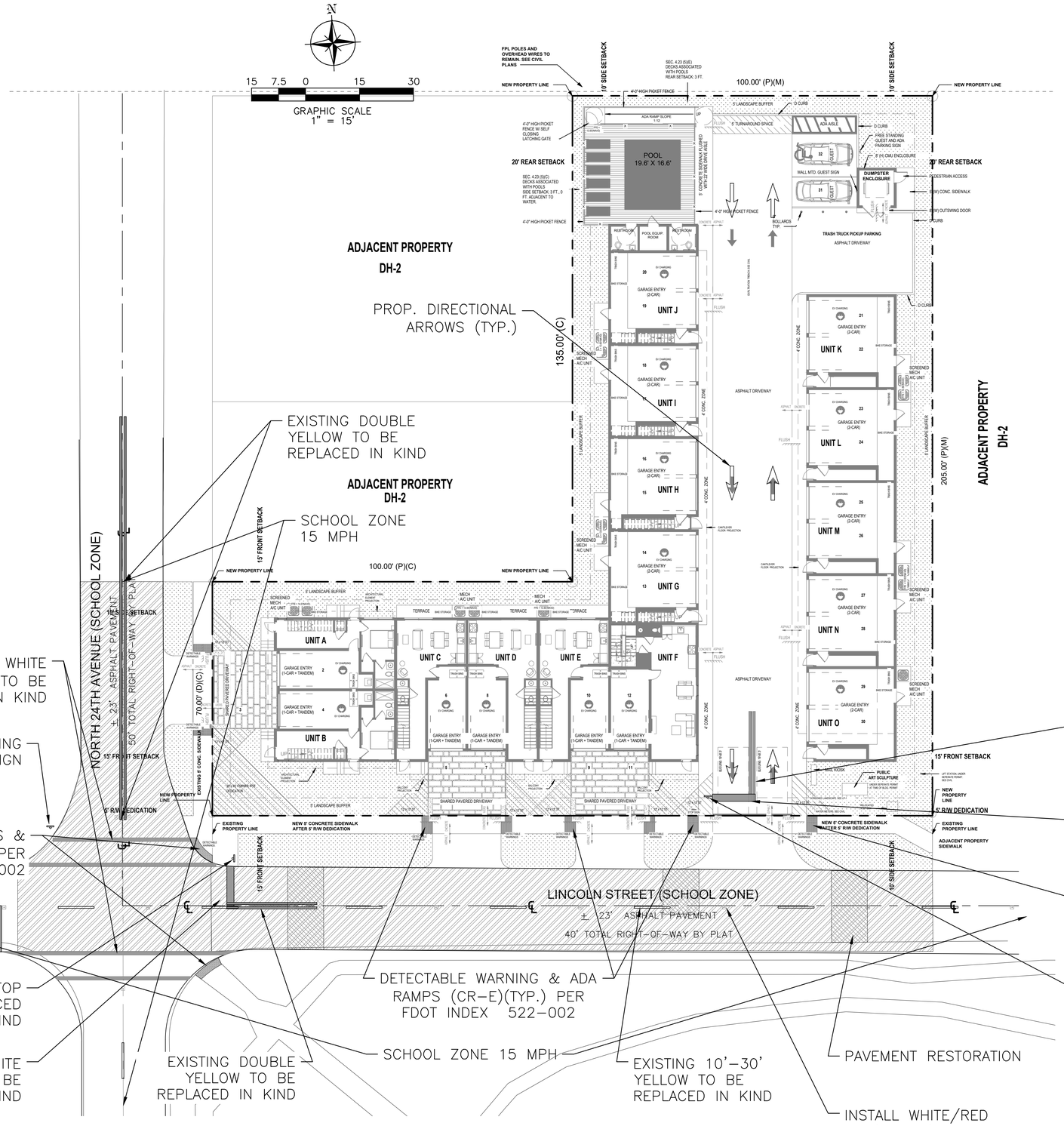
Plan Description: UTILITIES DETAILS

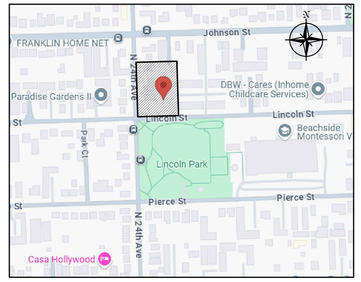
Seal:

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

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

Sheet: C-04A
2 of 2 Sheets





LOCATION MAP
N.T.S.

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

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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:

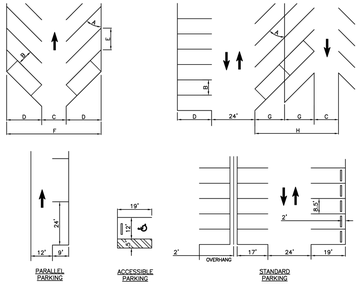
Client:
Project: TOWNHOMES
2327-2339 Lincoln Street Hollywood , FLORIDA 33020

Plan Description: STREET PAVING

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
Scale:	AS SHOWN
Job N°:	

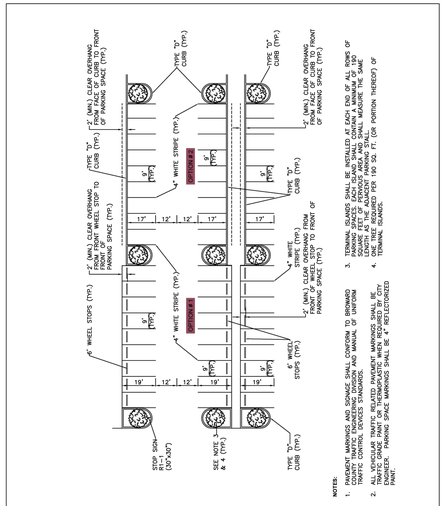
Sheet: C-05
1 of 2 Sheets



A PARKING ANGLE	B STALL WIDTH	C AISLE WIDTH	D STALL LENGTH	E CURB DEPTH	F OVERALL LENGTH	G BACK TO BACK STALL LENGTH	H OVERALL BACK TO BACK LENGTH
30°	8.5'	12'	16.9'	17'	45.8'	13.2'	38.4'
30°	9'	12'	17.3'	18'	46.6'	13.4'	38.8'
45°	8.5'	13.5'	19.5'	12'	52.4'	16.4'	46.4'
45°	9'	13.5'	19.8'	12.75'	53.1'	16.6'	46.7'
60°	8.5'	18.5'	20.7'	9.8'	59.9'	18.6'	55.7'
60°	9'	18.5'	21'	10.4'	60.5'	18.7'	55.9'
90°	8.5'	24'	19'	9'	62'	19'	62'
90°	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.

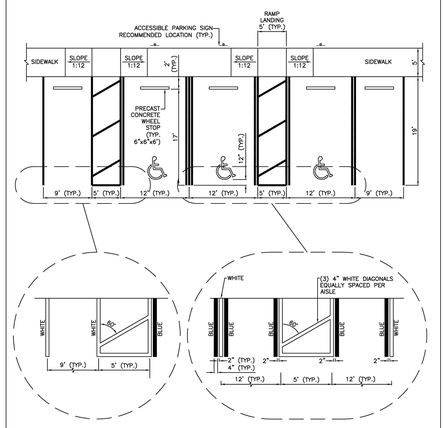
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	STANDARD PARKING GEOMETRICS	DRAWING NO.: C-16
APPROVED: JG		



NOTES:
1. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
2. ALL VEHICULAR TRAFFIC RELATED PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE APPROVED BY THE COUNTY ENGINEER. PARKING SPACE MARKINGS SHALL BE 4" REFLECTORIZED WHITE.
3. TERMINAL ISLANDS SHALL BE INSTALLED AT EACH END OF ALL ROWS OF PARKING SPACES AND SHALL CONTAIN A MINIMUM OF 180 SQUARE FEET OF PERVIOUS AREA AND SHALL MEASURE THE SAME DIMENSIONS AS THE PARKING SPACE.
4. ONE TREE REQUIRED PER 180 SQ. FT. (OR PORTION THEREOF) OF TERMINAL ISLANDS.

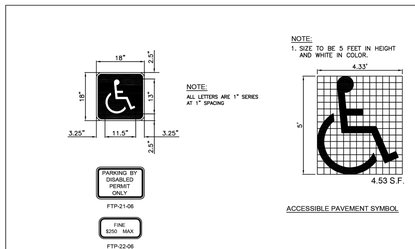
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	TYPICAL PARKING LOT LAYOUT	DRAWING NO.: C-17
APPROVED: JG		

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (*)



(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

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		



NOTE:
ALL LETTERS ARE 1" SERIES AT 1" SPACING

NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

ACCESSIBLE PAVEMENT SYMBOL

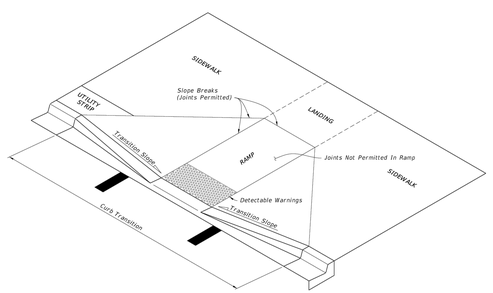
SIGNAGE NOTES:
1. FTP-21-09 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

NOTES:
1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

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		

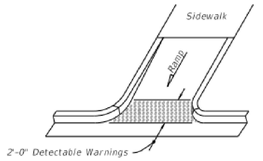
GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. 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.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. 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:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. 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.
   - C. 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:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. 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.
   - C. 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.

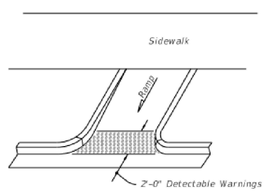


CURB RAMP NOMENCLATURE

LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7

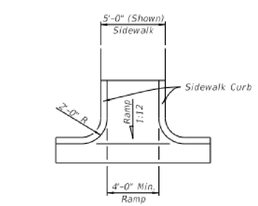


OPTION A



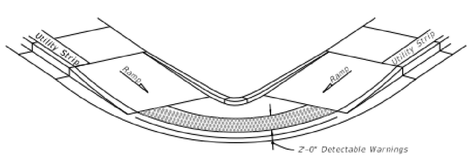
OPTION B

ISOMETRIC VIEW



PLAN VIEW

CR-E



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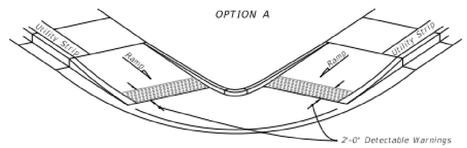
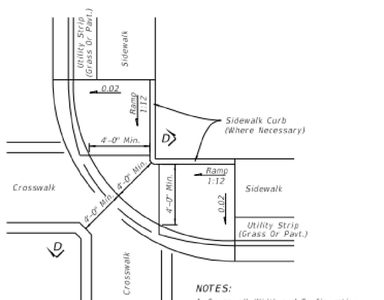


OPTION B

ISOMETRIC VIEW



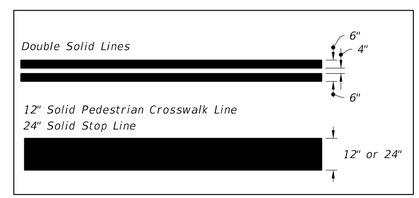
NOTES:
1. Crosswalk Width and Configuration Vary; Must Conform to Index 711-001.
2. 15' Radius Curve Shown for CR-L.
3. For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details, on Sheet 3.

PLAN VIEW

CR-L

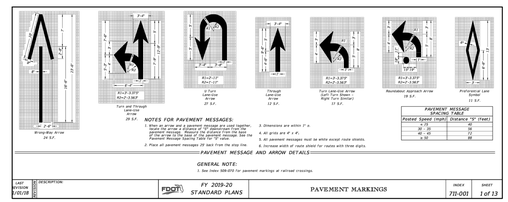
DETECTABLE WARNINGS DETAIL

DETAIL 1
NTS STD



PAVING MARKINGS LINES

DETAIL 2
NTS STD



DIRECTIONAL ARROWS

DETAIL 3
NTS STD

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

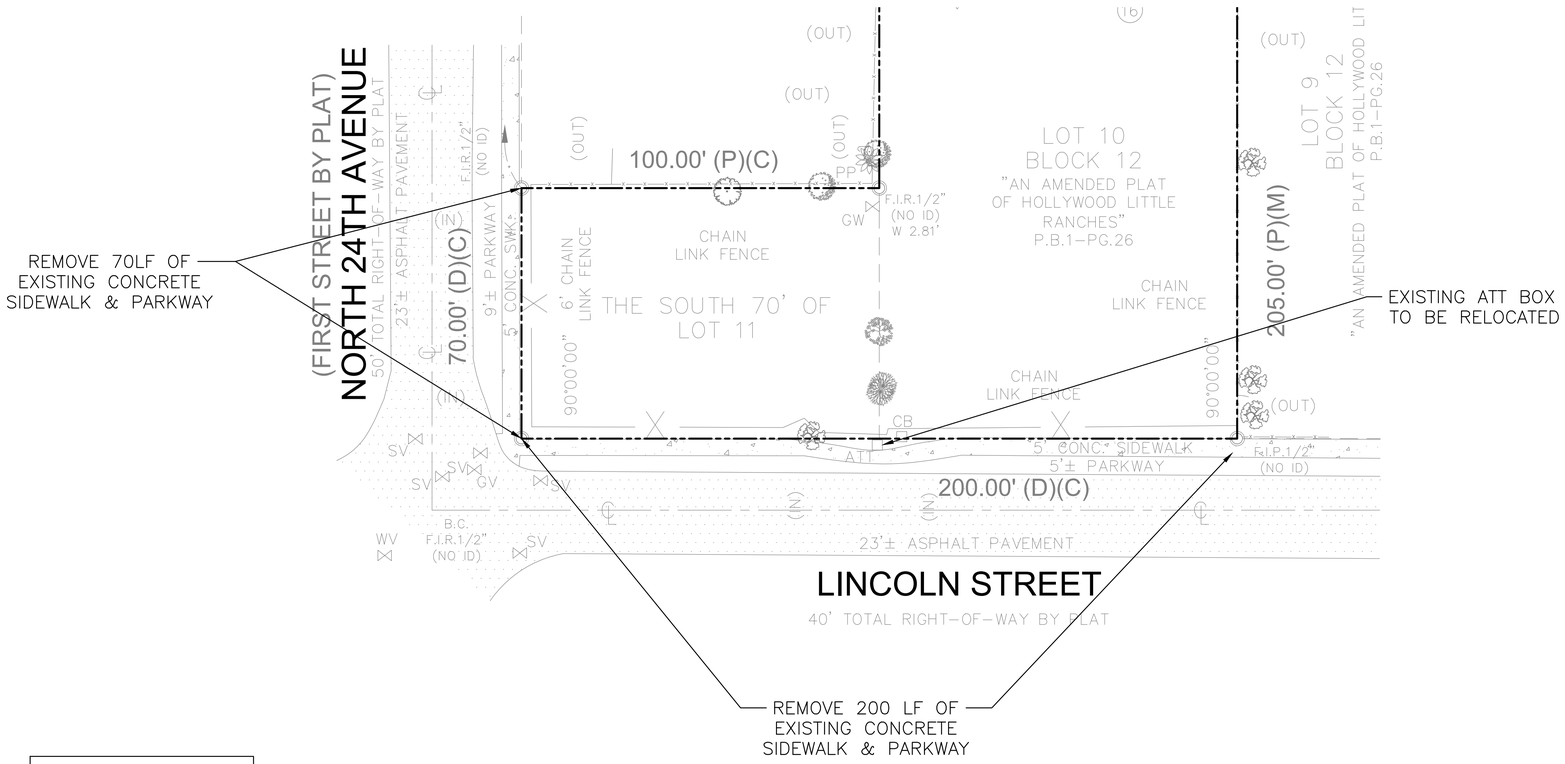
Plan Description: PAVEMENT MARKINGS & SIGNAGE PLAN

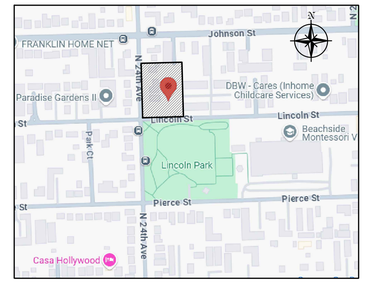
Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

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

Sheet: C-05A of Sheets

EXISTING



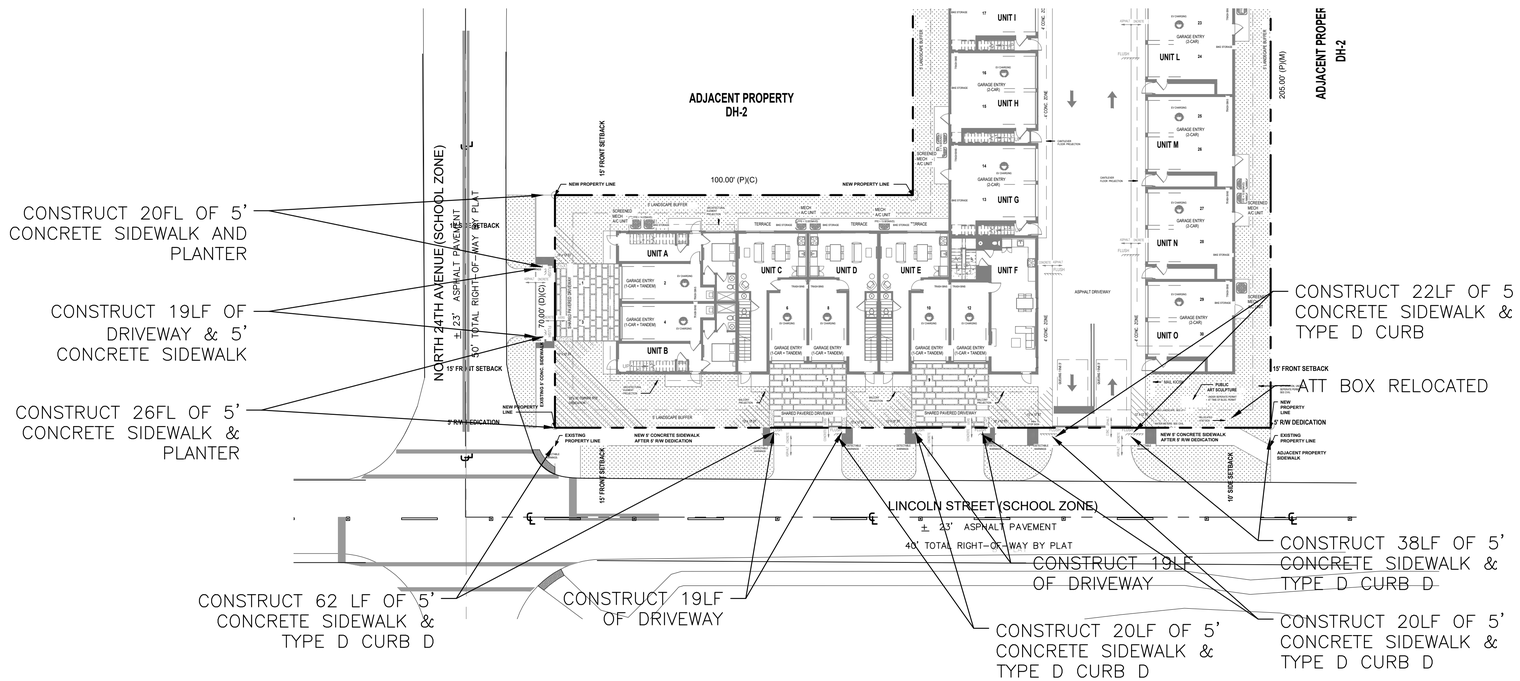


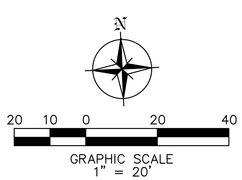
LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE

PROPOSED





This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

Plan Description: ROW PLAN

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
Scale:	AS SHOWN
Job N°:	

Sheet: C-06 of Sheets

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 POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS 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 OWNERS 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. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS 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 (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS B) DETERMINATION OF COMPACTIVE EFFORT AND SLUMP FOR IN-PLACE MIX DESIGNATIONS. C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING 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", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

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 AFFECTED BY 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 WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY. WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NONPARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. THE CONTRACTOR SHALL KEEP LOCATE 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 CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED 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 DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.

8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, 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 PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

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 DATED BY THE RESPONSIBLE PARTY.

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 POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.

   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

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

   G. 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 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.

   J. ALL PARKING AREAS AND SIDEWALK RAMPS 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.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, METTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

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

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 NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE 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 TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE, AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FOOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

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 BARRICADES, 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 9:00 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. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD 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 UNSTABILIZED 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 15-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 2-LANE ROADWAY AND PER INDEX # 613 FOR A 4 LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-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 CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED 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 REFERENCE 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 KEEP 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 CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD.

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

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 7 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS ON SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE, DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF -N-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE REFINED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE_ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TOTHE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 5,000 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE:

   A. ACCEPTABLE MATERIALS: ASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, ASTM D2487 CLASSIFICATION GW, GP, GM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.

   B. UNACCEPTABLE MATERIALS: ASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

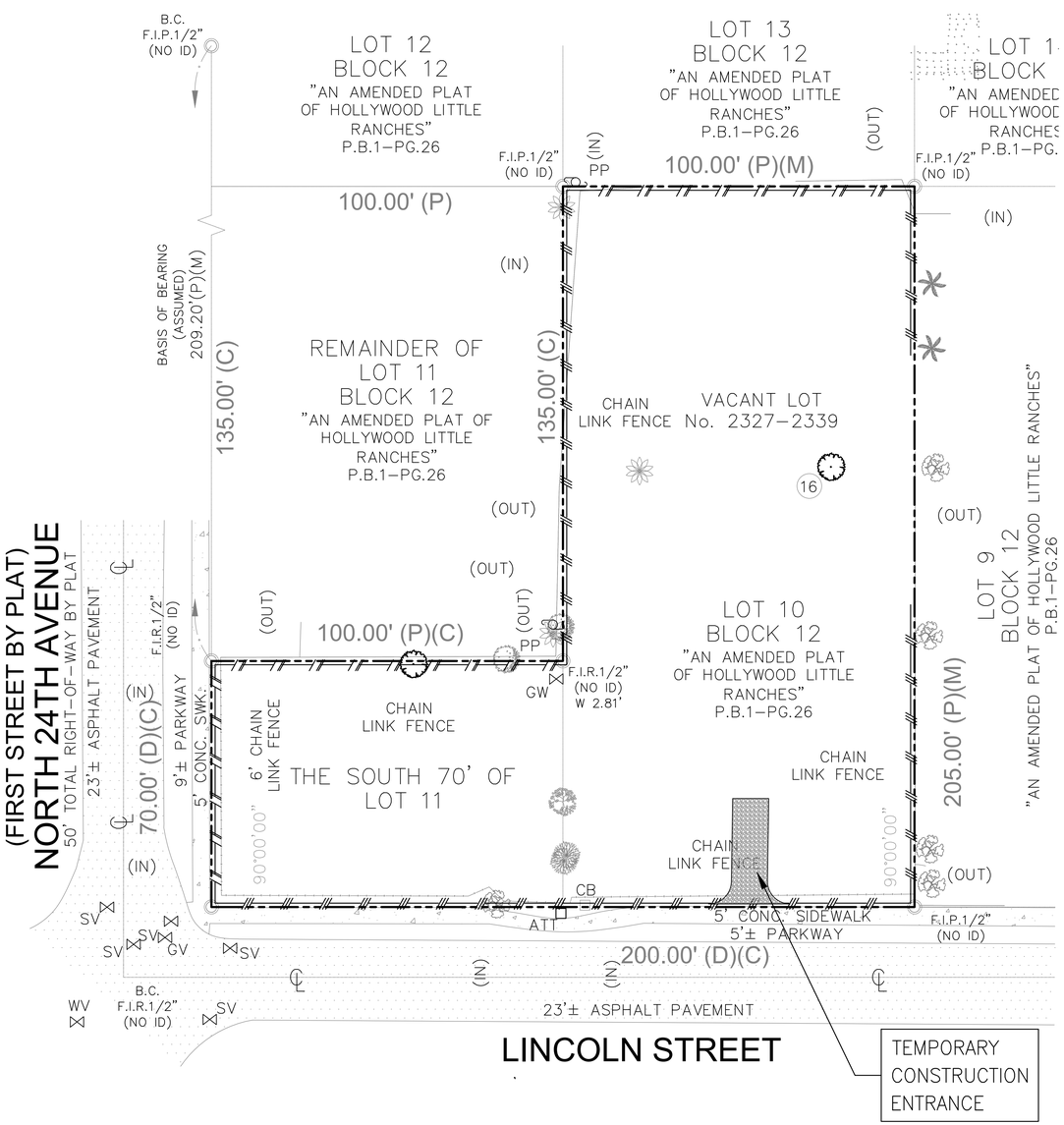
7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS. EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

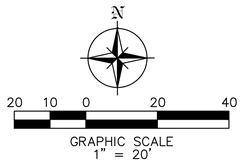
8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

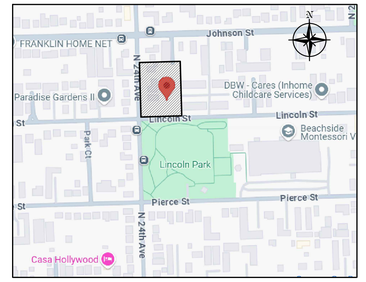
10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

11. EXCEPT AS OTHERWISE INDICATED, EXCAVATE



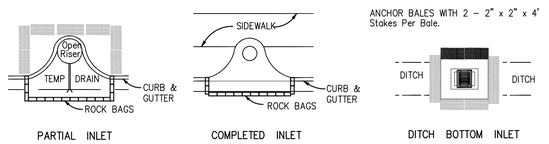


CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.



LOCATION MAP
N.T.S.

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.

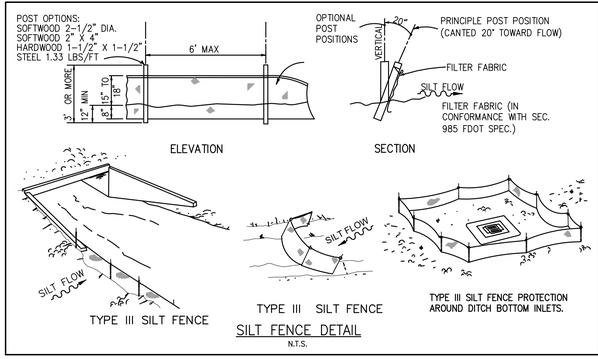


GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.

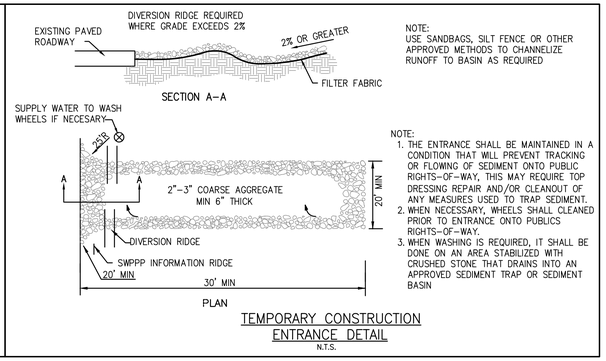
LEGEND

PROPERTYLINE

PROPOSED SILT FENCE



SILT FENCE DETAIL
N.T.S.



TEMPORARY CONSTRUCTION
ENTRANCE DETAIL
N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. 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.

H. 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.

I. 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.

J. 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.

K. 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.

L. 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.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. 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.

O. 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.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. 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.

R. 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.

S. 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

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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%.
7. 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.

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.

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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:

Project: TOWNHOMES
2327–2339 Lincoln Street Hollywood , FLORIDA 33020

Plan Description: EROSION CONTROL PLAN

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
Scale: AS SHOWN
Job N°:

Sheet: C-02
of Sheets

NOTE:
ROOF DRAIN TO BE CONNECTED TO PROPOSED STORMWATER DRAINAGE SYSTEM

NOTE:
PROPOSED LANDSCAPE SHALL NOT OBSTRUCT ONSITE STORMWATER SYSTEM

N

10 5 0 10 20

GRAPHIC SCALE
1" = 10'

NEW PROPERTY LINE

100.00' (P)(M)

4'-0" HIGH PICKET FENCE

4'-0" HIGH PICKET FENCE W/ SELF CLOSING LATCHING GATE

20' REAR SETBACK

SEC. 4.23 (5)(C) DECKS ASSOCIATED STAIRS MAY EXTEND 3 FT. INTO THE REQUIRED YARD

POOL
19.6' X 16.6'

5' CONCRETE SIDEWALK FLUSHED WITH 22' WIDE DRIVE AISLE

RAMP SLOPE 1:12

5' LANDSCAPE BUFFER

5' TURNAROUND SPACE

D CURB

ADA AISLE

FREE-STANDING GUEST AND ADA PARKING SIGN

8' (H) CMU ENCLOSURE

WALL MTD. GUEST SIGN

DUMPSTER ENCLOSURE

TYPE D CURB

20' REAR SETBAC

PEDESTRIAN ACCESS

5'(W) CONC. SIDEWALK

6" BOLLARDS TYP.

5'(W) OUTSWING DOOR

D CURB

TRASH TRUCK PICKUP PARKING

ASPHALT DRIVEWAY

PROP. 6" YARD DRAIN
RIM ELEV. 11.0'
INV ELEV. 8.5'

PROP. CB–1
RIM ELEV 12.3'
INV ELEV 8.5'

INSTALL 30LF OR 18" EXFILTRATION TRENCH

PROP. CB–2
RIM ELEV. 12.3'
INV ELEV. 8.5'

INSTALL 30LF OR 18" EXFILTRATION TRENCH

PROP. CB–3
RIM ELEV 12.3'
INV ELEV 8.5'(M)
INV. ELEV. 7.0 (S)

PROP. 6" YARD DRAIN (BUBBLE–UP)
RIM ELEV. 11.0'
INV ELEV. 8.5'

PROP. 6" YARD DRAIN (BUBBLE–UP)
RIM ELEV. 11.0'
INV ELEV. 8.5'

ADJACENT PROPERTY
DH-2

ADJACENT PF
DH-2

135.00' (C)

205.00' (P)(M)

18" HDPE PIPE

4' CONC. ZONE

5' LANDSCAPE BUFFER

SCREENED MECH A/C UNIT

RESTROOM | POOL EQUIP. ROOM | RESTROOM

UNIT J | UNIT I | UNIT H | UNIT G | UNIT M | UNIT L | UNIT K | UNIT N | UNIT O

GARAGE ENTRY (2-CAR)

BIKE STORAGE

TRASH BINS

EV CHARGING

CANTILEVER FLOOR PROJECTION

E

F

G

NORTH 24TH AVENUE (SCHOOL ZONE)
± 23' ASPHALT PAVEMENT
50' TOTAL RIGHT–OF–WAY PLAT

10' SIDE SETBACK

15' FRONT SETBACK

15' FRONT SETBACK

MEG

EXISTING 5' CONC. SIDEWALK

5' R/W DEDICATION

NEW PROPERTY LINE

EXISTING PROPERTY LINE

NEW 5' CONCRETE SIDEWALK AFTER 5' R/W DEDICATION

100.00' (P)(C)

NEW PROPERTY LINE

11.8'

SCREENED MECH A/C UNIT

ARCHITECTURAL ELEMENT PROJECTION

TERRACE

UNIT A | UNIT C | UNIT D | UNIT E | UNIT F | UNIT B

FFE 14.0' | FFE 13.5' | FFE 14.0'

GARAGE ENTRY (1-CAR + TANDEM)

SHARED PAVERED DRIVEWAY

20'x 20' CORNER SITE DEDICATION

5' LANDSCAPE BUFFER

11.8'

BALCONY PROJECTION

PROP. 6" DRAINAGE PIPE (TYP)

PROP DRAINAGE WELL
RIM ELEV 11.8'
INV ELEV 7.0'

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

MAIL KIOSK

PUBLIC ART SCULPTURE
UNDER SEPARATE PERMIT AT TIME OF BLDG. PERMIT

LIFT STATION, UNDER SEPERATE PERMIT. SEE CIVIL

NEW PROPERTY LINE

5' R/W DEDICAT

EXISTING PROPERTY LINE

ADJACENT PROP SIDEWALK

TWO-WAY DRIVE

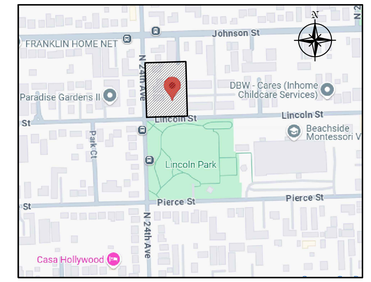
QUEUING SPACE

WATER METERS. SEE CIVIL

RELOCATED AT&T BOX

SCREENED LANDSCAPE. SEE LP-1

LINCOLN STREET (SCHOOL ZONE)



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.

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:

Project: TOWNHOMES — 2327–2339 Lincoln Street Hollywood , FLORIDA 33020

Plan Description: PAVING, GRADING & DRAINAGE

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
Scale:	AS SHOWN
Job N°:	

Sheet: C-03 of Sheets

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.
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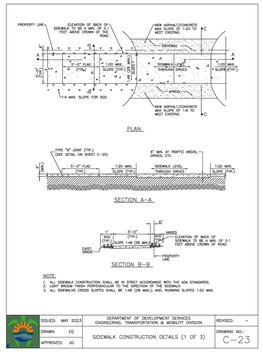
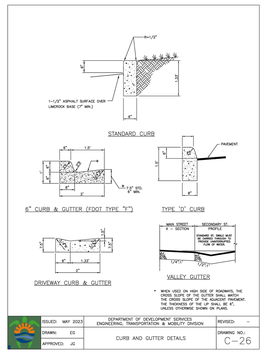
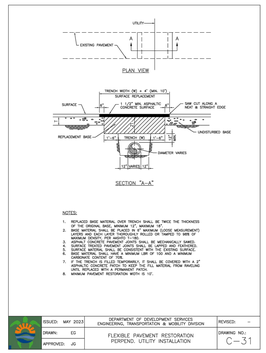
ATTACHMENT A
Application Package
Part 3



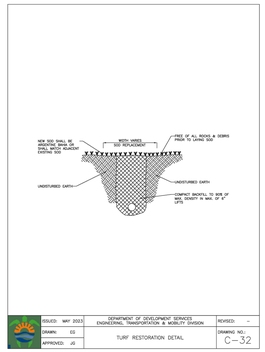
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23
APPROVED: JG		



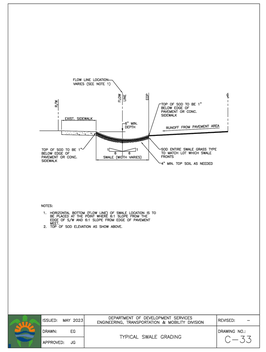
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26
APPROVED: JG		



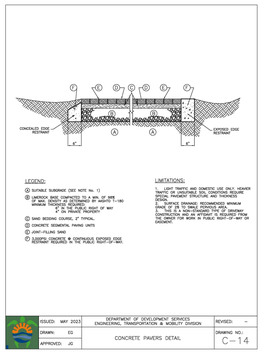
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		



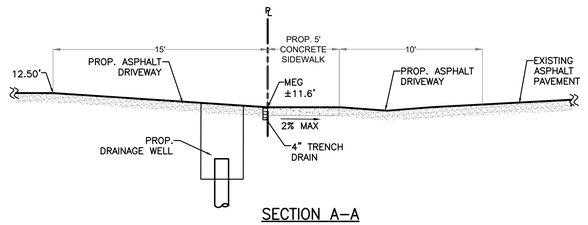
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C-32
APPROVED: JG		



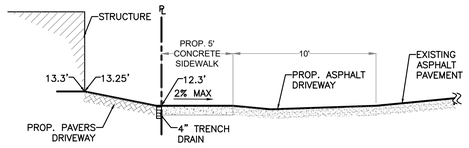
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	CONCRETE PAVERS DETAIL	DRAWING NO.: C-14
APPROVED: JG		



SECTION A–A
SC: 1'=5"



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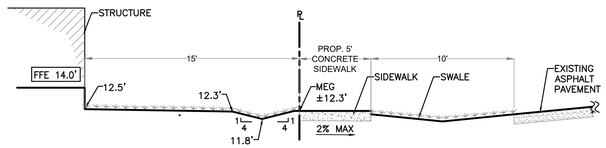

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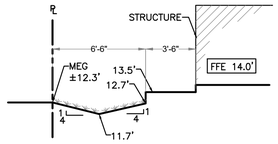

SECTION D–D
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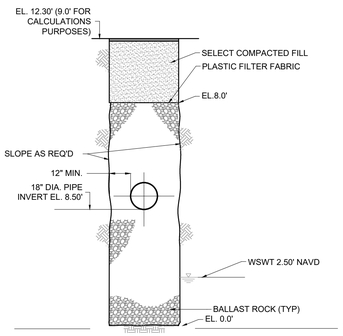
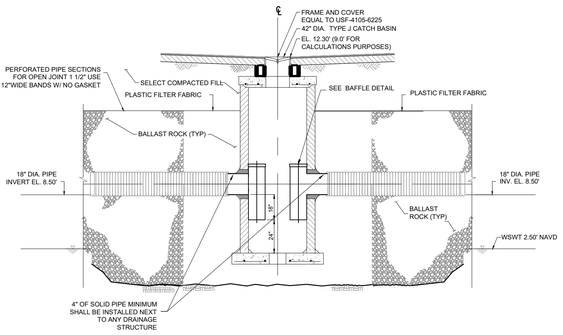


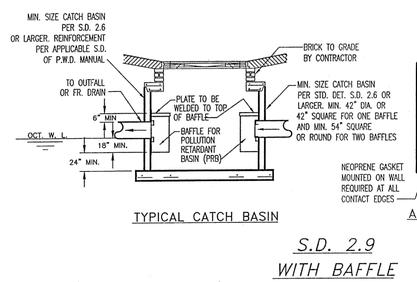
EXFILTRATION TRENCH

DETAIL	1
NTS	STD

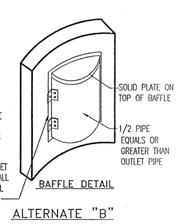


EXFILTRATION TRENCH

DETAIL	2
NTS	STD



TYPICAL CATCH BASIN

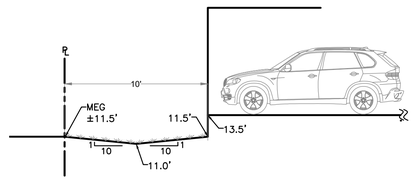


ALTERNATE "B"

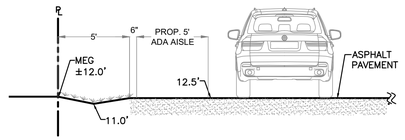
S.D. 2.9
WITH BAFFLE
N.T.S.

BAFFLE DETAIL

DETAIL	3
NTS	STD



SECTION E–E
SC: 1'=5"



SECTION F–F
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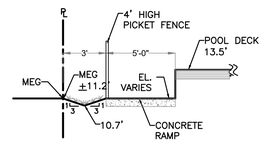
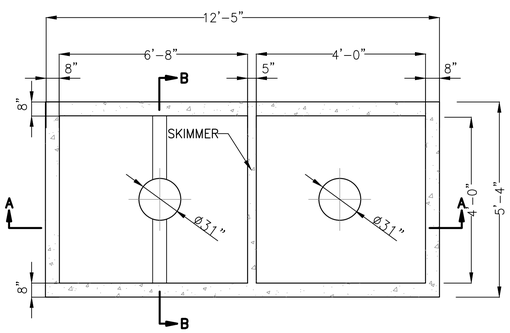


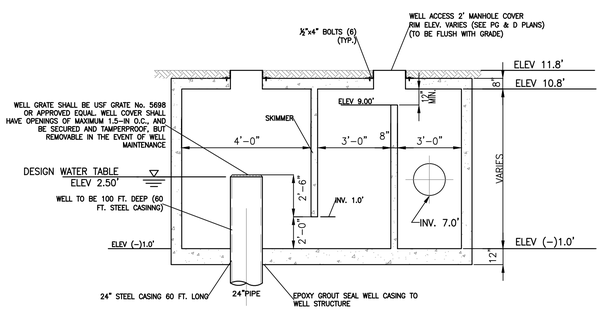
SECTION G–G
SC: 1'=5"

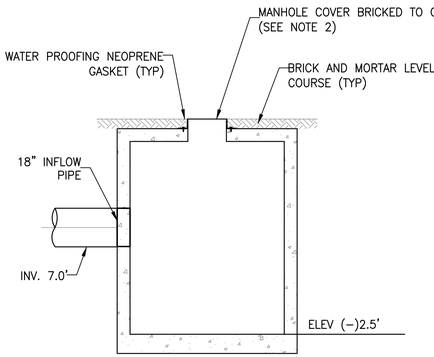
FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195–EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER



DRAINAGE WELL INJECTION BOX

DETAIL	4
NTS	STD





SECTION A–A
N.T.S.

SECTION B–B
N.T.S.

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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:

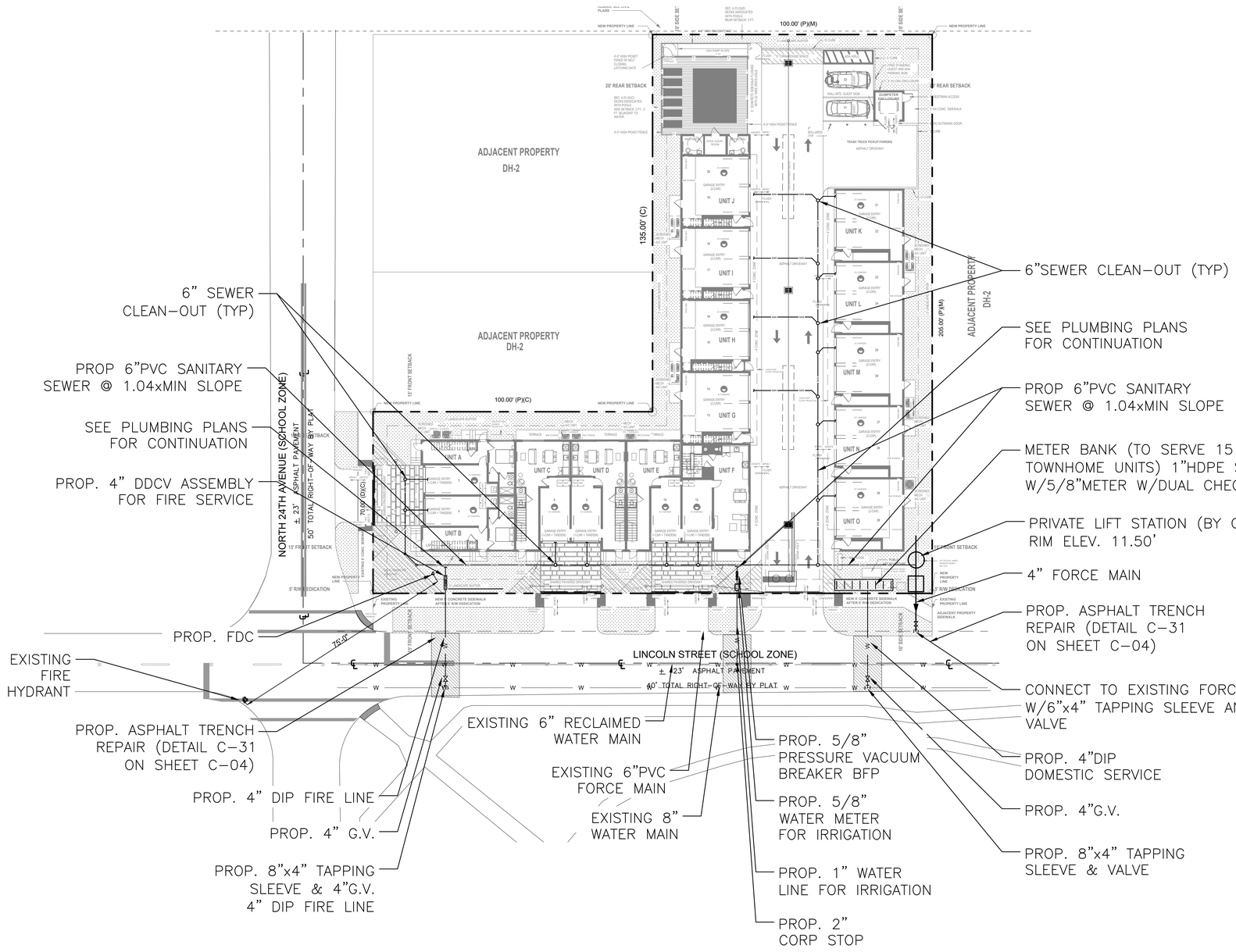
Client:
Project: TOWNHOMES
2327–2339 Lincoln Street Hollywood , FLORIDA 33020

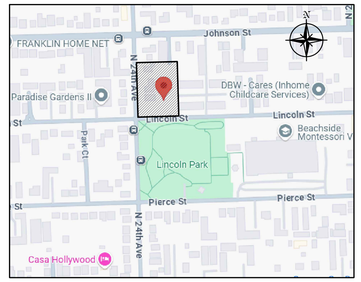
Plan Description: PG&D SECTIONS & DETAILS

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
Scale:	AS SHOWN
Job N°:	

Sheet: C-03A of Sheets





LOCATION MAP
N.T.S.

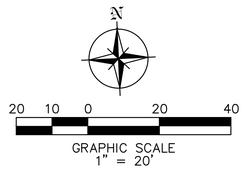
LEGEND

- 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



GRAPHIC SCALE
1" = 20'

This item has been digitally signed and sealed by Jorge Szauer, PE. On October 10, 2025.

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

Plan Description: UTILITIES

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
Scale:	AS SHOWN
Job №:	

Sheet: C-04
1 of 2 Sheets

SEWER NOTES:

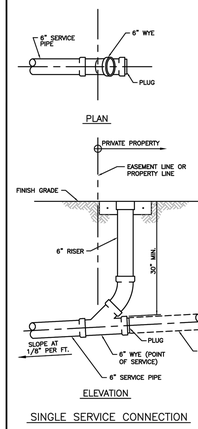
1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

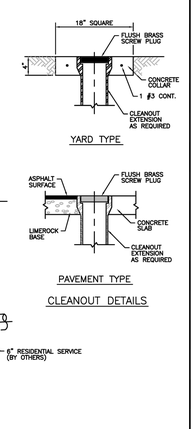
$$L = \frac{5 \times D \times N\sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
5 = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		





ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		

WATER SYSTEM NOTES:

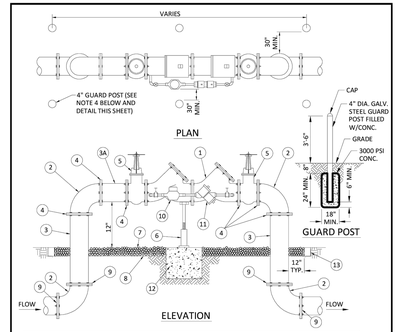
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-01
APPROVED: XXX		

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

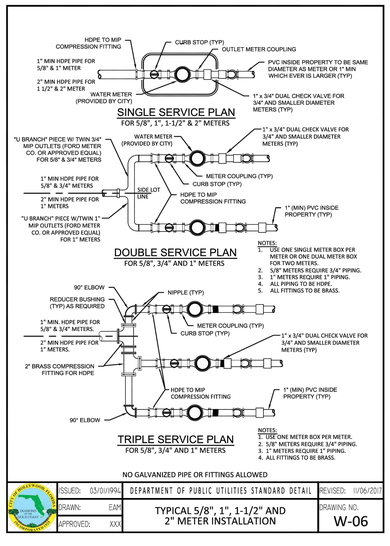
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



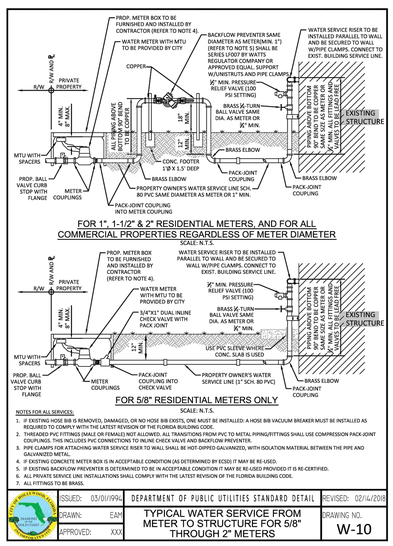
MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4"-6"_8" VALVE, DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4"-6"_8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4"-6"_8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4"-6"_8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4"-6"_8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4"-6"_8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

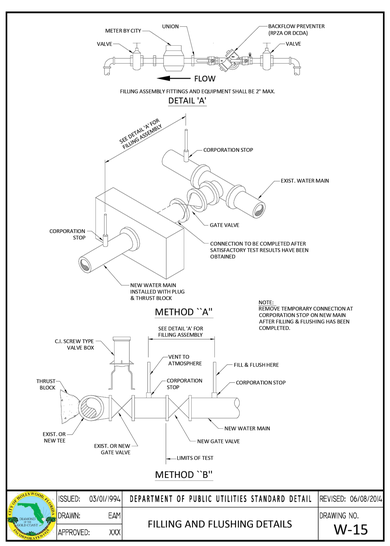
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03
APPROVED: XXX		



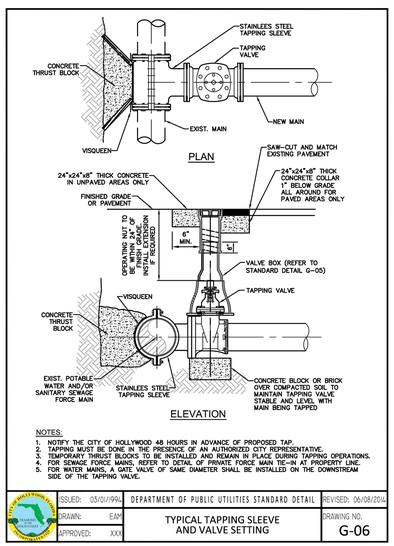
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		

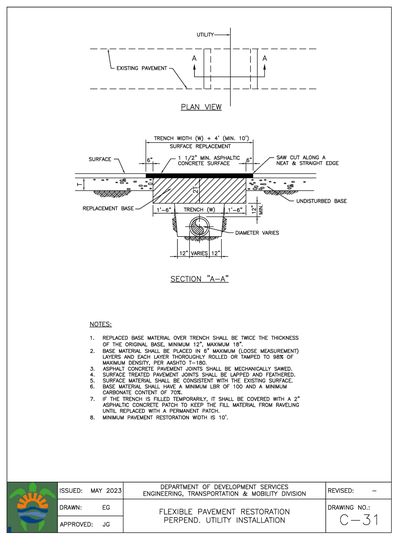


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	FILLING AND FLUSHING DETAILS	DRAWING NO. W-15
APPROVED: XXX		



NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		



NOTES:
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MINIMUM 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 AASHTO T-180.
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 STRUCTURAL NUMBER OF 0.12.
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		

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 Tipe 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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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:

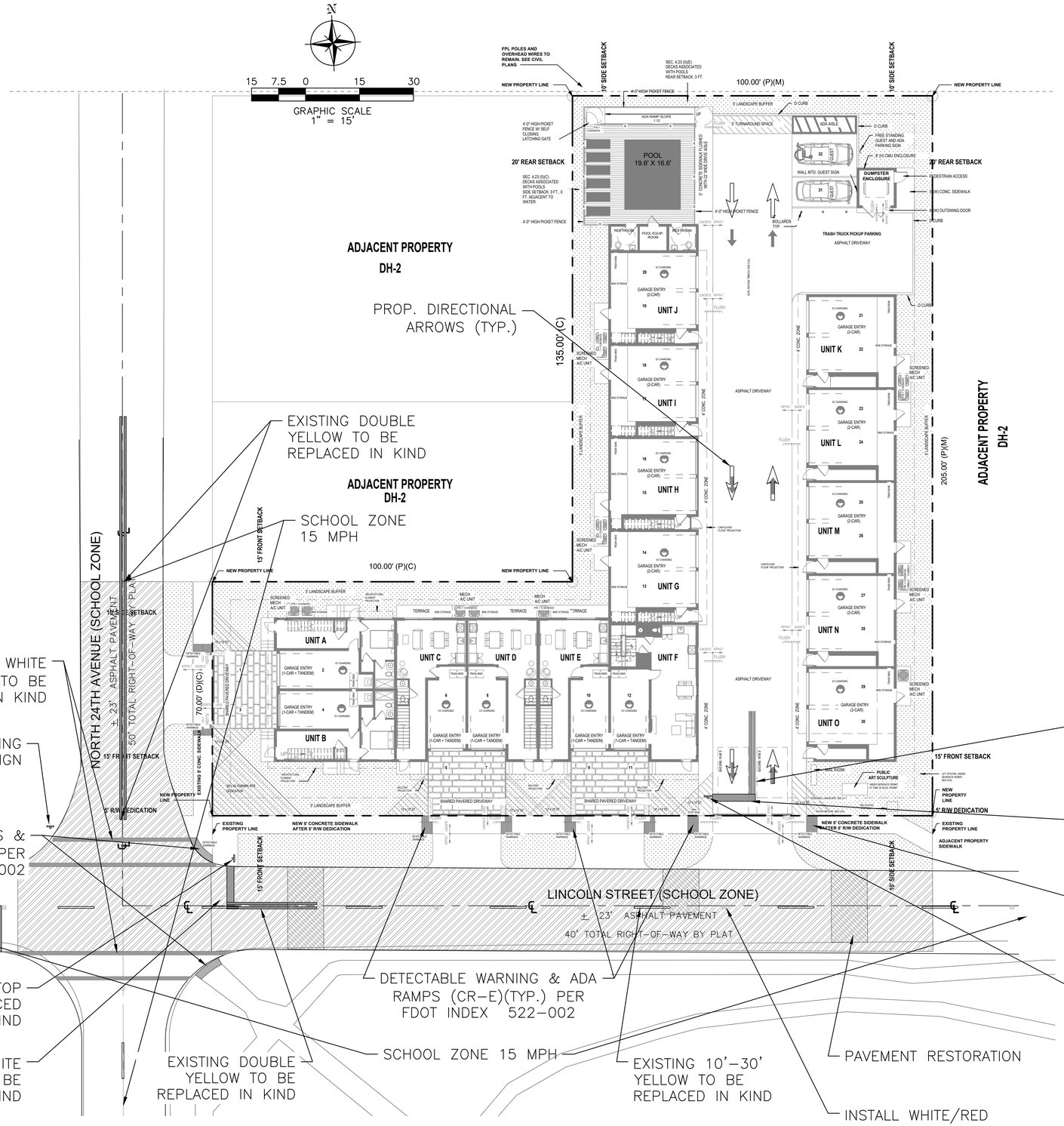
Client:
Project: TOWNHOMES
2327-2339 Lincoln Street Hollywood , FLORIDA 33020

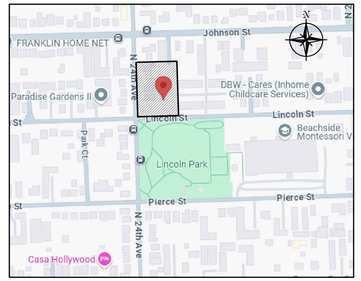
Plan Description: UTILITIES DETAILS

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
Scale: AS SHOWN
Job N°:

Sheet: C-04A
2 of 2 Sheets





LOCATION MAP
N.T.S.

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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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:

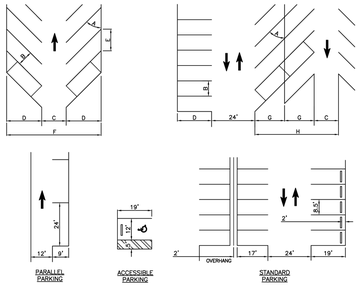
Client:
Project: TOWNHOMES
2327-2339 Lincoln Street Hollywood , FLORIDA 33020

Plan Description: STREET PAVING

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
Scale:	AS SHOWN
Job N°:	

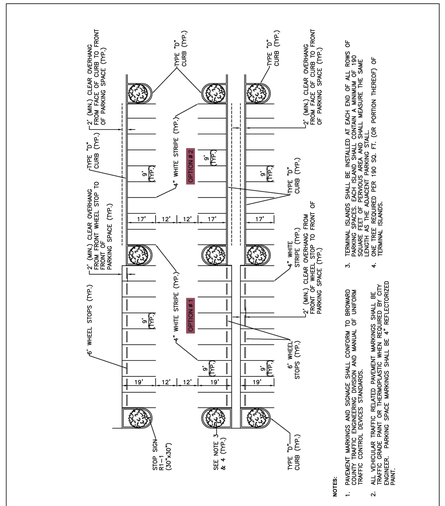
Sheet: C-05
1 of 2 Sheets



A PARKING ANGLE	B STALL WIDTH	C AISLE WIDTH	D STALL LENGTH	E CURB DEPTH	F OVERALL LENGTH	G BACK TO BACK STALL LENGTH	H OVERALL BACK TO BACK LENGTH
30°	8.5'	12'	16.9'	17'	45.8'	13.2'	38.4'
30°	9'	12'	17.3'	18'	46.6'	13.4'	38.8'
45°	8.5'	13.5'	19.5'	12'	52.4'	16.4'	46.4'
45°	9'	13.5'	19.8'	12.75'	53.1'	16.6'	46.7'
60°	8.5'	18.5'	20.7'	9.8'	59.9'	18.6'	55.7'
60°	9'	18.5'	21'	10.4'	60.5'	18.7'	55.9'
90°	8.5'	24'	19'	9'	62'	19'	62'
90°	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 ASLE WIDTH.

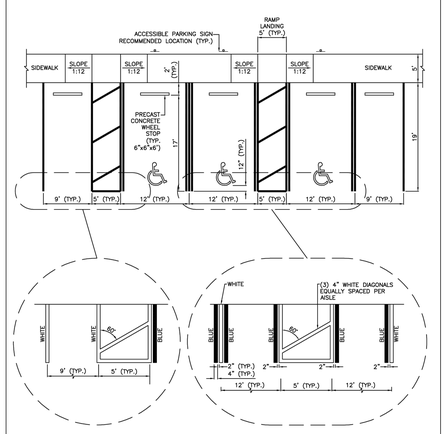
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	STANDARD PARKING GEOMETRICS		DRAWING NO.: C-16
APPROVED: JG			



NOTES:
1. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
2. ALL VEHICULAR TRAFFIC RELATED PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE APPROVED BY THE COUNTY ENGINEER. PARKING SPACE MARKINGS SHALL BE 4" REFLECTORIZED WHITE.
3. TERMINAL ISLANDS SHALL BE INSTALLED AT EACH END OF ALL ROWS OF PARKING SPACES AND SHALL CONTAIN A MINIMUM OF 160 SQUARE FEET OF PERVIOUS AREA AND SHALL MEASURE THE SAME DIMENSIONS AS THE PARKING SPACE.
4. ONE TREE REQUIRED PER 160 SQ. FT. (OR PORTION THEREOF) OF TERMINAL ISLANDS.

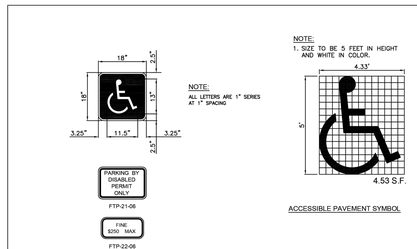
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TYPICAL PARKING LOT LAYOUT		DRAWING NO.: C-17
APPROVED: JG			

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (•)



(•) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

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			



NOTE:
ALL LETTERS ARE 1" SERIES AT 1" SPACING

NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

ACCESSIBLE PAVEMENT SYMBOL

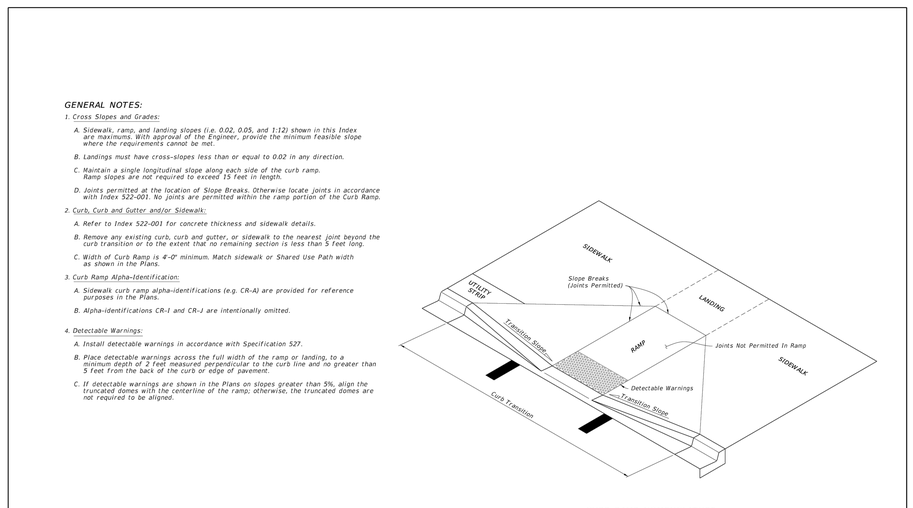
SIGNAGE NOTES:

1. FTP-21-09 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

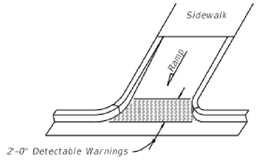
NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

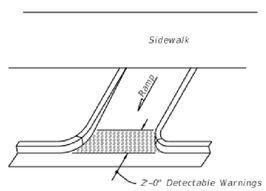
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)		DRAWING NO.: C-22
APPROVED: JG			



LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7

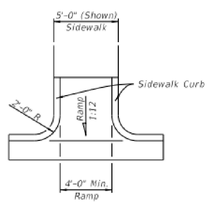


OPTION A



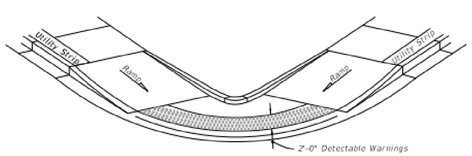
OPTION B

ISOMETRIC VIEW



PLAN VIEW

CR-E



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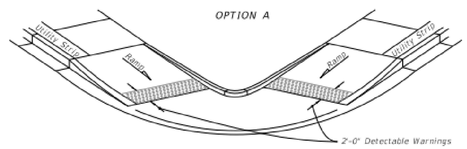
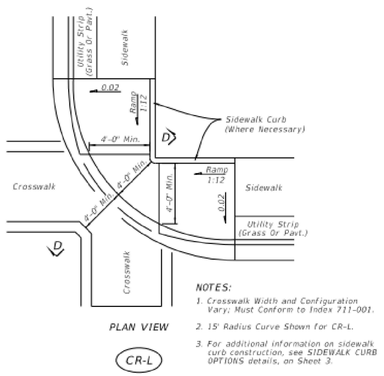


OPTION B

ISOMETRIC VIEW

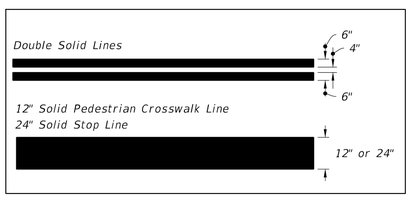


NOTES:
1. Crosswalk Width and Configuration Vary; Must Conform to Index 711-001.
2. 15' Radius Curve Shown for CR-L.
3. For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details, on Sheet 3.

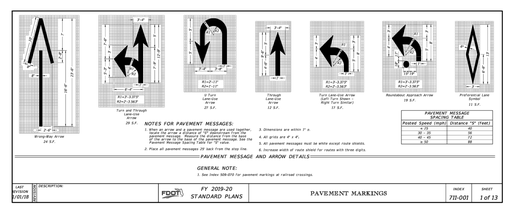
PLAN VIEW

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

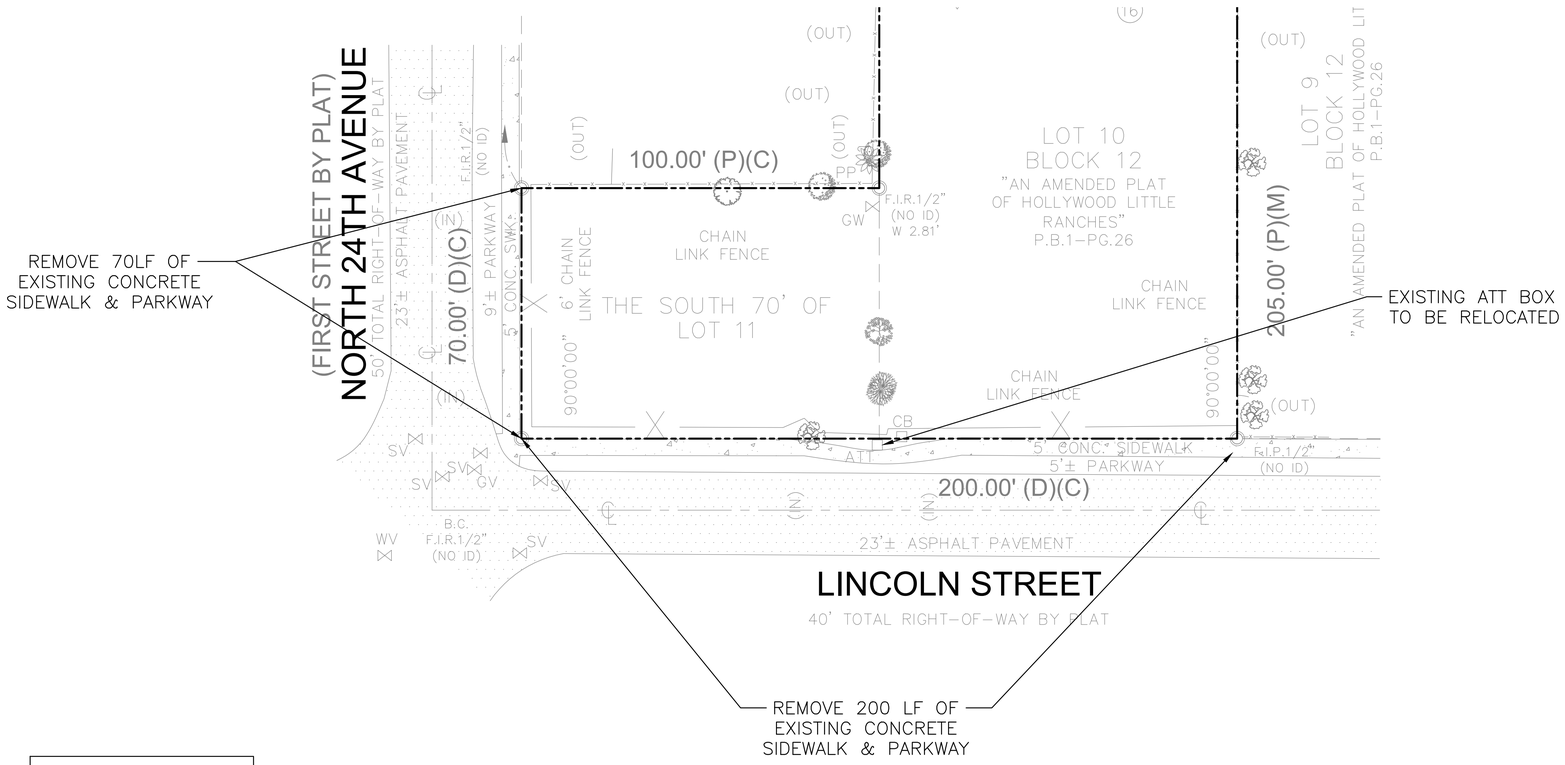
Plan Description: PAVEMENT MARKINGS & SIGNAGE PLAN

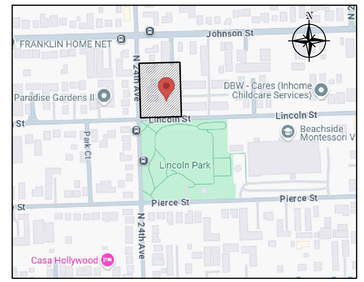
Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

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

Sheet: C-05A of Sheets

EXISTING



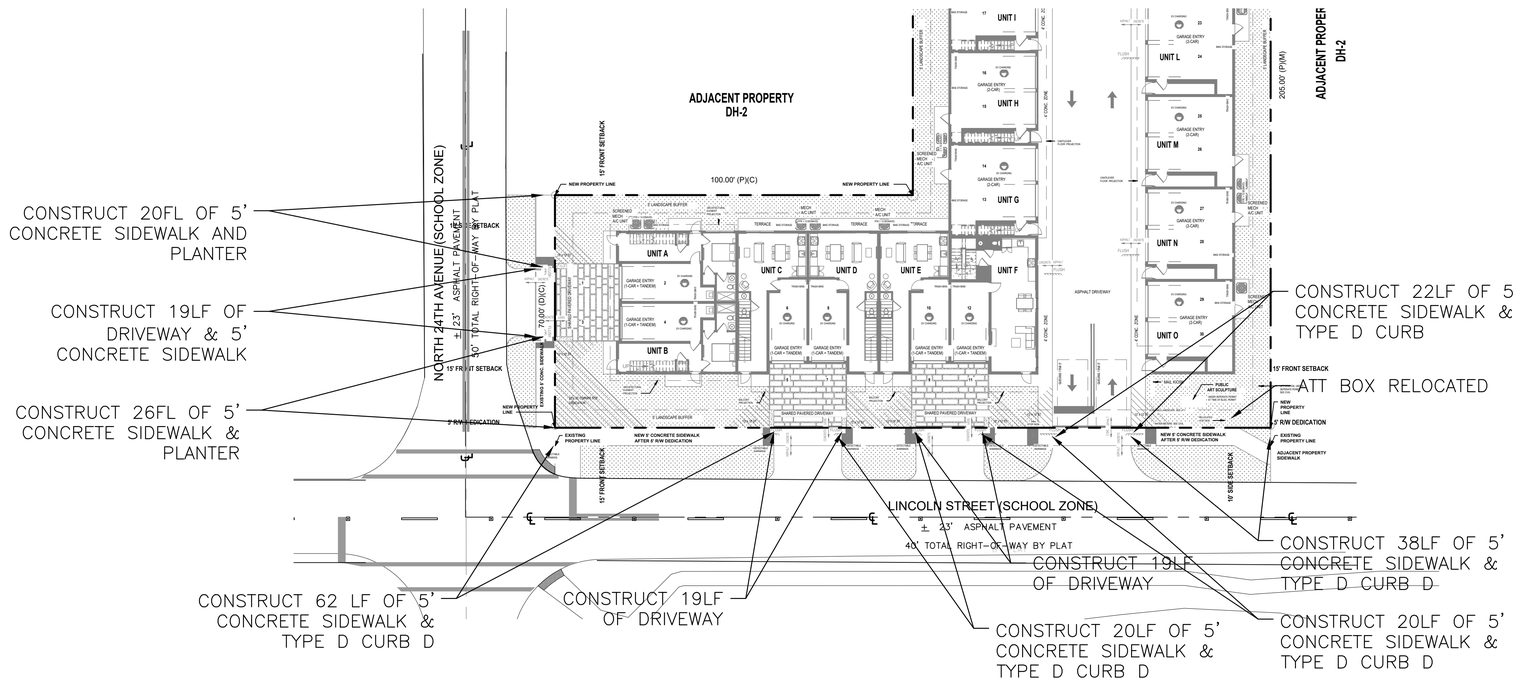


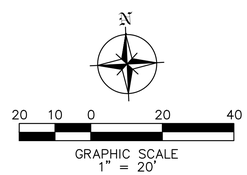
LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE

PROPOSED





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

Plan Description: ROW PLAN

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
Scale:	AS SHOWN
Job N°:	

Sheet: C-06 of Sheets

Project ID.: **2327 Lincoln Street Townhomes**
Engineer: **Jorge M. Szauer, P.E.**
Client: **Kaller Architecture**
Date: **1/9/2025**

Surface Water Management Calculations for 2327 Lincoln Street Townhomes

Proposed is the the construction of a 15 Townhome units (10,571 sf of roof coverage), on a 27,500 sf lot located on 2327 Lincoln Street, Hollywood, Florida. The proposed drainage system will be designed to meet with the City of Hollywood and Broward County requirements to retain on-site the pre vs. post run-off differencefor a 25-year, 72-hour storm event . The proposed drainage system will consist of swales, 60 LF of exfiltration trench and one Drainage Well.

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site (Ac)	Proposed Site (Ac)
Total Site Area:	0.63	0.63
Roof Area:	0.10	0.24
Impervious Area:	0.09	0.21
Pervious Area:	0.44	0.18

Landuse breakdown for the existing conditions was obtained from Google Earth historical aerial photos and approximate calculations using Google Earth measuring tools.

DESIGN CRITERIA

Since the existing grade is at approximately the same or higher elevation as the County 100-year map elevation, a pre vs post analysis will be provided

Wet season water table elevation = 2.5' NAVD
BrCo Future Conditions 100-year flood elevation - 12.0' NAVD
Design Storm Rainfall Amount (see SFWMD Rainfall Curves attached)
Design (25-year, 3-day) = 13 Inches
FFE (100-year, 3-day) = 16 inches
FEMA Flood Zone X

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious

2.5 inches times the perent impervious controls over the first inch of runoff over the entire site

2.5 inches times the percent impervious = 0.07 ac-ft (0.84 ac-in) (see water quality calculations attached)

SOIL STORAGE

Soil Storage (S) was calculated to be **3.56** inches over the entire site for the **Existing Conditions** (see soil storage calculations attached)

Soil Storage (S) was calculated to be **1.46** inches over the entire site for the **Proposed Conditions** (see soil storage calculations attached)

RUNOFF CALCULATIONS

$Q=(P-0.2S)^2/(P+0.8S)$

		Existing			Proposed			Δ Pre vs Post
Design Frequency	Precipitation P (in)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)	Runoff Volume (Ac-ft)
5y-1h	3.28	3.56	1.07	0.06	1.46	2.00	0.11	0.05
10y-24h	8		4.89	0.26		6.48	0.34	0.08
25y-3d	13		9.53	0.50		11.40	0.6	0.10
100y-3d	16		12.4	0.65		14.37	0.75	0.10

The difference in runoff volume from the pre vs the post development conditions shall be treaten within the proposed exfiltration trench system

This item has been digitally signed and sealed by Jorge Szauer, PE. On July 28, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jorge M. Szauer
FL P.E. No. 62579

EXFILTRATION TRENCH CALCULATIONS

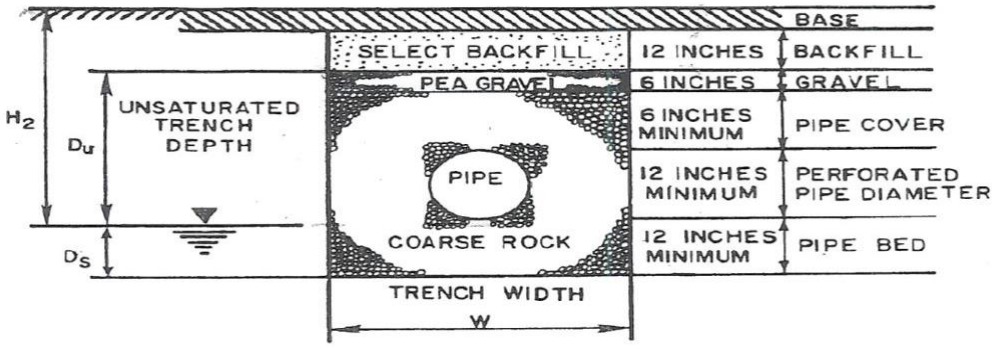
Water Table Elevation: 2.5 FT NAVD

Average Finished Grade for Trench Purposes 9.00 FT NAVD

Exfiltration Trench Length = FS[(%WQ)(Vwq)+Vadd / (K(H2*W + 2*H2*Du - Du^2 + 2*H2*Ds) + (1.39E-4*W*Du))

L=	109 Ft - Length of trench required
%WQ=	75%
Vwq=	0.84 x 0.75 = 0.63 ac-in
Vadd=	0.57 Acre-inch - Volume treated
W=	4 Ft - Trench Width
K=	2.0E-04 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)
H2=	6.50 Ft - Depth to Water Table
Du=	5.50 Ft - Non-Saturated Trench Depth
Ds=	2.5 Ft - Saturated Trench Depth

SFWMD - Typical Exfiltration Trench Section



Length of Trench Required = 52 Ft
Length of Trench Provided = 60 Ft

DRAINAGE WELLS (Proposed Conditions Only)

One drainage well will dispose of the 25-year, 3-day storm and the 100-year, 3-day storm events.

A conservative Well Capacity of 250 GPM/FT of head is assumed based on existing wells in the vicinity of the project.

The effective head over the well is calculated substracting the SHWT and the Head loss due to fresh-salt water hydrostatic balance.

The control elevation shall be set at 4.5' NAVD, the SHWT is 2.5' NAVD (based on the County's future conditions wet season water table) and the head loss due to hydrostatic balance is 2'.

The well shall have an average drainage capacity of 875 GPM . The proposed well is more than adequate to provide drainage for a 100-year, 3-day storm event.

The computer program "CASCADE" is being used to model the site. The drainage wells is this proram are modeled as "pumps". The following is a summary of the input of the drainage well information into the CASCADE model.

Pumps	On - Off Elevation (NAVD)		Pump Capacity (gpm)	Water Level (NAVD)	Well Capacity (gpm)
	On	Off			
1	9	9	250 gpm x 6.5 ft of head = 125 gpm	9	1625
2	9.5	9.5	250 gpm x 0.5 ft of head = 125 gpm	9.5	1750
3	10	10	250 gpm x 0.5 ft of head = 125 gpm	10	1875
4	10.5	10.5	250 gpm x 0.5 ft of head = 125 gpm	10.5	2000

Jorge M. Szauer
FL P.E. No. 62579

STAGE STORAGE

	Existing				Proposed				
Stage (ft NAVD)	Impervious (ac-ft)	Pervious (Ac-ft)	Total (Ac-ft)	Peak Stage 25-y 3-d	Impervious (Ac-ft)	Pervious (ac-ft)	Exfiltration Trench (Ac-ft)	Total (Ac-ft)	Peak Stage 25-y 3-d
11.00	0.00	0.00	**0.00**	**11.98**	0.00	0.00	0.10	**0.10**	**11.21**
11.50	0.02	0.22	**0.24**		0.00	0.03	0.10	**0.13**	
12.00	0.07	0.44	**0.51**	Peak Stage 100-y 3-d	0.00	0.11	0.10	**0.21**	Peak Stage 100-y 3-d
12.50	0.11	0.66	**0.77**		0.01	0.20	0.10	**0.31**	
13.00	0.16	0.88	**1.04**	**12.27**	0.11	0.29	0.10	**0.50**	**11.28**
13.50	0.20	1.10	**1.30**		0.20	0.38	0.10	**0.68**	
14.00	0.25	1.32	**1.57**		0.30	0.47	0.10	**0.87**	

*** The peak stage is the final result after discharge into the proposed drainage well. Proposed minimum FFE is 14.0' NAVD. The peak stage for the 5y-1hr storm event is 11.09' NAVD**

Jorge M. Szauer
FL P.E. No. 62579

EXHIBITS

Appendix C: Isohyetal Maps
from SFWMD Technical Memorandum, *Frequency Analysis of One and Three Day Rainfall Maxima for central and southern Florida*, Paul Trimble, October 1990.

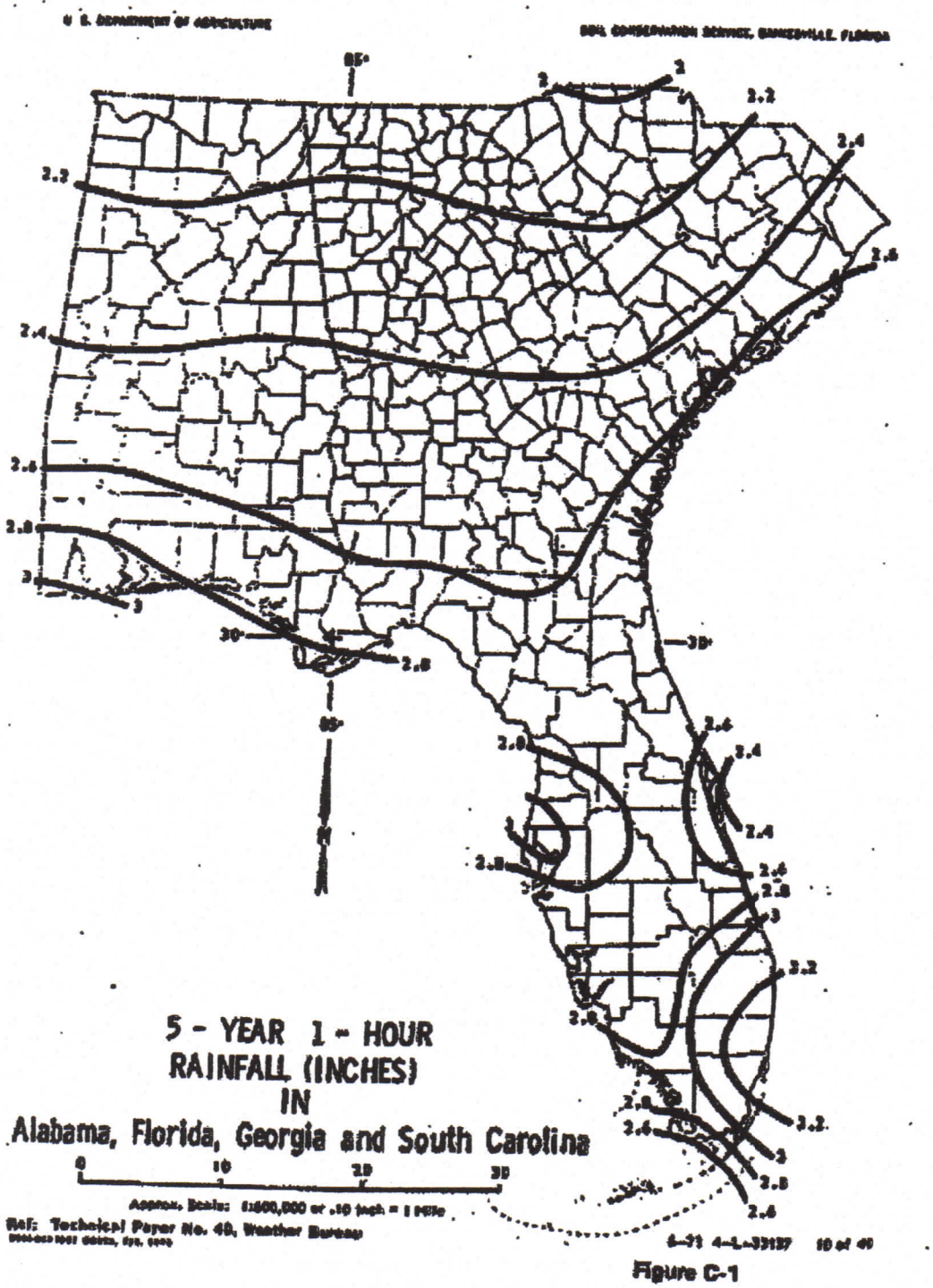


Figure C-1

FIGURE 3 - SFWMD RAINFALL 5YR, 1 HR

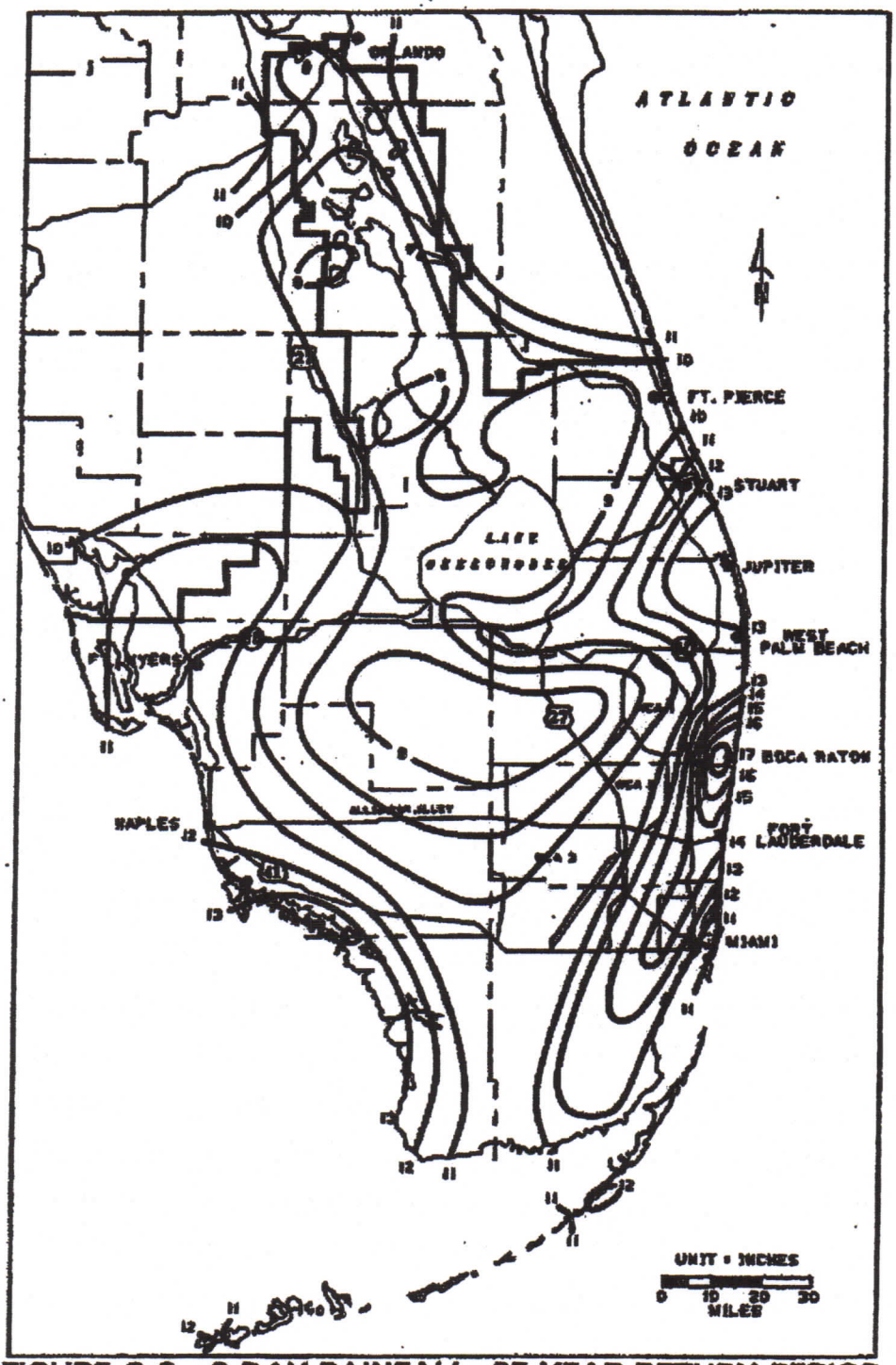


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

FIGURE 4 - SFWMD RAINFALL 25YR, 3 DAY

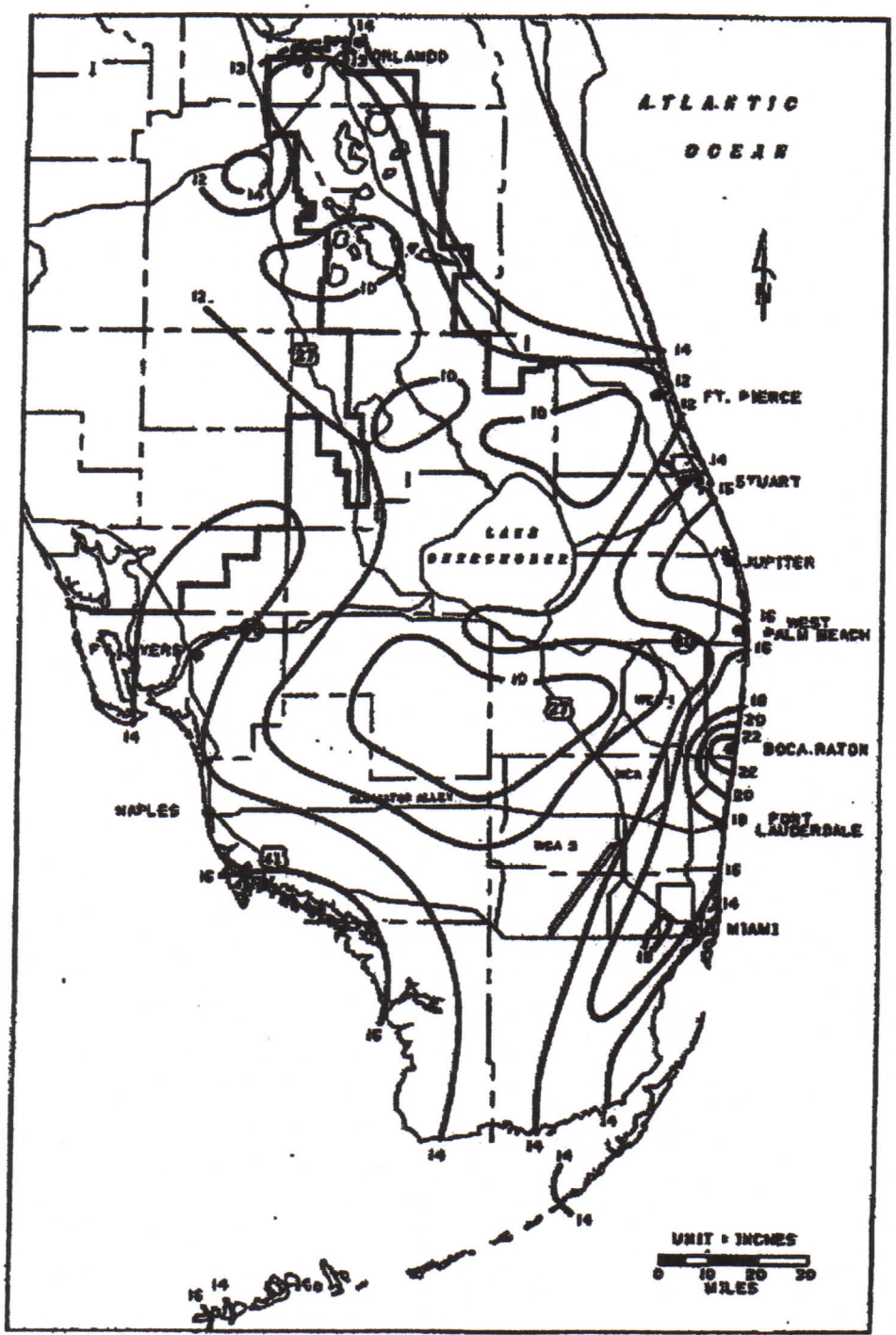


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

FIGURE 5 SFWMD RAINFALL 100YR, 3 DAY

Water Quality Calculation

*2.5" * % Impervious vs. 1" over site*

2327 Lincoln Street Date: 09-Jan-25

Input data in boxes below:

Total Area:	0.63	acre
Lake & WL:	0.00	"
Roof:	0.24	"
Pervious Area:	0.18	"

2.5 Inch * % Impervious:

Vol = 2.5 /12 * (Total - lakes) * (Total - roof - lake - pervious)/(Total - roof - lake)

% Impervious = (Total - roof - lake - pervious)/(Total - roof - lake)
Treatment Vol = 2.5" / 12 * (Total - lake) * (% Impervious)

% Impervious = 53.85%
Treatment Vol = 0.07 ac-ft

OR:

1" Over Entire Site:

Total Area: 0.63 acre

Treatment Vol = 0.05 ac-ft

The required water quality volume is based on: 2.5 X % Imperv. Area
The required water quality volume is: 0.07 acre-feet

Comments:

Soil Type: Depressional (3)

Soil Storage Calculation

Project: **2327 Lincoln StreetExisting**

Date: **9-Jan-25**

User Enter Data is Shown in Blue & Bold Font

DWT	S (inches)
0	0
1	0.6
2	2.1
3	4.4
4	6.8

SHGWT (Seasonal high groundwater table elevation): **2.5** ft NAVD

Total Impervious area (see note below): **0.190** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elvation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Green	**0.440**	**11.0**	**11.0**	11.00	8.50	6.800	0.249	**y**	0.187	Compacted Soil
				0.00	0.00	0.000	0.000	**N**	0.000	
				0.00	0.00	0.000	0.000	**N**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
Total	**0.440**	**<- total pervious area**							**0.187**	**<- ac-ft (Total)**

lculated Composite Soil Storage: 3.562 inches CN = 1000/(S+10) = 73.7

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite

Click here for Directions:

Site Storage Calculation

Project Name: *2327 Lincoln Street Townhomes Existing*
Date: *09-Jan-25*
User: *enter*

Minimum Stage: *11.000* feet, NAVD
Incremental Stage: *0.500* feet

Area Number	1	2	3	4	5	Total Area	
Area Description	Imperv	Perv	3	4	5		
Area (acres)	*0.090*	*0.440*				**0.53 ac**	
Area (ft^2)	3.92E+03	1.92E+04	0.00E+00	0.00E+00	0.00E+00		
Low Elv.	*11.000*	*11.000*					
High Elv.	*11.500*	*11.000*					
Stage (ft, NAVD)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac ft)	Stage (ft, NAVD)	Total Storage (ac-ft)
11.000	0.00	0.00	0.00	0.00	0.00	11.00	0.00
11.500	0.02	0.22	0.00	0.00	0.00	11.50	0.24
12.000	0.07	0.44	0.00	0.00	0.00	12.00	0.51
12.500	0.11	0.66	0.00	0.00	0.00	12.50	0.77
13.000	0.16	0.88	0.00	0.00	0.00	13.00	1.04
13.500	0.20	1.10	0.00	0.00	0.00	13.50	1.30
14.000	0.25	1.32	0.00	0.00	0.00	14.00	1.57
14.500	0.29	1.54	0.00	0.00	0.00	14.50	1.83
15.000	0.34	1.76	0.00	0.00	0.00	15.00	2.10
15.500	0.38	1.98	0.00	0.00	0.00	15.50	2.36
16.000	0.43	2.20	0.00	0.00	0.00	16.00	2.63
16.500	0.47	2.42	0.00	0.00	0.00	16.50	2.89
17.000	0.52	2.64	0.00	0.00	0.00	17.00	3.16
17.500	0.56	2.86	0.00	0.00	0.00	17.50	3.42
18.000	0.61	3.08	0.00	0.00	0.00	18.00	3.69
18.500	0.65	3.30	0.00	0.00	0.00	18.50	3.95

SCS Runoff Equation:

2327 Lincoln Street Townhomes Existing

Rainfall & Basin Information:

Total Site Area (including buildings):	*0.63*	acres
Composite Soil Storage:	*3.56*	inches
5-yr 1-hr storm event:	*3.28*	inches
10-yr 24-hr storm event:	*8.00*	inches
25-yr 24-hr storm event:	*0.00*	inches
25-yr 72-hr storm event:	*13.00*	inches
100-yr 72-hr storm event:	*16.00*	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

Runoff (inches) = (P-0.2S)^2 / (P + 0.8*S)

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
5-yr 1-hr storm event:	1.076	0.056	11.116
10-yr 24-hr storm event:	4.896	0.257	11.527
25-yr 24-hr storm event:	0.178	0.009	11.019
25-yr 72-hr storm event:	9.528	0.500	11.986
100-yr 72-hr storm event:	12.400	0.651	12.271

Soil Type: Depressional (3)

Soil Storage Calculation

DWT	S (inches)
0	0
1	0.6
2	2.1
3	4.4
4	6.8

Project: **2327 Lincoln Street**
Date: **9-Jan-25**

User Enter Data is Shown in Blue & Bold Font

SHGWT (Seasonal high groundwater table elevation: **2.5** ft NAVD
Total Impervious area (see note below): **0.450** acres

Pervious Area Description	Pervious Area Acreage (acres)	Low Elevation of Ground Surface (ft NAVD)	High Elevation of Ground Surface (ft NAVD)	Calculated Avg. Ground Surface Elvation (ft NAVD)	Calculated Depth to Groundwater (ft)	Calculated Uncompacted Soil Storage per SFWMD (inches)	Calculated Uncompacted Soil Storage per SFWMD (ac-ft)	Is Soil Compacted (enter Y or N)	Adjusted Soil Storage based on 75% Factor (ac-ft)	Note
Green	**0.180**	**11.0**	**11.0**	11.00	8.50	6.800	0.102	**y**	0.077	Compacted Soil
				0.00	0.00	0.000	0.000	**N**	0.000	
				0.00	0.00	0.000	0.000	**N**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
				0.00	0.00	0.000	0.000	**Y**	0.000	
Total	**0.180**	**<- total pervious area**							**0.077**	**<- ac-ft (Total)**

ılculated Composite Soil Storage: 1.457 inches CN = 1000/(S+10) = 87.3

Note: The composite soil storage calculated above is based on the total ac-ft of soil storage divided over the entire site area including pervious and impervious area. If the user desires to calculate the composite soil storage over only the pervious area, then the impervious area should be entered as zero above.

Exfiltration Trench Calculation

Reference: SFWMD Vol. IV 1/9/2025

2327 Lincoln Street Townhomes

Case 1:

Length = Volume / (K(H_2*W + 2*H_2*Du - Du^2 + 2*H_2*Ds) + (1.39E-4*W*Du))

This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.

	Variable Definitions:
Ds =	Saturated Depth of Trench (ft)
Du =	Unsaturated Depth (ft)
H_2 =	Depth from Land Surface to Water Table (ft)
W =	Trench Width (ft)
Volume =	Required Wet Detention Volume (ac-in)
Length =	Calculated Trench Length (ft)
K =	Hydraulic Conductivity (ft/sec)

Note: (a)This equation **(Case 1)** is a special case. Validity criteria: (1) Ds<Du. (2) W < 2* (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Input:

Ds =	2.5	ft	Validity Check:	
Du =	5.5	ft	(1) Ds < Du ?	Yes
H_2 =	6.5	ft	(2) W < 2* (Ds+Du)?	Yes
W =	4	ft	(3) W > 3 ?	Yes
Volume =	1.2	ac-in		
K =	2.00E-04	cfs/ft^2 (i.e. ft/sec)		

Case 1: Calulated Trench Length = 52 ft

Case 2:

Length = Volume / (K(2*H_2*Du - Du^2 + 2 *H_2*Ds) + (1.39E-4*W*Du))

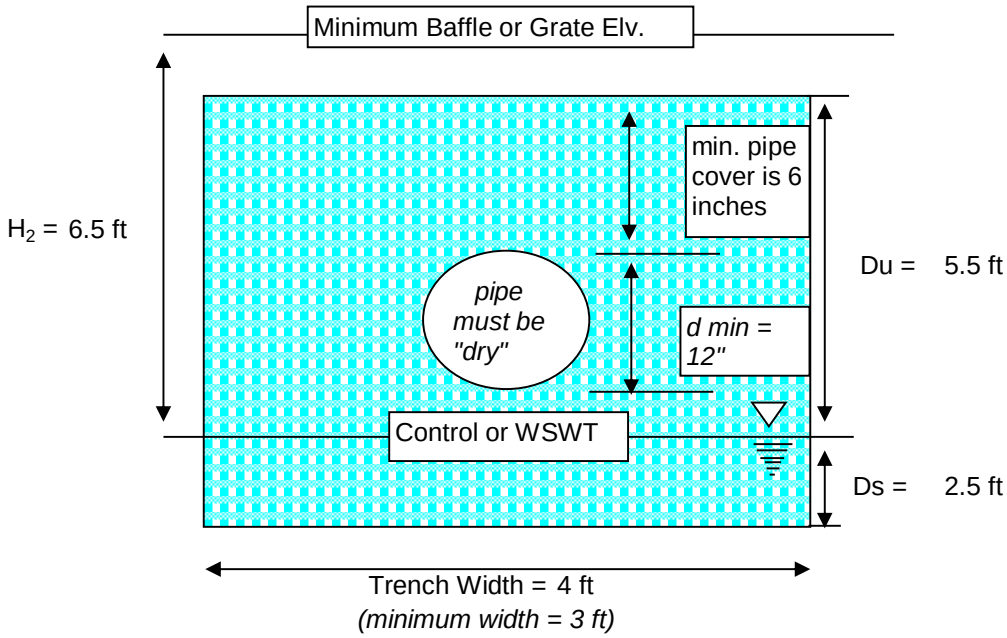
This formula takes into consideration a safety factor of 2 and a 50% credit for retention system.
This formula is valid if W > 2(Ds+Du) and Ds>Du.

Note: (a)This equation **(case 2)** is a special case. Validity criteria: (1) Ds>Du. (2) W > 2* (Ds+Du)
(b) Minimum pipe diameter is 12 inches, minimum trench width (W) is 3 ft.

Case 2: Calulated Trench Length = 67 ft

Validity Check:	
(1) Ds > Du ?	criterion NOT met
(2) W > 2* (Ds+Du)?	criterion NOT met

2327 Lincoln Street Townhomes



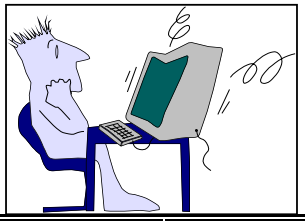
(3) W > 3 ? Yes

Click here for Directions:

Site Storage Calculation

Project Name: *2327 Lincoln Street Proposed*
Date: *08-Jan-25*
User: *enter*

Minimum Stage: *11.000* feet, NAVD
Incremental Stage: *0.500* feet



Area Number	1	2	3	4	5	6	Total Area	
Area Description	Green 1	Green 2	Pavement	Pool	Exf Trench			
Area (acres)	*0.060*	*0.120*	*0.195*	*0.015*			**0.39 ac**	
Area (ft^2)	2.61E+03	5.23E+03	8.49E+03	6.53E+02	0.00E+00	0.00E+00		
Low Elv.	*11.500*	*11.000*	*12.300*	*12.500*				
High Elv.	*12.000*	*11.500*	*12.600*	*12.500*				
Stage (ft, NAVD)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Storage (ac-ft)	Stage (ft, NAVD)	Total Storage
11.000	0.00	0.00	0.00	0.00	0.10	0.00	11.00	0.10
11.500	0.00	0.03	0.00	0.00	0.10	0.00	11.50	0.13
12.000	0.02	0.09	0.00	0.00	0.10	0.00	12.00	0.21
12.500	0.05	0.15	0.01	0.00	0.10	0.00	12.50	0.31
13.000	0.08	0.21	0.11	0.01	0.10	0.00	13.00	0.50
13.500	0.11	0.27	0.20	0.02	0.10	0.00	13.50	0.69
14.000	0.14	0.33	0.30	0.02	0.10	0.00	14.00	0.89
14.500	0.17	0.39	0.40	0.03	0.10	0.00	14.50	1.08
15.000	0.20	0.45	0.50	0.04	0.10	0.00	15.00	1.28
15.500	0.23	0.51	0.59	0.05	0.10	0.00	15.50	1.47
16.000	0.26	0.57	0.69	0.05	0.10	0.00	16.00	1.67
16.500	0.29	0.63	0.79	0.06	0.10	0.00	16.50	1.86
17.000	0.32	0.69	0.89	0.07	0.10	0.00	17.00	2.06
17.500	0.35	0.75	0.98	0.08	0.10	0.00	17.50	2.25
18.000	0.38	0.81	1.08	0.08	0.10	0.00	18.00	2.45

SCS Runoff Equation:

2327 Lincoln Street Proposed

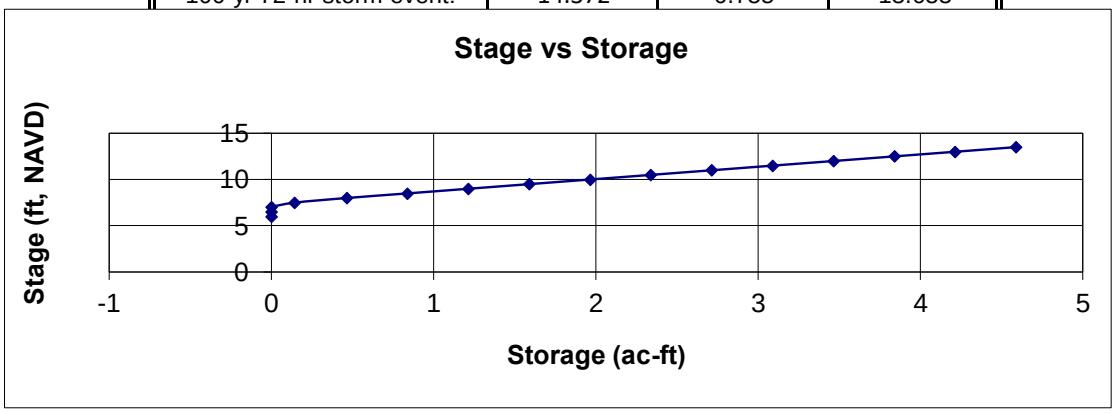
Rainfall & Basin Information:

Total Site Area (including buildings):	*0.63*	acres
Composite Soil Storage:	*1.46*	inches
5-yr 1-hr storm event:	*3.28*	inches
10-yr 24-hr storm event:	*8.00*	inches
25-yr 24-hr storm event:	*0.00*	inches
25-yr 72-hr storm event:	*13.00*	inches
100-yr 72-hr storm event:	*16.00*	inches

Zero-Discharge Runoff Volume & Interpolated Stages:

Runoff (inches) = (P-0.2S)^2 / (P + 0.8*S)

Design Storms (from above)	Runoff (in)	Runoff (ac-ft)	Stage (ft)
5-yr 1-hr storm event:	2.007	0.105	11.090
10-yr 24-hr storm event:	6.481	0.340	12.584
25-yr 24-hr storm event:	0.073	0.004	#N/A
25-yr 72-hr storm event:	11.398	0.598	13.253
100-yr 72-hr storm event:	14.372	0.755	13.653



5y - 1H

FLOOD ROUTING

Project Name: 2327 Lincoln Street Townhomes
Reviewer:
Project Number:
  Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0000 hr Duration: 96 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 3.28 inches
  Area: 0.63 acres
  Ground Storage: 1.46 inches
  Time of Concentration: 0.15 hours
  Initial Stage: 2.5 ft NGVD

ALL ELEVATIONS REFER TO THE NAVD DATUM

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.00
11.00	0.10
11.50	0.13
12.00	0.21
12.50	0.31
13.00	0.50
13.50	0.69
14.00	0.89

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	2.50
24.00	2.50
72.00	2.50
96.00	2.50

Structure: 1

  From Basin: Site
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 9 ft NGVD, Off Elev = 9 ft NGVD, Capacity = 1625 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.03	0.00	0.00	0.00	2.50	2.50
2.00	0.07	0.00	0.00	0.00	2.50	2.50
3.00	0.10	0.00	0.00	0.00	2.50	2.50
4.00	0.15	0.00	0.00	0.00	2.50	2.50
5.00	0.20	0.00	0.00	0.00	2.50	2.50
6.00	0.27	0.00	0.00	0.00	2.50	2.50
7.00	0.35	0.00	0.00	0.00	2.51	2.50
8.00	0.45	0.01	0.00	0.00	2.56	2.50
9.00	0.56	0.02	0.00	0.00	2.66	2.50
10.00	0.70	0.03	0.00	0.00	2.85	2.50
11.00	0.88	0.06	0.00	0.00	3.18	2.50
12.00	2.15	1.02	0.00	0.00	5.92	2.50
13.00	2.52	0.14	0.00	0.00	8.32	2.50
14.00	2.68	0.08	0.00	0.00	9.02	2.50
15.00	2.79	0.05	0.00	0.00	9.46	2.50
16.00	2.89	0.05	0.00	0.00	9.84	2.50
17.00	2.95	0.03	0.00	0.00	10.10	2.50
18.00	3.00	0.03	0.00	0.00	10.33	2.50
19.00	3.06	0.03	0.00	0.00	10.56	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
20.00	3.12	0.03	0.00	0.00	10.79	2.50
21.00	3.16	0.02	0.00	0.00	10.96	2.50
22.00	3.20	0.02	0.00	0.00	11.02	2.50
23.00	3.24	0.02	0.00	0.00	11.05	2.50
24.00	3.28	0.02	0.00	0.00	11.08	2.50
25.00	3.28	0.00	0.00	0.00	11.09	2.50
26.00	3.28	0.00	0.00	0.00	11.09	2.50
27.00	3.28	0.00	0.00	0.00	11.09	2.50
28.00	3.28	0.00	0.00	0.00	11.09	2.50
29.00	3.28	0.00	0.00	0.00	11.09	2.50
30.00	3.28	0.00	0.00	0.00	11.09	2.50
31.00	3.28	0.00	0.00	0.00	11.09	2.50
32.00	3.28	0.00	0.00	0.00	11.09	2.50
33.00	3.28	0.00	0.00	0.00	11.09	2.50
34.00	3.28	0.00	0.00	0.00	11.09	2.50
35.00	3.28	0.00	0.00	0.00	11.09	2.50
36.00	3.28	0.00	0.00	0.00	11.09	2.50
37.00	3.28	0.00	0.00	0.00	11.09	2.50
38.00	3.28	0.00	0.00	0.00	11.09	2.50
39.00	3.28	0.00	0.00	0.00	11.09	2.50
40.00	3.28	0.00	0.00	0.00	11.09	2.50
41.00	3.28	0.00	0.00	0.00	11.09	2.50
42.00	3.28	0.00	0.00	0.00	11.09	2.50
43.00	3.28	0.00	0.00	0.00	11.09	2.50
44.00	3.28	0.00	0.00	0.00	11.09	2.50
45.00	3.28	0.00	0.00	0.00	11.09	2.50
46.00	3.28	0.00	0.00	0.00	11.09	2.50
47.00	3.28	0.00	0.00	0.00	11.09	2.50
48.00	3.28	0.00	0.00	0.00	11.09	2.50
49.00	3.28	0.00	0.00	0.00	11.09	2.50
50.00	3.28	0.00	0.00	0.00	11.09	2.50
51.00	3.28	0.00	0.00	0.00	11.09	2.50
52.00	3.28	0.00	0.00	0.00	11.09	2.50
53.00	3.28	0.00	0.00	0.00	11.09	2.50
54.00	3.28	0.00	0.00	0.00	11.09	2.50
55.00	3.28	0.00	0.00	0.00	11.09	2.50
56.00	3.28	0.00	0.00	0.00	11.09	2.50
57.00	3.28	0.00	0.00	0.00	11.09	2.50
58.00	3.28	0.00	0.00	0.00	11.09	2.50
59.00	3.28	0.00	0.00	0.00	11.09	2.50
60.00	3.28	0.00	0.00	0.00	11.09	2.50
61.00	3.28	0.00	0.00	0.00	11.09	2.50
62.00	3.28	0.00	0.00	0.00	11.09	2.50
63.00	3.28	0.00	0.00	0.00	11.09	2.50
64.00	3.28	0.00	0.00	0.00	11.09	2.50
65.00	3.28	0.00	0.00	0.00	11.09	2.50
66.00	3.28	0.00	0.00	0.00	11.09	2.50
67.00	3.28	0.00	0.00	0.00	11.09	2.50
68.00	3.28	0.00	0.00	0.00	11.09	2.50
69.00	3.28	0.00	0.00	0.00	11.09	2.50
70.00	3.28	0.00	0.00	0.00	11.09	2.50
71.00	3.28	0.00	0.00	0.00	11.09	2.50
72.00	3.28	0.00	0.00	0.00	11.09	2.50
73.00	3.28	0.00	0.00	0.00	11.09	2.50
74.00	3.28	0.00	0.00	0.00	11.09	2.50
75.00	3.28	0.00	0.00	0.00	11.09	2.50
76.00	3.28	0.00	0.00	0.00	11.09	2.50
77.00	3.28	0.00	0.00	0.00	11.09	2.50
78.00	3.28	0.00	0.00	0.00	11.09	2.50
79.00	3.28	0.00	0.00	0.00	11.09	2.50
80.00	3.28	0.00	0.00	0.00	11.09	2.50
81.00	3.28	0.00	0.00	0.00	11.09	2.50
82.00	3.28	0.00	0.00	0.00	11.09	2.50
83.00	3.28	0.00	0.00	0.00	11.09	2.50
84.00	3.28	0.00	0.00	0.00	11.09	2.50
85.00	3.28	0.00	0.00	0.00	11.09	2.50
86.00	3.28	0.00	0.00	0.00	11.09	2.50
87.00	3.28	0.00	0.00	0.00	11.09	2.50
88.00	3.28	0.00	0.00	0.00	11.09	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
89.00	3.28	0.00	0.00	0.00	11.09	2.50
90.00	3.28	0.00	0.00	0.00	11.09	2.50
91.00	3.28	0.00	0.00	0.00	11.09	2.50
92.00	3.28	0.00	0.00	0.00	11.09	2.50
93.00	3.28	0.00	0.00	0.00	11.09	2.50
94.00	3.28	0.00	0.00	0.00	11.09	2.50
95.00	3.28	0.00	0.00	0.00	11.09	2.50
96.00	3.28	0.00	0.00	0.00	11.09	2.50

Structure: 2

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 9.5 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.03	0.00	0.00	0.00	2.50	2.50
2.00	0.07	0.00	0.00	0.00	2.50	2.50
3.00	0.10	0.00	0.00	0.00	2.50	2.50
4.00	0.15	0.00	0.00	0.00	2.50	2.50
5.00	0.20	0.00	0.00	0.00	2.50	2.50
6.00	0.27	0.00	0.00	0.00	2.50	2.50
7.00	0.35	0.00	0.00	0.00	2.51	2.50
8.00	0.45	0.01	0.00	0.00	2.56	2.50
9.00	0.56	0.02	0.00	0.00	2.66	2.50
10.00	0.70	0.03	0.00	0.00	2.85	2.50
11.00	0.88	0.06	0.00	0.00	3.18	2.50
12.00	2.15	1.02	0.00	0.00	5.92	2.50
13.00	2.52	0.14	0.00	0.00	8.32	2.50
14.00	2.68	0.08	0.00	0.00	9.02	2.50
15.00	2.79	0.05	0.00	0.00	9.46	2.50
16.00	2.89	0.05	0.00	0.00	9.84	2.50
17.00	2.95	0.03	0.00	0.00	10.10	2.50
18.00	3.00	0.03	0.00	0.00	10.33	2.50
19.00	3.06	0.03	0.00	0.00	10.56	2.50
20.00	3.12	0.03	0.00	0.00	10.79	2.50
21.00	3.16	0.02	0.00	0.00	10.96	2.50
22.00	3.20	0.02	0.00	0.00	11.02	2.50
23.00	3.24	0.02	0.00	0.00	11.05	2.50
24.00	3.28	0.02	0.00	0.00	11.08	2.50
25.00	3.28	0.00	0.00	0.00	11.09	2.50
26.00	3.28	0.00	0.00	0.00	11.09	2.50
27.00	3.28	0.00	0.00	0.00	11.09	2.50
28.00	3.28	0.00	0.00	0.00	11.09	2.50
29.00	3.28	0.00	0.00	0.00	11.09	2.50
30.00	3.28	0.00	0.00	0.00	11.09	2.50
31.00	3.28	0.00	0.00	0.00	11.09	2.50
32.00	3.28	0.00	0.00	0.00	11.09	2.50
33.00	3.28	0.00	0.00	0.00	11.09	2.50
34.00	3.28	0.00	0.00	0.00	11.09	2.50
35.00	3.28	0.00	0.00	0.00	11.09	2.50
36.00	3.28	0.00	0.00	0.00	11.09	2.50
37.00	3.28	0.00	0.00	0.00	11.09	2.50
38.00	3.28	0.00	0.00	0.00	11.09	2.50
39.00	3.28	0.00	0.00	0.00	11.09	2.50
40.00	3.28	0.00	0.00	0.00	11.09	2.50
41.00	3.28	0.00	0.00	0.00	11.09	2.50
42.00	3.28	0.00	0.00	0.00	11.09	2.50
43.00	3.28	0.00	0.00	0.00	11.09	2.50
44.00	3.28	0.00	0.00	0.00	11.09	2.50
45.00	3.28	0.00	0.00	0.00	11.09	2.50
46.00	3.28	0.00	0.00	0.00	11.09	2.50
47.00	3.28	0.00	0.00	0.00	11.09	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	3.28	0.00	0.00	0.00	11.09	2.50
49.00	3.28	0.00	0.00	0.00	11.09	2.50
50.00	3.28	0.00	0.00	0.00	11.09	2.50
51.00	3.28	0.00	0.00	0.00	11.09	2.50
52.00	3.28	0.00	0.00	0.00	11.09	2.50
53.00	3.28	0.00	0.00	0.00	11.09	2.50
54.00	3.28	0.00	0.00	0.00	11.09	2.50
55.00	3.28	0.00	0.00	0.00	11.09	2.50
56.00	3.28	0.00	0.00	0.00	11.09	2.50
57.00	3.28	0.00	0.00	0.00	11.09	2.50
58.00	3.28	0.00	0.00	0.00	11.09	2.50
59.00	3.28	0.00	0.00	0.00	11.09	2.50
60.00	3.28	0.00	0.00	0.00	11.09	2.50
61.00	3.28	0.00	0.00	0.00	11.09	2.50
62.00	3.28	0.00	0.00	0.00	11.09	2.50
63.00	3.28	0.00	0.00	0.00	11.09	2.50
64.00	3.28	0.00	0.00	0.00	11.09	2.50
65.00	3.28	0.00	0.00	0.00	11.09	2.50
66.00	3.28	0.00	0.00	0.00	11.09	2.50
67.00	3.28	0.00	0.00	0.00	11.09	2.50
68.00	3.28	0.00	0.00	0.00	11.09	2.50
69.00	3.28	0.00	0.00	0.00	11.09	2.50
70.00	3.28	0.00	0.00	0.00	11.09	2.50
71.00	3.28	0.00	0.00	0.00	11.09	2.50
72.00	3.28	0.00	0.00	0.00	11.09	2.50
73.00	3.28	0.00	0.00	0.00	11.09	2.50
74.00	3.28	0.00	0.00	0.00	11.09	2.50
75.00	3.28	0.00	0.00	0.00	11.09	2.50
76.00	3.28	0.00	0.00	0.00	11.09	2.50
77.00	3.28	0.00	0.00	0.00	11.09	2.50
78.00	3.28	0.00	0.00	0.00	11.09	2.50
79.00	3.28	0.00	0.00	0.00	11.09	2.50
80.00	3.28	0.00	0.00	0.00	11.09	2.50
81.00	3.28	0.00	0.00	0.00	11.09	2.50
82.00	3.28	0.00	0.00	0.00	11.09	2.50
83.00	3.28	0.00	0.00	0.00	11.09	2.50
84.00	3.28	0.00	0.00	0.00	11.09	2.50
85.00	3.28	0.00	0.00	0.00	11.09	2.50
86.00	3.28	0.00	0.00	0.00	11.09	2.50
87.00	3.28	0.00	0.00	0.00	11.09	2.50
88.00	3.28	0.00	0.00	0.00	11.09	2.50
89.00	3.28	0.00	0.00	0.00	11.09	2.50
90.00	3.28	0.00	0.00	0.00	11.09	2.50
91.00	3.28	0.00	0.00	0.00	11.09	2.50
92.00	3.28	0.00	0.00	0.00	11.09	2.50
93.00	3.28	0.00	0.00	0.00	11.09	2.50
94.00	3.28	0.00	0.00	0.00	11.09	2.50
95.00	3.28	0.00	0.00	0.00	11.09	2.50
96.00	3.28	0.00	0.00	0.00	11.09	2.50

Structure: 3

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 10 ft NGVD, Off Elev = 10 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.03	0.00	0.00	0.00	2.50	2.50
2.00	0.07	0.00	0.00	0.00	2.50	2.50
3.00	0.10	0.00	0.00	0.00	2.50	2.50
4.00	0.15	0.00	0.00	0.00	2.50	2.50
5.00	0.20	0.00	0.00	0.00	2.50	2.50
6.00	0.27	0.00	0.00	0.00	2.50	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
7.00	0.35	0.00	0.00	0.00	2.51	2.50
8.00	0.45	0.01	0.00	0.00	2.56	2.50
9.00	0.56	0.02	0.00	0.00	2.66	2.50
10.00	0.70	0.03	0.00	0.00	2.85	2.50
11.00	0.88	0.06	0.00	0.00	3.18	2.50
12.00	2.15	1.02	0.00	0.00	5.92	2.50
13.00	2.52	0.14	0.00	0.00	8.32	2.50
14.00	2.68	0.08	0.00	0.00	9.02	2.50
15.00	2.79	0.05	0.00	0.00	9.46	2.50
16.00	2.89	0.05	0.00	0.00	9.84	2.50
17.00	2.95	0.03	0.00	0.00	10.10	2.50
18.00	3.00	0.03	0.00	0.00	10.33	2.50
19.00	3.06	0.03	0.00	0.00	10.56	2.50
20.00	3.12	0.03	0.00	0.00	10.79	2.50
21.00	3.16	0.02	0.00	0.00	10.96	2.50
22.00	3.20	0.02	0.00	0.00	11.02	2.50
23.00	3.24	0.02	0.00	0.00	11.05	2.50
24.00	3.28	0.02	0.00	0.00	11.08	2.50
25.00	3.28	0.00	0.00	0.00	11.09	2.50
26.00	3.28	0.00	0.00	0.00	11.09	2.50
27.00	3.28	0.00	0.00	0.00	11.09	2.50
28.00	3.28	0.00	0.00	0.00	11.09	2.50
29.00	3.28	0.00	0.00	0.00	11.09	2.50
30.00	3.28	0.00	0.00	0.00	11.09	2.50
31.00	3.28	0.00	0.00	0.00	11.09	2.50
32.00	3.28	0.00	0.00	0.00	11.09	2.50
33.00	3.28	0.00	0.00	0.00	11.09	2.50
34.00	3.28	0.00	0.00	0.00	11.09	2.50
35.00	3.28	0.00	0.00	0.00	11.09	2.50
36.00	3.28	0.00	0.00	0.00	11.09	2.50
37.00	3.28	0.00	0.00	0.00	11.09	2.50
38.00	3.28	0.00	0.00	0.00	11.09	2.50
39.00	3.28	0.00	0.00	0.00	11.09	2.50
40.00	3.28	0.00	0.00	0.00	11.09	2.50
41.00	3.28	0.00	0.00	0.00	11.09	2.50
42.00	3.28	0.00	0.00	0.00	11.09	2.50
43.00	3.28	0.00	0.00	0.00	11.09	2.50
44.00	3.28	0.00	0.00	0.00	11.09	2.50
45.00	3.28	0.00	0.00	0.00	11.09	2.50
46.00	3.28	0.00	0.00	0.00	11.09	2.50
47.00	3.28	0.00	0.00	0.00	11.09	2.50
48.00	3.28	0.00	0.00	0.00	11.09	2.50
49.00	3.28	0.00	0.00	0.00	11.09	2.50
50.00	3.28	0.00	0.00	0.00	11.09	2.50
51.00	3.28	0.00	0.00	0.00	11.09	2.50
52.00	3.28	0.00	0.00	0.00	11.09	2.50
53.00	3.28	0.00	0.00	0.00	11.09	2.50
54.00	3.28	0.00	0.00	0.00	11.09	2.50
55.00	3.28	0.00	0.00	0.00	11.09	2.50
56.00	3.28	0.00	0.00	0.00	11.09	2.50
57.00	3.28	0.00	0.00	0.00	11.09	2.50
58.00	3.28	0.00	0.00	0.00	11.09	2.50
59.00	3.28	0.00	0.00	0.00	11.09	2.50
60.00	3.28	0.00	0.00	0.00	11.09	2.50
61.00	3.28	0.00	0.00	0.00	11.09	2.50
62.00	3.28	0.00	0.00	0.00	11.09	2.50
63.00	3.28	0.00	0.00	0.00	11.09	2.50
64.00	3.28	0.00	0.00	0.00	11.09	2.50
65.00	3.28	0.00	0.00	0.00	11.09	2.50
66.00	3.28	0.00	0.00	0.00	11.09	2.50
67.00	3.28	0.00	0.00	0.00	11.09	2.50
68.00	3.28	0.00	0.00	0.00	11.09	2.50
69.00	3.28	0.00	0.00	0.00	11.09	2.50
70.00	3.28	0.00	0.00	0.00	11.09	2.50
71.00	3.28	0.00	0.00	0.00	11.09	2.50
72.00	3.28	0.00	0.00	0.00	11.09	2.50
73.00	3.28	0.00	0.00	0.00	11.09	2.50
74.00	3.28	0.00	0.00	0.00	11.09	2.50
75.00	3.28	0.00	0.00	0.00	11.09	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
76.00	3.28	0.00	0.00	0.00	11.09	2.50
77.00	3.28	0.00	0.00	0.00	11.09	2.50
78.00	3.28	0.00	0.00	0.00	11.09	2.50
79.00	3.28	0.00	0.00	0.00	11.09	2.50
80.00	3.28	0.00	0.00	0.00	11.09	2.50
81.00	3.28	0.00	0.00	0.00	11.09	2.50
82.00	3.28	0.00	0.00	0.00	11.09	2.50
83.00	3.28	0.00	0.00	0.00	11.09	2.50
84.00	3.28	0.00	0.00	0.00	11.09	2.50
85.00	3.28	0.00	0.00	0.00	11.09	2.50
86.00	3.28	0.00	0.00	0.00	11.09	2.50
87.00	3.28	0.00	0.00	0.00	11.09	2.50
88.00	3.28	0.00	0.00	0.00	11.09	2.50
89.00	3.28	0.00	0.00	0.00	11.09	2.50
90.00	3.28	0.00	0.00	0.00	11.09	2.50
91.00	3.28	0.00	0.00	0.00	11.09	2.50
92.00	3.28	0.00	0.00	0.00	11.09	2.50
93.00	3.28	0.00	0.00	0.00	11.09	2.50
94.00	3.28	0.00	0.00	0.00	11.09	2.50
95.00	3.28	0.00	0.00	0.00	11.09	2.50
96.00	3.28	0.00	0.00	0.00	11.09	2.50

Structure: 4

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 10.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.03	0.00	0.00	0.00	2.50	2.50
2.00	0.07	0.00	0.00	0.00	2.50	2.50
3.00	0.10	0.00	0.00	0.00	2.50	2.50
4.00	0.15	0.00	0.00	0.00	2.50	2.50
5.00	0.20	0.00	0.00	0.00	2.50	2.50
6.00	0.27	0.00	0.00	0.00	2.50	2.50
7.00	0.35	0.00	0.00	0.00	2.51	2.50
8.00	0.45	0.01	0.00	0.00	2.56	2.50
9.00	0.56	0.02	0.00	0.00	2.66	2.50
10.00	0.70	0.03	0.00	0.00	2.85	2.50
11.00	0.88	0.06	0.00	0.00	3.18	2.50
12.00	2.15	1.02	0.00	0.00	5.92	2.50
13.00	2.52	0.14	0.00	0.00	8.32	2.50
14.00	2.68	0.08	0.00	0.00	9.02	2.50
15.00	2.79	0.05	0.00	0.00	9.46	2.50
16.00	2.89	0.05	0.00	0.00	9.84	2.50
17.00	2.95	0.03	0.00	0.00	10.10	2.50
18.00	3.00	0.03	0.00	0.00	10.33	2.50
19.00	3.06	0.03	0.00	0.00	10.56	2.50
20.00	3.12	0.03	0.00	0.00	10.79	2.50
21.00	3.16	0.02	0.00	0.00	10.96	2.50
22.00	3.20	0.02	0.00	0.00	11.02	2.50
23.00	3.24	0.02	0.00	0.00	11.05	2.50
24.00	3.28	0.02	0.00	0.00	11.08	2.50
25.00	3.28	0.00	0.00	0.00	11.09	2.50
26.00	3.28	0.00	0.00	0.00	11.09	2.50
27.00	3.28	0.00	0.00	0.00	11.09	2.50
28.00	3.28	0.00	0.00	0.00	11.09	2.50
29.00	3.28	0.00	0.00	0.00	11.09	2.50
30.00	3.28	0.00	0.00	0.00	11.09	2.50
31.00	3.28	0.00	0.00	0.00	11.09	2.50
32.00	3.28	0.00	0.00	0.00	11.09	2.50
33.00	3.28	0.00	0.00	0.00	11.09	2.50
34.00	3.28	0.00	0.00	0.00	11.09	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
35.00	3.28	0.00	0.00	0.00	11.09	2.50
36.00	3.28	0.00	0.00	0.00	11.09	2.50
37.00	3.28	0.00	0.00	0.00	11.09	2.50
38.00	3.28	0.00	0.00	0.00	11.09	2.50
39.00	3.28	0.00	0.00	0.00	11.09	2.50
40.00	3.28	0.00	0.00	0.00	11.09	2.50
41.00	3.28	0.00	0.00	0.00	11.09	2.50
42.00	3.28	0.00	0.00	0.00	11.09	2.50
43.00	3.28	0.00	0.00	0.00	11.09	2.50
44.00	3.28	0.00	0.00	0.00	11.09	2.50
45.00	3.28	0.00	0.00	0.00	11.09	2.50
46.00	3.28	0.00	0.00	0.00	11.09	2.50
47.00	3.28	0.00	0.00	0.00	11.09	2.50
48.00	3.28	0.00	0.00	0.00	11.09	2.50
49.00	3.28	0.00	0.00	0.00	11.09	2.50
50.00	3.28	0.00	0.00	0.00	11.09	2.50
51.00	3.28	0.00	0.00	0.00	11.09	2.50
52.00	3.28	0.00	0.00	0.00	11.09	2.50
53.00	3.28	0.00	0.00	0.00	11.09	2.50
54.00	3.28	0.00	0.00	0.00	11.09	2.50
55.00	3.28	0.00	0.00	0.00	11.09	2.50
56.00	3.28	0.00	0.00	0.00	11.09	2.50
57.00	3.28	0.00	0.00	0.00	11.09	2.50
58.00	3.28	0.00	0.00	0.00	11.09	2.50
59.00	3.28	0.00	0.00	0.00	11.09	2.50
60.00	3.28	0.00	0.00	0.00	11.09	2.50
61.00	3.28	0.00	0.00	0.00	11.09	2.50
62.00	3.28	0.00	0.00	0.00	11.09	2.50
63.00	3.28	0.00	0.00	0.00	11.09	2.50
64.00	3.28	0.00	0.00	0.00	11.09	2.50
65.00	3.28	0.00	0.00	0.00	11.09	2.50
66.00	3.28	0.00	0.00	0.00	11.09	2.50
67.00	3.28	0.00	0.00	0.00	11.09	2.50
68.00	3.28	0.00	0.00	0.00	11.09	2.50
69.00	3.28	0.00	0.00	0.00	11.09	2.50
70.00	3.28	0.00	0.00	0.00	11.09	2.50
71.00	3.28	0.00	0.00	0.00	11.09	2.50
72.00	3.28	0.00	0.00	0.00	11.09	2.50
73.00	3.28	0.00	0.00	0.00	11.09	2.50
74.00	3.28	0.00	0.00	0.00	11.09	2.50
75.00	3.28	0.00	0.00	0.00	11.09	2.50
76.00	3.28	0.00	0.00	0.00	11.09	2.50
77.00	3.28	0.00	0.00	0.00	11.09	2.50
78.00	3.28	0.00	0.00	0.00	11.09	2.50
79.00	3.28	0.00	0.00	0.00	11.09	2.50
80.00	3.28	0.00	0.00	0.00	11.09	2.50
81.00	3.28	0.00	0.00	0.00	11.09	2.50
82.00	3.28	0.00	0.00	0.00	11.09	2.50
83.00	3.28	0.00	0.00	0.00	11.09	2.50
84.00	3.28	0.00	0.00	0.00	11.09	2.50
85.00	3.28	0.00	0.00	0.00	11.09	2.50
86.00	3.28	0.00	0.00	0.00	11.09	2.50
87.00	3.28	0.00	0.00	0.00	11.09	2.50
88.00	3.28	0.00	0.00	0.00	11.09	2.50
89.00	3.28	0.00	0.00	0.00	11.09	2.50
90.00	3.28	0.00	0.00	0.00	11.09	2.50
91.00	3.28	0.00	0.00	0.00	11.09	2.50
92.00	3.28	0.00	0.00	0.00	11.09	2.50
93.00	3.28	0.00	0.00	0.00	11.09	2.50
94.00	3.28	0.00	0.00	0.00	11.09	2.50
95.00	3.28	0.00	0.00	0.00	11.09	2.50
96.00	3.28	0.00	0.00	0.00	11.09	2.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	11.09	25.40	2.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.11	0.00	0.00	0.00	0.11	0.00

ALL ELEVATIONS REFER TO THE NAVD DATUM

25Y - 72H

FLOOD ROUTING

Project Name: 2327 Lincoln Street Townhomes
Reviewer:
Project Number:
  Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0000 hr Duration: 96 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 13 inches
  Area: 0.63 acres
  Ground Storage: 1.46 inches
  Time of Concentration: 0.15 hours
  Initial Stage: 2.5 ft NGVD

ALL ELEVATIONS REFER TO THE NAVD DATUM

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.00
11.00	0.10
11.50	0.13
12.00	0.21
12.50	0.31
13.00	0.50
13.50	0.69
14.00	0.89

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	2.50
24.00	2.50
72.00	2.50
96.00	2.50

Structure: 1

  From Basin: Site
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 9 ft NGVD, Off Elev = 9 ft NGVD, Capacity = 1625 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.06	0.00	0.00	0.00	2.50	2.50
2.00	0.12	0.00	0.00	0.00	2.50	2.50
3.00	0.17	0.00	0.00	0.00	2.50	2.50
4.00	0.23	0.00	0.00	0.00	2.50	2.50
5.00	0.29	0.00	0.00	0.00	2.50	2.50
6.00	0.35	0.00	0.00	0.00	2.51	2.50
7.00	0.41	0.00	0.00	0.00	2.53	2.50
8.00	0.47	0.01	0.00	0.00	2.57	2.50
9.00	0.52	0.01	0.00	0.00	2.63	2.50
10.00	0.58	0.01	0.00	0.00	2.70	2.50
11.00	0.64	0.01	0.00	0.00	2.78	2.50
12.00	0.70	0.01	0.00	0.00	2.88	2.50
13.00	0.76	0.02	0.00	0.00	2.98	2.50
14.00	0.81	0.02	0.00	0.00	3.09	2.50
15.00	0.87	0.02	0.00	0.00	3.22	2.50
16.00	0.93	0.02	0.00	0.00	3.35	2.50
17.00	0.99	0.02	0.00	0.00	3.48	2.50
18.00	1.05	0.02	0.00	0.00	3.62	2.50
19.00	1.11	0.02	0.00	0.00	3.77	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
20.00	1.16	0.02	0.00	0.00	3.93	2.50
21.00	1.22	0.02	0.00	0.00	4.09	2.50
22.00	1.28	0.02	0.00	0.00	4.25	2.50
23.00	1.34	0.02	0.00	0.00	4.42	2.50
24.00	1.40	0.02	0.00	0.00	4.59	2.50
25.00	1.48	0.04	0.00	0.00	4.84	2.50
26.00	1.57	0.04	0.00	0.00	5.10	2.50
27.00	1.65	0.04	0.00	0.00	5.38	2.50
28.00	1.74	0.04	0.00	0.00	5.66	2.50
29.00	1.82	0.04	0.00	0.00	5.94	2.50
30.00	1.91	0.04	0.00	0.00	6.23	2.50
31.00	1.99	0.04	0.00	0.00	6.53	2.50
32.00	2.08	0.04	0.00	0.00	6.82	2.50
33.00	2.16	0.04	0.00	0.00	7.13	2.50
34.00	2.25	0.04	0.00	0.00	7.43	2.50
35.00	2.33	0.04	0.00	0.00	7.75	2.50
36.00	2.42	0.04	0.00	0.00	8.06	2.50
37.00	2.50	0.05	0.00	0.00	8.38	2.50
38.00	2.59	0.05	0.00	0.00	8.70	2.50
39.00	2.67	0.05	0.00	0.00	9.02	2.50
40.00	2.75	0.05	0.00	0.00	9.34	2.50
41.00	2.84	0.05	0.00	0.00	9.67	2.50
42.00	2.92	0.05	0.00	0.00	10.00	2.50
43.00	3.01	0.05	0.00	0.00	10.33	2.50
44.00	3.09	0.05	0.00	0.00	10.66	2.50
45.00	3.18	0.05	0.00	0.00	11.00	2.50
46.00	3.26	0.05	0.00	0.00	11.07	2.50
47.00	3.35	0.05	0.00	0.00	11.13	2.50
48.00	3.43	0.05	0.00	0.00	11.20	2.50
49.00	3.53	0.05	0.00	0.06	7.30	2.50
50.00	3.63	0.06	0.00	0.06	7.69	2.50
51.00	3.74	0.07	0.00	0.06	8.14	2.50
52.00	3.86	0.08	0.00	0.06	8.63	2.50
53.00	4.03	0.10	0.00	0.06	9.27	2.50
54.00	4.23	0.12	0.00	0.06	10.07	2.50
55.00	4.47	0.15	0.00	0.06	11.01	2.50
56.00	4.74	0.17	3.62	0.12	9.62	2.50
57.00	5.07	0.21	0.00	0.12	8.40	2.50
58.00	5.47	0.25	0.00	0.12	10.05	2.50
59.00	6.01	0.37	3.62	0.18	9.65	2.50
60.00	9.71	3.85	3.62	0.30	9.97	2.50
61.00	10.77	0.48	0.00	0.36	10.09	2.50
62.00	11.26	0.28	3.62	0.42	9.73	2.50
63.00	11.57	0.18	0.00	0.42	8.46	2.50
64.00	11.85	0.18	0.00	0.42	9.72	2.50
65.00	12.02	0.11	0.00	0.42	10.57	2.50
66.00	12.20	0.11	0.00	0.42	11.06	2.50
67.00	12.37	0.11	0.00	0.42	11.21	2.50
68.00	12.54	0.11	0.00	0.48	7.76	2.50
69.00	12.66	0.07	0.00	0.48	8.31	2.50
70.00	12.77	0.07	0.00	0.48	8.81	2.50
71.00	12.89	0.07	0.00	0.48	9.32	2.50
72.00	13.00	0.07	0.00	0.48	9.83	2.50
73.00	13.00	0.00	0.00	0.48	9.91	2.50
74.00	13.00	0.00	0.00	0.48	9.91	2.50
75.00	13.00	0.00	0.00	0.48	9.91	2.50
76.00	13.00	0.00	0.00	0.48	9.91	2.50
77.00	13.00	0.00	0.00	0.48	9.91	2.50
78.00	13.00	0.00	0.00	0.48	9.91	2.50
79.00	13.00	0.00	0.00	0.48	9.91	2.50
80.00	13.00	0.00	0.00	0.48	9.91	2.50
81.00	13.00	0.00	0.00	0.48	9.91	2.50
82.00	13.00	0.00	0.00	0.48	9.91	2.50
83.00	13.00	0.00	0.00	0.48	9.91	2.50
84.00	13.00	0.00	0.00	0.48	9.91	2.50
85.00	13.00	0.00	0.00	0.48	9.91	2.50
86.00	13.00	0.00	0.00	0.48	9.91	2.50
87.00	13.00	0.00	0.00	0.48	9.91	2.50
88.00	13.00	0.00	0.00	0.48	9.91	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
89.00	13.00	0.00	0.00	0.48	9.91	2.50
90.00	13.00	0.00	0.00	0.48	9.91	2.50
91.00	13.00	0.00	0.00	0.48	9.91	2.50
92.00	13.00	0.00	0.00	0.48	9.91	2.50
93.00	13.00	0.00	0.00	0.48	9.91	2.50
94.00	13.00	0.00	0.00	0.48	9.91	2.50
95.00	13.00	0.00	0.00	0.48	9.91	2.50
96.00	13.00	0.00	0.00	0.48	9.91	2.50

Structure: 2

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 9.5 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.06	0.00	0.00	0.00	2.50	2.50
2.00	0.12	0.00	0.00	0.00	2.50	2.50
3.00	0.17	0.00	0.00	0.00	2.50	2.50
4.00	0.23	0.00	0.00	0.00	2.50	2.50
5.00	0.29	0.00	0.00	0.00	2.50	2.50
6.00	0.35	0.00	0.00	0.00	2.51	2.50
7.00	0.41	0.00	0.00	0.00	2.53	2.50
8.00	0.47	0.01	0.00	0.00	2.57	2.50
9.00	0.52	0.01	0.00	0.00	2.63	2.50
10.00	0.58	0.01	0.00	0.00	2.70	2.50
11.00	0.64	0.01	0.00	0.00	2.78	2.50
12.00	0.70	0.01	0.00	0.00	2.88	2.50
13.00	0.76	0.02	0.00	0.00	2.98	2.50
14.00	0.81	0.02	0.00	0.00	3.09	2.50
15.00	0.87	0.02	0.00	0.00	3.22	2.50
16.00	0.93	0.02	0.00	0.00	3.35	2.50
17.00	0.99	0.02	0.00	0.00	3.48	2.50
18.00	1.05	0.02	0.00	0.00	3.62	2.50
19.00	1.11	0.02	0.00	0.00	3.77	2.50
20.00	1.16	0.02	0.00	0.00	3.93	2.50
21.00	1.22	0.02	0.00	0.00	4.09	2.50
22.00	1.28	0.02	0.00	0.00	4.25	2.50
23.00	1.34	0.02	0.00	0.00	4.42	2.50
24.00	1.40	0.02	0.00	0.00	4.59	2.50
25.00	1.48	0.04	0.00	0.00	4.84	2.50
26.00	1.57	0.04	0.00	0.00	5.10	2.50
27.00	1.65	0.04	0.00	0.00	5.38	2.50
28.00	1.74	0.04	0.00	0.00	5.66	2.50
29.00	1.82	0.04	0.00	0.00	5.94	2.50
30.00	1.91	0.04	0.00	0.00	6.23	2.50
31.00	1.99	0.04	0.00	0.00	6.53	2.50
32.00	2.08	0.04	0.00	0.00	6.82	2.50
33.00	2.16	0.04	0.00	0.00	7.13	2.50
34.00	2.25	0.04	0.00	0.00	7.43	2.50
35.00	2.33	0.04	0.00	0.00	7.75	2.50
36.00	2.42	0.04	0.00	0.00	8.06	2.50
37.00	2.50	0.05	0.00	0.00	8.38	2.50
38.00	2.59	0.05	0.00	0.00	8.70	2.50
39.00	2.67	0.05	0.00	0.00	9.02	2.50
40.00	2.75	0.05	0.00	0.00	9.34	2.50
41.00	2.84	0.05	0.00	0.00	9.67	2.50
42.00	2.92	0.05	0.00	0.00	10.00	2.50
43.00	3.01	0.05	0.00	0.00	10.33	2.50
44.00	3.09	0.05	0.00	0.00	10.66	2.50
45.00	3.18	0.05	0.00	0.00	11.00	2.50
46.00	3.26	0.05	0.00	0.00	11.07	2.50
47.00	3.35	0.05	0.00	0.00	11.13	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	3.43	0.05	0.00	0.00	11.20	2.50
49.00	3.53	0.05	0.00	0.00	7.30	2.50
50.00	3.63	0.06	0.00	0.00	7.69	2.50
51.00	3.74	0.07	0.00	0.00	8.14	2.50
52.00	3.86	0.08	0.00	0.00	8.63	2.50
53.00	4.03	0.10	0.00	0.00	9.27	2.50
54.00	4.23	0.12	0.00	0.00	10.07	2.50
55.00	4.47	0.15	0.00	0.00	11.01	2.50
56.00	4.74	0.17	0.00	0.00	9.62	2.50
57.00	5.07	0.21	0.00	0.00	8.40	2.50
58.00	5.47	0.25	0.00	0.00	10.05	2.50
59.00	6.01	0.37	0.00	0.00	9.65	2.50
60.00	9.71	3.85	0.28	0.01	9.97	2.50
61.00	10.77	0.48	0.00	0.01	10.09	2.50
62.00	11.26	0.28	0.28	0.02	9.73	2.50
63.00	11.57	0.18	0.00	0.02	8.46	2.50
64.00	11.85	0.18	0.00	0.02	9.72	2.50
65.00	12.02	0.11	0.00	0.02	10.57	2.50
66.00	12.20	0.11	0.00	0.02	11.06	2.50
67.00	12.37	0.11	0.00	0.02	11.21	2.50
68.00	12.54	0.11	0.00	0.02	7.76	2.50
69.00	12.66	0.07	0.00	0.02	8.31	2.50
70.00	12.77	0.07	0.00	0.02	8.81	2.50
71.00	12.89	0.07	0.00	0.02	9.32	2.50
72.00	13.00	0.07	0.00	0.02	9.83	2.50
73.00	13.00	0.00	0.00	0.02	9.91	2.50
74.00	13.00	0.00	0.00	0.02	9.91	2.50
75.00	13.00	0.00	0.00	0.02	9.91	2.50
76.00	13.00	0.00	0.00	0.02	9.91	2.50
77.00	13.00	0.00	0.00	0.02	9.91	2.50
78.00	13.00	0.00	0.00	0.02	9.91	2.50
79.00	13.00	0.00	0.00	0.02	9.91	2.50
80.00	13.00	0.00	0.00	0.02	9.91	2.50
81.00	13.00	0.00	0.00	0.02	9.91	2.50
82.00	13.00	0.00	0.00	0.02	9.91	2.50
83.00	13.00	0.00	0.00	0.02	9.91	2.50
84.00	13.00	0.00	0.00	0.02	9.91	2.50
85.00	13.00	0.00	0.00	0.02	9.91	2.50
86.00	13.00	0.00	0.00	0.02	9.91	2.50
87.00	13.00	0.00	0.00	0.02	9.91	2.50
88.00	13.00	0.00	0.00	0.02	9.91	2.50
89.00	13.00	0.00	0.00	0.02	9.91	2.50
90.00	13.00	0.00	0.00	0.02	9.91	2.50
91.00	13.00	0.00	0.00	0.02	9.91	2.50
92.00	13.00	0.00	0.00	0.02	9.91	2.50
93.00	13.00	0.00	0.00	0.02	9.91	2.50
94.00	13.00	0.00	0.00	0.02	9.91	2.50
95.00	13.00	0.00	0.00	0.02	9.91	2.50
96.00	13.00	0.00	0.00	0.02	9.91	2.50

Structure: 3

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 10 ft NGVD, Off Elev = 10 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.06	0.00	0.00	0.00	2.50	2.50
2.00	0.12	0.00	0.00	0.00	2.50	2.50
3.00	0.17	0.00	0.00	0.00	2.50	2.50
4.00	0.23	0.00	0.00	0.00	2.50	2.50
5.00	0.29	0.00	0.00	0.00	2.50	2.50
6.00	0.35	0.00	0.00	0.00	2.51	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
7.00	0.41	0.00	0.00	0.00	2.53	2.50
8.00	0.47	0.01	0.00	0.00	2.57	2.50
9.00	0.52	0.01	0.00	0.00	2.63	2.50
10.00	0.58	0.01	0.00	0.00	2.70	2.50
11.00	0.64	0.01	0.00	0.00	2.78	2.50
12.00	0.70	0.01	0.00	0.00	2.88	2.50
13.00	0.76	0.02	0.00	0.00	2.98	2.50
14.00	0.81	0.02	0.00	0.00	3.09	2.50
15.00	0.87	0.02	0.00	0.00	3.22	2.50
16.00	0.93	0.02	0.00	0.00	3.35	2.50
17.00	0.99	0.02	0.00	0.00	3.48	2.50
18.00	1.05	0.02	0.00	0.00	3.62	2.50
19.00	1.11	0.02	0.00	0.00	3.77	2.50
20.00	1.16	0.02	0.00	0.00	3.93	2.50
21.00	1.22	0.02	0.00	0.00	4.09	2.50
22.00	1.28	0.02	0.00	0.00	4.25	2.50
23.00	1.34	0.02	0.00	0.00	4.42	2.50
24.00	1.40	0.02	0.00	0.00	4.59	2.50
25.00	1.48	0.04	0.00	0.00	4.84	2.50
26.00	1.57	0.04	0.00	0.00	5.10	2.50
27.00	1.65	0.04	0.00	0.00	5.38	2.50
28.00	1.74	0.04	0.00	0.00	5.66	2.50
29.00	1.82	0.04	0.00	0.00	5.94	2.50
30.00	1.91	0.04	0.00	0.00	6.23	2.50
31.00	1.99	0.04	0.00	0.00	6.53	2.50
32.00	2.08	0.04	0.00	0.00	6.82	2.50
33.00	2.16	0.04	0.00	0.00	7.13	2.50
34.00	2.25	0.04	0.00	0.00	7.43	2.50
35.00	2.33	0.04	0.00	0.00	7.75	2.50
36.00	2.42	0.04	0.00	0.00	8.06	2.50
37.00	2.50	0.05	0.00	0.00	8.38	2.50
38.00	2.59	0.05	0.00	0.00	8.70	2.50
39.00	2.67	0.05	0.00	0.00	9.02	2.50
40.00	2.75	0.05	0.00	0.00	9.34	2.50
41.00	2.84	0.05	0.00	0.00	9.67	2.50
42.00	2.92	0.05	0.00	0.00	10.00	2.50
43.00	3.01	0.05	0.00	0.00	10.33	2.50
44.00	3.09	0.05	0.00	0.00	10.66	2.50
45.00	3.18	0.05	0.00	0.00	11.00	2.50
46.00	3.26	0.05	0.00	0.00	11.07	2.50
47.00	3.35	0.05	0.00	0.00	11.13	2.50
48.00	3.43	0.05	0.00	0.00	11.20	2.50
49.00	3.53	0.05	0.00	0.00	7.30	2.50
50.00	3.63	0.06	0.00	0.00	7.69	2.50
51.00	3.74	0.07	0.00	0.00	8.14	2.50
52.00	3.86	0.08	0.00	0.00	8.63	2.50
53.00	4.03	0.10	0.00	0.00	9.27	2.50
54.00	4.23	0.12	0.00	0.00	10.07	2.50
55.00	4.47	0.15	0.00	0.00	11.01	2.50
56.00	4.74	0.17	0.00	0.00	9.62	2.50
57.00	5.07	0.21	0.00	0.00	8.40	2.50
58.00	5.47	0.25	0.00	0.00	10.05	2.50
59.00	6.01	0.37	0.00	0.00	9.65	2.50
60.00	9.71	3.85	0.00	0.00	9.97	2.50
61.00	10.77	0.48	0.00	0.01	10.09	2.50
62.00	11.26	0.28	0.00	0.01	9.73	2.50
63.00	11.57	0.18	0.00	0.01	8.46	2.50
64.00	11.85	0.18	0.00	0.01	9.72	2.50
65.00	12.02	0.11	0.00	0.01	10.57	2.50
66.00	12.20	0.11	0.00	0.01	11.06	2.50
67.00	12.37	0.11	0.00	0.01	11.21	2.50
68.00	12.54	0.11	0.00	0.01	7.76	2.50
69.00	12.66	0.07	0.00	0.01	8.31	2.50
70.00	12.77	0.07	0.00	0.01	8.81	2.50
71.00	12.89	0.07	0.00	0.01	9.32	2.50
72.00	13.00	0.07	0.00	0.01	9.83	2.50
73.00	13.00	0.00	0.00	0.01	9.91	2.50
74.00	13.00	0.00	0.00	0.01	9.91	2.50
75.00	13.00	0.00	0.00	0.01	9.91	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
76.00	13.00	0.00	0.00	0.01	9.91	2.50
77.00	13.00	0.00	0.00	0.01	9.91	2.50
78.00	13.00	0.00	0.00	0.01	9.91	2.50
79.00	13.00	0.00	0.00	0.01	9.91	2.50
80.00	13.00	0.00	0.00	0.01	9.91	2.50
81.00	13.00	0.00	0.00	0.01	9.91	2.50
82.00	13.00	0.00	0.00	0.01	9.91	2.50
83.00	13.00	0.00	0.00	0.01	9.91	2.50
84.00	13.00	0.00	0.00	0.01	9.91	2.50
85.00	13.00	0.00	0.00	0.01	9.91	2.50
86.00	13.00	0.00	0.00	0.01	9.91	2.50
87.00	13.00	0.00	0.00	0.01	9.91	2.50
88.00	13.00	0.00	0.00	0.01	9.91	2.50
89.00	13.00	0.00	0.00	0.01	9.91	2.50
90.00	13.00	0.00	0.00	0.01	9.91	2.50
91.00	13.00	0.00	0.00	0.01	9.91	2.50
92.00	13.00	0.00	0.00	0.01	9.91	2.50
93.00	13.00	0.00	0.00	0.01	9.91	2.50
94.00	13.00	0.00	0.00	0.01	9.91	2.50
95.00	13.00	0.00	0.00	0.01	9.91	2.50
96.00	13.00	0.00	0.00	0.01	9.91	2.50

Structure: 4

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 10.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.06	0.00	0.00	0.00	2.50	2.50
2.00	0.12	0.00	0.00	0.00	2.50	2.50
3.00	0.17	0.00	0.00	0.00	2.50	2.50
4.00	0.23	0.00	0.00	0.00	2.50	2.50
5.00	0.29	0.00	0.00	0.00	2.50	2.50
6.00	0.35	0.00	0.00	0.00	2.51	2.50
7.00	0.41	0.00	0.00	0.00	2.53	2.50
8.00	0.47	0.01	0.00	0.00	2.57	2.50
9.00	0.52	0.01	0.00	0.00	2.63	2.50
10.00	0.58	0.01	0.00	0.00	2.70	2.50
11.00	0.64	0.01	0.00	0.00	2.78	2.50
12.00	0.70	0.01	0.00	0.00	2.88	2.50
13.00	0.76	0.02	0.00	0.00	2.98	2.50
14.00	0.81	0.02	0.00	0.00	3.09	2.50
15.00	0.87	0.02	0.00	0.00	3.22	2.50
16.00	0.93	0.02	0.00	0.00	3.35	2.50
17.00	0.99	0.02	0.00	0.00	3.48	2.50
18.00	1.05	0.02	0.00	0.00	3.62	2.50
19.00	1.11	0.02	0.00	0.00	3.77	2.50
20.00	1.16	0.02	0.00	0.00	3.93	2.50
21.00	1.22	0.02	0.00	0.00	4.09	2.50
22.00	1.28	0.02	0.00	0.00	4.25	2.50
23.00	1.34	0.02	0.00	0.00	4.42	2.50
24.00	1.40	0.02	0.00	0.00	4.59	2.50
25.00	1.48	0.04	0.00	0.00	4.84	2.50
26.00	1.57	0.04	0.00	0.00	5.10	2.50
27.00	1.65	0.04	0.00	0.00	5.38	2.50
28.00	1.74	0.04	0.00	0.00	5.66	2.50
29.00	1.82	0.04	0.00	0.00	5.94	2.50
30.00	1.91	0.04	0.00	0.00	6.23	2.50
31.00	1.99	0.04	0.00	0.00	6.53	2.50
32.00	2.08	0.04	0.00	0.00	6.82	2.50
33.00	2.16	0.04	0.00	0.00	7.13	2.50
34.00	2.25	0.04	0.00	0.00	7.43	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
35.00	2.33	0.04	0.00	0.00	7.75	2.50
36.00	2.42	0.04	0.00	0.00	8.06	2.50
37.00	2.50	0.05	0.00	0.00	8.38	2.50
38.00	2.59	0.05	0.00	0.00	8.70	2.50
39.00	2.67	0.05	0.00	0.00	9.02	2.50
40.00	2.75	0.05	0.00	0.00	9.34	2.50
41.00	2.84	0.05	0.00	0.00	9.67	2.50
42.00	2.92	0.05	0.00	0.00	10.00	2.50
43.00	3.01	0.05	0.00	0.00	10.33	2.50
44.00	3.09	0.05	0.00	0.00	10.66	2.50
45.00	3.18	0.05	0.00	0.00	11.00	2.50
46.00	3.26	0.05	0.00	0.00	11.07	2.50
47.00	3.35	0.05	0.00	0.00	11.13	2.50
48.00	3.43	0.05	0.00	0.00	11.20	2.50
49.00	3.53	0.05	0.00	0.00	7.30	2.50
50.00	3.63	0.06	0.00	0.00	7.69	2.50
51.00	3.74	0.07	0.00	0.00	8.14	2.50
52.00	3.86	0.08	0.00	0.00	8.63	2.50
53.00	4.03	0.10	0.00	0.00	9.27	2.50
54.00	4.23	0.12	0.00	0.00	10.07	2.50
55.00	4.47	0.15	0.00	0.00	11.01	2.50
56.00	4.74	0.17	0.00	0.00	9.62	2.50
57.00	5.07	0.21	0.00	0.00	8.40	2.50
58.00	5.47	0.25	0.00	0.00	10.05	2.50
59.00	6.01	0.37	0.00	0.00	9.65	2.50
60.00	9.71	3.85	0.00	0.00	9.97	2.50
61.00	10.77	0.48	0.00	0.00	10.09	2.50
62.00	11.26	0.28	0.00	0.00	9.73	2.50
63.00	11.57	0.18	0.00	0.00	8.46	2.50
64.00	11.85	0.18	0.00	0.00	9.72	2.50
65.00	12.02	0.11	0.00	0.00	10.57	2.50
66.00	12.20	0.11	0.00	0.00	11.06	2.50
67.00	12.37	0.11	0.00	0.00	11.21	2.50
68.00	12.54	0.11	0.00	0.00	7.76	2.50
69.00	12.66	0.07	0.00	0.00	8.31	2.50
70.00	12.77	0.07	0.00	0.00	8.81	2.50
71.00	12.89	0.07	0.00	0.00	9.32	2.50
72.00	13.00	0.07	0.00	0.00	9.83	2.50
73.00	13.00	0.00	0.00	0.00	9.91	2.50
74.00	13.00	0.00	0.00	0.00	9.91	2.50
75.00	13.00	0.00	0.00	0.00	9.91	2.50
76.00	13.00	0.00	0.00	0.00	9.91	2.50
77.00	13.00	0.00	0.00	0.00	9.91	2.50
78.00	13.00	0.00	0.00	0.00	9.91	2.50
79.00	13.00	0.00	0.00	0.00	9.91	2.50
80.00	13.00	0.00	0.00	0.00	9.91	2.50
81.00	13.00	0.00	0.00	0.00	9.91	2.50
82.00	13.00	0.00	0.00	0.00	9.91	2.50
83.00	13.00	0.00	0.00	0.00	9.91	2.50
84.00	13.00	0.00	0.00	0.00	9.91	2.50
85.00	13.00	0.00	0.00	0.00	9.91	2.50
86.00	13.00	0.00	0.00	0.00	9.91	2.50
87.00	13.00	0.00	0.00	0.00	9.91	2.50
88.00	13.00	0.00	0.00	0.00	9.91	2.50
89.00	13.00	0.00	0.00	0.00	9.91	2.50
90.00	13.00	0.00	0.00	0.00	9.91	2.50
91.00	13.00	0.00	0.00	0.00	9.91	2.50
92.00	13.00	0.00	0.00	0.00	9.91	2.50
93.00	13.00	0.00	0.00	0.00	9.91	2.50
94.00	13.00	0.00	0.00	0.00	9.91	2.50
95.00	13.00	0.00	0.00	0.00	9.91	2.50
96.00	13.00	0.00	0.00	0.00	9.91	2.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.62	48.40	0.00	0.00

2	0.28	59.80	0.00	0.00
3	0.28	59.80	0.00	0.00
4	0.28	59.80	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	11.21	67.00	2.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.60	0.00	0.51	0.00	0.09	0.00

ALL ELEVATIONS REFER TO THE NAVD DATUM

100Y - 72H

FLOOD ROUTING

Project Name: 2327 Lincoln Street Townhomes
Reviewer:
Project Number:
  Period Begin: Jan 01, 2000;0000 hr End: Jan 05, 2000;0000 hr Duration: 96 hr
  Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 16 inches
  Area: 0.63 acres
  Ground Storage: 1.46 inches
  Time of Concentration: 0.15 hours
  Initial Stage: 2.5 ft NGVD

ALL ELEVATIONS REFER TO THE NAVD DATUM

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.00
11.00	0.10
11.50	0.13
12.00	0.21
12.50	0.31
13.00	0.50
13.50	0.69
14.00	0.89

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	2.50
24.00	2.50
72.00	2.50
96.00	2.50

Structure: 1

  From Basin: Site
  To Basin: Offsite1
  Structure Type: Pump
    On Elev = 9 ft NGVD, Off Elev = 9 ft NGVD, Capacity = 1625 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.14	0.00	0.00	0.00	2.50	2.50
3.00	0.21	0.00	0.00	0.00	2.50	2.50
4.00	0.29	0.00	0.00	0.00	2.50	2.50
5.00	0.36	0.00	0.00	0.00	2.51	2.50
6.00	0.43	0.01	0.00	0.00	2.54	2.50
7.00	0.50	0.01	0.00	0.00	2.60	2.50
8.00	0.57	0.01	0.00	0.00	2.69	2.50
9.00	0.64	0.02	0.00	0.00	2.79	2.50
10.00	0.72	0.02	0.00	0.00	2.90	2.50
11.00	0.79	0.02	0.00	0.00	3.04	2.50
12.00	0.86	0.02	0.00	0.00	3.18	2.50
13.00	0.93	0.02	0.00	0.00	3.34	2.50
14.00	1.00	0.02	0.00	0.00	3.51	2.50
15.00	1.07	0.03	0.00	0.00	3.69	2.50
16.00	1.15	0.03	0.00	0.00	3.87	2.50
17.00	1.22	0.03	0.00	0.00	4.07	2.50
18.00	1.29	0.03	0.00	0.00	4.27	2.50
19.00	1.36	0.03	0.00	0.00	4.48	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
20.00	1.43	0.03	0.00	0.00	4.69	2.50
21.00	1.50	0.03	0.00	0.00	4.91	2.50
22.00	1.58	0.03	0.00	0.00	5.14	2.50
23.00	1.65	0.03	0.00	0.00	5.37	2.50
24.00	1.72	0.03	0.00	0.00	5.61	2.50
25.00	1.82	0.05	0.00	0.00	5.94	2.50
26.00	1.93	0.05	0.00	0.00	6.29	2.50
27.00	2.03	0.05	0.00	0.00	6.66	2.50
28.00	2.14	0.05	0.00	0.00	7.03	2.50
29.00	2.24	0.05	0.00	0.00	7.41	2.50
30.00	2.35	0.05	0.00	0.00	7.79	2.50
31.00	2.45	0.06	0.00	0.00	8.18	2.50
32.00	2.55	0.06	0.00	0.00	8.57	2.50
33.00	2.66	0.06	0.00	0.00	8.96	2.50
34.00	2.76	0.06	0.00	0.00	9.36	2.50
35.00	2.87	0.06	0.00	0.00	9.77	2.50
36.00	2.97	0.06	0.00	0.00	10.17	2.50
37.00	3.08	0.06	0.00	0.00	10.58	2.50
38.00	3.18	0.06	0.00	0.00	10.99	2.50
39.00	3.29	0.06	0.00	0.00	11.08	2.50
40.00	3.39	0.06	0.00	0.00	11.16	2.50
41.00	3.50	0.06	0.00	0.06	7.16	2.50
42.00	3.60	0.06	0.00	0.06	7.58	2.50
43.00	3.70	0.06	0.00	0.06	8.00	2.50
44.00	3.81	0.06	0.00	0.06	8.43	2.50
45.00	3.91	0.06	0.00	0.06	8.85	2.50
46.00	4.02	0.06	0.00	0.06	9.28	2.50
47.00	4.12	0.06	0.00	0.06	9.71	2.50
48.00	4.23	0.06	0.00	0.06	10.14	2.50
49.00	4.34	0.07	0.00	0.06	10.62	2.50
50.00	4.46	0.07	0.00	0.06	11.02	2.50
51.00	4.60	0.08	0.00	0.06	11.13	2.50
52.00	4.76	0.10	0.00	0.12	7.22	2.50
53.00	4.96	0.13	0.00	0.12	8.02	2.50
54.00	5.20	0.16	0.00	0.12	9.03	2.50
55.00	5.50	0.18	0.00	0.12	10.24	2.50
56.00	5.84	0.21	0.00	0.12	11.13	2.50
57.00	6.24	0.26	0.00	0.18	7.84	2.50
58.00	6.73	0.32	0.00	0.18	9.90	2.50
59.00	7.39	0.46	3.62	0.24	9.83	2.50
60.00	11.95	4.78	3.62	0.36	11.28	2.50
61.00	13.26	0.59	0.00	0.48	7.99	2.50
62.00	13.86	0.34	0.00	0.48	10.94	2.50
63.00	14.23	0.22	0.00	0.54	7.27	2.50
64.00	14.59	0.22	0.00	0.54	8.83	2.50
65.00	14.80	0.13	0.00	0.54	9.88	2.50
66.00	15.01	0.13	0.00	0.54	10.82	2.50
67.00	15.22	0.13	0.00	0.54	11.15	2.50
68.00	15.43	0.13	0.00	0.60	7.21	2.50
69.00	15.58	0.09	0.00	0.60	7.89	2.50
70.00	15.72	0.09	0.00	0.60	8.52	2.50
71.00	15.86	0.09	0.00	0.60	9.14	2.50
72.00	16.00	0.09	0.00	0.60	9.77	2.50
73.00	16.00	0.00	0.00	0.60	9.88	2.50
74.00	16.00	0.00	0.00	0.60	9.88	2.50
75.00	16.00	0.00	0.00	0.60	9.88	2.50
76.00	16.00	0.00	0.00	0.60	9.88	2.50
77.00	16.00	0.00	0.00	0.60	9.88	2.50
78.00	16.00	0.00	0.00	0.60	9.88	2.50
79.00	16.00	0.00	0.00	0.60	9.88	2.50
80.00	16.00	0.00	0.00	0.60	9.88	2.50
81.00	16.00	0.00	0.00	0.60	9.88	2.50
82.00	16.00	0.00	0.00	0.60	9.88	2.50
83.00	16.00	0.00	0.00	0.60	9.88	2.50
84.00	16.00	0.00	0.00	0.60	9.88	2.50
85.00	16.00	0.00	0.00	0.60	9.88	2.50
86.00	16.00	0.00	0.00	0.60	9.88	2.50
87.00	16.00	0.00	0.00	0.60	9.88	2.50
88.00	16.00	0.00	0.00	0.60	9.88	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
89.00	16.00	0.00	0.00	0.60	9.88	2.50
90.00	16.00	0.00	0.00	0.60	9.88	2.50
91.00	16.00	0.00	0.00	0.60	9.88	2.50
92.00	16.00	0.00	0.00	0.60	9.88	2.50
93.00	16.00	0.00	0.00	0.60	9.88	2.50
94.00	16.00	0.00	0.00	0.60	9.88	2.50
95.00	16.00	0.00	0.00	0.60	9.88	2.50
96.00	16.00	0.00	0.00	0.60	9.88	2.50

Structure: 2

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 9.5 ft NGVD, Off Elev = 9.5 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.14	0.00	0.00	0.00	2.50	2.50
3.00	0.21	0.00	0.00	0.00	2.50	2.50
4.00	0.29	0.00	0.00	0.00	2.50	2.50
5.00	0.36	0.00	0.00	0.00	2.51	2.50
6.00	0.43	0.01	0.00	0.00	2.54	2.50
7.00	0.50	0.01	0.00	0.00	2.60	2.50
8.00	0.57	0.01	0.00	0.00	2.69	2.50
9.00	0.64	0.02	0.00	0.00	2.79	2.50
10.00	0.72	0.02	0.00	0.00	2.90	2.50
11.00	0.79	0.02	0.00	0.00	3.04	2.50
12.00	0.86	0.02	0.00	0.00	3.18	2.50
13.00	0.93	0.02	0.00	0.00	3.34	2.50
14.00	1.00	0.02	0.00	0.00	3.51	2.50
15.00	1.07	0.03	0.00	0.00	3.69	2.50
16.00	1.15	0.03	0.00	0.00	3.87	2.50
17.00	1.22	0.03	0.00	0.00	4.07	2.50
18.00	1.29	0.03	0.00	0.00	4.27	2.50
19.00	1.36	0.03	0.00	0.00	4.48	2.50
20.00	1.43	0.03	0.00	0.00	4.69	2.50
21.00	1.50	0.03	0.00	0.00	4.91	2.50
22.00	1.58	0.03	0.00	0.00	5.14	2.50
23.00	1.65	0.03	0.00	0.00	5.37	2.50
24.00	1.72	0.03	0.00	0.00	5.61	2.50
25.00	1.82	0.05	0.00	0.00	5.94	2.50
26.00	1.93	0.05	0.00	0.00	6.29	2.50
27.00	2.03	0.05	0.00	0.00	6.66	2.50
28.00	2.14	0.05	0.00	0.00	7.03	2.50
29.00	2.24	0.05	0.00	0.00	7.41	2.50
30.00	2.35	0.05	0.00	0.00	7.79	2.50
31.00	2.45	0.06	0.00	0.00	8.18	2.50
32.00	2.55	0.06	0.00	0.00	8.57	2.50
33.00	2.66	0.06	0.00	0.00	8.96	2.50
34.00	2.76	0.06	0.00	0.00	9.36	2.50
35.00	2.87	0.06	0.00	0.00	9.77	2.50
36.00	2.97	0.06	0.00	0.00	10.17	2.50
37.00	3.08	0.06	0.00	0.00	10.58	2.50
38.00	3.18	0.06	0.00	0.00	10.99	2.50
39.00	3.29	0.06	0.00	0.00	11.08	2.50
40.00	3.39	0.06	0.00	0.00	11.16	2.50
41.00	3.50	0.06	0.00	0.00	7.16	2.50
42.00	3.60	0.06	0.00	0.00	7.58	2.50
43.00	3.70	0.06	0.00	0.00	8.00	2.50
44.00	3.81	0.06	0.00	0.00	8.43	2.50
45.00	3.91	0.06	0.00	0.00	8.85	2.50
46.00	4.02	0.06	0.00	0.00	9.28	2.50
47.00	4.12	0.06	0.00	0.00	9.71	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
48.00	4.23	0.06	0.00	0.00	10.14	2.50
49.00	4.34	0.07	0.00	0.00	10.62	2.50
50.00	4.46	0.07	0.00	0.00	11.02	2.50
51.00	4.60	0.08	0.00	0.00	11.13	2.50
52.00	4.76	0.10	0.00	0.00	7.22	2.50
53.00	4.96	0.13	0.00	0.00	8.02	2.50
54.00	5.20	0.16	0.00	0.00	9.03	2.50
55.00	5.50	0.18	0.00	0.00	10.24	2.50
56.00	5.84	0.21	0.00	0.00	11.13	2.50
57.00	6.24	0.26	0.00	0.00	7.84	2.50
58.00	6.73	0.32	0.00	0.00	9.90	2.50
59.00	7.39	0.46	0.28	0.01	9.83	2.50
60.00	11.95	4.78	0.28	0.02	11.28	2.50
61.00	13.26	0.59	0.00	0.03	7.99	2.50
62.00	13.86	0.34	0.00	0.03	10.94	2.50
63.00	14.23	0.22	0.00	0.03	7.27	2.50
64.00	14.59	0.22	0.00	0.03	8.83	2.50
65.00	14.80	0.13	0.00	0.03	9.88	2.50
66.00	15.01	0.13	0.00	0.03	10.82	2.50
67.00	15.22	0.13	0.00	0.03	11.15	2.50
68.00	15.43	0.13	0.00	0.04	7.21	2.50
69.00	15.58	0.09	0.00	0.04	7.89	2.50
70.00	15.72	0.09	0.00	0.04	8.52	2.50
71.00	15.86	0.09	0.00	0.04	9.14	2.50
72.00	16.00	0.09	0.00	0.04	9.77	2.50
73.00	16.00	0.00	0.00	0.04	9.88	2.50
74.00	16.00	0.00	0.00	0.04	9.88	2.50
75.00	16.00	0.00	0.00	0.04	9.88	2.50
76.00	16.00	0.00	0.00	0.04	9.88	2.50
77.00	16.00	0.00	0.00	0.04	9.88	2.50
78.00	16.00	0.00	0.00	0.04	9.88	2.50
79.00	16.00	0.00	0.00	0.04	9.88	2.50
80.00	16.00	0.00	0.00	0.04	9.88	2.50
81.00	16.00	0.00	0.00	0.04	9.88	2.50
82.00	16.00	0.00	0.00	0.04	9.88	2.50
83.00	16.00	0.00	0.00	0.04	9.88	2.50
84.00	16.00	0.00	0.00	0.04	9.88	2.50
85.00	16.00	0.00	0.00	0.04	9.88	2.50
86.00	16.00	0.00	0.00	0.04	9.88	2.50
87.00	16.00	0.00	0.00	0.04	9.88	2.50
88.00	16.00	0.00	0.00	0.04	9.88	2.50
89.00	16.00	0.00	0.00	0.04	9.88	2.50
90.00	16.00	0.00	0.00	0.04	9.88	2.50
91.00	16.00	0.00	0.00	0.04	9.88	2.50
92.00	16.00	0.00	0.00	0.04	9.88	2.50
93.00	16.00	0.00	0.00	0.04	9.88	2.50
94.00	16.00	0.00	0.00	0.04	9.88	2.50
95.00	16.00	0.00	0.00	0.04	9.88	2.50
96.00	16.00	0.00	0.00	0.04	9.88	2.50

Structure: 3

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 10 ft NGVD, Off Elev = 10 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.14	0.00	0.00	0.00	2.50	2.50
3.00	0.21	0.00	0.00	0.00	2.50	2.50
4.00	0.29	0.00	0.00	0.00	2.50	2.50
5.00	0.36	0.00	0.00	0.00	2.51	2.50
6.00	0.43	0.01	0.00	0.00	2.54	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
7.00	0.50	0.01	0.00	0.00	2.60	2.50
8.00	0.57	0.01	0.00	0.00	2.69	2.50
9.00	0.64	0.02	0.00	0.00	2.79	2.50
10.00	0.72	0.02	0.00	0.00	2.90	2.50
11.00	0.79	0.02	0.00	0.00	3.04	2.50
12.00	0.86	0.02	0.00	0.00	3.18	2.50
13.00	0.93	0.02	0.00	0.00	3.34	2.50
14.00	1.00	0.02	0.00	0.00	3.51	2.50
15.00	1.07	0.03	0.00	0.00	3.69	2.50
16.00	1.15	0.03	0.00	0.00	3.87	2.50
17.00	1.22	0.03	0.00	0.00	4.07	2.50
18.00	1.29	0.03	0.00	0.00	4.27	2.50
19.00	1.36	0.03	0.00	0.00	4.48	2.50
20.00	1.43	0.03	0.00	0.00	4.69	2.50
21.00	1.50	0.03	0.00	0.00	4.91	2.50
22.00	1.58	0.03	0.00	0.00	5.14	2.50
23.00	1.65	0.03	0.00	0.00	5.37	2.50
24.00	1.72	0.03	0.00	0.00	5.61	2.50
25.00	1.82	0.05	0.00	0.00	5.94	2.50
26.00	1.93	0.05	0.00	0.00	6.29	2.50
27.00	2.03	0.05	0.00	0.00	6.66	2.50
28.00	2.14	0.05	0.00	0.00	7.03	2.50
29.00	2.24	0.05	0.00	0.00	7.41	2.50
30.00	2.35	0.05	0.00	0.00	7.79	2.50
31.00	2.45	0.06	0.00	0.00	8.18	2.50
32.00	2.55	0.06	0.00	0.00	8.57	2.50
33.00	2.66	0.06	0.00	0.00	8.96	2.50
34.00	2.76	0.06	0.00	0.00	9.36	2.50
35.00	2.87	0.06	0.00	0.00	9.77	2.50
36.00	2.97	0.06	0.00	0.00	10.17	2.50
37.00	3.08	0.06	0.00	0.00	10.58	2.50
38.00	3.18	0.06	0.00	0.00	10.99	2.50
39.00	3.29	0.06	0.00	0.00	11.08	2.50
40.00	3.39	0.06	0.00	0.00	11.16	2.50
41.00	3.50	0.06	0.00	0.00	7.16	2.50
42.00	3.60	0.06	0.00	0.00	7.58	2.50
43.00	3.70	0.06	0.00	0.00	8.00	2.50
44.00	3.81	0.06	0.00	0.00	8.43	2.50
45.00	3.91	0.06	0.00	0.00	8.85	2.50
46.00	4.02	0.06	0.00	0.00	9.28	2.50
47.00	4.12	0.06	0.00	0.00	9.71	2.50
48.00	4.23	0.06	0.00	0.00	10.14	2.50
49.00	4.34	0.07	0.00	0.00	10.62	2.50
50.00	4.46	0.07	0.00	0.00	11.02	2.50
51.00	4.60	0.08	0.00	0.00	11.13	2.50
52.00	4.76	0.10	0.00	0.00	7.22	2.50
53.00	4.96	0.13	0.00	0.00	8.02	2.50
54.00	5.20	0.16	0.00	0.00	9.03	2.50
55.00	5.50	0.18	0.00	0.00	10.24	2.50
56.00	5.84	0.21	0.00	0.00	11.13	2.50
57.00	6.24	0.26	0.00	0.00	7.84	2.50
58.00	6.73	0.32	0.00	0.00	9.90	2.50
59.00	7.39	0.46	0.00	0.00	9.83	2.50
60.00	11.95	4.78	0.28	0.01	11.28	2.50
61.00	13.26	0.59	0.00	0.02	7.99	2.50
62.00	13.86	0.34	0.00	0.02	10.94	2.50
63.00	14.23	0.22	0.00	0.02	7.27	2.50
64.00	14.59	0.22	0.00	0.02	8.83	2.50
65.00	14.80	0.13	0.00	0.02	9.88	2.50
66.00	15.01	0.13	0.00	0.02	10.82	2.50
67.00	15.22	0.13	0.00	0.02	11.15	2.50
68.00	15.43	0.13	0.00	0.02	7.21	2.50
69.00	15.58	0.09	0.00	0.02	7.89	2.50
70.00	15.72	0.09	0.00	0.02	8.52	2.50
71.00	15.86	0.09	0.00	0.02	9.14	2.50
72.00	16.00	0.09	0.00	0.02	9.77	2.50
73.00	16.00	0.00	0.00	0.02	9.88	2.50
74.00	16.00	0.00	0.00	0.02	9.88	2.50
75.00	16.00	0.00	0.00	0.02	9.88	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
76.00	16.00	0.00	0.00	0.02	9.88	2.50
77.00	16.00	0.00	0.00	0.02	9.88	2.50
78.00	16.00	0.00	0.00	0.02	9.88	2.50
79.00	16.00	0.00	0.00	0.02	9.88	2.50
80.00	16.00	0.00	0.00	0.02	9.88	2.50
81.00	16.00	0.00	0.00	0.02	9.88	2.50
82.00	16.00	0.00	0.00	0.02	9.88	2.50
83.00	16.00	0.00	0.00	0.02	9.88	2.50
84.00	16.00	0.00	0.00	0.02	9.88	2.50
85.00	16.00	0.00	0.00	0.02	9.88	2.50
86.00	16.00	0.00	0.00	0.02	9.88	2.50
87.00	16.00	0.00	0.00	0.02	9.88	2.50
88.00	16.00	0.00	0.00	0.02	9.88	2.50
89.00	16.00	0.00	0.00	0.02	9.88	2.50
90.00	16.00	0.00	0.00	0.02	9.88	2.50
91.00	16.00	0.00	0.00	0.02	9.88	2.50
92.00	16.00	0.00	0.00	0.02	9.88	2.50
93.00	16.00	0.00	0.00	0.02	9.88	2.50
94.00	16.00	0.00	0.00	0.02	9.88	2.50
95.00	16.00	0.00	0.00	0.02	9.88	2.50
96.00	16.00	0.00	0.00	0.02	9.88	2.50

Structure: 4

From Basin: Site
To Basin: Offsite1
Structure Type: Pump
On Elev = 10.5 ft NGVD, Off Elev = 10.5 ft NGVD, Capacity = 125 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	2.50	2.50
1.00	0.07	0.00	0.00	0.00	2.50	2.50
2.00	0.14	0.00	0.00	0.00	2.50	2.50
3.00	0.21	0.00	0.00	0.00	2.50	2.50
4.00	0.29	0.00	0.00	0.00	2.50	2.50
5.00	0.36	0.00	0.00	0.00	2.51	2.50
6.00	0.43	0.01	0.00	0.00	2.54	2.50
7.00	0.50	0.01	0.00	0.00	2.60	2.50
8.00	0.57	0.01	0.00	0.00	2.69	2.50
9.00	0.64	0.02	0.00	0.00	2.79	2.50
10.00	0.72	0.02	0.00	0.00	2.90	2.50
11.00	0.79	0.02	0.00	0.00	3.04	2.50
12.00	0.86	0.02	0.00	0.00	3.18	2.50
13.00	0.93	0.02	0.00	0.00	3.34	2.50
14.00	1.00	0.02	0.00	0.00	3.51	2.50
15.00	1.07	0.03	0.00	0.00	3.69	2.50
16.00	1.15	0.03	0.00	0.00	3.87	2.50
17.00	1.22	0.03	0.00	0.00	4.07	2.50
18.00	1.29	0.03	0.00	0.00	4.27	2.50
19.00	1.36	0.03	0.00	0.00	4.48	2.50
20.00	1.43	0.03	0.00	0.00	4.69	2.50
21.00	1.50	0.03	0.00	0.00	4.91	2.50
22.00	1.58	0.03	0.00	0.00	5.14	2.50
23.00	1.65	0.03	0.00	0.00	5.37	2.50
24.00	1.72	0.03	0.00	0.00	5.61	2.50
25.00	1.82	0.05	0.00	0.00	5.94	2.50
26.00	1.93	0.05	0.00	0.00	6.29	2.50
27.00	2.03	0.05	0.00	0.00	6.66	2.50
28.00	2.14	0.05	0.00	0.00	7.03	2.50
29.00	2.24	0.05	0.00	0.00	7.41	2.50
30.00	2.35	0.05	0.00	0.00	7.79	2.50
31.00	2.45	0.06	0.00	0.00	8.18	2.50
32.00	2.55	0.06	0.00	0.00	8.57	2.50
33.00	2.66	0.06	0.00	0.00	8.96	2.50
34.00	2.76	0.06	0.00	0.00	9.36	2.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
35.00	2.87	0.06	0.00	0.00	9.77	2.50
36.00	2.97	0.06	0.00	0.00	10.17	2.50
37.00	3.08	0.06	0.00	0.00	10.58	2.50
38.00	3.18	0.06	0.00	0.00	10.99	2.50
39.00	3.29	0.06	0.00	0.00	11.08	2.50
40.00	3.39	0.06	0.00	0.00	11.16	2.50
41.00	3.50	0.06	0.00	0.00	7.16	2.50
42.00	3.60	0.06	0.00	0.00	7.58	2.50
43.00	3.70	0.06	0.00	0.00	8.00	2.50
44.00	3.81	0.06	0.00	0.00	8.43	2.50
45.00	3.91	0.06	0.00	0.00	8.85	2.50
46.00	4.02	0.06	0.00	0.00	9.28	2.50
47.00	4.12	0.06	0.00	0.00	9.71	2.50
48.00	4.23	0.06	0.00	0.00	10.14	2.50
49.00	4.34	0.07	0.00	0.00	10.62	2.50
50.00	4.46	0.07	0.00	0.00	11.02	2.50
51.00	4.60	0.08	0.00	0.00	11.13	2.50
52.00	4.76	0.10	0.00	0.00	7.22	2.50
53.00	4.96	0.13	0.00	0.00	8.02	2.50
54.00	5.20	0.16	0.00	0.00	9.03	2.50
55.00	5.50	0.18	0.00	0.00	10.24	2.50
56.00	5.84	0.21	0.00	0.00	11.13	2.50
57.00	6.24	0.26	0.00	0.00	7.84	2.50
58.00	6.73	0.32	0.00	0.00	9.90	2.50
59.00	7.39	0.46	0.00	0.00	9.83	2.50
60.00	11.95	4.78	0.28	0.01	11.28	2.50
61.00	13.26	0.59	0.00	0.01	7.99	2.50
62.00	13.86	0.34	0.00	0.01	10.94	2.50
63.00	14.23	0.22	0.00	0.01	7.27	2.50
64.00	14.59	0.22	0.00	0.01	8.83	2.50
65.00	14.80	0.13	0.00	0.01	9.88	2.50
66.00	15.01	0.13	0.00	0.01	10.82	2.50
67.00	15.22	0.13	0.00	0.01	11.15	2.50
68.00	15.43	0.13	0.00	0.01	7.21	2.50
69.00	15.58	0.09	0.00	0.01	7.89	2.50
70.00	15.72	0.09	0.00	0.01	8.52	2.50
71.00	15.86	0.09	0.00	0.01	9.14	2.50
72.00	16.00	0.09	0.00	0.01	9.77	2.50
73.00	16.00	0.00	0.00	0.01	9.88	2.50
74.00	16.00	0.00	0.00	0.01	9.88	2.50
75.00	16.00	0.00	0.00	0.01	9.88	2.50
76.00	16.00	0.00	0.00	0.01	9.88	2.50
77.00	16.00	0.00	0.00	0.01	9.88	2.50
78.00	16.00	0.00	0.00	0.01	9.88	2.50
79.00	16.00	0.00	0.00	0.01	9.88	2.50
80.00	16.00	0.00	0.00	0.01	9.88	2.50
81.00	16.00	0.00	0.00	0.01	9.88	2.50
82.00	16.00	0.00	0.00	0.01	9.88	2.50
83.00	16.00	0.00	0.00	0.01	9.88	2.50
84.00	16.00	0.00	0.00	0.01	9.88	2.50
85.00	16.00	0.00	0.00	0.01	9.88	2.50
86.00	16.00	0.00	0.00	0.01	9.88	2.50
87.00	16.00	0.00	0.00	0.01	9.88	2.50
88.00	16.00	0.00	0.00	0.01	9.88	2.50
89.00	16.00	0.00	0.00	0.01	9.88	2.50
90.00	16.00	0.00	0.00	0.01	9.88	2.50
91.00	16.00	0.00	0.00	0.01	9.88	2.50
92.00	16.00	0.00	0.00	0.01	9.88	2.50
93.00	16.00	0.00	0.00	0.01	9.88	2.50
94.00	16.00	0.00	0.00	0.01	9.88	2.50
95.00	16.00	0.00	0.00	0.01	9.88	2.50
96.00	16.00	0.00	0.00	0.01	9.88	2.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.62	40.80	0.00	0.00

2	0.28	56.40	0.00	0.00
3	0.28	59.80	0.00	0.00
4	0.28	59.80	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	11.28	60.00	2.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.75	0.00	0.67	0.00	0.09	0.00

ALL ELEVATIONS REFER TO THE NAVD DATUM

NUMBERS 2 TO 7, 13 7 14 ON SURVEY OUT OF PROPERTY.
#16 REPEATED TWICE ON SURVEY.
#8 & 9 ON SURVEY REFER TO THE SAME ONE TREE

NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.

2 REMOVED PALMS TO MITIGATE..... 2 x $350 = $700.00

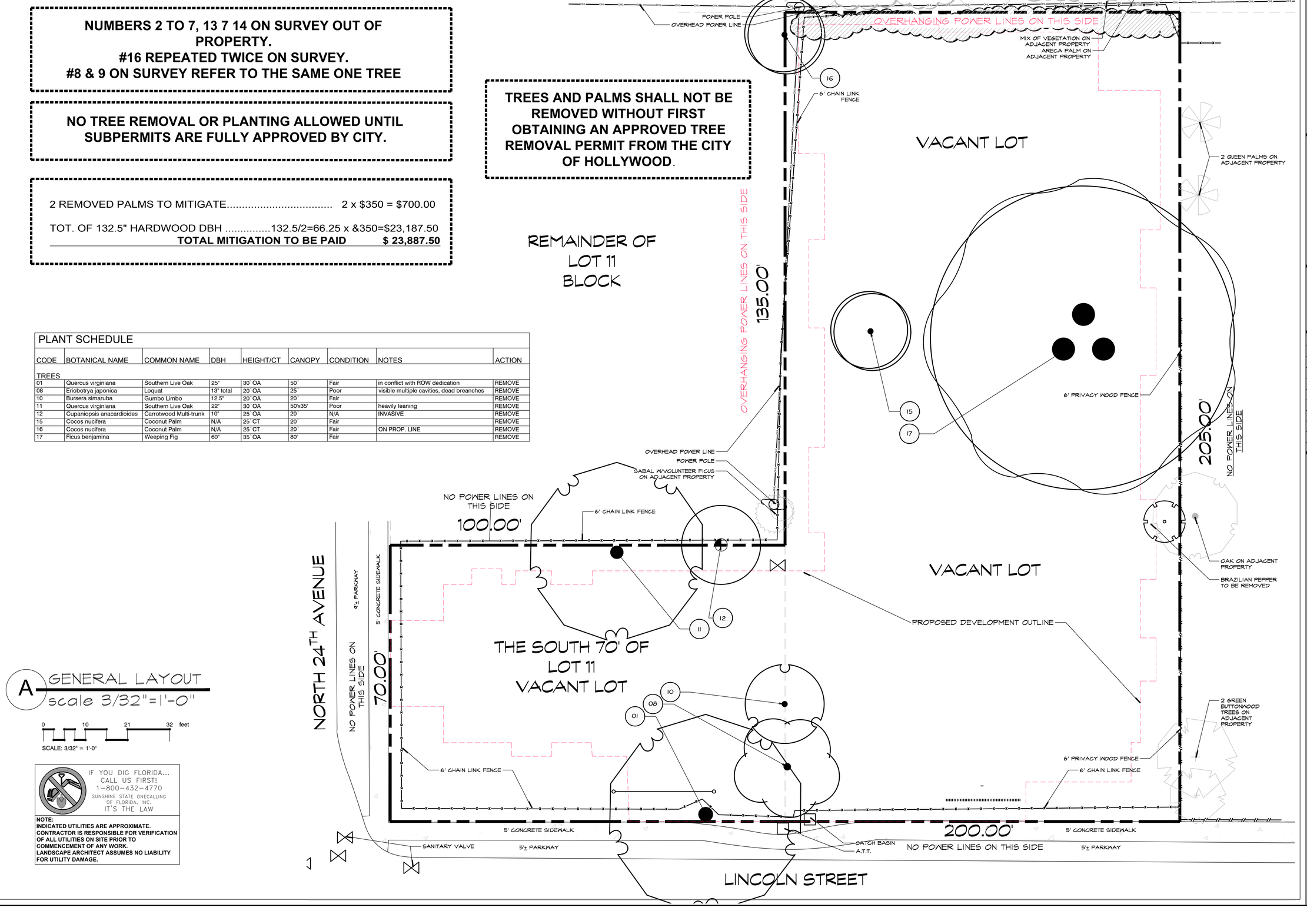
TOT. OF 132.5" HARDWOOD DBH .....132.5/2=66.25 x &350=$23,187.50

TOTAL MITIGATION TO BE PAID $ 23,887.50

TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES								
01	Quercus virginiana	Southern Live Oak	25"	30`OA	50`	Fair	in conflict with ROW dedication	REMOVE
08	Eriobotrya japonica	Loquat	13" total	20`OA	25`	Poor	visible multiple cavities, dead breanches	REMOVE
10	Bursera simaruba	Gumbo Limbo	12.5"	20`OA	20`	Fair		REMOVE
11	Quercus virginiana	Southern Live Oak	22"	30`OA	50'x35'	Poor	heavily leaning	REMOVE
12	Cupaniopsis anacardioides	Carrotwood Multi-trunk	10"	25`OA	20`	N/A	INVASIVE	REMOVE
15	Cocos nucifera	Coconut Palm	N/A	25`CT	20`	Fair		REMOVE
16	Cocos nucifera	Coconut Palm	N/A	25`CT	20`	Fair	ON PROP. LINE	REMOVE
17	Ficus benjamina	Weeping Fig	60"	35`OA	80`	Fair		REMOVE



A GENERAL LAYOUT
scale 3/32"=1'-0"

0 10 21 32 feet
SCALE: 3/32" = 1'-0"

IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

The Mirror of Paradise
Gabriela Fojt
LA 6667277
ISA FL-10207A

2300 E Oakland Park Blvd
Suite 208
Fort Lauderdale
FL 33306
c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	...
CHECKED BY	GF
CAD DWG.	
DATE	12.11.2024
REVISIONS	
per City comments 1	03.14.2025
per City comments 2	07.21.2025
base update 3	10.13.2025

2327-2339 LINCOLN STREET
HOLLYWOOD
FL 33020

REMOVAL PLAN, EXISTING TREES LIST

ATTACHMENT B

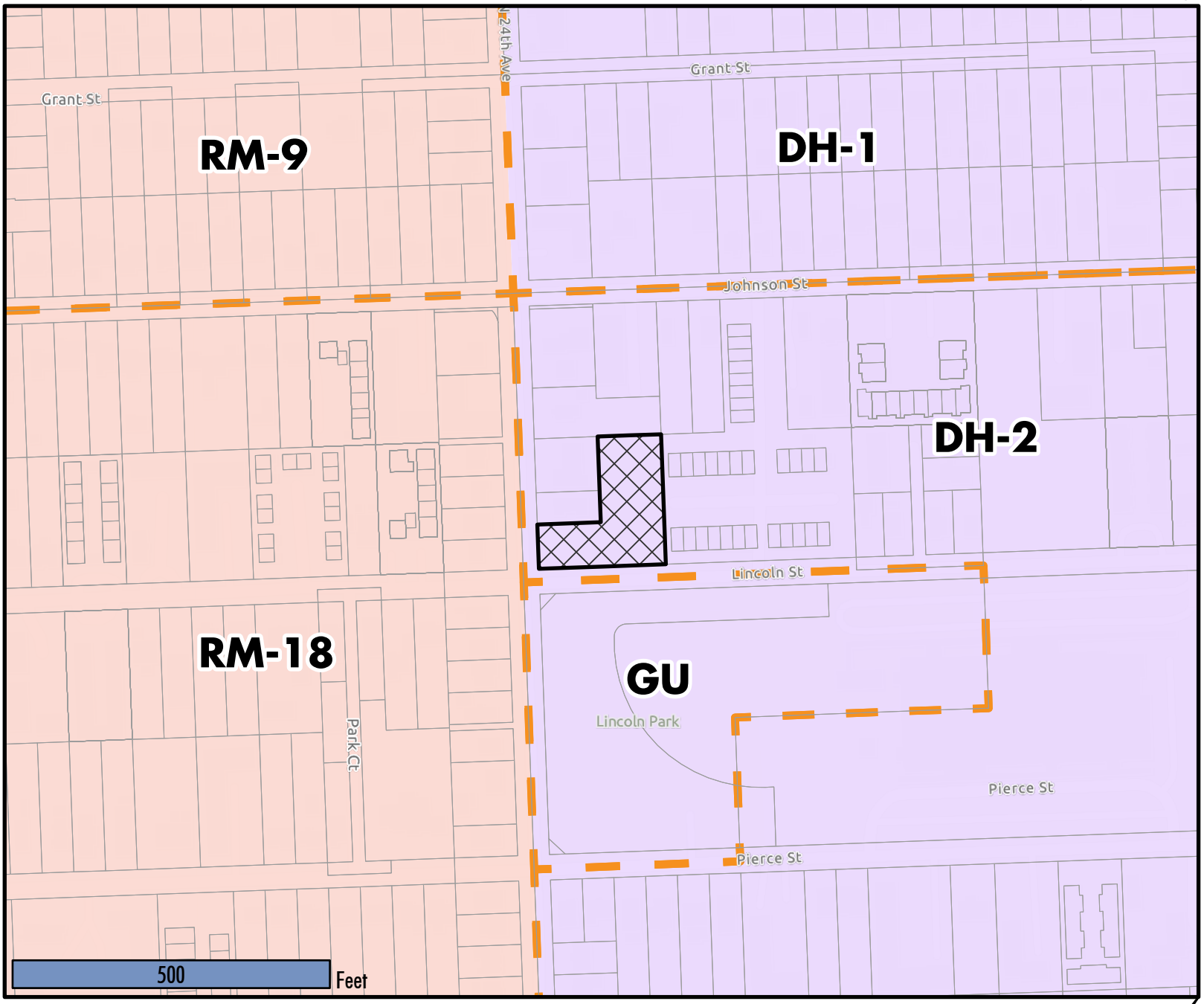
Land Use and Zoning Map

24-DP-90

2327-2339 Lincoln St

folio(s): 514216014540

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

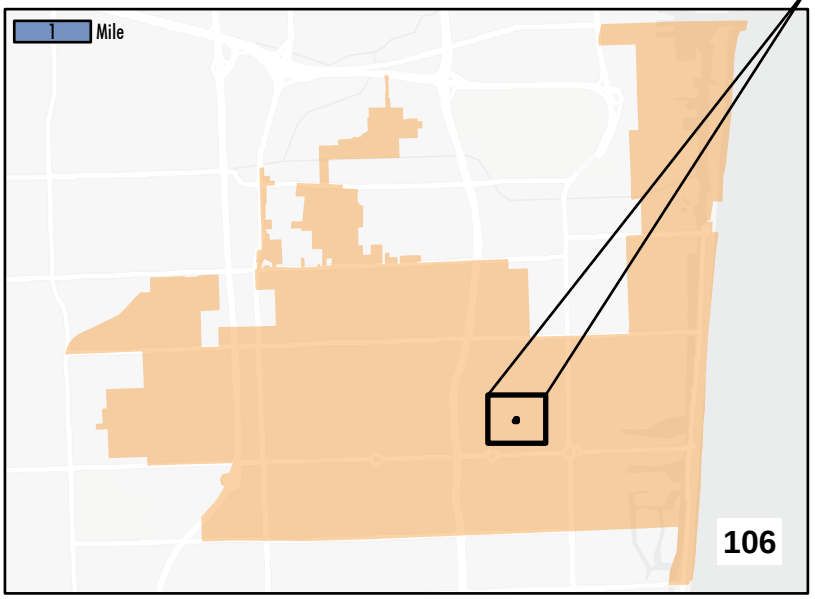


LEGEND

LAND USE

- REGIONAL ACTIVITY CENTER
- MEDIUM (16) RESIDENTIAL

- ZONING
- PARCELS
- SUBJECT SITE



ATTACHMENT C

Public Participation

KallerArchitecture

January 3, 2025

City of Hollywood
Division of Planning & Urban Design
2600 Hollywood Boulevard, Suite #315
Hollywood Florida 33020

Attention: Mr. Umar Javerd

Reference: Community Outreach Summary
Lincoln Street Townhomes
2327-2339 Lincoln Street
Hollywood, Florida

Dear Mr. Javerd:

In accordance with the City's Outreach Ordinance, this letter serves to confirm the summary of the Community Outreach relating to the above-mentioned matter.

We sent notice to all properties Owners and Civic Associations within 500 feet from each property line of the subject Property informing them of a virtual public meeting to be held on December 11, 2024, at 6:00 PM. The Virtual Notice included information about this Project's location.

The Virtual meeting held on December 11, 2024, was attended by the Architect, Joseph B. Kaller, M. Stanton and Patricia Antrican as per the attached attendance sheet. Joseph B. Kaller, Architect of Kaller Architecture, presented the Project in a Power Point Presentation as attached hereto and following the Presentation, we answered some general questions regarding size of units and whether they would be for sale or lease. The attendees also inquired about the sewer connection.

Please do not hesitate to contact me if you have any questions or comments.

Very Truly Yours,
Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C
President

AA #26001212 | 2417 Hollywood Blvd. Hollywood, FL 33020 | 954 920 5746
joseph@kallerarchitects.com | kallerarchitects.com

Joseph Kaller's Meeting Attendees Summary

Meeting Date
December 11, 2024 3:00 PM PST

Meeting Duration
56 minutes

Details

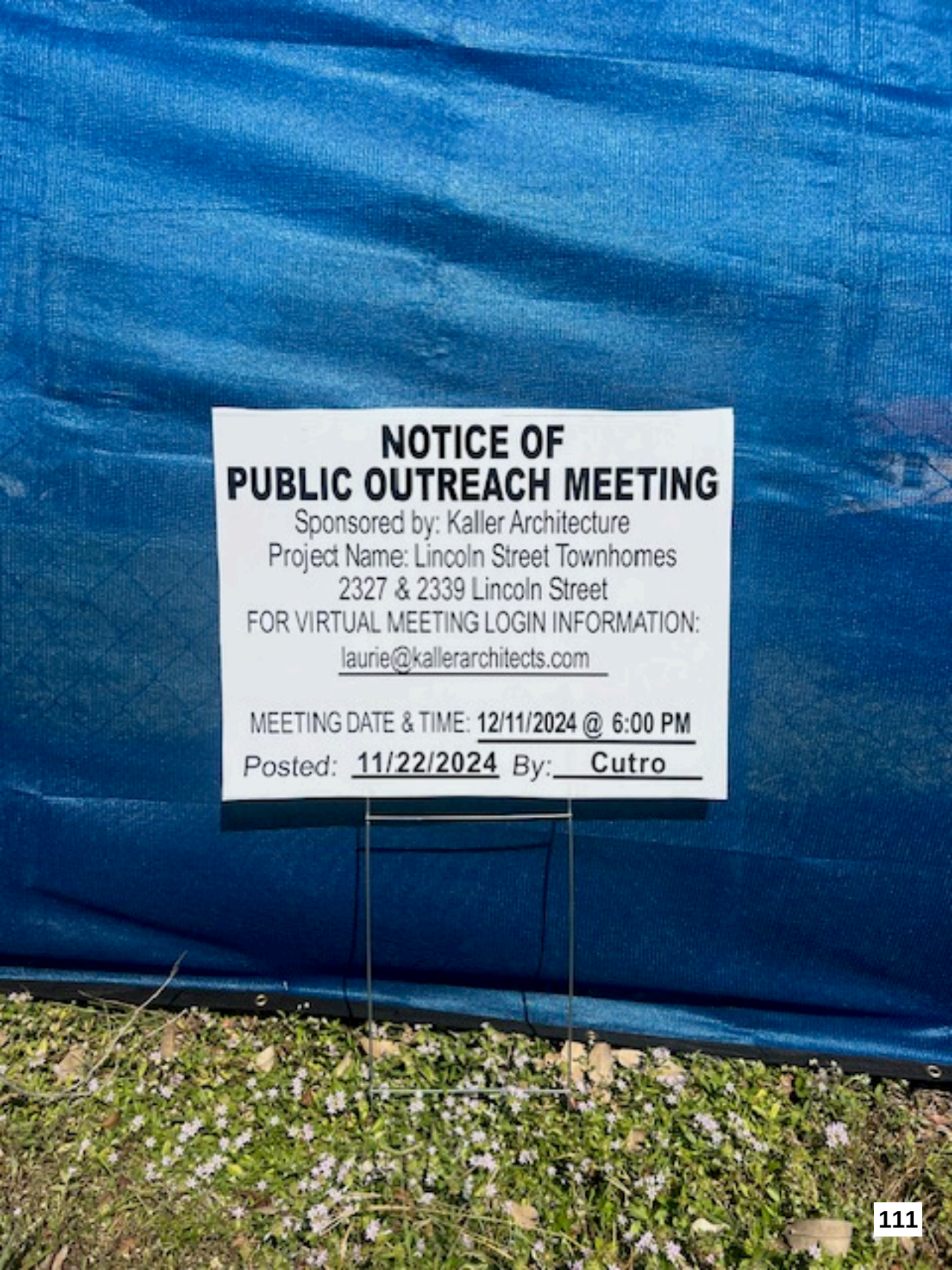
Name
Joseph Kaller
M Stanton
Patricia Antrican

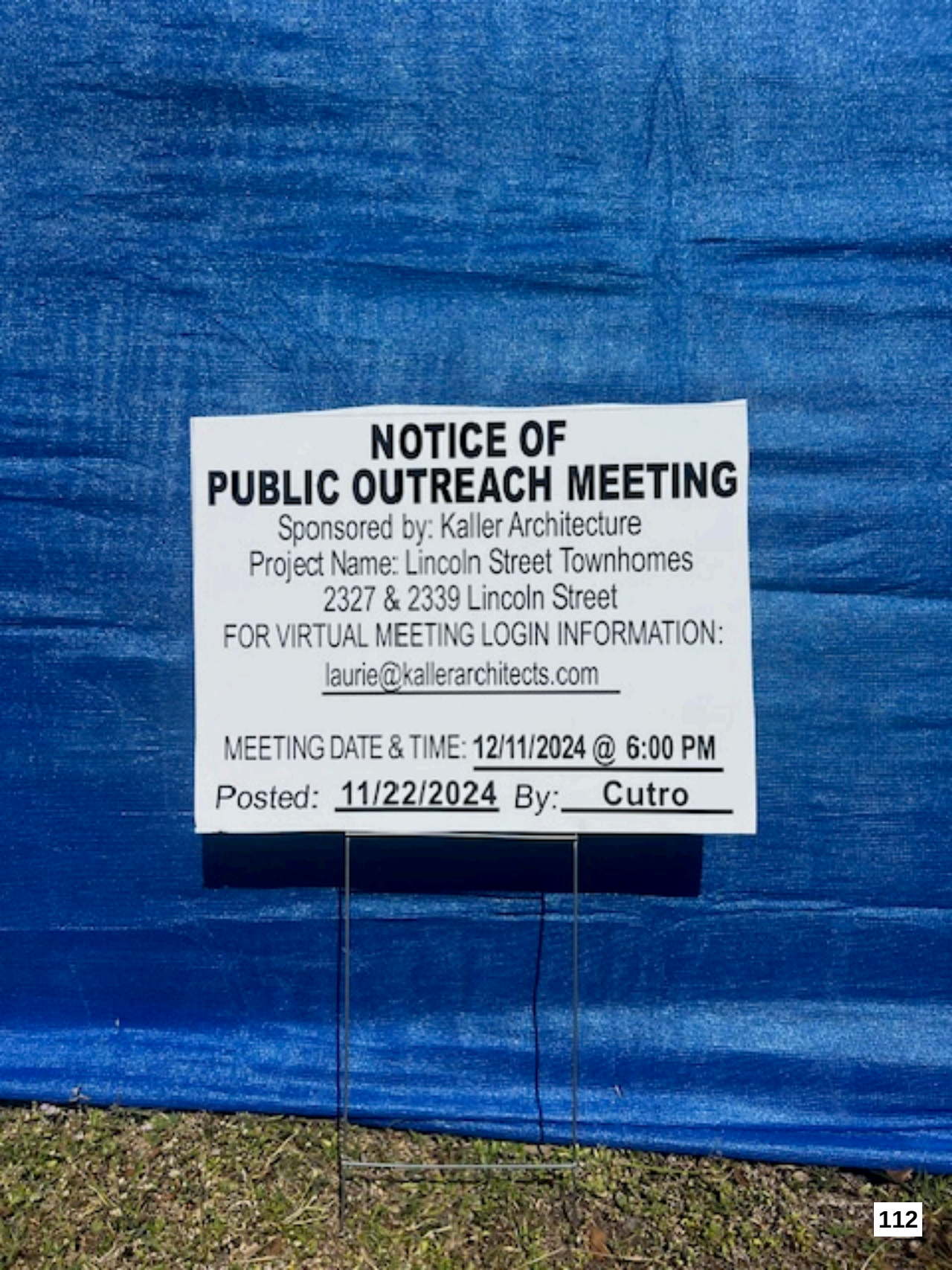
Email Address
joseph@kallerarchitects.com

GoToMeeting

Number of Attendees	Meeting ID
3	159-353-365

Join Time	Leave Time	Time in Session (minutes)
3:00 PM	3:52 PM	52
3:00 PM	3:50 PM	49
3:00 PM	3:51 PM	51


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Kaller Architecture
Project Name: Lincoln Street Townhomes
2327 & 2339 Lincoln Street
FOR VIRTUAL MEETING LOGIN INFORMATION:
laurie@kallerarchitects.com
MEETING DATE & TIME: 12/11/2024 @ 6:00 PM
Posted: 11/22/2024 By: Cutro


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Kaller Architecture
Project Name: Lincoln Street Townhomes
2327 & 2339 Lincoln Street
FOR VIRTUAL MEETING LOGIN INFORMATION:
laurie@kallerarchitects.com
MEETING DATE & TIME: 12/11/2024 @ 6:00 PM
Posted: 11/22/2024 By: Cutro

FOLIO_NUMB	NAME	ADDRESS_LI
514209010100	NAZARIO,ALEJANDRO	2245 JOHNSON ST
514209010110	SARDONA DEVELOPMENT GROUP LLC	19790 WEST DIXIE HWY STE 1001
514209010120	MORA,ROLANDO	2301 JOHNSON ST
514209010130	FAST LANE MANAGEMENT LLC	620 SW 12TH AVE
514209010140	FAST LANE MANAGEMENT LLC	620 SW 12TH AVE
514209010141	FAST LANE MANAGEMENT LLC	620 SW 12TH AVE
514209010150	ECHEVERRI,JOHN JPORRAS,ALBA LUCIA	2311 JOHNSON ST
514209010160	BRIGHAM,BABETTE	2310 GRANT ST
514209010170	D'AVILA,TAMYRES AMELIA H/ED'AVILA,FERNANDO	2315 JOHNSON ST
514209010180	SMALL,ANGELINA	2314 GRANT ST
514209010190	2319 JOHNSON ST LLC	2319 JOHNSON ST #1-4
514209010200	COLLINS,JEAN-PAUL	2328 GRANT STREET
514209010210	GOMEZ,GERARDO & MARIA CLAUDIA	4812 GRANT ST
514209010211	GOMEZ,GERARDO & MARIA CLAUDIA	4812 GRANT ST
514209010220	INDUS LLC	318 INDIAN TRACE #716
514209010230	GOMEZ DE LIMA,JOSEORTIZ,ADRIANA	917 N 24 AVE
514209010240	ELI 1777 LLC	8737 NW 39 ST
514209010250	TELLO,CARLOS	4769 SW 72 AVE
514209010400	KELLEY,LORI H/EKELLY,JAMIE MAE	922 N 24 AVE
514209010410	MATUTE HINOSTROZA,JENNIER NLORENZO,MIGUEL A	920 N 24 AVE
514209010430	EU S FLORIDA INVESTMENTS LLC%KETER ESTATES	9429 HARDING AVE #139
514209010431	ALLIED MANAGEMENT GROUP INC	10222 LEXINGTON ESTATES BLVD
514209010440	FIERRO,DANIELA	2411 JOHNSON ST
514209010450	QUIJANO,LEYLA	2412 GRANT ST
514209010460	NGUYEN,J M & CHI THI PHUONGNGUYEN,JANUS MINH	115 SHALLOW BROOK DR
514209020030	GRIESBECK FAM TR	4811 VAN BUREN ST
514209031730	PRETTYLEAF,CHARLES & CARMEN	2423 JOHNSON ST
514209031740	DE FILIPPO,ANTONIOLANDAU,STEVEN	945 HABOR VIEW N
514216014140	PIERRE,DANIELLE L	2338 PIERCE ST
514216014150	SMITH,SHAWN DANIEL	2334 PIERCE ST
514216014160	MONSALVE,IRAIDA	9618 N MIAMI AVE
514216014170	NOTHDURFT,HENRY & KRISTIN M	2326 PIERCE ST

514216014180	HOSSAIN,MONIR	2322 PIERCE ST
514216014190	BOOKER,ANGELA D	2316 PIERCE ST
514216014540	2327 & 2339 LINCOLN ST LLC	2999 NE 191 ST #402
514216014560	MCLEOD,SHARONFABIEN,CORYNA	12705 109 AVE
514216014580	DENIS,ROBERT	803 N 24 AVE
514216014590	SUSLEW,MENASHE & SHANEL	2336 JOHNSON ST #1-4
514216014610	GLAS & SAM LLC	1835 E HALLANDALE BCH BLVD #761
514216014630	TEAMS GROUP PROPERTIES LLC	151 N NOB HILL RD #356
514216014640	POLLIO,MICHAEL & SAVITRI GANESH	600 SANDLEWOOD LANE
514216014680	2302 JOHNSON LLC	PO BOX 814894
514216014760	EMBARK PROPERTIES LLC-2417LINCOLN ST SERIES	1751 SW 117 AVE
514216014780	FARRAN & SONS LLC	5801 SURREY CIR W
514216015110	KMA HOLLYWOOD 14 LLC	40 SW 13 ST STE 102
514216015120	MAX PRO REALTY LLC	382 NE 191 ST #586810
514216015130	RONIZI,MOHAMMAD REZAAHMAD TAVAKOLI-KASHEH TR ETAL	1200 DIPLOMAT PKWY
514216015140	SAP RE HOLDINGS LLC	PO BOX 546403
514216015150	PH 2415 LLC	3180 N 36 ST
514216015160	DIPAOLO,ALBERT	2431 PIERCE ST
514216015170	MCDOOM,WINSTON WSMITH,COLLEEN ANTOINETTE	1241 CHENILLE CIR
514216015500	HIGH,DANIEL P & STEPHANIE	2434 LINCOLN ST
514216015510	AVIVA & SAM LLC	1835 E HALLANDALE BCH BLVD #761
514216015520	PFOHL,JOHN R H/EWILLIAMS,TARA	2414 LINCOLN ST
514216015530	QUESADA,ISABELLA ALEJANDRA	2416 LINCOLN ST
514216230010	ROYAL,ANDRE T	2235 LINCOLN ST
514216230020	STANTON,MIRAMIRA STANTON REV TR	2239 LINCOLN ST
514216230030	DUNNE,P J & BARBARA J	2247 LINCOLN ST
514216230031	TERRENCE V CANTRELL REV TRLYNN B CANTRELL REV TR	745 HARRRISON ST

514216230040	810-814 FINLEY COURT LLC	1215 N SOUTHLAKE DR
514216230060	TILLACK,KHAYLASH	815 FINLEY CT
514216230070	WILSON,MARK J H/EWILSON,SHERRY A	811 FINLEY CT
514216240010	PUERTA,GIOVANNA	2403 LINCOLN ST
514216240020	RODRIGUEZ,JONATHAN R	8670 SW 12 ST
514216240030	MIRON 810 LLC	407 POINCIANA DR
514216240040	BLATTER,GEDALYA	814 N 24 AVE
514216240060	MIRON 820 LLC	407 POINCIANA DR
514216240070	MIRON 826 LLC	407 POINCIANA DR
514216240080	PRESTON,KAREN ANDREA	2407 PIERCE ST
514216240090	BH HOLLYWOOD 26 LLC	4100 N 34 AVE
514216240100	ALBO INVESTMENTS LLC	2421 HOLLYWOOD BLVD
514216240110	DWYER,OVRILL	618 N 24 AVE
514216240120	MORENO,TANYA I	622 N 24 AVE
514216240130	SAINTIL,MARIE A	4101 SW 137 AVE
514216240140	ROBERTO BIRMAN IRREV TRELENA BIRMAN IRREV TR % J BIRMAN	1084 TRAFALGAR ST
514216240220	GARCIA,ROLAND & ROSA M	1113 HOLLYWOOD BLVD
514216260010	NAYA,RICARDO	9610 NW 13 ST

514216260011	ROSNER,GERALDINE	724 N PARK CT
514216260020	WESOCKES,CHARLES JWESOCKES,JUDITH D	2534 LIBERTY ST
514216260080	WRIGHT,KEVIN C	113 VERNON AVE APT 1
514216410010	SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT	600 SE 3 AVE
514216410011	SCHOOL BOARD OF BROWARD COUNTYATTN:FACILITY MANAGEMENT	600 SE 3 AVE
514216410012	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206
514216410013	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206
514216410020	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212
514216440010	807 N 24 AVENUE LLC	216 CONGERS RD STE 204
514216AJ0010	LOSCA LLC	2049 S OCEAN DR #504E
514216AJ0020	PICON,ENRIQUE	2415 LINCOLN ST UNIT 102
514216AJ0030	FRIED,PABLOLUDMAN,JULIETA	2415 LINCOLN ST #103
514216AJ0040	JANCZYK,MONIKA	2415 LINCOLN ST #104
514216AJ0050	GINA LLC%BRILLIANCE REALTY GROUP	1395 BRICKELL AVE #900
514216AJ0060	LE BRE ONE LLC	12550 BISCAYNE BLVD STE 406
514216AJ0070	WHEATT,CYNTHIA EST	2415 LINCOLN ST APT 107

514216AJ0080	STEWART,DELROSE L	2415 LINCOLN ST UNIT 201
514216AJ0090	CARPENTER,CHARLES E	2415 LINCOLN ST UNIT 202
514216AJ0100	BALKISSOON,AMIT	10502 95 AVE # 2
514216AJ0110	DIAZ QUINTANA,YUDISLEIDYS	2703 TAYLOR ST
514216AJ0120	ROMERO,MARIA ESTHER H/EROMERO,LOURDES	2415 LINCOLN ST #205
514216AJ0130	KEILL,GALE EKEILL,ROBERT J	1454 TYLER ST
514216AJ0140	ALFIERI,ROSEMARY	2415 LINCOLN ST APT 207
514216AJ0150	VALFAC INVESTMENT CORP	393 SW 159 LN
514216AJ0160	YJJ INVESTMENT GROUP II LLC	12916 NW 22 MNR
514216AJ0170	MARES,DANIEL & LAURESMARES,JAY A	9804 SW 133 CT
514216AJ0180	KUBIEC,MICHAL	2438 PIERCE ST APT 9
514216AJ0190	MELLIS76 LLC	30 N GOULD ST STE R
514216AJ0200	TARA KAI LIV TRKAI,TARA TRS	11140 SEDGEMOOR LN
514216AJ0210	BENAR LLC	2801 NE 183 ST #217W
514216AL0010	ALLIANCE CONDOS & APARTMENTS LLC%GIBSON GROUP	PO BOX 11964
514216AL0020	EUSKAL ANAIAK LLC	2701 GRIFFIN RD
514216AL0030	ALLIANCE CONDOS & APARTMENTS LLC%GIBSON GROUP	PO BOX 11964
514216AL0040	LAPAMPA TRDE LUCA,DANIEL GUSTAVO TRSTEE	20100 W COUNTRY CLUB DR # 1505
514216AL0050	D'ASCANIO,VICENTINA DI IORIONETO,CARMINE D'ASCANIO	2420 JOHNSON ST #105
514216AL0060	MARTINEZ,RAULMARTINEZ,PALOMA ETAL	2000 NE 135 ST #303
514216AL0070	MAZO,HECTOR LEON	509 3 AVE
514216AL0080	PEREZ,YOLANDA C	16701 NE 13 AVE #308
514216AL0090	ROJO VERGARA,MARGARITA	PO BOX 220322
514216AL0100	KHAIKIN,EVGENY	34384 DUNHILL DR
514216AL0110	ALLIANCE CONDOS & APARTMENTS LLC%GIBSON GROUP	PO BOX 11964
514216AL0120	BUENDIA,RAMONRODRIGUEZ,MIREN	2108 QUAIL ROOST DR
514216AL0130	STRABLEDO INC	2000 ISLAND BLVD #3005
514216AL0140	ALLIANCE CONDOS & APARTMENTS LLC%GIBSON GROUP	PO BOX 11964

514216AL0150	MARTINEZ COLLOT,MATILDE RMARTINES,MARIA JOSE	2 COURS DES ARTS METIERS
514216AL0160	ALLIANCE CONDOS & APRARTMENTS%GIBSON GROUP	PO BOX 11964
514216AL0170	CHRISANTHREE LLC	1452 NAUTILUS ISLE
514216AL0180	MODICAMORE,GIUSEPPINA CUFFARO	8554 RUE ALBANEL
514216AL0190	NIETO,ILIE	6935 SW 84 AVE
514216AL0200	LOGAN TYLER HOLDINGS INC	2004 POLK ST
514216AL0210	CARTAYA,DORIMBEL M	3760 INVERRARY DR # 3H
514216AP0010	MEKHALIK,LARISA &MELCHANOV,SERGEY	2314 JOHNSON ST #1A
514216AP0020	PAN,QUING HONT & AIZHEN GUAN	17109 SW 49 PL
514216AP0030	BONCAMPER,DEVERSON H/EBONCAMPER,MELVILLE DON	2314 JOHNSON ST # 3-A
514216AP0040	JOHNSON STREET PROPERTIES I LLC	9595 HARDING AVE
514216AP0050	JOHNSON STREET PROPERTIES II LLC	9595 HARDING AVE
514216AP0060	CERULLO FAM TRCHURBA,KAMI TRSTEE	12161 NW 7 ST
514216AP0070	MILLER,HARRY	4500 YPRES AVE #212
514216AP0080	THORNTON,JANET N	7879 BERKSHIRE PINES DR
514216AP0090	HOME TRS IV LLC	PO BOX 4090
514216AP0100	JESP LIVING LLC	1020 GRAND CONCOURSE #8G
514216AP0110	VALENCIA,FLAVIA	2314 JOHNSON ST #11B
514216AP0120	OLMOS FAM REV TRDE OLMOS,ANGELA PUERTO TRS	14154 CRESCENTA WAY
514216AP0130	PICHER,PIERRE	2314 JOHNSON ST # 13B
514216AP0140	COLONNA,MARK & SUZANNE R	2314 JOHNSON ST #14-B
514216AP0150	KELLEY,DAVID D & JANET	2314 JOHNSON ST #15-C
514216AP0160	POLANIA,BORIS HERMAN	3758 INGLEWOOD DR
514216AP0170	ANGARITA,JACQUELINE JOSEFINA	2314 JOHNSON ST #17C
514216AP0180	BUSTOS FIGUEROA,MAURICIO H/EMAUREIRA PASMINO,GIGLIOLA M	2314 JOHNSON ST #18C
514216AP0190	LISSA,LUIGIMACAN,YASMINE J	2314 JOHNSON ST #19C
514216AP0200	LAI,RONALD K	70 ALMADOR
514216AP0210	MARTIN,JESSICA H/EMARTIN,THOMAS	2314 JOHNSON ST #21-C

514216AP0220	POWER PACK 55 LLC% CARLOS J VILLANUEVA PA	8950 SW 74 CT STE 2249
514216AP0230	AVDIA,MYZAFERAVDIA,LULE	2314 JOHNSON ST #23D
514216AP0240	BARNINGHAM,RICHARD F	2314 JOHNSON ST #24D
514216AP0250	DINCA,DAN	2314 JOHNSON ST #25D
514216AP0260	WOLFSTIRN,JOHN JMIRANDA,MARIZA R	2314 JOHNSON ST #26D
514216AP0270	MESQUITA,SAULOLEON,DANIELA	2314 JOHNSON ST #27E
514216AP0280	CHINN,SOPHEAP	2314 JOHNSON ST #28-E
514216AP0290	LOUIS,IMMACULA JEAN	2314 JOHNSON ST # 29E
514216AP0300	CUENCA,EVELYN BEATRIZZBOROWSKI,KRIS MARIUSZ	2314 JOHNSON ST #30E
514216AP0310	BUITRAGO,CRISTIAM B MONTOYAMOMOT,ALISA	2314 JOHNSON ST #31E
514216BQ0010	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0020	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0030	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0040	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0050	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0060	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0070	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0080	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0090	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0100	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0110	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0120	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0130	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216BQ0140	SBA PROPERTIES LLC	3029 NE 188 ST APT 725
514216DM0010	OLIVERO,ANA RAQUELGUERRA,ADALBERTO	2240 JOHNSON ST #101
514216DM0020	LAWSON,JAIMIE A	2240 JOHNSON ST #102
514216DM0030	GAGNON,YVESPERREAULT,CHANTAL	2240 JOHNSON ST #103
514216DM0040	JILES,TARANEE	2240 JOHNSON ST #104

514216DM0050	DELL'ANNO,FRANK JOHN	2240 JOHNSON ST #105
514216DM0060	VARGAS MESA,ANTONIO ROBERTOFERNANDEZ MOYA,PAMELA B	2240 JOHNSON ST #106
514216DM0070	GAGNON,THEOCARON,RAYMONDE ETAL	2666 BELLEFEUILLE ST
514216DM0080	MONG,CYNTHIA A	2240 JOHNSON ST #108
514216DM0090	GONZALEZ CAMEJO,RUBEN EVERDECIA HERNANDEZ,NIURKA M	2240 JOHNSON ST #109
514216DM0100	SANTOS,WANDERLEI VITOR	2240 JOHNSON ST #111
514216DM0110	PELLERIN,YVON	2240 JOHNSON ST UNIT 112
514216DM0120	CRAWFORD,DAVID	2240 JOHNSON ST #201
514216DM0130	GUTIERREZ,HERNAN F & TANIA	14011 LAKE CANDLEWOOD CT
514216DM0140	SEYMOUR,LINTON	2240 JOHNSON ST #203
514216DM0150	ADINOLFI,DAVID R	2240 JOHNSON ST #204
514216DM0160	CASANOVA LAND TRSALOCCHI,STEFANO TRSTEE	2240 JOHNSON ST #205
514216DM0170	PICARIELLO,MARIE	93 5TH AVE
514216DM0180	MACISCO,ALBERT & LAURIE	174 PORTERSHILL RD
514216DM0190	BLANCO ENTERPRISES INC	11538 SW 142 AVE
514216DM0200	BRISSETTE,PIERREGAGNON,MARLENE	1461 CH. LIENE FREDERIC
514216DM0210	BLANCO ENTERPRISES INC	11538 SW 142 AVE
514216DM0220	MILLS,JOAN C	126 BORRMANN ROAD
514216DM0230	DINIS,LIANE	2240 JOHNSON ST APT 212

City of Hollywood
2600 Hollywood Boulevard
Josh Levy, Mayor Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Caryl S. Shuham Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Peter Hernandez Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Traci L. Callari, C Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Adam Gruber, Cc Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Kevin D. Biederm Hollywood, FL 33020-4807

City of Hollywood
2600 Hollywood Boulevard
Idelma Quintana Hollywood, FL 33020-4807

CITY OF
HOLLYWOOD
DEPT. OF
PLANNING &
DEVELOPMENT
SERVICES
PO BOX 229045
HOLLYWOOD
FL 33022-9045

Highland
Gardens Civic
Association,
Inc. Attn: Shirley
Stealey
2847 Plunkett
St
HOLLYWOOD
FL 33020

Parkside Civic
Association,
Inc.
Attn: Kenneth
Crawford,
President
2018 Fletcher
Street
Hollywood FL
33020

Downtown
Parkside Royal
Poinciana Civic
Association,
Inc.
Lynn Smith,
President
1939 Adams
Street
Hollywood, FL
33020

United
Neighbors of
South
Hollywood, Inc.
Attn: Helen
Chervin
2470 Adams
Street
HOLLYWOOD
FL 33020

North Central
Hollywood Civic
Association
Attn: Patricia
Antican
2534 Fillmore
Street
Hollywood, FL
33020

CITY	STATE	ZIP	ZIP4	LEGAL
HOLLYWOOD	FL	33020	3912	DIXIE GARDENS 2-42 BLOT 6 E1/2 OF S1/2 BLK 1
MIAMI	FL	33180		DIXIE GARDENS 2-42 BLOT 6 W1/2 OF S1/2 BLK 1
HOLLYWOOD	FL	33020	3914	DIXIE GARDENS 2-42 BLOT 7 E1/2 OF S1/2 BLK 1
POMPANO BEACH	FL	33069	4526	DIXIE GARDENS 2-42 BLOT 7 W1/2 OF S1/2 BLK 1
POMPANO BEACH	FL	33069	4526	DIXIE GARDENS 2-42 BLOT 7 W 50 OF N1/2 BLK 1
POMPANO BEACH	FL	33069	4526	DIXIE GARDENS 2-42 BLOT 7 E 50 OF N1/2 BLK 1
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 8 S1/2 OF E1/2 BLK 1
HOLLYWOOD	FL	33020	3435	DIXIE GARDENS 2-42 BLOT 8 N1/2 OF E1/2 BLK 1
HOLLYWOOD	FL	33020	3914	DIXIE GARDENS 2-42 BLOT 8 W1/2 OF S1/2 BLK 1
HOLLYWOOD	FL	33020	3435	DIXIE GARDENS 2-42 BLOT 8 W1/2 OF N1/2 BLK 1
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 9 S1/2 LESS S 20 FT FOR STBLK 1
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 9 N1/2 BLK 1
HOLLYWOOD	FL	33021	5236	DIXIE GARDENS 2-42 BLOT 10 E1/2 OF N1/2 BLK 1
HOLLYWOOD	FL	33021	5236	DIXIE GARDENS 2-42 BLOT 10 W1/2 OF N1/2 BLK 1
WESTON	FL	33326		DIXIE GARDENS 2-42 BLOT 10 S1/2 BLK 1
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 11 N 100 BLK 1
HOLLYWOOD	FL	33024	8740	DIXIE GARDENS 2-42 BLOT 11 LESS N 193 BLK 1
DAVIE	FL	33314	4115	DIXIE GARDENS 2-42 BLOT 11 S 93 OF N 193 BLK 1
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 1 S 50 OF N 100 BLK 7
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 1 S 50 OF N 150 BLK 7
SURFSIDE	FL	33154		DIXIE GARDENS 2-42 BLOT 1 W1/2 LESS N 150 BLK 7
BOCA RATON	FL	33428		DIXIE GARDENS 2-42 BLOT 1 E1/2 LESS N 150 BLK 7
HOLLYWOOD	FL	33020		DIXIE GARDENS 2-42 BLOT 2 E1/2 OF S1/2 BLK 7
HOLLYWOOD	FL	33020	3412	DIXIE GARDENS 2-42 BLOT 2 E1/2 OF N1/2 BLK 7
COLUMBIA	SC	29223	8109	DIXIE GARDENS 2-42 BLOT 2 W1/2 OF S1/2 BLK 7
HOLLYWOOD	FL	33021		RESUB LOT 5 BLK 1 DIXIE GARDENS11-19 BLOT 3
HOLLYWOOD	FL	33020	3922	HOLLYWOOD TERRACE 3-12 BLOT 22 BLK 7
HOLLYWOOD	FL	33019		HOLLYWOOD TERRACE 3-12 BLOT 23 BLK 7
HOLLYWOOD	FL	33020	4416	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 12 W 50 OF N 100 BLK 10
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 12 E 50 OF N 100 BLK 10
MIAMI SHORES	FL	33150		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 13 W1/2 BLK 10
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 13 E1/2 BLK 10

HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 14 W1/2 BLK 10
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 14 LESS W 50 FT BLK 10
AVENTURA	FL	33180		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 10 & S 70 OF LOT 11, BLK 12
S OZONE PARK	NY	11420	1515	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 11 N 85 FT BLK 12
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 11 N 50 OF S 120 BLK 12
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 12 LESS S 80 FT &LESS N 5 FOR RD BLK 12
HALLANDALE BEACH	FL	33009		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 13 LESS S 60 FT BLK 12
PLANTATION	FL	33324		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 14 W1/2 BLK 12
PLANTATION	FL	33317		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 14 E1/2 BLK 12
HOLLYWOOD	FL	33081		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 16 E1/2 & LOT 16 W1/2 BLK 12
DAVIE	FL	33325		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 E1/2 BLK 13
DAVIE	FL	33331	2566	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 BLK 13
MIAMI	FL	33130		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 25 E1/2 OF LOT 26 BLK 13
MIAMI	FL	33179		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 27 E1/2 BLK 13
HOLLYWOOD	FL	33019		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 27 W1/2 BLK 13
SURFSIDE	FL	33154		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 29 BLK 13
HOLLYWOOD	FL	33021		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 2 BLK 14 & LOTS 9 THRU 13 OFSTANLEY HOLM SUB OF LOT 3 & 28BLK 14 HOLLYWOOD LITTLE RANCHES3-39 B
HOLLYWOOD	FL	33020	4309	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 W1/2 BLK 14
WESTON	FL	33327		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E1/2 BLK 14
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 26 E1/2 BLK 14
HALLANDALE BEACH	FL	33009		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 27 BLK 14
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 29 E1/2 BLK 14
HOLLYWOOD	FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 29 W1/2 BLK 14
HOLLYWOOD	FL	33020		FINLEYS RESUB LOTS 5 & 6 BLK 12HOLLYWOOD LITTLE RANCHES 12-8 BLOT 1
HOLLYWOOD	FL	33020	3918	FINLEYS RESUB LOTS 5 & 6 BLK 12HOLLYWOOD LITTLE RANCHES 12-8 BLOT 2
HOLLYWOOD	FL	33020	3900	FINLEYS RESUB LOTS 5 & 6 BLK 12HOLLYWOOD LITTLE RANCHES 12-8 BLOT 3
HOLLYWOOD	FL	33019		FINLEYS RESUB LOTS 5 & 6 BLK 12HOLLYWOOD LITTLE RANCHES 12-8 BLOT 4

HOLLYWOOD	FL	33019		FINLEYS RESUB LOTS 5 & 6 BLK 12HOLLYWOOD LITTLE RANCHES 12-8 BLOT 5 & 6
HOLLYWOOD	FL	33020		FINLEYS RESUB LOTS 5 & 6 BLK 12HOLLYWOOD LITTLE RANCHES 12-8 BLOT 7
HOLLYWOOD	FL	33020		FINLEYS RESUB LOTS 5 & 6 BLK 12HOLLYWOOD LITTLE RANCHES 12-8 BLOT 8
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 1 BLK 13
PEMBROKE PINES	FL	33025		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 2 BLK 13
HALLANDALE BEACH	FL	33009	6537	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 3 BLK 13
HOLLYWOOD	FL	33020	3905	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 4 BLK 13
HALLANDALE BEACH	FL	33009	6537	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 5 & 6 BLK 13
HALLANDALE BEACH	FL	33009	6537	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 7,8 LESS BEG AT NE COROF LOT 8,WLY 100,SLY 5,ELY 91,SELY 21.94,N 25 TO POB BLK 13
HOLLYWOOD	FL	33020	4309	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 1 BLK 14
HOLLYWOOD	FL	33021		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 2,3 BLK 14
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 4 BLK 14
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 5 BLK 14
HOLLYWOOD	FL	33020		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 6 BLK 14
MIRAMAR	FL	33027	3021	OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 7 BLK 14
TEANECK	NJ	07666		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 8 BLK 14
HOLLYWOOD	FL	33019		OCEAN BREEZE GARDENS RESUBLOTS 1 & 30 IN BLKS 13 TO 16HOLLYWOOD LITTLE RANCHES 5-7 BLOT 8 BLK 15
PEMBROKE PINES	FL	33024		STANLEY L HOLM SUB OFLOT 3 & 28 BLK 14HOLLYWOOD LITTLE RANCHES 3-39 BLOT 1,2,3 N 17

HOLLYWOOD	FL	33020	3931	STANLEY L HOLM SUB OFLOT 3 & 28 BLK 14HOLLYWOOD LITTLE RANCHES 3-39 BLOT 3 LESS N 17,4,5
HOLLYWOOD	FL	33020		STANLEY L HOLM SUB OFLOT 3 & 28 BLK 14HOLLYWOOD LITTLE RANCHES 3-39 BLOT 6 TO 8
BROOKLYN	NY	11206	6540	STANLEY L HOLM SUB OFLOT 3 & 28 BLK 14HOLLYWOOD LITTLE RANCHES 3-39 BLOT 14 TO 16
FORT LAUDERDALE	FL	33301	3125	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BPOR OF PAR A,DESC AS,HOLLYWOODLITTLE RANCHES 1-26B,LOTS 1 THRU8 & 19 THRU 21,22 W1/2 BLK 11LESS A POR OF LOT 8 BLK 11,DESCAS BEG SW COR OF LOT 8,N 97.70ELY 44.21,E 13.19,S 93.46,W57.10 TO POB
FORT LAUDERDALE	FL	33301	3125	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BPOR OF PAR A,DESC AS,HOLLYWOODLITTLE RANCHES 1-26B,POR OF LOT8 BLK 11,DESC AS BEG SW COR OFLOT 8,N 97.70,ELY 44.21,E 13.19S 93.46,W 57.10 TO POBAKA:PORTION LINCOLN PARK PARCELLEASED TO THE CITY OF HOLLYWOOD
HOLLYWOOD	FL	33020	4807	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BPOR OF PAR A,DESC AS,HOLLYWOODLITTLE RANCHES 1-26B POR OF LOTS9,10,13,14,15 & 16 TOG WITH ALLOF LOTS 17 & 18 BLK 11,DESC AS,COMM NW COR BLK 11,E 454.03 TOPOB,E 245.93,S 204.96,W 400.03S 107.30,WLY 333.22,ELY 30.01E 319.57,N 51.77 TO POBAKA:PAR LEASED TO SCHOOL BOARD
HOLLYWOOD	FL	33020	4807	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BPOR OF PAR A,DESC AS,HOLLYWOODLITTLE RANCHES 1-26B LOTS 9 TO18 BLK 11,LESS A POR DESC AS,COMM NW COR BLK 11,E 454.03 TOPOB,E 245.93,S 204.96,W 400.03S 107.30,WLY 333.22,ELY 30.01E 319.57,N 51.77 TO POB,LESSR/WK/A LINCOLN PARK
HOLLYWOOD	FL	33020	4807	LINCOLN PARK/ELEMENTARY SCHOOL C179-77 BR/W (DEDICATED BY PLAT)
NEW CITY	NY	10956		MENAH 21 183-673 BPARCEL A
HALLANDALE BEACH	FL	33009		PARADISE GARDENS II CONDOUNIT 101PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020	3948	PARADISE GARDENS II CONDOUNIT 102PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 103PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020	3984	PARADISE GARDENS II CONDOUNIT 104PER CDO BK/PG: 4050/374
MIAMI	FL	33131		PARADISE GARDENS II CONDOUNIT 105PER CDO BK/PG: 4050/374
NORTH MIAMI	FL	33181		PARADISE GARDENS II CONDOUNIT 106PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020	3948	PARADISE GARDENS II CONDOUNIT 107PER CDO BK/PG: 4050/374

HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 201PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020	3949	PARADISE GARDENS II CONDOUNIT 202PER CDO BK/PG: 4050/374
OZONE PARK	NY	11416	1809	PARADISE GARDENS II CONDOUNIT 203PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 204PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 205PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 206PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020	3949	PARADISE GARDENS II CONDOUNIT 207PER CDO BK/PG: 4050/374
PEMBROKE PINES	FL	33027		PARADISE GARDENS II CONDOUNIT 301PER CDO BK/PG: 4050/374
PEMBROKE PINES	FL	33028		PARADISE GARDENS II CONDOUNIT 302PER CDO BK/PG: 4050/374
MIAMI	FL	33186		PARADISE GARDENS II CONDOUNIT 303PER CDO BK/PG: 4050/374
HOLLYWOOD	FL	33020		PARADISE GARDENS II CONDOUNIT 304PER CDO BK/PG: 4050/374
SHERIDAN	WY	82801		PARADISE GARDENS II CONDOUNIT 305PER CDO BK/PG: 4050/374
CHARLOTTE	NC	28277	2969	PARADISE GARDENS II CONDOUNIT 306PER CDO BK/PG: 4050/374
AVENTURA	FL	33160		PARADISE GARDENS II CONDOUNIT 307PER CDO BK/PG: 4050/374
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 101PER CDO BK/PG: 3880/171
FORT LAUDERDALE	FL	33312		PARADISE GARDENS INC CONDOUNIT 102PER CDO BK/PG: 3880/171
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 103PER CDO BK/PG: 3880/171
AVENTURA	FL	33180		PARADISE GARDENS INC CONDOUNIT 104PER CDO BK/PG: 3880/171
HOLLYWOOD	FL	33020		PARADISE GARDENS INC CONDOUNIT 105PER CDO BK/PG: 3880/171
NORTH MIAMI	FL	33181		PARADISE GARDENS INC CONDOUNIT 106PER CDO BK/PG: 3880/171
WEST HAVEN	CT	06516		PARADISE GARDENS INC CONDOUNIT 107PER CDO BK/PG: 3880/171
MIAMI	FL	33162		PARADISE GARDENS INC CONDOUNIT 201PER CDO BK/PG: 3880/171
HOLLYWOOD	FL	33022	0322	PARADISE GARDENS INC CONDOUNIT 202PER CDO BK/PG: 3880/171
FREMONT	CA	94555	2936	PARADISE GARDENS INC CONDOUNIT 203PER CDO BK/PG: 3880/171
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 204PER CDO BK/PG: 3880/171
WESTON	FL	33327		PARADISE GARDENS INC CONDOUNIT 205PER CDO BK/PG: 3880/171
AVENTURA	FL	33160		PARADISE GARDENS INC CONDOUNIT 206PER CDO BK/PG: 3880/171
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 207PER CDO BK/PG: 3880/171

*AIXPROVENCE BOUCES DU	FR	13100		PARADISE GARDENS INC CONDOUNIT 301PER CDO BK/PG: 3880/171
FORT LAUDERDALE	FL	33334	1106	PARADISE GARDENS INC CONDOUNIT 302PER CDO BK/PG: 3880/171
DANIA BEACH	FL	33004		PARADISE GARDENS INC CONDOUNIT 303PER CDO BK/PG: 3880/171
*SAINT LEONARD QC	CA	H1P 2	L2	PARADISE GARDENS INC CONDOUNIT 304PER CDO BK/PG: 3880/171
CORAL GABLES	FL	33143		PARADISE GARDENS INC CONDOUNIT 305PER CDO BK/PG: 3880/171
HOLLYWOOD	FL	33020		PARADISE GARDENS INC CONDOUNIT 306PER CDO BK/PG: 3880/171
LAUDERHILL	FL	33319		PARADISE GARDENS INC CONDOUNIT 307PER CDO BK/PG: 3880/171
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 1 BLDG APER CDO BK/PG:41153/1999
MIRAMAR	FL	33027	4919	HOLLYWOOD PLACE CONDOMINIUMUNIT 2 BLDG APER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 3 BLDG APER CDO BK/PG:41153/1999
SURFSIDE	FL	33154		HOLLYWOOD PLACE CONDOMINIUMUNIT 4 BLDG APER CDO BK/PG:41153/1999
SURFSIDE	FL	33154		HOLLYWOOD PLACE CONDOMINIUMUNIT 5 BLDG APER CDO BK/PG:41153/1999
PLANTATION	FL	33325		HOLLYWOOD PLACE CONDOMINIUMUNIT 6 BLDG APER CDO BK/PG:41153/1999
*WINDSOR ON	CA	N8W 5	X3	HOLLYWOOD PLACE CONDOMINIUMUNIT 7 BLDG APER CDO BK/PG:41153/1999
NAPLES	FL	34104	7442	HOLLYWOOD PLACE CONDOMINIUMUNIT 8 BLDG BPER CDO BK/PG:41153/1999
SCOTTSDALE	AZ	85261		HOLLYWOOD PLACE CONDOMINIUMUNIT 9 BLDG BPER CDO BK/PG:41153/1999
BRONX	NY	10451		HOLLYWOOD PLACE CONDOMINIUMUNIT 10 BLDG BPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 11 BLDG BPER CDO BK/PG:41153/1999
RCH CUCAMONGA	CA	91739	2122	HOLLYWOOD PLACE CONDOMINIUMUNIT 12 BLDG BPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 13 BLDG BPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 14 BLDG BPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 15 BLDG CPER CDO BK/PG:41153/1999
SANTA CLARA	CA	95054	2138	HOLLYWOOD PLACE CONDOMINIUMUNIT 16 BLDG CPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020	2006	HOLLYWOOD PLACE CONDOMINIUMUNIT 17 BLDG CPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 18 BLDG CPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 19 BLDG CPER CDO BK/PG:41153/1999
IRVINE	CA	92614		HOLLYWOOD PLACE CONDOMINIUMUNIT 20 BLDG CPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 21 BLDG CPER CDO BK/PG:41153/1999

MIAMI	FL	33156		HOLLYWOOD PLACE CONDOMINIUMUNIT 22 BLDG CPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 23 BLDG DPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 24 BLDG DPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 25 BLDG DPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 26 BLDG DPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 27 BLDG EPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 28 BLDG EPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 29 BLDG EPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 30 BLDG EPER CDO BK/PG:41153/1999
HOLLYWOOD	FL	33020		HOLLYWOOD PLACE CONDOMINIUMUNIT 31 BLDG EPER CDO BK/PG:41153/1999
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 19APER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 19BPER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 21APER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 21BPER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 23APER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 23BPER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 25APER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 25BPER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 27APER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 27BPER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 29APER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 29BPER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 31APER CDO BK/PG: 44879/1776
MIAMI	FL	33180	2861	CASA LINDA PARK CONDOUNIT 31BPER CDO BK/PG: 44879/1776
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 101PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020	3958	CASA NOVA CONDO APTS INCUNIT 102PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 103PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 104PER CDO BK/PG: 5752/155

HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 105PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020	3958	CASA NOVA CONDO APTS INCUNIT 106PER CDO BK/PG: 5752/155
*LONGUEUIL QC	CA	J4M 1	L5	CASA NOVA CONDO APTS INCUNIT 107PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 108PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 109PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 111PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020	3960	CASA NOVA CONDO APTS INCUNIT 112PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 201PER CDO BK/PG: 5752/155
MIAMI LAKES	FL	33014		CASA NOVA CONDO APTS INCUNIT 202PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 203PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 204PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020	3981	CASA NOVA CONDO APTS INCUNIT 205PER CDO BK/PG: 5752/155
KINGS PARK	NY	11754		CASA NOVA CONDO APTS INCUNIT 206PER CDO BK/PG: 5752/155
TRUMBULL	CT	06611	1419	CASA NOVA CONDO APTS INCUNIT 207PER CDO BK/PG: 5752/155
MIAMI	FL	33186		CASA NOVA CONDO APTS INCUNIT 208PER CDO BK/PG: 5752/155
*ST-FELIX DE VALOIS QC	CA	J0K 2	M0	CASA NOVA CONDO APTS INCUNIT 209PER CDO BK/PG: 5752/155
MIAMI	FL	33186		CASA NOVA CONDO APTS INCUNIT 210PER CDO BK/PG: 5752/155
EAST HAVEN	CT	06512		CASA NOVA CONDO APTS INCUNIT 211PER CDO BK/PG: 5752/155
HOLLYWOOD	FL	33020		CASA NOVA CONDO APTS INCUNIT 212PER CDO BK/PG: 5752/155

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: November 22, 2024

Applicant: Kaller Architecture

Legal Description: Lot 10 portion of Lot 11 Block 12 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

Address or General Location: 2327 – 2339 Lincoln Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of November 7, 2024 and the City Commission, Civic Associations within 500 feet, and Planning Department.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed November 22, 2024.

Finally, this letter certifies that the site was posted with two public notice signs that meet the City of Hollywood notification regulations. The signs were posted November 22, 2024.

Thank You,

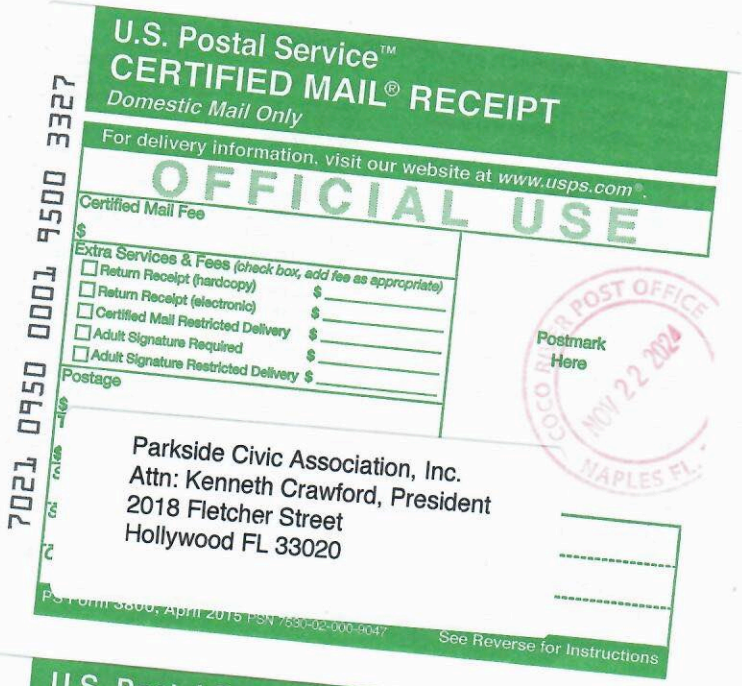
Christina Mathews

Sworn and subscribed before me this 22nd day of November, 2024. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com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Postmark Here
7021 0950 0001 9500 3327
Parkside Civic Association, Inc.
Attn: Kenneth Crawford, President
2018 Fletcher Street
Hollywood FL 33020
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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Postmark Here
7021 0950 0001 9500 3334
Downtown Parkside Royal Poinciana
Civic Association, Inc.
Lynn Smith, President
1939 Adams Street
Hollywood, FL 33020
for Instructions

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Adult Signature Restricted Delivery
Postage
Total
Postmark Here
7021 0950 0001 9500 3303
Highland Gardens Civic Association,
Inc. Attn: Shirley Stealey
2847 Plunkett St
HOLLYWOOD FL 33020
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

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Return Receipt (electronic)
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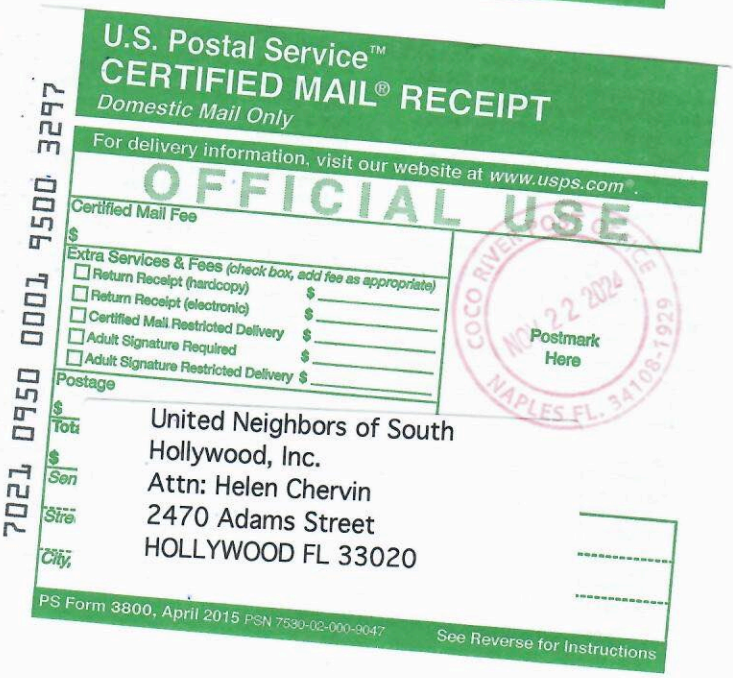
Adult Signature Restricted Delivery
Postage
Postmark Here
7021 0950 0001 9500 3310
North Central Hollywood Civic
Association
Attn: Patricia Antican
2534 Fillmore Street
Hollywood, FL 33020
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions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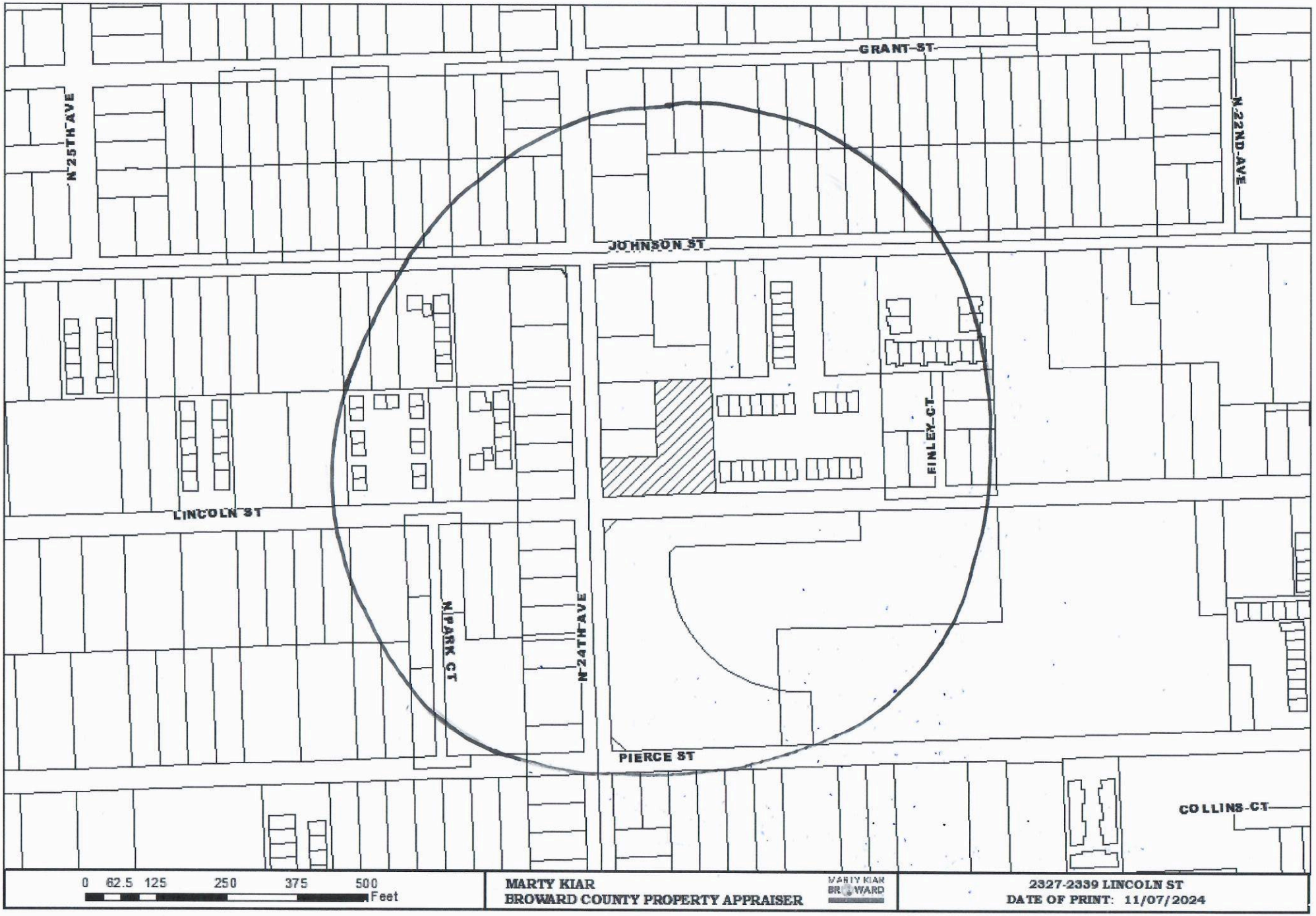
Adult Signature Restricted Delivery
Postage
Postmark Here
7021 0950 0001 9500 3297
United Neighbors of South
Hollywood, Inc.
Attn: Helen Chervin
2470 Adams Street
HOLLYWOOD FL 33020
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


GRANT ST
N 25TH AVE
N 22ND AVE
JOHNSON ST
FINLEY CT
LINCOLN ST
N PARK CT
N 24TH AVE
PIERCE ST
COLLINS CT
0 62.5 125 250 375 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR BROWARD
2327-2339 LINCOLN ST
DATE OF PRINT: 11/07/2024

PUBLIC PARTICIPATION
MEETING
DECEMBER 11, 2023

2327-2339 LINCOLN ST
HOLLYWOOD, FL 33020

ABOUT US

Project Team

Owner:

- 2327 - 2329 Lincoln St LLC

Architect:

- KALLER ARCHITECTURE

Surveyor:

- M.E. LAND SURVEYING, INC.

PROJECT

Scope of Work

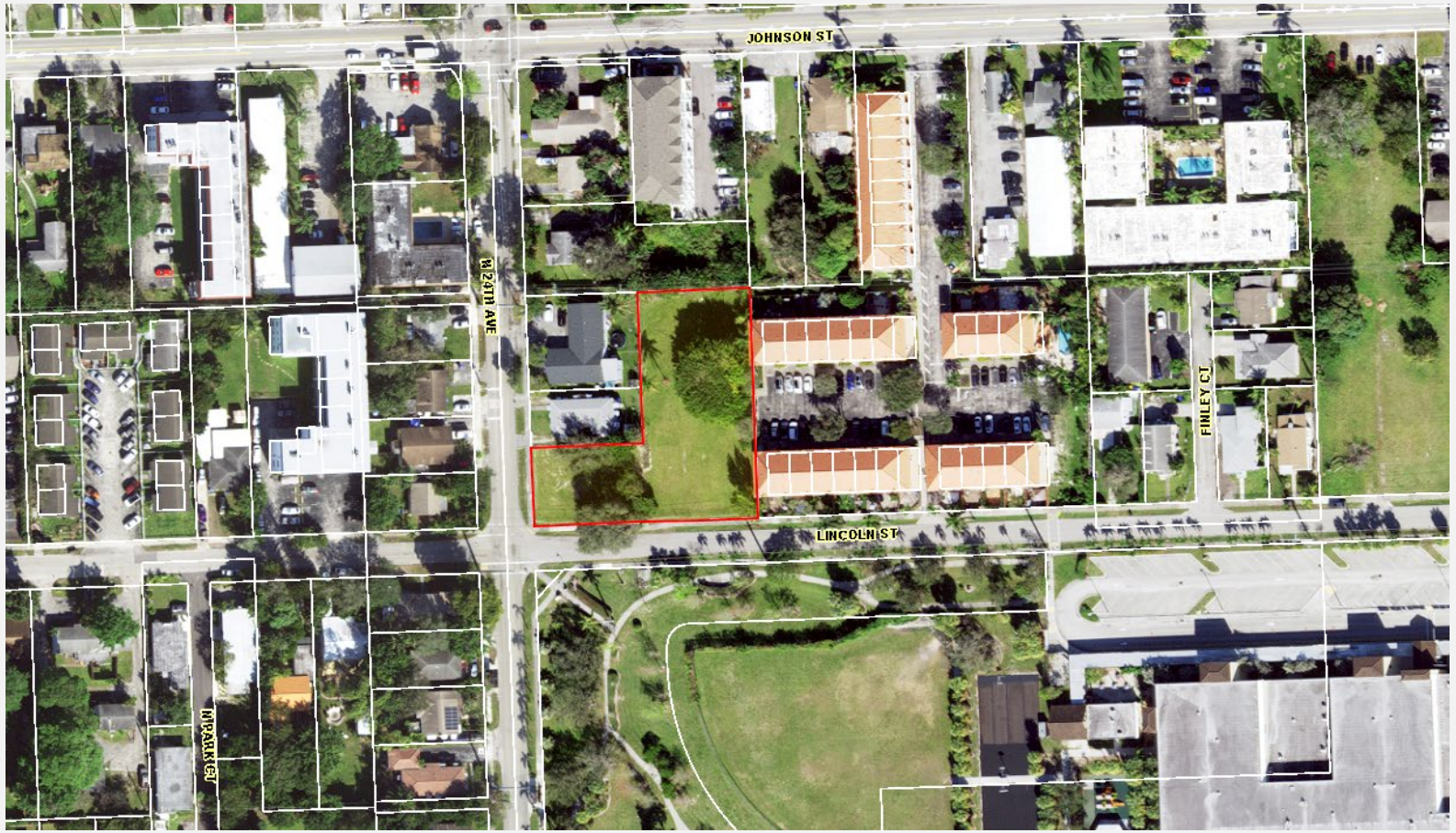
The Client is the Owner of 2327 - 2329 Lincoln St LLC and is a real estate development team. The Owner lives and works full time in South Florida and has development experience in South Florida.

The Client came to our team when they purchased the property and worked with us to design the project. We feel that we designed a modern building which would fit into the immediate neighborhood. The proposed development is a new townhome community consisting of 15 units. We are offering a unit mix of 3-bedroom and 4-bedroom units, with an average of 1,600 sq. ft. per unit. throughout the building. Additionally, we have created a clean and simple amenity area, which includes a pool.

We are not requesting any variances, special exceptions, etc.

PROJECT SITE LOCATION

2327-2339 LINCOLN ST



NORTH

KallerArchitecture

Site Information

- Address:
  - 2327-2339 LINCOLN ST, HOLLYWOOD FL 33020
- Zoning:
  Current Zoning: DH-2
- Existing Use:
  Vacant lot.
- Site Area:
  27,508 Sq. ft. (0.63 Acre)

EXISTING CONDITIONS

STREET VIEW

EXISTING CONDITIONS

South View

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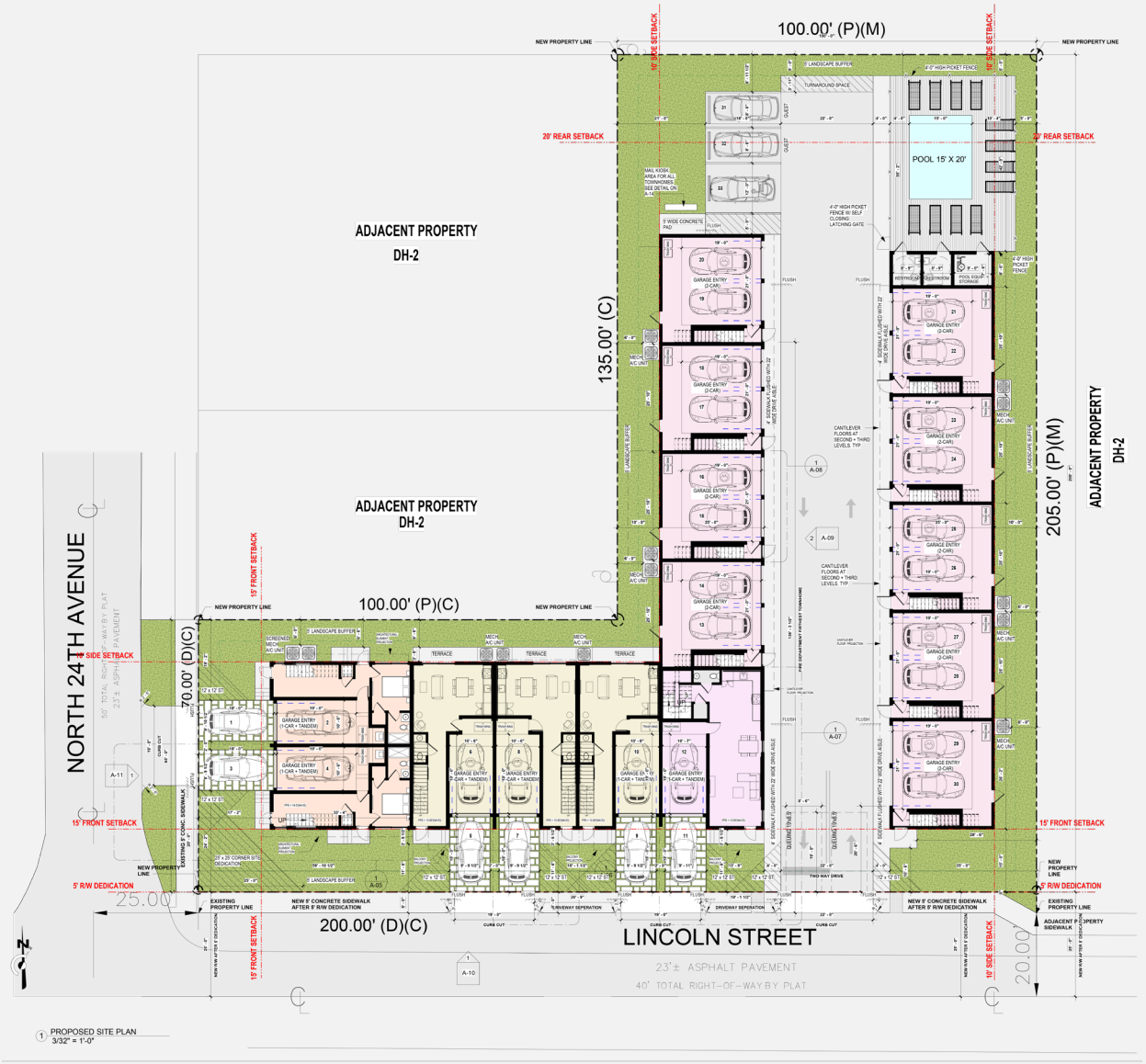
EXISTING CONDITIONS

1. Vacant lot

SITE PLAN

PROJECT INFORMATION

PROPOSED SITE PLAN



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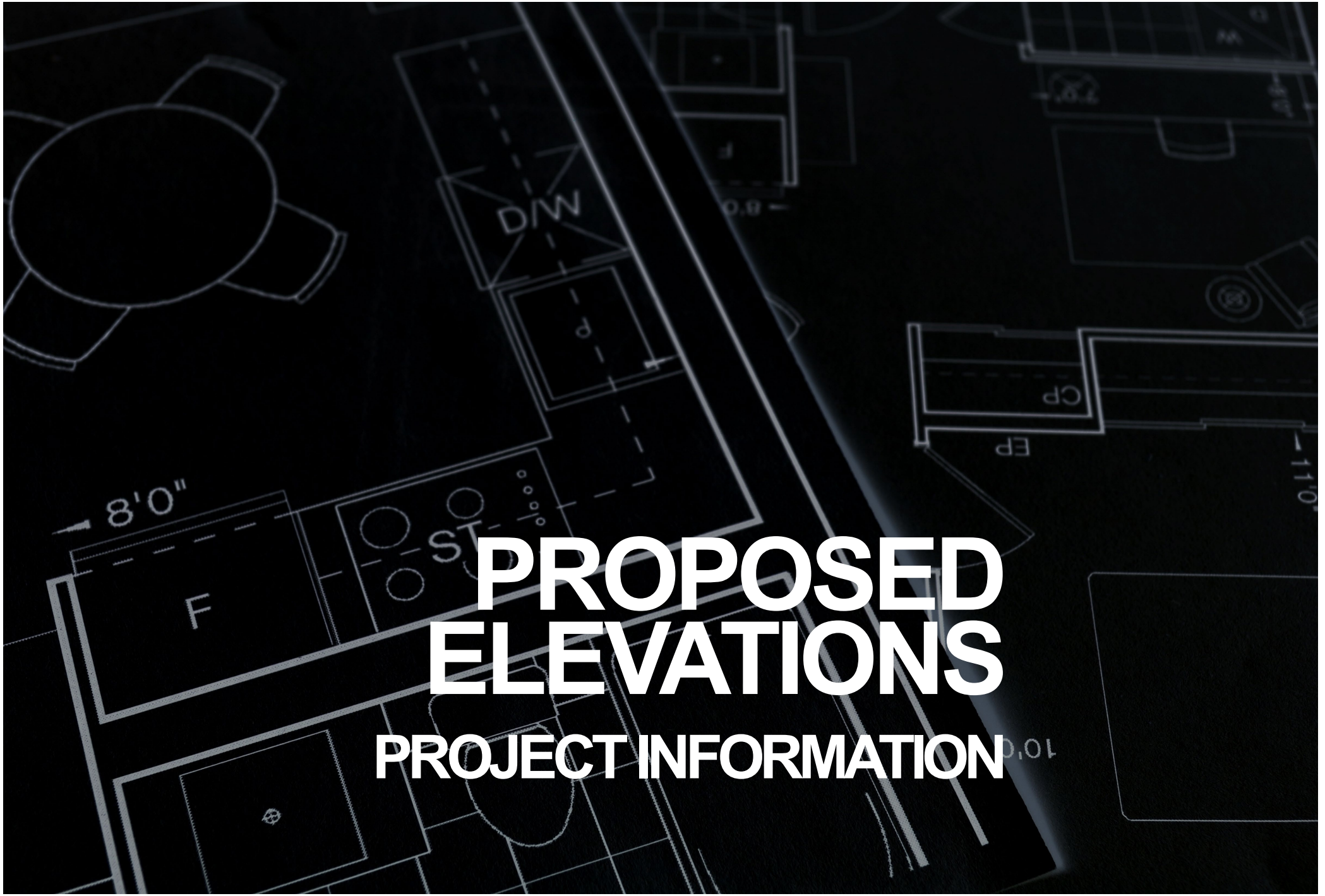
General Project Information

- 33 Parking Spaces (including tandem and handicap) provided which are enclosed in garages, parked tandem, or parked on-grade parking lot.
- Lush landscaping surrounding the property
- Private amenity area with Pool and Pool Deck.

2327-2339 Lincoln st APARTMENTS



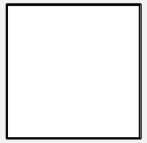
PROPOSED ELEVATIONS

PROJECT INFORMATION

PROPOSED MATERIALS BOARD

A

WORM/PUTZ FINISH STUCCO
COLOR: NAVAL BLUE OR SIMILAR



B

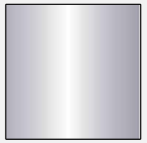
WORM / PUTZ FINISH STUCCO
COLOR: PURE WHITE SW 7005 OR SIMILAR

C

WORM / PUTZ FINISH STUCCO
COLOR:WEB GRAY SW 7075 OR SIMILAR

D

PERFORED STEEL PANEL RAILING SYSTEM
FINISH: CLEAR TEMPERED GLASS AND ALLUMINUM



E

WINDOW ALUMINUM FRAME
FINISH: DURANAR SUNSTORM ARCADIA SILVER
UC70123F

F

CLEAR LOW-E GLASS

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General
Project Information

- Modern building façade
- Clean stucco finishes with paint
- All units have spacious and covered balconies

PROPOSED TYPE D ELEVATION

EAST & WEST ELEVATION

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General Project Information

- Modern building façade
- Clean stucco finishes with paint
- All units have spacious and covered balconies

PROPOSED TYPE “A”, “B” & “C” ELEVATION (LINCOLN ST)

SOUTH ELEVATION

PROPOSED TYPE “A” ELEVATION (N 24TH AVE)

WEST ELEVATION

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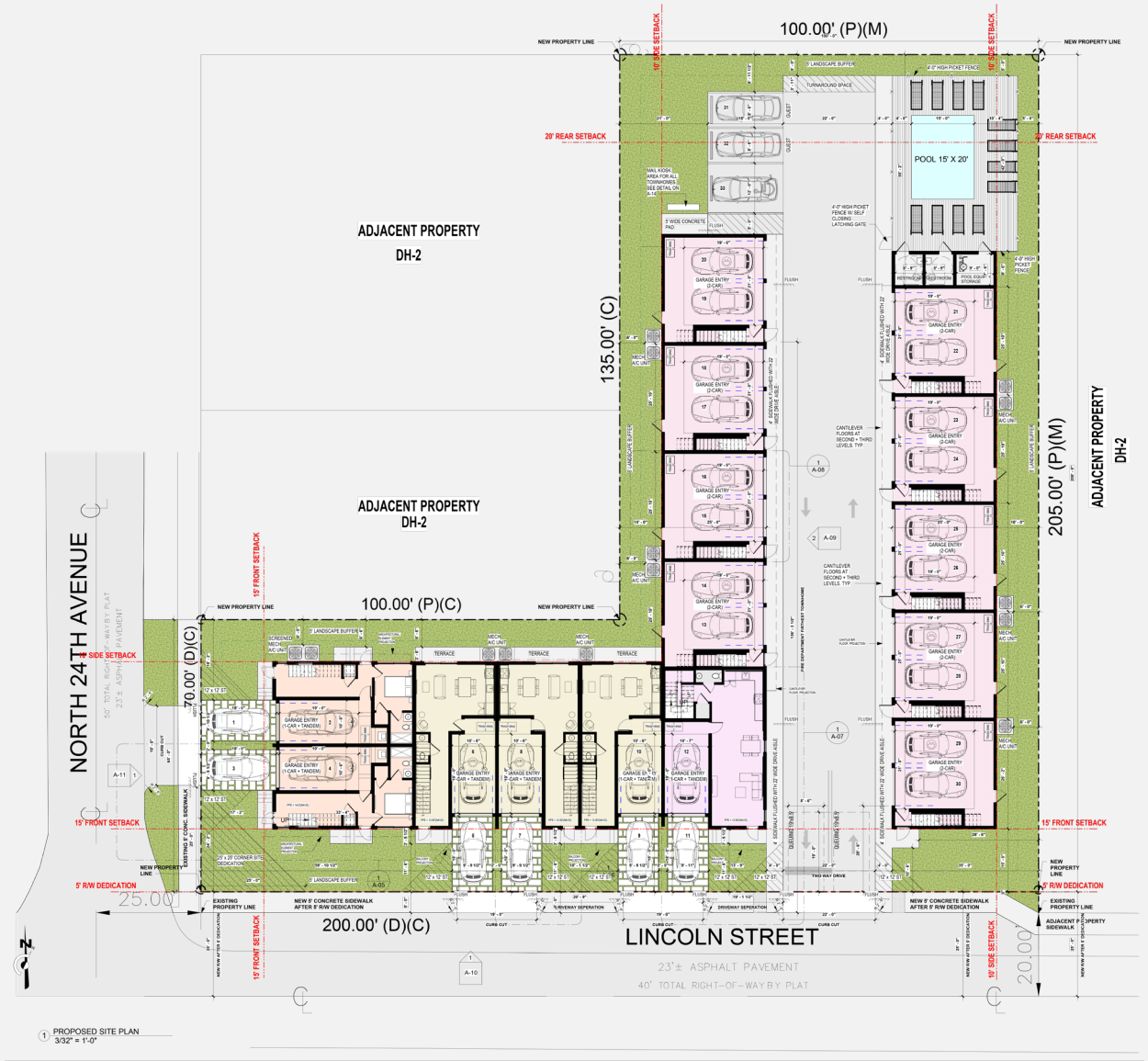
General Project Information

- Modern building façade
- Clean stucco finishes with paint
- All units have spacious and covered balconies

PROPOSED FLOOR PLANS

PROPOSED 1ST FLOOR



PROPOSED SITE PLAN
3/32" = 1'-0"

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General Project Information

- 33 Parking Spaces (including tandem and handicap) provided which are enclosed in garages, parked tandem, or parked on-grade parking lot.
- Lush landscaping surrounding the property
- Private amenity area with Pool and Pool Deck.

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PROPOSED 2ND FLOOR

NORTH

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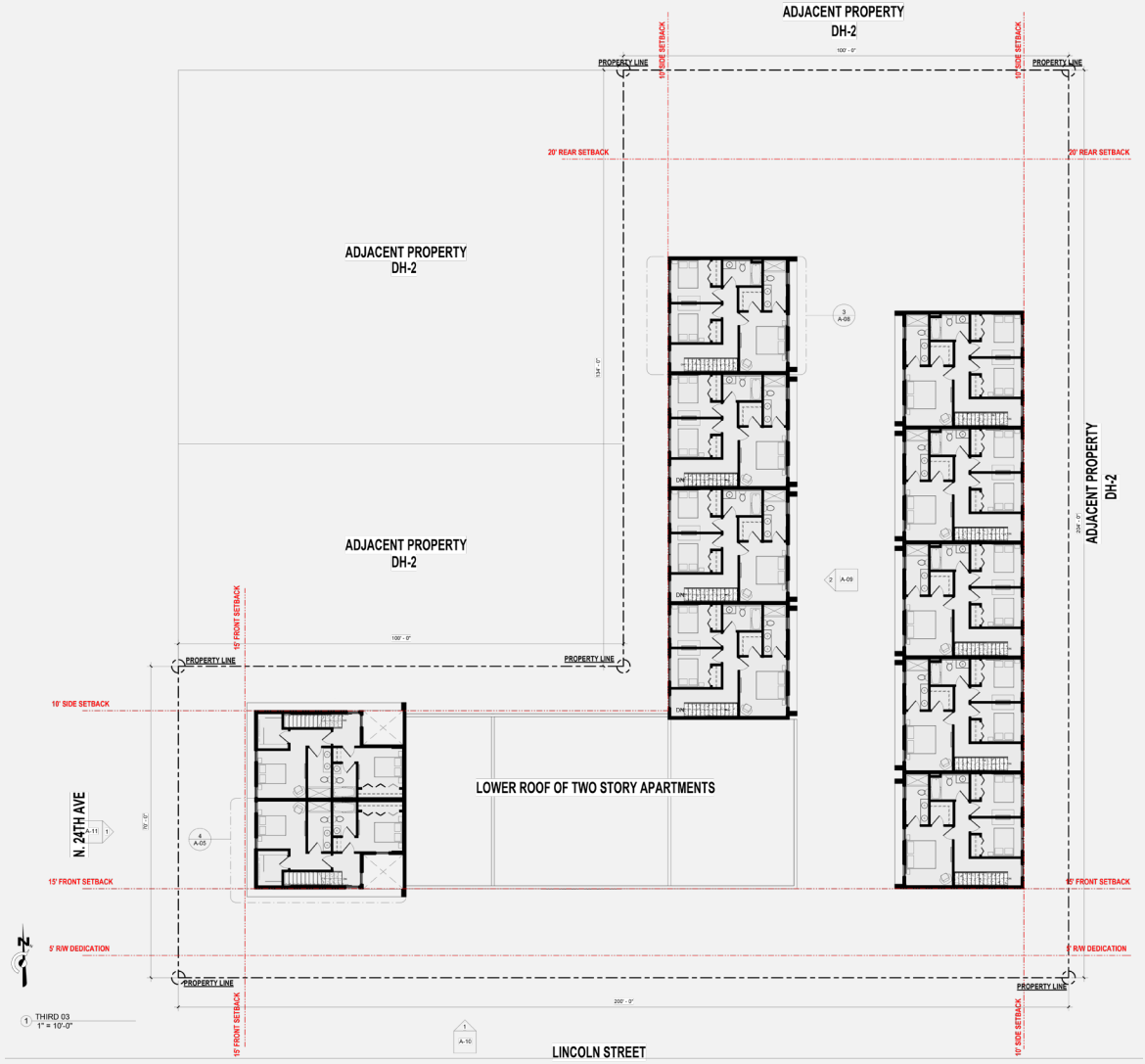
General Project Information

- 33 Parking Spaces (including tandem and handicap) provided which are enclosed in garages, parked tandem, or parked on-grade parking lot.
- Lush landscaping surrounding the property
- Private amenity area with Pool and Pool Deck.

PROPOSED 3RD FLOOR



NORTH

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General Project Information

- 33 Parking Spaces (including tandem and handicap) provided which are enclosed in garages, parked tandem, or parked on-grade parking lot.
- Lush landscaping surrounding the property
- Private amenity area with Pool and Pool Deck.

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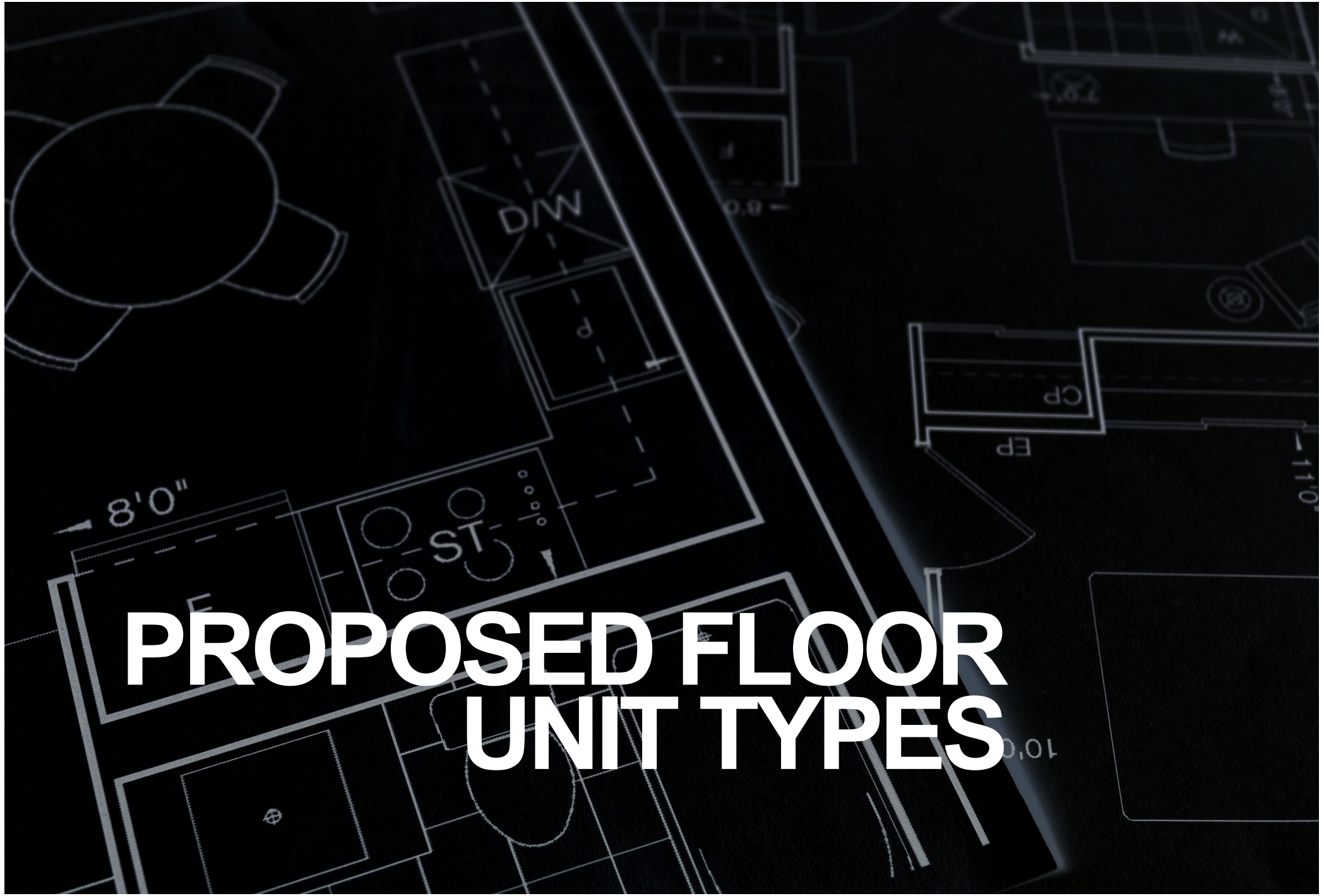
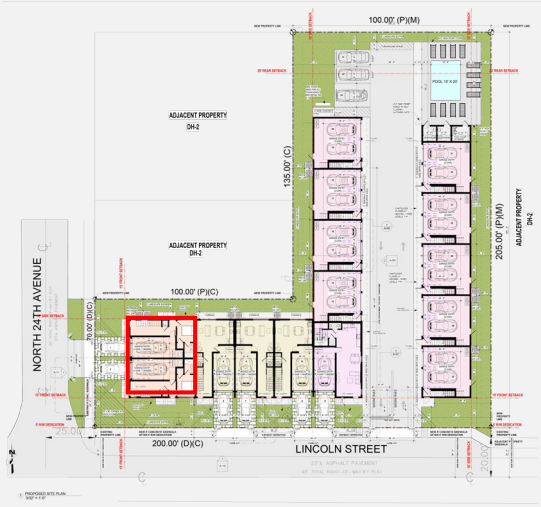


PROPOSED FLOOR UNIT TYPES

PROPOSED UNIT TYPE - “A”

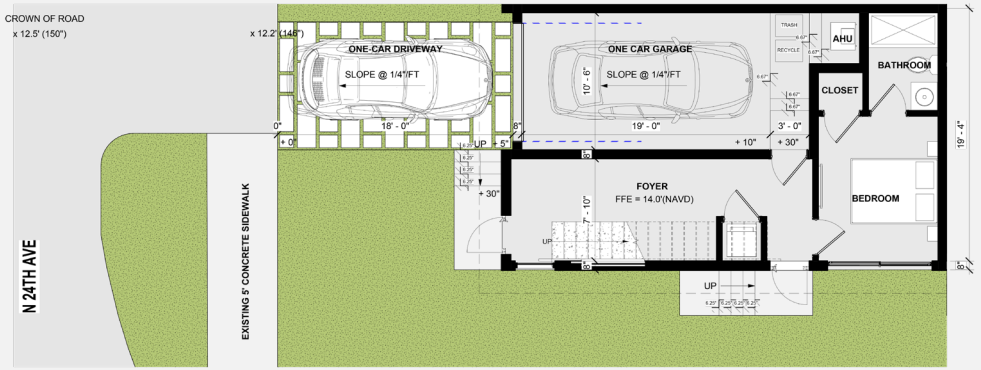


TYPE A (4 BED/3 BATH)

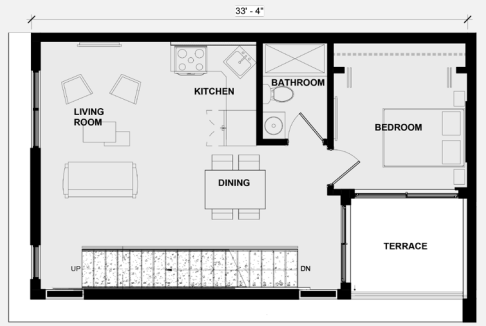
TOTAL SQ. FT UNDER A/C = 1,635 SF

TOTAL SQ. FT = 1,885 SF

ADJACENT TOWNHOME TYPE - A



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



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

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

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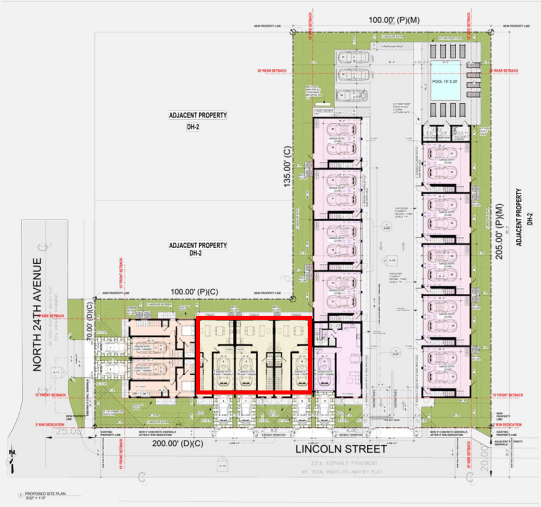
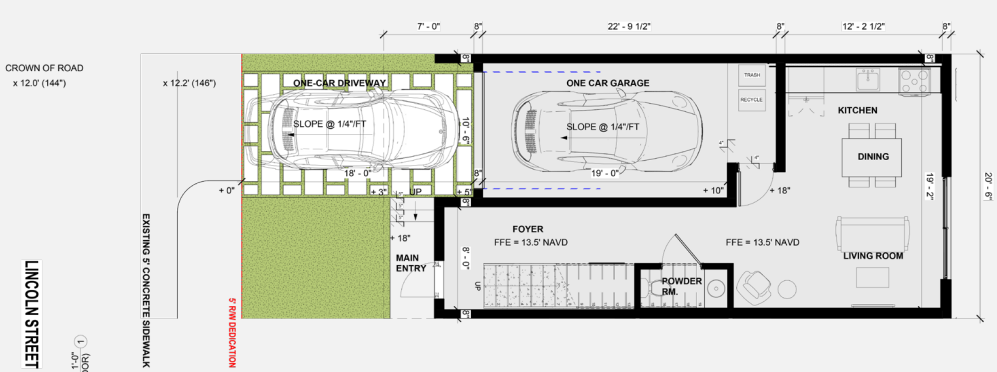
PROPOSED UNIT TYPE - “B”

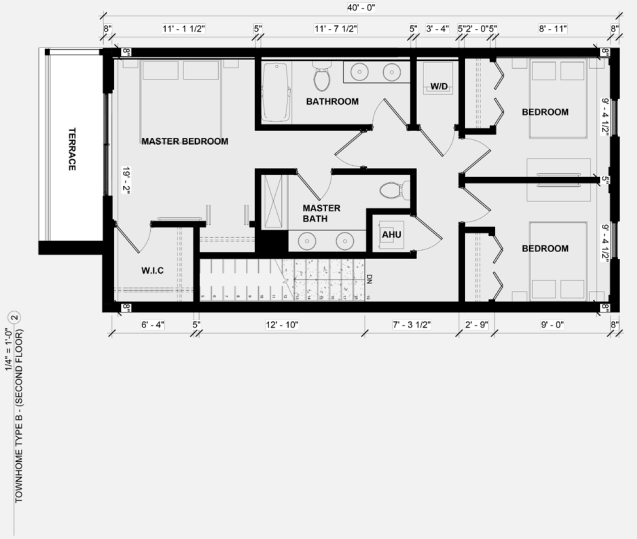


TYPE B (3 BED/2.5 BATH)

TOTAL SQ. FT UNDER A/C = 1,358 SF

TOTAL SQ. FT = 1,613 SF





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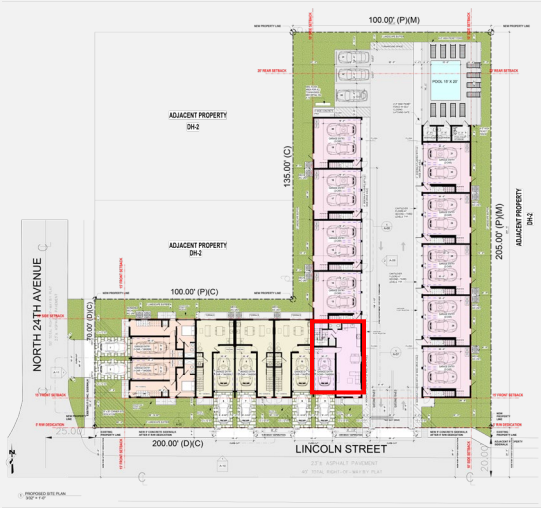
Lincoln st
APARTMENTS

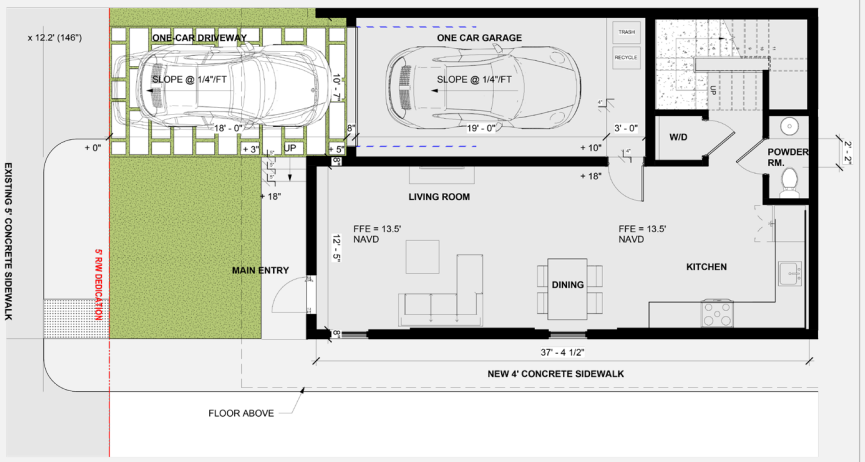
PROPOSED UNIT TYPE - “C”



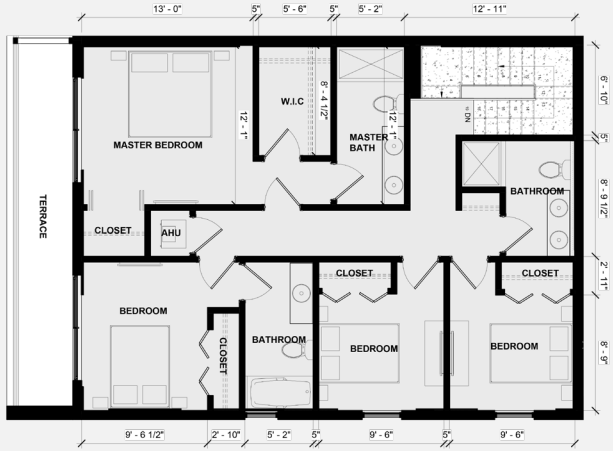
TYPE C (4 BED/3.5 BATH)

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

TOTAL SQ. FT = 2,056 SF



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



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

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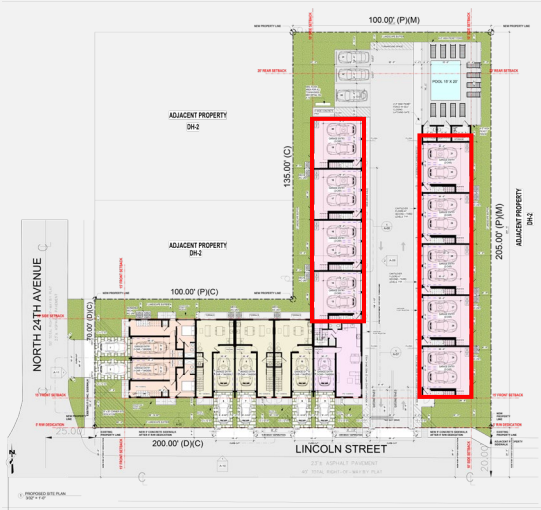
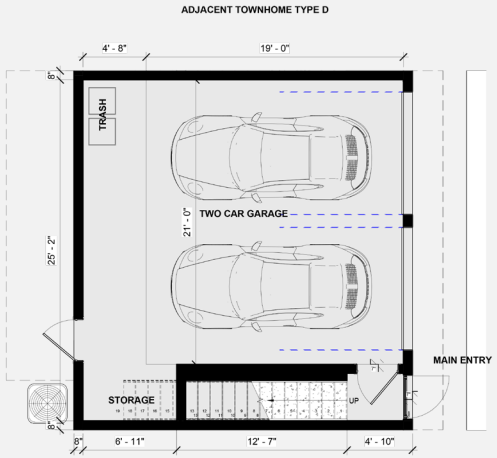
PROPOSED UNIT TYPE - “D”



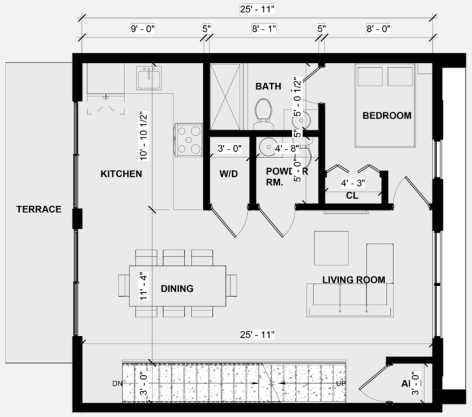
TYPE D (4 BED/3.5 BATH)

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

TOTAL SQ. FT = 2,110 SF



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



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

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

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RENDERINGS

PROPOSED CORNER RENDERING

VIEWING FROM NORTHEAST
(AT INTERSECTION OF 24TH AVE AND LINCOLN STREET)

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General Project Information

- Modern building façade
- Clean stucco finishes with paint
- All units have spacious and covered balconies

PROPOSED FRONT RENDERING

VIEWING NORTH
(FROM LINCOLN STREET)

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General
Project Information

- Modern building façade
- Clean stucco finishes with paint
- All units have spacious and covered balconies

PROPOSED LANDSCAPE PLAN

NORTH

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TREE TYPES

- Manila Palm
- Hong Kong Orchid Tree
- Pigeon Plum
- Silver Buttonwood
- Natchez Crape Myrtle Multi-Trunk
- Florida Royal Palm
- Cabbage Palmetto
- Montgomery Palm
- Japanese Privet

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THANK YOU

Joseph B. Kaller

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954 920 5746

joseph@kallerarchitects.com