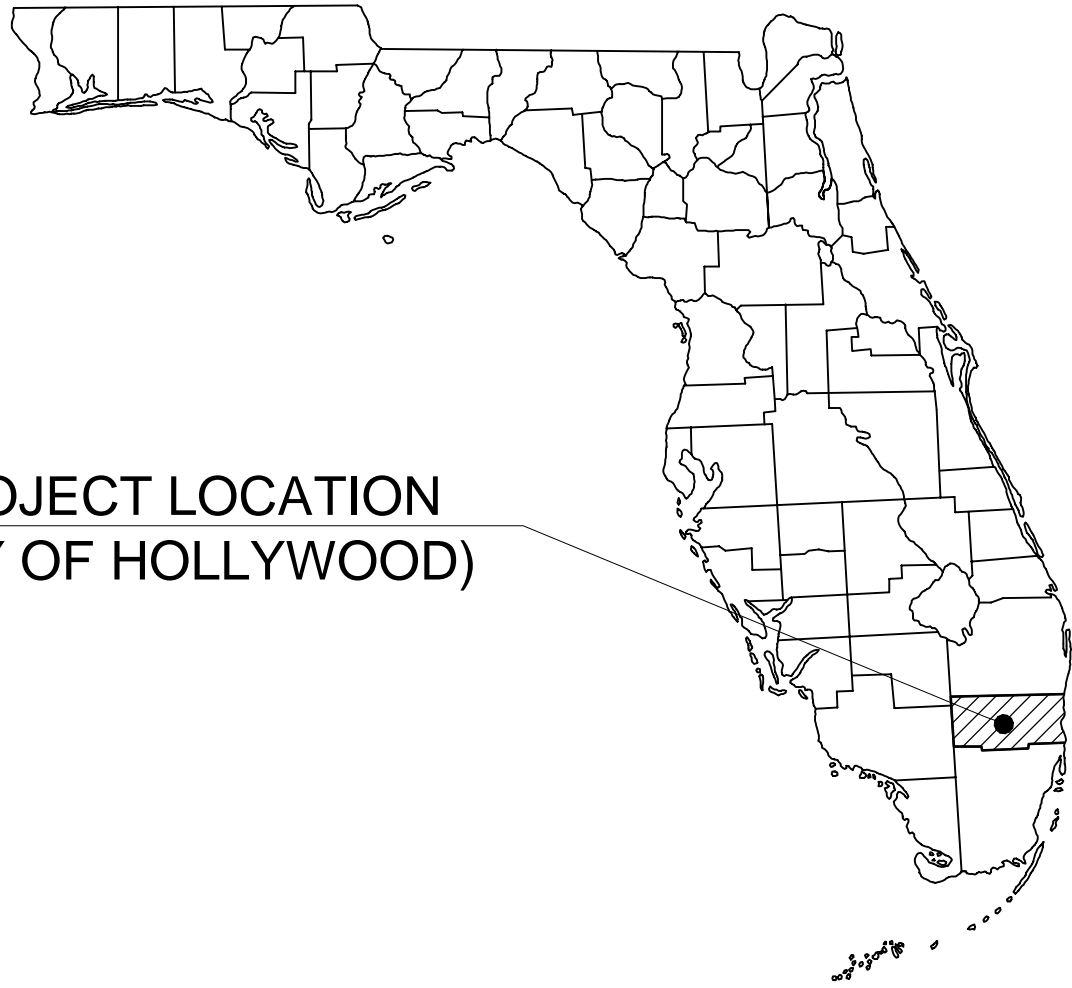


Plotted By: Bishoff, Samantha Sheet Set: OAKWOOD EAST MULTI FAMILY PROJECT Layout: C-000 COVER SHEET September 14, 2024 05:12:40pm K:\VBB\_LDEV\147507129 - Oakwood East Towers\CAD\PlotSheets\C-000 COVER SHEET.dwg  
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PROJECT LOCATION  
(CITY OF HOLLYWOOD)



## PROJECT TEAM

### OWNER/ DEVELOPER

BRANDON REYNOLDS  
KIMCO REALTY  
(954) 598-1450

### SURVEYOR

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MSA ARCHITECTS  
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HOLLYWOOD, FLORIDA 33022  
(954) 967-4455

### ROADWAY

CITY OF HOLLYWOOD PUBLIC WORKS  
1600 SOUTH PARK ROAD  
HOLLYWOOD, FLORIDA 33020  
(954) 967-4526

### BUILDING DIVISION

CITY OF HOLLYWOOD BUILDING DIVISION  
2600 HOLLYWOOD BOULEVARD | ROOM 320  
HOLLYWOOD, FLORIDA 33020  
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### PLANNING AND ZONING

CITY OF HOLLYWOOD PLANNING DIVISION  
2600 HOLLYWOOD BOULEVARD | ROOM 3150  
HOLLYWOOD, FLORIDA 33020  
(954) 921-3471

### LEGAL DESCRIPTION: (RESIDENTIAL TOWER PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT [C], OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

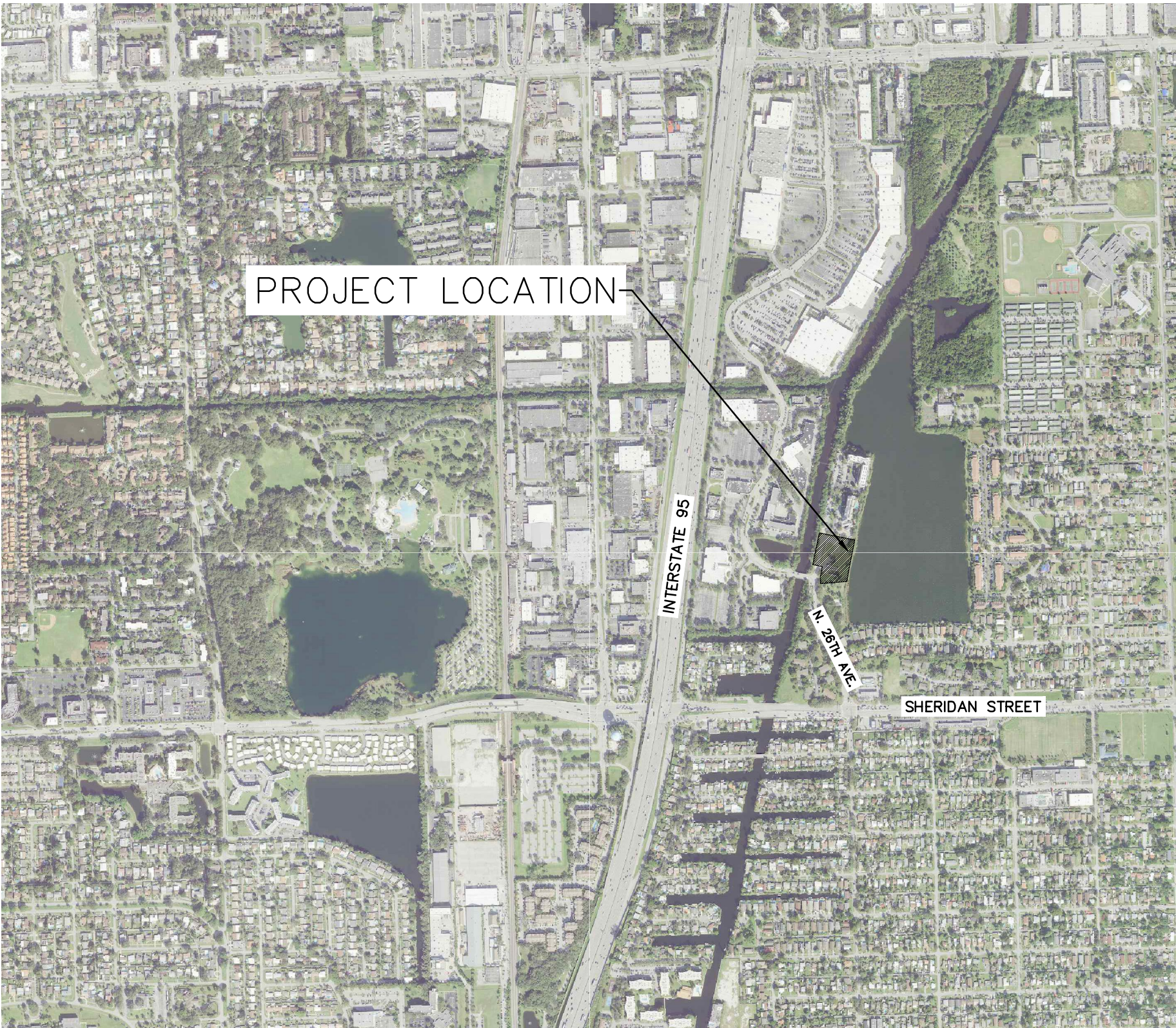
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT [C]; THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT [C] A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT [C]; THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT [C]); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT [C]; THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET; THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT [C]) TO THE POINT OF BEGINNING.

# FINAL TAC SUBMITTAL FOR OAKWOOD EAST MULTI FAMILY PROJECT

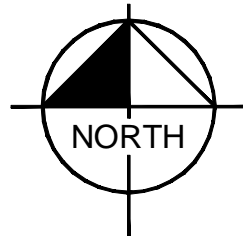
PRELIMINARY TAC MEETING DATE: 7/15/24  
FINAL TAC MEETING DATE: 10/7/24  
PLANNING & DEVELOPMENT BOARD MEETING DATE: TBD  
CITY COMMISSION MEETIN DATE: TBD

LOCATED IN

CITY OF HOLLYWOOD, FL  
SECTION 4, TOWNSHIP 51 S, RANGE 42 E



VICINITY  
N.T.S.



PREPARED BY:

**Kimley»Horn**

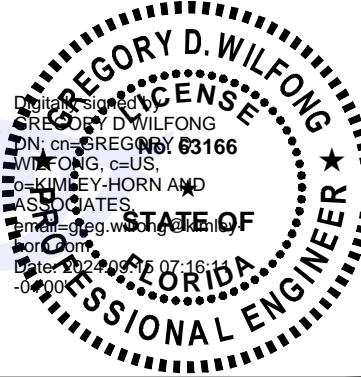
### Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
SHEET 1 OF 4	ALTA SURVEY
SHEET 2 OF 4	ALTA SURVEY
SHEET 3 OF 4	ALTA SURVEY
SHEET 4 OF 4	ALTA SURVEY
C-001	GENERAL NOTES
C-050	EROSION CONTROL PLAN PHASE I
C-051	EROSION CONTROL PLAN PHASE II
C-052	EROSION CONTROL DETAILS
C-100	DEMOLITION PLAN
C-150	EXISTING EASEMENTS
C-200	SITE PLAN
C-201	SITE DETAILS
C-202	SITE DETAILS
C-203	VEHICLE TURN PLAN
C-204	VEHICLE TURN PLAN
C-205	PAVEMENT MARKING AND SIGNAGE PLAN
C-206	PAVEMENT DELINATION PLAN
C-300	OVERALL PAVING, GRADING AND DRAINAGE PLAN
C-301	PAVING GRADING AND DRAINAGE ENLARGEMENT
C-302	PAVING GRADING AND DRAINAGE ENLARGEMENT
C-350	PAVING GRADING AND DRAINAGE PLAN DETAILS
C-400	UTILITY PLAN
C-401	UTILITY CROSSINGS
C-450	UTILITY PLAN DETAILS
C-451	UTILITY PLAN DETAILS
C-452	UTILITY PLAN DETAILS
C-453	UTILITY PLAN DETAILS
C-454	UTILITY PLAN DETAILS
C-455	UTILITY PLAN DETAILS
L-000	TREE MITIGATION PLAN
L-050	TREE MITIGATION DETAILS AND NOTES
L-100	LANDSCAPE PLAN
L-150	HOLLYWOOD STANDARD NOTES AND DETAILS
L-151	GENERAL LANDSCAPE DETAILS
L-152	GENERAL LANDSCAPE NOTES AND SPECIFICATIONS
L-300	HARDSCAPE PLAN - AMENITY PLAN
L-350	HARDSCAPE DETAILS
L-351	HARDSCAPE DETAILS
L-352	MANUFACTURER DETAILS
L-353	MANUFACTURER DETAILS
L-354	MANUFACTURER DETAILS
L-355	MANUFACTURER DETAILS
A-2.1	LEVEL 1
A-2.2	LEVEL 2
A-2.3	LEVEL 3
A-2.4	LEVEL 4
A-2.5	LEVEL 5
A-2.6	LEVEL 6-7
A-2.7	LEVEL 8
A-2.8	LEVEL ROOF
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-3.3	RENDER
A-3.4	RENDER
A-4.1	UNIT PLANS
A-4.2	UNIT PLANS
EX-1	REFUSE VEHICLE CIRCULATION DIAGRAM
LS-0.1	LIFE SAFETY CODE INFORMATION

**Kimley»Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

9/16/24



KHA PROJECT  
147507129  
DATE  
09/13/24  
SCALE  
AS SHOWN  
DESIGNED BY  
SHB  
DRAWN BY  
SHB  
CHECKED BY  
GDW

COVER SHEET

OAKWOOD EAST  
MULTI FAMILY  
PROJECT

FLORIDA  
CITY OF HOLLYWOOD

SHEET NUMBER  
C-000

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



# SKETCH OF ALTA/NSPS LAND TITLE SURVEY

## LEGAL DESCRIPTION: (RESIDENTIAL TOWER PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C"; A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET; THENCE S.07°30'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

## SURVEYOR'S REFERENCES:

- FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.
- OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARE BY KEITH AND SCHNARS, P.A., PROJECT No. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
- F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
- F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
- LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## ENCROACHMENTS:

- THE 6' CHAIN LINK FENCE ENCROACHES 5.5' EAST OF THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL & THE WESTERN MOST LINE OF THE RESIDENTIAL TOWER PARCEL.

## PARKING SPACES:

REGULAR: NONE

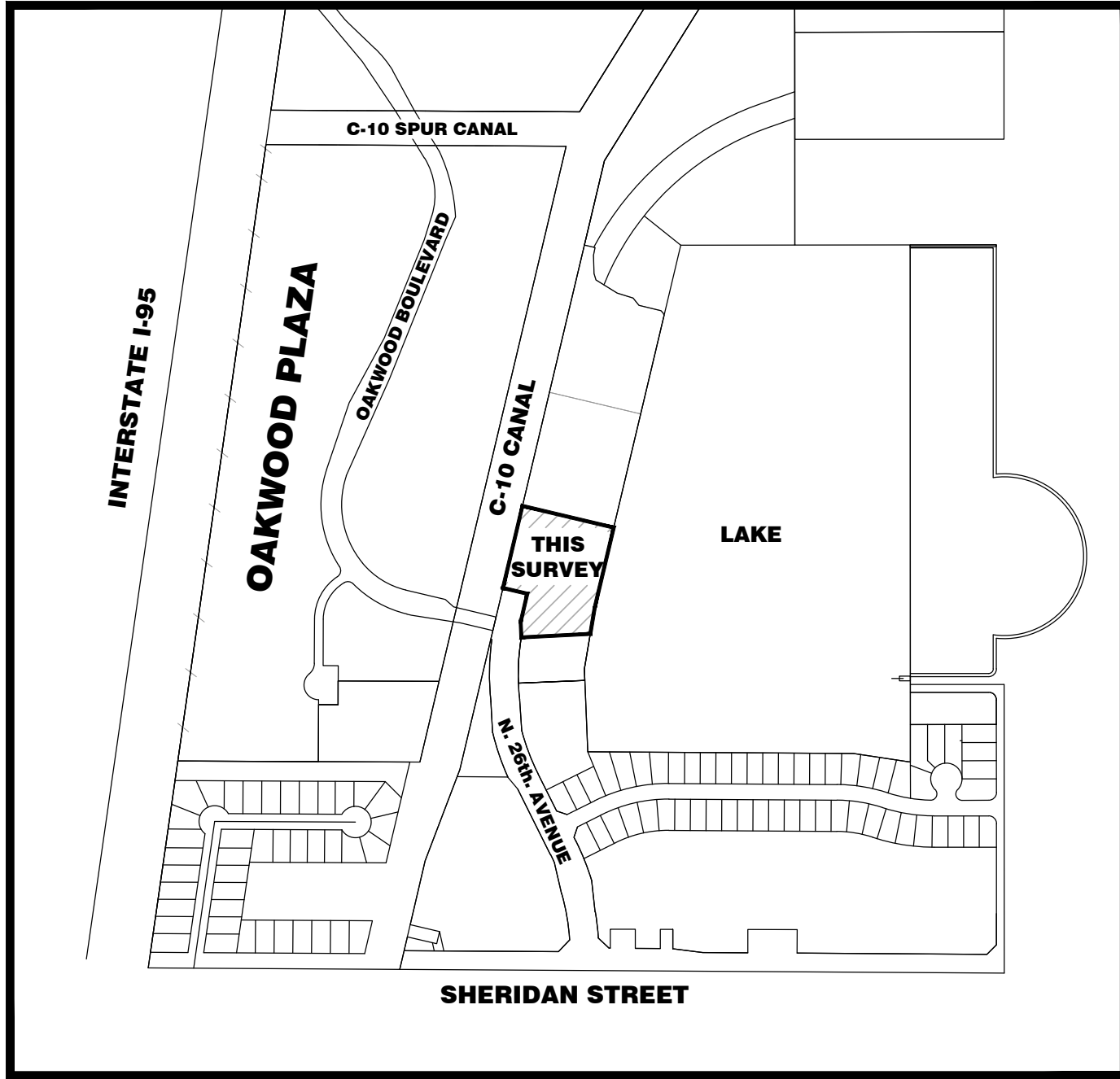
HANDICAP: NONE

## AREA TABLE

IDENTIFICATION	SQ. FT.	ACRES
RESIDENTIAL TOWER PARCEL	105,506	2.422

NOTE:

- AREA FIGURES ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.



LOCATION MAP  
NOT TO SCALE

## SURVEY NOTES:

- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED MAY 31, 2024.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
- THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W., ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK No. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.266'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
  - NFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
  - COUNTY NAME: BROWARD COUNTY
  - STATE OF FLORIDA
  - MAP/PANEL NUMBER: 12011C0566
  - SUFFIX: J
  - FIRM INDEX DATE: 7/31/2024
  - FIRM PANEL EFFECTIVE/REVISED DATE: 7/31/2024
  - FLOOD ZONE: X, AE
  - BASE FLOOD ELEVATION: 6'
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES. ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- ALL OFFICIAL RECORDS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- THE PARCEL SHOWN HEREON IS SUBJECT TO CERTAIN LAND USE RESTRICTIONS SHOWN ON THE PLAT OF RECORD THAT HAVE BEEN AMENDED BY SEPARATE INSTRUMENT THAT ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.

## CERTIFIED TO:

KIMLEY-HORN

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2021.

DATE OF PLAT OR MAP: 1/14/2020  
DATE OF SIGNATURE: 8/28/2024



JAMES D. STONER  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039  
STATE OF FLORIDA  
STONER AND ASSOCIATES, INC. L.B. 6633  
jstoner@stonersurveyors.com



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

## SHEET INDEX

- SHEET 1 - SURVEY NOTES, CERTIFICATION, AND OWNERSHIP AND ENCUMBRANCE REPORT.  
SHEET 2 - ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC AND TREE SURVEY.  
SHEET 3 - SURROUNDING PARCELS AND EASEMENTS EXHIBIT.

DATE	BY :
6/13/24	DRL
8/22/24	DRL
NO.	REVISION
1.	UPDATE TITLE COMMITMENT
2.	EXPANDED SURVEY, UPDATE TITLE COMMITMENT
THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2024	
TEL (954) 585-0997 www.stonersurveyors.com	
<b>STONER</b> SURVEYORS & MAPPERS Licensed Business No. 6633	
4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314	
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA RESIDENTIAL TOWER 2609 N. 26th AVENUE, HOLLYWOOD, FL 33020	
LAST DATE OF FIELD SURVEY	DRAWN: DRL
3/08/24	CHECKED: JDS/JAS
	BOOK/PAGES: 1097/01-17 & PLAN
	& DATA COLLECTOR
SEAL	
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL	
PROJECT 18-8637 RES TOWER	
SHEET NO. 1 OF 4	



FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, AUGUST 5, 2024.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
1	Plat of The Aqua Park	Plat Book 109	Page 8	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
2	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
3	Plat of Colonial Square	Plat Book 114	Page 32	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 36	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL), LOT 1-B
5	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	AS TO PARCELS 1 & 2 (LUPA EAST & SOUTH PARCELS)
6	Reservations contained in Deed	Deed Book 557	Page 261	NO	NO	
7	Easement	O.R. Book 4601	Page 627	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
8	Easement	O.R. Book 4608	Page 618	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
9	Easement contained in Quit Claim Deed	O.R. Book 7551	Page 141	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
10	Easement	O.R. Book 8829	Page 842	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
11	Utility Easement Deed	O.R. Book 8999	Page 601	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
12	Declaration of Covenants and Restrictions	O.R. Book 9114	Page 125	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
13	Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 12859	Page 669	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
14	Grant of Easements	O.R. Book 12859	Page 681	YES	BLANKET IN NATURE	AS TO ALL PARCELS
15	Easement Agreement	O.R. Book 13526	Page 14	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
16	Easement Agreement	O.R. Book 14009	Page 994	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
17	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center, Broward County, Florida	O.R. Book 15169	Page 915	YES	BLANKET IN NATURE	AS TO ALL PARCELS
18	Agreement for Amendment of Notation on Plat	O.R. Book 15201	Page 55	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
19	Amendment to Easement	O.R. Book 15731	Page 442	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
20	Assignment of Easement	O.R. Book 15809	Page 463	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
21	Assignment of Permits, Licenses or Approvals in E Connection with, that Certain Bridge Traversing the C-10 Canal Assignment	O.R. Book 15809	Page 473	YES	NOT SPECIFICALLY PLOTABLE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
22		O.R. Book 15809	Page 488	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
23	Notice	O.R. Book 16117	Page 366	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
24	Assignment of Easement contained in Quit-Claim	O.R. Book 16239	Page 887	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
25	Agreement Regarding Oakwood Center DRI	O.R. Book 16773	Page 803	YES	BLANKET IN NATURE	
26	Ordinance No. 90-25	O.R. Book 17737	Page 179	YES	BLANKET IN NATURE	
27	Agreement	O.R. Book 17762	Page 553	YES	BLANKET IN NATURE	
28	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 18061	Page 313	YES	BLANKET IN NATURE	
29	Notice of Preliminary Development Agreement	O.R. Book 19477	Page 917	YES	BLANKET IN NATURE	
30	Declaration of Restrictive Covenants	O.R. Book 19601	Page 446	YES	BLANKET IN NATURE	
31	Notice of Adoption of a Development Order	O.R. Book 19683	Page 124	YES	BLANKET IN NATURE	
32	Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 19965	Page 661	YES	BLANKET IN NATURE	
33	Amendment to Agreement	O.R. Book 20099	Page 254	YES	BLANKET IN NATURE	
34	Agreement	O.R. Book 20099	Page 289	NO	NO	
35	Agreement Relating to Nonvehicular Access Lines	O.R. Book 20193	Page 599	YES	NO (NOT PART OF THIS SURVEY)	AS TO PARCEL 1 (LUPA EAST PARCEL)
36	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 259	YES	NO	
37	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 263	YES	NO	
38	Agreement Relating to Nonvehicular Ingress and Egress Lines	O.R. Book 20295	Page 329	NO	NO	CHANGED IN O.R.B. 23799, PG. 58
39	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 340	YES	NOT SPECIFICALLY PLOTABLE	
40	Memorandum of Lease	O.R. Book 20319	Page 779	YES	NO	
41	Memorandum of Lease	O.R. Book 20543	Page 906	YES	NO	
42	Declaration of Easement	O.R. Book 20553	Page 360	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
43	Resolution 93-338	O.R. Book 20553	Page 369	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
44	Amendment to Second Concurency Agreement	O.R. Book 20744	Page 757	YES	NO	
45	Memorandum of Lease	O.R. Book 20795	Page 328	YES	NO	
46	Grant of Easement	O.R. Book 20818	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
47	Declaration of Unity of Title	O.R. Book 20917	Page 691	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
48	Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	O.R. Book 21017	Page 944	YES	NO	
49	Memorandum of Lease	O.R. Book 21018	Page 457	YES	NO	
50	Memorandum of Lease	O.R. Book 21082	Page 290	YES	NO	
51	Agreement for Amendment of Notation on Plat	O.R. Book 21256	Page 229	YES	NO	
52	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 708	YES	BLANKET IN NATURE	
53	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 720	YES	BLANKET IN NATURE	
54	Memorandum of Lease	O.R. Book 21877	Page 301	YES	NO	
55	Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 21877	Page 304	YES	BLANKET IN NATURE	
56	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center,	O.R. Book 21906	Page 202	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
57	Notice of Sewer Easement Relocation and Partial Easement Release	O.R. Book 21906	Page 211	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
58	Estoppel Certificate	O.R. Book 21906	Page 216	NO	NO	
59	Amendment to Declaration of Covenants and Restrictions	O.R. Book 21990	Page 352	YES	NO	
60	Easement	O.R. Book 22125	Page 731	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
61	Traffic Maintenance Easement	O.R. Book 22633	Page 916	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
62	Agreement for Amendment of Notation on Plat	O.R. Book 22692	Page 606	NO	NO	
63	Corrective Easement	O.R. Book 22874	Page 929	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, AUGUST 5, 2024.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
64	Easement	O.R. Book 22874	Page 942	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
65	Declaration of Easement	O.R. Book 22874	Page 952	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
66	Declaration of Easement	O.R. Book 22874	Page 972	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
67	Agreement for Amendment of Notation on Plat	O.R. Book 23121	Page 383	YES	NO	
68	Third Traffic Concurency Agreement	O.R. Book 23193	Page 441	YES	NO	
69	Short Form of Lease	O.R. Book 23370	Page 50	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
70	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 23370	Page 61	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
71	Notice of Adoption of Development Order for	O.R. Book 23447	Page 317	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
72	Easement	O.R. Book 23465	Page 172	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
73	Conservation Easement	O.R. Book 23586	Page 751	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
74	Non-Exclusive Deed of Utility Easement	O.R. Book 23657	Page 771	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
75	Notice of Permit	O.R. Book 23745	Page 201	YES	NO	NOT A MATTER OF SURVEY
76	Agreement Relating to Nonvehicular Access Lines	O.R. Book 23799	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
77	Conservation Easement	O.R. Book 24126	Page 431	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
78	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 948	YES	NO	
79	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 989	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
80	Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312	YES	NO	NOT A MATTER OF SURVEY
81	Real Estate Mortgage, Assignment of Security and Loan Agreement	O.R. Book 25213	Page 722	YES	NO	NOT A MATTER OF SURVEY
82	Assignment of Rents and Leases	O.R. Book 25213	Page 758	YES	NO	NOT A MATTER OF SURVEY
83	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 25443	Page 664	YES	NO	NOT A MATTER OF SURVEY
84	Conveyance Agreement	O.R. Book 25505	Page 667	YES	NO	NOT A MATTER OF SURVEY
85	Easement	O.R. Book 25505	Page 692	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
86	Fourth Traffic Concurency Agreement Relating to Oakwood Plaza DRI	O.R. Book 26083	Page 857	YES	BLANKET IN NATURE	
87	Easement	O.R. Book 26358	Page 858	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
88	Declaration of Easements	O.R. Book 26400	Page 285	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
89	Non-Exclusive Easement for Passenger Vehicular Parking	O.R. Book 26400	Page 298	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
90	Declaration of Restrictions	O.R. Book 26400	Page 304	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
91	Non-Exclusive Right, License and Privilege	O.R. Book 26400	Page 318	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
92	Amendment of Declaration of Easement	O.R. Book 26560	Page 263	YES	YES	AS TO PARCEL 1 (LUPA SOUTH PARCEL)
93	Memorandum of Lease	O.R. Book 26637	Page 506	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
94	Agreement for Amendment of Notation on Plat	O.R. Book 26914	Page 319	YES	NO	
95	Memorandum of Lease	O.R. Book 27208	Page 840	YES	BLANKET IN NATURE	
96	Short Form Lease Agreement	O.R. Book 27347	Page 805	NO	NO	CHEVY'S LEASE EXPIRED
97	Assignment of Lease	O.R. Book 27528	Page 24	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
98	Assignment of Lease and Memorandum of Lease	O.R. Book 27924	Page 53	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
99	First Amendment to Memorandum of Lease	O.R. Book 27924	Page 57	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
100	First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 27924	Page 65	NO	NO	BRADDOCK PARCEL
101	Amended and Restated Memorandum of (Sub) Lease Interests	O.R. Book 28017	Page 560	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
102	Assignment of Lease	O.R. Book 28226	Page 330	YES	NO	CHEVY'S LEASE
103	Amended and Restated Memorandum of (Sub)Lease Interests	O.R. Book 28641	Page 606	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
104	Assignment of Lease	O.R. Book 28869	Page 1920	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
105	Assignment of Note, Mortgage, and Other Loan Documents	O.R. Book 29177	Page 898	YES	NO	NOT A MATTER OF SURVEY
106	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29177	Page 901	YES	NO	NOT A MATTER OF SURVEY
107	Assignment of Rents and Leases	O.R. Book 29177	Page 927	YES	BLANKET IN NATURE	
108	Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29181	Page 1	YES	BLANKET IN NATURE	
109	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 29190	Page 1547	YES	BLANKET IN NATURE	
110	First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Pg 1050	YES	BLANKET IN NATURE	
111	First Amendment to Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Pg 1058	YES	NO	NOT A MATTER OF SURVEY
112	Memorandum of Lease	O.R. Book 29466	Pg 1271	NO	NO	BUILDER'S SQUARE
113	Assignment of Lease	O.R. Book 29466	Pg 1279	NO	NO	
114	Memorandum of Assignment of Lease	O.R. Book 29466	Pg 1285	NO	NO	
115	First Amendment to Memorandum of Lease	O.R. Book 29466	Pg 1291	YES	NO	BUILDER'S SQUARE TRANSFER TO KMART
116	Collateral Assignment of Lease	O.R. Book 29466	Pg 1296	YES	NO	BJ'S AND KMART LEASES
117	Assignment of Assignment of Leases and Rents	O.R. Book 29789	Pg 1671	YES	BLANKET IN NATURE	

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, AUGUST 5, 2024.					
OWNERSHIP AND ENCUMBRANCE REPORT					
No.	Description	O.R. Book/Page Instrument No.	Affects	Plotted	Comments
118	Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29789, pg 1677	YES	BLANKET IN NATURE	
119	Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29796, pg 1689	YES	BLANKET IN NATURE	
120	Memorandum of Lease	O.R. Book 29839, pg 1176	YES	NO	
121	Corrective Declaration of Restrictions	O.R. Book 29960, pg 1832	YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
122	Memorandum of Sublease	O.R. Book 31217, pg 1708	YES	NO	ILLEGIBLE
123	Amendment to Fourth Traffic Concurency Agreement Relating to Oakwood Plaza DRI	O.R. Book 32379, pg 1557	YES	BLANKET IN NATURE	AS TO ALL PARCELS
124	Partial Release of Easement	O.R. Book 32389, pg 1328	YES	NO	VACATES A PORTION OF O.R.B. 23657, PG. 771
125	Notice of Adoption of Development Order for the Oakwood Plaza Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 32573, pg 1589	YES	BLANKET IN NATURE	AS TO ALL PARCELS
126	Affidavit	O.R. Book 33011, pg 220	YES	NO	
127	Agreement for Amendment of Notation on Plat	O.R. Book 33030, pg 27	YES	NO	
128	Amendment to Short Form Lease Agreement	O.R. Book 33257, pg334	YES	NO	CHEVY'S FORMER LEASE
129	Lease	O.R. Book 33652, pg 1991	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
130	Amended Memorandum of Lease	O.R. Book 34028, pg 1195	YES	NO	DAVE AND BUSTER'S LEASE INFO
131	Easement	O.R. Book 34412, pg 234	YES	NO	AS TO LUPA NORTH, WENDY'S LEASE PARCEL
132	Memorandum of Lease	O.R. Book 34469, pg 646	YES	NO	WENDY'S LEASE PARCEL
133	Amendment to Nonvehicular Access Lines	O.R. Book 36832, pg 1502	NO	NO	
134	Memorandum of Lease	O.R. Book 41358, pg 1770	YES	NO	
135	Amendment to Declaration of Restrictions	O.R. Book 44865, pg 313	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
136	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 45922, pg 1929	YES	BLANKET IN NATURE	AS TO ALL PARCELS
137	Assignment of Note and Mortgage	O.R. Book 46282, pg 980	YES	BLANKET IN NATURE	
138	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 47023, pg1132	YES	BLANKET IN NATURE	
139	Resolution No. 11-DP-22	O.R. Book 48209, pg 1733	NO	NO	
140	Resolution No. 11-DP-22a	O.R. Book 48536, pg 1517	YES	NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK, MISSING EXHIBIT "B"
141	Easement	O.R. Book 48646, pg 476	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
142	Resolution No. 11-DP-22a (Re-recorded)	O.R. Book 48775, pg 611	YES	NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK
143	Resolution No. 11-DP-22b	O.R. Book 48810, pg 343	YES	NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK
144	Memorandum of Shopping Center Lease	O.R. Book 49101, pg 1398	NO	NO	NOT THIS LOCATION
145	Transportation Concurency Agreement relating to Plats and Unplatted Land within the Rescinded	O.R. Book 49303, pg 1500	YES	BLANKET IN NATURE	AS TO ALL PARCELS
146	Amendment to Memorandum of Lease	Instrument No. 112915953	YES	BLANKET IN NATURE	AS TO ALL PARCELS
147	Assignment and Assumption of Lease	Instrument No. 113010183	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
148	Assignment of Leases and Rents	Instrument No. 113439895	YES	BLANKET IN NATURE	AS TO ALL PARCELS
149	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No. 113555356	NO	YES	BRADDOCK PARCEL (NOT A PART OF THIS SURVEY)
150	Agreement for Amendment of Notation on Plat	Instrument No. 113749591	YES	BLANKET IN NATURE	
151	Memorandum of Lease	Instrument No. 114601597			
152	Memorandum of Lease	Instrument No. 115061672			
153	Third Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No. 115022132	YES	NOT SPECIFICALLY PLOTTABLE	
154	Agreement for Termination of Sublease	Instrument No. 117805200	NO	NO	
155	Ordinance No. 2022-06	Instrument No. 117929776	NO	NO	
156	Ordinance No. 2022-07	Instrument No. 117930016	NO	NO	
157	Easement	Instrument No. 118510903	YES	NO	(NOT A PART OF THIS SURVEY)
158	Assignment and Assumption of Lease	Instrument No. 118528001	NO	NO	
159	Memorandum of Lease	Instrument No. 118528002	NO	NO	
160	Memorandum of Lease	Instrument No. 118528003	NO	NO	
161	Notice of Commencement 02-08-2023	Instrument No. 118666284	NO	NO	
162	Notice of Commencement 02-27-2023	Instrument No. 118700131	NO	NO	
163	Claim of Lien	Instrument No. 118705879	NO	NO	
164	Notice to Contest Lien	Instrument No. 118752396	NO	NO	
165	Declaration of Restrictive Covenants	Instrument No. 118771001	NO	NO	
166	INTENTIONALLY DELETED				
167	INTENTIONALLY DELETED				
168	Notice of Commencement 08-08-2023	Instrument No. 119028710	NO	NO	
169	Notice of Commencement 08-09-2023	Instrument No. 119030258	NO	NO	
170	Notice of Commencement 08-28-2023	Instrument No. 119069154	NO	NO	
171	Notice of Commencement 09-12-2023	Instrument No. 119097746	NO	NO	
172	Notice of Commencement 09-12-2023	Instrument No. 119097747	NO	NO	
173	Notice of Commencement 09-26-2023	Instrument No. 119125144	NO	NO	
174	Notice of Commencement 10-06-2023	Instrument No. 119149502	NO	NO	
175	Notice of Commencement 10-27-2023	Instrument No. 119196815	NO	NO	
176	Assignment and Assumption of Easement	Instrument No. 199299909	NO	NO	
177	Notice of Commencement 12-22-2023	Instrument No. 119390382	NO	NO	
178	Notice of Commencement 01-08-2024	Instrument No. 119321051	NO	NO	
179	Notice of Commencement 01-09-2024	Instrument No. 119326122	NO	NO	
180	Notice of Commencement 02-05-2024	Instrument No. 119374247	NO	NO	
181	Claim of Lien 02-20-2024	Instrument No. 119339825	NO	NO	
182	Notice of Commencement 02-22-2024	Instrument No. 119408155	NO	NO	
183	Notice of Commencement 03-14-2024	Instrument No. 119450451	NO	NO	
184	Notice of Commencement 04-03-2024	Instrument No. 119488757	YES	NO	
185	Notice of Commencement 04-03-2024	Instrument No. 119488764	NO	NO	
186	Notice of Commencement 04-03-2024	Instrument No. 119490241	NO	NO	
187	Notice of Commencement 04-11-2024	Instrument No. 119506682	NO	NO	
188	Notice of Commencement 05-07-2024	Instrument No. 119559604	NO	NO	
189	Notice of Commencement 05-29-2024	Instrument No. 119600378	NO	NO	
190	Notice of Commencement 06-03-2024	Instrument No. 119610983	NO	NO	
191	Notice of Commencement 06-04-2024	Instrument No. 119612710	NO	NO	
192	Notice of Commencement 06-06-2024	Instrument No. 119617845	NO	NO	
193	Notice of Commencement 07-22-2024	Instrument No. 119695450	NO	NO	
194	Notice of Commencement 07-22-2024	Instrument No. 119696681	NO	NO	
195	Notice of Commencement 07-31-2024	Instrument No. 119715332	NO	NO	



ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
C	CENTER LINE
CONC.	CONCRETE
EL.	ELEVATION
FIRC	FOUND 5/8" IRON ROD AND CAP LB 6633
FIR	FOUND 5/8" IRON ROD
FN/D	FOUND NAIL & DISC LB 6633
ID.	IDENTIFICATION
I.E.	INVERT ELEVATION
LB	LICENSED BUSINESS
MH	MANHOLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN	SANITARY
SWK.	SIDEWALK
ESMT.	EASEMENT
C.L.F.	CHAIN LINK FENCE
TRAV. PT.	TRAVERSE POINT
(P)	PER PLAT OF RECORDS
(M)	DATA BASED ON FIELD MEASUREMENTS
(R)	DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS
	SPOT ELEVATION (SOFT SURFACE)
	SPOT ELEVATION (HARD SURFACE)
	NON-VEHICULAR ACCESS LINE
	EDGE OF WATER
	TOP OF BANK
	OVERHEAD WIRES
	UNDERGROUND SEWER LINE
	UNDERGROUND STORM LINE
	18 INCHES REINFORCED CONCRETE PIPE
	HEDGE LINE
	BREAK IN LINE SCALE

LEGEND

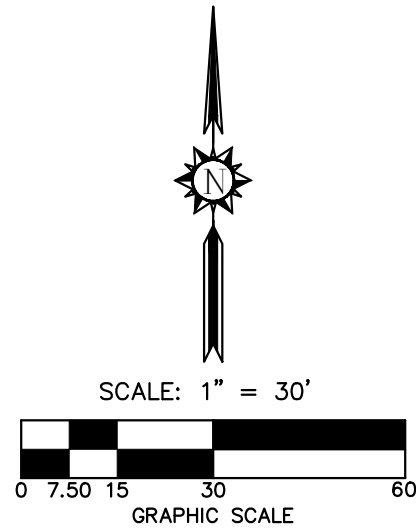
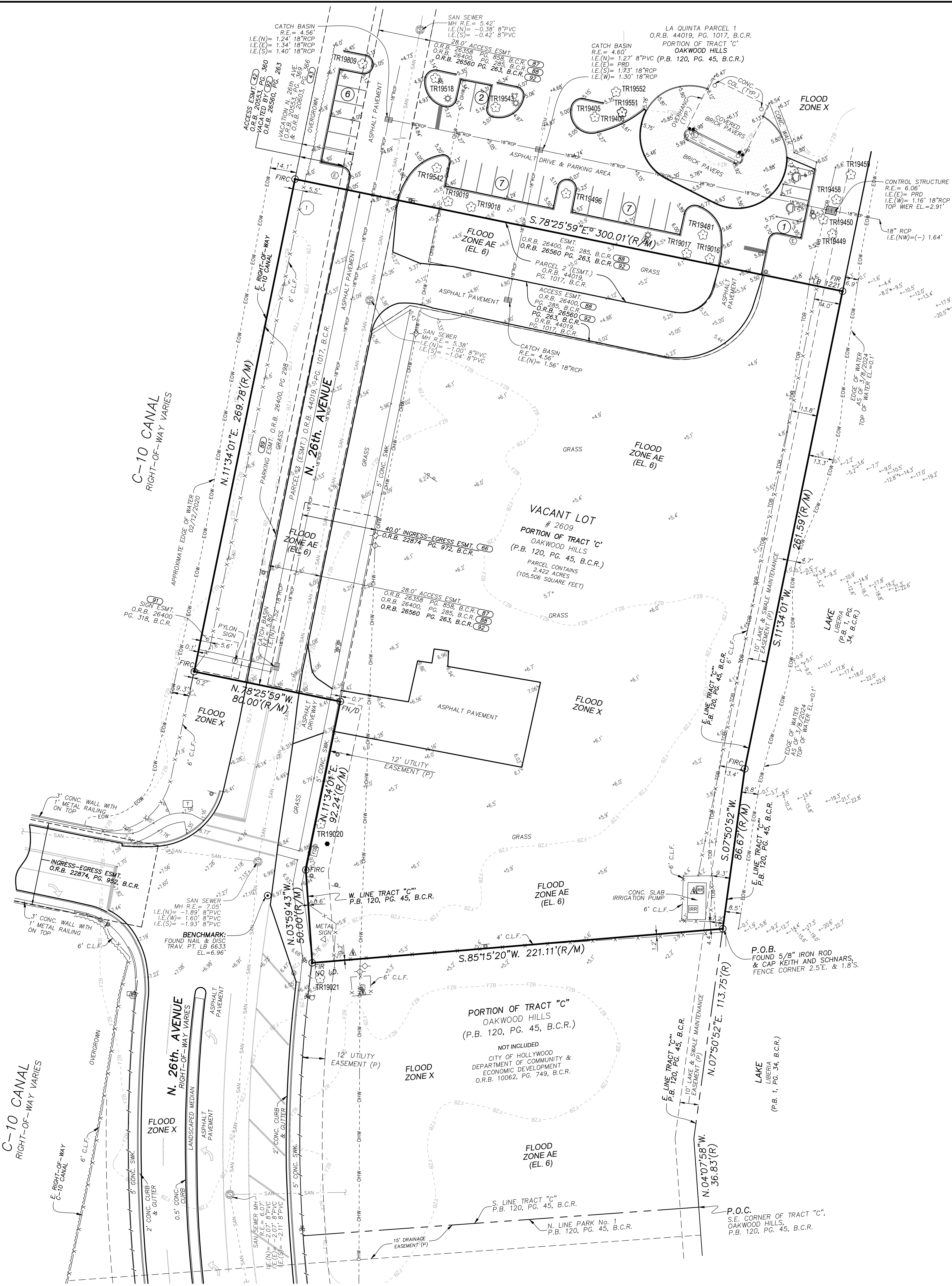
	CATCH BASIN
	CONCRETE POWER POLE
	ELECTRIC PANEL
	FIRE HYDRANT
	FIBER OPTIC VAULT
	IRRIGATION BOX
	IRRIGATION PUMP
	LAMP POST
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	DOUBLE SUPPORT SIGN
	SINGLE SUPPORT SIGN
	TELEPHONE RISER
	TELEPHONE VAULT
	UTILITY MARKER
	WATER VALVE
	ELECTRIC WIRE PULL BOX
	ELECTRIC WIRE PULL BOX
	GROUND LIGHT
	ENCROACHMENT NUMBER
	TREE (REFER TO TREE LIST)
	ITEM NUMBER NOTED IN OWNERSHIP AND ENCUMBRANCE REPORT
	NUMBER OF PARKING SPACES

TREE SURVEY NOTES:

- THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
- CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
- TREES LOCATED WEST OF N. 26th. AVENUE (ALONG CANAL BANK) WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
19016	OAK TREE	10
19017	OAK TREE	16
19018	OAK TREE	10
19019	OAK TREE	16
19020	OAK TREE	36
19021	OAK TREE	32
19405	OAK TREE	22
19406	OAK TREE	16
19449	CYPRESS TREE	10
19450	CYPRESS TREE	18
19458	OAK TREE	24
19459	OAK TREE	12
19481	OAK TREE	12
19496	OAK TREE	18
19518	OAK TREE	16
19542	OAK TREE	16
19543	OAK TREE	15
19551	OAK TREE	14
19552	OAK TREE	12
19809	OAK TREE	14

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)



STONER  
SURVEYORS • MAPPERS  
Licensed Business No. 6633

4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY  
OAKWOOD PLAZA  
RESIDENTIAL TOWER  
2609 N. 26th. AVENUE, HOLLYWOOD, FL. 33020

PROJECT  
18-8637  
RES TOWER

SHEET NO.  
2 OF 3

DATE: 3/08/24  
BY: [Signature]  
REVISION: [Signature]  
NO. [Signature]

LAST DATE OF FIELD SURVEY: 3/08/24  
DRAWN: DRL  
CHECKED: JDS/LAS  
BOOK/PAGES: 1097/01-17  
& PLAN & DATA COLLECTOR

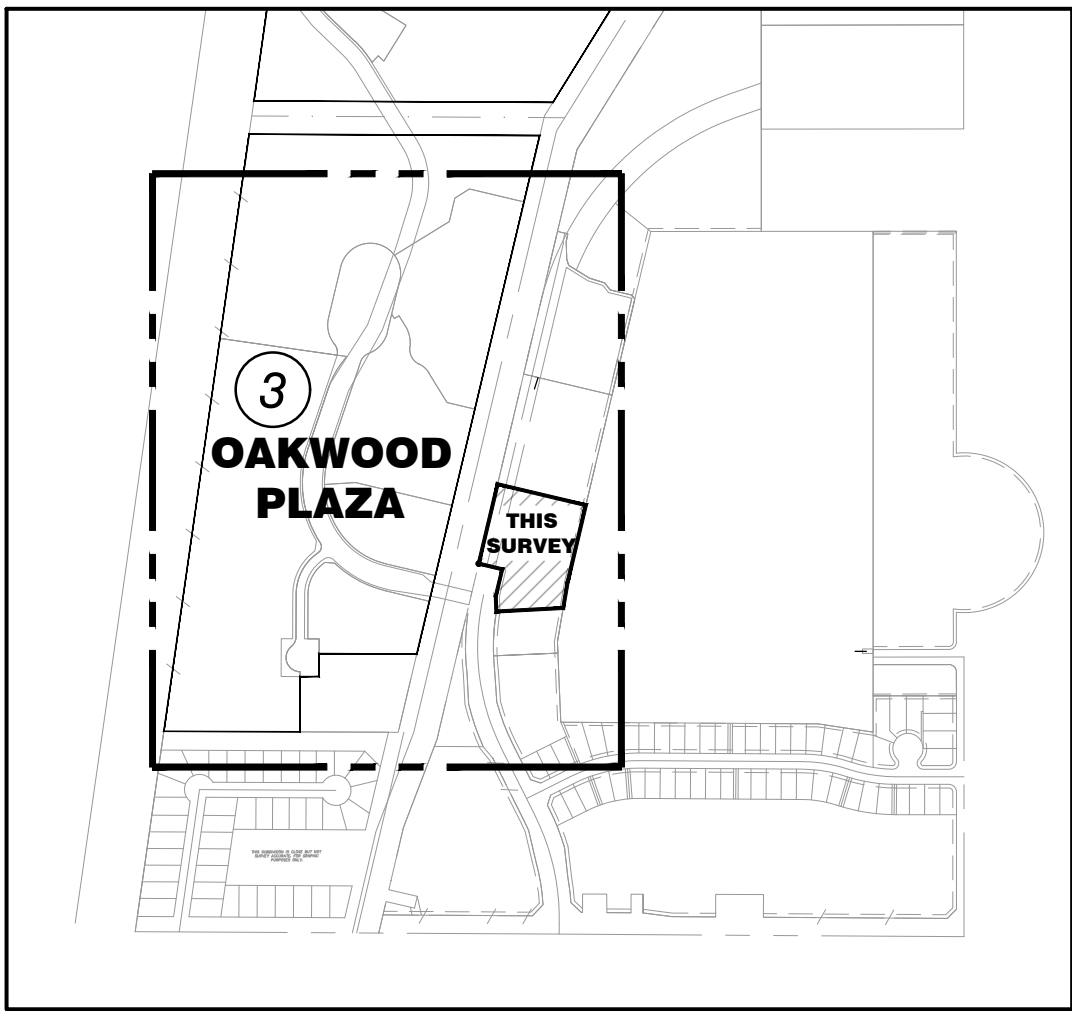
JAMES D. STONER  
PROFESSIONAL SURVEYOR  
AND MAPPER NO. 4039  
STATE OF FLORIDA





# SKETCH OF ALTA/NSPS LAND TITLE SURVEY

## EXHIBIT OF PARCELS AND EASEMENTS



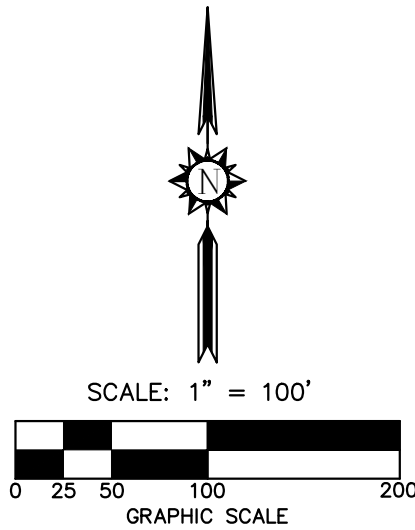
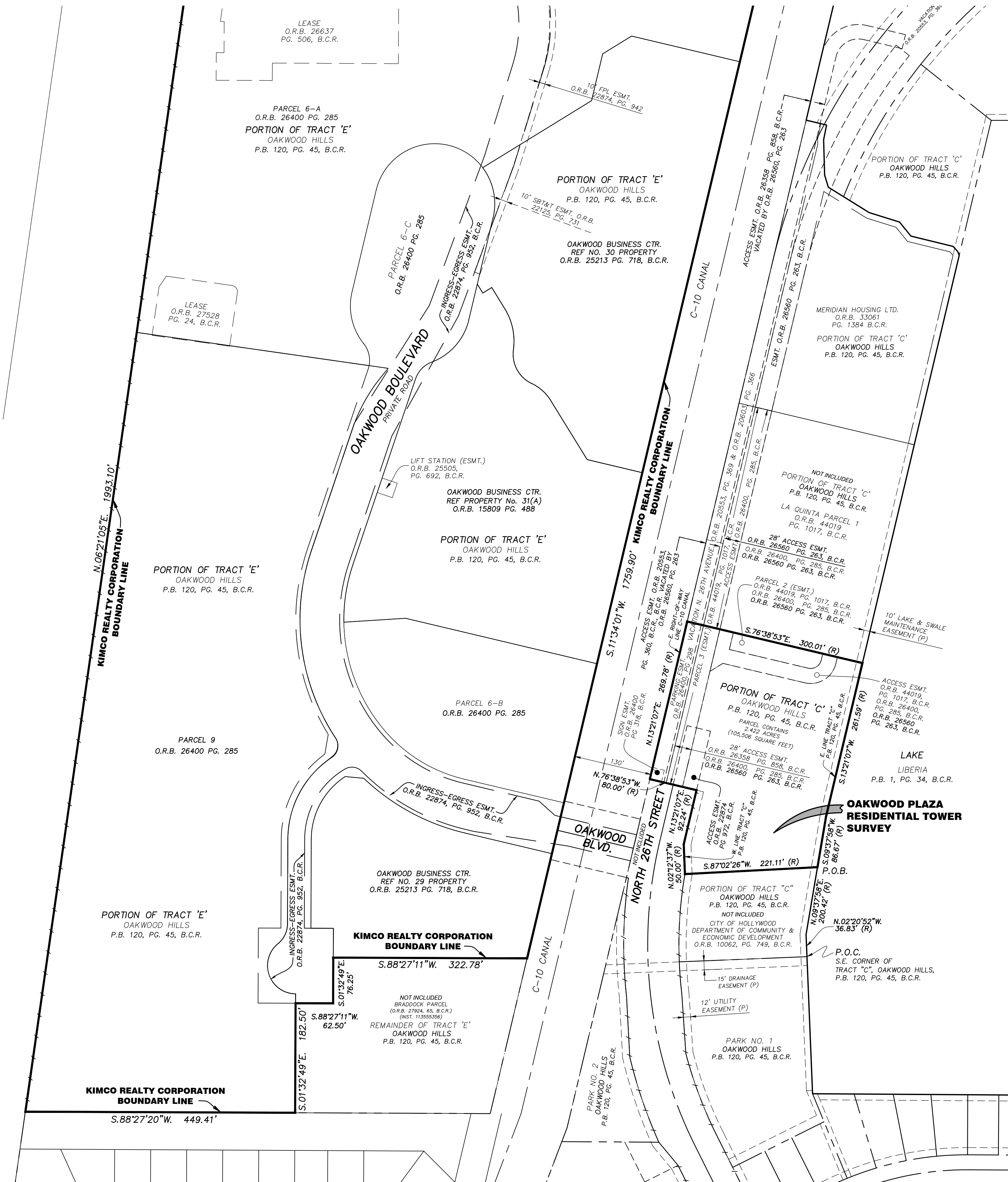
KEY MAP - PARCELS AND EASEMENTS  
NOT TO SCALE

### ABBREVIATIONS AND LEGEND

ESMT.	EASEMENT
FPL	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
SBT&T	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
---	NON-VEHICULAR ACCESS LINE

### TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.



NO.	REVISION	DATE	BY

TEL (954) 585-0997  
www.stonersurveyors.com



SKETCH OF ALTA/NSPS LAND TITLE SURVEY  
**OAKWOOD PLAZA**  
RESIDENTIAL TOWER  
2609 N. 26th. AVENUE, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY	3/08/24
DRAWN: DRL	
CHECKED: JDS/LAS	
BOOK/PAGES: 1097/01-37	
PLAN & DATA COLLECTOR	

JAMES D. STONER  
PROFESSIONAL SURVEYOR  
AND MAPPER NO. 4039  
STATE OF FLORIDA

PROJECT  
18-8637  
RES TOWER

SHEET NO.  
3 OF 3



ELEVATIONS SHOWN HEREON ARE  
BASED ON THE NORTH AMERICAN  
VERTICAL DATUM 1988 (NAVD 1988)



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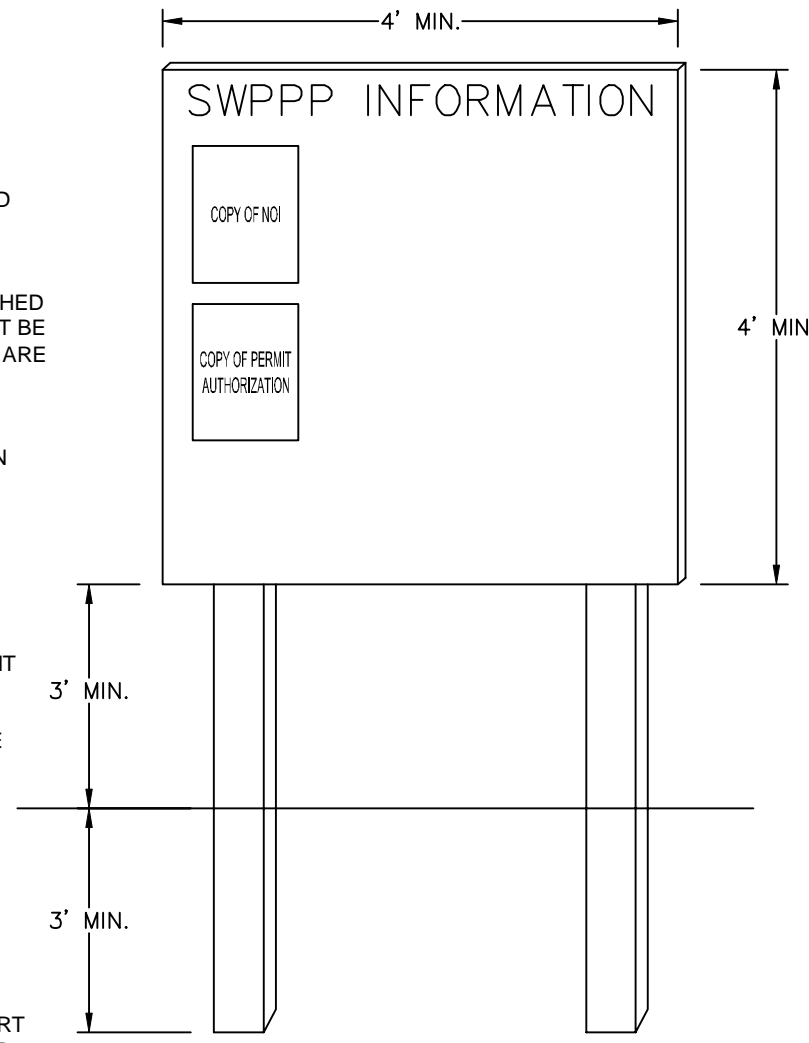






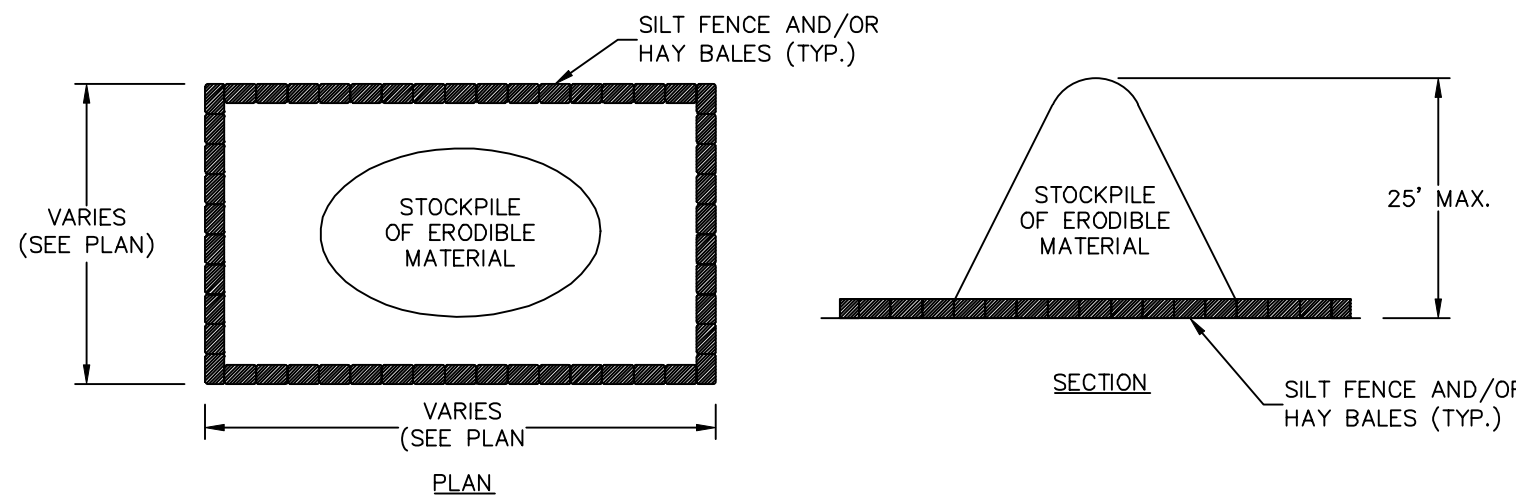
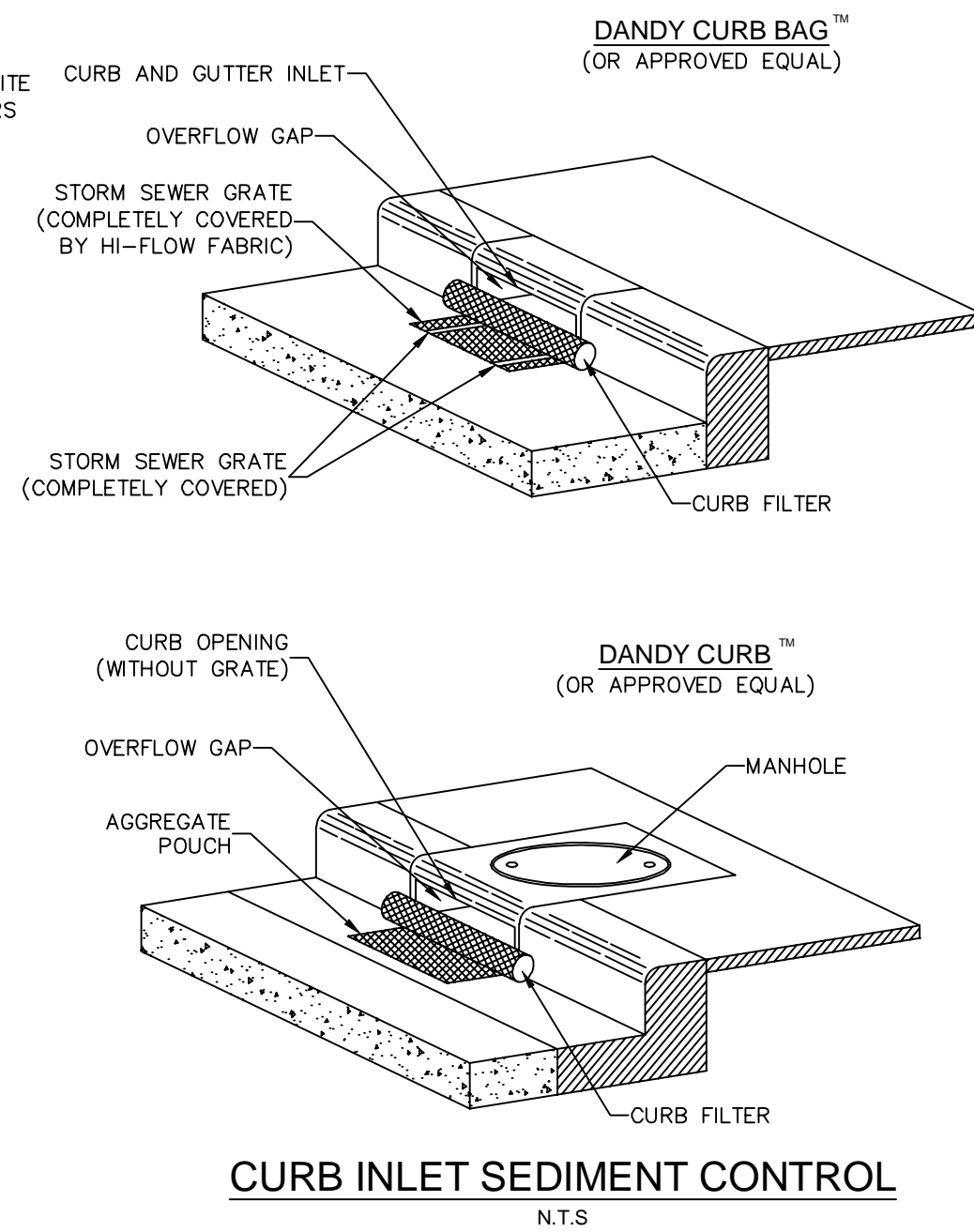
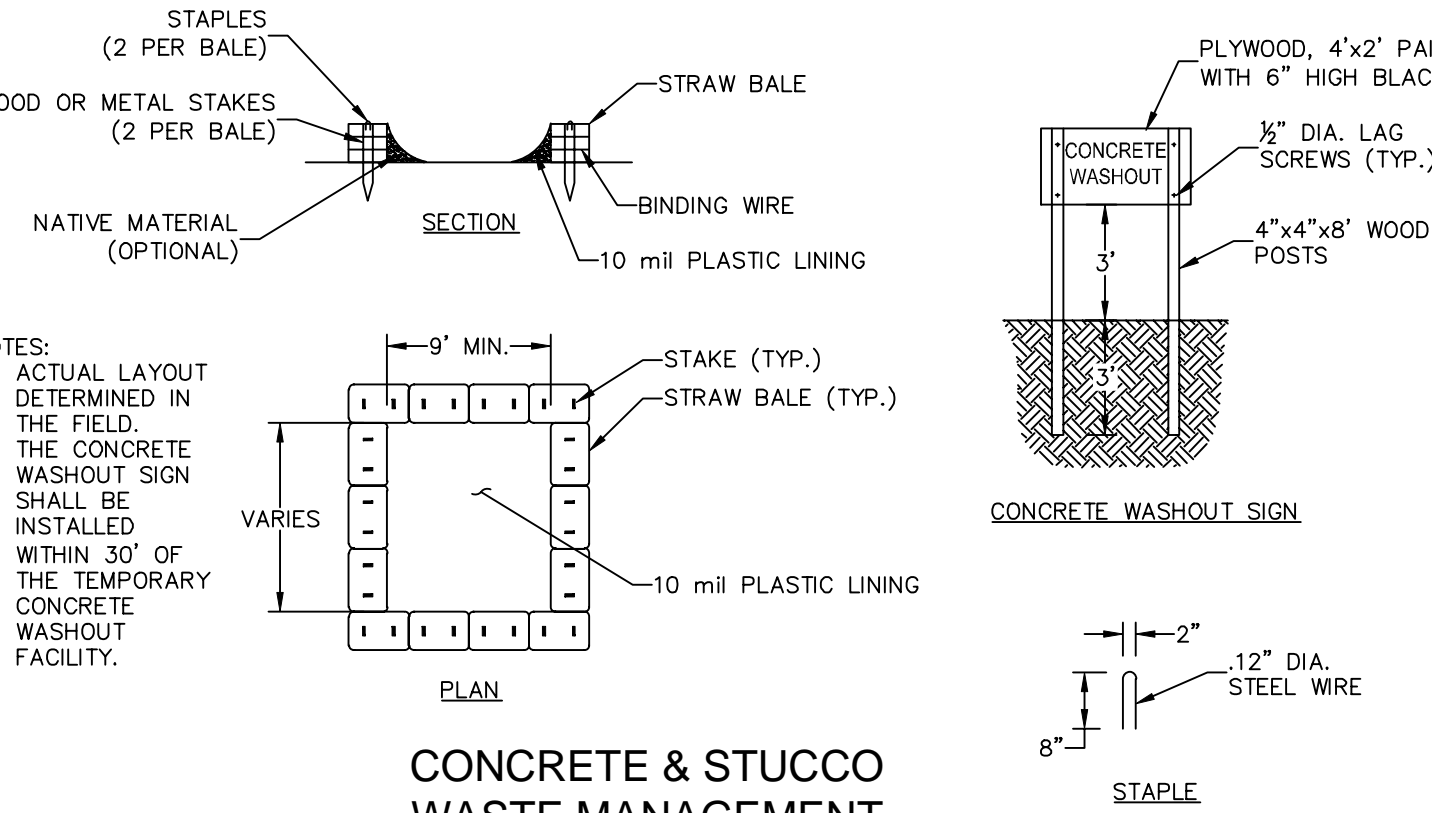
### EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE EXISTING TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED. ON ANY PORTION OF THE SITE, SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LOADED WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.

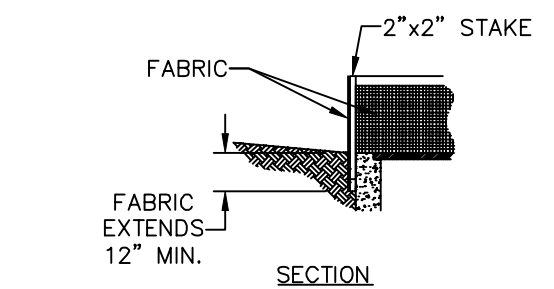
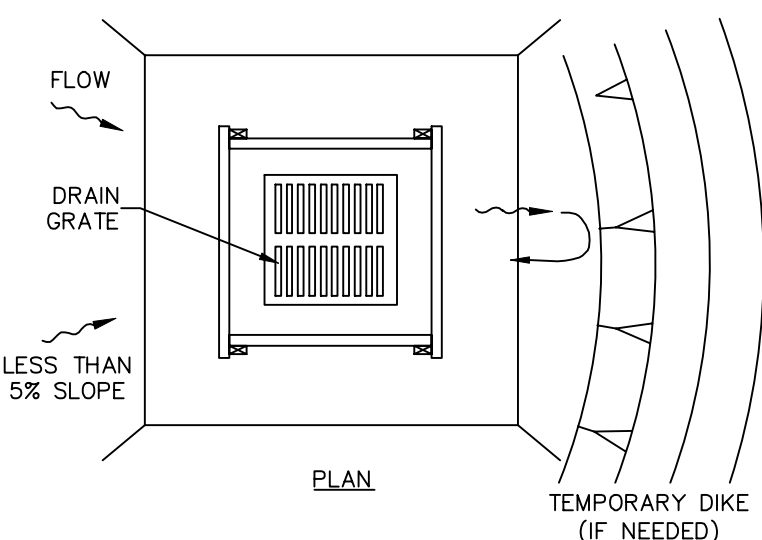
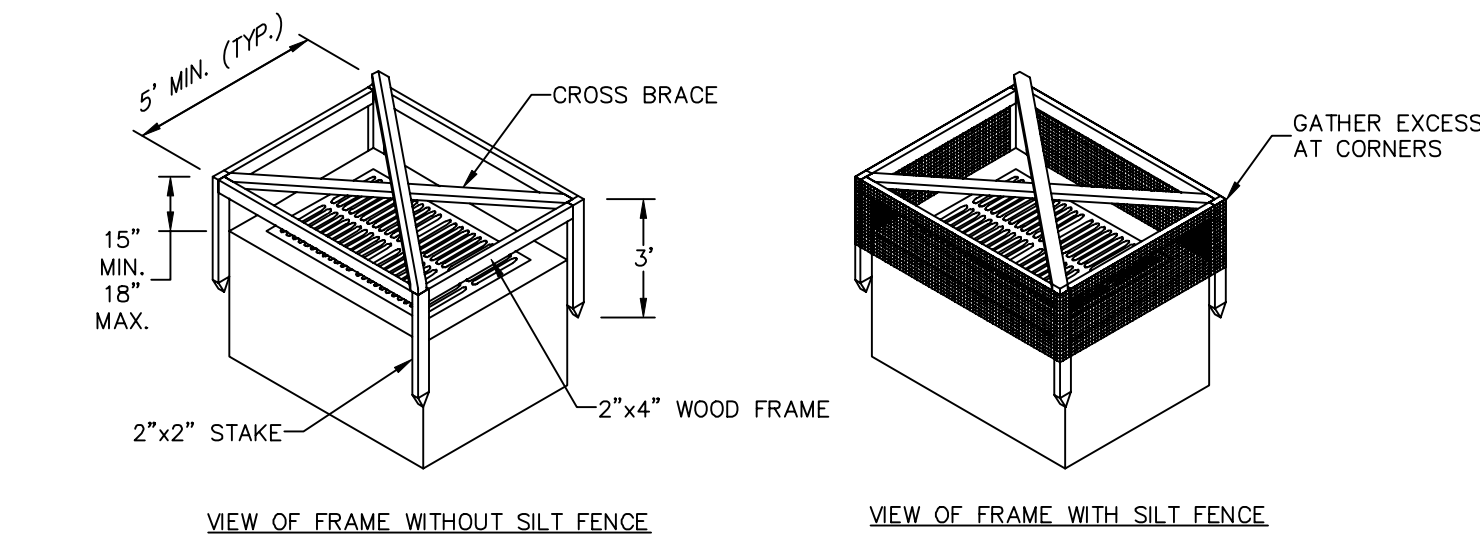


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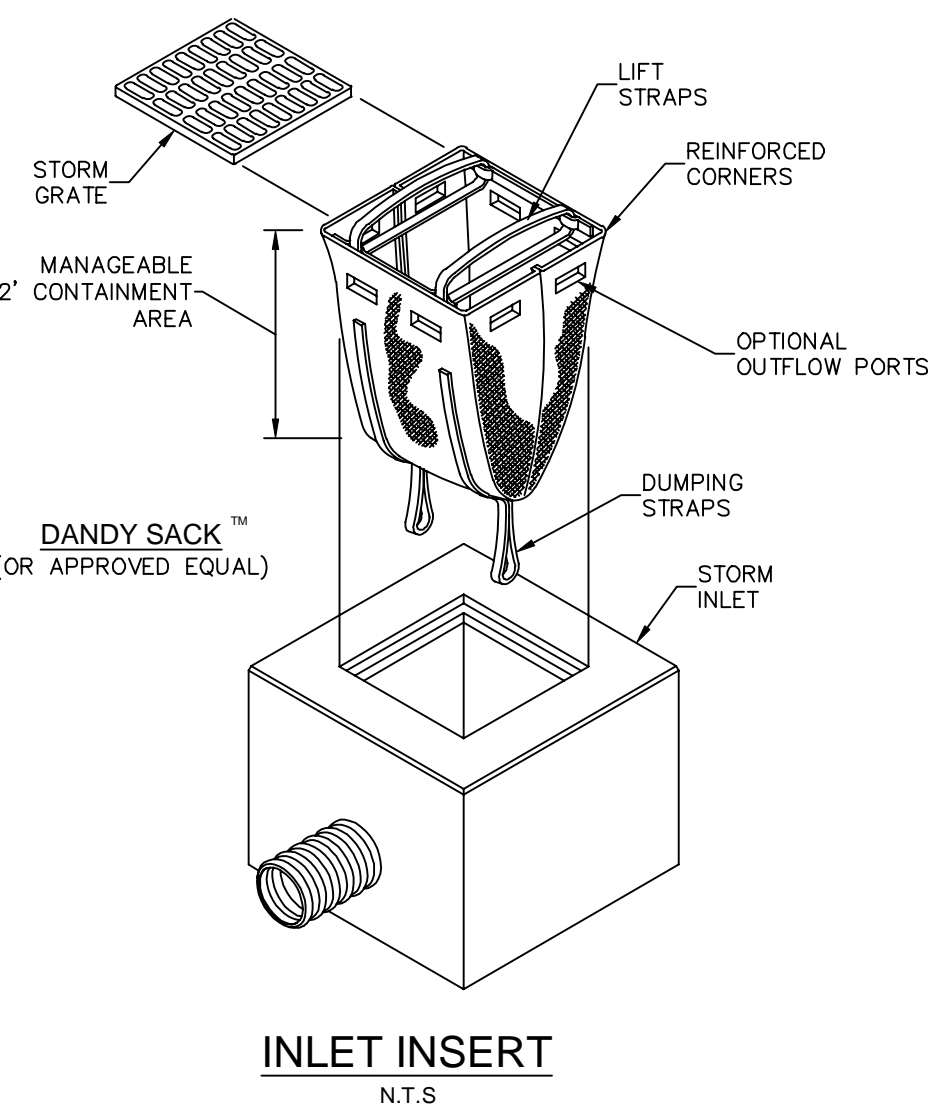
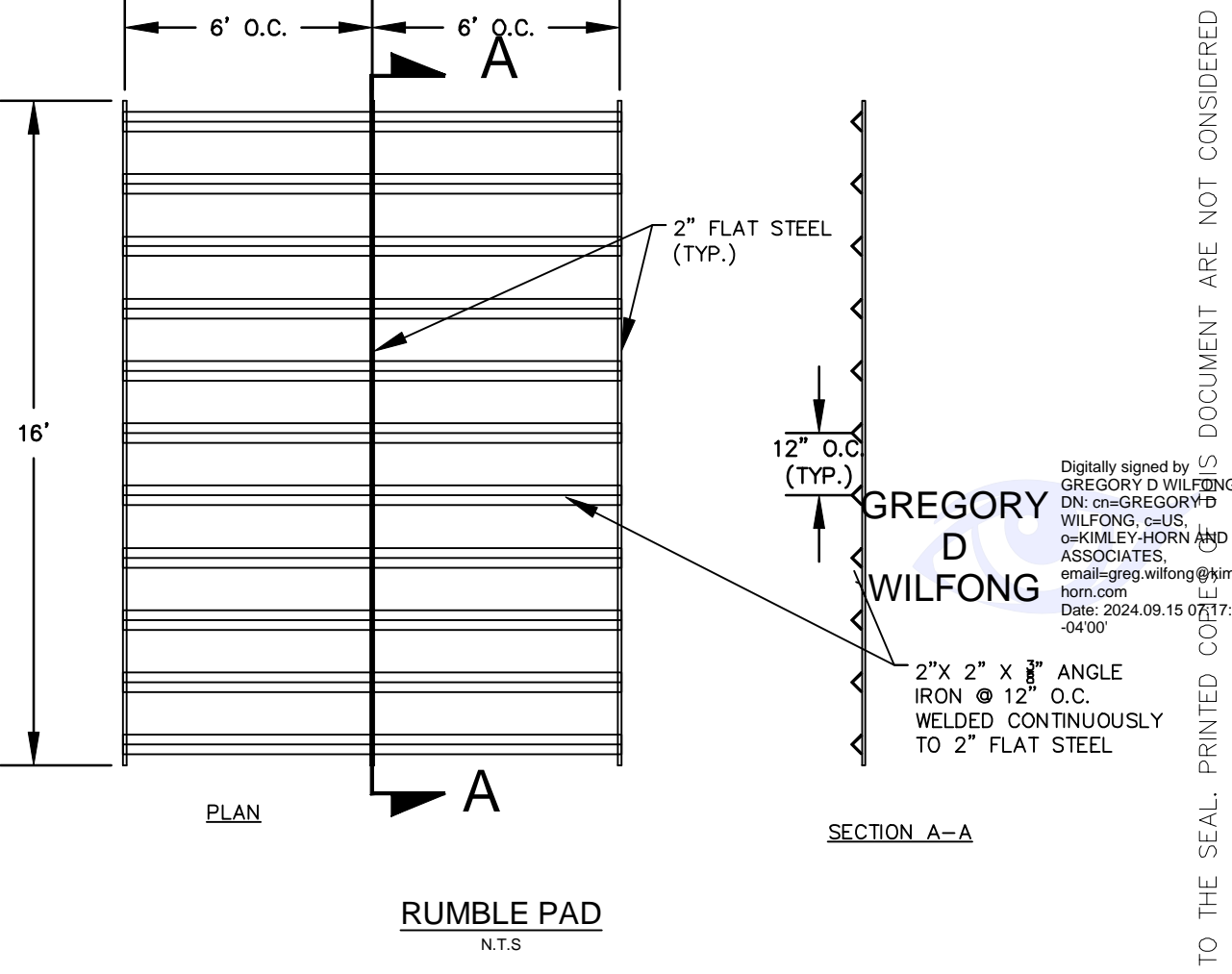
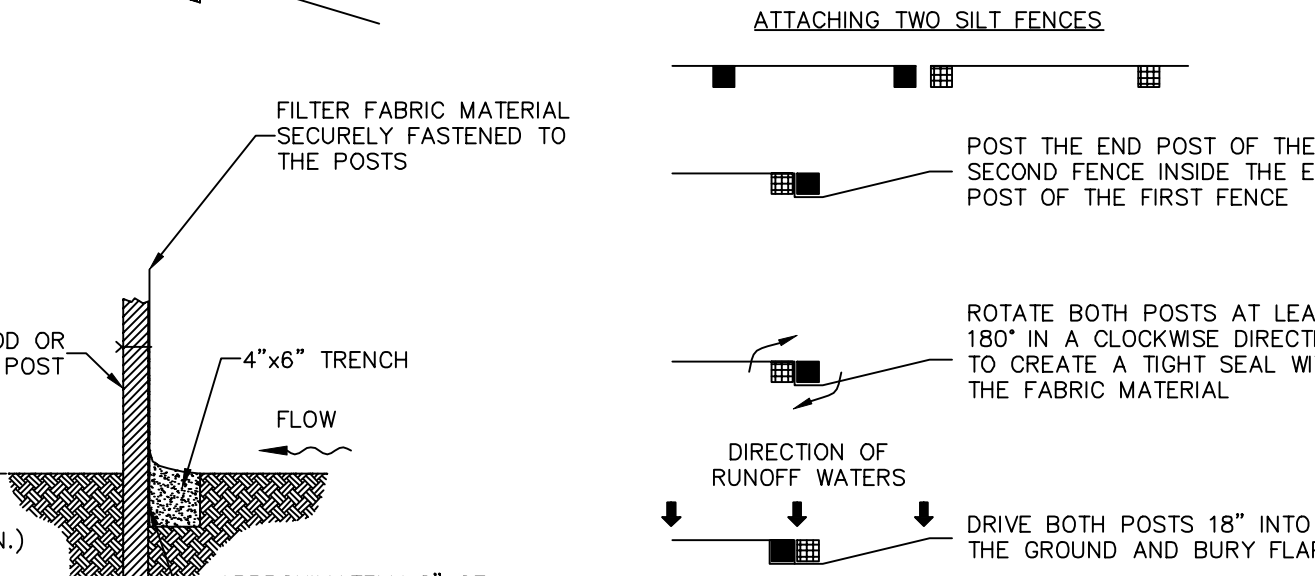
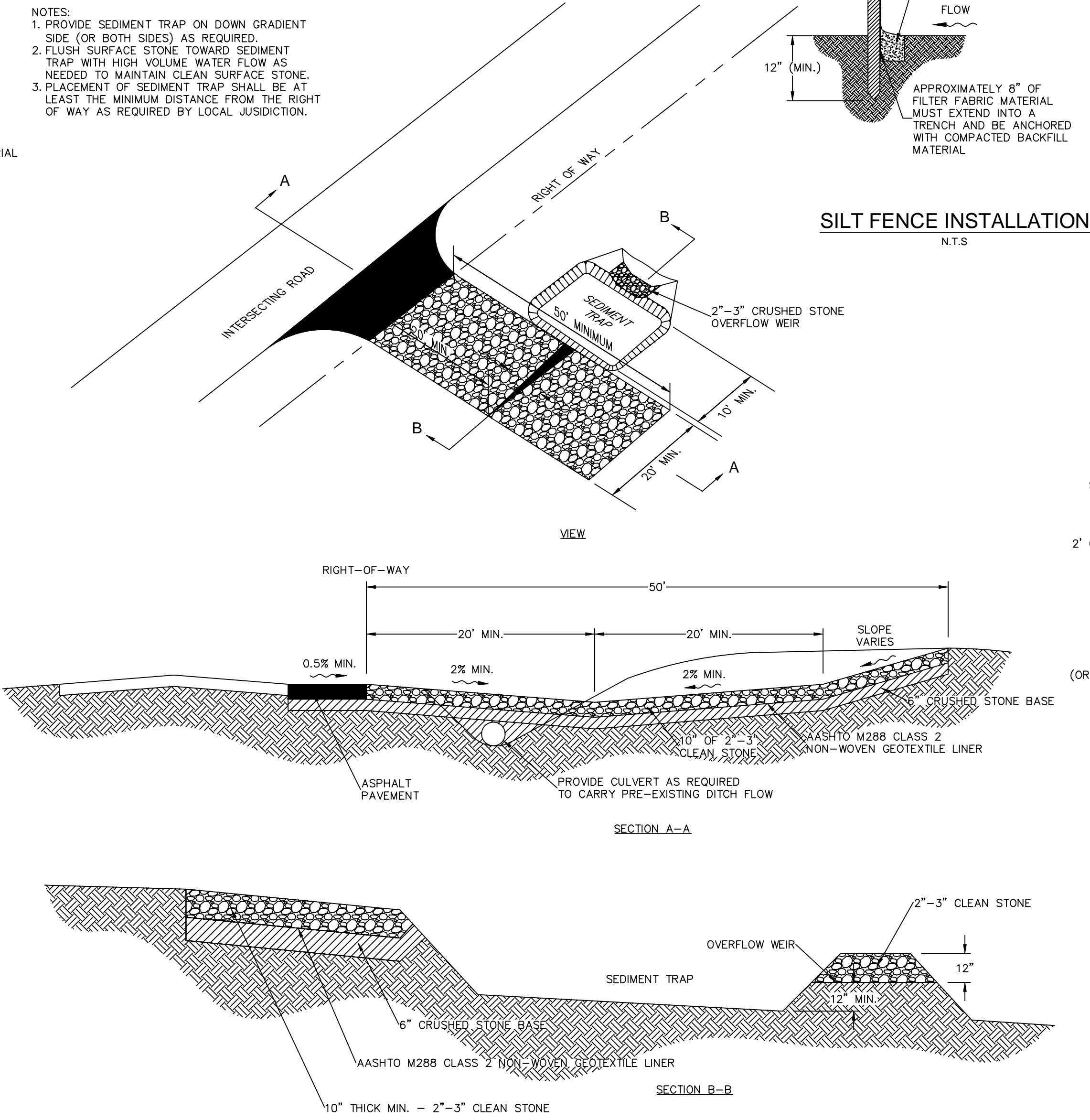
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN IS TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT CONTRACTORS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VEHES AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL MAINTAIN THE SIGN AND THE SIGNAGE FOR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROPRIATE BY THE COVERING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



NOTE:  
WHEN STOCKPILING ERODIBLE MATERIAL  
FOR EXTENDED PERIODS, THE AREA  
SHALL BE SEEDED AND MULCHED.



- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS
  2. THE TOP OF THE FRAME (CONCRETE HOOD) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
  3. THE METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE DRAIN GRADIENT RELATIVE TO THE AREA (SLOPE) IS NOT GREATER THAN 5%. WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL, THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

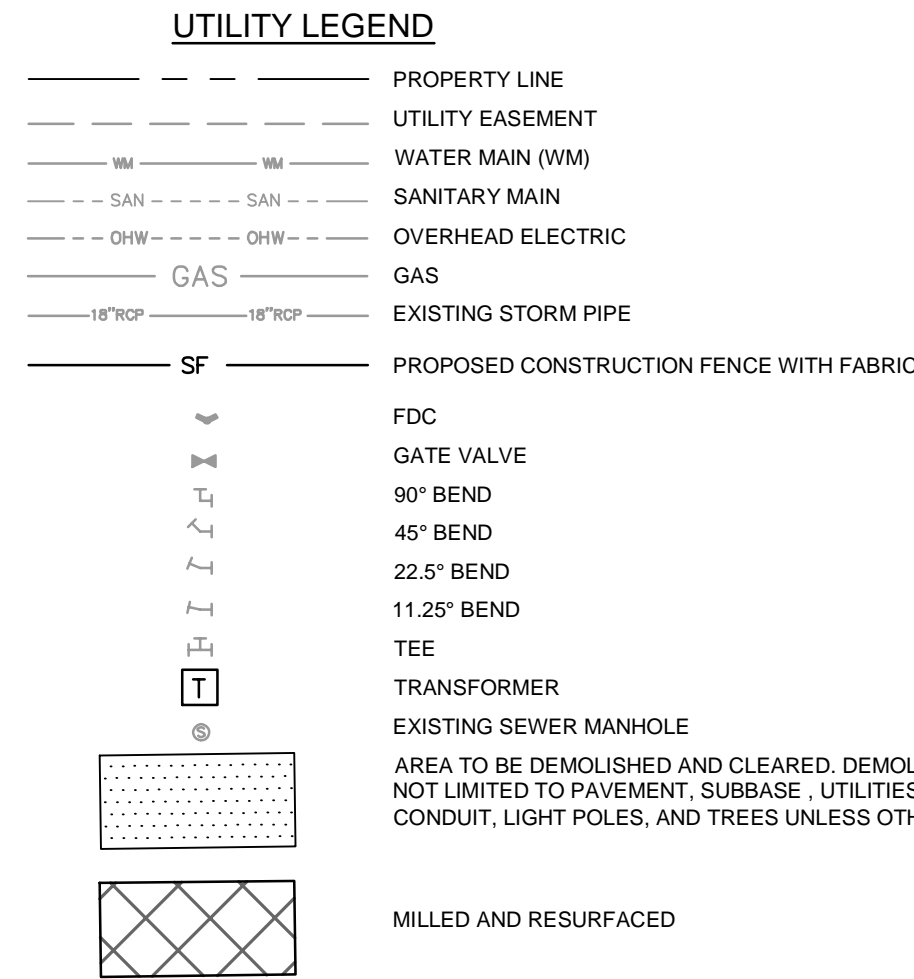
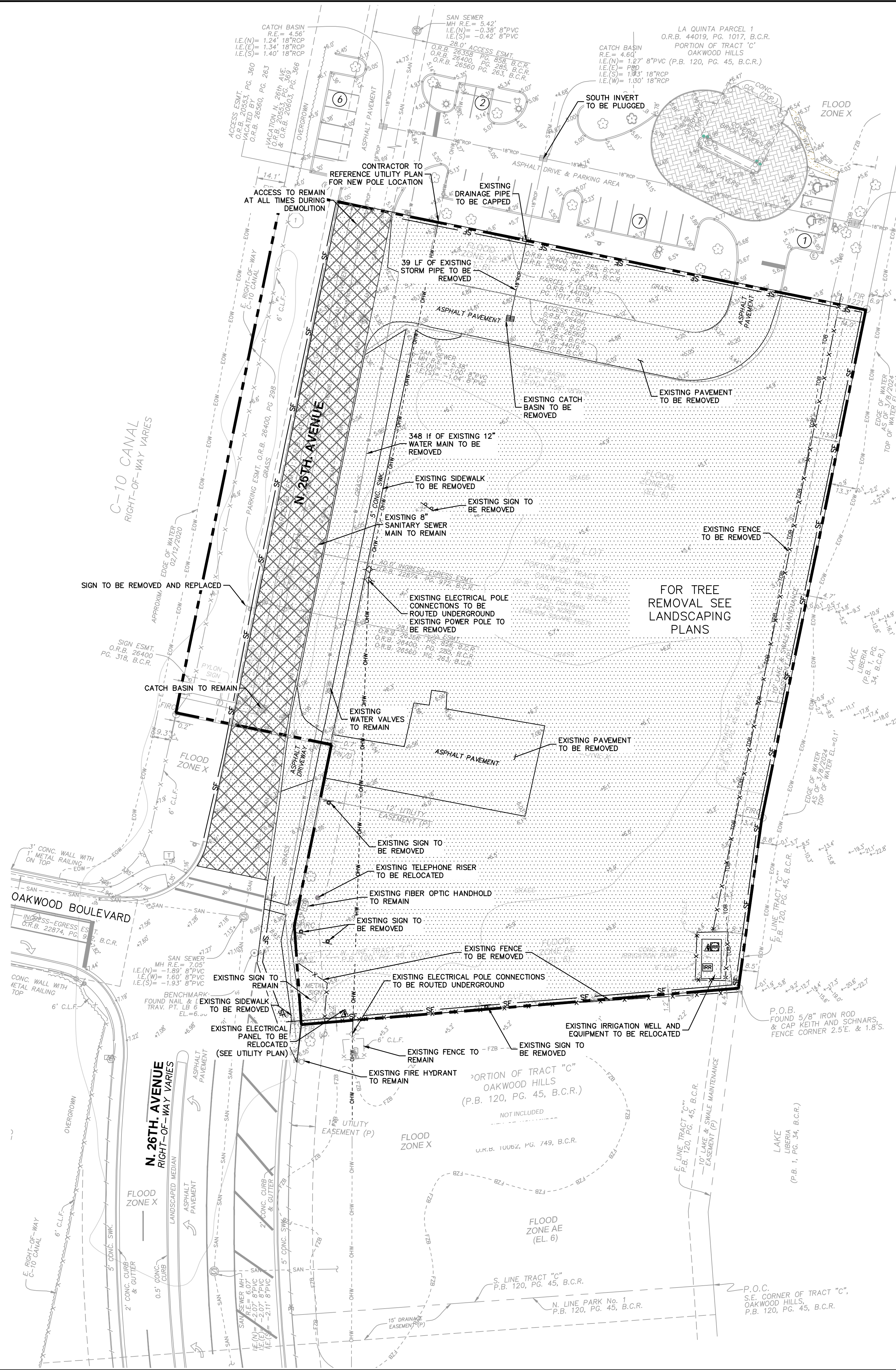


LOW TO MODERATE FLOW		GEOTEXTILE FABRIC	SPECIFICATION TABLE
PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS	
GRAB TENSILE ELONGATION	ASTM D-4632	20 %	
PUNCTURE	ASTM D-4833	120 LBS	
MULLEN BURST	ASTM D-3786	800 PSI	
TRAPEZOID TEAR	ASTM D-5533	120 LBS	
UV RESISTANCE	ASTM D-3355	80 %	
APPARENT OPENING SIZE	ASTM D-4751	40 GA	
FLOW RATE	ASTM D-4491	100 GAL/MIN/SQ FT	
PERMITTIVITY	ASTM D-4491	0.55 SEC -1	
MODERATE TO HIGH FLOW		GEOTEXTILE FABRIC	SPECIFICATION TABLE
PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS	
GRAB TENSILE ELONGATION	ASTM D-4632	20 %	
PUNCTURE	ASTM D-4833	135 LBS	
MULLEN BURST	ASTM D-3786	420 PSI	
TRAPEZOID TEAR	ASTM D-5533	45 LBS	
UV RESISTANCE	ASTM D-3355	90 %	
APPARENT OPENING SIZE	ASTM D-4751	20 GA	
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT	
PERMITTIVITY	ASTM D-4491	1.5 SEC -1	

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC			TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS		
GRAB TENSILE ELONGATION	ASTM D-4632	20 %		
PUNCTURE	ASTM D-4833	135 LBS		
MULLEN BURST	ASTM D-3786	420 PSI		
TRAPEZOID TEAR	ASTM D-4533	45 LBS		
UV RESISTANCE	ASTM D-4355	90 %		
APPROX OPENING SIZE	ASTM D-4751	20 US SIEVE		
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT		
PERMITTIVITY	ASTM D-4491	1.5 SEC -1		

- NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS.
  2. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
  3. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
  4. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
  5. INSPECT PER REGULATORY REQUIREMENTS.





DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN IDENTIFIED BUT NOT SHOWN ON THE PLAN. THE CONTRACTOR IS TO THOROUGHLY INSPECT THE CONSTRUCTION SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND MAY OR MAY NOT BE ALLOWED TO REMOVE ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL UTILITIES IDENTIFIED ON THE PLAN SHALL BE PROTECTED. UTILITIES NOT DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. CONTRACTOR IS TO TAKE CARE ON HANDLING DEBRIS FROM THE SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
11. WHERE RECURVING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
12. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
13. SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.
14. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.

(ALTERNATE NOTES)

15. INGRESS AND EGRESS, AS WELL AS SUFFICIENT PARKING SHALL BE MAINTAINED, TWENTY-FOUR HOURS A DAY, SEVEN DAYS A WEEK, THROUGHOUT ALL PHASES OF CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND NOT REMOVED. IT DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.
17. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEMOLISHING ALL EXISTING IRRIGATION. THE CONTRACTOR SHALL ASSURE THAT THE INTEGRITY OF THE IRRIGATION SYSTEM FOR THE REMAINING DEVELOPMENT IS MAINTAINED.

Digitally signed by  
GREGORY D WILFONG  
DN: cn=GREGORY D  
WILFONG, c=US,  
o=KIMLEY-HORN AND  
ASSOCIATES,  
email=greg.wilfong@k  
horn.com  
Date: 2024.09.15 07:17  
-0400

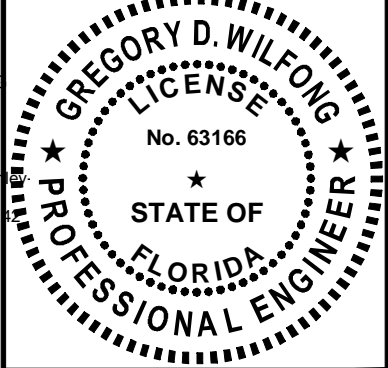
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

[illegible]

# Kimley»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

9/16/24



KHA PROJECT 147507129	DATE 09/13/24	SCALE AS SHOWN	DESIGNED BY SHB	DRAWN BY SHB	CHECKED BY GDW
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# DEMOLITION PLAN

# OAKWOOD EAST MULTI FAMILY PROJECT

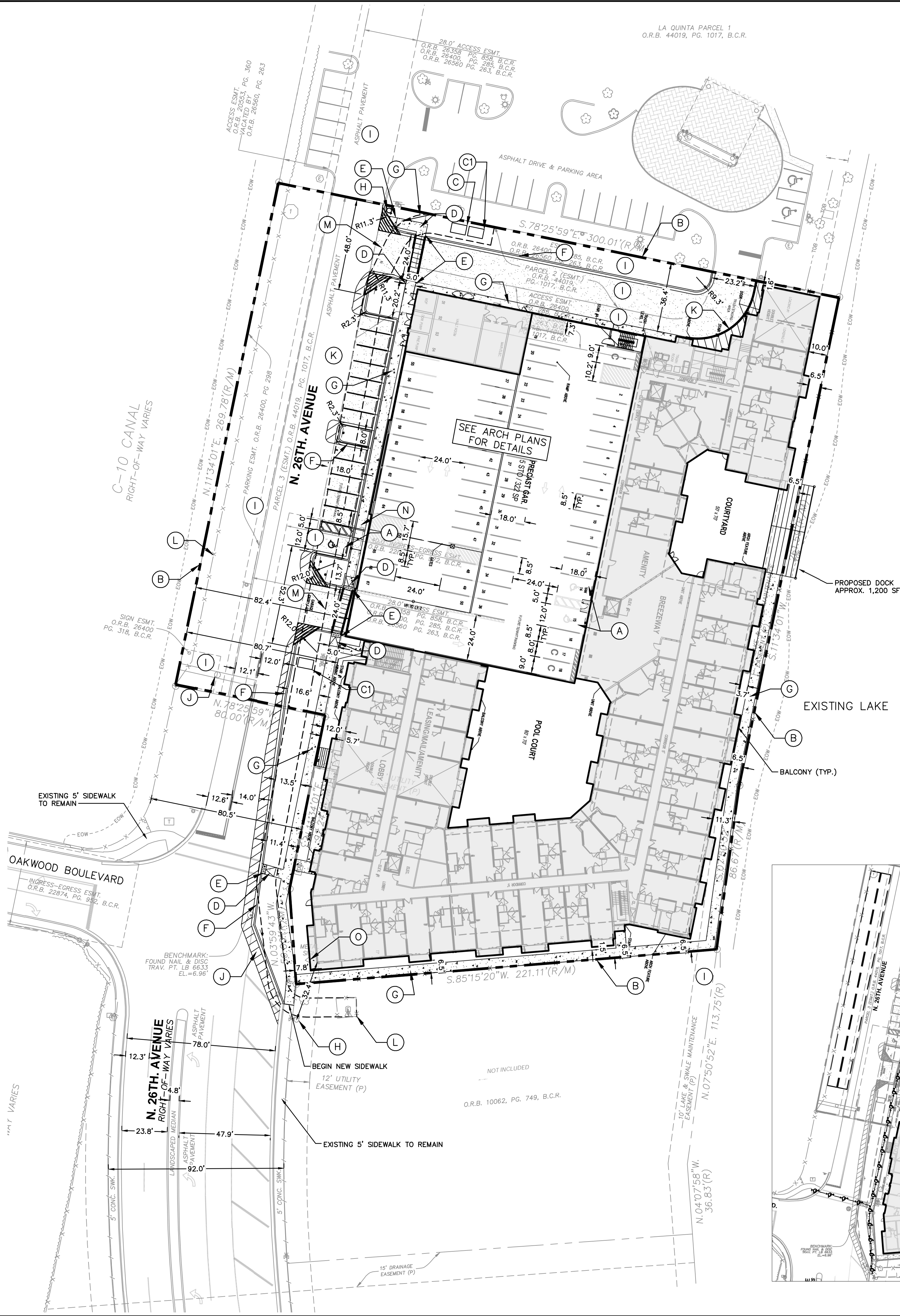
CITY OF HOLLYWOOD  
FLORIDA

SHEET NUMBER  
**C-100**









## SITE LEGEND

- |      |  |
|------|--|
| (A)  | ACCESSIBLE PARKING SPACE (TYP.)<br>SEE C-201 FOR DETAIL WITH ADA SIGN  |
| (B)  | PROPERTY LINE  |
| (C)  | CONCRETE TRANSFORMER PAD, TRANSFORMER AND SWITCH-CABINET, CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS. |
| (C1) |  |
| (D)  | FDOT CURB RAMP TYPE CR-E INDEX 522-002 (SEE SHEET C-201 FOR DETAIL.)   |
| (E)  | DETECTABLE WARNING PER FDOT INDEX 522-002 (SEE SHEET C-201)  |
| (F)  | 6" TYPE F CURB AND GUTTER (SEE DETAIL C-26 ON SHEET C-202)   |
| (G)  | STANDARD DUTY CONCRETE SIDEWALK (5' MIN) (SEE SHEET C-202 AND SHEET C-206)   |
| (H)  | PROPOSED OR EXISTING FIRE HYDRANTS   |
| (I)  | EXISTING EASEMENTS (SEE SHEET C-150)   |
| (J)  | EXISTING PYLON SIGN TO REMAIN  |
| (K)  | LOADING AREA (SEE ARCH. PLANS)   |
| (L)  | FENCE TO REMAIN  |
| (M)  | ASPHALT DRIVEWAY (SEE SHEET C-202, DETAIL C-201)   |
| (N)  | FDOT CURB RAMP TYPE CR-C INDEX 522-002 (SEE SHEET C-201 FOR DETAIL.)   |
| (O)  | EXISTING SIGN TO REMAIN  |

## SITE DATA

PROJECT DESCRIPTION:

PARCEL ID: 514204120590 514204120594

LOCATION: HOLLYWOOD, FL

ADDRESS: 2609 N 26 AVE HOLLYWOOD FL 33020

LAND USE: OAKWOOD ACTIVITY CENTER

ZONING DISTRICT: OAKWOOD PLAZA PD

FLOOD ZONE:            ZONE X

SITE AREA:

<u>SITE COVERAGE:</u>	<u>PROVIDED</u>	
BUILDING AREA:	1.34 A.C.	
OPEN SPACE:	0.54 A.C.	
<u>IMPERVIOUS AREA:</u>	<u>0.54 A.C.</u>	
TOTAL:	2.42 A.C.	105,415 S.F.

<u>BUILDING SETBACKS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
EAST:	0'	6.5'
SOUTH:	0'	6.5'
WEST:	0'	5.7'
NORTH:	0'	1.5'

<u>LANDSCAPE BUFFERS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
NORTH (SIDE):	0'	1.5'
EAST (REAR):	0'	6.5'
SOUTH (SIDE):	0'	6.5'
WEST (FRONT):	0'	5.7'

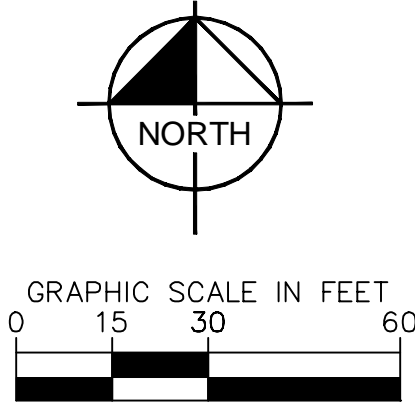
<u>BUILDING HEIGHT:</u>	<u>MAXIMUM</u>	<u>PROVIDED</u>
	300'	89'
<u>BUILDING STORIES:</u>	30	8



ADA PATH  
1" = 60'

## LEGEND

- 
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EXISTING EASEMENTS (SEE EASEMENT PLAN SHEET C-150 FOR MORE INFORMATION)
- STANDARD DUTY PAVEMENT (SEE DETAIL ON SHEET C-350)
- HEAVY DUTY ASPHALT (SEE DETAIL ON SHEET C-350)(SEE DETAIL ON SHEET C-350)
- PROPOSED SIDEWALK
- VISIBILITY TRIANGLE (12'X12')



## MAIL DELIVERY NOTE

MAIL DELIEVERY WILL BE INSIDE BUILDING

## SITE LIGHTING CONFORMANCE NOTE

THE SIGHT LIGHTING OF THE SITE SHALL CONFORM TO THE SITE LIGHTING CRITERIA ESTABLISHED BY THE CITY OF HOLLYWOOD. THIS CONSISTS OF WELL DIRECTED LED LIGHTING WITH MAX FOOT CANDLE LEVEL AT PROPERTY LINE = 0.5 (ADJACENT TO RESIDENTIAL). A PHOTOMETRICS PLAN WILL BE PROVIDED TO THE CITY AT A LATER DATE

## GREEN ORDINANCE NOTE

FLORIDA GREEN BUILDING COALITION (FGBC) COMMERCIAL CERTIFICATION WILL BE PURSUED FOR THIS PROJECT.

## MECHANICAL EQUIPMENT NOTE

ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.

## SITE PLAN APPROVAL NOTE

CHANGES TO THE DESIGN OF THE SHEET PILE WALL WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

## SIGNAGE NOTE

ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE  
OAKWOOD PLAZA PD SIGN REGULATIONS.

OFF-STREET PARKING			
Required	Multifamily	# of units or SF	# Spaces
	ST, 1BD @ 1 sp/du	180 units	180
	2BD or more @ 1.5 sp/du	100 units	150 sp
	<b>TOTAL REQUIRED</b>	<b>280 units</b>	<b>330 sp</b>
	<b>Loading Parking</b>		<b>2 sp</b>
Provided	<b>Parking Garage</b>	ADA	Standard
	Level 1	2	44 sp
	Level 2	2	67 sp
	Levels 3	1	71 sp
	Levels 4	1	71 sp
	Level 5	2	59 sp
	Sub-Total	8	312 sp
	<b>TOTAL GARAGE</b>	<b>320 sp</b>	
	<b>TOTAL SURFACE PARKING</b>	1	12
	<b>TOTAL PROVIDED</b>	<b>333 sp</b>	

Note: Min provided ADA spaces meet ADA Standards for Accessible

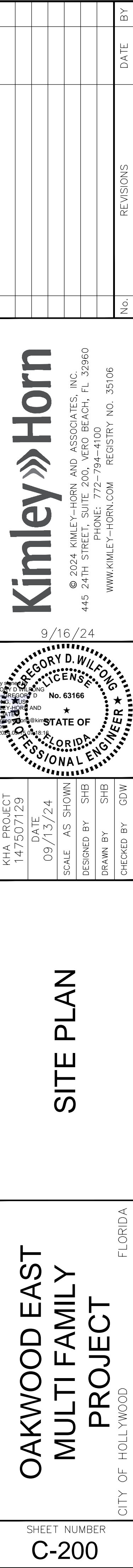
DEVELOPMENT SUMMARY - UNIT MIX					
Unit Types		Gross Area	Total Units	% of Totals	LEASEABLE AREA (NRSF)
STUDIO	ST	480 sf	23 units	8.2%	11,040 sf
	STM	448 sf	7 units	2.5%	3,136 sf
	Sub-total		30 units	10.7%	14,176 sf
1 BD	A1	720 sf	69 units	24.6%	49,680 sf
	A1M	672 sf	13 units	4.6%	8,736 sf
	A2	826 sf	45 units	16.1%	37,170 sf
	A2H	775 sf	16 units	5.7%	12,400 sf
	A3	836 sf	7 units	2.5%	5,852 sf
	Sub-total		150 units	53.6%	113,838 sf
2 BD	B1	900 sf	22 units	7.9%	19,800 sf
	C1	1,080 sf	63 units	22.5%	68,040 sf
	C2	1,012 sf	7 units	2.5%	7,084 sf
	Sub-total		92 units	32.9%	94,924 sf
3 BD	D1	1,350 sf	8 units	2.9%	10,800 sf
	Sub-total		8 units	2.9%	10,800 sf
TOTAL UNITS			280 units	100%	230,738 sf
Gross Average Unit Area					835 sf

LEGAL DESCRIPTION: (RESIDENTIAL TOWER PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT (C) OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th. AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

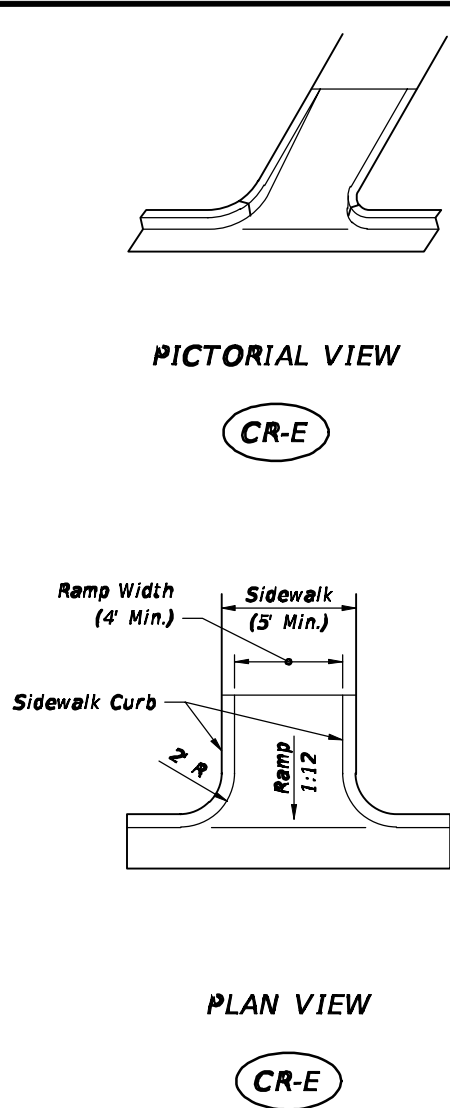
COMMENCE AT THE SOUTHEAST-CORNER OF SAID TRACT IC; THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT IC A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.89°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT IC; THENCE S.11°34'01"W., ALONG SAID WEST LINE, A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT IC); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST-OFF-OF-WAY LINE OF THE C-10 CANAL; THENCE N.13°41'01"E., ALONG SAID EAST-OFF OF WAY LINE A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT IC; THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT IC; THENCE S.11°34'01"W., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT IC) TO THE POINT OF BEGINNING.

GREGORY  
D  
WILFONG

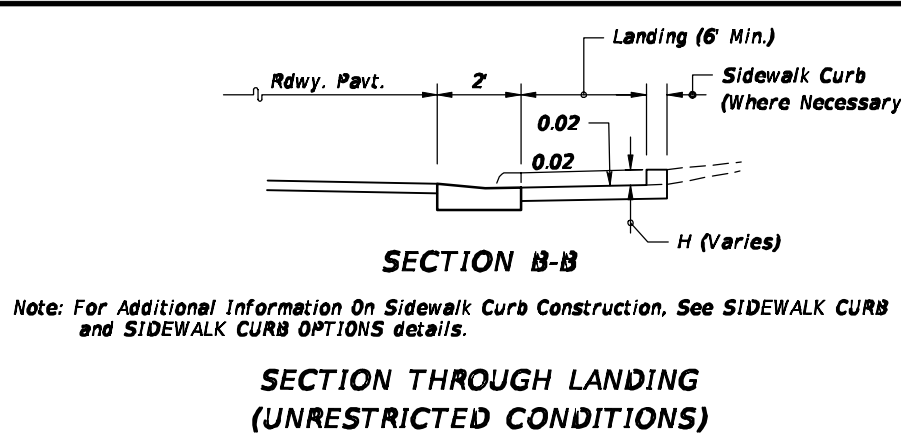
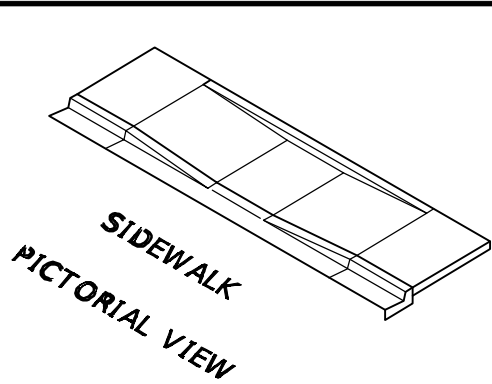




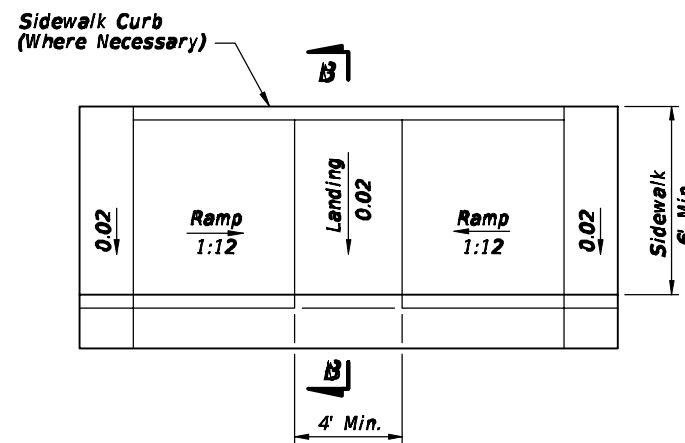
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This document, together with the concepts and designs presented herein, is an instrument of service intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



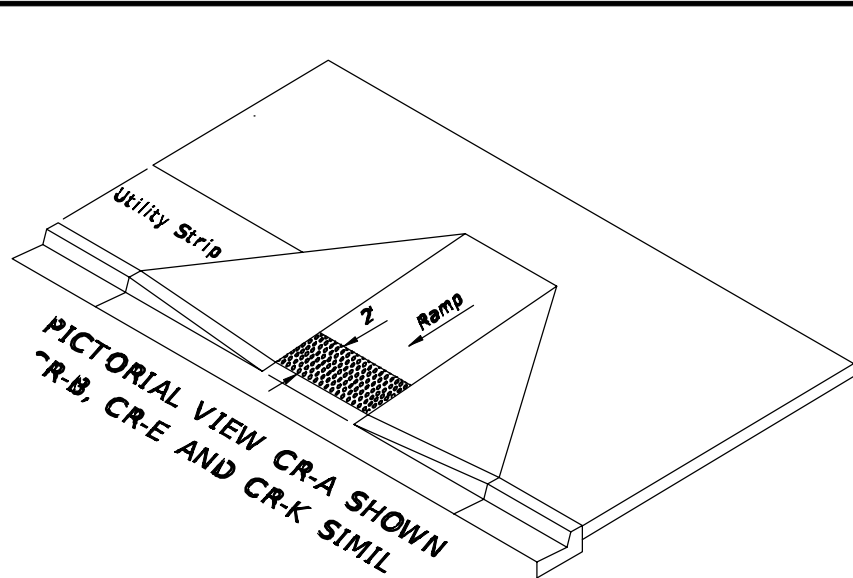
FDOT ADA RAMP  
N.T.S



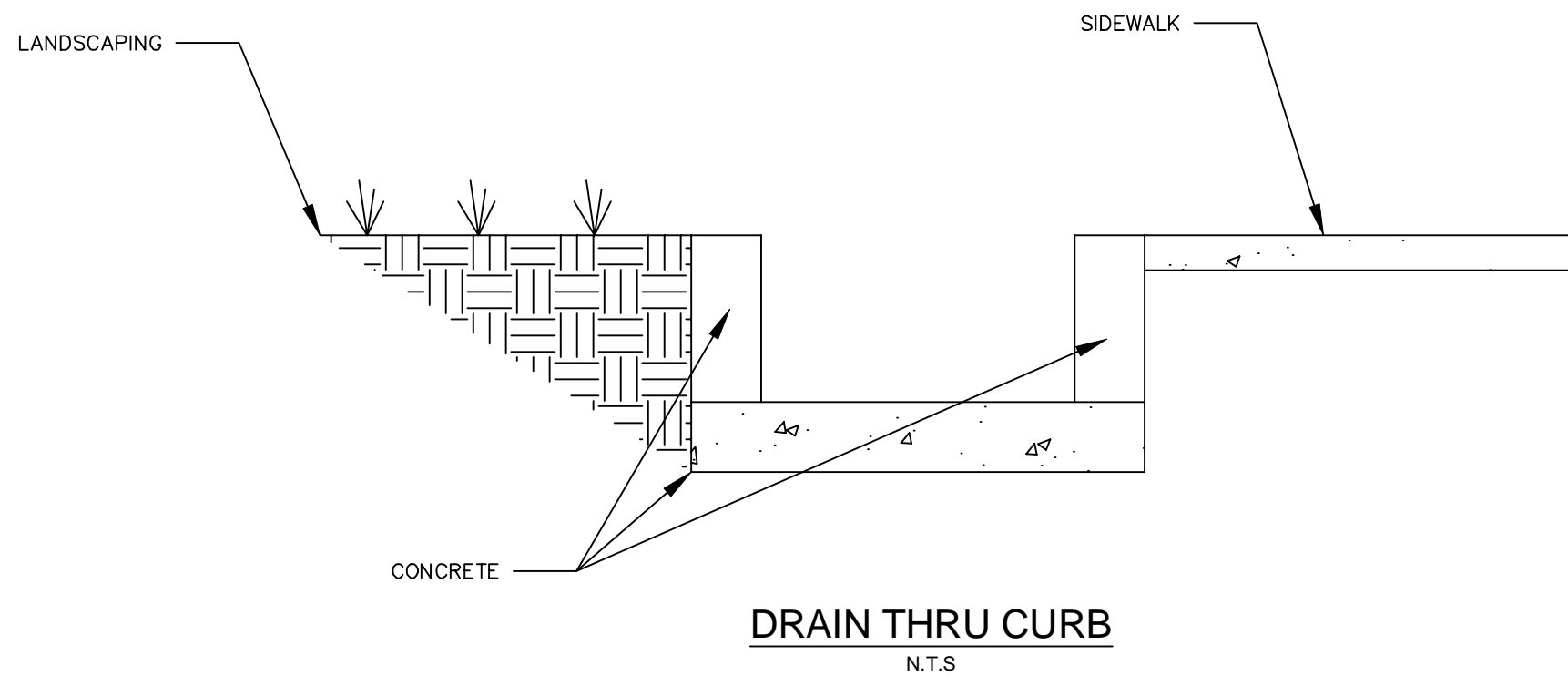
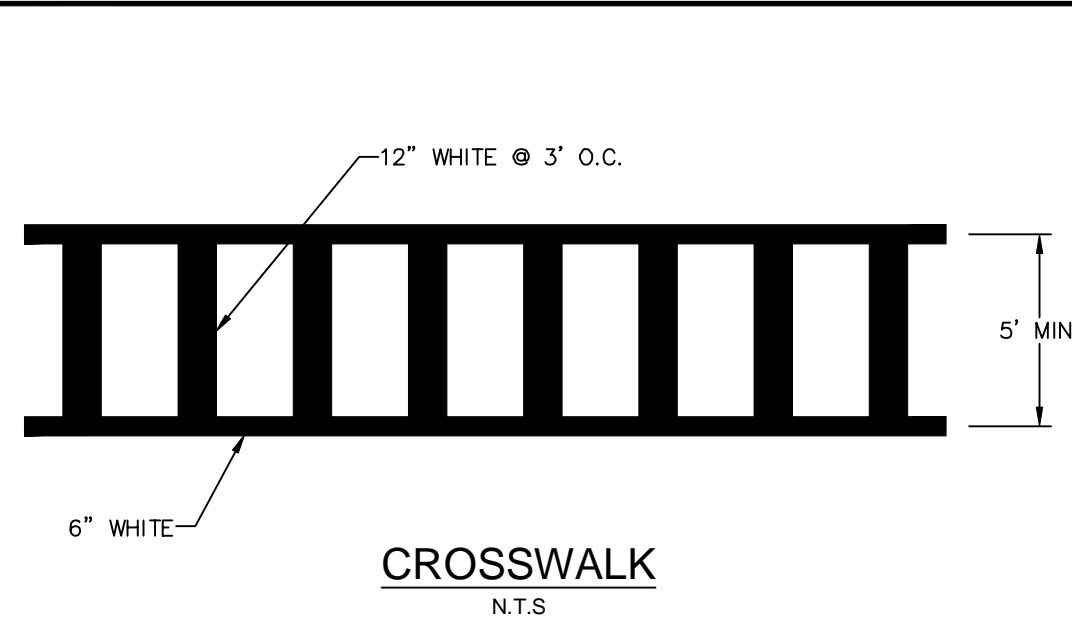
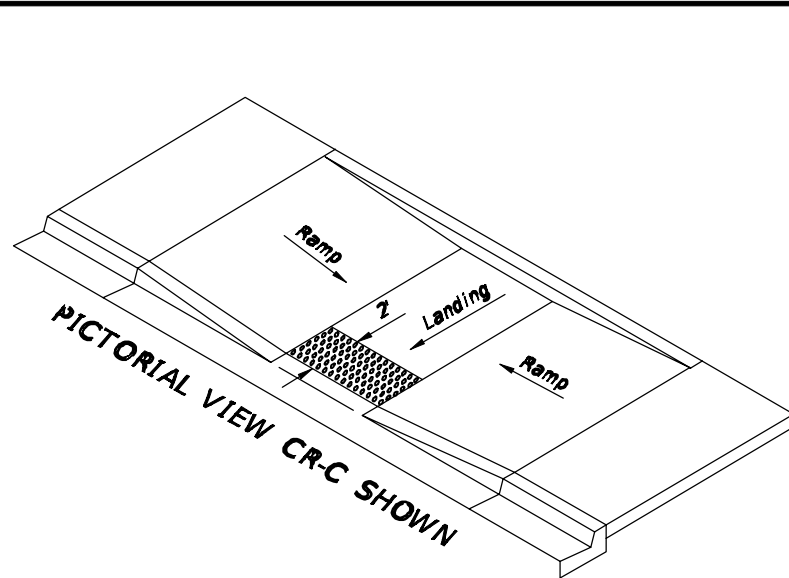
SECTION THROUGH LANDING  
(UNRESTRICTED CONDITIONS)



PLAN VIEW  
CR-C



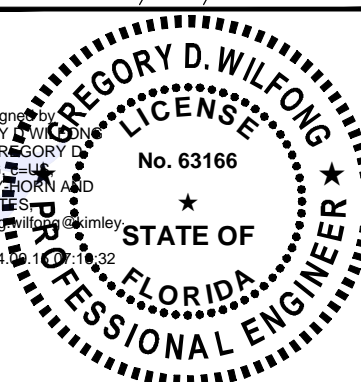
FDOT DETECTABLE WARNINGS  
N.T.S



GREGORY  
D  
WILFONG

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PHONE: 772-794-4100  
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9/16/24



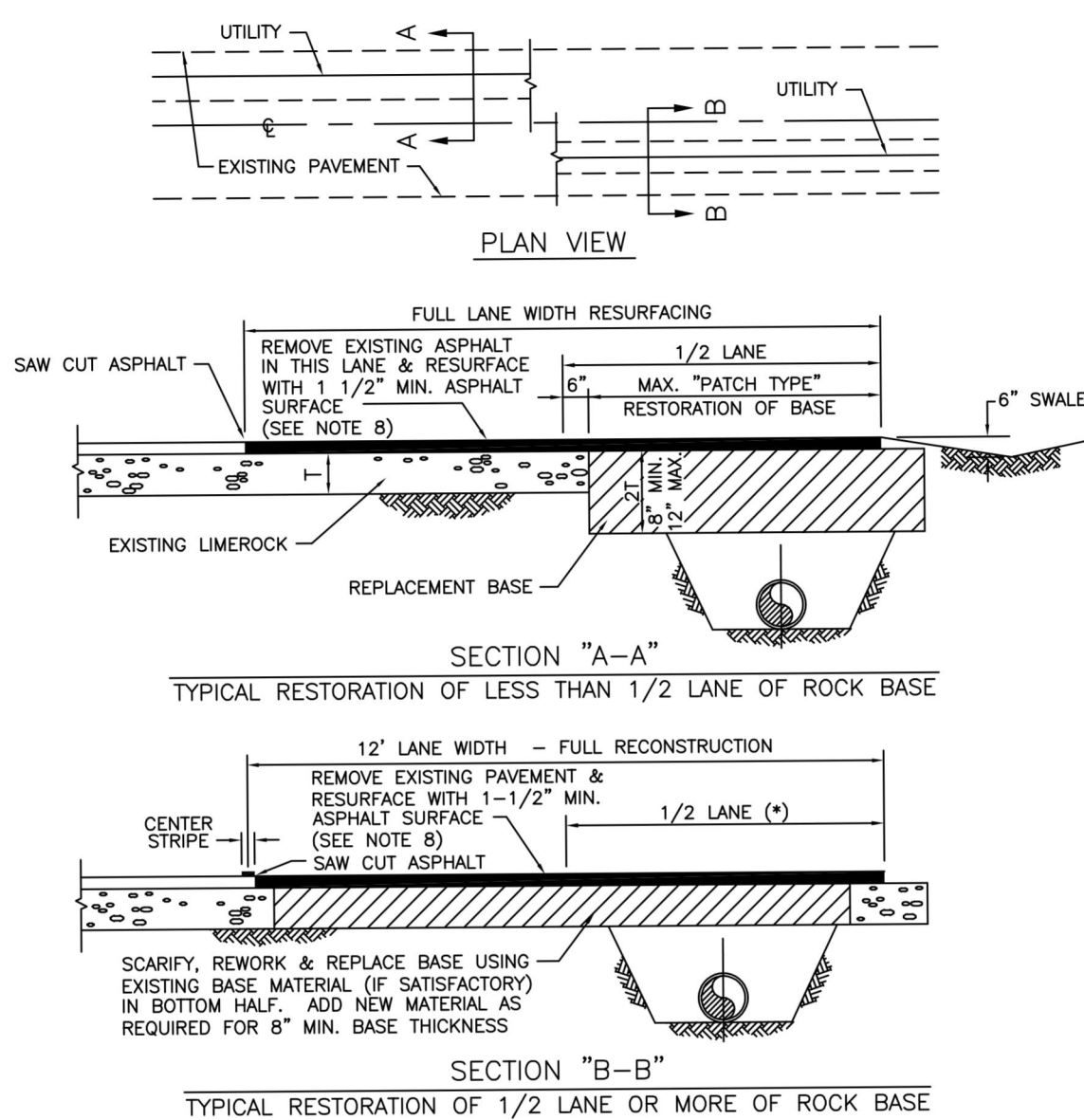
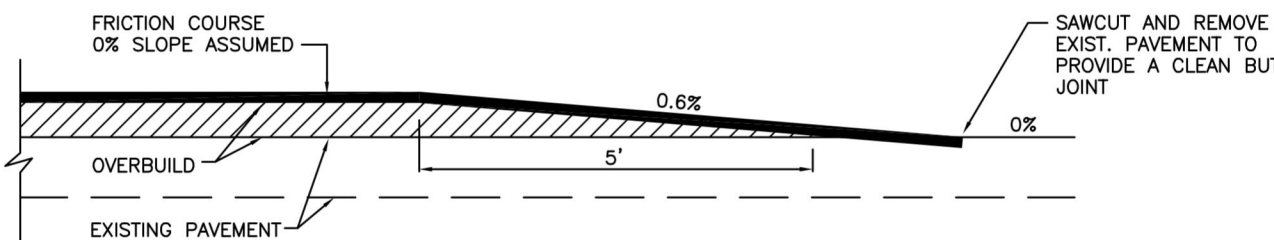
KHA PROJECT 147507129	DATE 09/13/24	SCALE AS SHOWN	DESIGNED BY SHB	DRAWN BY SHB	CHECKED BY GDW
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SITE DETAILS

OAKWOOD EAST  
MULTI FAMILY  
PROJECT

CITY OF HOLLYWOOD FLORIDA

SHEET NUMBER  
C-201



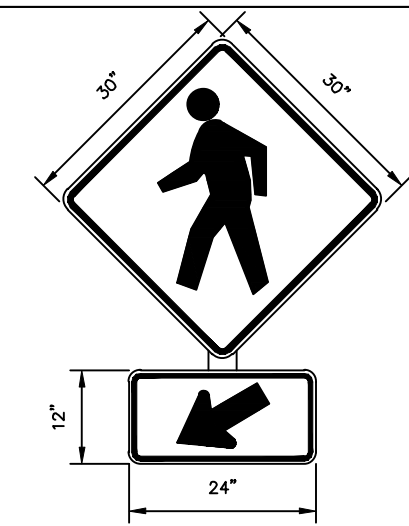
(\*) IF TRENCH IMPACTS MORE THAN 1/4 A LANE WIDTH SECTION B-B SHALL BE USED.

NOTES:

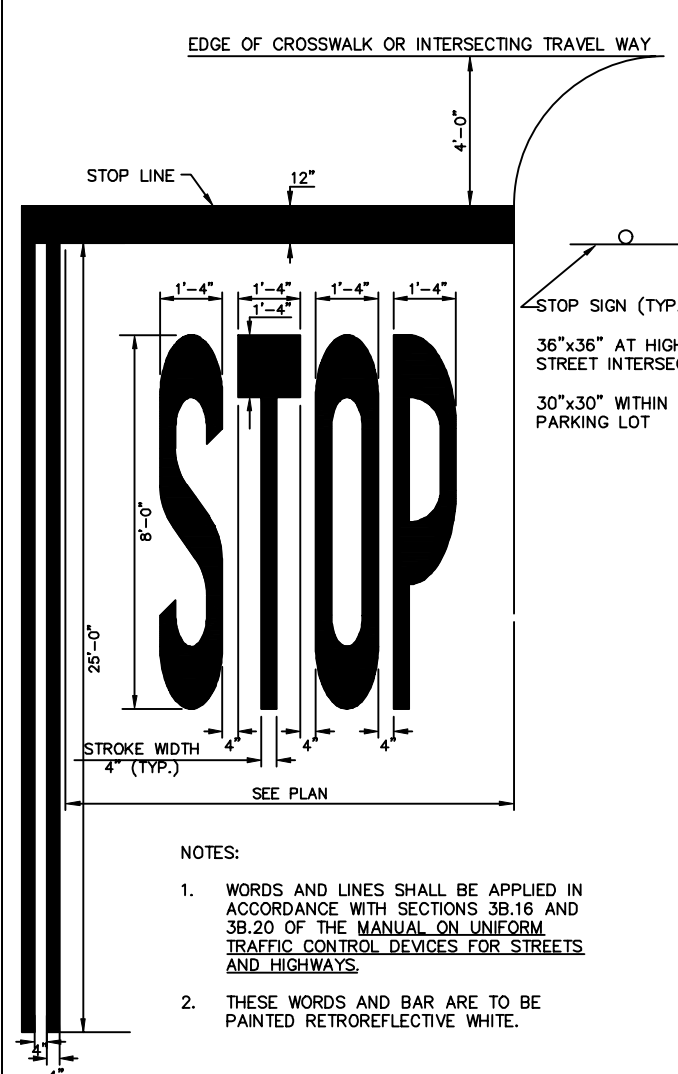
1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE AND SHALL BE APPLIED A MINIMUM OF 1-1/2" INCHES IN THICKNESS.
7. FULL ROAD WIDTH RESURFACING MAY BE REQUIRED. SEE PLANS.



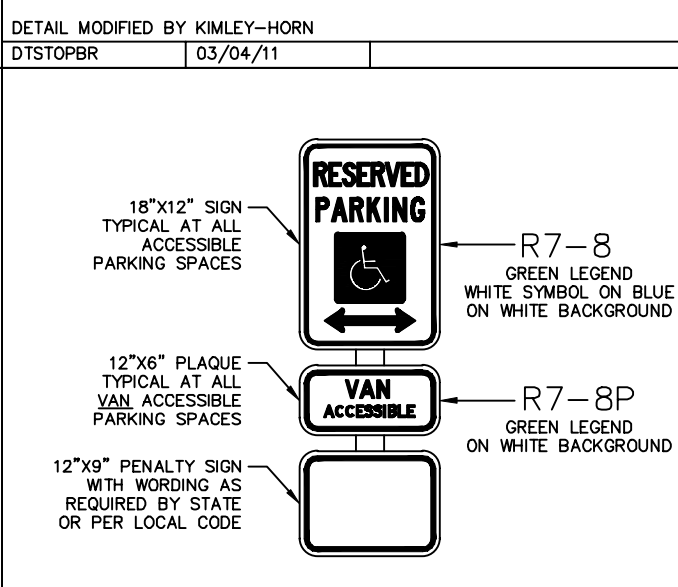
"NO PARKING - FIRE LANE" SIGN  
N.T.S.



"PEDESTRIAN CROSSING" SIGN  
N.T.S.



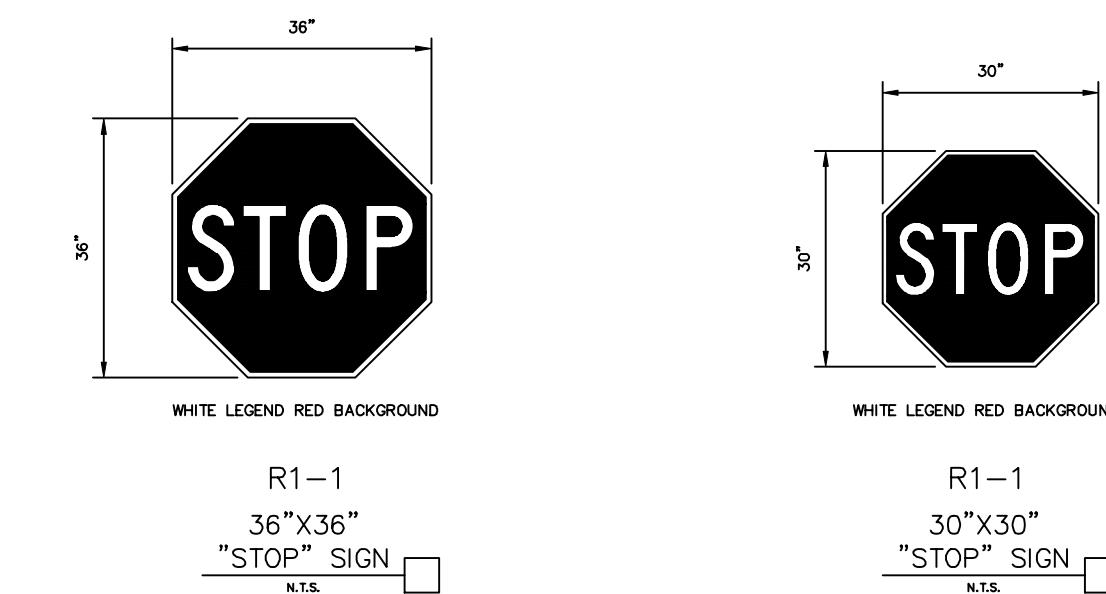
STOP SIGNAGE AND MARKING  
N.T.S.



ACCESSIBLE PARKING SIGN  
N.T.S.



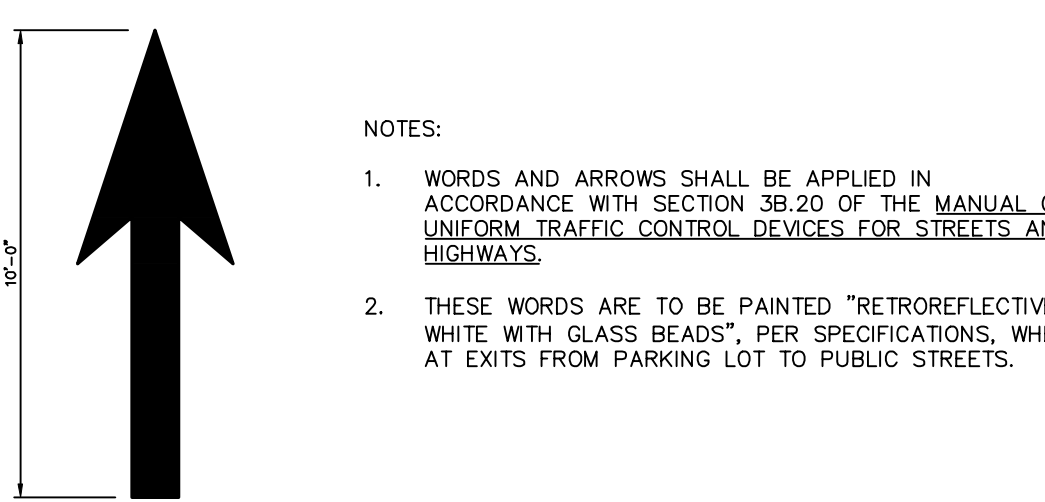
FIRE LANE DETAIL  
N.T.S.



R1-1  
36"x36"  
"STOP" SIGN  
N.T.S.

R1-1  
30"x30"  
"STOP" SIGN  
N.T.S.

STOP SIGN NOTES:  
ALL STOP SIGNS AT EXITS FROM SITE TO PUBLIC STREETS AND ROADS SHALL BE 36" X 36" R1-1. ALL OTHER STOP SIGNS ON-SITE SHALL BE 30" X 30".



SOLID ARROW PAVEMENT MARKINGS  
N.T.S.

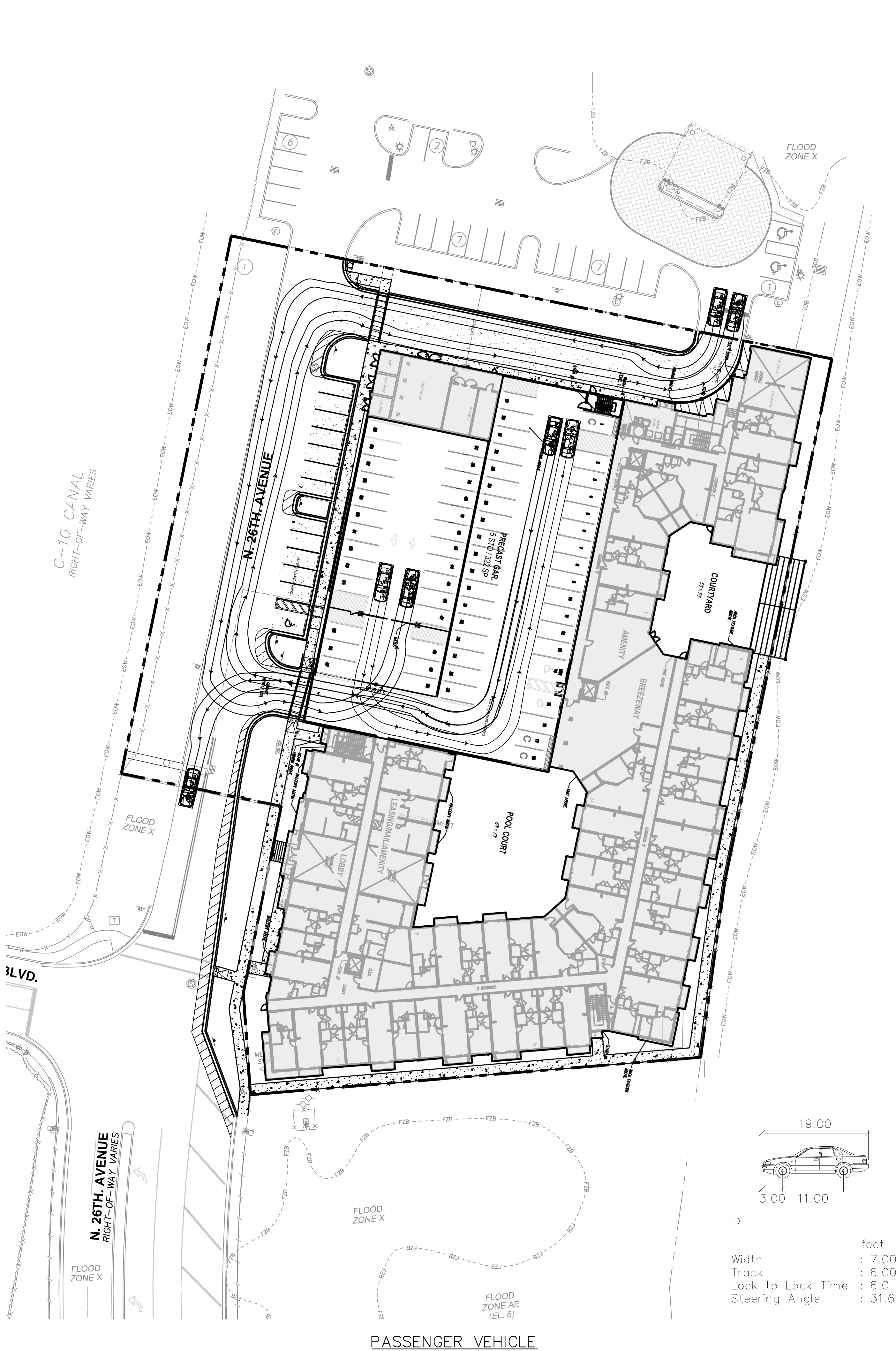
DTRLTURN 04/28/14







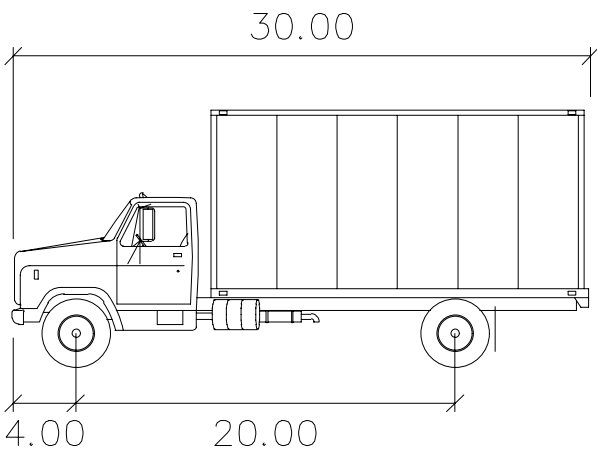
Plotted By: Blaschoff, Samantha | Sheet: Set: Oakwood East Multi Family Project | Layout: C-203 Vehicle Turn Plan | September 14, 2024 | 05:15:27pm | K:\VRB LDEV\147507129 - Oakwood East Towers\CAD\PlanSheets\C-203 VEHICLE TURN PLAN.dwg  
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PASSENGER VEHICLE

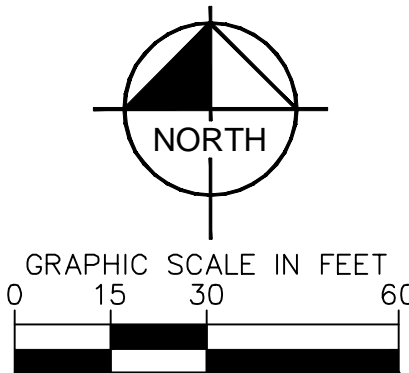


SU-30



SU-30

Width : 8.00 feet  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 31.8



GREGORY D. WILFONG

Digitally signed by GREGORY D. WILFONG, DN: cn=GREGORY D. WILFONG, email=greg.wilfong@kimley-horn.com, Date: 2024.09.13 09:40:00 -0400

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

OAKWOOD EAST  
MULTI FAMILY  
PROJECT

CITY OF HOLLYWOOD FLORIDA

VEHICLE TURN PLAN

KHA PROJECT  
147507129  
DATE  
09/13/24  
SCALE AS SHOWN  
DESIGNED BY SHB  
DRAWN BY SHB  
CHECKED BY GDW

GREGORY D. WILFONG  
No. 63166  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

Kimley»Horn  
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9/16/24

NO.	REVISIONS	DATE	BY

SHEET NUMBER  
C-203