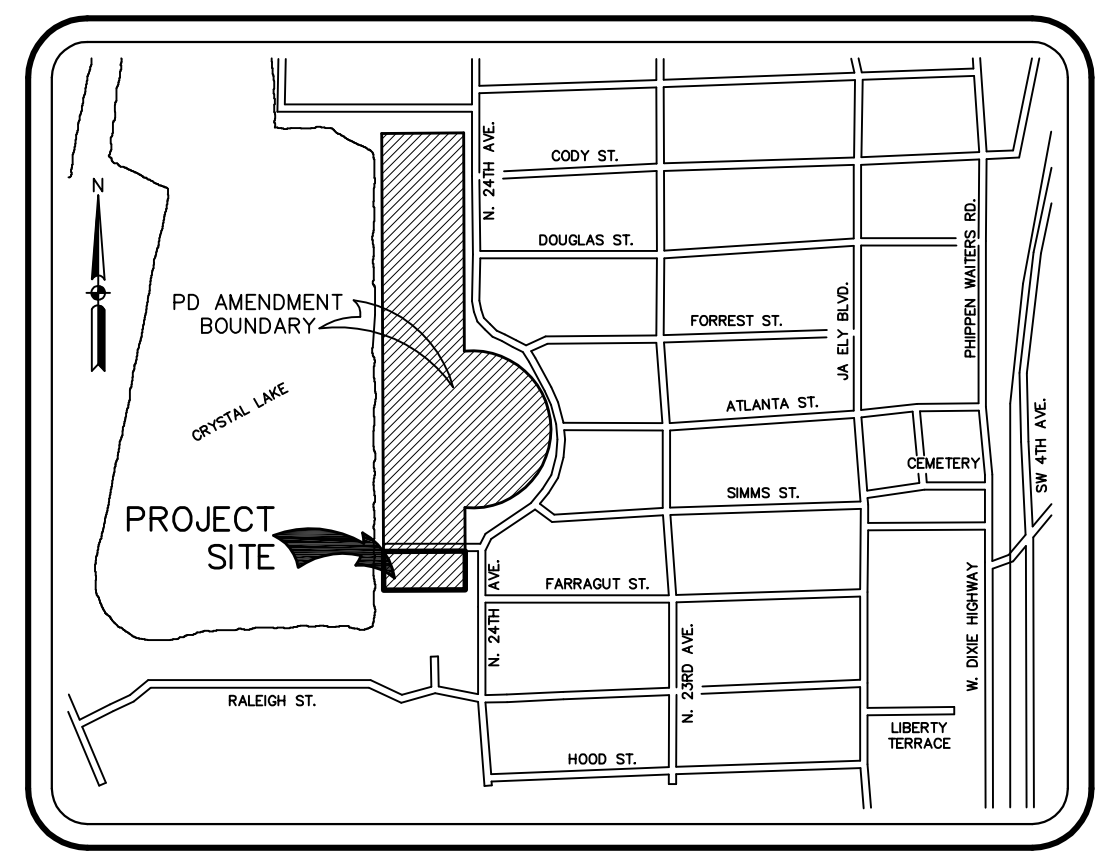
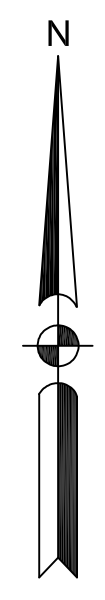
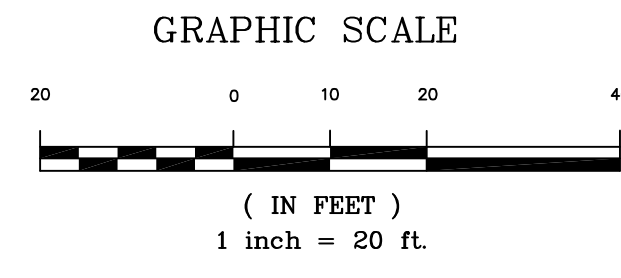
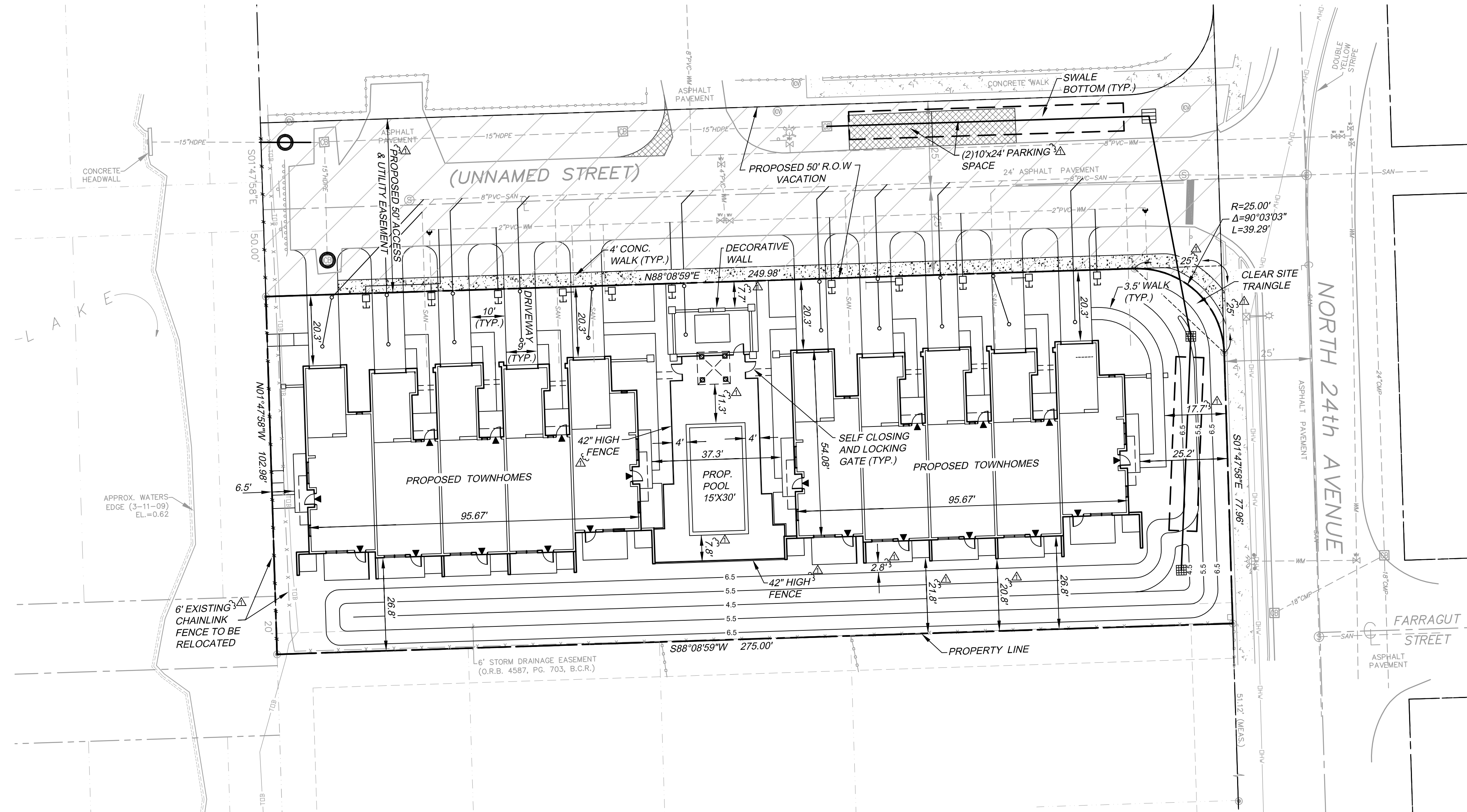


AV07296.02 (Preliminary) 07/29/2022 2:28 PM - Sheet (Plan) [SP-1]



LEGEND

- R Δ L RADIUS DELTA LENGTH
- A.C. AIR CONDITIONER COMPRESSOR
- CATV CABLE TELEVISION
- APPROX. APPROXIMATE
- PVC POLYVINYL CHLORIDE
- DIP DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- R.O.W. RIGHT-OF-WAY
- TYP. TYPICAL
- CENTERLINE
- PROPOSED SEWER CLEANOUT
- PROPOSED WATER METER
- PROPOSED BUILDING ACCESS
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CLEAR SITE TRIANGLE
- PROPOSED SWALE BOTTOM
- PROPOSED PAVEMENT WIDENING
- PROPOSED CONCRETE
- PROPOSED R.O.W. VACATION
- EXISTING FIRE HYDRANT
- EXISTING BOLLARD
- EXISTING SINGLE POST SIGN
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING CONCRETE UTILITY LIGHT POLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CABLE TELEVISION BOX
- EXISTING GUARD RAIL
- EXISTING METAL FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING TOP OF BANK
- EXISTING OVERHEAD WIRE
- EXISTING CONCRETE

VICINITY MAP (NOT TO SCALE)

PROJECT TEAM:
OWNER
 BROWARD COUNTY HOUSING AUTHORITY
 4780 N. STATE ROAD 7, FL 33313
 P: (954) 739-1115 F: (954) 535-0407
ARCHITECT
 PASQUALE KURITZKY ARCHITECTURE
 5101 NW 21 AVENUE, STE 360
 FT LAUDERDALE, FL 33309
 P: (954) 332-0184 F: (954) 332-0187
 E-MAIL: JOE@PKARCHITECTURE.COM
LANDSCAPE ARCHITECT
 MIKE FAY LANDSCAPE ARCHITECT
 420 NW 7TH ST
 DELRAY BEACH, FL 33444
 P: (561)-306-4003
CIVIL ENGINEER/SURVEYOR
 KEITH & ASSOCIATES, INC.
 301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 P: (954) 788-3400 F: (954)788-3500
 E-MAIL: LBASNYET@KEITH-ASSOCIATES.COM

DESCRIPTION:
 A PORTION OF LOTS 1 THROUGH 7, BLOCK 24, LIBERIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 34, TOGETHER WITH A PORTION OF ABANDONED FARRAGUT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 4586, PAGE 271, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A, HOLLYWOOD CRYSTAL LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 72 AND 73, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 01°47'58" EAST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL A, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°08'59" EAST, ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL A, 249.98 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°03'03", AN ARC DISTANCE OF 39.29 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 1, BLOCK 24, OF SAID LIBERIA PLAT; THENCE SOUTH 01°47'58" EAST, ALONG SAID EAST LOT LINE, 77.98 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 2, OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 45, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°08'59" WEST, ALONG THE NORTH LINE OF LOTS 4 THROUGH 7, BLOCK 2, OF SAID OAKWOOD HILLS, 275.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 01°47'58" WEST, ALONG SAID SOUTHERLY EXTENSION, 102.98 FEET TO THE POINT OF BEGINNING.
 SAID LANDS LYING IN THE CITY OF HOLLYWOOD FLORIDA, CONTAINING 0.647 ACRES OR 28,186 SQUARE FEET, MORE OR LESS.
 GROSS AREA OF THE ABOVE LEGAL DESCRIPTION TO THE CENTERLINE OF THE UNNAMED STREET & TO THE CENTERLINE OF N 24TH AVENUE = 0.88 ACRES OR 38,396 SQUARE FEET MORE OR LESS.

PROPOSED R.O.W. VACATION

Site Data	SQUARE FEET	ACERAGE	PERCENT
NET SITE AREA	13,939.20 S.F.	.32 ACRES	100%
PERVIOUS AREA	5,377.14 S.F.	.12 ACRES	38.6%
IMPERVIOUS AREA	8,562.06 S.F.	.20 ACRES	61.4%

CRYSTAL LAKES MASTER PLAN AMENDMENT PHASE II

Site Data

LAND USE DESIGNATION	MEDIUM RESIDENTIAL 11-16 UNITS PER ACRE		
EXISTING ZONING DESIGNATION	PLANNED DEVELOPMENT (PD)		
GROSS SITE AREA	0.88 ACRES/ 38,396 SQUARE FEET		
NET SITE AREA	0.65 ACRES/ 28,186 SQUARE FEET		
EXISTING USE	VACANT LOT		
PROPOSED USE	10 TOWNHOUSE UNITS		
GROSS FLOOR AREA	10,240.00 S.F.		
SQUARE FOOTAGE CALCULATION			
	2-BEDROOM UNIT AREA CALCULATION	3-BEDROOM UNIT AREA CALCULATION	
1ST FLOOR U/A	658 S.F.	634 S.F.	
2ND FLOOR U/A	720 S.F.	902 S.F.	
TOTAL U/A	1,378 S.F.	1,536 S.F.	
GARAGE	284 S.F.	275 S.F.	
COVERED ENTRY	72 S.F.	53 S.F.	
COVERED PATIO	41 S.F.	37 S.F.	
TOTAL	1,775 S.F.	1,903 S.F.	
BUILDING STORIES	2 STORIES		
NO. OF BUILDINGS	2		
HEIGHT OF BUILDINGS	30' (MEAN ROOF HEIGHT)		
DENSITY	0.88 X16 = 14 UNITS		
PERMITTED	10 UNITS		
PROPOSED			
BUILDING SETBACKS	REQUIRED	PROVIDED	
FRONT (24TH STREET)	25'	25.3'	
FRONT (SOUTH ROW)	20'	20.3'	
SIDE (LAKE)	0'	6.5'	
REAR	0'	26.8'	
OPEN SPACE CALCULATION	SQUARE FEET	PROPOSED ACERAGE	PERCENT
PERVIOUS AREA	11,361.84 S.F.	.28 ACRES	41%
IMPERVIOUS AREA	16,824.16 S.F.	.37 ACRES	59%
BUILDING FOOTPRINT	10,240.00 S.F.	.23 ACRES	36%
VEHICULAR AREA	2,734.00 S.F.	.06 ACRES	9.7%
SIDEWALKS	2,023.02 S.F.	.05 ACRES	7.3%
POOL	1,827.14 S.F.	.04 ACRES	6%
INTERIOR LANDSCAPING	25% OF VEHICULAR AREA = 683.5 S.F.		
REQUIRED	2,725 S.F. (MORE THAN 25%)		
PROPOSED			
PARKING CALCULATION			
REQUIRED	2 SPACES PER UNIT = 20 SPACES, PLUS 1 GUEST PARKING PER EVERY 5 UNITS = 2 SPACES		
PROVIDED	2 SPACES PER UNIT PLUS = 20 SPACES 2 GUEST PARKING SPACES = 2 SPACES 22 SPACES		

NOTES:
 1. THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES WILL BE AT 0.5.
 2. THE MAIL WILL BE DELIVERED DOOR TO DOOR.
 3. THE TRASH WILL BE PICKED UP AT CURBSIDE.

DATE: APRIL 6 2009
 SCALE: 1" = 20'
 DRAWN BY: D.C.
 DESIGN BY: S.B.
 CHECKED BY: R.M.

DATE	REVISION	TAC COMMENTS
01/1/09	REVISED PER PRELIMINARY	

ROBERT MESWENEY, P.E.
 FLORIDA REG. NO. 47506
 (FOR THE FIRM)

K&A
 consulting engineers
 301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER - 7928

CRYSTAL LAKES TOWNHOMES SITE PLAN
 2900 N. 24TH AVENUE
 PORTION OF LOTS 1-7, BLOCK 24, LIBERIA (P.B. 1, PG. 34, B.C.R.) AND
 A PORTION OF ABANDONED FARRAGUT STREET (O.R.B. 4586, PG. 271, B.C.R.)
 CITY OF HOLLYWOOD
 BROWARD COUNTY, FLORIDA

SHEET NO. **SP-1**

PROJECT NO. **07296.02**