

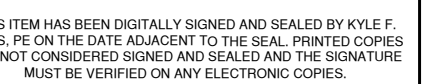
Historic Evergreen House

N.T.S.

Kyle F Davis

Digitally signed by Kyle F Davis
DN: cn=Kyle F Davis,
o=University of Utah,
c=US
Reason: I am approving this document
Date: 2025.09.24 18:35:35 -0400

<u>GENERAL</u>	
City Development Number	-
Concurrency Application Number	-
Property Appraiser Number (RE #)	36-43-42-20-01-118-0010
Zoning Designation	P - P PUBLIC DISTRICT
PUD Ordinance Number	-
FIRM - Community - Panel	12099C0391G
Flood Zones (Show in Plans)	X (OTHER) AE
Base Flood Elev. (Show in Plans)	AE = 6.0'
Vertical Datum Used for Project	NAVD 88



C1.0



p 904 356 8520 f 904 559 2678 bakerdesign.build
C.A No. 32489

West Palm Beach, Florida
Palm Beach County
Town of Lake Park

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Baker Design Build

Designing The Future + Building Today

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C.A No. 32489

Historic Evergreen House
Site Restoration

160 Federal Highway
West Palm Beach, Florida
Palm Beach County
Town of Lake Park

Project Number
25-0133

REVISIONS

No.	Date	Revision

Drawn By:

BDB

Check By:

BDB

Approved By:

BDB

Date:

04-30-2026

KYLE F. DAVIS

LICENSE

No. 63071

★

STATE OF FLORIDA

PROFESSIONAL ENGINEER

Kyle F. Davis, P.E.

FL Reg. 63071

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE F. DAVIS. RE-ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sheet Name

General Notes / Details

Sheet Number

C1.1

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE SECTIONS OF "CITY STANDARD SPECIFICATIONS FOR TOWN OF LAKE PARK, FLORIDA", 8TH EDITION (2023). ALL CURRENT CITY STANDARD DETAILS, AND IF APPLICABLE, FLORIDA DEPARTMENT OF TRANSPORTATION CURRENT STANDARD SPECIFICATIONS AND DETAILS.

2. THIS PROPERTY LIES PARTIALLY WITHIN FLOOD ZONE "X (OTHER)" AND ZONE "AE" ACCORDING TO FEMA COMMUNITY PANEL NO. 12099C0391G. THE BACE FLOOD ELEVATION FOR ZONE "AE" IS 6.0'

3. ELEVATIONS ARE BASED ON NAVD 88 DATUM.

4. BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY WGI. AND DATED 06/24/2022.

5. LIMITED TOPOGRAPHIC AND FEMA DATA PROVIDED BY KESHAVARZ & ASSOCIATES AND DATED 04/06/2026.

6. LIMITS OF CONSTRUCTION (LOC) SHALL BE, THE PROPOERTY LINE, UNLESS OTHERWISE NOTED, (UNO) ON THE CIVIL PLANS.

7. THE LIMITS OF DISTUBANCE (LOD) SHALL BE THE AREA ±1000 SF DEPICTED ON THE CIVIL SITE DEMO PLAN.

8. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTORS BID.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A PRE-CONSTRUCTION VIDEO TAPE OF THE PROJECT AREA DETAILING THE EXISTING CONDITIONS ALONG THE CONSTRUCTION ROUTE. THIS VIDEO TAPE WILL USED TO HELP DETERMINE THE EXTENT AND NATURE OF REMOVAL AND REPLACEMENT ITEMS AND TO AIDE IN THE SETTLEMENT OF ANY DISPUTES ARISING POST CONSTRUCTION.

10. PRIOR TO STARTING CONSTRUCTION WITHIN THE RIGHT-OF-WAY AREAS, THE CONTRACTOR SHALL CONTACT EACH PROPERTY OWNER ALONG THE ROUTE OF THE WORK AREA AND LOCATE ANY EXISTING IRRIGATION/SPRINKLER SYSTEMS THAT WOULD BE AFFECTED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION/DAMAGE/REPLACEMENT OF ANY IRRIGATION/SPRINKLER SYSTEMS ON EITHER PRIVATE PROPERTY OR CITY OR STATE RIGHT-OF-WAYS, DUE TO DAMAGE FROM WORK BEING PERFORMED BY THE CONTRACTOR AND/OR SUB-CONTRACTORS. THE CONTRACTOR SHALL HAVE THREE(3) WORKING DAYS TO REPAIR THE DAMAGED IRRIGATION/SPRINKLER SYSTEM FROM THE DATE OF DAMAGE. IF THE IRRIGATION/SPRINKLER SYSTEM HAS NOT BEEN REPAIRED WITHIN THREE(3) WORKING DAYS, THE ENGINEER/CITY WILL NOTIFY THE CONTRACTOR IN WRITING THAT THE CONTRACTOR HAS FIVE(5) ADDITIONAL DAYS IN WHICH TO REPAIR THE DAMAGED IRRIGATION/SPRINKLER SYSTEM OR THE CITY WILL AUTHORIZE THE PROPERTY OWNER OF SAID DAMAGED AREA TO HAVE THE SYSTEM REPAIRED BY AN INDEPENDENT IRRIGATION/SPRINKLER SYSTEM COMPANY AND THAT COST WILL BE DEDUCTED FROM THE CONTRACTOR'S FINAL PRICE.

11. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THESE DRAWINGS AND THE STANDARDS ISSUED BY THE APPLICABLE AGENCIES, THE STANDARDS ISSUED BY THE CONTROLLING AGENCY WILL GOVERN.

12. NO ADDITIONAL COMPENSATION, BASED UPON A COMPARISON BETWEEN THE CONTRACTORS ASSUMED QUANTITIES AND FINAL "IN PLACE" QUANTITIES SHALL BE ALLOWED. THE EXCEPTION SHALL BE THE AUTHORIZED CHANGES IN THE SCOPE OF WORK TO BE PERFORMED.

13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EITHER CONDUCT ANY FIELD EXPLORATION OR ACQUIRE ANY GEOTECHNICAL ASSISTANCE REQUIRED TO ESTIMATE THE AMOUNT OF UNSUITABLE MATERIAL THAT WILL REQUIRE REMOVAL AND/OR TO ESTIMATE THE AMOUNT OF OFF-SITE BORROW THAT WILL BE REQUIRED.

14. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. IF THE WORK IS IN PUBLIC RIGHT-OF-WAY OR EASEMENT, THE CONTRACTOR'S ONE YEAR WARRANTY SHALL EXTEND TO THE TOWN OF LAKE PARK AND ASSOCIATED GOVERNMENT AGENCIES.

15. FOR PAVEMENT AND BUILDING GEOMETRY INFORMATION SEE ENGINEERING SITE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING DIMENSIONS SHOWN ON THE ENGINEERING SITE PLAN AGREES WITH THE DIMENSIONS SHOWN ON THE ARCHITECTURAL PLAN. IF ANY DIMENSIONS DO NOT AGREE, THE ARCHITECT, ENGINEER AND OWNER SHALL BE NOTIFIED AND THE DIMENSIONS ADJUSTED PRIOR TO COMMENCING WITH CONSTRUCTION.

16. THE CONTRACTOR WILL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM MATERIAL TESTING AND SOILS TESTING IN ACCORDANCE WITH CITY REQUIREMENT AND THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. THIS SHALL INCLUDE DENSITY TESTS IN ALL PAVEMENT AREAS AND BUILDING PADS AND IN ALL UTILITY TRENCHES LOCATED IN PAVEMENT AREAS, CONCRETE TESTING AND ALL OTHER MATERIAL TESTING.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT INCLUDING TOWN OF LAKE PARK OR FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PERMITS FOR WORK WITHIN CITY OR STATE RIGHTS-OF-WAY OR EASEMENTS.

18. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

19. TO ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT AND REMOVE A TWELVE(12) INCH STRIP OF EXISTING PAVEMENT.

20. THE CONTRACTOR SHALL COORDINATE THE PAVING AND DRAINAGE CONSTRUCTION WITH ALL OTHER SITE AND UTILITY WORK.

21. ALL EASEMENTS ARE TO BE CLEARED AND DRIVEABLE.

22. "AS-BUILT" DRAWINGS TO APPLICABLE AGENCIES, THE TOWN OF LAKE PARK, DEPARTMENT OF PUBLIC WORKS, FLORIDA DEPARTMENT OF TRANSPORTATION, AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION AND SUBMITTAL OF "AS-BUILT" DRAWINGS IN ACCORDANCE WITH CURRENT TOWN OF LAKE PARK, SEACOAST UTILITY AUTHORITY, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, AND SFWMD REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCESS THE AS-BUILT DRAWINGS FOR APPROVAL BY THE TOWN OF LAKE PARK.

23. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

24. ALL CLEARING AND GRUBBING REQUIRED FOR ALL PAVEMENT, UTILITIES, DITCHES, AND BERMS INCLUDED IN THIS PROJECT AND THE CLEARING AND GRUBBING OF ALL RIGHTS-OF-WAY OR EASEMENTS SHALL BE CONSIDERED AS PART OF THIS PROJECT.

25. ALL AREAS SHOWN TO BE FILLED SHALL BE CLEARED AND GRUBBED IN ACCORDANCE WITH CITY STANDARDS AND SHALL BE FILLED WITH CLEAN STRUCTURAL FILL COMPACTED AND TESTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

26. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS.

IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

27. ALL DISTURBED AREAS EITHER ON-SITE OR OFF-SITE SHALL BE RESTORED AS FOLLOWS; PAVEMENT AND CONCRETE SHALL BE REPLACED MATCHING THE EXISTING, NON PAVED AREAS SHALL BE (SODDED OR SEEDED & MULCHED).

28. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.

29. ALL UNSUITABLE MATERIAL UNDER BUILDINGS, PAVEMENT OR UTILITIES SHALL BE REMOVED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

30. ALL UNSUITABLE MATERIAL IS TO BE REMOVED FROM THE SITE BY THE CONTRACTOR, UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.

31. EXCESS SUITABLE MATERIAL IS TO BE REMOVED FROM THE SITE BY THE CONTRACTOR, UNLESS DIRECTED OTHERWISE BY ENGINEER OR OWNER.

32. EXISTING TREES WITHIN PROJECT LIMITS SHALL BE PRESERVED AND PROTECTED.

33. THESE PLANS INCLUDING THE STORMWATER POLLUTION PREVENTION PLAN INDICATE THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL – A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CHAPTER 6. CONTRACTOR SHALL PROVIDE EROSION PROTECTION AND TURBIDITY CONTROL AS REQUIRED TO INSURE CONFORMANCE TO STATE AND FEDERAL WATER QUALITY STANDARDS AND MAY NEED TO INSTALL ADDITIONAL CONTROLS TO CONFORM TO AGENCIES REQUIREMENTS. IF A WATER QUALITY VIOLATION OCCURS, THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ALL DAMAGES, AND ALL COSTS WHICH MAY RESULT INCLUDING LEGAL FEES, CONSULTANT FEES, CONSTRUCTION COSTS AND FINES.

34. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS AND SPECIFICATIONS, THE SFWMD CRITERIA, AND FDEP.

35. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLANDS AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF SOD AND/OR GRASS PER TOWN OF LAKE PARK STANDARDS AND MEETING THE NPDES FINAL STABILIZATION REQUIREMENTS.

37. IF DEWATERING CAPACITY REQUIRES A CONSUMPTIVE USE PERMIT (C.U.P.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE SFWMD OR FDEP.

38. PRIOR TO ANY DISCHARGE OF GROUNDWATER (DEWATERING) FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT TO WATERS OF THE STATE (INCLUDING, BUT NOT LIMITED TO, WETLANDS, SWALES AND MUNICIPAL STORM SEWERS), THE CONTRACTOR SHALL TEST THE EFFLUENT (WATER TO BE DISCHARGED) IN ACCORDANCE WITH RULE 62-621.300(2), F.A.C. IF THE TEST RESULTS ON THE EFFLUENT ARE BELOW SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL SUBMIT A SUMMARY OF THE PROPOSED CONSTRUCTION ACTIVITY AND THE TEST RESULTS TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE, WITHIN ONE (1) WEEK AFTER DISCHARGE BEGINS. THE CONTRACTOR SHALL CONTINUE TO SAMPLE THE EFFLUENT AS REQUIRED THROUGHOUT THE PROJECT AND COMPLY WITH ALL CONDITIONS OF RULE 62-621.300(2), F.A.C. IF THE GROUNDWATER EXCEEDS THE SCREENING VALUES OF RULE 62-621.300(2), F.A.C., THE CONTRACTOR SHALL COMPLY WITH OTHER APPLICABLE RULES AND REGULATIONS PRIOR TO DISCHARGE OF THE EFFLUENT (GROUNDWATER) TO SURFACE WATERS OF THE STATE.

39. THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT" TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) RULES AND REGULATIONS.

40. THE CONTRACTOR SHALL ERECT ALL TREE PROTECTION FENCES AND LIMITS OF CONSTRUCTION FENCES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL CALL FOR INSPECTION BY THE TOWN OF LAKE PARK LANDSCAPE DIVISION.

41. SHALL THE CONTRACTOR EXPERIENCE ANY CONDITION THAT IS CONFLICTING OR DIFFERENT THAT IS DEPICTED BY THESE PLANS, CONTRACTOR SHALL NOTIFY THE E.O.R. IMMEDIATELY.

LEGEND

AHJ – AUTHORITY HAVING JURISDICTION

CITY – TOWN OF LAKE PARK

FDEP – FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SFWMD – SOUTH FLORIDA WATER MANAGEMENT DISTRICT

F.A.C. – FLORIDA ADMINISTRATIVE CODE

NPDES – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

LOD – LIMITS OF DISTURBANCE

LEGEND
AHJ – AUTHORITY HAVING JURISDICTION
CITY – TOWN OF LAKE PARK
FDEP – FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
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F.A.C. – FLORIDA ADMINISTRATIVE CODE
NPDES – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
LOD – LIMITS OF DISTURBANCE

PREPARED BY



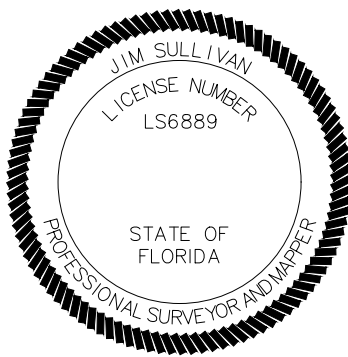
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

TOPOGRAPHIC & BOUNDARY
SURVEY
KELSEY PARK
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
LS#6889



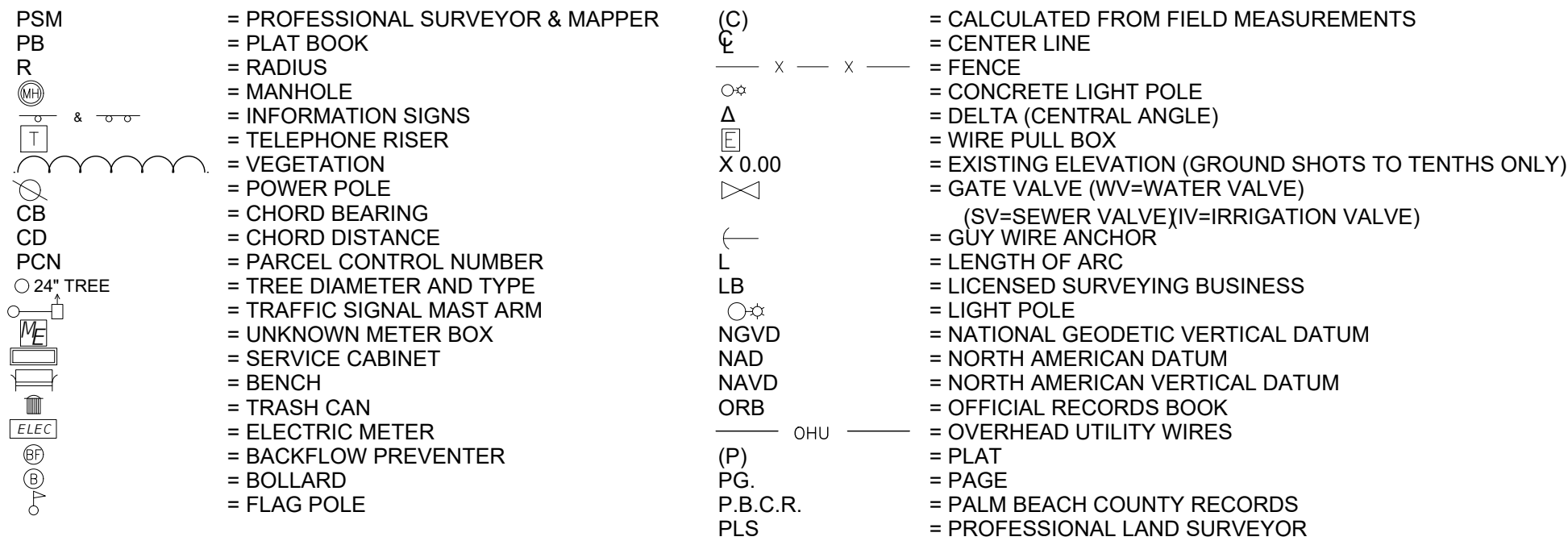
NO:	DATE:	DESCRIPTION:
DRAWN DATE:	2022-06-24	
DRAWN BY:	ALEX L.	
CHECKED BY:	JIM S.	
FIELD	CHRISTIAN S.	
PROJECT #:	8079.00	

TOPOGRAPHIC &
BOUNDARY
SURVEY

SHEET #:	TOTAL SHEETS
1	5

BY: _____ DATE: _____
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

LEGEND:



LEGAL DESCRIPTION:

PARCEL 1: KELSEY PARK

ALL OF BLOCK 118 AS SHOWN ON THE PLAT OF KELSEY CITY, RECORDED IN PLAT BOOK 8, PAGES 15 AND 23 OF THE PALM BEACH COUNTY PUBLIC RECORDS, LESS THE WEST 20 FEET AND LESS THE CORNER CLIP AS SHOWN ON FDOT MAINTENANCE MAP (SECTION 93040-MAINT), LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORESTERIA DRIVE (FORMERLY AVENUE F), BEING A 60 FOOT RIGHT-OF-WAY, AND THE EAST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (FORMERLY FIRST STREET), BEING AN 80 FOOT RIGHT-OF-WAY;

THENCE NORTH 05°06'35" WEST, 642.83 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID FEDERAL HIGHWAY TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIAL BEARING OF SOUTH 59°55'46" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE FOR 14.09 FEET WITH A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 53°49'11" TO A POINT OF TANGENCY;

THENCE NORTH 83°53'25" EAST, 334.78 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIAR DRIVE (FORMERLY AVENUE G), BEING A 60 FOOT RIGHT-OF-WAY, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE, BEING A 60 FOOT RIGHT-OF-WAY;

THENCE SOUTH 05°40'35" EAST, 655.06 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LAKE SHORE DRIVE TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID FORESTERIA DRIVE;

THENCE SOUTH 84°53'25" WEST, 353.20 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FORESTERIA DRIVE TO THE POINT OF BEGINNING AND CONTAINING 5.238 ACRES, MORE OR LESS.

PARCEL 2: LAKE SHORE PARK

ALL OF PARCELS DESCRIBED IN TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED NO 22667 (766-50) AND 22666 (766-50) AND ALL OF THE EASTERLY PROJECTION OF PARCEL DESCRIBED IN DEED BOOK 632, PAGE 458 OF THE PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE, BEING A 60 FOOT RIGHT-OF-WAY, AND THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF FORESTERIA DRIVE, BEING A 60 FOOT RIGHT-OF-WAY;

THENCE NORTH 05°40'35" WEST, 776.11 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID LAKE SHORE DRIVE TO ITS INTERSECTION WITH THE EXTENSION OF THE SOUTH LINE OF BLOCK 119, AS SHOWN ON THE PLAT OF KELSEY CITY, RECORDED IN PLAT BOOK 8, PAGES 15 AND 23 OF THE PALM BEACH COUNTY PUBLIC RECORDS, ALSO BEING THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF GREENBRIAR DRIVE, BEING A 60 FOOT RIGHT-OF-WAY;

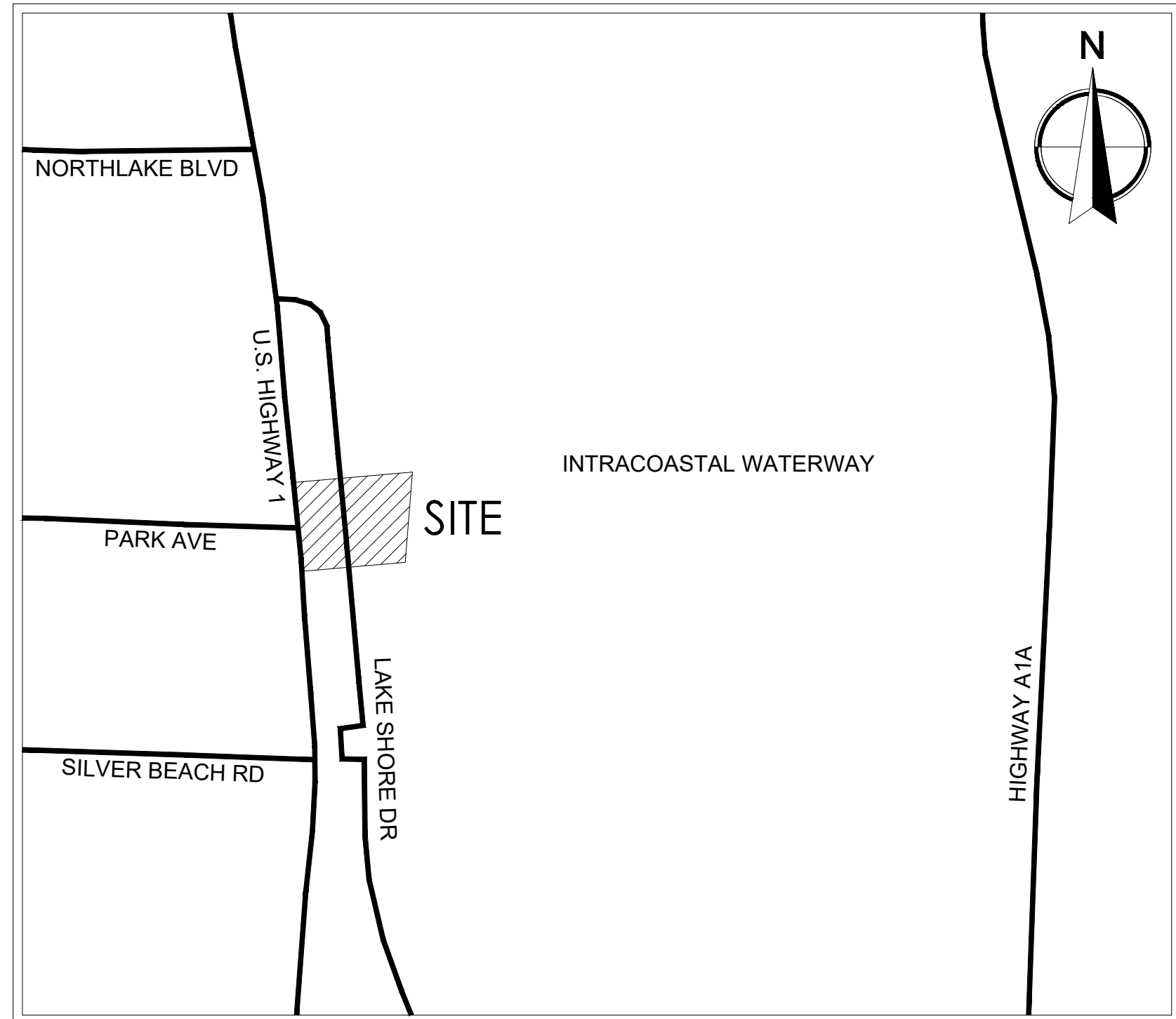
THENCE NORTH 83°53'25" EAST, 557.60 FEET ALONG THE EXTENSION OF THE SOUTH LINE OF SAID BLOCK 119 TO ITS INTERSECTION WITH THE BULKHEAD LINE OF LAKE PARK, AS RECORDED IN PLAT BOOK 27, PAGE 1 OF THE PALM BEACH COUNTY PUBLIC RECORDS, BEING A NON-TANGENT CURVE CONVEY TO THE SOUTHEAST, HAVING A RADIAL BEARING OF SOUTH 76°19'33" EAST;

THENCE SOUTHERLY ALONG SAID BULKHEAD LINE BEING SAID CURVE FOR 806.16 FEET WITH A RADIUS OF 3600.00 FEET, A CENTRAL ANGLE OF 12°49'49", AND A CHORD OF SOUTH 07°15'33" WEST, 804.47 FEET TO A POINT OF NON-TANGENCY AND THE INTERSECTION WITH SAID BULKHEAD LINE AND THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FORESTERIA DRIVE;

THENCE SOUTH 84°53'25" WEST, 377.52 FEET ALONG THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID FORESTERIA DRIVE TO THE POINT OF BEGINNING AND CONTAINING 8.095 ACRES, MORE OR LESS.

ALL SAID LANDS CONTAINING 13.333 ACRES, MORE OR LESS.

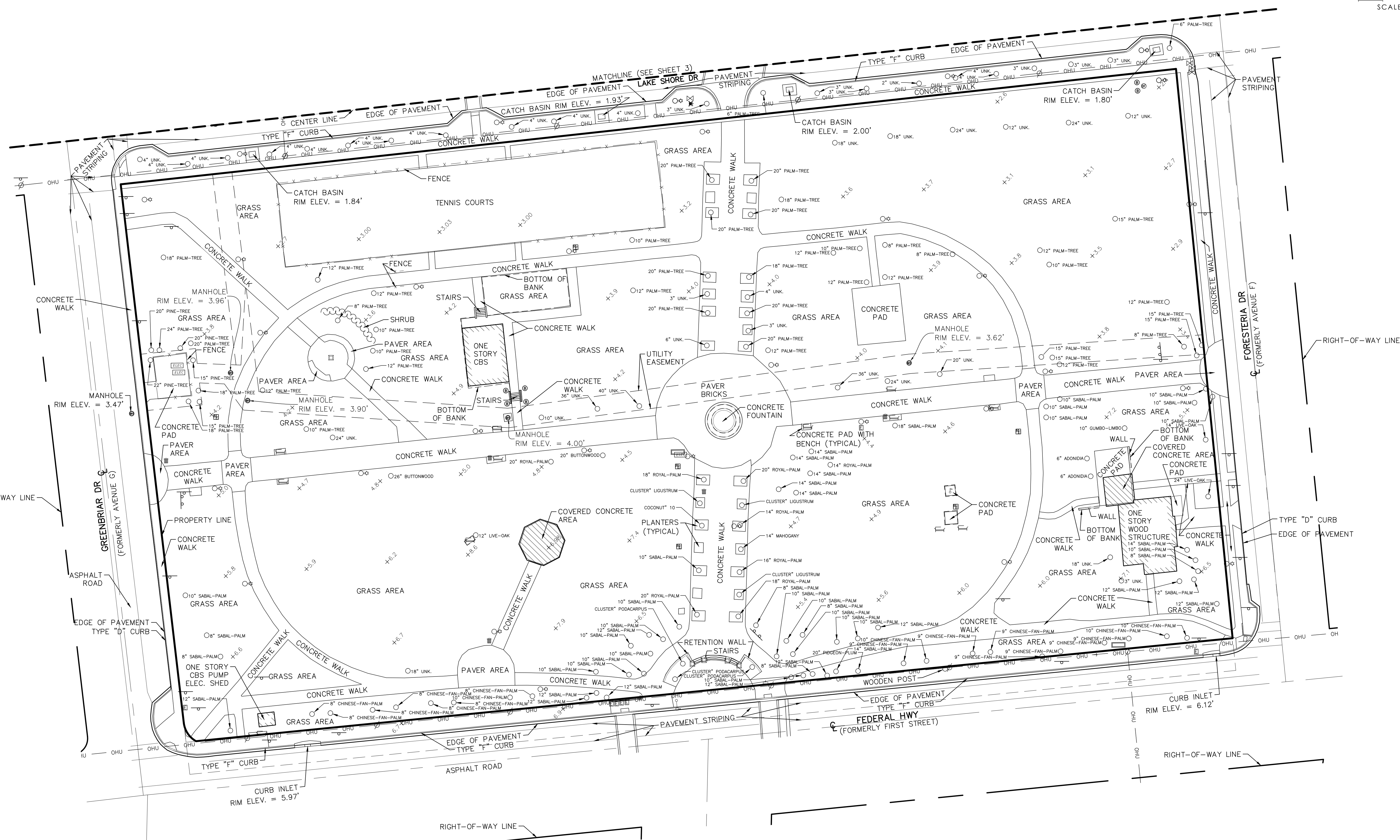
LOCATION MAP



SHEET INDEX

1
2-3
4-5

COVER SHEET
TOPOGRAPHIC SURVEY
BOUNDARY SURVEY



NO.		DATE	DESCRIPTION	REVISIONS	BY
CAD 8079.03/10P04010/DWG					
JOB NO.	8079.00				
DRAWN BY	ALEX L.				
CHECK BY	JIM S.				
DATE	2022-06-24				

TOPOGRAPHIC & BOUNDARY SURVEY
KELSEY PARK

SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

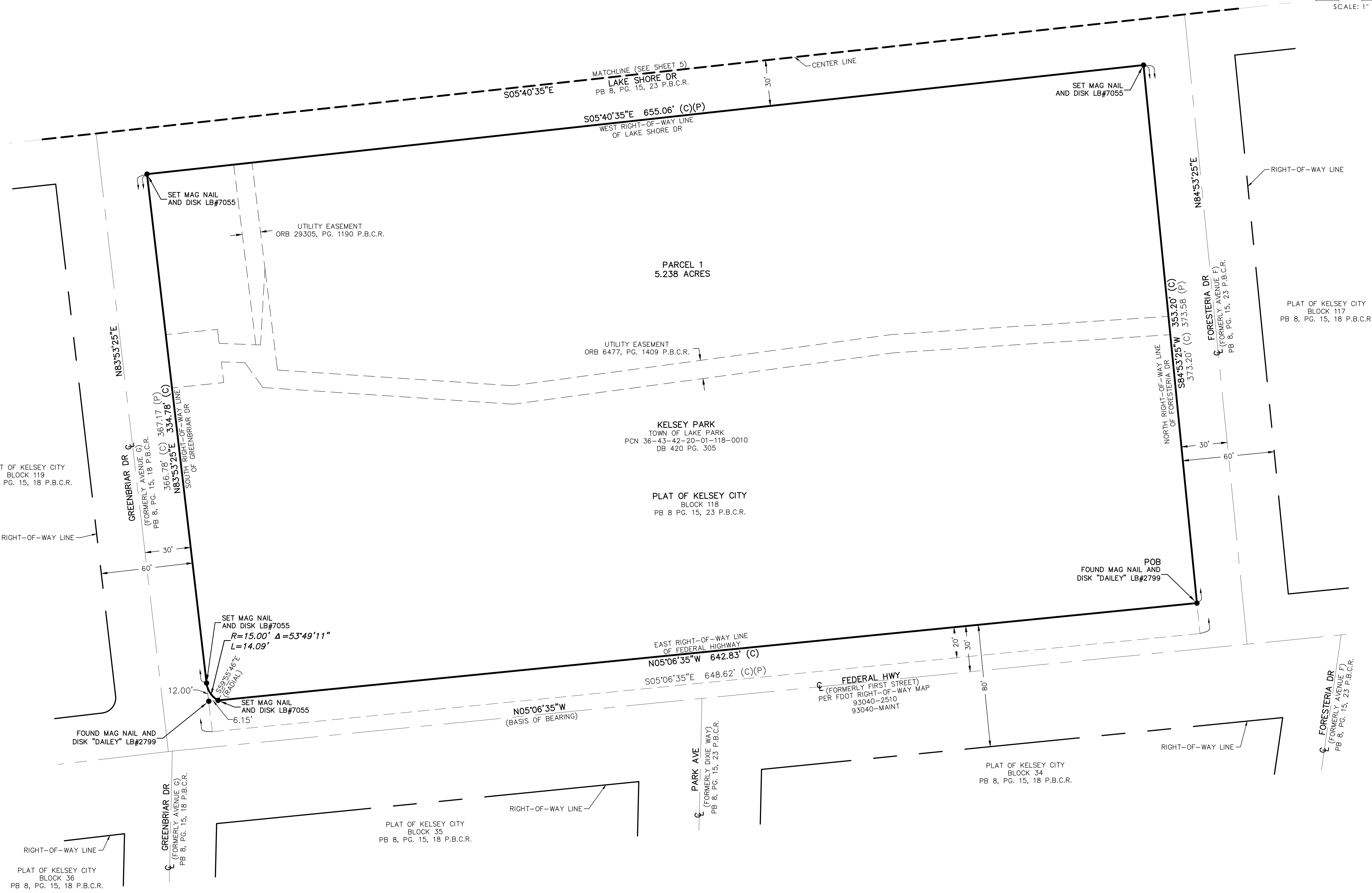
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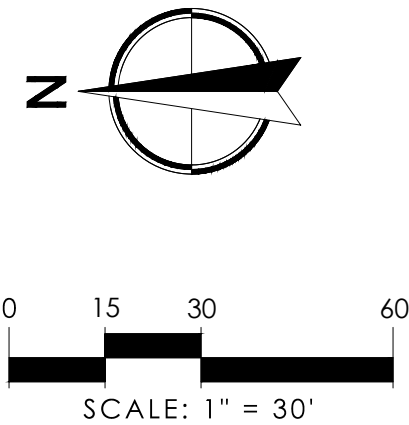
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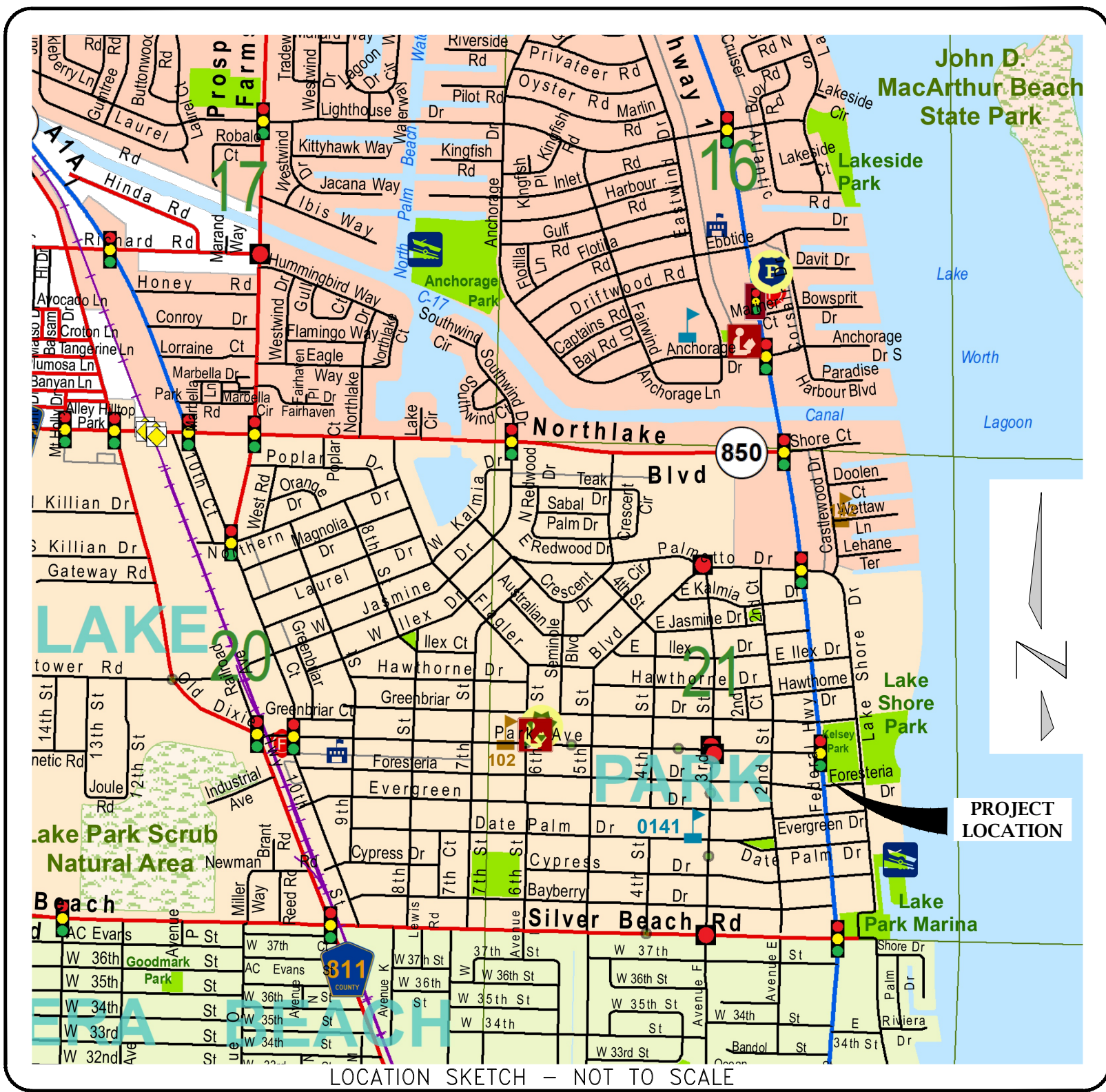
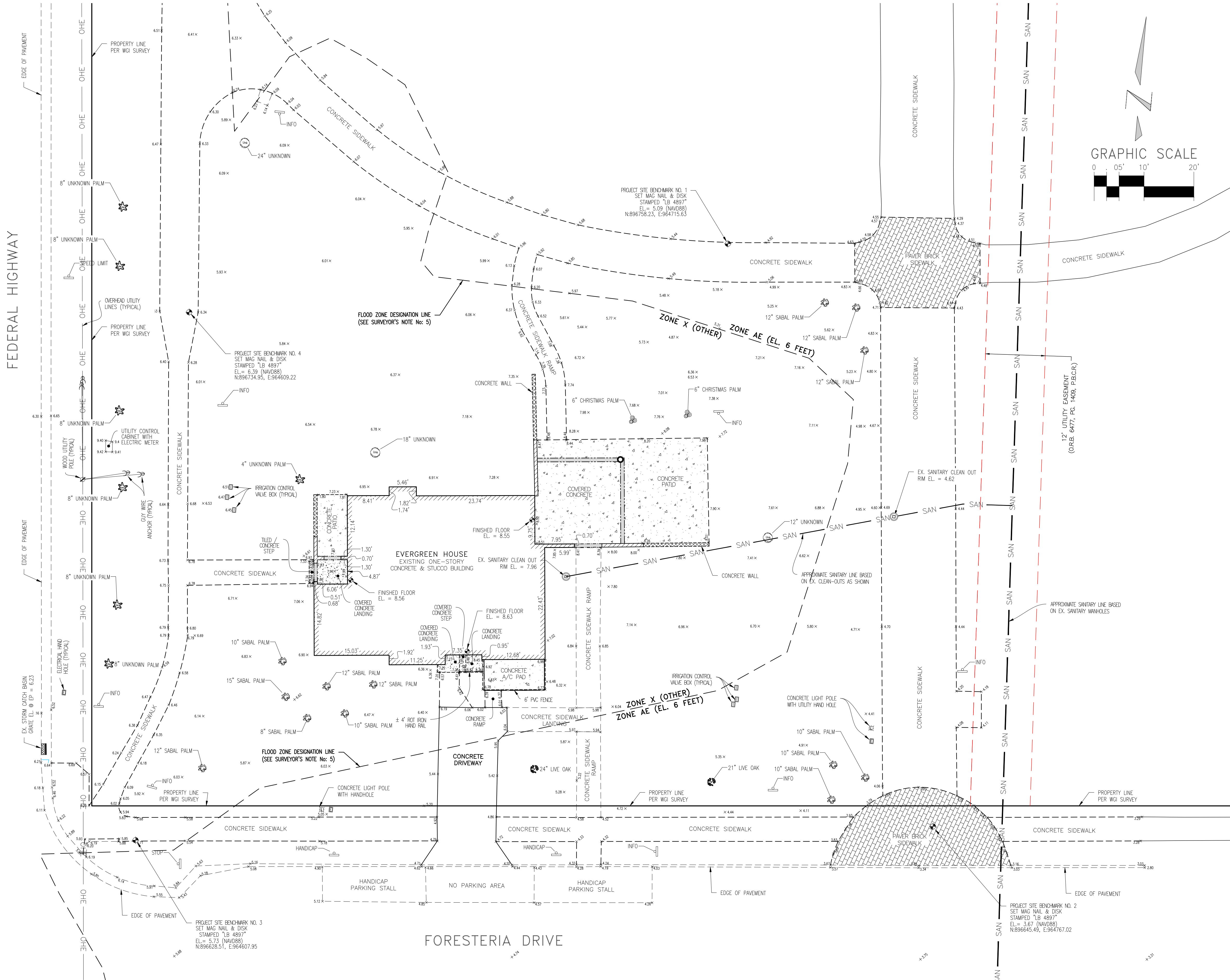


**TOPOGRAPHIC & BOUNDARY SURVEY
KELSEY PARK
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA**

Alexandre Landry | limgi.com | Data | Projects | 600018079.00 Town of Lake Park MPI | SURVEY | Drawings | Survey | 60079.00-SV-TOPO&BNDY.dwg ---- Plotted: 6/24/2022 4:01:21 PM Saved: 6/24/2022 4:00:41 PM







- SURVEYOR'S NOTES:**
- THIS IS A TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE.
 - THIS SURVEY IS BASED ON THE BOUNDARY LINES AS CONTAINED IN A DIGITAL CAD FILE OF A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WGI, INC., AS PROVIDED BY THE CLIENT AND AS SUPPLEMENTED BY A DIGITALLY SIGNED AND SEALED PDF OF THE SAID CAD FILE. THE SAID DIGITALLY SIGNED AND SEALED PDF AS ALSO PROVIDED BY THE CLIENT, DATED JUNE 24, 2022 AND HAVING A PROJECT #: 8079.00.
 - THIS IS NOT A BOUNDARY SURVEY.
 - ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "ASIAGO" WITH AN ELEVATION OF 6.456 (NAVD88) AS PUBLISHED BY PALM BEACH COUNTY ENGINEERING. THE DATUM CONVERSION FACTOR SHOWN HEREON IS AS DETERMINED BY THE DIFFERENCE BETWEEN THE PUBLISHED NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) ELEVATION AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) FOR THE NEXT NEAREST PALM BEACH COUNTY BENCHMARK. THE BENCHMARK USED TO DETERMINE THE CONVERSION FACTOR HEREON IS PALM BEACH COUNTY BENCHMARK B-233.
 - THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (OTHER) AND ZONE AE (ELEV 6) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 1209900391 G, WITH A MAP REVISED DATE OF DECEMBER 20, 2024, A COMMUNITY PANEL: LAKE PARK, TOWN OF, COMMUNITY NUMBER: 120212, PANEL: 0391 AND SUFFIX: G. NOTICE: PURSUANT TO THE ABOVE REFERENCED FEMA FIRM MAP ZONE X (OTHER) IS DEFINED AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. NOTE: THE FLOOD ZONE DESIGNATION LINE AS SHOWN HEREON AS ABSTRACTED FROM THE ABOVE REFERENCED FEMA MAP AS GEO-REFERENCED IN THE ASSOCIATED WORLD FILE AS PROVIDED BY FEMA.
 - FOUNDATIONS, FOOTERS AND OTHER UNDERGROUND FACILITIES THAT MAY EXIST HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
 - THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND SANITARY CLEAN-OUTS AND SANITARY MANHOLES AS LOCATED AS PART OF THIS SURVEY. THIS SURVEY DOES NOT INCLUDE MEASUREMENTS OR LOCATIONS FOR SUB-SURFACE UTILITY ENGINEERING (SUE) AND THE INFORMATION AS SHOWN IS FOR GENERAL INFORMATION PURPOSES.
 - THE SEACOAST UTILITY EASEMENT SHOWN HEREON IS BASED THE ABOVE REFERENCED WGI CAD FILE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY KESHAVARZ & ASSOCIATES, INC.
 - THE VERTICAL SPOT ELEVATIONS SHOWN HEREON ON HARD SURFACES ARE WITHIN AN EXPECTED ACCURACY OF 0.02' AND GROUND ELEVATIONS SHOWN HEREON ARE WITHIN AN EXPECTED ACCURACY OF 0.10'.
 - THE CONTRACTED USE OF THIS SURVEY IS FOR THE ARCHITECTURAL AND CIVIL DESIGN ASSOCIATED WITH DESIGNING HANDICAP ACCESS AND RENOVATIONS TO THE HISTORIC RESIDENCE LOCATED ON THE SUBJECT PROPERTY AND IS NOT VALID FOR ANY OTHER USE.
 - THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW.
PREPARED FOR:
TOWN OF LAKE PARK
 - COPYRIGHT 2026 BY KESHAVARZ & ASSOCIATES, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, EMPLOYED BY KESHAVARZ & ASSOCIATES, INC. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- TO: TOWN OF LAKE PARK

DATE OF SURVEY: APRIL 01, 2026

Scott F. Bryson
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5991

LEGEND OF ABBREVIATIONS	
C.B.S. = CONCRETE BLOCK STRUCTURE	O.R.B. = OFFICIAL RECORD BOOK
C/L = CENTERLINE	P.B. = PLAT BOOK
CONC. = CONCRETE	P.B.C.R. = PALM BEACH COUNTY RECORDS
C.M.U. = CONCRETE MASONRY UNIT	P.G(S) = PAGE(S)
D.E. = DRAINAGE EASEMENT	P.O.B. = POINT OF BEGINNING
ELEV. = ELEVATION	P.O.C. = POINT OF COMMENCEMENT
F/K/A = FORMERLY KNOWN AS	R/W = RIGHT-OF-WAY
MON. = MONUMENT	U.E. = UTILITY EASEMENT

VERTICAL DATUM	
ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)	
CONVERSION FACTOR: NAVD88 + 1.506 = NGVD29	

No.	REVISION	By	Date
1	17-18, 21		
2	27		

BOOK	PAGE(S)
159	17-18, 21
159	27

TOPOGRAPHIC SURVEY OF:
EVERGREEN HOUSE
AT KELSEY CITY PARK
PREPARED FOR: TOWN OF LAKE PARK



BOUNDARY SURVEY		PROJECT No.	SHEET No.
DATE:	04/06/2026	CHECKED:	SFB
SCALE:	1" = 10'	APPROVED:	SFB
DRAWN:	SFB	DWG No:	D26-1562A

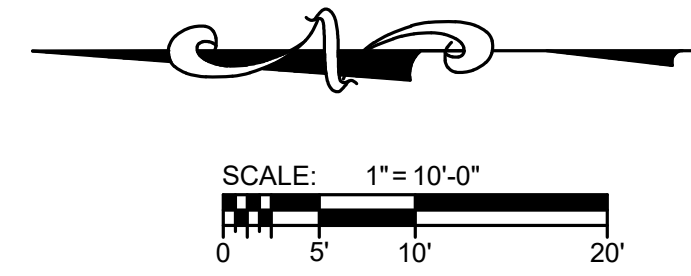
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DEMOLITION NOTES

- 1 REMOVE ASPHALT/CONCRETE PAVEMENT
- 2 REMOVE BUILDING/STRUCTURE
- 3 REMOVE CURB & GUTTER
- 4 REMOVE DRIVEWAY/SIDEWALK/CONCRETE PAD
- 5 REMOVE SANITARY SEWER PIPE/STRUCTURE/LIFT STATION
- 6 REMOVE FORCEMAIN PIPE/STRUCTURE
- 7 REMOVE WATERMAIN PIPE/STRUCTURE
- 8 REMOVE STORM SEWER PIPE/STRUCTURE
- 9 TREES TO BE REMOVED. SEE TREE MITIGATION PLAN PREPARED BY LANDSCAPE ARCHITECT
- 10 REMOVE STRIPING
- 11 REMOVE UTILITY/LIGHT POLES & FIXTURES
- X(1) TREES TO BE REMOVED

AREA TO BE REMOVED



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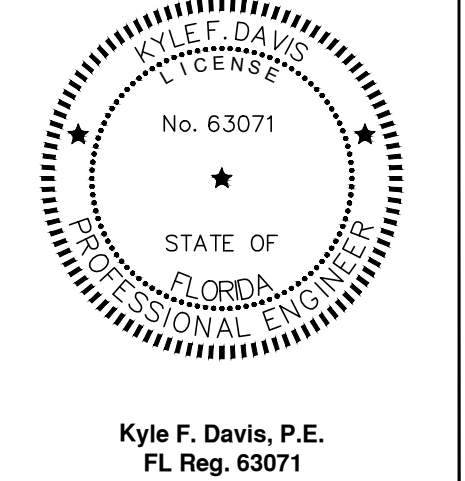
**Historic Evergreen House
Site Restoration**

160 Federal Highway
West Palm Beach, Florida
Palm Beach County
Town of Lake Park

Project Number
25-0133

REVISIONS		
No.	Date	Revision

Drawn By: BDB
Check By: BDB
Approved By: BDB
Date: 04-30-2026

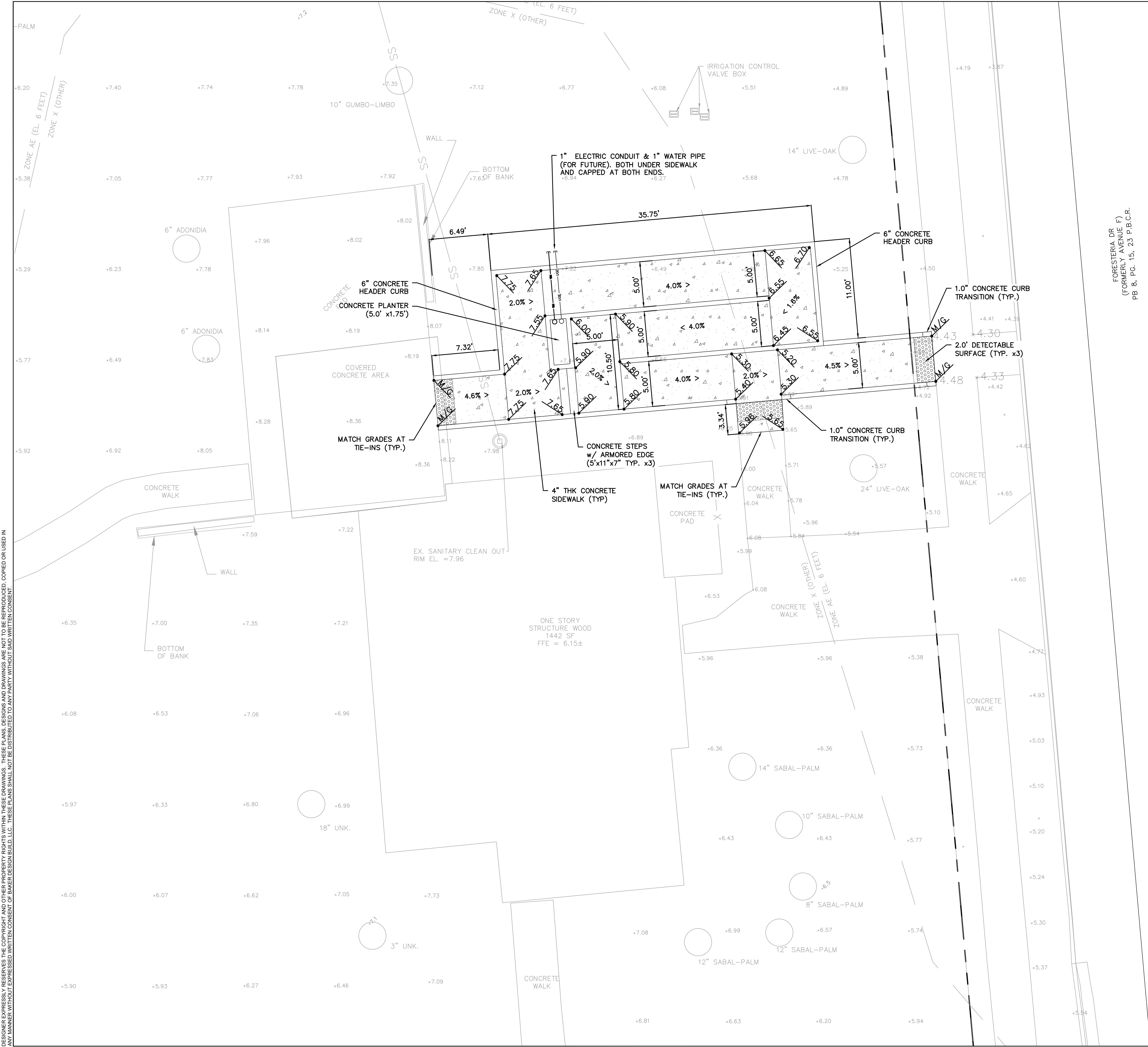


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Sheet Name
**Site & Tree
Protection
Plan**

Sheet Number
C2.0

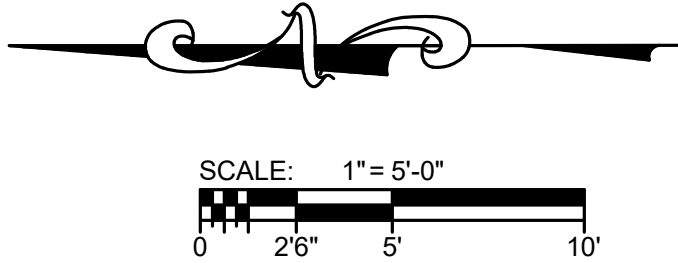
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- GENERAL GEOMETRY NOTES:**
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH LAKE PARK/ PALM BEACH COUNTY REQUIREMENTS, 8TH EDITION (2023) EDITION.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS SHOWN OTHERWISE ON PLANS.
 3. ALL CURB AND GUTTER SHALL BE CONSTRUCTED ON-SITE. REFER TO PLAN FOR SIZE AND TYPE.
 4. THE BUILDING CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. IF DIMENSIONS DIFFER FROM THOSE SHOWN HEREIN, CONTACT THE PROJECT ENGINEER PRIOR TO CONSTRUCTION STAKEOUT.
 5. ALL BUILDING TIES AND DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL.
 6. ALL PERMANENT MARKINGS SHALL BE EXTRUDED THERMOPLASTIC AND MEET THE CURRENT CITY AND FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
 7. SEE SHEET C1.1 FOR GENERAL NOTES.
 8. SEE SHEET CD3.0 FOR SITE DETAILS.

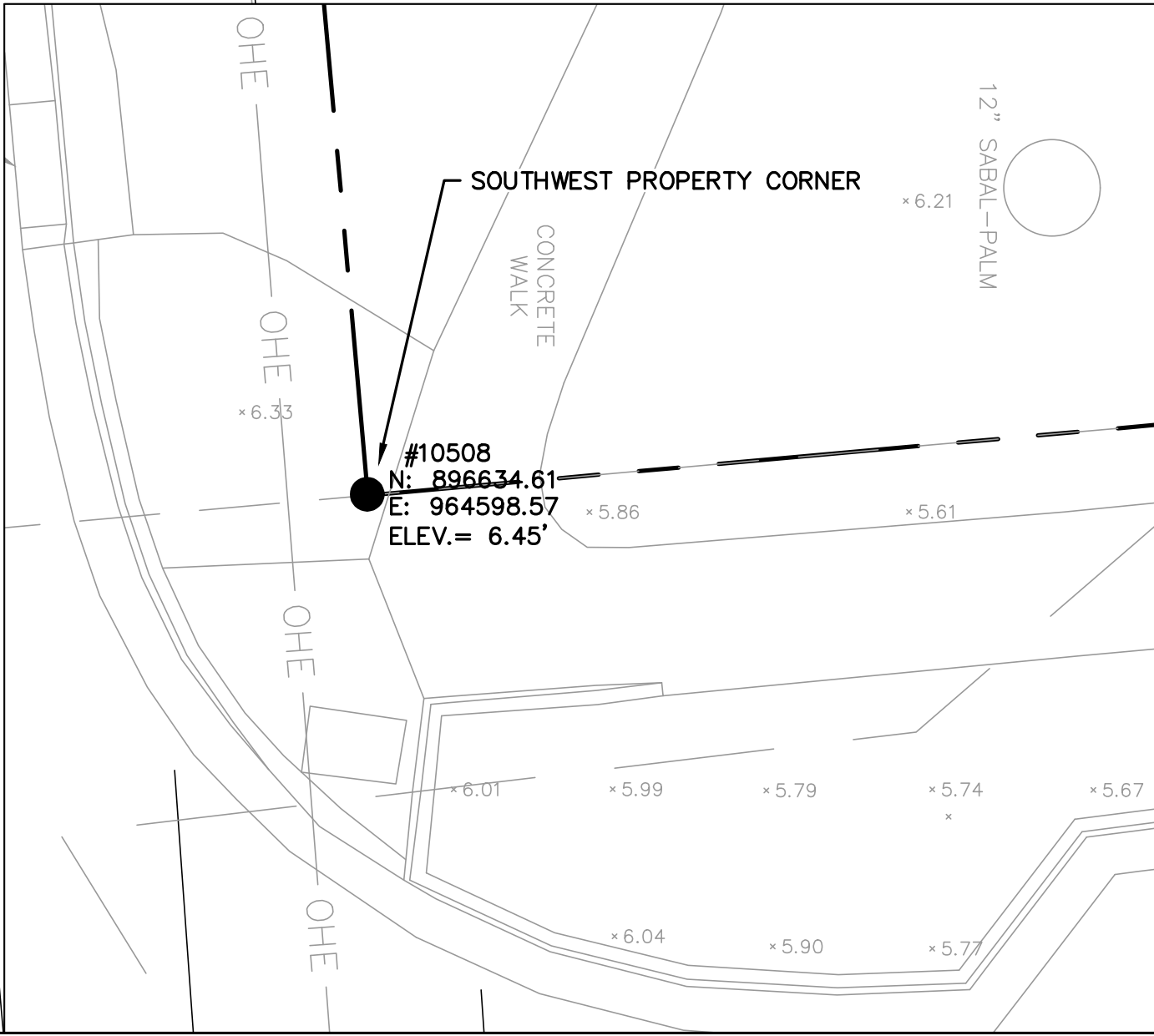
LEGEND

RETAINING WALL	---
PROPERTY LINE	---
FENCE (CHAINLINK)	-X-X-X-
FENCE (WOODEN)	-□-
BRL	- - - - -
EASEMENT	---
CURB & GUTTER	---
CENTERLINE	---
LOT LINE	---
POND (TOB)	---
DITCH (TOB)	---
CONCRETE	[Pattern]



FORESTIERA DR
(FORMERLY AVENUE F)
PB 8, PG. 15, 23 P.B.C.R.

SEE BELOW FOR BENCHMARK INFORMATION



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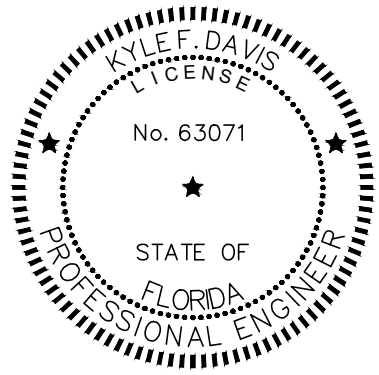
160 Federal Highway
West Palm Beach, Florida
Palm Beach County
Town of Lake Park

Project Number
25-0133

REVISIONS

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Check By: BDB
Approved By: BDB
Date: 04-30-2026



Kyle F. Davis, P.E.
FL Reg. 63071

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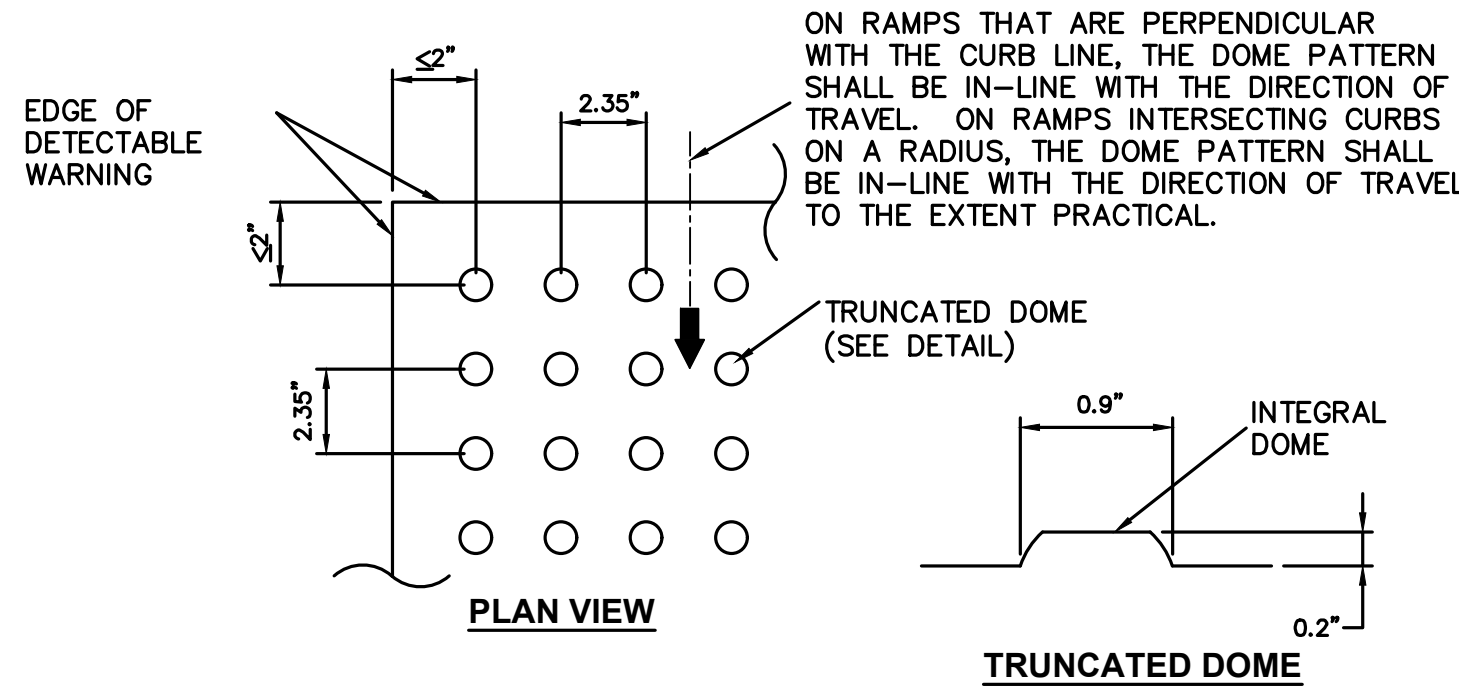
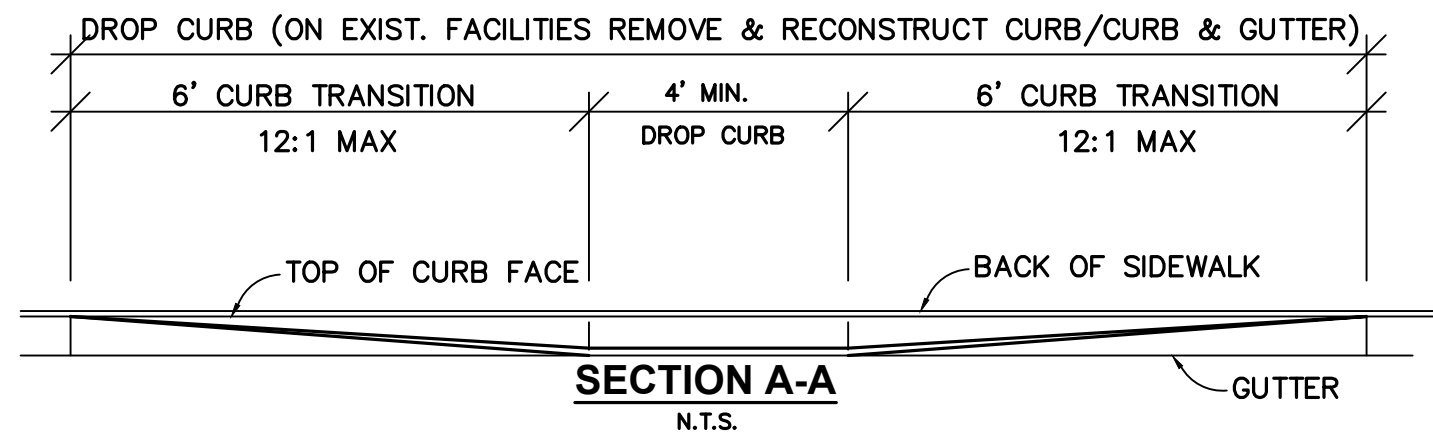
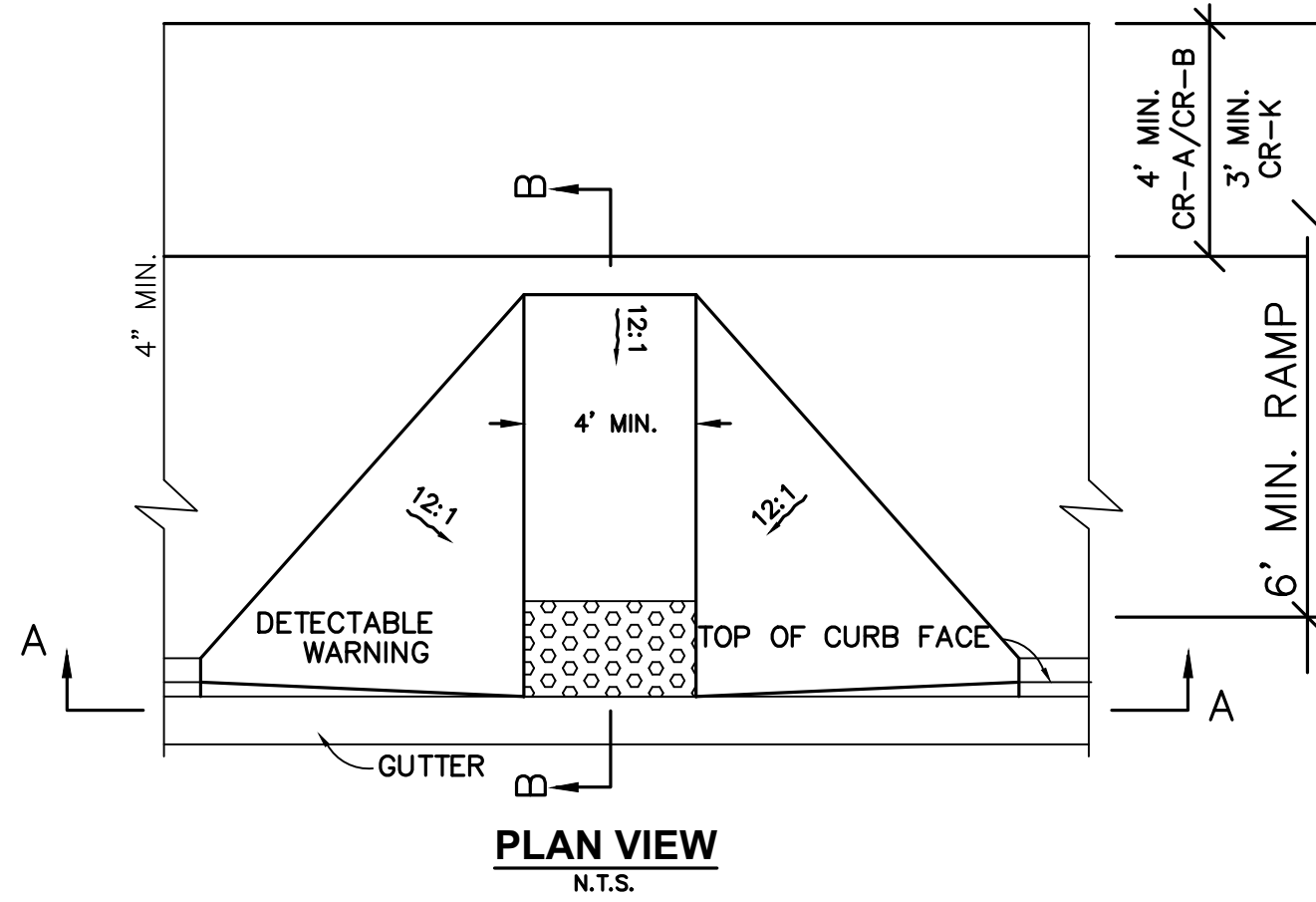
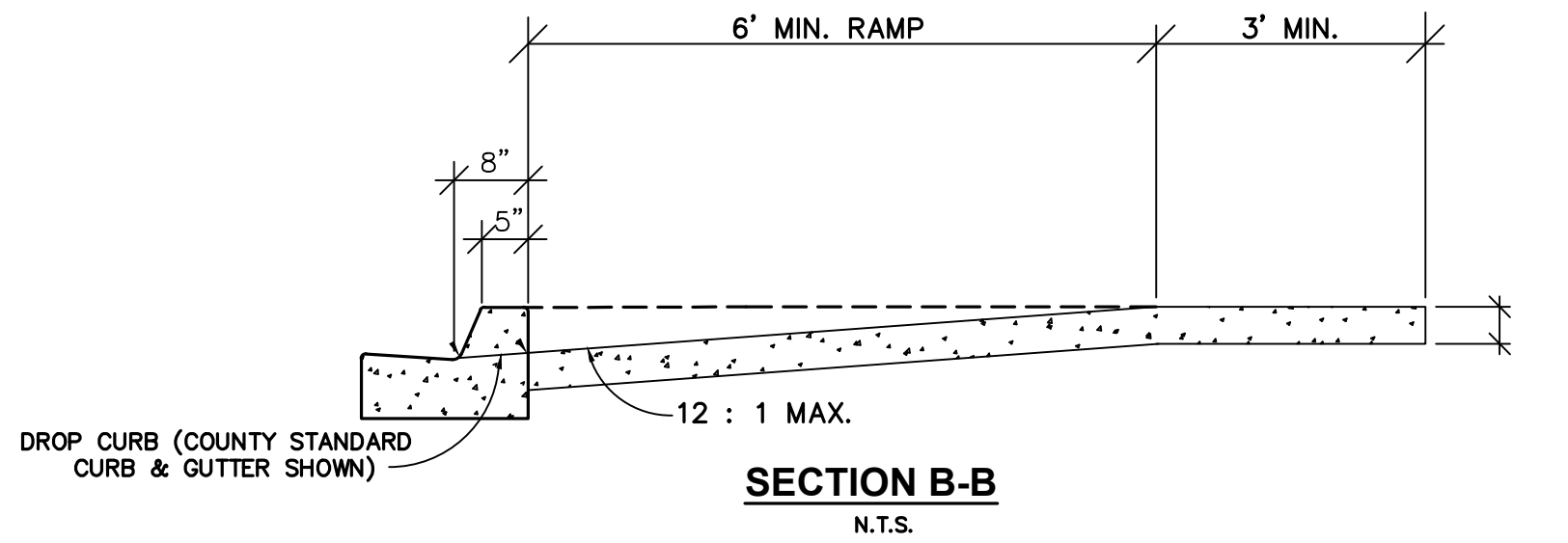
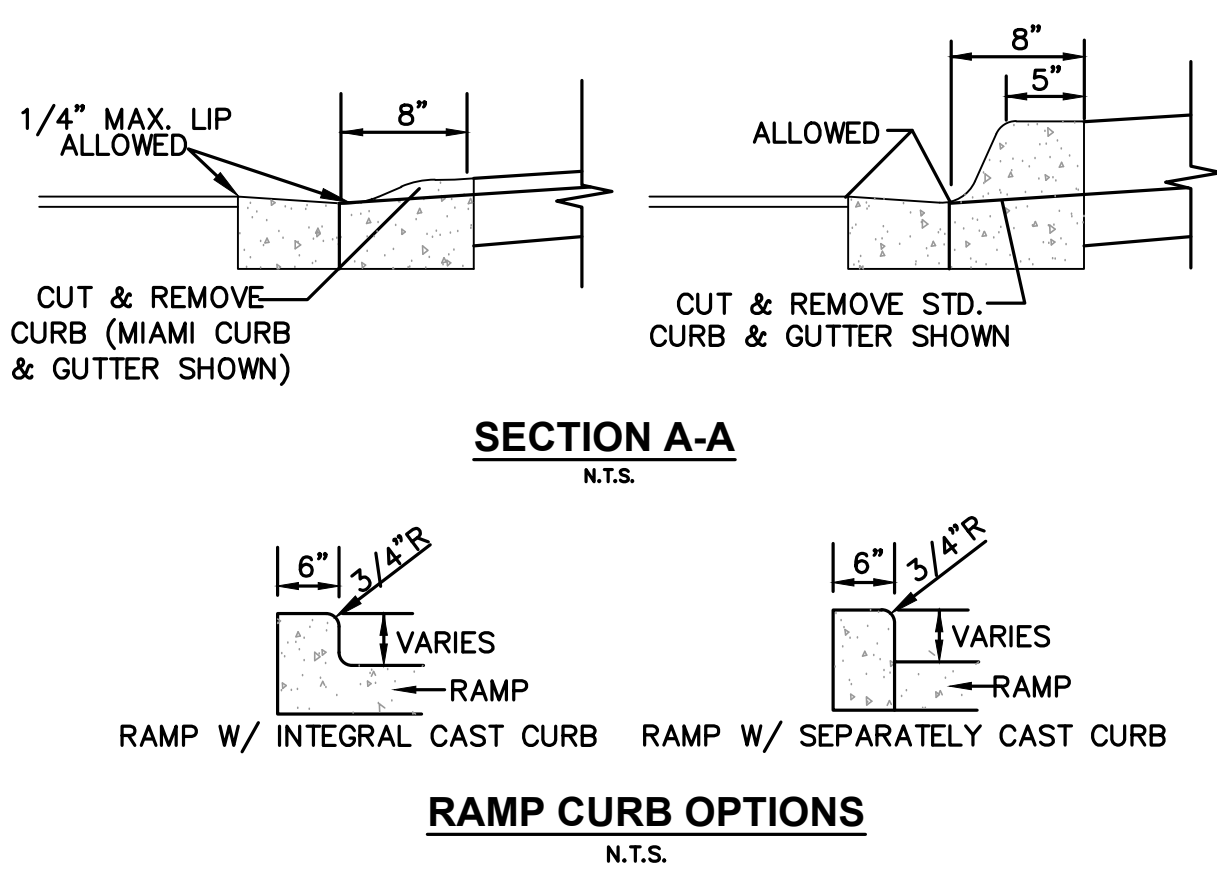
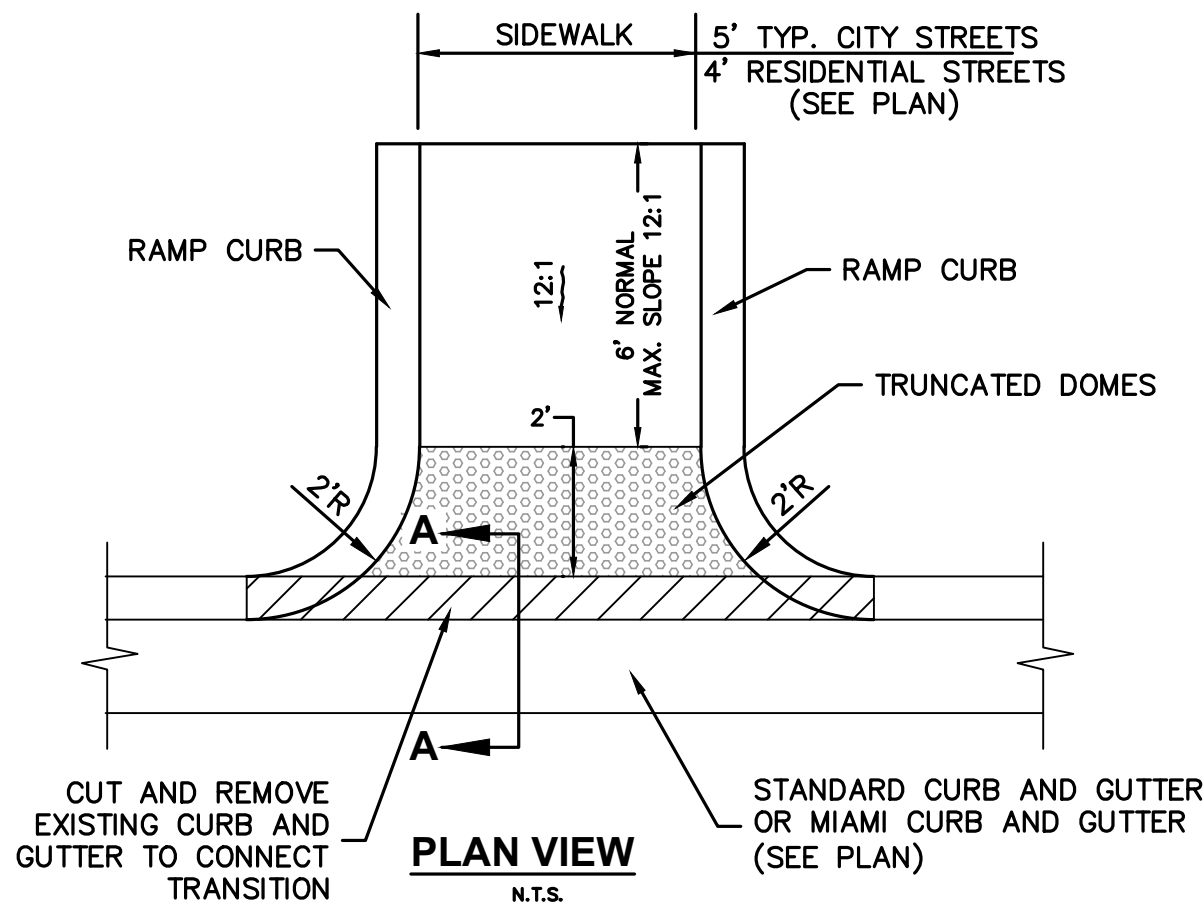
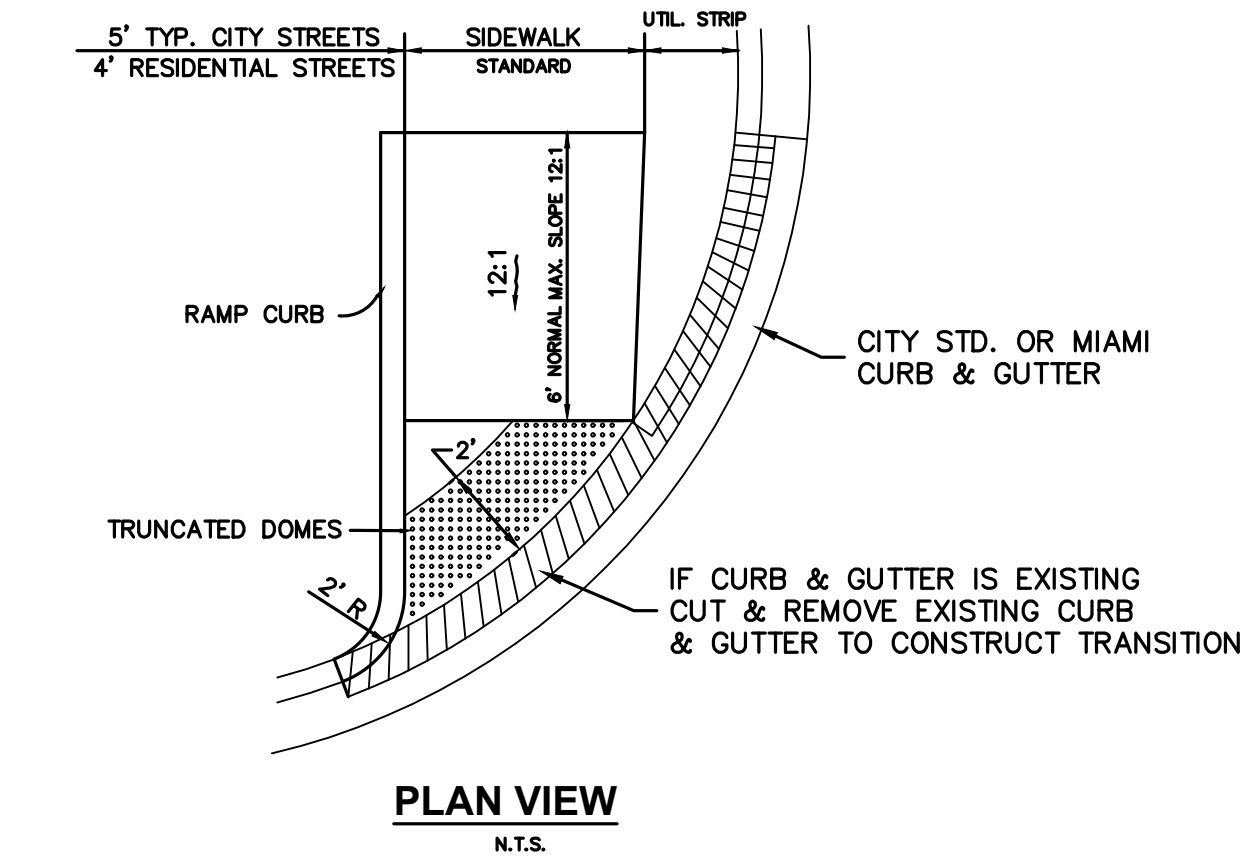
Sheet Name

Overall
Site Plan

Sheet Number

C3.0

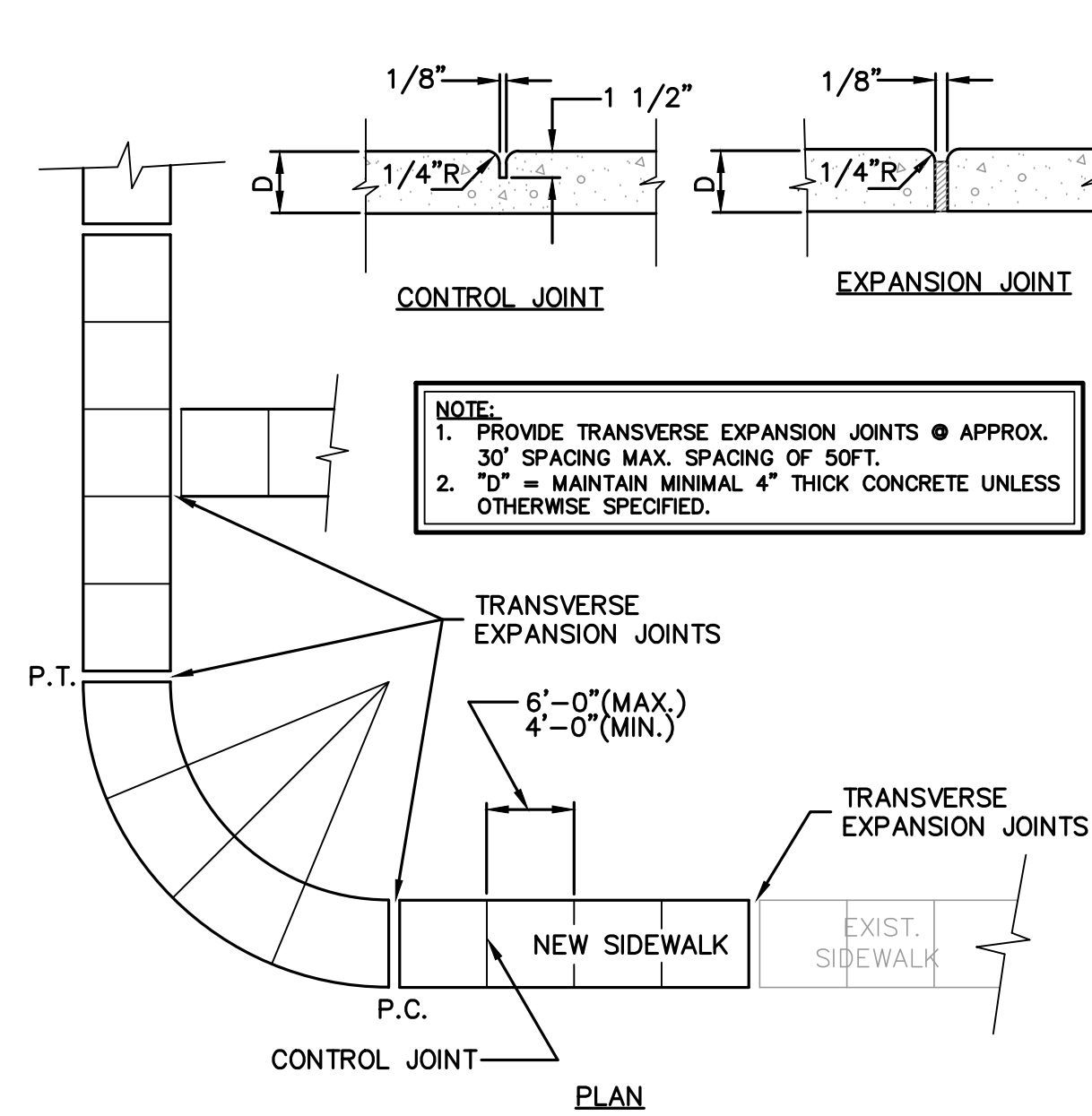
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NOTE:
THE TOP WIDTH OF THE DOME SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE DIAMETER.

NOTE:
ALL SIDEWALK CURB RAMPS OUTSIDE OF PRIVATE RIGHT-OF-WAY SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

NOTES:
1. HANDICAP RAMPS, SPACES AND SIGNAGE SHALL MEET AMERICAN NATIONAL STANDARD A117.1 AND ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. THE CONTRACTOR SHALL INSTALL DETECTABLE WARNING SURFACES IN ACCORDANCE WITH A.D.A. REQUIREMENTS. REFER TO FLORIDA BUILDING CODE FOR FURTHER INFORMATION.
3. DETECTABLE WARNINGS IN CURB RAMPS/CROSSWALKS SHALL COMPLY WITH ALL ADA REQUIREMENTS INCLUDING 4.7.7 / 4.29 AND FDOT INDEX NO. 304.



NOTES:

1. PREPARATION

- 1.1 EXISTING SIDEWALK SHALL BE DEMOLISHED AND REMOVED IN ACCORDANCE WITH SITE DEMO & TREE MITIGATION PLAN.
- 1.2 GROUND SHALL BE CLEARED & GRUBBED FOR AN AREA EXTENDING 1'-0" BEYOND THE IMMEDIATE LIMITS OF WORK INCLUDING REMOVAL OF ALL UNSUITABLE MATERIALS.
- 1.3 SUBGRADE SHALL BE MECHANICALLY COMPACTED TO 95% MODIFIED PROCTOR.
- 1.4 BASE SHALL BE 4" OF COMPACTED #57 CRUSHED STONE (WHERE REQUIRED BY AHJ).

2. INSTALLATION

- 2.1 CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- 2.2 THICKNESS OF CONCRETE, D, SHALL BE 4" MINIMUM.
- 2.3 REINFORCEMENT SHALL BE WWF 6x6 W1.4/W1.4 (IF REQUIRED BY AHJ).
- 2.4 CONTROL JOINTS SHALL BE SAWCUT 1 1/2" DEEP AND SPACED AT A DISTANCE EQUAL TO THE SIDEWALK WIDTH (5'-0" TYP.).
- 2.5 EXPANSION JOINTS COMPOSED OF 1/2" ASPHALTIC FIBERBOARD SHALL BE PROVIDED EVERY 30'-0" OF RUN, AT CHANGES IN DIRECTION, AT CURB RETURNS, AND WHEREVER NEW CONCRETE ABUTS EXISTING.

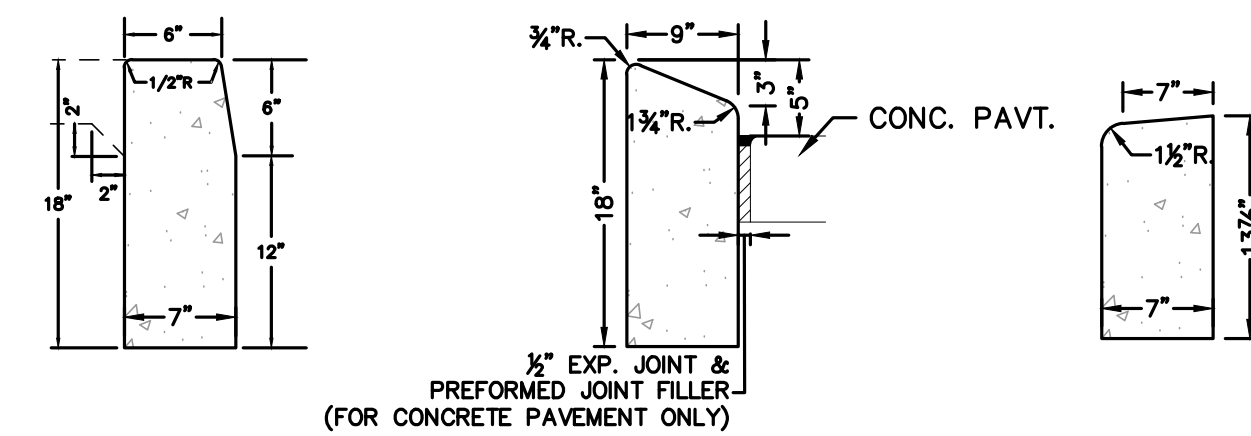
3. ACCESSIBLE ROUTES

- 3.1 RUNNING SLOPE SHALL BE 5.0% MAX (UNLESS DESIGNATED AS A RAMP).
- 3.2 CROSS SLOPE SHALL BE 2.0% MAX.
- 3.3 AT LANDINGS, SLOPE SHALL BE 2.0% MAX, EACH WAY.
- 3.4 VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
- 3.5 DETECTABLE SURFACES SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.

4. FINISHING

- 4.1 CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO DIRECTION OF TRAVEL.
- 4.2 EDGES SHALL BE RADIUS 1/2" (WHEN NOT ABUTTING A CURB).
- 4.3 CONCRETE SHALL BE CURED IN ACCORDANCE WITH FDOT SECTION 522 OR APPROVED EQUAL.
- 4.4 PONDING ON FINISHED SURFACE SHALL NOT BE PERMITTED.
- 4.5 TURF AREAS ABUTTING SIDEWALK OR DAMAGED DURING SIDEWALK CONSTRUCTION SHALL BE RESTORED WITH NON-REINFORCED SOD AND MAINTAINED UNTIL ESTABLISHED.

TYPICAL SIDEWALK DETAILS



NOTE:
6" (WIDE) HEADER CURB IS 6" HIGHER THAN HIGHEST ADJACENT SIDEWALK SURFACE.

6" HEADER CURB DETAILS



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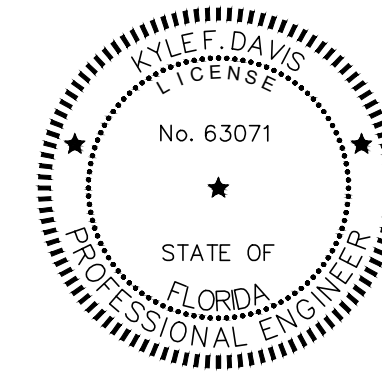
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Site Details

Sheet Number

CD3.0

CURB CUT/HANDICAP RAMPS