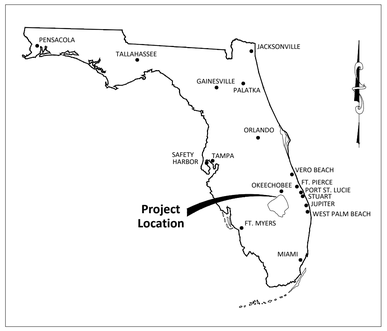
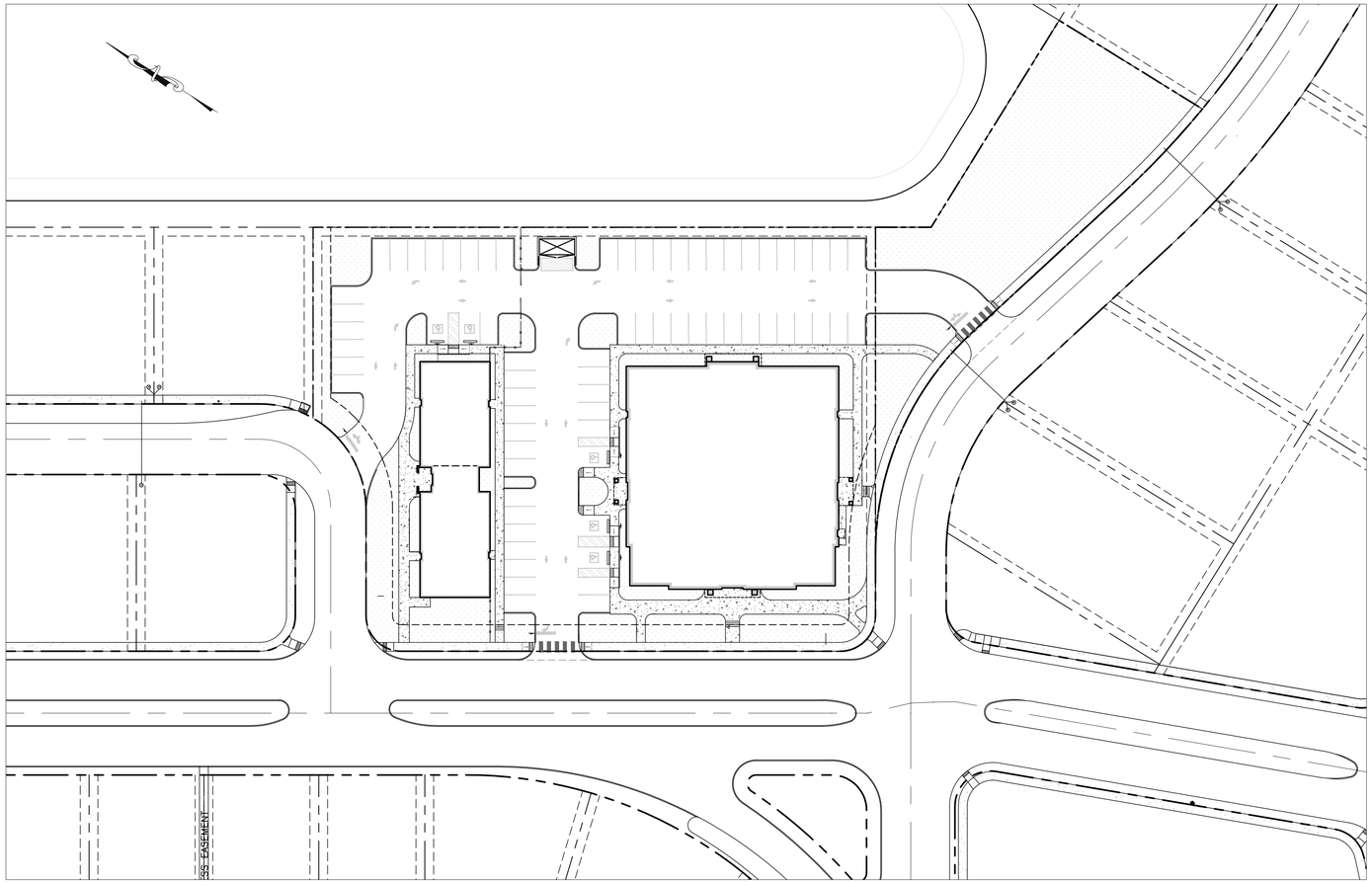
CONSTRUCTION PLAN
LAKEFRONT ESTATES
PHASE 1 - 1.1 SHUL #1 & MIKVAH
LOCATED IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST
GLADES COUNTY, FLORIDA



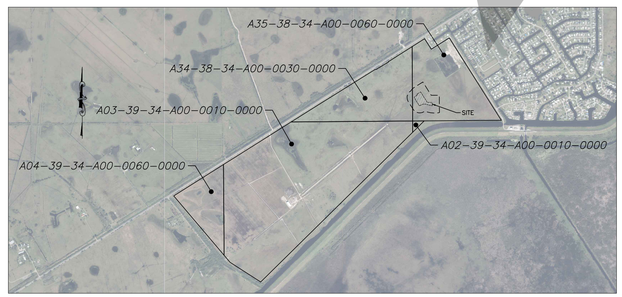
VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



PARCELS ID MAP
N.T.S.

GENERAL NOTES

1. PROPERTY IS KNOWN AND DESIGNATED IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 34 EAST IN GLADES COUNTY, FL.
2. PARCEL ID: A35-38-34-A00-0060-0000
3. PROPERTY IS LOCATED IN THE RZ22-02 ZONE. TRANSITION FUTURE LAND USE.
4. OWNER INFORMATION:
   NAME: OKEECHOBEE COMMUNITY DEVELOPERS LLC
   ADDRESS: 36 AIRPORT RD STE 402, LAKEWOOD, NJ 08701
5. EXISTING USE: AGRICULTURAL.
6. PROPOSED USE: LAKEFRONT ESTATES PLANNED DEVELOPMENT RESIDENTIAL
7. HORIZONTAL DATUM AND COORDINATES ARE BASED ON NAD83/2011
8. VERTICAL DATUM IS BASED ON NADV88.
9. SITE PLAN IS BASED ON A SURVEY PREPARED BY B.S.M. & ASSOCIATES, DATED JANUARY 18, 2022.
10. TOTAL TRACT AREA IS 72,705.2 SFT OR 1.669 ACRES±.

ZONING DATA

ZONE: LAKEFRONT ESTATES PD ORDINANCE, RESIDENTIAL USE

	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 SF	72,705.2 SF
MIN. LOT WIDTH	100'	288.25'
FRONT SETBACK	20'	30.5'
REAR SETBACK	15'	76.06'
SIDE SETBACK	10'	20.76'
ROW SETBACK*	100'	100'
MAX. IMPERVIOUS COVERAGE	80%	78.2%
MAX. LOT (BUILDING) COVERAGE	80%	23.86%
MAX. BUILDING HEIGHT – SHUL	35'	30'
MAX. BUILDING HEIGHT – MIKVA	35'	13'-8"
PARKING	64	70
*ROW SETBACK ARE APPLICABLE TO STATE ROAD 78 ONLY, AND ARE TO BE MEASURED FROM THE CENTERLINE OF STATE ROAD 78 AS ORIGINALLY CREATED (NOT AS WIDENED BY THE REQUIRED FDOT DONATION)		

SHEET INDEX:

SHEET 1:	COVER SHEET
SHEET 2:	EXISTING CONDITIONS/DEMO PLAN
SHEET 3:	LAYOUT & DIMENSION PLAN
SHEET 4:	GRADING PLAN
SHEET 5:	DRAINAGE & UTILITY PLAN
SHEET 6:	LIGHTING PLAN
SHEET 7:	LANDSCAPING
SHEET 8:	TRAFFIC CIRCULATION PLAN
SHEETS 9-21:	GENERAL NOTES & DETAILS

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW
Sunshine State One Call 811 of Florida, Inc.

DATE	DESCRIPTION	ENGINEER	CAD
4/20/26	REVISED GRADING PER FDOT MODIFICATIONS	TL	PDC
1/08/26	REVISED PER WWTP SITE	TL	GL
8/29/23	REVISED PER CONTRACTOR COMMENTS	TL	PDC/JQ
8/2/23	REVISED WETLAND GRADIENT AND IMPERMEABLE BARRIERS COMMENTS	TL	PDC
7/5/23	REVISED PER SFWMD LETTER COMMENTS DATED 6/26/23	TL	PDC/CC
4/25/23	REVISED AS PER COUNTY LETTER DATED 4/25/23	SLD	JCS/AA

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P.E., SHALL BE WITHOUT LIABILITY TO NEWLINES ENGINEERING & SURVEY AND STEVEN L. DOBBS ENGINEERING, LLC.

COVER SHEET

PHASE 1 - 1.1 SHUL #1 & MIKVAH
LYING IN SEC 35, TOWNSHIP 38 SOUTH, RANGE 34, GLADES COUNTY, FLORIDA

SLD NEWLINES LAND CONSULTANTS
STEVEN L. DOBBS, P.E.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00029206
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

PROJECT No.	21534
DRAWN BY	YB/MB
SCALE	1" = 40'
DATE	4/28/2026
SHEET No.	1 OF 21

Z:\2021\21534-Steven Dobbs- Harvey Estates\CAD (2)\04-COMMERCIAL\1.1 SHUL AND MIKVAH\1.1 COMMERCIAL SHEET.DWG 2026-04-28