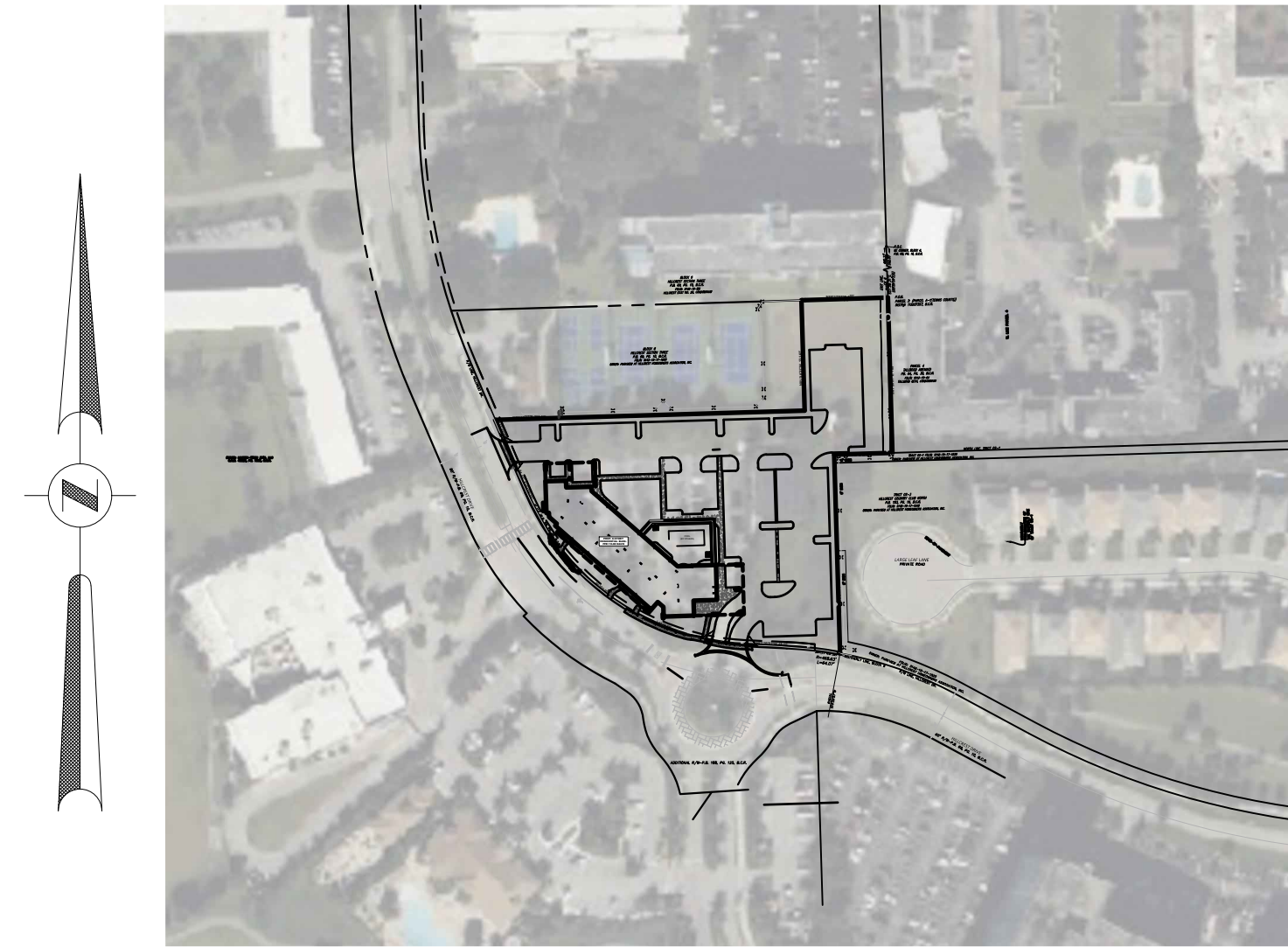


# HILLCREST APARTMENTS

1101 HILLCREST DRIVE  
 HOLLYWOOD, BROWARD COUNTY, FLORIDA 33021  
 HOUSING TRUST GROUP

## PLAN SHEET INDEX

| SHEET NUMBER | SHEET TITLE                          | Sheet Number |
|--------------|--------------------------------------|--------------|
| CS-1         | COVER SHEET                          | CS-1         |
| DM-1         | DEMOLITION PLAN                      | DM-1         |
| SPM-1        | SIGNAGE AND PAVEMENT MARKINGS PLAN   | SPM-1        |
| FT-1         | FIRE ACCESS PLAN                     | FT-1         |
| WM-1         | WASTE MANAGEMENT PLAN                | WM-1         |
| PD-1         | PAVING AND DRAINAGE PLAN             | PD-1         |
| PD-2         | PAVING AND DRAINAGE DETAILS          | PD-2         |
| SWPPP-1      | STORMWATER POLLUTION PREVENTION PLAN | SWPPP-1      |
| WS-1         | UTILITY PLAN                         | WS-1         |
| WS-2         | WATER AND SEWER DETAILS              | WS-2         |
| WS-3         | WATER AND SEWER DETAILS              | WS-3         |
| WS-4         | WATER AND SEWER DETAILS              | WS-4         |



### LOCATION MAP

SCALE: 1" = 200'  
 SECTION 15 / TOWNSHIP 51 S / RANGE / 42 E

FOLIO: 5142-19-27-0034

### LEGAL DESCRIPTION

#### PARCEL 1:

A PORTION OF TRACT OS-1 AND A PORTION OF TRACT OS-3, HILLCREST COUNTRY CLUB NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE NORTH LINE OF SAID TRACT OS-1 AND SAID PLAT OF HILLCREST COUNTRY CLUB NORTH, NORTH 88°17'07" EAST, A DISTANCE OF 29.91 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°43'26" EAST, A DISTANCE OF 124.74 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE WEST LINE OF SAID TRACT OS-1, SOUTH 88°16'34" WEST, A DISTANCE OF 29.91 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 01°43'26" WEST, A DISTANCE OF 124.74 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2: (EAST OF TENNIS COURTS)

A PORTION OF BLOCK 6, HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE, ALONG THE EAST LINE OF SAID BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 460.33 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE OF BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 131.67 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°17'07" WEST, A DISTANCE OF 103.00 FEET TO A POINT ON A LINE 103.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF BLOCK 6; THENCE, ALONG SAID PARALLEL LINE, NORTH 01°38'31" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 88°17'07" EAST, A DISTANCE OF 103.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL 3:

THAT PORTION OF BLOCKS 6 AND 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN S0°39'59"W ON AN ASSUMED BEARING 592 FEET TO THE POINT OF BEGINNING; THENCE, N89°25'23"W 471.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HILLCREST DRIVE; THENCE, S20°55'56"E ALONG SAID EASTERLY RIGHT-OF-WAY 94.61 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A 300 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°06'35", AN ARC DISTANCE OF 335.68 FEET TO A POINT OF TANGENCY; THENCE, S85°02'31"E 48.17 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°49'58", AN ARC DISTANCE OF 64.07 FEET; THENCE, N0°34'04"E 112 FEET; THENCE, N89°25'56"W 29.91 FEET; THENCE, N0°34'04"E 124.74 FEET; THENCE, S89°25'23"E 99.29 FEET; THENCE, N0°38'59"E 53.33 FEET TO THE POINT OF BEGINNING.

## SITE DEVELOPMENT PLANS



**HSQ GROUP, INC.**  
 Engineers · Planners · Surveyors  
 4577 N Nob Hill Road, Suite 205  
 Sunrise, Florida 33351 · 954.440.6990  
 C26258 · LB7924

### ENGINEER'S CERTIFICATION

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREET AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

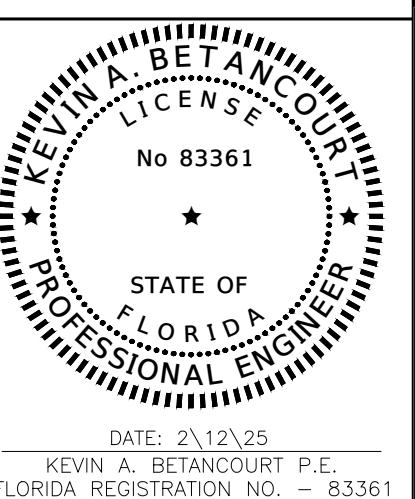
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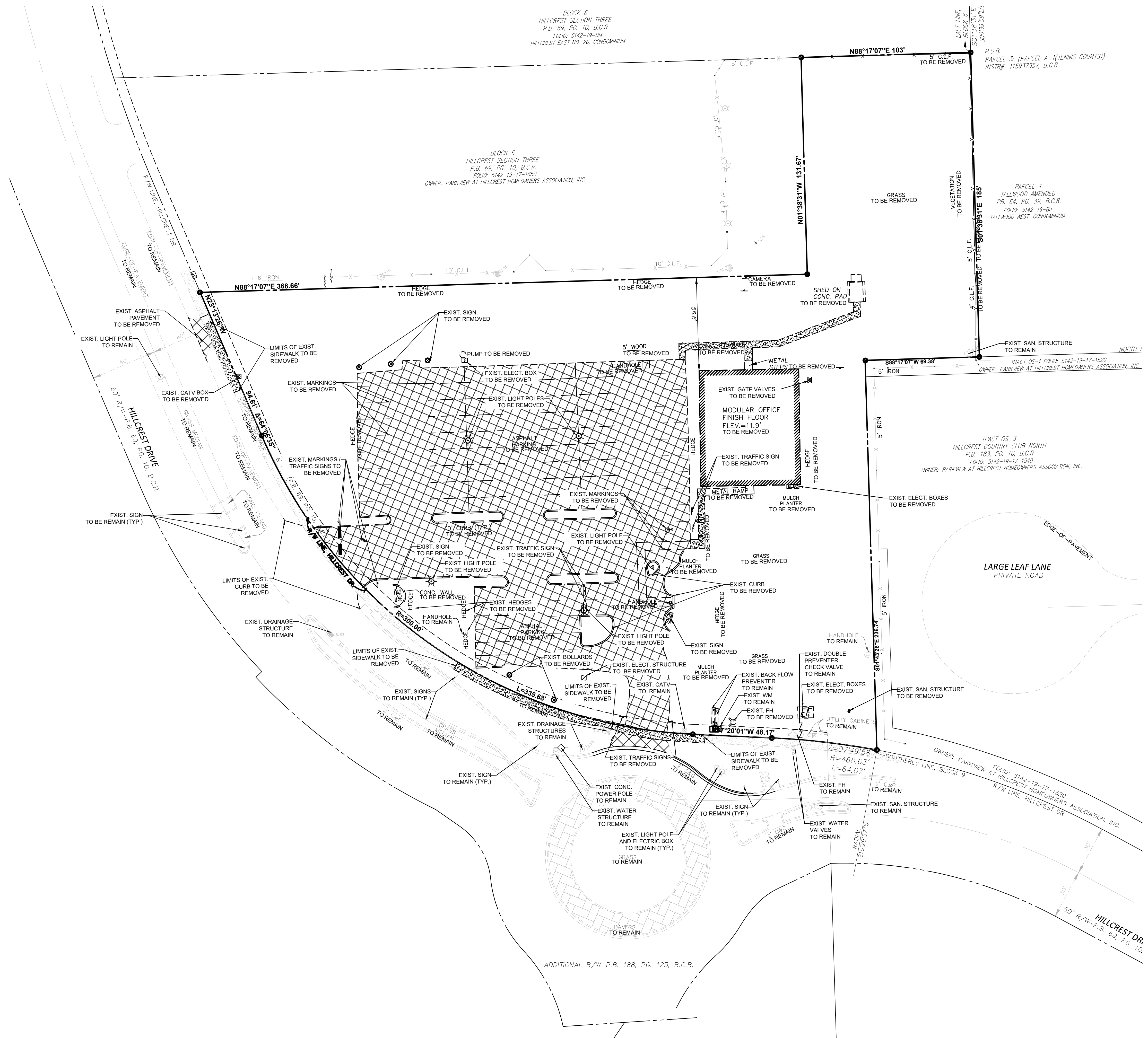
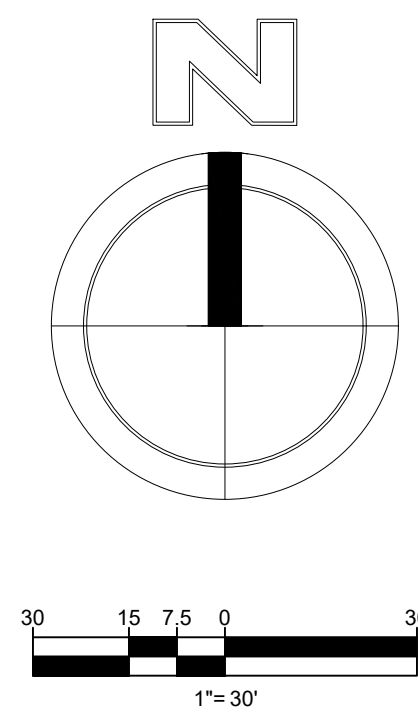
HILLCREST APARTMENTS  
 1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

COVER SHEET

DATE:  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:



PROJECT: 2410-80  
 SHEET: CS-1



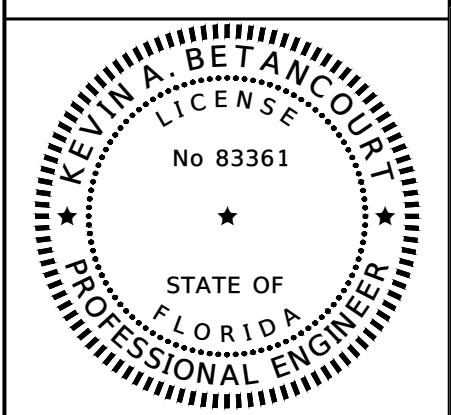
**HATCH LEGEND**

|  |  |
|--|--|
|  | EXIST. CONCRETE PAVEMENT TO REMAIN     |
|  | EXIST. CONCRETE PAVEMENT TO BE REMOVED |
|  | EXIST. ASPHALT PAVEMENT TO BE REMOVED  |
|  | EXIST. PAVERS TO BE REMOVED            |
|  | EXIST. PAVERS TO BE REMAIN             |



**HILLCREST APARTMENTS**  
**1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021**  
**DEMOLITION PLAN**

DATE: 02/25  
 DESIGNED BY: JAL  
 DRAWN BY: MR  
 CHECKED BY: KB



DATE: 2/12/25  
 KEVIN A. BETANCOURT P.E.  
 FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80  
 SHEET: DM-1

DATE: Feb 12, 2025 3:41pm W:\VISO\_Broward\Civil Projects\2024\2410-80\_Hillcrest Drive Apartments\Drawings\Construction Plans\241080-DMP.dwg

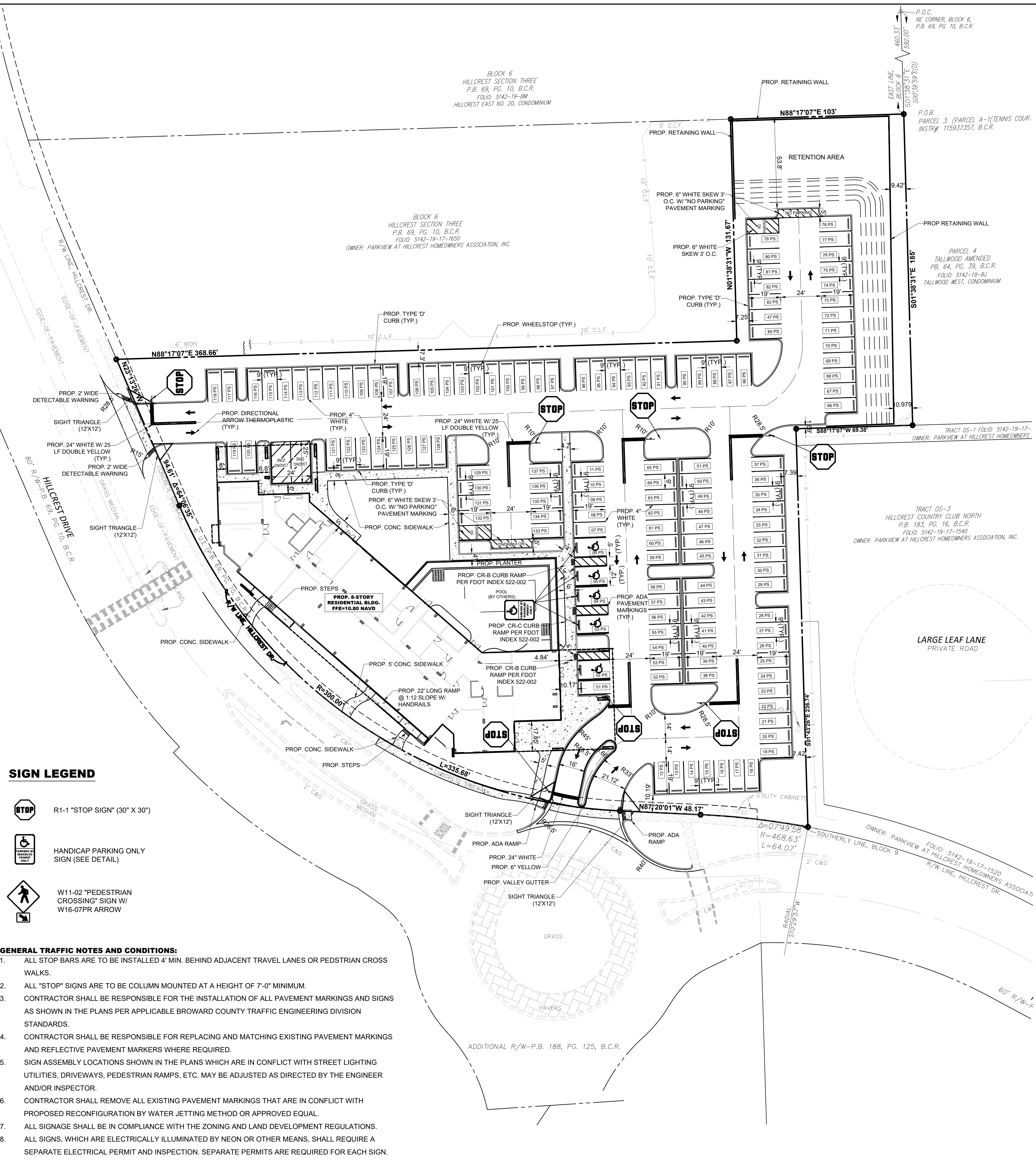
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**SIGN LEGEND**

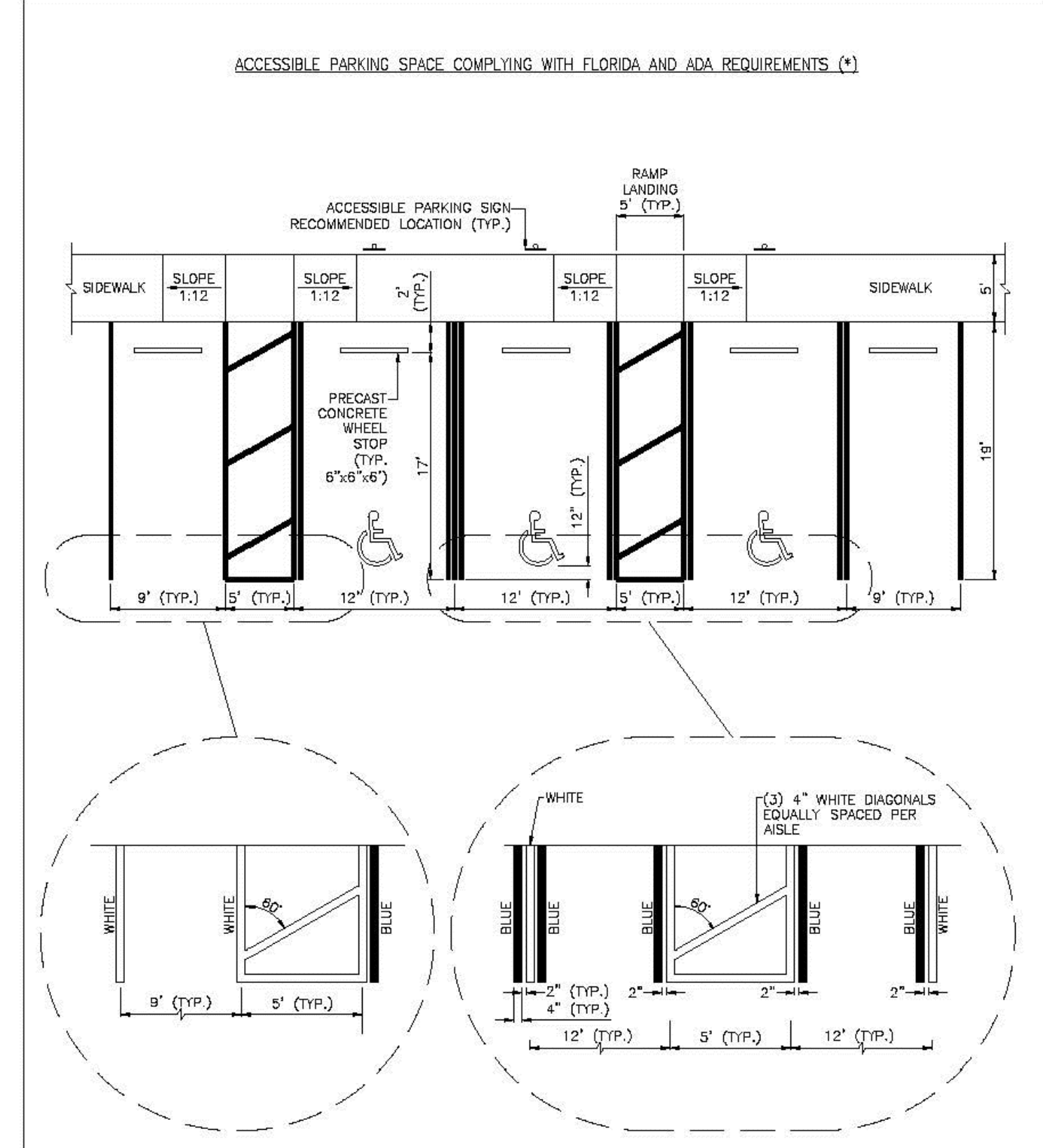
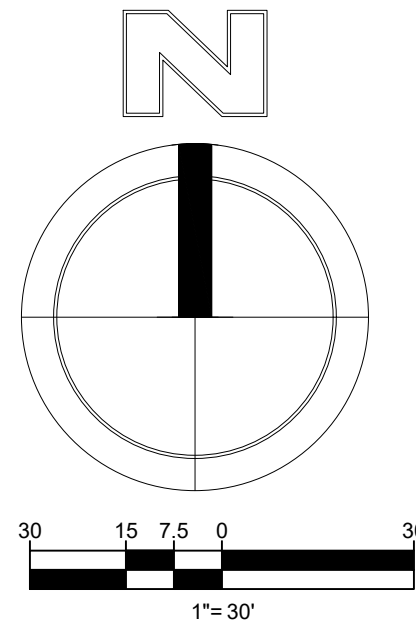
- R1-1 "STOP SIGN" (30" X 30")
- HANDICAP PARKING ONLY SIGN (SEE DETAIL)
- W11-02 "PEDESTRIAN CROSSING" SIGN W/ W16-07PR ARROW

**GENERAL TRAFFIC NOTES AND CONDITIONS:**

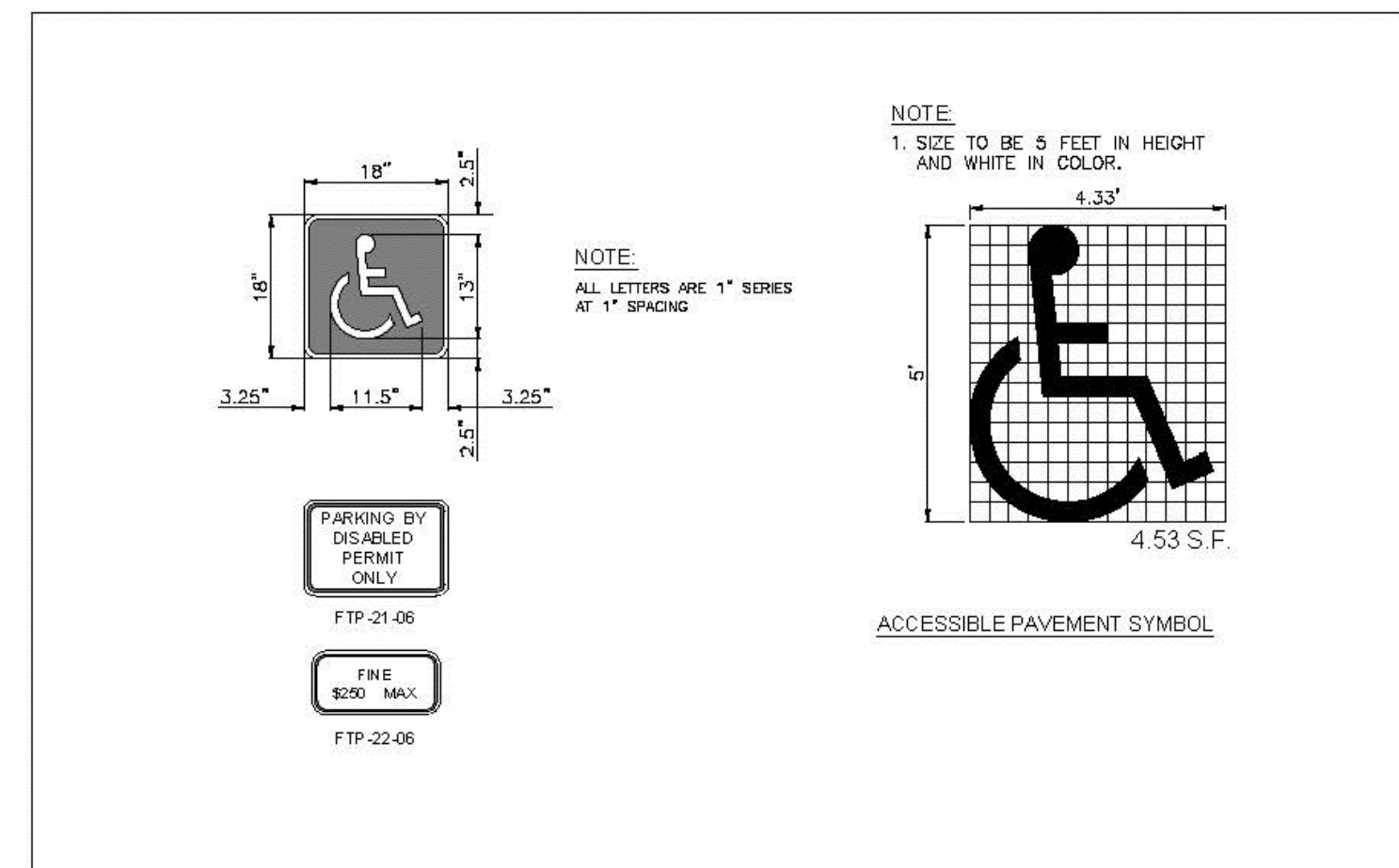
- ALL STOP BARS ARE TO BE INSTALLED 4' MIN. BEHIND ADJACENT TRAVEL LANES OR PEDSTRIAN CROSS WALKS.
- ALL "STOP" SIGNS ARE TO BE COLUMN MOUNTED AT A HEIGHT OF 7'-0" MINIMUM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS PER APPLICABLE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND MATCHING EXISTING PAVEMENT MARKINGS AND REFLECTIVE PAVEMENT MARKERS WHERE REQUIRED.
- SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER AND/OR INSPECTOR.
- CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED RECONFIGURATION BY WATER JETTING METHOD OR APPROVED EQUAL.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.



DATUM NOTE:  
ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD 83).



|                  |   |                    |
|------------------|---|--------------------|
| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES<br>ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: -         |
| DRAWN: EG        | ACCESSIBLE PARKING SPACE DETAILS<br>(1 OF 2)  | DRAWING NO.: C-21A |
| APPROVED: JG     |   |                    |



- SIGNAGE NOTES:**
- FTP-21-DB & FTP-22-DB SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
  - SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.
- NOTES:**
- PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
  - BLUE MARKINGS SHALL BE SHAWED.
  - SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESSIBLE.
  - ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
  - WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESSIBLE AREAS SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESSIBLE AREAS ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESSIBLE THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
  - ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
  - ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
  - ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

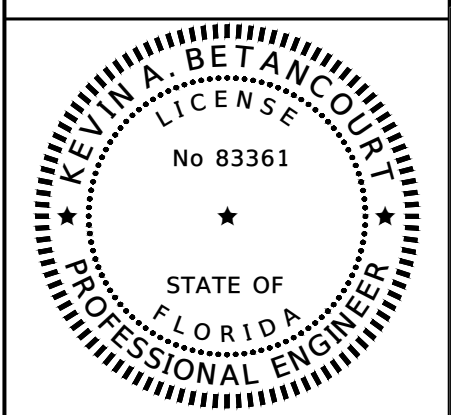
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|------------------|---|--------------------|
| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES<br>ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: -         |
| DRAWN: EG        | ACCESSIBLE PARKING SPACE DETAILS<br>(2 OF 2)  | DRAWING NO.: C-21B |
| APPROVED: JG     |   |                    |



**HILLCREST APARTMENTS**  
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

**SIGNAGE AND PAVEMENT MARKINGS PLAN**

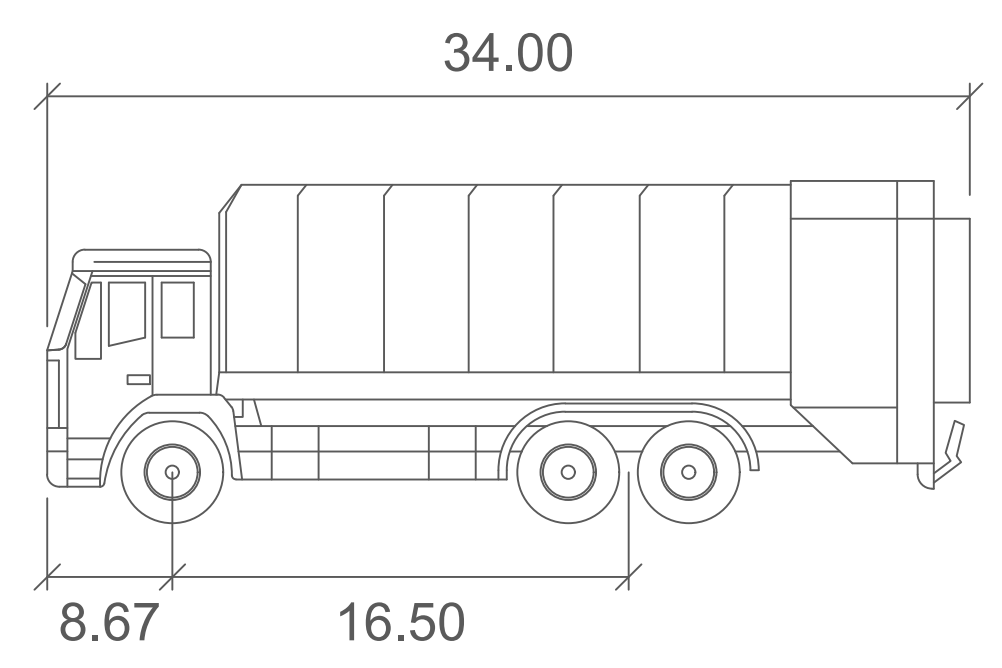
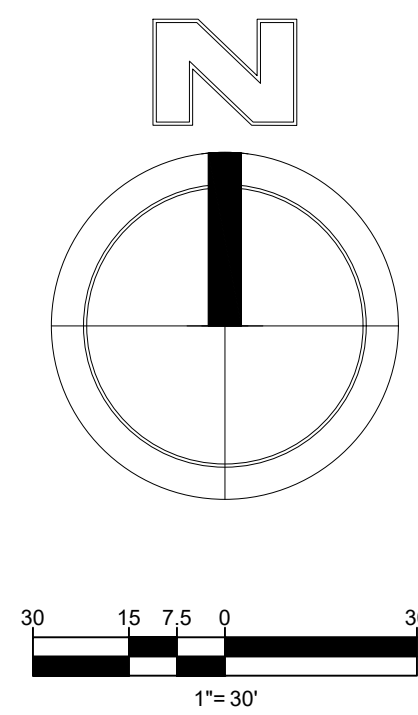
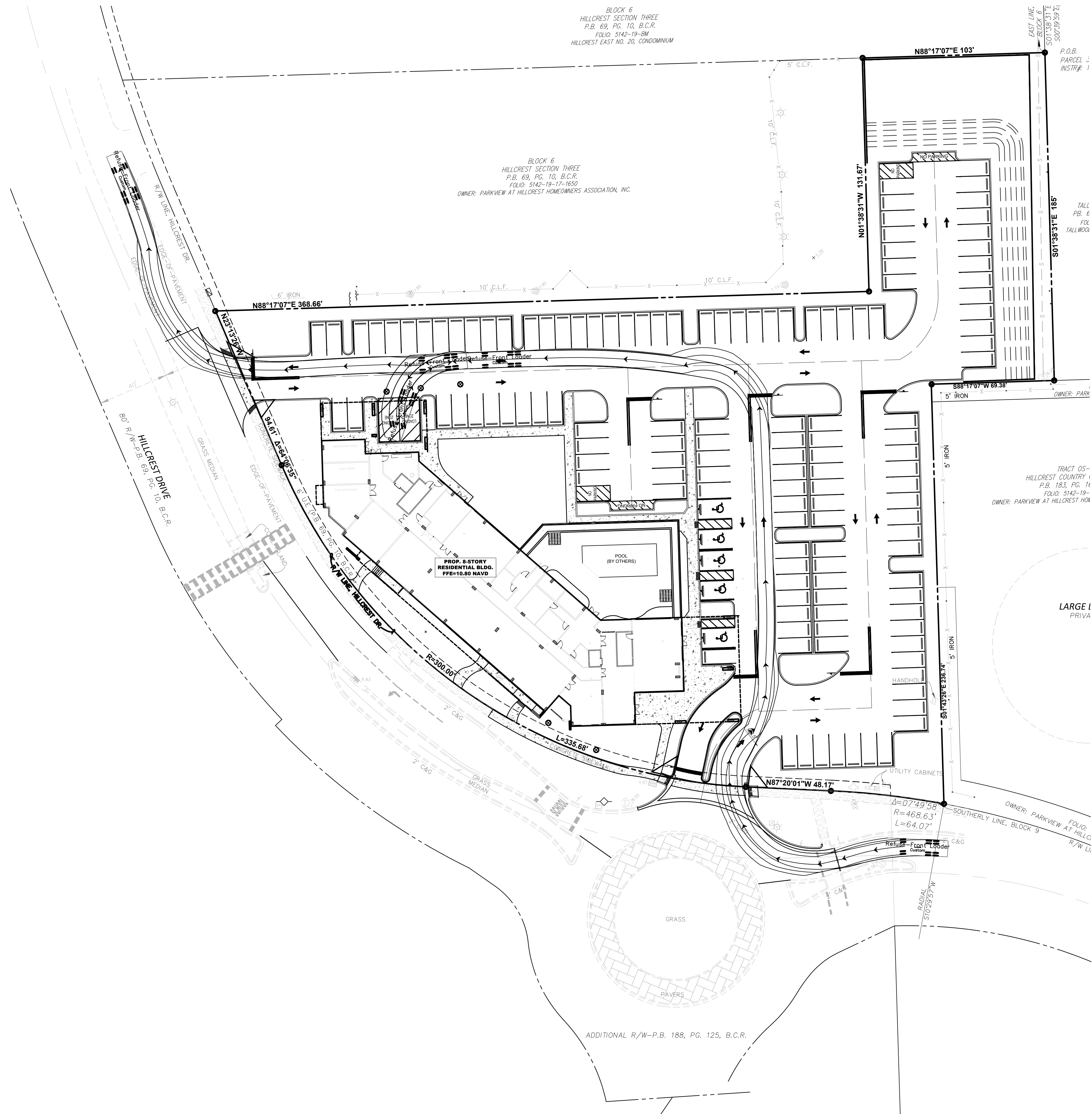
DATE:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



DATE: 2/12/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80  
SHEET: SPM-1

DATE: Feb 12, 2025 3:41pm W:\VSD\_Broward\Civil Projects\2024\2410-80\_Hillcrest Drive Apartments\Drawings\Construction Plans\241080-WMP.dwg



Refuse-Front Loader

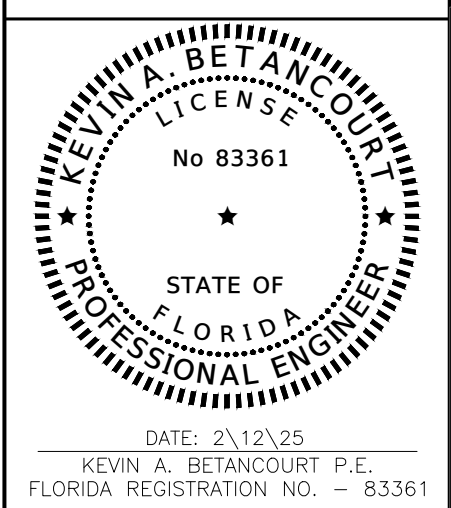
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| Track             | : 9.00 |
| Lock to Lock Time | : 6.0  |
| Steering Angle    | : 29.0 |

| NO | DATE | BY | REVISIONS |
|----|------|----|-----------|
|    |      |    |           |



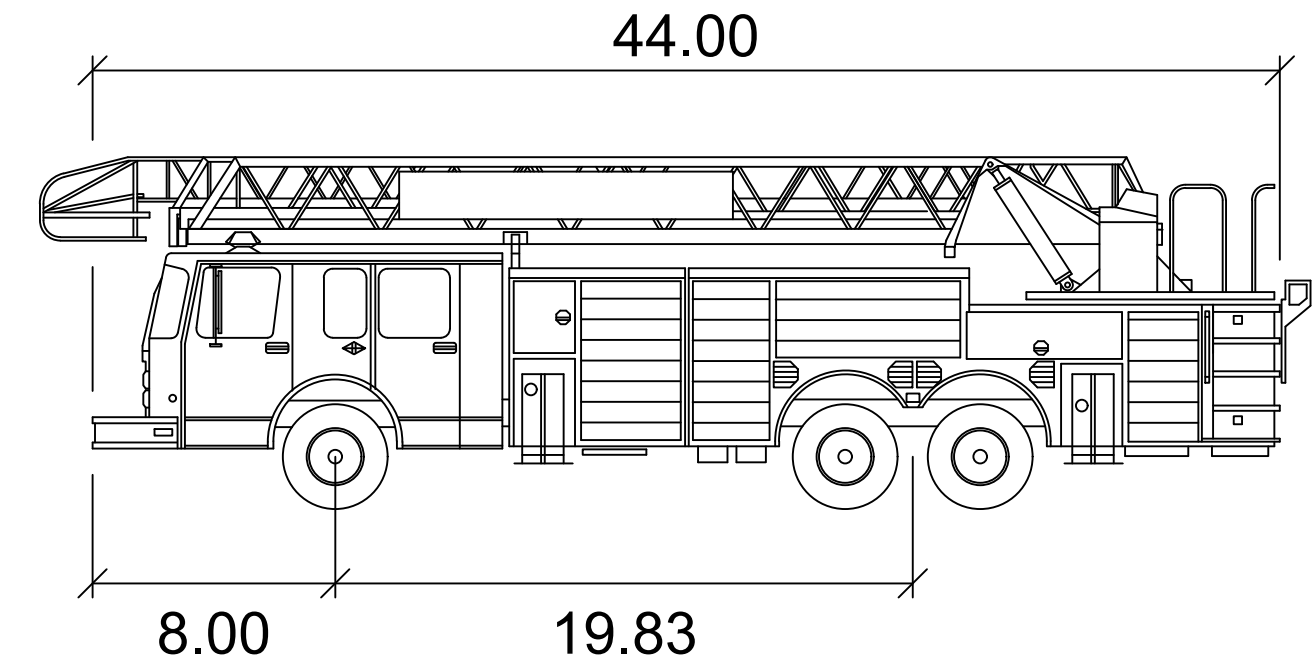
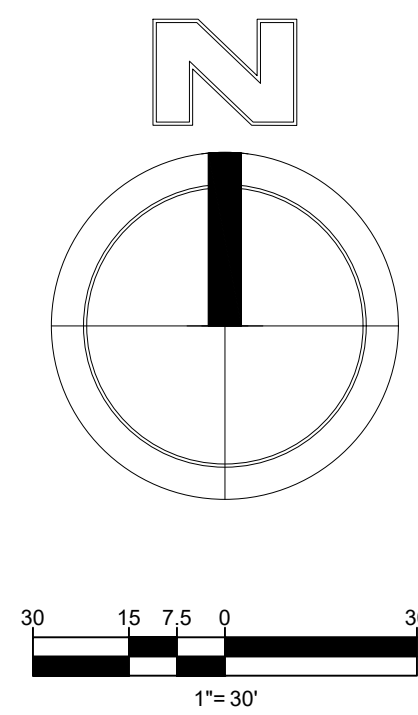
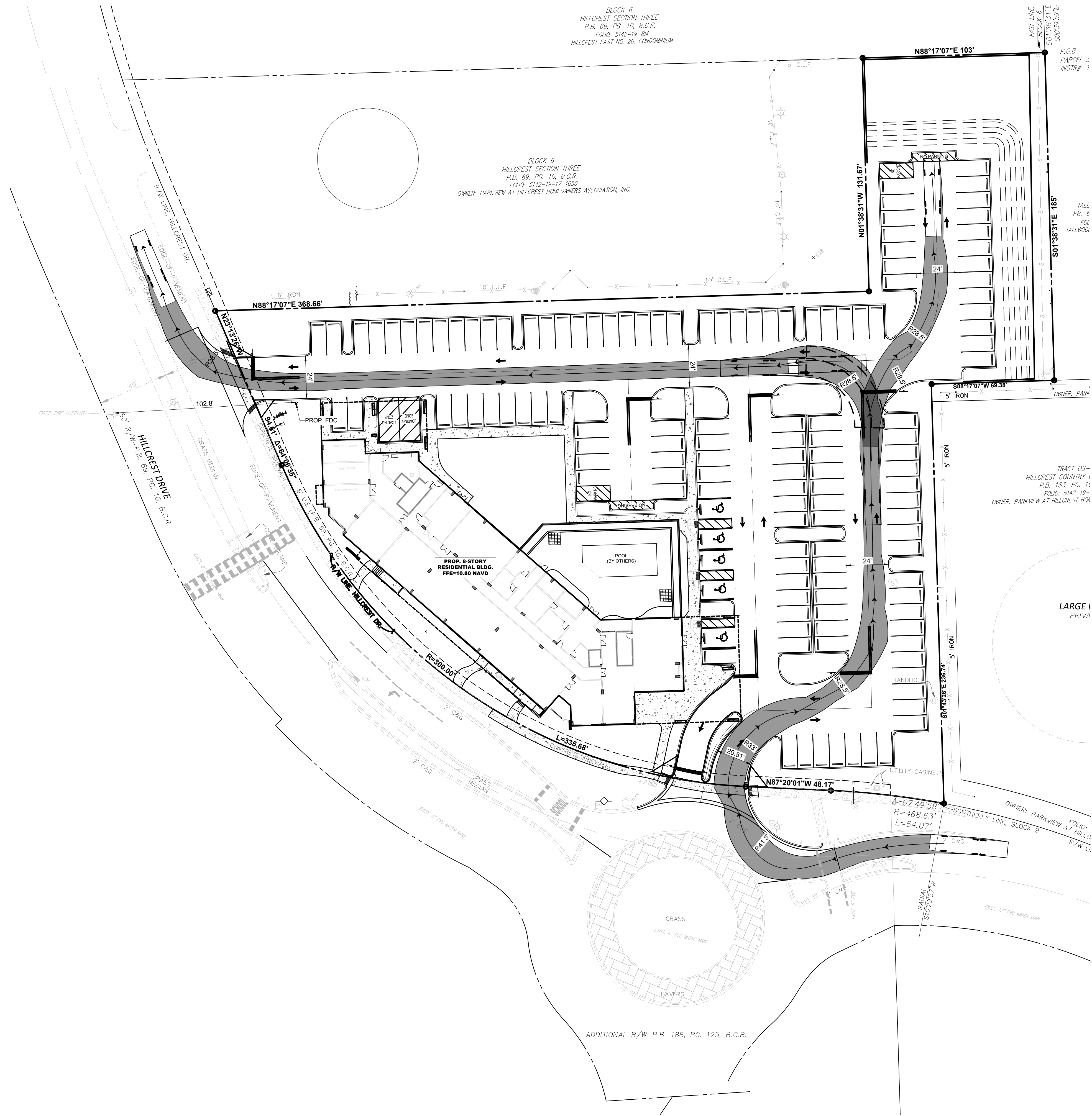
**HILLCREST APARTMENTS**  
**1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021**  
**WASTE MANAGEMENT PLAN**

|              |       |
|--------------|-------|
| DATE:        | 02/25 |
| DESIGNED BY: | JAL   |
| DRAWN BY:    | MR    |
| CHECKED BY:  | KB    |



DATE: 2/12/25  
 KEVIN A. BETANCOURT P.E.  
 FLORIDA REGISTRATION NO. - 83361  
 PROJECT: 2410-80  
 SHEET: WM-1

DATE: Feb 12, 2025 3:42pm W:\1650\_Broward\Civil Projects\2024\2410-80\_Hillcrest Drive Apartments\Drawings\Construction Plans\241080-FT.dwg



Fire Truck

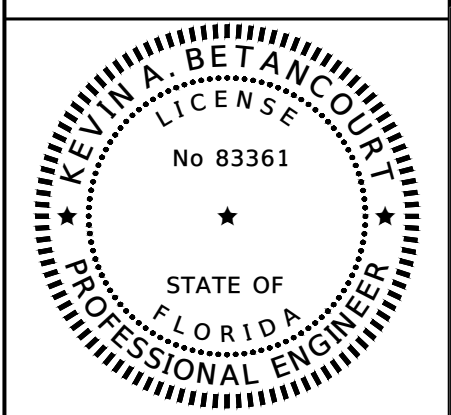
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|                   | feet   |
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| Steering Angle    | : 31.8 |

| NO | DATE | BY | REVISIONS |
|----|------|----|-----------|
|    |      |    |           |
|    |      |    |           |



**HILLCREST APARTMENTS**  
**1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021**  
**FIRE ACCESS PLAN**

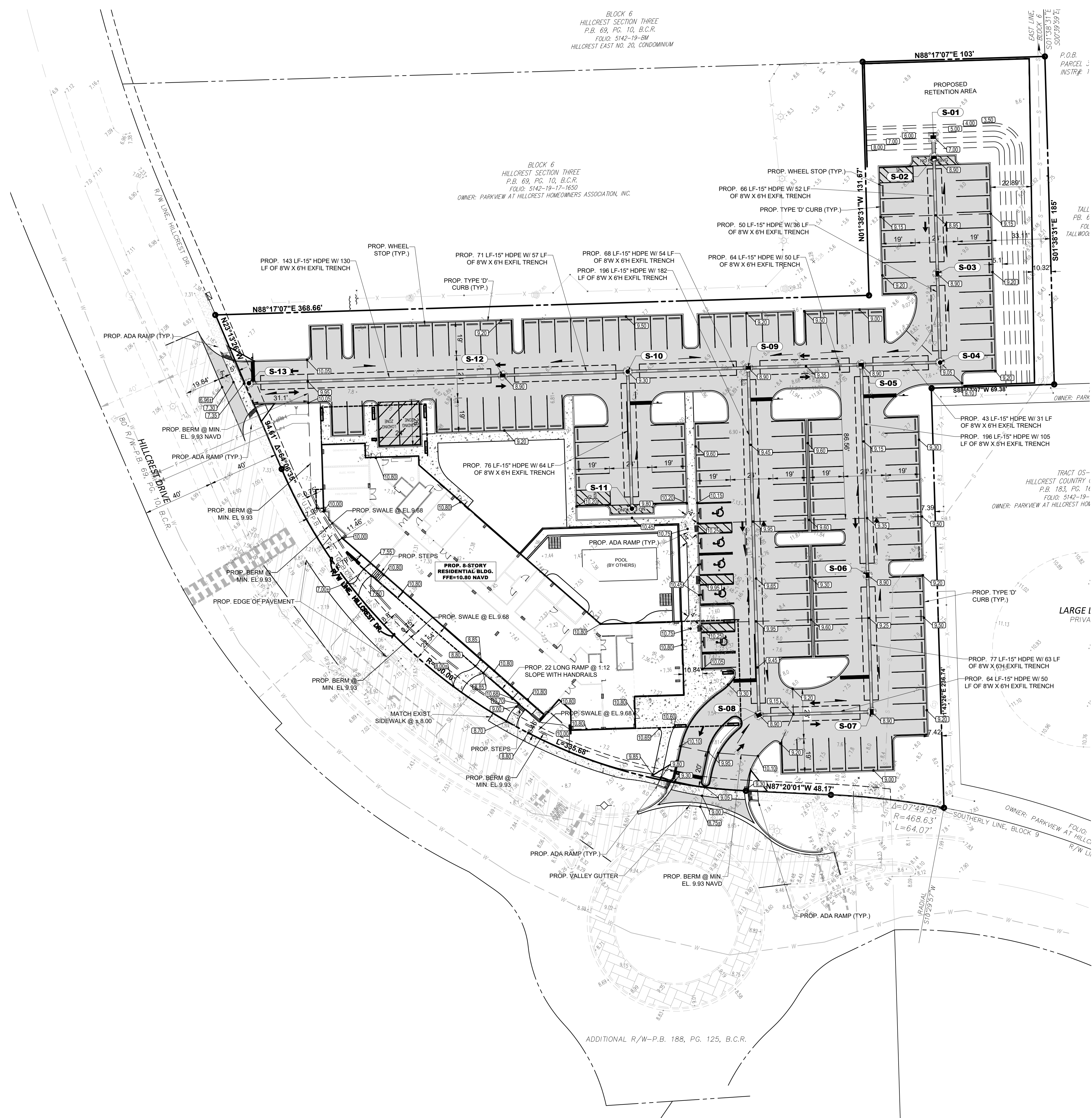
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DATE: 2/12/25  
 KEVIN A. BETANCOURT P.E.  
 FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80  
 SHEET: FT-1

DATE: Feb 12, 2025 3:42pm W:\HSQ\Broward\Civil\Projects\2024\2410-80 Hillcrest Drive Apartments\Drawings\Construction\Plans\241080-PDP.dwg



**SOUTH TOWER DRAINAGE STRUCTURE SCHEDULE**

- S-01** TYPE "P" BOX (48" ROUND W/ FDOT TYPE C DITCH BOTTOM INLET TOP)  
R.E.: .7.00  
I.E.: 2.50 S
- S-02** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)  
R.E.: .8.90  
I.E.: 2.50 N  
I.E.: 2.50 S (P.R.B.)
- S-03** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)  
R.E.: .8.90  
I.E.: 2.50 N  
I.E.: 2.50 S (P.R.B.)
- S-04** TYPE "P" BOX (48" ROUND W/ U.S.F. 580 RING AND COVER)  
R.E.: .9.05  
I.E.: 2.50 N  
I.E.: 2.50 W
- S-05** TYPE "J" BOX (60" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)  
R.E.: .8.90  
I.E.: 2.50 S (P.R.B.)  
I.E.: 2.50 E (P.R.B.)  
I.E.: 2.50 W (P.R.B.)
- S-06** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)  
R.E.: .8.90  
I.E.: 2.50 N (P.R.B.)  
I.E.: 2.50 S (P.R.B.)
- S-07** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)  
R.E.: .8.90  
I.E.: 2.50 N (P.R.B.)  
I.E.: 2.50 W (P.R.B.)
- S-08** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)  
R.E.: .8.90  
I.E.: 2.50 N (P.R.B.)  
I.E.: 2.50 E (P.R.B.)
- S-09** TYPE "J" BOX (60" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)  
R.E.: .8.90  
I.E.: 2.50 S (P.R.B.)  
I.E.: 2.50 E (P.R.B.)  
I.E.: 2.50 W (P.R.B.)
- S-10** TYPE "J" BOX (60" ROUND W/ U.S.F. 580 RING AND COVER)  
R.E.: .9.30  
I.E.: 2.50 S  
I.E.: 2.50 W  
I.E.: 2.50 E
- S-11** TYPE "P" BOX (48" ROUND W/ U.S.F. 580 RING AND COVER)  
R.E.: .9.60  
I.E.: 2.50 N
- S-12** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)  
R.E.: .8.90  
I.E.: 2.50 E (P.R.B.)  
I.E.: 2.50 W (P.R.B.)
- S-13** TYPE "P" BOX (48" ROUND W/ U.S.F. 580 RING AND COVER)  
R.E.: .7.35  
I.E.: 2.50 E

**DATUM NOTE:**  
ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NOTE:  
ANY LIP FROM 1/4" BUT NOT GRATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

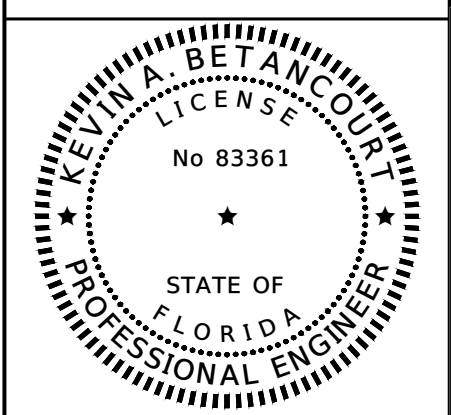
**HATCH LEGEND**

- PROPOSED ASPHALT PAVEMENT (SEE PD-5 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-5 FOR SECTION DETAILS)
- PROPOSED MILL (1" THICK MIN.) AND OVERLAY ASPHALT

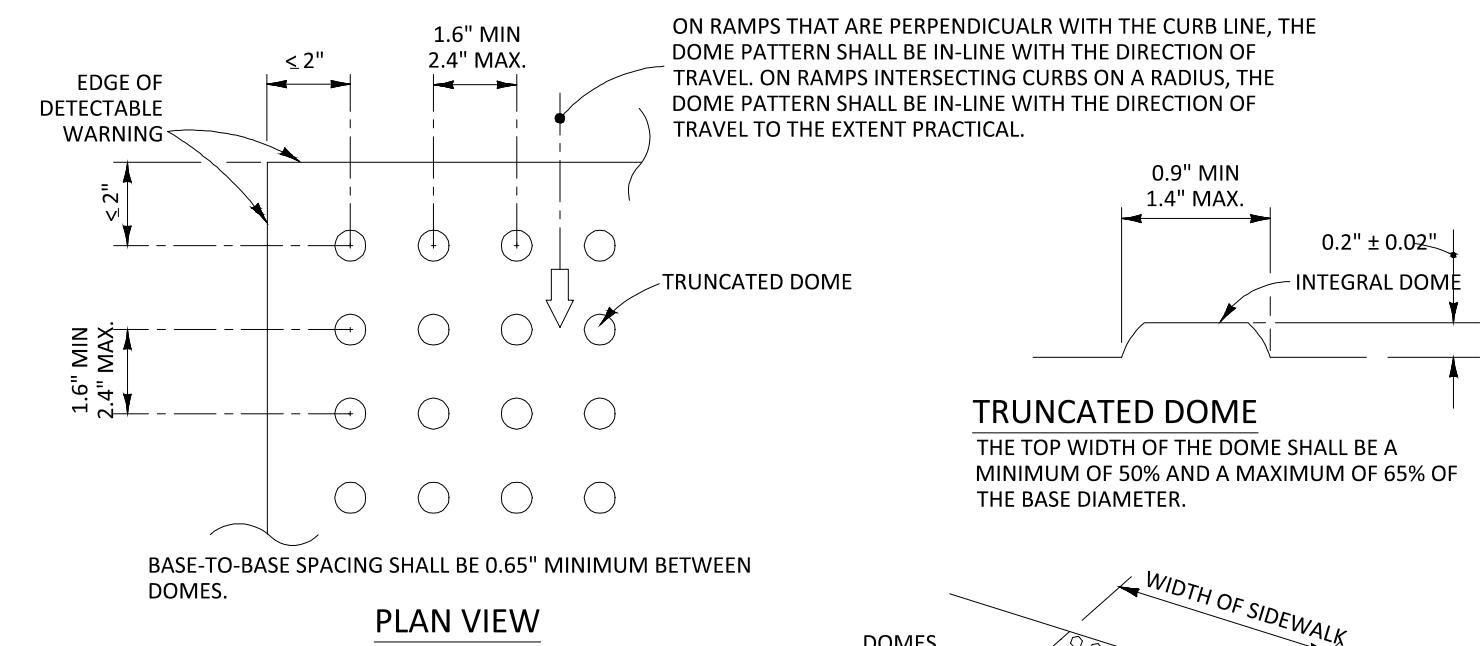
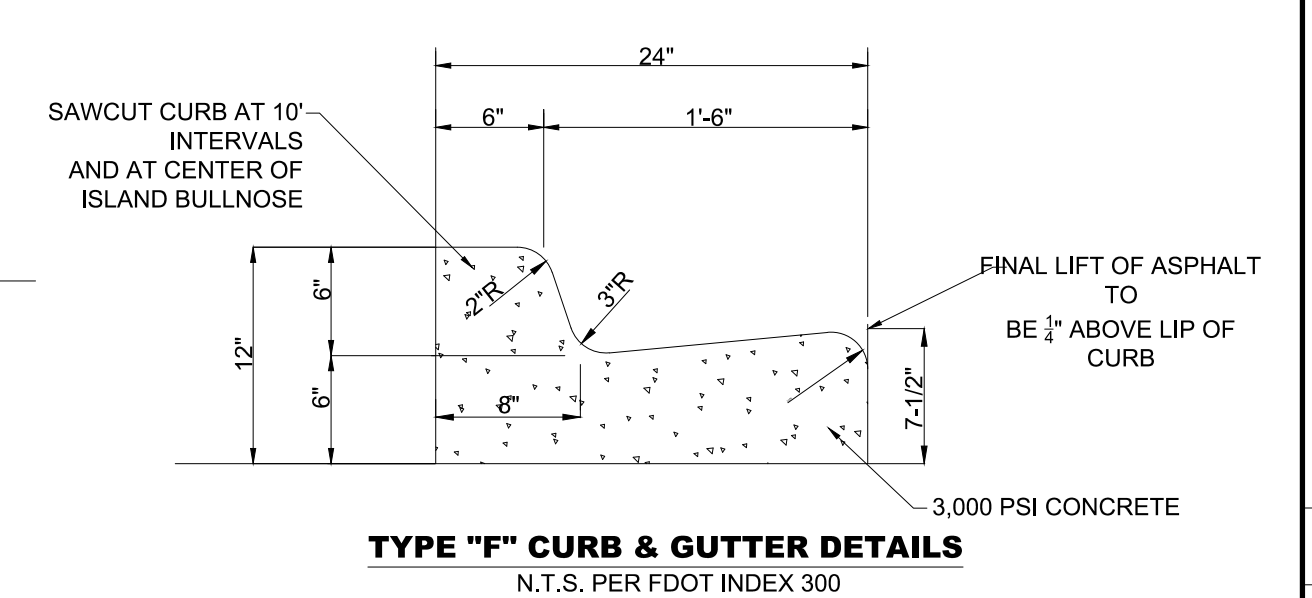
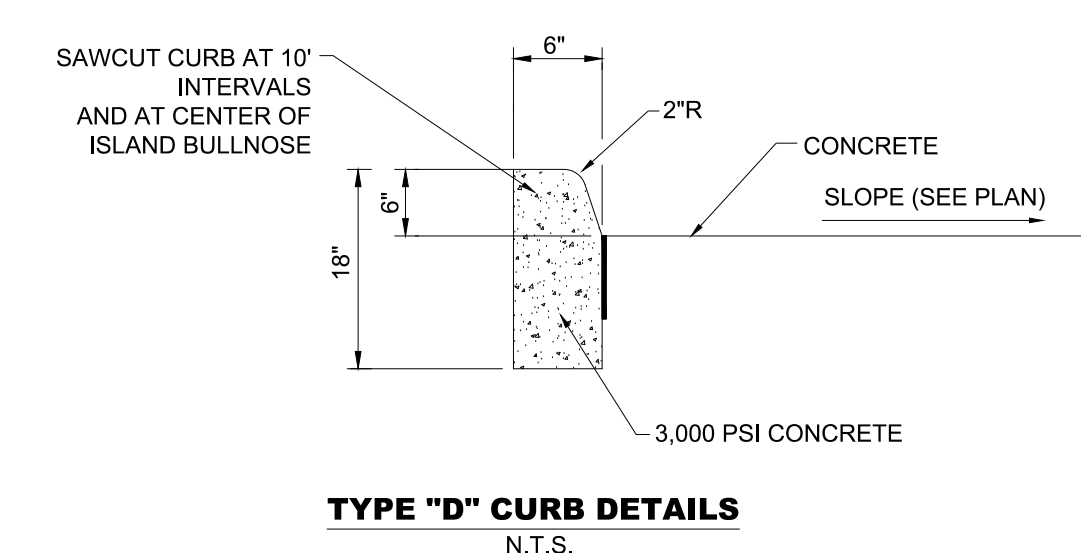
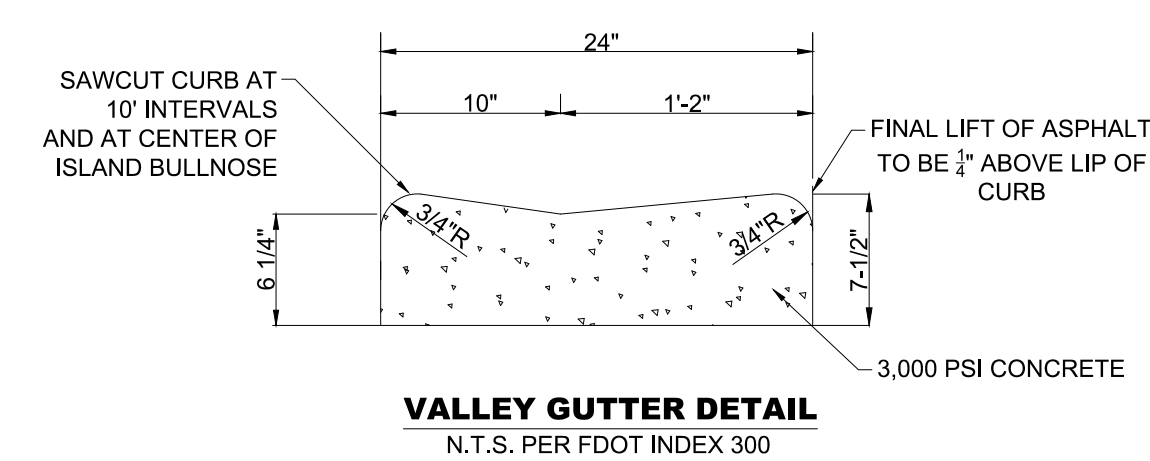
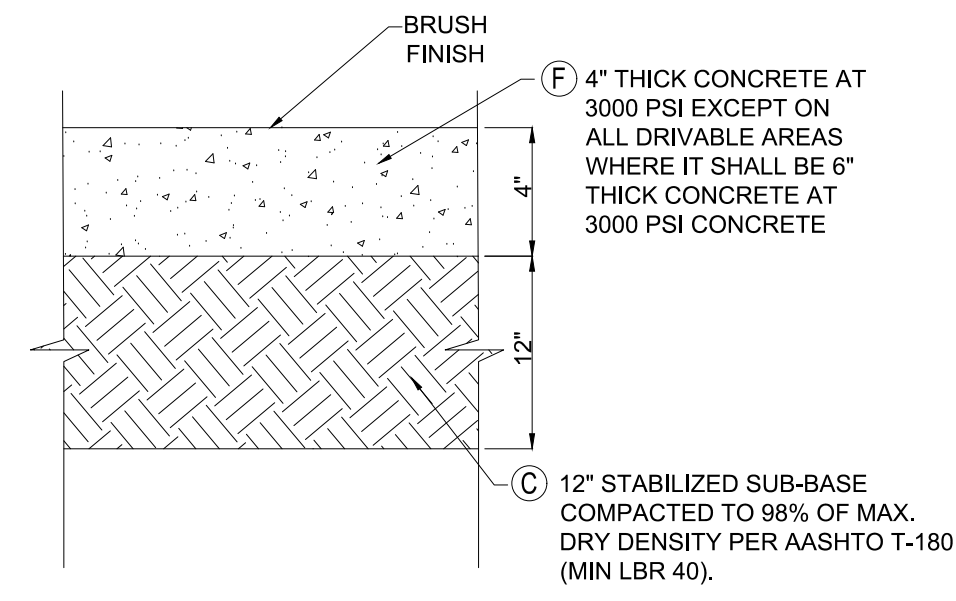
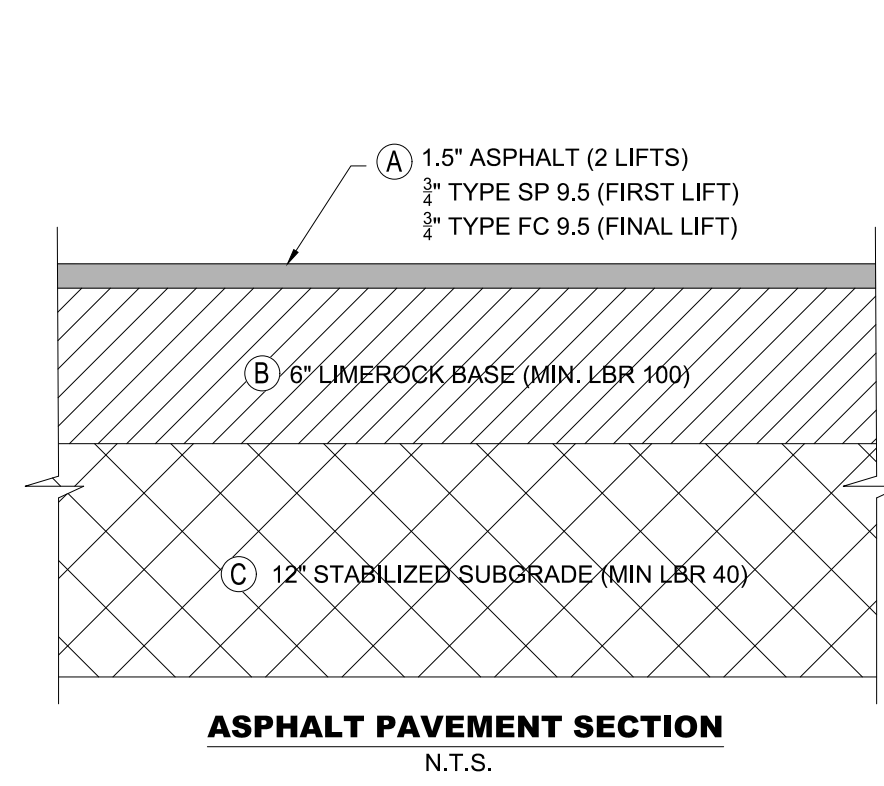


**HILLCREST APARTMENTS**  
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021  
PAVING AND DRAINAGE PLAN

DATE:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

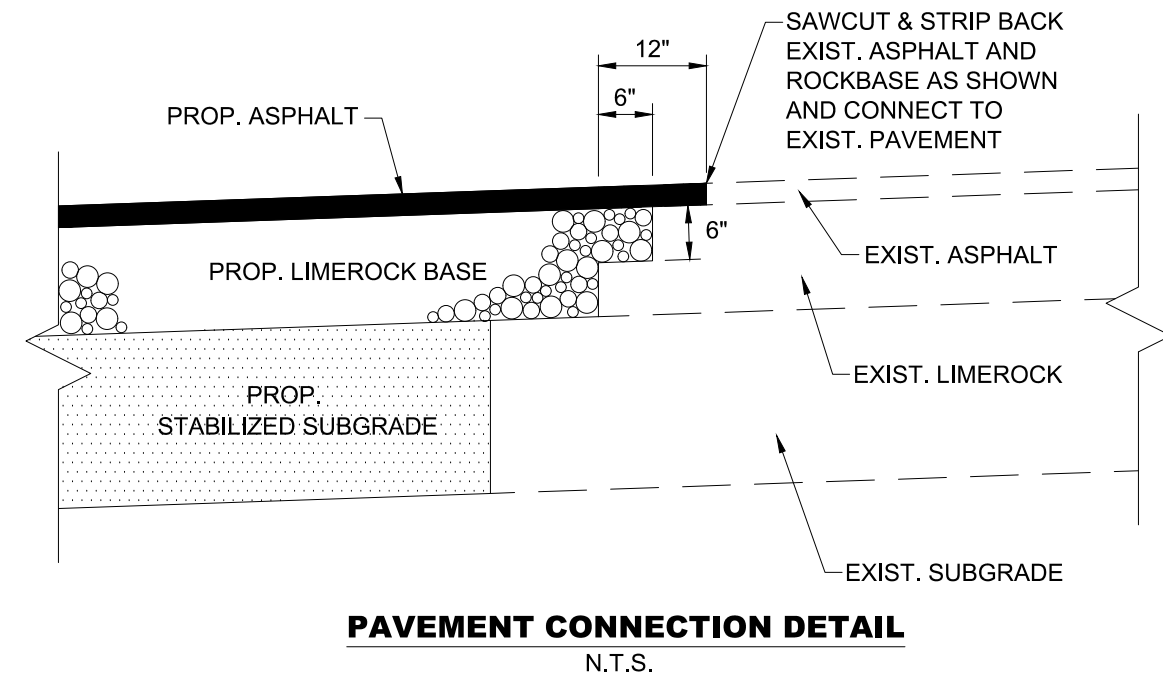


DATE: 2/12/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361  
PROJECT: 2410-80  
SHEET: PD-1

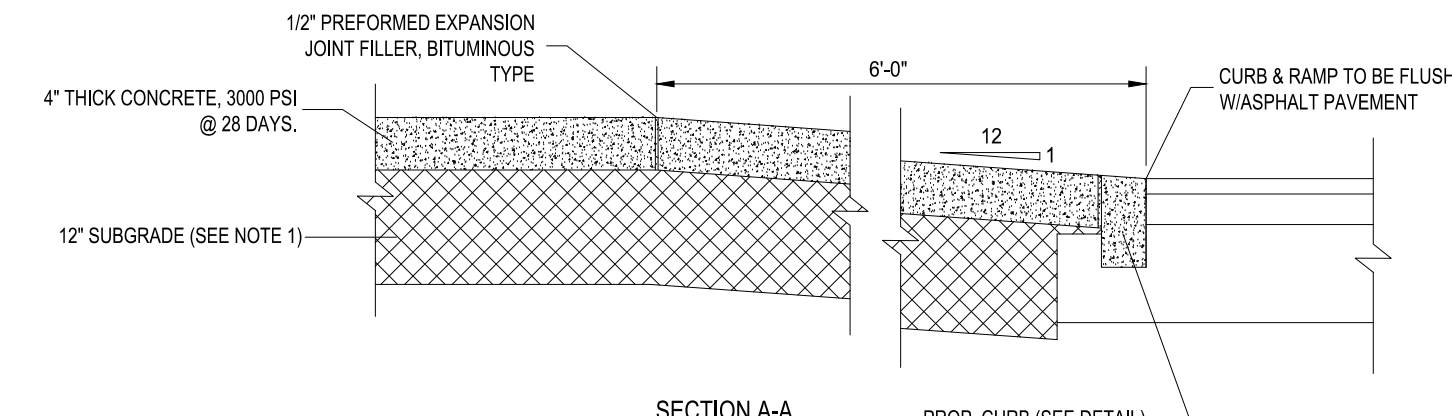


- NOTE:
1. DETECTABLE WARNING TO BE INSTALLED IN ACCORDANCE WITH FDOT SPECIFICATION 527
  2. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB WITHIN FOOT ROW'S AND 36 INCHES (914.4 mm) FROM THE BACK OF CURB AT ALL OTHER LOCATIONS.

DETECTABLE WARNING DETAIL

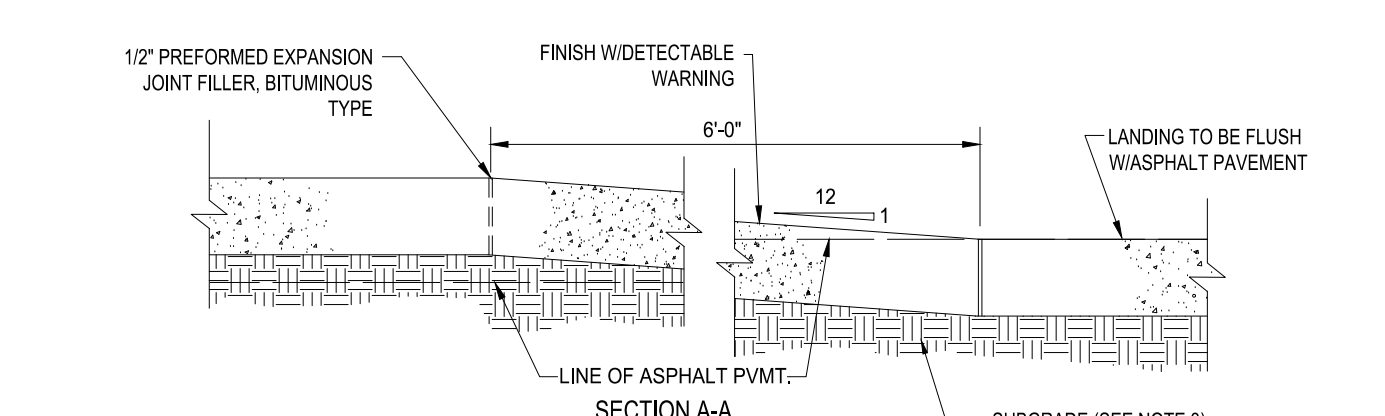


PAVEMENT CONNECTION DETAIL N.T.S.



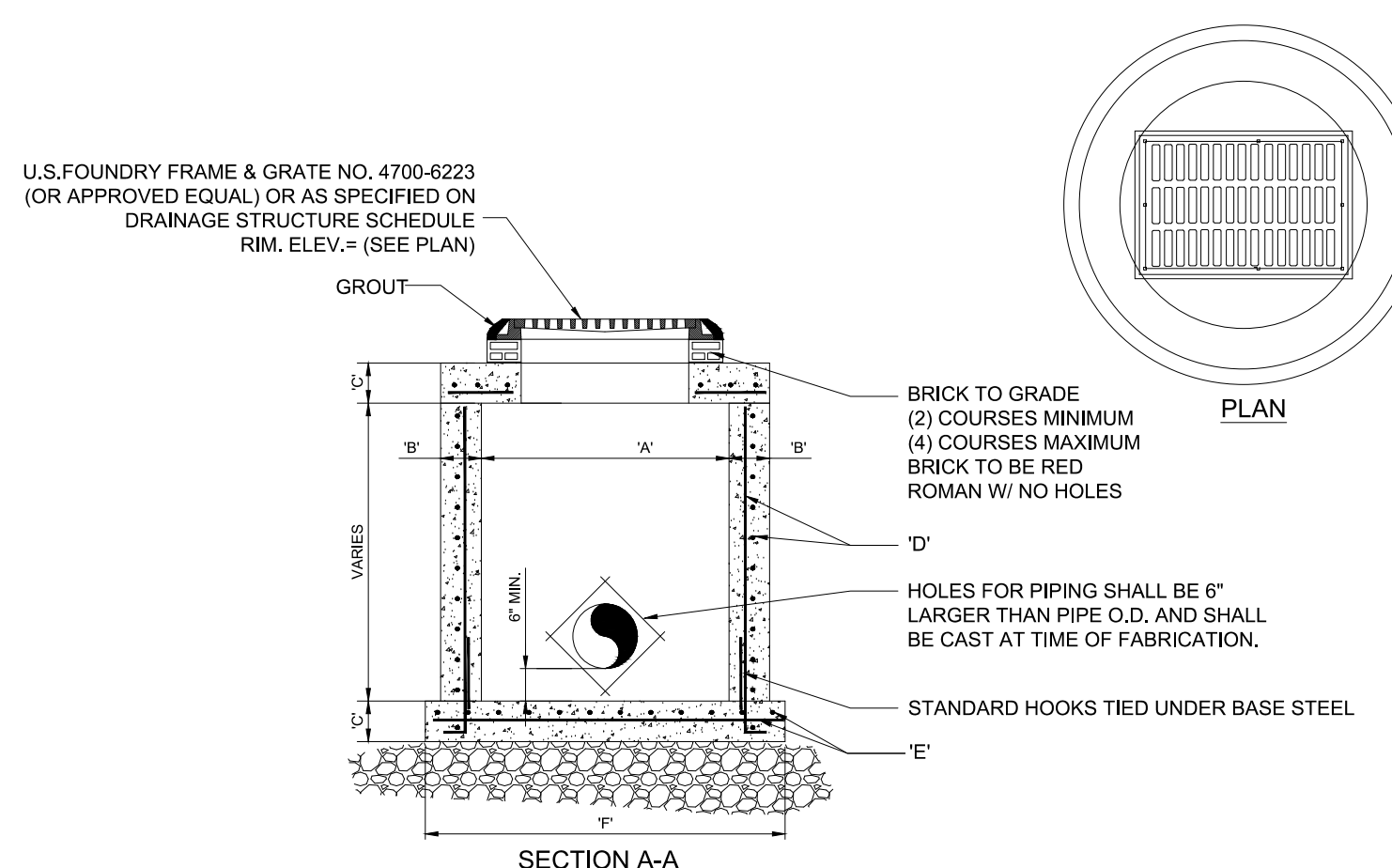
- NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-193
  2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
  3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
  4. LOWER LANDING NOT REQUIRED AT DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).

SIDEWALK CURB RAMP TYPE CR-B N.T.S. - PER F.D.O.T. INDEX 552-002



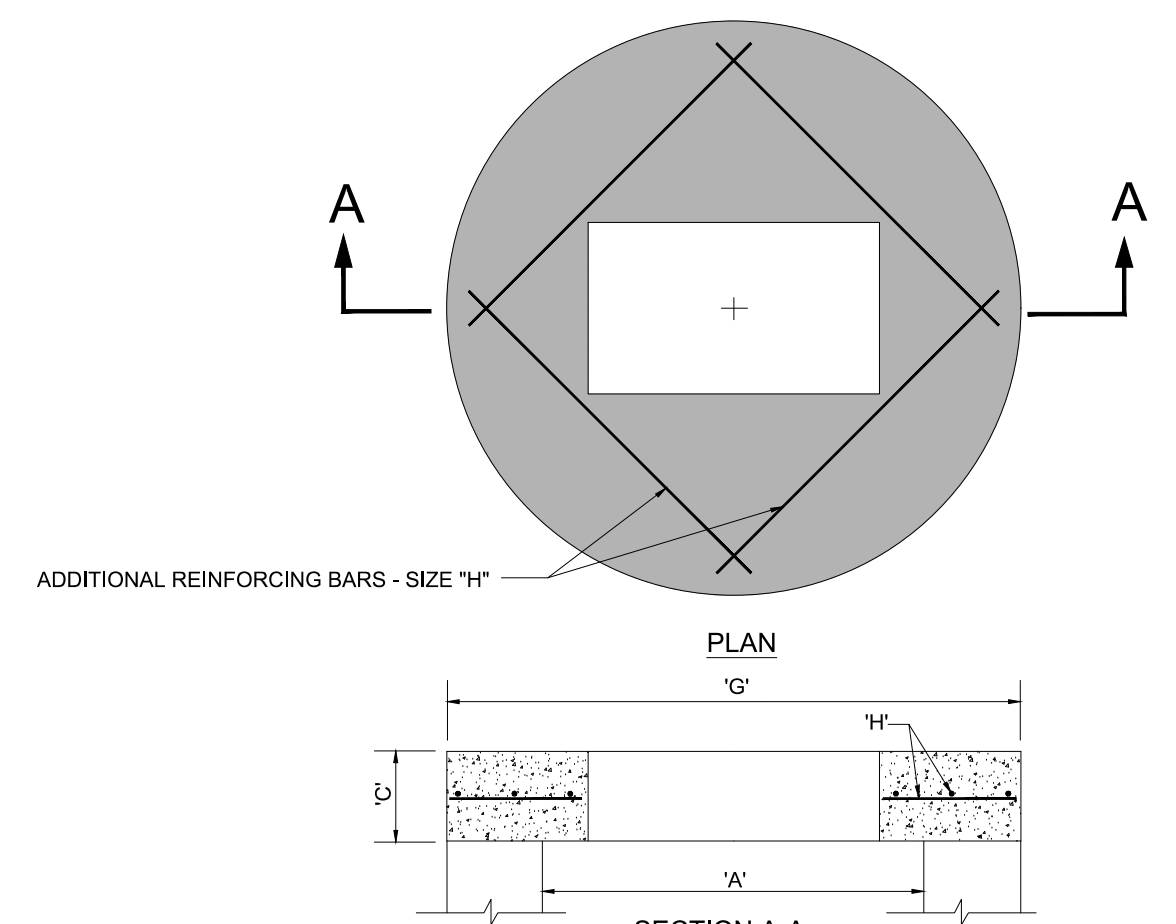
- NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 9.0 INCH AND A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF 0.2 INCH AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH.
  2. SIDEWALK SHALL BE 4\"/>

SIDEWALK CURB RAMP TYPE CR-C N.T.S. - PER F.D.O.T. INDEX 552-002



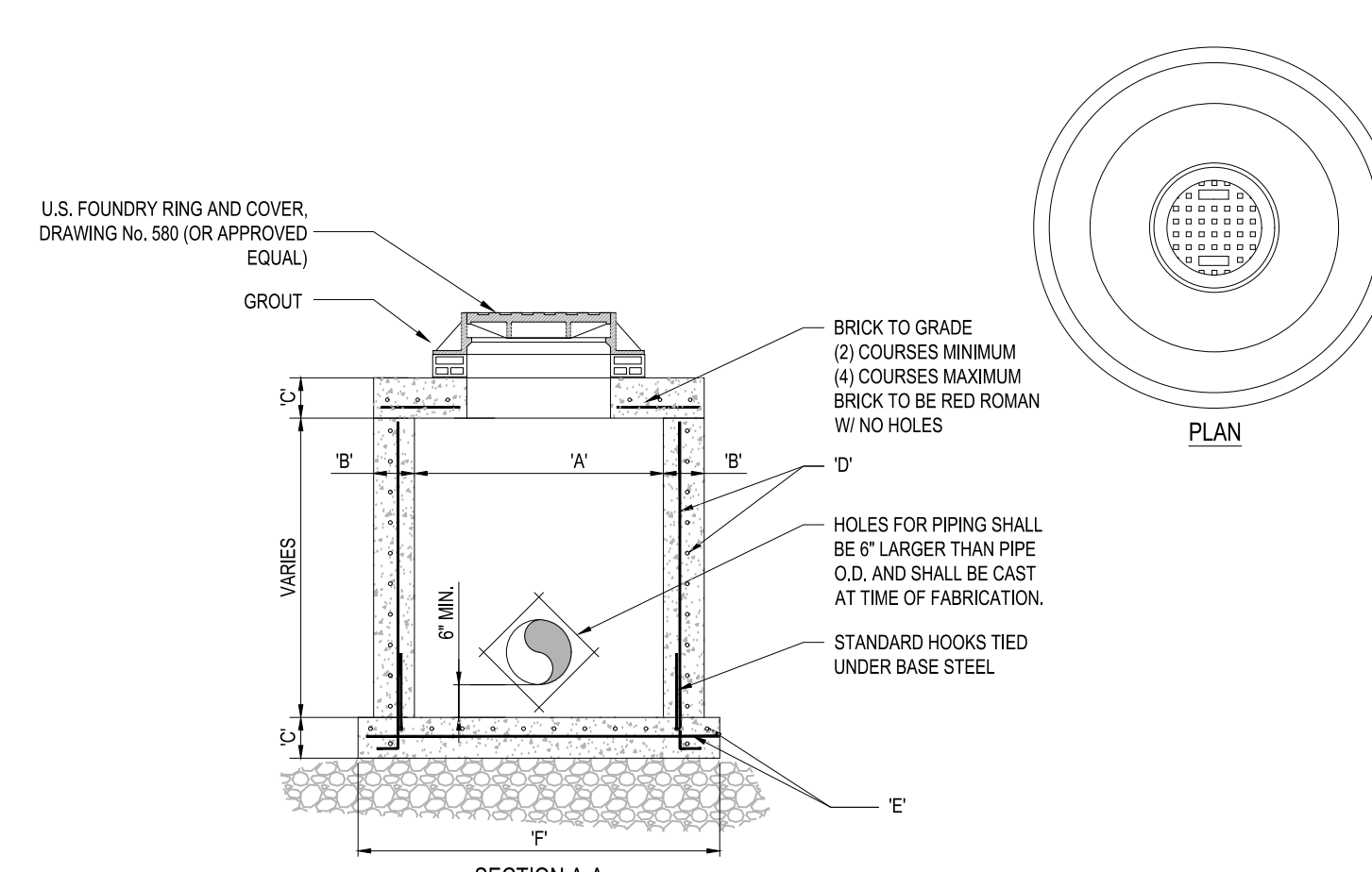
| TYPE | "A"     | "B" | "C" | "D"                             | "E"                | "F"      |
|------|---------|-----|-----|---------------------------------|--------------------|----------|
| C-4  | 4'-0" Ø | 8"  | 8"  | # 4 @ 12" C.C.E.W.              | # 4 @ 12" C.C.E.W. | 6'-4" Ø  |
| C-5  | 5'-0" Ø | 8"  | 8"  | # 5 @ 12" C.C.E.W.              | # 5 @ 12" C.C.E.W. | 7'-4" Ø  |
| C-6  | 6'-0" Ø | 8"  | 8"  | # 5 @ 12" C.C.E.W.              | # 5 @ 6" C.C.E.W.  | 8'-4" Ø  |
| C-7  | 7'-0" Ø | 8"  | 8"  | # 5 @ 12" C.C.E.W.              | # 5 @ 6" C.C.E.W.  | 9'-4" Ø  |
| C-8  | 8'-0" Ø | 10" | 10" | 2-W.W.M. w/ # 4 @ 12" C.C. VERT | # 5 @ 6" C.C.E.W.  | 10'-8" Ø |

PRE-CAST CIRCULAR CATCH BASIN STRUCTURE DETAIL N.T.S.



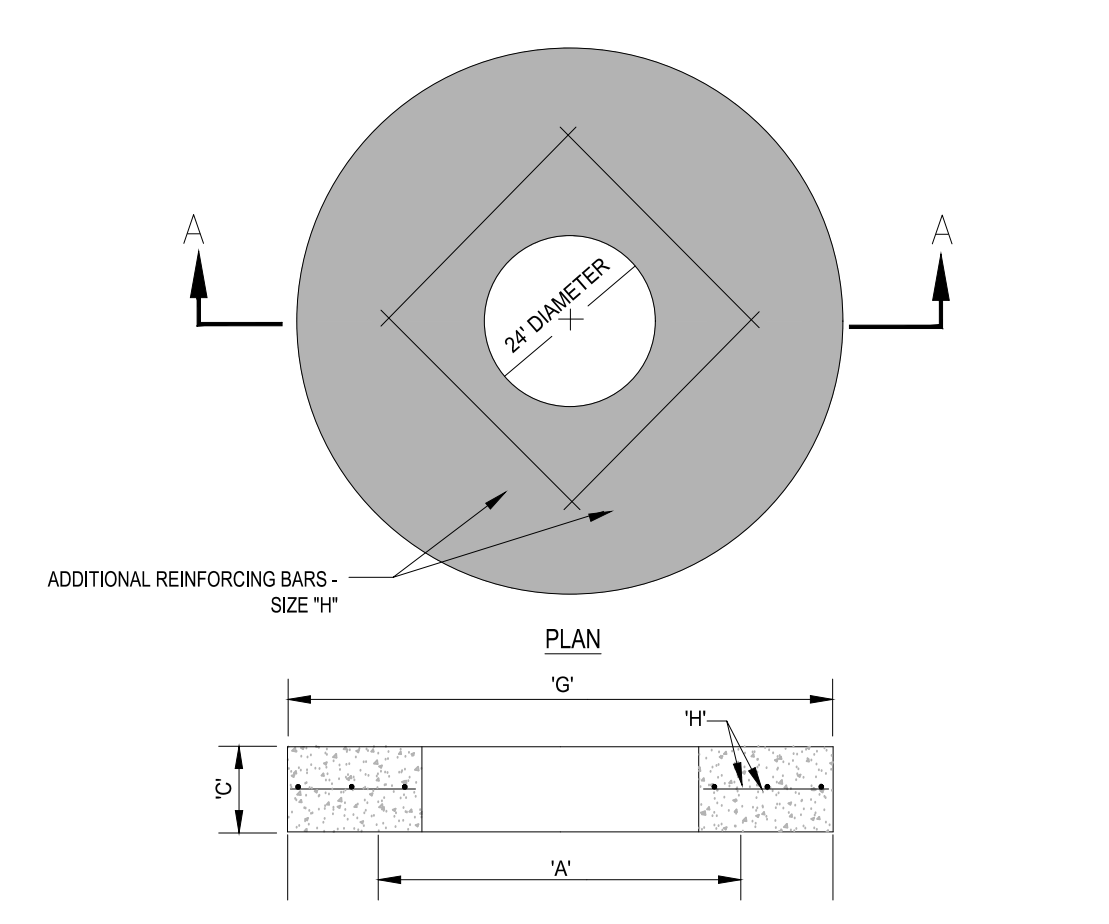
| TYPE | "A"     | "C" | "G"     | "H"               |
|------|---------|-----|---------|-------------------|
| C-4  | 4'-0" Ø | 8"  | 5'-4" Ø | # 4 @ 6" C.C.E.W. |
| C-5  | 5'-0" Ø | 8"  | 6'-4" Ø | # 5 @ 8" C.C.E.W. |
| C-6  | 6'-0" Ø | 8"  | 7'-4" Ø | # 5 @ 6" C.C.E.W. |
| C-7  | 7'-0" Ø | 8"  | 8'-4" Ø | # 5 @ 6" C.C.E.W. |
| C-8  | 8'-0" Ø | 10" | 9'-8" Ø | # 5 @ 6" C.C.E.W. |

PRE-CAST CIRCULAR CATCH BASIN TOP SLAB DETAIL N.T.S.



| TYPE | "A"     | "B" | "C" | "D"                           | "E"                | "F"      |
|------|---------|-----|-----|-------------------------------|--------------------|----------|
| M-4  | 4'-0" Ø | 8"  | 8"  | # 4 @ 12" C.C.E.W.            | # 4 @ 12" C.C.E.W. | 6'-4" Ø  |
| M-5  | 5'-0" Ø | 8"  | 8"  | # 5 @ 12" C.C.E.W.            | # 5 @ 12" C.C.E.W. | 7'-4" Ø  |
| M-6  | 6'-0" Ø | 8"  | 8"  | # 5 @ 12" C.C.E.W.            | # 5 @ 6" C.C.E.W.  | 8'-4" Ø  |
| M-7  | 7'-0" Ø | 8"  | 8"  | # 5 @ 12" C.C.E.W.            | # 5 @ 6" C.C.E.W.  | 9'-4" Ø  |
| M-8  | 8'-0" Ø | 10" | 10" | 2-W.W.M. w/ 4 @ 12" C.C. VERT | # 5 @ 6" C.C.E.W.  | 10'-8" Ø |

PRE-CAST CIRCULAR MANHOLE STRUCTURE DETAIL N.T.S.



| TYPE | "A"     | "C" | "G"     | "H"               |
|------|---------|-----|---------|-------------------|
| M-4  | 4'-0" Ø | 8"  | 5'-4" Ø | # 4 @ 6" C.C.E.W. |
| M-5  | 5'-0" Ø | 8"  | 6'-4" Ø | # 5 @ 8" C.C.E.W. |
| M-6  | 6'-0" Ø | 8"  | 7'-4" Ø | # 5 @ 6" C.C.E.W. |
| M-7  | 7'-0" Ø | 8"  | 8'-4" Ø | # 5 @ 6" C.C.E.W. |
| M-8  | 8'-0" Ø | 10" | 9'-8" Ø | # 5 @ 6" C.C.E.W. |

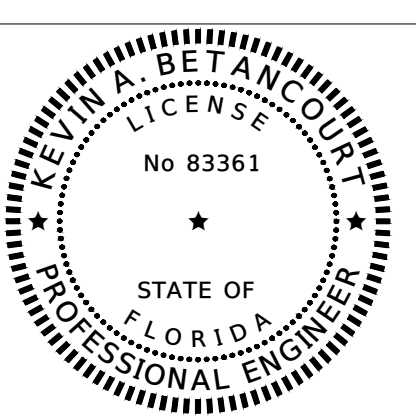
PRE-CAST CIRCULAR MANHOLE TOP SLAB DETAIL N.T.S.

DATE: Feb. 12, 2025 - 3:42pm W:\1650 Brewer\Civil Projects\2024\2410-80 Hillcrest Drive Apartments\Drawings\Construction\Plans\241080-PDD.DWG



**HILLCREST APARTMENTS**  
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021  
PAVING AND DRAINAGE DETAILS

DATE: 02/25  
DESIGNED BY: JAL  
DRAWN BY: MR  
CHECKED BY: KB



DATE: 2/12/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

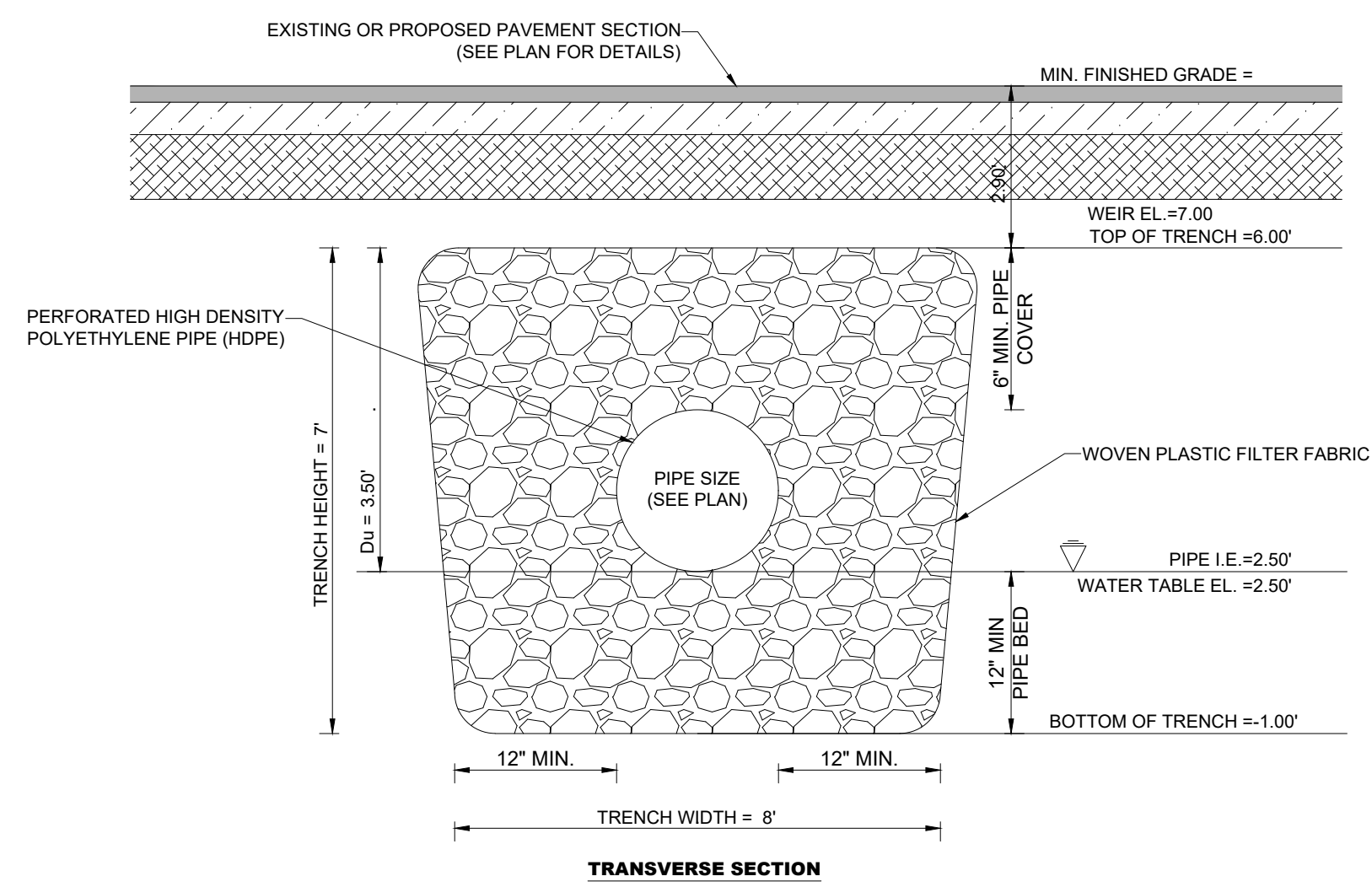
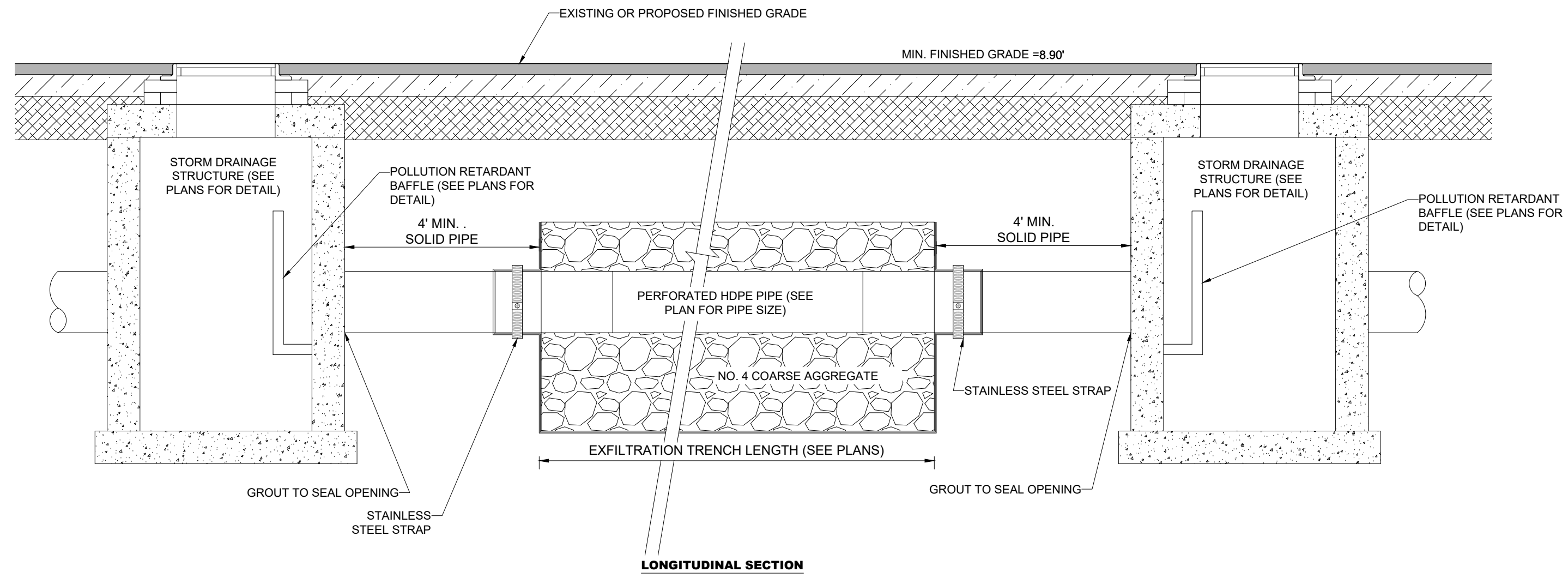
PROJECT: 2410-80

SHEET: PD-2

NO. DATE BY REVISIONS

C26258 - LB7924

This seal is the property of the State of Florida and shall not be used by any other person without the express written consent of the State of Florida. The seal shall be used only for the project and shall not be used for any other project.



NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF NO. 4 COARSE AGGREGATE AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH MONOFILAMENT POLYPROPYLENE GEOTEXTILE OR APPROVED EQUAL TYPE FILTER FABRIC.
4. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH.
5. IN AREAS WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED OVER TRENCH, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF COMPACTED LIMEROCK (LBR100).

**EXFILTRATION TRENCH DETAIL**  
N.T.S.

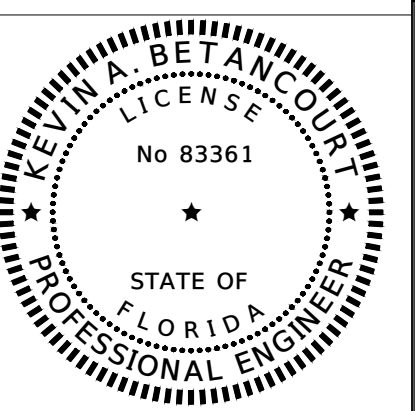
| NO | DATE | BY | REVISIONS |
|----|------|----|-----------|
|    |      |    |           |



**HILLCREST APARTMENTS**  
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

PAVING AND DRAINAGE DETAILS

DATE: 02/25  
DESIGNED BY: JAL  
DRAWN BY: MR  
CHECKED BY: KB

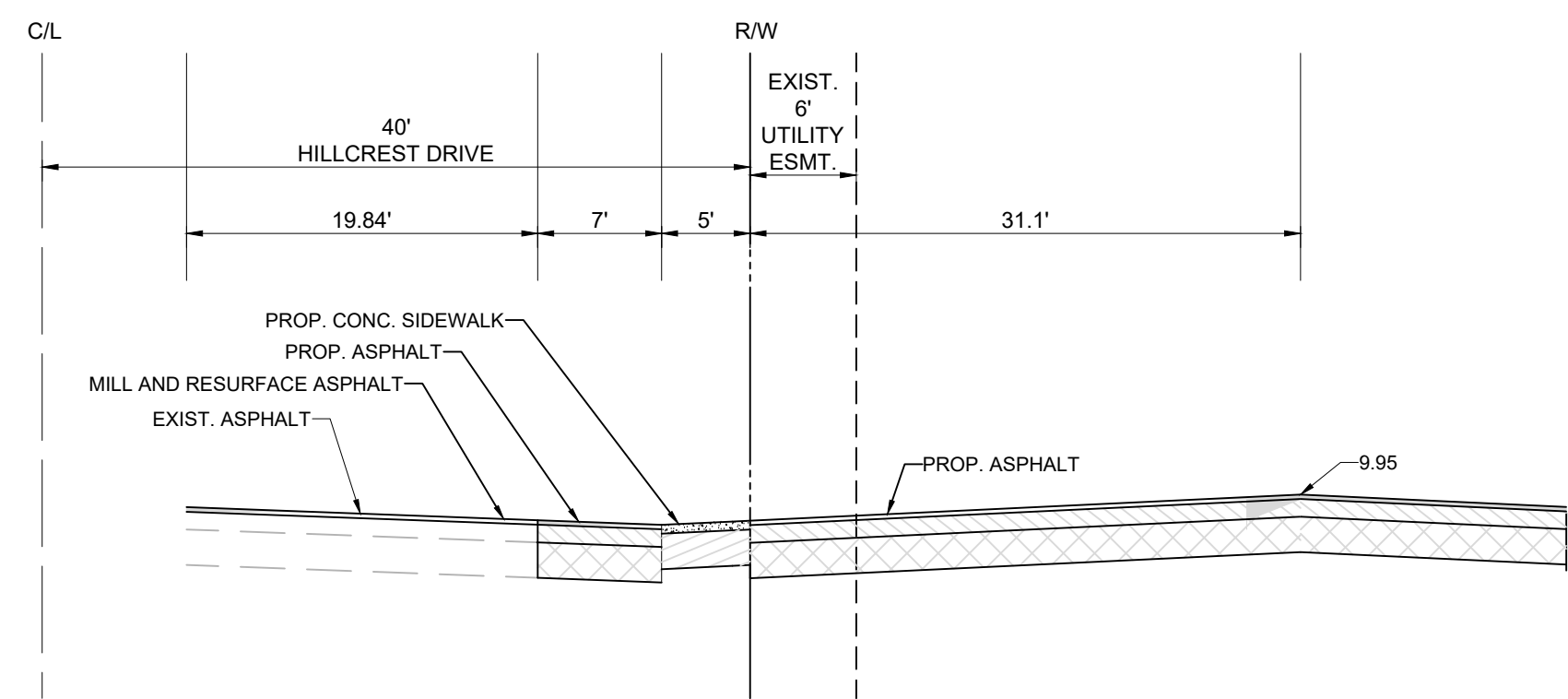


DATE: 2/12/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

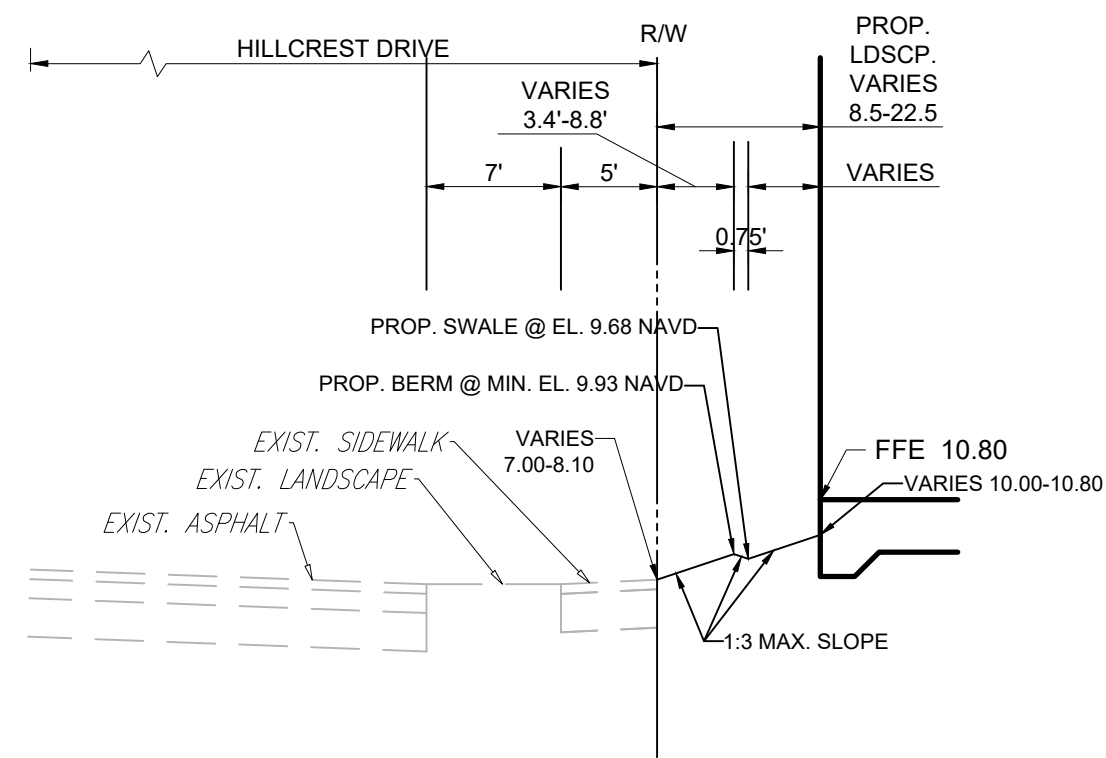
PROJECT: 2410-80

SHEET: PD-3

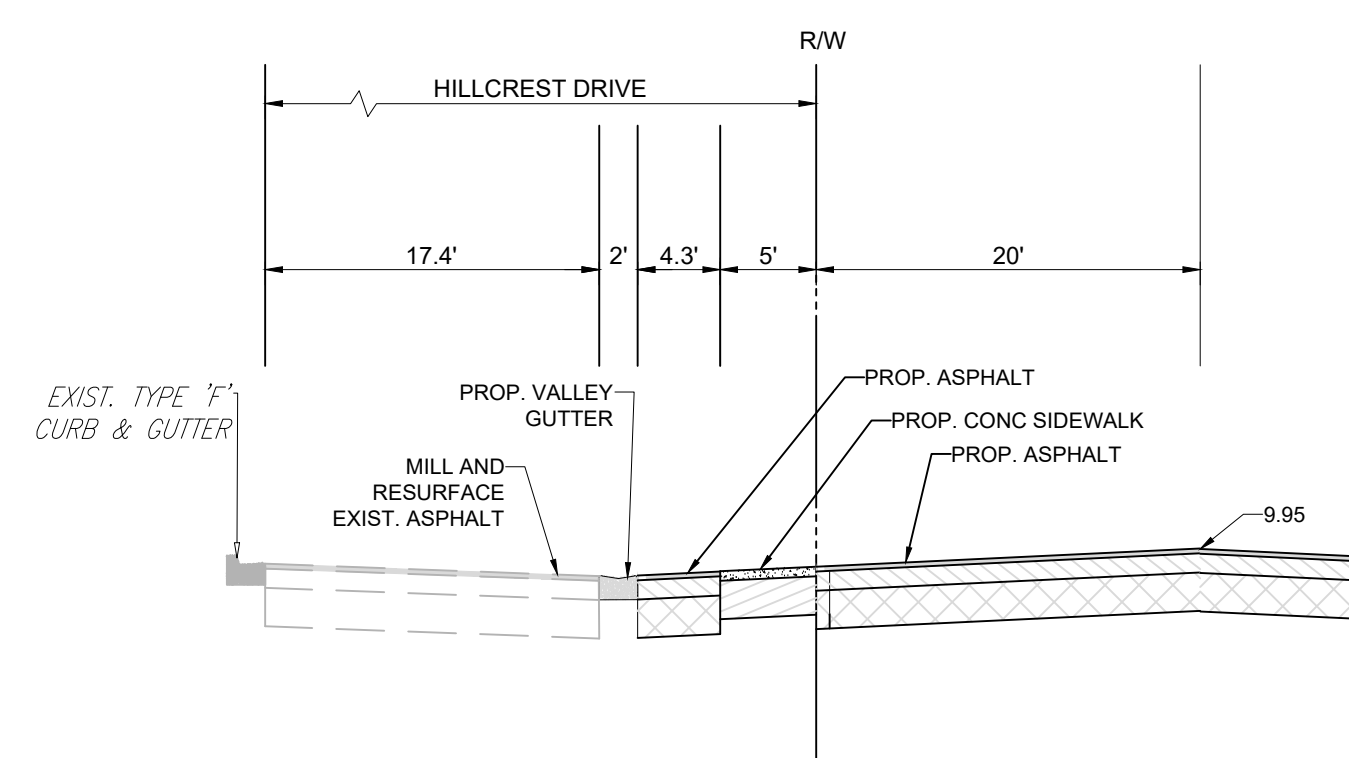




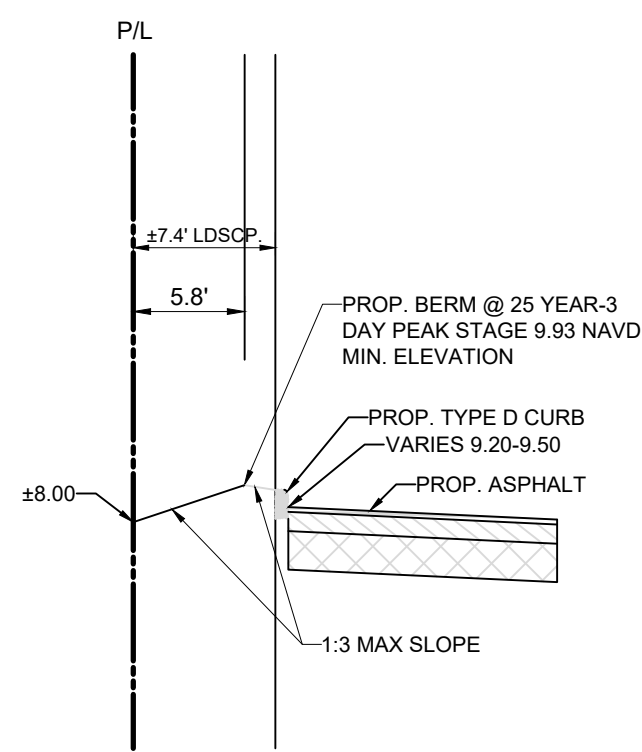
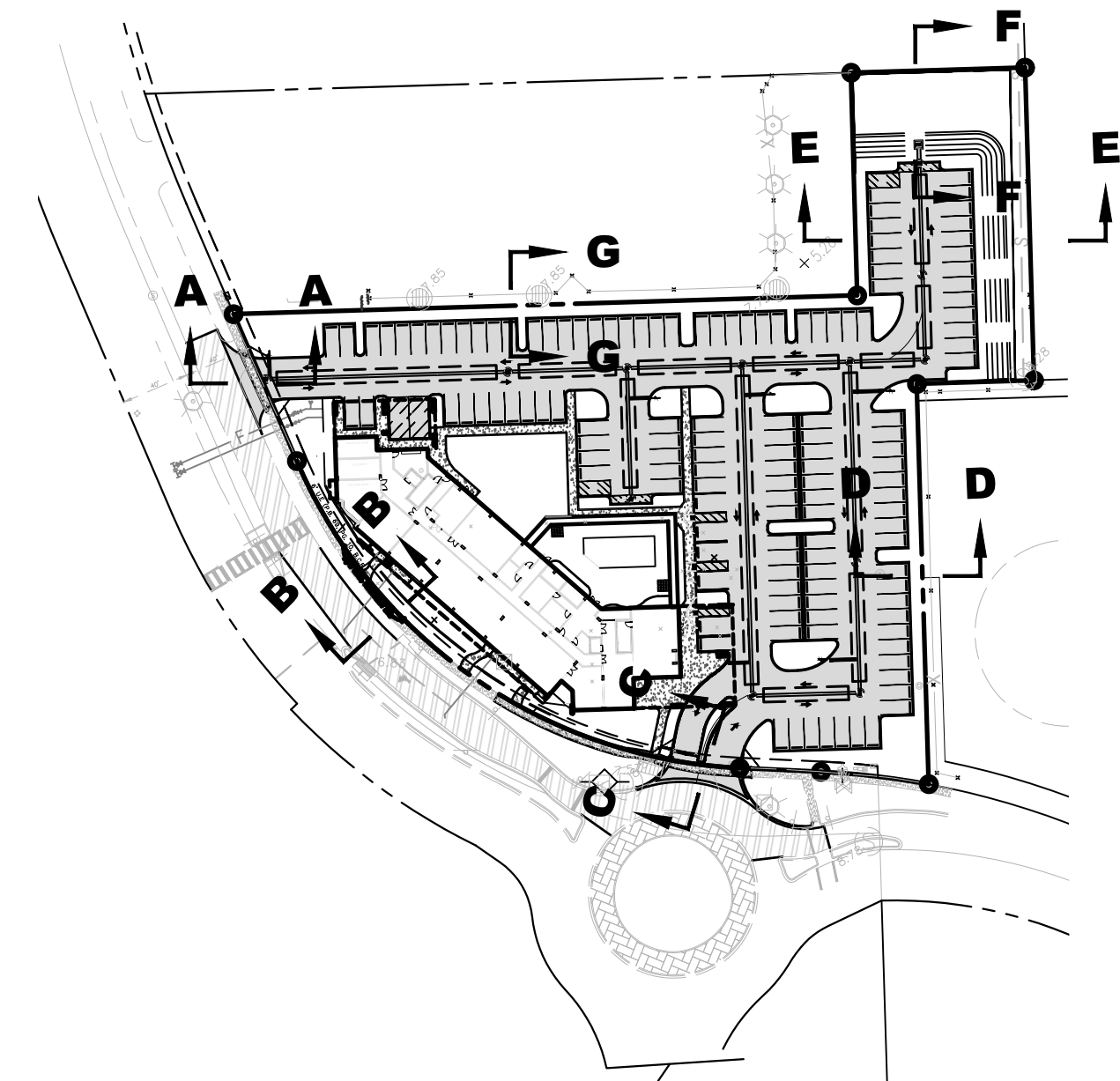
**SECTION A-A**  
SCALE: NOT TO SCALE



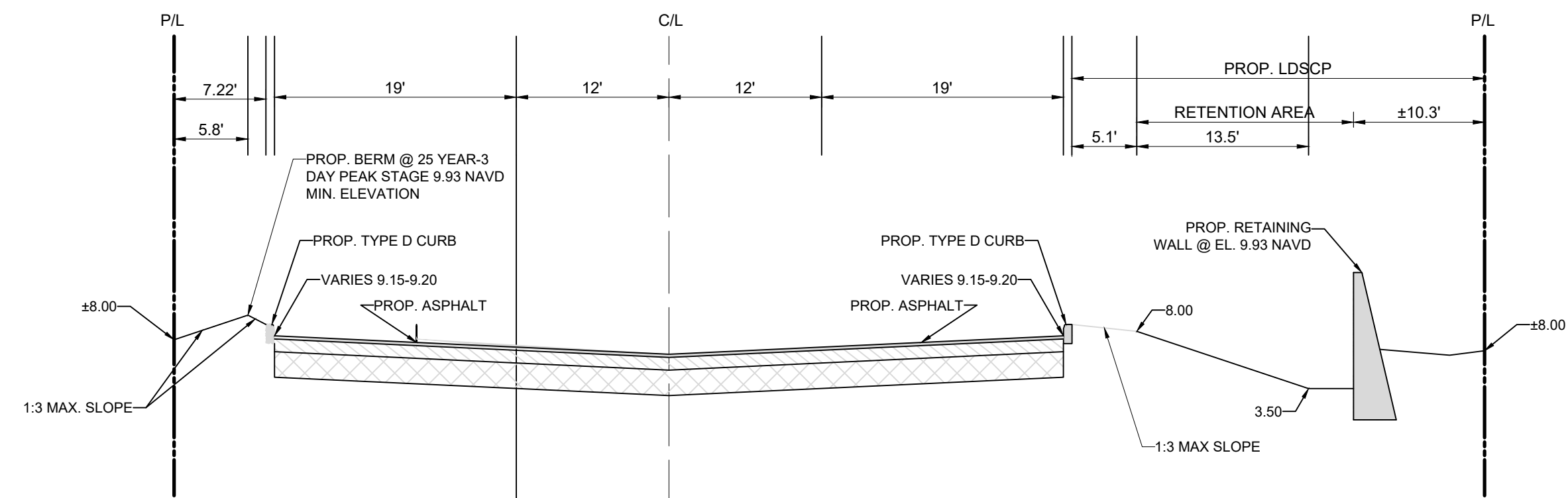
**SECTION B-B**  
SCALE: NOT TO SCALE



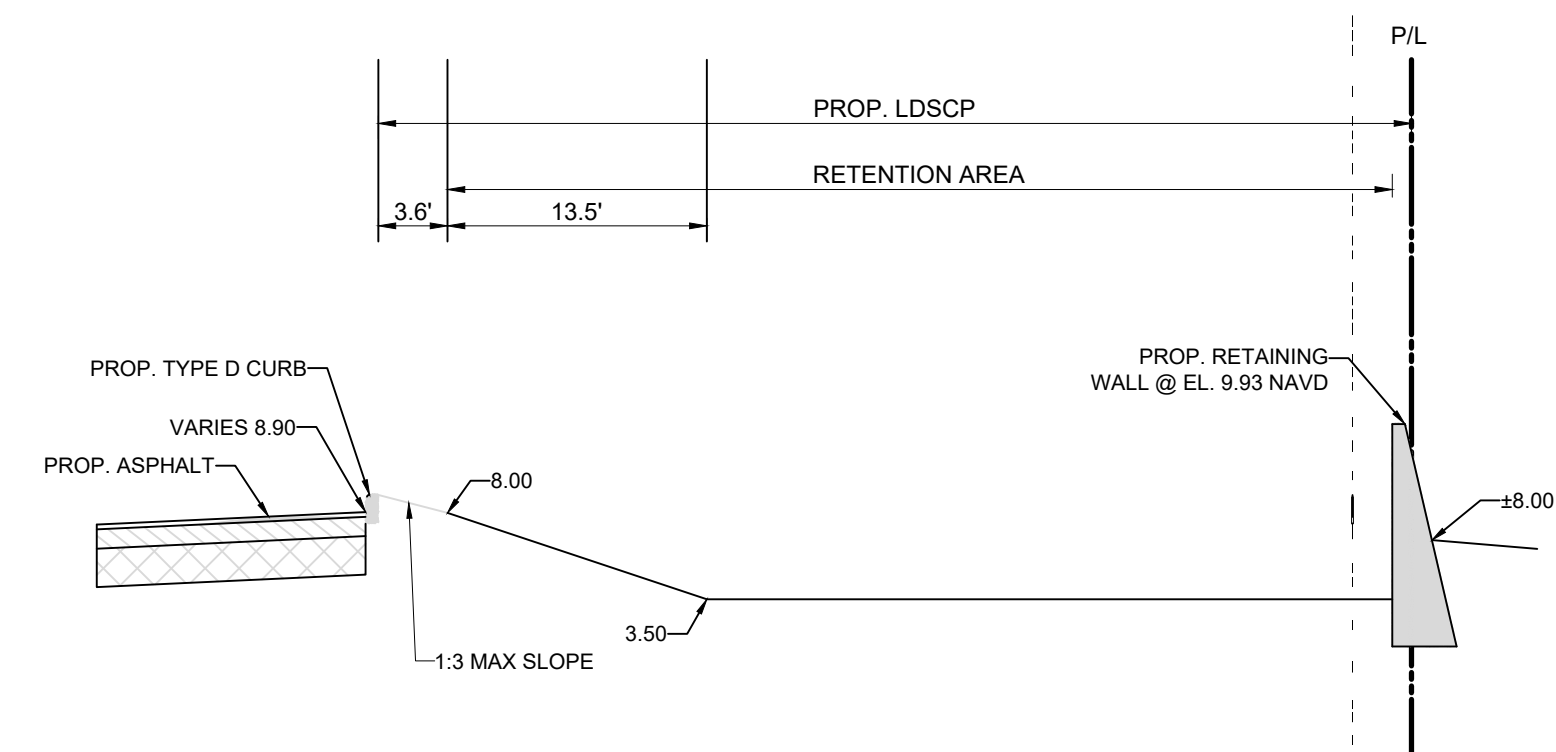
**SECTION C-C**  
SCALE: NOT TO SCALE



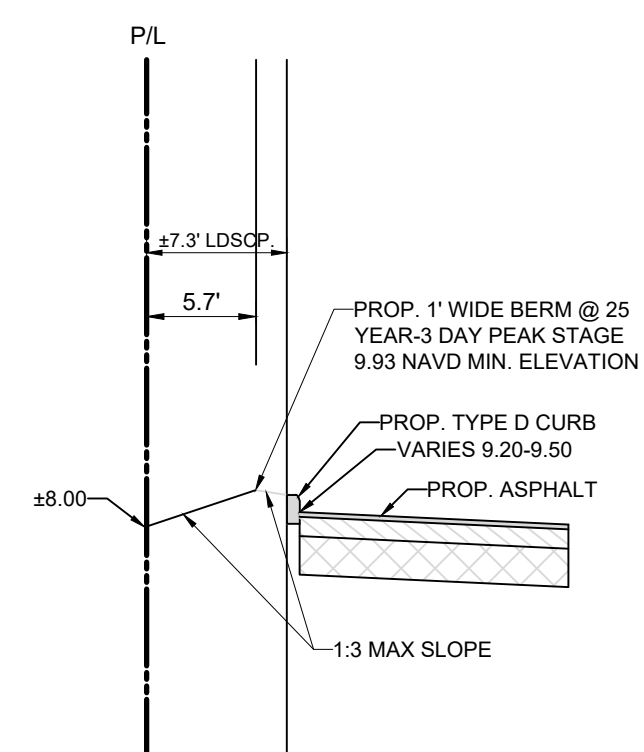
**SECTION D-D**  
SCALE: NOT TO SCALE



**SECTION E-E**  
SCALE: NOT TO SCALE



**SECTION F-F**  
SCALE: NOT TO SCALE



**SECTION G-G**  
SCALE: NOT TO SCALE

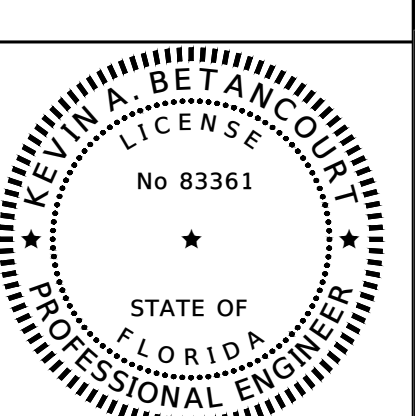
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**HILLCREST APARTMENTS**  
**1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021**

**CROSS SECTIONS**

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_



DATE: 2/12/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

SHEET: PD-4



|  |   |
|--|---|
| PROJECT LOCATION:  | 1101 HILLCREST DRIVE, CITY OF HOLLYWOOD, FLORIDA.   |
| TOTAL AREA OF THE SITE:  | 2.453 ACRES   |
| TOTAL AREA OF THE SITE TO BE DISTURBED   | 2.453   |
| DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY   | CONSTRUCTION OF AN 8-STORY MIXED TOWERS.  |
| DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:  | <ol style="list-style-type: none"> <li>CLEAR &amp; GRUB EXISTING VEGETATION WITHIN THE SITE.</li> <li>HAUL OFF SITE CLEARED MATERIAL.</li> <li>EXPORT FILL OFF SITE</li> <li>START SITE EARTHWORK GRADING.</li> </ol> |
| EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:                          | EXISTING SOILS ARE CLASSIFIED AS MEDIUM SAND (SP) WITH LIMESTONE UNDERNEATH.  |
| ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:  | ALL DRAINAGE AND DEWATERING TO REMAIN ON SITE   |
| LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT: | DISCHARGE POINTS: N/A RECEIVING WATER BODY: N/A   |

|   |  |
|---|--|
| THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE: | NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATIONS.             |
| THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:                               | NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.               |
| WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:             | TEMPORARY WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY. |
| OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:  | CONSTRUCT TEMPORARY GRAVEL ENTRANCE (REFER TO EROSION CONTROL DETAILS ON SHEET SWPP-3)                   |
| OTHER:  | N/A  |

|   |
|---|
| GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPs) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS. |
| <ol style="list-style-type: none"> <li>A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.</li> <li>ROCK BAGS SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INLETS.</li> </ol>  |
| DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.   |
| THE PERIMETER SILT FENCE AND WIND SCREEN SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT PERIMETER BERM HAS BEEN CONSTRUCTED AND STABILIZED.  |
| DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.  |
| <ol style="list-style-type: none"> <li>SILT FENCES</li> <li>ROCK BAGS</li> <li>TURBIDITY BARRIERS</li> </ol>  |

|   |
|---|
| INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM). |
| <ol style="list-style-type: none"> <li>PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.</li> <li>INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.</li> </ol>  |

|  |
|--|
| IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED. |
| NONE   |

|  |
|--|
| DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.                    |
| <ol style="list-style-type: none"> <li>NO TEMPORARY SEDIMENT BASINS WILL BE USED DURING THE CONSTRUCTION OF THIS PROJECT.</li> <li>DEWATERING OPERATIONS WILL BE HANDLED THROUGH TWO (2) TEMPORARY ON-SITE DISCHARGE WELLS. ALL CONSTRUCTION EFFLUENT WILL BE DISCHARGED INTO AN APPROVED G-III AQUIFER PER FLORIDA ADMINISTRATIVE CODE (FAC) 62-520.410.</li> </ol> |

|   |
|---|
| DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.   |
| <ol style="list-style-type: none"> <li>THE STORMWATER MANAGEMENT CONTROLS FOR THIS DEVELOPMENT WILL CONSIST OF THREE (3) PERMANENT ON-SITE STORMWATER DISCHARGE WELLS. THESE WELLS WILL DISCHARGE INTO AN APPROVED G-III AQUIFER PER FLORIDA ADMINISTRATIVE CODE (FAC) 62-520.410.</li> </ol> |

|  |
|--|
| PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.  |
| <ol style="list-style-type: none"> <li>THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.</li> <li>ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.</li> </ol> |

| CONTRACTOR CERTIFICATION STATEMENT  |           |                                     |      |
|---|-----------|-------------------------------------|------|
| "I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER." |           |                                     |      |
| NAME / TITLE  | SIGNATURE | COMPANY NAME ADDRESS & PHONE NUMBER | DATE |
|   |           |                                     |      |
|   |           |                                     |      |
|   |           |                                     |      |
|   |           |                                     |      |
|   |           |                                     |      |

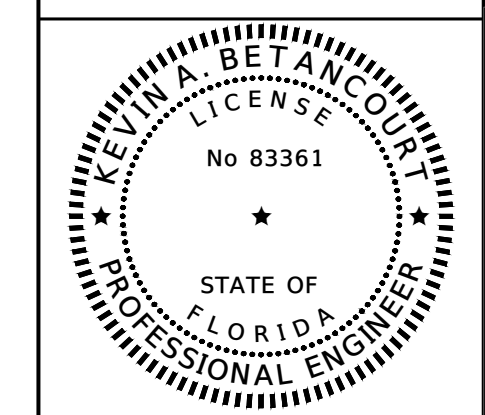
| OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT   |           |                                     |      |
|--|-----------|-------------------------------------|------|
| "I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS." |           |                                     |      |
| NAME / TITLE   | SIGNATURE | COMPANY NAME ADDRESS & PHONE NUMBER | DATE |
|  |           |                                     |      |
|  |           |                                     |      |
|  |           |                                     |      |
|  |           |                                     |      |
|  |           |                                     |      |

| NO | DATE | BY | REVISIONS |
|----|------|----|-----------|
|    |      |    |           |
|    |      |    |           |



**HILLCREST APARTMENTS**  
**1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021**  
**STORMWATER POLLUTION PREVENTION PLAN**

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_



DATE: 2/12/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

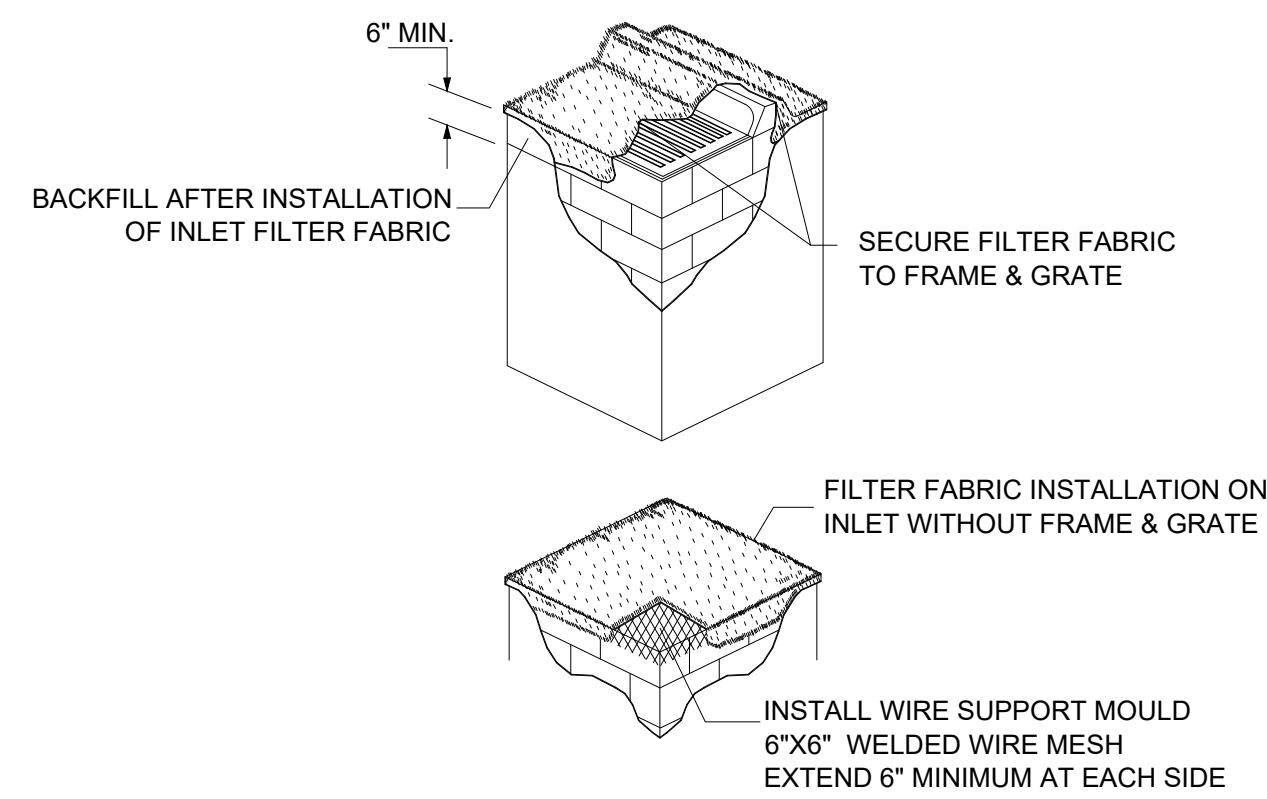
PROJECT: 2410-80

SHEET: SWPPP-2

DATE: F:\1 - REVIEWS - r w e \101 - Hillcrest Apartments - 41 - W - 41

**GENERAL EROSION AND TURBIDITY CONTROL NOTES**

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
3. NO CONSTRUCTION VEHICLES SHALL ENCRoACH WITHIN THESE AREAS. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

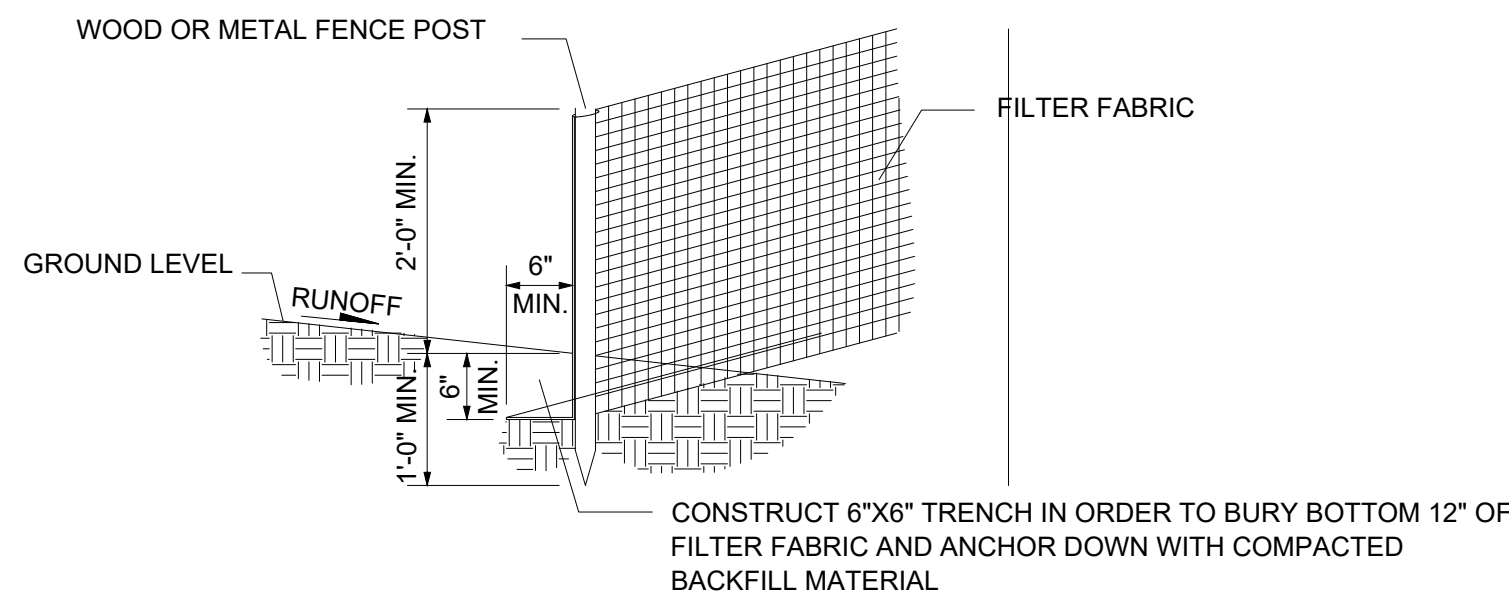


**FILTER FABRIC INSTALLATION DETAIL**

N.T.S.

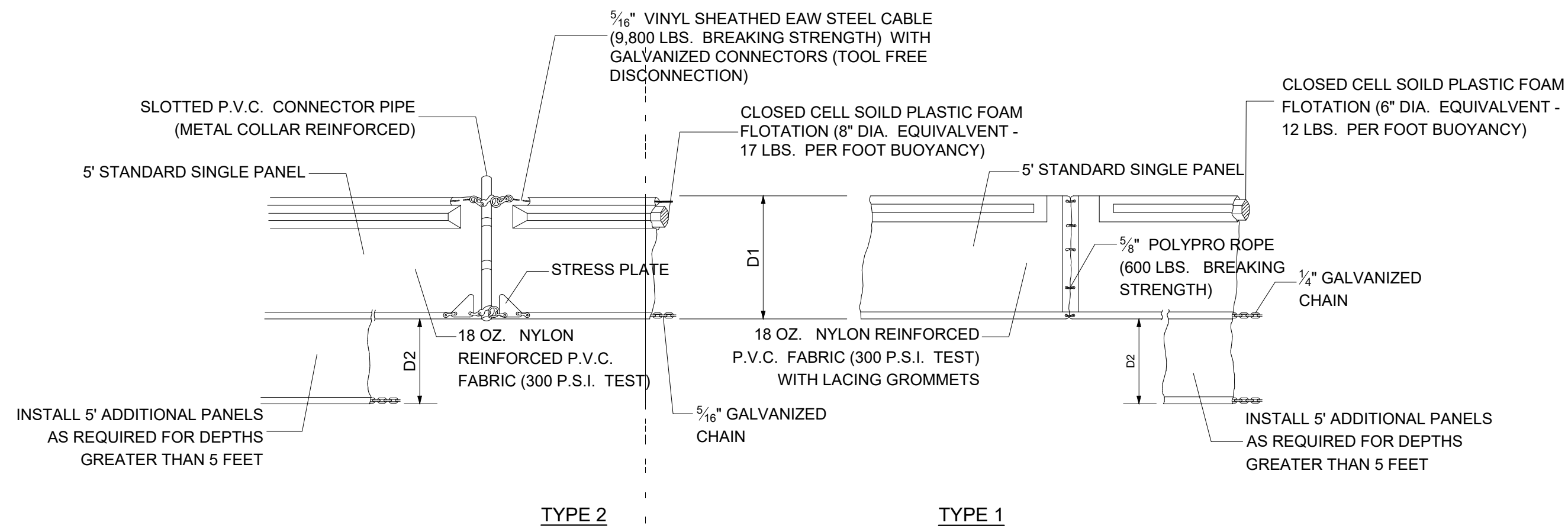
**FILTER FABRIC INSTALLATION NOTES**

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.



**POST & FILTER FABRIC INSTALLATION DETAIL**

N.T.S.

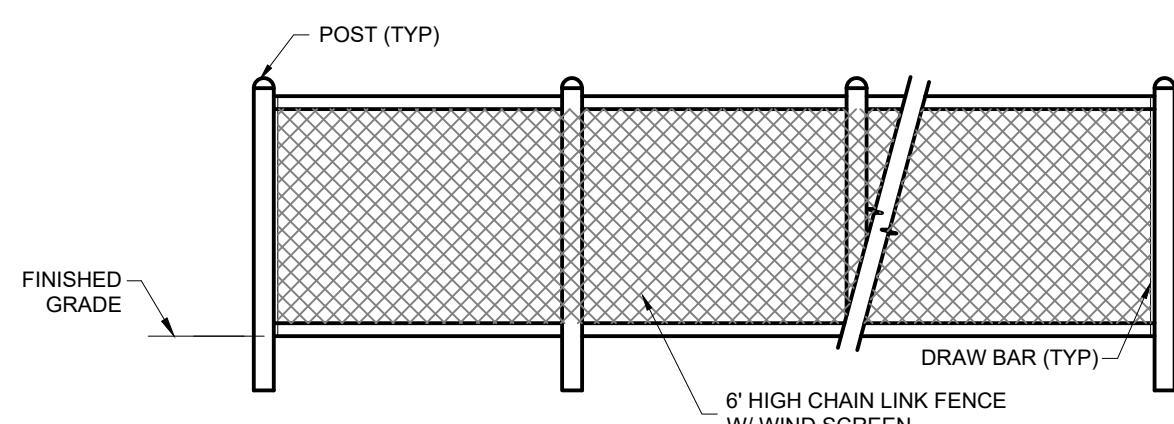


**FLOATING TURBIDITY BARRIER INSTALLATION DETAIL**

N.T.S.

**FLOATING TURBIDITY BARRIER INSTALLATION NOTES**

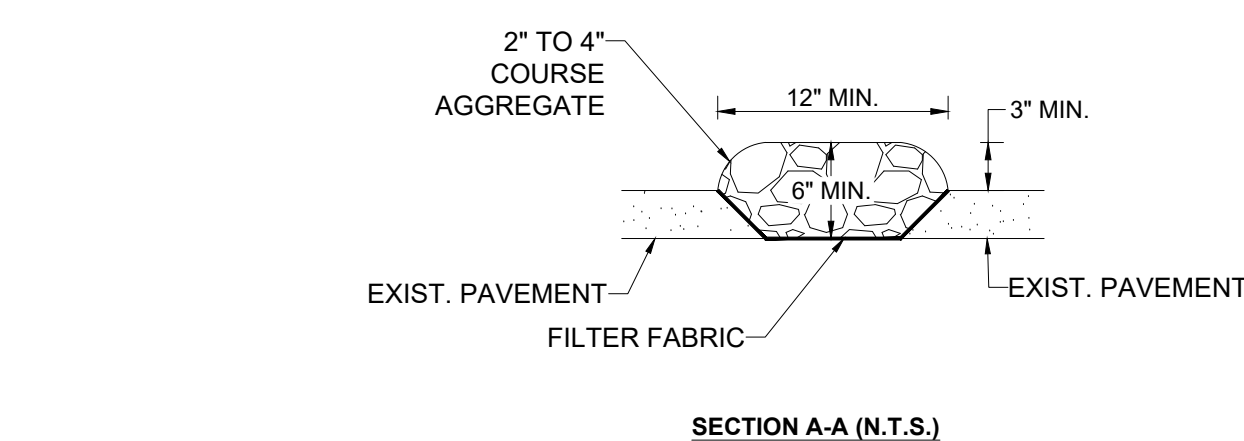
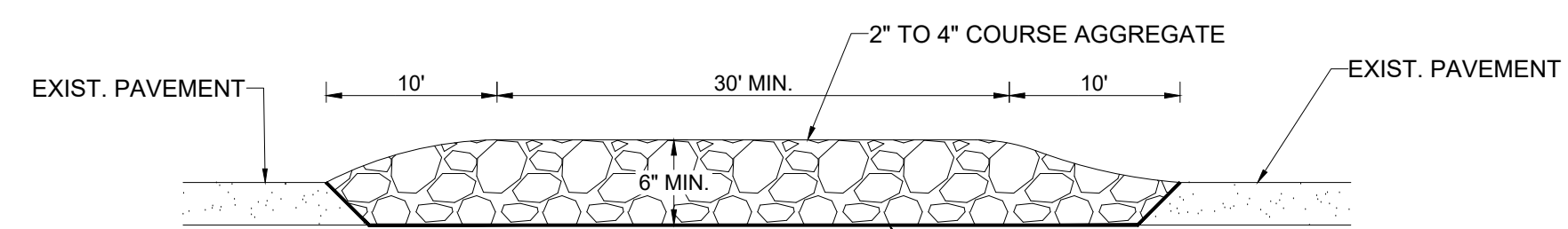
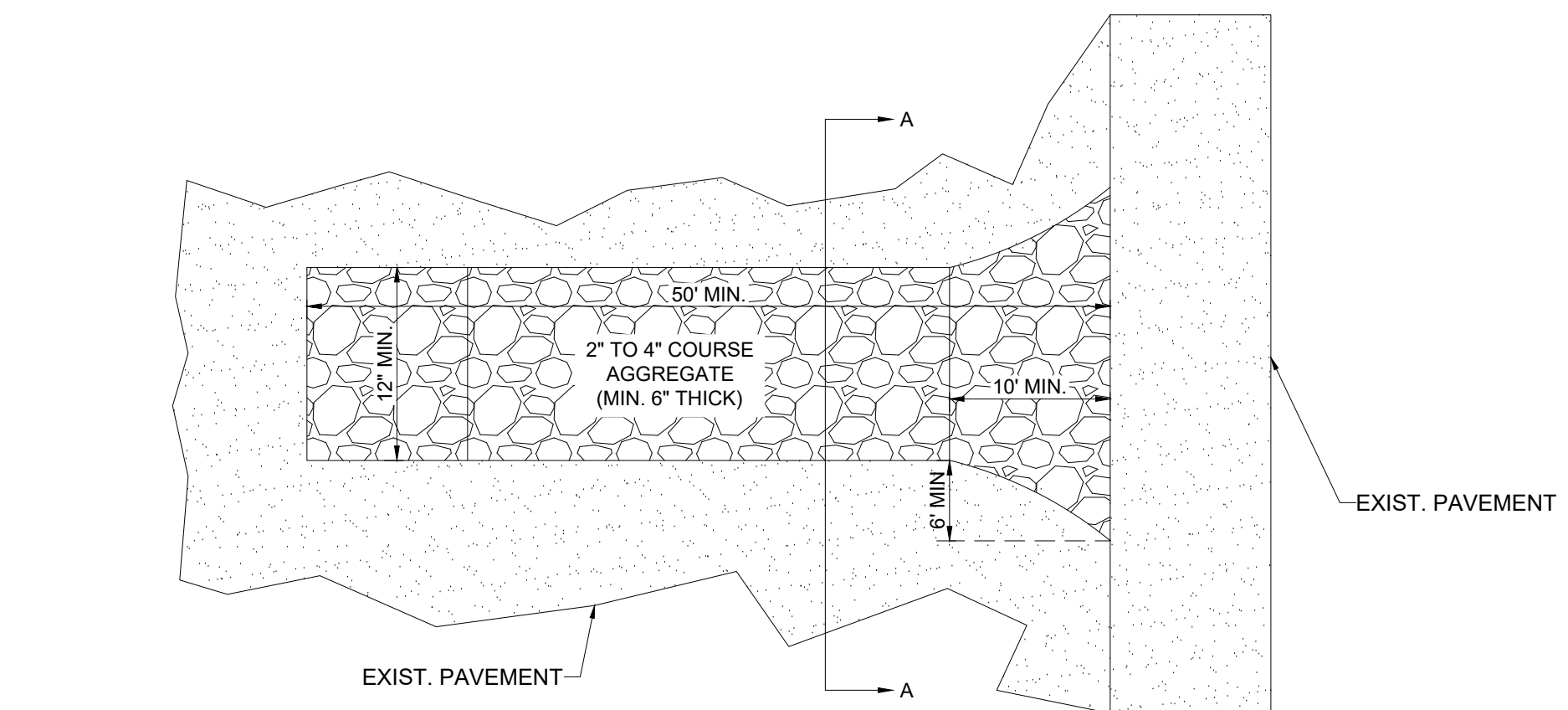
1. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN EXISTING LAKES AND/OR CANALS. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR EXACT LOCATIONS.
2. CONTRACTOR MAY INSTALL A SUBSTITUTION FOR THE TYPE 1 AND TYPE 2 FLOATING TURBIDITY BARRIERS ONLY IF APPROVED BY BOTH THE ENGINEER-OF-RECORD AND THE APPLICABLE GOVERNMENTAL AGENCIES.
3. THE TURBIDITY BARRIER CURTAIN BOTTOM SHALL REACH A MINIMUM DEPTH OF 10 FEET FROM THE EXISTING WATER ELEVATION. MULTIPLE PANELS OR SPECIAL DEPTH CURTAINS SHALL BE USED IF THE PLANS OR ENGINEER-OF-RECORD SPECIFY DEPTHS GREATER THAN 10 FEET.



NOTE: WIND SCREEN TO BE INSTALLED ALONG CONSTRUCTION FENCE.

**WIND SCREEN DETAIL**

N.T.S.



**CONSTRUCTION ENTRANCE DETAIL**

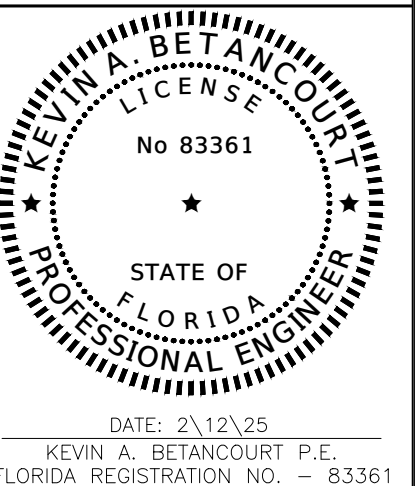
N.T.S.



**HILLCREST APARTMENTS**  
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

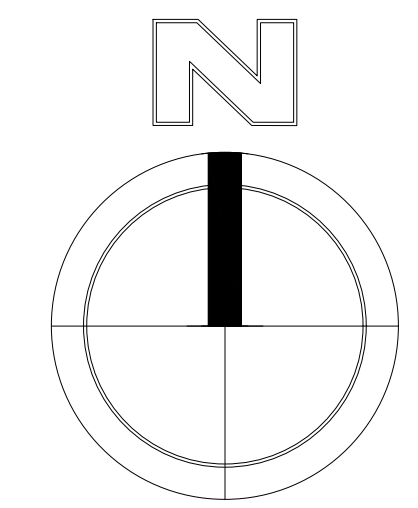
NPDES NOTES

DATE:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



PROJECT: 2410-80  
SHEET: SWPPP-3

DATE: F 1 1  
SCALE: 1/4" = 1'-0"  
REVISED: 1/25/25  
BY: [Signature]  
CHECKED: [Signature]  
DATE: 2/12/25

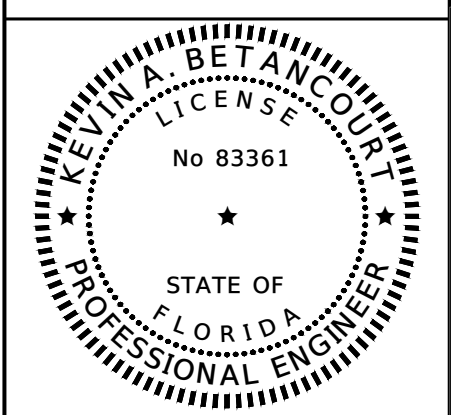


**DATUM NOTE:**  
ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1983 (NGVD 83).

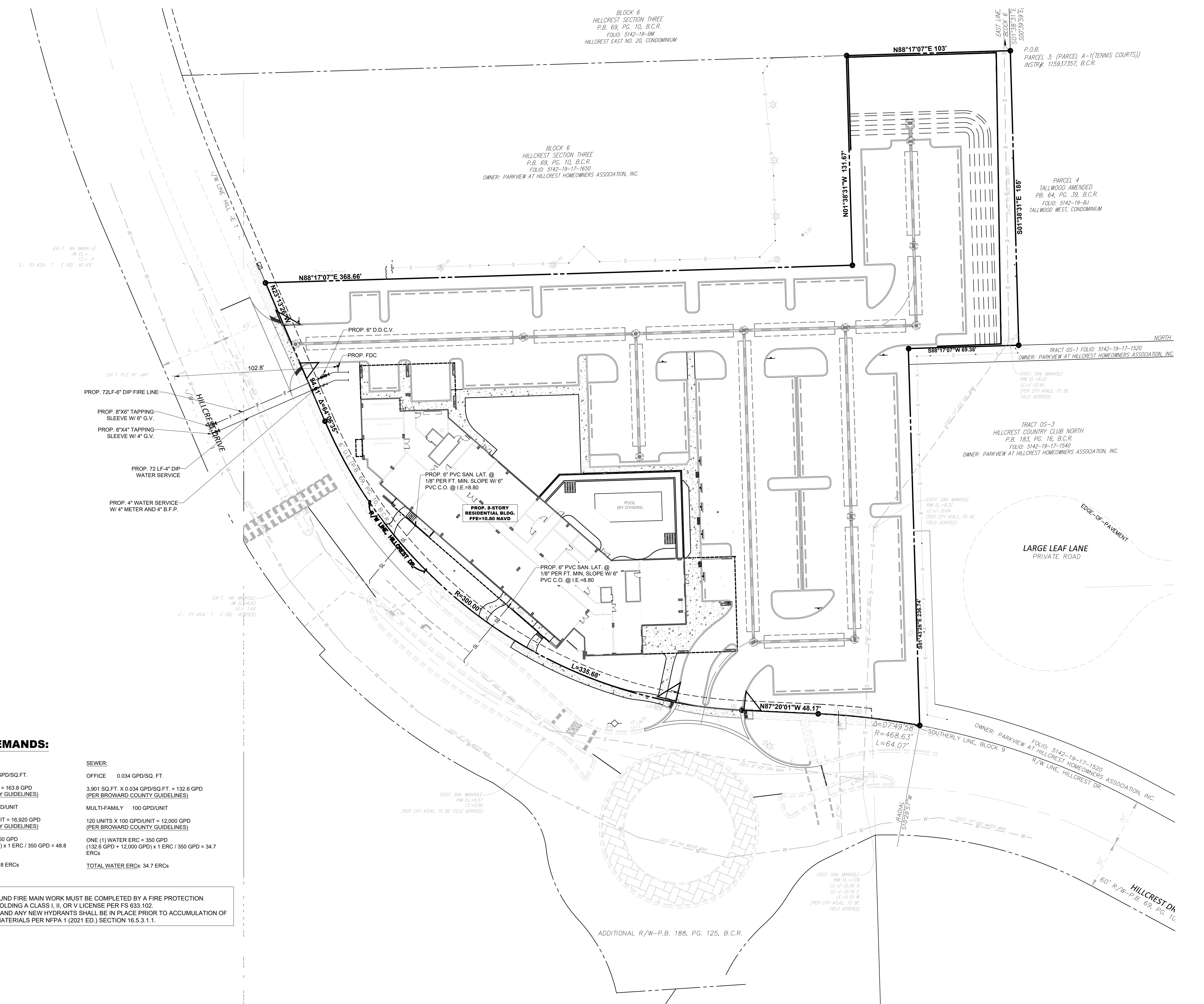


**HILLCREST APARTMENTS**  
**1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021**  
**UTILITY PLAN**

DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_



DATE: 2/12/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361  
PROJECT: 2410-80  
SHEET: WS-1



**FLOW DEMANDS:**

| WATER:                                |  | SEWER:                                      |  |
|---------------------------------------|--|---|--|
| OFFICE                                | 0.042 GPD/SQ.FT.                                       | OFFICE                                      | 0.034 GPD/SQ. FT.                                      |
| 3,901 SF X 0.042 GPD/SF = 163.8 GPD   | (PER BROWARD COUNTY GUIDELINES)                        | 3,901 SQ.FT. X 0.034 GPD/SQ.FT. = 132.6 GPD | (PER BROWARD COUNTY GUIDELINES)                        |
| MULTI-FAMILY                          | 141 GPD/UNIT   | MULTI-FAMILY                                | 100 GPD/UNIT   |
| 120 UNITS X 141 GPD/UNIT = 16,920 GPD | (PER BROWARD COUNTY GUIDELINES)                        | 120 UNITS X 100 GPD/UNIT = 12,000 GPD       | (PER BROWARD COUNTY GUIDELINES)                        |
| ONE (1) WATER ERC = 350 GPD           | (163.8 GPD + 16,920 GPD) x 1 ERC / 350 GPD = 48.8 ERCS | ONE (1) WATER ERC = 350 GPD                 | (132.6 GPD + 12,000 GPD) x 1 ERC / 350 GPD = 34.7 ERCS |
| <b>TOTAL WATER ERCS: 48.8 ERCS</b>    |  | <b>TOTAL WATER ERCS: 34.7 ERCS</b>          |  |

- NOTES:**
- ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY A FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.
  - WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2021 ED.) SECTION 16.5.3.1.1.

**WATER SYSTEM NOTES:**

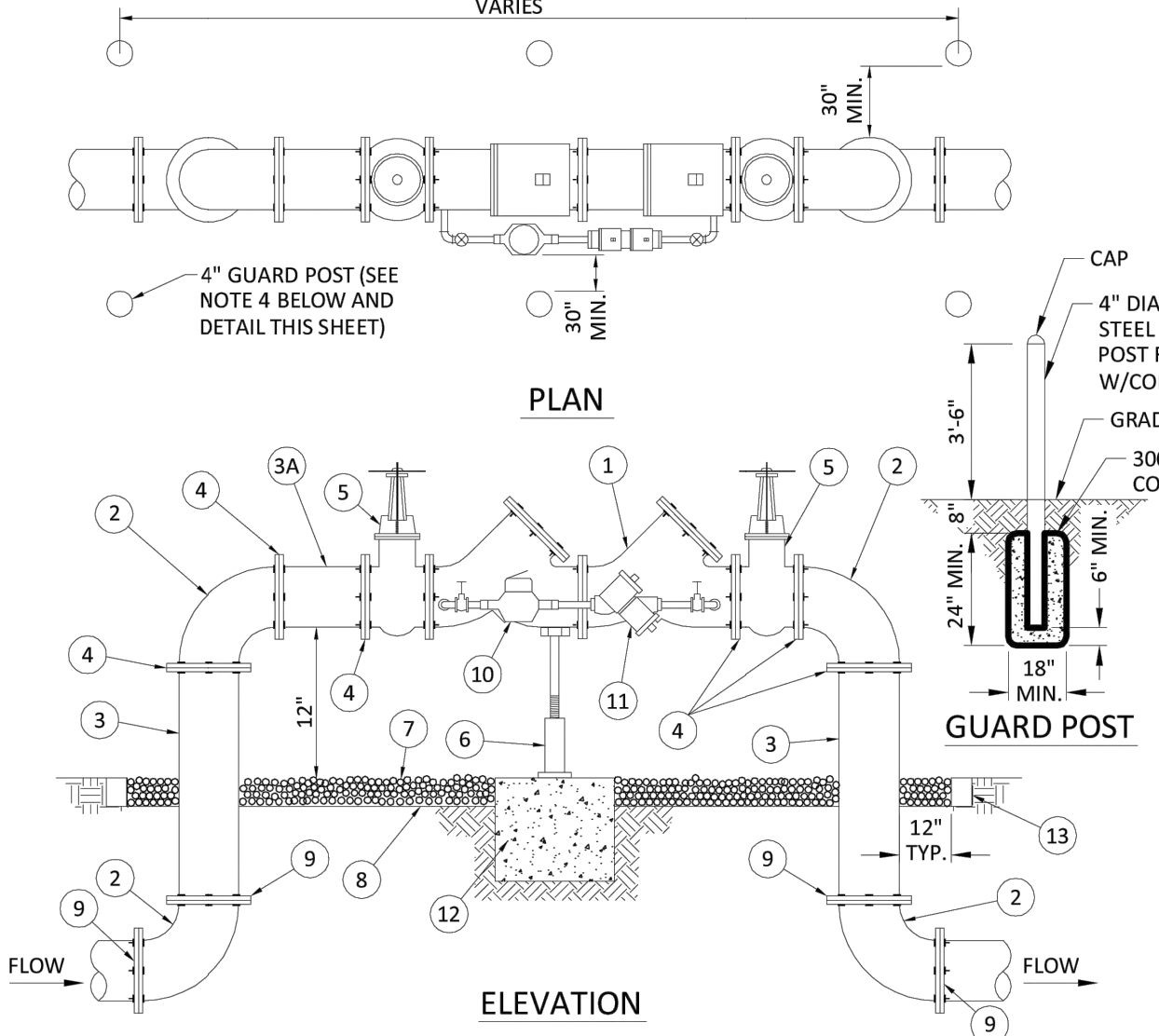
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

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

**WATER SYSTEM NOTES (CONTINUED):**

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2.1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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



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

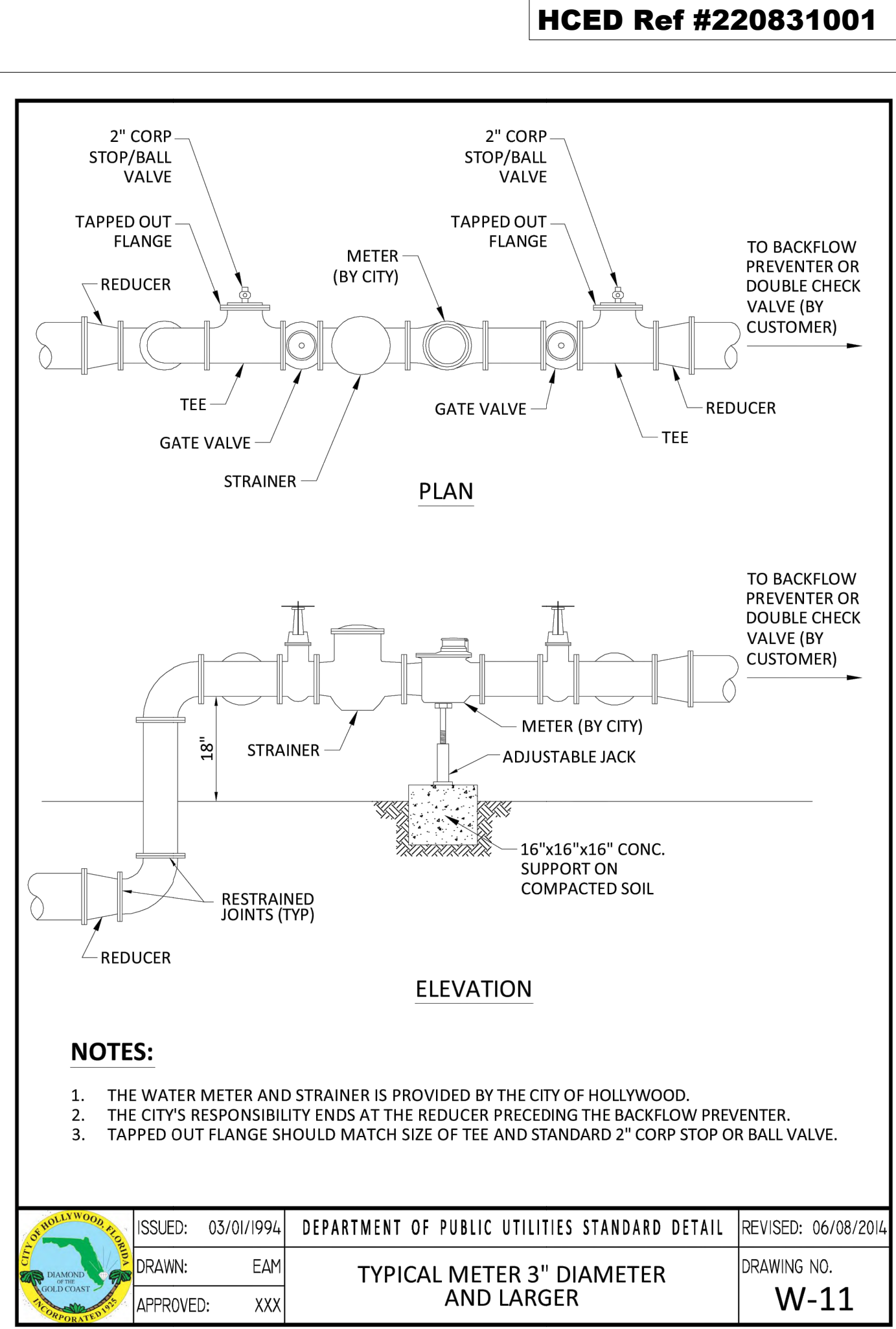
**WATER MAIN TESTING AND DISINFECTION NOTES:**

- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
- THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:  

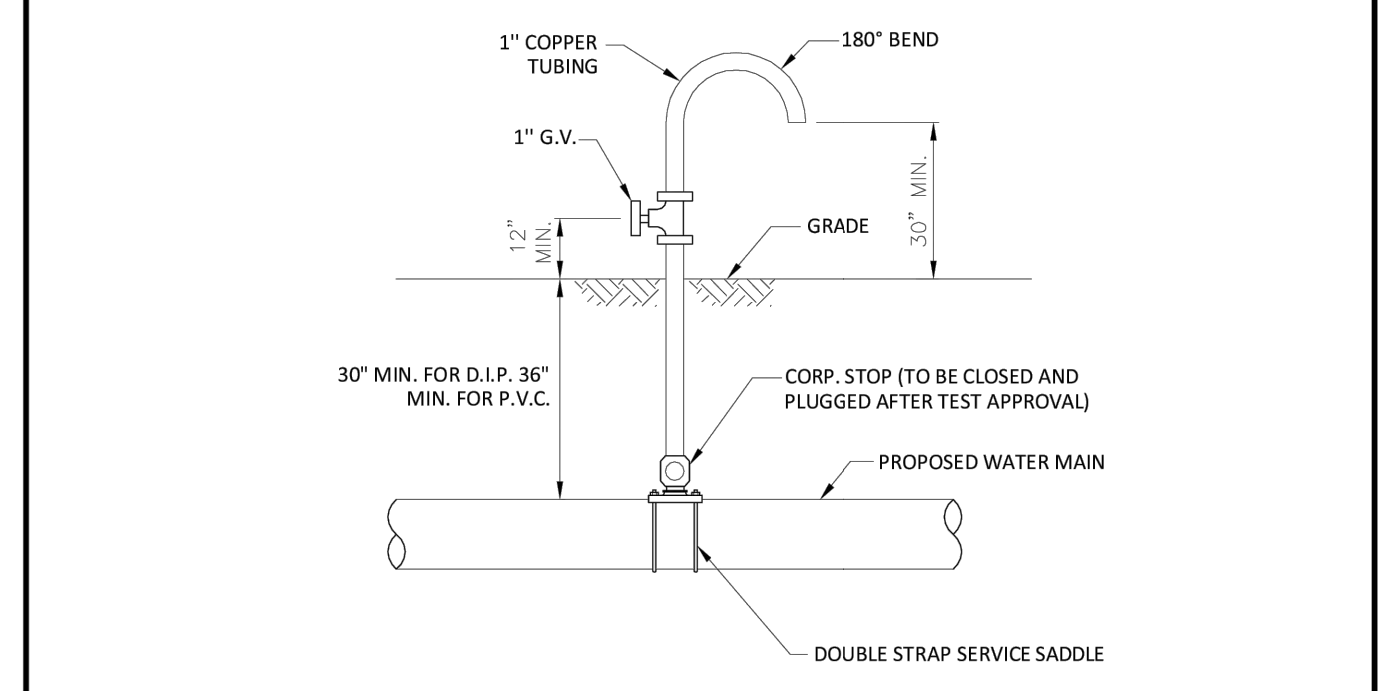
$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.  
 S = THE LENGTH OF PIPE BEING TESTED.  
 D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.  
 P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
- THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
- PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
- BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
- THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

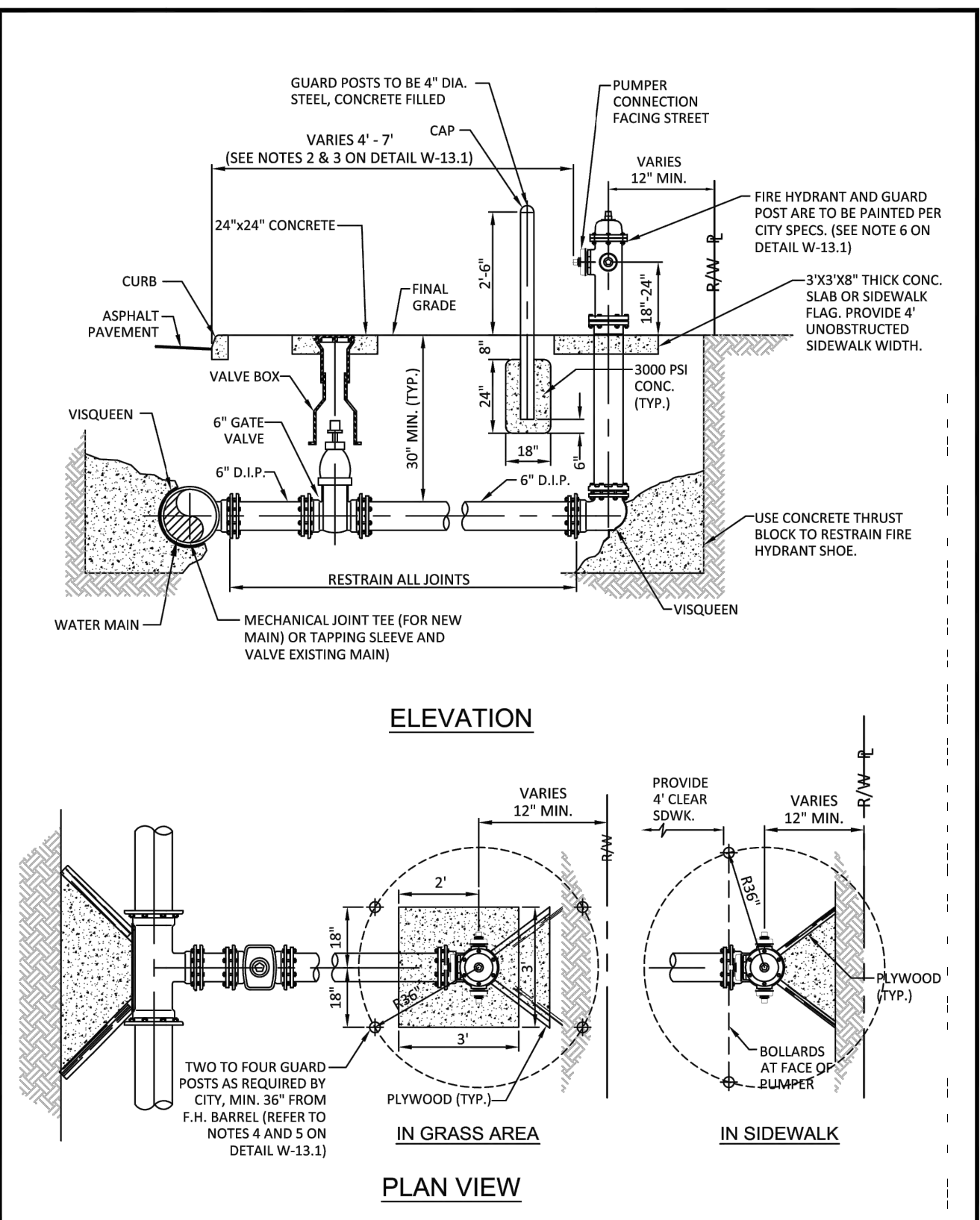
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM WATER MAIN TESTING AND DISINFECTION NOTES DRAWING NO. W-14  
 APPROVED: XXX



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM TYPICAL METER 3" DIAMETER AND LARGER DRAWING NO. W-11  
 APPROVED: XXX



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM SAMPLING POINT DETAIL DRAWING NO. W-16  
 APPROVED: XXX



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 03/05/2019  
 DRAWN: EAM TYPICAL FIRE HYDRANT INSTALLATION DRAWING NO. W-13  
 APPROVED: XXX

**NOTES:**

- IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
- FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
- FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
- GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6" LEFT/RIGHT OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
- FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
- THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM TYPICAL FIRE HYDRANT NOTES DRAWING NO. W-13.1  
 APPROVED: XXX

HCED Ref #220831001

REVISIONS BY DATE NO

**HSQ**  
**HSQ GROUP**  
 Engineers · Planners · Surveyors

C26258 - LB7924

**HILLCREST APARTMENTS**  
 1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

**WATER AND SEWER DETAILS**

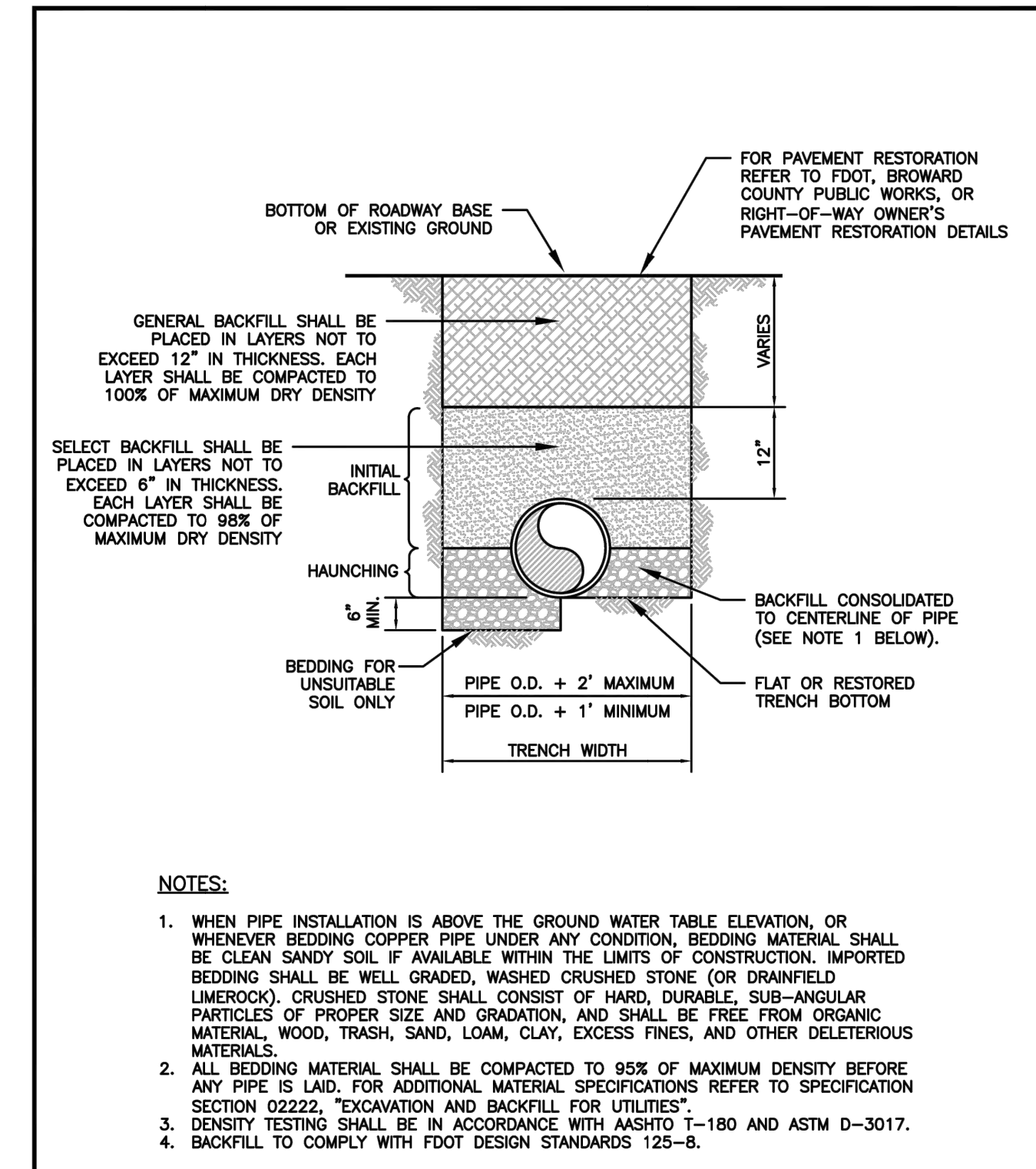
DATE: 02/25  
 DESIGNED BY: JAL  
 DRAWN BY: MR  
 CHECKED BY: KB

FLORIDA PROFESSIONAL ENGINEERS  
 LICENSE No 83361  
 KEVIN A. BETANCOURT P.E.  
 FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80  
 SHEET: WS-2

- GENERAL NOTES (CONTINUED):**
- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
  - CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
  - CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
  - CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
  - THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
  - SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
  - ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
  - THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
  - THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
  - MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
  - CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
  - NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
  - IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM GENERAL NOTES (CONTINUED) DRAWING NO.  
 APPROVED: XXX G-00.1



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.) DRAWING NO.  
 APPROVED: XXX G-02

- GENERAL NOTES:**
- THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
  - ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
  - LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
  - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
  - CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
  - THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
  - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
  - THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
  - ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

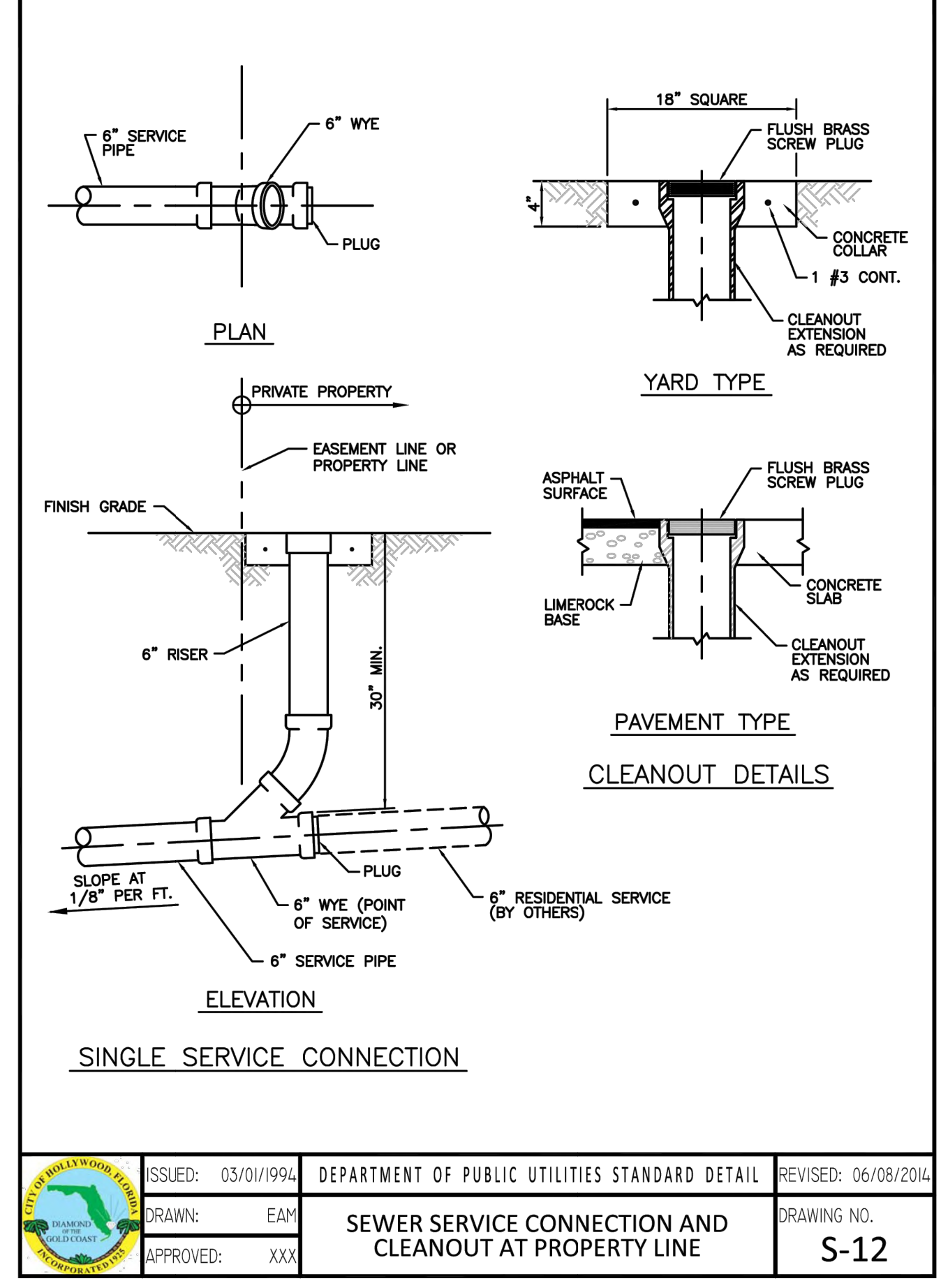
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM GENERAL NOTES DRAWING NO.  
 APPROVED: XXX G-00

**WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314**

| OTHER PIPE   | HORIZONTAL SEPARATION        | CROSSING (1), (4)   | JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8) |
|--|------------------------------|---|--|
| STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)               | 3 ft minimum                 | 12 inches minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred   | Alternate 3 ft minimum                             |
| GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER | 10 ft preferred 6 ft minimum | 12 inches minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred | Alternate 6 ft minimum                             |
| ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM                             | 10 ft minimum                |   |  |

- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
- A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

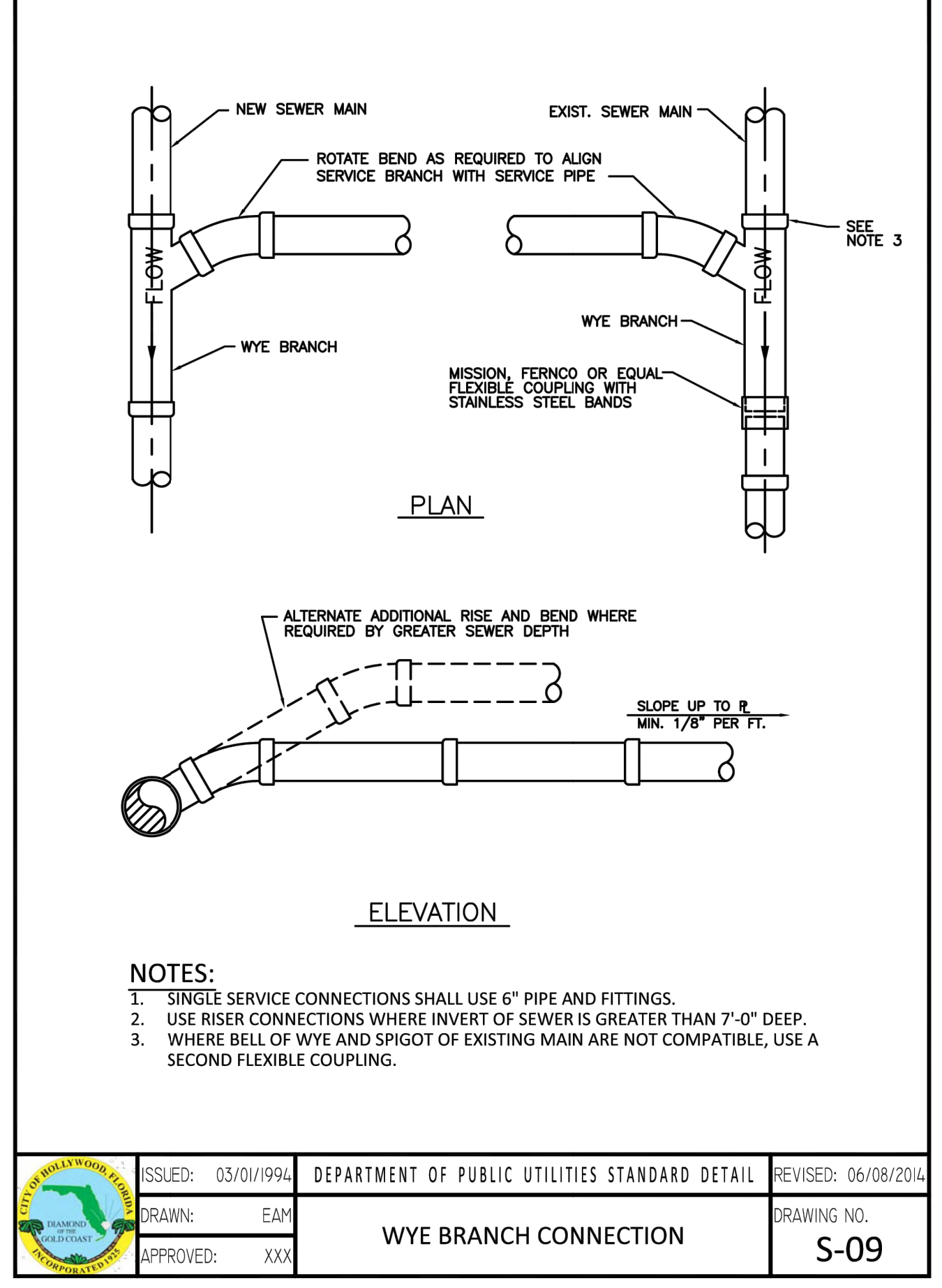
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM SEPARATION REQUIREMENTS OF F.D.E.P. DRAWING NO.  
 APPROVED: XXX G-00.1



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

- GENERAL NOTES (CONTINUED):**
- THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
- Always call 811 two full business days before you dig
- WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
  - ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
  - A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    - PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    - THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    - PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    - THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    - ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM GENERAL NOTES (CONTINUED) DRAWING NO.  
 APPROVED: XXX G-00.3



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM WYE BRANCH CONNECTION DRAWING NO.  
 APPROVED: XXX S-09

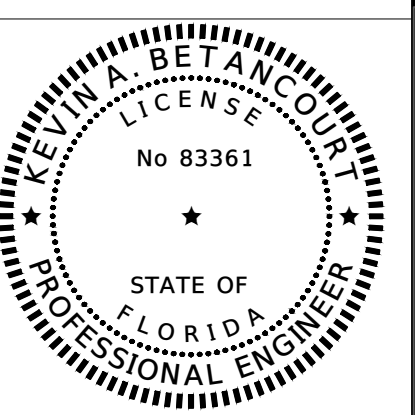
- GENERAL NOTES (CONTINUED):**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
  - WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
  - UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
  - ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
  - ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
  - ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
  - EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
  - TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
  - CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
  - CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
  - CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM GENERAL NOTES (CONTINUED) DRAWING NO.  
 APPROVED: XXX G-00.2

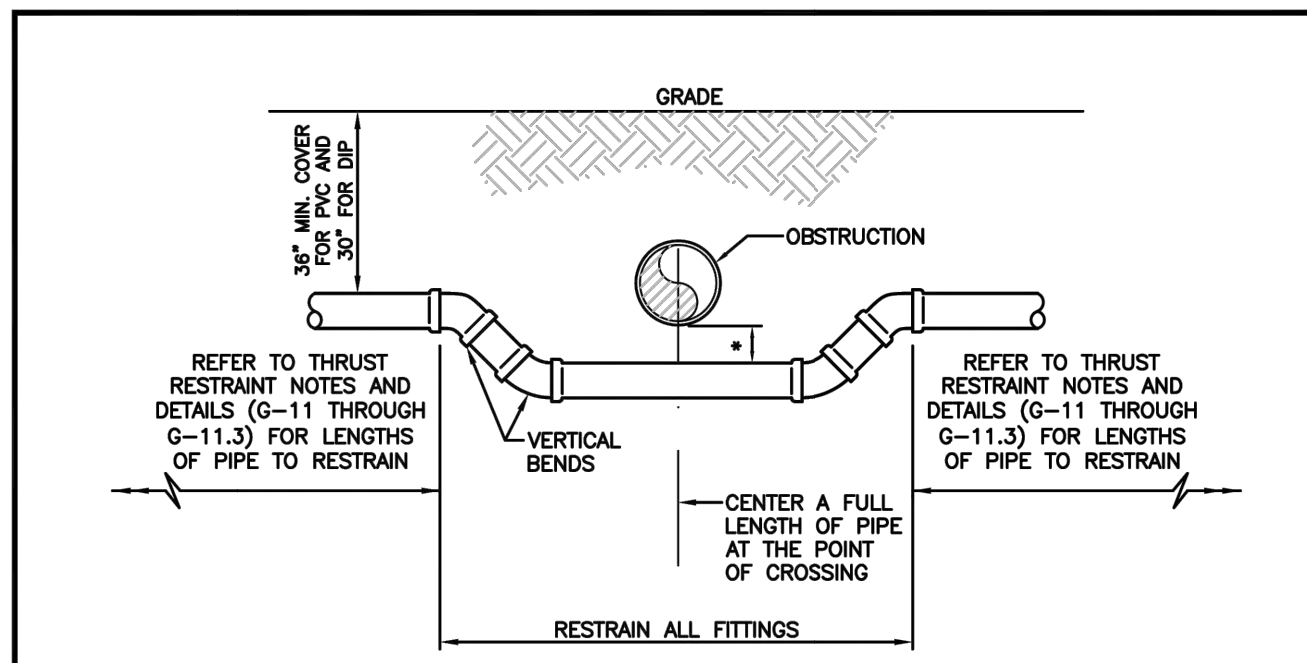


**HILLCREST APARTMENTS**  
 1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021  
 WATER AND SEWER DETAILS

DATE: 02/25  
 DESIGNED BY: JAL  
 DRAWN BY: MR  
 CHECKED BY: KB

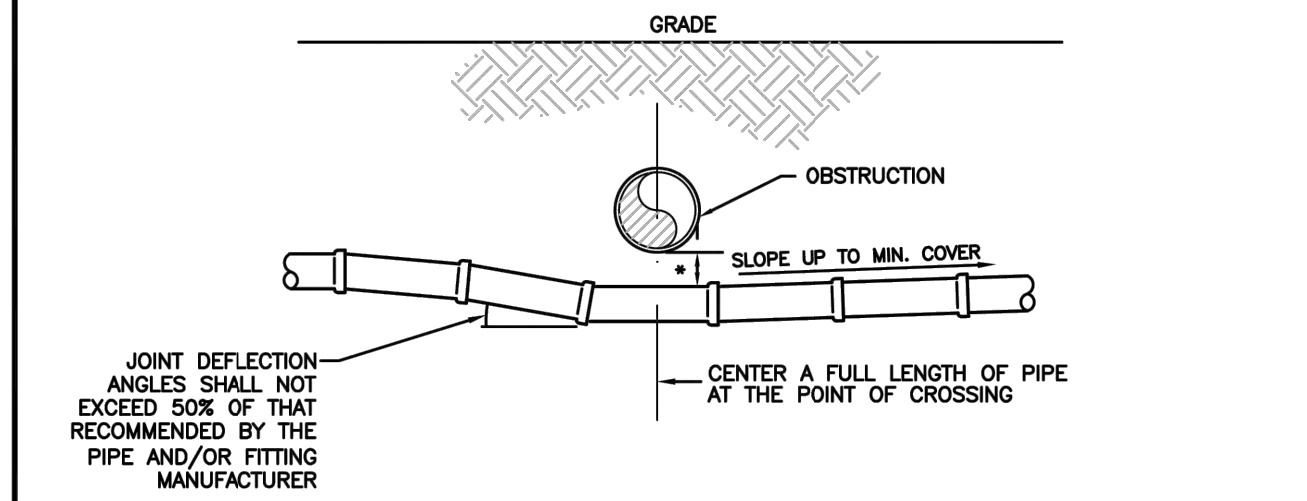


DATE: 2/12/25  
 KEVIN A. BETANCOURT P.E.  
 FLORIDA REGISTRATION NO. - 83361  
 PROJECT: 2410-80  
 SHEET: WS-3



**UTILITY CROSSING USING FITTINGS**

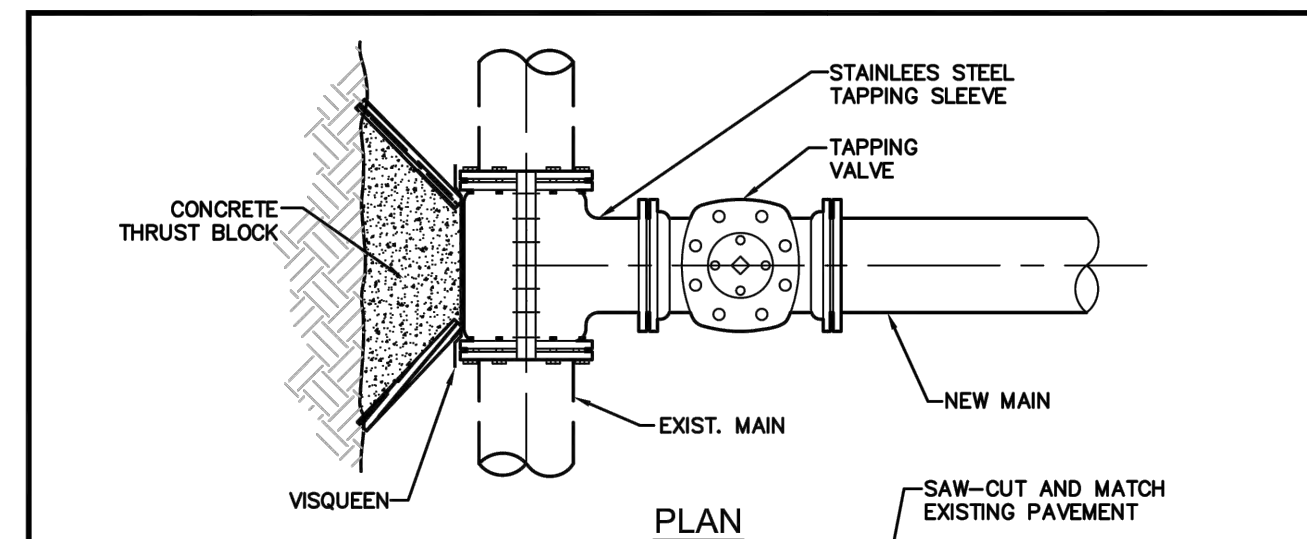
\* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



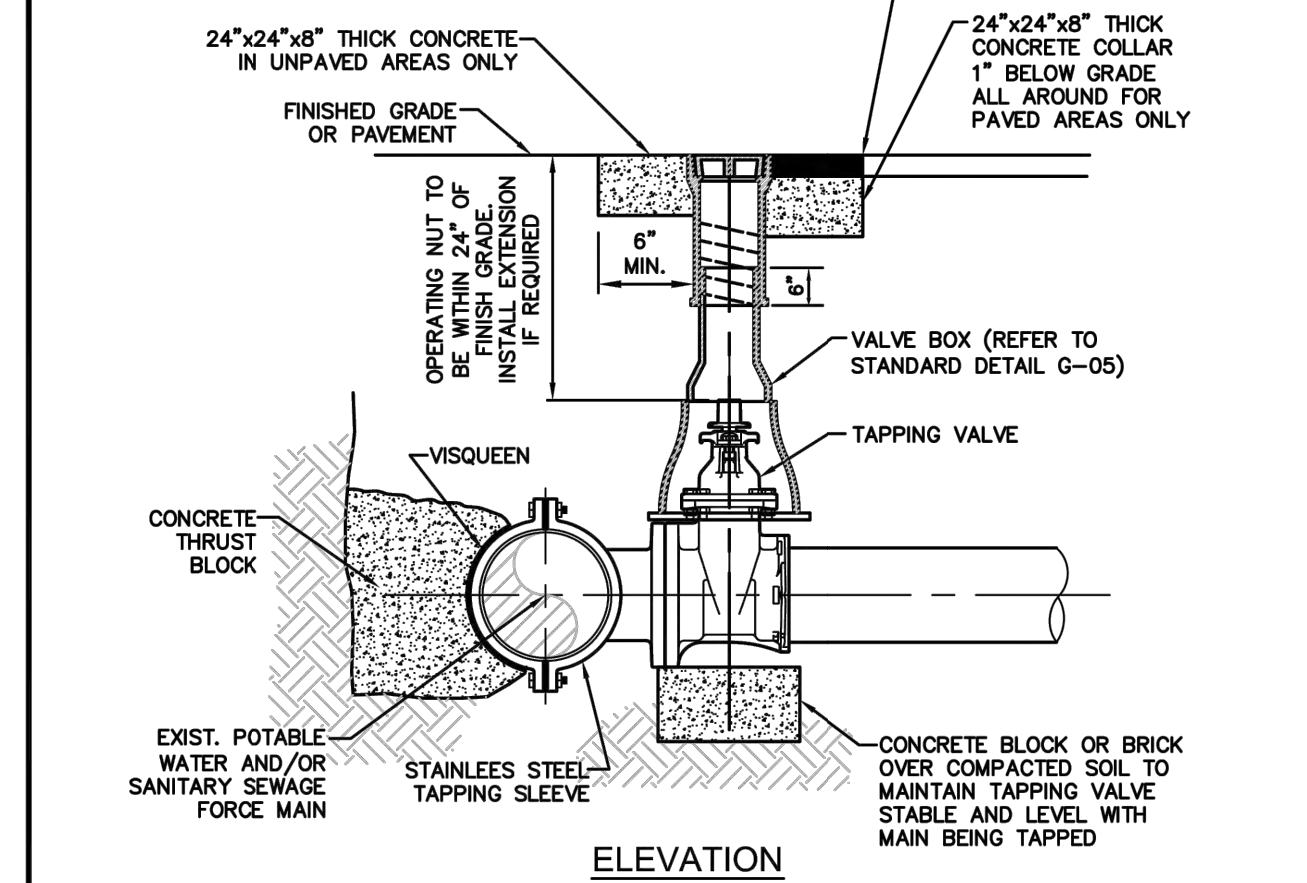
**UTILITY CROSSING USING JOINT DEFLECTIONS**

\* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

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| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014 |
| DRAWN: EAM         | UTILITY CROSSING DETAIL                        | DRAWING NO. G-04    |
| APPROVED: XXX      |  |                     |



**PLAN**

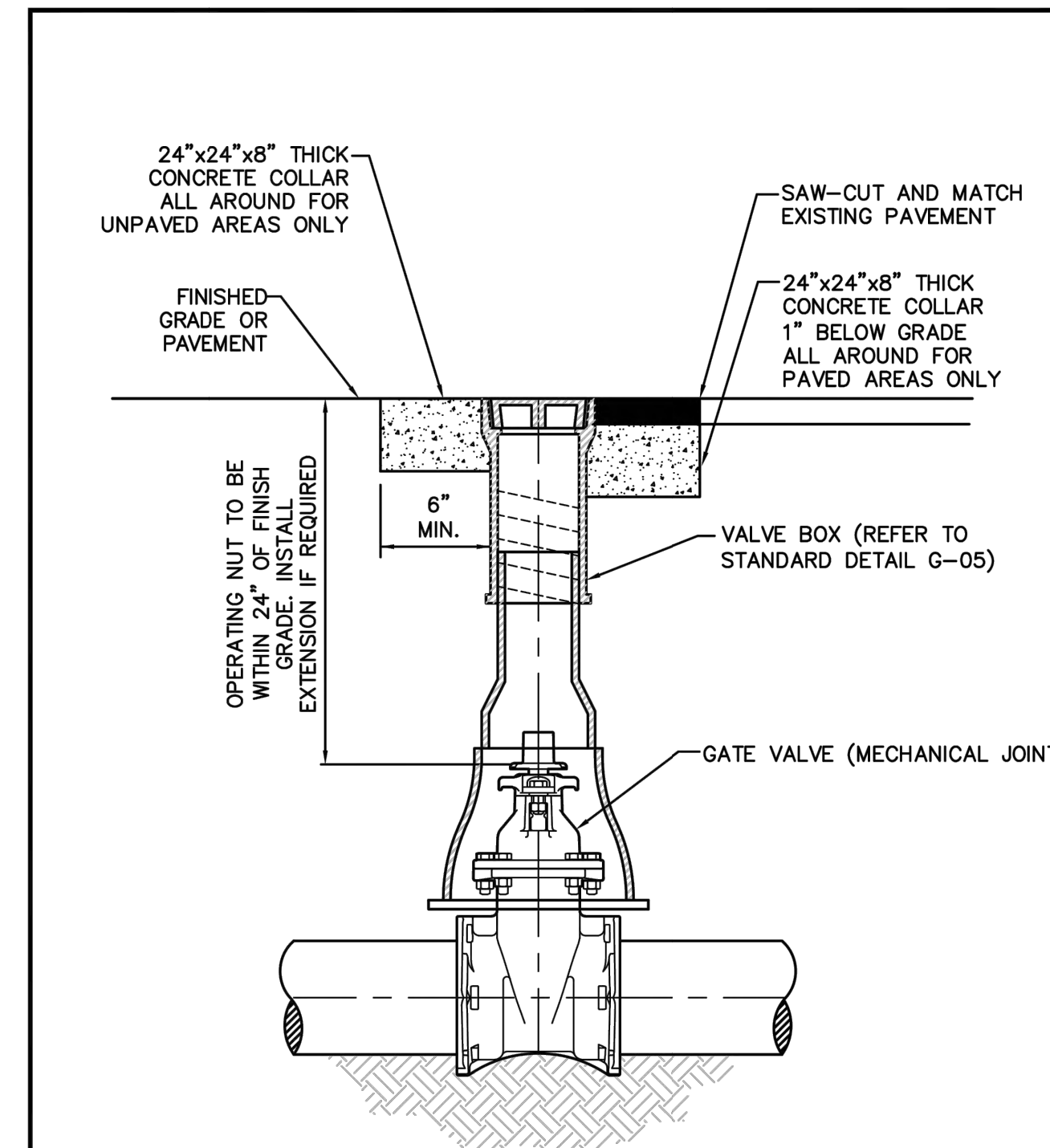


**ELEVATION**

**NOTES:**

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

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



**TYPICAL GATE VALVE AND VALVE BOX SETTING**

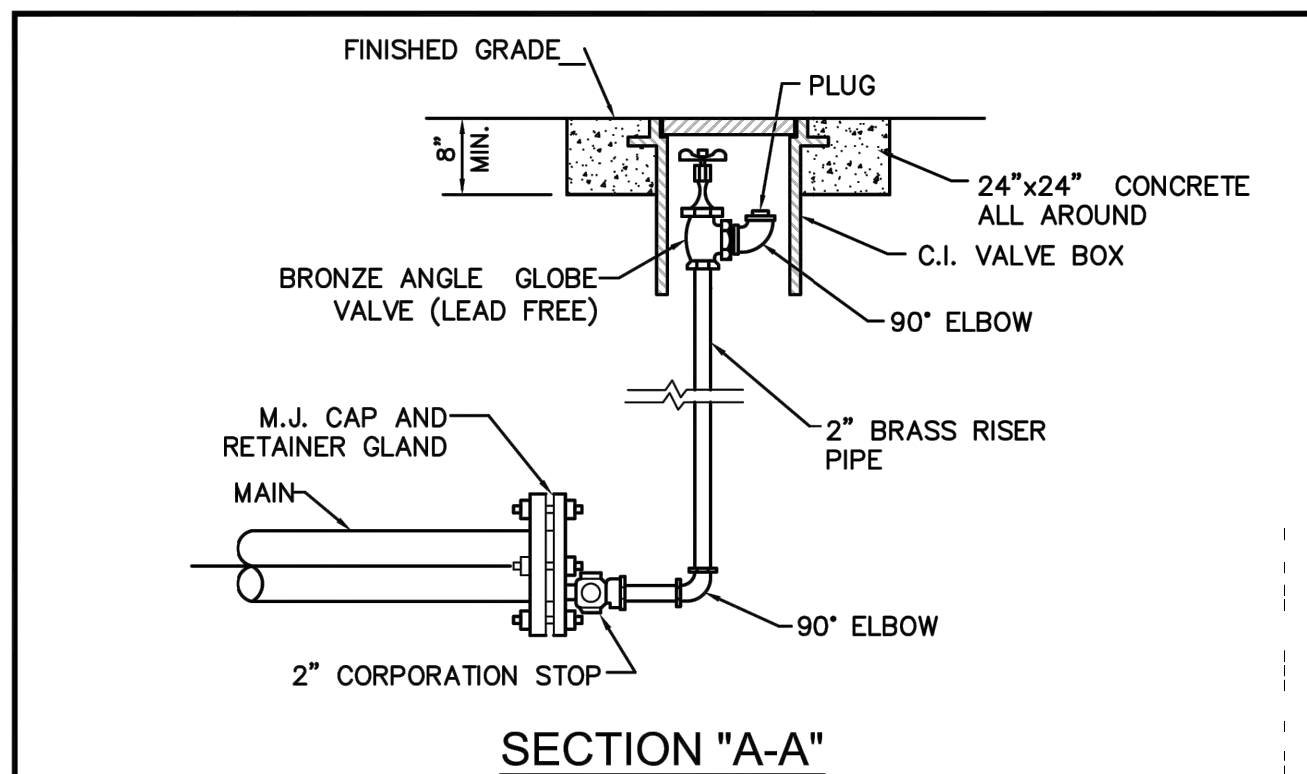
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| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014 |
| DRAWN: EAM         | TYPICAL GATE VALVE AND VALVE BOX SETTING       | DRAWING NO. G-07    |
| APPROVED: XXX      |  |                     |

**RESILIENT SEATED GATE VALVE SPECIFICATIONS:**

4" THROUGH 12" SIZE (WATER AND FORCE MAIN)

1. GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF AWWA C509 (LATEST REVISION) AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
  - 1.1. VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.
  - 1.2. THE VALVES ARE TO BE NON-RISING STEM WITH THE STEM MADE OF CAST, FORGED OR ROLLED BRONZE SHOWN IN AWWA C509, TWO STEM SEALS SHALL BE PROVIDED AND SHALL BE OF THE O-RING TYPE, ONE ABOVE AND ONE BELOW THE THRUST COLLAR WITH LUBRICANT BETWEEN O-RING.
  - 1.3. THE STEM NUT, ALSO MADE OF BRONZE, MAY BE INDEPENDENT OF THE GATE OR CAST INTEGRALLY WITH THE GATE. IF THE STEM NUT IS CAST INTEGRALLY, THE THREADS SHALL BE STRAIGHT AND TRUE WITH THE AXIS OF THE STEM TO AVOID BINDING DURING THE OPENING OR CLOSING CYCLE.
  - 1.4. THE SEALING MECHANISM SHALL CONSIST OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE, THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.
  - 1.5. A 2-INCH SQUARE WRENCH NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.
  - 1.6. ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS RINGS AND RUBBERS.
  - 1.7. ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH AWWA C509 LATEST REVISION).

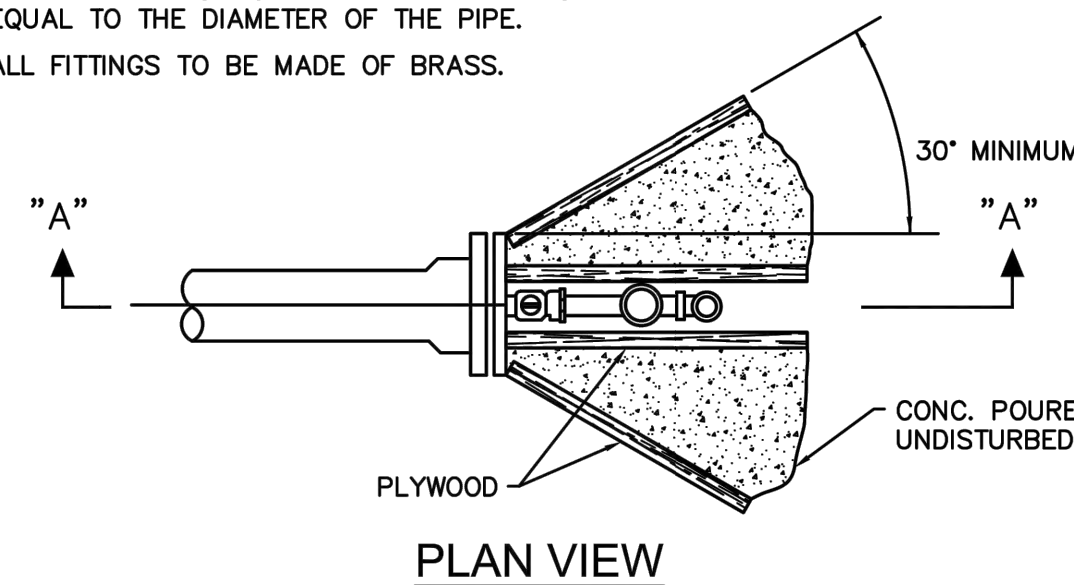
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| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 06/08/2014 |
| DRAWN: EAM         | RESILIENT SEATED GATE VALVE SPECIFICATIONS     | DRAWING NO. G-07.1  |
| APPROVED: XXX      |  |                     |



**SECTION "A-A"**

**NOTES:**

1. PIPE JOINT COMPOUND SHALL BE APPLIED TO MALE THREADS ONLY.
2. 2" TAP IN BOTTOM OF CAP ON MAIN.
3. PLYWOOD AND CONCRETE TO HAVE A HEIGHT EQUAL TO THE DIAMETER OF THE PIPE.
4. ALL FITTINGS TO BE MADE OF BRASS.



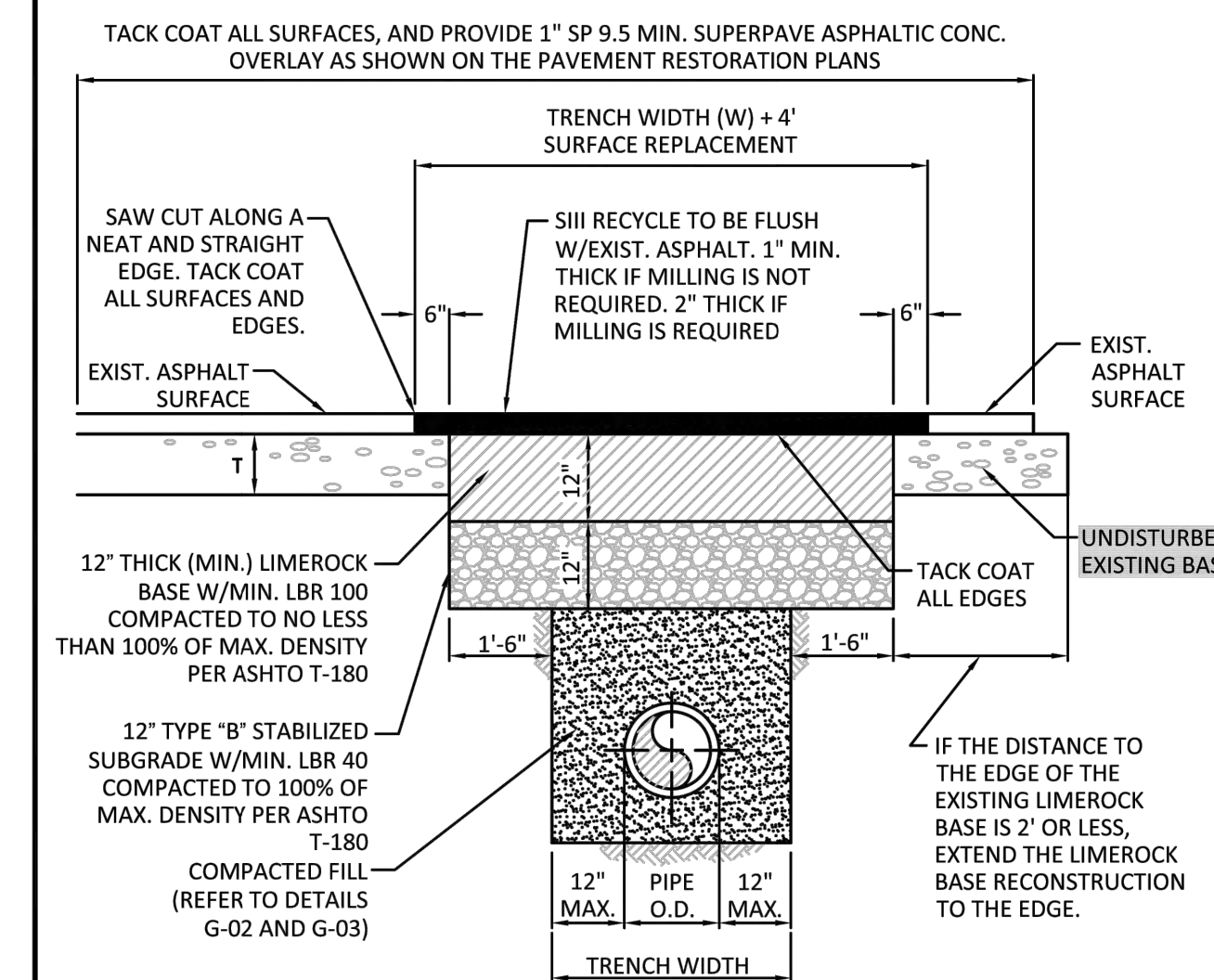
**PLAN VIEW**

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| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
| DRAWN: EAM         | TERMINAL BLOW-OFF DETAIL                       | DRAWING NO. G-09    |
| APPROVED: XXX      |  |                     |

**FLEXIBLE PAVEMENT RESTORATION NOTES:**

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

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| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL | REVISED: 11/06/2017 |
| DRAWN: EAM         | FLEXIBLE PAVEMENT RESTORATION NOTES            | DRAWING NO. G-12    |
| APPROVED: XXX      |  |                     |



**FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY**

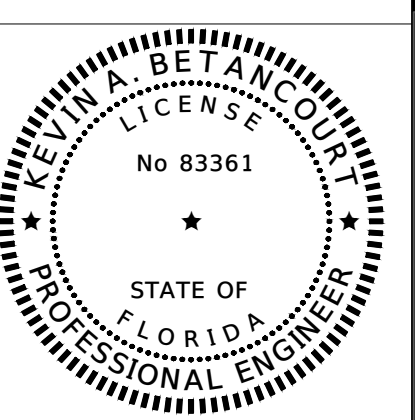
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| ISSUED: 03/01/1994 | DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL   | REVISED: 11/06/2017 |
| DRAWN: EAM         | FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY | DRAWING NO. G-12.1  |
| APPROVED: XXX      |  |                     |



**HILLCREST APARTMENTS**  
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

**WATER AND SEWER DETAILS**

DATE: 02/25  
DESIGNED BY: JAL  
DRAWN BY: MR  
CHECKED BY: KB



DATE: 2/12/25  
KEVIN A. BETANCOURT P.E.  
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

SHEET: WS-4



NOTES:  
 TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION.  
 A. PROTECTION REQUIREMENTS, DURING SITE DEVELOPMENT,  
 PROTECTION REQUIREMENTS FOR TREES DESIGNATED FOR  
 PRESERVATION UNDER AN APPROVED TREE REMOVAL PERMIT  
 SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

I. PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH  
 TREE, CLUSTER OF TREES, OR THE EDGE OF THE  
 PRESERVATION AREA NO LESS THAN SIX FEET (IN RADIUS)  
 FROM THE TRUNK OF ANY PROTECTED TREE CLUSTER, OR  
 PRESERVATION AREA UNLESS A LESSER DISTANCE IS  
 SPECIFIED BY THE ADMINISTRATIVE OFFICIAL. PROTECTIVE  
 BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE  
 GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD,  
 PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL  
 DEVELOPMENT IS COMPLETED AND THE ADMINISTRATIVE  
 OFFICIAL HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE  
 BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY  
 CONSTRUCTION.

II. UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL  
 BE PROTECTED.

III. NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR  
 BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS  
 SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE  
 BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS,  
 SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER  
 MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS  
 WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.

IV. TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT  
 SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLECT  
 DAMAGE TO THE TREE.

V. NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE  
 BARRIERS. IN THE EVENT THAT THE NATURAL GRADE OF THE  
 SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH  
 THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE  
 WELLS OR RETAINING WALLS ARE REQUIRED.

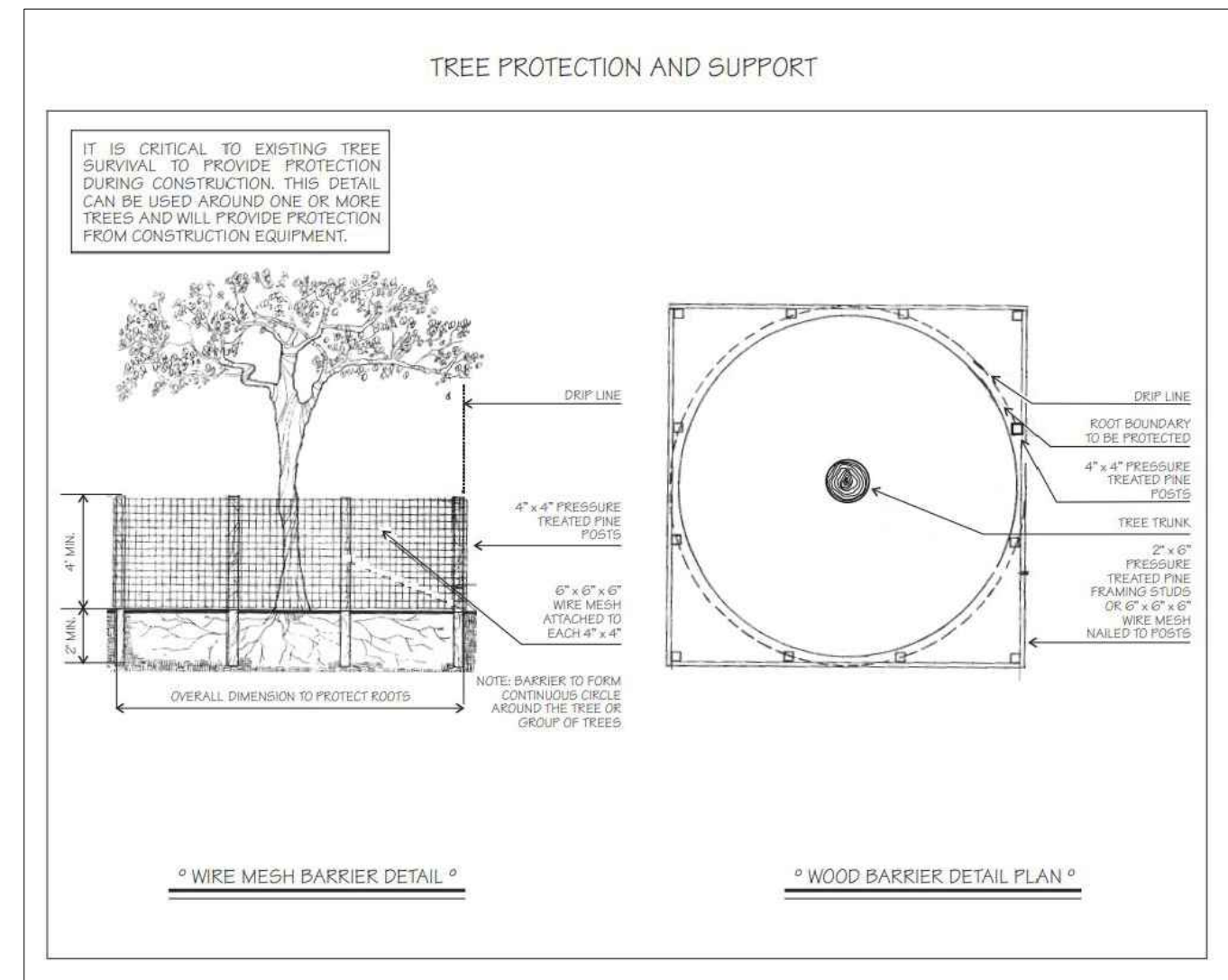
VI. UNDERGROUND UTILITY LINES SHALL BE PLACED OUTSIDE  
 THE AREAS SURROUNDED BY PROTECTIVE BARRIERS. IF SAID  
 PLACEMENT IS NOT POSSIBLE, DISTURBANCE SHALL BE  
 MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING OR  
 OVERHEAD UTILITY LINES.

VII. FENCES AND WALLS SHALL BE CONSTRUCTED TO AVOID  
 DISTURBANCE TO ANY PROTECTED TREE. POST HOLES AND  
 TRENCHES LOCATED CLOSE TO TREES SHALL BE DUG BY  
 HAND AND ADJUSTED AS NECESSARY, USING TECHNIQUES  
 SUCH AS DISCONTINUOUS FOOTINGS, TO AVOID DAMAGE TO  
 MAJOR ROOTS.

VIII. ROOT BARRIERS SHALL BE INSTALLED WITH THE PLANTING  
 OF NEW TREES IN INSTANCES WHERE THERE IS A LIKELY  
 POSSIBILITY THAT FUTURE ROOT GROWTH WILL CAUSE  
 DAMAGE TO FOUNDATIONS, DRIVEWAYS, UTILITIES, OR OTHER  
 INFRASTRUCTURE.

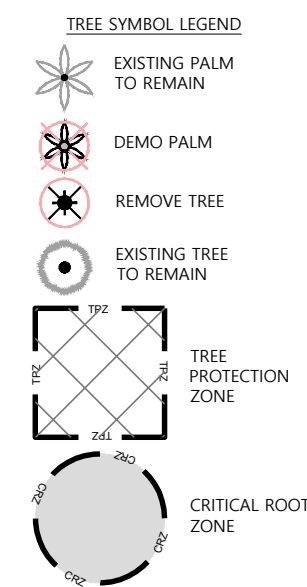
THIS PLAN IS INTENDED TO OBTAIN SITE PLAN  
 APPROVAL ONLY.

FINAL MITIGATION PLANTING PLAN AND  
 IRRIGATION PLAN WILL BE PROVIDED AT TIME  
 OF BUILDING PERMIT.



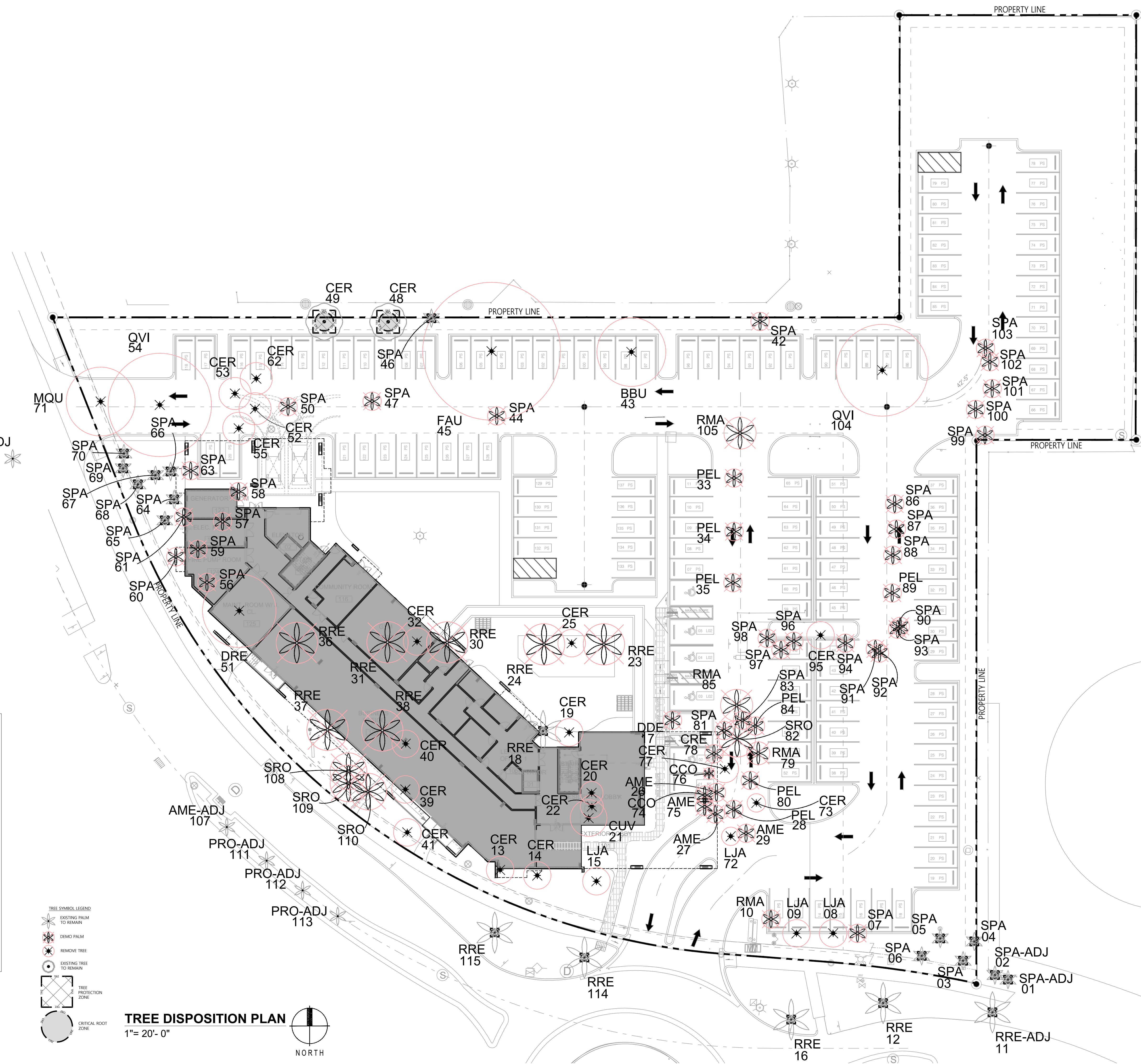
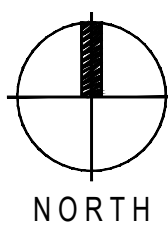
GENERAL NOTES:

- ALL INVASIVE TREES LISTED IN THE COUNTY/CITY ORDINANCE ON SITE SHALL BE REMOVED
- ANY INVASIVE FOUND TO BE ROOTED ON SITE AND ENCRANCHING ON NEIGHBORS FENCE AND YARD SHALL BE REMOVED. OWNER HAS FULL APPROVAL FROM NEIGHBORS TO REMOVE SUCH INVASIVE.



TREE DISPOSITION PLAN

1" = 20' - 0"



walk

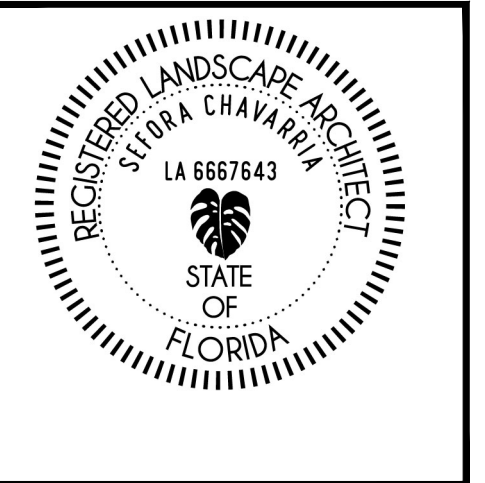
Landscape + Urban Design  
 Planning | Research |  
 Consulting  
 6915 SW 57th Avenue  
 Suite #203  
 Coral Gables, FL 33143  
 O-786.536.2088

REVISIONS / SUBMISSIONS

| NO. | DATE | DESCRIPTION |
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CLIENT:  
 1101 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021

HILLCREST  
 1101 HILLCREST DRIVE  
 HOLLYWOOD, FL 33021  
 LANDSCAPE DISPOSITION PLAN



DRAWN BY: SB, DC  
 CHECKED BY: SC  
 DATE: 02.04.2025

SHEET NUMBER:  
**L-100**

HILLCREST - TREE DISPOSITION table with columns: SURVEY NO., TREE NO., SYMBOL, COMMON NAME, BOTANICAL NAME, CRZ/TPZ (FT), DBH (IN.), HT (FT.) (AVG.), SP. (FT.), CANOPY AREA SQ.FT., DISPOSITION, CONDITION, NOTES. The table lists 1295 individual trees with detailed specifications for each.

MITIGATION TABLE:

TREE MITIGATION REQUIRED WHERE TREES OF A SITE ARE 3" CALIPER OR GREATER: MITIGATION: INCH PER INCH REMOVED (1:1) = TREES TOTALING 277" DBH WITH MINIMUM 12' HEIGHT 277" Total DBH REMOVED:

PALM MITIGATION REQUIRED: 1 PALM REPLACEMENT FOR EVERY PALM REMOVED (1:1): MITIGATION: 55 PALMS WITH MINIMUM 8' CT 55 TOTAL PALMS REMOVED

Payments into Tree Trust fund may be made at \$350.00 per TREE OR PALM THAT CANNOT BE ACCOMMODATED ON-SITE.

walk Landscape + Urban Design Planning | Research | Consulting 6915 SW 57th Avenue Suite #203 Coral Gables, FL 33143 O-786.536.2088

REVISIONS / SUBMISSIONS table with columns for revision number, date, and description.

CLIENT: 1101 HILLCREST DRIVE HOLLYWOOD, FL 33021

HILLCREST 1101 HILLCREST DRIVE HOLLYWOOD, FL 33021 LANDSCAPE DISPOSITION PLAN

Professional seal: REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA LA 6567643

DRAWN BY: SB, DC CHECKED BY: SC DATE: 02.04.2025 SHEET NUMBER: L-101

**PROPOSED GROUND LEVEL PLANT SCHEDULE**

**Street Trees / Palms - Ground Level**

| ABB. | QTY | SCIENTIFIC NAME                      | COMMON NAME         | NATIVE | XERIC | CAL/DBH    | HEIGHT  | SPREAD | SPECIFICATIONS                                   |
|------|-----|--------------------------------------|---------------------|--------|-------|------------|---------|--------|--|
| QVI  | 8   | <i>Quercus virginiana 'HighRise'</i> | 'HighRise' Live Oak | YES    | HIGH  | MIN 4" DBH | MIN 16' | MIN 8' | B&B - FIELD GROWN - 4' CLEAR TRUNK - STREET TREE |

**Lot Trees / Palms - Ground Level**

| ABB. | QTY | SCIENTIFIC NAME                         | COMMON NAME         | NATIVE | XERIC | CAL/DBH    | HEIGHT  | SPREAD | SPECIFICATIONS                                   |
|------|-----|---|---------------------|--------|-------|------------|---------|--------|--|
| PDA  | 15  | <i>Roystonia regia</i>                  | Cuban Royal Palm    | YES    | HIGH  | MIN 6" Cal | MIN 16' | NA     | B&B - FIELD GROWN                                |
| BSI  | 12  | <i>Bursera simaruba</i>                 | Gumbo Limbo         | YES    | HIGH  | MIN 4" Cal | MIN 16' | MIN 8' | B&B - 5 CT                                       |
| QVI  | 12  | <i>Quercus virginiana 'HighRise'</i>    | 'HighRise' Live Oak | YES    | HIGH  | MIN 4" DBH | MIN 16' | MIN 8' | B&B - FIELD GROWN - 4' CLEAR TRUNK - STREET TREE |
| SMA  | 8   | <i>Swietenia mahagoni</i>               | Mahogany Tree       | YES    | HIGH  | MIN 4" DBH | MIN 16' | MIN 8' | B&B - 5 CT                                       |
| CER  | 19  | <i>Conocarpus erectus var. sericeus</i> | Silver Buttonwood   | YES    | HIGH  | MIN 4" DBH | MIN 16' | MIN 8' | B&B - 5 CT                                       |
| BAR  | 6   | <i>Bulnesia arborea</i>                 | Verawood            | YES    | HIGH  | MIN 4" DBH | MIN 16' | MIN 8' | B&B - 5 CT                                       |
| SPA  | 20  | <i>Sabal palmetto</i>                   | Sabal Palm          | YES    | HIGH  | MIN 4" DBH | MIN 16' | MIN 8' | B&B - 5 CT                                       |

**Shrubs & Groundcovers Ground Level**

| CI    | 180     | <i>Chrysobalanus icaco 'Red Tip'</i>  | Red Tip Cocoplum  | YES  | HIGH  | 36"-48" OA Ht. - 36" O.C.   |
|-------|---------|---|---|--|---|---|
| HP    | 180     | <i>Hamelia patens 'Compacta'</i> <td>Firebush <td>YES <td>HIGH <th>36"-48" OA Ht. - 36" O.C.</th> </td></td></td>   | Firebush <td>YES <td>HIGH <th>36"-48" OA Ht. - 36" O.C.</th> </td></td>   | YES <td>HIGH <th>36"-48" OA Ht. - 36" O.C.</th> </td>  | HIGH <th>36"-48" OA Ht. - 36" O.C.</th>   | 36"-48" OA Ht. - 36" O.C.   |
| FG    | 180     | <i>Ficus microcarpa 'Green Island'</i> <td>Green Island Fig <td>YES <td>HIGH <th>24" O.A. Ht. - 24" O.C.</th> </td></td></td>   | Green Island Fig <td>YES <td>HIGH <th>24" O.A. Ht. - 24" O.C.</th> </td></td>   | YES <td>HIGH <th>24" O.A. Ht. - 24" O.C.</th> </td>  | HIGH <th>24" O.A. Ht. - 24" O.C.</th>   | 24" O.A. Ht. - 24" O.C.   |
| TD    | 180     | <i>Tripsacum floridana</i> <td>Dwarf Fakahatchee <td>YES <td>HIGH <th>36" O.A. Ht. - 36" O.C.</th> </td></td></td>  | Dwarf Fakahatchee <td>YES <td>HIGH <th>36" O.A. Ht. - 36" O.C.</th> </td></td>  | YES <td>HIGH <th>36" O.A. Ht. - 36" O.C.</th> </td>  | HIGH <th>36" O.A. Ht. - 36" O.C.</th>   | 36" O.A. Ht. - 36" O.C.   |
| Sod   | 000000s | <i>Stenotaphrum secundatum</i> <td>St. Augustine Grass <td>NO <td>HIGH <td>Shall be well adapted to localized growing conditions. ROW Only. 0 SF Within Lot.</td> </td></td></td> | St. Augustine Grass <td>NO <td>HIGH <td>Shall be well adapted to localized growing conditions. ROW Only. 0 SF Within Lot.</td> </td></td> | NO <td>HIGH <td>Shall be well adapted to localized growing conditions. ROW Only. 0 SF Within Lot.</td> </td> | HIGH <td>Shall be well adapted to localized growing conditions. ROW Only. 0 SF Within Lot.</td> | Shall be well adapted to localized growing conditions. ROW Only. 0 SF Within Lot. |
| Mulch | 000000s | Organic-Nutra Mulch   |   |  |   | As noted on plan and to be determined by contractor                               |

Notes: Planting bed to be mulched - "Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscaping/FYN-Handbook.pdf>. Cypress mulch shall not be used because its harvest degrades cypress wetlands"

THIS PLAN IS INTENDED TO OBTAIN SITE PLAN APPROVAL ONLY.

FINAL MITIGATION PLANTING PLAN AND IRRIGATION PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT.

UTILITY COORDINATION ONGOING. 100 % IRRIGATION TO BE PROVIDED AT TIME OF BUILDING PERMIT.

**CITY OF HOLLYWOOD LANDSCAPE TABLE**

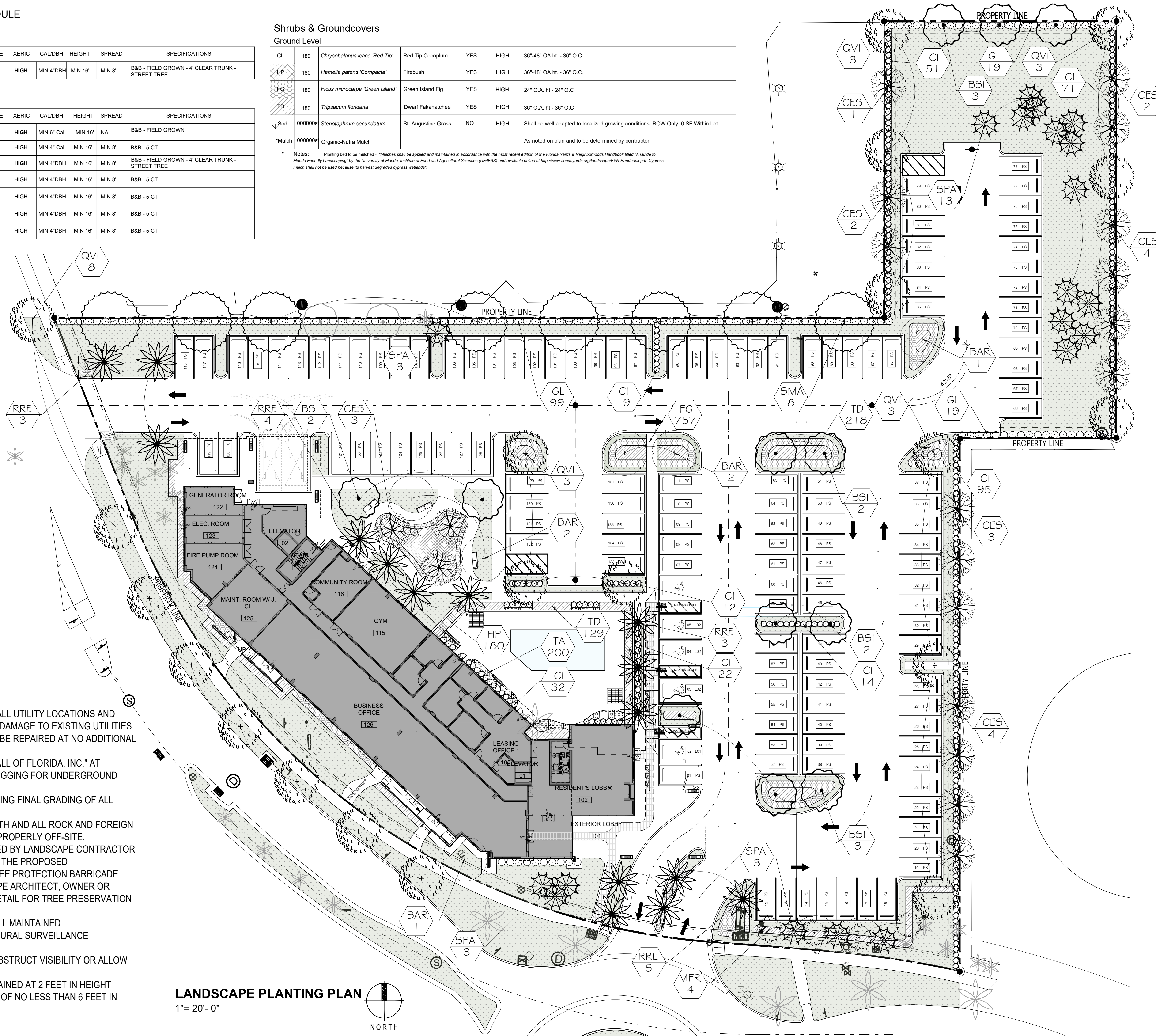
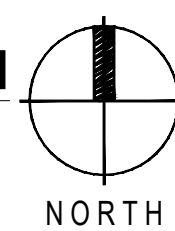
| 1. LOT TREE REQUIREMENTS                            |  | Required | Proposed                         |
|---|--|----------|----------------------------------|
| Lot Trees Required                                  | 1 Tree per 1,000 sq ft of Open Space Previous Area<br>• Open Space required 20% Minimum of Lot Area = 21,360<br>• Palms count toward Tree requirement at 3:1 | 23       | 57 TREES<br>35 PALMS             |
| 2. STREET TREE REQUIREMENT                          |  | Required | Proposed                         |
| Street Trees  | 1 Street Tree per 30 linear feet of street frontage:<br>562 LF / 30 = 19   | 18       | 8 TREES<br>+ EXISTING<br>5 PALMS |
|   | Under Power Lines - Max Average Spacing of 25 Feet O.C.<br>N/A   | NA       |                                  |
| 3. NATIVE TREE REQUIREMENT: 60% OF REQUIRED TREES   |  | Required | Proposed                         |
| Native Trees Required                               | Required Trees 36 x 60%  | 22       | 57 TREES<br>10 PALMS             |
| 4. SHRUB REQUIREMENT: RATIO OF 10 PER REQUIRED TREE |  | Required | Proposed                         |
| Shrubs  | 10 x 36 = 360  | 360      | 720                              |
| 5. NATIVE SHRUB REQUIREMENT: 50% OF REQUIRED SHRUBS |  | Required | Proposed                         |
| Native Shrubs                                       | 360 x 50% = 180  | 180      | 720                              |
| 5. LOW WATER / DROUGHT TOLERANCE                    |  | Required | Proposed                         |
| Shrubs  |  | NA       | 720                              |
| Lot + Street Trees                                  |  | NA       | 76.6                             |

**GENERAL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
6. ALL PROPOSED PLANTING IS TO BE TRIMMED AND WELL MAINTAINED.
7. PROPOSED PLANTING SHALL NOT OBSTRUCT THE NATURAL SURVEILLANCE (VISIBILITY) OF THE AREA.
8. PROPOSED SHRUBS ALONG WALKWAYS SHALL NOT OBSTRUCT VISIBILITY OR ALLOW INDIVIDUALS TO HIDE BEHIND.
9. PROPOSED SHRUBS ALONG WALKWAYS SHALL MAINTAINED AT 2 FEET IN HEIGHT
10. PROPOSED TREE CANOPIES SHALL HAVE CLEARANCE OF NO LESS THAN 6 FEET IN HEIGHT

**LANDSCAPE PLANTING PLAN**

1" = 20' - 0"



**walk**  
Landscape + Urban Design  
Planning | Research |  
Consulting  
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Suite #203  
Coral Gables, FL 33143  
O-786.536.2088

REVISIONS / SUBMISSIONS

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CLIENT:

1101 HILLCREST DRIVE  
HOLLYWOOD, FL 33021

**HILLCREST**  
1101 HILLCREST DRIVE  
HOLLYWOOD, FL 33021

**LANDSCAPE PLANTING PLAN**

REGISTERED LANDSCAPE ARCHITECT  
SEENA CHAKRABARTI  
LA 6667643  
STATE OF FLORIDA

DRAWN BY: SB, DC  
CHECKED BY: SC  
DATE: 02.04.2025

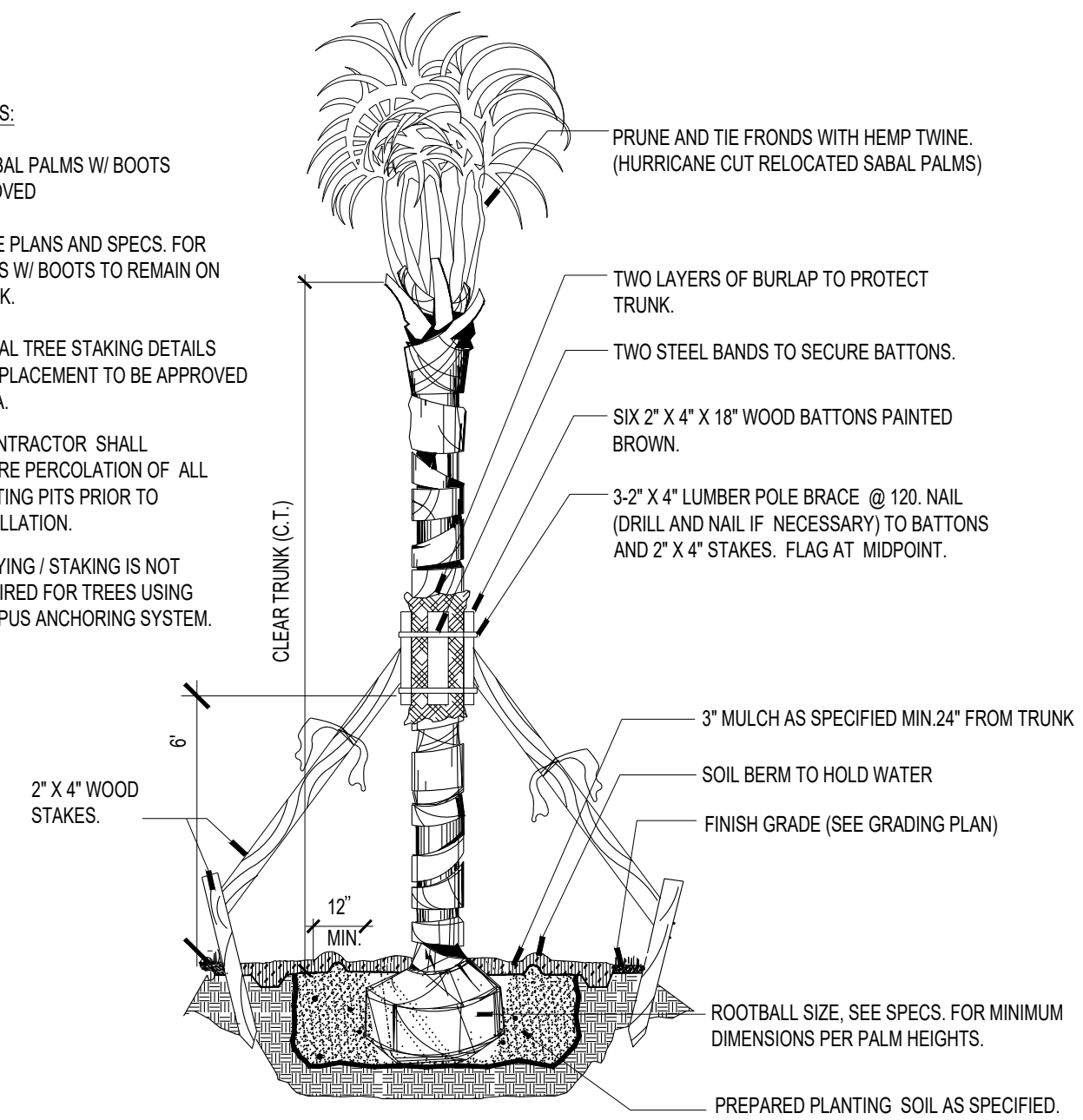
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**L-200**

**GENERAL LANDSCAPE NOTES:**

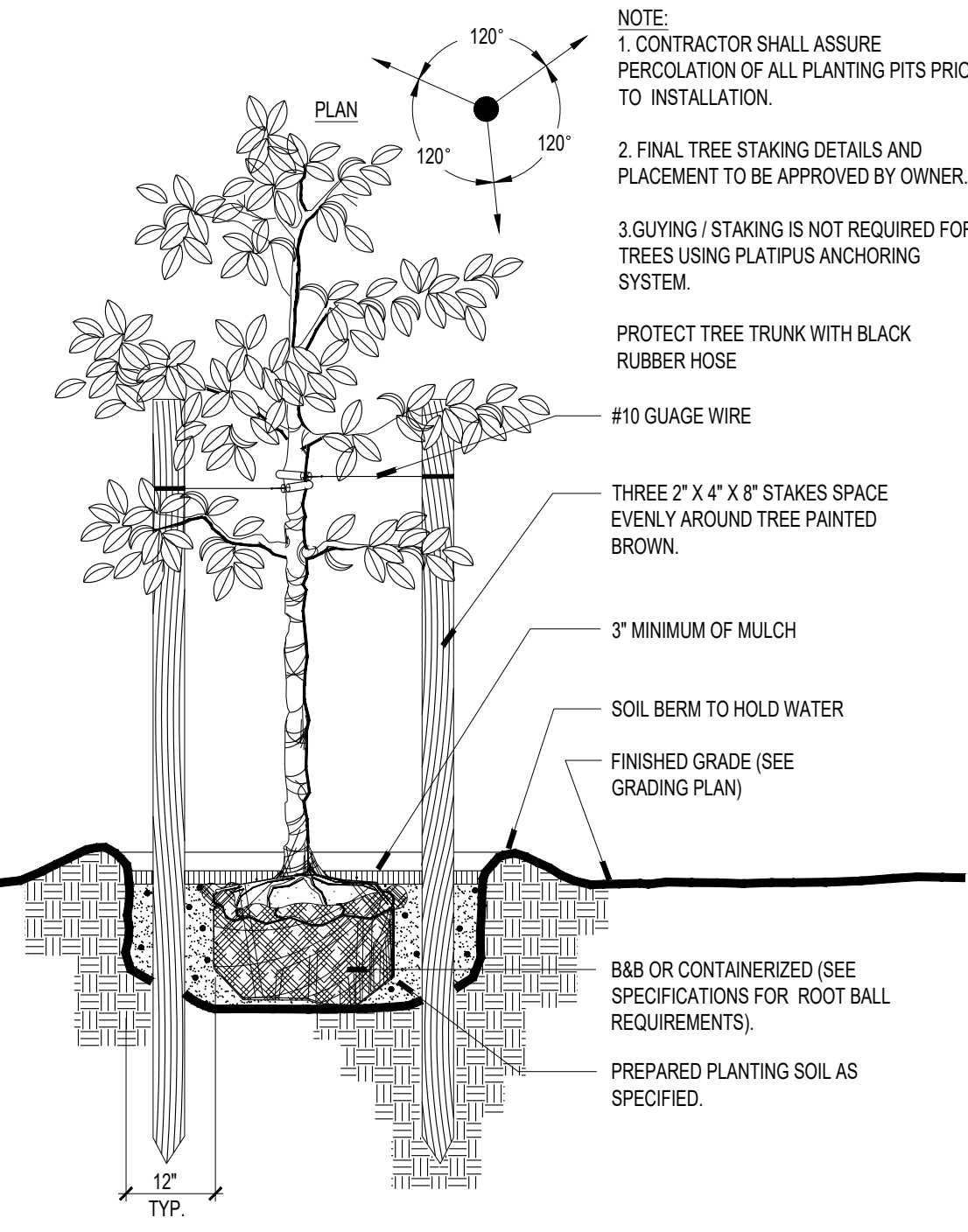
- PLANT MATERIAL:** ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL), DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION. LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIP LINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
- SOD:** ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. STENOTAPHRUM SECUNDATUM, V. FLORITAM UNLESS OTHERWISE NOTED (ST. AUGUSTINE SOLID SOD), PASPALUM NOTATUM ARGENTINE (ARGENTINE BAHIA SOLID SOD) SHALL BE PROVIDED IN THE RIGHT-OF-WAYS & ON THE BANKS & BOTTOM OF DETENTION PONDS. OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
- AMENDED PLANTING SOIL:** PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
- GENERAL RECOMMENDED PLANTING SOIL DEPTH:** ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".
- CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
- ROOT BARRIER SPECIFICATIONS:** ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
- ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
- NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1'-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
- CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
- FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
- WATERING:** ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
- ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- GUARANTEE:** ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
- NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
- ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
- ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
- ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
- NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
- TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
- IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
- ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
- MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
- PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.

**NOTES:**

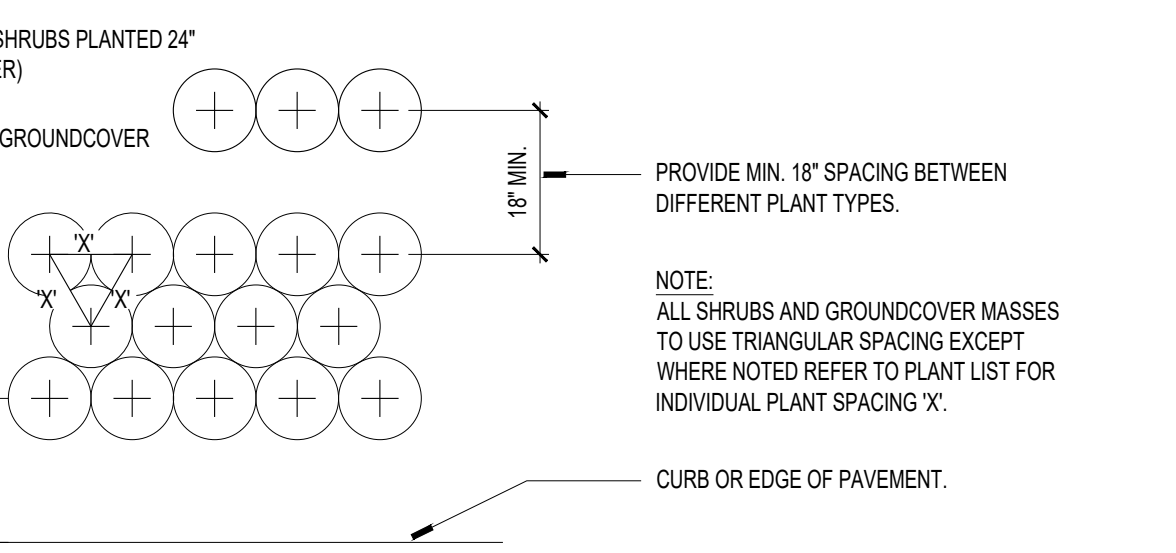
- SABAL PALMS W/ BOOTS REMOVED
- SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- GUYING / STAKING IS NOT REQUIRED FOR TREES USING PLATIPUS ANCHORING SYSTEM.



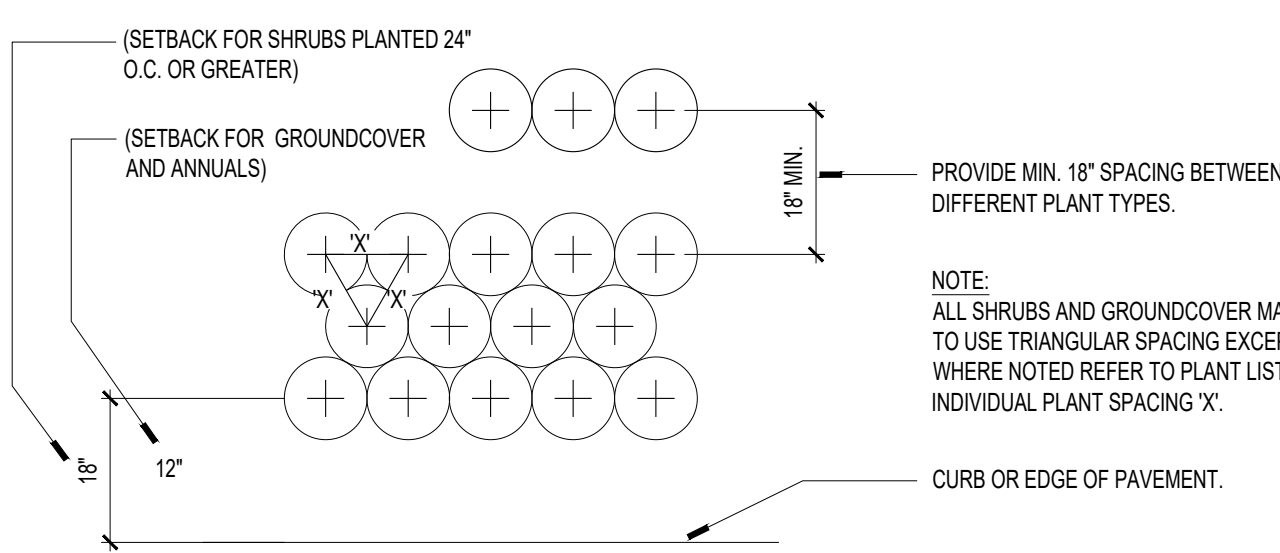
**1 PALM SECTION** SCALE: N.T.S.



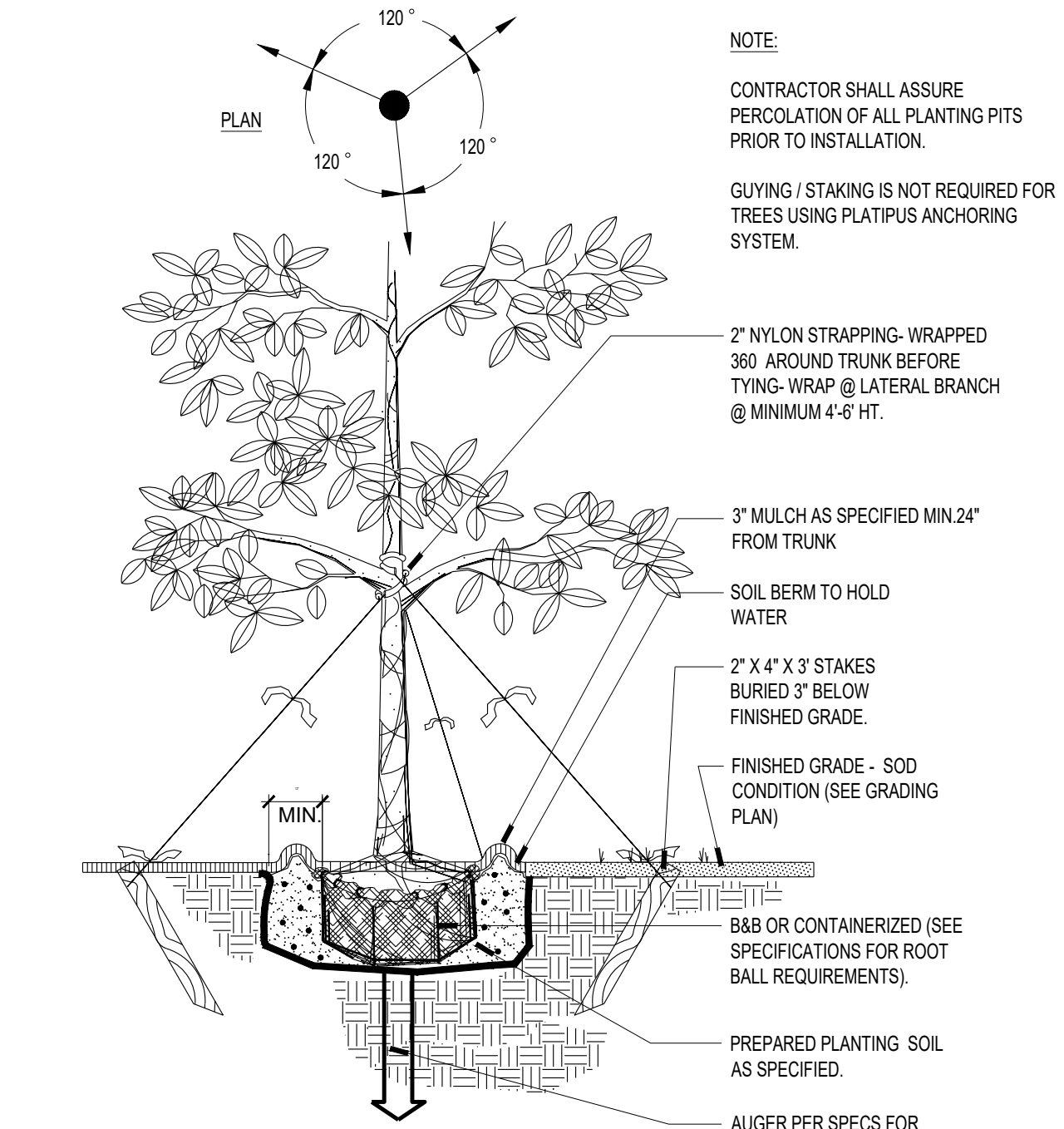
**2 LARGE TREE SECTION** SCALE: N.T.S.



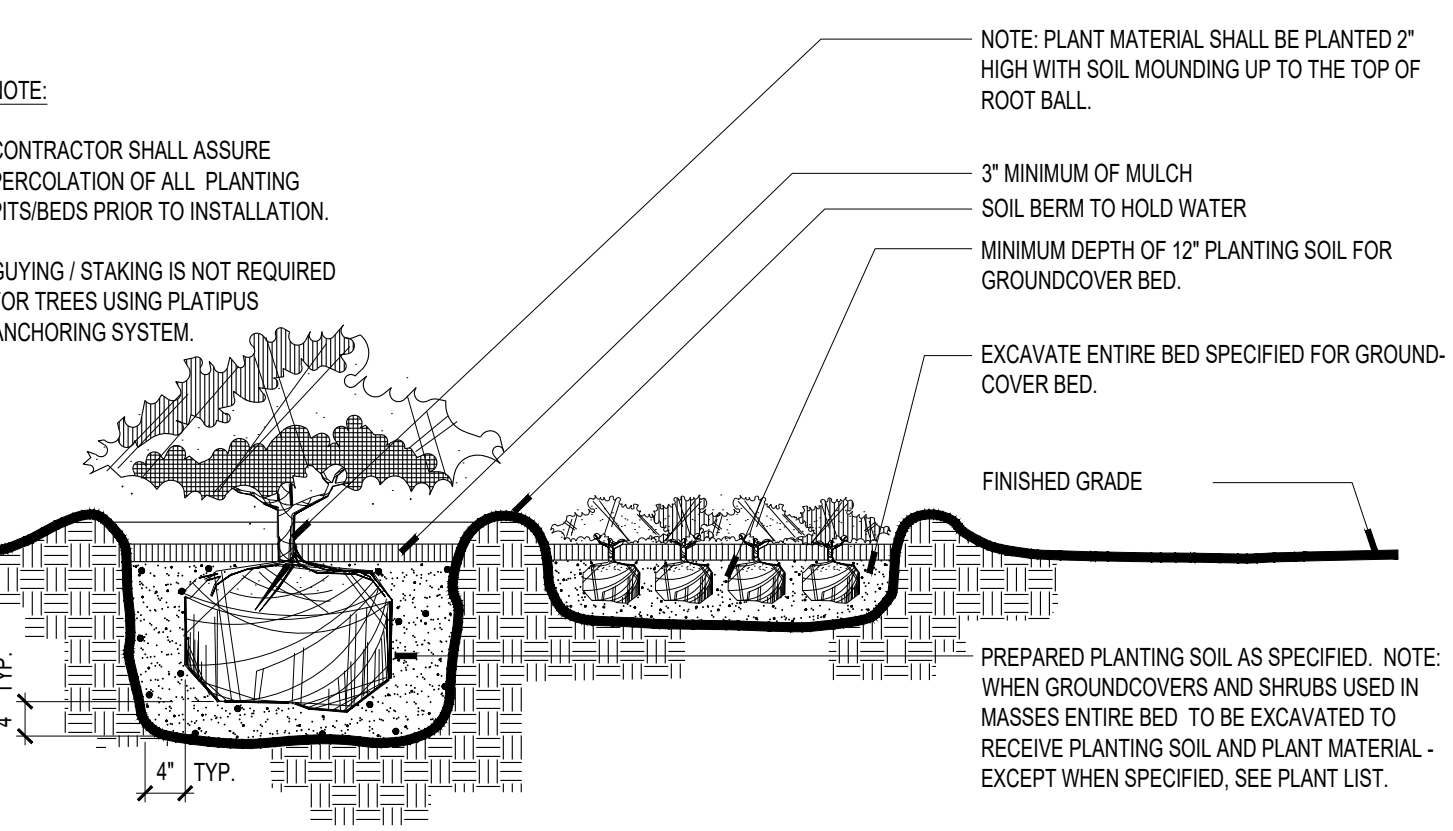
**3 SMALL TREE SECTION** SCALE: N.T.S.



**4 TYPICAL PLANT SPACING PLAN** SCALE: N.T.S.



**5 SHRUB AND GROUNDCOVER SECTION** SCALE: N.T.S.



**6 SHRUB AND GROUNDCOVER SECTION** SCALE: N.T.S.

**walk**

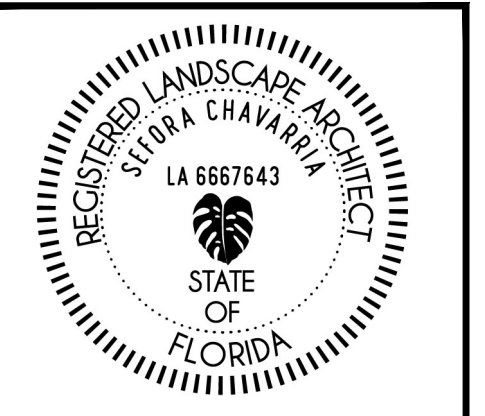
Landscape + Urban Design  
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**REVISIONS / SUBMISSIONS**

| NO. | DATE | DESCRIPTION |
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CLIENT:  
1101 HILLCREST DRIVE  
HOLLYWOOD, FL 33021

**HILLCREST**  
1101 HILLCREST DRIVE  
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**LANDSCAPE DETAILS AND SPECIFICATIONS**



DRAWN BY: SB, DC  
CHECKED BY: SC  
DATE: 02.04.2025

SHEET NUMBER:  
**L-300**