

Legal Description

Lots 1 through 10, inclusive, less the East 7 feet of Lots 1 through 6, inclusive, in MONTEREY PARK, according to the Plat thereof, recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida;

LESS that part of Lot 1, MONTEREY PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 46, of the Public Records of Broward County, Florida, in Section 10, Township 51 South, Range 42 East, which is included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 1 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 1

AND LESS that part of Lot 6 of said MONTEREY PARK which is included in the external area formed by a 15 foot radius arc which is tangent to the North line of said Lot 6 and tangent to a line which is 7 feet West of and parallel to the East line of said Lot 6.



- LEGEND OF SYMBOLOLOGY**
- MAN HOLE SANITARY SEWER
 - CATCH BASIN
 - FIRE HYDRANT
 - 5IN
 - HANDICAP PARKING
 - CONC. LIGHT POLE
 - WATER METER
 - WATER VALVE
 - ELECTRIC BOX
 - T.V. BOX
 - UTILITY LIGHT
 - MISC. LIGHT POLE
 - METAL LIGHT POLE
 - UTILITY POLE
 - 8' 39.35' ± SPOT ELEVATION

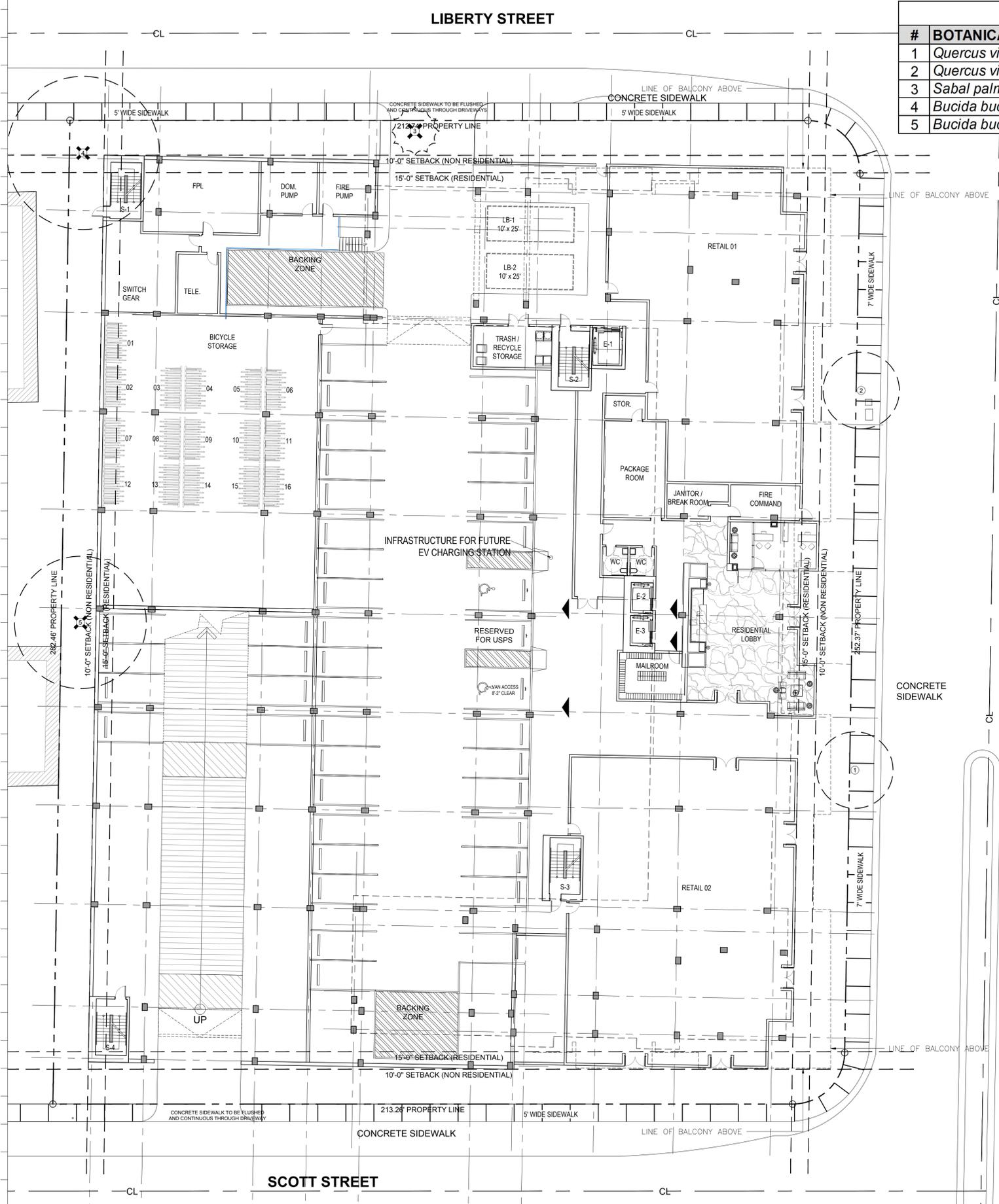
- LEGEND OF SURVEY ABBREVIATIONS**
- 1. 1/4" = 1' SCALE
 - 2. 1/8" = 1' SCALE
 - 3. 1/16" = 1' SCALE
 - 4. 1/32" = 1' SCALE
 - 5. 1/64" = 1' SCALE
 - 6. 1/128" = 1' SCALE
 - 7. 1/256" = 1' SCALE
 - 8. 1/512" = 1' SCALE
 - 9. 1/1024" = 1' SCALE
 - 10. 1/2048" = 1' SCALE
 - 11. 1/4096" = 1' SCALE
 - 12. 1/8192" = 1' SCALE
 - 13. 1/16384" = 1' SCALE
 - 14. 1/32768" = 1' SCALE
 - 15. 1/65536" = 1' SCALE
 - 16. 1/131072" = 1' SCALE
 - 17. 1/262144" = 1' SCALE
 - 18. 1/524288" = 1' SCALE
 - 19. 1/1048576" = 1' SCALE
 - 20. 1/2097152" = 1' SCALE
 - 21. 1/4194304" = 1' SCALE
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EXISTING TREE LIST								
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	CONDITION	DISPOSITION	TPZ
1	<i>Quercus virginiana</i>	Southern Live Oak	13"	19'	22'	Fair	Remain	10'
2	<i>Quercus virginiana</i>	Southern Live Oak	12"	19'	22'	Fair	Remain	10'
3	<i>Sabal palmetto</i>	Sabal Palm	18"	13'	14'	Good	Remove	N/A
4	<i>Bucida buceras</i>	Shady Lady Black Olive	28"	26'	44'	Fair	Remove	N/A
5	<i>Bucida buceras</i>	Shady Lady Black Olive	32"	24'	38'	Poor	Remove	N/A

TREE DISPOSITION NOTES

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
- REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED TREE REMOVAL / RELOCATION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING TREE REMOVAL / RELOCATION PROCESS.

NO TREES AND PALMS SHALL BE REMOVED WITHOUT OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD



TREES TO BE REMOVED			
#	BOTANICAL NAME	COMMON NAME	DBH
3	<i>Sabal palmetto</i>	Sabal Palm	N/A
4	<i>Bucida buceras</i>	Shady Lady Black Olive	28"
5	<i>Bucida buceras</i>	Shady Lady Black Olive	32"
AMOUNT OF DBH TO BE REMOVED			60"
NUMBER OF PALM TREES TO BE REMOVED			1

MITIGATION CALCULATION	
REQUIRED	
Number of trees with 2" DBH & 12' HT.	30
+	
Number of palms with 6" DBH & 8' CT & 16' HT.	1
PROVIDED	
Number of trees with 2" DBH & 12' HT. (Buffer Tree Surplus)	15
+	
Number of palms with 6" DBH & 8' CT & 16' HT.	1
+	
Payment to city based on \$350 for one 2" DBH Tree (15x\$350)	\$5,250.00

Rev.	Date	Rev.	Date
1	10/30/23		

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBİ KARP AIA, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBİ KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA (© 2022)

2100 N FEDERAL HWY
2100 N Federal Highway
Hollywood, FL, 33020

Owner:
Name: BARDI VP LLC
Address: 100 SE 2nd St, Suite 3400
Address: Miami, FL, 33131
Tel: 305-916-7737
Email: thestarlifegroup@gmail.com

Landscape Architecture Consultant:
Name: Strata Landscape Architecture Studio
Address: 1906 Tigertail Ave
Address: Miami, FL, 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Consultant:
Name:
Address:
Address:
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Consultant:
Name:
Address:
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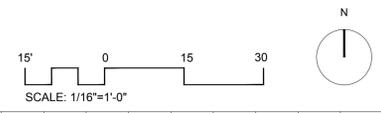
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

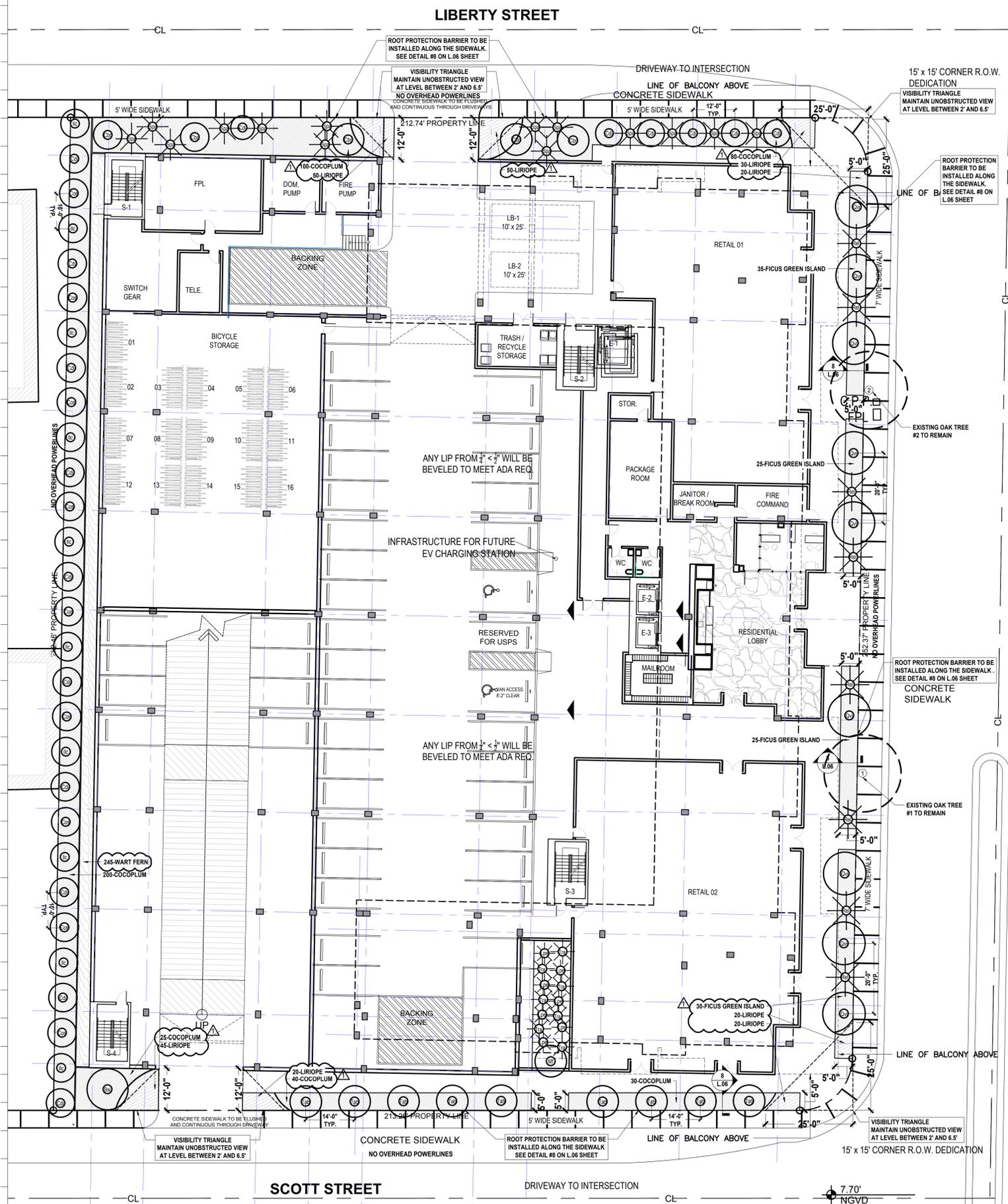


PETAR STRACENSKI
Lic. # LA6667526

TREE DISPOSITION PLAN

Date	--	Sheet No.	L.01
Scale			
Project	2302		





LANDSCAPE LEGEND

ZONE: **FH-2** LOT AREA: 64,312 ACRES: 1.4764

		REQUIRED/ALLOWED	PROVIDED
OPEN SPACE			
A.	Total Sq. Ft. of landscaped Open Space required	12,862	6,850
	Lot Area: 64,312		
	Multiplier: 20%		
STREET TREE REQUIREMENTS			
A.	One street tree per 30 linear feet, less existing trees	23	23
	Street Frontage: 744'		
	Existing street trees: 2		
BUFFERYARD TREE REQUIREMENTS			
A.	One tree per 20 linear feet	14	29
	Frontage: 282'		
OPEN SPACE TREE REQUIREMENT			
A.	Total number of trees required per 1000 SF of open space	7	7
	Required 1/1000 SF of open space		
B.	% Native species required	4	4
	Trees provided: 7		
	Multiplier: 60%		
TOTAL TREE SURPLUS			
A.	Tree surplus to be counted towards mitigation	44	59
SHRUBS			
A.	Number of shrubs required	440	620
	Trees required: 44		
	Multiplier: 10		
B.	% Native species required	303	490
	Shrubs provided: 605		
	Multiplier: 50%		

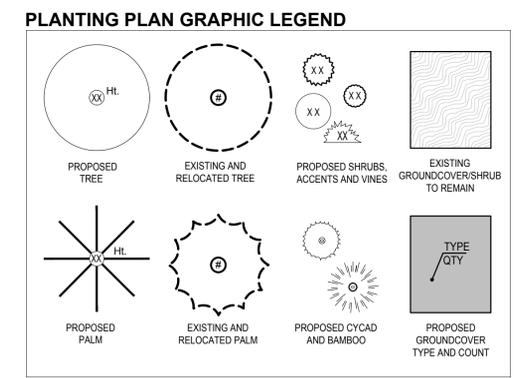
GROUND LEVEL PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
BUFFER TREES				
Ilc	10	<i>Ilex cassine</i>	Holly Tree	2" DBH 12' Ht. Min.
Cdi	10	<i>Coccoloba diversifolia</i>	Pigeon Plum Tree	2" DBH 12' Ht. Min.
Cos	9	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood Tree	2" DBH 12' Ht. Min.
STREET TREES & OPEN SPACE REQUIREMENT TREES				
Qvi	9	<i>Quercus virginiana</i>	Southern Live Oak	6" DBH 18' Ht. Min. 6.5' CT
Bsi	1	<i>Bursera simaruba</i>	Gumbo Limbo	6" DBH 18' Ht. Min. 6.5' CT
Cdi	6	<i>Coccoloba diversifolia</i>	Pigeon Plum Tree	4" DBH 15' Ht. Min. 6.5' CT
Cbr	5	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4" DBH 15' Ht. Min. 6.5' CT
Tab	9	<i>Tabebuia pallida</i>	Pink Tabebuia	4" DBH 15' Ht. Min. 6.5' CT
STREET PALMS				
Rel	8	<i>Roystonea elata</i>	Royal Palm	16'-18' G.W. 8' CT Min
Spa	14	<i>Sabal palmetto</i>	Sabal Palm	16' Ht. O.A. 8' CT Min.
PALMS				
Tra	7	<i>Thrinax radiata</i>	Florida Thatch Palm	45 Gal.
Lpa	10	<i>Livistona palmata</i>	Same	15 Gal.
SHRUBS				
Cic	475	<i>Chrysobalanus icaco</i>	Redtip Cocoplum	3 Gal. 18" Ht.
Cac	15	<i>Capparis cynophallophora</i>	Jamaican Caper	7 Gal. 36" Ht.
Fm	115	<i>Ficus microcarpa</i>	Green Island Ficus	3 Gal. 18" Ht.
GROUNDCOVERS				
Ms	245	<i>Microsorium scolopendrium</i>	Wart Fern	1 Gal.
Lm	255	<i>Liriope muscari</i>	Lilyturf	1 Gal.

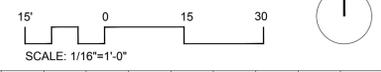
FINAL NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE

MITIGATION CALCULATION

REQUIRED	
Number of trees with 2" DBH & 12' HT.	30
+	
Number of palms with 6" DBH & 8' CT & 16' HT.	1
PROVIDED	
Number of trees with 2" DBH & 12' HT. (Buffer Tree Surplus)	15
+	
Number of palms with 6" DBH & 8' CT & 16' HT.	1
Payment to city based on \$350 for one 2" DBH Tree (15x\$350)	\$5,250.00



100% IRRIGATION COVERAGE SHALL BE PROVIDED



Rev.	Date	Rev.	Date
1	CITY COMMENTS	10/30/23	

2100 N FEDERAL HWY
2100 N Federal Highway
Hollywood, FL, 33020

Owner:
Name: BARDI VP LLC
Address: 100 SE 2nd St, Suite 3400
Miami, FL, 33131
Tel: 305-916-7737
Email: thestarifgroup@gmail.com

Landscape Architecture Consultant:
Name: Strata Landscape Architecture Studio
Address: 1906 Tigertail Ave
Miami, FL, 33131
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Consultant:
Name:
Address:
Tel:
Email:

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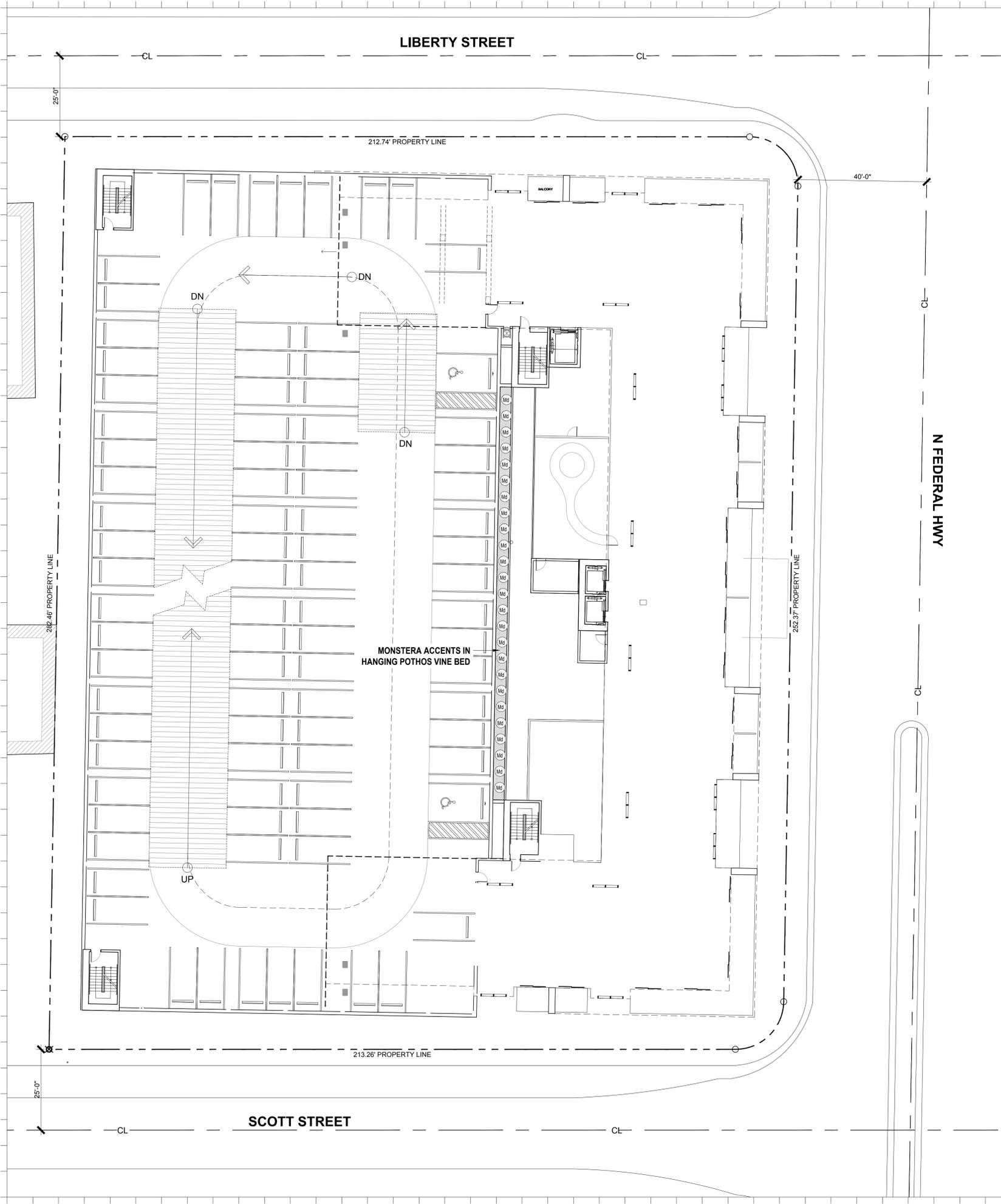
Architect:
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PETAR STRACENSKI
Lic. # LA6667526

PLANTING PLAN
GROUND LEVEL

Date	--	Sheet No.	L.02
Scale			
Project	2302		



LEVEL 2 PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
ACCENTS				
Md	29	<i>Monstera deliciosa</i>	Mexican Breadfruit	7 Gal.
VINES				
Ea	TBD	<i>Epipremnum aureum 'Neon'</i>	Golden Pothos Vine	1 Gal.

Rev.	Date	Rev.	Date

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2100 N FEDERAL HWY
 2100 N Federal Highway
 Hollywood, FL, 33020

Owner:
 Name: BARDI IVP LLC
 Address: 100 SE 2nd St, Suite 3400
 Address: Miami, FL, 33131
 Tel: 305-915-7737
 Email: thestarlifegroup@gmail.com

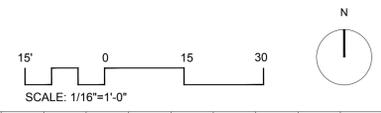
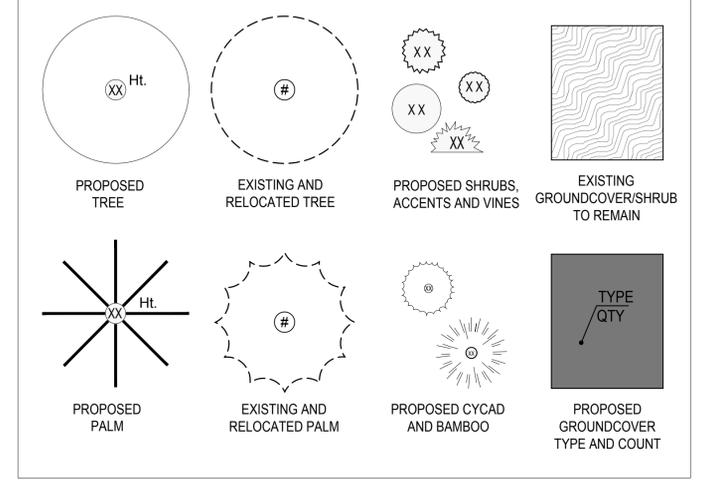
Landscape Architecture Consultant:
 Name: Strata Landscape Architecture Studio
 Address: 1906 Tiger Tail Ave
 Address: Miami, FL, 33133
 Tel: (305) 747-9336
 Email: petar@strata-landarch.com

Consultant:
 Name:
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 Tel:
 Email:

Consultant:
 Name:
 Address:
 Address:
 Tel:
 Email:

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1918
 Fax: +1(305) 573 3766

PLANTING PLAN GRAPHIC LEGEND



PETAR STRACENSKI
 Lic. # LA6667526



PLANTING PLAN
 LEVEL 2

Date	--	Sheet No.	L.03
Scale			
Project	2302		

LIBERTY STREET

LEVEL 5 PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Clr	4	<i>Clusia rosea</i>	Autograph Tree	100 Gal. Low Branching
Cuv	1	<i>Coccoloba uvifera</i>	Seagrape Tree	100 Gal. Low Branching
Cah	1	<i>Calliandra haematocephala</i>	Red Powder Puff	65 Gal. Low Branching
Glu	3	<i>Gymnanthes lucida</i>	Crabwood	45 Gal. Low Branching
PALMS				
Dal	3	<i>Dictyosperma album</i>	Hurricane Palm	6' CT
Cmi	10	<i>Coccothrinax miraguama</i>	Miraguama Palm	15 Gal.
Psy	4	<i>Phoenix sylvestris</i>	Wild Date Palm	10' CT
SHRUBS				
Cl	TBD	<i>Clusia lanceolata</i>	Porcelain Flower	15 Gal.
Ei	TBD	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal.
Crn	TBD	<i>Clusia rosea 'Nana'</i>	Dwarf Pitch Apple	7 Gal.
Fm	TBD	<i>Ficus microcarpa</i>	Green Island Ficus	3 Gal.
NUMBER AND TYPE OF GROUNDCOVERS AND ACCENTS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

Rev.	Date	Rev.	Date

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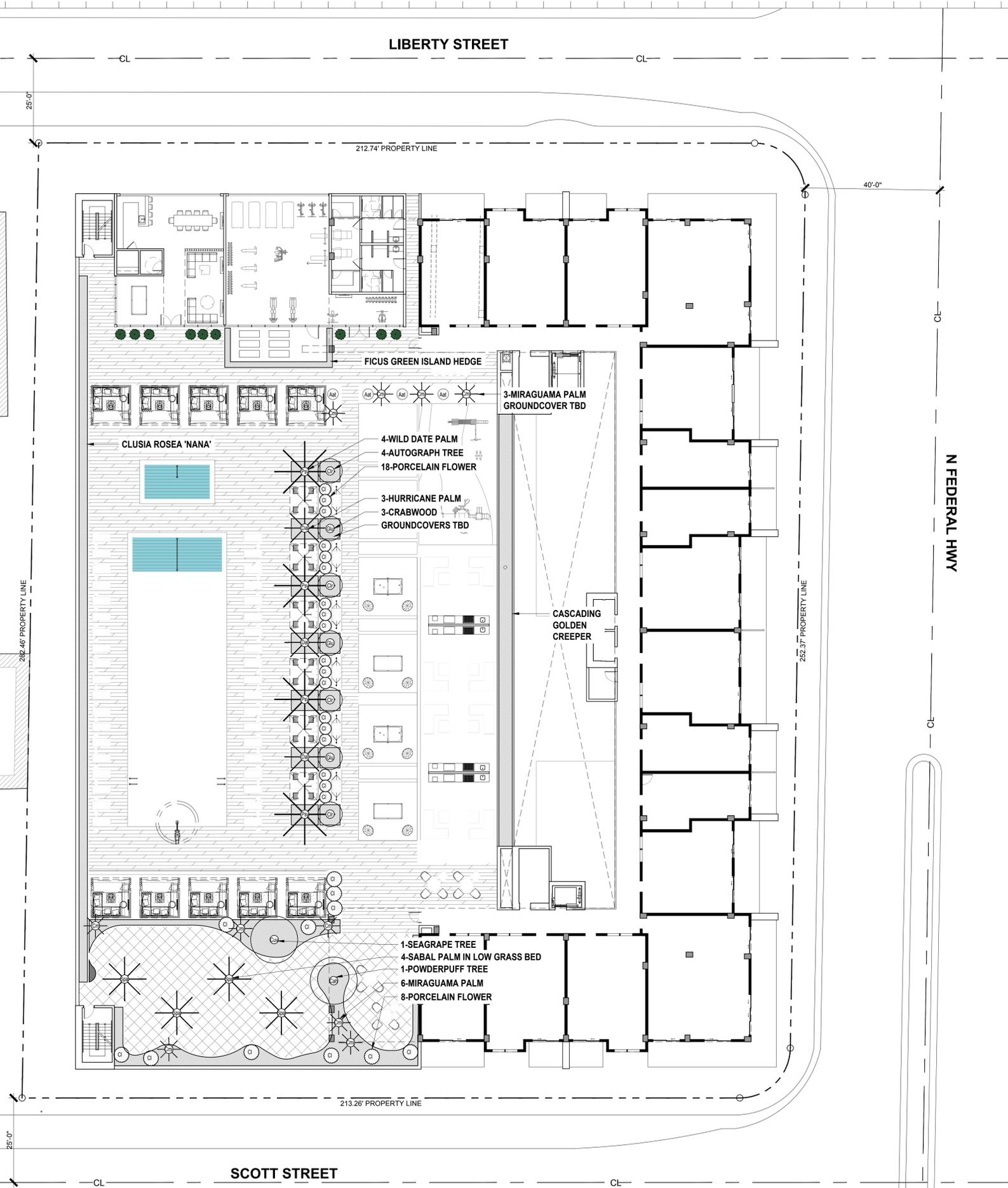
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Fax: +1(305) 573 3766

PETAR STRACENSKI
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PLANTING PLAN
LEVEL 5

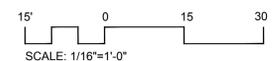
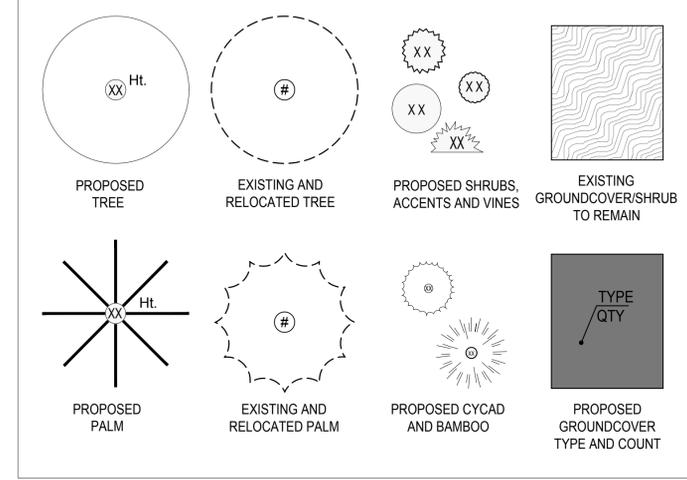
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Scale		L.04
Project	2302	



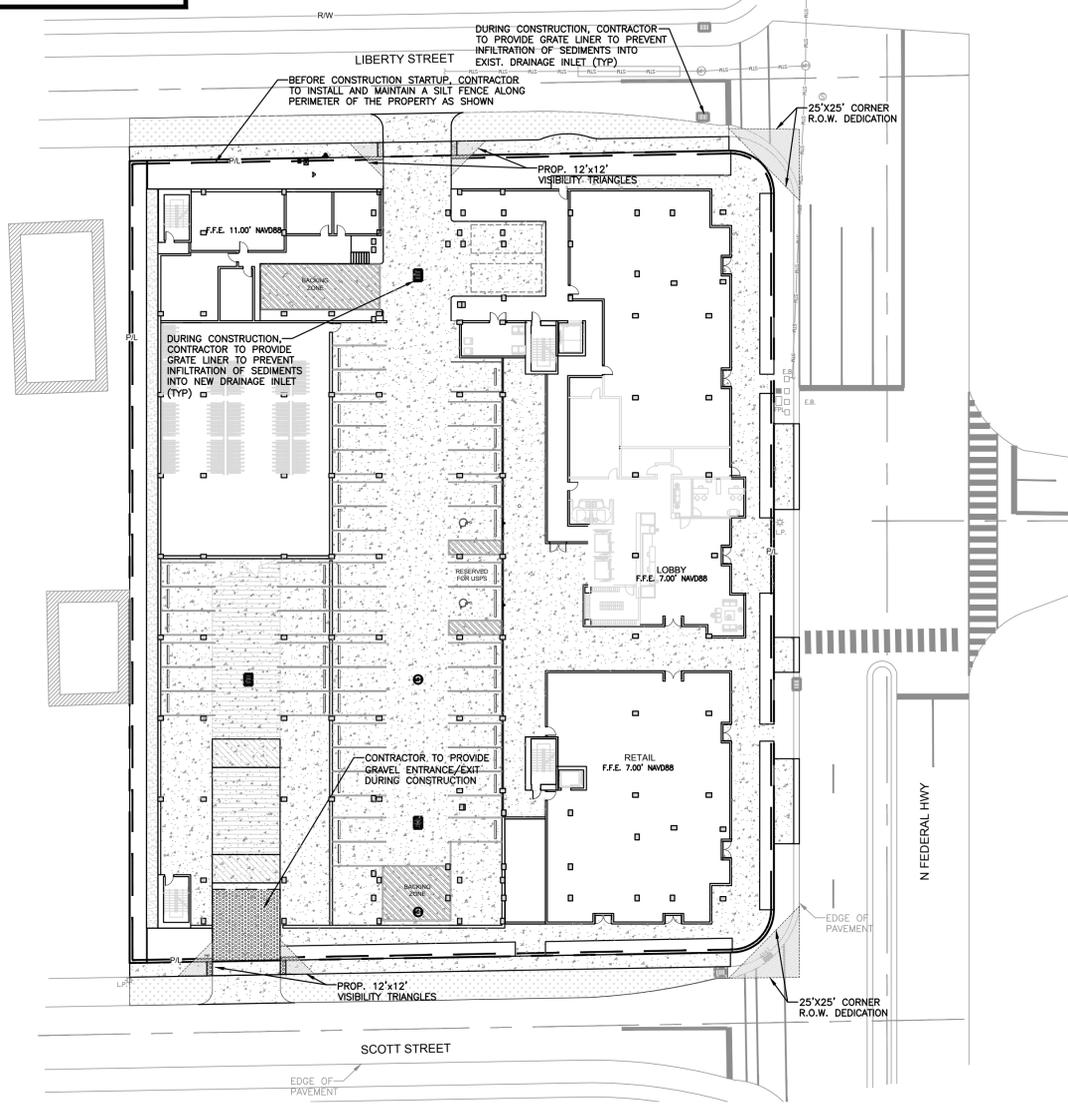
SHENANDOAH STREET

N FEDERAL HWY

PLANTING PLAN GRAPHIC LEGEND



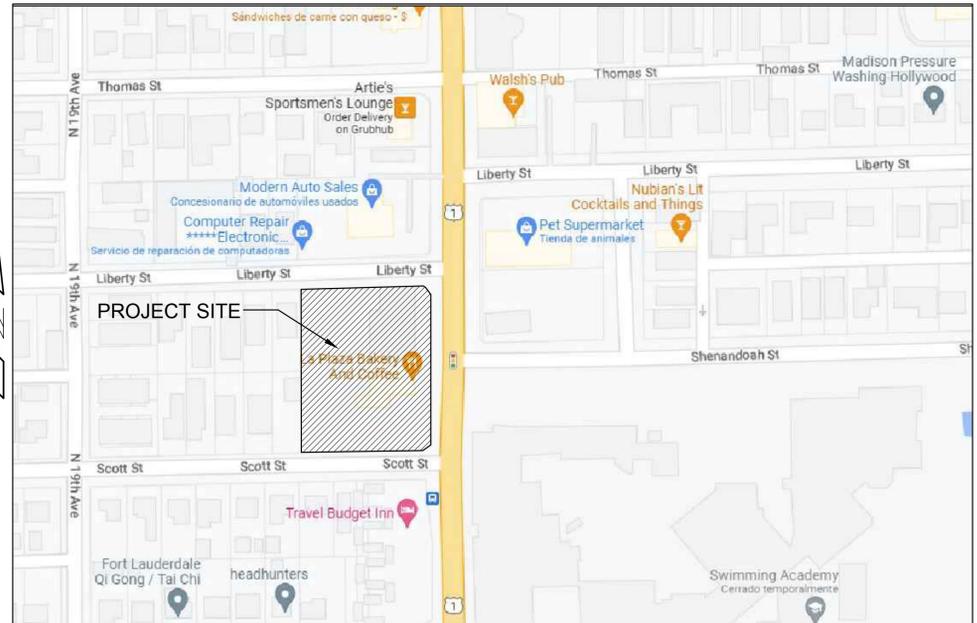
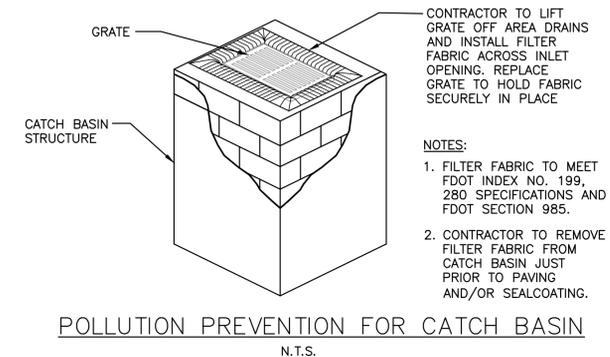
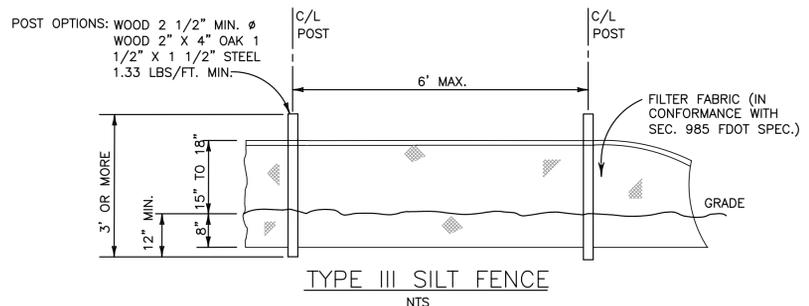
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



- BMP NOTES:**
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
 2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
 4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
 5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
 6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
 7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
 10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
 11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

LEGEND

[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED GRADE
[Symbol]	EXISTING ELEVATION
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	EXISTING CATCH BASIN
[Symbol]	PROPOSED WATER METER
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	PROPOSED BFP DEVICE
[Symbol]	EXISTING SAN. SEWER MH
[Symbol]	EXISTING FIRE HYDRANT



LOCATION MAP
NOT TO SCALE

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=30'



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REVISIONS

NO.	DATE	DESCRIPTION
1	8-14-23	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA#: 31158



2100 N. FEDERAL HWY
2100 N. FEDERAL HWY
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 3/23/23
SCALE: 1"=30'
SHEET NO.: C1
1 OF 9
PROJECT NO.: 23-10

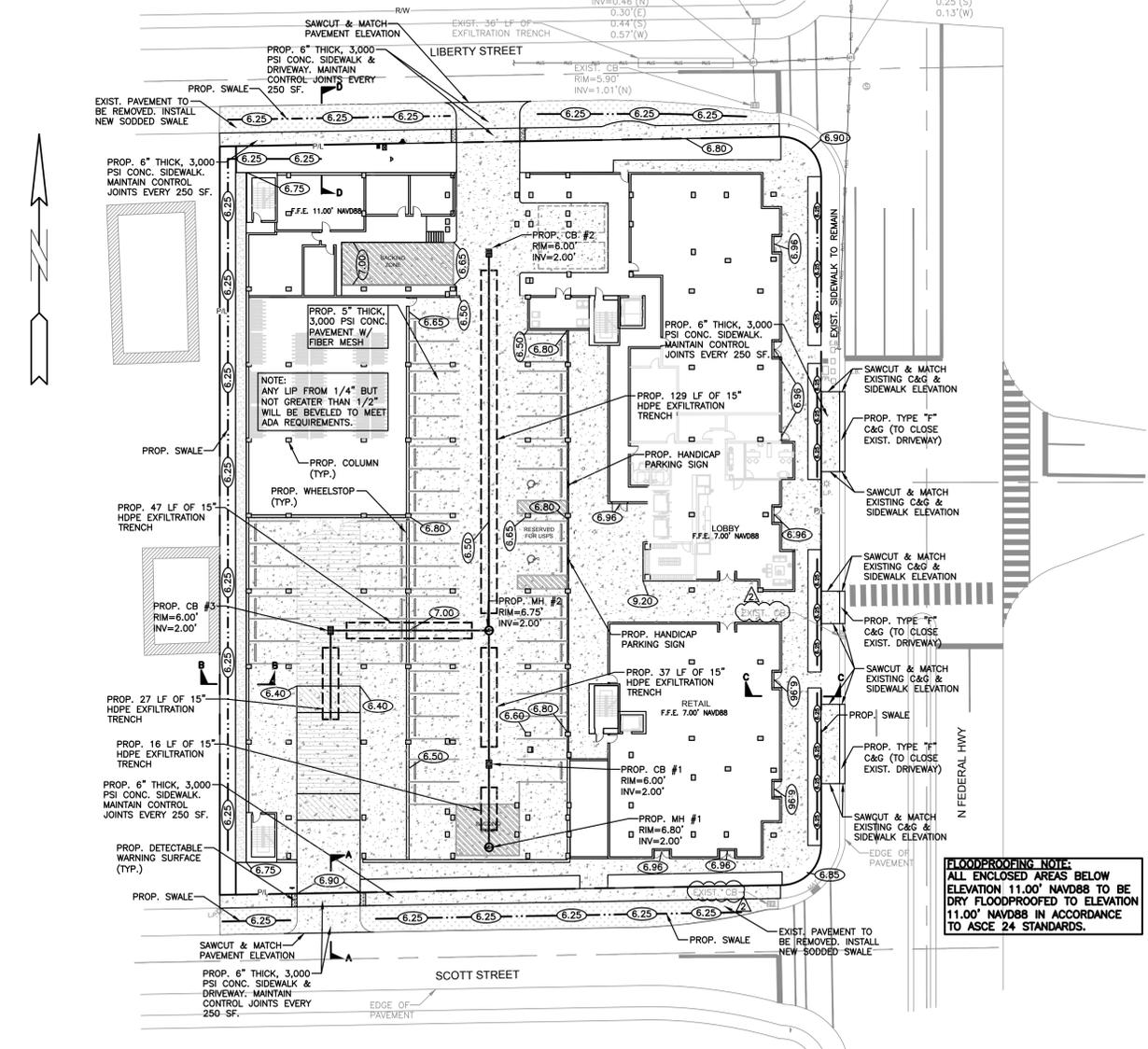
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

NOTE:
A COMPLETE STREET CONCEPT REDESIGN OF US1 ADJACENT TO THIS PROPOSED DEVELOPMENT'S SITE IS CURRENTLY UNDERWAY. PROPOSED SITE DESIGN AND ALL US1 RIGHTS-OF-WAY IMPROVEMENTS AND VISION OF THE CORRIDOR. PROJECT WILL COORDINATE WITH FDOT PROJECT CONSULTANT, TRACE CONSULTANTS, INC., FRANK PANNELAS, PE, WITH NOTIFICATION TO CITY CRA AND ENGINEERING, TRANSPORTATION AND MOBILITY DIVISION STAFF.

NOTE:
BIOWALES TO BE CONSIDERED DURING CONSTRUCTION DOCUMENTS

NOTES:

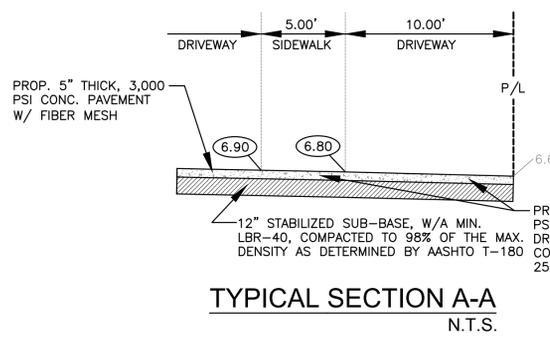
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



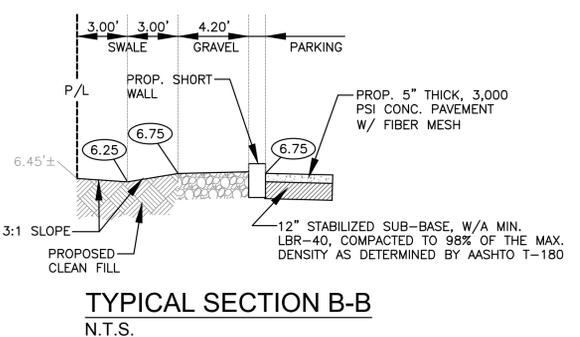
FLOODPROOFING NOTE:
ALL ENCLOSED AREAS BELOW ELEVATION 11.00' NAVD88 TO BE DRY FLOODPROOFED TO ELEVATION 11.00' NAVD88 IN ACCORDANCE TO ASCE 24 STANDARDS.

LEGEND

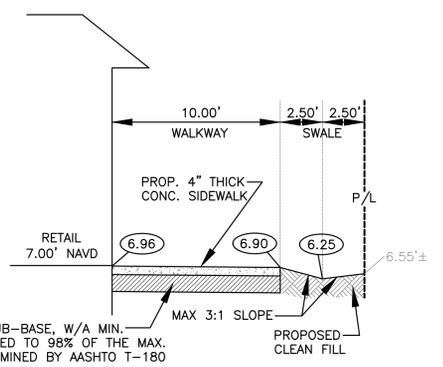
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- PROPOSED ASPHALT
- PROPOSED GRADE
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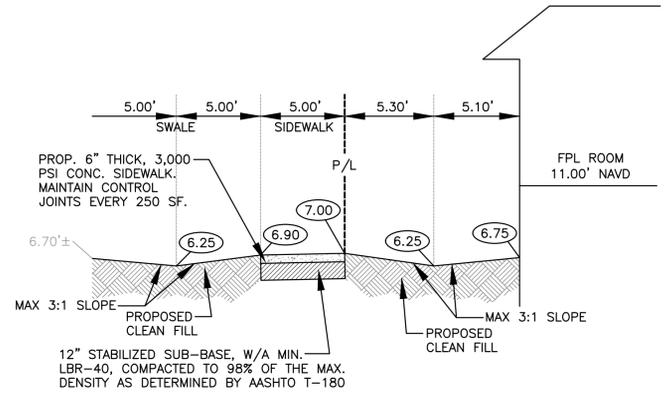
TYPICAL SECTION A-A
N.T.S.



TYPICAL SECTION B-B
N.T.S.



TYPICAL SECTION C-C
N.T.S.



TYPICAL SECTION D-D
N.T.S.



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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=30'

REVISIONS	
NO.	DESCRIPTION
1	8-14-23 TAC REVIEW COMMENTS
2	9-13-23 TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
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wzephyreng@gmail.com
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2100 N. FEDERAL HWY
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HOLLYWOOD, FL 33020

P.E.#: 78036
DATE: 3/23/23
SCALE: 1"=30'
SHEET NO.: C2
2 OF 9
PROJECT NO.: 23-10

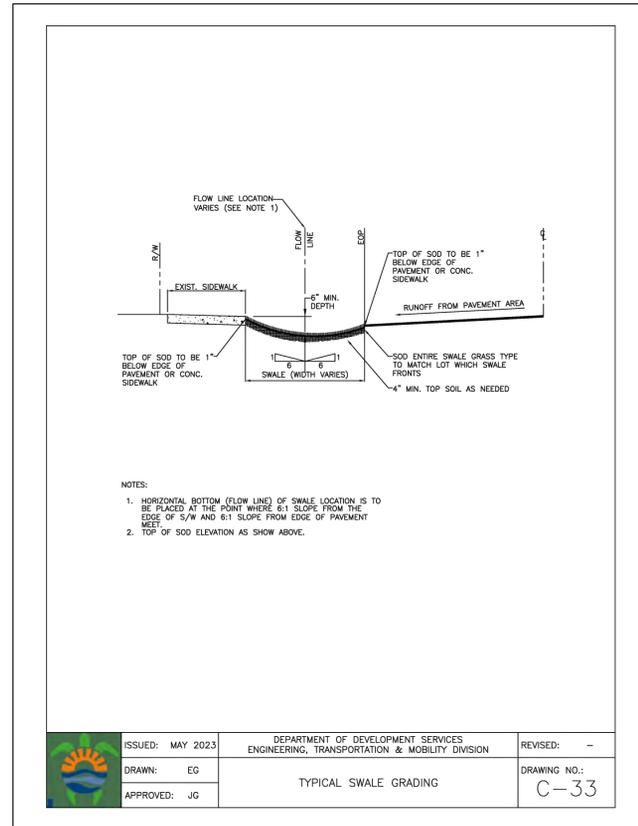
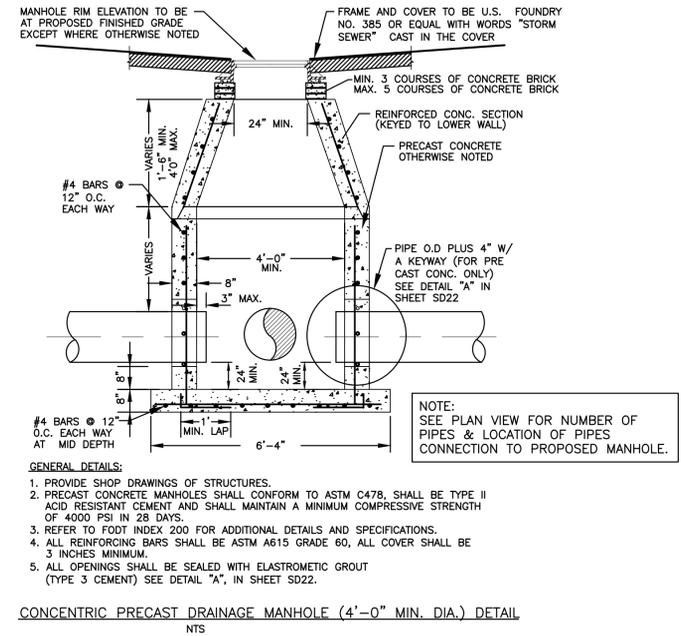
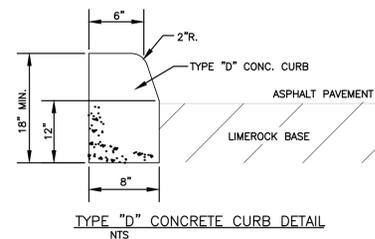
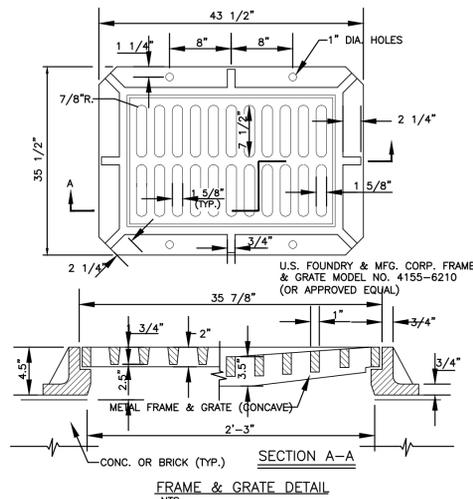
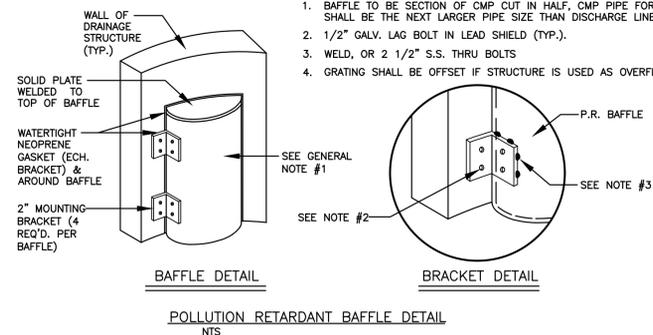
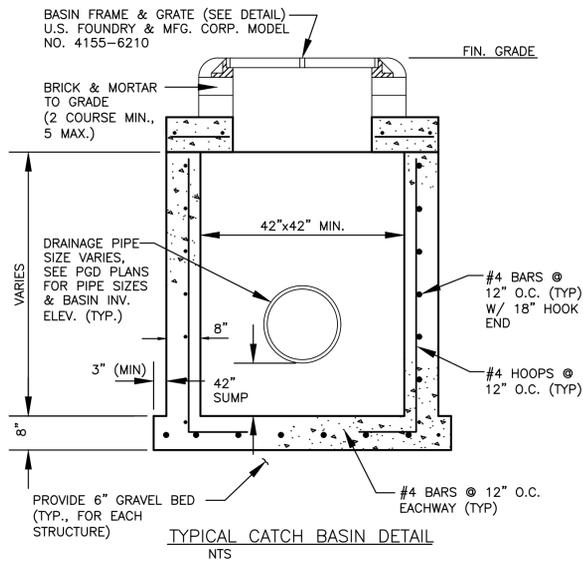
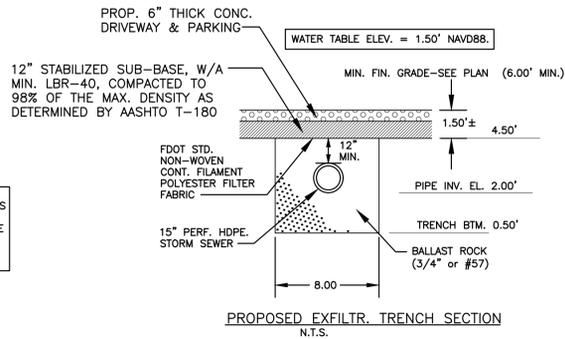
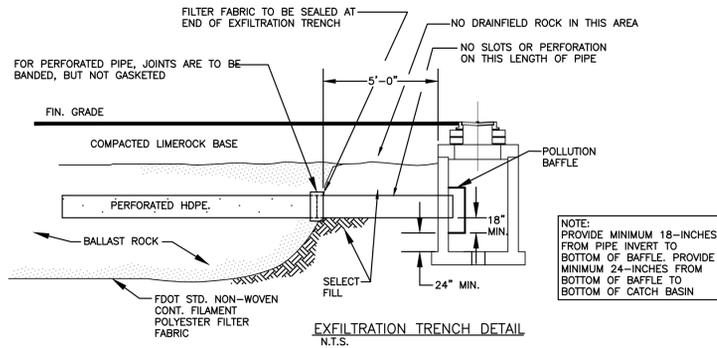
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
 2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION BELLSOUTH COMCAST TECO LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)
- PAVING, GRADING & DRAINAGE NOTES:
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
 2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
 3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
 5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
 6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
 7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
 8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
 9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
 10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
 11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
 12. PLASTIC FILTER FABRIC SHALL BE MIRAFIL, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
 13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
 14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.
 15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1988 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982), RATE - 0.10 GAL/S.Y. TRUCK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82, RATE - 0.02 TO 0.08 GAL/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

- PAVEMENT MARKING & SIGNING STANDARD NOTES :
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
 2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 8' FROM THE CROSS TRAFFIC PAVEMENT.
 3. STOP BARS SHALL BE 24" WHITE.
 4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
 5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		



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CIVIL DETAILS I
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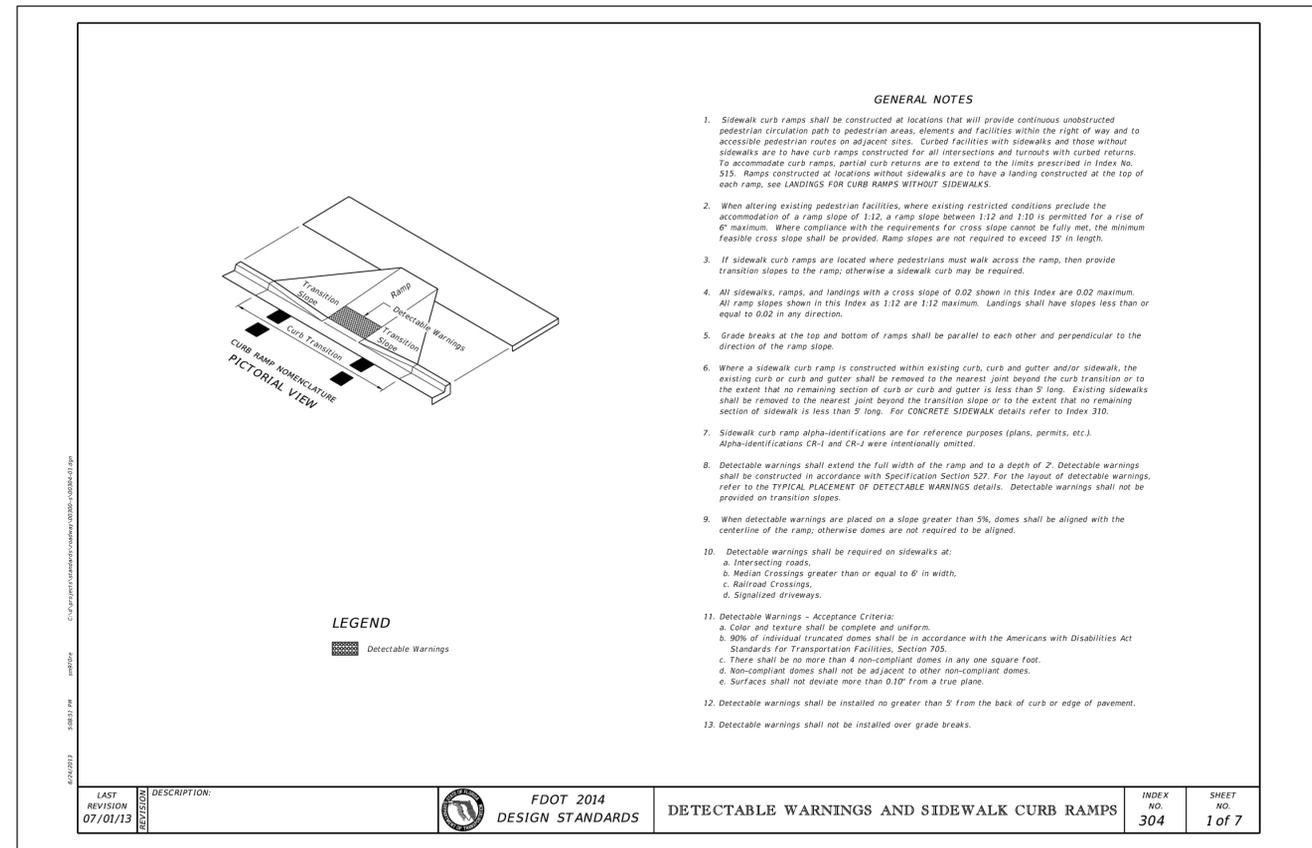
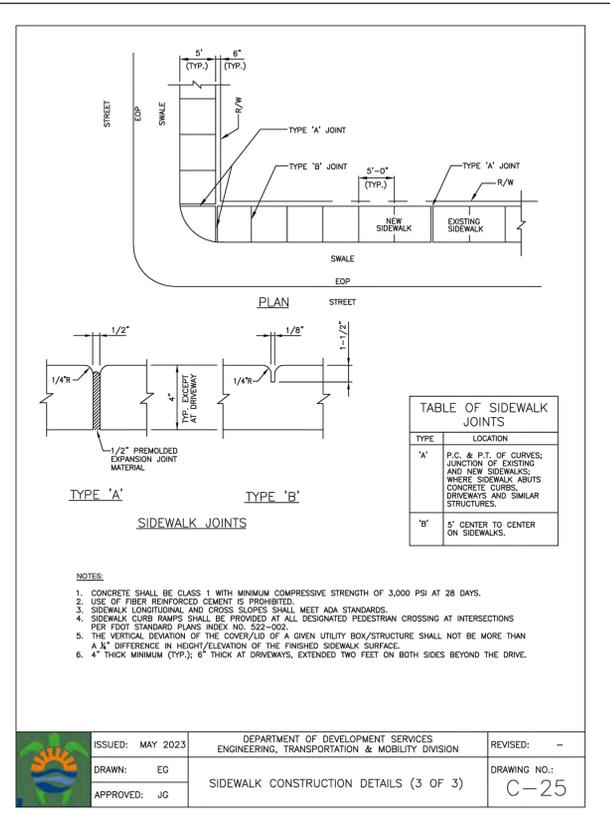
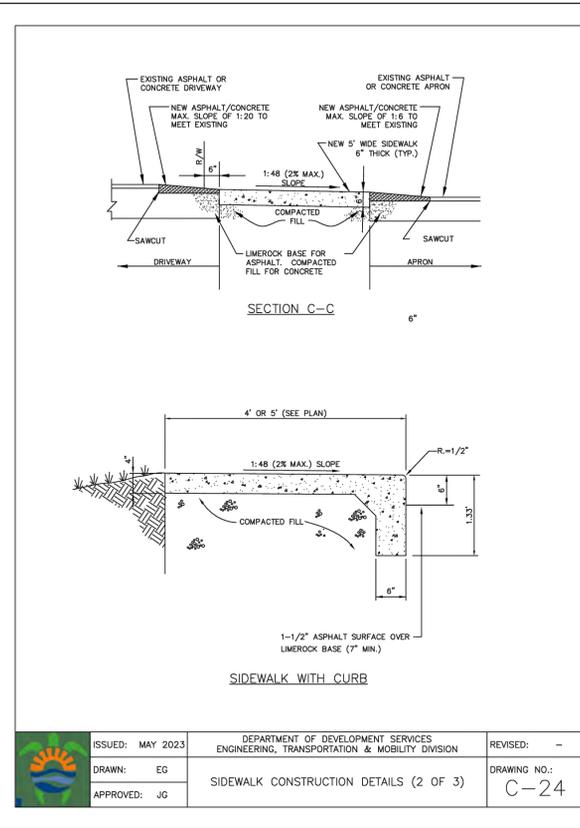
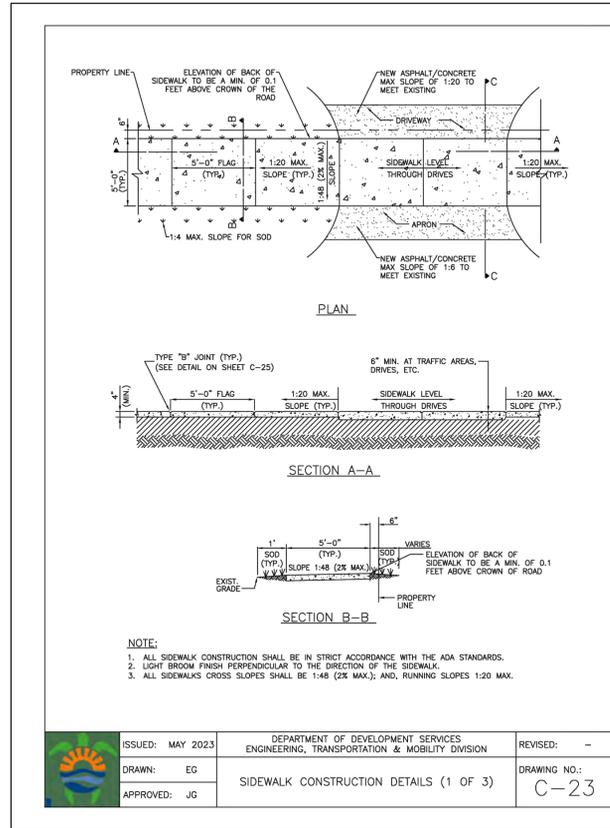
NO.	DATE	DESCRIPTION

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wzephyreng@gmail.com
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P.E.#: 76036
DATE: 3/23/23
SCALE: N.T.S.
SHEET NO.: C4
4 OF 9
PROJECT NO.: 23-10



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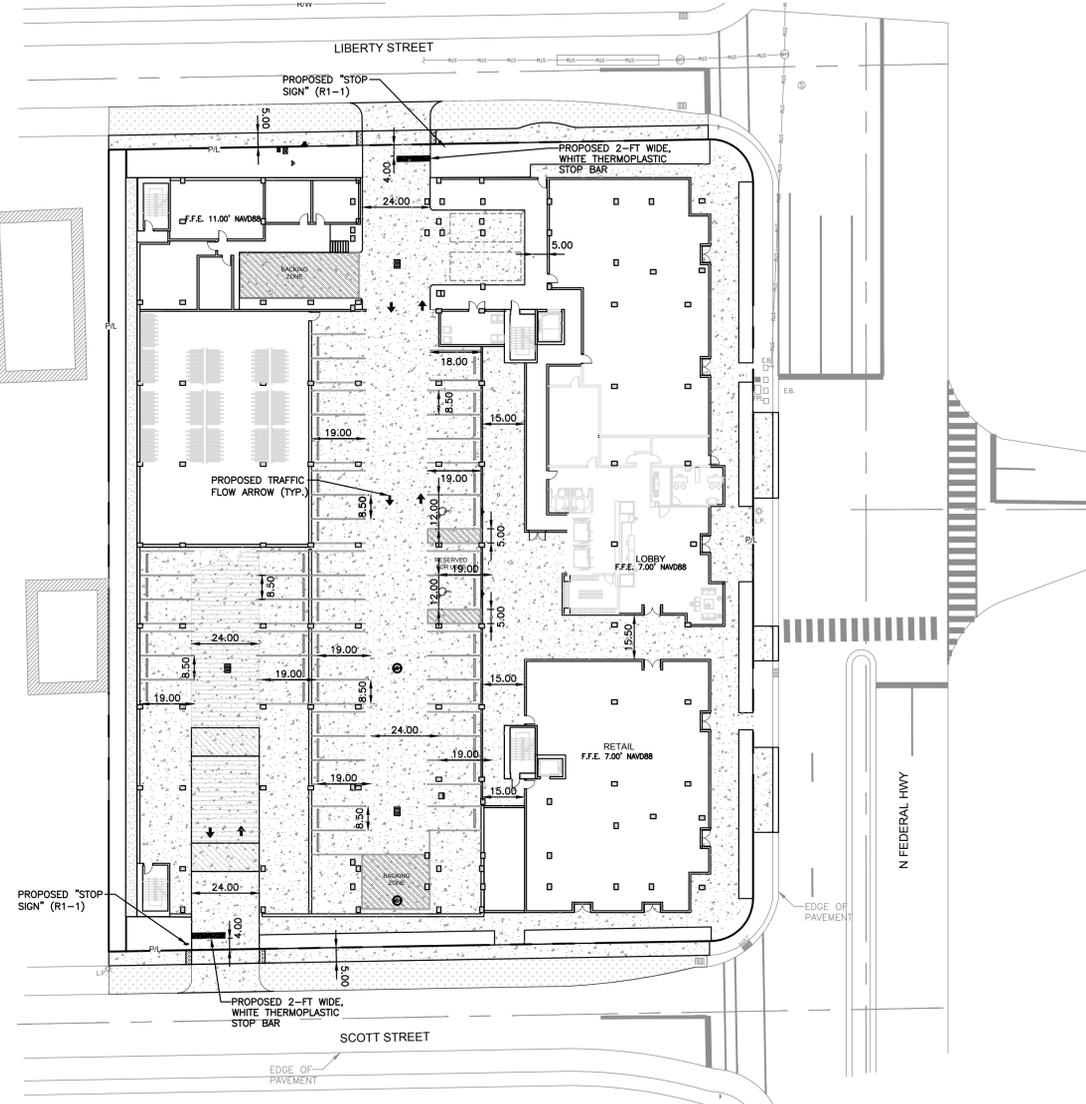


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HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 3/23/23
SCALE: N.T.S.
SHEET NO.: C5
5 OF 9
PROJECT NO.: 23-10

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXX

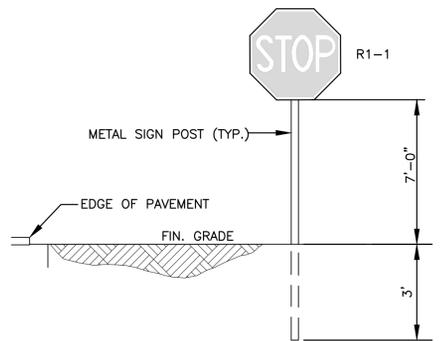
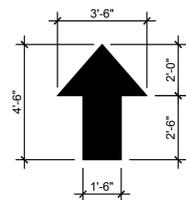


TRAFFIC CONTROL ARROWS: DIRECTIONAL ARROWS PAINTED ON CONCRETE - SEE LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.

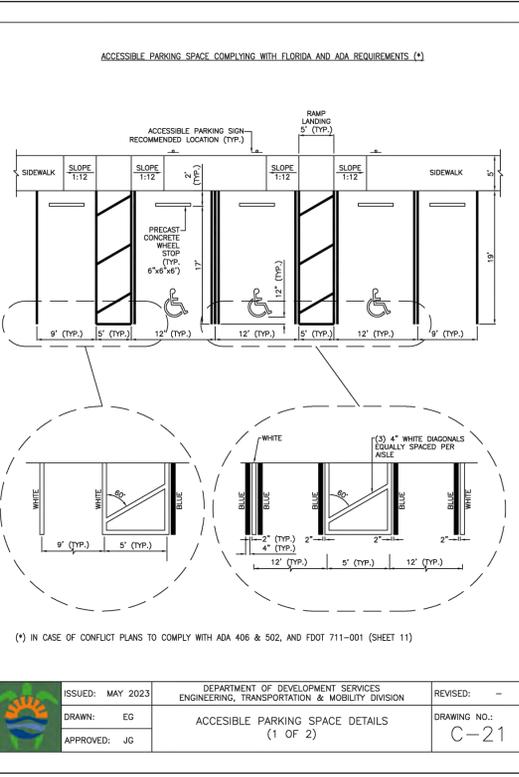
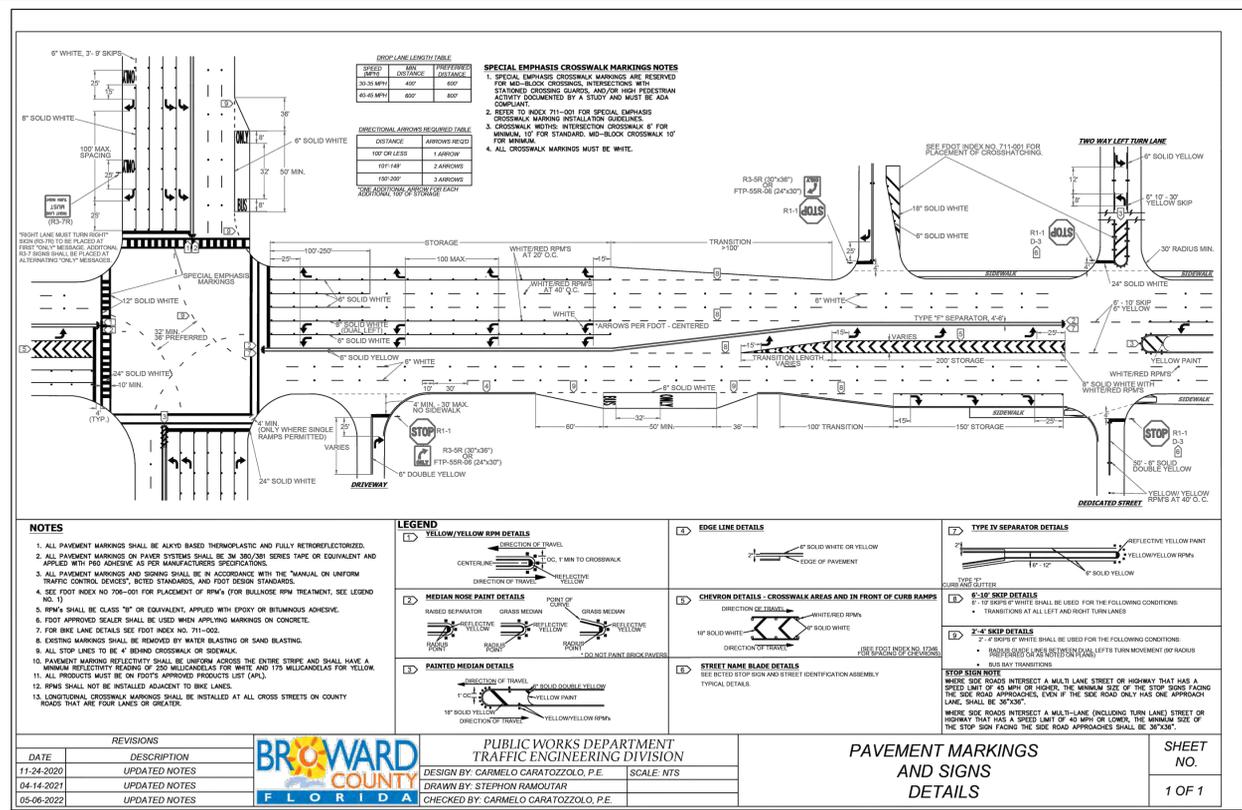
TRAFFIC CONTROL ARROWS DETAILS

N.T.S.

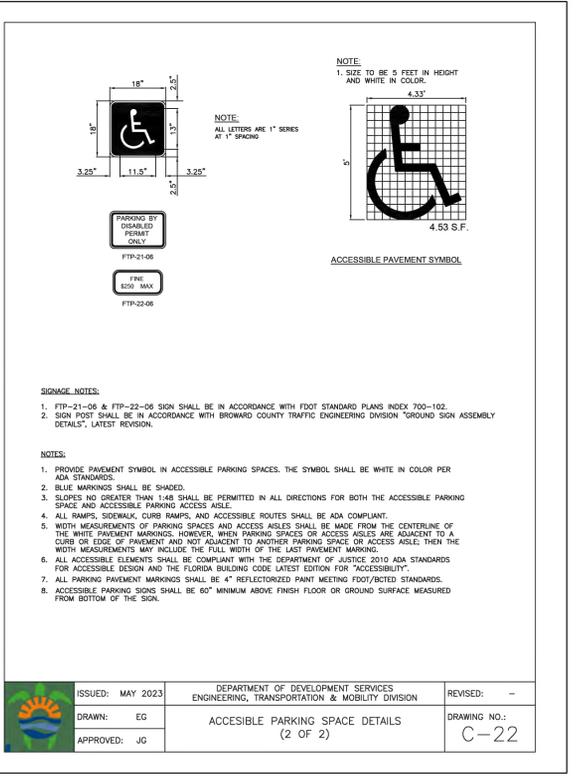


TYPICAL SIGN INSTALLATION DETAIL

NTS



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



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		

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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=30'

NO.	DATE	DESCRIPTION

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P.E.#: 76036

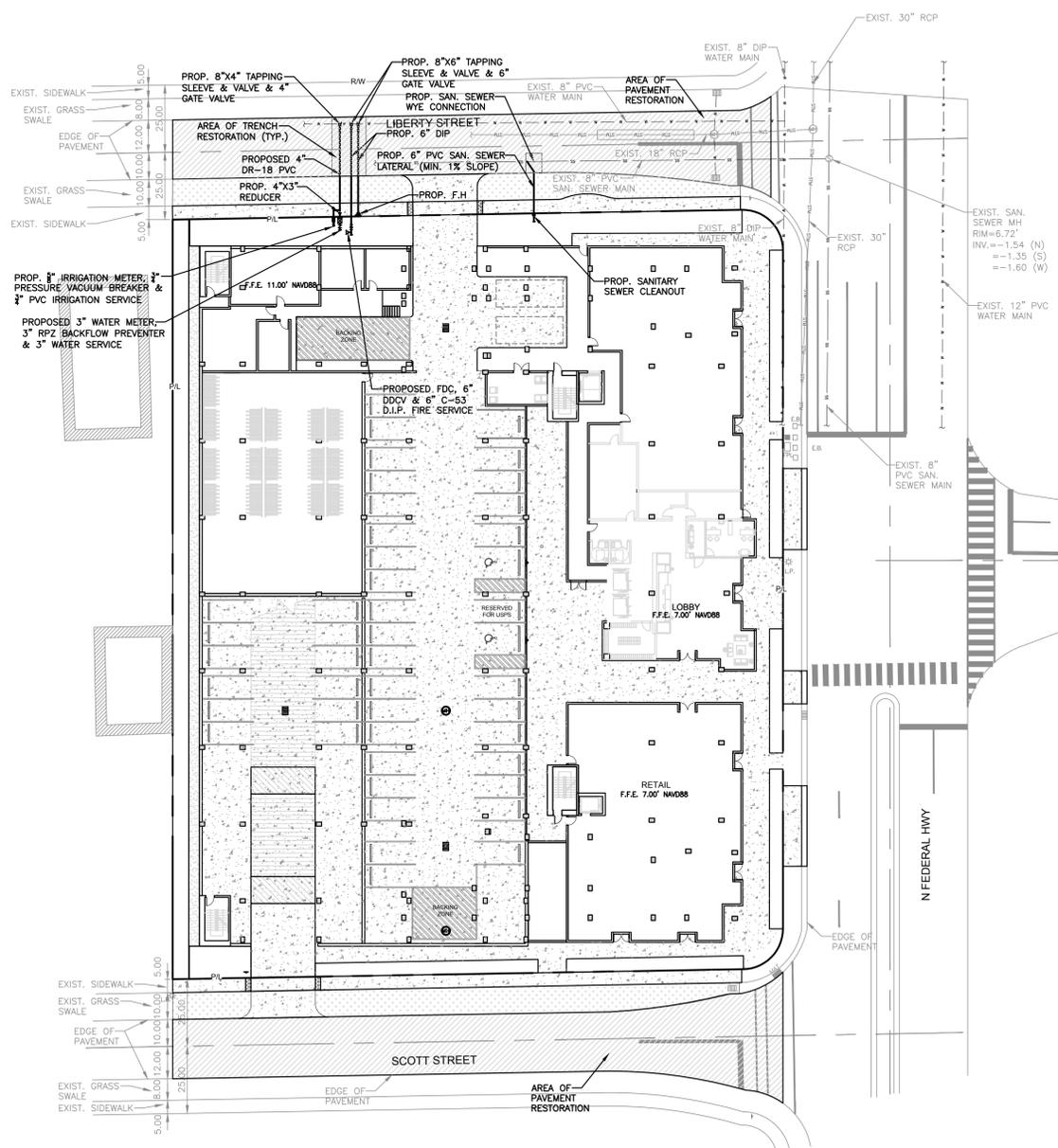
DATE: 3/23/23

SCALE: 1"=30'

SHEET NO.: C6
6 OF 9

PROJECT NO.: 23-10

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 200 RESIDENTIAL UNITS
- 10,155 SF OF RETAIL

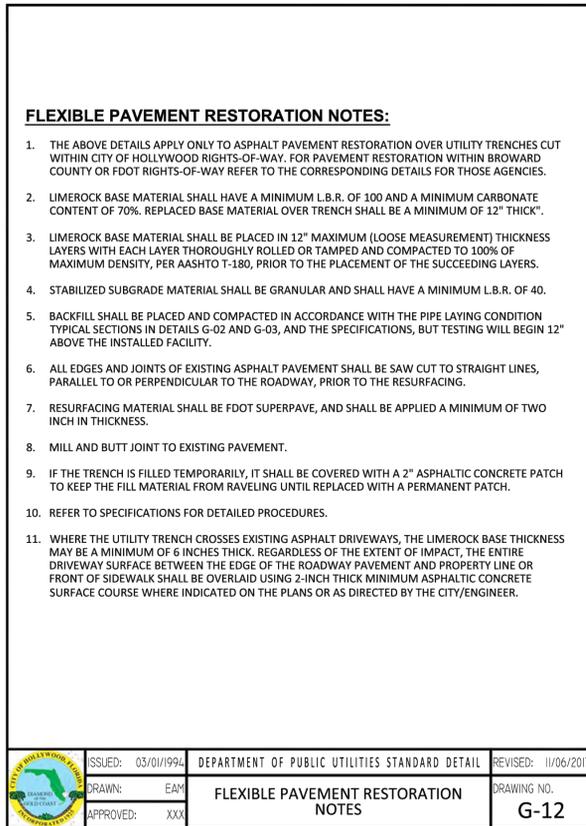
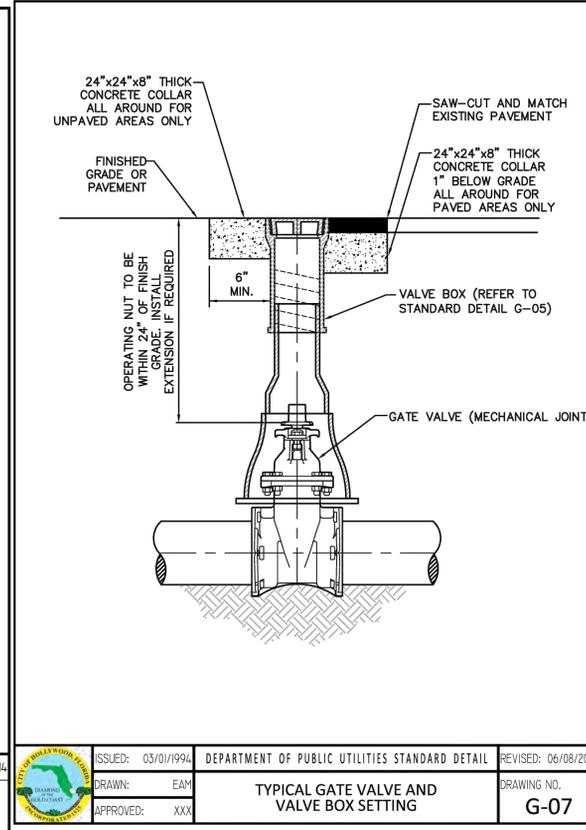
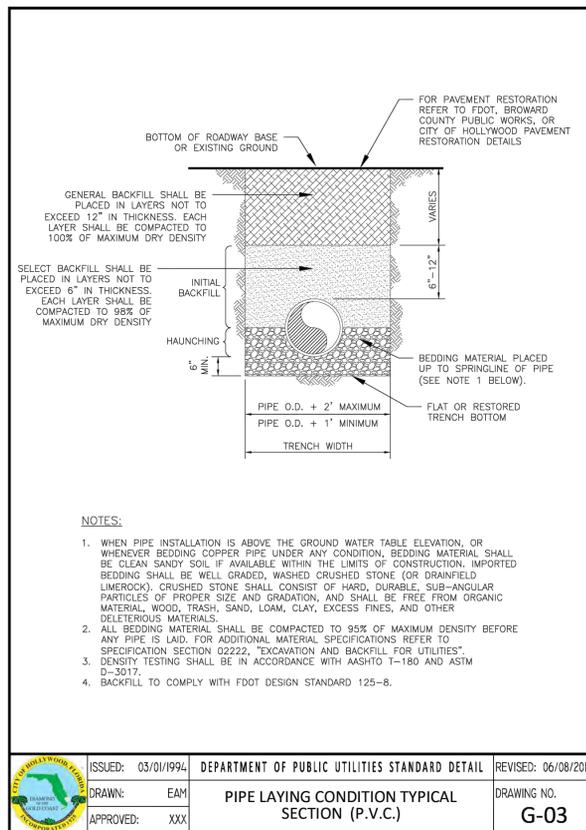
WATER DEMAND
 (200 RESIDENTIAL UNITS)(141 GPD/UNIT)=28,200 GPD
 (10,155 SF OF MERCHANDISING)(37 GPD/1000 SF)=376 GPD
TOTAL WATER DEMAND=28,576 GPD

WASTEWATER DEMAND
 (200 RESIDENTIAL UNITS)(100 GPD/UNIT)=20,000 GPD
 (10,155 SF OF MERCHANDISING)(30 GPD/1000 SF)=305 GPD
TOTAL WASTEWATER DEMAND=20,305 GPD

NOTE:
 FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED PAVEMENT RESTORATION
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



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REVISIONS

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1	8-14-23	TAC REVIEW COMMENTS

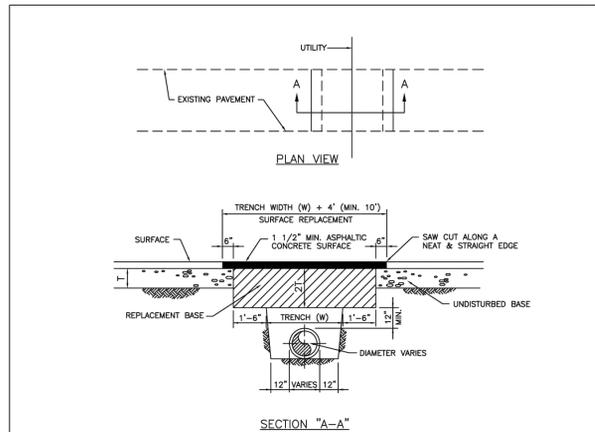
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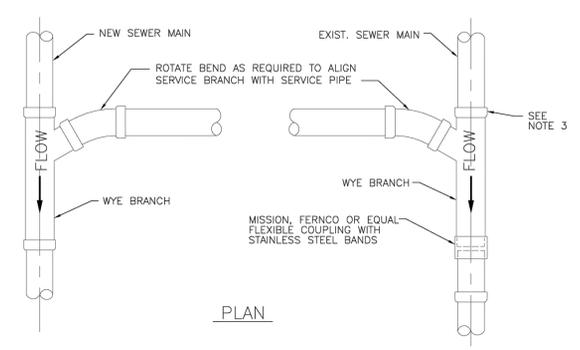
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 DATE: 3/23/23
 SCALE: N.T.S.
 SHEET NO.: C7
 7 OF 9
 PROJECT NO.: 23-10

WATER & SEWER PLAN & DETAILS
 SCALE: N.T.S.



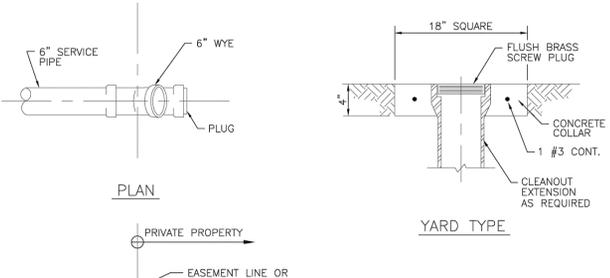
- NOTES:**
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
 2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER ASTM D 1557.
 3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
 4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
 5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
 6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
 7. 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.
 8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10".

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
	APPROVED: JG		



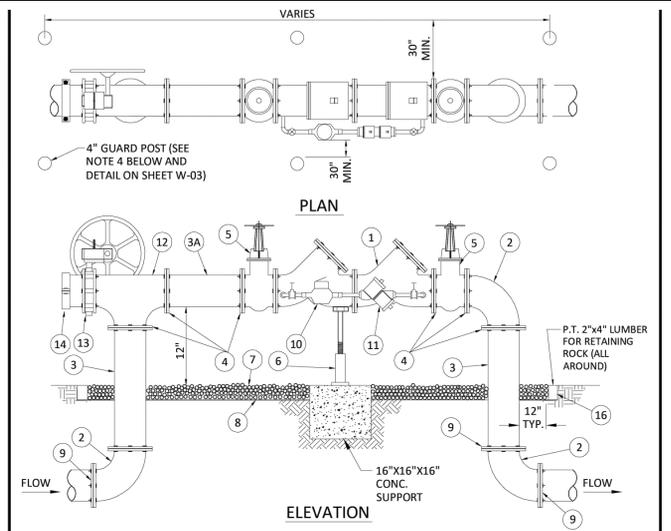
- NOTES:**
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
 2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
 3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

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



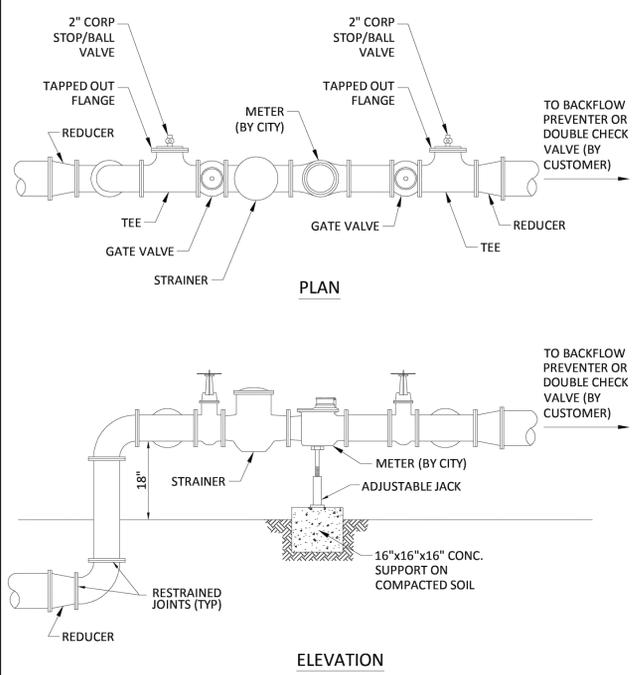
- NOTES:**
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
 3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
 6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

	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.: S-12
	APPROVED: XXX		



MATERIALS		MATERIALS			
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4", 6", 8" VALVE, DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4", 6", 8" BEND-90°	9	4	RESTRAINED JOINTS
3	2	4", 6", 8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4", 6", 8" D.I.P. SPOOL PIECE (24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4", 6", 8" FLANGE, D.I.P.	12	1	4", 6", 8" TEE
5	2	4", 6", 8" GATE VALVE (SEE NOTE 6)	13	1	4", 6", 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK/ANCHORED	14	1	4", 6", 8" CAP
7	N/A	PEA GRAVEL (4" DEEP)			

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO.: W-04
	APPROVED: XXX		



- NOTES:**
1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
 2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
 3. TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

	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		



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WATER & SEWER DETAILS
SCALE: N.T.S.

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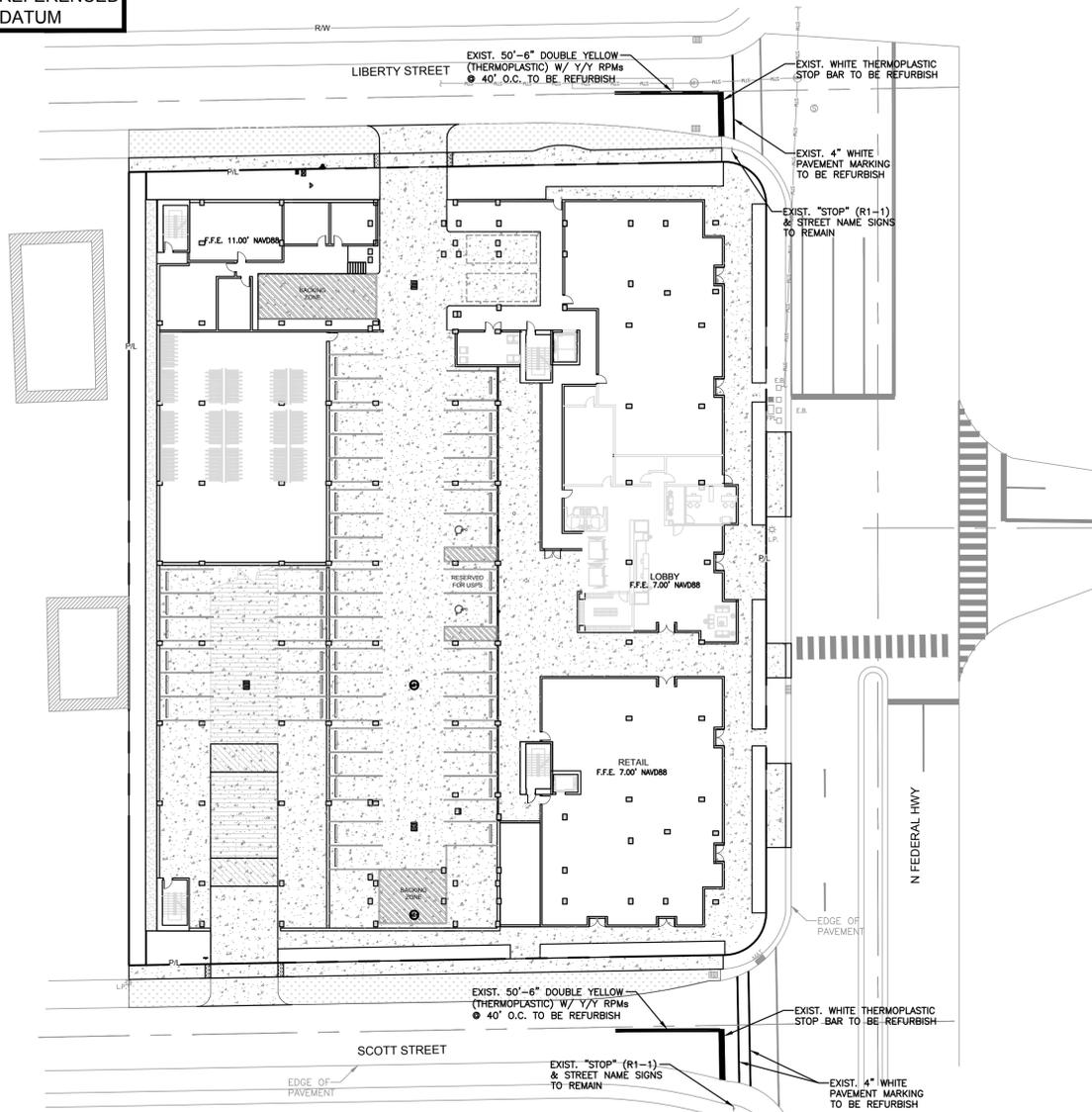
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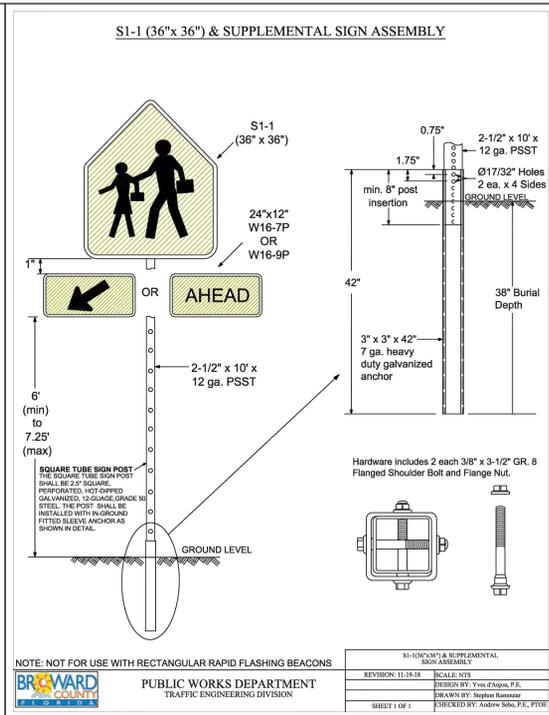
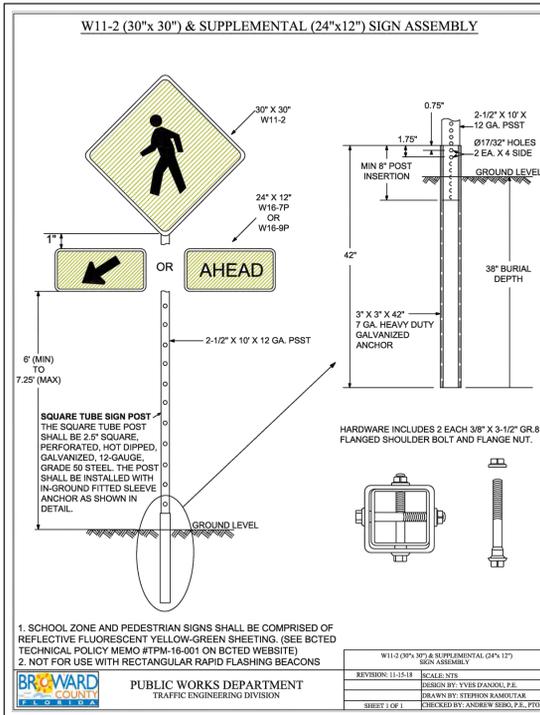
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8 OF 9
PROJECT NO.: 23-10

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



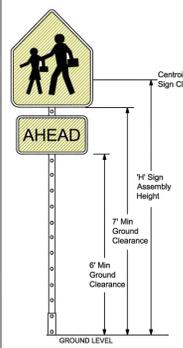
LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- PROPOSED WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT



GUIDE TO USE THIS STANDARD:

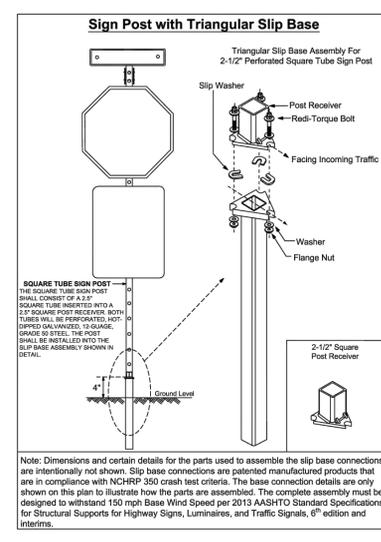
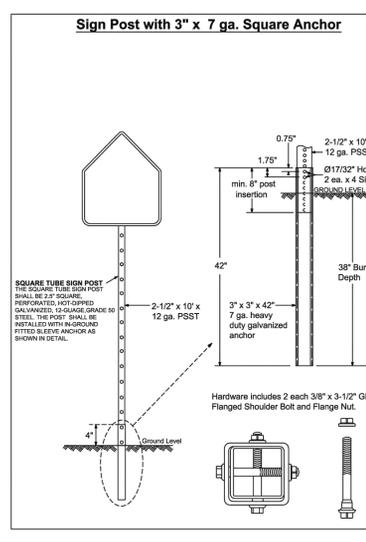
- Calculate the Total Panel Area and the centroid "C" for an individual sign or a sign cluster.
- Determine the height "H" from the groundline for the individual sign or the cluster.
- Consult the Post Size Table and find the intersection point.
- Design the post and the foundation according to the required Post Size and Assembly Details.



Post Size Table

1' Sign Assembly Height (ft)	8	8.5	9	9.5	10
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20+					

REGARDLESS OF POST SIZE TABLE, IF A SIGN PANEL IS TALLER THAN OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.



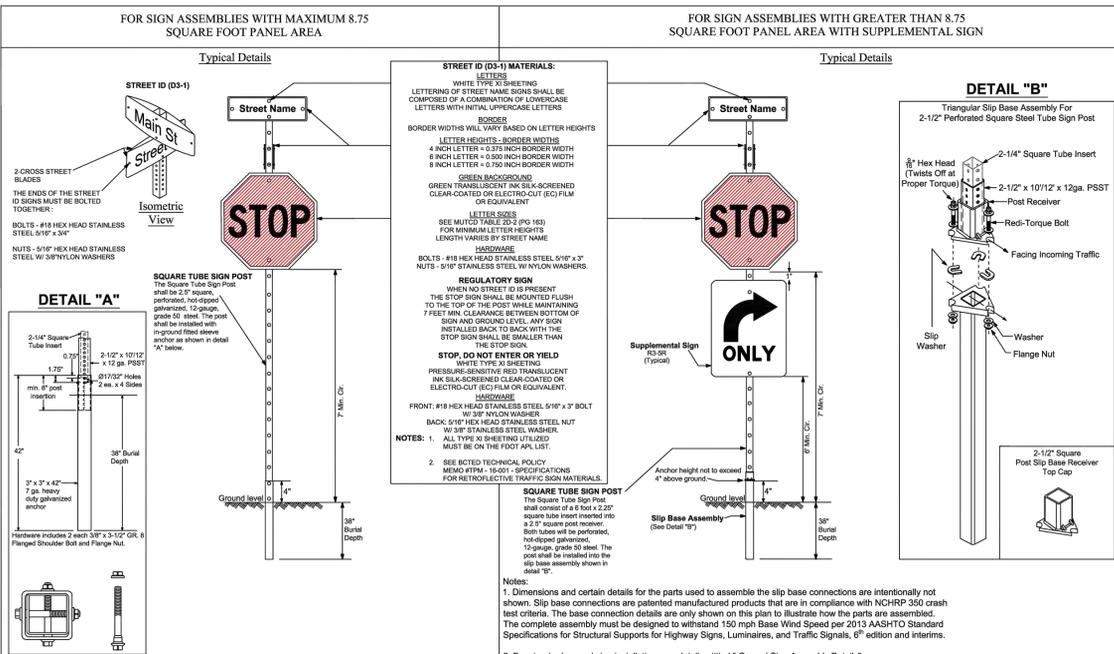
REVISIONS

DATE	DESCRIPTION
03-21-2017	ADDED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: YVES DANJOU, P.E.
DRAWN BY: STEPHON RAMOULT
CHECKED BY: ANDREW SEBO, P.E., PTOE

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1



REVISIONS

DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-25-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

BROWARD COUNTY FLORIDA
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: CARMELO CARATTOZZO, P.E.
DRAWN BY: STEPHON RAMOULT
CHECKED BY: CARMELO CARATTOZZO, P.E.

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

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BCTD NO. XXXXXXX

R.O.W. PMS PLAN & DETAILS

SCALE: 1"=30'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@zeng.com
CA#: 31158

2100 N. FEDERAL HWY
2100 N. FEDERAL HWY
HOLLYWOOD, FL 33020

P.E. #: 76036

DATE: 3/23/23

SCALE: 1"=30'

SHEET NO.: C9
9 OF 9

PROJECT NO.: 23-10



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

August 16, 2023

Drainage Calculations for 2100 N. Federal Highway Hollywood, FL 33020

PEAK STAGES

STORM EVENT	PRE-DEVELOPMENT	POST-DEVELOPMENT
5 Year - 1 Hour	N/A	5.00' NAVD88
25 YEAR - 3 DAY	8.28' NAVD88	8.18' NAVD88
100 YEAR - 3 DAY	8.63' NAVD88	8.61' NAVD88

Prepared by:



8-17-23

Wilford Zephyr, P.E., LEED AP, CFM

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Project Name: 2100 N Federal Hwy
Project Address: 2100 N Federal Hwy
Hollywood, FL 33020
ZE Project #: 23-10

Date: 08/16/23
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	1.48 AC	
Pavement Area:	0.86 AC	
Building Area:	0.51 AC	
Grass Area (Pervious):	0.11 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.11 AC	7.43%
Total Impervious Area:	1.37 AC	92.57%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	7.05 ft
Average Finished Grades:	8.50 ft
Prop. Finished Floor Elev.:	11.00 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.11 (0.60) + 0.86 (.90)}{0.97} = 0.87$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 8.50 ft

Average Depth to Water Table (DWT) = 7.00 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0'	0.60"	0.45"
2.0'	2.50"	1.88"
3.0'	5.40"	4.05"
4.0'	9.00"	6.75"

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) =$

0.50

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 95.22

Water Quality Retention/Detention & Pretreatment Calculations

- A. For a wet detention system, size system for highest of first inch of runoff over the entire site or 2.5" times the % impervious area
- B. For a dry detention system, size system for 75% of the volume required for a wet detention system.
- C. For a retention system, size system for 50% of the volume required for a wet detention system.

1/2" Pretreatment

0.5" X 1.48 acres = 0.74 acre-inches (0.062 acre-ft)

1 IN Over Entire Site

1" X 1.48 acres = 1.48 acre-inches (0.123 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 1.48 acres - 0.51 acres = 0.97 acres

0.97 acres - 0.11 acres (pervious area) = 0.86 acres

0.86 acres / 0.97 acres X 100% = 88.66% impervious

2.5" X 0.8866 = 2.22" to be treated

2.22" X 1.48 acres = 3.29 acre-inches (0.274 acre-feet)

0.274 acre-ft of storage required for water quality.

Water quality storage provided in existing dry retention area and proposed exfiltration trench system.

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day} = 100 year, 24 hour event: 13 (inches)

P_{3 day} = 100 year, 72 hour event: 17.67 (inches)

S = 0.50 (inches)

A = 1.48 (acre)

Q = 17.08 (inches)

V = 2.11 (ac-ft)

Corresponding Stage = 8.61 ft

Set minimum finished floor elevation at 11.00' NAVD88.

Perimeter Control Elevation

P_{1 day} = 25 year, 24 hour event: 10.5 (inches)

P_{3 day} = 25 year, 72 hour event: 14.27 (inches)

S = 0.50 (inches) (see "Soil Storage" sheet

A = 1.48 (acre) for calculating "S")

Q = 13.68 (inches)

V = 1.69 (ac-ft)

Corresponding Stage = 8.18 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year - 1 Hour (Lowest Catch Basin Elevation)

P= 5 year, 1 hour event: 3.28 (inches)
S= 0.50 (inches)
A= 1.48 (acre)

Q = 2.75 (inches)

V = 0.34 (ac-ft)

Corresponding Stage = 5.00 ft

Set minimum lowest catch basin at elevation at 6.50' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.96 AC

(0.099 AC)
(Lin. 6.25'-6.75')

(0.86 AC)
(Lin. from 6.50'-7.25')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
6.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
6.50 '	0.01 AC-FT	0.00 AC-FT	0.404 AC-FT	0.42 AC-FT
7.00 '	0.05 AC-FT	0.22 AC-FT	0.404 AC-FT	0.67 AC-FT
7.50 '	0.10 AC-FT	0.54 AC-FT	0.404 AC-FT	1.04 AC-FT
8.00 '	0.15 AC-FT	0.97 AC-FT	0.404 AC-FT	1.52 AC-FT
8.50 '	0.20 AC-FT	1.40 AC-FT	0.404 AC-FT	2.00 AC-FT
9.00 '	0.25 AC-FT	1.83 AC-FT	0.404 AC-FT	2.48 AC-FT

*total landscape area=0.11 AC. 10% reduction applied (-0.011 AC) due to loss of stormwater storage from tree trunks.

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H₂

Design Water Table (WT) = 1.50 ft
 Lowest Catch Basin Elevation = 6.00 ft
 Bottom of Exfiltration Trench = 0.50 ft
 Top of Exfiltration Trench = 4.50 ft

EL_{inv.} = N/A

H₂ = 4.50 ft

Calculating Exfiltration Trench Length

EL_{inv.} = invert elevation of lowest weir/bleeder allowing discharge from trench

L_R = length of trench required (ft)

L_P = length of trench provided (ft)

V_{exft.} = volume in exfiltration trench (ac-in)

FS = factor of safety

K = hydraulic conductivity (cfs/ft² - ft head)

H₂ = head on saturated surface (ft)

W = trench width (ft)

D_U = unsaturated trench depth (ft)

D_S = saturated trench depth

$$L_R = \frac{FS[(\%WQ)(V_{wq}) + V_{add}]}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

V_{wq} = 3.29 (0.274 ac-ft)

V_{add} = 1.56 (0.130 ac-ft)

%WQ = 0.5

FS = 2

K = 0.000345 average

H₂ = 4.5

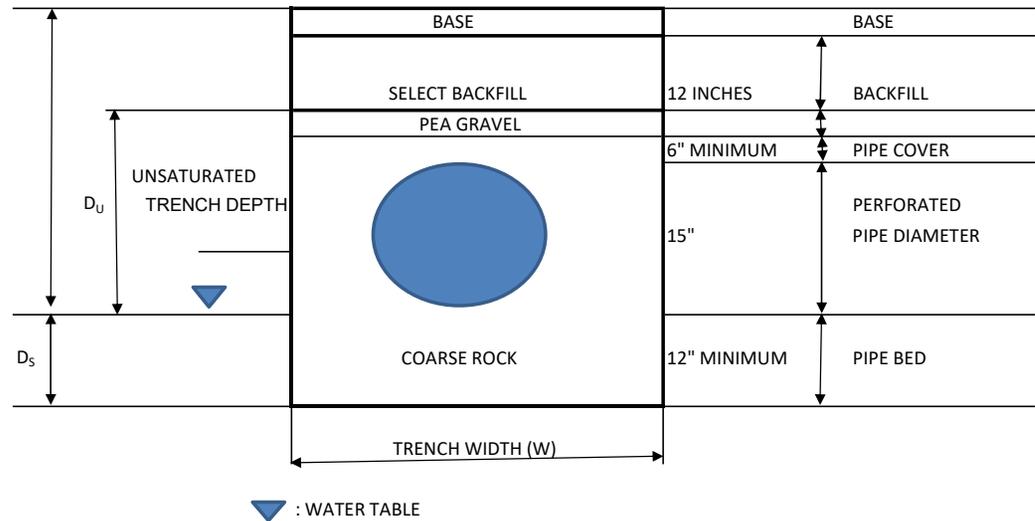
W = 8

D_U = 3

D_S = 1

L_R = 255.67' of exfiltration trench required.

L_P = 256.00' of exfiltration trench provided.



Project Name: 2100 N Federal Hwy
Project Address: 2100 N Federal Hwy
Hollywood, FL 33020
ZE Project #: 23-10

Date: 08/16/23
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	1.48 AC	
Pavement Area:	1.12 AC	
Building Area:	0.28 AC	
Grass Area (Pervious):	0.08 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.08 AC	5.41%
Total Impervious Area:	1.4 AC	94.59%

Design Parameters

Water Table Elevation:	1.50 ft
Exist. Crown of Road Elev.:	7.05 ft
Average Finished Grades:	8.10 ft
Prop. Finished Floor Elev.:	7.35 ft

C Factor

Pervious:	0.6
Impervious:	0.9

$$\text{C Factor (weighted)} = \frac{0.08 (0.60) + 1.12 (.90)}{1.2} = 0.88$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (Finished Floor Elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (Finished Floor Elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.50 ft

Average Finished Grade = 8.10 ft

Average Depth to Water Table (DWT) = 6.60 ft

Cumulative Water Storage (CWS) = 6.75 IN

(from table below)

Cumulative Soil Moisture Storage (flatwoods soil)

DWT	NAS	DAS
1.0'	0.60"	0.45"
2.0'	2.50"	1.88"
3.0'	5.40"	4.05"
4.0'	9.00"	6.75"

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) =$

0.36

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 96.48

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day} = 100 year, 24 hour event: 13 (inches)

P_{3 day} = 100 year, 72 hour event: 17.67 (inches)

S = 0.36 (inches)

A = 1.48 (acre)

Q = 17.24 (inches)

V = 2.13 (ac-ft)

Corresponding Stage = 8.63 ft

Set minimum finished floor elevation at 11.00' NAVD88.

Perimeter Control Elevation

P_{1 day} = 25 year, 24 hour event: 10.5 (inches)

P_{3 day} = 25 year, 72 hour event: 14.27 (inches)

S = 0.36 (inches) (see "Soil Storage" sheet

A = 1.48 (acre) for calculating "S")

Q = 13.84 (inches)

V = 1.71 (ac-ft)

Corresponding Stage = 8.28 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 1.19 AC

(0.072 AC) (1.12 AC)
 (Lin. 6.00'-6.75') (Lin. from 6.50'-7.25')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
6.00 '	0.00 AC-FT	0.00 AC-FT	0.000 AC-FT	0.00 AC-FT
6.50 '	0.02 AC-FT	0.00 AC-FT	0.000 AC-FT	0.02 AC-FT
7.00 '	0.05 AC-FT	0.28 AC-FT	0.000 AC-FT	0.33 AC-FT
7.50 '	0.08 AC-FT	0.70 AC-FT	0.000 AC-FT	0.78 AC-FT
8.00 '	0.12 AC-FT	1.26 AC-FT	0.000 AC-FT	1.38 AC-FT
8.50 '	0.15 AC-FT	1.82 AC-FT	0.000 AC-FT	1.97 AC-FT
9.00 '	0.19 AC-FT	2.38 AC-FT	0.000 AC-FT	2.57 AC-FT

*total landscape area=0.08 AC. 10% reduction applied (-0.008 AC) due to loss of stormwater storage from tree trunks.