

ATTACHMENT A
Application Package
Part III

4220 & 4231 N 58th AVENUE
HOLLYWOOD, FL 33021
SECTION 1, TOWNSHIP 51S, RANGE 41E
PARCEL ID Nos. 5141-01-14-0010 & 5141-01-14-0010

KUSHNER

PARCEL A, "58 OAK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF LOT 1, "SEMINOLE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°45'12" WEST ALONG THE WEST LINE OF SAID LOT 1 FOR 199.83 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "SEMINOLE ESTATES"; THENCE SOUTH 88°14'48" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR 13.34 FEET; THENCE NORTH 01°45'12" WEST 196.14 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 10 OF SAID "SEMINOLE ESTATES"; THENCE ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY BOUNDARIES OF SAID LOT 1, THE FOLLOWING SIX COURSES AND DISTANCES: 1) NORTH 84°10'08" EAST 290.56 FEET; 2) SOUTH 05°49'52" EAST 69.53 FEET; 3) NORTH 84°10'08" EAST 248.23 FEET; 4) SOUTH 14°51'09" WEST 324.91 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 73°23'39" FOR AN ARC LENGTH OF 96.07 FEET TO A POINT OF TANGENCY; 6) SOUTH 88°14'48" WEST 364.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 249,853 SQUARE FEET (5.7359 ACRES) MORE OR LESS

		5/6/2025			
SHEET NAME:	SHEET NUMBER:				
COVER SHEET	C-1.0	●			
GENERAL NOTES	C-2.0	●			
DEMOLITION PLAN	C-3.0	●			
SITE DETAILS	C-4.0	●			
SITE DETAILS	C-4.1	●			
SITE DETAILS	C-4.2	●			
STORMWATER POLLUTION PLAN	SWPP-1.0	●			
STORMWATER POLLUTION PLAN	SWPP-2.0	●			
STORMWATER POLLUTION PLAN	SWPP-3.0	●			
STORMWATER POLLUTION PLAN	SWPP-4.0	●			
STORMWATER POLLUTION PLAN	SWPP-5.0	●			
PAVING, GRADING & DRAINAGE PLAN	PD-1.0	●			
PAVING, GRADING & DRAINAGE DETAILS	PD-2.0	●			
PAVING, GRADING & DRAINAGE DETAILS	PD-2.1	●			
SECTIONS	PD-3.0	●			
DRIVEWAY PROFILES	PD-4.0	●			
PAVEMENT MARKING & SIGNAGE PLAN	PMS-1.0	●			
PAVEMENT MARKING & SIGNAGE PLAN (GARAGE)	PMS-1.1	●			
PAVEMENT MARKING & SIGNAGE PLAN DETAILS	PMS-2.0	●			
UTILITY PLAN	U-1.0	●			
UTILITY PLAN	U-1.1	●			
UTILITY DETAILS	U-2.0	●			
UTILITY DETAILS	U-2.1	●			
UTILITY DETAILS	U-2.2	●			
UTILITY DETAILS	U-2.3	●			
UTILITY DETAILS	U-2.4	●			
UTILITY DETAILS	U-2.5	●			
PRIVATE LIFT STATION DETAIL	U-3.0	●			
PRIVATE LIFT STATION DETAIL	U-3.1	●			
CIRCULATION PLAN	CIR-1.0	●			
CIRCULATION PLAN	CIR-1.1	●			

CIVIL ENGINEER :
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MICHAEL TROXELL, P.E.
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LANDSCAPE ARCHITECT:
WITKIN HULTS + PARTNERS
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DEVELOPER:
KUSHNER
RAPHAEL SCHWARTZ
188 BAL BAY DRIVE
BAL HARBOUR, FL 33154

PROPERTY OWNER:
4220 N 58TH AVENUE PARTNERS, LLC
SAMUEL ROGATINSKY
3113 STIRLING ROAD, #103
FORT LAUDERDALE, FL 33312



THOMAS
ENGINEERING GROUP

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TAC SUBMITTAL

PROJECT No.:	F240042
DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	05/06/2025
CAD I.D.:	F240042 COVER

PROJECT:

HOLLYWOOD OAKS
4220 & 4231 N 58th Ave.
HOLLYWOOD, FL 33021

FOR
KUSHNER
188 BAL BAY DRIVE
BAL HARBOUR, FL 33154



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
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MICHAEL A. TROXELL
 LICENSE
 No. 50572
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER
 June 30, 2025
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-1.0

Printed on Monday, June 30, 2026, 12:53 PM by Corey Strassmeyer

MICHAEL A. TROXELL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 50572. THIS ITEM HAS BEEN DIGITALLY SIGNED AND CERTIFIED BY MICHAEL A. TROXELL, P.E. ON 6/30/2026. PRINTED COPIES OF THIS DOCUMENT WILL CONTAIN A DIGITALLY SIGNED AND CERTIFIED COPY OF THIS DOCUMENT.

PROJECT NOTES

- A. IF A CONFLICT BETWEEN THE PLANS, STANDARDS AND GENERAL NOTES AND THE CITY OF HOLLYWOOD UTILITY STANDARDS AND DETAILS, THE MORE STRINGENT SHALL APPLY.
- B. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.
- C. WATER AND SEWER UTILITY PROVIDER FOR THIS PROJECT IS THE CITY OF HOLLYWOOD UTILITY DEPARTMENT.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION UNLESS NOTED OTHERWISE IN THE PLANS. SHOULD A CONFLICT EXIST BETWEEN THE PLANS AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE MORE STRINGENT SHALL APPLY.
2. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN: BOUNDARY AND TOPOGRAPHIC SURVEY AT LAMPS LAND SITE SURVEY, HOLLYWOOD OAKS SITE, PREPARED BY PULICE LAND SURVEYORS, INC, DATED 6/30/21.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HEISHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.
3. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) CODE 42 U.S.C § 12101 ET SEQ. AND 42 U.S.C § 4151 ET SEQ), FLORIDA ACCESSIBILITY CODE (LATEST EDITION), OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING GROUP BY THE OWNER AND OTHERS. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING GROUP, LLC IN WRITING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR RE-WORK FOR FAILURE TO VERIFY EXISTING CONDITIONS.
9. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR RE-WORK DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.
10. CONTRACTOR SHALL UTILIZE THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY CONNECTION LOCATIONS AND ELEVATIONS. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF WORK IF THERE ARE ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ARCHITECTURAL/BUILDING PLANS. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR RE-WORK AFTER COMMENCEMENT OF WORK.
11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.
13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.
18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING GROUP, LLC AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTOR LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING GROUP, LLC WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING GROUP, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS'

FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. THOMAS ENGINEERING GROUP, LLC WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING GROUP'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING GROUP, LLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING GROUP, LLC WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING GROUP, LLC WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING GROUP, LLC NOR THE PRESENCE OF THOMAS ENGINEERING GROUP, LLC OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING GROUP, LLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING GROUP, LLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, REQUIREMENTS AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
23. CONTRACTOR IS RESPONSIBLE FOR DESIGNING, SEQUENCING AND PROVIDING REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC (M.O.T.) FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL (VEHICULAR AND PEDESTRIAN) WITHIN THE RIGHT-OF-WAY OR ON SITE. M.O.T. SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) OR OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION REQUIREMENTS. THE COST FOR M.O.T. SHALL BE INCLUDED IN THE CONTRACT PRICE.
24. CONTRACTOR SHALL CONFIRM THAT LAYOUT OF SIDEWALKS AND PARKING AREAS MEET THE APPLICABLE ADA ACCESSIBILITY REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO ADDITIONAL COMPENSATION FOR REWORK SHALL BE PROVIDED FOR FAILURE TO NOTIFY ENGINEER PRIOR TO COMMENCEMENT OF WORK OF ANY DISCREPANCIES.
25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION IF REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.
27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.
28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE GOVERNMENTAL AGENCIES HAVING JURISDICTION FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.
30. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
31. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE GOVERNMENTAL AGENCY HAVING JURISDICTION.
32. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.
33. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS.

SANITARY SEWER NOTES:

- A. GENERAL:
- COMPLY WITH THE STANDARDS, DETAILS AND SPECIFICATIONS OF THE UTILITY PROVIDER OR GOVERNMENTAL AGENCY HAVING JURISDICTION. SHOULD A CONFLICT EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS AND NOTES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
 - DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
- B. MATERIALS:
- ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE DR-25).
 - DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLYLINE INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/21.51-86 OR LATEST REVISION, MINIMUM WALL THICKNESS CLASS 52 (4"-12" SPECIFIED).
 - ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
- C. INSTALLATION:
- PIPE AND FITTINGS:
 - SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNIBELL PLASTICS PIPE ASSOCIATIONS' RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
 - D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C800-93 OR LATEST REVISION.
 - BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF ENGINEER AND THE UTILITY PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
 - SERVICE PIPING SHALL BE TYPE "K" DRAWN COPPER.

2. SERVICE:
- MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
 - SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
 - EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
 - THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
 - CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
 - CONNECTION OF SERVICES TO BUILDINGS PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.
- D. TESTING:
- AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
 - AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
 - MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
 - SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
 - SANITARY SEWER SHALL BE TELEVISED AND LAMPED, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

- A. GENERAL:
- COMPLY WITH THE STANDARDS, DETAILS AND SPECIFICATIONS OF THE UTILITY PROVIDER OR GOVERNMENTAL AGENCY HAVING JURISDICTION. SHOULD A CONFLICT EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS AND NOTES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
 - NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE UTILITY PROVIDER AND RELEASED TO BE PLACED IN TO SERVICE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR AN ENTITY WHICH IT HAS RELEGATED ITS AUTHORITY.
 - BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER
 - USE "DETECTO" TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
 - A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES & WATER MAINS, ETC.).
 - NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO, SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.
- B. MATERIALS:
- DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE AND CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C300-93 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY).
 - FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
 - VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 250 PSI AND CONFORMING TO ANSI/AWWA C300-91 OR LATEST REVISION AND SHALL HAVE MECHANICAL JOINTS.
 - GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-4100, CONFORMING TO ANSI/AWWA C509-87.
 - TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.
 - GATE VALVES 3" OR LESS SHALL BE NISCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
 - TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.
 - VALVE BOXES SHALL BE TYLER/UNION 491-S OR APPROVED EQUAL.
 - RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING, CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
 - DRESSER COUPLING STEEL SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
 - FIRE HYDRANTS SHALL HAVE A 5" 1/4" MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DARLING. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.
 - PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555.320(21) (b) (3), F.A.C.
- C. SERVICE CONNECTION:
- CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-642 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
 - CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
 - METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-82. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT 10" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
 - SERVICE PIPING SHALL BE TYPE "K" DRAWN COPPER.
- D. INSTALLATION:
- GENERAL: CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:

- METHOD A, A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
 - METHOD B, A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
 - METHOD C, A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2. BEDDING:
- BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE ENGINEER AND UTILITY PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
3. PVC PIPE:
- PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIBELL PLASTIC PIPE ASSOCIATIONS' GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
 - PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
 - DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
4. DUCTILE PIPE:
- D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C800-93 OR LATEST REVISION.
 - D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
 - "NON-DETECTO" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP.
5. VALVES:
- ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
 - MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
 - MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT, WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES.
 - THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.
6. SERVICE:
- COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 36" UNDER PAVEMENT.
 - SERVICES UP TO 2" SHALL BE TYPE "K" COPPER.
 - METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
 - WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
 - THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE, PAINTED BLUE EXTENDING 18" MINIMUM ABOVE GRADE UNLESS INDICATED OTHERWISE.

- E. TESTING
- BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C800-93 OR LATEST REVISION, THE PRESSURE TEST SHALL NOT VARY MORE THAN +5 P.S.I. DURING THE TEST.
 - THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE UTILITY PROVIDER AND THE ENGINEER OF RECORD.
 - BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C681-05, 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.
 - SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1,000' MAXIMUM FOR LINES GREATER THAN 1,500' IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS OR THE AGENCY WHICH HAS RELEGATED ITS AUTHORITY.
 - THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = S D P^4 \\ 148,000$$

IN WHICH:

- L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE (LINEAR FEET)
D = NOMINAL DIAMETER OF PIPE (INCHES)
P = THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH)

SEPARATION OF WATER AND SEWER MAINS

- A. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE WASTEWATER MAIN WHENEVER POSSIBLE. WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
- B. A MINIMUM 10-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 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 PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE 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). A MINIMUM 6-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND ALL OBSTRUCTIONS INCLUDING TREES.
- C. ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE ENGINEER.

STORM DRAINAGE:

- A. GENERAL:
- CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO

CONFORM TO NEW OR EXISTING GRADES.

- DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE DRAINING ADJACENT TO BUILDINGS COMPLY WITH FBC SECTION 180.3 AND PROVIDE POSITIVE DRAINAGE FLOW TO THE SITE DRAINAGE SYSTEM. CONTRACTOR SHALL INSTRUCT SUB-CONTRACTORS (SITE, LANDSCAPE, ETC.) OF THE SAME. SHALLOW SWALES MAY BE NEEDED IN CERTAIN INSTANCES.
- B. MATERIALS:
- ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-294 LATEST REVISIONS, ALL PIPING TO BE NON-PERFORATED TUBING.
 - ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET ASTM LATEST MINIMUM STANDARDS.
 - ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 84T UNLESS OTHERWISE NOTED IN THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF f'-3,750 PSI AT 28 DAYS.
 - IN DRY RETENTION / DETENTION AREAS, CONTRACTOR TO EXCAVATE AND FILL BACK WITH CLEAN FREE-DRAINING MATERIAL A MINIMUM OF 1 FOOT BELOW THE WATER TABLE.
- C. INSTALLATION:
- PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
 - BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
 - PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE GOVERNMENTAL AGENCY HAVING AUTHORITY, FDOT (WITHIN STATE ROADWAYS) AND THE ENGINEER OF RECORD AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

PAVING:

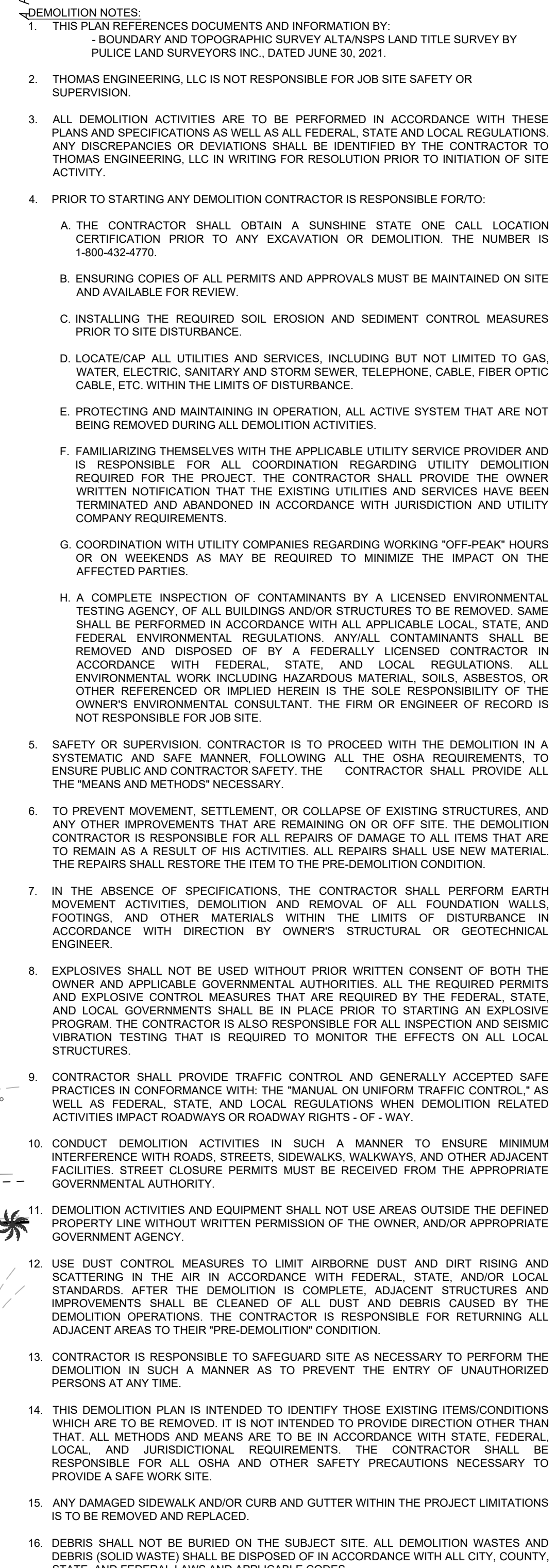
- A. GENERAL:
- ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIME ROCK BASE.
 - ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTORS EXPENSE.
 - WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
- B. MATERIALS:
- LIME ROCK BASE: LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS UNLESS OTHERWISE NOTED AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100), AT THE DISCRETION OF THE OWNER OTHER SUBSTITUTES SHALL BE PER FOOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE. LIME ROCK TO HAVE MINIMUM OF 10% CARBONATES AND LIQUID LIMIT 35 PLASTICITY AND ACCEPTABLE FDOT PRODUCT APPROVAL.
 - ASPHALTIC CONCRETE: INSTALLATION OF THE ASPHALTIC CONCRETE SURFACE COURSE SHALL HAVE A MIN. THICKNESS OF 2" UNLESS OTHER WISE NOTED AND CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-8.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED IN TWO 1" LIFTS WITH TACK COAT BETWEEN LIFTS.
 - REINFORCED CONCRETE PAVEMENTS SHALL BE A MIN. THICKNESS OF 8" AND CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.
- C. INSTALLATION:
- COMPACT STABILIZED SUB-BASE TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
 - BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 - INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS, LATEST REVISION, FOR TYPE SP-8.5 ASPHALTIC CONCRETE.
- D. TESTING:
- THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
 - DENSITY TESTS SHALL BE TAKEN ON THE SUBGRADE AND BASE MATERIAL BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
 - ALL TESTING COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
 - DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GOVERNMENTAL AGENCY HAVING JURISDICTION AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
 - DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GOVERNMENTAL AGENCY HAVING JURISDICTION BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

PAVEMENT MARKING & SIGNAGE:

- A. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION; THE GOVERNMENTAL AGENCY HAVING JURISDICTION STANDARDS; AND / OR THE FDOT STANDARDS AND DETAILS (WITHIN STATE ROADWAYS).
- B. THE PLANS INCLUDE A STORMWATER POLLUTION PREVENTION PLAN, SPECIFICATIONS AND DETAILS AND ARE ONLY A SUGGESTED APPROACH TO ASSIST THE CONTRACTOR IN IMPLEMENTING AN APPROPRIATE POLLUTION PREVENTION PLAN COMPLYING WITH FLORIDA'S NPDES STORMWATER PERMITTING PROGRAM FOR CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE, PREPARE AND IMPLEMENT THE BEST MANAGEMENT PRACTICES THAT ARE APPROPRIATE FOR THE PROJECTS SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONSCIOUSLY ENSURE THAT THE PERMITTER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS AND SEDIMENT TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS.
- B. WHEN REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE CONTRACTOR SHALL OBTAIN "A NOTICE OF INTENT TO USE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" FOR THE PROJECT SITE. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND DOCUMENTATION INCLUDING MAINTAINING AND POSTING A WEEKLY LOG WHICH SHALL BE POSTED ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT.
- C. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

PROJECT RECORD DOCUMENTS:

- A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
- B. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND APPLICABLE GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN OR INVERT AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.
- C. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS IN A FORMAT APPROVED BY CITY OF PORT ST. LUCIE PUBLIC UTILITIES / ENGINEERING DEPARTMENT.
- D. "AS-BUILT" INFORMATION OF GRAVITY SEWERS MUST CONTAIN LOCATION OF SERVICE LATERALS, STATIONING OF BOTH THE WYE, CLEAN-OUTS, AND THE SERVICE END MUST ALSO BE INCLUDED.
- E. "AS-BUILT" INFORMATION OF WATER DISTRIBUTION SYSTEMS MUST CONTAIN LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, SERVICES AND APPURTENANCES. TOP OF PIPE ELEVATIONS ALONG THE WATER MAIN ARE REQUIRED AT INTERVALS OF 100 FEET (MAXIMUM).
- F. ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
- G. "AS-BUILTS" OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
- TOP OF PIPE ELEVATIONS EVERY 100 FEET.
 - LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
 - ALL TIES TO EXISTING LINES SHALL BE "AS-BUILT".
 - THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE "AS-BUILT" OR WHERE THE WATER SERVICE TERMINATES.
- H. "AS-BUILTS" OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
- RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
 - THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED, AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS, THEN THE INVERT ELEVATION OF THESE CLEANOUTS NEED TO BE OBTAINED.
 - LIFT STATION "AS-BUILTS" SHALL CONSIST OF:
 - TOP OF WET WELL ELEVATION
 - INVERT ELEVATION OF THE INCOMING LINE
 - C. BOTTOM OF THE WET WELL
 - "AS-BUILTS" OF THE COMPOUND AREA.
- I. FORCE MAIN "AS-BUILTS" SHALL BE PREPARED THE SAME AS THE WATER LINE "AS-BUILTS".
- J. "AS-BUILTS" OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
- RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
 - THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF "AS-BUILT".
- K. ALL ROCK "AS-BUILTS" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
- ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
 - ROCK "AS-BUILTS" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
 - ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
 - ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE SHOWN.
- L. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", ON FULL SIZE, 24" X 36" REPROD

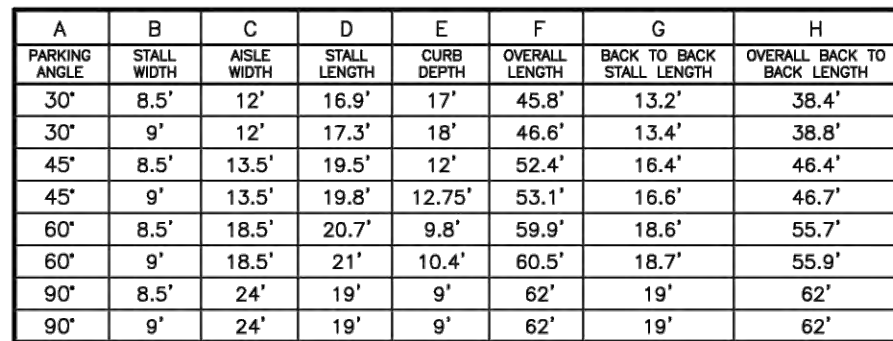


NOTES

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING PRIOR TO COMMENCING CONSTRUCTION.
2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH BROWARD COUNTY AND LOCAL UTILITY COMPANY REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

Printed on Monday, June 30, 2025, 12:54 PM by Corey Sprusansky
S:\JUSINESS\20200405_58TH & CAMPBELL\DWG\STW 2025-05

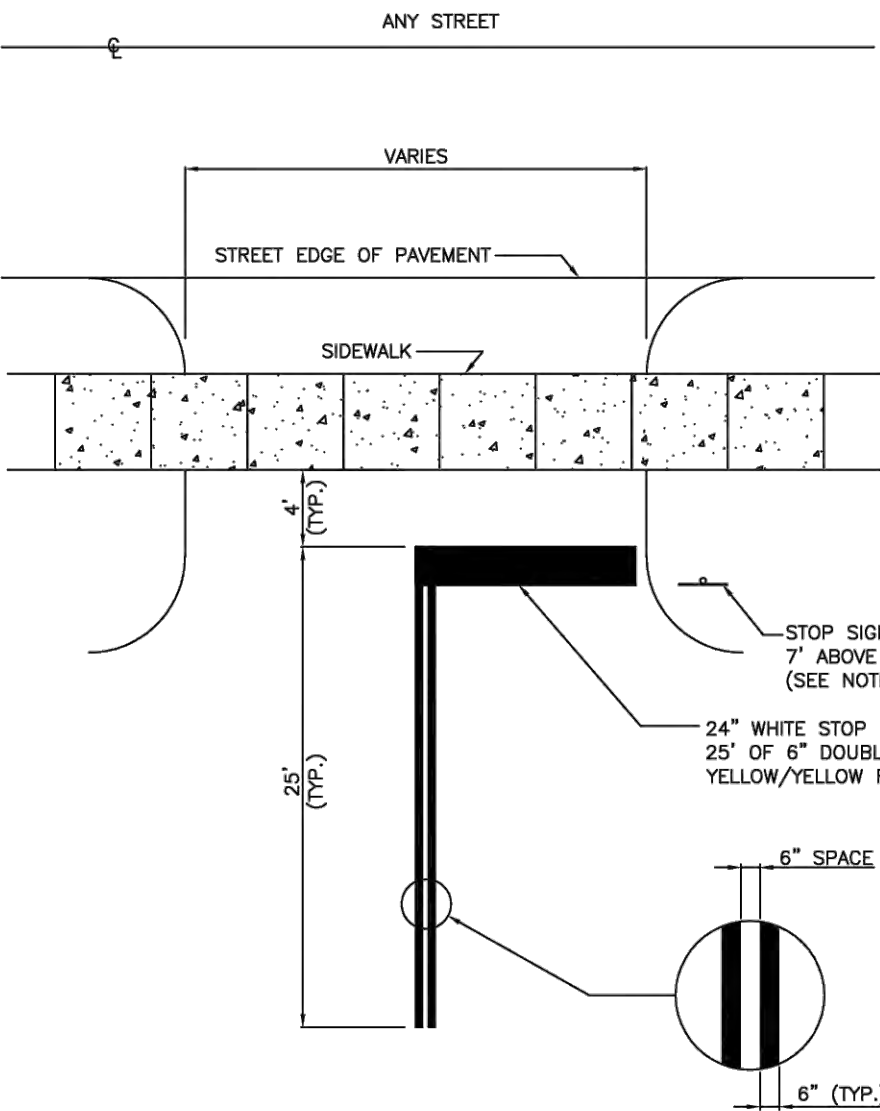
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	CONCRETE PAVERS DETAIL	DRAWING NO.: C-14
	APPROVED: JG		

[illegible]

1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
2. SURFACE DRAINAGE: RECOMMENDED MINIMUM GRADE OF 2% TO SWALE PERVIOUS AREA.
3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT.

[illegible]

C-4.0



NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

NOTE:
ALL LETTERS ARE 1" SERIES AT 1" SPACING

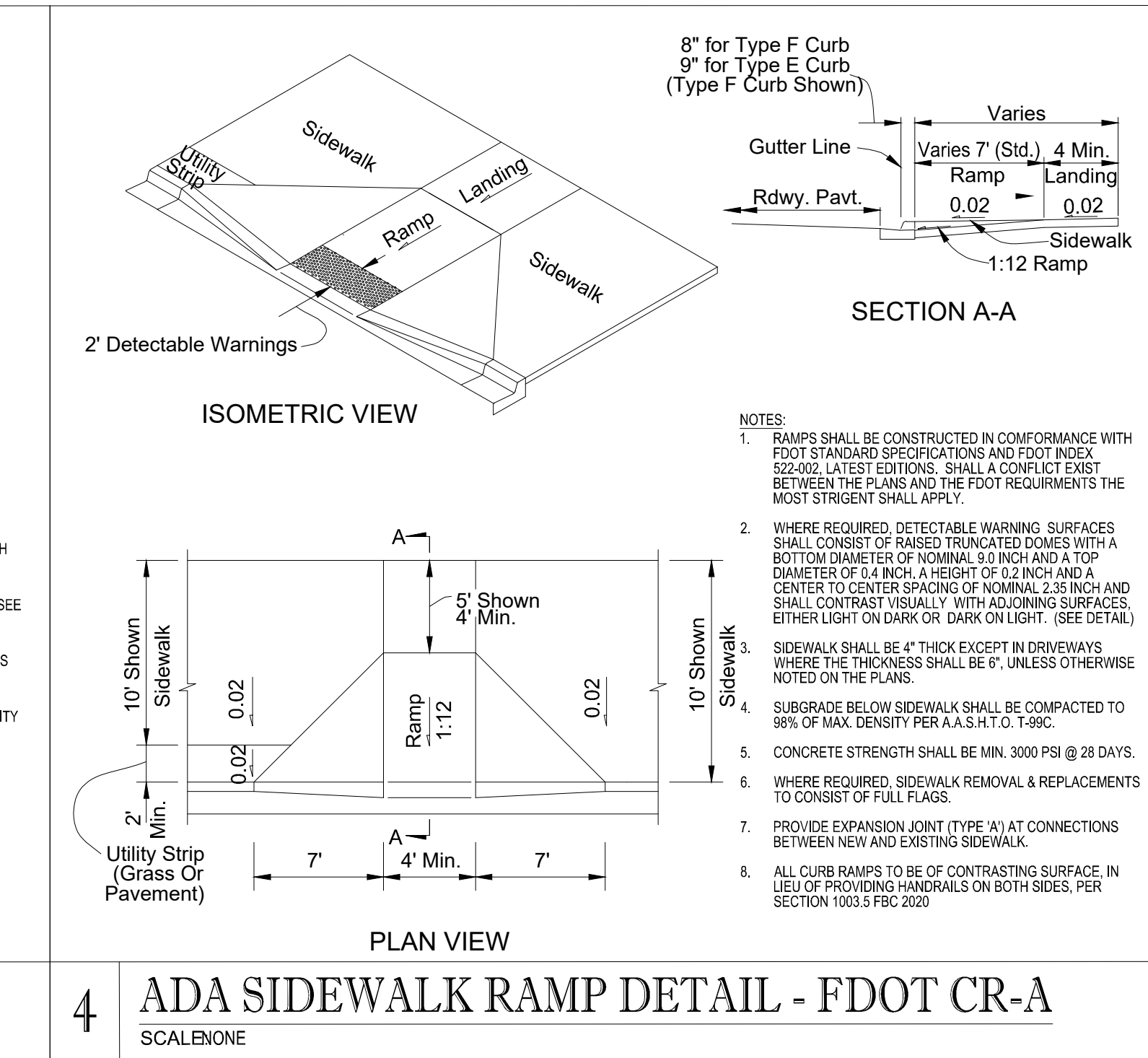
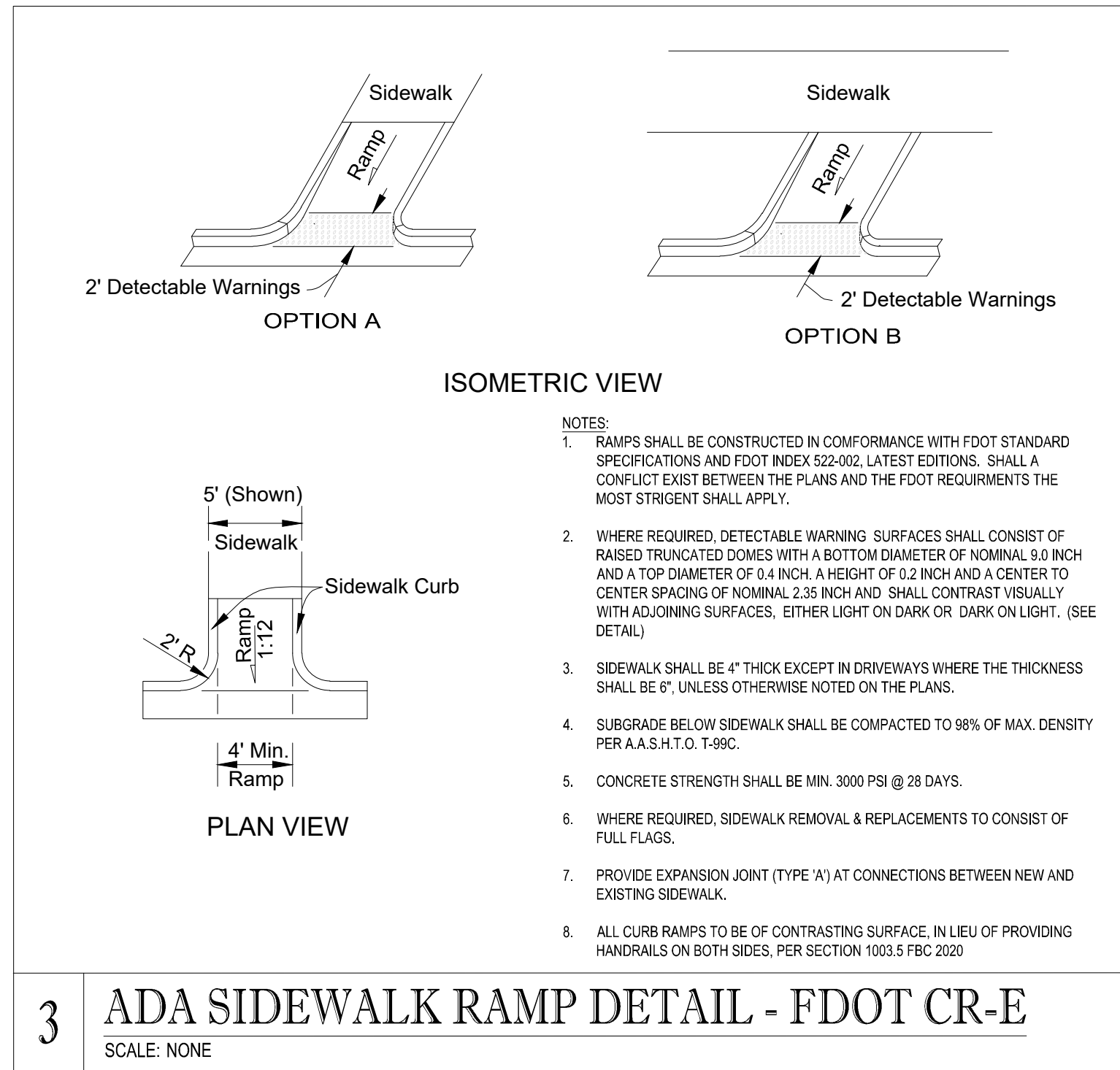
**PARKING BY
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PERMIT
ONLY**

FTP-21-06

1. PROVIDE PAVEMENT SYMBOLS IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS ISLE.
4. CURBS, CURB RAMPING, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A SIDEWALK, MEASUREMENTS SHALL BE TAKEN FROM THE SIDEWALK. MEASUREMENTS SHALL BE TAKEN FROM THE WHITE MEASUREMENT MARKINGS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ELEVATION SHALL BE PER THE DEPARTMENT OF TRANSPORTATION 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE A) REFLICATORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE TOP OF THE SIGN.

	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		

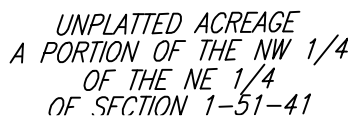
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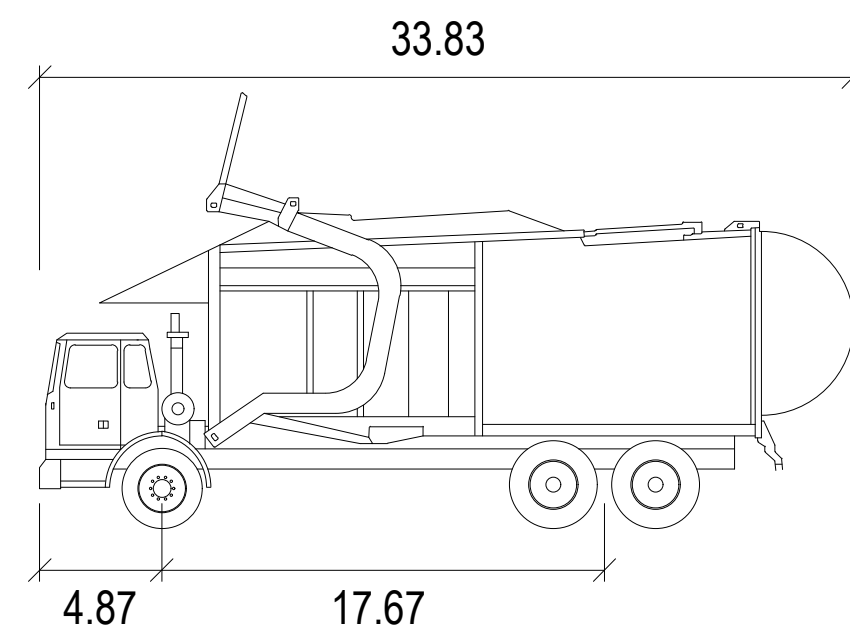
Michael Troxell

Digitally signed by
Michael Troxell
Date: 2025.06.30
16:45:43 -04'00'

Printed on Monday, June 30, 2025, 4:39 PM by Corey Sprusansky
C:\KUSUBER\24004\58TH & CALIFORNIA\DWG\SPR 2025-05



Digitally signed by
Michael Troxell
~~Date: 2025.06.30 16:53:46~~
-04'00'



Wayne Titan

Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

[illegible]

Sunshine 811

Call 811 or visit sunshine811.com two business days before digging to have buried facilities located and marked.

Check positive response codes before you dig

TAC SUBMITTAL

PROJECT No.:	F24004
DRAWN BY:	CA
CHECKED BY:	MA
DATE:	05/06/2022
CAD I.D.:	F240042 CIRCULATION PL

PROJECT:

HOLLYWOOD OAKS
4220 & 4231 N 58th Ave.
HOLLYWOOD, FL 3302

— FOR —
KUSHNER
188 BAL BAY DRIVE
BAL HARBOUR, FL 3315



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

www.ThomasEngineeringGroup.com

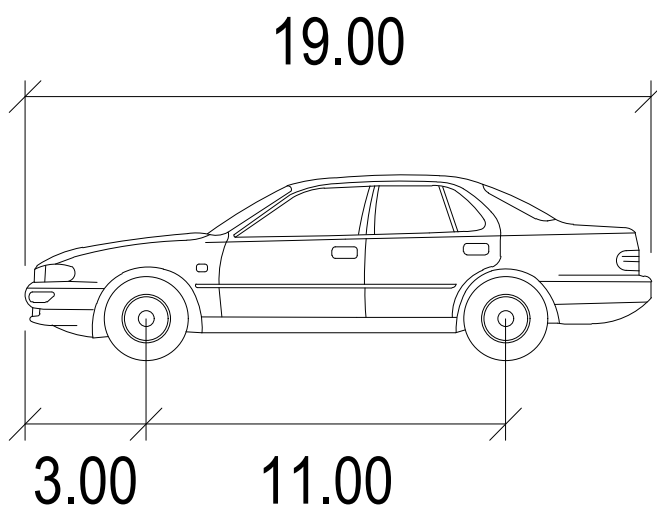
A circular professional engineer seal for Michael A. Troxell. The outer ring contains the text "MICHAEL A. TROXELL" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 50572" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars. The seal has a dashed outer border.

June 30, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 3752

CIRCULATION PLAN

SHEET NUMBER

CIR-1.0



Width : 7.00
Track : 6.00
Lock to Lock Time : 6.0
Steering Angle : 31.6

```
feet
: 7.00
: 6.00
: 6.0
: 31.6
```

1502 W. FLETCHER AVE.
UNIT NO. 101
TAMPA, FL 33612
P: (813) 379-4100

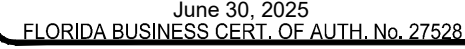
125 W. INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig.

PROJECT No.: F240042
DRAWN BY: CAD
CHECKED BY: MAT
DATE: 05/06/2025
CAD I.D.: F240042 CIRCULATION PLAN

FOR
KUSHNER
188 BAL BAY DRIVE
BAL HARBOUR, FL 3315

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
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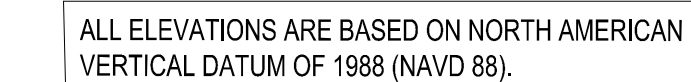
SHEET NUMBER: _____

CIR-1.1

Printed on Monday, June 30, 2025, 4:41 PM by Corey Sprusansky
G:\KUSHNER\F240042 58TH & OAK RESIDENTIAL\DWG\SET\2025-05-

1.	CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONCRETE, SIDEWALK, CURB, CURBS AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.	12.	THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
2.	CONTRACTOR TO MATCH EXIST. GRADES AND TO PROPOSED A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.	13.	PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
3.	CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.	14.	2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESSWAYS.
4.	CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.	15.	ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 1.5%.
5.	CONTRACTOR TO SOO ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOO UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.	16.	EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
6.	ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.	17.	EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
7.	THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.	18.	NO STRUCTURES SHALL BE ALLOWED IN UTILITY EASEMENT.
8.	THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.	19.	SIZE, GRADES, AND LOCATION FOR DRIVEWAY CULVERTS SHALL BE DETERMINED BY THE ENGINEERING DEPT.
9.	NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.	20.	ALL UNDESIRABLE MATERIALS SUCH AS MUCK, PEAT, PLASTIC CLAYS, AND/OR MARLS SHALL BE REMOVED FROM ROADBED AREAS. THE AREA SHALL THEN BE BACKFILLED ACCORDING TO THE GEOTECH REPORT.
10.	PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.	21.	ROOF DRAINAGE WILL BE COLLECTED AND CONNECTED TO THE ON-SITE DRAINAGE SYSTEM.
11.	THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.	22.	ALL EXISTING SIDEWALKS ALONG THE SITE TO BE REPLACED. MINIMUM WIDTH IS 5'. SIDEWALKS SHALL BE FLUSHED THROUGH DRIVEWAYS AND MEET ALL ADA AND FDOT REQUIREMENTS.
		23.	ANY UP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA

- ALL PROPOSED AND/OR MODIFIED EXISTING SWALES ARE TO BE CONSTRUCTED AND/OR RESTORED PER THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION TYPICAL SWALE GRADING DETAIL, DRAWING NO. C-33.
- ALL PROPOSED TURF RESTORATION SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION TYPICAL TURF RESTORATION DETAIL, DRAWING NO. C-32.



PROPOSED
CONCRETE

EXISTING
CONCRETE

PROPOSED
ASPHALT
PAVEMENT

LEGEND

CR-(X)	CURB RAMP TYPE PER FD STD. PLANS, INDEX 522-00
E.O.P.	EDGE OF PAVEMENT
F.G.	FINAL GRADE
C.O.	CLEANOUT
W.V.	WATER VALVE
H.H.	HANDHOLE
M.E.	MATCH EXISTING GRADE

[illegible]

TAC SUBMITTAL

PROJECT No.:	F24004
DRAWN BY:	CA
CHECKED BY:	MA
DATE:	05/06/202
CAD I.D.:	F240042 PGI

FOR
KUSHNER
188 BAL BAY DRIVE
BAL HARBOUR, FL 3315

THOMAS
ENGINEERING GROUP

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

SHEET TITLE:

**PAVING, GRADING
& DRAINAGE**

SHEET NUMBER:

PD-1.0

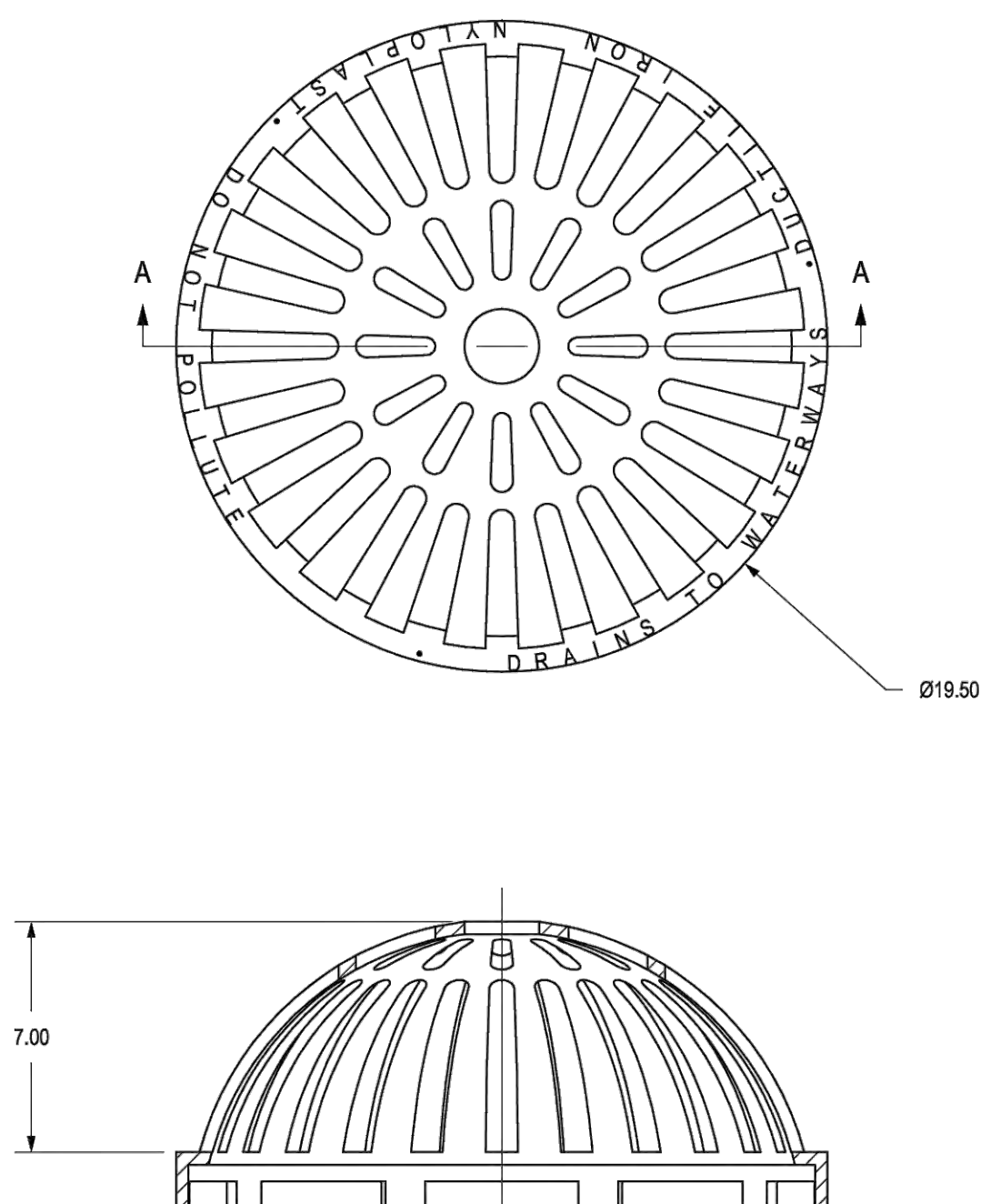
Michael Troxell Digitally signed by Michael Troxell
Date: 2025.06.30 16:49:10 -04'00'



Michael Troxell Digitally signed by Michael Troxell
Date: 2025.06.30 15:28:47 -04'00'

1899CGD

APPROX. DRAIN AREA = 175.59 SQ IN
APPROX. WEIGHT = 32.00 LBS



SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	EBC	MATERIAL
DATE	03-08-06	DUCT
REVISED BY	CCA	PROJECT NO./NAME
DATE	08-30-13	
DWG SIZE	A	SCALE 1:6

ADS
Nyloplast

TITLE 18 IN D

DWG NO. 7001-

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-06.
- 4 - DRAINAGE CONNECTION STOP JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER.
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360° . TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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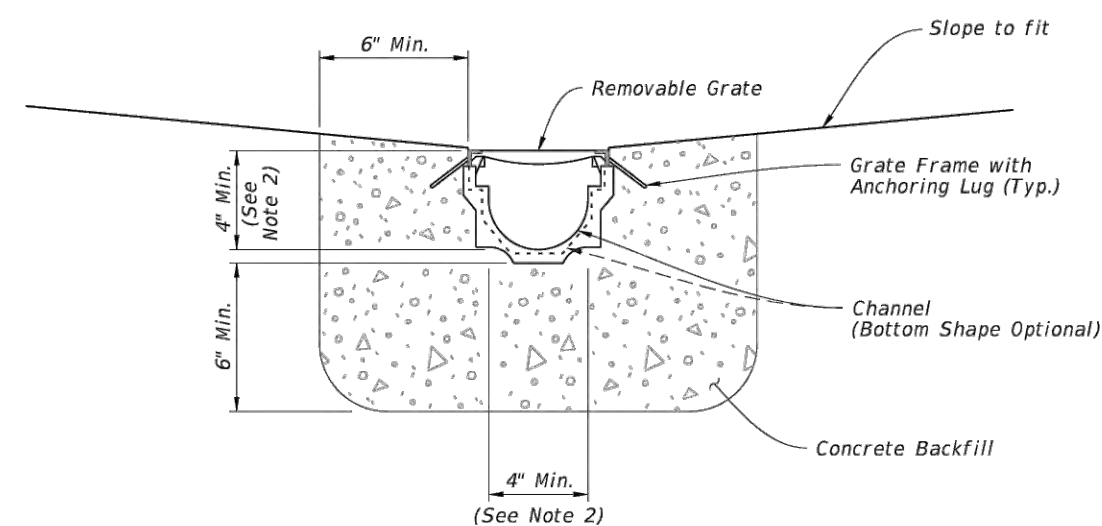
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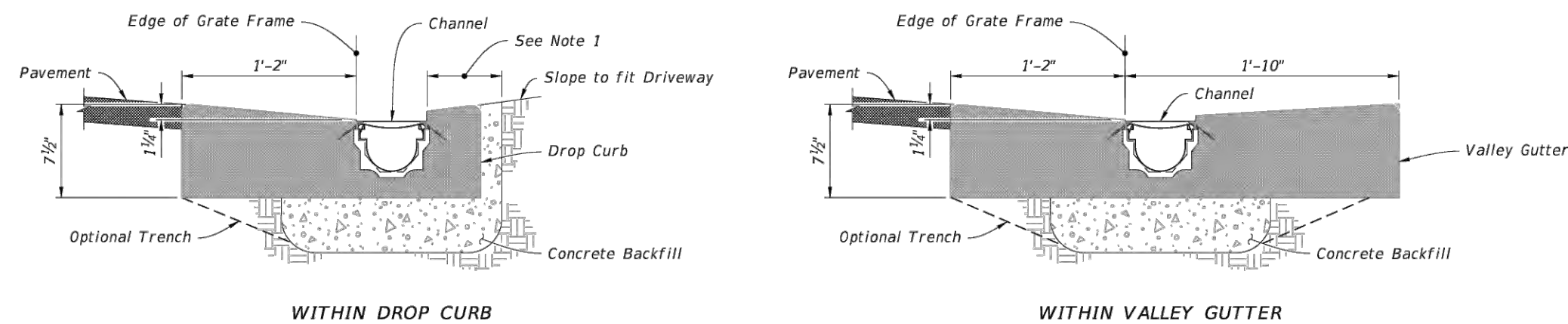
DRAWN BY	EBC	MATERIAL		
DATE	04-03-06			
REVISED BY	NMH	PROJECT NO./NAME		
DATE	03-14-16			
DWG SIZE	A	SCALE	1:30	SHEET 1 OF 1

ADS
Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com



= PREFORMED CHANNEL WITH REMOVABLE GRATE



TYPICAL LOCATIONS

1. Provide minimum 6" of concrete on this side of the drain.
2. 4" Minimum unless otherwise shown in Plans.

TYPE II - REMOVABLE GRATE

LAST REVISION 11/01/19	DESCRIPTION:	 FY 2024-25 STANDARD PLANS	TRENCH DRAIN	INDEX 436-001	SHEET 3 of 3
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Michael Troxell

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Troxell
Date: 2025.06.30 15:29:38
-04'00'

[illegible]

Sunshine 811

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TAC SUBMITTAL

PROJECT No.:	F240042
DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	05/06/2025
CAD I.D.:	F240042 PGD DTL

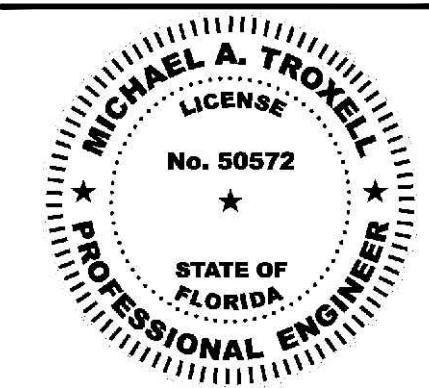
PROJECT:

HOLLYWOOD OAKS
4220 & 4231 N 58th Ave.
HOLLYWOOD, FL 33021

— FOR —
KUSHNER
188 BAL BAY DRIVE
BAL HARBOUR, FL 33154



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com



FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
**PAVING, GRADING
& DRAINAGE PLAN
DETAILS**

SHEET NUMBER

PD-2.1

Printed on Monday, June 30, 2025, 4:39 PM by Corey Sprusonsky
G:\KUSHNER\F240042 36TH & OAK RESIDENTIAL\DWG\SITE\2025-05-06\F240042 SECTIONS-----.A4OUT; SEC10H52

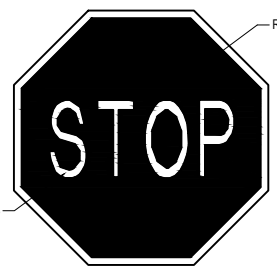
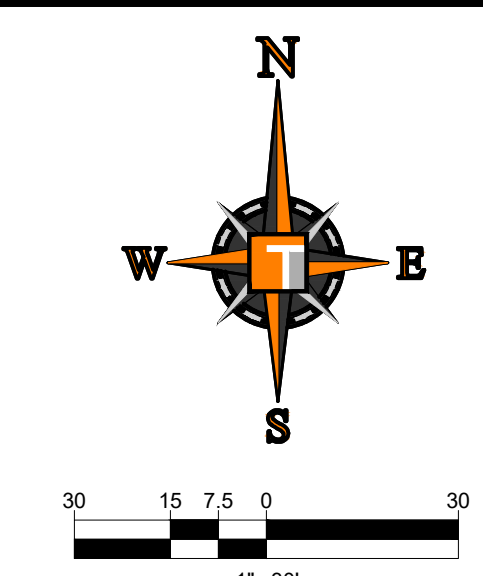
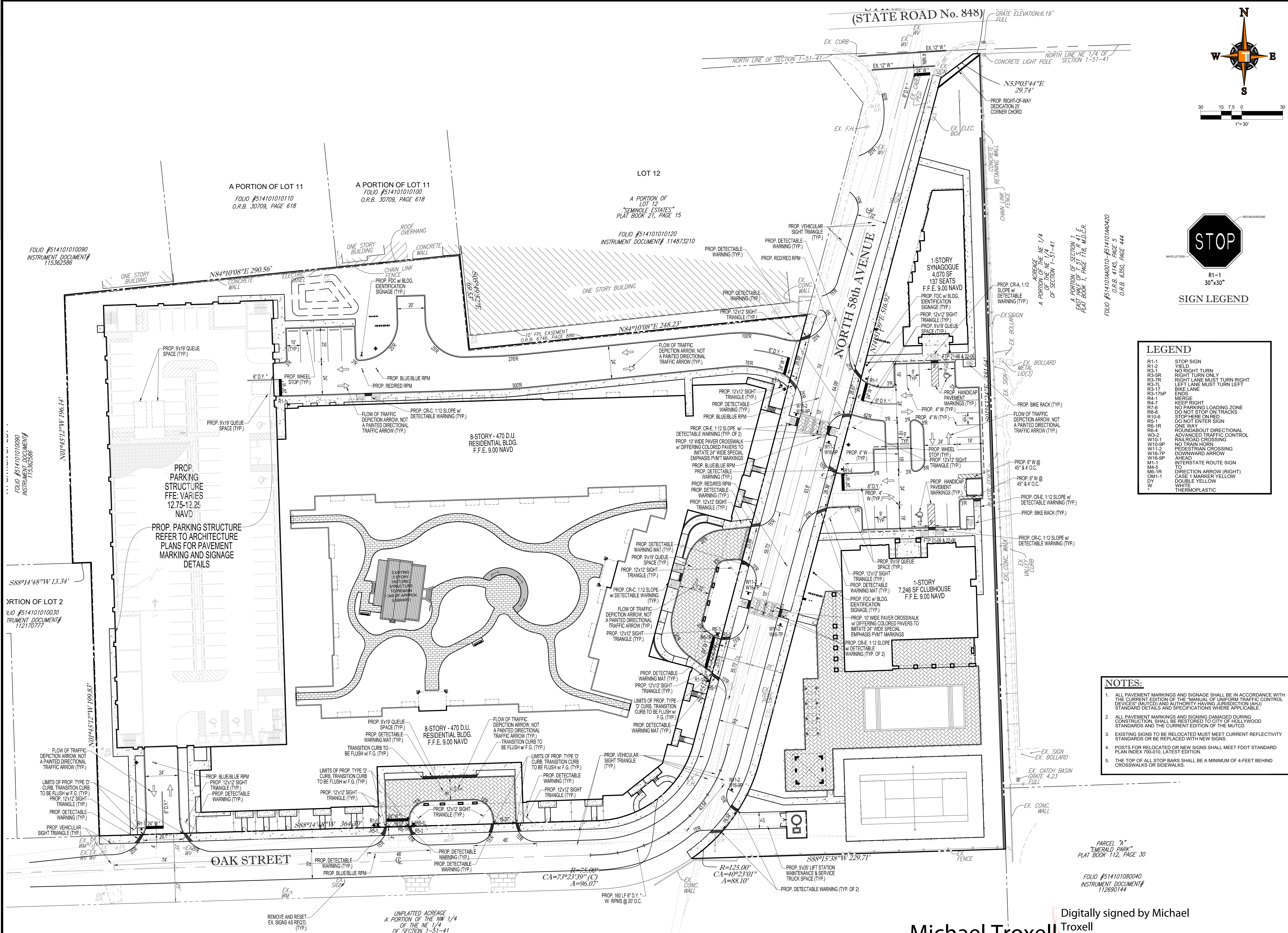
Digitally signed by
Michael Troxell
Date: 2025.06.30 16:48:39
-04'00'

MICHAEL A. TROXELL, STATE OF FLORIDA - PROFESSIONAL ENGINEER, LICENSE NO. 25072. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL TROXELL, P.E. ON 6/30/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE HAS BEEN REMOVED FOR REPRODUCTION PURPOSES.

FOLIO #514101010090
INSTRUMENT DOCUMENT# 115362586

FOLIO #514101010090
INSTRUMENT DOCUMENT# 115362586

Printed on Monday, June 30, 2025, 4:38 PM by Corey Spradinsky
FOLIO #514101010090
INSTRUMENT DOCUMENT# 115362586



SIGN LEGEND

LEGEND

- | | |
|--------|----------------------------|
| R1-1 | STOP SIGN |
| R1-2 | YIELD |
| R3-1 | NO RIGHT TURN |
| R3-2 | RIGHT TURN ONLY |
| R3-3 | RIGHT LANE MUST TURN RIGHT |
| R3-4 | LEFT LANE MUST TURN LEFT |
| R3-5 | BIKE LANE |
| R3-6 | ENDS |
| R4-1 | MERGE |
| R4-2 | KEEP RIGHT |
| R4-3 | NO PARKING LOADING ZONE |
| R8-1 | DO NOT STOP ON TRACKS |
| R8-2 | STOP HERE ON RED |
| R8-3 | DO NOT ENTER SIGN |
| R8-4 | ONE WAY |
| R8-5 | ROUNDABOUT DIRECTIONAL |
| W3-2 | ADVANCED TRAFFIC CONTROL |
| W10-1 | RAILROAD CROSSING |
| W10-2 | NO TRAIN HORN |
| W11-2 | PEDESTRIAN CROSSING |
| W16-7P | DOWNWARD ARROW |
| W16-6P | AHEAD |
| M1-1 | INTERSTATE ROUTE SIGN |
| M1-2 | TO |
| M6-1R | DIRECTION ARROW (RIGHT) |
| OM1-1 | CASE 1 MARKER YELLOW |
| DV | DOUBLE YELLOW |
| V | WHITE THERMOPLASTIC |

NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND AUTHORITY HAVING JURISDICTION (AHJ) STANDARD DETAILS AND SPECIFICATIONS WHERE APPLICABLE.
2. ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO CITY OF HOLLYWOOD STANDARDS AND THE CURRENT EDITION OF THE MUTCD.
3. EXISTING SIGNS TO BE RELOCATED MUST MEET CURRENT REFLECTIVITY STANDARDS OR BE REPLACED WITH NEW SIGNS.
4. POSTS FOR RELOCATED OR NEW SIGNS SHALL MEET FOOT STANDARD PLAN INDEX 700-010, LATEST EDITION.
5. THE TOP OF ALL STOP BARS SHALL BE A MINIMUM OF 4 FEET BEHIND CROSSWALKS OR SIDEWALKS.

THOMAS
ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LANDSCAPE ARCHITECTS

125 W. INDIANTOWN RD.
SUITE 100
JUPITER, FL 33468
P: (561) 203-7503
F: (561) 203-7503

REVISIONS			
REV.	DATE	COMMENT	BY

Sunshine

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Check positive response codes before you dig!

TAC SUBMITTAL	
PROJECT No.:	F240042
DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	05/06/2025
CAD I.D.:	F240042 PMS

PROJECT:

HOLLYWOOD OAKS
4220 & 4231 N 58th Ave.
HOLLYWOOD, FL 33021

FOR

KUSHNER
188 BAL BAY DRIVE
BAL HARBOUR, FL 33154

THOMAS
ENGINEERING GROUP

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

MICHAEL A. TROXELL
LICENSE
No. 25072
STATE OF FLORIDA
PROFESSIONAL ENGINEER

June 30, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27592

SHEET TITLE:

PAVEMENT MARKING & SIGNAGE PLAN

SHEET NUMBER:

PMS-1.0

Digitally signed by Michael Troxell
Date: 2025.06.30 16:46:59 -04'00'

