

GENERAL APPLICATION

APF	PLICATION DATE: APRIL	15, 2024						
Ro	00 Hollywood Blvd om 315 Ilywood, FL 33022	APPLICATION TYPE (CHECK ALL ☑ Technical Advisory Committee ☐ Planning and Development Board ☐ City Commission	THAT APPLIES): Art in Public Places Committee Variance Historic Preservation Board Special Exception Administrative Approval					
	: (954) 921-3471	PROPERTY INFORMATION						
	nail: Development@		Divid Hallywood El 22000					
Но	llywoodfl.org	Location Address: 2800 Oakwood	ck(s): Subdivision:					
		Folio Number(s): 5142 04 12 0620 AN						
<u>SUI</u>	BMISSION REQUIREMENTS:	1 0110 Number(s)	5011201123021					
•	One set of signed & sealed plans (i.e. Architect or Engineer)	Zoning Classification: Oakwood Plaza Existing Property Use: Shopping Cent	Land Use Classification: Oakwood Activity Center Sq Ft/Number of Units: 739,936 (Main Parcel)					
•	One electronic	<u> </u>	ation notice? Yes No If yes , attach a copy of violation					
	<u>combined</u> PDF submission (max. 25mb)	· ·	o the City before? If yes, check al that apply and provide File					
		Number(s) and Resolution(s): 20-L-	32 and 23-Z-57					
•	Completed Application Checklist	DEVELOPMENT DRODOCAL						
•	Application fee	DEVELOPMENT PROPOSAL						
		Explanation of Request: Current Regal Movie Theater will be demolished to make way for a new 2-story						
		commercial bldg. spanning @120,00 SF.						
		Phased Project: Yes ☑ No ☐ Num	iber of Phases:					
		Project	Proposal					
		Units/rooms (# of units)	# UNITS: #Rooms #					
<u>NO</u>	<u>TE:</u>	Proposed Non-Residential Uses	120,000 S.F.)					
•	This application must be completed in full	Open Space (% and SQ.FT.)	Required %: 10% (Area: 35,710 S.F.)					
	and submitted with all	Parking (# of spaces)	PARK. SPACES: (# 477)					
	documents to be placed on a Board or	Height (# of stories)	(# STORIES) 2 (64 FT.)					
	Committee's agenda.	Gross Floor Area (SQ. FT)	Lot(s) Gross Area (739,936 FT.)					
•	The applicant is responsible for obtain-							
	ing the appropriate	Name of Current Property Owner: Oakwood Plaza LP & Oakwood Business Center L P						
	checklist for each type of application.	• •	ess of Property Owner: 1 Oakwood Blvd., Ste 70, Hollywood, FL 33023					
•	Applicant(s) or their	Telephone: (954) 598-1450 Email Address: breynolds@kimcorealty.com						
	authorized legal agent	Applicant Greg Wilfong, Kimley-Horr	Consultant Representative Tenant					
	must be present at all Board or Committee	Address: 445 24th St., Ste 200, Vero Be						
	meetings.	Email Address: greg.wilfong@kimley-h						
		Email Address #2:						
		Date of Purchase: 1993	s there an option to purchase the Property? Yes 🔲 No 🗹					
		If Yes, Attach Copy of the Contract.						
CL	ICK HERE FOR	Noticing Agent (FTAC & Board su	bmissions only):					

MEETING DATES

E-mail Address:



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:	Date: 4/6/2024
PRINT NAME: Brandon Reynolds, Authorized Agent	Date: 4/8/2024
Signature of Consultant/Representative:	Date:
PRINT NAME: Greg Wilfong	4/8/2024 Date:
Signature of Tenant:	Date:
PRINT NAME:	Date:
Current Owner Power of Attorney I am the current owner of the described real property and that I am a this retail shopping center Oakwood Plaza to my property, which is he	ereby made by me or I am hereby authorizing
Kimley-Horn and Greenspoon Marder to be my legal representative before Committee) relative to all matters concerning this applications. OSBOR OSBOR COMMISSION EXPIRES 10-4-2027	Bulk Regulation
Sworn to and subscribed before me this 8th day of April, 2024 MY COMMISSION	Signature of Current Owner
EXPIRES 10-4-2027	Brandon Reynolds, Authorized Agent
Notary Public OF FLORIL GOODS	Print Name
and the second s	
My Commission Expires: 10-4-2027 (Check One) Y Personally known to me: O	R Produced Identification

Ownership and Encumbrance Report

First American Issuing Office:

First American Title Insurance Company National

Commercial Services

666 Third Avenue, 5th Floor

New York, NY 10017

File No.: 3020-1209874

Prepared For: Kimco Realty®

6060 Piedmont Row Dr S Ste 200 Charlotte, NC 28287-3888

Legal Description:

PARCEL 1:

(LUPA EAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT <u>BOOK 120</u>, <u>PAGE 45</u>, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th. /AVENUE AS RECORDED IN OFFICIAL RECORDS <u>BOOK 20603</u>, <u>PAGE 366</u> OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET; THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

PARCEL 2:

(LUPA SOUTH PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAYLINE OF INTERSTATE I-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL; THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET; THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET; THENCE S.88°27'11"W., A DISTANCE OF

62.50 FEET; THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.

PARCEL 3:

(LUPA NORTH PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS: ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36; ALL OF TRACT "A", "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38; A PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4; THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE S.01°48'26"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.01°48'26"E., A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SOUARE; THENCE N.87°34'11"E., ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE; THENCE S.01°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET; THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET; THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET; THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET; THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET; THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS); THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK"; THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK"; THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 4; THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER; THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A; THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER; THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B; THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

1. Grantee(s) In Last Deed of Record:

Oakwood Plaza Limited Partnership, a Delaware limited partnership (as to Parcels 1, 2 and 3) and Oakwood Business Center Limited Partnership, a Delaware limited partnership (as to a portion of Parcel 2)

- Encumbrances/Matters Affecting Title (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary), (unless such document is released or satisfied of record):
 - (X) Exhibit Attached () Exhibit Not Attached.

Type of Instrument	O.R. Book	Page or Instrument No.
01. Plat of The Aqua Park	Plat Book 109	8
02. Plat of John L.A. Bond	Plat Book 111	38
03. Plat of Colonial Square	Plat Book 114	32
04. Plat of Hollywood Commercial Center	Plat Book 117	36
05. Plat of Oakwood Hills	Plat Book 120	45
06. Reservations contained in Deed	Deed Book 557	261
07. Easement	4601	627
08. Easement	4608	618
09. Easement contained in Quit Claim Deed	7551	141
10. Easement	8829	842
11. Utility Easement Deed	8999	601
12. Declaration of Covenants and Restrictions	9114	125
13. Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	12859	669
14. Grants of Easements	12859	681
15. Easement Agreement	13526	14
16. Easement Agreement	14009	994
17. Amendment to Declaration of		
Restrictive Covenants for Oakwood Hills	15169	915
Commerce Center		
18. Agreement for Amendment of Notation on Plat	15201	55
19. Amendment to Easement	15731	442
20. Assignment of Easement	15809	463
21. Assignment of Permits, Licenses or Approvals in Existence with Respect to,		
Pertaining to, or in Connection with, that	15809	473
Certain Bridge Traversing the C-10 Canal	4=000	400
22. Assignment	15809	488
23. Notice	16117	366
24. Assignment of Easements contained i Quit-Claim Deed		887
25. Assignment of Easements contained in Quit-Claim Deed	n <u>16773</u>	803
26. Ordinance No. 90-25	17737	179
27. Agreement	17762	553
28. Notice of Adoption of Development Order for the Oakwood Center	18061	313
Development for Regional Impact		_

29. Notice of Preliminary Development		
Agreement	19477	917
30. Declaration of Restrictive Covenants	19601	446
31. Notice of Adoption of a Development Order	19683	124
32. Second Amendment to Declaration of		
Restrictive Covenants for Oakwood Hills	19965	661
Business Center		
33. Amendment to Agreement	20099	254
34. Agreement	20099	289
35. Agreement Relating to Nonvehicular Access Lines	20193	599
36. Agreement to Place a Notation on Plat	:20295	259
37. Agreement to Place a Notation on Plat	20295	263
38. Agreement Relating to Nonvehicular	20295	329
Ingress and Egress Lines		
39. Agreement to Place a Notation on Plat		340
40. Memorandum of Lease	20319	779
41. Memorandum of Lease	20543	906
42. Declaration of Easement	20553	360
43. Resolution 93-338	20553	369
44. Amendment to Second Concurrency Agreement	20744	757
45. Memorandum of Lease	20795	328
46. Grant of Easement	20818	58
47. Declaration of Unity of Title	20917	691
48. Notice of Adoption of Development		
Order Amending the Development Order		
for the Oakwood Plaza Substantial	21017	944
Deviation to the Oakwood Center		
Development of Regional Impact 49. Memorandum of Lease	21018	457
50. Memorandum of Lease	21018	290
51. Agreement for Amendment of	21002	230
Notation on Plat	21256	299
52. Agreement for Amendment of		
Notation on Plat	21769	708
53. Agreement for Amendment of	21760	720
Notation on Plat	21769	720
54. Memorandum of Lease	21877	301
55. Agreement for Easements, Covenants	21877	304
and Restrictions Affecting Land		
56. Third Amendment to Declaration of	21000	202
Restrictive Covenants for Oakwood Hills Business Center	21906	202
57. Notice of Sewer Easement Relocation		
and Partial Easement Release	21906	211
58. Estoppel Certificate	21906	216
59. Amendment to Declaration of		
Covenants and Restrictions	21990	352
60. Easement	22125	731
61. Traffic Maintenance Easement	22633	916
62. Agreement for Amendment of	22692	606
Notation on Plat		000

63. Corrective Easement	22874	929
64. Easement	22874	942
65. Declaration of Easement	22874	952
66. Declaration of Easement	22874	972
67. Agreement for Amendment of Notation on Plat	23121	383
68. Third Traffic Concurrency Agreement Third Traffic Concurrency Agreement	23193	441
69. Short Form of Lease	23370	<u>50</u>
70. Declaration of Restrictive Covenant, Shopping Center	23370	61
71. Notice of Adoption of Development		
Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood	23447	317
72. Easement	23465	172
73. Conservation Easement	23586	172 751
	23300	/51
74. Non-Exclusive Deed of Utility	23657	771
Easement 75. Notice of Permit	22745	201
	23745	201
76. Agreement Relating to Nonvehicular Access Lines	23799	<u>58</u>
77. Conservation Easement	24126	431
78. Agreement for Amendment of Notation on Plat	24145	948
79. Agreement for Amendment of Notation on Plat	24145	989
80. Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County	25011	312
81. Real Estate Mortgage, Assignment of	25213	722
Security and Loan Agreement		
82. Assignment of Rents and Leases	25213	758
83. Modification of Mortgage, Assignment, Security and Loan Agreement	25443	664
84. Conveyance Agreement	25505	667
85. Easement	25505	692
86. Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	26083	857
87. Easement	26358	858
88. Declaration of Easements	26400	285
89. Non-Exclusive Easement for Passenger Vehicular Parking	26400	298
90. Declaration of Restrictions	26400	304
91. Non-Exclusive Right, License and Privilege	26400	318
92. Amendment of Declaration of	26560	263
Easement		
93. Memorandum of Lease 94. Agreement for Amendment of	26637	506
Notation on Plat	26914	319
95. Memorandum of Lease	27208	840

96. Short Form Lease Agreement	27347	805
97. Assignment of Lease	27528	24
98. Assignment of Lease and Memorandum of Lease	27924	<u>53</u>
99. First Amendment to Memorandum of Lease	27924	57
100. First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	27924	65
101. Amended and Restated		
Memorandum of (Sub) Lease Interests	28017	560
102. Assignment of Lease	28226	330
103. Amended and Restated	28641	606
Memorandum of (Sub) Lease Interests 104. Assignment of Lease	28869	1920
105. Assignment of Note, Mortgage, and		
Other Loan Documents	29177	898
106. Amended and Restated Mortgage,		
Assignment of Leases and Rents, Security	29177	901
Agreement and Fixture Filing		
107. Assignment of Rents and Leases	29177	927
108. Second Mortgage, Assignment of		
Leases and Rents, Security Agreement	29181	1
and Fixture Filing		
109. Notice of Adoption of Development		
Order for the Oakwood Plaza	29190	1547
Development of Regional Impact in the		
City of Hollywood		
110. First Amendment to the Amended		
and Restated Mortgage, Assignment of Leases and Rents, Security Agreement	29352	1050
and Fixture Filing		
111. First Amendment to Second		
Mortgage, Assignment of Leases and		
Rents, Security Agreement and Fixture	29352	1058
Filing		
112. Memorandum of Lease	29466	1271
113. Assignment of Lease	29466	1279
114. Memorandum of Assignment of	20466	1205
Lease	29466	1285
115. First Amendment to Memorandum of	29466	1291
Lease		
116. Collateral Assignment of Lease	29466	1296
117. Assignment of Assignment of Leases and Rents	29789	1671
118. Assignment of Beneficial Interest		
Under Second Mortgage, Assignment of		
Leases and Rents, Security Agreement	29789	1677
and Fixture Filing		
119. Assignment of Beneficial Interest		
Under Amended and Restated Mortgage,	20706	1600
Assignment of Leases and Rents, Security	29796	1689
Agreement and Fixture Filing		
120. Memorandum of Lease	29839	1176

121. Corrective Declaration of Restrictions	29960	1832
122. Memorandum of Sublease 123. Amendment to Fourth Traffic	31217	1708
Concurrency Agreement Relating to Oakwood Plaza DRI	32379	1557
124. Partial Release of Easement 125. Notice of Adoption of Development	32389	1328
Order for the Oakwood Plaza Development of Regional Impact in the	32573	1589
City of Hollywood 126. Affidavit	33011	220
127. Amdavit 127. Agreement for Amendment of		
Notation on Plat	33030	<u>27</u>
128. Amendment to Short Form Lease Agreement	33257	334
129. Lease	33652	1991
130. Amended Memorandum of Lease	34028	1195
131. Easement	34412	234
132. Memorandum of Lease	34469	646
133. Amendment to Nonvehicular Access Lines	36832	1502
134. Memorandum of Lease	41358	1770
135. Amendment to Declaration of Restrictions	44865	313
136. Notice by Landlord that Real Property is not Subject to Construction	45922	1929
Liens for Improvements Made by Lessees 137. Assignment of Note and Mortgage	46282	980
138. Notice by Landlord that Real Property is not Subject to Construction	47023	1132
Liens for Improvements Made by Lessees		
139. Resolution No. 11-DP-22	48209	1733
140. Resolution No. 11-DP-22a	48536	1517
141. Easement	48646	476
142. Resolution No. 11-DP-22a (Rerecorded)	48775	611
143. Resolution No. 11-DP-22b	48810	343
144. Memorandum of Shopping Center Lease	49101	1398
145. Transportation Concurrency Agreement relating to Plats and Unplatted Land within the Rescinded Oakwood Plaza	49303	1500
DRI 146. Amendment to Memorandum of	Instrument No.	112915953
Lease	Tootuumont No	112010102
147. Assignment and Assumption of Lease148. Assignment of Leases and Rents	Instrument No.	113010183 113439895
149. Amendment to Declaration of	instrument no.	113439093
Restrictive Covenants for Oakwood Hills	Instrument No.	113555356
Commerce Center 150. Agreement for Amendment of Notation on Plat Instrument No. 113749591 Third Amended and Restated	Instrument No.	113749591

Mortgage, Security		
151. Memorandum of Lease	Instrument No.	114601597
152. Memorandum of Lease	Instrument No.	115061672
153. Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No.	115022132
154. Agreement for Termination of Sublease	Instrument No.	117805200
155. Ordinance No. 2022-06	Instrument No.	117929776
156. Ordinance No. 2022-07	Instrument No.	117930016
157. Easement	Instrument No.	118510903
158. Assignment and Assumption of Leases	Instrument No.	118528001
159. Memorandum of Lease	Instrument No.	118528002
160. Memorandum of Lease	Instrument No.	118528002
161. Notice of Commencement 02-08-	instrument No.	110320003
2023	Instrument No.	118666284
162. Notice of Commencement 02-27-	Instrument No	110700121
2023	Instrument No.	118700131
163. Claim of Lien	Instrument No.	118705879
164. Notice to Contest Lien	Instrument No.	118752396
	Instrument No.	<u>118771001</u>
166. Notice of Commencement 05-10-2023	Instrument No.	118846538
167. Notice of Commencement 06-22-	To also one and Ala	110027172
2023	Instrument No.	118937173
168. Notice of Commencement 08-08-	Instrument No.	119028710
2023		
169. Notice of Commencement 08-09-2023	Instrument No.	119030258
170. Notice of Commencement 08-28-		
2023	Instrument No.	119069154
171. Notice of Commencement 09-12-	To also use and Na	110007746
2023	Instrument No.	119097746
172. Notice of Commencement 09-12-	Instrument No.	119097747
2023		
173. Notice of Commencement 09-26-2023	Instrument No.	119125144
174. Notice of Commencement 10-06-		
2023	Instrument No.	119149502
175. Notice of Commencement 10-27-	Instrument No.	119196815
2023	instrument no.	113130013
176. Assignment and Assumption of Easements	Instrument No.	199299909
177. Notice of Commencement 12-22-		
2023	Instrument No.	119300382
178. Notice of Commencement 01-08-	Instrument No.	119321051
2024	mstrument no.	119321031
179. Notice of Commencement 01-09-	Instrument No.	119326122
2024 180. Notice of Commencement 02-05-		
2024	Instrument No.	119374247
181. Claim of Lien 02-20-2024	Instrument No.	119399825
182. Notice of Commencement 02-22-		
2024	Instrument No.	119408155

Copies of the Encumbrances/Matters Affecting Title (X) are () are not included with this Report.

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0590 (As to Parcel 1) for tax year 2023 Gross Tax: \$14,772.44 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0594 (As to Parcel 1) for tax year 2023 Gross Tax: \$20,021.92 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0600 (As to Parcel 1) for tax year 2023 Gross Tax: \$531.20 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0610 (As to Parcel 1) for tax year 2023 Gross Tax: \$279.67 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0710 (As to Parcel 1) for tax year 2023 Gross Tax: \$330.48 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0620 (As to Parcel 2) for tax year 2023 Gross Tax: \$222,966.36 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0622 (As to Parcel 2) for tax year 2023 Gross Tax: \$93,064.45 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0623 (As to Parcel 2) for tax year 2023 Gross Tax: \$166,858.77 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0624 (As to Parcel 2) for tax year 2023 Gross Tax: \$160,643.58 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0625 (As to Parcel 2) for tax year 2023 Gross Tax: \$190.53 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0627 (As to Parcel 2) for tax year 2023

Gross Tax: \$129,965.00 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0628 (As to Parcel 2) for tax year 2023

Gross Tax: \$51,529.42 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0629 (As to Parcel 2) for tax year 2023

Gross Tax: \$188,793.38 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0631 (As to Parcel 2) for tax year 2023

Gross Tax: \$111,990.98 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0650 (As to Parcel 2) for tax year 2023

Gross Tax: \$43,757.45 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0660 (As to Parcel 2) for tax year 2023

Gross Tax: \$38,560.22 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-12-0670 (As to Parcel 2) for tax year 2023

Gross Tax: \$48,639.44 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-00-0150 (As to Parcel 3) for tax year 2023

Gross Tax: \$150,053.87 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-00-0170 (As to Parcel 3) for tax year 2023

Gross Tax: \$161.31 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0010 (As to Parcel 3) for tax year 2023

Gross Tax: \$266,338.28 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0020 (As to Parcel 3) for tax year 2023

Gross Tax: \$215,491.90 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0030 (As to Parcel 3) for tax year 2023

Gross Tax: \$326,626.45 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0040 (As to Parcel 3) for tax year 2023

Gross Tax: \$328,761.87 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0041 (As to Parcel 3) for tax year 2023

Gross Tax: \$31,351.61 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0050 (As to Parcel 3) for tax year 2023

Gross Tax: \$1,867.35 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0060 (As to Parcel 3) for tax year 2023

Gross Tax: \$186.09 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-08-0070 (As to Parcel 3) for tax year 2023

Gross Tax: \$135,898.38 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-09-0010 (As to Parcel 3) for tax year

Gross Tax: \$634,950.33 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-10-0030 (As to Parcel 3) for tax year 2023

Gross Tax: \$145,378.29 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Ad Valorem Real Estate Taxes for Tax Parcel Number 514204-11-0020 (As to Parcel 3) for tax year 2023

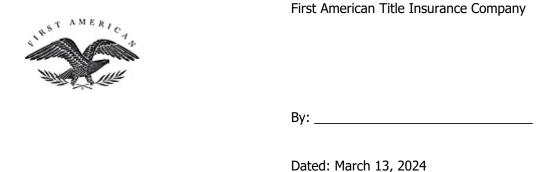
Gross Tax: \$29,043.28 (X) Paid () Not Paid.

Unpaid Taxes for Prior Years (if none, state "none"): None

Certificate

This Ownership and Encumbrance Report ("Report") is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from September 10, 1946 to March 05, 2024 at 8:00 a.m.

The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Broward County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to Section 627.7843(3), Florida Statutes. This Report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.



THIS REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS REPORT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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Kimley»Horn

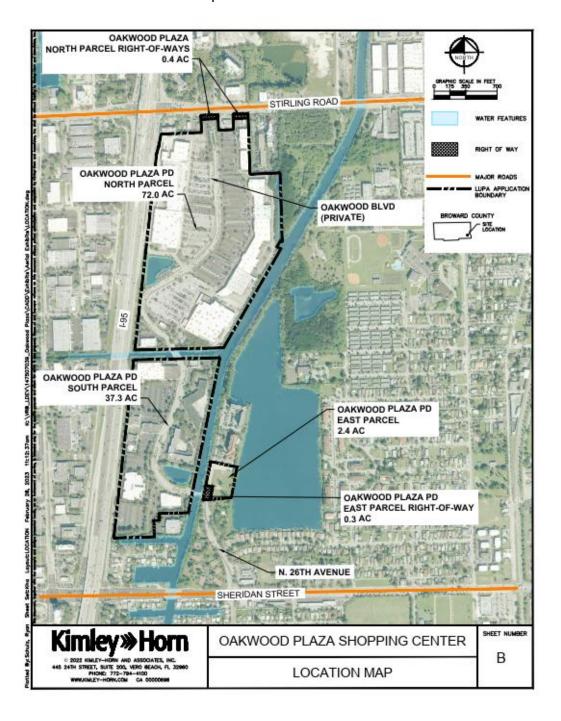


OAKWOOD PLAZA
PLANNED DEVELOPMENT (PD)
ZONING DISTRICT
DESIGN GUIDELINES
FOR
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER



LOCATION

The Oakwood Plaza South Shopping Center Project is located within the Oakwood Plaza PD within the southwest 37.3 acre parcel as shown below.





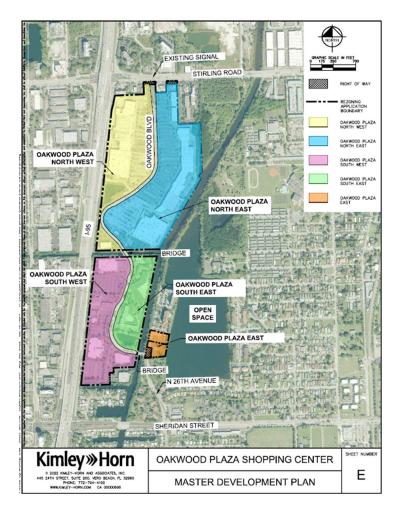
OAKWOOD PLAZA PLANNED DEVELOPMENT PURPOSE AND INTENT

This project is intended to:

- Integrate uses.
- Improve mobility access and connections for all modes (bike/ped/transit/vehicle).
- · Complementary to the surrounding areas.

MASTER DEVELOPMENT PLAN

This project is located within the southwest portion of the master development plan as shown below.





PERMITTED USE

Permitted Uses for the Oakwood Plaza Planned Development shall be as consistent with the provisions of Section 4.15 D. Permitted Uses include (permit) the following:

(1) Retail/Commercial

Specific uses include the following:

(1) Retail and service establishments including department stores, grocery stores, farmer's market, marine market, home improvement centers, major appliance stores, furniture stores, liquor stores, package stores, wine stores, retail/grocery stores with wine and liquor, micro-breweries, restaurants, billiard parlors, bars or taverns for on-premises and or off-premise consumption of alcoholic beverages, night clubs, spas, salons, beauty shops, barbershops, athletic clubs or gymnasiums, group instruction, art gallery, daycare center, pet shop, dry cleaning/laundry, deli, baked goods/bakery including those within a retail/grocery story, bowling alleys, indoor motion picture theaters, and theater for live stage productions; also includes uses utilizing a drive-thru facility, automotive parts sales. Note: with respect to liquor stores, package stores, wine stores, free-standing stores less than 10,000 square feet are permitted.

DENSITY/INTENSITY

The following table further identifies the location, type, and maximum amount of development within each area (block) which may be developed providing that the maximum amount of 1.2 M SF of Retail, 1.89 M SF of Office, 3,800 Residential Units and 625 Hotel Rooms is not exceeded within the overall PD. Each block below shows a maximum amount for each use. This is shown to provide flexibility for each block. As development proceeds within each of the five blocks the ranges for retail, office, residential units, and hotel rooms will fluctuate, but will not be over the maximum shown. The areas for retail, office, residential and hotel rooms if totaled together would be over the maximum entitled development amounts, but the intent is just to provide larger amounts for the individual blocks for flexibility but will not exceed the maximum entitled amounts as adopted in the LUPA.



Block Description	Retail (SF) Maximum	Office (SF) Maximum	Residential (Units) Maximum	Hotel (Rooms) Maximum
Oakwood South West	1,000,000	1,750,000	3,000	625

BUILDING/LOT COVERAGE/LOT SIZE STANDARDS

- (1) Lot Size Standards (acreage/sq. ft.): No minimum lot size is required.
- (2) Lot Width/Depth: No minimum lot width and/or depth is required.
- (3) The maximum lot (building) coverage shall be 90 percent.
 - This standard shall not be applied to lease areas which tend to reflect the building pad site only and not the full lot in which the building may be located.
- (4) The maximum impervious coverage shall be 90 percent.

BUILDINGS

General Building Comments and Notes:

- (1) Building Height. Maximum: 30 stories/300'; this provides flexibility considering the different uses proposed and the possible variety in floor-to-floor height requirements. Buildings exceeding 175' will require coordination and approval with the Federal Aviation Administration, Broward County Aviation Department and/or Florida Department of Transportation (Aviation Division), as applicable.
- (2) There shall be no minimum and or maximum building floorplate within the PD.
- (3) Buildings shall comply with the Florida Building Code, latest edition.

BUILDING TYPE

The following table provides a representative list of potential building types. Ancillary uses as noted below in Table 2 are understood to supportive in nature and include up to 49 percent of the floor area.



Table 2: Building types and Uses

Building Type	Primary Use
Type 1. Commercial	Commercial

Building Type 1 - Commercial

This building type is primarily commercial and may include an individual retail building, major retail store, part of a small retail center and may also be part of a shopping or lifestyle center. Sidewalks may include an arcade. Outdoor cafes and restaurant seating areas may be provided adjacent to the frontage.

Setbacks

Except as provided below, Front or side street: zero feet (0'); Side Interior and Rear: zero feet (0)'. Setbacks are measured from current and or proposed property lines.

Except where required to meet applicable Fire Codes and/or utility and drainage easements, no building setback is required from internal property/lot lines, and/or other structures within the PD.

Buffers and setbacks shall be identified on the Site Plans. Buffers and setbacks shall be measured from the external PD property line or at the right-of-way line.

Building Attachments as identified in Section (C) below, may encroach into the required setbacks providing they do not interfere with pedestrian, vehicular movements, and proposed landscape buffer, or restrict utilities. Building Attachments included in this PD are not subject to City Code.

Buildings are not required to be relocated if the setback is reduced due to future right-of-way dedication(s) after the building has been constructed.

Building Attachments

Building Attachments are generally defined as any feature secured to the façade of the building, such as awnings, loggias, arcades, or similar. Awnings, canopies, or similar shade structures may be provided and may encroach into prescribed building setbacks provided they do not interfere with pedestrian, landscaping materials, and/or vehicular movements. Graphics, including signage may be affixed to building attachments as regulated by the PD. Encroachments by awnings, overhangs, and other building features into vehicular and pedestrian-ways are allowed within the PD to the extent limited by the vertical clearance standards within the development. Encroachments can include awnings, overhangs, accessory buildings, etc. and will be designed in accordance with the standards established in these PD.



Building Architecture

Design Intent

i. The buildings within the PD are to be designed to create a high-quality signature character.

Building Design

ii. Building facades shall be designed to continue the character established by the front or primary building façade.

Building Materials

- iii. The building materials will serve as a reinforcement to the objective of creating a high-quality signature character for the PD and shall consist of hard, durable materials that convey an impression of permanence and durability. Materials such as masonry, stone, Synthetic stucco, glass, metal panels, composite panels, terracotta panels, and tile.
- iv. Building materials shall be used to compliment the architectural style of the building and vary in texture and type to accentuate the public entrances / exits, façade projections and other architectural features.
- v. Glass used as an exterior material shall be clear or lightly tinted.

Building Colors

- The color palette for the exterior building materials shall compliment the architectural style and shall be neutral tones with accent colors. An accent color may be used to emphasize architectural form or material texture.
- ii. Accent colors may also be used to emphasize the brand of the retail establishment in Type 1 Commercial Buildings.

LOADING/UNLOADING SPACES

Loading shall be visually screened from public view as practical. Public rights-of-way, excluding alleys shall not be utilized for maneuvering associated with building loading access. Loading areas shall be convenient to the building(s) in which it serves. Due to the compact nature of the PD, no minimum number of loading/unloading spaces shall be required.

SERVICE STRUCTURES AND USES

These standards are intended to guide the design and development of service structures and uses including dumpsters and HVAC units, utility boxes and other similar equipment.



Building Mechanical, Electrical, Communication and Service Equipment

- Wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be located in the building service area.
- Rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view of the public right-of-way. The following appurtenances or necessary extensions above the roofline that require screening include air conditioning units, large vents, heat pumps and mechanical equipment.

Building Refuse Collection

- Trash dumpsters are to be located in close proximity to the building service areas. For trash dumpsters not located within an enclosed service area provide screen walls that are constructed using materials as listed in the code, complementary material as the adjacent building; landscaping can be provided to screen these areas as well in addition to required wall. Dumpsters, compactors, and similar uses shall be enclosed within buildings or screened using walls or fences to match the architecture and color of the building which it serves.
- Trash compactors attached to the building are to be located within the building service area and screened as required under building service and loading areas.
- There are no minimum or maximum trash/dumpster enclosure sizes. Pedestrian openings are not required except for residential users. Trucks accessing dumpsters are not allowed to back into public roadways or private Roadways, as where practical, and identified through signage or other similar means. Where loading/unloading is proposed within the roadway, at least one vehicular travel lane shall be preserved to ensure the flow of traffic. Dumpsters shall follow the same setback requirements as principal structures.

Vehicular service areas for multiple buildings shall be consolidated whenever practical.



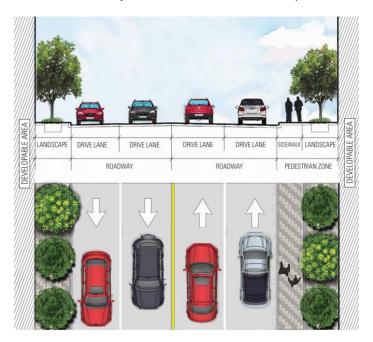
CONNECTIVITY

Transportation systems are understood to include facilities providing both vehicular and non-vehicular connections within the Oakwood Plaza Planned Development project including incorporating internal multi-modal opportunities. The boulevards, streets and drives (collectively referred to as the "Roadways") throughout the PD will create the framework of redevelopment by providing new developable building areas with both vehicular and pedestrian connectivity. The roadway and sidewalk networks within the PD will be privately owned and maintained. There currently is a sidewalk that connects to Stirling Road and NW 26th Avenue that will remain for the future development.

The existing Primary roadway as well as any existing parking and development along the existing roadway shall be grandfathered into the PD.

Existing Oakwood Boulevard:

 The existing four lane boulevard has two lanes in each direction with a sidewalk and landscaping as shown below. The boulevard may be used for this development.





SIDEWALKS

Sidewalks as referenced above serve as the main pedestrian facilities and shall be designed to create a comfortable, outdoor public space to accommodate a range of active and passive pedestrian activities. Sidewalks and pedestrian corridors within the PD shall maintain a clear unobstructed width and maximum slopes as required by the latest Florida Accessibility Code.

Sidewalks can be attached to curbs or detached.

"Squeeze" points along sidewalks and pathways shall meet ADA requirements.

PUBLIC SPACES

A public space would include open space, plazas, arcades, courtyards, multipurpose fields. Public space(s) should be located in areas with increased visibility from roadways and in prominent areas of the project.

Site Amenities/Hardscape

Pedestrian-scale site amenities and hardscape features may include seating opportunities, such as benches, low walls and wide planter edges, pedestrian scale lighting, trash receptacles, bicycle racks, bollards, drinking fountains, kiosks, tables, and chairs. Site Amenities listed below are the recommended materials; materials may be substituted with like kind materials of similar quality and or color as part of a Site Plan: It is understood that Master Developer branded items and featues, i.e., those including the Master Developer's logo, brand and or name, may be used throughout the Project and shall not count towards or be considered as signage.

- a. Tree Grate –Chinook (or other product that is ADA compliant)
- b. Bike Rack (Ring or FGP)
- c. Bench (Parc Vue or SCB 1600)
- d. Litter Bin (Chase Park or MLWR200)
- e. Lounge Furniture (Madagascar)
- f. Permanent and Retractable Bollard (Stainless)
- g. Additional Items include but not limited to (materials to be determined at Site Plan):
- h. Public Art
- i. Fountains
- j. Statuary
- k. Accent Lighting Landscape planters



TRANSIT

Oakwood Plaza Planned Development proposes to maintain the current location and number of transit stop locations including improvements.

PARKING

The Oakwood Plaza Planned Development has the ability to share parking facilities, surface, structured and on-street within and between individual uses including the respective mixed-use areas. In addition, parking facilities shall be subject to the following:

General:

- Arrangement of spaces. Parking areas shall be so arranged that any automobile may be parked/ unparked without moving another, except for parking structures which may be designed to allow tandem parking and/or valet services.
- No parking space may encroach, hinder, or otherwise block a public roadway, internal Boulevard, or Avenues.
- Combined loading areas. Collective, joint, or combined provisions for loading areas for two or more buildings or uses may be made.
- Parking spaces may be located within required building setbacks.
- Parking facilities including spaces and drive aisles may be used for special events and temporary uses providing emergency service access is not restricted.
- Off-street parking provides surface parking within a lot located off a public roadway or internal boulevard. In general, surface parking shall be provided with 90-degree parking.
 - i. 90-degree stalls with a minimum dimension of eight feet six inches (8.5') feet wide by eighteen (18) feet deep with a minimum drive-aisle of twenty-four (24) feet wide; a one-way drive aisle may be a minimum fifteen feet (15') wide. This length may be reduced to sixteen (16) feet where a two (2) foot overhang is provided over landscape. Where the two-foot overhang is provided over a sidewalk, a minimum clear width for accessibility standards shall be maintained.
 - ii. Accessible spaces shall meet latest ADA requirements.
- Compact spaces shall be a minimum of eight feet wide (8') by sixteen (16')



feet long. Compact spaces shall be marked / designated on the Site Plan and when constructed.

- The use of wheel stops is discouraged. If a curb, curb-stop, bollard or similar cannot be provided and wheel stops are used, they shall be painted, provide reflective materials, or otherwise set aside from the parking space for increased visibility. The use of wheel stops requires the Planned Development Master Developer's approval.
- Parking may be shared between uses and buildings provided the minimum parking standard, below, is provided for the entirety of the Oakwood Plaza Planned Development.
- Parking spaces / areas may also be used for short-term pickup of people, goods or services including ride-share and mobile delivery services. Where provided, these spaces shall count towards the overall parking provided within the PD and not be excluded.

Required Number of Spaces for Parking. Due to the nature of the Oakwood Plaza PD incorporating commercial/retail, office, hotel, residential and related open spaces, it is understood that mixed use projects are intended to provide for shared infrastructure including parking facilities whether in the form of surface parking and or parking garages. The required minimum number of parking spaces for each use shall be:

Minimum Parking Standard:

(1) Non-Residential Uses

Commercial/Office:

3.5 spaces per 1,000 square feet Gross Leasable Area (GLA) using Building Owners and Managers Association (BOMA) Industry standards (includes retail, restaurant, financial, fitness & spa, entertainment; no additional parking is required for outdoor dining area/seating)

Bicycle parking:

 Bicycle racks will be provide based on minimum code requirements or what is appropriate based on users whichever is less stringent.

Electric Vehicle (EV) Charging Parking (if proposed):

 EV parking stalls are counted as part of the overall required number of parking spaces. Within mixed-use or nonresidential areas, electric vehicle charging kiosks shall be allowed where parking spaces are provided.



LANDSCAPING-BUFFERING

Landscaping, including vehicular use areas shall be integrally designed to enhance the high-quality signature character and visual interest of the overall development while implementing Florida Friendly design principles. Landscaping shall be used and located throughout the development. Buffers and landscaping are proposed based on the intensity of development within the planned development areas. There shall be no required landscape buffers or yards between any structure, property line, lease line, boundary line and similar demising lines internal to the PD, except for the typical street and roadway cross-sections guidelines provided. Buffers along public right of way shall be grandfathered if no changes are proposed. Additional Buffering Standards:

Fences, walls, and hedges are allowed along the interior edge of the buffers as well as throughout the development. The maximum height of fences and walls is eight feet (8) based on code for non-residential zone. Barbed wire fences are prohibited. Site visibility triangles requirements shall be met.

General Landscape Standards:

- Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. In general, landscaping when used within a sidewalk shall include trees that provide shade and aesthetic enhancements without conflicting with vehicle or pedestrian movement, awnings, or signs.
- Landscape and Irrigation Plans are required and may be at a consistent scale as the site plans provided as part of specific submittals to the city.

3. Root Barriers:

- a. Trees installed within five feet (5') of utilities, or a sidewalk shall provide a root barrier; utilities and site amenities may be permitted to within seven feet, six inches (7'-6") of a tree.
- 4. Tree Equivalency Standards. For the purposes of calculating required trees (but not for mitigation replacement):
 - a. Five (5) Large Palms from approved list may count as 1 canopy tree. All other palms shall have eight feet (8') CT and counted as 3:1.



- b. A grouping of three (3) palm trees with a typical DBH at maturity of less than twelve inches (12") shall be the equivalent of one (1) canopy tree.
- c. Palms with typical DBH at maturity of less than twelve inches (12") that are specified with trunks emerging from a common root ball shall be equivalent to one (1) palm tree.
- Irrigation plan submittals will be provided per City Code for construction permit submittals. Irrigation will be installed prior to the certificate of occupancy.
- 6. Low-volume drip irrigation may be provided in narrow landscape spaces to avoid overspray onto paved surfaces.
- 7. Mitigation requirements as outline under section 106.29 will be followed except for item (C) remuneration in lieu of replacement. We are proposing that if any replacement costs are required for removing trees required prior to building permit, these costs would be allowed to be used for public art, pedestrian walkway enhancements, building façade enhancements for the public, open space amenities or other similar items for this particular project. Street Trees shall be planted along Boulevards, Drives and Avenues, per the following parameters:
- 9. Boulevard street trees: One (1) Canopy tree, intermediate tree, or palm at fifty feet (50') on center (max) spacing at road edges and 40 feet on center (max) spacing within medians.
- Landscaping within non-buffer areas shall be consistent with the following:
 - Parking structures and garages shall be exempt from landscaping requirements.
 - 2. An area, or combination of areas equal to 8% of the total vehicular use area (VUA), exclusive of perimeter buffers, is required to be devoted to interior VUA landscaping. This standard shall be applied on the overall PD. and is not required for each block, parcel, or individual development. Furthermore, the VUA standard only applies to surface parking and or driveways serving such areas; no VUA is required for parking garages or similar.
 - 3. Required landscape for non-buffer landscape areas, inclusive of interior VUA landscaping:
 - a. One (1) tree or palm and ten (10) shrubs are required for every 2,000 square feet of required non-buffer landscape area, excluding specific purpose landscaped open spaces such as designated recreation spaces (including safety



zones), grass amphitheaters, stormwater treatment areas, swales, or similar.

- 4. Landscape islands shall be provided at the ends of a parking aisle and are encouraged throughout the surface parking areas to break up the expanses of the parking area. Islands must be of sufficient width to accommodate the plantings being proposed within them or root barriers, drip irrigation and other methods shall be implemented. Interior landscape islands may be clustered so as to provide larger, functional islands at the end caps.
- 5. Terminal and intermediate islands shall generally require at least one (1) tree or palm and shall be a minimum of seven feet (7') wide (back of curb to back of curb) or as practical to provide a suitable planting area. Terminal and intermediate islands must be a minimum of seven feet (7') wide for a Canopy tree. A maximum of 20 spaces may be provided between intermediate landscape peninsulas. Wider end islands may be provided if intermediate islands are not provided.
- 6. All landscaped areas adjacent to VUAs shall be protected by raised curbing.
- A separate buffer is not required between the vehicle use area, public right-of-way and or a building in excess of those required at the property perimeter.
- Project entrances shall provide enhanced landscaping and design; however, entrance landscapes are not required to exceed the minimum requirements of these PDs.

Plants

- 1. The plant palette used for the Oakwood Plaza PD shall be composed of a minimum 50 percent native species and nursery stock grown within the region. Trees, shrubs and similar shall, at a minimum, meet Florida No. 1 standards. Plants that are identified as category I and II invasive species per Section 825-50 (Definitions) of the Hollywood Code of Ordinances are prohibited. Plant species should complement the design of previously installed portions within the Oakwood Plaza Planned Development, applying the design precedence observed for previously approved parking lots, buffers, building foundations, and internal roadway plantings. Plant species identified in the Hollywood Landscape Technical Manual shall be utilized for at least 75% of all plantings per landscape plan application.
- Open Space: The Design Guidelines will comply with the standards from the LUPA. Approximately 2.50 acres of open space will be incorporated



into the overall 112.50 gross acres as a wet pond/dry pond or other allowed use.

SIGNAGE

The proposed monument sign will meet current sign program approved as part of the PD.

LIGHTING

The proposed lighting system will meet current PD requirements.

UTILITIES

Water and wastewater infrastructure is presently available to the property and provisions have been made for the connection to these systems; connection points will be coordinated with the City of Hollywood. Utilities are intended to be designed and developed as public infrastructure. Utility designs will meet Broward County and Florida Department of Health and Environmental Protection Standards. Easements necessary to serve the development (internal) shall be provided as required by the respective agency; co-location is encouraged.

Easements will be dedicated to the City via a separate instrument; a plat shall not be required.

Development will comply with Florida State Statutes 633, Florida Administrative Code 69A, currently adopted NFPA codes, the currently adopted edition of The Florida Fire Prevention Code and the currently adopted edition of the Broward County Amendments to The Florida Fire Prevention Code.

STORMWATER

Stormwater design shall meet the requirements as approved as part of the Oakwood Activity Center Land Use Plan Amendment.

SITE PLAN SUBMITTALS

Site Plan review shall follow City Article 6.22 Site Plan review process using these established PD Guidelines.



OTHER PROVISIONS

Sustainability

SFA Atlantis Associates, LP & Oakwood Business Center Ltd. Prt. (Master Developer) is committed to the long-term success of the Oakwood Plaza PD. Environmental, Social and Governance (ESG) principles are embedded into Master Developer's design & construction process. The Master Developer will also comply with Chapters 151.150 through 151.160 of the City's Code regarding Mandatory Green Building Practices.

- Temporary easements for construction shall be permitted on-site by the Master Developer.
- Due to the nature of PD and its improvements (private), a maintenance and responsible party agreement shall be provided with each respective Site Plan. The Oakwood Plaza will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.
- Master Developer approval is required to be submitted prior to the submittal of the building permit submittal.
- Any permit, building or similar, submitted by a third-party applicant requires approval in writing by the PD Master Developer prior to submittal to the City of Hollywood.
- Redevelopment. Existing uses including those located within the PD may continue as currently approved and or developed including but not limited to building height, signage, parking, buffers, roadway networks, driveway locations, landscaping areas or other changes can be made if less than 50 percent of the total structure value and land values are made within the existing parcel areas within the redevelopment. If this requirement is met the PD Guidelines would not have to be adhered to.

BROWARD COUNTY GOALS, OBJECTIVES AND POLICIES

This PD has established Goals, Objectives and Policies that have been adopted under the Land Use Planned Amendment. The PD is consistent with regional issues and goals, objectives, and policies of the County Land Use Plan as outlined below:

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e., quarter mile) walk and/or within approximately quarter mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e., quarter mile) walk or transit corridor may be included within one Activity Center. The municipality shall



include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g., retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees, and lighting, and should incorporate designs which discourage high speed traffic.

POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility.

POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed-use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

CITY OF HOLLYWOOD GOALS, OBJECTIVES AND POLICIES



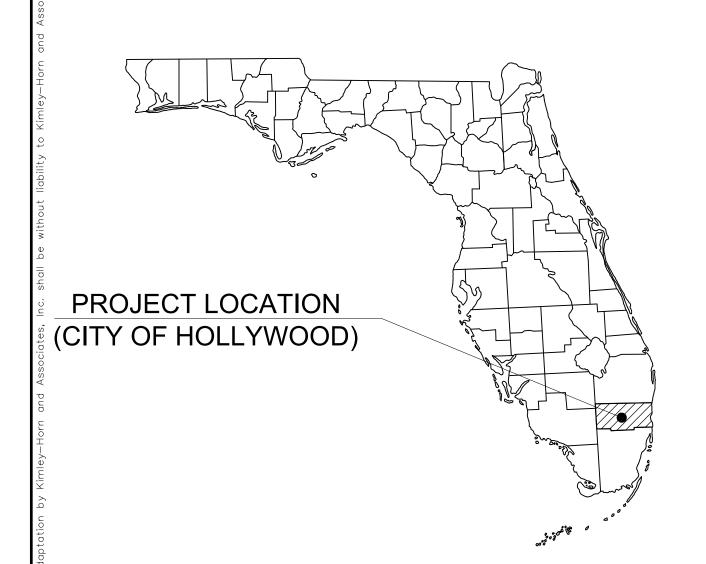
The PD is consistent with the goals, objectives, and policies of the City Land Use Plan as outlined below:

GOAL: Promoted a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.

Objective 7: Achieve consistency with the Broward County Land Use Plan by adopting the following goals, objectives, and policies into the City's Land Use Element, by references, from other elements of the City's Comprehensive Plan.

Policy 7.24 To ensure through coordination with the South Florida Water Management District (SFWMD), the Broward County Water Resources Management Division (WRMD), and the Broward County Environmental Protection Department in the development review process to ensure that new development is required to provide adequate drainage measures to service itself and to neutralize any deficiencies which would be created by such new development.

Policy 7.41 Coordinate traffic circulation with future land use designations as specified by the City's Land Use Plan by reviewing traffic impacts during the development review process and by coordinating with County and State Governments.



PRELIMINARY TAC SUBMITTAL

FOR

OAKWOOD SOUTH RETAIL SHOPPING CENTER

PRELIMINARY TAC MEETING DATE: 5/6/24

LOCATED IN

CITY OF HOLLYWOOD, FL SECTION 4, TOWNSHIP 51 S, RANGE 42 E

PROJECT TEAM

OWNER/ DEVELOPER
BRANDON REYNOLDS

SURVEYOR
JAMES D. STONER, PSM

JAMES D. STONER, PSM STONER SURVEYORS 4341 S.W. 62ND AVENUE DAVIE, FLORIDA 33314 (954) 585-0997

GEOTECHNICAL CONSULTANT

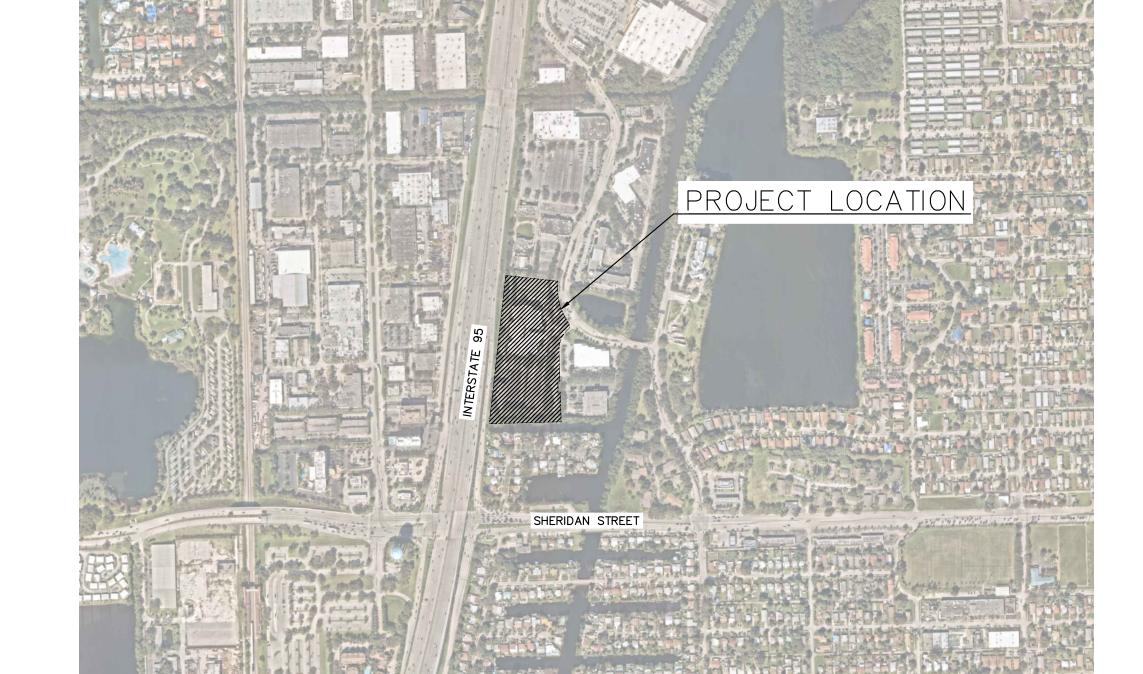
JALBERTO J. MERCADO, P.E.
UNIVERSAL ENGINEERING SCIENCES
1215 WALLACE DRIVE
DELRAY BEACH, FLORIDA 33444
(561) 347-0070

KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 (772) 794-4119

CIVIL ENGINEER

LANDSCAPE ARCHITECT
BEN JOHNSON
KIMLEY-HORN AND ASSOCIATES, INC

KIMLEY-HORN AND ASSOCIATES, IN 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 (772) 794-4098



VICINITY N.T.S. NORTH

FREPARED BY: Kimley >>> Horn

LIST OF CONTACTS

STORMWATER

GIOVANNI CONDE
BROWARD COUNTY ENVIRONMENTAL
PERMITTING DIVISION
1 NORTH UNIVERSITY DRIVE, MAIL BOX 201
PLANTATION, FLORIDA 33324-2038
(954) 519-1473

WATER AND SEWER

CITY OF HOLLYWOOD PUBLIC UTILTIES 1621 N. 14 AVENUE HOLLYWOOD, FLORIDA 33022 (954) 967-4455

ROADWAY

CITY OF HOLLYWOOD PUBLIC WORKS 1600 SOUTH PARK ROAD HOLLYWOOD, FLORIDA 33020 (954) 967-4526

BUILDING DIVISION

CITY OF HOLLYWOOD BUILDING DIVISION 2600 HOLLYWOOD BOULEVARD | ROOM 320 HOLLYWOOD, FLORIDA 33020 (954) 921-3335

PLANNING AND ZONING

CITY OF HOLLYWOOD PLANNING DIVISION 2600 HOLLYWOOD BOULEVARD | ROOM 3150 HOLLYWOOD, FLORIDA 33020 (954) 921-3471 LEGAL DISCRIPTION

_PARCEL 2:

(LUPA SOUTH):

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Sheet List Table

Sheet Title

COVER SHEET

ALTA SURVEY

ALTA SURVEY

ALTA SURVEY

ALTA SURVEY

ALTA SURVEY

ALTA SURVEY

GENERAL NOTES

DEMOLITION PLAN

SITE PLAN

SITE DETAILS

TRUCK TURN PLAN

UTILITY PLAN

TREE DISPOSITION PLAN

TREE SCHEDULE

TREE DISPOSITION DETAILS

LANDSCAPE PLAN

LANDSCAPE DETAILS

LANDSCAPE SPECIFICATIONS

FIRST FLOOR PLAN

SECOND FLOOR PLAN

ROOF PLAN

ELEVATIONS

Sheet Number

C - 001

C - 150

C - 200

C - 201

L - 100

L - 101

L - 150

L - 200

L - 250

L - 251

A - 100

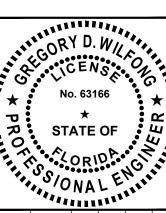
A - 101

A - 102

A - 103

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL; THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET; THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET; THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET; THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

24TH STREET, SUITE 200, VERO BEACH, FL 3290



ALE AS SHOWN SIGNED BY XXX

OVER SHEET

OAKWOOD SOUTH RETAIL SHOPPING

C-000

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S REFERENCES:

- 1. FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 3020—1209874, DATED MARCH 5th. 2024 @ 8:00 AM.
- 2. OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARE BY KEITH AND SCHNARS, P.A., PROJECT No. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
- 3. F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
- 4. F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
- 5. LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 6. "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 7. "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 8. COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 9. HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 10. OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 11. GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 12. "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 13. DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE'(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 14. DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRITION:

(LUPA SOUTH):

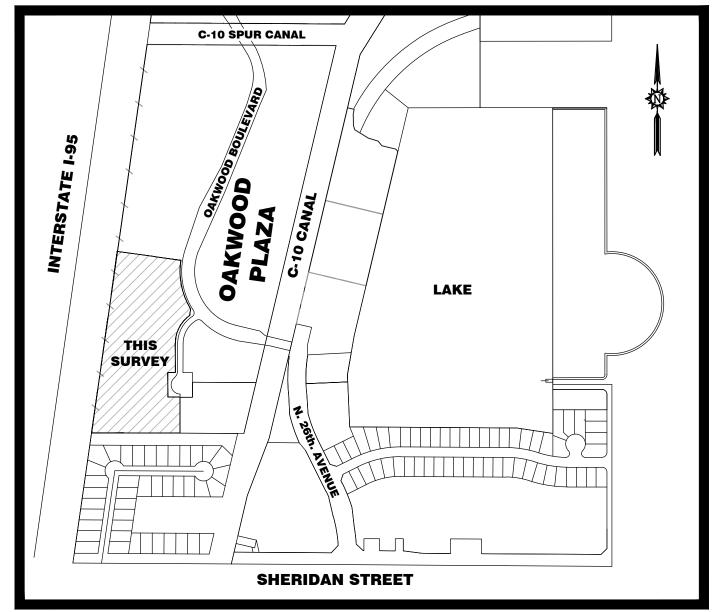
A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT—OF—WAY LINE OF THE C—10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT—OF—WAY LINE OF INTERSTATE I—95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT—OF—WAY LINE OF SAID INTERSTATE I—95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT—OF—WAY LINE OF THE C—10 SPUR CANAL; THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT—OF—WAY LINE OF THE SAID C—10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT—OF—WAY LINE OF THE SAID C—10 CANAL; THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT—OF—WAY LINE OF THE SAID C—10 CANAL, A DISTANCE OF 1759.90 FEET; THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET; THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET; THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

TREE SURVEY NOTES:

- 1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- 2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
- 3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- 4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.

5. THE LOCATION OF TREES IS LIMITED TO THOSE TREE LOCATED WITHIN THE SURVEY LIMITS SHOWN HEREON.



LOCATION MAP

SURVEY NOTES:

- 1. THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING
 ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES,
 PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2021
 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA
 AND NSPS.
- 2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- 3. THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 THE BOUNDARY LINES AND RIGHT—OF—WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST
 AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER
 25th. 2020.
- 4. THIS SKETCH OF SURVEY DOES NOT REPRESENT A SURVEY OF THE BOUNDARY OR RIGHT OF WAY LINES.
- 5. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS—OF—WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 6. THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
- 7. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE NORTH LINE OF THE N.E 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 8. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK No. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.266'.
- 9. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
- a. NFIP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
- b. COUNTY NAME: BROWARD COUNTY c. STATE OF FLORIDA
- d. MAP/PANEL NUMBER: 12011C0566
- e. SUFFIX: H f. FIRM INDEX DATE: 8/18/14
- g. FIRM PANEL EFFECTIVE/REVISED DATE: 8/18/14

GOVERNMENTAL BUILDING DEPARTMENT.

- h. FLOOD ZONE: X, AH 7, AE 5, AE 3
 i. BASE FLOOD ELEVATION: X, AH 7, AE 5 AND AE 3
- j. THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL
- 10. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- 11. THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
- 12. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE—TENTH $(0.1'\ \pm)$ OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO—TENTHS $(0.2'\ \pm)$ OF A FOOT, PLUS OR MINUS.
- 13. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- 14. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- 15. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- 16. THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN ROUNDED TO THE NEAREST ONE—TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
- 17. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- 18. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE—HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- 19. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- 20. THE SANITARY SEWER AND STORM DRAINAGE AS—BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS—BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES, ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- 21. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- 22. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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- 24. ALL RECORDINGS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED IN THE DRAWING.
- 25. ALL LEASE PARCELS ARE SHOWN GRAPHICALLY AND ARE NOT DIMENSIONED.

CERTIFIED TO:

KIMLEY-HORN

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2021.

DATE OF PLAT OR MAP: 4/10/2024
DATE OF SIGNATURE: 4/11/2024



JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
istoner@stonersurveyors.com

REVISION

UP—DATE SURVEY ADD TREE LIST

3/26/24

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OAKWOOD PLAZA SOUTH

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PROJECT 18-8637 RETAIL S

SHEET NO



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

		O.R. Book/	INERSHIP AND	ENCOMBRANC	CE REPORT	
lo.	Description Plat of The Aqua Park	Instrument No. Plat Book 109	Page Page 8	Affects	Plotted	Comments
1				YES	BLANKET IN NATURE	AS TO LUPA NORTH
2	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	AS TO LUPA NORTH
3	Plat of Colonial Square	Plat Book 114	Page 32	YES	BLANKET IN NATURE	AS TO LUPA NORTH
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 36	YES	BLANKET IN NATURE	AS TO LUPA NORTH, LOT 1-B
5	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	AS TO LUPA SOUTH AND EAST
6	Reservations contained in Deed	Deed Book 557	Page 261	NO	NO	
7	Easement	O.R. Book 4601	Page 627	YES	YES	AS TO LUPA NORTH
8	Easement	O.R. Book 4608	Page 618	YES	YES	AS TO LUPA NORTH
9	Easement contained in Quit Claim Deed Easement	O.R. Book 7551 O.R. Book 8829	Page 141 Page 842	NO YES	YES YES	AS TO LUPA NORTH AS TO LUPA NORTH
11 12	Utility Easement Deed Declaration of Covenants and Restrictions	O.R. Book 8999 O.R. Book 9114	Page 601	YES YES	YES BLANKET IN NATURE	AS TO LUPA NORTH NOT A MATTER OF SURVEY
13	Declaration of Covenants and Restrictions Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 12859	Page 125 Page 669	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
14 15	Grant of Easements	O.R. Book 12859 O.R. Book 13526	Page 681 Page 14	YES YES	BLANKET IN NATURE YES	AS TO LUPA NORTH, SOUTH AND EAST AS TO LUPA NORTH
.6	Easement Agreement Easement Agreement Amendment to Declaration of Restrictive	O.R. Book 14009 O.R. Book 15169	Page 994	YES	YES	AS TO LUPA NORTH
17	Covenants for Oakwood Hills Commerce Center,	O.K. BOOK 15169	Page 915	YES	BLANKET IN NATURE	AS TO ALL PARCELS
18		O.R. Book 15201 O.R. Book 15731	Page 55 Page 442	YES	BLANKET IN NATURE	AS TO LUPA SOUTH
19				YES	BLANKET IN NATURE	AS TO LUPA SOUTH
20	Assignment of Easement	O.R. Book 15809	Page 463		BLANKET IN NATURE	AS TO LUPA SOUTH
21		O.R. Book 15809 O.R. Book 15809	Page 473 Page 488	YES	NOT SPECIFICALLY PLOTABLE YES	MISSING EXHIBIT "C" AS TO LUPA SOUTH
23	the C-10 Canal Assignment Notice	O.R. Book 16117	Page 366	YES	BLANKET IN NATURE	
24	Assignment of Easement contained in Quit-Claim		Page 887	YES	YES PLANKET IN NATURE	AS TO LUPA NORTH
25 26	Agreement Regarding Oakwood Center DRI Ordinance No. 90-25	O.R. Book 16773 O.R. Book 17737	Page 803 Page 179	YES	BLANKET IN NATURE BLANKET IN NATURE	
	Agreement	O.R. Book 17762	Page 553			
27				YES	BLANKET IN NATURE	
28	Notice of Adoption of Development Order for the Oakwood Center Development for Regional	O.R. Book 18061	Page 313	YES	BLANKET IN NATURE	
29	Impact Notice of Preliminary Development Agreement	O.R. Book 19477	Page 917	YES	BLANKET IN NATURE	
	Declaration of Restrictive Covenants	O.R. Book 19601	Page 446	160	22	
30				YES	BLANKET IN NATURE	
	Notice of Adoption of a Development Order	O.R. Book 19683	Page 124			
31				YES	BLANKET IN NATURE	
32	Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center,	O.R. Book 19965	Page 661	YES	BLANKET IN NATURE	
33	Broward County, Florida	O.R. Book 20099	Page 254	YES	BLANKET IN NATURE	
34		O.R. Book 20099 O.R. Book 20193	Page 289 Page 599	NO	NO	10.70
35 36	Lines Agreement to Place a Notation on Plat	O.R. Book 20295	Page 259	YES	YES NO	AS TO LUPA EAST
37	Agreement to Place a Notation on Plat Agreement Relating to Nonvehicular Ingress and	O.R. Book 20295	Page 263 Page 329	YES	NO	
38	Egress Lines	DOUN 20233	. 460 343	NO	NO	CHANGED IN O.R.B. 23799, PG. 58
39	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 340	YES	NOT SPECIFICALLY PLOTABLE	
בנ	Memorandum of Lease	O.R. Book 20295 O.R. Book 20319	Page 340 Page 779	IES	TO TO THE PLUIABLE	
40				YES	NO	
41		O.R. Book 20543	Page 906	YES	NO VES	AC TO LUBA DACT
42 43		O.R. Book 20553 O.R. Book 20553	Page 360 Page 369	YES YES	YES YES	AS TO LUPA EAST AS TO LUPA EAST
14	, ,	O.R. Book 20744	Page 757	YES	NO	
45		O.R. Book 20795 O.R. Book 20818	Page 328 Page 58	YES	NO	
46				NO	YES	
47	Notice of Adoption of Development Order	O.R. Book 20917 O.R. Book 21017	Page 691 Page 944	YES	YES	AS TO LUPA NORTH
48	Amending the Development Order for the Oakwood Plaza Substantial Deviation to the			YES	NO	
_	Oakwood Center Development of Regional Impact					
49 50	Memorandum of Lease Memorandum of Lease	O.R. Book 21018 O.R. Book 21082	Page 457 Page 290	YES YES	NO NO	
51 52	Agreement for Amendment of Notation on Plat	O.R. Book 21256 O.R. Book 21769	Page 299 Page 708	YES YES	NO BLANKET IN NATURE	
53 54	Agreement for Amendment of Notation on Plat	O.R. Book 21769 O.R. Book 21877	Page 720 Page 301	YES YES	BLANKET IN NATURE NO	
55	Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 21877	Page 304	YES	BLANKET IN NATURE	
56		O.R. Book 21906	Page 202	YES	BLANKET IN NATURE	AS TO LUDA SOLITU
56	Broward County, Florida	O. P. Dook 21000	Page 311	152	BLANKET IN NATURE	AS TO LUPA SOUTH
57	Notice of Sewer Easement Relocation and Partial Easement Release	O.N. BUOK 21906	Page 211	YES	YES	AS TO LUPA NORTH
58		O.R. Book 21906	Page 216	NO	NO	
59	Amendment to Declaration of Covenants and Restrictions	O.R. Book 21990	Page 352	YES	NO	
60	Easement	O.R. Book 22125	Page 731	YES	YES	AS TO LUPA NORTH
61 62		O.R. Book 22633 O.R. Book 22692	Page 916 Page 606	YES NO	YES YES	AS TO LUPA NORTH
63 64	Easement	O.R. Book 22874 O.R. Book 22874	Page 929 Page 942	YES YES	YES YES	AS TO LUPA NORTH AS TO LUPA NORTH
65	Declaration of Easement Declaration of Easement	O.R. Book 22874 O.R. Book 22874	Page 952 Page 972	YES	YES	AS TO LUPA NORTH
66				YES	YES	AS TO LUPA EAST
67 68		O.R. Book 23121 O.R. Book 23193	Page 383 Page 441	YES YES	NO NO	
69	Short Form of Lease	O.R. Book 23370 O.R. Book 23370	Page 50 Page 61	YES	YES	AS TO LUPA NORTH
70	Center	O.R. Book 23447	Page 317	YES	YES	AS TO LUPA NORTH
71	the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward	500K 25 T1 /	. 200 01/	YES	BLANKET IN NATURE	AS TO ALL PARCELS
72	County, Florida	O.P. Pool: 22465	Page 173	VEC	VEC	AC TO LLIDA NOCTU
		O.R. Book 23465 O.R. Book 23586	Page 172 Page 751	YES YES	YES YES	AS TO LUPA NORTH AS TO LUPA NORTH
72 73			D	1 400	1/=-	ACTO IIIO
73 74 75	Non-Exclusive Deed of Utility Easement Notice of Permit	O.R. Book 23657 O.R. Book 23745	Page 771 Page 201	YES YES	YES NO	AS TO LUPA NORTH NOT A MATTER OF SURVEY
73 74	Non-Exclusive Deed of Utility Easement Notice of Permit Agreement Relating to Nonvehicular Access Lines Conservation Easement	O.R. Book 23657 O.R. Book 23745				

		O.R. Book/	NERSHIP AND	ENCUMBRAN	CE REPORT	
0.	Description	Instrument No.	Page	Affects	Plotted	Comments
0	Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312	YES	NO	NOT A MATTER OF SURVEY
1		O.R. Book 25213	Page 722	YES	NO	NOT A MATTER OF SURVEY
		O.R. Book 25213	Page 758	YES	NO	NOT A MATTER OF SURVEY
	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 25443	Page 664	YES	NO	NOT A MATTER OF SURVEY
		O.R. Book 25505	Page 667	YES	NO	NOT A MATTER OF SURVEY
		O.R. Book 25505 O.R. Book 26083	Page 692 Page 857	YES	YES	AS TO LUPA SOUTH
	to Oakwood Plaza DRI			YES	BLANKET IN NATURE	
3		O.R. Book 26358 O.R. Book 26400	Page 858 Page 285	YES YES	YES YES	AS TO LUPA EAST AS TO LUPA EAST
)	Non-Exclusive Easement for Passenger Vehicular Parking	O.R. Book 26400	Page 298	YES	YES	AS TO LUPA EAST
) L		O.R. Book 26400 O.R. Book 26400	Page 304 Page 318	YES YES	BLANKET IN NATURE YES	AS TO LUPA EAST AS TO LUPA EAST
2	Amendment of Declaration of Easement	O.R. Book 26560	Page 263	YES	YES	AS TO LUPA EAST
3 4		O.R. Book 26637 O.R. Book 26914	Page 506 Page 319	YES YES	YES NO	AS TO LUPA SOUTH
	Memorandum of Lease	O.R. Book 27208	Page 840	YES	YES	AS TO LUPA SOUTH
	Short Form Lease Agreement	O.R. Book 27347	Page 805	NO	NO	CHEVY'S LEASE EXSPIRED
7	9	O.R. Book 27528	Page 24 Page 53	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
1	-	O.R. Book 27924	Page 57	YES	YES YES	AS TO LUPA SOUTH, FRIDAY'S LEASE AS TO LUPA SOUTH, FRIDAY'S LEASE
0		O.R. Book 27924	Page 65	YES	YES	AS TO LUPA NORTH AND SOUTH
1		O.R. Book 28017	Page 560	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
	Assignment of Lease	O.R. Book 28226 O.R. Book 28641	Page 330 Page 606	YES	YES	CHEVY'S LEASE
4	(Sub)Lease Interests	O.R. Book 28869	Page 606	YES	YES YES	AS TO LUPA SOUTH, FRIDAY'S LEASE AS TO LUPA NORTH
5	ů.	O.R. Book 29177	Page 898	YES	NO	NOT A MATTER OF SURVEY
)6	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and	O.R. Book 29177	Page 901	YES	NO	NOT A MATTER OF SURVEY
<i>,</i>	Fixture Filing	O.R. Book 29177	Dago 027	163	NO	NOTA WATTER OF SURVEY
7	Assignment of Rents and Leases	O.R. BOOK 29177	Page 927	YES	BLANKET IN NATURE	
18	5 5 7 5	O.R. Book 29181	Page 1	YES	BLANKET IN NATURE	
		O.R. Book 29190	Page 1547			
9	the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward			YES	BLANKET IN NATURE	
	THE COLOR AND TH	O.R. Book 29352	Page 1050			
10	Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing			YES	BLANKET IN NATURE	
11	Assignment of Leases and Rents, Security	O.R. Book 29352	Page 1058	YES	NO	NOT A MATTER OF SURVEY
12	Agreement and Fixture Filing Memorandum of Lease	O.R. Book 29466	Page 1271	NO	NO	BUILDER'S SQUARE
13 14	<u> </u>	O.R. Book 29466 O.R. Book 29466	Page 1279 Page 1285	NO NO	NO NO	
15	First Amendment to Memorandum of Lease	O.R. Book 29466	Page 1291	YES	YES	BUILDER'S SQUARE TRANSFER TO KMART
L6 L7		O.R. Book 29466 O.R. Book 29789	Page 1296 Page 1671	YES	YES BLANKET IN NATURE	BJ'S AND KMART LEASES
	Assignment of Beneficial Interest Under Second	O.R. Book 29789	Page 1677	YES	BLANKET IN NATURE	
8	Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing			YES	BLANKET IN NATURE	
		O.R. Book 29796	Page 1689			
19	Leases and Rents, Security Agreement and Fixture Filing			YES	BLANKET IN NATURE	
20	Memorandum of Lease	O.R. Book 29839 O.R. Book 29960	Page 1176 Page 1832	YES YES	YES YES	AS TO LUPA EAST
22	Memorandum of Sublease	O.R. Book 31217 O.R. Book 32379	Page 1708 Page 1557	YES	NO	ILLEGIBLE
23	Agreement Relating to Oakwood Plaza DRI	O.R. Book 32389	Page 1328	YES	BLANKET IN NATURE NO	AS TO ALL PARCELS VACATES A PORTION OF O.R.B. 23657, PG. 77
-4		O.R. Book 32573	Page 1328 Page 1589	1123	110	
25	Oakwood Plaza Development of Regional Impact			YES	BLANKET IN NATURE	AS TO ALL PARCELS
20	in the City of Hollywood, Broward County, Florida Affidavit	O.B. Book 2005	Dags 220	VEC	NO.	
۷0		O.R. Book 33011 O.R. Book 33030	Page 220 Page 27	YES	NO	
27				YES	NO	
20	Amondmonths Charles	O.B. De -1 2225	Dog - 22 *	VEC	VEC	CHEWIC FORMER 15105
29	Lease	O.R. Book 33257 O.R. Book 33652	Page 334 Page 1991	YES	YES NO	CHEVY'S FORMER LEASE AS TO LUPA NORTH
31	Easement	O.R. Book 34028 O.R. Book 34412	Page 1195 Page 234	YES	NO YES	DAVE AND BUSTER'S LEASE INFO AS TO LUPA NORTH, WENDY'S LEASE PARCE
32	Amendment to Nonvehicular Access Lines	O.R. Book 34469 O.R. Book 36832	Page 646 Page 1502	YES NO	YES NO	WENDY'S LEASE PARCEL
4		O.R. Book 41358	Page 1770	YES	NO	
5	Amendment to Declaration of Restrictions	O.R. Book 44865	Page 313	YES	YES	AS TO LUPA EAST
	,	O.R. Book 45922	Page 1929			
6	Subject to Construction Liens for Improvements Made by Lessees			YES	BLANKET IN NATURE	AS TO ALL PARCELS
7	Assignment of Note and Mortgage	O.R. Book 46282 O.R. Book 47023	Page 980 Page 1132	YES	BLANKET IN NATURE	
8	Subject to Construction Liens for Improvements Made by Lessees			YES	BLANKET IN NATURE	
	Resolution No. 11-DP-22	O.R. Book 48209 O.R. Book 48536	Page 1733 Page 1517	NO YES	NO NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK, MISSING EXHIBIT "B"
11	Easement	O.R. Book 48646 O.R. Book 48775	Page 476 Page 611	YES YES	YES NOT SPECIFICALLY PLOTABLE	AS TO LUPA NORTH BJ'S PROPANE TANK
13	Resolution No. 11-DP-22b	O.R. Book 48810 O.R. Book 49101	Page 343 Page 1398	YES	NOT SPECIFICALLY PLOTABLE NOT SPECIFICALLY PLOTABLE NO	BJ'S PROPANE TANK BJ'S PROPANE TANK NOT THIS LOCATION
		O.R. Book 49303	Page 1398 Page 1500			
5	to rias and onplatted Land Within the Rescinded		1	YES	BLANKET IN NATURE	AS TO ALL PARCELS

	FIDET AMERICAA	I TITLE INCLIDANCE C	OMPANY FI	ENG 2020 120	087/ DATED MADCU OF 202/ @ 0.0	MAM
	FIRST AWIERICAN				9874, DATED MARCH 05, 2024 @ 8:0	JJAINI
		O.R. Book/	NERSHIP ANI	ENCUMBRAN	CE REPORT	
No.	Description	Instrument No.	Page	Affects	Plotted	Comments
147	Assignment and Assumption of Lease	Instrument No. 113	010183	YES	YES	AS TO LUPA SOUTH, FRIDAY'S LEASE
148	Assignment of Leases and Rents	Instrument No. 113	439895	YES	BLANKET IN NATURE	AS TO ALL PARCELS
149	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No. 113	555356	NO	YES	
150	Agreement for Amendment of Notation on Plat	Instrument No. 113	749591	YES	BLANKET IN NATURE	
151	Memorandum of Lease	Instrument No. 114	601597			
152	Memorandum of Lease	Instrument No. 115				
153	Third Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No. 115	022132	YES	NOT SPECIFICALLY PLOTTABLE	
	Agreement for Termination of Sublease	Instrument No. 117		NO	NO	
155	Ordinance No. 2022-06 Ordinance No. 2022-07	Instrument No. 117 Instrument No. 117		NO	NO	
156	Ordinance No. 2022-07	mstrument No. 117	930010	NO	NO	
	Easement	Instrument No. 118	510903	YES	YES	
158	Assignment and Assumption of Lease Memorandum of Lease	Instrument No. 118		NO	NO	
159	internorandum of Lease	Instrument No. 118	528002	NO	NO	
160	Memorandum of Lease	Instrument No. 118	528003	NO	NO	
	Notice of Commencement 02-08-2023	Instrument No. 118		NO	NO	
162	Notice of Commencement 02-27-2023 Claim of Lien	Instrument No. 118 Instrument No. 118		NO	NO	
163	Craim of Lien	instrument No. 118	703879	NO	NO	
164	Notice to Contest Lien	Instrument No. 118		NO	NO	
165	Declaration of Restrictive Covenants	Instrument No. 118	3//1001	NO	NO	
166	Notice of Commencement 05-10-2023	Instrument No. 118	846538	NO	NO	
167	Notice of Commencement 06-22-2023	Instrument No. 118	937173	NO	NO	
168	Notice of Commencement 08-08-2023	Instrument No. 119	028710	NO	NO	
169	Notice of Commencement 08-09-2023	Instrument No. 119		NO	NO	
170	Notice of Commencement 08-28-2023	Instrument No. 119	069154	NO	NO	
171	Notice of Commencement 09-12-2023	Instrument No. 119	097746	NO	NO	
172	Notice of Commencement 09-12-2023	Instrument No. 119	097747	NO	NO	
173	Notice of Commencement 09-26-2023	Instrument No. 119	125144	NO	NO	
174	Notice of Commencement 10-06-2023	Instrument No. 119	149502	NO	NO	
175	Notice of Commencement 10-27-2023	Instrument No. 119	196815	NO	NO	
176	Assignment and Assumption of Easement	Instrument No. 199	299909	NO	NO	
177	Notice of Commencement 12-22-2023	Instrument No. 119	300382	NO	NO	
178	Notice of Commencement 01-08-2024	Instrument No. 119	321051	NO	NO	
	Notice of Commencement 01-09-2024	Instrument No. 119		NO	NO	
180	Notice of Commencement 02-05-2024	Instrument No. 119		NO	NO	
181	Claim of Lien 02-20-2024	Instrument No. 119		NO	NO	
182	Notice of Commencement 02-22-2024	Instrument No. 119	408155	NO	NO	

CURRENT ZONING CLASSIFICATIONS AND APPLICABLE REQUIREMENTS AND RESTRICTIONS:

THIS SITES ZONING INFORMATION IS BASED ON THE CITY OF HOLLYWOOD, FLORIDA ZONING MAP. A ZONING REPORT MAP WAS NOT PROVIDED BY THE CLIENT. ALL INFORMATION RELATING TO ZONING AND LAND USE SHOULD BE CONFIRM BY CONTACTING THE APPROPRIATE CITY OF HOLLYWOOD, FLORIDA GOVERNMENTAL DEPARTMENT.

A. IM-1 Low Intensity Industrial an	d Manufacturing District.		
1. Purpose and	uses:		
District Purpose	Main Permitted Uses	Special Exception	Prohibited Uses
This district is intended to provide suitable	Commercial;	Oil and/or gasoline	Residential;
standards for development and maintenance of	Consignment Shop;	storage tanks;	Institutional;
office; heavy commercial; and light	Hotels and motels;	Outdoor commercial	Heavy industrial and manufacturing;
manufacturing uses.		amusement facilities;	Motor freight terminals;
g	Offices:	Service Station	Hazardous Industries;
	Pawn Shop;		Paint or varnish manufacture;
	Self-Storage Facility;		Uses which produce effects upon
	Thrifty Shop;		contiguous property in the form of
	Warehouse.		noise, odor, vibration, smoke,
			particulate matter, glare, heat, fire or
			explosive hazard;
			All uses which are incompatible with
			the approved land use designation o
			the property pursuant to the City of
			Hollywood's future land use map.
2. Development re	gulations:		
·			
Setbacks	Maximum Height	Maximum Lot Coverage	
Front or street side - Pursuant to the			
performance standards of the industrial street			
andscape buffers (§ 4.4.E).			
Side interior and Rear - 0 feet.			
Whenever the IM-1 District abuts a residential	35 feet	90%	
district, 20 ft setback +1 additional ft per 1 ft	33 leet	90 78	
ncrease over 15 ft of height. A 5 ft. wide			
approved landscaped buffer must be included			
and maintained pursuant to the industrial			
andscape buffers (§ 4.4.E).			

	TFI (954) 585-0997	NO.	REVISION	DATE	BY:
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STEAL COOK & GT	9				
MER & ASSOCIATES, INC.	5				
SURVEYORS - MAPPERS	RS				

SKETCH OF ALTA/NSPS LAND TITLE SURV

OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

FIELD SURVEY 1/04/2021

DRAWN: DWS

CHECKED: JDS/LAS

BOOK/PAGE(S):
1097/01-57

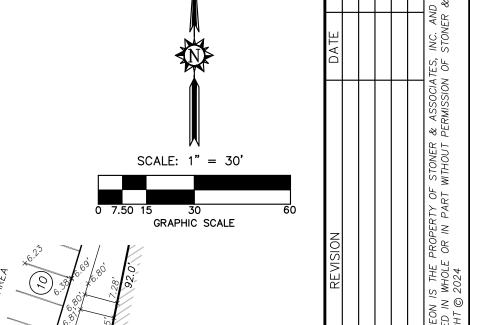
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MES D. STONER
ESSIONAL SURVEYOR
MAPPER NO. 4039

JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA

PROJECT 18-8637 RETAIL S. SHEET NO. 2 OF 6

SKETCH OF ALTA/NSPS LAND TITLE SURVEY **ABBREVIATIONS LEGEND** TRASH — GARBAGE BIN ARC LENGTH BROWARD COUNTY RECORDS TRAFFIC SIGNAL CABINET BOTTOM OF STRUCTURE ELEVATION TREE CENTRAL ANGLE CENTER LINE TELEPHONE VAULT CMP CONC. DIAM. CORRUGATED METAL PIPE TAXI WAY LIGHT CONCRETE DIAMETER TRANSFORMER ON PAD ELEVATION F.F.E. FND. FINISHED FLOOR ELEVATION UTILITY POLE FLORIDA POWER & LIGHT UNKNOWN UTILITY VAULT FLORIDA POWER & LIGHT EASEMENT IDENTIFICATION PRESSURE VACUUM BREAKER INGRESS/EGRESS EASEMENT FUEL VALVE BOX INVERT ELEVATION



---- TOE ---- TOE O. ---- TOE ----

FLOOD AE (EL 5 FEET)

CONC.
HEADWALL LAKE



OF

JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA

PROJECT 18-8637 RETAIL S.

SHEET NO. 3 OF 6

UTILITY LINES

IN THE PUBLIC RECORDS

IRON PIPE

IRON ROD

MANHOLE

NAIL & DISC

PLAT BOOK

M.D.C.R.

N/D O.R.B.

P.O.C. PRM

R.E. R/W SAN SWK.

LEGEND

IRON PIPE AND CAP

IRON ROD AND CAP

LICENSED BUSINESS

POINT OF BEGINNING

POLYVINYL CHLORIDE

RIM ELEVATION

RIGHT-OF-WAY SANITARY

SIDEWALK UTILITY EASEMENT VITRIFIED CLAY PIPE

MIAMI-DADE COUNTY RECORDS

OFFICIAL RECORDS BOOK

POINT OF COMMENCEMENT

REINFORCED CONCRETE PIPE

DATA BASED ON CALCULATIONS

DATA CALCULATED FROM A FIELD TRAVERSE

DATA BASED ON FIELD MEASUREMENTS DATA BASED ON A MAP (NOT OF RECORD)
DATA BASED ON THE PLAT OF RECORD DATA BASED ON INFORMATION RECORDED

PERMANENT CONTROL POINT

PERMANENT REFERENCE MONUMENT

METAL GUARD RAIL NON-VEHICULAR ACCESS LINE TREE/HEDGE LINE

---FZB-----FZB-----FZB---- FLOOD ZONE BOUNDARY

	LE	GEND
AIR CONDITIONER		COMMUNICATIONS MANHOLE
ANCHOR		STORM DRAINAGE MANHOLE
KEYPAD		ELECTRIC MANHOLE
ANTENNA	©	FUEL MANHOLE
GATE ARM	(FAA)	FAA MANHOLE
AERIAL TARGET	Ō	FIBER OPTIC MANHOLE
BACK FLOW PREVENTER		GAS MANHOLE
BORE HOLE	©	GREASE TRAP MANHOLE
BENCH	©	SANITARY SEWER MANHOLE
BOLLARD		TELEPHONE MANHOLE
CALL BOX / INTERCOMM		UNKNOWN MANHOLE
CABLE TV BOX		WATER MANHOLE
CABLE TV RISER	*	METAL LIGHT POLE
CABLE TV VAULT	MOTOR	MONITORING WELL
CATCH BASIN		MOTOR
SANITARY SEWER CLEANOUT	☐ GTM	GATE MOTOR
CONCRETE POWER LIGHT POLE	\otimes	METAL POST
COMMUNICATIONS VAULT	-0-0-	DOUBLE SUPPORT SIGN
CONCRETE POWER POLE	U	UNKNOWN UTILITY METER
CONCRETE POST	W	WATER METER
DRINKING FOUNTAIN	Θ	MARKER
DOUBLE VALVE ASSEMBLY	<u>\$\frac{1}{2}}</u>	ORNAMENTAL PLANT
ELECTRIC CABINET		GUTTER INLET TYPE P5
ELECTRIC OUTLET		GUTTER INLET TYPE P6
ELECTRIC VAULT	*	PALM
FAUCET / SPIGOT	\triangle	PAY PHONE
FILL CAP	₫,	PEDESTRIAN CROSSING SIGNAL
FIRE DEPARTMENT CONNECTION		CONCRETE PILE
FIRE HYDRANT		PARKING MASTER BOX
FIBER OPTIC VAULT	©	PARKING METER
FLAG POLE	**	PALM CLUSTER
GAS VALVE BOX	 ⊗ PUMP	PLASTIC POST
GENERATOR		PUMP
GUTTER INLET		ROCK
GROUND LIGHT	_	RAILROAD ARM
GRILL	Ŷ	RAILROAD MILEPOST
HANDICAP PARKING	Î	RAILROAD SWITCH STAND
HIGH MAST LIGHT POLE	R	RECLAIMED WATER VAULT
HIGH TRANSMISSION VOLTAGE POLE	\otimes	SATELLITE DISH
RRIGATION BOX	ဏ္	SHRUB
RRIGATION PUMP	÷	TRAFFIC SIGNAL ON POST
RRIGATION WELL	○	STREET METAL LIGHT POLE
LAMP POST	*	SPRINKLER HEAD
LIGHT POLE BASE	← []	SPAN SIGNAL POLE

NUMBER OF PARKING SPACES LEGEND

ROUND INLET ENCROACHMENT NUMBER

SINGLE SUPPORT SIGN TELEPHONE BOX TELEPHONE CABINET

TELEPHONE RISER

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988

ELECTRIC METER

BCAD MANHOLE

AIR RELEASE VALVE IN MANHOLE

MANHOLE

F.F.E.= 7.49'

COMMUNICATIONS WIRE PULL BOX

TELEPHONE WIRE PULL BOX WOOD POWER POLE

SEWER VALVE BOX

RECLAIMED WATER VALVE

COMMUNICATIONS VAULT

FIBER OPTIC VAULT

TELEPHONE VAULT

CABLE TV VAULT

WOOD LIGHT POLE

WIRE PULL BOX

VENT PIPE

WATER VAULT

FUEL VALVE

GAS VALVE

SEWER VALVE

WATER VALVE

UNKNOWN VALVE

TEST HOLE

TORM DRAINAGE MH — R.E.= 5.63' unable to as—built 'ose to travel lanes

OAKWOOD HILLS P.B. 120, PG. 45, B.C.R.

PARCEL 9 O.R.B. 26400 PG. 285

OAKWOOD 18

MOVIE THEATER BUILDING # 2800 F.F.E.= 7.38'

PORTION OF TRACT 'E'

MAIN FRONT DOORS

MATCH LINE - SEE SHEET 3 OF 5

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

EGEND

BBRE	VIATIONS	LE
	ARC LENGTH	
C.R.	BROWARD COUNTY RECORDS	
D. S.E.	BOTTOM OF STRUCTURE ELEVATION	TR
	CENTRAL ANGLE	
	CENTER LINE	T
P	CORRUGATED METAL PIPE	
NC.	CONCRETE	*
١М.	DIAMETER	
	ELEVATION	
EC.	ELECTRIC	0
.E.	FINISHED FLOOR ELEVATION	UM
D.	FOUND	-0-
P.L.	FLORIDA POWER & LIGHT	
L.E.	FLORIDA POWER & LIGHT EASEMENT	UNK
	IDENTIFICATION	ø
E.	INGRESS/EGRESS EASEMENT	
	INVERT ELEVATION	F
	IRON PIPE	S
)	IRON PIPE AND CAP	W
_	IRON ROD	<u></u>
;	IRON ROD AND CAP	
) (D	LICENSED BUSINESS	ß
D.C.R.	MIAMI—DADE COUNTY RECORDS MANHOLE	\bowtie
'D	NAIL & DISC	ß
R.B.	OFFICIAL RECORDS BOOK	
8.	PLAT BOOK	S
л. Р	PERMANENT CONTROL POINT	$ \bowtie$
_	PAGE	Ŋ.
D.B.	POINT OF BEGINNING	×
D. C.	POINT OF COMMENCEMENT	СОММ
М	PERMANENT REFERENCE MONUMENT	E
C	POLYVINYL CHLORIDE	
	RADIUS	FO
P	REINFORCED CONCRETE PIPE	T
	RIM ELEVATION	TV
W	RIGHT-OF-WAY	
N	SANITARY	Φ
Κ. -	SIDEWALK	
	UTILITY EASEMENT	
P)	VITRIFIED CLAY PIPE	X
) -T)	DATA BASED ON CALCULATIONS DATA CALCULATED FROM A FIELD TRAVERSE	\bigcirc
))	DATA CALCULATED FROM A FIELD TRAVERSE DATA BASED ON FIELD MEASUREMENTS	©
AP)	DATA BASED ON FIELD MEASUREMENTS DATA BASED ON A MAP (NOT OF RECORD)	
つ/ / N	DATA DASED ON A MAR (NOT OF NECOND)	(E)

UTILITY LINES

IN THE PUBLIC RECORDS

DATA BASED ON THE PLAT OF RECORD DATA BASED ON INFORMATION RECORDED

TREE NUMBER (REFER TO TREE LIST)

——[]——[]——[]
/// /
·uuuuuu.
FZ8FZ8FZ8FZ8

METAL GUARD RAIL NON-VEHICULAR ACCESS LINE TREE/HEDGE LINE

FLOOD ZONE BOUNDARY

LEGEND

AIR CONDITIONER KEYPAD ANTENNA AERIAL TARGET BACK FLOW PREVENTER BORE HOLE BENCH BOLLARD CALL BOX / INTERCOMM CABLE TV BOX CABLE TV RISER CABLE TV VAULT CATCH BASIN SANITARY SEWER CLEANOUT CONCRETE POWER LIGHT POLE COMMUNICATIONS VAULT \rightarrow CONCRETE POWER POLE CONCRETE POST DRINKING FOUNTAIN DOUBLE VALVE ASSEMBLY ELECTRIC CABINET ELECTRIC OUTLET ELECTRIC VAULT FAUCET / SPIGOT FIRE DEPARTMENT CONNECTION FIRE HYDRANT FIBER OPTIC VAULT FLAG POLE GAS VALVE BOX **GENERATOR** GUTTER INLET GROUND LIGHT HANDICAP PARKING HIGH MAST LIGHT POLE HIGH TRANSMISSION VOLTAGE POLE IRRIGATION BOX IRRIGATION PUMP IRRIGATION WELL LAMP POST LIGHT POLE BASE

MAIL BOX

GAS METER

BCAD MANHOLE

AIR RELEASE VALVE IN MANHOLE

MANHOLE

ELECTRIC MANHOLE FUEL MANHOLE FAA MANHOLE FIBER OPTIC MANHOLE GAS MANHOLE GREASE TRAP MANHOLE SANITARY SEWER MANHOLE TELEPHONE MANHOLE WATER MANHOLE METAL LIGHT POLE MONITORING WELL MOTOR GATE MOTOR METAL POST - OOUBLE SUPPORT SIGN UNKNOWN UTILITY METER WATER METER ORNAMENTAL PLANT GUTTER INLET TYPE P5 GUTTER INLET TYPE P6 PALM PAY PHONE PEDESTRIAN CROSSING SIGNAL CONCRETE PILE PARKING MASTER BOX PARKING METER PALM CLUSTER

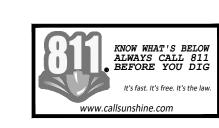
PLASTIC POST PUMP ROCK RAILROAD ARM RAILROAD MILEPOST RAILROAD SWITCH STAND RECLAIMED WATER VAULT SATELLITE DISH \mathbb{C} TRAFFIC SIGNAL ON POST ○─○ STREET METAL LIGHT POLE SPRINKLER HEAD SPAN SIGNAL POLE SINGLE SUPPORT SIGN TELEPHONE BOX TELEPHONE CABINET TELEPHONE POLE TELEPHONE RISER TEST HOLE

TRASH — GARBAGE BIN

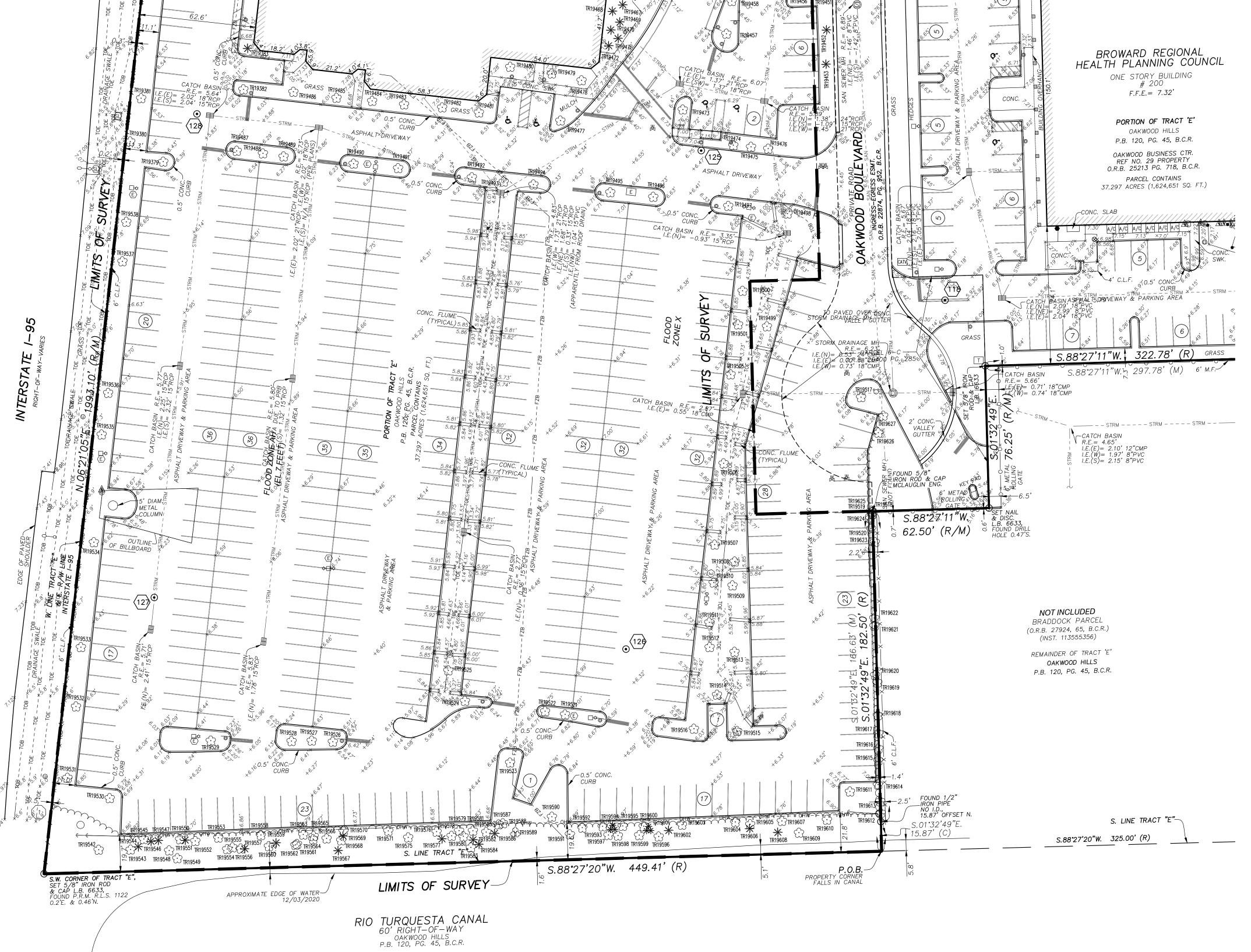
TR	TRAFFIC SIGNAL CABINET
$\langle \cdot \rangle$	TREE
T	TELEPHONE VAULT
*	TAXI WAY LIGHT
	TRANSFORMER ON PAD
0	UTILITY MARKER
UM	2'x2' UTILITY MARKER
-0-	UTILITY POLE
UNK	UNKNOWN UTILITY VAULT
Ø	PRESSURE VACUUM BREAKER
F	FUEL VALVE BOX
S	SEWER VALVE BOX
W	WATER VAULT
Æ	FUEL VALVE
&	GAS VALVE
\bowtie	IRRIGATION VALVE
₿	RECLAIMED WATER VALVE
S	SEWER VALVE
$ \angle $	UNKNOWN VALVE
Ж	WATER VALVE
СОММ	COMMUNICATIONS VAULT
Ε	ELECTRIC VAULT
FO	FIBER OPTIC VAULT
Т	TELEPHONE VAULT
TV	CABLE TV VAULT
Φ	VENT PIPE
	WELL
×	WOOD LIGHT POLE
\bigcirc	WIRE PULL BOX
© _	COMMUNICATIONS WIRE PULL BOX
Œ>	ELECTRIC WIRE PULL BOX
₹ 0	FIBER OPTIC WIRE PULL BOX
®	IRRIGATION WIRE PULL BOX
(EL)	STREET LIGHT WIRE PULL BOX
\bigcirc	TELEPHONE WIRE PULL BOX
₩	TRAFFIC WIRE PULL BOX
(U)	UNKNOWN UTILITY WIRE PULL BOX

ROUND INLET ENCROACHMENT NUMBER

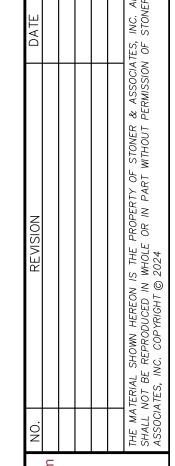
NUMBER OF PARKING SPACES COMMUNICATIONS MANHOLE STORM DRAINAGE MANHOLE



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988) SCALE: 1" = 30



MATCH LINE - SEE SHEET 2 OF 5







OF

JAMES D. STONER PROFESSIONAL SURVEYOR STATE OF FLORIDA

18-8637 RETAIL S. SHEET NO.

4 OF 6

OAKWOOD , PLAZA

KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

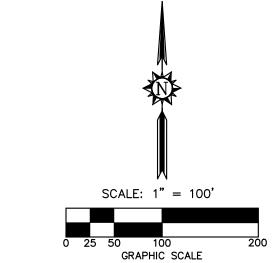
FLORIDA POWER & LIGHT 0.R.B. OFFICIAL RECORDS BOOK

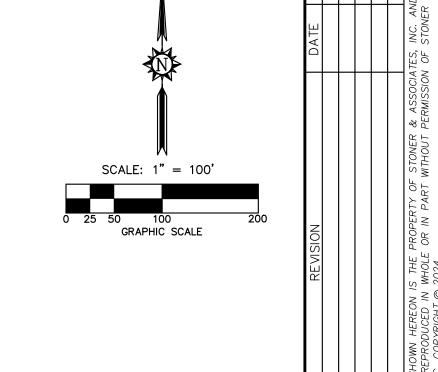
PLAT BOOK

RIGHT-OF-WAY SOUTHERN BELL TELEPHONE & TELEGRAPH UTILITY EASEMENT

/--/--/--NON-VEHICULAR ACCESS LINE

SKETCH OF ALTA/NSPS LAND TITLE SURVEY **EXHIBIT OF PARCELS AND EASEMENTS**









OF ALTA/NSPS LAND

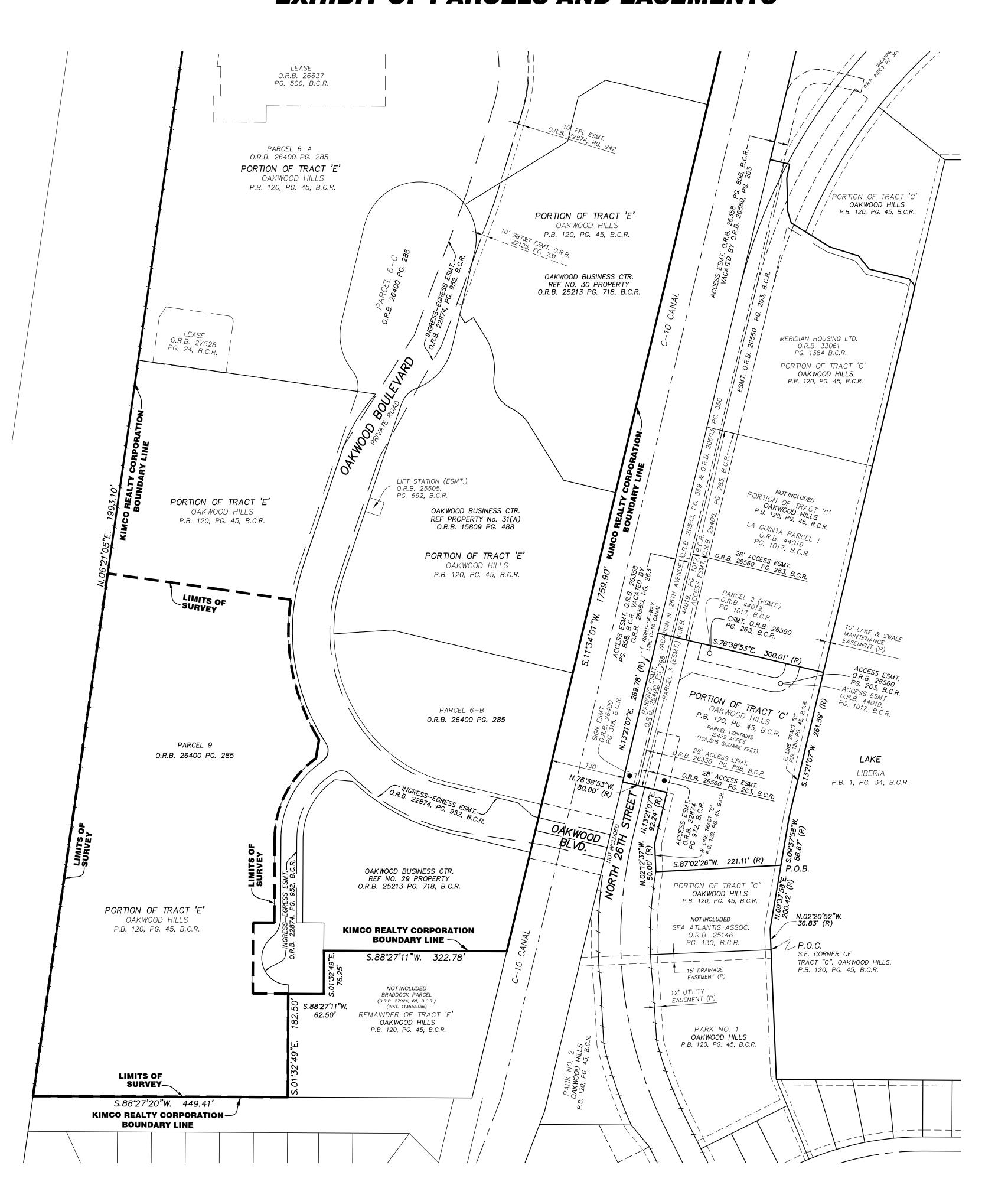
KWOOD PLAZA OA

%	& DATA COLLECTOR
	1097/01-57
	BOOK/PAGE(S):
	CHECKED: JDS/LAS
	DRAWN: DWS
1XS	LAST DATE OF: 1/04/2021 FIELD SURVEY

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA

PROJECT 18-8637 RETAIL S.

SHEET NO. 5 OF 6





ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

TREE LIST			
TREE #	COMMON NAME	DIAMETER IN INCHES	
19379	BUTTONWOOD TREE	36	
19380	OAK TREE	24	
19381	BUTTONWOOD TREE	24	
19382	BUTTONWOOD TREE	28	
19383	SABAL PALM	16	
19384	WASHINGTONIA PALM	12	
19385	WASHINGTONIA PALM	12	
19386	BUTTONWOOD TREE	28	
19387	SABAL PALM	12	
19388	WASHINGTONIA PALM	12	
19389	BUTTONWOOD TREE	36	
19390	BUTTONWOOD TREE	26	
19391	BUTTONWOOD TREE	24	
19392	BUTTONWOOD TREE	24	
19393	BUTTONWOOD TREE	24	
19394	BUTTONWOOD TREE	24	
19395	BUTTONWOOD TREE	20	
19396	BUTTONWOOD TREE	14	
19397	BUTTONWOOD TREE	24	
19398	OAK TREE	14	
19399	OAK TREE	18	
19400	OAK TREE	14	
19401	OAK TREE	16	
19402	OAK TREE	24	
19403	OAK TREE	18	
19404	BUTTONWOOD TREE	14	
19405	BUTTONWOOD TREE	36	
19406	UNKNOWN TREE	12	
19407	UNKNOWN TREE	14	
19411	BUTTONWOOD TREE	26	
19412	UNKNOWN TREE	4	
19413	UNKNOWN TREE	6	
19414	BUTTONWOOD TREE	26	
19415	BUTTONWOOD TREE	24	
19416	WASHINGTONIA PALM	20	
19417	WASHINGTONIA PALM	12	
19418	WASHINGTONIA PALM	12	
19419	BUTTONWOOD TREE	36	
19420	UNKNOWN TREE	4	
19421	UNKNOWN TREE	8	
19422	BUTTONWOOD TREE	24	
19423	WASHINGTONIA PALM	12	
19423	WASHINGTONIA PALM WASHINGTONIA PALM	12	
19424	PHOENIX ROEBELENII PALM CLUSTER	3	
19425	PHOENIX ROEBELENII PALM CLUSTER	4	
19426		3	
19427	PHOENIX ROEBELENII PALM CLUSTER PHOENIX ROEBELENII PALM CLUSTER	3	
19428		30	
19429	BUTTONWOOD TREE WASHINGTONIA PALM	12	
0.000			
19431	WASHINGTONIA PALM	12	
19432	WASHINGTONIA PALM	12	
19433	WASHINGTONIA PALM	12	
19434	WASHINGTONIA PALM	12	
19435	WASHINGTONIA PALM	12	
19436	OAK TREE	14	
19437	OAK TREE	14	
19442	PHOENIX ROEBELENII PALM	4	
19443	WASHINGTONIA PALM	18	

	TREE LIST	
TREE #	COMMON NAME	DIAMETER IN INCHES
19444	WASHINGTONIA PALM	12
19445	WASHINGTONIA PALM	12
19446	WASHINGTONIA PALM	10
19447	WASHINGTONIA PALM	12
19448	WASHINGTONIA PALM	12
19449	WASHINGTONIA PALM	12
19450	WASHINGTONIA PALM	12
19451	WASHINGTONIA PALM	12
19452	WASHINGTONIA PALM	14
19453	WASHINGTONIA PALM	12
19454	OAK TREE	16
19455	OAK TREE	12
19456	OAK TREE	18
19457	UNKNOWN TREE	10
19458	UNKNOWN TREE	12
19459	WASHINGTONIA PALM	12
19460	WASHINGTONIA PALM	12
19461	WASHINGTONIA PALM	12
19462	PHOENIX ROEBELENII PALM CLUSTER	4
19463	PHOENIX ROEBELENII PALM CLUSTER	3
19464	PHOENIX ROEBELENII PALM CLUSTER	4
19465	PHOENIX ROEBELENII PALM CLUSTER	4
19466	WASHINGTONIA PALM	12
19467	WASHINGTONIA PALM	12
19468	WASHINGTONIA PALM	10
19469	WASHINGTONIA PALM	12
19470	WASHINGTONIA PALM	10
19471	WASHINGTONIA PALM	10
19472	WASHINGTONIA FALM	10
19473	UNKNOWN TREE	6
19474	BUTTONWOOD TREE	24
19475	BUTTONWOOD TREE	18
19476	BUTTONWOOD TREE	36
19477	BUTTONWOOD TREE	30
19478	UNKNOWN TREE	4
19479	UNKNOWN TREE	12
	UNKNOWN TREE	14
19480		
19481	BUTTONWOOD TREE	14
19482	BUTTONWOOD TREE	16
19483	BUTTONWOOD TREE	18
19484	BUTTONWOOD TREE	18
19485	BUTTONWOOD TREE	24
19486	BUTTONWOOD TREE	24
19487	BUTTONWOOD TREE	8
19488	BUTTONWOOD TREE	12
19489	BUTTONWOOD TREE	10
19490	BUTTONWOOD TREE	14
19491	BUTTONWOOD TREE	24
19492	BUTTONWOOD TREE	36
19493	BUTTONWOOD TREE	36
19494	BUTTONWOOD TREE	30
19495	BUTTONWOOD TREE	30
19496	BUTTONWOOD TREE	26
19497	BUTTONWOOD TREE	42
19498	UNKNOWN TREE	4
19499	OAK TREE	14
19500	OAK TREE	18
19501	OAK TREE	18

TDEE //	TREE LIST	DIAMETER IN INCLIS
TREE #	COMMON NAME	DIAMETER IN INCHES
19505	OAK TREE	18
19506	UNKNOWN TREE	20
19507	OAK TREE	12
19508	OAK TREE	20
19509	OAK TREE	10
19510	OAK TREE	14
19511	OAK TREE	12
19512	OAK TREE	14
19513	OAK TREE	30
19514 19515	OAK TREE OAK TREE	16 14
19515	OAK TREE	20
19516	OAK TREE	18
19517	FICUS CLUSTER	4
19519	FICUS	6
19519	FICUS	8
19521	UNKNOWN TREE	8
19521	UNKNOWN TREE	8
19523	OAK TREE	48
19524	UNKNOWN TREE	8
19525	UNKNOWN TREE	8
19526	BUTTONWOOD TREE	26
19527	BUTTONWOOD TREE	36
19528	BUTTONWOOD TREE	36
19529	BUTTONWOOD TREE	48
19530	BUTTONWOOD TREE	48
19531	BUTTONWOOD TREE	24
19532	OAK TREE	20
19533	OAK TREE	28
19534	OAK TREE	28
19535	OAK TREE	36
19536	OAK TREE	18
19537	BUTTONWOOD TREE	36
19538	BUTTONWOOD TREE	30
19542	UMBRELLA TREE	10
19543	UMBRELLA TREE	8
19544	CHRISTMAS PALM	3
19545	OAK TREE	12
19546	SABAL PALM	12
19547	CHRISTMAS PALM	4
19548	UMBRELLA TREE	6
19549	UMBRELLA TREE	6
19550	OAK TREE	6
19551	CHRISTMAS PALM	3
19552	ALMOND TREE	12
19553	OAK TREE	10
19554	UMBRELLA TREE	10
19555	UMBRELLA TREE	10
19556	UMBRELLA TREE	6
19557	CHRISTMAS PALM	6
19558	OAK TREE	12
19559	CHRISTMAS PALM	3
19560	UMBRELLA TREE	8
19561	UNKNOWN TREE	12
19562	UNKNOWN TREE	6
19563	OAK TREE	12
19564	UNKNOWN TREE	8
19565	UNKNOWN TREE	8

	TREE LIST	
TREE #	COMMON NAME	DIAMETER IN INCHES
19566	UMBRELLA TREE	8
19567	SABAL PALM	14
19568	UMBRELLA TREE	3
19569	CHRISTMAS PALM	4
19570	OAK TREE	12
19571	OAK TREE	12
19575	UNKNOWN TREE	8
19576	OAK TREE	16
19577	SABAL PALM	14
19578	UMBRELLA TREE	3
19579	UMBRELLA TREE	3
19580	UMBRELLA TREE	4
19581	UMBRELLA TREE	6
19582	UNKNOWN PALM	4
19583	OAK TREE	14
19584	UNKNOWN PALM	3
19585	UNKNOWN TREE	8
19586	SABAL PALM	12
19587	SILVER BUTTONWOOD TREE	4
19588	SILVER BUTTONWOOD TREE	4
19589	UMBRELLA TREE CLUSTER	4
19590	BUTTONWOOD TREE	12
19591	UMBRELLA TREE	3
19592	OAK TREE	6
19593	OAK TREE	6
19594	UNKNOWN PALM CLUSTER	3
19595	OAK TREE	8
19596	BUTTONWOOD TREE	30
19597	BUTTONWOOD TREE	20
19598	BUTTONWOOD TREE	24
19599	BUTTONWOOD TREE	20
19600	UMBRELLA TREE	6
19601	UNKNOWN PALM CLUSTER	3
19602	UNKNOWN PALM	3
19603	OAK TREE	8
19604	OAK TREE	20
19605	UMBRELLA TREE	6
19606	SABAL PALM	8
19607	OAK TREE	16
19608	SABAL PALM	18
19609	UMBRELLA TREE	6
19610	OAK TREE	12
19611	OAK TREE	16
19612	FICUS	6
19613	FICUS	6
19614	FICUS CLUSTER	6
19615	FICUS CLUSTER	6
19616	FICUS	4
19617	FICUS CLUSTER	6
19618	FICUS	4
19619	FICUS	3
19620	FICUS	6
19621	FICUS	4
19622	FICUS	6
19623	FICUS	4
19624	UNKNOWN TREE	8
19625	FICUS	4
19626	FICUS	6
19627	FICUS	6

TREE SURVEY NOTES:

- 1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- 2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
- 3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- 4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
- 5. THE LOCATION OF TREES IS LIMITED TO THOSE TREE LOCATED WITHIN THE SURVEY LIMITS SHOWN HEREON.

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

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WOOD PLAZA SOUTH
ETAIL SHOPPING CENTER

AAWN: DWS

HECKED: JDS/LAS

JOK/PAGE(S):

1097/01-57

JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA

PROJECT
18-8637
RETAIL S.

SHEET NO.

GENERAL CONSTRUCTION NOTES

- 1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- 6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- 8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- 11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- 12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

- 1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- 2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF
- 3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

- 1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- 2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- 3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT. THE MOST STRINGENT SHALL GOVERN.
- 4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- 5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- 6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- 7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- 8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- 9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- 11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- 12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- 14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
- 17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- 18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- 19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- 20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER

MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

- 1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
- 3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS
- 4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- 5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE. AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- 7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
- 9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

- 1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- 2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- 3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- 5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- 6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- 7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- 8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- 9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- 11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE

EROSION CONTROL NOTES (CONT.)

- 13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
- 14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
- 15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- 16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- 18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- 19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
- 21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
- 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
- 7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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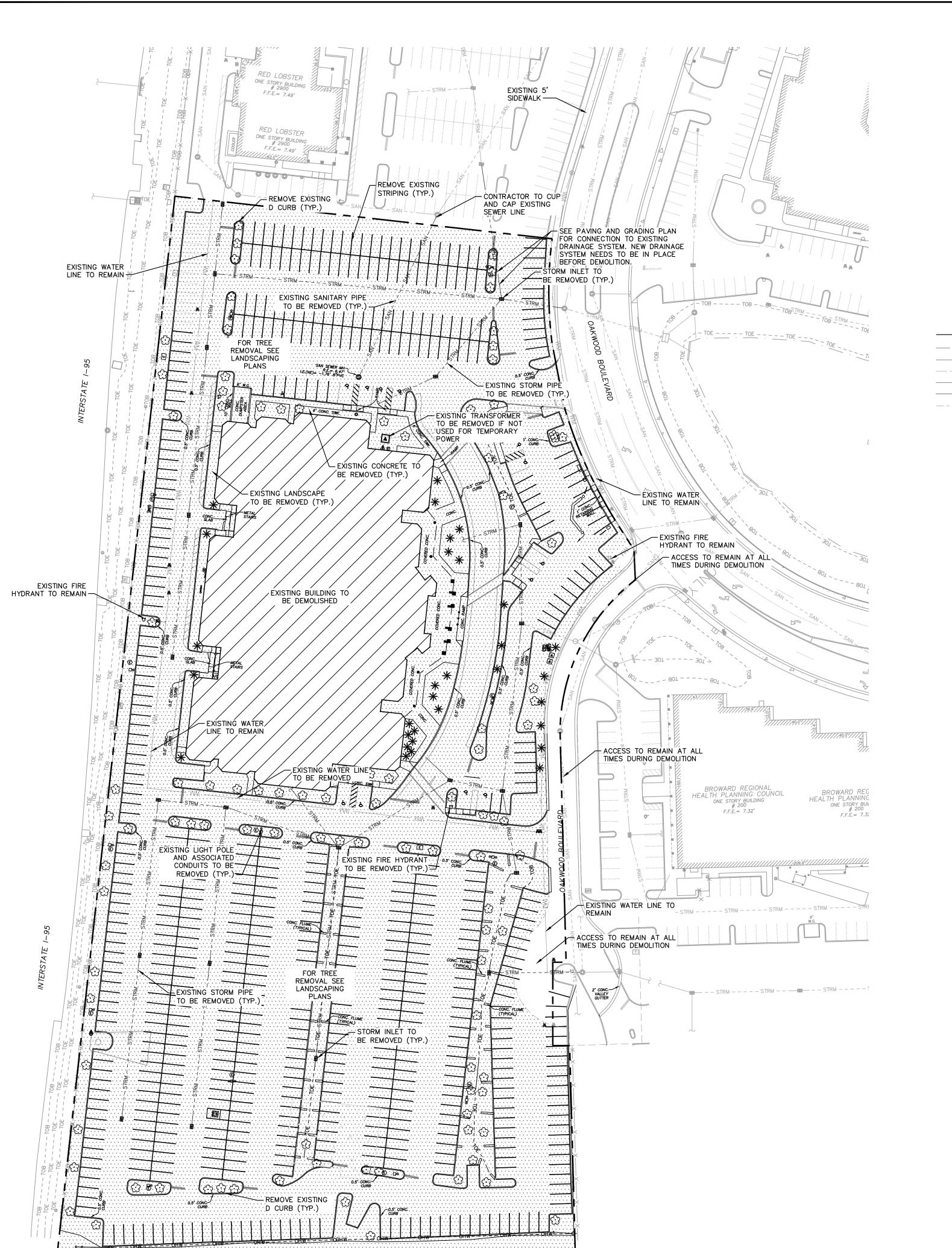
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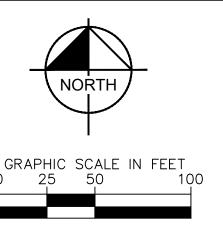
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TRANSFORMER

EXISTING SEWER MANHOLE

PARKING LOT AREA TO BE DEMOLISHED AND CLEARED. DEMOLITION INCLUDES BUT IS NOT LIMITED TO PAVEMENT, SUBBASE, UTILITIES, STORM DRAINAGE, CONDUIT, LIGHT POLES, AND TREES UNLESS OTHER SPECIFIED.

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.

FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.

THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR

DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.

BEEN DISCONNECTED.

SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.

SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC 9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.

10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS. 11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT

12. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.

14. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.

SEVEN DAYS A WEEK, THROUGHOUT ALL PHASES OF CONSTRUCTION.

16. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT DEMOLITION

17. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEMOLISHING ALL EXISTING IRRIGATION. THE CONTRACTOR SHALL ASSURE THAT THE INTEGRITY OF THE IRRIGATION SYSTEM FOR THE REMAINING

THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE

ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM

5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION

6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE

7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER

8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS,

REMOVAL AREAS.

13. SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.

(ALTERNATE NOTES)

15. INGRESS AND EGRESS, AŚ WELL AS SUFFICIENT PARKING SHALL BE MAINTAINED, TWENTY-FOUR HOURS A DAY,

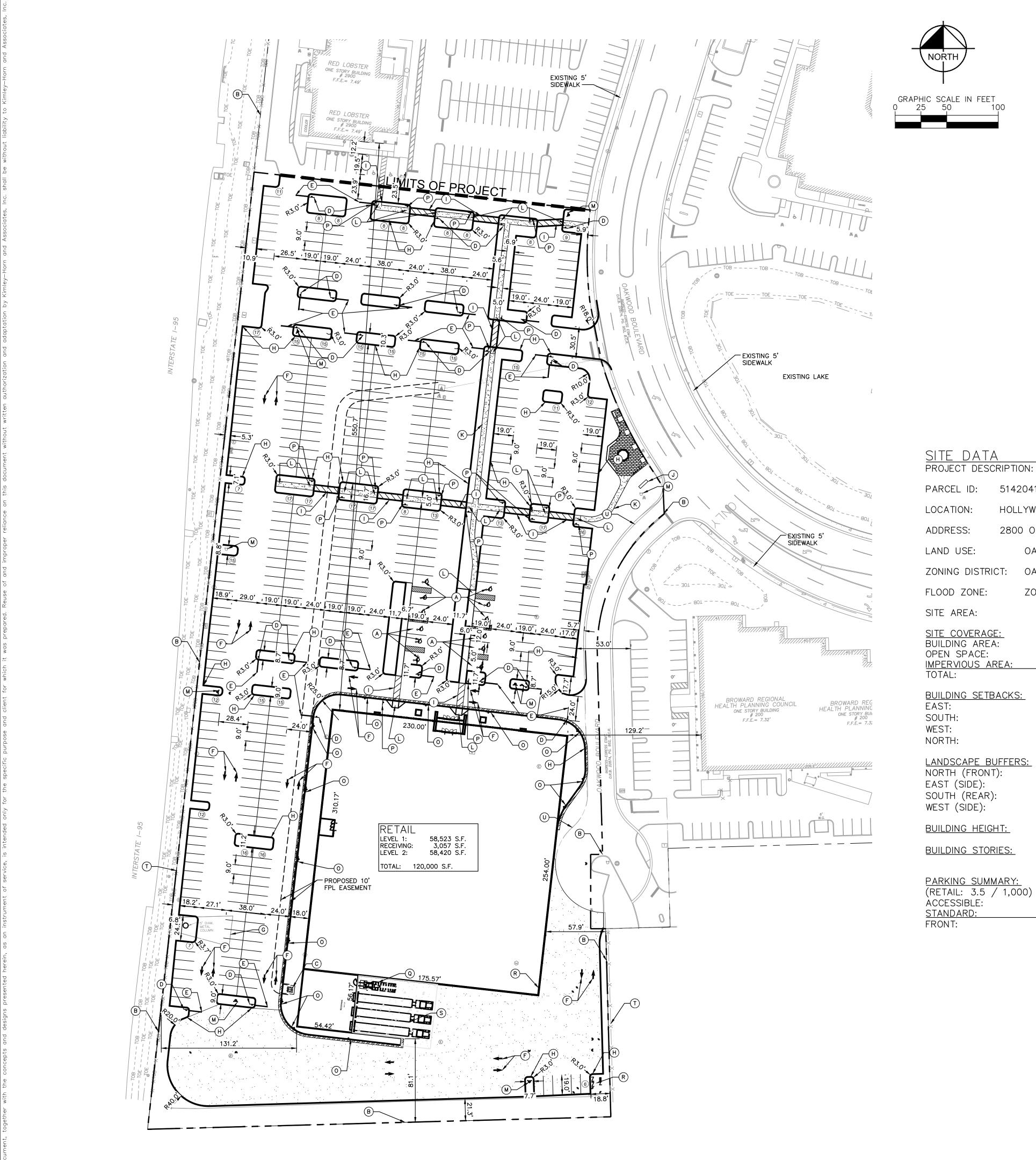
DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.

DEVELOPMENT IS MAINTAINED.

NOIL DEMOL

SOUTH IOPPING OAKWOOD RETAIL SHO

SHEET NUMBER C-150



SITE LEGEND

ACCESSIBLE PARKING SPACE (TYP.) SEE SHEET DP3.1 FOR DETAIL. WITH ADA SIGN

(B) PROPERTY LINE

CONCRETE TRANSFORMER PAD AND TRANSFORMER. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

"STOP" SIGN

STOP BAR

PAINTED DIRECTIONAL ARROW (TYP.)

EXISTING FREEWAY SIGN TO REMAIN

6" TYPE 'D' CURB

INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPING PERPENDICULAR TO DIRECTION OF TRAFFIC

PROPOSED MONUMENT SIGN

STANDARD DUTY CONCRETE SIDEWALK

ACCESSIBLE CURB RAMP PROPOSED OR EXISTING FIRE

HYDRANTS FIRE LANE STRIPING

"NO PARKING FIRE LANE" SIGN 60' O.C.

PEDESTRIAN CROSSING SIGN

COMPACTOR

WATER/ FIRE EQUIPMENT

LOADING DOCK

EXISTING FENCE TO REMAIN

EXISTING ACCESS EASEMENT

514204120620 514204120627

HOLLYWOOD, FL

2800 OAKWOOD BLVD HOLLYWOOD FL 33020

OAKWOOD ACTIVITY CENTER

ZONING DISTRICT: OAKWOOD PLAZA PD

ZONE AE AND ZONE X

<u>PROVIDED</u> 1.41 A.C. 1.00 A.C. <u>5.78 A.C.</u> 357,100 S.F. 8.19 A.C.

<u>REQUIRED</u> **BUILDING SETBACKS:** 57.9' 81.1' 131.2'

550.7

REQUIRED <u>PROVIDED</u> LANDSCAPE BUFFERS: 5.7 21.3 5.3

<u>PROVIDED</u> **BUILDING HEIGHT:** <u>MAXIMUM</u> 300' 30

<u>REQUIRED</u> <u>PROVIDED</u> PARKING SUMMARY: (RETAIL: 3.5 / 1,000) 411 477 (3.9/1000) 420

MAIL DELIVERY NOTE

MAIL DELIEVERY WILL BE INSIDE STORE

SITE LIGHTING CONFORMANCE NOTE

THE SIGHT LIGHTING OF THE SITE SHALL CONFORM TO THE SITE LIGHTING CRITERIA ESTABLISHED BY THE CITY OF

HOLLYWOOD. THIS CONSISTS OF WELL DIRECTED LED

WITH MAX FOOT CANDLE LEVEL AT PROPERTY LINE = 0.5 (ADJACENT TO RESIDENTIAL). A PHOTOMETRICS PLAN WILL BE PROVIDED TO THE CITY AT A LATER DATE

GREEN ORDINANCE NOTE

LORIDA GREEN BUILDING COALITION (FGBC) COMMERCIAL CERTIFICATION WILL BE PURSUED FOR THIS PROJECT.

MECHANICAL EQUIPMENT NOTE

ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.

COMPLETE AND SIGNED OFF.

PHASING INFORMATION SITE WILL BE CONSTRUCTED WITH PAD FOR BUILDING. BUILDING WILL BE CONSTRUCTED AFTER SITE IS CLOSE TO

HEAVY DUTY ASPHALT

HEAVY DUTY CONCRETE

LEGEND ——— — PROPERTY LINE PROPOSED CURB EXISTING EASEMENTS STANDARD DUTY PAVEMENET

LEGAL DISCRIPTION PARCEL 2:

(LUPA SOUTH):

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO

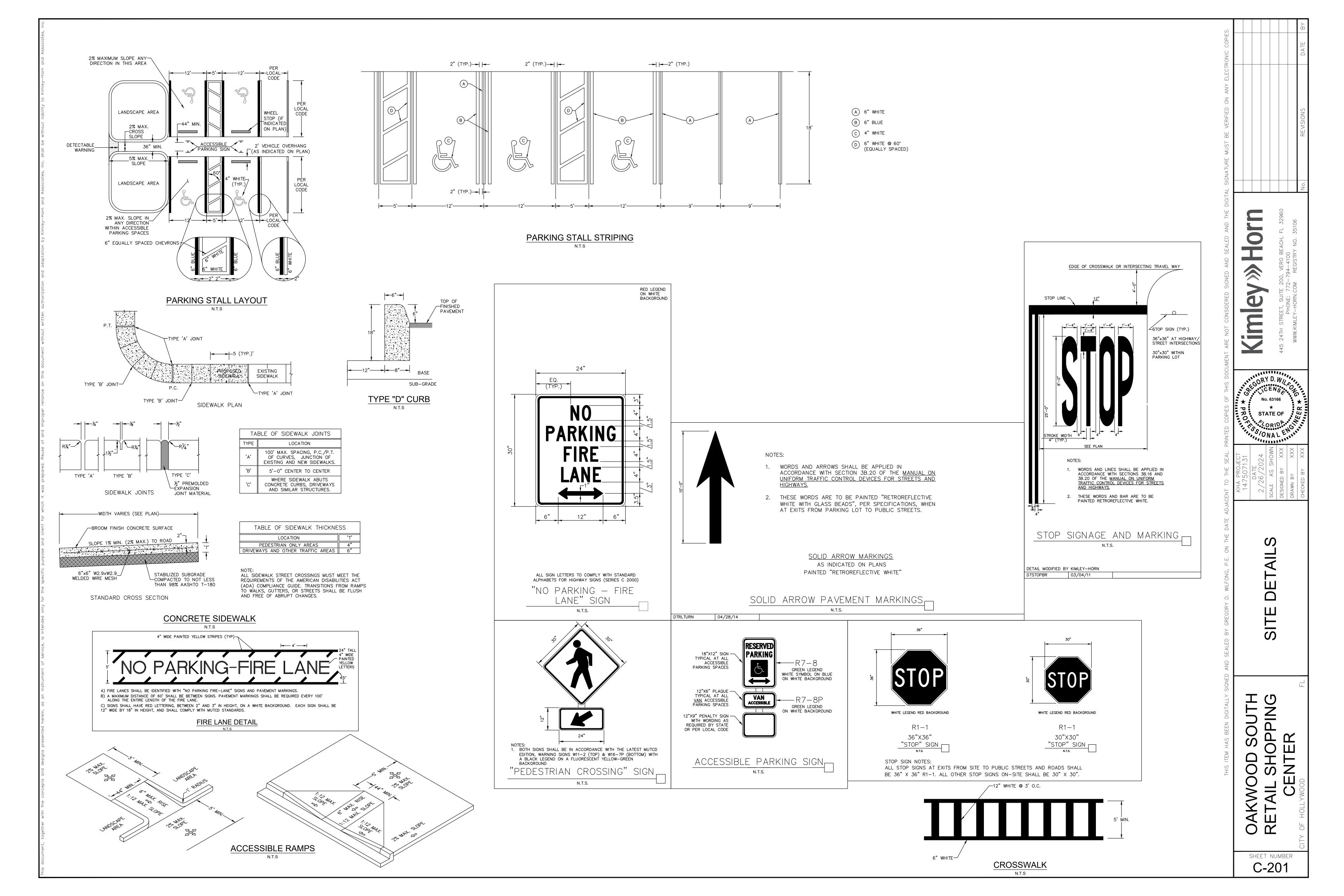
BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 1-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL; THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET; THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET; THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET; THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

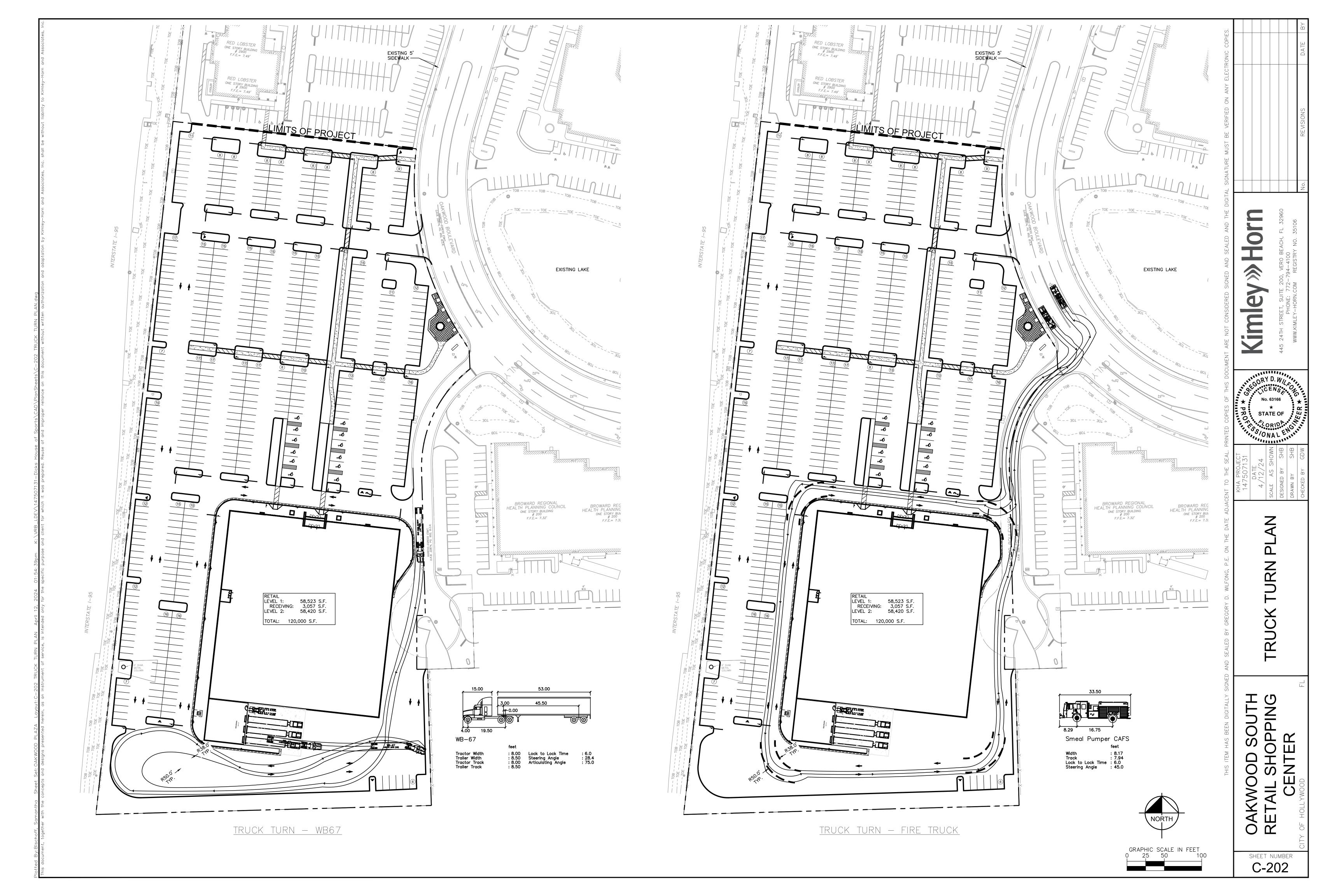
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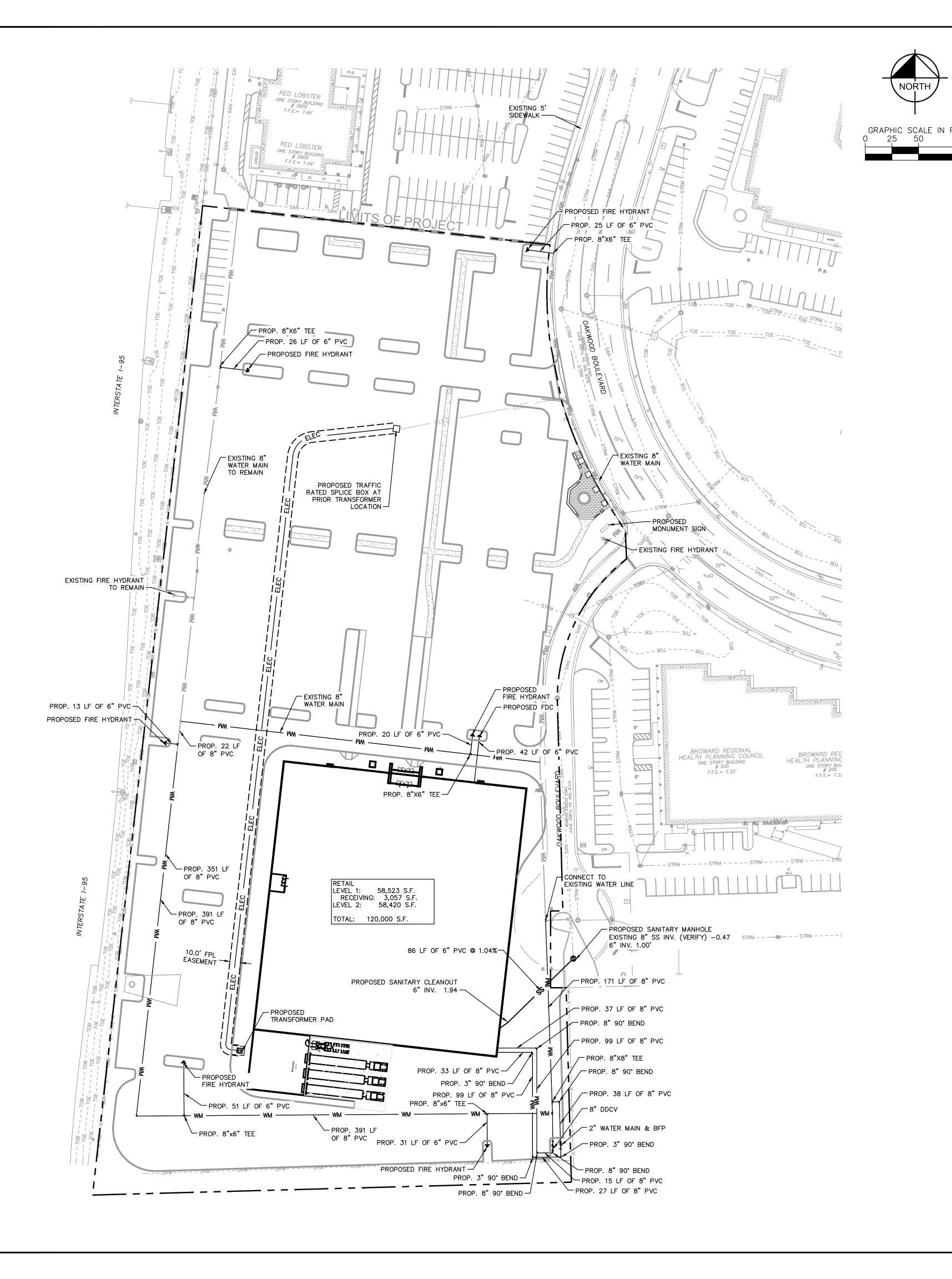
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OPPIN(ER S OA RE

SHEET NUMBER C-200







UTILITY LEGEND

____ UTILITY EASEMENT

______ wm _____ WATER MAIN (WM)

_____ ELEC _____

——— GAS ———

PROPERTY LINE

SANITARY MAIN

ELECTRIC

STORM PIPE

GATE VALVE

90° BEND

45° BEND

22.5° BEND

11.25° BEND

SEWER MANHOLE

EXISTING SEWER MANHOLE

TRANSFORMER

TEE

GAS

FDC

CONNECTING TO ANY EXISTING LINE.

8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAT 12' DEEP 8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP

SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.

6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.

7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).

PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.

12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.

13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH

17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE

REQUIREMENTS AND SPECIFICATIONS.

19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE

21. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES. 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.

23. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE

CH. 489 OF THE FLORIDA STATUTES. 25. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED

2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE

3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:

6" PVC SCHEDULE 40

DUCTILE IRON PIPE PER AWWA C150 4. WATER LINES SHALL BE AS FOLLOWS:

6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150 6" AND LARGER DUCTILE IRON PIPE PER AWWA C150

5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.

8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES. LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON

10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH

14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. POSSESSION.

18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION

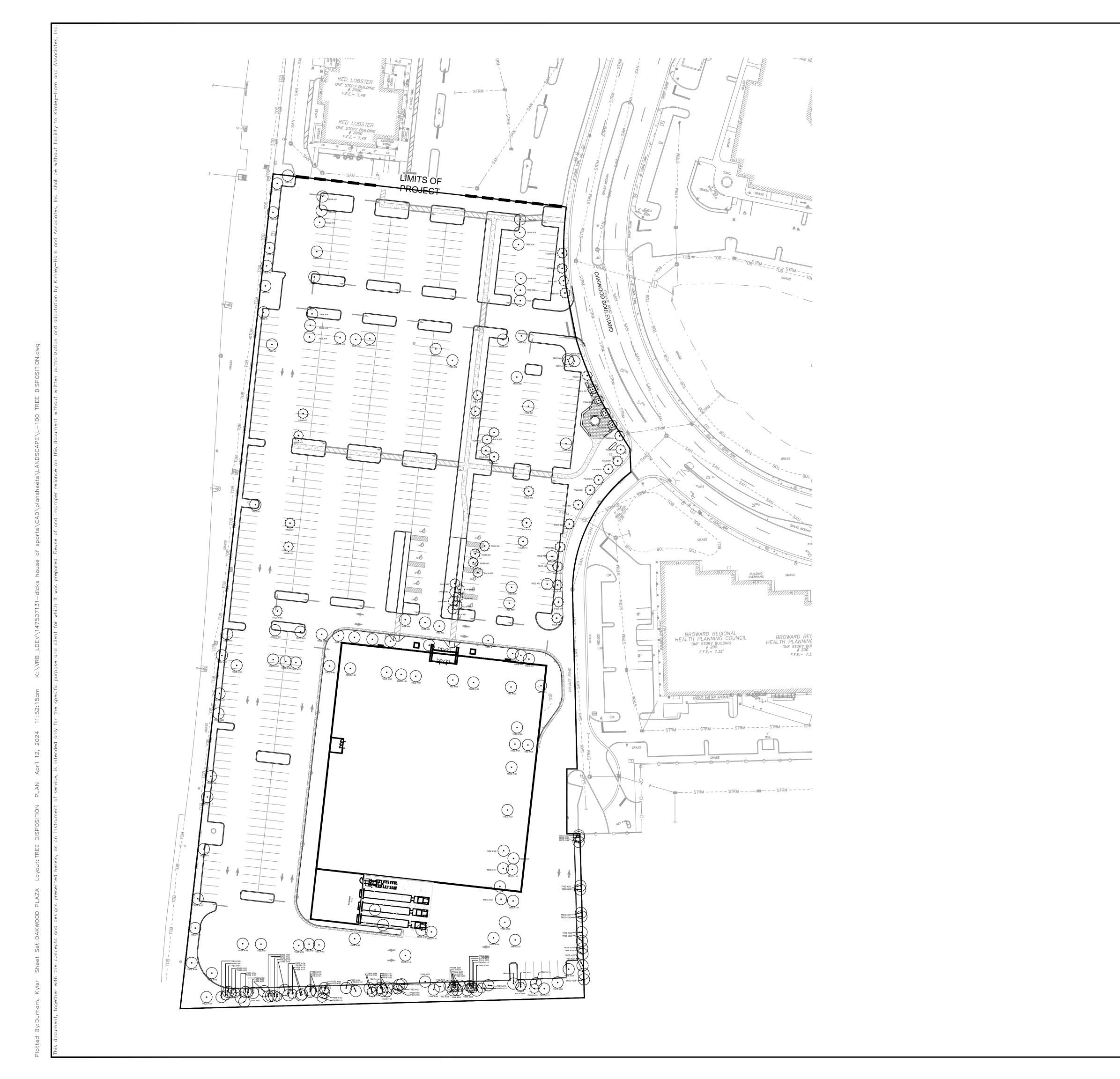
24. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR V" LICENSE IN ACCORDANCE WITH

STATE OF SONAL"

D

SOUTH OPPING OAKWO(

SHEET NUMBER C-400



DISPOSITION TREE

AIL SHOPPING CENTER SOUTH

Know what's **below.**Call before you dig. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

TREE INVENTORY GRAPHIC LEGEND

}• }

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

EXISTING TREE NOT IN SCOPE

EXISTING PALM

EXISTING PALM NOT IN SCOPE

SHEET NUMBER L-100

14

20

11

Live Oak

Live Oak

Live Oak

77

78

79

80

Washingtonia palm

Washingtonia palm

Tabebuia aurea

Tabebuia aurea

30

30

14

11

158

159

160

Quercus virginiana

Quercus virginiana

Quercus virginiana

Mexican Fan Palm

Mexican Fan Palm

Yellow Tabebuia

Yellow Tabebuia

SHEET NUMBER

L-101

811 Know what's **below**. Call before you dig

CALL 48 HOURS BEFORE YOU DIG IT'S THE LAW!

SUNSHINE STATE ONE CALL OF FLORIDA. INC.

A. Natural Resource - Existing trees or palms.

B. Critical Root Zone - The minimum volume of roots necessary to have for tree health and stability.

C. DBH - Diameter Breast High - Indicates the location on the trunk, approximately 4.5' above ground, to

measure the diameter of a tree.

D. Preserved Trees - Trees that are to be saved/remain in place. E. Owner's Representative - A representative, hired and paid for by the owner, that supervises

the construction of the procedures shown on the tree disposition plans. F. Tree Protection Zone (TPZ) - The area surrounding a tree defined by a specified distance, which excavation and other construction related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction.

G. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by

the contractor, that supervises the construction of the procedures shown on the tree

A. Tree Protector Barrier Material.

1. Six (6) foot tall wire mesh construction fence supported by eight (8) foot tall metal T-Bar Posts and Post Caps.

2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every

twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.

3. The eight (8) foot tall metal T-Bar Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 3 - EXECUTION

PART 2 - TREE BARRIER

A. If hazards are determined by qualified certified arborist in an individual tree then those hazards can be mitigated

according to the specifications given by the Qualified Certified Arborist. 1. The tree disposition list. This item is to be coordinated by the Qualified Certified Arborist

All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning and best management practices.
 The Contractor's Certified Arborist shall be present during all pruning operations.

B. Root Pruning - Refer to Arborist Report

1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.

2. All roots shall be cut by hand. 3. The trench shall be backfilled minus debris and large rocks, as directed by the Contractor's Certified Arborist.

4. Phased root pruning timeframes vary by species. Contractor's certified arborist shall direct

pruning schedule. C. Tree Protector Barrier

2. Tree Protector Barrier shall be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List.

Tree stump shall be ground below grade. Care shall be taken to not damage the existing trees marked to remain and their critical root zones shall not be compacted by equipment.

2. If Tree Protector Barrier is damaged, repair shall be performed immediately.

3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.

4. Burn pits are not allowed.

PART 4 - PENALTIES

A. Repair of Damaged Trees To Remain

1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, shall be immediately inspected by Qualified Certified Arborist who shall determine the prescription of care at the Contractor's expense.

PART 5 - TREE PROTECTION

A. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each

existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc. B. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.

C. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.

D. There shall no be change in grade within the critical root zone as per ANSI Standards. E. Contractor shall clear by hand all vegetation to grade within the critical root zones of trees to remain.

F. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 6 - IRRIGATION

A. Contractor shall irrigate trees as specified by Landscape Architect and Qualified Certified Arborist.

B. On a monthly basis an irrigation audit shall be conducted by an irrigation specialist for review by Landscape Architect or Qualified Certified Arborist.

SIX (6) FOOT TALL WIRE MESH CONSTRUCTION FENCE BY EIGHT (8) 1) FOOT TALL METAL T-BAR POSTS AND POST CAPS. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

WEATHER RESISTANT MATERIAL 2' X 2' "TREE PROTECTION ZONE" SIGN. (2) SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

EIGHT (8) FOOT TALL METAL T-BAR POSTS, 24" MINIMUM BURIAL BELOW GRADE OR AS REQUIRED TO CREATE A SAFE CONDITION, WHICHEVER GREATEST. SUBMIT PRODUCT INFORMATION FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC

EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF TWO (2) FEET MINIMUM OR AS REQUIRED TO ENSURE A SAFE CONDITION. SPACE POSTS 6' MAXIMUM ON

C. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH PROTECTOR BARRIER. WIRE MAY DAMAGE PROTECTOR BARRIER

TREE/SHRUB PROTECTOR

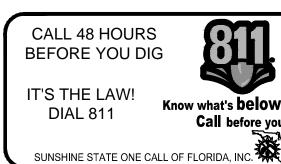
CORNER CONNECTION CONNECTION

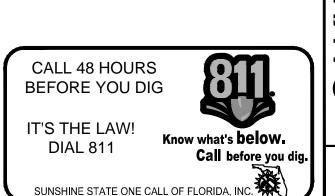
METAL T-BAR POSTS-

DISPOSITION DETAILS

2

SOUTH





SHEET NUMBER L-150

CONCEPT PLANT SCHEDULE

PARKING LOT TREES CONOCARPUS ERECTUS / BUTTONWOOD MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA QUERCUS VIRGINIANA / SOUTHERN LIVE OAK

CORDIA SEBESTENA / ORANGE GEIGER TREE DELONIX POINCIANA / ROYAL POINCIANA

LAGERSTROEMIA INDICA / CRAPE MYRTLE

LIGUSTRUM JAPONICUM / JAPANESE PRIVET

COCCOTHRINAX ARGENTATA / FLORIDA SILVER PALM SABAL PALMETTO / CABBAGE PALMETTO THRINAX RADIATA / FLORIDA THATCH PALM

EXISTING PALM 27

CAPPARIS CYNOPHALLOPHORA / JAMAICA CAPER CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM CLUSIA GUTTIFERA / SMALL LEAF CLUSIA CONOCARPUS ERECTUS F. SERICEUS / SILVER BUTTONWOOD MYRICA CERIFERA / WAX MYRTLE PSYCHOTRIA NERVOSA / WILD COFFEE

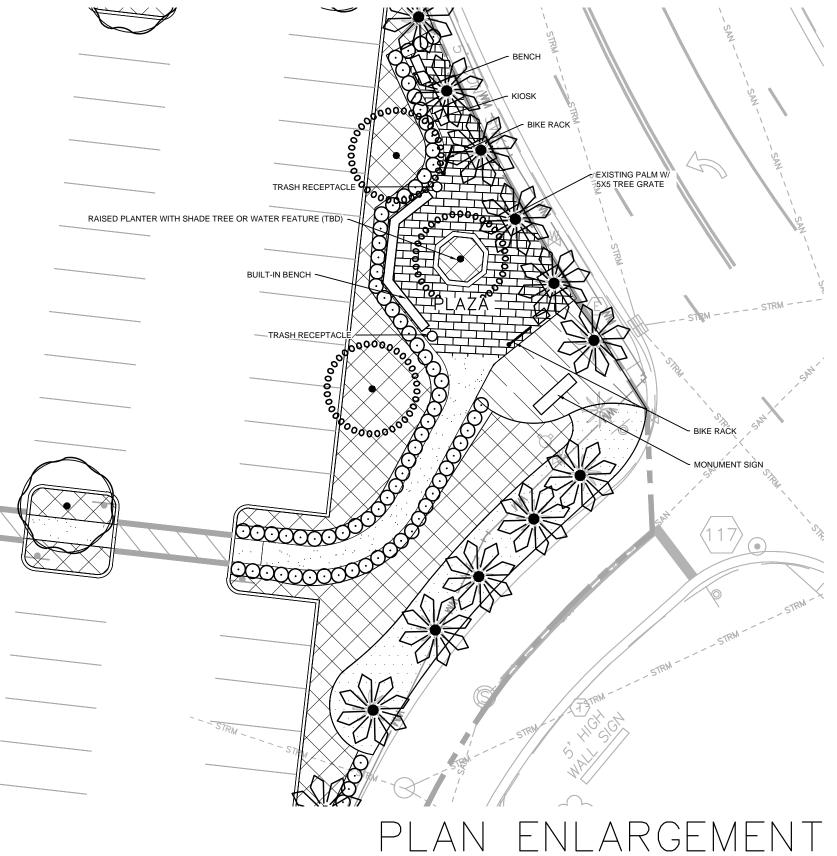
SHRUB AREAS 5,726 SF CALLICARPA AMERICANA / AMERICAN BEAUTYBERRY CHRYSOBALANUS ICACO 'HORIZONTALIS' / HORIZONTAL COCO PLUM CLUSIA GUTTIFERA NANA / DWARF CLUSIA FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG NEPHROLEPIS AURICULATA / SWORD FERN SERENOA REPENS / SAW PALMETTO TRIPSACUM DACTYLOIDES / FAKAHATCHEE GRASS

EXISTING PLANTING TO REMAIN

GROUNDCOVERS ARACHIS GLABRATA 'ECOTURF' / PERENNIAL PEANUT ERNODEA LITTORALIS / GOLDEN CREEPER LIRIOPE MUSCARI / EMERALD GODDESS LIRIOPE MICROSORUM SCOLOPENDRIA / WART FERN

SEASONAL PLANTINGS - / SEASONAL COLOR

STENOTAPHRUM SECUNDATUM 'FLORATAM' / FLORATAM ST. AUGUSTINE GRASS



PLANTING NOTES:

- 1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- 2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO
- 3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
- 4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- 5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- 6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- 7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- 8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE SUBMITTED AT THE TIME OF CONSTRUCTION PLANS.
- 9. LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
- 10. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
- 11. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND VENICE, FL PRIOR TO USE.
- 12. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADE AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
- 14. ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A
- MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY LANDSCAPE INSPECTOR.
- 15. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY FOR MINIMAL MATERIAL SIZES, COVERAGE, AND QUALITY.
- 16. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
- 17. ALL TREE AND PALM STAKING AND SUPPORTS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
- 18. NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS. 19 ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED
- AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED. 20. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME
- AS THE IRRIGATION SYSTEM IS OPERATIONAL. 21. ALL WIRE GUYS AND/OR FABRIC SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
- 22. MULCHING: A. ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE
- COVERED BY A MINIMUM 3-INCH LAYER OF MULCH. B. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND NEWLY INSTALLED TREES
- AND PALMS. C. CYPRESS MULCH SHALL NOT BE USED.
- D. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.

SOUTH

No LA6667524 `

DATE: 4/12/2024

GRAPHIC SCALE IN FEET
0 10 20 4

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

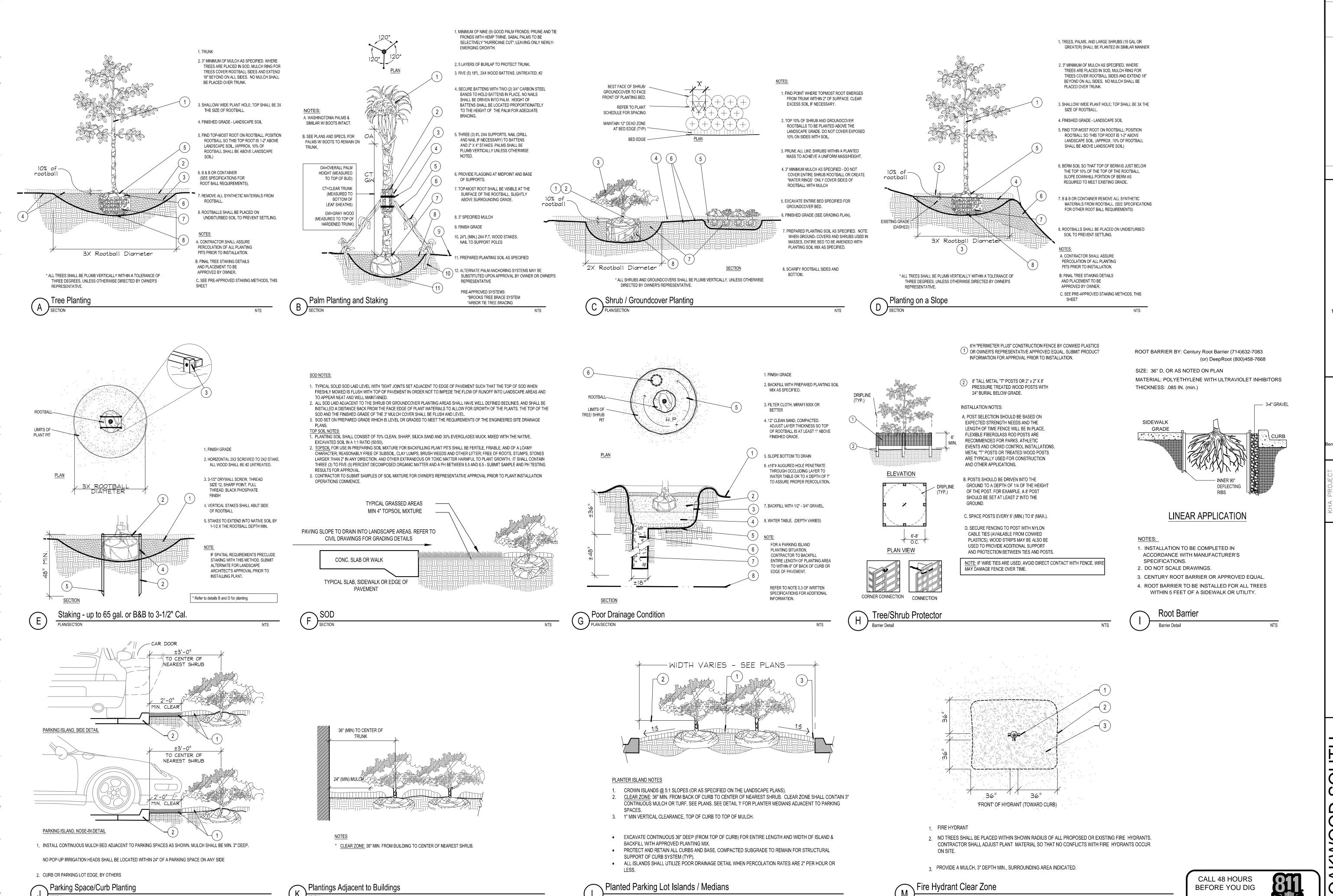
SHEET NUMBER L-200

ZAMIA PUMILA / COONTIE CYCAD 13. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE 9,334 SF CONSIDERED MINIMUMS. 22,306 SF

50

20

583



DATE: 4/12/2024

SOUTH M Z

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER

_-250

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

PRODUCT DATA TOPSOIL MIX AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS PLANTS PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. FERTILIZER PRODUCT DATA

INNOCULANT PRODUCT DATA HERBICIDE PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

- 1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.
- 2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- 3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.
- 4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- 5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.
- 7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- 8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- 9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.
- 10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.
- F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. ROCK MULCH

ROCK MULCH MATERIAL SHALL BE TWO (2) TO THREE (3) INCHES DIAMETER CHATTAHOOCHEE ROCK (OR APPROVED EQUAL) AT A MINIMUM DEPTH OF THREE (3) INCHES IN ALL LANDSCAPE SHRUB AND GROUNDCOVER AREAS. THE ROCK MULCH SHALL CONFINE TO THE LANDSCAPE BED LINES ESTABLISHED BY ADJACENT SOD AREAS, HARDSCAPE AREAS, AND CURBS, CLEAR MULCH FROM EACH PLANT'S CROWN (BASE).

I. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
- 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
- 5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
- 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- 12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
- 14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- 15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING. THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT,
- 17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL

P. LAWN SODDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS. THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN

U. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
- 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



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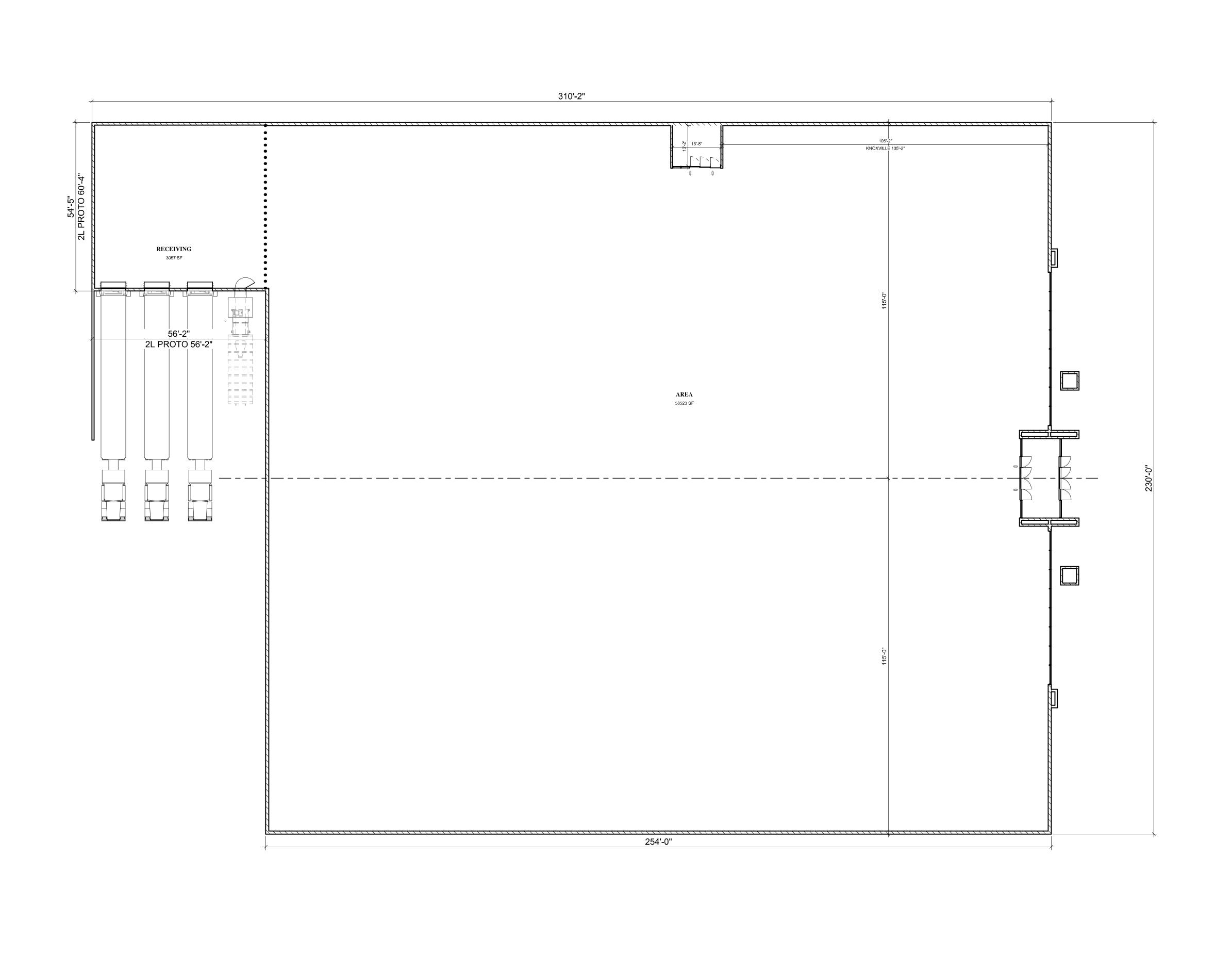
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F1.1s FIRST FLOOR
1/16" = 1'-0"

