

DEMOLITION NOTES:
1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 FULTON LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FL 33351

2. THOMAS ENGINEERING, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
 - A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
 - B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
 - E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.
5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT. ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. ANY DAMAGED SIDEWALK AND/OR CURB AND GUTTER WITHIN THE PROJECT LIMITATIONS IS TO BE REMOVED AND REPLACED.
16. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/RELOCATION.

NOTES

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



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PT No.: F190019
BY: AJG
ED BY: KAB
04-18-19
F190019 - DEMO PLAN

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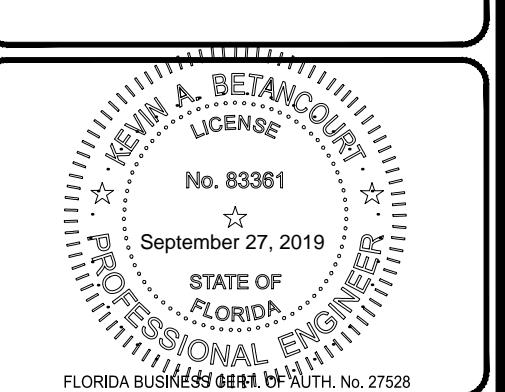
UDSON VILLAGE

FOR

HOUSING

HOLLYWOOD FLORIDA

The logo for THOMAS Engineering Group. The word "THOMAS" is in large, bold, orange letters. Below it, "ENGINEERING GROUP" is written in smaller, grey, all-caps letters. A horizontal line is drawn below the text.



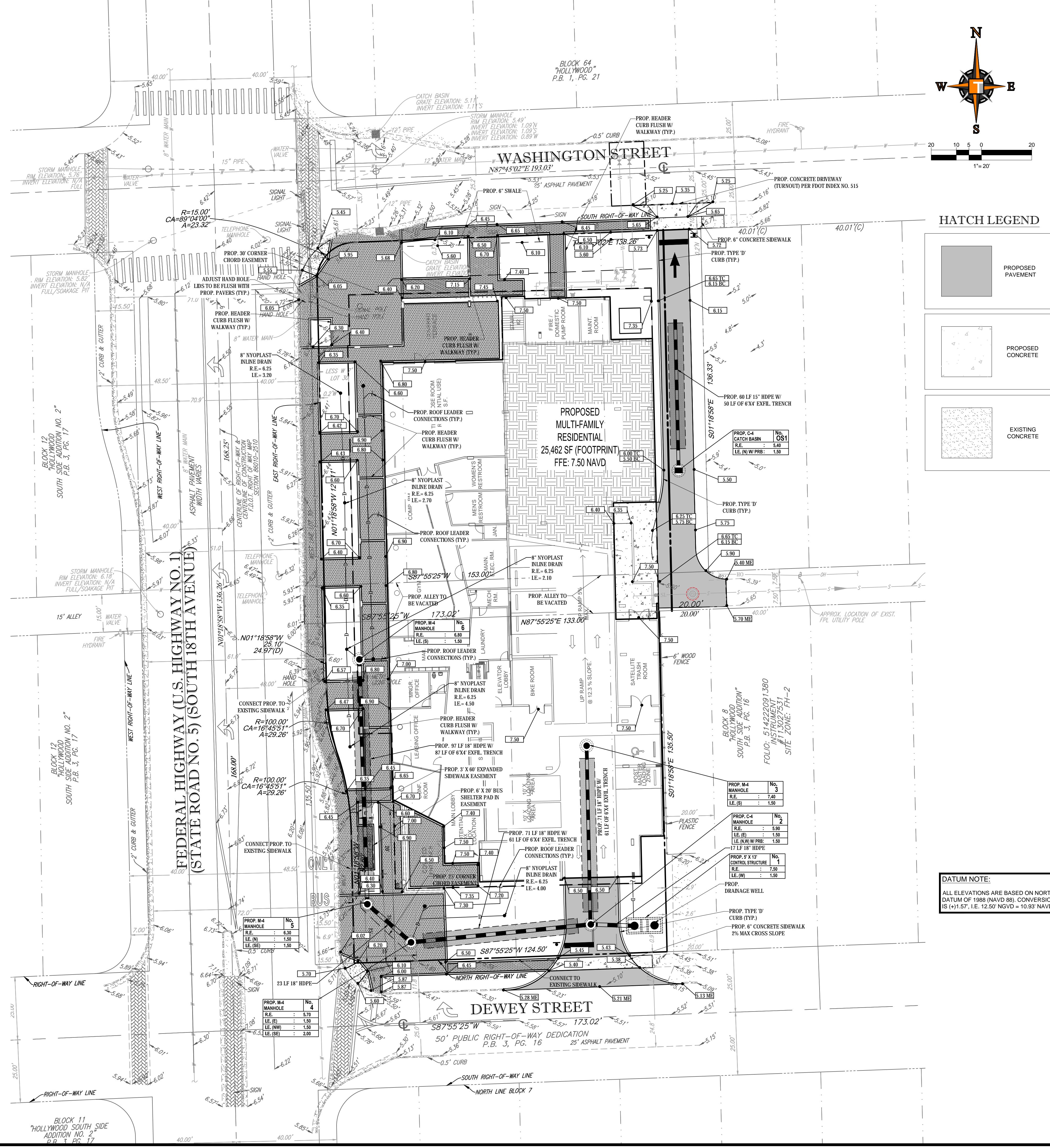
TITLE:

DEMOLITION PLAN

DEMOLITION TEAM

NUMBER: _____

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CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC SIDEWALK, CONC CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS. DURATION OF CONSTRUCTION IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 600.
- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE BOUNDARIES OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
- PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
- 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
- ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
- ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS REFERENCE NAVD 1988, BROWARD COUNTY BENCHMARK #3005; ELEVATION: 4.62 FEET. (ADD 1.50 TO CONVERT TO NGVD 1929)
- CONTRACTOR TO INSPECT, CLEAN & REPAIR, AS NECESSARY, THE EXISTING ON-SITE STORM SYSTEM AND EXISTING STORM SYSTEM MAIN LINE ALONG THE MODIFIED ALLAN KOLSKY BOULEVARD PROVIDING POSITIVE OUTFALL TO THE EXISTING LAKE AND COORDINATE THE INSPECTION WITH CENTRAL BROWARD WATER CONTROL DISTRICT (C.B.W.C.D.) AND BOHLER ENGINEERING PRIOR TO AS-BUILDING THE PROJECT (T.B.C.) = TO BE CLEANED.
- CENTRAL BROWARD WATER CONTROL DISTRICT SHALL BE NOTIFIED SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
- PRB = POLLUTION RETARDANT BAFFLE (SEE DETAIL SHEET)
- CONTRACTOR TO VERIFY POSITIVE OUTFALL OF TRUCK WELL DISCHARGE. POSITIVE OUTFALL TO BE MAINTAINED DURING CONSTRUCTION AND ENGINEER NOTIFIED IF CONFLICT ARISES.
- CONTRACTOR TO VERIFY THE LOCATION OF THE 12" WATER MAIN AND INVERTS OF THE STORM PIPES ALONG ALLAN KOLSKY PRIOR TO CONSTRUCTION COMMENCEMENT AND ORDERING OF THE STRUCTURES (SOME STRUCTURES WERE NOT ACCESSIBLE DURING THE SURVEY WORK AND INVERTS WERE BASED ON AS-BUILT DATA). CONTRACTOR TO NOTIFY THE ENGINEER SHOULD THE 36" MIN. COVER OVER THE WATER MAIN OR 12" OF SEPARATION NOT BE MAINTAINED.
- THE FOLLOWING SUBMITTALS TO THE TOWN OF DAVIE ARE REQUIRED AFTER THE PROJECT IS COMPLETED AND APPROVED BY THE TOWN ENGINEERING DIVISION:
 - A) TWO (2) COMPLETE 'AS-BUILT' SETS OF BLUEPRINTS SIGNED AND SEALED BY A REGISTERED ENGINEER
 - B) ONE (1) COMPLETE 'AS-BUILT' SET ON MYLAR
 - C) TWO (2) 'AS-BUILT' CD IN AUTOCAD
- PER REVISION NO. 5, STRUCTURES NO. 1, 2, 3, 4, 5 & 6 INVERTS WERE MODIFIED PER SURVEY DATA PROVIDED BY CONTRACTOR. FINAL INVERTS TO BE AS-BUILT. SHOULD ANY MODIFICATIONS PER RE. NO. 5 NOT CORRESPOND TO ACTUAL FIELD CONDITIONS, THE CONTRACTOR IS TO NOTIFY BOHLER ENGINEERING AT ONCE.
- EXIST GAS AND ATT COMMUNICATION LINES IN PROXIMITY OF PROPOSED CATCH BASIN NUMBERS 1, 3, & 5. GENERAL CONTRACTOR TO ENSURE EXTREME CAUTION DURING CONSTRUCTION IN ORDER TO AVOID ANY CONFLICTS WITH EXIST. UTILITIES.

THOMAS
ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

REVISIONS:
REV: DATE: COMMENT: BY:

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PROJECT No.: F190019
DRAWN BY: AUG
CHECKED BY: K.W.
DATE: 04-18-19
CAD I.D.: F190019 - PGD PLAN

PROJECT:

HUDSON VILLAGE
FOR
HOUSING
TRUST GROUP

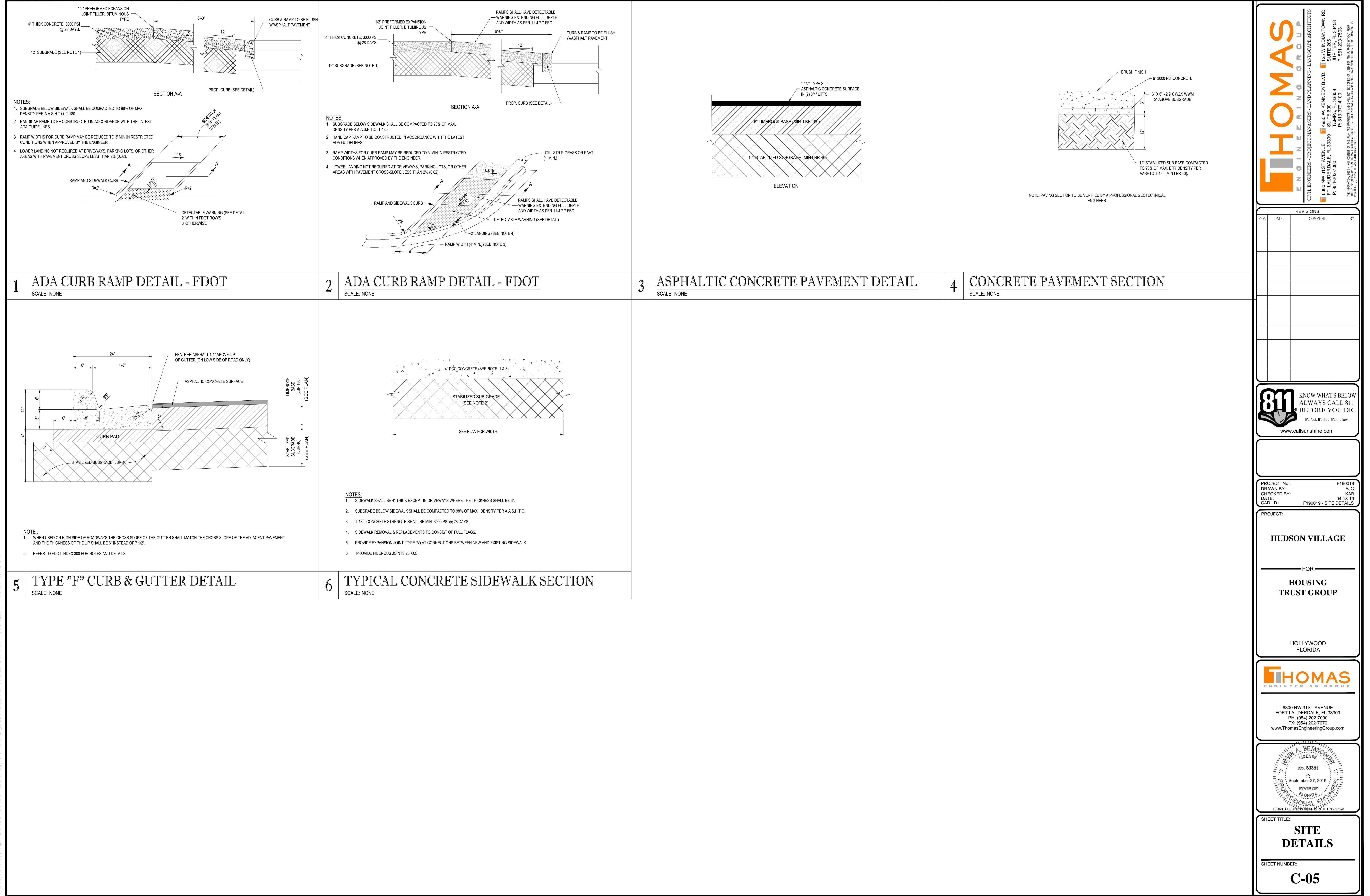
HOLLYWOOD
FLORIDA

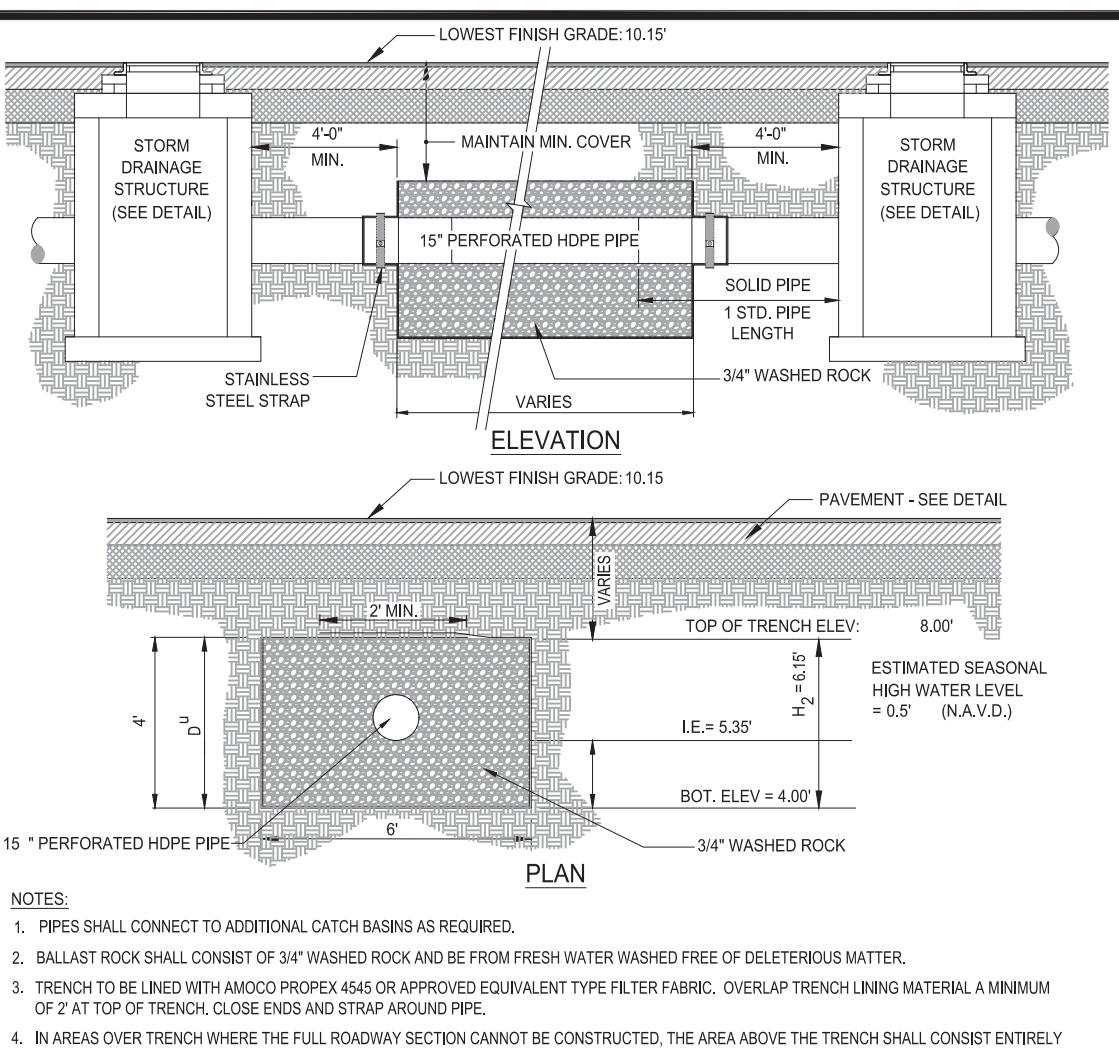
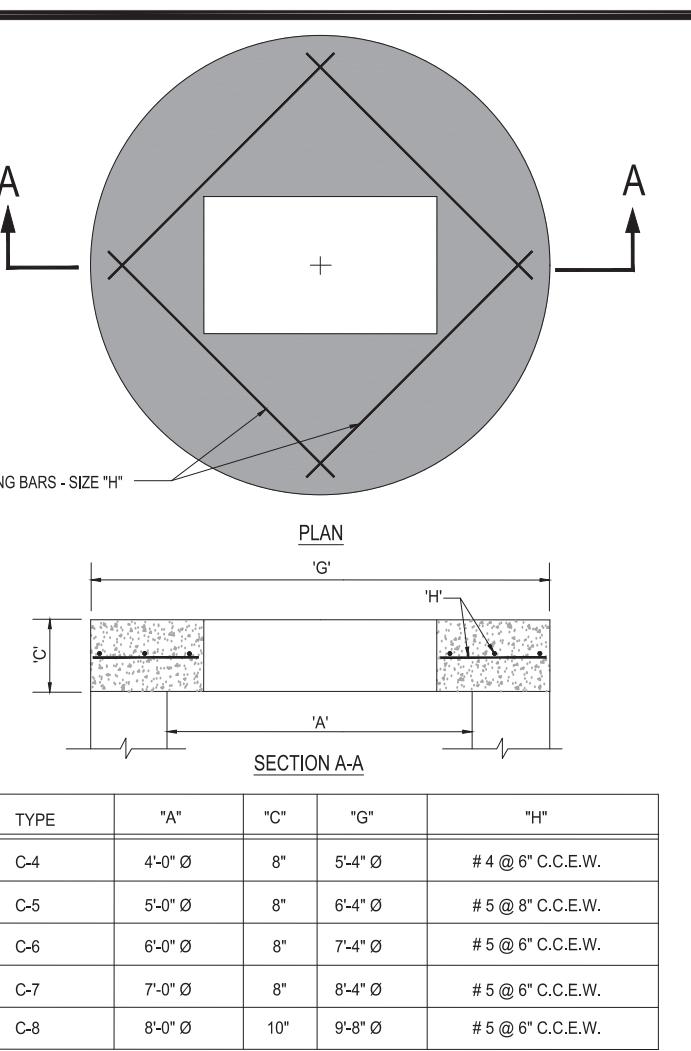
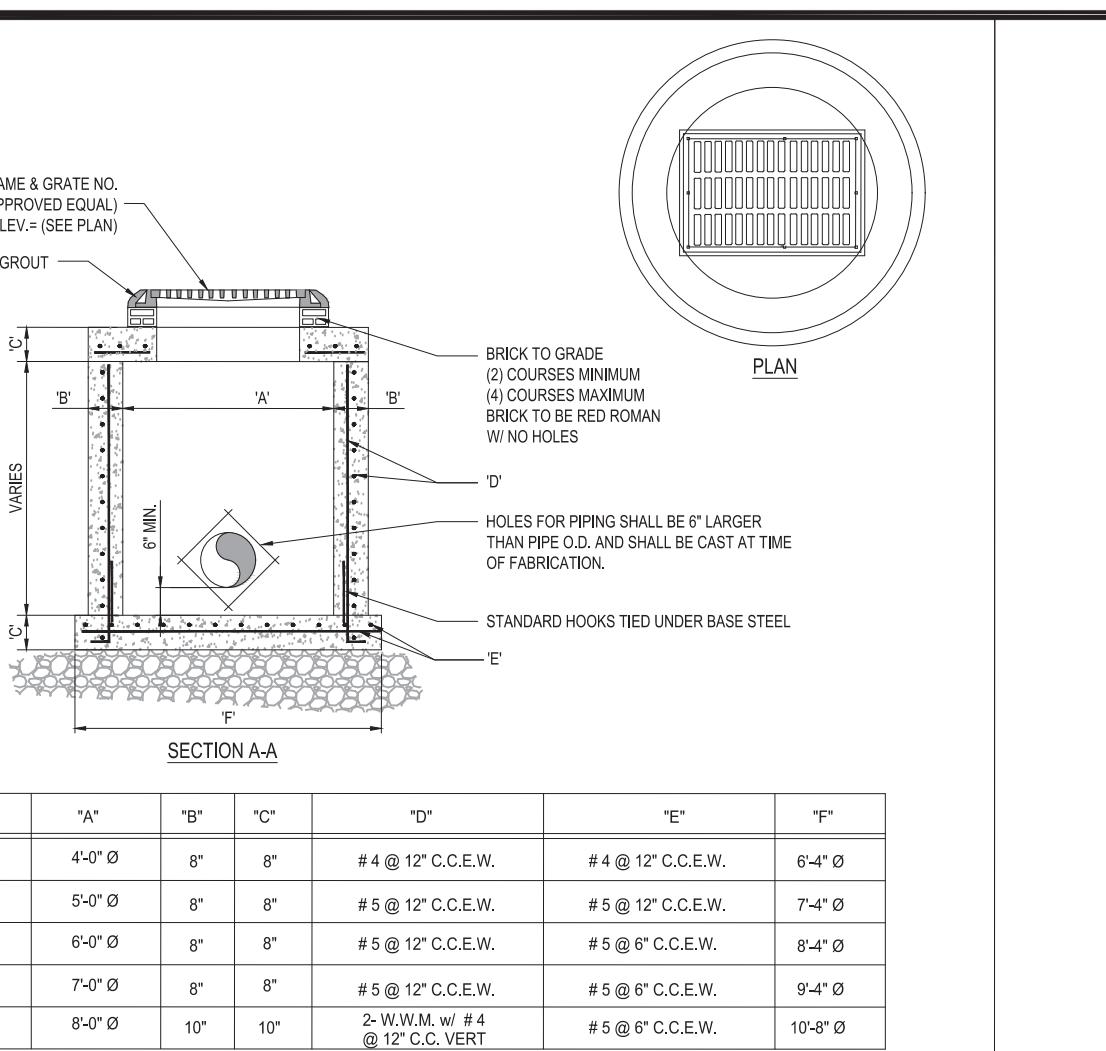
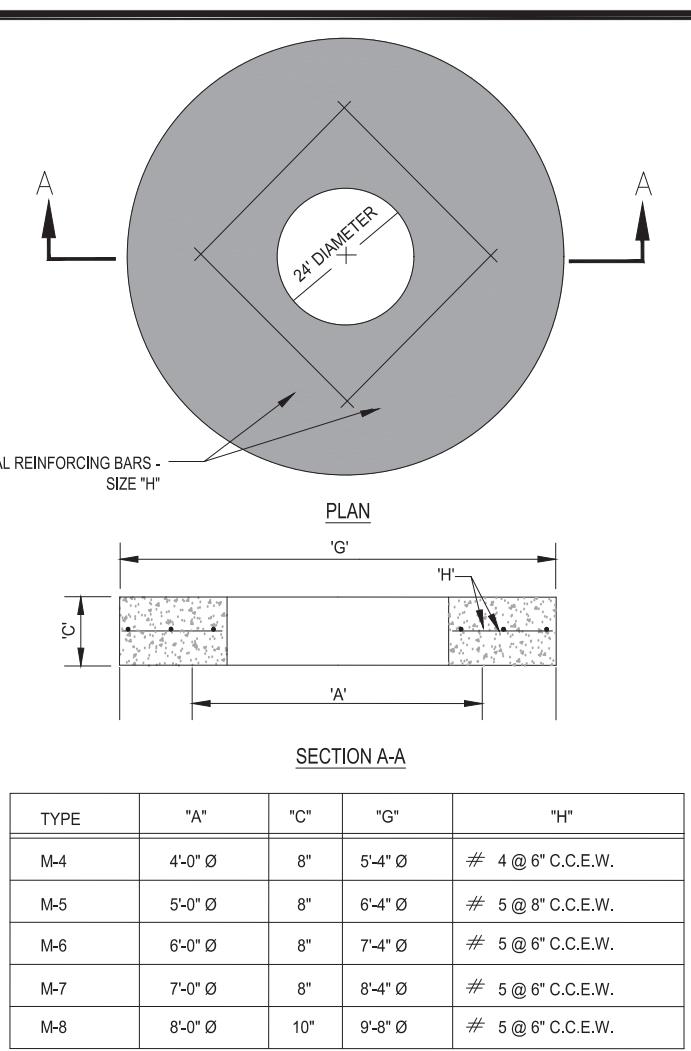
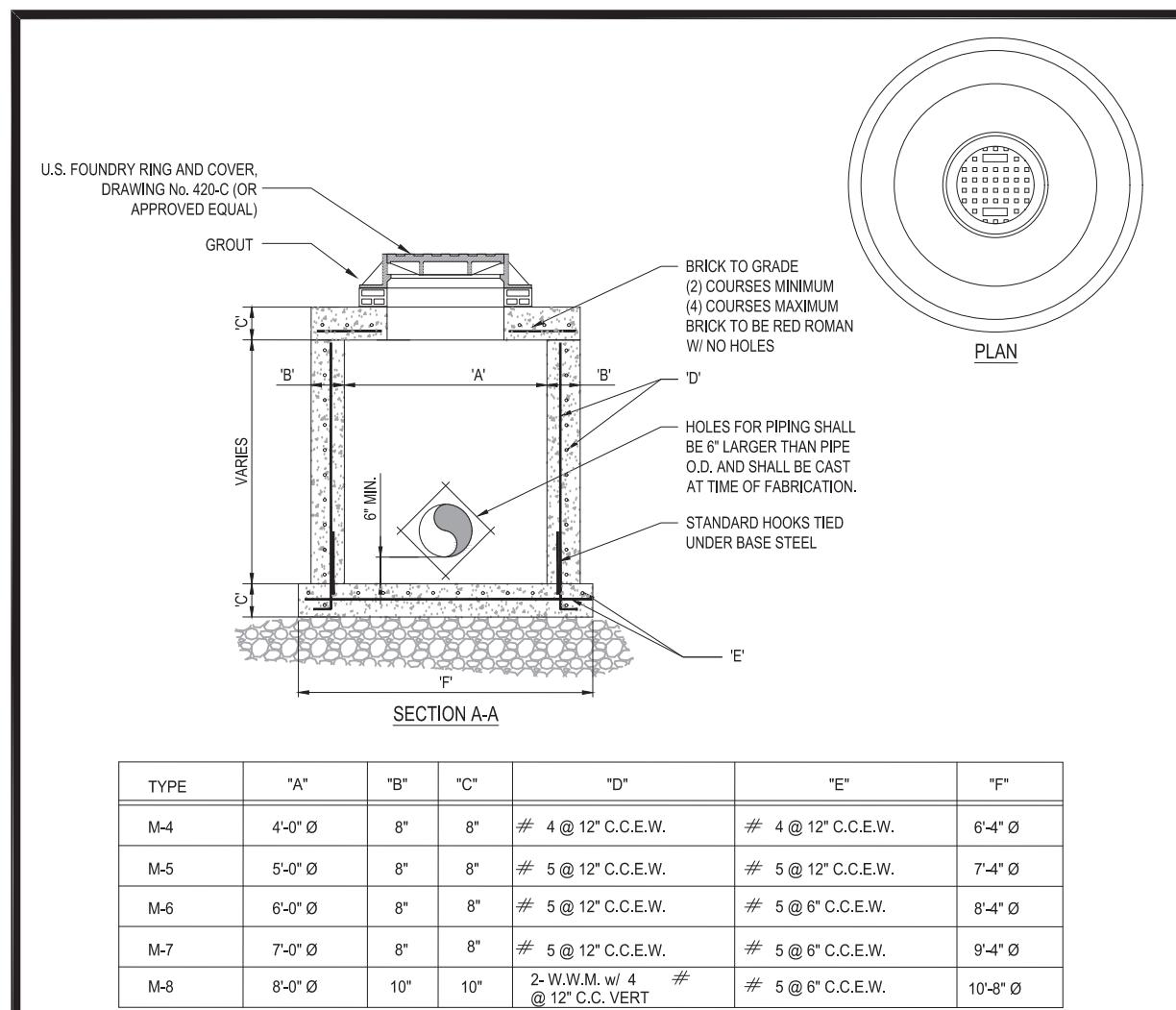
THOMAS
ENGINEERING GROUP

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

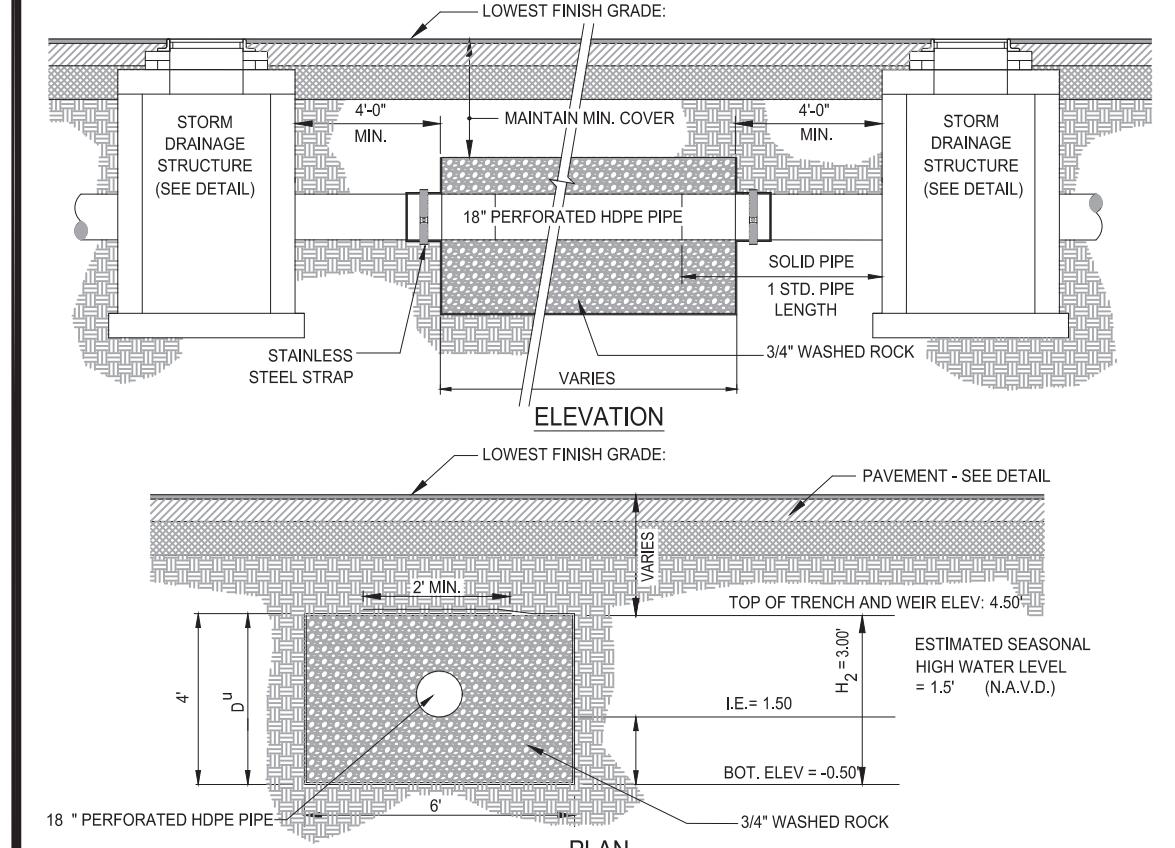
PROFESSIONAL ENGINEER
No. 83381
STATE OF FLORIDA
BETANIA, INC.
September 27, 2019
FLORIDA BOARD OF PROFESSIONAL ENGINEERS
SHEET TITLE:
PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-04





1 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE



NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMCO PROPEX 4454 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT THE JUNCTIONS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

2 EXFILTRATION TRENCH (ALLEY)
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMCO PROPEX 4454 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT THE JUNCTIONS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

3 PRECAST CIRCULAR CATCH BASIN
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMCO PROPEX 4454 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT THE JUNCTIONS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

4 PRECAST CONCRETE-TOP SLAB
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMCO PROPEX 4454 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT THE JUNCTIONS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

5 EXFILTRATION TRENCH (ALLEY)
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
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4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

6 EXFILTRATION TRENCH
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
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4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

7 DRAINAGE WELL DETAIL
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
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4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

8 FRAME AND GRATE DETAIL
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
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4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

9 MANHOLE FRAME DETAIL
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
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4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

10 POLLUTION RETARDANT BAFFLE DETAIL
SCALE: NONE

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
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4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

11 DRAINAGE WELL GRATE DETAIL
SCALE: NONE

NOTES:

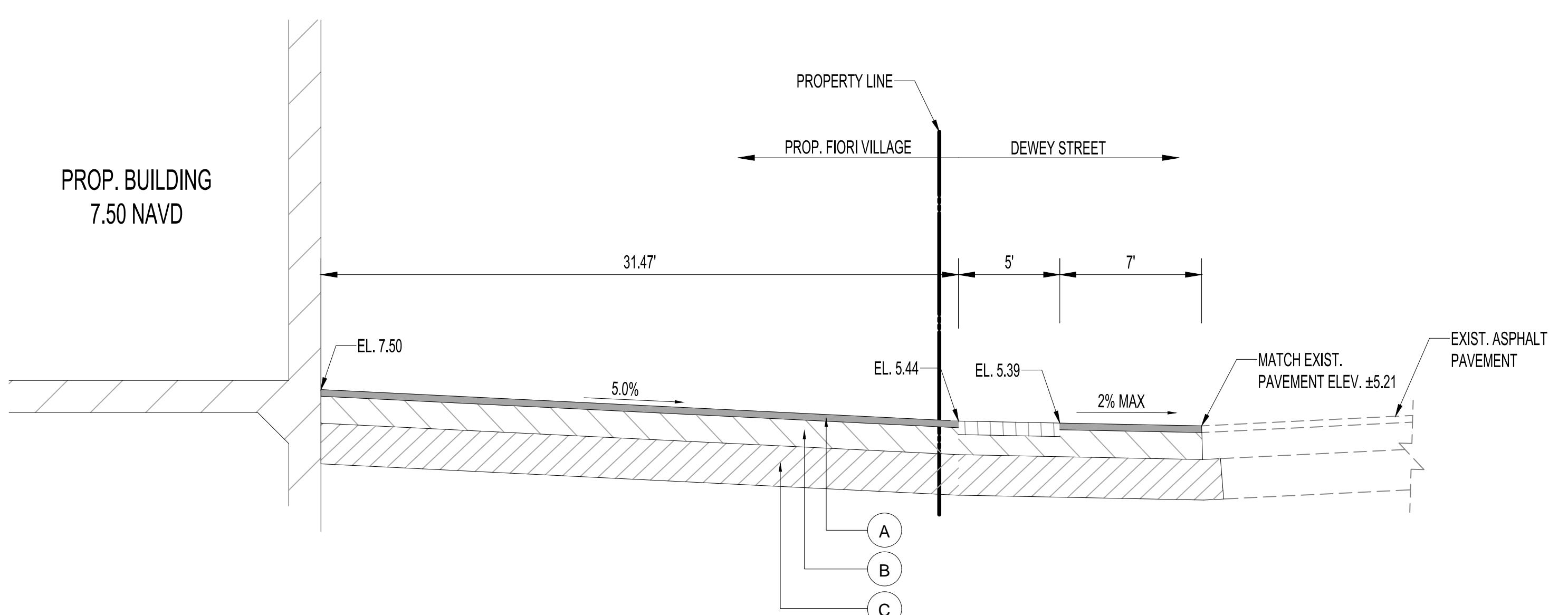
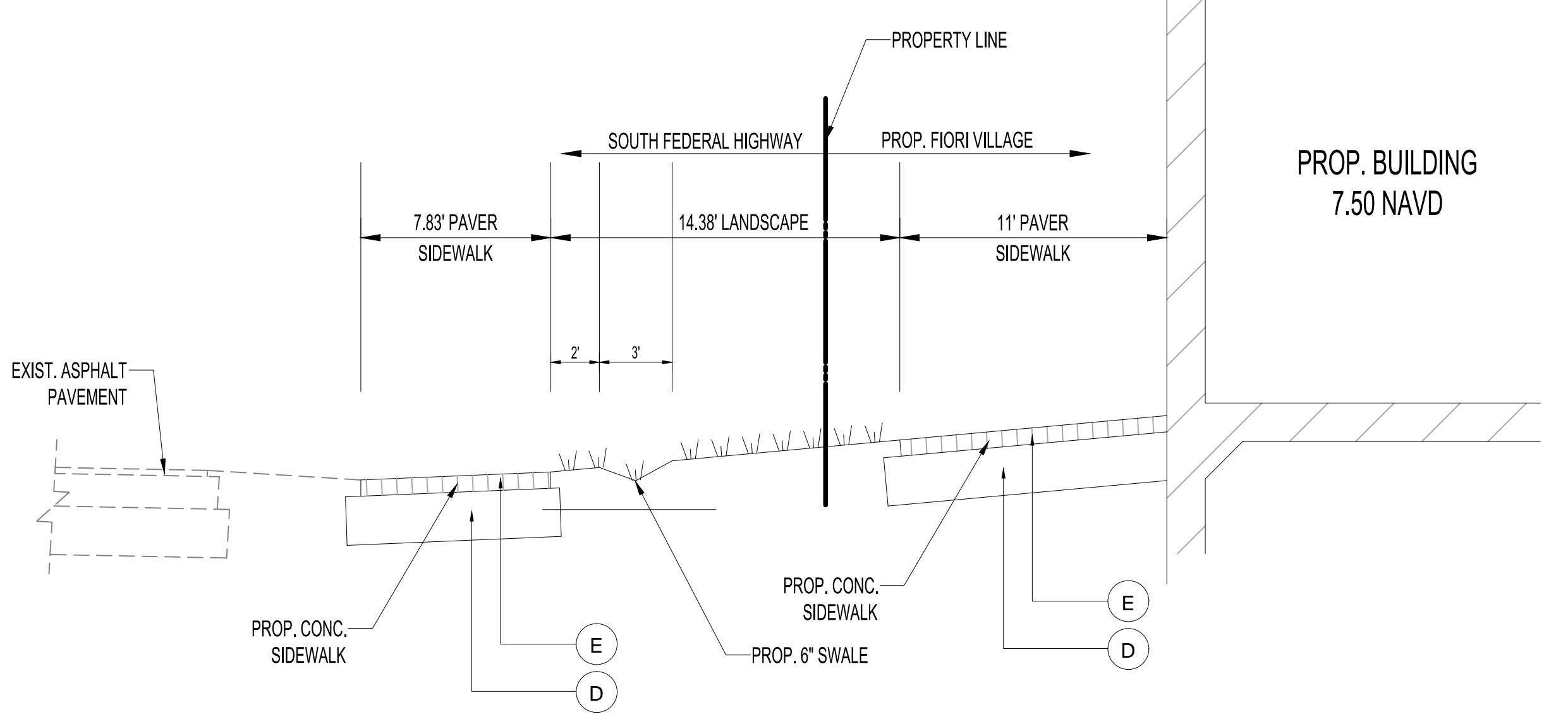
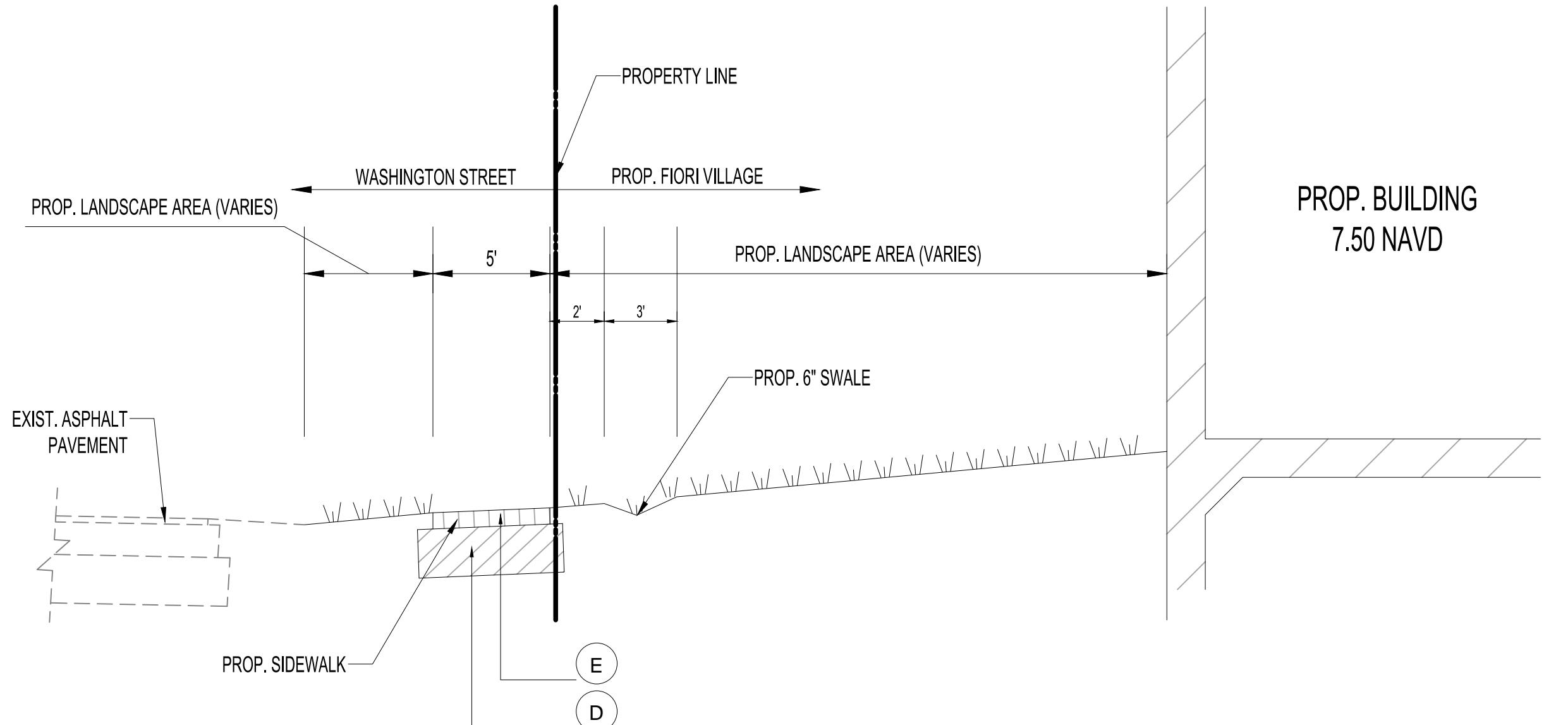
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12 DRAINAGE DETAILS
SCALE: NONE

NOTES:

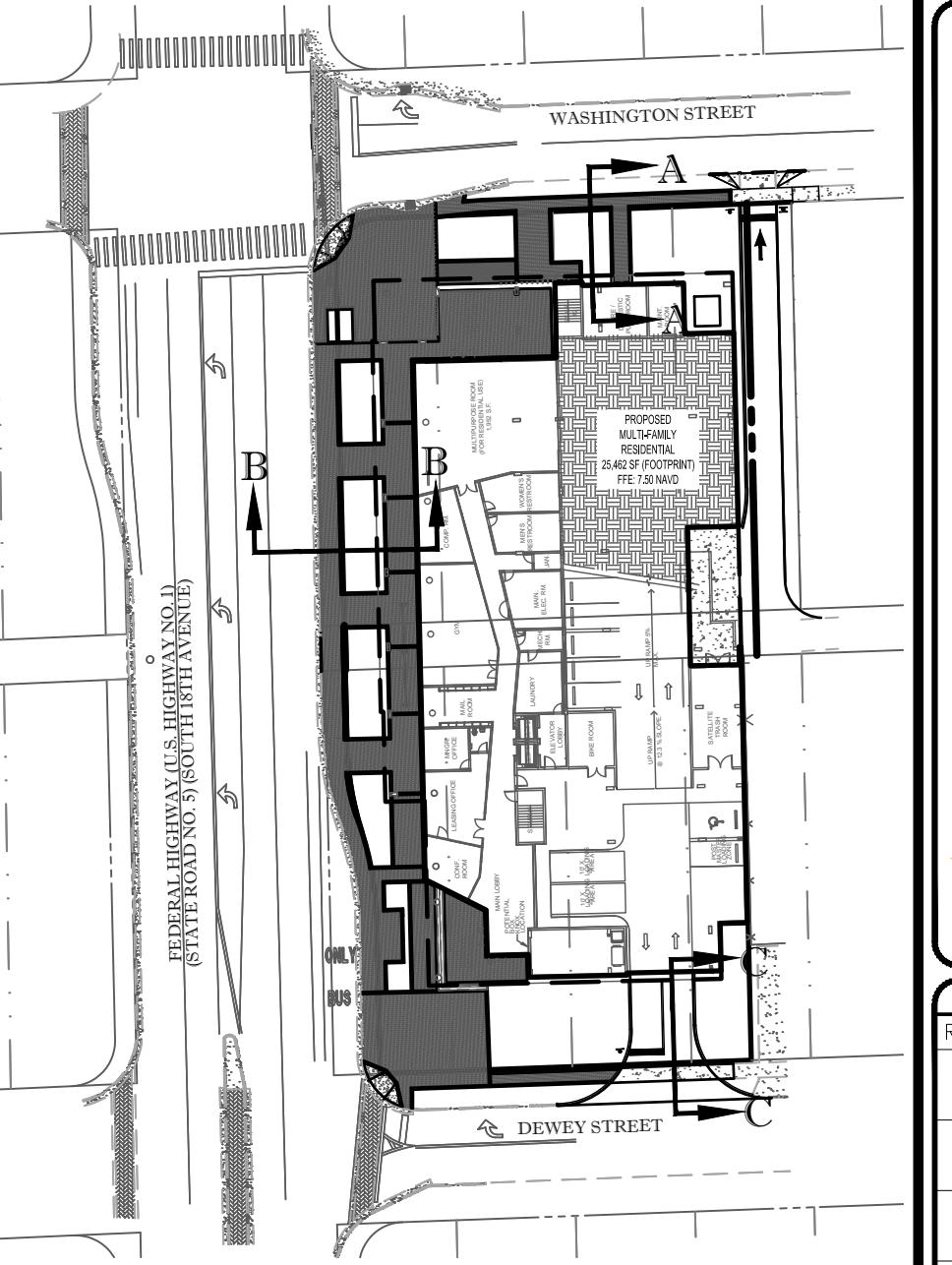
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13 DRAINAGE DETAILS
SCALE: NONE



PAVEMENT LEGEND

- (A) WEARING SURFACE (ASPHALT AREAS ONLY)
ASPHALT CONCRETE SURFACE INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 AND SP-12.5 TRAFFIC LEVEL B ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH TWO (2) LIFTS. THE FIRST LIFT IS TO BE 2" TYPE SP-12.5 ASPHALTIC CONCRETE, THE SECOND LIFT IS TO BE 1-1/2" TYPE SP-9.5 ASPHALTIC CONCRETE WITH TACK COAT BETWEEN LIFTS.
- (B) LIME ROCK BASE: (ASPHALT VEHICULAR PAVERS AREAS)
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPAKTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).
- (C) SUB-BASE: 12" STABILIZED SUB-BASE COMPAKTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40) PER FDOT 160-2.
- (D) COMPACTED SUBGRADE: (WALKWAYS ONLY)
COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180.
- (E) CONCRETE SIDEWALK:
4" THICK 3,000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4,500 P.S.I.
- (F) CONCRETE WEARING SURFACE (PARKING/DRIVE AISLE AREAS ONLY):
6" THICK 4,500 P.S.I. CONCRETE @ 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH FIBER MESH (SUBMIT MIX DESIGN PRIOR TO PLACEMENT)



THOMAS
ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6300 NW 31ST AVENUE, FORT LAUDERDALE, FL 33309
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 E: info@thomasengineeringgroup.com
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REVISIONS:
REV: DATE: COMMENT: BY:



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PROJECT No.: F190019
 DRAWN BY: AJG
 CHECKED BY: KAG
 DATE: 04-18-19
 CAD I.D.: F190019-CROSS SECTIONS

PROJECT:

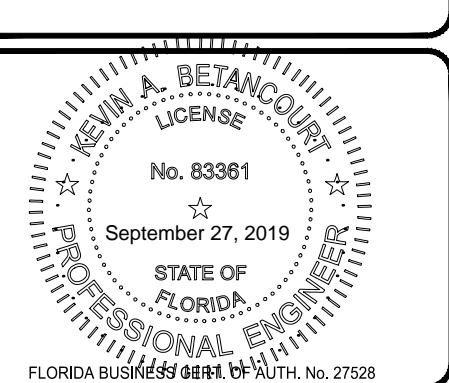
HUDSON VILLAGE

FOR
HOUSING TRUST GROUP

HOLLYWOOD
FLORIDA

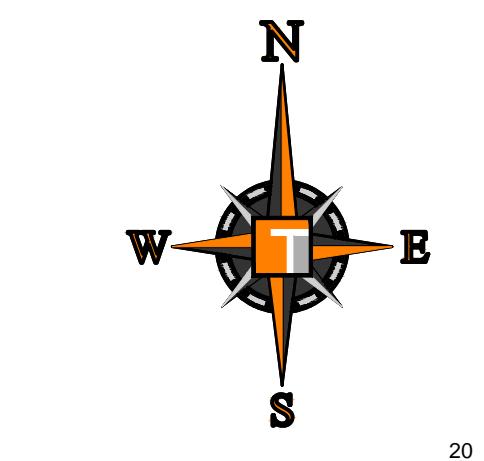
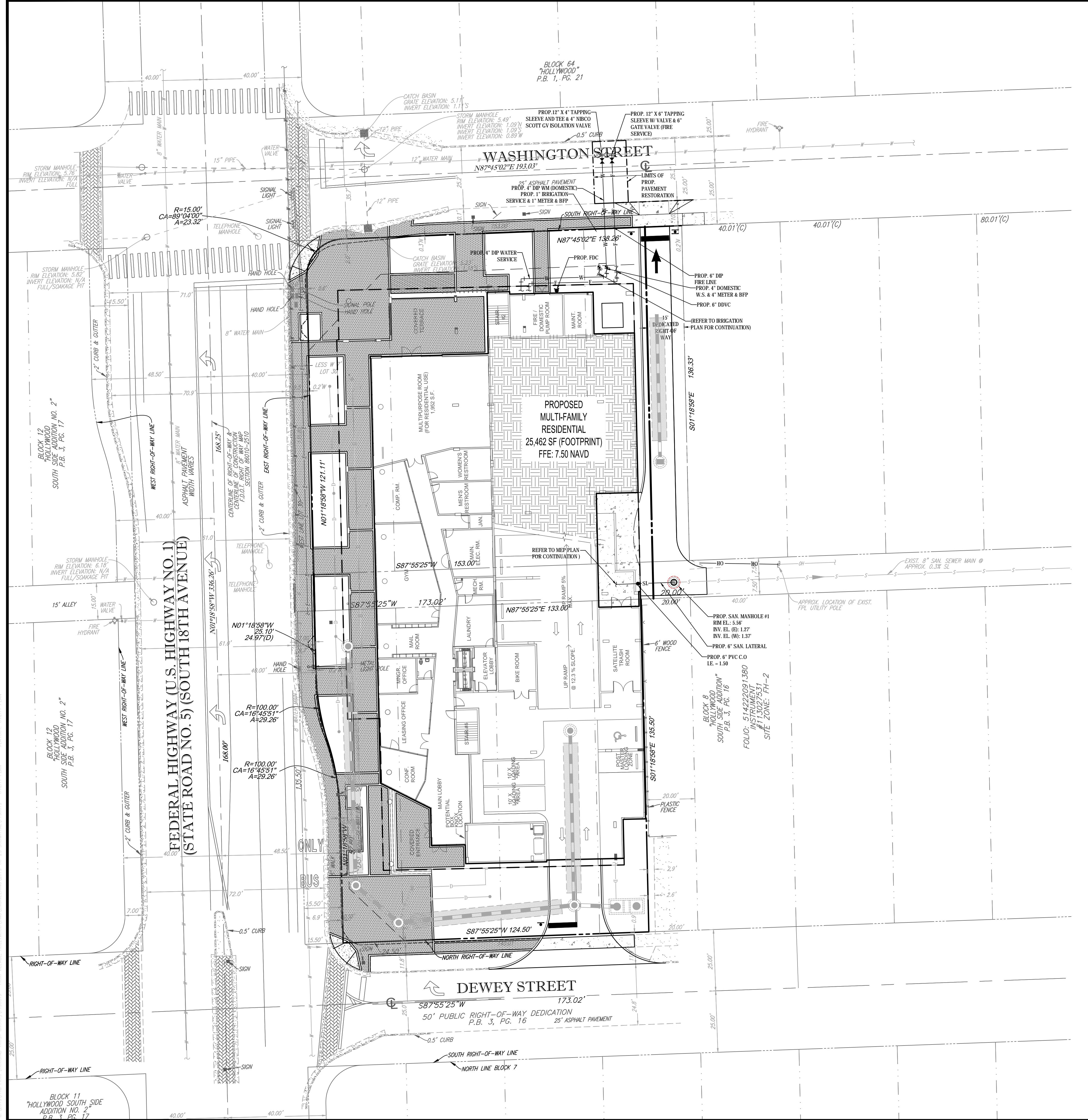
THOMAS
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SHEET TITLE:
CROSS SECTIONS

SHEET NUMBER:
C-07



UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
2. 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 COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
6. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
7. SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
9. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
10. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
11. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
12. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
13. SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS. THIS INCLUDES FEES INCURRED THROUGH RESCHEDULING OF ANY RACETRAC VENDORS OR EQUIPMENT TO ACCOMMODATE.
14. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-INS/CONNECTIONS TO THEIR FACILITIES.
16. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
17. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
18. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
19. WATER MAIN TAP WORK WITHIN THE N 21 AVENUE R-O-W REQUIRES APPROVAL FROM THE BROWARD COUNTY ENGINEERING AND CONSTRUCTION DIVISION. COUNTY APPROVAL AND COUNTY PERMIT TO BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

UTILITY LEGEND

UTILITY LEGEND		
EXISTING		PROPOSED
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
RW	UNDERGROUND RECLAIMED WATER LINE	
====	STORM SEWER	=====
====	STORM SEWER EXFILTRATION TRENCH	=====
S	SANITARY SEWER MAIN	S
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	

FIRE PROTECTION NOTE:

ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR III LICENSE FOR THE WORK.

DATUM NOTE:

ALL ELEVATIONS ARE BASED ON NORTH AMERICA VERTICAL
DATUM OF 1988 (NAVD 88). CONVERSION FROM NAVD TO NGVD
IS (+) 1.57'. I.E. 12 50' NGVD = 10 93' NAVD



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WT No.: F190019
BY: AJG
ED BY: KAB
04-18-19
F190019-111111111111

17

HUDSON VILLAGE

HOLLYWOOD
FLORIDA

6300 NW 31ST AVENUE
ORT LAUDERDALE, FL 33309
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KEVIN A. BETANCOURT
LICENSE
No. 83361
September 27, 2019
STATE OF NEW MEXICO

FLORIDA
PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

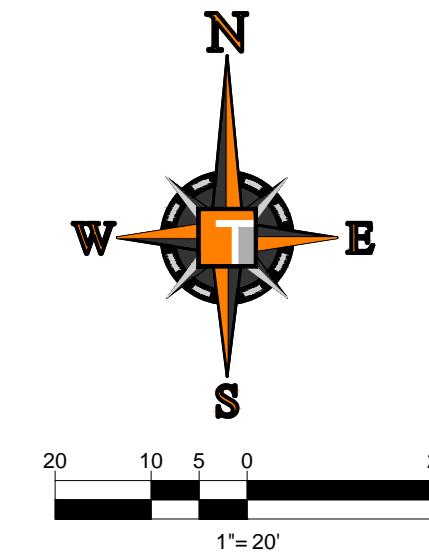
11. *What is the best way to increase the number of people who use a particular service?*

UTILITY PLAN

11. *What is the best way to increase the number of people who use a particular service?*

NUMBER: **C 08**

C-08



A technical line drawing of a truck and trailer. The truck is on the left, showing a cab with two windows and a single front wheel. A horizontal line extends from the front wheel to the rear of the trailer. The trailer is a flatbed with a rectangular cargo area. The trailer's height is indicated by a vertical line from the top of the trailer to the horizontal line. The total height of the truck and trailer combination is labeled as 32.64. The distance from the front wheel to the rear wheel of the trailer is labeled as 14.90. The distance from the front wheel to the front of the trailer is labeled as 4.43.

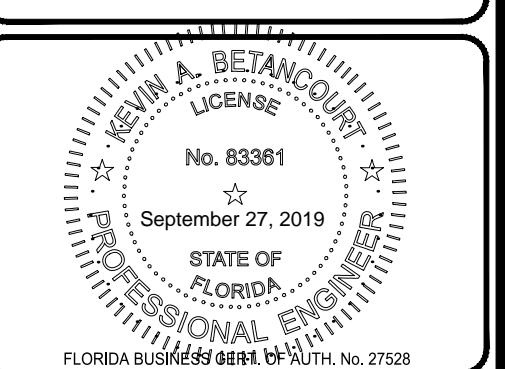
feet

Width	:	8.20
Track	:	8.20
Lock to Lock Time	:	6.0
Steering Angle	:	42.1



PROJECT No.:	F190019
DRAWN BY:	AJG
CHECKED BY:	KAB
DATE:	04-18-19
CAD I.D.:	F190019 - CIRCULATION PLAN
PROJECT:	

HOLLYWOOD
FLORIDA



SHEET TITLE: **TRUCK CIRCULATION PLAN**

SHEET NUMBER: **C-11**

PROJECT:

Hudson Village
901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

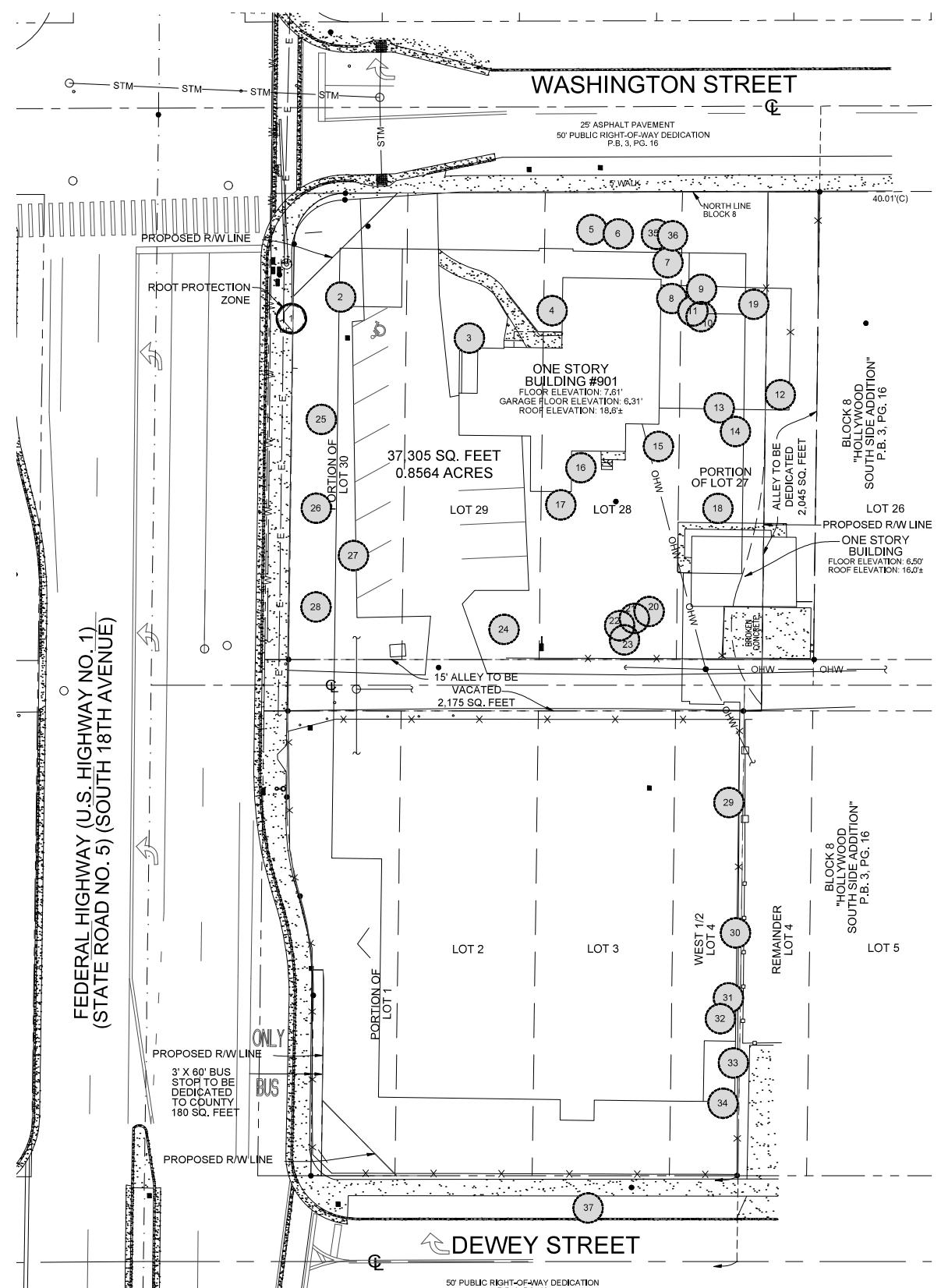
OWNER:

HTG
Housing Trust Group
3225 Aviation Ave, Ste 602
Miami, FL 33133

PHASE:
Site Plan

PERMIT No.:

TREE DISPOSITION PLAN

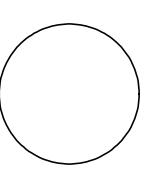


TREE DISPOSITION PLAN

Scale: 1"=20'-0"

NORTH
W H
D WITKIN HULTS
DESIGN GROUP
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

REVISIONS		
Revision #	Revision Description	Date
1	TAC COMMENTS	07.20.19

SEAL:

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DATE: 6-26-2019
JOB No.: 2019-32
DRAWN BY: E.S.
APPR BY: K.H.

SHEET NUMBER:

TD-1

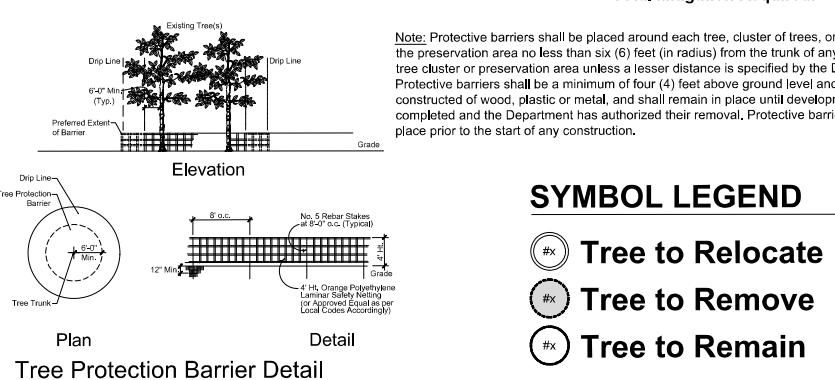
TREE DISPOSITION LIST						
Tree #	Height	Spread (FT)	DBH" / CT'	Type	Condition	Disposition
1	25	18	15	Quercus virginiana / Live Oak	Fair	REMAIN
2	18	15	15	Lysioma latissimum / Wild Tamarind	Good	REMOVE
3	15	6	8	Podocarpus macrophyllus / Japanese Yew	Good	REMOVE
4	15	10	8	Sabal palmetto / Sabal Palm	Fair	REMOVE
5	15	9	12	Ulmus parvifolia / Drake Elm	Poor	REMOVE
6	30	28	24	Pongamia pinnata / Pongam Tree	Fair	REMOVE
7	20	12	18	Ficus aurea / Strangler Fig	Poor	REMOVE
8	20	15	28	Plumeria obtusa / Frangipani Tree	Fair	REMOVE
9	12	8	8	Adonidia merillii / Christmas Palm	Fair	REMOVE
10	25	12	8	Mangifera indica / Mango Tree	Fair	REMOVE
11	12	10	4	Roystonea elata / Royal Palm	Fair	REMOVE
12	15	8	10	Veitchia montgomeryana / Montgomery Palm	Fair	REMOVE
13	11	5	7	Thrinax radiata / Thatch Palm	Fair	REMOVE
14	30	40	36	Mangifera indica / Mango Tree	Fair	REMOVE
15	18	18	12	Eriobotrya japonica / Loquat	Poor	REMOVE
16	20	12	15	Gordonia lasianthus / Loblolly Bay	Poor	REMOVE
17	15	10	6	Pandanus utilis / Pandanus	Poor	REMOVE
18	20	15	15	Mangifera indica / Mango Tree	Poor	REMOVE
19	25	12	10	Persea americana / Avocado	Poor	REMOVE
20	16	8	10	Veitchia montgomeryana / Montgomery Palm	Good	REMOVE
21	18	8	12	Veitchia montgomeryana / Montgomery Palm	Good	REMOVE
22	16	8	10	Veitchia montgomeryana / Montgomery Palm	Good	REMOVE
23	18	15	8	Tabebuia heterophylla / Pink Tabebuia	Fair	REMOVE
24	25	25	36	Mangifera indica / Mango Tree	Poor	REMOVE
25	34	12	25	Cocos nucifera / Coconut Palm	Fair	REMOVE
26	20	25	30	Bischofia javanica / Toog Tree	Fair	REMOVE
27	12	10	3	Phoenix canariensis / Canary Island Date Palm	Fair	REMOVE
28	20	18	24	Bischofia javanica / Toog Tree	Fair	REMOVE
29	15	10	8	Sabal palmetto / Sabal Palm	Fair	REMOVE
30	25	20	15	Pongamia pinnata / Pongam Tree	Fair	REMOVE
31	20	18	15	Quercus virginiana / Live Oak	Fair	REMOVE
32	25	10	4	Quercus virginiana / Live Oak	Fair	REMOVE
33	22	18	24	Mangifera indica / Mango Tree	Fair	REMOVE
34	15	10	5	Quercus virginiana / Live Oak	Poor	REMOVE
35	18	8	12	Ptychosperma elegans / Solitaire Palm	Fair	REMOVE
36	18	8	12	Ptychosperma elegans / Solitaire Palm	Fair	REMOVE
37	35	6	30	Washingtonia robusta / Washington Palm	Poor	REMOVE

Total Mitigation Required: 275" DBH & 14 Palms

Note: Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk of any protected tree cluster or preservation area unless a lesser distance is specified by the Department. Protective barriers shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic or metal, and shall remain in place until development is completed and the Department has authorized their removal. Protective barriers shall be in place prior to the start of any construction.

SYMBOL LEGEND

- Tree to Relocate
- Tree to Remove
- Tree to Remain



MITIGATION REQUIRED: 344" TREE DBH REMOVED (INCLUDING INVASIVE SPECIES). 14 PALMS REMOVED=275" DBH AND (14) 8' CLEAR TRUNK PALMS

MITIGATION BREAKDOWN	REQ.	PROV.
TREE DBH REPLACEMENT: We are counting 24 new trees, 1 existing tree, and 3 palms towards code requirements. This means that a minimum of 2" DBH x 24 + 48" min. DBH is required for the new trees that are being counted. We have a total of 88" DBH for all proposed trees. Subtract 48 from 88 = 40" DBH additional inches provided towards mitigation.	275" DBH	44" DBH (additional DBH of 40" over site minimum of 48" DBH required + 4" DBH from (6) additional 8' C.T. Thatch Palms provided)
PALM REPLACEMENT: (14) 8' clear trunk palms required, we are using (9) 9'-12" C.T. Sabal Palms (5) 8' C.T. Thatch Palms towards mitigation. We are also counting the (6) remaining Thatch Palms towards mitigation of (2) 2" DBH canopy trees.	14 PALMS	20 PALMS
TOTAL MITIGATION REMAINING: 275" - 44" = 235"	231" DBH / 2" DBH = 115.5 (\$300) = \$34,650	

Mitigation Note: Any additional mitigation shall take place off site or paid into a tree trust fund. Mitigation shall be worked out with the City of Hollywood based on the tree survey.

PROJECT:

Hudson Village

901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

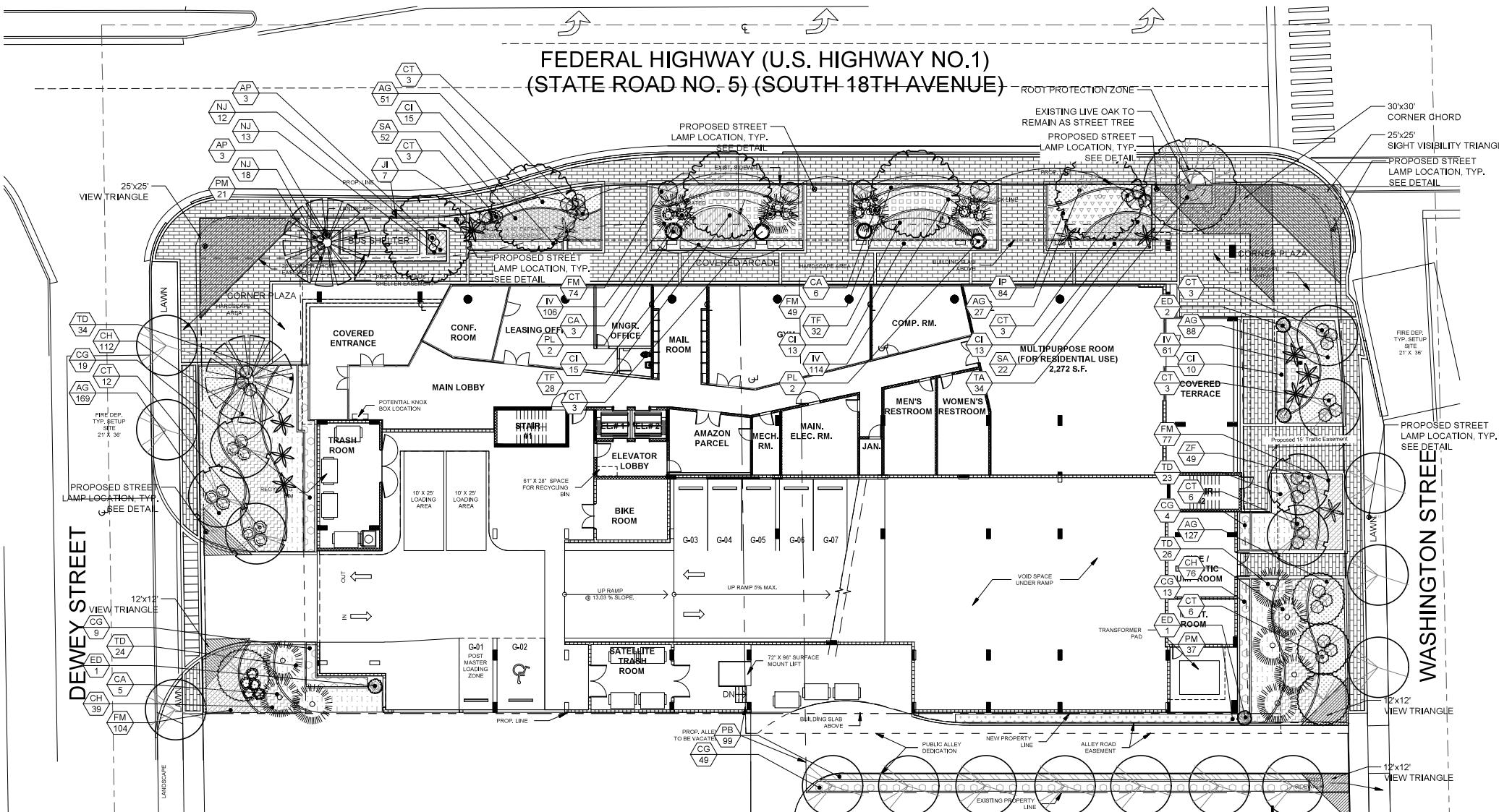
HTG
Housing Trust Group

3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:
Site Plan

PERMIT No.:

LANDSCAPE PLAN



LANDSCAPE PLAN

Scale: 1/16"=1'-0"



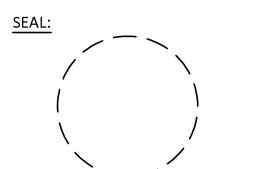
WITKIN HULTS
DESIGN GROUP

307 south 21st avenue hollywood, florida

phone: 954.923.9681 facsimile: 954.923.9689

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REVISIONS		
Revision #	Revision	Date
1	TAC COMMENTS	09.11.19



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DATE: 6-25-2019
JOB No.: 2019-32
DRAWN BY: E.S.
APPR BY: K.H.

SHEET NUMBER:

L-1

LANDSCAPE LIST		
TREES AND PALMS		
SYMBOL QUAN. PROPOSED MATERIAL DESCRIPTION		
2 Phoenix dactylifera 'Medjool' 10' C.T. MEDJOOOL DATE PALM F.G.		
15** *Conocarpus erectus 12' HT. X 5' SPR. 3" DBH GREEN BUTTONWOOD F.G.		
5 *Coccoloba diversifolia 12' HT. X 5' SPR. 2" DBH PIGEON PLUM F.G.		
4 Tabebuia heterophylla 12' HT. X 5' SPR. 2" DBH PINK TRUMPET TREE F.G.		
1 *Quercus virginiana EXISTING LIVE OAK TO REMAIN LIVE OAK		
5** *Quercus virginiana 'Highrise' 14' HT. X 5' SPR. 5" DBH HIGHRISE LIVE OAK F.G.		
12 *Sabal palmetto 8'-12' C.T., STAGGERED O.A. HTS. SABAL PALM F.G.		
11 *Thrinax radiata 8' C.T. SINGLE FLORIDA THATCH PALM F.G.		
SHRUBS AND GROUNDCOVERS		
SYMBOL QUAN. PROPOSED MATERIAL DESCRIPTION		
AG 462 Arachis glabrata 'Ecotour' 8'HT. X 15' SPR. / 18" O.C. Perennial Peanut 1 GAL		
AP 6 Aechmea 'Pinot Noir' 38' HT. X 24' SPR. PINOT NOIR BROMELIAD 10' POT		
CA 14 Crinum augustum 'Queen Emma' 3' O.A. HT. PURPLE CRINUM LILY 7 GAL.		
CG 94 'Clusia guttifera' 36' HT. X 24' SPR. / 30" O.C. SMALL-LEAF CLUSIA 7 GAL.		
CH 227 'Chrysobalanus icaco 'Horizontalis' 24' HT. X 24' SPR. / 24" O.C. HORIZONTAL COCOPLUM 7 GAL.		
CT 42 Cordyline fruticosa 'Black Magic' 4' O.A. HT. AS SHOWN TI PLANT 7 GAL.		
CI 66 'Chrysobalanus icaco 'Red Tip' 24' HT. X 20' SPR. / 24" O.C. RED TIP COCOPLUM 7 GAL.		
ED 4 Ebscapetus decipiens 6'-7' HT. X 36' SPR. FULL TO GROUND JAPANESE BLUEBERRY 25 GAL.		
FM 304 Ficus microcarpa 'Green Island' 15' HT. X 15' SPR. / 15" O.C. GREEN ISLAND FICUS 3 GAL.		
IP 84 Ixora 'Petite Red' 18' HT. X 18' SPR. 18" O.C. DWARF RED IXORA 3 GAL.		
IV 281 'Ixora vomitoria 'Schilling's Dwarf' 15' HT. X 15' SPR. 18" O.C. DWARF YAUPON HOLLY 3 GAL. FULL		
JI 7 Jatropha integerrima 5'-6' O.A. SPICY JATROPHA 15' O.A. STANDARD		
NJ 43 Neoregelia sp. 'Johannis' 15' HT. X 15' SPR. 15" O.C. JOHANNIS DWARF BROMELIAD 8" POT		
PB 99 Philodendron 'Burle Marx' 18' HT. X 18' SPR. / 18" O.C. BURLE MARX PHILODENDRON 3 GAL.		
PL 4 Polyscias fruticosa 5'-6' HT. X 36' SPR. AS SHOWN FALSE ASHOKA 15 GAL.		
PM 58 Podocarpus macrophyllus 24' HT. X 24' SPR. / 24" O.C. JAPANESE YEW 3 GAL.		
SA 74 Schefflera arboricola 'Gold Capella' 24' HT. X 24' SPR. / 24" O.C. GOLD CAPELLA DWARF SCHEFFLERA 3 GAL.		
TA 34 Trachelospermum asiaticum 'Minima' 10' HT. X 10' SPR. / 12" O.C. ASIAN JASMINE 1 GAL.		
TD 107 'Tripsacum dactyloides' 24' HT. X 24' SPR. / 36" O.C. FAKAHATCHEE GRASS 3 GAL.		
TF 57 'Tripsacum floridanum' 24' HT. X 24' SPR. / 24" O.C. DWARF FAKAHATCHEE GRASS 3 GAL.		
ZF 49 'Zamia floridana' 18' HT. X 18' SPR. / 18" O.C. COONIE 3 GAL.		
LAWN As Required St. AUGUSTINE GRASS SOLID EVEN SOD		

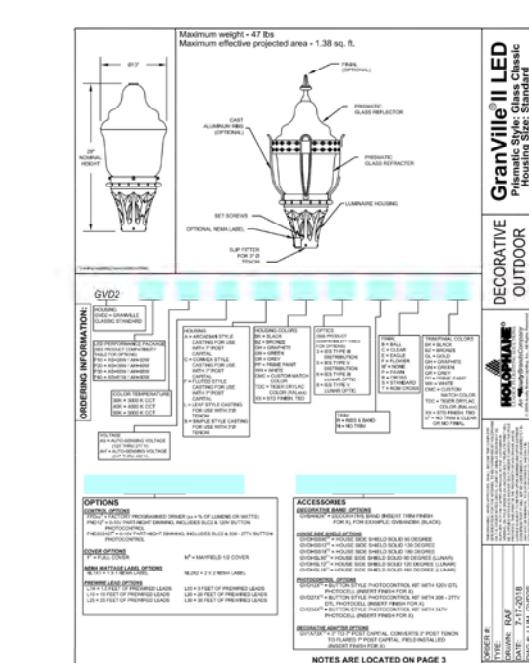
* DENOTES NATIVE SPECIES

** DENOTES TREES WITH DBH OVER REQUIRED CODE USED FOR MITIGATION

LANDSCAPE LEGEND CITY OF HOLLYWOOD		
ZONE DISTRICT: FH-2		
Pervious Landscape area 8,771 sq. ft. Street Tree Distance 519 linear feet		
TREES:	REQ.	PROV.
Open Space	9	13
A. No. trees required per pervious landscape area 1 tree per 1,000 sq. ft. 8,771 sq. ft. / 1,000 sq. ft. = 8.78 trees	5 Max.	3
B. Percentage palms allowed Palms permitted count as 3 palms = 1 tree Up to 50%, but more than 20% all trees must be shade natives	10	10*
Perimeter Landscape C. Street trees (maximum spacing 50' o.c.) 519 linear feet along street / 50' = 10 trees	7	7
D. Perimeter Buffers: 1 tree / 20' If required parameter buffer 135 linear feet east alley buffer / 20' = 6.8 trees	26	30*
E. Total Trees Required A + C + D = Total Trees(60% NATIVE REQUIRED)	16	27*
F. Percentage Natives Required 60% of total trees required must be Florida Native		
SHRUBS		
A. Total Shrubs Provided (50% NATIVE SHRUBS): 711 SHRUBS PROVIDED (50%) = 551 NATIVE SHRUBS	356	711

* One Existing Tree being counted toward Street Tree Requirements.

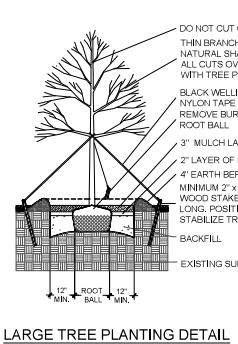
NOTES
IRRIGATION: Plans to be provided that provide 100% coverage as required by City of Hollywood at time of permit submittal.
Plant material will not be planted into root balls of trees and palms
No substitutions without the approval of Hollywood's Landscape Plan Reviewer



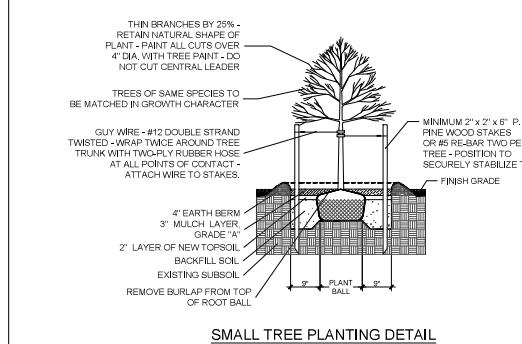
LAMP DETAIL

Scale: NOT TO SCALE

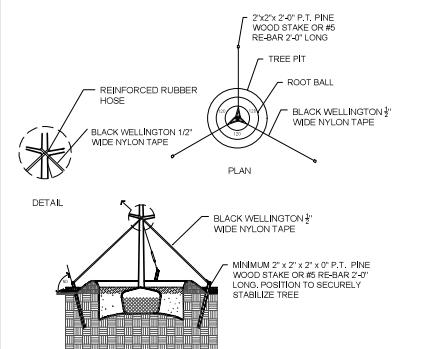
NOTE: Model selection complies with
City of Hollywood guidelines and will
be provided at indicated locations.



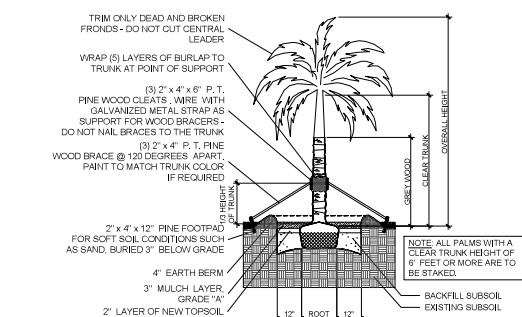
LARGE TREE PLANTING DETAIL



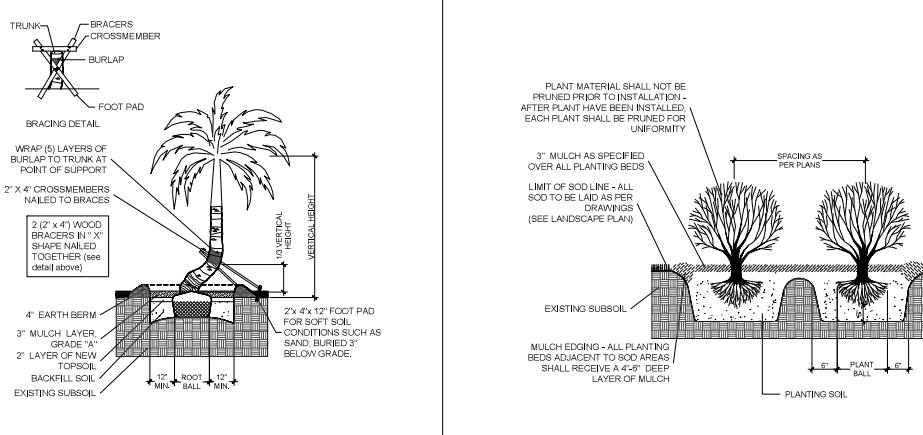
SMALL TREE PLANTING DETAIL



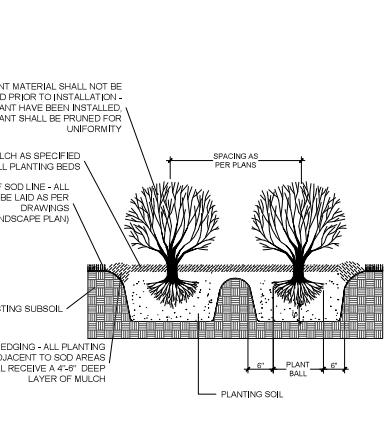
TYPICAL TREE GUYING DETAIL



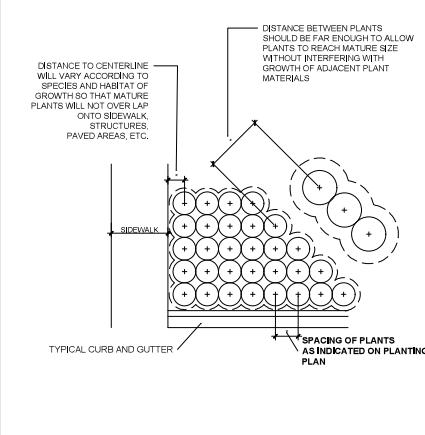
STRAIGHT TRUNK PALM PLANTING DETAIL



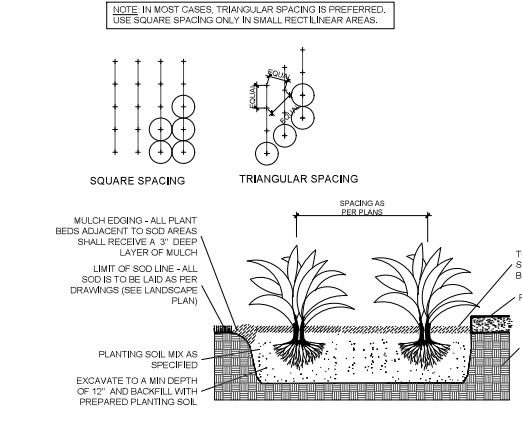
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap. Plans to be submitted for review at time of permit application.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

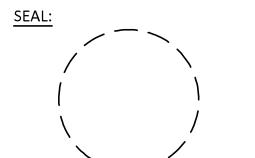
SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.
- All plant material to be planted on site will be maintained in a condition that meets or exceeds Florida Grade #1 and has 1 year replacement warranty period.

REVISIONS		
Revision #	Revision Description	Date
1	TAC COMMENTS	07.20.19



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DATE: 6-26-2019
JOB No.: 2019-32
DRAWN BY: E.S.
APPR BY: K.H.

SHEET NUMBER:
L-2

LANDSCAPE NOTES AND DETAILS

Scale: N/A



WITKIN HULTS
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www.witkindesign.com

PROJECT:

Hudson Village

901 SOUTH FEDERAL
HIGHWAY, HOLLYWOOD FL

OWNER:

HTG
Housing Trust Group

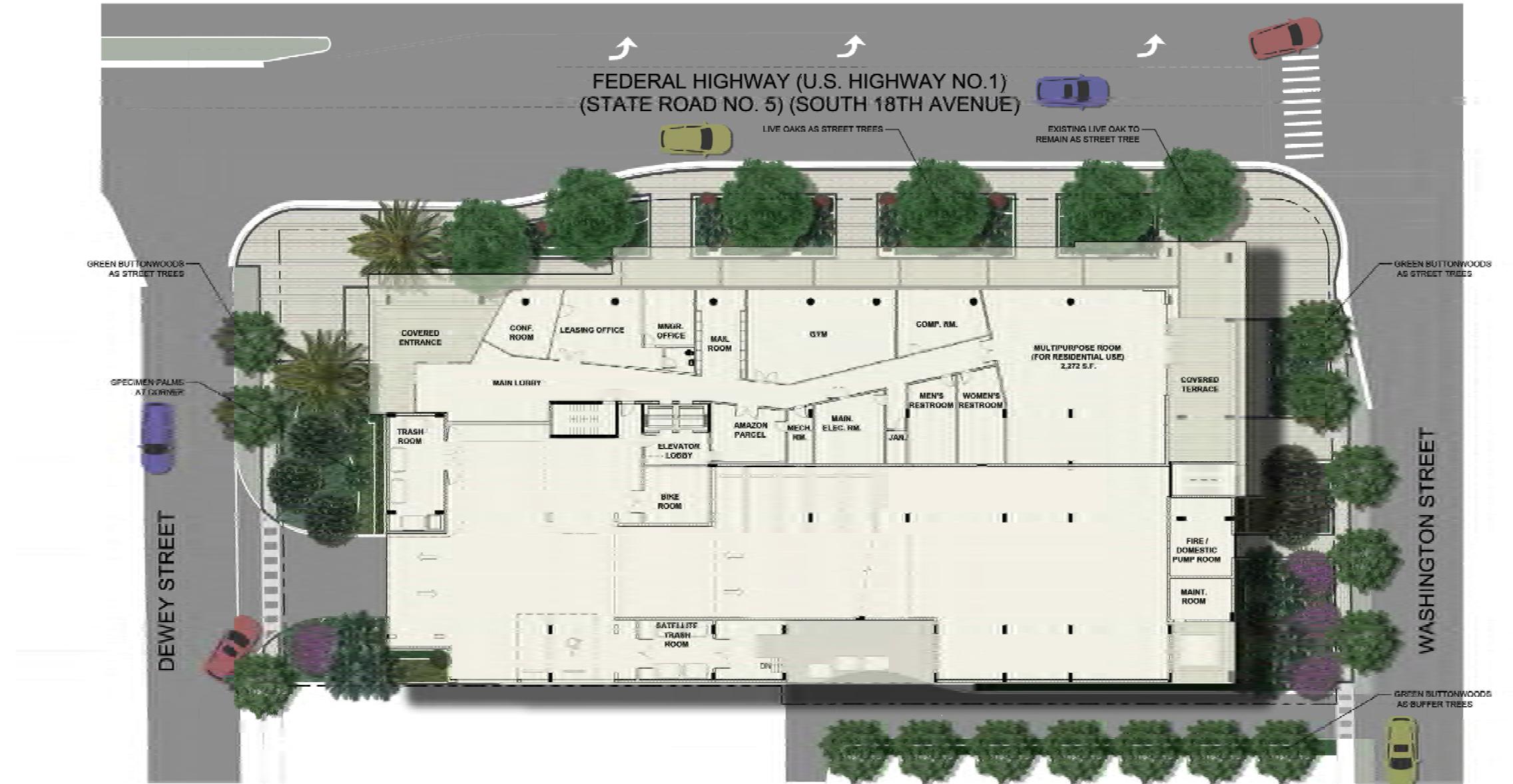
3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

Site Plan

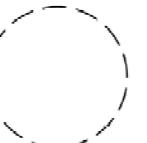
PERMIT No.:

RENDERED SITE PLAN



REVISIONS			
Revision	Revision #	Description	Date

SEAL:



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RENDERED SITE PLAN

Scale: 1/16"=1'-0"

NORTH
↗

W H
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DATE: 9-26-2019
JOB No.: 2019-32
DRAWN BY: A.S.
APPR BY: K.H.

SHEET NUMBER:

R-1