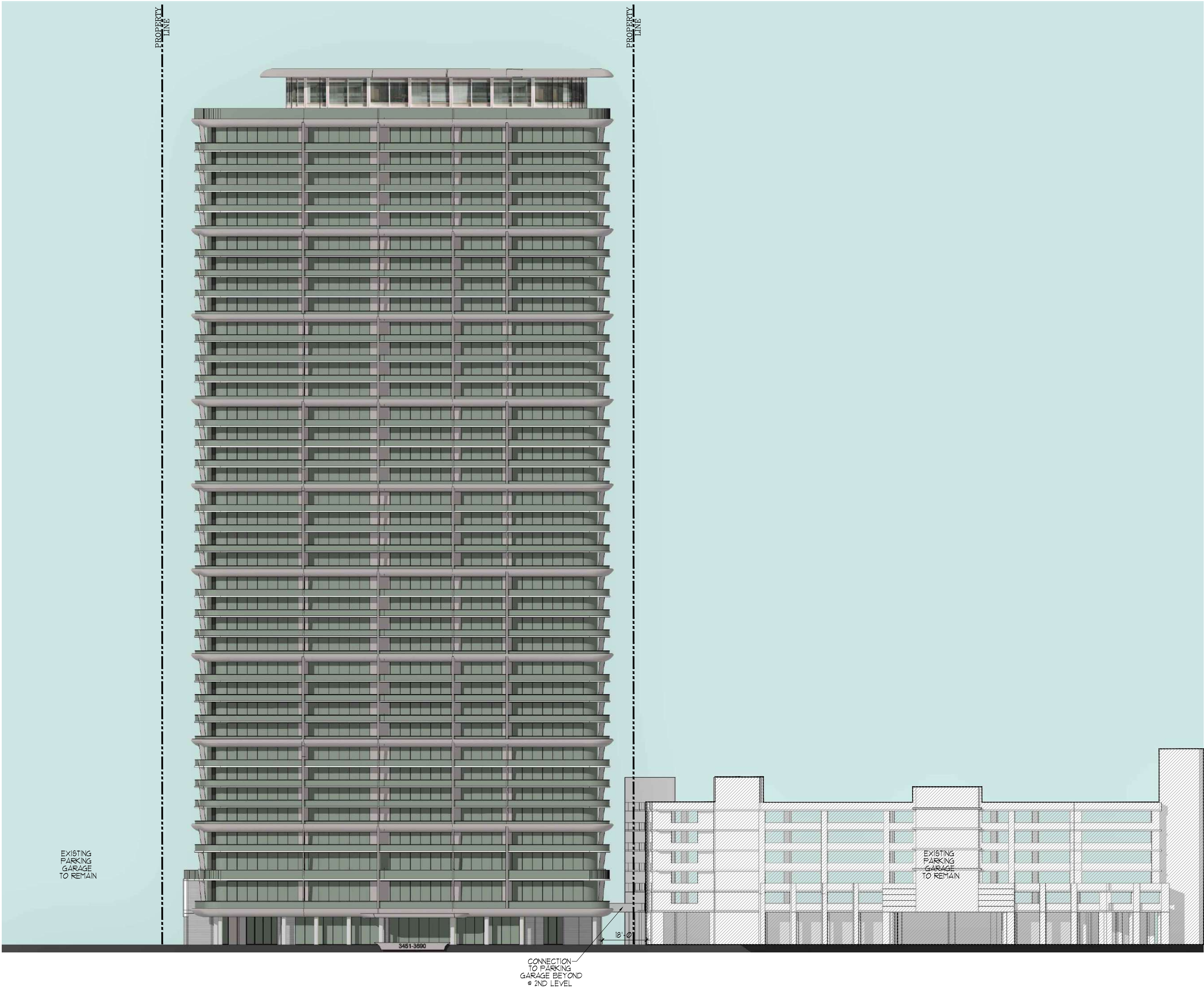




SITE CONTEXT ELEVATION DIAGRAM
EAST FACADE

SCALE: 1/32"=1'

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

DESIGN REVIEW
DIPLOMAT LANDING
3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FL
ELEVATIONS

revisions:
04-17-23 REV: BLDG DEPT.

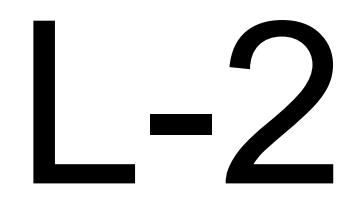
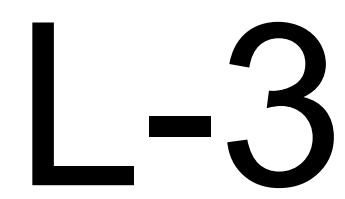
drawn by:
LF/SP/JG/AB

date:
03/09/2023

sheet no:
A4.2

project:
3908

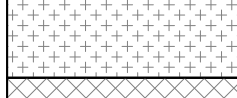
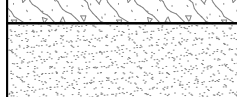




NORTH

SHEET INDEX:

L-1 INDEX
L-2 LANDSCAPE PLAN - GROUND FLOOR
L-3 LANDSCAPE PLAN - AMENITY DECK
L-4 LANDSCAPE DETAILS

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
	CU	21	Coccoloba uvifera Sea Grape	16' HT. X 8' SPR. X 4" CAL.	F.G.	Y	MULTI TRUNK
	CS	4	Conocarpus erectus sericeus Silver Buttonwood	12' HT. X 4' SPR. X 2" CAL.	F.G.	Y	-
	CS2	28	Cordia sebestena Orange Geiger Tree	10' HT. X 5' SPR. X 2.5" CAL.	F.G.	Y	
	LJ	13	Ligustrum japonicum Japanese Privet	8' HT. X 8' SPR.	F.G.	N	MULTI TRUNK
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
	CN	10	Cocos nucifera 'Green Malayan' Coconut Palm	8' G.W.	F.G.	N	-
	PD	7	Phoenix dactylifera 'Medjool' Medjool Date Palm	10' HT. X 8' SPR.	F.G.		
	TR	30	Thrinax radiata Florida Thatch Palm	5' - 6' O.A. HT.	F.G.	Y	-
	VM	24	Veitchia montgomeryana 'Single' Montgomery Palm	26' O.A. HT.	F.G.	N	10' C.T.MIN.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
	CI	654	Chrysobalanus icaco 'Red Tip' Red Tip Coco Plum	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	-
	CG	34	Clusia guttifera Small Leaf Clusia	5' HT. X 30" SPR. / 24" O.C.	7 GAL.	N	-
	RE2	21	Rhapis excelsa Lady Palm	6' HT. X 6' SPR.	25 GAL	N	FULL
	SR	37	Serenoa repens Saw Palmetto	4'-5' O.A. HT.	F.G.	Y	-
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
	AL	76	Acalypha wilkesiana 'Louisiana Red' Louisiana Red ' Copperleaf	36" HT. X 36" SPR. / 36" O.C.	7 GAL.	N	-
	CH	431	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	3 GAL.	Y	-
	CV	462	Codiaeum variegatum 'Golden Dust' Gold Dust Croton	18" HT. X 18" SPR. / 18" O.C.	3 GAL.	N	-
	TD	101	Tripsacum dactyloides Fakahatchee Grass	36" HT. X 36" SPR. / 36" O.C.	3 GAL.	Y	-
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
	EB	2,483	Evolverus glomeratus Blue Daze	12" HT. X 12" SPR. / 12" O.C.	1 GAL.	N	-
	FM	4,292	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD			

[illegible]

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Sheet Index

Date: 04/17/2023

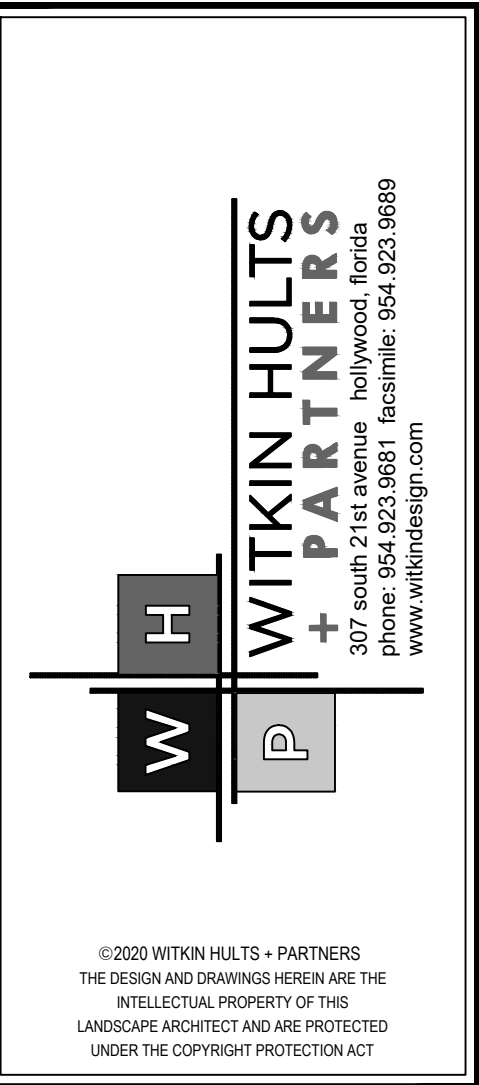
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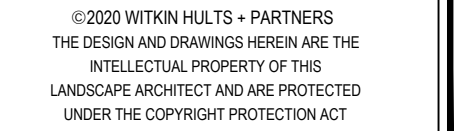
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L-1

Cad Id.: 2021-011



DIPLOMAT LANDING
3451-3690 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA
SHEET INDEX



Project:

[illegible]

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan - Ground
Date: 04/17/2023
Scale: See Left
Drawn by: LBC
Sheet No.:

-2

Cad Id.: 2023-012



Scale: 1" = 20'-0"



NOTE:

- Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

NOTE:

- 100% Irrigation coverage shall be provided.



- Sod is to be grade "A" weed free.

- Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' 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 immediatley 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.

-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 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.

- 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.

- All landscaping shall be warranted for 1 year after final inspection.

[illegible]

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 04/17/2023
Scale: NTS
Drawn by: KAT
Sheet No.:

STORMWATER MANAGEMENT REPORT

for

Diplomat Landing – South Tower

3451-3690 S. Ocean Drive
Hollywood, FL 33019

Prepared for:

The Related Group

Prepared by



6300 N.W. 31st Avenue
Fort Lauderdale, FL 33309
954-202-7000

Michael A. Troxell, P.E.

Florida Professional Engineer License No. 50572
Florida Business Certificate of Authorization No. 27528

April 17, 2023

MICHAEL A. TROXELL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 50572. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL A. TROXELL, PE ON 4/17/23. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.

Table of Contents

Introduction.....	1
Design.....	2
Water Quality.....	3
Water Quantity.....	4
Conclusion.....	5

APPENDIX

Appendix A – Location Map

Appendix B – Stormwater Management Calculations

Appendix C – ICPR Flood Routings Model, Results & Basin Map

Appendix D – Broward County Property Appraiser Information

Appendix E – Warranty Deed

Appendix F – Reference Materials

Introduction

The project site is located at 3451-3690 South Ocean Drive in Hollywood, Florida. The project site entails one (1) parcel, with Broward County Folio Number(s) 5142-23-17-0030. The total parcel area is 4.392-acres, however the affected area for the project site area is 1.986-acres. The existing site consists of an asphalt pavement parking lot with landscaped areas. The project proposes the construction of a 350 unit residential tower with an integrated 110 space parking garage. In addition, to the construction of the residential tower, the project will be accompanied with associated site, drainage, and utility improvements.

As part of a larger 19.49-acre development, the 1.986-acre project site has been previously permitted and approved under Broward County Surface Water Management License No. SWM1998-118-2, with project name "Diplomat Resort & Country Club". Under this permit, the overall 19.49-acre development area was split into two drainage basin areas, the East Parcel (12.51-acre) and the West Parcel (6.98-acre), which each have their own independent drainage systems. Since this project proposes to connect to the existing drainage system servicing the West Parcel basin area, the stormwater analysis for this project will consider the entirety of the 6.98-acre basin as detailed in the approved permit and its associated drainage calculations. In addition, it should be noted that the proposed project area of 1.986-acre, was considered within this approved permit design and calculations as a "future condominium parcel" with a future building area of 0.99-acres, impervious area 0.498-acres and a pervious area of 0.498-acres. Since, the original permit did consider development within the project area, the proposed development will modify this permit accordingly.

The project site is located within the drainage jurisdiction of South Florida Water Management District's (SFWMD) Intracoastal Drainage Basin, Broward County and the City of Hollywood. Pursuant to the FEMA FIRM Panel 12011C0751J, dated December 31, 2019, the project site is located within a FEMA Flood Zone AE (Elevation 7.00 NAVD). Based on the Broward County Future Groundwater Elevation GIS Map, the water table elevation for the project site is 1.00 NAVD.

The irrigation source for the project has yet to be determined. Water and wastewater service for the proposed development will be provided by the City of Hollywood Public Utilities Department. It is anticipated that the project will require dewatering for the proposed development. After construction,

the property owner will be the entity responsible for the operation and maintenance of the stormwater management system.

Design

The proposed drainage system will consist of a network of drainage inlets, piping, a drainage well and a control structure that will be connected to the existing stormwater management system servicing the West Parcel. Excess on-site stormwater runoff will be routed to the existing drainage system for overflow outfall from an existing 30" outfall pipe to the Intracoastal located north of the project site.

Below is a site area calculation comparison for the existing and proposed project site affected areas of 1.986-acre:

Table 1 – Affected Area Site Land Use Area Comparison

	Existing			Proposed			Change	
	S.F.	Acres	%	S.F.	Acres	%	S.F.	Acres
Impervious Areas								
Building	0	0.000	0.0%	56,198	1.290	65.0%	56,198	1.290
VUA	37,871	0.869	43.8%	3,608	0.083	4.2%	(-) 34,262	(-) 0.787
Sidewalk/Curb/Ramps	3,102	0.071	3.6%	2,687	0.062	3.0%	(-) 415	(-) 0.010
Total Impervious Areas	40,973	0.941	47.4%	62,493	1.435	72.2%	21,520	0.494
Pervious Areas								
Landscape	45,537	1.045	52.6%	24,017	0.551	27.8%	(-) 21,520	(-) 0.494
Total Pervious Areas	45,537	1.045	52.6%	24,017	0.551	27.8%	(-) 21,520	(-) 0.494
Total Areas	86,510	1.986	100.0%	86,510	1.986	100.0%	0	0.000

Below is a site area calculation comparison for the SWM1998-118-2 permit approved and proposed West Parcel areas of 6.980-acre:

Table 2 – West Basin Land Use Area Comparison

	Existing			Proposed			Change	
	S.F.	Acres	%	S.F.	Acres	%	S.F.	Acres
Impervious Areas								
Building	134,600	3.090	44.3%	147,674	3.390	48.6%	13,074	0.300
VUA	30,056	0.690	9.9%	12,320	0.283	4.1%	(-) 17,736	(-) 0.407
Sidewalk/Curb/Ramps	57,935	1.330	19.0%	59,925	1.376	19.7%	1,990	0.046
Dock Facilities*	7,405	0.170	2.4%	7,405	0.170	2.4%	0	0.000
Total Impervious Areas	229,996	5.280	75.6%	227,324	5.219	74.8%	(-) 2,672	(-) 0.061
Pervious Areas								
Landscape	74,052	1.700	24.4%	76,725	1.761	25.2%	2,673	0.061
Total Pervious Areas	74,052	1.700	24.4%	76,725	1.761	25.2%	2,673	0.061
Total Areas	304,048	6.980	100.0%	304,048	6.980	100.0%	0	0.000

Notes:

* - Please note that pursuant to the approved permit and its associated drainage calculations, the dock facilities areas are not to be accounted for in the water quality and stormwater quantity calculations. As such, only 6.81-acres is to be considered.

Water Quality

Please note, that pursuant to the approved permit drainage calculations, 0.93-acre of East Parcel driveway area is connected to the West Parcel drainage system. As such, for water quality calculations, 7.740-acres of total area has been considered (6.81-acre plus 0.93-acre). With these considerations, the required water quality treatment volume for the project has been calculated to be either 1-inch over the entire site area or 2.5-inches over the percent impervious area, whichever is greater. Based upon the proposed land use areas, water quality treatment volume will be provided for 2.5-inches over the percent impervious area. As such, the required water quality treatment volume has been calculated to be 0.96 acre-feet, which will be provided by the existing exfiltration trench that services the West Parcel. Pursuant to the approved drainage calculations, the exfiltration trench for the West Parcel has been designed to provide 1.03 acre-feet of water quality retention volume, which is larger than the 0.96 acre-feet required.

Water Quantity

Flood Routings:

Pursuant, to the drainage calculations from the approved permit, the weir for the proposed control structure as been set at Elevation 4.50 NAVD to allow for water quality treatment prior to discharge. Additionally, the control structure has been designed to not exceed the maximum allowable combined discharge of 59.49 cfs from the East Parcel and West Parcel basin areas for the 25-year 3-day storm event. Please note that the East Parcel has been permitted with 32.60 cfs of discharge, which allows for 26.89 cfs of discharge from the West Parcel. Lastly, a drainage well capacity of 250 gpm/foot has been assumed for the flood routings.

Flood routings for the post-condition were performed for the 10-year 1-day, 25-year 3-day and 100-year 3-day storm events to determine peak stage and discharge valves. The Interconnected Channel and Pond Routing Model (ICPR) program by Streamline Technologies, Inc. was utilized for stormwater analysis and pipe sizing. The model was prepared considering the entire West Parcel area as one basin. Additionally, it should be noted that the 100-year 3-day routing did not include any off-site discharge. The ICPR flood routing model and results are provided within the Appendix. A table has been provided below to summarize the ICPR results.

Table 2- ICPR Flood Routing Results Summary

Design Storm Event	Storm Event Rainfall Depth (Inches)	Proposed Peak Stage (NAVD)	Proposed Discharge (cfs)
10-year 1-day	9.50	4.60	3.94
25-year 3-day	14.61	4.83	23.55
100-year 3-day	19.37	7.18	0.00

The proposed development minimum design elevations have been set to be in accordance with the flood routing results. A table has been provided below to summaries the minimum design elevations.

Table 3 – Proposed Development Minimum Design Elevations

Design Storm Event	Proposed Peak Stage (NAVD)	Prop. Minimum Elevations (NAVD)	Description
10-year 1-day	4.60	5.00	Min. Parking Lot Grade
100-year 3-day	7.18	8.00	Min. Finished Floor Elevation

Pursuant to the summary tables provided above, the lowest proposed pavement grade is at Elevation 5.00 NAVD, which is above the calculated peak stage elevation for the 10-year 1-day storm event at Elevation 4.60 NAVD. The finished floor elevation for the proposed building will be set at Elevation 8.00 NAVD, which is at or above the peak stage elevation for the 100-year 3-day, zero discharge, storm event which staged at Elevation 7.18 NAVD. Additionally, the peak discharge from the proposed West Parcel basin is 23.55 cfs. When combined with the permitted discharge from the East Parcel basin (32.60 cfs), there is a combined discharge rate of 56.15 cfs, which does not exceed the maximum allowable discharge rate of 59.49 cfs.

Conclusion

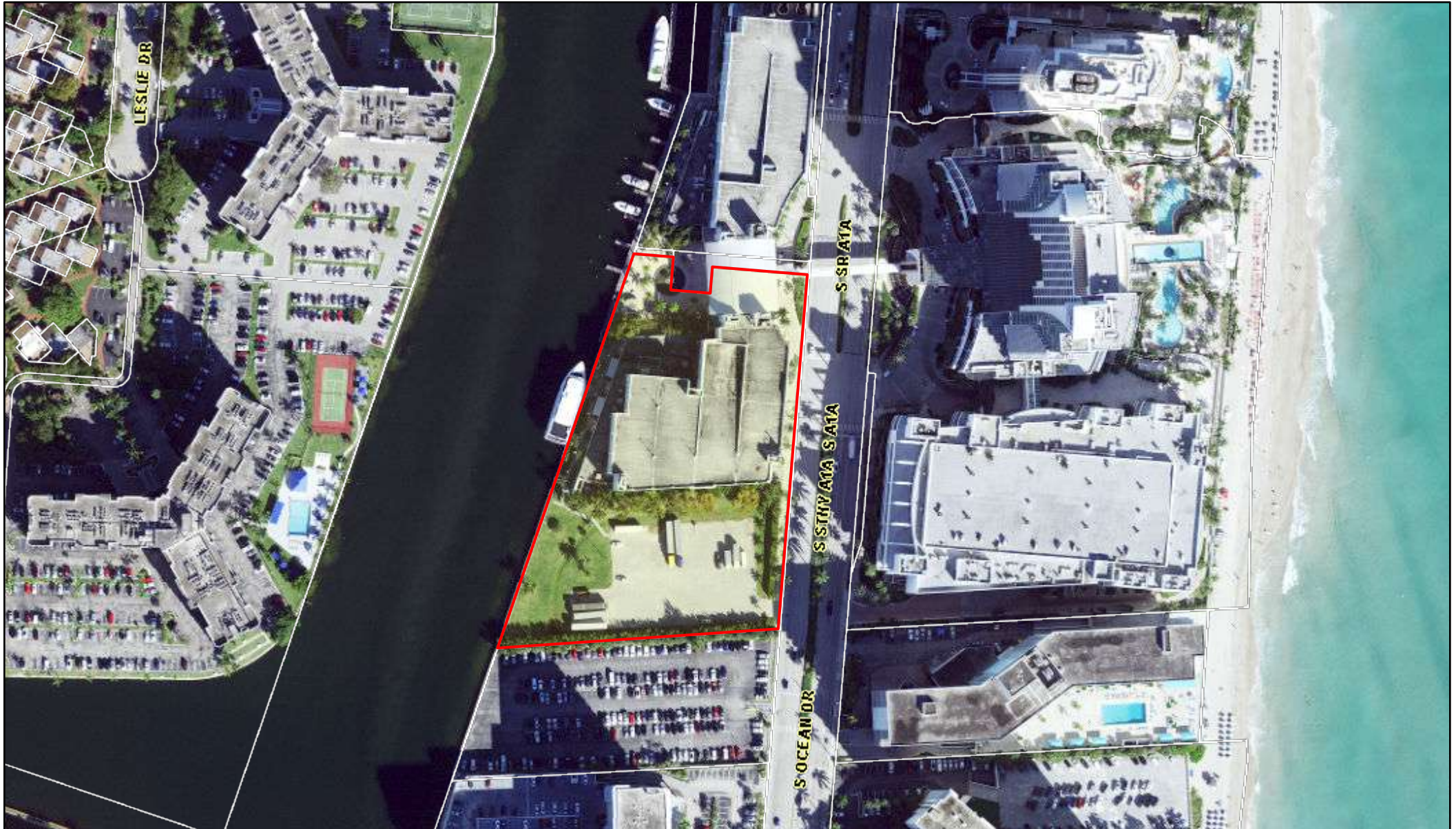
Based on the provided analysis and calculation, the proposed stormwater management system meets or exceeds the applicable design criteria. As such, we respectfully request the project design be approved.

Appendix A

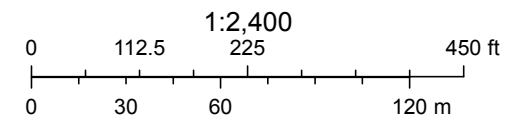
Location Map

Property Id: 514223170030

**Please see map disclaimer



November 14, 2022



Appendix B

Stormwater Management Calculations



Date: 4/14/2023
Project: Diplomat - South Tower
Project No: F220134

6300 N.W. 31st Avenue, Fort Lauderdale, FL 33309
Tel: 954-202-7000
Fax: 954-202-7070

Calculated By: CAS
Checked By: MAT

PROPOSED SITE DRAINAGE CALCULATIONS

Design Criteria:

Control Elevation: 1.00 NAVD
FEMA Elevation: 7.00 (Zone AE)

Proposed Land Use Summary:

Lake Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	147,674	sf	or	3.390	ac
Paved Areas (A_P):	112,756	sf	or	2.589	ac
Green Areas (A_G):	76,725	sf	or	1.761	ac
Total (A_T):	337,154	sf	or	7.740	ac

Compute Required Water Quality Volume:

- 1) Provide at least 1 inch over the developed project:

$$\begin{aligned} V_{PRE} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\ &= 1 \times 7.74 / 12 \\ &= 0.65 \text{ ac-ft or } 7.74 \text{ ac-in} \end{aligned}$$

- 2) Provide 2.5" over % impervious area:

- a) Site Area for water quality pervious/impervious calculation:

$$\begin{aligned} A_S &= A_T - (A_L + A_R) \\ &= 7.74 - (0 + 3.391) \\ &= 4.350 \text{ ac of site area for water quality pervious/impervious} \end{aligned}$$

- b) Impervious area for water quality pervious/impervious calculation:

$$\begin{aligned} A_{IMP} &= A_S - A_G \\ &= 4.35 - 1.762 \\ &= 2.589 \text{ ac of impervious area for water quality pervious/impervious} \end{aligned}$$

- c) Percent of impervious for water quality calculation:

$$\begin{aligned} &= A_{IMP} / A_S \times 100\% \\ &= 2.589 / 4.35 \times 100\% \\ &= 59.5\% \text{ impervious} \end{aligned}$$

- d) For 2.5" times the percent impervious:

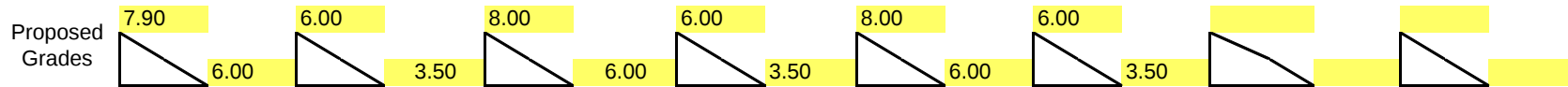
$$\begin{aligned} &= 2.5" \times \% \text{ impervious area} \\ &= 2.5 \times 0.595 \\ &= 1.49 \text{ inches to be treated} \end{aligned}$$

- e) Compute volume required volume for quality detention

$$\begin{aligned} V_{PRE} &= \text{inches to be treated} \times (A_T - A_L) \\ &= 1.49 \times (7.74 - 0) \times 1 \text{ foot} / 12 \text{ inches} \\ &= 0.96 \text{ ac-ft or } 11.51 \text{ ac-in} \end{aligned}$$

- 3) Since the 11.51 ac-in is greater than the 7.74 ac-in computed for the first inch of runoff the volume of 11.51 ac-in controls.

Proposed Stage / Storage Area Calculations (NAVD)



Stage (NAVD)	Vehicle Pavemnt High Area Area 0.113 (ac.-ft.)	Vehicle Pavemnt Low Area Area 0.170 (ac.-ft.)	Sidewalk, Concrete & Curb High Area Area 0.550 (ac.-ft.)	Sidewalk, Concrete & Curb Low Area Area 0.825 (ac.-ft.)	Landscape High Area Area 0.705 (ac.-ft.)	Landscape Low Area Area 1.057 (ac.-ft.)	Area (ac.-ft.)	Building Area FFE Varies Area 3.390 (ac.-ft.)	Total Storage 6.810 Area (ac.-ft.)
1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.01	0.00	0.04	0.00	0.05	0.00	0.00	0.10
4.50	0.00	0.03	0.00	0.17	0.00	0.21	0.00	0.00	0.41
5.00	0.00	0.08	0.00	0.37	0.00	0.48	0.00	0.00	0.92
5.50	0.00	0.14	0.00	0.66	0.00	0.85	0.00	0.00	1.64
6.00	0.00	0.21	0.00	1.03	0.00	1.32	0.00	0.00	2.56
6.50	0.01	0.30	0.03	1.44	0.04	1.85	0.00	0.00	3.68
7.00	0.03	0.38	0.14	1.86	0.18	2.38	0.00	0.00	4.96
7.50	0.07	0.47	0.31	2.27	0.40	2.91	0.00	0.00	6.42
8.00	0.12	0.55	0.55	2.68	0.70	3.43	0.00	0.00	8.04



Date: 4/14/2023
 Project: Diplomat - South Tower
 Project No: F220134

Design Criteria

Control Elevation: 1.00 NAVD
 FEMA Elevation: 7.00 (Zone AE)

Proposed Land Use Summary

Areas:	Square Ft.	Acres	Percent
Lake	-	0.00	0.0%
Building	147,674	3.390	49.8%
Paved and Sidewalk	72,245	1.659	24.4%
Pervious	76,725	1.761	25.9%
Total Area:	296,644	6.810	100.0%

Proposed Stage / Storage Area Calculations (NAVD)

Stage (NAVD)	Site Stage- Storage (Previous Page) (ac.-ft.)	Exfiltration Trench Storage (ac.-ft.)	Total Storage Area (ac.-ft.)
1.00	0.00	0.00	0.00
1.50	0.00	0.15	0.15
2.00	0.00	0.29	0.29
2.50	0.00	0.44	0.44
3.00	0.00	0.58	0.58
3.50	0.00	0.73	0.73
4.00	0.10	0.88	0.98
4.50	0.41	1.02	1.43
5.00	0.92	1.02	1.95
5.50	1.64	1.02	2.66
6.00	2.56	1.02	3.59
6.50	3.68	1.02	4.70
7.00	4.96	1.02	5.98
7.50	6.42	1.02	7.44
8.00	8.04	1.02	9.07

Water Quality Volume 0.96 ac.-ft.
 Water Quality Elevation 3.96 NAVD

Proposed Site Soil Storage

Proposed Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	3.390	49.8%
Paved Areas (A_P):	1.659	24.4%
Green Areas (A_G):	1.761	25.9%
Total (A_T):	6.810	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page C-III-1
Coastal Classification

Depth to Water Table (feet)	Compacted Water Storage (inches)
1	0.45
2	1.88
3	4.95
4	8.18

Average Pervious Grade (Elev.): 5.65 ft
Depth to Water Table: 4.65 ft
Soil Storage at Average Depth (S_S): 8.18 inches

Weighted S value:

$$= S_S \times \% \text{ Pervious}$$

$$= 8.18 \times 0.259$$

$$= \boxed{2.12 \text{ inches}}$$

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

$$= 83$$

Storm Events Rainfall Return Period Values

From Figure C-9, 100-Year 3-Day Storm Event = 19.37 inches

From Figure C-8, 25-Year 3-Day Storm Event = 14.61 inches

From Figure C-4, 10-Year 1-Day Storm Event = 9.50 inches

Proposed Site Flood Routing Results

Maximum Stage for 100-Year 3-Day Storm (no discharge)	7.18	NAVD	at	0.00	cfs
---	------	------	----	------	-----

Maximum Stage for 25-Year 3-Day Storm (no discharge)	4.83	NAVD	at	23.55	cfs
--	------	------	----	-------	-----

Maximum Stage for 10-Year 1-Day Storm (no discharge)	4.60	NAVD	at	3.94	cfs
--	------	------	----	------	-----

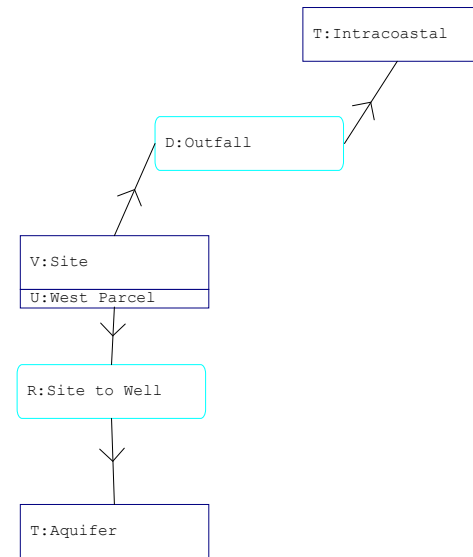
Appendix C

ICPR Flood Routings Model, Results & Basin Map

Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



==== Basins =====

Name: West Parcel	Node: Site	Status: Onsite
Group: BASE	Type: SCS Unit Hydrograph CN	
Unit Hydrograph: Uh256	Peaking Factor: 256.0	
Rainfall File:	Storm Duration(hrs): 0.00	
Rainfall Amount(in): 0.000	Time of Conc(min): 30.00	
Area(ac): 6.810	Time Shift(hrs): 0.00	
Curve Number: 83.00	Max Allowable Q(cfs): 999999.000	
DCIA(%): 0.00		

==== Nodes =====

Name: Aquifer	Base Flow(cfs): 0.000	Init Stage(ft): 1.000
Group: BASE		Warn Stage(ft): 8.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	1.000
999.00	1.000

Name: Intracoastal	Base Flow(cfs): 0.000	Init Stage(ft): 0.000
Group: BASE		Warn Stage(ft): 8.000
Type: Time/Stage		

Time(hrs)	Stage(ft)
0.00	0.000
999.00	0.000

Name: Site	Base Flow(cfs): 0.000	Init Stage(ft): 1.000
Group: BASE		Warn Stage(ft): 8.000
Type: Stage/Volume		

Stage(ft)	Volume(af)
1.000	0.0000
1.500	0.1461
2.000	0.2923
2.500	0.4384
3.000	0.5846
3.500	0.7307
4.000	0.9794
4.500	1.4334
5.000	1.9464
5.500	2.6645
6.000	3.5879
6.500	4.6997

7.000	5.9833
7.500	7.4386
8.000	9.0654

==== Operating Tables =====

Name: DWELL Group: BASE
Type: Rating Curve
Function: US Stage vs. Discharge

US Stage(ft)	Discharge(cfs)
3.000	0.00
3.500	0.28
4.000	0.56
4.500	0.84
5.000	1.12
5.500	1.40
6.000	1.68
6.500	1.96
7.000	2.24
7.500	2.52
8.000	2.80

==== Drop Structures =====

Name: Outfall From Node: Site Length(ft): 100.00
Group: BASE To Node: Intracoastal Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Average Conveyance
Geometry: Circular	Circular	Solution Algorithm: Automatic
Span(in): 30.00	30.00	Flow: Both
Rise(in): 30.00	30.00	Entrance Loss Coef: 0.500
Invert(ft): -1.500	-1.500	Exit Loss Coef: 1.000
Manning's N: 0.012000	0.012000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dc
Bot Clip(in): 0.000	0.000	Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure Outfall ***

Count: 3	Bottom Clip(in): 0.000
Type: Horizontal	Top Clip(in): 0.000
Flow: Both	Weir Disc Coef: 3.200
Geometry: Rectangular	Orifice Disc Coef: 0.600
Span(in): 60.00	Invert(ft): 4.500
Rise(in): 16.00	Control Elev(ft): 4.500

TABLE

==== Rating Curves =====

=====

Name: Site to Well From Node: Site Count: 1
Group: BASE To Node: Aquifer Flow: Both

	TABLE	ELEV ON(ft)	ELEV OFF(ft)
#1:	DWELL	4.501	4.500
#2:		0.000	0.000
#3:		0.000	0.000
#4:		0.000	0.000

=====

==== Hydrology Simulations =====

=====

Name: 100YR-72HR
Filename: G:\The Related Group\F220134 - Diplomat - 3450 S Ocean Drive, Hollywood\Documents\Drainage\ICPR\Routing\100YR-72HR.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 19.37

Time(hrs)	Print Inc(min)
72.000	5.00

Name: 10YR-24HR
Filename: G:\The Related Group\F220134 - Diplomat - 3450 S Ocean Drive, Hollywood\Documents\Drainage\ICPR\Routing\10YR-24HR.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Fdot-24
Rainfall Amount(in): 9.50

Time(hrs)	Print Inc(min)
24.000	5.00

Name: 25YR-72HR
Filename: G:\The Related Group\F220134 - Diplomat - 3450 S Ocean Drive, Hollywood\Documents\Drainage\ICPR\Routing\25YR-72HR.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Sfwmd72
Rainfall Amount(in): 14.61

Time(hrs)	Print Inc(min)
72.000	5.00

=====

==== Routing Simulations =====

=====

Name: 100YR-72HR Hydrology Sim: 100YR-72HR
Filename: G:\The Related Group\F220134 - Diplomat - 3450 S Ocean Drive, Hollywood\Documents\Drainage\ICPR\Routing\100YR-72HR.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 100.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
100.000	5.000
Group	Run
-----	-----
BASE	Yes

Name: 10YR-24HR	Hydrology Sim: 10YR-24HR
Filename: G:\The Related Group\F220134 - Diplomat - 3450 S Ocean Drive, Hollywood\Documents\Drainage\ICPR\Routing\10YR-24HR.I32	

Execute: Yes	Restart: No	Patch: No
Alternative: No		

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 36.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
36.000	5.000
Group	Run
-----	-----
BASE	Yes

Name: 25YR-72HR	Hydrology Sim: 25YR-72HR
Filename: G:\The Related Group\F220134 - Diplomat - 3450 S Ocean Drive, Hollywood\Documents\Drainage\ICPR\Routing\25YR-72HR.I32	

Execute: Yes	Restart: No	Patch: No
Alternative: No		

Max Delta Z(ft): 1.00	Delta Z Factor: 0.00500
Time Step Optimizer: 10.000	
Start Time(hrs): 0.000	End Time(hrs): 100.00
Min Calc Time(sec): 0.5000	Max Calc Time(sec): 60.0000
Boundary Stages:	Boundary Flows:

Time(hrs)	Print Inc(min)
-----	-----
100.000	5.000
Group	Run
-----	-----
BASE	Yes

Diplomat South Tower - 100-Year 72-Hr Node Min/Max Report w/o Discharge

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Aquifer	BASE	100YR-72HR	0.00	1.00	8.00	0.0000	0	64.61	2.34	0.00	0.00
Intracoastal	BASE	100YR-72HR	0.00	0.00	8.00	0.0000	0	0.00	0.00	0.00	0.00
Site	BASE	100YR-72HR	64.61	7.18	8.00	0.0050	124606	60.17	35.54	64.61	2.34

Diplomat South Tower - 25-Year 72-Hr Node Min/Max Report w/ Discharge

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Aquifer	BASE	25YR-72HR	0.00	1.00	8.00	0.0000	0	60.30	1.03	0.00	0.00
Intracoastal	BASE	25YR-72HR	0.00	0.00	8.00	0.0000	0	60.30	23.55	0.00	0.00
Site	BASE	25YR-72HR	60.30	4.83	8.00	0.0049	49825	60.17	26.40	60.30	24.58

Diplomat South Tower - 10-Year 24-Hr Node Min/Max Report w/ Discharge

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Aquifer	BASE	10YR-24HR	0.00	1.00	8.00	0.0000	0	12.59	0.90	0.00	0.00
Intracoastal	BASE	10YR-24HR	0.00	0.00	8.00	0.0000	0	12.59	3.94	0.00	0.00
Site	BASE	10YR-24HR	12.59	4.60	8.00	0.0050	44460	12.09	5.42	12.59	4.84

Appendix D

**Broward County Property Appraiser
Information**



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2023 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
651615								

Appendix E

Warranty Deed

*This instrument prepared by
and when recorded return to:*

PAUL M. POLKING
PROSKAUER ROSE LLP
Eleven Times Square
New York, New York 10036

Folio Numbers: 514223-17-0030; 514223-17-0040; 514223-06-0020; 514223-06-0030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed by **Diplomat Properties, Limited Partnership**, a Delaware limited partnership ("Grantor") whose address is c/o Capital Hotel Management, Inc., 548 Cabot Street, Beverly, MA 01915, and is delivered to **Diplomat Landings Owner LLC**, a Delaware limited liability company ("Grantee"), whose address is c/o Thayer Lodging Group LLC, a Brookfield company, 1997 Annapolis Exchange Parkway, Suite 550, Annapolis, Maryland 21401.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Broward County, Florida, described in Exhibit "A" attached hereto and made a part hereof (the "Property");

Together With all easements, tenements, hereditaments, and appurtenances belonging to the Property; and

Together With all buildings and other improvements now or in the future located on the Property; and

Together With all of Grantor's right, title, and interest, if any, in and to the streets, avenues, roads, ways, alleys, waterways, and canals, open and proposed, in front of or adjoining the Property (including, without limitation, all of Grantor's right, title and interest (if any) in and to the marina and all submerged land and other property rights in and related to the Intracoastal Waterway adjoining the Property).

To Have And To Hold the same in fee simple forever.

This conveyance is made subject to:

- (a) Taxes for the year 2014 and subsequent years that are not yet due and payable;
- (b) Applicable zoning ordinances and restrictions;
- (c) All matters of record.

Grantor covenants that at the time of delivery of this deed, except as described above, the Property is free of any encumbrances made by Grantor, and Grantor specially warrants the title to the Property, and will defend it against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

Grantor has caused this instrument to be duly executed on August 27, 2014.

Signed, sealed, and delivered
in the presence of:

E. H.
Signature of Witness 1

Erin Harper
Print Name of Witness 1

[Signature]
Signature of Witness 2

Michael D. Abramson
Print Name of Witness 2

DIPLOMAT PROPERTIES, LIMITED
PARTNERSHIP, a Delaware limited partnership

By: Diplomat Properties, LLC, its general partner

By: Capital Hotel Management, LLC, its
Manager

By: [Signature]
Name: Ken Wilson
Title: Chief Executive Officer

STATE OF New York)
COUNTY OF New York) SS:

The foregoing instrument was acknowledged before me this 27 day of August, 2014, by Ken Wilson, as Chief Executive Officer of Capital Hotel Management, LLC, as Manager of Diplomat Properties, LLC, as general partner of Diplomat Properties, Limited Partnership, a Delaware limited partnership, on behalf of said company. He is (check one) personally known to me or ✓ has produced Driver's License as identification.

(SEAL)

[Signature]
Notary Public Signature
Vildana Perdja
Print Name
State of New York at Large
Commission No.:
My Commission expires:

VILDANA PERDJA
Notary Public, State of New York
No. 01PE6097663
Qualified in Queens County
Commission Expires Nov. 9, 2015

Exhibit "A"

Legal Description of the Landings Property

PARCEL 2: PARCEL C, DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FORMERLY KNOWN AS:

ALL OF BEVERLY BEACH NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, AT PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE EXCEPTION OF THE FOLLOWING DESCRIBED PARCELS A AND B, TO WIT:

PARCEL A: THAT PART OF BEVERLY BEACH NO. 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF S. OCEAN DRIVE (STATE ROAD A1A) 20 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 147 FEET; THENCE RUN SOUTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) 40 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 60 FEET; THENCE RUN NORTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) 60 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 207 FEET TO THE POINT OF BEGINNING.

PARCEL B: THAT PART OF BEVERLY BEACH NO. 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SAID POINT BEING LOCATED 207 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE RUN SOUTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) A DISTANCE OF 10 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 56 FEET, MORE OR LESS TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID SUBDIVISION 10 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE RUN EAST ALONG SAID NORTH LINE OF SAID SUBDIVISION 56.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

PARCEL 5: PARCEL D, DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FORMERLY KNOWN AS:

LOTS 30, 31, 32 AND 33 IN BLOCK 15 OF BEVERLY BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, AT PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FROM DEED RECORDED AT BK 27081 PG 360.

AND

THAT PART OF "BEVERLY BEACH NO. 2", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION,

THENCE RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF S. OCEAN DRIVE (STATE ROAD A1A) FOR A DISTANCE OF TWENTY (20) FEET;

THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF ONE HUNDRED FORTY-SEVEN (147) FEET;

THENCE RUN SOUTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) FOR FORTY (40) FEET;

THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF SIXTY (60) FEET;

THENCE RUN NORTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) FOR A DISTANCE OF SIXTY (60) FEET TO THE NORTH LINE OF SAID SUBDIVISION;

THENCE RUN EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF TWO HUNDRED AND SEVEN (207) FEET TO THE POINT OF BEGINNING;

SAID "BEVERLY BEACH NO. 2" BEING A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FROM DEED RECORDED AT BK 33836 PG 127.

AND

THE LEGAL DESCRIPTION IS LISTED AS PARCEL B IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 15062, PAGE 881 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B: THAT PART OF BEVERLY BEACH NO. 2, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SAID POINT BEING LOCATED 207 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE RUN SOUTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) A DISTANCE OF 10 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 56 FEET, MORE OR LESS TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID SUBDIVISION 10 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE RUN EAST ALONG SAID NORTH LINE OF SAID SUBDIVISION 56.27 FEET, TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

A PORTION OF "BEVERLY BEACH NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF "BEVERLY BEACH NO. 2";

THENCE NORTH 84°52'00" WEST ON THE NORTH LINE OF SAID PLAT, ALSO BEING THE SOUTH LINE OF PARCEL "D", "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 05°08'00" WEST, 10.00 FEET TO THE NORTHERLY BOUNDARY OF PARCEL "C", OF SAID "DIPLOMAT RESORT AND COUNTRY CLUB PLAT";

THENCE NORTH 84°52'00" WEST ON SAID NORTHERLY BOUNDARY, 58.81 FEET TO THE NORTHWEST CORNER OF "PARCEL C", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTRACOASTAL WATERWAY AS SHOWN ON PLAT BOOK 17, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 19°22'37" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE, 10.32 FEET TO THE NORTHWEST CORNER OF "BEVERLY BEACH NO. 2";

THENCE SOUTH 84°52'00" EAST ON SAID NORTH LINE OF "BEVERLY BEACH NO. 2", A DISTANCE OF 56.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 575 SQUARE FEET (0.0132 ACRES) MORE OR LESS.

FROM DEED RECORDED AT BK 30030 PG 700.

AND

EASEMENT RIGHTS TO THE FOLLOWING:

PARCEL "D", DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL "D", DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "D";

THENCE SOUTH 05°08'00" WEST ON THE EAST LINE OF SAID PARCEL "D", A DISTANCE OF 22.50 FEET;

THENCE NORTH 84°52'00" WEST ON A LINE LYING 22.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 141.00 FEET;

THENCE NORTH 05°08'00" EAST, A DISTANCE OF 22.50 FEET TO A POINT ON THE NORTH LINE OF PARCEL "D";

THENCE SOUTH 84°52'00" EAST ON SAID NORTH LINE, A DISTANCE OF 141.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

FROM DEED RECORDED AT BK 33836 PG 130.

LESS AND EXCEPT THE FOLLOWING TWO (2) TRACTS OF LAND:

1. THE LAND DESCRIBED IN STATUTORY DEED MADE BY DIPLOMAT PROPERITES, LIMITED PARTNERSHIP TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED JUNE 29, 2000 IN OFFICIAL RECORDS BOOK 30631, PG 978.

AND

2. A PORTION OF PARCEL D, DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158,

PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL D;

THENCE SOUTH 05°08'00" WEST ON THE EAST LINE OF SAID PARCEL D AND
ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (SOUTH OCEAN
DRIVE), A DISTANCE OF 43.46 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 05°08'00" WEST ON SAID EAST LINE AND ON
SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 338.00 FEET;

THENCE NORTH 84°52'00" WEST, 12.00 FEET;

THENCE NORTH 05°08'00" EAST ON A LINE 12.00 FEET WEST OF AND
PARALLEL WITH SAID EAST LINE OF PARCEL D, A DISTANCE OF 288.00
FEET;

THENCE NORTH 18°37'45" EAST, 51.42 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY,
FLORIDA AND CONTAINING 3756 SQUARE FEET (0.0862 ACRES) MORE OR
LESS.

FROM DEED RECORDED AT BK 31014 PG 124.

Appendix F

Reference Materials

PHASE II POST CONDITION: THE DIPLOMAT HOTEL

I. Site Information

These calculations are based on the following assumptions:

1. The hydraulic conductivity for the East Parcel is 7.07×10^{-4} cfs/sq ft - ft of head and 1.80×10^{-3} cfs/sq ft - ft of head for the West Parcel, as determined by Langan Engineering and Environmental Services Inc. Please refer to the attached percolation tests.
2. The high water table elevation is 2.00' NGVD.
3. The site is located on the east and west sides of State Road A1A north of Hallandale Beach Boulevard.
4. Proposed Acreages:

Total site:	19.49	acres
Roof	10.40	acres
East	7.31	acres
West (West Retail Village)	2.10	acres
West (Future Intracoastal Condos)	0.99	acres
Landscape/Pervious	2.61	acres
East	0.91	acres
West	1.70	acres
Beach area (East)	0.96	acres
Dock Facilities (West)	0.17	acres
Impervious area	5.35	acres
Driveways (East)	0.93	acres
Driveways (West)	0.20	acres
Sidewalks (East)	0.23	acres
Sidewalks (West)	1.33	acres
Pool Decks (East)	2.17	acres
Future Impervious (West)	0.49	acres

The total proposed site area is 19.49 acres. However, the beach area to the east of the existing bulkhead on the East Parcel and the water areas within the dock facilities on the

Intracoastal should not be accounted for in the water quality and stormwater retention calculations. Therefore, a total site area of 18.36 acres will be used in the calculations.

Fifty percent of the Future Condominium parcel, south of the West Retail Village, has been included as roof area with the remainder divided equally into impervious and pervious areas. Upon development of this parcel by the Owner, the West Parcel Exfiltration Trench will provide the required pretreatment and retention.

Land Use Breakdown by Parcel:

East Parcel:

Roof	7.31	acres
Beach	0.96	acres
Landscape/Pervious	0.91	acres
Impervious areas		
Driveways	0.93	acres
Sidewalks	0.23	acres
Pool Decks	2.17	acres
Total	12.51	acres

The total proposed site area is 12.51 acres. However, the beach area to the east of the existing bulkhead should not be accounted for in the water quality and stormwater retention calculations.

Therefore, a total site area of 11.55 acres will be used in the calculations for the East Parcel.

West Parcel:

Roof (West Retail Village)	2.10	acres
Roof (Future Intracoastal Condos)	0.99	acres
Dock Facilities	0.17	acres
Landscape/Pervious	1.70	acres
Impervious areas		
Driveways	0.69	acres
Sidewalks	1.33	acres
Total	6.98	acres

The total proposed site area is 6.98 acres. However, the water areas within the dock facilities should not be accounted for in the water quality and stormwater retention calculations.

Therefore, a total site area of 6.81 acres will be used in the calculations for the West Parcel.

5. Proposed Finished Floor Elevations:

East Parcel:

Diplomat Hotel	22.00' NGVD
Banquet Hall	54.00' NGVD
Oceanside Condo	35.00' NGVD

West Parcel:

Central Mechanical Plant	8.00' NGVD
West Retail Village	8.00' NGVD
Future Intracoastal Condominium	8.00' NGVD

According to the FEMA maps, the Hotel, Banquet Hall, and Oceanside Condo must have Finished Floor Elevations not less than 13.00' NGVD. The West Retail Village and future Intracoastal Condos must have Finished Floor Elevations no lower than 8.00' NGVD per FEMA.

However, the State has mandated stricter standards for the Finished Floor Elevations of the buildings on the East Parcel. **Therefore, the minimum Finished Floor Elevation for the buildings on the East Parcel is 18.00 feet NGVD.**

6. Zoning: Commercial

7. Allowable Discharge: Allowable discharge rate is limited to the amount of stormwater currently being discharged into the Intracoastal and Atlantic Ocean. The current discharge rate is approximately 59.49 cfs. However, the original site was not designed to retain the design storm (25 Year, 3 Day) per the current standards. During these storm events, runoff would overflow into the adjacent FDOT right of way. Additionally, the existing site discharged to the Atlantic Ocean. This is not permitted under the current standards.

8. Design Storm Rainfall Events:

10 Year, 1 Day	9.50"
25 Year, 1 Day	10.75"
100 Year, 1 Day	14.25"

Per Broward County Department of Natural Resources Protection Rainfall maps.

II. Design Criteria

A. Quality

1. If a wet detention system, then whichever is the greater of

- a. The first inch of runoff from the entire site or
- b. The amount of 2.5 inches times the percentage imperviousness.

B. Quantity

1. The proposed project design will incorporate two outfalls for discharge into the Intracoastal Waterway.

III. Computations

A. Quality

For the quality computations, the beach area to the east of the bulkhead on the East Parcel and the water areas within the Intracoastal dock facilities on the West Parcel have not been included in the total site area.

East Parcel:

Since the exfiltration trench on the West Parcel, south of the West Retail Village, will provide retention for the East Parcel driveways, this area (0.93 acres) has been deducted from the East Parcel retention calculations and added to the West Parcel retention calculations.

Compute the first 1" from the East parcel:

$$\begin{aligned} &= (1")(10.62 \text{ acres})(1/12) \\ &= \underline{0.89 \text{ acre-feet}} \text{ for the first inch of runoff} \end{aligned}$$

Compute 2 1/2" times the percentage of imperviousness:

The East Parcel driveways will be drained to a wet well located in the Hotel egress driveway. The well will pump the runoff accumulated from the driveways to the exfiltration trench located south of West Retail Village. Therefore, the length of the West Parcel exfiltration trench must be increased to accommodate the required retention for the East Parcel driveways. The sizing of the wet well and the pump specs are included in Section XV of these calculations.

Site area for water quality pervious/impervious calculations only:

$$\begin{aligned} &= \text{Total East Parcel area} - \text{East Parcel roof area} - \text{East Parcel driveway area} \\ &= 11.55 \text{ acres} - 7.31 \text{ acres} - 0.93 \text{ acres} \\ &= 3.31 \text{ acres} \end{aligned}$$

Impervious area for water quality pervious/impervious calculations only:

$$\begin{aligned} &= (\text{Site area for water quality pervious/impervious}) - \text{pervious} \\ &= 3.31 \text{ acres} - 0.91 \text{ acres} \\ &= 2.40 \text{ acres} \end{aligned}$$

Percentage of impervious area for water quality
= (Impervious area/Site area for water quality)(100%)
= (2.40/3.31)(100%)
= 73%

For 2 ½" times the percentage impervious:

= (2 ½")(percentage impervious)
= (2 ½")(73%)
= 1.83" to be treated

Compute volume required for quality retention:

= inches to be treated x (East Parcel area - East Parcel driveway areas)
= (1.83")(10.62 acres)(1/12)
= **1.62 acre-feet** required retention.

Since the 1.62 acre-feet computed for 2 ½" times the percentage impervious is greater than the 0.89 acre-feet computed for the first inch, **1.62 acre-feet is the required amount of retention on the East Parcel.**

The entire required retention volume for the East Parcel will be stored within the exfiltration trench to be placed along the North property line of the East Parcel. This volume of retention does not include the East Parcel driveways. The required retention volume for the East Parcel driveways will be stored in the exfiltration trench in the West Parcel.

West Parcel:

Since the exfiltration trench on the West Parcel, south of the West Retail Village, will provide retention for the East Parcel driveways, this area (0.93 acres) has been added to the West Parcel retention calculations.

Compute the first 1" from the West parcel:

= (1")(6.81 + 0.93 acres)(1/12)
= **0.65 acre-feet** for the first inch of runoff

Compute 2 ½" times the percentage of imperviousness:

The driveways for the East Parcel will be drained to a wet well located in the Hotel egress driveway. All runoff accumulated from the driveways will be pumped to the exfiltration trench located south of the West Retail Village. Therefore the length of the exfiltration trench must be increased to accommodate the East Parcel driveways.

Site area for water quality pervious/impervious calculations only:

= Total West Parcel + East Parcel driveway area - West Parcel roof area
= 6.81 acres + 0.93 acres - 3.09 acres
= 4.65 acres

Impervious area for water quality pervious/impervious calculations only:

$$\begin{aligned} &= (\text{Site area for water quality pervious/impervious}) - \text{pervious} \\ &= 4.65 \text{ acres} - 1.70 \text{ acres} \\ &= 2.95 \text{ acres} \end{aligned}$$

Percentage of impervious area for water quality

$$\begin{aligned} &= (\text{Impervious area}/\text{Site area for water quality})(100\%) \\ &= (2.95/4.65)(100\%) \\ &= 63\% \end{aligned}$$

For 2 ½" times the percentage impervious:

$$\begin{aligned} &= (2 \frac{1}{2}'')(\text{percentage impervious}) \\ &= (2 \frac{1}{2}'')(63\%) \\ &= 1.59'' \text{ to be treated} \end{aligned}$$

Compute volume required for quality detention:

$$\begin{aligned} &= \text{inches to be treated} \times (\text{West Parcel area} + \text{East Parcel driveway area}) \\ &= (1.59'')(7.74 \text{ acres})(1/12) \\ &= \mathbf{1.03 \text{ acre-feet}} \text{ required retention} \end{aligned}$$

Since the 1.03 acre-feet computed for 2 ½" times the percentage impervious is greater than the 0.65 acre-feet computed for the first inch, the volume of 1.03 acre-feet is the required amount of retention for the West Parcel and the East Parcel driveways.

The entire required retention volume for the West Parcel and East Parcel driveways will be stored within the proposed exfiltration trench located south of the West Retail Village.

IV. Pretreatment

Since the proposed development is commercial, ½" of pretreatment must be provided.

East Parcel:

For the East Parcel, the roof areas, sidewalks and landscaped areas may be deducted because they do not require pretreatment. Additionally, the East Parcel driveway areas will be pretreated within the exfiltration trench in the West Parcel.

Therefore, there will be no pretreatment within the East Parcel.

West Parcel:

Since there will be parking on the West Retail Village roof area, this area must be pretreated. Additionally, the East Parcel driveways will be pretreated within the exfiltration trench on the West Parcel. The landscaped and sidewalk areas will not be pretreated.

For the West Parcel, the required amount of pretreatment is as follows:

$$\begin{aligned}
 &= \left(\frac{1}{2}\right)[\text{East Parcel driveways} + \text{West Retail Village roof} + \text{West Parcel driveways}] \\
 &= \left(\frac{1}{2}\right)(0.93 \text{ acres} + 2.10 \text{ acres} + 0.69 \text{ acres})(1/12) \\
 &= \underline{0.16 \text{ acre-feet}} \text{ pretreatment required.}
 \end{aligned}$$

Pretreatment for the West Retail Village and the East and West Parcel driveways will be provided by the proposed exfiltration trench on the West Parcel.

V. Design of Exfiltration Trench for East Parcel for Required Detention Volume

A. Design Criteria

1. The proposed exfiltration trench will be located under the proposed walkway to the beach, along the north property line.
2. The minimum elevation for this area is 11.00 feet NGVD.
3. The trench will be 15.00 feet wide.
4. The assumed high water table is 2.00 feet NGVD.
5. For this system, the bottom of the trench will be at elevation 0.00 feet NGVD. The pipe invert will be set at elevation 4.67 feet NGVD. The top of weir will be set at elevation 9.00 feet NGVD.

B. Compute length of exfiltration trench

$$L = \frac{V}{(K (H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4}) WD_u)}$$

$$L = \text{Length of trench (feet)} = \text{To be determined.}$$

$$V = \text{Volume to be exfiltrated} = 19.44 \text{ ac-in}$$

$$W = \text{Trench width} = 15 \text{ feet}$$

$$K = \text{Hydraulic Conductivity} = 7.07 \times 10^{-4} \text{ cfs/sq ft - ft head}$$

$$H_2 = \text{Depth to water table from top of Weir} = 7.00 \text{ feet}$$

$$D_u = \text{Non-saturated trench depth} = 7.00 \text{ feet}$$

$$D_s = \text{Saturated trench depth} = 2.00 \text{ feet}$$

Solving for L,

$$L = \frac{19.44}{(7.07 \times 10^{-4})[(7)(15) + (2)(7)(7) - (7)^2 + (2)(7)(2)] + (1.39 \times 10^{-4})[(15)(7)]}$$

L = 135.68 feet, say **140 feet** of trench 11.00 feet deep, 15.00 feet wide with one 36" perforated HDPE pipe at an invert elevation of 4.67 feet NGVD.

A weir structure will be installed at elevation 9.00 feet NGVD. Upon complete saturation of the trench, stormwater will overflow into a 36" HDPE outfall pipe to the Intracoastal Waterway.

VI. Design of Exfiltration Trench for West Parcel for Required Detention Volume

A. Design Criteria

1. The proposed trench will be located south of the West Retail Village.
2. The minimum elevation in this area is +8.00 feet NGVD.
3. The trench will be 10.00 feet wide.
4. The assumed high water table is +2.00 feet NGVD.
5. For this system, the bottom of the trench will be at elevation -20.00 feet NGVD. The pipe invert will be set at elevation +2.00 feet NGVD. The top of weir will be set at elevation 6.00 feet NGVD.

The traditional formula for determining the length of the exfiltration trench was modified to provide exfiltration only out of the bottom of the proposed trench and out of the bottom five feet of the trench sides. The favorable permeability results were obtained at a depth of -20.00 feet NGVD. Therefore the revised formula assumes that there will be no percolation out the sides of the trench until a depth of -15.00 feet NGVD. In reality, there will be percolation out the sides of the trench, however, it will not occur at the rates determined at -20.00 feet NGVD.

B. Compute trench length using a revised formula for determining the length of trench

$$L = V / (K (H_2W + 2H_2D_s) + (1.39 \times 10^{-4}) WD_u)$$

$$L = \text{Length of trench (feet)} = \text{To be determined.}$$

$$V = \text{Volume to be exfiltrated} = 12.36 \text{ ac-in}$$

$$W = \text{Trench width} = 10 \text{ feet}$$

K	=	Hydraulic Conductivity	=	1.80×10^{-3} cfs/sq ft - ft head
H ₂	=	Depth to water table from top of Weir	=	4.00 feet
D _u	=	Non-saturated trench depth	=	4.00 feet
D _s	=	Saturated trench depth	=	5.00 feet

The actual D_s = 22.00 feet, however it is being assumed that the favorable percolation rates are achieved for the bottom five feet of the exfiltration trench. Therefore, this would occur between the depths of -15.00 feet NGVD and -20.00 feet NGVD.

Solving for L,

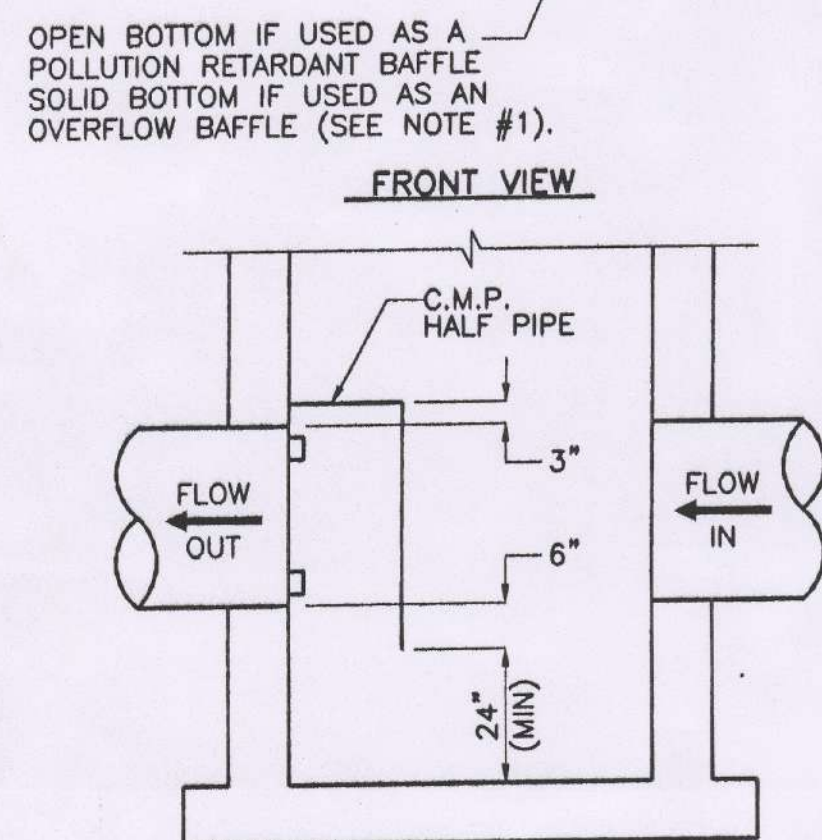
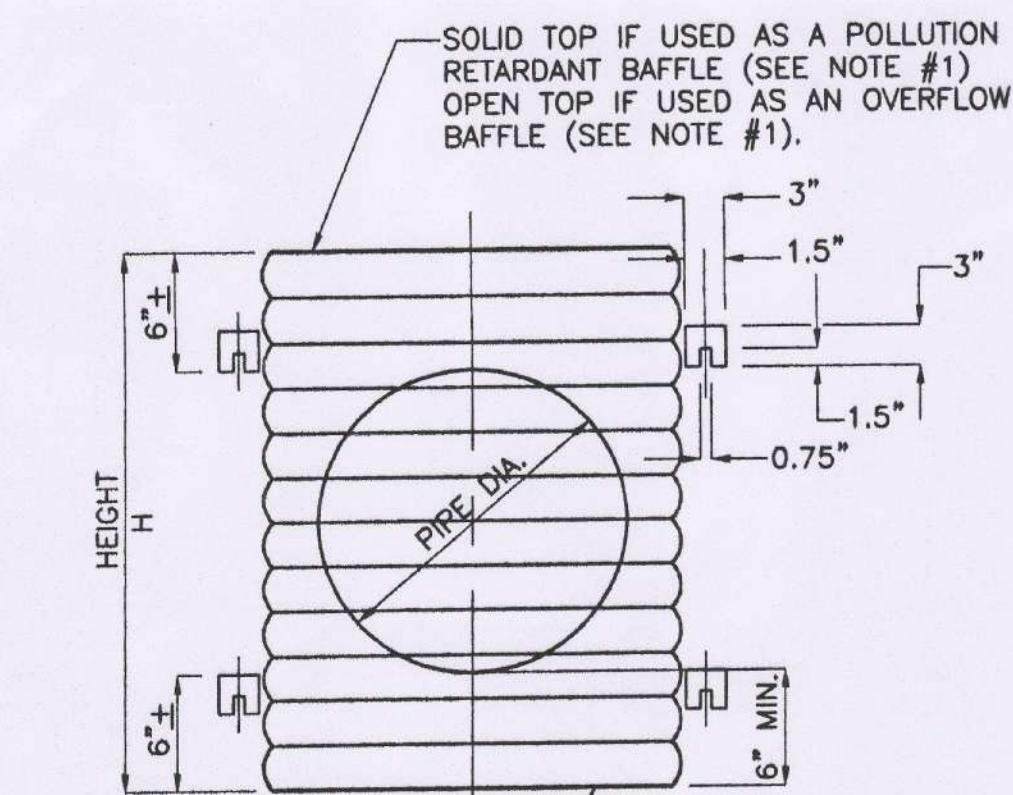
$$L = \frac{12.36}{(1.80 \times 10^{-3})[(4)(10) + (2)(4)(5)] + (1.39 \times 10^{-4})[(10)(4)]}$$

$$L = 82.60 \text{ feet}$$

If it is assumed that runoff is only exfiltrated out the exfiltration trench bottom, the [2H₂D_s] term would be eliminated from the formula resulting in 159.40 linear feet of exfiltration trench being required.

Therefore, as an added factor of safety, **160 feet** of trench 28.00 feet deep, 10.00 feet wide with two 24" perforated HDPE pipes at an invert elevation of +2.00 feet NGVD will be constructed on the West Parcel. Upon complete saturation of the trench, stormwater will overflow into a 30" HDPE outfall pipe to the Intracoastal Waterway. A weir structure will be installed at elevation 6.00 feet NGVD.

Note: The Conservative Formula for the determination of the length of exfiltration trench yielded 35 LF of exfiltration trench.



TOP VIEW

4 ALUMINUM CLIP ANGLE 3"x3"x1/4" WITH 3/4" SLOT TYPE ARE REQUIRED, WELD TO THE CORRUGATED ALUMINUM PIPE.

1/2" ROUND CORR. ALUMINUM PIPE

WALL

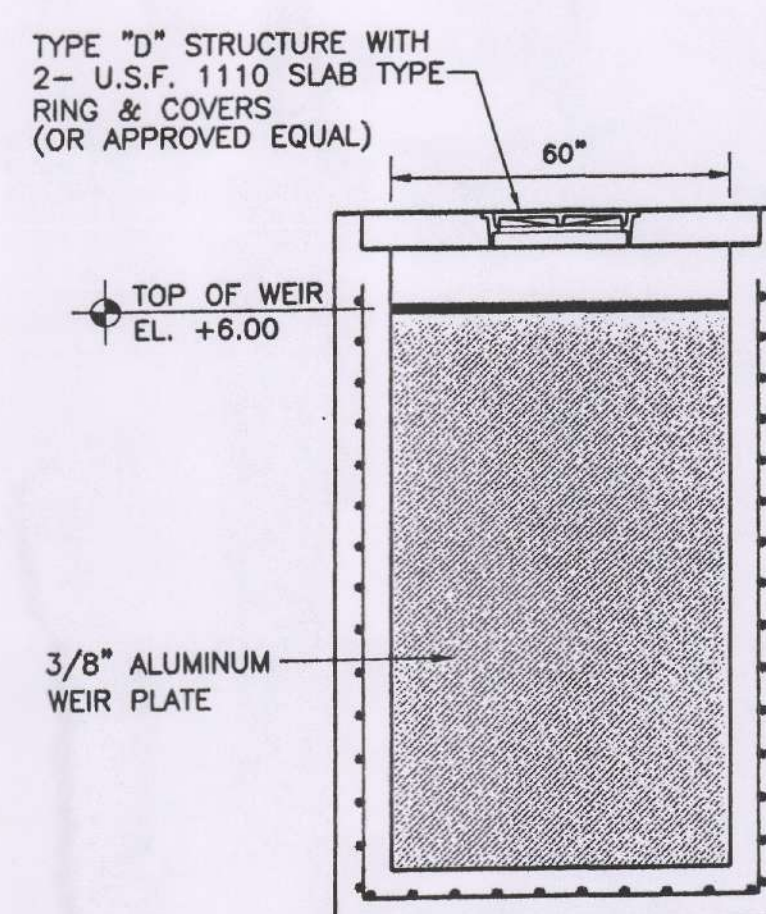
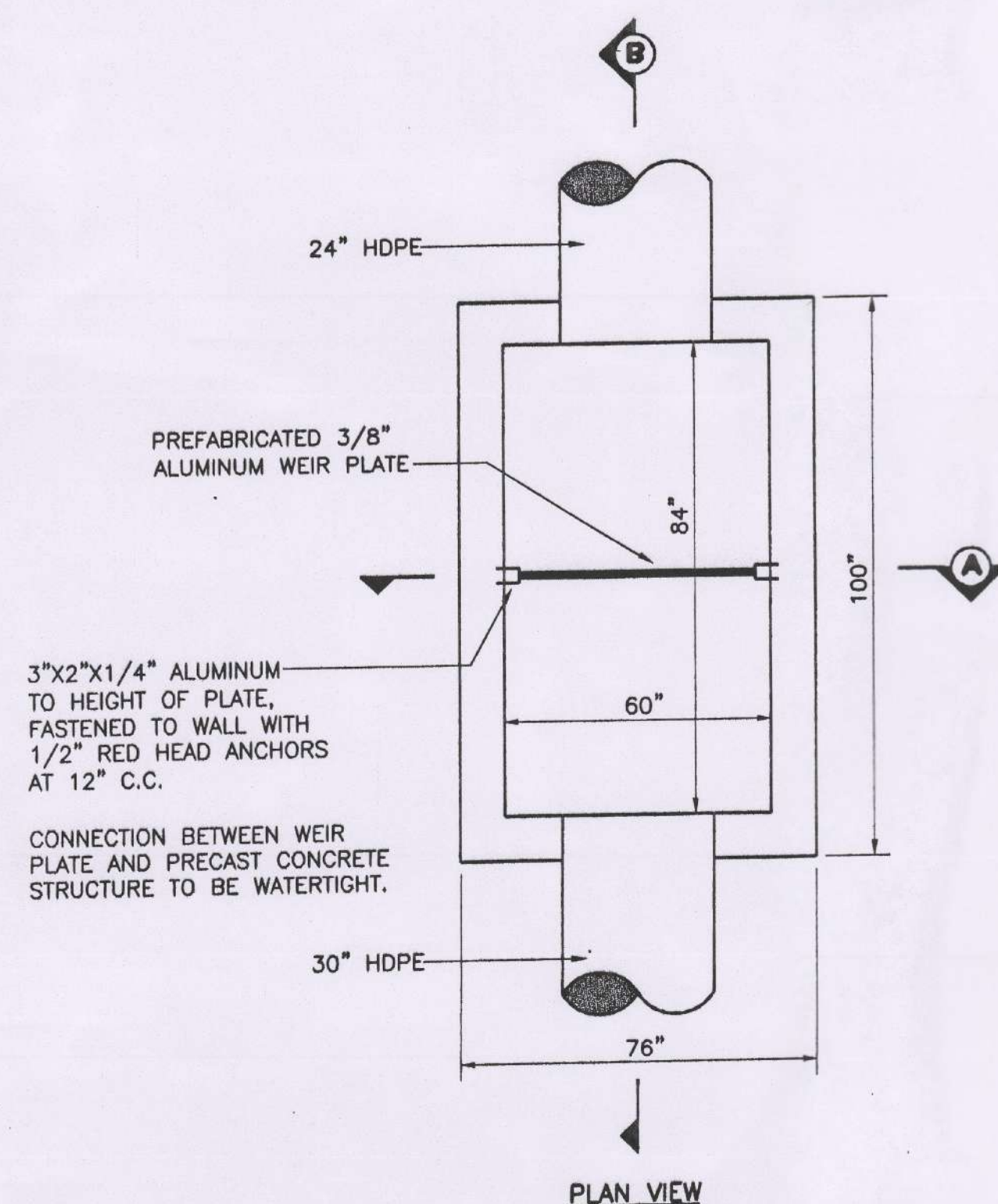
PIPE OPENING DIAMETER 10"

STANDARD DIMENSIONS

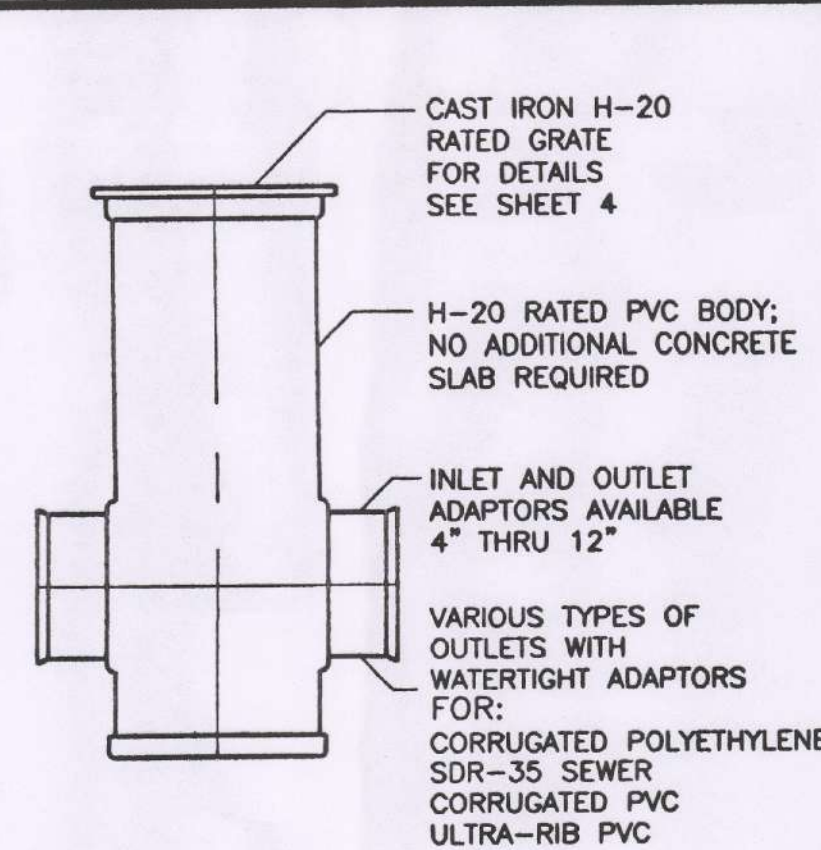
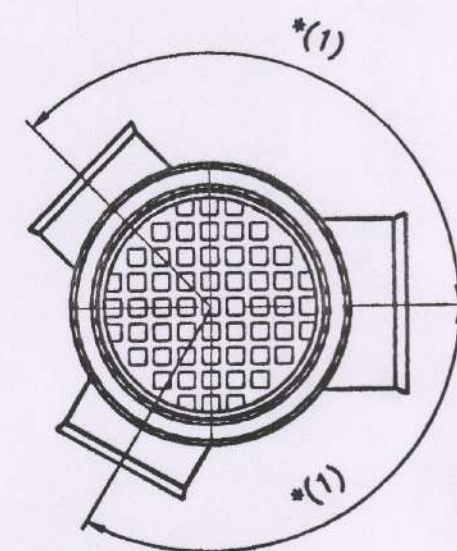
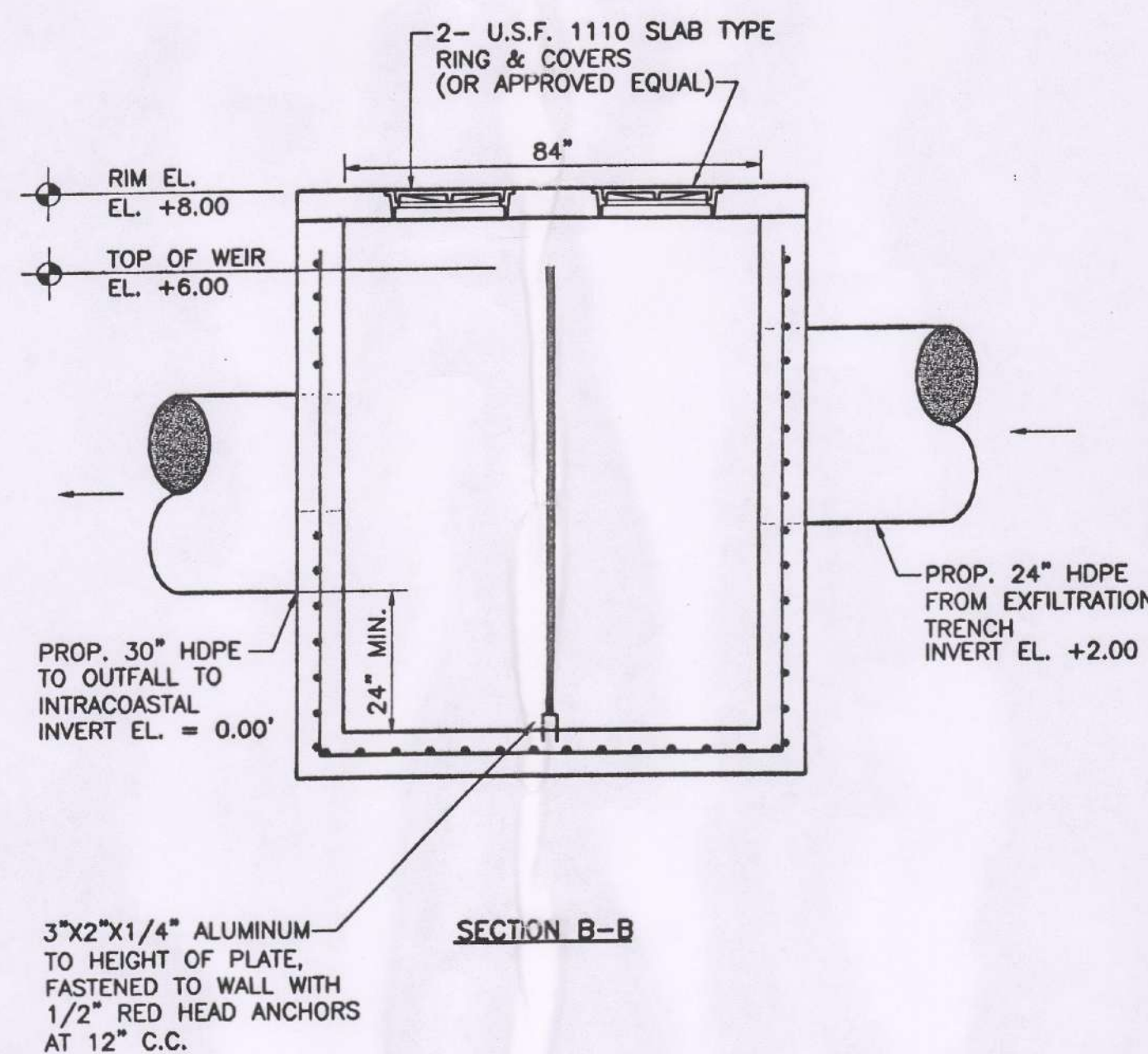
PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"
48"	60"	14	57"

- NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
 2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
 3. NEOPRENE GASKET (3/8" X 2") SHALL BE INSTALLED AT ALL BAFFLES.

POLLUTION RETARDANT BAFFLE

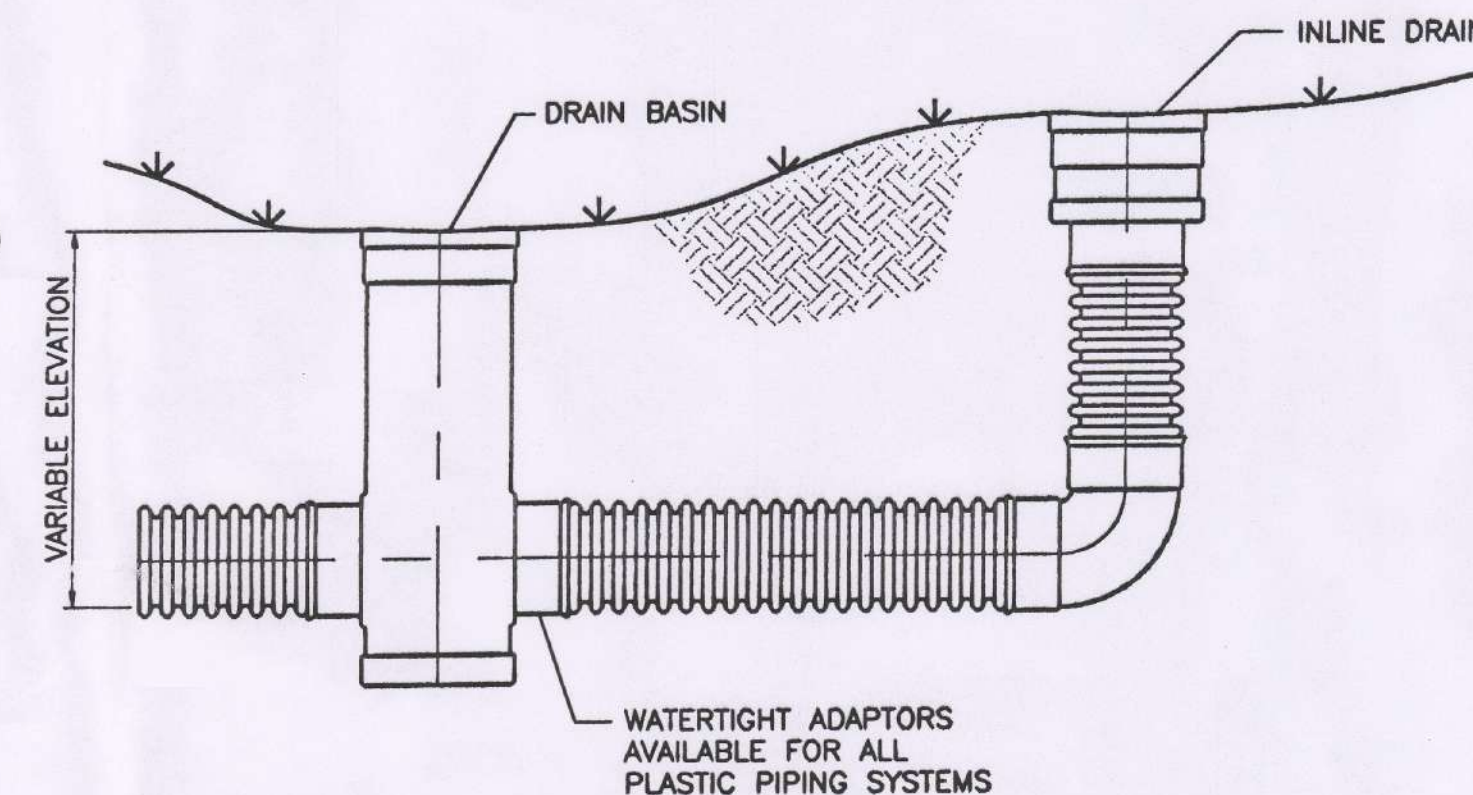


WEIR STRUCTURE (WEST PARCEL)

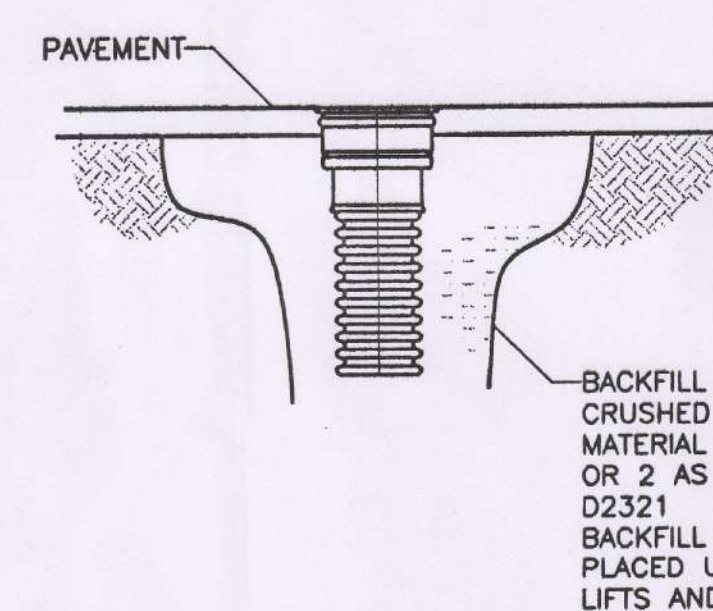
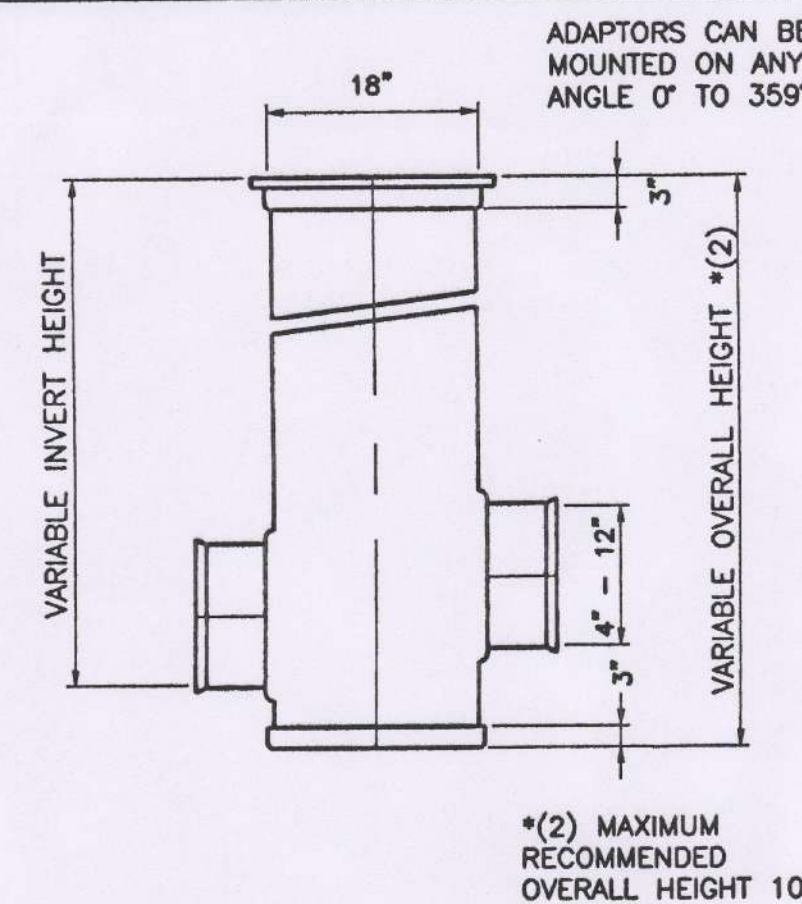


18" DRAIN BASIN

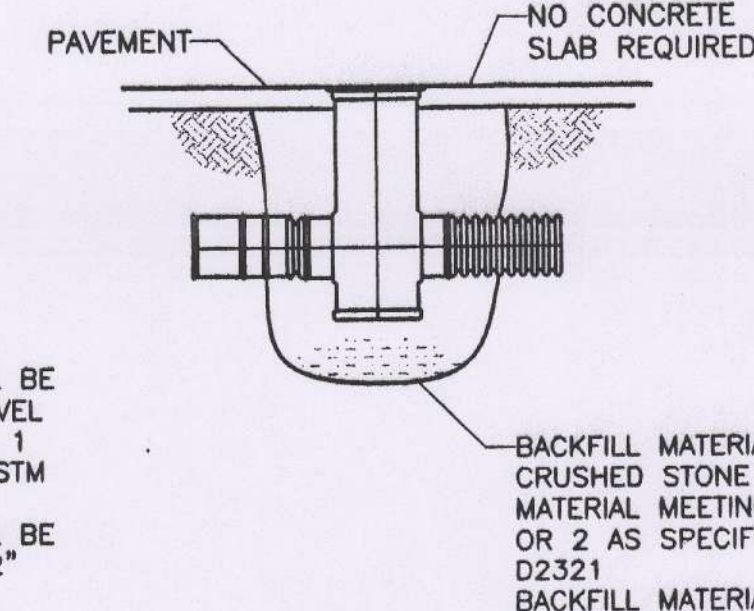
TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



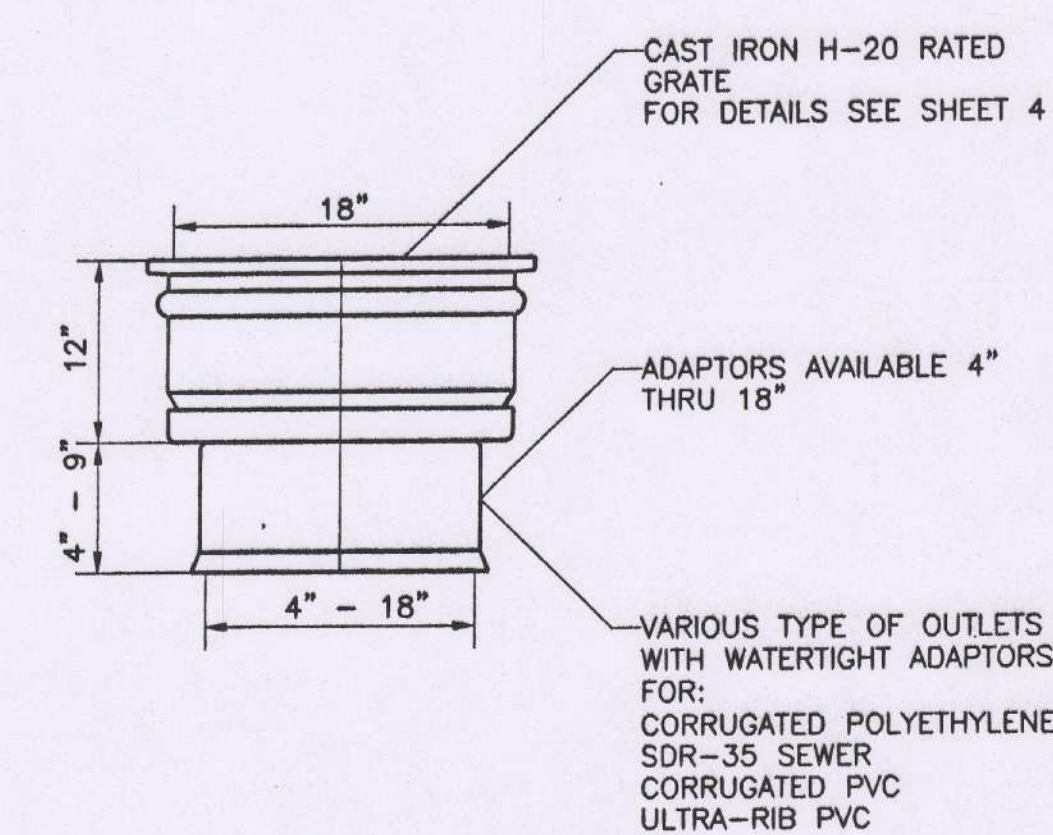
TYPICAL INSTALLATION



18" INLINE DRAIN

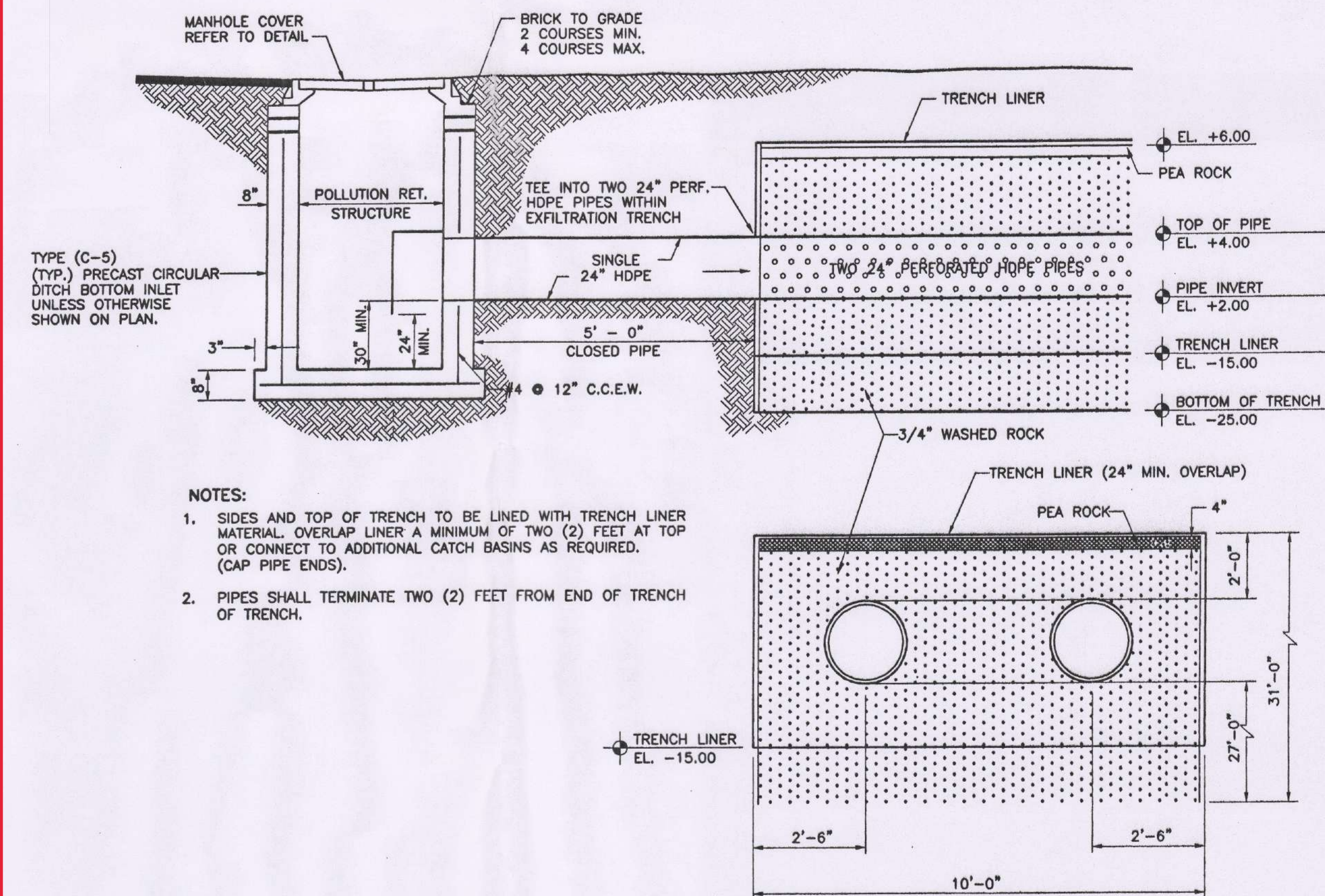


18" DRAIN BASIN



18" INLINE DRAIN

NYLOPLAST DRAINAGE STRUCTURES



WEST PARCEL EXFILTRATION TRENCH

DESIGNED DATE C.R.A. 03/17/99
DRAWN DATE C.R.A. 6/9/99
CHECKED DATE M.B. 03/17/99



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
2 Oakwood Boulevard Suite 120
Hollywood, Florida 33020
954.921.7701 954.921.8807 fax

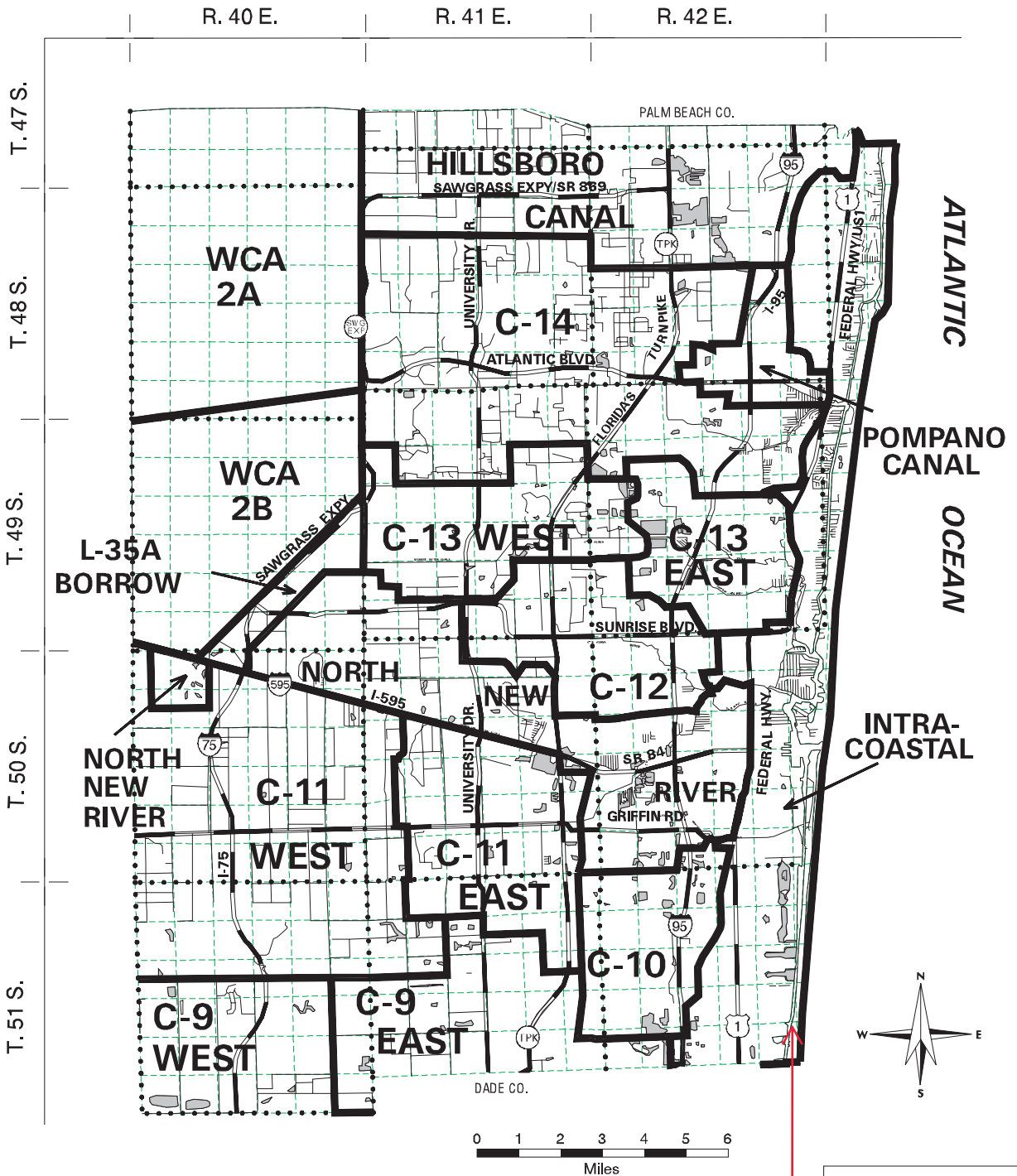
THE DIPLOMAT RESORT PHASE II DRAINAGE IMPROVEMENTS

PAVING AND DRAINAGE DETAILS

APPROVED MARSHALL BERGACKER, P.E.
M. Bergacker
DATE 04/14/99 JUL 09 1999

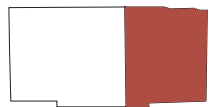
SCALE N.T.S.
PROJECT No 98-1890
CAD FILE 1890PD09

SHEET 9
OF 11

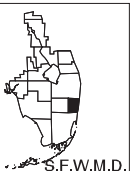


DRAINAGE BASINS for EASTERN BROWARD COUNTY, FL.

Figure B-1



PORTION OF BROWARD CO.
REPRESENTED ON MAP.





FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

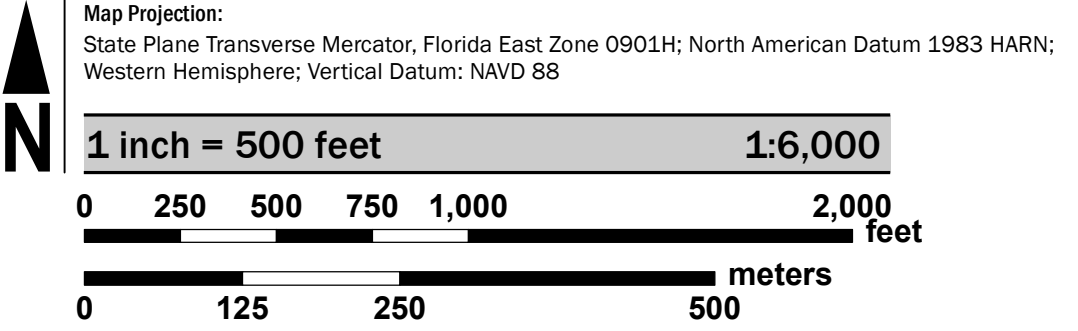
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

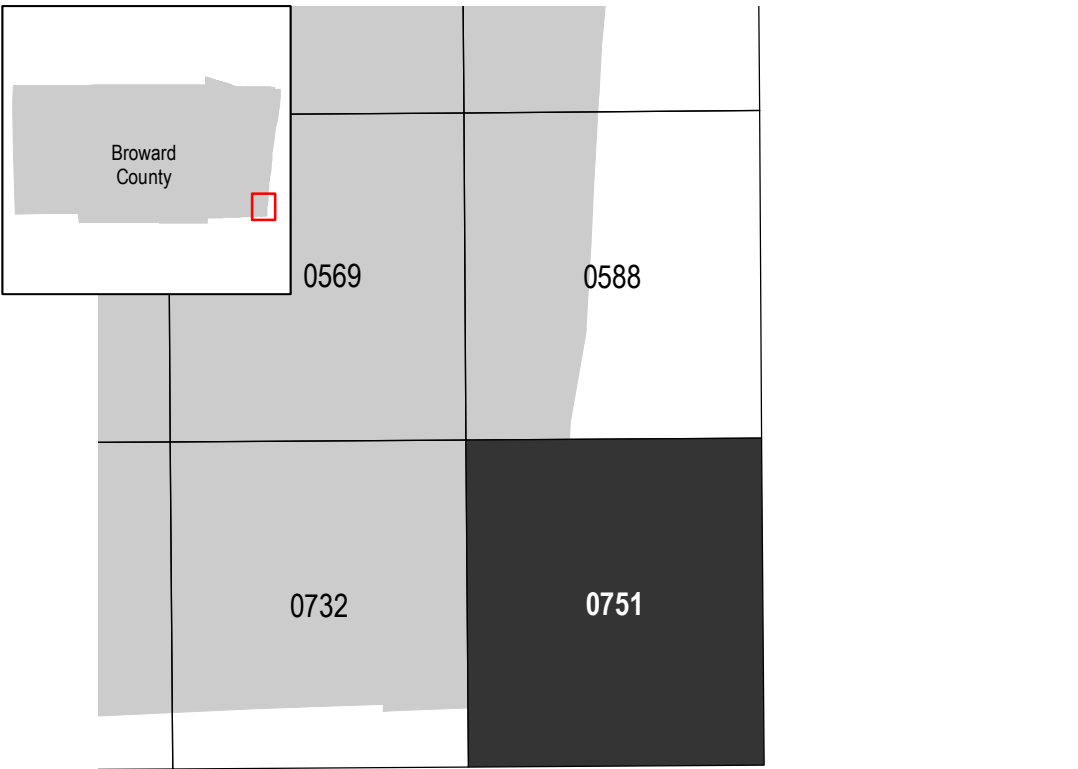
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided by Broward County, dated 2003, 2004, 2009, and 2013; the U.S. Census Bureau, dated 2019; and the U.S. Department of Agriculture, dated 2018.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

BROWARD COUNTY, FLORIDA
and Incorporated Areas

PANEL 751 OF 751

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
BROWARD COUNTY	125093	0751	J
HALLANDALE BEACH, CITY OF	125110	0751	J
HOLLYWOOD, CITY OF	125113	0751	J

PRELIMINARY
12/31/2019

VERSION NUMBER
2.6.3.5

MAP NUMBER
12011C0751J

MAP REVISED

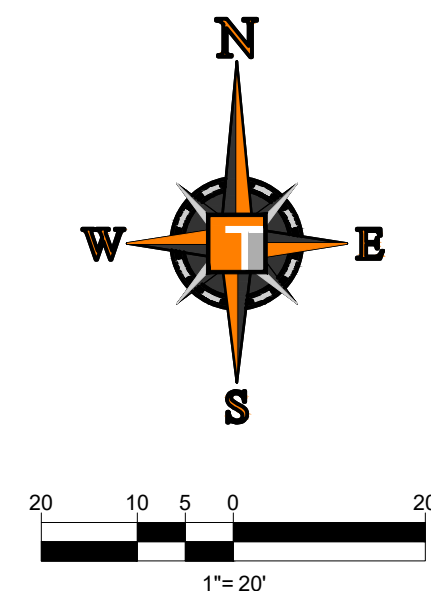
Future Conditions Groundwater Elevation

Average Wet Season



200ft

-80.113 25.994 Degrees

[illegible]

Check positive response codes before you di

PROJECT:

— FOR —

THE RELATED GROUP

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

April 17, 2023
FLORIDA BUSINESS CERT. OF AUTH. No. 2752

SHEET NUMBER:

D-01

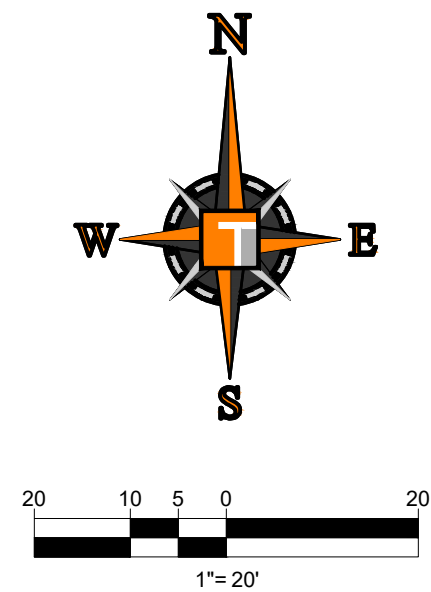
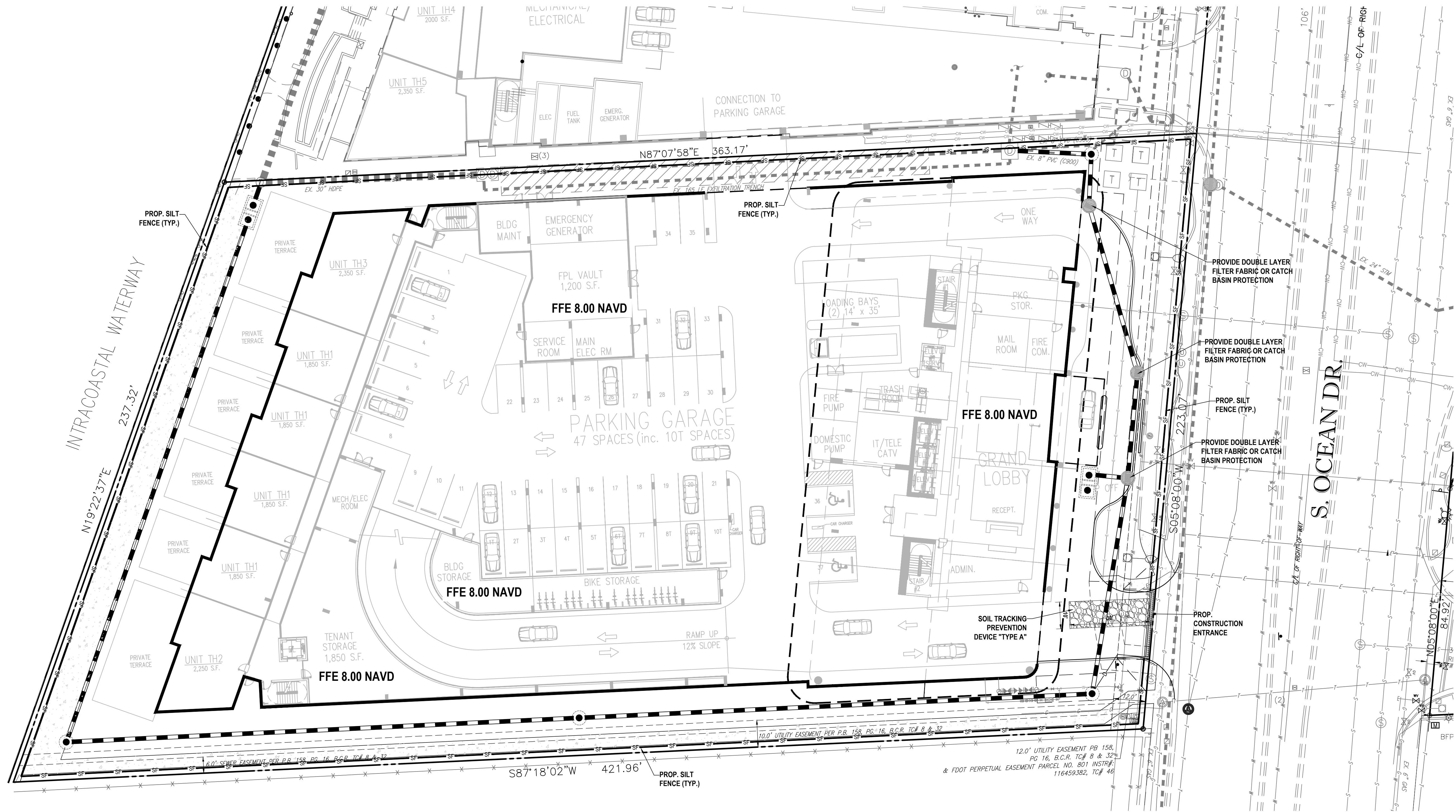
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PAVEMENT
TO BE
REMOVED

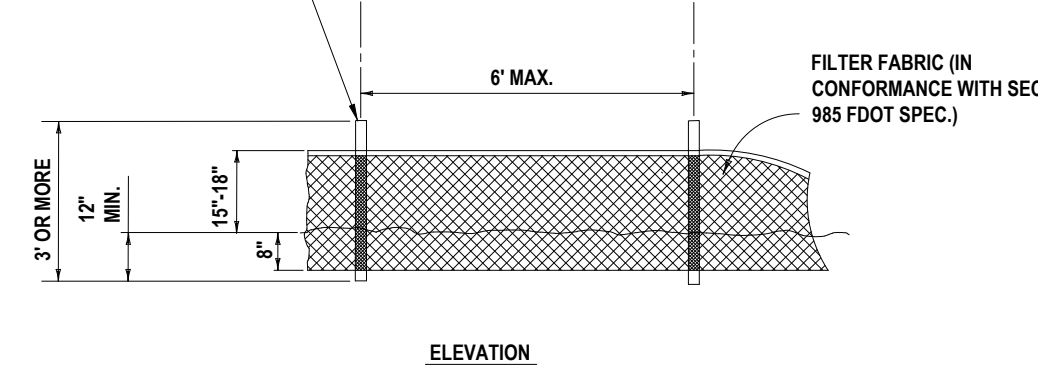
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CONCRETE
TO BE
REMOVED

EXIST.
CONCRETE
TO REMAIN

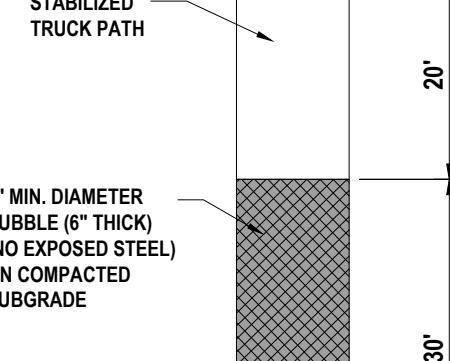
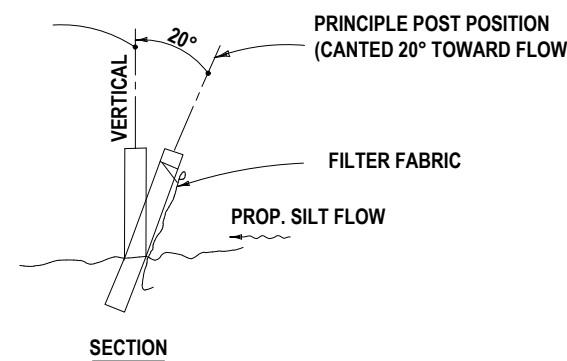
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POST OPTIONS: WOOD 2-1/2" MIN Ø
WOOD 2" X 4"
OAK 1-1/2" X 1-1/2"
STEEL 1.33 LBS/FT. MIN.



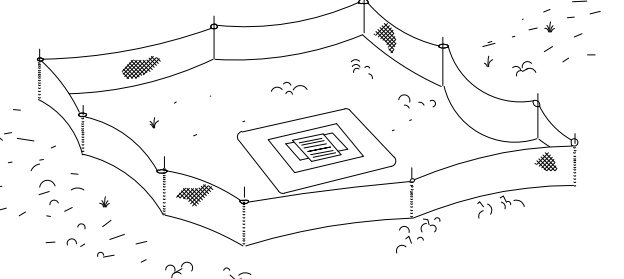
NOTE:
PROP. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT
PRICE FOR STAKED PROP. SILT FENCE (LF).



PROP. SILT FENCE DETAIL (F.D.O.T. INDEX 102, SHEET 03 OF 03)

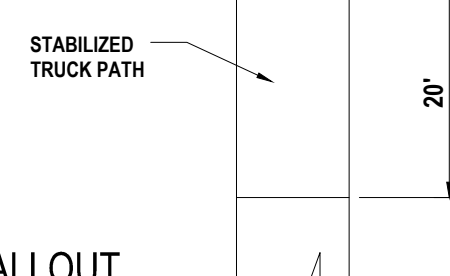
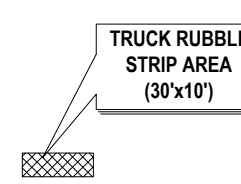


CATCH BASIN FABRIC



PROP. SILT FENCE PROTECTION
AROUND DITCH BOTTOM INLETS.

PLAN DESIGNATION CALLOUT



TRUCK RUBBLE STRIP AREA

LEGEND

— SF — SF — PROP. SILT FENCE

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD 88).
CONVERSION FROM NAVD TO NGVD IS (+) 1.50',
I.E. 11.50 NAVD = 13.00 NGVD.

SCOPE OF EROSION CONTROL

THE CONTRACTOR SHALL CONTROL SOIL EROSION RESULTING FROM THE PROPOSED IMPROVEMENTS. THE USE OF PROP. SILT FENCING, LUTE MATTING, TEMPORARY SEEDING, PROP. SILT CHECKS INLET PROTECTION AROUND ALL CATCH BASINS, STABILIZED CONSTRUCTION ENTRANCE(S), ETC. MAY BE REQUIRED. REFER TO PLAN SEDIMENT CONTROL. STRUCTURES / DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF FLORIDA DEVELOPMENT MANUAL A GUIDE TO SOUND LAND AND WATER MANAGEMENT SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUED INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS SET FORTH ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN IF APPLICABLE, OR AS DETAILED ON THE CONSTRUCTION PLANS, AS SPECIFIED BY CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE BMP CONTROLS AS SITE CONDITIONS WARRANT. MORE CONTROLS MAY BE REQUIRED PER SITE CONDITIONS. THE CONTRACTOR SHALL INCLUDE THESE COSTS IN THE BASE BID. ANY AREA WHERE EROSION IS OBSERVED MUST BE ADDRESSED BY THE CONTRACTOR, WHETHER SHOWN ON THE PLANS OR NOT. IN THE CASE THAT DOWNSTREAM EROSION IS OBSERVED, THE CONTRACTOR MUST CONTACT THE ENGINEER OF RECORD FOR RECOMMENDATIONS.

PERMANENT EROSION CONTROL, TURF ESTABLISHMENT AND SOIL STABILIZATION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE INTENT OF THIS PLAN IS TO PROVIDE GUIDANCE FOR PLACEMENT OF BEST MANAGEMENT PRACTICES.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CLEANING AND DISPOSAL OF ANY DEBRIS TAKEN OFF SITE. CONTRACTOR IS RESPONSIBLE FOR ALL FINES AND FEES FOR IMPROPER PLACEMENT OR MAINTENANCE OF CONTROLS.

NOTES:

- 1.) PROP. SILT FENCE TO BE CONSTRUCTED WHEREVER OFFSITE AREAS ARE LOWER THAN ADJACENT ONSITE ELEVATIONS.
- 2.) CATCH BASIN FABRIC TO BE PLACED ON AREA INLETS SUBJECT TO SEDIMENTATION FROM THIS PROJECT.
- 3.) ALL EROSION CONTROL DEVICES SUCH AS RUBBLE STRIPS, PROP. SILT FENCE AND OTHER BMPs SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- 4.) BMP MEASURES SHALL BE IMPLEMENTED IMMEDIATELY FOLLOWING MOBILIZATION AND REMAIN UNTIL LANDSCAPE INSTALLATION.
- 5.) CONTRACTOR TO CLEAN AND DESILT THE AFFECTED DRAINAGE SYSTEM PRIOR TO CERTIFICATION
- 6.) CONTRACTOR TO PROTECT ALL INLETS IMPACTED BY CONSTRUCTION EVEN IF NO INLET PROTECTION IS SHOWN AT A PARTICULAR INLET.
- 7.) BROWARD COUNTY REQUIRES A VIDEO INSPECTION OF ALL AFFECTED DRAINAGE SYSTEM PRIOR TO FINAL ACCEPTANCE.

THOMAS
ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LANDSCAPE ARCHITECTS
11502 W. FLETCHER AVE.
SUITE 100
JUPITER, FL 33458
P: (561) 203-7503
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REVISIONS			
REV.	DATE	COMMENT	BY

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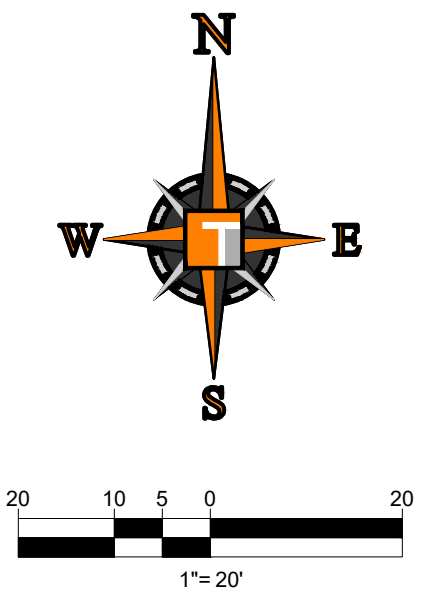
PROJECT No.:	F220134
DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	01/09/2023
CAD I.D.:	F220134-EROSION

PROJECT:
PRELIMINARY SOUTH TOWER PLANS
FOR
THE RELATED GROUP
CITY OF HOLLYWOOD
FLORIDA

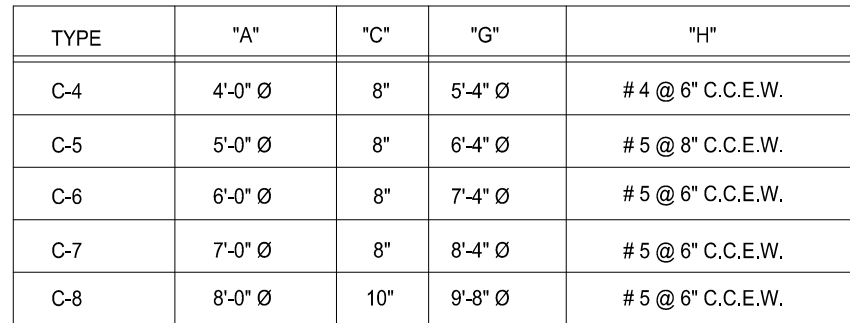
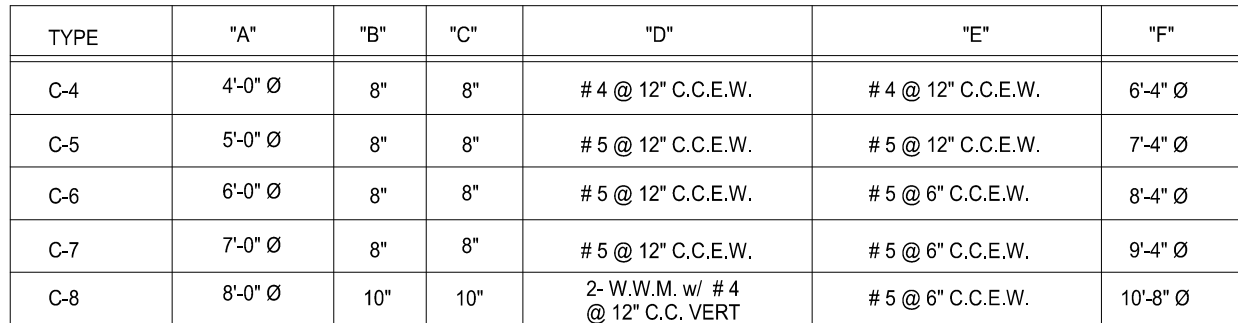
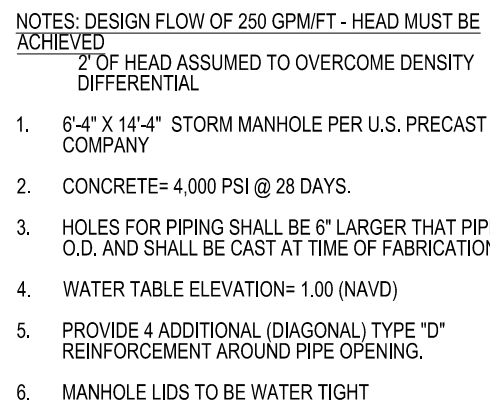
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6300 NW 31ST AVENUE
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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 55572

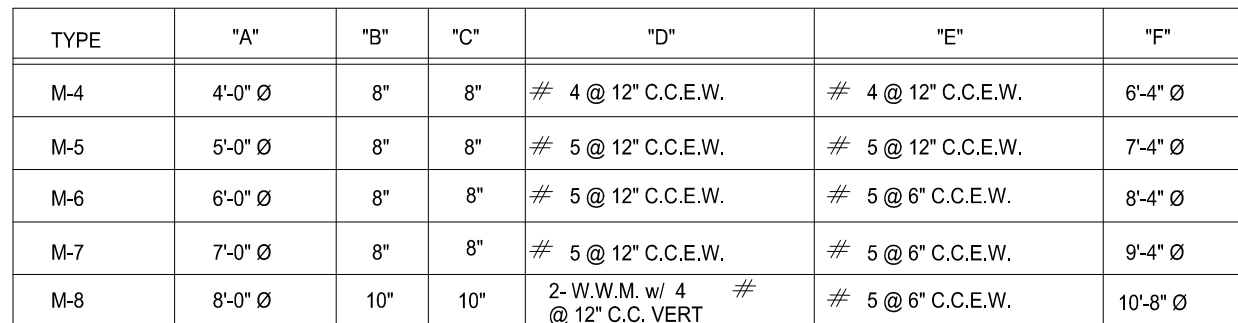
April 17, 2023
FLORIDA BUSINESS CERT. OF AUTH. No. 27528
SHEET TITLE:
EROSION CONTROL PLAN
SHEET NUMBER:
EC-01



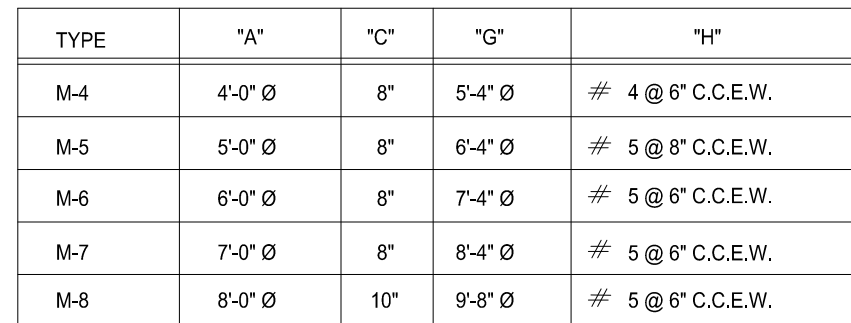
PD-01



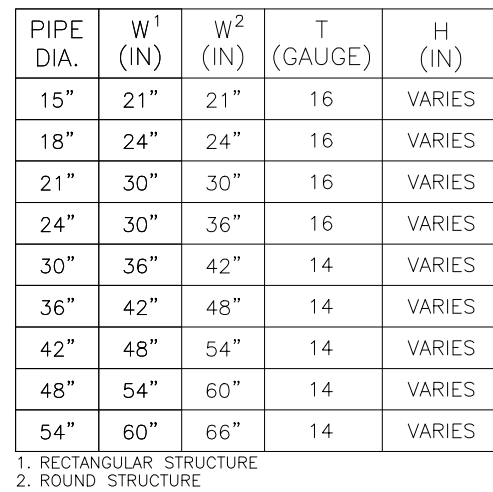
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SCALE: NONE



SCALE: NONE



SCALE: NONE



SCALE: NONE

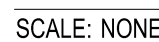


SCALE: NONE



- NOTES:**
1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
 2. 1" SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. SUBGRADE SHALL EXTEND 6" AT LEAST 6" BEYOND EDGE OF CONCRETE.
 3. CONCRETE STRENGTH SHALL BE MIN. 3,500 PSI @ 28 DAYS.
 4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAG.
 5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
 6. PROVIDE FIBEROUS JOINTS 20' O.C.

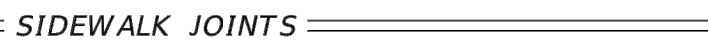
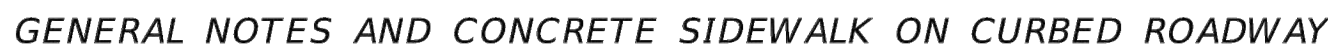
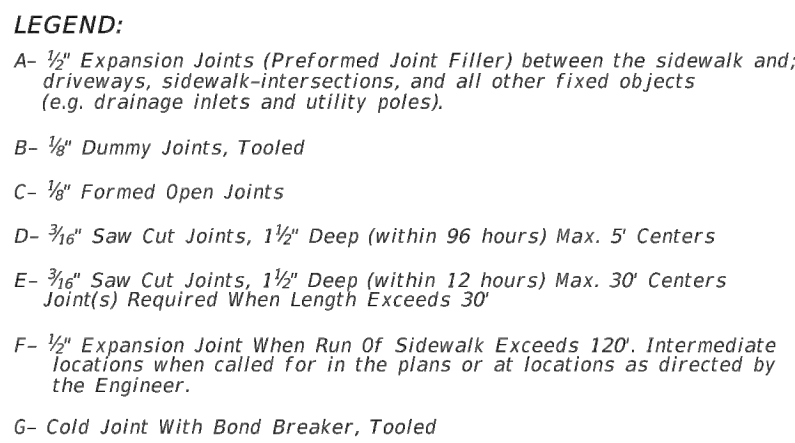
SCALE: NONE



SCALE: NONE

NONE

1. Construct sidewalks in accordance with Specification Z2. 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 1/2".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Gutteral shown in the plans. (See RAILING DETAILS)



6/2022

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

REVISIONS:			
REV:	DATE:	COMMENT:	BY:

Sunshine 811

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PROJECT No.: F220134
DRAWN BY: CAD
CHECKED BY: MAT
DATE: 01/09/2023
CAD I.D.: F220134 PGD DTL

PROJECT:

**PRELIMINARY
SOUTH TOWER
PLANS**

— FOR —

THE RELATED GROUP

CITY OF HOLLYWOOD
FLORIDA



MICHAEL A. TROXELL

PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 50572

April 17, 2023
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

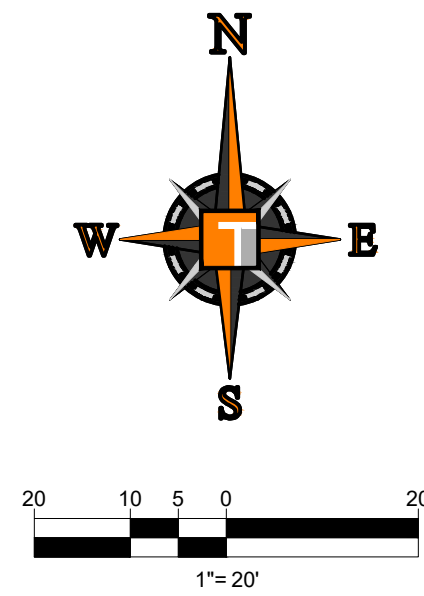
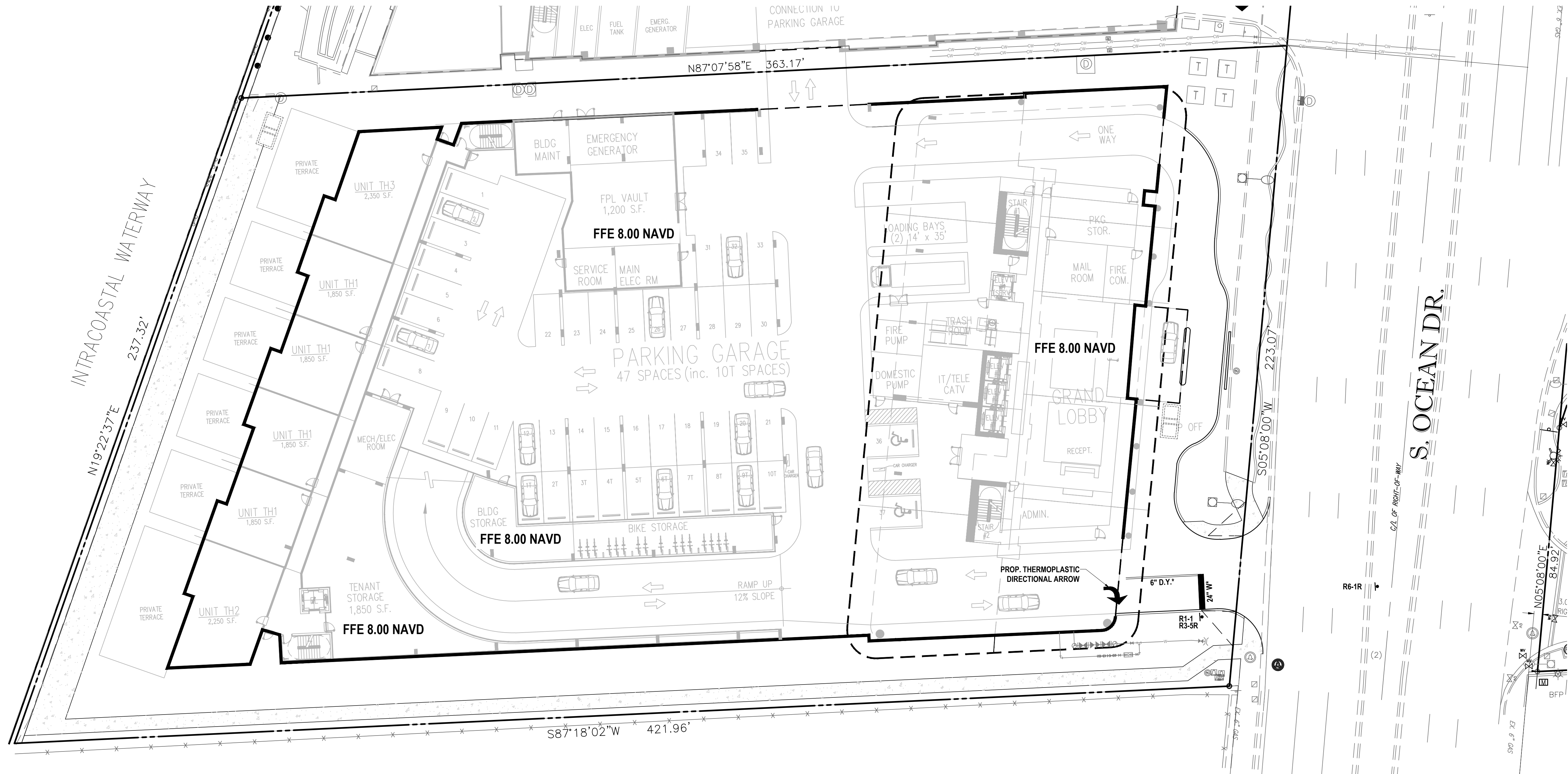
SHEET TITLE:

PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:

PD-03

11



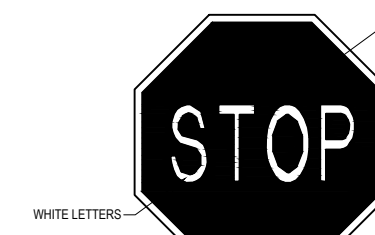
NOTES:

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED) TRAFFIC ENGINEERING STANDARD DETAILS AND FDOT DESIGN STANDARDS.
- ALL OFFSITE PAVEMENT MARKING AND SIGNAGE MUST BE APPROVED BY FDOT AND ON FDOT APPROVED PRODUCTS LIST (APL).
- ALL PAVEMENT MARKINGS AND SIGNING DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED.
- EXISTING MARKINGS SHALL BE REMOVED BY WATER OR SAND BLASTING.
- ALL STOP LINES TO BE 4' MIN. BEHIND CROSSWALK OT SIDEWALK.
- THERMOPLASTIC PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.

LEGEND

R1-1
R3-5R
R6-2R
DY
W
Y
*
STOP SIGN (30" x 30")
RIGHT-TURN ONLY (30" X 36")
ONE WAY (24" x 30")
DOUBLE YELLOW
WHITE
YELLOW
THERMOPLASTIC

SIGN LEGEND



R1-1
30"x30"



R3-5R
30"x36"



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TAMPA, FL 33612
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REV.	DATE:	COMMENT:	BY:



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PROJECT No.: F220134
DRAWN BY: CAD
CHECKED BY: MAT
DATE: 01/09/2023
CAD I.D.: F220134-PMS

PROJECT:
**PRELIMINARY
SOUTH TOWER
PLANS**

FOR
THE RELATED GROUP

CITY OF HOLLYWOOD
FLORIDA



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
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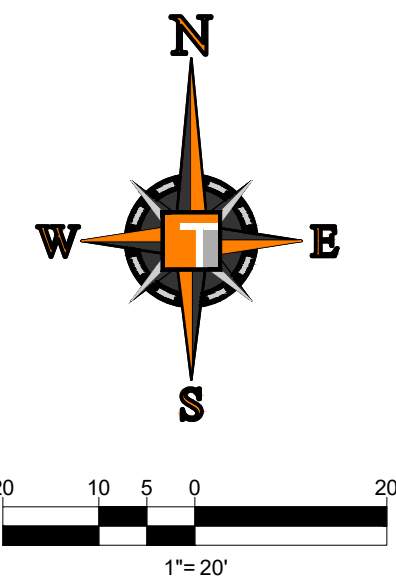
MICHAEL A. TROXELL

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FLORIDA LICENSE No. 55572

April 17, 2023
FLORIDA BUSINESS CERT. OF AUTH. No. 27558

SHEET TITLE:
**PAVEMENT MARKING &
SIGNAGE PLAN**

SHEET NUMBER:
PMS-01



WATER & SEWER DEMAND:

CONDOMINIUM:
350 UNITS (@ 250 GPD/ UNIT) = 87,500 GPD

*THIS CALCULATION WAS BASED ON BROWARD COUNTY
DESIGN FLOW STANDARDS CHAPTER 27 SECTION 27-201

[illegible]

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PROJECT No.:	F220134
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CHECKED BY:	MAT
DATE:	01/09/2023
CAD I.D.:	F220134-WSU

PROJECT:

**PRELIMINARY
SOUTH TOWER
PLANS**

FOR

THE RELATED GROUP

CITY OF HOLLYWOOD
FLORIDA

6300 NW 31ST AVENUE
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April 17, 2023
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

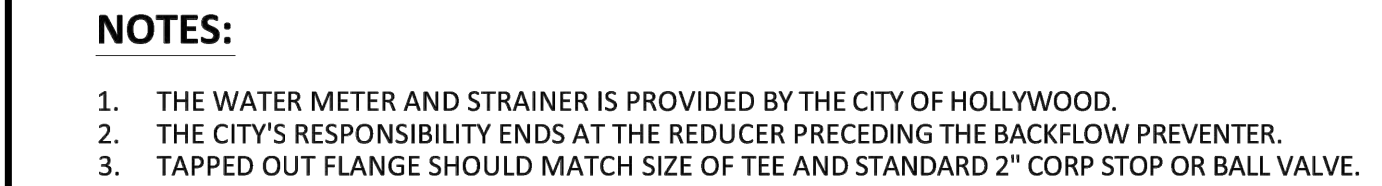
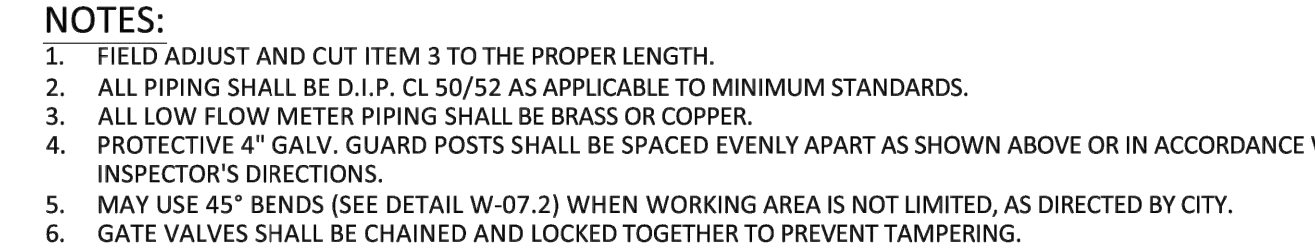
UTILITIES PLAN

SHEET NUMBER:
U 01

- FIRE FLOW CALCULATIONS:**
 PROPOSED 37-STORY SLOU CITY MULTI-FAMILY RESIDENTIAL BUILDING. THE ENTIRE BUILDING IS NONCOMBUSTIBLE CONSTRUCTION (CONSTRUCTION TYPE I(222)). THE LARGEST THREE CONSECUTIVE FLOOR AREA FOR THE BUILDING IS 150,000 SF, 145,000 SF AND 145,000 SF. THE FLOOR REQUIREMENTS, THE FIRE REQUIREMENT FOR A TYPE I(222) CONSTRUCTION BETWEEN 126,701 AND 145,900 SF FIRE FLOOR AREA IS 4,000 GPM. NFPA 184.18.A STATES THAT THE REQUIRED FIRE FLOW CAN BE REDUCED BY 75% IF THE BUILDING HAS AUTOMATIC SPRINKLERS.
- 4,000 GPM X 75% = 3,000 GPM (FIRE FLOW CREDIT)
 4,000 GPM - 3,000 GPM = 1,000 GPM
 THE MINIMUM FIRE FLOW PER NFPA 184.5.1.2 IS 1,000 GPM.
- BASED ON THE FIRE FLOW TEST RESULTS PROVIDED XXXXX/2023, THE FLOW CALCULATIONS DEMONSTRATE THE PROVIDED FIRE FLOW IS (AS FOLLOWS):
- Q = 0.1 (1/S - 20/PS) ^{0.54} P1=0.54
 WHERE Q= FLOW TEST RESULT = X XXXX GPM
 S= FLOW TEST STATIC PSI = XX PSI
 P1= FLOW TEST RESIDUAL PSI = XX PSI
 P2= PSI PER NFPA 1, TABLE 184.5.1.2 = 20 PSI
 Q2 = XXXX (1/S - XX/XXX) ^{0.54} P2=0.54
 Q2 = XXXX GPM AT 20 PSI = XXXX GPM
- ADDITIONALLY, THERE ARE ONE (1) FIRE HYDRANTS (ONE EXISTING) WITHIN 250' OF THE PROPOSED BUILDING. NFPA 1 TABLE 184.5.1.2 PROVIDES LESS THAN 250' FROM THE BUILDING PROVIDE A MAXIMUM CAPACITY OF 1,500 GPM. BASED ON THIS INFORMATION, THE AGGREGATE FIRE FLOW CAPACITY FROM THE HYDRANTS IN THE VICINITY IS XXXX GPM, EXCEEDING THE REQUIRED 1,000 GPM.

EXISTING		PROPOSED	
	SANITARY SEWER LATERAL		SL
	UNDERGROUND WATER LINE		W
	UNDERGROUND ELECTRIC LINE		E
	UNDERGROUND GAS LINE		G
	OVERHEAD WIRE		OH
	UNDERGROUND TELEPHONE LINE		T
	UNDERGROUND CABLE LINE		C
	UNDERGROUND RECLAIMED WATER LINE		
	STORM SEWER		
	STORM SEWER INFILTRATION TRENCH		
	SANITARY SEWER MAIN		S
	HYDRANT		
	SANITARY MANHOLE		
	STORM MANHOLE		
	CATCH BASIN		
	GRADE SPOT SHOT		

1. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C300 LATEST REVISION AND CLASS 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA (IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL DESIGN, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

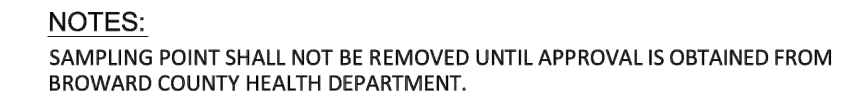


	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 03/05/2019
	DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NO.
	APPROVED: XXX		W-13

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

- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
2. THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$

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



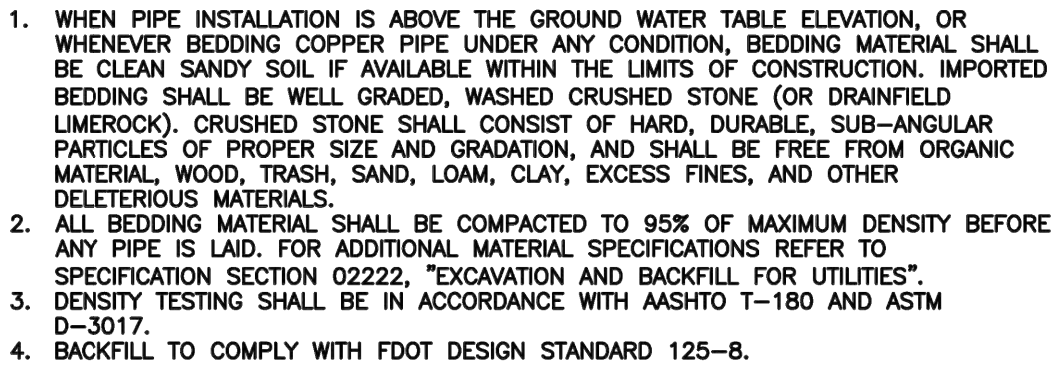
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	SAMPLING POINT DETAIL	DRAWING NO.
	APPROVED: XXX		W-16

[illegible]

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

-
- Diagram illustrating the cross-section of a trench and its restoration details:
- Top Layer:** BOTTOM OF ROADWAY BASE OR EXISTING GROUND
 - Backfill Layers:**
 - GENERAL BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY
 - INITIAL BACKFILL
 - HAUNCHING
 - 6" MIN.
 - Restoration Details:**
 - FOR PAVEMENT RESTORATION REFER TO FDOT, BROWARD COUNTY PUBLIC WORKS, OR RIGHT-OF-WAY OWNER'S PAVEMENT RESTORATION DETAILS
 - VARIES
 - 12"
 - BACKFILL CONSOLIDATED TO CENTERLINE OF PIPE (SEE NOTE 1 BELOW).
 - FLAT OR RESTORED TRENCH BOTTOM
 - Bedding and Dimensions:**
 - BEDDING FOR UNSUITABLE SOIL ONLY
 - PIPE O.D. + 2' MAXIMUM
 - PIPE O.D. + 1' MINIMUM
 - TRENCH WIDTH

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE BLENDED WITH BEDDING MATERIAL TO BE USED FOR THE SUPPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIAL.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 2222.2, "CAVACATION AND BACKFILL UTILITIES".
3. DENSITY TESTING SHALL BE ACCORDING WITH ASTM D-1557-1 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FOOT DESIGN STANDARDS 125-8.



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

TACK COAT ALL SURFACES, AND PROVIDE 1" SP 9.5 MIN. SUPERPAVE ASPHALT CONC. OVERLAY AS SHOWN ON THE PAVEMENT RESTORATION PLANS

TRENCH WIDTH (W) + 4' SURFACE REPLACEMENT

SAW CUT ALONG A NEAT AND STRAIGHT EDGE. TACK COAT ALL SURFACES AND EDGES.

SILI RECYCLE TO BE FLUSH W/EXIST. ASPHALT. 1" MIN. THICK IF MILLING IS NOT REQUIRED. 2" THICK IF MILLING IS REQUIRED

EXIST. ASPHALT SURFACE

EXIST. ASPHALT SURFACE

UNDISTURBED EXISTING BASE

12" THICK (MIN.) LIMEROCK BASE W/MIN. LBR 100 COMPACTED TO NO LESS THAN 100% OF MAX. DENSITY PER ASHTO T-180

12" TYPE "B" STABILIZED SUBGRADE W/MIN. LBR 40 COMPACTED TO 100% OF MAX. DENSITY PER ASHTO T-180

COMPACTED FILL (REFER TO DETAILS G-02 AND G-03)

TACK COAT ALL EDGES

IF THE DISTANCE TO THE EDGE OF THE EXISTING LIMEROCK BASE IS 2' OR LESS, EXTEND THE LIMEROCK BASE RECONSTRUCTION TO THE EDGE.

12" MAX. PIPE O.D. 12" MAX.

TRENCH WIDTH



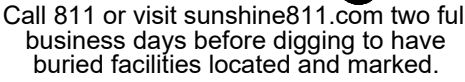
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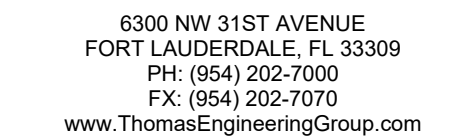
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PROJECT No.:	F220134
DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	01/09/2023
CAD I.D.:	F220134 WSU-DTLS

**PRELIMINARY
SOUTH TOWER
PLANS**

FOR

THE RELATED GROUP



PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 50572

April 17, 2023
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

U-03

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April 17, 2023

BY ELECTRONIC DELIVERY

Andria Wingett
Assistant Director
Development Services
2600 Hollywood Boulevard,
Hollywood, FL, 33021

Re: **Final TAC Submission/ Diplomat Landings / Criteria Statement -- PD
Zoning and PD Master Plan Amendment**

Dear Ms. Wingett:

On behalf of Landings Venture, LLC and HFL Landings Owner LLC (collectively, the "Applicants"), we are hereby submitting an application for Preliminary Technical Advisory Committee (TAC) review with the City of Hollywood (the "City"). The application relates to the approximately 4.55 acres of land on the west side of A1A and identified on that certain plat of the "Diplomat Resort and Country Club Plat" at Plat Book 158 Page 16 and identified as parcels C and D (the "Property").

This Preliminary TAC submittal concerns an application for a PD Zoning and PD Master Plan Amendment for the Property that will make the PD regulations and PD Master Plan for the Property consistent with its underlying Land Use Designation of "Diplomat Activity Center." Specifically, on November 6, 2019, the City adopted Ordinance No. O-2019-24, amended the land use designation of the Property from Medium-High (25) Residential and General Business to Diplomat Activity Center to allow the Property to be redeveloped with hotel and residential uses, among others. As noted in staff's report in support of the Land Use Designation amendment, the amendment would allow for "additional redevelopment opportunities and will allow for a mix of uses and the permitting of densities and intensities that will better support the City's economy and tourism."

In furtherance of the adoption of the Diplomat Activity Center, the Applicants now seek a PD Zoning and PD Master Plan amendment to allow 350 premiere luxury residential units and 500 condo-hotel rooms. It is estimated that the 350 luxury residential units will be developed by 2026, while the approximately 500 condo-hotel rooms will be developed by 2027.

The PD Zoning and PD Master Plan amendment is appropriate because it satisfies the following criteria:

1. That the Petition for a change of zoning will not result in spot zoning or contract zoning;

Response: The Petition for PD Zoning and PD Master Plan amendment (the "Amendment") will not result in spot zoning or contract zoning. In fact, the Amendment, will ensure that the PD Zoning and PD Master Plan for the Property is consistent with its underlying land use designation by implementing the vision contemplated in the Diplomat Activity Center of 350 residential units and 500 hotel rooms being developed on the Property.

2. That the proposed change is consistent with, and in furtherance of the Goals, objectives and policies of the City's Comprehensive Plan;

Response: The Amendment is consistent with and in furtherance of the Goals, objectives and policies of the City. We note that the Property already has a land use designation of Diplomat Activity Center, which was specifically created to permit 350 additional residential units and 500 hotel rooms. As noted by staff during the land use amendment process for the Property, the PD Amendment and PD Zoning would be consistent with the following Goal and Policies, among others:

Future Land use Element

- ***Goal: Promote a distribution of Land Uses that will enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property.***
- ***Policy 1.3: Maintain the City Code or Zoning and Development regulations to require that all new and existing unsewered development, where practical and financially feasible, including new residential units, be connected to the sewer system.***
- ***Objective 6: Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.***
- ***Policy 6.3: Maintain the Zoning and Development Regulations that implement standards for different intensities of land use and residential densities as stated in the Future Land Use Categories of the Land Use Element.***

- *Policy 8.12: The compatibility of existing and future Land Uses shall be a primary consideration in the review and approval of amendments to the Broward County and City Land Use plans.*
- *Objective 10: The City of Hollywood shall encourage the centralization of commercial, governmental, retail, residential, and cultural activities within the Downtown Central Business District and Beach Community Redevelopment Agency (CRA) area in order to promote the use of existing infrastructure and to accommodate growth in an orderly, efficient, and environmentally acceptable manner.*

Transportation Element

- *Policy 3.2.5: Improve bicycle/pedestrian amenities between the barrier island and the mainland, and along the beach and Intracoastal Waterway*
3. That conditions have substantially changed from the date the present zoning district classification was placed on the property which make the passage of the proposed change necessary;

Response: The conditions of the Property have substantially changed because the Property's land use designation was amended specifically in contemplation of allowing an additional 350 residential units and 500 hotel rooms on the Property. The zoning on the Property is existing. The PD Master Plan and PD Zoning amendment is being submitted to ensure that the development program of the zoning is able to implement the development program contemplated in the land use designation. The proposed Amendment is necessary to make the Property's zoning consistent with its land use designation.

4. The proposed change will not adversely influence living conditions in the neighborhood; and

Response: The proposed change will not adversely influence living conditions in the neighborhood. The Property that is subject to the the PD Zoning and PD Amendment is located within the Diplomat Activity Center and is adjacent to a hotel and convention center. Currently, the Property has a surface parking area and unused retail. The proposed change will help to ensure that a much needed and productive use is provided on the Property by activating the site with luxury residential and an additional luxury hotel. The additional hotel rooms will help to make the convention center more successful by increasing its ability to accommodate broader and better conventions.

In addition, the proposed change will provide for additional living and accommodation uses in close proximity to the waterway and will allow many

more of the City's residents and visitors to enjoy the unique natural features of the City.

5. That the proposed change is compatible with the development(s) within the same district/neighborhood.

Response: The proposed change is compatible with the existing development within the PD and add to the ability of the existing hotel to provide hotel rooms in close proximity to the existing convention center. The proposed Amendment will ensure that the height of the PD does not exceed, and is approximately 4 stories less than, the existing height of 457 feet. In addition, the uses contemplated in the Amendment will be compatible by providing additional luxurious residential options within the PD. The residential and hotel uses contemplated on the Property complement the existing Diplomat Activity Center development by providing for additional hotel rooms for the existing convention center and providing more City residents with access to a new Intracoastal Broadwalk.

We look forward to working with you and your staff to bring this excellent project to fruition. Should you have any questions or concerns, please feel free to contact me directly.

Sincerely,

Holland & Knight LLP

A handwritten signature in blue ink, appearing to read 'P. Gassant', with a stylized flourish extending from the end.

Pedro Gassant, Esq.

Cc: Debbie M. Orshefsky, Esq.
Eric Fordin
Pedro Schnell
Wilson C. Atkinson, Esq.