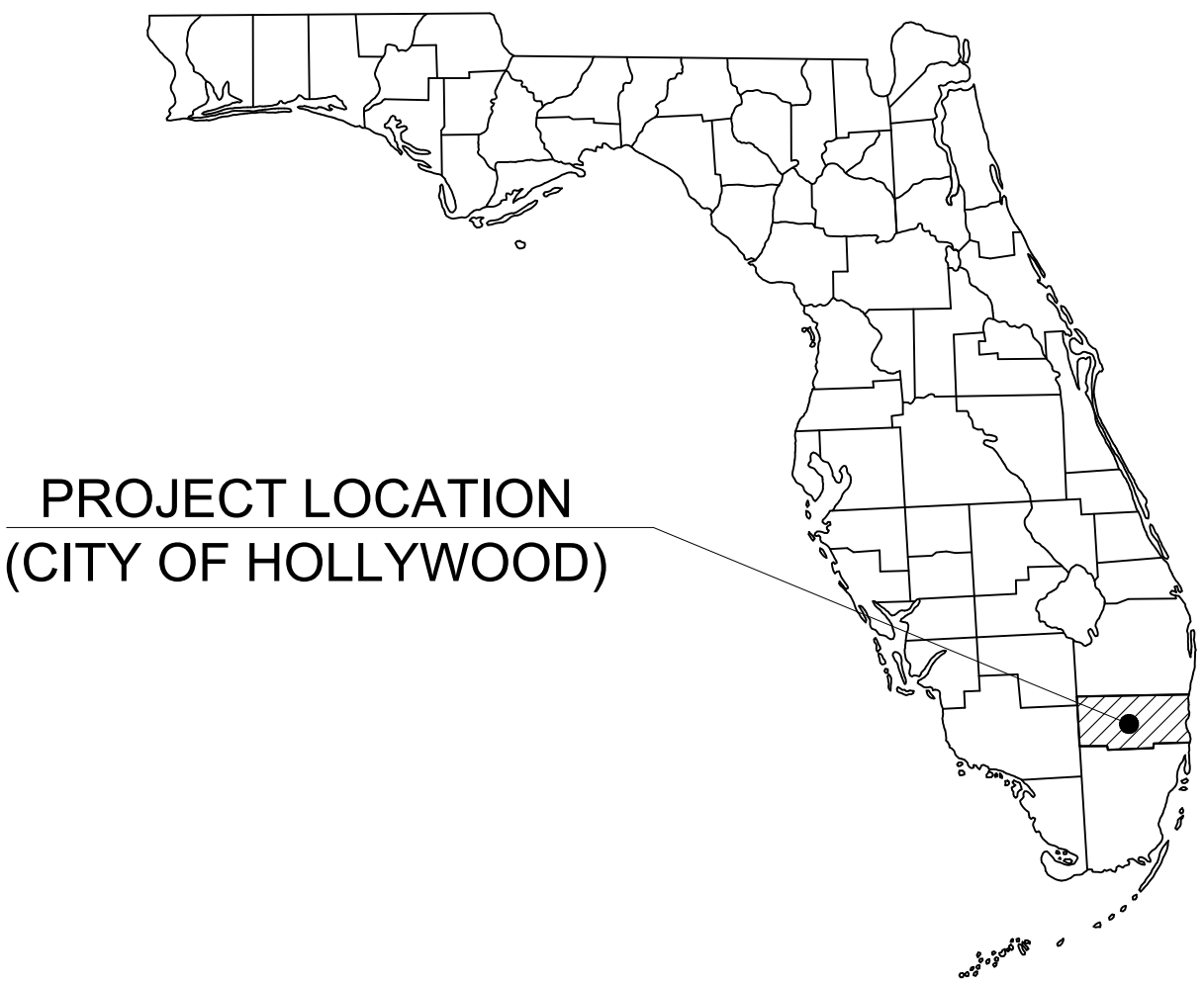


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PROJECT LOCATION
(CITY OF HOLLYWOOD)

FINAL TAC SUBMITTAL FOR OAKWOOD SOUTH RETAIL SHOPPING CENTER

PRELIMINARY TAC MEETING DATE: 5/6/24
FINAL TAC MEETING DATE: 8/19/24
PLANNING & DEVELOPMENT BOARD MEETING DATE: TBD
CITY COMMISSION MEETIN DATE: TBD

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

PROJECT TEAM

OWNER/ DEVELOPER
BRANDON REYNOLDS
KIMCO REALTY
(954) 598-1450

CIVIL ENGINEER
GREG D. WILFONG, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4119

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

LANDSCAPE ARCHITECT
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KIMLEY-HORN AND ASSOCIATES, INC.
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GEOTECHNICAL CONSULTANT
JALBERTO J. MERCADO, P.E.
UNIVERSAL ENGINEERING SCIENCES
1215 WALLACE DRIVE
DELRAY BEACH, FLORIDA 33444
(561) 347-0070

LIST OF CONTACTS

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

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

WATER AND SEWER
CITY OF HOLLYWOOD PUBLIC UTILITIES
1621 N. 14 AVENUE
HOLLYWOOD, FLORIDA 33022
(954) 967-4455

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

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

LEGAL DISCRIPTION _____ PARCEL 2:
(LUPA SOUTH):


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

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

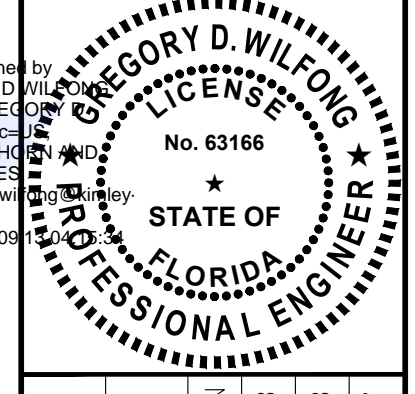


PREPARED BY:
Kimley»»Horn

Sheet Number	Sheet Title
C-000	COVER SHEET
SHEET 1 OF 6	ALTA SURVEY
SHEET 2 OF 6	ALTA SURVEY
SHEET 3 OF 6	ALTA SURVEY
SHEET 4 OF 6	ALTA SURVEY
SHEET 5 OF 6	ALTA SURVEY
SHEET 6 OF 6	ALTA SURVEY
C-001	GENERAL NOTES
C-100	EROSION CONTROL PLAN PHASE I
C-101	EROSION CONTROL PLAN PHASE II
C-102	EROSION CONTROL DETAILS
C-150	DEMOLITION PLAN
C-200	SITE PLAN
C-201	SITE DETAILS
C-202	SITE DETAILS
C-203	TRUCK TURN PLAN
C-204	COMPACTOR TRUCK TURN PLAN
C-205	PAVEMENT MARKING AND SIGNAGE PLAN
C-206	PAVEMENT DELINATION PLAN
C-300	OVERALL PAVING GRADING AND DRAINAGE PLAN
C-301	PAVING GRADING AND DRAINAGE ENLARGEMENT PLAN
C-302	PAVING GRADING AND DRAINAGE ENLARGEMENT PLAN
C-303	PAVING GRADING AND DRAINAGE STRUCTURE TABLE
C-304	PAVING GRADING AND DRAINAGE STRUCTURE TABLE
C-350	PAVING GRADING AND DRAINAGE DETAILS
1 OF 8	ADS STORMTECH
2 OF 8	ADS STORMTECH
3 OF 8	ADS STORMTECH
4 OF 8	ADS STORMTECH
5 OF 8	ADS STORMTECH
6 OF 8	ADS STORMTECH
7 OF 8	ADS STORMTECH
8 OF 8	ADS STORMTECH
C-400	SEWER PLAN
C-401	WATER PLAN
C-402	DRY UTILITY PLAN
C-403	UTILITY CROSSING PLAN
C-404	UTILITY DETAILS
C-405	UTILITY DETAILS
C-406	UTILITY DETAILS
C-407	UTILITY DETAILS
C-408	UTILITY DETAILS
C-409	UTILITY DETAILS
C-410	UTILITY DETAILS
L-100	TREE DISPOSITION PLAN
L-101	TREE SCHEDULE
L-102	TREE DISPOSITION DETAILS
L-200	LANDSCAPE PLAN
L-201	LANDSCAPE PLAN
L-202	LANDSCAPE DETAILS
L-203	HOLLYWOOD PLANTING DETAILS
L-204	LANDSCAPE NOTES & SPECIFICATIONS
L-300	HARDSCAPE PLAN
L-301	HARDSCAPE PLAN
L-350	PAVING DETAILS
L-351	MANUFACTURER DETAILS
L-352	MANUFACTURER DETAILS
EX-01	FIRST FLOOR PLAN
EX-02	SECOND FLOOR PLAN
A-103	ELEVATIONS
SL200	PROPOSED PHOTOMETRIC PLAN
SL201	PROPOSED SCHEDULES



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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

	
KHA PROJECT 147507151	DATE 9/3/2024
SCALE AS SHOWN	DESIGNED BY SHB
DRAWN BY SHB	CHECKED BY GDW
COVER SHEET	
OAKWOOD SOUTH RETAIL SHOPPING CENTER	
CITY OF HOLLYWOOD	
SHEET NUMBER	C-000

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED AND SEALED BY GREGORY D. WILFONG, P.E. DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S REFERENCES:

- FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 3020-1209874, DATED MARCH 5th, 2024 @ 8:00 AM.
- OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARE BY KEITH AND SCHNARS, P.A., PROJECT No. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
- F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
- F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
- LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(LUPA SOUTH):

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

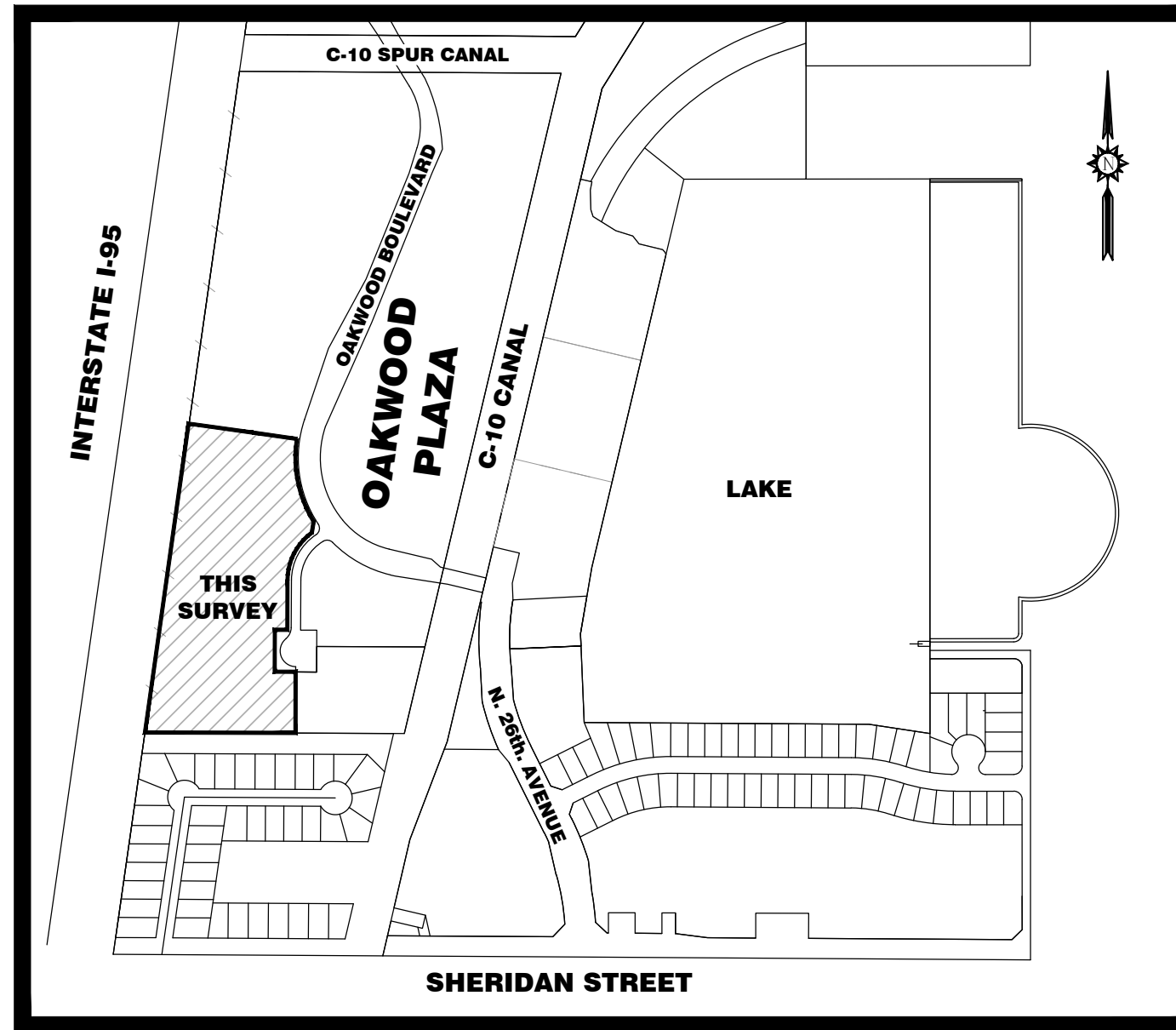
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE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

TREE SURVEY NOTES:

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

UTILITY NOTE:

THE LOCATION OF CERTAIN SUBSURFACE UTILITY LINES SHOWN HEREON ARE DEPICTED GRAPHICALLY BASED ON THE CITY OF HOLLYWOOD UTILITY ATLAS PROVIDED TO STONER & ASSOCIATES, INC. BY KIMLEY HORN, STONER & ASSOCIATES, INC. DID NOT CONFIRM THE EXISTENCE, ALIGNMENT OR DEPTH OF THE UTILITY LINES SHOWN HEREON AND MAKES NO CLAIMS OR WARRANTIES TO THE ACCURACY OF THE UTILITY LOCATIONS. THE LOCATION OF UTILITY LINES SHOWN HEREON SHOULD BE CONFIRMED BY DIRECT EXCAVATION BEFORE DESIGN AND/OR CONSTRUCTION OF IMPROVEMENTS.



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 3020-1209874, UPDATED AND REVISED MAY 31, 2024.
- THIS SKETCH OF SURVEY DOES NOT REPRESENT A SURVEY OF THE BOUNDARY OR RIGHT OF WAY LINES.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
- THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE NORTH LINE OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK No. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.266'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFIP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
 - COUNTY NAME: BROWARD COUNTY
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0566
 - SUFFIX: H
 - FIRM INDEX DATE: 8/18/14
 - FIRM PANEL EFFECTIVE/REVISED DATE: 8/18/14
 - FLOOD ZONE: X, AH 7, AE 5, AE 3
 - BASE FLOOD ELEVATION: X, AH 7, AE 5 AND AE 3
 - THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIALS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BEFORE DESIGN OF IMPROVEMENTS, THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES, ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE UID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- ALL RECORDINGS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED IN THE DRAWING.
- ALL LEASE PARCELS ARE SHOWN GRAPHICALLY AND ARE NOT DIMENSIONED.

CERTIFIED TO:

KIMLEY-HORN

SURVEYOR'S CERTIFICATE:

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

DATE OF PLAT OR MAP: 4/10/2024
DATE OF SIGNATURE: 6/13/2024

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

NO.	REVISION	DATE	BY:
1.	UP-DATE SURVEY AND TREE LIST	3/26/24	DRL
2.	ADD UTILITIES BASED ON THE COH UTILITY ATLAS	5/16/24	DRL
3.	UPDATE TITLE COMMITMENT	6/13/24	DRL

TEL (954) 585-0997
WWW.STONERSURVEYORS.COM

STONER
SURVEYORS & MAPPERS
Licensed Business No. 6633
4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY	01/04/2021
DRAWN: DMS	
CHECKED: DJS/AJS	
BOOK/PAGE(S)	002/01-07
& DATA COLLECTOR	

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

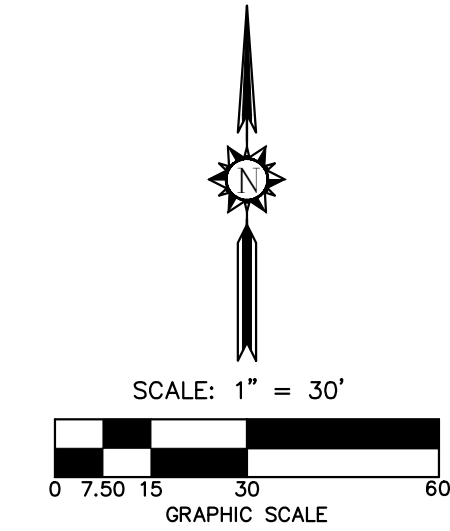
PROJECT
18-8637
RETAIL S.

SHEET NO.
1 OF 6



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

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



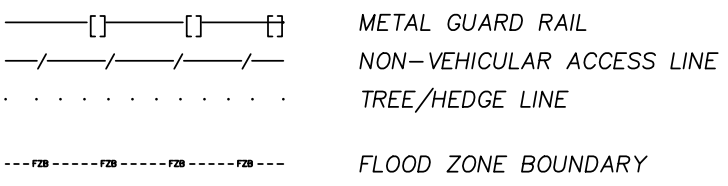
ABBREVIATIONS

- A ARC LENGTH
- B.C.R. BROWARD COUNTY RECORDS
- B.O.S.E. BOTTOM OF STRUCTURE ELEVATION
- CA CENTRAL ANGLE
- C CENTER LINE
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- DIAM. DIAMETER
- EL. ELEVATION
- ELEC. ELECTRIC
- F.F.E. FINISHED FLOOR ELEVATION
- FND. FOUND
- F.P.L. FLORIDA POWER & LIGHT
- F.P.L.E. FLORIDA POWER & LIGHT EASEMENT
- ID. IDENTIFICATION
- I.E.E. INGRESS/EGRESS EASEMENT
- I.E. INVERT ELEVATION
- IP IRON PIPE
- IPC IRON PIPE AND CAP
- IR IRON ROD
- IRC IRON ROD AND CAP
- LB LICENSED BUSINESS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- MH MANHOLE
- N/D NAIL & DISC
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PCP PERMANENT CONTROL POINT
- PC. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PVC POLYVINYL CHLORIDE
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- R.E. RIM ELEVATION
- R/W RIGHT-OF-WAY
- SAN SANITARY
- SWK SIDEWALK
- U.E. UTILITY EASEMENT
- VCP VITRIFIED CLAY PIPE
- (C) DATA BASED ON CALCULATIONS
- (CFT) DATA CALCULATED FROM A FIELD TRAVERSE
- (M) DATA BASED ON FIELD MEASUREMENTS
- (MAP) DATA BASED ON A MAP (NOT OF RECORD)
- (P) DATA BASED ON THE PLAT (NOT OF RECORD)
- (R) DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS
- TR19392 TREE NUMBER (REFER TO TREE LIST)

LEGEND

- TRASH - GARBAGE BIN
- TRAFFIC SIGNAL CABINET
- TREE
- TELEPHONE VAULT
- TAXI WAY LIGHT
- TRANSFORMER ON PAD
- UTILITY MARKER
- 2"x2" UTILITY MARKER
- UTILITY POLE
- UNKNOWN UTILITY VAULT
- PRESSURE VACUUM BREAKER
- FUEL VALVE BOX
- SEWER VALVE BOX
- WATER VAULT
- FUEL VALVE
- GAS VALVE
- IRRIGATION VALVE
- RECLAIMED WATER VALVE
- SEWER VALVE
- UNKNOWN VALVE
- WATER VALVE
- COMMUNICATIONS VAULT
- ELECTRIC VAULT
- FIBER OPTIC VAULT
- TELEPHONE VAULT
- CABLE TV VAULT
- VENT PIPE
- WELL
- WOOD LIGHT POLE
- WIRE PULL BOX
- COMMUNICATIONS WIRE PULL BOX
- ELECTRIC WIRE PULL BOX
- FIBER OPTIC WIRE PULL BOX
- IRRIGATION WIRE PULL BOX
- STREET LIGHT WIRE PULL BOX
- TELEPHONE WIRE PULL BOX
- TRAFFIC WIRE PULL BOX
- UNKNOWN UTILITY WIRE PULL BOX
- WOOD POWER POLE
- WOOD POST
- WET WELL
- YARD DRAIN
- ROUND INLET
- ENCROACHMENT NUMBER
- NUMBER OF PARKING SPACES

UTILITY LINES

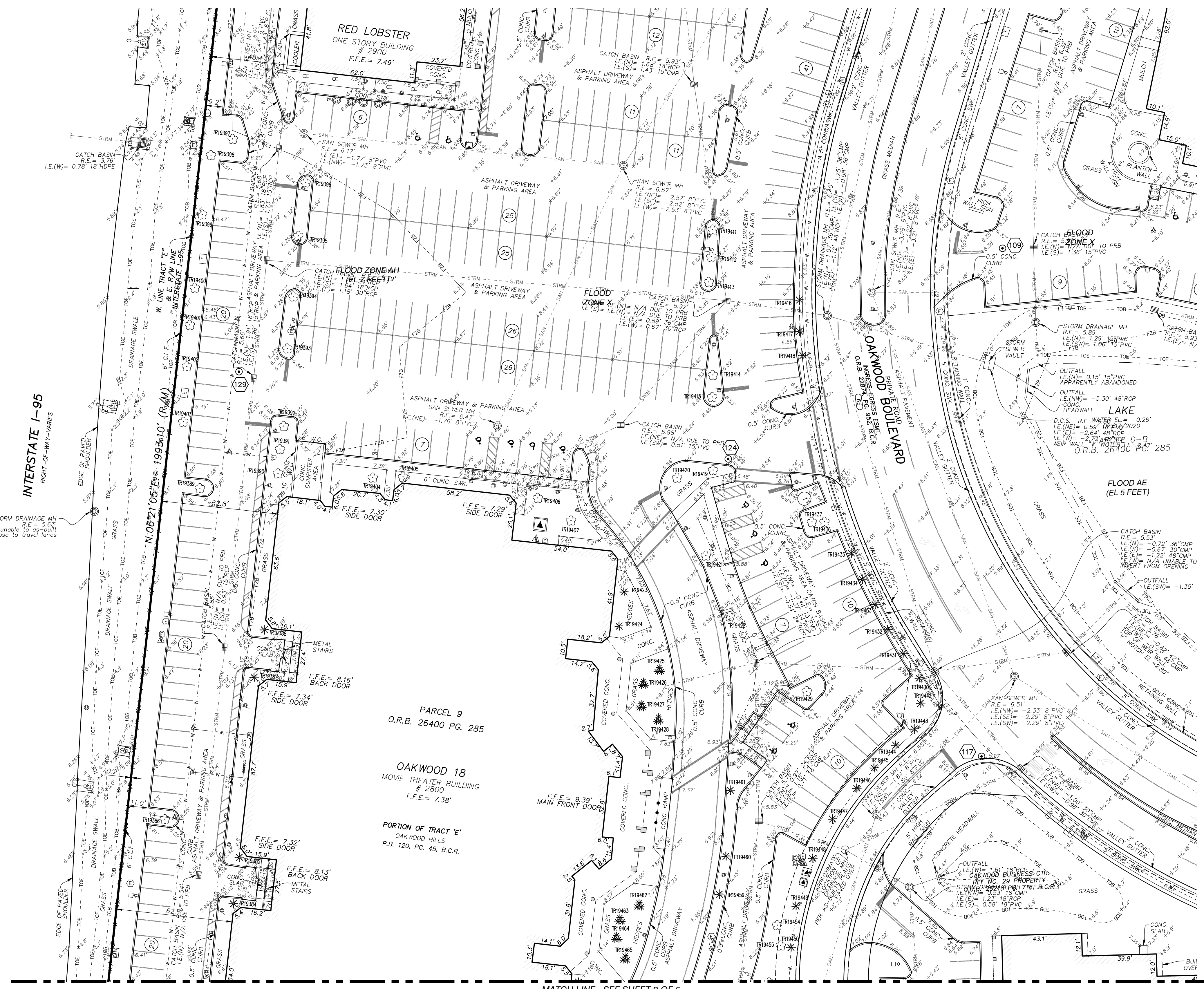


LEGEND

- AIR CONDITIONER
- ANCHOR
- KEYPAD
- ANTENNA
- GATE ARM
- AERIAL TARGET
- BACK FLOW PREVENTER
- BORE HOLE
- BENCH
- BOLLARD
- CALL BOX / INTERCOMM
- CABLE TV BOX
- CABLE TV RISER
- CABLE TV VAULT
- CATCH BASIN
- SANITARY SEWER CLEANOUT
- CONCRETE POWER LIGHT POLE
- COMMUNICATIONS VAULT
- CONCRETE POWER POLE
- CONCRETE POST
- DRINKING FOUNTAIN
- DOUBLE VALVE ASSEMBLY
- ELECTRIC CABINET
- ELECTRIC OUTLET
- ELECTRIC VAULT
- FAUCET / SPIGOT
- FILL CAP
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FIBER OPTIC VAULT
- FLAG POLE
- GAS VALVE BOX
- GENERATOR
- GUTTER INLET
- GROUND LIGHT
- GRILL
- HANDICAP PARKING
- HIGH MAST LIGHT POLE
- HIGH TRANSMISSION VOLTAGE POLE
- IRRIGATION BOX
- IRRIGATION PUMP
- IRRIGATION WELL
- LAMP POST
- LIGHT POLE BASE
- MAIL BOX
- ELECTRIC METER
- GAS METER
- MANHOLE
- AIR RELEASE VALVE IN MANHOLE
- BCAD MANHOLE
- ITEM NUMBER NOTED IN OWNERSHIP AND ENCUMBRANCE REPORT

LEGEND

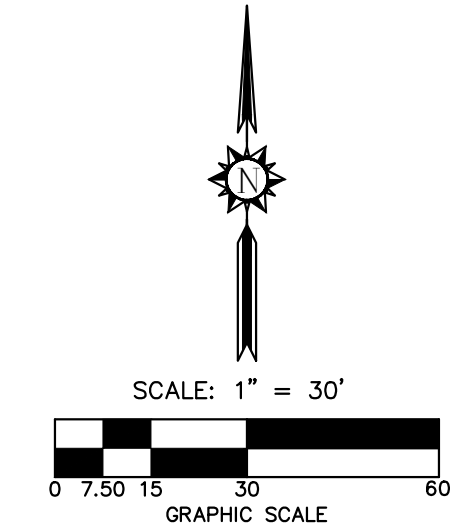
- COMMUNICATIONS MANHOLE
- STORM DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- FUEL MANHOLE
- FAA MANHOLE
- FIBER OPTIC MANHOLE
- GAS MANHOLE
- GREASE TRAP MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE
- WATER MANHOLE
- METAL LIGHT POLE
- MONITORING WELL
- GATE MOTOR
- METAL POST
- DOUBLE SUPPORT SIGN
- UNKNOWN UTILITY METER
- WATER METER
- MARKER
- ORNAMENTAL PLANT
- GUTTER INLET TYPE P5
- GUTTER INLET TYPE P6
- PALM
- PAY PHONE
- PEDESTRIAN CROSSING SIGNAL
- CONCRETE PILE
- PARKING MASTER BOX
- PARKING METER
- PALM CLUSTER
- PLASTIC POST
- PUMP
- ROCK
- RAILROAD ARM
- RAILROAD MILEPOST
- RAILROAD SWITCH STAND
- RECLAIMED WATER VAULT
- SATELLITE DISH
- SHRUB
- TRAFFIC SIGNAL ON POST
- STREET METAL LIGHT POLE
- LAMP POST
- SPAN SIGNAL POLE
- SINGLE SUPPORT SIGN
- STUMP
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE POLE
- TELEPHONE RISER
- TEST HOLE



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

DATE	BY	REVISION	NO.	TEL (954) 555-0997	WWW.STONERSURVEYS.COM
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA SOUTH RETAIL SHOPPING CENTER 2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020			 STONER SURVEYORS & MAPPERS <small>Licensed Business No. 6833</small> <small>4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314</small>		
DATE OF FIELD SURVEY	DRAWN: DMS	CHECKED: DJS/AAS	BOOK/PAGE(S): 082/01-57	JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA	
PROJECT 18-8637 RETAIL S.			SHEET NO. 3 OF 6		

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



ABBREVIATIONS

- A ARC LENGTH
- B.C.R. BROWARD COUNTY RECORDS
- B.O.S.E. BOTTOM OF STRUCTURE ELEVATION
- CA CENTRAL ANGLE
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- U.E. UTILITY EASEMENT
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LEGEND

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- WOOD POWER POLE
- WOOD POST
- WET WELL
- YARD DRAIN
- ROUND INLET
- ENCROACHMENT NUMBER
- NUMBER OF PARKING SPACES

UTILITY LINES

- METAL GUARD RAIL
- NON-VEHICULAR ACCESS LINE
- TREE/HEDGE LINE
- FLOOD ZONE BOUNDARY

LEGEND

- AIR CONDITIONER
- ANCHOR
- KEYPAD
- ANTENNA
- GATE ARM
- AERIAL TARGET
- BACK FLOW PREVENTER
- BORE HOLE
- BENCH
- BOLLARD
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- PLASTIC POST
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- ROCK
- RAILROAD ARM
- RAILROAD MILEPOST
- RAILROAD SWITCH STAND
- RECLAIMED WATER VAULT
- SATELLITE DISH
- SHRUB
- TRAFFIC SIGNAL ON POST
- STREET METAL LIGHT POLE
- SPRINKLER HEAD
- SPAN SIGNAL POLE
- SINGLE SUPPORT SIGN
- STUMP
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE POLE
- TELEPHONE RISER
- TEST HOLE



BROWARD REGIONAL HEALTH PLANNING COUNCIL
 ONE STORY BUILDING
 # 200
 F.F.E. = 7.32'

S.88°27'11"W, 322.78' (R)
 S.88°27'11"W, 297.78' (M) 6' M.F.

NOT INCLUDED
 BRADDOCK PARCEL
 (O.R.B. 27924, 65, B.C.R.)
 (INST. 113555356)
 REMAINDER OF TRACT 'E'
 OAKWOOD HILLS
 P.B. 120, PG. 45, B.C.R.

RIO TURQUESTA CANAL
 60' RIGHT-OF-WAY
 OAKWOOD HILLS
 P.B. 120, PG. 45, B.C.R.

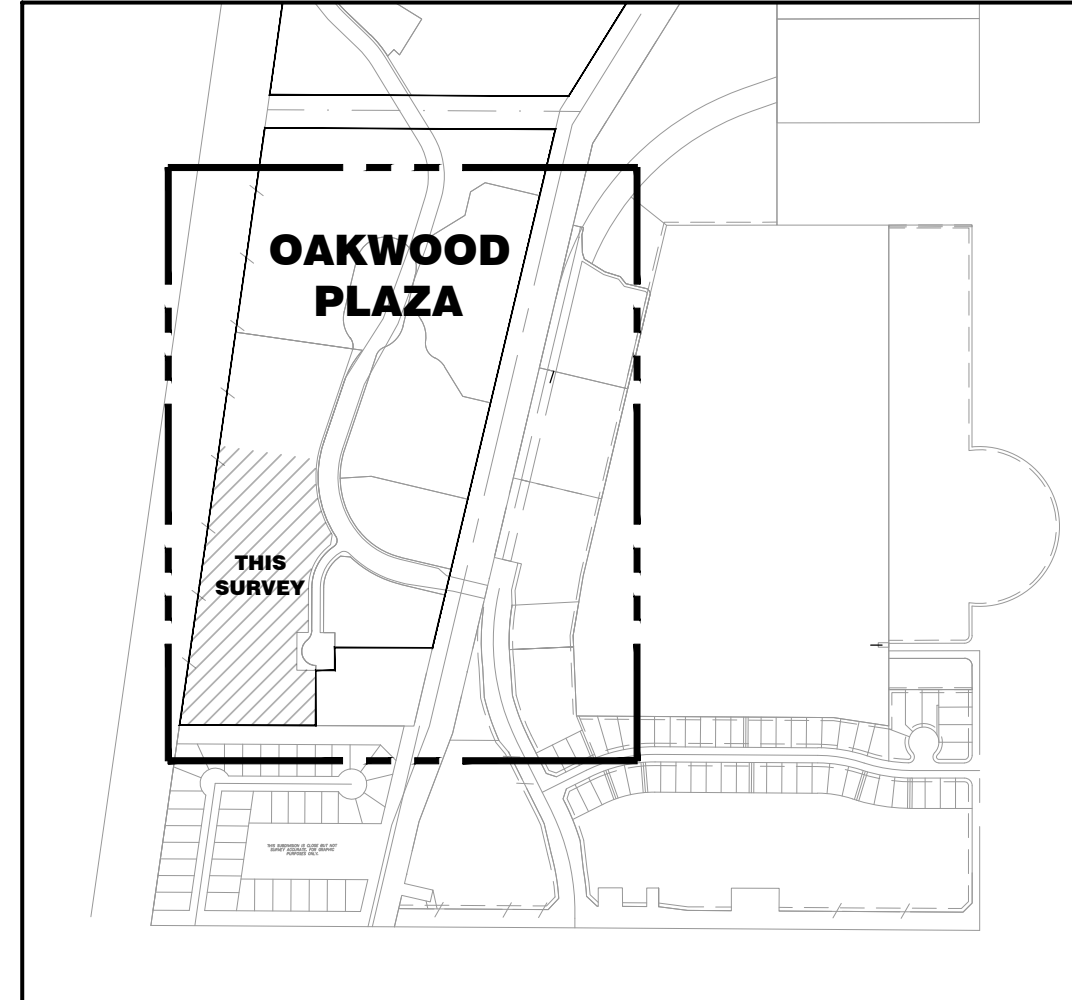
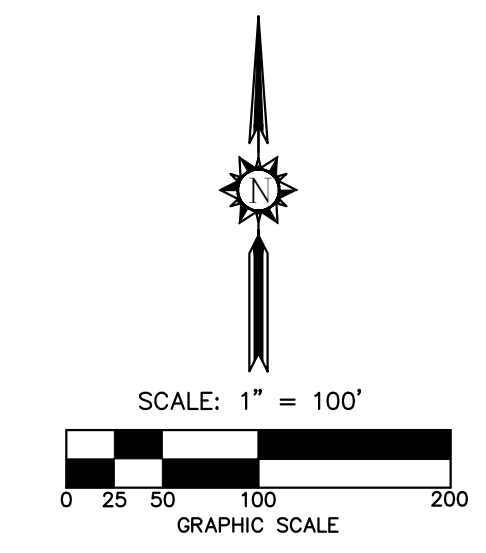


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DATE	BY	REVISION	NO.	TEL (954) 555-0957	WWW.STONERSURVEYS.COM
STONER SURVEYS • MAPPERS Licensed Business # 6833 4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314					
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OAKWOOD PLAZA SOUTH RETAIL SHOPPING CENTER 2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020					
LAST DATE OF FIELD SURVEY	DRAWN: DMS	CHECKED: DMS/AS	BOOK/PAGE(S)	DATE	BY
01/04/2021			002/01-57		
JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA					
PROJECT 18-8637 RETAIL S.					
SHEET NO. 4 OF 6					

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

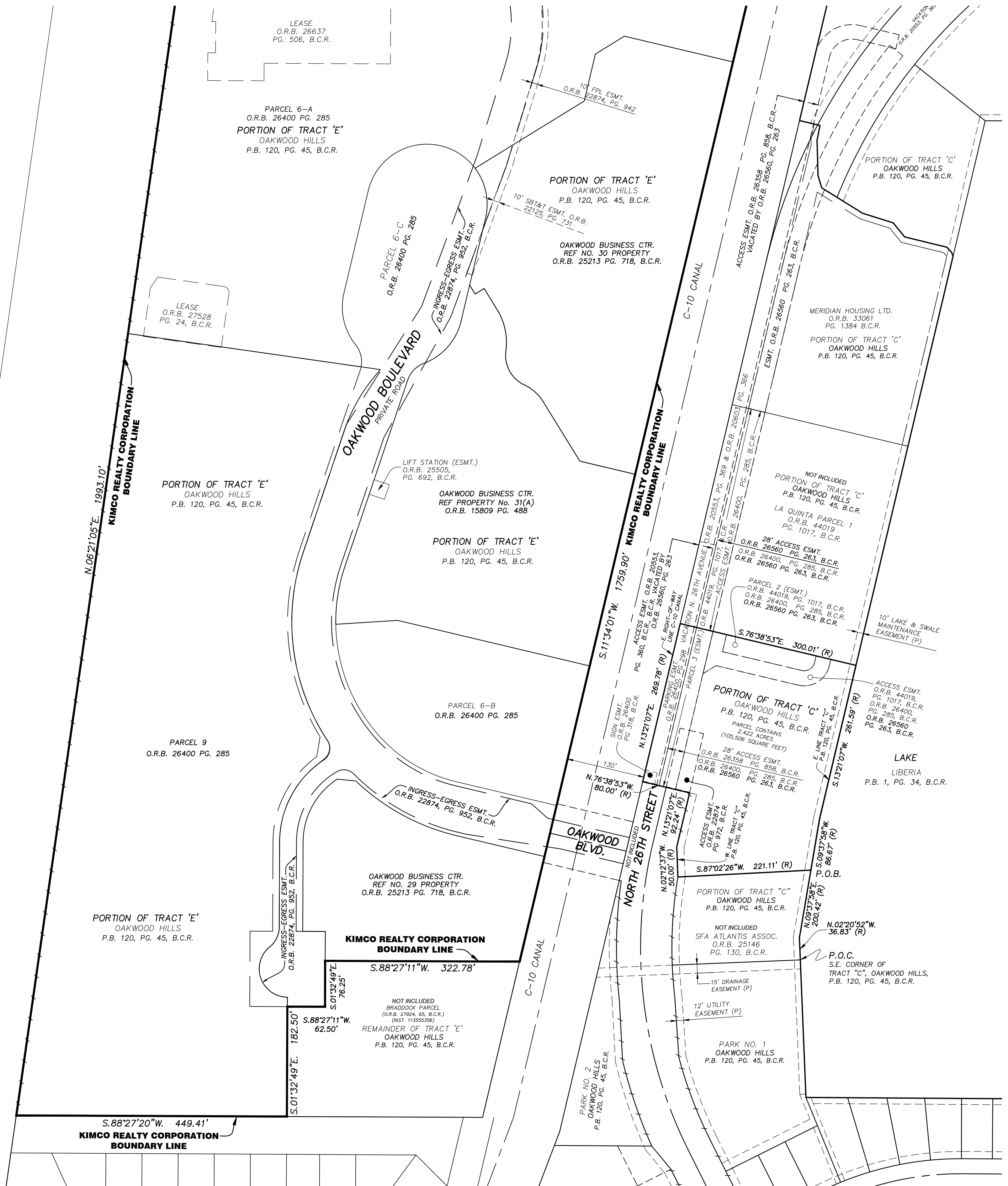
EXHIBIT OF PARCELS AND EASEMENTS



KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

ESMT.	EASEMENT
FPL	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
SBT&T	SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E.	UTILITY EASEMENT
	NON-VEHICULAR ACCESS LINE



NO.	REVISION	DATE	BY



STONER
 SURVEYORS & MAPPERS
 Licensed Business No. 6833
 4341 S.W. 62nd Avenue, Davie, Florida 33314
 TEL (954) 585-0997
 www.stonersurveyors.com

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER
2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

DATE OF FIELD SURVEY	01/04/2021
DRAWN BY	DMS
CHECKED BY	JAS
BOOK/PAGE(S)	092/01-07
BY	JAS
DATE	09/07/2021
BY	JAS

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

PROJECT
18-8637
RETAIL S.

SHEET NO.
5 OF 6



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

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

TREE #	COMMON NAME	DIAMETER IN INCHES
19379	BUTTONWOOD TREE	36
19380	OAK TREE	24
19381	BUTTONWOOD TREE	24
19382	BUTTONWOOD TREE	28
19383	SABAL PALM	16
19384	WASHINGTONIA PALM	12
19385	WASHINGTONIA PALM	12
19386	BUTTONWOOD TREE	28
19387	SABAL PALM	12
19388	WASHINGTONIA PALM	12
19389	BUTTONWOOD TREE	36
19390	BUTTONWOOD TREE	26
19391	BUTTONWOOD TREE	24
19392	BUTTONWOOD TREE	24
19393	BUTTONWOOD TREE	24
19394	BUTTONWOOD TREE	24
19395	BUTTONWOOD TREE	20
19396	BUTTONWOOD TREE	14
19397	BUTTONWOOD TREE	24
19398	OAK TREE	14
19399	OAK TREE	18
19400	OAK TREE	14
19401	OAK TREE	16
19402	OAK TREE	24
19403	OAK TREE	18
19404	BUTTONWOOD TREE	14
19405	BUTTONWOOD TREE	36
19406	UNKNOWN TREE	12
19407	UNKNOWN TREE	14
19411	BUTTONWOOD TREE	26
19412	UNKNOWN TREE	4
19413	UNKNOWN TREE	6
19414	BUTTONWOOD TREE	26
19415	BUTTONWOOD TREE	24
19416	WASHINGTONIA PALM	20
19417	WASHINGTONIA PALM	12
19418	WASHINGTONIA PALM	12
19419	BUTTONWOOD TREE	36
19420	UNKNOWN TREE	4
19421	UNKNOWN TREE	8
19422	BUTTONWOOD TREE	24
19423	WASHINGTONIA PALM	12
19424	WASHINGTONIA PALM	12
19425	PHOENIX ROEBELENI PALM CLUSTER	3
19426	PHOENIX ROEBELENI PALM CLUSTER	4
19427	PHOENIX ROEBELENI PALM CLUSTER	3
19428	PHOENIX ROEBELENI PALM CLUSTER	3
19429	BUTTONWOOD TREE	30
19430	WASHINGTONIA PALM	12
19431	WASHINGTONIA PALM	12
19432	WASHINGTONIA PALM	12
19433	WASHINGTONIA PALM	12
19434	WASHINGTONIA PALM	12
19435	WASHINGTONIA PALM	12
19436	OAK TREE	14
19437	OAK TREE	14
19442	PHOENIX ROEBELENI PALM	4
19443	WASHINGTONIA PALM	18

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

TREE #	COMMON NAME	DIAMETER IN INCHES
19505	OAK TREE	18
19506	UNKNOWN TREE	20
19507	OAK TREE	12
19508	OAK TREE	20
19509	OAK TREE	10
19510	OAK TREE	14
19511	OAK TREE	12
19512	OAK TREE	14
19513	OAK TREE	30
19514	OAK TREE	16
19515	OAK TREE	14
19516	OAK TREE	20
19517	OAK TREE	18
19518	FICUS CLUSTER	4
19519	FICUS	6
19520	FICUS	8
19521	UNKNOWN TREE	8
19522	UNKNOWN TREE	8
19523	OAK TREE	48
19524	UNKNOWN TREE	8
19525	UNKNOWN TREE	8
19526	BUTTONWOOD TREE	26
19527	BUTTONWOOD TREE	36
19528	BUTTONWOOD TREE	36
19529	BUTTONWOOD TREE	48
19530	BUTTONWOOD TREE	48
19531	BUTTONWOOD TREE	24
19532	OAK TREE	20
19533	OAK TREE	28
19534	OAK TREE	28
19535	OAK TREE	36
19536	OAK TREE	18
19537	BUTTONWOOD TREE	36
19538	BUTTONWOOD TREE	30
19542	UMBRELLA TREE	10
19543	UMBRELLA TREE	8
19544	CHRISTMAS PALM	3
19545	OAK TREE	12
19546	SABAL PALM	12
19547	CHRISTMAS PALM	4
19548	UMBRELLA TREE	6
19549	UMBRELLA TREE	6
19550	OAK TREE	6
19551	CHRISTMAS PALM	3
19552	ALMOND TREE	12
19553	OAK TREE	10
19554	UMBRELLA TREE	10
19555	UMBRELLA TREE	10
19556	UMBRELLA TREE	6
19557	CHRISTMAS PALM	6
19558	OAK TREE	12
19559	CHRISTMAS PALM	3
19560	UMBRELLA TREE	8
19561	UNKNOWN TREE	12
19562	UNKNOWN TREE	6
19563	OAK TREE	12
19564	UNKNOWN TREE	8
19565	UNKNOWN TREE	8

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

TREE SURVEY NOTES:

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

NO.	REVISION	DATE	BY :

TEL: (954) 585-0997
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STONER
SURVEYORS & MAPPERS
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4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

OAKWOOD PLAZA SOUTH
RETAIL SHOPPING CENTER

2800 OAKWOOD BOULEVARD, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY	01/04/2021
DRAWN: DMS	
CHECKED: DMS/AJS	
BOOK/PAGE(S)	002/01-57
& DATA COLLECTOR	

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

PROJECT
18-8637
RETAIL S.

SHEET NO.
6 OF 6



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

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GENERAL CONSTRUCTION NOTES

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

DEMOLITION NOTES

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

PAVING, GRADING AND DRAINAGE NOTES

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

WATER AND SEWER UTILITY NOTES

- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
 - ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
 - DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT JUMP WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
 - ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
 - ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
 - UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
 - CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION, THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
- ### EROSION CONTROL NOTES
- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
 - ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
 - THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
 - BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
 - EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
 - CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
 - SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 - RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 - ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

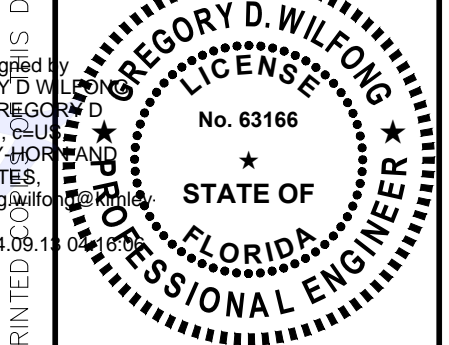
- STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7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

MAINTENANCE

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

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

Digitally signed by
GREGORY D. WILFONG
DN: cn=GREGORY D. WILFONG, o=KIMLEY-HORN AND ASSOCIATES, email=greg@kimley-horn.com
Date: 2024.09.10 09:40:00
-0400



NO.	REVISIONS	DATE	BY



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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
147507151	9/3/2024	SHB	SHB	GDW
SCALE	AS SHOWN			

GENERAL NOTES

OAKWOOD SOUTH
RETAIL SHOPPING
CENTER

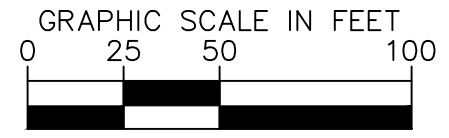
CITY OF HOLLYWOOD, FL



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

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LEGEND

- SILT FENCE
- PROPERTY LINE
- PROPOSED CONSTRUCTION FENCE WITH FABRIC
- INLET PROTECTION
- SURFACE WATER FLOW DIRECTION
- CONSTRUCTION EXIT
- CONSTRUCTION GATE

MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
 7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

EROSION CONTROL NOTES

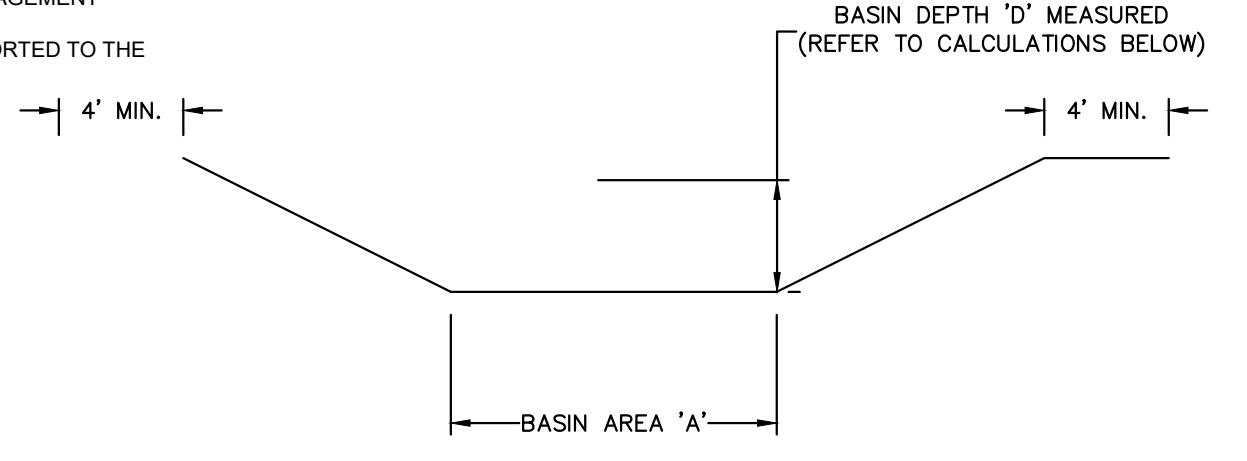
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBER 104 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
 - A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
 - B. CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
 - C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
 - D. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJACENT ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
11. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT DEMOLITION DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.

ACREAGE SUMMARY

TOTAL PROJECT AREA	8.19
ON-SITE DISTURBED AREA	8.19
OFF-SITE DISTURBED AREA	0.00
TOTAL DISTURBED AREA	8.19
IMPERVIOUS AREA AT COMPLETION	5.03
PERVIOUS / SEEDED AREA AT COMPLETION / POND AREA	1.74



SEDIMENT BASIN
N.T.S.

SEDIMENT BASIN NOTES:

SEDIMENT BASINS SHALL BE LOCATED TO INTERCEPT THE LARGEST POSSIBLE AMOUNT OF RUNOFF FROM THE DISTURBED AREA. AS CONSTRUCTION SEQUENCING AND PHASING PROGRESSES, SEDIMENT BASIN SIZES AND LOCATIONS SHALL BE ADJUSTED APPROPRIATELY.

CONTRACTOR TO PROVIDE BASIN AREA 'A' BASED ON DISTURBED AREA AND EXCAVATED BASIN DEPTH 'D' PER THE CALCULATION BELOW:

$$\frac{8.19 \text{ (ACRES)} \times (3,600 \text{ CF/ACRE})}{\text{BASIN DEPTH 'D' (FEET)}} = \text{MINIMUM BASIN AREA 'A' (SF)}$$

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

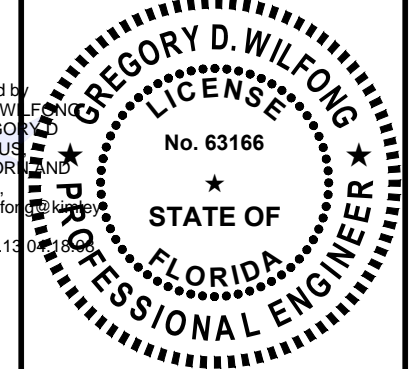
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SITE CONSTRUCTION																							
PERMANENT CONTROL STRUCTURES																							
FOUNDATION / BUILDING CONSTRUCTION																							
FINISH GRADING																							
LANDSCAPING/SEED/FINAL STABILIZATION																							

SEQUENCE OF CONSTRUCTION NOTE:

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

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GREGORY D WILFONG
D
WILFONG



K/A PROJECT 147507151

DATE	9/3/2024
SCALE	AS SHOWN
DESIGNED BY	SHB
DRAWN BY	SHB
CHECKED BY	GDW

EROSION CONTROL PLAN PHASE I

OAKWOOD SOUTH RETAIL SHOPPING CENTER

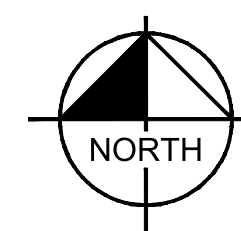
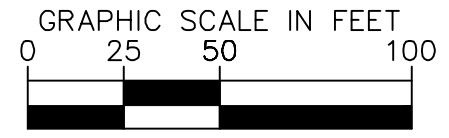
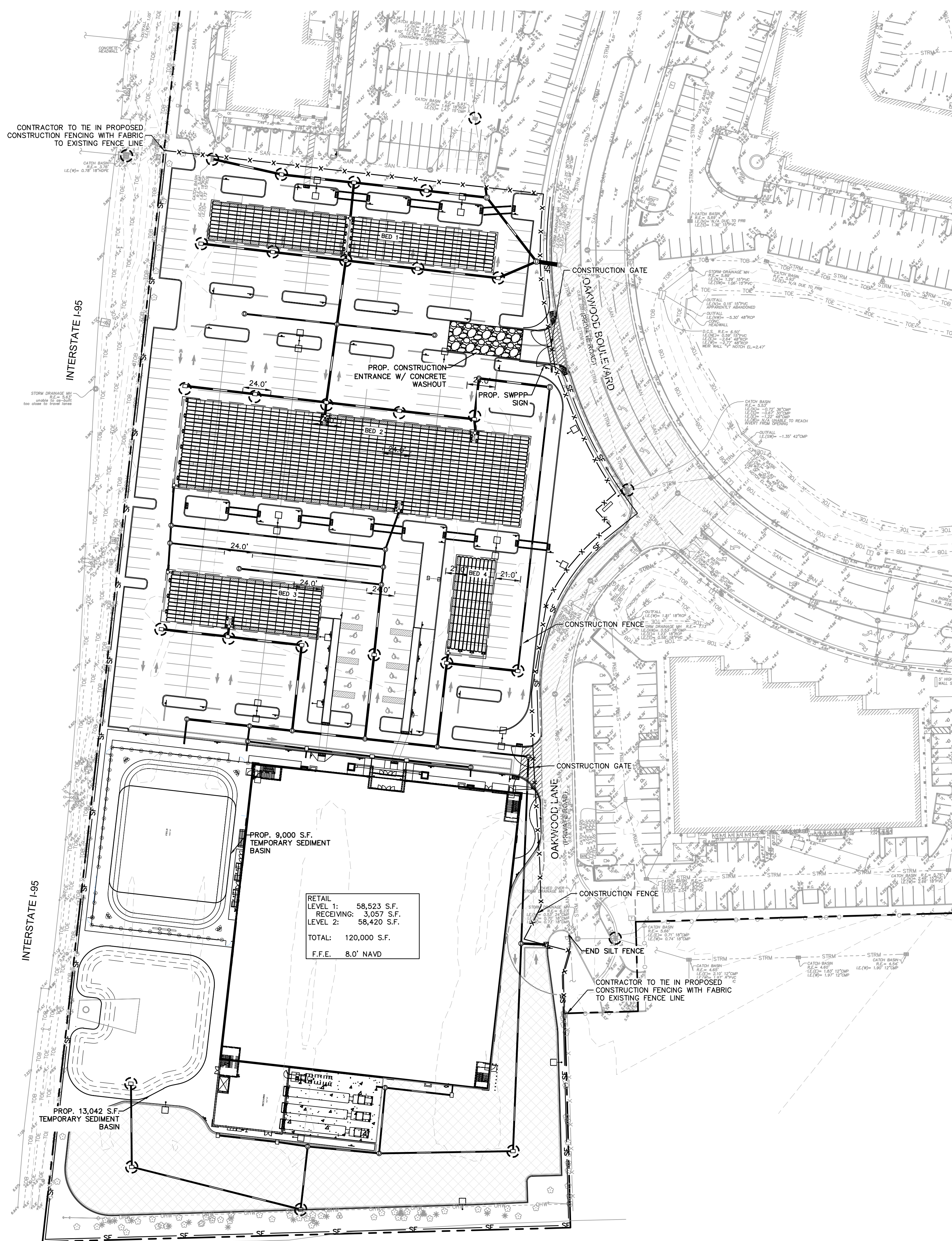
SHEET NUMBER
C-100

NO.	REVISIONS	DATE	BY

Kimley»Horn
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REGISTRY NO. 35106

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LEGEND

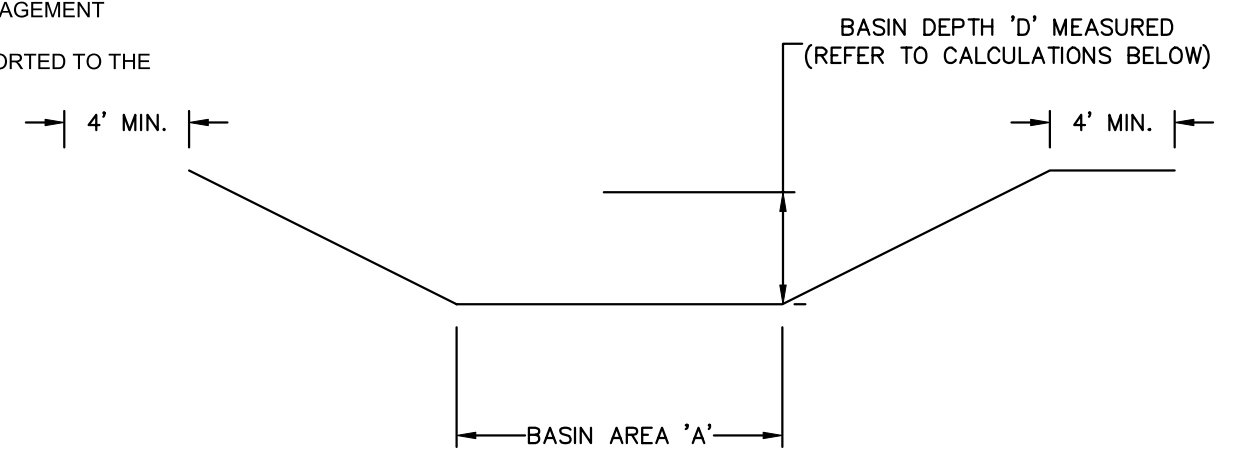
- SF SILT FENCE
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SEDIMENT BASIN
N.T.S.

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SEDIMENT BASINS SHALL BE LOCATED TO INTERCEPT THE LARGEST POSSIBLE AMOUNT OF RUNOFF FROM THE DISTURBED AREA. AS CONSTRUCTION SEQUENCING AND PHASING PROGRESSES, SEDIMENT BASIN SIZES AND LOCATIONS SHALL BE ADJUSTED APPROPRIATELY.

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$$\frac{8.19 \text{ (ACRES)} \times (3,600 \text{ CF/ACRE})}{\text{BASIN DEPTH 'D' (FEET)}} = \text{MINIMUM BASIN AREA 'A' (SF)}$$

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	
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LANDSCAPING/SEED/FINAL STABILIZATION																								

SEQUENCE OF CONSTRUCTION NOTE:

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

NO.	REVISIONS	DATE	BY

Kimley»Horn
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GREGORY D. WILFONG
 No. 63166
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

KHA PROJECT	147507151
DATE	9/3/2024
SCALE	AS SHOWN
DESIGNED BY	SHB
DRAWN BY	SHB
CHECKED BY	GDW

EROSION CONTROL PLAN PHASE II

OAKWOOD SOUTH RETAIL SHOPPING CENTER
 CITY OF HOLLYWOOD
 SHEET NUMBER
C-101